

GENERAL NOTES

All work shall comply with the CURRENT Edition of the 2016 CRC and all other codes and requirements, in their most recent edition. California Title 24 Energy codes
NEC and City of PROJECT location Amendments of the California plumbing, mechanical and electrical codes.

Contractor is to obtain any required permits for this work.

Contractor shall be responsible for all electrcial, plumbing and fire protection work required by the Bldg. Dept.

Contractor shall verify all dimensions and existing conditions prior to starting work. Any discrepancies shall be reported to the designer for review.

Do not scale drawings. Dimensions shall take precedence over scale.

Contractor shall visit site prior to submission of bid to review scope of work, demolition, etc.

Dimensions are to face of finish, unless otherwise noted (U.O.N)

Cutting and demolition shall be done by methods which will not jeopardize structural integrity of existing construction and will not damage portions to remain.

Contractor shall remove, cut, cap and repair as necessary any utilities, including but not limited to : electrical, mechanical plumbing and fire sprinkler, where partitions are scheduled for demolition or are no longer operational or in service. All other existing utilities are are to remain fully operational.

Contractor is to provide all necessary dust protection and/or barricading required to protect adjacent spaces and existing finishes. Contractor is responsible to repair any damages caused by contractor or their subcontractors.

Patch and repair any damages to floor, walls, ceilings, hardware, fixtures, windows, etc. as a result of the construction process. Match existing adjacent finishes as closely as possible. Align and sand smooth.

In general, the Owner reserves the right to retain all material and equipment removed from the project. Any item or material not desired by the Owner are to be removed from the site by Contractor at Contractor's expense.

If any questions arise as to the installation of any materials and/or equipment, or with the construction documents, the Contractor shall clarify the point with the Architect or Designer before proceeding.

If any questions arise due to existing conditions apparent discrepancy between construction documents or any other reason, the contractor will immediately notify the Architect or Designer and clarify the point with the architect or designer.

Safety Measures: At all times the Contractor shall be solely and completely responsible for conditions of th job site including safety of persons and property.

Total thickness of new walls shall match that of adjacent walls. U.O.N.

Construction of new walls, ceilings utilities, etc. shall be modified with Architect's/Designer's approval, when in conflict with existing conditions.

Dimensions noted clear(clr) are not adjustable without approval by Architect/Designer.

The Contractor shall do all cutting, fitting or patching of work that may be required to make all parts fit together properly and shall not endanger any other work by cutting excavation or otherwise altering the total work or any part of it. All patching, repairing and replacing of materials and surfaced replaced will, upon completion, match surrounding similar surfaces.

Install backing at walls as required for all wall mounted items including plumbing fixtures, cabinet work, etc.

All exterior openings are to be weather-stripped.

Studs and furring shall provide plumb, true straight and rigid framing for support of collateral materials.

Install metal corner beads at all exposed outside gypsum board edges. All gypsum wallboard shall be 3-coat finished, taped, topped and sanded between coats. Finished surfaces shall be plumb, level and planes, plied vertically with joints on bearings. All gypsum wallboard shall be mill finished 48" by 5/8" thick, unless otherwise noted by maximum length to minimize horizontal joints and tapered edges.

Contractor is responsible for all construction clean up.

No wall telephone or electrical outlets shall be mounted back to back.

DRAWING LIST

SHEET NO.	SHEET DESCRIPTION
A-0	PROPOSED SITE PLAN, GENERAL NOTES, PROJECT DATA, VICINITY MAP
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A-1.2	SOLAR ANALYSIS - JUNE
A-1.3	SOLAR ANALYSIS - SEPTEMBER
A-1.4	SOLAR ANALYSIS - DECEMBER
A-1.5	SOLAR ANALYSIS - JAN., FEB., APR. & MAY
A-1.6	SOLAR ANALYSIS - JUL., AUG., OCT. & NOV.
A-2.1	EXISTING/DEMOLITION FLOOR PLAN
A-2.2	PROPOSED 1ST & 2ND FLOOR PLANS
A-3.1	EXISTING DEMOLITION & PROPOSED ROOF PLANS
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A-5.1	BUILDING SECTIONS

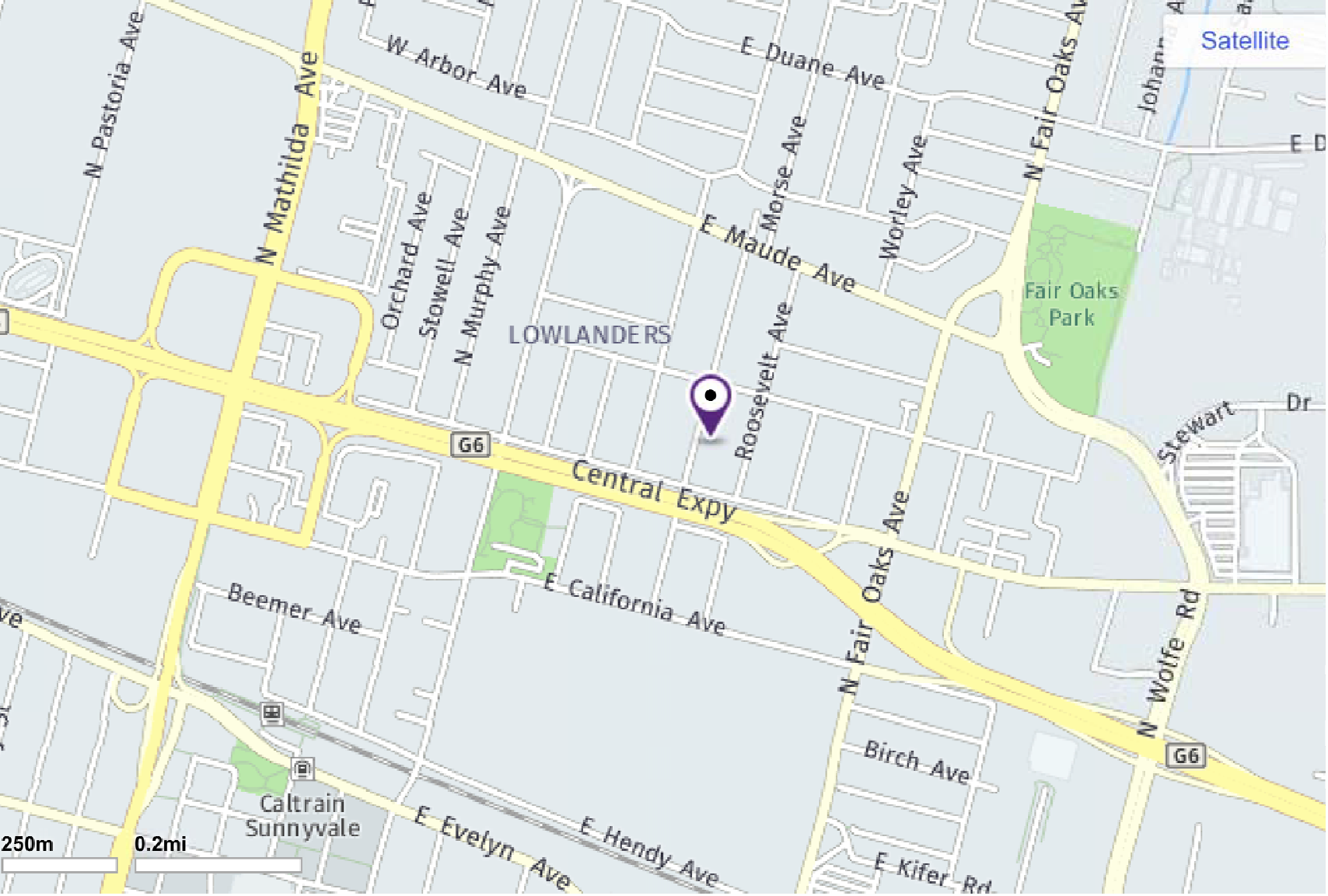
PROJECT DATA

TITLE:	348 MORSE AVENUE	EXISTING BUILDING FOOTPRINT:	
CITY:	SUNNYVALE, CALIFORNIA	(E) RESIDENCE BLDG. LIVING AREA:	±1,101 S.F.
CODES:	2016 CBC, 2016 CEC, 2016 CPC, 2016 CMC, 2016 CFC, 2013 CA GREEN BLDG STANDARDS CODE, 2016 CA ENERGY CODE.. ALL CITY OF SUNNYVALE CODES & ORDINANCES	(E) 4-CAR GARAGE BUILDING:	±1,128 S.F.
		(E) TOTAL:	±2,229 S.F.
OCCUPANCE GROUP:	R3 RESIDENTIAL ZONE	(E) RESIDENCE BLDG. LIVING AREA:	±1,101 S.F.
BUILDING TYPE OF CONSTRUCTION:	V-B	(E) 1-CAR GARAGE TO LIVING AREA:	285 S.F.
AUTOMATIC SPRINKLER SYSTEM:	NO	(N) 1ST FLOOR ADDITION LIVING AREA:	308 S.F.
LIVE LOADS; ROOF 20 PSF, WIND: 110 MPH		(N) 2ND FLOOR ADDITION LIVING AREA:	898 S.F.
TOTAL NUMBER OF STORIES: 2		TOTAL LIVING AREA:	±2,592 S.F.
PARCEL NUMBER: 20440028 861		(E) 3-CAR GARAGE:	±843 S.F.
ZONING: R2 RESIDENTIAL		NEW TOTAL BUILDING FOOTPRINT:	±2,537 S.F.
FLOOD ZONE: N/A		LOT AREA:	7,000± S.F.
		FAR (FLOOR AREA RATIO): 49.07% (ALLOWABLE F.A.R.: 55%)	
		TOTAL LOT COVERAGE: 36.25% (ALLOWABLE CORAGE: 40%)	
		BUILDING HEIGHT:: 26'-0" ± (30' ALLOWED)	

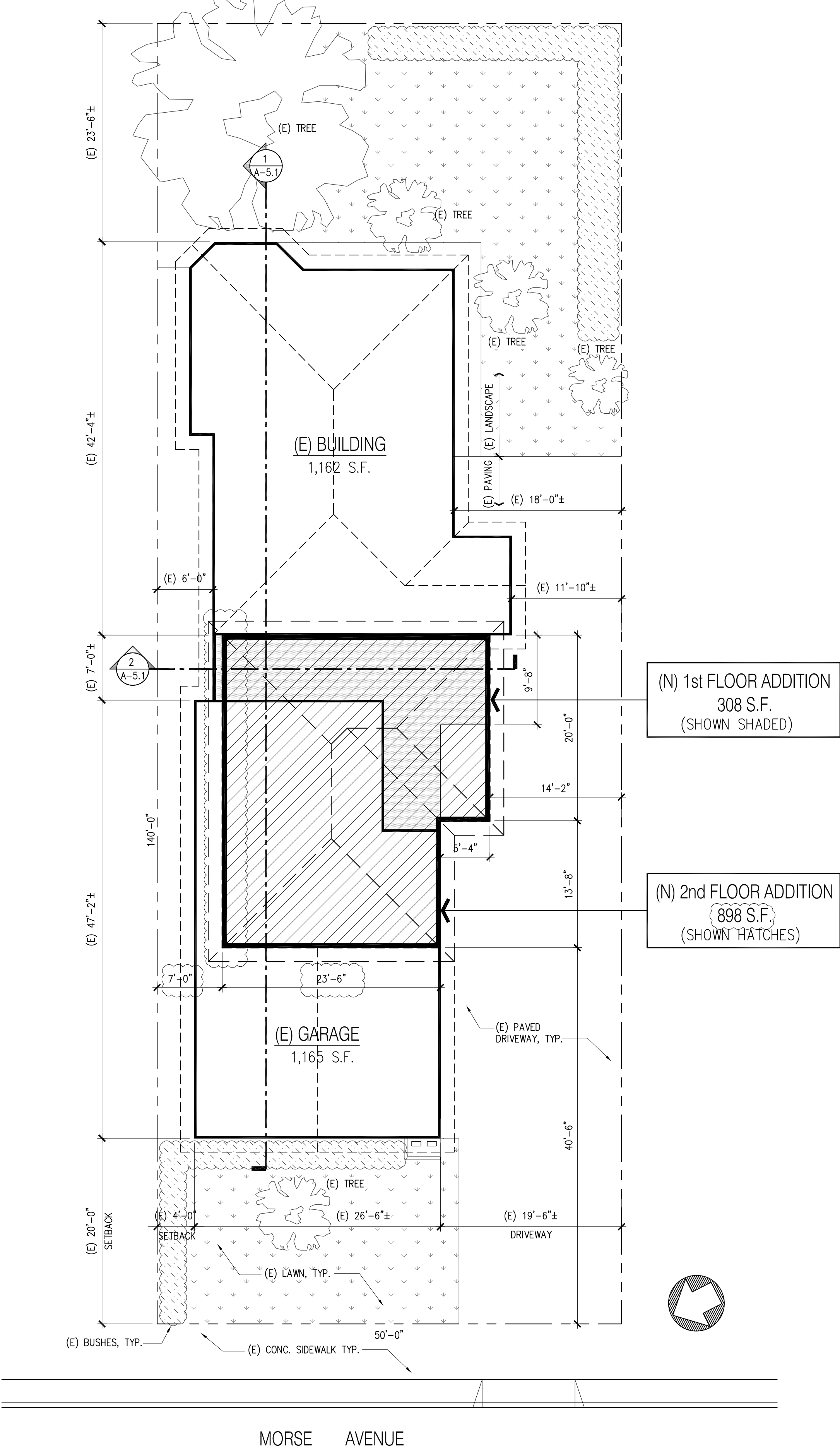
PROJECT SCOPE

- 1) FIRST FLOOR: CONVERTING (E) 1-CAR GARAGE TO FAMILY ROOM, ADD NEW 308 S.F. AREA TO CONNECT (E) GARAGE BUILDING TO (E) RESIDENCE BUILDING.
- 2) SECOND FLOOR NEW ADDITION: 898 S.F. WITH TWO NEW BEDROOMS & TWO NEW BATHS OVER (E) GARAGE AND (N) FIRST FLOOR ADDITION.

VICINITY MAP



YAHOO MAP 2018



1
A-0
PROPOSED SITE PLAN

1/8" = 1'-0"

kaneshka design group

3015 Hopyard Road, Suite P
Pleasanton, CA 94568
ph: (510) 427-5009

ADDITION AND REMODEL
for Ravi & Olwen Purushothma

Sunnyvale, California
348 Morse Avenue

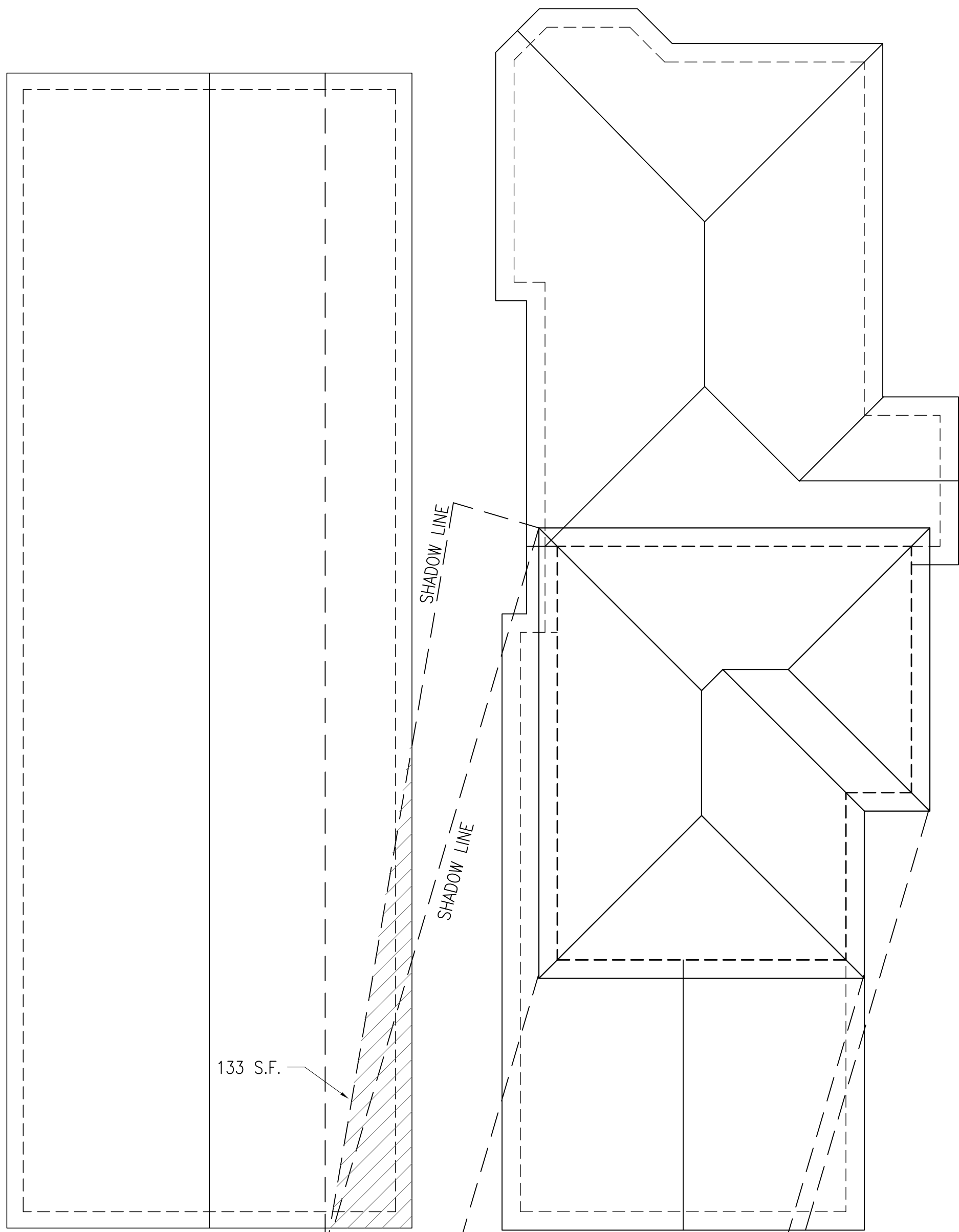
REV	DATE
1	03/08/18 PLANNING COMMENTS
2	04/23/18 PLANNING COMMENTS
3	06/19/18 PLANNING COMMENTS

DRAWN BY:
DATE: 01/16/18

PROPOSED SITE
PLAN,
GENERAL NOTES,
PROJECT DATA,
VICINITY MAP

SHEET:

A-0



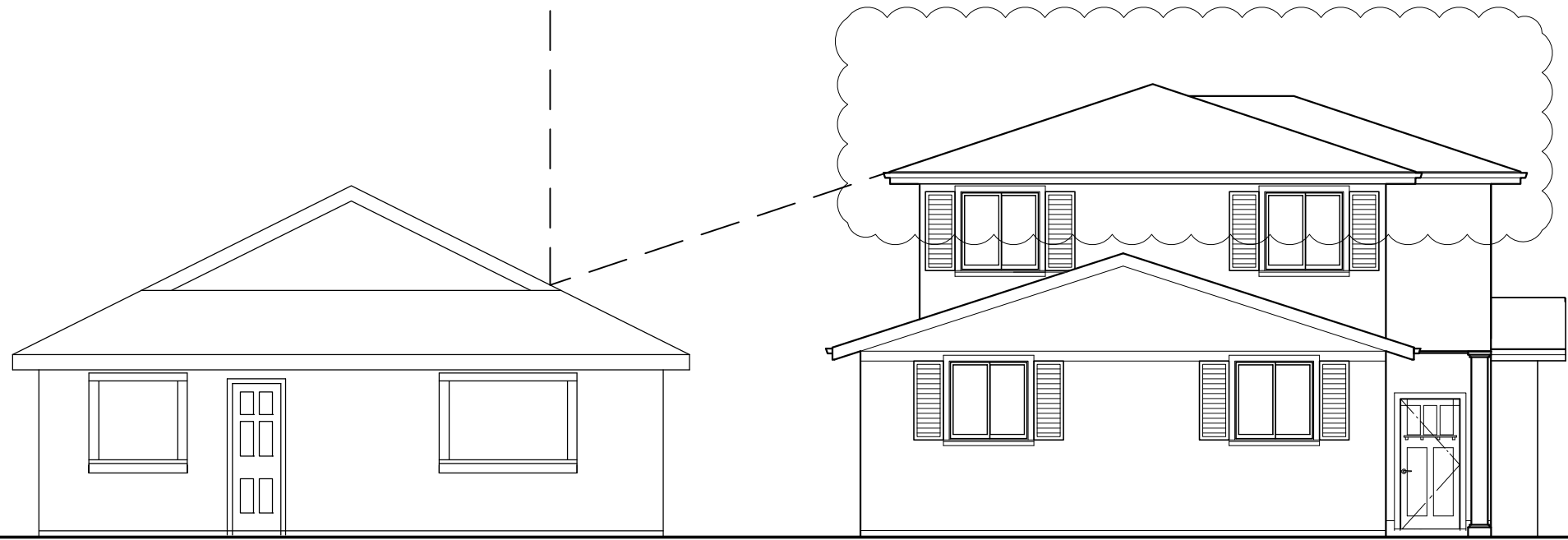
TOTAL ROOF AREA: 3,104 S.F.
TOTAL % SHADOW AREA: 4.3% (133 S.F.)

3/1/18 9am

Dawn: 06:12:55
Sunrise: 06:38:47
Culmination: 12:20:21
Sunset: 18:02:27
Dusk: 18:28:21
Daylight duration: 11h23m40s
Distance [km]: 148.237.496
Altitude: 24.31°
Azimuth: 121.52°
Shadow length [m]: 2.21 (7.25')

3/1/18 3pm

Dawn: 06:12:55
Sunrise: 06:38:47
Culmination: 12:20:21
Sunset: 18:02:27
Dusk: 18:28:21
Daylight duration: 11h23m40s
Distance [km]: 148.246.628
Altitude: 32.57°
Azimuth: 227.32°
Shadow length [m]: 1.57 (5.15')

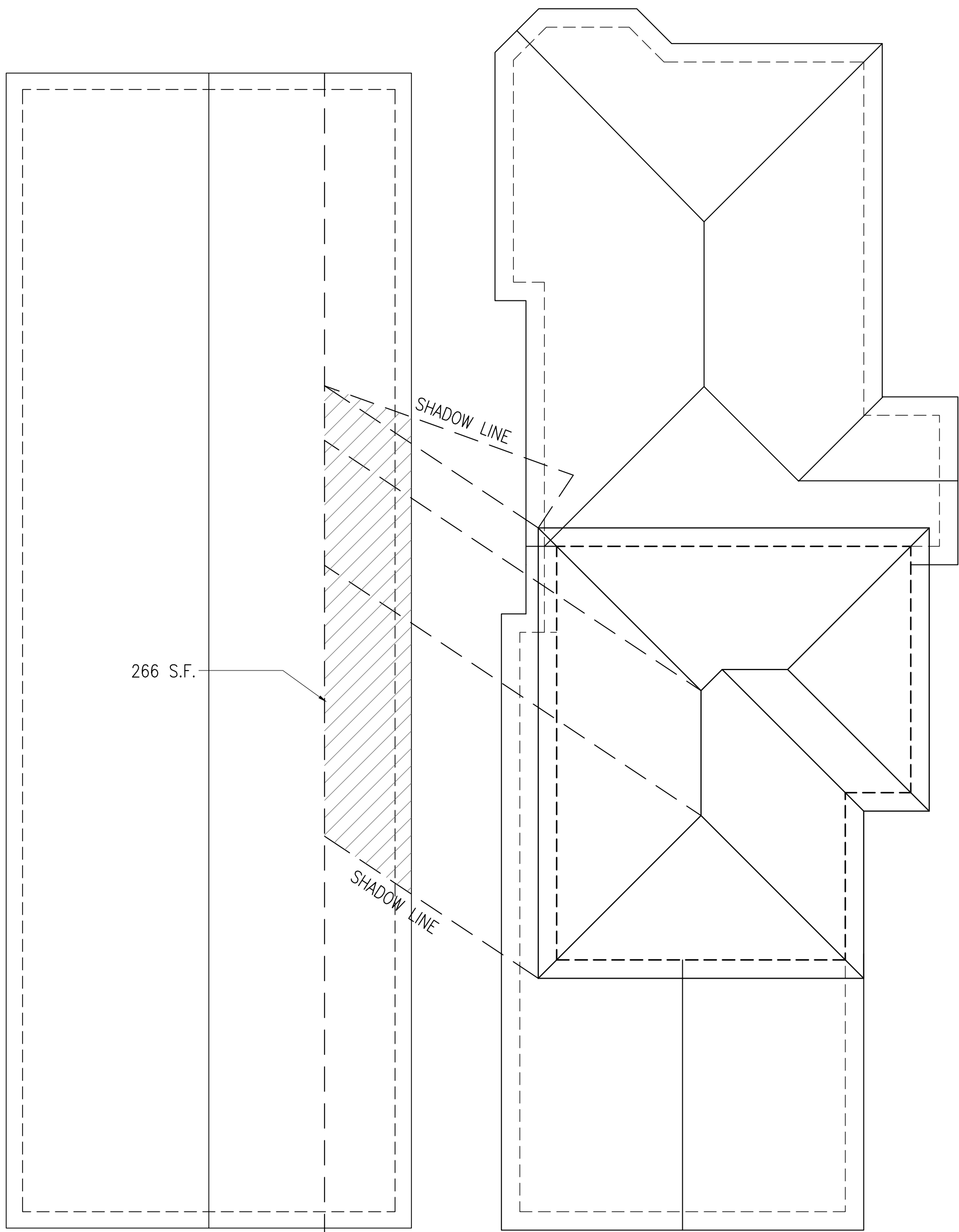


ADJACENT BUILDING

SUBJECT BUILDING

SOLAR ANALYSIS LINE - March at 9 am

1/8" = 1'-0"

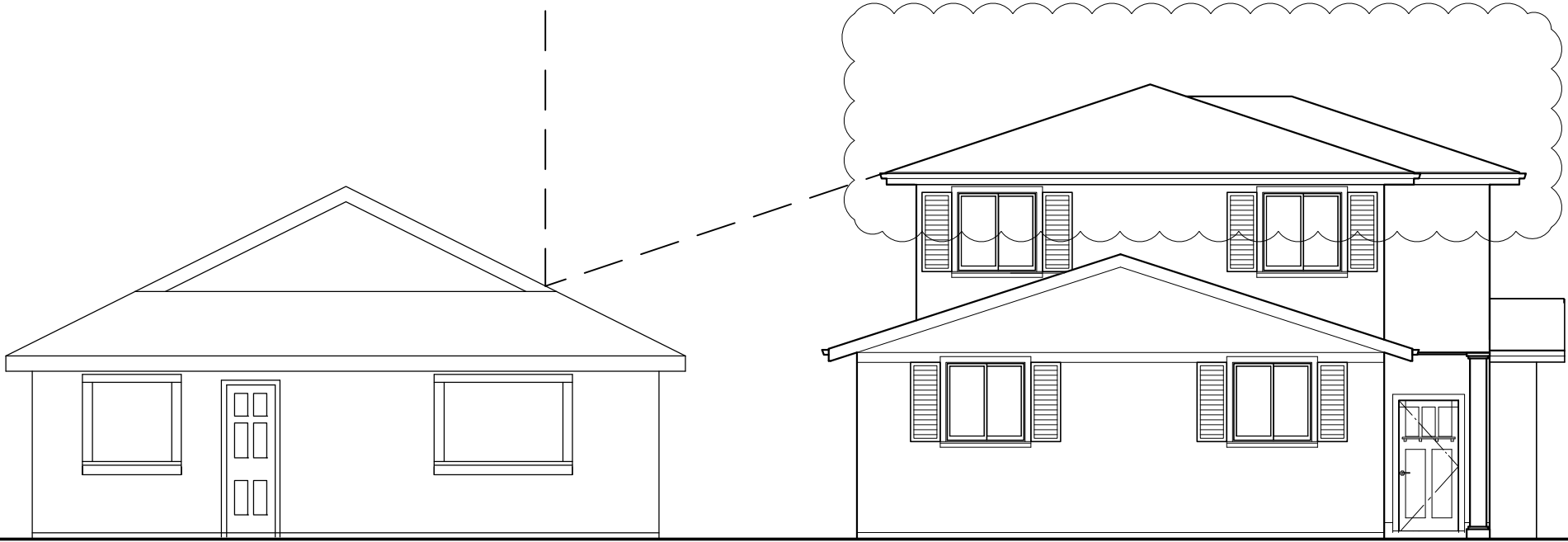


TOTAL ROOF AREA: 3,104 S.F.
TOTAL % SHADOW AREA: 8.6% (266 S.F.)

ANNUAL AVERAGE SHADOW AREA:

JAN AT 9AM: 10.2% (318 S.F.)
JAN AT 3PM: 8.7% (271 S.F.)
FEB AT 9AM: 8.5% (263 S.F.)
FEB AT 3PM: 8.6% (268 S.F.)
MAR AT 9AM: 4.3% (133 S.F.)
MAR AT 3PM: 8.6% (266 S.F.)
APR AT 9AM: 0% (0 S.F.)
APR AT 3PM: 8.5% (263 S.F.)
MAY AT 9AM: 0% (0 S.F.)
MAY AT 3PM: 8.4% (262 S.F.)
JUN AT 9AM: 0% (0 S.F.)
JUN AT 3PM: 8.9% (277 S.F.)
JUL AT 9AM: 0% (0 S.F.)
JUL AT 3PM: 8.4% (262 S.F.)
AUG AT 9AM: 0% (0 S.F.)
AUG AT 3PM: 8.4% (261 S.F.)
SEP AT 9AM: 0% (0 S.F.)
SEP AT 3PM: 8.5% (263 S.F.)
OCT AT 9AM: 0% (0 S.F.)
OCT AT 3PM: 8.5% (264 S.F.)
NOV AT 9AM: 8.3% (258 S.F.)
NOV AT 3PM: 8.4% (261 S.F.)
DEC AT 9AM: 9.9% (306 S.F.)
DEC AT 3PM: 8.8% (320 S.F.)

ANNUAL AVERAGE: 6%



ADJACENT BUILDING

SUBJECT BUILDING

SOLAR ANALYSIS LINE - March at 3 pm

1/8" = 1'-0"

REV	DATE
1	03/08/18 PLANNING COMMENTS
2	04/23/18 PLANNING COMMENTS

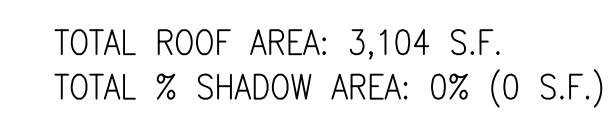
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DATE: 01/16/18

SOLAR ANALYSIS
MARCH

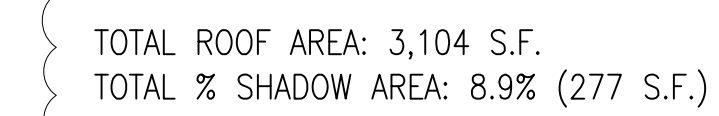
SHEET:

A-1.1



SUBJECT BUILDING

SOLAR ANALYSIS LINE - JUNE at 9 am

$$1/8'' = 1'-0''$$


SUBJECT BUILDING

SOLAR ANALYSIS LINE - JUNE at 3 pm

$$1/8'' = 1'-0''$$

REV	DATE
1	03/08/18 PLANNING COMMENTS
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DRAWN BY:

DATE: 01/16/18

SOLAR ANALYSIS

JUNE

SHEET:

A-1.2

ADDITION AND REMODEL
for Ravi & Olwen Purushotma

Sunnyvale, California

348 Morse Avenue

REV	DATE
1	03/08/18 PLANNING COMMENTS
2	04/23/18 PLANNING COMMENTS

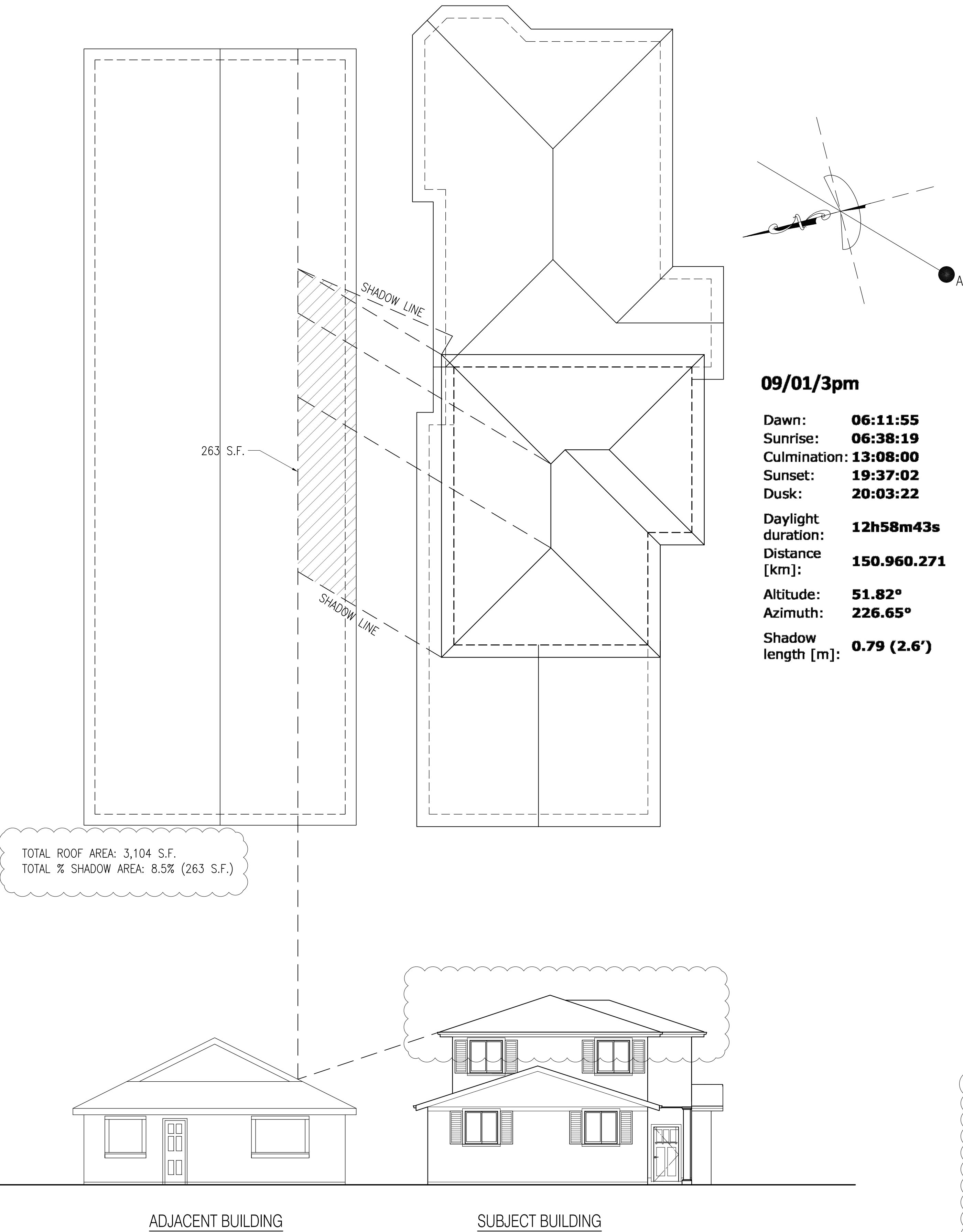
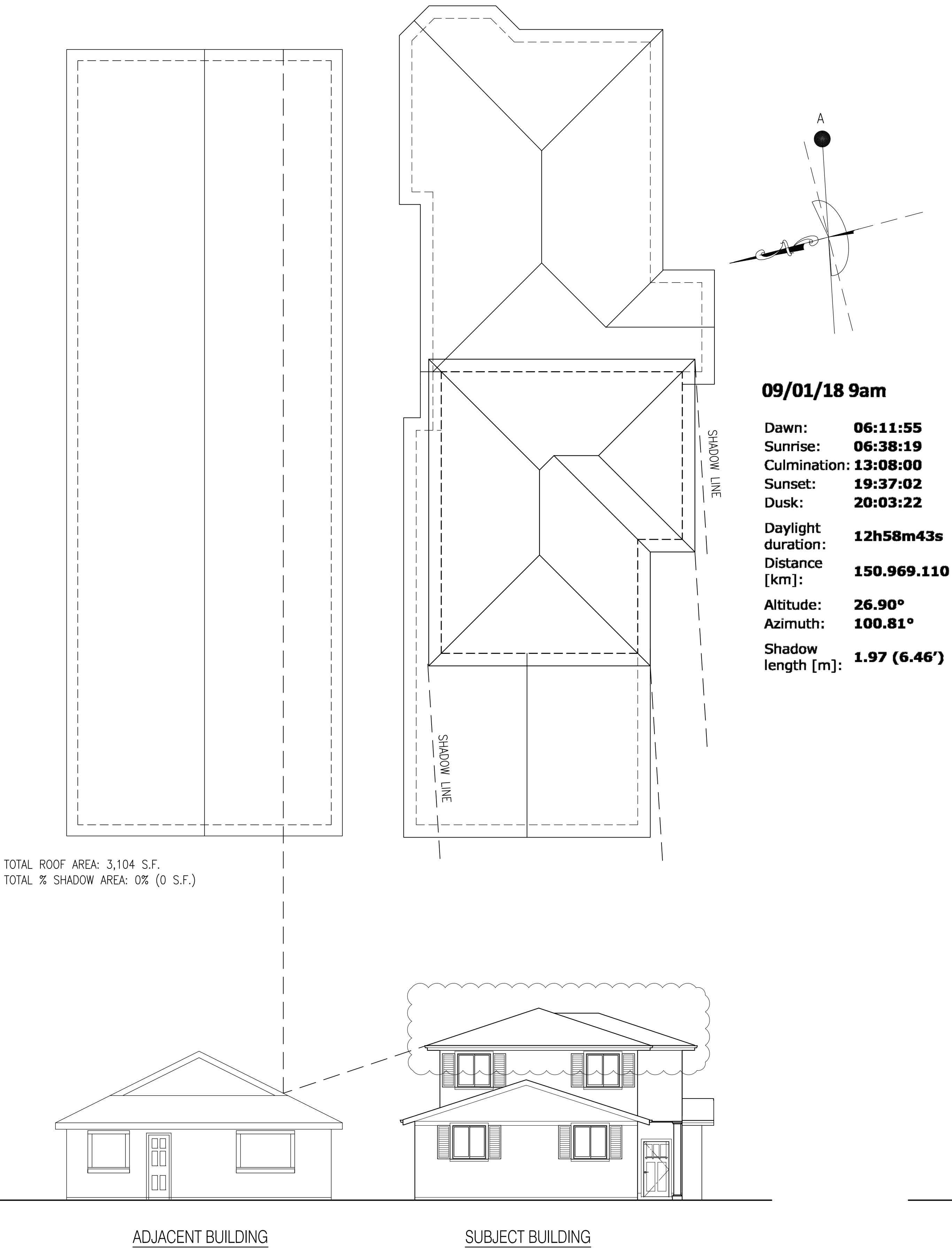
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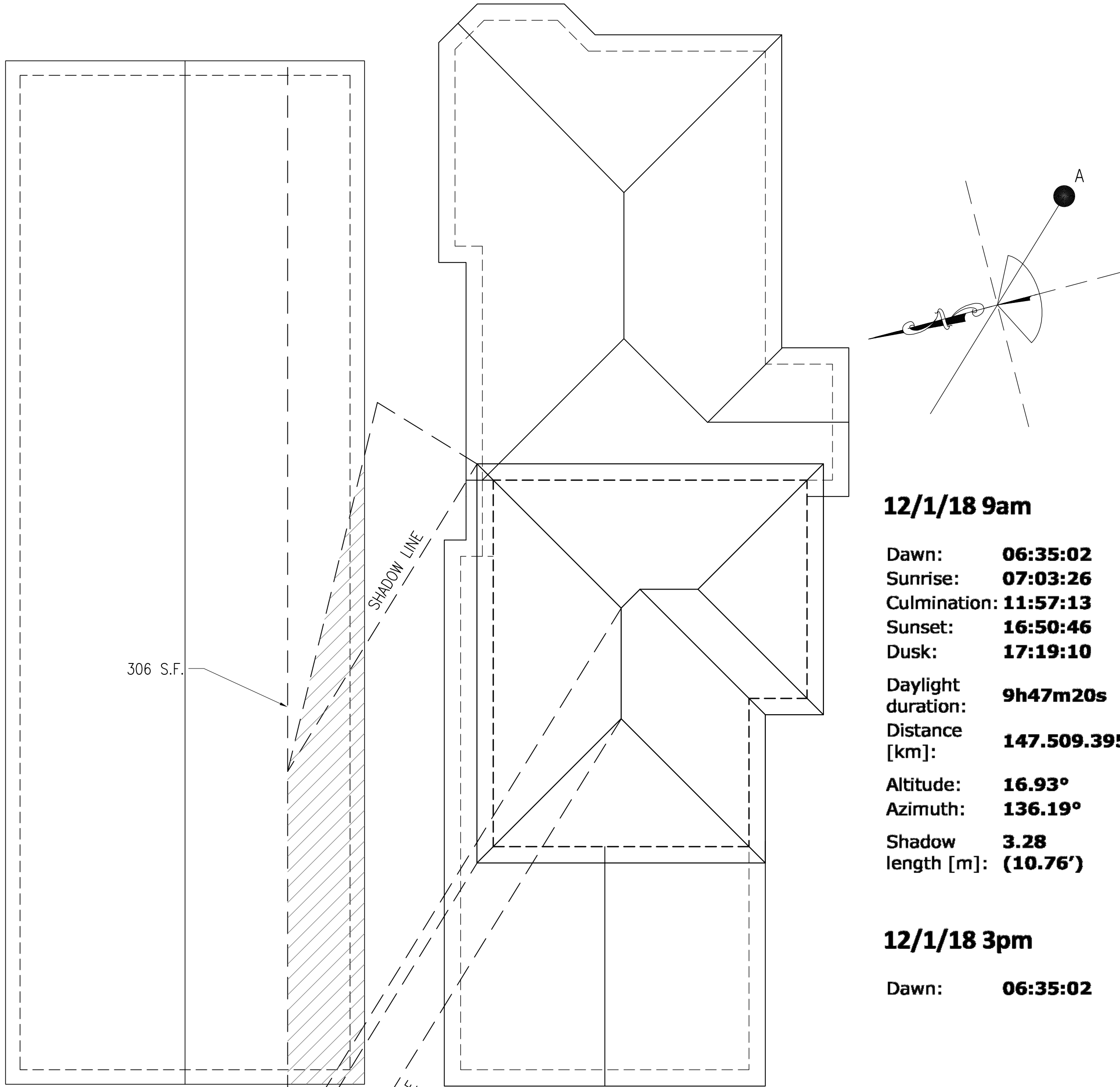
DATE: 01/16/18

SOLAR ANALYSIS
SEPTEMBER

SHEET:

A-1.3





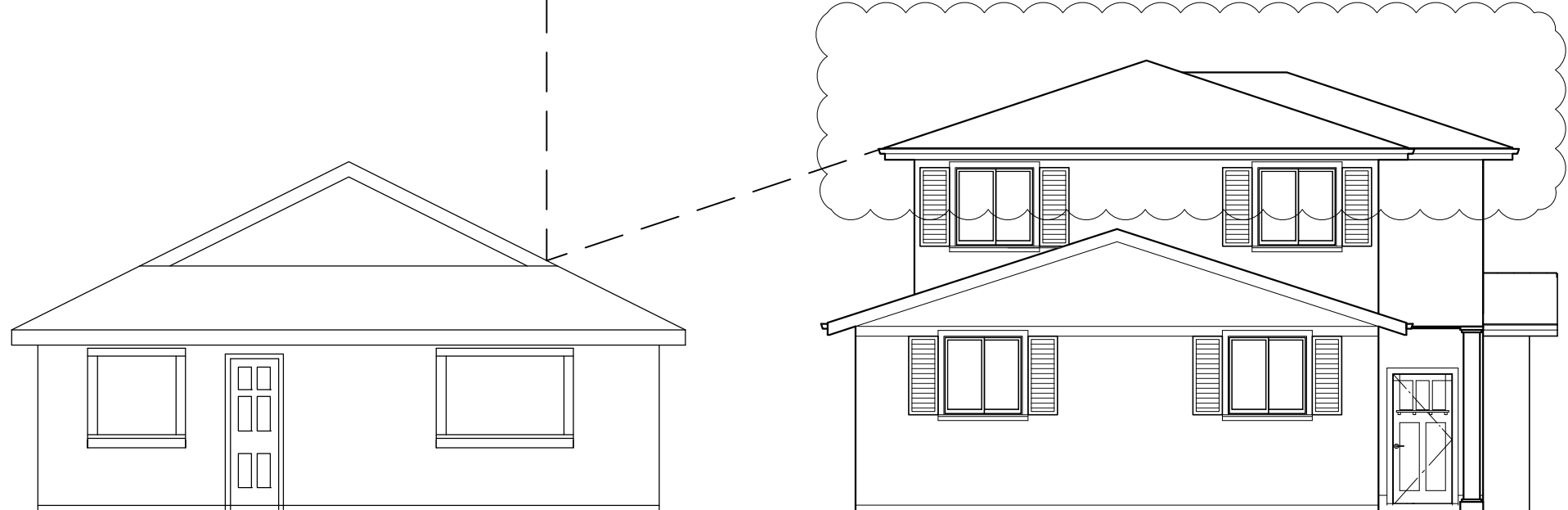
12/1/18 9am

Dawn: 06:35:02
Sunrise: 07:03:26
Culmination: 11:57:13
Sunset: 16:50:46
Dusk: 17:19:10
Daylight duration: 9h47m20s
Distance [km]: 147.509.395
Altitude: 16.93°
Azimuth: 136.19°
Shadow length [m]: 3.28 (10.76')

12/1/18 3pm

Dawn: 06:35:02

TOTAL ROOF AREA: 3,104 S.F.
TOTAL % SHADOW AREA: 9.9% (306 S.F.)

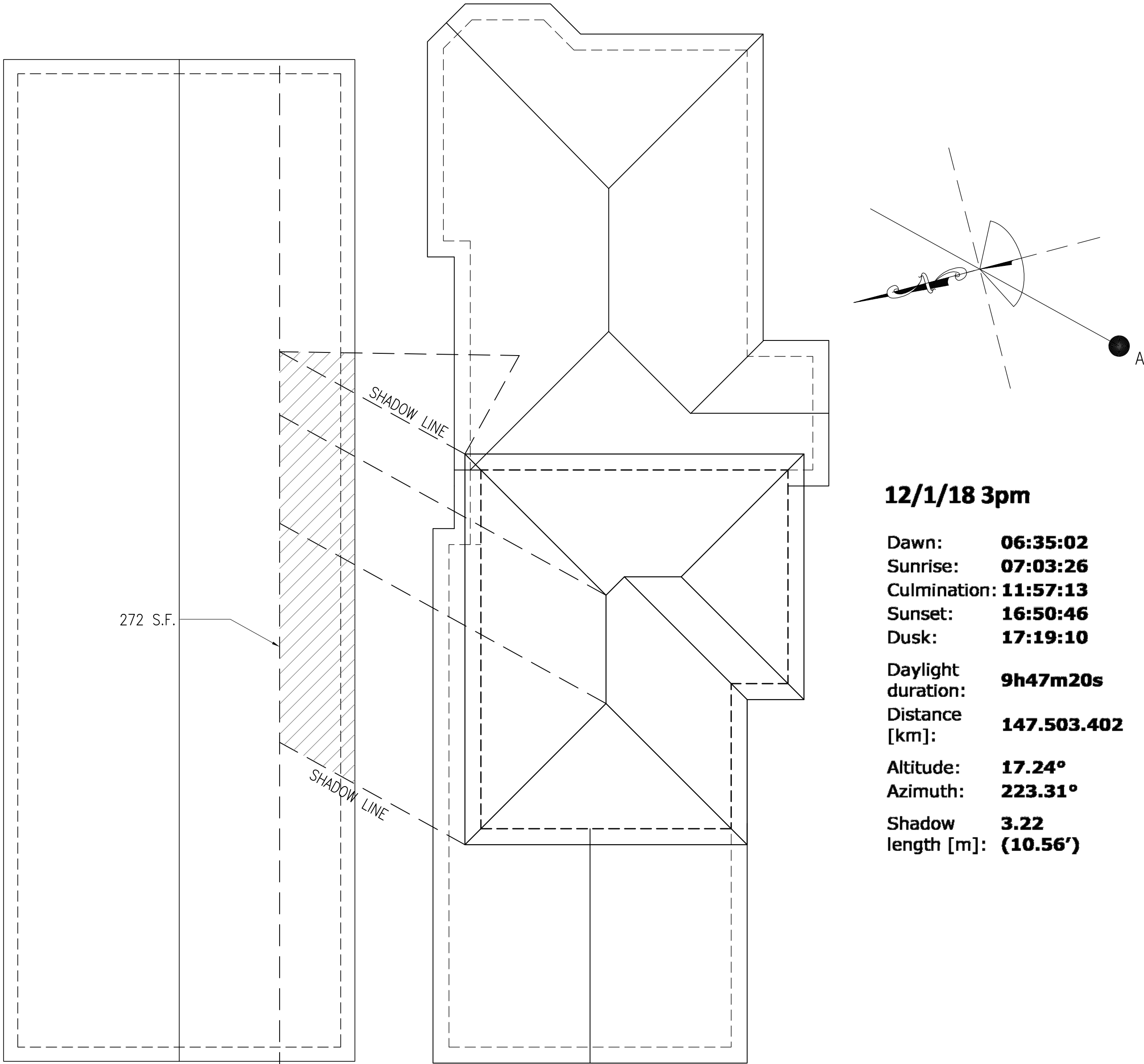


ADJACENT BUILDING

SUBJECT BUILDING

SOLAR ANALYSIS LINE - DECEMBER at 9 am

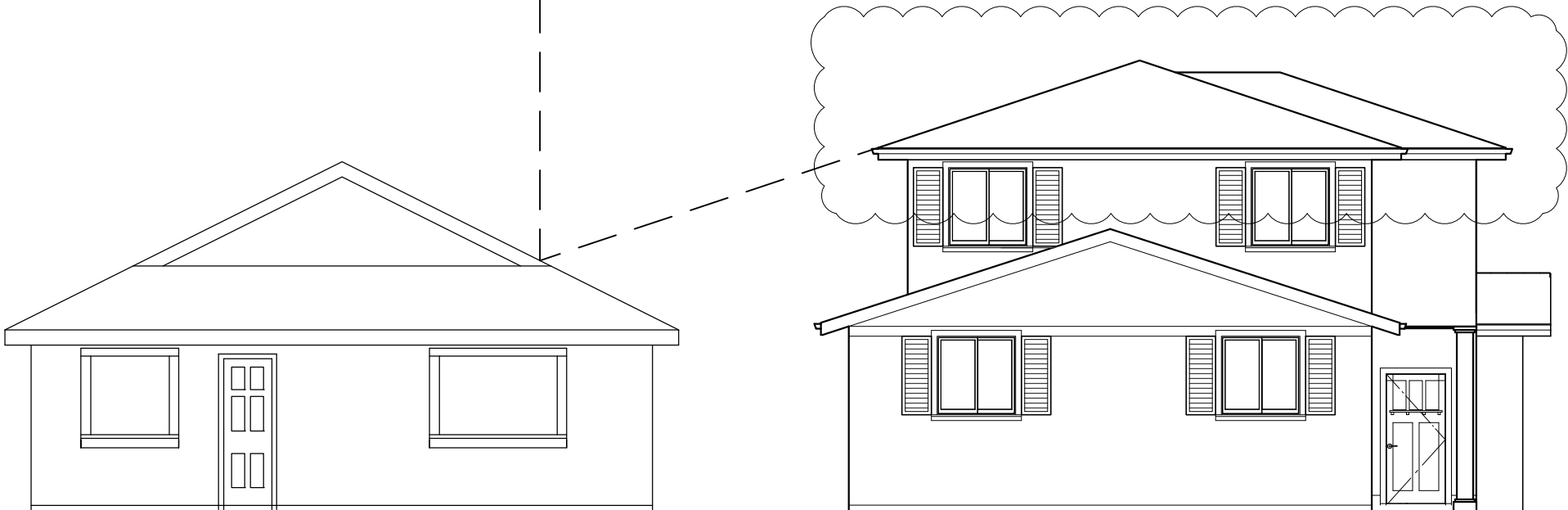
1/8" = 1'-0"



12/1/18 3pm

Dawn: 06:35:02
Sunrise: 07:03:26
Culmination: 11:57:13
Sunset: 16:50:46
Dusk: 17:19:10
Daylight duration: 9h47m20s
Distance [km]: 147.503.402
Altitude: 17.24°
Azimuth: 223.31°
Shadow length [m]: 3.22 (10.56')

TOTAL ROOF AREA: 3,104 S.F.
TOTAL % SHADOW AREA: 8.8% (320 S.F.)



ADJACENT BUILDING

SUBJECT BUILDING

SOLAR ANALYSIS LINE - DECEMBER at 3 pm

1/8" = 1'-0"

REV	DATE
1	03/08/18 PLANNING COMMENTS
2	04/23/18 PLANNING COMMENTS

DRAWN BY:

DATE: 01/16/18

SOLAR ANALYSIS
DECEMBER

SHEET:

A-1.4



ADDITION AND REMODEL

for Ravi & Olwen Purushotma

Sunnyvale, California

348 Morse Avenue

REV	DATE
2	04/23/18 PLANNING COMMENTS

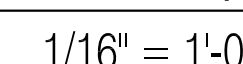
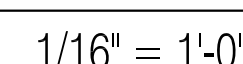
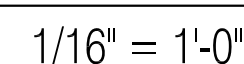
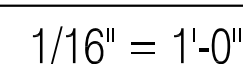
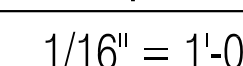
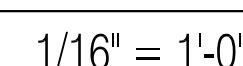
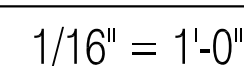
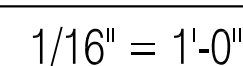
DRAWN BY:

DATE: 01/16/18

SOLAR ANALYSIS
JANUARY,
FEBRUARY, APRIL
& MAY

SHEET

A-1.5



REV	DATE
2	04/23/18 PLANNING COMMENTS

DRAWN BY:

DATE: 01/16/18

SOLAR ANALYSIS
JULY, AUGUST,
OCTOBER &
NOVEMBER

SHEET:

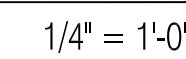
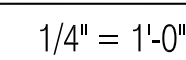
A-1.6

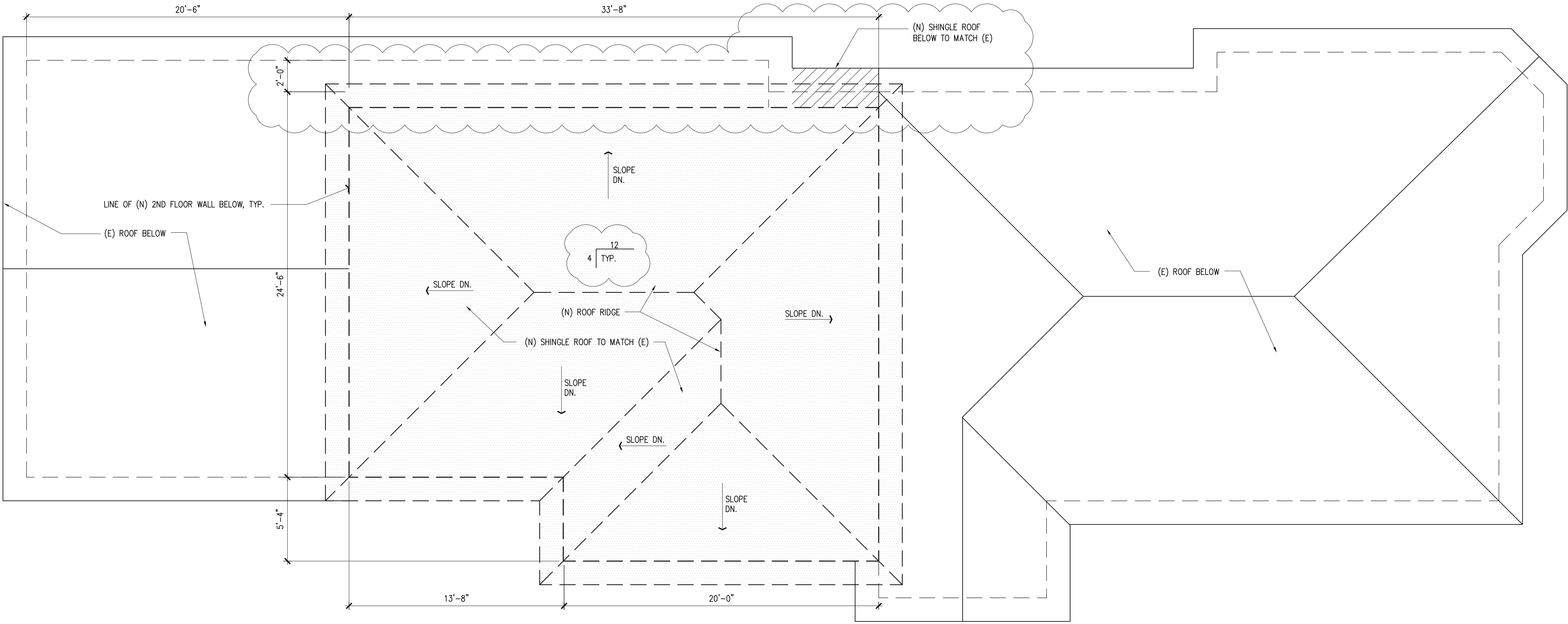
DRAWN BY: _____
DATE: 01/16/18

PROPOSED FIRST & SECOND FLOOR PLANS

SHEET:

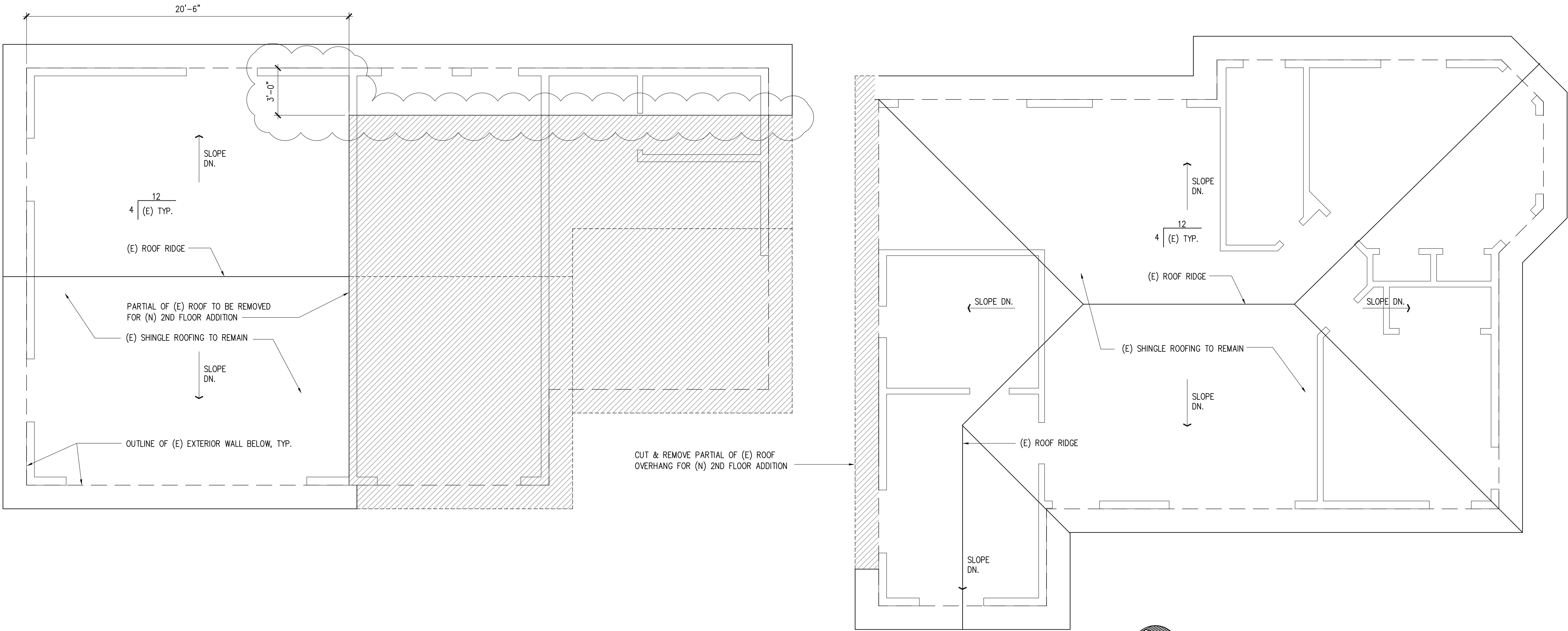
A-2.2





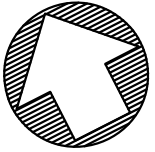
2 PROPOSED NEW ROOF PLAN
A-3.1

1/4" = 1'-0"



1 PROPOSED (E) ROOF DEMOLITION PLAN
A-3.1

1/4" = 1'-0"

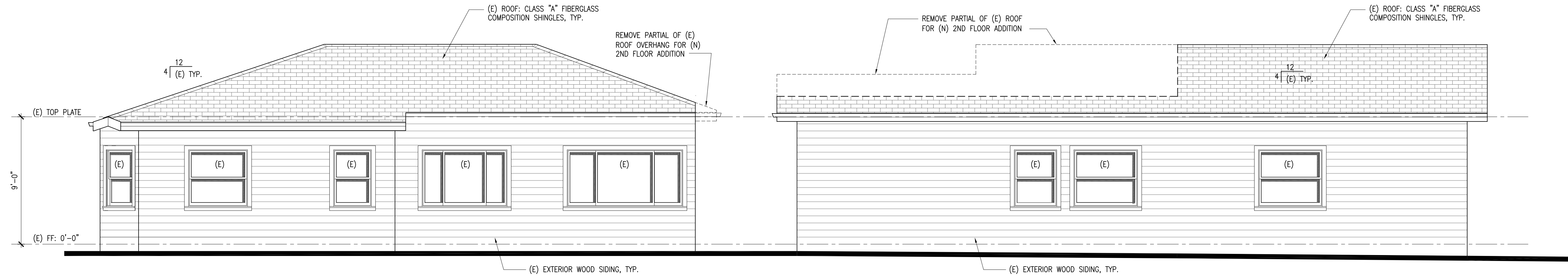


REV	DATE
1	03/08/18
	PLANNING COMMENTS

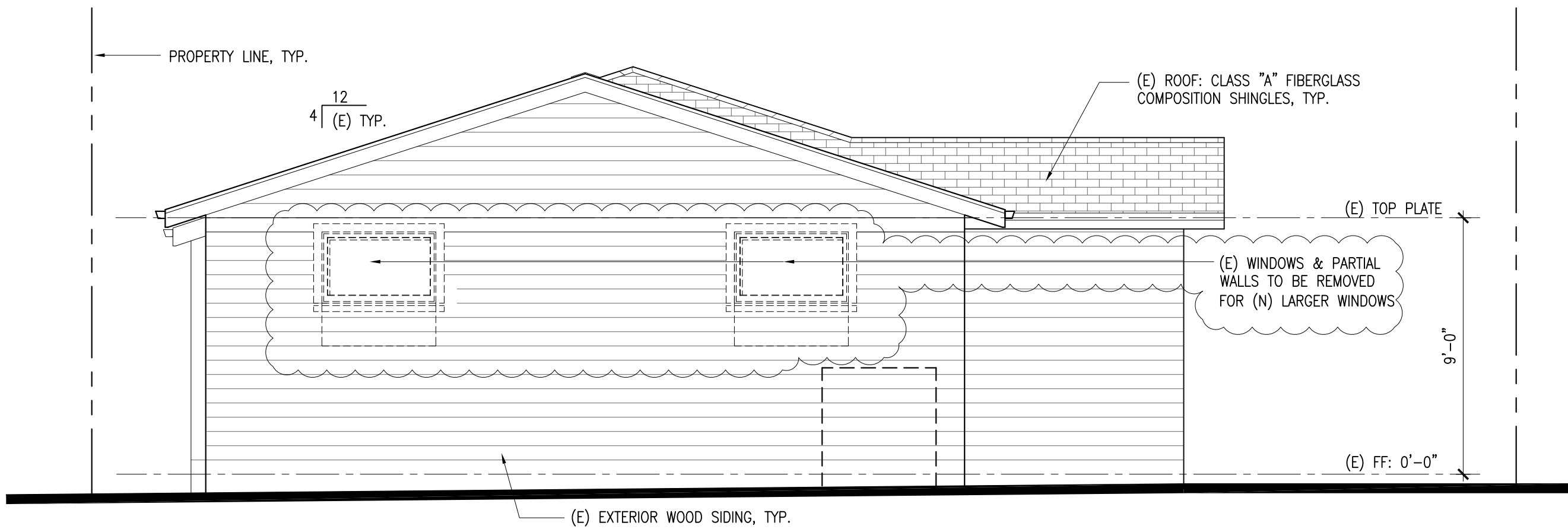
DRAWN BY:
DATE: 01/16/18

PROPOSED (E)
ROOF
DEMOLITION
PLAN & NEW
ROOF PLAN

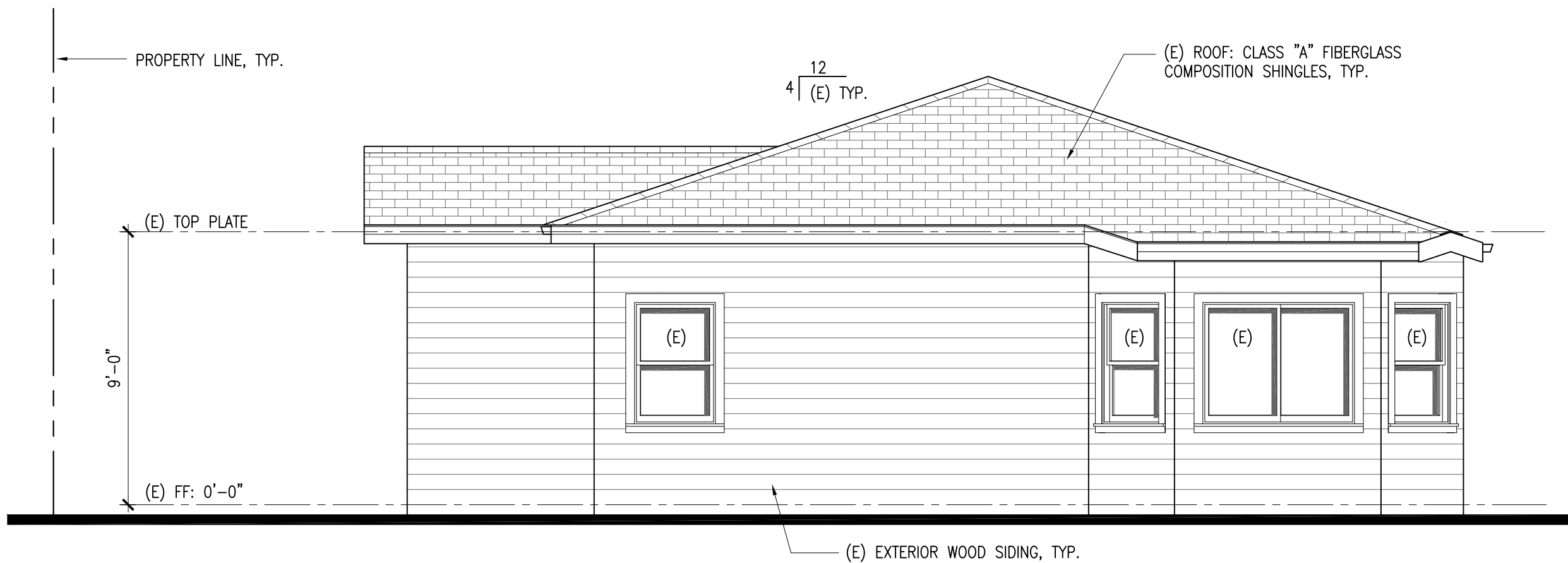
SHEET:
A-3.1



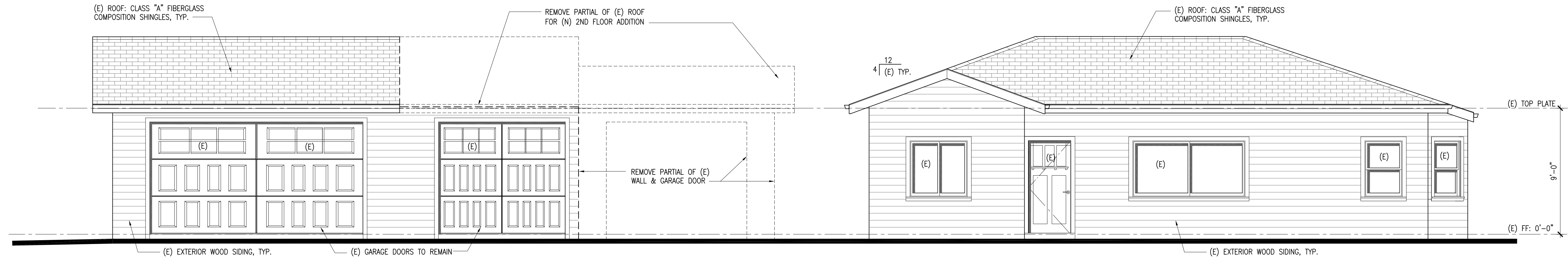
4 EXISTING BUILDING ELEVATION- LEFT PROPERTY (NORTH)



3 EXISTING BUILDING ELEVATION - FROM STREET (WEST)



2 EXISTING BUILDING ELEVATION - REAR PROPERTY (EAST)



1 EXISTING BUILDING ELEVATION - FROM DRIVEWAY (SOUTH)

REV	DATE
1	03/08/18 PLANNING COMMENTS
2	04/23/18 PLANNING COMMENTS

DRAWN BY:
DATE: 01/16/18

EXISTING
EXTERIOR
ELEVATIONS

SHEET:
A-4.1

REV	DATE
1	03/08/18 PLANNING COMMENTS
2	04/23/18 PLANNING COMMENTS
3	06/19/18 PLANNING COMMENTS

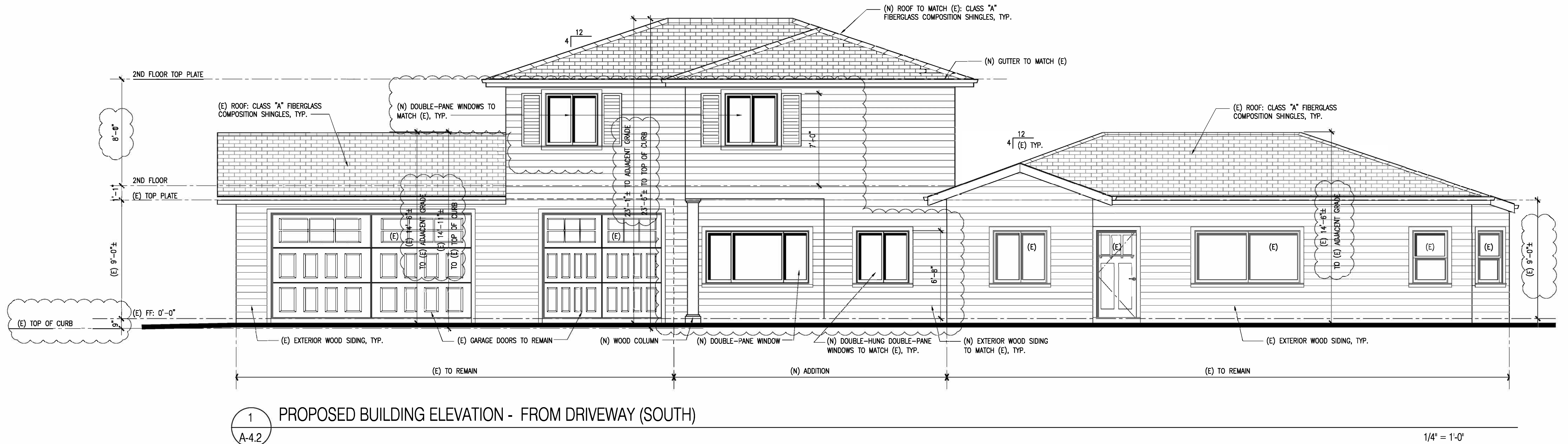
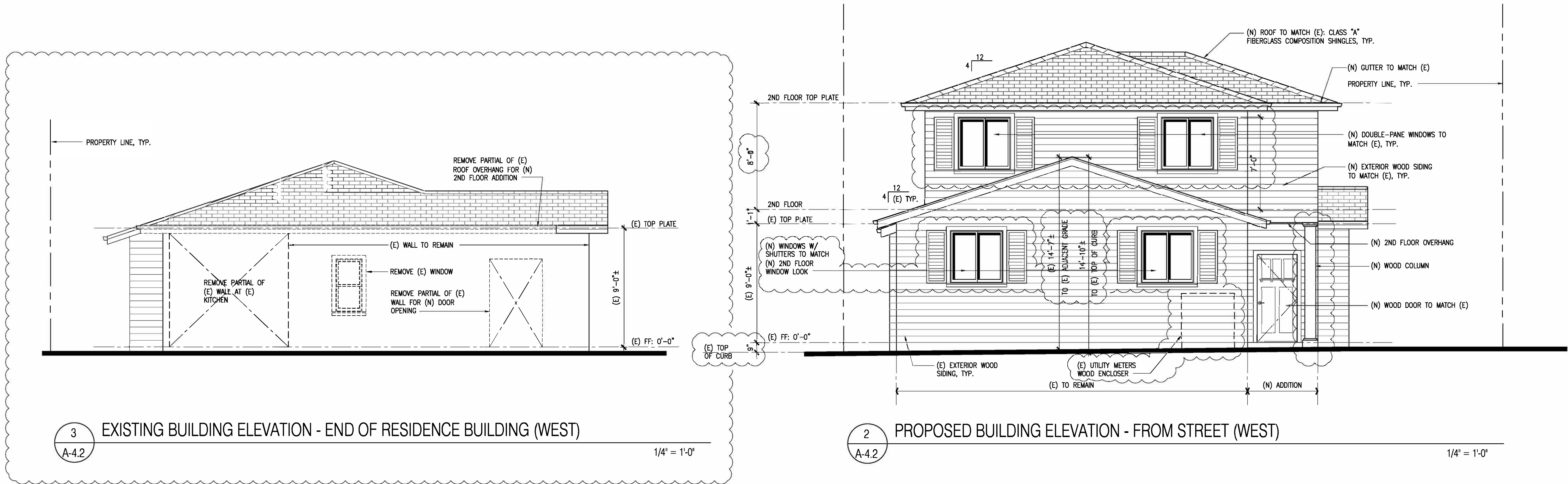
DRAWN BY:

DATE: 01/16/18

EXISTING/PROPOSED
EXTERIOR
ELEVATIONS -
SOUTH & WEST

SHEET:

A-4.2



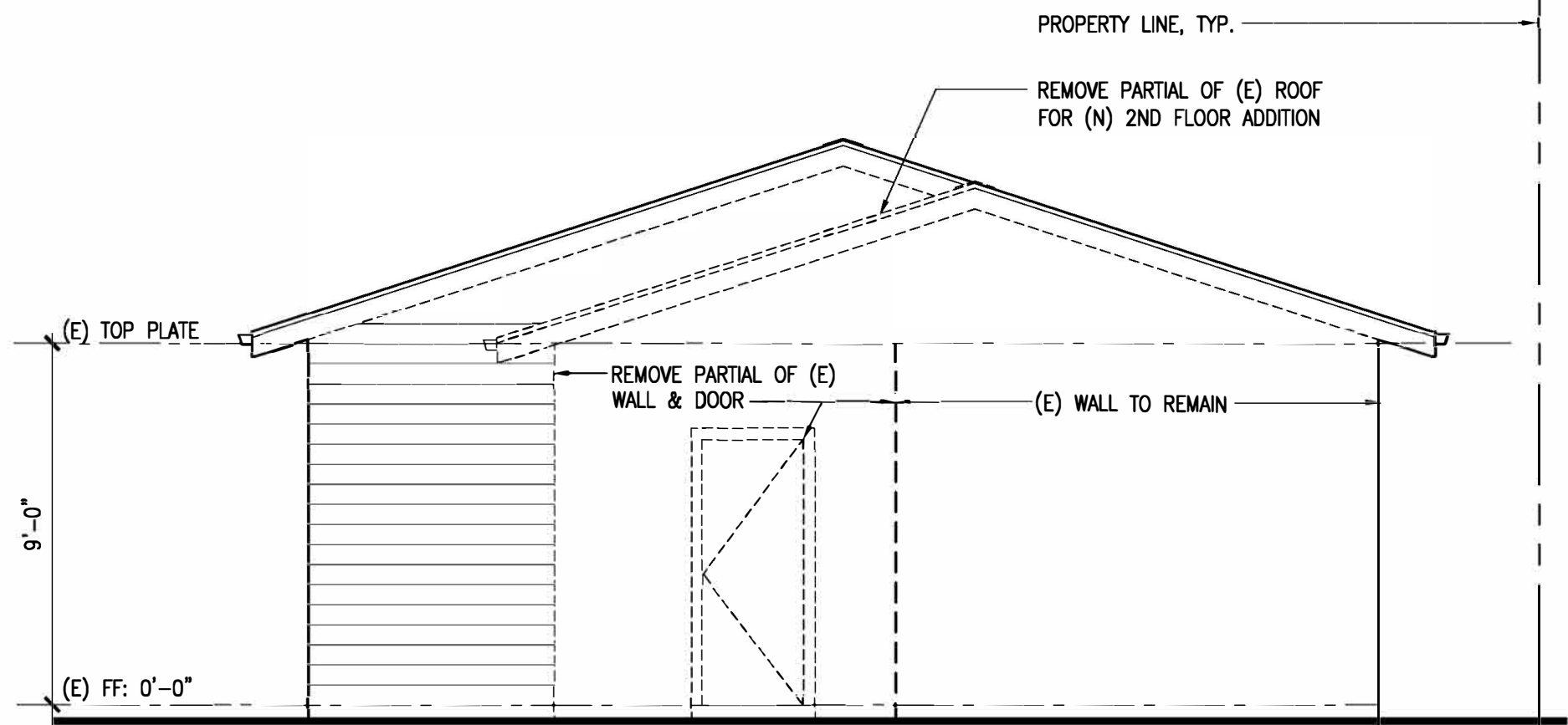
REV	DATE
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DRAWN BY:
DATE: 01/16/18

EXISTING/PROPOSED
EXTERIOR
ELEVATIONS -
NORTH & EAST

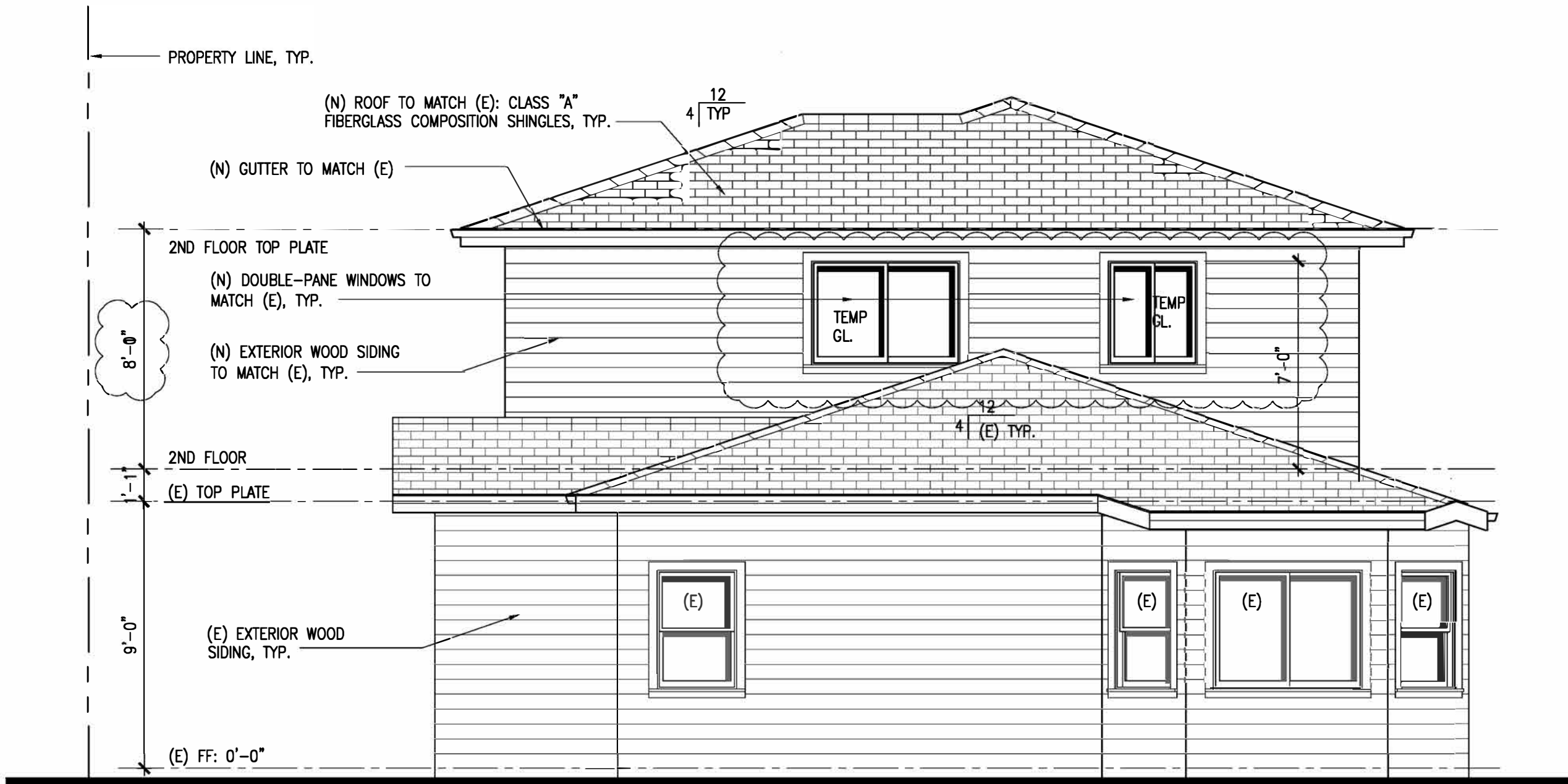
SHEET:

A-4.3



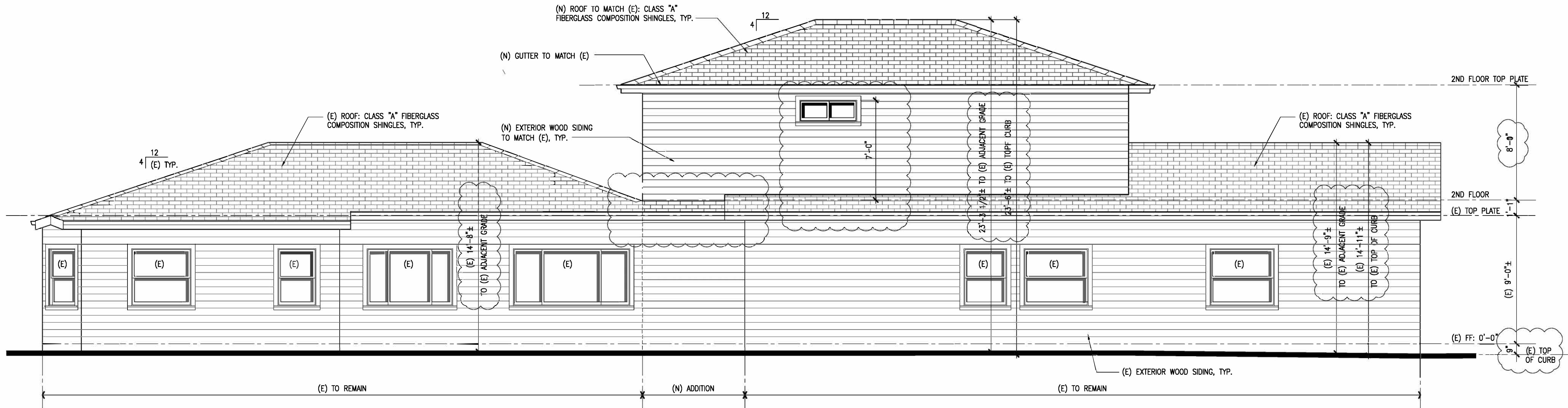
3
A-4.3
EXISTING BUILDING ELEVATION - END OF GARAGE (EAST)

1/4" = 1'-0"



2
A-4.3
PROPOSED BUILDING ELEVATION - REAR PROPERTY (EAST)

1/4" = 1'-0"



1
A-4.3
PROPOSED BUILDING ELEVATION- LEFT PROPERTY (NORTH)

1/4" = 1'-0"



kaneshka design group

Pleasanton, CA 94588
3015 Hopyard Road, Suite P
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ADDITION AND REMODEL
for Ravi & Olwen Purushotma
Sunnyvale, California
348 Morse Avenue

REV	DATE
1	03/08/18 PLANNING COMMENTS
2	04/23/18 PLANNING COMMENTS

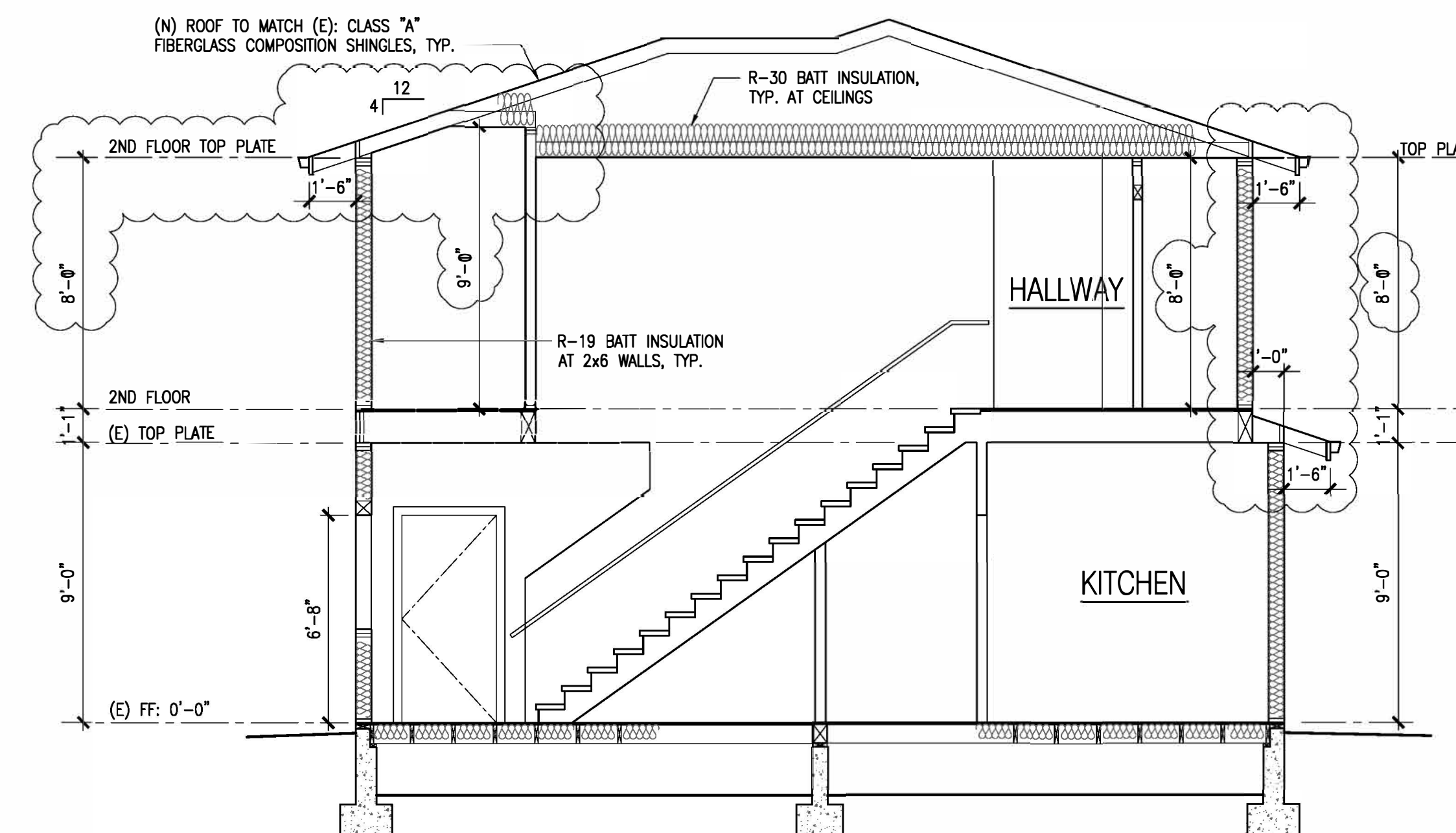
DRAWN BY:

DATE: 01/16/18

PROPOSED
BUILDING
SECTIONS

SHEET:

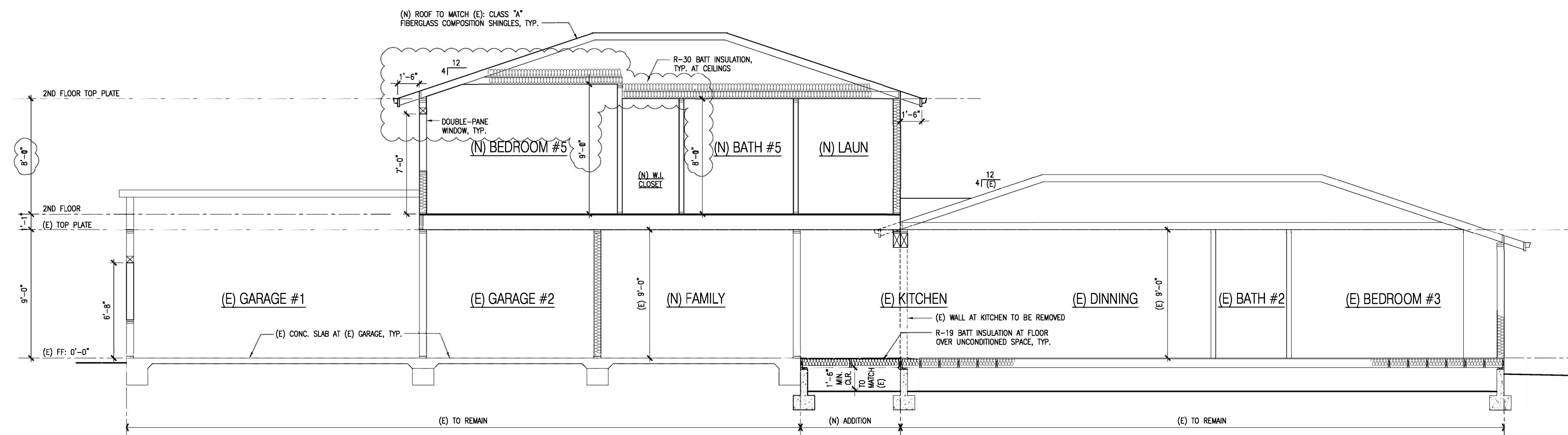
A-5.1



2 PROPOSED BUILDING SECTION

A-5.1

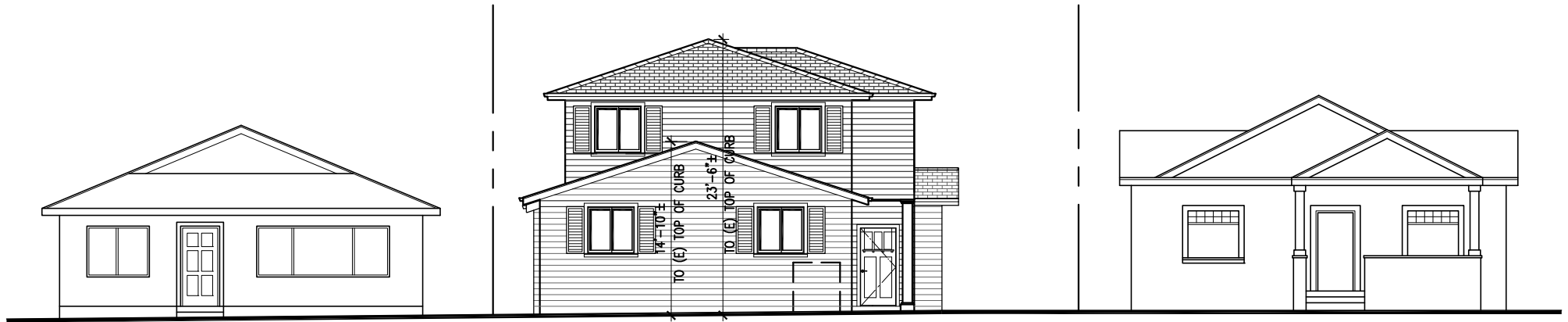
1/4" = 1'-0"



1 PROPOSED BUILDING SECTION

A-5.1

1/4" = 1'-0"



348 MORSE AVENUE - SUNNYVALE. CA
PARCEL NUMBER: 20440028 861