GENERAL NOTE:

A. ALL WORK DEPICTED ON THESE DRAWINGS IS INTENDED TO COMPLY WITH THE 2016 CALIFORNIA RESIDENTIAL CODE (CRC). IT IS THE CONTRACTORS RESPONSIBILITY TO BE FAMILIAR WITH THE STANDARD REQUIREMENTS FOR CONSTRUCTION.

B. CONTRACTOR IS RESPONSIBLE FOR THOROUGH REVIEW OF THESE DOCUMENTS PRIOR COMMENCEMENT OF ANY WORK. ANY DISCREPANCY IN THIS SET OF CONSTRUCTION DOCUMENTS IS TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT OR OWNER.

C. THE PURPOSE OF THESE DRAWINGS IS FOR THE CONTRACTOR TO INCLUDE ALL LABOR AND MATERIALS REQUIRED TO COMPLETE ALL THE WORK SHOWN OR REASONABLY

IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY SHOWN IN THE DOCUMENTS. THE DRAWINGS INCLUDED FOR SPECIFIC AREAS PRESENT AN INTENT FOR WORK TO BE DONE IN OTHER SIMILAR AREAS.

D. DO NOT SCALE THE DRAWINGS. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND SITE/GRADE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL KEEP A SET OF THESE DOCUMENTS AT THE JOB SITE AS REFERENCE AT ALL TIMES.

E. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT OR OWNER.

F. THE CONTRACTOR AND/OR SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF PROJECT CONSTRUCTION INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS AND THE CONTRACTOR AND/OR SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT/OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK.

G. THE CONTRACTOR SHALL CONFINE OPERATIONS TO THE SITE AREAS PERMITTED BY LAW. ORDINANCES, PERMITS, AND THE CONTRACT DOCUMENTS AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENT. (CONSTRUCTION RELATED MATERIALS AND EQUIPMENT MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE DEPARTMENT OF PUBLIC WORKS

H. NO PORTION OF THE WORK REQUIRING SHOP DRAWINGS OR SAMPLE SUBMISSION (PER THE REQUEST OF THE ARCHITECT OR OWNER) SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED AND APPROVED BY THE SAID PARTY. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS AND SAMPLES.

G. THE OWNER/OWNER 'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) WITHIN THE PUBLIC ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE CITY ROAD RIGHT OF WAY. THE BMPs ARE TO BE USED TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD FACILITIES:

I. REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS,

2. PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY AND 3. PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITION ONTO PUBLIC ROAD RIGHT OF WAY. THE BMPs SHALL BE IN PLACE

THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL. H. CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID CAUSING SAFETY AND/OR OPERATIONAL ISSUES FOR THE PEDESTRIANS, CYCLISTS AND VEHICULAR TRAFFIC.

I. PRIOR TO ANY WORK IN THE PUBLIC RIGHT OF WAY, OBTAIN AN ENCROACHMENT PERMIT WITH INSURANCE REQUIREMENTS FOR ALL PUBLIC IMPROVEMENTS INCLUDING A TRAFFIC CONTROL PLAN PER THE LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. FOLLOW THE ATTACHED LINK FOR THE ENCROACHMENT PERMIT APPLICATION AND REQUIREMENTS. http://sunnyvale.ca.gov/Departments/Public+Works/Engineering/Encroachment+Permits

TREE PROTECTION MEASURE WILL BE OBSERVED AS REQUIRED IN SMC 19.94.120 FOUND AT THE FOLLOWING LINK:

http://qcode.us/codes/sunnyvale/view.php?topic=19-6-19 94-19 94 120&frames=on

3,838/9,156

V-B

ONE

320-29-013

FLOOR / AREA RATIO

OCCUPANCY

FIRE SPRINKLER NUMBER OF STORY

ZONNING

APN#

= .42 < .45 ----- OK

TYPE OF CONSTRUCTION

PROJECT INFORMATION

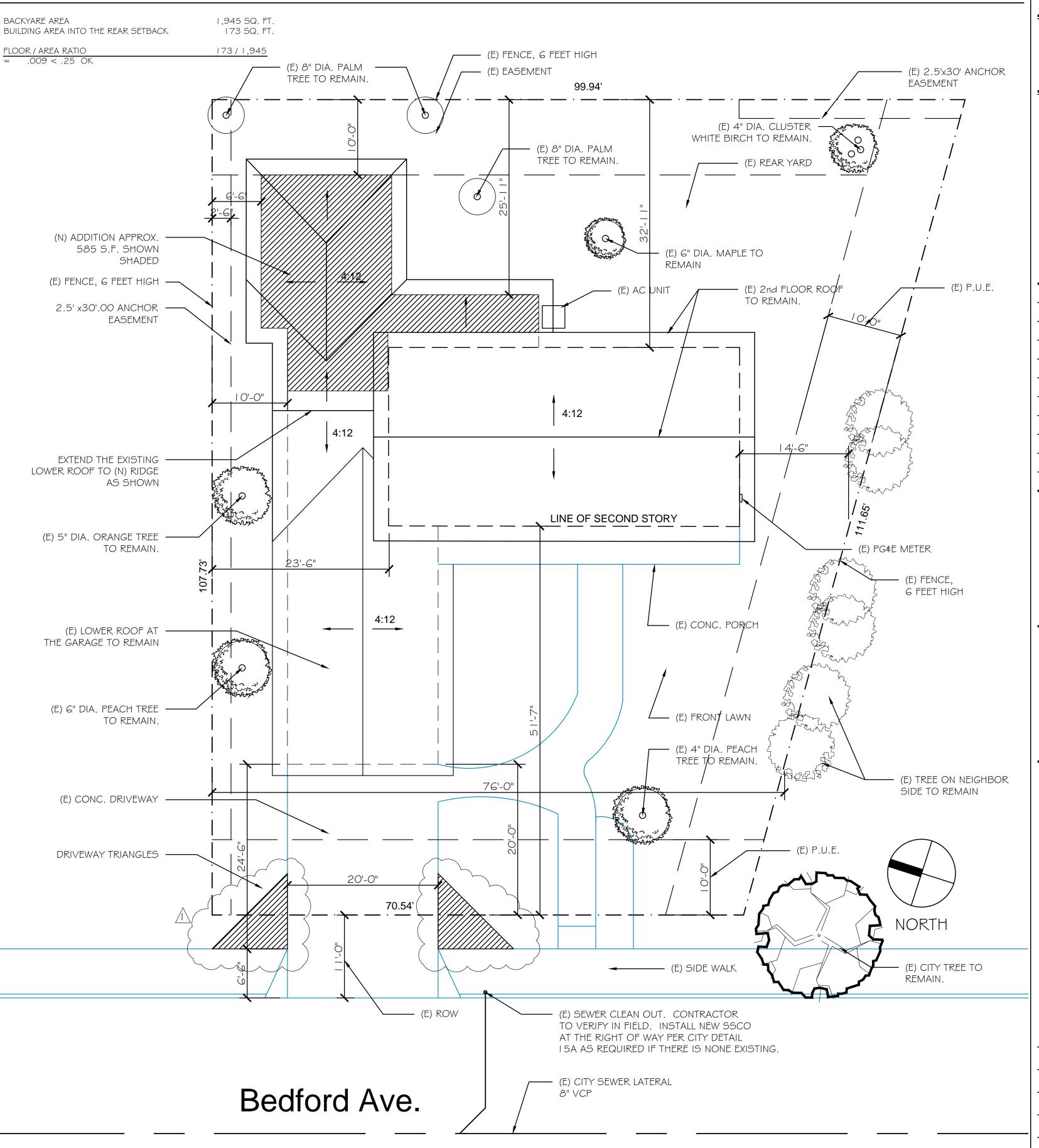
STREET ELEVATIONS AND PHOTOS Salles Leaf Lr 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA HEALTH CODE 2016 CALIFORNIA MECHANICAL CODE Forkdown Dr. 2016 CALIFORNIA PLUMBING CODE Fremont Ave. W Fremont Ave. 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS SOUTH Astoria Dr. 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE LOS ALTOS 98 Bedford Avenue in drive - home APPLICABLE CODES - Enderby With PROPOSED ADDITION OF APPROXIMATELY 585 SQUARE FEET TO EXTEND THE The Dalles Ave KITCHEN / FAMILY ROOM AND ADD A NEW ENTERTAINMENT ROOM. Cupertino Middle School SCOPE OF WORK **VICINITY MAP** A I STREET ELEVATIONS, VICINITY MAP, APPLICABLE CODES, SCOPE OF LOT AREA 9,156 SQ. FT. WORK, PROJECT INFORMATION, SHEET INDEX, AND SITE PLAN ALLOWABLE COVERAGE 0.40 % A2 EXISTING / PROPOSED 1 st LEVEL FLOOR PLANS EXISTING 1 st FLOOR AREA 1,640 SQ. FT. 1,106 SQ. FT. EXISTING 2nd FLOOR AREA A2a EXISTING 2nd LEVEL FLOOR PLAN EXISTING GARAGE 507 SQ. FT. EXISTING FRONT PORCH 200 SQ. FT. A3 ELEVATIONS PROPOSED ADDITION 585 SQ. FT. A4 ELEVATIONS TOTAL LIVING AREA INCLUDING GARAGE 3,838 SQ. FT. A5 ELEVATIONS LOT COVERAGE: = 1,640 S.F+ 507 S.F. + 200 S.F + 585 S.F. = 2,932 S.F. A6 SECTIONS 2,932/9,156 = 32% < 40% ----- OK A7 SECTION \$ STREETSCAPE ELEVATIONS

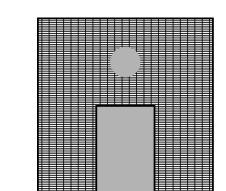
SHEET INDEX

SITE PLAN

HOUSE ADDITION Lu Familiy

1398 BEDFORD AVE. SUNNYVALE, CA 94087





iP ARCHECTURE

10582 STERLING BLVD. CUPERTINO, CA 95014 T 408.410.3441 www.nickbui006@gmail.com



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OWNER:

Mr. & Mrs. Lu longlu@inventure.com thuynha.lu@ inventure.com

Project Name:

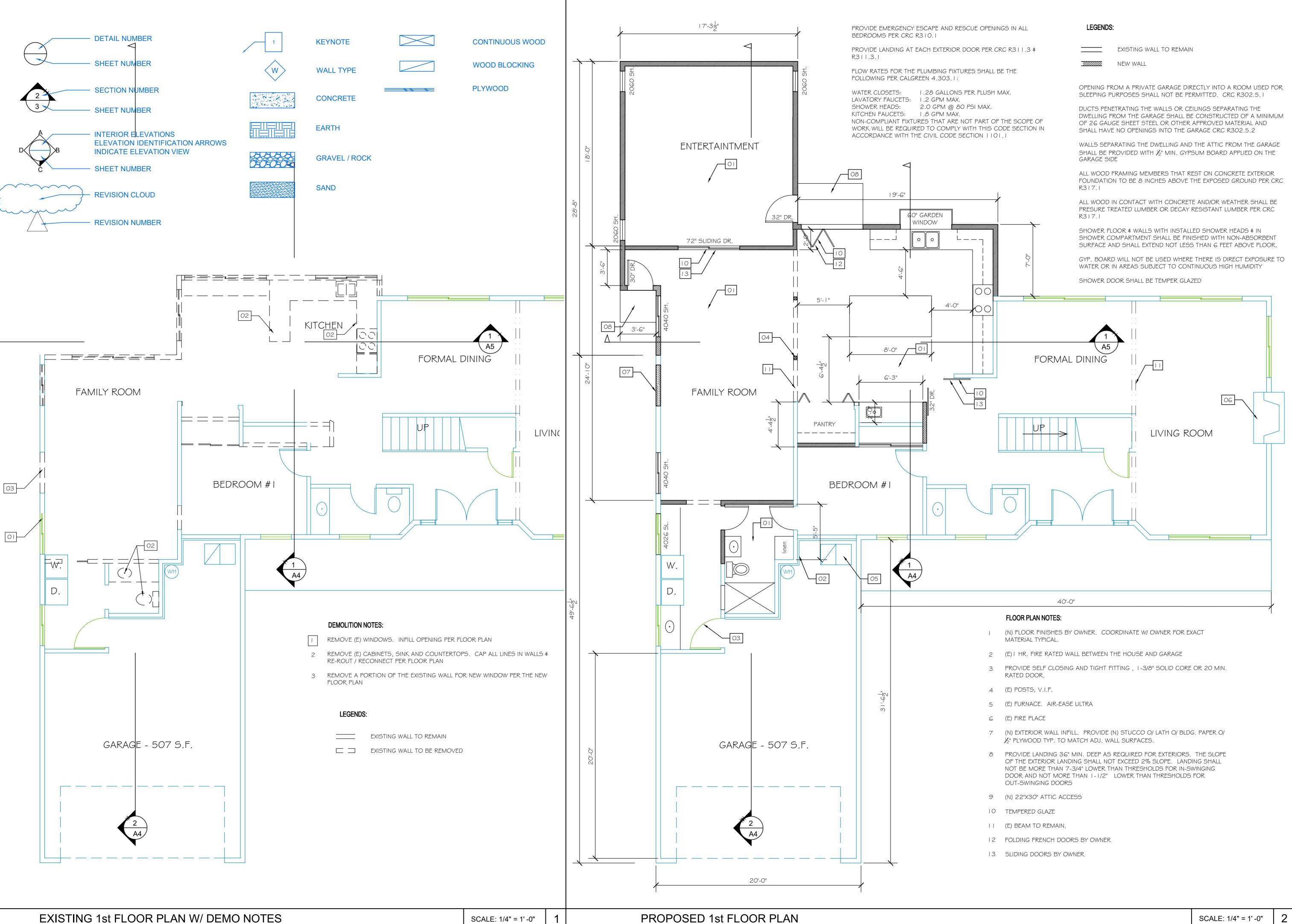
HOUSE REMODELING & ADDITION 1398 Bedford Ave. Sunnyval, Ca 94087

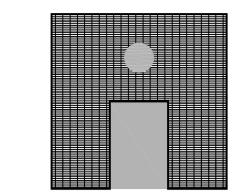
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SCALE: 1/8"=1'-0"

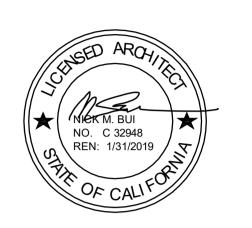
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Mr. & Mrs. Lu (408) 921-7750 longlu@inventure.com thuynha.lu@ inventure.com

Project Name:

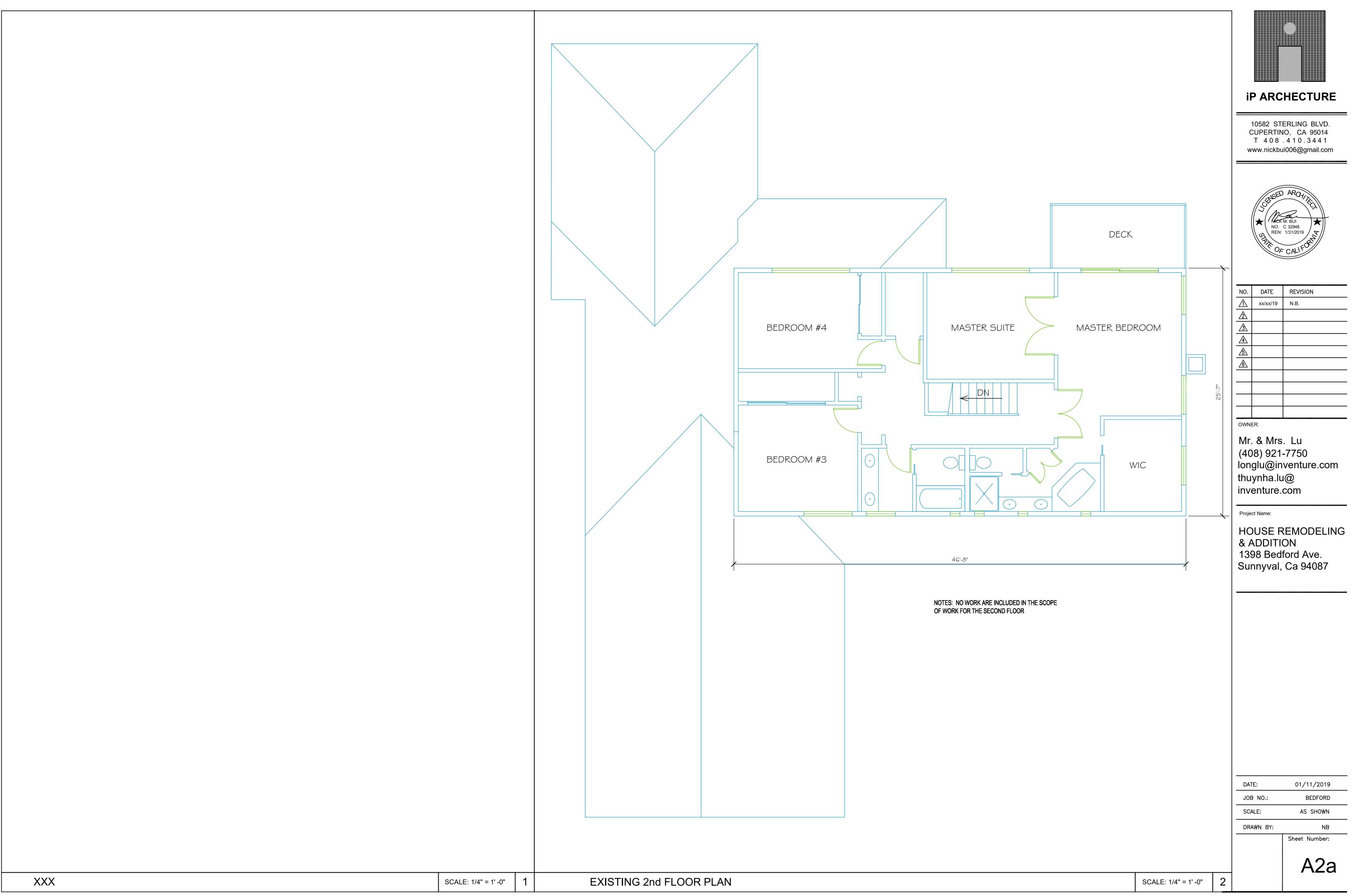
HOUSE REMODELING & ADDITION 1398 Bedford Ave. Sunnyval, Ca 94087

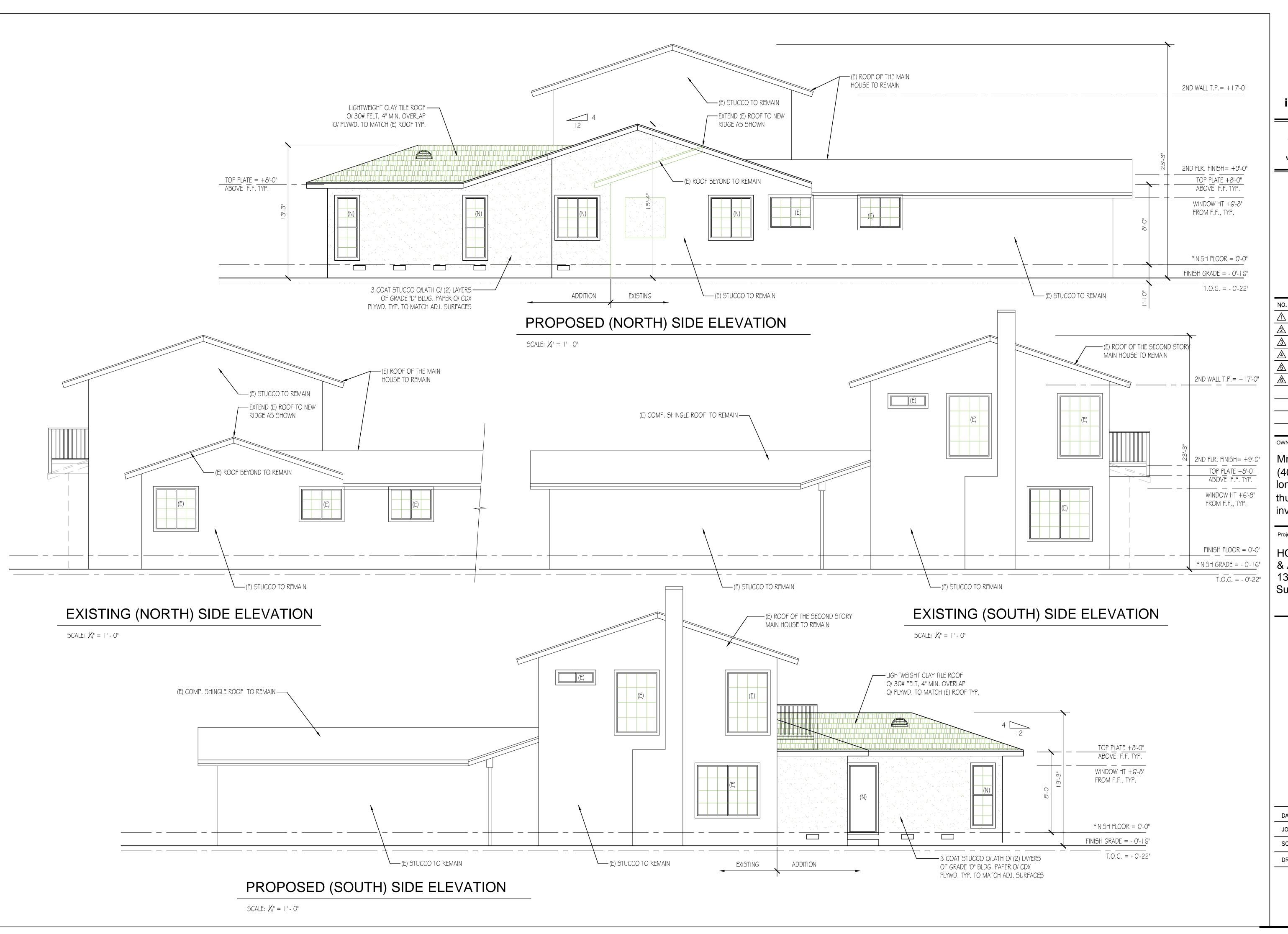
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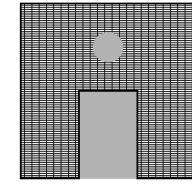
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BEDFORD







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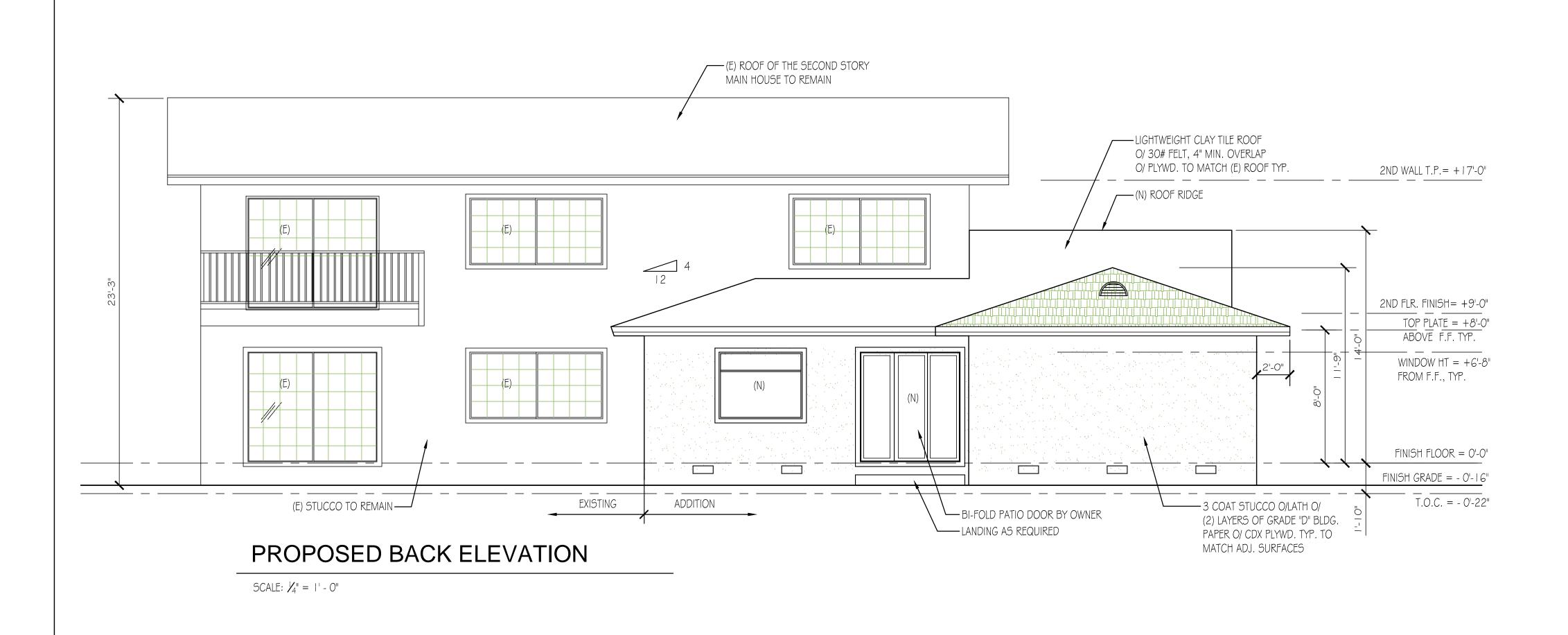
Mr. & Mrs. Lu (408) 921-7750 longlu@inventure.com thuynha.lu@ inventure.com

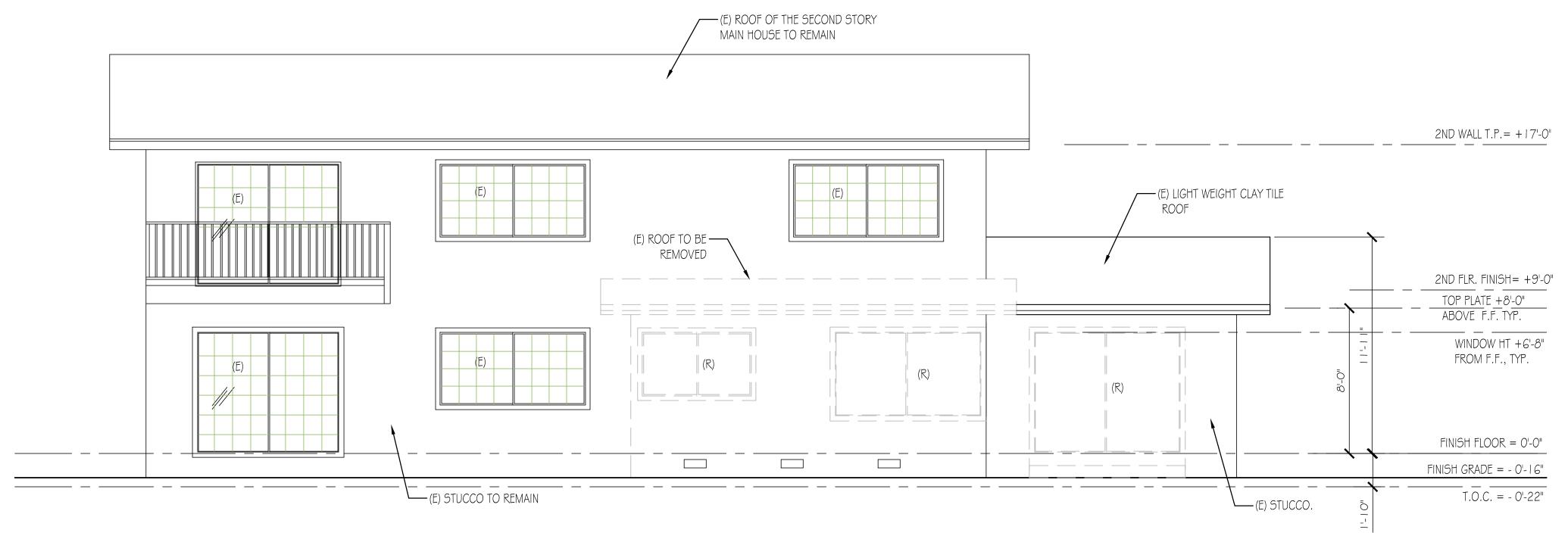
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EXISTING BACK ELEVATION

SCALE: $\frac{1}{4}$ " = 1' - 0"

EXTERIOR TRIM COLOR:



Specifications:

Application method: Color family: Color finish: Color number: Interior / Exterior: Max. optimal Termperature (F): Min. optimal Temperature (F): Stain base material: Clean up: Stain Features: Recommended use:

Transparency:

Etched Glass MQ3-27 Exterior

Brush / Spray

White

Acrylic Soap & water Mildew resistant, primer required Masonry, Stucco

ROOF



7"W x 60 3/4"L Exposure, Vinyl Staggered Shakes (17 Panels/Ctn. = 50 Sq. Feet), 827 - Colonial Grey

- Available in 7" and 10" exposures · Long vertical grain and random keyways
- Never require any sanding, scraping, staining or painting

 Available in over 40 different colors
- Limited Lifetime Warranty

EXTERIOR WINDOW:

THERMASTAR BY PELLA



Exterior finish: Interior finish:

Specifications:

Features

Advance low E insulating glass with Argon gas Frame material:

Glazing type: Dual pane Between the glass Grid pattern: Window type: Single hung Lift handle Lock type: U factor: 0.29 SHGC: 0.28

EXTERIOR WINDOW TRIM:



Specifications:

Exterior finish: Finish type: Finished Installation type: Glue / Nails Moulding Feature: Termite resistant Moulding type: Window header

FOLDING PATIO DOOR:

MODERN BI-FOLD DOOR BY PELLA



Exterior finish: White

Specifications:

Interior finish: Multitude of stack configuration Features Frame material: aluminum Glazing type: Dual pane

Opening: Inward or Outward Both top hung and floor support Support type: Lever handle Lock type: 0.29 U factor: SHGC: 0.28 Weather-stripping Weather tight:

EXTERIOR WALL COLOR:

Specifications:

Clean up:

Stain Features:

Transparency:



Application method: Color family: Color finish: Color number: Interior / Exterior: Max. optimal Termperature (F): Min. optimal Temperature (F): Stain base material:

Acrylic Soap & water Mildew resistant, primer required Masonry, Stucco Recommended use:

Brush / Spray

Dry Brown

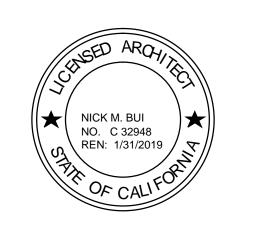
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Exterior

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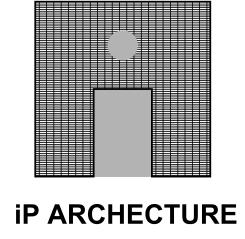
Mr. & Mrs. Lu (408) 921-7750 longlu@inventure.com thuynha.lu@ inventure.com

Project Name:

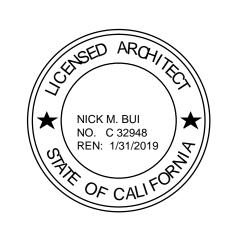
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MATERIAL

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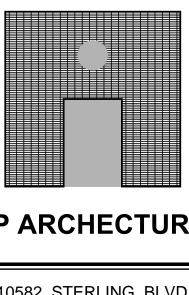
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Project Name:

HOUSE REMODELING & ADDITION 1398 Bedford Ave. Sunnyval, Ca 94087





PROPOSED FRONT ELEVATION

SCALE: $\frac{1}{4}$ = 1' - 0"

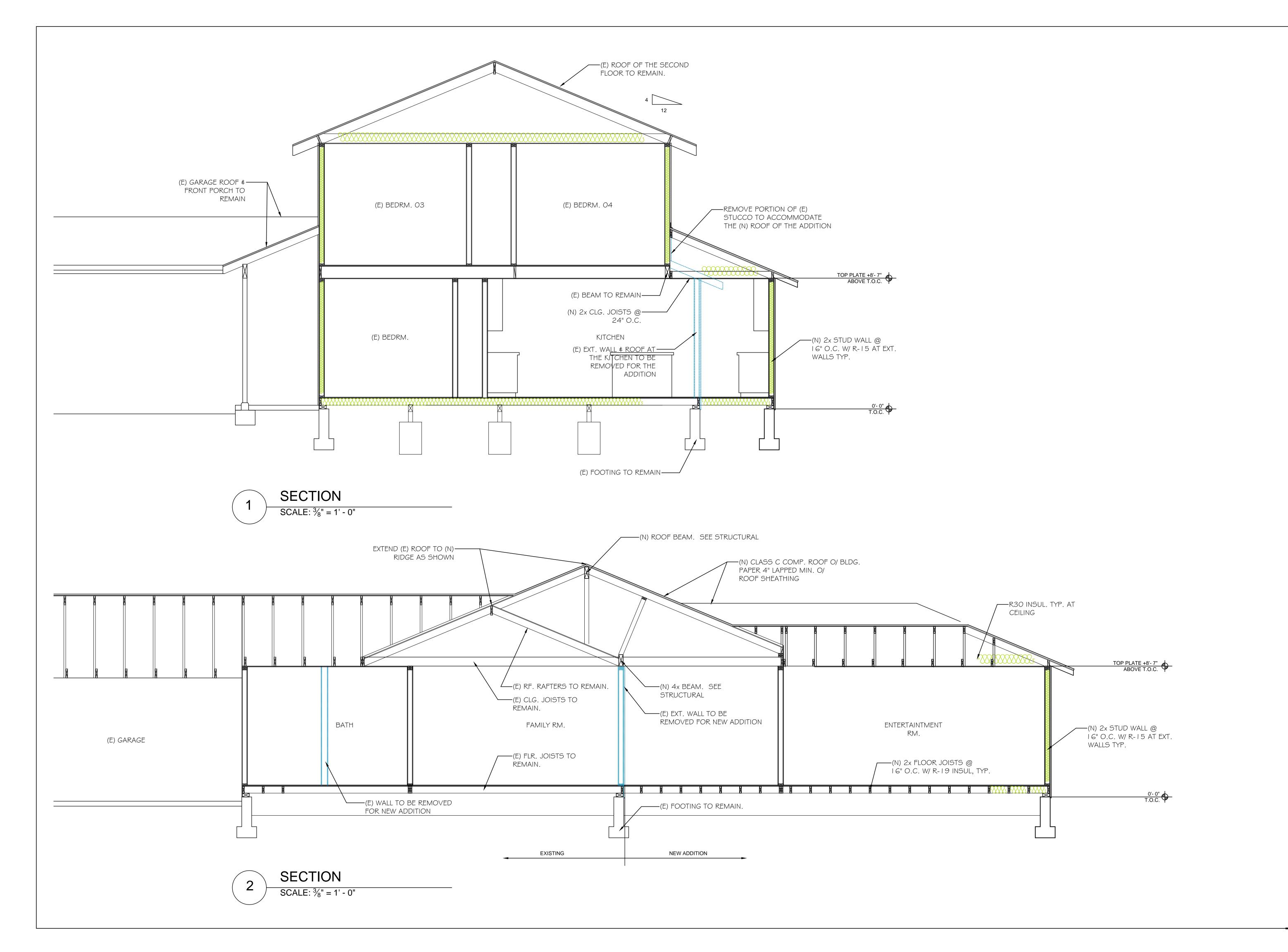


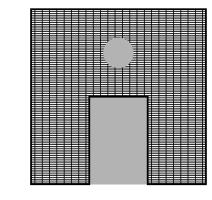
EXISTING FRONT ELEVATION

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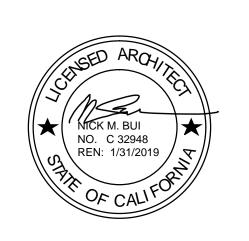
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longlu@inventure.com
thuynha.lu@
inventure.com

Project Name:

HOUSE REMODELING & ADDITION 1398 Bedford Ave. Sunnyval, Ca 94087

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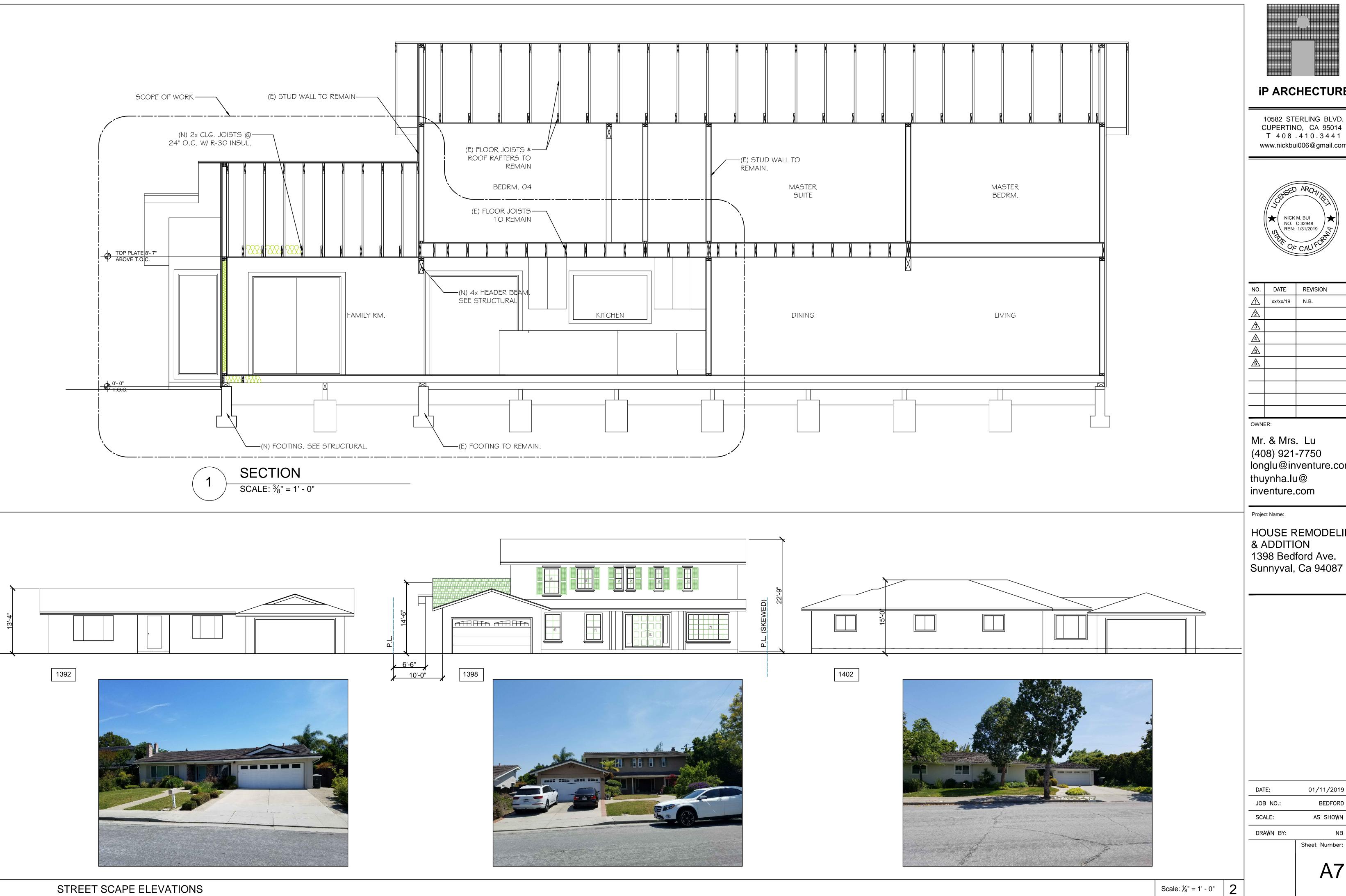
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