

PROJECT

UNIT 2
ADDITION

ADDRESS

448 S FRANCES ST
SUNNYVALE, CA 94086

CLIENT

PRACHI JAIN &
SAGAR CHORDIA

TITLE

PROJECT DATA

DATE

August 4, 2020

SCALE

UNIT 2 ADDITION

448 S FRANCIS ST
SUNNYVALE, CA 94086

SCOPE OF WORK:

- 1 Addition to existing Unit 2
- 2 Exterior remodel per plan

PROJECT DATA

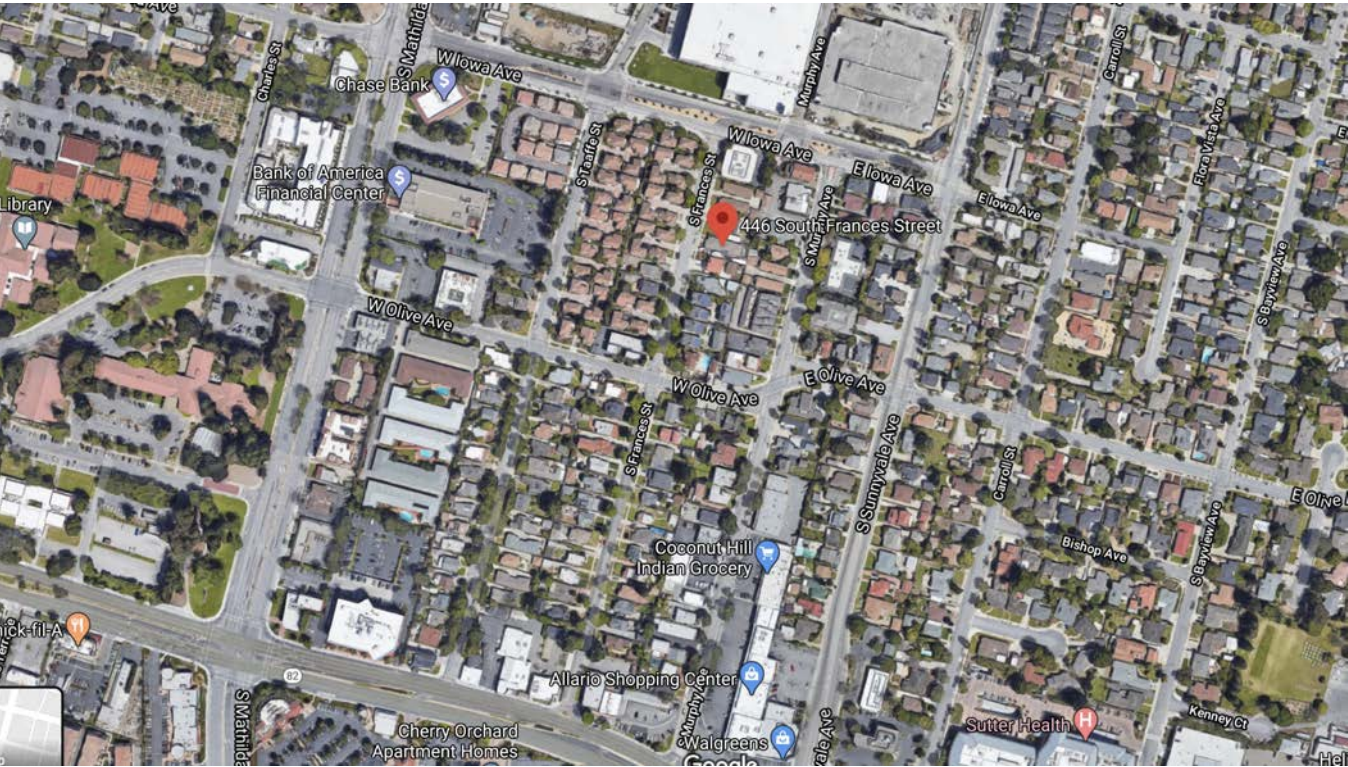
PROJECT ADDRESS	448 S FRANCES ST, SUNNYVALE, CA 94086-7629
APN	209-26-017
PROPERTY OWNER(S)	PRACHI JAIN & SAGAR CHORDIA
TYPE OF CONSTRUCTION	V-B
OCCUPANCY GROUP	R-3
ZONING	DSP 11, BLOCK 11

PROJECT TO COMPLY WITH THE 2019 CDC, 2019 CEC, 2019 CMC, 2019 CPC, 2019 CA ENERGY CODE, 2019
CA GREEN BUILDING STANDARDS CODE AND SUNNYVALE MUNICIPAL CODE

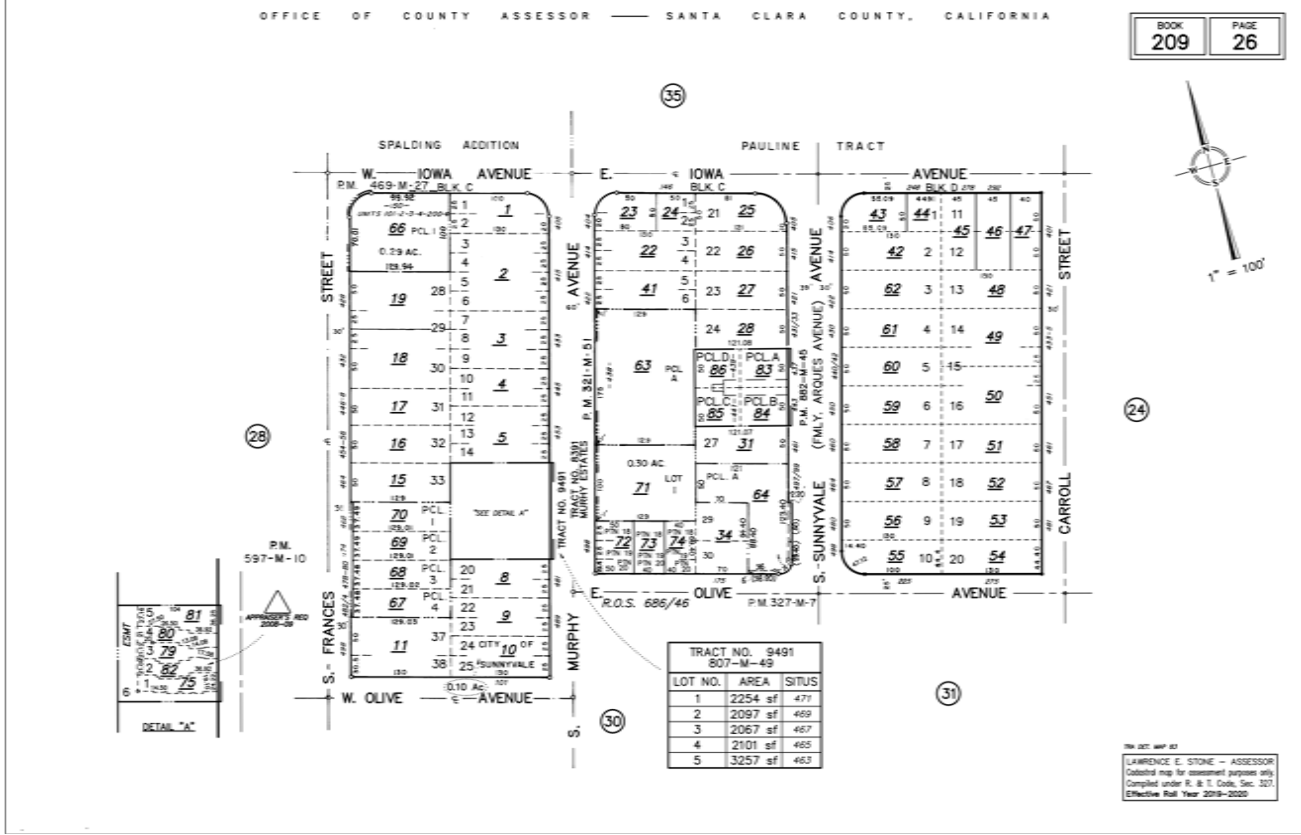
TABLE OF CONTENT

Layout Page Table		
Label	Title	Description
PROJECT DATA		
A-1.01	PLOT PLAN AND ANALYSIS	
A-1.02	FLOOR PLAN	AS-BUILT/EXISTING
A-1.03	ELEVATIONS	AS-BUILD/EXISTING
A-1.04	ROOF PLAN	AS-BUILT/EXISTING
A-2.01	FLOOR PLAN	PROPOSED
A-2.02	ELEVATIONS	PROPOSED
A-2.03	SECTIONS	PROPOSED
A-2.04	ROOF PLAN	PROPOSED
A-2.05	RENDERS	

VICINITY MAP



ASSESSOR MAP



GENERAL NOTES

CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD/ON THE JOB SITE ACCORDING TO THE PLANS, NOTES AND DIMENSIONS ON THE PLANS SHALL BE CHECKED AND VERIFIED WITH STRUCTURAL, MECHANICAL, PLUMBING AND ANY OTHER DRAWINGS. ANY DISCREPANCIES IN NOTES AND/OR DIMENSIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CITYCHAMP DESIGN STUDIO IN WRITING PRIOR TO COMMENCING WORK, SO THAT ANY REQUIRED REMEDIAL WORK CAN BE PERFORMED. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS PROJECT AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME ARE AT VARIANCE. ANY ATTACHED ENGINEERING OR LOCAL BUILDING AUTHORITY NOTATIONS SUPERSEDE AND OVERRIDE THE PLANS, INCLUDING (BUT NOT LIMITED) MATERIALS, FASTENING, SCHEDULING AND CONSTRUCTION PROCEDURES.

ALL DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE DESIGNER AND HIS CONSULTANTS FOR THIS PROJECT ARE INSTRUMENTS OF THE DESIGNER'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE DESIGNER SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHTS, COPIES OF DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE ARE PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY CITYCHAMP DESIGN STUDIO IN WRITING.

Residential Building Code (RBC)

R302.10.1 - Flame spread index and smoke-developed index for insulation.
Insulation materials shall have a flame spread index not to exceed 25 and smoke-developed index not to exceed 450 where tested in accordance with ASTM E84 or UF 723.
R302.9.1 - Interior finish materials.
Wall and ceiling finishes shall have a flame spread index of not greater than 200 and a smoke-developed index of not greater than 450.
R302.9.5 - Interior finish materials.
Interior finish materials shall be installed in a way that prevents them from becoming detached when subjected to room temperatures of 200°F for at least 30 minutes.
R303.1 - Natural light and ventilation.
Daylight shall be provided to habitable rooms through windows and doors amounting to at least 8 percent of the floor area of such rooms. Outdoor air shall be provided through windows and doors. The openings shall amount to at least 4 percent of the floor area requiring ventilation. If a whole-house mechanical ventilation system and artificial light is provided at an average illumination of 6 foot candles over the area of all rooms at 30 inches above floor level, glazed areas need not be installed (except in Oakland). Where not less than one-half of the area of a common wall is open and unobstructed between two rooms, provides an opening of not less than one-tenth of the floor area of the interior room, and is not less than 25 square feet, it can be considered one large area for the purposes of calculating lighting and ventilation.
R303.3 - Bathroom lighting.
Bathrooms shall be provided with at least 3 square feet of glazing unless artificial light is provided.
R303.3 - Bathroom vent.
Bathrooms containing a bathtub or shower shall be provided with a vent fan capable of at least 50 cubic feet per minute for purposes of humidity control. In powder rooms, a vent fan is not required if at least 1 1/2 square feet of glazing is provided.
R303.9 - Habitable space.
Provide a heating system capable of maintaining a minimum indoor temperature of 68 degrees F at a level 3'-0" above the floor.
R305.1 - Minimum ceiling height.
Habitable spaces shall have a ceiling height of at least 7 feet. Bathroom and laundry room ceiling heights may be reduced to 6 feet 8 inches. Portions of basements that do not contain habitable space or hallways shall have a ceiling height of not less than 6 feet 8 inches. At beams, girders, ducts or other obstructions, the ceiling height in habitable spaces shall not be less than 6 feet 8 inches, and in basements shall not be less than 6 feet 4 inches from the finished floor.
R307.2 - Bathing and shower spaces.
Showers and tub/shower combinations shall be finished with a nonabsorbent surface to at least 6 feet above the floor.
R310.1 - Emergency escape and rescue opening required.
Basements, habitable attics and bedrooms shall have an egress opening. Egress openings shall provide access to a public way. Grade floor or below grade egress openings shall have a net clear opening of not less than 5.7 square feet. Other egress openings shall have a net clear opening of not less than 5.7 square feet. The net clear height opening shall be not less than 24 inches and the net clear width shall be not less than 20 inches. Egress windows shall have the bottom of the clear opening not greater than 44 inches measured from the floor; where the sill height is lower grade, it shall be provided with a window well in accordance with Section R310.2.3.
R311.1 - Means of egress.
Each dwelling shall be provided with a means of egress that provides a continuous and unobstructed path to a public way.
R311.2 - Egress door.
At least one egress door providing 32 inches clear width and 78 inches height shall be provided for each dwelling unit. Egress doors shall be readily operable from inside the dwelling without the use of a key.
R311.3.1 - Egress door landing.
A landing or floor is required on each side of each exterior door. The landing outside the required egress door shall be not more than 1 1/2 inches lower than the top of the threshold. If the door swings inward, the landing outside can be up to 7 3/4 inches below the threshold.
R311.6 - Hallways.
The width of a hallway shall be at least 3 feet.
R313.2 - Automatic fire sprinkler system.
Any new dwelling shall be provided with an automatic residential fire sprinkler system shall be designed and installed in accordance with California Section R313.3 or NFPA 13D. Existing structures converted to dwellings do not require a sprinkler system.
R314.1.1 - Alarm listings.
Smoke alarms shall be listed in accordance with UL 217. Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination smoke and carbon monoxide alarms shall be listed in accordance with both UL 217 and UL 2034.
R314.2.2 - Smoke alarms.
Dwellings shall be equipped with smoke alarms located in these locations: 1. In each bedroom. 2. Outside bedrooms in the immediate vicinity. 3. On each story including basements and habitable attics. 4. More than 3 feet from a bathroom with tub or shower, unless this conflicts with 1, 2, or 3.
R314.4 - Alarm interconnection and power.
Smoke and carbon monoxide alarms are required to be interconnected such that activation of one alarm will activate all of the alarms and shall receive their primary power from the building wiring. Interconnection is not required where repairs or alterations to existing buildings do not result in the removal of wall and ceiling finishes and there is no access by means of attic, basement or crawl space.
R315.2.1 - Carbon monoxide alarms.
Carbon monoxide alarms shall be provided in dwelling units with a fuel-fired appliance or fireplace and/or an attached garage with access to the dwelling unit. Alarms shall be installed in these locations: 1. Outside bedrooms in the immediate vicinity. 2. On each story including basements and habitable attics. 3. In any bedroom or bathroom attached to a bedroom where a fuel-burning appliance is located.
R317.1 - Protection of wood against decay.
If the following criteria cannot be met, wood and wood-based products shall be protected by the use of naturally durable wood or wood that is preservative-treated to prevent decay: 1. In crawl spaces, wood joists shall be 18 inches above the exposed ground in crawl spaces. Wood girders can be 12 inches above the exposed ground. 2. Wood siding, sheathing and wall framing on the exterior of a building should be more than 6 inches from the ground or less than 2 inches deep, measured vertically from a paved surface.
R401.3 - Drainage.
Surface drainage shall be diverted to a storm sewer or other approved point of collection, such as a dry well. Lots shall be graded to fall a minimum of 6 inches within the first 10 feet away from foundation walls. Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. ImperVIOUS surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.
R502.2.3 - Vapor Retarder.
A 6-mil polyethylene or approved vapor retarder with joints lapped not less than 6 inches shall be placed below the concrete floor slab. When a vapor retarder is required, a capillary break shall be installed in accordance with the California Green Building Standards Code, Chapter 4, Division 4.5.206. Capillary break. A capillary break (4-inch-thick base of 1/2 inch or larger clean aggregate) with a vapor retarder shall be provided in direct contact with the concrete when pouring a slab-on-grade floor.
R806.1 - Roof ventilation.
Attics shall be cross ventilated using vents that protect against the entrance of rain. Ventilation openings shall have a least dimension of 1/16 inch minimum and 1/4 inch maximum. 215. Minimum roof vent area. The minimum net free ventilating area shall be 1/150 of the area of the vented space. If 40 to 50 percent of the ventilating area is provided within 3 feet of the ridge and the balance provided by eave vents, the minimum net free ventilating area may be reduced to 1/300. 216. Vent and insulation clearance. Where eave or cornice vents are installed, insulation shall not block the free flow of air. Not less than a 1-inch space shall be provided between the insulation and the roof sheathing and at the location of the vent.

Plumbing Code (IPC)

402.5 - Toilet clearance.
Clear space around a toilet shall measure a minimum 15" from centerline of toilet to wall or barrier on each side, and a minimum 24" in front of the toilet.
408.3 - Mixing valves.
Provide showers and tub-shower combinations with individual control valves that are pressure balancing, thermostatic or combination mixing valve type that prevent scald and thermal shock protection. Installer shall adjust such valves per manufacturer's instructions to deliver a maximum mixed water setting of 120°F.
408.5 - Shower dam or threshold.
Shower dams and thresholds shall be between 2 inches and 9 inches in depth where measured from the top of the dam or threshold to the top of the drain. The shower floor shall slope no more than 1/4 inch per foot, and not less than 1/8 inch per foot. Control valves and shower heads shall be located on the sidewall of shower compartments or be otherwise arranged so that the showerhead does not discharge directly at the entrance to the compartment. Shower doors shall open outward with a minimum 22 inches unobstructed opening for egress. Shower pan dimensions must be a minimum area of 1024 square inches and a minimum finish dimension of 30 inches in any direction.
506.3 - Water heater installation.
Indoor water heater vent. Water heaters in closets or other enclosed areas shall be provided with adequate make-up air. One vent shall be within 12 inches of the top of the enclosed area, and one vent within 12 inches of the bottom. Each vent shall have a free area of not less than 1 square inch per 1,000 Btu/h of the total input rating of the appliances within the space. Water heater sizing. The new water heater(s) shall be sized to comply with the first hour rating required by CPC Table 501.1(1). 210. Water heater strapping. Water heaters with tanks shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one third and lower one-third of its vertical dimensions. At the lower point, a minimum distance of four inches shall be maintained above the controls with the strapping. Water heater installation in garage. Appliances in garages and in adjacent spaces that open to the garage and are not part of the living space of a dwelling unit shall be installed so that burners and burner-ignition devices are located not less than 18 inches above the floor unless listed as flammable vapor ignition resistant.

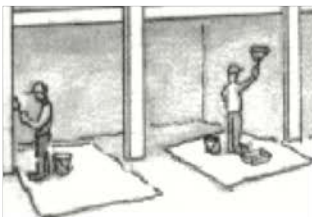
Mechanical Code (CMC)

402.1 - Ventilation Air.
Occupable spaces listed in CMC Table 402.1 shall be designed to have ventilation (outdoor) air for occupants. Provide 5 cfm outdoor air per bedroom; 50 cfm exhaust per bathroom; 100 cfm exhaust per kitchen.
402.4 - Air vents.
Air vents shall be covered with a screen having openings between 1/4 inch and 1/2 inch, and shall be designed to prevent rain intrusion.
502.2.1 - Environmental air vents.
Termination of all environmental air ducts (e.g., bath fan, dryer vent, range hood, etc.) shall be at least 3 feet from a property line and from openings into the building, and 10 feet from a forced air inlet.
Energy Code (ECaD)
150.0(a) - Insulation.
Exterior wall, floor and roof framing spaces opened up during the course of remodel shall be insulated. R-13 (2x4 wall), R-19 (2x6 wall), R-19 (floor), and R-22 (attic/roof) insulation.
150.0(b)(28) - Bathroom exhaust fans.
Exhaust fans shall be switched separately from lighting system and controlled by a humidistat which shall be readily accessible. Fans shall be Energy Star compliant and ducted to terminate outside the building.
150(k)(1) A - Lighting.
All added or replacement lighting shall be high efficacy in accordance with CA Energy Code, Table 150.0-A.
150.9(2) - Vacancy sensor.
In bathrooms and laundry rooms, at least one luminare in each of these spaces shall be controlled by a vacancy sensor.
California (CEC)SD
4.303.1.1 - Water closets.
The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the US EPA WaterSense Specification for Tank-type Toilets.
4.303.1.3.1 - Single showerhead.
Showers with a single showerhead shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the US EPA WaterSense Specification for Showerheads.
4.303.1.4.1 - Residential lavatory faucets.
The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.
4.303.1.4.4 - Kitchen faucets.
The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.
4.406.1 - Rodent proofing.
Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.
4.408.1 - Construction waste management.
Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section 4.408.3; or 4. The waste stream reduction alternative, per Section 4.408.4.
4.410.1 - Owner manual.
An operation and maintenance manual shall be provided to the building occupant or owner.
4.504.1 - Dust openings during construction.
Dust openings and other related air distribution component openings shall be covered during construction.
4.504.2.1 - Adhesives, sealants and caulks.
Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
4.504.2.2 - Paints, stains and other coatings.
Paints, stains and other coatings shall be compliant with VOC limits.
4.504.2.3 - Aerosol paints and coatings.
Aerosol paints and coatings shall be compliant with product weighted MIR limits for VOC and other toxic compounds.
4.504.2.4 - Compliance documentation.
Documentation shall be provided to verify that compliant VOC limit finish materials have been used.
4.504.3 - Carpet and carpet systems.
Carpet and carpet systems shall be compliant with VOC limits.
4.504.5 - Wood products.
Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.
4.505.3 - Moisture content.
Moisture content of building materials used in wall and floor framing shall be checked before enclosure. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content.
4.506.1 - Bathroom Ventilation.
Fans in bathrooms containing a tub or shower to be controlled by a humidistat and be energy star rated. Humidity controls shall be capable of adjustment between a relative humidity of 50% and 80%. If the bathroom fan provides continuous ventilation as required by the Energy Code it is exempt.
4.106.3 - Grading and paving.
If the project disrupts the existing drainage path, the plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.

Electrical Code(CEC)

210.11(C)3 - Bathroom receptacles.
Receptacles in bathrooms must be supplied by at least one 20-amp circuit that shall have no other outlet. Bathroom lighting shall not be on an outlet circuit.
210.12(A) - AFCI protection.
All branch circuits supplying outlets installed in bedrooms are required to be protected by a listed arc-fault circuit interrupter.
210.12(B) - New Receptacles.
All added/replaced receptacles shall be listed tamper-resistant and shall have a listed combination-type arc-fault circuit interrupter (AFCI) either at the sub-panel or the first receptacle outlet of the branch circuit.
210.52(A)(1) - Receptacle Outlets.
Receptacles must be installed every 6 feet along wall sections unbroken by doorways, openings, fireplaces and fixed cabinets.
210.52(E)(1) - Outdoor receptacles.
A receptacle shall be provided at both the front and back of a new dwelling unit. Each balcony, deck or porch that is accessible from inside should be provided with a receptacle.
210.8(A)(7) - Bathroom receptacle.
At least one receptacle shall be provided within 3 feet of the outside edge of each sink and not more than 12 inches below the countertop. Receptacles installed within 6 feet of the outside edge of a sink, bathtub or shower shall be GFCI protected.

Painting & Paint Removal

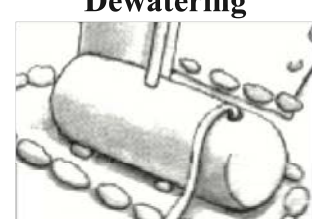


Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin shall be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

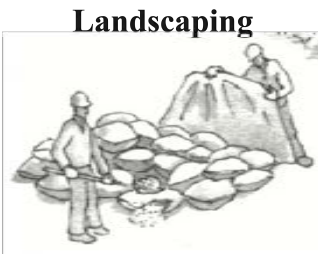
Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- If sawcut slurry enters a catch basin, clean it up immediately.
- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.



Dewatering

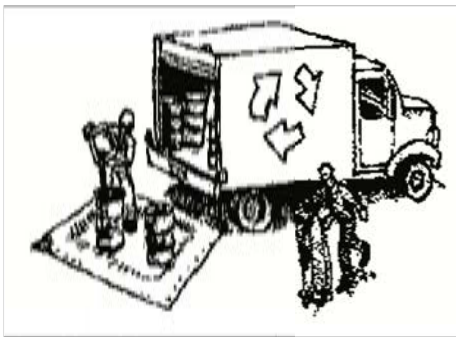
- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.



Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

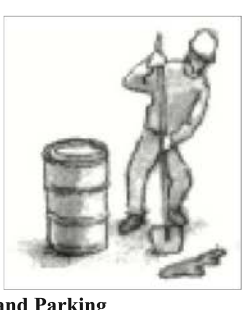
Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



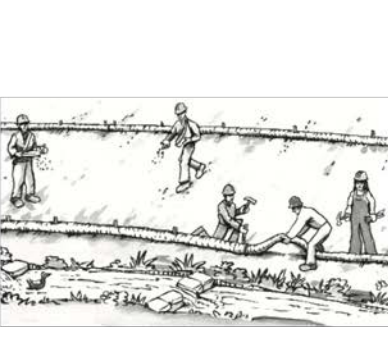
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



Schedule grading and excavation work during dry weather.

- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Storm drain pollutants may be liable for fines of up to \$10,000 per day!

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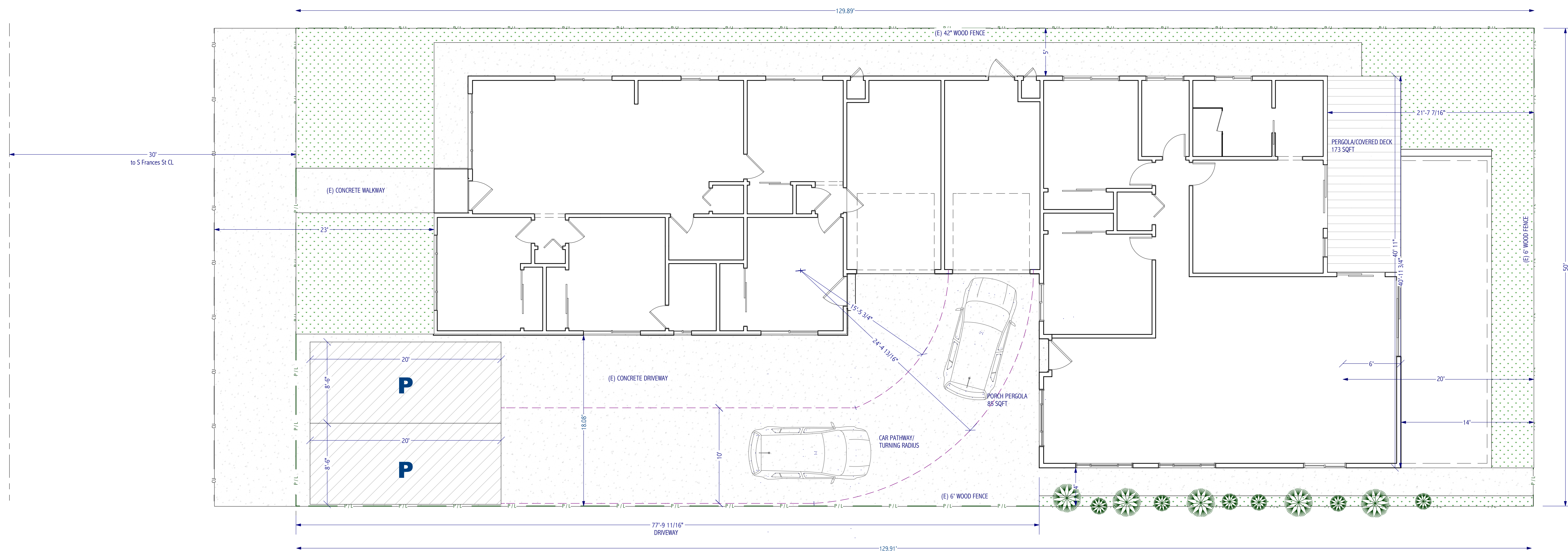
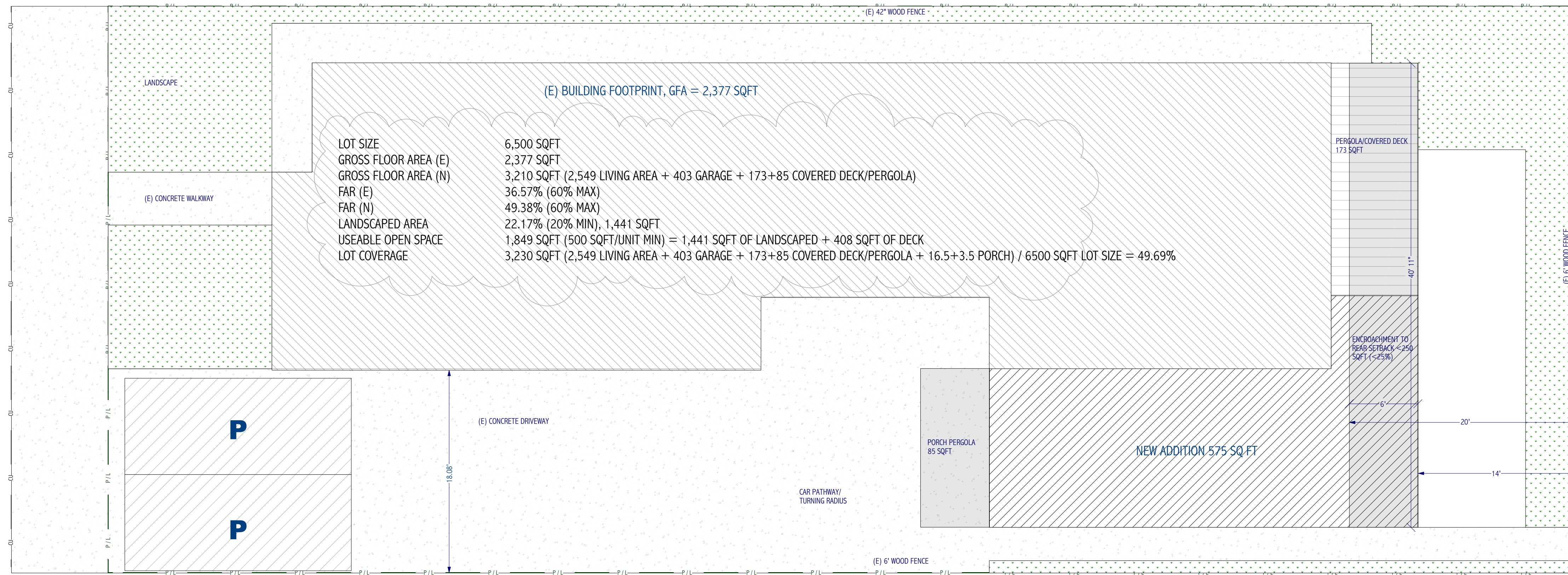
PRACHI JAIN &
SAGAR CHORDIA

PLOT PLAN AND ANALYSIS

August 4, 2020

AS NOTED

A-1.01



PROJECT

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SUNNYVALE, CA 94086

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TITLE

FLOOR PLAN

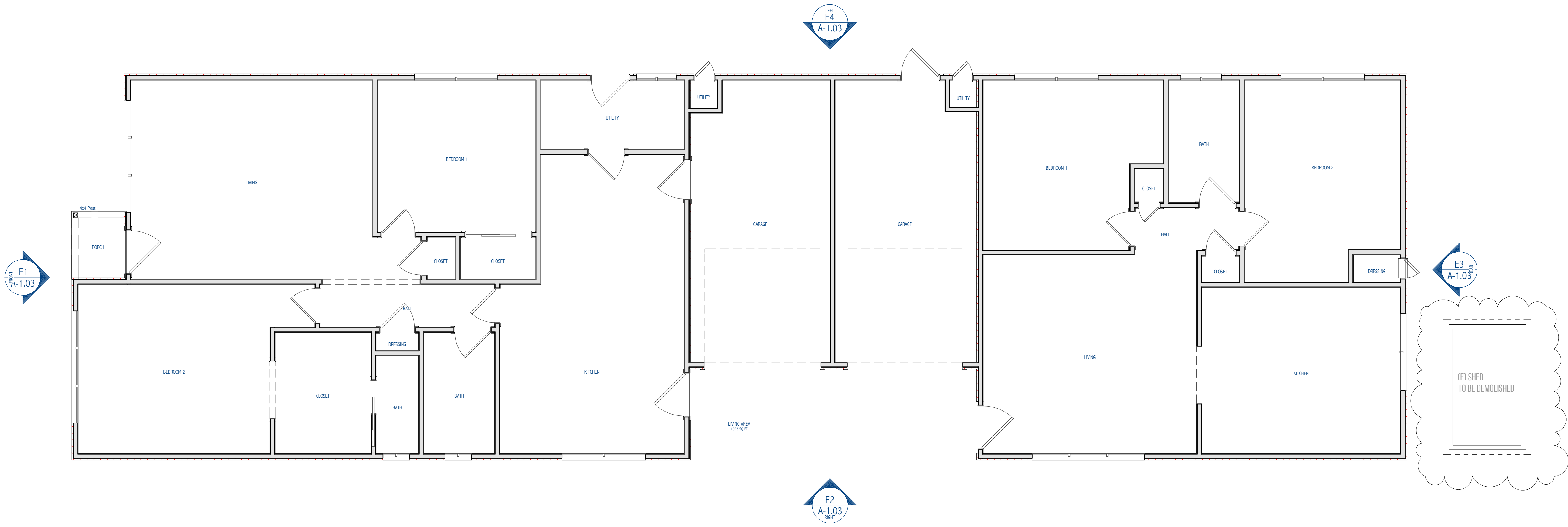
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DATE

August 4, 2020

SCALE

1/4" = 1'



A-1.02



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PROJECT

UNIT 2
ADDITION

ADDRESS

448 S FRANCES ST
SUNNYVALE, CA 94086

CLIENT

PRACHI JAIN &
SAGAR CHORDIA

TITLE

ELEVATIONS

AS-BUILD/EXISTING

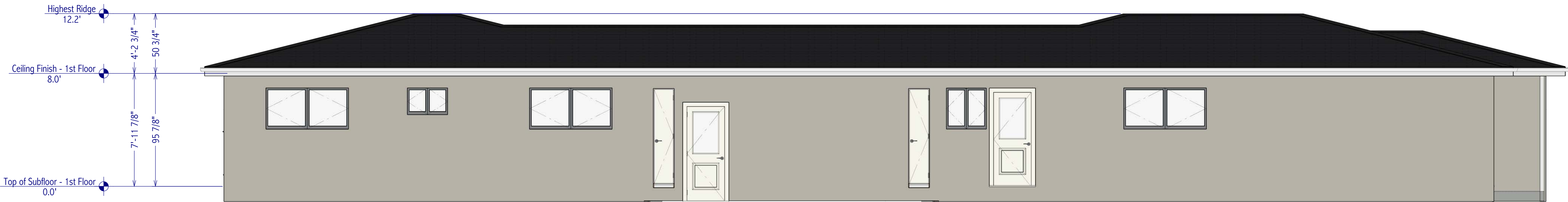
DATE

August 4, 2020

SCALE

1/4" = 1'

A-1.03





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SAGAR CHORDIA

TITLE

ROOF PLAN

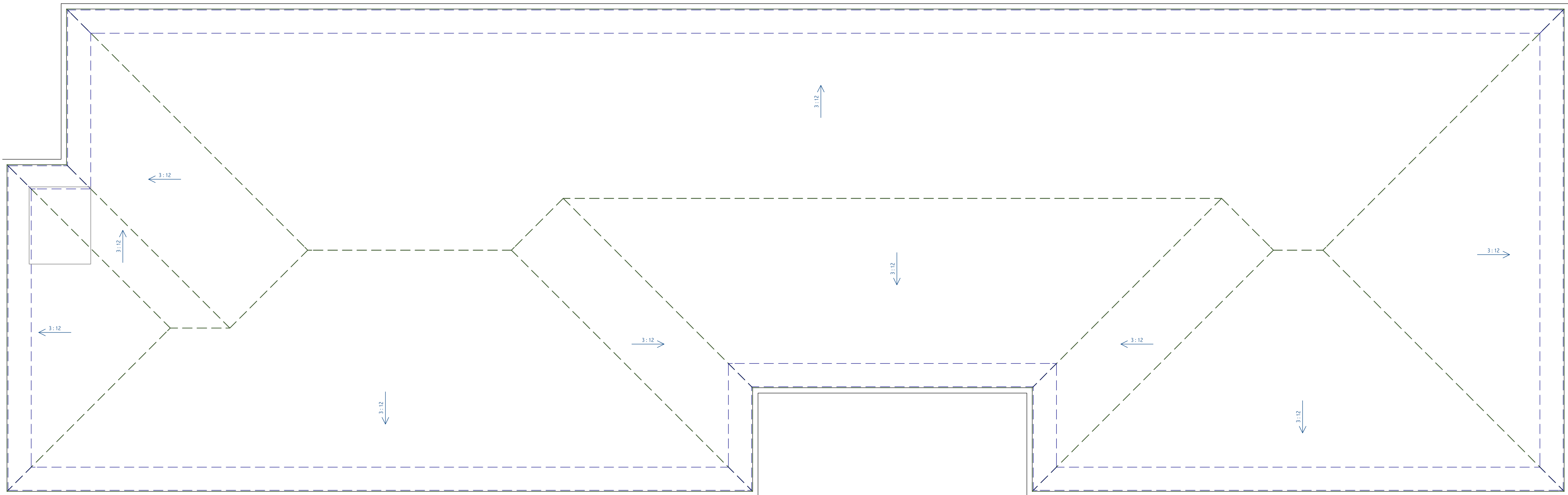
AS-BUILD/EXISTING

DATE

August 4, 2020

SCALE

1/4" = 1'



A-1.04

UNIT 2

ADDITION

ADDRESS

448 S FRANCES ST
SUNNYVALE, CA 94086

CLIENT

PRACHI JAIN &
SAGAR CHORDIA

TITLE _____

FLOOR PLAN _____

PROPOSED

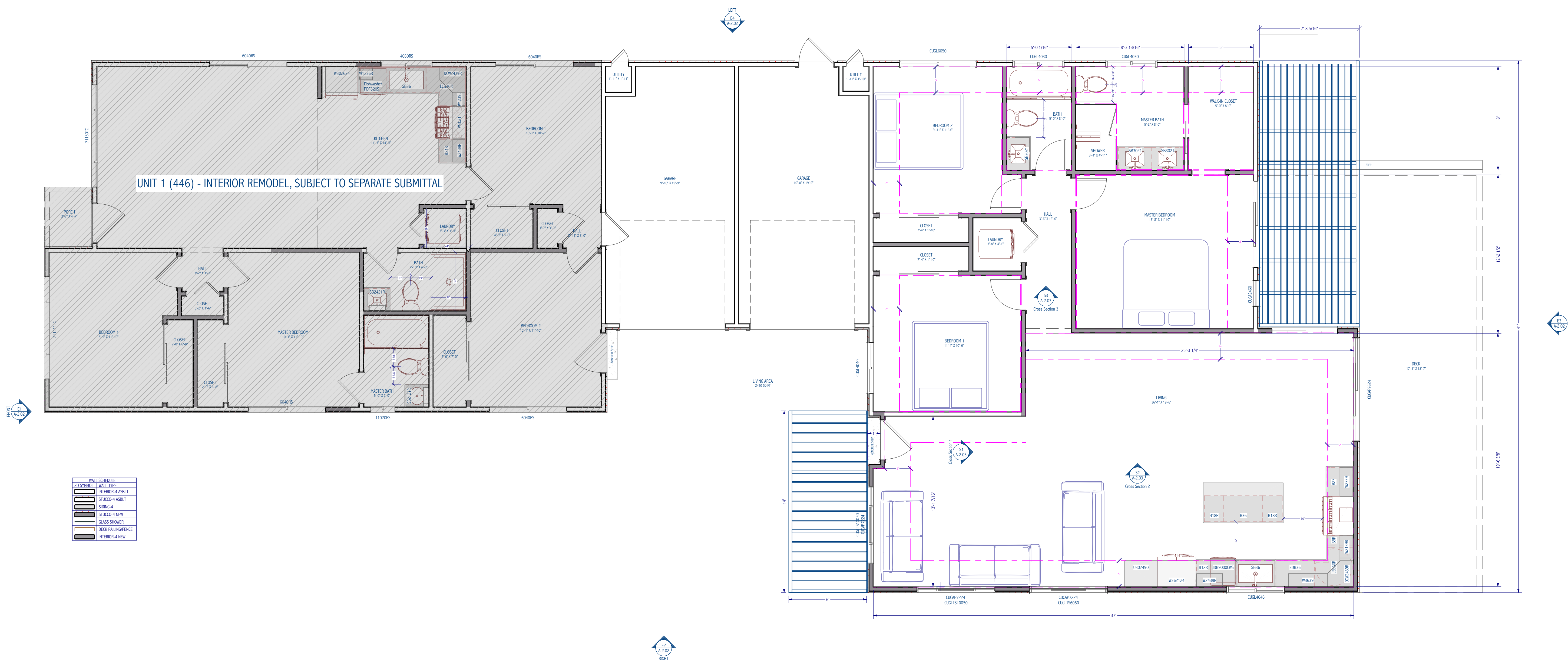
DATE _____

August 4, 2020

SCALE

$$1/4'' = 1'$$

A-2.01





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ELEVATIONS

PROPOSED

DATE

August 4, 2020

SCALE

1/4" = 1'

A-2.02





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CLIENT

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SAGAR CHORDIA

TITLE

SECTIONS

PROPOSED

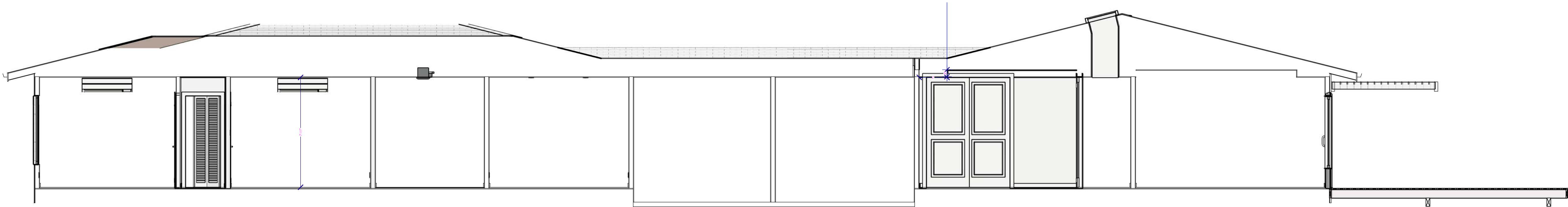
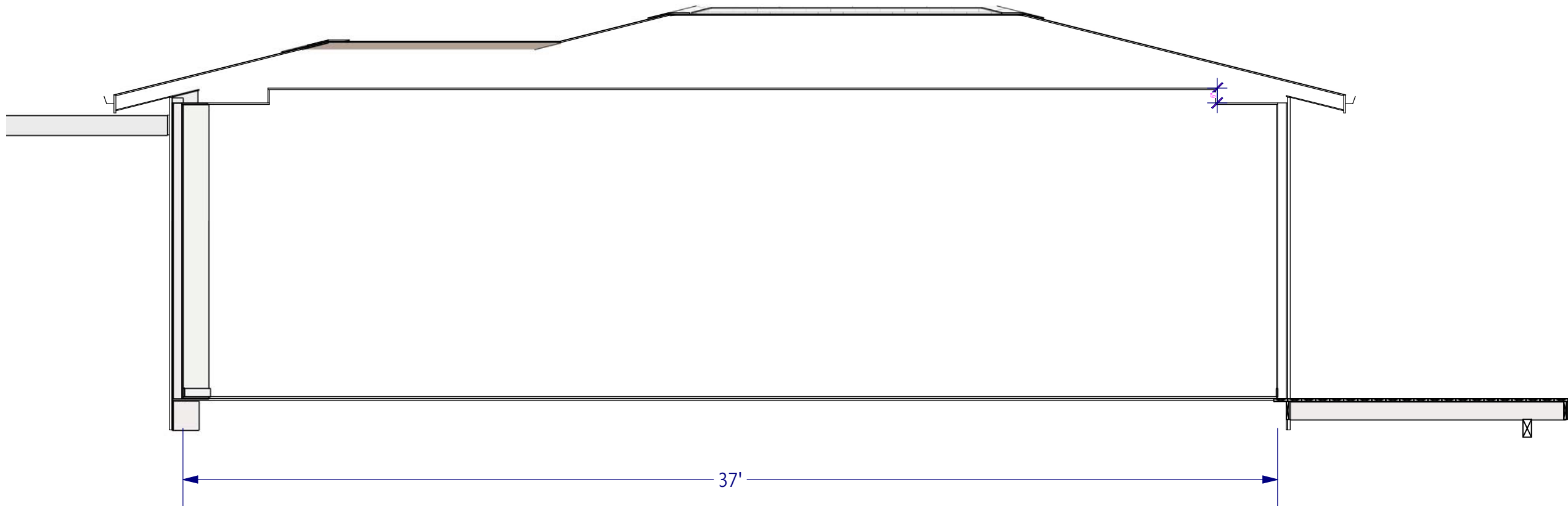
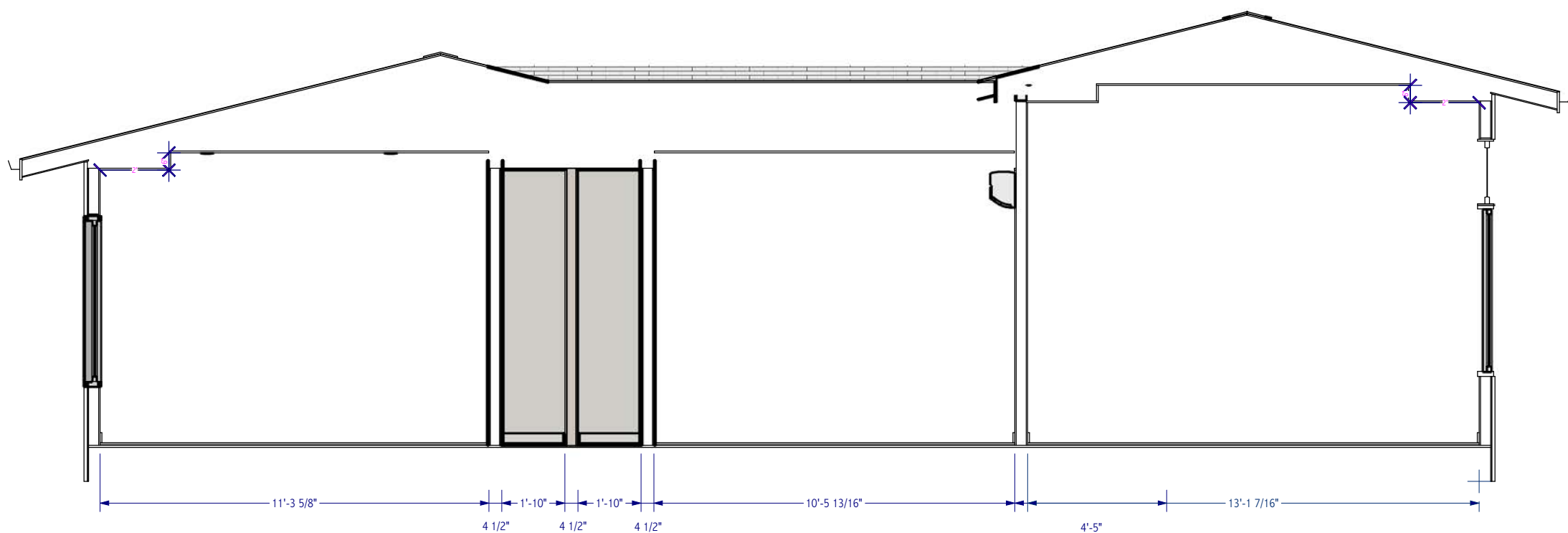
DATE

August 4, 2020

SCALE

1/4" = 1'

A-2.03





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UNIT 2
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TITLE

ROOF PLAN

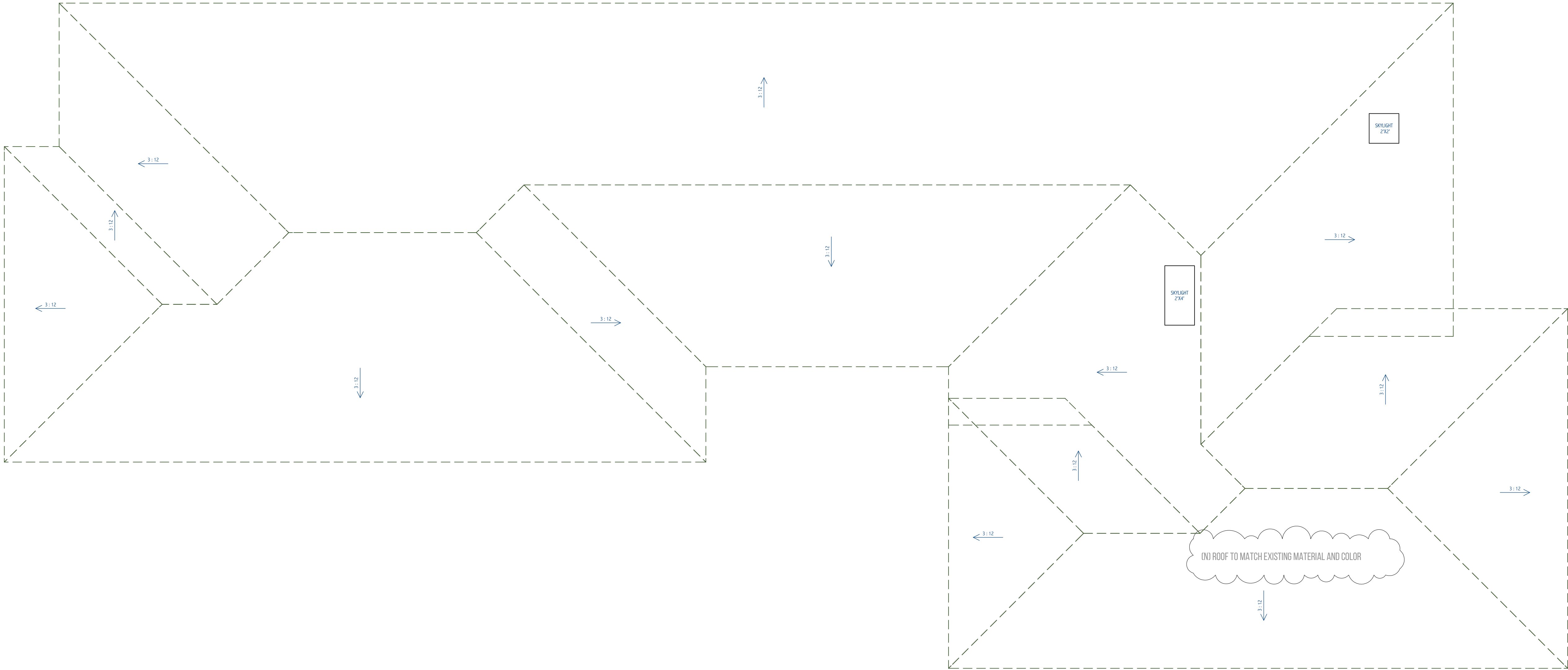
PROPOSED

DATE

August 4, 2020

SCALE

1/4" = 1'



A-2.04



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CLIENT

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TITLE

RENDERS

DATE

August 4, 2020

SCALE



A-2.05