PROJECT DIRECTORY

ARBORIST: Robert Apolinar San Jose Tree Service Inc. Certified Arborist #WE-8846A (408) 422-1313

BIOLOGIST: Sarah Lynch Principal Biologist Monk & Associates, Inc. 1136 Saranap Avenue, Suite Q Walnut Creek, CA 94595 (925) 947-4867 x 203

CIVIL ENGINEER: Chin Hang Wong P.E. (CIVIL), QSD Green Civil Engineering 1900 S Norfolk Street Unit 350 San Mateo, CA 94403 (650) 931 2514

DESIGNER: Ruchika Uthayakumar 88 E San Fernando Street Unit 1204 San Jose, CA 95113 (925) 238 6471

GEOMORPHOLOGIST/ CIVIL ENGINEER: Matt Smeltzer P.E. Geomorph Design Group 2100 4th St, #154 San Rafael, CA 94901 (510) 219 1064

GEOTECHNICAL ENGINEER: Daniel F. Dyckman P.E., G.E. GeoForensics Inc. 136 Barkentine Street Foster City, CA 94404 (650) 349 3369

NEW SINGLE FAMILY HOME

0 Gronwall Ln, Los Altos, CA 94024 APN: 336-10-038

LEGAL OWNER: Uthayakumar Kumarasamy 88 E San Fernando Street Unit 1204 San Jose CA 95113



VICINITY MAP



ZONE: R1-10 LOT SIZE: 5359 SQFT FIRE SPRINGLER: REQUIRED SOLAR: REQUIRED

SETBACK Side: 6' Stream (Ephermeral): 10' Height: 35' Stories: 2

LOT COVERAGE Allowed: 1876 SQFT (0.35 x 5359) 35% of lot area Proposed: 769.43 SQFT @14.36% of lot area

FLOOR AREA Allowed: 1876 SQFT (0.35 x 5359) 35% of lot area Proposed: 1482.50 SQFT @ 27.66% of lot area

TOTAT FLOOR AREA = 719.07 + 763.43 = 1482.5



INDEX

CS1	COVER SHEET	
GN1	GENERAL NOTES	
A1	SITE PLAN	
A2	FLOOR PLAN	
A3	ROOF PLAN	
A4	ELEVATION PLAN	
A5	FOUNDATION PLAN	

BUILDING DATA

	NOTE:
	APPROVAL AUTHORITY:
SQFT	
SECOND FLOOR AREA 6.50 + 366.93 = 763.43 SQFT	
98' X 20.89' 5.50 SQFT (18.98' + 8.03')/2) X 27.17' 8.03'	
(18.98' + 8.03')/2) X 27.17' 366.93 SQFT 20.89' 27.17'	
20.09	REV. DATE DESCRIPTION
	KUMARASAMY RESIDENCE 0 GRONWALL LN LOS ALTOS, CA 94024 APN: 336-10-038
	Design: RUCHIKA UTHAYAKUMAR
	88 E San Fernando Street, Unit 1204 San Jose, CA 95113 (925) 238 6471 This is an original unpublished work and may not be dupilcated or otherwise used without written consent
	88 E San Fernando Street, Unit 1204 San Jose, CA 95113 (925) 238 6471 This is an original unpublished work and may not be dupilcated or otherwise used without written consent COVER SHEET
	This is an original unpublished work and may not be dupilcated or otherwise used without written consent

Code Compliance:

2022 California Building Code (2018 IBC) 2022 California Residential Code (2018 IRC) 2022 California Electrical Code (2017 NEC) 2022 California Mechanical Code (2018 IMC)

2022 California Plumbing Code (2018 IPC)

2022 California Fire Code

2022 California Green Building Standards Code (CALGreen)

2022 California Energy Code

General:

1. All materials, workmanship and methods of construction shall conform to the requirements of the Uniform Building Code, National Board of Fire Underwriters, the National Electric and Plumbing Codes, FHA and all local building codes and regulations, whichever governs. The local governing body will determine edition of the codes. Nothing in these documents shall be construed as allowing work not in conformance with the above.

The Contractor is required to incorporate whatever changes or additional work these codes or regulations require without additional cost to the Owner. 2. Do not scale drawings. Written dimensions shall always take precedence over scale dimensions. Dimensions shown on floor plans are to face of stud unless otherwise noted or indicated.

3. Notify the Architect of any discrepancies in the Documents or between the Documents and the existing conditions before proceeding with any work. 4. The Contractor shall obtain all required inspections for his work and give the Owner timely notice of his intent to have inspections.

5. The Contractor and/or Subcontractor shall at all times keep the premises free of accumulations of waste materials or rubbish caused by his employees or work. At the completion of the work, he shall remove all his rubbish, all of his tools, scaffolding, and surplus materials from and about the building and shall leave his work "broom clean" or its equivalent.

6. Contractor to coordinate and verify all sizes of kitchen appliances, to be selected by the Owner, and the style of the design, materials, hardware and finish of the cabinets with the Owner and cabinet-maker prior to manufacturing.

7. The escape opening has a minimum net clear opening of 5.7 square feet; minimum net clear opening height of 24 inches; and minimum net clear opening width of 20 inches. UBC 310.4. Maximum sill height to be 44" where windows are provided as means of escape or rescue.

8. Contractor to verify size and clearances of selected water heater and furnace for adequacy of space shown on the drawings prior to construction. Notify Architect immediately of any conflicts with space requirements for this equipment.

9. All shower and tub/shower enclosures to be provided with smooth, hard, nonabsorbent finish backing (e.g., tile over W.R. Board to 70" above drain). 10. Handrails & Guardrails: Stairways to have handrails on open side of stairs, not less than 34" nor more than 38" above the nosing treads. They should be continuous the full length of the stairs and need not extend 12" beyond top and 12" plus tread width beyond bottom tread. Ends shall be returned or shall terminate in newel posts or safety terminals. Handgrip shall not be less than 1 1"or more than 2" in cross-sectional dimension w/ no sharp corners, height of 34 inches to 38 inches above nosing, extend continuously from top to bottom risers, and terminate at newel posts or return to walls; handgrip shall have a space not less than 11/2" out from the wall. The spindles are set as to not allow a 4" sphere to pass through. CBC 1003.3.3.6. Open guardrail and stair railings shall have intermediate rails or an ornamental pattern such that a sphere 4" in diameter cannot pass through. All interior and exterior handrails and guardrails to conform to UBC 1006, 509. Guardrails shall be designed for lateral force of 20 pounds per lineal foot.

11. Maximum 3.5-inch handrail projection into the required stair width. Stringers and other projections such as trim are limited to 1-inches on each side. 12. Handrail(s) is required for stairways with four or more risers.

13. Batt insulation shall have maximum flame spread of 25 and smoke development of 450..

14. The Contractor will read and conform to the Title 24 requirements for this project. A copy of Title 24 documents can be obtained from the Owner. 15. Glass & glazing to comply with Chapter 24, UBC.

16. Discrepancies: In the event of conflict or discrepancy in contract documents, larger quantity and higher quality shall govern.

Site & Grading:

1. Non-removable backflow prevention to be provided at meter and provide non-removable vacuum breaker on all hose bibbs.

2. All utilities to be field verified by contractor. architect assume no responsibility for accuracy of utility locations, as shown on plans. 3. Restore all existing building and site improvements, including sidewalks, curb and gutters, walks, patios, fences, landscaping, sprinklers, plumbing, etc.,

which have been altered or damaged by reason of the contractor's operations to a new condition, to the complete satisfaction of the owner. 4. Work to comply with Santa Clara County ordinance for setbacks and grading requirements as shown on the site plan.

5. All downspouts, site area drains and catch basins as shown on site plan shall be collected with PVC tight line rigid wall SDR 35-ASTM 2655, 3034, independent of all other drainage systems.

6. All retaining walls shall have drainage with 4" perforated PVC rigid wall SDR 35-ASTM 2665, 3034 and collected with PVC Tight line rigid wall SDR 35. 7. A positive gradient shall be provided away from the foundation in order to provide rapid removal of the surface water runoff away from the foundation to an adequate discharge point. Slope shall not be less than 5% for a distance of 5 feet from the structure. No ponding of water shall be allowed on the pad

or adjacent to the foundation. Slopes beyond 5 feet from the foundation shall be a minimum of 2 %.

Foundation:

1. Pier holes should be clean of loose materials and the walls of the holes should not be allowed to dry out. Standing water in the holes should be removed. 2. All areas to receive slab to be thoroughly soaked prior to placement of concrete.

3. Granular fill to be no smaller than 1/4" nor larger than 1" average size.

4. Verify all locations of "PA", "HD", "LTT", "MTT", or "HTT" anchors as shown on floor plan, relative to window and doorjambs, posts, etc., prior to placement of concrete.

5. Apply approved curing compound on finished concrete surfaces, or maintain concrete in moist condition for five days after placement. 6. Wood sills and plates in contact with concrete shall be pressure treated "Cellcure" fir.

7. Provide double joists below all walls parallel to floor framing. Unless otherwise noted, solid block between joists below walls perpendicular to joists and at joist midspans (or 8'-0" on center, maximum).

8. Provide solid bearing below concentrated post loads to foundation unless otherwise noted.

9. Approved expansion anchors and/or powder driven fasteners providing equal shear and overturning resistance, and installed in accordance with current I.C.B.O. research

report may be substituted for anchor bolts at all walls other than specified shear walls.

10. All piers to be equally spaced between points unless dimensioned otherwise. Minimum spacing of any two piers to be 2'-0" measured from the outside edge of each.

11. Bars at grade beam intersections and corners to lap 24" minimum typical.

Framing:

- 1. Engineered truss calculations, details, fastener/hanger schedules, and layout plans to be submitted to Building Department at least review/approval.
- 2. Posts supporting beams shall be as wide as beam minimum.
- 3. Attic ventilation: Where determined necessary by the building official due to atmospheric or climatic conditions, enclosed attics ar ceilings are applied direct to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openin and snow. Provide net free eave ventilation area of not less than 1/150 of the area of the space ventilated. The area may be 1/300, ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cor ventilation provided by eave or cornice vents. The opening shall be covered with corrosion-resistant metal mesh with mesh openin 4. Crawl space ventilation: Locate underfloor vents at perimeter crawl space walls. Provide minimum vent areas of 1 square foot for Vents to provide cross ventilation of crawl space.
- 5. Fire Stops. Fire-stopping shall be provided in the following locations:
- A. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels and at 10-foot intervals a B. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings. C. In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of D. In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings that afford a passage for fire at ceiling and floc E. At openings between attic spaces and chimney chases for factory-built chimneys.
- 6. Where laterally unsupported 2x4 studs exceed 10'-0" in height, use 2x6 studs @ 16" o.c.
- 7. Exterior stucco specification: (1) 3-coat, 7" min. thick; (2) has two layers of grade D paper under stucco where occurs over plywood screed at foundation plate line at least 4" above grade (or 2" above concrete or paving).

Roof:

- 1. Roof sheathing can only cantilever 9" beyond gable end wall unlesssupported by raming (R802.5.2.1)
- 2. Provide minimum 22" X 30" access opening to attic (CRC R807) 3. Roof drains and gutters required to be installed per the California Plumbing Code
- 4. Roof construction and covering shall comply with CRC chapters 8, 9 and local ordinance. All roofing shall be listed Class A minin

Garage:

- 1. Garage shall be separated from the dwelling unit & attic area by 1/2 inch gypsum board applied to the garage side. Garage bene not less than 5/8" type X gypsum board. Structure supporting floor/ceiling assemblies used for required separations shall have 1/2" openings from the garage to the dwelling shall be solid wood/steel doors or honeycomb steel doors not less than 1 3/8" thick or a 2 self closing & self latching. No openings directly into a sleeping room from the garage. When the dwelling and garage has fire spring into the dwelling unit from the garage only need to be self closing and self latching. (CRC R302.5.1 & T-R302.6)
- 2. Ducts penetrating the garage to dwelling separation shall be a minimum of 26 gauge with no openings into the garage. (CRC R3 3. Penetrations through the garage to dwelling separation wall (other than ducts as listed above) shall be fire-blocked per CRC sect 4. Garage and carport floor surfaces shall be non-combustible material and slope to drain towards the garage door opening. (CRC
- 5. Appliances and receptacles installed in garage generating a glow, spark or flame shall be located 18" above floor unless it is liste Provide protective post or other impact barrier from vehicles. (CMC 305.1.1)
- 6. Appliances in private garages and carports shall be installed with a minimum clearance of 6ft above the floor unless they are pro-

Plumbing:

- 1. Showerheads shall be flow control of 2.5 G.P.M. or less.
- 2. Provide thermal insulation on hot water pipe for first 5 feet in unconditioned space (R-3 or greater), or as required on T-24 Energy

Electrical and Mechanical:

- 1. Electrical receptacles in bathrooms, outdoors and within 6'-0" of sink to be on ground fault protection (G.F.I.);
- Provide 1/2-switched outlet under counter at sink for disposal.
- 3. Switch and duplex outlet, or multiple switches shown adjacent to each other on plan are to be under one plate.
- 4. New 110v smoke detector(s), with battery backup, and interconnected, which are audible in all sleeping area will be provided at (1) all new bedrooms; (2) in hallways and immediately adjacent to new bedrooms.
- 5. All appliances shall conform to the standards set forth by the California Energy Commission Title 24 requirements.
- 6. Gas fired cooking appliances and space-heating equipment shall have intermittent ignition devices
- 7. All air ducts penetrating separation wall or ceiling between garage and living area shall be 26 GA. The ducts, plenums, A/C coil b of 26 ga. sheetmetal in the garage.
- 8. Contractor to verify space requirements for plenums and ducts prior to start of work.
- 9. Mechanical ventilation shall be capable of providing five air changes per hour in lieu of the natural ventilation in bathrooms, wate vented directly to the outside. All exhaust fans and fan systems to have damper controls.
- 10. Gaskets to be provided at exterior receptacles and switch plates.
- 11. Final locations of all mechanical and electrical equipment, panel boards, meters, fixtures, flues, vents, switches etc., shall be ap 12. Lights: 50% of all down lights in kitchen to have fluorescent bulbs. Lights in closets to be a minimum of 18" in front of shelf or be 40 lumens/watt or greater for general lighting;
- 13. HVAC equipment, water heaters, showerheads and faucets to be certified by the CEC.
- 14. Provide a setback thermostat on all applicable heating systems.
- 15. Ducts penetrating the one hour separation between garage and the house shall be not less than 26 gauge galvanized steel.
- 16. The HVAC equipment shown meets the assumed efficiency requirements of this compliance, however, it is recommended that HVAC designer. The loads shown are only one of the criteria affecting the selection of HVAC equipment. Other relevant design fac temperatures, coil sizing, availability of equipment, oversizing safety margin, etc., must also be considered. It is the HVAC designed the HVAC equipment.
- 17. Fused disconnect at A/C compressor unit or approved circuit breaker to be installed.
- 18. Clothes dryer, vented range hoods, and bathroom vent fans must be exhausted to outside per 2010 UMC. 20. Install new reception of the second seco 19. Provide a dedicated 20-amp branch circuit to supply the laundry receptacle outlet.
- 20. Contractor to provide additional electrical load as necessary to equip all new & existing elect. equipment.

	NC	OTE:						
ast two weeks prior to frame inspection for								
nd enclosed rafter spaces formed where ngs protected against the entrance of rain), provided at least 50 percent of the required prnice vents with the balance of the required ngs of 1/4" in dimension. or each 150 square foot of under-floor area.								
long the length of the wall.								
s. f stairs in the walls under the stairs are unfinished.								
oor levels, with noncombustible materials.								
od sheathing; and (3) has 26 ga. galvanized weep	AF	PPRO	VAL AUTH	IORITY:				
mum.								
eath habitable rooms shall be separated by " gypsum board installed minimum. Door 20 minute rated fire door. Doors shall be nklers installed per R309.6 and R313, doors								
302.5.2)								
tion R302.11 R309.1) ed as flammable vapor ignition resistant. (CMC 305.1)								
otected from vehicular impact. (CBC 406.2.9.3)								
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boxes must be insulated to R4 minimum and be					86-10-03			
er closet compartments and laundry rooms and								
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e recessed. Lighting in kitchens and bathrooms to be								
the actual system to be installed be determined by an ctors such as airflow requirements, outdoor design er's responsibility to consider all factors when selecting								
otacle outlets as specified in NEC.								
	Des	ign:						
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	LOS ALTOS, CA 94024 APN: 336-10-038
	Design:
ent & 100 Year Flood Elevation	RUCHIKA UTHAYAKUMAR
rnia Water Service Company Easement per 3992 or 415	88 E San Fernando Street, Unit 1204 San Jose, CA 95113
Ind Insurance Rate Map, the parcel is within Zone A. Ation for Zone A is not determined for the area, an estimated been determined using the manual "Managing Floodplain in the A Guide For Obtaining and Developing Base (100 XEAR)	88 E San Fernando Street, Unit 1204 San Jose, CA 95113 (925) 238 6471
has been determined to be 202.50	This is an original unpublished work and may not be dupilcated or otherwise used without written consent
area covered by the shaded area as shown on the Flood not necessarily correspond with the estimated flood zone	SITE PLAN
	Scale 1" = 10' Sheet A1 Drawn RU Checked Date 11/03/23
	Initial planning submission



FIRST FLOOR PLAN



ID	DESCRIPTION	MODEL	WIDTH	HEIGHT	PARA	RO	EGRESS	TEMPRD
1ED1	PIVOT DOOR	APV4080	48"	96"	0"	4080	NO	YES
1W2	FIXED	AFX4080	48"	96"	0"	4080	NO	YES
1W3	SLIDER	AGL4046	48"	54"	42"	4046	NO	NO
1W4	SLIDER	AGL3046	36"	54"	42"	3046	NO	NO
1W5	FIXED	AFX3080	36"	96"	0"	3080	NO	YES
1PD6	PATIO DOOR	AGL16080	192"	96"	0"	16080	YES	YES
1W7	SLIDER	AGL4020	48"	24"	72"	4020	NO	NO

ID	DESCRIPTION	MODEL	WIDTH	HEIGHT	PARA	RO	EGRESS	TEMPRD
2W1	FIXED	AFX2080	24"	96"	0"	2080	NO	YES
2W2	FIXED	AFX2080	24"	96"	0"	2080	NO	YES
2W3	D HUNG	ADH2040	24"	48"	48"	2040	NO	NO
2W4	SLIDER	AGL3046	36"	54"	42"	3046	NO	NO
2W5	D HUNG	ADH2060	24"	72"	24"	2060	YES	NO
2W6	D HUNG	ADH2060	24"	72"	24"	2060	YES	NO
2W7	FIXED	AFX12080	144"	96"	0"	12080	YES	NO
2W8	SLIDER	AGL8056	96"	66"	30"	8056	YES	YES
2W9	SLIDER	AGL8056	96"	66"	30"	8056	YES	NO
2W10	FIXED	AFX6060	60"	60"	12"	6060	NO	NO
2W11	D HUNG	ADH2040	24"	48"	48"	2040	NO	NO

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Design:			
RUCHIKA		KUMAR	
88 E San F	- Fernando Str	eet, Unit 1204	all
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KUMARASAMY RESIDENCE

EXTERIOR WINDOW DOOR SPECIFICATION

EXTERIOR WINDOW DOOR SPECIFICATION

APPROVAL AUTHORITY:

REV. DATE DESCRIPTION

NOTE:



ROOF VENTILATION CALCULATIONS

ATTIC AREA: 763.43 SQ. FT.

REQUIRED AREA: 366.50 SQ. IN. (converted to inches @1/300)

UPPER AREA: 183.25 SQ. IN. (50% required in upper 1/3)

PROVIDE 183.25 SQ. IN. in UPPER 1/3 OFF ROOF With O'HAGIN'S Flat Vent (98.75 SQ. IN. Free Area) 2 VENTS REQUIRED

LOWER AREA: 183.25 SQ. IN. (50% required in lower 1/3)

PROVIDE 183.25 SQ. IN. in LOWER 1/3 OFF ROOF 7 SQ. IN. Free Venting Per Bock via 3-2" Diameter Holes 27 VENTED FRIEZE BLOCKS REQUIRED



ROOF NOTES

Roof overhang typical 6" to 1' All roof and wall vents shall be sealed and flashed

Vent opening shall be covered with corrosion resistent metal mesh with 1/4" openings

All vent openings shall be open for cross ventilating. The attic insulation shall not block the ventilators

Final location of the roof vents to be determined by contractor

NOTE:
APPROVAL AUTHORITY:
REV. DATE DESCRIPTION
KUMARASAMY RESIDENCE
KUMARASAMY RESIDENCE
0 GRONWALL LN
0 GRONWALL LN LOS ALTOS, CA 94024
0 GRONWALL LN LOS ALTOS, CA 94024 APN: 336-10-038
Design: RUCHIKA UTHAYAKUMAR
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Design: RUCHIKA UTHAYAKUMAR 88 E San Fernando Street, Unit 1204 San Jose, CA 95113 (925) 238 6471
O GRONWALL LN LOS ALTOS, CA 94024 APN: 336-10-038 Presign: RUCHIKA UTHAYAKUMAR 88 E San Fernando Street, Unit 1204 San Jose, CA 95113 (925) 238 6471 This is an original unpublished work and may not be dupilcated or otherwise used without written consent ROOF PLAN ROOF PLAN
O GRONWALL LN LOS ALTOS, CA 94024 APN: 336-10-038 Design: RUCHIKA UTHAYAKUMAR 88 E San Fernando Street, Unit 1204 San Jose, CA 95113 (925) 238 6471 This is an original unpublished work and may not be dupilcated or otherwise used without written consent ROOF PLAN ROOF PLAN Scale 1/4" = 1' Sheet Sheet A3
O GRONWALL LN LOS ALTOS, CA 94024 APN: 336-10-038 Design: RUCHIKA UTHAYAKUMAR 88 E San Fernando Street, Unit 1204 San Jose, CA 95113 (925) 238 6471 This is an original unpublished work and may not be duplicated or otherwise used without written consent ROOF PLAN ROOF PLAN I/4" = 1'

P1







LEFT ELEVATION

	AUTHORITY:		
AFFROVAL			
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PRELIMINARY FOUNDATION PLAN





NOTES:

PRELIMINARY FOUNDATION PLAN based on the recommendation of the Geotechnical engineer and would be revised during bulding permit by Structural Enginneer

Pier and grade beam foundation of the structure not to be within 10' stream setback

Small portion of the drivway would be supported by pier grade beam foundation as shown in TYPICAL DRIVEWAY CROSS SECTION ALONG CREEK on this page



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		APN: 336	-10-038		
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