

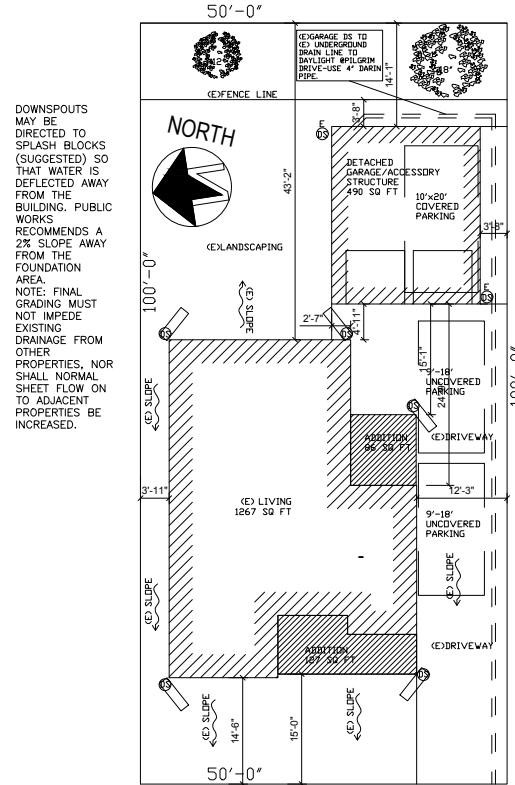
① GENERAL NOTES

- CONTRACTOR AND SUB CONTRACTOR SHALL VERIFY ALL TRADES, DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH JOB AND SHALL NOTIFY THE DESIGNER, ENGINEER IMMEDIATELY IN THE EVENT OF DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS.
- THE DRAWING AND SPECIFICATIONS ARE PREPARED FROM INFORMATION PROVIDED BY CLIENT/OWNER. THE DESIGNER/ENGINEER HAS MADE EVERY EFFORT TO MAINTAIN A HIGH STANDARD OF ACCURACY. SHOULD A DISCREPANCY ARISE BETWEEN DRAWINGS AND FIELD CONDITIONS, IT SHALL BE BROUGHT TO ATTENTION OF GENERAL CONTRACTOR AND TO DESIGNER/ENGINEER FOR CLARIFICATION PRIOR TO CONTINUING WITH THE WORK. DESIGNER/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR WORK THAT DIFFERS FROM THAT SHOWN ON, OR FOR WORK NOT PERFORMED IN A GOOD WORKMANSHIP MANNER.
- DO NOT SCALE THE DRAWING. IF NEEDED, CONSULT DESIGNER/ENGINEER FOR CLARIFICATION.
- IN THE ABSENCE OF ANY MATERIAL DESCRIPTION IN PART OF WHOLE, THE CONTRACTOR SHALL FINISH AND INSTALL ALL COMPONENTS NECESSARY FOR COMPLETION. OF THE WORK IN EQUIVALENT QUALITY OF SPECIFIED CONSTRUCTION TO THE SATISFACTION OF THE OWNER, DESIGNER/ENGINEER.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS INCLUDING NOT LIMITED TO STRUCTURAL, FOUNDATION, ELECTRICAL, MECHANICAL AND PLUMBING REQUIREMENTS PRIOR TO THE START OF THE JOB.
- ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF APPLICABLE CODES, AND ALL LOCAL ORDINANCES.
- DUCT EXTENSION OF 40' OR MORE REQUIRES HERS VERIFICATION.
- LEAD SAFE WORK PRACTICES RE REQUIRED BY STATE OF CALIFORNIA LAW FOR ALL WORK THAT DISTURBS PAINT IN PRE-1978 RESIDENTIAL BUILDINGS DUE TO THE POSSIBLE PRESENCE OF LEAD-BASED PAINT. AS F APRIL 22, 2010, THE US ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIRES ALL WORKERS WHO DISTURB PAINTED SURFACES TO BE RAINED AND ALL FIRMS TO BE EPA CERTIFIED IN LEAD SAFETY. FOR MORE INFORMATION, CONTACT EPA AT WWW.EPA.GOV/LEAD
- AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER CGC 4.410.1
- UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH WILL SHOW SUBSTANTIAL CONFORMANCE.
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE REDDENT PROOFED BY CLDSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE, MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER CGC 4.406.1
- AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER CGC 4.504.1
- EXHAUST FANS, WHICH ARE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, SHALL BE PROVIDED IN EVERY BATHROOM PER CGC 4.506.1
- HEATING AND AIR-CONDITIONING SYSTEM SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
 - HEAT LOADS/HEAT GAIN VALUES IN ACCORDANCE WITH ANSI/ACCA 2 MANUAL J-2004 OR EQUIVALENT)
 - DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1, MANUAL D-2009 OR EQUIVALENT)
 - SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH ANSI/ACCA 3, MANUAL S-2004 OR EQUIVALENT.
 - HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZE TRAINING OR CERTIFICATION PROGRAM PER CGC 702.1.

REMODEL/ADDITION
524 PILGRIM DR.
CAPITOLA, CA. 95010

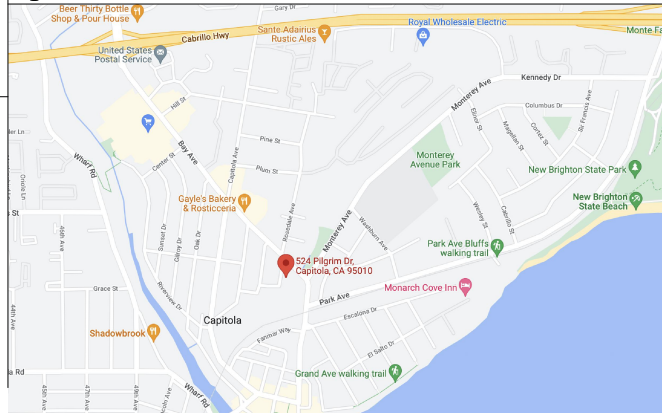
② PLOT PLAN DRAINAGE

SCALE 1/8"=1'-0"



③ VICINITY MAP

NOT DRAWN TO SCALE



④ DRAWING INDEX

- A1.0 TITLE PAGE
- A2.0 SITE PLAN
- A2.1 FLOOR PLAN
- A2.1 ATTIC PLAN
- A3.0 SECTIONS
- A3.0 ELEVATIONS
- A3.1 SECTIONS
- A4.0 ELEVATIONS
- A5.0 ROOF PLAN
- A5.0 ELECTRICAL

⑤ PROJECT TEAM

HOME OWNER
UDESH NAICKER
524 PILGRIM DR.
CAPITOLA, CA. 95010

DESIGNER
AIASSA DESIGNERS
JEANNIE KESTER
(408) 230-2989
JAIASSA@YAHOO.COM

⑥ SCOPE OF WORK

- (E) HOUSE
- 3 BEDROOMS
- 2.5 BATH
- REBUILD/ADDITION
- 3 BEDROOMS
- 2.5 BATHS
- REMODEL/RELOCATION OF KITCHEN
- REMODEL/RELOCATION OF EXISTING BATH(S)
- NEW ELECTRICAL WHERE APPLYS

⑦ APPLICABLE CODES

- 2019 CBC, CMC, CPC, CEC
- 2019 CALIFORNIA RESIDENTIAL CODES
- 2019 INTERNATIONAL BUILDING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS
- 2019 CITY OF CUPERTINO MUNI. CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA FIRE CODE

⑧ PROJECT DATA

APN : 03510304
ZONING DISTRICT: R-1
CONSTRUCTION TYPE: VB
OCCUPANCY TYPE: R3
LOT SIZE IN SQ FT: 5,000 SQ FT
BUILT 1960

STRUCTURES	SQ. FT.
1. (E) MAIN HOUSE	1,267 SQ FT
2. (E) FRONT PORCH TO BE REMOVED	40 SQ FT
3. (E) DETACHED 2 CAR GARAGE/WORKSHOP	490 SQ FT
4. (N) REAR ADDITION	86 SQ FT
5. (N) FRONT ADDITION	127 SQ FT
6. (N) ATTIC ABOVE 4' HT	166 SQ FT (NON HABITABLE)
TOTAL HOUSE	1,480 SQ FT
LOT COVERAGE	1,970 SQ FT

SETBACKS	
FRONT	14'-6"
REAR	43'-2"
RIGHT SIDES	3'-11"
LEFT SIDE	12'-3"

*HERS VERIFICATION REQUIRED BY T-24 ENERGY REPORT. PROVIDE EVIDENCE OF
THIRD-PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

*SPECIAL INSPECTION AND/OR STRUCTURAL OBSERVATION REQUIRED AS PER CBC CHAPTER 17.

No.	Revision/Issue	Date

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TITLE PAGE

Project Name and Address:
JEANNIE KESTER
654 NEILL CT
FRENCH CAMP, CA. 95231
(408) 230-2989
WWW.AIASSADISIGNERS.COM

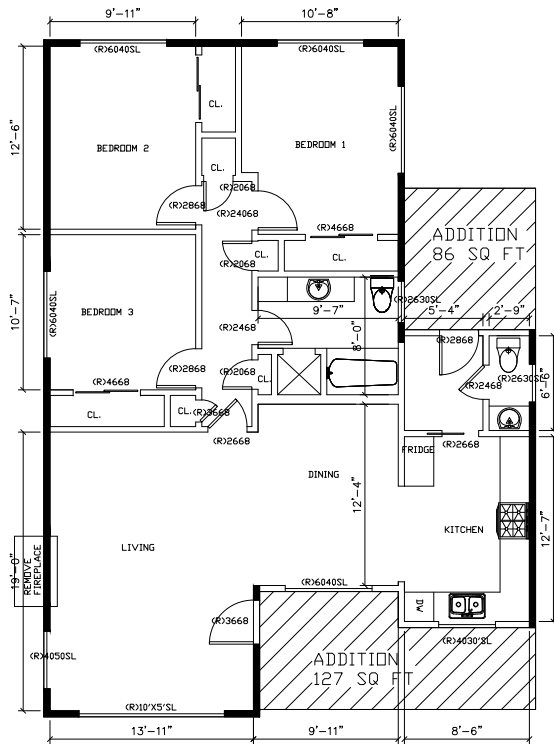
Project Name and Address:
UDESH NAICKER
524 PILGRIM DR.
CAPITOLA, CA. 95010

Project Name	REMODEL/ADDITION
Date	07-23-2022
Scale	VARIES

A1.0

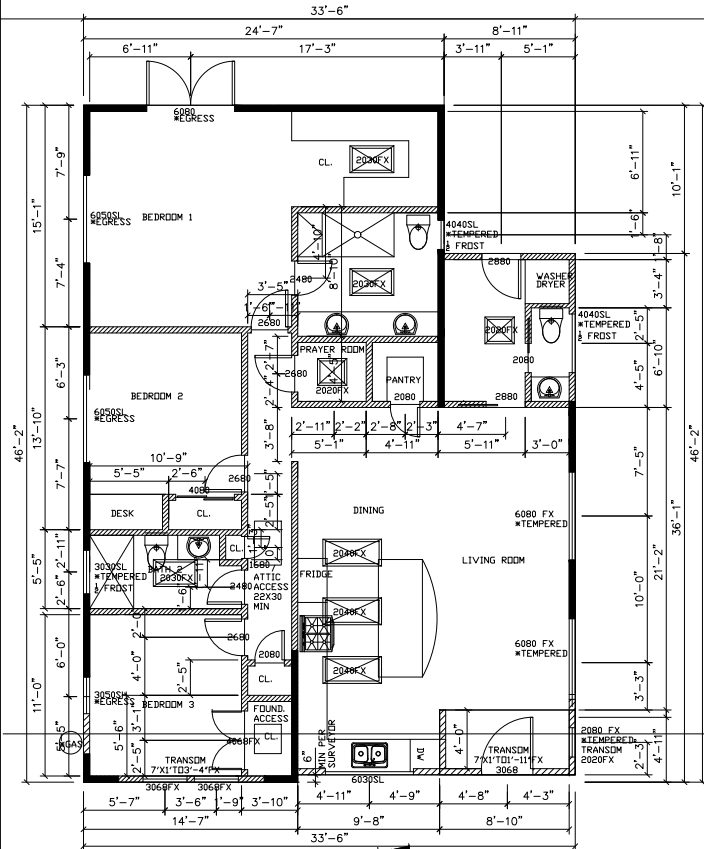
① EXISTING FLOOR PLAN

SCALE 1/4"=1'-0"



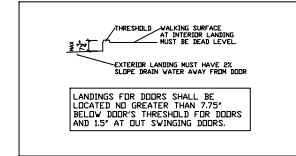
② PROPOSED FLOOR PLAN

SCALE 1/4"=1'-0"



WALL LEGEND	
[Solid black box]	EXISTING
[Dotted box]	REMOVING
[Hatched box]	NEW

DOOR AND WINDOW	
R	REMOVAL
N	NEW
E	EXISTING



SAFETY GLAZING (I.E. TEMPERED) AT THE FOLLOWING HAZARDOUS LOCATIONS:

- GLAZING ADJACENT TO A DOOR WHERE THE BOTTOM OF GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR AND WITHIN 24 INCHES OF EITHER EDGE OF A DOOR PER CRC R308.4.2 #1
- GLAZING IN DOORS PER CRC R308.4.1
- WINDOWS GREATER THAN 9 SQUARE FEET AND THE BOTTOM EDGE CLOSER THAN 18 INCHES TO THE FLOOR AND TOP EDGE MORE THAN 36 INCHES ABOVE FLOOR PER CRC R308.4.3

IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING (CRC R312.2):

- OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

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FLOOR PLANS

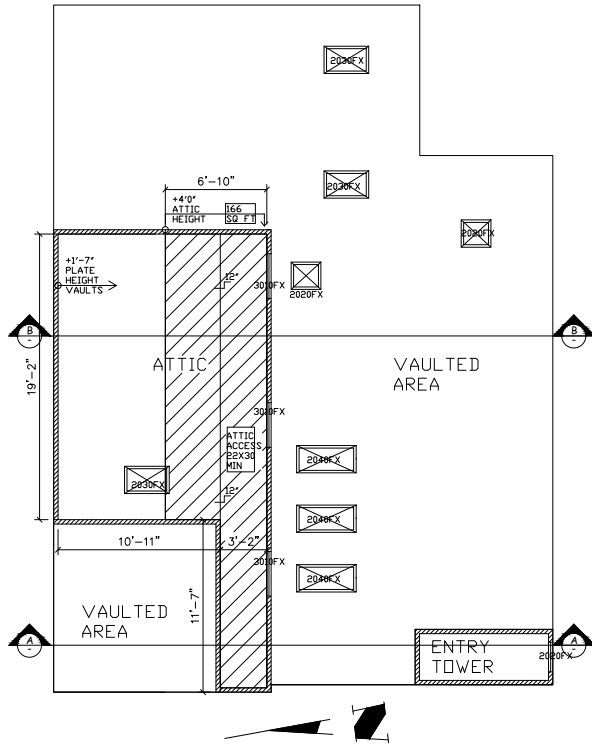
Project Name: 07-23-2022
 JEANNE WESTER
 654 NEILL CT
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 (408)230-2889
 WWW.AIASSADESIGNERS.COM

Project Name and Address:
 UDESH NAICKER
 524 PILGRIM DR.
 CAPITOLA, CA. 95010

Project:	REMODEL/ADDITION	Date:	07-23-2022	Scale:	A2.0	
					Scale:	1/4" = 1'-0"

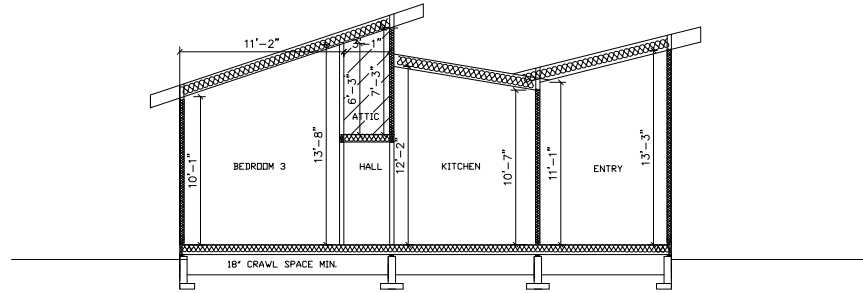
① ATTIC FLOOR PLAN

SCALE 1/4"=1'-0"



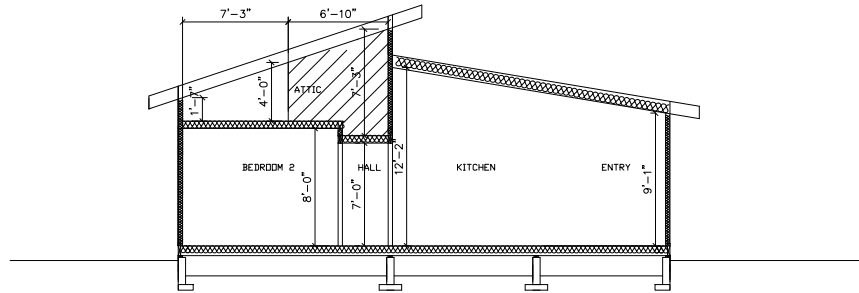
② SECTION A-A

SCALE 1/4"=1'-0"



③ SECTION B-B

SCALE 1/4"=1'-0"



④ X

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ATTIC PLAN SECTIONS

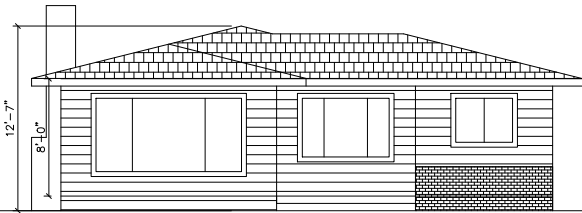
Drawn By: JEANNE WESTER
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Project Name: UDESH NAICKER
 524 PILGRIM DR.
 CAPITOLA, CA. 95010

Project	REMODEL/ADDITION	Sheet	A2.1
Date	07-23-2022	Scale	
Scale	1/4" = 1'-0"		

① (E)FRONT

SCALE 1/4=1'-0"



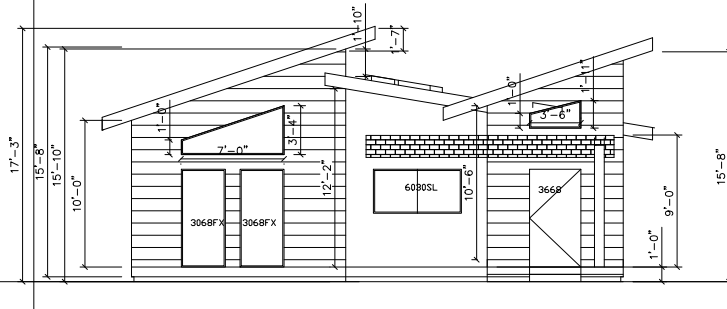
② (E)RIGHT

SCALE 1/4=1'-0"



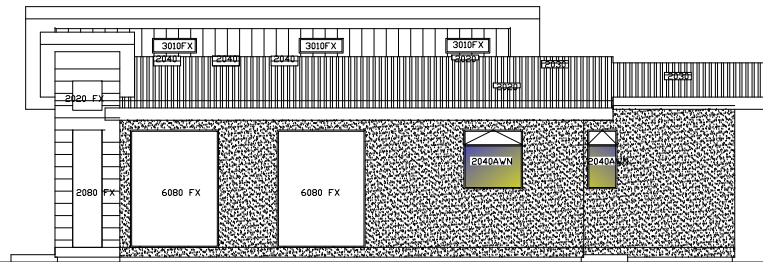
③ (N)FRONT

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④ (N)RIGHT

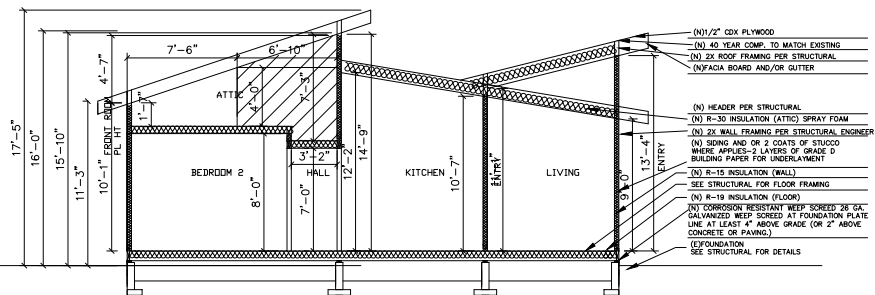
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⑤ X

⑥ TYP. SECTION

SCALE 1/4=1'-0"



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ELEVATIONS SECTION

Project Name and Address:
JEANNE WESTER
654 NEILL CT
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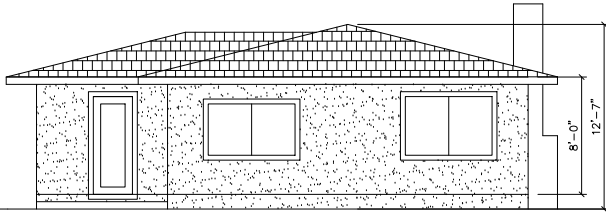
Project Name and Address:
UDESH NAICKER
524 PILGRIM DR.
CAPITOLA, CA. 95010

REMODEL/ADDITION
07-23-2022
1/4" = 1'-0"

A3.0

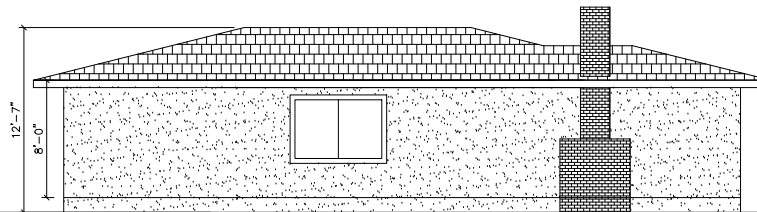
① (E) REAR

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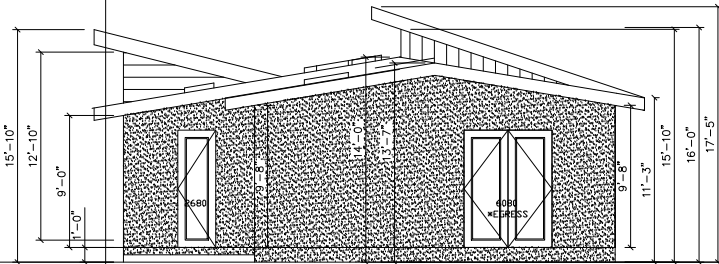
② (E) LEFT

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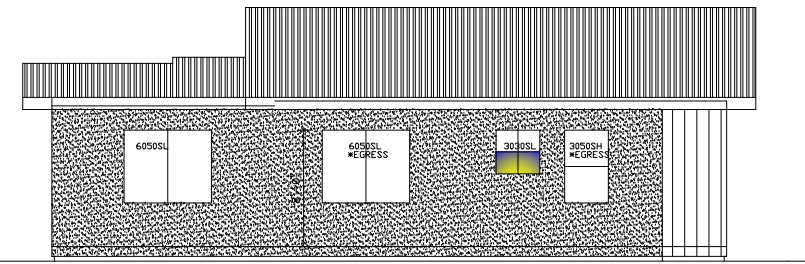
③ (N) REAR

SCALE 1/4"=1'-0"



④ (N) LEFT

SCALE 1/4"=1'-0"



⑤ X

⑥ X

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ELEVATIONS

Drawn By: JN
 JEANNE WESTER
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Project Name and Address
 UDESH NAIKAR
 524 PILGRIM DR.
 CAPITOLA, CA. 95010

Project
 REMODEL/ADDITION
 Date
 07-23-2022
 Scale
 1/4" = 1'-0"
 Sheet No.
 A3.1

① ROOF 1

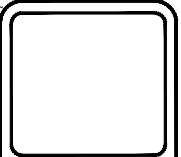
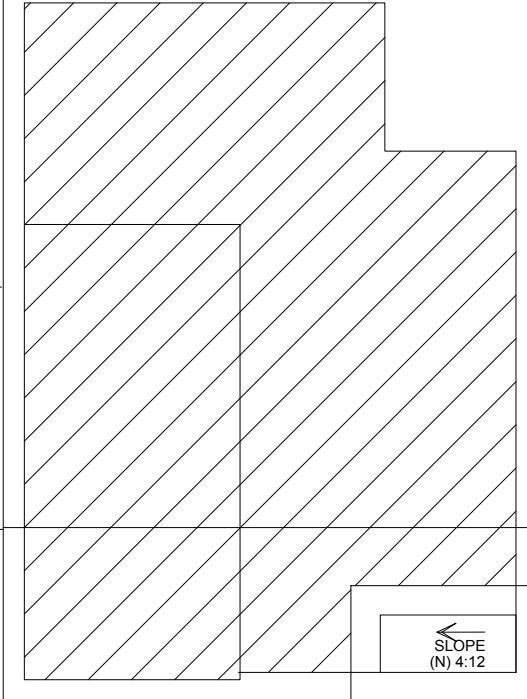
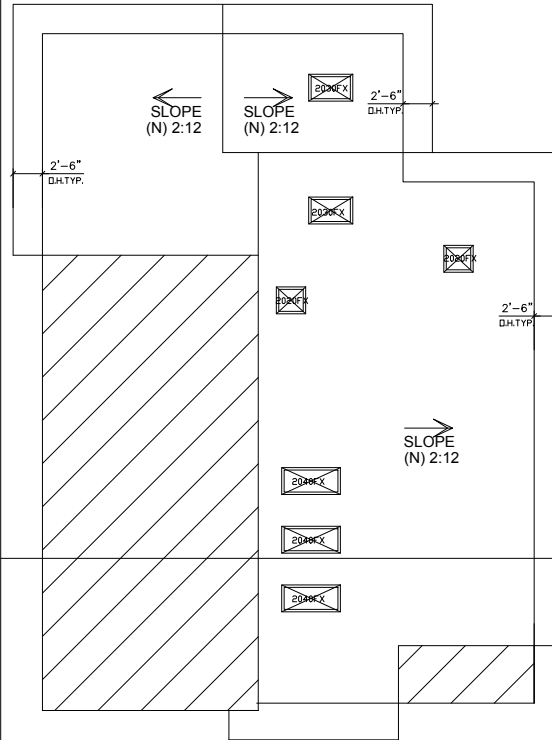
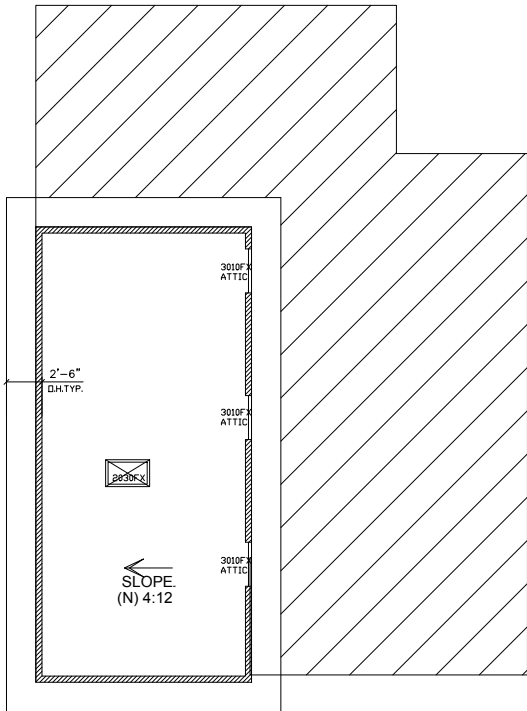
SCALE 1/4"=1'-0"

② ROOF 2

SCALE 1/4"=1'-0"

③ ROOF 3 ENTRY ROOF

SCALE 1/4"=1'-0"



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ROOF PLAN

Drawn by: JEANNE WESTER
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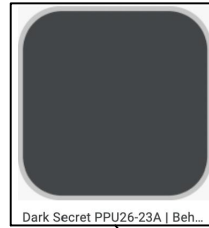
Project Name and Address:
 UDESH NAICKER
 524 PILGRIM DR.
 CAPITOLA, CA. 95010

Project	REMODEL/ADDITION	Sheet	A4.0
Date	07-23-2022	Scale	
Scale	1/4" = 1'-0"		

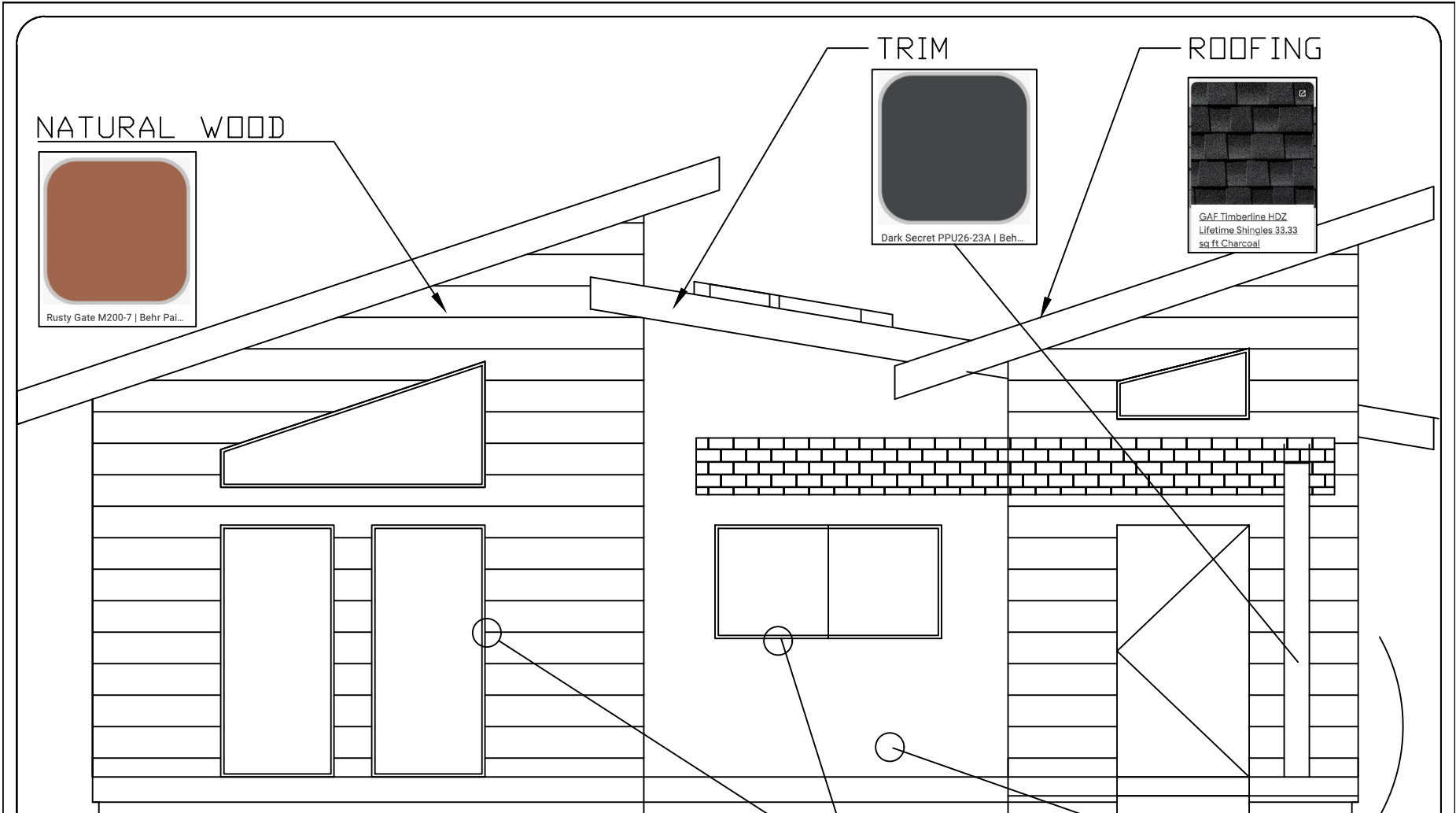
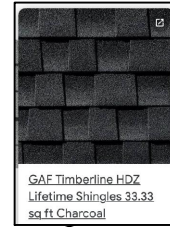
NATURAL WOOD



TRIM



ROOFING







COLOR SAMPLE
UDESH NAICKER
524 PILGRIM DR.
CAPITOLA, CA. 95010

WINDOWS:
BLACK
TRIM



STUCCO
ON FRONT,
SIDES
& REAR

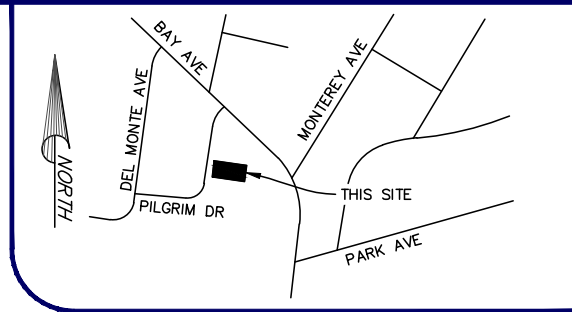


LEGEND

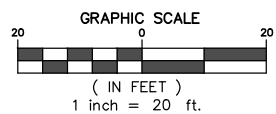
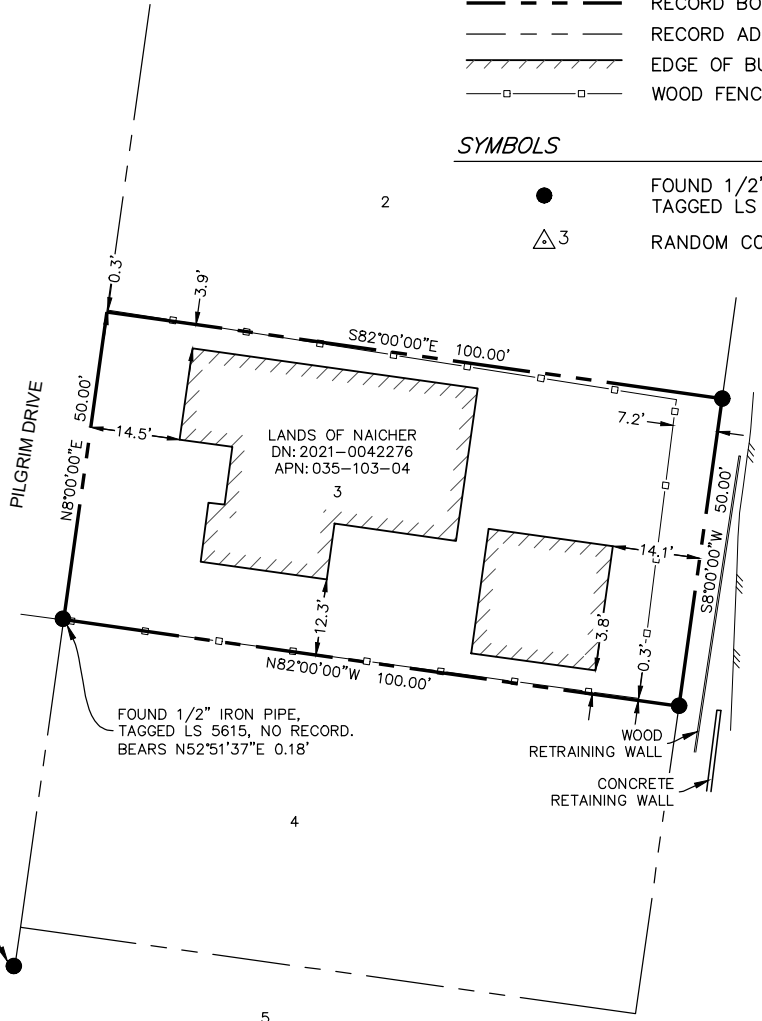
-  RECORD BOUNDARY LINE
-  RECORD ADJOINING BOUNDARY LINE
-  EDGE OF BUILDING
-  WOOD FENCE

SYMBOLS

-  FOUND 1/2" IRON PIPE, TAGGED LS 5418, OR AS NOTED
-  RANDOM CONTROL POINT W/#



VICINITY MAP
NO SCALE



NOTES:

- 1) THE PURPOSE OF THIS MAP IS FOR TO SHOW FEATURES IN RELATION THE THE BOUNDARY AND THE CONTENT IS RELATIVE TO THE INTENDED USE. UNAUTHORIZED CHANGES OR ADDITIONS TO THE EXISTING DATA SHOWN ON THIS MAP IS STRICTLY PROHIBITED. ANY USES OF THIS MAP BEYOND THE STATED PURPOSE REQUIRES THE AUTHORIZATION OF HOGAN LAND SERVICES.
- 2) THIS MAP DOES NOT CONSTITUTE A BOUNDARY DETERMINATION BY THIS SURVEYOR. RECORD BOUNDARY LINES SHOWN ARE BASED ON EVIDENCE FOUND AS SHOWN FROM THE RECORD MAP CORNER RECORD DOCUMENT NUMBER 185, SANTA CRUZ COUNTY RECORDS.
- 3) HORIZONTAL CONTROL:
IRON PIPES FOUND ON EASTERLY BOUNDARY BOUNDARY OF SUBJECT PARCEL (S8°00'00"W)

THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF UDESH NAICKER IN JUNE, 2022.

(Handwritten signature) 6/2/22

ADAM S. RIVERA PLS 8451

