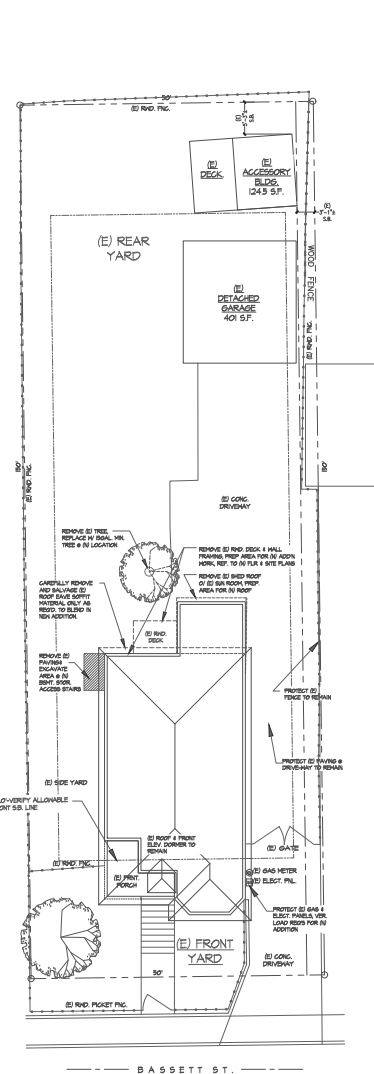


VICINITY MAP
EXISTING LOCATION: 4120 BASSETT ST., SANTA CLARA
SCALE: Site Image Not To Scale

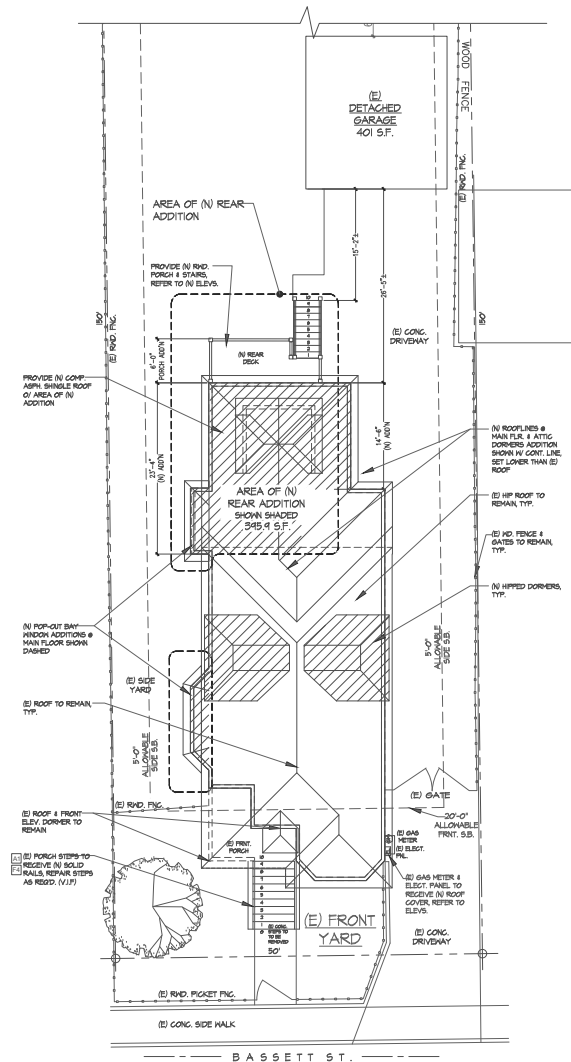
ASSESSOR'S MAP

ABBREVIATIONS

HR. INSUL. TOP. TOP OF WALL
AND ANGLE LC. LOC. LOCATION
AT CENTERLINE L.S. LANDSCAPING
DIAMETER OR ROUND LT. LIGHT OR LIGHTING
(N) NEW MAX. MAXIMUM
ADJ. A.U.F. PLUS OR MINUS
ADJUSTABLE VERT. V.I.F. VERTICAL
FLOOR ABOVE FINISHED MEMB. MEMBRANE
APPROX. APPROXIMATE MFR. MANUFACTURER
ASPH. ASPHALT MIN. MINIMUM
BTUM. BITUMINOUS MISC. MISCELLANEOUS
BLDG. BUILDING MTD. MOUNTED
BLK. BLOCK NOT IN CONTRACT
BM. BENCHMARK NO. OR NUMBER
BOTM. BOTTOM NOM. NOMINAL
CAB. CABINET N.T.S. NOT TO SCALE
C.B. COTTON BAGN O/J OVER
C.I. CAST IRON OC. ON CENTER
C.J. CONTR. JOINT O.D. OUTSIDE DIA. DIM.
C.L.O. CLOSET OPP. OPPOSITE
C.D. CEILING PLT. PLATE
CLG. CAULKING PLAS. PLASTER
CLC. CLEAR PLY. PLYWOOD
CLC. CLEAR PWB. PWB
C.M.U. CONG. MASONRY UNIT PR. PAINTED
CONT. CONTINUOUS PTDF. PRES. TREATED DF
C.B. COTTON BAGN Q.T. QUARTZ TILE
DET. DETAIL RND. ROUNDED
D.A. DOUBLE R.D. ROOF DRAIN
DIA. DIAMETER REC. RECESSED
DIM. DIMENSION REF. REFERENCE
DN. DOWN REIN. REINFORCED
D.V. DOWNSPOUT REQ. REQUIRED
D.V. DOWNSPOUT RM. ROOM
DWG. DRAWING RND. ROUND
D.W. DOMESTIC WATER HTR. R.O. ROUGH OPENING
EACH EACH R.W. REDWOOD
E.A. EXHAUST FAN R.W. RAIN WTR. LEADER
E.I. EXPANSION JOINT R.C. R.C.
E.C. ELECTRICAL SCHED. SCHEDULE
E.N. EDGE NAIL S.C. SOLID CORE
E.S. EQUAL S.C. SCHEDULE
EXH. EXHAUST SECT. SECTION
EXT. EXTERIOR SECT. SECTION
F.D. FLOOR DRAIN SGDR. SLIDING GLASS DR
FND. FOUNDATION SHT. SHEET
FNL. FINISH SHT. SHEET
FLOOR FLOOR S.M. SIMILAR
F.O.C. FACE OF CONC. S.L.T. SLOPE
(OR CURB) SPEC. SPECIFICATION
F.O.C. FACE OF CONC. S.S.D. SEE STRUCT. DWGS
F.D.F. FACE OF FINISH S.S.T. STAINLESS STEEL
F.D.S. FACE OF STUDS STD. STANDARD
F.S. FULL SIZE STL. STEEL
FT. FOOT OR FEET SURF. SURFACE
FTR. FOOTING TEL. TELEPHONE
FURR. FURRING TEMP. TEMPERED GLASS
GALV. GALVANIZED T.A.G. TONGUE AND GROOVE
GLB. GLULAM BEAM T.D. THRESHOLD
GND. GROUND THSHD. THRESHOLD
GSM. GALV. SHEET METAL T.C. TONGUE AND GROOVE
OP. OPISUM T.C. TONGUE AND GROOVE
H.E. HESIT T.C. TONGUE AND GROOVE
H.S. HOSE BRB TOP. TOP OF PAVEMENT
H.D. HOT DP (GALV.) (OR HOLDOWN) TOS. TOP OF SLAB
HOR. HORIZONTAL



(E) DEMO SITE PLAN
SCALE: 1"=10'



(N) NEW SITE PLAN
SCALE: 1/8"=1'

PROJECT DESCRIPTION

PROJECT SCOPE OF WORK:
PROJECT CONSISTS OF INT. EXT. DESIGN TO AN EXISTING 1900 ERA VICTORIAN RESIDENCE WITH INT. DES. IMPROVEMENTS TO DEVELOP OUT THE (E) BASEMENT INTO A USABLE ACCESSORY DWELLING UNIT (ADU) W/ INT. STAIRS AND AN EXT. EGRESS STAIR HELL. REMODEL AND ENLARGE THE KITCHEN TO ACCOM. THE (N) INT. STAIRS & THE LIVING/DINING ROOM AREAS. (N) FOUND. RETAINING WALL @ BASEMENT FOR PERIMETER WALLS OF (N) ADU. SPACE.

ADDRESS: 4120 BASSETT STREET
SANTA CLARA, CA 95054

APN: 104-12-127
ZONING: R1-6L
BUILDING TYPE: TYPE V-B
OCCUPANCY: R-3U-1
LOT SIZE: 7504 SQ. FT.

PROJECT AREA:
(E) RESIDENCE 10471.50 SQ. FT.
(N) MAIN FLR. ADDITIONS 441.4 SQ. FT.
(E) ATTIC REMODEL (USABLE SPACE) 6711 SQ. FT.
(N) MAIN FLR. RES. SQ. FT. TOTAL 2166.8 SQ. FT.
ALLOWABLE A.D.U. SQ. FT. (50%) 1083.4 SQ. FT. (ALLOWABLE)
(E) BASEMENT (UNCOND. SPACE): 1024.6 SQ. FT. (PROPOSED)
PROPOSED (N) BSMT. ADU. 818.2 SQ. FT. (PROPOSED)
PROPOSED (N) MECH RM. 16.3 SQ. FT. (PROPOSED)
TOTAL (N) BSMT. SPACE: 434.5 SQ. FT. (PROPOSED)
(N) MAIN FLR. RES. SQ. FT. TOTAL 1484.1 SQ. FT.
(E) FRONT PORCH 84.25 SQ. FT.
(E) DET. GARAGE 401.0 SQ. FT.
(E) DET. ACCESS. BLDG. 124.5 SQ. FT.
(N) TOTAL LOT COVERAGE: 2098.8 SQ. FT. (PROPOSED)
2098.8 / 7504 = 27.9 % (40% MAX. ALLOWABLE)

DRAWING INDEX:
A0.0 TITLE SHEET / WHITE PLANS & PROJECT INFO.
A0.1 CALIF. GREEN BLDG. STDS, WATER CONSERV. REGS.
A0.2 CALIF. GREEN BLDG. STDS, HER.S. HVAC REGS.
A0.3 PROJECT SPECS, CODE NOTES
HPI.0 HISTORIC PRESERVATION TREATMENT (CHART)
A1.0 (E) MAIN FLR. & EXT. ELEV. DEMO PLAN
A1.1 (E) BASEMENT DEMO PLAN
A2.0 (N) MAIN FLOOR PLAN
A2.1 (N) BASEMENT ADU. & ATTIC FLOOR PLANS
A3.0 (N) EAST & SOUTH EXT. ELEVATIONS
A3.1 (N) WEST & NORTH EXT. ELEVATIONS
A4.0 (N) SECTIONS

PROJECT DIRECTORY
OWNER - CLIENT: JEFF JAURIGUI
4120 BASSETT STREET
SANTA CLARA, CA 95054
PH. 415.608.4870
em. getjeff@gmail.com
ARCHITECT: STRATA DESIGN STUDIO
P.O. Box #112
SANTA CLARA, CA 95054
JOHN TABUENA-FROLLI, AIA
HISTORIC ARCHITECT
408.105.3148
jtfrolli@gmail.com
BUILDING CONTRACTOR: T.B.D.
STRUCT. ENGINEER: T.B.D.

SHEET NOTES
1. CODES: PROJECT CONSTRUCTION IS TO COMPLY WITH THE MOST CURRENT ADOPTED CODES. 2014 CALIF. HISTORIC CODE, 2014 CALIF. RESID. CODE (2014 ORG.), 2014 CBC, 2014 ELEC., PLUMBING, & MECH. CODES, CALGREEN, AND ENERGY CODES.
2. LOCATE, IDENTIFY, AND PROTECT ALL UNDERGROUND UTILITY LINES AND METERS TO REMAIN PRIOR TO START OF SITE WORK AND ANY DIGGING.
3. REFER TO DEMOLITION NOTES FOR ADDITIONAL INFORMATION. OBTAIN SALVAGE REQUIREMENTS AND DEMOLITION REGULATIONS FROM CITY BLDG. DEPT. AS REQUIRED BY THE CITIES DISPOSAL AND CALGREEN BUILDING PROGRAM (REFER CALGREEN PGS. REF'D. ABOVE).
4. IDENTIFY AND PROTECT ANY LANDSCAPING OR TREES TO REMAIN PRIOR TO SITE WORK. SEE ALSO TREE PROTECTION NOTES @ DEMO SITE PLAN.
5. REFER TO SHT. INDEX ABOVE FOR "GREEN BUILDING PROJECT REGS." FOR ADDITIONAL CONSTRUCTION, DEMOLITION, AND DISPOSAL INFO.
6. SEE FOLLOWING ATTACHED SHEETS FOR NEW CONSTRUCTION REQUIREMENTS AND ADDITIONAL DEMOLITION INFORMATION.

SITE LEGEND
P PROPERTY LINE
N UNDERGROUND WATER LINE
G UNDERGROUND GAS LINE
NEW ELECT. POLE
NEW GAS METER
ELECT. SERV. # METER
WATER METER
SEWER ACCESS

JAUIGUI REMODEL
ISSUE DATE: 07/03/2020 PROGRESS REVIEW
12/11/2020 PROGRESS REVIEW
03/05/2021 PLANNING SUBMIT
04/15/2022 HIST. ELEV. REVIEW
02/04/2023 PLANNING / H.C. SUBMIT

STRATA DESIGN STUDIO
DESIGN CONSULTING - PRESERVATION
JOHN S. TABUENA-FROLLI, AIA
SANTA CLARA, CA 95054
408.105.3148 - jtfrolli@gmail.com

OWNER:
JEFF JAURIGUI
4120 BASSETT STREET
SANTA CLARA, CA 95054
getjeff@gmail.com
ph.415.608.4870

JAUIGUI REMODEL
PROJECT/SITE:
4120 BASSETT STREET
SANTA CLARA, CA 95054
APN: 104-12-127

OWNER:
GTF/JTF
DATE:
02/24/2023
SCALE:
AS NOTED
PROJECT NO:
2019.22
SHEET
A0.0
OF

Y	=	YES
N/A	=	NOT APPLICABLE
RESPON. PARTY	=	RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

[illegible]

PROJECT SITE:
220 BASSETT STREET
TITA CLARA, CA 95054
APN: 104-12-127


DRAWN GTF/JTF
DATE 02/24/2023
SCALE AS NOTED
PROJECT NO. 2019.22
SHEET

A0.1
OF

HISTORIC PRESERVATION TREATMENTS

EXTERIOR MATERIALS				FORM AND STRUCTURE				
FRONT (EAST) ELEVATION				FORM & STRUCTURE				
TAG	FEATURE	DESCRIPTION / CONDITION	TREATMENT	TAG	FEATURE	DESCRIPTION / CONDITION	TREATMENT	
A1	Front Porch Steps	As described in the Historic Resources Design Review (HRRD) prepared for the subject house. The main entry is on the front (east) facade and is accessed by nine (9) wide steps, comprised of one (1) wood (original) and eight (8) concrete (not original) steps, which lead to the walkway from Bassett Street. The updated HRRD points out that the "section front steps to front porch entry" were replaced with concrete steps and the "original" terraced steps replaced with pipe railings, prior to 1980. However, it should be noted that while the replacement of the terraced steps somewhat diminished the architectural integrity of the structure, this is reversible.	Remove existing concrete steps and metal pipe railings. Protect existing siding to remain. Rebuild wood steps and stoop to match the original house, refer to available historic photographs and drawings. Verify framing and structural integrity and provide necessary repair and/or reinforcement as required. Re-use original horizontal base siding salvaged from the wall removed at rear elevation where possible, provide new siding material as necessary. The new siding will match the surrounding design in depth and profile. Ensure tight fit at mitered corners and corner boards, patch gaps as nec'd to match existing w/ in-kind materials. New front terraced entry steps and stoop are to match the original in size, height, and massing and finished as the former porch. This repair would be keeping with the Standards.	C1	Rear (West) Wall Addition	The existing rear elevation includes an entry porch landing, stoop, and sunroom which are non-original and are to be removed to accommodate the new rear addition. The new west wall includes a new rear entry door & windows, porch landing, stoop, and a gable-roofed attic dormer with venting windows at the attic barge landing.	F1	Roof
		Description and Condition quoted from Historic Resources Design Review (HRRD) by Lora A. Garcia, Historian, Beyond Buildings July 1, 2022.					Provide new roof in areas as shown on site plan. For new exterior wall treatment, refer to Exterior Wall Siding, Note B2 above.	
		The existing pipe railings and concrete stoops are to be removed, and rebuilt to match the original based on historic photographic evidence. The wood porch flooring is original and is to remain and to be restored.					Provide new windows and rear entry door per schedules, SHI, AZ.0.	
							Install new rear entry landing, rear porch steps, quoins, & stone on transoms. Refer to new floor plan, SHI, AZ.0.	
SOUTH SIDE ELEVATION				NORTH SIDE ELEVATION				
B1	Rehabilitated Windows	According to the HRRD, "Windows on the subject residence are all single, 1-over-1, double-hung windows with a flat top over the rear of the south side elevation. Features of the basement level consists of hinged, large, wood-framed windows with a single glass pane, set into the opening, all of the home's windows have a narrow projecting sill with decorative molding beneath the sill, and are surrounded by wide wood frames enhanced with a plain narrow trim".	Where occurs carefully remove (R) windows. Preserve & restore prior to installing in like locations as shown on elevations. Patch resulting openings w/ new wall framing, using original salvaged siding, see note B2, below. Verify rough openings and framing conditions at new locations, repair as nec'd. Any replacement sashes or muntins shall match wood components of a matching profile as that of existing window units. Where new windows are proposed they shall be similar proportions w/ trim that is slightly differentiated from orig. historic trim. The existing window trim pieces are to be preserved, and, where required, be restored to match. All wood trim will be prepared for painting using the gerstlme means possible and painted.	D1	New Dormer at Existing Roof, North Elevation	A new dormer is proposed along the north elevation in order to accommodate attic living space. The new dormer is to have gable to match the original house, with a hipped roof, windows, siding, and trim made from materials compatible yet differentiated from the historic original house.	See Note B4 below for New Dormer Notes	
		Description and Condition quoted from Historic Resources Design Review (HRRD) by Lora A. Garcia, Historian, Beyond Buildings July 1, 2022.					Remove existing non-historic lattice barge walls, sunroom walls, rear kitchen wall, porch steps & landing. Carefully remove original horizontal siding & exterior trim and save/replace for re-use at other locations and where required, be restored to match. Prior to re-use, all wood trim will be prepared for painting using the gerstlme means possible and painted. (Ref to Tech. Ref's, below).	
		The project proposes to remove selected existing windows that are to be relocated. Resulting openings will be patched using salvaged material where possible, to match remaining existing walls.					Provide new roof in areas as shown above site plan. For new exterior wall treatment, refer to Exterior Wall Siding, Note B2 above.	
			This repair would be keeping with the Standards.				For new windows and rear entry door per schedules, SHI, AZ.0.	
							At new rear porch deck, provide sheathing at the base compatible with the horizontal -cruisic siding at the base of the main house. These treatments are in keeping with the Standards.	
B2	Exterior Wall Siding	Original sheathing on the subject house is made up of 1x4 3-kay horizontal drop siding at the upper portion. Wide horizontal 1x6 siding covers the base of the house. A narrow wood gable water table separates the upper and lower parts of the house.	When necessary, a relatively small amount of siding may need to be removed at the locations where doors and windows are being relocated or replaced. Patching will be accomplished using in-kind materials. The new siding at exterior areas will match the surrounding design in depth and profile. New siding at corner boards, patch gaps as nec'd to match existing w/ in-kind materials. Verify conditions of wall sheathing per structural drawings, install new as nec'd. Provide waterproofing membrane as nec'd. The remainder of the siding will be prepared for painting using the gerstlme means possible of painting and pre-work, priming, and repainting. These treatments are in keeping with the Standards.	D2	North Wall at New Rear Addition	At the south wall of the new addition, a new square bay with gabled double-hung windows and a new roof dormer is proposed to be built with exterior finishes in a style compatible with the existing house. New basement addition to include a new dining window and a new double-hung egress window with an east wall.	F2	Floor Plan, Interior Remodel
							Remove existing non-historic lattice barge walls, sunroom walls, rear kitchen wall, porch steps & landing. Carefully remove original horizontal siding & exterior trim and save/replace for re-use at other locations and where required, be restored to match. Prior to re-use, all wood trim will be prepared for painting using the gerstlme means possible and painted. (Ref to Tech. Ref's, below).	
							Provide new windows and rear entry door per schedules, SHI, AZ.0.	
							At the rear porch deck, provide sheathing in the base compatible with the horizontal -cruisic siding at the base of the main house. These treatments are in keeping with the Standards.	
							Currently, a non-historic flat-roofed sunroom and rear porch deck, stoop, and rails are present at the rear elevation. Under the sunroom, lattice walls cover the unfinished sub-area. As stated in the HRRD, "As this is an addition to the rear, a secondary elevation, it is not highly visible from the public right of way, as recommended in the Guidelines for Designing a New Exterior Addition to a Historic Building is to subordinate in both size and design to the historic building and its location in the rear helps relieve the degree of material loss to the historic building's exterior wall and does not destroy the spatial relationships that characterize the house. Helping retain the house's historic appearance and character, the removal of the existing external "non-historic" (pre-2017) new entry landing, and access stairway and construction of a new rear porch and access stairway at the rear of the new addition. The existing rear entry landing and access stairway were constructed between 2000 and 2017. As these features are "non-historic" their removal will not destroy historic materials, features, and spatial relationships that characterize the property. As a new rear porch and access stairway are proposed to be constructed at the rear facade of the new addition, there will be no visible relationship between it and the historic form as the integrity of the property will be maintained."	
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07/03/2023 PROGRESS REVIEW
10/1/2023 PROJ. DATA
03/05/2021 PLANNING SUBMIT.
04/15/2022 HIST. ELEV. REVIS
02/04/2023 PLANNING HAZ. SUBMIT.

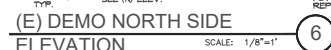


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DESIGN CONSULTING - PRESERVATION
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ojes@jeff@gmail.com
APN: 104-12-127













DRAWN
GTF/JTF
DATE
02/24/2023
SCALE
AS NOTED
PROJECT NO.
2019.22
SHEET
HP1.0
OF



A1.0

1. ALL WORK IS TO FOLLOW THE SECRETARY OF THE INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC RESOURCES. REFER TO AND OBSERVE THE REQUIREMENTS OF THE HISTORIC PRESERVATION PLAN NOTES FOR THE PROJECT, SEE (N) ELEV. SHT. A3.0 , TYP.
2. CONTRACTOR AND SITE WORK CREWS SHALL NOT COMMENCE WITH THE SELECTIVE DEMOLITION WORK UNTIL AFTER MEETING WITH THE OWNER AND HISTORIC ARCHITECT TO IDENTIFY a.) THE EXISTING BUILDING COMPONENTS TO BE PROTECTED AND RETAINED, AND b.) THE SELECTIVE DEMOLITION COMPONENTS TO BE REMOVED AND SALVAGED, FOR REUSE ON THE PROJECT, TYP.

(A)	REMOVE (E) WALL FINISHES ONLY AS REQ'D. FOR NEW WORK. TO INCLUDE: SIDING, FRAMING, DRYWALL, WIRING, AND INSUL. ONLY IN REPAIR AND PATCH AREAS. REMOVE ALL TRIM, BASEBOARD, AND REPAIR AS REQ'D. PREP AREA FOR (N) WORK. VERIFY LIMITS OF WORK 'S IN THE FIELD PRIOR TO DEMOLITION. TYP.
(B)	SALVAGE REMOVED MATS/TS FOR REUSE BY ON SITE RESIDENTS PER NEW PLAN. (N) FOR MATERIALS TO BE REMOVED FROM SITE. OBSERVE CITY APPL. SALVAGE / RESALE CO. PER GREENL. REQ'D. NO MATL. OR CONTAINERS (DEBRIS BINS) ARE ALLOWED IN PUBLIC RIGHT OF WAY. OBTAIN APPROVAL. OBTAIN REQ'D. DEMO PERMIT FROM CITY OR PUBLIC WORKS DEPT.
(C)	RESTORE (E) WINDOWS TYP. CAREFULLY REMOVE AND RELOCATE (E) WALLS & DRS. ONLY AS NOTED IN NEW PLAN. REPLACE W/ (N) FRAMING FOR WALLS & CEILING/RS PER DR. & WDW. SCHD. REF. TO (N) FLR. PLANS.
(D)	AT FRONT ENTRY STAIRS, REMOVE NON-HISTORIC PIPE RAIL AND CONCRETE STEPS. REPLACE WITH WOOD STOPS. RECONSTRUCTED THE EXISTING TERRAZZO STAIRS TO MATCH EXISTING DOCUMENTARY EVIDENCE FOR ORIGINAL HOUSE. USE SALVAGED SIDING FOR EXT. FINISH. AT REAR DOOR REMOVE (E) REAR WDR. DECK, RAILING & STAIRS (E) REAR WDR. PATCH CHIMNEY. ALLOW FOR NEW FLOORING DEMOLITION & FRAMING, AS NEEDED.
(E)	AT EXT. WALL PENETRATIONS, INSPECT & VERIFY COND. & PATCH (E) EXT. WALL W/ (N) IN-KIND WOOD SIDING OVER 2-LAYERS OF BUILDING PATCH BOARD (E) PATCH CHIMNEY. REMOVE EXISTING SIDING & DEMOLITION LOCATIONS. CAREFULLY REMOVE & SALVAGE EXT. SIDING AND TRIM WHERE REQ'D FOR (N) BAY WDW. (E) REINSTALL AT SELECTED LOCATIONS PER NEW PLAN.
(F)	PROV. SAWN CUTTING AND DRILLING AT FOUND. WALL AS REQ'D FOR (N) ELEC. PLUMBING WORK, AND SUB AREA ACCESS OPENING. VERIFY LOCATION AND CONDITIONS IN THE FIELD.
(G)	REMOVE (E) BATH FIXTURES. VERIFY (E) WATER & SEWER LINE RUNS AND (N) UTILITY LINE IN UTILITY LINE. REMOVE (E) BATH IN WALLS & FLOOR AREA TO (N) SINK AND (N) BATH RM. AREA FIXTURES TYP.
(H)	PROTECT (E) EAVE AND ROOF FRAMING TO REMAIN. TRIM ONLY AS REQ'D TO BLEND W/ (N) ROOF OF ADD'N. COORD. ROOF FRAMING HEREIN WITH (N) FIELD EAVE. REMOVE (E) ROOF TRIM ON HOUSE @ AREA OF WORK. VER. COND. OF SHEATHING & FRAM. PREP. FOR (N) ROOF INSTALLATION.
(I)	REMOVE (E) WATER HEATER & (E) FA-U W/ DUCTING, RELOC. OR STORE & PROTECT FOR POSSIBLE RE-USE. (N) ATTIC SPACE DISPOSAL. VER. W/ OWNER.
(J)	VERIFY (E) AND (N) CLEAN-OUT / WATER SUPPLY LINE. FOR AREA OF (N) ADDITIONS & (N) BSMT. A.D.U.
(K)	REMOVE (E) CAB. COUNTERS @ (E) KITCHEN. CAREFULLY REMOVE & STORE (E) APPLIANCES & A.C. UNIT TO BE REPLACED ON SITE FOR FOUNDATION OF (N) ADDITION. (N) REPAIRS TO BE MADE.
(L)	PROTECT (E) GAS & (E) ELEC. SERVICE LINES TO REMAIN, EXTEND AT AREAS OF (N) WORK. VERIFY SIZE REQ'D. FOR (N) LOAD OR DEMAND.
(M)	VERIFY (E) WATER SUPPLY, CLEANOUTS, & SEWER LINE RUNS AND PROVIDE (N) LINE EXTENSION IN WALLS & FLOOR AREA TO FIXTURES @ (N) KITCHEN, PANTRY, AND (N) BATH RM(S). TYP.
(N)	REMOVE AIR REGISTERS & REPAIR FINISHES W/ (N) MATL(S) TO MATCH (E) FINISHES. RELOC. (N) ATTIC SPACE DISPOSAL. VERIFY & SUPPLY REGISTERS TO (N) LOCATIONS WHERE NOTED ON MEP PLAN, TYP.
(O)	CAREFULLY REMOVE (E) INT. TRIM FROM WINDOWS & DOORS. SALVAGE & PRESERVE TRIM FOR POSSIBLE RE-USE AT (N) OPENINGS. TYP.
(P)	REMOVE (E) BRICK CHIMNEY FLUE FROM BASEMENT TO ROOF. PATCH FLOORING, CEILING, AND WALL SURFACES. SALVAGE BRICKS FOR RE-USE PER TYP. NOTE B ABOVE.
(Q)	PROTECT (E) WOOD FLOORING TO REMAIN. PATCH (N) IN FLOORING TO MATCH (E) AS REQ'D AT AREAS OF (N) WORK.
(R)	VERIFY (E) 200A ELEC. PANEL. VERIFY LOAD REQ'D. & REPAIR AS NEC. FOR (N) WORK. (N) ATTIC SPACE DISPOSAL.
(S)	REM. (E) CONC. CURBS, EXCAVATE TO DEPTH OF (N) BSMT. A.D.U. FLR. HT. PATCH & PREP. BSMT. FLR. SURF. TO RECEIVE (N) POURED CONC. SLAB FLOOR, TO (N) WATERPROOFING SYST. REF. TO SECTS. SHIT.
(T)	RFI CONTACT (E) FURNACE & WATER HEATER FOR RE-USE IN

(E)	EXISTING	=====	RAILING
(N)	NEW	=====	TILE SURFACE
(R)	RELOCATE	=====	SEE ELEVATIONS
	(N) FULL HEIGHT WALL (WOOD TRIMMED)		KEYED NOTE SYMBOL
-----	(N) WALLS TO BE REMOVED		CODE NOTE
	LOW HEIGHT WALL		DOOR SYMBOL REFER TO DOOR SCHED.
(N) WINDOW			WINDOW SYMBOL REFER TO WINDOW SCHED.
	(N) DOOR		SMOKE & CARBON MONOXIDE DETECTOR
			ALARM
=====	WINDOW TO BE REMOVED		INT. ELEVATION KEY
	LIGHT		

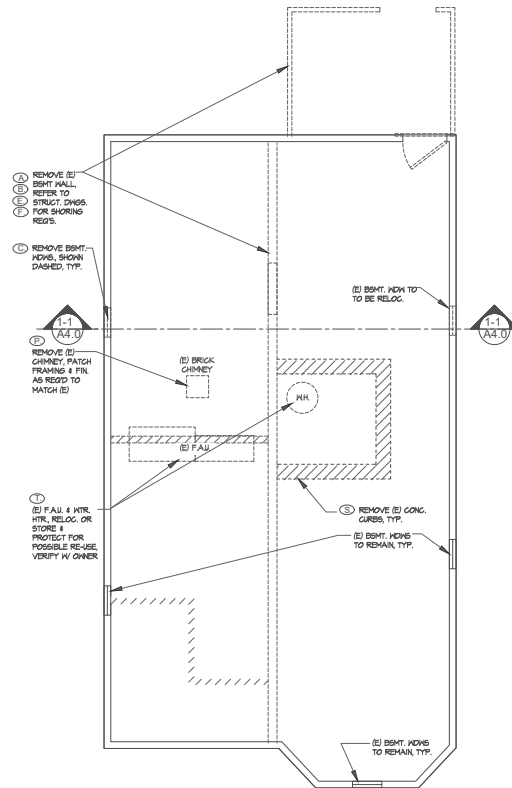
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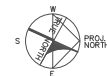
PROJECT SITE:
10 BASSETT STREET
ATA CLARA, CA 95054
APN: 104-12-127

A1.1

OF



SCALE: 1/4"=1'



2



(N) BASEMENT
FLOOR PLAN

(N) ATTIC LOUNGE
PLAN

SCALE: 1/4"=1'

SCALE: 1/4"=1'

(E)	EXISTING	RAILING	36"	LOW HEIGHT WALL	
(N)	NEW	TILE SURFACE SEE ELEVATIONS	(N) WINDOW (N) DOOR		WINDOW SYMBOL REFER TO WINDOW SCHED.
(R)	RELOCATE	KEYED NOTE SYMBOL			SMOKE & CARBON MONOXIDE DETECTOR
	(N) FULL HEIGHT WALL (WOOD FRAMED)	CODE NOTE			
	(N) WALLS TO BE REMOVED	DOOR SYMBOL SEE WINDOW SCHED.	WINDOW TO BE REMOVED		INT. ELEVATION KEY

[illegible]

ISSUE DATE
07/03/2020 PROGRESS REVIEW
12/11/2020 PROG. Des. Dev.
02/05/2021 PLANING SUBMITL
04/15/2022 HIST. ELEV. REVS



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MAURIGUI REMODEL

PROJECT SITE:
120 BASSETT STREET
NANTA CLARA, CA 95054
APN: 104-12-127

DRAWN
GTF/JTF
DATE
02/24/2023
SCALE
AS NOTED
PROJECT NO.
2019.22

A2.1



TYPICAL CODE NOTES- SEE
SHEET A0.3

SHEET NOTES

- ALL WORK IS TO FOLLOW THE SECRETARY OF THE INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC RESOURCES. REFER TO AND OBSERVE THE REQUIREMENTS OF THE HISTORIC PRESERVATION PLAN NOTES FOR THE PROJECT. SEE (N) ELEV. SHT. A3.0, TYP.
- CONTRACTOR AND SITE WORK CREWS SHALL NOT COMMENCE WITH THE SELECTIVE DEMOLITION WORK UNTIL AFTER MEETING WITH THE OWNER AND HISTORIC ARCHITECT TO IDENTIFY a.) THE EXISTING BUILDING COMPONENTS TO BE PROTECTED AND RETAINED, AND b.) THE SELECTIVE DEMOLITION COMPONENTS TO BE REMOVED AND SALVAGED, FOR REUSE ON THE PROJECT, TYP.

KEYED SHEET NOTES:

- REMOVE (E) FINISHES ONLY AS REQD FOR (N) WORK TO INCLUDE: FRAMING, WIRING, AND INSULATION. ENSURE ALL (E) AREAS TO REMAIN ARE PROTECTED FROM DAMAGE DURING PERIOD OF (N) WORK AND REPAIRS.
- INSTALL (N) 2x OF NO. 2 STUD FRAMING W/ STRUCT 1 SHEAR PLYWD WHERE NOTED ON STRUCT. DWGS.
- WHERE REQD: PATCH (E) WALLS WITH (N) GYPSO TO MATCH (E) NAILED WIDERYWALL SCREWS @ 8" O.C. EDGES, 10" O.C. FIELD MAX. TYP. PROVIDE DENSE GOLD GYP. BOARD AT ALL WET WALLS. REFER TO FLR. PLAN.
- INSTALL (N) HORIZ. WD. SIDING EXT. FIN. O2Z LAYERS OF GRD. D BLDG PAPER PER CBC 2512. WITH SMOOTH SURF. TEXTURE AND PAINT TO MATCH ORIG. DROP SIDING. TYP. PRIME AND PAINT TO MATCH (E) SIDING TYP. COORD. INT'L FRAMING TO ENSURE EVEN FLUSH TRANSITION W/ (E) SURF. TYP.
- PROVIDE INSULATION & INSTALL AS REQUIRED:
(NOTE: USE FORMALDEHYDE FREE)
- CEILINGS R-10 MIN. BATT INSUL. (VENTED ATTIC) TYP.
- WALLS R-10 MIN. BATT INSUL. TYP.
- FLOORS R-10 MIN. BATT INSUL. TYP.
- PROVIDE SOUND ATTENUATING R-13 MIN. INSUL. AT ALL (N) AND OPEN (E) BATHROOM INTERIOR WALLS. OPTIONAL. @ BEDROOMS. VERIFY W/ OWNER.
- COORD. SUPPLY LINES FOR WTR. ELECT. HVAC, & DRAINAGE FOR (N) REQ'S. CAP OFF ABANDONED LINES & RE-ROUTE AS REQD TO (N) FIXTURES. UTILIZE (E) FLUR. DUCTING WHERE POSS. REPL. W/ (N) DUCTING AS REQD. TO (N) ROOMS. TIE IN ALL (N) DRAINS TO MAIN SEWER LINE PROV. (N) CIRCUITS FROM (N) SUBPANEL AS REQD. VERIFY FINAL LOC. IN FIELD W/OWNER.
- INSTALL (N) 24 GA GSM OEGE GUTTER, W/ (N) 2" RND. 26 GA GSM D.S.'S & SPLASH BLKS. SLOPED AWAY FROM BASE OF HS. DIRECT TO YARD. SEE SITE PLAN.
- INST. (N) 1x4 OF INT. PAINT GRADE TRIM & CS. WORK W/ COLOR & TEXT. TO MATCH (E). PROV. SHOP REVIEW DRAWINGS AS REQD FOR APPROV. BY OWNER. TYP.
- INSTALL (N) ROOF @ AREAS OF (N) WORK W/ (N) CLASS A HIGH DEF. COMP. ASPH. SHINGLE RFG. TO MATCH (E) TYP. INSTALL OVER 2 LAYERS 30LB ASPH. IMPREG. RFG. FELT. TYP. REVIEW COLOR IN FIELD W/ (E) ROOF AND OWNER. PROTECT (E) ROOF TO REMAIN. REFER TO ROOF PLAN SHT. A3.1
- PROTECT (E) WINDOWS TO REMAIN. PROVIDE (N) APPROV. WDWS. AS SEL. BY ARCH. INSTALL WD. TRIM PER ELEV. @ (N) BSMT. PROV. WDWS. AS SPEC'D BY ARCH. SEE WDW. SPECS. A0.3 AND SCHED. A2.1 FOR ADD'L.
- VERIFY (E) FRAMING AND INSTALL (N) 4x OF HOR. WIDBL. 1x TRIMMERS AROUND WDWS. W/ DBL. 2x BLK'G EA. WAY AT TOP AND BTM OF WDW FRAMING. W/SP. STRAPS PER STRUCT. DETAIL. TYP.
- SALVAGE (E) OR PROV. (N) PAINT GRADE (1-3/8" MIN.) SOLID CORE INT. WD. DRS. & HDWR. TO MATCH (E). PROV. (N) PAINT GRD. POCKET DRS. TO MATCH (E) OR PATTERN. W/ JOHNSON GLIDE HDWR. PER DR. SCHED. TYP.
- PROVIDE (N) S.C. PAINT GR. EX. DR. TO (N) KIT. REAR ENTRY. PROV. (N) S.C. PAINT GRD. HINGED FR. DR. & HDWR. W/ PREHUNG JAMB ASSY. PER MFG. SPECS. TYP. INST. (N) EXT. TRIM. (N) PAINTED. 1x CLEAR CEDAR OR RWD. TO MATCH (E) TRIM. PRE-PRIME (SEAL) ALL (E) SIDES OF EXT. TRIM PRIOR TO INSTALLING. TYP.
- CASEWORK: PROV. CUSTOM TRIM @ (N) ENTRIES & PORTALS. INSTALL BUILT-IN BENCH SEATS @ (N) DIN. RM. & LIVING RM. REFER TO DETAIL SHT. INSTALL INT. (N) DR. CASING. 1x FLAT. & 1x BASE BOARD. WINDOWS: CASES & SIMILAR TO (E). HEAD, STOOL, AND APRON TRIM. PER INT. ELEV. & DETAIL NOTES. TYP. PROVIDE (N) EXT. TRIM. (N) PAINTED. 1x CLEAR CEDAR OR RWD. TO MATCH (E) TRIM. PRE-PRIME (SEAL) ALL (E) SIDES OF EXT. TRIM PRIOR TO INSTALLING. REF. TO CASEWK. SPECS. SHT. A0.3, TYP.
- PROTECT (E) TAG WOOD FLOOR FROM DAMAGE DURING WORK. INSTALL (N) WD. FLRS. @ (N) ADJTN TO MATCH (E). PATCH (N) TAG WOOD FLRS. TO MATCH (E). VERIFY COND. OF SUBFLR. & FRAMING PRIOR TO INSTALLATION. CONFIRM SIZE, WD. TYP. STAIN CLR. & PATTERN. IN FIELD AND W/ OWNER. @ KIT. & LAUNDRY RM. AREAS. INSTALL (N) FLOORING OR OTHER MAT'L. AS SPEC. BY OWNER. PREP. FLR. AS REQD. TO REC. (N) MAT'L. PER MFG.'S SPEC. TYP. COORD. SUBFLR. PREP. W/ CEMENT BOARD TO MATCH FIN. HT. OF (N) OR (E) WD. FLRS. AS REQD. PROV. SAMPLES TO OWNER PRIOR TO ORDERING.
- PAINT NEW INTERIOR WALLS AND TRIM W/ MIN. TWO COATS OF KELLY MOORE OR EQ. WATER BASED LOW V.O.C. INT. LATEX PAINT OVER ONE COAT MIN. LATEX PRIMER. U.O.N. AS STAIN GRADE. VERIFY COLOR W/OWNER.
- INSTALL (N) SHOWER TILE WALL & FLOORS @ (N) BATH. TO HAVE A SMOOTH, HARD NONABSORBENT SURFACE OVER A P. MEM. FLR. AND MOISTURE RESISTANT UNDERLAYMENT WALL TO A HT. OF 72" ABOVE DRAIN INLET.
- PROVIDE (N) PAINT GRD. CAB. W/ STONE COUNTERTOPS & TILE BACKSPLASH. AND (N) OR (E) APPLIANCES PER FLR. PLAN AND ELEV. PER OWNERS SPECS. SEE ALSO CASE WORK SPECS. SHT. A0.4 & INT. ELEV. A0.5 W/KEY NOTES.
- INSTALL BATHRM VANITY, COUNTER TOP W/BACKSPLASH, TOILET, AND SHOWER ENCLOSURE UNITS/AS OCCURS AS SELECTED BY OWNER. COORDINATE INSTALLATION AND REQUIRED ELECT. / MECH. WORK. VERIFY FINAL LOCS. AND MEP REAGENTS. IN FIELD W/OWNER. TYP.
- INSTALL GRAB BARS, TOWEL BARS, WALL SCONES, AND BATHROOM ACCESS. AS SEL. BY OWNER. COORD. INSTALLATION AS REQUIRED NEW 2x10 OF WALL BLOCKING WORK. VERIFY FINAL LOCS. IN FIELD W/OWNER. TYP.
- PROVIDE (N) POURED CONCRETE SLAB FLR. @ (N) BSMT. ADJ. ENSURE 1/2" CLEARANCE FROM FIN. FIN. (N) ADJ. ENTRY. PROVIDE SMOOTH TRANS. W/ (N) AND (E) STEPS @ AREA OF TRANS. PREP. SUBFLR. IN SHEET VENTL. FLNG. TO BE INSTALLED @ ADJ. ENTRY. REFER TO DET. A0.3 SHT. A.
- PROV. (N) CONC. LNDG. & STEP TO BSMT. ADJ. SIDE ENTRY. PATCH TO MATCH (E) PAVEMENT SURF. WALK-WAY PER OWNERS SEL. SEE FOUND. PLAN & DETS. PROVIDE (N) CONC. EGRESS WELL AS SHOWN ON (N) FLOOR & FOUND. PLANS. ENSURE MIN. 9 SQ. FT. CLEAR FLOOR AREA W/ 3 MIN. HORIZONTAL DIRECTION. W/ PERMANENT EGRESS ADDER. SEE CODE NOTE 19.
- PROV. (N) INT. STAIRS TO FIN. ATTIC AREA. VERIFY RISE & RUN IN THE FIELD.
- (N) BSMT. - (NO) & UNFIN. STOR. AREAS TO REMAIN: (E) SILE TO BE LOWERED & VAPOR BARRIER INSTALLED AS REQD. (E) CONC. FTG. TO RCV. (N) RETRO. ANCHORAGE PER SECT. & DETAIL PER SHT. A.
- (E) PERIMETER TO REC'D. (N) VENT OPENINGS & VOLUNTARY RETROFIT OPENINGS, AS REQD. TYP. INSTALL (N) PLYWD. SHEATHING @ (N) BSMT. STORAGE AREAS W/ ACCESS DR. FROM (N) ADJ. KITCHEN.
- REBUILD FRONT ENTRY STEPS & STOOP TO MATCH ORIGINAL HS. BASED ON HISTORIC PHOTOGRAPHIC EVIDENCE. PROTECT (E) SIDING & TRIM TO REMAIN. VERIFY FRAMING CONDITIONS. REPAIR AS REQD.
- PROVIDE (N) SCREENED FAN. VENTS AS SHOWN ON FOUND. PLAN.
- (N) LOC. OF WASTE WTRIS. S. EJECT. PUMP. REFER TO MEP 1.0 FOR MORE INFO.
- AT ALL (N) & (E) LIGHT & EGRESS WELLS, PROVIDE (N) 42" H. SAFETY RAILING TO MATCH COLOR & MAT'L. OF (E) FRONT PORCH RAIL. @ EGRESS WELLS, PROVIDE SAFETY EXIT LADDER & 54" EXIT GATE AT RAILINGS.
- PROVIDE (N) RWD. DECK @ REAR ENTRY TO MAIN FLR. RES. INSTALL 42TH. RWD. RAILS. RWD. STAIRS W/ 36" HANDRAILS, & (N) 1x WOOD SCREEN AT BASE. REFER TO EXT. ELEV. (N) SITE PLAN, & DETAIL A0.3.
- PROVIDE (N) CONC. LIGHT WELLS AS SHOWN ON (N) FLOOR & FOUND. PLANS. ENSURE MIN. 9 SQ. FT. CLEAR FLOOR AREA W/ 3 MIN. HORIZONTAL DIRECTION. SEE CODE B-X.
- AT NORTH WALL OF (N) ADJTN. PROV. EXTERIOR OUTSIDE STORAGE CLOS. WITH HORIZ. SIDING FINISH FOR BLIND DOORS. TYP. REF. TO (N) PLNS & ELEV. SEE CODE B-X.
- SEE ADD'L. REQ'S. MEP 1.0 AND TYP. CODE NOTES A0.3.

JAUROGUI REMODEL

ISSUE ONE
07/03/2020 PROGRESS REVIEW
10/1/2020 PROGS. DATA DWN.
03/05/2021 PLANNING SUBMIT.
04/15/2022 HIST. ELEV. REVIS
02/04/2023 PLANNING / H.C. SUBMIT.



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APN: 104-12-127

DRAWN
GTF/JTF
DATE
02/24/2023
SCALE
AS NOTED
PROJECT NO.
2019.22

SHEET
A3.0
OF

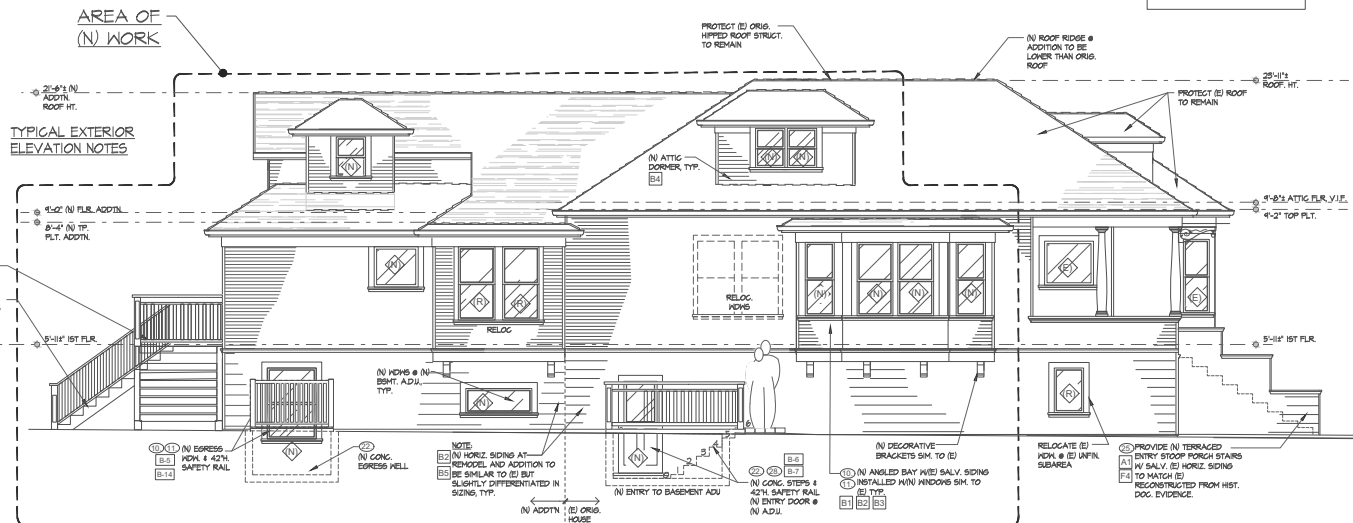


(N) FRONT (EAST) ELEVATION

SCALE: 1/4\"/>

1

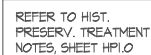
REFER TO HIST.
PRESERV. TREATMENT
NOTES, SHEET HP1.0
A- B-



(N) SOUTH (SIDE) ELEVATION

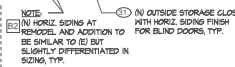
SCALE: 1/4\"/>

2



SCALE: 1/4"=1'

3



SCALE: 1/4"=1'

4

1. ALL WORK IS TO FOLLOW THE SECRETARY OF THE INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC RESOURCES. REFER TO AND OBSERVE THE REQUIREMENTS OF THE HISTORIC PRESERVATION PLAN NOTES FOR THE PROJECT, SEE (N) ELEV. SHT. A3.0 , TYP.
2. CONTRACTOR AND SITE WORK CREWS SHALL NOT COMMENCE WITH THE SELECTIVE DEMOLITION WORK UNTIL AFTER MEETING WITH THE OWNER AND HISTORIC ARCHITECT TO IDENTIFY a) THE EXISTING BUILDING COMPONENTS TO BE PROTECTED AND RETAINED, AND b) THE SELECTIVE DEMOLITION COMPONENTS TO BE REMOVED AND SALVAGED, FOR REUSE ON THE PROJECT, TYP.

1. REMOVE (E) (E)IES ONLY AS REQD FOR (N) WORK TO INCLUDE: FRAMING, WIRING, AND INSULATION. ENSURE ALL (E) AREAS TO REMAIN ARE PROTECTED FROM DAMAGE DURING PERIOD OF (N) WORK AND REPAIRS.
2. 2x12 OF NO. 2 DRYWALL FRAMING W/ STRUCT 1 SHEAR PLYWD WHERE NOTED ON STRUCT. DWGS.
3. WHERE REQD, PATCH (E) WALLS WITH (N) GYPSD TO MATCH (E) NAILED W/ DRYWALL SCREWS @ 8" x C. EDGES, 10" C. FIELD MAX. TYP. PROVIDE DENSE GOLD GP. BOARD AT ALL WET WALLS. REFER TO FLR. PLAN.
4. INSTALL (N) HORIZ. WD. SIDING EXT. FIN. OZ. LAYERS OF GRD. & BLDG PAPER @ 1512" W/ 6" STITCHES. STITCHES TO BE 12" APART. STITCH TO 1/2" GRD. DROP SIDING. TYP. PRIME AND PAINT MATCH (E) SIDING TYP. COORD. INT'L FRAMING TO ENSURE EVEN FLUSH TRANSITION W/ (E) SURF. TYP.

- [illegible]

ISSUE DATE
07/03/2020 PROGRESS REVIEW
12/11/2020 PROG. Des. Dev.
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PROJECT SITE:
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APN: 104-12-127

DRAWN
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DATE
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SCALE
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PROJECT NO.
2019.22
SHEET

A3.1

F

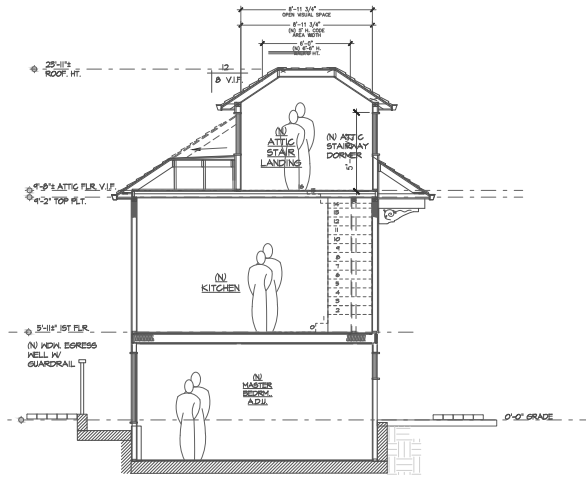
TYPICAL CODE NOTES- SEE
SHEET A0.3

SHEET NOTES

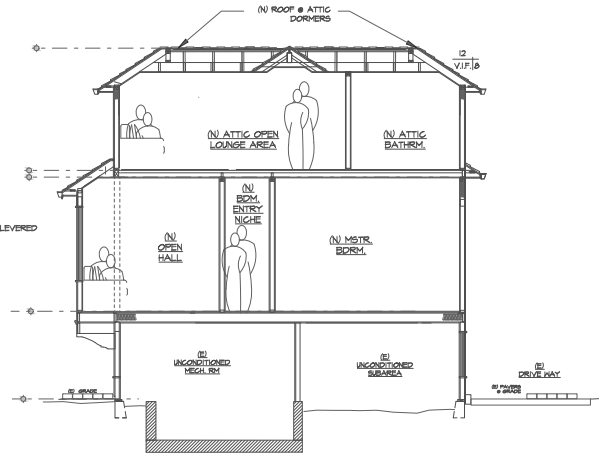
1. ALL WORK IS TO FOLLOW THE SECRETARY OF THE INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC RESOURCES. REFER TO AND OBSERVE THE REQUIREMENTS OF THE HISTORIC PRESERVATION PLAN NOTES FOR THE PROJECT, SEE (N) ELEV. SHT. A3.0, TYP.
2. CONTRACTOR AND SITE WORK CREWS SHALL NOT COMMENCE WITH THE SELECTIVE DEMOLITION WORK UNTIL AFTER MEETING WITH THE OWNER AND HISTORIC ARCHITECT TO IDENTIFY a.) THE EXISTING BUILDING COMPONENTS TO BE PROTECTED AND RETAINED, AND b.) THE SELECTIVE DEMOLITION COMPONENTS TO BE REMOVED AND SALVAGED, FOR REUSE ON THE PROJECT, TYP.

KEYED SHEET NOTES:

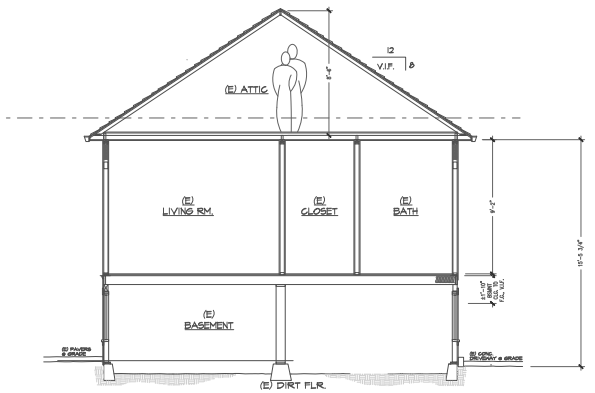
1. REMOVE (E) FINISHES ONLY AS REQ'D FOR (N) WORK TO INCLUDE: FRAMING, WIRING, AND INSULATION. ENSURE ALL (E) AREAS TO REMAIN ARE PROTECTED FROM DAMAGE DURING PERIOD OF (N) WORK AND REPAIRS.
2. INSTALL (N) 2x4 NO. 2 STUD FRAMING W/ STRUCT 1 SHEAR PLYWD WHERE NOTED ON STRUCT. DWGS.
3. WHERE REQ'D PATCH (E) WALLS WITH (N) GYPD TO MATCH (E) NAILED W/ DRYWALL SCREWS @ 6" O.C. EDGES, 10" O.C. FIELD MAX. TYP. PROVIDE DENSE GOLD GYP. BOARD AT ALL WET WALLS, REFER TO FLR. PLAN.
4. INSTALL (N) HORIZ. WD. SIDING EXT. FIN. 3/2" LAYERS OF GRD. D. BLDG. PAPER PER CBC 2512. WITH SMOOTH SURF. TEXTURE AND PAINT TO MATCH ORIG. DROP SIDING. TYP. PRIME AND PAINT TO MATCH (E) SIDING TYP. COORD. INFILL FRAMING TO ENSURE EVEN FLUSH TRANSITION W/ (E) SURF. TYP.
5. PROVIDE INSULATION & INSTALL AS REQUIRED:
(NOTE: USE FORMALDEHYDE FREE)
- CEILING R-130 MIN. BATT INSUL. (VENTED ATTIC) TYP.
- WALLS R-130 MIN. BATT INSUL. TYP.
- FLOORS R-130 MIN. BATT INSUL. TYP.
- PROVIDE SOUND ATTENUATING R-13 MIN. INSUL. AT ALL (N) AND OPEN (E) BATHROOM INTERIOR WALLS, OPTIONAL @ BEDROOMS, VERIFY W/ OWNER.
6. COORD. SUPPLY LINES FOR WTR. ELECT. HVAC & DRAINAGE FOR (N) REQ'D. CAP OFF ABANDONED LINES & RE-ROUT TO (N) FIXTURES. UTILIZE (E) FLUR, DUCTING WHERE POSS. REPL. W/ (N) DUCTING AS REQ'D. TO (N) ROOMS, TIE IN ALL (N) DRAINS TO MAIN SEWER LINE PROV. (N) CIRCUITS FROM (N) SUBPANEL AS REQ'D. VERIFY FINAL LOC. IN FIELD W/ OWNER.
7. INSTALL (N) 24 GA GSM OEGE GUTTER, W/ (N) 2" RND - 26 GA GSM D.S.S. & SPLASH BAS. SLOPED AWAY FROM BASE OF HS. DIRECT TO YARD. SEE SITE PLAN.
8. INST. (N) 1x4 DF INT. PAINT GRADE TRIM & CS. WORK W/ COLOR & TEXT. TO MATCH (E). PROV. SHOP DRAWINGS AS REQ'D FOR APPROV. BY OWNER, TYP.
9. INSTALL (N) ROOF AS REQ'D OF (N) WORK W/ (N) CLASS A HIGH DEF. COMP. ASPH. SHINGLE RFG. TO MATCH (E) TYP. OVER LAYERS 3/8" ASPH. IMPREG. RFG. FLG. TYP. REVIEW COLOR IN FIELD W/ (E) ROOF AND OWNER. PROTECT (E) ROOF TO REMAIN, REFER TO ROOF PLAN SHT. A3.1
10. PROTECT (E) WINDOWS TO REMAIN, (N) APPROV. WDWS. AS SEL. BY ARCH. INSTALL WD. TRIM PER ELEV. & (N) BSMT. PROV. WDWS. AS SPEC'D BY ARCH., SEE WDWS. SPECS A0.3 AND SCHED. A2.1 FOR ADD'L INFO. TYP.
11. VERIFY (E) FRAMING AND INSTALL (N) 4x4 DF HOR. WOOD 1x4 TRIMMERS AROUND WDWS. W/ DBL. 2x4 BLDG. EA. WAY AT TOP AND BTM OF WDM FRAMING. W/ SHMP STRAPS PER STRUCT. DETAIL TYP.
12. SALVAGE (E) OR PROV. (N) PAINT GRADE (1-1/8" MIN.) SOLID CORE INT. WD. DRS & HWDR. TO MATCH (E). PROV. (N) PAINT GRD. POCKET DRS. TO MATCH (E) OR PATTERN, W/ JOHNSON GLIDE HWDR. PER DR. SCHED. TYP.
13. PROVIDE (N) S.C. PAINT GR. EXT. DR. TO (N) KIT. REAR ENTRY. PROV. (N) S.C. PAINT GRD. HINGED FL. DR. & HWDR. W/ PREHUNG JAMB ASSY. PER MFG. SPECS TYP. INST. (N) EXT. TRIM. (N) PAINTED 1x CLEAR CEDAR OR RWD. TO MATCH (E) TRIM, PRE-PRIME (SEAL) ALL (E) SIDES OF EXT. TRIM PRIOR TO INSTALLING, TYP.
14. CASEWORK: PROV. CUSTOM TRIM @ (N) ENTRANCES & PORTALS. INSTALL BUILT-IN BENCH SEATS @ (N) DIN. RM. & LIVING RM., REFER TO DETAIL SHT. INSTALL INT. (N) DR. CASING, 1x FLAT, & 1x BASE BOARD, WINDOWS, CASED & SIMILAR TO (E) HEAD, STOOL, AND APRON TRIM PER INT. ELEV. & DETAIL NOTES TYP. PROVIDE (N) EXT. TRIM. (N) PAINTED 1x CLEAR CEDAR OR RWD. TO MATCH (E) TRIM, PRE-PRIME (SEAL) ALL (E) SIDES OF EXT. TRIM PRIOR TO INSTALLING, REF. TO CASEWORK SPECS. SHT. A0.3, TYP.
15. PROTECT (E) TAG WOOD FLOOR FROM DAMAGE DURING WORK. INSTALL (N) WD. FLRS. @ (N) ADDN TO MATCH (E). PATCH (N) TAG HWD. FLRS. TO MATCH (E). VERIFY COND. OF SUBFL. & FRAMING PRIOR TO INSTALLATION, CONFIRM SIZE, WD. TYPE, STAIN CLR. & PATTERN IN FIELD AND W/ OWNER. @ KIT. & LAUNDRY RM. AREAS. INSTALL W/ALOODING OR OTHER MATL. AS SPEC. BY OWNER. PREP. FLR. AS REQ'D. TO REC. (N) MATL'S. PER MFG. S. SPEC. TYP. COORD. SUBFL. PREP. W/ CEMENT BOARD TO MATCH FIN. INT. OF (N) OR (E) WD. FLRS. AS REQ'D. PROV. SAMPLES TO OWNER. PRIOR TO ORDERING.
16. PAINT NEW INTERIOR WALLS AND TRIM W/ MIN. TWO COATS OF KELLY MOORE OR EQ. WATER BASED LOW V.O.C. INT. LATEX PAINT OVER ONE COAT MIN. LATEX PRIMER, U.O.N. AS STAIN GRADE, VERIFY COLOR W/ OWNER.
17. INSTALL (N) SHOWER TILE WALL & FLOORS @ (N) BATH. TO HAVE A SMOOTH, HARD NONABSORBENT SURFACE OVER A W.P. MEMB. FLR. AND MOISTURE RESISTANT UNDERLAYMENT WALL. TO A HT. OF 2' ABOVE DRAIN INLET.
18. PROVIDE (N) PAINT GRD. CABS. W/ STONE COUNTERTOPS & TILE BACKSPLASH. AND (N) OR (E) APPLIANCES PER FLR. PLAN AND ELEV. PER OWNERS SPECS. SEE ALSO CASE WORK SPECS. SHT. A0.4 & INT. ELEV. AS W/ OWNER NOTES.
19. INSTALL BATHRM VANTY, COUNTER TOP W/ BACKSPLASH, TOILET, AND SHOWER ENCLOSURE (UNITS HAS OCCURRED) AS SELECTED BY OWNER. COORDINATE INSTALLATION AND REQUIRED ELECT. / MECH. WORK, VERIFY FINAL L.OCS. AND MEP REQUIREMENTS. IN FIELD W/ OWNER, TYP.
20. INSTALL GRAB BARS, TOWEL BARS, WALL SCISSORS, AND BATHROOM ACCESS, AS SEL. BY OWNER. COORD. INSTALLATION AS REQUIRED NEW 2x10 DF WALL BLOCKING WORK, VERIFY FINAL L.OCS. IN FIELD W/ OWNER, TYP.
21. PROVIDE (N) POURED CONCRETE SLAB FLR. @ (N) BSMT. ADU. ENSURE 1/2" CLEARANCE FRM. FIN. (N) ADU. ENTRANCE. PROVIDE SMOOTH TRANS. W/ (N) AND (E) STEPS @ AREA OF WORK. PREP. SURF. FOR (N) SHEET VINYL FLRNG. TO BE INSTALLED @ ADU. ENTRY. REFER TO FND. DETAILS SHT. A.
22. PROV. (N) CONC. LNDG. & STEP TO BSMT. ADU. SIDE ENTRY PATCH TO MATCH (E) PAVYR LEVEL SURF. WALK-WAY PER OWNERS SEL. SEE FOUND. PLAN & DETS PROVIDE (N) CONC. EGRESS WELL AS SHOWN ON (N) FLOOR & FOUND. PLANS. ENSURE MIN. 8 SQ. FT. CLEAR FLOOR AREA W/ 3 MIN. HORIZONTAL DIRECTION, W/ PERMANENT EGRESS LADDER. SEE CODE NOTE 10.
23. PROV. (N) INT. STAIRS TO FIN. ATTIC AREA, VERIFY RISE & RUN IN THE FIELD.
24. (N) BSMT., INADU & INFLR. STORAGE AREAS TO REMAIN: (E) SOLID TO BE COVERED & VAPOR BARRIER INSTALLED AS REQ'D. (E) CONC. FTG. TO RCV. (N) RETRO. ANCHORAGE PER SECT. & DETAIL PER SHT. A. VAPOR BARRIER @ EXIST. (E) PERIMETER TO RCV. (N) INT. OPENINGS & VOLUNTARY RETROFIT OPENINGS, AS REQ'D. TYP. INSTALL (N) PLYWD. SHEATHING @ (N) BSMT. STORAGE AREAS W/ ACCESS DR. FROM (N) ADU. KITCHEN.
25. REBUILD FRONT ENTRY STEPS & STOP TO MATCH ORIGINAL HS. BASED ON HISTORIC PHOTOGRAPHIC EVIDENCE. PROTECT (E) SIDING & TRIM TO REMAIN, VERIFY FRAMING CONDITS., REPAIR AS REQ'D.
26. PROVIDE (N) SCREENED IN. VENTS AS SHOWN ON FOUND. PLAN.
27. (N) LOC. OF WASTE WTR'S S. ELECT. PUMP, REFER TO MEP 1 FOR MORE INFO.
28. AT ALL (N) & (E) LIGHT & EGRESS WELLS, PROVIDE (N) 42" H. SAFETY RAILING TO MATCH COLOR & MATL. OF (E) FRONT PORCH RAIL. @ EGRESS WELLS, PROVIDE SAFETY EXIT LADDER & 24" EXIT GATE AT RAILINGS.
29. PROVIDE (N) RWD. DECK @ REAR ENTRY TO MAIN FLR. RES. INSTALL 42" RAIL. S. RWD. STAIRS W/ 36" HANDRAILS, & (N) 1x WOOD SCREEN AT BASE, REFER TO EXT. ELEV. & (N) SITE PLAN, & DETAIL A0.3.
30. PROVIDE (N) CONC. LIGHT WELLS AS SHOWN ON (N) FLOOR & FOUND. PLANS. ENSURE MIN. 8 SQ. FT. CLEAR FLOOR AREA W/ 3 MIN. HORIZONTAL DIRECTION, SEE CODE B-XX.
31. AT NORTH WALL OF (N) ADDTN, PROV. EXTERIOR OUTSIDE STORAGE CLOS. WITH HORIZ. SIDING FINISH FOR BLIND DOORS, TYP. REF. TO (N) PLNS & ELEV.
32. SEE ADD'L REQ'S. MEP 1.0 AND TYP. CODE NOTES A0.3.



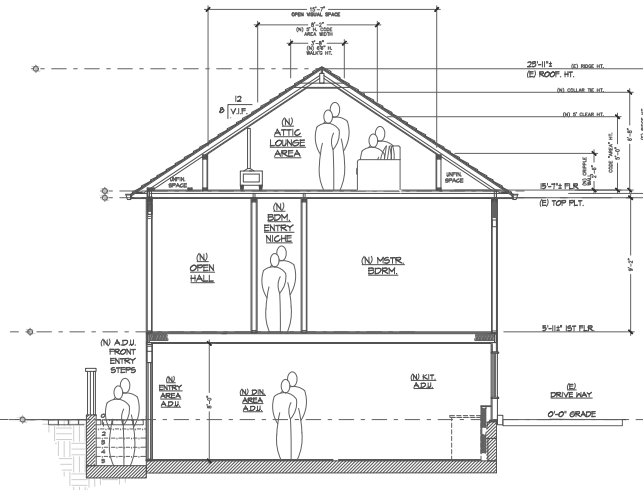
(N) BUILDING SECTION
(PRELIM.) SCALE: 1/4"=1' C-C



(N) BUILDING SECTION SCALE: 1/4"=1' A-A



(E) BUILDING SECTION SCALE: 1/4"=1' 1-1



(N) BUILDING SECTION SCALE: 1/4"=1' B-B

<p>JAUIGUI REMODEL</p> <p>ISSUE DATE</p> <p>07/03/2020 PROGRESS REVIEW</p> <p>10/10/2020 PRELIM. DATA DWN.</p> <p>03/03/2021 PLANNING SUBMIT.</p> <p>04/15/2022 HIST. ELEV. REVIS.</p> <p>02/04/2023 PLANNING / H&C SUBMIT.</p>	
<p>STRATA DESIGN STUDIO</p> <p>DESIGN - CONSULTING - PRESERVATION</p> <p>JOHN S. TAPIENA-FROLLI, AIA</p> <p>DOCK 11 1710 S</p> <p>SAN JOSE, CA 95108</p> <p>408.933.1141 - jfr@stratadsgn.com</p>	
<p>OWNER:</p> <p>JEFF JAUIGUI</p> <p>4120 BASSETT STREET</p> <p>SANTA CLARA, CA 95054</p> <p>098496@gmail.com</p> <p>PH.415.608.4670</p>	<p>PROJECT SITE:</p> <p>4120 BASSETT STREET</p> <p>SANTA CLARA, CA 95054</p> <p>APN: 104-12-127</p>
<p>OWNER:</p> <p>GWAN</p> <p>GTF/JTF</p> <p>DATE</p> <p>02/24/2023</p> <p>SCALE</p> <p>AS NOTED</p> <p>PROJECT NO.</p> <p>2019.22</p> <p>SHEET</p>	<p>A4.0</p> <p>OF</p>