GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THE WORK.
THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR STIPULATE MATERIAL AND CRAFTSMANSHIP STANDARDS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND ON-SITE MOCK-UPS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS, FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO ADVISE IN ANY COST ESTIMATE. ALL MATERIALS & SPECIFICATIONS THESE DRAWINGS SHALL BEING LISTED IN SUCH ESTIMATE
NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
THE GENERAL CONTRACTOR SHALL HOLD HARMLESS INDEMNIFY AND DEFEND THE DESIGNER FROM ANY ACTION IMPOSED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OF SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE DESIGNER.
ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO: 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA ELECTRIC CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE (PART 6 OF TITLE 24) 2022 CALIFORNIA ELECTRIC CODE 2022 CALIFORNIA FIRE CODE (PART 9 OF TITLE 24) 2022 CALIFORNIA GREEN BUILDING CODE, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS, HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DETERIORATED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAINED IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.
ALL MISCELLANEOUS PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN ITEMS NECESSARY FOR THE COMPLETION OF THE PROJECT.
ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOODS AND MATERIALS ON DEDICATED AND/OR STREET WALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.

VICINITY MAP

PROJECT SCOPE:

BUILDING FRONT AND REAR ADDITION OF 1093 SF TO ADD TWO BEDROOMS, TWO BATHROOMS AND A FRONT LIVING ROOM. REMODEL THE KITCHEN. RELOCATE THE EXISTING 200 AMP MAIN ELEC SERVICE.

SPECIAL INSPECTION LIST:

1) Structural wood per §1705.11.1 and §1705.12.2 for shear walls with fastener spacing of sheathing less than or equal 4 inches on center.
2) Post-installed mechanical, and adhesive anchors in hardened concrete members.

NOTE:
1. PROVIDE POSITIVE DRAINAGE TO ROOF DRAINS FROM ALL PARTS OF THE ROOF.
2. D.S.○— INDICATES 2"x3" 26 GA. G.I DOWNSPOUTS LOCATED AS SHOWN.
3. PROVIDES 5" - 26 GA. G.I OGEE GUTTER OVER 2x8 SPRUCE FASCIA BLARD - TYP.
4. ROOF PITCH TO MATCH EXISTING ROOF TYP. - U.N.O.
5. ROOF MATERIAL To MATCH EXISTING ROOF OVER 30# FELT - TYP.
6. PROVIDE NECESSARY FLASHING AT ALL ROOF AND WALL CONNECTIONS AS REQUIRED.
7. PROVIDE 3/4" THICK T&G PLANKS @ ROOF OVERHANG AREA.

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C: (408) 752-2777
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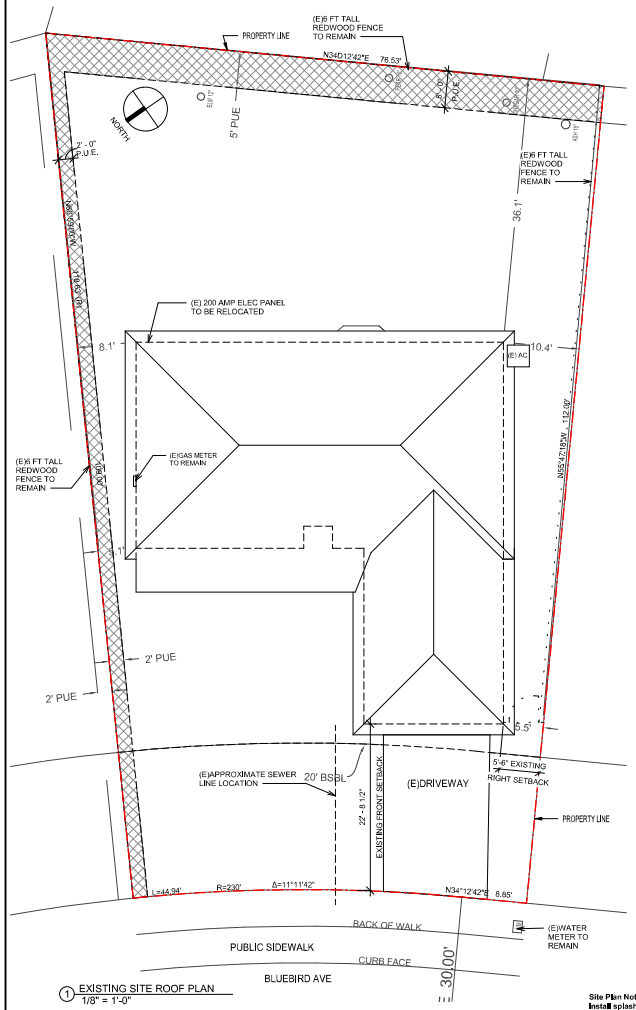
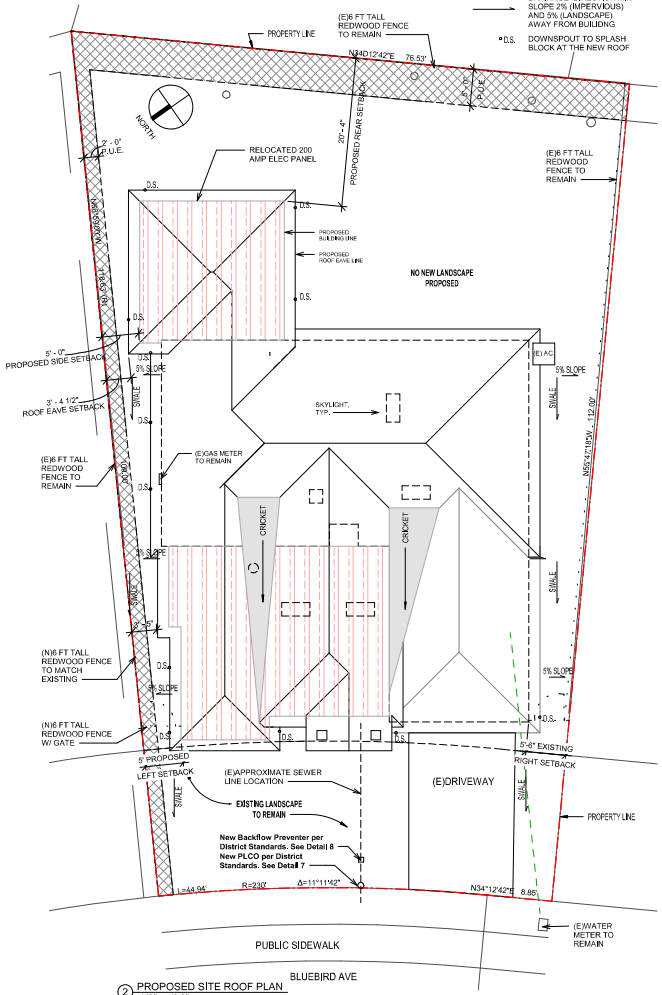
ENERGY:
George Martinez
gmartinez601@gmail.com

SITE PLAN LEGEND:

- P.U.E EASEMENT
- W.C.E. EASEMENT
- PROPOSED BUILDING ADDITION
- DRAINAGE DIRECTION MIN SLOPE 2% (IMPERVIOUS) AND 5% (LANDSCAPE) AWAY FROM BUILDING
- D.S. DOWNSPOUT TO SPLASH BLOCK AT THE NEW ROOF



① EXISTING SITE ROOF PLAN
1/8" = 1'-0"



② PROPOSED SITE ROOF PLAN
1/8" = 1'-0"

Site Plan Notes:
Install splash blocks at all downspouts to ensure roof water is directed away from the foundation. Any existing downspouts that connect directly to the storm drain system shall be disconnected and directed towards landscaped areas.

PROJECT INFORMATION

PROPERTY:	1013 Bluebird Ave, Santa Clara, CA 95051
APN:	313-17-002
OWNER:	Kexuan Cui
LOT SIZE:	7,398 SF
LOT ZONING:	R1-6L
TYPE OF CONSTRUCTION:	TYPE V-B, NON-SPRINKLERED
OCCUPANCY:	R-3 & U
FLOOD ZONE DESIGNATION:	X

EXISTING LIVING AREA: 1,388 SF.
EXISTING GARAGE AREA: 459 SF(NO CHANGE)
EXISTING PORCH SQUARE FOOTAGE: 179 SF
EXISTING LOT COVERAGE (%) = (1,388+459+179)/7,398 = 27.3%
EXISTING: THREE BEDROOMS AND TWO BATHROOMS

PROPOSED ADDITION AREA: 1,093 SF.
PROPOSED TOTAL LIVING AREA: 2,481 SF
PROPOSED COMMON LIVING AREA: 1,060 SF
PROPOSED FRONT PORCH: 19 SF
PROPOSED: FIVE BEDROOMS AND FOUR BATHROOMS

PROPOSED F.A.R: (2,489+459)/7,398 = 39.8% < 40% (ZONING ALLOWED)
PROPOSED LOT COVERAGE:
(2,481+459+19)/7,398 = 40% (ZONING ALLOWED)

Common living area (%) = 1,105 sf (living rooms, dining, kitchen, etc) / 2,481sf = 44.5%

APPLICABLE CODES

2025 CALIFORNIA RESIDENTIAL CODE
2025 CALIFORNIA ELECTRIC CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA BUILDING CODE
CITY OF SANTA CLARA MUNICIPAL CODE

SYMBOLS

- GRID LINE NUMBER OR LETTER — GRID LINE
- DETAIL NUMBER; SHEET WHERE DETAIL IS DRAWN. SAME DISCIPLINE — DETAIL
- SECTION NUMBER; SHEET WHERE SECTION IS DRAWN, SAME DISCIPLINE — SECTION
- ELEVATION NUMBER; SHEET WHERE ELEVATION IS DRAWN. SAME DISCIPLINE — ELEVATION
- DELTA; SEE DESCRIPTION BLOCK ON SAME SHEET FOR DATE & DESCRIPTION — DRAWING REVISION
- KEYED NOTES SEE DESCRIPTION LIST ON SAME SHEET — KEYNOTE
- FILLED LINE INDICATES PLAN NORTH; DASHED ARROW INDICATES TRUE NORTH — NORTH ARROW

DRAWING INDEX

A0.0	COVER SHEET / SITE PLAN
C0	SURVEY
A0.1	DEMO PLAN / DETAIL /NOTES
A0.2	PROPOSED FLOOR PLANS
A0.2 R	ROOF PLAN
A0.3	PROPOSED ELEC PLAN
A0.4A	BUILDING ELEVATIONS
A0.4B	BUILDING ELEVATIONS
A0.5	BUILDING SECTIONS / DETAILS
A0.6	DETAILS
EN1	TITLE 24
EN2	TITLE 24
S0	STRUCTURAL GENERAL NOTE
S1	FOUNDATION PLAN
S2	CEILING FRAMING PLAN
S3	ROOF FRAMING PLANS
SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS
SD3	STRUCTURAL DETAILS
SD4	STRUCTURAL DETAILS
WSWH1	STRONG WALL
WSWH2	STRONG WALL

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NO	DESCRIPTION	DATE
	PERMIT SUBMITTAL	
	PLANNING	10/22/2025

PROJECT: **Project Number**
SCALE: **1/8" = 1'-0"**
TITLE: **COVER SHEET / SITE PLAN**

A0.0

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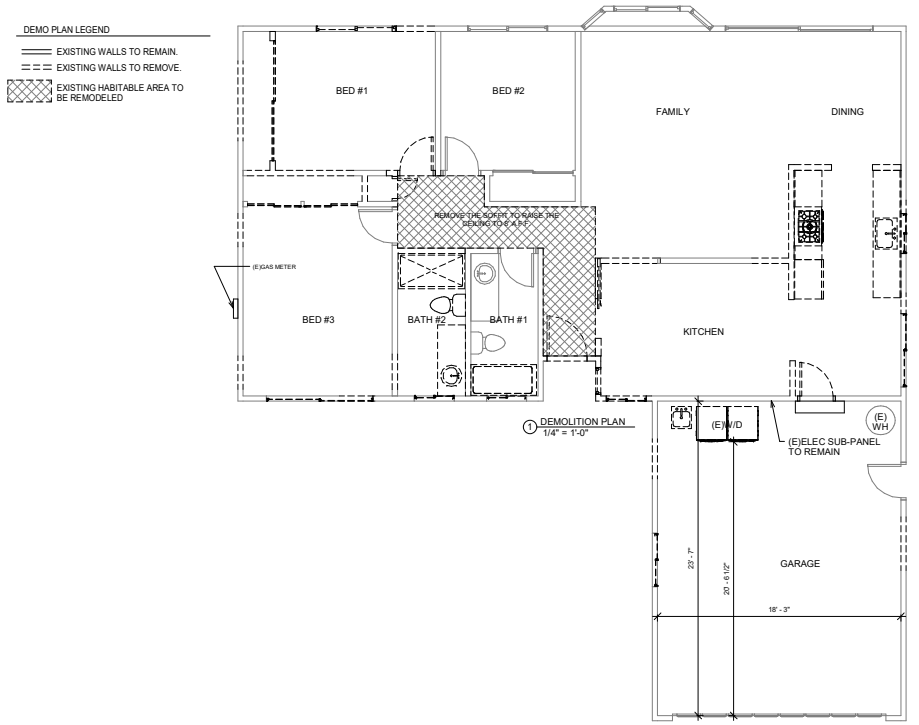

1 DEMOLITION PLAN
1/4" = 1'-0"

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	PERMIT SUBMITTAL	
	PLANNING	10/22/2025

PROJECT **Project Number**
SCALE As indicated
TITLE

DEMO PLAN / DETAIL /NOTES

A0.1

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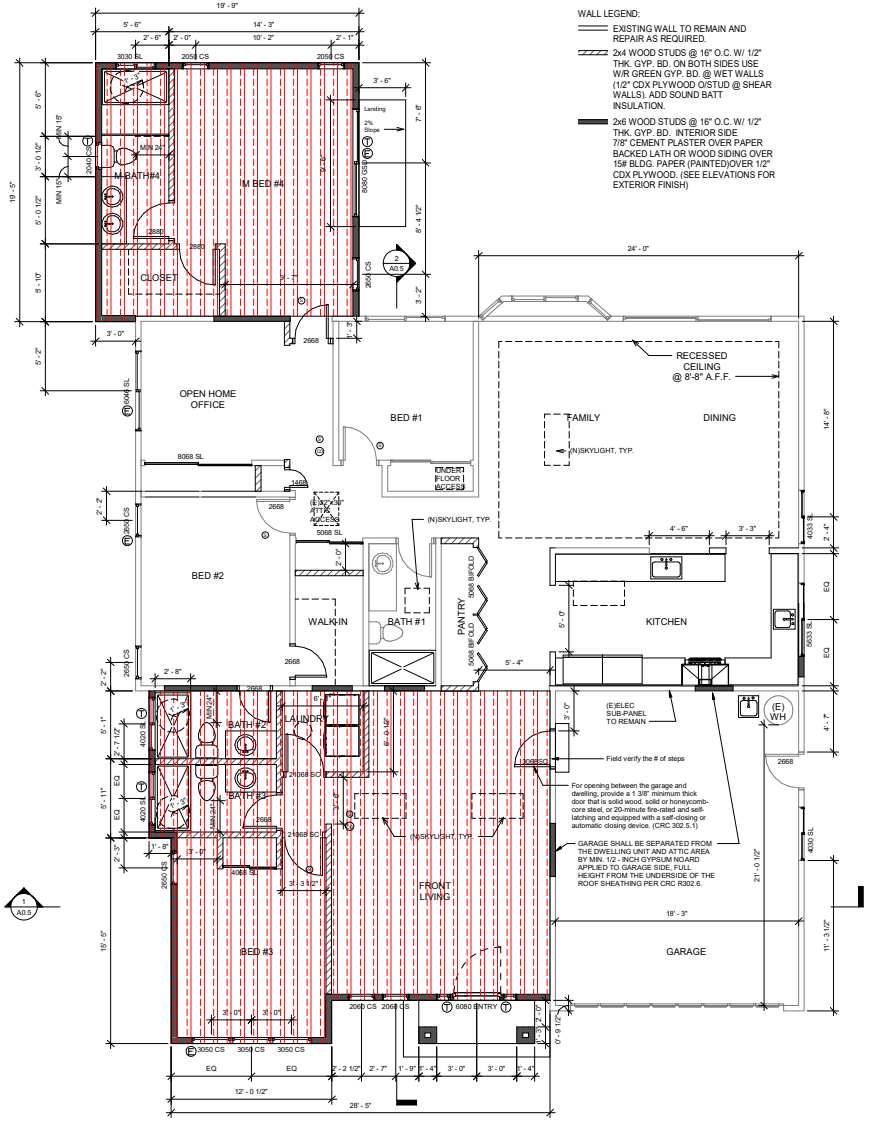

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PROJECT **Project Number**

SCALE AS SHOWN

TITLE

PROPOSED FLOOR PLANS

A0.2

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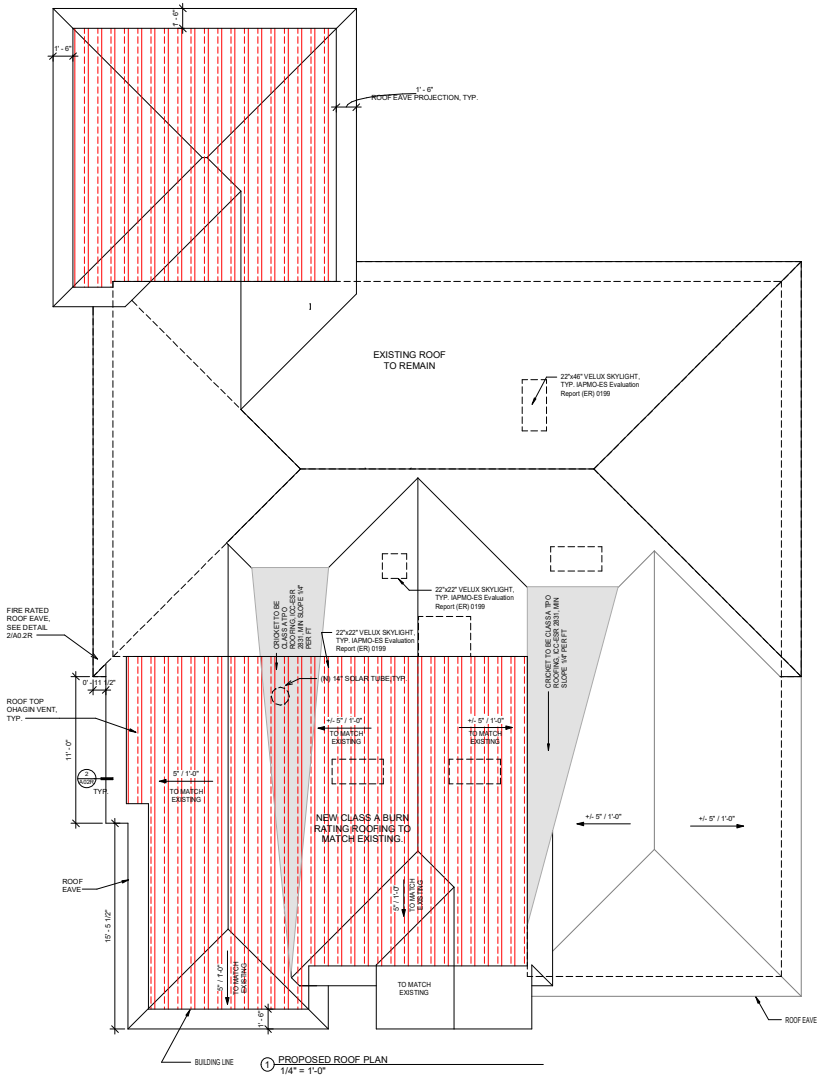

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	PLANNING	10/22/2025

PROJECT **Project Number**

SCALE 1/4" = 1'-0"

TITLE

ROOF PLAN

A0.2 R

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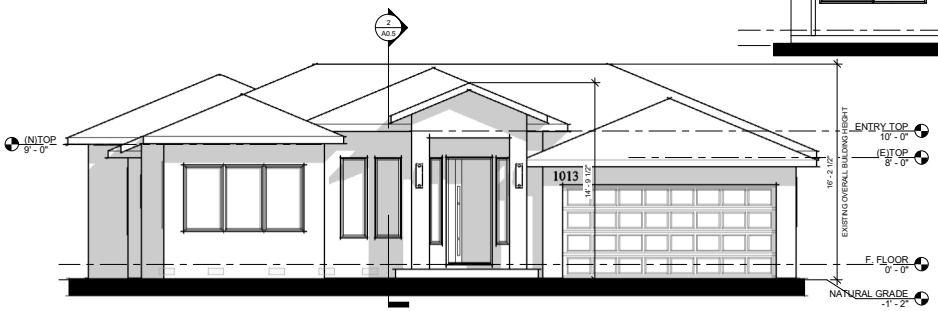
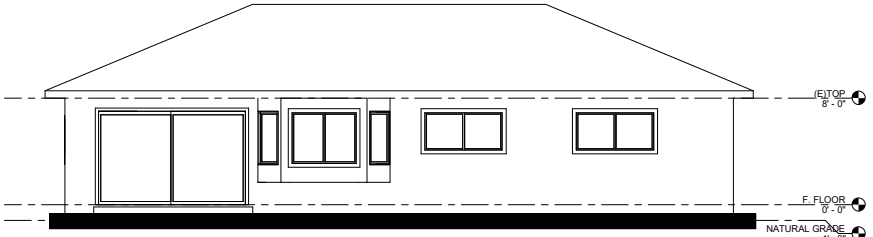
ELEVATION NOTES

1. CLASS A BURN RATING CONC. TILE ROOFING TO MATCH EXISTING.
2. STUCCO WALL FINISH, COLOR TO MATCH EXISTING.
3. WOOD TRIM @ EAVE W/ GUTTER.
4. RECESS@ WINDOW SILL.
5. RECESS AROUND WINDOW/DOOR.
6. 145.5"x5.5" UNDER FLOOR VENT.
7. DECORATIVE 14"x18" GABLE VENT W 4" TRIM.
8. EXISTING ROOF TO REMAIN.
9. STUCCO WALL FINISH, ACCENT COLOR BY OWNER.
10.WEEP SCREED, A MIN OF 26 GA. CORROSION - RESISTANT WEEP SCREED W/ A MIN VERTICAL ATTACHMENT FLAGE OF FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS W/STUCCO. THE SCREED SHALL BE PLACED A MIN OF 4" ABOVE THE EARTH OR 2" ABOCE PAVED AREAS AND SHALL BE OF A TYPE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING, SEE DETAIL 10/A0.4.

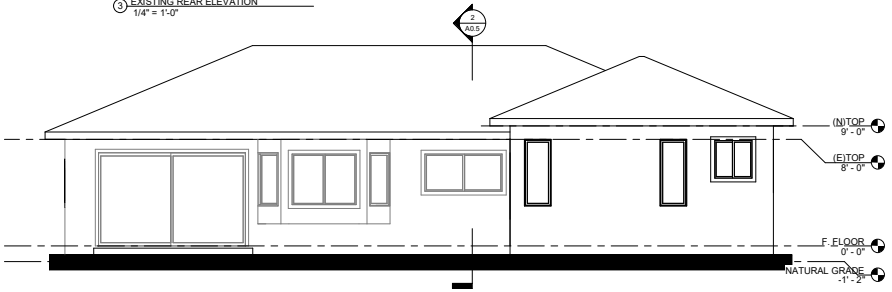
1 EXISTING FRONT ELEVATION
1/4" = 1'-0"



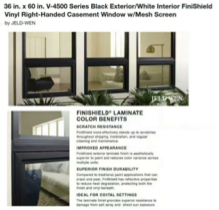
2 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



3 EXISTING REAR ELEVATION
1/4" = 1'-0"



4 PROPOSED REAR ELEVATION
1/4" = 1'-0"



The existing tile roofing to be replaced with composite shingle

Light Gray three Coat Stucc to Match the existing

Exterior lighting

Garage door

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SCALE 1/4" = 1'-0"

TITLE

BUILDING ELEVATIONS

A0.4A

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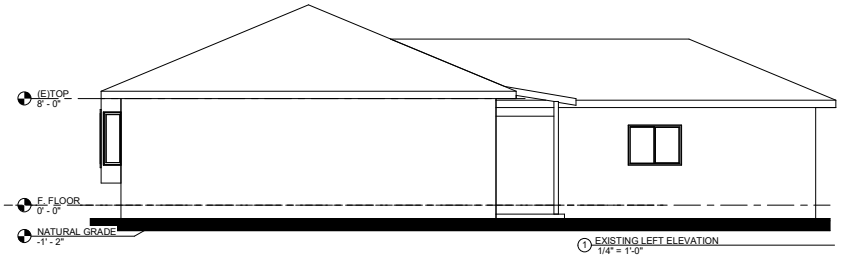
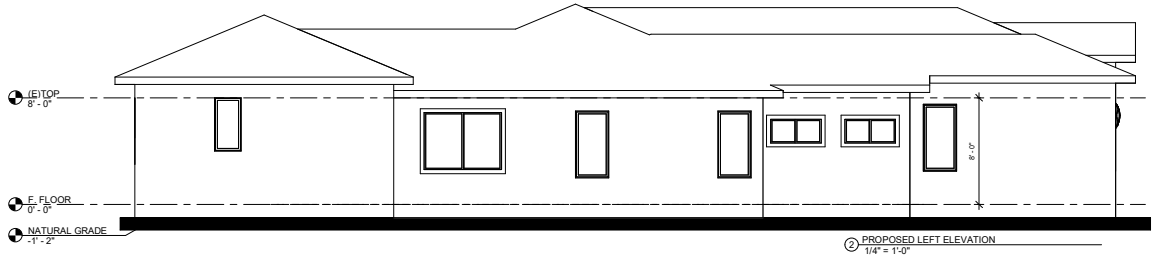


1 EXISTING LEFT ELEVATION
1/4" = 1'-0"



2 PROPOSED LEFT ELEVATION
1/4" = 1'-0"

3 EXISTING RIGHT ELEVATION
1/4" = 1'-0"

4 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

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	PLANNING	10/22/2025

PROJECT Project Number
SCALE 1/4" = 1'-0"
TITLE
BUILDING ELEVATIONS

A0.4B

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