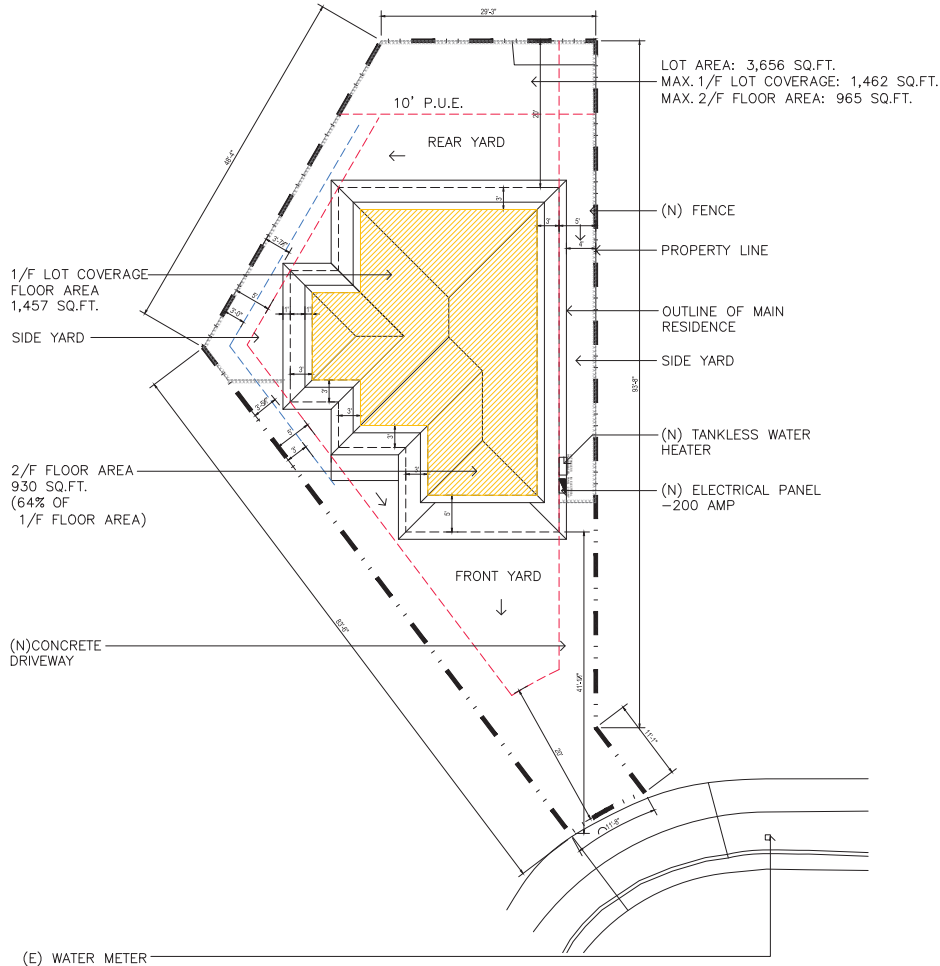


(N) NEW-BUILT HOUSE

2516 PARKLAND COURT, SANTA CLARA, CA95051, LOT 2



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

PARKLAND CT



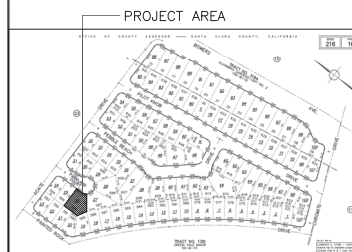
GENERAL NOTES

- THESE PLANS AND DESCRIPTIONS OF MATERIALS SHALL GOVERN THE EXTENT OF THE WORK TO BE DONE. ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND FIELD CONDITIONS MUST BE CALLED TO THE ATTENTION OF DESIGNERS AND STRUCTURAL ENGINEER. ANY DISCREPANCY NOT REPORT TO DESIGNER AND ENGINEERS WILL ABSOLVE THEM OF ANY RESPONSIBILITY.
- GENERAL CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCESSING WITH WORK.
- GENERAL CONTRACTOR TO VERIFY AND PROVIDE TEMPORARY SHORING AS REQUIRES DURING DEMOLITION OF ANY PART OF THE WALL, FLOOR AND CEILING.
- GENERAL CONTRACTOR REQUIRES TO INSPECT AND EVALUATE ON EXISTING CONDITION AND PROVIDE SHORING ON EXISTING STRUCTURE PRIOR DEMOLITION TO BEGIN.
- PROVIDE 2X BLOCKING WHERE WALL HUNG FIXTURE OCCURS.
- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS MUST FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE SUBMITTAL OF BID PROPOSALS AND CONSTRUCTION.
- GENERAL CONTRACTOR IS FULLY RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL WORK IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.

SHEET INDEX

- A0 COVER SHEET
- A1 PROPOSED 1/2" FLOORPLANS/
PROPOSED 2/2" FLOORPLANS
- A2 WINDOW SCHEDULE
- A3 PROPOSED ROOFPLAN
- A4 PROPOSED EXTERIOR ELEVATIONS

VICINITY MAP :



PROJECT DATA

OWNER NAME: HUA SHEN & TIAN TIAN
 CONTACT NUMBER: (669) 208-2888
 RESIDENCE AT
 2516 PARKLAND COURT, SANTA CLARA,
 CA 95051, LOT 2

TWO-STORY, SINGLE FAMILY RESIDENCE
 CONSTRUCTION TYPE : V-B
 OCCUPANCY CLASS : R-3, U
 APN: 216-160-26
 BUILT YEAR : 1954

LOT SIZE	3,656 SQFT		
	EXISTING	PROPOSED	TOTAL PROPOSED
1/2" FLOOR AREA	0 SQFT	992 SQFT	992 SQFT
2/2" FLOOR AREA	0 SQFT	930 SQFT	930 SQFT
ATTACHED GARAGE	0 SQFT	433 SQFT	433 SQFT
FRONT PORCH	0 SQFT	32 SQFT	32 SQFT

APPLICABLE CODE

- _2022 CALIFORNIA BUILDING CODE
- _2022 CALIFORNIA RESIDENTIAL CODE
- _2022 CALIFORNIA ELECTRICAL CODE
- _2022 CALIFORNIA MECHANICAL CODE
- _2022 CALIFORNIA PLUMBING CODE
- _2022 CALIFORNIA ENERGY CODE
- _2022 CALIFORNIA GREEN BUILDING CODE
- _2022 CALIFORNIA FIRE CODE
- _CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

SCOPE OF WORK

- 1) NEW 1,922 SQ.FT. 2-STORY HOUSE & 433 SQ.FT. ATTACHED GARAGE

REVISION DATE

REVISION	DATE

DESIGNER

Karen Lok
 KAREN LOK
 INTERIOR DESIGNER

1769 HILLSDALE AVE #24975
 SAN JOSE, CA 95154
 (415) 465-9406
 KINTDESIGN@HOTMAIL.COM

PROJECT
 2516 PARKLAND COURT, SANTA CLARA
 CA95051, LOT 2
 PLAN
 COVER SHEET

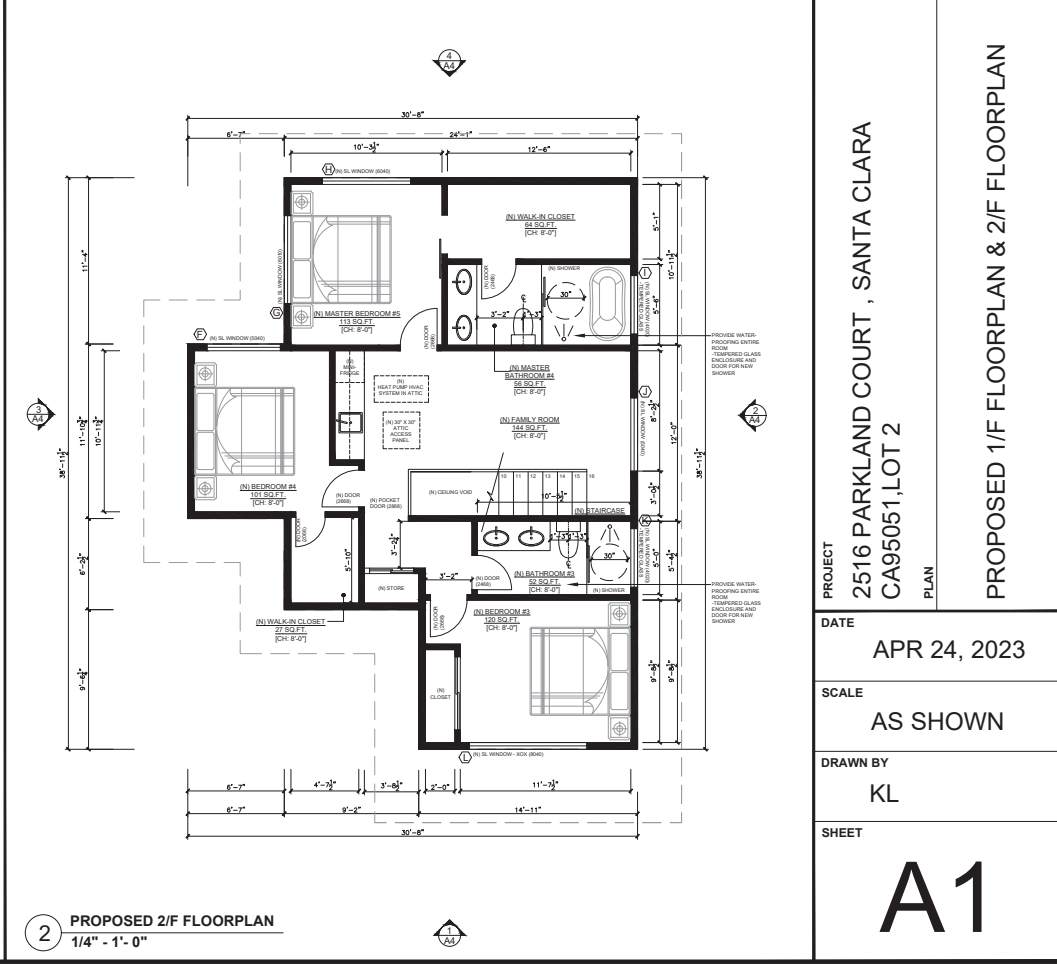
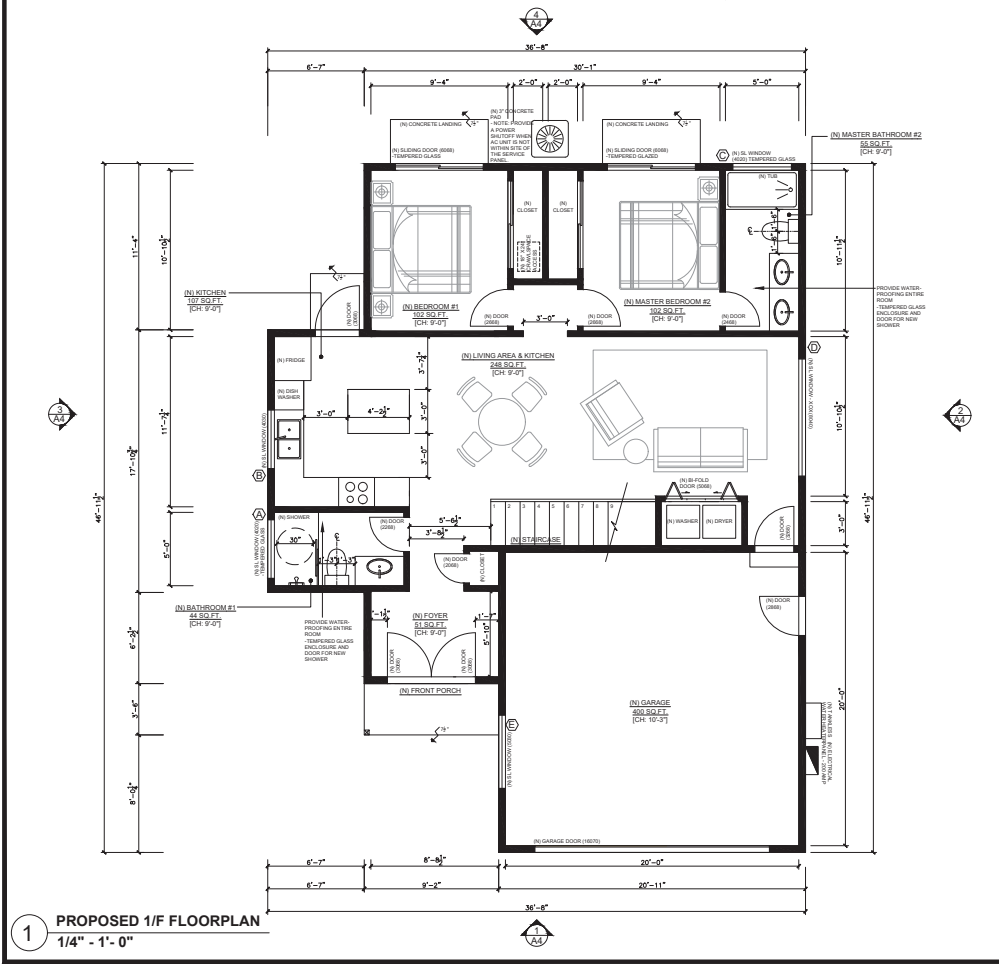
DATE
 APR 24, 2023

SCALE
 AS SHOWN

DRAWN BY
 KL

SHEET
A0

<p>NOTE:</p> <p>1. THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. [CBC 1804.4][CRC R401.3]</p> <p>2. IMPERVIOUS SURFACES WITHIN 10-FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. [CBC 1804.4][CRC R401.3]</p>	<p>3. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE), A MINIMUM OF 12 INCHES PLUS 2%. [CBC 1808.7.4][CRC R403.1.7.3]</p>	<p>6. SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NON-ABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (CBC 1210 AND CRC R307.2)</p> <p>7. UNDERLAYMENT MATERIAL USED AS BACKERS FOR WALL TILE OR SOLID SURFACE MATERIAL IN TUB AND SHOWER ENCLOSURES SHALL BE EITHER GLASS MAT/ FIBER-REINFORCED GYPSUM BACKING PANELS, NON-ASBESTOS FIBER-CEMENT/ FIBER MAT BACK BOARD. ALL MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WATER-RESISTANT GYPSUM BOARD (I.E. PURPLE BOARD) MAY BE USED WHEN ATTACHED DIRECTLY TO STUDS, OVERLAPPED WITH MINIMUM GRADE B BUILDING PAPER AND WIRE LATH. TILE SHALL BE ATTACHED TO THE WIRE LATH.</p>	<p>BATHROOM NOTE</p> <p>1. EACH BATHROOM CONTAINING A SHOWER SHALL BE MECHANICALLY VENTILATED TO CONTROL HUMIDITY. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING HUMIDITY CONTROL IN A BATHROOM. CMC CHAPTER 4, CRC R303.3.1</p> <p>2. CLEAR SPACE SHALL MEASURE A MINIMUM 24" IN FRONT OF THE TOILET. CPC 402.5</p> <p>3. SHOWER PAN DIMENSIONS MUST BE A MINIMUM AREA OF 1024 SQ.INCHES AND A MINIMUM FINISH DIMENSION OF 30" IN ANY DIRECTION. CPC 408.6</p> <p>4. SHOWER DOORS SHALL OPEN WITH A MINIMUM 22" UNOBSTRUCTED OPENING FOR EGRESS. (CPC 408.6)</p> <p>5. THE MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SET A MAXIMUM 120°F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS. (CPC 408.3, 409.4)</p>	<p>LEGEND</p> <p>NEW WALL</p> <p>(N) NEW</p> <p>WATER EFFICIENT PLUMBING FIXTURES</p> <p>WATER CLOSET (TOILET) 1.28 GALLONS/ FLUSH</p> <p>SHOWERHEAD 1.8 GALLONS/ MINUTE AT 80 PSI</p> <p>FAUCET - BATHROOM 1.2 GALLONS/ MINUTE AT 60 PSI</p> <p>FAUCET - KITCHEN 1.8 GALLONS/ MINUTE AT 60 PSI (AVERAGE)</p>	<p>REVISION</p> <p>DATE</p> <p>DESIGNER</p> <p><i>Karen Lok</i> KAREN LOK INTERIOR DESIGNER</p> <p>1769 HILLSDALE AVE #24975 SAN JOSE, CA 95154 (415) 465-9406 KINTDESIGN@HOTMAIL.COM</p>
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PROJECT
2516 PARKLAND COURT, SANTA CLARA
CA95051.LOT 2

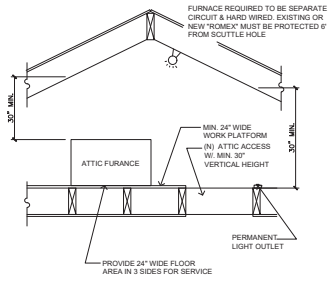
PLAN
PROPOSED 1/F FLOORPLAN & 2/F FLOORPLAN

DATE
APR 24, 2023

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SHEET
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NOTE: PROVIDE A 30" X 30" WORKING PLATFORM OR GRADE SURFACE IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. IN ADDITION, PROVIDE A 120-VOLT RECEPTACLE OUTLET, A LIGHTING FIXTURE, AND A LIGHT SWITCH (CMC 304.4)

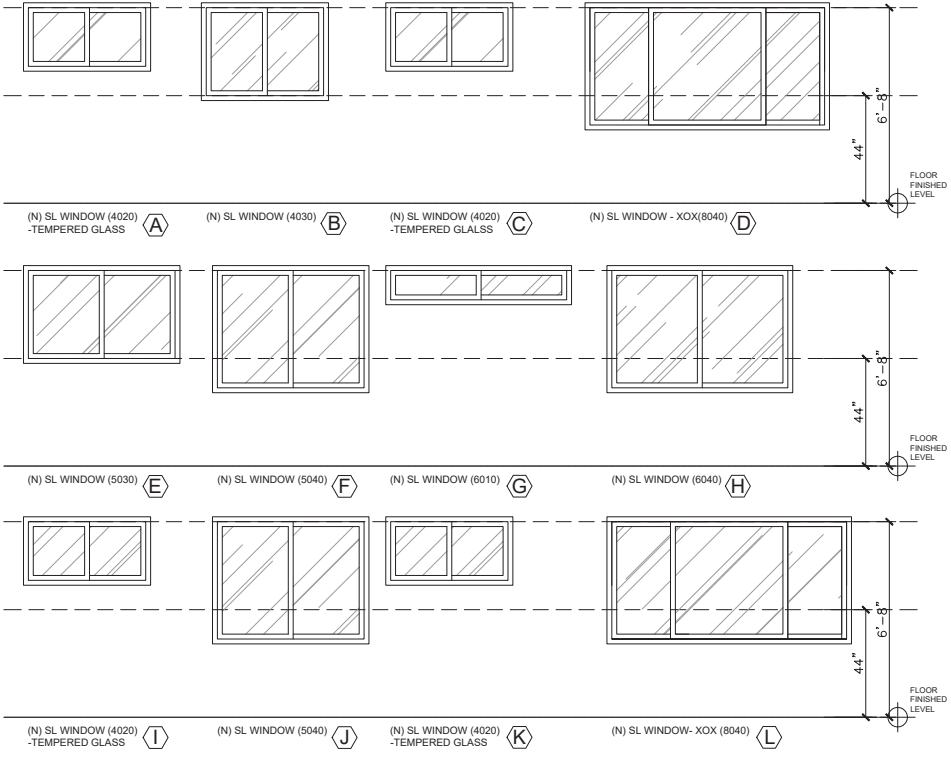
1 FURNACE INFORMATION
NTS

REVISION DATE

1	PLAN CHECK RESPONSE	01/03

DESIGNER

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2 WINDOW SCHEDULE
1/2" - 1'-0"

EGRESS WINDOWS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
SILL HEIGHT SHALL NOT EXCEED 44" ABOVE FINISHED FLOOR.
MIN. NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET.
MIN. NET CLEAR OPENING HEIGHT SHALL BE 24"
MIN. NET CLEAR OPENING WIDTH SHALL BE 20"

GENERAL CONTRACTOR TO MEASURE AND FIELD VERIFY ALL DIMENSIONS OF ROUGH FRAMING PRIOR TO ORDERING ANY WINDOW AND DOORS.

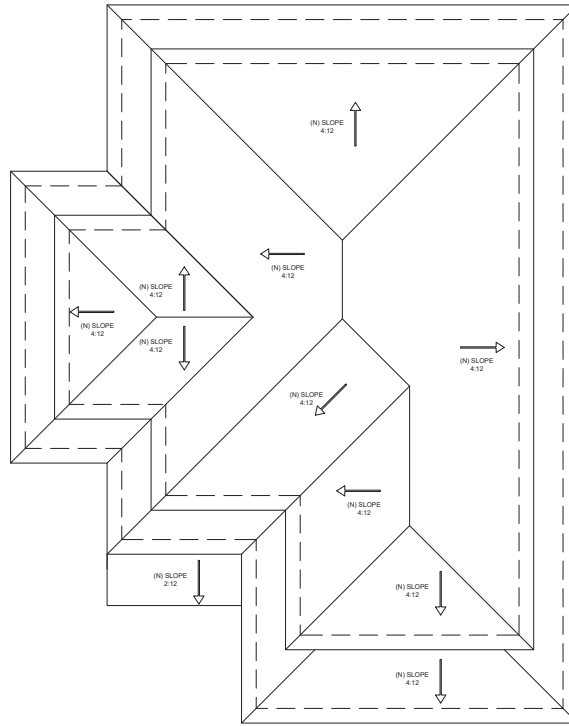
PROJECT
2516 PARKLAND COURT , SANTA CLARA
CA95051, LOT 2
PLAN
WINDOW SCHEDULE

DATE
APR 24, 2023

SCALE
AS SHOWN


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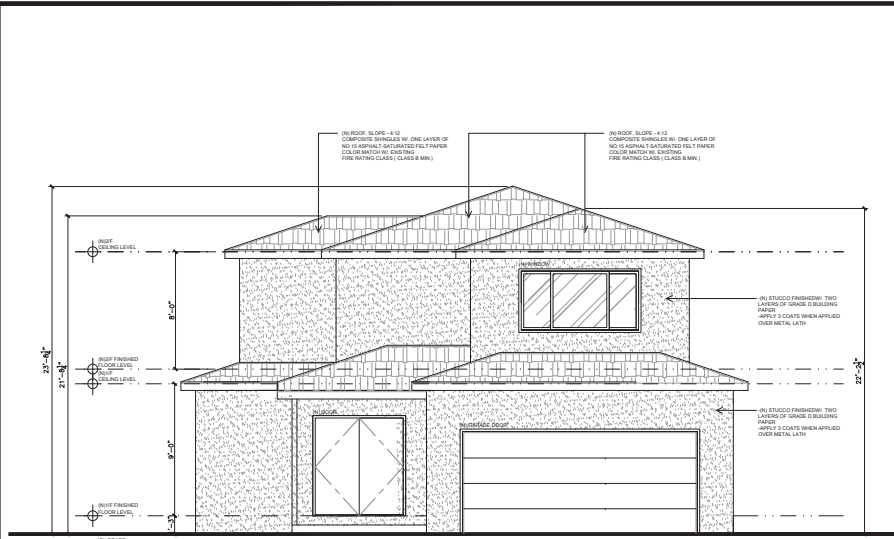
SHEET
A2



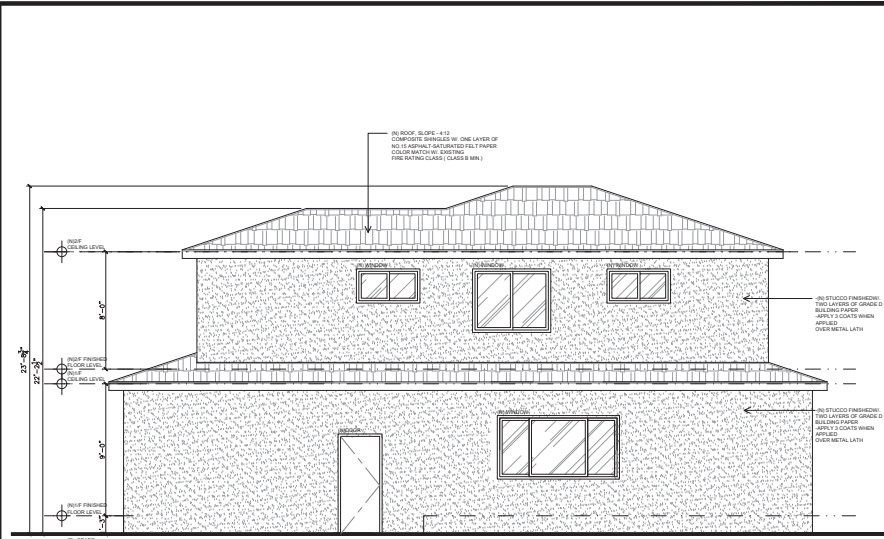
NOTE:
 1) THE FASTENERS FOR THE ROOFING SHALL BE CORROSION RESISTANT PER [CRC R905.2.5]
 2) FIRE-BLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING, AND VENT OPENINGS ARE NOT INSTALLED.

1 PROPOSED ROOF PLAN
 1/4" = 1'-0"

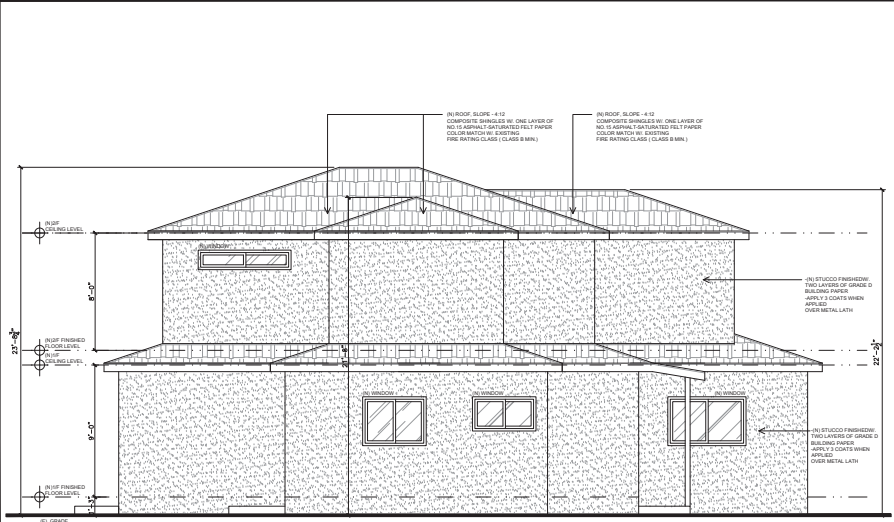
REVISION	DATE
DESIGNER	
 KAREN LOK INTERIOR DESIGNER 1769 HILLSDALE AVE #24975 SAN JOSE, CA 95154 (415) 465-9406 KINTDESIGN@HOTMAIL.COM	
PROJECT	2516 PARKLAND COURT , SANTA CLARA CA95051, LOT 2
PLAN	PROPOSED ROOFPLAN
DATE	APR 24, 2023
SCALE	AS SHOWN
DRAWN BY	KL
SHEET	A3



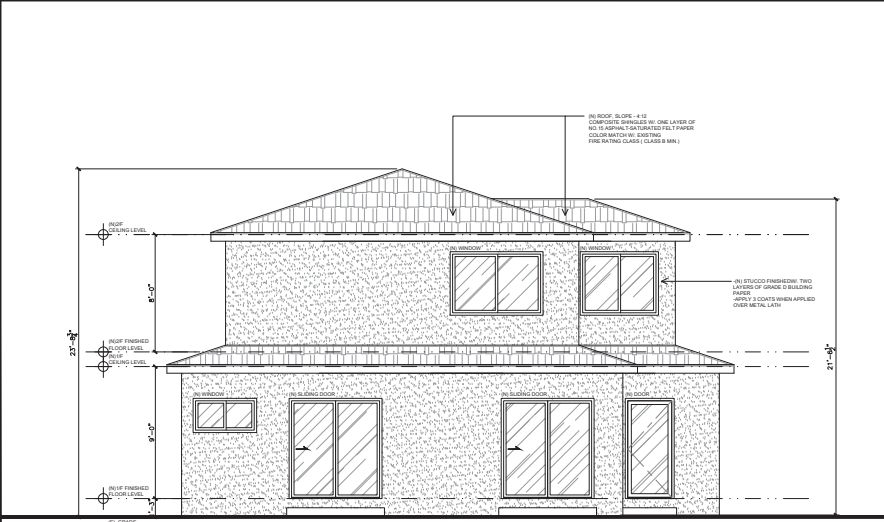
1 PROPOSED EXTERIOR ELEVATION (FRONT)
1/4" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION (RIGHT)
1/4" = 1'-0"



3 PROPOSED EXTERIOR ELEVATION (LEFT)
1/4" = 1'-0"



4 PROPOSED EXTERIOR ELEVATION (REAR)
1/4" = 1'-0"

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PROJECT
 2516 PARKLAND COURT, SANTA CLARA
 CA95051, LOT 2
 PLAN
 PROPOSED
 EXTERIOR ELEVATIONS

DATE
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SHEET
 A4