

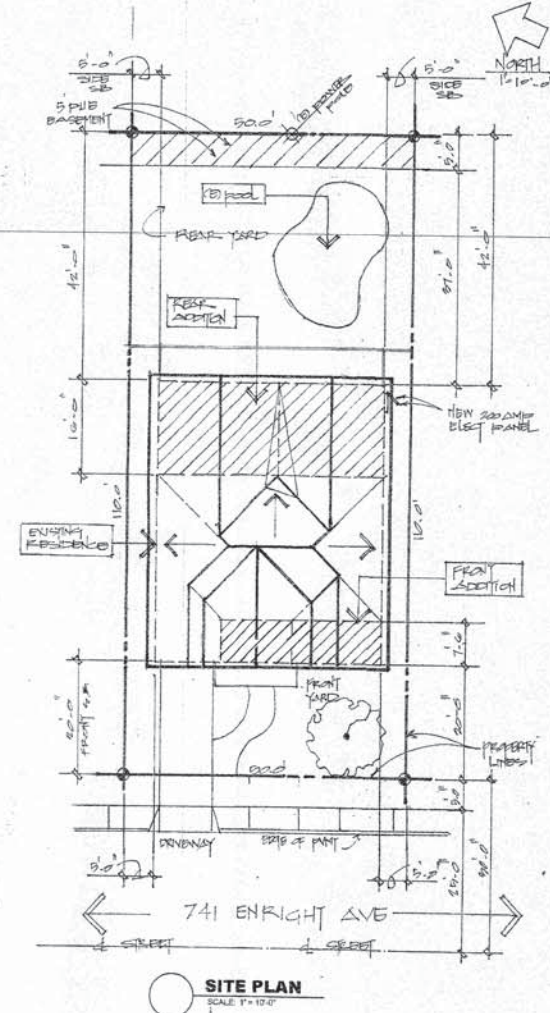


SHEET INDEX		
NO.	DATE	DESCRIPTION
1.	2/28/2015	SITE PLAN
2.	2/28/2015	ELEVATIONS
3.	2/28/2015	EXISTING FLOOR PLAN
4.	2/28/2015	PROPOSED FLOOR PLAN
5.	2/28/2015	CONCEPTUAL FOUNDATION PLAN
6.	2/28/2015	CONCEPTUAL ROOF PLAN
7.	2/28/2015	DETAIL SHEET
GR-1		CALGREEN MANDATORY
T-34		TITLE - 24
T-34		TITLE - 24

GENERAL NOTES	
1. THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES:	
2015 CALIFORNIA BUILDING CODE	2015 CALIFORNIA PLUMBING CODE
2015 CALIFORNIA ELECTRICAL CODE	2015 CALIFORNIA ENERGY CODE
2015 CALIFORNIA MECHANICAL CODE	2015 CALIFORNIA HISTORICAL BUILDING CODE
2015 CALIFORNIA MECHANICAL CODE	2015 CALIFORNIA HISTORICAL BUILDING CODE
CITY OF SANTA CLARA ALSO ENFORCES THE FOLLOWING CODE AMENDMENTS ADOPTED BY THE CITY COUNCIL:	
1997 UNIFORM ADMINISTRATIVE CODE	
1997 UNIFORM HOUSING CODE	
1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS	
AND ALL STATE OF CALIFORNIA CITY COUNTY AND MUNICIPAL CODES	
2. INTERPRETATION OF DRAWINGS FOR AMBIGUOUSITY OF FLOORS, GENERAL FINISH AND REQUIREMENTS, REFERENCES HEREIN SHALL BE TO THE DRAWINGS. SHOULD ANY DIFFERENCES APPEAR BETWEEN THE SCALE MEASUREMENT AND FIGURES OR BETWEEN FIGURES OF DIMENSIONS AND LETTERING DIMENSIONS, THE DIMENSIONS SHALL IN ALL CASES TAKE PRECEDENCE. IF ANY DISCREPANCY IS NOT ELIMINATED BY REFERENCE TO THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL REPORT THIS TO THE ARCHITECT. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.	
3. ERRORS AND OMISSIONS IN THE EVENT THAT AN ALIEN ENGINEER OR ARCHITECT MAY EXIST ON THE PLAN, IT SHALL BE THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT TO NOTIFY THE ARCHITECT OF THE OMISSION FROM THE PLAN TO THE COMMENCEMENT OF WORK. FAILURE TO DO SO SHALL BE THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT.	

PROJECT INFORMATION	
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES:	
2015 CALIFORNIA BUILDING CODE	2015 CALIFORNIA PLUMBING CODE
2015 CALIFORNIA ELECTRICAL CODE	2015 CALIFORNIA ENERGY CODE
2015 CALIFORNIA MECHANICAL CODE	2015 CALIFORNIA HISTORICAL BUILDING CODE
2015 CALIFORNIA MECHANICAL CODE	2015 CALIFORNIA HISTORICAL BUILDING CODE
CITY OF SANTA CLARA ALSO ENFORCES THE FOLLOWING CODE AMENDMENTS ADOPTED BY THE CITY COUNCIL:	
1997 UNIFORM ADMINISTRATIVE CODE	
1997 UNIFORM HOUSING CODE	
1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS	
RESOLUTION 17-2473 (BUILDING PERMIT FEE)	
RESOLUTION 17-2473 AND ORDINANCE 1658 (AMENDMENTS TO UNIFORM ADMINISTRATIVE CODE, UNIFORM HOUSING CODE AND UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS)	
(AND ALL STATE OF CALIFORNIA CITY COUNTY AND MUNICIPAL CODES)	
PROJECT PROPOSAL	
1. PROPOSED REAR BEDROOM, FAMILY ROOM & KITCHEN ADDITION	3. NEW ELECTRICAL THROUGHOUT
2. PROPOSED NEW FRONT BEDROOM & LIVING ROOM EXTENSION AND COVER PORCH	
PROJ. LOC./OWNER	PROPERTY INFORMATION
JIE WEI & JIABIN ZHANG 741 ENRIGHT AVENUE SANTA CLARA, CA 95050 PH: (217) 979-8591	A) PARCEL NUMBER 294 - 17 - 043 B) ZONING DISTRICT R-1-GL (SPR) C) LOT SIZE 5,800 S.F. D) GENERAL PLAN VERY LOW DENSITY RESIDENTIAL
PARKING REQ'D 2 MINIMUM PROVIDED	
CSC 2015 / CONSTRUCTION INFORMATION	
A) CONSTRUCTION TYPE VB	C) YEAR BUILT 1950
B) NUMBER OF STORIES 1	D) OCCUPANCY GROUP R-3/U
BUILDING SQ. FTG./LOT COVERAGE/FLOOR AREA RATIO (FAR)	
1) (E) RESIDENCE 836 S.F.	
2) (E) 1 CAR GARAGE 220 S.F.	
3) FRONT ADDITION 160 S.F.	
4) REAR ADDITION 640 S.F.	
A) MAX. FAR N/A	A) MAX. LOT COVERAGE 40% OR 2,320 S.F.
B) ACT. FAR N/A	B) ACT. LOT COVERAGE 34% OR 1,965 S.F.

SCOPE OF WORK
A) PROPOSED REAR BEDROOM, FAMILY ROOM & KITCHEN ADDITION
B) PROPOSED NEW FRONT BEDROOM & LIVING ROOM EXTENSION AND COVER PORCH
C) NEW ELECTRICAL THROUGHOUT



REVISIONS	
DATE:	
Professional Design Consultants 2025 Professional Seal, Santa Clara, CA 95050 PHONE: (217) 979-8591	
OWNER: JIE WEI & JIABIN ZHANG 741 ENRIGHT AVENUE SANTA CLARA, CA 95050 PHONE: (217) 979-8591	
PROPOSED REAR AND FRONT ADDITIONS	
DATE: 4-20-18	
SCALE: 1" = 10'-0"	
DRAWN:	
JOB:	
1	

GENERAL EXTERIOR NOTES

1. ASPHALT SHINGLES SHALL BE INSTALLED OVER ONE LAYER OF 15 POUND FELT OR ROOFING WITH A MIN SLOPE OF 3:12. ASPHALT SHINGLES MAY BE INSTALLED ON ROOFS WITH A MIN SLOPE OF 1:12 PROVIDED THE SHINGLES ARE APPROVED SELF SEALING OR ARE HAND SEALED AND THE UNDER LAYMENT SHALL CONSIST OF 2 LAYERS OF 15 POUND FELT. INSTALLED SHINGLE FASHION MAY VARY ON A SHINGLE ROOF SHALL NOT EXCEED 3
2. ALL NUMBERED VENTS TO BE A MINIMUM 12" FEET AWAY FROM OR AT LEAST 3 FEET ABOVE ANY OPENABLE SIGHTLIGHTS PER UPC B95.
3. SITE ADDRESS NUMBERS... BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ON ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS OF ALPHABETICAL LETTERS NUMBERS SHALL BE A MINIMUM OF 4" (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2" (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT POLE OR OTHER SIGN MEANS SHALL BE USED TO DISPLAY THE STRUCTURE.

EXTERIOR WEATHER PROTECTION NOTES

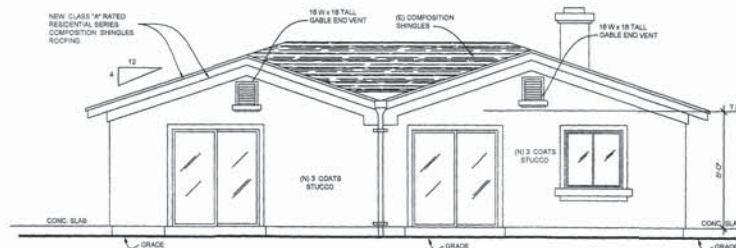
1. STUCCO OR SHEATING OF ALL EXTERIOR WALLS SHALL BE WEATHER PROTECTED WITH 15 POUND ASPHALT SATURATED FELT OR OTHER APPROVED WATERPROOF PAPER. SLOP PAPER SHALL BE APPLIED IN WEATHER BOARD FASHION, LAPPED NOT LESS THAN 2" AT VERTICAL JOINTS AND NOT LESS THAN 6" AT VERTICAL JOINTS.
2. WHERE STUCCO IS APPLIED OVER EXTERIOR SHEATING THERE SHALL BE TWO LAYERS OF GRADE "C" BUILDING PAPER. BUILDING PAPER MAY BE OMITTED IN THE FOLLOWING...
 - A. WHERE THERE IS NO MAJOR DISCONTINUITY
 - B. WHERE EXTERIOR COVERING IS OF APPROVED W.P. MATERIAL OVER WATER REPELLENT SHEATING
 - C. WHERE EXTERIOR COVERING IS APPROVED W.P. PANELS
3. STUCCO SHALL BE 7/8" THICK AND THREE COATS APPLIED OVER APPROVED WATER LATH AND TWO LAYERS OF GRADE "C" BUILDING PAPER. PROVIDE VENT CHASES
4. SODRO SHALL BE APPLIED OVER ONE LAYER OF GRADE "C" BUILDING PAPER
5. PROVIDE A SPARK ARRESTOR FOR ANY NEW OR EXISTING CHIMNEY

GENERAL NOTES

1. PLANS TO COMPLY WITH CONSTRUCTION PROVISIONS AS STATED IN 2018 CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODES AS AMENDED BY STATE OF CALIFORNIA AND ALL CITY & MUNICIPAL CODES (PROJECT LOCATED TO SPECIFY RESUME DESIGN CATEGORY E)
2. INTERPRETATION OF DRAWINGS FOR ARRANGEMENT OF FLOORS, GENERAL FINISH AND MEASUREMENTS. REFERENCE MUST BE MADE TO THE DRAWINGS. SHOULD ANY DISCREPANCY APPEAR BETWEEN SCALE MEASUREMENT AND DIMENSIONS OR BETWEEN DIMENSIONS OF DIMENSIONS AND LETTERING IN DRAWINGS, THE DIMENSIONS SHALL IN ALL CASES TAKE PRECEDENCE. IF ANY ERROR THAT IS NOT EXPLAINED OTHER BY REFERENCE TO THE DRAWINGS CONTRACTOR TO INQUIRE QUANTITIES DESIGNER, FOR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR IS NOT TO SCALE DRAWINGS.
3. FINISHES AND DIMENSIONS. IN THE EVENT THAT AN ALIEN ERROR OR OMISSION MAY EXIST ON THE PLAN IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER. CHARTERMAN PRICE TO THE COMMENCEMENT OF WORK. FAILURE TO DO SUCH WILL RELIEVE DESIGNER OF RESPONSIBILITY.
4. SITE PLAN LAYOUT: IN THE EVENT THERE MAY BE DISCREPANCIES BETWEEN THE DIMENSIONS ON THE SITE PLAN AND THE ACTUAL DIMENSIONS OF THE LOT AND ITS SUBDIVISION, IT SHALL BE THE OWNER'S RESPONSIBILITY TO PROVIDE A LEGAL SURVEY TO CONFIRM THE ACCURACY OF THE PROPERTY SIZE AND LAYOUT. ALL SITE PLANS AND DRAWINGS ARE FOR REFERENCE AND SHOULD NOT BE LOOKED UPON AS AN OFFICIAL DOCUMENT.

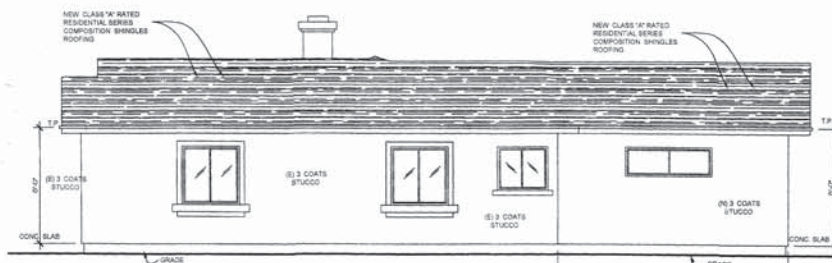
EXTERIOR BUILDING NOTES

1. CLEARANCE BETWEEN WOOD SCANS, FRAMING MEMBERS, INCLUDING SHEATHING, AND GUTTERS ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6" OR LESS THAN 2" MEASURED VERTICALLY FROM
2. WHERE ROOF GUTTERS ARE INSTALLED, THE DOWN SPOUTS SHALL BE PROPERLY TERMINATED WITH A SPRAY NOZZLE AND SHALL CARRY WATER AWAY FROM THE FOUNDATIONS PER CITY ORDINANCE. INDICATE CLARIFY IF THERE ARE NEW GUTTERS AT NEW ADDITION



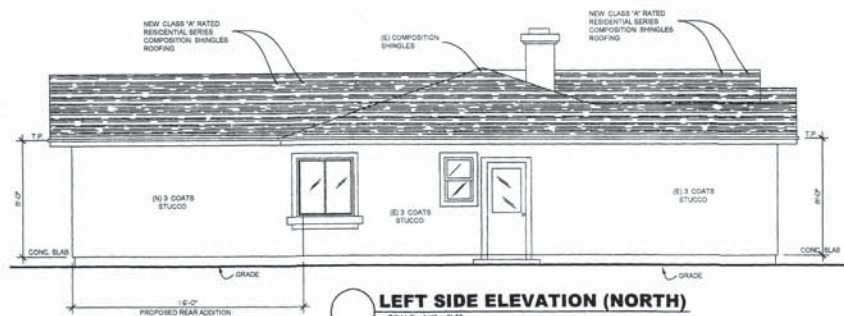
REAR ELEVATION (EAST)

SCALE: 1/4" = 1'-0"



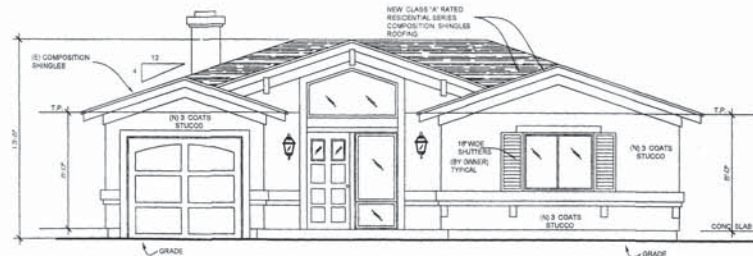
RIGHT SIDE ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"



FRONT ELEVATION (WEST)

SCALE: 1/4" = 1'-0"

REVISIONS

DATE:

Professional Design Consultants
3333 Newport Ave., #1 San Jose, CA 95128
(408) 294-7500



OWNER
JIE WEI & JIABIN ZHANG
741 ENRIGHT AVENUE
SANTA CLARA, CA 95050
PHONE: (317) 970-8591

PROPOSED REAR AND FRONT
ADDITIONS

DATE: 4-27-2018

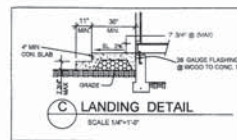
SCALE: 1/4" = 1'-0"

DRAWN:

JOB:

2

OF SHEETS



ELECTRICAL/ MECHANICAL LEGEND			
	EXISTING WALLS		CHANCE
	NEW WALLS		DOORBELL PUSHBUTTON
	WALLS TO BE REMOVED		CONV EXHAUST LIGHT FAN
	GLOBE WALLS		ELECT FAN
	DUP. REC. RECEPTACLE OUTLET		HEAT TAP
	DUP. REC. LIGHT INTERRUPT CIRCUIT		HEATER REGISTER
	DUP. REG. LIGHT W/INTERRUPT		CEILING AIR REGISTER
	FOUR FLUX. RECEPTACLE		WATER HEATER
	220V RECEPTACLE OUTLET		FURNACE
	RECESSED CEILING LIGHT		NOSE BBS
	HIGH EFFICIENCY LIGHT		CARBON MONOXIDE ALARMS
	WALL LIGHT		INTERCOM
	WATERPROOF WALL LIGHT FIXTURE		ELECT. METER & MAIN PANEL
	FLUORESCENT LIGHT		ELECTRICAL SUB-PANEL
	SMALL FLUORESCENT FIXTURE		RECESSED LIGHT
	SPOTLIGHT		CONCRETE
	WALL SWITCH		STUDIO
	THREE-WAY SWITCH		EXISTING
	FOUR-WAY SWITCH		INTERNAL SLIDER
	SMOKE DETECTOR		SINGLE HANG
	TELEPHONE OUTLET		FIXED GLASS
	TV CABLE OUTLET		

GENERAL INTERIOR NOTES

1. ALL PLUMBING TRENCHES TO BE A MINIMUM 12 FEET AWAY FROM
OR AT LEAST 7 FEET ABOVE ANY OPERABLE SLOTTED CURB GPC 806.2
2. ALL BATHTUBS AND SHOWER FLOORS AND WALLS TO BE FINISHED WITH
A NON-SLIP/SLURRY SURFACE UP TO A HEIGHT OF 5 FEET (72")
AND 18" ABOVE THE CURB GPC 806.2
3. PROVIDE EXHAUST FAN KITCHEN AREA FOR LOCAL VENTILATION
INDOOR AIR QUALITY REQUIREMENTS PER 2019 CALIFORNIA
ENERGY CODE 150.0 AND 154.0.6.1. OTHERWISE SPECIFY KITCHEN
HOOD RANGE TO BE 100 CFM MINIMUM
4. ALL EXTERIOR RECEPTABLES TO BE GFC PROTECTED
5. ALL 125-VOLT 15-AMP RECEPTABLE OUTLETS SHALL BE LISTED
TAMPER-RESISTANT RECEPTABLES PER CEC 405.11
6. PROVIDE SEPARATE SWITCHES FOR ALL EXHAUST FANS IN BATHROOMS
PER CALIFORNIA ENERGY CODE 1500B.0.1 FANS AND LIGHTS TO BE
SEPARATELY SWITCHED
7. ALL NEW RECEPTORS SHALL HAVE A MAXIMUM VOLTAGE OF 0.32

GENERAL NOTES

- [illegible]

EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

REVISIONS

DATE: _____

Professional Design Consultants
2323 Neopark Ave. #1 San Jose, CA 95128
(408) 294-7060

**AUGUSTINE
DESIGNS**

OWNER
JIE WEI & JIABIN ZHANG
741 ENRIGHT AVENUE
SANTA CLARA, CA. 95050
PHONE: (217) 979 - 8591

PROPOSED REAR AND FRONT ADDITIONS

DATE: 2-24-16

SCALE: 1/4" = 1'-0"

DRAWN: ERA

JOB:

3

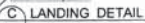
OF SHEETS

PLUMBING

8. ALL ADDITIONS ON OR AFTER JANUARY 1, 2014 SHALL REPLACE NON COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES
- NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER CONSERVING PLUMBING FIXTURES PER CODE SECTION 204.1.1. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE BUILDING DEPARTMENT

ELECTRICAL

- 3 ALL BRANCH CIRCUITS THAT SUPPLY USUALLY SINGLE PHASE, 15-30 AMPERE RECEPTACLE OUTLETS INSTALLED IN A DRESSING UNIT LAVATORY, KITCHEN, BATH, ENTRY HALL OR RECREATION ROOM SHALL BE PROTECTED BY A 30 AMPERE RECEPTACLE CIRCUIT BREAKER OR FUSE.
- 4 HALLWAYS, RECREATION ROOMS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED AREAS/ CIRCUIT BREAKER OR FUSE FOR PROTECTION OF THE ENTIRE BRANCH CIRCUIT. EGC ARTICLE 210.12
- 5 ALL NEW AND REPLACED DUPLEX RECEPTACLES SHALL BE LISTED TYPED-REBUILT - RECEPTACLE 3075 CEC 497.408.12
- 6 AT LEAST TWO 30-AMPERE BRANCH CIRCUITS SHALL BE PROVIDED FOR SWIMMING POOL AND JACUZZI AT THE OUTSIDE OF THE SWIMMING POOL TO EXCEED 4" X 6" C.
- 7 ALL EXHAUST FANS THROUGHOUT THE RESIDENCE SHALL BE SWITCHED SEPARATELY FROM ANY LIGHTING SYSTEM
- 8 ALL KITCHEN EXHAUST FAN BE INSTALLED TO THE EXTERIOR
- 9 ALL RECESSED LIGHTING FIXTURES INTENDED IN INSULATED CEILING SHALL BE C-1 (VULCANITE COVER) AND AT LEAST RATED AND IDENTICAL TO BOTH BETWEEN THE FIXTURE, HANGING AND THE GYPSUM OR PLASTER OR GYPSUM



GENERAL NOTES

- [illegible]

NOTE: ALL OPENING, ALL DOORS, WINDOWS, ETC. TO BE CALUMED OR FULLY WEATHER STRIPPED

- [illegible]

PROPOSED FLOOR PLAN

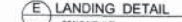
SCALE: 1/4" = 1'-0"

ELECTRICAL/ MECHANICAL LEGEND

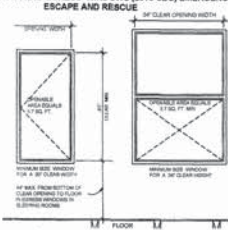
	EXISTING WALLS		CHASE
	NEW WALL		DOORBELL PUSHBUTTON
	WALLS TO BE REMOVED		CONC. EXHAUST & LIGHT FIXT
	CLOSE WALLS		ELECT. FAN
	DUPLEX RECEPTABLE OUTLET		HEAT TAMP
	GROUND FAULT INTERRUPT CIRCUIT		HEATER REGIST.
	OUR REC. OUTLET W/ROUND		DELTA AIR REGISTERS
	ROUND AIR REGIST.		WATER HEATER
	220V RECEPTABLE OUTLET		FURNACE
	RECESSED DELTA LIGHT		HOSE BIB
	HIGH EFFICIENCY LIGHT		CARBON MONOXIDE ALARMS
	WALL LIGHT		INTERCOM
	WATERPROOF WALL LIGHT FIXTURE		ELECT. METER & MAIN PANEL
	FLUORESCENT LIGHT		ELECTRICAL SUB-PANEL
	SMALL FLUORESCENT FIXTURE		RECESSED LIGHT
	POULIGHT		DISPOSAL
	WALL SWITCH		CONCRETE
	THREE-WAY SWITCH		BRICK
	FOUR-WAY SWITCH		EXISTING
	SMOKE DETECTOR		HORIZONTAL SLIDER
	TELEPHONE OUTLET		S.H. SINGLE HUNG
	TV CABLE OUTLET		FIXED GLASS

GENERAL INTERIOR NOTES

6. ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM OR AT LEAST 3' FEET ABOVE ANY OPERABLE SIGHTS FROM CFC 906.2.
7. ALL BATHTUBS AND SHOWER FLOORS SHALL TO BE FINISHED WITH A NONABSORBENT SURFACE UP TO A HEIGHT OF 6" FEET (72") ABOVE FLOOR PER CFC 906.2.
8. PROVIDE EXHAUST FAN KITCHEN AREA FOR LOCAL VENTILATION INDOOR AIR QUALITY REQUIREMENTS PER CALIFORNIA ENERGY CODE SECTION 110.1(S) AND AHHRAE 62.1 OTHERWASE SINGLY KITCHEN RANGE TO BE 100 CUBIC INCHES.
9. ALL EXTERIOR RECEPTABLES TO BE GFCO PROTECTED.
10. ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LIMITED NUMBER RESISTANT RECEPTABLES PER CFC 408.11.
11. PROVIDE SEPARATE SWITCHES FOR ALL EXHAUST FANS IN BATHROOMS PER CALIFORNIA ENERGY CODE 110.10(B). (FANS AND LIGHTS TO BE SEPARATELY SWITCHED.)
12. HAVE NEW WINDOWS SHALL HAVE A MINIMUM U-VALUE OF 0.32.



RESIDENTIAL EGRESS WINDOWS (2016 CBC) EMERGENCY



Due to an injury to a disabled person when occupants of residential buildings are asleep at the time of a fire, the 2016 California Building Code (CBC), Section 10228 requires that:

- Firearm(s) in dwelling units and
- Every sleeping room shall have the front door

that have at least one operable window or window door opening approved for emergency escape and rescue.

Such openings shall open directly into a double or zero or a yard or must be open to public way.

The net clear opening area shall not be less than 5.7 square feet (5 square feet for grade floor openings and transparent window wells).

In addition to the above requirement, the net clear opening height dimension shall be a minimum of 3 inches. The net clear opening width dimension shall be a minimum of 20 inches. (Note: Using both minimum figures will not attain the required 5.7 square feet).

REVISIONS

DATE _____

Professional Design Consultants
3033 Moorpark Ave., #1 San Jose, CA 95128
(408) 294-7060

**augustine
DESIGNS**

OWNER
JIE WEI & JIABIN ZHANG
741 ENRIGHT AVENUE
SANTA CLARA, CA. 95050
PHONE: (217) 979 - 8591

PROPOSED REAR AND FRONT ADDITIONS

DATE: 2-24-18

SCALE: 1/4" = 1'-0"

DRAWN: BRA

JOB:

4

OF SHEETS: