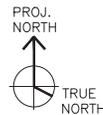
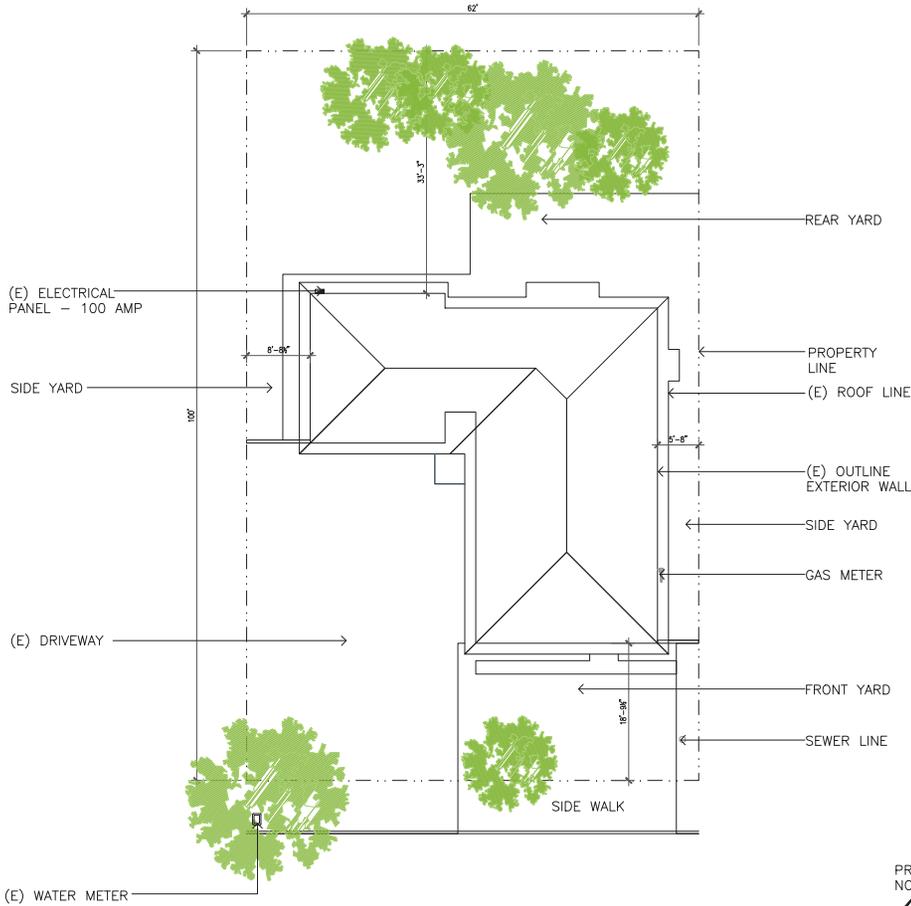


# RESIDENCE ADDITION

4628 DEMARET DR., SANTA CLARA, CA 95054



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

### 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 SATISFACTION COMPLETION OF ALL WORK IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.

### SHEET INDEX

- A0 COVER SHEET & EXISTING SITE PLAN
- A1 PROPOSED SITE PLAN & EXISTING/ DEMO. FLOORPLAN
- A2 PROPOSED FLOORPLAN
- A3 EXISTING & PROPOSED ROOFPANS
- A4 EXISTING & PROPOSED EXTERIOR ELEVATIONS (FRONT & LEFT)
- A4.1 EXISTING & PROPOSED EXTERIOR ELEVATIONS (REAR & RIGHT)

### PROJECT DATA

OWNER NAME: ANNA HUANG  
CONTACT NUMBER: (408) 207-5786  
RESIDENCE AT  
4628 DEMARET DR., SANTA CLARA, CA 95054

ONE-STORY, SINGLE FAMILY RESIDENCE  
CONSTRUCTION TYPE : V-B  
OCCUPANCY CLASS : R-3, U  
APN: 097-17-095  
BUILT YEAR : 1960

### SQUARE FOOTAGE

DESCRIPTION	EXISTING	ADDITION	TOTALS
LOT AS ASSESSOR'S PARCEL MAP			6,206 S.F.
FLOOR AREA	1,167 S.F.	+418 S.F.	1,635 S.F.
ATTACHED GARAGE	379 S.F.	+121 S.F.	500 S.F.

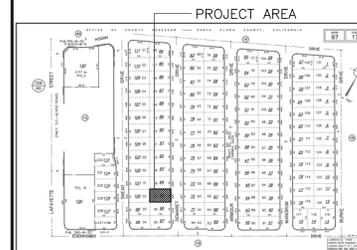
### APPLICABLE CODE

- \_2019 CALIFORNIA BUILDING CODE
- \_2019 CALIFORNIA RESIDENTIAL CODE
- \_2019 CALIFORNIA ELECTRICAL CODE
- \_2019 CALIFORNIA MECHANICAL CODE
- \_2019 CALIFORNIA PLUMBING CODE
- \_2016 CALIFORNIA ENERGY CODE
- \_2019 CALIFORNIA GREEN BUILDING STANDARD CODE
- \_2019 CALIFORNIA EXISTING BUILDING CODE

### SCOPE OF WORK

- \_CONVERT (E) GARAGE TO BE STUDIO,BEDROOM & WALK-IN CLOSET W/. RAISED FLOOR
- \_ (N) ADDITION FOR THE MAIN ENTRANCE AND GARAGE
- \_NEW SKYLIGHT AND REMOVE (E) WINDOW IN BEDROOM
- \_REMOVE WALL BETWEEN TWO BEDROOMS
- \_ (N) SINK, WASHER & DRYER IN GARAGE
- \_ (E) WATER HEATER RELOCATION

### VICINITY MAP :



### REVISION DATE

REVISION	DATE
1 PLAN CHECK RESPONSE	01/11

### DESIGNER

*Interiors de Shine*

DESIGNER : KAREN LOK  
ADDRESS: 1769 HILLSDALE AVE #24975, SAN JOSE, CA 95154  
CONTACT: (415) 465-9406  
EMAIL: KINTDESIGN@HOTMAIL.COM

*Karen Lok*

PROJECT  
4628 DEMARET DR.,  
SANTA CLARA, CA 95054  
PLAN

COVER SHEET &  
EXISTING SITE PLAN

DATE  
JAN 11, 2023

SCALE  
AS SHOWN

DRAWN BY  
KL

A0

LEGEND		REVISION	DATE
	EXISTING WALL, DOOR, WINDOW & FIXTURE TO BE REMAINED	1	PLAN CHECK RESPONSE 01/11
	DEMOLISH WALL, DOOR, WINDOW & FIXTURE AS INDICATED		
(E)	EXISTING		



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*Karen Lok*

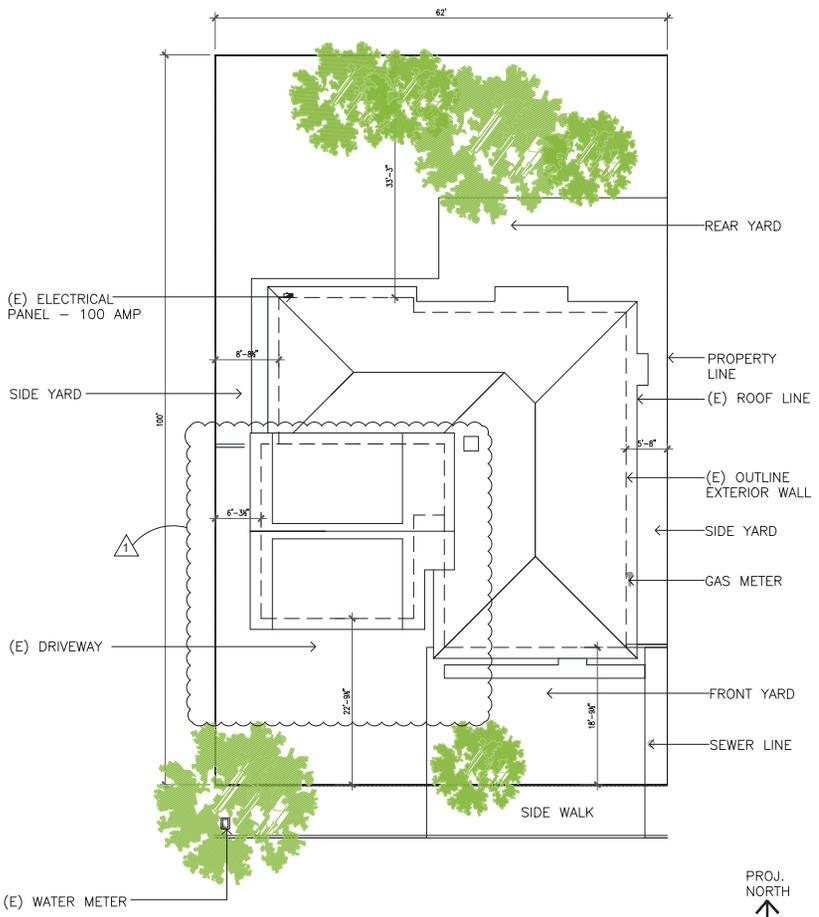
PROJECT  
 4628 DEMARET DR.,  
 SANTA CLARA, CA 95054  
 PLAN  
 PROPOSED SITE PLAN &  
 EXISTING/ DEMO. FLOORPLAN

DATE  
 JAN 11, 2023

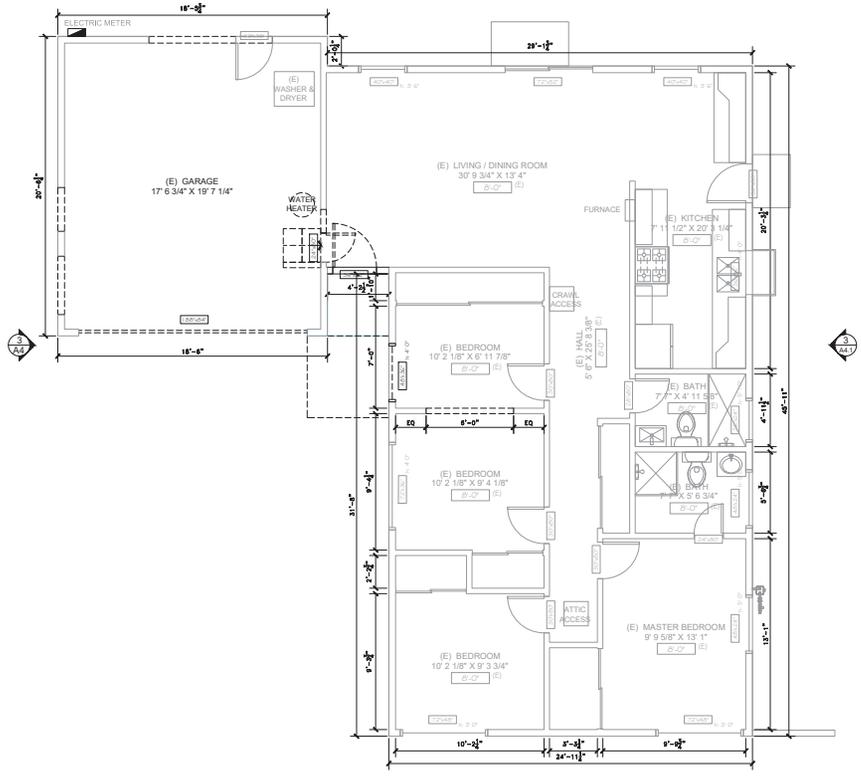
SCALE  
 AS SHOWN

DRAWN BY  
 KL

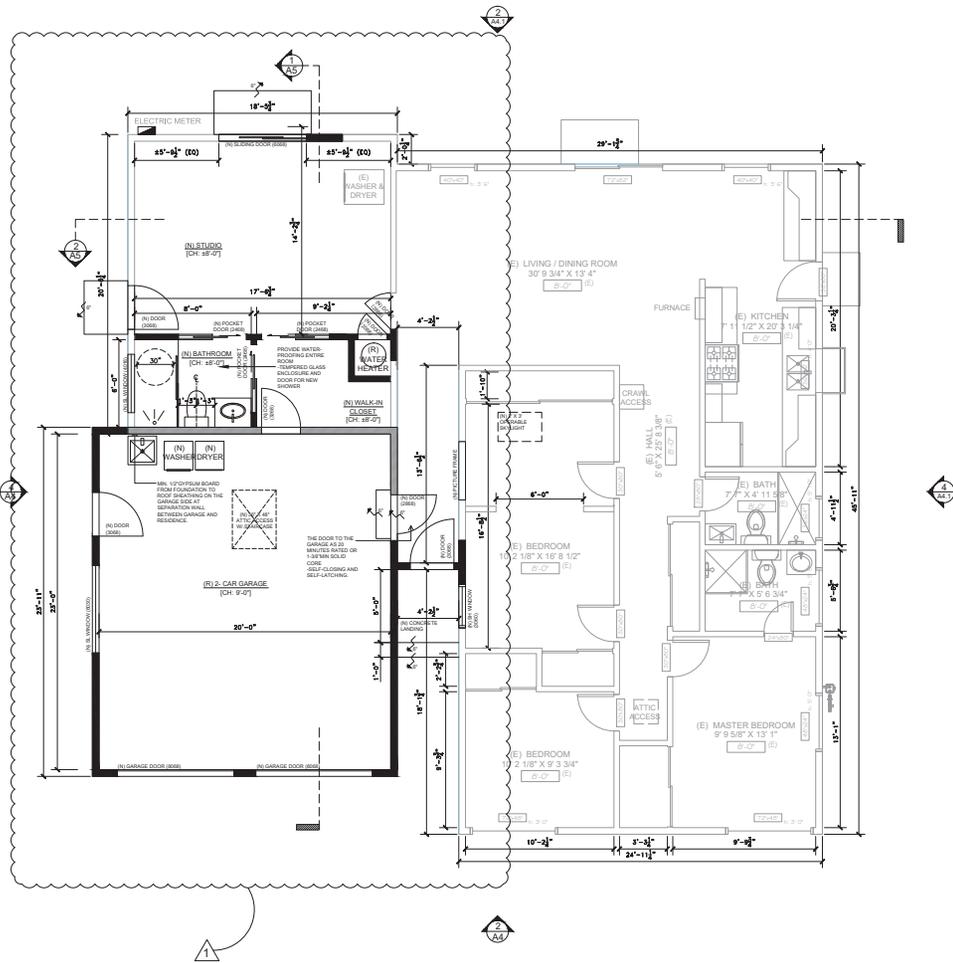
A1



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



2 EXISTING/ DEMO. FLOORPLAN  
 1/4" = 1'-0"



1 PROPOSED FLOORPLAN  
1/4" = 1'-0"

**GENERAL NOTE - BATHROOM**

1. ALL RECEPTACLE OUTLETS IN BATHROOMS SHALL BE TAMPER RESISTANT [CEC 406.12A]
2. SAFETY GLASS (TEMPERED OR LAMINATED) IS REQUIRED FOR ALL GLASS SHOWER DOORS AND PARTITIONS AND FOR WINDOWS IN WALLS FACING THE TUB OR SHOWER AND LOCATED LESS THAN 60 INCHES ABOVE THE STANDING SURFACE OF THE TUB/SHOWER AND WITHIN 60" HORIZONTALLY [CRC R308.4.1&5]
3. ALL PIPING 3/4 INCH OR MORE DIAMETER AND ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES MUST BE INSULATED WITH MIN. 1" THICK INSULATION [CNC 150.0(j)2].
4. THE MAXIMUM WATER TEMPERATURE TO A SHOWER OR TUB/SHOWER COMBINATION IS 120°F. THE WATER HEATER THERMOSTAT CANNOT BE USED AS THE CONTROL FOR THIS TEMPERATURE. VALVES SHALL PROVIDE SCALD AND THERMAL SHOCK PROTECTION, AND BE PRESSURE-BALANCED, THERMOSTATIC, OR COMBINATION PRESSURE-BALANCED/THERMOSTATIC MIXING IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18.1/CSA B125.1. [CPC 408.3].
5. WATER-RESISTANT GYPSUM BOARD (PURPLE BOARD) CAN BE USED AS TILE BACKER BOARD IN AREAS THAT ARE NOT SUBJECT TO DIRECT EXPOSURE TO WATER OR HIGH HUMIDITY [CRC R702.3.7.1]. EXAMPLES WOULD BE A WALL BEHIND A TOILET OR ABOVE A VANITY COUNTERTOP. PURPLE BOARD CANNOT BE USED IN SHOWER FOR DIRECT APPLICATION OF TILE. IT CAN BE USED IN SHOWER BEHIND A WATER-RESISTIVE MEMBRANE WITH MORTAR BED AND LATH. OTHER ACCEPTABLE MATERIALS FOR APPLICATION OF TILE IN SHOWERS INCLUDE CEMENT BOARD, FIER-CEMENT OR GLASS MAT GYPSUM BACKERS [CRC R702.4.2].

**LEGEND**

- EXISTING WALL, DOOR, WINDOW & FIXTURE TO BE REMAINED
- - - - - DEMOLISH WALL, DOOR, WINDOW & FIXTURE AS INDICATED
- █ NEW WALL
- (E) EXISTING
- (N) NEW
- (R) REMODEL/ RELOCATION

**WATER EFFICIENT PLUMBING FIXTURES**

- WATER CLOSET (TOILET)**  
1.28 GALLONS/ FLUSH
- SHOWERHEAD**  
1.8 GALLONS/ MINUTE AT 80 PSI
- FAUCET - BATHROOM**  
1.2 GALLONS/ MINUTE AT 60 PSI
- FAUCET - KITCHEN**  
1.8 GALLONS/ MINUTE AT 60 PSI (AVERAGE)

**GENERAL NOTE - KITCHEN**

1. A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED TO SERVE COUNTERTOP AND WALL RECEPTACLES IN THE KITCHEN, PANTRY AND DINING ROOM [CEC 210.11A].
2. INDIVIDUAL [DEDICATED] CIRCUITS AREA REQUIRED FOR GARBAGE DISPOSALS, MIRCOWAVES, COMPACTORS, AND DISHWASHERS. [CEC210.19A1b]
3. AFCI PROTECTION IS REQUIRED FOR ALL 120V 15&20AMP KITCHEN CIRCUITS. [CEC210.12A]
4. GFCI PROTECTION CAN BE PROVIDED BY USING A GFCI CIRCUIT BREAKER.
5. ALL GENERAL PURPOSE AND COUNTERTOP RECEPTACLES MUST BE TAMPER-RESISTANT. [CEC 406.12A]
6. THE RECEPTACLE OUTLET AT A RANGE HOOD SHALL BE A SINGLE TYPE, NOT A DUPLEX RECEPTACLE THAT WOULD ACCEPT TWO PLUGS [CEC 422. 16B4]
7. DISHWASHER SHALL BE CONNECTED WITH AN APPROVED DRAINAGE AIR GAP DEVICES LOCATED ABOVE THE FLOOD LEVEL RIM OF THE SINK [CP 807.3]
8. ALL PIPING 3/4 INCH OR MORE DIAMETER AND ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES MUST BE INSULATED WITH MIN. 1" THICK INSULATION [CNC 150.0(j)2].
9. A MECHANICAL PERMIT IS REQUIRED TO REPLACE A KITCHEN EXHAUST HOOD THAT INCLUDES AN OUTSIDE AIR VENT. THE VENT MUST TERMINATE ON THE BUILDING EXTERIOR AT LEAST 3 FT. FROM OTHER OPENINGS INTO THE BUILDING [CMC502.2.1]. FLEXIBLE (CORRUGATED) DUCTING IS NOT ALLOWED FOR EXHAUST HOODS [CMC 504.3].

**REVISION DATE**

1	PLAN CHECK RESPONSE	01/11

**DESIGNER**



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*Karen Lok*

PROJECT  
4628 DEMARET DR.,  
SANTA CLARA, CA 95054  
PLAN  
PROPOSED FLOORPLAN

DATE  
JAN 11, 2023

SCALE  
AS SHOWN

DRAWN BY  
KL

**A2**

**MECHANICAL**

CONTRACTOR SHALL CONFIRM ALL HEATING, VENTILATION AND AIR CONDITIONER SYSTEMS IN ACCORDANCE WITH THE APPLICABLE

EDITION OF THE C.M.C AND TITLE 24, ALL SHEET METAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT SMACNA STANDARDS. CONTRACTOR SHALL SUBMIT ALL REQUIRED DRAWINGS, CALCULATIONS AND INFORMATION TO THE APPROPRIATE GOVERNING AUTHORITIES FOR REVISION AND APPROVAL.

NOTE: ALL DUCTS (SEND & RETURN) SHALL BE CLOSED SYSTEMS WITHOUT THE USE OF BUILDING CAVITIES MECHANICAL FASTENERS. PROVIDE WEATHERSTRIP OR SEAL AT THE ATTIC

**REVISION**

**DATE**

REVISION	DATE
1 PLAN CHECK RESPONSE	01/11

**DESIGNER**



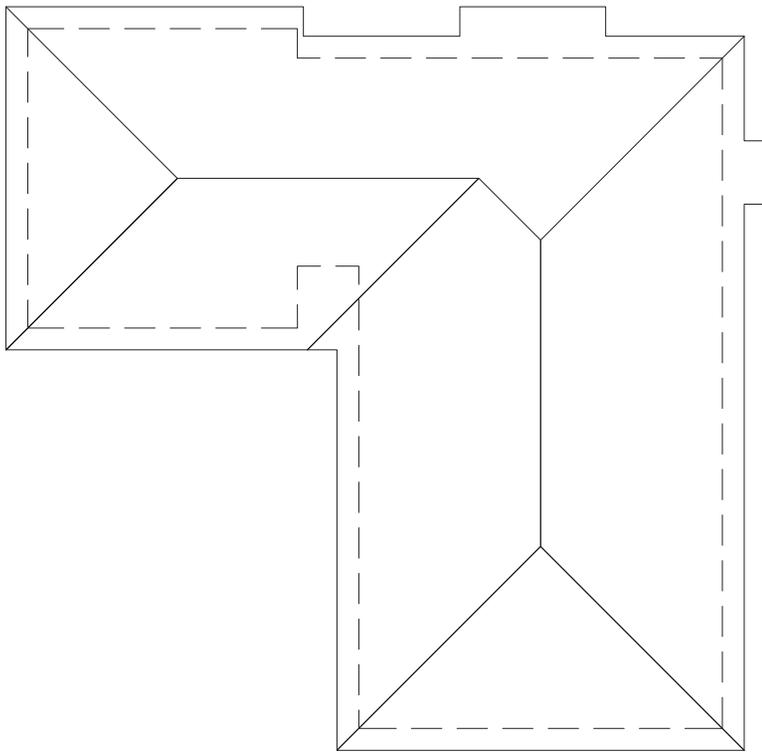
DESIGNER : KAREN LOK

ADDRESS: 1769 HILLSDALE AVE  
#24975, SAN JOSE, CA 95154

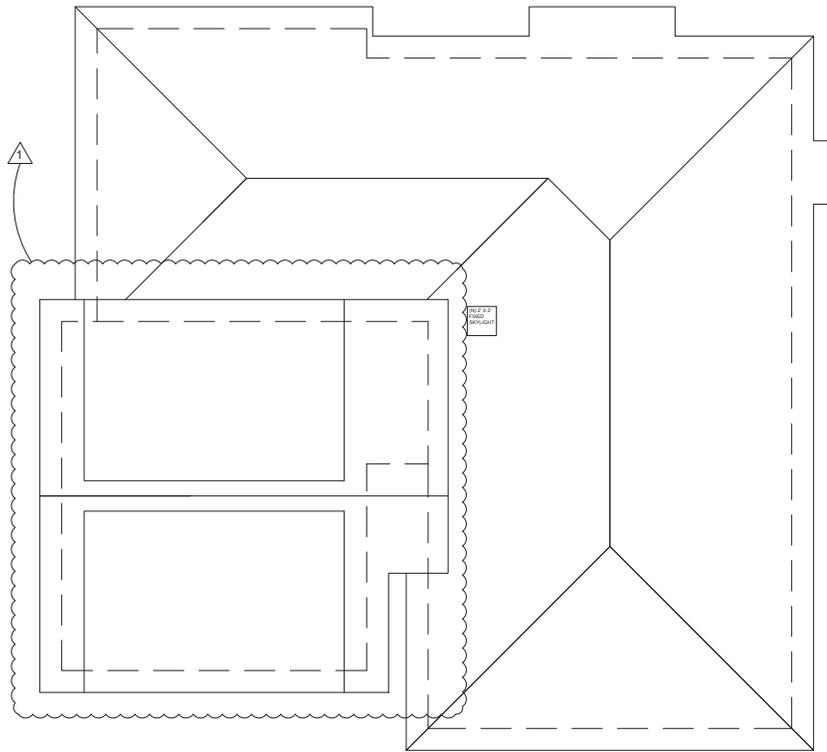
CONTACT: (415) 465-9406

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*Karen Lok*



1 EXISTING ROOFPLAN  
1/4" - 1'- 0"



2 PROPOSED ROOFPLAN  
1/4" - 1'- 0"

PROJECT  
4628 DEMARET DR.,  
SANTA CLARA, CA 95054  
PLAN

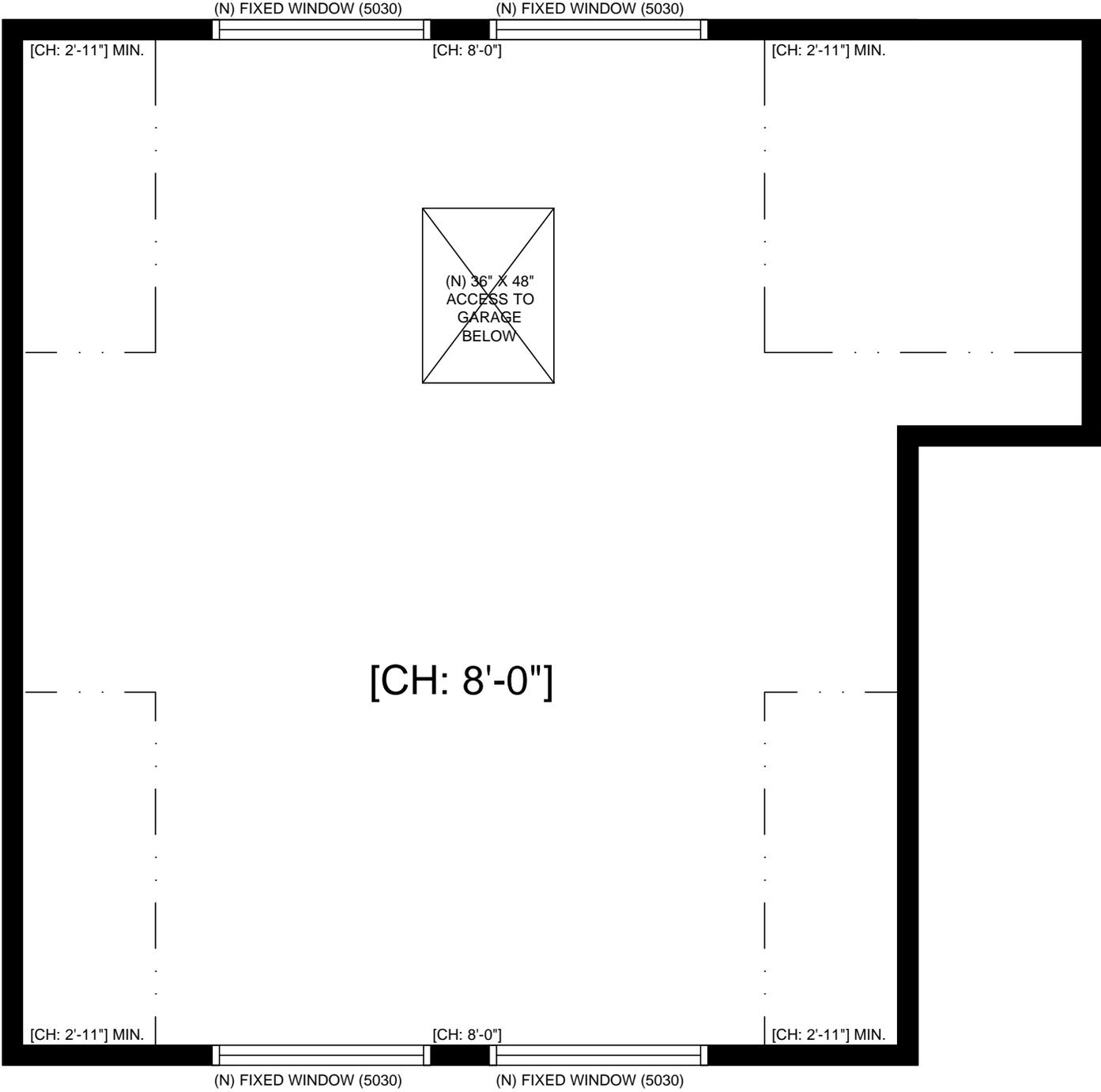
EXISTING & PROPOSED ROOFPLANS

DATE  
JAN 11, 2023

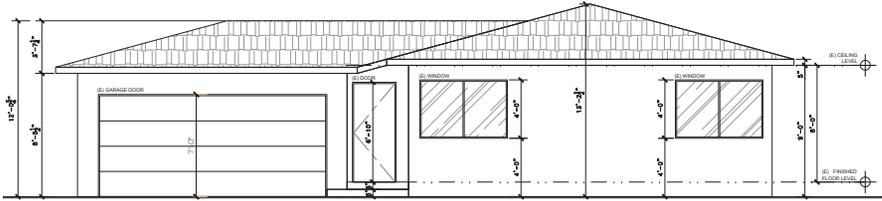
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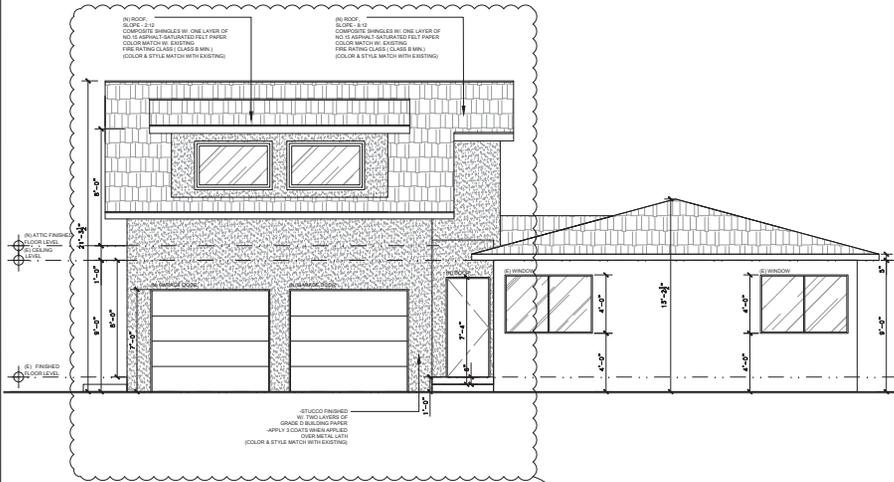
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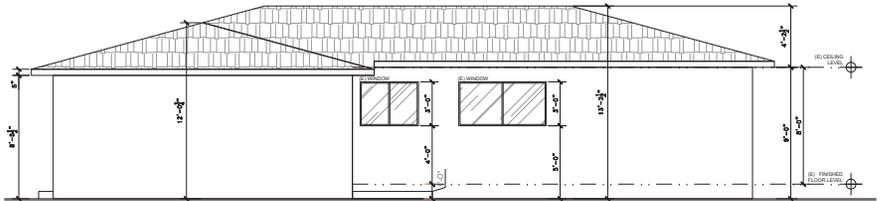
# ATTIC AREA FLOORPLAN



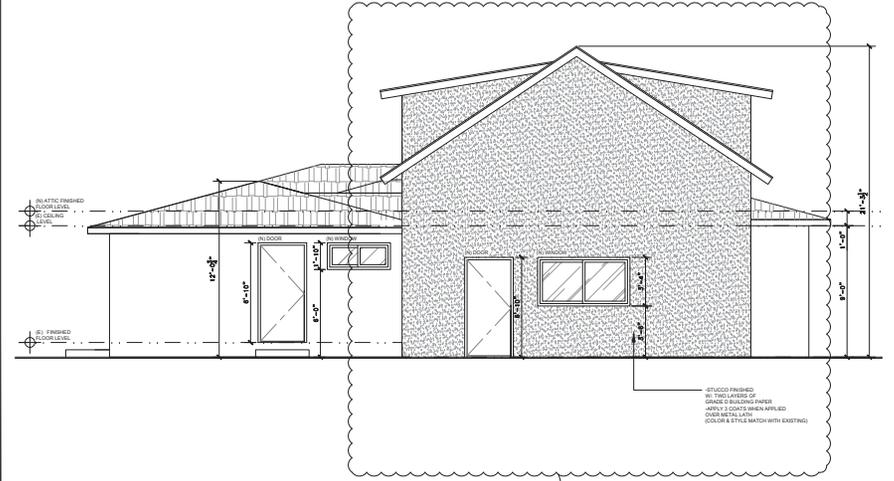
1 EXISTING EXTERIOR ELEVATION (FRONT)  
1/4" - 1'-0"



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



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



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

REVISION	DATE
1 PLAN CHECK RESPONSE	01/11

DESIGNER  
*Interiors de Shine*  
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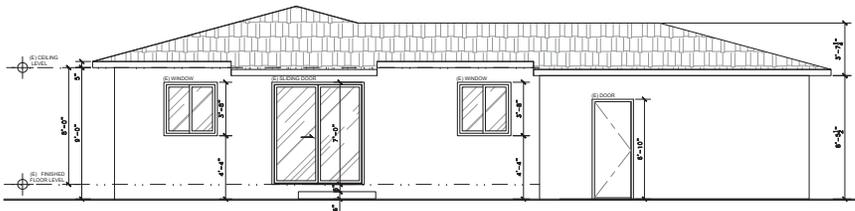
PROJECT  
 4628 DEMARET DR.,  
 SANTA CLARA, CA 95054  
 PLAN  
 EXISTING & PROPOSED  
 EXTERIOR ELEVATIONS  
 (FRONT & LEFT)

DATE  
 JAN 11, 2023

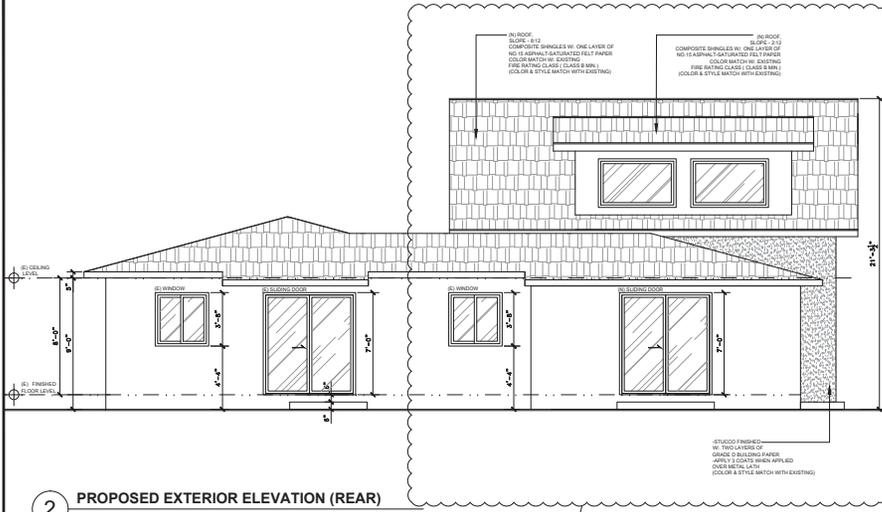
SCALE  
 AS SHOWN

DRAWN BY  
 KL

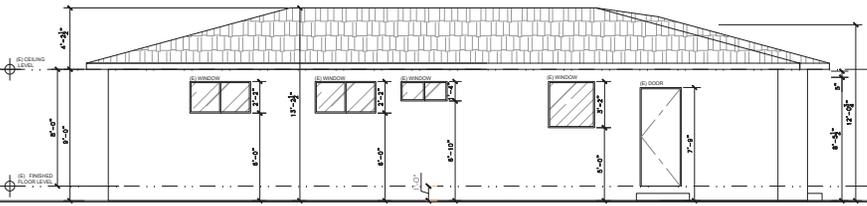
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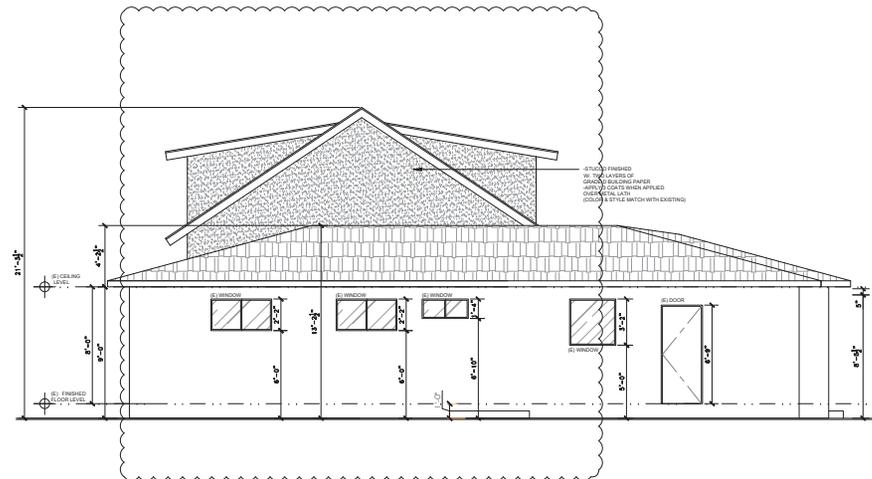
1 EXISTING EXTERIOR ELEVATION (REAR)  
1/4" - 1'-0"



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



3 EXISTING EXTERIOR ELEVATION (RIGHT)  
1/4" - 1'-0"



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

REVISION	DATE
1 PLAN CHECK RESPONSE	01/11

DESIGNER

  
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*Karen Lok*

PROJECT  
 4628 DEMARET DR.,  
 SANTA CLARA, CA 95054  
 PLAN  
 EXISTING & PROPOSED  
 EXTERIOR ELEVATIONS  
 (REAR & RIGHT)

DATE  
JAN 11, 2023

SCALE  
AS SHOWN

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KL

A4.1