

KEY NOTES

- 1 (N) CLASS 3' MIN. COMP. ROOF WITH SINGLE UNDERLAYMENT, PER CRC 905.
- 2 (E) SHED TO BE REMOVED
- 3 (E) OVERHEAD SERVICE & POWER POLE
- 4 (E) GAS METER
- 5 (E) ELECTRICAL PANEL
- 6 (E) SHED TO BE REMOVED
- 7 ROOF WATER LEADERS LEAD TO DOWNSPOUTS THAT ARE DIRECTED TO SPLASHBLOCKS OR OTHER IMPERVIOUS SURFACE THAT DEFLECT THE WATER AWAY FROM THE BUILDING. SLOPE 2% AWAY FROM FOUNDATION AREA.
- 8 HATCHED AREA INDICATES (E) ROOF STRUCTURE
- 9 (N) ROOF VENTS PER VENTILATION CALCULATIONS, DISTRIBUTE EQUALLY.
- 10 NO VENTS AT ROOF INTO 5'-0" SETBACK, DEM. PLASTER TO EXTEND TO UNDERSIDE OF ROOF SHEATHING AT SHADED AREA.
- 11 2x3-2x4 LINE INDICATES FIBER ROLLS ALONG PERIMETER OF WORK AREA TO MITIGATE ANY RUN-OFF, REFER TO DETAIL FE-614.01.
- 12 SITE DRAINAGE COLLECTOR DRAIN TO 4" SCH 40 HARD PIPE. DRAINAGE PIPE TO BE DIRECTED TO BUBBLER BOX. DETAIL 4-63.02. CONTRACTOR TO PROVIDE HATCHED SWALES. DETAIL 3-11.01. TO COLLECTOR DRAINS, NEW AND EXISTING DOWNSPOUTS TO BE EITHER DIRECTLY CONNECTED TO DRAINAGE PIPE OR SHOW COMPLIANCE RUN OFF TO SWALE OR SLOPED GRADE.
- 13 ARROWS INDICATE WATER FLOW TOWARDS DRAINAGE BASIN.

VICINITY MAP



SHEET LEGEND

- A0.00 SITE/ROOF PLAN, DEMOLITION PLAN, GENERAL NOTES, PROJECT DATA
- A1.00 1ST FLOOR CONSTRUCTION PLAN, 2ND FLOOR EXISTING PLAN, KEY NOTES
- A1.01 1ST FLOOR DEMO. PLAN, EXISTING PLAN, SYMBOLS
- A2.00 (E) & (N) EXTERIOR HOUSE ELEVATIONS
- A2.01 (N) EXTERIOR SHED ELEVATIONS, AND SECTIONS
- A4.00 TITLE-24 COMPLIANCE FORMS
- A5.00 TITLE-24 COMPLIANCE FORMS
- S-1 STRUCTURAL GENERAL NOTES & DETAILS
- S-2 STRUCTURAL FOUNDATION & FLOOR FRAMING PLANS
- S-3 STRUCTURAL CEILING & ROOF FRAMING PLANS

SCOPE OF WORK

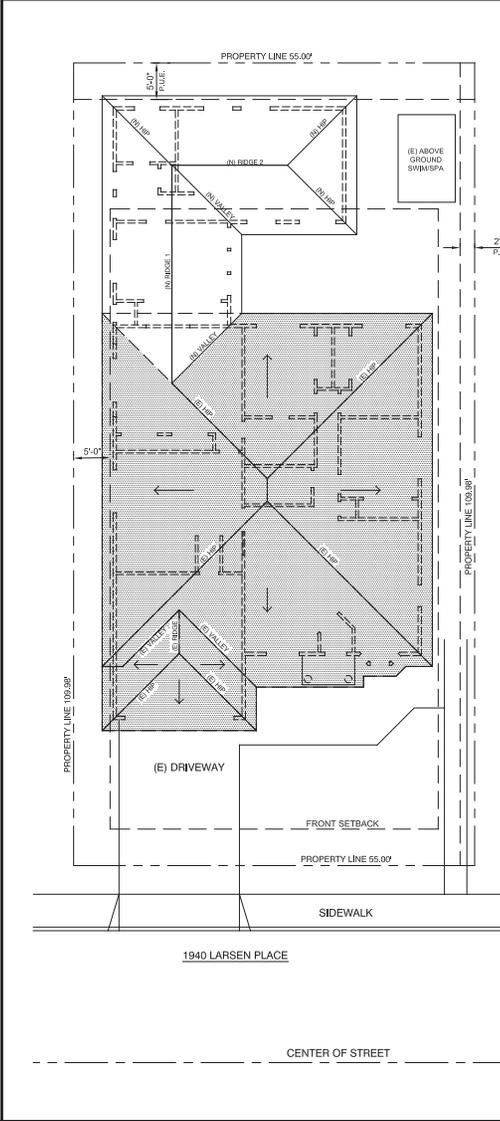
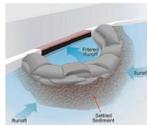
NEW 1ST FLOOR ADDITION, KITCHEN REMODEL WITH VAULTED C.E., BATH REMODEL, DETACHED SHED, TANKLESS WATER HEATER, NEW INTERIOR LAUNDRY ROOM AND A 1/2 BATH.

CITY NOTES

- A. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITH 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE, PER CRC R105.32.
- B. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN ONE EXTENSION MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO 6 MONTHS. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF 1 YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE, PER CRC R105.3.
- C. ALL CONSTRUCTION SHALL COMPLY WITH THE 2016 EDITIONS OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE AND 2016 CALIFORNIA ENERGY CODE.

STORMWATER DRAINAGE PLAN

- EROSION CONTROL (KEEPING THE DIRT IN PLACE) MINIMIZING THE IMPACT OF CONSTRUCTION
1. MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL.
 2. PHASE CONSTRUCTION ACTIVITY.
 3. CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT.
 4. STABILIZE SOILS PROMPTLY.
- SEDIMENT CONTROLS (THE 2ND LINE OF DEFENSE)
5. PROTECT STORM DRAIN INLETS.
 6. ESTABLISH PERIMETER CONTROLS
 7. RETAIN SEDIMENT ON-SITE AND CONTROL DENATURING PRACTICES.
 8. ESTABLISH STABILIZED CONSTRUCTION EXITS.
 9. INSPECT AND MAINTAIN CONTROLS



PROPOSED SITE/ROOF PLAN

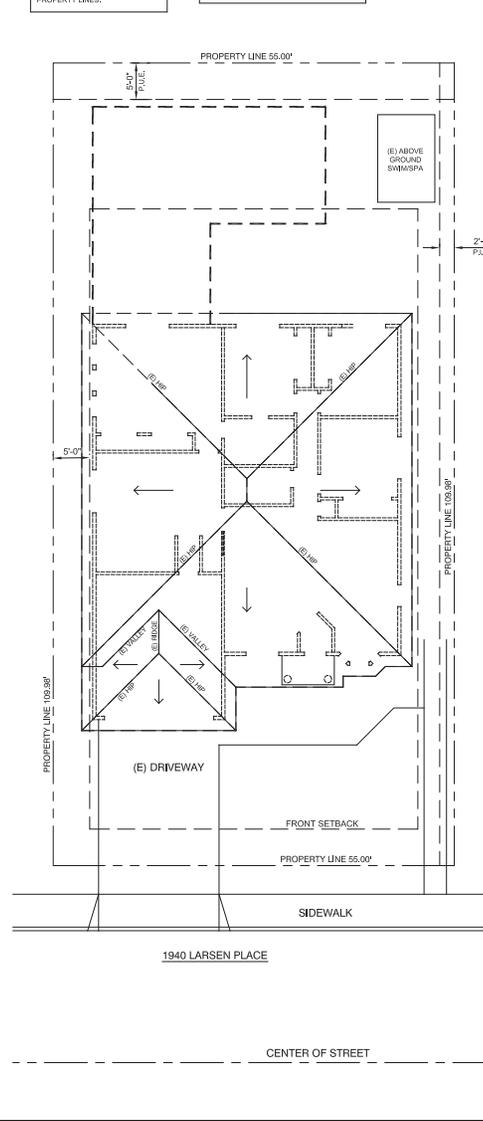
SCALE: 1/8" = 1'-0"

SPECIAL INSPECTION

SPECIAL INSPECTION REQUIRED FOR RETRO EPOXY HOLD-DOWN. DONE BY ARCHITECT AND / OR E.O.R.

PROPERTY LINE NOTE:
OWNER TO PROVIDE SITE SURVEY TO IDENTIFY THE SIDE AND REAR PROPERTY LINES.

CONTRACTOR MAY NEED TO PROVIDE A LOT LINE SURVEY PRIOR TO THE POURING OF THE FOUNDATION TO VERIFY SETBACK AND PROPERTY LINE LOCATIONS.



(E) SITE/ROOF PLAN

SCALE: 1/8" = 1'-0"

PLUMBING NOTE

PER CALIFORNIA C.M.L. CODE ARTICLE 1101.4 AND CALGREEN SECTION 501.1, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FITURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLIANT FLOW RATES WILL NEED TO BE UPGRADED. SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 2.5 GPM SHOWER HEAD. LAUNDRY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH A FACET WITH MAXIMUM FLOW RATE OF 1.5 GPM OR 1.4 GPM FOR KITCHEN FACETS.

PROJECT DATA

GENERAL INFORMATION:	
Zone:	R1-6L
Lot Size:	9,017 SF
APN:	216-07-026
Storhs:	1 Existing
Occupancy:	RS-U
Construction Type:	VB
Fire Sprinklers:	NO
EXISTING FLOOR AREA:	
(E) 1st Floor Area:	2,084 SF
(incl. Garage Area - 448 SF)	
(N) Attached ADU Area:	734 SF
SETBACKS:	
Required for Min. Using Limit:	
Front	20'
Side	5'
Rear	20'

Leopold Vandenbergde, A.L.A. t. 650-224-6852

Leopold Design

9260 LINDA VISTA LANE, GILROY, CA 95020



NEW ATTACHED ADU:

YVONNE HERNANDEZ

1940 LARSEN PL., SANTA CLARA, CA 95051

(E) & (N) SITE / ROOF PLANS
PROJECT DATA
VICINITY MAP
(E) EXTERIOR ELEVATIONS
CAL GREEN NOTES
VENTILATION CALC.

JOB NO.	DRAWN BY
1940-23	LV
DATE:	
FEB. 24, 2023	

REVISIONS

DRAWINGS PREPARED BY:
LEOPOLD DESIGN
LEOPOLD VANDENBERGDE, ARCHITECT
777 ENRIGHT AVENUE, SANTA CLARA, CA 95050 650-224-6852

SHEET NO.
A0.00

LEGEND

	DIMENSION POINT TO CENTER OF FRAMING OPENING		DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER
	DIMENSION POINT TO FACE OF FRAMING		DUPLEX RECEPTACLE WITH ARC FAULT INTERRUPTER
	DIMENSION POINT TO FACE OF MATERIAL OR FINISH		HIGH EFFICACY WALL MOUNTED LIGHT FIXT. (FLOOR, OR LED)
	DETAIL OR SECTION NUMBER DRAWING SHEET		MOTION SENSOR WALL MOUNTED LIGHT FIXT. (FLOOR, OR LED)
	WARM AIR REGISTER - WALL		FLUORESCENT HEAT, AND FAN (FAN MIN. 50 CFM)
	WARM AIR REGISTER - CEILING		FAN, MIN. 50 CFM
	IN WALL SPEAKER, CONFIRM W/ OWNER		FLUORESCENT AND FAN, MIN. 50 CFM
	DUPLEX RECEPTACLE		CONTINUOUSLY OPERATING FAN WITH A MIN. FLOW RATE OF 75 CFM & 1.0 SONE RATING OR LESS, TO MEET ASHRAE 62.2 COMPLIANCE
	WATER PROTECTED WITH GROUND FAULT INTERRUPTER		DUPLEX RECEPTACLE WITH ONE PLUG SWITCHED
	GAS CONNECTION		220 V. OUTLET, AMPS PER PLAN
	WATER VALVE, COLD, HOT		THERMOSTAT
	SMOKE DETECTOR, HARD WIRE 110V AC/DC INTERCONNECTED		TELEPHONE OUTLET OR JACK AT +12" U.N.O.
	CARBON MONOXIDE ALARM AC/DC INTERCONNECTED		COMPUTER TERMINAL JACK
	FLUORESCENT FIXTURE		CEILING LIGHT FIXTURE - RECESSED
	CEILING LIGHT FIXTURE - RECESSED, DIRECTIONAL		CEILING LIGHT FIXTURE - RECESSED, DIRECTIONAL
	WALL MOUNTED FIXTURE		TELEVISION ANTENNA OUTLET
	HIGH EFFICACY RECESSED CLG. FIXT. (FLOOR, OR LED)		SINGLE POLE SWITCH
	HIGH EFFICACY RECESSED VAPOR CLG. FIXT. (FLOOR, OR LED)		TWO WAY, THREE WAY SWITCH
			SWITCH WITH DIMMER
			HOSE BIBB
			HOT WATER VALVE

KEY NOTES

CAL GREEN NOTES

- AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED (4.304.1)
- PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1)
- COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.404.1)
- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1)
- PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2)
- AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED AIR LIMITS FOR ROD AND OTHER TOXIC COMPOUNDS (4.504.2.3) VERIFICATION OF COMPLIANCE SHALL BE PROVIDED
- A MINIMUM OF 50% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO AN OFF-SITE RECYCLE, DIVISION, OR SALVAGE FACILITY. (4.408)
- DOCUMENTATION WILL BE PROVIDED, AT THE REQUEST OF THE BUILDING DIVISION, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS. (4.504.2.4)
- PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS 4.504.5
- HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM (702.1)
- CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (4.505.3)
- UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH WILL SHOW SUBSTANTIAL CONFORMANCE.

ATTIC VENTILATION AREA CALCULATIONS

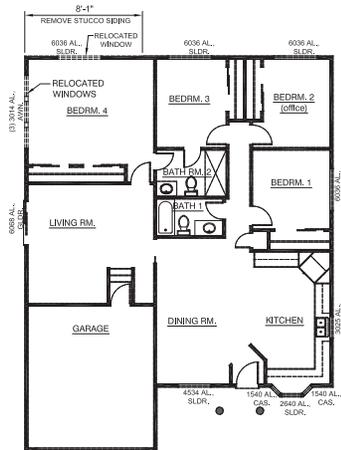
1ST FLOOR AREA: 2,290 SF
 EXISTING 1ST FLOOR AREA: 869 SF
 EXISTING 2ND FLOOR AREA: 2,290 - 869 = 1,521 SF
 KITCHEN - RENOVEL/ADDITONAL AREA: 345 SF
 1,301 - 340 = 1,051 SF

LEGEND

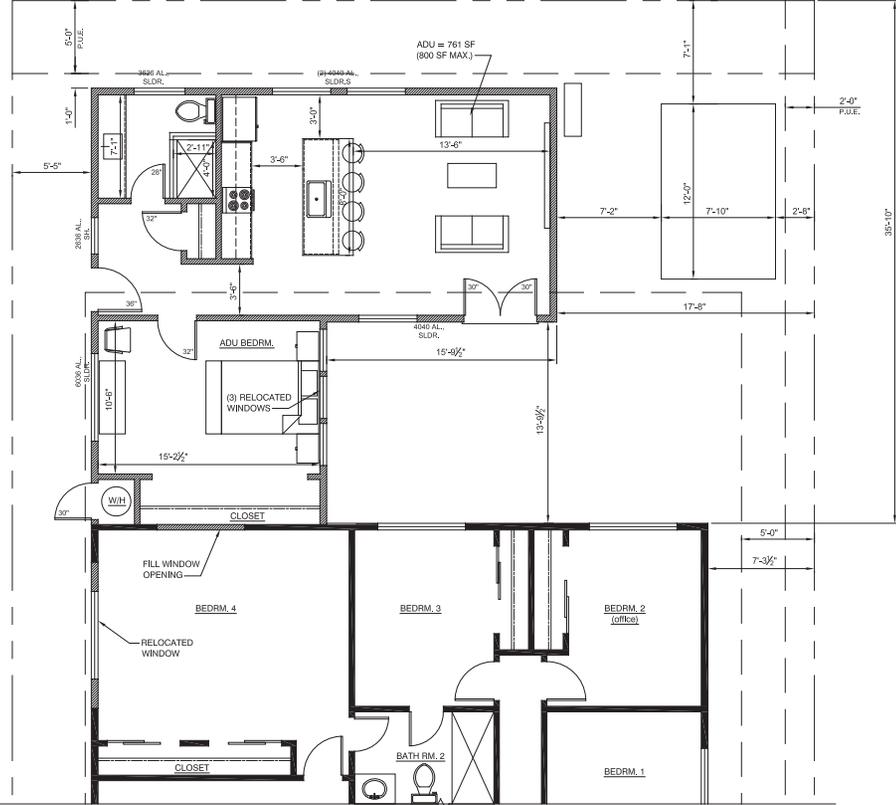
	DIMENSION POINT TO FACE OF FINISH
	DIMENSION POINT TO FACE OF FRAMING
	DIMENSION POINT TO CENTER OF FRAMING OPENING

WINDOW LEGEND:
 D.G. = DUAL GLAZED
 S.G. = SINGLE GLAZED
 D.H. = DUAL HANG
 V.V. = VINYL MATERIAL
 G.L. = GLAZED ALUM. GLAZ. WD.
 S.L.D.R. = HORIZ. SLIDING
 P.F.C.T. = FIXTURE/FRAMED
 C.A.S. = CABINET
 SIZES: 30"4" x 30"4", 44"4" x 30"4"
 COMBINATION: X0 = FIXED AND CAS.
 T = TEMPERED GLASS

VENTILATION CALCULATIONS



EXISTING / DEMO. FLOOR PLAN



PROPOSED 1ST FLOOR PLAN - 1A

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



NEW ATTACHED ADU:
YVONNE HERNANDEZ
 1940 LARSEN P.L., SANTA CLARA, CA 95051

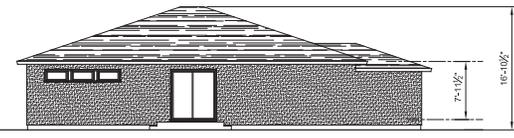
(B) 2ND FLR. PLAN
 PROPOSED 1ST FLOOR PLAN
 NEW SHED PLAN
 KEY NOTES

JOB NO. 1940-23 DRAWN BY LV
 DATE: FEB. 24, 2023

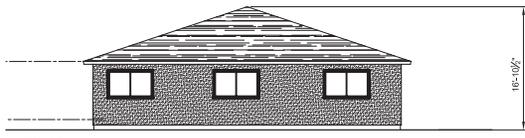
REVISIONS

SHEET NO.

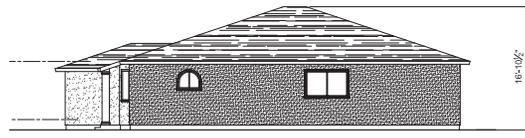
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SOUTH (SIDE)



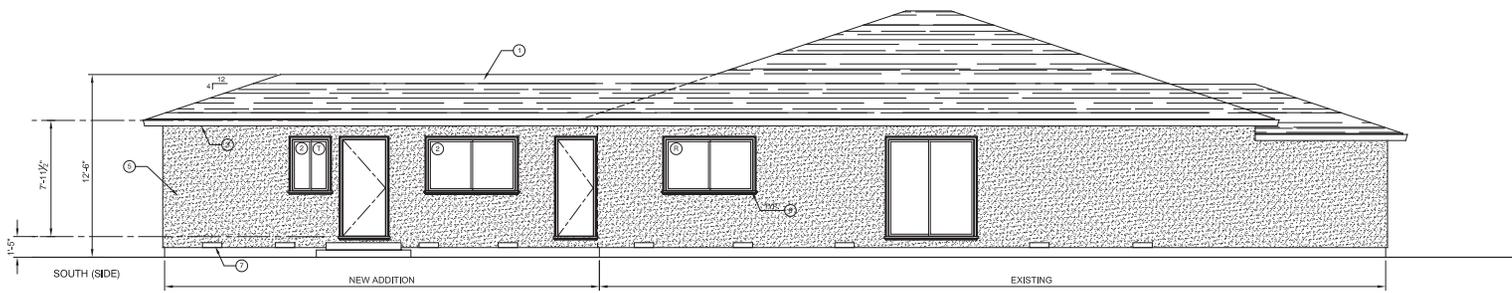
WEST (REAR)



NORTH (SIDE)

EXISTING EXTERIOR ELEVATIONS

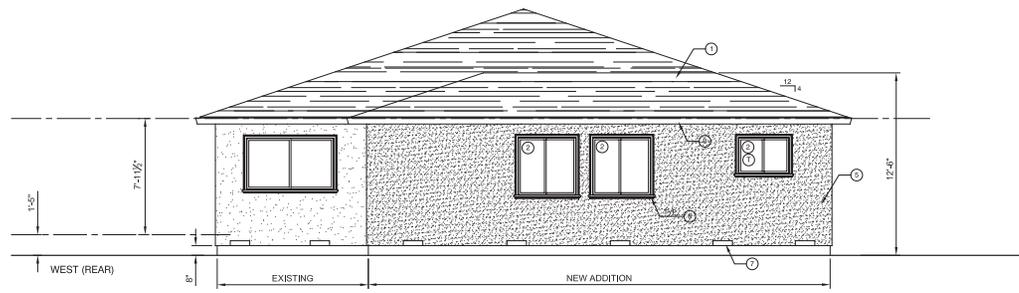
SCALE: 1/8" = 1'-0"



SOUTH (SIDE)

NEW ADDITION

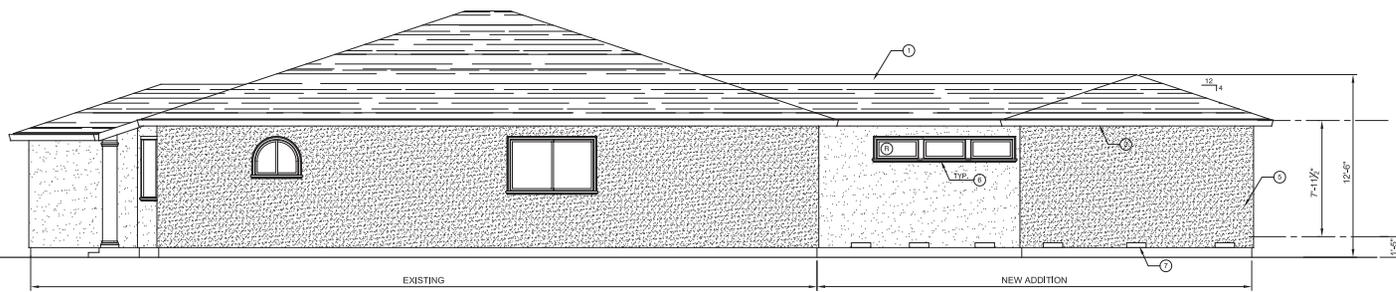
EXISTING



WEST (REAR)

EXISTING

NEW ADDITION



NORTH (SIDE)

EXISTING

NEW ADDITION

- ### KEY NOTES
- ① (N) CLASS 'M' MTL. ROOF MATERIAL TO MATCH (E) HOUSE
 - ② (N) WINDOWS TO BE ALUMINUM DUAL GLAZED, LOW-E WINDOWS.
 - ③ (N) MTL. PAINTED GUTTERS AND DOWNSPOUTS
 - ④ ROOF WATER LEADERS LEAD TO DOWNSPOUTS THAT ARE DIRECTED TO SPLASH-BLOCKS OR OTHER IMPERVIOUS SURFACE THAT DEFLECT THE WATER AWAY FROM THE BUILDING. SLOPE 2% AWAY FROM FOUNDATION AREA.
 - ⑤ 3 COAT, 7/8" THK. CEM. PLASTER (SBING OVER 2 LAYERS OF TYPED BLDG. FELT OVER PLYWD. SHTS. AND CONTINUOUS WEEP SCREED. CONTRACTOR TO PROVIDE NEW CEMENT PLASTER "OLD WORLD" AT ENTIRE HOUSE.
 - ⑥ NEW WINDOW & DOOR CASING TO MATCH EXISTING
 - ⑦ 6/4" FOUND. VENT. NET FREE AREA = .35 SF. CONTRACTOR TO COORDINATE PLACEMENT OF VENTS AWAY FROM PROPOSED HOLDOWN LOCATIONS, AS BLOWING IS REQUIRED AT HOLDOWNS. CONTRACTOR TO ALSO VERIFY THAT THE EXISTING UNDERFLOOR AREA VENTING REQUIREMENTS ARE MET. PER CALCULATIONS ON SHEET A1.
- NEW EXTERIOR PAINT FOR EXISTING AND PROPOSED PORTIONS OF THE HOME, INCLUDING BUT NOT LIMITED TO FACIADS, GUTTERS, DOWNSPOUTS, ETC. - REFER TO OWNER FOR COLOR AND LOCATION OF COLOR(S).

BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4/8" (1/2") MIN IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH (12.7 MM), WHERE REQUIRED BY THE FIRE CODE. OFFICIAL ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE.

PROPOSED EXTERIOR ELEVATIONS

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



NEW ATTACHED ADU:
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(E) & NEW EXT. ELEVATIONS

JOB NO. 1940-23
 DATE: FEB. 24, 2023
 REVISIONS

SHEET NO.
A2.00