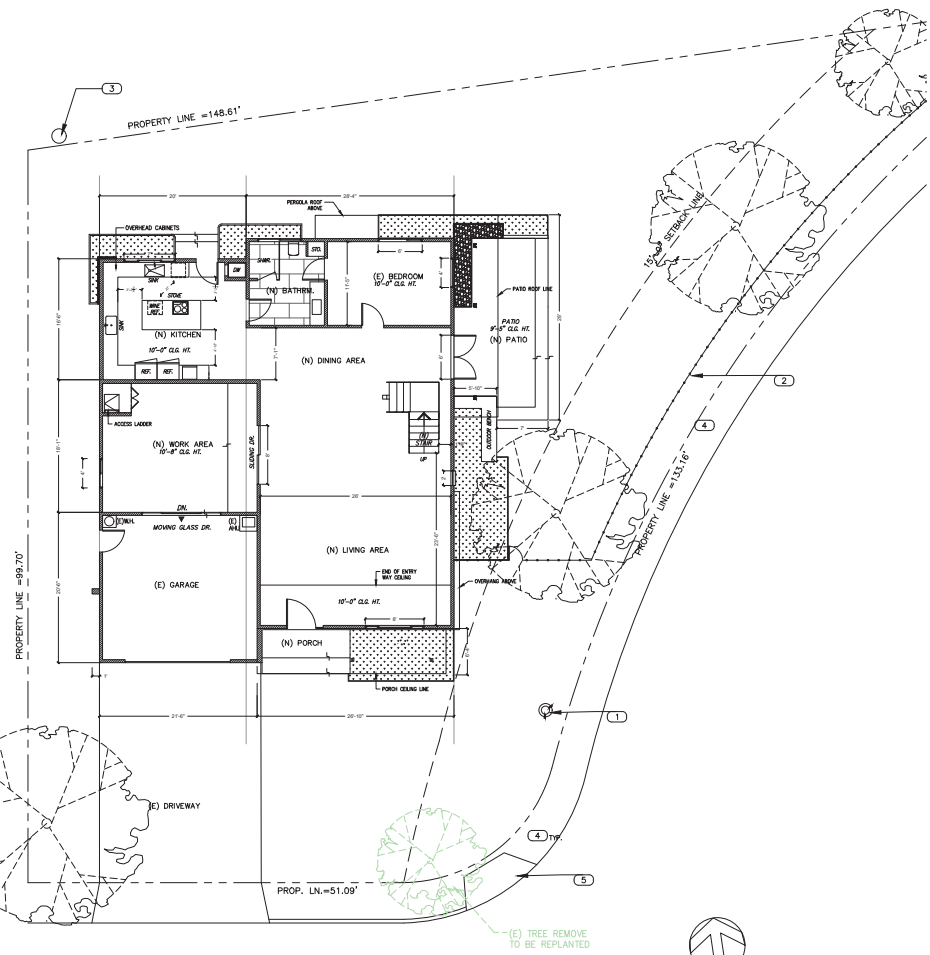


2.1.083 9/28/2021 SHEET A-0.0.GWG

**LEGENDS :**

- 1 (E) FIRE HYDRANT
- 2 (N) 4'-0" HT. FENCE LINE
- 3 (E) ELECTRICAL POWER POLE
- 4 (E) PEDESTRIAN - WALKWAY
- 5 ACCESSIBLE RAMP



**9 NEW SITE / FLOOR PLAN**  
SCALE : 1/8"=1'-0"



**PROJECT INDEX**

SHEETS TITLE	
A-0.0	GENERAL NOTES, INDEX, SITE MAP, PROJECT INFORMATION SYMBOLS, NEW SITE PLAN
A-0.1	EXISTING PHOTO'S AND PROPOSED
A-1.0	FIRST FLOOR DEMOLITION PLAN
A-1.1	NEW FIRST FLOOR PLAN
A-1.2	NEW SECOND FLOOR PLAN
A-1.3	NEW ROOF PLAN
A-2.0	EXISTING EXTERIOR ELEVATION
A-3.0	NEW EXTERIOR ELEVATION - FRONT AND REAR
A-3.1	NEW EXTERIOR ELEVATION - LEFT AND RIGHT SIDE

**PROJECT INFORMATION**

**PROJECT DESCRIPTION :**  
FIRST FLOOR : (N) KITCHEN AND INTERIOR REMODEL  
SECOND FLOOR : (N) MASTERS ENSUITE, 3 BEDROOMS AND 1-BATHROOM ADDITION

**APPLICABLE CODES AND REGULATIONS:**  
CBC 2022; CFC 2022; CRC 2022; CMC 2022; CPC 2022; CEC 2022; CENC 2022; CGBSC 2022. ALONG WITH CITY ORDINANCES AND OTHER LOCAL AND STATE LAWS REGULATIONS

**A. PROJECT OWNER :** JAMES YONG  
**B. PROJECT PROPOSAL :** RESIDENTIAL REMODEL  
**C. PROJECT LOCATION :** 3349 SOARES COURT SANTA CLARA, CA. 95051  
**D. ASSessor'S PARCEL NO. :** 290-44-075  
**E. ZONING DISTRICT :** R1-6L SINGLE FAMILY  
**F. LOT SIZE :** 10,019 S.F.  
**G. ACTUAL LOT COVERAGE :** 22.5%  
**H. OCCUPANCY CLASSIFICATION :** R3  
**I. EXISTING RESIDENCE :** 1,733 S.F.  
**J. ADDITION :**  
A) EXISTING RESIDENCE 451 S.F.  
B) (E) GARAGE 2,163 S.F.  
C) TOTAL AREA (E) FIRST FLR. 2,232 S.F.  
D) FIRST FLOOR 477 S.F.  
E) SECOND FLOOR 1,686 S.F.  
**K. GROSS TOTAL AREA** 4,395 S.F.  
**L. CONSTRUCTION TYPE :** V-B (WOOD FRAME)

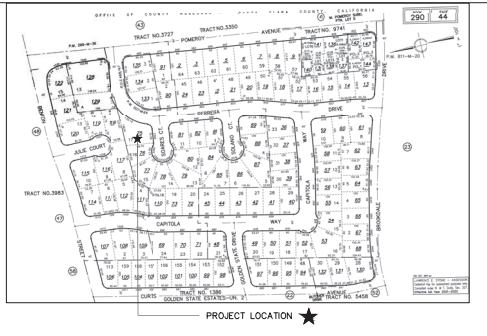
**SYMBOLS**


NOTE: SOME OF THE ABOVE SYMBOLS MAY NOT HAVE BEEN USED FOR THIS PROJECT

**GENERAL NOTES**

- DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL. ALTHOUGH EVERY NECESSARY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. THE CONTRACTOR WILL BE HELD RESPONSIBLE TO PROVIDE ALL THE MATERIALS AND LABOR NECESSARY FOR THE ENTIRE COMPLETION OF THE INTENDED WORK TO BE DESCRIBED AND SHALL NOT AVAIL HIMSELF OF ANY UNINTENTIONAL ERROR OR OMISSION, SHOULD SUCH EXIST.
- SHOULD ANY ERROR OR INCONSISTENCY APPEARS OR OCCURS IN THE DRAWINGS, THE CONTRACTOR, BEFORE PROCEEDING WITH THE WORK, SHALL NOTIFY THE OWNER/--- FOR PROPER ADJUSTMENT, AND IN NO CASE SHALL PROCEED WITH THE WORK IN UNCERTAINTY.
- EXCEPT AS OTHERWISE SPECIFICALLY STATED, THE CONTRACTOR SHALL PROVIDE AND PAY ALL MATERIALS, LABOR, EQUIPMENT AND BUILDING PERMIT.
- ALL EXISTING CONSTRUCTION AFFECTED BY THE NEW WORK SHALL BE PATCHED AND FINISHED IN GOOD WORKMANSHIP TO MATCH ADJACENT EXISTING CONSTRUCTION, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND REPORT DISCREPANCY, IF ANY, TO THE OWNER/--- FOR ADJUSTMENT.
- ALL DIMENSIONS ARE TO THE FACE OF STUDS AND FACE OF CONCRETE, UNLESS OTHERWISE NOTED.
- UPON COMPLETION OF WORK, CONTRACTOR SHALL REMOVE ALL DEBRIS AND WASTE MATERIALS RESULTING FROM THE WORK, AND SHALL LEAVE THE WORK SITE IN A CLEAN CONDITION.
- CAULK ALL SOLE PLATES, EXTERIOR DOOR AND WINDOW FRAMES, AND OTHER PENETRATIONS OF EXTERIOR WALLS.
- ALL WORK SHALL MEET ALL PREVAILING STATE AND LOCAL CODES AND THE TITLE 24 OF CALIFORNIA ADMINISTRATIVE CODE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND/OR DEMOLITION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR CONSTRUCTION RESULTING FROM WORK OF CONTRACTOR AND/OR SUBCONTRACTORS, AND SHALL REPAIR ALL SUCH DAMAGE TO ORIGINAL CONDITION AT NO ADDITIONAL COST.
- DIMENSIONS INDICATED IN CONTRACT DOCUMENTS SHALL GOVERN. DO NOT SCALE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE. PRIOR TO START OF THE PROJECT, THE GENERAL CONTRACTOR SHALL VERIFY LEAD TIMES OF FINISH MATERIALS AND SPECIAL ITEMS TO ASSURE AVAILABILITY AS SCHEDULE REQUIRES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE PROGRESS OF THE WORK AND INFORMING THE OWNER IMMEDIATELY OF ANY POTENTIAL DELAYS.
- ALL WORK LISTED, SHOWN, OR IMPLIED ON THESE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.
- ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL HAVE UL LISTING/NUMBER. ANY EQUIPMENT NOT LISTED WILL BE REQUIRED TO BE FIELD TESTED AND CERTIFIED BY AN APPROVED TESTING AGENCY. IT IS THE RESPONSIBILITY OF THE OWNER AND HIS DESIGN/CONSTRUCTION TEAM TO NOTIFY THE BUILDING DIVISION IF FIELD TESTING IS REQUIRED FOR AN EQUIPMENT WITHOUT A UL OR EQUIVALENT LISTED LABEL APPROVED BY THE SONOMA COUNTY (PRMD). PROOF OF EQUIPMENT CERTIFICATION WILL NEED TO BE SUBMITTED AND APPROVED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
- (N) ROOF SHEATHING SHALL BE WITH RADIANT BARRIER SURFACE PER TITLE 24 CALCULATIONS.

**SITE MAP**



**REVISIONS**

NO.	DATE	DESCRIPTION
1	9/28/2021	ISSUE FOR PERMITS
2	9/28/2021	ISSUE FOR PERMITS

DRAWINGS PREPARED BY:

RESIDENTIAL REMODEL  
APN #: 290-44-075  
**JAMES YONG**  
3349 SOARES CT.  
SANTA CLARA, CA 95051

PROJECT:

TITLE:  
SITE PLAN, PROJECT INDEX,  
PROJECT INFORMATION &  
GENERAL NOTES

DATE: 9/28/2021  
SCALE: AS SHOWN  
JOB NO: 21\_083  
SHEET  
**A-0.0**  
OF SHTS



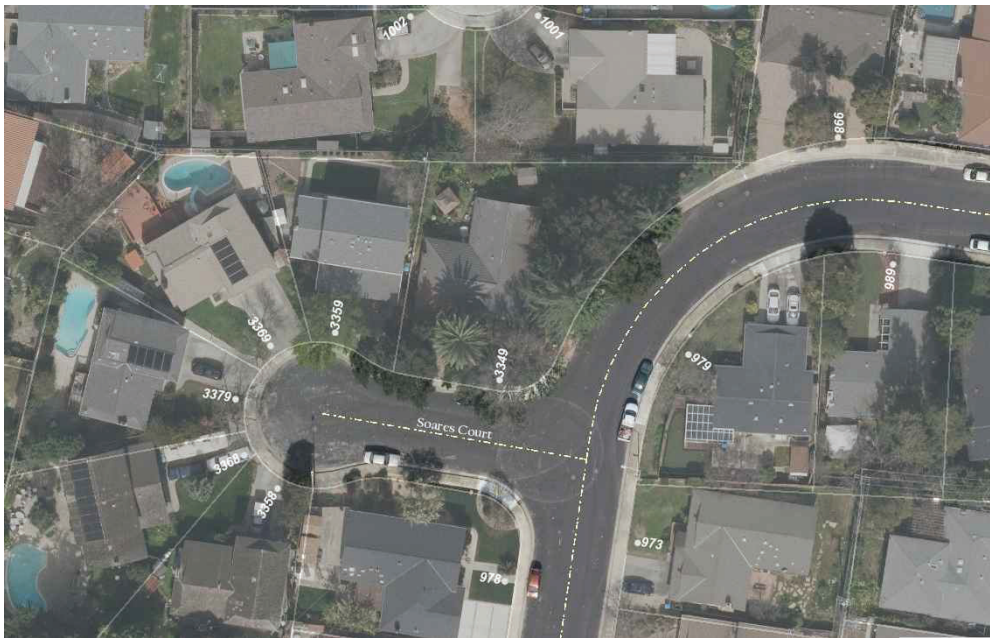
(E) FRONT –  
FROM DRIVEWAY



(E) RIGHT SIDE –  
FROM STREET VIEW



RIGHT SIDE – PROPOSED



AERIAL MAP



FRONT – PROPOSED

REVISIONS

PLANNING REVIEW	3/25/21	△
PLANNING REVIEW	3/31/23	△

DRAWINGS PREPARED BY:

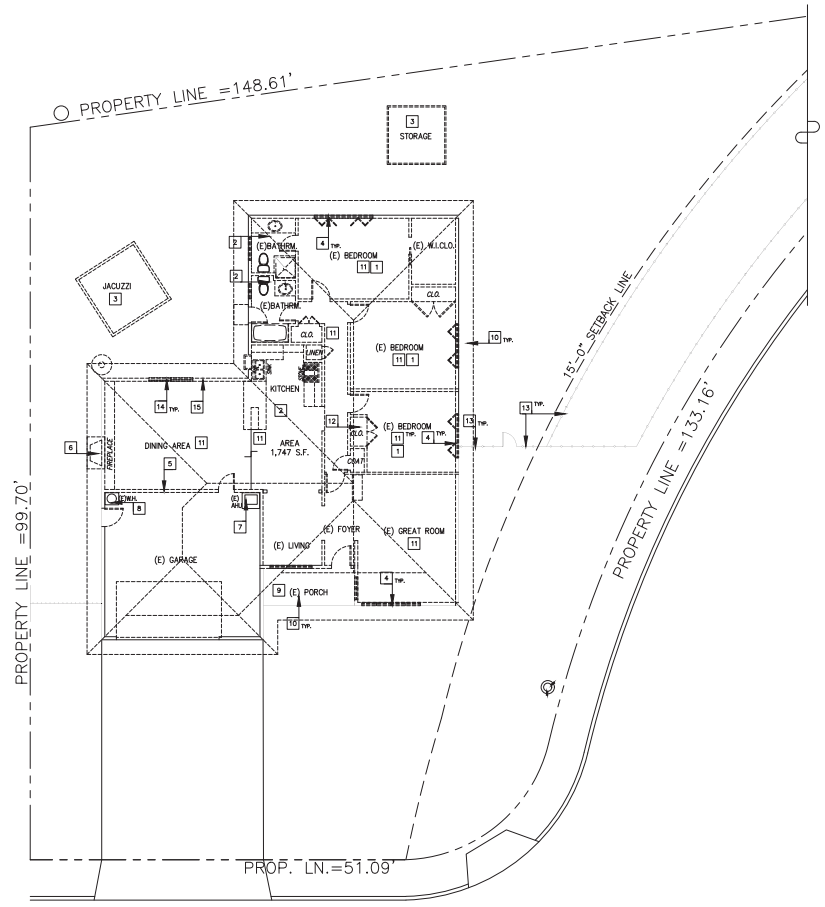
RESIDENTIAL REMODEL  
APN #: 290-44-075  
**JAMES YONG**  
3349 SOARES CT.  
SANTA CLARA, CA 95051

PROJECT:

EXISTING PHOTO'S  
AND  
PROPOSED

DATE: 9/28/2021  
SCALE: AS SHOWN  
JOB NO: 21\_083  
SHEET

**A-0.1**  
OF SHTS



**9** (E) FIRST FLOOR - DEMO PLAN  
SCALE: 1/8"=1'-0"



**WALL LEGEND:**

- EXISTING WALL TO REMAIN – REFINISHED FINISH AS REQUIRED, U.O.N.
- PATCH & REPAIR WALL: EXISTING WOOD STUDS OVER 1/2" SHEETROCK W/11 BATT INSULATION BETWEEN STUDS.
- INDICATES EXISTING WALL TO BE DEMOLISHED
- INDICATES EXISTING WINDOW TO BE REMOVED
- INDICATES DOORS TO BE REMOVED/DEMO

**DEMOLITION PLAN NOTES:**

- 1 REMOVE ALL PARTITIONS AND DOORS AS SHOWN
- 2 CAP OFF ALL EXISTING WATER AND GAS LINE
- 3 REMOVE (E) STRUCTURE ON THE REAR YARD
- 4 REMOVED ALL (E) WINDOWS AND FRAMES
- 5 DEMO PORTION OF GARAGE WALL, VFY. GLASS DIMENSION W/ OWNER
- 6 REMOVED EXISTING FIREPLACE
- 7 EXISTING AIR HANDLING UNIT TO REMAIN
- 8 EXISTING WATER HEATER TO REMAIN
- 9 DEMO EXISTING PORCH CONCRETE PAD
- 10 REMOVE EXISTING ROOF AND ITS ACCESSORIES
- 11 REMOVE EXISTING FLOOR FINISH AS SHOWN ON PLAN
- 12 RELOCATE EXISTING CRAWL SPACE ACCESS
- 13 (E) PROPERTY FENCE LINE TO REMOVE/RELOCATE
- 14 REMOVED (E) SLIDING DOOR
- 15 REMOVED (E) WALL AS SHOWN

REVISIONS	
PLANNING REVIEW 1/25/21	△
PLANNING REVIEW 3/31/23	△

DRAWINGS PREPARED BY:

PROJECT: RESIDENTIAL REMODEL  
OWNER: JAMES YONG  
3349 SOARES CT  
SANTA CLARA CA, 95051  
ADDRESS: APN: # 230-44-075

TITLE: (E) GROUND FLOOR DEMOLITION PLAN

DATE:	9/28/2021
SCALE:	AS SHOWN
IDB NO:	21.083
SHEET	3 OF
<b>A-1.0</b>	
OF SHTS	

REVISIONS

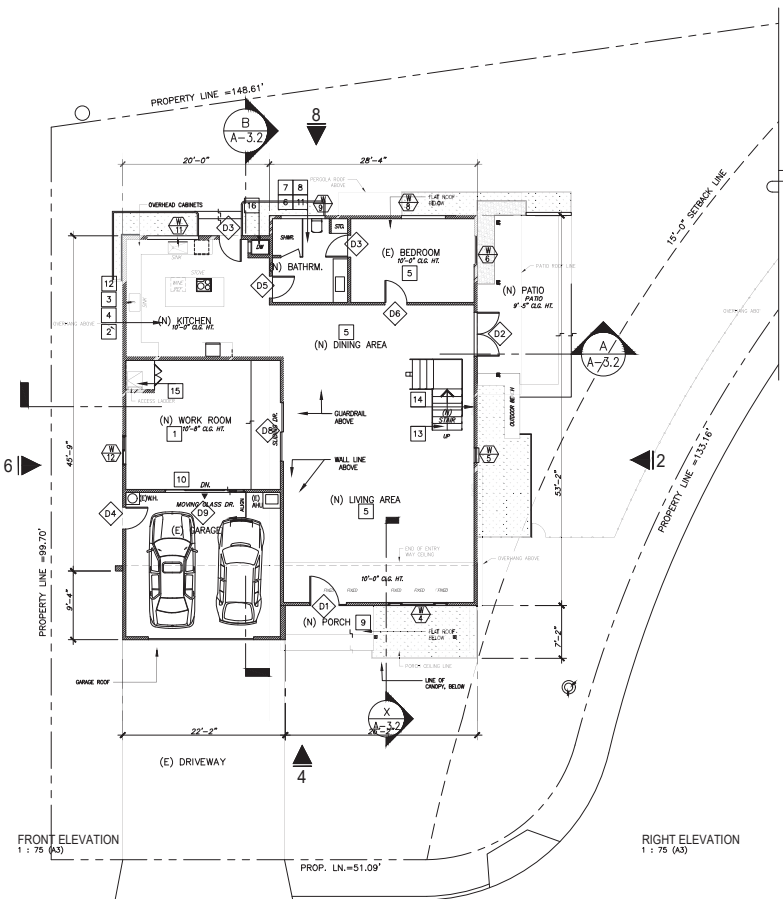
PLANNING REVIEW	3/25/23	△
PLANNING REVIEW	3/31/23	△

DRAWINGS PREPARED BY:

PROJECT: RESIDENTIAL REMODEL  
 OWNER: JAMES YONG  
 ADDRESS: 3349 SOARES CT, SANTA CLARA, CA 95051  
 APN: # 230-44-075

TITLE: (N) SECOND FLOOR PLAN

DATE: 9/28/2021  
 SCALE: AS SHOWN  
 SHEET: 3 OF 3  
 OF SHTS



9 (N) FIRST FLOOR PLAN  
 SCALE: 1/8"=1'-0"



WALL LEGEND:

- ===== EXTERIOR WALL TO REMAIN:  
 (E) 2X WD STUDS @ 16" O.C. W/ 1/2" CDX PLYWD. OVER 2-LAYERS OF BUILDING PAPER OVER STUCCO UP TO CEILING FRAMING ABOVE. PROVIDE INSULATION PER CODE.
- ===== INTERIOR WALL:  
 (N) 2X4 WD STUDS @ 16" O.C. W/ 1/2" TYPE "X" (WATER RESIST) GYPBOD. ON WET SIDE AND 1/2" TYPE "X" GYPBOD. UP TO CEILING FRAMING ABOVE. PROVIDE INSULATION PER CODE.
- ===== INTERIOR WALL FIRE RATED:  
 REFER TO U.L LISTING SHEET

30/50SHW INDICATES WINDOW SIZE AND TYPE  
 INDICATES (N) NEW / (E) EXISTING

- WINDOW TYPES: MILGARD OR APPROVED EQUAL
- AW= AWNING W/ OBSCURE GLAZING
  - CS= CASEMENT
  - SH= SINGLE HUNG
  - FX= FIXED
  - SL= HORIZONTAL SLIDING
  - \* = DENOTES OPERABLE WINDOWS TEMPERED GLASS

26/68" INDICATES FIN. DR SIZE  
 INDICATES NEW DOOR

DOOR & WINDOW NOTES:

- WINDOWS : MILGARD OR APPROVED EQUAL
- DOORS : INTERIOR - HOLLOW CORE DOOR, U.O.N.
- : EXTERIOR - SOLID CORE DOOR (OWNER SELECT)
- NOTE : DOOR STYLE AND MODEL SHALL BE OWNER SELECT

FLOOR PLAN NOTES:

- 1 WORKROOM FLOOR FINISH, OWNER SELECT
- 2 KITCHEN COUNTER, OWNER SELECT FINISH
- 3 KITCHEN APPLIANCES, OWNER PROVIDE
- 4 KITCHEN FLOOR FINISH, OWNER SELECT
- 5 WOOD FLOOR FINISH, OWNER SELECT
- 6 TUB & SHOWER COMPARTMENT SHALL BE FIN. W/ A NON-ABSORBENT SURFACE @ 6'-0" A.F.F
- 7 BATHROOM FLOOR, NON-SKID FLOOR TILE
- 8 BATHROOM FLOOR, CERAMIC WALL TILE
- 9 ENTRY PORCH, CONCRETE FINISH, COLOR W/F.
- 10 SLIDING GLASS DOOR 1-HR. RATED
- 11 BATHROOM COUNTER TOP, OWNER SELECT COLOR
- 12 OVERHEAD CABINETS, FINISH & COLOR OWNER SELECT
- 13 PRE FABRICATED STAIRS, OWNER TO SELECT
- 14 ART WALL MOUNTED/WATERFALLS, OWNER PROVIDE
- 15 PROVIDE FIX LADDER ON ELECTRICAL CABINET
- 16 24"x24" DUMB WAITER

REVISIONS

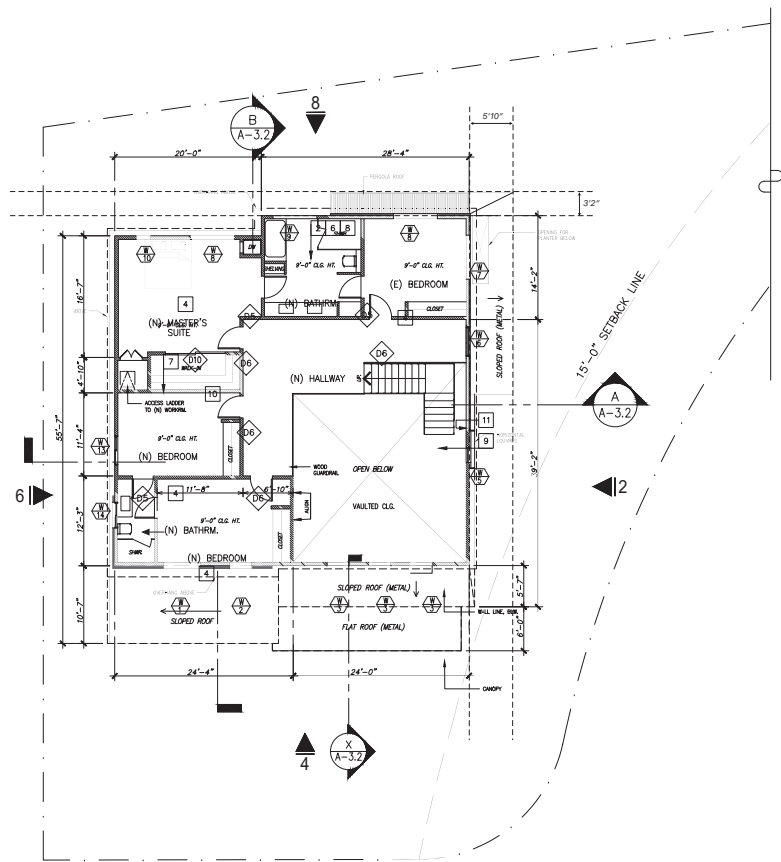
PLANNING REVIEW	3/15/23	△
PLANNING REVIEW	3/31/23	△

DRAWINGS PREPARED BY:

PROJECT: RESIDENTIAL REMODEL  
 OWNER: JAMES YONG  
 ADDRESS: 3349 SOARES CT  
 SANTA CLARA CA, 95051  
 APN: # 230-44-075

TITLE: (N) SECOND FLOOR PLAN

DATE: 9/28/2021  
 SCALE: AS SHOWN  
 SHEET 3 OF 3  
 A-1.2  
 OF SHTS



9 (N) SECOND FLOOR PLAN  
 SCALE: 1/8"=1'-0"



WALL LEGEND:

- EXTERIOR WALL :  
 (N) 2X WD. STUDS SPACE @ 16" O.C. W/ 1/2" CDX PLYWD. OVER 2-LAYERS OF BUILDING PAPER OVER STUCCO UP TO CEILING FRAMING ABOVE. PROVIDE INSULATION PER CODE
- INTERIOR WALL:  
 (N) 2X4 WD STUDS @ 16" O.C. W/ 1/2" TYPE "X" (WATER RESIST) GYPSO. ON WET SIDE AND 1/2" TYPE "X" GYPSO. UP TO CEILING FRAMING ABOVE. PROVIDE INSULATION PER CODE.

- 30/50SH ← INDICATES WINDOW SIZE AND TYPE
- ← INDICATES (N) NEW / (E) EXISTING

- WINDOW TYPES: MILGARD OR APPROVED EQUAL
- AW= AWNING W/ OBSCURE GLAZING
- CS= CASEMENT
- SH= SINGLE HUNG
- FX= FIXED
- SL= HORIZONTAL SLIDING
- \* = DENOTES OPERABLE WINDOWS TEMPERED GLASS

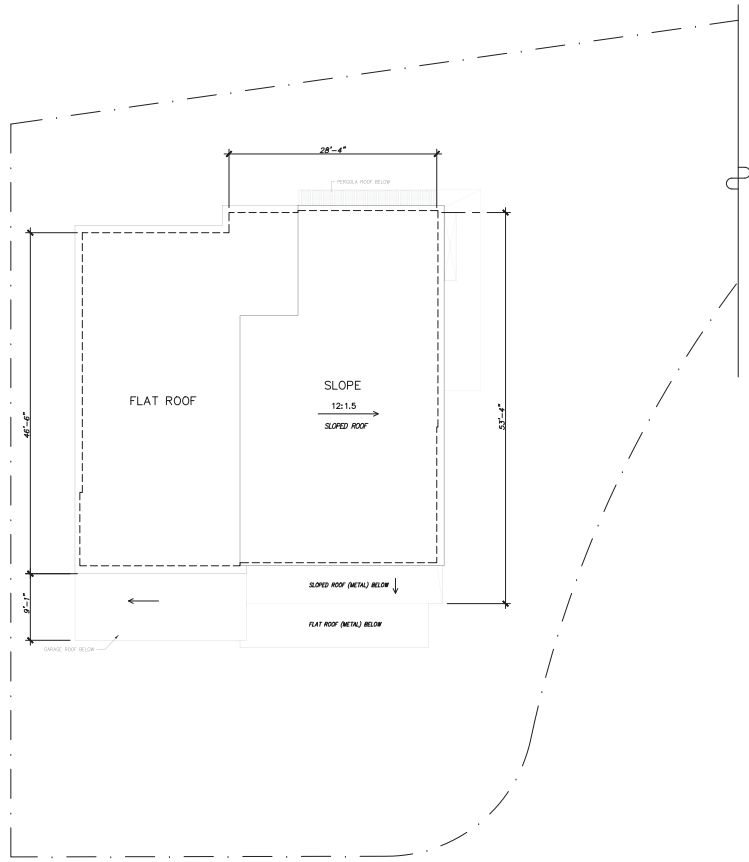
- ← INDICATES FIN. DR SIZE
- ← INDICATES NEW DOOR

DOOR & WINDOW NOTES :

- WINDOWS :MILGARD OR APPROVED EQUAL
- DOORS : INTERIOR - HOLLOW CORE DOOR (HC)
- : EXTERIOR - SOLID CORE DOOR (SC)
- \* DOOR MARKED TO BE SELF CLOSING AND SELF LATCHING
- \*\* DOORS/WINDOWS GLAZING MARKED TO BE TEMPERED GLASS
- ◊ EXISTING DOOR U.O.N ARE ALL NEW

FLOOR PLAN NOTES:

- 1 FLOOR FINISH, OWNER SELECT
- 2 BATHROOM COUNTER, OWNER SELECT
- 3 TOILET FIXTURE AND ACCESSORIES, OWNER PROVIDE
- 4 WOOD FLOOR FINISH, OWNER TO SPECIFY
- 5 FLOOR FINISH, OWNER TO SPECIFY
- 6 TUB & SHOWER COMPARTMENT SHALL BE FIN. W/ A NON-ABSORBENT SURFACE @ 6'-0" A.F.F
- 7 24"x36" ATTIC ACCESS
- 8 BATHROOM FLOOR NON-SKID TILE FLOOR FINISH
- 9 PRE-MANUFACTURE STAIR "VIEWRAIL"
- 10 OPEN SHELING, 24" A.F.F. SPACE TO CEILING.
- 11 ART WALL MOUNTED WATERFALLS, OWNER PROVIDE



**9** (N) ROOF PLAN  
SCALE: 1/8"=1'-0"



REVISIONS	
PLANNING REVIEW 3/15/21	2
PLANNING REVIEW 3/31/21	3

DRAWINGS PREPARED BY:

PROJECT: RESIDENTIAL REMODEL  
OWNER: JAMES YONG  
3349 SQUARES CT  
SAPULPA, OK 74061  
ADDRESS: APN # 280-44-075

TITLE:  
(N) ROOF PLAN

DATE: 9/28/2021

SCALE: AS SHOWN

JOB NO: 21\_083

SHEET 3 OF

**A-1.3**  
OF SHTS

REVISIONS

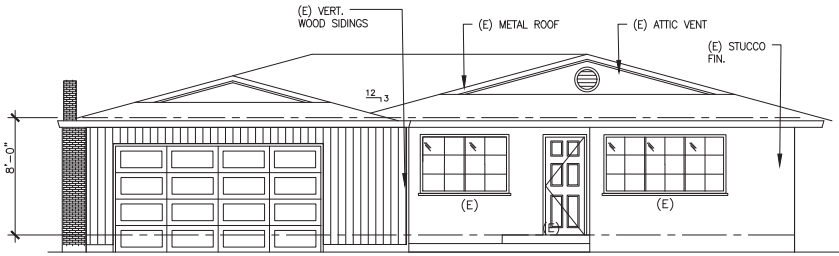
PLANNING REVIEW	1/15/23	△
PLANNING REVIEW	3/31/23	△

DRAWINGS PREPARED BY:

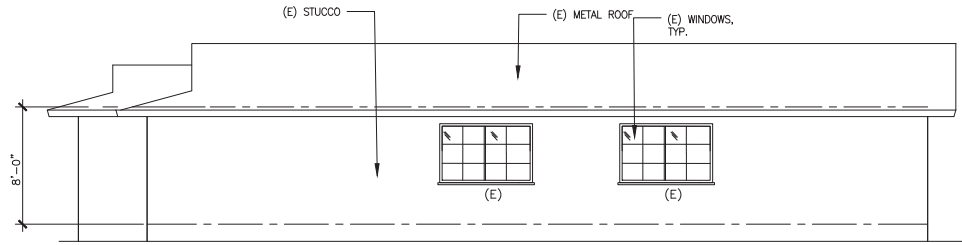
PROJECT: RESIDENTIAL REMODEL  
 OWNER: JAMES YONG  
 ADDRESS: 3349 SOARES CT.  
 SANTA CLARA, CA. 95051  
 APRN: # 23644075

TITLE: EXISTING EXTERIOR ELEVATIONS

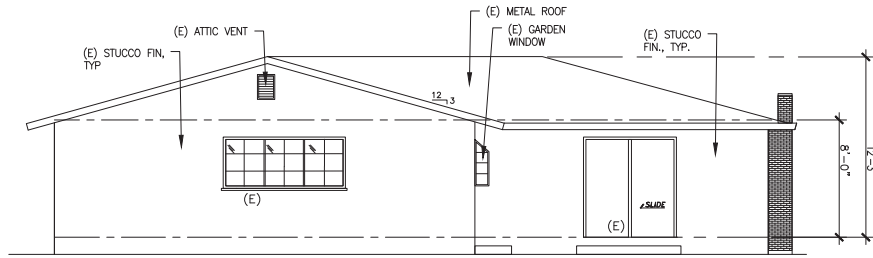
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 SCALE: AS SHOWN  
 JOB NO: 21\_083  
 SHEET  
 A-2.0  
 OF SHTS



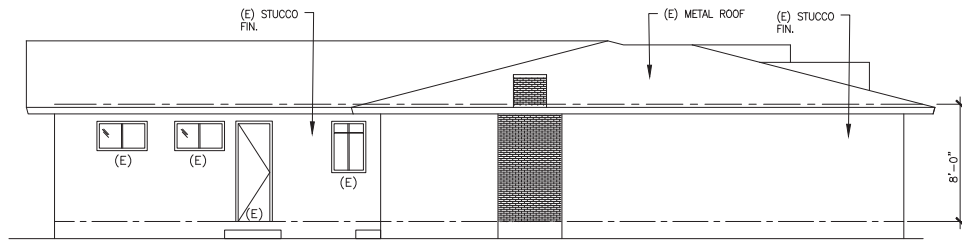
**4** FRONT ELEVATION  
 1/4"=1'-0"



**7** RIGHT SIDE ELEVATION  
 1/4"=1'-0"



**12** REAR ELEVATION  
 1/4"=1'-0"



**15** LEFT SIDE ELEVATION  
 1/4"=1'-0"

REVISIONS

PLANNING REVIEW	3/27/23	△
PLANNING REVIEW	3/31/23	△

DRAWINGS PREPARED BY:

PROJECT: RESIDENTIAL REMODEL  
 OWNER: JAMES YONG  
 ADDRESS: 3349 SOARES CT  
 SANTA CLARA CA, 95051  
 APN: # 230-44-075

TITLE: NEW EXTERIOR ELEVATIONS

DATE: 9/28/2021  
 SCALE: AS SHOWN  
 JOB NO: 21\_083  
 SHEET: A-3.0  
 OF: 5HTS

MATERIAL LEGEND



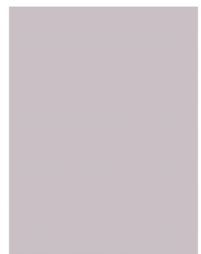
GREY EXPOSED AGGREGATE FINISH ON CONCRETE FOR FRONT PORCH, PATIO AND EXTERIOR STEPS



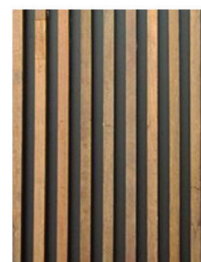
METAL SURFACES WITH DARK POWDER COATING FINISH ON ROOFS, FRONT PORCH AND PATIO



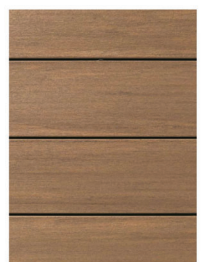
LIGHT CREAM PAINT FINISH



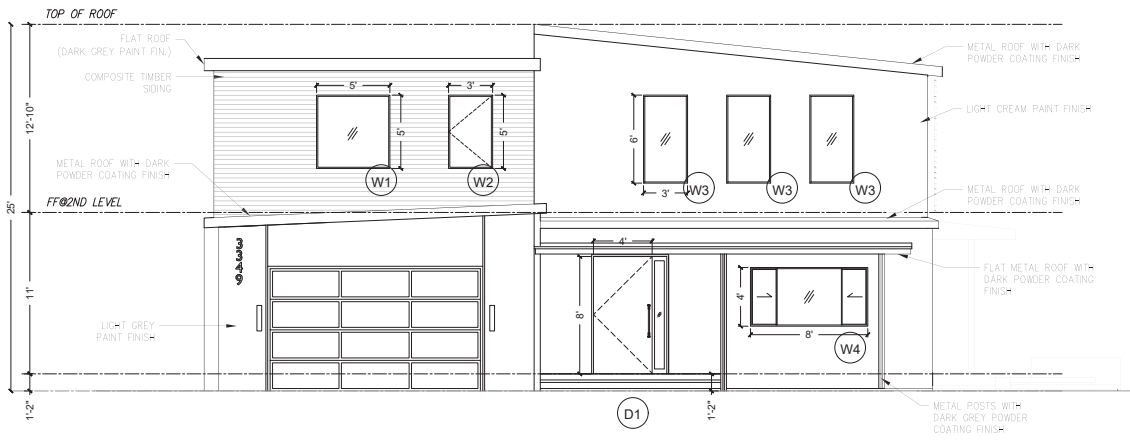
LIGHT GREY PAINT FINISH (ON PARKING GARAGE WALLS)



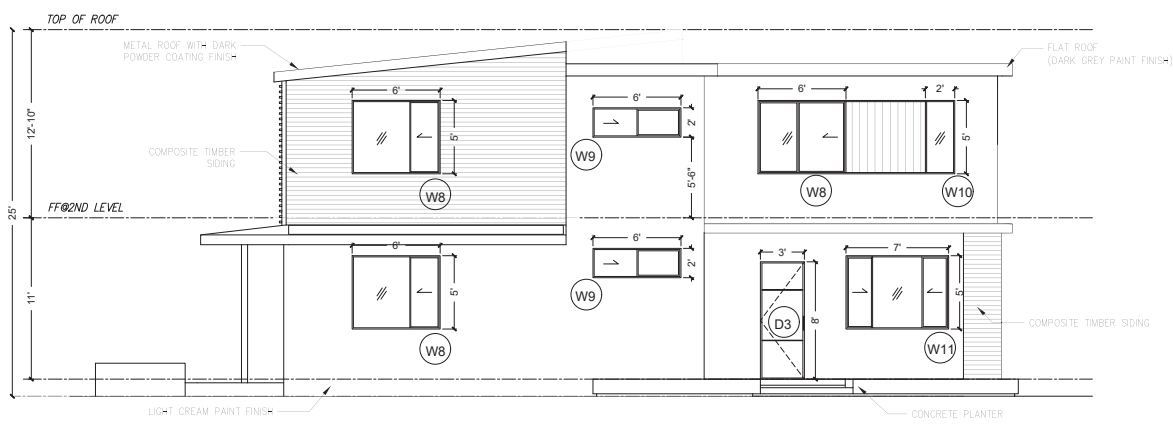
ALUMINUM SLATS WITH TIMBER LOOK-ALIKE FINISH



COMPOSITE TIMBER SIDINGS

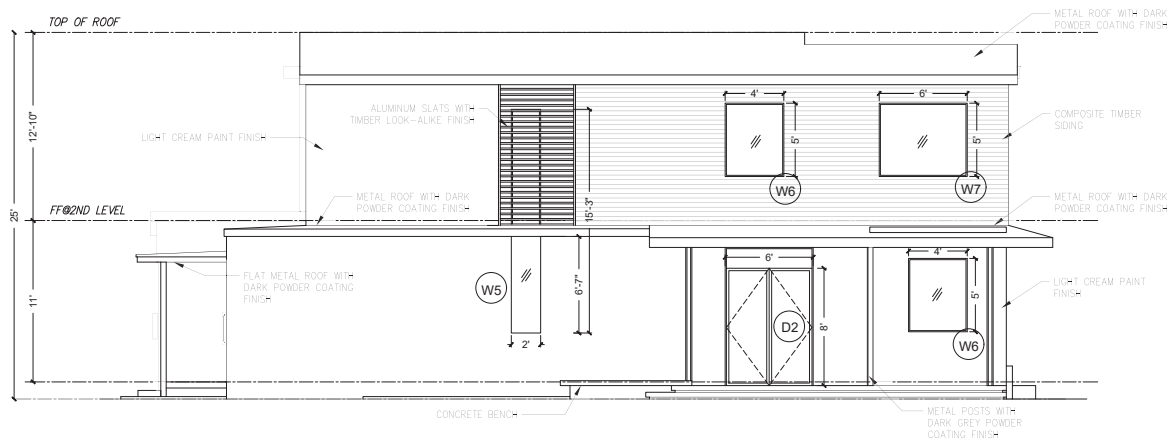


4 NEW FRONT ELEVATION  
 1/4"=1'-0"

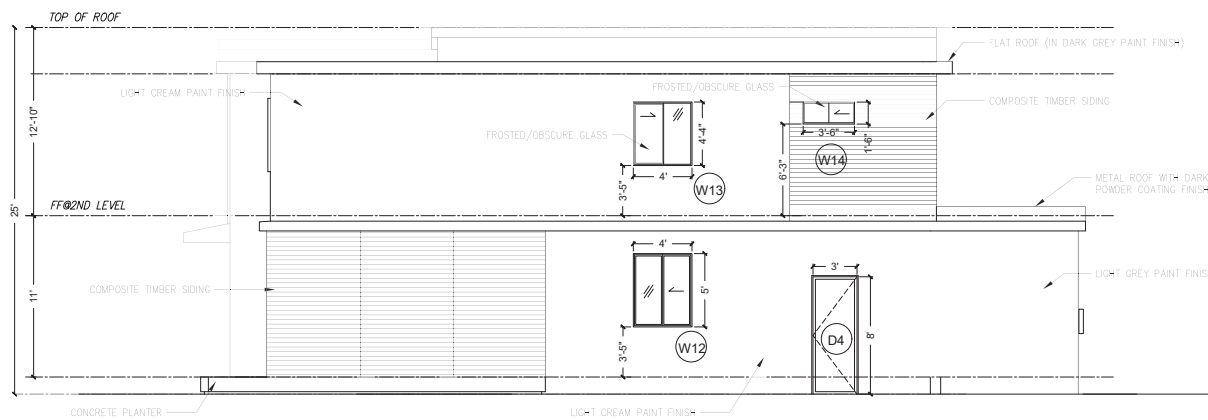


8 (N) REAR ELEVATION  
 1/4"=1'-0"





**2 (N) RIGHT SIDE ELEVATION**  
1/4"=1'-0"



**6 (N) LEFT SIDE ELEVATION**  
1/4"=1'-0"

REVISIONS

PLANNING REVIEW	7/15/21	△
PLANNING REVIEW	3/31/23	△

DRAWINGS PREPARED BY:

PROJECT: RESIDENTIAL REMODEL  
OWNER: JAMES YONG  
ADDRESS: 3349 SOARES CT  
SANTA CLARA CA 95051  
APN: # 230-44-075

TITLE: NEW EXTERIOR ELEVATIONS

DATE: 9/28/21  
SCALE: AS SHOWN  
JOB NO: 21\_083  
SHEET

A-3.1  
OF 5HTS

FRONT ELEVATION



**RIGHT ELEVATION**



REAR ELEVATION



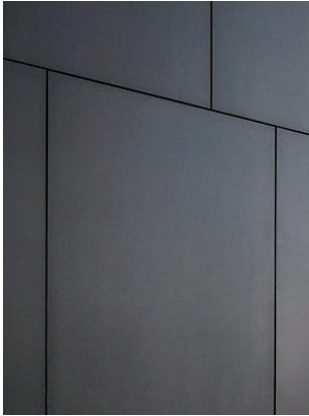
LEFT ELEVATION



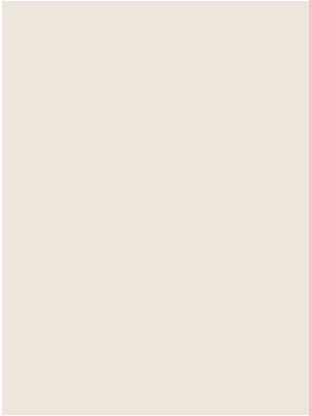
**MATERIAL LEGEND**



Grey exposed aggregate finish on concrete for exterior platforms/steps



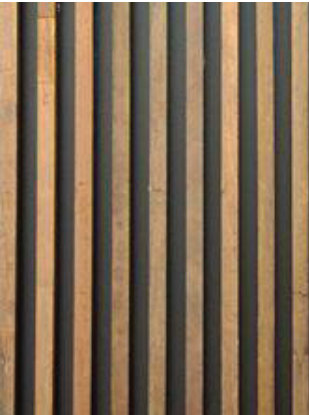
Dark grey powder coated aluminium on fascia and exterior patio columns



Off-white/cream plaster finish on exterior walls



Light grey plaster finish on parking garage walls



Front patio ceiling – composite timber slats



Composite timber siding



Composite timber siding in white paint