

GENERAL NOTES

- THIS CONSTRUCTION SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE AND CALIFORNIA MECHANICAL CODE AND THE 2022 CALIFORNIA RESIDENTIAL CODE.
- ANY DISCREPANCY DISCOVERED BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE START OF ANY RELATED WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
- THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGNER HARMLESS FROM ANY LIABILITY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM SCALE REDUCTIONS OF THE OWNER OR DESIGNER.
- THE CONTRACTOR SHALL REVIEW ALL DETAILS & PLANS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE DESIGNER FOR CLARIFICATION PRIOR TO THE START OF ANY RELATED WORK.
- SHOULD CONFLICTS OCCUR IN OR BETWEEN DRAWINGS OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONTRACTOR INVOLVED UNLESS HE SHALL HAVE ASKED FOR AND OBTAINED WRITTEN DECISION FROM DESIGNER OR OWNER AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.
- ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE.
- NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED AND ACTED UPON BY THE DESIGNER.
- DO NOT SCALE DRAWINGS. DIMENSIONS NOT GIVEN ARE TO BE CALCULATED IN THE FIELD FROM AVAILABLE DATA ELSEWHERE IN THESE SET OF PLANS OR MANUFACTURER'S SPECIFICATIONS.
- THESE DRAWINGS ARE THE SOLE PROPERTY OF THE DESIGNER. ANY REPRODUCTION, COPYING, ALTERATION OR USE OF THESE DRAWINGS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE DESIGNER IS PROHIBITED.

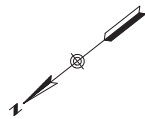
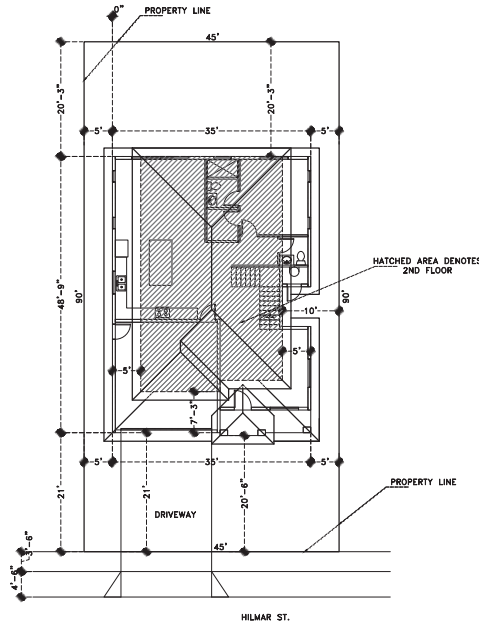
DEMOLITION, BRACING AND SHORING NOTES

- DEMOLITION WORK CONSISTS OF FURNISHING ALL MATERIAL, SUPPLIES, EQUIPMENT, TOOLS, TRANSPORTATION, AND PERFORMING ALL LABOR AND SERVICES NECESSARY FOR, REQUIRED IN CONNECTION WITH OR PROCEEDING INCIDENTAL TO PERFORMING THE DEMOLITION INCLUDING SAWCUTTING, BRACING AND SHORING FOR STRUCTURAL MEMBERS TO PREVENT THE STRUCTURE FROM BECOMING UNSAFE DURING DEMOLITION AS SHOWN ON THE ACCOMPANYING DRAWINGS.
- THE CONTRACTOR SHALL TAKE THE FOLLOWING PROTECTIVE MEASURES FOR DEMOLITION OF THE STRUCTURE:
 - PROVIDE, ERECT AND MAINTAIN LIGHTS, BARRIERS, WEATHER PROTECTION AND OTHER ITEMS AS REQUIRED FOR PROTECTION OF WORKMEN ENGAGE IN DEMOLITION OPERATION AND ADJACENT RESIDENCE OCCUPANTS.
 - DO NOT CLOSE OR OBSTRUCT STREETS OR SIDEWALKS WITHOUT PROPER PERMITS.
 - PROTECT PRIVATE PROPERTY ADJACENT TO OR ON JOBSITE, INCLUDING VENTS, UTILITY LINES, SIDEWALKS, MAN HOLES.
 - PROTECT AND MAINTAIN TEMPORARY PROTECTION OF EXISTING STRUCTURE DESIGNATED TO REMAIN WHERE DEMOLITION AND REMOVAL WORK IS BEING DONE.
- CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURE AND THE SURROUNDING AREAS TO REMAIN.
- SPECIAL CARE SHALL BE EXERCISED TO PREVENT DAMAGE TO EXISTING UNDERGROUND UTILITIES WHICH ARE TO REMAIN DURING EXECUTION OF THIS WORK. ANY DAMAGE SHALL BE REPAIRED TO NEW CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.
- REMOVE DEMOLISHED MATERIAL FROM SITE. CLEAN UP ALL WORK RELATED TO DEMOLITION, LEAVING THE PROPERTY AND ADJACENT AREAS IN A CLEAN CONDITION.
- THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE DURING CONSTRUCTION SHALL BE MAINTAINED AT LEVELS GENERALLY ACCEPTABLE WITHIN THE CONSTRUCTION INDUSTRY BY THE USE OF BRACING, SHORING AND UNDERPINNING UNTIL THE PROPOSED STRUCTURE MODIFICATIONS ARE COMPLETED. IN NO CASE SHALL THE EXISTING STRUCTURE BE ALLOWED TO BECOME UNSAFE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY LOADING CONDITIONS DURING CONSTRUCTION AND SHALL DESIGN AND PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED DURING CONSTRUCTION.

GOVERNING CODES:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

Nguyen Residence
520 Hilmar St., Santa Clara, CA 95050



SCOPE OF WORK

DEMOL EXISTING HOUSE TO BUILD NEW 2-STORY HOUSE WITH 4-BEDROOMS & 3.5 BATHROOMS

VICINITY MAP



PROJECT INFORMATION

ASSESSOR'S PARCEL NO.: 230 17 044
 ZONING: RH4 - SINGLE FAMILY
 TWO-STORY WOOD-FRAMED HOUSE W/ STUCCO FINISH AND COMP. SHINGLE ROOF
 OCCUPANCY GROUP: R3 AND U
 TYPE OF CONSTRUCTION: VB
 BUILDING CODES: 2022 CBC AND 2022 CRC
 BUILDING HEIGHT: 26'4"
 FIRE SPRINKLERS: YES

FLOOR AREA BREAKDOWN

	EXISTING	NEW AREA ADDED	TOTAL
FLOOR AREA	910	1360.5	2270.5
GARAGE	200	162.75	362.75
1ST FLOOR LIVING SPACE	1242.5 SF		
2ND FLOOR LIVING SPACE	1028.0 SF		
BUILDING COVERAGE: 1242.5/6273.1 = 19.97% OR 38.7%			
2ND FLOOR TO 1ST FLOOR RATIO: 1028 / (1242.5 + 362.75) = 0.64 OR 64%			
PORCH AREA: 723 SF			

PROJECT CONTACTS

OWNER:
 THANH NGUYEN
 EMAIL: TNGUYEN1628@YAHOO.COM

DESIGNER & STRUCTURAL ENGINEER:
 KENNETH LIU
 EMAIL: KENNYLIU123@YAHOO.COM

SHEET INDEX

- A1 - SITE PLAN / PROJECT INFORMATION
- A2 - EXISTING SITE PLAN
- A3 - NEW FLOOR PLAN
- A4 - NEW ELEVATIONS
- A5 - NEW ROOF PLAN
- A6 - EXISTING HOUSE PICTURES

REVISION	BY



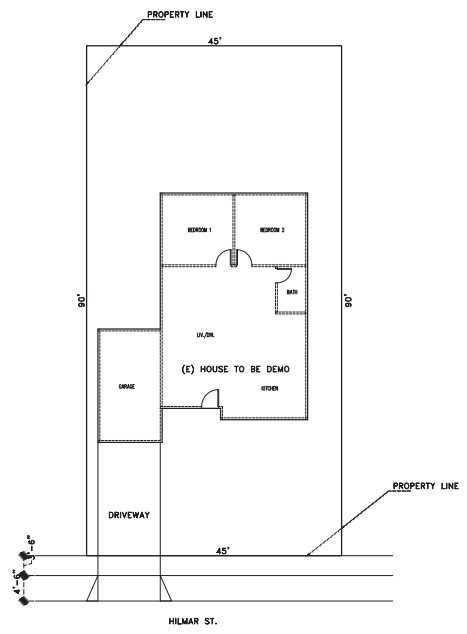
PROJECT INFO

New Home for:
 Nguyen Residence
 520 Hilmar St.
 Santa Clara, CA

NEW SITE PLAN / PROJECT INFO

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A1
OF
SHEETS

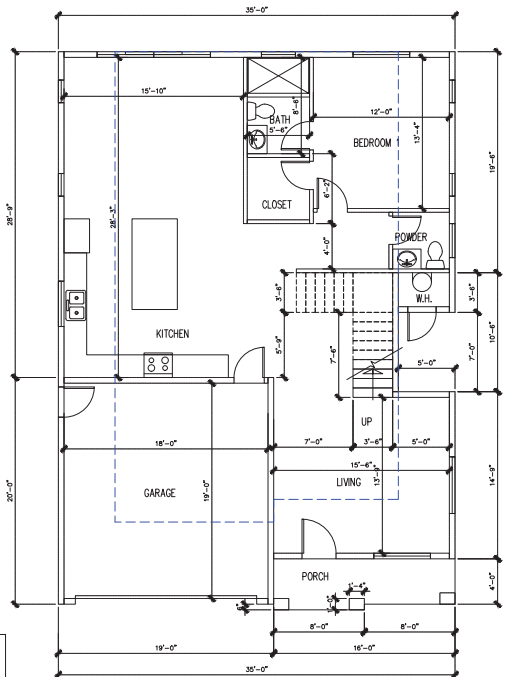
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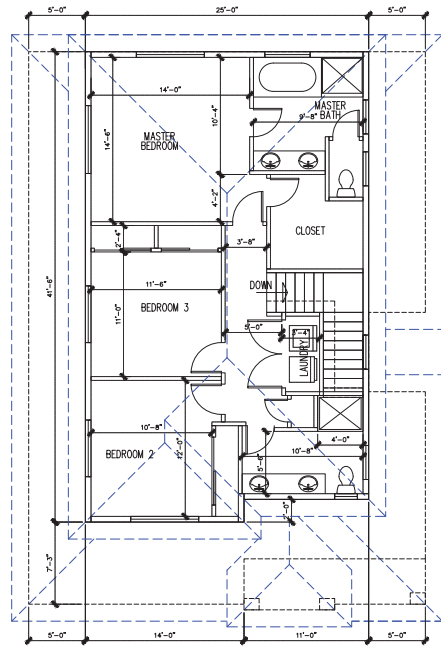
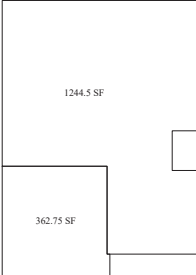
(E) SITE PLAN / (E) FLOOR PLAN
 1/8" = 1'-0"

New Plans for:
 Nguyen Residence
 520 Hilmar St.
 Santa Clara, CA
(E) SITE PLAN

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1ST FLOOR PLAN
1/4" = 1'-0"



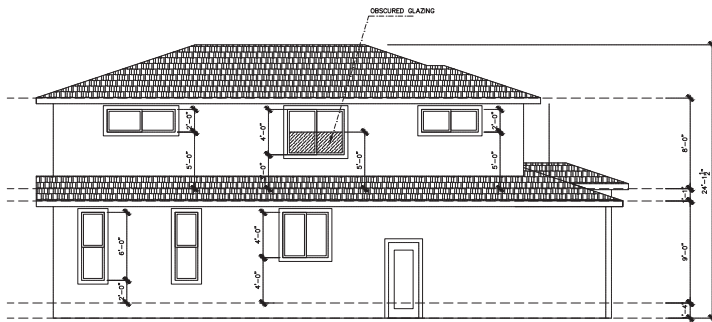
2ND FLOOR PLAN
1/4" = 1'-0"



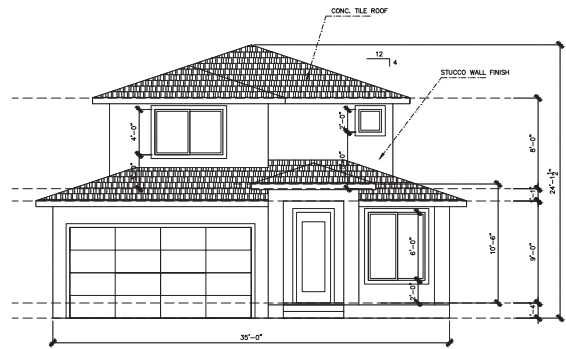
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New Home for:
Nguyen Residence
520 Hillmar St.
Santa Clara, CA
FLOOR PLAN

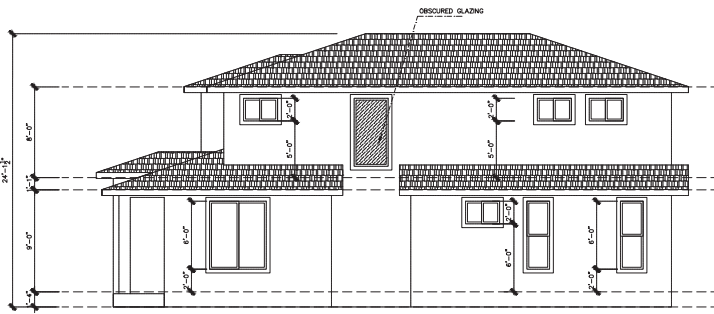
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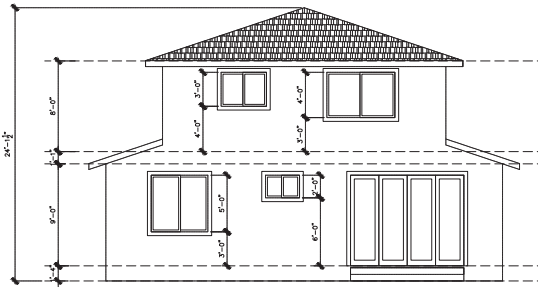
LEFT SIDE ELEVATION
1/4" = 1'-0"



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



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

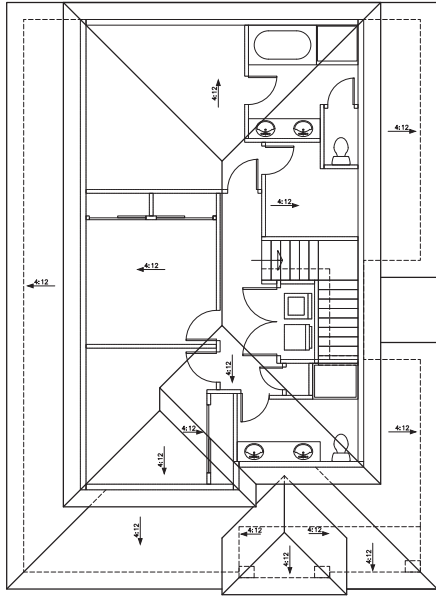


REAR ELEVATION
1/4" = 1'-0"

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New Home for:
Nguyen Residence
520 Hillmar St.
Santa Clara, CA
ELEVATIONS

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A4
OF SHEETS



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

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New Home for
Nguyen Residence
520 Hillmar St.
Santa Clara, CA
ROOF PLAN

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DATE
SCALE
JOB NO.
SHEET
A5
OF SHEETS



Photograph 2: 520 Hilmar St, northeast elevation, camera facing southwest, November 13, 2024.



Photograph 3: 520 Hilmar St, northeast elevation, camera facing southwest, November 13, 2024.



Photograph 4: 520 Hilmar St, southeast elevation, camera facing northwest, November 13, 2024.



Photograph 5: 520 Hilmar St, southwest elevation, camera facing northeast, November 13, 2024.



Photograph 6: 520 Hilmar St backyard, camera facing southeast, November 13, 2024.



Photograph 7: View up Hilmar St looking towards El Camino Real, camera facing northeast, November 13, 2024.

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New Home for:
 Nguyen Residence
 520 Hilmar St.
 Santa Clara, CA
 EXISTING HOUSE PICTURES

DRAWN
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DATE
SCALE
JOB NO.
SHEET
A6
OF SHEETS