

HERS NOTES:

HERS VERIFICATION REQUIRED BY T-24 ENERGY REPORT. PROVIDE EVIDENCE OF THIRD-PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

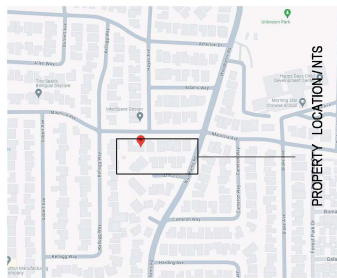
ADDITIONAL NOTES:

MINIMUM 65 PERCENT OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IS TO BE RECYCLED OR SALVAGED PER CALIFORNIA GREEN BUILDING CODE SECTION 4.408.1

MAURICIA AVE., RESIDENCE

SANTA CLARA, CA 95051

VICINITY MAP:



PROJECT DATA:

ASSESSOR'S PARCEL NUMBER: 296-12-002
 PROJECT TYPE: ADDITION & REMODEL
 PROJECT LOCATION: 3100 MAURICIA AVE, SANTA CLARA, CA 95051
 ZONING: R1-B
 OCCUPANCY GROUP: R- 3 / U
 CONSTRUCTION TYPE: V- B
 NUMBER OF FLOORS: 2
 FIRE PROTECTION: HOUSE NON SPRINKLERED /
 BEDROOM NUMBER: MAIN HOUSE: 4 BEDROOMS
 BATHROOM NUMBER: MAIN HOUSE: 3 BATHROOMS
 GARAGE: 2 COVERED ATTACHED
 LOT SIZE: 5000 SQFT
 TRACT #: 1560

CODE EDITIONS:

- A. CALIFORNIA RESIDENTIAL 2022 EDITION
- B. CALIFORNIA BUILDING 2022 EDITION
- C. CALIFORNIA GREEN BUILDING 2022 EDITION
- D. CALIFORNIA MECHANICAL 2022 EDITION
- E. CALIFORNIA PLUMBING 2022 EDITION
- F. CALIFORNIA ELECTRICAL 2022 EDITION
- G. CALIFORNIA ENERGY 2022 EDITION
- H. CALIFORNIA FIRE 2022 EDITION
- ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS. 2022 EDITION
- I. SANTA CLARA MUNICIPAL CODE 2022 EDITION

GENERAL NOTES:

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE DESIGNER ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PROCEEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DESIGNER PRIOR TO PROCEEDING WITH ANY RELATED WORK.

PROJECT CONTACT:

OWNER: Sorali U
 3100 MAURICIA AVE,
 SANTA CLARA, CA 95051
 EMAIL: sorali1030@gmail.com

DESIGNER: RAMIN ZOHOOR
 CLEVER DESIGN AND REMODELING
 1830 OAKLAND ROAD, STE A210
 SAN JOSE, CA 95131
 TEL: 408-907-5071
 EMAIL: ZOHOOR.RAMIN@GMAIL.COM

BUILDER: CLEVER DESIGN AND REMODELING
 1830 OAKLAND ROAD, STE A210
 SAN JOSE, CA 95131
 TEL: 408-900-6432
 EMAIL: office@cleverdesignandremodeling.com
 LIC. 1064899

STRUCTURAL: BEAMABLE ENGINEERING INC.
 2011 STEVENS CREEK BLVD,
 SUITE 275
 CUPERTINO, CA 95014
 TEL: 408-752-2777
 EMAIL: INFO@BEAM-ABLE.COM

ENERGY: GM DESIGN
 122 WENDY CT,
 UNION CITY, CA 94587
 TEL: 408-568-5644
 EMAIL: gmartinez01@gmail.com

DRAWING INDEX:

- ARCHITECTURAL PLAN:**
- A-00.01: COVER SHEET
 - A-51: SITE PLAN CONDITIONS
 - A-01: FIRST FLOOR PLAN CONDITIONS
 - A-02: FIRST FLOOR ROOF PLAN CONDITIONS
 - A-03: SECOND FLOOR PLAN CONDITIONS
 - A-04: WINDOW AND DOOR SCHEDULE
 - A-05: EXISTING ELEVATIONS
 - A-06: PROPOSED ELEVATIONS
 - A-07: 3D COLOR MATERIAL
 - A-08: CROSS SECTION

AREA CALCULATION:

EXISTING CONDITION:

"E" LIVING SPACE:	1238	SQF
"E" GARAGE:	423	SQF
"N" ADDITION 313	SQF HABITABLE SPACE - 1ST FLR	
"N" ADDITION 885	SQF HABITABLE SPACE - 2ND FLR	
"N" PORCH 42	SQF UNHABITABLE SPACE	

PROPOSED CONDITION:

"N" LIVING SPACE:	1551	SQF - 1ST FLR
"N" LIVING SPACE:	885	SQF - 2ND FLR
"E" GARAGE:	423	SQF
"N" FRONT PORCH:	42	SQF

LOT AREA: 5000 SQF

LOT COVERAGE: (LIVING AREA+GARAGE+PORCH)
 (N) LOT COVERAGE AREA:
 (1551+423+42) = 20165000= 0.40+ 40.0 PERCENT

OPEN FRONT LANDSCAPE AREA AT 58 %
 2ND FLR TO 1ST FLR LIVING AREA AT 48 %

SCOPE OF WORK

- SINGLE FAMILY HOME ADDITION AT FIRST FLOOR AND SECOND FLOOR TO THE EXISTING HOUSE.
- NEW ADDITION ON THE FIRST FLOOR AT 313 SQFT TO INCLUDE NEW LIVING ROOM SPACE, ACCESS TO THE SECOND FLOOR.
- KITCHEN REMODEL ON THE FIRST FLOOR TO CREATE MORE OPEN CONCEPT WITH AN ISLAND AND NEW CABINET LAYOUT.
- INTERIOR REMODEL TO INCLUDE NEW LAUNDRY SPACE, NEW PANTRY AND STORAGE.
- NEW FRONT PORCH ADDITION OF 42 SQFT TO THE EXISTING FIRST FLOOR.
- NEW ADDITION ON THE SECOND FLOOR AT 885 SQ.FT.
- SECOND FLOOR ADDITION TO HAVE SITTING AREA, NEW FULL SIZE MASTER BATHROOM, MASTER CLOSET AND MASTER BEDROOM SPACE.
- FULL HOUSE RE-ROOF. TO CREATE NEW PITCHED ROOF.
- NEW TANKLESS WATER HEATER
- NEW FURNACE UNIT INSIDE THE ATTIC.
- GAS METER TO REMAIN AS IS.
- ELECTRICAL PANEL TO REMAIN AT SAME LOCATION UPGRADE TO 200 AMP.

PLUMBING NOTES: (IMPORTANT READ)

All existing non-compliant plumbing fixtures in the dwelling unit shall be replaced with water conserving fixtures as listed in the table below. Note the requirements on plans.

Fixture Type	Non-Compliant (Flow rate over)	Conserving Fixtures (Max flow rate)
Kitchen Faucet	2.2 Gal/min	1.8 Gal/min @ 60 psi
Other Faucets	2.2 Gal/min	1.2 Gal/min @ 60 psi
Shower*	2.5 Gal/min	1.8 Gal/min @ 80 psi
Water Closet	1.6 Gal/flush	1.28 Gal/flush

*Flow rates combined for all showerheads and/or other outlets controlled by a single valve. (CG85C 4.303, California CIV 1101.4)

PERMIT NOTES:

- a. Applications for which no permit is issued with 180 days following the date of application shall automatically expire, per CRC R105.3.2.
- 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 R105.5.

ADDITION and REMODELING FOR:

MAURICIA AVE., RESIDENCE

3100 MAURICIA AVE,
 SANTA CLARA, CA 95051

REVISION TABLE:

CLEVER DESIGN AND REMODELING
 1830 OAKLAND ROAD, STE A210
 SAN JOSE, CA 95131
 TEL: 408-900-6432
 LIC-1064899
 SHEET TITLE:

COVER SHEET

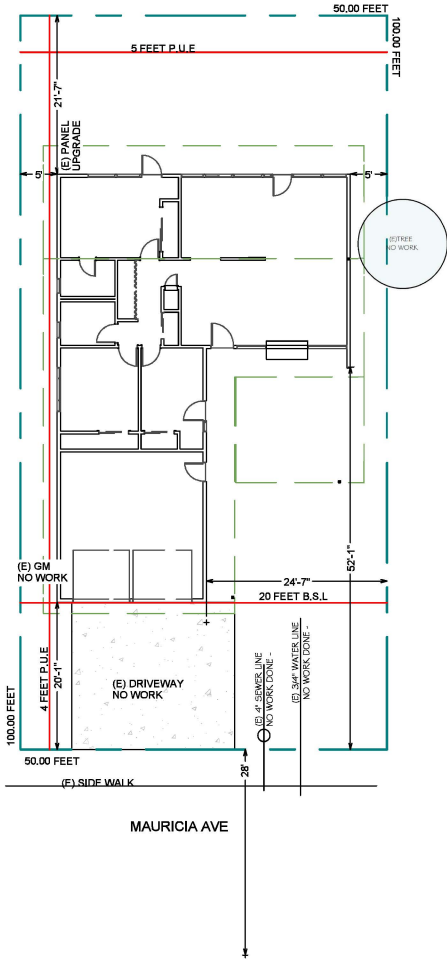
PROJECT ID: _____ DATE: JUNE 2024
 SCALE: _____ DRAWN BY: R.C. CLEVER DESIGN AND REMODELING
 SHEET NUMBER: **A-00.01**
 OWNER: _____

GRADING and DEMO NOTES:

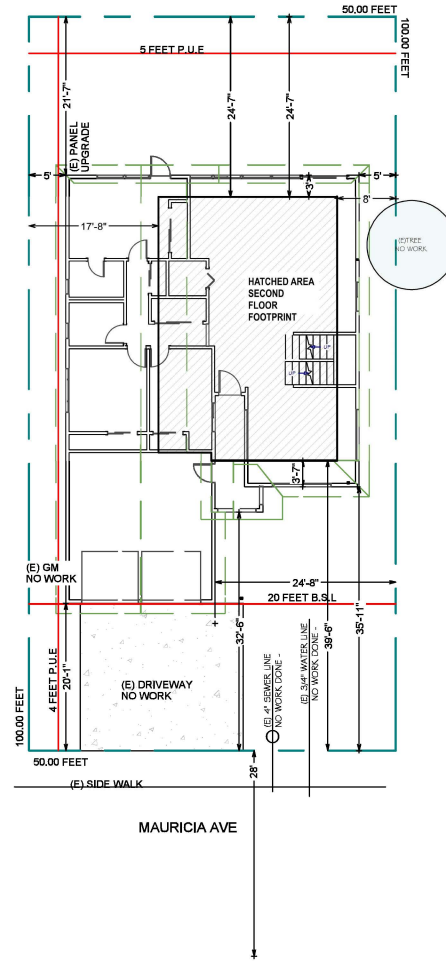
1. CONTACT PUBLIC WORKS. FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAIN/DOWN SPOUTS.
2. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
3. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
4. THE CONTRACTOR SHALL REVIEW STD. DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
5. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
6. N/A
7. TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
8. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE. DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.
9. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
10. PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL WITH EXCEPTION:
 - a. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
 - b. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING.
11. (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.

TREE PROTECTION NOTES:

1. A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES. IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH THE DRIP LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREE(S).
2. ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A FOUR-FOOT-HIGH FENCE AROUND THE DRIP LINE, AND ARMOR AS NEEDED. THE EXTENT OF FENCING AND ARMORING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.
3. NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
4. IF THE TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER FOR THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS. PRIOR TO INITIATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED.
5. TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.
6. THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN. NO CONSTRUCTION MATERIALS NOR CHEMICAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE.
7. FIRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE.
8. THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE, AS DEFINED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE, TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DURING THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF.
9. ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON.
10. NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.
11. TREE PROTECTION REGULATIONS SHALL BE POSTED ON PROTECTIVE FENCING AROUND TREES TO BE PROTECTED.



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



2 PROPOSED SITE PLAN
SC: 1/8" = 1'-0"

DRAINAGE NOTES:

ROOF DRAINAGE DISCHARGE TO 5 FEET MINIMUM FROM FOUNDATION TO AN APPROVED DRAINAGE SYSTEM.



NORTH

ADDITION and REMODELING FOR:
**MAURICIA AVE.,
RESIDENCE**
3100 MAURICIA AVE,
SANTA CLARA, CA 95051

REVISION TABLE:

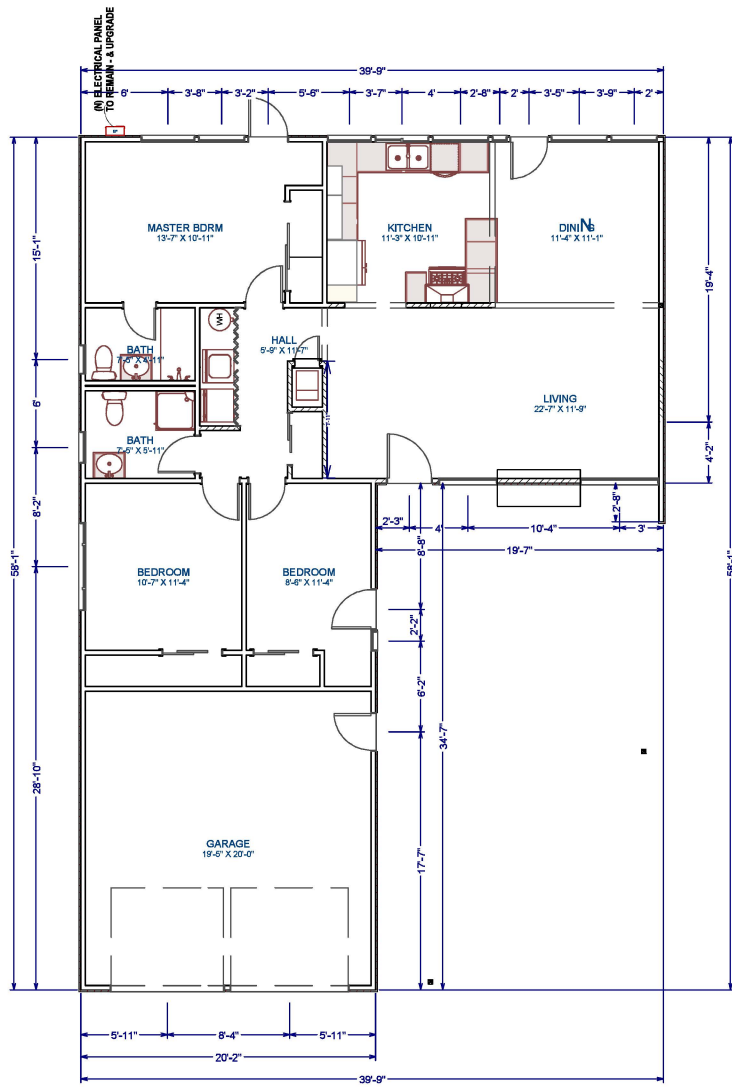
CLEVER DESIGN AND
REMODELING
1830 OAKLAND ROAD, STE A210
SAN JOSE, CA 95131
TEL: 408-900-8432
LIC: 1064899
SHEET TITLE:

**SITE PLAN
CONDITIONS**

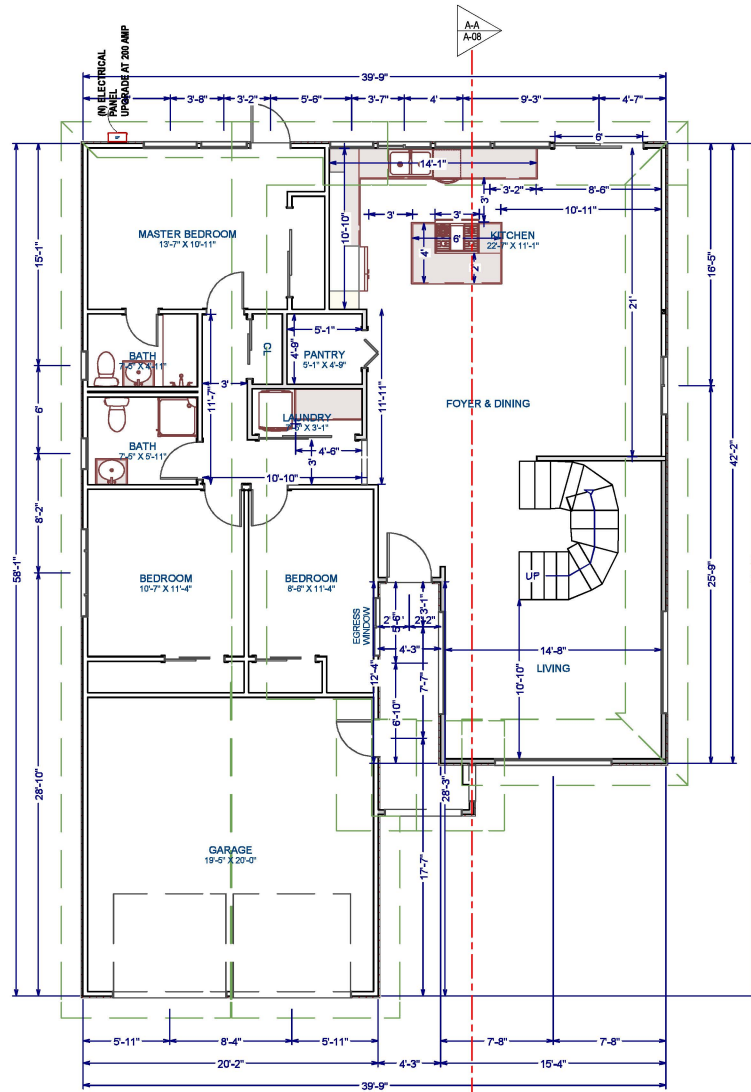
PROJECT ID: _____ DATE: JUNE 2024
SCALE: _____
DRAWN BY: _____ RC
SHEET NUMBER: _____ CLEVER DESIGN & REMODELING

A-S1

OWNER:



1 EXISTING FLOOR PLAN
SC: 1/8" = 1'-0"



2 PROPOSED FLOOR PLAN- 1ST FLR
SC: 1/8" = 1'-0"

LEGEND:

- EXISTING WALL TO STAY
- EXISTING WALL TO BE REMOVED
- NEW CONSTRUCTION WALL
MIN 2X4 @ 16" O.C. ALL AROUND
PER STRUCTURAL DRAWINGS



ADDITION AND REMODELING FOR:
**MAURICIA AVE.,
RESIDENCE**

3100 MAURICIA AVE,
SANTA CLARA, CA 95051

REVISION TABLE:

CLEVER DESIGN AND
REMODELING
1630 OAKLAND ROAD, STE A210
SAN JOSE, CA 95131
TEL: 408-900-8432
LIC: C-1064899
PROJECT TITLE:

**FIRST FLOOR
CONDITIONS**

PROJECT ID: _____ DATE: _____
SCALE: _____ DRAWN BY: _____
SHEET NUMBER: _____

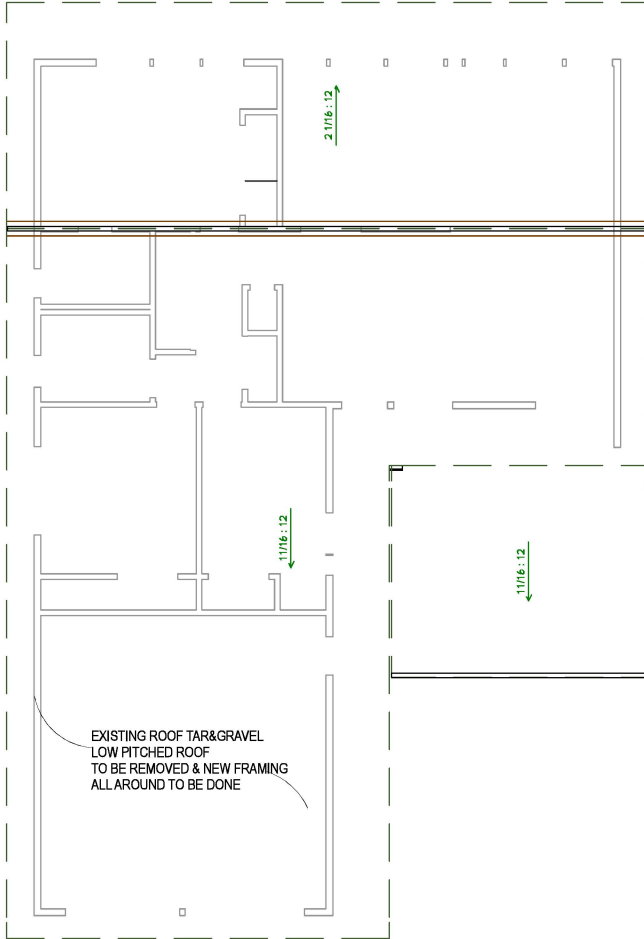
A-01

HOUSE NUMBER NOTES:

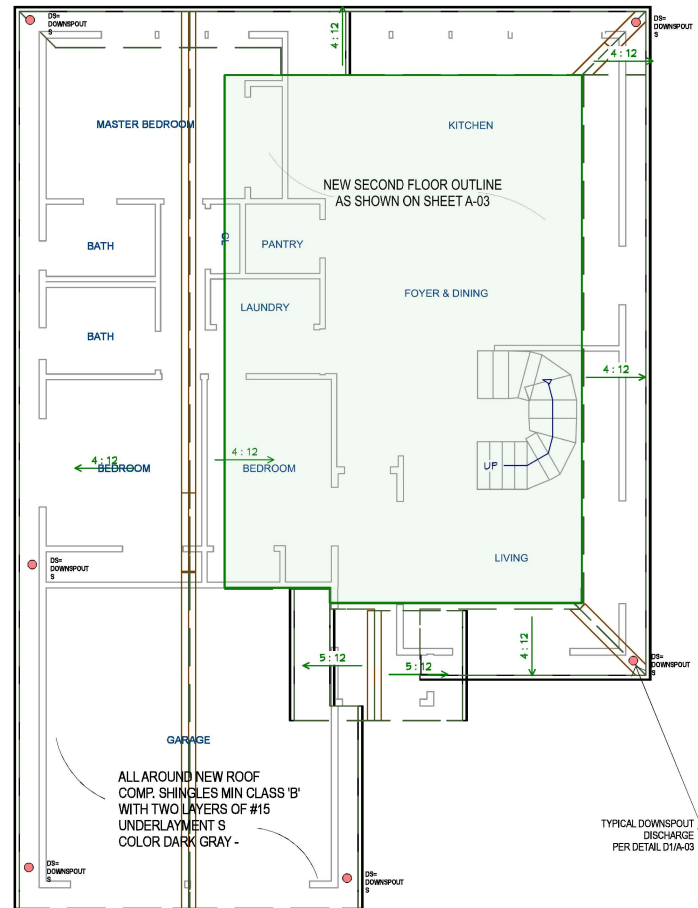
NEW HOUSE NUMBER: APPROVED ADDRESS NUMBER SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE CONTRASTING ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. (CRC 319.1)

LEGEND:

WALLS



1 EXISTING ROOF PLAN
SC: 1/8" = 1'-0"



2 PROPOSED ROOF PLAN- 1ST FLR
SC: 1/8" = 1'-0"

ADDITION and REMODELING FOR:
**MAURICIA AVE.,
RESIDENCE**
3100 MAURICIA AVE,
SANTA CLARA, CA 95051

REVISION TABLE:

CLEVER DESIGN AND
REMODELING
1830 OAKLAND ROAD, STE A210
SAN JOSE, CA 95131
TEL: 408-900-8432
LIC: C-064899
SHEET TITLE:

**FIRST FLOOR
ROOF
CONDITIONS**

PROJECT ID :
DATE : JUNE 2024
SCALE :
DRAWN BY : R.C.
SHEET NUMBER: CLEVER DESIGN & REMODELING

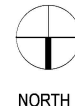
A-02

OWNER:

LEGEND:

- FIRST FLOOR EXTERIOR WALL OUTLINE
- NEW CONSTRUCTION WALL MIN 2X4 @ 16" O.C. ALL AROUND PER STRUCTURAL DRAWINGS

GRAPHIC SCALE : 1/4" INCH = 1 FEET



ADDITION and REMODELING FOR:
MAURICIA AVE., RESIDENCE
 3100 MAURICIA AVE,
 SANTA CLARA, CA 95051

REVISION TABLE:

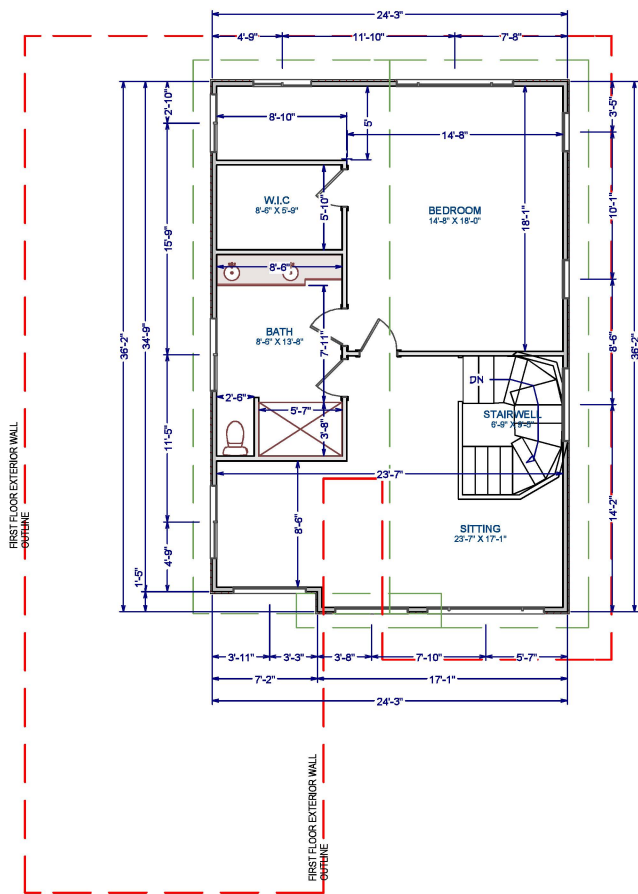
CLEVER DESIGN AND REMODELING
 1630 OAKLAND ROAD, STE A210
 SAN JOSE, CA 95131
 TEL: 408-900-8432
 LIC: 5064809
 SHEET TITLE

SECOND FLOOR CONDITIONS

PROJECT ID : _____ DATE : JUNE 2024
 SCALE : _____
 DRAWN BY : _____ R.C.
 SHEET NUMBER : CLEVER DESIGN & REMODELING

A-03

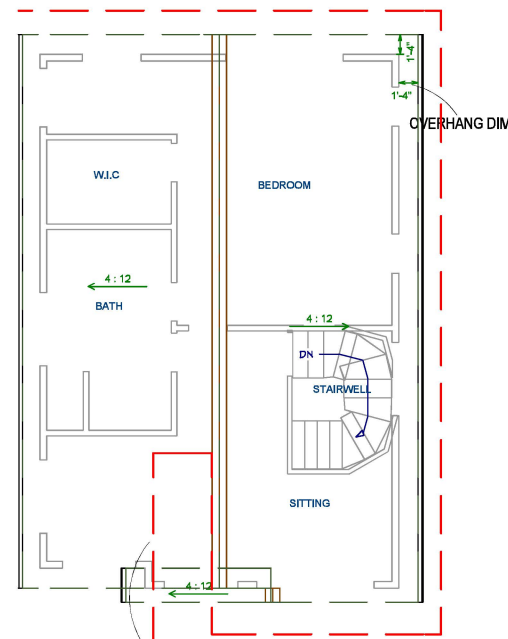
OWNER:



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

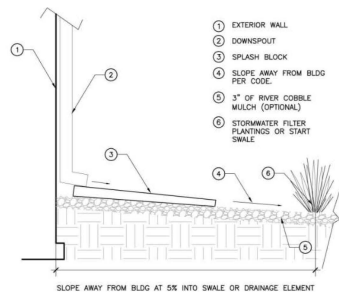
IMPORTANT READ:

1. DRIP EDGE SHALL BE PROVIDED AT EAVES AND RAKES OF ASPHALT SHINGLE ROOFS PER R905.2.8.5
2. ANY ATTIC VENTS ARE REQUIRED TO BE PROTECTED WITH CORROSION RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL. THE OPENINGS SHALL BE A MINIMUM 1/4" AND SHALL NOT EXCEED 1/4". [R806.1 CRC]



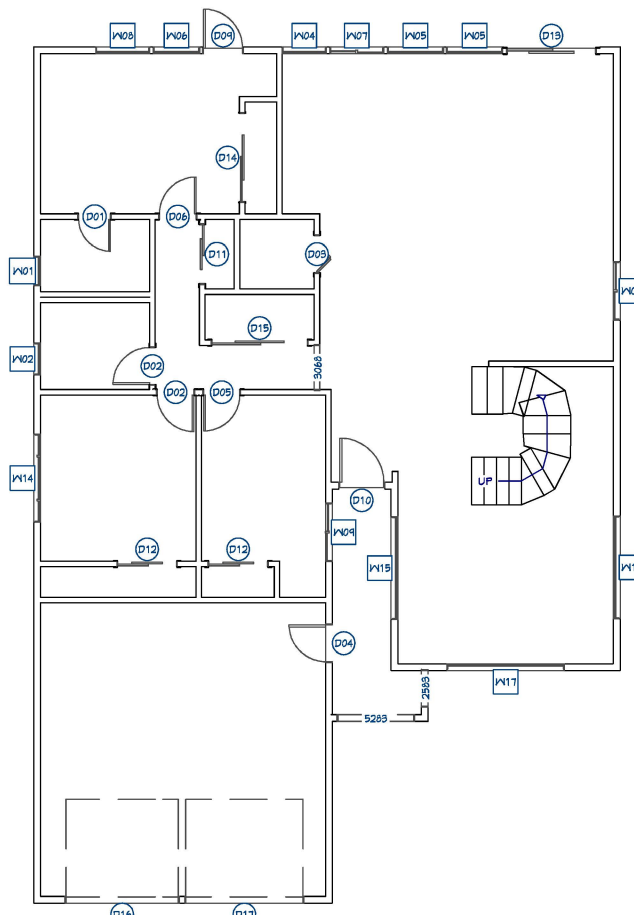
ALL AROUND NEW ROOF COMP. SHINGLES MIN CLASS 'B' WITH TWO LAYERS OF #15 UNDERLAYMENT S COLOR DARK GRAY -

2 PROPOSED ROOF PLAN- 2ND FLOOR
 SC: 1/4" = 1'-0"



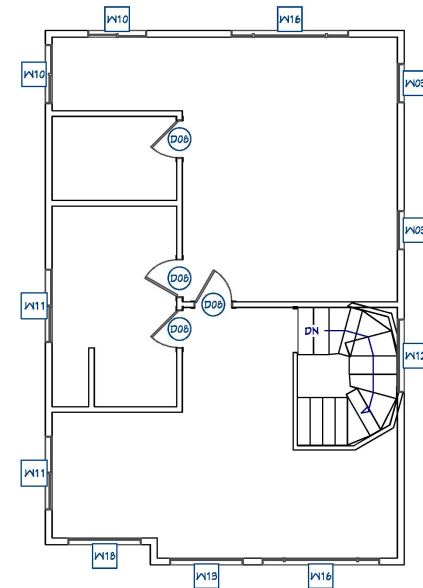
D1 - DOWNSPOUT SPLASH BLOCK TO OVERLAND FLOW

NEW ROOF PITCH AT 4:12 ON THE SECOND FLOOR



WINDOW SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	WIDTH	HEIGHT	BOTTOM	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	2032DH	1	1	24"	38"	42"			DOUBLE HUNG	EXISTING
W02	2232DH	1	1	26"	38"	42"			DOUBLE HUNG	EXISTING
W03	2840SC	2	2	32"	48"	32"			SINGLE CASEMENT-HL	EXISTING
W04	3032FX	1	1	36"	38"	42"			FIXED GLASS	NEW
W05	31032FX	2	1	46"	38"	42"			FIXED GLASS	NEW
W06	3288FX	1	1	38"	80"	0"			FIXED GLASS	EXISTING
W07	3832LS	1	1	44"	38"	42"			LEFT SLIDING	NEW
W08	3888FX	1	1	44"	80"	0"			FIXED GLASS	EXISTING
W09	4040LS	2	1	47 13/16"	48"	32"			LEFT SLIDING	NEW
W10	4040LS	2	2	48"	48"	32"			LEFT SLIDING	EXISTING
W11	5018LS	2	2	60"	27"	60"			LEFT SLIDING	EXISTING
W12	5040FX	1	2	60"	48"	31 1/2"			FIXED GLASS	EXISTING
W13	5040SC	1	2	60"	48"	32"			SINGLE CASEMENT-HL	EXISTING
W14	6040TC	1	1	72"	48"	32"			TRIPLE CASEMENT-LH/URH	EXISTING
W15	7050SC	2	1	84"	60"	20"			SINGLE CASEMENT-HL	NEW
W16	8050TC	2	2	96"	60"	20"			TRIPLE CASEMENT-LH/URH	EXISTING
W17	8088FX	1	1	96"	96"	14"			FIXED GLASS	NEW
W18	5040FX	1	2	60"	48"	32"			FIXED GLASS	EXISTING

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D01	2268	1	1	26"	80"	HINGED-DOOR P04	EXISTING
D02	2668	2	1	30"	80"	HINGED-SLAB	EXISTING
D03	2668	1	1	30"	80"	2 DR. BIFOLD-LOUVERED	NEW
D04	2668	1	1	30"	80"	EXT. HINGED-PANEL	EXISTING
D05	2668	1	1	29 1/2"	80"	HINGED-SLAB	EXISTING
D06	2668	1	1	30"	80"	HINGED-DOOR P04	EXISTING
D08	2668	4	2	30"	80"	HINGED-DOOR P04	NEW
D09	2668	1	1	32"	80"	EXT. HINGED-GLASS PANEL	EXISTING
D10	3068	1	1	36"	80"	EXT. HINGED-PANEL	NEW
D11	4068	1	1	48"	80"	SLIDER-DOOR P04	NEW
D12	4068	2	1	48"	80"	SLIDER-SLAB	EXISTING
D13	6068	1	1	72"	80"	EXT. SLIDER-GLASS PANEL	NEW
D14	6068	1	1	72"	80"	SLIDER-SLAB	EXISTING
D15	6668	1	1	78"	80"	SLIDER-DOOR P04	NEW
D16	7868	1	1	92"	80"	GARAGE-GARAGE DOOR P02	EXISTING
D17	8068	1	1	96"	80"	GARAGE-GARAGE DOOR P02	EXISTING



WINDOW NOTES:

Every sleeping room shall have at least one operable emergency escape and rescue opening. Emergency escape and rescue opening shall open directly into a public way, or to a yard or court that opens to a public way. (R310.2).

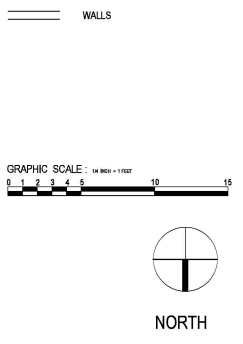
The opening shall comply with the following minimums:

- Minimum net clear operable dimension of 24 inches in height (R310.2.1).
- Minimum net clear operable dimension 20 inches in width (R310.2.1).
- Minimum net clear operable dimension of 5.7 square feet in area. Grade floor or below grade openings shall have a minimum net clear opening of 5 sq ft (R310.2.1).
- The bottom of the clear opening shall not be greater than 44 inches measure from the floor. (R310.2.1).

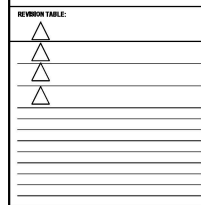
**** NEWLY INSTALLED WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30 AND A MAXIMUM SHGC OF 0.23.**

1 PROPOSED DOOR AND WINDOW OPENING
 30' 10" x 14"

LEGEND:



ADDITION AND REMODELING FOR:
MAURICIA AVE., RESIDENCE
 3100 MAURICIA AVE,
 SANTA CLARA, CA 95051



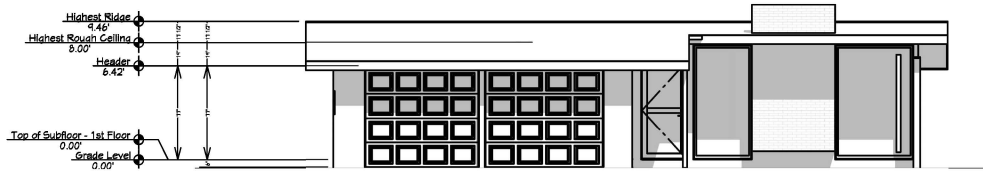
CLEVER DESIGN AND REMODELING
 1630 OAKLAND ROAD, STE A210
 SAN JOSE, CA 95131
 TEL: 408-900-8432
 LIC: 4064699
 PROJECT TITLE:

OPENING SCHEDULES

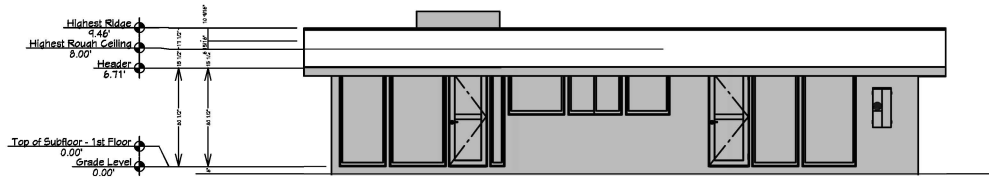
PROJECT ID: _____ DATE: JUNE 2024
 SCALE: _____ DRAWN BY: _____ R.C.
 SHEET NUMBER: _____ CLEVER DESIGN & REMODELING

A-04

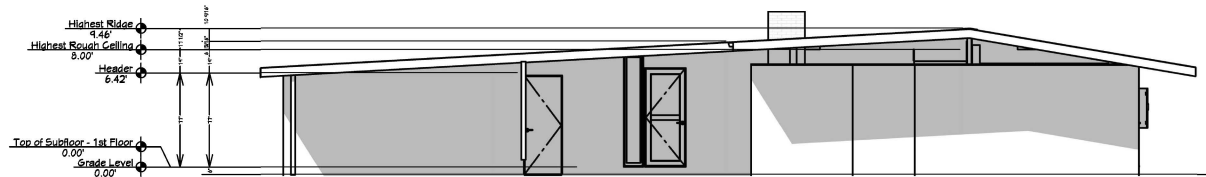
OWNER: _____



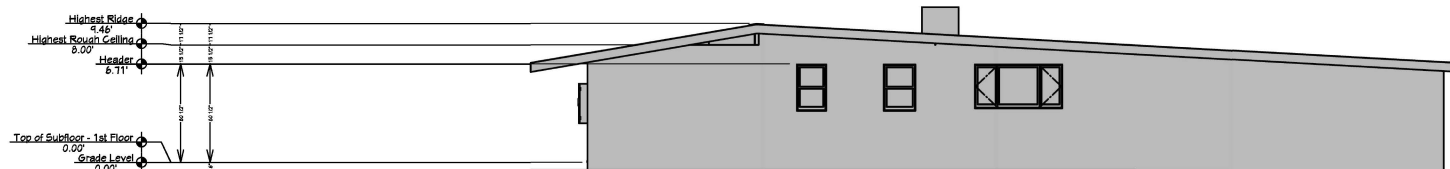
1 EXISTING FRONT ELEVATIONS
SD: 1/4" = 1'-0"



2 EXISTING REAR ELEVATIONS
SD: 1/4" = 1'-0"



3 EXISTING RIGHT ELEVATIONS
SD: 1/4" = 1'-0"



4 EXISTING LEFT ELEVATIONS
SD: 1/4" = 1'-0"

ADDITION and REMODELING FOR:

**MAURICIA AVE.,
RESIDENCE**

3100 MAURICIA AVE,
SANTA CLARA, CA 95051

REVISION TABLE:

CLEVER DESIGN AND
REMODELING
1830 OAKLAND ROAD, STE A210
SAN JOSE, CA 95131
TEL: 408-600-6432
LIC: 4064889
SHEET TITLE:

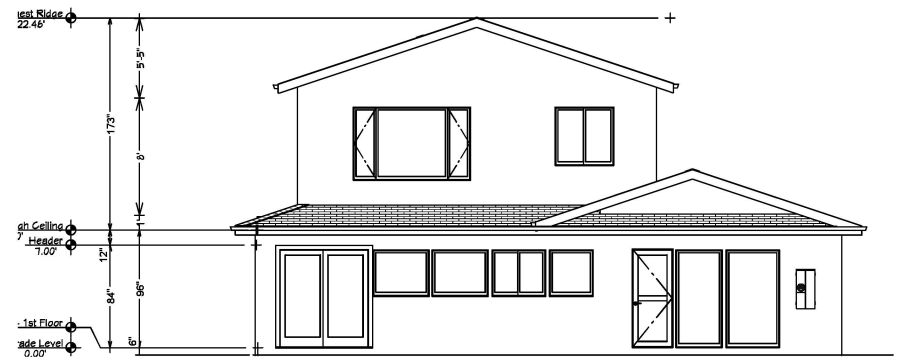
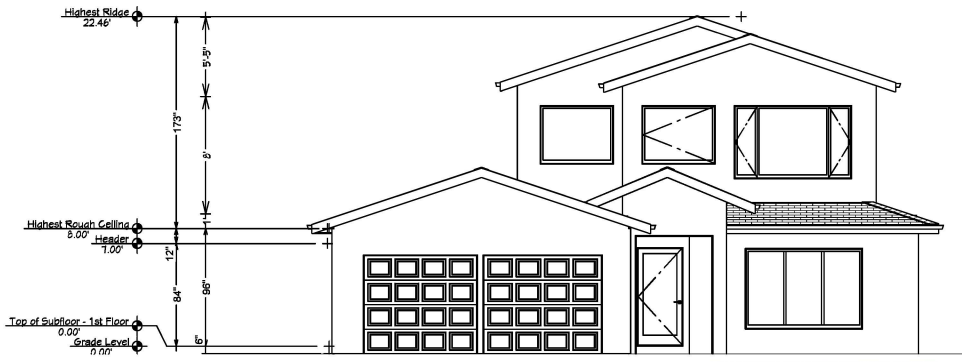
**EXISTING
ELEVATIONS**

PROJECT ID : _____ DATE : JUNE 2024
SCALE : _____
DRAWN BY : _____

SHEET NUMBER: CLEVER DESIGN & REMODELING

A-05

OWNER:



1 PROPOSED FRONT ELEVATIONS
SC: 1/8" = 1'-0"

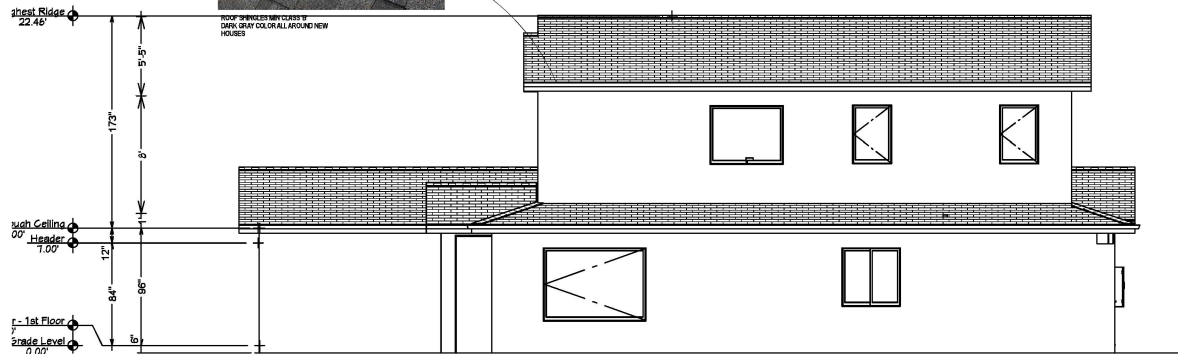
2 PROPOSED REAR ELEVATIONS
SC: 1/8" = 1'-0"



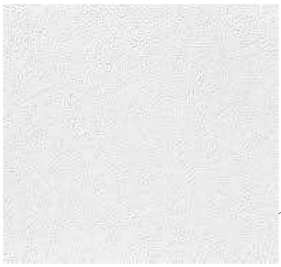
ROOF: SHINGLES (NEW COLOR) IN DARK GRAY COLOR ALL AROUND NEW HOUSES

ELEVATIONS NOTES:

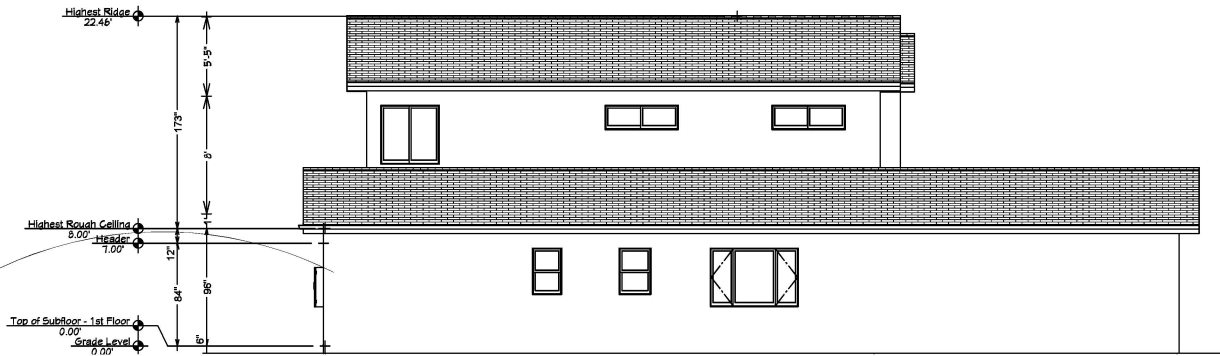
1. STUCCO 7/8" THICK IS TO BE APPLIED WITH A 3 COAT APPLICATION WHEN APPLIED OVER CORROSION RESISTANT METAL LATH OR WIRE LATH PER CRC R703.7.1
2. PROVIDE WEEP SCREED AT THE BOTTOM OF STUCCO WALLS AT A LOCATION A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS PER CRC R703.7.2.1
3. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE THE STUCCO IS APPLIED OVER WOOD SHEATHING PER CRC R703.7.3.
4. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT FRIEZE BLOCK.
5. PROVIDE GALVANIZED STEEL METAL FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS AS PER CBC 1503.2. ALSO PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
6. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
7. R703.7.3 Water-resistive barriers. Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall comply with Section R703.7.3.1 or R703.7.3.2.



3 PROPOSED RIGHT ELEVATIONS
SC: 1/8" = 1'-0"



EXTERIOR WHITE STUCCO AROUND THE HOUSE



4 PROPOSED LEFT ELEVATIONS
SC: 1/8" = 1'-0"

ADDITION and REMODELING FOR:

MAURICIA AVE., RESIDENCE

3100 MAURICIA AVE,
SANTA CLARA, CA 95051

REVISION TABLE:

CLEVER DESIGN AND REMODELING
1630 OAKLAND ROAD, STE A210
SAN JOSE, CA 95131
TEL: 408-900-8432
LIC: 4064899
SHEET TITLE:

PROPOSED ELEVATIONS

PROJECT ID: _____ DATE: JUNE 2024
SCALE: _____ DRAWN BY: _____ RC
OWNER: CLEVER DESIGN & REMODELING

SHEET NUMBER: **A-06**

OWNER:



Milgard C650 Ultra™
 Series fiberglass windows - "black bean color"
 * ALL EXTERIOR WINDOWS TO BE FIBER GLASS
 **NO WINDOW TRIM PROPOSED
 * ALL EXTERIOR DOORS TO BE FIBER GLASS



INSPIRATION PHOTO
 Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles



EXTERIOR STUCCO
 BENJAMIN MOORE
 ICICLE
 2142-70
 SOFT WHITE WITH MUTED GRAY-GREEN UNDERTONES

ADDITUM and REMODELING FOR:

**MAURICIA AVE.,
 RESIDENCE**

3100 MAURICIA AVE,
 SANTA CLARA, CA 95051

REVISION TABLE:

CLEVER DESIGN AND
 REMODELING
 1630 OAKLAND ROAD, STE A210
 SAN JOSE, CA 95131
 TEL: 408-900-8432
 LIC: 4064809
 SHEET TITLE:

**COLOR
 MATERIALS**

PROJECT ID: _____ DATE: JUNE 2024
 SCALE: _____ DRAWN BY: _____ R.C.
 SHEET NUMBER: CLEVER DESIGN & REMODELING

A-07

OWNERSHIP:

