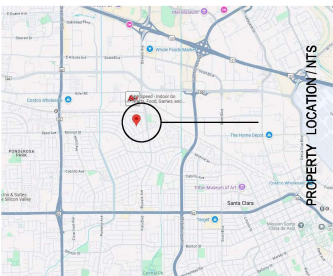


2495 PAINTED ROCK DR RESIDENCE

SANTA CLARA, CA 95051

- * FIRE SPRINKLERS UNDER SEPARATE PERMIT
- * 2.92 kWdX DC PV SYSTEM UNDER SEPARATE PERMIT
- * EV CHARGER SEPARATE PERMIT

VICINITY MAP:



PROJECT DATA:

ASSESSOR'S PARCEL NUMBER: 216-16-009
PROJECT TYPE: NEW RESIDENTIAL HOUSE
PROJECT LOCATION: 2495 PAINTED ROCK DR, SANTA CLARA, CA 95051
ZONING: R1-SL
OCCUPANCY GROUP: R-3 / U
CONSTRUCTION TYPE: V-B
NUMBER OF FLOORS: 1
FIRE PROTECTION: HOUSE & ADU FIRE SPRINKLERS UNDER SEPARATE PERMIT
BEDROOM NUMBER: MAIN HOUSE 3 BEDROOMS
BATHROOM NUMBER: ADU 1
GARAGE: 2 COVERED ATTACHED
LOT SIZE: 5384 SQ.FT
FLOOR AREA RATIO: 40 % (NOT INCLUDING ADU)
SF OF COMMON LIVING SPACE: 1610 HABITABLE MAIN HOUSE
ADU HABITABLE SPACE: 420 HABITABLE ATTACHED ADU
OPEN LANDSCAPE AREA: 2600 SQ.FT
EXISTING BUILDING YEAR: 1964

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

PROJECT CONTACT:

OWNER: GUILMERO
2495 PAINTED ROCK DR,
SANTA CLARA, CA 95051
DESIGNER: RAMIN ZOHOOR
GMJ CONSTRUCTION
2582 AMETHYST DR.,
SANTA CLARA, CA 95051
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BUILDER: GMJ CONSTRUCTION
2582 AMETHYST DR.
SANTA CLARA, CA 95051
TEL: 408-780-0479
EMAIL: info@gmj-construction
EMAIL: joseph.gmjconstruction@gmail.com
LIC. 966538
ENGINEER: Jose C Fernandez
JF Design & Engineering
8839 N Cedar Ave #27
Fremont, CA 94720
Tel: 408.512.8400
408.800.4038-fx
SURVEY: OSUNA ENGINEERING INC.
1949 OTTOLE WAY
SAN JOSE, CA 95131
TEL: 408-772-4381
EMAIL: INFO@OSUNAENGINEERING.COM

SOILS: YISHA CONSULTANTS
11501 DUBLIN BLVD, #200
DUBLIN, CA
TEL: 510-501-3240
WEB: www.yishaconsultants.com

DRAWING INDEX:

ARCHITECTURAL PLAN:	
A-00.01:	COVER SHEET
TOPO & BOUNDARY MAP	
A-S1:	SITE PLAN CONDITIONS
A-01:	PROPOSED FLOOR PLAN CONDITIONS
A-02:	MAIN HOUSE ROOF PLAN CONDITIONS
A-03:	WINDOW & DOOR SCHEDULE
A-04:	PROPOSED ELEVATIONS
A-05:	PROPOSED CROSS SECTIONS
A-06:	MATERIAL BOARDS

AREA CALCULATION:

EXISTING CONDITION:
DEMO EXISTING HOUSE FULL STRUCTURAL AT 897 SQ.FT.
** NEW CONDITIONS
"N" MAIN HOUSE: 1610
"N" ATTACHED ADU FLR: 420
"N" ATTACHED GARAGE: 475
"N" PORCH: 35
LOT AREA: 5384
LOT COVERAGE (INCLUDING ADU)
1610+420+475+35 / 5384 = 2540 / 5384 = 0.471 = 47.1 %
LOT COVERAGE (NOT INCLUDING ADU)
1610+475+35 / 5384 = 2120 / 5384 = 0.393 = 40 %

SQ.FT.
SQ.FT.
SQ.FT.
SQ.FT.
SQ.FT.

SCOPE OF WORK

- DEMO EXISTING SINGLE STORY HOUSE.
- NEW SINGLE FAMILY HOME WITH AN ATTACHED ADU.
- TOTAL 3 BEDROOMS & 2 FULL BATHROOM NEW RESIDENCE, WITH ONE BATHROOM AND STUDIO ADU.
- NEW ATTACHED TWO CARS GARAGE.
- OPEN CONCEPT KITCHEN.
- FURNACE TO BE LOCATED INSIDE THE ATTIC. HEAT PUMP.
- NEW TANK HEAT PUMP WATER HEATER.
- NEW 400 AMP ELECTRICAL PANEL.
- REMOVE EXISTING GAS METER, ALL ELECTRIC HOUSE.

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. (CGBSC 4.303, California CIV 1101.4))

PERMIT NOTES:

- Applications for which no permit is issued with 180 days following the date of application shall automatically expire, per CRC R105.3.2.
- Every permit issued shall become invalid unless work authorized is commenced within 180 days or if the work authorized is suspended or abandon 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.

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 PRECEDING 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.

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

ADDITION and REMODELING FOR:

2495 Painted Rock Dr RESIDENCE

2495 Painted Rock Dr
Santa Clara, CA 95051

REVISION TABLE:

1	
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RAMIN ZOHOOR
GMJ CONSTRUCTION
2582 AMETHYST DR.
SANTA CLARA, CA 95051
TEL: 408-780-0479
EMAIL: ZOHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

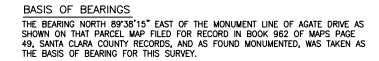
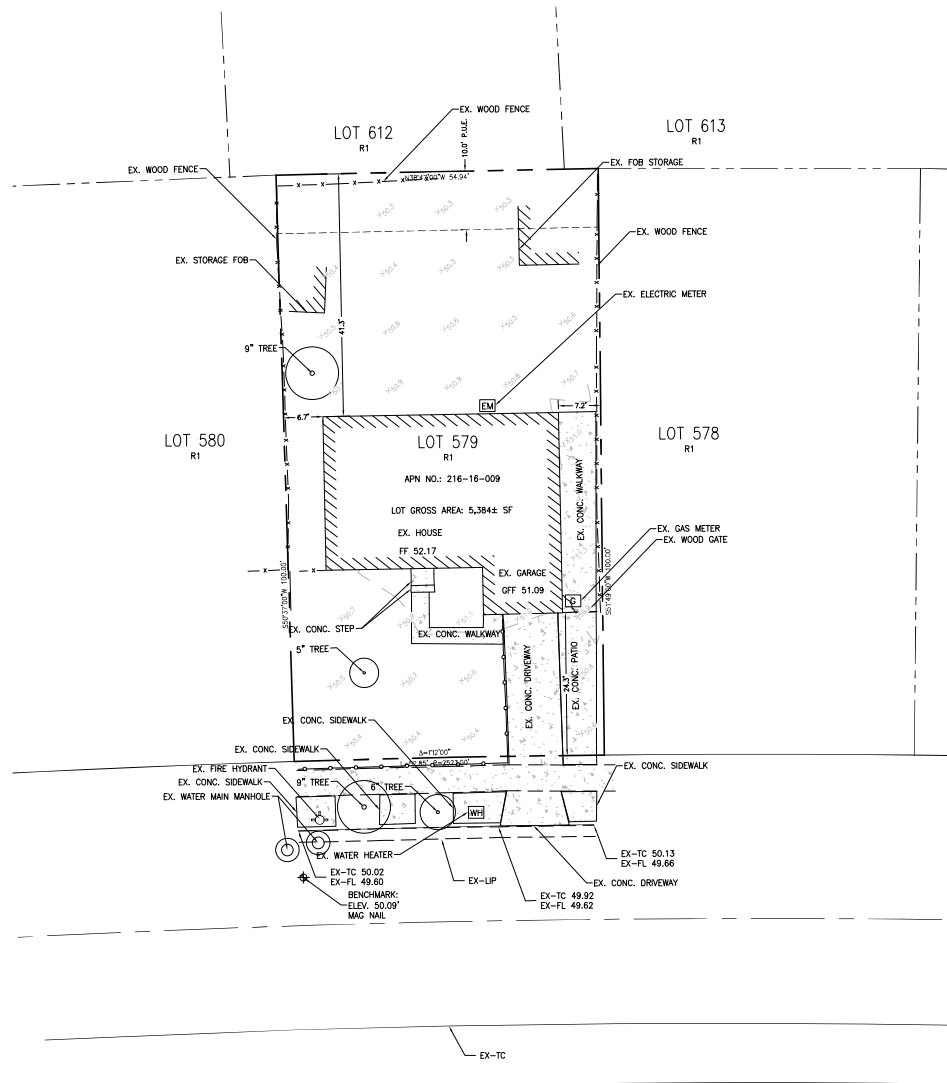
COVER SHEET

PROJECT ID: _____
DATE: _____
SCALE: _____
DRAWN BY: RAMIN ZOHOOR
GMJ CONSTRUCTION

SHEET NUMBER:

A-00.01

OWNER: 
RAMIN ZOHOOR
GMJ CONSTRUCTION
TEL: 408-497-5071
EMAIL: ZOHOOR.RAMIN@GMAIL.COM



R1 TRACT NO. 1309 50-M-12
R2 PARCEL MAP 962-M-49

BENCH MARK
DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE
WESTERLY CORNER OF LOT AS SHOWN:
PROJECT BENCHMARK 50.09' (NAVD88 DATUM)

APN	ASSessor's PARCEL NUMBER
AE	ANCHOR EASEMENT
BM	BENCH MARK
BSE	BUILDING SETBACK LINE
BTRC	BATCH/TOP OF ROLLED CURB
CATV	CABLE TELEVISION OVERHEAD
D	CURVE DELTA
D	DRAIN
DS	DOWNSLOPE
EX	EXISTING
FF	FINISH FLOOR
FL	FLOW LINE ELEVATION
GFP	GARAGE FINISH FLOOR
HP	HIGH PIPE
M	CURVE LENGTH
M-M	MONUMENT TO MONUMENT
O.H. PWR	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
PCL	PARCEL
P.M.	PARCEL MAP
PTN	PORTION
R	RADIUS
RD	REFERENCE DOCUMENT
SD	STORM DRAIN
S	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
VE	PUBLIC UTILITY EASEMENT
WE	WATER LINE EASEMENT
WCE	WIRE CLEARANCE EASEMENT

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. TREE SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME
TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
3. TOPOGRAPHY SHOWN ON THIS MAP REPRESENTS THE SURFACE FEATURES ONLY.
4. UNLOCATED UTILITIES ARE SHOWN AT LOCATIONS OF THE UNDERGROUND AND
OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED, FOR THE LOCATIONS OF
UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
5. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
6. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
7. UNLOCATED EASEMENTS AND ENCUMBRANCES ARE NOT SHOWN. THIS REPORT PROVIDED BY
OWNER, PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO.
43097-7272716 DATED MAY 16, 2025

1. CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES BURN DRAINS AND ROOF DRAINSDOWN 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 OBTAINING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
10. PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. 10' DISTANCE. SET MEASURE PERPENDICULAR TO THE FACE OF THE WALL WITH EXCEPTION:
11. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
12. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING.
13. (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.

1. A LOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PROTECTION. THE PROTECTION SHALL BE CONSTRUCTED NOT SIGNIFICANTLY HIGHER OR LOWER THAN THE AROUND LEVEL EXCEPT WHERE Drip LINE (IF THE GRADE LEVEL IS DETERMINED FOR MODIFICATION BENEATH THE Drip LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREES).
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 ARCHITECT, OR THE ARBORIST. THE FENCING SHALL BE INITIATED WHEN 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 GUARD. THIS SHALL PRECLUDE THE BE PLACED ON THE PROPERTY. INITIATING 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 AROUND 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 THE TREE. 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, 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.



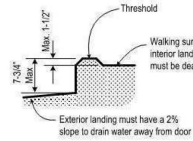
1 PROPOSE SITE PLAN
SC: 1/8" = 1'-0"



TYPICAL AT ALL LANDINGS:

AT EACH LANDING FOR EXTERIOR DOOR: MINIMUM 36 INCH DEEP LANDING AND NOTE MORE THAN 7-3/4 INCHES LOWER THAN THRESHOLD FOR IN-SWINGING DOOR AND NOT MORE THAN 1 1/2" LOWER FOR OUT-SWINGING DOOR. W/ 2% SLOPE PER DETAIL "D1"

THE NEW STEP SHALL HAVE A TREAD DEPTH OF 10 INCHES MINIMUM PLUS TREAD NOSING AND A RISER HEIGHT OF 7.75 INCHES MAXIMUM PER CRC R311.6.3.1.



MECHANICAL NOTES:

KITCHEN RANGE HOOD MUST BE HVI RATED, LIMITED TO 3 SONE, AND WITH A MINIMUM AIRFLOW AS SPECIFIED IN ASHRAE 62.2. PER RCM 4.6.4.7, VENTED RANGE HOODS INCLUDING PER TABLE 150.0-G DWELLING UNIT WITH FLOOR AREA OF GREATER THAN 1500 AND HOOD OVER ELECTRIC RANGE WITH 110 CFM OR 50% CE REQUIRED.

MAIN HOUSE KITCHEN HOOD:
PER TABLE 150.0-G DWELLING UNIT WITH FLOOR AREA OF GREATER THAN 1500 AND HOOD OVER ELECTRIC RANGE WITH 110 CFM OR 50% CE REQUIRED.

VENT 3 FT AWAY FROM ANY OPENINGS

CMC Section 304.4 Appliances in Attics and Under-Floor Spaces.

An attic or under-floor space in which an appliance is installed shall be accessible through an opening and passageway not less than the largest component of the appliance, and not less than 22 inches by 30 inches (559 mm by 762 mm).

304.4.1 Length of Passageway.
Where the height of the passageway is less than 6 feet (1829 mm), the distance from the passageway access to the appliance shall not exceed 20 feet (6096 mm) measured along the center line of the passageway. [NFPA 54-9.5.1.1]

304.4.2 Width of Passageway.
The passageway shall be unobstructed and shall have solid flooring not less than 24 inches (610 mm) wide from the entrance opening to the appliance. [NFPA 54-9.5.1.2]

304.4.3 Work Platform.
A level working platform or grade surface not less than 30 inches (762 mm) by 30 inches (762 mm) shall be provided in front of the service side of the appliance. [NFPA 54-9.5.2]
Exception: A working platform need not be provided where the furnace is capable of being serviced from the required access opening. The furnace service side shall not exceed 12 inches (305 mm) from the access opening.

304.4.4 Lighting and Convenience Outlet.
A permanent 120-volt receptacle outlet and lighting fixture shall be installed near the appliance. The switch controlling the lighting fixture shall be located at the entrance to the passageway. [NFPA 54-9.5.3]

304.10 Furnace (Upright and Horizontal).
Upright furnaces shall be permitted to be installed in an attic, furled, or under-floor space exceeding 5 feet (1524 mm) in height, provided the required listings and furnace and duct clearances are observed. Horizontal furnaces shall be permitted to be installed in an attic, furled, or under-floor space, provided the required listings and furnace and duct clearances are observed.

ATTIC FURNACE TYP. DETAILS

HOUSE NUMBER NOTES:

NEW MAIN & ADU: 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)

***** SHOWER AND BATH GLASS DOORS SHALL BE TEMPERED OF ALL BATHROOMS.**

CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEADS DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO THE SPRAY. 408.9 (2022 CPC)

LEGEND:

- NEW CONSTRUCTION WALL 2X4 @ 16" O.C. WALL STUDS OR PER STRUCTURAL DRAWINGS
- GARAGE WALL SEPARATION HOUSE
- ATTACHED ADU BOUNDARIES

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



PLUMBING NOTE:

1. MAXIMUM WATER TEMPERATURE DISCHARGING FROM AN INDIVIDUAL SHOWERHEAD SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THIS TO BE ACHIEVED BY
2. The handle position, stop, or temperature limiting control is set in accordance with the manufacturer's instructions to the required maximum temperature
- SHOWER TO HAVE CURB - NO CURBLESS BEING PROPOSED
Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.7.1.
NON-SLIP JOINT TRAP TO BE USED

ALL BATHROOMS TYP. NOTES:

- SHOWER TO HAVE CURB - NO CURBLESS BEING PROPOSED

1. PROPOSED SHOWER HEAD AND CONTROL VALVE LOCATION
2. SHOWER DOOR MUST BE SIZED AND OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING. GLASS DOORS MUST BE TEMPERED.
3. SHOWER AND TUBSHOWERS ARE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.
4. SHOWER AND TUBSHOWERS WALLS HAVE A SMOOTH, HARD, NON ABSORBENT SURFACE (E.G. CERAMIC TILE) OVER AN APPROVED MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET.
5. A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQ.FT INCHES.
6. CAPABLE OF ENCOMPASSING 30-INCH CIRCLE.
7. THE FINISHED FLOOR OF THE RECEPTOR MUST SLOPE UNIFORM FROM THE SIDES TOWARD THE DRAIN NOT LESS THAN 1/4" PER FOOT AND NOT MORE THAN 1/2" PER FOOT.

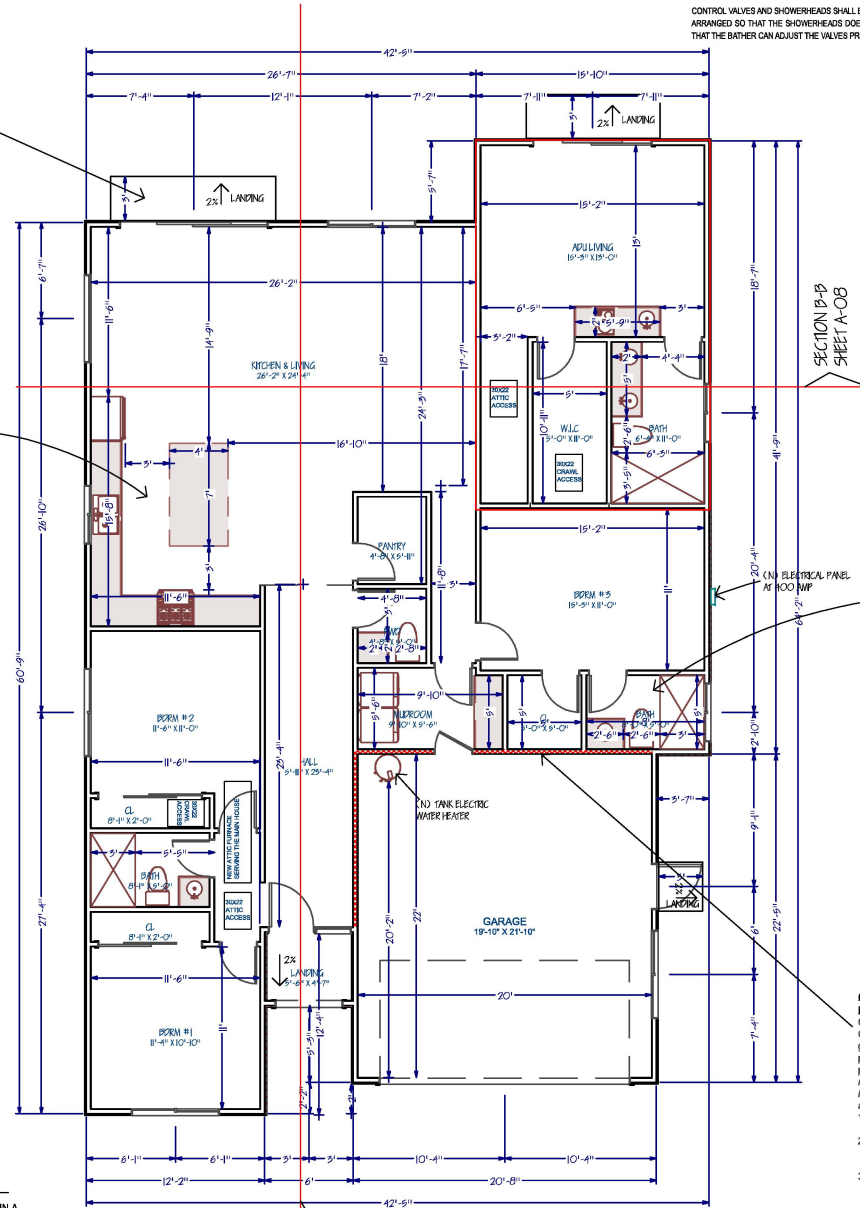
SHOWER TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE TYPE CPC 408.3

1. SHOWER CONTROL VALVE & RAIN SHOWER HEAD NOT DISCHARGING DIRECT AT THE ENTRANCE.
2. DRAIN AND SLOPE TO DRAIN TO SHOWER RECEPTOR.
- FINISHED FLOOR OF THE RECEPTOR SHALL SLOPE UNIFORM FROM THE SIDES TOWARD THE DRAIN NOT LESS THAN 1/8 INCH PER FOOT, NOR MORE THAN 1/2 INCH PER FOOT PER CPC 408.5
3. SHOWER RECEPTORS SHALL BE TESTED FOR WATER TIGHTNESS BY FILLING WITH WATER TO THE LEVEL OF THE ROUGH THRESHOLD PER CPC 408.7.5

(N) FIRE RATED WALL / CEILING PER CRC TABLE R302.6

Garage and/or carport shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall. A separation is not required between the dwelling unit and a carport, provided the carport is entirely open on two or more sides and there are not enclosed areas above.

1. From habitable rooms above the garage PROVIDE Not less than 5/8-inch Type X gypsum board or equivalent
2. Garages located less than 3 feet from a dwelling unit PROVIDE Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area
3. From the residence and attics PROVIDE Not less than 1/2-inch gypsum board or equivalent applied to the garage side



1 PROPOSE FLOOR PLAN
SC: 1/4" = 1'-0"

SECTION A-A
SHEET A-08

ADDITION AND REMODELING FOR:

**2495 Painted Rock Dr
RESIDENCE**

2495 Painted Rock Dr
Santa Clara, CA 95051

REVISION TABLE:



RAMIN ZOHOOOR
GMJ CONSTRUCTION
2582 AMETHYST DR.
SANTA CLARA, CA 95051
TEL: 408-780-0479
EMAIL: ZOHOOOR.RAMIN@GMAIL.COM

SHEET TITLE:

**PROPOSED
FLOOR PLAN
FIRST FLR**

PROJECT ID:
DATE:
SCALE:
DRAWN BY: RAMIN ZOHOOOR
GMJ CONSTRUCTION

SHEET NUMBER:

A-01

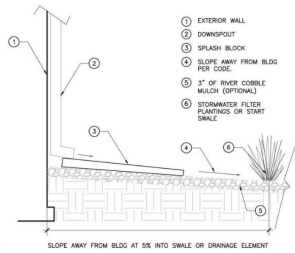
OWNER:
RAMIN ZOHOOOR
GMJ CONSTRUCTION
TEL: 408-497-5071
EMAIL: ZOHOOOR.RAMIN@GMAIL.COM

R302.11 Fireblocking.

In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top story and the roof space.

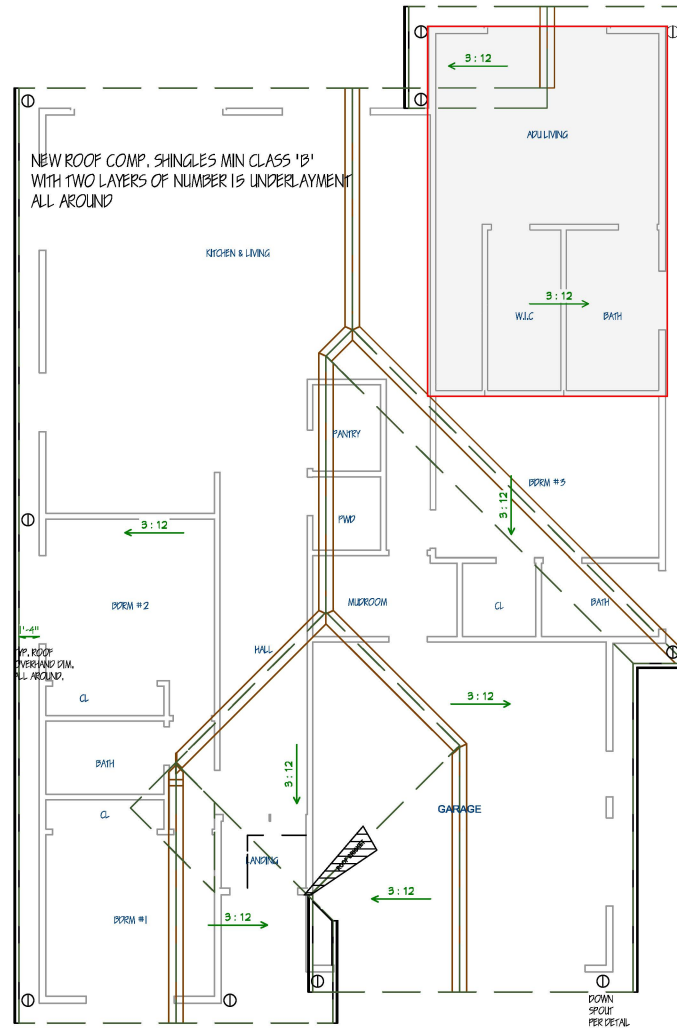
Fireblocking shall be provided in wood-framed construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - 1.1. Vertically at the ceiling and floor levels.
 - 1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).
2. At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E136 requirements.
5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.
6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.



CITY NOTE

RAIN RUNOFF WILL NOT DRAIN INTO NEIGHBORING LOT(S).
WATERS TO BE DRAINED INTO APPROVED DOWNSPOUTS WITH
APPROVED SPLASH BLOCK
AND SLOPED TO THE FRONT OF THE PROPERTY & STREET



ROOF PLAN PITCH AT 4:12
ALL AROUND

PROPOSE FLOOR PLAN

1

30' x 144' = 1:12"

LEGEND:

NEW CONSTRUCTION WALL
2X4 @ 16" O.C. WALL STUDS
OR PER STRUCTURAL DRAWINGS

ATTACHED ADU
BOUNDARIES

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



ADDITION and REMODELING FOR:

2495 Painted Rock Dr RESIDENCE

2495 Painted Rock Dr
Santa Clara, CA 95051

REVISION TABLE:

1	
2	
3	
4	
5	
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SHEET TITLE:

ROOF PLAN CONDITIONS

PROJECT ID:

DATE:

SCALE:

DRAWN BY:

RAMIN ZOHOR

GMJ CONSTRUCTION

SHEET NUMBER:

A-02

OWNERSHIP:

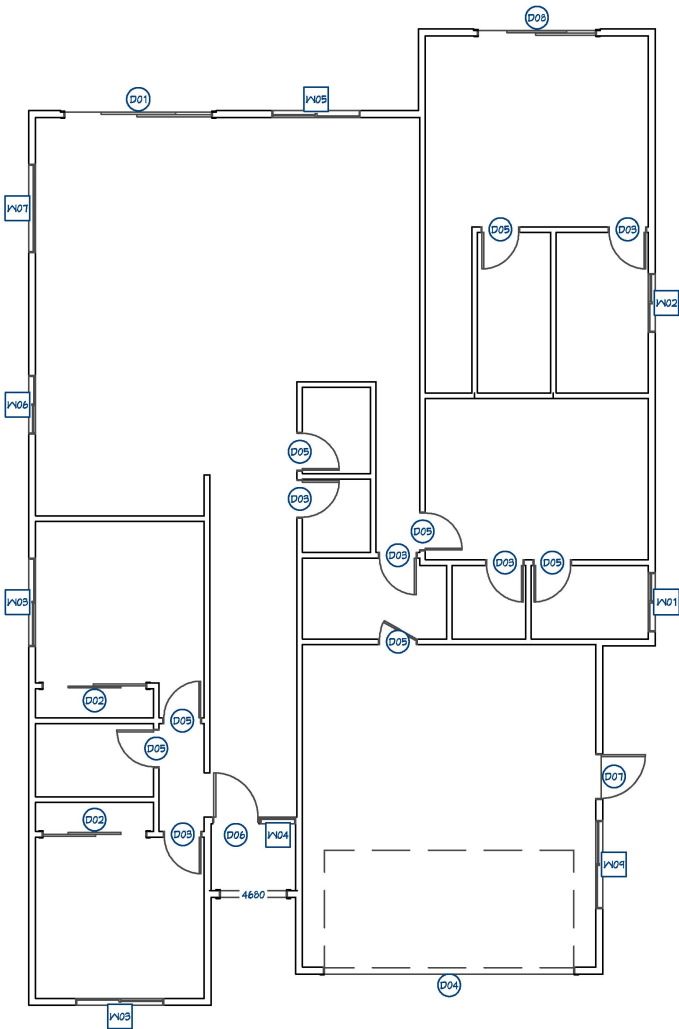
RAMIN ZOHOR

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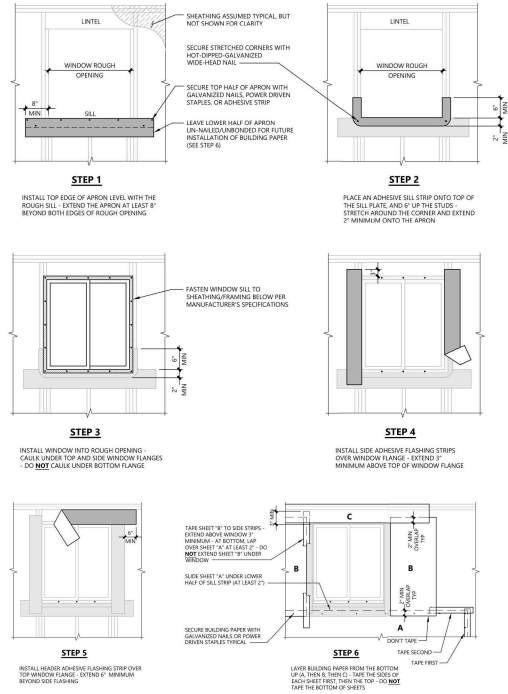
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1 PROPOSED OPENING PLAN
SC: 1/4" = 1'-0"

WINDOW SCHEDULE									
NUMBER LABEL	QTY	SIZE	WIDTH	HEIGHT	BOTTOM EGRESS	TEMPERED	DESCRIPTION	COMMENTS	
W01	4030LS	1	4030LS	48"	36"	60"	YES	LEFT SLIDING	
W02	4054LS	1	4054LS	48"	64"	32"	YES	LEFT SLIDING	
W03	6054LS	2	6054LS	72"	64"	32"	YES	LEFT SLIDING	
W04	2580PX	1	2580PX	129"	96"	0"	YES	FIXED GLASS	
W05	6054LS	1	6054LS	72"	64"	32"	YES	LEFT SLIDING	
W06	4048LS	1	4048LS	48"	56"	40"	YES	LEFT SLIDING	
W07	6054AW	1	6054AW	72"	64"	32"		SINGLE AWNING	
W09	8040LS	1	8040LS	172"	48"	48"	YES	LEFT SLIDING	

DOOR SCHEDULE							
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D01	10080	1	10080 L EX	120"	96"	EXT. SLIDER-GLASS PANEL	
D02	7080	2	7080 R IN	84"	96"	SLIDER-DOOR P04	
D03	2880	5	2880 L IN	30"	96"	HINGED-DOOR P04	
D04	17080	1	17080	204"	96"	GARAGE-GARAGE DOOR P06	
D05	2880	7	2880 R IN	30"	96"	HINGED-DOOR P04	
D06	3080	1	3080 L EX	36"	96"	EXT. HINGED-GLASS PANEL	
D07	3080	1	3080 L EX	36"	96"	EXT. HINGED-PANEL	
D08	8080	1	8080 L EX	96"	96"	EXT. SLIDER-GLASS PANEL	



D1 EXTERIOR OPENING FLASHING DETAIL PER CRC
SC: 1/4" = 1'-0"

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. (R310.2.2).

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

ADDITIONAL REMODELING FOR:

2495 Painted Rock Dr RESIDENCE

2495 Painted Rock Dr
Santa Clara, CA 95051

REVISION TABLE:

NO.	DESCRIPTION
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SHEET TITLE:

OPENING SCHEDULES

PROJECT ID:

DATE:

SCALE:

DRAWN BY:

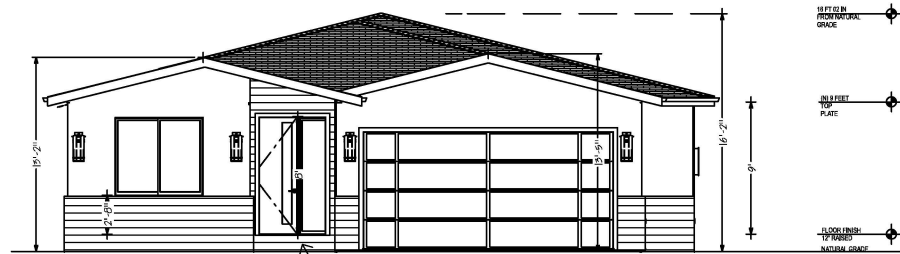
RAMIN ZOHOR

SHEET NUMBER:

A-03

OWNER:

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PROPOSED FRONT ELEVATION
SC: 1/4" = 1'-0"

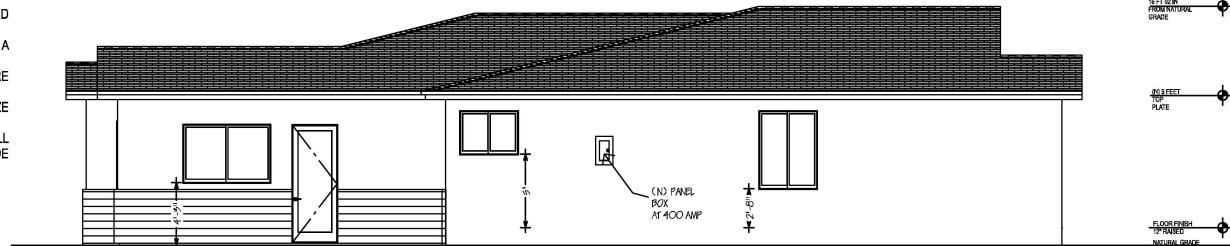
NEW ROOF COMP. SHINGLES MIN CLASS 'B'
ALL FIRST AND SECOND PLR
WITH TWO LAYERS OF NUMBER 15 UNDERLAYMENT



PROPOSED REAR ELEVATION
SC: 1/4" = 1'-0"

ELEVATIONS NOTES:

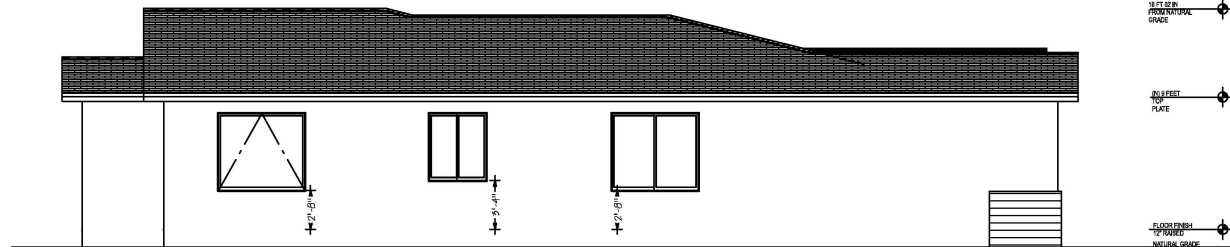
- STUCCO 7/8" THICK IS TO BE APPLIED WITH A 3 COAT APPLICATION WHEN APPLIED **OVER CORROSION RESISTANT METAL LATH** OR WIRE LATH PER CRC R703.7.1
- PROVIDE WEEP SCREED AT THE BOTTOM OF STUCCO WALLS AT A LOCATION A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS PER CRC R703.7.2.1
- PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE THE STUCCO IS APPLIED OVER WOOD SHEATHING PER CRC R703.7.3.
- NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT FRIEZE BLOCK.
- 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.
- PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
- 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.



PROPOSED RIGHT ELEVATION
SC: 1/4" = 1'-0"

VERTICAL GLASS, WALL COVERINGS, ROOF COVERINGS, AND FENESTRATION NOTES:

- Glass sloped 15 degrees (0.26 rad) or less from vertical in windows, curtain and window walls, doors and other exterior applications shall be designed to resist the wind loads due to ultimate design wind speed, Vult, in Section 1609 for components and cladding per CBC §2404.1.
- Wall coverings, backing materials and their attachments shall be capable of resisting wind loads in accordance with Tables R301.2.1(1) and R301.2.2(2) per Wind Resistance CRC §7703.1.2.
- Roof coverings installed on roofs in accordance with Section 1507 that are mechanically attached or adhered to the roof deck shall be designed to resist the design wind load pressures for components and cladding in accordance with Section 1609.5.2 per CBC §1504.4.
- Exterior windows and sliding doors shall be tested and labeled per CBC §1709.5.1 and CBC §1709.5.2.
- Fenestration Products and Exterior Doors shall meet CenC Section 110.6 Mandatory Requirements listed in the Residential Certificate of Compliance CF-1R form.
- Labeling per CenC §110.6(a)5A. Fenestration products and exterior doors shall: Have a temporary label for manufactured fenestration products and exterior doors. The temporary label shall not be removed before inspection by the enforcement agency.



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

ADDITION AND REMODELING FOR:

2495 Painted Rock Dr RESIDENCE

2495 Painted Rock Dr
Santa Clara, CA 95051

REVISION TABLE:

NO.	DATE	DESCRIPTION
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SHEET TITLE:

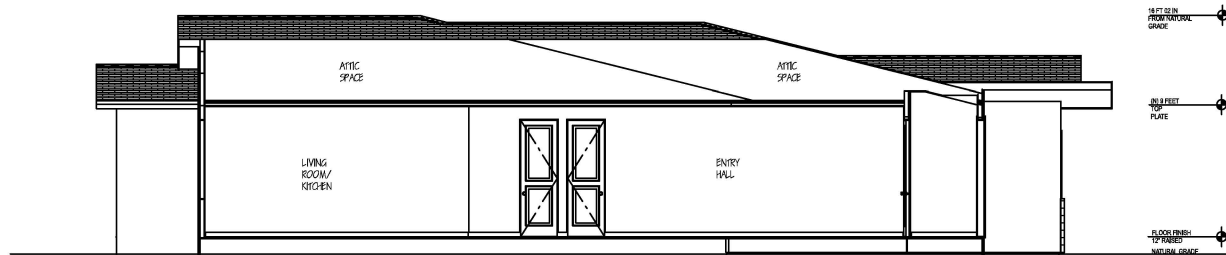
PROPOSED ELEVATIONS

PROJECT ID: _____
DATE: _____
SCALE: _____
DRAWN BY: RAMIN ZOHOR
GMJ CONSTRUCTION

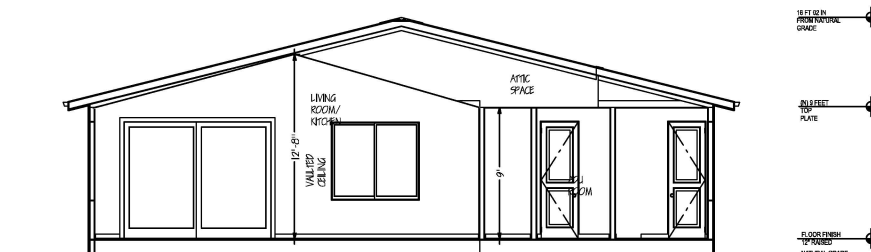
SHEET NUMBER:

A-04

OWNERSHIP:
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PROPOSED CROSS SECTION A-A
SC: 1/4" = 1'-0"



PROPOSED CROSS SECTION B-B
SC: 1/4" = 1'-0"

ADDITION and REMODELING FOR:

2495 Painted Rock Dr RESIDENCE

2495 Painted Rock Dr
Santa Clara, CA 95051

REVISION TABLE:



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SHEET TITLE:

PROPOSED SECTIONS

PROJECT ID:

DATE:

SCALE:

DRAWN BY:

RAMIN ZOHOOR
GMJ CONSTRUCTION

SHEET NUMBER:

A-05

OWNERSHIP:

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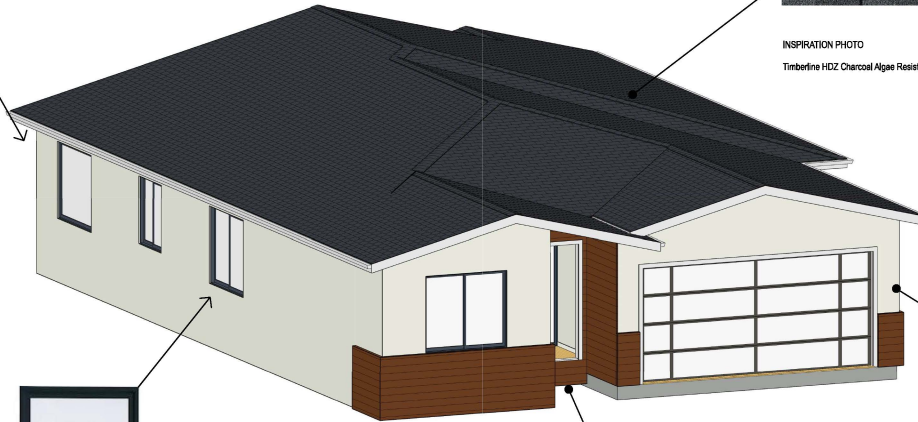
INSPIRATION PHOTO
EAVES
FASCIA BOARDS AND GUTTER BLACK COLOR



James Hardie Soffit Fiber Cement Vented Smooth Panel painted black satin finish
ZX10 FASCIA
JAMES HARDY - WITH ROYAL MOLDING



INSPIRATION PHOTO
Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles



Milgard C660 Ultra™
Series Doublepaned windows - "black frame color"
*ALL EXTERIOR WINDOWS TO BE FIBER GLASS
**NO WINDOW TRIM PROPOSED
*ALL EXTERIOR DOORS TO BE FIBER GLASS



FRONT PORCH WOOD SIDING MATERIALS



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



ADDITION and REMODELING FOR:

2495 Painted Rock Dr RESIDENCE

2495 Painted Rock Dr
Santa Clara, CA 95051

REVISION TABLE:

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SHEET TITLE:

MATERIAL BOARDS

PROJECT ID:

DATE:

SCALE:

DRAWN BY:

RAMIN ZOHOOR
GMJ CONSTRUCTION

SHEET NUMBER:

A-06

OWNER:

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