

PREPARED FOR:  
LINDA KIM RESIDENCE  
1156 PHILLIPS CT  
SANTA CLARA, CA 95051

PROJECT DATA

PROJECT SCOPE OF WORK: ADDITIONS AND REPAIR.

- 1. (E) 1 STORY, (E) 3 BEDROOMS, 2 BATHROOMS AND OFFICE.
2. ADDITIONS TO 1ST FLOOR IN THE REAR OF THE RIGHT OF THE HOUSE.
3. ADDITIONS OF (N) SECOND STORY (N) 2 BEDROOMS, (N) 2 BATHROOMS, (N) LOFT AND (N) BALCONY.
4. (N) BEDRM1 EXTENDED INTO THE GARAGE. (64 SF).

JURISDICTION: CITY OF SANTA CLARA  
APN: 290-38-014  
ZONING: R1-6L - SINGLE FAMILY

CONSTRUCTION TYPE: VFD  
(E) LOT SIZE: 6,889 SF

FIRE SPRINKLERED: BLDG IS NONE SPRINKLERED  
BUILDING OCCUPANCY CLASSIFICATIONS (THIS IS A MIXED-OCCUPANCY STRUCTURE):

GROUP R-3 (DWELLING) / GROUP U (GARAGE).

(E) FLOOR AREA: 1,286 SF  
(E) GARAGE: 464 SF

(E) COVER PATIO TO BE DEMO: 62 SF

(E) TOTAL SQUARE FOOTAGE: 2,097 / 6,889 SF = 30% FAR

EXISTING FAR: 30%

EXISTING LOT COVERAGE: 30%

PROPOSED AREA OF REMODEL (E) DWELLING: 300 SF

1ST FL ADDITION ONLY: 262 SF

2ND FL ADDITION ONLY: 909 SF

PORCH ADDITION ONLY: 46 SF

BALCONY ADDITION ONLY: 96 SF

TOTAL (N) FLOOR AREA: 2,078 SF

MAX. AREA ALLOWED: 2,078 / 6,889 SF = 30% FAR

PROPOSED LOT COVERAGE: 30%

APPLY FOR A PLANNING PERMIT:  
PLANS FOR PLANNING DIVISION  
TO REVIEW AND APPROVAL ONLY

For your information, please note that plan review comments by the following departments and/or agencies may be pending. Applicant to contact department or agency for further information if required. All items must be cleared and/or approved prior to issuance of the building permit.

Engineering Division (Land & Property Development) - (408) 615-3000

Bay Area Air Quality Control Board (BAQACDM/Demo/Abatement) - (415) 749-4762

Local School Tax - Contact City permit technician for applicable school district information - (408) 615-2420

- NOTES:
1. Applications for which no permit is issued within 180 days following the date of application shall automatically expire, per CRC 17053.3.
2. 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 two extensions 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 reactivated for up to 180 months. When a permit has been reactivated in excess of 1 year, the reactivation fee shall be approximately 100% of the original permit fee, per CRC 17053.5.

- DEFERRED SUBMITTALS
1. FOR NEW OR MODIFIED FIRE SPRINKLER SYSTEM: THE FIRE SPRINKLER SYSTEM TO BE SUBMITTED UNDER A SEPARATE PERMIT.

BUILDING CODES

Table listing building codes: CALIFORNIA BUILDING CODE (VOLUMES 1 & 2) 2019 EDITION, CALIFORNIA RESIDENTIAL CODE 2019 EDITION, CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 EDITION, CALIFORNIA ELECTRICAL CODE 2019 EDITION, CALIFORNIA MECHANICAL CODE 2019 EDITION, CALIFORNIA PLUMBING CODE 2019 EDITION, CALIFORNIA FIRE CODE 2019 EDITION, CALIFORNIA ENERGY CODE 2019 EDITION.

ALL APPLICABLE CURRENT CODES OF THE CITY SANTA CLARA, STATE OF CALIFORNIA

SHEET INDEX

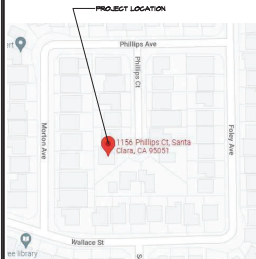
ARCHITECTURAL

- A-0 COVER SHEET
A-1 EXISTING SITE PLAN AND NEW SITE PLAN
A-2 EXISTING AND DEMO PLAN
A-3 PROPOSED 1ST AND 2ND FLOOR PLAN
A-4 EXISTING EXTERIOR ELEVATION
A-5 PROPOSED EXTERIOR ELEVATION
A-6 EXISTING ROOF PLAN AND PROPOSED ROOF PLAN

STRUCTURAL

T-24

VICINITY MAP



GENERAL NOTES

SITE EXAMINATION:

The contractor shall thoroughly examine site and satisfy himself as to the conditions under which the work is to be performed. The contractor shall verify all site all measurements affecting his work and shall be responsible for the correctness of the same. No extra compensation will be allowed to the contractor for the expenses due to his neglect to examine or failure to discover conditions which affect his work.

DEMOLITION NOTES:

The working drawings shall be used to determine the limits of new construction and existing construction to remain, and are not intended to show all existing construction. The general contractor shall be responsible for determining the extent and scope of existing construction to be removed. The general contractor shall perform work in or on the existing building which consists principally of, by its not necessarily limited to, the cutting and repair or replacement of portions of the existing building as show or as necessary for installation or extension of new work or remodeling called for on drawings. Make all necessary arrangements with owner for entry and execution of work in or on the existing building. The general contractor shall accept the site as he finds it and shall inform himself of its character and the type of work to be removed. The owner assumes no responsibility for the condition of the portion of building to be removed or demolished. Entirely demolish on the site any structure or portion there of indicated to be removed. Do not remove other as while the exception of any salvable items, as directed to be retained by owner; all removed structures and materials shall become the property of the contractor who shall promptly remove them from the premises. No such items shall be stored or accumulated on the premises. The general contractor shall see that all services to the areas to be demolished, such as water, gas, steam, electricity and telephone lines are disconnected at the entireties as applicable, all in accordance with the respective rules and regulations governing the utilities involved.

DIMENSION CONTROL:

It is the responsibility of the contractor and all sub-contractors to check and verify all conditions, dimension, lines and levels indicated. Proper fit and attachment of all parts is required. Should there be any discrepancies immediately notify the designer/drafter for correction or adjustment. In the event failure to do so, the contractor shall be responsible for correction of any error. All dimensions and conditions shall be checked and verified on the job site by each subcontractor before he begins his work. Any errors, omissions, or discrepancies shall be brought to the attention of the owner/contractor before construction begins. Commencement of work by any subcontractor shall indicate a knowledge and acceptance of all conditions describe in the construction documents or exist. On site, which could affect documents. Dimension control has been taken from the original construction documents supplied by the owner. Adjustment may have to be employed should as-built conditions vary from original documents.

CODE COMPLIANCE:

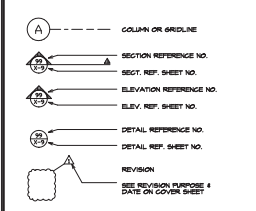
All work shall comply with applicable code and trade standards which govern each phase of work, including, but not limited to: Uniform Building Code (UBC), Uniform Mechanical Code (UMC), National Electrical Code (NEC), National Plumbing Code (NPC), and all applicable State and Local Codes and or Legislation.

The general contractor shall be responsible for the location of all existing utilities and coordinate their removal to avoid any interruption service to adjacent properties. The general contractor shall provide and install shoring required in connection with the demolition operations, and the supports shall hold the existing work which is to remain in proper position until new supporting members and adjacent work are installed. The general contractor shall inform himself of municipal regulations and carry out his work with all Federal & state requirements to reduce fire hazards and injuries to the public. All work, modification, and alteration will follow the 2019 2019 California Fire Code Chapter 33.

PROJECT DIRECTORY

Table with 4 columns: ARCHITECTURAL, PROPERTY, STRUCTURAL, and GENERAL. Lists project details for Linda Kim Residence, including addresses, contact information, and project descriptions like 'General Gold/Neon Renovation'.

SYMBOLS



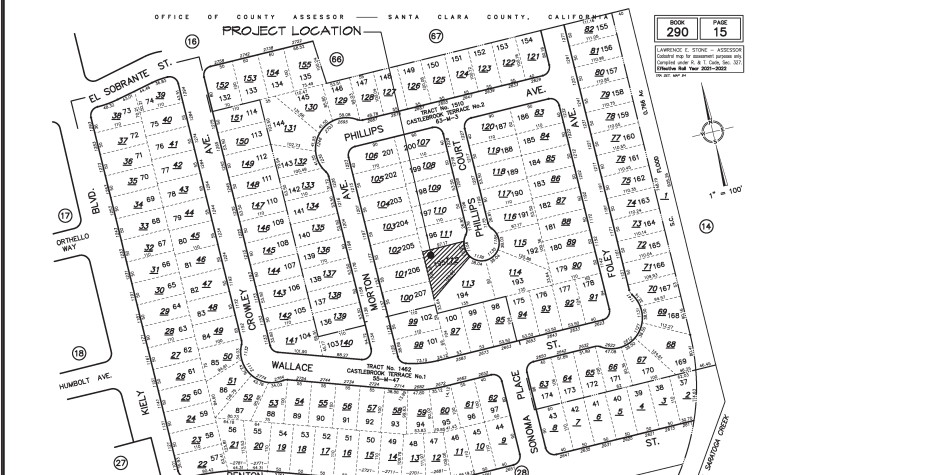
ABBREVIATIONS

Large table of abbreviations for construction terms, organized in columns with letters A through Z. Includes terms like 'CONSTR', 'FOUNDATION', 'ELECTRICAL', 'MECHANICAL', 'PLUMBING', 'ROOFING', etc.

MATERIALS

Table of materials and their corresponding symbols. Includes categories like CONCRETE, METAL STUDS, FINISHED FLOOR, PLYWOOD, RIGID INSULATION, AGGREGATE, Gypsum Board, etc.

PARCEL MAP



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REVISION:

Revision table with columns: No., Date, Revision. Row 1: 07.25.22, PLANNING DIV.

- PRELIMINARY (NOT FOR CONSTRUCTION)
PLANNING DIVISION (NOT FOR CONSTRUCTION)
REVIEW PLANS (NOT FOR CONSTRUCTION)
BUILDING SUBMITTAL

Sheet Description:

COVER SHEET

Tainnguyen

Scale: AS NOTED  
Date: 08/18/2022  
Project#: 2022

A-0

**SITE PLAN NOTES:**

1. VERIFY UTILITY HOOK UP LOCATIONS
2. EXISTING TREES TO BE PROTECTED AND FENCED DURING CONSTRUCTION.
3. ALL SITE GRADING AND CONDITIONS TO CONFORM TO LUDG ARTICLE 14, CHAPTER 3 AND CBC CHAPTER 1804.
4. ALL FILL AREAS TO BE COMPACTED TO CONFORM TO SECTION 1805.9 OF THE CALIFORNIA BUILDING CODE.
5. PROVIDE MINIMUM 5% DRAINAGE AWAY FROM BUILDING AND 5% FROM SITE TO STREET DRAINAGE AREAS OR AS SHOWN ON PLAN AS PER CBC 1805.9. SEE GRADING PLAN.
6. PROVIDE EROSION CONTROL AND CONTROL OF RUN OFF DURING EARTH WORK OPERATIONS.
7. EXISTING OR PROPOSED FILL SHALL NOT BE USED FOR SUPPORT OF CONCRETE FOOTINGS OR FLOOR SLABS UNLESS SOIL IS COMPACTED TO 98% WITH REQUIRED INSTRUCTIONS (SEE PLAN OR SOILS REPORT) - SUBSOLIDS AND DRAINWAYS MAY BE NOK UNLESS OTHERWISE REQUIRED BY LOCAL REQUIREMENTS. E.G., FIRE DISTRICTS, CONSULT SOILS REPORT IF ONE WAS REQUIRED.
8. MAX. CUT/FILL SLOPE - TWO (2) HORIZONTAL TO ONE (1) VERTICAL - SEE CBC 1805 FOR ADDITIONAL SITE / GRADING REQUIREMENTS.
9. WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN 1' IN 10', FOUNDATIONS SHALL BE LEVEL OR SHALL BE STEPPED SO THAT BOTH TOP AND BOTTOM OF EACH FOUNDATION ARE LEVEL.
10. FOUNDATION SUPPORTED ON FILL REQUIRE A SOIL INVESTIGATION REPORT AND A REPORT OF SATISFACTORY FILL PLACEMENT - SEE CBC 1805. ALL SOILS COMPACTION TESTING AND RELATED SOILS ENGINEERING WORK IS TO BE PROVIDED BY THE CONTRACTOR AND INCLUDED IN THE OVERALL COST OF THE PROJECT.
11. ALL FOUNDATION AREAS AND RETAINING WALLS AT 10% OF SLOPES SHALL BE PROVIDED WITH AN ACCEPTABLE STANDARD SURFACE BACK DRAIN SYSTEM AND ALL DRAINAGE SHALL BE CONDUCTED TO DAYLIGHT OR STREET IN AN ACCEPTABLE MANNER AND IN A NON - EROSIIVE DEVICE.
12. INDICATED HEIGHTS FOR RETAINING WALLS ARE APPROXIMATE - VERIFY ACTUAL HEIGHTS IN FIELD, NOTIFY ARCHITECT IF IT VARIES FROM RETAINING HEIGHT DESIGNS. IF NO RETAINING WALLS ARE SHOWN ON DRAWINGS BUT ARE REQUIRED DUE TO SITE CONDITIONS, NOTIFY THE ARCHITECT AND OBTAIN DESIGN REQUIREMENTS FROM THE ARCHITECT IN WRITING.
13. PROVIDE ALL ROUGH-IN FOR SEPTIC OR SEWER, PHONE, CABLE, GAS AND ELECTRICAL FROM STREET OR EXISTING SITE SOURCE TO THE PROJECT AS REQUIRED. VERIFY LOCATIONS, COMPATIBILITY AND CAPACITY OF EXISTING SERVICES TO ACCOMMODATE PROPOSED TOTAL SERVICE IMPACT. NOTIFY ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK. IF EXISTING SERVICES CANNOT ACCOMMODATE TOTAL SERVICES PROPOSED, UNLESS ALREADY DESIGNED FOR HERE IN.
14. REMOVE ALL EXISTING TREES WITHIN BUILDING PERIMETER IN ADDITION TO THOSE THAT ARE NOTED.
15. SOILS FACTORS FOR FOUNDATION DESIGN ARE ASSUMED. ARCHITECT IS NOT RESPONSIBLE FOR IN FIELD SOIL CONDITIONS NOR IRREGULAR DRAINAGE OR GRADINGS.
16. THE SIGNER OF THESE PLANS LIMITS HIS LIABILITY TO INFORMATION REPRESENTED THERE IN AND THE INTENDED USE THERE OF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS.
17. CONSTRUCT PROJECT TO ARCHITECT/ ENGINEER DESIGNS, ANY AND ALL STRUCTURAL OR DESIGN CHANGES SHALL FIRST BE APPROVED BY ARCHITECT AND RESUBMITTED FOR PLAN REVIEW.
18. PROVIDE BACK FLOW PREVENTION ON SEWER LATERAL.
19. ALL WORK TO COMPLY WITH THE 2014 CA BUILDING CODE, 2014 RESIDENTIAL CODE, 2014 6MC, 6P6, 6C65C, AND 2014 CALIFORNIA ENERGY CODE.
20. STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION SHALL COMPLY WITH CGS8C 4.106.2.
21. PROVIDE DRAINAGE AROUND HOUSE: MIN. 6" FALL WITHIN THE FIRST 10'-0" AS PER CRC 401.3 AND 6695C 4.106.105.15.
22. A MINIMUM OF 65% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGED FOR REUSE IN ACCORDANCE WITH SECTIONS 4.408.2, 4.408.3 OR 4.408.4 OR LOCAL ORDINANCE (WHICHEVER IS STRICTER).
23. PROPERTY SHALL BE IN COMPLIANCE WITH VEGETATION CLEARANCE REQUIREMENTS PER CGRS21 1.5.

**GENERAL NOTES:**

- MINIMUM 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL (PER 3) EXCEPTIONS:
- 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 MINIMUM OF 2% AWAY FROM THE BUILDING.
- GENERAL NOTES:**
1. APPROVAL OF THESE PLANS DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTIONS OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION IMPROVEMENTS, PUBLIC INTEREST REQUIRES A MODIFICATION OR A DEPARTURE FROM THE CITY OF SANTA CLARA SPECIFICATION OR THESE IMPROVEMENT PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE COMPLETED, AT THE SOLE EXPENSE OF THE OWNER AND/OR CONTRACTOR.
  2. CONTACT PUBLIC WORKS (408) 618-5050, FOR INSPECTION OF GRADING, STORM DRAINAGE, AND PUBLIC IMPROVEMENTS.
  3. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
  4. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND ENSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
  5. UTILIZE BEST MANAGEMENT PRACTICES (BMPs) AS REQUIRED BY THE STATE WATER RESOURCE CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS THE SOIL.
  6. ALL NEW ELECTRICAL SERVICE (POWER, PHONE, AND/OR CABLE) SHALL BE UNDERGROUND.
  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 LANDSCAPED AREA.
  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.

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REVISIONS:

No.	Date	Revision
07	07.25.22	PLANNING DIV.

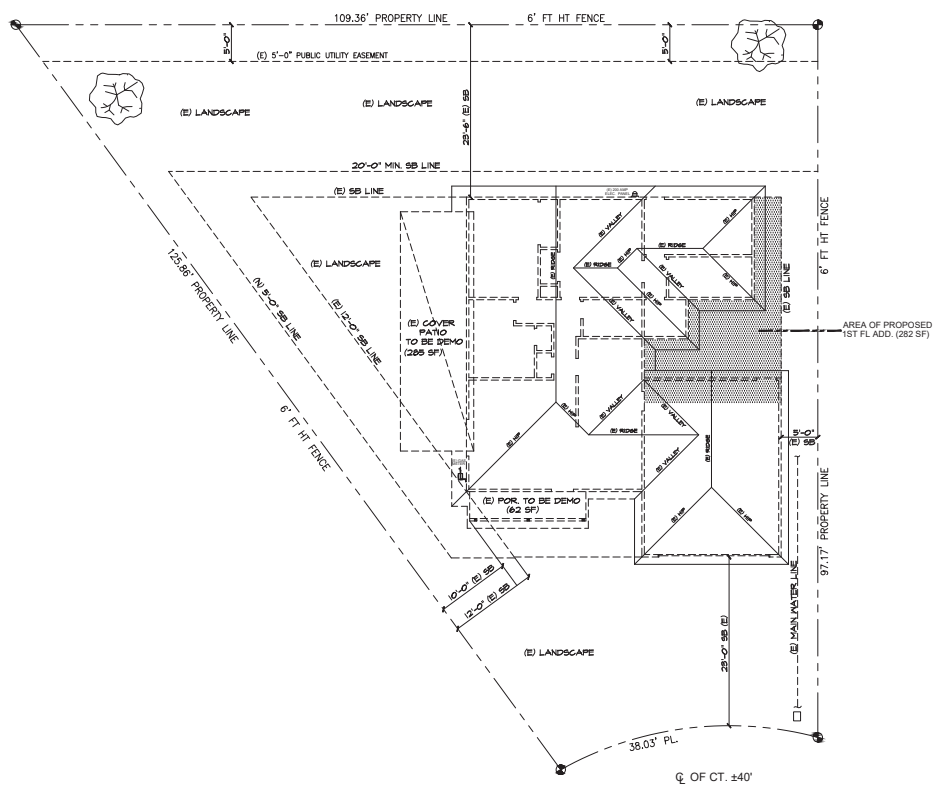
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- REVIEW PLANS (NOT FOR CONSTRUCTION)
- BUILDING SUBMITTAL

Sheet Description:  
**EXISTING SITE PLAN AND PROPOSED SITE PLAN**

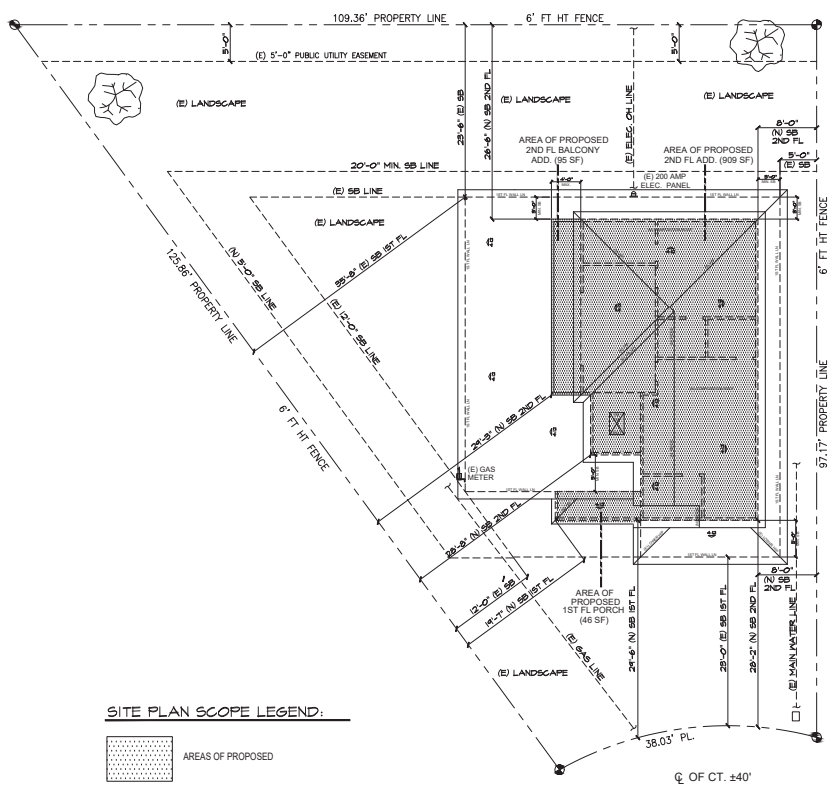
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Scale: AS NOTED  
Drawn: TAL NGUYEN  
Date: 08.11.2022  
Project#: 2902

**A-1**



**EXISTING SITE PLAN**  
1/8"=1'-0"



**PROPOSED SITE PLAN**  
1/8"=1'-0"



**SITE PLAN SCOPE LEGEND:**



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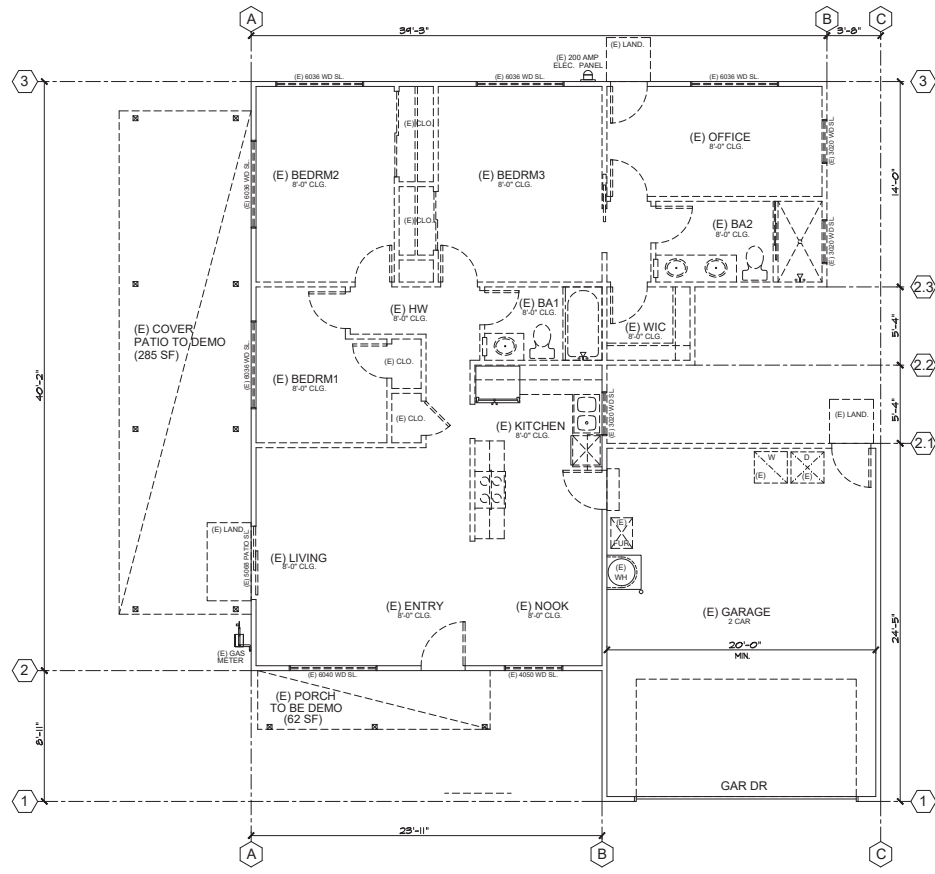
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Sheet Description:  
**EXISTING / DEMO  
PLAN**

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**WALL LEGEND:**  
 \_\_\_\_\_ EXISTING WALL TO REMAIN  
 - - - - - (E) WALL TO BE REMOVED

**EXISTING / DEMO PLAN**  
 1/8" = 1'-0"

Revisions:

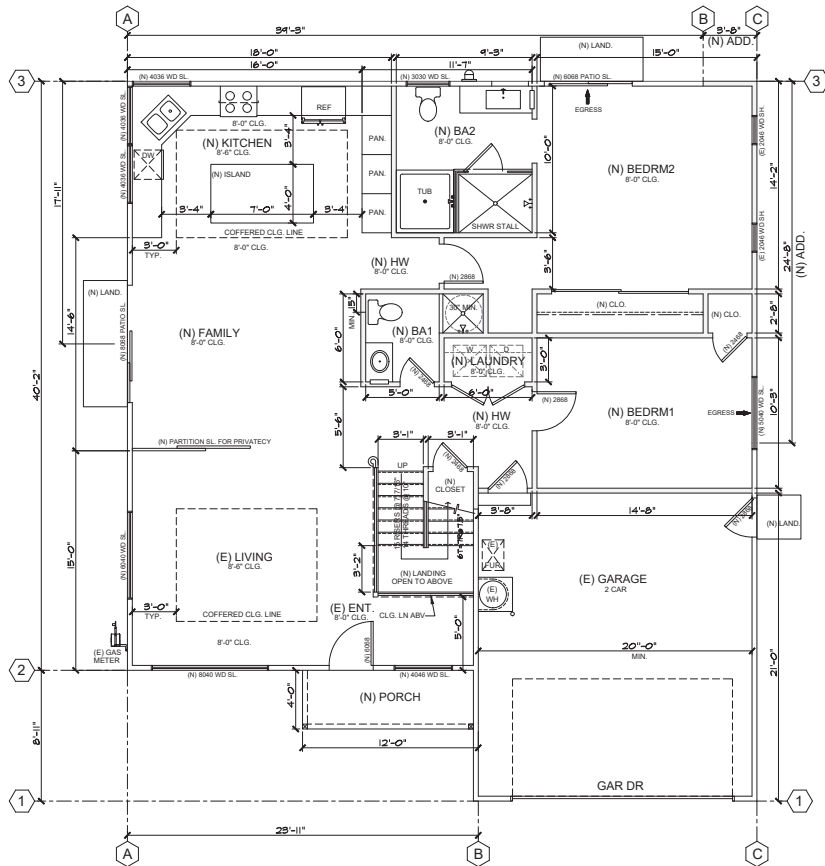
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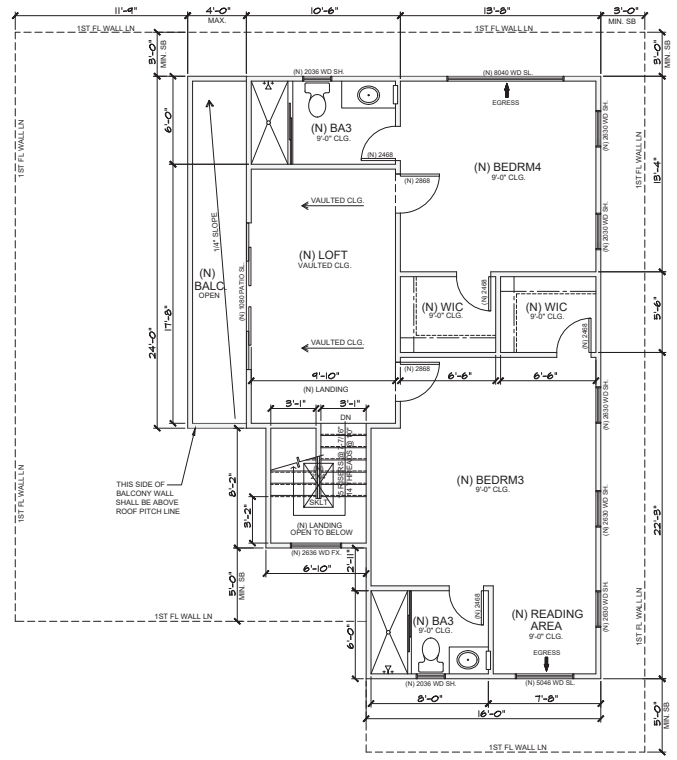
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**PROPOSED  
FLOOR PLAN**

*Tainyuyen*

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Date: 08.11.2022  
Project#: 2022



**PROPOSED FIRST FLOOR PLAN**  
1/4"=1'-0"



**WALL LEGEND:**  
 \_\_\_\_\_ EXISTING WALL TO REMAIN  
 \_\_\_\_\_ NEW WALL

**PROPOSED SECOND FLOOR PLAN**  
1/4"=1'-0"



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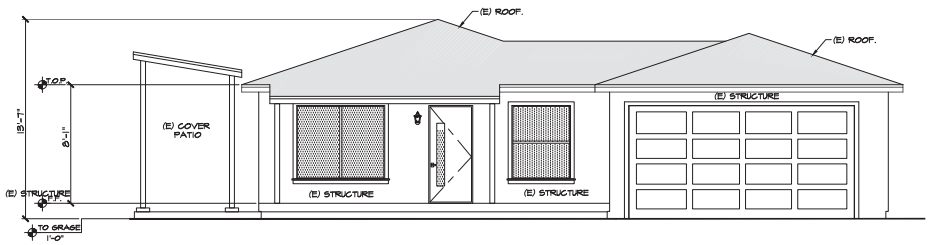
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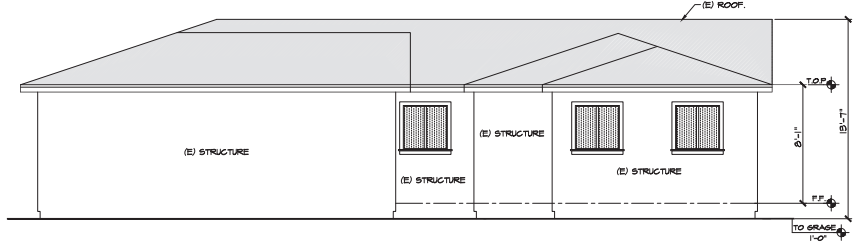
**EXISTING  
EXTERIOR  
ELEVATION**

*Tainguyen*

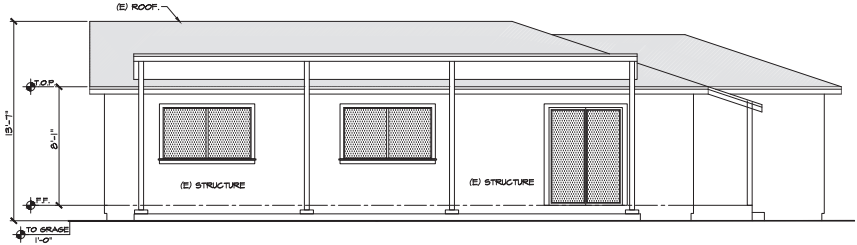
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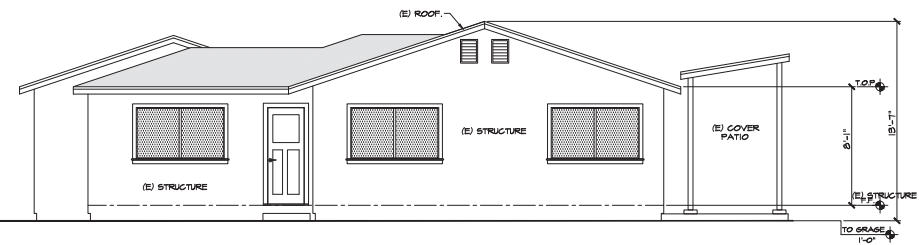
(E) FRONT ELEV.  
1/4"=1'-0"



(E) RIGHT ELEV.  
1/4"=1'-0"



(E) LEFT ELEV.  
1/4"=1'-0"



(E) REAR ELEV.  
1/4"=1'-0"



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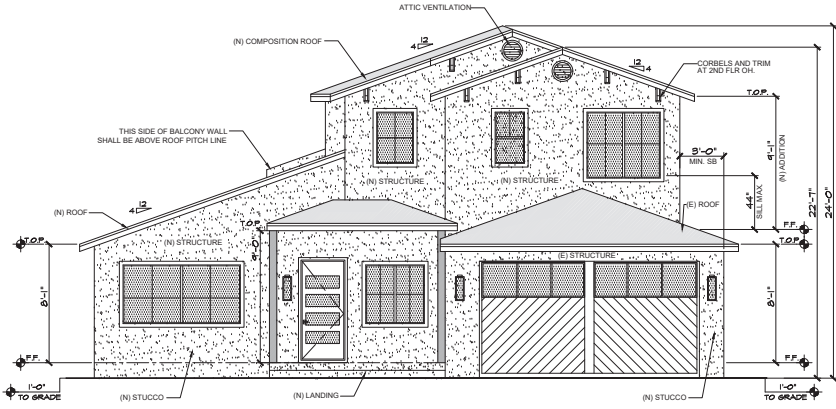
Sheet Description:

PROPOSED  
EXTERIOR  
ELEVATION

Taingyuen

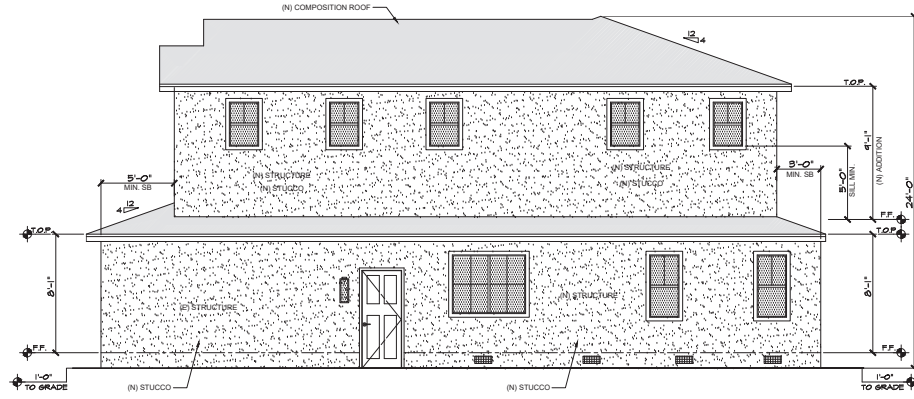
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A-5

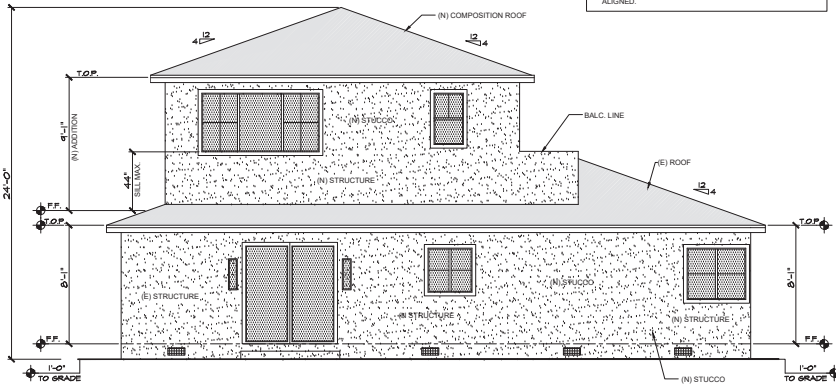


(N) FRONT ELEV.  
1/4"=1'-0"

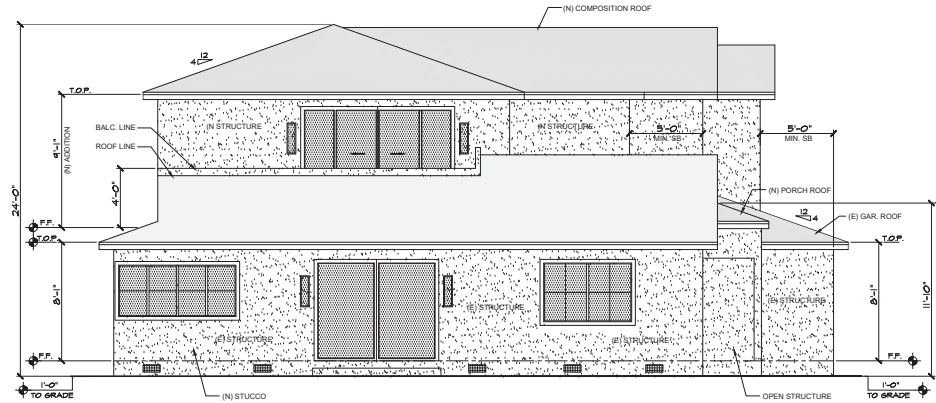
- NOTES:
- ALL EXTERIOR LIGHTING WILL BE DOWNWARD DIRECTED WITH BULBS SHIELDED FROM NEIGHBORS VIEW.
  - WINDOWS (THAT ARE NOT FOR EGRESS) ON SECOND FLOOR SHALL BE CLEAR STORY HAVE 6 FOOT SILL.
  - WINDOWS, DOORS AND OTHER OPENINGS SHALL BE ALIGNED.



(N) RIGHT ELEV.  
1/4"=1'-0"



(N) REAR ELEV.  
1/4"=1'-0"



(N) LEFT ELEV.  
1/4"=1'-0"

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Revisions:

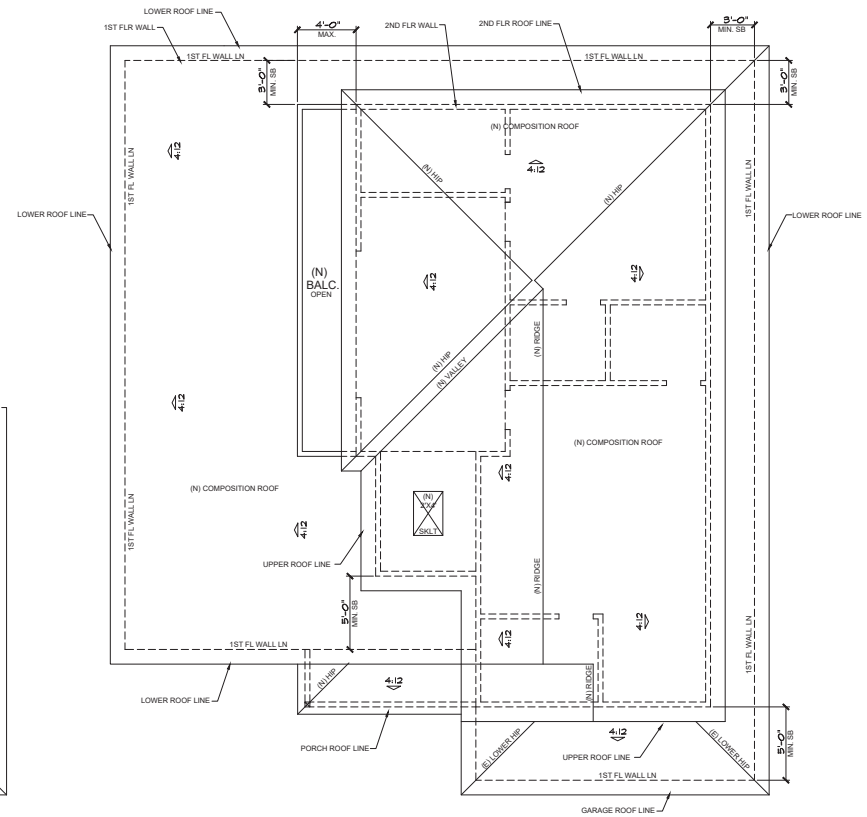
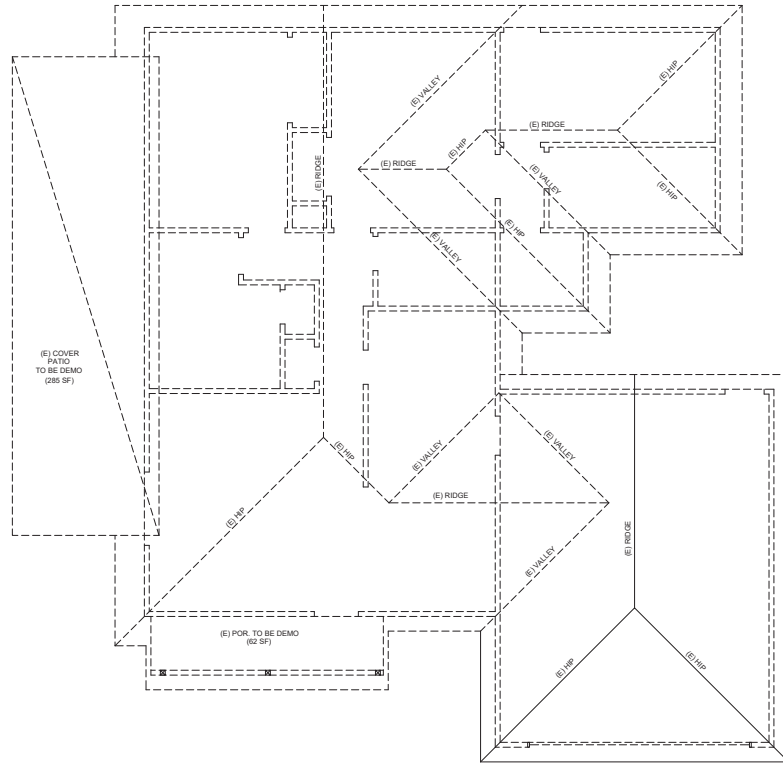
No.	Date	Revision
1	07.25.22	PLANNING DIV.

- PRELIMINARY (NOT FOR CONSTRUCTION)
- PLANNING DIVISION (NOT FOR CONSTRUCTION)
- REVIEW PLANS (NOT FOR CONSTRUCTION)
- BUILDING SUBMITTAL

Sheet Description:  
**EXISTING ROOF  
PLAN AND  
PROPOSED  
PLAN**

*Tain Nguyen*

Scale: AS NOTED  
Drawn: TAL NGUYEN  
Date: 08.11.2022  
Project#: 2022



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

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