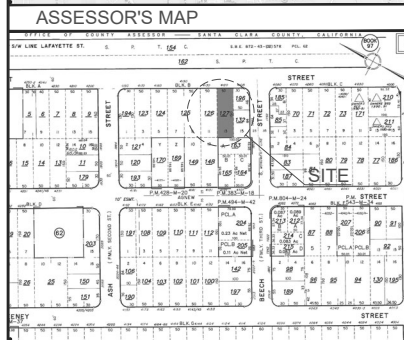


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PROJECT DESCRIPTION	
PROJECT SCOPE OF WORK: PROJECT CONSISTS OF INT. & EXT. DESIGN TO AN EXISTING 1900 ERA VICTORIAN RESIDENCE WITH INT. DES. IMPROVEMENTS TO DEVELOP OUT THE (E) BASEMENT INTO A USABLE ACCESSORY DWELLING UNIT (A.D.U.)/N. INT. STAIRS AND AN EXT. EGRESS STAIR WELL. REMOVE AND ENLARGE THE KITCHEN TO ACCOM. THE (N) INT. STAIRS & THE LIVING/DINING ROOM AREAS. (N) FOUND RETAINING WALL. @ BASEMENT FOR PERIMETER WALLS OF (N) A.D.U./ SPACE.	
ADDRESS:	4120 BASSETT STREET SANTA CLARA, CA 95054
APN:	104-12-127
ZONING:	RI-6L
BUILDING TYPE:	TYPE V-B
OCCUPANCY:	R-35(h)
LOT SIZE:	1504 SQ. FT.
PROJECT AREA: (E) RESIDENCE: 1,047.1 SQ. FT. (N) MAIN FLR. ADDITIONS 441.4 SQ. FT. (E) ATTIC REMODEL (USABLE SPACE) 671.7 SQ. FT.	
(N) MAIN FLR. RES. SQ. FT. TOTAL 2,166.6 SQ. FT. ALLOWABLE A.D.U. SQ. FT. (50%) 1,083.3 SQ. FT.: (ALLOWABLE)	
(E) BASEMENT (INCOND. SPACE): 1,029.6 SQ. FT.: (PROPOSED) PROPOSED (N) BSMT. ADJ. 818.2 SQ. FT.: (PROPOSED) PROPOSED (N) MECH RM. 116.3 SQ. FT.: (PROPOSED) TOTAL (N) BSMT. SPACE: 434.5 SQ. FT.: (PROPOSED)	
(N) MAIN FLR. RES. SQ. FT. TOTAL 1,489.1 SQ. FT. (E) FRONT PORCH: 84.25 SQ. FT. (E) DET. GARAGE 40.0 SQ. FT. (E) DET. ACCESS. BLDG. 124.5 SQ. FT.	
(N) TOTAL LOT COVERAGE: 2,098.8 SQ. FT.: (PROPOSED) 2,098.8 / 1504 = 21.9 % (40% MAX. ALLOWABLE)	
DRAWING INDEX: A-0.0 TITLE SHEET W/SITE PLANS & PROJECT INFO. A-0.1 CALIF. GREEN BLDG. STDS. WATER CONSERV. REGS. A-0.2 CALIF. GREEN BLDG. STDS. HEAT, HVAC REGS. A-0.3 PROJECT SPECS. CODE NOTES H-1.0 HISTORIC PRESERVATION TREATMENT (CHART) A-1.0 (E) MAIN FLR. & EXT. ELEV. DEMO. PLAN A-1.1 (E) BASEMENT DEMO. PLAN A-2.0 (N) MAIN FLOOR PLAN A-2.1 (N) BASEMENT A.D.U. & ATTIC FLOOR PLANS A-3.0 (N) EAST & SOUTH EXT. ELEVATIONS A-3.1 (N) WEST & NORTH EXT. ELEVATIONS A-4.0 (N) SECTIONS	
PROJECT DIRECTORY	
OWNER - CLIENT: JEFF JAURGIL 4120 BASSETT STREET SANTA CLARA, CA 95054 PH: 415.608.4670 em: getjeff@gmail.com	ARCHITECT: STRATA DESIGN STUDIO P.O. Box #1121 SAN JOSE, CA 95108 JOHN TABUENA-FROILLI, AIA HISTORIC ARCHITECT 408.108.5148 jtfroll@gmail.com
BUILDING CONTRACTOR: T.B.D.	STRUCT. ENGINEER: TBD
SHEET NOTES	
1. CODES: PROJECT CONSTRUCTION IS TO COMPLY WITH THE MOST CURRENT ADOPTED CODES: 2014 CALIF. HISTORIC CODE, 2014 CALIF. RESID CODE (2014 CRC), 2014 CGB, 2014 ELEC., PLUMBING, & MECH. CODES, CALGREEN, AND ENERGY CODES	
2. LOCATE, IDENTIFY, AND PROTECT ALL UNDERGROUND UTILITY LINES AND METERS TO REMAIN PRIOR TO START OF SITE WORK AND ANY DIGGING.	
3. REFER TO DEMOLITION NOTES FOR ADDITIONAL INFORMATION. OBTAIN ALL LOCAL REQUIREMENTS AND DEMOLITION REGULATIONS FROM CITY BLDG DEPT. AS REQUIRED BY THE CITIES DISPOSAL AND CALGREEN BUILDINGS PROGRAM (REFER CALGREEN PGS. REFD. ABOVE)	
4. IDENTIFY AND PROTECT ANY LANDSCAPING OR TREES TO REMAIN PRIOR TO SITE WORK. SEE ALSO TREE PROTECTION NOTES @ DEMO SITE PLAN.	
5. REFER TO SHT. INDEX ABOVE FOR "GREEN BUILDING PROJECT REGS" FOR CONSTRUCTION, DEMOLITION, AND DISPOSAL INFO.	
6. SEE FOLLOWING ATTACHED SHEETS FOR NEW CONSTRUCTION REQUIREMENTS AND ADDITIONAL DEMOLITION INFORMATION.	
SITE LEGEND	
P	PROPERTY LINE
M	UNDERGROUND WATER LINE
G	UNDERGROUND GAS LINE
	NEW GAS METER
	ELECT. SERV. # METER
	WATER METER

 STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS	JOURNII REMODEL SS/E DATE 07/03/2020 PROCEEDS REVIEW 12/10/2019 PROJ. DES. DATE 03/05/2021 PLANNING SUBMIT 04/15/2021 HIST. EVAL. REVS	
	60245003 PLANNING / HLC SUBMIT	
STRATA DESIGN STUDIO DESIGN CONSULTING PRESERVATION	JOHN S. TABLUNA-FROLLI, AIA 11111111111 SAN JOSE, CA 95108 408.793.5114 - jfr@stratadsgn.com	
OWNER: JEFF JAURIGUI 4120 BASSETT STREET SANTA CLARA, CA 95054 getieff@gmail.com ph.415.608.4670	JOURNII REMODEL PROJECT SITE: 4120 BASSETT STREET SANTA CLARA, CA 95054 APN: 104-12-127	
DSWNN GTF/JTF	DATE 02/24/2023	
SCALE AS NOTED	PROJECT NO. 2019-22	
SHEET A0.0	PROJECT NO. 2019-22	

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

02/24/2023 PLANNING / HLC SUBMIT

LICENSED ARCHITECT & LANDSCAPE ARCHITECT
VINNIE V. PROHLA
NO CREDIT
8/1/2023
PROFESSIONAL SEAL
STATE OF CALIFORNIA

STRATA DESIGN STUDIO
DESIGN - CONSULTING - PRESERVATION

N S. TABUENA-FROLLI, AIA
 P.O. BOX 1127
 SAN JOSE, CA 95108
 408.703.5148 - jtfroll@gmail.com

OWNER:

JEFF JAURIGUI
120 BASSETT STREET
ANTA CLARA, CA 95001
getjeff@gmail.com

JAURIGUI REMODEL

PROJECT SITE:
20 BASSETT STREET
UTA CLARA, CA 95054

	C
	02
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DRAWN
GTF/JTF
DATE
2/24/2023
SCALE
AS NOTED
PROJECT NO.
2019.22
SHEET

A0.1
OF

[illegible]

On or before January 1, 2025, all non-compliant planning facilities that are subject to water-consuming planning facilities (covered by the building, irrigation or outdoor property categories) shall be in compliance with the water conservation measures required by the 2019 California Plumbing Code, California Code of Regulations, Title 24, and the California Green Building Standards Code (CALGreen), and all manufacturing facilities shall be in compliance with the water conservation measures required by the 2019 California Plumbing Code, California Code of Regulations, Title 24, and the California Green Building Standards Code (CALGreen).

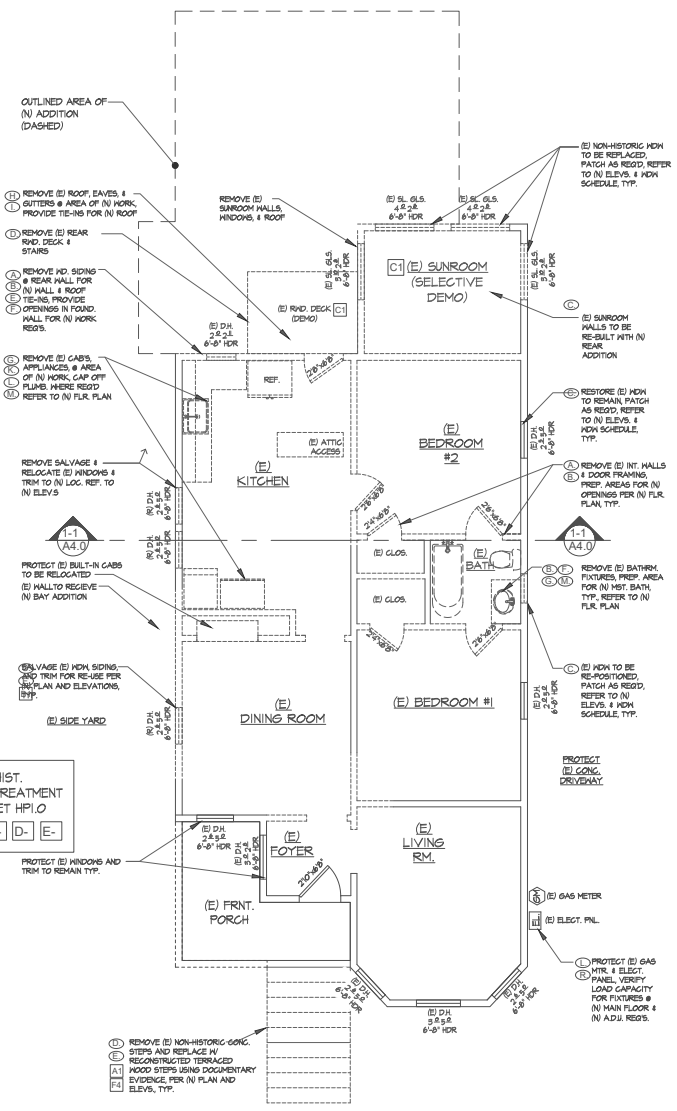
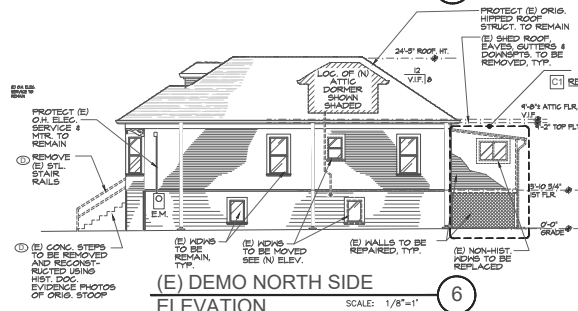
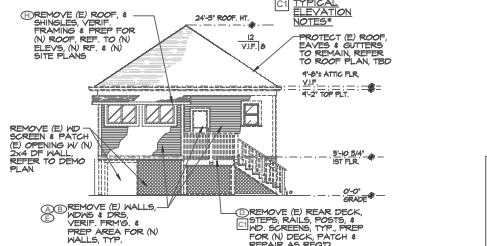
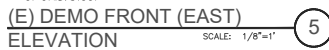
Upon completion and signing this Certificate, please return it to the Building Division in order to fulfill your legal obligation.

Planner Type	Non-Compliance Planning Facility		Compliance Planning Facility	
	Water Usage Flow Rate	Water Usage Flow Rate	Water Usage Flow Rate	Water Usage Flow Rate
Water Conservation	Exceeds 1.5 gpm per fixture	Exceeds 1.5 gpm per fixture	2019 CUPC 15.10.1, 15.10.2, 15.10.3, 15.10.4, 15.10.5, 15.10.6, 15.10.7, 15.10.8, 15.10.9, 15.10.10, 15.10.11, 15.10.12, 15.10.13, 15.10.14, 15.10.15, 15.10.16, 15.10.17, 15.10.18, 15.10.19, 15.10.20, 15.10.21, 15.10.22, 15.10.23, 15.10.24, 15.10.25, 15.10.26, 15.10.27, 15.10.28, 15.10.29, 15.10.30, 15.10.31, 15.10.32, 15.10.33, 15.10.34, 15.10.35, 15.10.36, 15.10.37, 15.10.38, 15.10.39, 15.10.40, 15.10.41, 15.10.42, 15.10.43, 15.10.44, 15.10.45, 15.10.46, 15.10.47, 15.10.48, 15.10.49, 15.10.50, 15.10.51, 15.10.52, 15.10.53, 15.10.54, 15.10.55, 15.10.56, 15.10.57, 15.10.58, 15.10.59, 15.10.60, 15.10.61, 15.10.62, 15.10.63, 15.10.64, 15.10.65, 15.10.66, 15.10.67, 15.10.68, 15.10.69, 15.10.70, 15.10.71, 15.10.72, 15.10.73, 15.10.74, 15.10.75, 15.10.76, 15.10.77, 15.10.78, 15.10.79, 15.10.80, 15.10.81, 15.10.82, 15.10.83, 15.10.84, 15.10.85, 15.10.86, 15.10.87, 15.10.88, 15.10.89, 15.10.90, 15.10.91, 15.10.92, 15.10.93, 15.10.94, 15.10.95, 15.10.96, 15.10.97, 15.10.98, 15.10.99, 15.10.100, 15.10.101, 15.10.102, 15.10.103, 15.10.104, 15.10.105, 15.10.106, 15.10.107, 15.10.108, 15.10.109, 15.10.110, 15.10.111, 15.10.112, 15.10.113, 15.10.114, 15.10.115, 15.10.116, 15.10.117, 15.10.118, 15.10.119, 15.10.120, 15.10.121, 15.10.122, 15.10.123, 15.10.124, 15.10.125, 15.10.126, 15.10.127, 15.10.128, 15.10.129, 15.10.130, 15.10.131, 15.10.132, 15.10.133, 15.10.134, 15.10.135, 15.10.136, 15.10.137, 15.10.138, 15.10.139, 15.10.140, 15.10.141, 15.10.142, 15.10.143, 15.10.144, 15.10.145, 15.10.146, 15.10.147, 15.10.148, 15.10.149, 15.10.150, 15.10.151, 15.10.152, 15.10.153, 15.10.154, 15.10.155, 15.10.156, 15.10.157, 15.10.158, 15.10.159, 15.10.160, 15.10.161, 15.10.162, 15.10.163, 15.10.164, 15.10.165, 15.10.166, 15.10.167, 15.10.168, 15.10.169, 15.10.170, 15.10.171, 15.10.172, 15.10.173, 15.10.174, 15.10.175, 15.10.176, 15.10.177, 15.10.178, 15.10.179, 15.10.180, 15.10.181, 15.10.182, 15.10.183, 15.10.184, 15.10.185, 15.10.186, 15.10.187, 15.10.188, 15.10.189, 15.10.190, 15.10.191, 15.10.192, 15.10.193, 15.10.194, 15.10.195, 15.10.196, 15.10.197, 15.10.198, 15.10.199, 15.10.200, 15.10.201, 15.10.202, 15.10.203, 15.10.204, 15.10.205, 15.10.206, 15.10.207, 15.10.208, 15.10.209, 15.10.210, 15.10.211, 15.10.212, 15.10.213, 15.10.214, 15.10.215, 15.10.216, 15.10.217, 15.10.218, 15.10.219, 15.10.220, 15.10.221, 15.10.222, 15.10.223, 15.10.224, 15.10.225, 15.10.226, 15.10.227, 15.10.228, 15.10.229, 15.10.230, 15.10.231, 15.10.232, 15.10.233, 15.10.234, 15.10.235, 15.10.236, 15.10.237, 15.10.238, 15.10.239, 15.10.240, 15.10.241, 15.10.242, 15.10.243, 15.10.244, 15.10.245, 15.10.246, 15.10.247, 15.10.248, 15.10.249, 15.10.250, 15.10.251, 15.10.252, 15.10.253, 15.10.254, 15.10.255, 15.10.256, 15.10.257, 15.10.258, 15.10.259, 15.10.260, 15.10.261, 15.10.262, 15.10.263, 15.10.264, 15.10.265, 15.10.266, 15.10.267, 15.10.268, 15.10.269, 15.10.270, 15.10.271, 15.10.272, 15.10.273, 15.10.274, 15.10.275, 15.10.276, 15.10.277, 15.10.278, 15.10.279, 15.10.280, 15.10.281, 15.10.282, 15.10.283, 15.10.284, 15.10.285, 15.10.286, 15.10.287, 15.10.288, 15.10.289, 15.10.290, 15.10.291, 15.10.292, 15.10.293, 15.10.294, 15.10.295, 15.10.296, 15.10.297, 15.10.298, 15.10.299, 15.10.300, 15.10.301, 15.10.302, 15.10.303, 15.10.304, 15.10.305, 15.10.306, 15.10.307, 15.10.308, 15.10.309, 15.10.310, 15.10.311, 15.10.312, 15.10.313, 15.10.314, 15.10.315, 15.10.316, 15.10.317, 15.10.318, 15.10.319, 15.10.320, 15.10.321, 15.10.322, 15.10.323, 15.10.324, 15.10.325, 15.10.326, 15.10.327, 15.10.328, 15.10.329, 15.10.330, 15.10.331, 15.10.332, 15.10.333, 15.10.334, 15.10.335, 15.10.336, 15.10.337, 15.10.338, 15.10.339, 15.10.340, 15.10.341, 15.10.342, 15.10.343, 15.10.344, 15.10.345, 15.10.346, 15.10.347, 15.10.348, 15.10.349, 15.10.350, 15.10.351, 15.10.352, 15.10.35	

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FORM AND STRUCTURE

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JAURIGUI REMODEL ISSUE DATE 07/01/2023 PROGRESS REVIEW 12/10/2020 PROG. Desc. Draw 02/05/2021 PLANNING SUBMITL. 04/15/2022 HST. ELEV. REVS 02/24/2023 PLANNING / HLC SUBMITL.			
			
STRATA DESIGN STUDIO DESIGN / CONSULTING / PRESERVATION JOHN S. TARKENTON - FROLLI, AIA P.O. BOX 1127 SAN JOSE, CA 95108 408.793.9148 - jtdesign@aol.com			
JAURIGUI REMODEL		OWNER: JEFF JAURIGUI 4120 BASSETT STREET SANTA CLARA, CA 95054 gejefr@gmail.com ph.415.608.4670	
JAURIGUI REMODEL		PROJECT SITE: 4120 BASSETT STREET SANTA CLARA, CA 95054 APN: 104-12-127	
DRAWING GTF/JTF		SCALE AS NOTED	
DATE 02/24/2023		PROJECT NO. 2019.22	
SHEET		OF	
A1.0			

1. ALL WORK IS TO FOLLOW THE SECRETARY OF THE INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC RESOURCES. REFER TO AND OBSERVE THE REQUIREMENTS OF THE HISTORIC PRESERVATION PLAN NOTES FOR THE PROJECT, SEE (N) ELEV. SHT. A3.0 , TYP.
2. CONTRACTOR AND SITE WORK CREWS SHALL NOT COMMENCE WITH THE SELECTIVE DEMOLITION WORK UNTIL AFTER MEETING WITH THE OWNER AND HISTORIC ARCHITECT TO IDENTIFY a.) THE EXISTING BUILDING COMPONENTS TO BE PROTECTED AND RETAINED, AND b.) THE SELECTIVE DEMOLITION COMPONENTS TO BE REMOVED AND SALVAGED, FOR REUSE ON THE PROJECT, TYP.

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ANTA CLARA, CA 95054
getjeff@gmail.com
ph.415.608.4670

PROJECT SITE:
0 BASSETT STREET
TA CLARA, CA 95054
APN: 104-12-127

SHEET

OF



REMOVE (E)
CHIMNEY, PATCH
FRAMING & FIN.
AS REQD TO
MATCH (E)

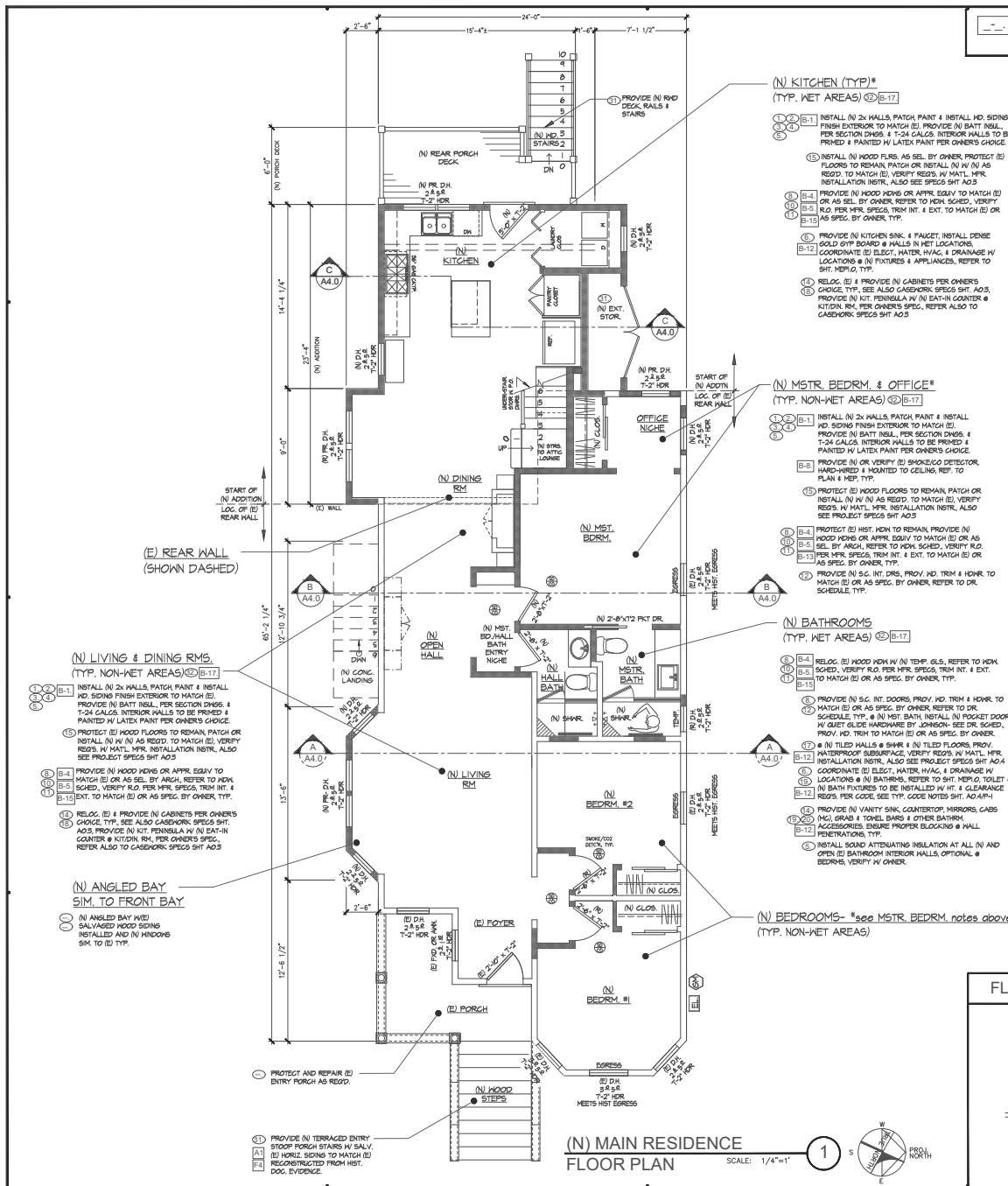
(E) F.A.U. & WTR.
HTR, RELOC. OR
STORE &
PROTECT FOR
POSSIBLE RE-USE,
VERIFY W/ OWNER

SCALE: 1/4"=1'

2

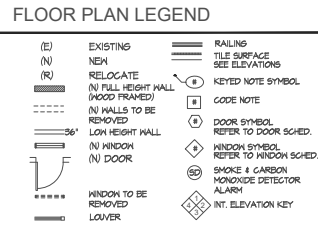


(E)	EXISTING	=====	RAILING
(N)	NEW	=====	TILE SURFACE
(R)	RELOCATE	=====	SEE ELEVATIONS
=====	(N) FULL HEIGHT HALL, (WOOD FRAMED)	Ⓢ	KEYED NOTE SYMBOL
-----	(N) HALLS TO BE REMOVED	Ⓢ	CODE NOTE
===== 36"	LOW HEIGHT HALL	Ⓢ	DOOR SYMBOL
=====	(N) WINDOW	Ⓢ	REFER TO DOOR SCHED.
=====	(N) DOOR	Ⓢ	WINDOW SYMBOL
=====		Ⓢ	REFER TO WINDOW SCHED.
=====		Ⓢ	SMOKE & CARBON MONOXIDE DETECTOR ALARM
=====	WINDOW TO BE REMOVED	Ⓢ	INT. ELEVATION KEY
=====	LOUVER		



TYPICAL CODE NOTES- SEE SHEET A0.3

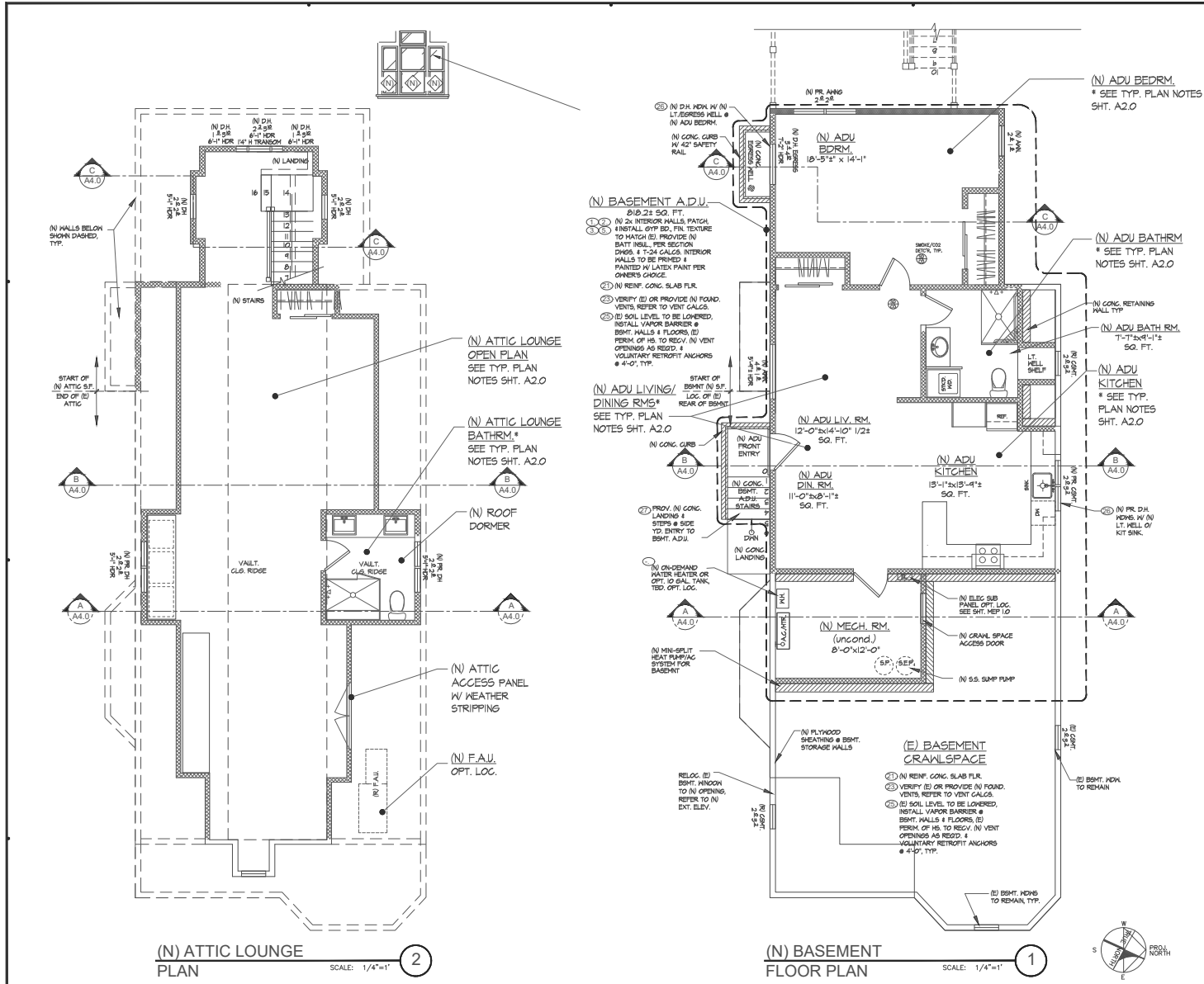
REFER TO HIST. PRESERV. TREATMENT NOTES, SHEET H.P.0



SHEET NOTES

- ALL WORK IS TO FOLLOW THE SECRETARY OF THE INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC RESOURCES. REFER TO AND OBSERVE THE REQUIREMENTS OF THE HISTORIC PRESERVATION PLAN NOTES FOR THE PROJECT, SEE (N) ELEV. SHT. A3.0. TYP.
 - CONTRACTOR AND SITE WORK CREWS SHALL NOT COMMENCE WITH THE SELECTIVE DEMOLITION WORK UNTIL AFTER MEETING WITH THE OWNER AND HISTORIC ARCHITECT TO IDENTIFY A) THE EXISTING BUILDING COMPONENTS TO BE PROTECTED AND RETAINED, AND B) THE SELECTIVE DEMOLITION COMPONENTS TO BE REMOVED AND SALVAGED. FOR REUSE ON THE PROJECT, TYP.
- KEYED SHEET NOTES:**
- REMOVE (E) FINISHES ONLY AS REQ'D FOR (N) WORK TO INCLUDE: FRAMING, WIRING, AND INSULATION. ENSURE ALL (E) AREAS TO REMAIN ARE PROTECTED FROM DAMAGE DURING PERIOD OF (N) WORK AND REPAIR.
 - INSTALL (N) 2x6 NO. 2 STUD FRAMING W/ STRUCT 1 SHEAR PLATE W/WD WHERE NOTED ON STRUCT. DWGS.
 - WHERE REQ'D PATCH (E) WALLS WITH (N) GYPSO TO MATCH (E) NAILED W/DRYWALL SCREWS @ 8" O.C. EDGES, 10" O.C. FIELD MAX. TYP. PROVIDE DENSE GOLD GYPSO BOARD AT ALL NET WALLS. REFER TO FLR. PLAN.
 - INSTALL (N) HORIZ. WD. SIDING EXT. FIN. 02 LAYERS OF GRID D BLOOD PATTERN PER CBC 2512. WITH SMOOTH SURF. TEXTURE AND PAINT TO MATCH ORIG. DROP SIDING. TYP. PRIME AND PAINT TO MATCH (E) SIDING TYP. COORD. INFILL FRAMING TO ENSURE EVEN FLUSH TRANSITION W/ (E) SURE TYP.
 - PROVIDE INSULATION & INSTALL AS REQUIRED. (NOTE: USE FORMALDEHYDE FREE)
 - Ceilings R-120 MIN. BATT INSUL. (VENTED ATTIC) TYP.
 - Walls R-120 MIN. BATT INSUL. TYP.
 - Floors R-120 MIN. BATT INSUL. TYP.
 - PROVIDE SOUND ATTENUATING R-13 MIN. INSULAT. AT (N) AND OPEN (E) BATHROOM INTERIOR WALLS, OPTIONAL. @ BEDROOMS, VERIFY W/ OWNER.
 - COORD. SUPPLY LINES FOR WTR, ELECT., HVAC, & DRAINAGE FOR (N) REQ'S. CAP OFF ABANDONED LINES & RE-ROUTE AS REQ'D TO (N) FIXTURES. UTILIZE (E) FURN. DUCTING WHERE POSS. REPL. W/ (N) DUCTING AS REQ'D TO (N) ROOMS. TIE IN ALL (N) DRAINS TO MAIN SEWER LINE. PROV. (N) CROSSLINK FROM (N) SUBPANEL AS REQ'D. VERIFY FINAL LOC. IN FIELD W/OWNER.
 - INSTALL (N) 24 GA GSM OEGE GUTTER, W/ (N) 2" RND. 26 GA GSM D S S & SPLASH BLKS. SLOPED AWAY FROM BASE OF HS. DIRECT TO YARD, SEE SEE PLAN.
 - INST. (N) 1x6 EXT. PAINT GRADE TRIM & CS. WORK W/ COLOR & TEXT. TO MATCH (E). PROV. SHOP REVIEW DRAWINGS AS REQ'D FOR APPROV. BY OWNER, TYP.
 - INSTALL (N) ROOF @ AREAS OF (N) WORK W/ (N) CLASS A HIGH DEF. COMP. ASPH. SHINGLE RFG. TO MATCH (E) TYP. INSTALL OVER 2 LAYERS 3/8" ASPH. IMPREG. RFG. FELT TYP. REVIEW COLOR IN FIELD W/ OWNER. PROTECT (E) ROOF TO REMAIN, REFER TO ROOF PLAN SHT. A3.1.
 - PROTECT (E) WINDOWS TO REMAIN, PROVIDE (N) APPROV. WDS. AS SEL. BY ARCH. INSTALL WD. TRIM PER ELEV. @ (N) BSMT. PROV. WDS. AS SPEC. D BY ARCH. SEE WOOD. SPECS. A3.0 & SCHED. A2.1 FOR ADDL. INFO. TYP.
 - VERIFY (E) FRAMING AND INSTALL (N) 4x8 DOOR W/ 1x TRIMMERS AROUND WINDOWS. W/ OBL. 2x BLK. EA. WAY AT TOP AND BTM OF WOOD FRAMING. STRAPS PER STRUCT. DETAIL TYP.
 - SALVAGE (E) OR PROV. (N) PAINT GRADE (1-3/8" MIN.) SOLID CORE INT. WD. DRS & HWDL. TO MATCH (E). PROV. (N) PAINT GRD. POCKET DRS. TO MATCH (E) OR. PATTERN, W/ JOHNSON GLUE HWDL. PER DR. SCHED. TYP.
 - PROVIDE (N) S.C. PAINT GR. EXT. OR TO (N) KIT. REAR ENTRY. PROV. (N) S.C. PAINT GRD. HINGED FR. DR. & HWDL. W/ PREHUNG JAMB ASSY. PER MFG. SPECS. TYP. INST. (N) EXT. TRIM. (N) PAINTED 1x CLEAR CEDAR OR RWD. TO MATCH (E) TRIM. PRE-PRIME (SEAL) ALL (E) SIDES OF EXT. TRIM PRIOR TO INSTALLING. TYP.
 - CASEWORK: PROV. CUSTOM TRIM @ (N) ENTRANCES & PORTALS. INSTALL BUILT-IN BENCH SEATS @ (N) DIN. RM. & LIVING RM. REFER TO DETAIL SHT. _____. INSTALL INT. (N) DR. CASING, 1x FLAT. & 1x BASE BOARD, WINDOWS, CASES & SIMILAR TO (E) HEAD STOOD. AND APRON TRIM. PER INT. ELEV. & DETAIL NOTES TYP. PROVIDE (N) EXT. TRIM. (N) PAINTED 1x CLEAR CEDAR OR RWD. TO MATCH (E) TRIM. PRE-PRIME (SEAL) ALL (E) SIDES OF EXT. TRIM PRIOR TO INSTALLING. REF. TO CASEWORK. SPECS. SHT. A3.0. TYP.
 - PROTECT (E) TAG WOOD FLOOR FROM DAMAGE DURING WORK. INSTALL (N) WD. FLRS. @ (N) ADDN TO MATCH (E). PATCH (N) IN TAG WOOD FLRS. TO MATCH (E). VERIFY COND. OF SUBFLR. & FRAMING PRIOR TO INSTALLATION. CONFIRM SIZE, WD. TYPE, STAIN CLR. & PATTERN IN FIELD AND W/ OWNER. @ KIT. & LAUNDRY RM. AREAS, INSTALL (N) COORING OR OTHER MATL. AS SPEC. BY OWNER. PREP. FLR. AS REQ'D. TO REC. (N) MATL'S. PER MFG'S SPEC. TYP. COORD. SUBFLR. PREP. W/ CEMENT BOARD TO MATCH FIN. OF (N) OR (E) WD. FLRS. AS REQ'D. PROV. SAMPLES TO OWNER. PRIOR TO ORDERING.
 - PAINT NEW INTERIOR WALLS AND TRIM W/ MIN. TWO COATS OF KELLY MOORE OR EQ. WATER BASED LOW V.O.C. INT. LATEX PAINT OVER ONE COAT MIN. SMOOTH PRIMER. U.O.N. AS STAIN GRADE. VERIFY COLOR W/OWNER.
 - INSTALL (N) SHOWER TILE WALL & FLOORS @ (N) BATH. TO HAVE A LATEX, HARD NONABSORBENT SURFACE OVER A W.P. MEMB. FLK. AND MOISTURE RESISTANT UNDERLAYMENT WALL TO A HT. OF 72" ABOVE DRAIN INLET.
 - PROVIDE (N) PAINT GRD. CABS. W/ STONE COUNTERTOPS & TILE BACKSPLASH. AND (N) OR (E) APPLIANCES PER FLR. PLAN AND ELEV. PER OWNERS SPECS. SEE ALSO CASE WORK SPECS. SHT. A4.1 & INT. ELEV. & SHT. WIRING NOTES.
 - INSTALL BATHRM VANITY, COUNTER TOP W/BACKSPLASH, TOILET, AND SHOWER ENCLOSURE (UNITS AS OCCURS) AS SELECTED BY OWNER. COORDINATE INSTALLATION AND REQUIRED ELEC. / MECH. WORK. VERIFY FINAL L.OCS. AND MEP REQS. IN FIELD W/OWNER, TYP.
 - INSTALL GRAB BARS, TOWEL BARS, WALL SCOVES, AND BATHROOM ACCESS. AS SEL. BY OWNER. COORD. INSTALLATION AS REQUIRED NEW 2x4x8 DOOR & BLOCKING WORK. VERIFY FINAL L.OCS. IN FIELD W/OWNER, TYP.
 - PROVIDE (N) POURED CONCRETE SLAB FLR. @ (N) BSMT. ADU. ENSURE 12" CLEARANCE FROM FIN. IN ADU. ENTRANCE. PROVIDE SMOOTH TRANS. W/ (N) AND (E) STEPS @ AREA OF WORK. PREP. SURF. FOR (N) STEEL VINYL FLRNG. TO BE INSTALLED @ ADU DETAILS SHT. A.
 - PROV. (N) CONC. LINDS. & STEP TO BSMT. ADU. SIDE ENTRY. PATCH TO MATCH (E) PAVEMENT SURF. WALK-WAY PER OWNERS SEL. SEE FOUND. PLAN & DETS PROVIDE (N) CONC. EGRESS WALK AS SHOWN ON (N) FLOOR & FOUND. PLANS. ENSURE MIN. 5 SQ. FT. CLEAR FLOOR AREA W/ 2 MIN. HORIZONTAL DIRECTION, W/ PERMANENT EGRESS LADDER. SEE CODE NOTE 10.
 - PROV. (N) INT. STAIRS TO FIN. ATTIC AREA. VERIFY RISE & RUN IN THE FIELD.
 - (N) BSMT. (INADJ. & UNFIN. STOR. AREAS TO REMAIN: (E) SOL. TO BE LOWERED & VAPOR BARRIER INSTALLED AS REQ'D. (E) CONC. FTG. TO RCV. (N) RETRO. ANCHORAGE PER SECT. _____. DETAIL PER SHT. _____. VAPOR BARRIER @ EXIST. (E) PERIMETER TO RCV. (N) VENT OPENINGS & VOLUNTARY RETROFIT OPENINGS, AS REQ'D. TYP. INSTALL (N) PL. W/WD. SHEATHING @ (N) BSMT. STORAGE AREAS W/ ACCESS DR. FROM (N) ADU. KITCHEN.
 - REBUILD FRONT ENTRY STEPS & STOOP TO MATCH ORIGINAL HS. BASED ON HISTORIC PHOTOGRAPHIC EVIDENCE. PROTECT (E) SIDING & TRIM TO REMAIN. VERIFY FRAMING COND'TNS. REPAIR AS REQ'D.
 - (N) LOC. OF WASTE WTR/S. ELEC. PUMP. REFER TO MEP 1.0 FOR MORE INFO.
 - AT ALL (N) & (E) LIGHT & EGRESS WELLS, PROVIDE (N) 42" H. SAFETY RAILING TO MATCH COLOR & MAT'L. OF (E) FRONT PORCH RAIL. @ EGRESS WELLS, PROVIDE SAFETY EXT. LADDER & 24" EXT. GATE AT RAILINGS.
 - PROV. (N) RWD. DECK @ REAR ENTRY TO MAIN FLR. RES. INSTALL 2x4x8 RWD. RAILS, RWD. STAIRS W/ 3/8" HANDRAILS, & (N) 1x WOOD SCREEN AT BASE. REFER TO EXT. ELEV. & (N) SITE PLAN, & DECK DETAILS AD _____. PROVIDE (N) CONC. LIGHT WELLS AS SHOWN ON (N) FLOOR & FOUND. PLANS. ENSURE MIN. 5 SQ. FT. CLEAR FLOOR AREA W/ 5 MIN. HORIZONTAL DIRECTION. SEE CODE B-X-X.
 - AT NORTH WALL OF (N) ADU. PORCH, PROV. EXTERIOR OUTSIDE STORAGE CLOS. WITH HORIZ. SIDING FINISH FOR BLIND DOORS. TYP. REF. TO (N) PLNS & ELEV.
 - SEE ADD'L. REQS. MEP 1.0 AND TYP. CODE NOTES A3.0.

JAURIGUI REMODEL 07/03/2020 PROGRESS REVIEW 10/10/2020 PROGS. DSA DWN 03/03/2021 PLANNING SUBMIT. 04/15/2022 HIST. ELEV. REVIS 02/04/2023 PLANNING H&C SUBMIT.			STRATA DESIGN STUDIO DESIGN · CONSULTING · PRESERVATION JOHN S. TAKIENA-FROLLI, AIA SAN JOSE, CA 95128 408.523.5141 · jfr@stratadsgn.com
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PROJECT SITE: 4120 BASSETT STREET SANTA CLARA, CA 95054 APN: 104-12-127		DATE: 02/24/2023 SCALE: AS NOTED PROJECT NO.: 2019.22 SHEET A2.0 OF	



- ### SHEET NOTES
- ALL WORK IS TO FOLLOW THE SECRETARY OF THE INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC RESOURCES. REFER TO AND OBSERVE THE REQUIREMENTS OF THE HISTORIC PRESERVATION PLAN NOTES FOR THE PROJECT. SEE (N) ELEV. SHT. A3.0, TYP.
 - CONTRACTOR AND SITE WORK CREWS SHALL NOT COMMENCE WITH THE SELECTIVE DEMOLITION WORK UNTIL AFTER MEETING WITH THE OWNER AND HISTORIC ARCHITECT TO IDENTIFY a) THE EXISTING BUILDING COMPONENTS TO BE PROTECTED AND RETAINED, AND b) THE SELECTIVE DEMOLITION COMPONENTS TO BE REMOVED AND SALVAGED, FOR REUSE ON THE PROJECT, TYP.
- #### KEYED SHEET NOTES:
- REMOVE (E) FINISHES ONLY AS REQ'D FOR (N) WORK TO INCLUDE: FRAMING, WIRING, AND INSULATION. ENSURE ALL (E) AREAS TO REMAIN ARE PROTECTED FROM DAMAGE DURING PERIOD OF (N) WORK AND REPAIRS.
 - INSTALL (N) 2x OF NO. 2 STUD FRAMING W/ STRUCT. 1 SHEAR PLWYD WHERE NOTED ON STRUCT. DWGS.
 - WHERE REQ'D: PATCH (E) WALLS WITH (N) GYPBD TO MATCH (E) NAILED w/ DRYWALL SCREWS @ 8" O.C. EDGES, 10" O.C. FIELD MAX. TYP. PROVIDE DENSE GOLD OYP. BOARD AT ALL NET WALLS. REFER TO FLR. PLAN.
 - INSTALL (N) HORIZ. WD. SIDING EXT. FIN. O/2 LAYERS OF GRD. D BLDG PAPER PER CBC 2512, WITH SMOOTH SURF. TEXTURE AND PAINT TO MATCH ORIG. DROP SIDING. TYP. PRIME AND PAINT TO MATCH (E) SIDING TYP. COORD. INFL. FRAMING TO ENSURE EVEN FLUSH TRANSITION W/ (E) SURF. TYP.
 - PROVIDE INSULATION & INSTALL AS REQUIRED:
NOTE: USE FORMALDHYDE FREE
- CEILINGS R-TBD MIN. BATT INSUL. (VENTED ATTIC) TYP.
- WALLS R-TBD MIN. BATT INSUL. TYP.
- FLOORS R-TBD MIN. BATT INSUL. TYP.
- PROVIDE SOUND ATTENUATING R-13 MIN. INSUL. AT ALL (N) AND OPEN (E) BATHROOM INTERIOR WALLS. OPTIONAL: SEE BEYOND COMEAL. VERIFY W/ OWNER.
 - COORD. SUPPLY LINES FOR WTR, ELECT., HVAC, & DRAINAGE FOR (N) REQ'S. CAP OFF ABANDONED LINES & RE-ROUTE AS REQ'D TO (N) FIXTURES. UTILIZE (E) FURN. DUCTING WHERE POSS. REPL. W/ (N) DUCTING AS REQ'D TO (N) ROOMS. TIE IN ALL (N) DRAINS TO MAIN SEWER LINE PROV. (N) CIRCUITS FROM (N) SUBPANEL AS REQ'D. VERIFY FINAL LOC. IN FIELD WORKMAN.
 - INSTALL (N) 24 GA. CSO. EGGS. BUTTER. W/ (N) R-10 - 24 GA. CSO. 5" S & SPLASH BLKS. SLOPED AWAY FROM BASE OF HS. DIRECT TO YARD. SEE SITE PLAN.
 - INST. (N) 1x OF INT. PAINT GRADE TRIM & CS. WORK W/ COLOR & TEXT. TO MATCH (E) PROV. SHOP DRAWINGS AS REQ'D FOR APPROV. BY OWNER. TYP.
 - INSTALL (N) ROOF @ AREAS OF (N) WORK W/ (N) CLASS A HIGH DEF. COMP. ASPH. SHINGLE RFG. TO MATCH (E) TYP. INSTALL OVER EXISTING 30LB ASPH. IMPREG. RFG. FELT. TYP. REVIEW COLOR IN FIELD W/ (E) ROOF AND OWNER. PROTECT (E) ROOF TO REMAIN. REFER TO ROOF PLAN SHT. A3.1
 - PROTECT (E) WINDOWS TO REMAIN. PROVIDE (N) APPROV. WDWS. AS SEL. BY ARCH. INSTALL WD. TRIM PER ELEV. @ (N) BMTD PROV. WDWS. AS SPEC'D BY ARCH. SEE WDOW. SPECS. A2.3 AND SCHED. A2.1 FOR ADOPT. WDO. TYP.
 - VERIFY (E) FRAMING AND INSTALL (N) 4x OF HDR WOOD. 1x TRIMMERS AROUND WDWS. w/ DBL. 2x BLK. EA. WAY AT TOP AND BTM OF WDOV FRAMING. w/S&P. STRAPS PER STRUCT. DETAIL TYP.
 - SALVAGE (E) OR PROV. (N) PAINT GRADE (1-3/8" MIN.) SOLID CORE INT. WD. DRS & HDWR. TO MATCH (E). PROV. (N) PAINT GRD. POCKET DRS. TO MATCH (E) DR. PATTERN. W/ JOHNSON GLODE HDWR. PER DR. SCHED. TYP.
 - PROVIDE (N) S.C. PAINT GR. EXT. DR. TO (N) INT. REAR ENTRY. PROV. (N) S.C. PAINT GRD. HINGED FR. DR. & HDWR. W/ PREHUNG JAMB ASSY. PER MFG. SPECS TYP. INST. (N) EXT. TRIM. (N) PAINTED 1x CLEAR CEDAR OR RWD. TO MATCH (E) TRIM. PRE-PRIME (SEAL) ALL (N) SIDES OF EXT. TRIM PRIOR TO INSTALLING. TYP.
 - CASEWORK: PROV. CUSTOM TRIM @ (N) ENTRIES & PORTALS. INSTALL BUILT-IN BENCH SEATS @ (N) DIN. RM. & LIVING RM. REFER TO DETAIL SHT. INSTALL INT. (N) DR. CASING. 1x FLAT. & 1x BASE BOARD. WINDOW CASING & SIMILAR TO (E) HEAD, STOOL, AND APRON TRIM. PER INT. ELEV. & DETAIL NOTES. TYP. PROVIDE (N) EXT. TRIM. (N) PAINTED 1x CLEAR CEDAR OR RWD. TO MATCH (E) TRIM. PRE-PRIME (SEAL) ALL (N) SIDES OF EXT. TRIM PRIOR TO INSTALLING. REF. TO CASEWORK. SPECS. SHT. A0.3, TYP.
 - PROTECT (E) TAG WOOD FLOOR FROM DAMAGE DURING WORK. INSTALL (N) WD. FLRS. @ (N) ADDN. TO MATCH (E). PATCH (N) TAG WOOD FLRS. TO MATCH (E). VERIFY COND. OF SUBFLR. & FRAMING PRIOR TO INSTALLATION. CONFIRM SPEC. WD. TYPE, STAIN CLR. & PATTERN IN FIELD AND W/ OWNER. RE-IT. & LAUNDRY RM. AREAS. INSTALL (N) FLOORING OR OTHER MATL. AS SPEC'D BY OWNER. PREP. FLRS. AS REQ'D. TO REC. (N) MATLS. PER MFG'S SPEC. TYP. COORD. SUBFLR. PREP. W/ CEMENT BOARD TO MATCH FIN. HT. OF (N) OR (E) WD. FLRS. AS REQ'D. PROV. SAMPLES TO OWNER. PRIOR TO ORDERING.
 - PAINT NEW INTERIOR WALLS AND TRIM W/ MIN. TWO COATS OF KELLY MOORE OR EQ. WATER BASED LOW V.O.C. INT. LATEX PAINT OVER ONE COAT MIN. LATEX PRIMER. U.O.N. AS STAIN GRADE. VERIFY COLOR WORKMAN.
 - INSTALL (N) SHOWER TILE WALL & FLOORS @ (N) BATH. TO HAVE A SMOOTH. HARD NONABSORBENT SURFACE OVER A W.P. MEMB. FL. & MOISTURE RESISTANT UNDERLAYMENT WALL TO A HT. OF 72" ABOVE DRAIN INLET.
 - PROVIDE (N) PAINT GRD. CAB. w/ STONE COUNTERTOPS & TILE BACKSPLASH. AND (N) OR (E) APPLIANCES PER FLR. PLAN AND ELEV. PER OWNER'S SPECS. SEE ALSO CASE WORK SPECS. SHT. A0.4 & INT. ELEV. A5.0 W/KEY NOTES.
 - INSTALL BATHRM VANITY, COUNTER TOP w/ BACKSPLASH, TOILET, AND SHOWER ENCLOSURE (UNITS/AS OCCURS) AS SELECTED BY OWNER. COORDINATE INSTALLATION AND REQUIRED ELECT. / MECH. WORK. VERIFY FINAL LOC. AND MEP REDANTS. IN FIELD WORKMAN. TYP.
 - INSTALL GRAB BARS, TOWEL BARS, WALL SCONES, AND BATHROOM ACCESS. AS SEL. BY OWNER. COORD. INSTALLATION AS REQUIRED NEW 2x10 OF BATH BLOCKING WORK. VERIFY FINAL LOC. IN FIELD WORKMAN. TYP.
 - PROVIDE (N) POURED CONCRETE SLAB FLR. @ (N) BMTD. ADU. ENSURE 12" CLEARANCE FRM. FIN. (N) ADU ENTRANCE. PROVIDE SMOOTH TRNS. W/ (N) AND (E) STEPS @ AREA OF WORK. PREP. SURF. FOR (N) SHEET VINYL FLNGS. TO BE INSTALLED @ ADU ENTRY. REFER TO FIN. DETAIL SHT. A.
 - PROV. (N) CONC. LNDG. & STEP TO BMTD. ADU SIDE ENTRY. PATCH TO MATCH (E) PAVR LEVEL. SURF. WALK-WAY PER OWNER'S SEL. SEE FOUND. PLAN & DETS. PROVIDE (N) CONC. EGRESS WELL AS SHOWN ON (N) FLOOR & FOUND. PLANS. ENSURE MIN. 9 SQ. FT. CLEAR FLOOR AREA W/ 3" MIN. HORIZONTAL DIRECTION. W/ PERMANENT EGRESS LADDER. SEE CODE NOTE 10
 - PROV. (N) INT. STAIRS TO FIN. ATTIC AREA. VERIFY RISE & RUN IN THE FIELD.
 - (N) BMTD. - (N) ADU & UNFIN. STORAREAS TO REMAIN: (E) SOIL TO BE LOWERED & VAPOR BARRIER INSTALLED AS REQ'D. (E) CONC. FTG. TO RCV. (N) RETRO. ANCHORAGE PER SECT. A. & DETAIL PER SHT. A. VAPOR BARRIER @ EXIST. (E) PERIMETER TO RCV. (N) VENT OPENINGS & VOLUNTARY RETROFIT OPENINGS AS REQ'D. TYP. INSTALL (N) PLWYD. SHEATHING @ (N) BMTD. STORAGE AREAS W/ ACCESS DR. FROM (N) ADU KITCHEN
 - REBUILD FRONT ENTRY STEPS & STOOP TO MATCH ORIGINAL HS. BASED ON HISTORIC PHOTOGRAPHIC EVIDENCE. PROTECT (E) SIDING & TRIM TO REMAIN. VERIFY FRAMING CONDITIONS. REPAIRS AS REQ'D.
 - PROVIDE (N) SCREENED FND. VENTS AS SHOWN ON FOUND. PLAN
 - (N) LOC. OF WASTE WTR/S.S. EJECT. PUMP. REFER TO MEP 1.0 FOR MORE INFO.
 - AT ALL (N) & (E) LIGHT & EGRESS WELLS. PROVIDE (N) 42" H. SAFETY RAILING TO MATCH COLOR & MATL. OF (E) FRONT PORCH RAIL. @ EGRESS WELLS. PROVIDE SAFETY EXIT LADDER & 24" EXT. GATE AT RAILINGS
 - PROVIDE (N) RWD. DECK @ REAR ENTRY TO MAIN FLR. RES. INSTALL. 42H. RWD. RAILS. RWD STAIRS W/ 36H HANDRAILS. & (N) 1x WOOD SCREEN AT BASE. REFER TO EXT. ELEV. (N) SITE PLAN, & DECK DETAILS A0.4
 - PROVIDE (N) CONC. LIGHT WALLS AS SHOWN ON (N) FLOOR & FOUND. PLANS. ENSURE MIN. 9 SQ. FT. CLEAR FLOOR AREA W/ 3" MIN. HORIZONTAL DIRECTION.
 - AT NORTH WALL OF (N) ADDN. PROV. EXTERIOR OUTSIDE STORAGE CLOS. WITH HORIZ. SIDING FINISH FOR BLIND DOORS. TYP. REF. TO (N) PLNS & ELEV.
 - SEE ADDTL. REQ'S. MEP 1.0 AND TYP. CODE NOTES A0.3.

FLOOR PLAN LEGEND

(E)	EXISTING	RAILING	LOOK HEIGHT WALL	WINDOW SYMBOL	REFER TO WINDOW SCHED.
(N)	NEW	TILE SURFACE	WINDOW	SMOKE & CARBON MONOXIDE DETECTOR	
(R)	RELOCATE	SEE ELEVATIONS	(N) DOOR	INT. ELEVATION KEY	
(N)	FULL HEIGHT WALL (WOOD FRAMED)	KEYED NOTE SYMBOL	WINDOW TO BE REMOVED		
(N)	WALLS TO BE REMOVED	CODE NOTE	LOUVER		
		DOOR SYMBOL			
		REFER TO DOOR SCHED.			

JAIURIGUI REMODEL

ISSUE DATE: 07/03/2020 PROGRESS REVIEW 10/1/2020 PROCD. DATA DWN. 03/03/2021 PLANNING SUBMIT. 04/15/2022 HIST. ELEV. REVIS

02/04/2023 PLANNING (HIST. SUBMIT)

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APN: 104-12-127

JAIURIGUI REMODEL

OWNER: JAIURIGUI

PROJECT SITE: 4120 BASSETT STREET, SANTA CLARA, CA 95054

DATE: 02/24/2023

SCALE: AS NOTED

PROJECT NO: 2019.22

SHEET

A2.1

OF



SCALE: 1/4"=1'

A- B-



1. ALL WORK IS TO FOLLOW THE SECRETARY OF THE INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC RESOURCES. REFER TO AND OBSERVE THE REQUIREMENTS OF THE HISTORIC PRESERVATION PLAN NOTES FOR THE PROJECT, SEE (N) ELEV. SHT. A3.0, TYP.
2. CONTRACTOR AND SITE WORK CREWS SHALL NOT COMMENCE WITH THE SELECTIVE DEMOLITION WORK UNTIL AFTER MEETING WITH THE OWNER AND HISTORIC ARCHITECT TO IDENTIFY a) THE EXISTING BUILDING COMPONENTS TO BE PROTECTED AND RETAINED, AND b) THE SELECTIVE DEMOLITION COMPONENTS TO BE REMOVED AND SALVAGED, FOR REUSE ON THE PROJECT. TYP.

1. REMOVE (E) RISERS ONLY AS REQUIRED FOR (N) WORK TO INCLUDE: FRAMING, WIRING, AND INSULATION. REMOVE (E) AREAS THAT REMAIN ARE PROTECTED FROM DAMAGE DURING PERIOD OF (N) WORK AND REPAIRS.
2. INSTALL (N) 2x OF NO. 2 STUD FRAMING W/ STRUCT 1 SHEAR PLYWD WHERE NOTED ON STRUCT. DWGS.
3. WHERE REQ'D. PATCH (E) WALLS WITH (N) GYPSD TO MATCH (E) NAILED W/DRYWALL SCREWS @ 6" O.C. EDGES, 10" O.C. FIELD MAX. STUD 1. PROVIDE DENSE GOLD GYP. BOARD AT ALL WET WALLS, REFER TO FLR. PLAN.
4. (N) NOHD. 2x OF NO. 2 STUD FRAMING W/ STRUCT 1 SHEAR PLYWD. 3.0LBS PAPER PER CSF-2512, WITH SMOOTH SURF. TEXTURE AND PAINT TO MATCH ORIGIN. DROP SIDING 1/2". PRIME AND PAINT TO MATCH (E) SIDING TYPE. COORD. INFILL FRAMING TO ENSURE EVEN FLUSH TRANSITION W/ (E) SURF. TYPE.

-

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SHEET

OF



TYPICAL CODE NOTES- SEE SHEET A0.3

SHEET NOTES

1. ALL WORK IS TO FOLLOW THE SECRETARY OF THE INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC RESOURCES. REFER TO AND OBSERVE THE REQUIREMENTS OF THE HISTORIC PRESERVATION PLAN NOTES FOR THE PROJECT, SEE (N) ELEV. SHT. A3.0. TYP.
2. CONTRACTOR AND SITE WORK CREWS SHALL NOT COMMENCE WITH THE SELECTIVE DEMOLITION WORK UNTIL AFTER MEETING WITH THE OWNER AND HISTORIC ARCHITECT TO IDENTIFY a) THE EXISTING BUILDING COMPONENTS TO BE PROTECTED AND RETAINED, AND b.) THE SELECTIVE DEMOLITION COMPONENTS TO BE REMOVED AND SALVAGED, FOR REUSE ON THE PROJECT, TYP.

KEYED SHEET NOTES:

1. REMOVE (E) FINISHES ONLY AS REQ'D FOR (N) WORK TO INCLUDE: FRAMING, WIRING, AND INSULATION. ENSURE ALL (E) AREAS TO REMAIN ARE PROTECTED FROM DAMAGE DURING PERIOD OF (N) WORK AND REPAIRS.
2. INSTALL (N) 2x4 OF NO. 2 STUD FRAMING W/ STRUCT 1 SHEAR PLYWD WHERE NOTED ON STRUCT. DWGS.
3. WHERE REQ'D, PATCH (E) WALLS WITH (N) GYPSO TO MATCH (E) NAILED w/DRYWALL SCREWS @ 6" O.C. EDGES, 10" O.C. FIELD MAX. TYP. PROVIDE DENSE GOLD GYP BOARD ON ALL INT. WALLS. REFER TO FLR. PLAN FOR LOC.
4. INSTALL (N) HORIZ. WD. SIDING EXT. FIN. O2 LAYERS OF GRD. D BLOC PAPER PER CBC 2512, WITH SMOOTH SURF. TEXTURE AND PAINT TO MATCH ORIG. DROP SIDING. TYP. PRIME AND PAINT TO MATCH (E) SIDING TYP. COORD. INFILL FRAMING TO ENSURE EVEN FLUSH TRANSITION W/ (E) SURF. TYP.
5. PROVIDE INSULATION & INSTALL AS REQUIRED:
(NOTE: USE FORMALDEHYDE FREE)
- CEILINGS R-TBD MIN. BATT INSUL. (VENTED ATTIC) TYP.
- WALLS R-TBD MIN. BATT INSUL. TYP.
- FLOORS R-TBD MIN. BATT INSUL. TYP.
- PROVIDE SOUND ATTENUATING R-13 MIN. INSUL AT ALL (N) AND OPEN (E) BATHROOM INTERIOR WALLS, OPTIONAL @ BEDROOMS. VERIFY W/ OWNER.
6. COORD. SUPPLY LINES FOR WTR, ELECT, HVAC, & DRAINAGE FOR (N) REQ'S. CAP OFF ABANDONED LINES & RE-ROUTE AS REQ'D TO (N) FIXTURES. UTILIZE (E) FURN. DUCTING WHERE POSS. REPL. W/ (N) DUCTING AS REQ'D. TO (N) ROOMS, TIE IN ALL (N) DRAINAGE TO MAIN SEWER LINE. PROV. (N) CIRCUITS FROM (N) SUBPANEL AS REQ'D. VERIFY FINAL LOC. IN FIELD w/ OWNER.
7. INSTALL (N) 24 GA GSM GAGE GUTTER, W/ (N) 2" RWD. 28 GA GSM O.D. S & S SPLASH BLKS. SLOPED AWAY FROM BASE OF HS., DIRECT TO YARD, SEE SITE PLAN.
8. INST. (N) 1x4 OF INT. PAINT GRADE TRIM & CS. WORK W/ COLOR & TEXT. TO MATCH (E). PROV. SHOP REVIEW DRAWINGS AS REQ'D FOR APPROV. BY OWNER. TYP.
9. INSTALL (N) ROOF @ AREAS OF (N) WORK W/ (N) CLASS A HIGH DEF. COMP. ASPH. SHINGLE PFG. TO MATCH (E) TYP. INSTALL OVER 2 LAYERS 30LB ASPH. IMPREG. FIB. FELT. TYP. REVIEW COLOR IN FIELD W/ (E) ROOF AND OWNER. PROTECT (E) ROOF TO REMAIN, REFER TO ROOF PLAN SHT. A3.1.
10. PROTECT (E) WINDOWS TO REMAIN, PROVIDE (N) APPROV. WDWS. AS SEL. BY ARCH. INSTALL WD. TRIM PER ELEV. @ (N) BSMT. PROV. WDWS. AS SPEC'D BY ARCH. SEE WD. SPECS A0.3 AND SCHED. A2.1 FOR ADD'L. INFO. TYP.
11. VERIFY (E) FRAMING AND INSTALL (N) 4x4 OF HOR. WOOD. 1x TRIMMERS AROUND WDWS. W/ DBL. 2x BLK'S EA. WAY AT TOP AND BTM OF WD. FRAMING, w/ SAMP. STRAPS PER STRUCT. DETAIL TYP.
12. SALVAGE (E) OR PROV. (N) PAINT GRADE (1-3/8" MIN.) SOLID CORE INT. WD. DRS & HWDR. TO MATCH (E) PROV. (N) PAINT GRD. POCKET DRS. TO MATCH (E) OR PATTERN, W/ JOHNSON GUIDE HWDR. PER DR. SCHED. TYP.
13. PROVIDE (N) S.C. PAINT GR. EXT. TO (N) KIT. REAR ENTRY. PROV. (N) S.C. PAINT GRD. HINGED FL. DR. & HWDR. W/ PREHUNG JAMB ASSY. PER MFG. SPECS TYP. INST. (N) EXT. TRIM. (N) PAINTED 1x CLEAR CEDAR OR RWD. TO MATCH (E) TRIM. PRE-PRIME (SEALED) (E) SIDES OF EXT. TRIM PRIOR TO INSTALLING. TYP.
14. CASEWORK: PROV. CUSTOM TRIM @ (N) ENTRIES & PORTALS. INSTALL BUILT-IN BENCH SEATS @ (N) DIN. RM. & LIVING RM. REFER TO DETAIL SHT. _____. INSTALL (N) DR. CASING, 1x FLAT, & 1x BASE BOARD, WINDOWS, CASED & SIMILAR TO (E) 1 HEAD, STOOL, AND APRON TRIM. PER INT. ELEV. & DETAIL NOTES TYP. PROVIDE (N) EXT. TRIM. (N) PAINTED 1x CLEAR CEDAR OR RWD. TO MATCH (E) TRIM. PRE-PRIME (SEALED) (E) SIDES OF EXT. TRIM PRIOR TO INSTALLING. REF. TO CASEWORK. SPECS. SHT. A0.3. TYP.
15. PROTECT (E) TAG WOOD FLOOR FROM DAMAGE DURING WORK. INSTALL (N) WD. FLRS. @ (N) ADDN TO MATCH (E). PATCH (N) IN TAG WOOD FLRS. TO MATCH (E). VERIFY COND. OF SUBFLR. & FRAMING PRIOR TO INSTALLATION. CONFIRM SIZE, WD. TYPE, STAIN CLR. & PATTERN IN FIELD AND W/ OWNER. @ KIT. & LAUNDRY RM. AREAS, INSTALL (N) FLOORING OR OTHER MAT'L. AS SPEC'D BY OWNER. PREP FLR. AS REQ'D. TO REC. (N) MAT'L'S. PER MFG. & SPEC. TYP. COORD. SUBFLR. PREP. W/ CEMENT BOARD TO MATCH ORIG. FIN. (N) OR (E) (N) OR (E) FLRS. AS REQ'D. PROV. SAMPLES TO OWNER. PRIOR TO ORDERING.
16. PAINT NEW INTERIOR WALLS AND TRIM W/ MIN. TWO COATS OF KELLY MOORE OR EQ. WATER BASED LOW V.O.C. INT. LATEX PAINT OVER ONE COAT MIN. LATEX PRIMER. U.O.N. AS STAIN GRADE, VERIFY COLOR W/ OWNER.
17. INSTALL (N) SHOWER TILE WALL & FLOORS @ (N) BATH. TO HAVE A SMOOTH, HARD NONABSORBENT SURFACE OVER A W.P. MEMB. FLR. AND MOISTURE RESISTANT UNDERLAYMENT WALL TO A HT. OF 72" ABOVE DRAIN INLET.
18. PROVIDE (N) PAINT GRD. CABINETS w/ STONE COUNTERTOPS & TILE BACKSPLASH, AND (N) OR (E) APPLIANCES PER FLR. PLAN AND ELEV. PER OWNERS SPECS. SEE ALSO CASE WORK SPECS. SHT. A0.4 & INT. ELEV. A5.0 W/KEY NOTES.
19. INSTALL BATHRM VANTY, COUNTER TOP w/ BACKSPLASH, TOILET, AND SHOWER ENCLOSURE (UNITS/AS OCCURS) AS SELECTED BY OWNER. COORDINATE INSTALLATION AND REQUIRED ELEC. / MECH. WORK, VERIFY FINAL L.OCS. AND MEP REQMENTS. IN FIELD w/ OWNER. TYP.
20. INSTALL GRAB BARS, TOWEL BARS, WALL SCISSORS, AND BATHROOM ACCESS, AS SEL. BY OWNER. COORD. INSTALLATION AS REQUIRED NEW 2x10 DF WALL BLOCKING WORK, VERIFY FINAL L.OCS. IN FIELD w/ OWNER. TYP.
21. PROVIDE (N) POURED CONCRETE SLAB FLR. @ (N) BSMT. ADD. ENSURE 12" CLEARANCE FROM FIN. (N) ADD. ENTRY. PROVIDE SMOOTH TRANS. W/ (N) AND (E) STEPS @ AREA OF WORK. PREP. SURF. FOR (N) SHEET VINYL FLOORING. TO BE INSTALLED @ ADD. DETAILS SHT. A.
22. PROV. (N) CONC. LINDG. & STEP TO BSMT. ADD. SIDE ENTRY. PATCH TO MATCH (E) PAVEMENT LEVEL SURF. WALKWAY PER OWNERS SEL. SEE FOUND. PLAN & DETS. PROVIDE (N) CONC. EGRESS WELL AS SHOWN ON (N) FLOOR & FOUND. PLANS. ENSURE MIN. 9 SQ. FT. CLEAR FLOOR AREA W/ 3' MIN. HORIZONTAL DIRECTION, W/ PERMANENT EGRESS LADDER. SEE CODE NOTE 10.
23. PROV. (N) INT. STAIRS TO FIN. ATTIC AREA. VERIFY RISE & RUN IN THE FIELD.
24. (N) BSMT. - (N) AND UNFIN. STORAREAS TO REMAIN. (E) SOIL TO BE LOWERED & VAPOR BARRIER INSTALLED AS REQ'D. (E) CONC. FTG. TO REV. (N) RETRO ANCHORAGE PER SECT. _____. DETAIL PER SHT. _____. VAPOR BARRIER EXIST. (E) PERMITTER TO REV. (N) VENT OPENINGS & VOLUNTARY RETROFIT OPENINGS, AS REQ'D. TYP. INSTALL (N) PLYWD. SHEATHING @ (N) BSMT. STORAGE AREAS W/ ACCESS DR. FROM (N) ADD. KITCHEN.
25. REBUILD FRONT ENTRY STEPS & STOOP TO MATCH ORIGINAL HS. BASED ON HISTORIC PHOTOGRAPHIC EVIDENCE. PROTECT (E) SIDING & TRIM TO REMAIN. VERIFY FRAMING CONDITIONS. REPAIR AS REQ'D.
26. PROVIDE (N) SCREENED FND. VENTS AS SHOWN ON FOUND. PLAN.
27. (N) LOC. OF WASTE WTR W/ S. ELEC. PUMP. REFER TO MEP 1.0 FOR MORE INFO. AT ALL (N) & (E) LIGHT & EGRESS WELLS, PROVIDE (N) 42" H. SAFETY RAILING TO MATCH COLOR & MAT'L. OF (E) FRONT PORCH RAIL. @ EGRESS WELLS, PROVIDE SAFETY EXIT LADDER & 24" EXIT GATE AT RAILINGS.
28. PROVIDE (N) RWD. DECK @ REAR ENTRY TO MAIN FLR. RES. INSTALL 42" W. RWD. RAILS. RWD STAIRS W/ 36" HANDRAILS, & (N) 1x WOOD SCREEN AT BASE, REFER TO EXT. ELEV. & (N) SITE PLAN, & DETAIL A0.4.
29. PROVIDE (N) CONC. LIGHT WELLS AS SHOWN ON (N) FLOOR & FOUND. PLANS. ENSURE MIN. 9 SQ. FT. CLEAR FLOOR AREA W/ 3' MIN. HORIZONTAL DIRECTION, SEE CODE B-X-X.
31. AT NORTH WALL OF (N) ADDN. PROV. EXTERIOR OUTSIDE STORAGE CLOS. WITH HORIZ. SIDING FINISH FOR BLIND DOORS, TYP., REF. TO (N) PLNS & ELEV.
32. SEE ADD'L. REGS. MEP 1.0 AND TYP. CODE NOTES A0.3.

JAIRIGUI REMODEL

ISSUE DATE:
07/03/2020 PROGRESS REVIEW
10/10/2020 PRELIM. DATA
03/05/2021 PLANNING SUBMIT
04/15/2022 HIST. ELEV. REVIS

02/04/2023 PLANNING & IAC SUBMIT



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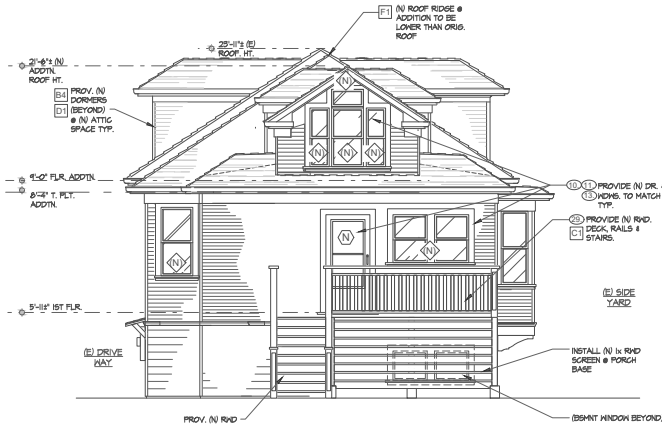
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DRAWN
GTF/JTF
DATE
02/24/2023
SCALE
AS NOTED
PROJECT NO.
2019.22
SHEET

A3.1

OF



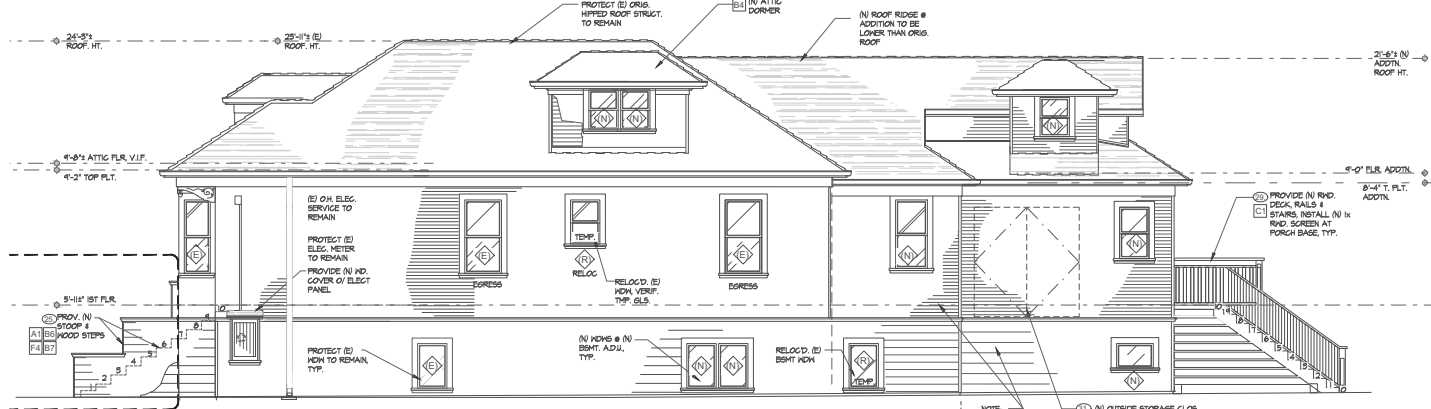
(N) REAR (WEST) ELEVATION

SCALE: 1/4"=1'

3

REFER TO HIST.
PRESERV. TREATMENT
NOTES, SHEET HPI.0

C- D-



(N) NORTH (SIDE) ELEVATION

SCALE: 1/4"=1'

4

TYPICAL CODE NOTES- SEE
SHEET A0.3

SHEET NOTES

1. ALL WORK IS TO FOLLOW THE SECRETARY OF THE INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC RESOURCES. REFER TO AND OBSERVE THE REQUIREMENTS OF THE HISTORIC PRESERVATION PLAN NOTES FOR THE PROJECT, SEE (N) ELEV. SHT. A3.0, TYP.
2. CONTRACTOR AND SITE WORK CREWS SHALL NOT COMMENCE WITH THE SELECTIVE DEMOLITION WORK UNTIL AFTER MEETING WITH THE OWNER AND HISTORIC ARCHITECT TO IDENTIFY (a) THE EXISTING BUILDING COMPONENTS TO BE PROTECTED AND RETAINED, AND (b) THE SELECTIVE DEMOLITION COMPONENTS TO BE REMOVED AND SALVAGED, FOR REUSE ON THE PROJECT, TYP.

KEYED SHEET NOTES:

1. REMOVE (E) FINISHES ONLY AS REQ'D FOR (N) WORK TO INCLUDE: FRAMING, WIRING, AND INSULATION. ENSURE ALL (E) AREAS TO REMAIN ARE PROTECTED FROM DAMAGE DURING PERIOD OF (N) WORK AND REPAIRS.
2. INSTALL (N) 2x4 NO. 2 STUD FRAMING W/ STRUCT 1 SHEAR PLYWD WHERE NOTED ON STRUCT. DWGS.
3. WHERE REQ'D PATCH (E) WALLS WITH (N) GYPD TO MATCH (E) NAILED W/ DRYWALL SCREWS @ 6" O.C. EDGES, 10" O.C. FIELD MAX. TYP. PROVIDE DENSE GOLD GYP. BOARD AT ALL WET WALLS, REFER TO FLR. PLAN.
4. INSTALL (N) HORIZ. WD. SIDING EXT. FIN. 3/2" LAYERS OF GRD. D. BLDG. PAPER PER CBC 2512. WITH SMOOTH SURF. TEXTURE AND PAINT TO MATCH ORIG. DROP SIDING. TYP. PRIME AND PAINT TO MATCH (E) SIDING TYP. COORD. INFILL FRAMING TO ENSURE EVEN FLUSH TRANSITION W/ (E) SURF. TYP.
5. PROVIDE INSULATION & INSTALL AS REQUIRED:
(NOTE: USE FORMALDEHYDE FREE)
- CEILING R-130 MIN. BATT INSUL. (VENTED ATTIC) TYP.
- WALLS R-130 MIN. BATT INSUL. TYP.
- FLOORS R-130 MIN. BATT INSUL. TYP.
- PROVIDE SOUND ATTENUATING R-13 MIN. INSUL. AT ALL (N) AND OPEN (E) BATHROOM INTERIOR WALLS, OPTIONAL @ BEDROOMS, VERIFY W/ OWNER.
6. COORD. SUPPLY LINES FOR WTR, ELECT, HVAC, & DRAINAGE FOR (N) REQ'D. CAP OFF ABANDONED LINES & RE-ROUT TO (N) FIXTURES. UTILIZE (E) FLUR, DUCTING WHERE POSS. REPL. W/ (N) DUCTING AS REQ'D. TO (N) ROOMS, TIE IN ALL (N) DRAINS TO MAIN SEWER LINE PROV. (N) CIRCUITS FROM (N) SUBPANEL AS REQ'D. VERIFY FINAL LOC. IN FIELD W/ OWNER.
7. INSTALL (N) 24 GA GSM OEGE GUTTER, W/ (N) 2" RND - 26 GA GSM D.S.S. & SPLASH BAS. SLOPED AWAY FROM BASE OF HS. DIRECT TO YARD. SEE SITE PLAN.
8. INST. (N) 1x4 DF INT. PAINT GRADE TRIM & CS. WORK W/ COLOR & TEXT. TO MATCH (E). PROV. SHOP DRAWINGS AS REQ'D FOR APPROV. BY OWNER, TYP.
9. INSTALL (N) ROOF AS REQ'D OF (N) WORK W/ (N) CLASS A HIGH DEF. COMP. ASPH. SHINGLE RFG. TO MATCH (E) TYP. OVER LAYERS 3/8" ASPH. IMPREG. RFG. FLG. TYP. REVIEW COLOR IN FIELD W/ (E) ROOF AND OWNER. PROTECT (E) ROOF TO REMAIN, REFER TO ROOF PLAN SHT. A3.1
10. PROTECT (E) WINDOWS TO REMAIN, (N) APPROV. WDWS. AS SEL. BY ARCH. INSTALL WD. TRIM PER ELEV. & (N) BSMT. PROV. WDWS. AS SPEC'D BY ARCH., SEE WDWS. SPECS A0.3 AND SCHED. A2.1 FOR ADD'L INFO. TYP.
11. VERIFY (E) FRAMING AND INSTALL (N) 4x4 DF HOR. WOOD 1x4 TRIMMERS AROUND WDWS. W/ DBL. 2x4 BLDG. EA. WAY AT TOP AND BTM OF WDM FRAMING. W/ SHMP STRAPS PER STRUCT. DETAIL TYP.
12. SALVAGE (E) OR PROV. (N) PAINT GRADE (1-3/8" MIN.) SOLID CORE INT. WD. DRS & HWDR. TO MATCH (E). PROV. (N) PAINT GRD. POCKET DRS. TO MATCH (E) OR PATTERN, W/ JOHNSON GLIDE HWDR. PER DR. SCHED. TYP.
13. PROVIDE (N) S.C. PAINT GR. EXT. DR. TO (N) KIT. REAR ENTRY. PROV. (N) S.C. PAINT GRD. HINGED FL. DR. & HWDR. W/ PREHUNG JAMB ASSY. PER MFG. SPECS TYP. INST. (N) EXT. TRIM. (N) PAINTED 1x CLEAR CEDAR OR RWD. TO MATCH (E) TRIM, PRE-PRIME (SEAL) ALL (E) SIDES OF EXT. TRIM PRIOR TO INSTALLING, TYP.
14. CASEWORK: PROV. CUSTOM TRIM @ (N) ENTRANCES & PORTALS. INSTALL BUILT-IN BENCH SEATS @ (N) DIN. RM. & LIVING RM., REFER TO DETAIL SHT. INSTALL INT. (N) DR. CASING, 1x FLAT, & 1x BASE BOARD, WINDOWS, CASED & SIMILAR TO (E) HEAD, STOOL, AND APRON TRIM PER INT. ELEV. & DETAIL NOTES TYP. PROVIDE (N) EXT. TRIM. (N) PAINTED 1x CLEAR CEDAR OR RWD. TO MATCH (E) TRIM, PRE-PRIME (SEAL) ALL (E) SIDES OF EXT. TRIM PRIOR TO INSTALLING, REF. TO CASEWORK SPECS. SHT. A0.3, TYP.
15. PROTECT (E) TAG WOOD FLOOR FROM DAMAGE DURING WORK. INSTALL (N) WD. FLRS. @ (N) ADDN TO MATCH (E). PATCH (N) TAG HWD. FLRS. TO MATCH (E). VERIFY COND. OF SUBFL. & FRAMING PRIOR TO INSTALLATION, CONFIRM SIZE, WD. TYPE, STAIN CLR. & PATTERN IN FIELD AND W/ OWNER. @ KIT. & LAUNDRY RM. AREAS. INSTALL W/ALOODING OR OTHER MATL. AS SPEC. BY OWNER. PREP. FLR. AS REQ'D. TO REC. (N) MATL'S. PER MFG. S. SPEC. TYP. COORD. SUBFL. PREP. W/ CEMENT BOARD TO MATCH FIN. INT. OF (N) OR (E) WD. FLRS. AS REQ'D. PROV. SAMPLES TO OWNER. PRIOR TO ORDERING.
16. PAINT NEW INTERIOR WALLS AND TRIM W/ MIN. TWO COATS OF KELLY MOORE OR EQ. WATER BASED LOW V.O.C. INT. LATEX PAINT OVER ONE COAT MIN. LATEX PRIMER, U.O.N. AS STAIN GRADE, VERIFY COLOR W/ OWNER.
17. INSTALL (N) SHOWER TILE WALL & FLOORS @ (N) BATH. TO HAVE A SMOOTH, HARD NONABSORBENT SURFACE OVER A W.P. MEMB. FLR. AND MOISTURE RESISTANT UNDERLAYMENT WALL. TO A HT. OF 2' ABOVE DRAIN INLET.
18. PROVIDE (N) PAINT GRD. CABS. W/ STONE COUNTERTOPS & TILE BACKSPLASH. AND (N) OR (E) APPLIANCES PER FLR. PLAN AND ELEV. PER OWNERS SPECS. SEE ALSO CASE WORK SPECS. SHT. A0.4 & INT. ELEV. AS W/ OWNER NOTES.
19. INSTALL BATHRM VANTY, COUNTER TOP W/ BACKSPLASH, TOILET, AND SHOWER ENCLOSURE (UNITS HAS OCCURRED) AS SELECTED BY OWNER. COORDINATE INSTALLATION AND REQUIRED ELECT. / MECH. WORK, VERIFY FINAL L.OCS. AND MEP REQUIREMENTS. IN FIELD W/ OWNER, TYP.
20. INSTALL GRAB BARS, TOWEL BARS, WALL SCISSORS, AND BATHROOM ACCESS, AS SEL. BY OWNER. COORD. INSTALLATION AS REQUIRED NEW 2x10 DF WALL BLOCKING WORK, VERIFY FINAL L.OCS. IN FIELD W/ OWNER, TYP.
21. PROVIDE (N) POURED CONCRETE SLAB FLR. @ (N) BSMT. ADU. ENSURE 1/2" CLEARANCE FRM. FIN. (N) ADU. ENTRANCE. PROVIDE SMOOTH TRANS. W/ (N) AND (E) STEPS @ AREA OF WORK. PREP. SURF. FOR (N) SHEET VINYL FLRNG. TO BE INSTALLED @ ADU. ENTRY. REFER TO FND. DETAILS SHT. A.
22. PROV. (N) CONC. LNDG. & STEP TO BSMT. ADU. SIDE ENTRY PATCH TO MATCH (E) PAVYR LEVEL SURF. WALK-WAY PER OWNERS SEL. SEE FOUND. PLAN & DETS PROVIDE (N) CONC. EGRESS WELL AS SHOWN ON (N) FLOOR & FOUND. PLANS. ENSURE MIN. 8 SQ. FT. CLEAR FLOOR AREA W/ 3 MIN. HORIZONTAL DIRECTION, W/ PERMANENT EGRESS LADDER. SEE CODE NOTE 10.
23. PROV. (N) INT. STAIRS TO FIN. ATTIC AREA, VERIFY RISE & RUN IN THE FIELD.
24. (N) BSMT., INADU & UNFIN. STORAGES TO REMAIN: (E) SOL. TO BE COVERED & VAPOR BARRIER INSTALLED AS REQ'D. (E) CONC. FTG. TO RCV. (N) RETRO. ANCHORAGE PER SECT. & DETAIL PER SHT. A. VAPOR BARRIER @ EXIST. (E) PERIMETER TO RCV. (N) INT. OPENINGS & VOLUNTARY RETROFIT OPENINGS, AS REQ'D. TYP. INSTALL (N) PLYWD. SHEATHING @ (N) BSMT. STORAGE AREAS W/ ACCESS DR. FROM (N) ADU. KITCHEN.
25. REBUILD FRONT ENTRY STEPS & STOP TO MATCH ORIGINAL HS. BASED ON HISTORIC PHOTOGRAPHIC EVIDENCE. PROTECT (E) SIDING & TRIM TO REMAIN, VERIFY FRAMING COND'TS, REPAIR AS REQ'D.
26. PROVIDE (N) SCREENED FND. VENTS AS SHOWN ON FOUND. PLAN.
27. (N) LOC. OF WASTE WTR'S S. ELECT. PUMP, REFER TO MEP 1 FOR MORE INFO.
28. AT ALL (N) & (E) LIGHT & EGRESS WELLS, PROVIDE (N) 42" H. SAFETY RAILING TO MATCH COLOR & MATL. OF (E) FRONT PORCH RAIL. @ EGRESS WELLS, PROVIDE SAFETY EXIT LADDER & 24" EXIT GATE AT RAILINGS.
29. PROVIDE (N) RWD. DECK @ REAR ENTRY TO MAIN FLR. RES. INSTALL 42" RWD. RAILS, RWD STAIRS W/ 36" HANDRAILS, & (N) 1x WOOD SCREEN AT BASE, REFER TO EXT. ELEV. & (N) SITE PLAN, & DETAIL A0.3.
30. PROVIDE (N) CONC. LIGHT WELLS AS SHOWN ON (N) FLOOR & FOUND. PLANS. ENSURE MIN. 8 SQ. FT. CLEAR FLOOR AREA W/ 3 MIN. HORIZONTAL DIRECTION, SEE CODE B-XX.
31. AT NORTH WALL OF (N) ADDTN, PROV. EXTERIOR OUTSIDE STORAGE CLOS. WITH HORIZ. SIDING FINISH FOR BLIND DOORS, TYP. REF. TO (N) PLNS & ELEV.
32. SEE ADD'L REQ'S. MEP 1.0 AND TYP. CODE NOTES A0.3.

JAUIGUI REMODEL ISSUE DATE 07/03/2020 PROGRESS REVIEW 10/10/2020 PRELIM. DATA DWN. 03/03/2021 PLANNING SUBMIT. 04/15/2022 HIST. ELEV. REVIS 02/04/2023 PLANNING / H&C SUBMIT.	STRATA DESIGN STUDIO DESIGN - CONSULTING - PRESERVATION JOHN S. TAPIENA-FROLLI, AIA DOCK 11 1710 S SAN JOSE, CA 95108 408.933.1141 - jfr@stratadsgn.com	OWNER: JEFF JAUIGUI 4120 BASSETT STREET SANTA CLARA, CA 95054 0949467@gmail.com PH.415.608.4670	PROJECT SITE: 4120 BASSETT STREET SANTA CLARA, CA 95054 APN: 104-12-127	DRAWN GTF/JTF DATE 02/24/2023 SCALE AS NOTED PROJECT NO. 2019.22 SHEET A4.0 OF

(N) BUILDING SECTION
(PRELIM.)

SCALE: 1/4"=1'

C-C

(N) BUILDING SECTION

SCALE: 1/4"=1'

A-A

(E) BUILDING SECTION

SCALE: 1/4"=1'

1-1

(N) BUILDING SECTION

SCALE: 1/4"=1'

B-B