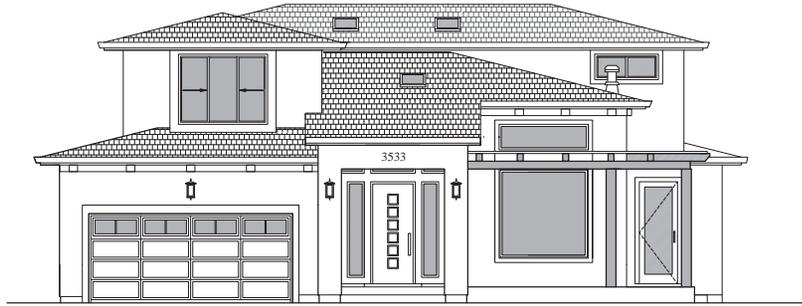
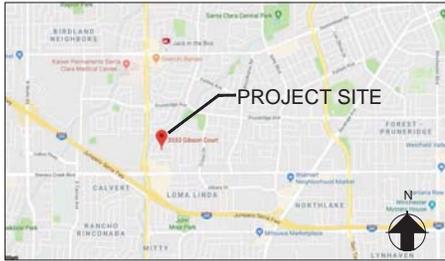


# NEW HOME : 3533 GIBSON CT., SANTA CLARA, CA 95051



## VICINITY MAP



## PROJECT DIRECTORY

Owner : MING SUN & PING SUN  
Address: 3533 GIBSON CT.,  
SANTA CLARA, CA 95051  
Email: maxsun@google.com,  
yangping97@gmail.com  
Phone #: 650 318 7809

Architect: LNX Architecture Inc.  
Address: 6710 Corte Santa Maria,  
Pleasanton, CA 94566  
Responsible Person: Lin, Yuan, Architect  
Phone#: 925 357 5801  
Email: yuanlinco@163.com

## PROJECT INFO.

LOCATION: 3533 GIBSON CT. SANTA CLARA, CA 95051  
ZONING: R-1-16  
LOT SIZE: 8112 SF  
(E) BUILDING AREA: 1292 SF  
(E) GARAGE AREA: 402 SF  
(E) BUILDING FOOT PRINT: 1694 SF  
(N) 1ST FLOOR MAIN HOUSE: 1426 SF  
(N) ADJ. AREA ON 1ST FLOOR: 697 SF  
(N) 2ND FLOOR AREA: 1300 SF  
(N) TOTAL LIVING AREA: 3423 SF  
(N) GARAGE AREA: 412 SF  
(N) COVERED FRONT PORCH : 41 SF  
(N) COVERED CORNER PORCH : 156 SF  
(N) COVERED SIDE PATIO : 65 SF

(N) TOTAL BUILDING FOOT PRINT: 2797 SF  
LOT COVERAGE: 34.5 %  
FAR: 42.2 %  
2ND/1ST FL. RATIO: 46.5 %  
CONSTRUCTION TYPE: TYPE V/B; SPRINKLERED

SCOPE OF WORK:  
Demolish existing 1-story house with 3 bedroom and 2 car garage, home size 1292 sf.  
Build a new 2-story house with 3 bedrooms and 2-car garage plus a 2-bedroom ADU on the 1st floor.  
Install new furnace, tankless water heater and AC for both the main house and ADU  
Install new fire sprinkler system, permit separately.

## CODE COMPLIANCE:

2016 CBC,CMC,CPC,CEC, CRC  
2016 CAL GREEN STANDARDS  
2016 CALIFORNIA ENERGY CODE  
CITY CODES AND ORDINANCES

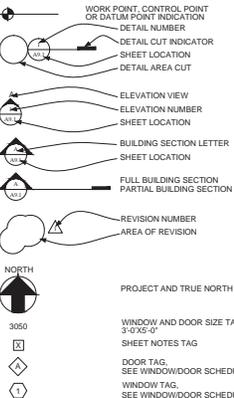
## DRAWING DIRECTORY

A-1.1 COVER SHEET AND SITE PLAN  
A-1.2 DEMO PLAN, (E) ELEVATIONS & NEIGHBORHOOD IMAGES  
A-2.1 PROPOSED FLOOR PLANS  
A-3.1 PROPOSED ELEVATIONS

## ABBREVIATIONS

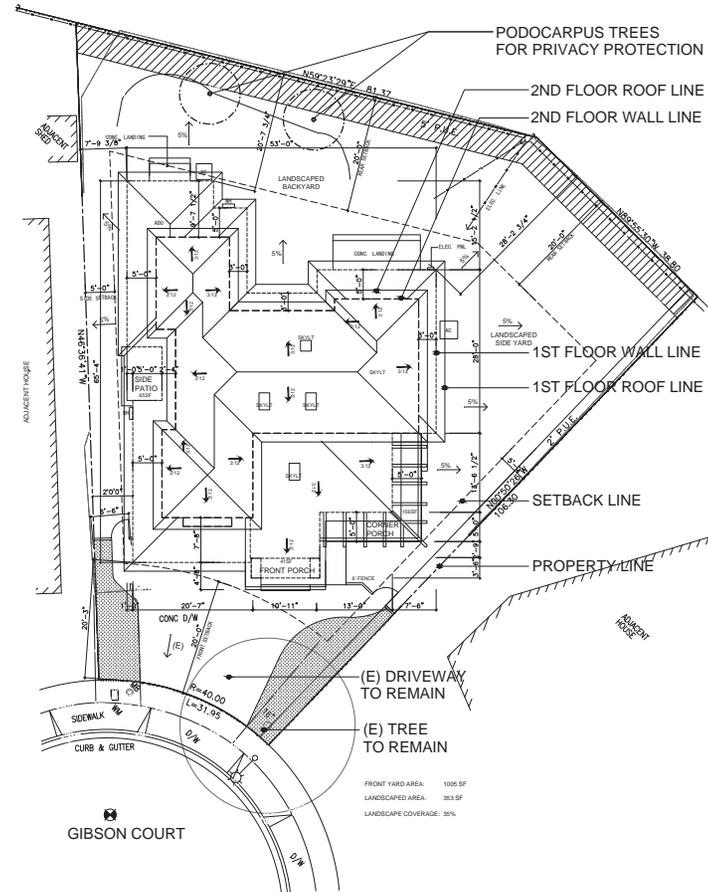
& And  
@ At  
ABV Above  
AC Air Conditioning, Acoustical  
ADH Adhesive  
ADJ. Adjust, Adjustable, Adjacent  
AFF Above Finished Floor  
AGA American Gas Association  
ALT. Alternate, Alteration, Altitude  
BR Bedroom  
CLG Ceiling  
CLO. CLOSET  
CSMT CASEMENT  
DTL DETAIL  
E EXISTING  
ELEC. ELECTRICAL  
GA Gauge, Gage  
GAL Galvan  
GC General Contractor  
GFCI Ground Fault Circuit Interrupter  
GLZ Glass  
GPH Gallons Per Hour  
GVL Gravel  
GYP Gypsum  
GYP BD Gypsum Board  
INSTL Install  
N NEW  
PANEL  
S.D. STRUCTURAL DRAWING  
SH SINGLE HUNG  
U.O.N. Unless Otherwise Noted  
V.C.T. Vinyl Composition Tile  
V.I.F. VERIFY IN FIELD  
VERT Vertical  
V.VL Vinyl  
WD Wood  
WDW Window  
W.P.M. Water Proofing Membrane  
WT Weight  
YD Yard

## GRAPHIC SYMBOL LEGEND



PROJECT AND TRUE NORTH

WINDOW AND DOOR TAG:  
3'x7'0"-0'  
SHEET NOTES TAG  
DOOR TAG,  
SEE WINDOW/DOOR SCHEDULE  
WINDOW TAG,  
SEE WINDOW/DOOR SCHEDULE



## SITE PLAN

SCALE: 1"=10'-0"

## PLAN NORTH

## SITE PLAN NOTES

- SEE GENERAL NOTES ON A2.1 FOR ADDITIONAL INFORMATION
- THE SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND LIMITED SITE PLAN LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY IN FIELD ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES AND SETBACKS, EASEMENTS, UTILITIES AND SUBSTRUCTURES. SITE SPECIFIC SOILS REPORTS AND CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER NOTES AND DETAILS ON THIS SET OF DOCUMENTS.
- THIS PLAN IS NOT A GRADING AND DRAINAGE OR EROSION CONTROL PLAN. CONSULT A CIVIL ENGINEER FOR SUCH INFORMATION.
- DISPLACED TOP SOIL SHALL BE STOCKPILED FOR REUSE IN A DESIGNATED AREA AND COVERED OR PROTECTED FROM EROSION
- ALL GRADING, SITE PREPARATION, PLACEMENT AND COMPACTION OF FILL IS TO BE DONE IN ACCORDANCE WITH THE COUNTY OF SANTA CLARA GRADING ORDINANCE AND ALSO UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER.
- AT A MINIMUM, THE PAD GRADE UNDER BUILDING SHALL HAVE POSITIVE SLOPE TO A MINIMUM OF ONE AREA DRAIN WHICH SHALL BE PIPED TO STREET/TO OTHER SUITABLE DISCHARGE POINT DETERMINED BY THE CIVIL ENGINEER AND/OR LOCAL GOVERNING AUTHORITY, VIA A NON-CORROISIVE DEVICE.
- ALL FOUNDATION PERIMETER AND ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DISCHARGE SYSTEM.
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO THE BUILDING, STRUCTURES, OR UTILITY BOXES.
- SEE LANDSCAPE OR CIVIL DRAWINGS FOR ALL SITE AND HARDSCAPE DRAINAGE.
- WATER SHOULD BE PREVENTED FROM PONDING ANYWHERE ON THE LOT PARTICULARLY NEAR THE HOUSE. WATERFROM DOWN SPOUTS AND YARD DRAINS SHOULD BE CONNECTED TO TIGHTLINE PIPES THAT CARRY THE WATER TO AVAILABLE DISCHARGE FACILITIES. REFER TO A-4 CALGREEN CHECKLIST.
- CRAWL SPACES SHOULD BE GRADED IN SUCH A WAY THAT WATER WHICH MAY STILL ENTER THE CRAWL SPACE FLOWS TO A LOW POINT WHERE IT CAN BE PIPED BENEATH THE PERIMETER FOUNDATION (GRADE BEAM OR "T" FOOTING) AND DISCHARGED.
- AT ALL RETAINING WALLS, LANDSCAPE WALLS OR CLOSE PROXIMITY TO STRUCTURES, PROTECTIVE SUB DRAINAGE SHALL BE INSTALLED BENEATH THE FILLS IN THE SWALE AREAS. THE SUB DRAINS SHOULD CONSIST OF A BLANKET OR TRENCH FILLED WITH CLASS TWO PERMEABLE MATERIAL, AND HAVING A WIDTH OF AT LEAST 18 INCHES. THE SUB DRAINS SHOULD HAVE A VERTICAL HEIGHT OF 4 FEET AND SHOULD BE INSTALLED AT THE BACK OF THE LOWEST ELEVATION POSSIBLE TO PERMIT DAYLIGHT DRAINAGE ON THE PROPERTY TO AN APPROVED DISCHARGE SYSTEM. ENDS OF PIPES SHALL BE RPP RAPPED SO THEY WILL NOT BECOME BLOCKED IN THE FUTURE. SLD, AND SEE CIVIL AND LANDSCAPE PLUS SEE DETAILS FOR ANY REQUIRED WATERPROOFING ALONG THE VERTICAL FACE OF ANY BURIED WALLS.



REVISIONS

PROJECT NAME

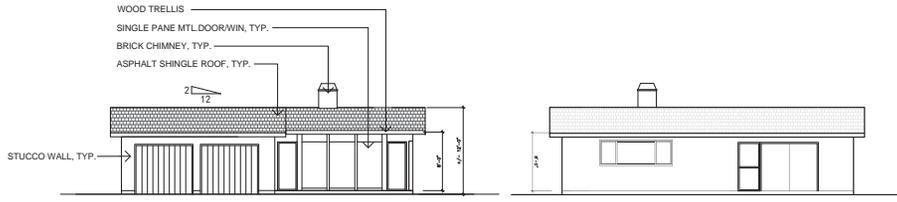
3533 GIBSON COURT, SANTA CLARA, CA  
A NEW HOME PROJECT  
OWNER: MING SUN, TEL: 650 318 7809

DATE: 08/20/18  
SCALE: AS SHOWN  
SHEET NAME

COVER SHEET & SITE PLAN

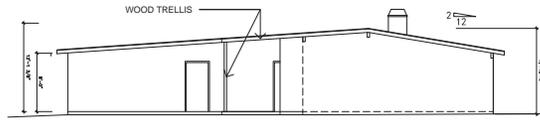
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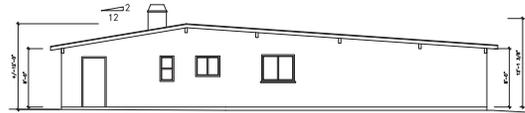


EXISTING FRONT ELEVATION (SOUTH)  
SCALE: 1/4"=1'-0"

EXISTING REAR ELEVATION (EAST)  
SCALE: 1/4"=1'-0"



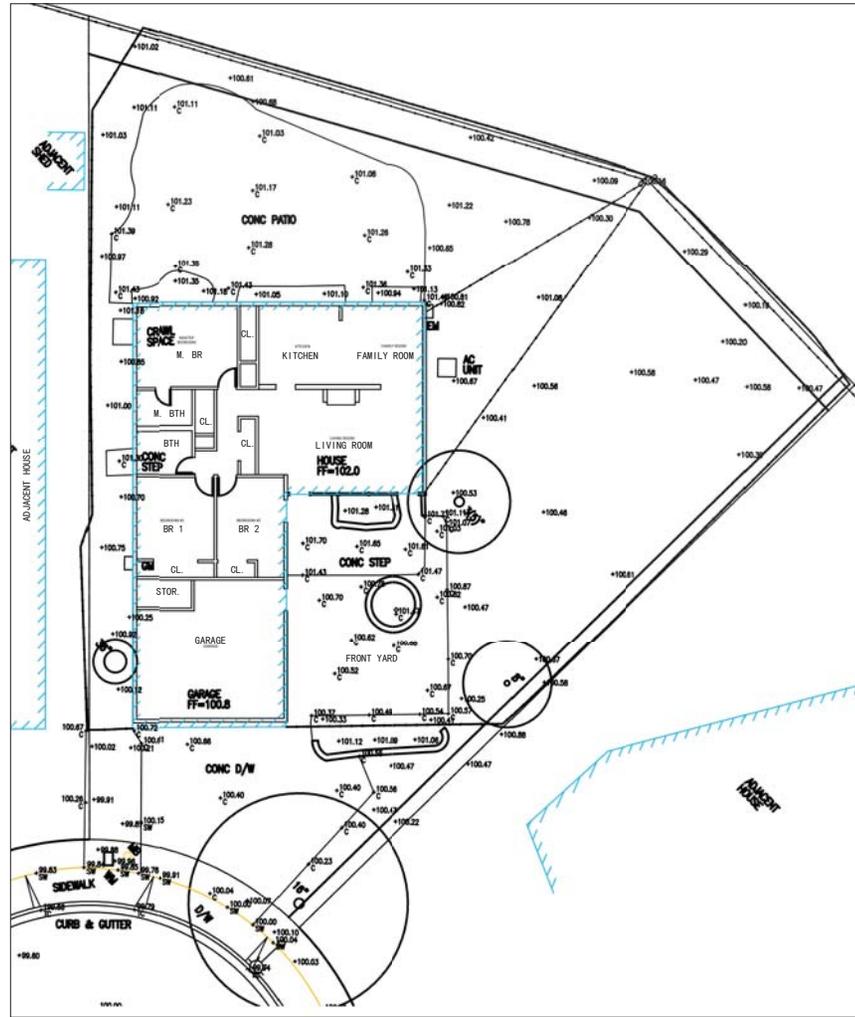
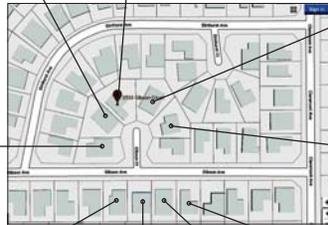
EXISTING BACK ELEVATION (NORTH)  
SCALE: 1/4"=1'-0"



EXISTING SIDE ELEVATION (WEST)  
SCALE: 1/4"=1'-0"



NEIGHBORHOOD IMAGES



NOTE:  
DEMOLISH EXISTING 1-STORY HOUSE WITH 3 BEDROOMS,  
2 BATHS AND A 2-CAR GARAGE

1 EXISTING/DEMOLITION SITE PLAN/FLOOR PLAN  
SCALE: 1/8"=1'-0"



REVISIONS

PROJECT NAME

3533 GIBSON COURT, SANTA CLARA, CA  
A NEW HOME PROJECT  
OWNER: MING SUN, TEL: 650.318.7809

DATE: 08/02/2018  
SCALE: AS SHOWN  
SHEET NAME  
DEMO PLAN & (E) ELEVATIONS  
NEIGHBORHOOD  
IMAGES  
SHEET NO.



