

# Proposed Revisions to Garage & New Bathroom

CIVIC CENTER DRIVE

12' DRIVEWAY PER CITY STANDARD ST-5

Face of Curb

Back of Walk

JP

<E>12" RCP

<E>6" VCP

<E>8" CIP

18' DRIVEWAY  
(22' to back of walk)

G-1

1

DRIVEWAY

10'

7.34'

12'x46'

10'

8'x18'

2

G-2

5'

6'

3

G-3

5'

71.65'

80.82'

EXISTING HOUSE

New 100s.f. Bathroom  
& 3' shift to garage

setback  
from front  
of house

10'x10'  
Mstr. Bath

G-4

21'x20'8"  
Garage

12' bay

9' bay

9.5'x27'

Fenced yard space  
(fence height to be under 30"  
in sight distance zone)

Property Line

TRIANGLE OF  
SAFETY LAYOUT

ALVISO STREET

A-0

Remove adobe brick pillars and adobe brick wall in City right of way (because City wants private property owner to pay for a \$4,700 agreement).

TRIANGLE OF  
SAFETY LAYOUT

16' DRIVEWAY

16' DRIVEWAY

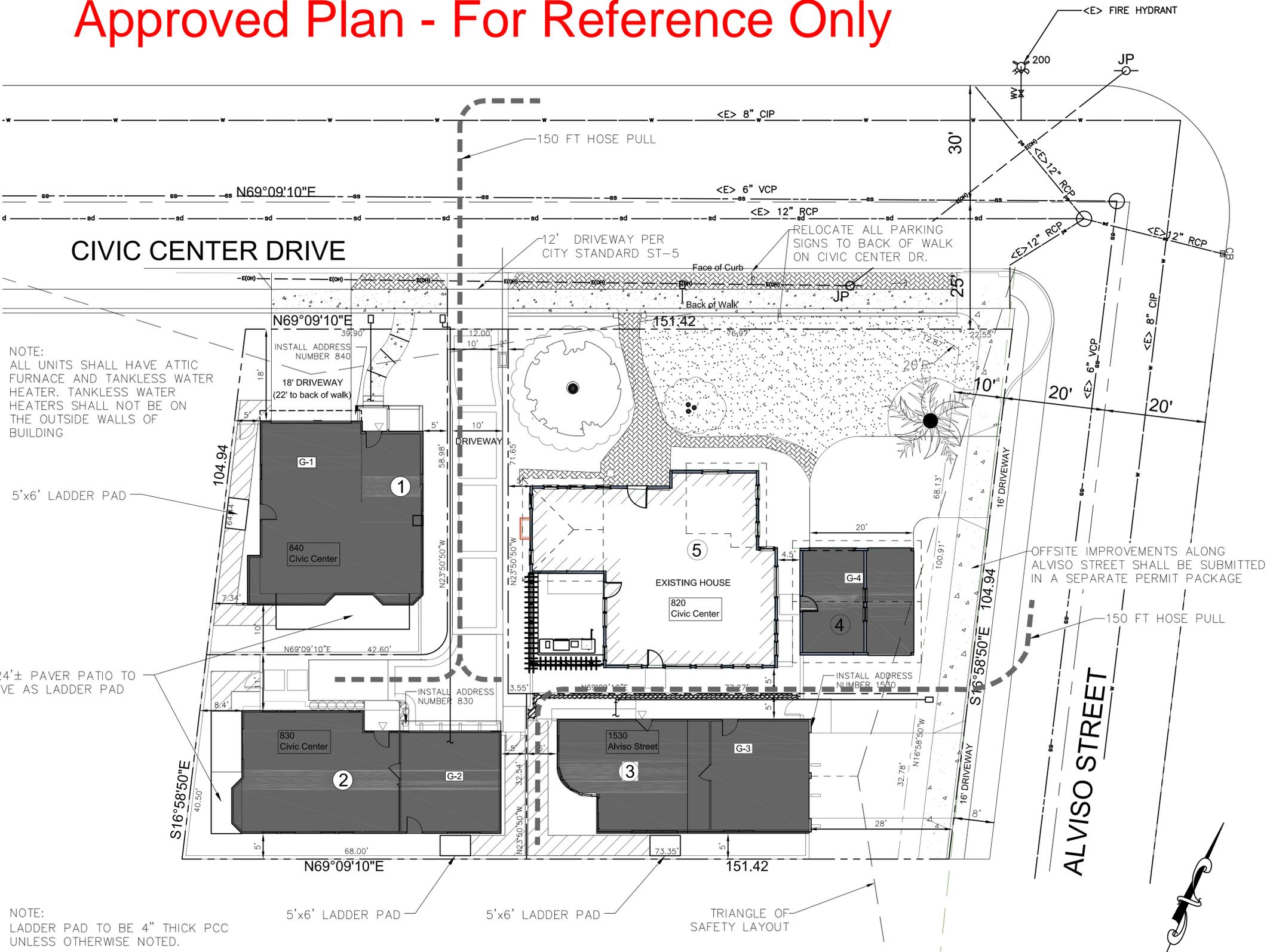
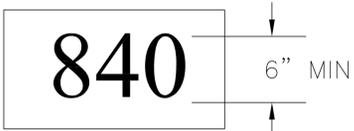
# Approved Plan - For Reference Only

**LEGEND:**

-  PROPERTY LINE
-  LADDER PAD PATHWAY

**UNIT ADDRESSING NOTES:**

1. ADDRESSING SHALL BE ILLUMINATED AT NIGHT IN ALL NEW BUILDINGS. SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 5.0 FOOT-CANDLES.
2. INDIVIDUAL UNIT NUMBER SHALL BE A MINIMUM OF 6-INCHES IN HEIGHT WITH A MINIMUM 0.5-INCH STROKE AND LOCATED ON, OR ADJACENT TO THE ENTRANCE DOOR

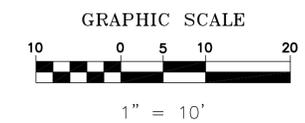


NOTE:  
ALL UNITS SHALL HAVE ATTIC FURNACE AND TANKLESS WATER HEATER. TANKLESS WATER HEATERS SHALL NOT BE ON THE OUTSIDE WALLS OF BUILDING

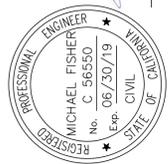
7'x24'± PAVER PATIO TO SERVE AS LADDER PAD

NOTE:  
LADDER PAD TO BE 4" THICK PCC UNLESS OTHERWISE NOTED.

## SITE PLAN



REGISTERED CIVIL ENGINEER



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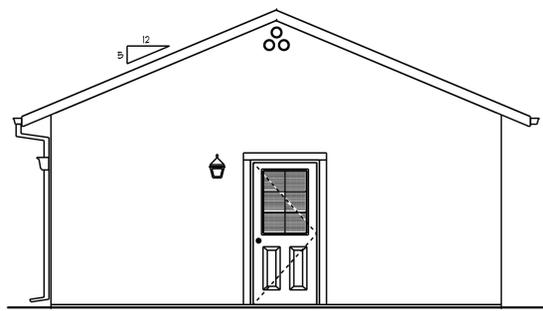
SITE IMPROVEMENT PLAN  
FOR  
820 CIVIC CENTER DRIVE  
SANTA CLARA, CALIFORNIA 95050

SITE PLAN

DATE 10/20/2017

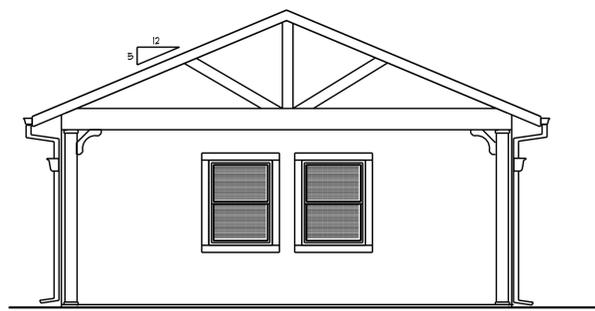
SHEET NO.  
**A-1**

JOB #



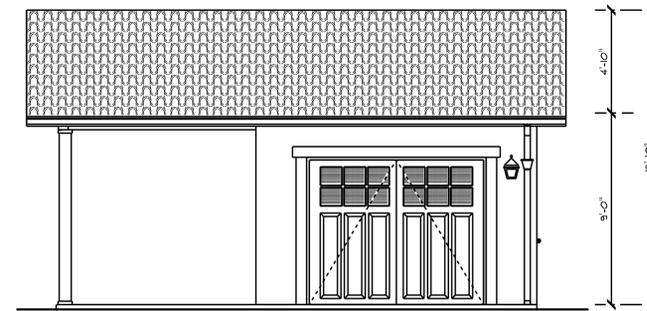
**WEST ELEVATION**

SCALE 1/4" = 1'-0"



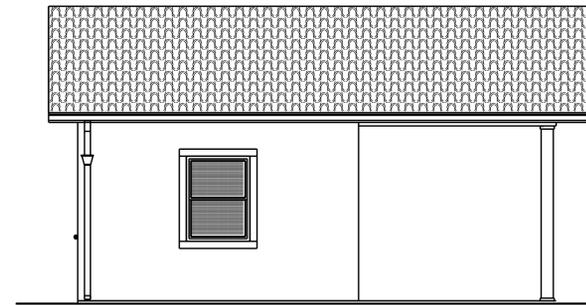
**EAST ELEVATION**

SCALE 1/4" = 1'-0"



**NORTH ELEVATION**

SCALE 1/4" = 1'-0"



**SOUTH ELEVATION**

SCALE 1/4" = 1'-0"

WINDOW SCHEDULE							
NO.	TYPE	SIZE	FINISH	FRAME	TYPE	ROUGH	QTY.
A	MILGARD	3'-0" X 4'-0"	WHITE	VINYL	DBL DOUBLE HUNG	3/8" X 4/8"	3
TOTAL							3

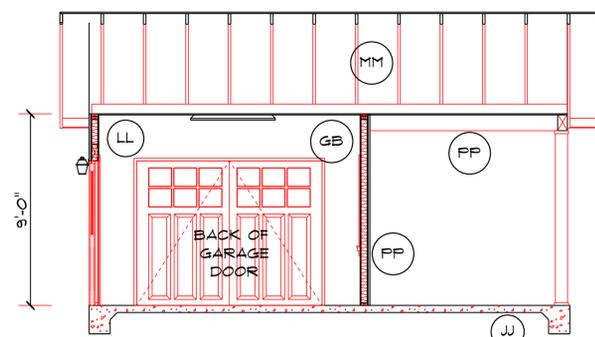
- WINDOW NOTES:**
- CONTRACTOR TO VERIFY ROUGH OPENINGS PRIOR TO ORDERING.
  - CONTRACTOR TO VERIFY EGRESS REQUIREMENTS PER CBC PRIOR TO ORDERING.
  - CONTRACTOR TO VERIFY SAFETY GLASS REQUIREMENTS PER CBC PRIOR TO ORDERING.
  - GLAZING IN WINDOWS AND SKYLIGHTS SHALL BE INSULATED PER TITLE 24. SEE ENERGY COMPLIANCE FORMS.
  - PROVIDE INSECT SCREENS AT ALL OPERABLE UNITS.
  - ALL WINDOWS TO BE MILGARD VINYL WINDOWS, OR EQUAL.
  - ALL SKYLIGHTS TO BE VELUX OR EQUAL.
  - ESCAPE/RESCUE WINDOWS SHALL HAVE A FINISHED BILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

DOOR SCHEDULE					
NUMBER	SIZE	THK.	TYPE	QTY.	NOTES
1	3/6" X 8'-0"	1-3/8"	SOLID CORE	1	EXT. DOOR 1/4 LITE
TOTAL					1

- DOOR NOTES:**
- CONTRACTOR TO VERIFY ROUGH OPENINGS PRIOR TO ORDERING.
  - CONTRACTOR TO VERIFY HARDWARE MAKE, MODEL, AND FINISH WITH OWNER PRIOR TO ORDERING.
  - GLAZING IN DOORS SHALL BE SAFETY GLASS PER CBC REQUIREMENTS.
  - GLAZING IN EXTERIOR DOORS SHALL BE INSULATED.
  - ALL DOORS TO UNCONDITIONED SPACE SHALL BE FULLY WEATHER STRIPPED.
  - ALL DOORS HAVE PAINT GRADE JAMBS. (VERIFY W/ OWNER)
  - VERIFY ALL DOOR MAKE AND MODELS WITH OWNER PRIOR TO ORDERING.
  - INSTALL OWNER'S HARDWARE.

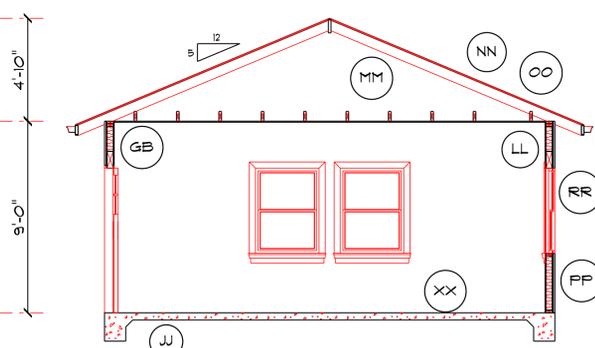
Room Name	FINISH SCHEDULE			
	FLOOR	WALL	CEILING	BASE
Garage	Hardwood Ceramic Tile Carpet Vinyl Conc. Slab None	1/2" Gyp Board Ceramic tile Stucco	5/8" Gyp Board (3) 5/8" X' Gyp Board 1/2" Gyp Board	Stucco Wood Tile Vinyl Cove None

- FINISH NOTES:**
- INSTALL 5/8" TYPE X GYP. BOARD ON GARAGE WALLS & CEILING.
  - INSTALL 5/8" THICK GYP. BOARD AT ALL FRAMING 24" O.C. TYPICAL.



**SECTION A**

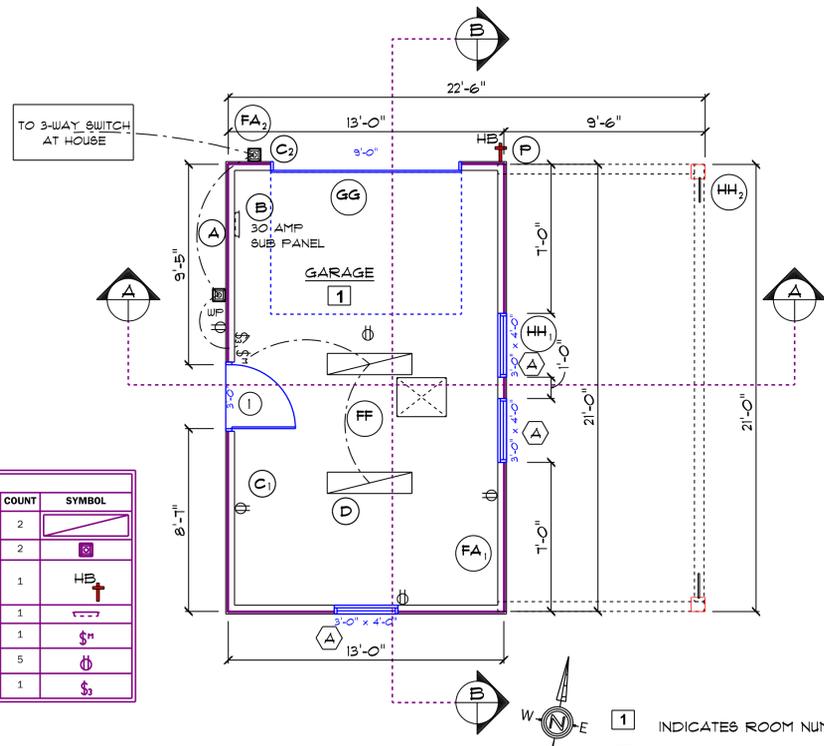
SCALE 1/4" = 1'-0"



**SECTION B**

SCALE 1/4" = 1'-0"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
fluorescent fixture	2	[Symbol]
Exterior LED wall mount w/ motion sensor & photocell	2	[Symbol]
Hose Bib	1	HE
30 Amp sub-panel	1	[Symbol]
Manual on Switch - sensor	1	[Symbol]
Outlet GFI	5	[Symbol]
switch 3 way	1	[Symbol]



**LOWER FLOOR PLAN**

SCALE 1/4" = 1'-0"

- 1 INDICATES ROOM NUMBER
- A INDICATES WINDOW LETTERS
- 2 INDICATES DOOR NUMBER

**GENERAL NOTES & SPECIFICATIONS:**

The CONTRACTOR shall inspect the site and familiarize himself with all local conditions. It is the intention of these plans to provide a long lasting weather tight and waterproof building. If the contractor finds any area in conflict with, or any detail too vague to accomplish this requirement, he shall not proceed but shall immediately so inform the owner, and request corrections or further detailing.

The CONTRACTOR shall check and verify drawings as to scale and dimensions. If any errors appear in the drawings or conflict in these specifications, the contractor shall bring them to the attention of the owner. Contractor to have building and fire permits on-site during inspections.

All construction shall meet the requirements of chapter 4, California Green Building Standards. Recycle 50% of construction and demolition waste. Provide operations & maintenance manuals for all equipment, appliances, HVAC, filters, and water heater, roof gutters and yard drainage. All adhesives, caulks, primers and sealants shall comply with local air pollution rules. All paints and coatings shall comply with VOC standards. All adhesives, sealants, caulks, paints, coatings and aerosol paints shall remain on the site for field verification by the Building Inspector. Carpets, carpet cushions and adhesives shall comply with the Carpet and Rug Institute's Green Label plus program.

The contractor shall provide the Building Inspector (prior to enclosing the wall and floor framing) confirmation showing that framing members do not exceed 15% of moisture content.

**GENERAL NOTES:**

- FF. ATTIC ACCESS Provide 22"x30" attic access.
- GG. GARAGE DOOR Provide Paneled, roll-up door with auto-opener. Garage door openers to have approved safety interrupts.
- HH. FOAM TRIM
  - Provide 3"x4.5" foam sill for all windows.
  - Provide 8" foam tapered columns at front porch.
- II. INSULATION
  - 3-1/2" (R-15) fiberglass batts at ext. walls.
  - 10" (R-30) fiberglass batts at ceiling.
  - 2" Styrofoam insulation under slab.
- MM. ATTIC VENTING Provide corrug 8-400 strip vents at front and rear only. V-400, hip and ridge vents - to 1/300 of attic area.

The SHEET METAL CONTRACTOR shall design and install all flashings, meeting all applicable codes, & meeting the highest standards of design and insulation, including priming, cleaning & soldering. Roof flashings shall be designed to last for the rated life of the roofing material. Contractor shall guarantee that work will be free from defects for a period of three years from date of final acceptance.

- NN. ROOFING Provide EagleLite "Mission" cement tile roofing over 30# felt. Install as per manufacturer's instructions.
- OO. FLASHING CAULKING All roof vents, flues and chimneys to be thoroughly flashed, counter-flashed & caulked with minimum 26 gauge GI. All roof to wall and deck to wall joints to be thoroughly flashed with min. 26 gauge GI. All skylights & remaining flashing, including counter flashing, crickets, to be min. 26 gauge GI. Provide kick-out flashings, door sill and window head flashing in accordance with best practices. Provide sealants and caulking as necessary to assure the weather-tight integrity of the project. Follow manufacturer's recommendations as to appropriate type of sealants and conditions of use. Provide backing for caulking as needed to ensure full adhesion across gaps.
- PP. SIDING-TRIM Sand Beige stucco over paper backed wire mesh with 3/8" weep screed at foundation plate. 4" minimum above grade (or 2" above concrete) and 2 layers grade D paper.
- QQ. GUTTERS Provide GI fascia gutters, full leaders, and tie all into perimeter drain system, led via closed pipe to disposition area as shown on site plan.
- RR. INFILTRATION CONTROL Provide Low expansion foam applied in place at entire window and door perimeter. Provide full weather-stripping at all exterior doors. Thoroughly seal all penetrations of plumbing and electrical, and at all junction boxes within exterior walls. Provide well sealed Tyvek house wrap at entire exterior.
- SS. SHEAR See engineering detail sheets.
- GB. GYPSUM BOARD
  - Provide 1/2" G.B. at 16" oc. framing
  - Provide 5/8" G.B. at 24" oc. framing.
- XX. FLOOR FINISHES Concrete

**ELECTRICAL NOTES:**

- The ELECTRICAL CONTRACTOR shall design and install a complete system, meeting all applicable codes. The drawings show only the location and type of outlets. Wiring and Circuit Breakers shall be sized adequately to accommodate the fixtures served. Separate circuits shall be provided for appliances as required by codes. Provide tamper resistant receptacles at all locations. All new utilities shall be placed underground with no exception. All recessed luminaires shall be IC rated, electronic ballast and air-tight (AT).
- A. ELECTRIC ENTRY New 60 Amp entry box, & underground service from the existing residence.
  - B. ELECTRIC SUB PANEL Provide sub-panel as shown. Provide a UFER grounding electrode & bonding of water lines.
  - C. ELECTRIC CIRCUITS GFI-OUTDOOR RECEPTACLES
    - All receptacles in garage & exterior be GFI protected. Exterior receptacles to have waterproof covers.
    - All exterior fixtures to be high efficacy or on motion sensors with photocell.
  - D. LIGHTING All garage luminaires shall be high efficacy and controlled by a vacancy sensor. Bldg sensor shall not have a control that allows luminaires to be turned on automatically or that has an override allowing the luminaires to be always on.

**PLUMBING NOTES:**

The PLUMBING CONTRACTOR shall design and install a complete system, meeting all applicable codes and providing for quiet operation. The drawings show only the location and type of fixtures. Pipes shall be sized adequately to accommodate the fixtures served and insulated where required. The Plumbing Contractor shall make all necessary connections to utilities. Stop valves should be at each fixture or appliance. Provide dielectric unions, straps and lead free solder in accordance with best practices and as required by code.

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10/15/2017

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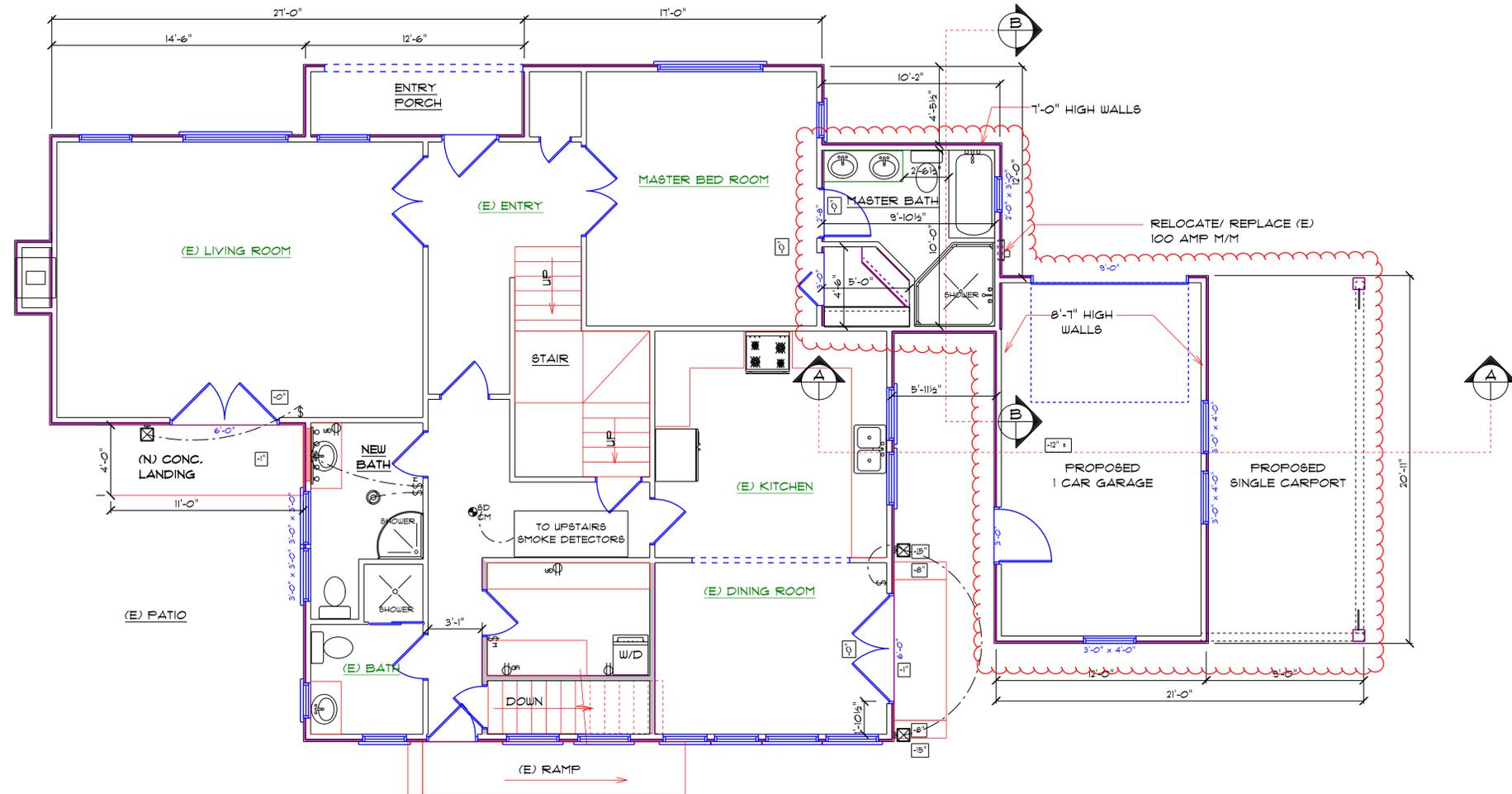
820 CIVIC CENTER DR  
NEW GARAGE  
FLOOR PLAN  
& ELEVATIONS

DATE 9/8/2016

**A-1.1**

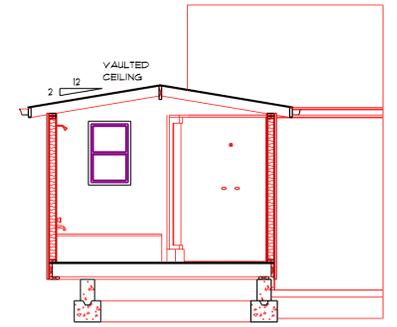
JOB # 02015-14

**Approved Garage Plan - For Reference Only**

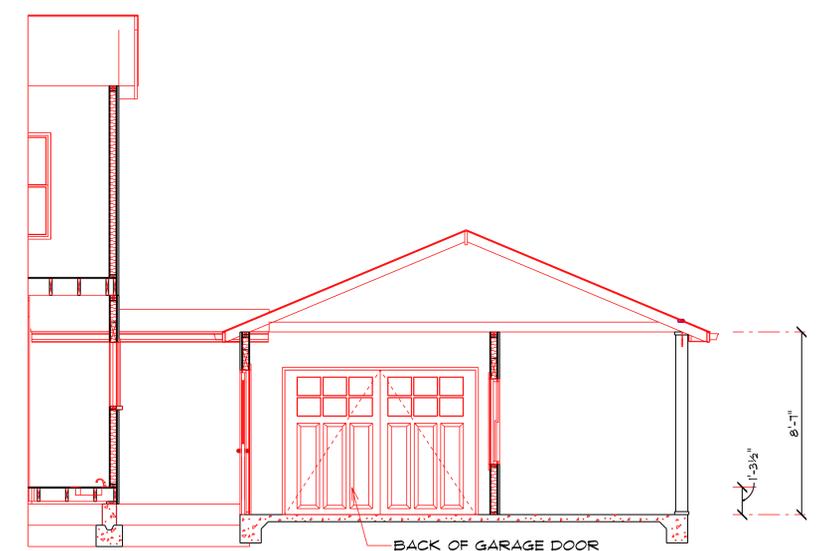


**PROPOSED BATHROOM & GARAGE FLOOR PLAN**

SCALE 1/4" = 1'-0"



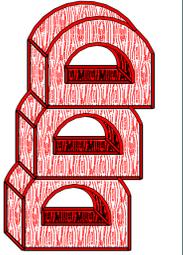
**SECTION B**



**SECTION A**

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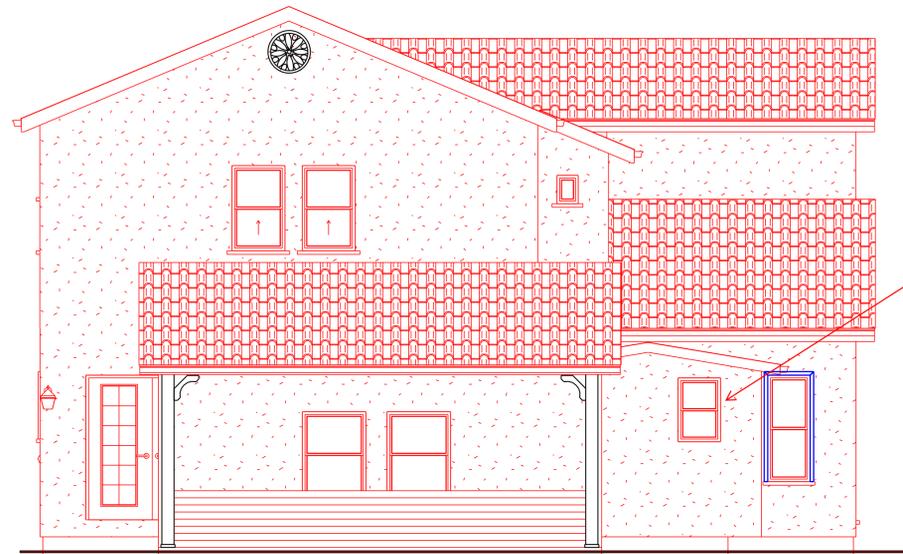


820 CIVIC CENTER DR  
 PROPOSED BATHROOM &  
 1 CAR GARAGE & CARPORT  
 FLOOR PLAN

DATE 8/29/2018

SHEET NO.  
**A-2**

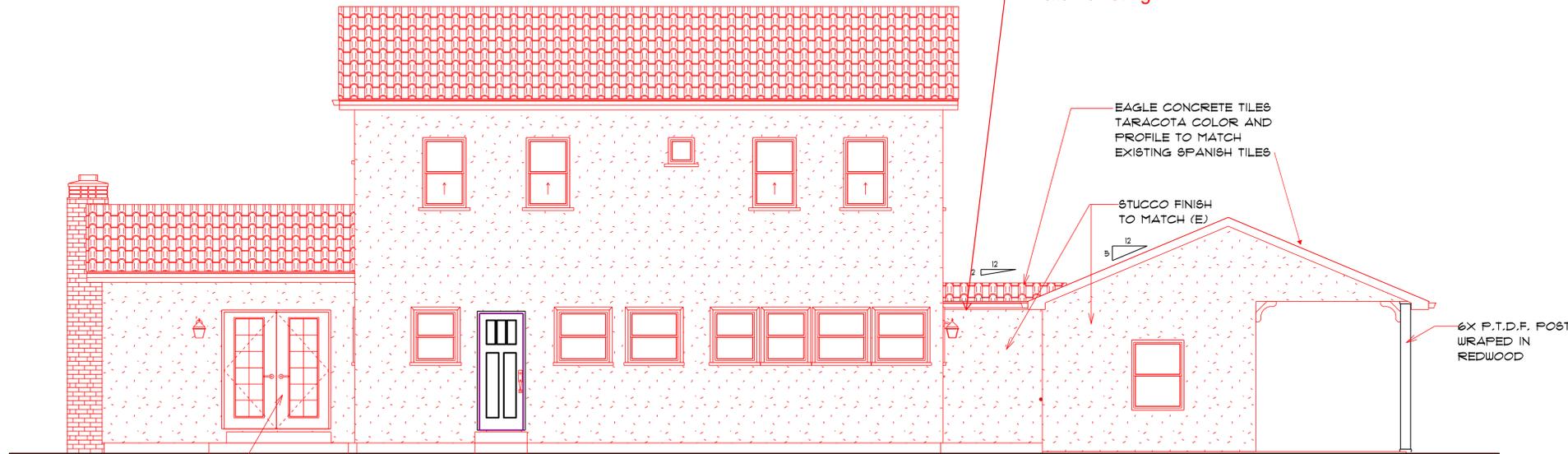
JOB NO. 02018-04



PROPOSED 1 CAR GARAGE & CARPORT & MASTER BATH

**LEFT/ EAST ELEVATION**

SCALE 1/4" = 1'-0"



JELD WEN SITE LINE  
CLAD AURALAST PINE  
12"X80" FRENCH DOOR

**REAR/ SOUTH ELEVATION**

SCALE 1/4" = 1'-0"



PROPOSED 1 CAR GARAGE & CARPORT & MASTER BATHROOM

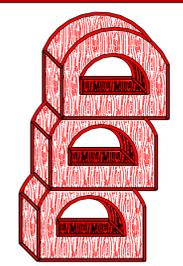
**FRONT/ NORTH ELEVATION**

SCALE 1/4" = 1'-0"

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**ELEVATIONS**

DATE 8/29/2018

SHEET NO.

**A-3**

JOB NO. 02018-04