

GENERAL NOTE:

- DRAWINGS:**
- ALL DIMENSIONS ON PLAN ARE FROM FINISH WALL SURFACE TO FINISH WALL SURFACE
 - DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY WHERE NO DIMENSION IS PROVIDED OR WHERE DISCREPANCIES EXIST. CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
 - OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
 - LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER ALL DRAWINGS.
 - IF A CONFLICT EXISTS BETWEEN REFERENCED REGULATORY REQUIREMENTS AND THE CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE AND REQUEST THAT THE CONFLICT BE RESOLVED. THE FACT THAT THE CONTRACT DOCUMENTS MAY ESTABLISH HIGHER OR MORE COSTLY REQUIREMENTS THAN THE MINIMUM CODE OR OTHER REGULATORY REQUIREMENTS IS REFERENCED ABOVE SHALL NOT CONSTITUTE A "CONFLICT".
 - WORK NOT PARTICULARLY DETAILED, MARKED OR SPECIFIED, SHALL BE THE SAME AS SIMILAR WORK THAT IS DETAILED MARKED OR SPECIFIED.
 - NO DEVIATION FROM THE APPROVED DRAWINGS AND SPECIFICATIONS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S INTERPRETATION OF THESE DOCUMENTS SHALL BE FINAL.

CONTRACTOR'S RESPONSIBILITIES:

- CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH THE LATEST REQUIREMENTS AS AMENDED BY ALL STATE AND LOCAL CODES, AND CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, DISABLED ACCESS COMPLIANCE REGULATIONS.
- CONTRACTOR SHALL MAKE SITE INSPECTIONS AND BE RESPONSIBLE FOR ALL NEW AND RECONSTRUCTION WORK, WHETHER DETAILED BY THE SPECIFICATIONS AND DRAWINGS, OR IMPLIED BY EXISTING CONDITIONS.
- ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS, AS CONFLICTS WITH ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING & UNDERPINNINGS AS NECESSARY. WORK TO BE PERFORMED UNDER SEPARATE PERMIT.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PROVIDE ALL NECESSARY TEMPORARY UTILITY HOOKUPS FOR ALL EQUIPMENT DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION/CAPPING OFF ALL EXISTING UTILITIES AND RE-CONNECTIONS WHERE REUSE IS POSSIBLE.
- CONFIRM ALL WINDOW SIZES WITH ACTUAL EXISTING ROUGH OPENING DIMENSIONS PRIOR TO ORDERING WINDOWS.
- SLOPE ALL FLOORS/ROOFS TO DRAIN IN A MINIMUM OF 1/4" PER 12" UNLESS SPECIFICALLY NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE TO PROCURE STATE INDUSTRIAL SAFETY PERMIT FOR ANY WORK OVER 36" IN HEIGHT, INVOLVING EXCAVATION OVER 5' AND AS OTHERWISE REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR ALL WATERPROOFING DESIGN AND INSTALLATION FOR WEATHERTIGHT ASSEMBLIES/INSTALLATIONS. DETAILS INCLUDED IN THIS SET ARE FOR CLARIFICATION OF INSTALLATION OF FINISH MATERIALS.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL SPECIAL INSPECTIONS, INCLUDING BUT NOT LIMITED TO ORDERING INSPECTIONS AND TESTS AS REQUIRED FOR COMPLIANCE WITH SPECIAL INSPECTIONS/BUILDING PERMIT APPROVALS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ALL SOUND TRANSMISSION REQUIREMENTS PER CBC 1207, INCLUDING STC AND IIC RATINGS OF ASSEMBLIES AND EXTERIOR ASSEMBLY REQUIREMENTS FOR EXTERIOR SOUND TRANSMISSION CONTROL.
- WORK SHALL BE EXECUTED IN A CAREFUL AND ORDERLY MANNER, WITH THE LEAST POSSIBLE DISTURBANCE TO NEIGHBORING TENANTS.

- CONTRACTOR SHALL PROVIDE DUST COVERS AS REQUIRED TO CONTAIN DUST AND DEBRIS WITHIN THE CONSTRUCTION AREA. BROOM CLEAN ALL AREAS EACH DAY, AND AS NECESSARY THROUGHOUT THE DAY TO MAINTAIN WORK AREA SAFE AND FULLY OPERATIONAL. KEEP DUST AND DEBRIS TO A MINIMUM.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE SAFETY OF ALL PERSONS ON OR ABOUT THE CONSTRUCTION SITE, IN ACCORDANCE WITH APPLICABLE LAWS AND CODES. GUARD ALL HAZARDS IN ACCORDANCE WITH THE SAFETY PROVISIONS OF THE LATEST MANUAL OF ACCIDENT PREVENTION PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA.
- CONTRACTOR SHALL INFORM THE ARCHITECT & OWNER IN WRITING OF ANY CONDITIONS UNCOVERED IN THE COURSE OF DEMOLITION OR CONSTRUCTION WHICH DEVIATE FROM THE DOCUMENTS, OR WHICH MAY CONSTITUTE A HAZARD DURING OR AFTER CONSTRUCTION. THESE CONDITIONS INCLUDE, BUT ARE NOT LIMITED TO, DRY ROT OR DAMAGE TO EXISTING STRUCTURAL MEMBERS, AND FRAMING MEMBER SIZES OR SPACING WHICH DO NOT CORRESPOND WITH THOSE STATED IN THE DOCUMENTS. THE ARCHITECT SHALL PROVIDE WRITTEN DIRECTION AS HOW TO PROCEED IN EACH CASE.
- IF THE CONTRACTOR FINDS IT NECESSARY TO DEVIATE FROM THE DOCUMENTS IN ANY MANNER, THE CONTRACTOR SHALL INFORM THE ARCHITECT OR OWNER IN WRITING AND OBTAIN WRITTEN APPROVAL FOR ANY CHANGES PRIOR TO COMMENCING WITH THE WORK.
- CONTRACTOR TO IMPLEMENT AND MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION AND PREVENT WATER FROM FLOWING INTO NEIGHBORING LOTS.
- ALL PLUMBING, ELECTRICAL & HEATING SYSTEM TO BE DESIGN BUILT BY THE CONTRACTOR.

WATER CONSERVATION REQUIREMENT

- PROVIDE MAXIMUM 1.8 GALLONS PER MINUTE FOR SHOWER HEADS
- PROVIDE MAXIMUM 1.2 GALLONS PER MINUTE FOR LAVATORY FAUCETS
- PROVIDE MAXIMUM 1.28 GALLONS PER FLUSH FOR NEW TOILETS

WALLS ENCLOSING CONDITIONED SPACE

R - VALUES ON THE PLAN VIEW SHALL MATCH THE R-VALUES ON CF-1R FORM. VALUES SHALL BE: (FOR PRESCRIPTIVE PACKAGE D, CF-1R FORM)
 R-15 IN 2x4 STUDS / R-20 IN 2x6 STUDS / R-22 IN 2x8 STUDS / R-30 IN 2x10 STUDS / R-38 IN 2x12 STUDS
 OR SPECIFY THE R-VALUE ON THE COMPUTER GENERATED CF-1R FORM (PERFORMANCE METHOD) (CBC STD 151 (1) & TABLE 151-B, C OR D AND REFERENCE APPENDICES TABLE 4.3.1)

CEILINGS BETWEEN GARAGE AND ROOMS ABOVE, AND AT FLOORS WITH CRAWL SPACES

R - VALUES ON THE PLAN VIEW SHALL MATCH THE R-VALUES ON CF-1R FORM. VALUES SHALL BE: (FOR PRESCRIPTIVE PACKAGE D, CF-1R FORM)
 R-15 IN 2x4 STUDS / R-20 IN 2x6 STUDS / R-22 IN 2x8 STUDS / R-30 IN 2x10 STUDS / R-38 IN 2x12 STUDS
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PROJECT DATA

PROJECT NAME: GOLDEN STATE RESIDENCE		
PROJECT ADDRESS: 3523 GOLDEN STATE DR, SANTA CLARA, CA 95051		
PARCEL NUMBER / ZONING: 396-23-139 / R-1L	LOT SIZE: 5,000 SF	
PERMITTED LOT COVERAGE: 45% (0.009 FTA - 2,250)		
USE: SINGLE FAMILY	PROPOSED: SINGLE FAMILY	
OCCUPANCY: R-1M	ROOM: R-1M	
NO. OF UNIT: 1	1	
CONSTRUCTION: TYPE V-8 (NO SPRINKLERS)	TYPE V-8 (NO SPRINKLERS)	
HERSIT: 10-2 ABOVE GRADE	24-11 10" ABOVE GRADE	
NO. OF STORIES: 1 STORY	1 STORY	
BUILDING FLOOR AREA (GROSS): TOTAL: 1,827.89 1ST FLR. LIVING: 1,184.35 GARAGE: 426.11	TOTAL: 3,293.84 1ST FLR. LIVING: 1,413.36 2ND FLR. LIVING: 1,084.18 COVERED PORCH: 62.28 GARAGE: 475.99	FLOOR AREA & COVERAGE CALC. SEE A3.1
2ND FLOOR AREA TO 1ST FLOOR RATIO: NA	1,084.18 / 1,413.36 = 77.38%	
% OF COMMON LIVING AREA: NA	34.6%	TOTAL LIVING AREA (BOTH FLS): 2,297.51 AREA OF LIVING RM, DINING & KITCHEN: 988.31
FLOOR ZONE: 2	2	
# OF BEDROOM: 3	3	
# OF BATHROOM: 2	2	

CODE

2025 CALIFORNIA BUILDING CODE (VOLUMES 1 & 2); 2025 CALIFORNIA RESIDENTIAL CODE
 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE; 2025 CALIFORNIA ELECTRICAL CODE
 2025 CALIFORNIA PLUMBING CODE; 2025 CALIFORNIA MECHANICAL CODE
 2025 CALIFORNIA FIRE CODE; 2025 CALIFORNIA ENERGY CODE
 CITY OF SANTA CLARA MUNICIPAL CODES

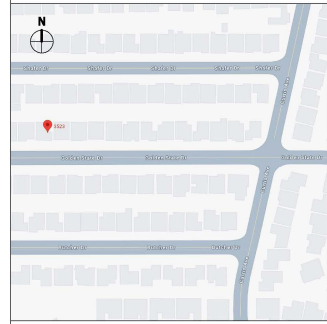
SCOPE OF WORK

- Fully demolish existing single story residence
- Propose total 3,293.84 SF two-story residence
 - 1st floor area: 1,807.54
 - 2nd floor area: 1,084.18
- Install new gas tankless water heater
- Install (2) new heat pump HVACs
- Increase the width of out-out to 20 FT

SHEET INDEX

SHEET NO.	SHEET NAME
A 0.0	COVER SHEET
A 1.0	CALGREEN CHECKLIST
A 2.0	SITE PLANS
A 2.1	SITE PLAN - WINDOW PLACEMENT
A 3.0	FLOOR PLAN - EXISTING
A 3.1	FLOOR PLAN - PROPOSED 1ST FLOOR
A 3.2	FLOOR PLAN - PROPOSED 2ND FLOOR
A 3.3	FLOOR AREA & COVERAGE CALCULATIONS
A 3.4	ROOF PLAN
A 4.0	BUILDING FRONT & REAR ELEVATIONS
A 4.1	BUILDING EAST & WEST ELEVATIONS
A 5.0	BUILDING SECTIONS
A 5.1	BUILDING SECTIONS

PROJECT LOCATION



STREET VIEW



SYMBOLS

	NORTH ARROW		WALL TAG
	EXISTING WALL		ROOM TAG
	NEW WALL		DETAIL NUMBER
	NEW CONCRETE		SHEET LOCATION
	WINDOW TAG		REFERENCE ELEVATION
	DOOR TAG		SPOT ELEVATION

PROJECT:
GOLDEN STATE RESIDENCE
 3523 Golden State Dr, Santa Clara, CA 95051

Parcel Number: 396-23-139, Zoning: R-1L

Owner:
 WM L1 885-981-8972, Victoria2051@gmail.com

DESIGNER:
HAN DESIGN STUDIO
 137 Summit Way
 San Francisco, CA 94132
 T: 415.897.0596
 E: Han@DesignStudioHan.com

ARCHITECTURAL COUNCIL OF CALIFORNIA (ACCIC) REGISTERED PROFESSIONAL DESIGNER

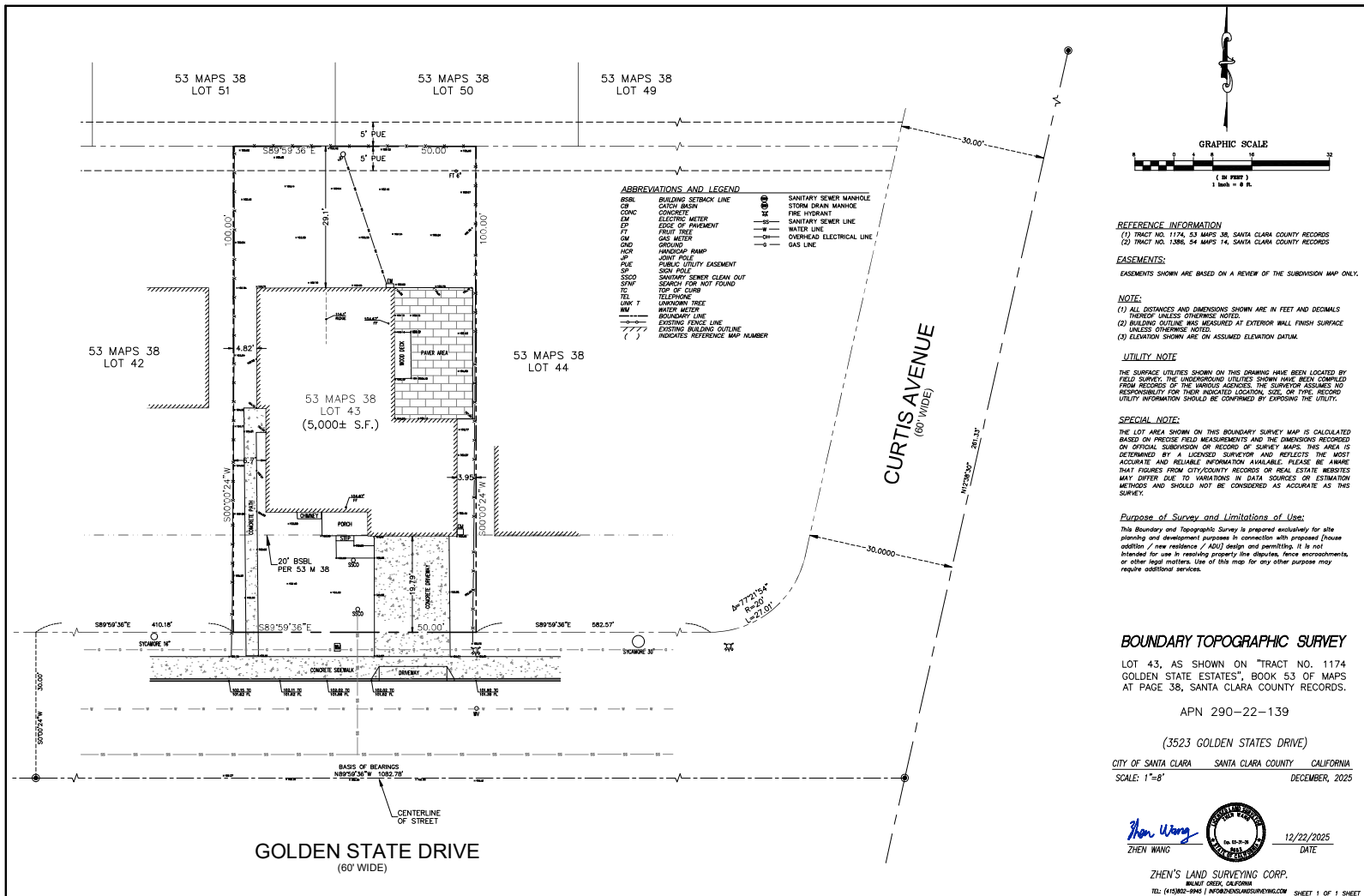
DATE: 01/09/25

REVISIONS:

No.	DESCRIPTION	DATE
1	Planning Comments	02/02/2025

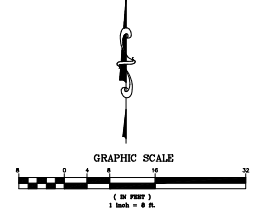
SHEET TITLE:
COVER SHEET

SHEET NO.:
A 0.0



ABBREVIATIONS AND LEGEND

BSBL	BUILDING SETBACK LINE	⊙	SANITARY SEWER MANHOLE
CB	CATCH BASIN	⊙	STORM DRAIN MANHOLE
CONC	CONCRETE	⊙	FIRE HYDRANT
EM	ELECTRIC METER	⊙	SANITARY SEWER LINE
EP	EDGE OF PAVEMENT	—	WATER LINE
FT	FRUIT TREE	—	OVERHEAD ELECTRICAL LINE
GM	GAS METER	—	GAS LINE
GRD	GROUND		
HCR	HANDICAP RAMP		
JP	JOINT POLE		
PUE	PUBLIC UTILITY EASEMENT		
SP	SOCK POLE		
SSCO	SANITARY SEWER CLEAN OUT		
SFP	SEARCH FOR NOT FOUND		
TC	TOP OF CURB		
TEL	TELEPHONE		
UM	UNKNOWN TREE		
WM	WATER METER		
---	BOUNDARY LINE		
---	EXISTING FENCE LINE		
---	EXISTING BUILDING OUTLINE		
()	INDICATES REFERENCE MAP NUMBER		



REFERENCE INFORMATION

(1) TRACT NO. 1174, 53 MAPS 38, SANTA CLARA COUNTY RECORDS
 (2) TRACT NO. 1386, 54 MAPS 14, SANTA CLARA COUNTY RECORDS

EASEMENTS:
 EASEMENTS SHOWN ARE BASED ON A REVIEW OF THE SUBDIVISION MAP ONLY.

NOTE:
 (1) ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
 (2) BUILDING OUTLINE WAS MEASURED AT EXTERIOR WALL FINISH SURFACE UNLESS OTHERWISE NOTED.
 (3) ELEVATION SHOWN ARE ON ASSUMED ELEVATION DATUM.

UTILITY NOTE
 THE SURFACE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM RECORDS OF THE VARIOUS AGENCIES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR INDICATED LOCATION, SIZE, OR TYPE. RECORD UTILITY INFORMATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

SPECIAL NOTE:
 THE LOT AREA SHOWN ON THIS BOUNDARY SURVEY MAP IS CALCULATED BASED ON PRECISE FIELD MEASUREMENTS AND THE DIMENSIONS RECORDED ON ORIGINAL SUBDIVISION OR RECORD OF SURVEY MAPS. THIS AREA IS DETERMINED BY A LICENSED SURVEYOR AND REFLECTS THE MOST ACCURATE AND RELIABLE INFORMATION AVAILABLE. PLEASE BE AWARE THAT FIGURES FROM CITY/COUNTY RECORDS OR REAL ESTATE WEBSITES MAY DIFFER DUE TO VARIATIONS IN DATA SOURCES OR ESTIMATION METHODS AND SHOULD NOT BE CONSIDERED AS ACCURATE AS THIS SURVEY.

Purpose of Survey and Limitations of Use:
 This Boundary and Topographic Survey is prepared exclusively for site planning and development purposes in connection with proposed house addition of new residence of ADU design and permitting. It is not intended for use in resolving property line disputes, fence encroachments, or other legal matters. Use of this map for any other purpose may require additional services.

BOUNDARY TOPOGRAPHIC SURVEY
 LOT 43, AS SHOWN ON "TRACT NO. 1174 GOLDEN STATE ESTATES", BOOK 53 OF MAPS AT PAGE 38, SANTA CLARA COUNTY RECORDS.

APN 290-22-139
 (3523 GOLDEN STATES DRIVE)
 CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
 SCALE: 1"=8' DECEMBER, 2025

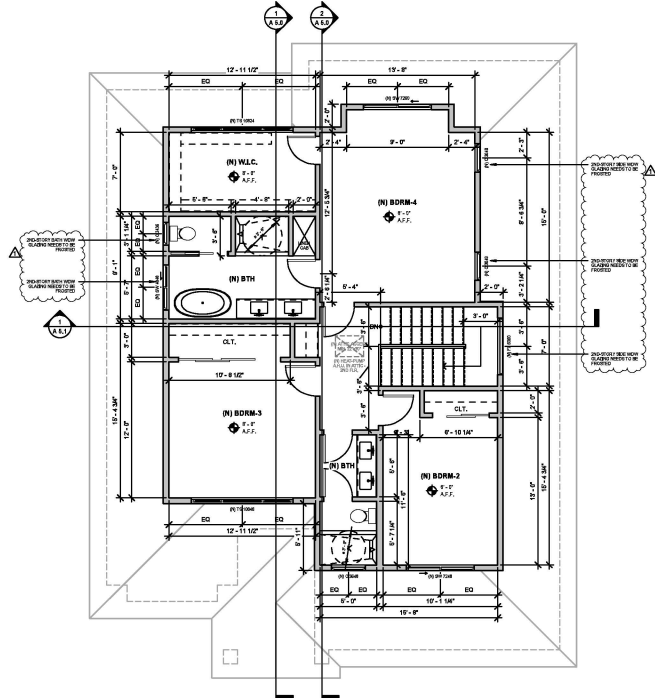
Zhen Wang
 ZHEN WANG

 12/22/2025
 DATE
 ZHEN'S LAND SURVEYING CORP.
 BLANET OAKS, CALIFORNIA
 TEL: (415)862-8946 | INFO@ZHEN'SLANDSURVEYING.COM SHEET 1 OF 1 SHEET

- WALL LEGEND**
- EXISTING WALL TO REMAIN AND REPAIR AS REQUIRED
 - NEW WALL
 - EXTERIOR WALL DETAIL SEE XXX
 - INTERIOR WALL DETAIL SEE XXX
 - DEMOLISHED WALL
 - NEW DOOR / WINDOW OPENING
 - 1 HR. RATED EXTERIOR WALL DETAIL SEE XXX
 - 1 HR. RATED INTERIOR WALL DETAIL SEE XXX
 - 2HR PLUMBING WALL DETAIL SEE XXX
 - ACOUSTIC WALL WITH RESILIENT CHANNEL DETAIL SEE XXX
 - TILE COVERED WALL

- WINDOW & DOOR NOTES**
- WINDOW NOTES:**
- EW = EXISTING WINDOW
 EW = EXISTING WINDOW
 EW = EXISTING WINDOW
- OPERATION ABBREVIATIONS**
- FA = FIXED C = CASEMENT
 SH = SINGLE HANG DH = DOUBLE HUNG
 SW = SLIDER TS = TRIPLE SLIDER
 WF = WINDING HP = HORSE
- WINDOW SIZE INDICATED IS THE UNIT SIZE. VERIFY ROUGH OPENING REQUIREMENTS BY WINDOW MANUFACTURER.
 - WINDOW MARKED WITH 'T' SHALL BE VERIFIED TO MEET EXCESS BY THE MANUFACTURER.
 - GLASSING MARKED WITH 'T' SHALL BE 3/16" THICK, TEMPERED SAFETY GLASS.

- DOOR NOTES:**
- ED = EXISTING DOOR
 ED = EXISTING DOOR
 ED = EXISTING DOOR
- OPERATION ABBREVIATIONS**
- SW = SWING DOOR DW = DOUBLE SWING DOOR
 SD = SLIDER DOOR SB = SLIDING DOOR
 BP = BIFOLDING PRT = POCKET
- DOOR SIZE INDICATED IS THE UNIT SIZE. VERIFY ROUGH OPENING REQUIREMENTS BY DOOR MANUFACTURER.
 - DOORS THAT APPEAR TO BE CENTERED ARE INTENDED TO BE CENTERED, U.G.A.
 - ADJACENT DOOR FRAMING TO THE CENTERLINE OF THE DOOR OPENING, U.G.A.
 - ALL DOOR GLASSING SHALL HAVE INSULATING GLASS UNITS.
 - DOORS MARKED WITH 'T' SHALL HAVE 3/16" THICK TEMPERED SAFETY GLASS.



1 FLOOR PLAN - 2ND FLOOR (N)
 SCALE: 1/4" = 1'-0"

PROJECT:

GOLDEN STATE RESIDENCE

3523 Golden State Dr.
 Santa Clara, CA 95051

Parcel Number: 396-23-150, Zoning: R1-4L

OWNER:
 WALL L 605-981-8972, victorl209@gmail.com

DESIGNER:
HAN DESIGN STUDIO
 157 Summit Way
 San Francisco, CA 94132
 T: 415.987.0596
 E: Han@DesignStudioHan.com

ARCHITECTURAL COUNCIL OF CALIFORNIA

CCIDC

Professional Seal of Victor L. Han, Architect

NO. 11107
 EXPIRES 12/31/2024

KEY: 11/20/2024








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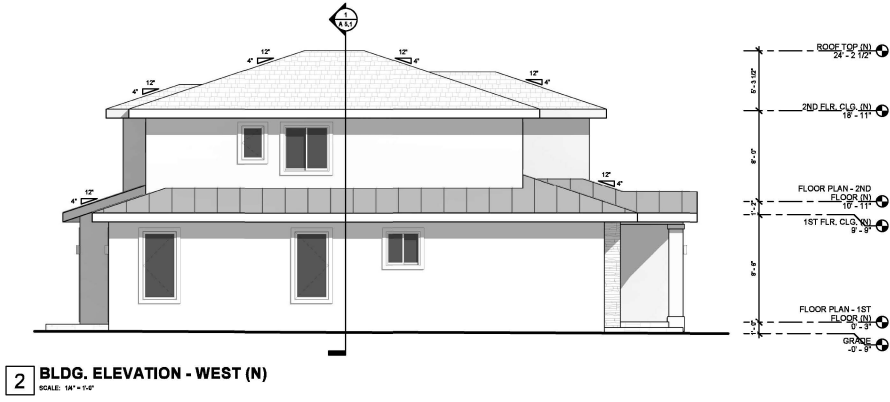
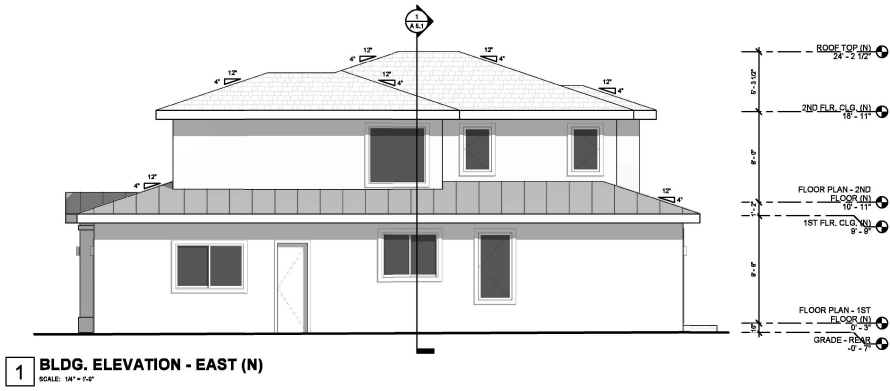
REVISIONS:

No.	DESCRIPTION	DATE
1	Planning Comments	10/20/2023

SHEET TITLE:
FLOOR PLAN - PROPOSED 2ND FLOOR

SHEET NO.:
A 3.2

MATERIAL SCHEDULE		
#	ITEM	DESCRIPTION
1		RESIDENTIAL SHINGLE ROOF WITH MIN. OF TWO LAYERS OF 1/2" PLYWOOD
2		STAND BEAM METAL ROOF WITH MIN. OF TWO LAYERS OF 1/2" PLYWOOD
3		LEDGE STONE VENEER REFER TO ELEVATION FOR ALL DETAILS COLOR SIMILAR TO IMAGE
4		STUCCO PAINT EXTERIOR FINISH 3 COATS, 1/8" MIN. THICK, CRC R103.3, AND 2013.4 TWO LAYERS OF GRADE D PAPER BRICK CEMENT PLASTER COVERING WHERE OCCURS OVER PLYWOOD SHEATHING, CRC R103.3 PREPARED FOR IN STUCCO SUPPLY CO. WITH ASSURETE PANEL COLOR SELECTION #C 0006C
5		Artistic Stone Paver Thickness: 7/8"
6		MILANO WINDOW PAINTED FINISH GLASS WINDOW WITHOUT ANY GRIDS COLOR: DARK GRAY
7		3/4" PAINTED WOOD TRIM COLOR: DARK GRAY



PROJECT:

GOLDEN STATE RESIDENCE

3523 Golden State Dr.
Santa Clara, CA 95051

Parcel Number: 296-25-150, Zoning: R1-4L

OWNER:
WILLIAMS, 685-561-8972, Victoria2091@gmail.com

DESIGNER:
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157 Summit Way
San Francisco, CA 94132
T: 415.897.0596
E: Han@DesignStudioHan.com

ARCHITECTURAL COUNCIL OF CALIFORNIA

CCIDC

Professional Seal and Signature of the Designer

ORIGINAL DATE: 01/06/21

REVISIONS:

No.	DESCRIPTION	DATE
1	Planning Comments	02/02/2021

SHEET TITLE:
BUILDING EAST & WEST ELEVATIONS

SHEET NO.:
A 4.1

