

ABBREVIATIONS

| | | | |
|---------|--------------------|---------|---------------------------|
| & | AND | A | HOSE BIBB |
| > | ANGLE | HDR. | HEADER |
| ⊥ | STEP | HDRZ. | HORIZONTAL |
| ⊙ | AT | HR. | HOUR |
| CL | CENTERLINE | HT. | HEIGHT |
| Ø | DIAMETER OR | HVAC. | HEATING, VENTILATING, AIR |
| # | ROUND OR NUMBER | | CONDITIONING |
| (E) | EXISTING | HSL | HORIZONTAL SLIDER |
| A.B. | ANCHOR BOLT | I | INSULATION |
| ABV. | ABOVE | INT. | INTERIOR |
| ACOUS. | ACOUSTICAL | INSL. | INSULATION |
| ADJ. | ADJUSTABLE | M | MAXIMUM |
| APF. | ABOVE FINISH FLOOR | M.A. | MEDICINE CABINET |
| AGGR. | AGGREGATE | MECH. | MECHANICAL |
| ALUM. | ALUMINUM | MEMB. | MEMBRANE |
| APPROX. | APPROXIMATE | MFR. | MANUFACTURER |
| ARCH. | ARCHITECT | MIN. | MINIMUM |
| ASPH. | ASPHALT AWM AWNING | MISC. | MISCELLANEOUS |
| | | N | NORTH |
| BD. | BOARD | (N) | NEW |
| BLDG. | BUILDING | NUM. | NUMBER |
| BLK. | BLOCK | N.T.S. | NOT TO SCALE |
| BLK'G | BLOCKING | O | OVER |
| BLT. | BOLT | ON | ON CENTER |
| BN. | BEAM | OP'NG. | OPENING |
| BOT. | BOTTOM | OPP. | OPPOSITE |
| | | P | PLATE |
| CAB. | CABINET | PLAM. | PLYWOOD LAMINATE |
| CEM. | CEMENT | PLAS. | PLASTER |
| CER. | CERAMIC | PLYWD. | PLYWOOD |
| C.G. | CORNER GUARD | PLUMB. | PLUMBING |
| CL. | CENTERLINE | PL | PROPERTY LINE |
| CLG. | CEILING | PR. | PAIR |
| CLUG. | CALLING IN CLOSET | P.T. | POINT |
| C.O. | CLR CLEAR | PREFAB. | PREFABRICATED |
| COL. | CASED OPENING | | |
| CON. | CONCRETE | R | RISER |
| CON. | CONNECTION | RAD. | RADIUS |
| CLO. | CONTINUOUS | REF. | REFRIGERATOR |
| CSMT | CASEMENT | REINFC. | REINFORCED |
| | | REQD. | REQUIRED |
| DBL | DOUBLE | RM. | ROOM |
| DEPT. | DEPARTMENT | R.O. | ROUGH OPENING |
| D.F. | DRINKING FOUNTAIN | RWD. | REDWOOD |
| DET. | DETAIL | S | SOUTH |
| DIA. | DIAMETER | SCSC | SOLID CORE SELF |
| DIM. | DIMENSION | | CLOSING |
| DISP. | DISPENSER | SEC. | SECTION |
| DL | DIVIDED LIGHT | SO.FT. | SQUARE FEET |
| DN. | DOWN | SHLV. | SHELVES |
| DR. | DOOR | SH | SINGLE HUNG |
| DS. | DOWNSPOUT | SHWR. | SHOWER |
| | | SHT. | SHEET |
| (E) | EXISTING | SIM. | SIMILAR |
| EXP. | EXPANSION JOINT | STOR. | STORAGE |
| EL. | ELEVATION | STRUCT. | STRUCTURAL |
| ELEC. | ELECTRICAL | SUSP. | SUSPENDED |
| ELEV. | ELEVATOR | S.S.D. | SEE STRUCTURAL |
| EMER. | EMERGENCY | | DRAWINGS |
| ENCL. | ENCLOSED | T | TOWEL BAR |
| EQ | EQUAL | T.B. | TOP OF CURB |
| EQT. | EQUIPMENT | T.O.C. | TOP OF CURB |
| EXT. | EXTERIOR | TEL | TELEPHONE |
| | | T&G | TONGUE AND GROOVE |
| F.A. | FIRE ALARM | T.O.P. | TOP OF PARAPET |
| F.D. | FLOOR DRAIN | T.O.W. | TOP OF WALL |
| FDN. | FOUNDATION | T.P.D. | TOILET PAPER |
| F.F. | FIRE EXTINGUISHER | TV | TELEVISION |
| F.F. | FINISH FLOOR | TYP. | TYPICAL |
| FG | FIXED GLASS | U.O.N. | UNLESS OTHERWISE |
| F.G. | FINISH GRADE | | NOTED |
| FIN | FINISH | VERT. | VERTICAL |
| F.O.C. | FACE OF CONCRETE | W. | WEST |
| F.O.W. | FACE OF WALL | W/ | WITH |
| F.O.S. | FACE OF STUDS | WD. | WOOD |
| FRM'G | FRAMING | W.H. | WATER HEATER |
| F.S. | FULL SIZE | WO | WITHOUT |
| FTG. | FOOTING | | |
| FUR. | FURRING | | |
| FUT. | FUTURE | | |
| | | | |
| GALV. | GALVANIZED | | |
| GL | GLASS | | |
| GYP. | GYPSPUM | | |

DRAWING INDEX:

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|-------------------------------|--------------------|
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CG-1 CAL GREEN
M-1 MANDATORY

GENERAL NOTES

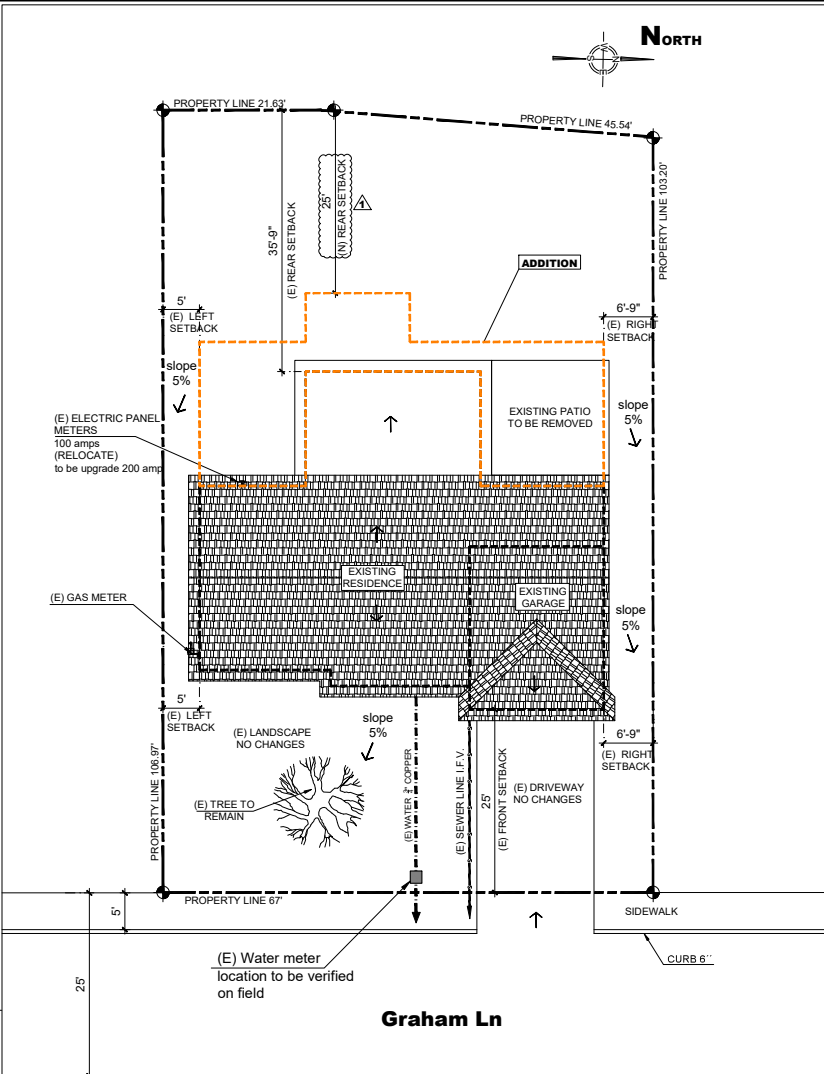
- THE INTENT OF THESE DRAWINGS IS TO SHOW ALL NECESSARY ITEMS TO COMPLETE THIS STRUCTURE. TYPICAL DETAILS & NOTES WITHIN THESE DRAWINGS APPLY TO SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE. ALL WORK & CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REGULATIONS, AND SAFETY REQUIREMENTS. FOR ITEMS, METHODS, AND/OR MATERIALS NOT SHOWN, THE MINIMUM REQUIREMENTS OF THE CURRENT UNIFORM BUILDING CODE, NATIONAL ELECTRICAL CODE, AND ALL OTHER LOCAL STATE AND MUNICIPAL CODES AND ORDINANCES SHALL GOVERN.
- THE CONTRACTOR SHALL COMPLY WITH ALL SAFETY REGULATIONS.
- THE CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, DESIGNER, ENGINEER, AND HIS CONSULTANTS, AND EACH OF THEIR OFFICERS AND EMPLOYEES FROM ALL LIABILITY CLAIMS, LOSSES, OR DAMAGES ARISING OR SAID TO ARISE FROM THE PERFORMANCE OF WORK DESCRIBED HEREIN.
- WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THESE PLANS, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THEREFORE, THE DIMENSIONS AND SPECIFICATIONS OF THESE PLANS SHALL BE VERIFIED BY THE OWNER/CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF 3D DESIGN.
- THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH THE CLIENTS SPECIFICATIONS, AND ANY CHANGES MADE TO THEM AFTER PRINTS ARE MADE SHALL BE DONE AT THE CLIENTS EXPENSE.
- ALL WORK SHALL BE THE BEST OF THEIR RESPECTIVE TYPES, AND CONTRACTORS SHALL BE RESPONSIBLE FOR OBSERVANCE OF ALL STATE, COUNTY, AND LOCAL BUILDING CODES.
- FIRE, VANDALISM, AND THEFT INSURANCE BY OWNER, PUBLIC LIABILITY, AND WORKMANS COMPENSATION INSURANCE BY CONTRACTOR.
- THE JOB SHALL BE LEFT BROOM CLEAN, WITH WINDOWS AND FIXTURES WASHED, AND ALL DEBRIS REMOVED BY CONTRACTOR.
- THE CONTRACTOR SHALL GIVE THE DESIGNER 48 HRS. NOTICE MINIMUM WHEN SITE OBSERVATIONS ARE NECESSARY.
- ANY AND ALL ENGINEERING AND SURVEY WORK REQUIRED IN CONNECTION WITH THIS PROJECT SHALL BE BY SEPARATE CONTRACT BETWEEN OWNER/CONTRACTOR AND THE ENGINEER OF HIS CHOICE.
- WHEN DISCREPANCIES ARISE BETWEEN ENGINEERING SPECIFICATIONS AND ARCHITECTURAL SPECIFICATIONS, THE ENGINEER'S SPECIFICATIONS SHALL GOVERN.

WASTE MANAGEMENT PLAN

NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE RIGHT-OF-WAY.
A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS IN SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN THE CONTAINER. NO FOOD SCRAPS IN TRASH PILE.
ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.
THE PROJECT SHALL HAVE A SIGNATURE VIEWABLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS:
MON-FRI. FROM 7:00 AM TO 7:00 PM
EXCAVATIONS CUTS EXCEEDING 5 FEET TYPICALLY REQUIRE A DOSH PERMIT.
ALL EXCAVATIONS MUST CONFORM TO APPLICABLE OSHA AND CAL-OSHA REQUIREMENTS. CONTACT CALIFORNIA DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH (DOSH) FOR INFORMATION ABOUT REQUIRED PERMITS. DOSHS OFFICE (916) 794-2821.
RA01.3 DRAINAGE: SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.
THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDING #300.2 CRC

CODE REFERENCE:

2022 California Residential Code - CRC
2022 California Plumbing Code CPC
2022 California Mechanical Code CMC
2022 California Electrical Code CEC
2022 California Referenced Standards Code
2022 California Energy Code
2022 California Fire Code
2022 CGBC- California Green Building Standards Code
2022 California Building Code



| 1 | SITE PLAN |
|--|---|
| | SCALE: 1/16" |
| ELEMENTS TO REMAIN: <ul style="list-style-type: none">(E) GAS METER TO REMAIN(E) ELECTRIC METER/PANEL(E) LANDSCAPE PROTECT WHERE POSSIBLE | SITE NOTES: <p>FINISH GRADE AROUND STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MIN. OF 5% FOR A MIN. DIST OF 10'-0" (CBC 1804.2) GRADED SITES. THE TOP OF ANY EXT. FOUNDATION SHALL EXTEND ABOVE THE ELEV. OF THE STREET GUTTER AT A PT. OF DISCHARGE A MIN. OF 12" PLUS 2%</p> |
| NOTE: <p>When new bathroom is added that will increase the total number of water closets of the building to 6 or more, the sewer line downstream of the 6th water closet shall be verified to be or upgraded to 4" diameter per CPC Table 703.2</p> | |

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|---|--|
| PROJECT ADDRESS: 1962 Graham Ln, Santa Clara, CA 95050 | SCOPE OF WORK: <ul style="list-style-type: none">ADDITION 2,089 SQ FT:Kitchen remodelNew bath (level 1)New Laundry (relocate)2 Bedroom white bath and closet (level 2) |
| PROJECT INFORMATION: <ul style="list-style-type: none">APN: 224-12-124Number of Stories: 1Type of Construction: V/BOccupancy Group: R-3Zoning: R1-SFire Sprinklers Existing: NO | SITE AREA: <p>LOT SIZE: 7,558 SQ FT</p> <p>EXISTING LIVING AREA: 1,021 SQ FT EXISTING GARAGE: 409 SQ FT ADDITION LEVEL 1: 809 SQ FT ADDITION LEVEL 2: 942 SQ FT (E) LIVING AREA CONVERT TO JADU: 200 SQ FT TOTAL AREA: 3,181 SQ FT</p> <p>COVERAGE AREA: 1,021+409+809+942=3,181=0.25+25% A</p> |
| PROJECT SITE | |
| VICINITY MAP | |
| PROJECT SITE | |
| COVER SHEET AND SITE PLAN | |
| DRAWN: C.O.A | DATE: 03/10/2025 |
| SCALE: AS NOTED | JOB NO. 210 |
| SHEET No. | |
| PLAN PREPARER: Fernando Gutierrez 2451 Autumnvale Dr. San Jose, Ca 95132 (415) 410-1372 msmarketing88@gmail.com | |

3D DESIGN

GENERAL NOTES:

Fernando Gutierrez

| No. | Revision | Date |
|-----|----------|------------|
| 1 | A | 11/20/2024 |
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PROYECT:

1962 Graham Ln,
Santa Clara,
CA 95050

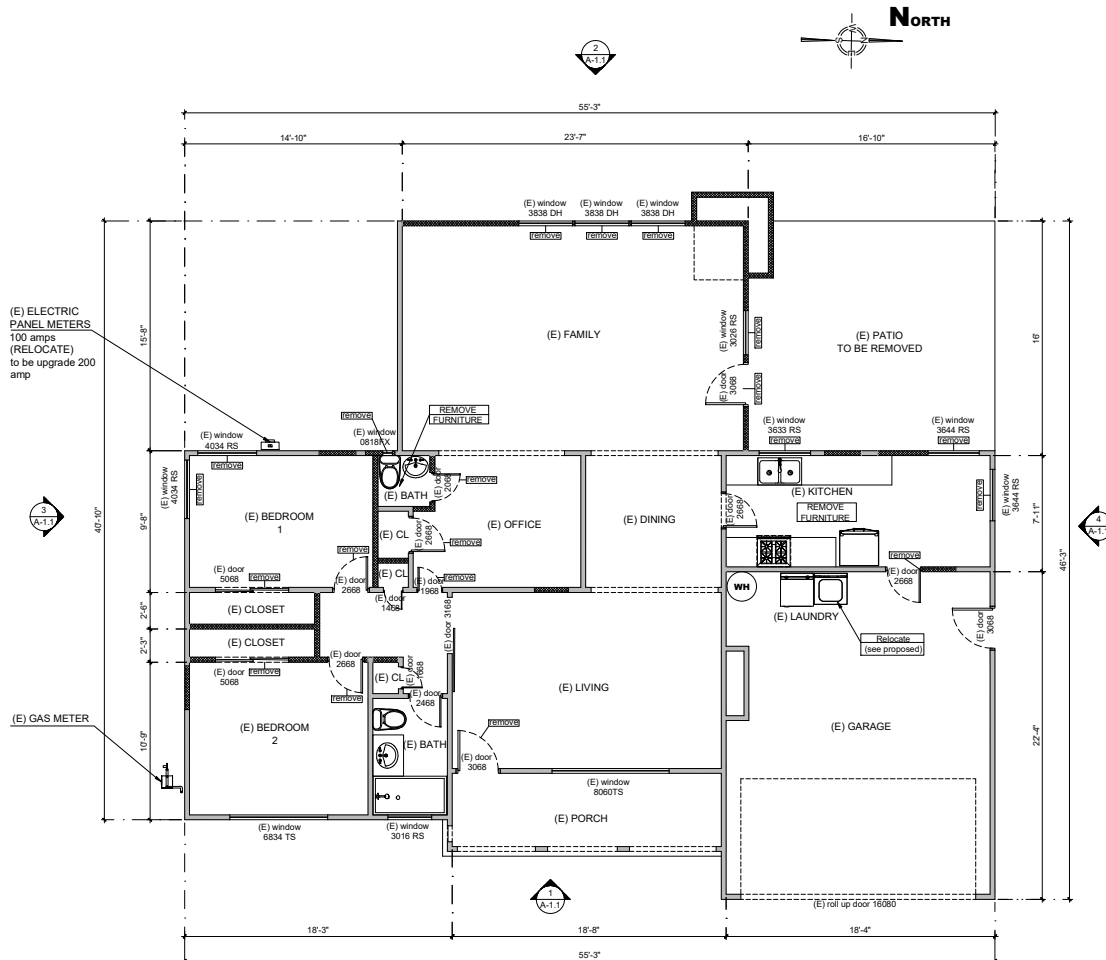
ADDITION

SHEET TITLE:

COVER SHEET
AND
SITE PLAN

| | |
|-----------|------------|
| DRAWN: | C.O.A |
| DATE: | 03/10/2025 |
| SCALE: | AS NOTED |
| JOB NO. | 210 |
| SHEET No. | |

A-0



1 EXISTING FLOOR PLAN
SCALE: 1/4"

CONSTRUCTION NOTES:

ALL WORK TO BE IN CONFORMANCE WITH 2022 CBC, CRC, CFC, CMC, CPC, CEC, AND 2022 CALIFORNIA ENERGY CODE AND 2022 CALIFORNIA GREEN, BUILDINGS CONSERVATION. THESE CODES, AS WELL AS THE STATE AND LOCAL AMENDMENT TO THEM, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION. VERIFY LOCATION GRADES A MIN. OF 5% FOR 10'-0" AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE @ LANDSCAPED AREA & SLOPE GRADE 2% MIN. @ PAVED AREAS.

1. NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE RIGHT-OF-WAY. A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS IN SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN THE CONTAINER.
2. ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.
3. CAP OFF EXISTING AND RELOCATE AFFECTED WATER SUPPLY, DRAIN, VENTS AND WASTE LINES AS REQUIRED.
4. REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGE OR REMOVED DURING CONSTRUCTION.
5. REPLACE, RELOCATE OR EXTEND (AS REQUIRED) ALL EXISTING DUCTWORK DAMAGE OR REMOVED DURING CONSTRUCTION.
6. CONTRACTOR TO PROVIDE BRACING (WHEN REQUIRED) FOR AREAS WHERE WALL ARE REMOVED AND WHERE IMPORTANT SUPPORT IS REQUIRED.
7. ALL DEBRIS IS TO BE DISPOSED OF AT AN APPROVED DUMPING LOCATION.

GENERAL NOTES:

BUILDING EGRESS:

1. PROVIDE FIRE EGRESS WINDOW FOR EACH BEDROOM WITH MIN 20" CLEAR WIDTH / 24" CLEAR HEIGHT / 5.7 SQ. FT. AREA.
2. MAXIMUM HEIGHT BETWEEN FINISHED FLOOR AND BOTTOM OF FIRE EGRESS WINDOW SILL OR OPENING SHALL BE NO MORE THAN 44 INCHES, EXCEPT FOR PRE-EXISTING OPENINGS.
3. EXTERIOR DOORS SHALL BE:
 - a. 3'-0" WIDE BY 6'-8" HIGH FOR THE MAIN EXIT DOOR.
 - b. SIDE HINGED FOR MAIN EXIT DOOR (SLIDING DOORS NOT ALLOWED FOR MAIN EXIT DOOR).
 - c. NO MORE THAN 1 1/2" ABOVE LANDINGS, OR 7 1/4" WHERE DOOR DOES NOT SWING OVER LANDING.
 - d. HAVE A MINIMUM 36" WIDE LANDING ON BOTH SIDES OF THE DOOR.
 - e. LANDING NOT REQUIRED WHERE A STAIRWAY OF 2 OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRWAY.
4. WINDOW SILLS SHALL BE AT LEAST 24" ABOVE THE FINISH FLOOR WHEN LOCATED 72" OR MORE ABOVE THE EXTERIOR GRADE, UNLESS THE PORTION BELOW 24" IS FIXED OR HAS OPENINGS THAT DO NOT ALLOW THE PASSAGE OF A 4" SPHERE, OR IS PROTECTED BY A GUARD.
5. PROVIDE SAFETY GLAZING FOR TUB / SHOWER ENCLOSURES AND DOORS (22" MINIMUM WIDTH). DOORS SHALL OPEN OUTWARD.
6. PROVIDE SAFETY GLAZING FOR WINDOWS IN TUB OR SHOWER ENCLOSURES WITHIN 60" OF DRAIN INLET.
7. PROVIDE SAFETY GLAZING FOR WINDOWS WITHIN 24" OF A DOOR.
8. PROVIDE SAFETY GLAZING FOR WINDOWS LESS THAN 60" ABOVE AND WITHIN 36" HORIZONTALLY OF THE WALKING SURFACE OF A STAIRWAY, LANDING OR RAMP, UNLESS PROTECTED BY A RAIL OR GUARD.
9. PROVIDE SAFETY GLAZING FOR WINDOWS LESS THAN 60" ABOVE AND WITHIN 60" HORIZONTALLY OF THE NOSING OF THE BOTTOM TREAD OF A STAIRWAY, UNLESS PROTECTED BY A RAIL OR GUARD.
10. AIR LEAKS AT DOORS AND WINDOWS SHALL BE SEALED AND WEATHER-STRIPPED.
11. AIR LEAKS AT THE BUILDING ENVELOPE SHALL BE SEALED PRIOR TO INSULATION INSTALLATION.

BUILDING - INTERIOR WALLS:

12. USE ONLY APPROVED TILE BACKER MATERIALS AND GYP BOARD IN BATHROOMS.
13. NON-ABSORBENT FINISH MATERIAL MINIMUM 72" ABOVE THE STANDING SURFACE.
14. CEMENT, FIBER-CEMENT OR GLASS-MAT GYP BACKERS FOR ADHESIVE APPLICATION OF FINISH MATERIALS (TILE OR OTHER NONABSORBENT SHEET MATERIALS), OR PAINT (ABOVE 72"), INSTALLED PER MANUFACTURER'S INSTRUCTIONS WITHIN SHOWER STALLS AND BATHTUB SURROUNDS.
15. WATER-RESISTANT GYP BOARD SHALL NOT BE USED WITHIN SHOWER STALLS, BATHTUB COMPARTMENTS OR OTHER WET OR HUMID AREAS, OR ON CEILINGS WITH JOISTS GREATER THAN 12" ON CENTER.
16. WATER-RESISTANT GYP BACKERS FOR TILE OR PAINT PER MANUFACTURER'S INSTRUCTIONS AT WATER CLOSET COMPARTMENTS.
17. REGULAR GYP BOARD FOR TILE OR PAINT ON WALLS AND CEILINGS OTHER THAN ABOVE.
18. ENERGY WINDOWS:
 - a. NEW AND RETROFIT WINDOWS SHALL BE MAXIMUM 0.40 U-FACTOR.
 - b. EXISTING WINDOWS IN NEW ROOMS SHALL BE DOUBLE PANE AND MAXIMUM 0.40 U-FACTOR.
 - c. NFRC TEMPORARY LABELING ON NEW WINDOWS SHALL NOT BE REMOVED UNTIL AFTER INSPECTION.
19. ENERGY INSULATION:
 - a. INSTALL INSULATION IN WALLS BETWEEN CONDITIONED AND UNCONDITIONED SPACE AS FOLLOWS: R-13 IN 2 X 4 WALLS, R-19 IN 2 X 6 WALLS, R-22 IN 2 X 8 WALLS, R-30 IN 2 X 10 WALLS, R-38 IN 2 X 12 WALLS OR PER CF-1R PERFORMANCE.
 - b. INSTALL R-30 (OR PER CF-1R PERFORMANCE) INSULATION AT CEILINGS EXPOSED TO UNCONDITIONED SPACE WITH MINIMUM 1" AIR SPACE BETWEEN INSULATION AND UNDERSIDE OF ROOF SHEATHING FOR VENTILATION.
 - c. INSULATION SHALL BE INSTALLED CORRECTLY WITH NO GAPS GREATER THAN 1/8" (USE FOAM). NO VOID: NO COMPRESSIONS DEEPER THAN 1/2" (LESS THAN 10% OF CAVITY AREA). WITH INSULATION COMPLETELY FILLING THE CAVITY AND MINIMUM 90 % IN CONTACT WITH ALL 6 CAVITY SURFACES (FLUSH WITH THE FACE OF FRAMING MEMBERS). INSULATION SHALL BE CUT TO FIT AROUND WIRING OR PLUMBING, OR SPLIT TO ENCAPSULATE WIRING OR PLUMBING. RECOMMEND USING UNFACED BATTS, BUT IF FACED, THE VAPOR RETARDER SHALL FACE INTO THE CONDITIONED SPACE.

NOTE WATER EFFICIENT PLUMBING FITTINGS:

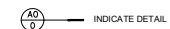
- Toilets: 1.28 gallons/flush
- Showerheads: 1.8 gallons/minute
- Sink faucets: 1.2 gallons/minute
- Kitchen sink faucet: 1.8 gallons/minute

ELEMENTS TO REMAIN:

- (E) GAS METER TO REMAIN
- (E) ELECTRIC METER/PANEL
- (E) LANDSCAPE PROTECT WHERE POSSIBLE

DRAWING LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO REMOVE



GENERAL NOTES:

Fernando Gutierrez

REVISIONS

| No. | Description | Date |
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| 1 | | 08/29/2024 |
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PROJECT:

**1962 Graham Ln,
Santa Clara,
CA 95050**

ADDITION

SHEET TITLE:

**EXISTING
FLOOR PLAN**

DRAWN: C.O.A

DATE: 08/29/2024

SCALE: AS NOTED

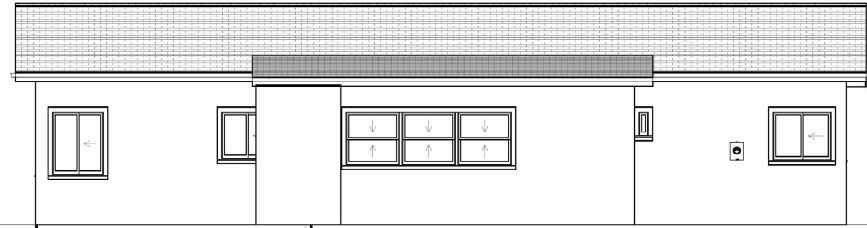
JOB No. 210

SHEET No.

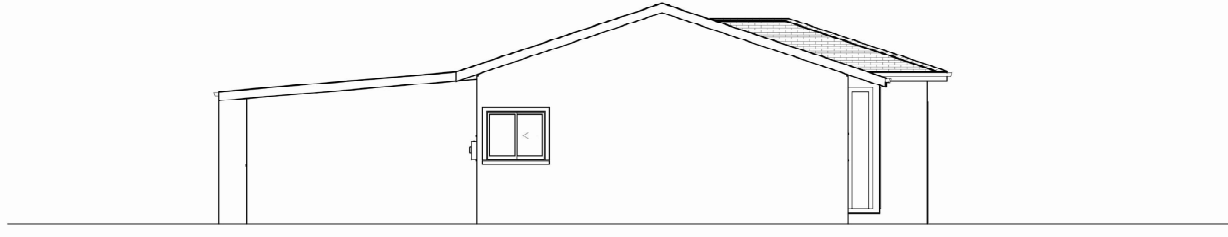
A-1



1 **EXISTING ELEVATIONS FRONT**
SCALE: 1: 1/4"



2 **EXISTING ELEVATIONS REAR**
SCALE: 1: 1/4"



3 **EXISTING ELEVATIONS LEFT**
SCALE: 1: 1/4"



4 **EXISTING ELEVATIONS RIGHT**
SCALE: 1: 1/4"



3D DESIGN

GENERAL NOTES:

Fernando Gutierrez

REVISIONS

| No. | Description | Date |
|-----|-------------|------------|
| 1 | | 08/29/2024 |
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PROJECT:

**1962 Graham Ln,
Santa Clara,
CA 95050**

ADDITION

SHEET TITLE:

**EXISTING
ELEVATION**

DRAWN: C.O.A

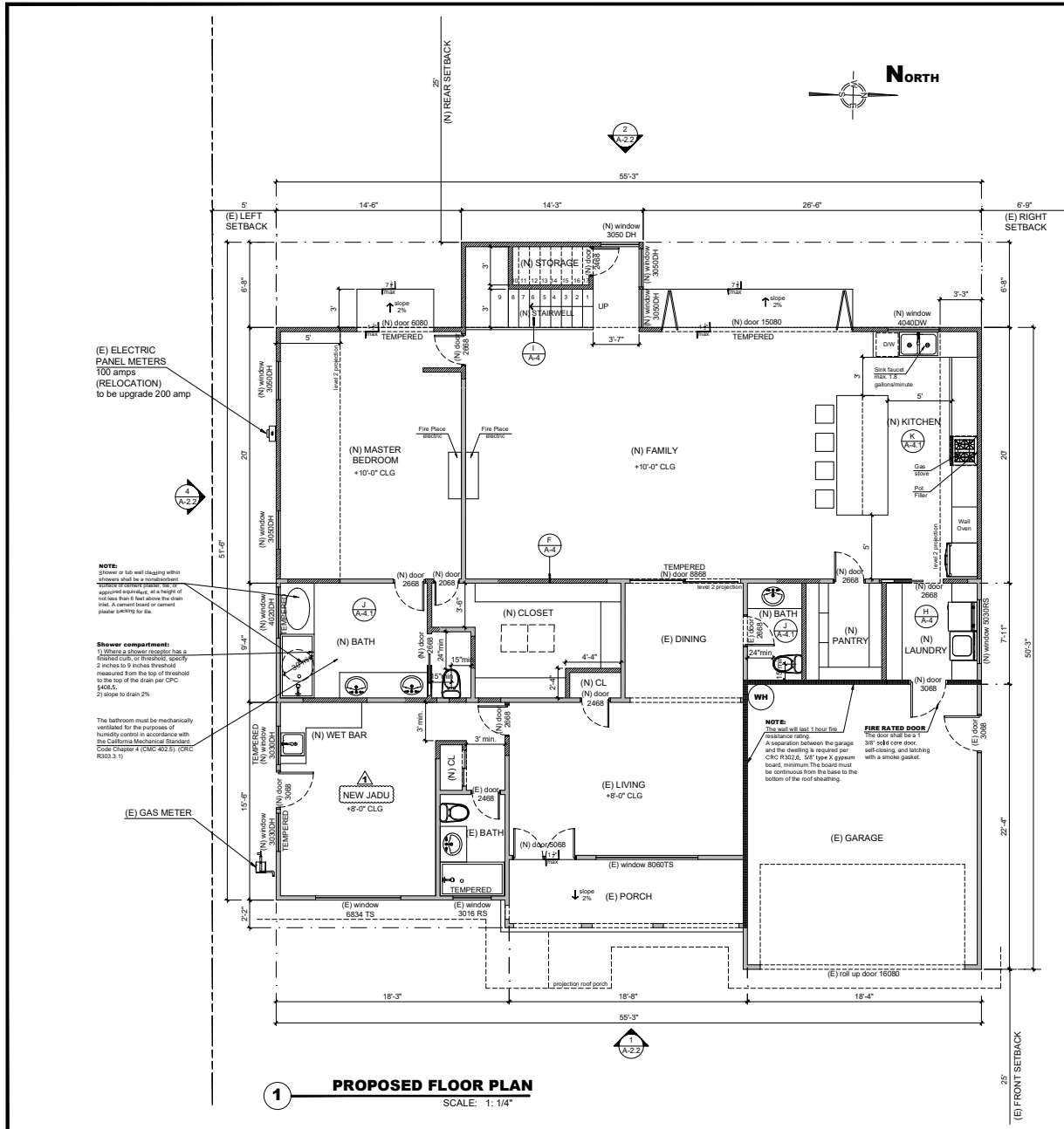
DATE: 08/29/2024

SCALE: AS NOTED

JOB No. 210

SHEET No.

A-1.1



CONSTRUCTION NOTES:

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 - e. LANDING NOT REQUIRED WHERE A STAIRWAY OF 2 OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRWAY.
 4. BUILDING GLAZING:
 - a. WINDOW SILLS SHALL BE AT LEAST 24" ABOVE THE FINISH FLOOR WHEN LOCATED 72" OR MORE ABOVE THE EXTERIOR GRADE, UNLESS THE PORTION BELOW 24" IS FIXED OR HAS OPENINGS THAT DO NOT ALLOW THE PASSAGE OF A 4" SPHERE, OR IS PROTECTED BY A GUARD.
 - b. PROVIDE SAFETY GLAZING FOR TUB / SHOWER ENCLOSURES AND DOORS (22" MINIMUM WIDTH), DOORS SHALL OPEN OUTWARD.
 - c. PROVIDE SAFETY GLAZING FOR WINDOWS IN TUB OR SHOWER ENCLOSURES WITHIN 60" OF DRAIN INLET.
 - d. PROVIDE SAFETY GLAZING FOR WINDOWS WITHIN 24" OF A DOOR.
 - e. PROVIDE SAFETY GLAZING FOR WINDOWS LESS THAN 60" ABOVE AND WITHIN 36" HORIZONTALLY OF THE WALKING SURFACE OF A STAIRWAY, LANDING OR RAMP, UNLESS PROTECTED BY A RAIL OR GUARD.
 - f. PROVIDE SAFETY GLAZING FOR WINDOWS LESS THAN 60" ABOVE AND WITHIN 60" HORIZONTALLY OF THE NOSING OF THE BOTTOM TREAD OF A STAIRWAY, UNLESS PROTECTED BY A RAIL OR GUARD.
 - g. AIR LEAKS AT DOORS AND WINDOWS SHALL BE SEALED AND WEATHER-STRIPPED.
 - h. AIR LEAKS AT THE BUILDING ENVELOPE SHALL BE SEALED PRIOR TO INSULATION INSTALLATION.
 5. BUILDING - INTERIOR WALLS:
 - a. USE ONLY APPROVED TILE BACKER MATERIALS AND GYP BOARD IN BATHROOMS:
 - b. NON-ABSORBENT FINISH MATERIAL MINIMUM 72" ABOVE THE STANDING SURFACE.
 - c. CEMENT, FIBER-CEMENT OR GLASS-MAT GYP BACKERS FOR ADHESIVE APPLICATION OF FINISH MATERIALS (TILE OR OTHER NONABSORBENT SHEET MATERIALS), OR PAINT (ABOVE 72"), INSTALLED PER MANUFACTURER'S INSTRUCTIONS WITHIN SHOWER STALLS AND BATHTUB SURROUNDS.
 - d. WATER-RESISTANT GYP BOARD SHALL NOT BE USED WITHIN SHOWER STALLS, BATHTUB COMPARTMENTS OR OTHER WET OR HUMID AREAS, OR ON CEILINGS WITH JOISTS GREATER THAN 12" ON CENTER.
 - e. WATER-RESISTANT GYP BACKERS FOR TILE OR PAINT PER MANUFACTURER'S INSTRUCTIONS AT WATER CLOSET COMPARTMENTS.
 - f. REGULAR GYP BOARD FOR TILE OR PAINT ON WALLS AND CEILINGS OTHER THAN ABOVE.
 6. ENERGY INSULATION:
 - a. NEW AND RETROFIT WINDOWS SHALL BE MAXIMUM 0.40 U-FACTOR.
 - b. EXISTING WINDOWS IN NEW ROOMS SHALL BE DOUBLE PANE AND MAXIMUM 0.40 U-FACTOR.
 - c. NFRC TEMPORARY LABELING ON NEW WINDOWS SHALL NOT BE REMOVED UNTIL AFTER INSPECTION.
 - d. INSTALL INSULATION IN WALLS BETWEEN CONDITIONED AND UNCONDITIONED SPACE AS FOLLOWS: R-13 IN 2 X 4 WALLS, [R-19 IN 2 X 6 WALLS, R-22 IN 2 X 8 WALLS, R-30 IN 2 X 10 WALLS, R-38 IN 2 X 12 WALLS OR PER CF-R PERFORMANCE].
 - e. INSTALL R-30 (OR PER CF-R PERFORMANCE) INSULATION AT CEILINGS EXPOSED TO UNCONDITIONED SPACE WITH MINIMUM 1" AIR SPACE BETWEEN INSULATION AND UNDERSIDE OF ROOF SHEATHING FOR VENTILATION.
 - f. INSULATION SHALL BE INSTALLED CORRECTLY WITH NO GAPS GREATER THAN 1/8" (USE FOAM); NO VOIDS; NO COMPRESSIONS DEEPER THAN 1/2" (LESS THAN 10% OF CAVITY AREA); WITH INSULATION COMPLETELY FILLING THE CAVITY AND MINIMUM 90% IN CONTACT WITH ALL 6 CAVITY SURFACES (FLUSH WITH THE FACE OF FRAMING MEMBERS). INSULATION SHALL BE CUT TO FIT AROUND WIRING OR PLUMBING, OR SPLIT TO ENCAPSULATE WIRING OR PLUMBING. RECOMMEND USING UNFACED BATTS, BUT IF FACED, THE VAPOR RETARDER SHALL FACE INTO THE CONDITIONED SPACE.

NOTE WATER EFFICIENT PLUMBING FITTINGS:

- Toilets: 1.28 gallons/flush
- Showerheads: 1.8 gallons/minute
- Sink faucets: 1.2 gallons/minute
- Kitchen sink faucet: 1.8 gallons/minute

ELEMENTS TO REMAIN:

- (E) GAS METER TO REMAIN
- (E) ELECTRIC METER/PANEL
- (E) LANDSCAPE PROTECT WHERE POSSIBLE

DRAWING LEGEND

- (E) WALL TO REMAIN
- (N) NEW WALL
- 1 HR FIRE WALL



GENERAL NOTES:

Fernando Gutierrez

| REVISIONS | | |
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| No. | Description | Date |
| 1 | | 11/20/2024 |
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PROJECT:

**1962 Graham Ln,
Santa Clara,
CA 95050**

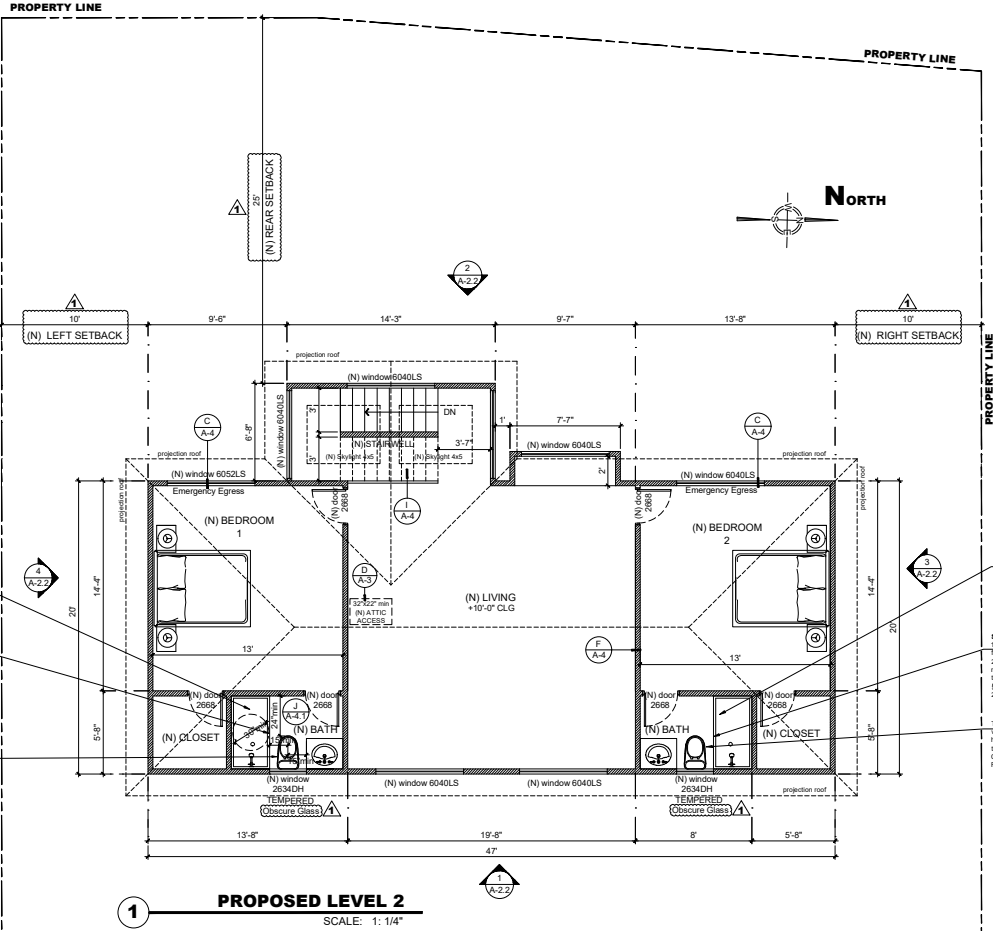
ADDITION

SHEET TITLE:

**PROPOSED
FLOOR PLAN**

| | |
|------------------|------------|
| DRAWN: | C.O.A |
| DATE: | 03/10/2025 |
| SCALE: | AS NOTED |
| JOB No. | 210 |
| SHEET No. | |

A-2



CONSTRUCTION NOTES:

- ALL WORK TO BE IN CONFORMANCE WITH 2022 CBC, CRC, CFC, CMC, CPC, CEC, AND 2022 CALIFORNIA ENERGY CODE AND 2022 CALIFORNIA GREEN BUILDINGS CONSERVATION, THESE CODES, AS WELL AS THE STATE AND LOCAL AMENDMENT TO THEM. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION. VERIFY LOCATION GRADES A MIN. OF 3% FOR 10'-0" AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE @ LANDSCAPED AREA & SLOPE GRADE 2% MIN. @ PAVED AREAS.
1. NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE RIGHT-OF-WAY. A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS IN SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN THE CONTAINER.
 2. ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.
 3. CAP OFF EXISTING AND RELOCATE AFFECTED WATER SUPPLY, DRAIN, VENTS AND WASTE LINES AS REQUIRED.
 4. REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGE OR REMOVED DURING CONSTRUCTION.
 5. REPLACE (OR RELOCATE OR EXTEND (AS REQUIRED)) ALL EXISTING DUCTWORK DAMAGE OR REMOVED DURING CONSTRUCTION.
 6. CONTRACTOR TO PROVIDE BRACING (WHEN REQUIRED) FOR AREAS WHERE WALL ARE REMOVED AND WHERE IMPORTANT SUPPORT IS REQUIRED.
 7. ALL DEBRIS IS TO BE DISPOSED OF AT AN APPROVED DUMPING LOCATION.

GENERAL NOTES:

- BUILDING EGRESS:**
1. PROVIDE FIRE EGRESS WINDOW FOR EACH BEDROOM WITH MIN 20" CLEAR WIDTH / 24" CLEAR HEIGHT / 5.7 SQ. FT. AREA.
 2. MAXIMUM HEIGHT BETWEEN FINISHED FLOOR AND BOTTOM OF FIRE EGRESS WINDOW SILL OR OPENING SHALL BE NO MORE THAN 44 INCHES, EXCEPT FOR PRE-EXISTING OPENINGS.
 3. EXTERIOR DOORS SHALL BE:
 - a. 3' - 0" WIDE BY 6' - 8" HIGH FOR THE MAIN EXIT DOOR.
 - b. SIDE HINGED FOR MAIN EXIT DOOR (SLIDING DOORS NOT ALLOWED FOR MAIN EXIT DOOR).
 - c. NO MORE THAN 1 1/2" ABOVE LANDINGS, OR 1/2" WHERE DOOR DOES NOT SWING OVER LANDING.
 - d. HAVE A MINIMUM 36" WIDE LANDING ON BOTH SIDES OF THE DOOR.
 - e. LANDING NOT REQUIRED WHERE A STAIRWAY OF 2 OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRWAY.
 4. WINDOW SILLS SHALL BE AT LEAST 24" ABOVE THE FINISH FLOOR WHEN LOCATED 72" OR MORE ABOVE THE EXTERIOR GRADE, UNLESS THE PORTION BELOW 24" IS FIXED OR HAS OPENINGS THAT DO NOT ALLOW THE PASSAGE OF A 4" SPHERE, OR IS PROTECTED BY A GUARD.
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 9. PROVIDE SAFETY GLAZING FOR WINDOWS LESS THAN 60" ABOVE AND WITHIN 60" HORIZONTALLY OF THE NOSING OF THE BOTTOM TREAD OF A STAIRWAY, UNLESS PROTECTED BY A RAIL OR GUARD.
 10. AIR LEAKS AT DOORS AND WINDOWS SHALL BE SEALED AND WEATHER-STRIPPED.
 11. AIR LEAKS AT THE BUILDING ENVELOPE SHALL BE SEALED PRIOR TO INSTALLATION.
- BUILDING - INTERIOR WALLS**
12. USE ONLY APPROVED TILE BACKER MATERIALS AND GYP BOARD IN BATHROOMS:
 - a. NON-ABSORBENT FINISH MATERIAL MINIMUM 72" ABOVE THE STANDING SURFACE.
 - b. CEMENT, FIBER-CEMENT OR GLASS-MAT GYP BACKERS FOR ADHESIVE APPLICATION OF FINISH MATERIALS (TILE OR OTHER NONABSORBENT SHEET MATERIALS), OR PAINT (ABOVE 72").
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- ENERGY WINDOWS:**
17. NEW AND RETROFIT WINDOWS SHALL BE MAXIMUM 0.40 U-FACTOR.
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- ENERGY INSULATION:**
20. INSTALL INSULATION IN WALLS BETWEEN CONDITIONED AND UNCONDITIONED SPACE AS FOLLOWS: R-13 IN 2 X 4 WALLS, [R-19 IN 2 X 6 WALLS, R-22 IN 2 X 8 WALLS, R-30 IN 2 X 10 WALLS, R-38 IN 2 X 12 WALLS OR PER CF-(R PERFORMANCE)].
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ELEMENTS TO REMAIN:

- (E) GAS METER TO REMAIN
- (E) ELECTRIC METER/PANEL
- (E) LANDSCAPE PROTECT WHERE POSSIBLE

DRAWING LEGEND

- (E) WALL TO REMAIN
- (N) NEW WALL

INDICATE DETAIL



GENERAL NOTES:

Fernando Gutierrez

REVISIONS

| No. | Description | Date |
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PROJECT:

1962 Graham Ln,
Santa Clara,
CA 95050

ADDITION

SHEET TITLE:

**PROPOSED
LEVEL 2**

DRAWN: C.O.A

DATE: 03/10/2025

SCALE: AS NOTED

JOB No. 210

SHEET No.

A-2.1



3D DESIGN

GENERAL NOTES:

Fernando Gutierrez

REVISIONS

| No. | Description | Date |
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PROJECT:

1962 Graham Ln,
Santa Clara,
CA 95050

ADDITION

SHEET TITLE:

PROPOSED
ELEVATION

DRAWN: C.O.A

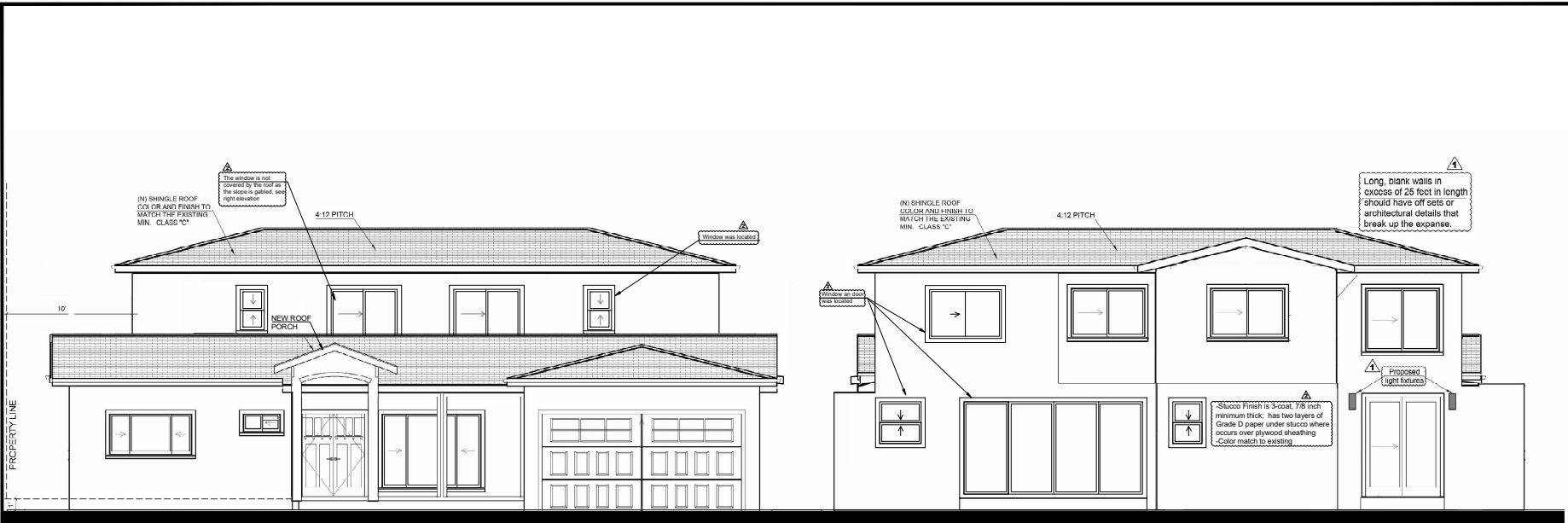
DATE: 03/10/2025

SCALE: AS NOTED

JOB No. 210

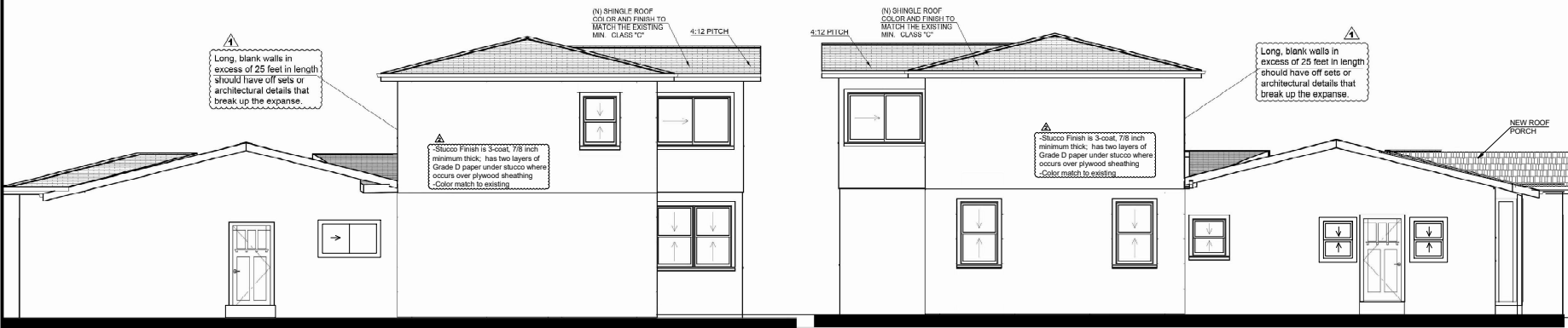
SHEET No.

A-2.2



1 PROPOSED ELEVATIONS FRONT
SCALE: 1: 1/4"

2 PROPOSED ELEVATIONS REAR
SCALE: 1: 1/4"



3 PROPOSED ELEVATIONS RIGHT
SCALE: 1: 1/4"

4 PROPOSED ELEVATIONS LEFT
SCALE: 1: 1/4"