



3D DESIGN

GENERAL NOTES:

Fernando Gutierrez

REVISIONS

No.	Description	Date
1		08/29/2024

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

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.

- 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.
- 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.
- CAP OFF EXISTING AND RELOCATE AFFECTED WATER SUPPLY, DRAIN, VENTS AND WASTE LINES AS REQUIRED
- REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGE OR REMOVED DURING CONSTRUCTION
- REPLACE, RELOCATE OR EXTEND (AS REQUIRED) ALL EXISTING DUCTWORK DAMAGE OR REMOVED DURING CONSTRUCTION
- CONTRACTOR TO PROVIDE BRACING (WHEN REQUIRED) FOR AREAS WHERE WALL ARE REMOVED AND WHERE IMPORTANT SUPPORT IS REQUIRED
- ALL DEBRIS IS TO BE DISPOSED OF AT AN APPROVED DUMPING LOCATION

GENERAL NOTES:

BUILDING EGRESS:

- PROVIDE FIRE EGRESS WINDOW FOR EACH BEDROOM WITH MIN 20" CLEAR WIDTH / 24" CLEAR HEIGHT / 5.7 SQ. FT. AREA.
- 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 WINDOWS.
- EXTERIOR DOORS SHALL BE:
 - 3'-0" WIDE BY 6'-8" HIGH FOR THE MAIN EXIT DOOR.
 - SIDE HINGED FOR MAIN EXIT DOOR (SLIDING DOORS NOT ALLOWED FOR MAIN EXIT DOOR).
 - NO MORE THAN 1 1/2" ABOVE LANDINGS, OR 7/8" WHERE DOOR DOES NOT SWING OVER LANDING.
- HAVE A MINIMUM 36" WIDE LANDING ON BOTH SIDES OF THE DOOR.
- 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.

BUILDING GLAZING:

- 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.
- PROVIDE SAFETY GLAZING FOR TUB / SHOWER ENCLOSURES AND DOORS (22" MINIMUM WIDTH). DOORS SHALL OPEN OUTWARD.
- PROVIDE SAFETY GLAZING FOR WINDOWS IN TUB OR SHOWER ENCLOSURES WITHIN 60" OF DRAIN INLET.
- PROVIDE SAFETY GLAZING FOR WINDOWS WITHIN 24" OF A DOOR.
- 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.
- REMOVE 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.
- AIR LEAKS AT DOORS AND WINDOWS SHALL BE SEALED AND WEATHER-STRIPPED.
- AIR LEAKS AT THE BUILDING ENVELOPE SHALL BE SEALED PRIOR TO INSULATION INSTALLATION.

BUILDING - INTERIOR WALLS:

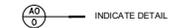
- USE ONLY APPROVED TILE BACKER MATERIALS AND GYP BOARD IN BATHROOMS.
- NON-ABSORBENT FINISH MATERIAL MINIMUM 72" ABOVE THE STANDING SURFACE.
- CEMENT, FIBER-CEMENT OR GLASS-MAT GYP BACKERS FOR ADHESIVE APPLICATION OF FINISH MATERIALS (TILE OR OTHER NONABSORBENT SHEET MATERIALS) OR PAINT (ABOVE 72"), INSTALLED PER MANUFACTURER'S INSTRUCTIONS WITHIN SHOWER STALLS AND BATHTUB SURROUNDS.
- 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.
- WATER-RESISTANT GYP BACKERS FOR TILE OR PAINT PER MANUFACTURER'S INSTRUCTIONS AT WATER CLOSET COMPARTMENTS.
- REGULAR GYP BOARD FOR TILE OR PAINT ON WALLS AND CEILINGS OTHER THAN ABOVE.
- ENERGY WINDOWS:
- NEW AND RETROFIT WINDOWS SHALL BE MAXIMUM 0.40 U-FACTOR.
- EXISTING WINDOWS IN NEW ROOMS SHALL BE DOUBLE PANE AND MAXIMUM 0.40 U-FACTOR.
- NFRC TEMPORARY LABELING ON NEW WINDOWS SHALL NOT BE REMOVED UNTIL AFTER INSPECTION
- ENERGY INSULATION:
- 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.
- 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.
- 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:

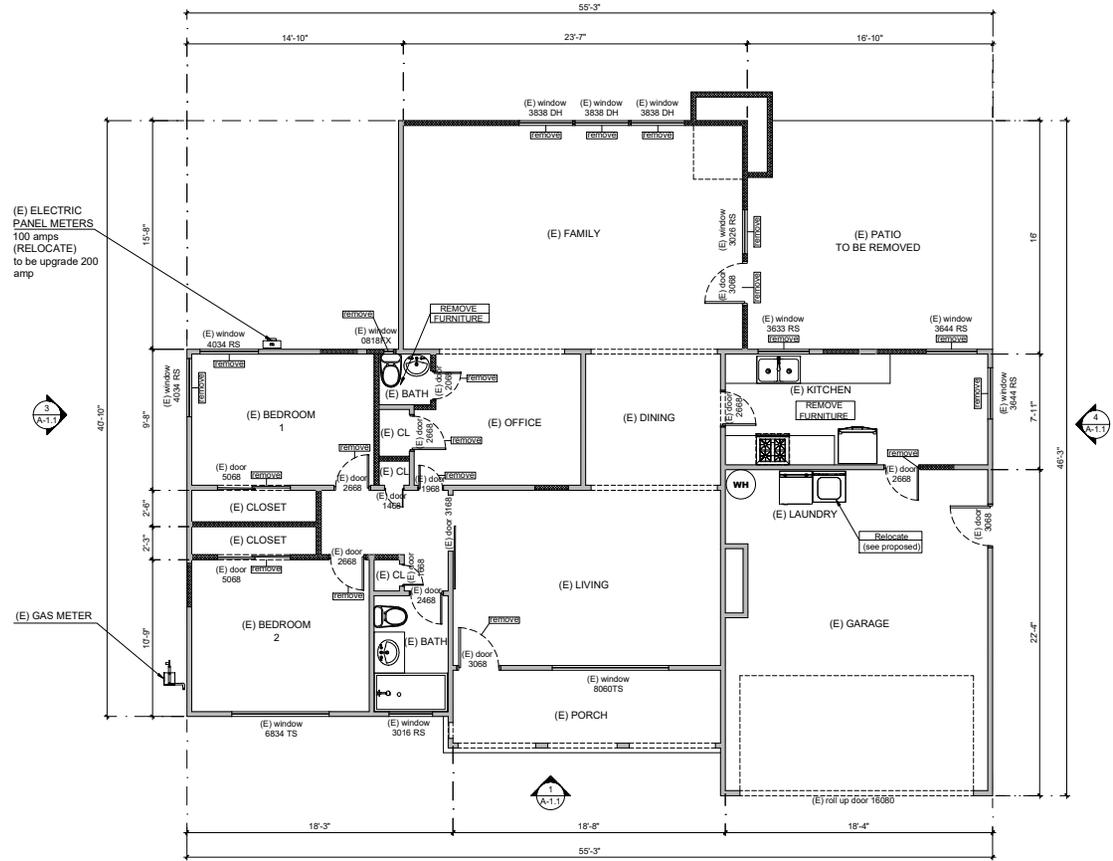
- (E) GAS METER TO REMAIN
- (E) ELECTRIC METER/PANEL
- (E) LANDSCAPE PROTECT WHERE POSSIBLE



DRAWING LEGEND

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

NORTH



EXISTING FLOOR PLAN

SCALE: 1/4"

1



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EXISTING
ELEVATION

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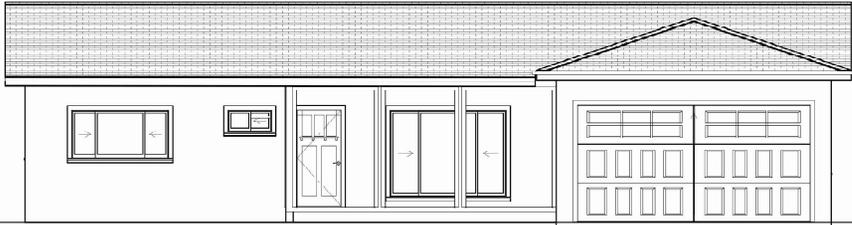
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SCALE: AS NOTED

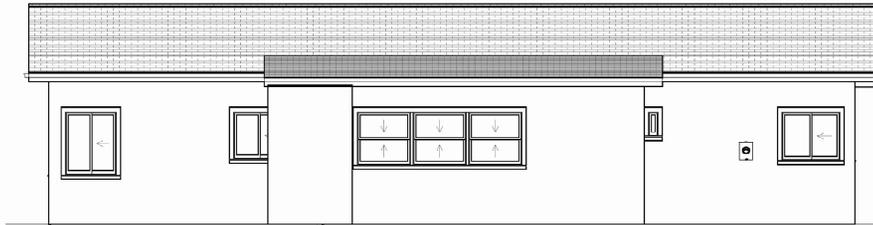
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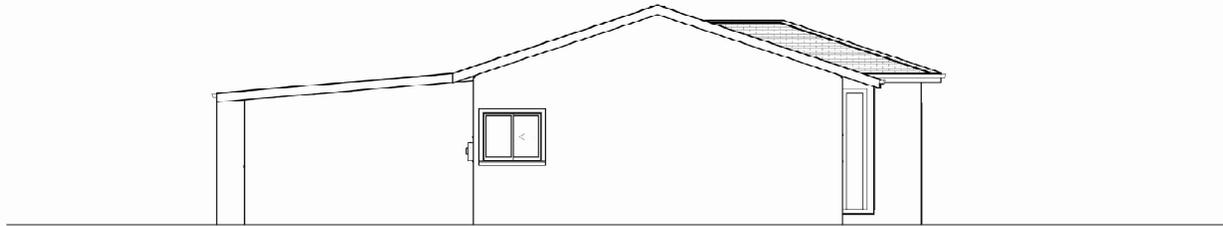
A-1.1



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"



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REVISIONS

No.	Description	Date
1	▲	11/20/2024

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ADDITION

SHEET TITLE:

PROPOSED
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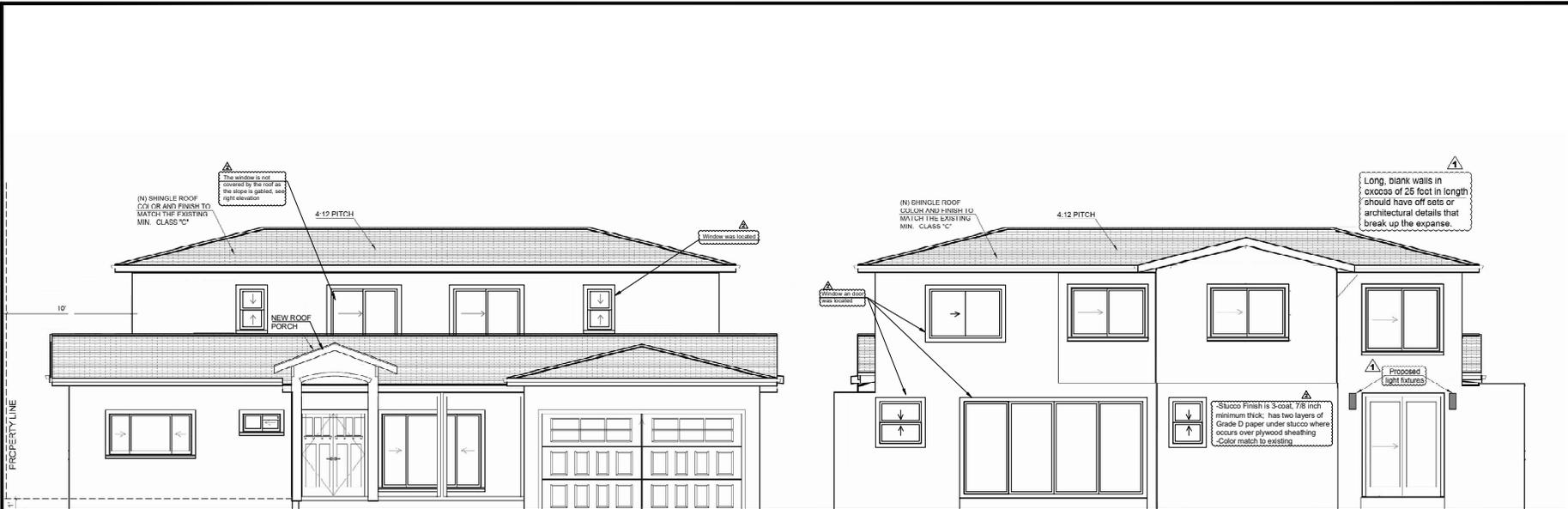
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SCALE: AS NOTED

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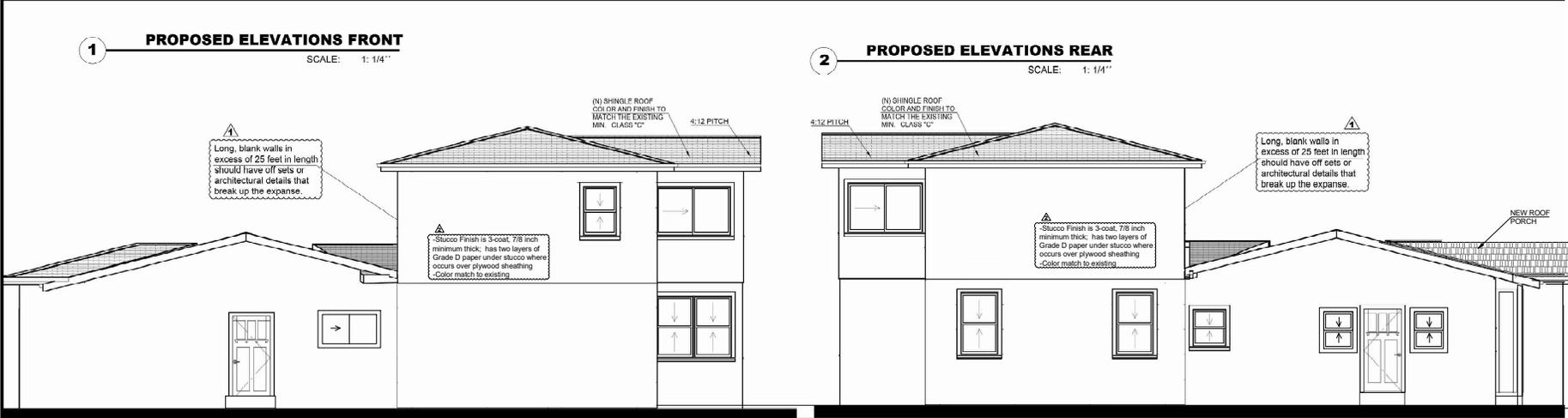
SHEET No.

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"