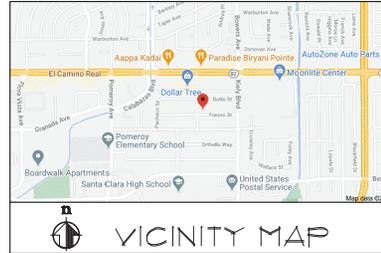


A New Single-Family Residence for: The Lim Family 2985 Fresno St., Santa Clara, CA 95051

SCOPE OF WORK:

DEMOLISH EXISTING 1064 SF 2 BEDROOM, 1 BATHROOM 1-STORY RESIDENCE WITH 288 SF SINGLE-CAR GARAGE AND CONSTRUCT NEW 3566 SF 3 BEDROOM, 3 BATHROOM AND HOME OFFICE 2-STORY RESIDENCE WITH 446 SF ATTACHED 2-CAR GARAGE, 18 SF ENTRY PORCH AND 115 SF COVERED PATIO.



VICINITY MAP

GENERAL NOTES:

- The proposed residence is to be constructed by a Contractor and the architectural plans are based on site plans, exterior elevations, scaled floor plans and material construction specifications approved by the owner. The architectural plans are not intended to be comprehensive and it shall be the responsibility of the subcontractors to notify the Contractor of any necessary clarifications or modifications.
- All work connected with this project shall be done in a professional manner in accordance with the traditionally and legally defined "best accepted practices" of the trade involved. Additionally, all work shall comply with applicable codes and trade standards which govern each phase of work, including but not limited to the 2019 California Building Code (CBC), 2019 California Mechanical Code (CMC), 2019 California Fire Code (CFC), 2019 California Electrical Code (CEC), American Concrete Institute Code (ACI), 2019 California Plumbing Code (CPC) and all applicable local codes and/or legislation.
- The Contractor shall be responsible for notifying the Designer of any unusual or unforeseen foundation conditions, discrepancies or omissions within the plans or any deviations or changes from the plans before proceeding with the work. Inadequate or otherwise they will be considered adequate for proper completion of the project. The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items.
- Adequate supervision and periodic inspection during the construction phase are recommended. The Contractor shall be responsible to ensure that this inspection and supervision are provided by qualified persons.
- These plans shall not be considered complete and ready for construction until a building permit has been issued.
- In all cases written dimensions take precedence over scaled dimensions. Dimensions are to the face of stud or face of concrete unless otherwise noted.
- Larger scale details take precedence over smaller scale details.
- Lay out all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings work detail dimensions from controlling surface points and actual material dimensions.
- Slope finish exterior surface away from foundation.

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PROJECT DESCRIPTION:

BUILDING OCCUPANCY	: R-3/U
TYPE OF CONSTRUCTION	: V-B
STORIES	: 1
YEAR BUILT/EFF	: 2021
LOT SIZE	: 1500 SF
ZONING	: R1
EXISTING BUILDING AREA	
(E) HOUSE	: 1064 SF
(E) GARAGE	: 288 SF
(E) FRONT PORCH	: 160 SF
(E) REAR PORCH	: 147 SF
TOTAL	: 1659 SF
1659 / 1500	: 0.221 (22.1%)
PROPOSED BUILDING AREA	
FIRST FLOOR	: 1978 SF
SECOND FLOOR	: 1588 SF
GARAGE	: 440 SF
PATIO	: 115 SF
FORCH	: 18 SF
TOTAL	: 4199 SF
4199 / 1500	: 0.559 (55.9%)
PROPOSED BUILDING FOOTPRINT	
PROPOSED 1ST FLOOR	: 2611 SF
2ND FLOOR TO 1ST FLOOR RATIO	
PROPOSED 2ND FLOOR	: 1823 SF
1823 / 2611	: 0.698 (60.2%)

ABBREVIATIONS:

WINDOW ABBREVIATIONS:

3030	-	3'-0" X 3'-0"
CT	-	CIRCLE TOP
SLDR	-	HORIZONTAL SLIDER
CSMT	-	CASEMENT
FIX	-	FIXED
SL	-	SIDELIGHT
TEMP	-	TEMPERED GLASS
HC	-	HALF CIRCLE
SH	-	SINGLE HUNG
DH	-	DOUBLE HUNG
ARCH	-	ARCHED
EGRESS	-	EGRESSIBLE WINDOW
	-	SEE NOTE BELOW

DOOR ABBREVIATIONS:

210	-	2'-0" WIDE X 6'-8" TALL
	-	UNLESS OTHERWISE NOTED
3080	-	3'-0" WIDE X 8'-0" TALL
3070	-	3'-0" WIDE X 7'-0" TALL
3068	-	3'-0" WIDE X 6'-8" TALL

¢	-	CENTERLINE
DIM	-	DIMENSION
EL	-	ELEVATION
(E)	-	EXISTING
F.A.	-	FINISH FLOOR
G.C.	-	GENERAL CONTRACTOR
(N)	-	NEW
N.T.S.	-	NOT TO SCALE
R.O.	-	ROUGH OPENING
E	-	PROPERTY LINE
T.O.S.	-	TOP OF SLAB
TYP.	-	TYPICAL
UNO.	-	UNLESS NOTED OTHERWISE
V.F.	-	VERIFY IN FIELD

LEGEND:

WALL LEGEND:

	- EXISTING WALL TO REMAIN
	- EXISTING WALL REMOVED
	- NEW WALL CONSTRUCTION

	- SECTION CUT
	SECTION NAME
	SECTION PAGE

	- DIMENSIONAL REFERENCE
	ELEVATION

	- REVISION
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	- REVISION CLOUD
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	- DETAIL NUMBER
	PAGE

	- ROOF PITCH
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Revisions By

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Date: 08/17/2021
Notes: NOTED
Drawn: JAG
CDD
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