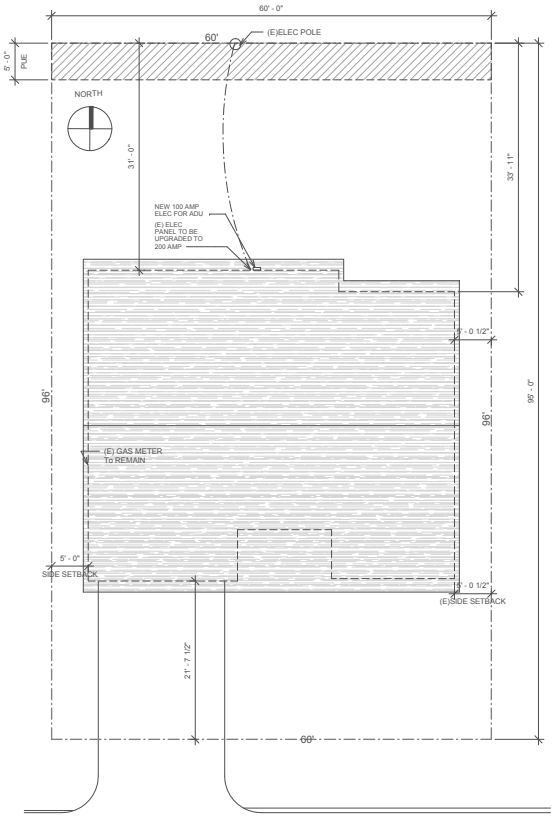
GENERAL NOTES

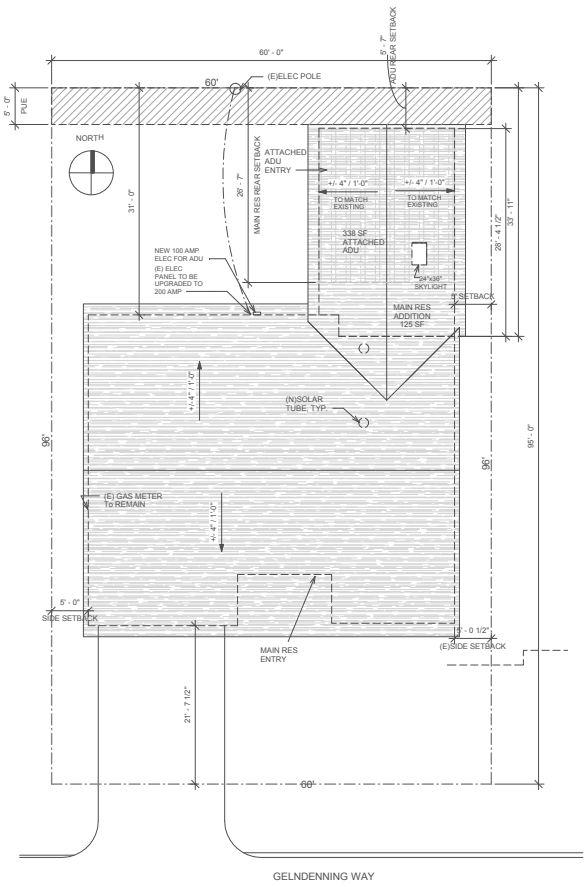
IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
THESE DRAWINGS AREA INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE
NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE DESIGNER.
ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODE (UBC), UNIFORM MECHANICAL CODE (UMC), NATIONAL ELECTRICAL CODE (NEC), NATIONAL PLUMBING CODE (NPC), AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.
THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.
ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.

PROJECT SCOPE:

CREATE REAR YARD ATTACHED 388 SF ADU. REAR YARD MAIN RES 125 SF ADDITION TO RELOCATE THE BATHROOM AND CREATE THE STUDY HALL.



1 EXISTING SITE PLAN / ROOF PLAN
1/8" = 1'-0"



2 PROPOSED SITE / ROOF PLAN
1/8" = 1'-0"

NOTE:

1. PROVIDE POSITIVE DRAINAGE TO ROOF DRAINS FROM ALL PARTS OF THE ROOF.

2. D.S. o— INDICATES 2'x3" 26 GA. G.I. DOWNSPOUTS LOCATED AS SHOWN.

3. PROVIDES 5" - 26 GA. G.I. OGEE GUTTER OVER 2x8 SPRUCE FASCIA BLARD - TYP.

4. ROOF PITCH TO MATCH EXISTING ROOF TYP. - U.N.O.
5. ROOF MATERIAL To MATCH EXISTING ROOF OVER 30# FELT - TYP.

6. PROVIDE NECESSARY FLASHING AT ALL ROOF AND WALL CONNECTIONS AS REQUIRED.

7. PROVIDE 3/4" THICK T&G PLANKS @ ROOF OVERHANG AREA.

PROJECT INFORMATION

PROPERTY: 2327 Glendenning Ave, Santa Clara, CA 95050
APN: 303-05-053
OWNER: Le An
LOT SIZE: 5,700 SF

ZONING R1
TYPE OF CONSTRUCTION: TYPE V-B, NON- SPRINKLERED
OCCUPANCY: R-3/U

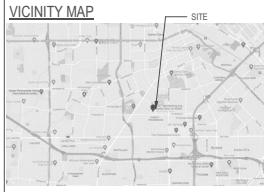
EXISTING SINGLE -FAMILY DWELLING LIVING AREA: 1,624 SF
EXISTING GARAGE AREA: 400 SF
EXISTING GROSS FLOOR AREA: 2,024 SF
EXISTING FAR: 35.5%

PROPOSED MAIN RES ADDITION: 125 SF
PROPOSED LIVING AREA: 1,749 SF
(3 BEDROOMS, 2 BATHROOMS)
PROPOSED COVERAGE: 2,149/5700 =37.7%

PROPOSED ATTACHED ADU: 388 SF

FIRE NOTE:
EXISTING BUILDING STRUCTURE IS NON-SPRINKLERED.

VICINITY MAP



APPLICABLE CODES

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ELECTRIC CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE

SYMBOLS

A 1 — GRID LINE NUMBER OR LETTER — GRID LINE

1 A-501 — DETAIL NUMBER / SHEET WHERE DETAIL IS DRAWN. SAME DISCIPLINE — DETAIL

1 A-301 — SECTION NUMBER / SHEET WHERE SECTION IS DRAWN. SAME DISCIPLINE — SECTION

1 — DELTA / SEE DESCRIPTION BLOCK ON SAME SHEET FOR DATE & DESCRIPTION — DRAWING REVISION

1 — KEYED NOTES SEE DESCRIPTION LIST ON SAME SHEET — KEYNOTE

NORTH — FILLED LINE INDICATES PLAN NORTH / DASHED ARROW INDICATES TRUE NORTH — NORTH ARROW

DRAWING INDEX

A0.0	SITE PLAN
A0.1d	EXISTING/DEMOLITION PLAN
A0.2	PROPOSED FLOOR/CEILING PLAN
A0.3	BUILDING ELEVATIONS
A0.4	BUILDING ELEVATIONS

Le An
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Email:
lanzju@gmail.com

KEY PLAN

NO.	DESCRIPTION	DATE
	PERMIT SUBMITTAL	03.29.2022

PROJECT NO.
SCALE 1/8" = 1'-0"
TITLE
SITE PLAN

A0.0

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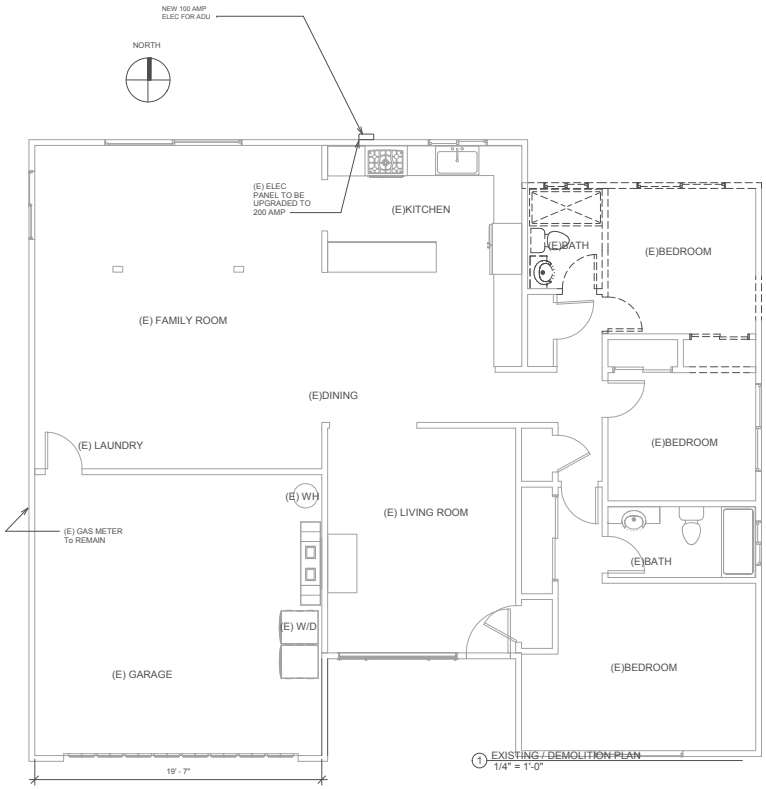

1 EXISTING / DEMOLITION PLAN
1/4" = 1'-0"

LEGEND

EXISTING WALLS TO REMAIN.

EXISTING WALLS TO REMOVE.

EXISTING DOOR TO REMOVE.

EXISTING WINDOW TO REMOVE.

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KEY PLAN

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	PERMIT SUBMITTAL	03.29.2022

PROJECT NO.

SCALE As indicated

TITLE
EXISTING/DEMOLITION PLAN

A0.1d

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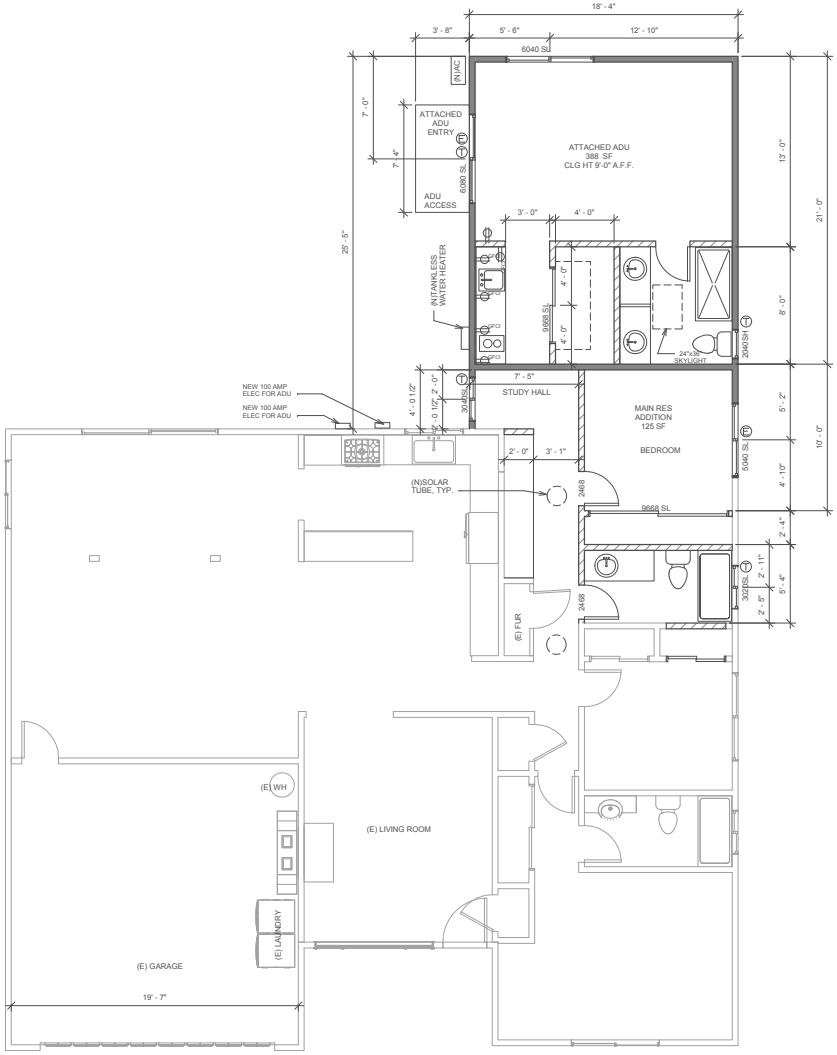

② PROPOSED FLOOR PLAN
1/4" = 1'-0"

Note:

Lighting fixtures located within 3 feet horizontally and 8 feet vertically of the bathtub rim or shower stall threshold shall be listed for a damp location, or listed for wet locations where subject to shower spray. (CEC 410.10)

FLOOR PLAN NOTES:

GLAZING NOTES
3050 FX - OPERATION
HEIGHT (FT'-IN") I.e.5'-0"
WIDTH (FT'-IN") I.e. 3'-0"
OPERATION ABBREVIATIONS
FX = FIXED CS = CASEMENT
SH = SINGLE HUNG AW= AWNING
SL = SLIDER HP = HOPPER
DH =DOUBLE HUNG XOX = XOX SLIDER
I. ALL GLAZIN6 IS DUAL PANE INSULATING GLASS.
2. WINDOW MARKED WITH A E SHALL BE VERIFIED TO MEET EGRESS BY THE MANUFACTURER
9. GLAZING MARKED WITH A T SHALL BE 3/16" THICK TEMPERED SAFETY GLASS
4. HEADER HEIGHT:
1st FLOOR = 8'-0" U.O.N.
2nd FLOOR = 8'-0" U.O.N.

DOOR NOTES
3080 SC - OPERATION OR TYPE
HEIGHT (FT'-IN") I.e.5'-0"
WIDTH (FT'-IN") I.e. 3'-0"
OPERATION OR TYPE ABBREVIATIONS
SC= SOLID CORE HM = HOLLOW METAL
FR = FRENCH PR = PAIR
PKT = POGKET SGD = SLIDING GLASS DOOR

I. ALL DOORS ARE HOLLOW CORE, U.O.N.
2. DOOR SIZE INDICATED IS THE ROUGH OPENING-VERIFY ROUGH OPENING-REQUIREMENTS W/ DOOR MFR.
3. DOORS THAT APPEAR TO BE CENTERED ARE INTENDED TO BE CENTERED, U.O.N. .
4. MINIMUM DOOR JAMB IS 4" FROM ADJACENT ROUGH FRAMING TO ROUGH OPENING, U.O.N.
5. WHEN DOORS ARE LOCATED, THEY ARE LOCATED FROM THE ADJACENT ROUGH FRAMING TO THE CENTERLINE OF THE ROUGH OPENING, U.O.N.
6. ALL DOOR GLAZING IS DUAL PANE INSULATING GLASS.
7. DOORS MARKED WITH A T SHALL HAVE 3/16" THICK TEMPERED SAFETY GLASS.

UNDER-FLOOR SPACE VENTILATION:

1. UNDER-FLOOR VENTILATION PER CRC SECTION R408.1
2. GROUND SURFACE TO BE COVERED BY CLASS 1 VAPOR RETARDER MATERIAL.
3. FREE AREA REQUIRED IS 1 SF PER 1,50 SF OF UNDER-FLOOR AREA.
4. SEE ELEVATIONS FOR LOCATION OF VENTS

ADDED UNDER-FLOOR SPACE AREA : 816 SF
NET VENTILATION AREA REQUIRED: 816/150=5.44 S.F. (783 S.I.)
VENTILATION PROVIDED:
(14) SCREENED VENT(S) @ 60 S.I. NET AREA EACH = 840S.I.

BUILDING GREEN NOTES:
1. WATER CLOSET SHALL NOT EXCEED 1.28 GALLONS PER FLUSH
2. SINGLE SHOWERHEAD SHALL HAVE MAXIMUN FLOW OF 2.0 GPM (gal/min) AT 80 PSI.
3. LAVATORY FAUCET SHALL NOT EXCEED 1.5 GPM AT 60 PSI
4. AUTOMATIC IRRIGATION CONTROLLERS SHALL BE WEATHER OR SOIL MOISURE BASED.
5. RODENT PROOFING: JOINTS AND OPENINGS FILLED
6. OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO OWNER
7. DUCT OPENING COVERED AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.
8. VOC COMPLIANCE - CAULKS, SEALANTS, ADHESIVES, COMPLIANT WITH MIR LIMITS FOR ROC AND OTHER COMPOUNDS.(TABLE 4.504.1)
9. PAINTS AND COATINGS COMPLIANT WITH VOC LIMITS. (TABLE 4.504.3)
10. AEROSOLS AND COATINGS COMPIANT WITH MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS
11. VERIFICATION AND DOCUMENTATION OF VOC LIMITS AND FINISH MATERIALS
12. VOC COMPLIANCE - CARPET & CARPET SUSTEM
13. 80% FLOOR AREA RECEIVING RESILIENT FLOORING MEET VOC-EMISSION LIMITS PER CHPS
14. PARTICLEBOARD, MDF, HARDWOOD PLYWOOD COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
15. MOISTURE CONTENT OF FLOORS AND WALLS CHECKED BEFORE ENCLOSURE.
16. BATHROOM EXHAUST FANS TERMINATE OUTSIDE BUILDING AND CONTROLLED BY HUMIDITY CONTROL
17. DUCT SYSTEM ARE SIZED AND DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING:
ESTABLISHED HEAT LOSS AND GAIN ACCORDING TO ANSI/ACCA MANUAL J
DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA MANUAL D-2009
SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA MANUAL S-2004
18. HVAC INSTALLERS TRAINED AND CERTIFIED.

Bathroom Remodel Notes:

a.)Water closet required clearances are 24" in front and 15" from centerline to wall or cabinet. (30" total) (CPC Sec. 402.5)
b.) New or altered shower compartments shall have a minimum finished dam, curb, or threshold not less than 2 inches or exceeding 9 inches in depth, with an interior of 1,024 square inches and shall also be capable of encompassing a 30-inch diameter circle measured to the center of the threshold, (CPC Sec.408.6)
c.) Shower entrance shall be provided with a minimum of 22" clear opening and, if featured with a door shall be sliding or outward swing.
d.) Any glazing within 60" radius of tub/shower enclosures shall be tempered safety glass (bathrooms inclusive of showers shall have all glazing tempered safety glass.
e.)Showers and tub/shower combinations shall be equipped with a pressure/balance thermostatic mixing valve. Max flow of any shower heads or handfield outlets controlled by diverter valve shall be 2.00 G.P.M. combined.
f.) All outlets and switches within 6' shall be GFCI protected. C.E.C. section 210.8(A)(9). No outlets or switches allowed in tub/shower boundaries.

Mechanical Requirements:
a.) Mechanical ventilation (bath fan) shall be provided.
GFCE protected is required if located within tub/shower enclosure. (CMC 402.5) h.
Specify 20-amp dedicated circuit for bathroom receptacle outlets OR provide a dedicated 20-amp circuit for each individual bathroom being altered or added. Note: bath lighting shall not be on an outlet circuit. (CEC Art. 210.11(C)(3)).
b.)At least one receptacle outlet within 3 ft of the outside edge of each basin. The receptacle outlet shall be located on a wall that is adjacent to the basin, or on the side or face of the basin cabinet not more than 12 inches below the countertop. (CEC Art. 210.52(D)).
c.) Specify GFCI protected outlets for all bathroom receptacles. (CEC Art. 210.8(A)).
d.) All added/replaced 125-volt, 15- and 20- ampere receptacles shall be listed tamper-resistant receptacles.
e.) All new bathroom light fixtures shall be high efficacy (i.e., fluorescent, LED, etc.). If screw based luminaires will be installed, specify that the lamps shall be marked "JAS-2016" or "JA8-2016-E". All screw based luminaires shall be controlled by manual-on vacancy sensors. Low efficacy lighting (i.e. halogen, incandescent, etc.) is not allowed. [Energy 150.0(k)1.G & 150.0(k)2.1q.

Water-Conserving Plumbing Fixture (maximum flow-rates) :
Water Closet (Toilet) 1.28 gpf
Showerhead 1.80 gpm
Lavatory Faucets 1.20 gpm
Kitchen Faucets 1.80 gpm

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KEY PLAN

NO.	DESCRIPTION	DATE
	PERMIT SUBMITTAL	03.29.2022

PROJECT NO.
SCALE As indicated
TITLE
PROPOSED FLOOR/CEILING PLAN

A0.2

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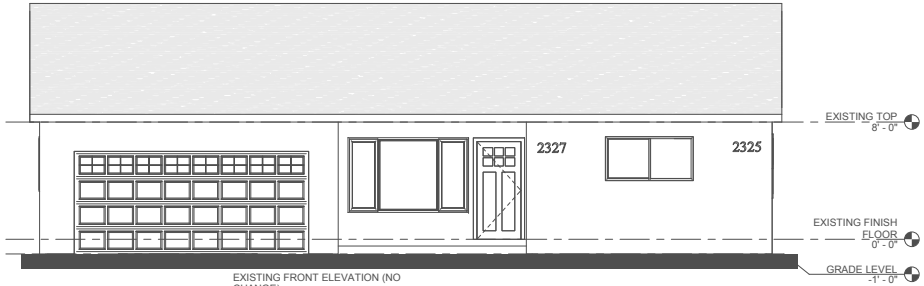


1 EXISTING FRONT ELEVATION (NO CHANGE)
1/4" = 1'-0"

MAIN RES ADDITION:

ATTIC VENTILATION

REQUIRED:
146 SF/150 =0.97 SF x144= 140 SI
BLOCKED EXISTING EAVE VENT:
1@14.5x5.5=79.7 SI
TOTAL: 219.7 SI
PROPOSED:
VENTS 4@14.5x5.5=239 SI>219.7SI

UNDER FLOOR VENTILATION
146 SF/150 =0.97 SF x144= 140 SI
BLOCKED EXISTING VENT:
1@14.5x5.5=79.7 SI
TOTAL: 219.7 SI

PROPOSED:
VENTS 4@14.5x5.5=239 SI>219.7SI

ATTACHED ADU:

ATTIC VENTILATION

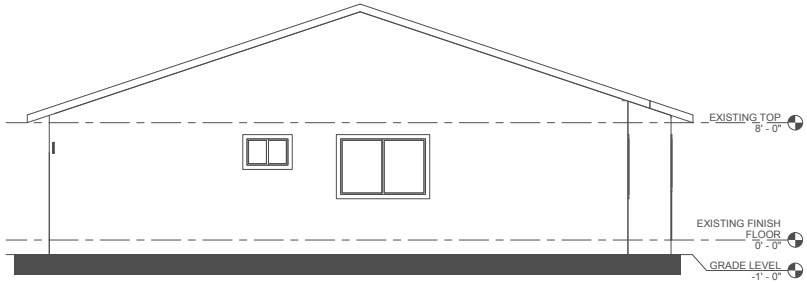
REQUIRED:
370 SF/150 =2.46 SF x144= 355 SI

PROPOSED:
VENTS 6@14.5x5.5=478 SI > 355 SI

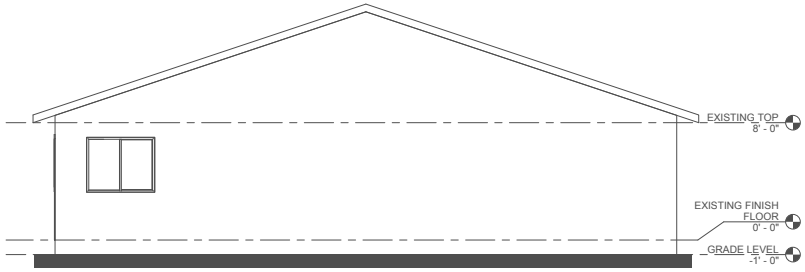
UNDER FLOOR VENTILATION

REQUIRED:
370 SF/150 =2.46 SF x144= 355 SI

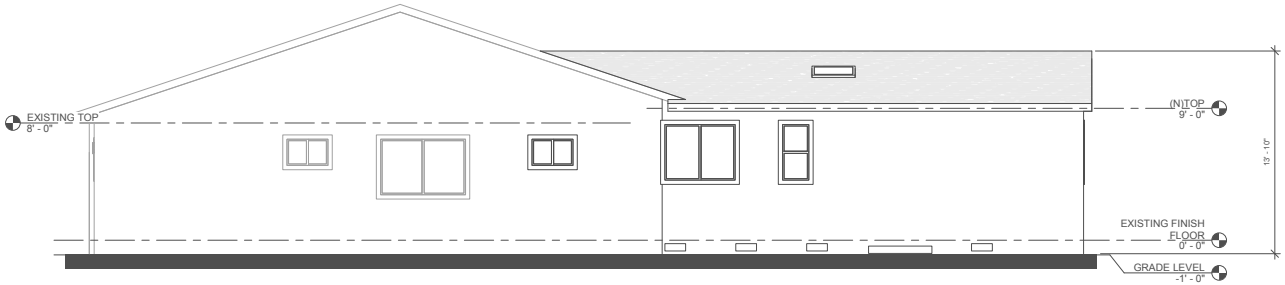
PROPOSED:
VENTS 6@14.5x5.5=478 SI > 355 SI



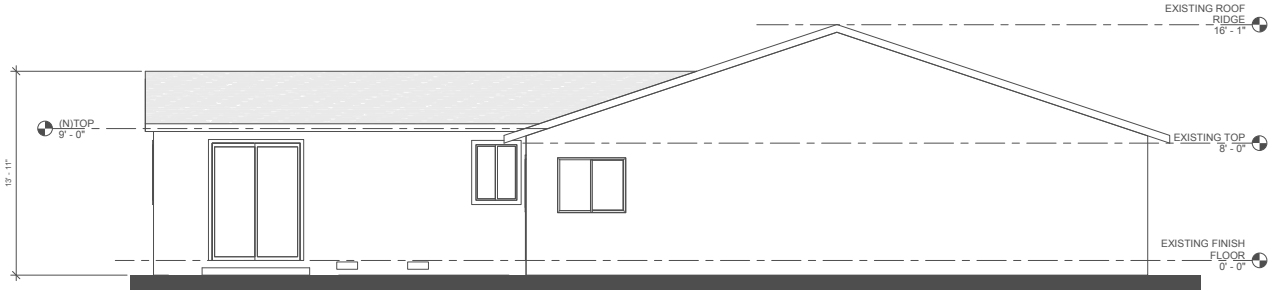
2 EXISTING RIGHT ELEVATION
1/4" = 1'-0"



3 EXISITING LEFT ELEVATION
1/4" = 1'-0"



5 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



4 PROPOSED LEFT ELEVATION
1/4" = 1'-0"

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KEY PLAN

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PROJECT NO.

SCALE 1/4" = 1'-0"

TITLE

BUILDING ELEVATIONS

A0.3

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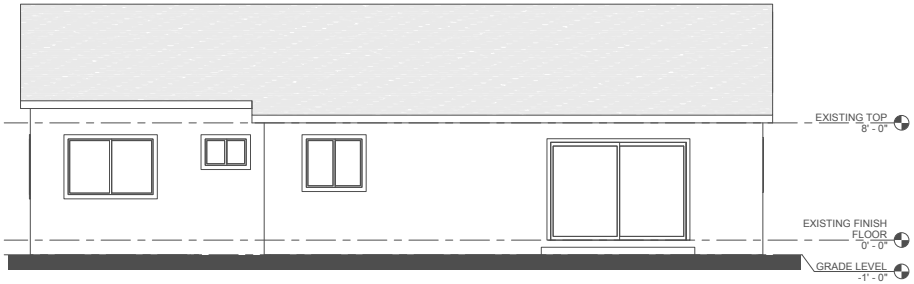
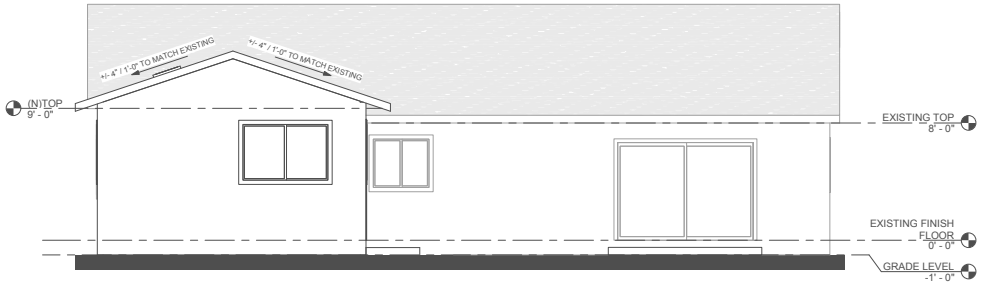


1 EXISTING REAR ELEVATION
1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
1/4" = 1'-0"

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KEY PLAN

NO.	DESCRIPTION	DATE
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PROJECT NO.

SCALE 1/4" = 1'-0"

TITLE

BUILDING ELEVATIONS

A0.4

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