

HII RESIDENCE

3734 Pruneridge Ave
Santa Clara CA 95051

SCOPE OF WORK

- 1) BUILD A 331.8 SQFT 2ND FLOOR ADDITION ABOVE THE EXISTING GARAGE.
- 2) EXTEND THE FRONT DOOR WALL INTO A HIGH CEILING 228 SQFT FOYER

CONTACT INFORMATION

OWNER:
KWANG MIIN LIEW, DAVID HII
3734 PRUNERIDGE AVE
SANTA CLARA CA 95051

CIVIL ENGINEER

LANDSCAPE ENGINEER

ARCHITECTURAL DESIGN:
TRIPP CUSTOM BUILDERS
BYRON Z. TRIPP, HARVEY TRIPP
TRIPP.CUSTOMBUILDERS@GMAIL.COM
41223 CHILTERN DRIVE
510-378-4828

TITLE 24

STRUCTURAL ENGINEER

GREEN BUILDING

GENERAL NOTES

1. ALL CONTRACTORS SHALL COMPLY WITH ALL CALIFORNIA RESIDENTIAL CODE (CRC) 2022, CALIFORNIA BUILDING CODE (CBC) 2022, CALIFORNIA MECHANICAL CODE (CMC) 2022, CALIFORNIA PLUMBING CODE (CPC) 2022, CALIFORNIA FIRE CODE (CFC) 2022, CALIFORNIA ELECTRICAL CODE (CEC) 2022, CALIFORNIA GREEN BUILDING CODE (CGBC) 2022, ENERGY EFFICIENCY STANDARD TITLE 24.
2. INSULATION AT ALL EXTERIOR WALLS, WALLS BETWEEN HOUSE AND GARAGE, WOOD FLOOR, FLOOR ABOVE GARAGE, AND CEILING SHALL BE (PER T-24 CALC'S): WALLS: R-21 INSULATION CRAWL SPACE: R-19 INSULATION ROOF ATTIC SPACE: R-38 INSULATION STAPLE CERTIFICATE ADJACENT TO OVERHEAD DOOR ON INTERIOR OF GARAGE
3. VENTILATION REQUIRED: ATTIC MINIMUM OF 1/300 OF ATTIC SPACE. PROVIDE A MINIMUM OF 50% AT ROOF WITH DORMER VENTS WITH THE BALANCE OF THE REQUIRED VENTING AT EAVES.
4. SITE DRAINAGE: NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTIES OR ON SITE WATER RETENTION. PROVIDE A MINIMUM 5% SLOPE PERVIOUS SURFACES AND 2% SLOPE ON IMPERVIOUS SURFACES WITHIN 10 OF STRUCTURE.
5. FOUNDATION: SOIL UNDER SLAB AND FOOTING TO BE 90% COMPACTED OR MINIMUM OF 12" INTO UNDISTURBED NATURAL GROUND. FOUNDATIONS AND HOUSE SLAB SHALL BE 2500 PSI AT 28 DAYS. FLAT WORK SHALL BE 2500 PSI AT 28 DAYS. FINISH FLOOR SLAB SHALL BE A MINIMUM OF 6" ABOVE GARAGE.
6. SILL PLATES WILL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.
7. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL BE 2X4 D.F. WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED ON PLANS.
8. PROVIDE SOLID BLOCKING AT ALL FURRED CEILINGS AND SOFFITS AT WALLS.
9. AT ALL NON-BEARING WALLS PARALLEL TO ROOF TRUSS THAT ARE UNBRACED FOR MORE THAN 6'-0" PROVIDE A 2X4 DIAGONAL BRACE FROM THE TOP PLATE TO THE TOP CHORD WITH A MINIMUM OF 2-16D EACH END.
10. BOTTOM CHORD OF TRUSS TO BE BRACED AT 12" O.C. (MINIMUM).
11. ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE 4X10 WITH DOUBLE TOP PLATE OVER, UNLESS OTHERWISE NOTED.
12. POWER DRIVEN FASTENERS: ICBO #1290, PIN #N72 AS MANUFACTURED BY "HILTI", SPACING: 18" O.C. AT ALL BEARING WALLS, 36" O.C. AT ALL NON-BEARING WALLS
13. EXTERIOR STUCCO - LA HABRA, THREE-COAT STUCCO SYSTEM. FINAL COAT TO HAVE INTEGRAL COLOR.
14. STUCCO FINISHES AT EDGES SHALL INCLUDE THE FOLLOWING: DRIP SCREED, SUPERIOR #1/CASING BEAD, MILCOR #66/EXTERIOR CORNER, MILCOR #1 EXP. JOINT, INTERIOR CORNER, MILCOR #30 EXP. JOINT.
15. ALL WINDOWS SHALL BE DUAL GLAZED WITH VINYL FRAME. SEE ELEVATIONS FOR GRIDS.
16. ALL EXTERIOR SLIDING GLASS DOORS AND WINDOWS WITH SILLS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF AN EXTERIOR DOOR IN A CLOSED POSITION SHALL BE TEMPERED. H.S.=HORIZONTAL SLIDER, S.H.=SINGLE HUNG, OBS.=OBSCURE, F.XD=FIXED, TEMP=TEMPERED, HLF. RND.=HALF ROUND.
17. SILL PLATES FOR NON-BEARING WALLS MUST BE ANCHORED TO SLAB WITH HARDENED CEMENT NAILS.
18. EXTERIOR SILL PLATES SHALL BE CAULKED AT JOINTS WITH CONCRETE SLAB. CAULK ALL OPENINGS IN EXTERIOR ENVELOPE, ALL JOINTS BETWEEN DISSIMILAR MATERIALS, AND AT JUNCTIONS OF MAJOR COMPONENTS.
19. PROVIDE ONE COAT HEAVY-BODIED ACRYLIC STAIN ON BARGE RAFTERS, FASCIA BOARDS, EXPOSED EAVES, AND WOOD TRIM
20. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. ANY CONFLICTS OR DISCREPANCIES ARE TO BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO CONSTRUCTION.
21. BACKFLOW PREVENTER REQUIRED ON ALL HOSE BIBBS.
22. BUILDER MUST PROVIDE HOMEOWNER WITH A LUMINAIRE SCHEDULE (AS REQUIRED IN TITLE-24 CALIFORNIA CODE OF REGULATIONS, PART 1, 10-103(B)) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINARIES.

APPLICABLE CODE

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE (CEC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA FIRE CODE (CFC)

BUILDING DATA

APN NUMBER: 316-15-029
ZONING: R1-6L
STRUCTURAL TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: R-3
LOT AREA: 6720 SF
YEAR BUILT: 1956
EXISTING HOUSE FLOOR AREA: 1592 SF
PROPOSED HOUSE FLOOR AREA: 1592+228+331.8 = 2151.8 SF

EXISTING % OF COMMON LIVING AREA: 770.8 SF
PROPOSED % OF COMMON LIVING AREA: 998.8 SF
1ST FLOOR: 1820 SF
2ND FLOOR: 331.8 SF
PERCENT OF 2ND FLOOR TO 1ST FLOOR: 331.8/1820 = 18.23%
(1820+331.8)/7840.48 = 27.45%

FLOOR AREA RATIO:
LANDSCAPED AREA (FRONT YARD): 1376.23 SF
EXISTING GARAGE AREA: 456.5 SF
EXISTING TOTAL BEDROOMS: 4
EXISTING TOTAL BATHROOMS: 3
NEW TOTAL BEDROOMS: 5
NEW TOTAL BATHROOMS: 4
NEW FOYER AREA: 228 SF
NEW SECOND FLOOR AREA: 331.8 SF
REQUIRED FLOOR AREA RATIO: N/A
MAXIMUM LOT COVERAGE: 40%
EXISTING LOT COVERAGE: 21%
NEW LOT COVERAGE: (1592+228)/7840.48 = 23.91% < 40%

MAXIMUM PROPOSED FLOOR AREA: N/A
MAXIMUM HEIGHT: 25 FT
PROPOSED BUILDING HEIGHT: 21 FT ±± IN

FIRST FLOOR
FRONT SETBACK:
SIDE YARD SETBACK
REAR YARD SETBACK

SECOND FLOOR
FRONT SETBACK:
SIDE YARD SETBACK
REAR YARD SETBACK

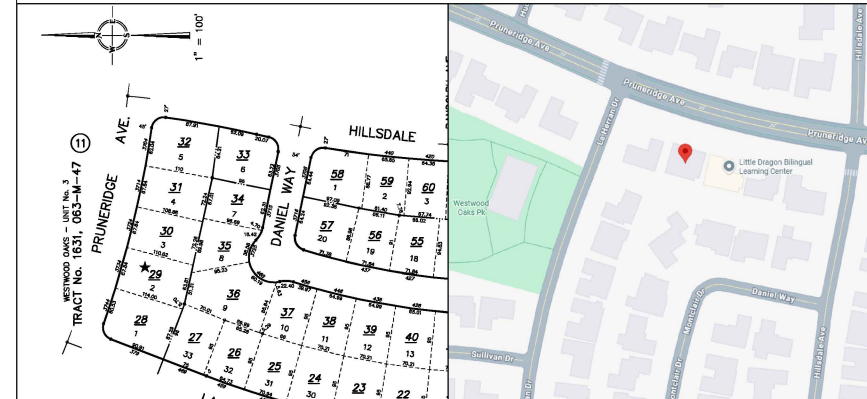
FIRE SPRINKLER: 10'-0"

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- A-2.1 PHOTOS OF CURRENT SITE CONDITIONS
- A-3.1 NEW FLOOR PLAN WITH WINDOW/DOOR SCHEDULE
- A-3.2 NEW ROOF PLAN
- A-4 SECTION
- A-5.1 EXISTING ELEVATION
- A-5.2 NEW ELEVATION
- A-6 MATERIALS BOARD

DEFERRED SUBMITTAL ITEM

	YES	NO
FIRE SPRINKLER SYSTEM		
ROOF REMANUFACTURE TRUSS SYSTEM		
PUBLIC WORK		
SEWER LATERAL		
WATER LATERAL		
JOINT TRENCH		
SOLAR SYSTEM		



- DESIGN
- BUILD
- MANAGE

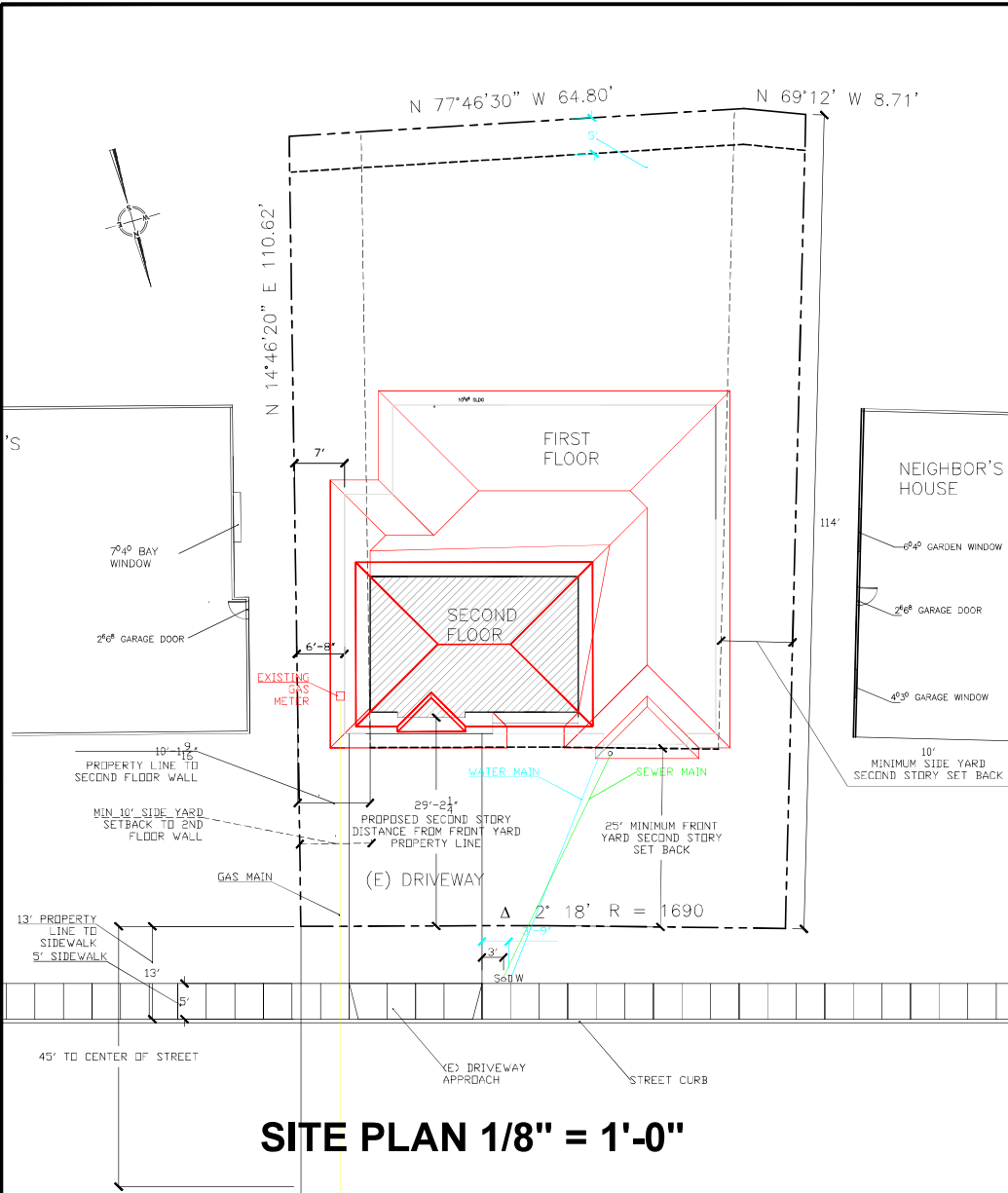
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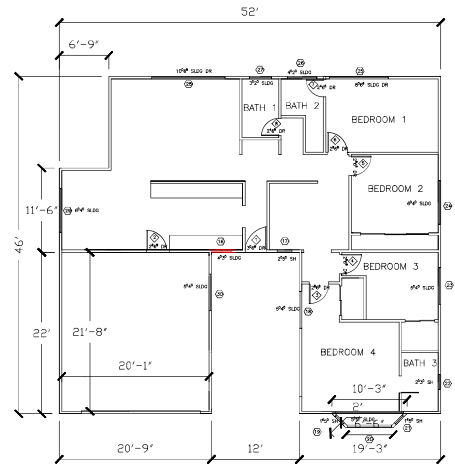
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A-1

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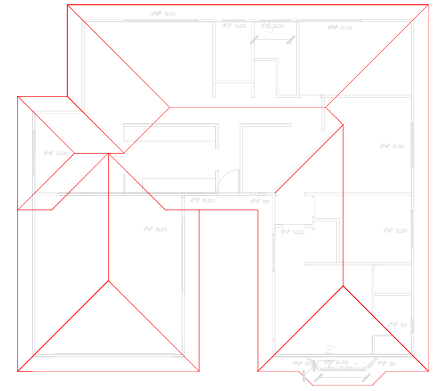


SITE PLAN 1/8" = 1'-0"



(E) FLOOR PLAN 1/8" = 1'-0"

- EXISTING WINDOWS** ◻
- 16) 4⁰/₃₂ SLDG TO BE DEMOLISHED
 - 17) 2⁰/₅₀ SH TO BE DEMOLISHED
 - 18) 5⁴/₄ SLDG TO BE DEMOLISHED
 - 19) 1⁶/₅ SH TO BE REUSED
 - 20) 5⁰/₆ SLDG TO BE REUSED
 - 21) 1⁶/₅ SH TO BE REUSED
 - 22) 2⁰/₃₀ SH
 - 23) 5⁰/₄ SLDG
 - 24) 6⁰/₄ SLDG
 - 25) 8⁰/₆ SLDG DR
 - 26) 4⁰/₂ SLDG
 - 27) 3⁰/₂ SLDG
 - 28) 1⁰/₆ SLDG DR
 - 29) 6⁰/₄ SLDG
 - 30) 5⁰/₄ SLDG TO BE DEMOLISHED
- EXISTING DOORS** ◊
- 1) 3⁰/₆ FRONT DR TO BE REUSED
 - 2) 2⁰/₆ DR
 - 3) 2⁰/₆ DR
 - 4) 2⁰/₆ DR
 - 5) 2⁰/₆ DR
 - 6) 2⁰/₆ DR
 - 7) 2⁰/₆ DR
 - 8) 2⁰/₆ DR



(E) ROOF PLAN 1/8" = 1'-0"

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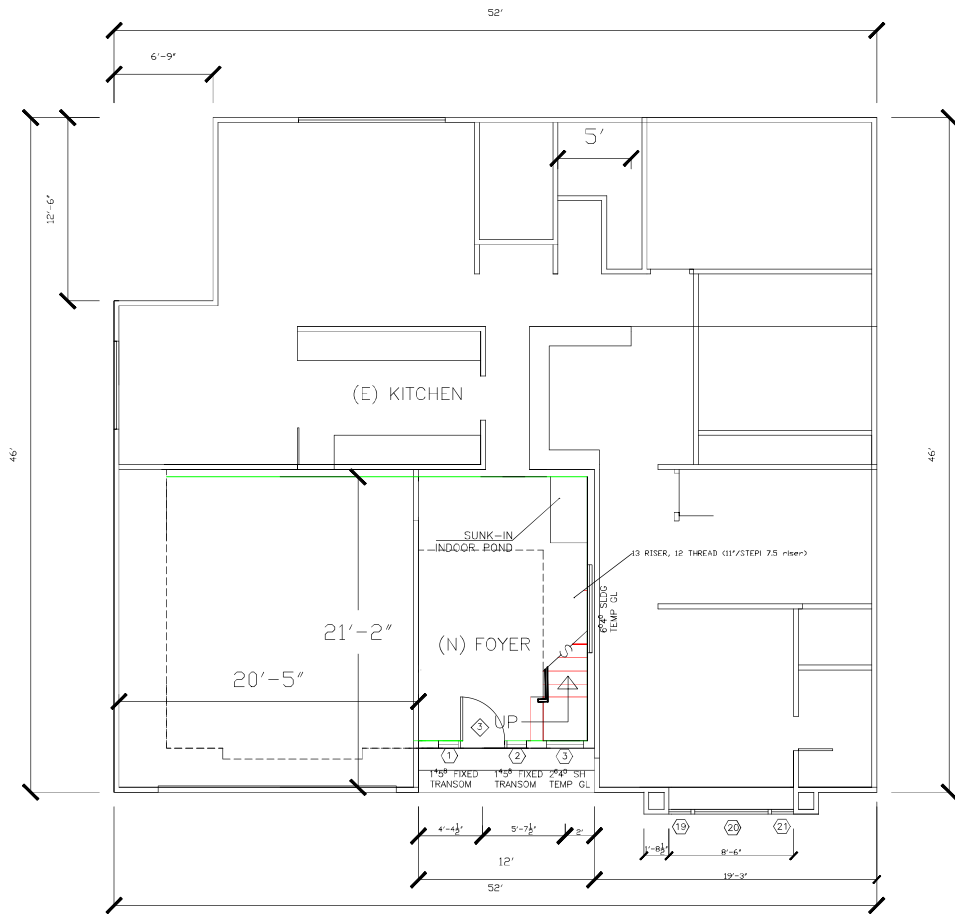
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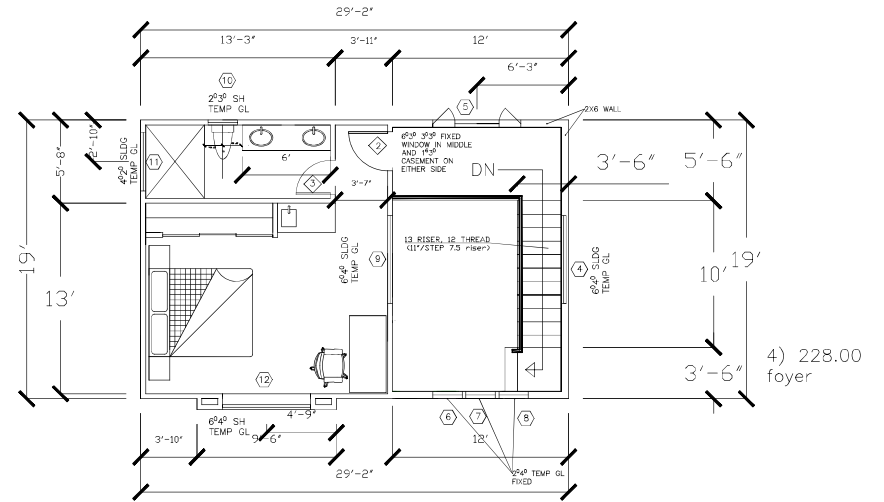
**HII RESIDENCE
 SECOND FLOOR ADDITION**
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A-2.1



(N) 1ST STORY FLOOR PLAN 1/4" = 1'-0"



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

NEW WINDOWS ◻

- 1) 1⁴5⁸ FIXED TRANSOM
- 2) 1⁴5⁸ FIXED TRANSOM
- 3) 2⁶4⁰ SH TEMP GL
- 4) 6⁰4⁰ SLDG TEMP GL
- 5) 6⁰3⁰ 3⁰3⁰ FIXED WINDOW IN MIDDLE AND 1⁶3⁰ CASEMENT ON EITHER SIDE
- 6) 2⁰4⁰ FIXED WINDOW
- 7) 2⁰4⁰ FIXED WINDOW
- 8) 2⁰4⁰ FIXED WINDOW
- 9) 6⁰4⁰ SLDG TEMP GL
- 10) 2⁰3⁰ SH TEMP GL
- 11) 4⁰2⁰ SLDG TEMP GL
- 12) 6⁰4⁰ SH TEMP GL
- 19) REUSE EXISTING WINDOWS: 1⁶5⁰ SH
- 20) REUSE EXISTING WINDOWS: 5⁰5⁰ SLDG
- 21) REUSE EXISTING WINDOWS: 1⁶5⁰ SH

NEW DOORS ◻

- 1) 3⁰6⁸ FRONT DR TO BE REUSED
- 2) 2⁶6⁸ DOOR
- 3) 2⁴6⁸ DOOR



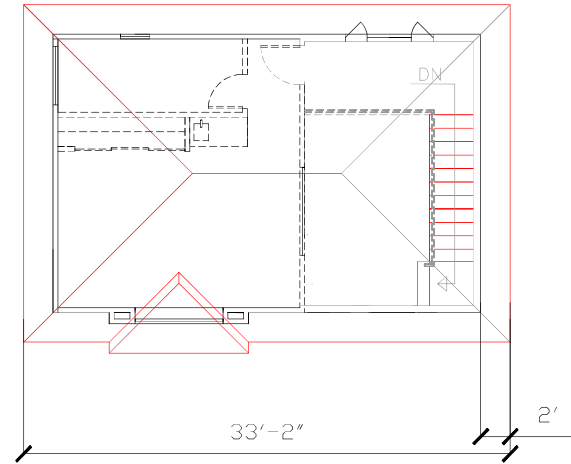
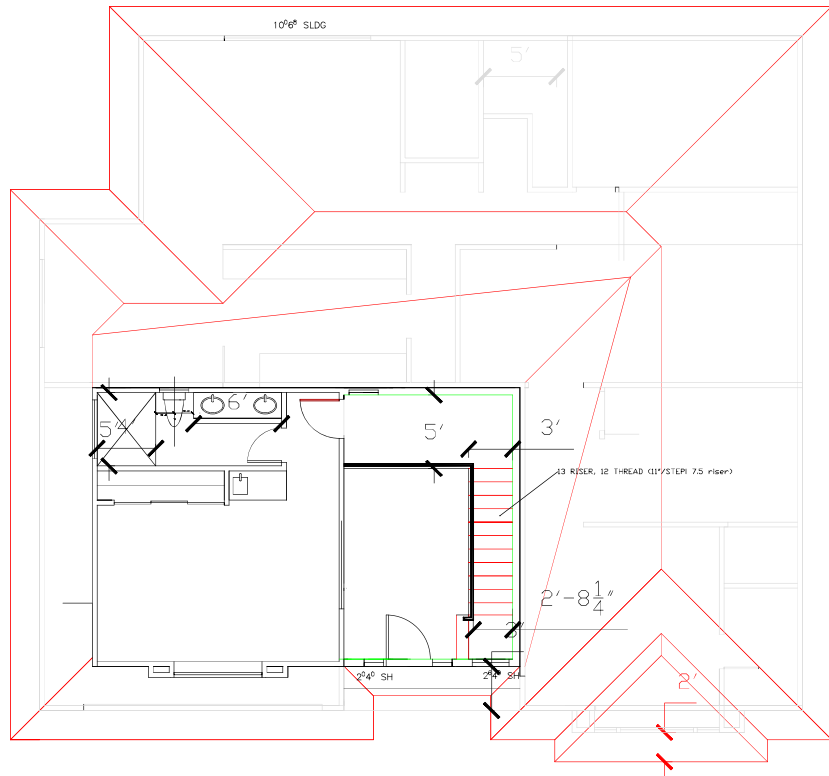
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A-3.1



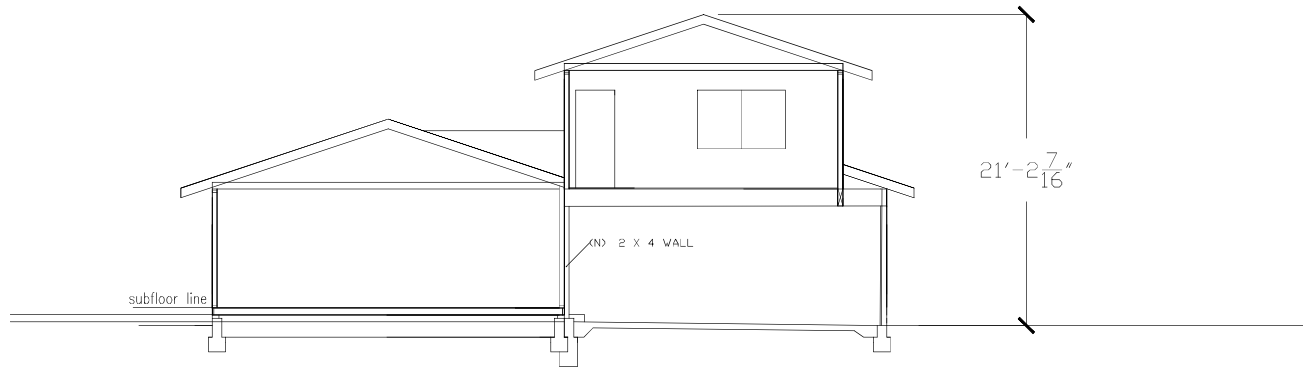
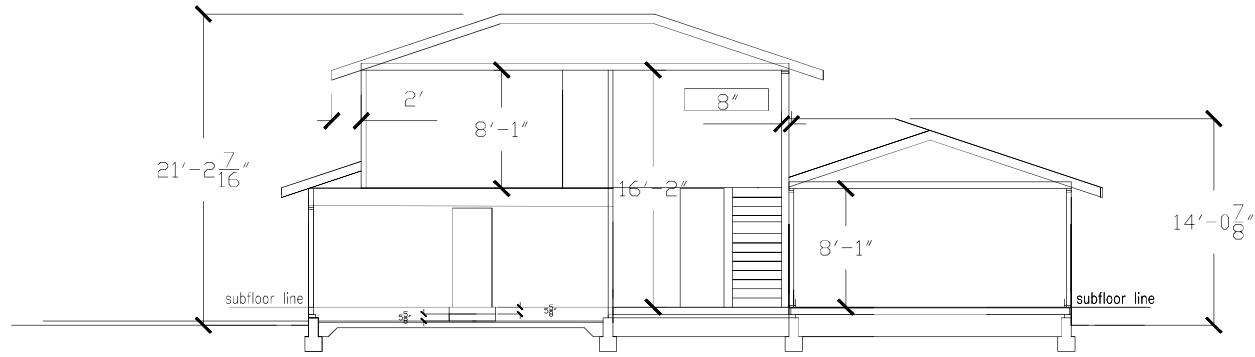
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A-3.2

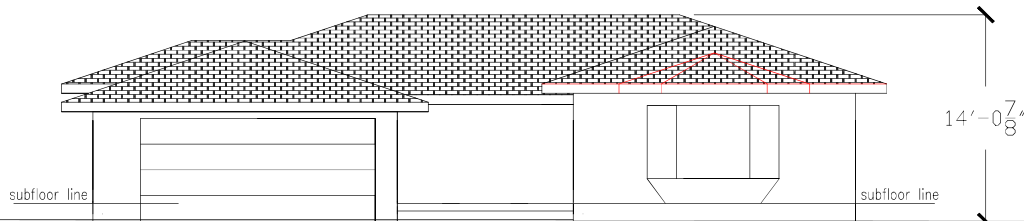


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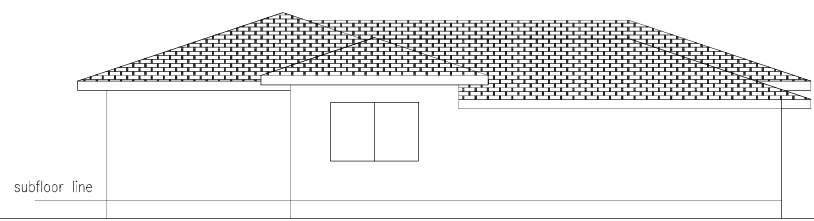
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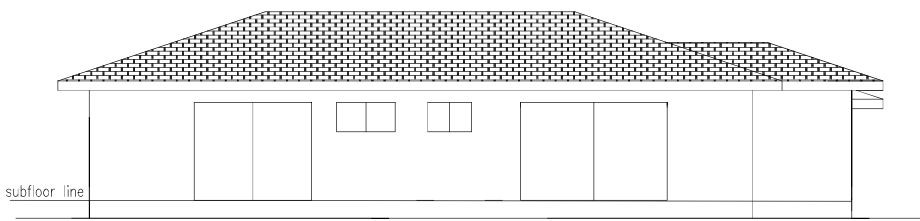
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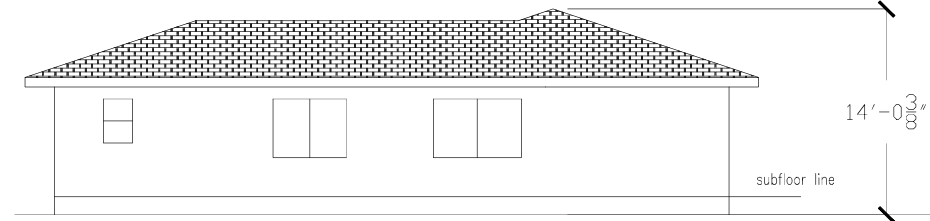
(E) NORTH ELEVATION



(E) EAST ELEVATION



(E) SOUTH ELEVATION



(E) WEST ELEVATION



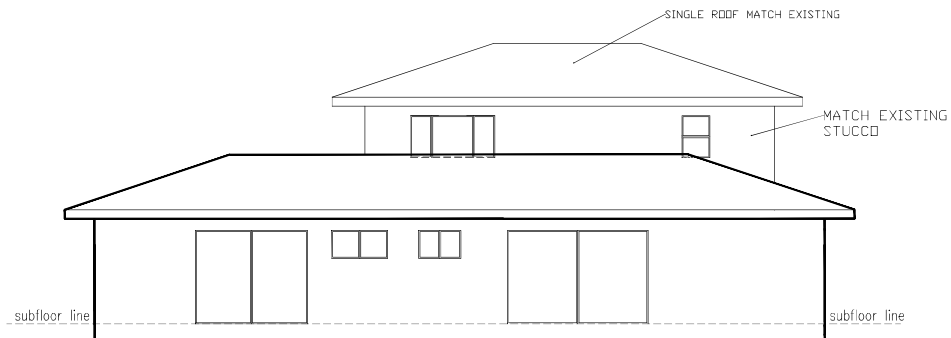
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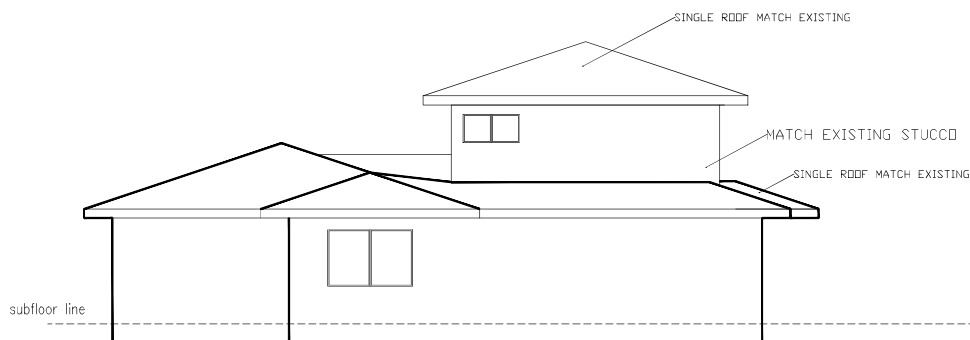
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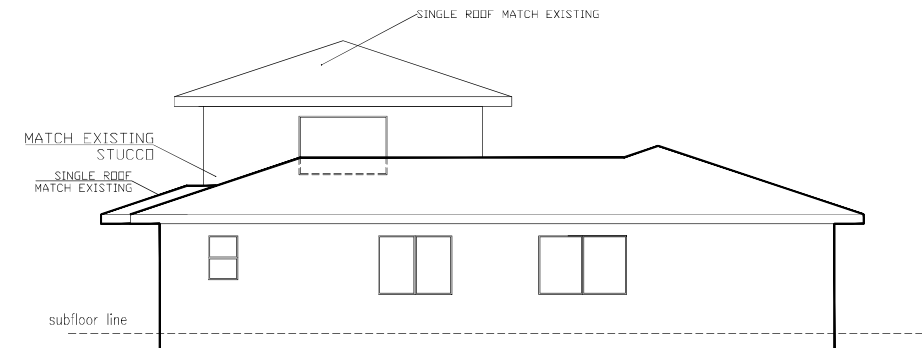
A-5.1



(N) SOUTH ELEVATION 1/4" = 1'-0"



(N) EAST ELEVATION 1/4" = 1'-0"



(N) WEST ELEVATION 1/4" = 1'-0"



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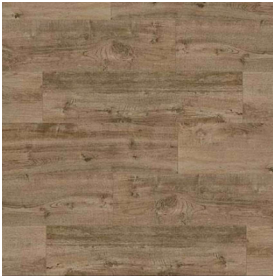
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A-5.2

Timberline HDZ Reflector Series
Sagewood Laminated High-Definition
Roofing Shingles



Marazzi American Estates Suede
Porcelain Tile – Matte



Vista Sandstone Palette (C-272)



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