

VICINITY MAP

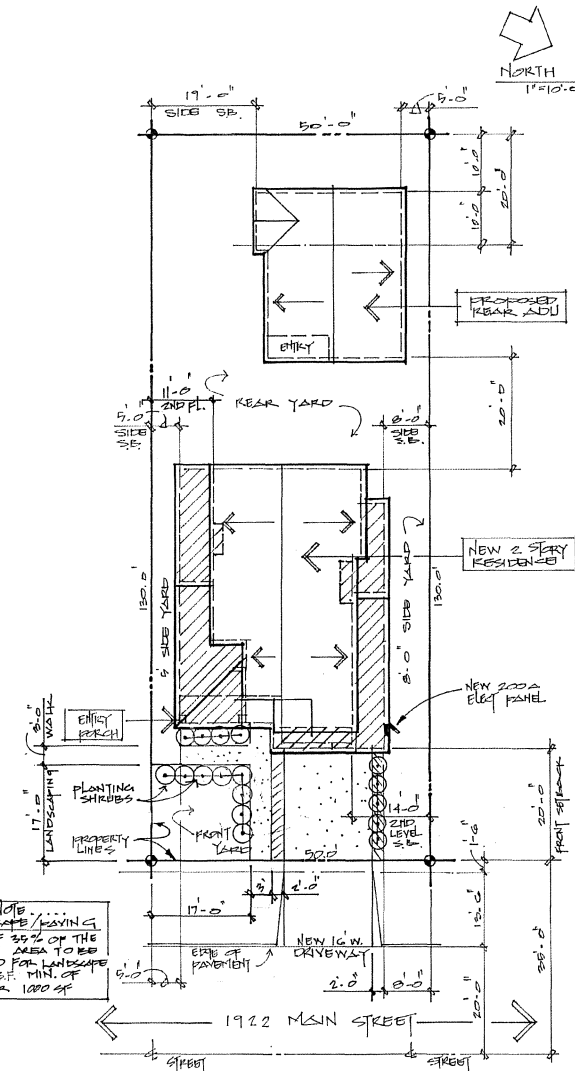
SHEET INDEX		
NO.	DATE	DESCRIPTION
1.	5/22/2020	SITE PLAN
2.	5/22/2020	ELEVATIONS
3.	5/22/2020	PROPOSED 1 st FLOOR PLAN
4.	5/22/2020	PROPOSED 2 nd FLOOR PLAN
5.	5/22/2020	ELECTRICAL 1 st FLOOR PLAN
6.	5/22/2020	ELECTRICAL 2 nd FLOOR PLAN
7.	5/22/2020	FOUNDATION PLAN
8.	5/22/2020	ROOF PLAN
9.	5/22/2020	CROSS SECTIONS
10.	5/22/2020	DETAIL SHEET "A"
11.	5/22/2020	DETAIL SHEET "B"
ADU PLANS		
1A.	5/22/2020	ADU ELEVATIONS
2A.	5/22/2020	ADU FLOOR PLAN
3A.	5/22/2020	ADU FOUNDATION
4A.	5/22/2020	ADU ROOF PLAN
TITLE - 24 MAIN RESIDENCE		
EN-1		TITLE - 24
EN-2		TITLE - 24
GB-1		CALGREEN
TITLE - 24 ADU		
EN-1		TITLE - 24
EN-2		TITLE - 24
GB-1		CALGREEN
STRUCTURAL		
S1.		STRUCTURAL
S2.		STRUCTURAL
S3.		STRUCTURAL
S4.		STRUCTURAL
S5.		STRUCTURAL

GENERAL NOTES	
1. THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES:	
2019 CALIFORNIA BUILDING CODE	2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA RESIDENTIAL CODE	2019 CALIFORNIA HISTORICAL BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE	2019 CALIFORNIA TESTING BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE	2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2. INTERPRETATION OF DRAWINGS FOR ARRANGEMENT OF FLOORS, GENERAL FINISHES AND MEASUREMENTS, REFERENCE MUST BE MADE TO THE DRAWINGS. SHOULD ANY DIFFERENCE APPEAR BETWEEN SCALE MEASUREMENTS AND FIGURES OR BETWEEN WORDS AND LETTERING ON DRAWINGS, THE SPECIFICATION SHALL TAKE PRECEDENCE. IF ANY ERROR (TYPE OR MISTAKE) IS FOUND ON THE DRAWINGS OR SPECIFICATIONS BECAUSE APPARENT, THE CONTRACTOR SHALL REFER THEM TO THE DRAFTSMAN FOR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR IS NOT TO SCALE DRAWINGS. DRAWING DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.	
3. BEFORE AND DURING THE EVENT THAT AN OBTAIN ERROR OR OMISSION MAY EXIST ON THE PLAN, IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER/DRAFTSMAN PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SUCH WILL RELIEVE DESIGNER OF RESPONSIBILITY COMMENCEMENT OF WORK, FAILURE TO DO SUCH WILL RELIEVE DESIGNER OF RESPONSIBILITY.	

PROJECT INFORMATION	
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES:	
2019 CALIFORNIA BUILDING CODE	2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA RESIDENTIAL CODE	2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA ELECTRICAL CODE	2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA MECHANICAL CODE	
(AND ALL STATE OF CALIFORNIA CITY COUNTY & MUNICIPAL CODES)	
PROJECT PROPOSAL	
1. PROPOSED NEW 2 STORY RESIDENCE WITH ATTACHED 2 CAR GARAGE	
2. PROPOSED REAR DETACHED ADU (2 nd DWELLING UNIT) WITH 2 BEDROOMS	
3. (E) SINGLE FAMILY RESIDENCE TO BE DEMOLISHED	
PROJ. LOG/OWNER	PROPERTY INFORMATION
DALJIT KAUR 1922 MAIN STREET SANTA CLARA, CA 95050	A) PARCEL NUMBER 224 - 23 - 011 B) ZONING DISTRICT R-1-GL (SFR) C) CURRENT LOT SIZE 6,500 S.F. D) GENERAL PLAN: VERY LOW DENSITY RESIDENTIAL
PARKING	
(N) 2 MINIMUM PROVIDED	
CBC 2019 / CONSTRUCTION INFORMATION	
A) CONSTRUCTION TYPE: VB	D) OCCUPANCY GROUP: R-3/U
B) NUMBERS OF STORIES: 2	E) SPRINKLERS: REQUIRED
C) YEAR BUILT: 1940 (E) RESIDENCE TO BE DEMOLISHED	
BUILDING SQ. FTG./LOT COVERAGE/FLOOR AREA RATIO (FAR)	
1) (N) 2 STORY RESIDENCE: 2,307 S.F.	
2) (N) ATTACHED 2 CAR GARAGE: 441 S.F.	
3) (N) FRONT PORCH: 92 S.F.	
4) NEW DETACHED ADU: 750 S.F.	
A) MAX. FAR: N/A	A) MAX. LOT COVERAGE: 40% OR 2,600 S.F.
B) ACT. FAR: N/A	B) ACT. LOT COVERAGE: 27% OR 1,782 S.F.

SCOPE OF WORK	
A) PROPOSED NEW 2 STORY RESIDENCE WITH ATTACHED 2 CAR GARAGE	
B) PROPOSED REAR DETACHED ADU (2 nd DWELLING UNIT) WITH 2 BEDROOMS	
C) EXISTING SINGLE FAMILY RESIDENCE TO BE DEMOLISHED	

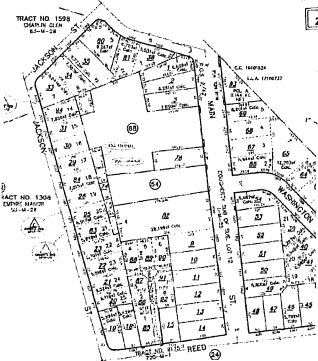
..... NOTE
LANDSCAPE/PAVING
A MIN. OF 35% OF THE
MIN. FRONT AREA TO BE
RESERVED FOR LANDSCAPE
OR 350 S.F. MIN. OF
20'X50' OR 1000 S.F.



SPECIAL SITE DRAINAGE NOTE:	
A. THE FINISH GRADE AROUND THE STRUCTURE SHALL BE SLOPED AWAY FROM THE FOUNDATION A MIN. OF 1% FOR A DISTANCE OF 5'-0".	
B. DEMONSTRATE THE ROOF DRAINAGE SYSTEM AND ITS DISCHARGE TO 5' MIN. FROM FOUNDATION TO AN APPROVED DRAINAGE SYSTEM.	

REVISIONS	
DATE:	
DATE:	
Professional Design Consultant: 4 AUGUSTINE DESIGNS 3533 Neppaqua Ave., #1 San Jose, CA 95138 (408) 294-7903	
OWNER MR. DALJIT KAUR 1922 MAIN STREET SANTA CLARA, CA. 95050 (408) 210 - 9856	
PROPOSED NEW 2 STORY RESIDENCE AND A DETACHED 2ND UNIT (ADU)	
DATE: 5-13-2020	
SCALE: 1" = 10'-0"	
DRAWN BY: A	
JOB:	
1	
OF SHEETS	

OFFICE OF COUNTY ASSESSOR - SANTA CLARA COUNTY



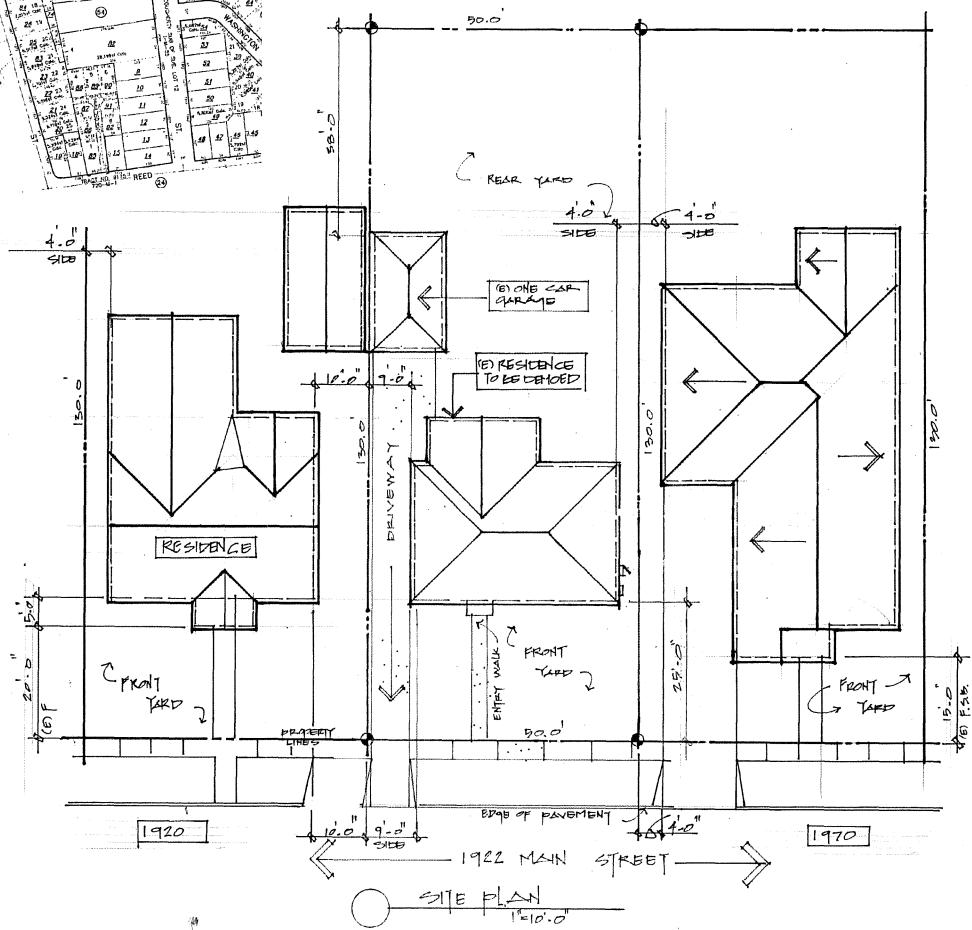
224 23

SCOPE OF WORK

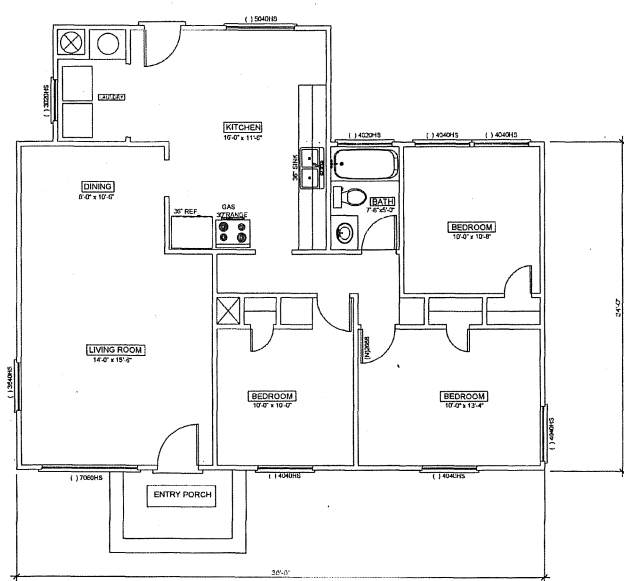
A) PROPOSED NEW 2 STORY RESIDENCE WITH ATTACHED 2 CAR GARAGE

B) PROPOSED REAR DETACHED ADU (2ND DWELLING UNIT) WITH 2 BEDROOMS

C) EXISTING SINGLE FAMILY RESIDENCE TO BE DEMOLISHED



A EXISTING FRONT ELEVATION



E EXISTING / DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS

DATE:

Professional Design Consultants
3333 Reservoir Ave. #1500, Santa Clara, CA 95050
(408) 241-1000



OWNER
MR. DALJIT KUAR
1922 MAIN STREET
SANTA CLARA, CA. 95050
(408) 210-9856

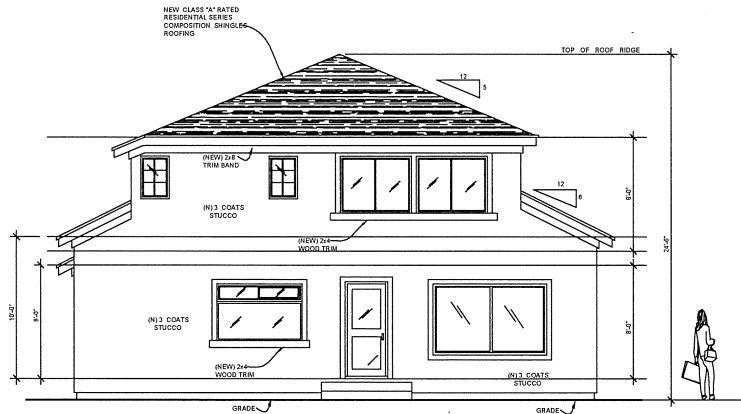
PROPOSED NEW 2 STORY
RESIDENCE AND A DETACHED
2ND UNIT (ADU)

DATE: 12-26-2020
SCALE: 1/4" = 1'-0"
DRAWN: BRA
JOB:

1a

OF SHEETS

- EXTERIOR BUILDING NOTES**
- CLEARANCE BETWEEN WOOD SIDING, FRAMING MEMBERS, INCLUDING SHATHING, AND BATH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 4" OR LESS THAN 2" MEASURED VERTICALLY FROM
 - WHERE ROOF GUTTERS ARE INSTALLED, THE DOWN SPOUTS SHALL BE PROPERLY TERMINATED WITH A SPLASH BLOCK AND SHALL CARRY WATER AWAY FROM THE FOUNDATIONS PER CITY ORDINANCE. CIRCUMSTANCE CLARIFY IF THERE ARE NEW GUTTERS AT NEW ADDITION

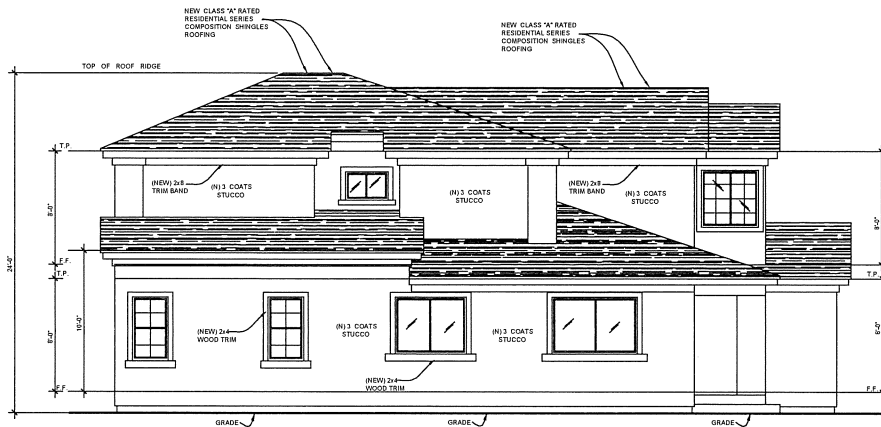


SITE GRADING NOTE

PROVIDE A MINIMUM 5% GRADE SLOPE AWAY FROM THE FOUNDATION FOR A MINIMUM DISTANCE OF 10'-0" (1.25)

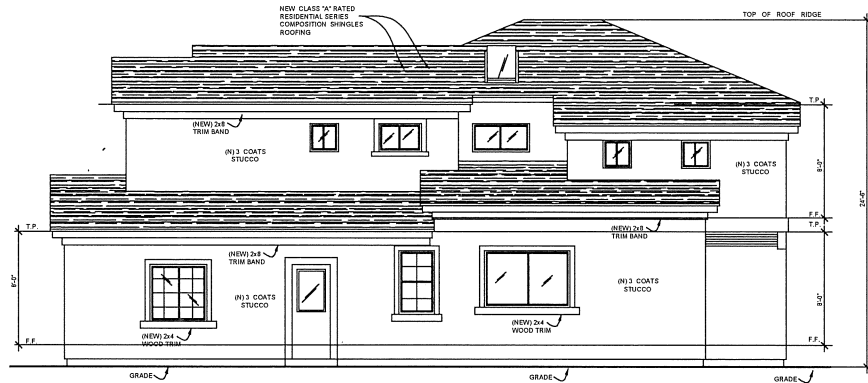
REAR ELEVATION (WEST)

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"

GENERAL NOTES

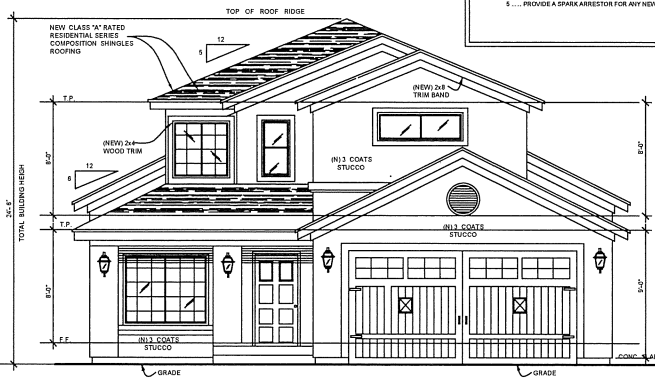
- PLANS TO COMPLY WITH CONVENTIONAL CONSTRUCTION PROVISIONS AS STATED IN 2019 CALIFORNIA RESIDENTIAL BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, AND SHERIFF CODES AS ADOPTED BY STATE OF CALIFORNIA AND ALL CITY & MUNICIPAL CODES (PROJECT LOCATED TO SPECIFY SAVING DESIGN CATEGORY E)
- INTERPRETATION OF DRAWINGS FOR ARRANGEMENT OF FLOORS, GENERAL FINISH, AND REQUIREMENTS, REFERENCE SHOULD BE MADE TO THE DRAWINGS, SHOULD ANY DISCREPANCY APPEAR BETWEEN SCALE MEASUREMENT AND FIGURES OR BETWEEN WORDINGS OF SPECIFICATIONS & LETTERS OR DRAWINGS, THE SPECIFICATION SHALL TAKE PRECEDENCE. IF ANY ERROR THAT IS NOT EXPLAINED EITHER BY REFERENCE TO THE DRAWINGS, CONTRACT OR TO INFORM THAT DESIGNER, FOR CORRECTION BEFORE PROCEEDING WITH THE WORK, CONTRACTOR IS NOT TO SCALE DRAWINGS.
- REVISIONS AND OMISSIONS: IN THE EVENT THAT AN ACUTE ERROR OR OMISSION MAY EXIST ON THE PLAN IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER, DRAFTSMAN PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SUCH WILL RELIEVE DESIGNER OF RESPONSIBILITY.
- SITE PLAN LAYOUT: IN THE EVENT THERE MAY BE DISCREPANCIES BETWEEN THE DIMENSIONS ON THE SITE PLAN AND THE ACTUAL DIMENSIONS OF THE LOT AND ITS SETBACKS, IT SHALL BE THE OWNER'S RESPONSIBILITY TO PROVIDE A LEGAL SURVEY TO CONFIRM THE ACCURACY OF THE PROPERTY SIZE AND LAYOUT. ALL SITE PLANS ARE DRAWN AS FOR REFERENCE AND SHOULD NOT BE LOOKED UPON AS AN OFFICIAL DOCUMENT.

GENERAL EXTERIOR NOTES

- ASPHALT SHINGLES SHALL BE INSTALLED OVER ONE LAYER OF 15 POUND FELT. ON ROOFS WITH A MIN SLOPE OF 12:12, ASPHALT SHINGLES MAY BE INSTALLED ON ROOFS WITH A MIN SLOPE OF 3:12 PROVIDED THE SHINGLES ARE APPROVED SELF SEALING OR ARE HAND SEALED AND THE UNDER LAYMENT SHALL CONSIST OF 2 LAYERS OF 15 POUND FELT INSTALLED SHINGLE FASHION. MAX LAYERS ON A SHINGLE ROOF SHALL NOT EXCEED 3
- ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM OR AT LEAST 3 FEET ABOVE ANY OPERABLE OPENINGS PER UPC 408.2
- SITE ADDRESS NUMBERS: BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACES IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ON ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS OR ALPHABETICAL LETTERS, NUMBERS SHALL BE A MINIMUM OF 4" (102 MM) HIGH WITH MINIMUM STROKE WIDTH OF 1/2" (12.7 MM). THESE ACCESS OR MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY. A MONUMENT, POLE OR OTHER SIGN MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE

EXTERIOR WEATHER PROTECTION NOTES

- STUCCO OR SHEATING OF ALL EXTERIOR WALLS SHALL BE WEATHER PROTECTED WITH 15 POUND ASPHALT SATURATED FELT. TO OTHER APPLICABLE WATERPROOF PAPER. SUCH PAPER SHALL BE APPLIED IN WEATHER BOARD FASHION, LAPPED NOT LESS THAN 2" AT HORIZONTAL JOINTS AND NOT LESS THAN 4" AT VERTICAL JOINTS.
- WHERE STUCCO IS APPLIED OVER EXTERIOR SHEATHING THERE SHALL BE TWO LAYERS OF GRADE 70 BUILDING PAPER. BUILDING PAPER MAY BE OMITTED IN THE FOLLOWING:
 - WHERE THERE IS NO HUMAN OCCUPANCY
 - WHERE EXTERIOR COVERINGS IS APPROVED W.P. MATERIAL OVER WATER RESISTANT SHEATHING
 - WHERE EXTERIOR COVERING IS APPROVED W.P. PANELS
- STUCCO SHALL BE 7/16" THICK AND THREE COATS APPLIED OVER APPROVED WATER AND WEATHER RESISTANT GRADE 70 BUILDING PAPER. PROVIDE DEEP CREEP
- SIDING SHALL BE APPLIED OVER ONE LAYER OF GRADE 70 BUILDING PAPER
- PROVIDE A SPARK ARRESTOR FOR ANY NEW OR EXISTING CHIMNEY



FRONT ELEVATION (EAST)

SCALE: 1/4" = 1'-0"

SITE GRADING NOTE

PROVIDE A MINIMUM 5% GRADE SLOPE AWAY FROM THE FOUNDATION FOR A MINIMUM DISTANCE OF 10'-0" (1.25)

REVISIONS

DATE

Professional Design Consultants
3533 Imperial Ave., 3rd Floor, San Jose, CA 95132
(408) 244-7269



OWNER
DALJIT KAUR
1922 MAIN STREET
SANTA CLARA, CA 95050
PHONE: (916) 756-1311

PROPOSED NEW SINGLE FAMILY RESIDENCE

DATE: 04/22/2020

SCALE: 1/4" = 1'-0"

DRAWN: BRA

JOB:

2

07 SHEETS

REVISIONS

DATE

Professional Design Consultants
3032 Newport Avenue, Suite 200
Costa Mesa, CA 92626
(408) 244-7020



OWNER
DALJIT KAUR
1922 MAIN STREET
SANTA CLARA, CA 95050
PHONE: (916) 756-1311

PROPOSED NEW SINGLE
FAMILY RESIDENCE
WITH DETACHED (ADU)

DATE: 05/19/2020

SCALE: 1/4" = 1'-0"

DRAWN: BRA

JOB

3

OF SHEETS

ADDITIONAL... BATHROOM FIXTURE / ELECT / PLUMBING, MECH AND INSULATION NOTES

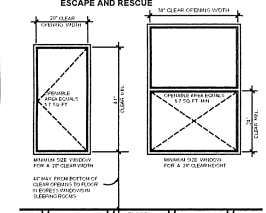
PLUMBING

- ALL SINK FAUCETS, SHOWER HEADS, TOILETS AND URINALS SHALL COMPLY WITH CALIFORNIA CALIF. CODE SECTION 1518.4. KITCHEN FAUCETS SHALL NOT EXCEED 1.5 GPM @ 20 PSI. LAVATORY FAUCETS SHALL NOT EXCEED 1.5 GALLONS. SHOWER HEADS SHALL NOT EXCEED 2.5 GALLONS. AND URINALS SHALL NOT EXCEED 2.5 GALLONS PER FLUSH.
- PER CPC SECTION 402.2.2. SINGLE FLUSH WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 1.33 GALLONS.
- INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING WATER SAVING FIXTURES OR FLOW RESTRICTIONS OR DEMONSTRATE A 20% REDUCTION IN BASELINE WATER PER SECTION 4.30.5.
- ALL ADDITIONS ON OR AFTER JANUARY 1, 2014 SHALL REPLACE NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES.

ELECTRICAL

- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15 AMP AND 20 AMP RECEPTABLE OUTLETS INSTALLED IN DWELLING UNIT LIVING, DINING AND KITCHEN ROOMS, HALLWAYS, RECREATION ROOMS, BEDROOMS, BATHROOMS, PORCHES, PATIOS, RECREATION ROOMS, CLOSET OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED AIR-CIRCUIT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. SEE ARTICLE 210.12.
- ALL NEW AND REPLACED DUPLEX RECEPTABLES SHALL BE LISTED TAMPER-RESISTANT* RECEPTABLE. 2018 CEC ART 406.12
- AT LEAST TWO 20-AMP BRANCH CIRCUITS SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES AT THE COUNTER TOP. SEE 210.52
- ALL RECEPTABLES IN KITCHEN AREAS TO BE GFCI TAMPER PROOF NOT TO EXCEED .40" X .50"
- ALL EXHAUST FANS THROUGHOUT THE RESIDENCE SHALL BE SWITCHED SEPARATELY FROM ANY LIGHTING SYSTEM
- ALL KITCHEN EXHAUST SHALL BE LUNTED TO THE EXTERIOR
- ALL RECESSED LIGHTING FIXTURES INSTALLED IN INSULATED CEILING SHALL BE GFCI INSULATION COVER AND AT AIR TIGHT RATED AND SHALL BE SEALED BETWEEN THE FLOORING UNDERLAYER AND THE GFCI WITH A GASKET OR CAULK

RESIDENTIAL EGRESS WINDOWS (2019 CBC) EMERGENCY ESCAPE AND RESCUE



Because of the difficulty of determining the exact location of egress windows, the following are provided as a guide only. The designer shall verify the location of egress windows on the site. The designer shall verify the location of egress windows on the site. The designer shall verify the location of egress windows on the site.

ELECTRICAL NOTES

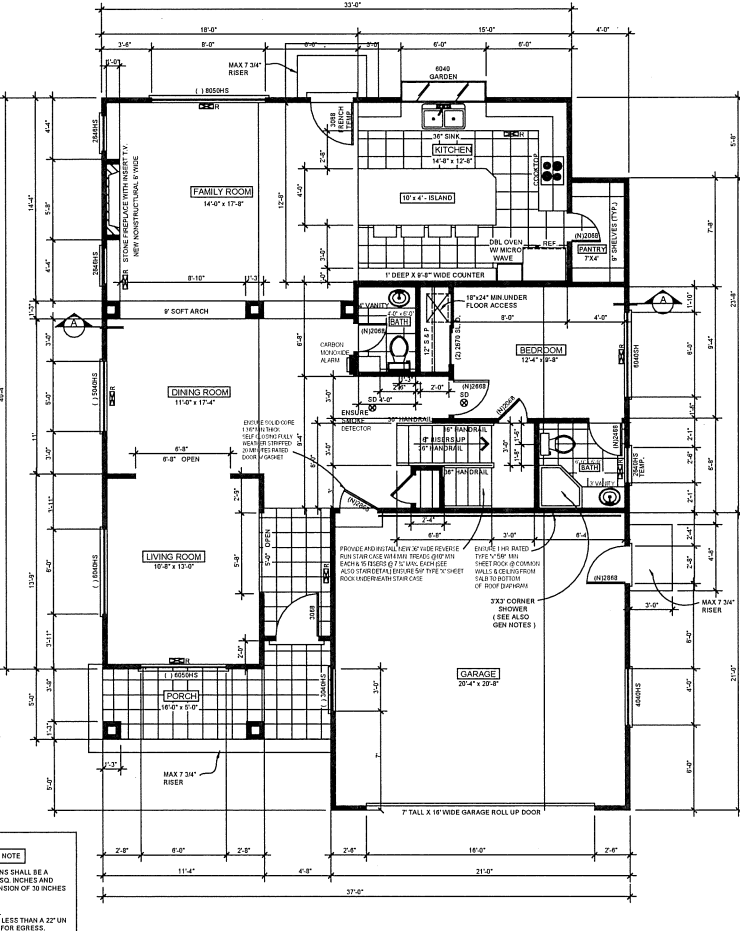
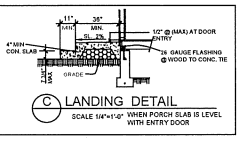
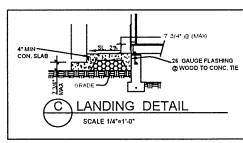
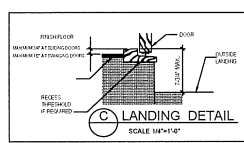
- ALL 120-VOLT, SINGLE PHASE, 15 AMP AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHEN, DINING ROOMS, LIVING ROOMS, HALLWAYS, RECREATION ROOMS, BEDROOMS, BATHROOMS, PORCHES, PATIOS, RECREATION ROOMS, CLOSET OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED AIR-CIRCUIT INTERRUPTER. SEE ARTICLE 210.12.
- ALL RECEPTABLES IN BATHROOM, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, DRIVE, SPACES, UNFINISHED BASEMENTS, KITCHENS (WHERE RECEPTABLES SERVE COUNTER TOPS, LAVATORY, LAUNDRY AREA, CIRCUIT INTERRUPTER (GFCI) PROTECTION. SECTION 406.12.
- ALL RECEPTABLES SPECIFIED IN 210.52, ALL 120-VOLT, 15-AMP AND 20-AMP RECEPTABLES SHALL BE LISTED TAMPER-RESISTANT RECEPTABLES (CEC 406.12).

SPECIAL TITLE-24 NOTES

- ALL LIGHTS TO BE HIGH EFFICIENCY AND MEET THE REQUIREMENTS OF SECTION 150.96 AND 150.97 APPENDIX J.
- ALL LUMINAIRES THAT ARE INSTALLED WITH A CERTIFIED LIGHT SOURCE NEED TO BE CONTROLLED BY A DIMMER OR VACUUM SENSOR. THIS IS NOT REQUIRED FOR LIGHTS IN CLOSETS LESS THAN 75 SQ. FT. IN HALLWAYS.
- ALL OUTDOOR LIGHTS TO BE HIGH EFFICIENCY AND CONTROLLED BY ONE OF THE FOLLOWING COMBINATIONS:
 - PHOTOCELL AND MOTION SENSOR
 - PHOTOCELL AND TIME SWITCH
 - PHOTOCELL, TIME SWITCH AND PHOTOCELL
- LUMINAIRES RECESSED IN INSULATED CEILING SHALL COMPLY WITH THE FOLLOWING:
 - SHALL BE ZERO CLEARANCE GFCI LISTED AND CERTIFIED AIR TIGHT
 - BE SEALED WITH GASKET OR CAULK BETWEEN LUMINAIRE HOUSING AND CEILING AND AT ALL AIR LEAKS
 - SHALL NOT CONTAIN SCREW BASE SOCKETS

SPECIAL SHOWER NOTE

- SHOWER ENCLOSURES SHALL BE A MINIMUM AREA OF 100 SQ. INCHES AND A MINIMUM FINISH DIMENSION OF 30 INCHES IN ANY DIRECTION.
- SHOWER DOORS SHALL OPEN TO MAINTAIN NOT LESS THAN A 22" UN OBSTRUCTED OPENING FOR EGRESS.
- THE SHOWER ENCLOSURE TO BE FINISHED WITH A FINISH APPROVED BY THE CITY OF COSTA MESA (SEE ALSO SPECIAL NOTES).



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1,219 SQ. FT.

ELECTRICAL / MECHANICAL LEGEND

EXISTING WALLS	CHIME
NEW WALLS	DOORBELL PUSHBUTTON
WALLS TO BE REMOVED	COMB. EXHAUST & LIGHT FIXT
CLOSE WALLS	ELECT. PAN.
DUPLEX RECEPTABLE OUTLET	HEAT LAMP
GROUND FAULT INTERRUPTER CIRCUIT	HEATER REGIST.
DUP. REC. OUTLET W/INTERRUPTER	CEILING AIR REGISTER
FOUR FLEX. RECEPTABLE	WATER HEATER
220V RECEPTABLE OUTLET	FURNACE
RECESSED CEILING LIGHT	HOSE BIBB
HIGH EFFICIENCY LIGHT	CARBON MONOXIDE ALARM
WALL LIGHT	INTERCOM
WATERPROOF WALL LIGHT FIXTURE	ELECT. METER & MAIN PANEL
FLUORESCENT LIGHT	ELECTRICAL SUB-PANEL
SMALL FLUORESCENT FIXTURE	NECESSARY DISPOSAL
SPOTLIGHT	DISPOSAL
WALL SWITCH	CONCRETE
THREE-WAY SWITCH	STUCCO
FOUR-WAY SWITCH	EXISTING
SMOKE DETECTOR	H.S. HORIZONTAL SLIDER
TELEPHONE OUTLET	S.H. SINGLE HUNG
TV CABLE OUTLET	FIX. FIXED GLASS

GENERAL INTERIOR NOTES

- ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS PER CPC 406.2.
- ALL BATH TUBS AND SHOWER FLOORS AND WALLS TO BE FINISHED WITH A NONABSORBENT SURFACE UP TO A HEIGHT OF 6 FEET (7') ABOVE FLOOR PER CPC 406.2.
- PROVIDE EXHAUST FAN KITCHEN AREA FOR LOCAL VENTILATION. FLOOR AIR QUALITY REQUIREMENTS PER 2019 CALIFORNIA ENERGY CODE SECTION 150.9 AND 150.96.2. OTHERWISE SPECIFY KITCHEN HOOD RANGE TO BE 100 CFM MINIMUM.
- ALL EXTERIOR RECEPTABLES TO BE GFCI PROTECTED.
- ALL 120-VOLT, 15-AMP AND 20-AMP RECEPTABLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTABLES PER CEC 406.12.
- PROVIDE SEPARATE SWITCHES FOR ALL EXHAUST FANS IN BATHROOMS PER CALIFORNIA ENERGY CODE 150.96.2 (FANS AND LIGHTS TO BE SEPARATELY SWITCHED).
- ALL NEW WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30.

GENERAL NOTES

- PLANS TO COMPLY WITH CONVENTIONAL CONSTRUCTION PROVISIONS AS STATED IN 2019 CALIFORNIA RESIDENTIAL BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODES AS AMENDED BY STATE OF CALIFORNIA AND ALL CITY & MUNICIPAL CODES (PROJECT LOCATED TO SPECIFY GENERAL DESIGN CATEGORY).
- INTERPRETATION OF DRAWINGS: FOR ARRANGEMENT OF FLOOR, GENERAL, FINISH AND MEASUREMENTS, REFERENCE MUST BE MADE TO THE DRAWINGS. SHOULD ANY DIFFERENCE APPEAR BETWEEN SCALE MEASUREMENT AND FIGURES OR BETWEEN NOTATIONS OF SPECIFICATIONS & LETTERING ON DRAWINGS, THE SPECIFICATION SHALL IN ALL CASES TAKE PRECEDENCE. IF ANY ERROR THAT NOT EXPANDED UPON BY REFERENCE TO THE DRAWINGS CONTRACTOR TO INFORM DRAFTSMAN IMMEDIATELY. FOR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR IS NOT TO SCALE DRAWINGS.
- ERRORS AND OMISSIONS: IN THE EVENT THAT AN ACUTE ERROR OR OMISSION MAY EXIST ON THE PLAN, THE DESIGNER SHALL BE RESPONSIBLE FOR THE CORRECTION. THE DESIGNER SHALL NOTIFY THE OWNER, DRAFTSMAN PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SO SHALL BE AT THE DESIGNER'S RISK AND RESPONSIBILITY.
- POWER SOURCES: IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTOR SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. SUCH WIRING IS GENERATED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL HAVE A SIGNAL, WHEN THE BATTERIES ARE LOW, WHICH SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. SMOKE DETECTORS MAY BE SOLID BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS OR IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDINGS WHICH OPERATE ON A TEMPORARY POWER SOURCE. REPAIRS OR ADDITIONS AS REGULATED BY CPC 406.12.
- LOCATION WITHIN DWELLING UNIT: IN DWELLING WITH A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA ADJACENT TO EACH SLEEPING ROOM. IN DWELLING WITH A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA ADJACENT TO EACH SLEEPING ROOM. IN DWELLING WITH A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA ADJACENT TO EACH SLEEPING ROOM. IN DWELLING WITH A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA ADJACENT TO EACH SLEEPING ROOM.

- NOTE: ALL OPENING, ALL DOORS, WINDOWS, ETC. TO BE CAULKED OR FULLY WEATHER STRIPPED.
- SUPPLEMENT TO TITLE 24 FOR RESIDENTIAL ADDITIONS.
- ROOF DRAINAGE WITH DOWN SPILLERS OR UNDERDRAIN OF SHEDS SHALL BE INSTALLED.
 - ALL WINDOWS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT (SHGC) OF .40 OR BETTER. WALL BREAKING GLASS ENCLOSURES SHALL HAVE SOLAR HEAT GAIN COEFFICIENT OF .40 OR BETTER.
 - ALL GLAZING IN OR WITHIN 36" OF DOORS OVER 8 SQUARE FEET AND WITHIN 10' OF FLOOR AND ALL GLAZING IN SHOWER OR BATH TUB TO BE SAFETY GLASS.
 - ALL GLAZING IN OR WITHIN 36" OF DOORS OVER 8 SQUARE FEET AND WITHIN 10' OF FLOOR AND ALL GLAZING IN SHOWER OR BATH TUB TO BE SAFETY GLASS.
 - BATHROOM FINISH NOTE: ENSURE A SHOWER, TUB, NONABSORBENT SURFACE OVER A MINIMUM HEIGHT OF 72" ABOVE THE DRAIN HOLE FOR SHOWER PER CPC 1213.3
 - WATER CLOSURES IN ALL BATHROOMS TO BE MAXIMUM 1.28 GALLONS PER FLUSH.

PLUMBING

1. ALL SINK FACETS, SHOWER HEADS, TOILETS AND URINALS, SHALL COMPLY WITH CALIFORNIA CUPC. SINKS AND KITCHEN FACETS, SHALL NOT EXCEED 1.8 MAX PER FLUSH, 1.5 LAVATORY FACETS, SHALL NOT EXCEED 1.2 MAX PER FLUSH, 1.5 GALLONS PER FLUSH, SINKS, SHOWERS, AND URINALS, SHALL NOT EXCEED 5.0 GALLONS PER FLUSH.
2. PER CPC SECTION 402.2.2, SINGLE FLUSH WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 1.28 GALLONS.
3. INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 70% USING WATER SAVING FIXTURES OR FLOW RESTRICTIONS OR DEMONSTRATE A 20% REDUCTION IN BASELINE WATER USE.
4. ALL ADDITIONS ON OR AFTER JANUARY 1, 2014, SHALL REPLACE NON COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES.

NON COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER CONSERVING PLUMBING FIXTURES PER CPC SECTION 501.1. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPATION. THE BUILDING DEPARTMENT MAY SUSPEND OR FINAL PERMIT APPROVAL BY THE BUILDING DEPARTMENT.

1. **ELECTRICAL**
ALL AMPERE RECEPTACLE OUTLETS INSTALLED IN OVERALL UNIT LIVING, DINING AND FAMILY ROOMS, BEDROOMS, LIBRARIES, OFFICES, PORCHES, PATIOS, TERRACES, BALCONIES OR REAR PORCH OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. SEE ARTICLE 210.12
2. ALL NEW AND REPLACED DUPLEX RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT - RECEPTACLE 2016 NEC ART 404.12
3. AT LEAST TWO 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES AT THE COUNTERTOP (SEE ARTICLE 210.52)
4. ALL RECEPTACLES IN KITCHEN AREAS TO BE GFCI TAMPER PROOF NOT TO BE USED FOR 120 V. O.C.
5. ALL EXHAUST FANS THROUGHOUT THE RESIDENCE SHALL BE SWITCHED SEPARATELY FROM ANY LIGHTING SYSTEM
6. ALL KITCHEN EXHAUST SHALL BE DUCTED TO THE EXTERIOR
7. ALL RECESSED LIGHTING FIXTURES INSTALLED IN REGULATED CEILING SHALL BE IC (INSULATION COVER) AND AT AIR TIGHT (RATED AND SEALED) BETWEEN THE FIXTURE HOUSING AND THE GYP WITH A GASKET OR GEL CAULK

[illegible]

ALL ELECTRICAL WORK TO CONFORM TO LISTED ELECTRICAL CODES.

A. ALL WORK SHALL BE PERMITTED AND INSPECTED BY THE CITY ENGINEER.

B. ALL FAUCETS ON ALL SINKS AND FLUSH VALVES ON ALL TOILETS SHALL HAVE A FLOW RATE IN COMPLIANCE WITH THE STATE OF CALIFORNIA WATER CONSERVATION ACT.

C. ALL PLUMBING VALVES TO BE $\frac{1}{2}$ x 8 1/2" O.D. WALL CONSTRUCTION (UNLESS OTHERWISE NOTED).

D. ALL NEW HOT AND COLD WATER LINES SHALL BE COPPER PIPE FOR THE TYPE OF SERVICE APPROVED CONNECTORS.

E. PLUMBING SIZE REQUIRED:

1 TOILETS.....3" MIN. WASTE
2 SHOWERS.....2" MIN. WASTE
3 SINKS.....2" MIN. WASTE
4 TUBS.....2" MIN. WASTE
5 SHORT COLD WATER LINES.....3" MIN. COPPER

F. PLUMBING VENTS AND CLEANSOUTS

1 VENT PIPE TO BE 1" DIAMETER VENT THRU ROOF MAX. 40' HEIGHT PER CODE.

G. PROVIDE AT EACH ROOF VENT: A 2" GAGE, GALVANIZED STEEL, FLASHING W/ 6" SKIRTS.

H. CLEANSOUTS SHALL BE INSTALLED WHERE SHOWN ON THE DRAWINGS. WHENEVER REQUIRED, CLEANSOUTS TO ALL BENDS, ANGLES AND ALL VENTS. TOPS OF COVER PLATES SHALL BE FLUSH WITH THE FINISHED GRADE.

I. ALL WALLS BETWEEN SHOWERS AND TUBS TO HAVE APPROVED WATER PROOF GROUND BOARD ON WOODEN BOARD OVER STUDS PER CITY ENGINEER'S APPROVAL.

J. TOILETS: PROVIDE 36" CLEAR FOR WATER CLOSURE.

K. WATER CLOSURES TO BE 1/2" DIAMETER 90 DEGREE ELBOW, STRAPPED PER CITY ENGINEER'S APPROVAL.

L. WATER METERS: SHALL BE PROVIDED WITH PRESSURE TEMPERATURE RELIEF VALVE WITH GRADUATE TO OUTSIDE.

M. ALL NEW EXISTING WATER METERS TO BE RESINIC STRAPPED TO WALL AND 1/2" DIAMETER 90 DEGREE ELBOW, STRAPPED PER CITY ENGINEER'S APPROVAL.

[illegible]

1. ALL LIGHTING TO BE HIGH EFFICACY AND MEET THE REQUIREMENTS OF SECTION 10.04.0 AND JOINT APPENDIX A.B.
2. ALL LUMINAIRES THAT ARE INSTALLED WITH JAR-CERTIFIED LIGHT SOURCES NEED TO BE CONTROLLED BY A DIMMER OR LUMINANCE SENSOR. THIS IS NOT REQUIRED FOR LIGHTING IN CLOSETS TO LESS THAN 70 FT TO OR IN HALLWAYS.
3. ALL OUTDOOR LIGHTING TO BE HIGH EFFICACY AND CONTROLLED BY ONE OF THE FOLLOWING CATEGORIES:
 - A. PHOTOCELL AND MOTION SENSOR
 - B. PHOTOCELL AND TIME SWITCH
 - C. ASTRONOMICAL TIME CLOCK
 - D. DIMMS WITH FEATURES OF ASTRONOMICAL TIME CLOCK.
4. LUMINAIRES NEEDED IN INSULATED CEILING SHALL COMPLY WITH THE FOLLOWING:
 - A. SHALL BE ZERO-CLEANABLE & LISTED AND CERTIFIED AIR TIGHT.
 - B. BE SEALED WITH GASKETS OR CAULK BETWEEN LUMINAIRE HOUSING AND CEILING AND AT ALL JAR.
 - C. SHALL NOT CONTAIN SCRUB-BACK SOCKETS

ELECTRICAL/ MECHANICAL LEGEND			
	ENTRANCE WALLS		CHIMNEY
	RECEIPTS		DOORBELL/PUSHBUTTON
	WALLS TO BE REMOVED		COMB. EXHAUST & LIGHT FIXT.
	CLOSE WALLS		ELECT. FAN
	DUPLEX RECEPTABLE OUTLET		HEAT LAMP
	GROUND FLEX. INTERCEPT CIRCUIT		HEATER REGISTER
	SUP. AIR. COOL. UNIT/ROUND		Cooler REGISTER
	FOUR-PLX. RECEPT.		WATER HEATER
	RECESSED RECEPTABLE OUTLET		FURNACE
	RECESSED CEILING LIGHT		HISS BOMB
	HIGH EFFICIENCY LIGHT		CARBON MONOXIDE ALARM
	WALL VALVE		MICROPHONE
	WATERPROOF WALL LIGHT		ELECT. METER & MAIN PANEL
	FLUORESCENT LIGHT		ELECTRICAL SUB-PANEL
	SMALL FLUORESCENT LIGHT		RECESSED LIGHT
	SPOTLIGHT		DISPOSAL
	WALL SWITCH		CONCRETE
	THREE-WAY SWITCH		STUCCO
	FOUR-WAY SWITCH		EXISTING
	SMOKE DETECTOR		H.S. HORIZONTAL SLIDER
	TELEPHONE OUTLET		S.H. SINGLE HUNG
	TV CABLE OUTLET		FIX. GLASS

1. ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM, OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS PER CPC 908.2.
2. ALL BATHTUB AND SHOWER FLOORS AND WALLS TO BE FINISHED WITH A NONABSORBENT SURFACE UP TO A HEIGHT OF 6 FEET (72" ABOVE FLOOR PER CRC 302.
3. PROVIDE EXHAUST FAN KITCHEN AREA FOR LOCAL VENTILATION INDOOR AIR QUALITY REQUIREMENTS PER 2010 CALIFORNIA ENERGY CODE SECTION 150 (5) AND ASHRAE 62.2. OTHERWISE SPECIFY KITCHEN HOOD RANGE TO BE 105 CFM MINIMUM.

[illegible]

This is a detailed architectural floor plan for the second floor of a house. The plan includes the following rooms and features:

- Master Bedroom:** 14'-0" x 10'-0", featuring a 9" tray ceiling line, a closet, and a window.
- Bedroom:** 12'-0" x 10'-0", featuring a 9" tray ceiling line, a closet, and a window.
- Bedroom:** 12'-0" x 10'-0", featuring a 9" tray ceiling line, a closet, and a window.
- Bath:** 7'-0" x 7'-0", featuring a bathtub, toilet, and sink.
- Bath:** 7'-0" x 7'-0", featuring a bathtub, toilet, and sink.
- Bath:** 7'-0" x 7'-0", featuring a bathtub, toilet, and sink.
- Study:** 9'-4" x 12'-4", featuring a desk and chair.
- Living Area:** Includes a fireplace, a window, and a door.
- Hallway:** Connects the rooms and includes a closet.
- Staircase:** 4'-0" x 10'-0", featuring a handrail and a window.
- Structural Details:** Includes various ceiling lines (9" tray ceiling line), floor joists, and structural walls.
- Dimensions:** Overall dimensions are 30'-0" wide by 30'-0" deep.

1 052 SQ FT

Professional Design Consultants
333 Moorpark Ave. #1 San Jose, CA 95128
(408) 254-7060

**AUGUSTINE
DESIGNS**

OWNER
DALJIT KAUR
1922 MAIN STREET
SANTA CLARA, CA 95050

**PROPOSED NEW SINGLE
FAMILY RESIDENCE
WITH DETACHED (ADU)**

4

OF SHEETS

ADDITIONAL... BATHROOM FIXTURE / ELECT / PLUMBING, MECH AND INSULATION NOTES

PLUMBING

- ALL SINK FAUCETS, SHOWER HEADS, TOILETS AND URINALS SHALL COMPLY WITH CALIFORNIA CAL. CODE SECTION 1918. KITCHEN FAUCETS SHALL NOT EXCEED 1.5 MAX PER FLUX... LAVATORY FAUCETS SHALL NOT EXCEED 1.5 GALLONS. SHOWER HEADS SHALL NOT EXCEED 2.5 GALLONS. AND URINALS SHALL EXCEED 5 GALLONS PER FLUX.
- PER CEC SECTION 402.2.2, SINGLE FLUSH WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 1.28 GALLONS.
- INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING WATER SAVING FIXTURES OR FLOW RESTRICTIONS OR DEMONSTRATE A 20% REDUCTION IN BASELINE WATER PER SECTION 4.3.0.1.
- ALL ADDITIONS ON OR AFTER JANUARY 1, 2014 SHALL REPLACE NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES.

ELECTRICAL

- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLTS, SINGLE PHASE, 15-AMP OR AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT LIVING, DINING AND FAMILY ROOMS, PORCHES, BEDROOMS, GARAGES, SMALL HALLWAYS, RECREATION ROOMS, CLOSET OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED RESIDUAL CIRCUIT BREAKER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. CEC ARTICLE 210.12.
- ALL NEW AND REPLACED DUPLEX RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT "RECEPTACLE, 2016 CEC ART 406.12
- AT LEAST TWO 20-AMP BRANCH CIRCUITS SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES AT THE COUNTER TOP (CEC 210.52).
- ALL RECEPTACLES IN KITCHEN AREAS TO BE GFCI TAMPER PROOF NOT TO EXCEED 4'-0" O.C.
- ALL EXHAUST FANS THROUGHOUT THE RESIDENCE SHALL BE SWITCHED SEPARATELY FROM ANY LIGHTING SYSTEM.
- ALL KITCHEN EXHAUST SHALL BE DUCTED TO THE EXTERIOR.
- ALL RECESSED LIGHTING FIXTURES INSTALLED IN ISOLATED CEILING SHALL BE 52" INSULATION COVER AND AT 14" TIGHT RATED AND SHALL BE SEALED BETWEEN THE FIXTURE HOUSING AND THE OFF PATH A GASKET OR CAULK.

GENERAL EXTERIOR NOTES

- ASPHALT SHINGLES SHALL BE INSTALLED OVER ONE LAYER OF 15 POUND FELT OR ROOFING FELT WITH A MIN. SLOPE OF 1:12. ADHANT GUM ROAST MAY BE INSTALLED ON ROOFS WITH A MIN. SLOPE OF 2:12 PROVIDED THE SHINGLES ARE APPROVED (SEE SEALING OR USE HAND SEALED) AND THE UNDER LAYMENT SHALL CONSIST OF 2 LAYERS OF 15 POUND FELT INSTALLED SHINGLE FASHION. MAX LAYERS ON A SHINGLE ROOF SHALL NOT EXCEED 3.
- ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AHEAD FROM OR AT LEAST 5 FEET ABOVE ANY OPERABLE EXHAUSTS PER CEC 406.2.
- SEE ADDRESS NUMBERS. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ON ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CORRELATE WITH THEIR BACKGROUND. ADDRESS NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4" (103 MM) HIGH WITH AN MINIMUM LETTER WIDTH OF 1/16" (1.6 MM). WHERE ACCESS IS BY MEANS OF AN ADJACENT ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A SIGNMENT, POLE OR OTHER SIGN MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

EXTERIOR WEATHER PROTECTION NOTES

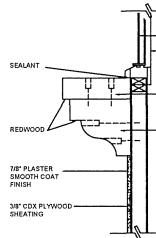
- STUDS OR SHEATHING OF ALL EXTERIOR WALLS SHALL BE WEATHER PROTECTED WITH 15 POUND ARSHAL. SATURATED FELT OR OTHER APPROVED WATERPROOF PAPER. SUCH PAPER SHALL BE APPLIED IN WEATHER BOARD FASHION, LAPPED NOT LESS THAN 2" AT HORIZONTAL JOINTS AND NOT LESS THAN 6" AT VERTICAL JOINTS.
- WHERE STUCCO IS APPLIED OVER EXTERIOR SHEATHING, THERE SHALL BE TWO LAYERS OF GRADE OF BUILDING PAPER. BUILDING PAPER MAY BE OMITTED IN THE FOLLOWING:
 - WHERE THERE IS NO HUMAN OCCUPANCY.
 - WHERE EXTERIOR COVERINGS IS OF APPROVED W.P. MATERIAL OVER WATER REPLENT SHINGLES.
 - WHERE EXTERIOR COVERING IS APPROVED W.P. PANELS.
- STUCCO SHALL BE 7/8" THICK AND THREE COATS APPLIED OVER APPROVED WATER AND TWO LAYERS OF GRADE OF BUILDING PAPER. PROVIDE WEED PREVENTION.
- SIGNS SHALL BE APPLIED OVER ONE LAYER OF GRADE OF BUILDING PAPER.
- PROVIDE A SPARK ARRESTOR FOR ANY NEW OR EXISTING CHIMNEY.

IMPORTANT GRADING NOTE

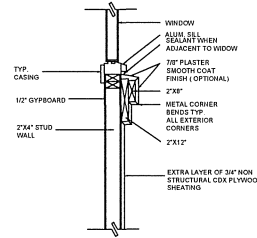
THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MIN. OF 5 PER CENT FOR A MIN. DISTANCE OF 10 FEET (1:92 MIN. RATIO).

ROOF FRAMING NOTES

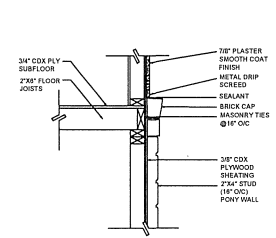
ALL FASTENERS FOR THE ROOF FRAMING SHALL CORROSION RESISTANT.



POTSHELF / CORBEL ATTACHEMENT DETAIL
NOT TO SCALE



EXTERIOR TRIM DETAIL
NOT TO SCALE



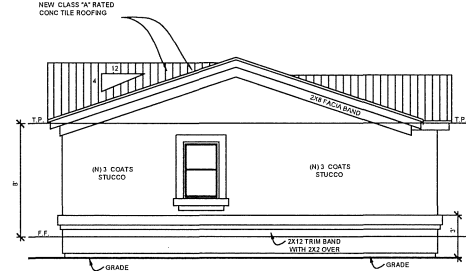
VENEFER ATTACHMENT DETAIL
NOT TO SCALE

GENERAL NOTES

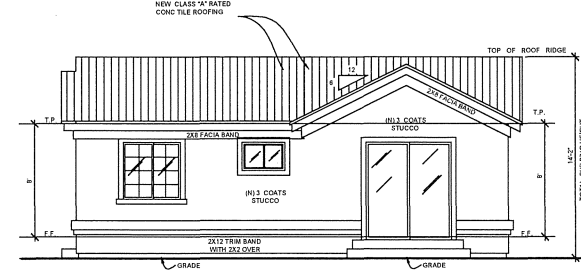
- PLANS TO COMPLY WITH CONVENTIONAL CONSTRUCTION PROVISIONS AS STATED IN 2019 CALIFORNIA RESIDENTIAL BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODES AS AMENDED BY STATE OF CALIFORNIA AND ALL CITY & MUNICIPAL CODES (PROJECT LOCATED TO SPECIFY RESIDE DESIGN CATEGORY E).
- INTERPRETATION OF DRAWINGS FOR ARRANGEMENT OF FLOOR, GENERAL FINISH, AND MEASUREMENT, REFERENCE MUST BE MADE TO THE DRAWINGS. SHOULD ANY DIFFERENCE APPEAR BETWEEN SCALE MEASUREMENT AND FIGURES OR BETWEEN WORDS OF SPECIFICATION & LETTERING ON DRAWINGS, THE SPECIFICATION SHALL IN ALL CASES TAKE PRECEDENCE. IF ANY ERROR THAT IS NOT EXPLAINED EITHER BY REFERENCE TO THE DRAWINGS, CONTRACTOR TO VERIFY DRAWING DESIGNER, FOR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR IS NOT TO SCALE DRAWINGS.
- ERRORS AND OMISSIONS: IN THE EVENT THAT AN AVOIDABLE ERROR OR OMISSION MAY EXIST ON THE PLAN, IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER, DRAFTSMAN PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SUCH WILL RELIEVE DESIGNER OF RESPONSIBILITY.
- SITE PLAN LAYOUT: IN THE EVENT THERE MAY BE DISCREPANCIES BETWEEN THE DIMENSIONS ON THE SITE PLAN AND THE ACTUAL DIMENSIONS OF THE LOT AND ITS SETBACKS, IT WILL BE THE OWNER'S RESPONSIBILITY TO PROVIDE A LEGAL SURVEY TO CONFIRM THE ACCURACY OF THE PROPERTY SIZE AND LAYOUT. ALL SITE PLANS, ACCORDANCE ARE FOR REFERENCE AND SHOULD NOT BE LOOKED UPON AS AN OFFICIAL DOCUMENT.

EXTERIOR BUILDING NOTES

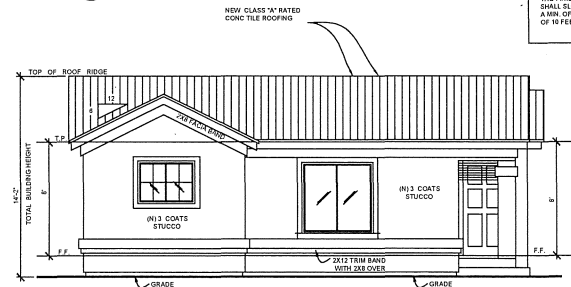
- CLEARANCE BETWEEN WOOD SIDING, FRAMING MEMBERS, INCLUDING SHEATHING AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6" OR LESS THAN 1" MEASURED VERTICALLY FROM.
- WHERE ROOF OUTTERS ARE INSTALLED, THE DOWN SPOUTS SHALL BE PROPERLY TERMINATED WITH A SPLASH BLOCK AND SHALL DRAIN AWAY FROM THE FOUNDATION PER CITY ORDINANCE. ORDINANCE, CLARIFY IF THERE ARE NEW OUTTERS AT NEW ADDITION.



REAR ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

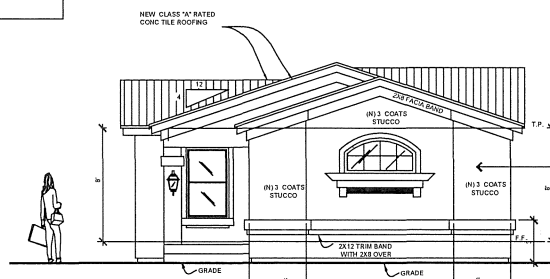


RIGHT SIDE ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

IMPORTANT GRADING NOTE
THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MIN. OF 5 PER CENT FOR A MIN. DISTANCE OF 10 FEET (1:92 MIN. RATIO).



FRONT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

IMPORTANT GRADING NOTE

THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MIN. OF 5 PER CENT FOR A MIN. DISTANCE OF 10 FEET (1:92 MIN. RATIO).

PROPOSED 2ND UNIT ELEVATIONS

SCALE: 1/4" = 1'-0"

REVISIONS

DATE:

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San Francisco, CA 94109
(415) 394-7000



OWNER
DALJIT KAUR
1922 MAIN STREET
SANTA CLARA, CA 95050
PHONE: (196) 756-1311

PROPOSED NEW SINGLE
FAMILY RESIDENCE AND
NEW REAR DETACHED ADU

DATE: 05-15-2020

SCALE: 1/4" = 1'-0"

DRAWN: DRA

JOB:

1a

CP SHEETS

