

# Interior Remodel and Addition For:

## 2742 Glorietta Cr.

### Santa Clara, CA 95051

### APN: #294-33-023

#### REVISIONS

7/29/21	1
10/22/21	2
	3
	4
	5
	6
	7
	8
	9
	10
	11
	12
	13
	14
	15

BRIDGFORD  
CONSTRUCTION

2380 S. BASCOM AVE. STE 100  
CAMPBELL, CA 95008

KIM/ WU RESIDENCE  
2742 GLORIETTA CIRCLE  
SANTA CLARA, CA 95051

TITLE PAGE

SCALE: See Drawing

DATE: 06/23/21

SHEET:

A 0.0

#### General Notes:

**EXTERIOR PLASTER LATH:** Exterior plaster lath shall be of an approved paper backed, corrosion resistant metal or wire fabric and shall be self-furring (1/4" min). Apply lath over underlayment with the long dimension horizontal and lap a minimum 1/2" at the sides and a minimum 1" at the ends. Where the ends laps of sheets do not occur over supports, they shall be used at all corners or the lath shall be carried around corners at least one support. A 28 ga. galv. iron weep screed shall be provided at or below the foundation line on all exterior stud walls a minimum of 4" above the highest adjacent grade. The screed shall allow trapped water to drain to the outside. Weep screed on exterior plaster lath shall be placed at 2" minimum above paved areas.

**EXTERIOR PLASTER (Areas of infill construction):** Plastering with cement plaster shall be not less than three coats where applied over metal lath or wire fabric lath or gypsum board backing as specified in CRC R703 and shall be not less than two coats where applied over masonry or concrete. If the plaster surface is to be completely covered by veneer or other facing material, or is completely concealed by another wall, plaster application need only be two coats, provided that the total thickness is as set forth in ASTM C926.

**FLASHING:** All roof, wall and floor flashing shall be 26 AG, galvanized iron unless otherwise noted on plans. Set all flashing in plastic cement and set in butyl mastic. Roof flashing shall be installed per CRC, R703.8, typical.

**DOORS AND WINDOWS:** All new doors and windows are to be double paned. Any new exterior doors and windows are to be fully weather-stripped, certified and labeled for compliance to energy conservation regulations.

**GLAZING:** All glazing shall conform to federal glazing regulations CRC R308.4. Glazing in doors and within 18" of doors shall be fully tempered glass. Shower/tub enclosure glazing to be fully tempered.

**CAULKING:** All joints and penetrations at the exterior walls, ceilings and roof assemblies shall be fully caulked and sealed.

**WEATHER BARRIER:** All weather exposed wall surfaces shall be protected with an underlayment of two layers of building paper conforming to CRC chapter 7 or with #15 felt conforming to CRC or an approved paper backed metal lath.

**GYPSUM WALLBOARD:** All interior wall and ceiling faces are to be sheathed with 1/2" gypsum board. Nail all gypsum board to wall studs, plates, blocking, etc., with 5d cooler nails at 7" o.c. unless other specific nail spacing is noted on plans. Tape and texture walls and ceilings to match existing finishes to remain.

**BACKING AT BATHTUBS OR SHOWERS:** Water resistant gypsum backing board (i.e. Green Board) shall not be used in bath tubs or showers where there will be direct exposure to water or subject to continuous high humidity per CRC R702.3.8.1. For gypsum board used as the backer or base for ceramic tiles or other non-absorbent finish materials, provide fiber-reinforced, fiber-mat reinforced cement, glass mat gypsum or fiber-reinforced gypsum backers such as Wonder-board, Hard-backer, Dens shield or equivalent.

**INSULATION:** Ceilings, walls and floors shall have insulation (refer to Title 24 documentation).

#### General Notes (continued)

**EXTERIOR WALL VENTS:** All exterior wall vents must be screened with a corrosion resistant, non-combustible wire mesh w/ 1/4" openings or its equivalent. (e.g. exhaust vents for dryer, hood fume, etc.)

**SMOKE DETECTORS:** Provide smoke detectors in locations indicated on plan. Smoke detectors shall be powered by permanent building wiring without a disconnection switch other than circuit breakers. They shall be equipped with a battery back-up that will emit a signal when batteries are low. The primary source of power shall not be from batteries. All smoke detectors shall be interconnected so that one alarm activated will sound all alarms. Smoke detectors shall be installed in each sleeping room and centrally in the hall or area giving access to each sleeping room. Detectors shall be audible in all sleeping areas of the house.

**BEDROOM ESCAPE OR RESCUE WINDOWS:** Shall have a minimum net clear openable area of 5.7 square feet. The minimum net clear openable height dimension shall be 24 inches and the minimum net clear openable width dimension shall be 20". When windows are provided as a means of escape or rescue they shall have a finished opening height of not more than 44" above the floor.

**G1 SITE MANAGEMENT:**

- Construction site shall be enclosed by 6' opaque fence at all times during construction.
- No Construction material, equipment, portable toilets, trash containers, or debris shall be placed in the public right-of-way.
- A trash container shall be maintained on site at all times and debris on site which could otherwise blow away, shall be regularly collected and placed in 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.
- The project shall have a signage viewable from the public street that indicates the hours of construction as: Mon- Fri from 7:30 am to 5 pm, Saturdays from 9am to 5 pm.

**COMPOSITION SHINGLES:** New roofs are to be covered with asphalt/ composition roofing material. Shingles shall comply with applicable CRC standards and shall be installed in accordance with CRC R905. Shingles shall be fastened to solidly sheathed roofs and shall be fastened according to the CRC. The shingles shall be approved self sealing or hand sealed and shall be installed with and underlayment consisting of two layers of nonperforated Type 15 felt applied shingle fashion. Attach with corrosion resistant nails, minimum 12-gauge, 3/8" (9.5mm) head, or approved corrosion-resistant staples, minimum 16-gauge 15/16" (23.8mm) crown width. Fasteners shall comply with the requirements of CRC R905.2.5. Fasteners shall be long enough to penetrate into the sheathing 3/4" (19mm) or through the thickness of the sheathing, whichever is less. Number of fasteners shall be per CRC R905.2.6.

#### Project Data:

PROJECT ADDRESS	2742 Glorietta Cr. Santa Clara, CA 95051
PROJECT OWNER	Michelle Kim and David Wu
STRUCTURAL ENGINEER	SULZIN & MOON STRUCTURAL ENGINEERING, INC. 214 E. Hamilton Avenue, Suite C Campbell, CA 95008
CONTRACTOR	BRIDGFORD CONSTRUCTION 2380 BASCOM AVE. STE. 100 CAMPBELL, CA 95008
ZONING	R1-4L - Single Family, Larger Lot Area
APN NUMBER	# 294-33-023
TYPE OF CONSTRUCTION	V-6
SPRINKLERS REQUIRED	NO
YEAR BUILT	1971
STORIES	1 STORY
WUI	NO
PROPOSED BUILDING HEIGHT	17'8"
AREA (E) HOUSE (INCLUDING GARAGE)	2024
AREA (E) HOUSE (EXCLUDING GARAGE)	1967
(E) GARAGE AREA	437
(N) BUILDING AREA	1110
(N) GARAGE AREA	437 (NO CHANGE)
TOTAL BUILDING AREA (INCLUDING GARAGE)	2577
TOTAL BUILDING AREA (EXCLUDING GARAGE)	3134
(B) PORCH	38
(N) PORCH	38 (NO CHANGE)
PARCEL SIZE	7698 SQFT
ALLOWABLE SITE COVERAGE	40% of parcel
EXISTING SITE COVERAGE	20%
PROPOSED SITE COVERAGE	3172 TOTAL BUILDING AREA + PORCH + PARCEL SIZE 3134 + 38 + 7698 = 4000

#### Codes

- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALGREEN BUILDING CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRIC CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 ENERGY CODE
- ALL APPLICABLE LOCAL, STATE & FEDERAL CODES, ORDINANCES, LAWS, & REGULATIONS AS AMENDED BY SANTA CLARA BUILDING ORDINANCES

#### Sheet Index:

##### ARCHITECTURAL

A 0.0	COVER SHEET, GENERAL NOTES, SHEET INDEX
A 1.0	EXISTING SITE PLAN
A 1.1	PROPOSED SITE PLAN
A 2.0	DEMOLISHED PROPOSED FLOOR PLAN
A 3.0	EXISTING EXTERIOR ELEVATIONS
A 3.1	PROPOSED EXTERIOR ELEVATIONS
A 3.2	PROPOSED EXTERIOR ELEVATIONS

1. Provide a Site Plan showing the proposed house, including addition, with dimensions from the property lines to the house. Also show any attached or detached accessory buildings/structures and their square footage(s).

PLEASE REFER TO SHEET A 2.0 FOR THE PROPOSED ADDITION, WITH REQUESTED DIMENSIONS. THERE ARE NO ATTACHED ACCESSORY BUILDINGS.

2. Provide a calculation of the amount of existing exterior walls (linear feet) that is either proposed to be demolished or will be enclosed in new walls. If more than 50% of existing walls demolished or enclosed, this would be considered a demolition and the proposal would be required to meet all current Zoning requirements, including providing a 2-car garage with minimum 20-foot by 20-foot interior clear dimensions.

PLEASE REFER TO SHEET A 2.0 FOR THE REQUESTED CALCULATION:

TOTAL EXISTING EXTERIOR WALL = 208'-5"  
EXTERIOR WALLS TO BE DEMOLISHED = 65'-2" LIN. FT.  
EXTERIOR WALLS TO BE ADDED = 91'-8" LIN. FT.

PERCENTAGE TO BE DEMOLISHED = 31.28%

3. The rooms labeled "office" are functionally bedrooms. New or expanded single-family homes that result in 5 or more bedrooms trigger the requirement for a publicly noticed Development Review Hearing (DRH).

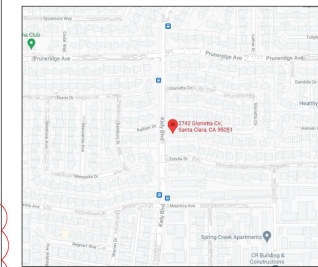
APPLICATION SUBMITTED FOR REVIEW.

4. The 40% maximum building coverage is based on all building/structure square footage, including attached and detached accessory buildings/structures. The total existing and proposed building area is 3,271 square feet divided by the lot size (7,930 square feet) = 41.25%, which exceeds the allowable building coverage. Reduce the size of the addition so that the maximum building coverage is not exceeded.

REVISED THE CALCULATIONS TO INCLUDE THE FRONT PORCH. IN ORDER TO REACH 40% SITE COVERAGE, THE FLOOR PLAN SQUARE FOOTAGE WAS REDUCED. SOUTH WALL @ LIVING ROOM AND MASTER BEDROOM WAS PUSHED BACK

PLEASE SEE NEW CALCULATION IN ADJACENT TABLE - "PROJECT DATA". ALSO PLEASE REFER TO SHEET A 2.0 FOR GRAPHIC REPRESENTATION.

#### Location Map:



#### Scope of Work

EXISTING SINGLE FAMILY HOUSE REMODEL AND ADDITION WHICH INCLUDES THE FOLLOWING:

- ADD 1100 SQFT, INCLUDING A MASTER BATH, TWO OFFICES, AND GREAT ROOM
- RELOCATE KITCHEN
- NEW ROOF
- NEW WINDOWS THROUGHOUT

#### Regulations Per City Zoning Code

PER CITY ZONING CODE CHAPTER 18.10 REGULATIONS FOR R1-4L - SINGLE-FAMILY, LARGER LOT AREA ZONING DISTRICTS

18.10.070 BUILDING HEIGHT LIMITATIONS  
REQUIRED: 25' MAX.  
PROVIDE: 17'8"

18.10.080 FRONT YARD  
REQUIRED: 20'  
PROVIDED: 20'  
REQUIRED: MIN. 35% LANDSCAPED AREA  
PROVIDE: 35% LANDSCAPED AREA

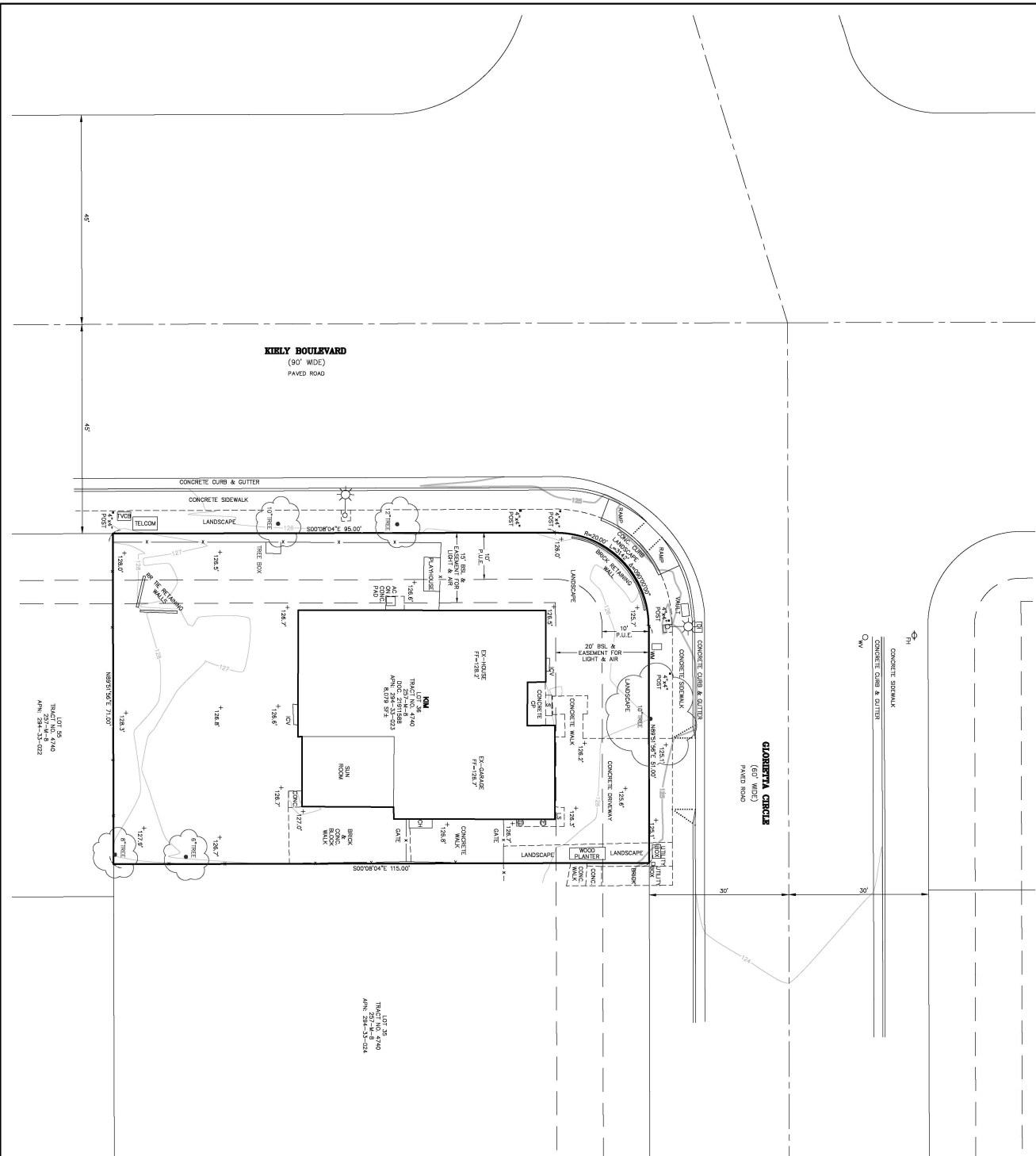
18.10.090 SIDE YARD  
REQUIRED: 16' AT STREET SIDE (CORNER LOT REQUIREMENT) AND 8' FOR OTHER SIDE  
PROVIDED: 5' AT STREET SIDE (CORNER LOT REQUIREMENT) AND 8' FOR OTHER SIDE

18.10.100 REAR YARD  
REQUIRED: 20'  
PROVIDE: 20'

18.10.110 MAXIMUM BUILDING COVERAGE  
REQUIRED: BUILDINGS, INCLUDING ACCESSORY BUILDINGS, SHALL NOT COVER A TOTAL OF MORE THAN FORTY PERCENT (40%) OF THE AREA OF ANY LOT.  
PROVIDE: 39%

18.10.120 MAXIMUM PARKING REQUIREMENTS  
REQUIRED: 2 COVERED SPACES  
PROVIDE: 2 COVERED SPACES

18.10.130 FENCING  
REQUIRED: 6' HIGH  
PROVIDE: 6' HIGH



**NOTES**

- (1) A CORRECTION TO THE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY THE COUNTY OF SANTA CLARA AND IS NOT SHOWN ON THIS MAP.
- (2) THE SPACES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- (3) THE UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE THE SURFACE.
- (4) THE UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE SHOWN AT RIGHT ANGLES TO THE PROPERTY LINES.

**ABBREVIATIONS**

BLD. BUILDING  
CONC. CONCRETE  
DRAIN. DRAINAGE  
FENCE FENCE  
FINISH FLOOR  
GAS GAS  
H. HOLE  
P. PILE  
PUB. PUBLIC UTILITY FACILITY  
T. TELEPHONE  
W. WATER  
W. W. WATER

**LEGEND**

PROPERTY BOUNDARY  
OWNER LINE  
CONCRETE CURB & GUTTER  
CONCRETE SIDEWALK

**LEGEND**

PROPERTY BOUNDARY  
OWNER LINE  
CONCRETE CURB & GUTTER  
CONCRETE SIDEWALK

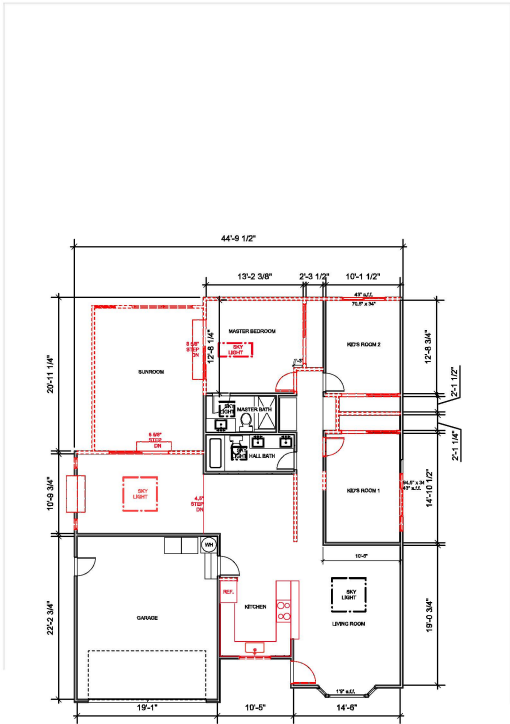
**LEGEND**

PROPERTY BOUNDARY  
OWNER LINE  
CONCRETE CURB & GUTTER  
CONCRETE SIDEWALK

**LEGEND**

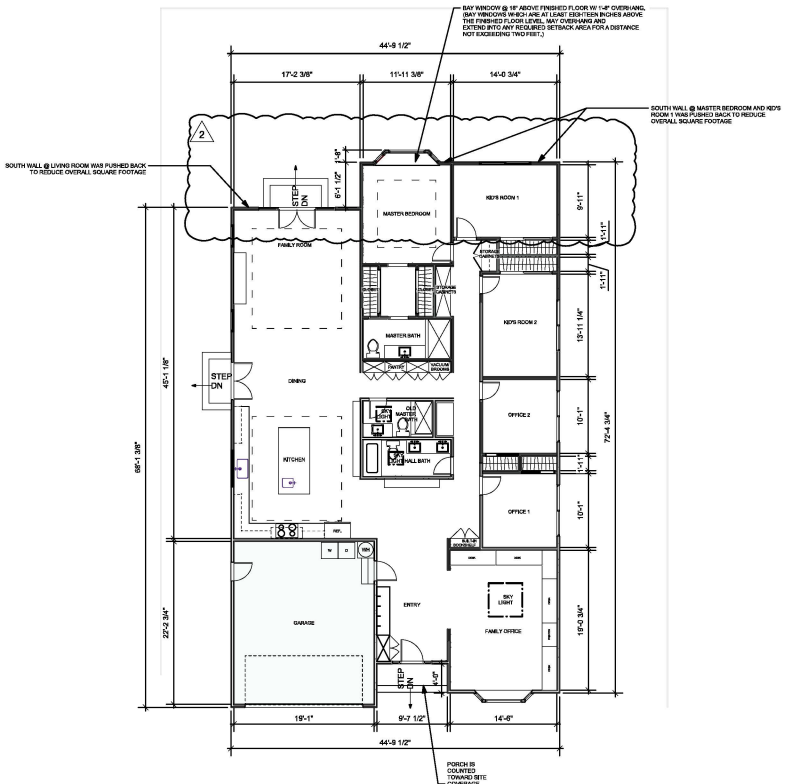
PROPERTY BOUNDARY  
OWNER LINE  
CONCRETE CURB & GUTTER  
CONCRETE SIDEWALK

SCALE: 1/8" = 1'0"



EXISTING/ DEMO PLAN

SCALE: 1/8" = 1'0"



PROPOSED PLAN

SCALE: 1/8" = 1'0"

REVISIONS	
7/29/21	1
10/22/21	2
	3
	4
	5
	6
	7
	8
	9
	10
	11
	12
	13
	14
	15

**BRIDGFORD**  
CONSTRUCTION  
2380 S. BASCOM AVE. STE 100  
CAMPBELL, CA 95008

**KIM/ WU RESIDENCE**  
2742 GLORIETTA CIRCLE  
SANTA CLARA, CA 95051

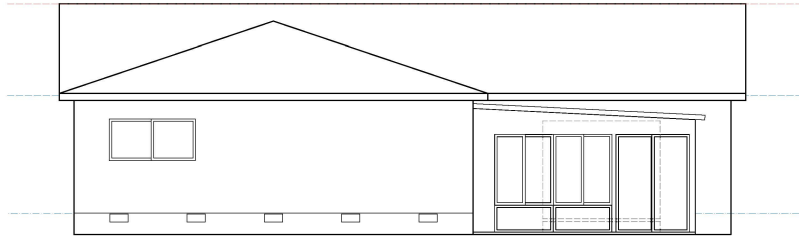
**DEMO/  
PROPOSED  
PLAN**

SCALE: See Drawing

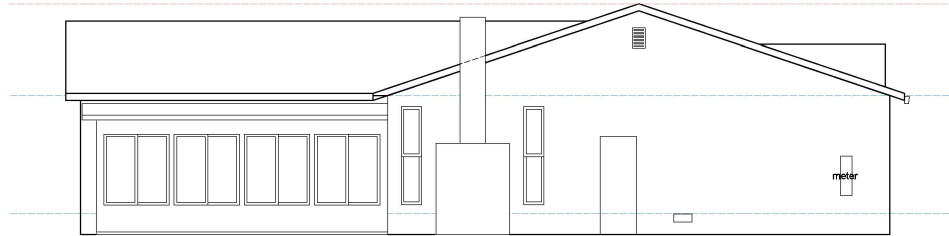
DATE: 06/23/21

SHEET:

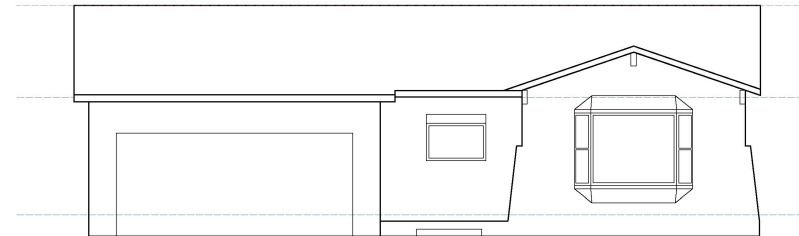
**A 2.0**



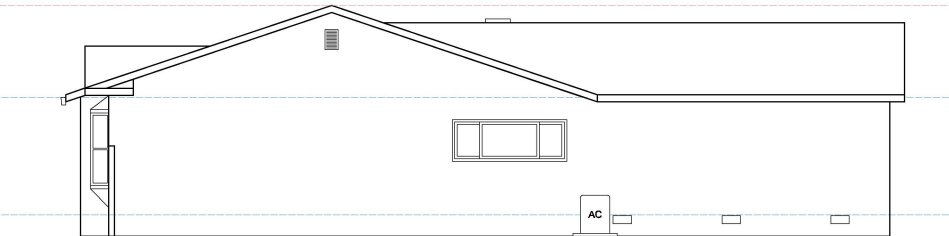
1 NORTH (EXISTING)  
Scale: 1/4" = 1'-0"



2 EAST (EXISTING)  
Scale: 1/4" = 1'-0"



3 SOUTH (EXISTING)  
Scale: 1/4" = 1'-0"



4 WEST (EXISTING)  
Scale: 1/4" = 1'-0"

REVISIONS	
7/29/21	1
10/22/21	2
	3
	4
	5
	6
	7
	8
	9
	10
	11
	12
	13
	14
	15

**BRIDGFORD**  
CONSTRUCTION  
2380 S. BASCOM AVE. STE 100  
CAMPBELL, CA 95008

**KIM/ WU RESIDENCE**  
2742 GLORIETTA CIRCLE  
SANTA CLARA, CA 95051

**EXISTING  
EXTERIOR  
ELEVATIONS**

SCALE: See Drawing

DATE: 06/23/21

SHEET:

**A 3.0**

REVISIONS	
7/29/21	1
10/22/21	2
	3
	4
	5
	6
	7
	8
	9
	10
	11
	12
	13
	14
	15

**BRIDGFORD**  
CONSTRUCTION  
2380 S. BASCOM AVE. STE 100  
CAMPBELL, CA 95008

**KIM/ WU RESIDENCE**  
2742 GLORIETTA CIRCLE  
SANTA CLARA, CA 95051

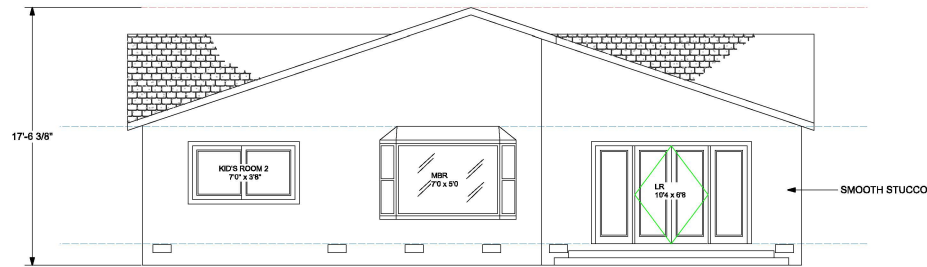
**PROPOSED  
EXTERIOR  
ELEVATIONS**

SCALE: See Drawing

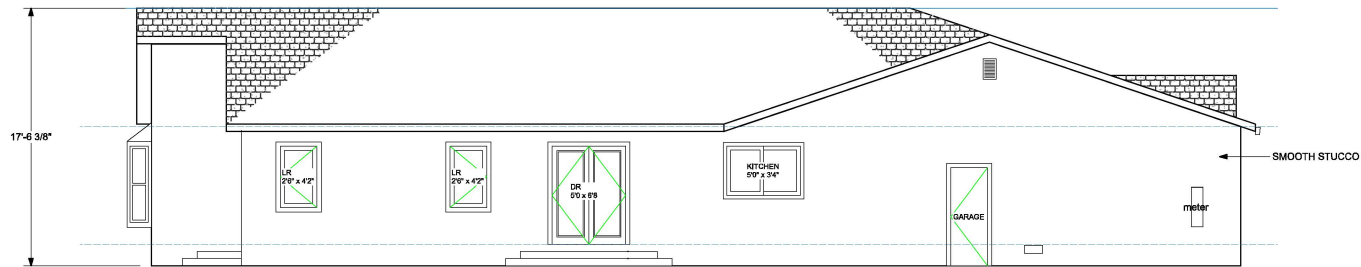
DATE: 06/23/21

SHEET:

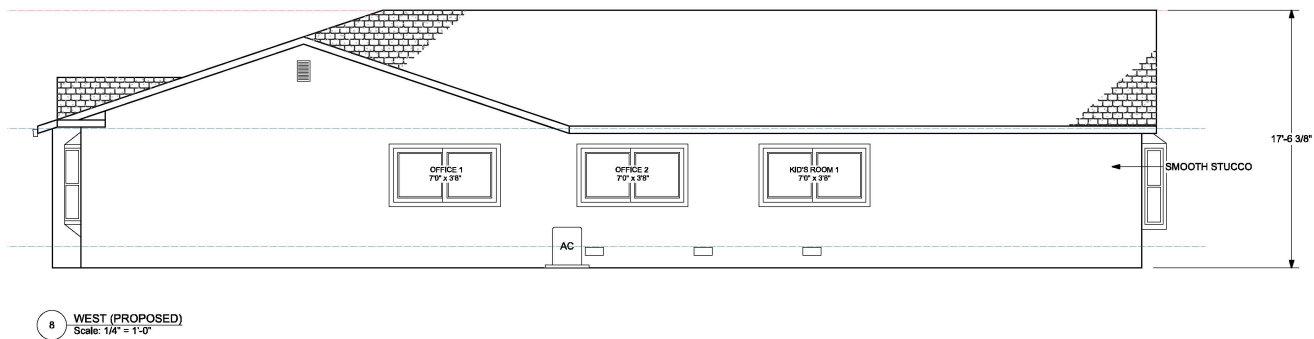
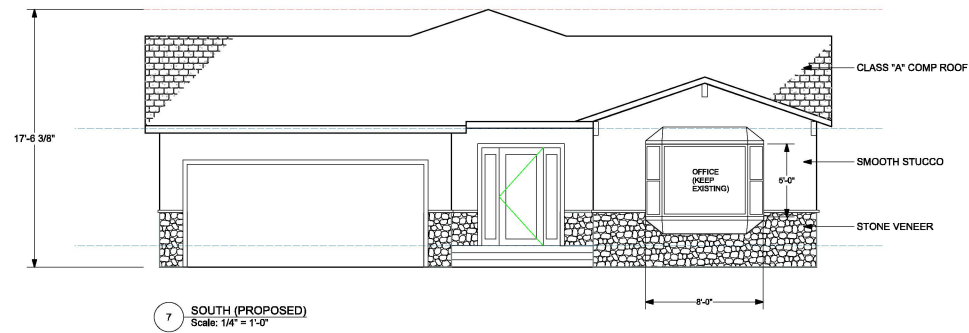
**A 3.1**



5 NORTH (PROPOSED)  
Scale: 1/4" = 1'-0"



6 EAST (PROPOSED)  
Scale: 1/4" = 1'-0"



# REVISIONS

7/29/21	1
10/22/21	2
	3
	4
	5
	6
	7
	8
	9
	10
	11
	12
	13
	14
	15

**BRIDGFORD**  
CONSTRUCTION

2380 S. BASCOM AVE. STE 100  
CAMPBELL, CA 95008

**KIM/ WU RESIDENCE**  
2742 GLORIETTA CIRCLE  
SANTA CLARA, CA 95051

**PROPOSED  
EXTERIOR  
ELEVATIONS**

**SCALE:** See Drawing

**DATE:** 06/23/21

**SHEET:**

**A 3.2**