

GENERAL NOTES

1. The contractor shall furnish all materials, labor and equipment required for the full performance of the work herein, unless specifically noted otherwise. All work shall be performed in a good and workman-like manner and conform to all pertinent regulations and instructions.

2. Before starting any portion of work, the Contractor shall verify any and all existing conditions as shown on the drawings against the actual existing conditions at the site. Any discrepancies shall be brought to the attention of the Designer. If the Contractor proceeds with the work without verifying existing conditions and discovers after the work has started any discrepancies, he shall proceed to perform whatever work is required to correct the discrepancies and bring about the proper execution of the project to the satisfaction of the Designer, at no extra cost to the owner.

3. The Contractor shall be responsible for cutting, fitting and patching as required to make the several parts fit together properly.

4. All work shall be in accordance with all applicable Local or State codes and regulations.

5. All material, equipment and products shall be installed in accordance with the respective manufacturer's latest printed instructions.

6. All dimensions are rough unless otherwise noted. All cabinetry, tile and the like need to be field verified prior to installation.

7. Do not scale the drawings. All dimensional discrepancies shall be brought to the attention of the Designer as soon as they are discovered.

8. No extra compensation shall be allowed for extra work resulting from lack of coordination between trades or failure of the Contractor to verify locations and measurements on the job.

9. The Contractor is responsible for obtaining separate permits for electrical, mechanical, plumbing, grading, or other permits as may be required by the local authorities. Issuance of a building permit based on these Drawings does not constitute granting of these separate permits.

10. The Contractor shall be responsible for coordinating with the Structural Engineer for any site visits or special testing as needed to complete all structural work as directed by the Structural Engineer.

11. The Contractor shall be responsible for forwarding all shop drawings to the designer for review and approval. No fabrication shall commence until both designer and owner have reviewed and approved by signature all shop drawings.

PROJECT INFORMATION

SINGLE FAMILY REMODEL

PROJECT ADDRESS:

4739 Sneed Drive,
Santa Clara, CA

A.P.N:

09717111

LOT AREA:

76x100=7600 Sq. Ft.

ZONING:

R1-6L

YEAR BUILT:

1960

STORIES:

1

OCCUPANCY:

R-3/U

CONSTRUCTION TYPE:

V-B

LOT AREA:

7600 Sq. Ft.

BUILDING COVERAGE(EXISTING):

1550 Sq. Ft.

BUILDING COVERAGE(PROPOSED):

3040 Sq. Ft.

FLOOR AREA(EXISTING):

1530 Sq. Ft. (INCLUDING GARAGE: Sq. Ft.)

FLOOR AREA(PROPOSED):

4860 Sq. Ft. (INCLUDING GARAGE: Sq. Ft.)

ADDITION AREA:

3330 Sq. Ft.

NEW GARAGE AREA :

595 Sq. Ft.

EXISTING:

1170 one story living space + 360 garage

PROPOSED:

First Floor: 1803 Main house+ 500 JADU +600 GARAGE
Second Floor: 550 Main house + 1150 ADU

PROJECT DIRECTORY

OWNER

Niranjan Kumar

10665 CORDOVA DR,
CUPERTINO, CA 95014

EMAIL: teammetricinc@gmail.com

DESIGNER

TEAM METRIC INC.

1141 RINGWOOD CT STE 110,
SAN JOSE, CA 95131

TEL (412) 680 3449

EMAIL: teammetricinc@gmail.com

BUILDER

SCOPE OF WORK

- ADDITIONAL AREA AT NORTH SIDES OF EXISTING RESIDENTIAL, CONSTRUCT A SECOND FLOOR.
- CHANGED FLOOR&ROOF PLAN AND ADD TWO MORE BEDROOM AND BATH FOR MAIN HOUSE.
- CONVERT SOME AREA IN TO JADU ON FIRST FLOOR WITH A KITCHEN, DINING,LIVING, BATH , LAUNDRY AND BEDROOM
- CONVERT SOME AREA IN TO ADU ON SECOND FLOOR WITH A KITCHEN, DINING,LIVING,BATH,LAUNDRY, BATH AND TWO BEDROOM
- REMOVE THE EXISTING SUN ROOM AND GARAGE, CONSTRUCT A NEW ONE CAR GARAGE AND ANOTHER TWO CAR GARAGE
- PROVIDE PLUMBING FOR NEW EQUIPMENT.
- PROVIDE ELECTRICAL FOR NEW EQUIPMENT.
- PROVIDE HVAC TO ADDITIONAL AREA.
- NEW LIGHTING WHERE OCCURS.
- NEW WINDOWS AND DOORS.

SHEET INDEX

A1 COVER SHEET/AREA MAP/
PLOT LOCATION MAP

A2 EXISTING SITE PLAN

A3 PROPOSED SITE PLAN

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A5 PROPOSED FLOOR PLAN

A6 EXISTING ELEVATIONS

A7 PROPOSED ELEVATIONS

A8 3D RENDERING SHOT

A9 EXISTING SECTIONS

A10 PROPOSED SECTION

A11 PROPOSED ROOF PLAN

APPLICABLE CODES

2019 California Building Code

2019 California Residential Code

2019 California Plumbing Code

2019 California Mechanical Code

2019 California Electrical Code

2019 California Energy Code

2019 California Fire Code

2019 California Green Code

2019 California Existing Building Code

2019 International Existing Building Code

PLANS

VICINITY MAP

1

A0.1

NIS

LOT LOCATION

2

A0.1

1"=100'

COVER SHEET/AREA MAP/
PLOT LOCATION MAP

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BOOK

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SINGLE FAMILY REMODEL

4739 SNEAD DRIVE,
SANTA CLARA, CA 95054

JOB NUMBER:

TM012721

DATE:

05/28/2021

SCALE:

AS SHOWN IN DRAWINGS

SHEET TITLE:

COVER SHEET/AREA MAP/
PLOT LOCATION MAP

SHEET NUMBER:

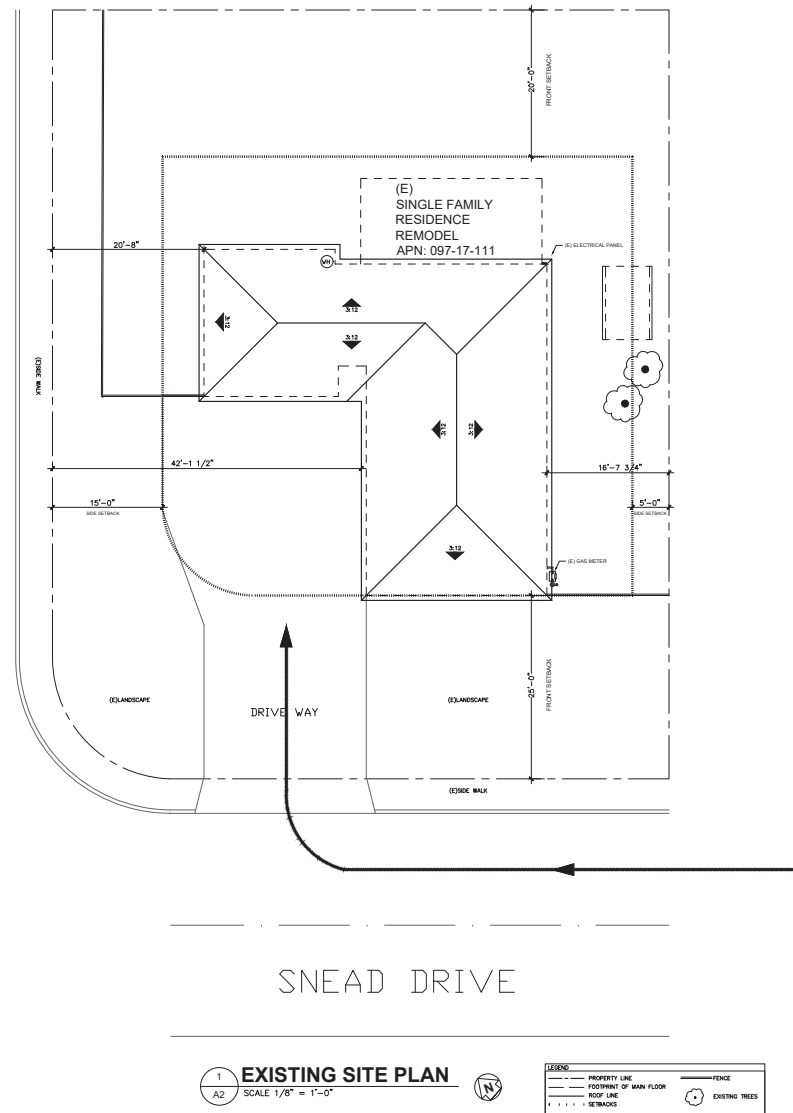
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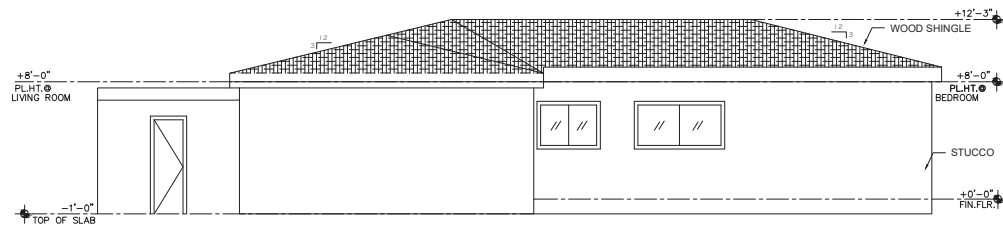
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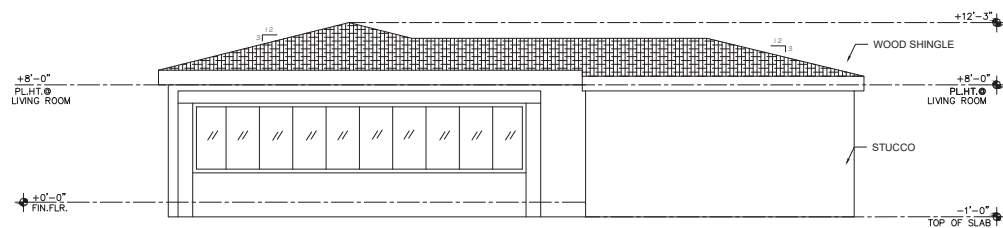
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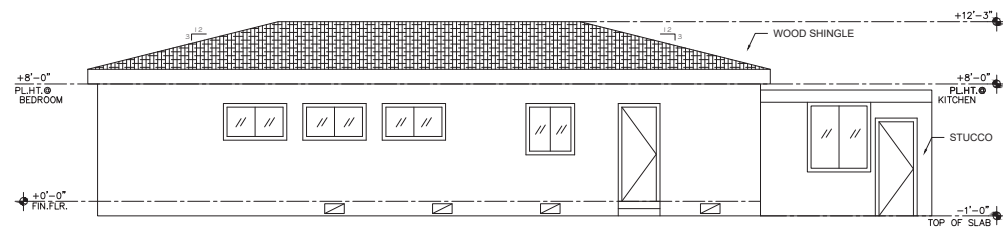
SCALE 1/4" = 1'-0"



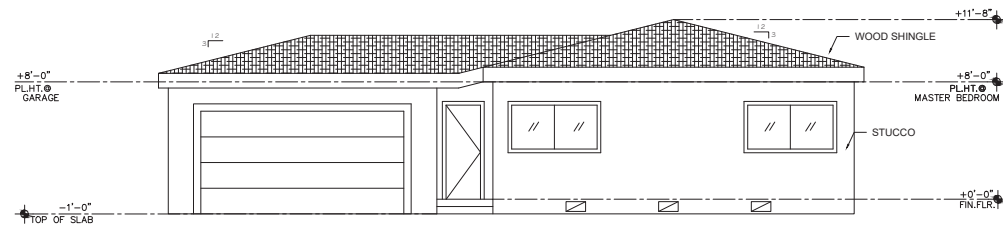
1 **EXISTING NORTH ELEVATION**
A6 SCALE 1/4" = 1'-0"



2 **EXISTING EAST ELEVATION**
A6 SCALE 1/4" = 1'-0"



3 **EXISTING SOUTH ELEVATION**
A6 SCALE 1/4" = 1'-0"



4 **EXISTING WEST ELEVATION**
A6 SCALE 1/4" = 1'-0"



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SINGLE FAMILY REMODEL

4739 SNEAD DRIVE,
SANTA CLARA, CA 95054

JOB NUMBER: TM1021721
DATE: 05/28/2021
SCALE: AS SHOWN IN DRAWINGS
SHEET TITLE: EXISTING ELEVATIONS

SHEET NUMBER:

A6



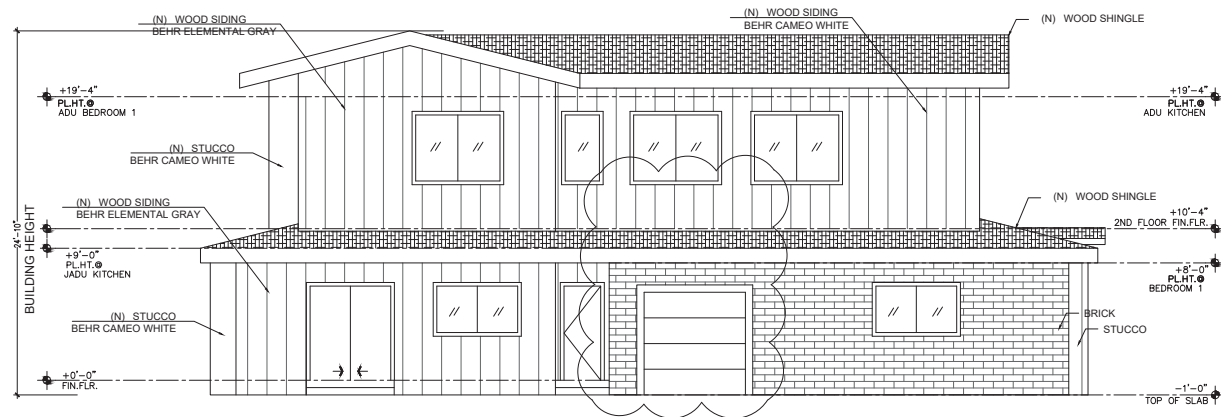
TEL (412) 680 3449
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4739 SNEAD DRIVE,
SANTA CLARA, CA 95054

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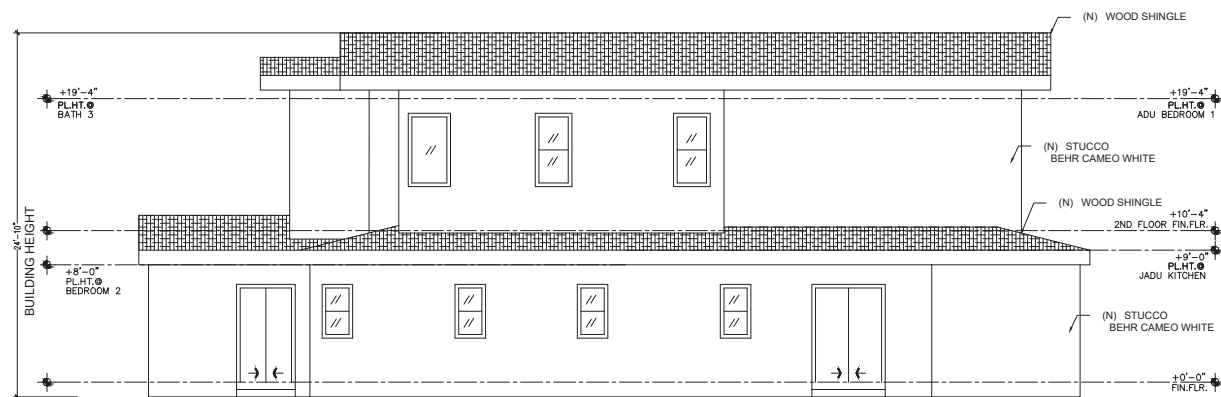
A7



1
A7

EXISTING NORTH ELEVATION

SCALE 1/4" = 1'-0"



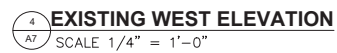
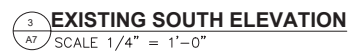
EXISTING EAST ELEVATION
SCALE 1/4" = 1'-0"

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4739 SNEAD DRIVE,
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SHEET NUMBER:

A7-2



TEL (412) 680 3449
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SINGLE FAMILY REMODEL

4739 SNEAD DRIVE,
SANTA CLARA, CA 95054

JOB NUMBER: TS181009
DATE: 01/01/2018
DRAWN BY: RICKY LUD
CHECKED BY: YI LI

SCALE:
AS SHOWN IN DRAWINGS

SHEET TITLE:

3D Rendering

SHEET NUMBER:

A8



1 WEST SIDE RENDERING
A8 SCALE 1/8" = 1'-0"



1 NORTH SIDE RENDERING
A8 SCALE 1/8" = 1'-0"

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4739 SNEAD DRIVE,
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SHEET NUMBER:

A10



1
A11

PROPOSED ROOF PLAN

SCALE 1/8" = 1'-0"