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**KEAS -- ZHANG RESIDENCE
 REMODEL / ADDITION**



20840 SCENIC VISTA DRIVE, SAN JOSE, CA 94120



2188 Ringwood Avenue
 San Jose, CA 95131

(408) 432-1402
 Fax: 432-1410

WEB SITE
 fernandez-designs.com

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PROJECT HISTORY:

- 2021.07.18 OWNER(S) APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
- 2022.06.28 PLANNING DEPARTMENT DESIGN REVIEW & SITE APPROVAL SET
- 2022.11.21 PLANS SET SENT TO LEA & BRAZE

NOT APPROVED FOR CONSTRUCTION

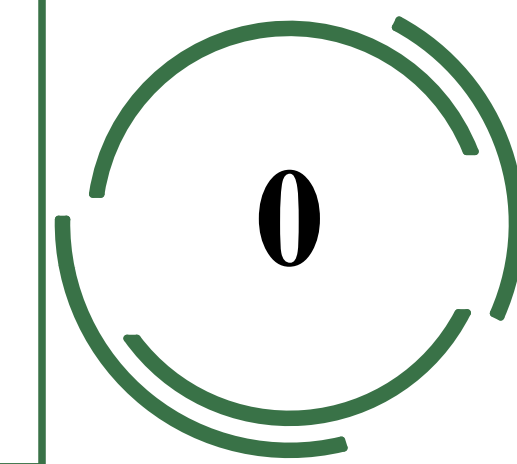


PROJECT NAME:
Keas-Zhang Residence

20840 Scenic Vista Dr.
 San Jose, CA 95120

DRAWING TITLE:
 COVER SHEET

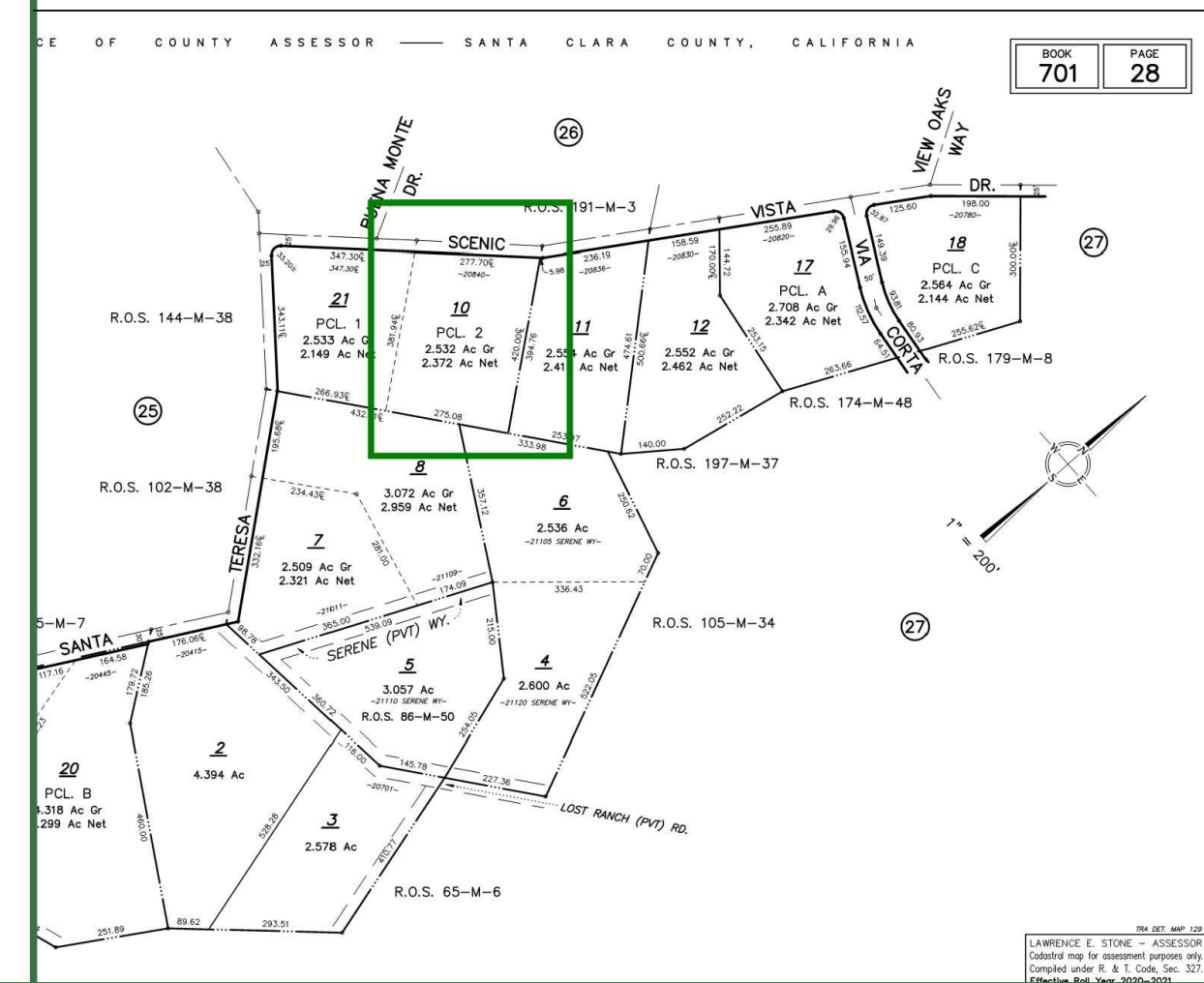
PROJECT NO.
 6520



LOCATION MAP



PARCEL MAP



PROJECT TEAM

OWNER'S
 PAUL KEAS & XIAODONG ZHANG
 20840 SCENIC VISTA DRIVE
 SAN JOSE, CA 94120
 P - (650) 270-8800
 E - PABLO.KEAS@GMAIL.COM
 E - XIAODONGZHANG503@GMAIL.COM

DESIGNER
 FERNÁNDEZ DESIGNS & BUILDERS INC.
 2188 RINGWOOD AVENUE
 SAN JOSE, CA 95131
 ATTN: SPENSER VIEIRA
 P - (408) 432-1402 X 40
 F - (408) 432-1410
 E - SPENSER@FERNANDEZ-DESIGNS.COM

CIVIL & SEPTIC ENGINEER
 LEA & BRAZE ENGINEERING INC.
 2495 INDUSTRIAL PARKWAY WEST
 HAYWARD, CA 94545
 ATTN - KIMBERLY AYALA
 P - (510) 887-4086 x 122
 E - KAYALA@LEABRAZE.COM

GEOTECHNICAL ENGINEER
 SILICON VALLEY SOIL ENGINEERING
 1916 OTOOLE WAY
 SAN JOSE, CA 95131
 ATTN - SEAN DEIVERT
 OFFICE - (408) 324-1400
 CELL - (408) 910-5875
 E - SDEIVERT@SILICONVALLEYSOIL.COM

SURVEYOR
 CHRISTENSEN & PLOUFF LAND SURVEYING
 101 CHURCH STREET, SUITE 29
 LOS GATOS, CA 95030
 ATTN - KARRIE PLOUFF
 P - (408) 755-9784
 E - INFO@CPLANDSURVEYING.COM

ARBORIST
 CURRY BROS TREE CARE
 139 RIVIERA DRIVE #11
 LOS GATOS, CA 95032
 ATTN - SEAN CURRY
 P - (408) 823-6430
 E - TREEWALKER38@YAHOO.COM

PROJECT INFORMATION

PROJECT ADDRESS	
20840 SCENIC VISTA DRIVE SAN JOSE, CA 95120	
PROJECT DESCRIPTION	
DEMOLITION OF AN (E) 1,276.2 S.F. ENCLOSED PORCH AND REPLACING IT WITH A (N) 1,271.8 S.F. GREAT ROOM WITH A 121.2 S.F. ENTRY PORCH. #212 S.F. OF THE LAUNDRY AREA OF THE GARAGE TO BE REMODELED ALONG WITH CONVERSION OF THE (E) 85.5 S.F. PORCH AREA AT THE GARAGE WILL BE CONVERTED TO (N) GARAGE-LAUNDRY ROOM AREA. AN (E) 150'-0" WOOD RETAINING WALLS LOCATED BEHIND THE GARAGE-LAUNDRY ROOM PORTION OF THE HOME SHALL BE REMOVED AND REPLACED WITH A (N) C.M.U. RETAINING WALL. THE (E) SEPTIC TANK FOR THE HOME IS TO BE REMOVED AND THE (E) LEACH FIELD ABANDONED AND REPLACED WITH A (N) SPETIC TANK AND LEACH FIED.	
PROJECT INFORMATION	
ASSESSOR'S PARCEL No.	701-28-010
ZONING:	RR-2.5AC-D1 (100%)
JURISDICTION:	SANTA CLARA COUNTY
BUILDING OCCUPANCY GROUP:	R-3/U
USE:	SINGLE FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION:	TYPE V-B
SPRINKLERED:	NO
FLOOD ZONE:	FEMA FLOOD ZONE D (100%)
Hazard Zone:	NO, YES CATEGORY
Wildfire Urban Interface (WUI) Area:	YES
Number of Stories:	1

PROPERTY SETBACKS:	REQUIRED	EXISTING	AT ADDITION
FRONT	30'-0"	47'-8"	NOT APPLICABLE
LEFT SIDE	30'-0"	66'-0"	NOT APPLICABLE
RIGHT SIDE	30'-0"	74'-6"	121'-6"
REAR	30'-0"	257'-3"	254'-7"

MAX. ALLOWED BUILDING HEIGHT:	35'-0"
EXISTING BUILDING HEIGHT:	16'-10"
NEW BUILDING HEIGHT:	18'-6"

FLOOR AREA	EXISTING	CONVERTED	NEW	TOTAL
LIVING	2,674.7	0.0	1,271.8	3,946.5
LIVING O/ 15'-0" CLG. HT.	0.0	0.0	222.6	222.6
GARAGE	1,525.6	85.5	0.0	1,611.1
PORCH'S < 50% ENCLOSED	202.6	-14.1		188.5
PORCH'S > 50% ENCLOSED	0.0	0.0	121.2	121.2
COVERED PATIO'S	1,276.2	-1,276.2	0.0	0.0
ACCESSORY STRUCTURE'S	562.0	0.0	0.0	562.0
TOTAL	6,241.1	-1,204.8	1,615.6	6,651.9

LOT AREA:	2.53 ACRES - 110,298
EXISTING FLOOR AREA:	5,476.5 (5.0%)
NEW FLOOR AREA:	5,901.4 (5.4%)
EXISTING LOT COVERAGE:	6,241.1 (5.7%)
NEW LOT COVERAGE:	6,651.9 (6.0%)

CODE COMPLIANCE

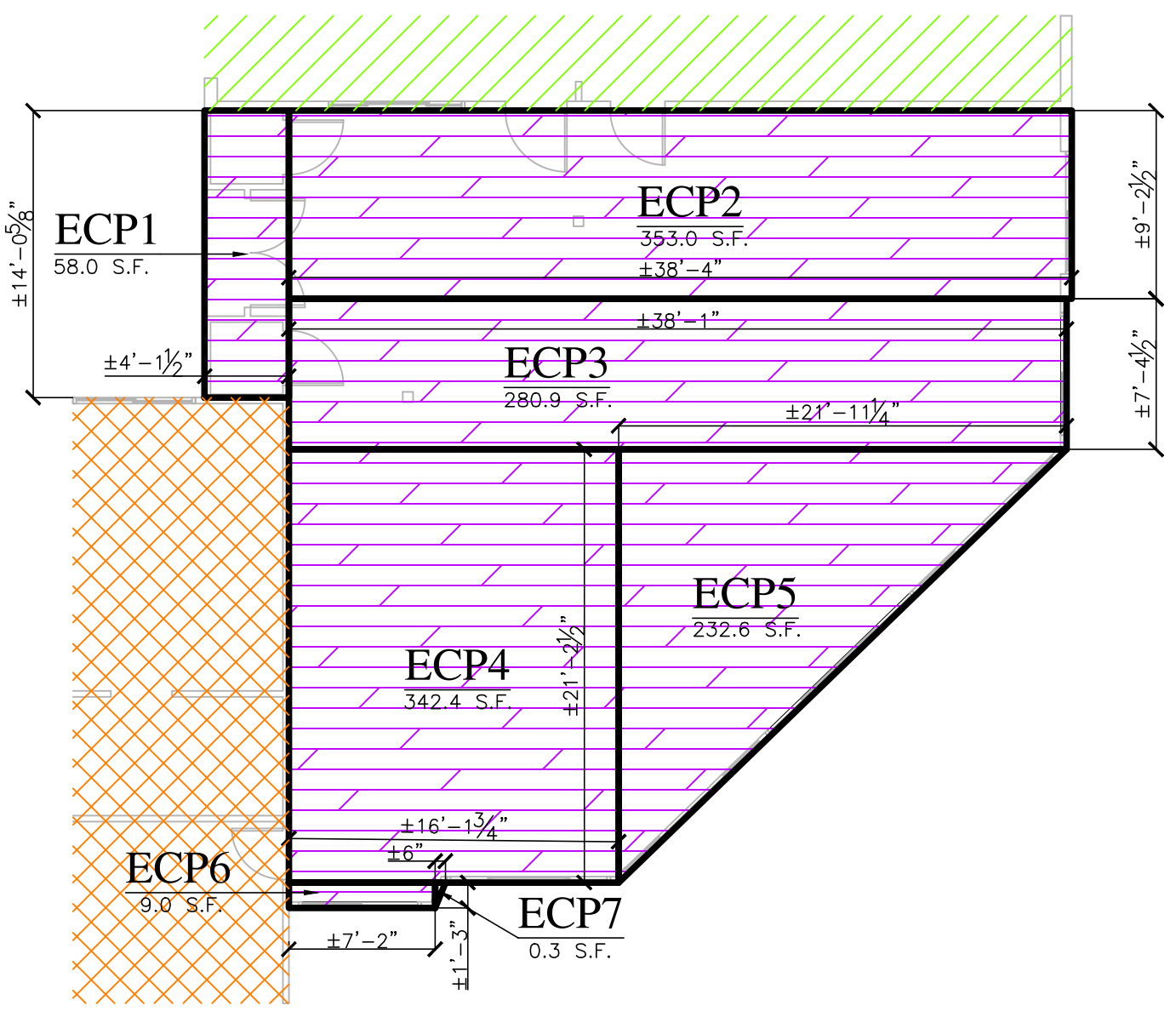
APPLICABLE CODES WITH SANTA CLARA COUNTY AMENDMENTS
 2022 CALIFORNIA ADMINISTRATIVE CODE, CAC (PART 1 OF TITLE 24)
 2022 CALIFORNIA BUILDING CODE, CBC (PART 2 OF TITLE 24)
 2022 CALIFORNIA RESIDENTIAL BUILDING CODE, CRBC (PART 2.5 OF TITLE 24)
 2022 CALIFORNIA ELECTRICAL CODE, CEC (PART 3 OF TITLE 24)
 2022 CALIFORNIA MECHANICAL CODE, CMC (PART 4 OF TITLE 24)
 2022 CALIFORNIA PLUMBING CODE, CPC (PART 5 OF TITLE 24)
 2022 CALIFORNIA ENERGY CODE (PART 6 OF TITLE 24)
 2022 CALIFORNIA HISTORICAL BUILDING CODE, CBC (PART 8 OF TITLE 24)
 2022 CALIFORNIA FIRE CODE, CFC (PART 9 OF TITLE 24)
 2022 CALIFORNIA EXISTING CODE, CBC (PART 10 OF TITLE 24)
 2022 CALIFORNIA GREEN BUILDING STANDARDS (PART 11 TITLE 24)
 2022 CALIFORNIA REFERENCED STANDARDS (PART 12 TITLE 24)
 2021 INTERNATIONAL EXISTING BUILDING CODE, APPENDIX CHAPTERS A2 AND A5

LEGEND:

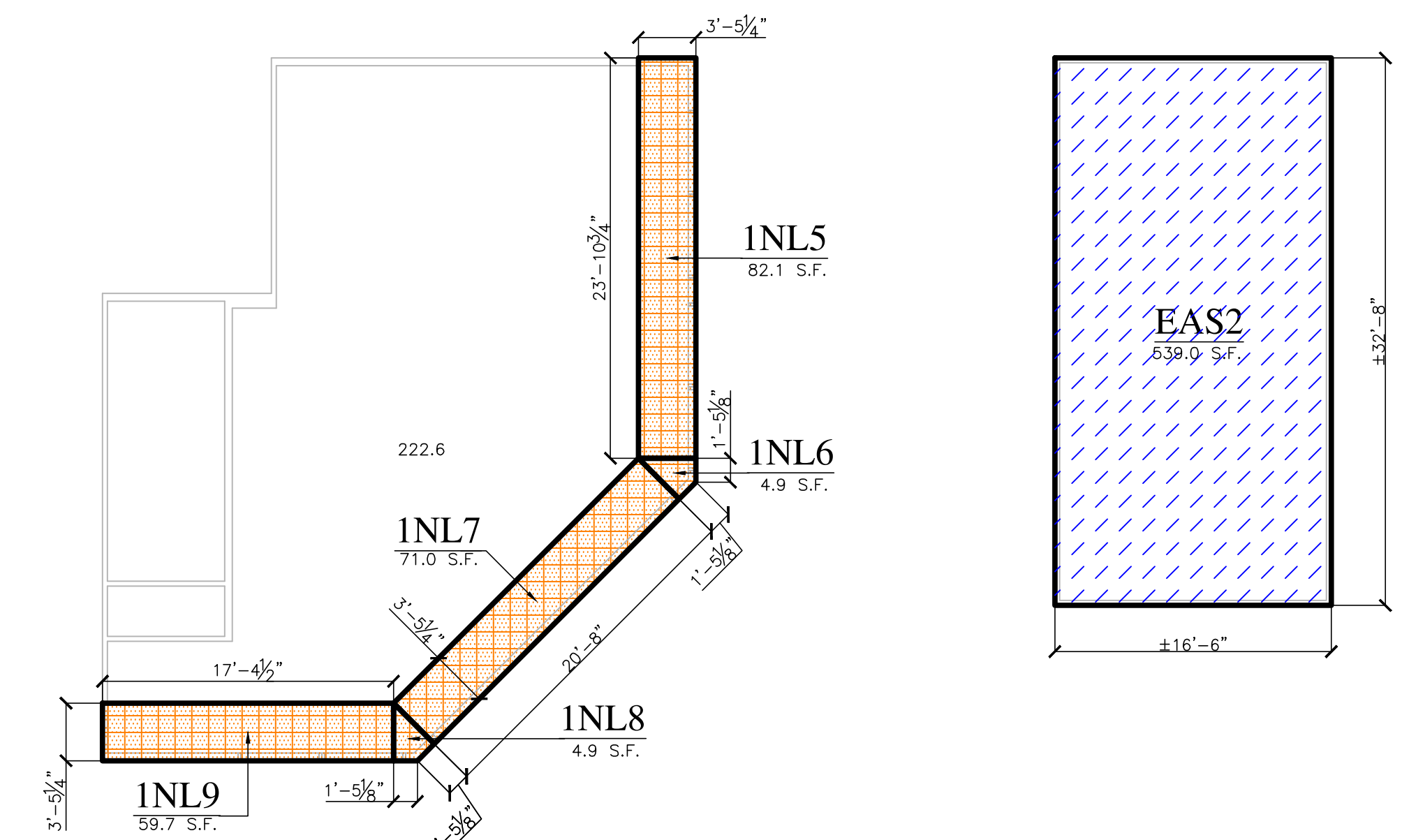
	= (EL#) - (E) LIVING AREA
	= (NL#) - (N) LIVING AREA
	= (NL#) - (N) LIVING AREA ABOVE 12'-0" FROM THE FLOOR, NOT COUNTED TOWARDS LOT COVERAGE
	= (EG#) - (E) GARAGE AREA
	= (EP)-(NG#) - (E) PORCH AREA CONVERTED TO (N) GARAGE AREA
	= (EP#) - (E) COVERED PORCH AREA, NOT COUNTED TOWARDS FLOOR AREA
	= (NP#) - (N) COVERED PORCH AREA, NOT COUNTED TOWARDS FLOOR AREA
	= (ECP#) - (E) ENCLOSED COVERED PATIO, NON-PERMITTED STRUCTURE TO BE DEMOLISHED AS PART OF THIS PROJECT
	= (EAS#) - (E) ACCESSORY STRUCTURE AREA,

ZONING DISTRICT: RR-2.5Ac-D1 (100%)	
LOT AREA	2.53 ACRES - 110,298
LOT AREA - GROSS	110,298
LOT AREA - NET	110,298
FLOOR AREA CALCULATIONS	
PRIMARY SINGLE FAMILY RESIDENCE	
MAIN OR 1ST FLOOR	3,946.5
UPPER OR 2ND FLOOR	NA
ANY FLOOR & CEILING EXCEEDING 15- FEET	222.6
ATTIC SPACE - COUNTABLE	NA
BASEMENT SPACE - COUNTABLE	NA
> 50% PORCHES, DECKS, ATTACHED GARAGE	1,732.3
SUBTOTAL	5,901.4
SECOND DWELLING UNIT (ADU)	NA
DETACHED ACCESSORY BUILDING'S	562.0
SUBTOTAL	562.0
GRAND TOTAL	6,443.4
FLOOR-AREA RATIO (FAR)	
5,901.4	= 0.054 (5.4%)
110,298	

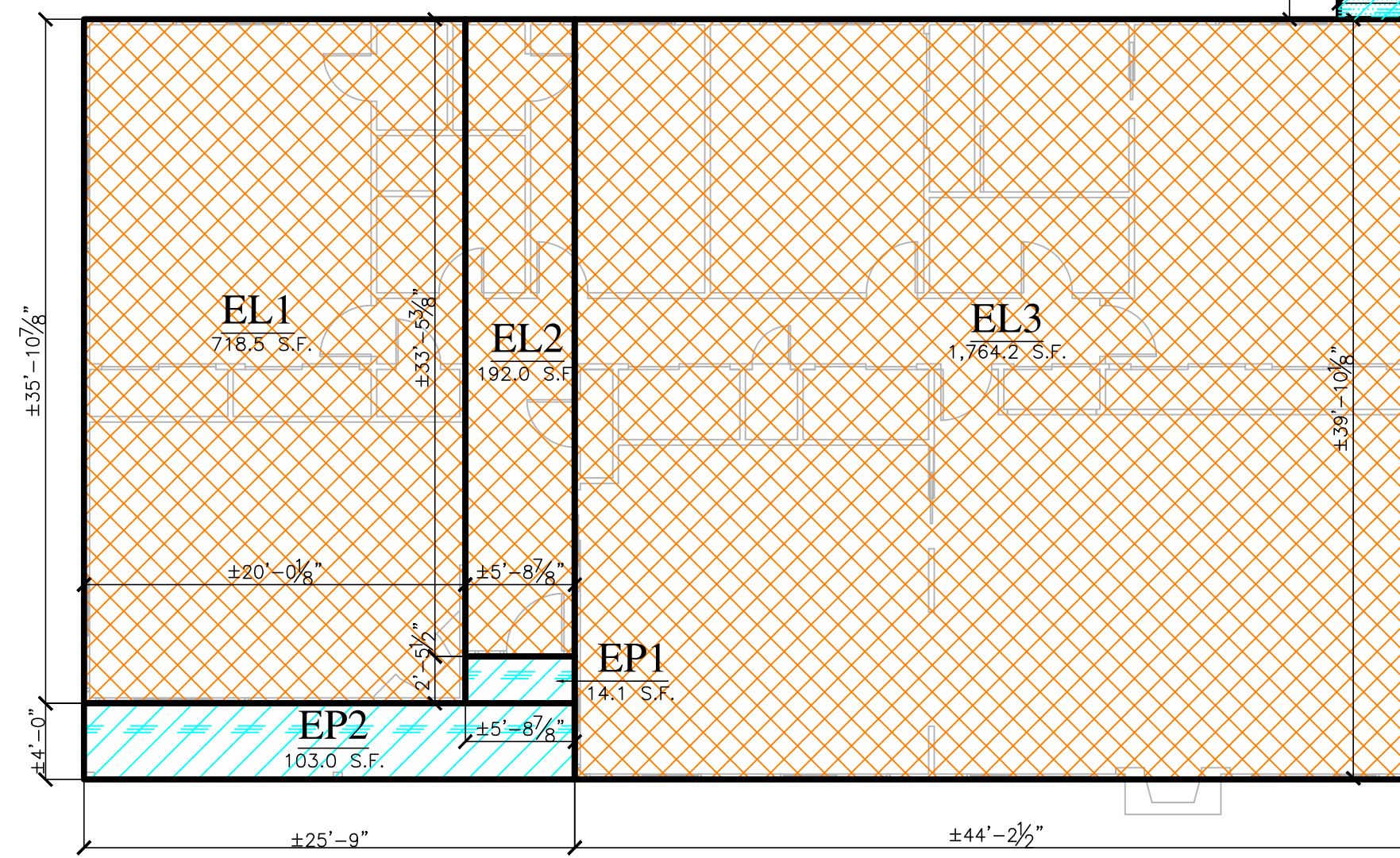
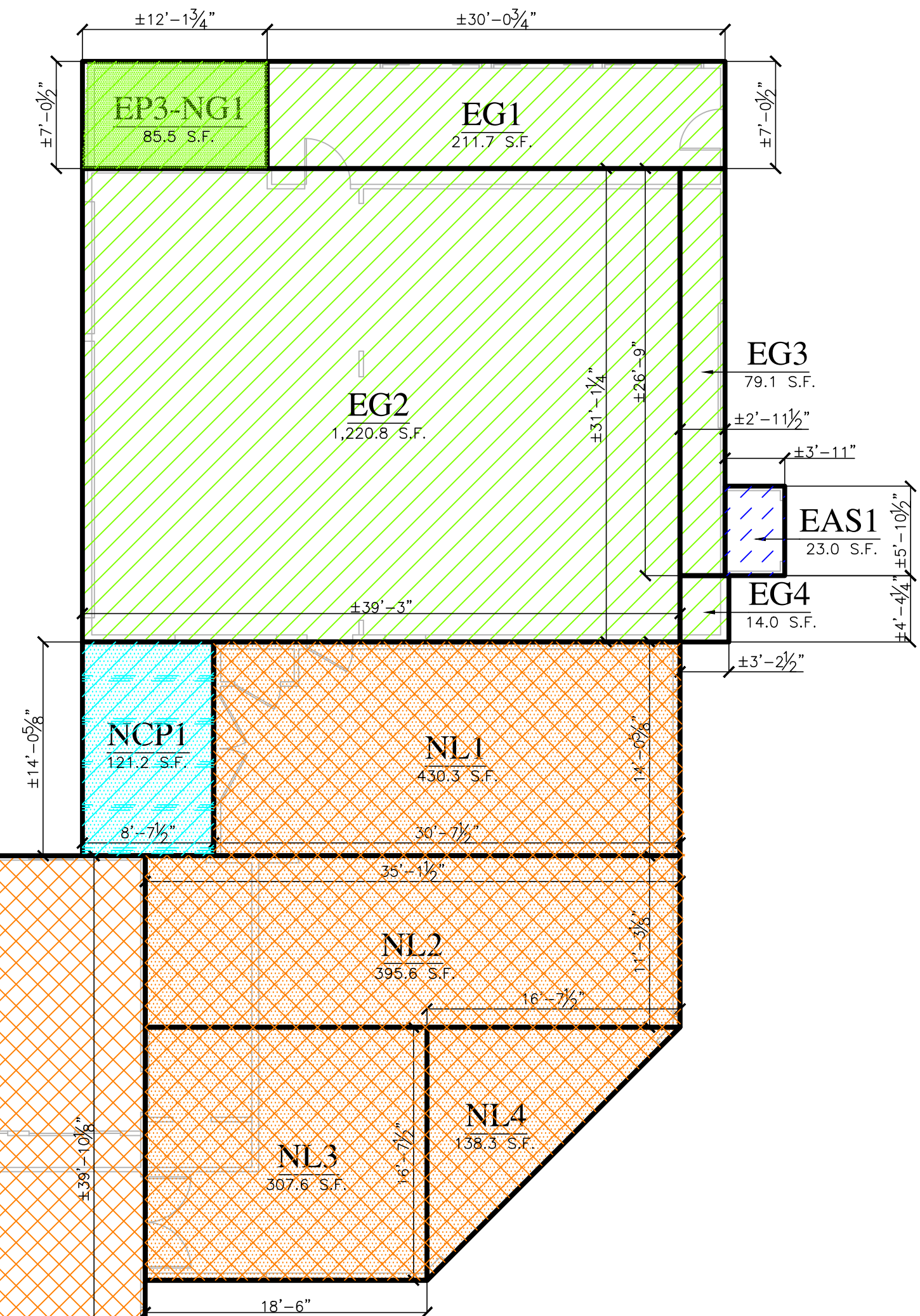
FLOOR AREA CALCULATIONS				
SECTION	DIMENSIONS	AREA (S.F.)		
EXISTING LIVING AREA (EL#):				
EL1	20'-0 1/8" x 35'-10 7/8"	718.5		
EL2	5'-8 7/8" x 33'-5 3/8"	192.0		
EL3	44'-2 1/2" x 39'-10 1/8"	1,764.2		
TOTAL (EL)		2,674.7		
NEW LIVING AREA (NL#):				
NL1	30'-7 1/2" x 14'-0 5/8"	430.3		
NL2	35'-1 1/2" x 11'-3 1/8"	395.6		
NL3	18'-6" x 16'-7 1/2"	307.6		
NL4	16'-7 1/2" x 16'-7 1/2" /2	138.3		
TOTAL (NL)		1,271.8		
NEW FLOOR LIVING AREA WITH THE CEILING HEIGHT OVER 15'-0" (1NL#):				
THIS AREA IS NOT COUNTED TOWARDS LOT COVERAGE				
1NL5	3'-5 1/4" x 23'-10 3/4"	82.1		
1NL6	3'-5 1/4" x 1'-5 1/8"	4.9		
1NL7	3'-5 1/4" x 20'-8"	71.0		
1NL8	3'-5 1/4" x 1'-5 1/8"	4.9		
1NL9	17'-4 1/2" x 3'-5 1/4"	59.7		
TOTAL (1NL)		222.6		
TOTAL CALCULATED LIVING AREA				
TOTAL (EL)		2,674.7		
TOTAL (NL)		1,271.8		
TOTAL (1NL)		222.6		
TOTAL		4,169.1		
EXISTING GARAGE AREA (EG#):				
EG1	30'-0 3/4" x 7'-0 1/2"	211.7		
EG2	39'-3" x 31'-1 1/4"	1,220.8		
EG3	2'-11 1/2" x 26'-9"	79.1		
EG4	3'-2 1/2" x 4'-4 1/4"	14.0		
TOTAL (EG)		1,525.6		
NEW GARAGE AREA (NG#):				
NG1	12'-1 3/4" x 7'-0 1/2"	85.5		
THIS AREA IS CONVERTED FROM (E) PORCH AREA (EP3)				
TOTAL (NG)		85.5		
TOTAL CALCULATED GARAGE AREA				
TOTAL (EG)		1,525.6		
TOTAL (NG)		85.5		
TOTAL		1,611.1		
EXISTING PORCH AREA (EP#): COVERED < THAN 50%				
NOT COUNTED TOWARDS FLOOR AREA				
COUNTED TOWARDS LOT COVERAGE				
EP1	5'-8 7/8" x 2'-5 1/2"	14.1		
EP2	25'-9" x 4'-0"	103.0		
EP3	12'-1 3/4" x 7'-0 1/2"	85.5		
THIS AREA WILL BE CONVERTED TO (N) GARAGE AREA (NG)				
TOTAL (EP)		202.6		
NEW PORCH AREA (NP#): COVERED > THAN 50%				
COUNTED TOWARDS FLOOR AREA				
COUNTED TOWARDS LOT COVERAGE				
NP1	8'-7 1/2" x 14'-0 5/8"	121.2		
TOTAL (NP)		121.2		
EXISTING COVERED PATIO AREA (ECP#):				
NOT COUNTED TOWARDS FLOOR AREA				
COUNTED TOWARDS LOT COVERAGE				
AREA TO BE DEMOLISHED AS PART OF THIS PROJECT				
ECP1	4'-1 1/2" x 14'-0 5/8"	58.0		
ECP2	38'-4" x 9'-2 1/2"	353.0		
ECP3	38'-1" x 7'-4 1/2"	280.9		
ECP4	16'-1 3/4" x 21'-2 1/2"	342.4		
ECP5	21'-11 1/4" x 21'-2 1/2" /2	232.6		
ECP6	7'-2" x 1'-3"	9.0		
ECP7	6" x 1'-3" /2	0.3		
TOTAL (ECP)		1,276.2		
EXISTING ACCESSORY STRUCTURE(S) (EAS#):				
NOT COUNTED TOWARDS FLOOR AREA				
COUNTED TOWARDS LOT COVERAGE				
EAS1	3'-1" x 5'-10 1/2"	23.0		
EAS2	16'-6" x 32'-8"	539.0		
TOTAL (EBA)		562.0		
AREA SUMMARY				
SECTION	EXISTING	CONVERTED	NEW	TOTAL
LIVING	2,674.7	0.0	1,271.8	3,946.5
LIVING O/ 15'-0" CLG HT	0.0	0.0	222.6	222.6
GARAGE	1,525.6	85.5	0.0	1,611.1
PORCH'S < 50% ENCLOSED	202.6	-14.1	0.0	188.5
PORCH'S > 50% ENCLOSED	0.0	0.0	121.2	121.2
COVERED PATIO				
> 50% ENCLOSED	1,276.2	-1,276.2	0.0	0.0
ACCESSORY STRUCTURE'S	562.0	0.0	0.0	562.0
TOTAL	6,241.1	-1,204.8	1,615.6	6,651.9
LOT AREA (S.F.)				2.53 ACRES - 110,298
(E) FLOOR AREA RATIO				5,476.5 (5.0%)
(N) FLOOR AREA RATIO				5,901.4 (5.4%)
(E) LOT COVERAGE				6,241.1 (5.7%)
(N) LOT COVERAGE				6,651.9 (6.0%)



(E) ENCLOSED COVERED PATIO AREA PLAN. TO BE DEMOLISHED AS PART OF THIS PROJECT



(N) LIVING AREA 18'-0" ABOVE FINISH FLOOR



FLOOR AREA CALCULATIONS

1/8" = 1'-0" 0 16'-0"



2188 Ringwood Avenue
San Jose, CA 95131

(408) 432-1402
Fax: 432-1410

WEB SITE
fernandez-designs.com

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PROJECT HISTORY:

2021.05.11
OWNER(S) APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
2023.06.21
PLANNING DEPARTMENT DESIGN & SITE APPROVAL DOCUMENTS



for review of floor area numbers only

NOT APPROVED FOR CONSTRUCTION

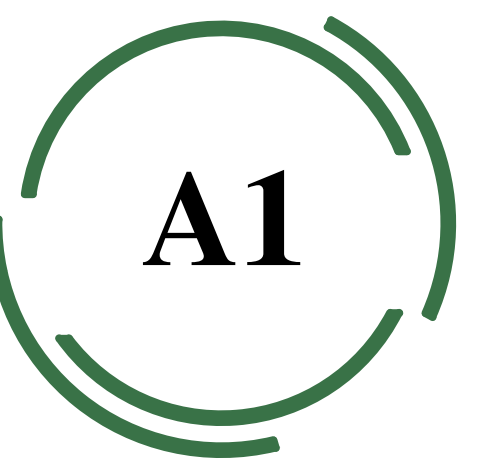


PROJECT NAME:
Keas-Zhang Residence

20840 Scenic Vista Dr.
San Jose, CA 95120

DRAWING TITLE:
FLOOR AREA CALCULATIONS

PROJECT NO.
6520



KEY NOTES:

- 1. (E) PUBLIC RIGHT-OF-WAY, ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
- 2. (E) ELECTRICAL METER LOCATION WITH OVERHEAD SERVICE V.I.F., FIELD VERIFY AMPS, NO (N) PROPOSED CHANGES TO SERVICE, CONTRACTOR TO COORDINATE (N) METER WITH PG&E IF REQUIRED BY INCREASED FIXTURE LOAD.
- 3. (E) PROPANE TANK LOCATION V.I.F., CONTRACTOR TO COORDINATE (N) TANK IF REQUIRED BY INCREASED FIXTURE LOAD.
- 4. (E) WATER METER LOCATION AND MAIN SUPPLY LINE, V.I.F., NO PROPOSED CHANGES TO SERVICE, INSPECT SUPPLY LINE TO DETERMINE CONDITION AND REPAIR AS REQUIRED, CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD.
- 5. (E) A/C HEAT PUMP CONDENSER(S) ON MIN. 3" CONDENSER PAD(S), AND OR 3" CONCRETE SLAB(S) V.I.F. NO PROPOSED CHANGES.
- 6. (E) TREE(S) TO REMAIN, PROTECT TREES AS REQUIRED DURING CONSTRUCTION, PLACE TREE PROTECTION MEASURES IN PLACE BEFORE THE START OF CONSTRUCTION AND REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PROCESS. DO NOT PLACE OR LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME.
- 7. (E) VEGETATION AND HARDSCAPE TO BE REMOVED AS REQUIRED FOR PROPOSED (N) WORK V.I.F.
- 8. (E) ASPHALT DRIVEWAY, NO (N) WORK PROPOSED, REPAIR AS REQUIRED V.I.F.
- 9. (E) CONCRETE DRIVEWAY APPROACH, IN RIGHT-OF-WAY, NO (N) WORK PROPOSED.
- 10. (E) FIREPLACE EXTENSION, NOT COUNTED TOWARDS LOT COVERAGE OR FLOOR AREA.
- 11. (E) SEPTIC TANK LOCATION V.I.F., TO BE REMOVED.
- 12. (E) LEACH FIELD LOCATION V.I.F., TO BE ABANDONED.
- 13. (E) ± 30'-0" LONG x 6'-6" HIGH WOOD RETAINING WALL TO BE REPLACED V.I.F. SEE CIVIL PLANS FOR ADDITIONAL INFO.
- 14. (E) PEPPER TREE. SEE ARBORIST REPORT FOR TREE PROTECTION AND CARE DURING CONSTRUCTION. TREE PROTECTION MEASURES MUST BE IN PLACE PRIOR TO THE START OF CONSTRUCTION ACTIVITY.

NOTES:

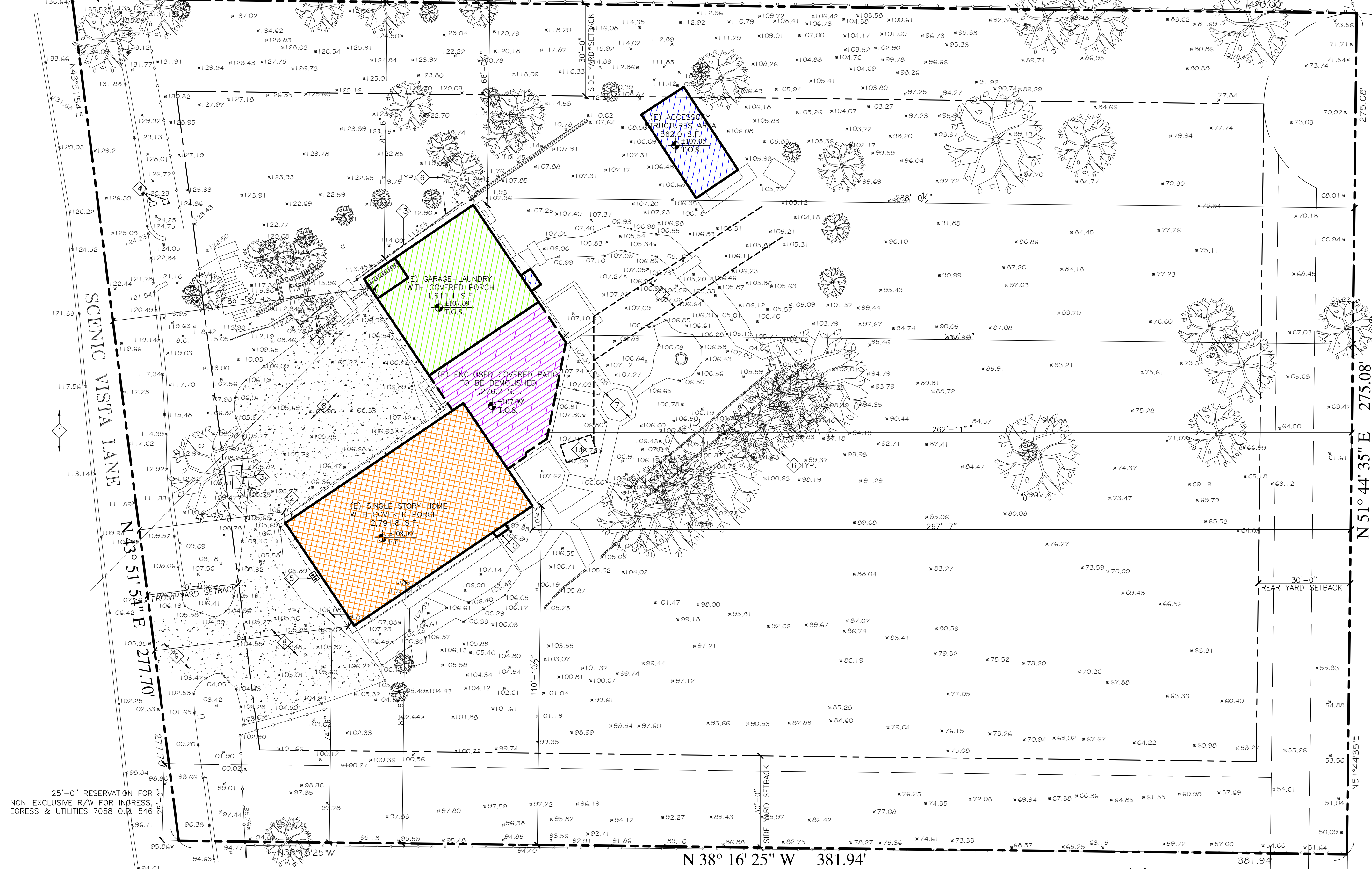
- 1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK TO VERIFY THAT THE WALLS ARE WITHIN THE SET BACK REQUIREMENTS PRIOR TO COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- 2. IT IS RECOMMENDED THAT THE OWNERS RETAIN A SURVEYOR FOR COMPLETE SITE AND TOPOGRAPHIC SURVEY IDENTIFYING PROPERTY BOUNDARIES, SITE SLOPES AND BUILDING LOCATIONS.
- 3. CONTRACTOR TO HAVE ALL BEST MANAGEMENT PRACTICES IN PLACE PRIOR TO THE START OF CONSTRUCTION. BEST MANAGEMENT PRACTICES SHALL BE INSTALLED BEFORE TO THE START OF CONSTRUCTION AND REMAIN IN PLACE TO THE COMPLETION OF THE PROJECT.
- 4. IT IS RECOMMENDED TO PROVIDE TEMPORARY PROTECTION FOR ANY EXISTING TREES. UNLESS REQUIRED BY CITY/COUNTY OR PER APPROVED ARBORIST REPORT. TREE PROTECTION SHALL BE INSTALLED BEFORE TO THE START OF CONSTRUCTION AND REMAIN IN PLACE TO THE COMPLETION OF THE PROJECT.

THERE ARE NO TREES PROPOSED TO BE REMOVED AS PART OF THIS

LEGEND:

- DENOTES PROPERTY LINES
- - - DENOTES SETBACK LINES
- - - DENOTES EASEMENT LINES, SEE PLAN FOR ADDITIONAL NOTES
- (E) OR (N) EXTERIOR WALLS AND WALLS BETWEEN (E) & (N) LIVING SPACE AND (E) & (N) GARAGE ON THE GROUND FLOOR THAT APPLY TOWARDS LOT COVERAGE. SEE (E) & (N) FLOOR PLANS FOR MORE INFO.
- (E) OR (N) ROOF EAVES, HIPPS, VALLEYS, GABLES AND RIDGES. SEE (E) & (N) ROOF PLANS FOR MORE INFO.
- SPOT ELEVATION, SEE SURVEY DRAWINGS FOR MORE INFO.
- [Orange Hatched Box] = (E) SINGLE STORY HOME WITH COVERED PORCH 2,791.8 S.F.
- [Green Hatched Box] = (E) GARAGE-LAUNDRY WITH COVERED PORCH 1,611.1 S.F.
- [Purple Hatched Box] = (E) ENCLOSED COVERED PATIO TO BE DEMOLISHED 1,276.2 S.F.
- [Blue Hatched Box] = (E) ACCESSORY STRUCTURES AREA, 562.0 S.F.
- [Dotted Box] = (E) DRIVEWAY AREA, 5,260 S.F.

15'-0" RESERVATION FOR NON-EXCLUSIVE R/W FOR INGRESS, EGRESS & UTILITIES 7058 O.R. 546 ON THE NEIGHBORING PROPERTY



VICINITY MAP:



(E) LOT COVERAGE CALCULATIONS	
ZONING	RR-2.5AC-d1 (100%)
LOT AREA	2.53 ACRES - 110,298
(E) SINGLE STORY HOME	2,674.7
(E) PORCH'S, DECKS & ATTACHED GARAGE	3,004.4
(E) ACCESSORY STRUCTURE (STORAGE)	562.0
(E) DRIVEWAY	5,260
(E) TOTAL	11,501.1

OVERALL - EXISTING SITE (DEMOLITION) PLAN

1" = 20'-0" 0" 40'-0"



2188 Ringwood Avenue
San Jose, CA 95131

(408) 432-1402
Fax: 432-1410

WEB SITE
fernandez-designs.com

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PROJECT HISTORY:

2021.05.11
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2023.06.21
PLANNING DEPARTMENT DESIGN & SITE APPROVAL DOCUMENTS

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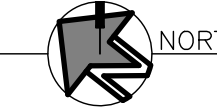


PROJECT NAME:
Keas-Zhang Residence

20840 Scenic Vista Dr.
San Jose, CA 95120

DRAWING TITLE:
OVERALL EXISTING SITE (DEMOLITION) PLAN

PROJECT NO.
6520



KEY NOTES:

- 1. (E) PUBLIC RIGHT-OF-WAY, ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
- 2. (E) ELECTRICAL METER LOCATION WITH OVERHEAD SERVICE V.I.F., FIELD VERIFY AMPS, NO (N) PROPOSED CHANGES TO SERVICE, CONTRACTOR TO COORDINATE (N) METER WITH PO&E IF REQUIRED BY INCREASED FIXTURE LOAD.
- 3. (E) PROPANE TANK LOCATION V.I.F., CONTRACTOR TO COORDINATE (N) TANK IF REQUIRED BY INCREASED FIXTURE LOAD.
- 4. (E) WATER METER LOCATION AND MAIN SUPPLY LINE, V.I.F., NO PROPOSED CHANGES TO SERVICE, INSPECT SUPPLY LINE TO DETERMINE CONDITION AND REPAIR AS REQUIRED, CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD.
- 5. (E) A/C HEAT PUMP CONDENSER(S) ON MIN. 3" CONCRETE PAD(S), AND OR 3" CONCRETE SLAB(S) V.I.F. NO PROPOSED CHANGES.
- 6. (E) TREE(S) TO REMAIN, PROTECT TREES AS REQUIRED DURING CONSTRUCTION, PLACE TREE PROTECTION MEASURES IN PLACE BEFORE THE START OF CONSTRUCTION AND REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PROCESS. DO NOT PLACE OR LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME.
- 7. (E) VEGETATION AND HARDSCAPE TO BE REMOVED AS REQUIRED FOR PROPOSED (N) WORK V.I.F.
- 8. (E) ASPHALT DRIVEWAY, NO (N) WORK PROPOSED, REPAIR AS REQUIRED V.I.F.
- 9. (E) CONCRETE DRIVEWAY APPROACH, IN RIGHT-OF-WAY, NO (N) WORK PROPOSED.
- 10. (E) FIREPLACE EXTENSION, NOT COUNTED TOWARDS LOT COVERAGE OR FLOOR AREA.
- 11. (E) SEPTIC TANK LOCATION V.I.F., TO BE REMOVED.
- 12. (E) LEACH FIELD LOCATION V.I.F., TO BE ABANDONED.
- 13. (E) ± 30'-0" LONG X 6'-6" HIGH WOOD RETAINING WALL TO BE REPLACED V.I.F. SEE CIVIL PLANS FOR ADDITIONAL INFO.
- 14. (E) PEPPER TREE. SEE ARBORIST REPORT FOR TREE PROTECTION AND CARE DURING CONSTRUCTION. TREE PROTECTION MEASURES MUST BE IN PLACE PRIOR TO THE START OF CONSTRUCTION ACTIVITY.

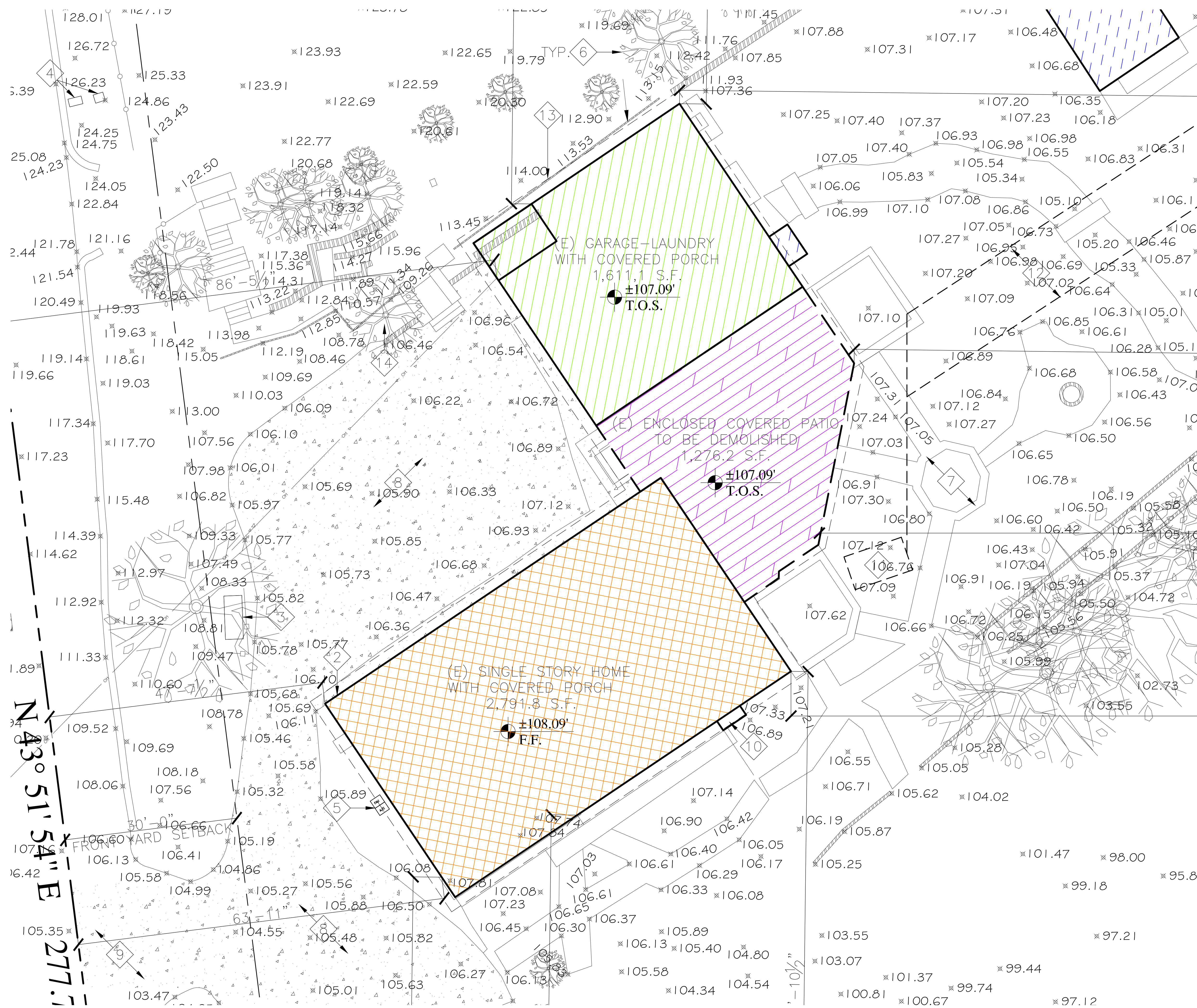
NOTES:

- 1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK TO VERIFY THAT THE WALLS ARE WITHIN THE SET BACK REQUIREMENTS PRIOR TO COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- 2. IT IS RECOMMENDED THAT THE OWNERS RETAIN A SURVEYOR FOR COMPLETE SITE AND TOPOGRAPHIC SURVEY IDENTIFYING PROPERTY BOUNDARIES, SITE SLOPES AND BUILDING LOCATIONS.
- 3. CONTRACTOR TO HAVE ALL BEST MANAGEMENT PRACTICES IN PLACE PRIOR TO THE START OF CONSTRUCTION. BEST MANAGEMENT PRACTICES SHALL BE INSTALLED BEFORE TO THE START OF CONSTRUCTION AND REMAIN IN PLACE TO THE COMPLETION OF THE PROJECT.
- 4. IT IS RECOMMENDED TO PROVIDE TEMPORARY PROTECTION FOR ANY EXISTING TREES. UNLESS REQUIRED BY CITY/COUNTY OR PER APPROVED ARBORIST REPORT. TREE PROTECTION SHALL BE INSTALLED BEFORE TO THE START OF CONSTRUCTION AND REMAIN IN PLACE TO THE COMPLETION OF THE PROJECT.

THERE ARE NO TREES PROPOSED TO BE REMOVED AS PART OF THIS

LEGEND:

- DENOTES PROPERTY LINES
- DENOTES SETBACK LINES
- DENOTES EASEMENT LINES, SEE PLAN FOR ADDITIONAL NOTES
- (E) OR (N) EXTERIOR WALLS AND WALLS BETWEEN (E) & (N) LIVING SPACE AND (E) & (N) GARAGE ON THE GROUND FLOOR THAT APPLY TOWARDS LOT COVERAGE. SEE (E) & (N) FLOOR PLANS FOR MORE INFO.
- (E) OR (N) ROOF EAVES, HIPPS, VALLEYS, GABLES AND RIDGES. SEE (E) & (N) ROOF PLANS FOR MORE INFO.
- ±XXX.XX DENOTES SPOT ELEVATION, SEE SURVEY DRAWINGS FOR MORE INFO.
- [Orange Grid Pattern] = (E) SINGLE STORY HOME WITH COVERED PORCH 2,791.8 S.F.
- [Green Diagonal Pattern] = (E) GARAGE-LAUNDRY WITH COVERED PORCH 1,611.1 S.F.
- [Purple Diagonal Pattern] = (E) ENCLOSED COVERED PATIO TO BE DEMOLISHED 1,276.2 S.F.
- [Blue Diagonal Pattern] = (E) ACCESSORY STRUCTURES AREA 562.0 S.F.
- [Dotted Pattern] = (E) DRIVEWAY AREA 5,260 S.F.



PARTIAL - EXISTING SITE (DEMOLITION) PLAN



2188 Ringwood Avenue
San Jose, CA 95131

(408) 432-1402
Fax: 432-1410

WEB SITE
fernandez-designs.com

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PROJECT HISTORY:

- 2021.05.11 OWNERS APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
- 2023.06.21 PLANNING DEPARTMENT DESIGN & SITE APPROVAL DOCUMENTS

NOT APPROVED FOR CONSTRUCTION



PROJECT NAME:
Keas-Zhang Residence

20840 Scenic Vista Dr.
San Jose, CA 95120

DRAWING TITLE:
PARTIAL EXISTING SITE (DEMOLITION) PLAN

PROJECT NO.
6520



KEY NOTES:

- 1. (E) PUBLIC RIGHT-OF-WAY, ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
- 2. (E) ELECTRICAL METER LOCATION WITH OVERHEAD SERVICE V.I.F., FIELD VERIFY AMPS, NO (N) PROPOSED CHANGES TO SERVICE, CONTRACTOR TO COORDINATE (N) METER WITH PG&E IF REQUIRED BY INCREASED FIXTURE LOAD.
- 3. (E) PROPANE TANK LOCATION V.I.F., CONTRACTOR TO COORDINATE (N) TANK IF REQUIRED BY INCREASED FIXTURE LOAD.
- 4. (E) WATER METER LOCATION AND MAIN SUPPLY LINE, V.I.F., NO PROPOSED CHANGES TO SERVICE, INSPECT SUPPLY LINE TO DETERMINE CONDITION AND REPAIR AS REQUIRED, CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD.
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 - C. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
 - D. CONCENTRATED STORM WATER FROM DOWNSPOUTS SHALL FLOW AWAY FROM THE BUILDING AND AWAY FROM ADJOINING PROPERTIES AND SHALL NOT CREATE NUISANCE PER CBC 1101.1
 - E. DEGREE OF COMPACTION AT PAVEMENT AREAS: COMPACT THE UPPER SIX INCHES OF FILL UNDER AREAS OF CONCRETE SLABS, WALKS, OR PAVEMENT TO A MINIMUM RELATIVE COMPACTION OF 90%.

LEGEND:

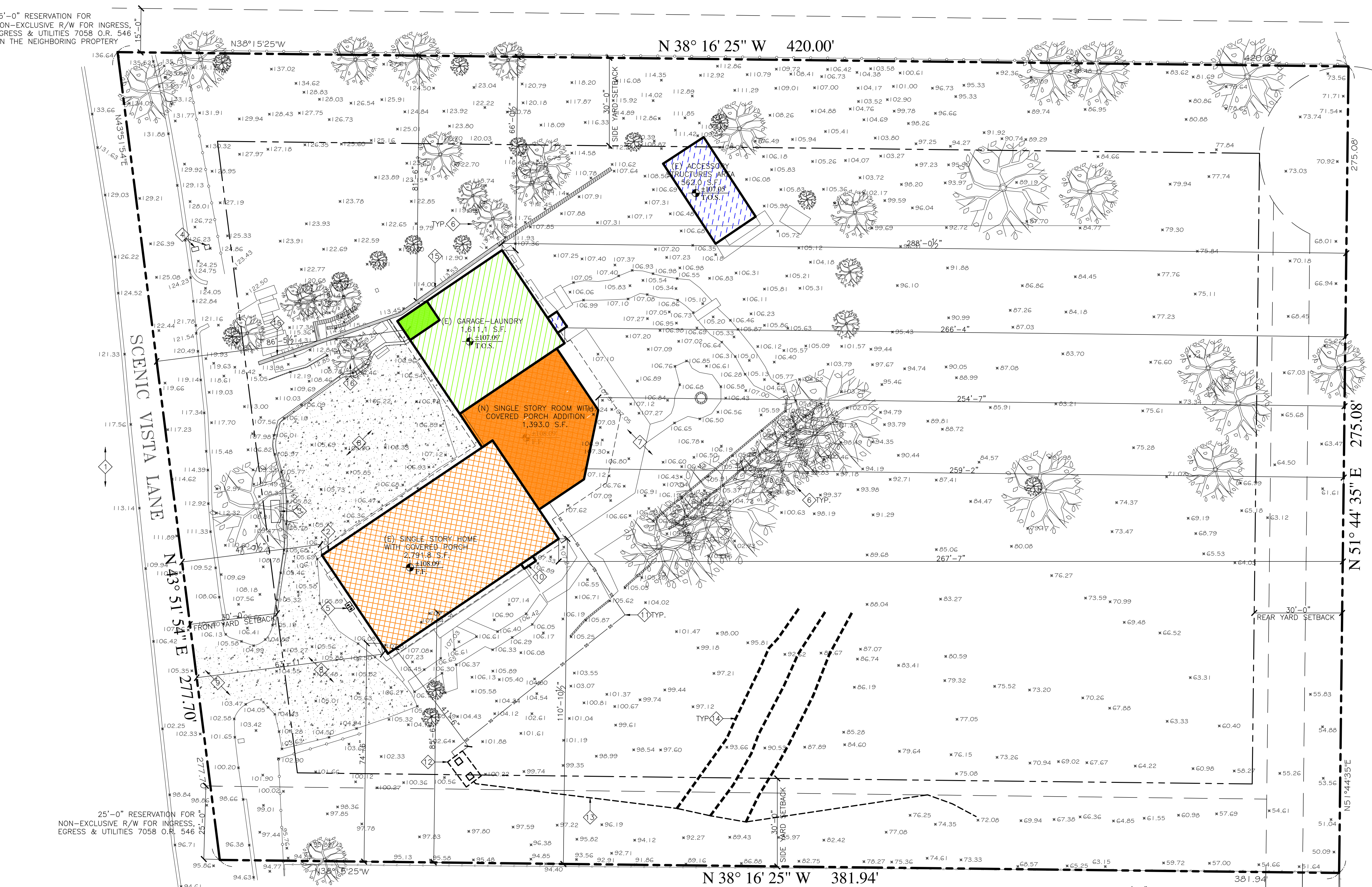
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- +XX.XX/XX SPOT ELEVATION, SEE SURVEY DRAWINGS FOR MORE INFO.

- = (E) SINGLE STORY HOME WITH COVERED PORCH 2,791.8 S.F.
- = (E) GARAGE-LAUNDRY WITH COVERED PORCH 1,611.1 S.F.
- = (N) SINGLE STORY ROOM WITH COVERED PORCH ADDITION 1,393.0 S.F.
- = (EP)-(NG#) - (E) PORCH AREA CONVERTED TO (N) GARAGE AREA
- = (E) ACCESSORY STRUCTURES AREA, 562.0 S.F.
- = (E) DRIVEWAY AREA, 5,260 S.F.

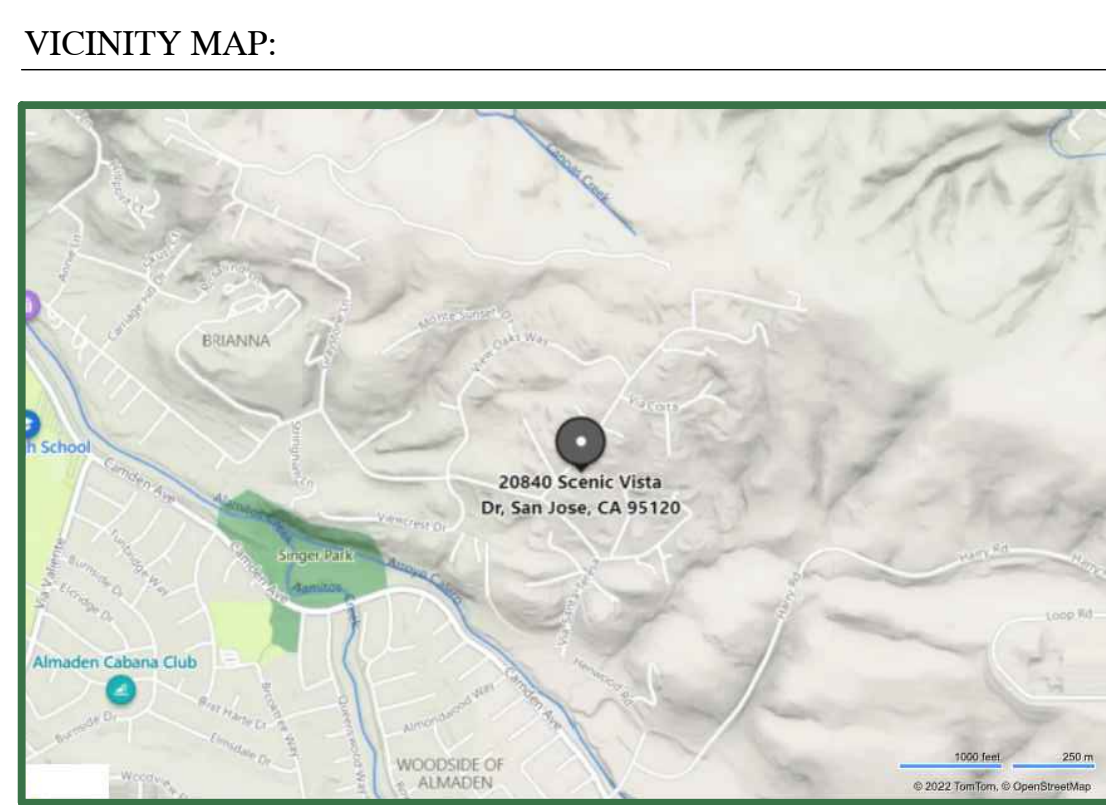
15'-0" RESERVATION FOR NON-EXCLUSIVE R/W FOR INGRESS, EGRESS & UTILITIES 7058 O.R. 546 ON THE NEIGHBORING PROPERTY

25'-0" RESERVATION FOR NON-EXCLUSIVE R/W FOR INGRESS, EGRESS & UTILITIES 7058 O.R. 546

25'-0" RESERVATION FOR NON-EXCLUSIVE R/W FOR INGRESS, EGRESS & UTILITIES 7058 O.R. 546



THERE ARE NO TREES PROPOSED TO BE REMOVED AS PART OF THIS



(N) LOT COVERAGE CALCULATIONS	
ZONING	RR-2.5AC-d1 (100%)
LOT AREA	2.53 ACRES - 110,298
(N) SINGLE STORY HOME	3,946.5
(N) PORCH'S, DECKS & ATTACHED GARAGE	1,920.8
(E) ACCESSORY STRUCTURE (STORAGE)	562.0
(E) DRIVEWAY	5,260.0
(E) TOTAL	11,689.3

GRADING CALCULATIONS			
LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH (FT.)
RESIDENCE	0	0	0
ACCESSORY STRUCTURE	0	0	0
POOL/HARDSCAPE	0	0	0
LANDSCAPE	200	0	5.6
DRIVEWAY	0	0	0
OFF SITE IMPROVEMENTS	--	--	--
TOTALS	200	0	--

OVERALL - NEW SITE PLAN

1" = 20'-0" 0 40'-0"



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KEY NOTES:

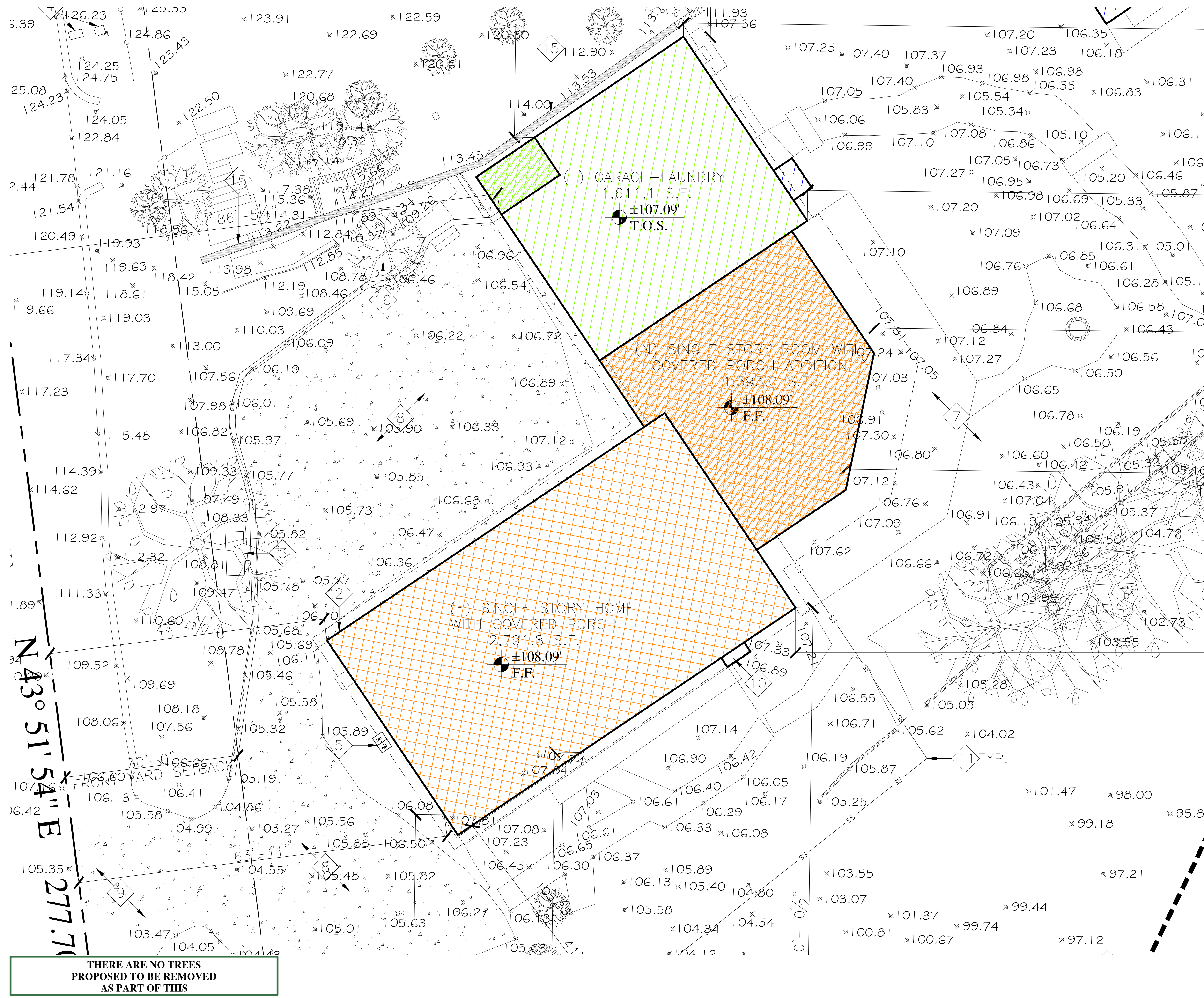
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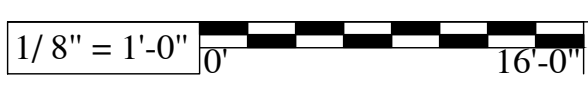
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- (E) DRIVEWAY AREA 5,260 S.F.



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PARTIAL - NEW SITE PLAN



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San Jose, CA 95131

(408) 432-1402
Fax: 432-1410

WEB SITE
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PROJECT HISTORY:
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DRAWING TITLE:
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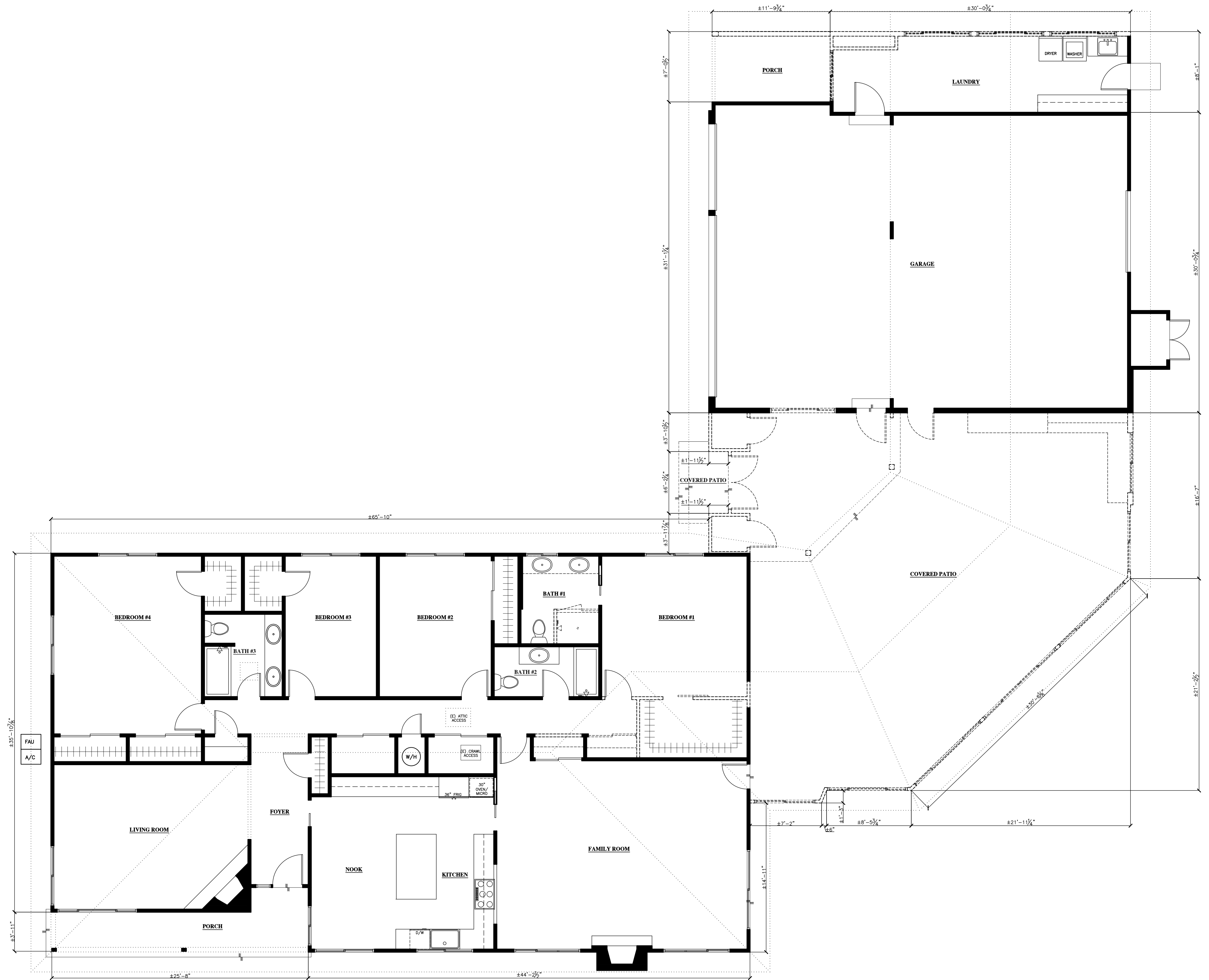
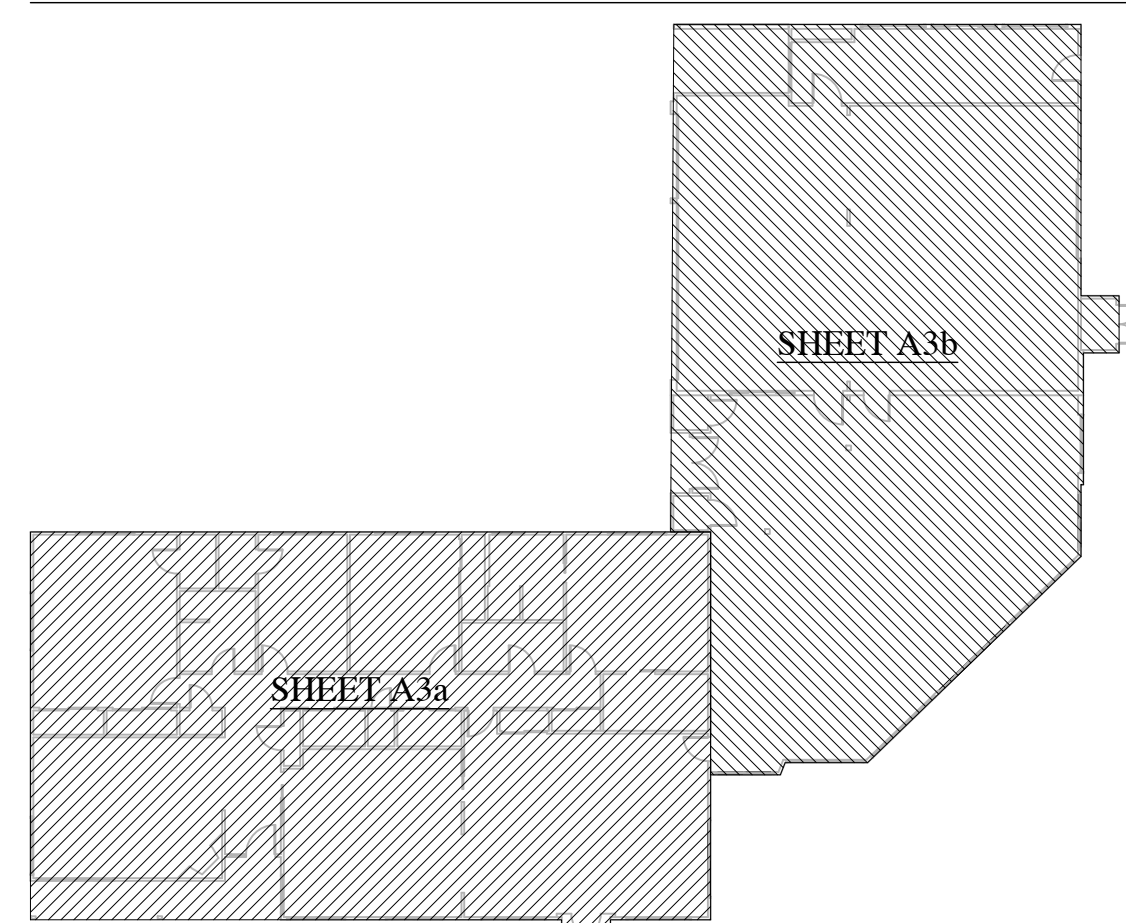
NOTES:

1. DRAWING SHOWS SCOPE OF DEMOLITION ONLY. METHOD OF DEMOLITION REQUIRED TO COMPLETE THE WORK TO BE PER STANDARD INDUSTRY PRACTICES AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
2. DEMOLITION PLAN IS A GRAPHIC REPRESENTATION OF SCOPE OF DEMOLITION BUT IS NOT INTENDED TO BE COMPREHENSIVE. CONTRACTOR TO REVIEW EXISTING CONDITIONS RELATIVE TO SCOPE OF NEW WORK ON ALL ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL DEMOLITION REQUIREMENTS, PRIOR TO FINALIZING BID. CONTACT DESIGNER IN THE EVENT OF ANY CONFLICTS OR DISCREPANCIES.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
4. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE DESIGN INTENT ARE ENCOUNTERED, CONTRACTOR IS TO NOTIFY OWNER AND DESIGNER PRIOR TO PROCEEDING.
5. VERIFY LOCATION OF REQUIRED STRUCTURAL FRAMING PRIOR TO REMOVAL. DO NOT REMOVE ANY ELEMENT THAT MIGHT RESULT IN A STRUCTURAL DEFICIENCY WITHOUT PROPER TEMPORARY SHORING.
6. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED OR INDICATED AS OWNERS PROPERTY, DEMOLITION MATERIALS SHALL BECOME CONTRACTORS PROPERTY AND SHALL BE REMOVED FROM ON SITE. COMPLY WITH LOCAL REQUIREMENTS FOR OFF HAULING AND DISPOSAL. VERIFY ITEMS TO BE SALVAGED WITH OWNER IN FIELD.
7. VERIFY ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED OR INDICATED AS OWNERS PROPERTY TO BE RETAINED.
8. NOTIFY THE DESIGNER AND OWNER OF SUSPECTED HAZARDOUS MATERIAL. ANY HAZARDOUS MATERIAL SHALL BE REMOVED BY LICENSED HAZMAT CONTRACTOR.
9. THE EXISTING BUILDING SHALL BE PROTECTED DURING THE COURSE OF DEMOLITION.
10. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION PRIOR TO COMMENCING DEMOLITION.
11. ALL REQUIRED EXCAVATION SHALL BE CLEARED OF ALL CONCRETE AND ORGANIC MATERIALS PRIOR TO BACKFILLING. ALL EXCAVATION SHALL BE FILLED UNDER THE SUPERVISION OF A SOILS ENGINEER WHERE APPLICABLE OR TO ACCEPTED INDUSTRY STANDARDS.
12. SAW CUT EXISTING CONCRETE TO BE DEMOLISHED WHEREVER FEASIBLE.

LEGEND:

- = (E) 2x WALLS TO REMAIN. REPAIR DAMAGE CAUSED BY REMOVING FINISHES. ALL NEW & ADJACENT WALL(S) TO RECEIVE NEW PAINT FINISH TO MATCH EXISTING.
- = (E) 2x WALLS, FIXTURES, OR NON-STRUCTURAL ELEMENTS TO BE REMOVED.
- = LINE OF BEAM(S), SOFFIT(S) AND/OR LIGHT WELL(S) ABOVE U.N.O. SEE REFLECTED CEILING PLAN FOR ADDITIONAL INFO.
- = FLOOR ELEVATION CHANGE
- = (E) CRAWL SPACE ACCESS V.I.F.
- = (E) ATTIC ACCESS

PLAN LEGEND:



OVERALL - EXISTING FLOOR (DEMOLITION) PLAN

3/16" = 1'-0" 0 12'-0"



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OVERALL EXISTING FLOOR (DEMOLITION) PLAN

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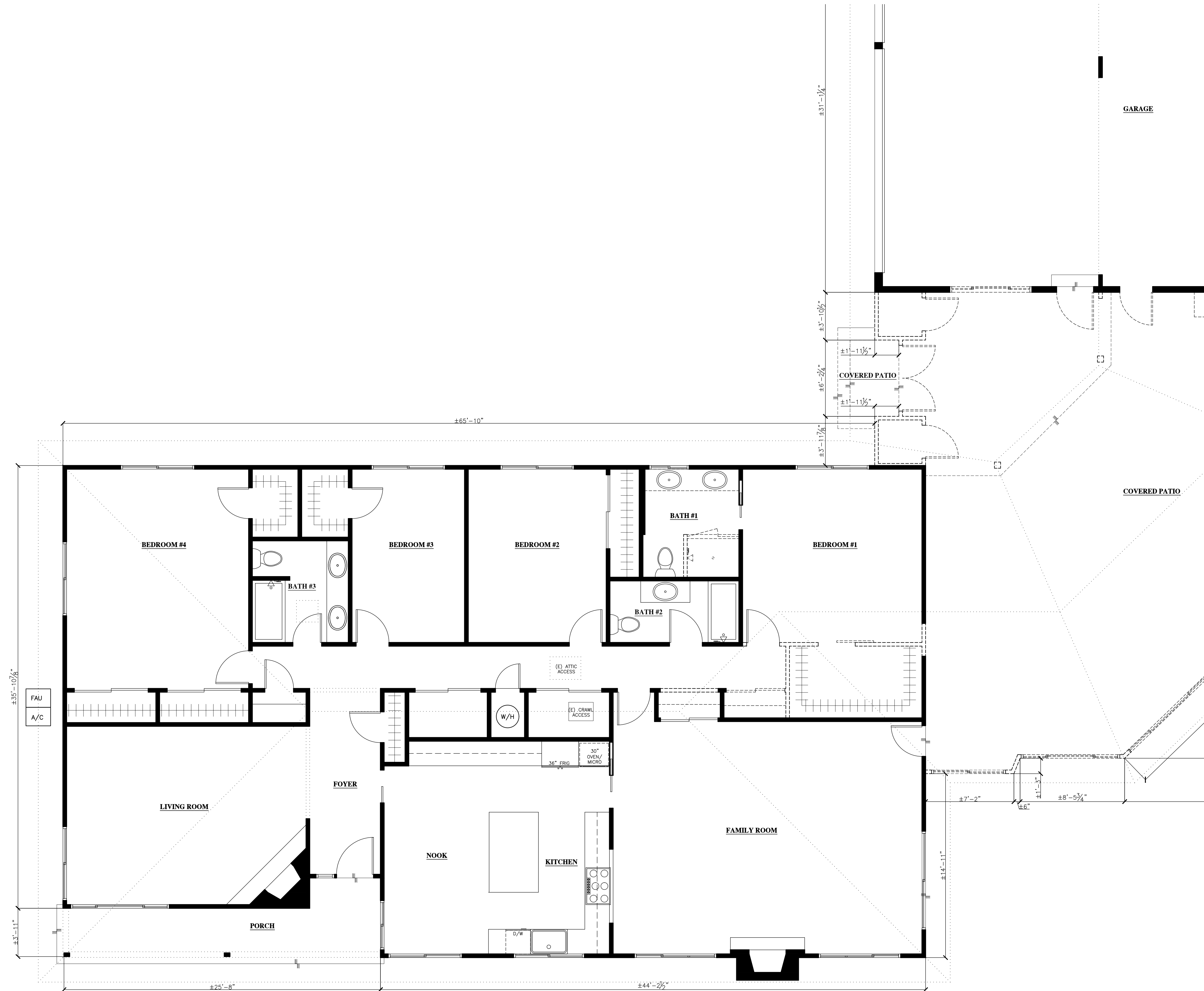
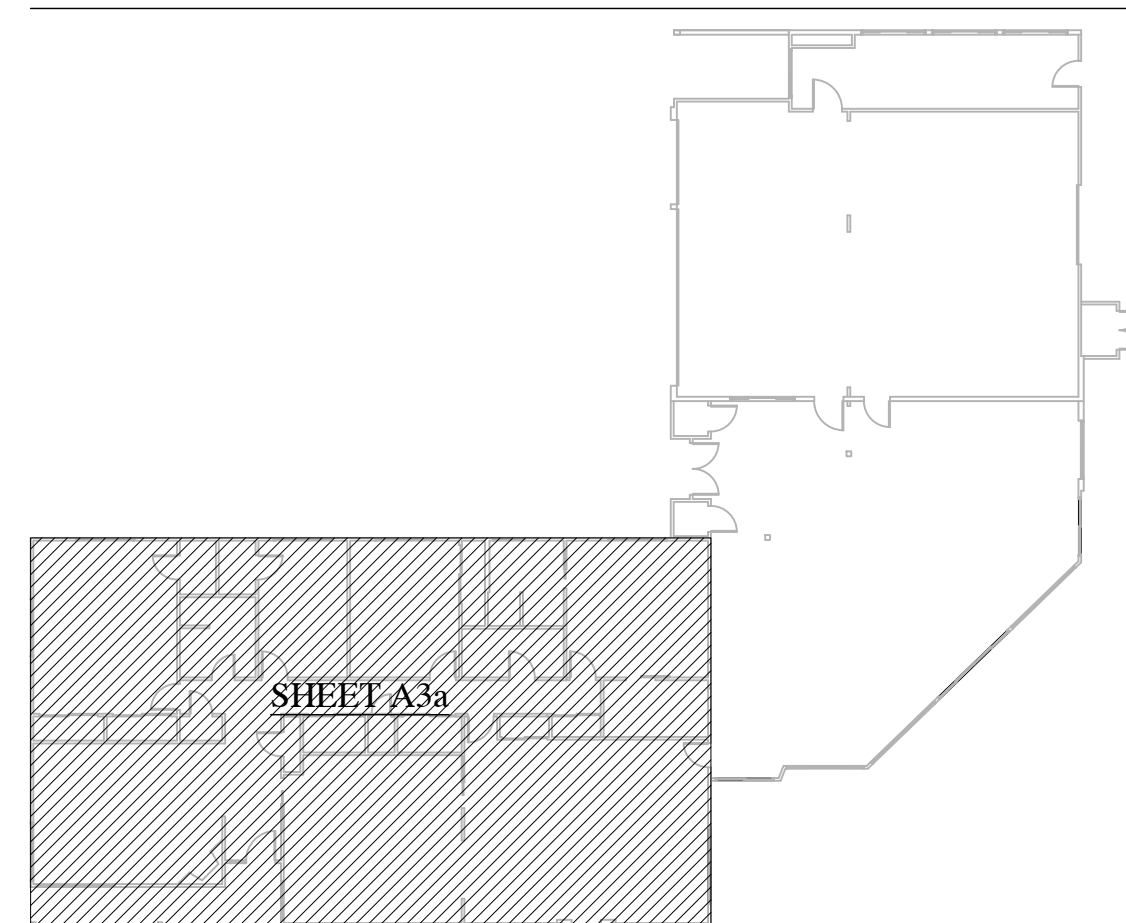
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4. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE DESIGN INTENT ARE ENCOUNTERED, CONTRACTOR IS TO NOTIFY OWNER AND DESIGNER PRIOR TO PROCEEDING.
5. VERIFY LOCATION OF REQUIRED STRUCTURAL FRAMING PRIOR TO REMOVAL. DO NOT REMOVE ANY ELEMENT THAT MIGHT RESULT IN A STRUCTURAL DEFICIENCY WITHOUT PROPER TEMPORARY SHORING.
6. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED OR INDICATED AS OWNERS PROPERTY, DEMOLITION MATERIALS SHALL BECOME CONTRACTORS PROPERTY AND SHALL BE REMOVED FROM ON SITE. COMPLY WITH LOCAL REQUIREMENTS FOR OFF HAULING AND DISPOSAL. VERIFY ITEMS TO BE SALVAGED WITH OWNER IN FIELD.
7. VERIFY ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED OR INDICATED AS OWNERS PROPERTY TO BE RETAINED.
8. NOTIFY THE DESIGNER AND OWNER OF SUSPECTED HAZARDOUS MATERIAL. ANY HAZARDOUS MATERIAL SHALL BE REMOVED BY LICENSED HAZMAT CONTRACTOR.
9. THE EXISTING BUILDING SHALL BE PROTECTED DURING THE COURSE OF DEMOLITION.
10. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION PRIOR TO COMMENCING DEMOLITION.
11. ALL REQUIRED EXCAVATION SHALL BE CLEARED OF ALL CONCRETE AND ORGANIC MATERIALS PRIOR TO BACKFILLING. ALL EXCAVATION SHALL BE FILLED UNDER THE SUPERVISION OF A SOILS ENGINEER WHERE APPLICABLE OR TO ACCEPTED INDUSTRY STANDARDS.
12. SAW CUT EXISTING CONCRETE TO BE DEMOLISHED WHEREVER FEASIBLE.

LEGEND:

- = (E) 2x WALLS TO REMAIN. REPAIR DAMAGE CAUSED BY REMOVING FINISHES. ALL NEW & ADJACENT WALL(S) TO RECEIVE NEW PAINT FINISH TO MATCH EXISTING.
- = (E) 2x WALLS, FIXTURES, OR NON-STRUCTURAL ELEMENTS TO BE REMOVED.
- = LINE OF BEAM(S), SOFFIT(S) AND/OR LIGHT WELL(S) ABOVE U.N.O. SEE REFLECTED CEILING PLAN FOR ADDITIONAL INFO.
- = FLOOR ELEVATION CHANGE
- = (E) CRAWL SPACE ACCESS V.I.F.
- = (E) ATTIC ACCESS

PLAN LEGEND:



PARTIAL - EXISTING FLOOR (DEMOLITION) PLAN

1/4" = 1'-0" 0 8'-0"



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PROJECT HISTORY:

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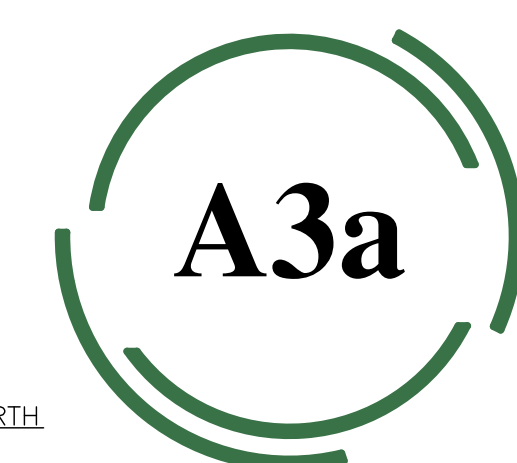


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DRAWING TITLE:
PARTIAL EXISTING FLOOR (DEMOLITION) PLAN


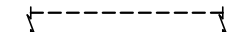


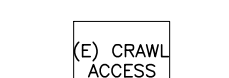

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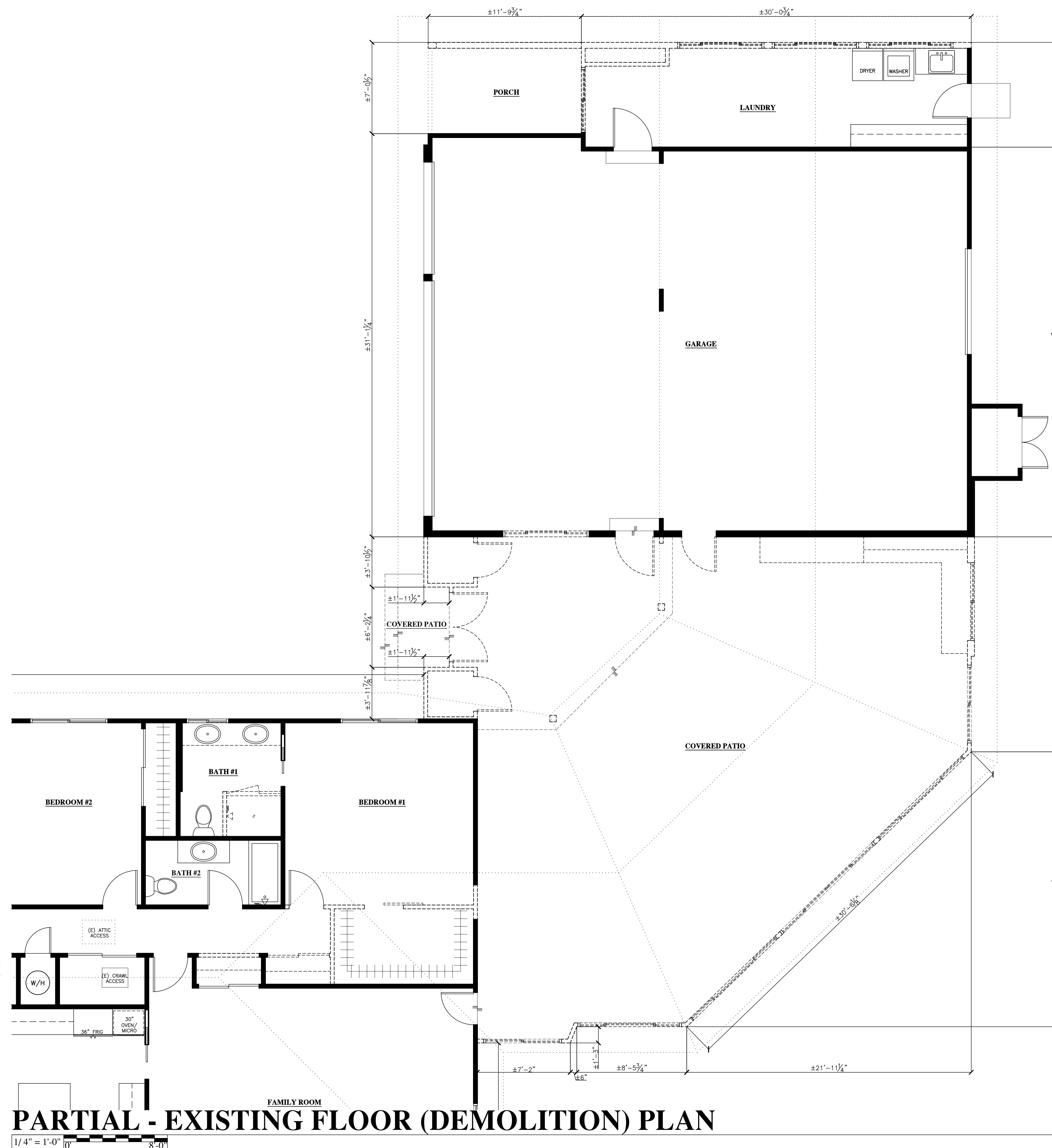
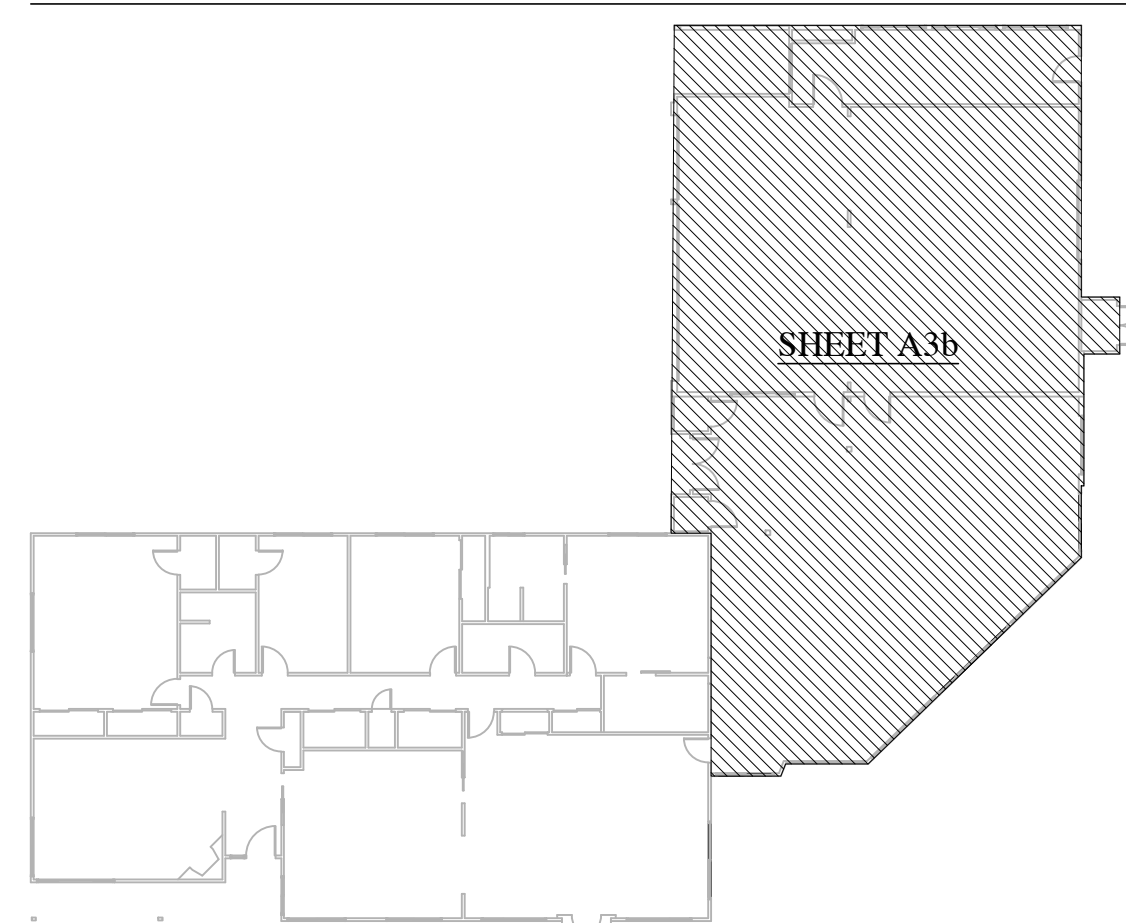
NOTES:

1. DRAWING SHOWS SCOPE OF DEMOLITION ONLY. METHOD OF DEMOLITION REQUIRED TO COMPLETE THE WORK TO BE PER STANDARD INDUSTRY PRACTICES AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
2. DEMOLITION PLAN IS A GRAPHIC REPRESENTATION OF SCOPE OF DEMOLITION BUT IS NOT INTENDED TO BE COMPREHENSIVE. CONTRACTOR TO REVIEW EXISTING CONDITIONS RELATIVE TO SCOPE OF NEW WORK ON ALL ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL DEMOLITION REQUIREMENTS, PRIOR TO FINALIZING BID. CONTACT DESIGNER IN THE EVENT OF ANY CONFLICTS OR DISCREPANCIES.
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PLAN LEGEND:



PARTIAL - EXISTING FLOOR (DEMOLITION) PLAN

1/4" = 1'-0" 8'-0"



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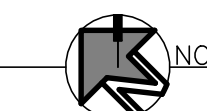
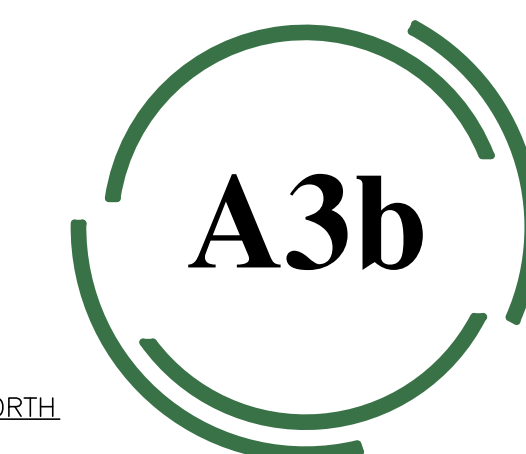


PROJECT NAME:
Keas-Zhang Residence

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DRAWING TITLE:
PARTIAL EXISTING FLOOR (DEMOLITION) PLAN

PROJECT NO.
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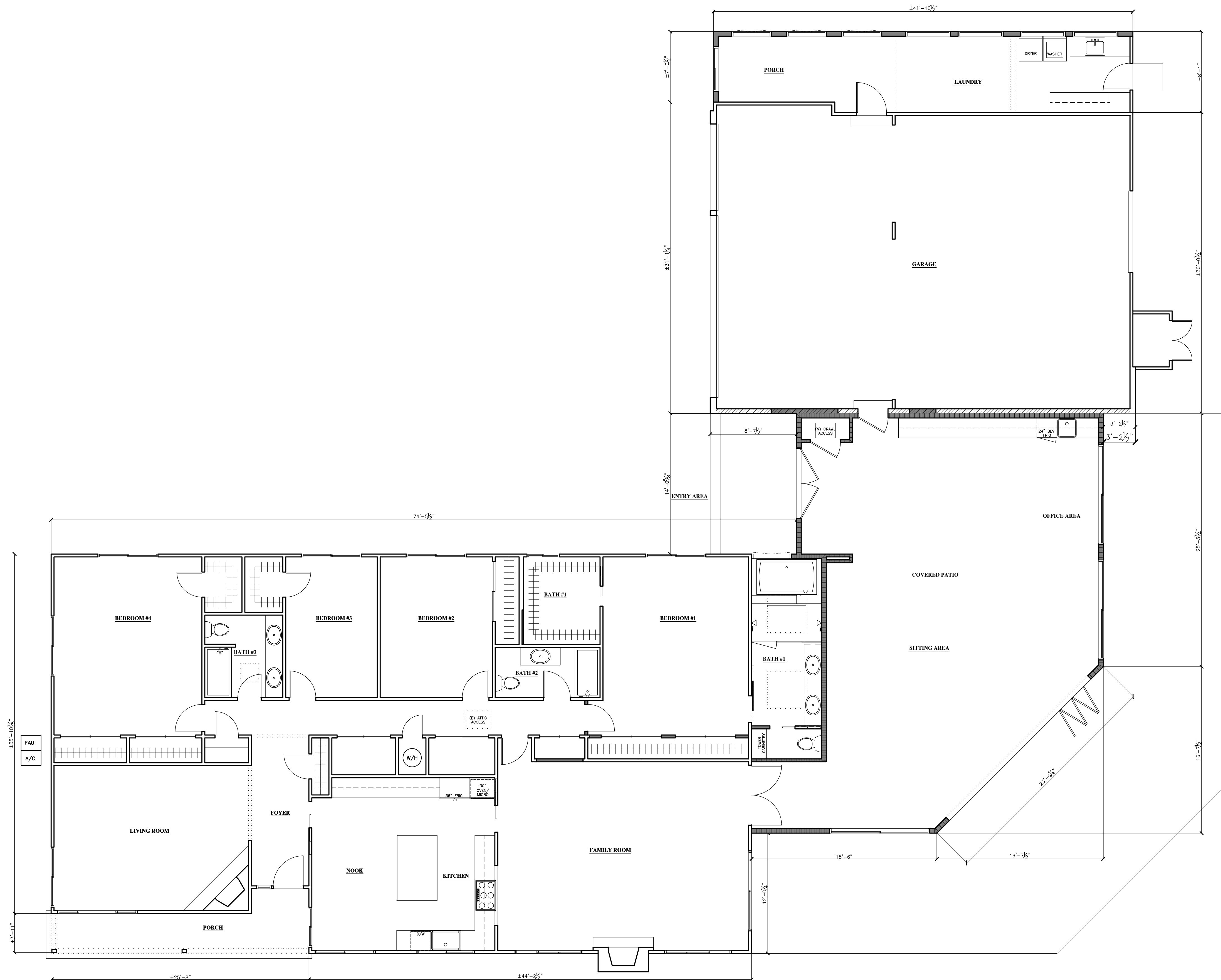
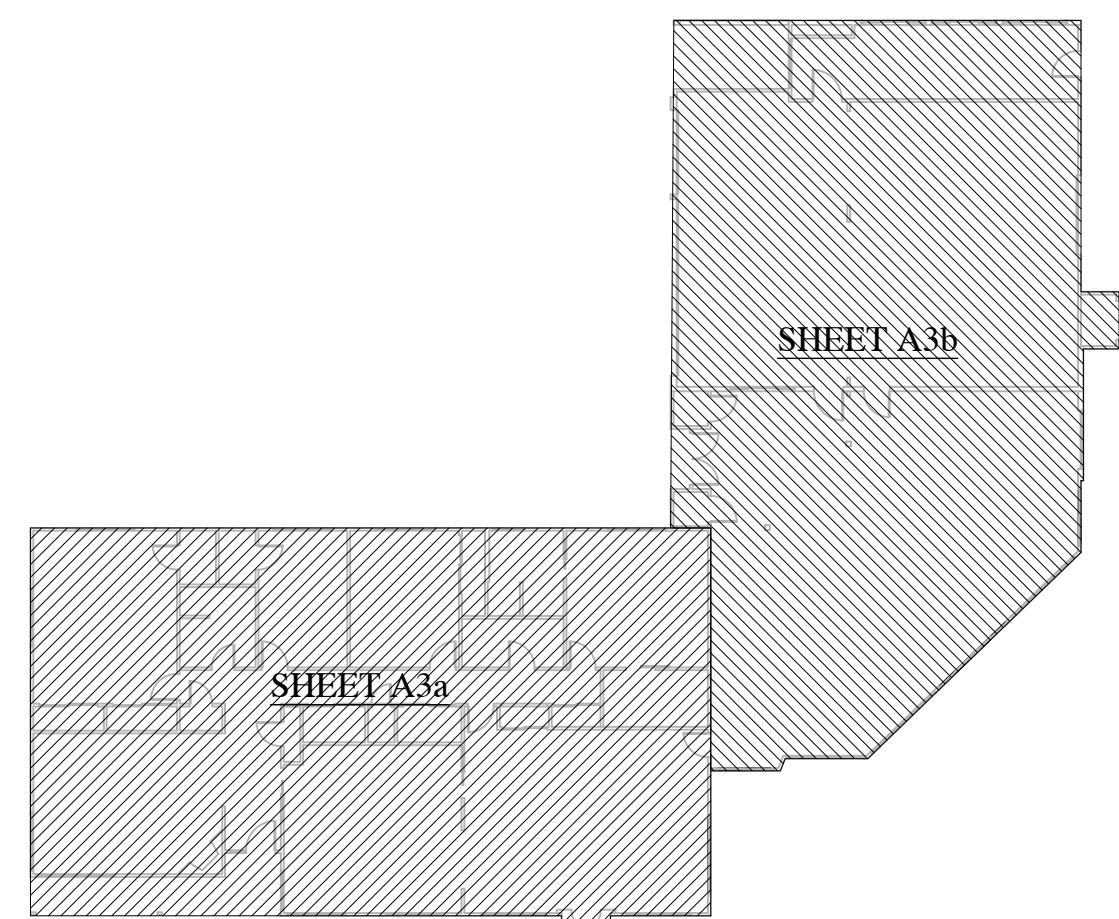
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PLAN LEGEND:



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Keas-Zhang Residence

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DRAWING TITLE:
OVERALL NEW FLOOR PLAN

PROJECT NO.
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OVERALL - NEW FLOOR PLAN



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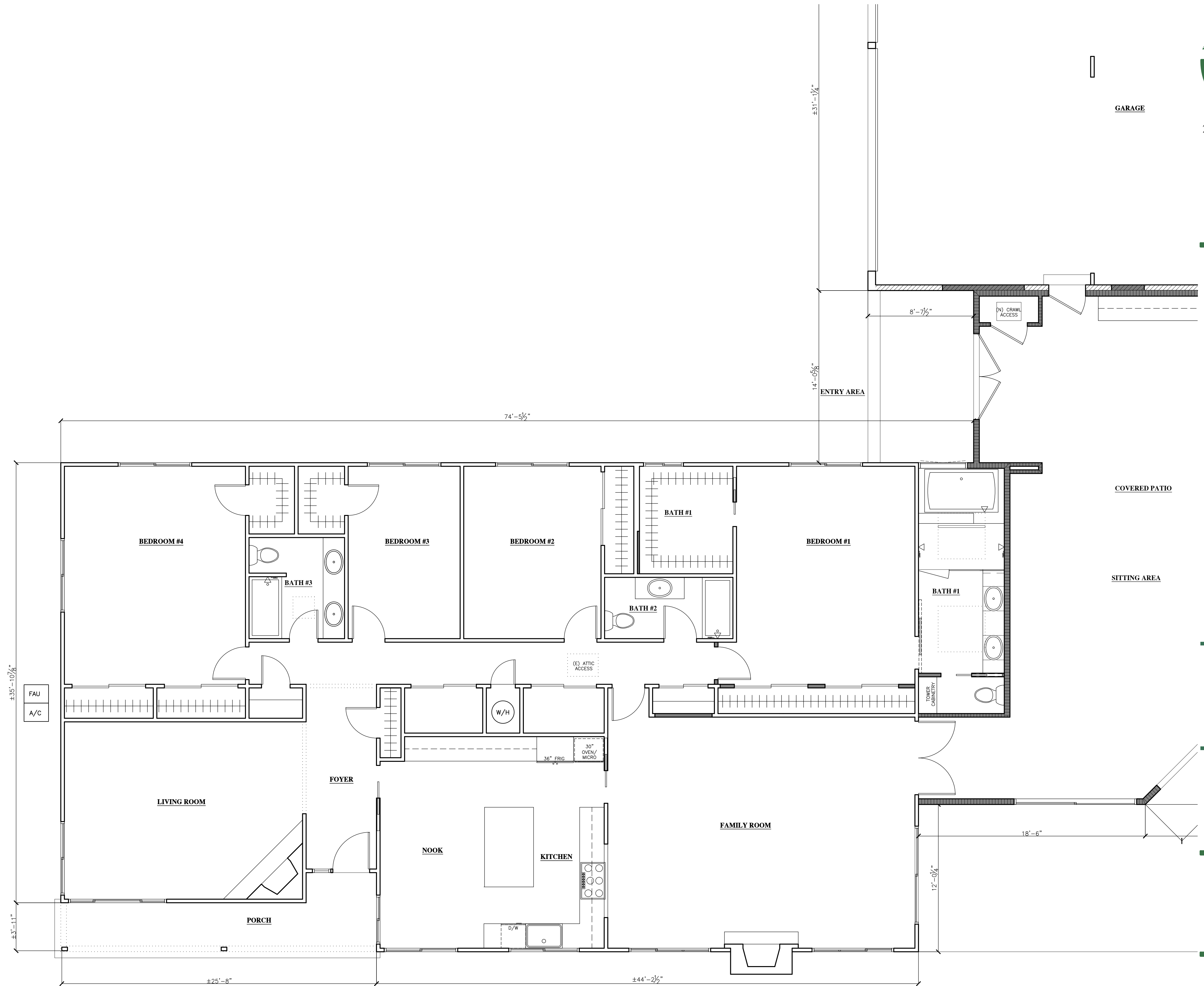
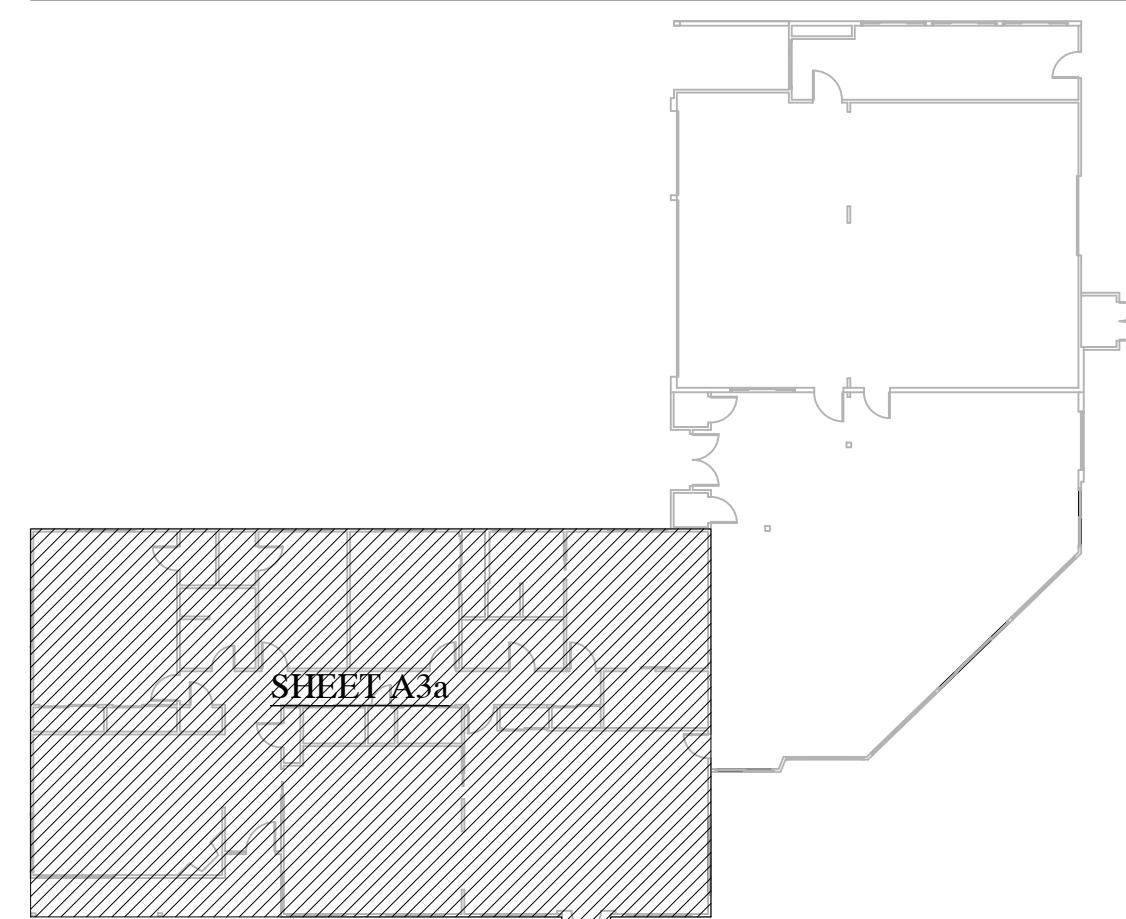
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PLAN LEGEND:



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DRAWING TITLE:
PARTIAL NEW FLOOR PLAN

PROJECT NO.
6520



PARTIAL - NEW FLOOR PLAN

1/4" = 1'-0" 0 8'-0"



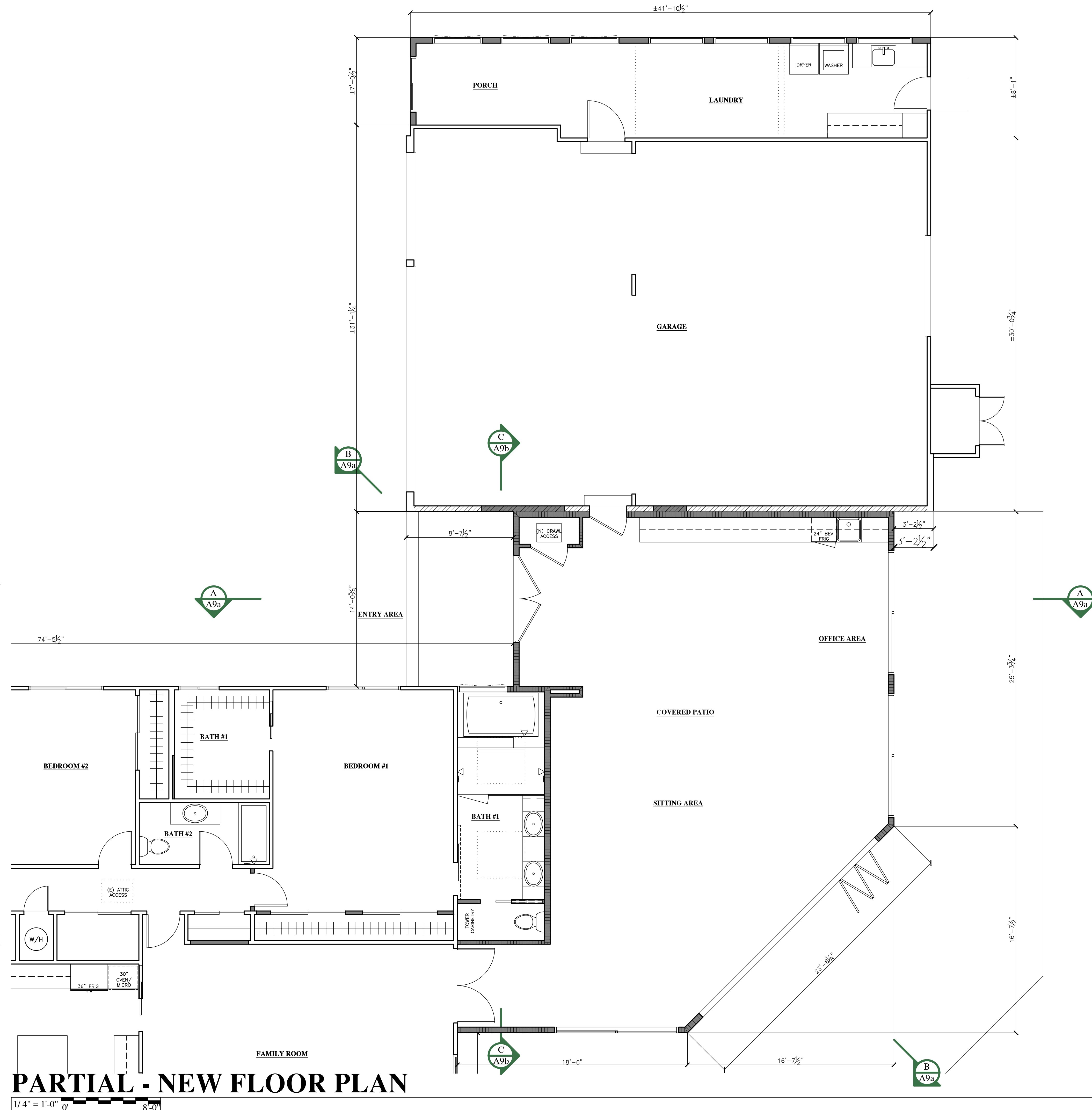
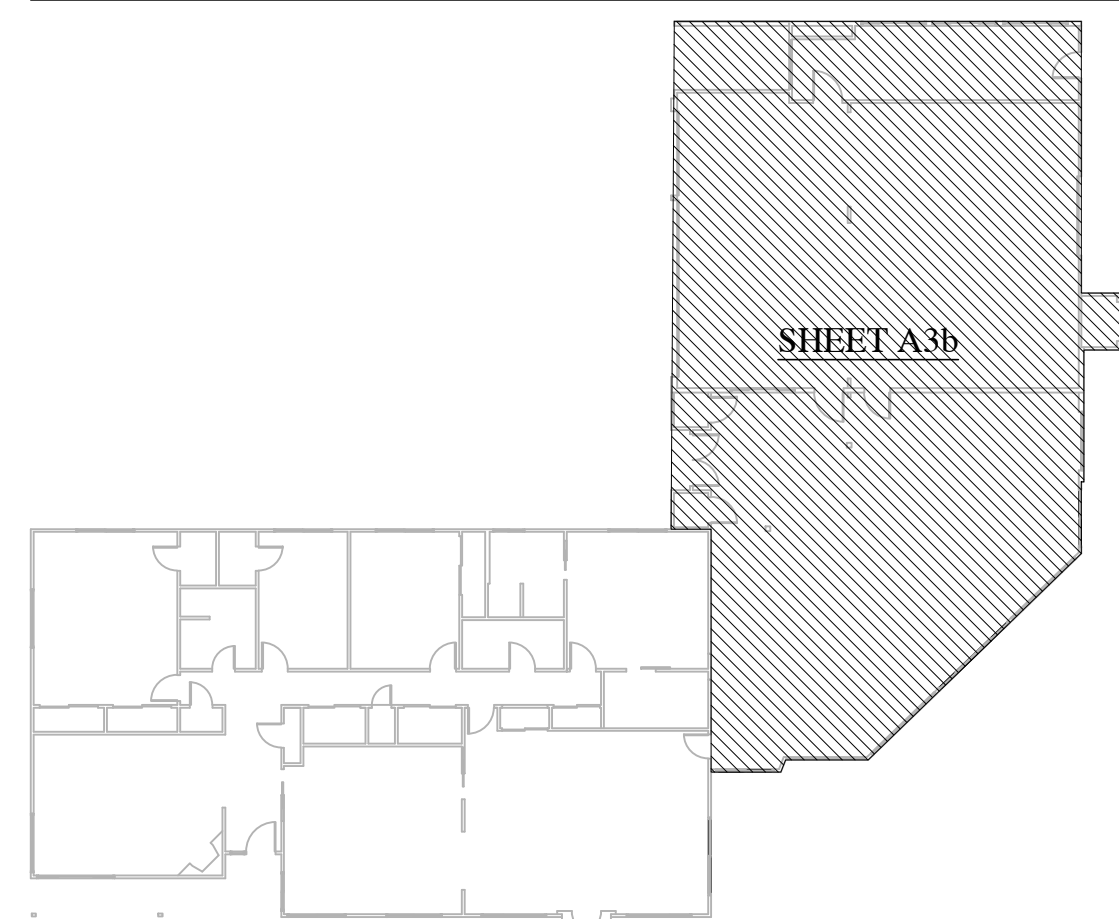
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PLAN LEGEND:



PARTIAL - NEW FLOOR PLAN
 1/4" = 1'-0" 8'-0"



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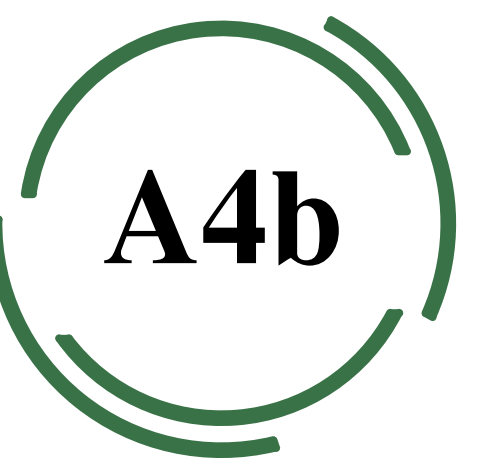


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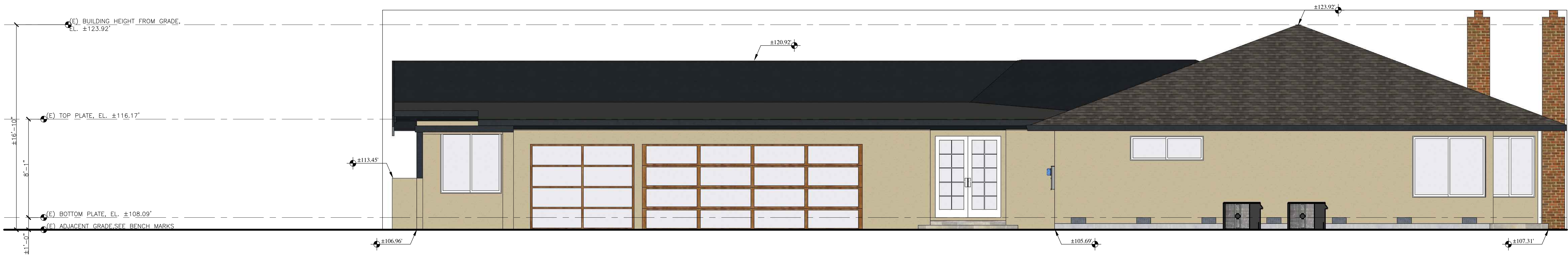
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EXISTING WEST (FRONT) ELEVATION

1/4" = 1'-0" 8'-0"



EXISTING NORTH (LEFT) ELEVATION

1/4" = 1'-0" 8'-0"

**NOT APPROVED
FOR
CONSTRUCTION**



PROJECT NAME:
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DRAWING TITLE:
**EXISTING
ELEVATIONS**

PROJECT NO.
6520



FINISH LEGEND:



(E) ASPHALT COMPOSITION SHINGLE ROOFING, NO PROPOSED CHANGES, REPAIR AS REQUIRED V.I.F.



(E) ROOF CAP SHEET ROOFING, NO PROPOSED CHANGES, REPAIR AS REQUIRED V.I.F.



(E) PAINTED STEEL TOWELED CEMENT PLASTER SYSTEM, REPAIR AS REQUIRED V.I.F.



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EXISTING EAST (REAR) ELEVATION

1/4" = 1'-0"



EXISTING SOUTH (RIGHT) ELEVATION

1/4" = 1'-0"

**NOT APPROVED
FOR
CONSTRUCTION**



PROJECT NAME:
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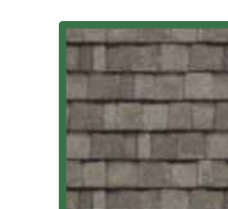
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**EXISTING
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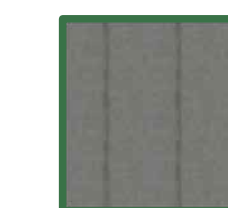
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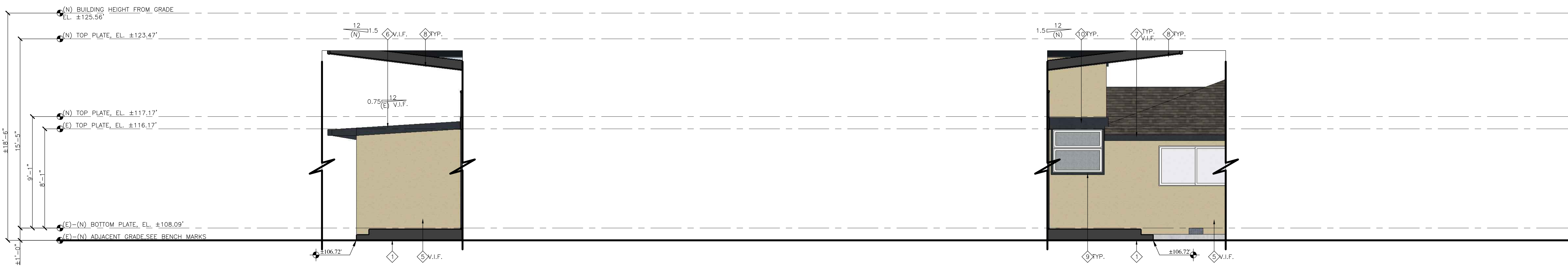


(E) PAINTED STEEL TOWELED CEMENT PLASTER SYSTEM, REPAIR AS REQUIRED V.I.F.



NEW WEST (FRONT) ELEVATION

1/4" = 1'-0" 8'-0"



NEW PORCH (LEFT SIDE) ELEVATION

1/4" = 1'-0" 8'-0"


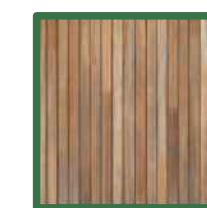
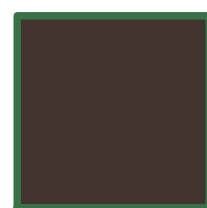


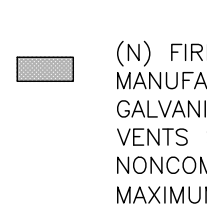
NEW PORCH (RIGHT SIDE) ELEVATION

1/4" = 1'-0" 8'-0"

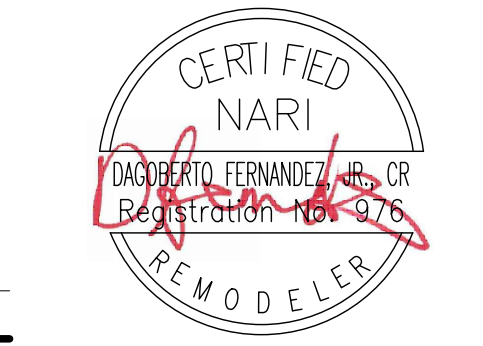
ELEVATION KEY NOTES:

- ◆ = KEY NOTE NUMBER FOR NOTES BELOW
- 1. (E) OR (N) GRADING V.I.F.
- A. CONTRACTOR SHALL FIELD VERIFY THE EXISTING/NEW GRADING OF THE SITE.
- B. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET (5%). WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10'-0" DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
- C. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- D. WATER SHALL SHED AWAY FROM ALL BUILDINGS ON THE PROPERTY, BUT NOT SHED ONTO ADJACENT PROPERTIES.
- 2. (N) SKYLIGHT(S), SEE SKYLIGHT SCHEDULE FOR MORE INFORMATION. THERE WILL BE NO PLUMBING VENT TERMINATIONS AT THE ROOF WITHIN 10 FEET (10'-0") FROM, OR NOT LESS THAN 3 FEET (3'-0") ABOVE ANY OPERABLE SKYLIGHTS V.I.F.
- 3. (E) BRICK CHIMNEY WITH (E) OR (N) REQUIRED SPARK ARRESTOR V.I.F.
- 4. FUTURE SOLAR PANELS (N.I.C.) PER CEC 110.10 (MINIMUM 250 S.F. ON A SOUTH/WESTERN SIDE ORIENTATION), KEEP AREA CLEAR OF ROOFING EYEBROW, MECHANICAL AND PLUMBING VENTS
- 5. REPAIR AND PAINT (E) STUCCO SIDING AS REQUIRED. V.I.F., SEE STUCCO NOTE UNDER LEGEND.
- 6. REPAIR (E) PAINTED 2x BARGE BOARD AS REQUIRED TO MATCH (E) V.I.F. TYPICAL U.N.O.
- 7. REPAIR (E) 2x FASCIA AND METAL GUTTER AS REQUIRED TO MATCH (E) V.I.F. TYPICAL U.N.O.
- 8. (N) PAINTED 2x12 FIRE RATED BARGE BOARD AND FASCIA WHERE OCCURS WITH PAINTED SHEET METAL DRIP EDGE AND SOFFITED EAVE WITH FIRE RATED STRIP VENTING, SEE RCP FOR ADDITIONAL INFO.
- 9. (N) PAINTED 2" WOOD WINDOW & DOOR TRIM TYPICAL, U.N.O.
- 10. (N) PAINTED CONTINUOUS 16" (TWO PIECE TRIM TO SUIT) WOOD BANDING WITH MIN. 1% SLOPE TYPICAL, U.N.O.
- 11. (E) OR (N) ADDRESS SIGNAGE PER CRC R319.1 V.I.F.:
 - A. (E) & (N) 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 ROAD FRONTING THE PROPERTY.
 - B. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
 - C. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS.
 - D. NUMBERS SHALL BE MINIMUM 4" (INCHES) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2" (0.5 INCH).
 - E. PROVIDE PHOTO-SENSOR CONNECTED LED BACKLIGHTING FOR EACH NUMBER.
 - F. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OF MEANS SHALL BE SUED TO IDENTIFY THE STRUCTURE.
- 12. (E) ELECTRICAL METER LOCATION V.I.F., SEE MEP PLANS FOR ADDITIONAL INFO.
- 13. (E) HEATING & A/C CONDENSER LOCATION V.I.F., SEE MEP PLANS FOR ADDITIONAL INFO.

FINISH LEGEND:

 (E) ASPHALT COMPOSITION SHINGLE ROOFING TO REMAIN V.I.F. NO PROPOSED CHANGES. REPAIR AS REQUIRED MANUFACTURER: CERTANTEED TYPE: PRESIDENTIAL SHAKE TL COLOR: COUNTRY GRAY SEE SHEET A8c FOR ADDITIONAL INFO.	 (E) T.P.O. ROOF CAP SHEET ROOFING, NO PROPOSED CHANGES. REPAIR AS REQUIRED V.I.F. MANUFACTURER: CERTANTEED COLOR: WHITE SEE SHEET A8c FOR ADDITIONAL INFO.	 (N) 6" V-GROOVE ALUMINUM VERTICAL SIDING AND EAVE SOFFIT MANUFACTURER: LONGBOARD TYPE: PLANKS COLOR: LIGHT NATURAL WALNUT (LNW) o/ 1 LAYER TYVEK HOUSE WRAP OR AN APPROVED EQUAL CLASS 'A' ASSEMBLY, ICC ES EVALUATION REPORT NO. ESR-4182, INSTALL PER MANUF. WARRANTY INSTRUCTIONS, SEE SHEET A8c FOR ADDITIONAL INFO.
 (N) STANDING SEAM METAL ROOF MANUFACTURER: AEP SPAN TYPE: 16" SPAN-LOCK HP METAL ROOFING COOL DURA TECH 5000 COLOR: MIDNIGHT BRONZE MIN CLASS A ASSEMBLY GAUGE, 22 VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND UES EVALUATION REPORT #0309. SEE SHEET D1 FOR ROOF DETAILS WHERE THE OCCUR. SEE SHEET A8c FOR ADDITIONAL INFO.	 (E) & (N) EXTERIOR PAINTED STUCCO COLOR MANUFACTURER: SHERWIN WILLIAMS COLOR: ANTLER VELVET SW9111 LRV: 43 (N) PAINTED STEEL TROWELED IGNITION RESISTANT CEMENT PLASTER SYSTEM TO MATCH W/ (E) ON HOME V.I.F. 7/8" CEMENT PLASTER O/ METAL LATH O/ 2 LAYERS GRADE 'D' OR BETTER BUILDING PAPER, 3 COAT SYSTEM WITH 26 ga. WEEP SCREED AT WALL BASE AT LEAST 4" ABOVE GRADE OR 2" ABOVE HARDSCAPE AND/OR REPAIR AND PAINT (E) STUCCO SIDING AS REQUIRED. V.I.F. SEE SHEET A8c FOR ADDITIONAL INFO.	 (E) & (N) EXTERIOR PAINTED TRIM COLOR MANUFACTURER: SHERWIN WILLIAMS COLOR: SEAL SKIN SW7675 LRV: 6 SEE KEYNOTES FOR ADDITIONAL TRIM INFO. SEE SHEET A8c FOR ADDITIONAL INFO.

NOT APPROVED FOR CONSTRUCTION



PROJECT NAME:
Keas-Zhang Residence

20840 Scenic Vista Dr.
San Jose, CA 95120

DRAWING TITLE:

NEW ELEVATIONS

PROJECT NO. 6520



PROJECT HISTORY:

2021.05.11
OWNER(S) APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
2023.06.21
PLANNING DEPARTMENT DESIGN & SITE APPROVAL DOCUMENTS



NEW NORTH (LEFT) ELEVATION

1/4" = 1'-0"






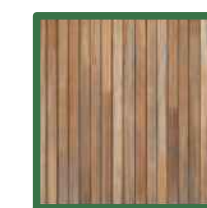

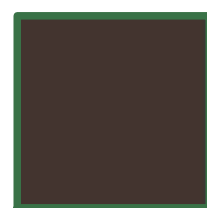
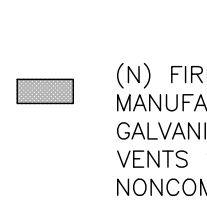
NEW EAST (REAR) ELEVATION

1/4" = 1'-0"

ELEVATION KEY NOTES:

- ◆ = KEY NOTE NUMBER FOR NOTES BELOW
- 1. (E) OR (N) GRADING V.I.F.
- A. CONTRACTOR SHALL FIELD VERIFY THE EXISTING/NEW GRADING OF THE SITE.
- B. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET (5%) WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10'-0" DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
- C. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- D. WATER SHALL SHED AWAY FROM ALL BUILDINGS ON THE PROPERTY, BUT NOT SHED ONTO ADJACENT PROPERTIES.
- 2. (N) SKYLIGHT(S), SEE SKYLIGHT SCHEDULE FOR MORE INFORMATION. THERE WILL BE NO PLUMBING VENT TERMINATIONS AT THE ROOF WITHIN 10 FEET (10'-0") FROM, OR NOT LESS THAN 3 FEET (3'-0") ABOVE ANY OPERABLE SKYLIGHTS V.I.F.
- 3. (E) BRICK CHIMNEY WITH (E) OR (N) REQUIRED SPARK ARRESTOR V.I.F.
- 4. FUTURE SOLAR PANELS (N.I.C.) PER CEC 110.10 (MINIMUM 250 S.F. ON A SOUTH/WESTERN SIDE ORIENTATION). KEEP AREA CLEAR OF ROOFING EYEBROW, MECHANICAL AND PLUMBING VENTS
- 5. REPAIR AND PAINT (E) STUCCO SIDING AS REQUIRED. V.I.F., SEE STUCCO NOTE UNDER LEGEND.
- 6. REPAIR (E) PAINTED 2x BARGE BOARD AS REQUIRED TO MATCH (E) V.I.F. TYPICAL U.N.O.
- 7. REPAIR (E) 2x FASCIA AND METAL GUTTER AS REQUIRED TO MATCH (E) V.I.F. TYPICAL U.N.O.
- 8. (N) PAINTED 2x12 FIRE RATED BARGE BOARD AND FASCIA WHERE OCCURS WITH PAINTED SHEET METAL DRIP EDGE AND SOFFITED EAVE WITH FIRE RATED STRIP VENTING, SEE RCP FOR ADDITIONAL INFO.
- 9. (N) PAINTED 2" WOOD WINDOW & DOOR TRIM TYPICAL, U.N.O.
- 10. (N) PAINTED CONTINUOUS 16" (TWO PIECE TRIM TO SUIT) WOOD BANDING WITH MIN. 1% SLOPE TYPICAL, U.N.O.
- 11. (E) OR (N) ADDRESS SIGNAGE PER CRC R319.1 V.I.F.
- A. (E) & (N) 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 ROAD FRONTING THE PROPERTY.
- B. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
- C. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS.
- D. NUMBERS SHALL BE MINIMUM 4" (INCHES) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2" (0.5 INCH).
- E. PROVIDE PHOTO-SENSOR CONNECTED LED BACKLIGHTING FOR EACH NUMBER.
- F. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OF MEANS SHALL BE SUED TO IDENTIFY THE STRUCTURE.
- 12. (E) ELECTRICAL METER LOCATION V.I.F., SEE MEP PLANS FOR ADDITIONAL INFO.
- 13. (E) HEATING & A/C CONDENSER LOCATION V.I.F., SEE MEP PLANS FOR ADDITIONAL INFO.

FINISH LEGEND:

 <p>(E) ASPHALT COMPOSITION SHINGLE ROOFING TO REMAIN V.I.F. NO PROPOSED CHANGES. REPAIR AS REQUIRED MANUFACTURER: CERTANTEED TYPE: PRESIDENTIAL SHAKE TL COLOR: COUNTRY GRAY SEE SHEET A8c FOR ADDITIONAL INFO.</p>	 <p>(E) T.P.O. ROOF CAP SHEET ROOFING, NO PROPOSED CHANGES. REPAIR AS REQUIRED V.I.F. MANUFACTURER: CERTANTEED COLOR: WHITE SEE SHEET A8c FOR ADDITIONAL INFO.</p>	 <p>(N) STANDING SEAM METAL ROOF MANUFACTURER: AEP SPAN TYPE: 16" SPAN-LOCK HP METAL ROOFING COOL DURA TECH 5000 COLOR: MIDNIGHT BRONZE MIN CLASS A ASSEMBLY GAUGE, 22 VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND UES EVALUATION REPORT #0309. SEE SHEET D1 FOR ROOF DETAILS WHERE THE OCCUR. SEE SHEET A8c FOR ADDITIONAL INFO.</p>	 <p>(N) 6" V-GROOVE ALUMINUM VERTICAL SIDING AND EAVE SOFFIT MANUFACTURER: LONGBOARD TYPE: PLANKS COLOR: LIGHT NATURAL WALNUT (LNW) o/ 1 LAYER TYVEK HOUSE WRAP OR AN APPROVED EQUAL CLASS 'A' ASSEMBLY, ICC ES EVALUATION REPORT NO. ESR-4182. INSTALL PER MANUF. WARRANTY INSTRUCTIONS, SEE SHEET A8c FOR ADDITIONAL INFO.</p>	 <p>(E) & (N) EXTERIOR PAINTED STUCCO COLOR MANUFACTURER: SHERWIN WILLIAMS COLOR: ANTLER VELVET SW9111 LRV: 43 (N) PAINTED STEEL TROWELED IGNITION RESISTANT CEMENT PLASTER O/ METAL LATH O/ 2 LAYERS GRADE 'D' OR BETTER BUILDING PAPER, 3 COAT SYSTEM WITH 26 ga. WEEP SCREED AT WALL BASE AT LEAST 4" ABOVE GRADE OR 2" ABOVE HARDSCAPE AND/OR REPAIR AND PAINT (E) STUCCO SIDING AS REQUIRED. V.I.F. SEE SHEET A8c FOR ADDITIONAL INFO.</p>	 <p>(E) & (N) EXTERIOR PAINTED TRIM COLOR MANUFACTURER: SHERWIN WILLIAMS COLOR: SEAL SKIN SW7675 LRV: 6 SEE KEYNOTES FOR ADDITIONAL TRIM INFO. SEE SHEET A8c FOR ADDITIONAL INFO.</p>	 <p>(N) FIRE RATED CRAWLSPACE VENTS AT (N) ADDITION. VENTS MANUFACTURED BY BRANDGUARD OR VULCAN. VENTS SHALL BE GALVANIZED #6"x14", WITH 64.90 SQ. IN. OF VENTILATION AREA. VENTS SHALL BE FULLY COVERED WITH METAL WIRE MESH OR NONCOMBUSTIBLE MATERIALS WITH MINIMUM 1/16" - 1/8" MAXIMUM OPENINGS. VENTS SHALL PLACED BE WITHIN 3'-0" OF CORNERS BUT NOT IN SHEAR WALLS UNLESS REINFORCED.</p>
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NOT APPROVED FOR CONSTRUCTION



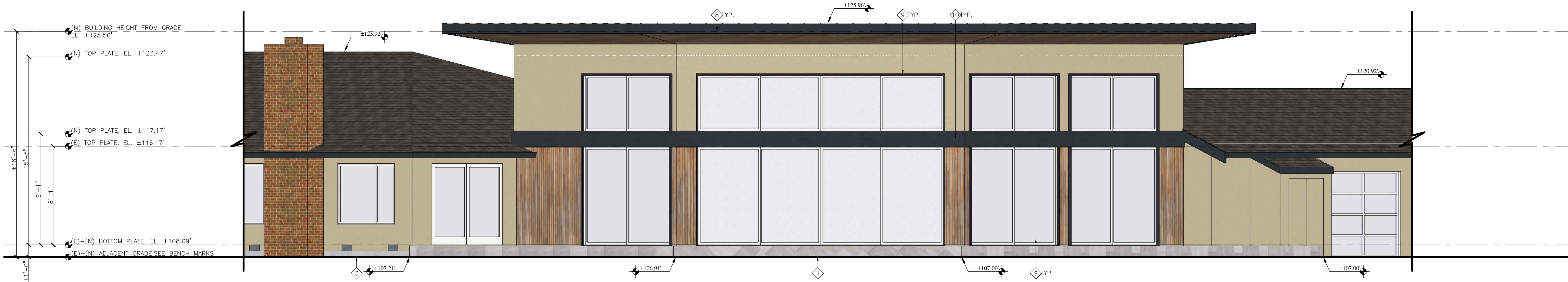
PROJECT NAME:
Keas-Zhang Residence

20840 Scenic Vista Dr.
San Jose, CA 95120

DRAWING TITLE:
NEW ELEVATIONS

PROJECT NO.
6520





NEW SOUTH-EAST (REAR-RIGHT) ELEVATION

1/4" = 1'-0"
0' 8'-0"



NEW SOUTH (RIGHT) ELEVATION


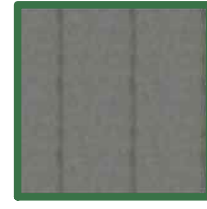
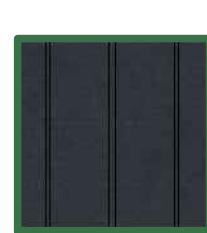


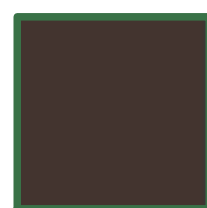
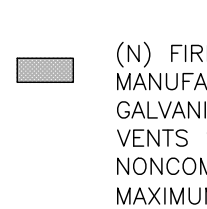
1/4" = 1'-0"
0' 8'-0"

ELEVATION KEY NOTES:

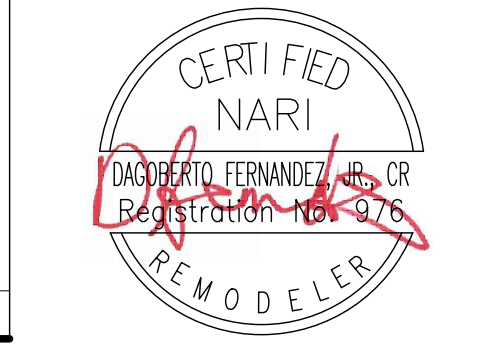
◆ = KEY NOTE NUMBER FOR NOTES BELOW

1. (E) OR (N) GRADING V.I.F.
- A. CONTRACTOR SHALL FIELD VERIFY THE EXISTING/NEW GRADING OF THE SITE.
- B. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET (5%). WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10'-0" DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
- C. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- D. WATER SHALL SHED AWAY FROM ALL BUILDINGS ON THE PROPERTY, BUT NOT SHED ONTO ADJACENT PROPERTIES.
2. (N) SKYLIGHT(S), SEE SKYLIGHT SCHEDULE FOR MORE INFORMATION. THERE WILL BE NO PLUMBING VENT TERMINATIONS AT THE ROOF WITHIN 10 FEET (10'-0") FROM, OR NOT LESS THAN 3 FEET (3'-0") ABOVE ANY OPERABLE SKYLIGHTS V.I.F.
3. (E) BRICK CHIMNEY WITH (E) OR (N) REQUIRED SPARK ARRESTOR V.I.F.
4. FUTURE SOLAR PANELS (N.I.C.) PER CEC 110.10 (MINIMUM 250 S.F. ON A SOUTH/WESTERN SIDE ORIENTATION), KEEP AREA CLEAR OF ROOFING EYEBROW, MECHANICAL AND PLUMBING VENTS
5. REPAIR AND PAINT (E) STUCCO SIDING AS REQUIRED. V.I.F., SEE STUCCO NOTE UNDER LEGEND.
6. REPAIR (E) PAINTED 2x BARGE BOARD AS REQUIRED TO MATCH (E) V.I.F. TYPICAL U.N.O.
7. REPAIR (E) 2x FASCIA AND METAL GUTTER AS REQUIRED TO MATCH (E) V.I.F. TYPICAL U.N.O.
8. (N) PAINTED 2x12 FIRE RATED BARGE BOARD AND FASCIA WHERE OCCURS WITH PAINTED SHEET METAL DRIP EDGE AND SOFFITED EAVE WITH FIRE RATED STRIP VENTING, SEE RCP FOR ADDITIONAL INFO.
9. (N) PAINTED 2" WOOD WINDOW & DOOR TRIM TYPICAL, U.N.O.
10. (N) PAINTED CONTINUOUS 16" (TWO PIECE TRIM TO SUIT) WOOD BANDING WITH MIN. 1% SLOPE TYPICAL, U.N.O.
11. (E) OR (N) ADDRESS SIGNAGE PER CRC R319.1 V.I.F.:
 - A. (E) & (N) 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 ROAD FRONTING THE PROPERTY.
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12. (E) ELECTRICAL METER LOCATION V.I.F., SEE MEP PLANS FOR ADDITIONAL INFO.
13. (E) HEATING & A/C CONDENSER LOCATION V.I.F., SEE MEP PLANS FOR ADDITIONAL INFO.

FINISH LEGEND:

 <p>(E) ASPHALT COMPOSITION SHINGLE ROOFING TO REMAIN V.I.F. NO PROPOSED CHANGES. REPAIR AS REQUIRED MANUFACTURER: CERTANTEED TYPE: PRESIDENTIAL SHAKE TL COLOR: COUNTRY GRAY SEE SHEET A8c FOR ADDITIONAL INFO.</p>	 <p>(E) T.P.O. ROOF CAP SHEET ROOFING, NO PROPOSED CHANGES. REPAIR AS REQUIRED V.I.F. MANUFACTURER: CERTANTEED COLOR: WHITE SEE SHEET A8c FOR ADDITIONAL INFO.</p>	 <p>(N) STANDING SEAM METAL ROOF MANUFACTURER: AEP SPAN TYPE: 16" SPAN-LOCK HP METAL ROOFING COOL DURA TECH 5000 COLOR: MIDNIGHT BRONZE MIN CLASS A ASSEMBLY GAUGE, 22 VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND UES EVALUATION REPORT #0309. SEE SHEET D1 FOR ROOF DETAILS WHERE THE OCCUR. SEE SHEET A8c FOR ADDITIONAL INFO.</p>	 <p>(N) 6" V-GROOVE ALUMINUM VERTICAL SIDING AND EAVE SOFFIT MANUFACTURER: LONGBOARD TYPE: PLANKS COLOR: LIGHT NATURAL WALNUT (LNW) o/ 1 LAYER TYVEK HOUSE WRAP OR AN APPROVED EQUAL CLASS 'A' ASSEMBLY, ICC ES EVALUATION REPORT NO. ESR-4182. INSTALL PER MANUF. WARRANTY INSTRUCTIONS, SEE SHEET A8c FOR ADDITIONAL INFO.</p>	 <p>(E) & (N) EXTERIOR PAINTED STUCCO COLOR MANUFACTURER: SHERWIN WILLIAMS COLOR: ANTLER VELVET SW9111 LRV: 43 (N) PAINTED STEEL TROWELED IGNITION RESISTANT CEMENT PLASTER SYSTEM TO MATCH W/ (E) ON HOME V.I.F. 7/8" CEMENT PLASTER O/ METAL LATH O/ 2 LAYERS GRADE 'D' OR BETTER BUILDING PAPER, 3 COAT SYSTEM WITH 26 ga. WEEP SCREED AT WALL BASE AT LEAST 4" ABOVE GRADE OR 2" ABOVE HARDSCAPE AND/OR REPAIR AND PAINT (E) STUCCO SIDING AS REQUIRED. V.I.F. SEE SHEET A8c FOR ADDITIONAL INFO.</p>	 <p>(E) & (N) EXTERIOR PAINTED TRIM COLOR MANUFACTURER: SHERWIN WILLIAMS COLOR: SEAL SKIN SW7675 LRV: 6 SEE KEYNOTES FOR ADDITIONAL TRIM INFO. SEE SHEET ABC FOR ADDITIONAL INFO.</p>	 <p>(N) FIRE RATED CRAWLSPACE VENTS AT (N) ADDITION. VENTS MANUFACTURED BY BRANDGUARD OR VULCAN. VENTS SHALL BE GALVANIZED #6"x14", WITH 64.90 SQ. IN. OF VENTILATION AREA. VENTS SHALL BE FULLY COVERED WITH METAL WIRE MESH OR NONCOMBUSTIBLE MATERIALS WITH MINIMUM 1/16" - 1/8" MAXIMUM OPENINGS. VENTS SHALL PLACED BE WITHIN 3'-0" OF CORNERS BUT NOT IN SHEAR WALLS UNLESS REINFORCED.</p>
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NOT APPROVED FOR CONSTRUCTION



PROJECT NAME:
Keas-Zhang Residence

20840 Scenic Vista Dr.
San Jose, CA 95120

DRAWING TITLE:
NEW ELEVATIONS

PROJECT NO.
6520





2188 Ringwood Avenue
San Jose, CA 95131

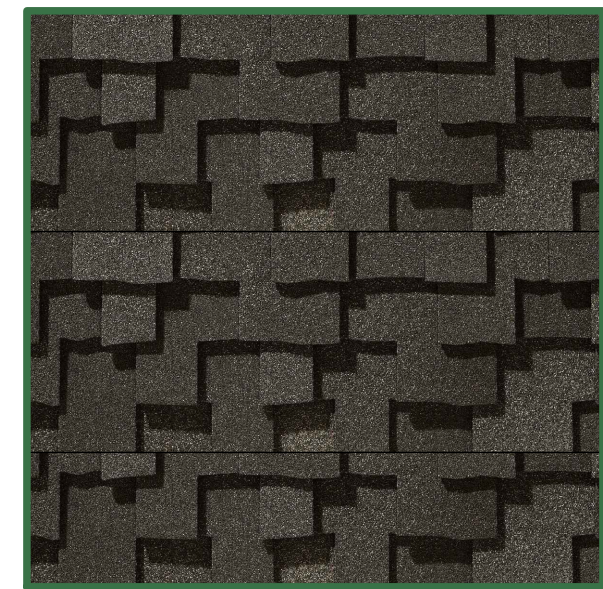
(408) 432-1402
Fax: 432-1410

WEB SITE
fernandez-designs.com

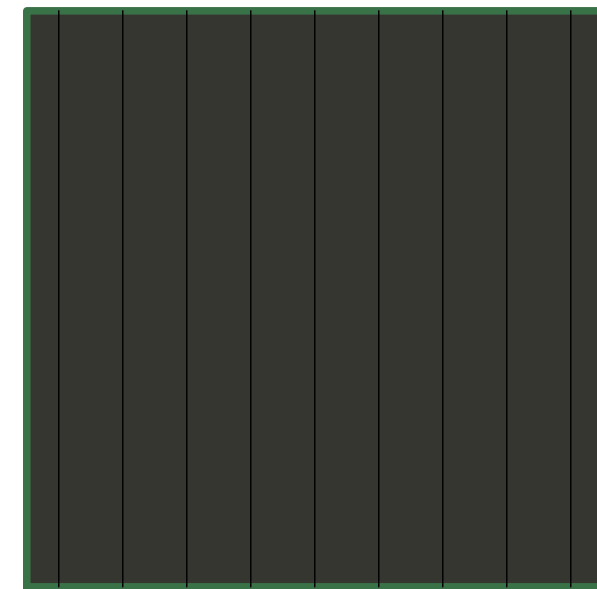
© FERNANDEZ DESIGNS & BUILDERS INC.

PROJECT HISTORY:

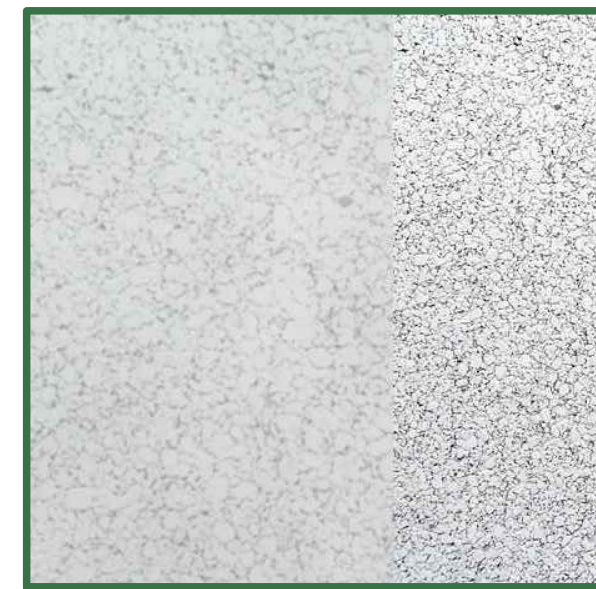
2021.05.11
OWNER(S) APPROVAL OF DESIGN
DEVELOPMENT DRAWINGS
2023.06.21
PLANNING DEPARTMENT DESIGN &
SITE APPROVAL DOCUMENTS



1 (E) ASPHALT COMPOSITION SHINGLE ROOFING TO REMAIN V.I.F.
NO PROPOSED CHANGES. REPAIR AS REQUIRED
MANUFACTURER: CERTAINTEED
TYPE: PRESIDENTIAL SHAKE TL
COLOR: COUNTRY GRAY
LRV: 21
(NOTE: THERE IS NO LRV NO. AVAILABLE FROM THE MANUFACTURER FOR THIS SPECIFIC
PRODUCT. LRV 21 IS BASED ON A SIMILAR ROOF PRODUCT WITH THE SAME COLOR
NAME).
WEB SITE LINK:
[HTTPS://WWW.CERTAINTEED.COM/RESIDENTIAL-ROOFING/PRODUCTS/PRESIDENTIAL-SHAKE-TL/](https://www.certainteed.com/residential-roofing/products/presidential-shake-tl/)



2 (N) STANDING SEAM METAL ROOF
MANUFACTURER: AEP SPAN
TYPE: 16" SPAN-LOCK HP METAL ROOFING
COOL DURA TECH 5000
COLOR: MIDNIGHT BRONZE
LRV: 7
WEB SITE LINK:
[HTTPS://WWW.AEPSPAN.COM/PRODUCT/SPAN-LOK-HP-METAL-ROOFING/](https://www.aepspan.com/product/span-lok-hp-metal-roofing/)



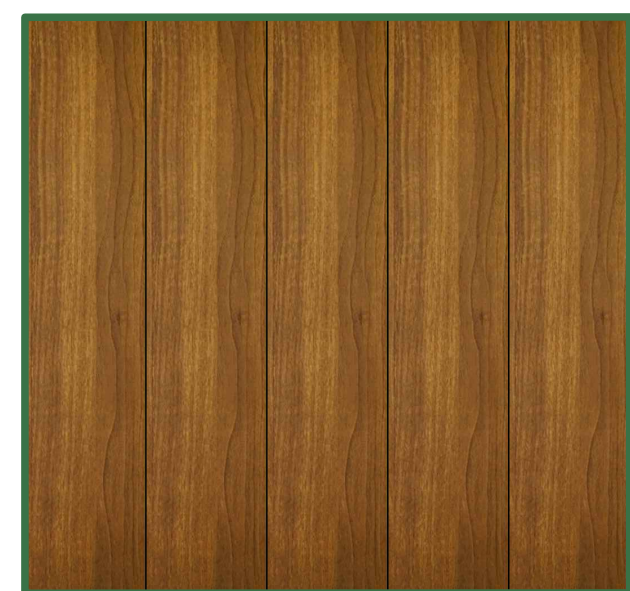
3 (E) T.P.O. CAP SHEET ROOFING TO REMAIN V.I.F.
NO PROPOSED CHANGES. REPAIR AS REQUIRED
MANUFACTURER: CERTAINTEED
TYPE: FLINTLATIC
COLOR: WHITE
LRV: THERE IS NO LRV NO. AVAILABLE FROM THE MANUFACTURER FOR THIS PRODUCT.
WEB SITE LINK:
[HTTPS://WWW.CERTAINTEED.COM/COMMERCIAL-ROOFING/FLINTLATIC-SA/](https://www.certainteed.com/commercial-roofing/flintlastic-sa/)



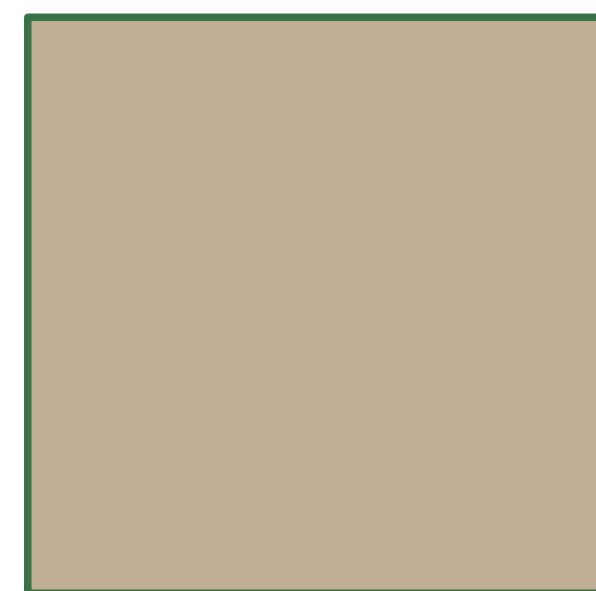
4 (N) DOOR & WINDOW FRAMES
MANUFACTURER: MILGARD
TYPE: A250 THERMALLY IMPROVED ALUMINUM
COLOR: BRONZE ANODIZED
LRV: THERE IS NO LRV NO. AVAILABLE FROM THE MANUFACTURER FOR THIS PRODUCT.
WEB SITE LINK:
[HTTPS://WWW.MILGARD.COM/ALUMINUM](https://www.milgard.com/aluminum)



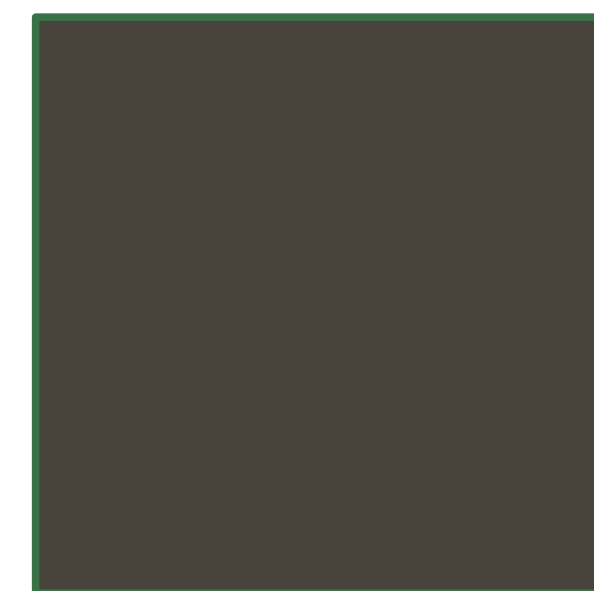
4 (E) WINDOW FRAMES
NO PROPOSES CHANGES. TO REMAIN
MANUFACTURER: MILGARD
TYPE: V250 STYLE LINE® SERIES
COLOR: WHITE
LRV: THERE IS NO LRV NO. AVAILABLE FROM THE MANUFACTURER FOR THIS PRODUCT.
WEB SITE LINK:
[HTTPS://WWW.MILGARD.COM/WINDOWS/V250](https://www.milgard.com/windows/v250)



5 (N) 6" V-GROOVE ALUMINUM VERTICAL AND EAVE SOFFIT SIDING
MANUFACTURER: LONGBOARD
TYPE: PLANKS
COLOR: LIGHT NATURAL WALNUT (LNW)
LRV: THERE IS NO LRV NO. AVAILABLE FROM THE MANUFACTURER FOR THIS PRODUCT.
WEB SITE:
[HTTPS://LONGBOARDPRODUCTS.COM/EXTERIOR-PRODUCTS/CLADDING/TONGUE-GROOVE-PLANKS](https://longboardproducts.com/exterior-products/cladding/tongue-groove-planks)



6 (E) & (N) EXTERIOR PAINTED STUCCO COLOR
MANUFACTURER: SHERWIN WILLIAMS
COLOR: ANTLER VELVET SW9111
LRV: 43
WEB SITE LINK:
[HTTPS://WWW.SHERWIN-WILLIAMS.COM/EN-US/COLOR/COLOR-FAMILY/WHITE-PAINT-COLORS/SW9111-ANTLER-VELVET](https://www.sherwin-williams.com/en-us/color/color-family/white-paint-colors/sw9111-antler-velvet)



6 (E) & (N) EXTERIOR PAINTED STUCCO COLOR
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SEAL SKIN SW7675
LRV: 6
WEB SITE LINK:
[HTTPS://WWW.SHERWIN-WILLIAMS.COM/EN-US/COLOR/COLOR-FAMILY/WHITE-PAINT-COLORS/SW7675-SEAL-SKIN](https://www.sherwin-williams.com/en-us/color/color-family/white-paint-colors/sw7675-seal-skin)



7 (E) & (N) C.M.U. BLOCK RETAINING WALLS
COLOR: UNFINISHED GRAY
LRV: NO KNOWN LRV No. CAN BE FOUND

**NOT APPROVED
FOR
CONSTRUCTION**

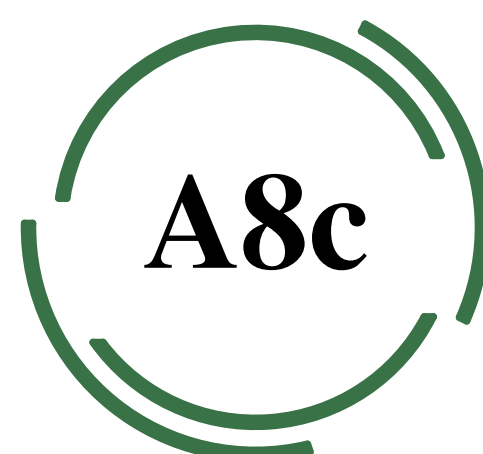


**PROJECT NAME:
Keas-Zhang
Residence**

20840 Scenic Vista Dr.
San Jose, CA 95120

**DRAWING TITLE:
COLOR-MATERIALS
BOARD**

**PROJECT NO.
6520**





PERSPECTIVE REAR



PERSPECTIVE GREAT ROOM DOOR



PERSPECTIVE REAR - LEFT



PERSPECTIVE FRONT - LEFT



PERSPECTIVE REAR - RIGHT



PERSPECTIVE RIGHT



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Fax: 432-1410

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PROJECT HISTORY:

2021.05.11
OWNER(S) APPROVAL OF DESIGN
DEVELOPMENT DRAWINGS
2023.06.21
PLANNING DEPARTMENT DESIGN &
SITE APPROVAL DOCUMENTS

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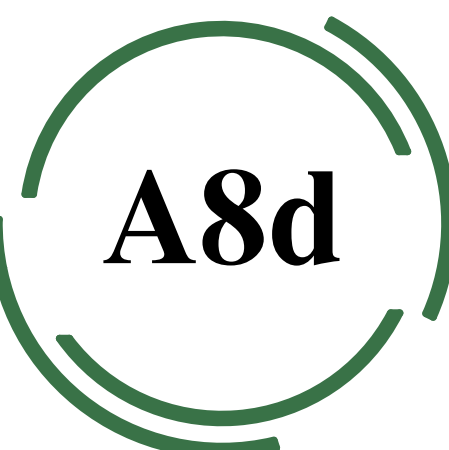
PROJECT NAME:
**Keas-Zhang
Residence**

20840 Scenic Vista Dr.
San Jose, CA 95120

DRAWING TITLE:

EXTERIOR
PERSPECTIVES

PROJECT NO.
6520





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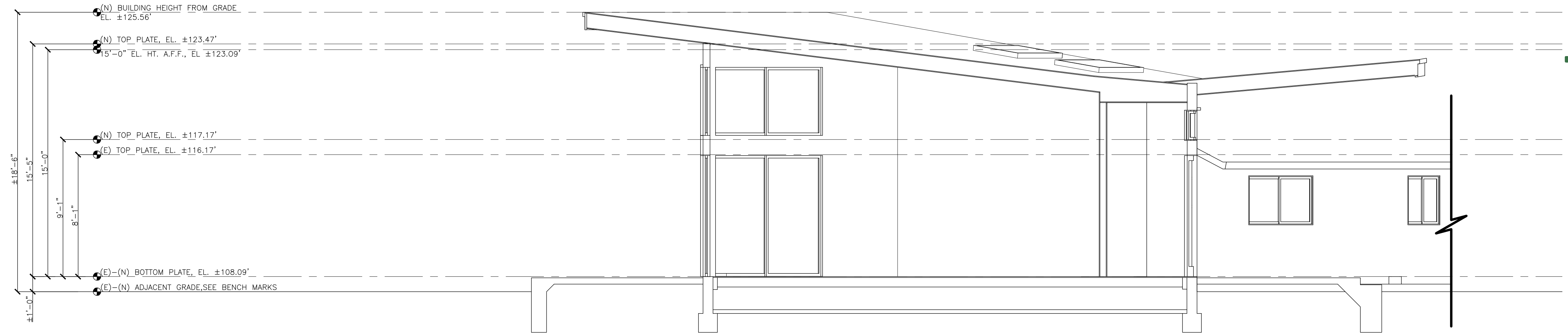
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2021.05.11
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PLANNING DEPARTMENT DESIGN &
SITE APPROVAL DOCUMENTS



CROSS SECTION A-A

1/4" = 1'-0" 0' 8'-0"

**NOT APPROVED
FOR
CONSTRUCTION**



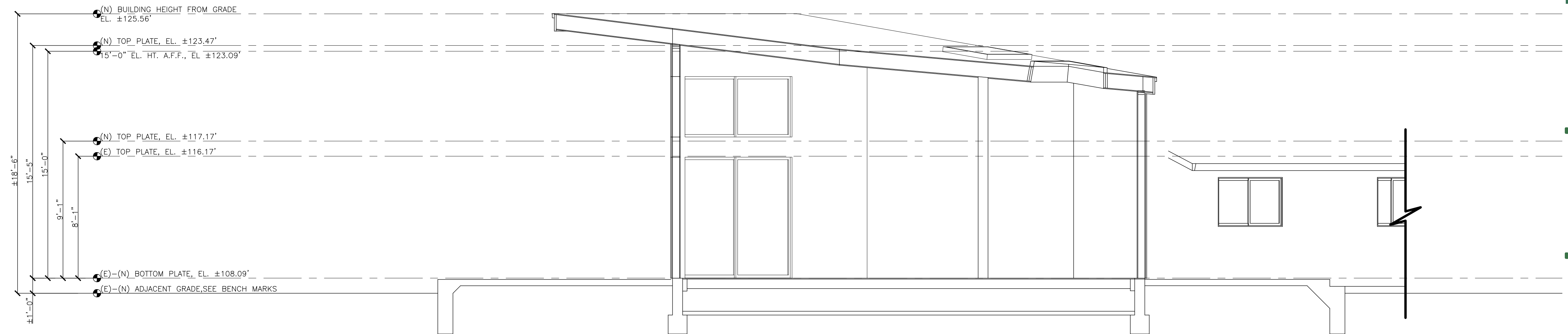
PROJECT NAME:

**Keas-Zhang
Residence**

20840 Scenic Vista Dr.
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**CROSS SECTIONS
DRAWING TITLE:**

**PROJECT NO.
6520**



CROSS SECTION B-B

1/4" = 1'-0" 0' 8'-0"





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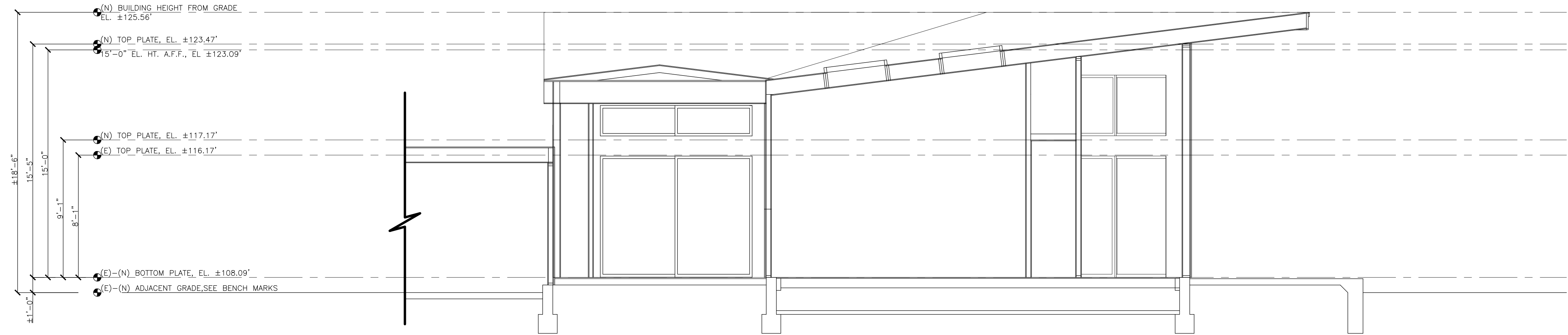
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PROJECT HISTORY:

2021.05.11
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PLANNING DEPARTMENT DESIGN &
SITE APPROVAL DOCUMENTS



CROSS SECTION C-C

1/4" = 1'-0" 8'-0"

**NOT APPROVED
FOR
CONSTRUCTION**

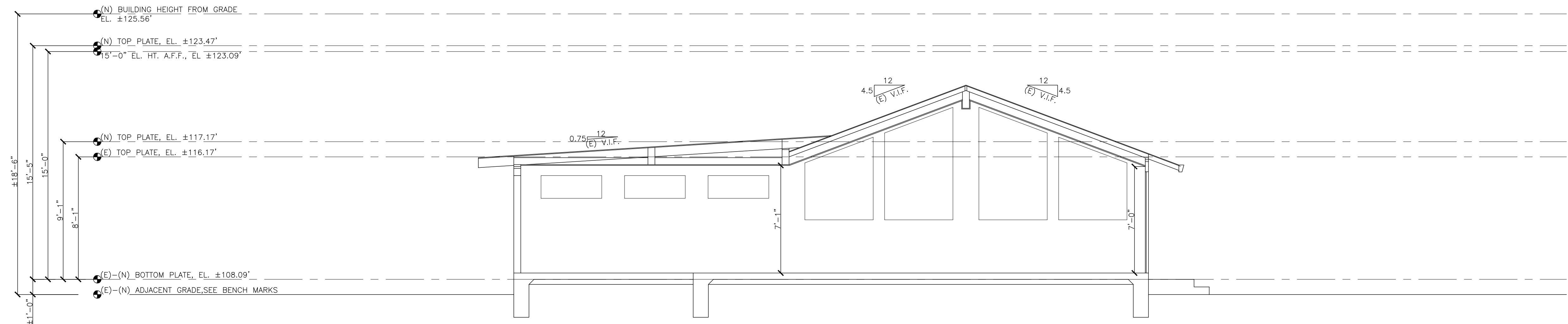


PROJECT NAME:

**Keas-Zhang
Residence**

20840 Scenic Vista Dr.
San Jose, CA 95120

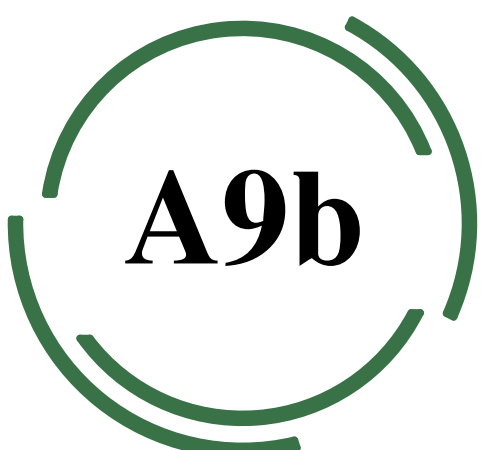
**CROSS SECTIONS
DRAWING TITLE:**



CROSS SECTION D-D

1/4" = 1'-0" 8'-0"

**PROJECT NO.
6520**



Curry Bros Tree Care

Arborist Report

139 Riviera Dr #111 Los Gatos, CA 95032
408-823-6430
treewalker38@yahoo.com

Client: Paul Keas
20840 Scenic Vista Dr
San Jose, CA
95120

pablo.keas@gmail.com

Date: 03/14/2023

On 03/08/2023, I, Sean Curry, was asked by Paul Keas to do an arborist report of a Brazilian pepper tree (*Schinus terebinthifolia*) at 20840 Scenic Vista Drive in San Jose, CA.

Owner Request: Tree preservation

Basic Tree Info:

- 1) Brazilian pepper tree (*Schinus terebinthifolia*)
Crown spread: approx. 16 feet
Diameter at breast height: 16 inches
Height: approx. 18 feet
Overall Health: Good

Arborist Observations:

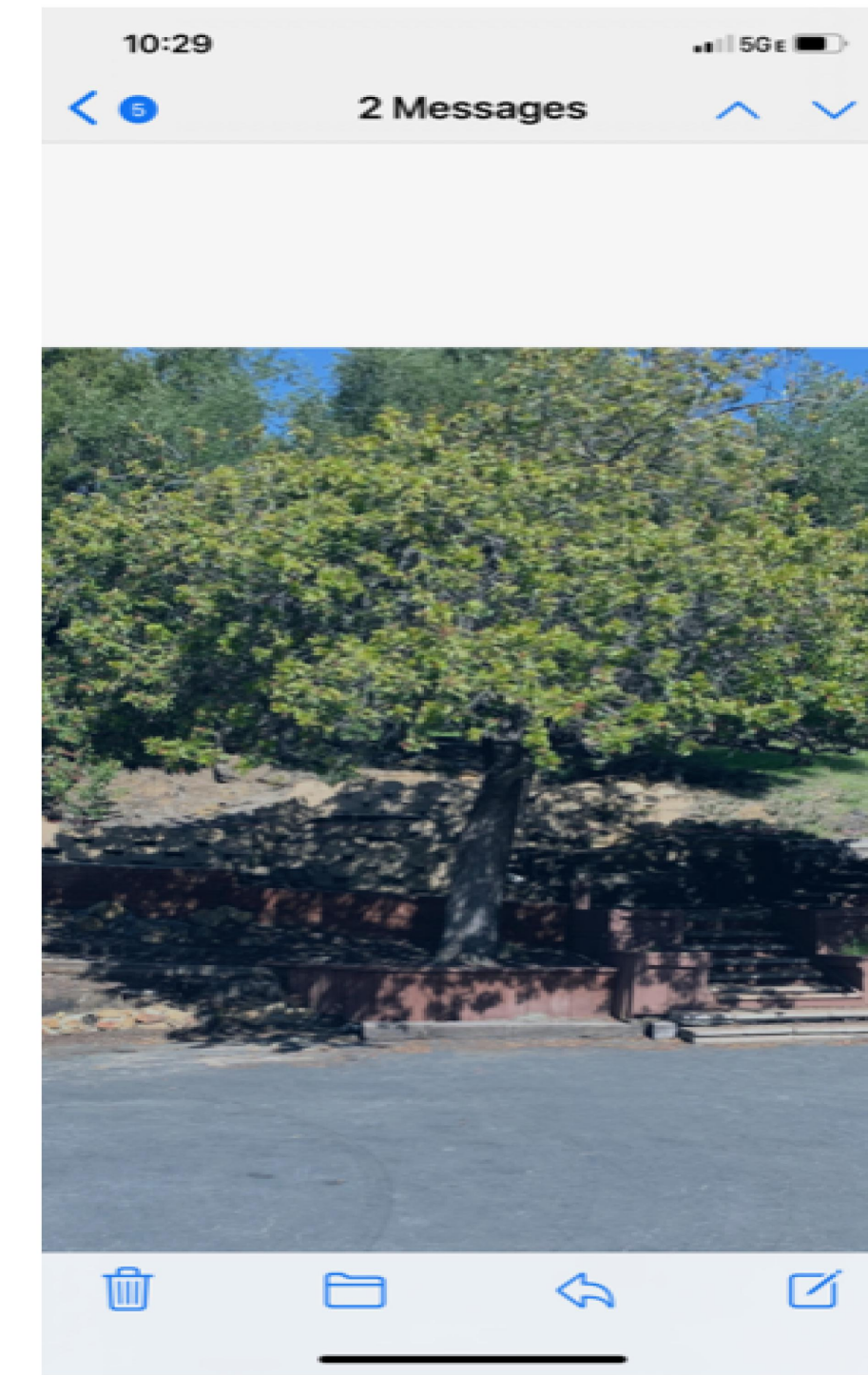
There is a retaining wall being installed at the edge of the dripline of the tree. The grade of the tree is significantly lower than the location of the proposed retaining wall, therefore none of the roots in the area should be affected as long as tree protection specifications are followed and soil compaction is minimized.

Tree Protection Specifications

The trees should be protected with 2x4 boards draped around the trunk with snow fencing to hold the boards in place (see attached pic). Within the tree protection zone (TPZ), the contractor shall adhere to the following requirements, including but not limited to:

1. No stockpiling or storage of any material, debris, or soil
2. No storage of any construction equipment

3. No vehicular access unless the vehicle is a rubber-tired or rubber-tracked excavator, coupled with the use of plywood tracks to drive over to minimize soil compaction
4. No disturbance of soil or grade changes
5. No objects of any kind to be attached to tree trunks
6. Avoid injury to tree roots. When a ditching machine encounters roots smaller than 2", the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep burlap moist. Roots 2" or larger, when encountered, shall be reported immediately to the Project Arborist (Sean Curry), who will decide whether the contractor may cut the root as mentioned above or excavate by hand or with compressed air under the root. Root is to be protected throughout this process with dampened burlap.
7. Within the dripline, the first 12" of digging has to be done by hand.
8. If any additional site visits by certified arborist Sean Curry are required, a \$250 minimum charge per site visit will be assessed, with an additional charge of \$180/hour for all site visits that exceed one hour in length.



Brazilian pepper tree



Site Map



Board Protection Example

If you have any questions about this report, please contact: Sean Curry at (408) 823-6430.

Sincerely,

Sean Curry, Owner/Operator
Curry Bros Tree Care
18 years experience
ISA certified arborist we-10636a
LIC. #801089
Fully Insured, P.L.P.D., Workman's Comp
Member International Society of Arboriculture
An OSHA & ANSI Z133 Safety Compliant Firm



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PROJECT HISTORY:

- 2021.07.18
OWNER(S) APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
- 2022.06.28
PLANNING DEPARTMENT DESIGN REVIEW & SITE APPROVAL SET
- 2022.11.21
PLANS SET SENT TO LEA & BRAZE

NOT APPROVED FOR CONSTRUCTION



PROJECT NAME:
Keas-Zhang Residence

20840 Scenic Vista Dr.
San Jose, CA 95120

DRAWING TITLE:
ARBORIST REPORT

PROJECT NO.
6520





Prescriptive Landscaping Permit Application

Application Information
Project Applicant Information
Name: Paul Keas
Title:
Company:
Phone: 650 270 8890
Fax:
Email: pablo.keas@gmail.com
Address: 20840 Scenic Vista Dr
City: San Jose
State: California ZipCode: 95120
Property Owner Information: Same as Project Applicant? [X]

Landscape Professional Information
Name: Paul Keas
Title: Property Owner
Company: N/A
Phone: 650 270 8890
Fax:
Email: pablo.keas@gmail.com
Address: 20840 Scenic Vista Dr
City: San Jose
State: CA ZipCode: 95120
License/Certificate Name: N/A
License/Certificate Number: N/A
Expiration Date: N/A

Project Site Information
Name: 20840 Scenic Vista Dr.
Assessor Parcel Number (APN): 701-28-010
Address: 20840 Scenic Vista Dr.
City: San Jose
State: California ZipCode: 95120
Additional Information About Project Site
Project Type 1: rehabilitated
Project Type 2: Residential
Local Retail Water Purveyor: San Jose Water Company
Water Supply Type: [X] Potable [] Recycled [] Private Well
Will this project be irrigated with non-potable water? (select all that applies) [] Recycled water [] Rain Water [] Gray Water

Landscape Area Information About Project Site
LA: Total Landscape Area (sq. ft.): 1,800.00
Turf Area (sq. ft.): 0
Non-Turf Area (sq. ft.): 1800
SLA: Special Landscape Area (sq. ft.): 0
Description: None
WFS: Water Feature Surface Area (sq. ft.): 0
Description: None
Phase call: (408) 299-5770
Visit: Landscape Ordinance

0.55

MAWA Calculations
Reference Evapotranspiration (ETo) = 45.30 San Jose
Maximum Applied Water Allowance (MAWA) = (ETo*0.62)* (ETAF*LA) + ((1-ETAF)*SLA)
MAWA gallons per year: 27,805.14

PLANT LIST GUIDE
(A) Hydrozone Water Use Ranking: Hydrozone is defined as a portion of the landscape area having plants with similar water needs. Hydrozones shall be labeled as below:
1. HW = High Water Use Plants (Plant Factors of 0.7-1.0)
2. MW = Moderate Water Use Plants (Plant Factors of 0.4-0.6)
3. LW = Low Water Use Plants (Plant Factors of 0.1-0.3)
4. VLW = Very Low Water Use Plants (Plant Factors of 0.0-0.1)
(B) Plant in Hydrozone: Each plant in a hydrozone area must have a plant factor within the range of the water use ranking of the hydrozone. Water use rankings can be found in the agency Plant Water Use List, available online at Plant List. If your desired plant species is not found on the list, the agency will accept water use rankings established by the Sunset Western Garden Book published by Omnore House, 9th or subsequent editions. If the water use ranking of a plant species is in question, please indicate the plant species name and attach an explanation of the special circumstances.
(C) The Total Hydrozone Area should equal the Total Landscape Area.

Table with 4 columns: Plant List, Hydrozone # and Plant Description, Hydrozone Water Use Ranking (A), Plants in the Hydrozone (B), Hydrozone Area (sq. ft.). Rows 1-25.



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PROJECT HISTORY:

- 2021.07.18 OWNER(S) APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
2022.06.28 PLANNING DEPARTMENT DESIGN REVIEW & SITE APPROVAL SET
2022.11.21 PLANS SET SENT TO LEA & BRAZE

NOT APPROVED FOR CONSTRUCTION



PROJECT NAME:
Keas-Zhang Residence

20840 Scenic Vista Dr.
San Jose, CA 95120

DRAWING TITLE:
LANDSCAPE APPLICATION & NOTES

PROJECT NO.
6520

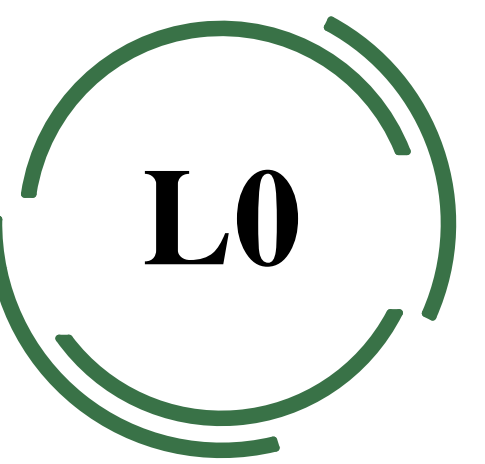


Table with 3 columns: Landscape Parameter, Requirements, Project Compliance. Rows include TURF, Non-Turf, Hydrozones, Irrigation System, Irrigation Schedule, Mulch and Compost, Plant Water Use, Plant List.

NOTE: For the purpose of this for landscape area includes all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Water Allowance calculation (MAWA). The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious landscapes, and other non-irrigated areas designated for non-development (e.g. open spaces and existing native vegetation.)

Select Definition
1) Landscape Project Type is divided into residential and non-residential projects. Residential landscape means landscapes surrounding single or multi-family homes. Non-residential landscape means landscapes in commercial, institutional, industrial, mixed use, and public settings that may have areas designated for recreation or public assembly.
2) Landscape Area (LA) includes all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, other pervious or non-pervious landscapes, and other non-irrigated areas designated for non-development.
3) Special Landscape Area (SLA) is an area of the landscape dedicated solely to edible plants, recreational areas (such as parks, sports fields, golf courses, and where turf provides a playing surface), areas irrigated all or in part with graywater or harvested rainwater, water features using only rainwater, areas irrigated with recycled water, or water features using recycled water.
4) Turf is defined as a ground cover surface of mowed grass such as Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, Tall fescue, Bermuda grass, kikuyu grass, Seashore Paspalum, St. Augustine grass, Zoysia grass, and Buffalo grass.
5) Water features is a design element where open water performs an aesthetic or recreational function. Water features may include artificial ponds, waterfalls, and fountains. The surface area of water features is included in the high water use hydrozone of the landscape area.
6) Plant Factor (PF) is a factor when multiplied by ETo, estimates the amount of water needed by plants. The plant factor used in the Hydrozone Table shall be from the County of Santa Clara Plant List, WUCOLS, or other sources allowed by the County of Santa Clara Planning Department. Plant factors (PF) shall be classified as follows:
Plant Factor Water Use Ranking
0.1 Very Low Water Use (VLW)
0.1 - 0.3 Low Water Use (LW)
0.4 - 0.6 Moderate Water Use (MW)
0.7 - 0.9 High Water Use (HW)
Cool season turf shall use a plant factor of 0.9 and warm season turf shall use a plant factor of 0.7
Hydrozone that mix water use rankings (i.e. low water use and moderate water use) shall use the higher plant factor
All water feature surface area shall be included in the high water use hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone.
7) Irrigation Efficiency (IE) is measurement of the amount of water beneficially used divided by the amount of water applied. Use the following irrigation efficiencies as appropriate for each hydrozone:
Irrigation Method Irrigation Efficiency
Drip System 0.81
Overhead Spray Devices (including rotors) 0.75
8) Estimated Total Water Allowance (ETWA) is the total amount of water used for the landscape. ETWA shall not exceed the Maximum Applied Water Allowance. The project's ETWA will be calculated based on the information you provide in the information Table and using the following formula:
ETWA = ETo * 0.62 * [(PF * HA)/IE] + SLA
Where:
ETo = The Reference Evapotranspiration for County of Santa Clara in inches per year
0.62 = Conversion Factor (gallons per square foot)
PF = Plant Factor
HA = Hydrozone Area (sq. ft.) without SLA
IE = Irrigation Efficiency, 0.81 for drip system and 0.75 for overhead spray devices (including rotors)
SLA = Special Landscape Area in square feet
9) Maximum Applied Water Allowance (MAWA) is the upper limit of annual applied water for the established landscape area. If you have a dedicated irrigation meter, you can check your water bill to make sure that you are not exceeding the MAWA for your site. The project's MAWA will be calculated based on the information you provide using the following formula:
MAWA = Eto * 0.62 X [(ETAF * LA) + (1-ETAF) * SLA]
Where:
ETo = The Reference Evapotranspiration for County of Santa Clara in inches per year
0.62 = Conversion Factor (gallons per square foot)
ETAF = Evapotranspiration Adjustment Factor, 0.55 for residential and 0.45 for non-residential areas; Note: you must select a Landscape Project Type in Project Summary.
LA = Total landscape area including special landscape area in square feet
SLA = Special Landscape Area in square feet
10) Low water use plants or climate appropriate plants are plants, shrubs, groundcovers, and tree species that, after a 3-year establishment period, will survive in the planting location and are irrigated as a low water use hydrozone. For a list of plants and their water use ranking, go to County of Santa Clara Plant List (www.sccgov.org/plantlist), or WUCOLS, or other sources allowed by the County of Santa Clara Planning Department.
Signatures
By signing my name below, I certify that the information provided in this application is, to the best of my knowledge, accurate and complete. I understand that any changes to the planned project will require an additional application. Additionally, I understand that in order to proceed with my "prescriptive" project application, I must receive approval from the County of Santa Clara Planning Department. I agree to stay within the Maximum Applied Water Allowance calculated above when irrigating this landscape.
Signature of Paul Keas 4/13/2023
Signature of property owner or authorized representative Date

PROJECT HISTORY:

2021.07.18
 OWNER(S) APPROVAL OF DESIGN
 DEVELOPMENT DRAWINGS
 2022.06.28
 PLANNING DEPARTMENT
 DESIGN REVIEW & SITE APPROVAL
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 2022.11.21
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NOT APPROVED FOR CONSTRUCTION

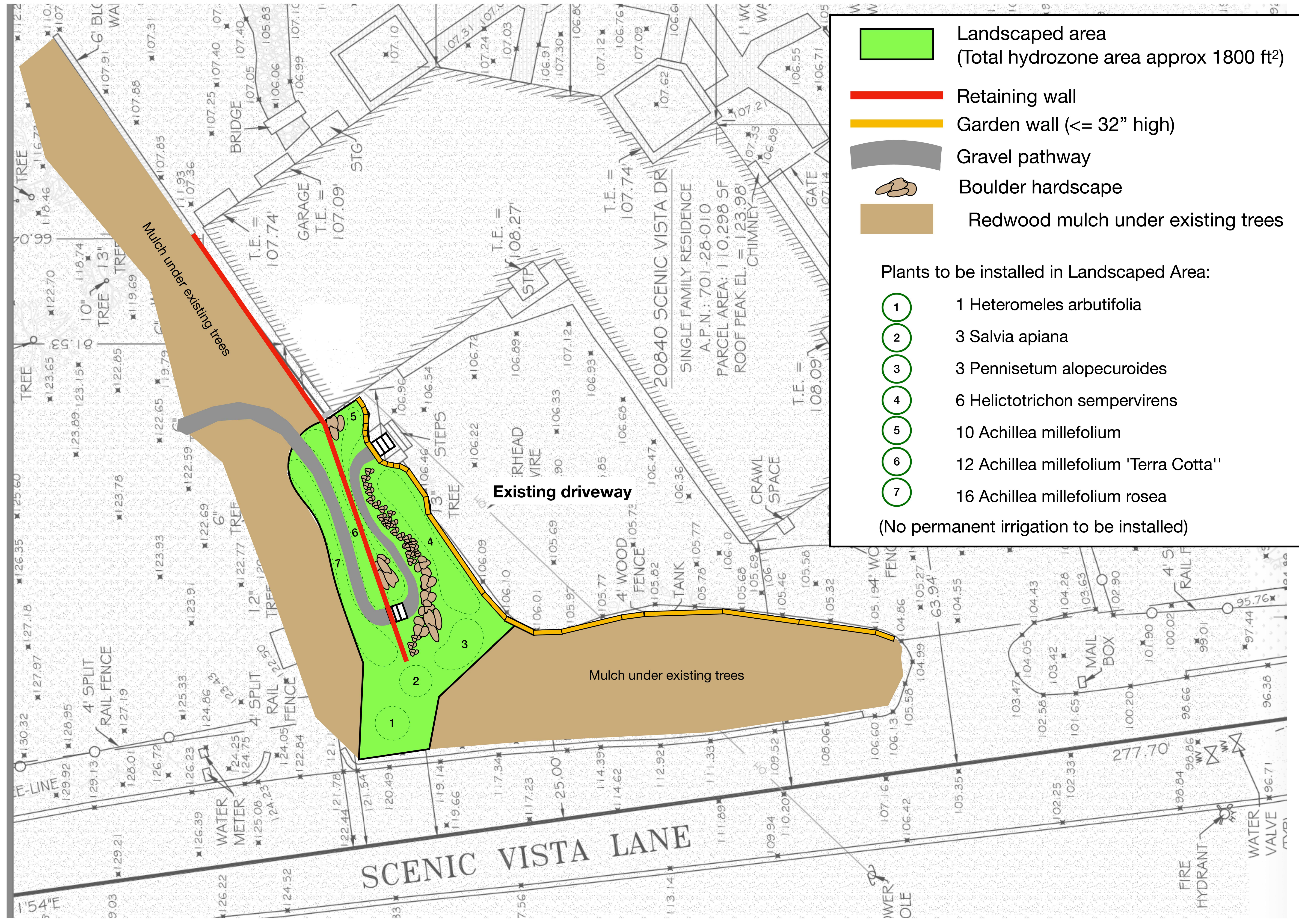


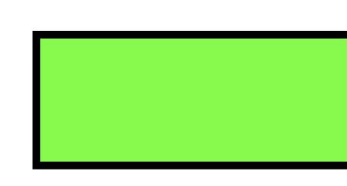





PROJECT NAME:
Keas-Zhang Residence

20840 Scenic Vista Dr.
 San Jose, CA 95120








DRAWING TITLE:
PARTIAL LANDSCAPE PLAN

PROJECT NO.
 6520

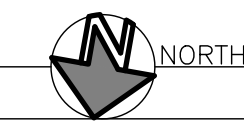


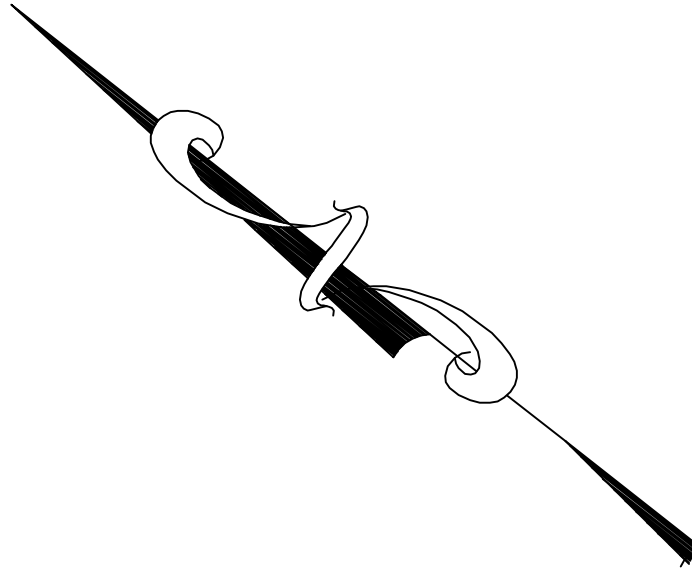
-  Landscaped area
(Total hydrozone area approx 1800 ft²)
-  Retaining wall
-  Garden wall (<= 32" high)
-  Gravel pathway
-  Boulder hardscape
-  Redwood mulch under existing trees

Plants to be installed in Landscaped Area:

-  1 Heteromeles arbutifolia
-  3 Salvia apiana
-  3 Pennisetum alopecuroides
-  6 Helictotrichon sempervirens
-  10 Achillea millefolium
-  12 Achillea millefolium 'Terra Cotta'
-  16 Achillea millefolium rosea

(No permanent irrigation to be installed)





LEGEND:

- PROPERTY LINE
- WOOD FENCE
- SPLIT-RAIL FENCE
- IRON FENCE
- OVERHEAD WIRES
- BUILDING
- WALL
- CONCRETE
- PAVEMENT
- BRICK
- ROCK
- TILE
- GRASS/ NATURAL GROUND
- WOOD
- SPOT ELEVATION
- TREE TRUNK, APPROXIMATE DIAMETER IN INCHES
- TREE DRIFLINE
- T. E. THRESHOLD ELEVATION

ABBREVIATIONS

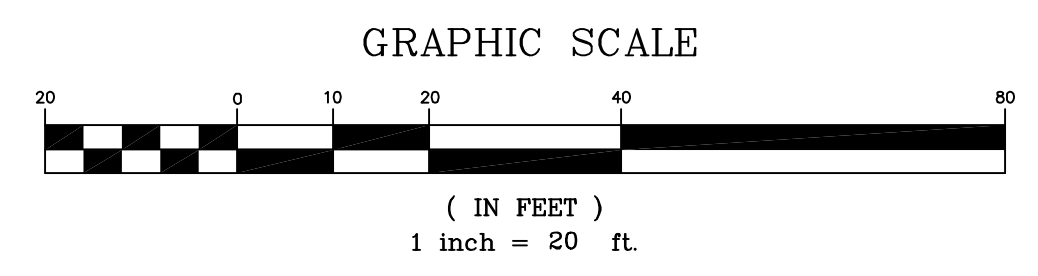
- A/C AIR CONDITIONING
- EL ELEVATION
- ELEC ELECTRIC
- ICV IRRIGATION CONTROL VALVE
- IF IRON FENCE
- NELY NORTHEASTERLY
- NWLY NORTHWESTERLY
- OH OVERHANG
- P/L PROPERTY LINE
- RET RETAINING
- SELY SOUTHEASTERLY
- SRF SOUTHWESTERLY
- SWLY SOUTHWESTERLY
- STG STORAGE
- STP STOOP
- TYP TYPICAL
- UTIL UTILITY
- WLY WESTERLY
- WF WOOD FENCE

LEGAL DESCRIPTION

PARCEL NO. 2 RECORD OF SURVEY RECORDED IN BOOK 144 PAGE 38 OF SANTA CLARA COUNTY RECORDS

SURVEYOR'S NOTES

1. PROJECT BENCHMARK: ELEVATIONS ARE ON ASSUMED DATUM.
2. ONLY TREES 6" AND ABOVE WERE LOCATED ON THIS SURVEY. SMALLER TREES AND SHRUBS ARE NOT SHOWN.
3. DISTANCES SHOWN HEREON AREA EXPRESSED IN FEET AND DECIMALS THEREOF.



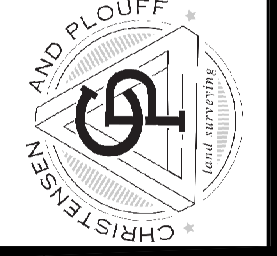
SURVEYOR'S CERTIFICATE

I, KACIE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013)
 I FURTHER CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF THE CLIENT.



KACIE A. PLOUFF, PLS 9013

CHRISTENSEN & PLOUFF
 LAND SURVEYING
 100 KIRKLAND STREET, SUITE 201
 LOS GATOS, CA 95030
 408-255-8784
 www.cplandsurveying.com



DATE: 02/20/2021
 DRAWING SCALE: 1"=20'
 PREPARED BY: KACIE PLOUFF
 APPROVED BY: KACIE PLOUFF
 FILE NAME: NCA-21-003-TOPOGRAPHIC SURVEY DR SAN JOSE.TPO

20840 SCENIC VISTA DR, SAN JOSE
 COUNTY OF SANTA CLARA
 STATE OF CALIFORNIA
 APN: 701-28-010

PROJECT:
 TOPOGRAPHIC SURVEY

PROJECT NO. NCA-21-003

SHEET NO. 1 OF 1

COUNTY OF SANTA CLARA

General Construction Specifications

GENERAL CONDITIONS

- 1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY SILICON VALLEY SOIL ENGINEERING, AND DATED 12-22-2020. THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS, 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS, IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.

GRADING

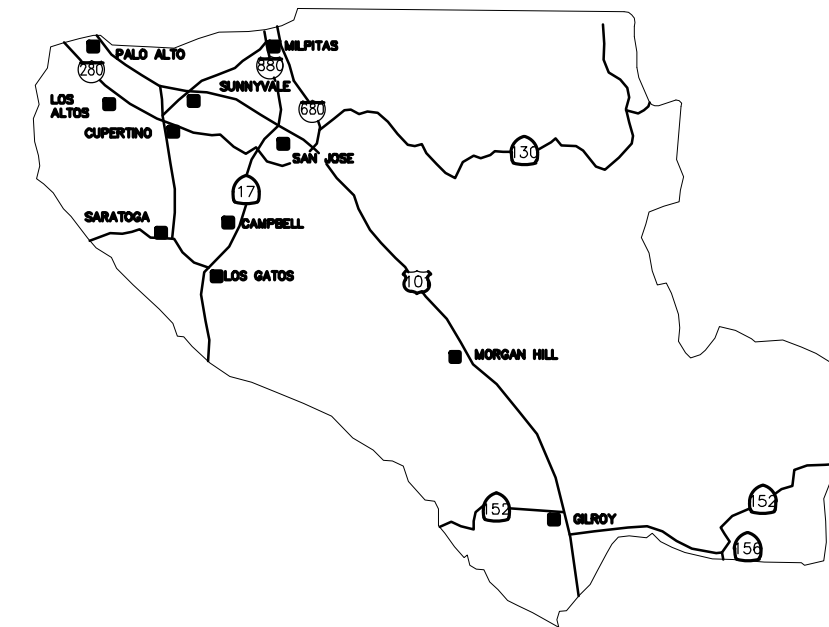
- 1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IT SHALL BE STRIPPED OF ALL VEGETATION TO A PROPER BOND WITH THE FILL MATERIAL. THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCHED AND THE FILL KEYED IN TO ACHIEVE STABILITY.

Table with 4 columns: LOCATION, CUT (CY), FILL (CY), VERT. DEPTH (0 FT). Rows include RESIDENCE, ACCESSORY STRUCTURE, POOL/HARDSCAPE, LANDSCAPE, DRIVEWAY, OFF-SITE IMPROVEMENTS, and TOTAL.

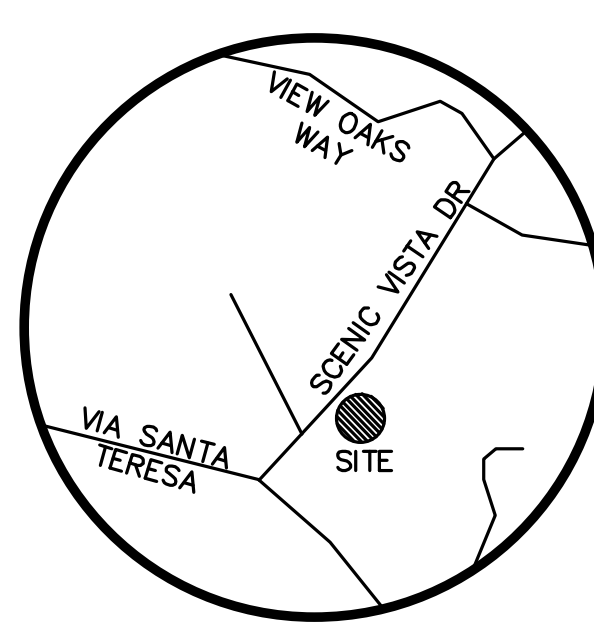
- NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE. EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE. 7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

- 1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. 2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.



COUNTY LOCATION MAP



VICINITY MAP NO SCALE

PROJECT TITLE
PAUL KEAS AND XIAODONG ZHANG
20840 SCENIC VISTA DRIVE
SAN JOSE UNINCORPORATED

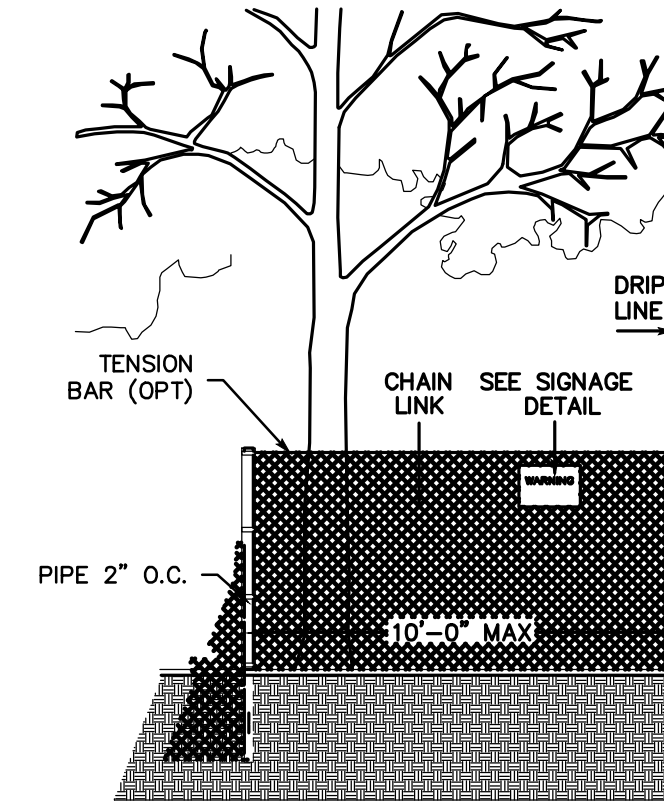
SEE SHEET C-1.1 FOR LEGEND & ABBREVIATIONS

SCOPE OF WORK

- 1. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLAN. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS FROM THE SITE DURING CONSTRUCTION.

SURVEY MONUMENT PRESERVATION

- 1. THE LANDOWNER / CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES. 2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE, AND FLAG OR OTHERWISE IDENTIFY WITH PAINT OR OTHER MARKINGS ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED MONUMENTS THAT ARE DISCOVERED THAT ARE WITHIN 50 FEET OF THE CONSTRUCTION ACTIVITY.



EXISTING TREE PROTECTION DETAILS

- 1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION.

CONSTRUCTION STAKING

- 1. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF CONTRACTORS. LATERAL OFFSET OF STAKES SET FOR CURBS AND GUTTERS SHALL NOT EXCEED 2 1/2 FEET FROM BACK OF CURB.

CONSTRUCTION INSPECTION

- 1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE. 2. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.

SITE PREPARATION (CLEARING AND GRUBBING)

- 1. EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS: A) TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE).

UTILITY LOCATION, TRENCHING & BACKFILL

- 1. CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2800 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES. 2. ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTORS RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.

TREE PROTECTION

- 1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFACES WITH THE LIMITS OF GRADING FOR ALL PROPOSED DEVELOPMENT ON SITE, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING, CONSISTENT WITH THE COUNTY INTEGRATED LANDSCAPE GUIDELINES, AND INCLUDE THE FOLLOWING: A. FENCING SHALL BE PLACED ALONG THE OUTSIDE EDGE OF THE DRIFLINE OF THE TREE OR GROVE OF TREES.

STORM DRAINAGE AND STORMWATER MANAGEMENT

- 1. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE LANDOWNER OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED MAINTENANCE OF THESE FACILITIES IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY, CONSISTENT WITH NPDES PERMIT CAS612008 / ORDER NO. R2-2009-0047 AND NPDES PERMIT CAS000004 / ORDER NO. 2013-0001-DW0.

AS-BUILT PLANS STATEMENT

THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE () WERE () WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (X). THERE () WERE () WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL (A).

SANITARY SEWER

- 1. THE SANITARY SEWER AND WATER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY. 2. ALL MATERIALS AND METHODS OF CONSTRUCTION OF SANITARY SEWERS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTION INVOLVED. INSPECTION OF SANITARY SEWER WORK SHALL BE DONE BY SAID JURISDICTION.

PORTLAND CEMENT CONCRETE

- 1. CONCRETE USED FOR STRUCTURAL PURPOSES SHALL BE CLASS "A" (6 SACK PER CUBIC YARD) AS SPECIFIED IN THE STATE STANDARD SPECIFICATIONS. CONCRETE PLACED MUST DEVELOP A MINIMUM STRENGTH FACTOR OF 2800 PSI IN A SEVEN-DAY PERIOD. THE CONCRETE MIX DESIGN SHALL BE UNDER THE CONTINUAL CONTROL OF THE COUNTY INSPECTOR.

COUNTY OF SANTA CLARA DEPT. OF ROADS AND AIRPORTS
ISSUED BY: _____ DATE: _____
ENCROACHMENT PERMIT NO. _____

NO WORK SHALL BE DONE IN THE COUNTY'S RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS.

ENGINEER'S STATEMENT

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED FILE(S) NO. _____

DATE 07/07/2022 SIGNATURE _____ C79555 R.C.E. NO. _____ 09/30/2024 EXPIRATION DATE _____

COUNTY ENGINEER'S NOTE

ISSUANCE OF A PERMIT AUTHORIZING CONSTRUCTION DOES NOT RELEASE THE DEVELOPER, PERMITTEE OF ENGINEER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS CONTAINED IN THE PLANS. IF, DURING THE COURSE OF CONSTRUCTION, THE PUBLIC INTEREST REQUIRES A MODIFICATION (OR DEPARTURE FROM) THE SPECIFICATIONS OF THE PLANS, THE COUNTY SHALL HAVE THE AUTHORITY TO REQUIRE THE SUSPENSION OF WORK, AND THE NECESSARY MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

DATE _____ DARRELL K.H. WONG
63958 09/30/2024
R.C.E. NO. EXPIRATION DATE

COUNTY OF SANTA CLARA
LAND DEVELOPMENT ENGINEERING & SURVEYING
GRADING / DRAINAGE PERMIT NO. _____
ISSUED BY: _____ DATE: _____

NO WORK SHALL BE DONE IN THE COUNTY'S RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS.

SHEET INDEX

Table with 2 columns: Permit Number, Title Sheet. Rows include C-1.0 TITLE SHEET, C-1.1 OVERALL SITE PLAN, C-2.0 GRADING & DRAINAGE PLAN, C-2.1 WALL LAYOUT PROFILE, C-3.0 DETAILS, C-4.0 GRADING SPECIFICATIONS, BMP-1 BEST MANAGEMENT PRACTICES, BMP-2 BEST MANAGEMENT PRACTICES.

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
BAY AREA REGION: 2495 INDUSTRIAL TRWAY WEST, HAYWARD, CALIFORNIA 94545
SACRAMENTO REGION: 3017 DOUGLAS BLVD., # 300, ROSEVILLE, CA 95661

Table with 4 columns: Revision, Date, APN, Sheet. Row 1: Revision 1, Date, APN 701-28-010, Sheet 01 of 10.

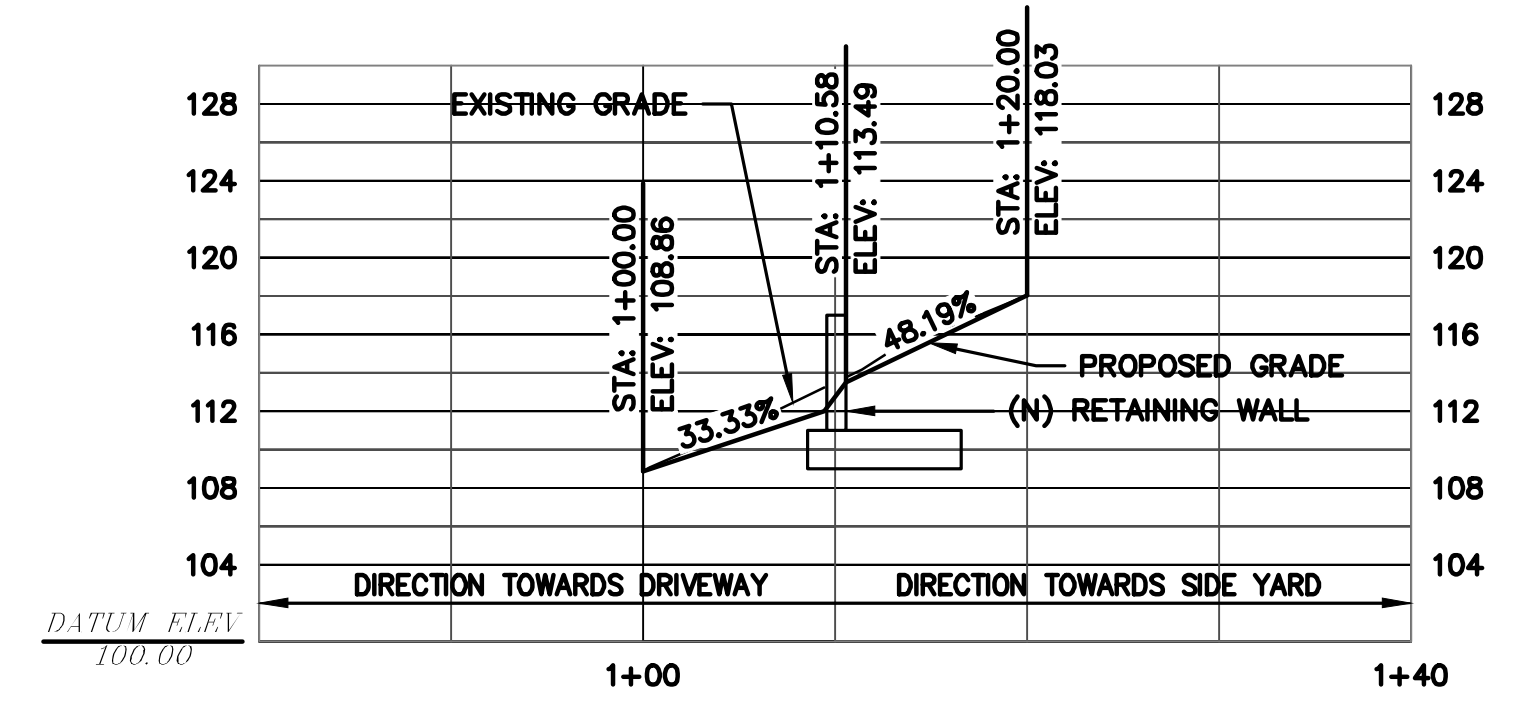
DATE: 03/13/23
LB#: 221010



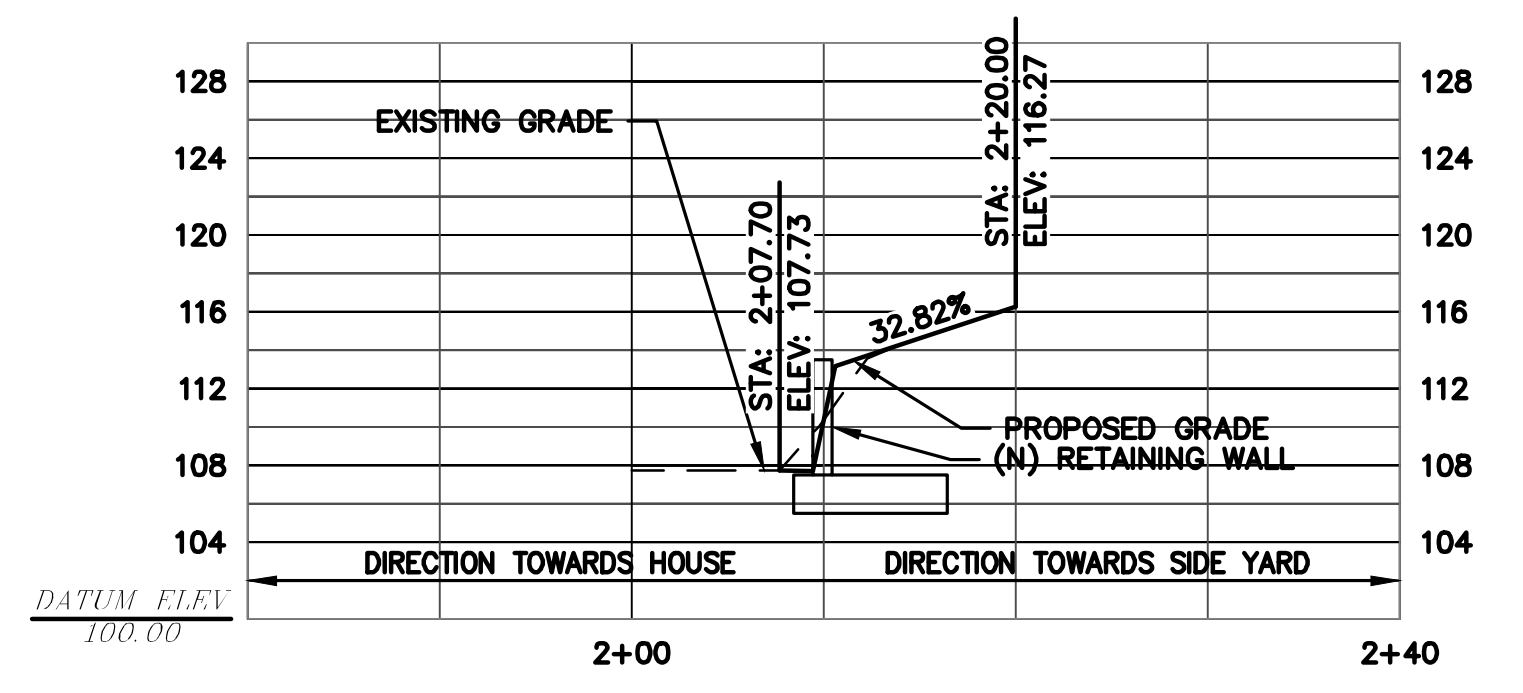
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 REGIONAL OFFICES:
 DUBLIN, CALIFORNIA 94568
 SAN JOSE, CALIFORNIA 95128
 (510) 887-4086
 WWW.LEABRAZE.COM

KEAS-ZHANG RESIDENCE
 20840 SCENIC VISTA DRIVE
 SAN JOSE, CALIFORNIA
 UNINCORPORATED SANTA CLARA COUNTY
 APN: 701-28-010

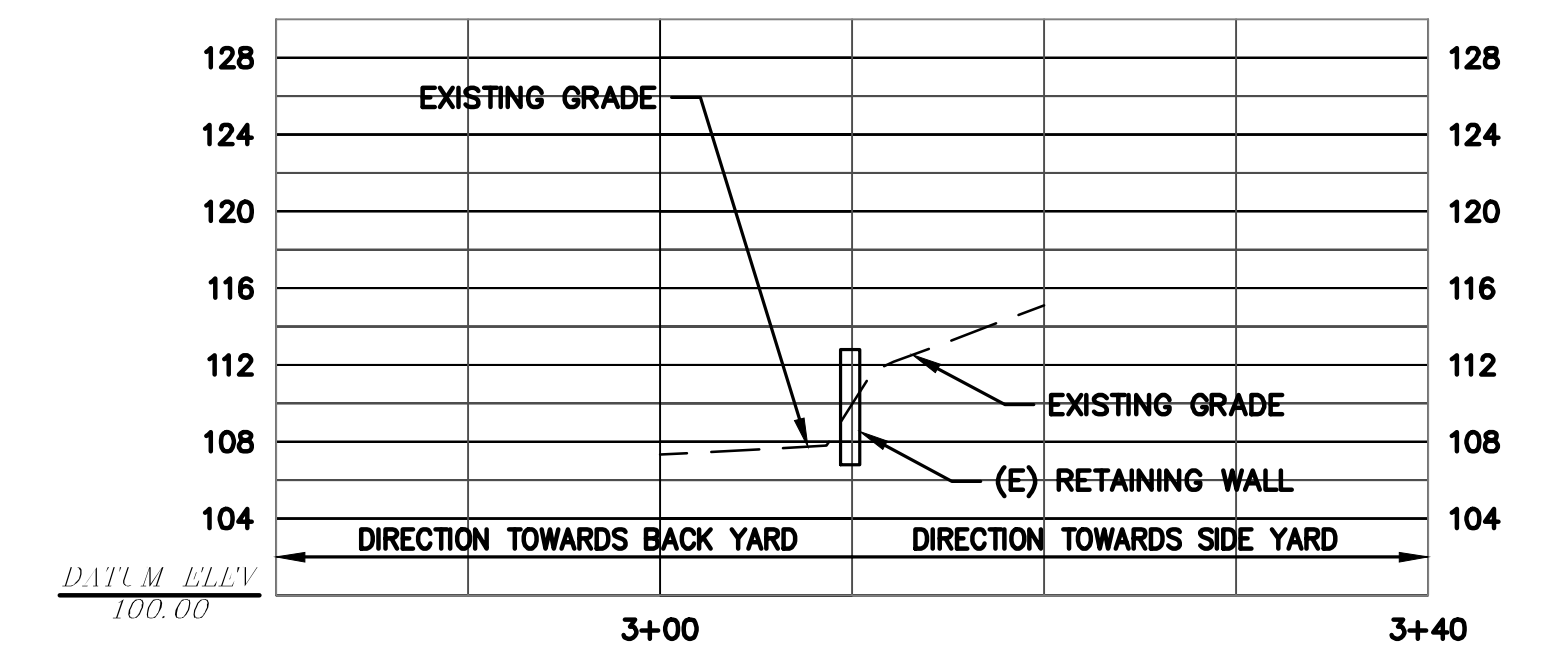
WALL PROFILE



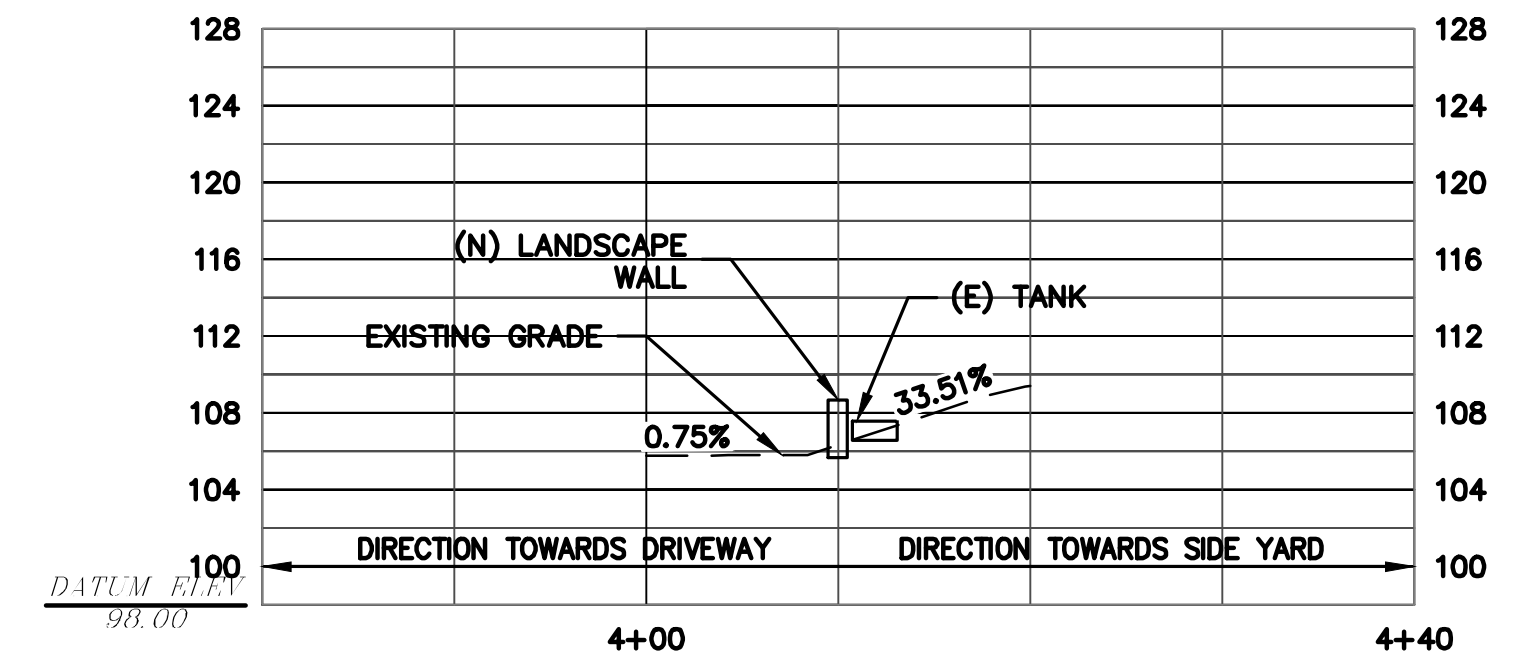
SECTION A - A'
 SCALE: 1" = 10' HORIZ & VERT



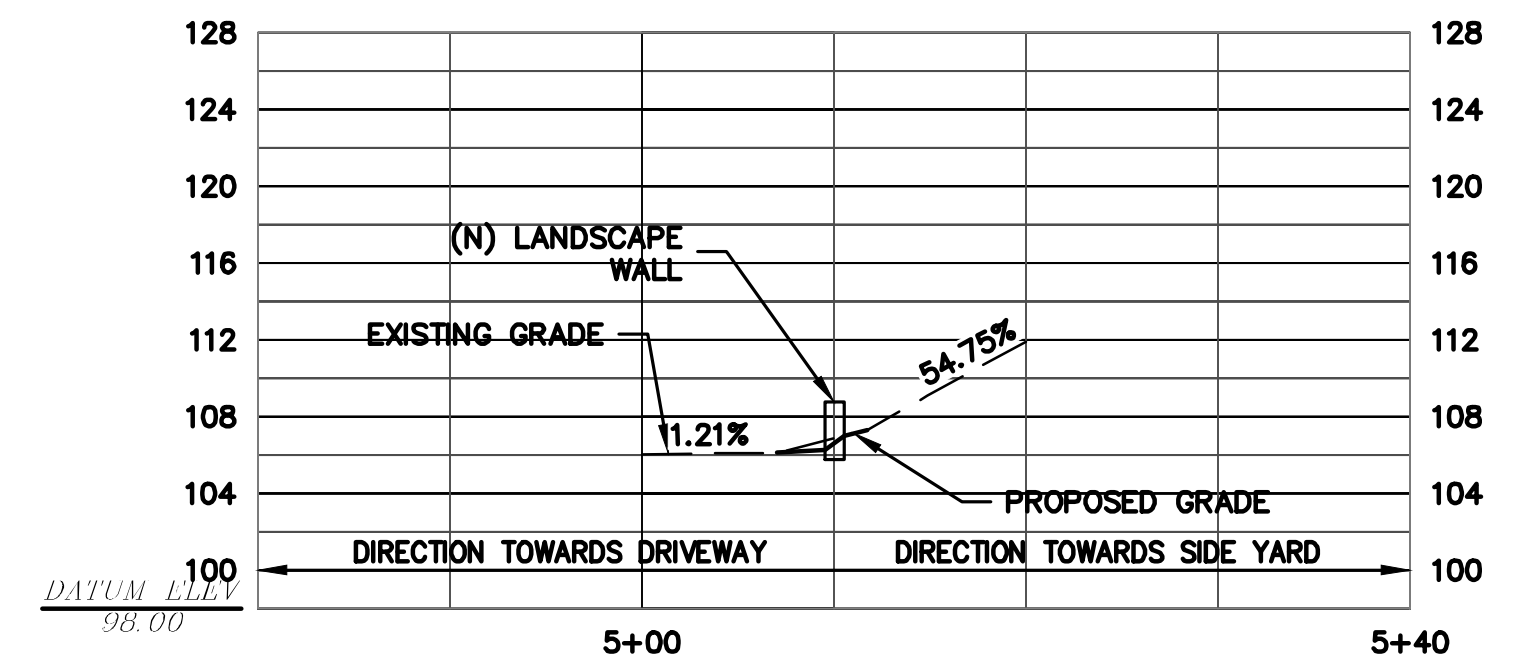
SECTION B - B'
 SCALE: 1" = 10' HORIZ & VERT



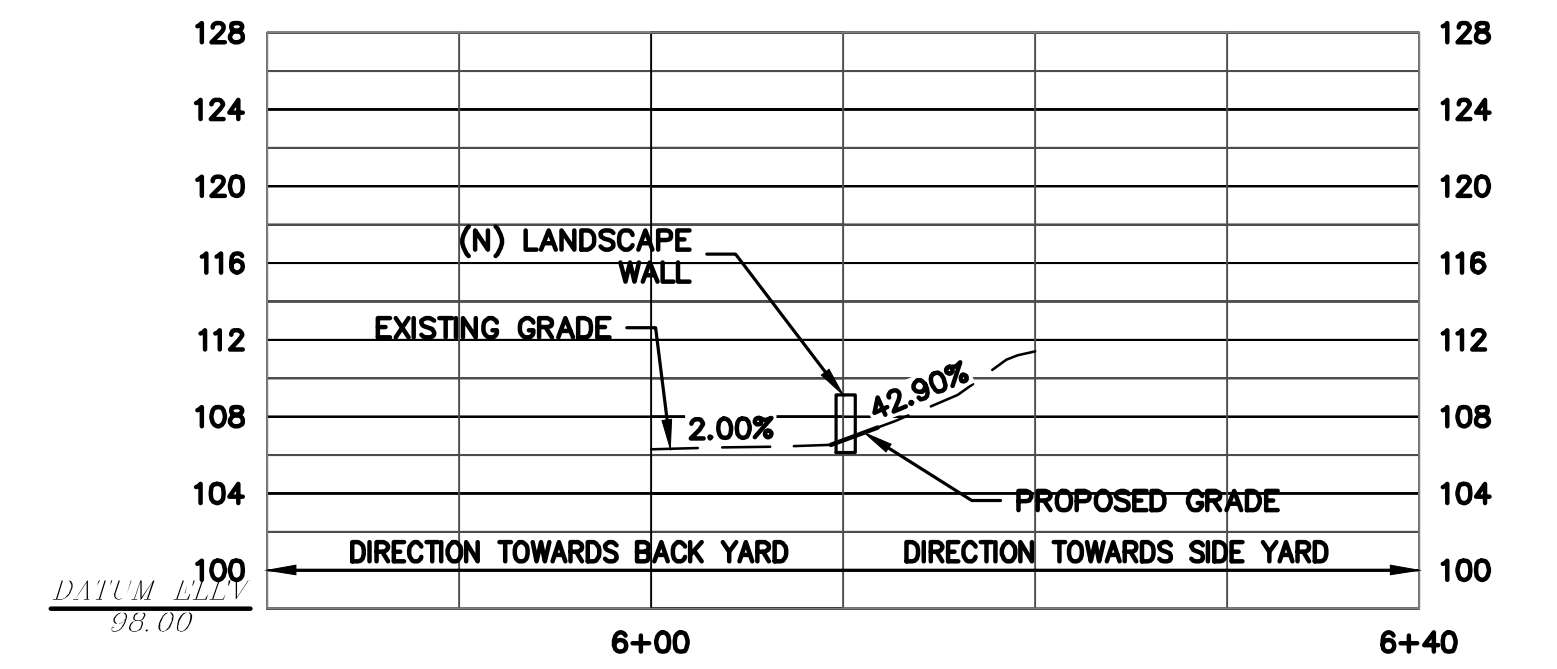
SECTION C - C'
 SCALE: 1" = 10' HORIZ & VERT



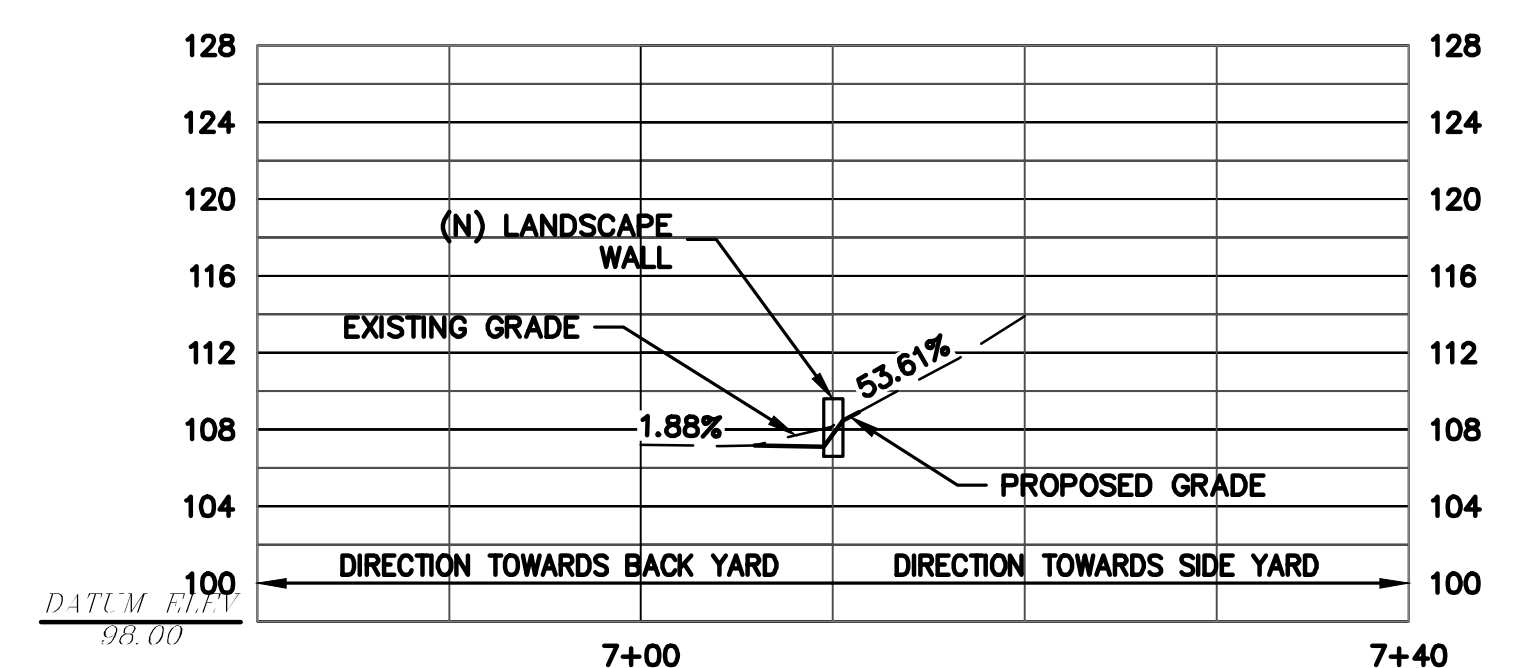
SECTION D - D'
 SCALE: 1" = 10' HORIZ & VERT



SECTION E - E'
 SCALE: 1" = 10' HORIZ & VERT



SECTION F - F'
 SCALE: 1" = 10' HORIZ & VERT



SECTION G - G'
 SCALE: 1" = 10' HORIZ & VERT



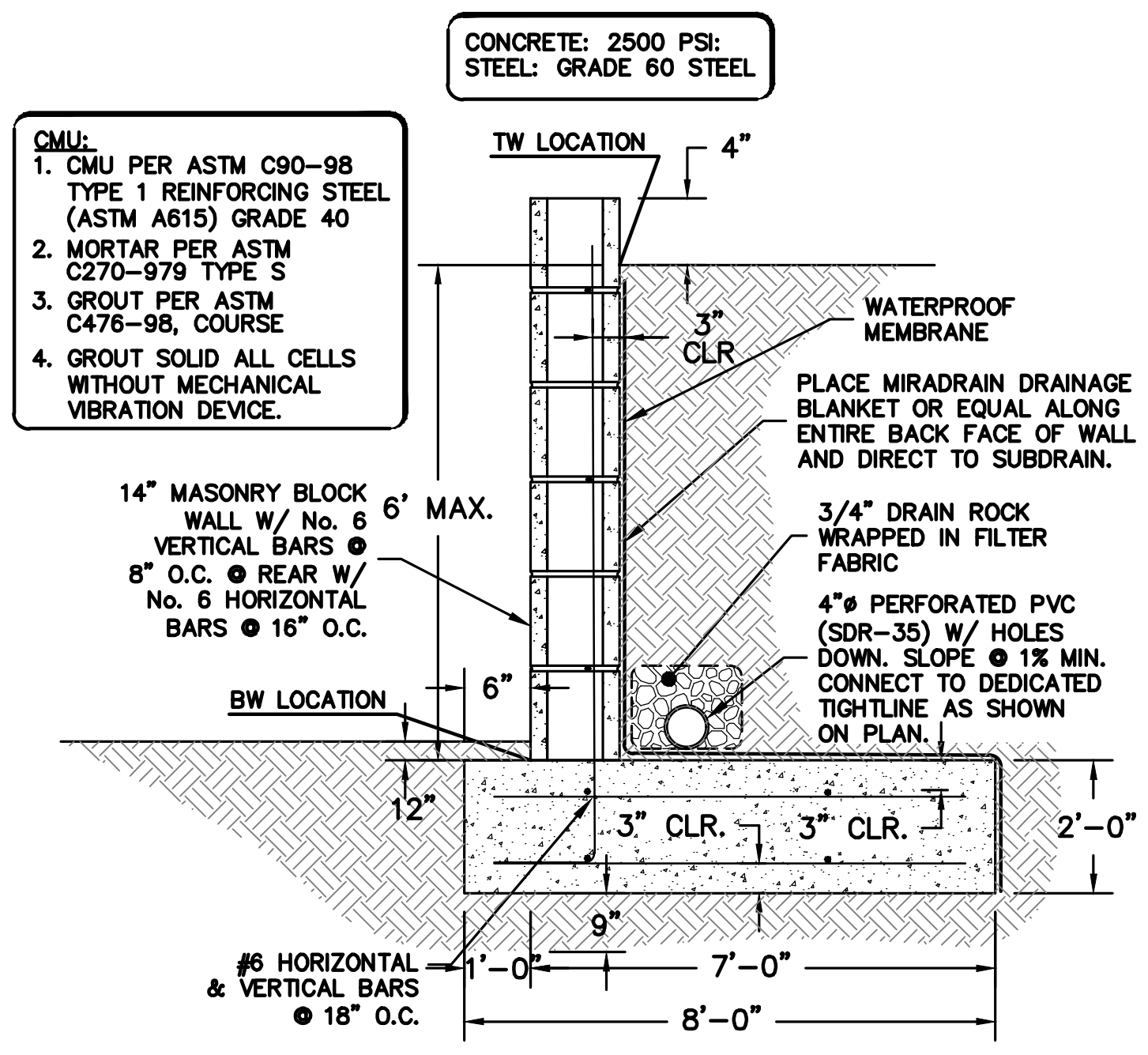
NOTE:
 FOR CONSTRUCTION STAKING
 SCHEDULING OR QUOTATIONS
 PLEASE CONTACT ALEX ABAYA
 AT LEA & BRAZE ENGINEERING
 (510) 887-4086 EXT 116.
 aabaya@leabraze.com

*** BUILDING PAD NOTE:**
 ADJUST PAD LEVEL AS
 REQUIRED. REFER TO
 STRUCTURAL PLANS
 FOR SLAB SECTION OR
 CRAWL SPACE DEPTH
 TO ESTABLISH PAD
 LEVEL.

REVISIONS	BY
JOB NO:	2212010
DATE:	03-10-23
SCALE:	AS NOTED
DESIGN BY:	KA
CHECKED BY:	JH
SHEET NO:	

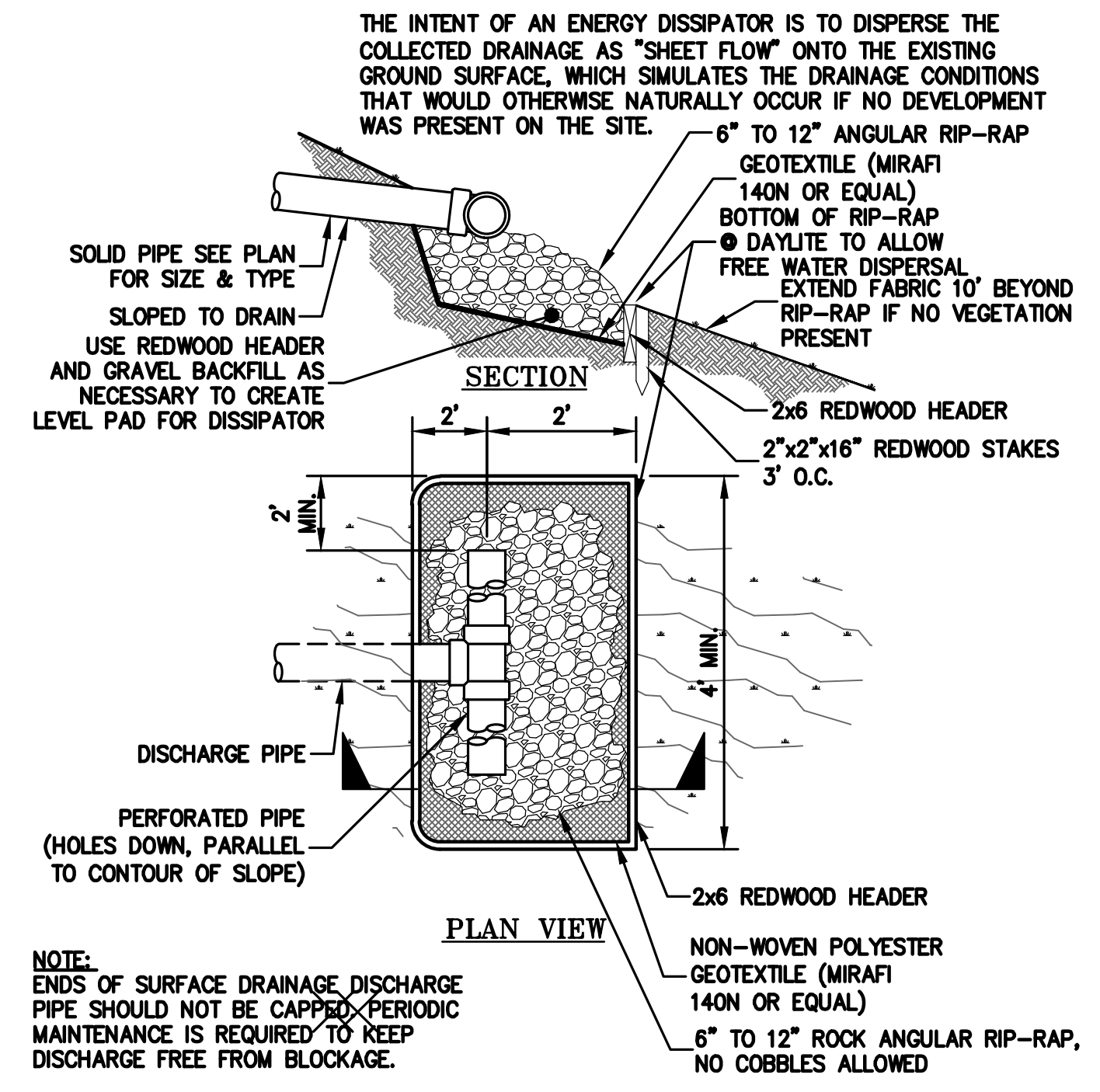
DETAILS

REVISIONS	BY

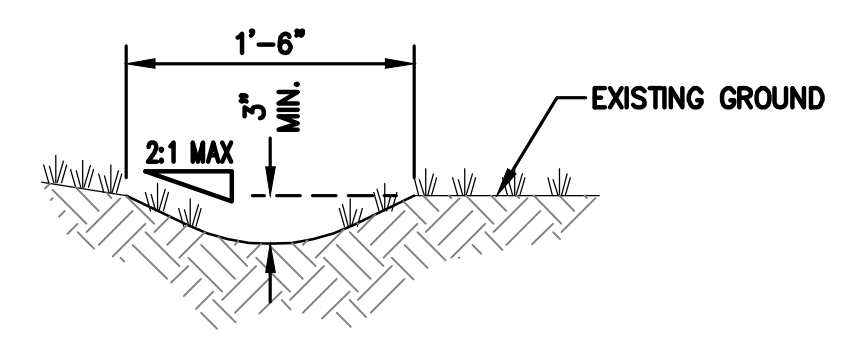


1 SITE RETAINING WALL
 C-3.0 NTS

- RETAINING WALL NOTES**
- GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT TO THE EXTENTS OF THE WALL CONSTRUCTION ITSELF.
 - DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE APPROXIMATE DIFFERENCE IN FINISHED GRADE SEPARATION ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER.
 - REFER TO STRUCTURAL WALL DETAILS TO DETERMINE ACTUAL TOP OF WALL STRUCTURE, AND TOP (OR BOTTOM) OF FOOTING AS THE STRUCTURE MAY EXTEND ABOVE FINISHED GRADE AS FREEBOARD AND BELOW BACKFILLED FINISHED GRADES.
 - REFER ALSO TO ARCHITECTURAL, LANDSCAPE ARCHITECTURAL, AND STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC.
 - ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM. REFER TO PLANS FOR ADDITIONAL AND SPECIFIC INFORMATION.



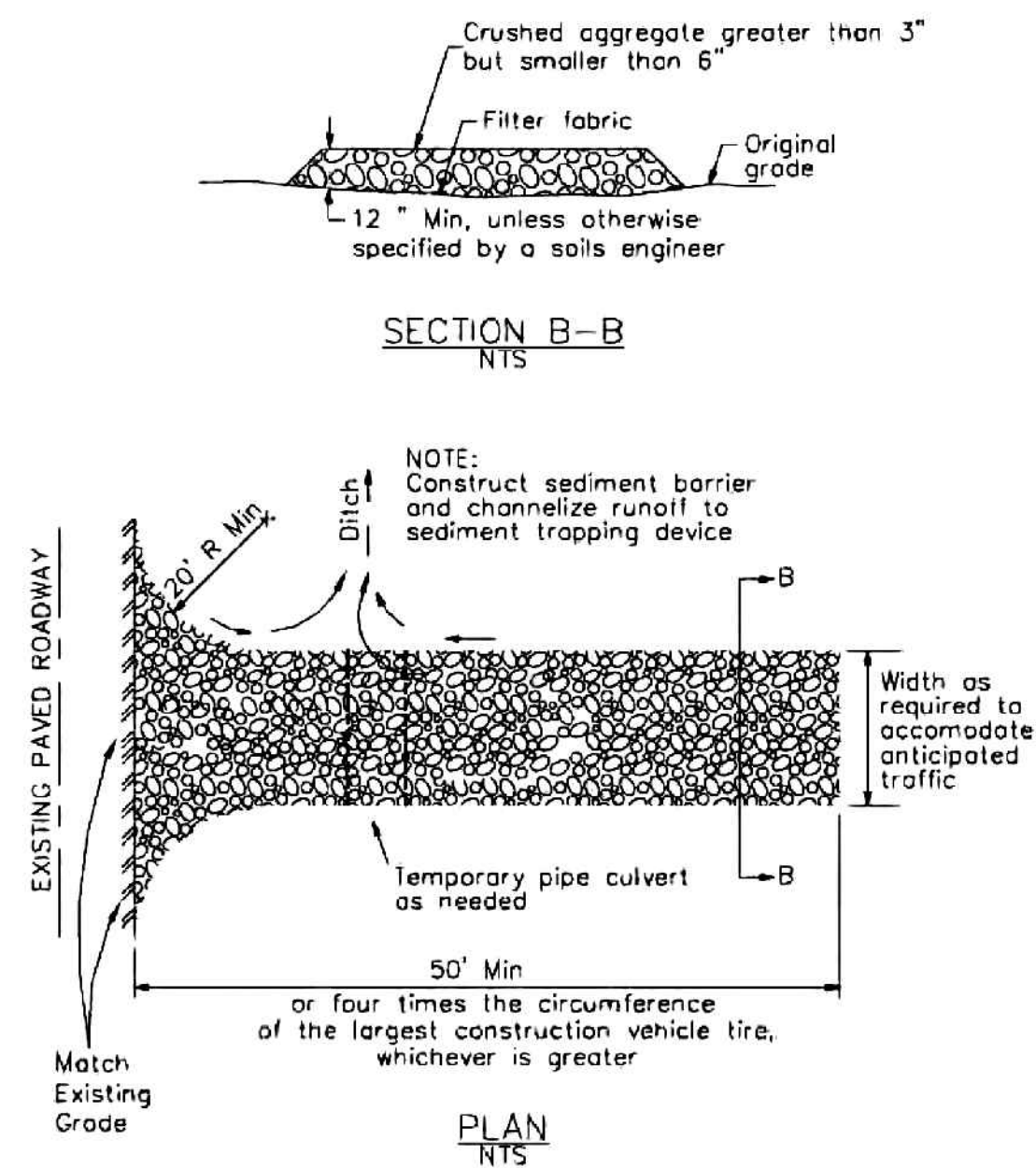
2 ENERGY DISSIPATER DISCHARGE
 C-3.0 NTS



2 ENERGY DISSIPATER DISCHARGE
 C-3.0 NTS

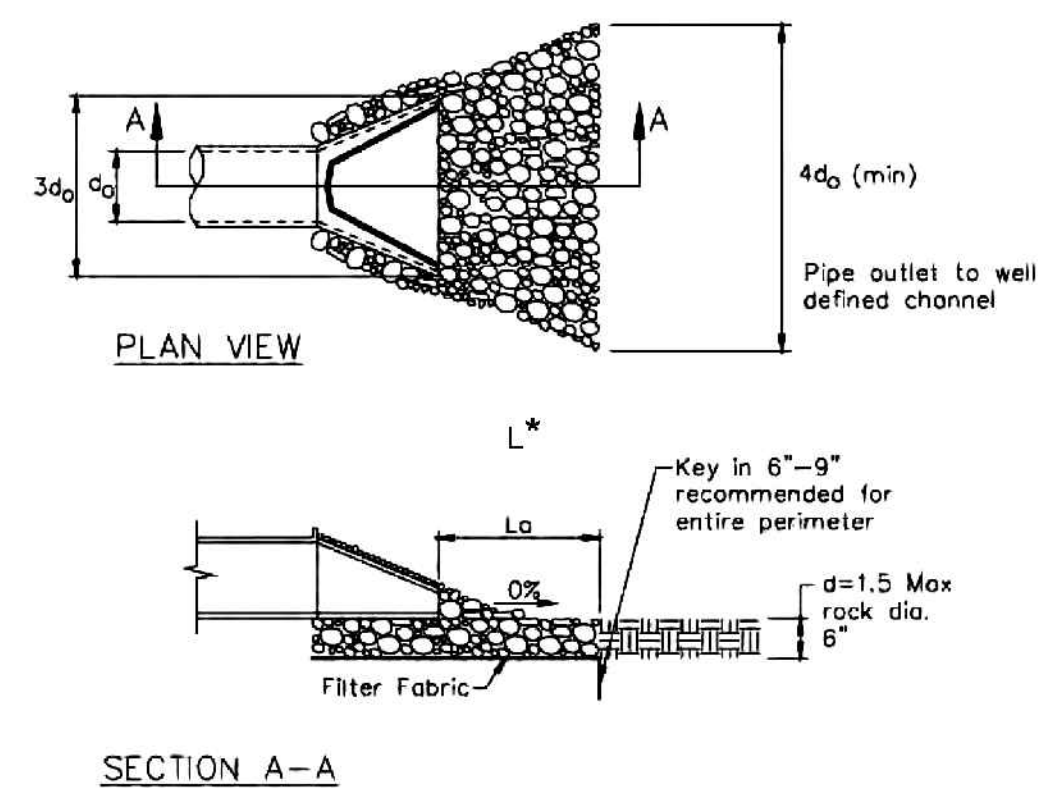
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



4 Velocity Dissipation Devices

CASQA Detail EC-10

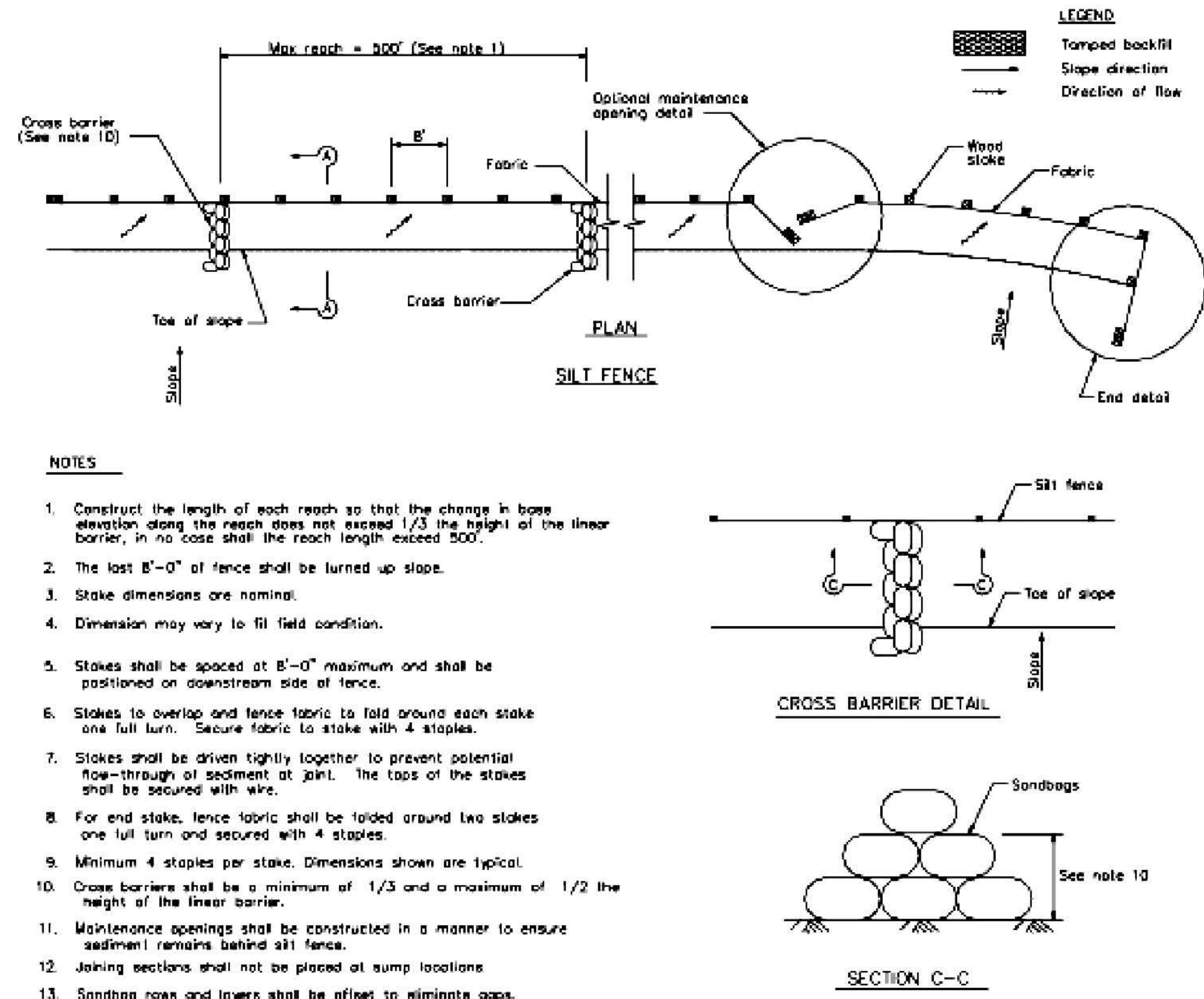


* Length per ABAG Design Standards

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cabmphandbooks.com.

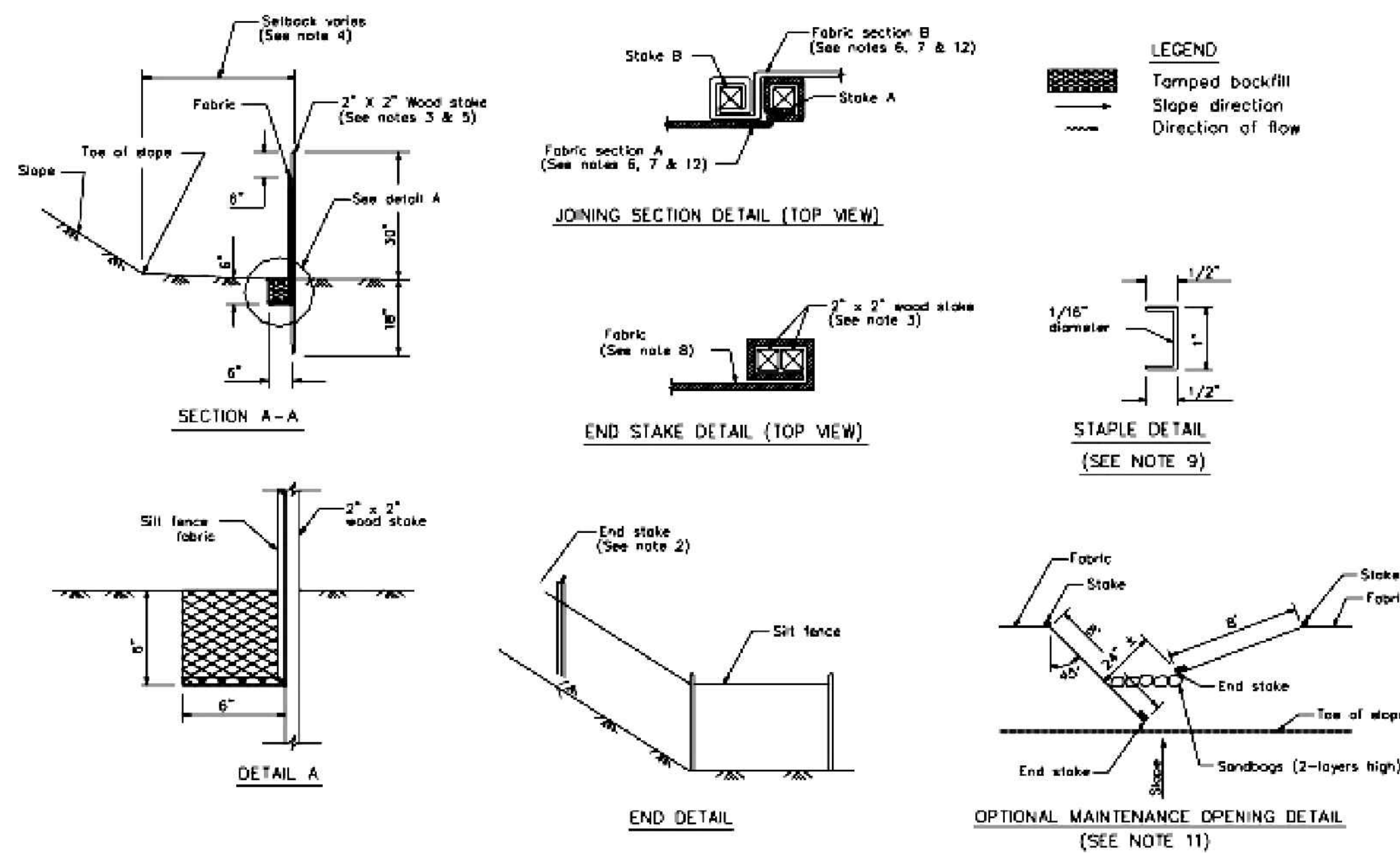
1 Silt Fence

CASQA Detail SE-1



2 Silt Fence

CASQA Detail SE-1



STANDARD BEST MANAGEMENT PRACTICE NOTES

- Solid and Demolition Waste Management:** Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
- Hazardous Waste Management:** Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
- Spill Prevention and Control:** Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
- Vehicle and Construction Equipment Service and Storage:** An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
- Material Delivery, Handling and Storage:** In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
- Handling and Disposal of Concrete and Cement:** When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
- Pavement Construction Management:** Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
- Contaminated Soil and Water Management:** Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
- Sanitary/Septic Water Management:** Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
- Inspection & Maintenance:** Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

- Sediment Control Management:**
 - Tracking Prevention & Clean Up:** Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.
 - Storm Drain Inlet and Catch Basin Inlet Protection:** All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.
 - Storm Water Runoff:** No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.
 - Dust Control:** The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.
 - Stockpiling:** Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures (tarps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
- Erosion Control:** During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
- Inspection & Maintenance:** Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.
- Project Completion:** Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
- It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
- Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Project Information



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS | LAND SURVEYORS
 REGIONAL OFFICES:
 MAIN OFFICE: 10000 RAINY MIST
 DUBLIN, CALIFORNIA 94568
 HAYWARD OFFICE: 11000 CALIFORNIA 94545
 (510) 887-4086
 WWW.LEABRAZE.COM

KEAS-ZHANG RESIDENCE
20840 SCENIC VISTA DRIVE
SAN JOSE, CALIFORNIA
 UNINCORPORATED SANTA CLARA COUNTY
 APN: 701-28-010

BEST MANAGEMENT PRACTICES

REVISIONS	BY

JOB NO: 2212010
 DATE: 03-10-23
 SCALE: AS NOTED
 DESIGN BY: KA
 CHECKED BY: JH
 SHEET NO:

Best Management Practices and Erosion Control Details Sheet 1
 County of Santa Clara



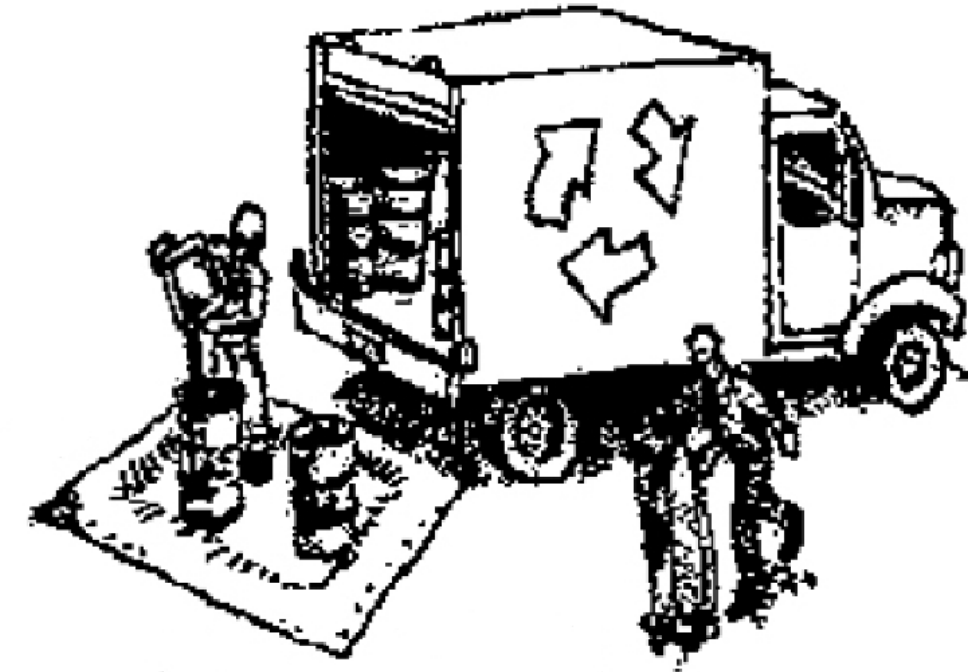
BMP-1

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.



Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



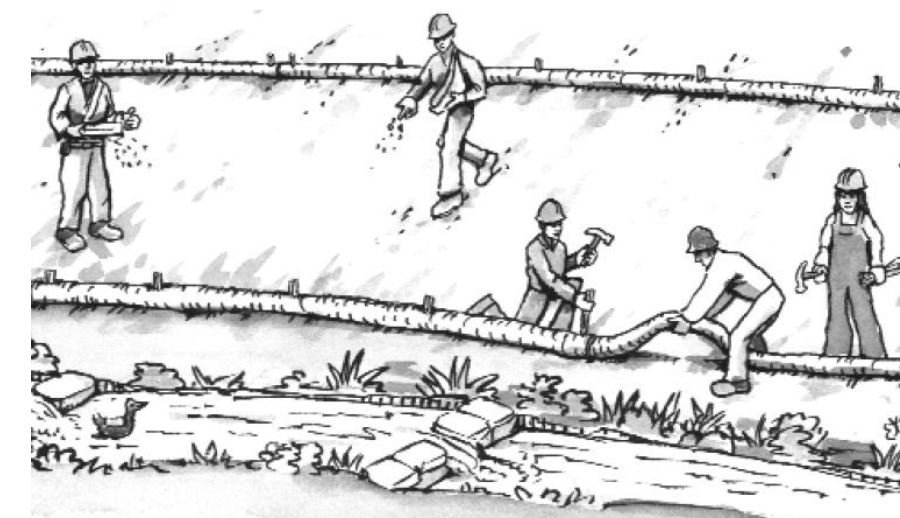
Maintenance and Parking

- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

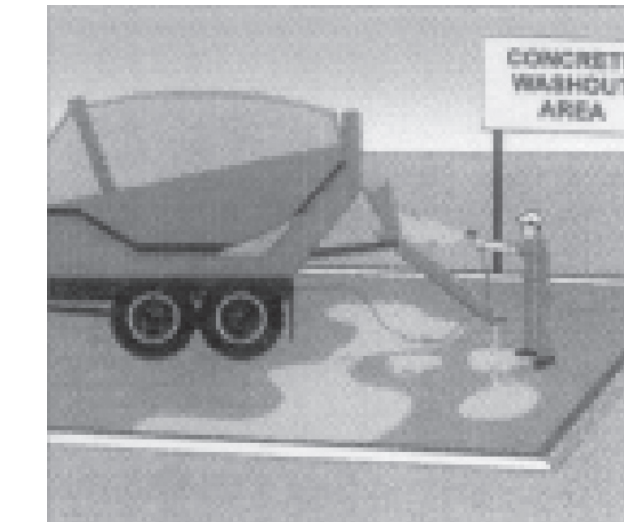
Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



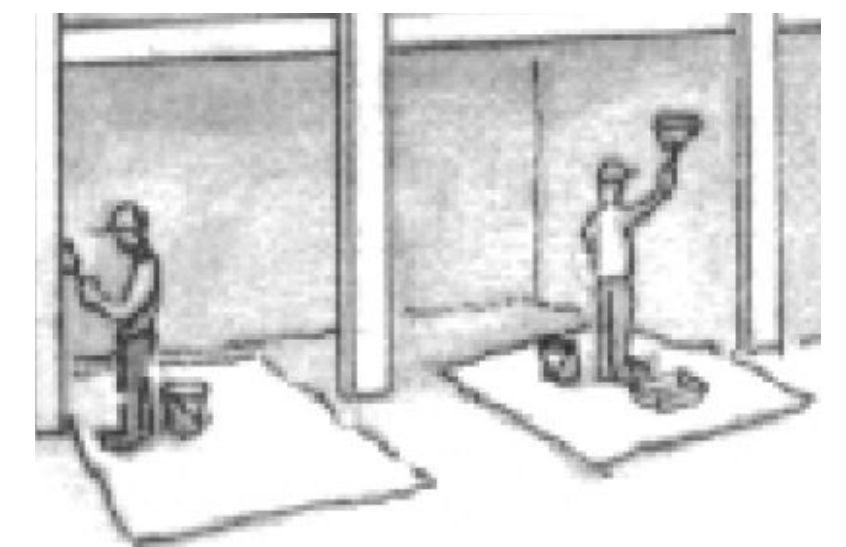
Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

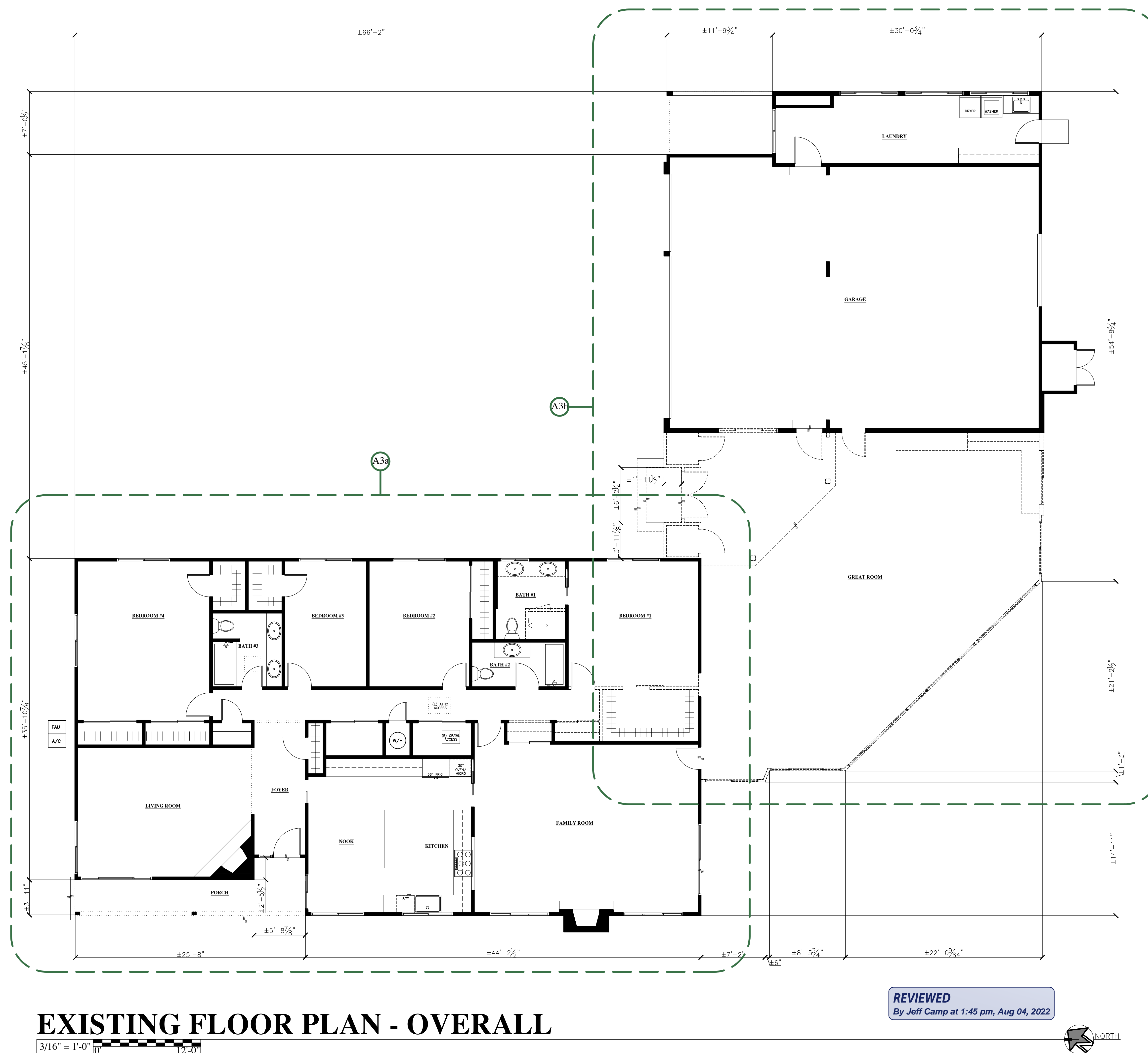


**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

Storm drain polluters may be liable for fines of up to \$10,000 per day!

NOTES:

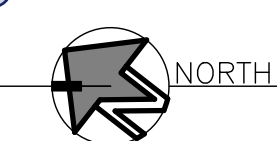
1. DRAWING SHOWS SCOPE OF DEMOLITION ONLY. METHOD OF DEMOLITION REQUIRED TO COMPLETE THE WORK TO BE PER STANDARD INDUSTRY PRACTICES AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
2. DEMOLITION PLAN IS A GRAPHIC REPRESENTATION OF SCOPE OF DEMOLITION BUT IS NOT INTENDED TO BE COMPREHENSIVE. CONTRACTOR TO REVIEW EXISTING CONDITIONS RELATIVE TO SCOPE OF NEW WORK ON ALL ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL DEMOLITION REQUIREMENTS, PRIOR TO FINALIZING BID. CONTACT DESIGNER IN THE EVENT OF ANY CONFLICTS OR DISCREPANCIES.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
4. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE DESIGN INTENT ARE ENCOUNTERED, CONTRACTOR IS TO NOTIFY OWNER AND DESIGNER PRIOR TO PROCEEDING.
5. VERIFY LOCATION OF REQUIRED STRUCTURAL FRAMING PRIOR TO REMOVAL. DO NOT REMOVE ANY ELEMENT THAT MIGHT RESULT IN A STRUCTURAL DEFICIENCY WITHOUT PROPER TEMPORARY SHORING.
6. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED OR INDICATED AS OWNERS PROPERTY, DEMOLITION MATERIALS SHALL BECOME CONTRACTORS PROPERTY AND SHALL BE REMOVED FROM ON SITE. COMPLY WITH LOCAL REQUIREMENTS FOR OFF HAULING AND DISPOSAL. VERIFY ITEMS TO BE SALVAGED WITH OWNER IN FIELD.
7. VERIFY ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED OR INDICATED AS OWNERS PROPERTY TO BE RETAINED.
8. NOTIFY THE DESIGNER AND OWNER OF SUSPECTED HAZARDOUS MATERIAL. ANY HAZARDOUS MATERIAL SHALL BE REMOVED BY LICENSED HAZMAT CONTRACTOR.
9. THE EXISTING BUILDING SHALL BE PROTECTED DURING THE COURSE OF DEMOLITION.
10. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION PRIOR TO COMMENCING DEMOLITION.
11. ALL REQUIRED EXCAVATION SHALL BE CLEARED OF ALL CONCRETE AND ORGANIC MATERIALS PRIOR TO BACKFILLING. ALL EXCAVATION SHALL BE FILLED UNDER THE SUPERVISION OF A SOILS ENGINEER WHERE APPLICABLE OR TO ACCEPTED INDUSTRY STANDARDS.
12. SAW CUT EXISTING CONCRETE TO BE DEMOLISHED WHEREVER FEASIBLE.



EXISTING FLOOR PLAN - OVERALL

3/16" = 1'-0" 12'-0"

REVIEWED
By Jeff Camp at 1:45 pm, Aug 04, 2022



2188 Ringwood Avenue
San Jose, CA 95131

(408) 432-1402
Fax: 432-1410

WEB SITE
fernandez-designs.com

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PROJECT HISTORY:
2021.07.18
OWNER(S) APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
2022.06.28
PLANNING DEPARTMENT DESIGN REVIEW & SITE APPROVAL SET

NOT APPROVED FOR CONSTRUCTION



PROJECT NAME:
Keas-Zhang Residence

20840 Scenic Vista Dr.
San Jose, CA 95120

DRAWING TITLE:
OVERALL EXISTING FLOOR (DEMOLITION) PLAN

PROJECT NO.
6520



GENERAL NOTES:

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUDS ONLY U.N.O.
2. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED ON THE JOB SITE. NOTIFY THE DESIGNER IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.



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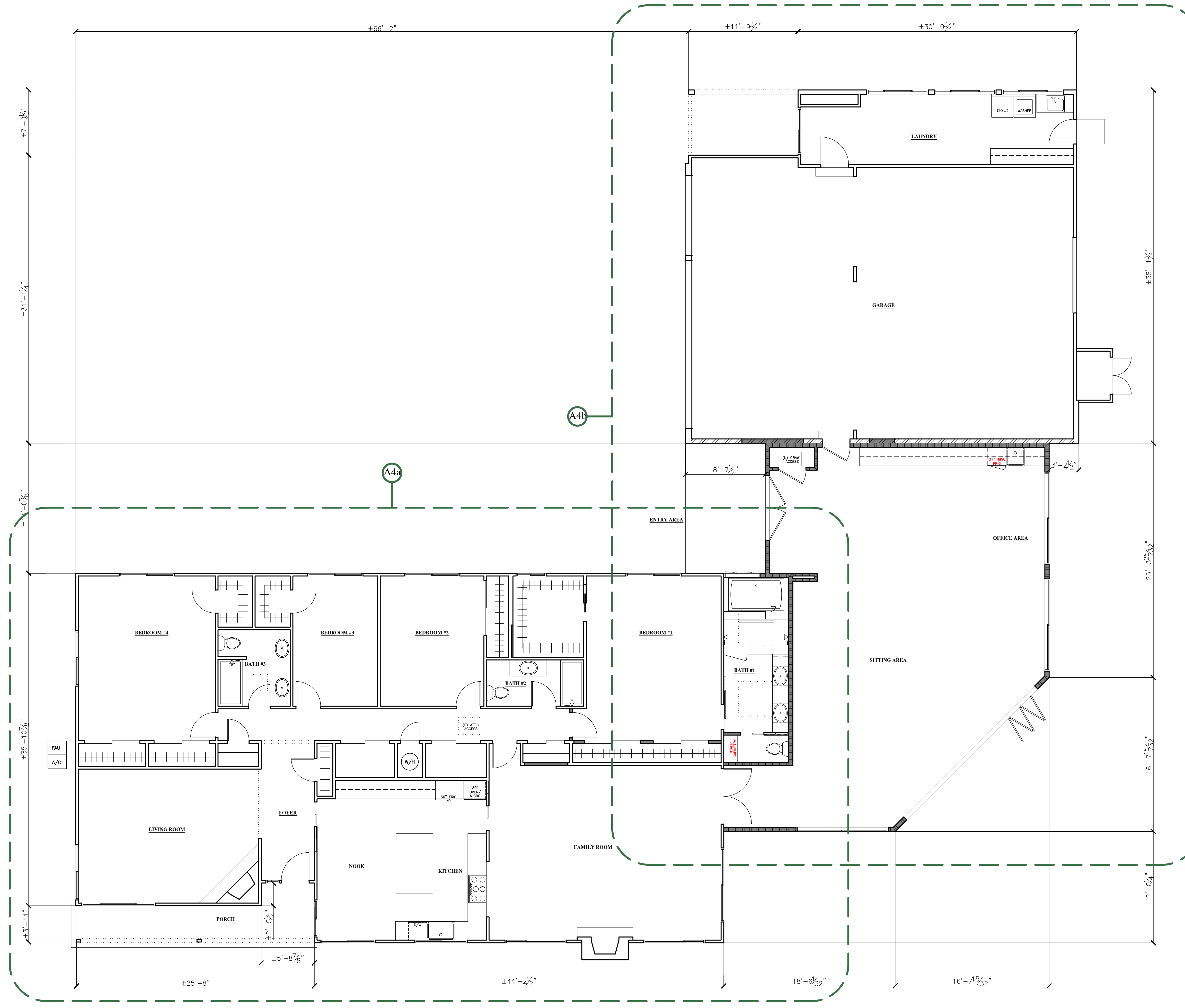
DRAWING TITLE:

OVERALL
NEW
FLOOR PLAN

PROJECT NO.
6520

LEGEND:

- DENOTES (E) 2x4 OR 2x6 REMAINING WALLS V.I.F. (SEE PLANS). REPAIR (E) 1/2" GYPSUM BOARD OR 5/8" TYPE X GYPSUM BOARD WHERE FIRE RESISTANCE RATED CONSTRUCTION IS REQUIRED. MATCHING EXISTING WALL FINISH AS REQUIRED, OR NEW GYPSUM BOARD V.I.F. TAPED AND TEXTURED FOR PAINTING.
- DENOTES (N) 2x4 OR 2x6 WALLS AND/OR EXISTING WALL OPENINGS THAT HAVE BEEN FRAMED IN (SEE PLANS). 1/2" GYPSUM BOARD OR 5/8" TYPE X GYPSUM BOARD WHERE FIRE RESISTANCE RATED CONSTRUCTION IS REQUIRED V.I.F. TAPED AND TEXTURED FOR PAINTING.
- DENOTES (E) OR (N) ONE (1) HOUR FIRE SEPARATION BETWEEN GARAGE & LIVING AREA; 5/8" TYPE 'X' GYPSUM ON ALL WALLS FROM BASE OF FOUNDATION STEM WALLS TO CEILING'S OR TO TOP OF ROOF. ALL SUPPORTING MEMBERS, (i.e. BEAMS, COLUMNS AND BEARING WALLS) CEILING'S OR ROOF FRAMING (ON GARAGE SIDE OF WALLS). TWO LAYERS OF 5/8" TYPE 'X' GYP BOARD IS REQUIRED WHEN RAFTERS/CEILING JOISTS/TRUSSES ARE AT 24" O.C. AND
- DENOTES (N) 2x4 OR 2x6 BALLOON WALL FRAMING. SEE REFLECTED CEILING PLAN AND CROSS SECTIONS FOR ADDITIONAL INFO.
- LINE OF BEAM(S), SOFFIT(S) AND/OR LIGHT WELL(S) ABOVE U.O.N. SEE REFLECTED CEILING PLAN FOR ADDITIONAL INFO.
- (E) OR (N) MIN. 18"x24" CRAWL SPACE ACCESS W/ MIN. 18" CLEARANCE BETWEEN SUBFLOOR GRADE AND BOTTOM OF FLOOR JOISTS.
- (E) 22"x30 ATTIC ACCESS V I.F., ATTIC OPENING TO BE LARGE ENOUGH TO ALLOW FOR THE LARGEST PIECE OF MECHANICAL OR PLUMBING EQUIPMENT TO PASS THROUGH.



NEW FLOOR PLAN - OVERALL

3/16" = 1'-0" 12'-0"

REVIEWED
By Jeff Camp at 1:45 pm, Aug 04, 2022

