

SITE ANALYSIS

LOT AREA	6449 SQ. FT.
APN	269-29-02
zoning	RC-4L
MAXIMUM STRUCTURAL COVERAGE	2448 SQ. FT.
MAXIMUM HEIGHT	16.849 FT.
EXISTING FLOOR AREA	1329 SQ. FT.
MAIN HOUSE	1007 SQ. FT.
GARAGE	322 SQ. FT.
TOTAL FLOOR AREA	1329 SQ. FT.
EXISTING STRUCTURAL COVERAGE	1329 SQ. FT.
MAIN HOUSE	1007 SQ. FT.
GARAGE	322 SQ. FT.
ROOFED PORCHES/ENTRY + GARAGE BREZZIOLA	89 SQ. FT.
TOTAL STRUCTURAL COVERAGE	1406 SQ. FT. (21.8%)
PROPOSED FLOOR AREA	
MAIN HOUSE	104 SQ. FT.
UPPER LEVEL	879 SQ. FT.
GARAGE	0 SQ. FT.
TOTAL ACCDED FLOOR AREA	979 SQ. FT.
TOTAL FLOOR AREA	1409 SQ. FT.
MAIN HOUSE	879 SQ. FT. (62%)
UPPER LEVEL	530 SQ. FT.
GARAGE	0 SQ. FT.
TOTAL FLOOR AREA	1409 SQ. FT.
PROPOSED STRUCTURAL COVERAGE	1409 SQ. FT.
MAIN HOUSE	1007 SQ. FT.
GARAGE	402 SQ. FT.
ROOFED PORCHES/ENTRY + GARAGE BREZZIOLA	89 SQ. FT.
TOTAL PROPOSED STRUCTURAL COVERAGE	1498 SQ. FT. (23.2%)
EXISTING COMMON LIVING AREA	881 SQ. FT. (13.8%)
PROPOSED COMMON LIVING AREA	1475 SQ. FT. (22.8%)

PROJECT NOTES

ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CURRENT 2016 CALIF. CODE OF REGULATIONS (C.C.R.), 2016 CALIF. CODE OF REGULATIONS (C.C.R.) ENERGY CODE, 2016 CALIF. CODE OF REGULATIONS (C.C.R.) FIRE CODE AND ALL APPLICABLE LOCAL, COUNTY AND STATE ORDINANCES. ALL WORK SHOWN ON THIS PROJECT MUST HAVE THE REQUIRED LICENSE AND PERMITS.

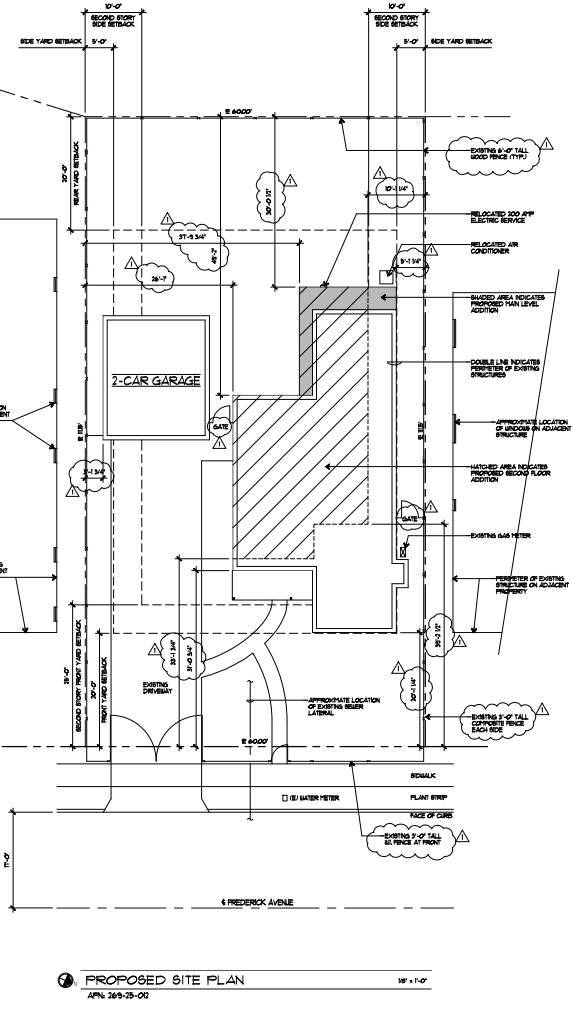
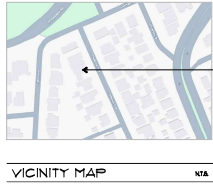
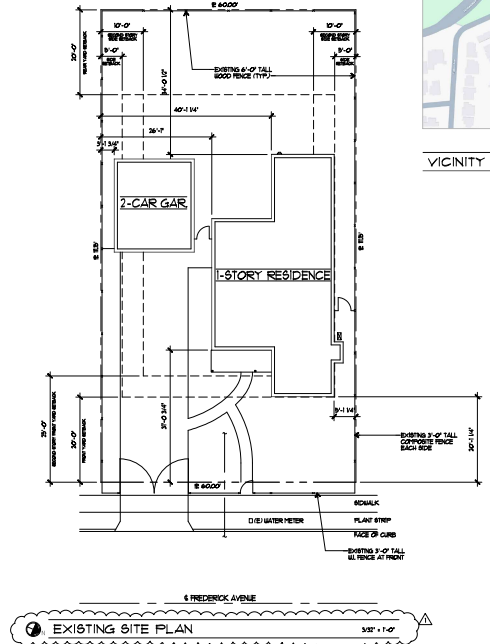
OCCUPANCY GROUP: R-3.4J
 TYPE OF CONSTRUCTION: V-BB
 NUMBER OF STORIES: 2
 FIRE SPRINKLERS: NO
 NUMBER OF EXISTING BEDROOMS: 2
 NUMBER OF PROPOSED BEDROOMS: 2
 NUMBER OF EXISTING BATHROOMS: 1
 NUMBER OF PROPOSED BATHROOMS: 2
 FLOOD HAZARD ZONING: X

SHEET INDEX

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9. EXISTING + PROPOSED RIGHT SIDE ELEVATIONS
10. SCHEMATIC BUILDING SECTION

PROJECT DESCRIPTION

REAR AND UPPER LEVEL ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE WITH EXPANSION THROUGH TO NEIGHBORING



REVISIONS	BY
1	REB

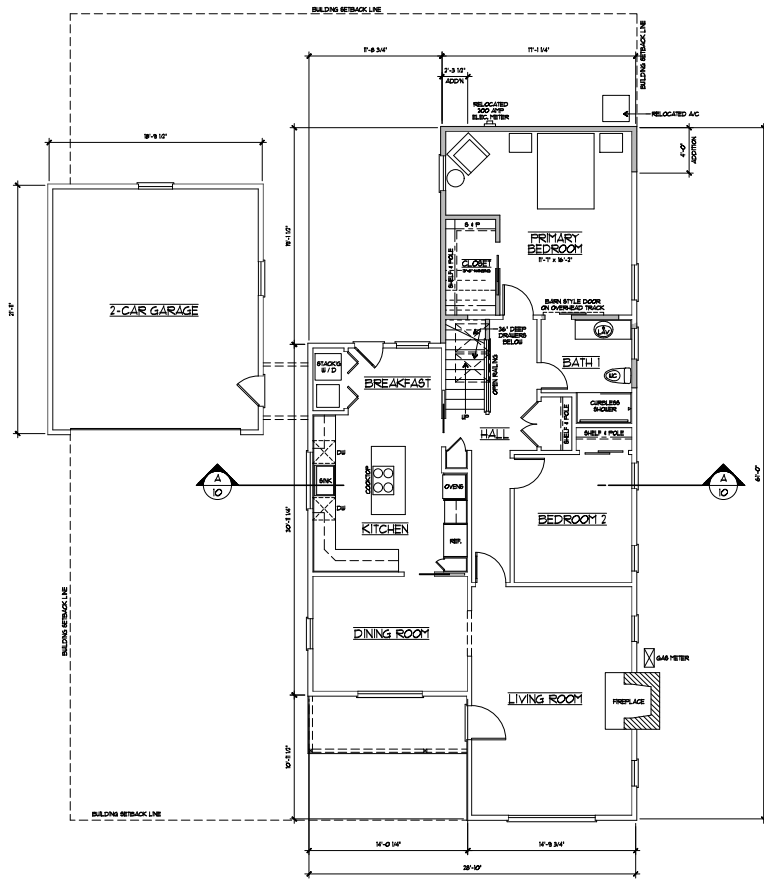
Stary Bryant Design Group, Inc.
 ARCHITECTS
 1000 S. GARDEN AVENUE, SUITE 100
 ANAHEIM, CALIFORNIA 92805
 TEL: 714.944.8888
 WWW.STARYBRYANTDESIGN.COM

PROPOSED REZONED TO THE ROSS RESIDENCE
 178 FREDERICK AVENUE
 SANTA CLARA, CALIFORNIA

REB
 FEBRUARY 25, 2016
 AS NOTED
 25-CVT
 1

FLOOR PLAN LEGEND

- ▬▬▬ INDICATES EXISTING WFD WALL
- ▬▬▬ INDICATES NEW WFD WALL



PROPOSED MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

REVISIONS	BY

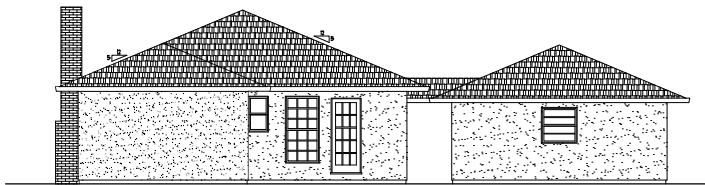
Slary Bryant Design Group, Inc.
 ARCHITECTS
 1000 AVENUE 100, SUITE 100
 SANTA CLARA, CALIFORNIA 95050
 TEL: 408.253.8888

PROPOSED MAIN LEVEL FLOOR PLAN

PROPOSED RENOVEL TO
THE ROSS RESIDENCE
 178 FREDERICK AVENUE
 SANTA CLARA, CALIFORNIA

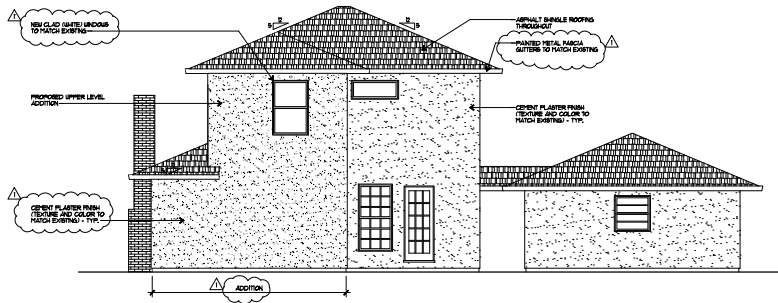
REV	DATE	DESCRIPTION
1	FEBRUARY 25, 2016	AS NOTED
2	25-07T	
3		

3



EXISTING REAR ELEVATION

1/4" = 1'-0"



PROPOSED REAR ELEVATION

1/4" = 1'-0"

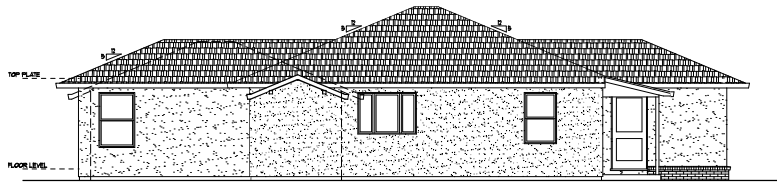
REVISIONS	BY
1. REVISED	REB

Slary Bryant Design Group, Inc.
 ARCHITECTS
 1000 AVENUE 100, SUITE 100
 SANTA CLARA, CALIFORNIA 95050
 TEL: 408.253.8888

EXTERIOR ELEVATIONS

PROPOSED RENOVEL TO:
THE ROSS RESIDENCE
 178 FREDERICK AVENUE
 SANTA CLARA, CALIFORNIA

REVISION:	REB
DATE:	FEBRUARY 25, 2016
AS NOTED	25-FRT
SHEET:	7



EXISTING LEFT SIDE ELEVATION

1st - F.O.P.



MATERIAL COLORS

MAIN BODY:	SHERMAN HILLERS EMERALD HUN REFRESH
GUTTERS + TRYS:	SHERMAN HILLERS BUBB COPPER
WINDOWS:	ANDERSEN (OR EQUAL) VINYL CLAD WHITE
ROOFING:	GLP (OR EQUAL) LEATHERED WOOD ASPHALT SHINGLES

PROPOSED LEFT SIDE ELEVATION

1st - F.O.P.

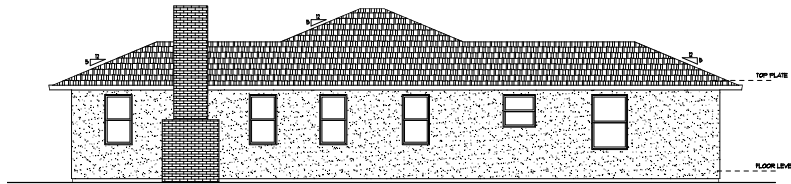
REVISIONS	BY
1. REVISED PER PLAN	REB

Slary Bryant Design Group, Inc.
 ARCHITECTS
 1100 S. UNIVERSITY AVENUE, SUITE 100
 SANTA CLARA, CALIFORNIA 95050
 TEL: 408.297.4444

EXTERIOR ELEVATIONS

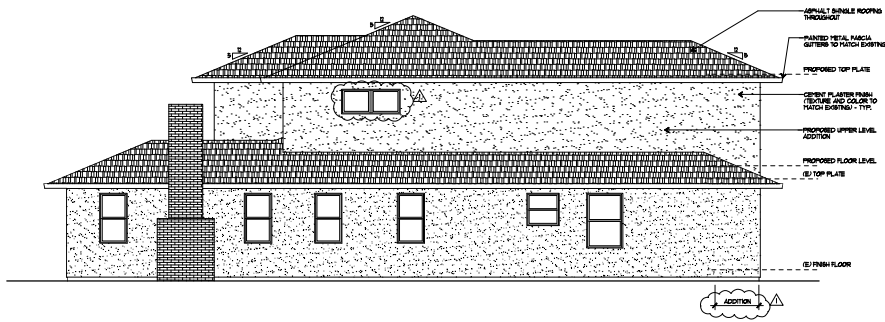
PROPOSED RENOVEL TO:
THE ROSS RESIDENCE
 1718 FREDERICK AVENUE
 SANTA CLARA, CALIFORNIA

REVISION:	REB
DATE:	FEBRUARY 25, 2016
AS NOTED	
25'-0" FT	
DATE:	



EXISTING RIGHT SIDE ELEVATION

1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION

1/4" = 1'-0"

REVISIONS	BY
1. REVISE PER COMMENTS	REB

Slary Bryant Design Group, Inc.
REGISTERED ARCHITECTS AND ENGINEERS
 1000 S. GARDEN AVENUE, SUITE 100
 SANTA ANA, CALIFORNIA 92705
 TEL: 714.944.4444

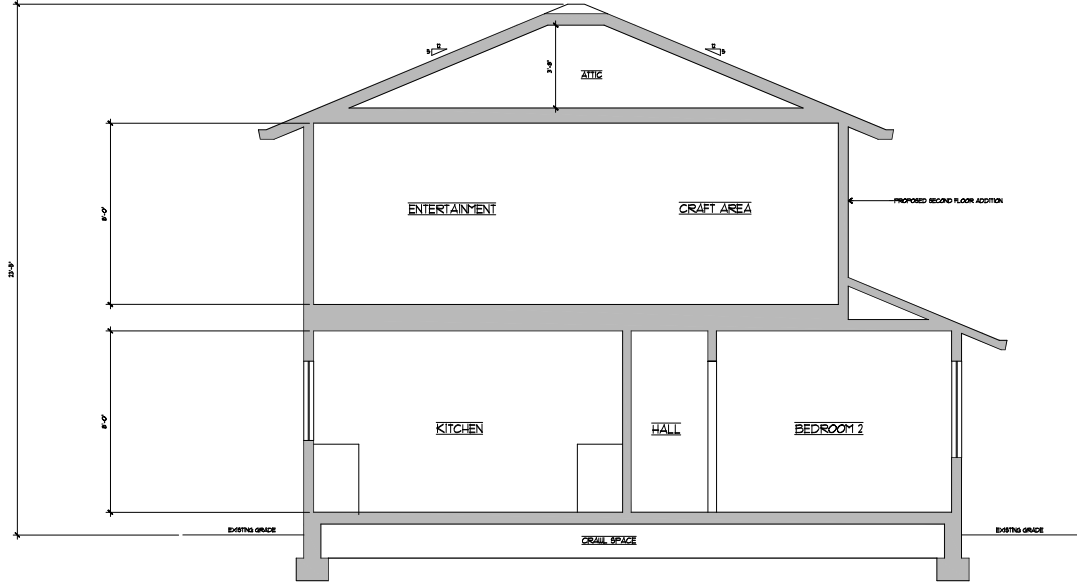
EXTERIOR ELEVATIONS

PROPOSED RENOVEL TO:
THE ROSS RESIDENCE
 1718 FREDERICK AVENUE
 SANTA CLARA, CALIFORNIA

REVISION:
 REB
 DATE:
 FEBRUARY 25, 2016
 SCALE:
 AS NOTED
 SHEET:
 25 OF 21
 DRAWN:
 C
 CHECKED:
 C

FLOOR PLAN LEGEND

▬ INDICATES NEW BUILD WALL



SCHEMATIC BUILDING SECTION A

1/2" = 1'-0"

REVISIONS	BY

Stacy Bryant Design Group, Inc.
 ARCHITECTS
 1000 S. UNIVERSITY AVENUE, SUITE 100
 SANTA CLARA, CALIFORNIA 95051
 TEL: 408.297.4000

SCHEMATIC BUILDING SECTION A

PROPOSED RENOVEL TO
THE ROSS RESIDENCE
 178 FREDERICK AVENUE
 SANTA CLARA, CALIFORNIA

REVISION	DATE
1	FEBRUARY 25, 2016
AS NOTED	
25-CVT	
10	