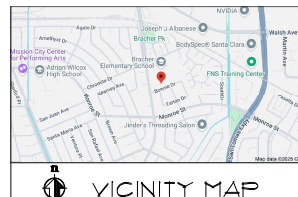


**An Alteration & Garage
Conversion to a JADU to:
The Srivastava Residence
2655 Bonnie Drive,
Santa Clara, CA. 95051**

SCOPE OF WORK:

CONVERT EXISTING GARAGE TO JUNIOR ACCESSORY DWELLING UNIT. ALTER EXISTING BEDROOMS AND CLOSETS IN RESIDENCE TO EXPAND LIVING ROOM AND CREATE BEDROOM WITH NEW BATHROOM AND WALK IN CLOSET AND ADDITIONAL WALK IN CLOSET FOR EXISTING BEDROOM. RELOCATE WATER SOFTENER AND ADD MINI SPLIT HEAT PUMP.



PROJECT DESCRIPTION:

- The proposed residence is to be constructed by a Contractor and the plans shall include the details of the plans, external elevations, scaled floor plan, and a list of materials and specifications approved by the owner. The Contractor shall not be intended to be comprehensive and it shall be the responsibility of the subcontractors to request the Contractor for any necessary clarifications or modifications.
- All work connected with this project shall be done in a professional manner in accordance with the rules and regulations of the State of California and legally defined "best accepted practices" for each trade involved. Additionally, all work shall comply with applicable codes and trade standards including but not limited to the following: California Building Code (CBC), 2002 California Mechanical Code (CMC), California Fire Code (CFC), 2002 California Electrical Code (CEC), American Concrete Institute Code (ACI), California Plumbing Code (CPC), and all applicable local codes and/or legislation.
- The Contractor shall be responsible for rectifying the Designer of any unusual or unforeseen foundation conditions. The presence of conditions other than those on the plans or any deviations or changes from the plans before proceeding with the construction of the project shall be considered adequate for proper construction of the project. The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items.
- Adequate supervision and periodic inspection during the construction phase are recommended. The Contractor shall be responsible to ensure that the construction and the work are provided by qualified persons.
- These plans shall not be considered complete and ready for construction without pending permits to be issued.
- In all cases utility dimensions take precedence over foundation dimensions. Dimensions are to the face of stud or face of concrete unless otherwise noted.
- Larger scale details take precedence over smaller scale details.
- Lay out all structural work by referring to the drawings and dimensions on the architectural plans. Do not scale dimensions from the drawings. Dimensions from controlling surface to actual material dimensions.
- Slope finish external surface away from

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BUILDING SECTION	SHEET A5

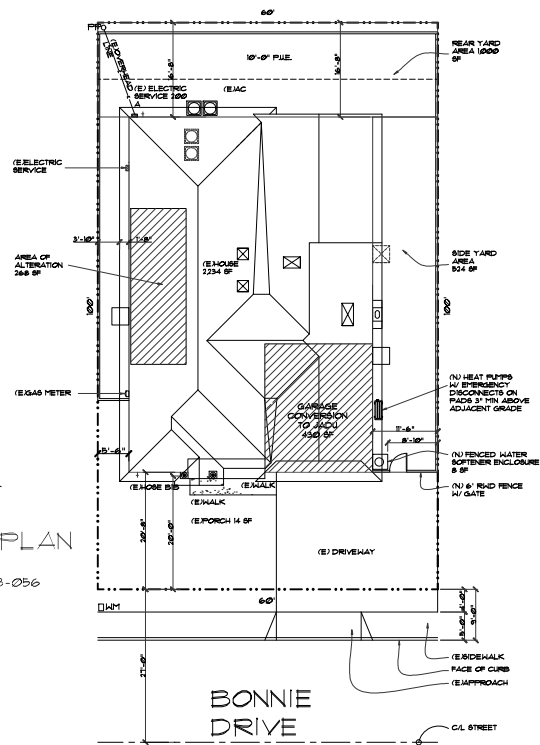
PROJECT DESCRIPTION:

ASSESSOR'S PARCEL NUMBER	216-13-026
BUILDING OCCUPANCY	R-1
TYPE OF CONSTRUCTION	V-B
STORIES	1
YEAR BUILT/RE	1
LOT SIZE	17600 SF
BUILDING HEIGHT	24'-0"
ZONING	R-1
PERMIT/PLANKER	NO
GENERAL PLANT DESIGNATION	VERY LOW DENSITY
	RESIDENTIAL
FLOOD ZONE	X
<u>BUILDING AREA:</u>	
(E) HOUSE	: 2234 SF
(E) GARAGE CONVERSION TO JADU	: 430 SF
(E) COVERED PORCH	: 14 SF
TOTAL	: 2678 SF (44.6%)
<u>AREA OF ALTERATION:</u>	
BEDROOMS AND CLOSETS	: 268 SF
<u>EXISTING BUILDING AREA:</u>	
(E) HOUSE	: 2234 SF
(E) ATTACHED GARAGE	: 430 SF
(E) PORCH	: 14 SF
TOTAL	: 2678 SF (44.6%)
NUMBER OF BEDROOMS	: 5
NUMBER OF BATHROOMS	: 4
<u>PROPOSED BUILDING AREA:</u>	
(E) HOUSE	: 2234 SF
(E) GARAGE CONVERSION TO ADU	: 430 SF
(E) PORCH	: 14 SF
TOTAL	: 2678 SF (44.6%)
NUMBER OF BEDROOMS	: 5
NUMBER OF BATHROOMS	: 4
<u>EXISTING SITE COVERAGE:</u>	
(E) HOUSE	: 2234 SF
(E) ATTACHED GARAGE	: 430 SF
(E) PORCH	: 14 SF
TOTAL	: 2678 SF
7.678 / 6.000	: 44.6 - 44.6%
<u>PROPOSED LOT COVERAGE:</u>	
(E) HOUSE	: 2234 SF
(E) PORCH	: 14 SF
(N) WATER SOFTENER ENCLOSURE	: 8 SF
TOTAL	: 2256 SF
2256 / 6.000	: 37.6 - 37.6%
<u>COTTON LIVING AREA:</u>	
MAIN HOUSE	: 862 SF
253 / 14.33	: 14.33%

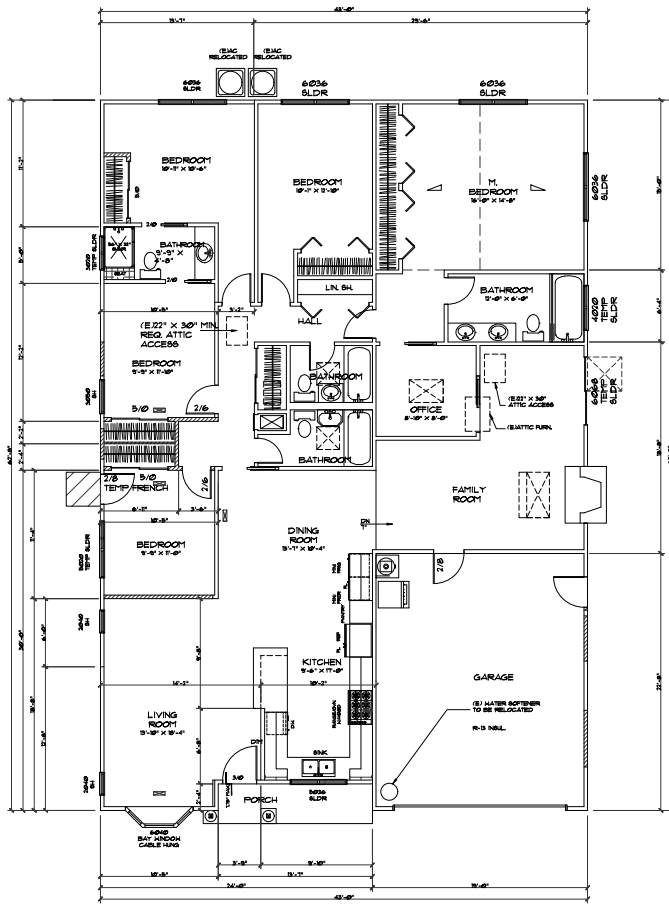


SITE PLAN

1/8"=1'-0"
APN 216-13-056

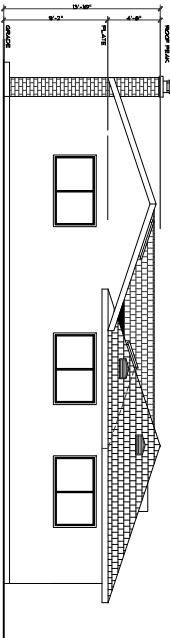


Revisions		By
INNOVATIVE CONCEPTS ARCHITECTURAL, INTERIOR DESIGN AND PLANNING 1000 W. 10th St., Suite 100 Santa Ana, CA 92701 Tel: 949.440.1111 Fax: 949.440.1111 Email: info@innovativeconcepts.com		
An Alteration and Garage Conversion to a JADU to The Srivastava Residence 2655 Bonnie Dr. Santa Clara, CA 95051		
02/17/2025		
NOTED		
JAG		
A0		



EXISTING FLOOR PLAN
1/4" = 1'-0"

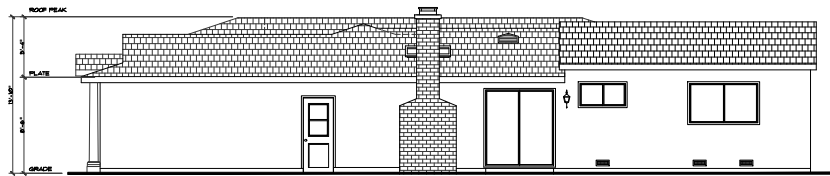
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	JAG	
A1		



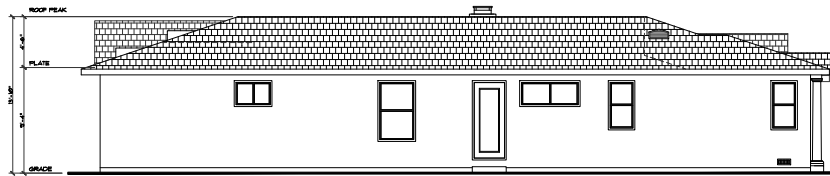
EXISTING REAR ELEVATION
1/4" = 1'-0"



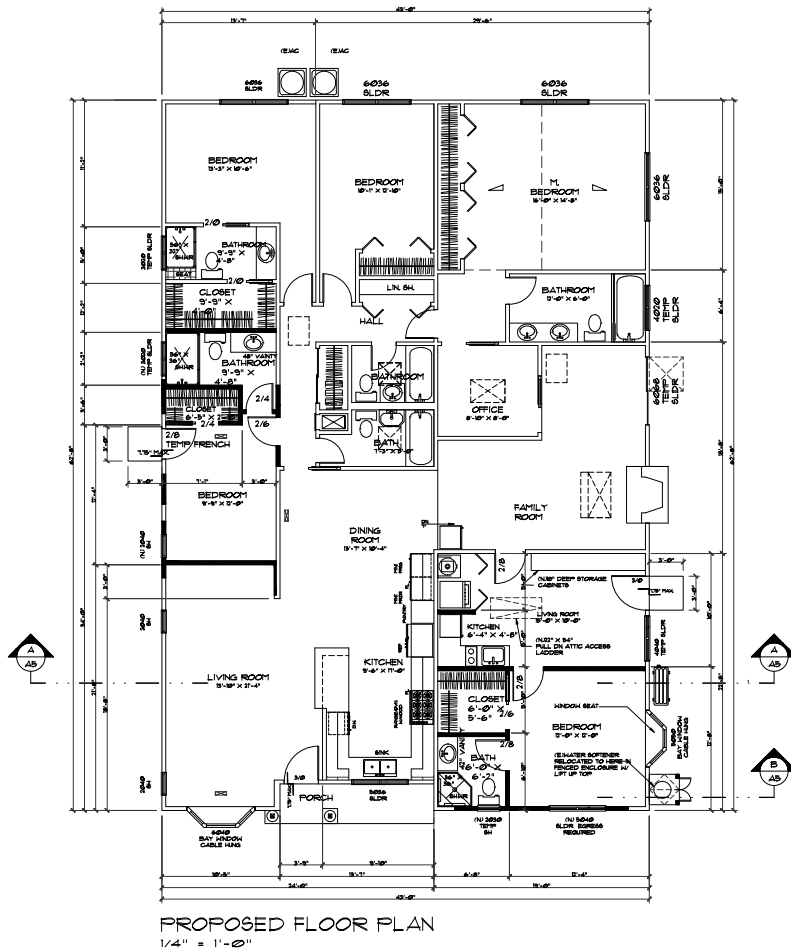
EXISTING FRONT ELEVATION
1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



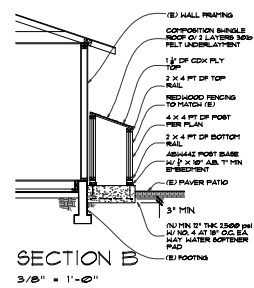
EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



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02/17/2025 NOTED JAG		
A3		



This architectural drawing shows the elevation of a house. It features a gabled roof with a brick chimney on the right side. The chimney is labeled with a height of 10'0" and a width of 12'0". The roof has a pitch of 12/12. The house has three windows, each labeled with a height of 6'0" and a width of 4'0". The house is shown on a foundation with a height of 1'0". The drawing includes dimensions for the roof pitch, chimney height, window height, and foundation height.



SECTION A - A
3/8" = 1'-0"

SECTION
3/8" = 1'-0"