

An Addition and Alteration to: The Geraci Residence 1995 Stafford Street Santa Clara, CA 95050

SCOPE OF WORK:

ADD 1ST FLOOR LIVING ROOM, MASTER BATHROOM AND AND WALK-IN CLOSET TO EXISTING RESIDENCE. ADD 2 STORY ATTACHED 2 BEDROOM, 2 BATHROOM ACCESSORY DWELLING UNIT.



VICINITY MAP

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PROJECT DESCRIPTION:

ASSESSOR'S PARCEL NUMBER	: 269-00-024
BUILDING OCCUPANCY	: R3/U
TYPE OF CONSTRUCTION	: V-15
ZONING	: RI
STORIES	: 2
YEAR BUILT/EFF	: 1949
LOT SIZE	: 9,000 SF
FIRE-SPRINKLER	: NO
EXISTING BUILDING AREA:	
(E) HOUSE	: 1,673 SF
(E) ATTACHED GARAGE	: 556 SF
(E) PATIO ROOM	: 231 SF
(E) PORCHES	: 139 SF
TOTAL	: 2,605 SF
NUMBER OF BEDROOMS	: 4
NUMBER OF BATHROOMS	: 2
PROPOSED BUILDING AREA:	
(E) HOUSE	: 1,673 SF
(E) ATTACHED GARAGE	: 556 SF
(E) PORCHES	: 139 SF
(N) ADDITIONS TO RESIDENCE	: 357 SF
(N) ATTACHED 2 STORY ADU	: 1,000 SF
(N) ADU ENTRY PORCH	: 21 SF
(N) UTILITY CLOSET	: 11 SF
TOTAL	: 3,263 SF
NUMBER OF BEDROOMS	: 5
NUMBER OF BATHROOMS	: 4
EXISTING SITE COVERAGE:	
(E) HOUSE	: 1,673 SF
(E) ATTACHED GARAGE	: 556 SF
(E) PATIO ROOM	: 231 SF
(E) PORCHES	: 139 SF
TOTAL	: 2,605 SF
	2,605 / 9,000
PROPOSED SITE COVERAGE:	
(E) HOUSE	: 1,673 SF
(E) ATTACHED GARAGE	: 557 SF
(E) PORCHES	: 139 SF
(N) ADDITIONS TO RESIDENCE	: 357 SF
(N) ATTACHED ADU 1ST FLOOR	: 556 SF
(N) ADU ENTRY PORCH	: 21 SF
(N) UTILITY CLOSET	: 11 SF
TOTAL	: 3,520 SF
	3,520 / 9,000
COMMON LIVING AREAS:	
LIVING ROOMS, BEDROOMS, DINING ROOMS AND KITCHENS. EXCLUDES BATHROOMS, HALLWAYS AND CLOSETS.	
MAIN RESIDENCE	: 1,678 SF
1,678 SF / 2,230 SF =	75.2%
ADU	: 654 SF
654 SF / 1,000 SF =	65.4%

GENERAL NOTES:

- The proposed residence is to be constructed by a Contractor and the architectural plans are based on site plans, exterior elevations, scaled floor plans and material construction specifications approved by the owner. The architectural plans are not intended to be comprehensive and it shall be the responsibility of the subcontractors to notify the Contractor of any necessary clarifications or modifications.
- All work connected with this project shall be done in a professional manner in accordance with the traditionally and legally defined "best accepted practice" of the trade involved. Additionally, all work shall comply with applicable codes and trade standards which govern each phase of work, including but not limited to the 2025 California Building Code (CBC), 2025 California Mechanical Code (CMC), 2025 California Fire Code (CFC), 2025 California Electrical Code (CEC), American Concrete Institute Code (ACI), 2025 California Plumbing Code (CPC) and all applicable local codes and/or legislation.
- The Contractor shall be responsible for notifying the Designer of any unusual or unforeseen foundation conditions, discrepancies of omissions within the plans or any deviations or changes from the plans before proceeding with the work. Involvement otherwise they will be considered adequate for proper completion 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 this inspection and supervision are provided by qualified persons.
- These plans shall not be considered complete and ready for construction until a building permit has been issued.
- In all cases written dimensions take precedence over scaled 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 dimensions and elevation notes on the architectural plans. Do not scale structural drawings work detail dimensions from controlling surface points and actual material dimensions.
- Slope finish exterior surfaces away from foundation.

Revisions By

INNOVATIVE CONCEPTS
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1995 Stafford Street
Santa Clara, CA. 95050

Date: 11/05/2025

Status: NOTED

Drawn: JAG

Scale:

Sheet:

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of Sheets

SURVEYOR'S NOTE

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

Kenneth D. Wilson 01/13/2026
KENNETH D. WILSON LS 5571 DATE

GENERAL NOTES

- BUILDING WALLS WERE LOCATED AT MAIN FINISH LOCATIONS (STUCCO, BRICK OR WOOD SING) AS IT EXISTS IN THE FIELD.
- ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
- INES ON LAYER "X-BOUNDARY" SHOULD BE USED AS BASIS OF DESIGN FOR BOUNDARY.
- INES ON LAYER "X-BLDG" SHOULD BE USED AS BASIS OF DESIGN FOR BUILDING LOCATION (SEE GENERAL NOTE 3).

TITLE REPORT NOTE

A CURRENT TITLE REPORT WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY. EASEMENTS SHOWN ON THIS SURVEY WERE TAKEN FROM RECORDED AND UNRECORDED DOCUMENTS OF RECORD AND/OR PROVIDED TO US BY THE CLIENT. WE CANNOT DETERMINE IF ANY EASEMENTS SHOWN HEREON ARE STILL VALID AND IN EXISTENCE. OTHER EASEMENTS WHICH ARE NOT SHOWN HEREON MAY ALSO EXIST. A CURRENT TITLE REPORT IS REQUIRED IN ORDER TO DETERMINE THE VALIDITY AND EXISTENCE OF ANY EASEMENTS OF RECORD. THE BOUNDARY WAS DETERMINED FROM THE CURRENT VESTING DEED.

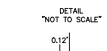
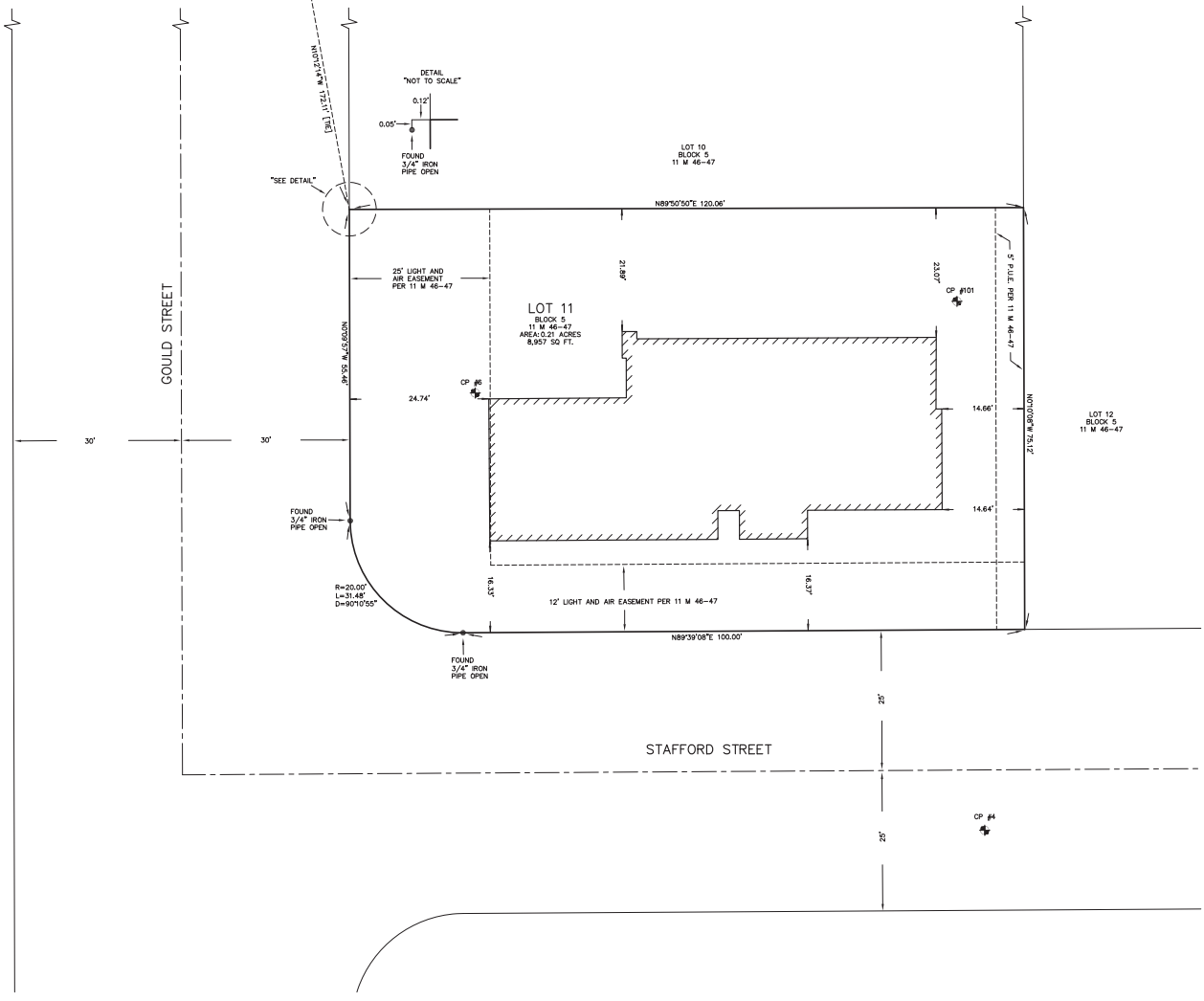
SETBACK LINES NOTE

BUILDING SETBACK LINES WERE NOT SHOWN ON THIS MAP EVEN IF THEY ARE SHOWN ON THE ORIGINAL TRACT MAP. THE DESIGNER SHOULD CHECK WITH THE APPROPRIATE AUTHORITY TO DETERMINE BUILDING SETBACK LINES.

BASIS OF BEARINGS

FOR THIS SURVEY IS NORTH 89°30'00" EAST, BEING THE CENTER LINE OF HARRISON STREET, BETWEEN TWO FOUND MONUMENTS 605.26' APART AS SHOWN ON THIS MAP, PER 11 MAPS 46-47.

FOUND 2.5" BRASS DISC IN MONUMENT BOX
FOUND 1/2" BRASS PIN WITH CONCRETE IN MONUMENT BOX
BASIS OF BEARINGS
N89°39'00"E 605.26' (N89°39'00"E 605.00' PER 11 M 46-47)
HARRISON STREET



- LEGEND**
- FOUND AS NOTED
 - SET 3/8" REBAR WITH PLASTIC CAPS LS 5440
 - SET BRASS SCREW AND 1" BRASS TAG LS 5571 IN CONCRETE
 - ⊕ SURVEY CONTROL POINT
 - PROPERTY LINE
 - CENTERLINE
 - - - - - EASEMENT LINE/TIE LINE
 - ▨ BUILDING
- ABBREVIATIONS**
- PUE PUBLIC UTILITY EASEMENT
 - WCE WIRE CLEARANCE EASEMENT
 - OR OFFICIAL RECORDS

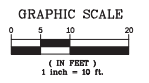
This map was prepared as an improvement of service and the specifications for construction on the site shown on this map. The user is advised to check or to start for any other record which may affect the interests of Wilson Land Surveys.

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01/13/2026
Kenneth D. Wilson
LS 5571
STATE OF CALIFORNIA

CONTROL POINTS

Point	Northing	Easting	Elevation	Description
11	4781.278	4577.814	200.000	CP CHS X
4	2774.490	4871.389	199.846	CP MAG
8	4863.419	4360.619	200.589	CP SPIKE
101	4866.716	4366.481	200.489	CP SPIKE



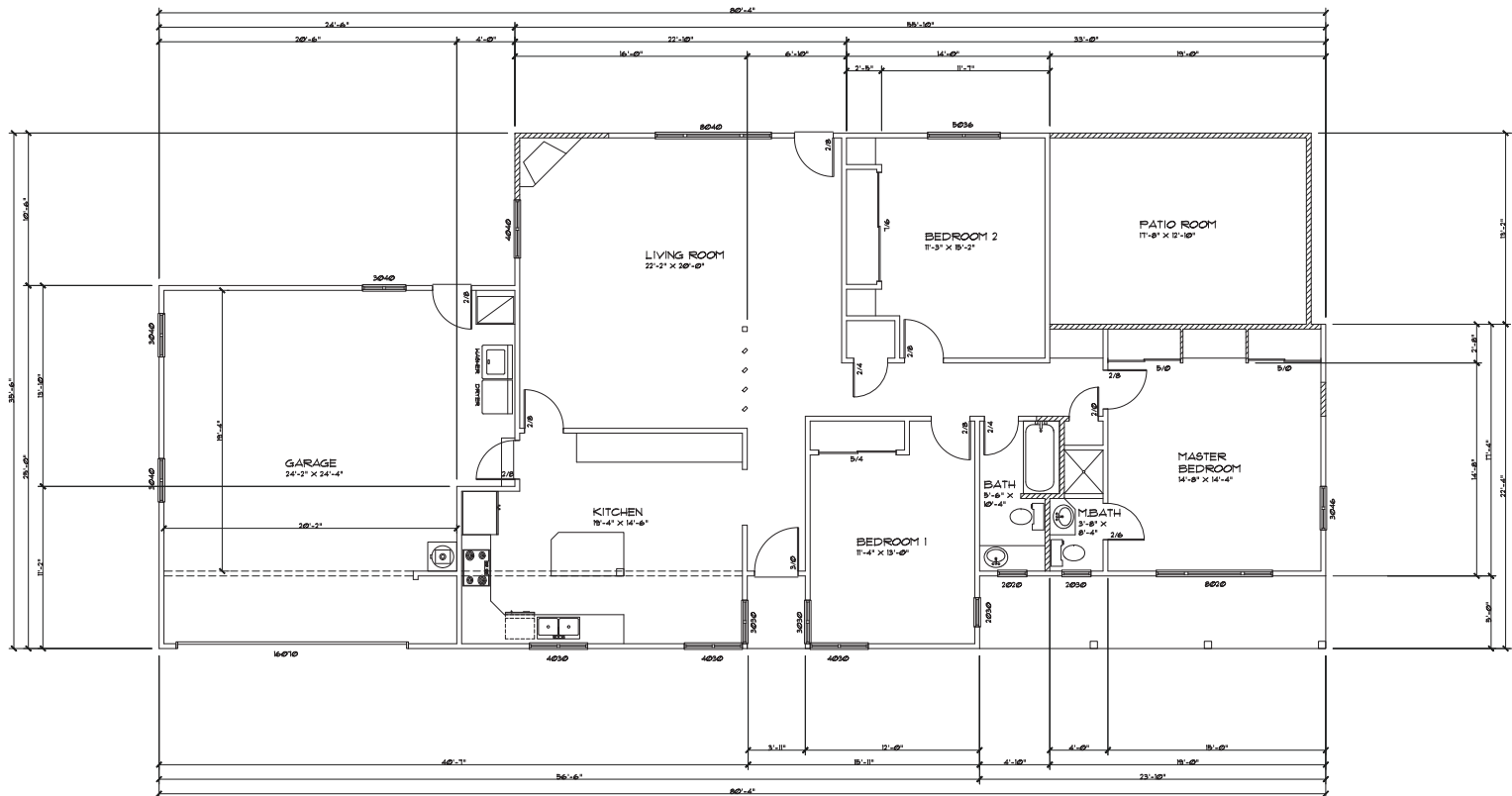
Email: kene@wilsonlandsurveys.com
www.wilsonlandsurveys.com

381 CALISTO OF
LOS GATOS, CA 95024 805-793-0273

BOUNDARY AND BUILDING LOCATION SURVEY
AS REQUESTED BY:
RICH HORTON
LEGAL DESCRIPTION: LOT 11, BLOCK 5, 11 M 46-47, CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

APN: 269-08-054
DATE: JANUARY 2026
FILE NAME: S-293 STAFFORD SANTA CLARA BUILDING LOCATION
SITE ADDRESS: 1995 STAFFORD ST, SANTA CLARA, CA 95050
DRAWN BY: MM SCALE: 1"=10' PROJECT: S-293 JOB NUMBER: S-293 SHEET: 1 OF 1





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

- WALL LEGEND:**
- EXISTING WALL TO REMAIN
 - EXISTING WALL REMOVED
 - NEW WALL CONSTRUCTION

Revisions	By

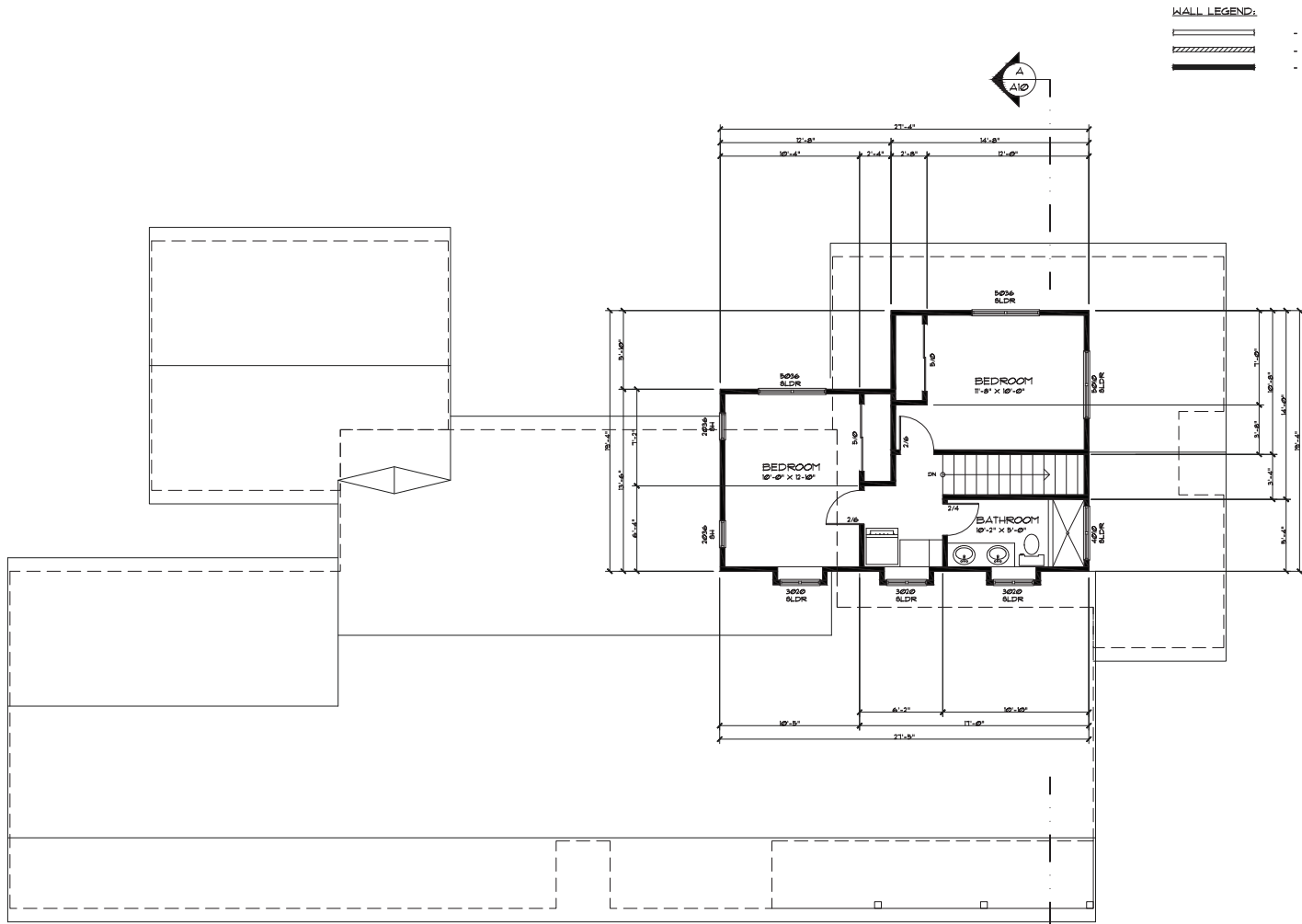
INNOVATIVE CONCEPTS
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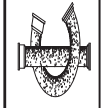
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PROPOSED SECOND FLOOR PLAN
 1/4" = 1'-0"

Revisions	By

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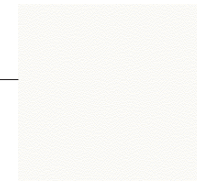
Right-Side View - Stafford St.



Front View - Scott Blvd.



Certainteed Landmark Pro Shingles Pewter



Dunne-Edwards Cool December



Dunne-Edwards Wolverine

Stucco Finish to match existing

Windows White Vinyl to match existing

Color & Material Board

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