

ADDRESS: 2771 WARDWINE AVE, SANTA CLARA, CA 95051
OWNER: : CMC 2022 CPMC 2022 CPMC 2022 TITLE 24 CALIFORNIA ENERGY CODE
CMC 2022 CPMC 2022 CPMC 2022

CONSTRUCTION TYPE: V-H (CMC 802-6(A) & TABLE 601)
OCCUPANCY: R-1 (CMC 802-6(B)(1)) (CMC 802-6(C)(1)) (CMC 206-3-041)
SUBJECTS: PLANNING AND BUILDING: SANTA CLARA

LIVING: LESS-SINGLE-FAMILY HOME - NON SPINRAKED
FLOOR AREA: 1,587 S.F.
TOTAL FLOOR AREA: 1,587 S.F.
LOT SIZE: 7,829 S.F.
APPROXIMATE LOT COVER: 46%
INDUSTRIAL DWELLING UNIT: 1,587 S.F.

CONDITIONED AREA 1ST FLOOR: 1192 S.F.
1ST FLOOR ADDITION AREA: 434 S.F.
2ND FLOOR ADDITION AREA: 195 S.F.
2ND FLOOR FLOOR AREA: 1,462 S.F.

COVERAGES: 1.058 + .496(GARAGE) + .434(1ST ADDITION AREA)
= 1.987
1. 120'x20' PORCH = 2,400 S.F. @ 0.5337 = 1,280.87 S.F.
NEW HOUSE COVERAGE UNDER PERMITS: 7,829 - 37.4%

1ST FLOOR: 1,587 S.F. (Living, Dining, Kitchen, Entry)
2ND FLOOR: 121 S.F. (Library)
ADJACENT COMMON LIVING AREA: 287 S.F. (Offices, Living room)

SCOPE OF WORK:
1. APPROVED ASU APPROVEMENT #10
2. 1ST AND 2ND FLOOR
3. MECHANICAL INSULATION TO R-20
4. NEW ELECTRICAL PANEL UPDATES TO 200 AMP

2- PERMIT IS REQUIRED FOR ELECTRICAL WORK, MECHANICAL WORK AND PLUMBING WORK.

1- MINIMUM BEST PROMOTE, (CSC 100L2, 100L3 AND 100L5)

A) A MINIMUM 3/4" SQUARE FEET OR CLEAR OPENABLE AREA.

B) A MINIMUM CLEAR WIDTH OF 20", MINIMUM CLEAR HEIGHT OF 24".

C) A FINISHED SLAB HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.

D) DIRECT OPENING TO PUBLIC WAY OR YARD/COURT OPENING TO PUBLIC WAY

3- SAFETY GLAZING (TEMPERED GLASS) IS REQUIRED (CSC 240L3) FOR WINDOWS:

A) ADJACENT TO BATHROOMS, SHOWERS, HOT TUBS, WHIRLPOOLS, AND SHEDS, AND W/IN THE FLOOR

B) WITHIN A 2'4" AND ANY OTHER VERTICAL EDGE, DOORS AND THE CLOSED POSITION OF THE FLOOR.

C) WITHIN 6" HORIZONTALLY AND 3' HORIZONTALLY OF A WALKING SURFACE, WHERE THE GLASS IS GREATER THAN 8 FT. AND THE TOP EDGE IS LESS THAN 36" ABOVE.

D) ADJACENT TO SHOWERS, BATHS, AND BATHROOMS, OR WITHIN 5' HORIZONTALLY OF A WALKING SURFACE, WHERE THE WALKING SURFACE IS NOT W/IN 6" OF THE GLASS.

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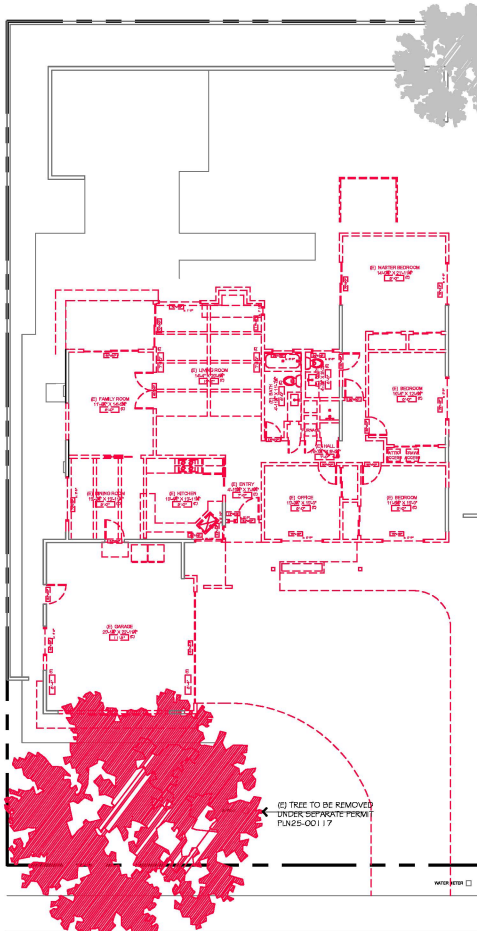
- 1- PROVIDE 3' CLEAR IN FRONT OF TOILET AND 30" MINIMUM WIDE TOILET COMPARTMENT, CIRC SECTION 2904, CIRC SECTION 401A.
- 2- PROVIDE MINIMUM 1.6M SLASH NICH AREA AND 30" DIAMETER IN SHOWER COMPARTMENT, CIRC SECTION 4127.
- 3- WALL COVERINGS IN SHOWERS AND TUBS TO BE CEILING PLASTER, TILE OR EQUIV. TO 72" AND 8" WALL ENCLOSURES MAY BE IF APPROVED SAFELY GLASSING AND DOORS MUST SHUT OUT AT LEAST 18" IN OVERLAP WITH GLASSING. ALL GLASSING SHALL BE SAFETY GLAZING WHEN LESS THAN 18" ABOVE THE DRINK. CIRC SECTION 5122, CIRC SECTION 4127.
- 4- PROVIDE A 1" MINIMUM ACCESS FLOOR TO BATHROOM TRAP CONNECTION UNLESS PLUMBING IS WITHOUT SLP JUMP. CIRC SECTION 4052.
- 5- MINIMUM LOW FLOW TOILETS (1.2G GALLON PER FLUSH), SHOWERSHEADS (1.8 GPM) AND FAUCETS OTHERS: 1.8 GPM LAVATORY: 1.2 GPM CIRC SECTION 402.
- 6- SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE

ARCHITECTURAL

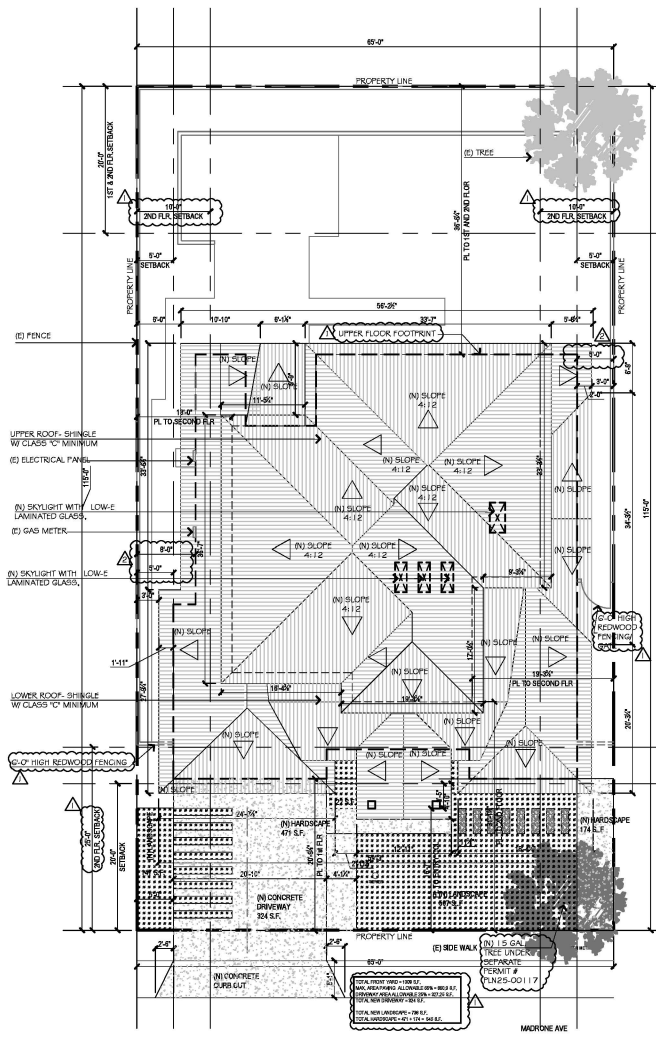
- A1.0 PROJECT DATA AND SITE PLAN
- A1.1 NEIGHBORHOOD CONTEXT
- A2.0 EXISTING & DEMO FLOOR PLAN
- A2.1 PROPOSED FLOOR PLAN
- A2.2 ELECTRICAL PLAN
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A3.2 ELEVATIONS
- A3.3 ELEVATIONS
- A4.0 SECTIONS
- A8.0 RENDERINGS
- A8.0 DETAILS

OWNER SUHAS & SUPRIYA 271 MADRONE AVE, SANTA CLARA, CA 95051 PHONE:	DESIGNER KAI NGUYEN SK DESIGN STUDIO 80 GILMAN AVE, SUITE 2F CAMPELL, CA 95008
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DISCOUNTING 151



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



• Address: 1557 Orangewood Drive, San Jose, CA 95128
• Phone #: 408-760-7483 | 703-807-3787
• Email: info@ink-designstudio.com

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COVER SHEET

A1.0



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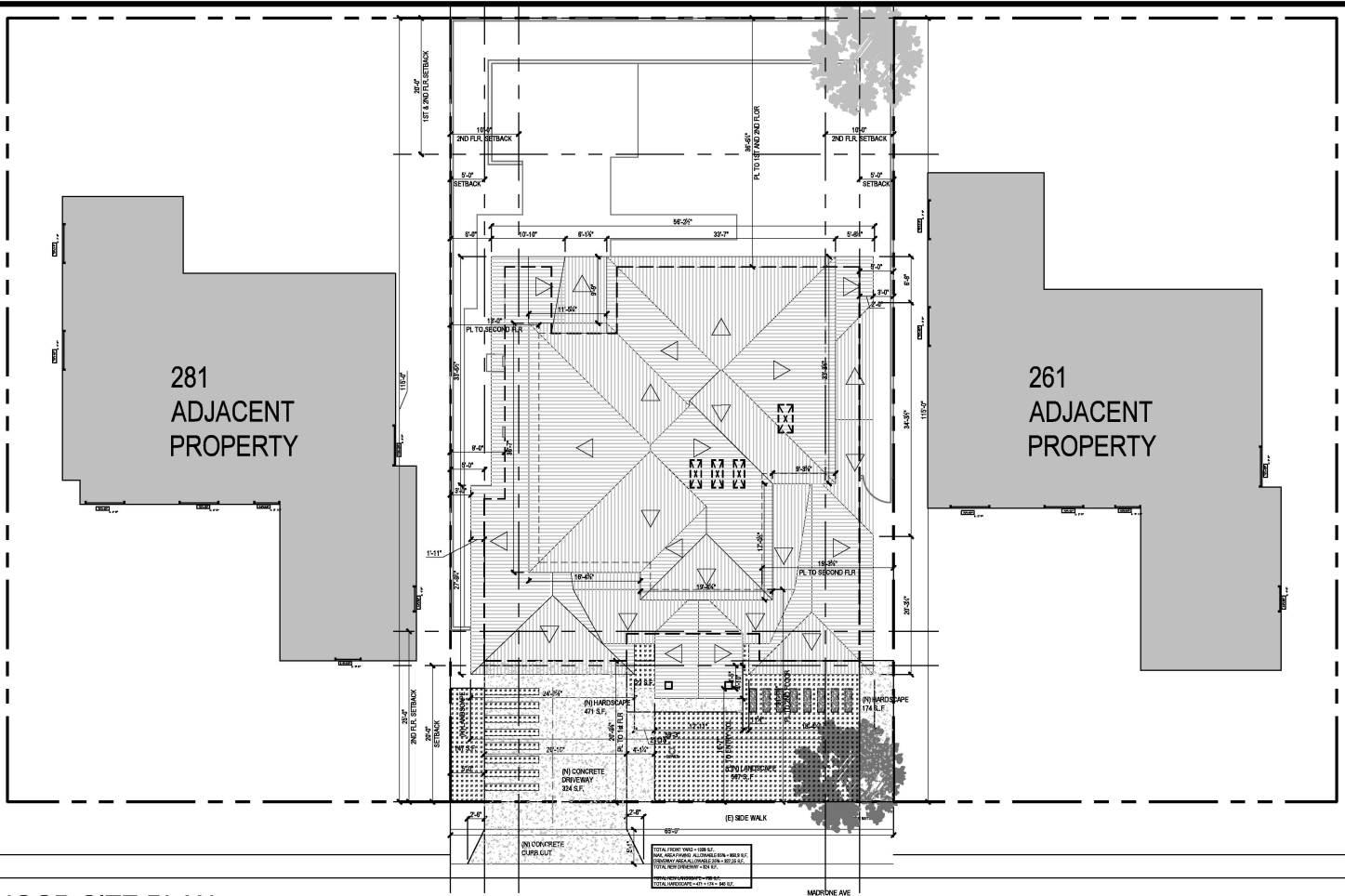
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NEIGHBORHOOD
CONTEXT

A1.1



NEIGHBORHOOD SITE PLAN

SCALE: 1/8" = 1'-0"

2



NEIGHBORHOOD FRONT ELEVATION

SCALE: 1/8" = 1'-0"

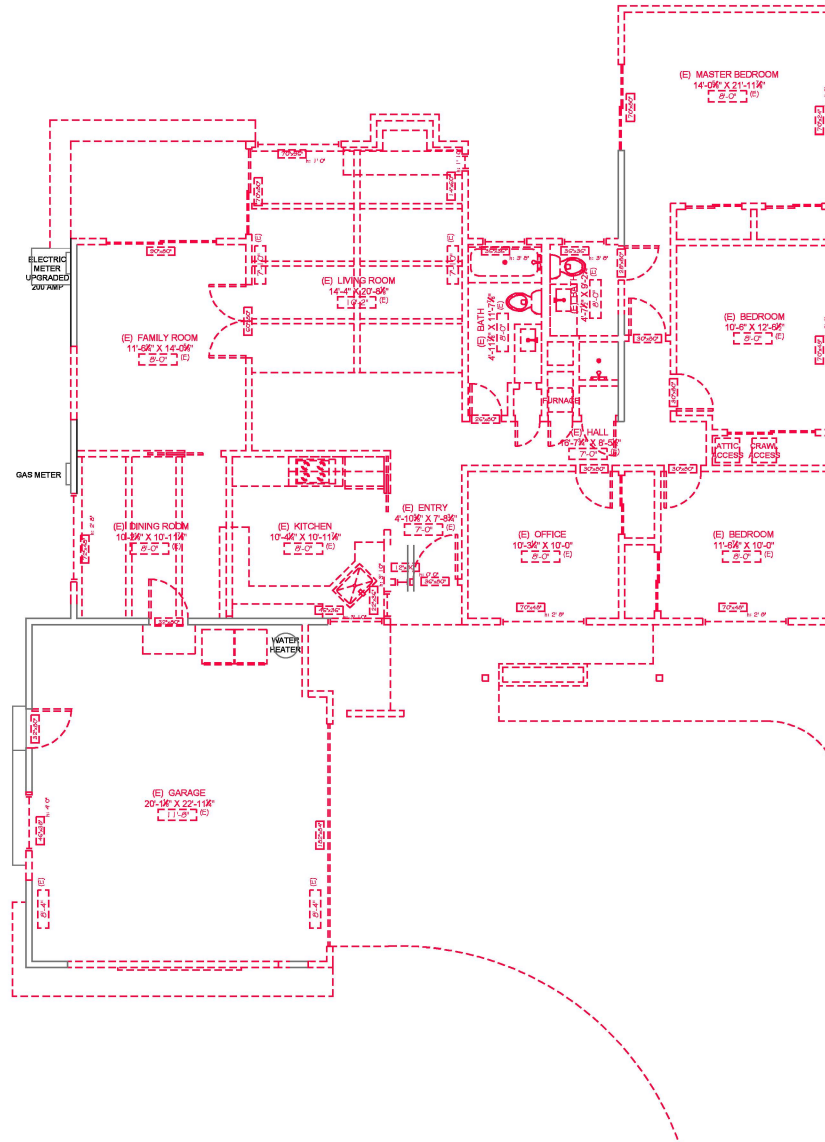
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LEGEND

- (S) WALL TO REMAIN
- (R) WALL, DOORS, WINDOWS TO REMOVE
- (N) 2x4 INTERIOR PARTITION
- EXTERIOR ELEVATION REFERENCE TAG
- DETAIL NUMBER
- SHEET NUMBER

SHEET NOTES

- REMOVE EXISTING DOOR (SHOWN DASHED), U.G.A.
- REMOVE EXISTING WINDOW (SHOWN DASHED), U.G.A.
- RELOCATED (S) FINANCE
- REMOVE EXISTING BATHROOM FIXTURES
- RELOCATED (S) HALLWAY/ENTRY, SEE PROPOSED PLAN
- (S) WAS WETTED TO REMAIN
- RELOCATED (S) ELECTRIC METER/PANEL, SEE PROPOSED PLAN
- REMOVE (S) KITCHEN EQUIPMENTS, CABBINETS, COUNTERTOP AND APPLIANCES



DEMOLITION - 1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"

1

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DEMOLITION - 1ST FLOOR PLAN

Sheet number A2.0

 (E) WALL TO REMAIN
 (E) WALL, DOORS, WINDOWS TO REMOVE
 (I) 2x4 INTERIOR PARTITION

 EXTERIOR ELEVATION REFERENCE TAG
 DETAIL NUMBER
 SHEET NUMBER

[illegible][illegible][illegible]

TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE AT LEAST 3 FEET FROM PROPERTY LINE AND FROM OPENINGS INTO THE BUILDING, AND 10 FEET FROM A FORCED AIR INLET.

(CMC 502.2.1)

WHOLE-BUILDING VENTILATION: KITCHENS REQUIRE VENTILATION AIR FLOW AT 100 CUBIC FEET PER MINUTE OR MORE FOR INTERMITTENT SYSTEMS OR 5 AIR CHANGES PER HOUR FOR CONTINUOUS SYSTEMS. (ASHRAE 62.2)

WINDOW MODIFICATIONS, REPLACEMENT AND NEW WINDOWS

1. SHALL HAVE A U-FACTOR (SCALE TO 0.30 OR LOWER, DEPENDS ON REPLACEMENT OR NEW) ON NEW WINDOWS TO 14 SQUARE FEET, WHY HAVE A U-FACTOR OF 0.35, WHEN 14 SQUARE FEET OR LESS OF REVISION IS REPLACED WINDOWS WHY HAVE A U-FACTOR OF 0.40, (CBC 150.207) TABLE 150.1-4

2. FOR WINDOW MODIFICATIONS IN THE HILLSIDE FIRE ZONES 2 AND 3 REFER TO WINDOW AND DOOR CODE COMPLIANCE CHECKLIST

10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.



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PROPOSED FLOOR PLAN

A2.1

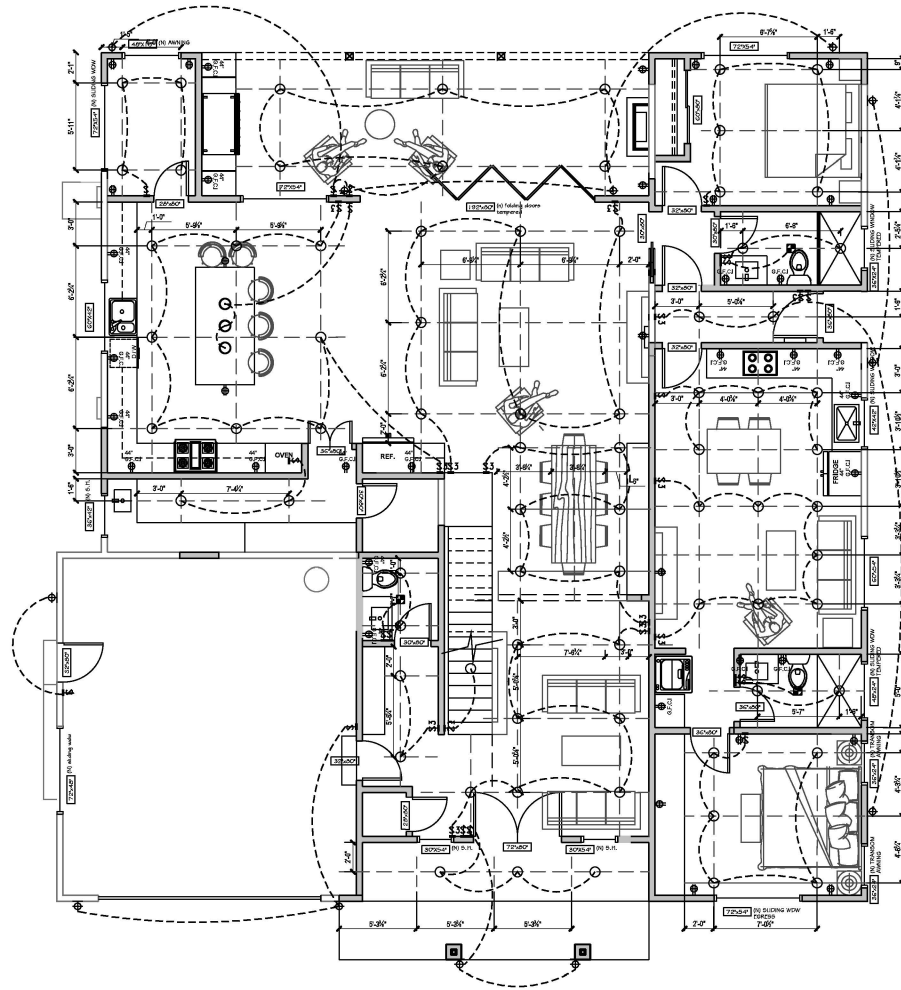
LEGEND

- (S) WALL TO REMAIN
- (R) WALL, DOORS, WINDOWS TO REMOVE
- (N) 2x4 INTERIOR PARTITION
- EXTERIOR ELEVATION REFERENCE TAG
- DETAIL NUMBER
- SHEET NUMBER

ELECTRICAL LEGEND

- LED WALL HUNG LIGHT FIXTURE
- 4" LED RECESSED LIGHT FIXTURE
- [N] SMOKE AND CARBON MONOXIDE DETECTOR
- SHOWERHEAD/CEILING FAN
- SWITCH @ 40" U.F.F.
- VIBRANCY SENSOR SWITCH @ 40" A.F.F.
- DUPLEX OUTLET @ 12" A.F.F. / 30"-36" A.F.F. AT COUNTER
- G.F.I. OUTLET @ 30" - 36" A.F.F.
- LED RECESSED LIGHT FIXTURE WITH WATER PROOF LENS
- 240V G.F.I. OUTLET @ 30" - 36" A.F.F.
- EXTERIOR G.F.I. OUTLET WITH WATERPROOF HOUSING
- EXTERIOR LED LIGHT FIXTURE WITH PHOTOCELL AND MOTION SENSOR

KEYNOTES



ELECTRICAL 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

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ELECTRICAL PLAN

Sheet number A2.3

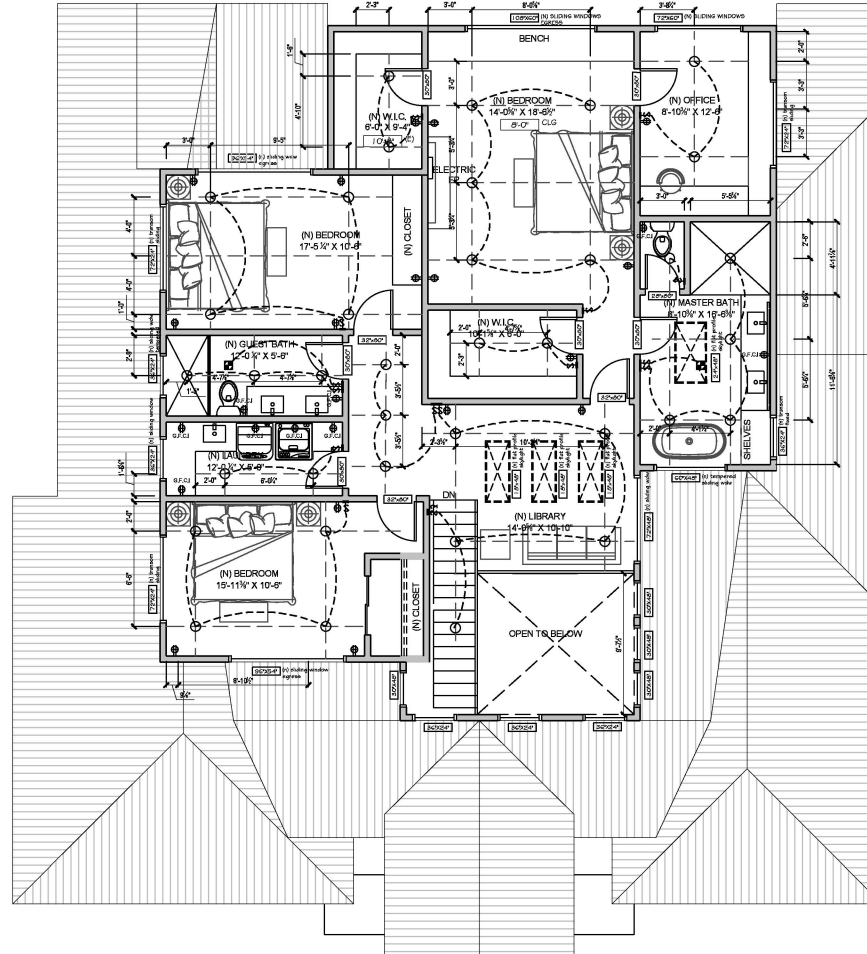
LEGEND

- (S) WALL TO REMAIN
- (R) WALL, DOORS, WINDOWS TO REMOVE
- (N) 2x4 INTERIOR PARTITION
- EXTERIOR ELEVATION REFERENCE TAG
- DETAIL NUMBER
- SHEET NUMBER

ELECTRICAL LEGEND

- LED WALL HUNG LIGHT FIXTURE
- 4" LED RECESSED LIGHT FIXTURE
- (N) SMOKE AND CARBON MONOXIDE DETECTOR
- SMOKER/EXHAUST FAN
- SWITCH @ 40" U.F.F.
- VIBRANCY SENSOR SWITCH @ 40" A.F.F.
- DUPLEX OUTLET @ 12" A.F.F. / 32"-36" A.F.F. AT COUNTER
- G.F.I. OUTLET @ 32" - 36" A.F.F.
- LED RECESSED LIGHT FIXTURE WITH WATER PROOF LENS
- 240V G.F.I. OUTLET @ 32" - 36" A.F.F.
- EXTERIOR G.F.I. OUTLET WITH WATERPROOF HOUSING
- EXTERIOR LED LIGHT FIXTURE WITH PHOTOCELL AND MOTION SENSOR

KEYNOTES



ELECTRICAL 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

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ELECTRICAL PLAN

Sheet number A2.4

TOTAL ROOF AREA (EXISTING) = 2,810.74 SF
 TOTAL EXISTING ROOF AREA = 2,810.74 SF
 PERCENTAGE TOTAL ROOF OF DEMOLITION = 100%

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PROPOSED ROOF PLAN

SCALE: 3/16" = 1'-0"

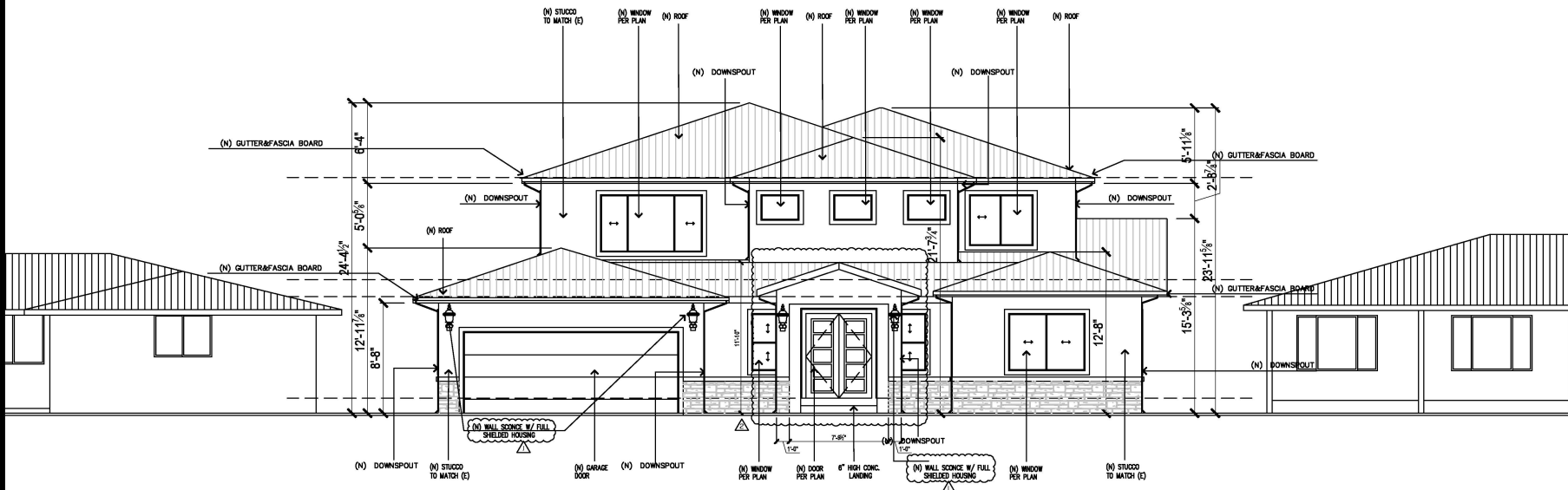
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A2.5



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PROPOSED ELEVATION - FRONT

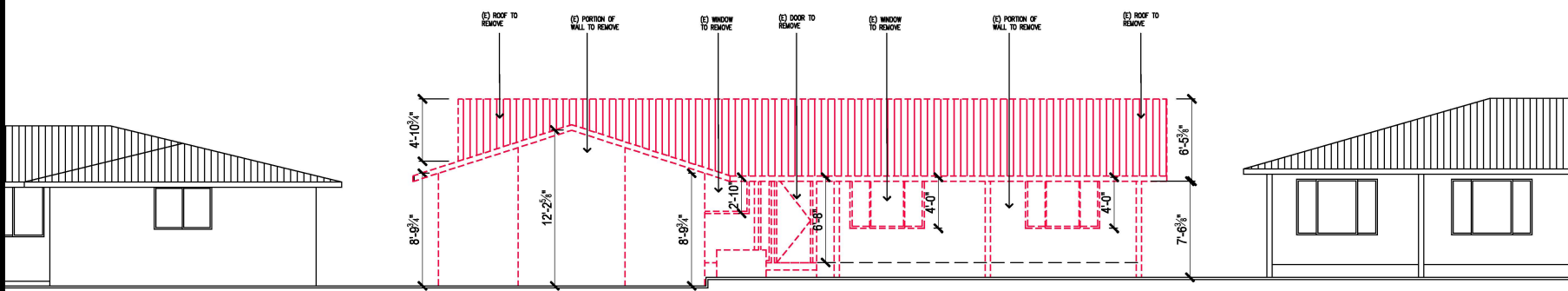
SCALE: 1/4" = 1'-0"

1

TOTAL WALL AREA (4 SIDES WALL: EXTERIOR & WALL INTERIOR) = 4992.45 SF
TOTAL DEMOLITION WALL AREA = 4,088.45 SF
PERCENTAGE TOTAL WALL OF DEMOLITION = 81.90%

ADDITION & ATTACHED ADU

271 Madrone Ave,
Santa Clara, CA



DEMOLITION ELEVATION - FRONT

SCALE: 1/4" = 1'-0"

1

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1	PLANNING COMMENTS	
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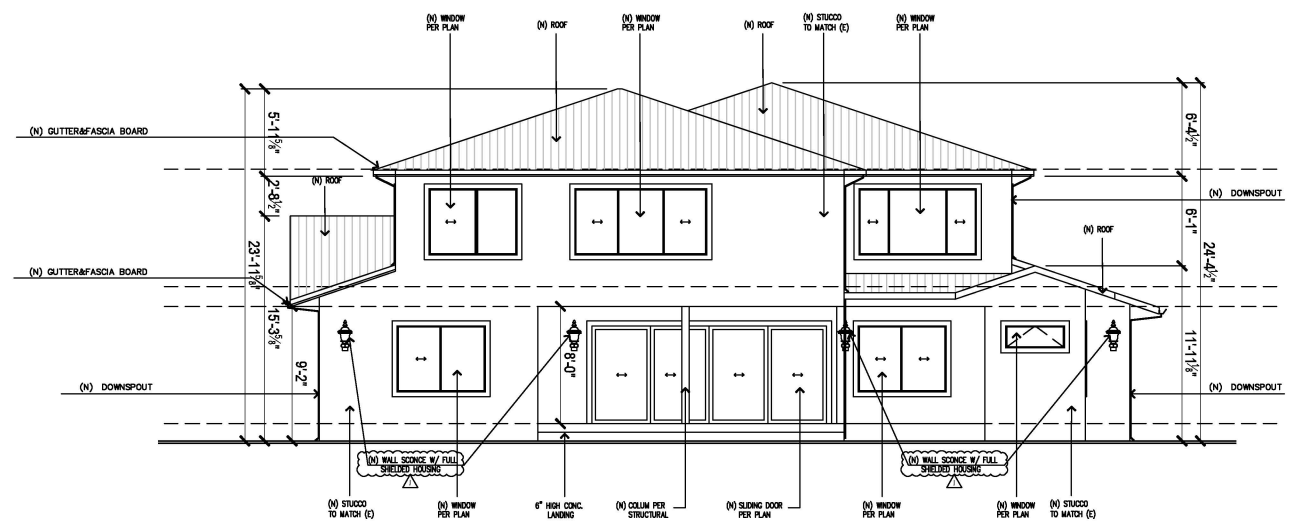
ELEVATIONS

A3.0



consultant

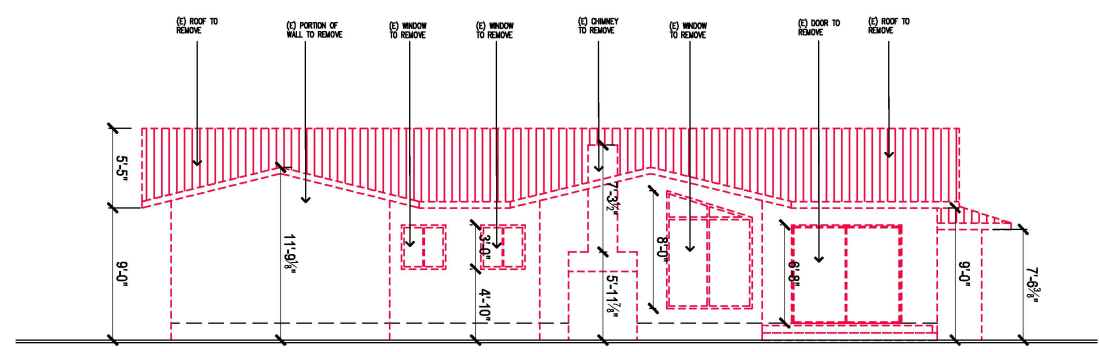
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PROPOSED ELEVATION - REAR

SCALE: 1/4" = 1'-0"

2



DEMOLITION ELEVATION - REAR

SCALE: 1/4" = 1'-0"

2

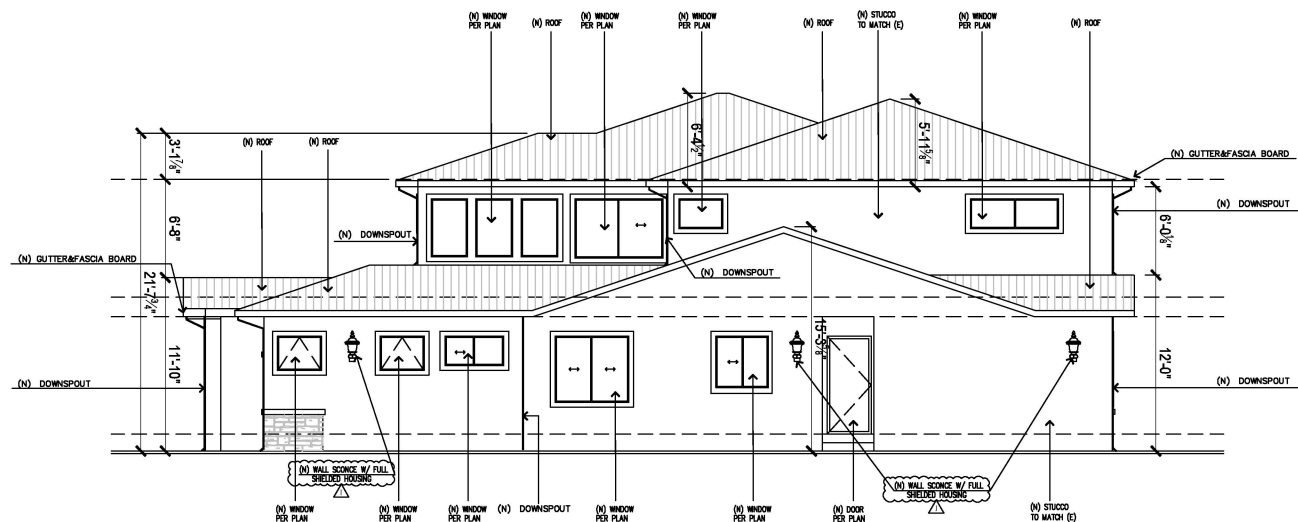
ADDITION & ATTACHED
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ELEVATIONS

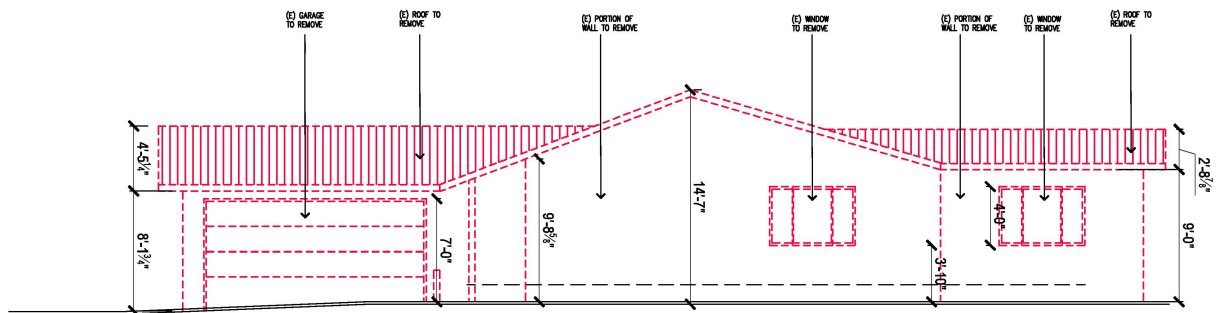
A3.1



PROPOSED ELEVATION - RIGHT

SCALE: 1/4" = 1'-0"

3



DEMO ELEVATION - RIGHT

SCALE: 1/4" = 1'-0"

3

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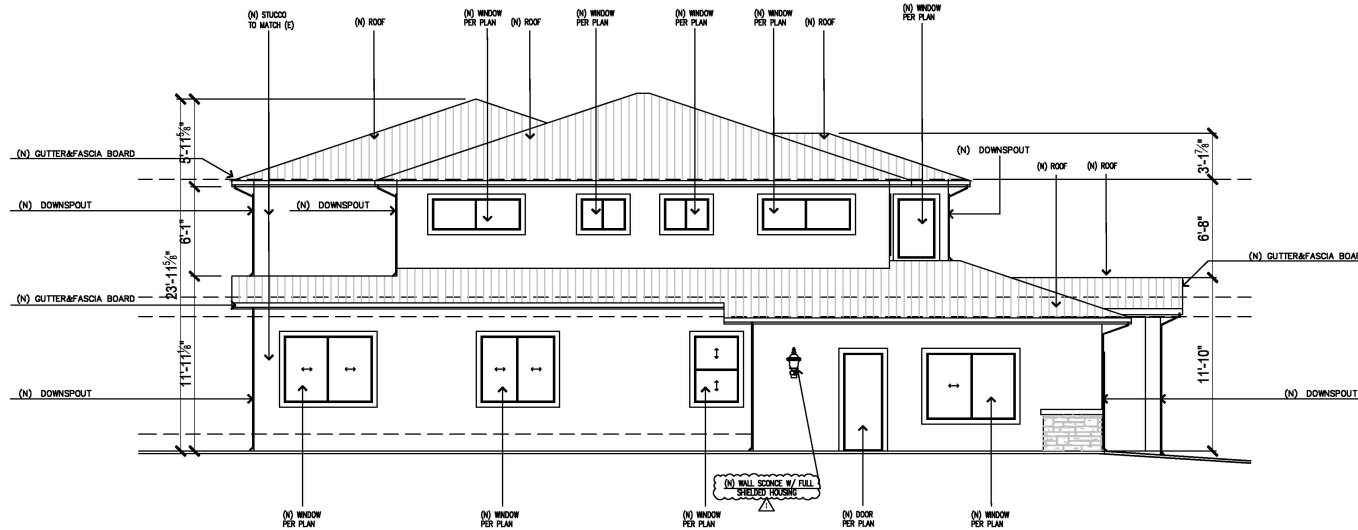
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ELEVATIONS

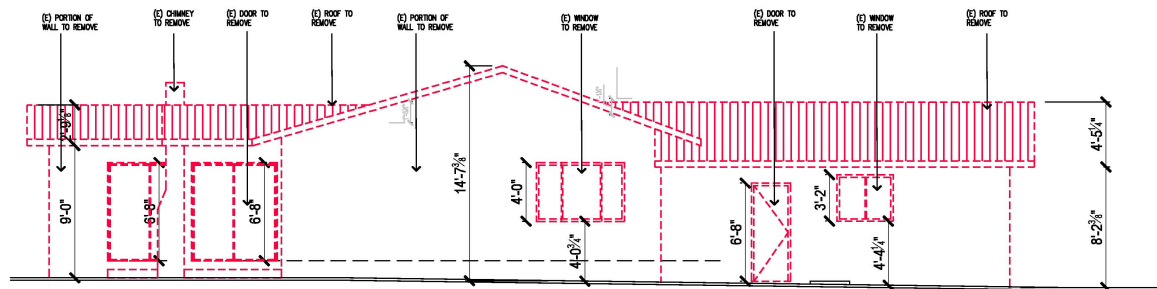
A3.2



PROPOSED ELEVATION - LEFT

SCALE: 1/4" = 1'-0"

4



DEMO ELEVATION - LEFT

SCALE: 1/4" = 1'-0"

4

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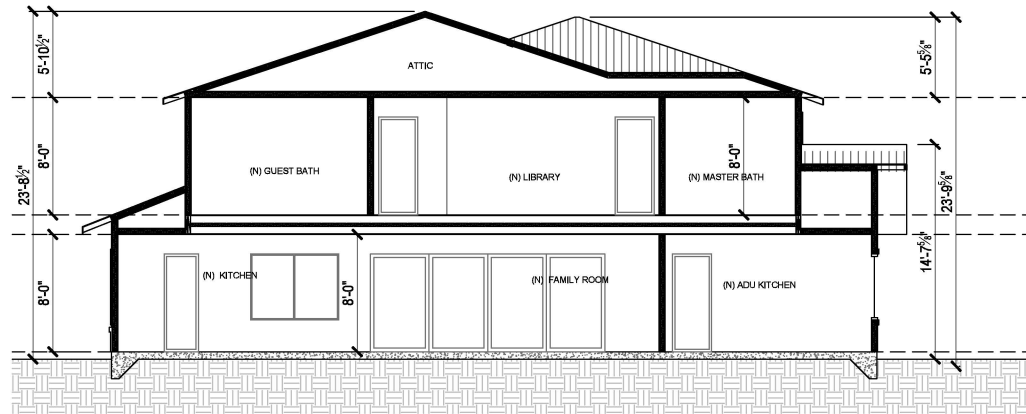
ELEVATIONS

A3.3



consultant

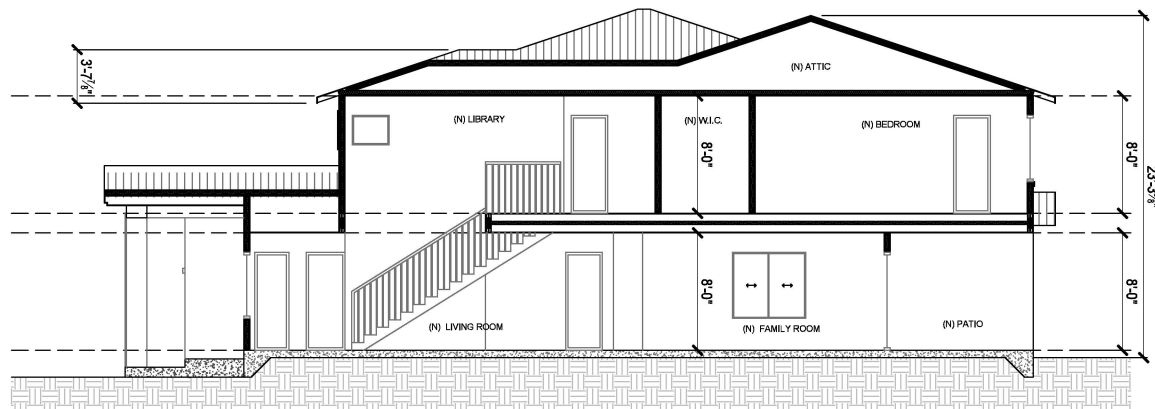
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SECTION 2

SCALE: 1/4" = 1'-0"

1



SECTION 1

SCALE: 1/4" = 1'-0"

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ADDITION & ATTACHED
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SECTIONS

A4.0



FRONT



RIGHT



REAR



LEFT



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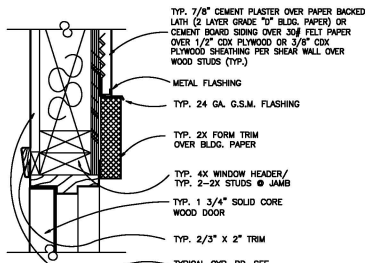
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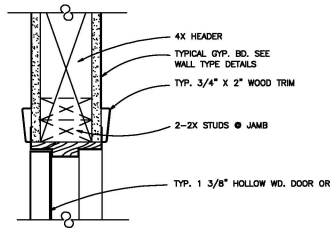
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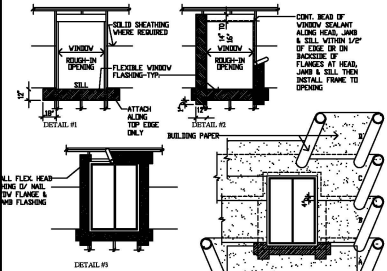
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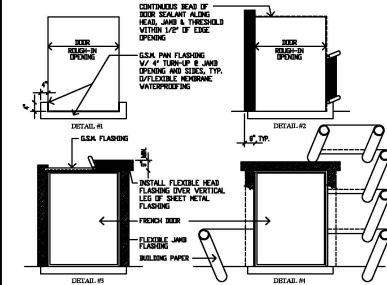
door head detail SCALE: 1" = 1'-0" 2



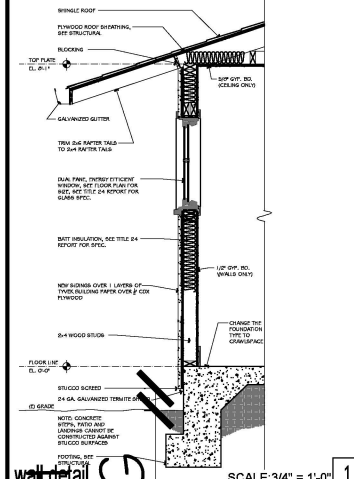
interior door head detail SCALE: 1" = 1'-0" 8



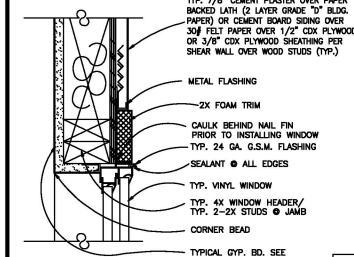
window waterproofing detail SCALE: NTS 7



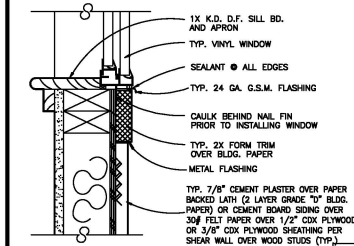
door waterproofing detail SCALE: NTS 7



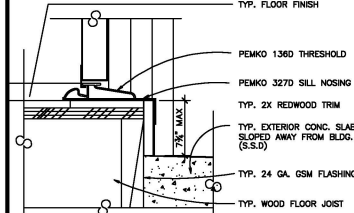
wall detail (C) SCALE: 3/4" = 1'-0" 1



window head detail SCALE: 1" = 1'-0" 4



window sill detail SCALE: 1" = 1'-0" 5



door threshold detail SCALE: 1" = 1'-0" 3

HANDRAIL DETAIL

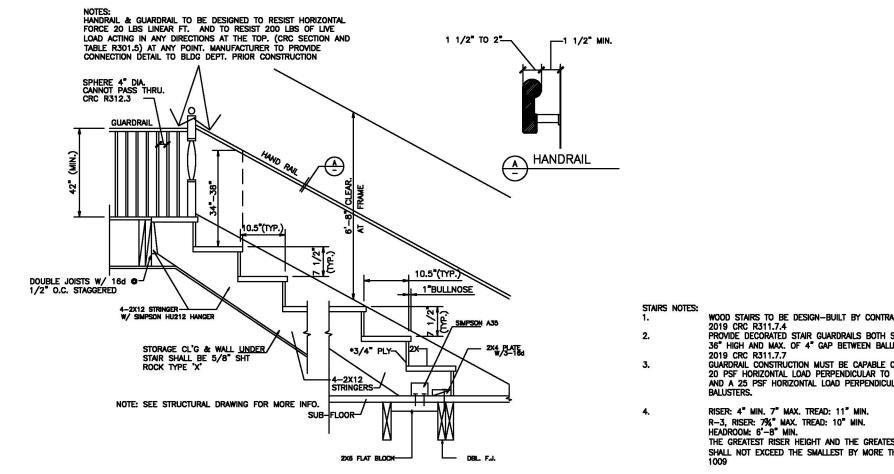
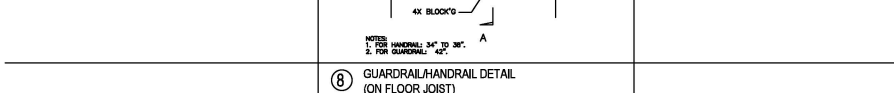
SCALE: 1" = 1'-0" 2

HANDRAIL DETAIL

1

STAIR DETAIL

SCALE: 1" = 1'-0" 3



STAIR W/HANDRAIL & GUARDRAIL DETAILS SCALE: 1" = 1'-0" 4

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DETAILS

A9.0