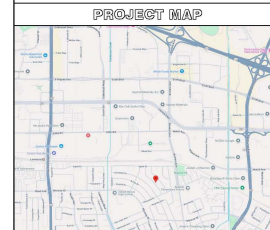
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JOB LOCATION:	2475 MORRIS DRIVE
JURISDICTION:	CITY OF SANTA CLARA
APPLICANT:	216-19-010
CONST. TYPE:	NO
FIRE SPRINKLER:	NO
LOT SIZE:	5,486SF
ZONING:	R1-4L
CDG GROUPS:	R3
2022 CEC, CFC, CMC, CEC, 2022 CEC, 2022 CEC, 2022 CFC, 2022 CMC, 2022 CMC, CITY OF SANTA CLARA MUNICIPAL CODE	
EXISTING HOUSE:	
(1) LIVING AREA TO REMOVED:	765SF
(1) GARAGE:	271SF
PROPOSE:	
(N) LH. ADDITION:	978SF
CONVERT (1) LH. TO GARAGE:	585F
(N) GARAGE:	425F
(N) PORCH:	475F
TOTAL LH. AREA	7(95+478)SF = 1,773SF
TOTAL GARAGE AREA	21(59+42)SF = 372SF
BLD. COVERED:	(1,773+372)474SF = 2,192SF
BLD. COVERAGE:	2,192SF 5,486SF = 39.87% < 40%

1. PROPOSE TO REMODEL (E) 795SF LIVING AREA.
2. PROPOSE TO ADDITION 984SF LIVING AREA. THE HOUSE WILL HAVE 4 BEDROOMS AND 3.5 BATHROOMS
3. PROPOSE TO REMODEL (E) 271SF GARAGE. CONVERT (E) 595F LIVING AREA INTO GARAGE AND ADDITION 425F INTO GARAGE. THE TOTAL GARAGE AREA IS 3725F.
4. EXISTING DRIVEWAY AND DRIVEWAY APPROACH TO REMAIN AS IS.
5. REPLACING STUCCO AND RE-ROOFING OF EXISTING HOUSE PER PERMIT BLD-05-00865

A0.1	PROPOSE SITE PLAN & FLOOR AREA DIAGRAM
A0.2	DEMOLITION FLOOR PLAN, (E) ROOF PLAN AND EXTERIOR ELEVATIONS
A2.0	PROPOSED ROOF PLAN
A2.1	PROPOSED FLOOR PLAN
A3.0	PROPOSED EXTERIOR ELEVATIONS AND SECTIONS



F. 02/69.49.5020, P. 02/69.71.3923

Project:
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 Plan Check Comment 04.08.25

NO.	Revision	Date
Drawn By:		Date:

File: 2501 MORaine

Issue:

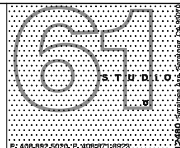
Date: 04.8.2025

Sheet Title:

PROPOSE SITE PLAN
PROPOSE ROOF PLAN

Sheet No.:

A0.1



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Plan Check Comment 04.08.25

NO.	Revision	Date
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File:
2501 MORaine

Issue:

Date:
04.8.2025

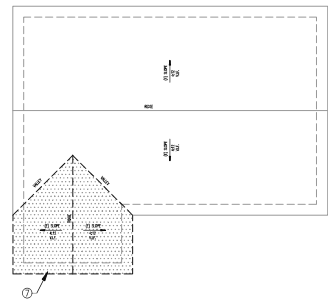
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DEMOLITION PLAN
EXISTING EXTERIOR ELEVATIONS
DEMOLITION ROOF PLAN

Sheet No.:

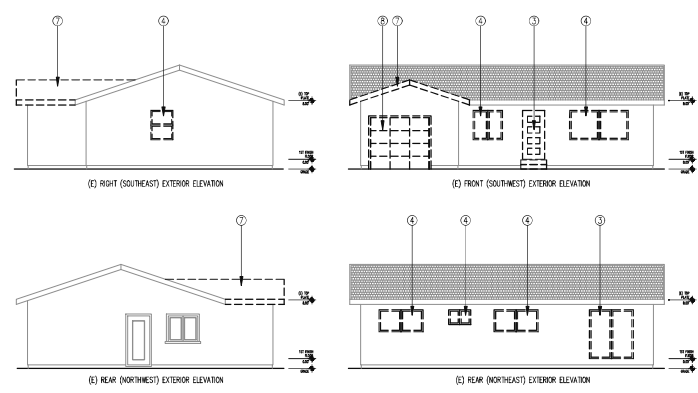
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KEY NOTES

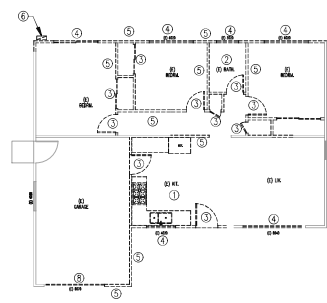
- 1 REMOVE ALL EXISTING PLUMBING FIXTURES, APPLIANCES AND CABINETS IN (E) KITCHEN.
- 2 REMOVE ALL (E) PLUMBING FIXTURES IN (E) BATHROOM.
- 3 REMOVE (E) DOOR
- 4 REMOVE (E) WINDOW
- 5 REMOVE (E) WALL
- 6 REMOVE (E) ELECTRICAL MAIN PANEL
- 7 REMOVE (E) ROOF FRAMING OVER THE GARAGE
- 8 REMOVE (E) GARAGE DOOR



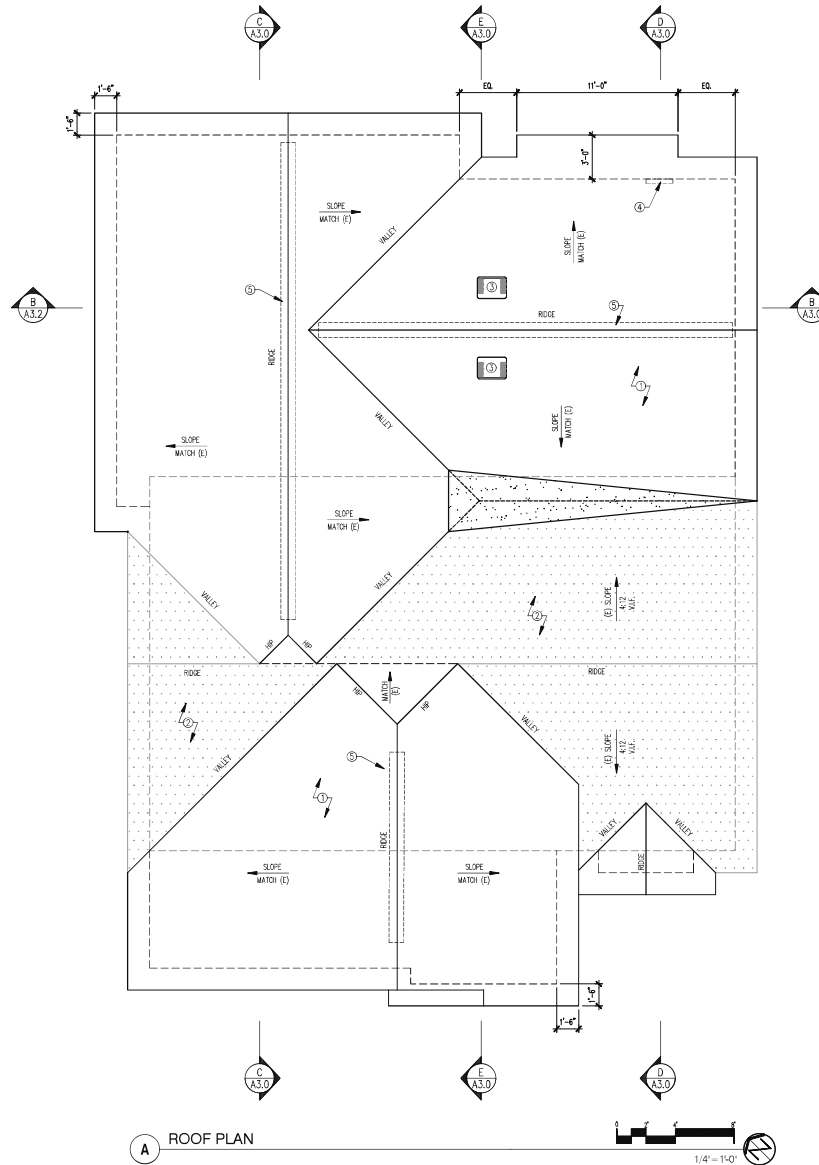
B EXISTING ROOF PLAN
1/8" = 1'-0"



B EXISTING EXTERIOR ELEVATIONS
1/8" = 1'-0"



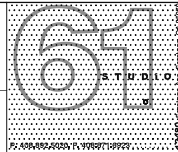
A EXISTING/DEMOLITION PLAN
1/8" = 1'-0"



A ROOF PLAN

ROOF PLAN KEY NOTES:

- ① (N) COMPOSITION ROOFING OVER (2) LAYERS OF 15lb FELT. COLOR TO MATCH (E) ROOFING. CLASS "A" MIN.
- ② (E) COMPOSITION ROOFING - VAL.
- ③ ROOF VENT BY OMAGN SUPERIOR ATTIC VENTILATION PRODUCTS, MFG. LLC. MODEL LOW-PROFILE (TAPERED), 26 GAUGE, G-90 GALVANIZED STEEL, N/A 7250N40L50T.
- ④ EAVE VENT BY GBRALTAR PRODUCTS INC. PRODUCT NAME IS EAVE VENT. MODEL NUMBER "W46-1/8". PROVIDE 52 SQ. INCHES N.T.A. (3.36SF). TYPICAL (34) VENTS OVER THE ROOF AREA.
- ⑤ RIDGE VENT



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Drawn By: Date:

File:
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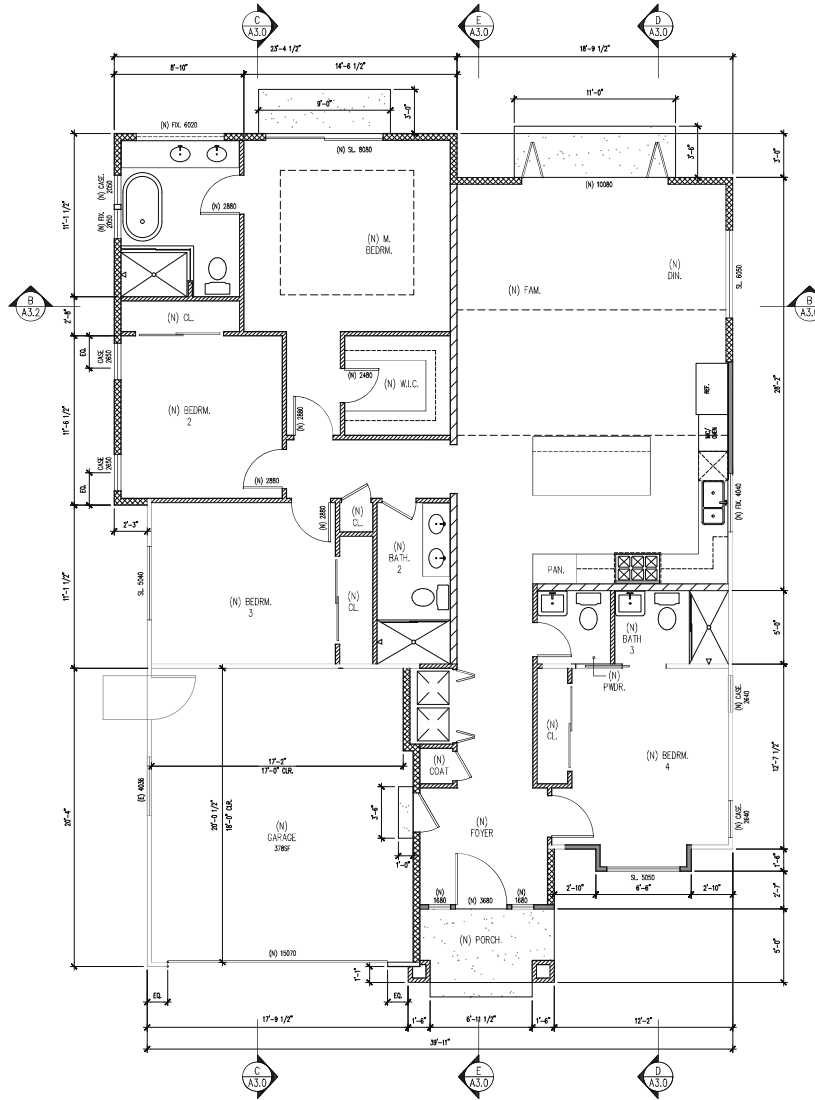
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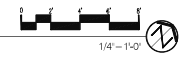
Sheet Title:
ROOF PLAN

Sheet No.:

A2.0



A PROPOSED FLOOR PLAN



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Drawn By: Date:

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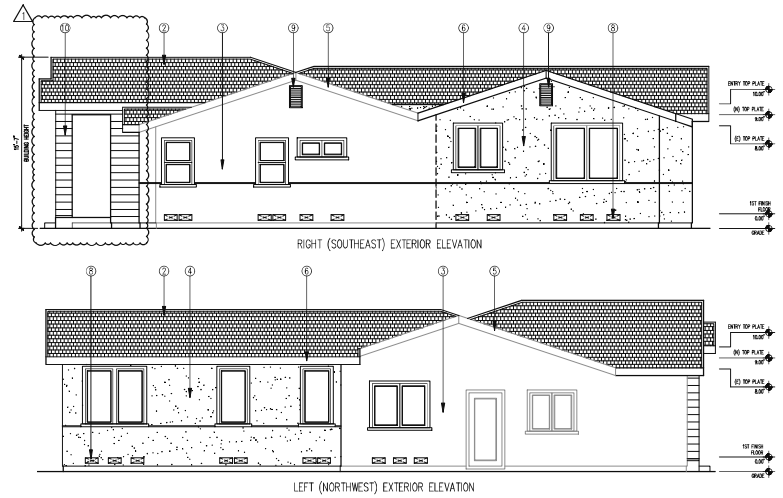
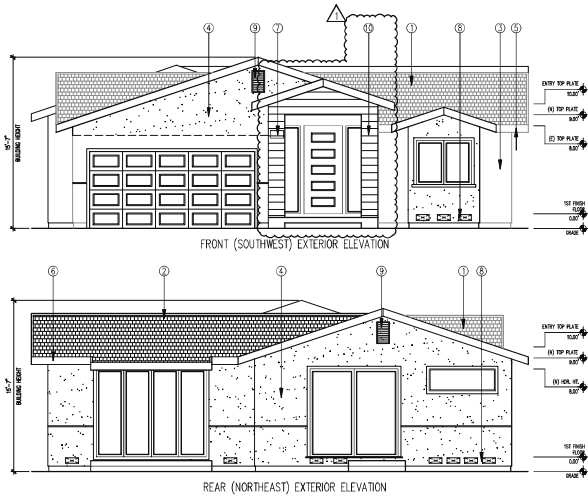
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Date:
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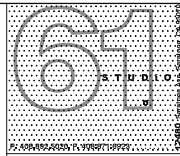
Sheet Title:
FIRST FLOOR PLAN

Sheet No.:

A2.1



- ELEVATIONS KEY NOTE:**
- (E) COMPOSITION ROOFING - VJF.
 - (N) COMPOSITION ROOFING, COLOR TO MATCH (E), CLASS "A" MIN.
 - (E) STUCCO - VJF.
 - (N) STUCCO, COLOR TO MATCH (E).
 - (E) FADA BOARD.
 - (N) FADA BOARD, PAINTED TO MATCH (E).
 - APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. CPC SEC. 305.
 - 14.56.5 FOUNDATION VENT, BY GIBRALTA, #GCY168-1, 1/8" WFA 70.7 50 INC (0.49SF).
 - 14"x24" GALVANIZED GABLE VENT, PAINT TO MATCH STUCCO.
 - COMPOSITE SING. MANUFACTURE NEWENHODS, COLOR: PETERMAN TEAK.



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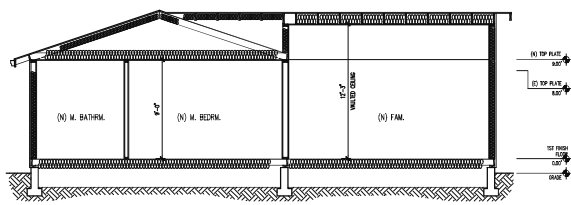


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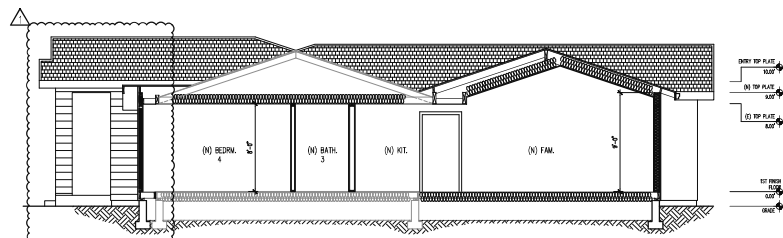
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PROPOSE EXTERIOR ELEVATIONS

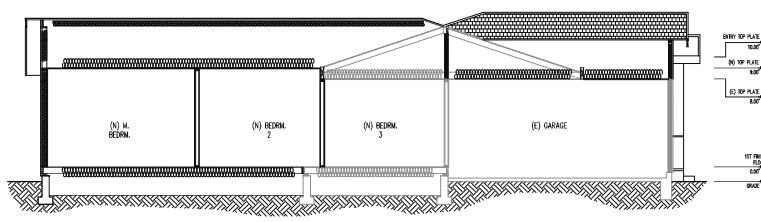
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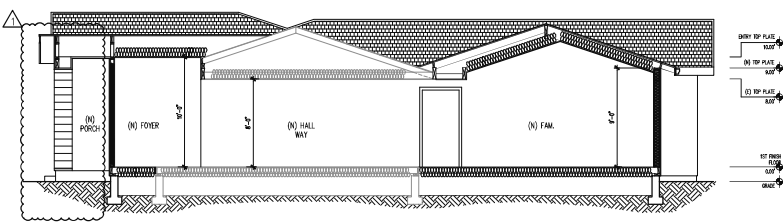
3/16"=1'-0"



3/16"=1'-0"



3/16"=1'-0"



3/16"=1'-0"

Plan Check Comment 04.08.25

NO. Revision Date
Drawn By: Date:

File:
2501 MORaine

Issue:

Date:
04.8.2025

Sheet Title:
EXTERIOR ELEVATIONS

Sheet No.:

A3.0