

Property Overview 641 WILSON CT, SANTA CLARA, CA 95051-6214

Owner and Geographic Information

Primary Owner: PARIKH, CHIRAG SHRAATKUMAR, SHAH, ZARANA DHRENKUMAR
Secondary Owner:

Mail Address: 641 WILSON CT, SANTA CLARA, CA 95051-6214
Site Address: 641 WILSON CT, SANTA CLARA, CA 95051-6214
APN: 294-25-012 **Lot Number:** _____ **Page / Grid:** _____
Housing Tract Number: 1284
Legal Description: Subdivision: HARPOSA GARDENS Tract Number: 1284 Legal Brief Description: CITY-SANTA CLARA TR 1:1284 HARPOSA GARDENS LOT 83 City / Hous / Trps: SANTA CLARA
Bedrooms: 3 **Year Built:** 1955 **Square Feet:** 1,254
Bathrooms: 2 **Garage:** Garage 2 **Lot Size:** 5,300 SF
Total Rooms: 5 **Fireplaces:** _____ **Number of Units:** 0
Zoning: R1 **Pool:** _____ **Use Code:** Single Family Residential

- 1. 1ST. FLOOR LIVING: (1331.29 SF.)
- 2. PROP. 2ND. FLOOR ADDITION: (1102.37 SF.)
- 3. EXISTING ATTACHED GARAGE: (410.29 SF.)

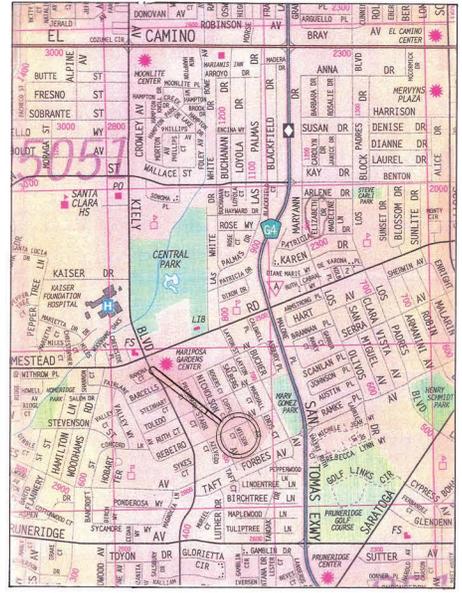
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PARCEL DATA:

PARIKH/SHAH

- 1. PARCEL NO.: 294-25-012
- 2. YR. BUILT: 1955
- 3. LOT SIZE: 5301.00 SF.
- 4. PROPOSED BUILDING: TWO-STORY
- 5. SPRINKLER SYSTEM: NONE
- 6. ZONING: R1 SINGLE FAM. RES.
- 7. TYPE OF CONSTR.: VB
- 8. GROUP OCCUPANCY: R3
- 9. LIVING SPACE: 1267.15 SF.
- EXISTING HOUSE: 64.14 SF.
- PROP. ADD. FROM (E) GARAGE: 64.14 SF.
- TOTAL 1ST. FLOOR LIVING: 1331.29 SF.
- PROPOSED 2ND. FLOOR ADD.: 1102.37 SF.
- TOTAL (E) + (N) LIVING: 2433.66 SF.
- 10. 1ST. FLR. LIVING: 1331.29 SF.
- 11. (E) COV. PORCH: 127.10 SF.
- 12. GARAGE: 410.29 SF.
- TOTAL COVERAGE: 1868.68 SF.
- F.A.R. 1868.68 SF. X .66 % = 1233.33 SF. ALLOW. 2ND. FLR. 1102.34 SF. - 1233.33 SF. = 0.8938. OR 89% OF ALLOW.
- (E) LOT SIZE: 5301.00 SF.
- 5301.00 SF. X .40% = 2120.40 SF. ALLOW. COV.



VICINITY MAP

- SCOPE OF WORK:**
- THE PARIKH/SHAH RESIDENCE**
- A. SELECTED CONTRACTOR PROPOSES TO:**
1. REMODEL 1ST. FLOOR BEDROOM AREA & ADD. LIVING SPACE FROM (E) GARAGE (64.14 SF.) W/SWITCH-BACK STAIRS TO 2ND. FLOOR & CONVERT 1 BEDROOM TO A FAMILY RM., ALSO, TO INSTALL SLIDING DOORS AS SHOWN.
 2. CONSTRUCT A SECOND FLOOR ADDITION (1102.37 SF.) WITH MASTER BEDROOM W/BATHROOM/W.I.C. AND 2 BEDROOMS W/BATHROOMS AND CLOSETS.
 3. INSTALL ATTIC FURNACE WITH A/C.
 4. INSTALL A TANKLESS WATER HEATER.
 5. REPLACE PLUMBING AND ELECTRICAL AS NEEDED.
 6. FINISH AND TRIM (EXTERIOR TO MATCH EXISTING)
 7. HOUSE SHALL HAVE A MFG. TRUSS ROOF STRUCTURE WITH A 50 YR. (C) COMP. ROOF.

B. ALL WORK SHALL COMPLY WITH:

- ALL APPLICABLE CALIFORNIA BUILDING STANDARDS CODES
- BUILDING ENERGY EFFICIENCY STANDARDS 2019
- TITLE 24 2019
- CBC CALIFORNIA BUILDING CODE 2019
- CRC CALIFORNIA RESIDENTIAL BLD'G CODE 2019
- CEC CALIFORNIA ELECTRICAL CODE 2019
- CPC CALIFORNIA PLUMBING CODE 2019
- CMC CALIFORNIA MECHANICAL CODE 2019
- IBC CALIFORNIA INTERNATIONAL CODE 2019
- ASCE AMERICAN SOC. OF CIVIL ENGINEER'G 7-14
- ACI AMERICAN CONCRETE INSTITUTE 318-15
- ALL LOCAL CODES AND REGULATIONS INCLUDING ALL SETBACK REQUIREMENTS.

- C. CONTRACTOR SHALL**
1. BE RESPONSIBLE FOR ALL SUB-CONTRACTORS, ALL WORKMANSHIP & SCHEDULES.
 2. SHALL BECOME FAMILIAR WITH ALL SITE CONDITIONS INCLUDING (GRADES, DIMENSIONS AND CONDITIONS), BEFORE STARTING CONSTRUCTION. BE RESPONSIBLE FOR ALL BUILDING INSPECTIONS...

D. PLAN MAKER

ALTHOUGH EVERY PRECAUTION IS TAKEN TO BE ACCURATE, DISCREPANCIES SHALL BE BROUGHT TO HIS ATTENTION FOR CORRECTION IN A TIMELY MANNER. WITH DELIVERY OF THIS PLAN TO HOME OWNER, LIABILITY IS LIMITED TO FEES CHARGED FOR THE ARCH. SECTION PLAN ONLY. ALL OTHERS, SUCH AS STRUCTURAL/CIVIL ENGINEERS SHALL CAUSE NO LIABILITY TO THE ARCH./ PLAN DESIGNER...



APPROVAL STAMP

Revision	By



FLAUN COMMENTS TO:
THE PARIKH/SHAH RESIDENCE
641 WILSON CT., SANTA CLARA, CA. 95051
PLANK LOU COSTANZO 1501 SAN GABRIEL WAY, S.J. 95125 408-266-0220
A.I.A. SORIN COMANESCU 2144 RAVEN RD., PLEASANTON CA. 94566

A REMODEL & 1ST. & 2ND. FLOOR ADDITIONS FOR:

THE PARIKH/SHAH RESIDENCE
641 WILSON CT., SANTA CLARA, CA. 95051
PLANK LOU COSTANZO 1501 SAN GABRIEL WAY, S.J. 95125 408-266-0220
A.I.A. SORIN COMANESCU 2144 RAVEN RD., PLEASANTON CA. 94566

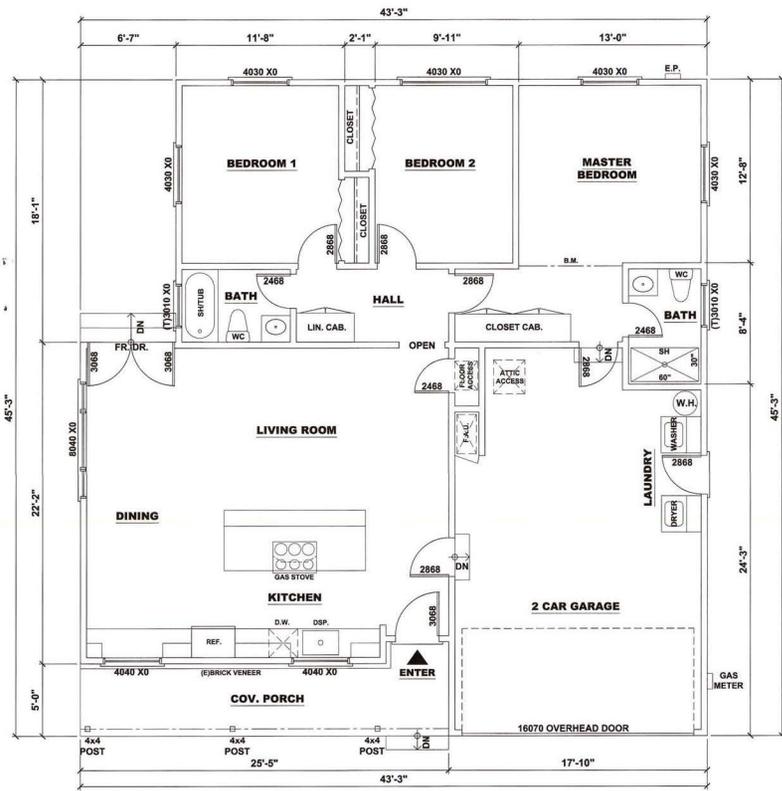
SITE PLAN
SCALE = 1/8" = 1'-0"

DRAWN
LOU COSTANZO
REGISTERED
S. C.
DATE
6-28-21
SCALE
1/8" = 1'-0"
JOB NO.
PS20210
SHEET

A1

THIS IS A 24"x36" SIZE PLAN. ANY OTHER SIZE IS NOT VALID.

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EXISTING FLOOR PLAN

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

APPROVAL STAMP

Revision	By



PLAN COMMENTS TO:
 LORRYTAN@COMcast.net
 408-272-2929 CELL
 408-272-2929 HOME
 408-272-2929 FAX
 408-272-2929 VOICEMAIL
 408-272-2929 TEXT

A REMODEL & 1ST & 2ND FLOOR ADDITIONS FOR:
THE PARKISHAH RESIDENCE
 641 WILSON CT., SANTA CLAR CA. 95051
 408-272-2929 CELL
 408-272-2929 HOME
 408-272-2929 FAX
 408-272-2929 VOICEMAIL
 408-272-2929 TEXT

EXISTING FLOOR PLAN

DRAWN
LOU COSTANZO
 CHECKED
S. C.
 DATE
6-28-21
 SCALE
1/4" = 1'-0"
 JOB NO.
PS20210
 SHEET
A2.0
 OF SHEETS

Revision	By

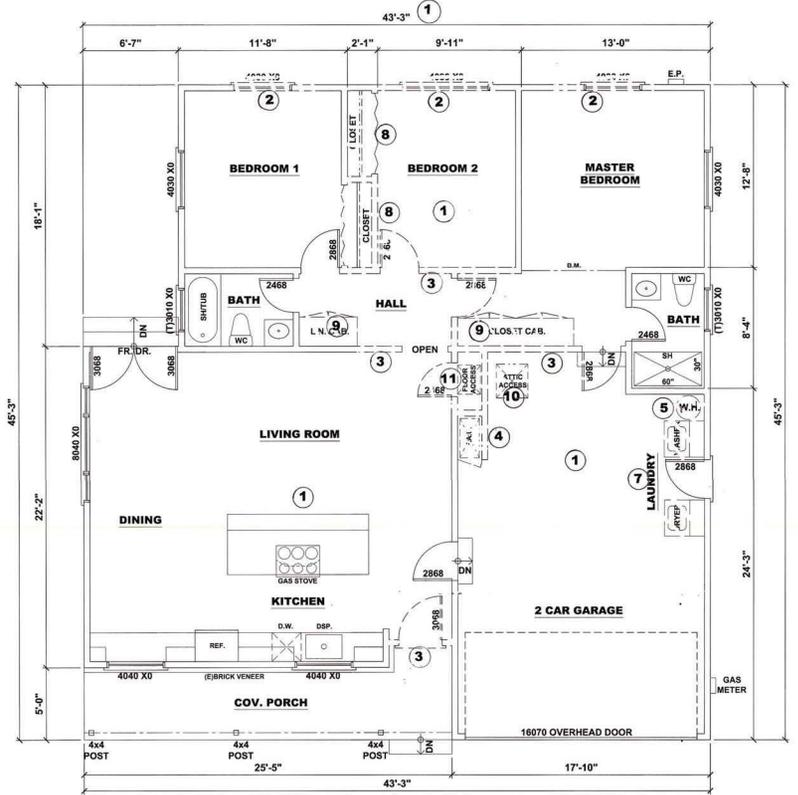


A REMODEL & 1ST & 2ND FLOOR ADDITIONS FOR:
THE PARIKH/SHAH RESIDENCE
 641 WILSON CT., SANTA CLAR CA. 95051
 PLAN: LOU COSTANZO 1501 SAN GABRIEL WAY, S.J. 95125 408-264-0220
 A.I.A. SORIN COMANESCU 2144 RAVEN RD., PLEASANTON CA. 94566

DEMOLITION PLAN

DRAWN
LOU COSTANZO
 CHECKED
 S. C.
 DATE
6-28-21
 SCALE
1/8" = 1'-0"
 JOB NO.
PS20210

A2.1



- DEMO PLAN:**
1. REMOVE EXIST'G ROOF AND CEILING
 2. REMOVE EXISTING WINDOW & OPEN WALL
 3. REMOVE EXISTING WALL(S)
 4. REMOVE (E) FURNACE.
 5. REMOVE (E) TANK WATER HEATER
 6. REMOVE CEILING/ROOF.
 7. REMOVE (E) LAUNDRY
 8. REMOVE EXIST'G CLOSET
 9. REMOVE CABINET
 10. REMOVE ATTIC ACCESS
 11. REMOVE CLOSET
 12. REMOVE ELECTRICAL/ PLUMBING AS NEEDED

APPROVAL STAMP

DEMOLITION PLAN
SCALE ~ 1/2" = 1'-0

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REVISIONS	BY



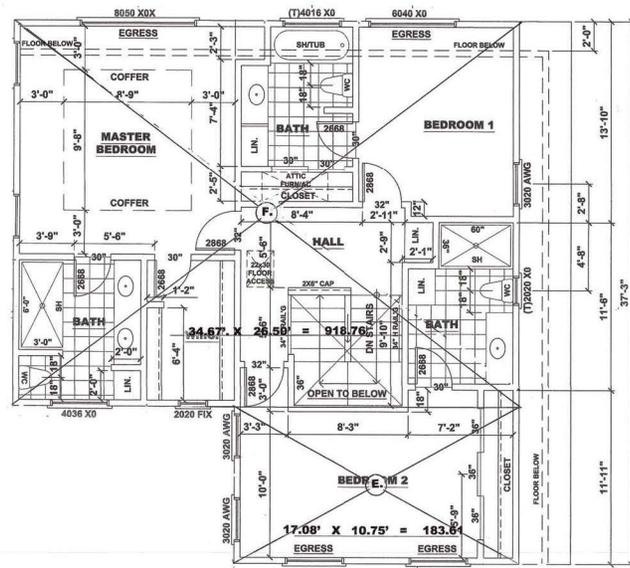
PLAN COMMENTS TO BE REVIEWED BY ARCHITECT
 DATE: 9/12/23
 DRAWN BY: Lou Costanzo
 CHECKED BY: Lou Costanzo
 PROJECT NO.: 2023-001

A REMODEL & 1ST & 2ND FLOOR ADDITIONS FOR:
THE PARIKH/SHAH RESIDENCE
 641 WILSON CT., SANTA CLARA CA. 95051
 PLAN: LOU COSTANZO 1601 SAN GABRIEL WAY, S.4. 95125 408-264-0220
 A.L.A. SORIN COMANESCU 2144 RAVEN RD., PLEASANTON CA. 94566

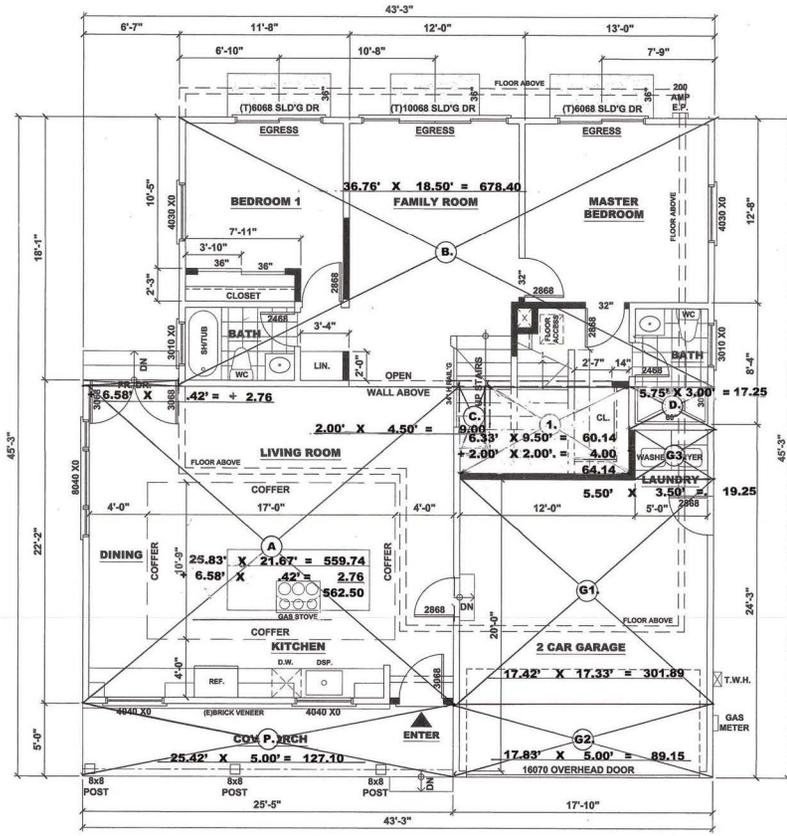
FLOOR PLAN CALCULATIONS

DRAWN BY: LOU COSTANZO
 CHECKED BY: S.C.
 DATE: 6-28-21
 SCALE: 1/4" = 1'-0"
 JOB NO.: PS20210
 SHEET

A3.1



SECOND FLOOR PLAN
 SCALE - 1/4" = 1'-0"



FIRST FLOOR PLAN
 SCALE - 1/4" = 1'-0"

PLAN CALCULATIONS:
 PARIKH/SHAW RESIDENCE, SANTA CLARA CA.

SYM.	SIZE	S.F.	TOTAL S.F.
EXISTING 1ST FLOOR LIVING:			
A.	25.83' X 21.67' =	559.74	
	+ 6.58' X .42' =	2.76	
		562.50	
B.	36.76' X 18.50' =	678.40	
C.	2.00' X 4.50' =	9.00	
D.	5.75' X 3.00' =	17.25	
	TOTAL EXISTING LIVING:	1267.15	1267.15
PROP. ADD. INTO (E) GARAGE AREA.			
1.	6.33' X 9.50' =	60.14	
	+ 2.00' X 2.00' =	4.00	
	TOTAL 1ST FLR. ADDITIONS:	64.14	64.14
	TOTAL 1ST FLR. LIVING:		1331.29
GARAGE:			
G1.	17.42' X 17.33' =	301.89	
G2.	17.83' X 5.00' =	89.15	
G3.	5.50' X 3.50' =	19.25	
	TOTAL GARAGE:	410.29	410.29
PORCH:			
P.	25.42' X 5.00' =	127.10	127.10
	TOTAL 1ST FLR. LIV.+GARAGE+PORCH:	1868.68	1868.68
1868.68 SF. X .66 (%) = 1233.33 SF. ALLOWED			
PROPOSED 2ND FLOOR ADDITION:			
E.	17.08' X 10.75' =	183.61	
F.	34.67' X 26.50' =	918.78	
	TOTAL PROP. 2ND FLOOR:	1102.37	1102.37
	1ST FLOOR LIVING:	1331.29	1331.29
	TOTAL PROPOSED LIVING:	2433.66	2433.66
	1102.37 SF. ÷ 1233.33 SF. = 0.8938 OR 89%		
	5301.00 SF. X .40 = 2120.40 SF. ALLOWED 1 ST FLOOR		
	1833.33 ÷ 5301.00 SF. = 0.3458 OR 35%		

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- NOTE:**
- EGRESS WINDOWS TO HAVE BOTTOM OF CLEAR OPENING NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
 - SHOWER AND TUB-SHOWER WALLS SHALL HAVE SMOOTH, HARD, NON-ABSORBANT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN OUTLET.
 - EXTERIOR STUCCO WILL HAVE 26ga. WEEP-SCREENED AT FDN. PLATE LINE.
 - FOR GLASS SKYLIGHTS: VELUX SKYLIGHT, MODEL NO. VS 106. NER 216
 - LAMINATED GLASS SHALL BE MINIMUM 30-MIL POLYVINYL INTERLAYER OR EQUIVARIANT.
 - OR, WHERE EACH PANE OF GLASS IS 16 SQ. FEET OR IS LESS, GLASS SHALL BE TEMPERED AND LESS THAN 2/16" THICK OR LAMINATED (15 MIL) AND THE HIGHEST POINT OF GLASS SHALL NOT BE MORE THAN 12 FT. ABOVE A WALKING SURFACE BELOW.
 - FURNACE TO BE LOCATED INTO ATTIC. REQUIREMENTS:
 - 22" X 30" ATTIC ACCESS MIN. TO FORCED AIR UNIT IN ATTIC.
 - 30" X 30" WORKING PLATFORM MIN. IN FRONT OF THE SERVICE SIDE OF FURNACE.
 - ONE RECEPTACLE AND A LIGHT SWITCH AT THE ACCESS OPENING.



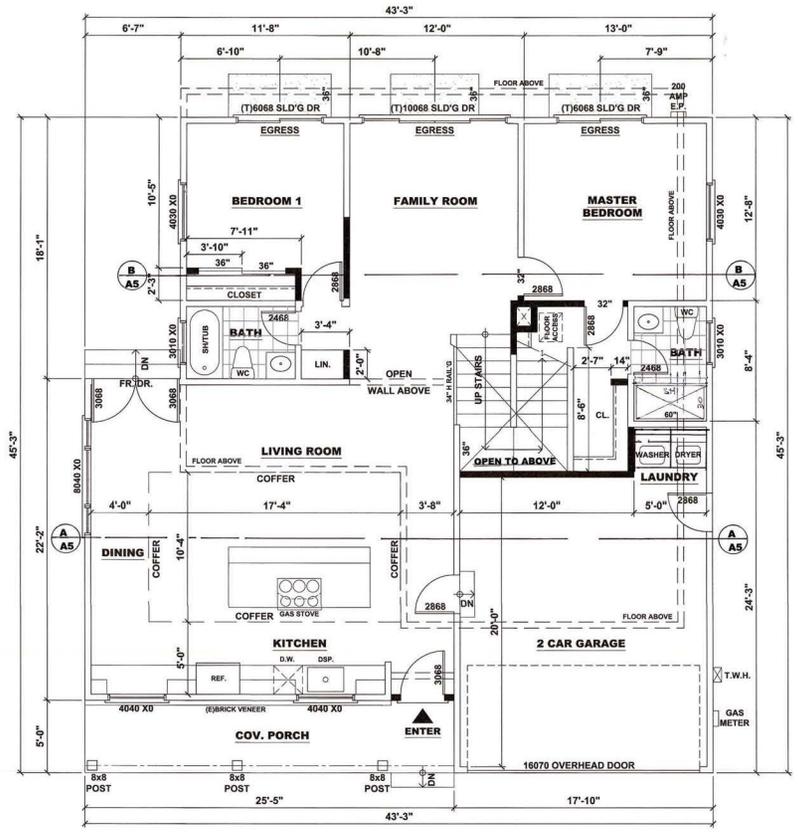
A REMODEL & 1ST & 2ND FLOOR ADDITIONS FOR:
THE PARIKHSHAH RESIDENCE
 6441 WILSON CT., SANTA CLAR CA 95051
 P.L.N. A.S. 05/20/2020
 A.L.I.A. SORIN COMANESCU 2144 RAVEN RD., PLEASANTON CA 94566

PROPOSED FLOOR PLANS

APPROVAL STAMP

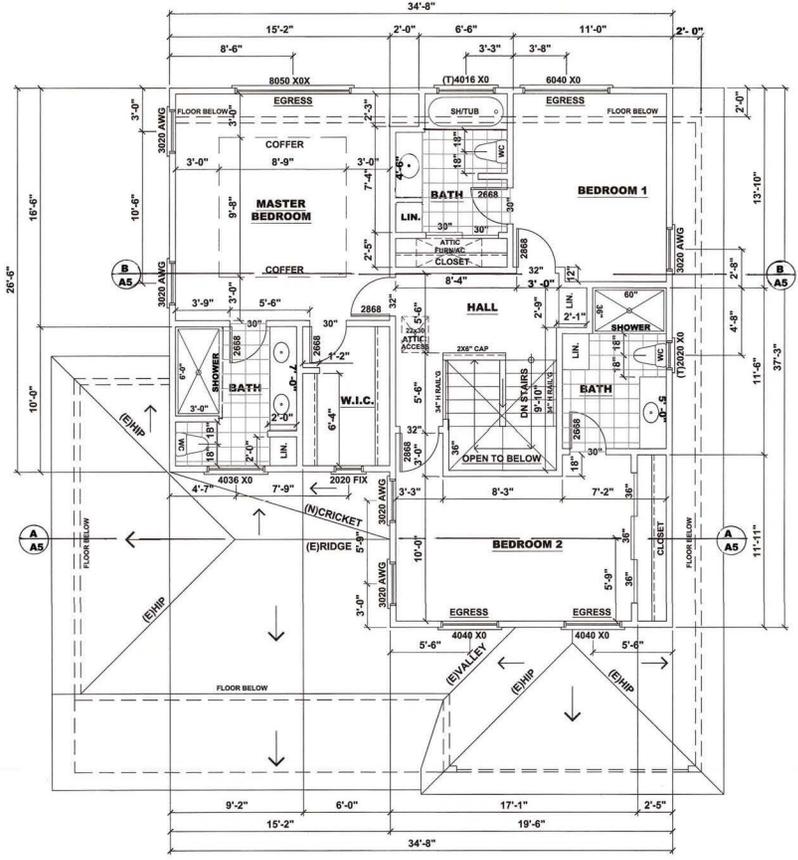
DRAWN: LOU COSTANZO
 CHECKED: S. C.
 DATE: 6-28-21
 SCALE: 1/4" = 1'-0"
 JOB NO.: PS20210
 SHEET: **A3**

OF SHEETS



PROPOSED FIRST FLOOR PLAN

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



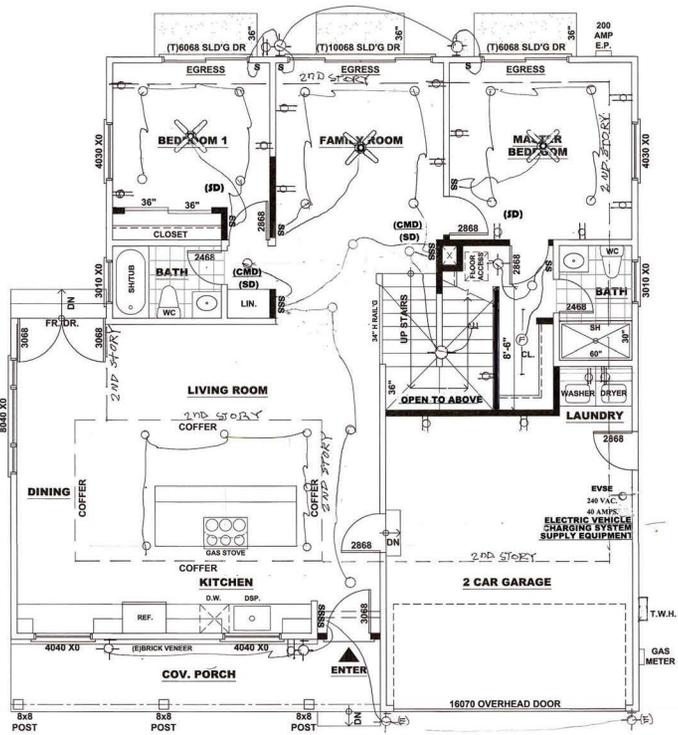
PROPOSED SECOND FLOOR PLAN

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

- WALL LEGEND**
- NEW 2X4 DF. #2 STUD WALL @ 16" O.C., TYP.
 - EXISTING 2X STUD WALL
 - EXISTING WALL TO BE REMOVED

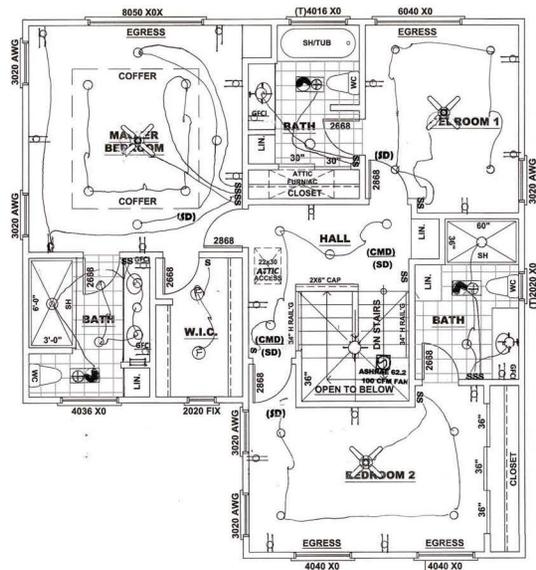
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PROPOSED FIRST FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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

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A REMODEL & 1ST. & 2ND. FLOOR ADDITIONS FOR:
THE PARIKH/SHAH RESIDENCE
 641 WILSON CT., SANTA CLAR CA. 95051
 PLAN: LOU COSTANZO 1601 SAN GABRIEL WAY, S.J. 95125 408-264-0220
 A.L.A. SORIN COMANESCU 2144 RAVEN RD., PLEASANTON CA. 94566

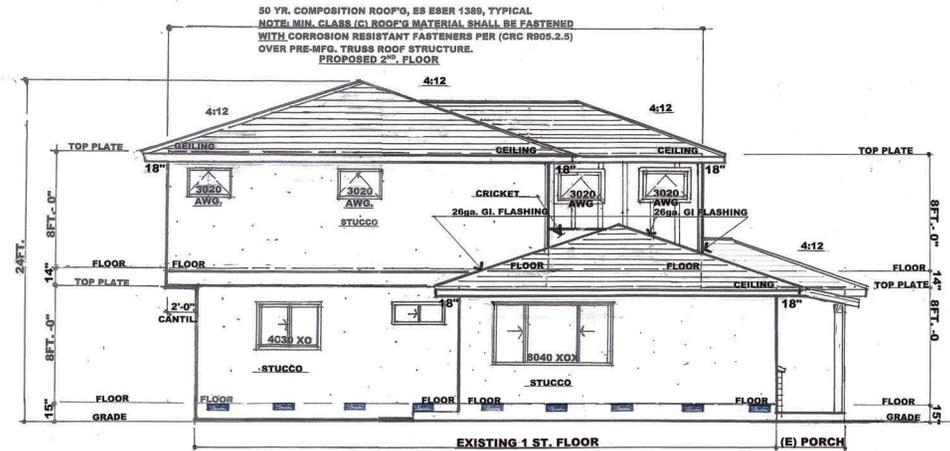
PROPOSED ELECTRICAL FLOOR PLANS

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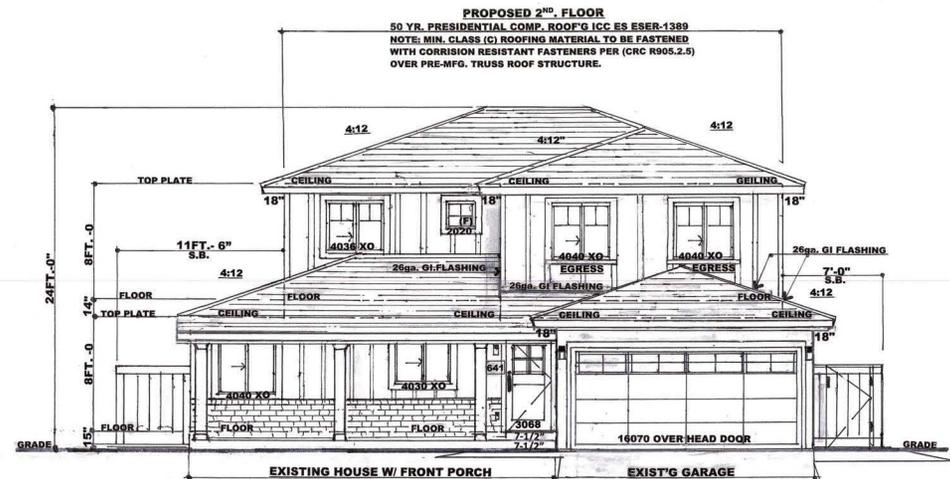
A4

OF SHEETS

THIS IS A 2021 PLAN. ANY CHANGES TO THIS PLAN SHALL BE MADE BY THE ARCHITECT.



RIGHT-SIDE ELEVATION
 SCALE ~ 1/4" = 1' - 0"



FRONT ELEVATION
 SCALE ~ 1/4" = 1' - 0"

APPROVAL STAMP

REVISIONS	BY



PLAN COMMENTS TO:
 LOU COSTANZO
 408-472-8238 CELL
 408-472-8238 CELL
 Lou Costanzo

A REMODEL & 1ST. & 2ND. FLOOR ADDITIONS FOR:
THE PARIKH/SHAH RESIDENCE
 641 WILSON CT., SANTA CLAR CA. 95051
 PLAN # LOU COSTANZO 1501 SAN GABRIEL WAY, S.J., 95128, 408-264-0726
 A.L.A. 30308 COMPANYS 2143 DAVEN RD., PLEASANTON CA. 94566

ELEVATIONS

DRAWN
 LOU COSTANZO
 CHECKED
 S.C.
 DATE
 6 - 28 - 21
 SCALE
 1/4" = 1'-0"
 JOB NO.
 PS20210
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OF SHEETS

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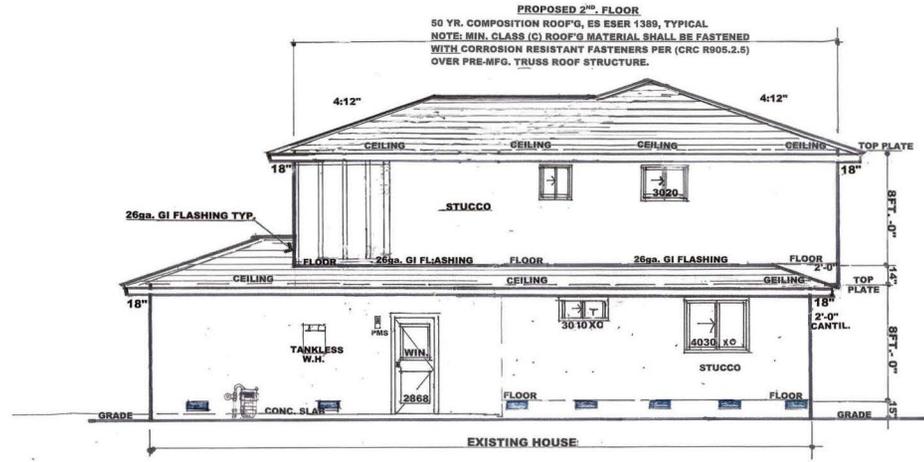


A REMODEL & 1ST. & 2ND. FLOOR ADDITIONS FOR:
THE PARIKH/SHAH RESIDENCE
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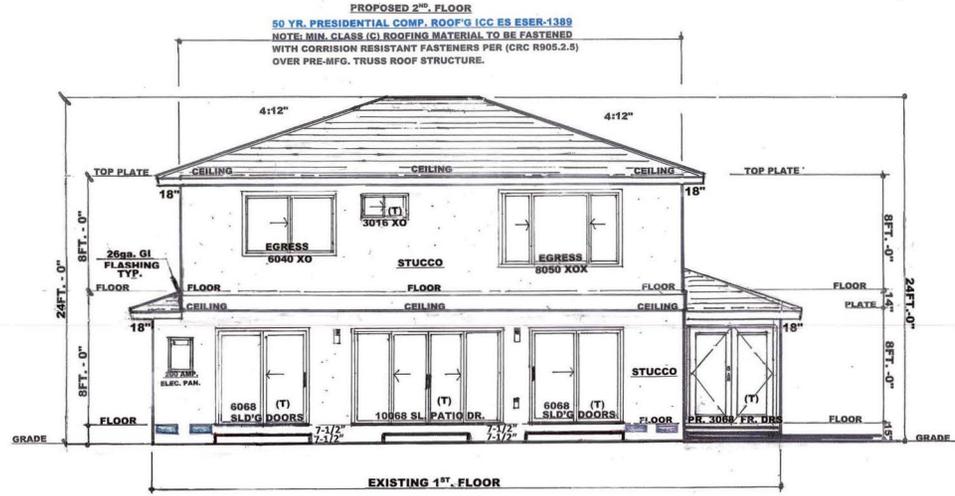
ELEVATIONS

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OF SHEETS

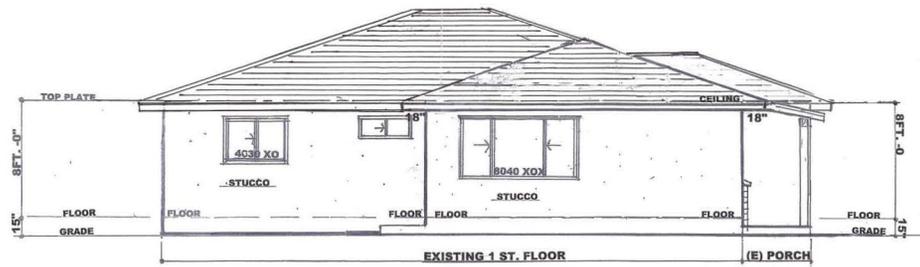


RIGHT-SIDE ELEVATION
SCALE - 1/4" = 1'-0"

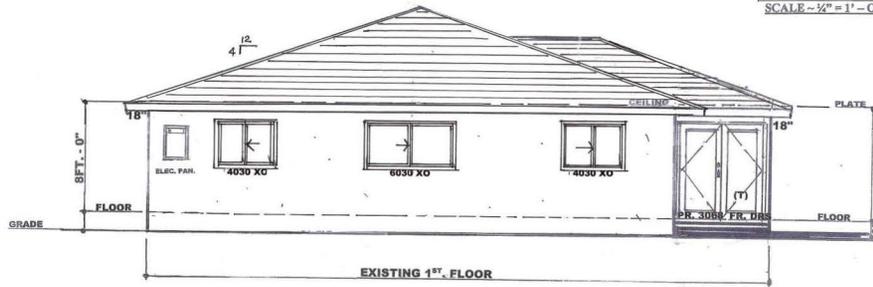


REAR ELEVATION
SCALE - 1/4" = 1'-0"

APPROVAL STAMP



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



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



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



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

REVISIONS	BY

PLAN COMMENTS:
LOU COSTANZO
408-472-8828 CELL
LOU COSTANZO

A REMODEL & 1ST, & 2ND FLOOR ADDITIONS FOR:
THE PARAKH/SHAH RESIDENCE
641 WILSON CT., SANTA CLAR CA. 95051
PLAN: LOU COSTANZO 1501 SAN GABRIEL WAY F.S.J. 95042 408-864-0720
A.L.A. SOREN CONCRETE 2145 DAVEN RD, PLEASANTON CA. 94566

ELEVATIONS

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LOU COSTANZO
S.C.
CHECKED
DATE
6-28-21
SCALE
1/4" = 1'-0"
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PS20210
SHEET

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OF SHEETS