

# PROPOSED BEDROOM CONVERSION OF ANDREA'S ELDERLY CARE FACILITY #2

**ADDRESS: 1525 FRANKLIN STREET  
SANTA CLARA, CA 95050  
APN: 269-20-108**

**BUILDING DATA:**

**USE/SCOPE: LIVING ROOM CONVERSION**  
**CONST. TYPE: VN**  
**OCCUPANCY GROUP: R3.1**  
**ENERGY EFFICIENCY STANDARDS 2019**  
**APPLICABLE CODES: 2019 CITY OF SANTA CLARA MUNICIPAL CODE (SCMC), 2019 CALIFORNIA CONSTRUCTION CODE (CBC, CMC, CPC, CEC, CALIFORNIA ENERGY CODE AND CALGREEN), TITLE 24 CALIFORNIA CODE OF REGULATIONS AND CITY OF SANTA CLARA BUILDING DIVISION PROCEDURES/REQUIREMENTS.**

**SCOPE OF WORK:**

- FAMILY ROOM CONVERSION INTO (FROM 4 TO 5) BEDROOM, (AREA=123.2 SQ. FT.)

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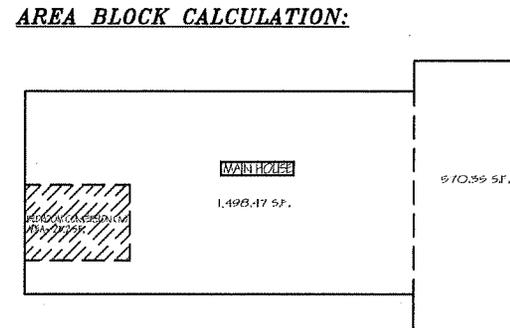
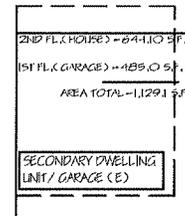
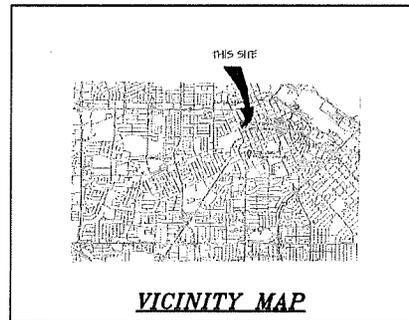
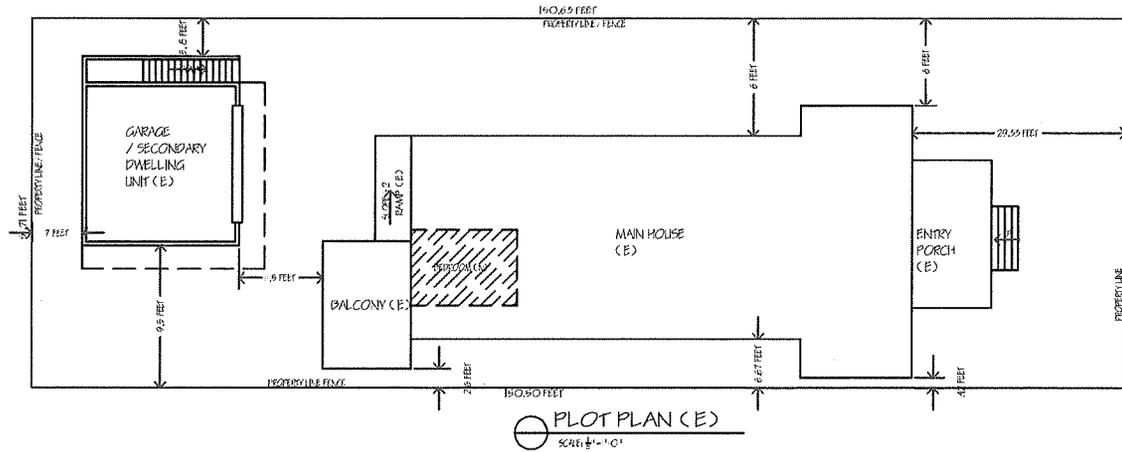
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     2. RIGHT SIDE ELEVATION

**PROJECT DATA**

LOT AREA= 7,784.20 SQ. FT.  
 ZONING= R1-6L

**EXISTING:**

**LIVING AREA:**  
 MAIN HOUSE= 2,068.82 SQ. FT.  
 SECONDARY DWELLING=644.10 SQ. FT.  
 STAIRWELL= 79.75 SQ. FT.  
 GARAGE AREA=485.0 SQ. FT.  
 PORCH AREA=130.69 SQ. FT.  
 GROSS FLOOR AREA=3,420.66 SQ. FT.



COVER SHEET

	REVISION				
DRAWN BY: A RIZON CONSTRUCTION					
PROJECT: PROPOSED BEDROOM CONVERSION					
LOCATION: 1525 FRANKLIN STREET					
DRAWN BY: AZR					
DATE: 6/26/2021					
SCALE: 1/4" = 1'-0"					
SHEET NO. 75					
SHEET NO. COV					





