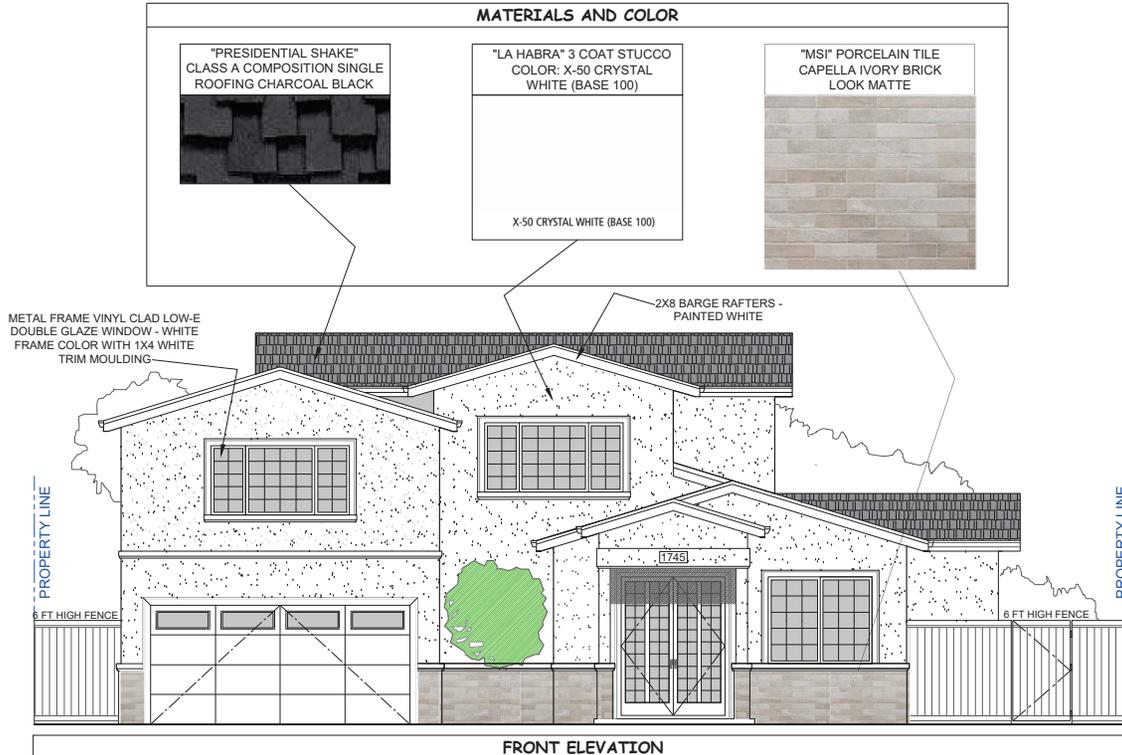
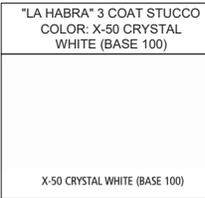
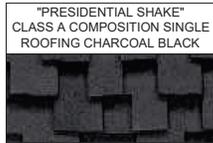


REMODEL & ADDITION TO THE  
**TIWARI RESIDENCE**  
 1745 OSWALD PLACE  
 SANTA CLARA, CA 95051



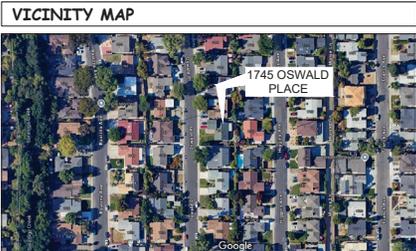
**MATERIALS AND COLOR**



ADDRESS	1745 OSWALD PLACE
<b>PROJECT DESCRIPTION</b>	
EXISTING SECOND FLOOR AREA (337 SF) TO BE CONVERTED INTO A JUNIOR ADU. FIRST FLOOR 2 BEDROOM ADU (800 SF). ADDITION TO MAIN DWELLING ON FIRST AND SECOND FLOOR TO BE TOTAL OF 2,280 SF (MAXIMUM ALLOWABLE)	

<b>SITE DATA</b>	
ZONING	R1-6L
APN	216-03-020
LOT AREA	5,700 SF
BUILT	1955
PROPOSED JUNIOR ADU	337 SF (SECOND FLOOR)
PROPOSED ADU	800 SF (FIRST FLOOR)
<b>EXISTING FLOOR AREAS</b>	
FIRST FLOOR	1,275 SF
SECOND FLOOR	337 SF (FOR JUNIOR ADU)
GARAGE	375 SF
EXISTING TOTAL AREA =	1,987 SF
<b>PROPOSED ADDITION MAIN DWELLING</b>	
FIRST FLOOR	130 SF
SECOND FLOOR	500 SF
GARAGE	0 SF
PROPOSED AREA =	630 SF
<b>PROPOSED MAIN DWELLING GROSS FLOOR AREA (1,780 + 500)</b>	
FIRST FLOOR	130 SF
SECOND FLOOR	500 SF
GARAGE	0 SF
PROPOSED AREA =	630 SF
PROPOSED MAIN DWELLING GROSS FLOOR AREA (1,780 + 500)	2,280 SF
MAX FLOOR AREA ALLOWABLE (5,700 SF X 0.40)	2,280 SF (MAIN DWELLING)
PROPOSED LOT COVERAGE	2,191 SF
ALLOWABLE LOT COVERAGE (5,700 SF X 0.40)	2,280 SF

<b>SHEET INDEX</b>	
COV	COVER SHEET
A1	SITE PLANS SITE DATA
A2	EXISTING FLOOR PLANS
A3	PROPOSED FLOOR PLANS
FAD	FLOOR AREA DIAGRAMS
A4	EXTERIOR ELEVATIONS
A5	EXTERIOR ELEVATIONS
A6	ROOF PLAN
A7	BUILDING SECTIONS



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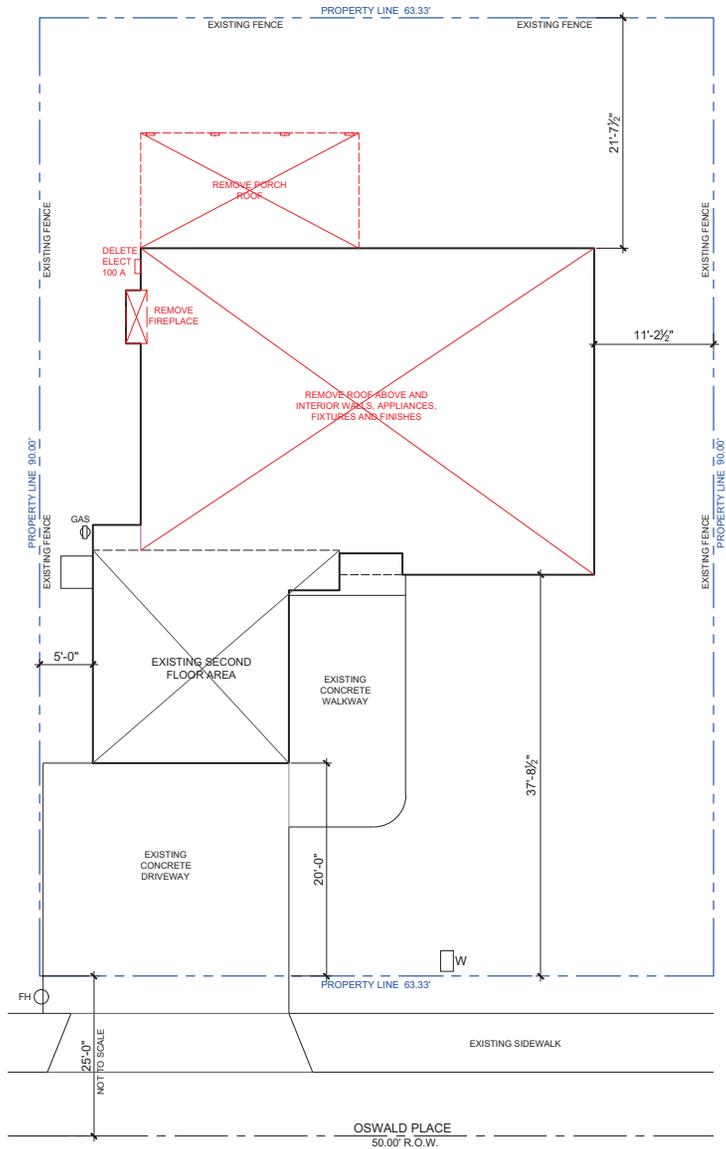


SITE PLANS  
 SHEET INDEX  
 SITE DATA  
 PROJECT SCORE

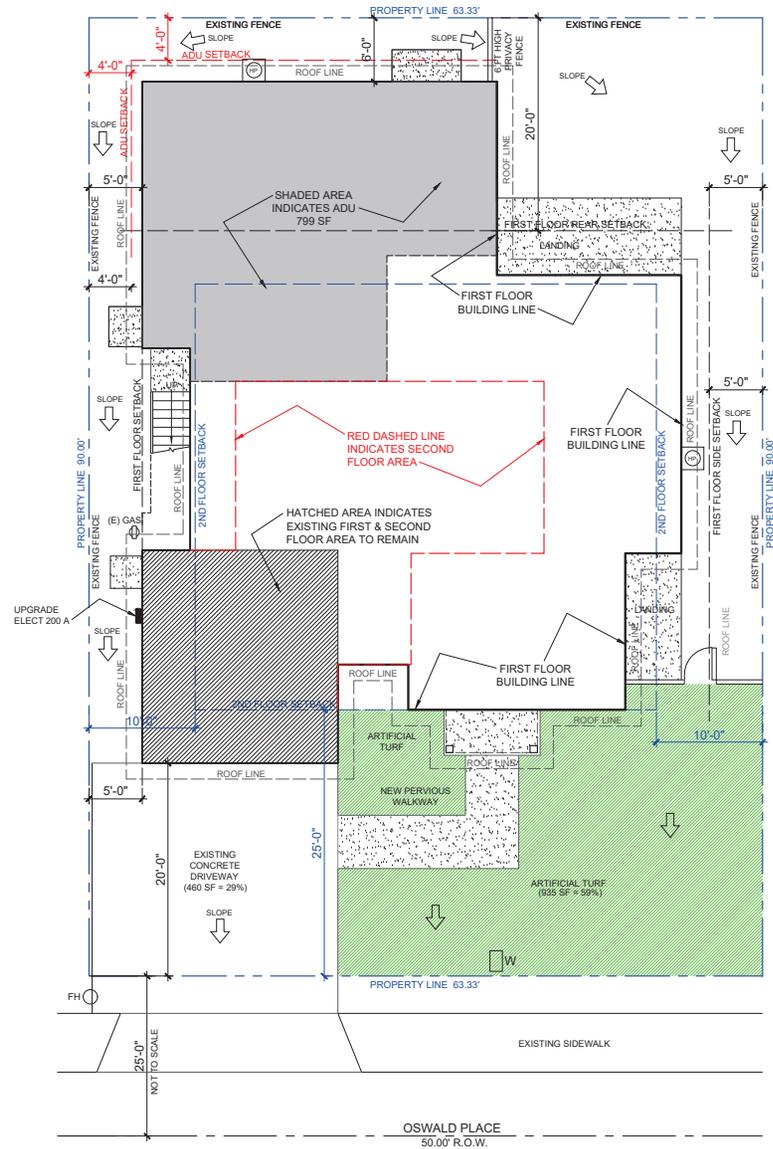
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**COV**



**EXISTING SITE PLAN** SCALE : 3/16" = 1' - 0"



**PROPOSED SITE PLAN** SCALE : 3/16" = 1' - 0"

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**SITE PLANS**  
**SHEET INDEX**  
**SITE DATA**  
**PROJECT SCOPE**

REMODEL & ADDITION TO THE  
**TIWARI RESIDENCE**  
 1745 OSWALD PLACE  
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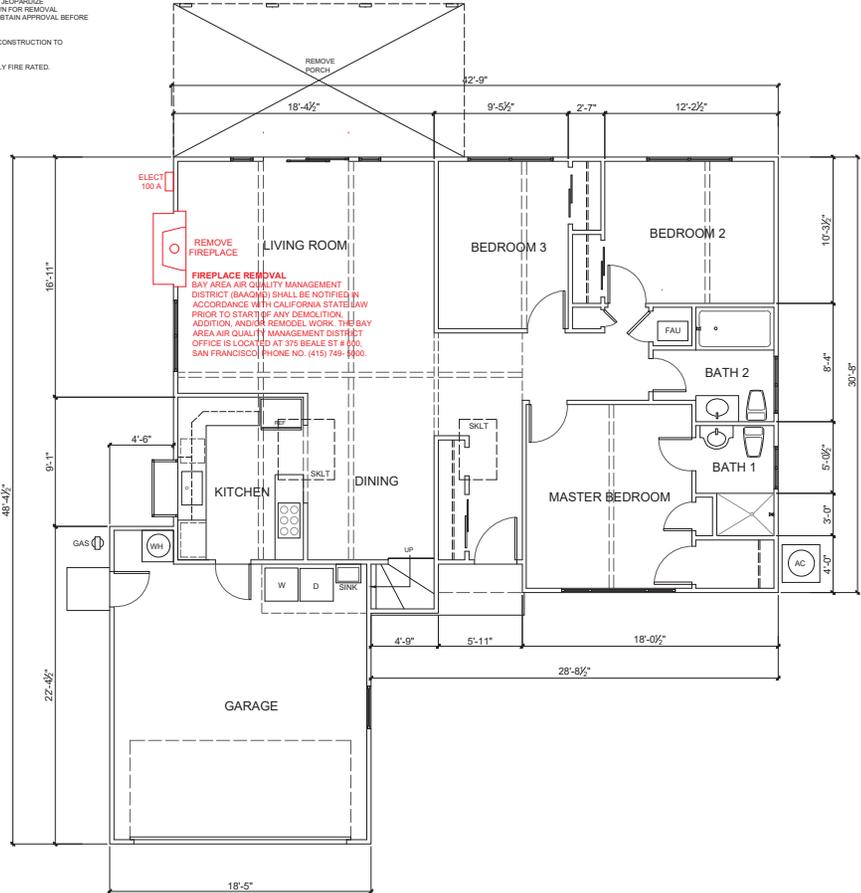
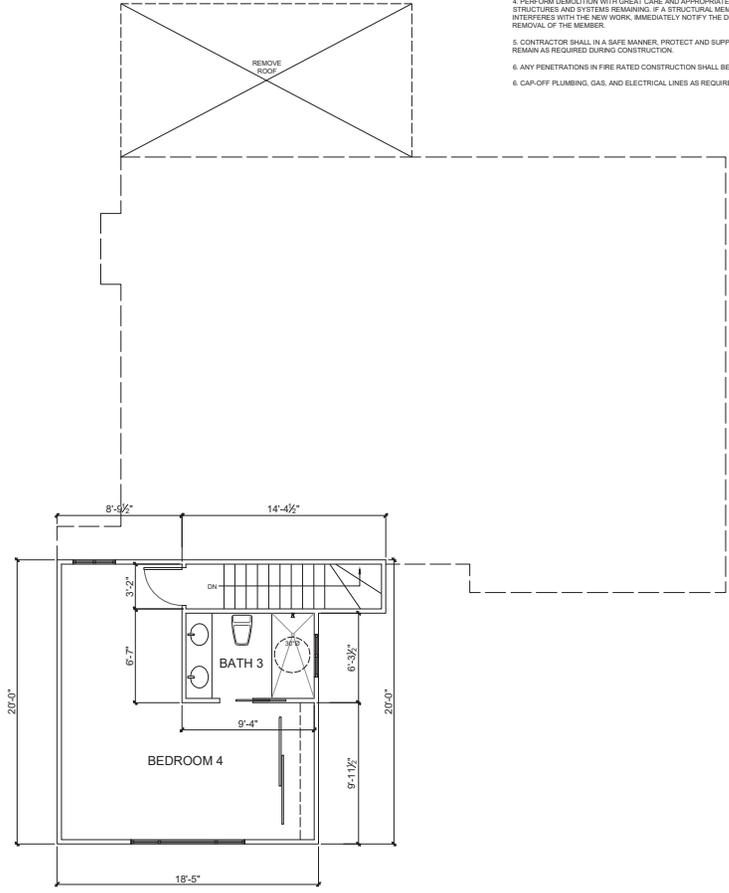
**A1**

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1. VERIFY ALL EXISTING CONDITIONS WITH THAT SHOWN ON THE DRAWINGS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
2. DEMOLITION PLAN IS PROVIDED FOR REFERENCE ONLY. GENERAL CONTRACTOR SHALL CAREFULLY COORDINATE DEMOLITION AND REMOVAL WITH NOTES AND DIMENSIONS INDICATING THE EXTENT AND NATURE OF NEW CONSTRUCTION SHOWN IN THESE DOCUMENTS.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURELY SHORING IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO THE REMOVAL OF ANY EXISTING SUPPORT STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR THE FABRICATION, ERECTION AND/OR JOB SAFETY. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL SHORING, BRACING, FORM WORK, ETC., AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THE BUILDING.
4. PERFORM DEMOLITION WITH GREAT CARE AND APPROPRIATE TOOLS TO NOT JEOPARDIZE STRUCTURES AND SYSTEMS REMAINING. IF A STRUCTURAL MEMBER NOT SHOWN FOR REMOVAL INTERFERES WITH THE NEW WORK, IMMEDIATELY NOTIFY THE DESIGNER AND OBTAIN APPROVAL BEFORE REMOVAL OF THE MEMBER.
5. CONTRACTOR SHALL IN A SAFE MANNER, PROTECT AND SUPPORT EXISTING CONSTRUCTION TO REMAIN AS REQUIRED DURING CONSTRUCTION.
6. ANY PENETRATIONS IN FIRE RATED CONSTRUCTION SHALL BE APPROPRIATELY FIRE RATED.
6. CAP-OFF PLUMBING, GAS, AND ELECTRICAL LINES AS REQUIRED.



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EXISTING FLOOR PLANS

REMODEL ADDITION TO THE  
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 1745 OSWALD PLACE  
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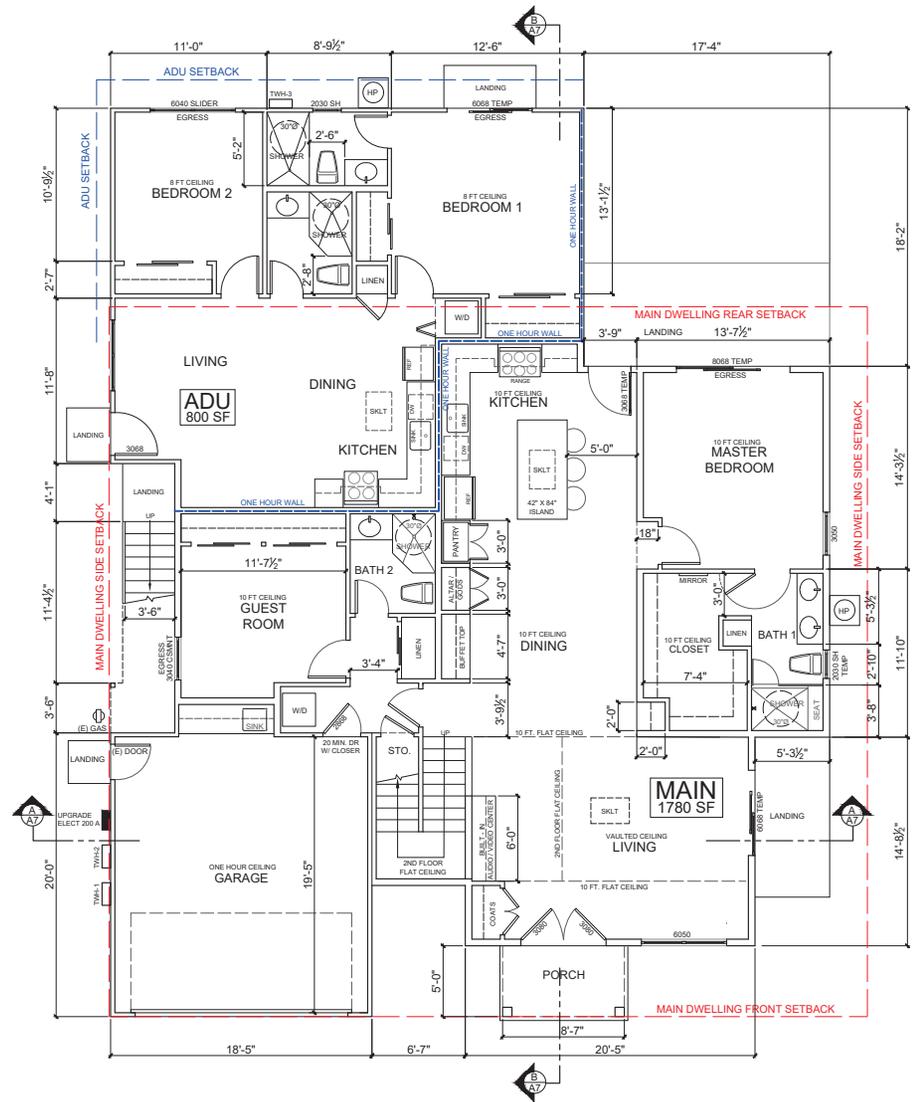
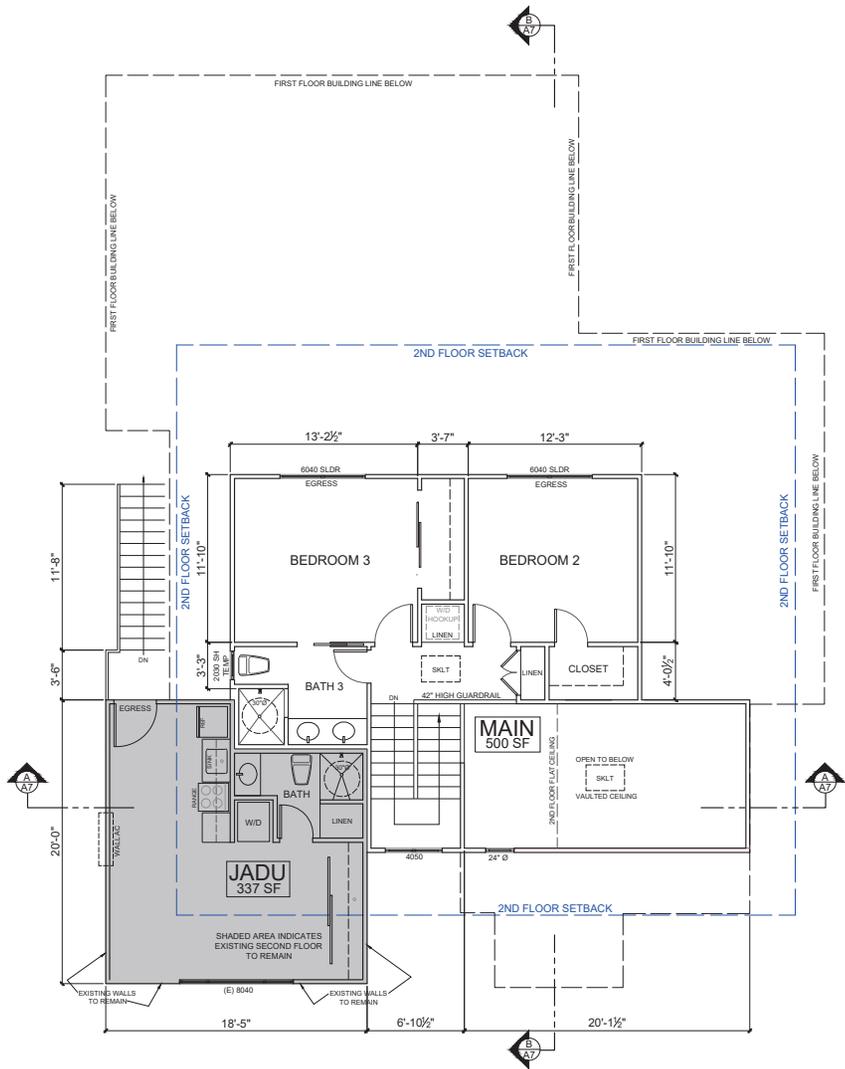
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SHEET	A2

**EXISTING SECOND FLOOR PLAN**  
 HABITABLE AREA = 336 SF

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

**EXISTING FIRST FLOOR PLAN**  
 GARAGE AREA = 375 SF  
 HABITABLE AREA = 1,258 SF

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



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PROPOSED  
 FLOOR PLANS

REMODEL ADDITION TO THE  
**TIWARI RESIDENCE**  
 1745 OSWALD PLACE  
 SANTA CLARA, CA 95051

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**A3**

**JUNIOR ADU FLOOR AREA**

MARK	SIZE	AREA
A	3.50 X 9.01	31.54
B	16.54 X 18.42	304.67

JUNIOR ADU TOTAL AREA = 337 SF

**ADU FLOOR AREA**

MARK	SIZE	AREA
A	10.50 X 16.44	172.62
B	22.88 X 25.00	572.00
C	3.00 X 18.42	55.26

ADU TOTAL AREA = 800 SF

**MAIN DWELLING FLOOR AREAS**

FIRST FLOOR AREAS		
MARK	SIZE	AREA
A	18.42 X 20.00	368.40
B	10.66 X 6.58	70.14
C	20.42 X 14.71	300.38
D	18.38 X 15.96	293.35
E	22.54 X 26.13	588.97
F	5.29 X 26.13	138.23
G	10.50 X 2.00	21.00

FIRST FLOOR AREA = 1,780 SF

**SECOND FLOOR AREAS**

MARK	SIZE	AREA
A	9.63 X 3.16	30.43
B	29.00 X 16.16	468.65

SECOND FLOOR AREA = 500 SF

**MAIN DWELLING  
TOTAL FLOOR AREA  
1,780 SF + 500 = 2,280 SF**

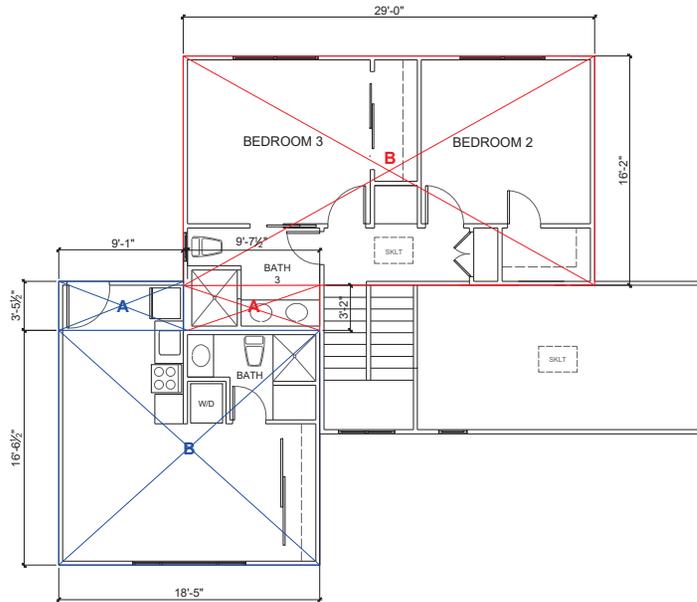
**PORCH AREA**

MARK	SIZE	AREA
1	8.50 X 5.00	42.50

TOTAL PORCH AREA = 42.50 SF

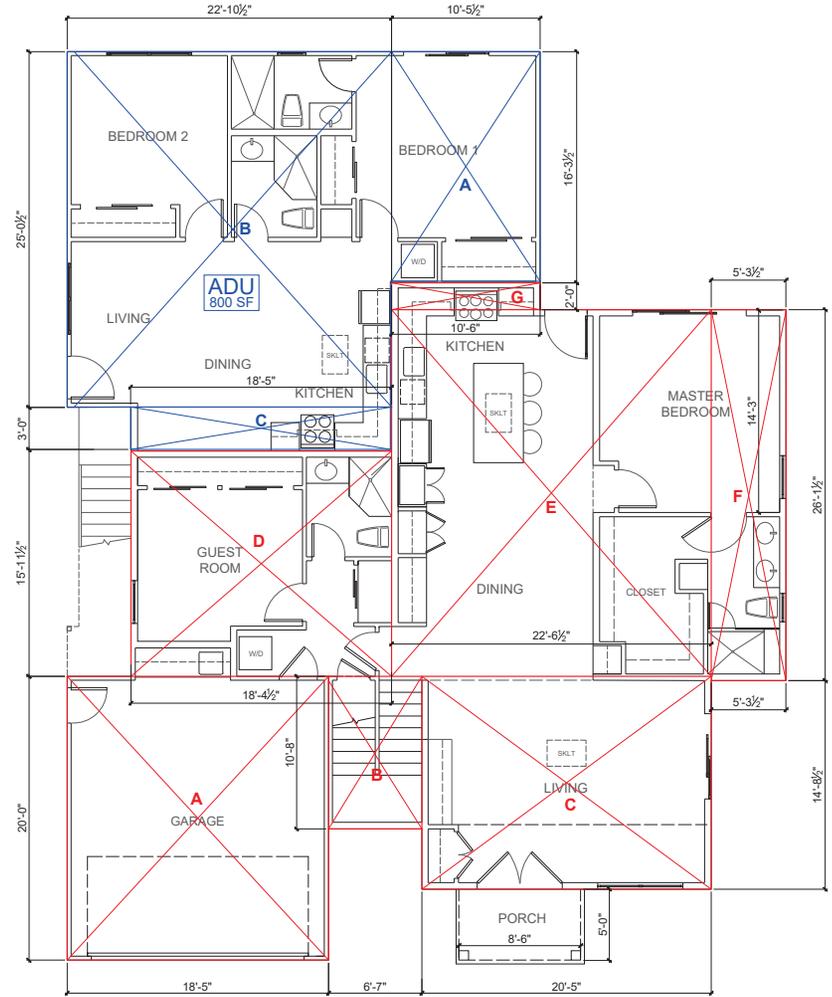
**LOT AREA COVERAGE**

PORCHES	42.50 SF
GARAGE	368.40 SF
MAIN DWELLING	1,780.00 SF
<b>TOTAL</b>	<b>2,290.90 SF</b>



**PROPOSED SECOND FLOOR PLAN**

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



**PROPOSED ADU AREA = 800 SF  
MAIN DWELLING 1ST FLR AREA = 1,780 SF (INCLUDES GARAGE AREA)  
PROPOSED FIRST FLOOR PLAN**

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

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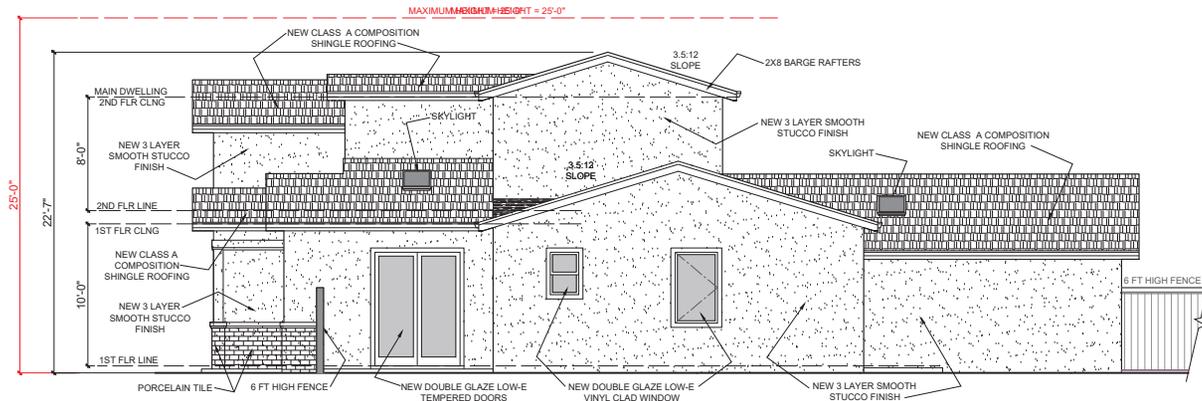
**FLOOR AREA  
DIAGRAM**

REMODEL ADDITION TO THE  
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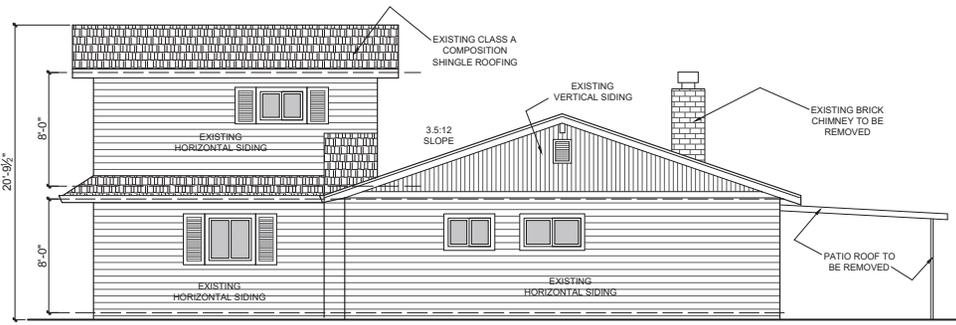
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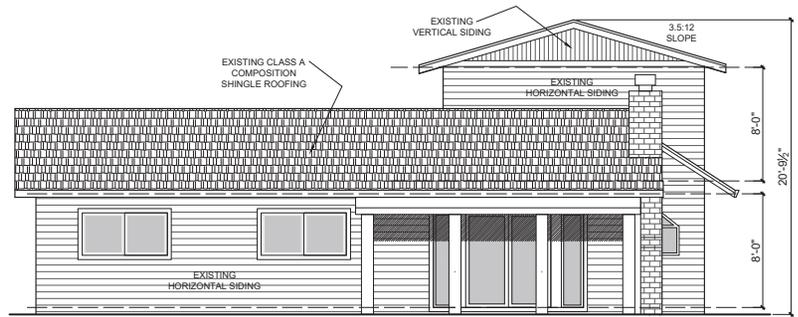
PROPOSED RIGHT SIDE ELEVATION

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



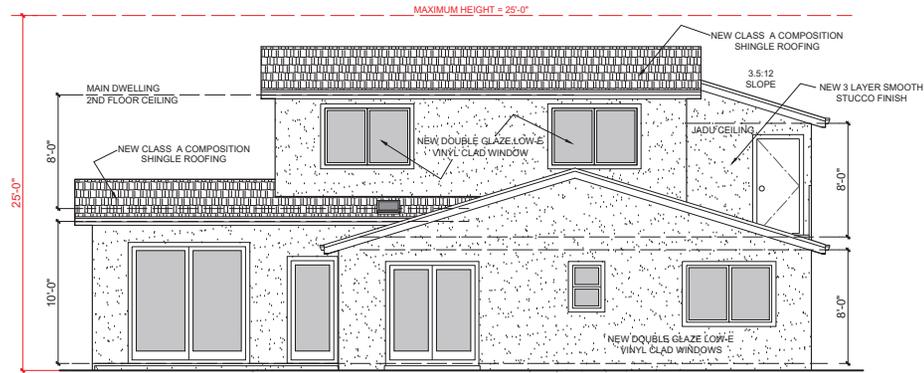
EXISTING RIGHT SIDE ELEVATION

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



EXISTING REAR ELEVATION

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



PROPOSED REAR ELEVATION

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

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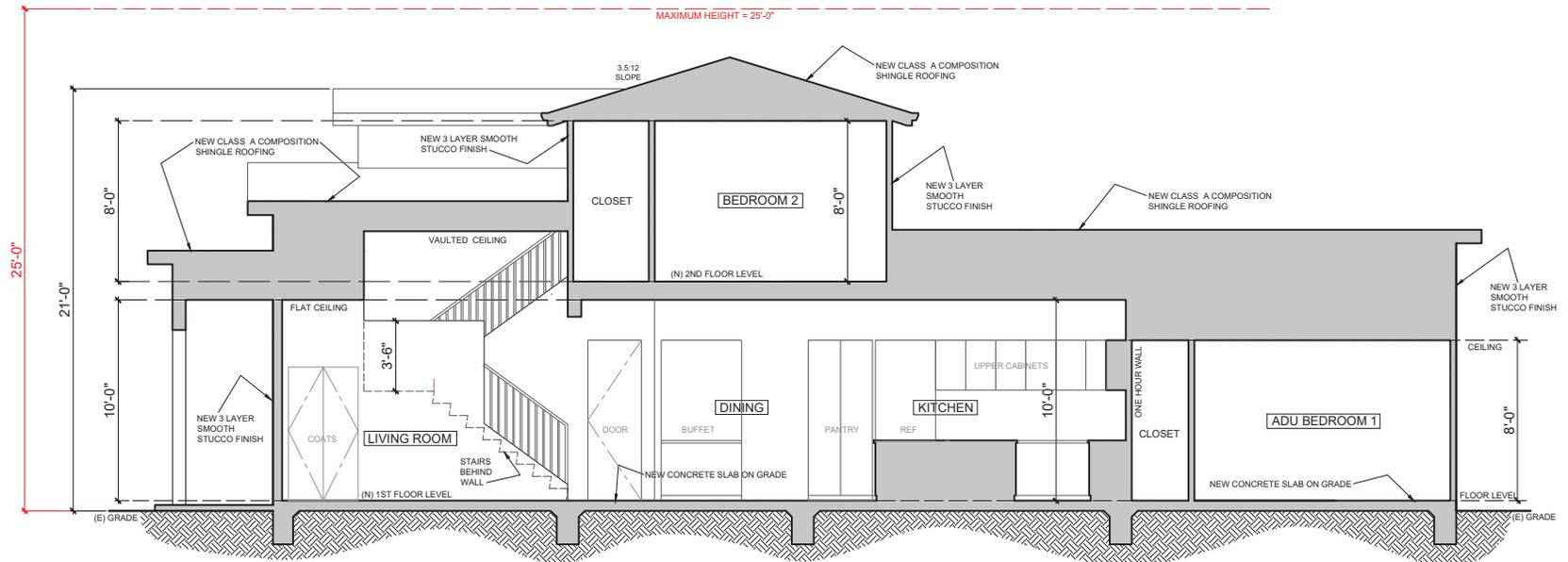
EXTERIOR  
 ELEVATIONS

REMODEL ADDITION TO THE  
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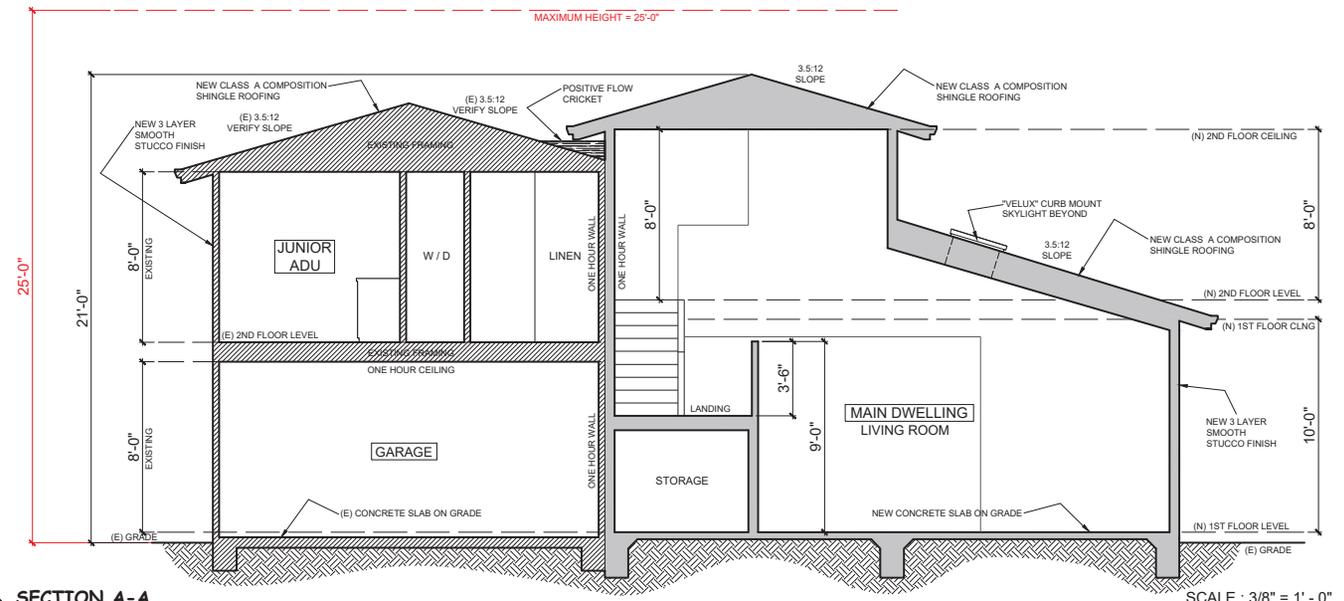
**A5**





SECTION B-B

SCALE : 3/8" = 1' - 0"



SECTION A-A

SCALE : 3/8" = 1' - 0"

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BUILDING SECTIONS

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