

PROJECT DATA

- A. PROJECT DESCRIPTION/SCOPE OF WORK:
REBUILD EXISTING 1680.86 SFT SINGLE STOREY SFR
NEW HOME IS TWO STOREY SFR WITH JADU AND ADU
* MAIN DWELLING WITH JADU= 2803.28 SFT
* ADU INCLUDING ACCESS STAIRS= 1024.3 SFT
- B. ASSESSOR'S PARCEL NUMBER: 224-12-120
C. PROJECT ADDRESS: 1982 GRAHAM LANE SANTA CLARA CA 95050
D. EXISTING USE: DETACHED SFR
E. ZONING: R1-6L
F. TYPE OF CONSTRUCTION: V/B
G. TYPE OF OCCUPANCY: R3 AND U (CBC 302)
H. GROSS LOT SIZE: 6860 SFT
I. AGE OF ALL STRUCTURES: BUILT IN 1952
J. CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH:
A. 2022 CALIFORNIA BUILDING CODE
B. 2022 CALIFORNIA MECHANICAL CODE
C. 2022 CALIFORNIA PLUMBING CODE
D. 2022 CALIFORNIA ELECTRIC CODE
E. 2022 CALIFORNIA FIRE CODE
F. 2022 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS
G. 2022 CALIFORNIA GREEN BUILDING CODE (CALGREEN)
H. ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

- K. AREA CALCULATIONS
MAIN DWELLING:
1ST FLOOR LIVING INCLUDING STAIRS= 2071.28 SFT
2ND FLOOR LIVING (JADU)= 298 SFT
GARAGE= 393 SFT
PORCH= 48 SFT

ADU= 964.18 SFT
ADU STAIRS= 60.12 SFT

TOTAL 1ST FLR AREA (1ST FLOOR LIVING + GARAGE+ PORCH + ADU STAIRS)
= [2071.28+ 393 + 48 + 60.12] SFT
= 2572.4 SFT

TOTAL 2ND FLR AREA (ADU + JADU)
= [964.18 + 298] SFT
= 1262.18 SFT

LOT COVERAGE= TOTAL 1ST FLOOR AREA/ LOT AREA X 100= 2572.4/6860 X 100= 37.49% <40%

2ND FLOOR/ 1ST FLOOR AREA RATIO
= 1262.18/2486.85= 50.75 % < 66%

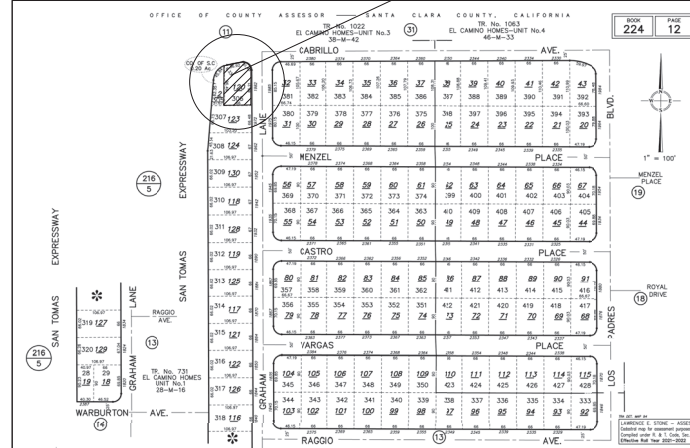
OWNER:

AHALYA AND SANKAR
1982 GRAHAM LANE
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(732) 447-8194

PROJECT LOCATION

PROJ. SITE

PROJECT SITE



DRAWING INDEX

ARCHITECTURAL

SHEET 1	A-T1	TITLE SHEET
SHEET 2	AS-1	EXISTING SITE PLAN, NEW SITE PLAN
SHEET 3	BT-1	BOUNDARY SURVEY -1
SHEET 4	BT-2	BOUNDARY SURVEY-2
SHEET 5	A-1A	EXISTING FLOOR PLAN, DEMO PLAN, EXISTING ROOF PLAN
SHEET 6	A-1B	EXISTING ELEVATIONS
SHEET 7	A-2A	NEW 1ST FLOOR PLAN, AREA CALCULATIONS
SHEET 8	A-2B	NEW 2ND FLOOR PLAN, AREA CALCULATIONS
SHEET 9	A-3	NEW NORTH AND SOUTH ELEVATIONS
SHEET 10	A-4	NEW WEST AND EAST ELEVATIONS
SHEET 11	A-5	ROOF PLAN

PROJECT TEAM

DESIGNER:	VANI BAHL	1650 ZANKER RD, STE 120 SAN JOSE CA 95112	TEL (408) 621-2091 FAX (925) 232-6229
STRUCTURAL ENGINEER:	AURELIO ALEGRIA	448 BONNIE STREET DALY CITY, CA 94014	TEL (650) 868-6811 FAX (650) 755-7342
T-24 ENGINEER:	IGOR PICHKO	434 CAMILLE CIR SAN JOSE CA 95134	TEL (424) 247-7658

NEW CONSTRUCTION

A SINGLE-FAMILY RESIDENCE WITH ADU AND JADU

1982 GRAHAM LANE

SANTA CLARA CA 95050



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Revisions	By
1. CITY COMMENTS	V/B
2. REVISION	

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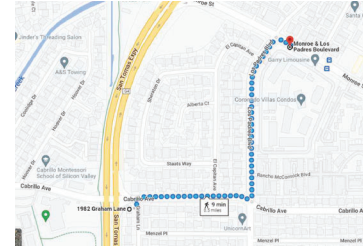
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AT-1

SITE PLAN NOTES

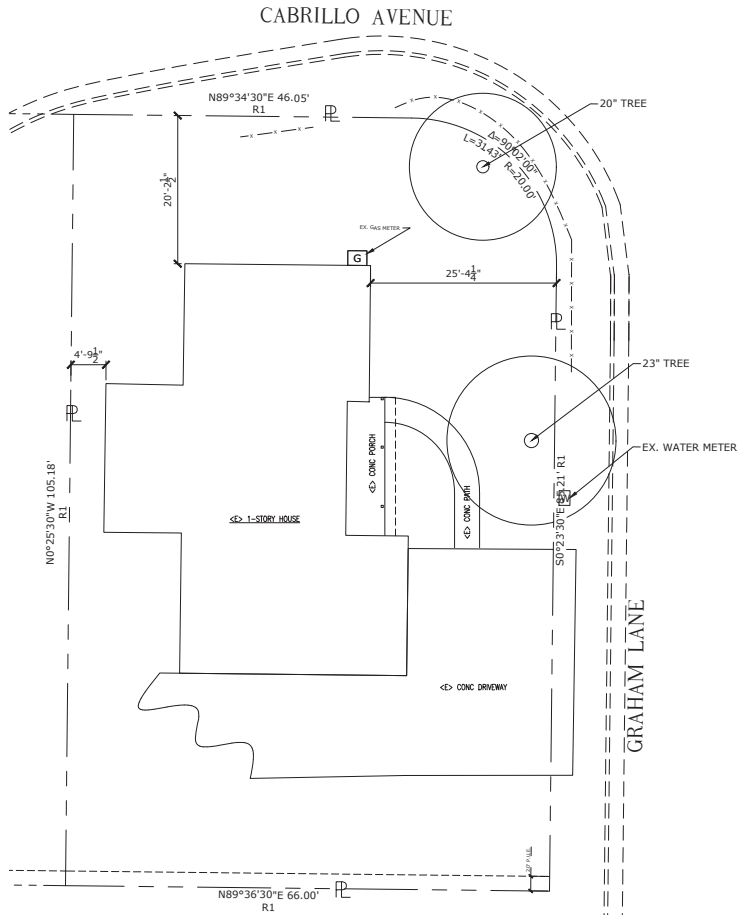
1. SITE PLANS SHOWN IN THESE DRAWINGS ARE FOR REFERENCE ONLY, AND DO NOT REPRESENT A COMPREHENSIVE SITE SURVEY.
2. CONTRACTOR SHALL FIELD-VERIFY ALL CONDITIONS BEFORE START OF WORK, AND SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
3. CONTRACTOR SHALL CONFIRM PROPERTY BOUNDARIES AND REQUIRED SETBACKS PRIOR TO START OF WORK. THE OWNER SHALL PROVIDE A LICENSED SURVEY AND A TITLE REPORT AS MAY BE REQUIRED BY CITY BUILDING INSPECTOR.
4. CONTRACTOR IS RESPONSIBLE FOR ANY TEMPORARY EARTH SHORING REQUIRED DURING CONSTRUCTION.
5. TREE PROTECTION DURING CONSTRUCTION: PROVIDE NO LESS THAN 4 STAKES AROUND TREE, LOCATED AT THE DRIP LINE, JOINED BY CHAIN-LINK FENCING ALL AROUND THE TREE.
6. PROVIDE SLOPE OF 1/4" PER FOOT FOR FIRST 48" AWAY FROM FOUNDATIONS AND LANDINGS. SLOPE GRADE AWAY FROM NEIGHBORING LOTS. SEE CIVIL DRAWINGS (BY OTHERS, IF REQUIRED) FOR SITE WORK, SLOPES, DRAINAGE ETC. ROOF DRAINAGE SHALL BE DIRECTED TO LANDSCAPED AREAS.
7. CONTRACTOR SHALL FIELD-VERIFY THAT THE EXISTING SANITARY SEWER MAIN IS AT LEAST 4'Ø.
8. LANDSCAPE IRRIGATION CONTROLLERS SHALL COMPLY WITH WATER USAGE REQUIREMENTS. AUTOMATIC LANDSCAPE IRRIGATION CONTROLLERS INSTALLED AT TIME OF FINAL INSPECTION SHALL OPERATE VIA WEATHER OR SOIL-MOISTURE SENSORS.
9. SEE CALGREEN COMPLIANCE NOTES FOR ADDITIONAL REQUIREMENTS.

ON-SITE STORM WATER MANAGEMENT

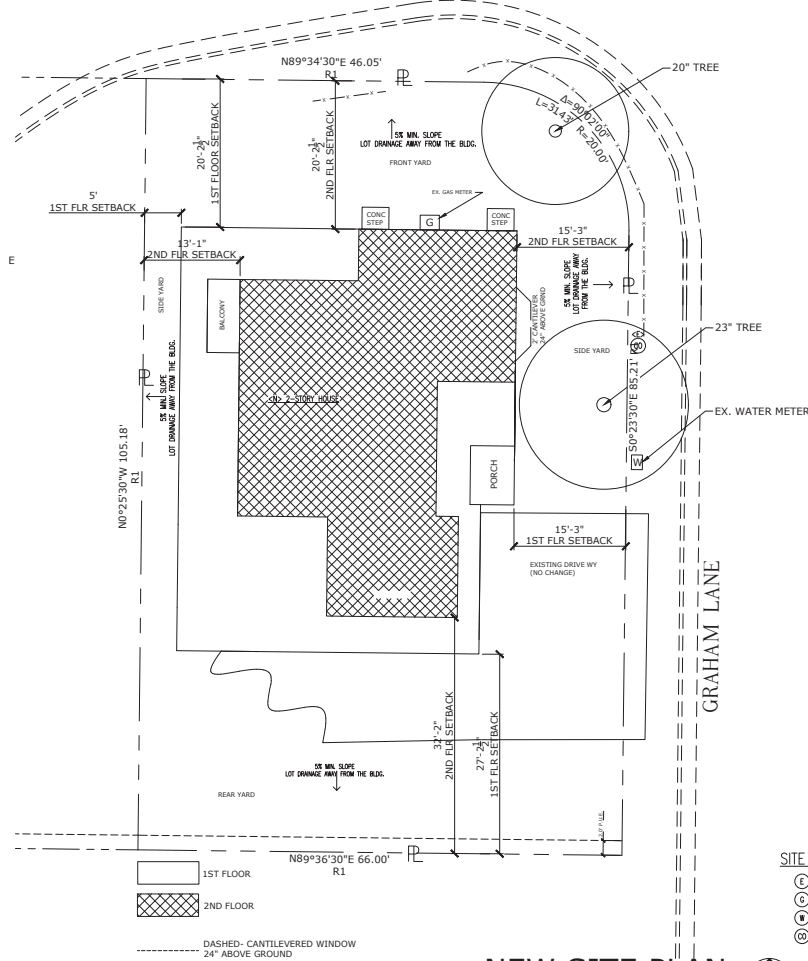
1. NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND RUNOFF DIRECTED TO A LANDSCAPE AREA. EXTEND DOWNSPOUTS AT LEAST THREE TO SIX FEET AWAY FROM THE BUILDING FOUNDATION WALL AND DIRECT FLOW AWAY FROM THE BUILDING.
2. DOWNSPOUTS MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM BUILDING
3. THRU-CURB DRAINS ARE NOT ALLOWED.
4. CAP THE SEWER WHERE THE DOWNSPOUT ONCE CONNECTED TO PREVENT DEBRIS AND ANIMALS FROM ENTERING AND ODORS FROM ESCAPING.
5. DO NOT INSTALL DOWN SPOUTS OVER DRIVE WAYS AND PAVED AREAS SO THAT IT DOES NOT FLOW INTO ROAD STORM WATER DRAINS.



PUBLIC TRANSPORT FOR ADU 0.5 MILE



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



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

SITE PLAN LEGEND

- 1 ELECTRIC METER AND MAIN PANEL
- 2 GAS METER
- 3 WATER METER
- 4 SEWER CLEAN-OUT

STREET SIDE IMPERVIOUS AREA CALCULATIONS
AREA OF FRONT YARD (AT 15' STREET SIDE SETBACK) = 1470.65 SF
IMPERVIOUS AREA= 453.8 SF
PERCENTAGE OF IMPERVIOUS AREA= 453.8/1470.65 X 100= 30.86% <35%



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ADDITION AND REMODEL
WITH ADU AND JADU
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Revisions	By
1. 8.2022	VB

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AS-1

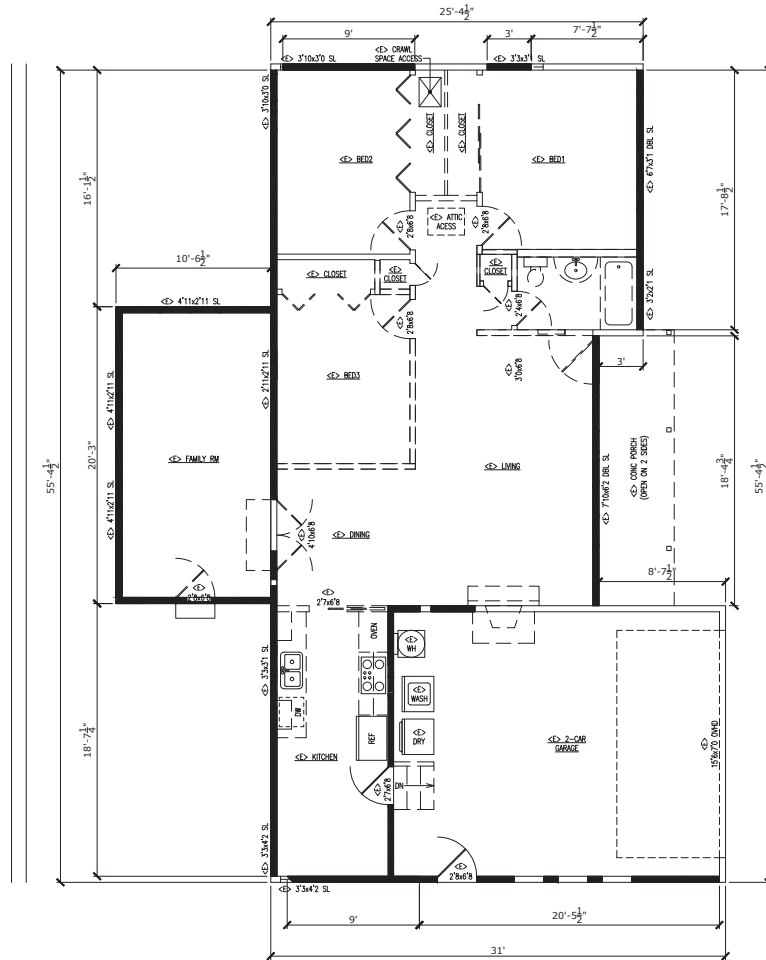
DEMOLITION CALCULATIONS AND NOTES

EXISTING EXTERIOR WALL LENGTH= 199'-10"

EXTERIOR WALL BEING REMOVED= 133'-8"

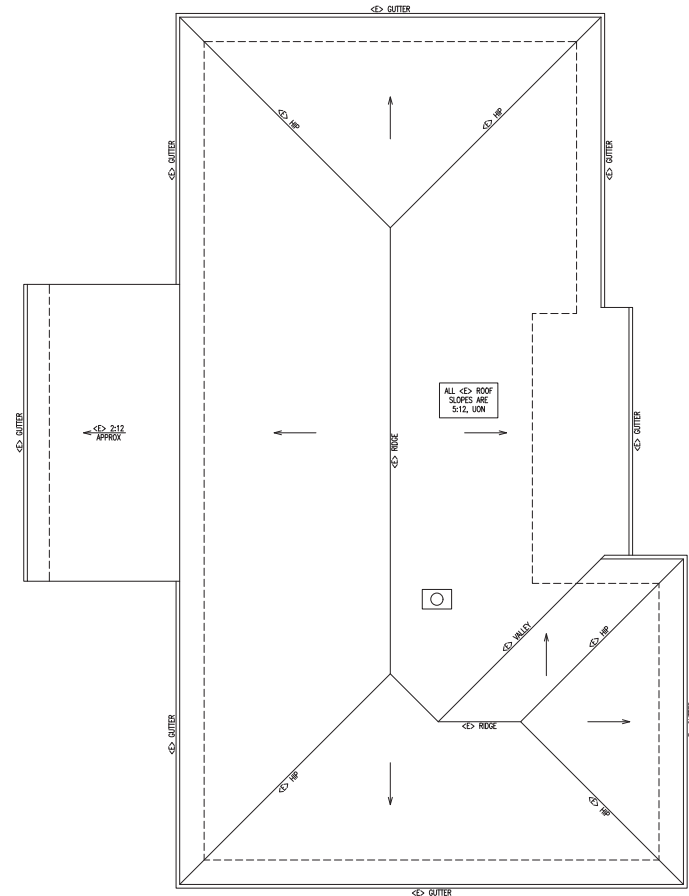
PERCENTAGE OF EXTERIOR WALL REMOVED= $133'-1 \frac{1}{2}"/199'-10" \times 100 = 76.62\%$

EXISTING ROOF WILL BE DEMOLISHED



EXISTING FLOOR PLAN AND DEMO

1/4"=1'-0"



EXISTING ROOF PLAN

1/4"=1'-0"



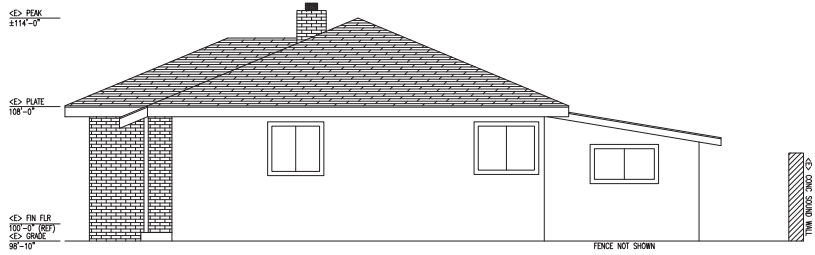
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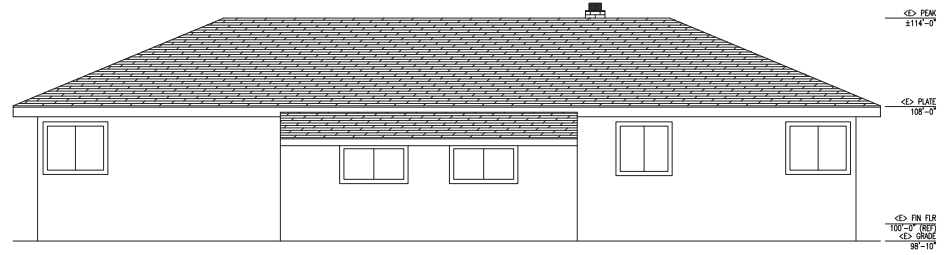
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A-1A



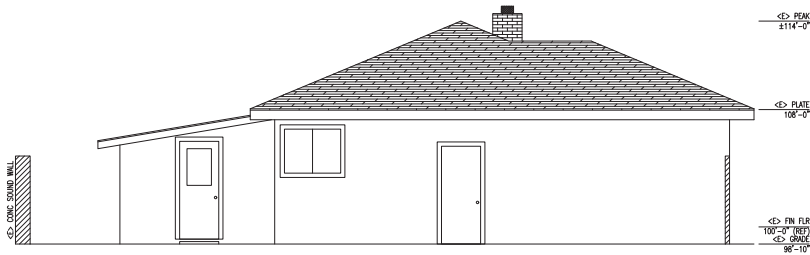
EXISTING NORTH ELEVATION

1/4"=1'-0"



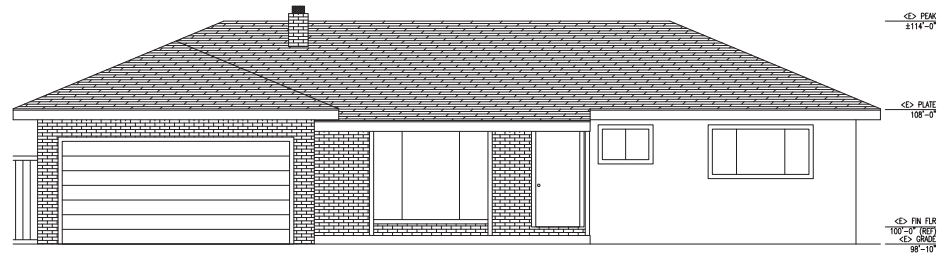
EXISTING WEST ELEVATION

1/4"=1'-0"



EXISTING SOUTH ELEVATION

1/4"=1'-0"



EXISTING EAST ELEVATION

1/4"=1'-0"



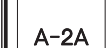
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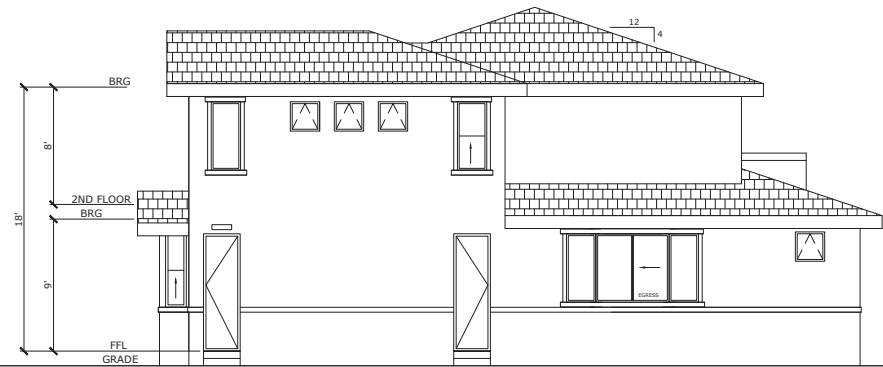
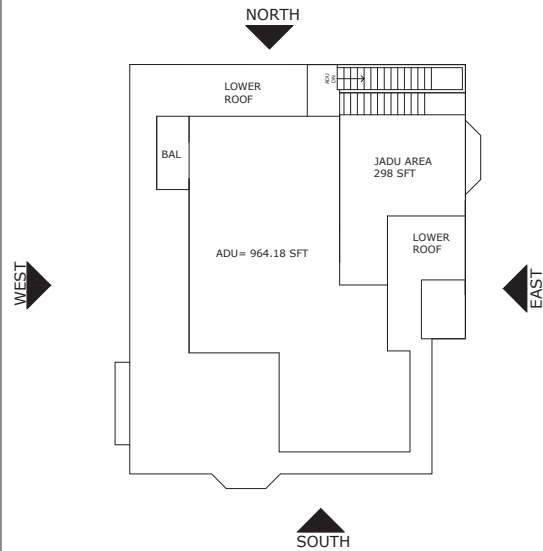
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NEW NORTH ELEVATION (FRONT)
1/4" = 1'-0" FROM CABRILLO AVE



NEW SOUTH ELEVATION (REAR)
1/4" = 1'-0"



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A-3

EXTERIOR FINISH SCHEDULE			
MATERIAL	LOCATION	FINISH	COLOR
ROOF SHINGLES	ROOF	PRE	CERTAINTEEED, CHARCOAL
STUCCO/ CEMENT PLASTER	WALL	PTD	COLOR A
CULTURED STONE	WALL	PRE	BORAL BLEND
VINYL	WINDOW	PRE	BRONZE, TRIPLE PANE FROM MILGARD OR EQUIVALENT (TYPICAL)
WD	ENTRY DOOR	WOOD	OWNER TO SELECT
WD	GARAGE DOOR	STEEL	CANYON RIDGE COLLECTION REC 13 TOP, BY CLOPAY OR OWNER TO SELECT



NEW WEST ELEVATION (RHS)

1/4"=1'-0"



NEW EAST ELEVATION (LHS)

1/4"=1'-0"

FROM GRAHAM LANE



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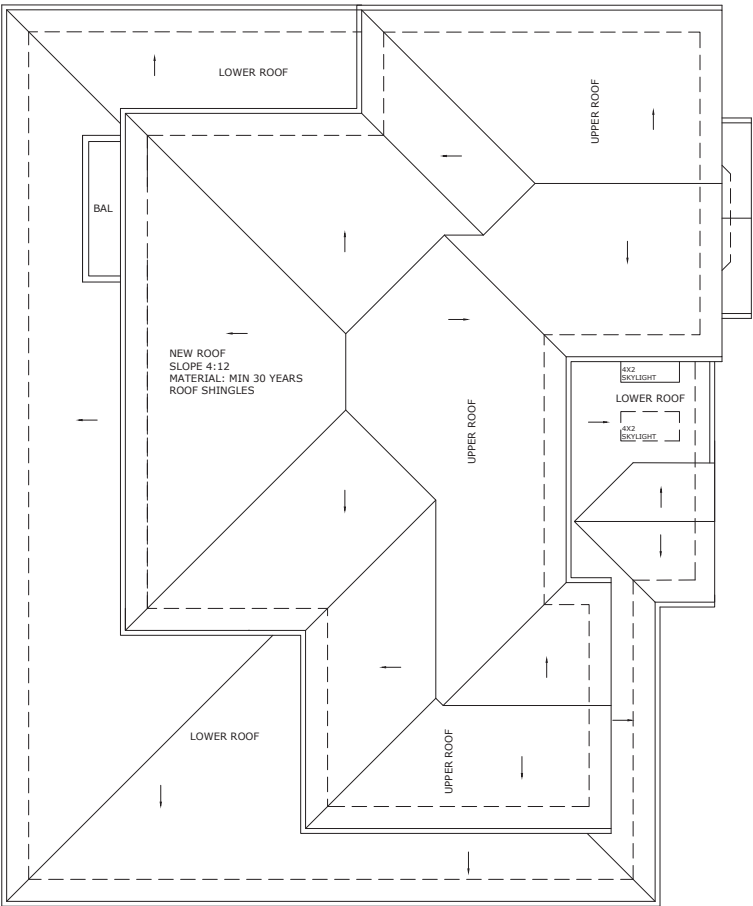
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A-4

- NOTES:
- 1. GUTTER COVER TO BE MANUFACTURED BY 'FLO-FREE LEAF GUARD' OR EQUIVALENT.
 - 2. PROVIDE A MINIMUM OF 1" AIRSPACE BETWEEN INSULATION AND THE ROOF SHEATHING PER CRC SECTION R806.3
 - 3. FASTENERS FOR THE ROOFING SHALL BE CORROSION RESISTANT IN ACCORDANCE WITH CRC R905.2.5
 - 4. PER CALGREEN CODE A4.407.2-ROOF DRAINAGE SYSTEM/ DOWN SPOUTS SHOULD DISCHARGE TO 5 FEET MINIMUM AWAY FROM FOUNDATION TO APPROVED DRAINAGE SYSTEM OR RELEASE IN LANDSCAPE AREA OR OTHERWISE PERVIOUS AREA.
 - 5. VENT PIPES TERMINATE @6" ABOVE RF & 12" FROM ANY VERTICAL SURFACE. MIN & ABOVE OR 10' HORIZONTALLY FROM ANY OPENABLE SKYLIGHT, IF ANY
 - 6. PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE, PER CRC R302.11
 - 7. SEE DETAIL B FOR 1 HR FIRE RATED WALL AND EAVE
 - 8. NO EAVE VENTS WHEN WALL IS <5' FROM PROPERTY LINE AND IS 1HR RTD



NEW ROOF PLAN
1/4"=1'-0"



bhooma
Custom Home Building Design

Owner

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Architect

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