

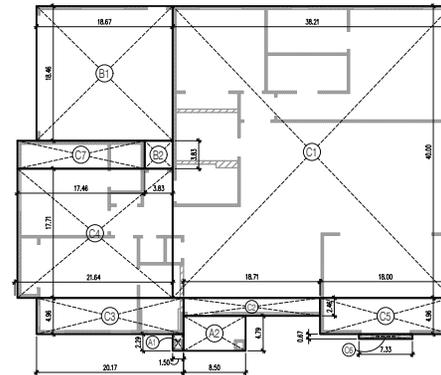
MENZEL PL.

LOS PADRES BLVD

SITE PLAN KEY NOTE:

- ① IN CURB OUT AND DRIVE WAY APPROACH PER CITY OF SANTA CLARA STANDARD
- ② IN CONC. PAVED DRIVE WAY
- ③ ROOF GUTTER
- ④ IN WATER PIPES SIZES PER FIRE SPRINKLER PLAN
- ⑤ IN WATER METER PER FIRE SPRINKLER PLAN
- ⑥ IN ELECTRICAL MAIN PANEL TO 200A
- ⑦ IN OVERHEAD UTILITIES LINE PER PG&E
- ⑧ IN GAS METER PER PG&E
- ⑨ IN PROPERTY LINE C.D. MUST BE WITHIN 4 FEET OF THE PROPERTY LINE. CLEAN OUT SHALL BE THE SAME DIAMETER AS THE STREET PORTION OF THE SEWER LATERAL. GRAVITY LATERAL IS 2" DIAMETER MIN.
- ⑩ IN CLEAN OUT SAME SIZE WITH SEWER LATERAL
- ⑪ IN 4" ABS LATERAL SEWER LINE
- ⑫ GRADE TO SLOPE AWAY FROM STRUCTURE MIN. OF 1% WITHIN THE 10' SET BACK OF STRUCTURE. IF APPLICABLE SURFACES ARE WITHIN THE FIRST 30 FEET OF THE BUILDING A MIN. OF 2% AWAY FROM STRUCTURE IS ALLOWED.
- ⑬ CONSIDER 1% SLOPE MORE THAN 2' SET BACK FROM SIDE PROPERTY.
- ⑭ FIBER RILL TO PREVENT SOIL RUN OFF
- ⑮ IN 6'-0" HIGH WINDWOOD FENCE AND GATE
- ⑯ IN 6'-0" HIGH WINDWOOD FENCE ALONG THE SIDE AND REAR PROPERTY LINE
- ⑰ IN DOWN SLOPE WITH REMOVE DIRECT ROOF RUNOFF AND CURB SURFACE DRAINAGE TO LANDSCAPED AREA OR GRADE DRAINED FOR INFILTRATION TO THE GREATEST DEGREE POSSIBLE
- ⑱ IN TREE TO REMAIN AND PROTECTED DURING CONSTRUCTION
- ⑲ IN TREE TO BE REMOVED
- ⑳ IN 24" SOIL 4 FEET AT THE TIME OF PLANTING TO PROTECT LANDSCAPING SHALL INCLUDE AT A MINIMUM ONE 16-18" CALIBER TREE AND A PERMANENT IRRIGATION SYSTEM TO BE INSTALLED BY THE DEVELOPER PRIOR TO OCCUPANCY

A PROPOSED SITE PLAN



FLOOR AREA CALCULATION			
PORCH	FEET	FEET	SF
A1	1.50	X 2.29	= 3.44
A2	8.50	X 4.79	= 40.72
TOTAL			44.15
GARAGE			
B1	18.67	X 18.46	= 344.65
B2	3.83	X 3.83	= 14.67
TOTAL			359.32
(N) LIV.			
C1	38.21	X 40.00	= 1528.40
C2	18.71	X 2.46	= 46.03
C3	20.17	X 4.96	= 100.04
C4	21.64	X 17.71	= 383.24
C5	18.00	X 4.96	= 89.28
C6	7.33	X 0.67	= 4.91
C7	17.46	X 3.83	= 66.87
TOTAL			2218.78

B FLOOR AREA DIAGRAM



PROJECT DATA

JOB LOCATION: 1964 LOS PADRES BLVD
 JURISDICTION: CITY OF SANTA CLARA 284-12-020
 ARN: VB
 CONST. TYPE: NO
 FIRE SPRINKLER: NO
 LOT SIZE: 6,574SF
 R1-6L
 OCC: GARAGES
 2022 CBC, CBC, CMC, CEC, 2022 CRC, 2022 CEC, 2022 CFC, 2022 COBIC
 CITY OF SANTA CLARA MUNICIPAL CODE
 EXISTING HOUSE:
 (E) LIVING AREA TO REMOVED 1,290SF
 (E) DETACHED GARAGE TO REMOVED 466SF
 (E) FRONT PORCH TO REMOVED 105SF
 PROPOSE:
 (N) LIV. AREA 2,219SF
 GARAGE 360SF
 FRONT PORCH 45SF
 BLD. COVERED: (2,219+360+45)SF = 2,624SF
 BLD. COVERAGE: 2,624SF / 6,574SF = 39.92% < 40%

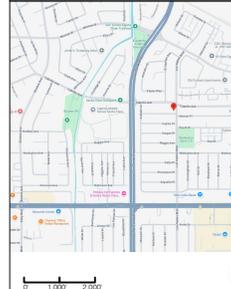
PROJECT SCOPE

- PROPOSE TO REMOVED 1,290SF LIVING AREA, 466SF DETACHED GARAGE, 105SF PORCH. REBUILT NEW HOUSE WITH 2,219SF LIVING AREA, 360SF GARAGE, AND 45SF FRONT PORCH.
- REMOVE (E) DRIVE WAY APPROACH AND REPAIR DRIVEWAY APPROACH TO MATCH SIDEWALK AND CURB PER CITY OF SANTA CLARA STANDARD.
- PROPOSE NEW DRIVE WAY CURB CUT AND DRIVEWAY APPROACH ON

PROJECT INDEX

- 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
- A2.2 ELECTRICAL PLAN
- A3.0 PROPOSED EXTERIOR ELEVATIONS

PROJECT MAP



Project:
 LOS PADRES PROPERTY
 1964 Los Padres
 Santa Clara, CA 95050

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NO. Revision Date

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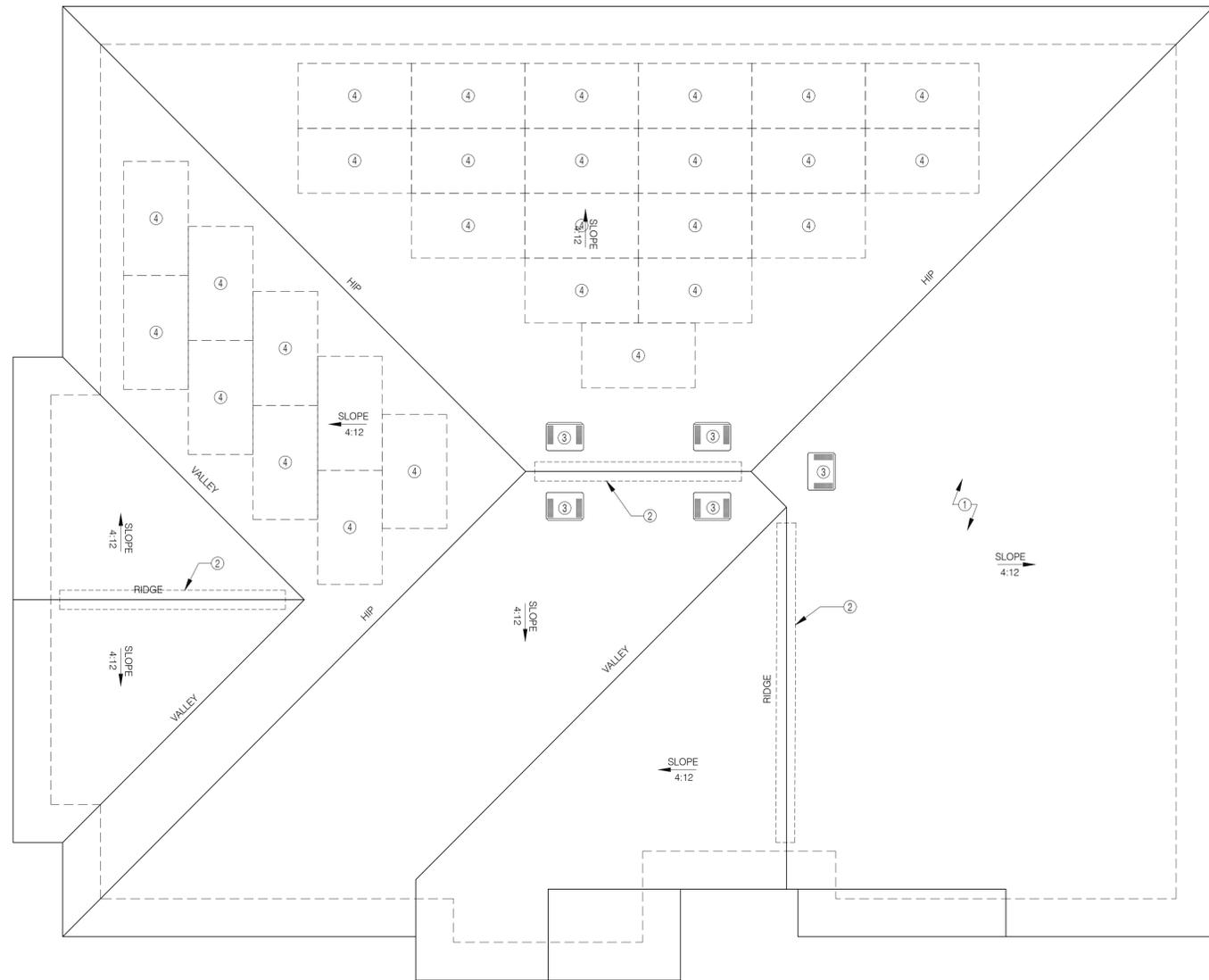
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Sheet Title: PROPOSE SITE PLAN FLOOR AREA DIAGRAM

Sheet No.:

A0.1



A PROPOSED ROOF PLAN



ROOF PLAN KEY NOTES:

- ① (N) COMPOSITION ROOFING OVER (2) LAYERS OF 15lbs FELT, CLASS 'A' MIN.
- ② RIDGE VENT
- ③ ROOF VENT BY OHAGIN SUPERIOR ATTIC VENTILATION PRODUCTS, MFG. LLC. MODEL LOW-PROFILE (TAPERED), 26 GAUGE, G-90 GALVANIZED STEEL. NFA 72SQ.IN=0.5SF.
- ④ DEDICATE OPEN ROOF AREA TO INSTALL SOLAR PANELS.



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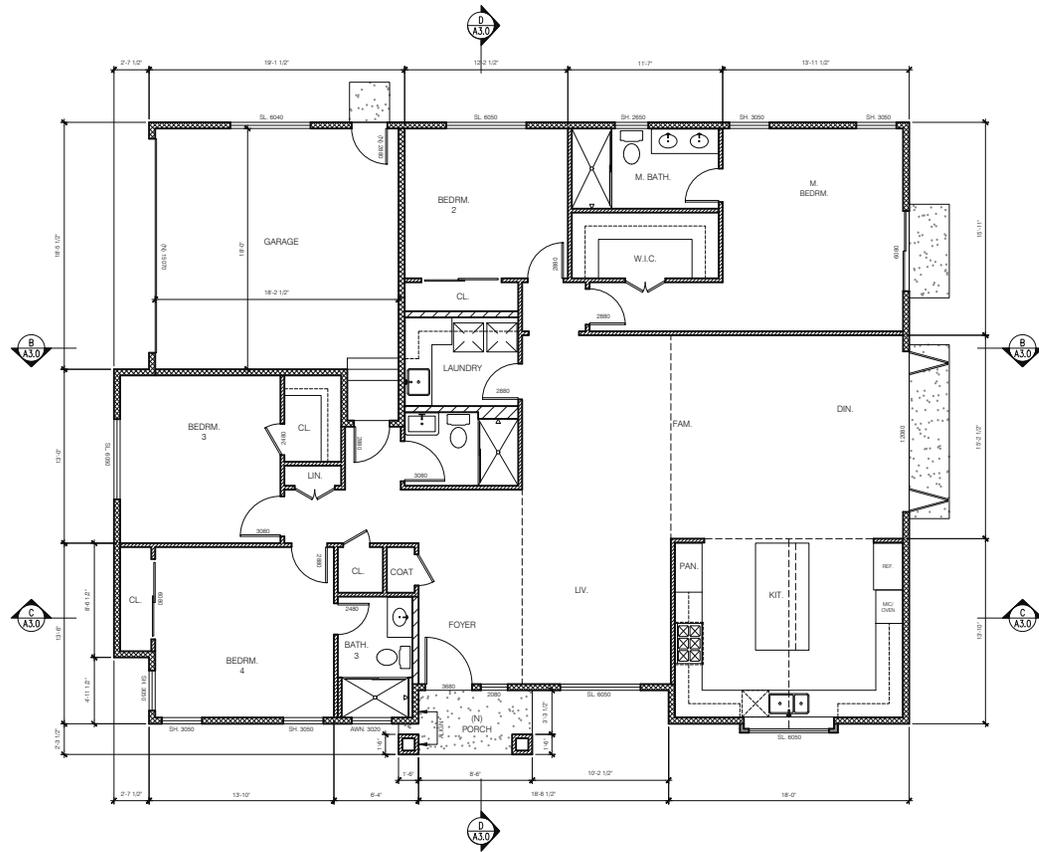
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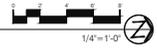
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LEGEND:

-  2x4 @ 16" O.C. W/ R-19 INSULATION PLUMBING WALL
-  (N) EXTERIOR STUD WALL W/ MIN. R-15 INSULATION
-  INTERIOR STUD WALL, SEE STRUCTURE DRAWING FOR WALL SCHEDULE
-  TEMPERED GLASS
-  EGRESS DOOR OR WINDOW, OPENING HEIGHT NOT OVER 44" ABOVE FLOOR, 5.0SF OF OPEN AREA ON GROUND LEVEL, 8.7SF MIN. OPEN AREA FOR WINDOW ON SECOND FLOOR, 24" NET CLEAR OPENING HEIGHT, 22" NET CLEAR OPENING WIDTH. ALL EGRESS WINDOWS W/ TWO OR MORE LATCHES SHALL HAVE THE LATCHES INTERCONNECTED AND OPERABLE FROM THE LOWEST LATCH.
-  XXXX NUMERIC NEXT TO DOOR OR WINDOW OR DOOR STAND FOR FEET INCH WIDE x FEET INCH HIGH
-  CASE 2650 CASEMENT WINDOW W/ 2 FEET 6" WIDE BY 5 FEET 0" INCH HIGH
-  SH 3050 SINGLE HUNG WINDOW W/ 3 FEET 0" INCH WIDE x 5 FEET 0" INCH HIGH
-  SL 10080 SLIDING DOOR W/ 10 FEET 0" INCH WIDE x 8 FEET 0" INCH HIGH
-  2880 DOOR W/ 2 FEET 8" INCH WIDE x 8 FEET 0" INCH HIGH



A PROPOSED FLOOR PLAN



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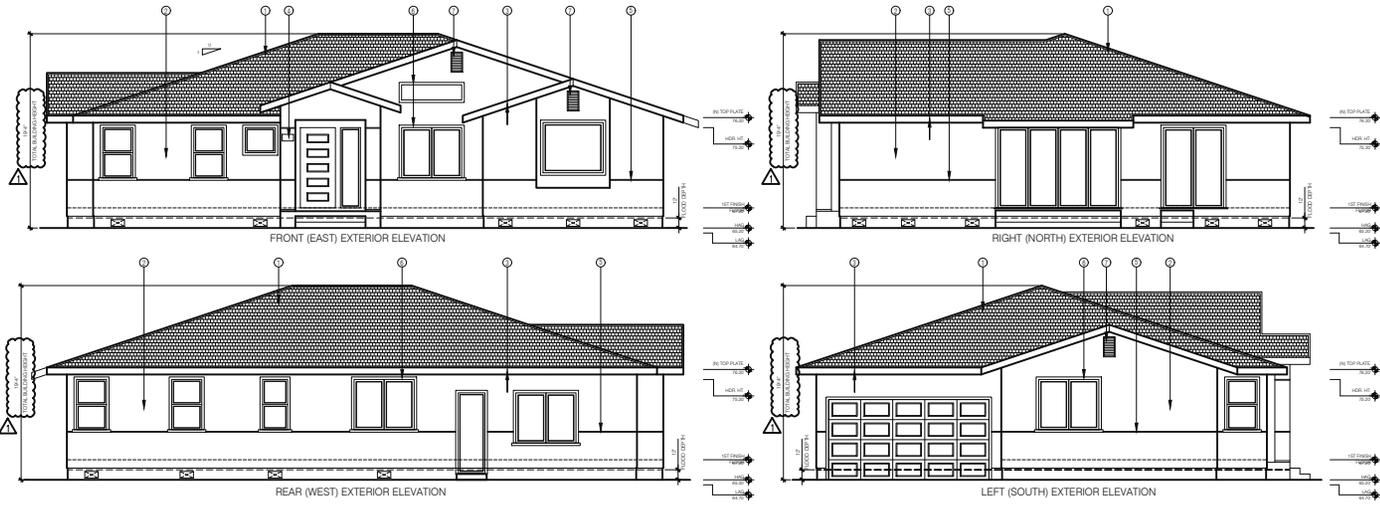
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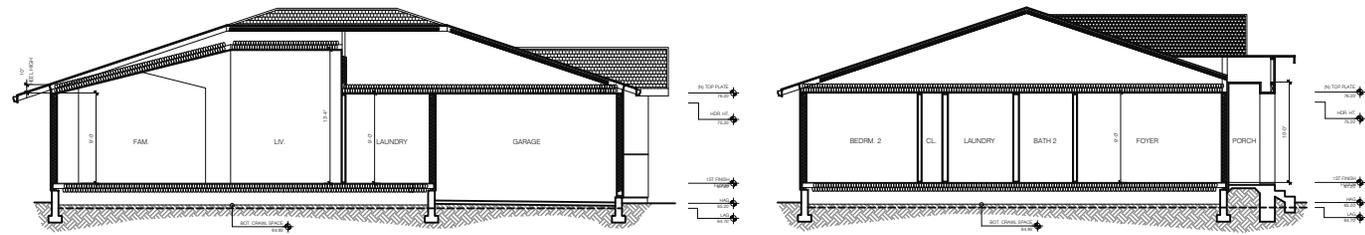


- ELEVATIONS KEY NOTE:**
- (N) COMPOSITION ROOFING, COLOR DARK GRAY, CLASS #1 W/IN.
 - (N) STUCCO, PAINTED WITH EARTH TONE COLOR
 - (N) FACIA BOARD, PAINTED WHITE
 - APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUNDS. CPC SEC. 505
 - 1" ALUMINUM CHANNEL, BREED
 - WINDOW TRIM, PAINTED TO MATCH FACIA BOARD
 - 28 GAUGE GALV. STEEL GABLE LOUVER MANUFACTURE: SERRAVALTA BUILDING PRODUCTS, MODEL: GLPGH44HG-0.125 EA. VENT PROVIDE 147 90 IN. (0.965SF) N.F.V. - PAINTED TO MATCH STUCCO.

A PROPOSE EXTERIOR ELEVATIONS



3/16"=1'-0"

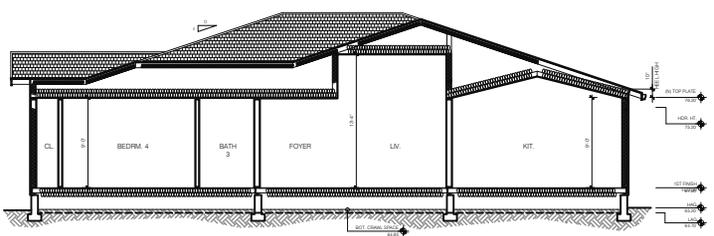


B SECTIONS

3/16"=1'-0"

D SECTIONS

3/16"=1'-0"



C SECTIONS

3/16"=1'-0"



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EXTERIOR ELEVATIONS

Sheet No.:

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