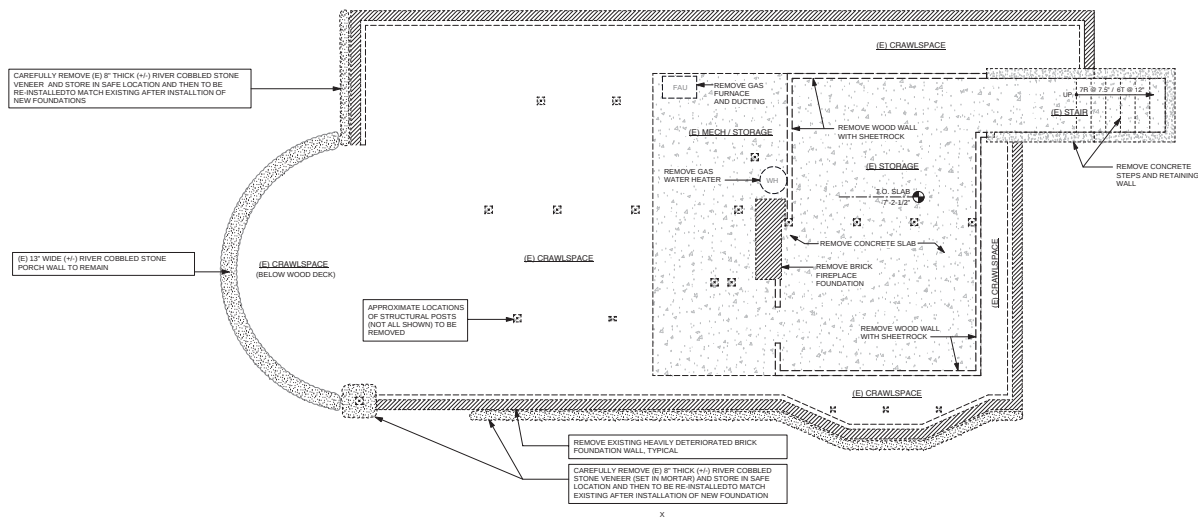




EXISTING BASEMENT PLAN w/ PROPOSED DEMOLITION

1/4" = 1'-0"

1

of 13

2019-04 MAZAREER.vmx

DRAWING NO.

EXISTING BASEMENT FLOOR PLAN w/ PROPOSED DEMOLITION

SHEET TITLE

ISSUE DATE: 08/16/19

CHECKED BY: RM

DRAWN BY: RM

PROJECT P: 2019-04 MAZAREER

ISSUE REV: PLANNING REVIEW

MARK	DATE	DESCRIPTION

NEW BASEMENT ADU & ADDITION / REMODEL TO THE RESIDENCE AT:
1393 SANTA CLARA STREET
SANTA CLARA, CA 95050
APN: 288-26-112

CONSULTANT

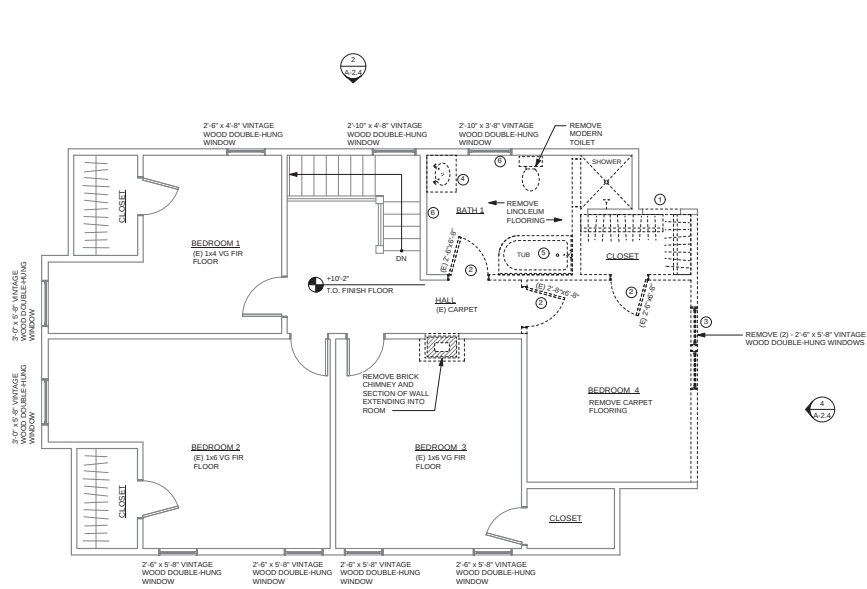


Architect

ROBERT MAYER

1490 Santa Clara Street
Santa Clara, CA 95050
Phone: (408) 298-1122
rmayer@robertmayer.net

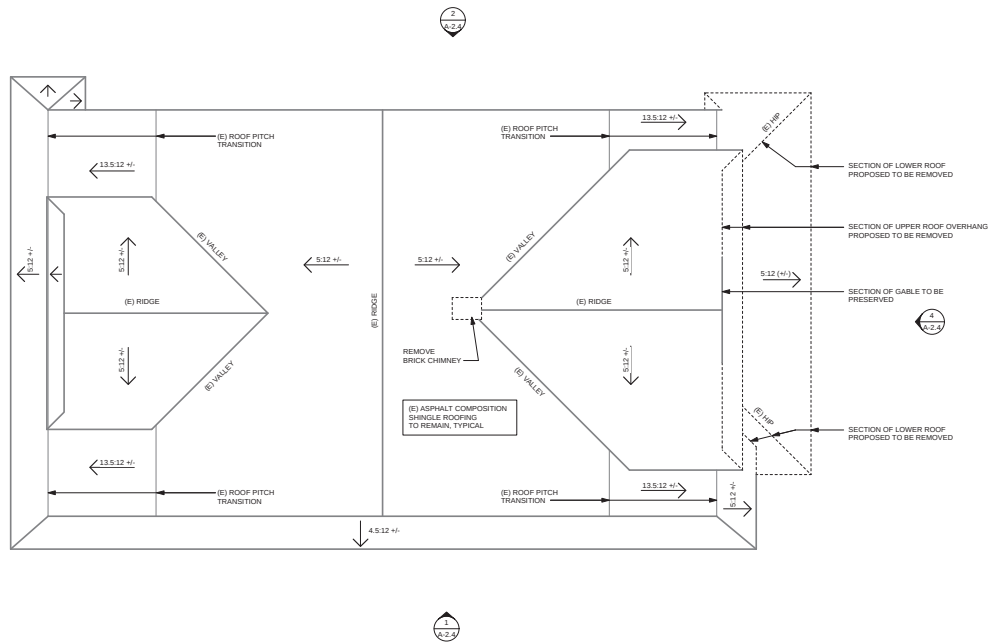
A-2



- DEMOLITION LEGEND**
- WALL TO REMAIN
 - - - - - WALL TO REMOVE
 - · - · - · - ITEM TO REMOVE

- 2ND FLOOR DEMOLITION KEYNOTES**
- 1 REMOVE SECTION OF WALL TO ACCOMMODATE NEW DOOR OR WINDOW OPENING (SEE FLOOR PLAN FOR SIZE & LOCATION)
 - 2 CAREFULLY REMOVE (E) VINTAGE WOOD DOORS WITH JAMBS, TRIM, HARDWARE, AND STORE IN SAFE LOCATION FOR RE-INSTALLATION
 - 3 CAREFULLY REMOVE (E) VINTAGE WOOD WINDOWS WITH JAMB, TRIM, HARDWARE, AND STORE IN SAFE LOCATION FOR RE-INSTALLATION (SEE FLOOR PLAN FOR NEW LOCATION)
 - 4 CAREFULLY REMOVE (E) VINTAGE WALL-HUNG SINK AND STORE IN SAFE LOCATION FOR REUSE OR SALVAGE
 - 5 CAREFULLY REMOVE (E) VINTAGE BULLHORN TUB AND STORE IN SAFE LOCATION FOR REUSE, SALVAGE, OR DISCARD
 - 6 (E) VINTAGE WOOD WAINSCOT AND TRIM TO REMAIN

Architect	
ROBERT MAYER	
1490 Santa Clara Street San Jose, CA 95128 Phone: (408) 944-1994 mayer@robertmayer.com	
CONSULTANT	
NEW BASEMENT ADD & ADDITION / REMODEL TO THE RESIDENCE AT: 1393 SANTA CLARA STREET SANTA CLARA, CA 95050 APN: 289-36-112	
ISSUE/REV.	PLANNING REVIEW
PROJECT #	2019-04 MAZAREEB
DRAWN BY	RM
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ISSUE DATE	08/16/19
SHEET TITLE	
EXISTING 2ND FLOOR PLAN w/ PROPOSED DEMOLITION	
DRAWING NO.	
A-2.2	



EXISTING ROOF PLAN w/ PROPOSED DEMOLITION

1/4" = 1'-0"

1

of 13

2019-04 MAZAREER.vrm

DRAWING NO. A-2.3

SHEET TITLE
EXISTING ROOF PLAN
w/ PROPOSED DEMOLITION

SHEET DATE: 08/16/19

CHECKED BY: RM

DRAWN BY: RM

PROJECT #: 2019-04 MAZAREER

ISSUE/REV: PLANNING REVIEW

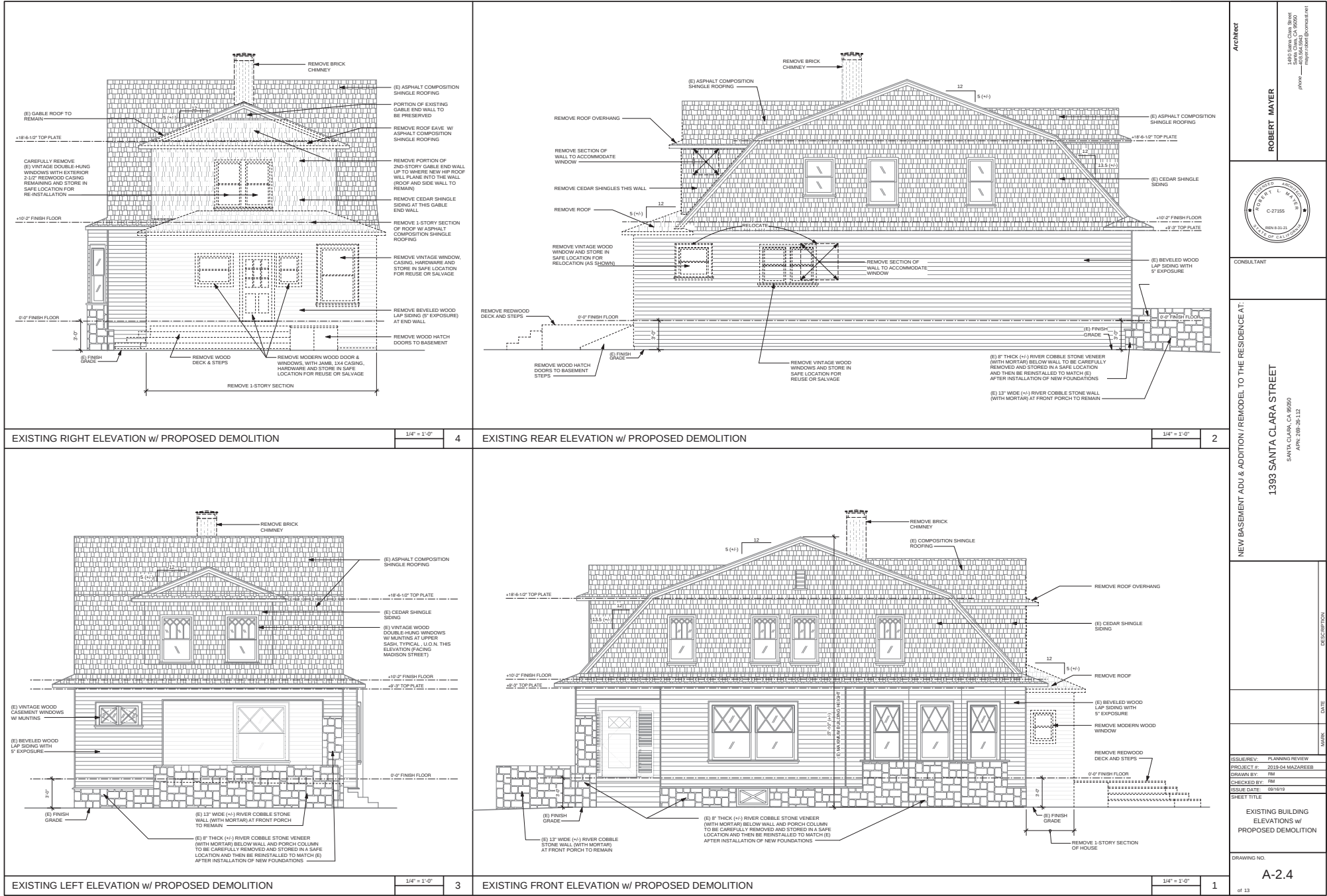
MARK DATE DESCRIPTION

NEW BASEMENT ADU & ADDITION / REMODEL TO THE RESIDENCE AT:
1393 SANTA CLARA STREET
SANTA CLARA, CA 95050
APN: 288-36-112

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NEW BASEMENT ADD & ADDITION / REMODEL TO THE RESIDENCE AT:

1393 SANTA CLARA STREET

SANTA CLARA, CA 95050
APN: 288-36-112

DESCRIPTION
DATE
MARK

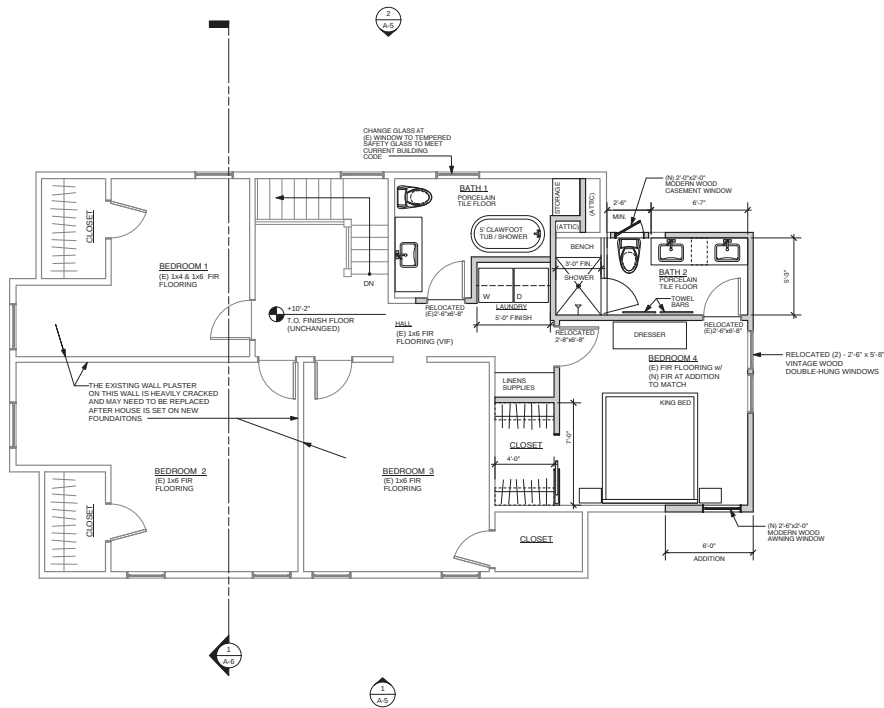
ISSUE/REV: PLANNING REVIEW
PROJECT #: 2019-04 MAZAREEB
DRAWN BY: RM
CHECKED BY: RM
ISSUE DATE: 06/16/19
SHEET TITLE

EXISTING BUILDING
ELEVATIONS w/
PROPOSED DEMOLITION

DRAWING NO.

A-2.4

of 13
2019-04 MAZAREEB.rvt



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NEW BASEMENT ADU & ADDITION / REMODEL TO THE RESIDENCE AT:

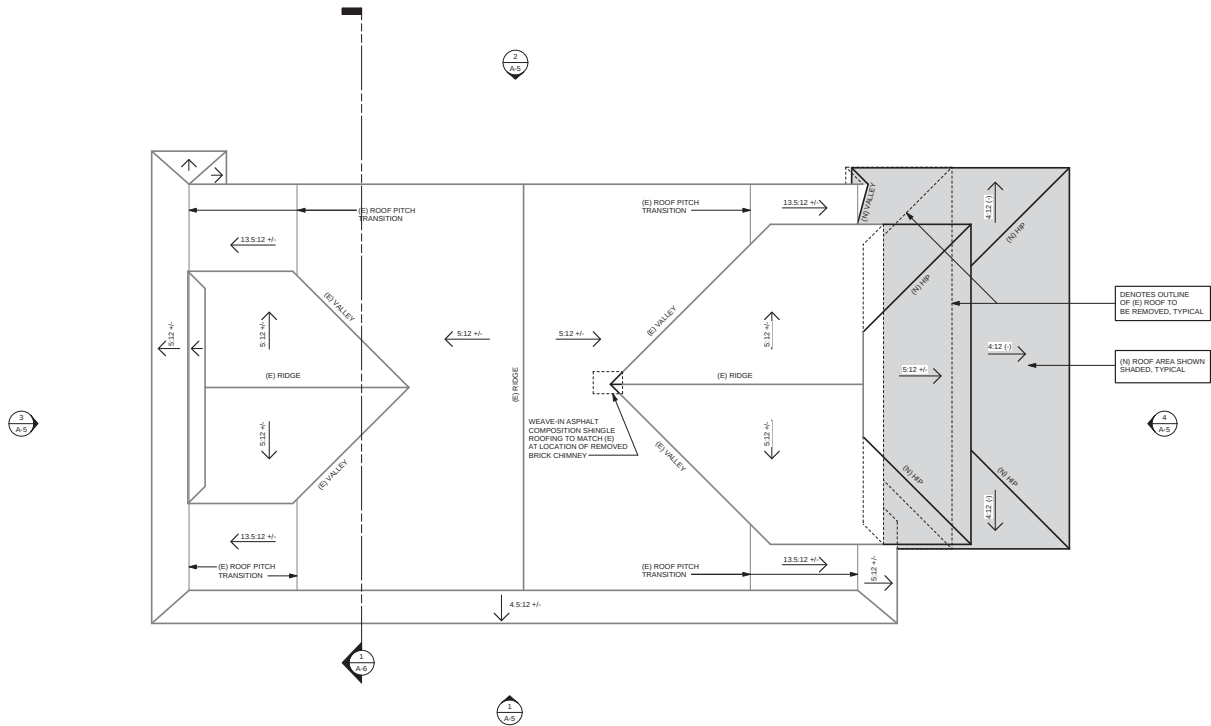
1393 SANTA CLARA STREET
SANTA CLARA, CA 95050
APN: 288-26-112

MARK	DATE	DESCRIPTION
ISSUE/REV	PLANNING REVIEW	
PROJECT #	2019-04 MAZAREER	
DRAWN BY	RM	
CHECKED BY	RM	
ISSUE DATE	08/16/19	
SHEET TITLE	PROPOSED 2ND FLOOR PLAN	

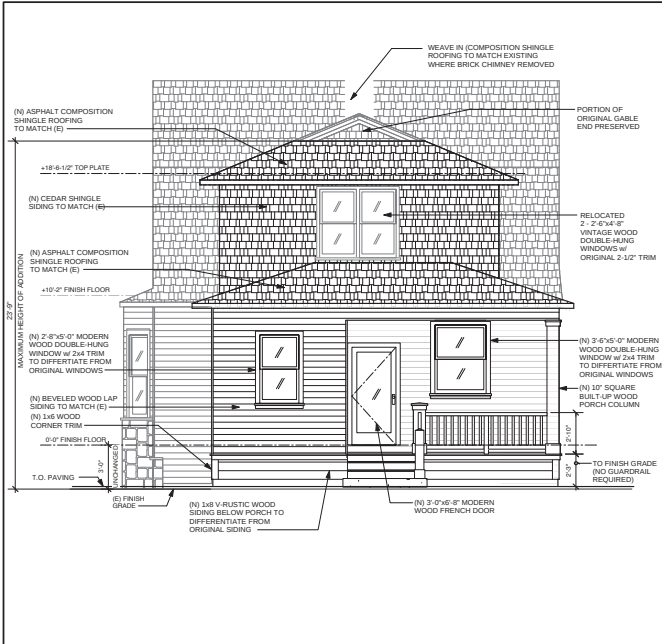
PROPOSED 2ND FLOOR PLAN

DRAWING NO.

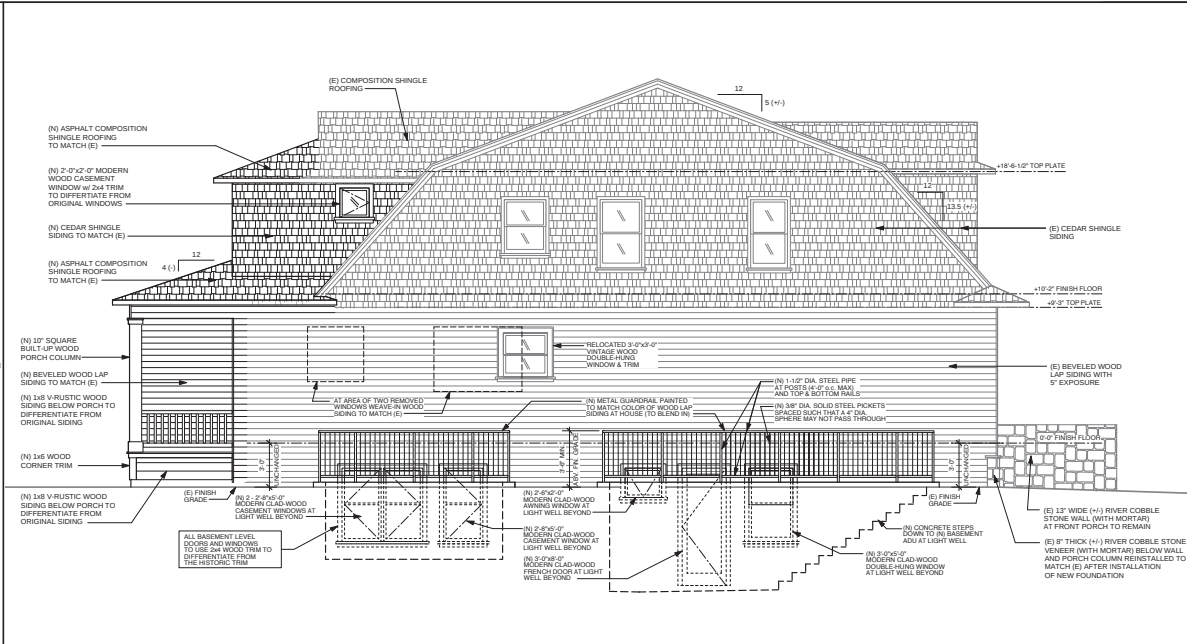
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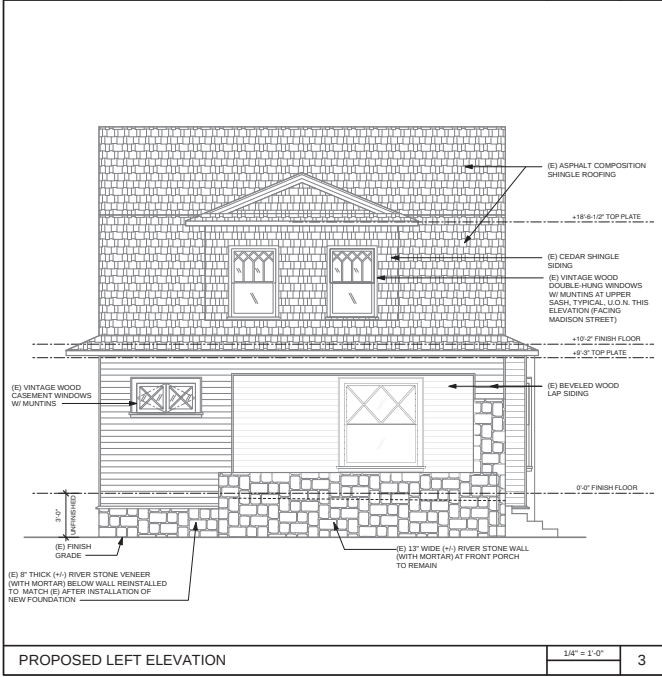
Architect	
ROBERT MAYER 1490 Santa Clara Street Santa Clara, CA 95050 Phone: (408) 554-1994 mayer@robert-donohue.net	
CONSULTANT	
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ISSUE/REV.	PLANNING REVIEW
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DRAWN BY:	RM
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ISSUE DATE:	06/16/19
SHEET TITLE	
PROPOSED ROOF PLAN	
DRAWING NO.	
A-4	



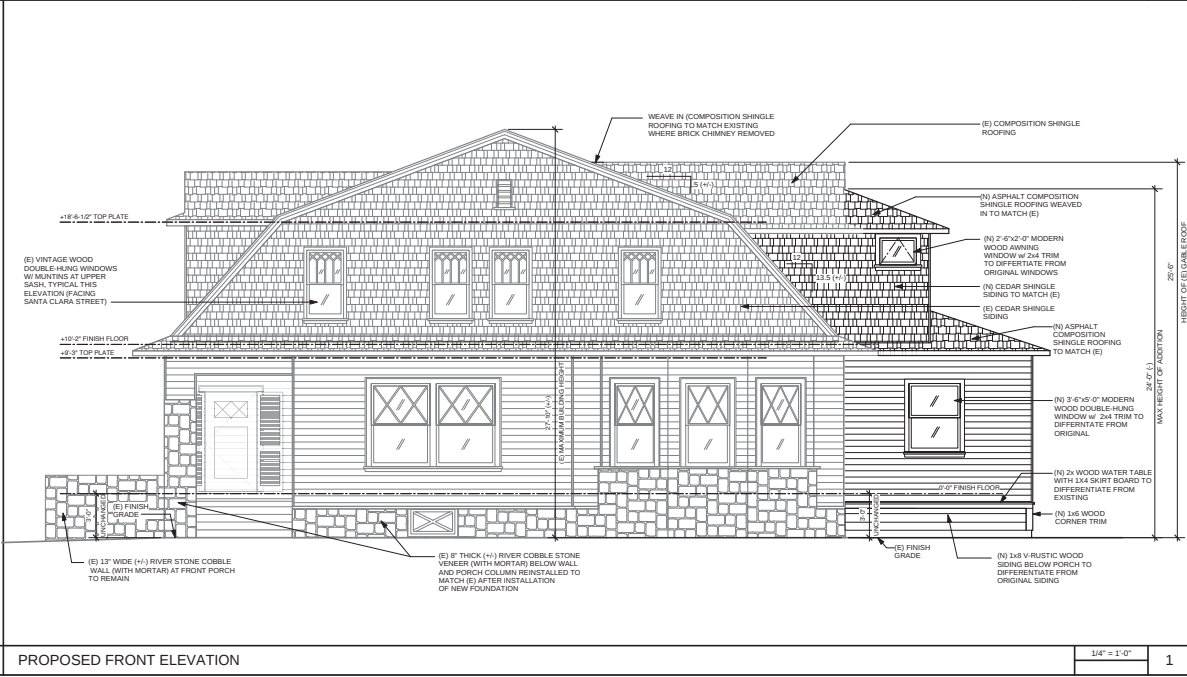
PROPOSED RIGHT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT ELEVATION



PROPOSED FRONT ELEVATION

Architect		ROBERT MAYER	
CONSULTANT			
NEW BASEMENT ADU & ADDITION / REMODEL TO THE RESIDENCE AT:		1393 SANTA CLARA STREET SANTA CLARA, CA 95050 APR. 28/20-12	
ISSUE/REV.	PLANNING REVIEW	DATE	
PROJECT #	2019-24 MAZAREEB	MARK	
DRAWN BY	RM	DATE	
CHECKED BY	RM	MARK	
ISSUE DATE	06/16/19	DATE	
SHEET TITLE	PROPOSED BUILDING ELEVATIONS	DATE	
DRAWING NO.		A-5	
of 13		2019-04 MAZAREEB.rvt	

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FLOOR PLAN	THE RESIDENCE WAS BUILT AS A 2-STORY WITH THE FIRST FLOOR HOUSING A FORMAL LIVING ROOM, FORMAL DINING ROOM, KITCHEN, AND BREAKFAST ROOM. THE LAUNDRY AND POWDER ROOM LOCATED ON THE 1ST FLOOR APPEARS TO BE PART OF AN ORIGINAL REAR PORCH THAT WAS ENCLOSED AT SOME POINT AS EVIDENCED BY EXTERIOR BRICKING INSTALLED ON WHAT IS NOW AN INTERIOR WALL AND THIN WALL CONSTRUCTION ON THE EXTERIOR WALLS. ON THE 2ND FLOOR ARE 4 ORIGINAL BEDROOMS AND ONE FULL BATHROOM. THE HOUSE IS IN GOOD SHAPE ALTHOUGH THERE ARE OUT-OF-LEVEL FLOORS WITH SOME VISIBLE CRACKING IN THE PLASTER WALLS AND CEILING THAT INDICATE THE FOUNDATIONS HAVE DIFFERENTIALLY SETTLED. MUCH OF THE HOME HAS WALLPAPER INSTALLED WHICH MAKES IT CHALLENGING TO FULLY UNDERSTAND THE CONDITION OF THE PLASTER. THE ORIGINAL KITCHEN CEILING HAS BEEN COVERED WITH A LOWER CEILING AS THE ORIGINAL PLASTER HAS HEAVY CRACKING. THE FLOOR PLAN LAYOUT (A CHARACTER-DEFINING FEATURE THAT IS BEING RETAINED WITH ALL ROOMS RETAINING THEIR RELATIONSHIPS BUT BEING ADAPTED TO SUIT THE FAMILY'S NEEDS.	1ST FLOOR: THE DESIGN PROPOSES TO RETAIN THE EXISTING KITCHEN LOCATION BUT ALTER IT AND COMBINE THE SPACE WITH THE BREAKFAST ROOM AND A SMALL ADDITION TO ACCOMMODATE A LARGER KITCHEN, DIRECT VIEW TO THE REAR YARD, ISLAND, COUNTER WITH SEATING, AND ACCOMMODATE A WALK-IN PANTRY AND POWDER ROOM BETWEEN THE KITCHEN AND ENTRY HALL. THE ORIGINAL OPENING BETWEEN THE KITCHEN AND FORMAL DINING ROOM IS TO REMAIN. A REAR ADDITION IS PROPOSED TO ACCOMMODATE AN INTERNAL STAIR TO THE NEW BASEMENT LIVING AND MECHANICAL / STORAGE AREA. THE BRICK FIREPLACE CHIMNEY AT THE LIVING ROOM IS PROPOSED TO BE REMOVED BUT THE ORIGINAL WOOD MANTEL WILL REMAIN WITH A TILED CANDLE NICHE INSTALLED. 2ND FLOOR: THE DESIGN PROPOSES TO RETAIN THE EXISTING LOCATION OF THE HALL BEDROOM BUT REDUCE ITS SIZE TO ACCOMMODATE THE MASTER BEDROOM AND HALL LAUNDRY. THE EXISTING HALL BATH WINDOW IS TO REMAIN. A SMALL ADDITION IS PROPOSED TO THE REAR OF BEDROOM 4 TO ACCOMMODATE A WALK-IN CLOSET AND A LARGER BEDROOM MORE BEFITTING OF A MASTER SUITE. THE EXISTING WINDOWS AT BEDROOM 4 ARE TO BE RELOCATED AT THE NEW EXTERIOR WALL OF THE ADDITION. THE BRICK CHIMNEY THAT ROUTES THROUGH BEDROOM 3 IS PROPOSED TO BE REMOVED. THE NEW CONCRETE FOUNDATIONS WILL MECHANICALLY CONNECT (ANCHOR BOLTS) TO THE EXISTING WOOD STRUCTURE AND HELP PRESERVE THE STRUCTURE. ANY ROTTEN OR DETERIORATED FRAMING AT THE WOOD FRAMED PORCH WALL BETWEEN FOUNDATION AND 1ST FLOOR FRAME, WILL BE CAREFULLY REPLACED WITH SIMILAR MATERIAL.																																								
STRUCTURAL SYSTEM, FRAMING	THE CONVENTIONAL WOOD FRAMING IS MOSTLY IN GOOD CONDITION, BUT NOT SERIOUSLY SECURE TO THE BRICK FOUNDATION. THE FRAMING IS NOT A CHARACTER-DEFINING FEATURE, EXCEPT HOW IT IS EXPRESSED IN THE MASSING AND FORM OF THE PLAN.	THE DESIGN PROPOSES TO REMOVE THE EXISTING PERIMETER FOUNDATION ENTIRELY AND REPLACE THOSE FOUNDATIONS WITH CONCRETE SLAB AND RETAINING WALL FOUNDATIONS TO SUPPORT THE 2-STORY STRUCTURE IN MORE STABLE SOIL AND CREATE AND ACCESSORY DWELLING UNIT AT THE BASEMENT LEVEL. THE RIVER COBBLE STONE VENEER WILL BE CAREFULLY REMOVED TO INSTALL NEW CONCRETE RETAINING WALLS AND THEN RE-INSTALLED.																																								
FOUNDATIONS	THE EXISTING PERIMETER BRICK FOUNDATIONS ARE HEAVILY DETERIORATED WITH MUCH CRACKING OF THE INNER BRICK COURSE, A MORE MODERN CONCRETE RETAINING WALL WAS INSTALLED A FEW FEET INSIDE OF SOME OF THE BRICK FOOTINGS TO CREATE A PARTIAL BASEMENT BELOW HALF OF THE HOME BUT THE DIRT HAS BEEN OVER-EXCAVATED NEXT TO THE BRICK FOUNDATION MAKING THEM MORE SUSCEPTIBLE TO SETTLING AND FAILURE. THE EXISTING BRICK FOUNDATIONS ARE IN POOR CONDITION.																																									
FRONT PORCH	THE 1x4 DOUGLAS FIR PORCH DECKING MATERIAL IS IN GOOD TO POOR CONDITION WITH SOME AREAS HEAVILY DETERIORATED WITH ROT.	ANY ROTTEN BOARDS WILL BE REPLACED WITH SIMILAR BOARDS THAT ARE MILLED TO MATCH EXISTING.																																								
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Architect

CONSULTANT

NEW BASEMENT ADD & ADDITION / REMODEL TO THE RESIDENCE AT:

1393 SANTA CLARA STREET
SANTA CLARA, CA 95050
APN: 289-26-112

ISSUE/REV: PLANNING REVIEW
PROJECT #: 2019-04 MAZAREEB
DRAWN BY: RM
CHECKED BY: RM
ISSUE DATE: 06/19/19
SHEET TITLE: HISTORIC PRESERVATION PLAN EXTERIOR PHOTOS
DRAWING NO.: HP-1
of 13
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