

**GENERAL NOTES**

- ALL CONSTRUCTION WORK AND ITS FINISHED PRODUCT SHALL CONFORM TO THE LATEST EDITION OF CODES ADOPTED BY LOCAL GOVERNING AGENCIES. THESE SHALL INCLUDE (BUT NOT LIMITED TO) THE APPLICABLE CODES, LAWS, AND REGULATIONS LISTED UNDER CODE INFORMATION ON THIS SHEET, AS WELL AS ALL HEALTH AND SAFETY CODES AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES.
- THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DOCUMENTS. NO GUARANTEE OF CONSTRUCTION QUALITY IS IMPLIED OR INTENDED BY THIS ARCHITECTURAL DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR ALL CONSTRUCTION PROCESS.
- BUILDER SET DEFINITION: THESE PLANS ARE A "BUILDER SET". IT CONTAINS INFORMATION FOR BUILDING PERMIT AND GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR ARE FULLY SPECIFIED. THIS HAVE BEEN PRODUCED FOR THE USE OF A KNOWLEDGEABLE AND EXPERIENCED CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY, SELECT, SOLVE, AND INSTALL ALL MATERIALS & EQUIPMENT CORRECTLY.
- BY EXECUTING CONTRACTS, PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL, CONTRACTOR REPRESENT THAT THEY HAVE:
  - 4.1. VERIFIED EXISTING JOB SITE CONDITIONS AND SURROUNDINGS, LOCATIONS OF ALL UTILITY LINES, CONDUITS, SURFACE OR SUBSURFACE STRUCTURES, ETC. AND OF ANY NATURE THAT MAY BE AFFECTED BY THE WORK AND MADE DUE ALLOWANCES FOR DIFFICULTIES.
  - 4.2. CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS WHICH SUPERCEDES SCALE OF DRAWINGS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT, ENGINEER OR OWNER OF ANY DISCREPANCIES THEY DISCOVER WITHIN THE DRAWINGS AND EXISTING FIELD CONDITION PRIOR TO CONTINUE THE WORK. IF CONTRACTOR CHOOSE TO CONTINUE WITHOUT ARCHITECT/ENGINEER CLARIFICATION INSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CHANGES.
- THE CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT AND HIS/HER CONSULTANTS FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT AND ITS ASSOCIATES CONSULTANT.
- CONTRACTOR SHALL ACCEPT AND MAINTAIN THE EXISTING WORK, SURROUNDINGS CONDITION, AND PROTECT NEW AND EXISTING WORK, EQUIPMENT, MATERIALS, DAMAGES CAUSED BY CONTRACTOR NEGLIGENCE, SHALL BE REPAIRED, REPLACE AS GOOD CONDITION AS BEFORE, AT THE EXPENSE OF THE CONTRACTOR.
- THE ARCHITECT SHALL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY, SECURITY, QUALITY CONTROL, AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
- DEMOLITION SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGING TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES. ALL DEMOLISHED/REMOVED ITEMS SHALL BE DISPOSED OFF BY THE CONTRACTOR PER CITY COUNTY CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE AND VERIFY WITH THE OWNER ON ITEMS TO BE SAVED AND STORED. ALL REMOVED ITEMS TO BE SAVED FOR REUSE SHALL BE HANDLED WITH CARE.

**PROJECT DATA**

A.P.N. NO	: 316-13-069
ZONING	: R1-6L
OCCUPANCY GROUP	: R3-U
TYPE OF CONSTRUCTION	: V-B
LOT AREA	: 6,766 S.F.
AFES SPRINKLER PROVIDED	: NOT PROVIDED
MAX LOT COVERAGE	: 40% x 6,766 = 2,706.4 SF
NEW LOT COVERAGE	: (1,502 + 481 + 242 + 477) / 6,766 SF x 100%
	: 39.93%
A. HABITABLE AREA	: 1,502 S.F.
(E) 1st FLOOR AREA	: 481 S.F.
(E) GARAGE AREA TO BE CONVERTED INTO LIVING AREA	: 242 S.F.
(N) 1st FLOOR ADDITION	: 580 S.F.
(N) 2nd FLOOR ADDITION	: 580 S.F.
TOTAL AREA	: 2,855 S.F.
B. NON-HABITABLE AREA:	
(N) GARAGE	: 427 S.F.
(N) PORCH	: 50 S.F.
TOTAL AREA	: 477 S.F.

**SCOPE OF WORK:**

- NEW 2nd FLOOR ADDITION TO THE EXISTING 1 STORY SINGLE FAMILY HOUSE.
- CONVERT (E) GARAGE INTO NEW LIVING AREA.
- RELOCATE AND RECONFIGURE EXISTING KITCHEN & BATHROOMS.
- ADD NEW 2 CAR GARAGE.
- ADD NEW FRONT PORCH.
- RELOCATE AND UPGRADE ELECTRICAL MAIN PANEL.

**APPLIED CODES**

2022 CALIFORNIA BUILDING CODE  
 2022 CALIFORNIA RESIDENTIAL CODE (CRC)  
 2022 CALIFORNIA ELECTRICAL CODE  
 2022 CALIFORNIA MECHANICAL CODE  
 2022 CALIFORNIA PLUMBING CODE  
 2022 CALIFORNIA ENERGY CODE  
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE  
 2022 CALIFORNIA FIRE CODE

CITY OF SANTA CLARA MUNICIPAL CODE

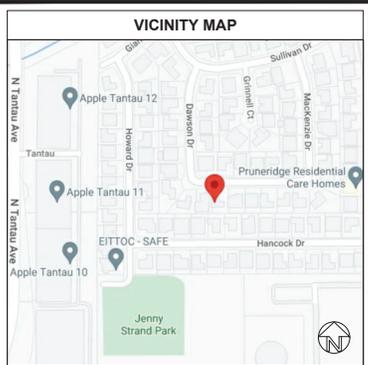
ALL CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE FOLLOWING HOURS :

MON - FRI : 7:00 AM - 6:00 PM  
 WEEKENDS & HOLIDAYS : 9:00 AM - 6:00 PM

ALL CONTRACTORS, SUBCONTRACTORS, AND VENDORS SHALL BE LICENSED TO DO BUSINESS IN THE CITY OF SANTA CLARA.

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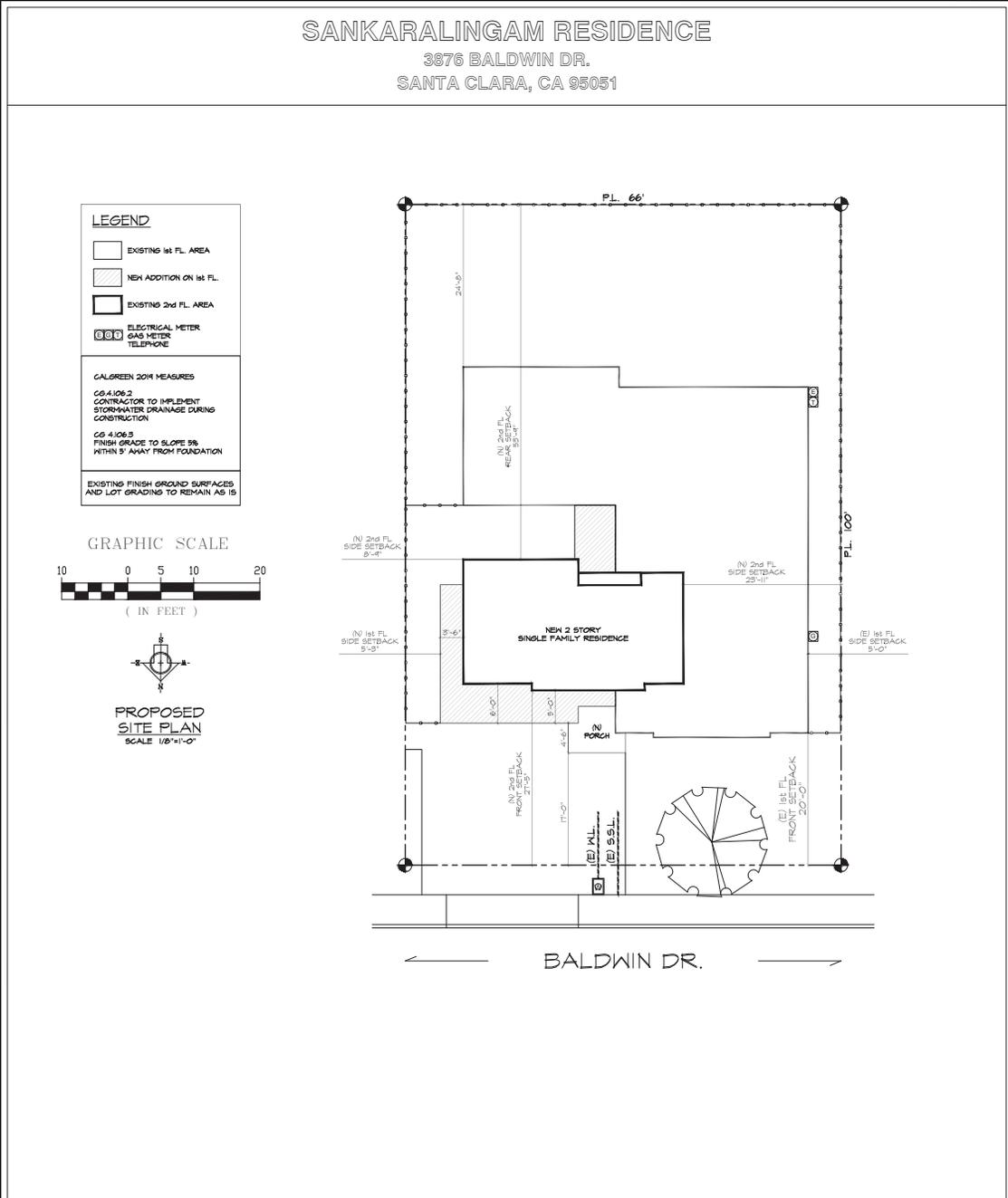
**PROJECT TEAM**

**DESIGNER:**  
 ALEXANDER ANGKAWIJAYA  
 AA HOME DESIGN & BUILD LLC  
 372 PARASO DR., DANVILLE, CA 94526  
 408-431-2952  
 AA.HOMEDESIGNBUILD@GMAIL.COM

**STRUCTURE ENGINEER:**  
 DAN L. CHEN SE  
 47840 MASTERS CT, FREMONT CA 94539  
 510-579-8230  
 DAN\_CHEN@COMCAST.NET

**TITLE 24 MECHANICAL DESIGN:**  
 CARSTAIRS ENERGY  
 P.O. BOX 4736  
 SAN LUIS OBISPO, CA 93403  
 805-904-9048  
 TITLE24@YAHOO.COM

ANY ALTERATIONS, ADDITIONS OR IMPROVEMENT SHALL REQUIRE ALL NON-COMPLIANT PLUMBING FIXTURES TO BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. NON-COMPLIANT FIXTURES SHALL BE REPLACED PRIOR TO FINAL PERMIT APPROVAL OR ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY (SB 407)



owner  
 Thirumalaikumar  
 Sankaralingam

**SINGLE FAMILY HOUSE**

3876 BALDWIN DR.,  
 SANTA CLARA, CA  
 95051

PROJECT

**ADDITION**

**AA HOME DESIGN & BUILD LLC**

DESIGN SERVICES

ALEXANDER  
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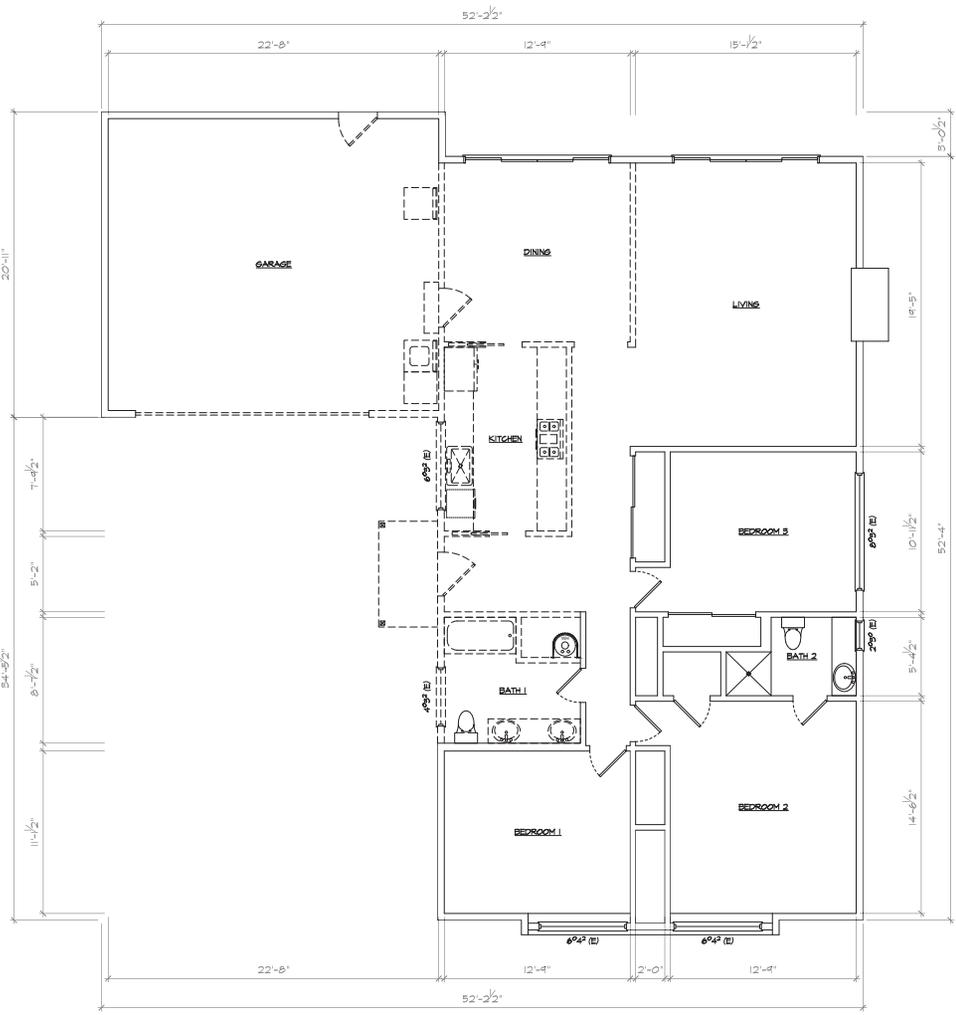
SHEET TITLE

**COVER SHEET, SITE PLAN + NOTES**

REVISION

DATE: 08.08.22  
 DRAWN: AA  
 SCALE: AS SHOWN  
 SHEET

**A-1**  
 OF 10 SHEETS

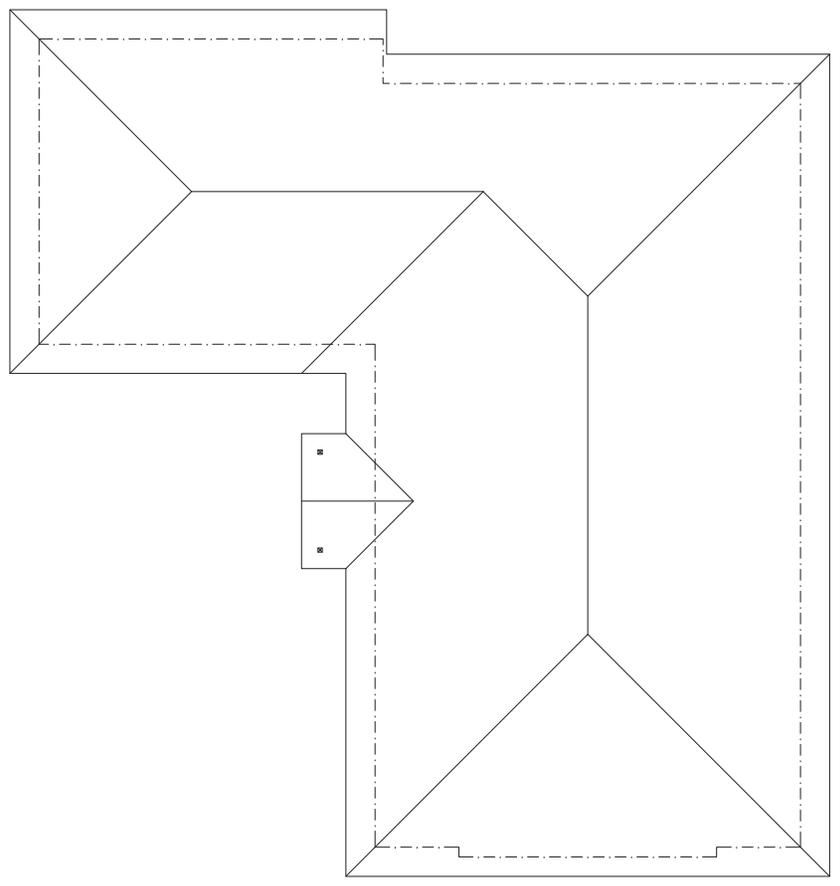


EXISTING FLOOR PLAN  
SCALE 1/4" = 1'-0"

**LEGEND:**

(E) WALL & WINDOW TO REMAIN

(E) WALL & WINDOW TO BE REMOVED



EXISTING ROOF PLAN  
SCALE 1/4" = 1'-0"

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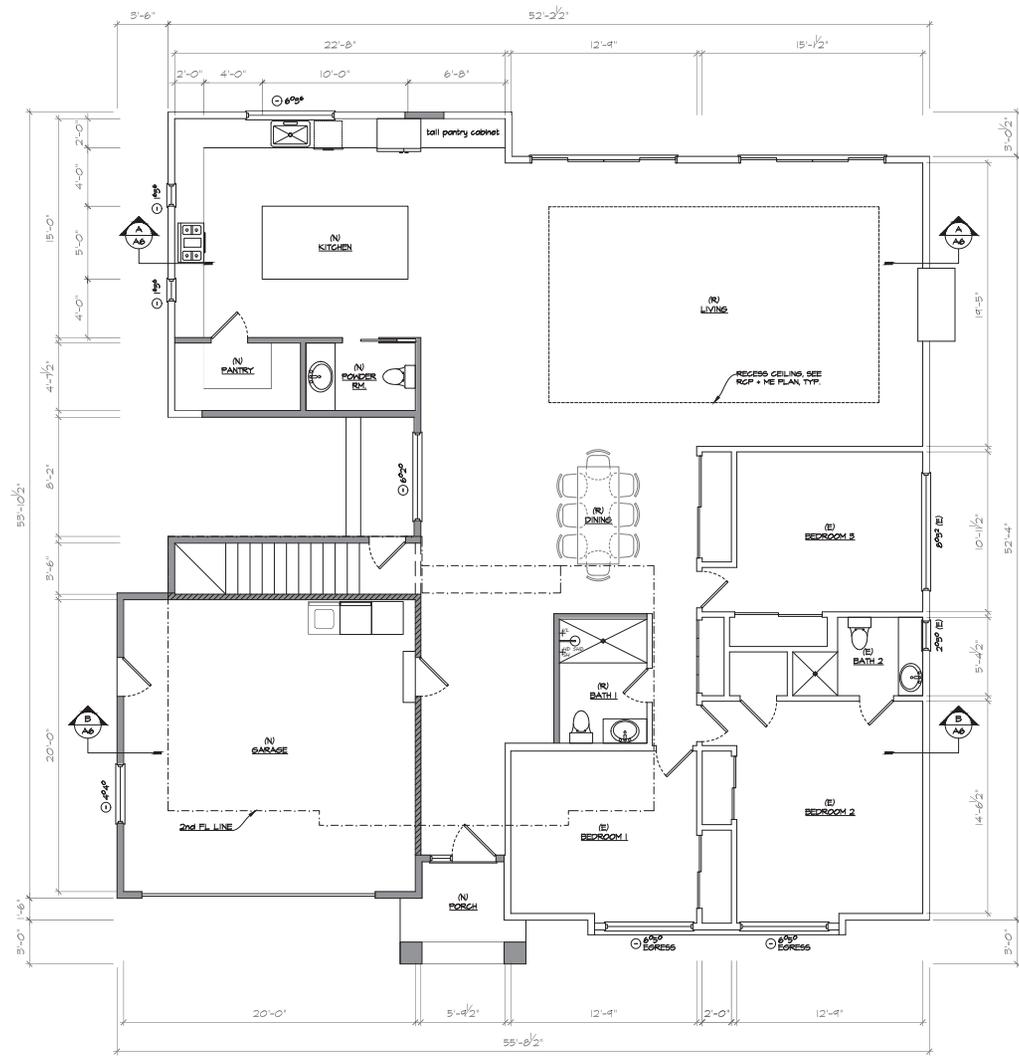
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**EXISTING FLOOR + ROOF PLANS**

REVISION


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SCALE	AS SHOWN
SHEET	



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SHEET TITLE

**PROPOSED  
1st FLOOR  
PLAN**

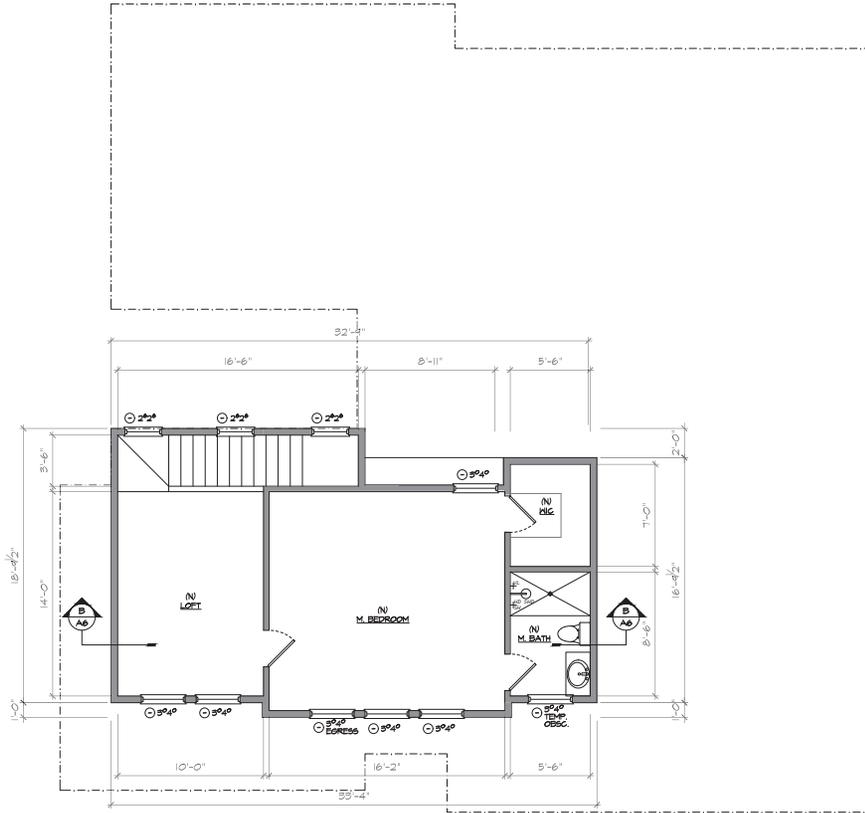
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DATE 06.06.22  
DRAWN AA  
SCALE AS SHOWN  
SHEET

**PROPOSED 1st FLOOR PLAN**  
SCALE 1/4" = 1'-0"

**LEGEND & NOTES :**

	NEW HALL		EXISTING HALL
	1 HR. FIRE RESISTIVE WALL BY TYPE 20 STPT. ED. & GARAGE SIDE		ABBREVIATIONS: SH D: SHOWER HEAD
	DOOR + WINDOW CALL-OUT		VALVE
			EXISTING
			NEW



PROPOSED 2nd FLOOR PLAN  
SCALE 1/4" = 1'-0"

**LEGEND & NOTES :**

	NEW HALL		EXISTING HALL
	1 HR. FIRE RESISTIVE HALL IN TYPE "X" GFF SD. & GARAGE SIDE	ABBREVIATIONS:	SH D. SHOWER HEAD
	DOOR - HINGED CALL-OUT	HL - VALVE	ED - EXISTING
		N2 - NEW	

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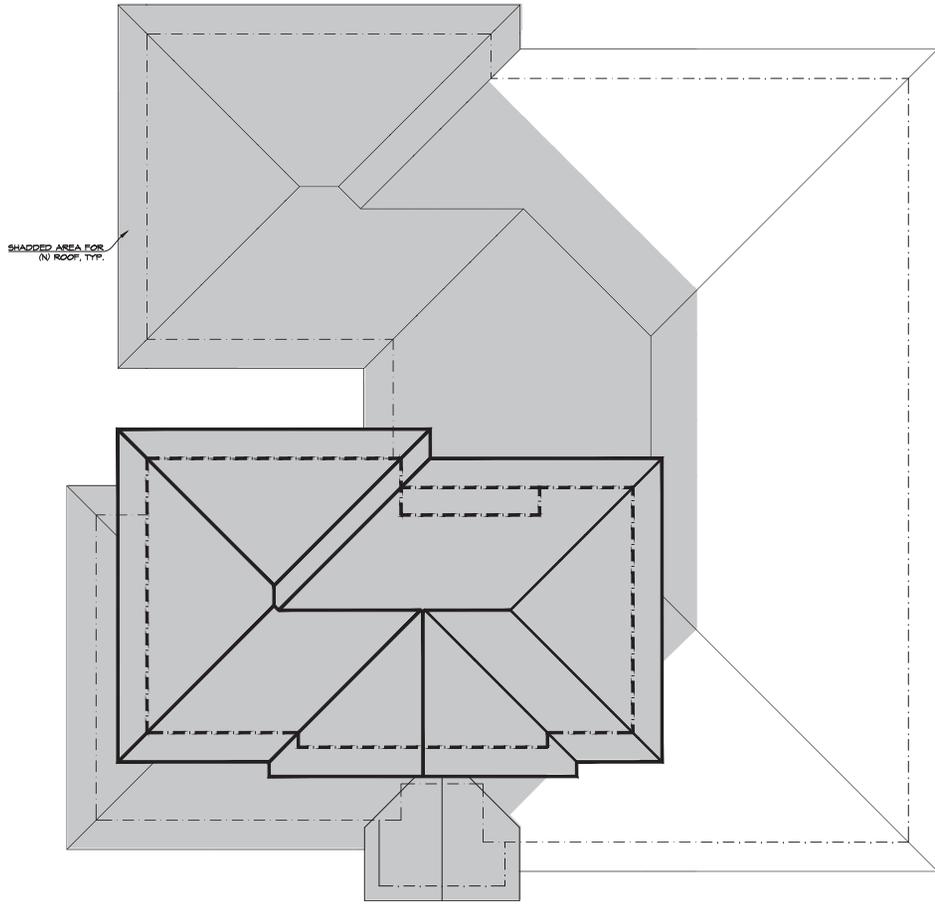
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PROPOSED 2nd FLOOR PLAN

REVISION

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DATE 06.06.22  
DRAWN AA  
SCALE AS SHOWN  
SHEET



**LEGEND & NOTES :**

D.S.  
DOWN SPOUT

SPLASH BLOCK & GOBBLESTONES TYP. FOR ALL DOWN SPOUTS TO REDUCE VELOCITY OF ROOF WATERS TO PREVENT EROSION LANDSCAPE AREAS.

RAINWATER LEADERS FROM ROOF GUTTERS SHALL NOT BE PIPED DIRECTLY TO THE STORM DRAIN. THEY SHALL BE CONNECTED TO AN EARTHEN SHALES AND AREA DRAINS CONNECTED TO THE STORM DRAIN SYSTEM, OR A COMPARABLE METHOD TO EFFECTIVELY REDUCE THE ENTRY OF POLLUTANTS INTO STORM WATER RUNOFF

**ROOF NOTES:**

FRAMING : CONVENTIONAL ROOF FRAMING  
 ROOF PITCH : 4/12  
 ROOFING : CORR. SHINGLES OR SOL FELL  
 CEILING : OSB ROOF SHEETING (SEE SHEAR SCHEDULE)  
 FASCIA : SUB ROOF FASCIA BOARD TYP AT EAVES, PAINTED  
 GUTTERS : 2" ALUMINUM  
 SOFFITS : CLOSED WOOD SOFFIT w/ GALV. METAL SCREENED VENT

CONCRETE TILE ROOFING MATERIALS INSTALLED ON ROOFS WITH 2:12 TO 4:12 ROOF SLOPES ARE REQUIRED TO HAVE DOUBLE UNDERLAYMENT APPLICATION. (CRC R905.3.3.1)

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**PROPOSED  
ROOF PLAN**

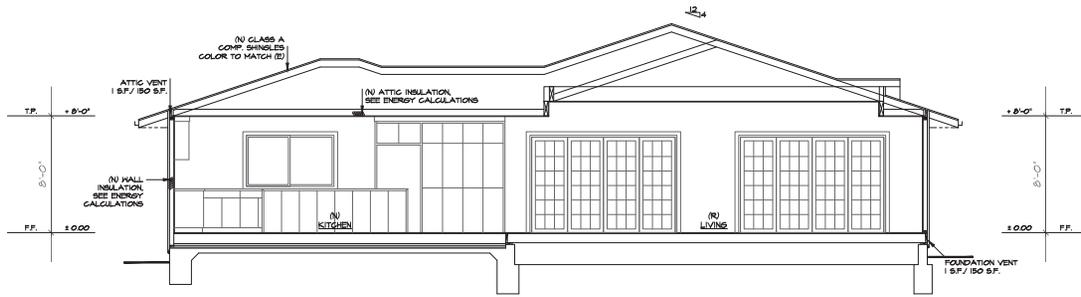
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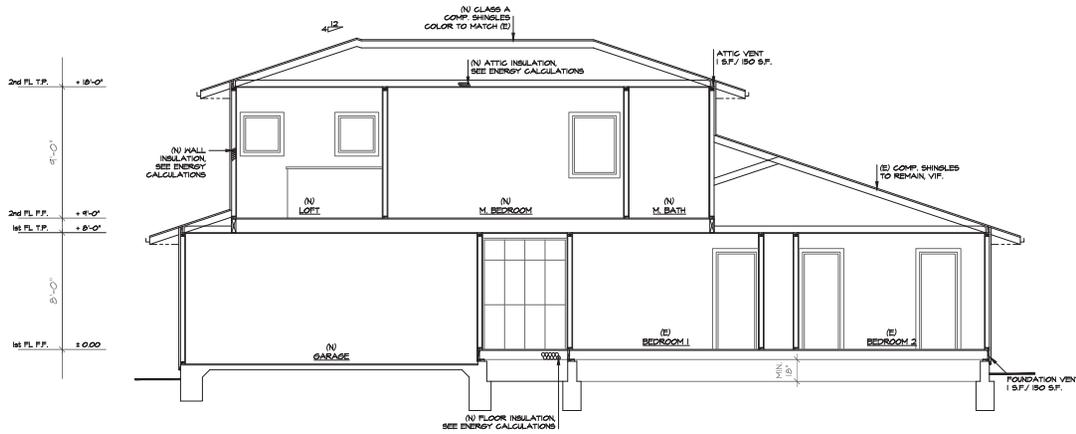
**PROPOSED ROOF PLAN**  
SCALE 1/4" = 1'-0"

ALL NEW ROOF DRAINAGE WILL BE DIRECTED TO LANDSCAPED AREAS TO THE EXTENT FEASIBLE

owner  
Thirumalaikumar  
Sankaralingam



SECTION A-A  
SCALE 1/4" = 1'-0"



SECTION B-B  
SCALE 1/4" = 1'-0"

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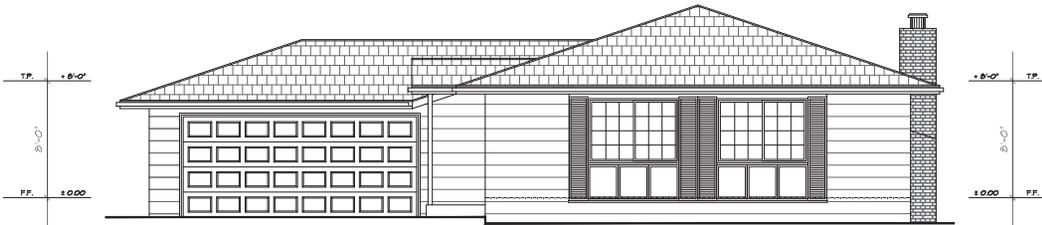
SECTIONS

REVISION



DATE 08.08.22  
DRAWN AA  
SCALE AS SHOWN  
SHEET

A-6  
OF 10 SHEETS



EXISTING FRONT ELEVATION

SCALE 1/4" = 1'-0"

NOTES :

- IF NOT EXISTING CONTRACTOR MUST INSTALL ADDRESS NUMBERS MEETING THE FOLLOWING STANDARDS:
- ADDRESS NUMBERS SHALL BE INTERNALLY OR EXTERNALLY LIT DURING NON DAYLIGHT HOURS. LIGHTING MUST BE ON ALL THE TIME (TYPICAL OF LOW VOLTAGE UNITS) OR IF LIT ONLY DURING NON DAYLIGHT HOURS, SWITCHING SHALL BE CONTROLLED BY A TIME CLOCK OR A PHOTO SENSOR. BATTERY OR PHOTO CELL POWERED UNITS CANNOT BE USED FOR REQUIRED ADDRESSING.
  - ADDRESS NUMBERS SHALL BE AT LEAST FOUR INCHES HIGH AND INSTALLED ON A CONTRASTING BACKGROUND.
  - ADDRESS NUMBERS SHALL READ FROM LEFT TO RIGHT, VERTICALLY POSITIONED NUMBERS CANNOT BE USED.
  - ADDRESS NUMBERS SHALL BE PLACED IN SUCH A LOCATION THAT EMERGENCY CREWS CAN READ THE ADDRESS FROM THE STREET FRONTING THE DWELLING.



PROPOSED FRONT ELEVATION

SCALE 1/4" = 1'-0"

EXTERIOR ELEVATION AND SITE NOTES

- EXTERIOR WALL: STUCCO 0/ 2 LAYERS TYPE D' PAPER 0/ PLYWOOD SHEATHING. EXTERIOR STUCCO IS 3-COAT, 1/8" INCH MINIMUM THICK, HAS 26 GA. GALVANIZED WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3" INCHES SHALL BE PROVIDED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2" INCHES ABOVE CONCRETE OR PAVING) AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING (NATURAL COLOR & SMOOTH TEXTURE)
- ROOFING: GLASS A COMB. SHINGLES (COLOR TO MATCH EXISTING)
- WINDOWS: MILGARD VINYL DUAL PANE WHITE OR SIM. (SEE SCHEDULE)
- WINDOW TRIM: STUCCO FOAM 2X (COLOR TO MATCH EXISTING)
- GUTTER: ALUMINUM FASCIA (COLOR TO MATCH EXISTING)
- FASCIA BOARD, PAINTED (COLOR TO MATCH EXISTING)
- WALL TO ROOF FLASHING: GALV. METAL PAINTED TO MATCH EXISTING

SINGLE  
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SHEET TITLE

ELEVATIONS

REVISION



DATE 08.08.22  
DRAWN AA  
SCALE AS SHOWN  
SHEET

A-7

OF 10 SHEETS

owner  
Thirumalaikumar  
Sankaralingam



**EXISTING LEFT ELEVATION**  
SCALE 1/4" = 1'-0"



**PROPOSED LEFT ELEVATION**  
SCALE 1/4" = 1'-0"

- EXTERIOR ELEVATION AND SITE NOTES**
1. EXTERIOR WALL: STUCCO O/ 2 LAYERS TYPE D' PAPER O/ FLYWOOD SHEATHING. EXTERIOR STUCCO IS 5-COAT, 7/8 INCH MINIMUM THICK, HAS 26 GA. GALVANIZED KEEL SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES SHALL BE PROVIDED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR RAISING) AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING ( NATURAL COLOR & SMOOTH TEXTURE)
  2. ROOFING: CLASS A COMP. SHINGLES (COLOR TO MATCH EXISTING)
  3. WINDOWS: MILGARD VINYL DUAL PANE WHITE OR SIM. (SEE SCHEDULE)
  4. WINDOW TRIM: STUCCO FOAM 2X (COLOR TO MATCH EXISTING)
  5. SHUTTER: ALUMINUM FASCIA (COLOR TO MATCH EXISTING)
  6. FASCIA BOARD: PAINTED (COLOR TO MATCH EXISTING)
  7. WALL TO ROOF FLASHING: GALV. METAL PAINTED TO MATCH EXISTING

**SINGLE FAMILY HOUSE**

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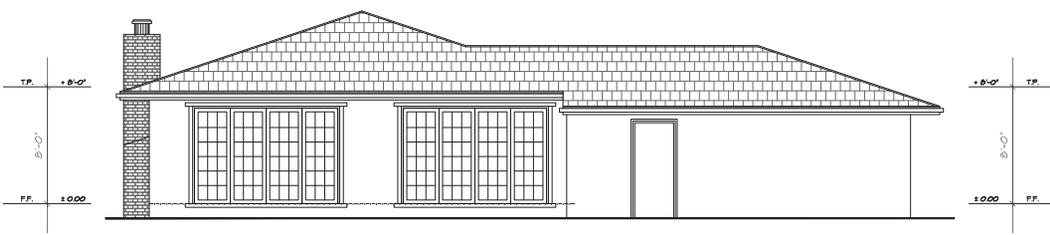
**ELEVATIONS**

REVISION

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DATE: 08.08.22  
DRAWN: AA  
SCALE: AS SHOWN  
SHEET

owner  
Thirumalaikumar  
Sankaralingam



EXISTING REAR ELEVATION  
SCALE 1/4" = 1'-0"



PROPOSED REAR ELEVATION  
SCALE 1/4" = 1'-0"

- EXTERIOR ELEVATION AND SITE NOTES**
1. EXTERIOR WALL: STUCCO (2) / 2 LAYERS TYPE D1 PAPER (1) / PLYWOOD SHEATHING. EXTERIOR STUCCO IS 3-COAT, 1/8" INCH MINIMUM THICK, HAS 26 GA. GALVANIZED KEEL SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES SHALL BE PROVIDED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING) AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING ( NATURAL COLOR & SMOOTH TEXTURE)
  2. ROOFING: GLASS A CORP. SHINGLES (COLOR TO MATCH EXISTING)
  3. WINDOWS: MILGARD VINYL DUAL PANE WHITE OR SH. (SEE SCHEDULE)
  4. WINDOW TRIM: STUCCO FOAM 2X (COLOR TO MATCH EXISTING)
  5. GUTTER: ALUMINUM FASCIA (COLOR TO MATCH EXISTING)
  6. FASCIA BOARD: PAINTED (COLOR TO MATCH EXISTING)
  7. WALL TO ROOF FLASHING: GALV. METAL PAINTED TO MATCH EXISTING

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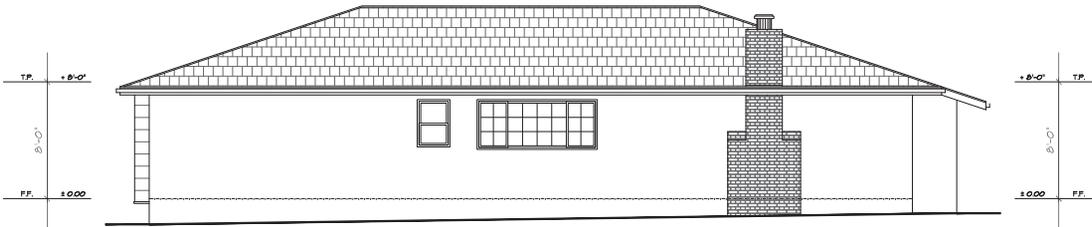
ELEVATIONS

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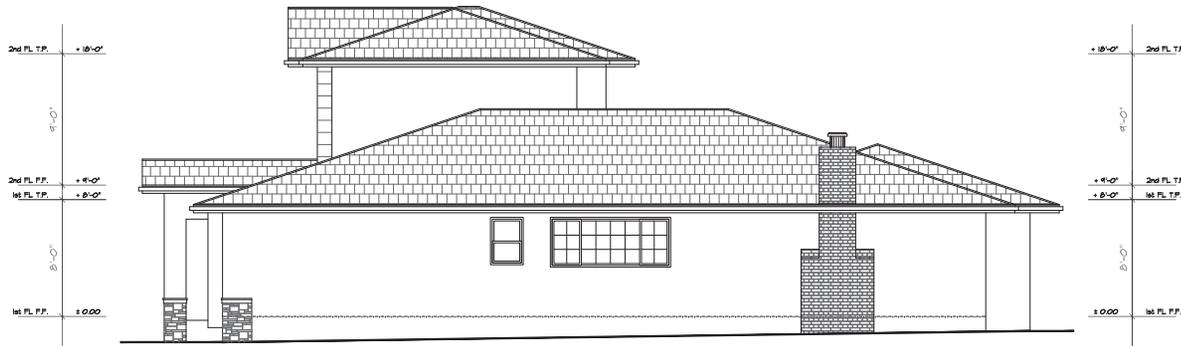
1	
2	
3	
4	

DATE	08.08.22
DRAWN	AA
SCALE	AS SHOWN
SHEET	

owner  
Thirumalaikumar  
Sankaralingam



EXISTING RIGHT ELEVATION  
SCALE 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION  
SCALE 1/4" = 1'-0"

EXTERIOR ELEVATION AND SITE NOTES

1. EXTERIOR WALL: STUCCO 0/ 2 LAYERS TYPE D' PAPER 0/ PLYWOOD SHEATHING. EXTERIOR STUCCO IS 3-COAT, 1/8" INCH MINIMUM THICK, HAS 26 GA. GALVANIZED WIRE MESH WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" INCHES SHALL BE PROVIDED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2" INCHES ABOVE CONCRETE OR PAVING) AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING (NATURAL COLOR & SMOOTH TEXTURE)
2. ROOFING: GLASS A CORP. SHINGLES (COLOR TO MATCH EXISTING)
3. WINDOWS: MILBARD VINYL DUAL PANE WHITE OR SIM. (SEE SCHEDULE)
4. WINDOW TRIM: STUCCO FOAM 2X (COLOR TO MATCH EXISTING)
5. GUTTERS: ALUMINUM FASCIA (COLOR TO MATCH EXISTING)
6. FASCIA BOARD: PAINTED (COLOR TO MATCH EXISTING)
7. WALL TO ROOF FLASHING: GALV. METAL PAINTED TO MATCH EXISTING

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SHEET TITLE

ELEVATIONS

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DATE: 08.08.22  
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SCALE: AS SHOWN  
SHEET

A-10  
OF 10 SHEETS