

Residence

473 Lafayette Way
Santa Clara, CA 95050

APPLICABLE CODES

PART 1.0, CALIFORNIA ADMINISTRATIVE CODE
PART 2.0, 2016 CALIFORNIA BUILDING CODE (CBC)
PART 2.5, 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
PART 3.0, 2016 CALIFORNIA ELECTRIC CODE (CEC)
PART 4.0, 2016 CALIFORNIA MECHANICAL CODE (CMC)
PART 5.0, 2016 CALIFORNIA PLUMBING CODE
PART 6.0, 2016 CALIFORNIA ENERGY CODE
PART 9.0, 2016 CALIFORNIA FIRE CODE
PART 11.0, 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

THE APPLICABLE CODES ARE AS AMENDED BY THE STATE OF CALIFORNIA AND THE CITY OF SANTA CLARA.

PROJECT DESCRIPTION

ADD BASEMENT TO AN EXISTING 3 BEDROOM, 2 BATH HOUSE. ADD 124 SF TO FIRST FLOOR AND KEEP THE OVERALL HEIGHT OF HOUSE EQUAL TO EXISTING STRUCTURE. MOVE THE HOUSE EAST TO ALLOW ROOM FOR A NEW TWO CAR GARAGE ON NORTHWEST REAR CORNER OF THE SITE. REMOVE VINYL SHINGLES OFF THE BUILDING AND EXPOSE, RESTORE AND REPLACE AS NEEDED ORIGINAL WOOD SIDING. ADD A TOTAL OF 2 BEDROOMS AND 1 BATHROOM. REMOVE EXISTING ONE CAR GARAGE AND REPLACE WITH NEW TWO CAR GARAGE TO COMPLY WITH ZONING REQUIREMENTS.

DESIGN PROFESSIONALS

ARCHITECT:
SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, SUITE 200
SANTA CLARA, CA 95050
PHONE: (408) 998-4087
FAX: (408) 998-4088



VICINITY MAP



PROJECT DATA

PROPERTY	APN NO.	ACRES	SITE AREA (SF)
PARCEL	269-44-034	0.11	5,185 SF
ZONING			R1-6L
TYPE OF CONSTRUCTION			V-B
OCCUPANCY			R-3/U
FIRE SPRINKLER (E) HISTORIC STRUCTURE AND GARAGE			NO
FLOOR AREA CALCULATION:			
<E> FLOOR AREA:			
<E> FIRST FLOOR AREA:			993.46 SF
<E> GARAGE AREA (TO BE REMOVED)			207.40 SF
<E> TOTAL BUILDING AREA: (NOT INCLUDING GARAGE)			993.46 S.F.
<E> TOTAL BUILDING AREA: (INCLUDING GARAGE)			1,200.86 S.F.
<E> FIRST FLOOR FRONT PORCH (NON -HABITABLE):			84.84 SF
NEW ADDITION BASEMENT LEVEL:			1,118 SF
NEW ADDITION ON FIRST FLOOR:			124.30 SF
NEW GARAGE AREA:			430.56 SF
NEW FIRST FLOOR			1,117.77 SF
<N> TOTAL BUILDING AREA: (NOT INCLUDING GARAGE)			2,235.77 S.F.
<N> TOTAL BUILDING AREA: (INCLUDING GARAGE)			2,666.33 S.F.
LOT COVERAGE CALCULATION:			
TOTAL BUILDING FOOTPRINT (INCLUDING GARAGE): (1117.77+84.84+430.56)			1,633.17 S.F.
TOTAL PROPOSED LOT COVERAGE: (ALLOWED 40%)			31% (PROPOSED)

SHEET INDEX

ARCHITECTURAL DETAILS

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A1.2	PROPOSED SITE PLAN
A2.0	EXISTING FLOOR PLAN
A2.1	EXISTING ROOF PLAN
A2.2	PROPOSED FLOOR PLAN
A2.3	PROPOSED GARAGE PLAN
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A3.0	EXISTING AND PROPOSED ELEVATIONS
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A3.3	PROPOSED GARAGE ELEVATIONS
A3.4	SECTIONS
C1.0	CIVIL SURVEY

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SHEET NAME :

COVER SHEET

REVISIONS	BY

DRAWN:	
CHECKED:	
DATE:	11/13/19
SCALE:	NTS
JOB No.:	19.02.04
SHEET No.:	

A0.1

SHEETS IN SET

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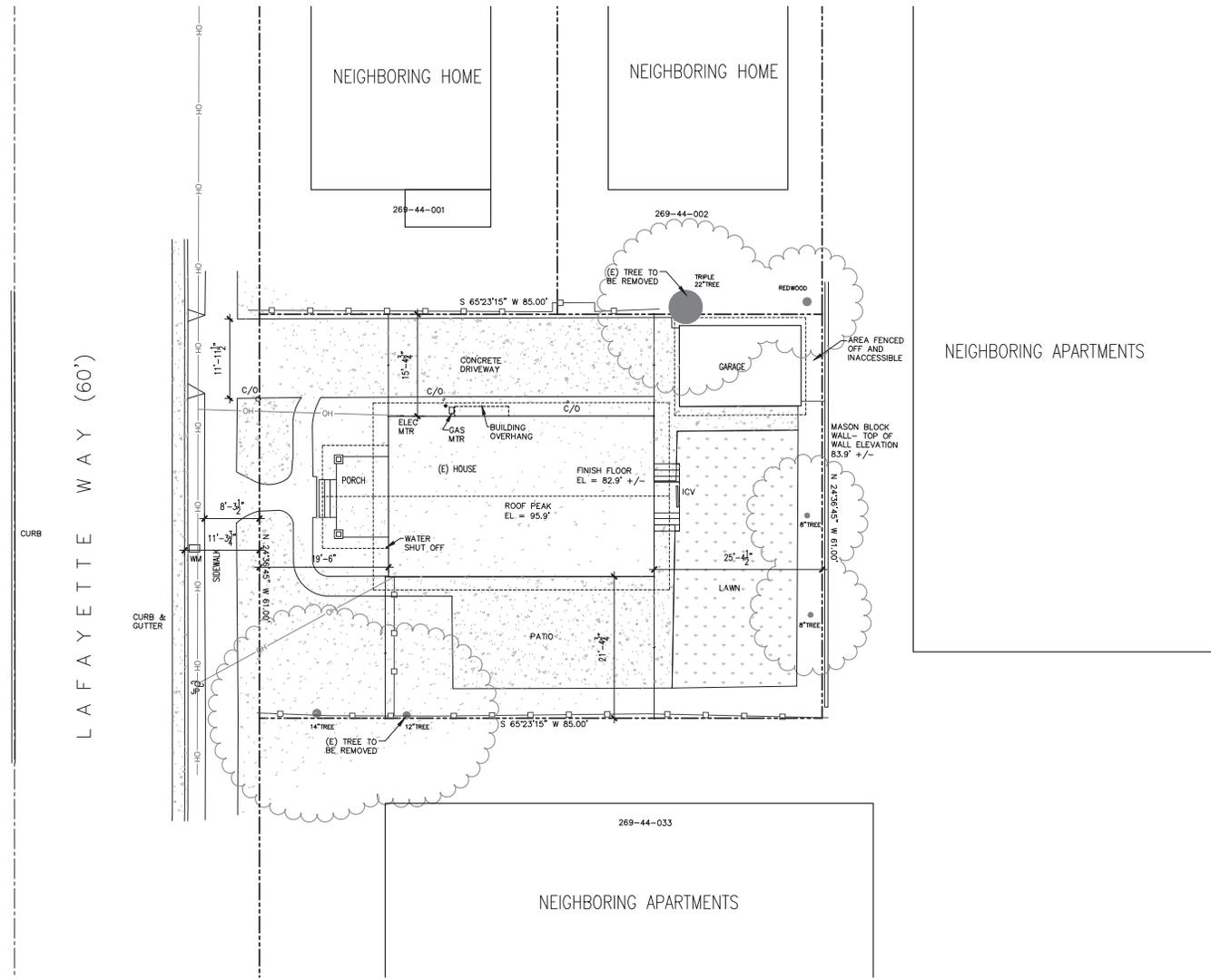
SHEET NAME :

EXISTING
 SITE PLAN

REVISIONS	BY

DRAWN:	
CHECKED:	
DATE:	11/13/19
SCALE:	1/8"=1'-0"
JOB No.:	19.02.04
SHEET No.:	

SHEETS IN SET **A1.1**



EXISTING SITE PLAN

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



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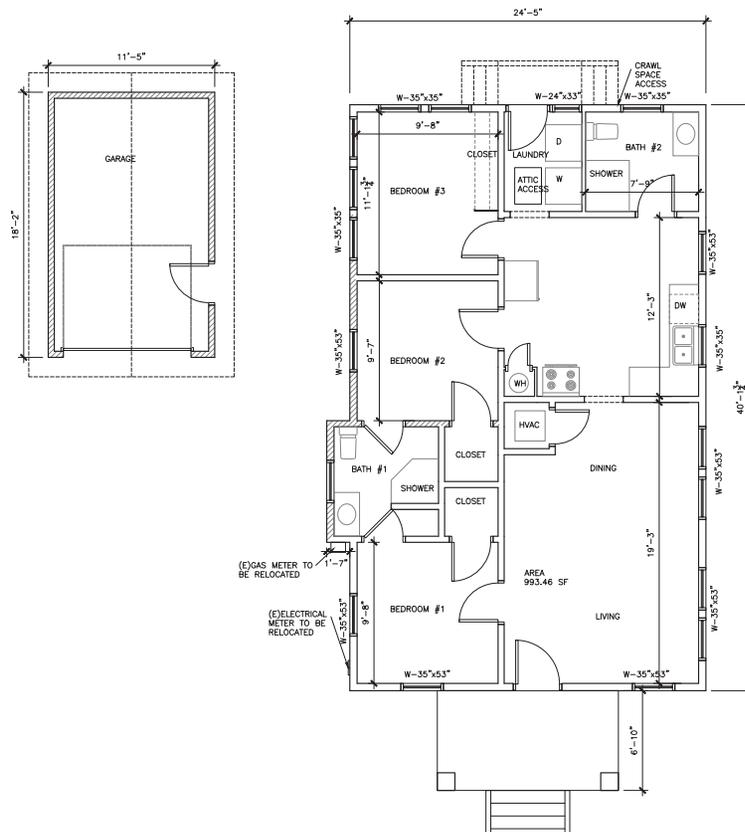
EXISTING FLOOR PLANS

REVISIONS	BY

DRAWN:	
CHECKED:	
DATE:	11/13/19
SCALE:	1/4"=1'-0"
JOB No.:	19.02.04
SHEET No.:	

A2.0

SHEETS IN SET



- (E) WALLS TO BE DEMOLISHED
- (E) WALLS TO REMAIN
- (N) WALLS
- (N) LIGHTWELL CONCRETE WALLS
- (N) LIGHTWELL CONCRETE WALLS

EXISTING FLOOR PLANS
FOR REFERENCE ONLY

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

NORE:
EXISTING BUILDING, PLEASE VERIFY DIMENSIONS ON SITE.

SCDC

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INTERIOR DESIGN

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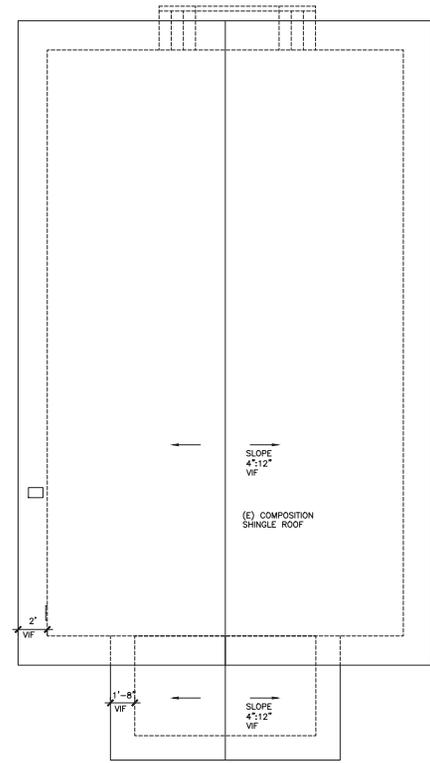
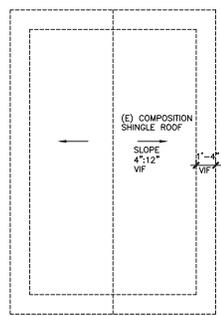
SHEET NAME :

EXISTING ROOF PLAN

REVISIONS	BY

DRAWN:
CHECKED:
DATE: 11/13/19
SCALE: 1/4"=1'-0"
JOB No.: 19.02.04
SHEET No.:

SHEETS IN SET A2.1



⊖ EXISTING ROOF PLAN

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



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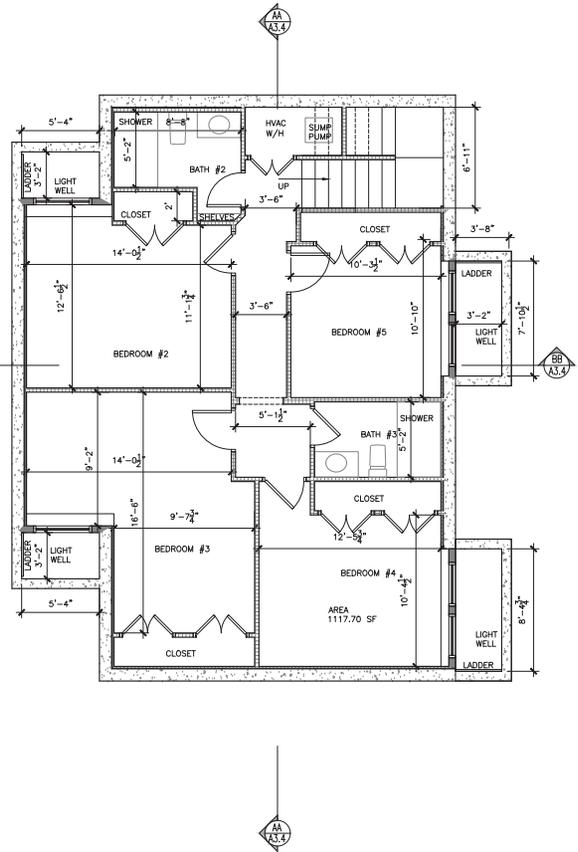
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SHEET NAME :

PROPOSED FLOOR PLAN

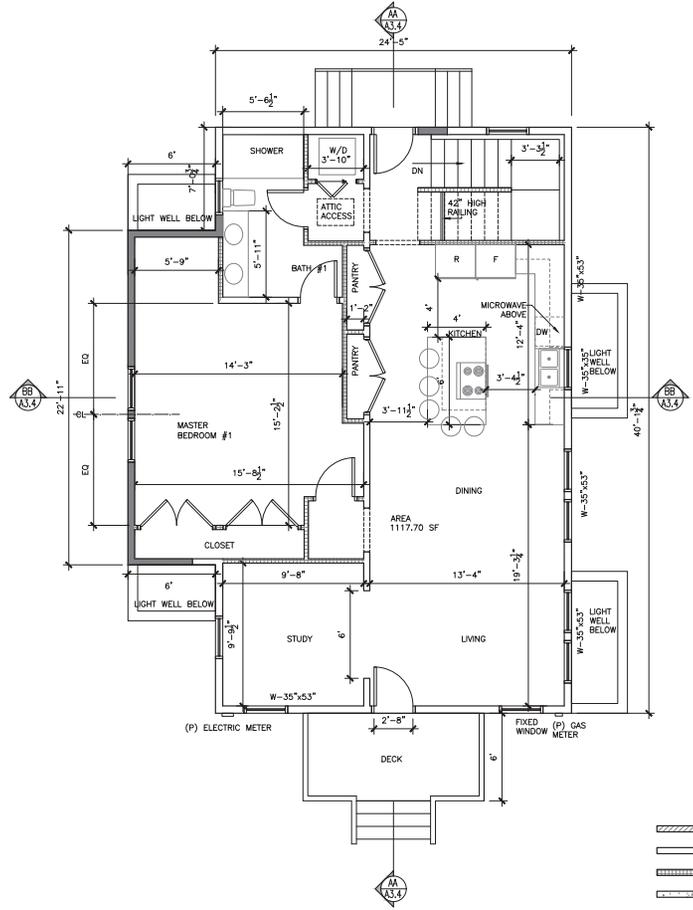
REVISIONS	BY

DRAWN:	
CHECKED:	
DATE:	11/13/19
SCALE:	1/4"=1'-0"
JOB No.:	19.02.04
SHEET No.:	



PROPOSED LOWER FLOOR PLAN

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



PROPOSED UPPER FLOOR PLAN

- (E) WALLS TO BE DEMOLISHED
- (R) WALLS TO REMAIN
- (N) WALLS
- (N) LIGHTWELL CONCRETE WALLS



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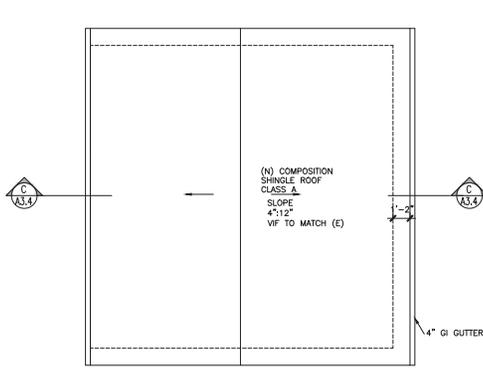
SHEET NAME :

PROPOSED GARAGE FLOOR & ROOF PLAN

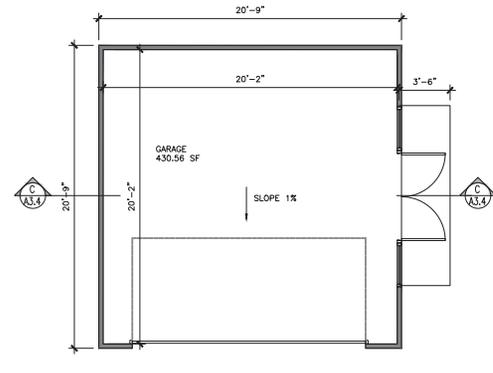
REVISIONS	BY

DRAWN:	
CHECKED:	
DATE:	11/13/19
SCALE:	1/4"=1'-0"
JOB No.:	19.02.04
SHEET No.:	

SHEETS IN SET **A2.3**



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



PROPOSED GARAGE FLOOR PLAN SCALE : 1/4"=1'-0"



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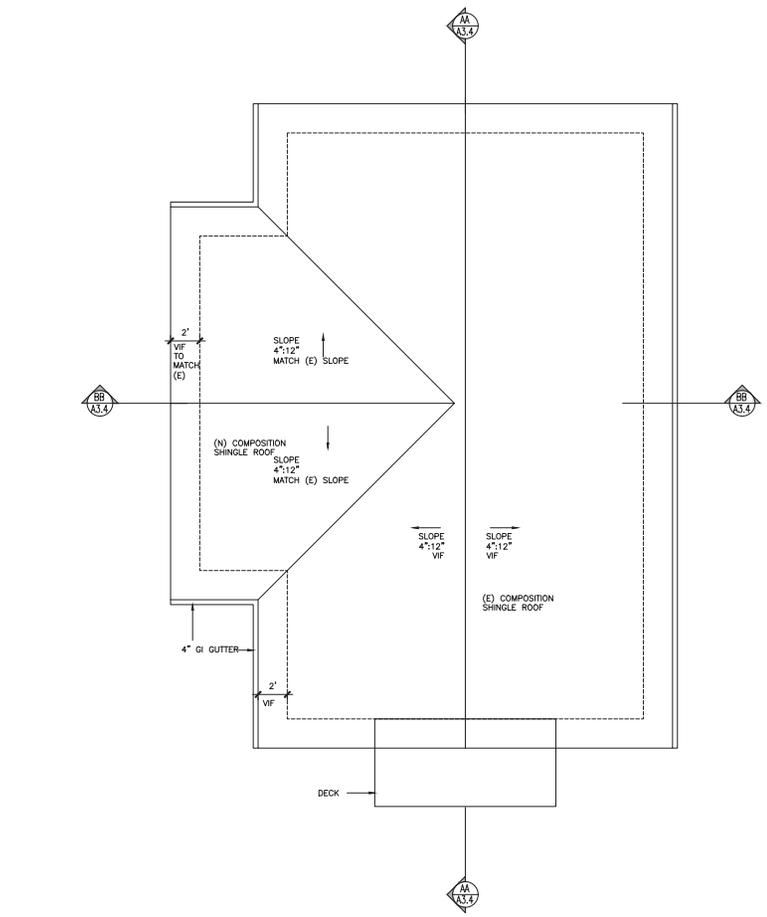
SHEET NAME :

PROPOSED ROOF PLAN

REVISIONS	BY

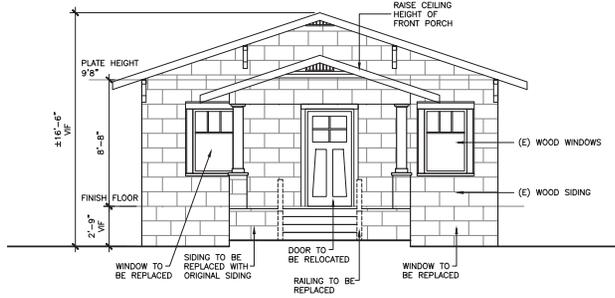
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CHECKED:	
DATE:	11/13/19
SCALE:	1/4"=1'-0"
JOB No.:	19.02.04
SHEET No.:	

A2.4
SHEETS IN SET



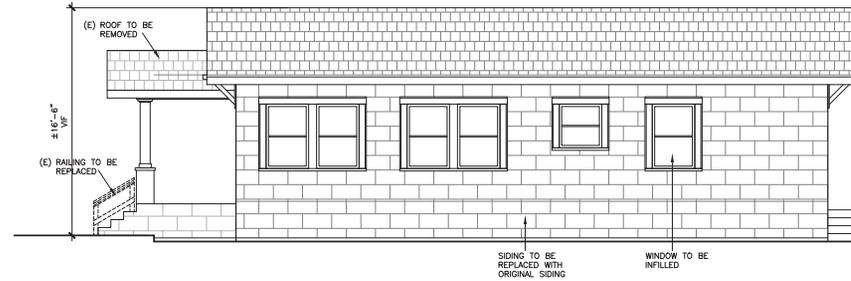
PROPOSED ROOF PLAN SCALE : 1/4"=1'-0"





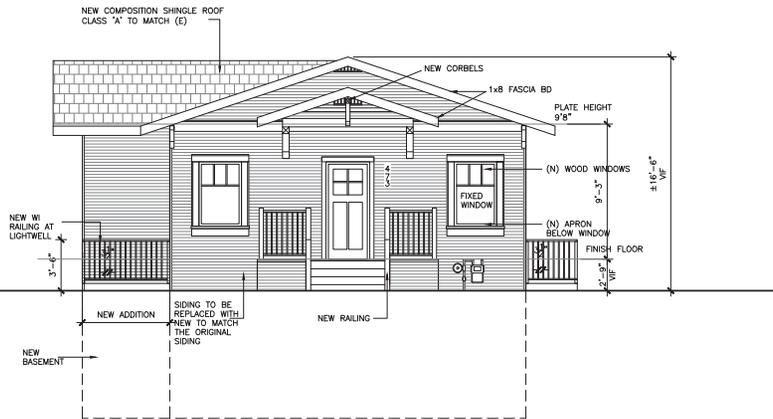
EXISTING FRONT ELEVATION

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



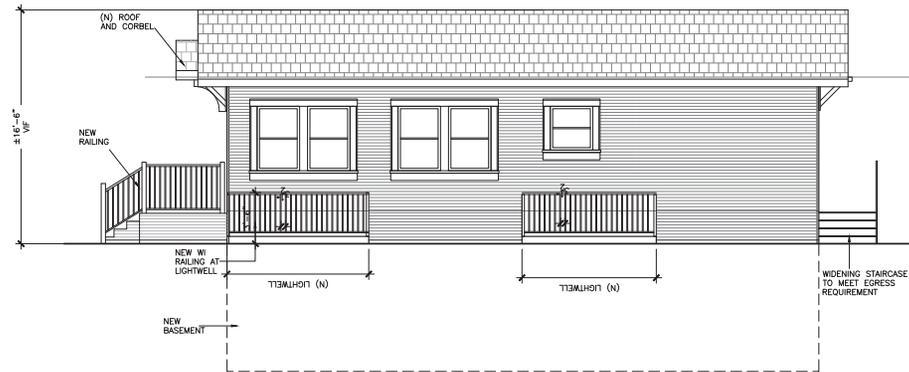
EXISTING SOUTH SIDE ELEVATION

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



PROPOSED FRONT ELEVATION

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



PROPOSED SOUTH SIDE ELEVATION

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

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SHEET NAME :

EXISTING & PROPOSED ELEVATIONS

REVISIONS	BY

DRAWN:

CHECKED:

DATE: 11/13/19

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

JOB No.: 19.02.04

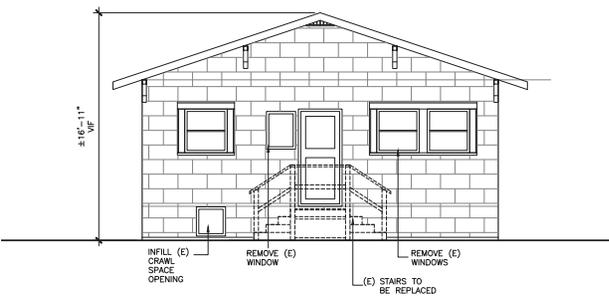
SHEET No.:

A3.0

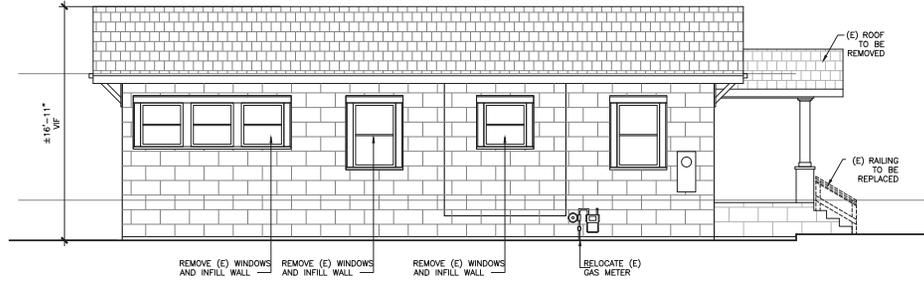
SHEETS IN SET

REVISIONS	BY

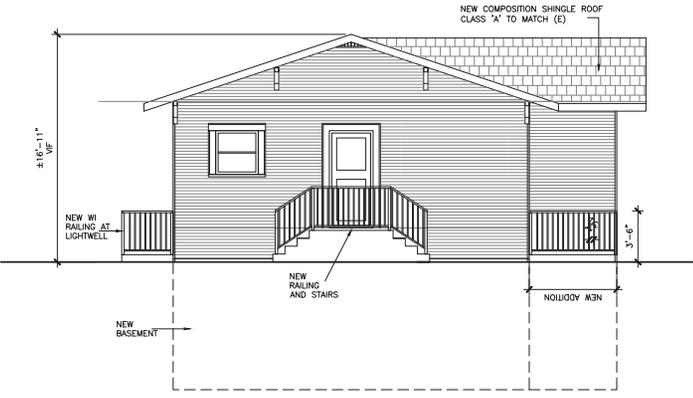
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CHECKED:
DATE: 11/13/19
SCALE: 1/4"=1'-0"
JOB No.: 19.02.04
SHEET No.:



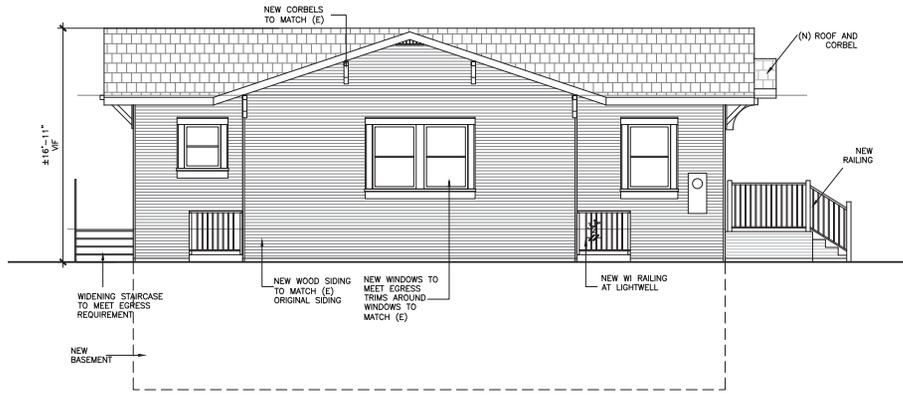
EXISTING REAR ELEVATION SCALE : 1/4"=1'-0"



EXISTING DRIVEWAY SIDE ELEVATION SCALE : 1/4"=1'-0"



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



PROPOSED DRIVEWAY SIDE ELEVATION SCALE : 1/4"=1'-0"

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ARCHITECTURE
INTERIOR DESIGN

SALVATORE CARUSO
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SHEET NAME :

EXISTING GARAGE
ELEVATIONS

REVISIONS	BY

DRAWN:

CHECKED:

DATE: 11/13/19

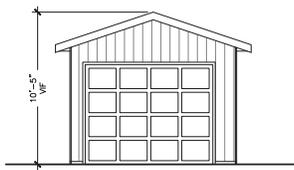
SCALE: 1/4"=1'-0"

JOB No.: 19.02.04

SHEET No.:

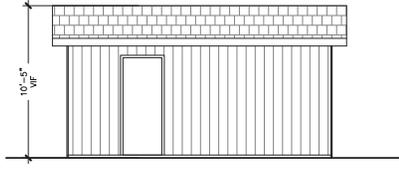
A3.2

SHEETS IN SET



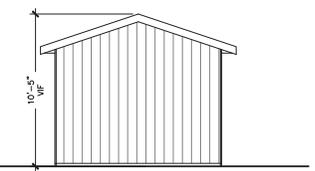
○ FRONT ELEVATION

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



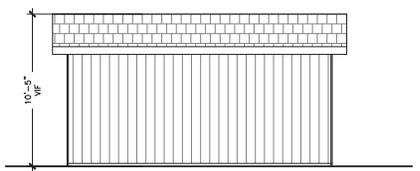
○ SOUTH SIDE ELEVATION

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



○ REAR ELEVATION

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



○ NORTH SIDE ELEVATION

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

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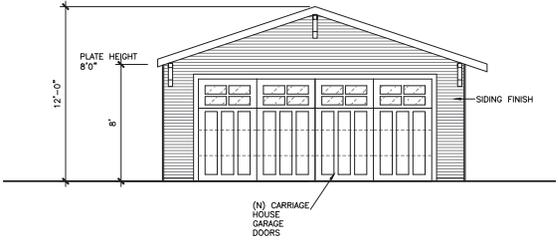
PROPOSED GARAGE ELEVATIONS

REVISIONS	BY

DRAWN:	
CHECKED:	
DATE:	11/13/19
SCALE:	1/4"=1'-0"
JOB No.:	19.02.04
SHEET No.:	

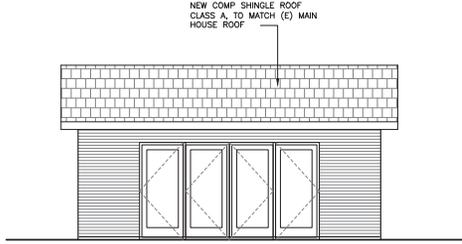
A3.3

SHEETS IN SET



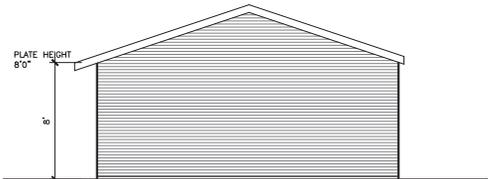
FRONT ELEVATION

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



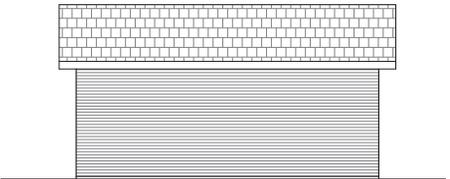
SOUTH SIDE ELEVATION

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



REAR ELEVATION

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



NORTH SIDE ELEVATION

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

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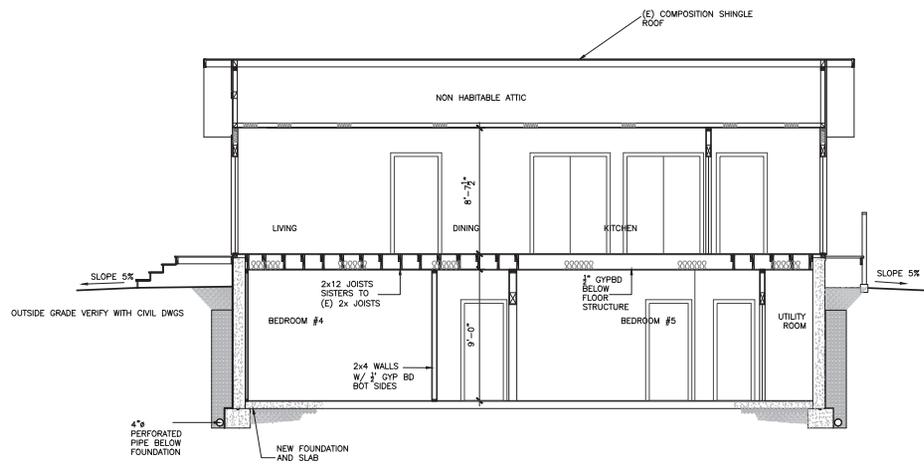
SECTIONS

REVISIONS	BY

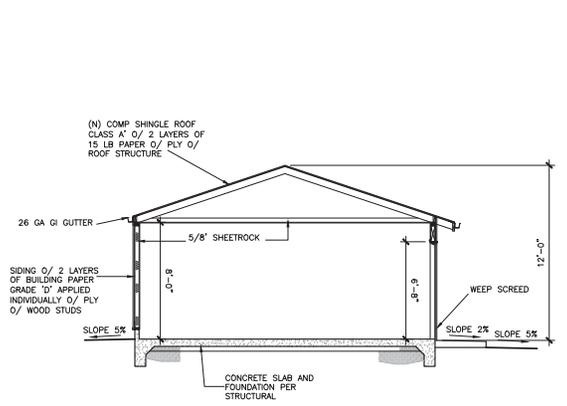
DRAWN:	
CHECKED:	
DATE:	11/13/19
SCALE:	1/4"=1'-0"
JOB No.:	19.02.04
SHEET No.:	

A3.4

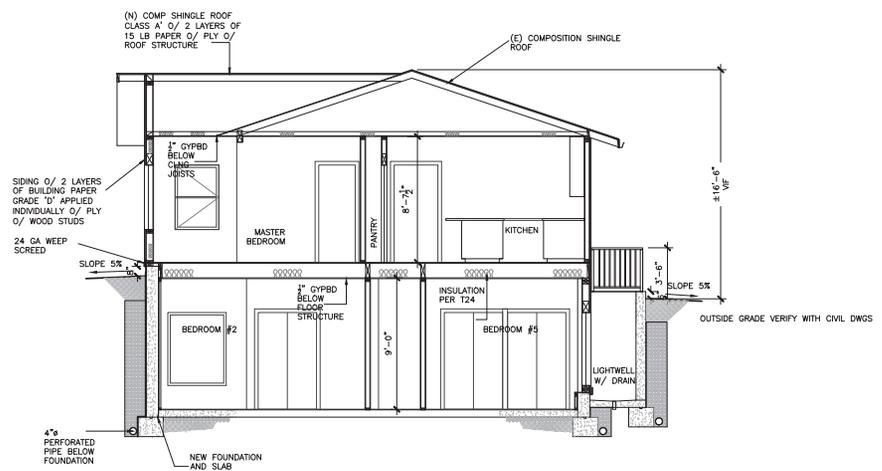
SHEETS IN SET



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



3 SECTION C-C SCALE: 1/4"=1'-0"



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