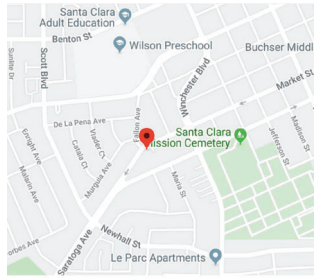
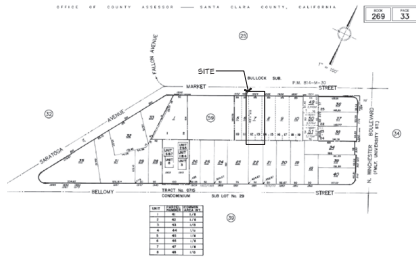


LOCATION MAP



PARCEL MAP



PROJECT DATA

APN: 249-35-007
 Occupancy Group: R3.0(1)
 Zoned: R3-200(R)-0 GUIDELINES
 Type of Construction: 2
 # of Stories: 2
 Sprinklers: None
 Building Height: +1/24'-0"

LOT COVERAGE CALCULATIONS:

(A) HOUSE/DETACHED ADU: 760 SF
 (B) FRONT PORCH/DETACHED ADU: 60 SF
 (C) PRIMARY RESIDENCE GROUND FLOOR: 1870 SF
 (D) PRIMARY RESIDENCE FRONT PORCH: 36 SF
 (E) GARPORT: 400 SF
 (F) DETACHED GARAGE: 300 SF
 (D) REMOVED DETACHED GARAGE: -300 SF
 TOTAL: 2434 SF
 (E) LOT SIZE: 5190 SF
 TOTAL LOT COVERAGE: 39.78% (MAX 40%)

NOTES:
 1. ALL SF CALCULATIONS FOR LOT COVERAGE ARE TAKEN TO THE OUTSIDE FACE OF THE BUILDING
 2. EXISTING DETACHED GARAGE WILL BE REMOVED AND REPLACED WITH NEX 20'X20' GARPORT

SHEET INDEX

- A-0.0 Existing Site/Floor Plan & Elevations and Project Data
- A-0.1 Proposed Site/Roof Plan & Conceptual Renderings
- A-0.2 Conceptual Proposed Exterior Elevations
- A-1.0 Proposed Floor Plans
- A-2.0 Proposed Exterior Elevations

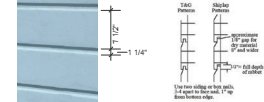
PROJECT NARRATIVE

We have been working on this project in various iterations for approximately four years as of this upcoming March. With changing state laws and their impact on local jurisdictions, the path to creating a feasible design that is both satisfactory to the planning department and the homeowners' needs has been challenging to define. With help from Jeff Schull, Gloria Sciana, and Keena Brillitt these past few months, tremendous strides have been made to manifest this project into reality. Through a series of meetings between Beyond the Box Design, the owners, Jeff, Gloria, and Keena, the assembled team established a collective solution represented in this drawing set. We believe we have created a design that complements the existing historical house yet is distinguished through subtle variations in the siding and window details. Also, we think the new home's style is consistent with the historic quality of the surrounding neighborhood. Furthermore, we have located the house as far back on the property as feasible and behind the front house as much as possible to minimize the impact and scale to the existing historic streetscape.

SCOPE OF WORK

An existing home consisting of 1233 habitable SF that is located in the front part of the property to be reclassified as a detached ADU. A new primary residence consisting of 1941 habitable SF on the ground floor and an additional 303 habitable SF on the second half-story floor. The new primary residence to include two bedrooms, two bathrooms, and a great room consisting of dining/kitchen zones. Additionally, a laundry, butler's pantry, and music room will be constructed on the ground floor. The second half-story will consist of an open room suitable for multi-functional purposes.

EXHIBIT A



Existing sliding profile appears to be either bique and groove or slip/slip with the above shade on the right, based on shadow lines on the existing house shown on the left.

EXHIBIT B



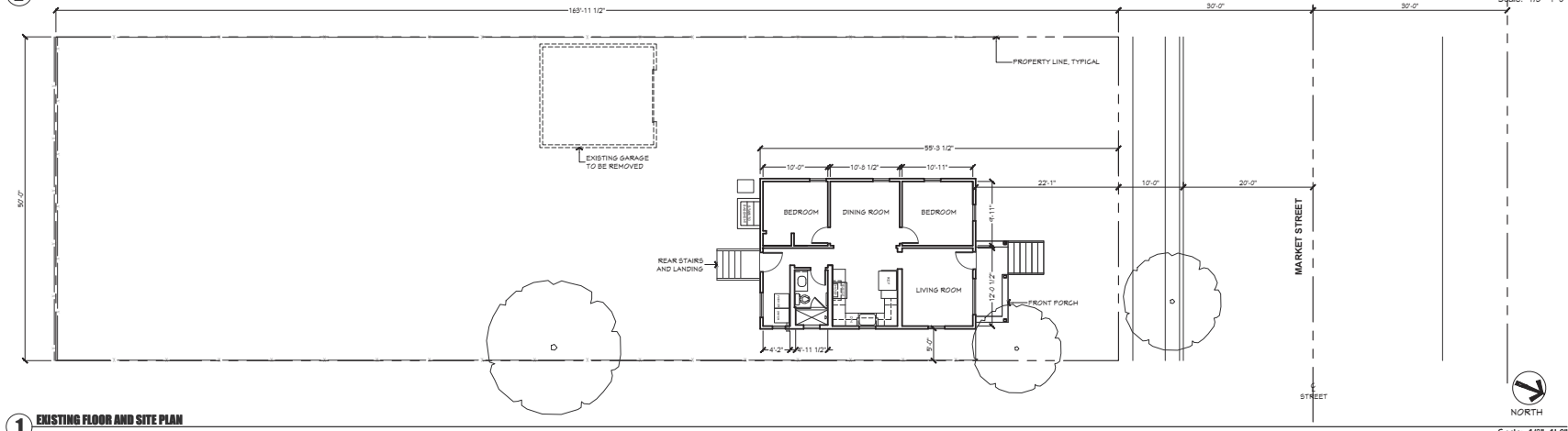
Item	Description	Existing House Material List	Notes
Siding	Wood: 1-1/2" width w/ 1-1/4" channel between	Asphalt Shingles	See Exhibit A.
Window Trim	Wood: 5-1/2" with sill and apron	Wood Trim	
Corner Boards	Wood: 5-1/2"	Corner Boards	
Frieze Board	Wood: approximately 1" with molding	Frieze Board	Molding has an ogee shape and is only about 1-1/2" high. See Exhibit B.
Windows	Color: Pineless exterior/wood interior	Windows	Windows were reboxed to match existing size, style, and lites during a recent permitted remodel.
Doors	Wood	Doors	The front door was replaced during a recent permitted remodel.
Roofing	Asphalt Shingles: Dark Gray/Black	Roofing	

3 EXISTING STREETSCAPE VIEW OF HOUSES LOOKING FROM THE STREET FOR REFERENCE



2 EXISTING EXTERIOR ELEVATIONS

1 EXISTING FLOOR AND SITE PLAN



REVISION TABLE	NUMBER	DATE	DESCRIPTION

Mansperger | Clausen Residence
 New Single Family Residence
 1034 Market Street | Santa Clara, CA | 95050

DRAWINGS PROVIDED BY:
 Beckie Ardon
 1401 Arnold Ave.
 San Jose, CA 95110
 beckie@aproductivedesign.com

SHEET TITLE:
 Existing Floor Plan, Elevations, and Project Data

DATE:
 2/26/2022

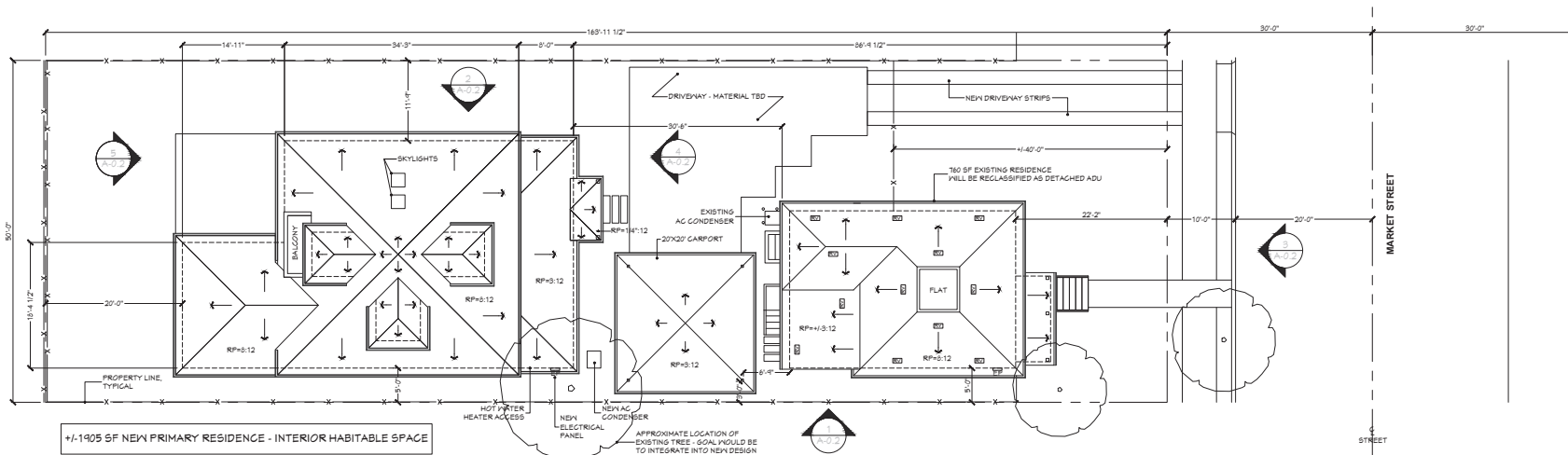
SHEET #:
 A-0.0





2 CONCEPTUAL RENDERINGS

Scale: NTS



±1,1905 SF NEW PRIMARY RESIDENCE - INTERIOR HABITABLE SPACE

1 PROPOSED SITE/ROOF PLAN

Scale: 1/8"=1'-0"
NORTH

REVISION TABLE		
NUMBER DATE DESCRIPTION		

Mansperger | Clausen Residence
New Single Family Residence
1054 Market Street | Santa Clara, CA | 95050

DRAWINGS PROVIDED BY:
Brooke Holton
1401 Arnold Ave.
San Jose, CA 95124
brooke@mgmstudio-design.com

SHEET TITLE:
Proposed Site/
Roof Plan &
Conceptual
Renderings

DATE:
2/26/2022

SHEET #:
A-0.1



5 SOUTHERN ELEVATION

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



4 NORTHERN ELEVATION

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



3 NORTHERN ELEVATION - VIEW FROM STREET

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



2 WESTERN ELEVATION

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



1 EASTERN ELEVATION

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

NUMBER	DATE	DESCRIPTION

Mansperger | Clausen Residence
 New Single Family Residence
 1324 Market Street | Santa Clara, CA | 95050

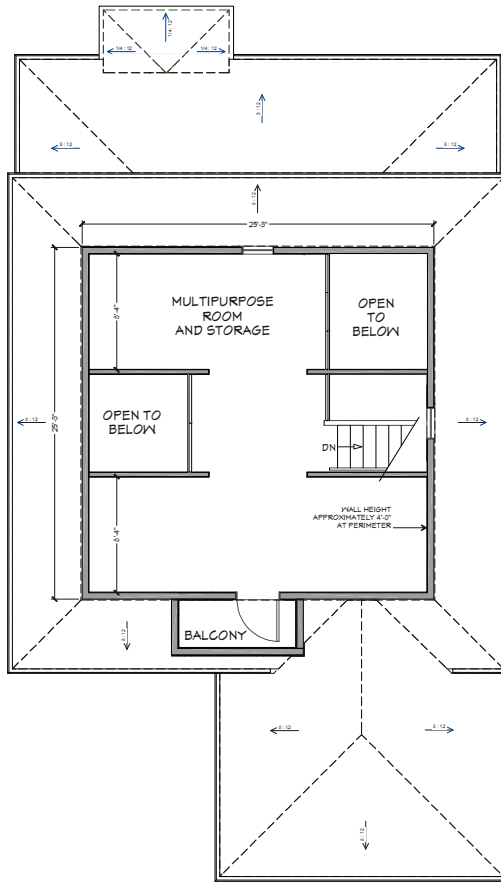
DRAWINGS PROVIDED BY:
 John Mansperger
 1401 Nevada Ave.
 San Jose, CA 95110
 408.937.3124
 jmans@manspergerdesign.com

SHEET TITLE:
 Contextual
 Massing Studies |
 Exterior
 Elevations

DATE:
 2/26/2022

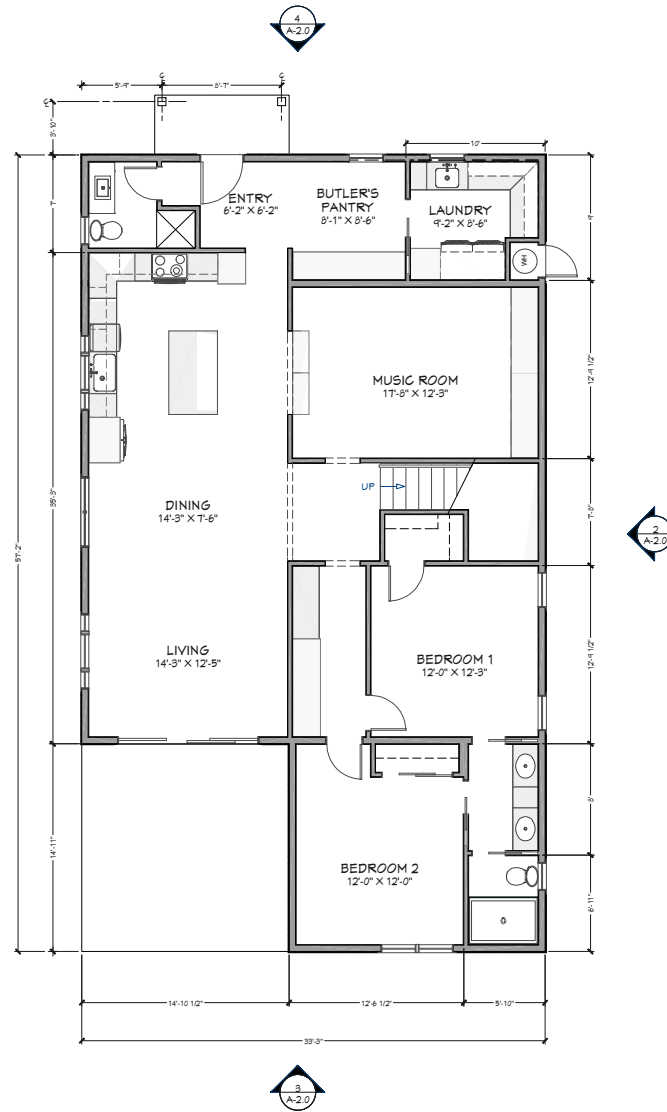
SHEET #:

A-0.2



2 PROPOSED SECOND HALF-STORY FLOOR PLAN

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



1 PROPOSED GROUND FLOOR PLAN

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

NUMBER	DATE	DESCRIPTION
1		
2		
3		
4		

Mansperger | Clausen Residence
 New Single Family Residence
 1254 Market Street | Santa Clara, CA | 95050

DRAWINGS PROVIDED BY:
 John Mansperger
 1401 Westwood Ave.
 San Jose, CA 95110
 408.937.1324
 jmansperger@manspergerdesign.com

SHEET TITLE:
 Proposed Floor Plans

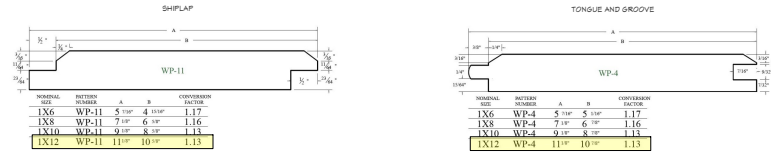
DATE:
 2/26/2022

SHEET #:

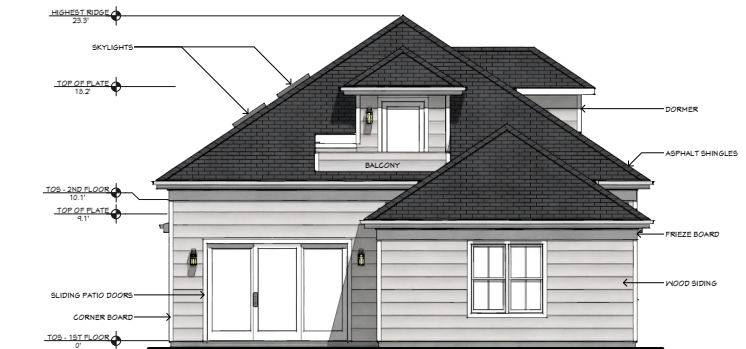
A-1.0

EXHIBIT C

New House Material List		
Item	Description	Notes
Siding	Wood: 1x12 siding with v-groove	To be either shiplap or tongue and groove depending on pricing and availability. See Exhibit C for profile.
Window Trim	Wood: 3-1/2" no sill and apron	
Corner Boards	Wood: 3-1/2"	
Freeze Board	Wood: approximately 12" with molding	Molding will be similar to front house but have a different shape. The height of the freeze board acts as a top trim piece to the tall windows off the dining area, therefore, exact height will be set in the field.
Windows	Clad: Fiberglass exterior/Wood Interior	The main house windows are not original and therefore are not differentiated.
Doors	Wood: Front Door Clad: Sliding Glass Patio Doors - Fiberglass exterior/Wood Interior	The main house doors are not original and therefore not differentiated.
Roofing	Asphalt Shingles: Dark Gray/Black	



NOTE: The 1/4" v-groove on the siding is a nod to the shape of the profile on the existing house without being exactly the same. The width of the plank is much wider, which also differentiates it from the historical siding on the existing house. The existing siding is 7 1/2" with a 1 1/4" channel of which at least one side is beveled, thus giving an overall repeated pattern of 8-3/4", whereas the new siding will have an overall width of 11 1/2" with 1 1/4" beveled edge at the top and bottom.



REVISION	DATE	DESCRIPTION

Mansperger | Clausen Residence
 New Single Family Residence
 1254 Market Street | Santa Clara, CA | 95050

DRAWINGS PROVIDED BY:
 John Mansperger, AIA
 3401 Rockwood Ave.
 San Jose, CA 95110
 408.957.3124
 john@manspergerdesign.com

SHEET TITLE:
 Proposed Exterior Elevations

DATE:
 2/21/2022

SHEET #:
 A-2.0