

REVISIONS	BY

SAN JOSE, CALIF.
 DRAFTING AND DESIGNS BY:
WILLIAMS DESIGN
 1100 PIERCE ST.
 SAN JOSE, CA 95128
 EMAIL ADDRESS: KEFFRW@AOL.COM
 CELL: (408) 667-5446

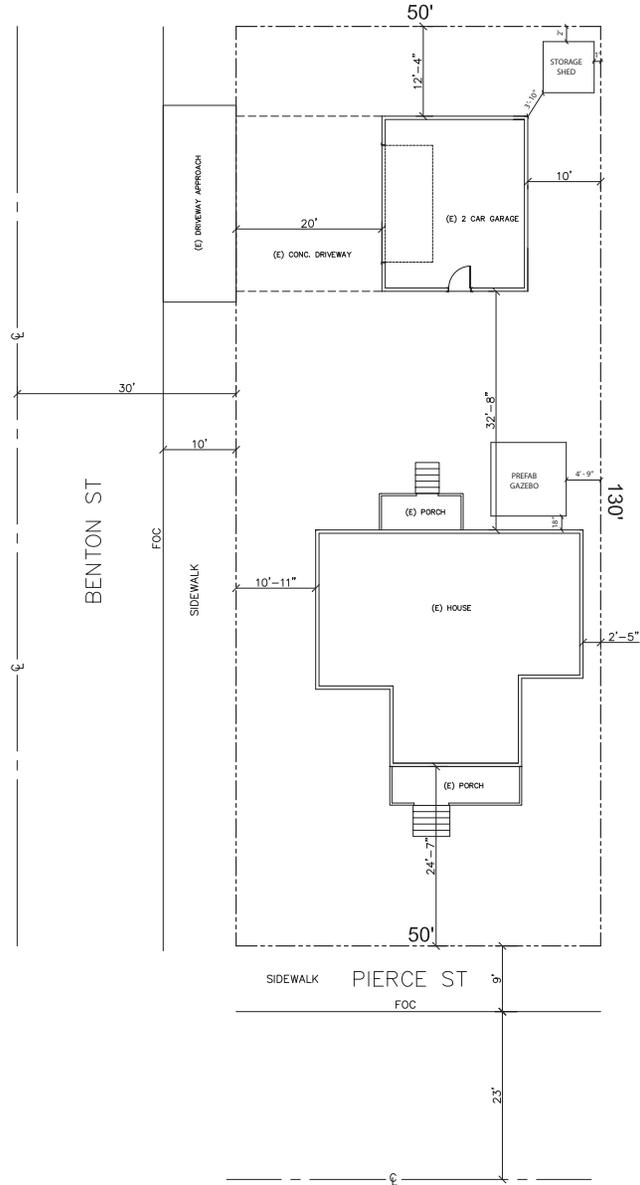
715 N. FIRST ST. s/c. 34

EXISTING SITE PLAN

ADDITION TO 2ND FLOOR
HARPER RESIDENCE
 1100 PIERCE ST.
 SANTA CLARA, CA

DRAWN JD/JC
 DATE 1/16/24
 CHECKED
 SCALE AS SHOWN

SHEET #
1



GENERAL NOTES

ALL DETAILS AND DIMENSIONS ON THESE DRAWINGS SHALL BE VERIFIED AT THE CONSTRUCTION SITE BY THE CONTRACTOR. ANY DISCREPANCIES BETWEEN THE PLAN AND SITE CONDITIONS SHALL BE PROMPTLY REPORTED TO THE DESIGNER OR ENGINEER OF RECORD. SHOULD ANY ERRORS OR INCONSISTENCIES APPEAR OR OCCUR IN THE DRAWING, THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK, SHALL NOTIFY THE OWNER AND DESIGNER OR ENGINEER OF RECORD FOR PROPER ADJUSTMENT, AND IN NO CASE SHALL PROCEED WITH THE WORK IN UNCERTAINTY.

NO CHANGE OR ALTERATION OF DESIGN OR PLAN SHALL BE MADE WITHOUT THE APPROVED CONSENT FROM DESIGNER OF RECORD OR DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR SUCH CHANGES OR ALTERATIONS MADE BY OR AGREED UPON BETWEEN THE OWNER AND CONTRACTOR.

ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL, COUNTY AND FEDERAL AGENCIES HAVING JURISDICTION. SAFETY METHODS AND TECHNIQUES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IN PROCURING ALL ITEMS USED IN THIS WORK, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE DETAILS REQUIREMENTS OF THE SPECIFICALLY NAMED CODES AND STANDARDS TO VERIFY THAT THE ITEMS PROCURED FOR USE IN THIS WORK MEET OR EXCEED THE SPECIFIED REQUIREMENTS. OWNER APPROVAL IS REQUIRED FOR ALL MATERIAL CHOICES.

DIMENSIONS SHALL TAKE PRECEDENCE OVER THE SCALE ON THE DRAWINGS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON PROJECT.

NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, AND TYPICAL NOTES.

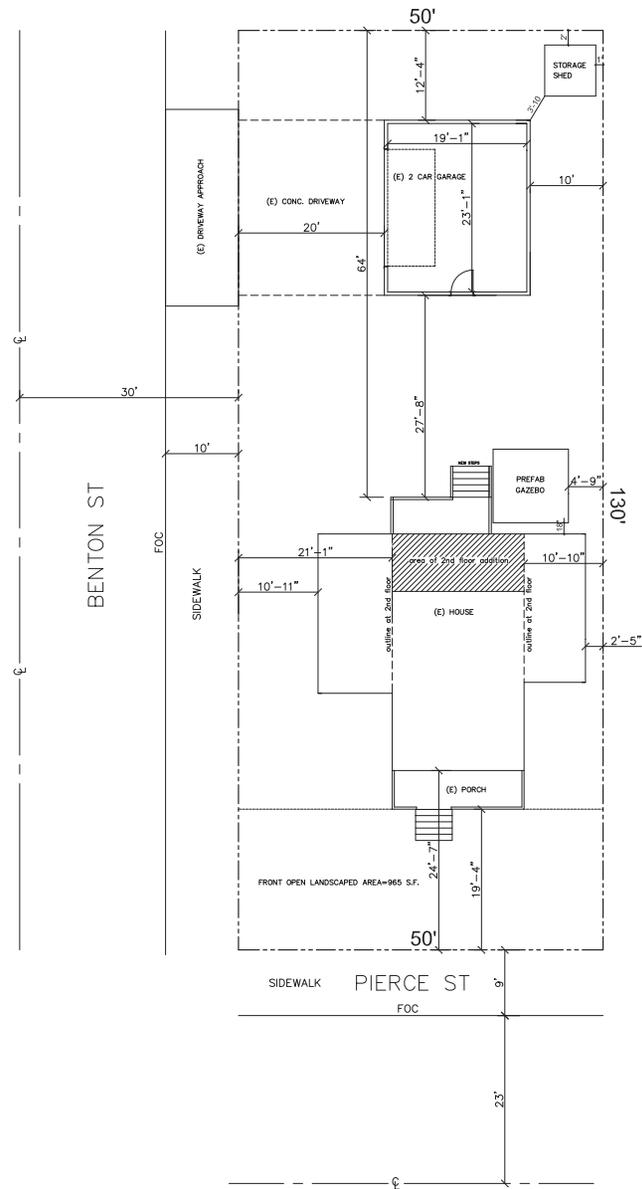
THESE DRAWINGS AND SPECIFICATIONS REPRESENT THE PROPOSED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING AND SHORING FOR LOAD DUE TO CONSTRUCTION EQUIPMENT, ETC.

THE CONTRACTOR IS RESPONSIBLE FOR ALL JOB SITE CONDITION SAFETY OF PROPERTY AND PEOPLE DURING THE COURSE OF THE PROJECT, NOT JUST DURING WORKING HOURS. THE CONTRACTOR SHALL DEFEND AND HOLD HARMLESS THE DESIGNER OR OWNER FROM ANY LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY THROUGH DIRECT NEGLIGENCE OF THE OWNER OR DESIGNER.

- CALIFORNIA BUILDING CODE 2022
- CALIFORNIA MECHANICAL CODE 2022
- CALIFORNIA PLUMBING CODE 2022
- CALIFORNIA ELECTRIC CODE 2022
- CALIFORNIA ENERGY CODE 2022
- CALIFORNIA RESIDENTIAL CODE 2022

PROJECT INFORMATION	
APN	269-11-049
ZONING	RT-6L
LOT AREA	6,300
EXISTING 1ST FLOOR SPACE	862
EXISTING 2ND FLOOR	448
TOTAL (E) HOUSE SPACE	1,210
EXISTING GARAGE	504
PREFAB SHED	49
PREFAB GAZEBO	104
ADDED 2ND FLOOR SPACE	146
F.A.R. TOTAL LIVING SPACE	32.7% 2060
(E) FRONT PORCH SPACE	96
(E) REAR PORCH SPACE	57
LOT COVERAGE	28.1% 1770
TOTAL LIVING AREA OF HOUSE ONLY	1556
COMMON LIVING AREA	66.2% 1031

EXISTING SITE PLAN
 1/8" = 1'-0"



PROPOSED SITE PLAN
 1/8" = 1'-0"

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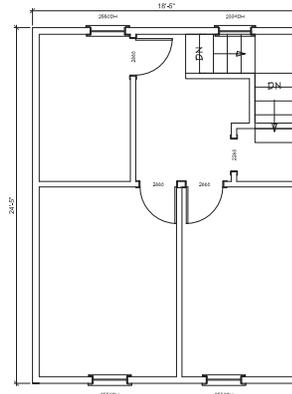
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PROPOSED SITE PLAN

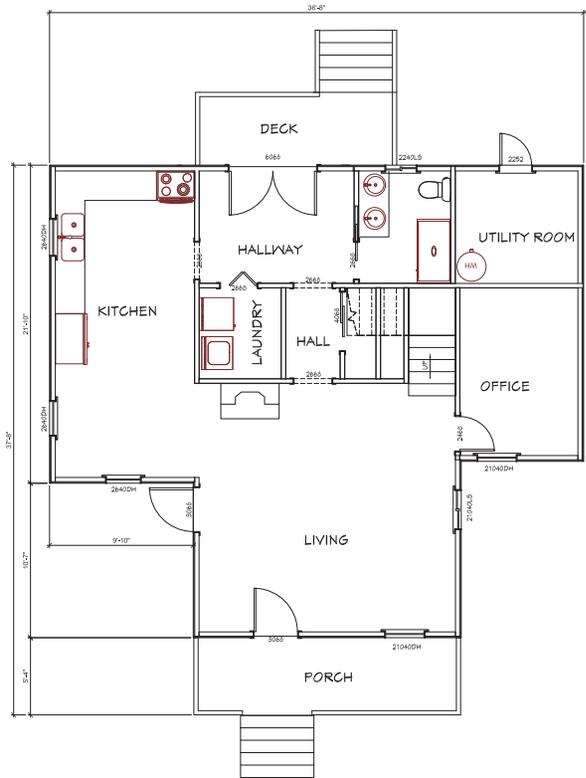
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 SANTA CLARA, CA

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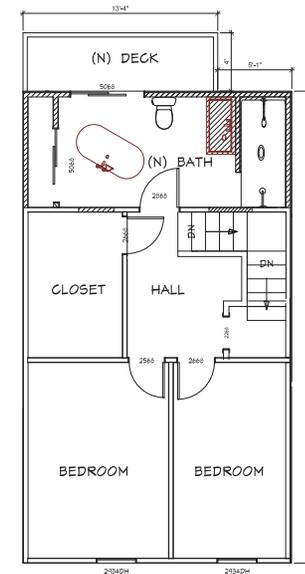
SHEET #
2



EXISTING 2nd. FLOOR PLAN
1/4" = 1'-0"



EXISTING 1st. FLOOR PLAN
1/4" = 1'-0"



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

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EXISTING FLOOR PLANS
 PROPOSED 2ND FLOOR PLAN

ADDITION TO 2ND FLOOR
HARPER RESIDENCE
 1110 PIERCE ST.
 SANTA CLARA, CA

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3



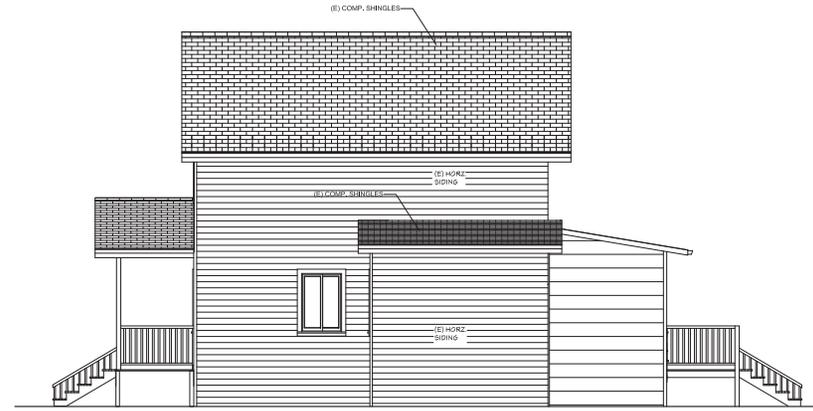
EXISTING REAR ELEVATION

1/4" = 1'-0"



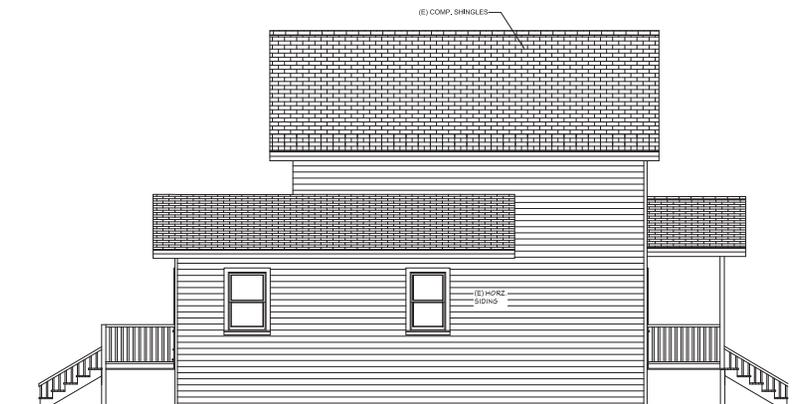
EXISTING FRONT ELEVATION

1/4" = 1'-0"



EXISTING RIGHT ELEVATION

1/4" = 1'-0"



EXISTING LEFT ELEVATION

1/4" = 1'-0"

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EXISTING ELEVATIONS

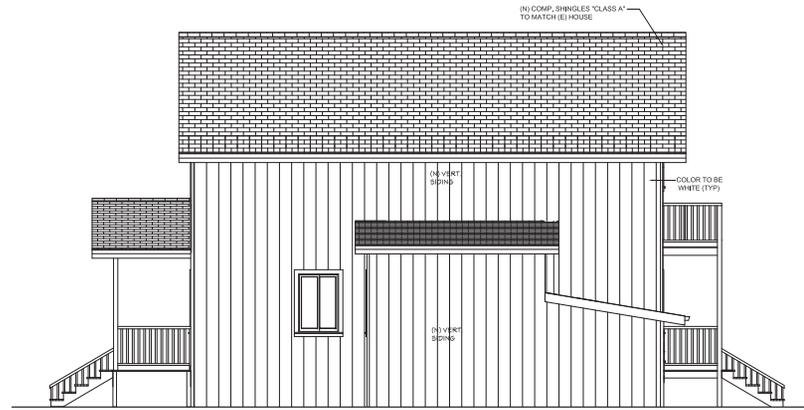
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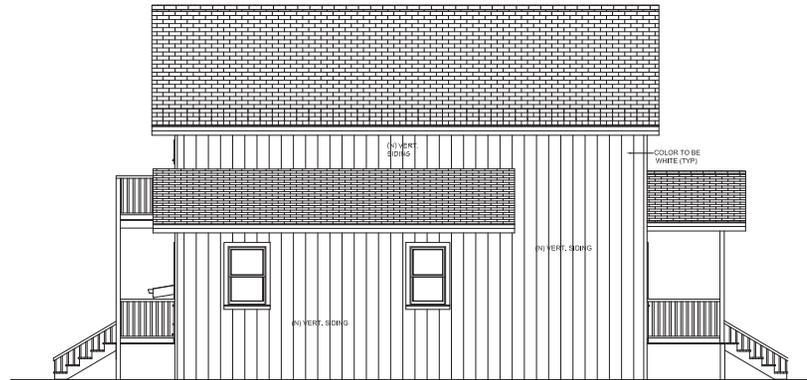
REAR ELEVATION
1/4" = 1'-0"



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



FRONT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

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 1000
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PROPOSED ELEVATIONS

SECOND FLOOR ADDITION FOR:
HARPER RESIDENCE
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