

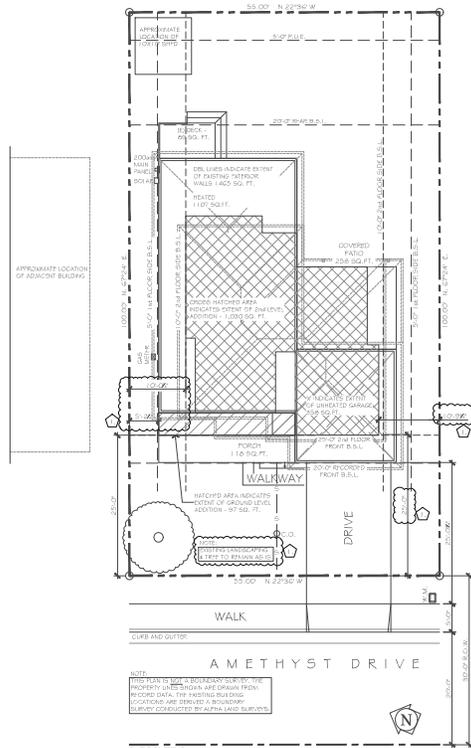
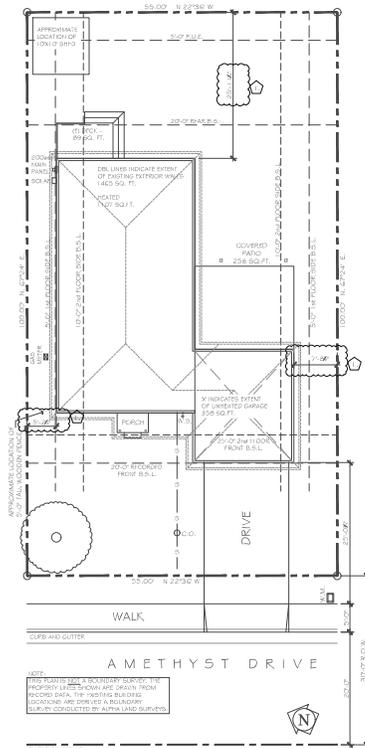




VICINITY MAP N.T.S.



FRONT COLOR RENDERING N.T.S.



DATE	11/17/26
BY	AWB
REVISION DATE	BY
1	AWB
2	AWB
3	AWB
4	AWB
5	AWB
6	AWB
7	AWB
8	AWB
9	AWB
10	AWB

ANOTHER SUCCESSFUL PROJECT BY

**ORCHARD**

HOME DESIGN

REMODELING DESIGN PROFESSIONALS, INC.

WWW.ORCHARDHOMEDSIGN.COM (408) 570-2666

REGISTERED ARCHITECTS AND ENGINEERS IN THE STATE OF CALIFORNIA LICENSE NO. 15555

EXISTING SITE PLAN

PROPOSED SITE PLAN

REMODEL TO:

**THE ERNST RESIDENCE**

2195 AMETHYST DRIVE

SANTA CLARA, CALIFORNIA 95051

(408) 625-3156



JOB NAME	PROJECT
JOB NO.	250105
DATE	08/20/25
DRAWN	AWB/BLL
REVISION DATE	BY
SCALE	AS SHOWN

ANOTHER SUCCESSFUL PROJECT BY  
**ORCHARD**  
 HOME DESIGN  
 REMODELING DESIGN PROFESSIONALS, INC.  
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 15200 WILSON AVENUE, SUITE 100, SAN JOSE, CA 95131

EXISTING FLOOR PLAN/  
 DEMOLITION PLAN

REMODEL TO:  
 THE ERNST RESIDENCE  
 2155 AMETHYST DRIVE  
 SAN JOSE, CALIFORNIA 95051  
 (408) 605-3156

SHEET  
**3**  
 OF 4 SHEETS

PROGRESS PRINTS - 1/2/25 - NOT FOR CONSTRUCTION - © 2025 - Remodeling Design Professionals, Inc

### SHEET INDEX

SHEET #	DRAWING TITLE
1	COVER SHEET
2	EXISTING SITE PLAN & PROPOSED SITE PLAN VEGETATION & COLOR PHOTO
3	EXISTING FLOOR DEMOLITION PLAN SHEET INDEX
4	PROPOSED MAIN FLOOR PLAN GENERAL NOTES
5	PROPOSED 2ND FLOOR PLAN GENERAL NOTES
6	ROOM FINISHES PLAN CONSTRUCTION DETAILS
7-8	EXTERIOR ELEVATIONS CONSTRUCTION DETAILS
9	CONSTRUCTION DETAILS CONSTRUCTION DETAILS
501	SURVEY BY OTHERS

### SCOPE OF WORK

BT SQ. FT. MAIN FLOOR, AND 1089 SQ. FT. SECOND FLOOR TO SINGLE FAMILY RESIDENCE WITH INTERIOR REMODELS TO THE FOLLOWING AREAS:

ITCHEN - 107 SQ. FT.  
 BREAKFAST ROOM - 75 SQ. FT.  
 BEDROOM #2 - 112 SQ. FT.  
 BATH #2 - 44 SQ. FT.  
 MASTER BATH - 50 SQ. FT.

### STANDARD SPECIFICATIONS

ALL NEW WINDOWS TO BE "MILGARD" DUAL GLAZED UNITS WITH VINYL FRAME OR EQUAL. ALL NEW WEST PACIFIC WINDOWS SHALL BE (QIA 12).

ALL NEW SQUARE SKYLIGHTS SHALL BE PLAN, TEMPERED, DUAL GLAZE BRONZE ANODIZED ALUMINUM FRAME UNITS AS MANUFACTURED BY "VELUX" (OR EQUAL). ALL NEW TUBE SKYLIGHTS SHALL BE "LUX MODEL" SUN TUNNEL UNITS AS MANUFACTURED BY "VELUX" (OR EQUAL). (A.M.P.G. #ER-0017).

ALL NEW EXTERIOR TRIM AND FINISH TO MATCH EXISTING.

### WALL LEGEND

	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	NEW WALLS / PROPOSED CONSTRUCTION

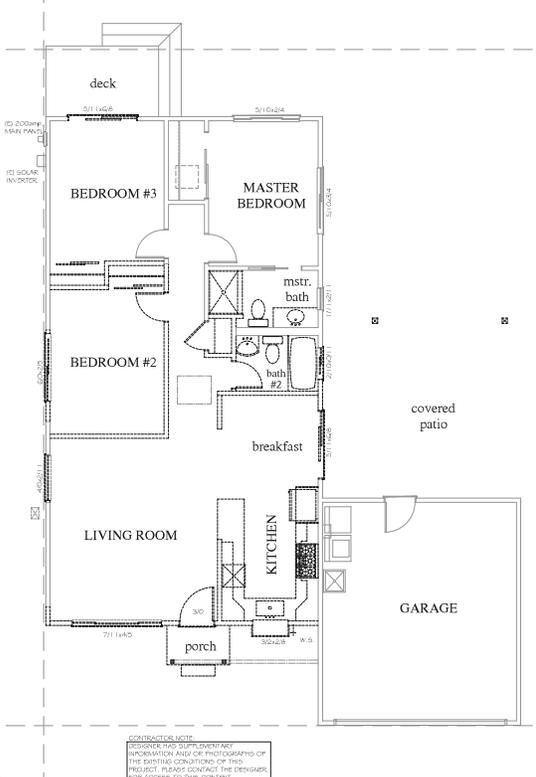
### DEMOLITION NOTES

DEMOLITION PLAN IS PROVIDED FOR REFERENCE ONLY. CONTRACTORS SHALL COORDINATE DEMOLITION CAREFULLY WITH FLOOR PLAN AND OTHER SHEETS WHICH INDICATE THE EXTENT AND NATURE OF THE REMOVAL. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. CONTRACTOR SHALL SUPPLY SHORING IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO REMOVING ANY SUPPORTING STRUCTURES.

### TECHNICAL INFO

A.P.N. #	227-336-042	
PROJECT ADDRESS	2155 AMETHYST DRIVE	
OWNER	JONATHAN & KELLY ERNST	
DESIGNED FOR	15662 MAIN STREET	
DESIGNATION	5,500 SQ. FT.	VERY LOW DENSITY RESIDENTIAL
CONSTRUCTION TYPE	V-B	
BUILDING OCCUPANCY GROUP	R-301	
APPLICABLE CODES	2022 C.C.C., C.B.C., C.N.C., C.E.C., C.P.C., C.A., I.B.C. 2021	
	4 CAL. GREEN BUILDING STANDARDS CODES	
(G) RESIDENCE AREA (HEATED)	1107	Ⓢ
(P) FIRST FLOOR ADDITIONS (HEATED)	97	Ⓢ
(P) SECOND FLOOR ADDITIONS (HEATED)	1030	Ⓢ
NEW TOTAL FLOOR AREA	2234	Ⓢ
EXISTING GARAGE AREA	208	Ⓢ
TOTAL HEATED + UNHEATED	2592	Ⓢ

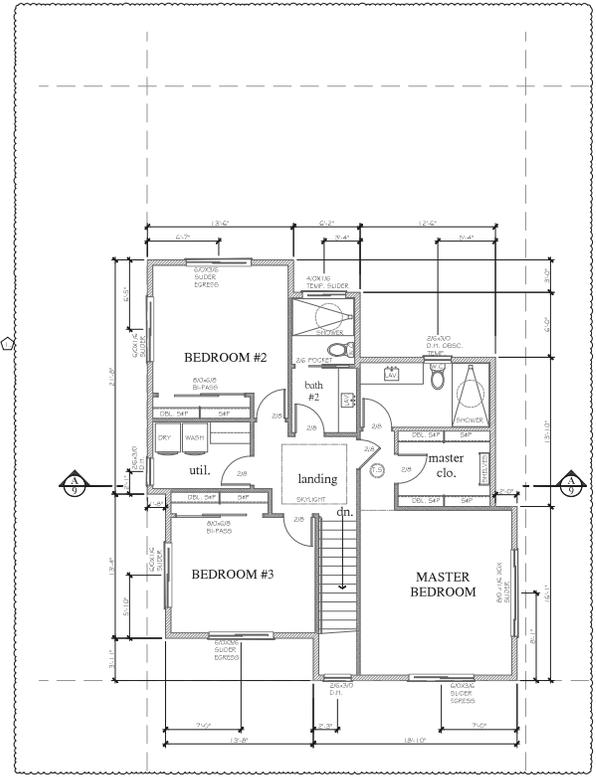
PROJECT DATA	
FLOOD ZONE DESIGNATION:	X
LOT AREA:	5,500 sq ft
(E) PORCH COVERAGE:	394 SQ FT
(P) PORCH COVERAGE:	465 SQ FT
(E) TOTAL BUILDING COVERAGE:	1,659 SQ FT = 34%
(P) TOTAL BUILDING COVERAGE:	2,027 SQ FT = 37%
(E) FLOOR AREA RATIO:	1,465 SQ FT = 27%
(P) FLOOR AREA RATIO:	2,592 SQ FT = 47%
COMMON LIVING AREA %:	788 SQ FT = 35%
(P) FIRST FLOOR SQ FT:	1562 SQ FT (w/ GARAGE)
(P) SECOND FLOOR SQ FT & PERCENTAGE OF 1st FLOOR (OF 1st FLR):	1030 SQ FT = 66%
NUMBER OF BEDROOMS:	(E) = 3 (P) = 5
NUMBER OF BATHROOMS:	(E) = 2 (P) = 3.5



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

CONTRACTOR NOTE:  
 OWNER HAS SUPPLEMENTED INFORMATION AND/OR PHOTOGRAPHS OF THE EXISTING CONDITIONS OF THIS PROJECT. PLEASE CONTACT THE DESIGNER FOR ACCESS TO THIS CONTENT.





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

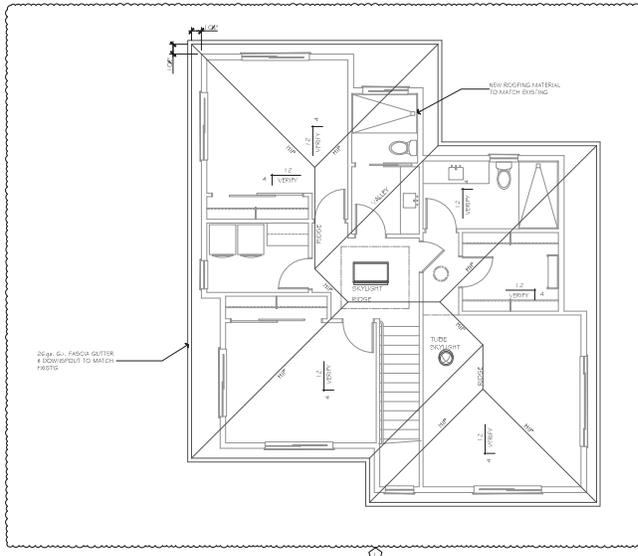


JOB NAME	SPRINT
JOB NO.	2531025
DATE	08/20/23
DRAWN	ADD/BLT
REVISION DATE	BY
SCALE	AS SHOWN

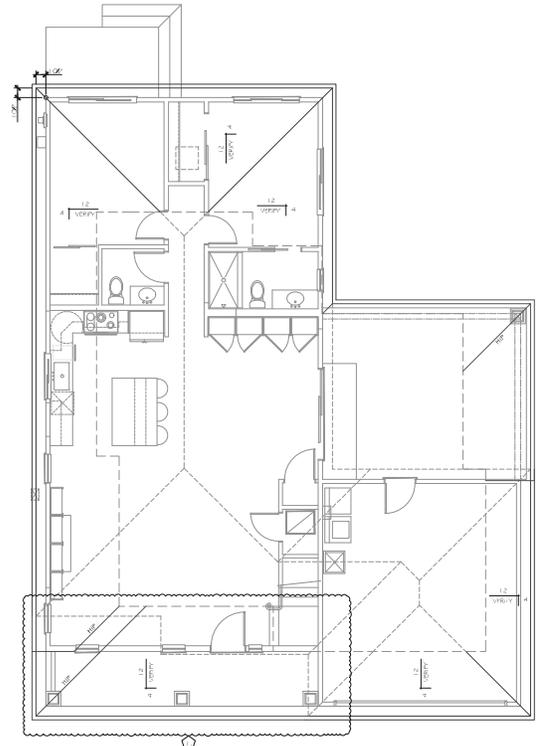
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**ORCHARD** HOME DESIGN  
 REMODELING DESIGN PROFESSIONALS, INC.  
 WWW.ORCHARDHOMEDSIGN.COM (408) 370-2666  
 2531025-02-000-0000-0000-0000

REMODEL TO:  
**THE ERNST RESIDENCE**  
 2105 ALBERT DRIVE  
 SANTA CLARA, CALIFORNIA 95051  
 (408) 625-3156

PROPOSED 2nd FLOOR  
 SHEET  
**5**  
 OF 6 SHEETS



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



1st FLOOR ROOF PLAN 1/4" = 1'-0"



JOB NAME	SPRINT
FORM NO.	2501025
DATE	08/20/23
DRAWN	AND BELL
REVISION DATE	BY
1	08/20/23
2	08/20/23
3	08/20/23

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 REMODELING DESIGN PROFESSIONALS, INC.  
 WWW.ORCHARDHOMEDSIGN.COM (408) 570-2666  
 2525 WILSON AVENUE, SUITE 100, SAN JOSE, CA 95128

REMODEL TO:  
**THE ERNST RESIDENCE**  
 2195 ALBERT DR. #100  
 SANTA CLARA, CALIFORNIA 95051  
 (408) 625-3156

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SHEET  
**6**  
 OF 6 SHEETS





JOB NAME	WOOD
JOB NO.	250105
DATE	08/20/25
DRAWN	AKB/BL
REVISION DATE	BY

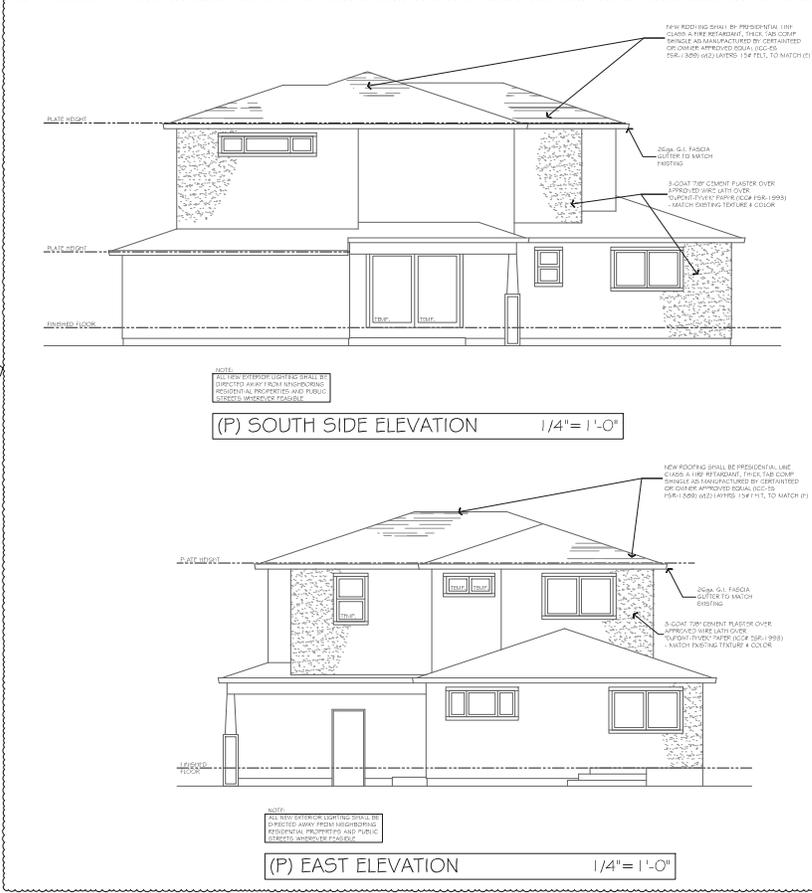
ANOTHER SUCCESSFUL PROJECT BY

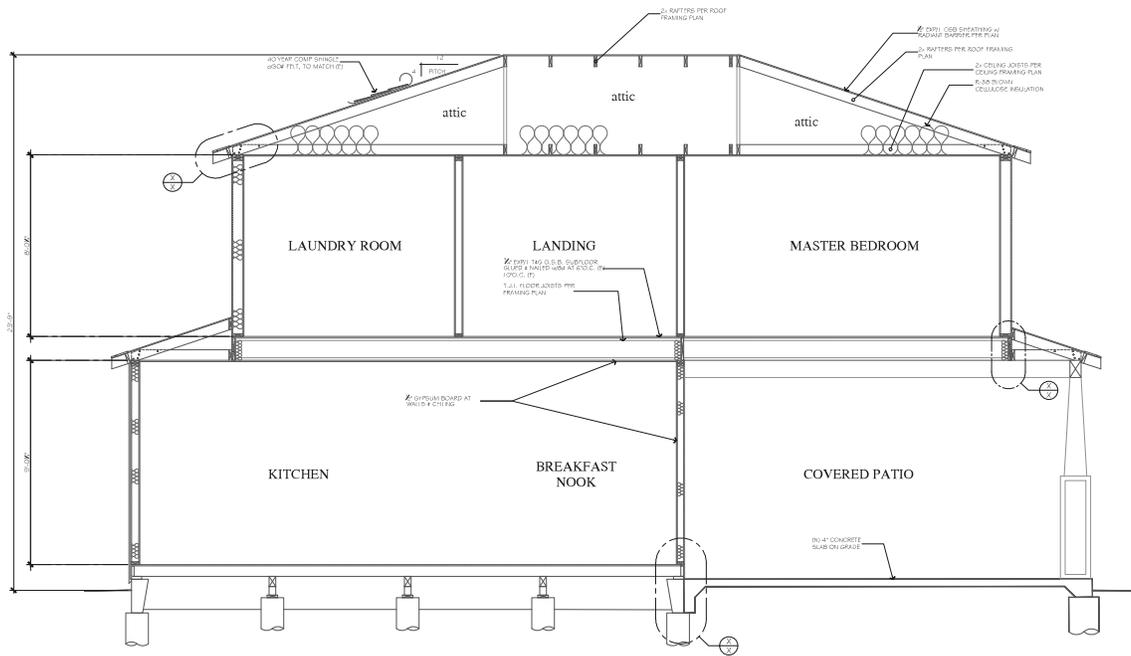
**ORCHARD**  
HOME  
DESIGN

REMODELING DESIGN PROFESSIONALS, INC.  
WWW.ORCHARDHOMEDSIGN.COM (408) 570-2566  
DESIGNER/PROJECT MANAGER: CALI DENALI 9505

EXTERIOR ELEVATIONS

REMODEL TO:  
**THE ERNST RESIDENCE**  
2108 AUNTIE DRIVE  
SANTA CLARA, CALIFORNIA 95051  
(408) 605-3156





⊕ CONSTRUCTION SECTION 1/2" = 1'-0"



JOB NAME	PROJECT
JOB NO.	250105
DATE	08/20/25
DRAWN	AK-BL
REVISION DATE	BY
1	02/20/25
2	

ANOTHER SUCCESSFUL PROJECT BY  
**ORCHARD** HOME DESIGN  
 REMODELING DESIGN PROFESSIONALS, INC.  
 WWW.ORCHARDHOMEDSIGN.COM (408) 570-2666  
 15000 BIRCHWOOD DRIVE, SUITE 100, SAN JOSE, CA 95131

CONSTRUCTION SECTIONS  
 CONSTRUCTION DETAILS

REMODEL TO:  
**THE ERNST RESIDENCE**  
 2108 ALBERT DRIVE  
 SANTA CLARA, CALIFORNIA 95051  
 (408) 625-3156

