

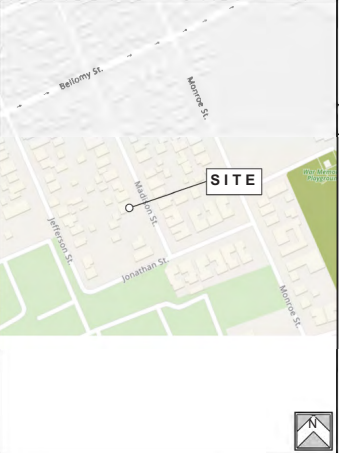
GENERAL NOTES

- ALL WORK, MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE FOLLOWING CODES:
 2022 CALIFORNIA RESIDENTIAL CODE AND AMENDMENTS
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA GREEN BUILDING CODE
 2022 CALIFORNIA ENERGY CODE
 AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THIS PROJECT LOCATION.
- ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
- THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS, OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMANCE OF ANY WORK IN QUESTION.
- WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, THESE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS.
- DO NOT SCALE DRAWINGS. DIMENSIONS NOT GIVEN ARE TO BE CALCULATED IN THE FIELD FROM AVAILABLE DATA ELSEWHERE IN THESE SET OF PLANS. JOB SPECIFICATIONS (IF APPLICABLE), AND/OR MANUFACTURER'S SPECIFICATIONS.
- DIMENSIONS MARKED "CLEAR" OR "CLR." SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES.
- "SMA" SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR THE SIMILAR CONDITIONS THROUGHOUT.
- ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- THESE DRAWINGS ARE THE SOLE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION, COPYING, ALTERATION, OR USE OF THESE DRAWINGS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED AND PUNISHABLE BY LAW.

APN:	289-41-030		
ZONING:	R1-6		
OCCUPANCY:	R-3, U		
CONSTRUCTION TYPE:	SN (NO FIRE SPRINKLERS)		
FLOOD ZONE:	X		
NET LOT AREA:	8,960 SF		
HABITABLE FLOOR AREA:	EXISTING	CHANGE IN	TOTAL
MAN RESIDENCE			
1ST FLOOR	1,393 SF	+598 SF	1,991 SF
BASEMENT	0 SF	+558 SF (1)	558 SF
TOTAL	1,393 SF	+1148 SF	2,539 SF
NON-HABITABLE FLOOR AREA	EXISTING	CHANGE IN	TOTAL
GARAGE	364 SF	+ 307 SF	671 SF
BASEMENT (2)	933 SF	NONE	933 SF
BRICK CHIMNEY (EXTERNAL)	8 SF	NONE	8 SF
STORAGE SHED	126 SF	NONE	126 SF
COVERED PORCHES:	EXISTING	CHANGE IN	TOTAL
RESIDENCE ENTRY PORCH	95 SF	NONE	95 SF
GARAGE SIDE PORCH	256 SF	-256 SF	0 SF
LOT COVERAGE:	EXISTING	PROPOSED	ALLOWED
	2,238 SF (25.0%)	2,877 SF (32.1%)	3,580 SF (40%)

NOTES

- THE TYPED SQUARE FOOTAGE IS ONLY COUNTED ON THE 1ST FLOOR. THIS IS WHY THE ADDED BASEMENT SQUARE FOOTAGE IS 34 SF LESS THAN THE ADDED 1ST FLOOR SQUARE FOOTAGE.
- THE EXISTING BASEMENT HAS AN 8'0" CLEARANCE OF 4'4" TO THE UNDERSIDE OF GROUND AND IS USED FOR MECHANICAL (FURNACE, WATER HEATER AND STORAGE). THERE ARE NO WINDOWS IN THE BASEMENT.



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ARCHITECT
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PROJECT TEAM 4

SCOPE OF WORK

- REAR ADDITION TO ACCOMMODATE: MASTER BEDROOM WITH WALK-IN CLOSET AND ENSUITE BATHROOM, LAUNDRY, STORAGE CLOSETS, SIDE ENTRY AND GUEST SUITE AT BASEMENT.
- CONVERT EXISTING BEDROOM INTO A FAMILY ROOM.
- REMOVE EXISTING LAUNDRY AREA AND BASEMENT STAIRS AND CONVERT SPACE TO LARGER KITCHEN.
- DEMOLISH (E) 1-CAR GARAGE AND BUILD NEW 2-CAR GARAGE.

ARCHITECTURAL

A1.0 PROJECT INFO, SITE PLAN
 A2.0 1ST FLOOR DEMOLITION
 A2.1 BASEMENT DEMOLITION
 A3.0 PROPOSED 1ST FLOOR PLAN
 A3.1 2PROPOSED BASEMENT PLAN
 A4.0 ROOF PLAN - HOUSE, ROOF PLAN (E) GARAGE
 ROOF PLAN - (N) GARAGE
 A5.0 EXISTING BUILDING ELEVATIONS
 A5.1 PROPOSED BUILDING ELEVATIONS
 A5.2 DETAILS

HISTORIC PRESERVATION

HP1 HISTORIC PRESERVATION PLAN

Architect

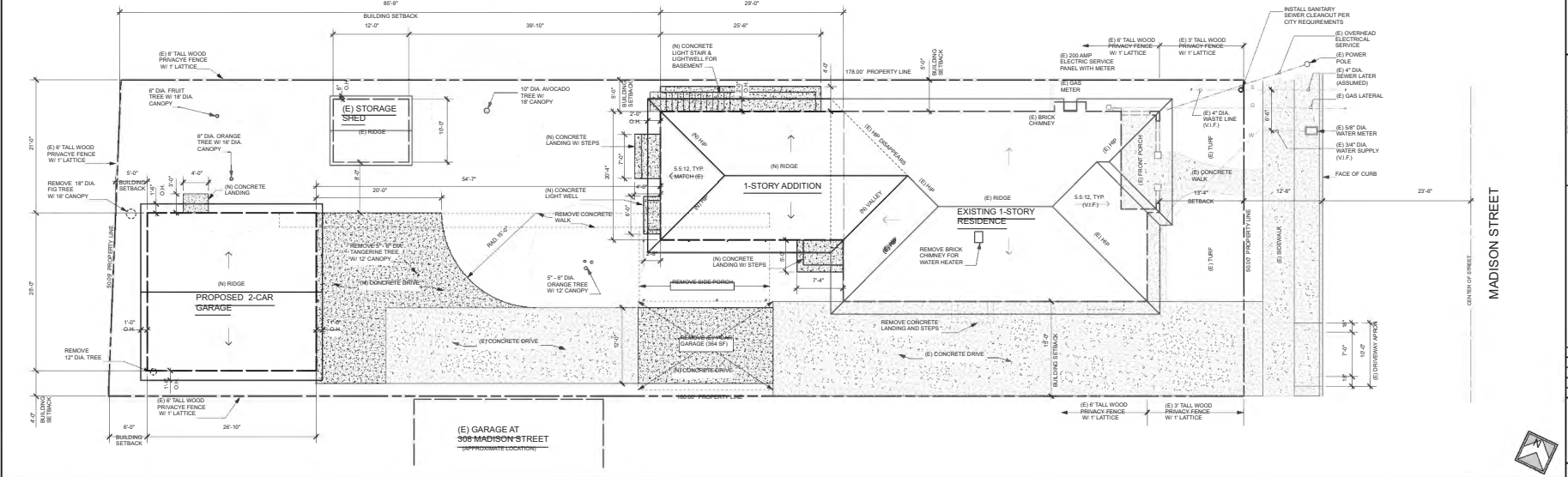
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ABBREVIATIONS	8	GENERAL NOTES	7	PROJECT INFO	6	LOCAL MAP	5	SCOPE OF WORK	3	SHEET INDEX	2
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REAR YARD AREA CALC:
 REAR YARD REQUIRED = 50x20x.60 = 600 SF
 REAR YARD PROVIDED = (4x20)+(25' x 20')+(5.5' x 25') = 717.50 SF



SITE PLAN

1 OF 10 SHEETS

2023-01_TRAN_202301.dwg

ADDITION & REMODEL TO THE RESIDENCE AT:

324 MADISON STREET
 SANTA CLARA, CA 95050
 APN: 289-41-030

JURISDICTION APPROVAL STAMP

REVISION

NO.	DATE	DESCRIPTION
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PROJECT INFORMATION
 SITE PLAN

DRAWING NO. **A1.0**

DEMOLITION KEYNOTES

- 1 REMOVE SECTION OF WALL TO ACCOMMODATE NEW OPENING. CAREFULLY SALVAGE EXISTING TRIM & BASEBOARD FOR REUSE.
- 2 CAREFULLY REMOVE VINTAGE DOOR AND SALVAGE DOOR, DOOR HARDWARE, & DOOR TRIM FOR REUSE. SEE DOOR SCHEDULE FOR DOORS TO BE REUSED.
- 3 REMOVE EXISTING CABINETS, COUNTERS, BACKSPLASH, SINK, FACETS, TUB, SHOWER, TOILET, MIRROR, MEDICINE CABINET, ETC. AND DISCUSS WITH HOMEOWNER WHICH ITEMS TO BE SALVAGED OR DISPOSED OF.
- 4 REMOVE LAMINATE FLOORING.
- 5 REMOVE TILE FLOOR, CABINETS, COUNTERS, BACKSPLASH, SINK, FACETS, TUB, SHOWER, TOILET, MIRROR, MEDICINE CABINET, ETC. AND DISCUSS WITH HOMEOWNER WHICH ITEMS TO BE SALVAGED OR DISPOSED OF.
- 6 REMOVE BRICK CHIMNEY COMPLETELY FROM BASEMENT THROUGH ROOF.
- 7 REMOVE STAIR TO MECHANICAL / STORAGE BASEMENT.

DEMOLITION LEGEND

- WALL TO REMAIN
- - - - WALL TO REMOVE
- · - · - · ITEM TO REMAIN
- · - · - · ITEM TO REBUILD

SYMBOL LEGEND


- (G) GAS SUPPLY STUB-OUT
- (E) 3/4" OAK WOOD FLOORING
- (E) 1/4" DOUGLAS FIR FLOORING
- (L) LOW WALL RETURN AIR REGISTER
- (F) FLOOR SUPPLY AIR REGISTER

DEMOLITION PLAN GENERAL NOTES

1. ATTENTION ALL WORKERS: THIS IS A HISTORIC STRUCTURE RECOGNIZED BY THE CITY AS A HISTORIC RESOURCE AND THEREFORE GREAT CARE SHOULD BE TAKEN WHEN WORKING ON THE STRUCTURE. PRIOR TO COMMENCEMENT OF WORK ALL WORKERS MUST DIRECTLY INFLUENCE BUT NOT PENALIZED AND POTENTIAL LOSS OF PROPERTY TAX SAVINGS APPLIES TO ALL ACT PROPERTIES TO THE HOMEOWNER. IF THERE ARE ANY QUESTIONS ABOUT WHICH ITEMS ARE TO BE REMOVED THIS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR THIS PROJECT PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
3. CEASE OPERATION AND NOTIFY OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
4. PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE(S). PROVIDE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. ASSUME LIABILITY FOR SUCH MOVEMENT.
5. GENERAL CONTRACTOR SHALL EXERCISE REASONABLE PRECAUTION IN THE PROTECTION OF ALL EXISTING FINISHES TO REMAIN AND/OR EXISTING SUBSTITUTES TO RECEIVE NEW FINISH. SCHEDULE AND COORDINATE ALL TRADES TO ELIMINATE DAMAGE TO ALL FLOOR MATERIALS, ONCE INSTALLED. PROVIDE PROTECTIVE COVERINGS FOR ALL FLOOR, WALL AND CEILING FINISHES TO REMAIN IN THE PROJECT AREA AND FOR ALL FINISHES WHICH MAY BE SUBJECT TO TRAFFIC OR CONSTRUCTION ACTIVITY IN ADJACENT AREAS. PROVIDE PROTECTIVE COVERING FOR ALL WINDOWS AND OTHER GLASS TO REMAIN. PROVIDE IMPACT PROTECTION FOR ALL INTERIOR FINISHES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT EACH SUBCONTRACTOR CLEANS UP AND REMOVES, DAILY ANY AND ALL DEBRIS GENERATED BY CONSTRUCTION OPERATIONS, MAKING READY FOR ALL SUBSEQUENT SUBCONTRACTORS.

Architect

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REVISION	MARK	DATE	DESCRIPTION

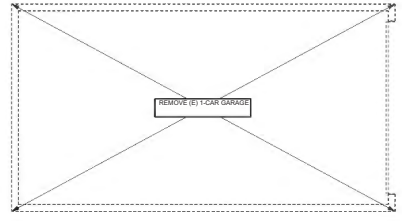
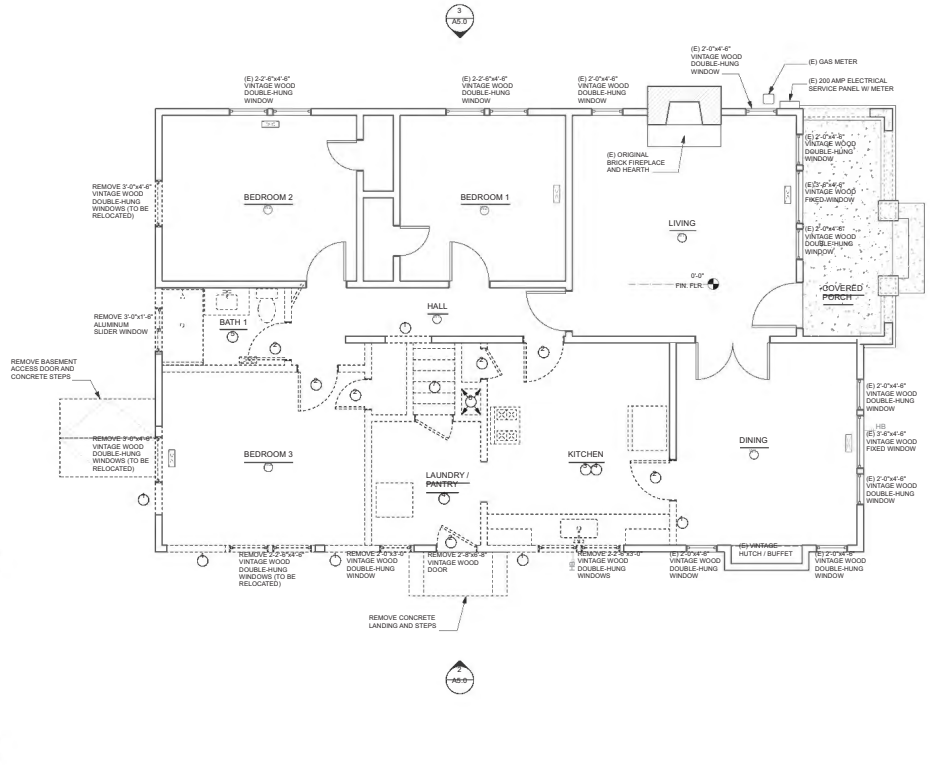
JURISDICTION APPROVAL STAMP

TITLE	PLANNING APPLICATION
PROJECT #	202301
DRAWN BY	RSB
CHECKED BY	RSB
DATE	12/20/23
SHEET TITLE	1ST FLOOR DEMOLITION

DRAWINGS NO. **A2.0**

1 OF 10 SHEETS

2023-01_TRAN_12023.rvt



EXISTING 1ST FLOOR PLAN W/ DEMOLITION

DEMOLITION LEGEND

—————	WALL TO REMAIN
-----	WALL TO REMOVE
.....	ITEM TO REMAIN
-----	ITEM TO REMOVE

- DEMOLITION PLAN GENERAL NOTES**
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 - CEASE OPERATION AND NOTIFY OWNER IMMEDIATELY IF SAFETY OF STRUCTURES APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
 - PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURES. PROVIDE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. ASSUME LIABILITY FOR SUCH MOVEMENT.
 - GENERAL CONTRACTOR SHALL EXERCISE REASONABLE PRECAUTION IN THE PROTECTION OF ALL EXISTING FINISHES TO REMAIN AND/OR EXISTING SUBSTRATES TO RECEIVE NEW FINISH. SCHEDULE AND COORDINATE ALL TRADES TO ELIMINATE DAMAGE TO ALL FLOOR MATERIAL. ONCE INSTALLED PROVIDE PROTECTIVE COVERINGS FOR ALL FLOOR, WALL AND CEILING FINISHES TO REMAIN IN THE PROJECT AREA AND FOR ALL FINISHES WHICH MAY BE SUBJECT TO TRAFFIC OR CONSTRUCTION ACTIVITY IN ADJACENT AREAS. PROVIDE PROTECTIVE COVERING FOR ALL WINDOWS AND OTHER GLASS TO REMAIN. PROVIDE IMPACT PROTECTION FOR ALL INTERIOR FINISHES.
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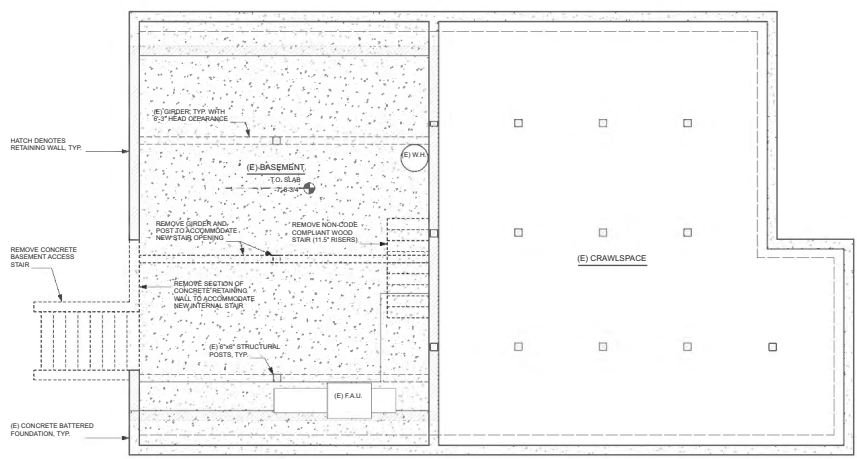
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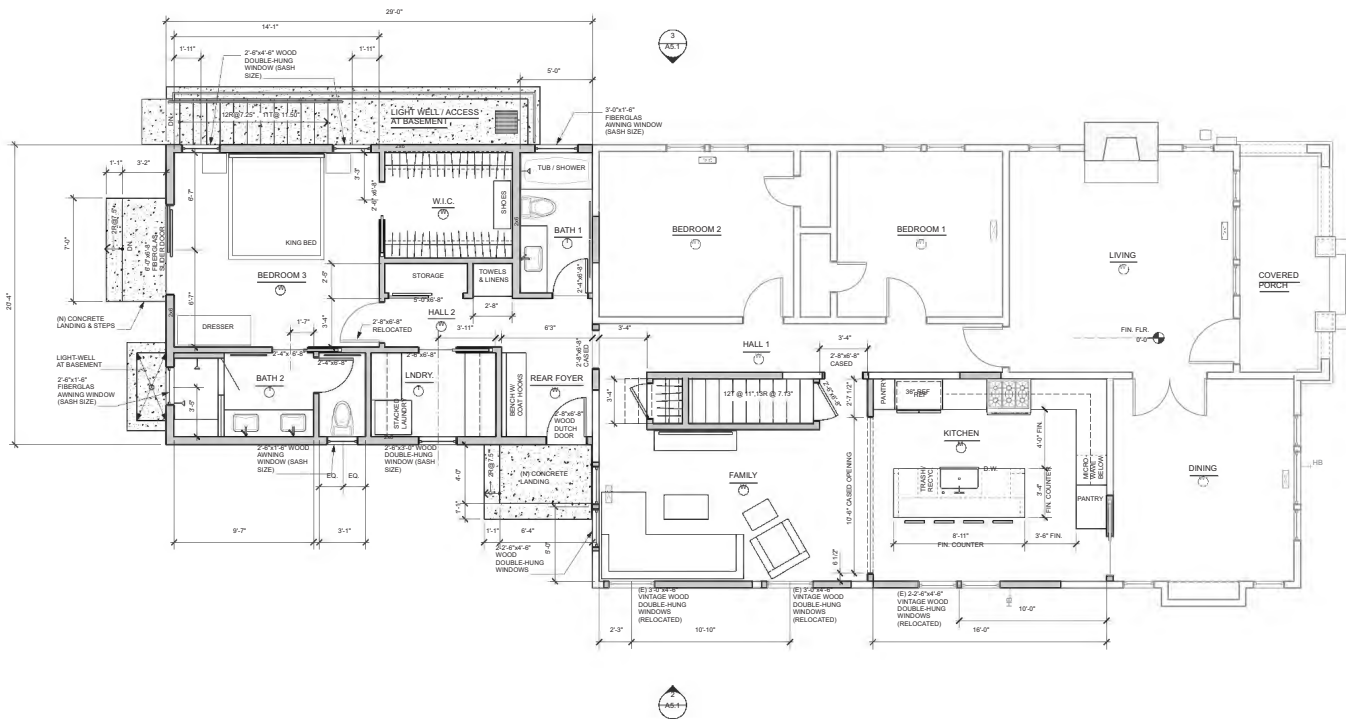
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PROJECT #	2023-01
DRAWN BY	RSMA
CHECKED BY	RSMA
REVISION DATE	06/06/23
SHEET TITLE	BASEMENT DEMOLITION

DRAWINGS NO. **A2.1**

OF 10 SHEETS

2023-01_TRAN_10223.vlx

EXISTING BASEMENT PLAN W/ DEMOLITION



- FLOOR PLAN SYMBOLS / LEGEND.**
- (E) WALL
 - (N) 2x4 STUDS @ 16" O.C.
 - (N) 2x6 STUDS @ 16" O.C. (OR SIZE AS INDICATED)
 - HOSE EBB w/ NON-REMOVABLE BACKFLOW PREVENTER
 - GAS FIT-UP KIT SIZE AND LOCATE PER MANUFACTURER'S REQUIREMENTS ***SERVICE UPGRADE MAY BE REQUIRED***
 - (M) MARMOLEUM FLOORING
 - (P) PORCELAIN TILE FLOORING OVER FLOATED MORTAR WITH LATH AND PAPER BACKING
 - (S) SOLID WOOD - 3/4" OAK FLOORING
 - (T) SOLID WOOD - 1/4" FIR T&G FLOORING
 - (R) TOE-KICK SUPPLY AIR REGISTER
 - (F) FLOOR SUPPLY AIR REGISTER
 - (C) CEILING SUPPLY AIR REGISTER
 - (R) CEILING RETURN AIR REGISTER

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REVISION

JURISDICTION APPROVAL STAMP

TITLE: PLANNING APPLICATION
PROJECT #: 202301
DRAWN BY: RMA
CHECKED BY: RMA
REVISION DATE: 06/06/23

1ST FLOOR PLAN

DRAWING NO.

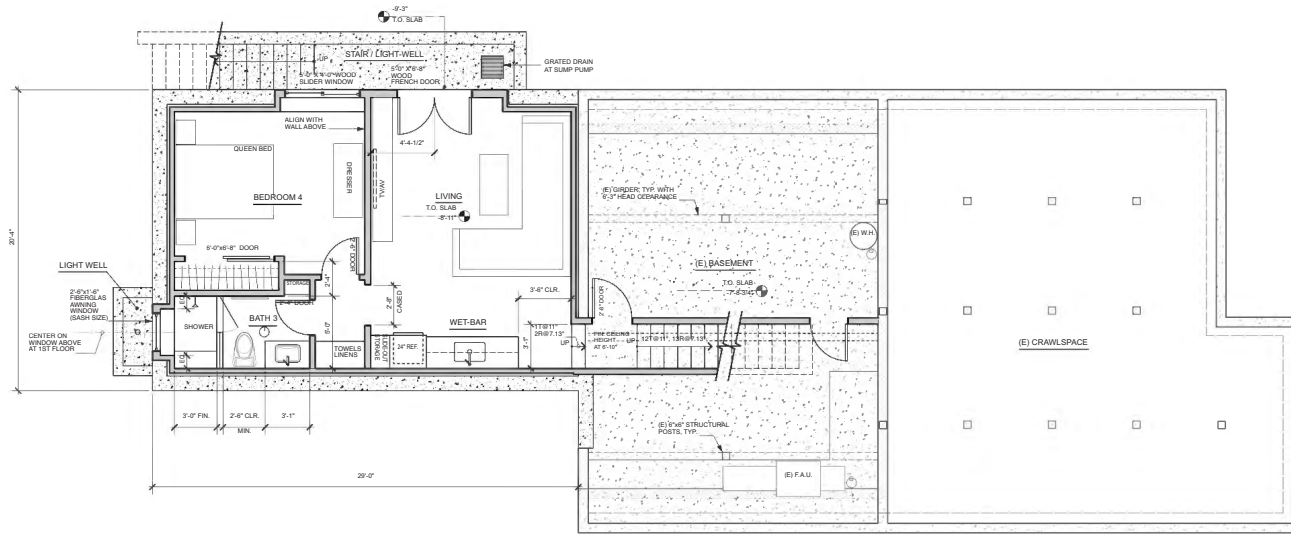
A3.0

PROPOSED 1ST FLOOR PLAN

1 OF 10 SHEETS

2023-01_TRAN_V2023.rvt 10/25/23

- FLOOR PLAN SYMBOLS / LEGEND**
- (E) WALL
 - (N) 2X4 STUDS @ 16" O.C.
 - (N) 2X6 STUDS @ 16" O.C. (OR SIZE AS INDICATED)
 - HOSE BIBB w/ NON-REMOVABLE BACKFLOW PREVENTER
 - QAS STUD-OUT SIZE AND LOCATE PER MANUFACTURER'S REQUIREMENTS
SERVICE UPGRADE MAY BE REQUIRED
 - PORCELAIN TILE FLOORING



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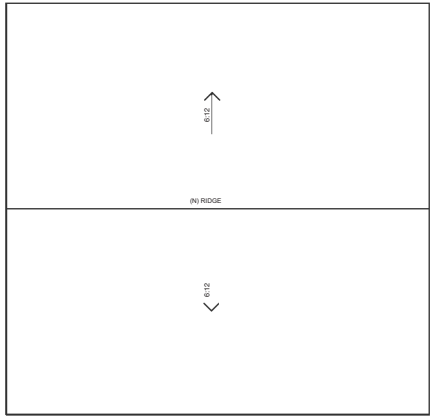
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ISSUE	PLANNING APPLICATION
PROJECT #	202301
DRAWN BY	RSB
CHECKED BY	RSB
ISSUE DATE	06/06/23

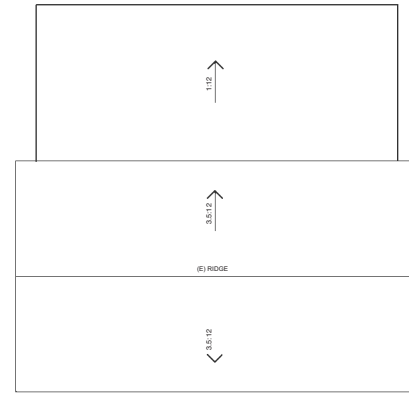
SHEET TITLE
BASEMENT PLAN

DRAWING NO.
A3.1



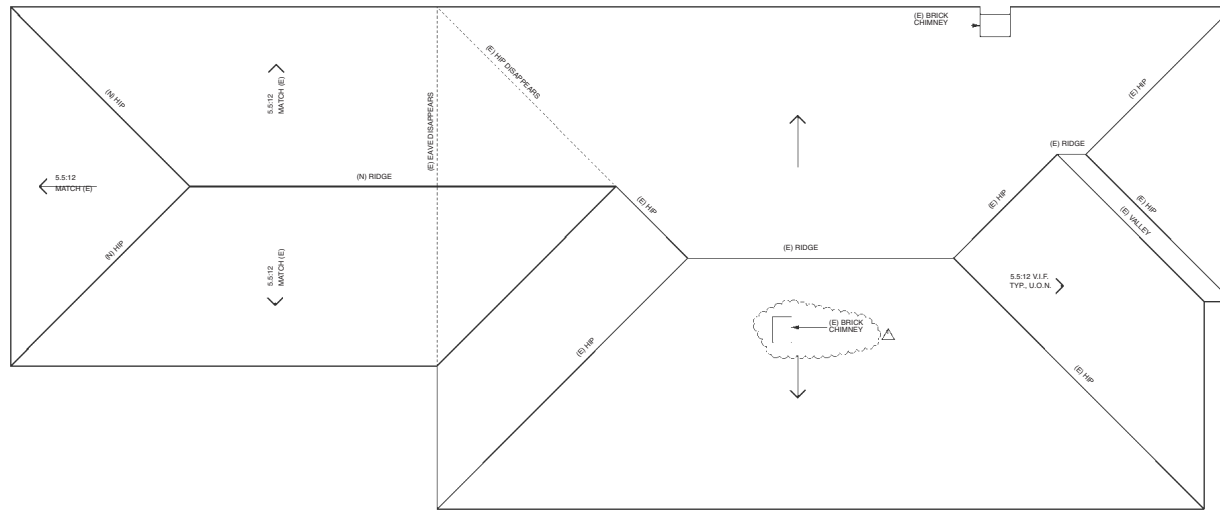
ROOF PLAN - (N) GARAGE

1/4" = 1'-0" 3



ROOF PLAN - (E) GARAGE

1/4" = 1'-0" 2



ROOF PLAN - HOUSE

1/4" = 1'-0" 1

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REVISION	MARK	DATE	PER M.C. COMMENTS	DESCRIPTION
		1/20/23	PER M.C. COMMENTS	

JURISDICTION APPROVAL STAMP

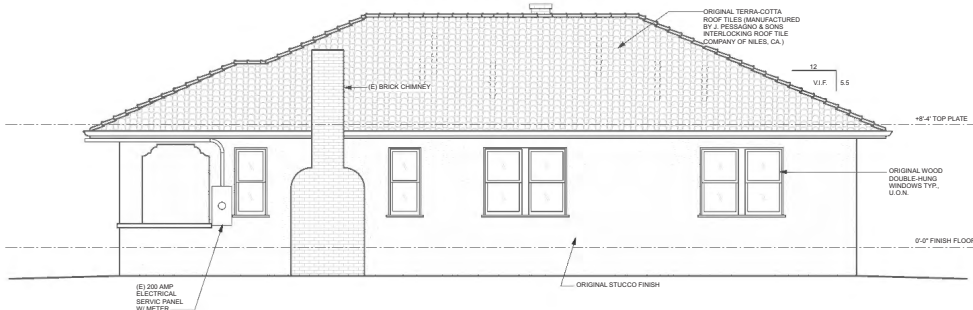
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PROJECT #	202301
DRAWN BY	RRM
CHECKED BY	RRM
DATE	01/20/23
SHEET TITLE	

ROOF PLAN - HOUSE
ROOF PLAN - (E) GARAGE
ROOF PLAN - (N) GARAGE

DRAWING NO.

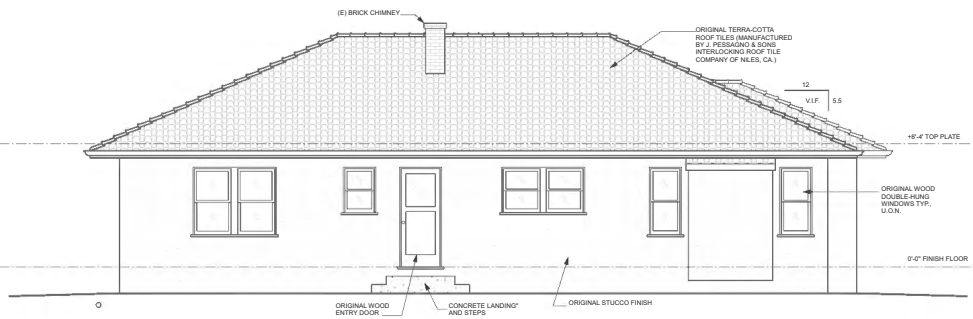
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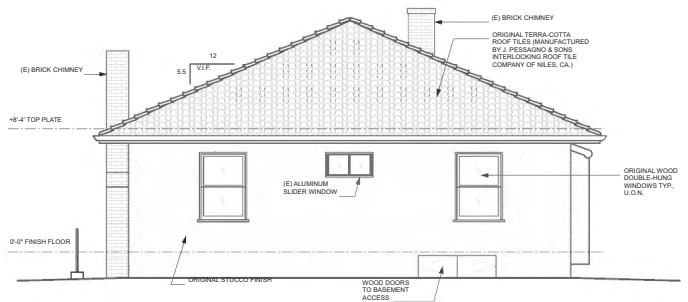
EXISTING RIGHT ELEVATION

1/4" = 1'-0" 3



EXISTING LEFT ELEVATION

1/4" = 1'-0" 2



EXISTING REAR ELEVATION

1/4" = 1'-0" 4



EXISTING FRONT ELEVATION

1/4" = 1'-0" 1

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REVISION	DATE	DESCRIPTION

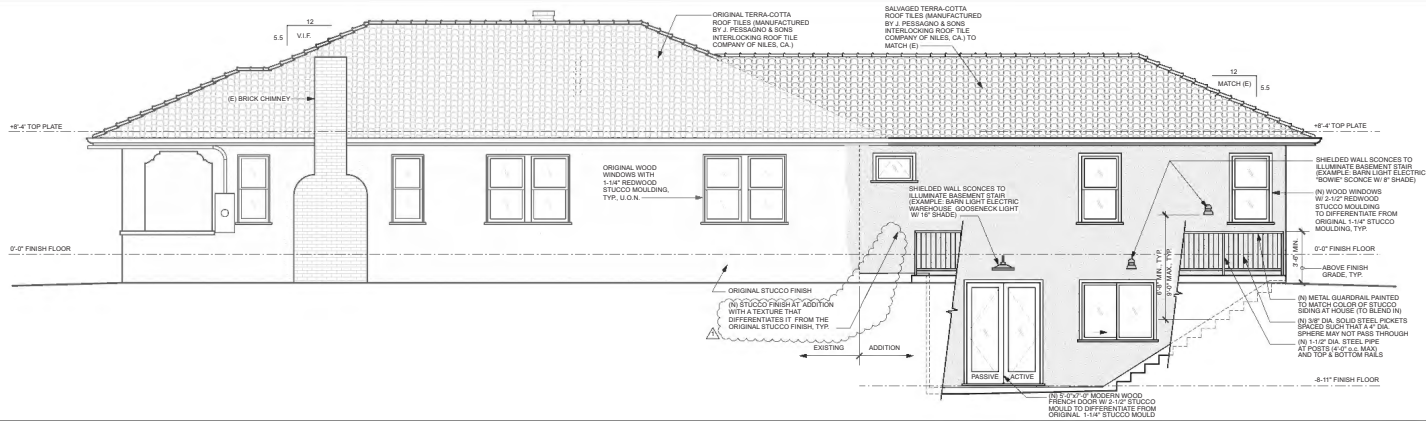
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TITLE	PLANNING APPLICATION
PROJECT #	202301
DRAWN BY	RMA
CHECKED BY	RMA
DATE	09/20/23
SHEET TITLE	EXISTING ELEVATIONS

DRAWINGS NO. **A5.0**

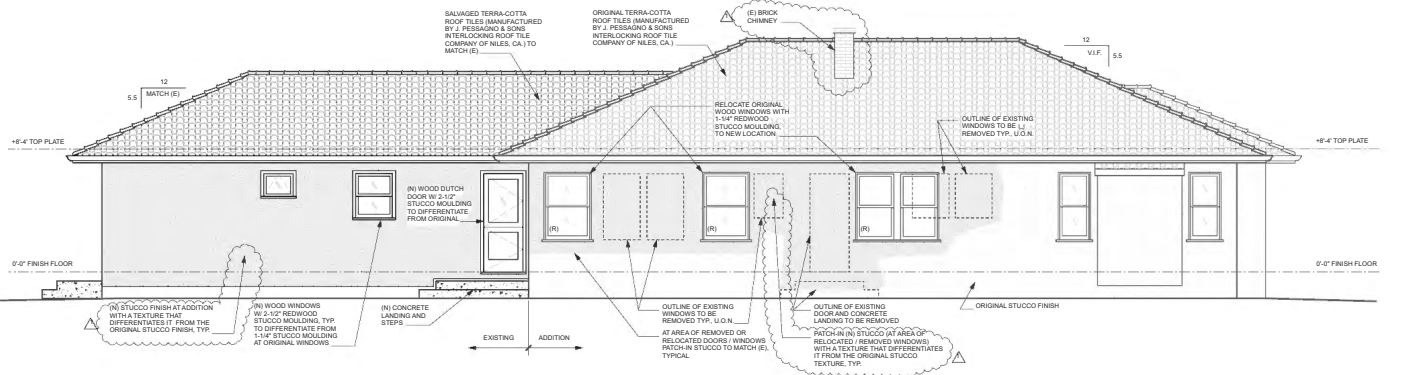
OF 10 SHEETS

2023-01_TRAN_10223.vrx 10/23/23



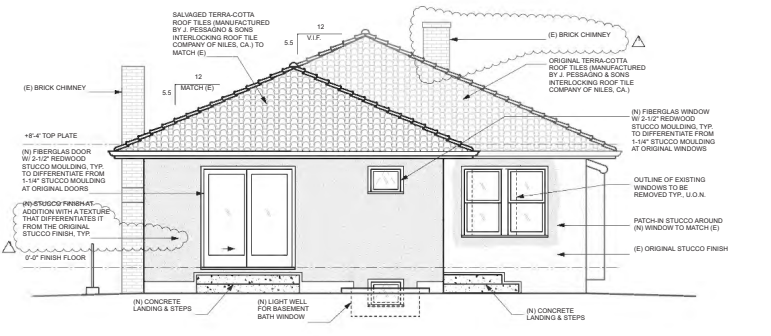
PROPOSED RIGHT ELEVATION

1/4" = 1'-0"	3
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PROPOSED LEFT ELEVATION

1/4" = 1'-0"	2
--------------	---



PROPOSED REAR ELEVATION

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



PROPOSED FRONT ELEVATION

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

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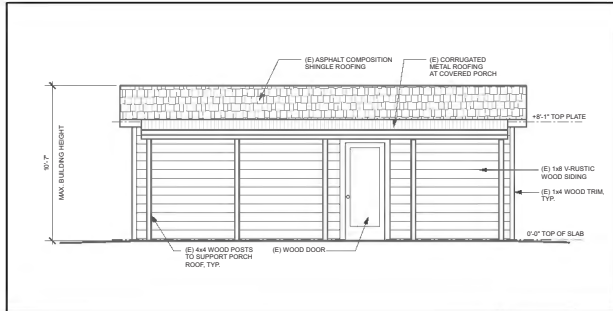
REVISION	MARK	DATE	DESCRIPTION
1		1/20/23	PER H.C. COMMENTS

JURISDICTION APPROVAL STAMP

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PROJECT #	202301
DRAWN BY	RMA
CHECKED BY	RMA
DESIGNED BY	RMW
SHEET TITLE	PROPOSED ELEVATIONS

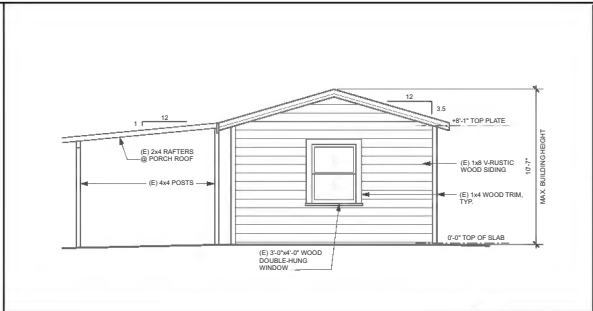
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OF 10 SHEETS



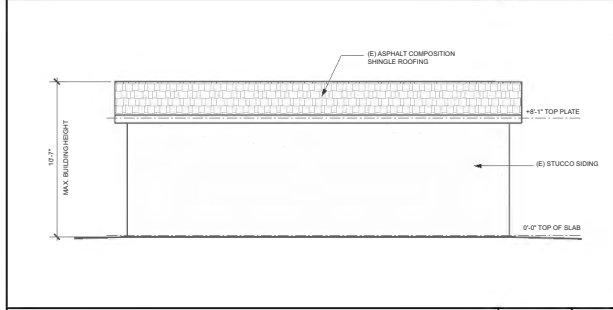
GARAGE - EXISTING RIGHT ELEVATION

1/4" = 1'-0" 10



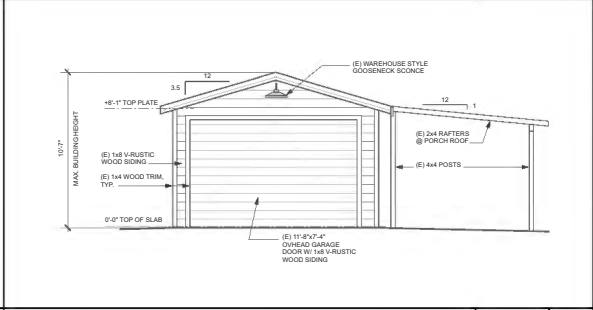
GARAGE - EXISTING REAR ELEVATION

1/4" = 1'-0" 6



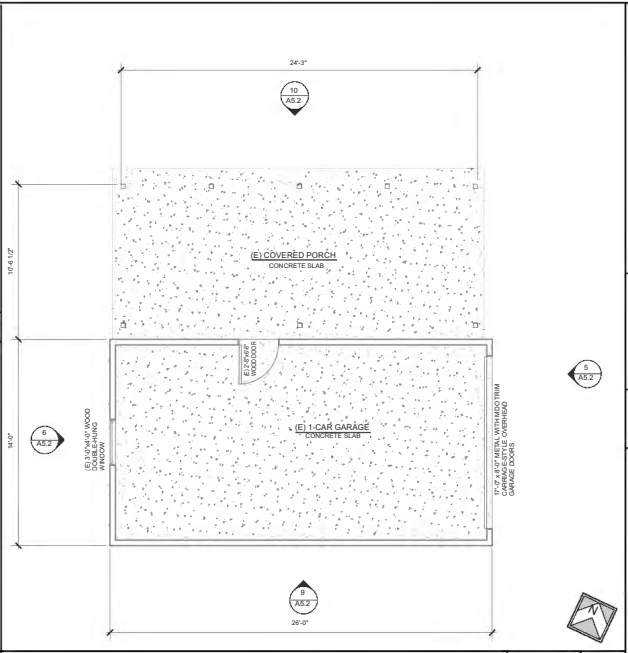
GARAGE - EXISTING LEFT ELEVATION

1/4" = 1'-0" 9



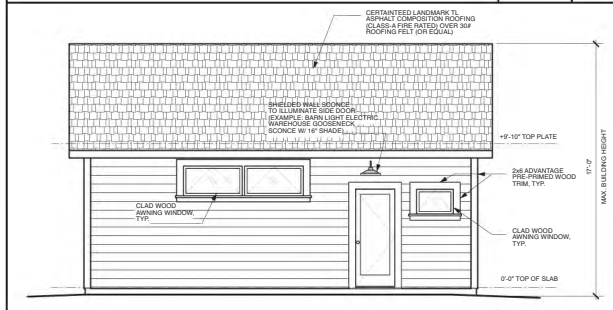
GARAGE - EXISTING FRONT ELEVATION

1/4" = 1'-0" 5



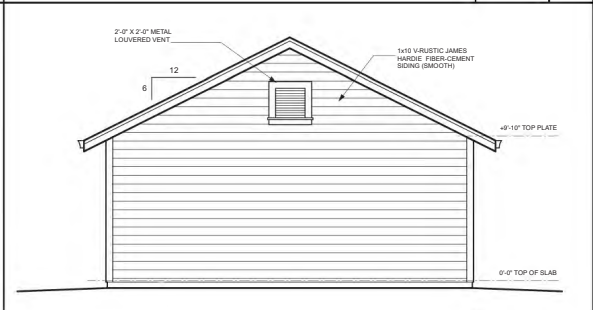
GARAGE - EXISTING FLOOR PLAN

1/4" = 1'-0" 2



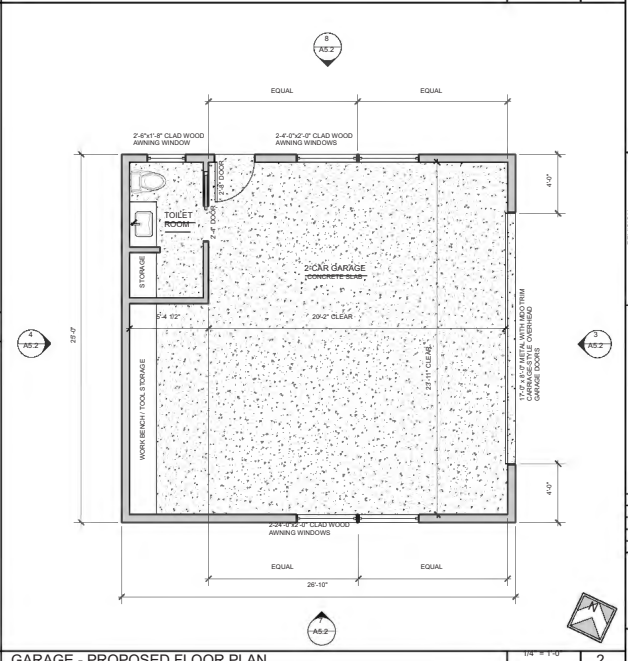
GARAGE - PROPOSED RIGHT ELEVATION

1/4" = 1'-0" 8



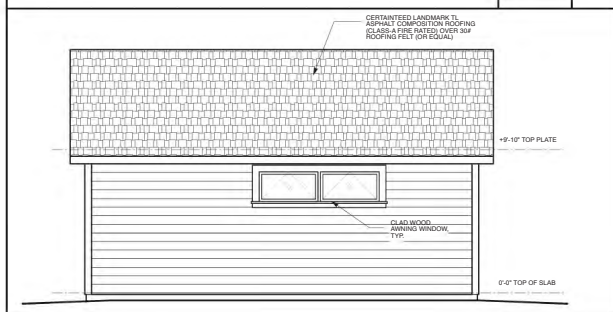
GARAGE - PROPOSED REAR ELEVATION

1/4" = 1'-0" 4



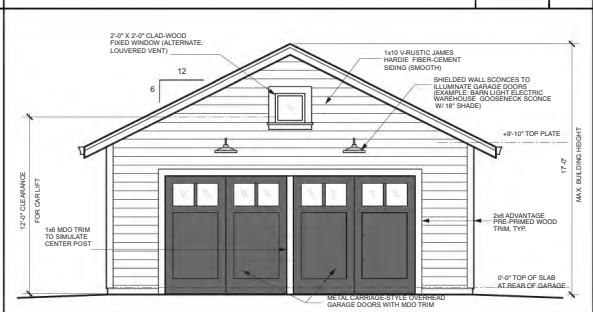
GARAGE - PROPOSED FLOOR PLAN

1/4" = 1'-0" 2



GARAGE - PROPOSED LEFT ELEVATION

1/4" = 1'-0" 7



GARAGE - PROPOSED FRONT ELEVATION

1/4" = 1'-0" 3

Architect

ROBERT MAYER

CONSULTANT

ADDITION & REMODEL TO THE RESIDENCE AT:

324 MADISON STREET
SANTA CLARA, CA 95050
APN: 289414300

REVISION	DATE	DESCRIPTION

JURISDICTION APPROVAL STAMP

TITLE: PLANNING APPLICATION	PROJECT #: 202301
DRAWN BY: RMA	CHECKED BY: RMA
DATE: 08/20/23	SCALE: AS SHOWN

(E) GARAGE FLOOR PLAN & ELEVATIONS
PROPOSED GARAGE FLOOR PLAN & ELEVATIONS

DRAWING NO. **A5.2**

OF 10 SHEETS

2023-01_TRAN_10223.rvt 10/23/23

EXTERIOR MATERIALS		
FEATURE	DESCRIPTION AND CONDITION	TREATMENT
ROOFING	ORIGINAL INTERLOCKING TERRA-COTTA TILE ROOFING IN GREAT CONDITION AND IS A CHARACTER-DEFINING FEATURE OF THIS HOUSE. THERE ARE SOME BROKEN TILES AT THE REAR ROOF PLANE.	EXISTING ROOFING TO REMAIN WITH ALL ROOF ADDITIONS TO USE THE SAME ROOFING MATERIAL SALVAGED FROM ANOTHER HOME OR WITH SALVAGED MATCHING ROOF TILE.
STUCCO WALL FINISH	THE ORIGINAL TEXTURED STUCCO FINISH IS IN GOOD CONDITION AND IS A CHARACTER-DEFINING FEATURE. THIS INCLUDES THE STUCCO ON THE FRONT PORCH AND THE ENTIRE HOUSE.	THE STUCCO IS TO REMAIN EXCEPT WHERE WINDOWS ARE TO BE RELOCATED AND THE ENTIRE HOUSE WILL BE CAREFULLY PATCHED TO MATCH EXISTING.
GUTTERS & DOWNSPOUTS	NON-ORIGINAL METAL OGEE GUTTERS WITH RECTANGULAR METAL DOWNSPOUTS ARE IN FAIR TO GOOD CONDITION AND ARE NOT A CHARACTER-DEFINING FEATURE.	NEW METAL OGEE GUTTER TO BE INSTALLED AT THE EXISTING AND NEW ROOFS WITH ROUND MAN WATER LACERS.
EXTERIOR WALL CLADDING AND TRIM	MAIN RESIDENCE: THE ORIGINAL STUCCO SIDING IS IN GOOD CONDITION AND IS A CHARACTER-DEFINING FEATURE.	THE ORIGINAL STUCCO SIDING IS PROPOSED TO BE PRESERVED EXCEPT FOR WHERE RELOCATION OF WINDOWS OR WHERE CORRECTION OF STUCCO CRACKS AS REQUIRED SHOULD BE TAKEN TO REMOVE AS LITTLE STUCCO AS REQUIRED. BUT IT IS LIKELY THAT THE PATCH WILL BE VISIBLE INDICATING THAT AN ALTERATION WAS MADE TO THE ORIGINAL STUCCO.
WINDOWS AND TRIM	FRONT ELEVATION: TWO ORIGINAL WOOD TRIPARTITE WINDOWS CONSISTING OF TWO DOUBLE-HUNG WINDOWS FLANKING A FRED WINDOW ARE ALL IN GOOD CONDITION. THE WINDOWS ARE A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.	THESE WINDOWS (SASH, TRIM, PULLEYS, WEIGHTS) TO REMAIN IN SITU AND ARE PROPOSED TO BE PRESERVED. WHERE GLAZING PUTTY HAS FAILED IT SHALL BE CAREFULLY REMOVED AND REPLACED. ALL SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAINTED. REPLACE DETERIORATED WEIGHT ROPE WITH COTTON ROPE AS REQUIRED.
	LEFT ELEVATION AT DINING ROOM: TWO ORIGINAL WOOD DOUBLE-HUNG WINDOWS IN GOOD CONDITION. THE WINDOWS ARE A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.	THESE WINDOWS (SASH, TRIM, PULLEYS, WEIGHTS) TO REMAIN IN SITU AND ARE PROPOSED TO BE PRESERVED. WHERE GLAZING PUTTY HAS FAILED IT SHALL BE CAREFULLY REMOVED AND REPLACED. ALL SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAINTED. REPLACE DETERIORATED WEIGHT ROPE WITH COTTON ROPE AS REQUIRED.
	LEFT ELEVATION AT KITCHEN: TWO ORIGINAL WOOD DOUBLE-HUNG WINDOWS (ONE-OVER-ONE LIGHTS) MALLED TOGETHER ARE IN GOOD CONDITION. THE WINDOWS ARE A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.	THESE WINDOWS (SASH, TRIM, PULLEYS, WEIGHTS) TO REMAIN IN SITU AND ARE PROPOSED TO BE PRESERVED. WHERE GLAZING PUTTY HAS FAILED IT SHALL BE CAREFULLY REMOVED AND REPLACED. ALL SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAINTED. REPLACE DETERIORATED WEIGHT ROPE WITH COTTON ROPE AS REQUIRED.
	LEFT ELEVATION AT LAUNDRY: ONE ORIGINAL WOOD DOUBLE-HUNG WINDOW (ONE-OVER-ONE LIGHTS) IS IN GOOD CONDITION. THE WINDOW IS A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.	THIS WINDOW IS PROPOSED TO BE REMOVED FROM THE RESIDENCE.
	LEFT ELEVATION AT BEDROOM 1: ONE ORIGINAL WOOD DOUBLE-HUNG WINDOW (ONE-OVER-ONE LIGHTS) MALLED TOGETHER ARE IN GOOD CONDITION. THE WINDOWS ARE A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.	THESE WINDOWS (SASH, TRIM, PULLEYS, WEIGHTS) TO REMAIN IN SITU AND ARE PROPOSED TO BE PRESERVED. WHERE GLAZING PUTTY HAS FAILED IT SHALL BE CAREFULLY REMOVED AND REPLACED. ALL SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAINTED. REPLACE DETERIORATED WEIGHT ROPE WITH COTTON ROPE AS REQUIRED.
	REAR ELEVATION BEDROOM 3: ONE ORIGINAL WOOD DOUBLE-HUNG WINDOW (ONE-OVER-ONE LIGHTS) IS IN FAIR TO GOOD CONDITION. THE WINDOW IS A CHARACTER-DEFINING FEATURE IN ITS ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.	THIS WINDOW IS PROPOSED TO BE RELOCATED TO THE LEFT WALL OF THE ADDITION AT THE NEW FAMILY ROOM AND IS PROPOSED TO BE PRESERVED. WHERE GLAZING PUTTY HAS FAILED IT SHALL BE CAREFULLY REMOVED AND REPLACED. ALL SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAINTED. REPLACE DETERIORATED WEIGHT ROPE WITH COTTON ROPE AS REQUIRED.
	REAR ELEVATION BEDROOM 2: ONE ORIGINAL WOOD DOUBLE-HUNG WINDOW (ONE-OVER-ONE LIGHTS) IS IN FAIR TO GOOD CONDITION. THE WINDOW IS A CHARACTER-DEFINING FEATURE IN ITS ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.	THIS WINDOW IS PROPOSED TO BE RELOCATED TO THE LEFT WALL OF THE ADDITION AT THE NEW FAMILY ROOM AND IS PROPOSED TO BE PRESERVED. WHERE GLAZING PUTTY HAS FAILED IT SHALL BE CAREFULLY REMOVED AND REPLACED. ALL SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAINTED. REPLACE DETERIORATED WEIGHT ROPE WITH COTTON ROPE AS REQUIRED.
	REAR ELEVATION BATH 1: ONE ORIGINAL WOOD SLIDER WINDOW IS IN GOOD CONDITION. THE WINDOW IS NOT ORIGINAL TO THE HOUSE AND IS NOT A CHARACTER-DEFINING FEATURE.	THIS WINDOW IS PROPOSED TO BE REMOVED FROM THE RESIDENCE.
	RIGHT ELEVATION BEDROOM 2: ONE ORIGINAL WOOD DOUBLE-HUNG WINDOW (ONE-OVER-ONE LIGHTS) IS IN GOOD CONDITION. THE WINDOW IS A CHARACTER-DEFINING FEATURE IN ITS ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.	THESE WINDOWS (SASH, TRIM, PULLEYS, WEIGHTS) TO REMAIN IN SITU AND ARE PROPOSED TO BE PRESERVED. WHERE GLAZING PUTTY HAS FAILED IT SHALL BE CAREFULLY REMOVED AND REPLACED. ALL SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAINTED. REPLACE DETERIORATED WEIGHT ROPE WITH COTTON ROPE AS REQUIRED.
	RIGHT ELEVATION BEDROOM 1: ONE ORIGINAL WOOD DOUBLE-HUNG WINDOW (ONE-OVER-ONE LIGHTS) IS IN GOOD CONDITION. THE WINDOW IS A CHARACTER-DEFINING FEATURE IN ITS ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.	THIS WINDOW IS PROPOSED TO BE RELOCATED TO THE LEFT WALL OF THE ADDITION AT THE NEW FAMILY ROOM AND IS PROPOSED TO BE PRESERVED. WHERE GLAZING PUTTY HAS FAILED IT SHALL BE CAREFULLY REMOVED AND REPLACED. ALL SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAINTED. REPLACE DETERIORATED WEIGHT ROPE WITH COTTON ROPE AS REQUIRED.
	RIGHT ELEVATION LIVING: TWO ORIGINAL WOOD DOUBLE-HUNG WINDOWS (ONE-OVER-ONE LIGHTS) ARE IN GOOD CONDITION. THE WINDOWS ARE A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.	THESE WINDOWS (SASH, TRIM, PULLEYS, WEIGHTS) TO REMAIN IN SITU AND ARE PROPOSED TO BE PRESERVED. WHERE GLAZING PUTTY HAS FAILED IT SHALL BE CAREFULLY REMOVED AND REPLACED. ALL SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAINTED. REPLACE DETERIORATED WEIGHT ROPE WITH COTTON ROPE AS REQUIRED.
	DOORS AND TRIM	FRONT ENTRY DOOR: ORIGINAL WOOD DOOR WITH VERTICAL PLANKS AND DECORATIVE BRASS GRILLE AND BRASS HARDWARE IS IN GREAT CONDITION.
	LEFT ELEVATION LAUNDRY: ONE ORIGINAL WOOD DOOR (ONE-LIGHT OVER SOLID WOOD PANEL) IS IN POOR CONDITION. THE WINDOW IS NOT CONSIDERED A CHARACTER-DEFINING FEATURE.	THE DOOR IS PROPOSED TO BE REMOVED FROM THE RESIDENCE.

INTERIOR FINISHES		
FEATURE	DESCRIPTION AND CONDITION	TREATMENT
FLOORING	ORIGINAL 3/4" THICK OAK FLOORING IS IN GREAT CONDITION IN THE EXISTING ENTRY, LIVING ROOM, DINING ROOM & HALL.	FLOORING TO BE PRESERVED AND UNTOUCHED EXCEPT WHERE THE DOOR BETWEEN THE KITCHEN AND DINING IS TO BE RELOCATED. AT THE NEW OPENING OAK FLOORING SHALL BE INSTALLED AND FINISHED TO MATCH EXISTING.
	ORIGINAL 1/4" T&G FR FLOORING AT BEDROOM 1, BEDROOM 2 & 3.	FLOORING TO BE PRESERVED AND UNTOUCHED AT BEDROOMS 1 & 2 BUT TO BE REPLACED WITH OAK FLOORING AT BEDROOM 3 WHICH IS BEING CONVERTED INTO A FAMILY ROOM.
	MODERN LAURENCE FLOORING IN KITCHEN & LAUNDRY.	FLOORING TO BE PRESERVED TO REMAIN IN SITU AND TO BE PRESERVED WITH PARQUET AT THE EXPANDED KITCHEN (ONE LAUNDRY IS BEING RELOCATED).
	MODERN TILE FLOORING AT BATH.	FLOORING IS PROPOSED TO BE REMOVED AND BATH RELOCATED.
WALLS AND CEILING FINISH / INTERIOR TRIM	THE ORIGINAL PLASTER AND WOOD TRIMS IN GOOD CONDITION AT ALL ROOMS WITH SOME MINOR CRACKING.	THE DESIGN PROPOSES TO LEAVE THE EXISTING PLASTER FINISH INTACT AT ALL ROOMS EXCEPT WITH LAUNDRY, BEDROOM 1, BATH, PORTION OF HALL. TO INSTALL NEW BASEMENT STAIR WHICH WILL RECEIVE ALL NEW METROCK DOOR TO THE EXTENSIVE ALTERATIONS AND ADDITIONS. THE ORIGINAL WOOD DOORS AND ASSOCIATED TRIM, BASEBOARD, T.C. WALLS BE SALVAGED AND REINSTALLED WHERE POSSIBLE AND NEW WOOD TRIM WILL BE MILLED TO MATCH EXISTING AS NEEDED.

FORM AND STRUCTURE		
FEATURE	DESCRIPTION AND CONDITION	TREATMENT
ROOF	MAIN RESIDENCE: THE ORIGINAL HIPPED ROOF FORM WITH 5:12 PITCH REMAINS INTACT. THE ENTIRE ROOF IS COVERED WITH INTERLOCKING TERRA-COTTA ROOF TILES THAT ARE IN GREAT CONDITION EXCEPT FOR SOME BROKEN ROOF TILES ON THE REAR ROOF PLANE. THE METAL OGEE GUTTERS AND RECTANGULAR METAL DOWNSPOUTS ARE IN FAIR CONDITION.	THE DESIGN PROPOSES TO ALTER THE EXISTING ROOF FORM AT THE REAR (WEST) WITH A SMALLER HIP ROOF EXTENSION TO ACCOMMODATE THE REAR ADDITIONS. THE NEW HIP WILL BE AN EXTENSION OF THE EXISTING NORTH ROOF PLANE UP TO A LOWER ROOF LINE. THEREBY DIFFERENTIATING IT FROM THE ORIGINAL TALLER MAIN ROOF LINE. THE ORIGINAL SOUTHWEST HIP LINE WILL REMAIN INTACT. ALL ORIGINAL WOOD PARGETRIM SHALL BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAINTED. SALVAGED MATCHING TERRA-COTTA ROOF TILE WILL BE INSTALLED AT METAL FACIA GUTTERS AND RECTANGULAR DOWNSPOUTS TO MATCH EXISTING.
FLOOR PLAN	THE ORIGINAL FLOOR PLAN REMAINS MOSTLY INTACT WITH THE HOUSE RETAINING ITS ORIGINAL 1 BEDROOM, 1 BATH, FORMAL LIVING AND DINING ROOMS, AND LAUNDRY ROOM.	THE ENTRY, LIVING, DINING, BEDROOM 1, AND BEDROOM 2 ARE PROPOSED TO REMAIN INTACT (NO WALL OR WINDOW CHANGES). BEDROOM 3 IS BEING CONVERTED TO A FAMILY ROOM AND STAIR DOWN. AN ADDITION IS PROPOSED TO ACCOMMODATE A BEDROOM 3 WITH ENSUITE BATHROOM ALONG WITH A 4TH BEDROOM AND 3RD BATH IN THE BASEMENT.
STRUCTURAL SYSTEM, FRAMING	THE CONVENTIONAL WOOD FRAMING IS MOSTLY IN GOOD CONDITION. THE FRAMING IS NOT A CHARACTER-DEFINING FEATURE. EXCEPT HOW IT IS EXPRESSED IN THE MASSING AND FORM OF THE PLAN.	THE DESIGN PROPOSES ALTERATIONS AND ADDITIONS TO REAR PORTION OF THE HOUSE TO ACCOMMODATE A 3RD BEDROOM AND ENSUITE, 2ND BATHROOM WITH LARGE WALK-IN CLOSET. THE KITCHEN IS BEING EXPANDED INTO THE EXISTING LAUNDRY ROOM AND OPENED UP TO THE NEW FAMILY ROOM. THE ADDITIONS AND ALTERATIONS WILL REQUIRE MODIFICATIONS TO THE WALL, ROOF AND FLOOR FRAMING AT THE REAR PORTION OF THE STRUCTURE.
FOUNDATIONS	THE EXISTING PERIMETER CONCRETE BRICK FOUNDATION ARE IN FAIR TO GOOD CONDITION.	THE DESIGN PROPOSES TO INSTALL NEW FOUNDATION SYSTEM BELOW THE PROPOSED ADDITION WITH SOME BRICK FOUNDATION RETAINING AT THE EXISTING FOUNDATIONS.
FRONT ENTRY PORCH	THE ORIGINAL HIPPED PORCH ROOF LINE WITH STUCCO COLUMNS WITH STUCCO CORBELS ARE IN GOOD CONDITION.	THE DESIGN PROPOSES PRESERVE THE PORCH ROOF AND ALL ELEMENTS OF THE STUCCO COLUMNS.
	THE CONCRETE PORCH SLAB AND STEPS ARE IN FAIR TO GOOD CONDITION WITH SOME VISIBLE CRACKING.	THE DESIGN PROPOSES TO PRESERVE THE PORCH SLAB AND STEPS AND INJECT EPXY AT THE CRACKS.

Architect

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ADDITION & REMODEL TO THE RESIDENCE AT:

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REVISION

JURISDICTION APPROVAL STAMP

TITLE	PLANNING APPLICATION
PROJECT #	202301
DRAWN BY	RSB
CHECKED BY	RSB
DATE	06/20/23
SHEET TITLE	HISTORIC PRESERVATION PLAN

DRAWING NO. HP1