



City of Santa Clara

Meeting Agenda

Development Review Hearing

Wednesday, February 2, 2022

3:00 PM

Virtual

Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 22-9042, the Development Review Hearing meeting will be held by teleconference only. No physical location will be available for this meeting; however, the City of Santa Clara continues to provide methods for the public to participate remotely:

- Via Zoom:

- o <https://santaclaraca.zoom.us/j/92950218717> or o Phone: 1 (669) 900-6833
- Webinar ID: 929 5021 8717

Public Comments prior to meeting may be submitted via email to PlanningPublicComment@santaclaraca.gov no later than noon on the day of the meeting. Clearly indicate the project address, meeting body, and meeting date in the email.

The Development Review Officer, staff, and applicants will be participating remotely.

Please follow the guidelines below when participating in a Zoom Webinar:

- The meeting will be recorded so you must choose 'continue' to accept and stay in the meeting.
- If there is an option to change the phone number to your name when you enter the meeting, please do so as your name will be visible online and will be used to notify you that it is your turn to speak.
- Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
- Use the raise your hand feature in Zoom when you would like to speak on an item and lower when finished speaking. Press *9 to raise your hand if you are calling in by phone only.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press *6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, please exit the meeting.

CALL TO ORDER AND ROLL CALL

22-176 [Declaration of Procedures](#)

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

PUBLIC PRESENTATIONS

Members of the public may briefly address the Development Review Officer on any matter not on the agenda that is within the subject matter jurisdiction.

CONSENT CALENDAR

Consent Calendar items may be enacted, approved, or adopted by the action of the Development Review Hearing Officer unless requested to be removed by anyone for discussion or explanation. If any member of the staff, the applicant, or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Development Review Hearing during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

1.A 22-106 [Action on a proposed 1,089 square-foot addition and interior remodel of an existing one-story single-family residence located at 2523 Elliot Street](#)

Recommendation: **Approve** a 1,089 square foot addition and interior remodel of an existing one-story, four-bedroom, two-bathroom 1,598 square-foot single-family residence with a 498 square-foot garage, resulting in a one-story, five-bedroom, four-bathroom 2,745 square-foot single-family residence with a 440 square-foot garage for the property located at 2523 Elliot Street, subject to conditions.

1.B 22-108 [Action on Entitlement Extension for the Addition at 1393 Santa Clara Street](#)

Recommendation: **Approve** a time extension for an Architectural Approval to replace brick foundation with new concrete foundation for a 1,002 square-foot attached Accessory Dwelling Unit with two-bedrooms and one-bathroom in the basement, in conjunction with a 204 square-foot addition to the east side of the residence to remodel and expand the first and second floor, subject to conditions.

GENERAL BUSINESS

The following items from this Development Review Hearing agenda will be scheduled for further review following the conclusion of hearings and recommendations by the Development Review Hearing. Please contact the Planning Division office for information on the schedule of hearings for these items.

None.

ADJOURNMENT

The next regular scheduled meeting is on Wednesday, February 23, 2022 at 3 p.m.

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
[@SantaClaraCity](https://twitter.com/SantaClaraCity)

Agenda Report

22-176

Agenda Date: 2/2/2022

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Declaration of Procedures



The Hearing Officer for this agenda will be Development Review Officer, AICP, Gloria Sciara on behalf of and delegated by the Director of Community Development Andrew Crabtree.

The hearing procedure and order of input will be as follows:

1. Each project will be identified as described on the agenda.
2. For those items on the Consent Calendar, the Hearing Officer will ask if anyone wishes to speak on the item. If a separate discussion is warranted, the item will be moved to the Public Hearing portion of the agenda. If a separate discussion is not needed, the item will remain on the Consent Calendar for approval.
3. For those items listed under Public Hearing, staff will provide a brief report.
4. The applicant or their representative will have up to five minutes to speak at the microphone and should identify themselves by stating their name for the record.
5. After the applicant or their representative has spoken, any member of the public who wishes to speak on the item may provide testimony, up to two minutes per speaker, either for or against the project. All speakers are required to state their name for the record.
6. Following comments from the public, the applicant may make additional remarks for up to five minutes.
7. The Hearing Officer will then close the public hearing, and may ask staff to answer questions, respond to comments made by the applicant or the public, or further discuss the item. The Hearing Officer will then take action on the item.

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Hearing Officer's actions on agenda items are final unless appealed within seven calendar days.



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
@SantaClaraCity

Agenda Report

22-106

Agenda Date: 2/2/2022

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a proposed 1,089 square-foot addition and interior remodel of an existing one-story single-family residence located at 2523 Elliot Street

File No.(s): PLN21-15140

Location: 2523 Elliot Street, a 7,979 square foot parcel on the north side of Elliot Street between Quinn Avenue and Elliot Street; APN: 216-11-067; the property is zoned Single-Family Residential (R1-6L)

Applicant: Michelle Miner

Owner: Stephen and Beverlee Fradera

Request: **Architectural Review** for a 1,089 square foot addition and interior remodel of an existing one-story, four-bedroom, two-bathroom 1,598 square foot single-family residence with a 498 square foot garage, resulting in a one-story, five-bedroom, four-bathroom 2,745 square foot single-family residence with a 440 square foot garage.

Project Data

Lot Size: 6,700 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1,598	1,089	2,687
Second Floor	-	-	-
Garage/Car Port	498	-58 (added to living space)	440
Porch	10	-	10
Shed	-	-	-
Gross Floor Area	2,106		2,704
Lot Coverage	2,106/7,989 = 26.4%	-	3,195/7,989 = 40%
F.A.R.	2,375/6,700 = .26		3,195/7,989 = .40
Bedrooms/Baths	4 Bedrooms 2 Bathrooms	1 Bedrooms 2 Bathrooms	5 Bedrooms 4 Bathrooms
Flood Zone	X		X

Points for consideration

- The proposed project is located in a neighborhood with predominantly one-story homes throughout the immediate neighborhood.

- The project site adjoins one-story, single-family homes on all sides.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

Findings supporting the Staff Recommendation

- 1. That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
 - The development provides the required two covered parking spaces.
 - The required parking spaces are not located in the required front yard or side yard landscaped areas.
 - The development provides the minimum required driveway length of twenty feet between the parking and any street right-of-way line.
- 2. That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
 - The project proposes a first-floor addition to the existing house in a manner that is compatible with the scale and character of the neighborhood in that the proposed addition maintains the one-story character of the neighborhood.
 - Public streets are adequate in size and design to serve the proposed single-family residence, and the use will not create an increase in traffic.
 - Proposed lot coverage within the maximum 40% lot coverage permissible in the subject site's R1-6L zoning district.
- 3. That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
 - The proposed project is compatible with adjacent residential properties and generally consistent with the City's Design Guidelines, in that the project maintains the one-story character and provides the required setbacks.
- 4. That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;*
 - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health safety and general welfare.
- 5. That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office, in that;*
 - The proposed addition will be clad in a combination of stucco and stone veneer on the front elevation and a new barrel tile roof with a 5:12 roof pitch.

CONDITIONS OF APPROVAL

- 1) Prior to the issuance of a Building Permit, the development of the site and all associated improvements shall conform to the approved plans with File No. **PLN21-15140**, on file with the Community Development Department, Planning Division.
- 2) The developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- 3) Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- 4) Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits, including the disconnection of roof downspouts to drain over landscaped yards on site.
- 5) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301-Existing Facilities, in that the project is limited to a small addition to the existing single-family residence.

FISCAL IMPACT

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

PUBLIC CONTACT

On January 19, 2022, a notice of public hearing of this item was posted in three conspicuous places within 300 feet of the project site and mailed on January 20, 2022 to property owners within 300 feet of the project site. Planning Staff has not received any public comments for this application at the time of preparation of this report.

RECOMMENDATION

Approve a 1,089 square foot addition and interior remodel of an existing one-story, four-bedroom, two-bathroom 1,598 square-foot single-family residence with a 498 square-foot garage, resulting in a one-story, five-bedroom, four-bathroom 2,745 square-foot single-family residence with a 440 square-foot garage for the property located at 2523 Elliot Street, subject to conditions.

Prepared by: Nimisha Agrawal, Associate Planner, Community Development

Approved by: Lesley Xavier, Principal Planner, Community Development

ATTACHMENTS

1. Development Plans

A REMODEL FOR Stephen & Beverlee Fradera



2523 Elliot Street Santa Clara, CA 95051

NOTE TO CONTRACTOR

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS, THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOTIFY THE OFFICE OF MICHELLE MINER DESIGN AND REQUESTS ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERROR IS FOUND ON PLAN OF ANY KIND NOTIFY MICHELLE MINER DESIGN. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF MICHELLE MINER DESIGN PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK. NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MICHELLE MINER DESIGN. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MICHELLE MINER DESIGN.

SPECIAL NOTES

BEFORE YOU START CONSTRUCTION REVIEW ALL SHEETS CAREFULLY. READ THE GREEN CHECKLIST SHEETS AND THE TITLE 24 SHEETS FOR REQUIREMENTS AS RULES HAVE CHANGED AND THERE MAY BE THINGS YOU ARE NOT EXPECTING

SCOPE OF WORK

ADD 1088 S.F. TO EXISTING LIVING SPACE
CONVERT 58 S.F. OF GARAGE TO LIVING
RAISE ALL WALLS TO 8' PLATE HEIGHT
MOVE AND REMODEL KITCHEN, MOVE BATHS
EXISTING HOUSE IS 4 BEDROOMS 2 BATHS
NEW HOUSE IS 5 BEDROOMS 4 BATHS

ANALYSIS

ASSESSOR'S PARCEL #	216-11-067
LOT AREA:	7879 S.F.
ZONING:	R1-6L
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY RATING:	R-3, U
EXISTING USE:	SINGLE FAMILY RES.
SLOPE OF LOT	FLAT LOT
FLOOD ZONE	NO
HISTORIC	NO
EXISTING	
EXISTING LIVING:	1598 S.F.
EXISTING GARAGE:	438 S.F.
TOTAL EXISTING	2036 S.F.
PROPOSED	
EXISTING LIVING:	1598 S.F.
EXISTING GARAGE TO REMAIN:	440 S.F.
EXISTING GARAGE TO BE LIVING:	58 S.F.
NEW LIVING	1088 S.F.
TOTAL SQUARE FOOTAGE	3185 S.F.
ALLOWABLE COVERAGE	3181.6 S.F.

INDEX

INDEX - VICINITY MAP - ANALYSIS	1
SITE PLANS	2
GREEN CHECKLIST	3
GREEN CHECKLIST 2	4
EXISTING FLOOR PLAN	5
NEW FLOOR PLAN	6
EXTERIOR ELEVATIONS	7
SECTIONS & ROOF PLAN	8

GENERAL NOTES

ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MICHELLE MINER DESIGN PRIOR TO COMMENCING.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE PRIOR TO CONSTRUCTION AND BIDDING.

CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.

SLOPE ALL FINISH GRADES IN 1/8" 10'-0" AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE • LANDSCAPED AREA • SLOPE GRADE 2% MIN. • PAVED AREAS.

ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.

NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES SHALL PARK OR BE STORED WITHIN THE DRILLPILE OF ANY ORCHARD OR PROTECTED TREES ON SITE.

ADDRESS MARKERS ON BUILDING SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. MIN. 4' HIGH X 4' WIDE PER CIRC R318.

DUCT OPENINGS TO BE COVERED AND PROTECTION OF MECHANICAL EQUIPMENT TO BE PROVIDED DURING CONSTRUCTION

VOC COMPLIANCE - CALCULUS, SEALANTS, ADHESIVES, SHALL BE COMPLIANT WITH PER LIMITS FOR ROG AND OTHER COMPOUNDS (TABLE 4.304.3)

PAINTS AND COATINGS COMPLIANT WITH VOC LIMITS (TABLE 4.304.3)

ADHESIVES AND COATINGS SHALL BE COMPLIANT WITH PER LIMITS FOR ROG AND OTHER TOXIC COMPOUNDS

VERIFICATION AND DOCUMENTATION OF VOC LIMITS AND FINISH MATERIALS

VOC COMPLIANCE - CARPET & CARPET SYSTEMS

80% FLOOR AREA RECEIVING RESILIENT FLOORING MEET VOC EMISSION LIMITS PER CHPS

PARTICLEBOARD, MDP, HARDWOOD PLYWOOD COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (TABLE 4.304.3)

MOISTURE CONTENT OF FLOORS AND WALLS CHECKED BEFORE ENCLOSURE

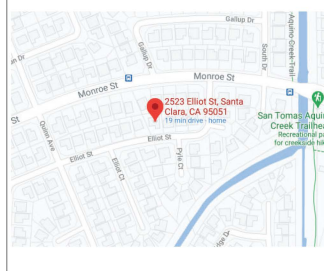
BATHROOM EXHAUST FANS SHALL TERMINATE OUTSIDE BUILDING AND CONTROLLED BY HUMIDITY CONTROL

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CERTAIN FORTAL CONCRETE MORTAR OR SIMILAR METHOD APPROPRIATE TO THE ENFORCING AGENCY.

CONSTRUCTION WASTE MANAGEMENT
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION
WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE; OR
2. A CONSTRUCTION WASTE MANAGEMENT PLAN PER SECTION 4.408.3. OR
3. A WASTE MANAGEMENT COMPLIANT PER SECTION 4.408.3. OR
4. THE WASTE STREAM REDUCTION ALTERNATIVE PER SECTION

OPERATION AND MAINTENANCE MANUAL
AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.

VICINITY MAP



APPLICABLE CODE

ALL CONSTRUCTION SHALL COMPLY WITH:

- 2019 CALIF. FIRE CODE
- 2019 CALIF. BLDG CODE
- 2019 CALIF. RESIDENTIAL CODE
- 2019 CALIF. PECH CODE
- 2019 CALIF. PLUMBING CODE
- 2019 CALIF. ELEC. CODE
- 2019 CALIF. ENERGY CODES
- 2019 CALIF. GREEN BUILDING CODES
- ANY OTHER APPLICABLE LOCAL & STATE LAWS & REGULATIONS.

PERSONAE

OWNER Stephen & Beverlee Fradera 2523 Elliot Street Santa Clara, CA 95051 408-515-8866	STRUCTURAL ENGINEER N.J.M. CONSULTING ENGINEERING INC. 2333 SHANNON DR. SOUTH SAN FRANCISCO, CA 94080 415-676-3896
DESIGNER MICHELLE MINER DESIGN MICHELLE MINER 18488 PROSPECT RD., #6 SARATOGA, CA 95070 (408) 396-0984	TITLE 24 PRI ENERGY CONSULTANTS 21 N. HARRISON AVE, SUITE 20 CAMPELL, CA 95008 408-866-1620



REVISIONS

REV # DATE BY

DESIGNER'S SIGNATURE

Michelle Miner

THE PLANS, NOTES AND OTHER DATA ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. NO PART OF THIS PROJECT, PLANS SHALL NOT BE REPRODUCED OR IN ANY MANNER FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF MICHELLE MINER DESIGN.

michelle miner
design
18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 theminerd@gmail.com
WWW.MINDesignHomes.com

Stephen & Beverlee Fradera
2523 Elliot Street Santa Clara, CA 95051
408-515-8866 edfradera@ghcoo.com

DRAWN	MM
CHECKED	MM
DATE	5/8/2021
SCALE	AS SHOWN
JOB NO.	

PAGE
1/8

INDEX - VICINITY MAP - ANALYSIS

SITE GRADING AND PAVING WILL MANAGE SURFACE WATER AWAY FROM BUILDINGS

EXISTING PUBLIC RIGHT OF WAY - ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION (S.D.A. 9.06.01) ADDRESSING HOW TO TAKE

WATER METER - CONTRACTOR TO COORDINATE (N) 2 METER WITH LOCAL WATER COMPANY. IF REQUIRED BY INCREASED FUTURE

ELECTRICAL METER LOCATION - CONTRACTOR TO COORDINATE WITH PG&E FOR UPGRADE TO (2) ELECTRICAL SERVICE IF APPLICABLE.

(E) (TIER 2) TO REMAIN - PROTECTED AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. EISE AIRPORT REPORTS (IF PROVIDED) FOR ADDITIONAL INFORMATION.

NO 36" MIN. DEEP LEVEL LANDING PER IRC 313.5 STEPS (MAX 7.5 RISER) - PROVIDE EQUAL RISERS IF MORE THAN ONE STEP.

CHGS 02" PER LOCAL JURISDICTION STANDARDS DETAIL, IF APPLICABLE



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



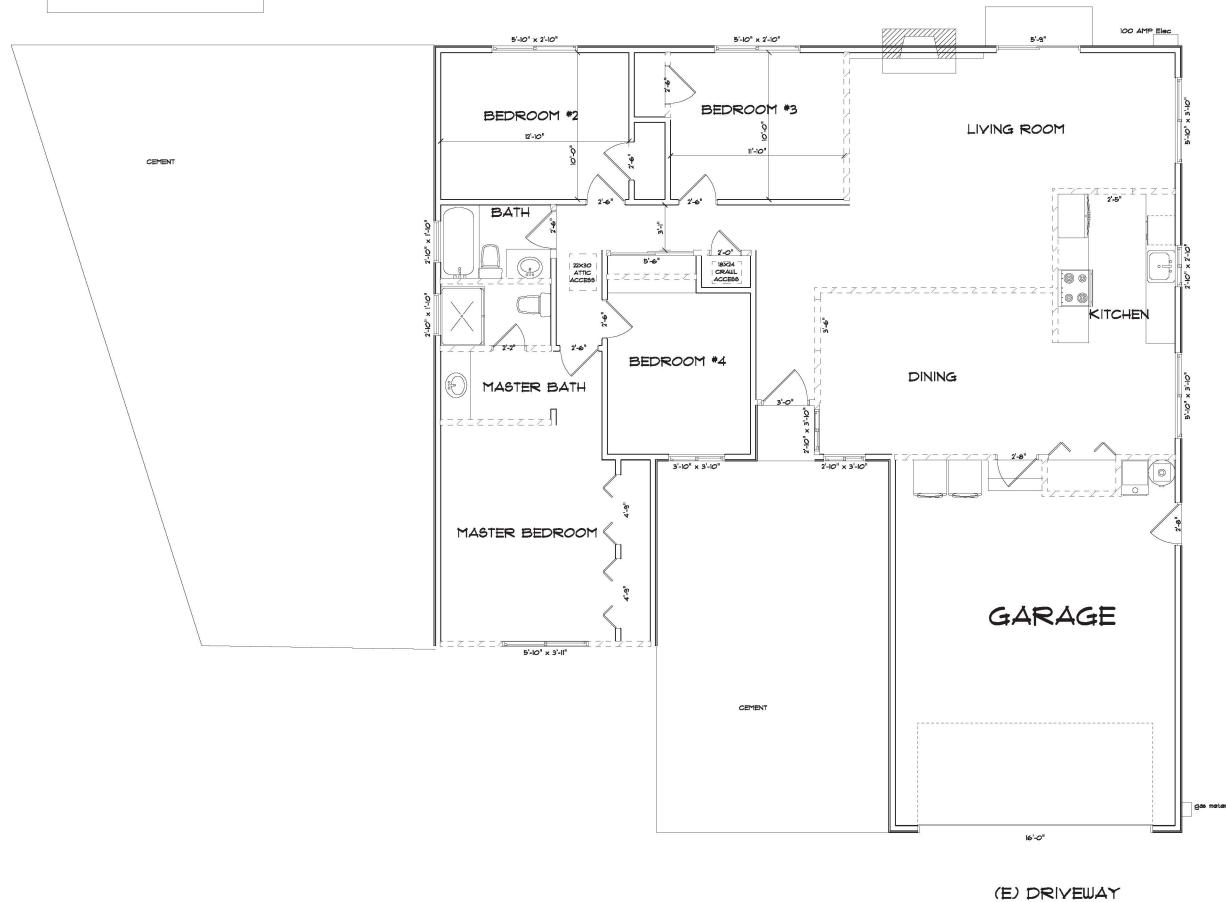
SCALE: 1/8" = 1'-0"

408-515-8866 edfrad@yahoo.com

LEGEND

EXISTING WALLS

WALLS TO BE REMOVED



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



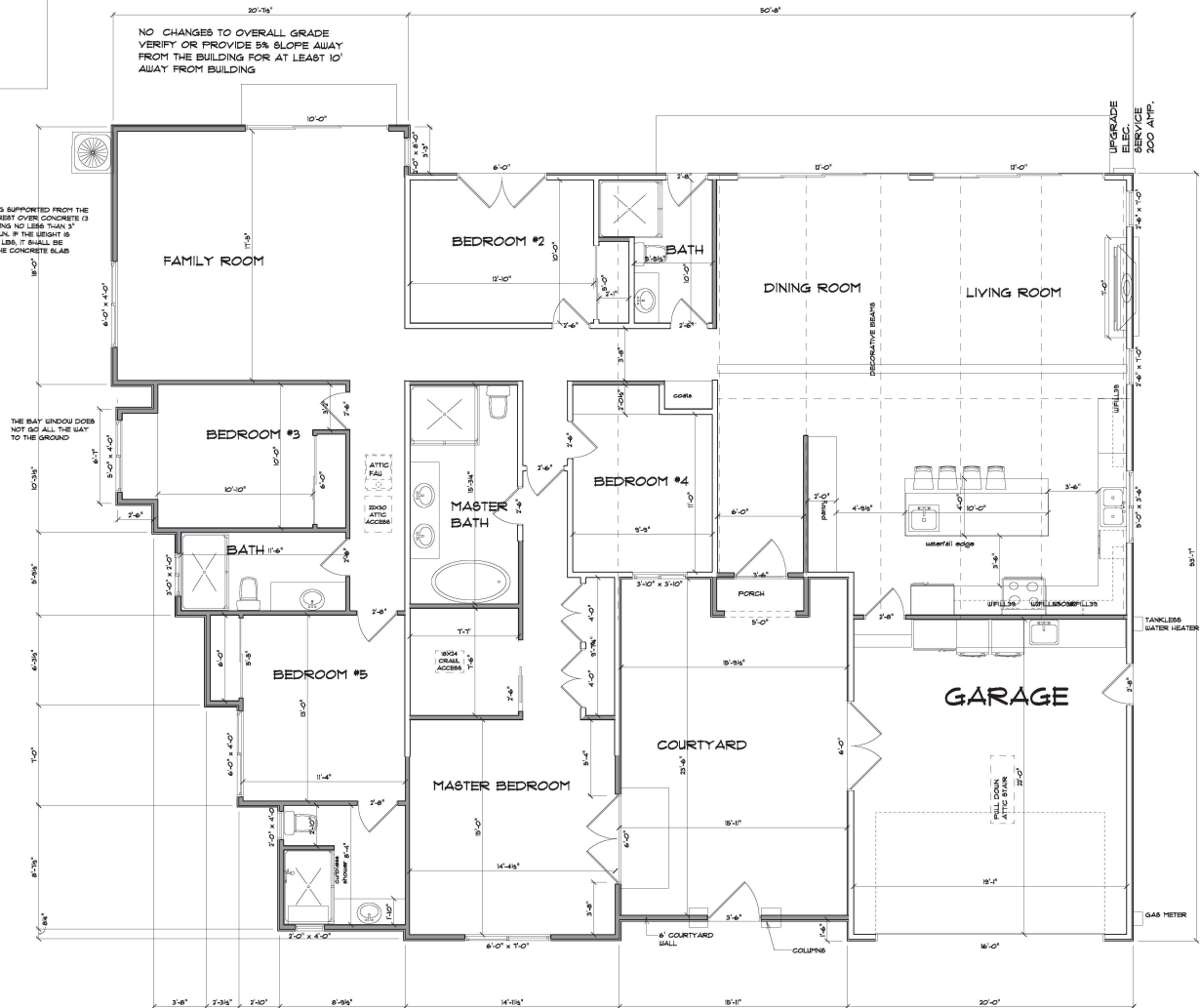
REVISIONS		
REV #	DATE	BY
DESIGNER'S SIGNATURE		
<small>THE PLANS, SPECIFICATIONS AND OTHER DATA ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. NO PART OF THIS PROJECT, PLANS SHALL NOT BE USED, WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF MICHELLE MINER DESIGN.</small>		
<p>Stephen & Beverlee Fradera 2523 Elliot Street Santa Clara, CA 95051 408-513-8866 edfradera@yahoo.com</p>		
<p>19488 Prospect Rd. #6 Saratoga, CA 95070 408.386.0984 Sheminne@aol.com WWW.MMDesignHomes.com</p>		
<p>DRAWN: MFM CHECKED: MFM DATE: 8/8/2021 SCALE: AS SHOWN JOB NO.:</p>		
<p>PAGE: 5/8 EXISTING FLOOR PLAN</p>		

LEGEND

EXISTING WALLS

NEW WALLS

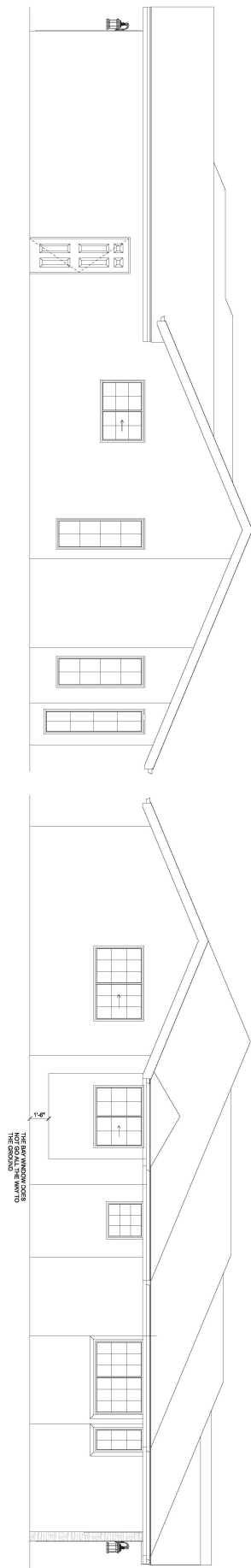
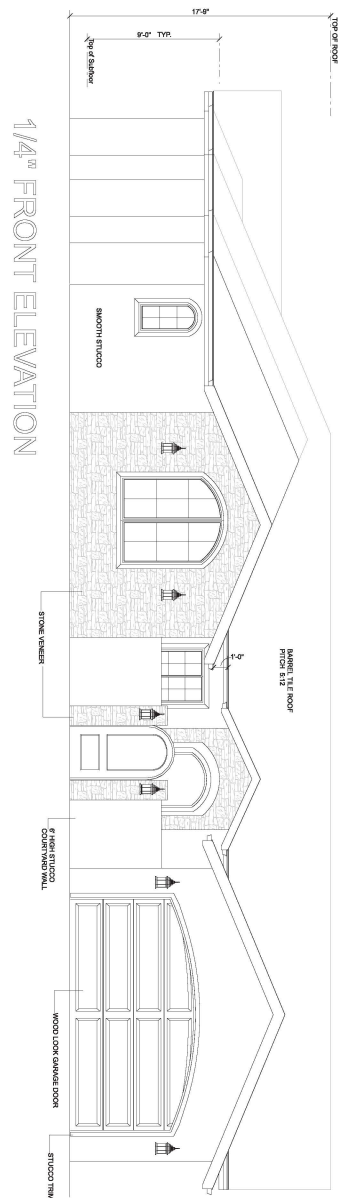
AIR CONDITIONING SUPPORTED FROM THE GROUND SHALL REST OVER CONCRETE (3 1/2" MIN) EXTENDING NO LESS THAN 3" ABOVE THE GROUND. IF THE WEIGHT IS MORE THAN 400 LBS, IT SHALL BE ANCHORED TO THE CONCRETE SLAB.



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



REVISIONS		
REV #	DATE	BY
DESIGNER'S SIGNATURE		
<i>Michelle Miner</i>		
<small>THE PLANS, SPECIFICATIONS AND OTHER INFORMATION ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. NO PART OF THIS PROJECT, PLANS SHALL NOT BE USED, COPIED OR IN ANY MANNER FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.</small>		
STEPHEN & BEVERLEE FRADERA 2523 ELLIOT STREET SANTA CLARA, CA 95051 408-515-8866 edfradera@yahoo.com		
DESIGN: MICHELLE MINER CHECKED: MM DATE: 8/8/2021 SCALE: AS SHOWN JOB NO.: PAGE: 6/8 NEW FLOOR PLAN		



REVISIONS		
REV.	DATE	BY

DESIGNER'S SIGNATURE

Michelle Muir

THE PLANK, DECK AND OTHER WORK ON THESE CRANES ARE THE PROPERTY OF THE DESIGNER. SERVICE BOLTER FOR THIS PROJECT, PLANK SHALL NOT BE USED, SAVED OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE DESIGN PROFESSIONAL'S WRITTEN CONSENT.



 michelle miner
— design —
18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 Shelminer@aol.com
WWW.MMDesignHomes.Com

Stephen & Beverlee Fradera
2523 Elliot Street Santa Clara, CA 95051
408-515-8866 edfradera@yahoo.com

DRUM
MM
CHECKED
MM
DATE
12/2/01
SCALE
AS SHOWN
JOB NO.

ROOF PLAN NOTES

1. ROOFING: SHINGLES TO BE INSTALLED OVER EXISTING ROOFING. FLASHING TO BE INSTALLED AT ALL ROOF PENETRATIONS AND AT ALL ROOF EDGES. FLASHING TO BE INSTALLED AT ALL ROOF EDGES. FLASHING TO BE INSTALLED AT ALL ROOF EDGES.

2. GUTTERS: 6" ALUMINUM GUTTERS TO BE INSTALLED AT ALL ROOF EDGES. GUTTERS TO BE INSTALLED AT ALL ROOF EDGES. GUTTERS TO BE INSTALLED AT ALL ROOF EDGES.

3. DOWNSPOUTS: 4" ALUMINUM DOWNSPOUTS TO BE INSTALLED AT ALL ROOF EDGES. DOWNSPOUTS TO BE INSTALLED AT ALL ROOF EDGES. DOWNSPOUTS TO BE INSTALLED AT ALL ROOF EDGES.

4. FLASHING: FLASHING TO BE INSTALLED AT ALL ROOF EDGES. FLASHING TO BE INSTALLED AT ALL ROOF EDGES. FLASHING TO BE INSTALLED AT ALL ROOF EDGES.

5. ROOF CLADDING: ROOF CLADDING TO BE INSTALLED AT ALL ROOF EDGES. ROOF CLADDING TO BE INSTALLED AT ALL ROOF EDGES. ROOF CLADDING TO BE INSTALLED AT ALL ROOF EDGES.

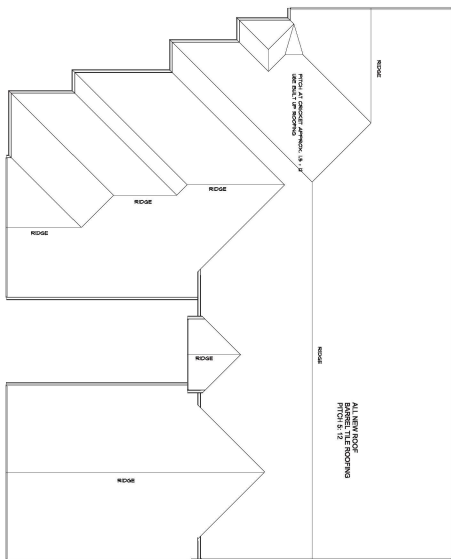
6. ROOF CLADDING: ROOF CLADDING TO BE INSTALLED AT ALL ROOF EDGES. ROOF CLADDING TO BE INSTALLED AT ALL ROOF EDGES. ROOF CLADDING TO BE INSTALLED AT ALL ROOF EDGES.

7. ROOF CLADDING: ROOF CLADDING TO BE INSTALLED AT ALL ROOF EDGES. ROOF CLADDING TO BE INSTALLED AT ALL ROOF EDGES. ROOF CLADDING TO BE INSTALLED AT ALL ROOF EDGES.

8. ROOF CLADDING: ROOF CLADDING TO BE INSTALLED AT ALL ROOF EDGES. ROOF CLADDING TO BE INSTALLED AT ALL ROOF EDGES. ROOF CLADDING TO BE INSTALLED AT ALL ROOF EDGES.

9. ROOF CLADDING: ROOF CLADDING TO BE INSTALLED AT ALL ROOF EDGES. ROOF CLADDING TO BE INSTALLED AT ALL ROOF EDGES. ROOF CLADDING TO BE INSTALLED AT ALL ROOF EDGES.

10. ROOF CLADDING: ROOF CLADDING TO BE INSTALLED AT ALL ROOF EDGES. ROOF CLADDING TO BE INSTALLED AT ALL ROOF EDGES. ROOF CLADDING TO BE INSTALLED AT ALL ROOF EDGES.



ROOF PLAN

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



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
@SantaClaraCity

Agenda Report

22-108

Agenda Date: 2/2/2022

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on Entitlement Extension for the Addition at 1393 Santa Clara Street

File No.(s): PLN21-15375

Location: 1393 Santa Clara Street, a 7,810 square-foot parcel at the northeast corner intersection of Santa Clara Street and Madison Street; APN: 269-26-112; property is zoned Single-Family Residential (R1-6L)

Applicant: Rob Mayer

Owner: Seif and Lauren Mazareeb

Request: Extension of Architectural Review Approval to replace brick foundation with new concrete foundation for a 1,002 square-foot attached Accessory Dwelling Unit with two bedrooms and one bathroom in the basement, in conjunction with a 204 square-foot addition to the east side of the residence to remodel and expand the first and second floor.

Project Data: see Attachment 2 for full-sized table

Lot Size: 7,810 sf.			
	Existing Floor Area (sq. ft.)	Proposed New Building (sq. ft.)	Proposed Floor Area (sq.ft.)
First Floor	1,284	90	1,374
Second Floor	1,135	114	1,249
Basement (Non-habitable)	498	-294	204
ADU (basement)	-	1,002	1,002
Front Porch Cover	161	-	161
Rear Porch Cover	-	100	100
Garage	655	-	655
Gross Floor Area	3,733	1,012	4,745
Lot Coverage	2,100/7,810= 27%		2,290/7,810= 29%
F.A.R.	.47		.61
% of 2 nd floor to 1 st floor	88%		90%
Bedrooms/Baths	4/1.5	0/1	4/2.5
Flood Zone	X		

Points for consideration

- Applicant is requesting a 24 months extension of the previous Architectural Approval in January 15, 2020.
- Applicant started work on the initial approval with an active building permit to finish the construction of the basement. The first and second story addition will be deferred to a later time within the next 24 months.
- The front alteration will maintain the existing style and form which are consistent with the neighborhood.
- The applicant proposed to add an extension to the back of the home on both the first and second levels. An upstairs expansion of 114 square feet is for an expansion of the fourth bedroom and addition of a new bathroom. The first-floor floor addition of 90 square feet is for the expansion of the kitchen. A rear porch is added to the first addition. The basement addition will result in a new 1,002 square foot two-bedroom ADU and a 204 square foot non-habitable space for utilities.
- The Historical and Landmarks Commission reviewed the project on January 2, 2020 and found that the proposed project located at 1393 Santa Clara Street retains the essential character defining elements that make it significant; that the proposed project does not destroy or have a significant adverse effect on the integrity of the designated property; that the alterations is compatible with the existing structure; and that the rehabilitation of the residence meet the Secretary of the Interior's Standards for Rehabilitation.
- Approval of this extension request would also extend the Historical and Landmarks Commission recommendation for 24 months.
- 300-foot neighborhood notice was distributed for this project review.

Findings supporting the Staff Recommendation

- 1) *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
 - The proposal provides the required two covered parking spaces.
 - The required parking spaces are not located in the required front yard or side yard landscaped areas.
 - The proposed project provides areas surfaced with all-weather materials for parking of vehicles.
- 2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
 - There is no expansion of the parking or intensification of use that would significantly cause increased traffic congestion or hazards.
 - Public streets are adequate in size and design to serve the proposed single-family residence, and the use will not create a substantive increase in traffic.
- 3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
 - The development is a two-story home with a new ADU in the basement that is consistent with the scale and design of ranch style, similar to the surrounding neighborhood.
- 4) *That the granting of such approval will not, under the circumstances of the particular case,*

materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;

- The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety and general welfare.

5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that;*

- The development is compatible in scale and character with the housing types that are typical in the neighborhood.

Conditions of Approval:

1. The garage shall be maintained clear and free for vehicle parking use at all times. It shall not be used only for storage.
2. Prior to the issuance of a Building Permit, the development of the site and all associated improvements shall conform to the approved plans with File No. PLN-21-15280, on file with the Community Development Department, Planning Division.
3. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
4. Maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
5. Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
6. Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
7. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits.

ENVIRONMENTAL REVIEW

Categorically Exempt per Section 15331, Historical Resource Restoration/Rehabilitation

FISCAL IMPACT

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

PUBLIC CONTACT

On December 23, 2021, a notice of public hearing of this item was posted within 300 feet of the project site and mailed to property owners within 300 feet of the project site. Planning Staff has not

received public comments for this application.

RECOMMENDATION

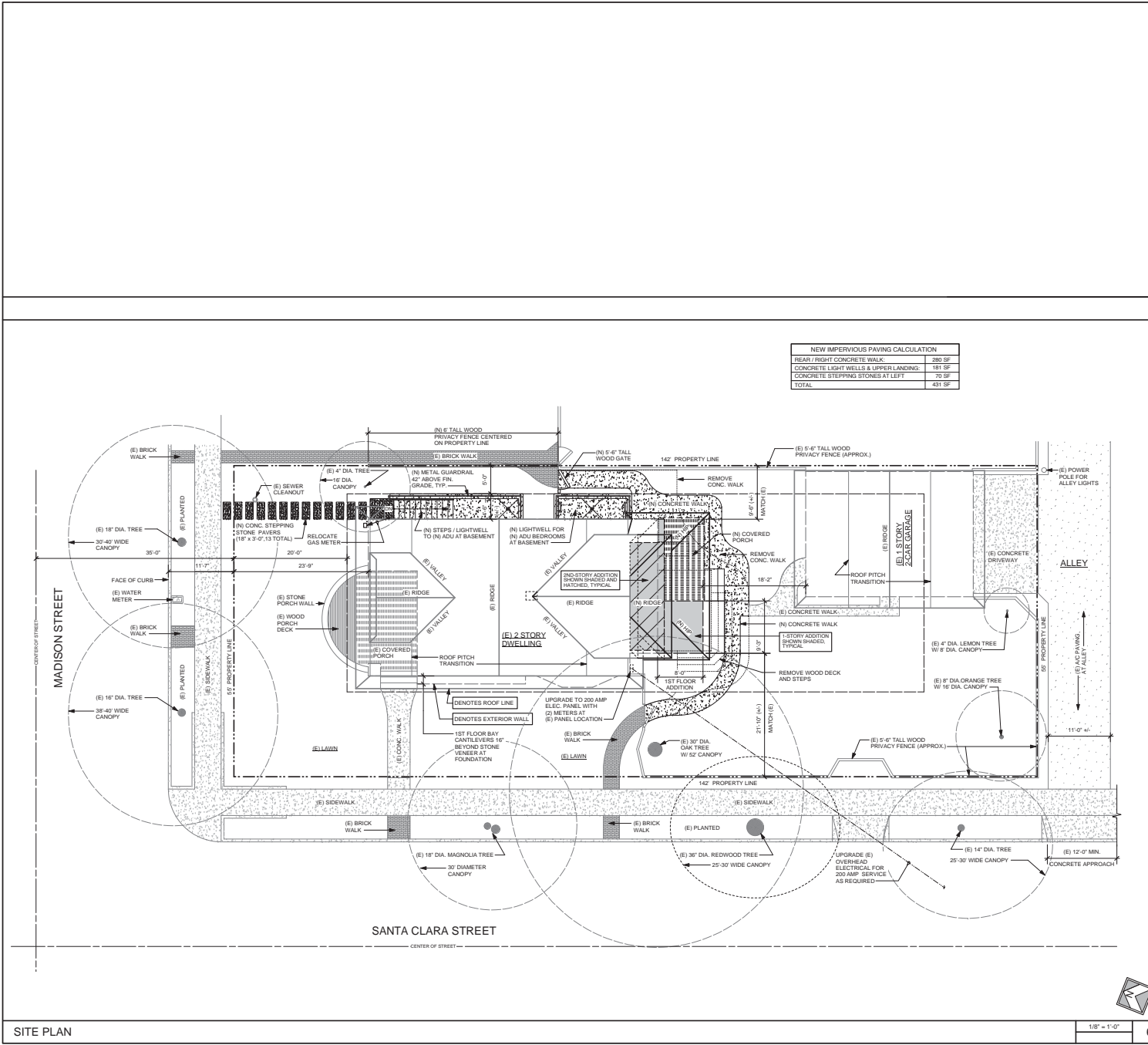
Approve a time extension for an Architectural Approval to replace brick foundation with new concrete foundation for a 1,002 square-foot attached Accessory Dwelling Unit with two-bedrooms and one-bathroom in the basement, in conjunction with a 204 square-foot addition to the east side of the residence to remodel and expand the first and second floor, subject to conditions.

Prepared by: Steve Le, Associate Planner, Community Development

Approved by: Lesley Xavier, Principal Planner, Community Department

ATTACHMENTS

1. Development Plans
2. Project Data



NEW IMPERVIOUS PAVING CALCULATION	
REAR / RIGHT CONCRETE WALK	280 SF
CONCRETE LIGHT WELLS & UPPER LANDINGS	181 SF
CONCRETE STEPPING STONES AT LEFT	70 SF
TOTAL	531 SF



LOCAL MAP	
6	
APN:	289-26-112
ZONING:	R1-6
OCCUPANCY:	R-3, U
CONSTRUCTION TYPE:	SN (UNSPRINKLERED) SPRINKLERS NOT REQUIRED AT ADU IF (E) RESIDENCE IS NOT SPRINKLERED
NET LOT AREA	7,810 SF

HABITABLE FLOOR AREA:	EXISTING	CHANGE IN	TOTAL
MAIN RESIDENCE			
LOWER FLOOR	1,284 SF	90 SF	1,374 SF
UPPER FLOOR	1,135 SF	114 SF	1,249 SF
TOTAL	2,419 SF	204 SF	2,623 SF
(N) ATTACHED ACCESSORY DWELLING UNIT			
BASEMENT	0 SF	1,002 SF	1,002 SF

NON-HABITABLE FLOOR AREA	EXISTING	CHANGE IN	FLOOR TOTAL
DETACHED GARAGE	655 SF	NONE	655 SF
BASEMENT	498 SF	-294 SF	204 SF
COVERED PORCHES:			
REAR RESIDENCE ENTRY PORCH	161 SF	NONE	161 SF
REAR RESIDENCE SIDE PORCH	NONE	100 SF	100 SF
TOTAL	161 SF	100 SF	261 SF

	EXISTING	PROPOSED	ALLOWED
LOT COVERAGE:	2,100 SF (26.8%)	2,290 SF (29.3%)	3,124 SF (40%)

PROJECT INFO	
4	
OWNER	SEIF & LAUREN MAZAREEB 1393 SANTA CLARA STREET SANTA CLARA, CA 95050 PH (408)
ARCHITECT	ROB MAYER ARCHITECT 1393 SANTA CLARA STREET SANTA CLARA, CA 95050 PH (408) 426.564.5943

PROJECT TEAM	
3	
SCOPE OF WORK	
1. REPLACE DETERIORATING BRICK FOUNDATION WITH CONCRETE SLAB AND RETAINING WALLS TO ACCOMMODATE AN ACCESSORY DWELLING UNIT. (ADU) AT THE BASEMENT LEVEL. 2. NEW 2 BEDROOM / 1 BATHROOM ADU AT BASEMENT. 3. 1ST STORY ADDITION TO ACCOMMODATE A LARGER KITCHEN, WALK-IN PANTRY, RELOCATED POWDER ROOM, INTERIOR STAIR BASEMENT AND COVERED SIDE PORCH. 4. 2ND STORY ADDITION TO ACCOMMODATE A MASTER BATH. 5. ALTER (E) 2ND FLOOR BATHROOM TO ACCOMMODATE A HALL LAUNDRY. 6. UPGRADE TO 200 AMP ELECTRICAL PANEL WITH 2 METERS AT (E) LOCATION. 7. RELOCATE GAS METER.	

SCOPE OF WORK	
2	
ARCHITECTURAL	
A-1 PROJECT INFO, SITE PLAN A-2 EXISTING BASEMENT FLOOR PLAN w/ PROPOSED DEMOLITION (ADU) AT THE BASEMENT LEVEL A-2.1 EXISTING 1ST FLOOR PLAN w/ PROPOSED DEMOLITION A-2.2 EXISTING 2ND FLOOR PLAN w/ PROPOSED DEMOLITION A-2.3 EXISTING ROOF PLAN w/ PROPOSED DEMOLITION A-2.4 EXISTING ELEVATIONS w/ PROPOSED DEMOLITION A-3 PROPOSED BASEMENT FLOOR PLAN A-3.1 PROPOSED 1ST FLOOR PLAN A-3.2 PROPOSED 2ND FLOOR PLAN A-4 PROPOSED ROOF PLAN A-5 PROPOSED BUILDING ELEVATIONS A-6 PROPOSED BUILDING SECTION HP-1 HISTORIC PRESERVATION PLAN	

Architect

ROBERT MAYER

1400 Santa Clara Street
Santa Clara, CA 95050
Phone: 408.426.5643
mayer.robert@icloud.net

CONSULTANT

ROBERT L. MAYER

C-27155

2019-01-01

NEW BASEMENT ADU & ADDITION / REMODEL TO THE RESIDENCE AT:

1393 SANTA CLARA STREET

SANTA CLARA, CA 95050
APN: 289-26-112

DESCRIPTION

DATE

MARK

ISSUE REV. PLANNING REVIEW

PROJECT # 2019-04 MAZAREEB

DRAWN BY: RM

CHECKED BY: RM

ISSUE DATE: 08/16/19

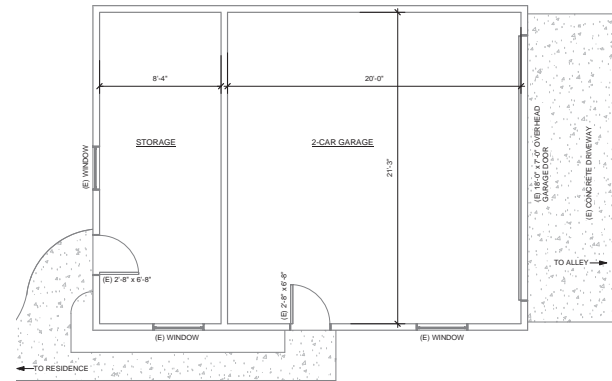
SHEET TITLE

PROJECT INFO

SITE PLAN

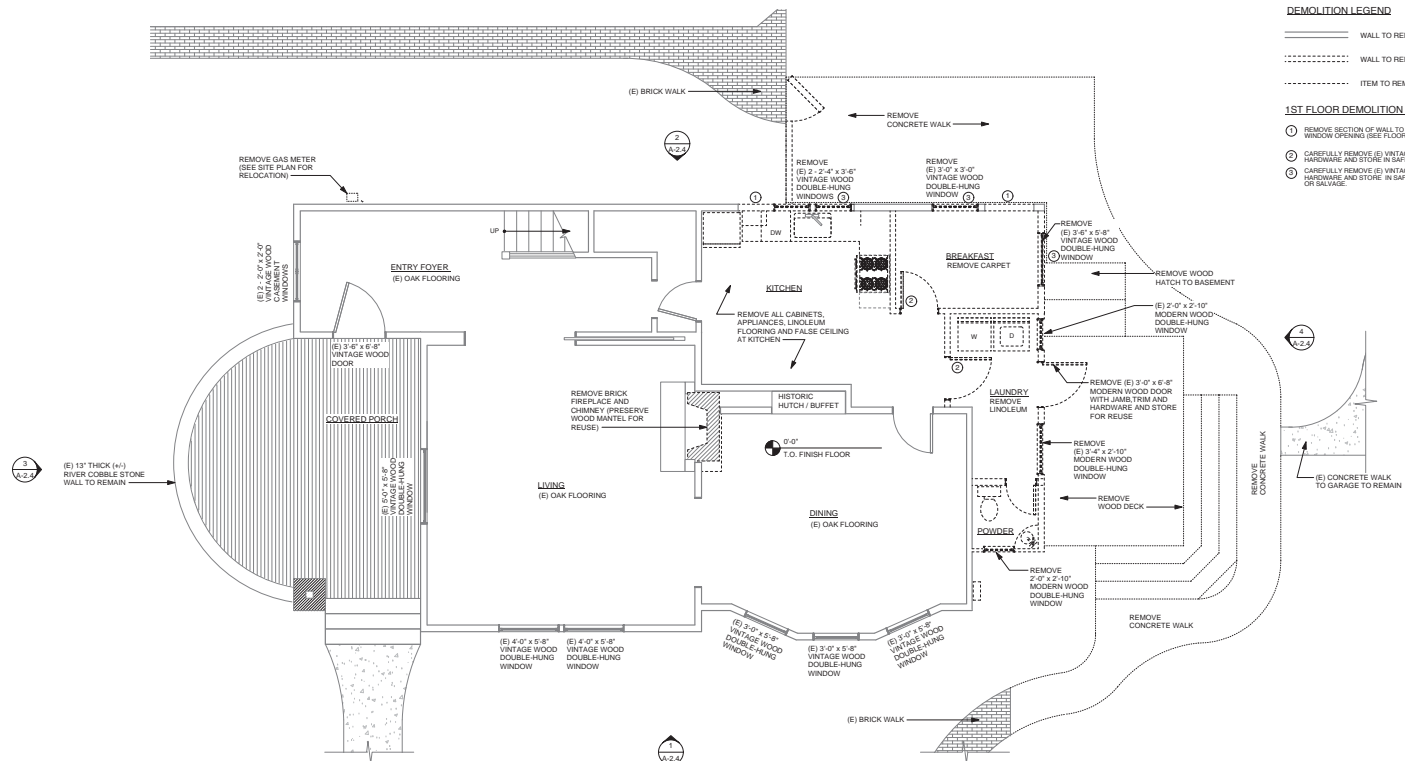
DRAWING NO.

A-1



(E) GARAGE FLOOR PLAN

2



EXISTING 1ST FLOOR PLAN W/ PROPOSED DEMOLITION

1

Architect

ROBERT MAYER



CONSULTANT

NEW BASEMENT ADU & ADDITION / REMODEL TO THE RESIDENCE AT:

1393 SANTA CLARA STREET
SANTA CLARA, CA 95050

DATE	DATE	PREPARED BY

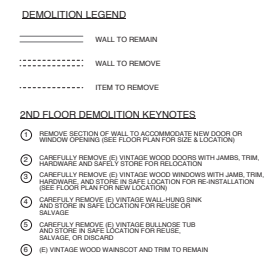
ISSUE/REV:	PLANNING REVIEW
PROJECT #:	2019-04 MAZAREEB
DRAWN BY:	RM
CHECKED BY:	RM
ISSUE DATE:	09/16/19
SHEET TITLE	

EXISTING 1ST FLOOR PLAN
w/ PROPOSED DEMOLITION
(E) GARAGE FLOOR PLAN

DRAWING NO.

A-2.1

of 13
2019-04 MAZAREEB.vw



1

A

2019-04 MAZAREEB.yw

A-2.2

SHEET TITLE

ISSUE DATE: 09/16/19

DRAWN BY: FM

PROJECT #: 2019-04 MAZAREEB

ISSUE/REV: PLANNING REVIEW

11

[illegible][illegible][illegible]

507

3

[illegible]

--	--

NEW B

BASEMENT

1 ENT A

393 S.

ADDITIONAL INFORMATION

ION / F
A CL
A CLAR
PN: 269-

REMOVAL
ARA
CA 950
26-112

STR 50

EET

RESID

REFERENCES

<p> RE AT: </p>	
------------------------	--

CONSULTANT	
------------	--



U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535



	RC
--	----

OBER

IT MAY

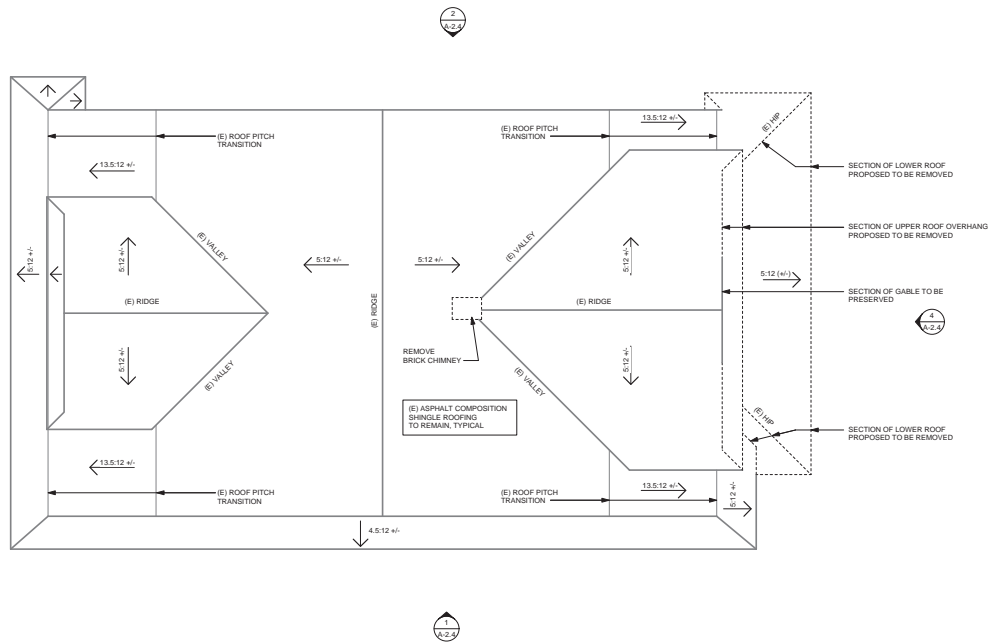
phor

VER

145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

Archives of Sexual Behavior, Vol. 35, No. 1, February 2006
© 2006 Humana Press, Inc. All rights reserved. 0003-681X/06/0003-0000\$12.00
DOI 10.1007/s10508-005-9070-9 Printed in the USA.

itect



EXISTING ROOF PLAN w/ PROPOSED DEMOLITION

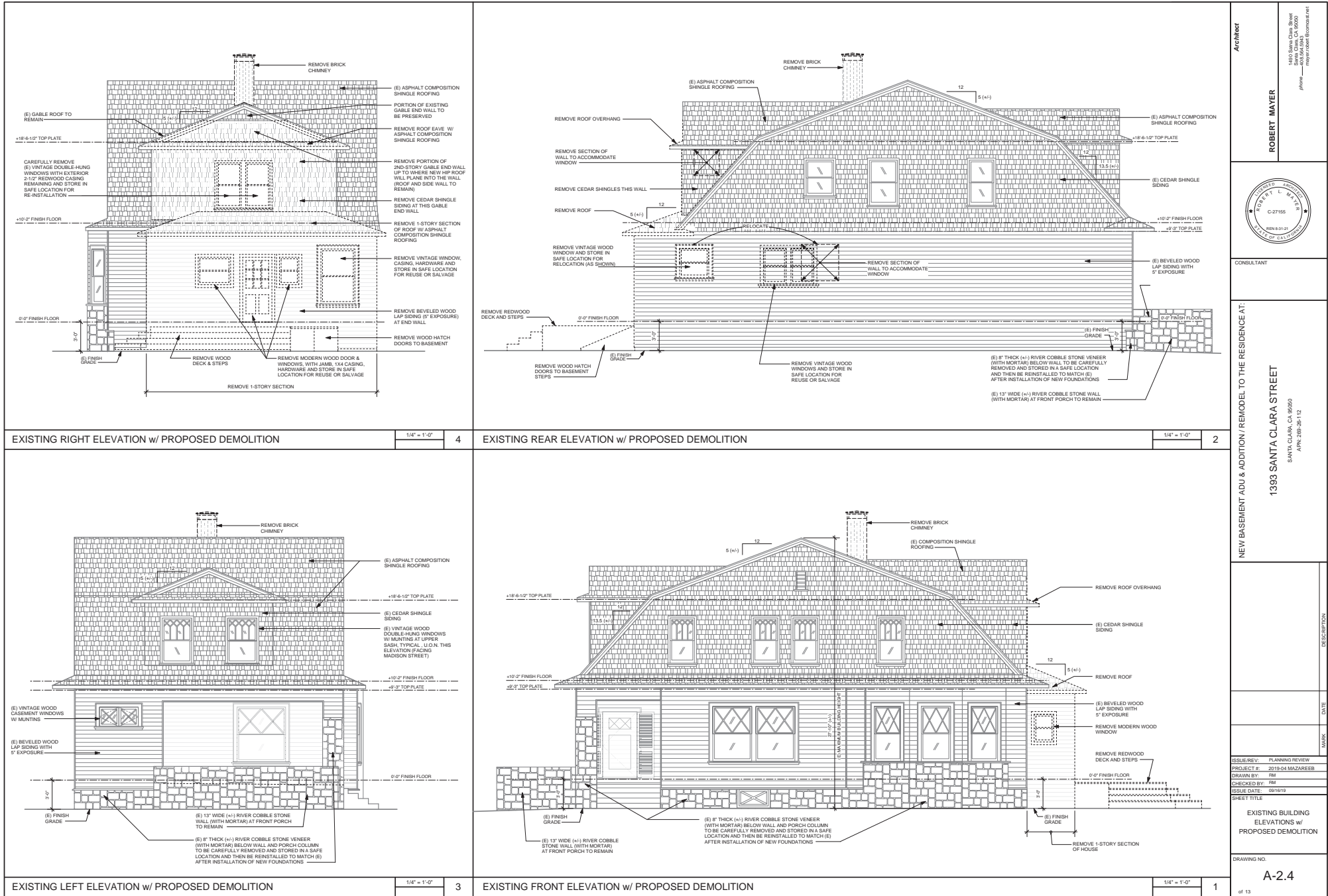
1/4" = 1'-0"

1

of 13

2019-04 MAZAREEB.vsw

<p>Architect</p> <p>ROBERT MAYER</p> <p>1400 Santa Clara Street Santa Clara, CA 95050 phone 408.554.9900 mayer@robertmayer.com</p>	
<p>CONSULTANT</p> <p>ROBERT L. MAYER</p> <p>C-27155</p> <p>ARCHITECT</p>	
<p>NEW BASEMENT ADU & ADDITION / REMODEL TO THE RESIDENCE AT:</p> <p>1393 SANTA CLARA STREET</p> <p>SANTA CLARA, CA 95050 APN: 289-26-112</p>	
<p>ISSUE/REV: PLANNING REVIEW</p> <p>PROJECT #: 2019-04 MAZAREEB</p> <p>DRAWN BY: RM</p> <p>CHECKED BY: RM</p> <p>ISSUE DATE: 08/16/19</p>	<p>DESCRIPTION</p>
<p>MARK</p> <p>DATE</p>	<p>EXISTING ROOF PLAN w/ PROPOSED DEMOLITION</p>
<p>DRAWING NO.</p> <p>A-2.3</p>	



Architect

ROBERT MAYER

1400 Santa Clara Street
Santa Clara, CA 95050
Phone: 408.244.1994
mayer@robertmayer.com



CONSULTANT

NEW BASEMENT ADD & ADDITION / REMODEL TO THE RESIDENCE AT:

1393 SANTA CLARA STREET

SANTA CLARA, CA 95050
APN: 288-36-112

DESCRIPTION

DATE

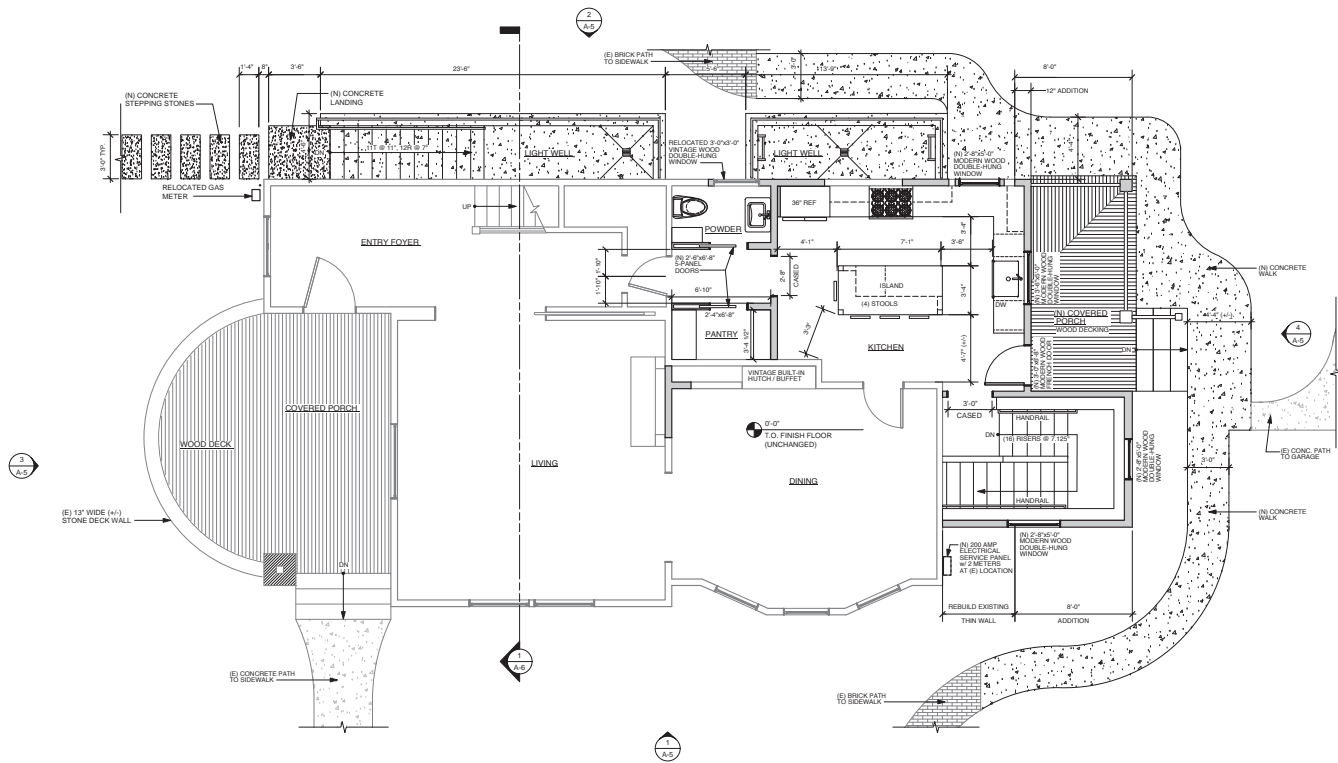
MARK

ISSUE REV: PLANNING REVIEW
PROJECT #: 2019-04 MAZAREEB
DRAWN BY: RM
CHECKED BY: RM
ISSUE DATE: 06/16/19
SHEET TITLE: EXISTING BUILDING ELEVATIONS w/ PROPOSED DEMOLITION

DRAWING NO.

A-2.4

of 13
2019-04 MAZAREEB.rvt



PROPOSED
1ST FLOOR PLAN

DRAWING NO.

SHEET TITLE

ISSUE DATE: 08/16/19

CHECKED BY: RM

DRAWN BY: RM

PROJECT #: 2019-04 MAZAREER

ISSUE REV: PLANNING REVIEW

MARK	DATE	DESCRIPTION
------	------	-------------

NEW BASEMENT ADU & ADDITION / REMODEL TO THE RESIDENCE AT:
1393 SANTA CLARA STREET
SANTA CLARA, CA 95050
APN: 289-36-112

CONSULTANT



Architect

ROBERT MAYER

1400 Santa Clara Street
Santa Clara, CA 95050
phone: 408.554.9900
mayer@robertmayerarchitect.net



1/4" = 1'-0"	

1393 SANTA CLARA STREET
SANTA CLARA, CA 95050

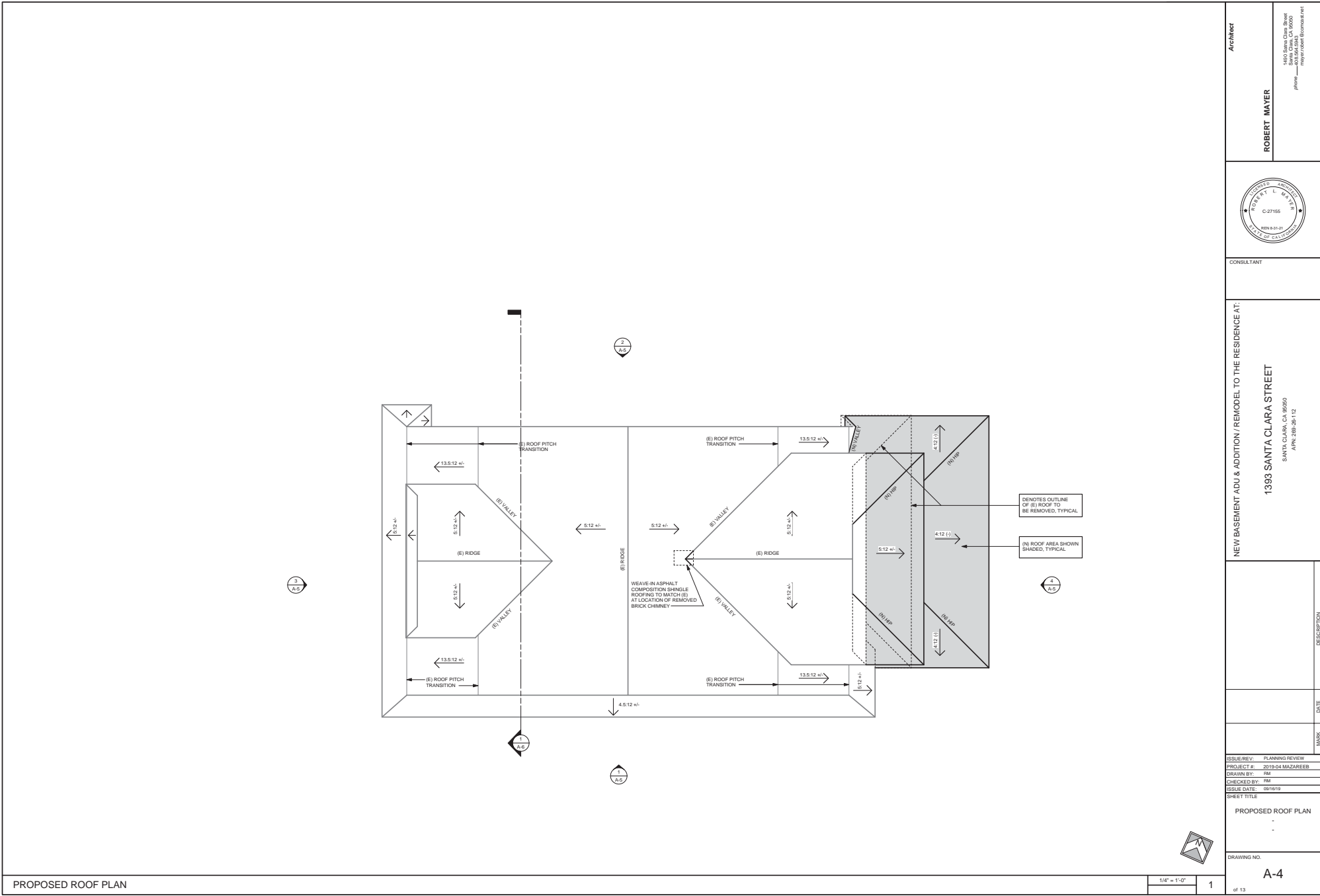
	PAGE 647 OF 670 PAGES
	PAGE TWO
	LAW ENFORCEMENT
ISSUE REV:	PLANNING REVIEW
PROJECT #:	2019-04 MAZAREEB
DRAWN BY:	FBI
CHECKED BY:	FBI
ISSUE DATE:	02/18/19
RECEIVED AT THE	

PROPOSED
2ND FLOOR PLAN

DRAWING NO.

A-3.2

2019-04 MAZAREEB.yw



Architect

ROBERT MAYER

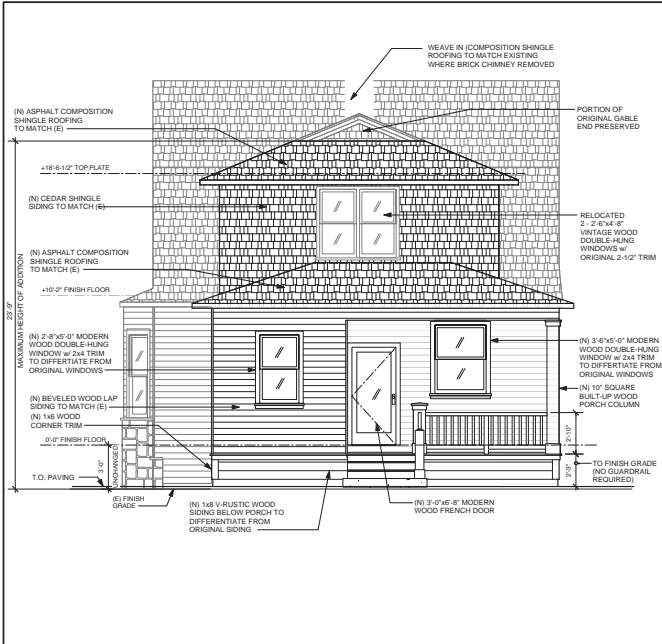
1490 Santa Clara Street
Santa Clara, CA 95050
phone 408.554.9900
mayer@robertmayerarchitect.com

CONSULTANT

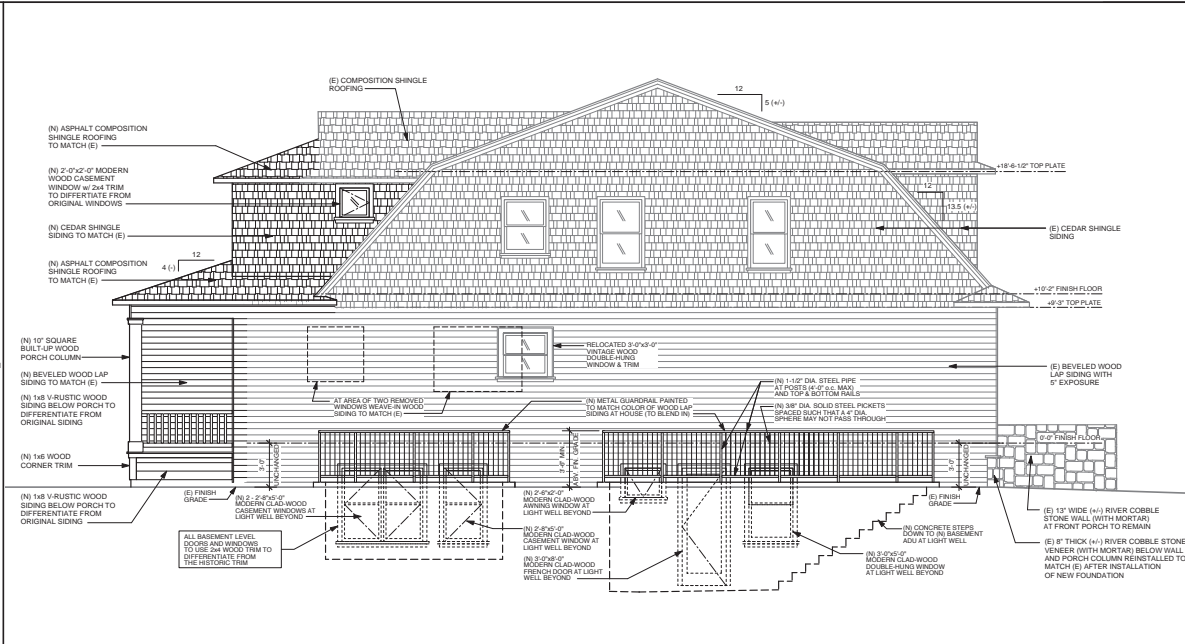
NEW BASEMENT ADU & ADDITION / REMODEL TO THE RESIDENCE AT:

1393 SANTA CLARA STREET
SANTA CLARA, CA 95050
APN: 288-26-112

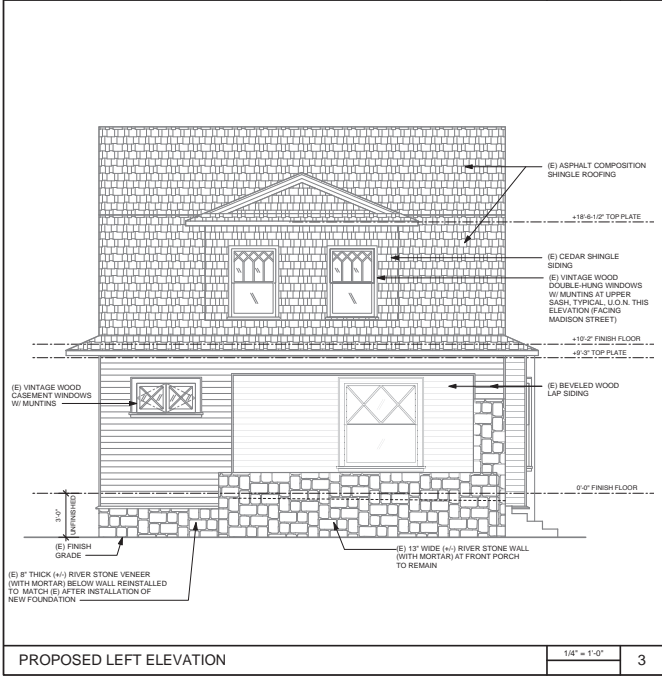
MARK	DATE	DESCRIPTION
ISSUE/REV.	PLANNING REVIEW	
PROJECT #	2019-04 MAZAREEB	
DRAWN BY:	RM	
CHECKED BY:	RM	
ISSUE DATE:	08/16/19	
SHEET TITLE	PROPOSED ROOF PLAN	
DRAWING NO.	A-4	



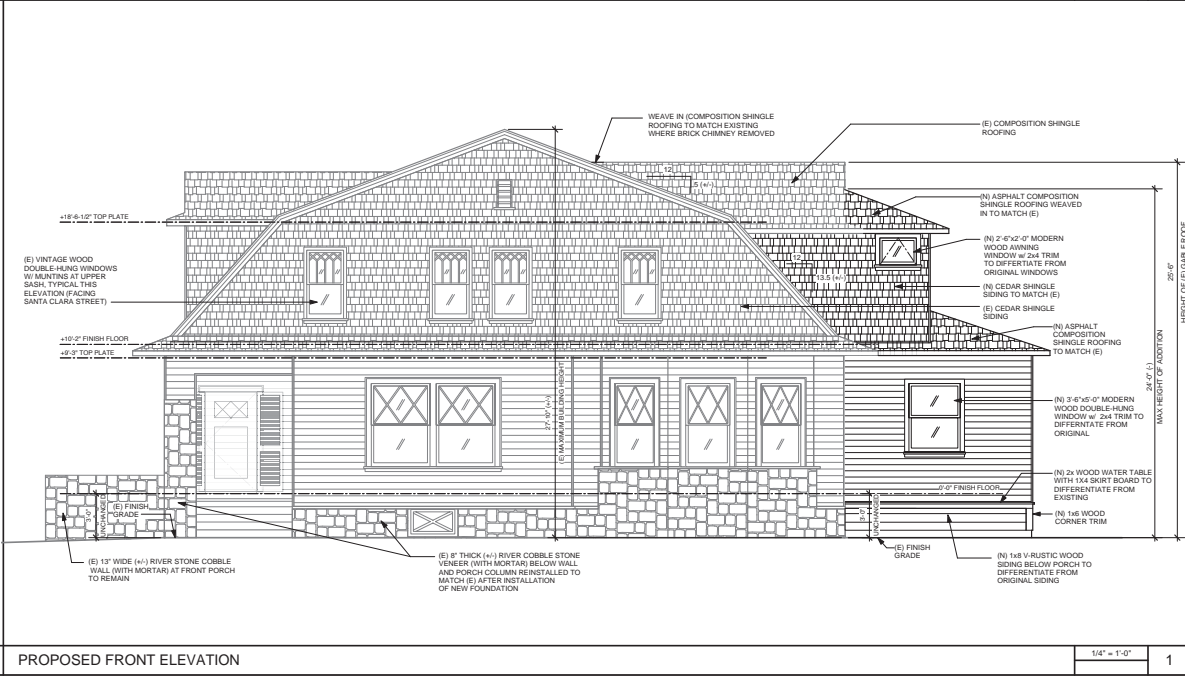
PROPOSED RIGHT ELEVATION 1/4" = 1'-0" 4



PROPOSED REAR ELEVATION 1/4" = 1'-0" 2















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



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

Architect ROBERT MAYER 1430 Santa Clara Street Santa Clara, CA 95050 Phone: 408.288.1112 Email: mayer@robertmayer.net	
CONSULTANT 	
NEW BASEMENT ADU & ADDITION / REMODEL TO THE RESIDENCE AT: 1393 SANTA CLARA STREET SANTA CLARA, CA 95050 APN: 288-38-112	
DESCRIPTION	DATE
MARK	DATE
ISSUE REV. PLANNING REVIEW PROJECT #. 2019-24 MAZAREEB DRAWN BY: RM CHECKED BY: RM ISSUE DATE: 06/16/19 SHEET TITLE	
PROPOSED BUILDING ELEVATIONS	
DRAWING NO.	
A-5	

<table><tr><th colspan="3">EXTERIOR MATERIALS</th></tr><tr><th>FEATURE</th><th>DESCRIPTION AND CONDITION</th><th>TREATMENT</th></tr><tr><td>STONE VENEER BELOW 1ST FLOOR WALLS</td><td>THE RIVER COBBLE STONE VENEER SET WITH MORTAR AT THE FRONT AND LEFT ELEVATIONS ARE A CHARACTER-DEFINING FEATURE IN GOOD CONDITION. HOWEVER, THE BRICK FOUNDATION WALL THAT HELPS PRESERVE THE STRUCTURE AS NOTED IN THE 10-YEAR PLAN OF THE WALL ACT CONTRACT.</td><td>THE STONE VENEER WILL BE CAREFULLY REMOVED AND STORED IN A SAFE LOCATION AND THEN BE REINSTALLED TO MATCH EXISTING AFTER THE NEW FOUNDATIONS ARE INSTALLED WHICH IS THE TOP PRIORITY IN THE DESIGN. THE RIVER COBBLE STONE VENEER WILL BE LONG-TERM PRESERVATION OF THIS HISTORIC HOME.</td></tr><tr><td>STONE PORCH WALL</td><td>THE RIVER STONE WALL SET WITH MORTAR AT THE FRONT PORCH IS IN FAIR TO GOOD CONDITION WITH SOME LARGE VERTICAL CRACKS IN THE MORTAR.</td><td>THE MORTAR WILL BE PATCHED AFTER THE FOUNDATION WORK IS COMPLETE.</td></tr><tr><td>BRICK CHIMNEY</td><td>THE BRICK CHIMNEY THAT EXTENDS THROUGH THE CENTER OF THE HOUSE AND IS ONLY VISIBLE ABOVE THE ROOF APPEARS TO BE IN GOOD CONDITION BUT IS NOT A CHARACTER-DEFINING FEATURE.</td><td>THE BRICK FIREPLACE AND CHIMNEY ARE PROPOSED TO BE REMOVED DURING THE ROOF REMOVAL AND THE BRICK CHIMNEY AT THE ROOF BRINKS WILL BE PATCHED TO MATCH EXISTING. THE ORIGINAL WOOD MANTEL WILL BE LEFT IN PLACE WITH POSSIBLE CANDLE NICHE TILED IN THE OPENING.</td></tr></table>			EXTERIOR MATERIALS			FEATURE	DESCRIPTION AND CONDITION	TREATMENT	STONE VENEER BELOW 1ST FLOOR WALLS	THE RIVER COBBLE STONE VENEER SET WITH MORTAR AT THE FRONT AND LEFT ELEVATIONS ARE A CHARACTER-DEFINING FEATURE IN GOOD CONDITION. HOWEVER, THE BRICK FOUNDATION WALL THAT HELPS PRESERVE THE STRUCTURE AS NOTED IN THE 10-YEAR PLAN OF THE WALL ACT CONTRACT.	THE STONE VENEER WILL BE CAREFULLY REMOVED AND STORED IN A SAFE LOCATION AND THEN BE REINSTALLED TO MATCH EXISTING AFTER THE NEW FOUNDATIONS ARE INSTALLED WHICH IS THE TOP PRIORITY IN THE DESIGN. THE RIVER COBBLE STONE VENEER WILL BE LONG-TERM PRESERVATION OF THIS HISTORIC HOME.	STONE PORCH WALL	THE RIVER STONE WALL SET WITH MORTAR AT THE FRONT PORCH IS IN FAIR TO GOOD CONDITION WITH SOME LARGE VERTICAL CRACKS IN THE MORTAR.	THE MORTAR WILL BE PATCHED AFTER THE FOUNDATION WORK IS COMPLETE.	BRICK CHIMNEY	THE BRICK CHIMNEY THAT EXTENDS THROUGH THE CENTER OF THE HOUSE AND IS ONLY VISIBLE ABOVE THE ROOF APPEARS TO BE IN GOOD CONDITION BUT IS NOT A CHARACTER-DEFINING FEATURE.	THE BRICK FIREPLACE AND CHIMNEY ARE PROPOSED TO BE REMOVED DURING THE ROOF REMOVAL AND THE BRICK CHIMNEY AT THE ROOF BRINKS WILL BE PATCHED TO MATCH EXISTING. THE ORIGINAL WOOD MANTEL WILL BE LEFT IN PLACE WITH POSSIBLE CANDLE NICHE TILED IN THE OPENING.	<table><tr><th colspan="3">FORM AND STRUCTURE</th></tr><tr><th>FEATURE</th><th>DESCRIPTION AND CONDITION</th><th>TREATMENT</th></tr><tr><td>ROOF</td><td>THE EAST SIDE DORMER THAT HOUSES BEDROOM 4 HAS A DUTCH GABLE ROOF FORM AND IS IN GOOD CONDITION.</td><td>THE EXISTING RESIDENCE DOES NOT HAVE A TRUE MASTER SUITE WITH MASTER BEDROOM WHICH IS TOP PRIORITY FOR THE HOMEOWNERS TO ADAPT THE HOME TO SUIT THEIR NEEDS. THE PROPOSED DESIGN EXPANDS BEDROOM 4 WITH THE SAME DUTCH GABLE ROOF FORM WITH A SLIGHTLY LONGER RIDGE LINE.</td></tr><tr><td>FLOOR PLAN</td><td>THE RESIDENCE WAS BUILT AS A 2-STORY WITH THE FIRST FLOOR INCLUDING A FORMAL LIVING ROOM, FORMAL DINING ROOM, KITCHEN, AND BREAKFAST ROOM. THE LUNDRY AND POWDER ROOM LOCATED ON THE 1ST FLOOR APPEAR TO BE PART OF AN ORIGINAL REAR PORCH THAT WAS ENCLOSED AT SOME POINT AS EVIDENCED BY EXTERIOR BRICK CONSTRUCTION ON THE EXTERIOR WALLS. ON THE 2ND FLOOR ARE 4 ORIGINAL BEDROOMS AND ONE FULL BATHROOM. THE HOUSE IS IN GOOD SHAPE ALTHOUGH THERE ARE OUT-OF-LEVEL FLOORS WITH SOME VISIBLE CRACKING IN THE PLASTER WALLS AND CEILING THAT INDICATE THE FOUNDATIONS HAVE DIFFERENTIALLY SETTLED. MUCH OF THE HOME HAS WALLPAPER INSTALLED WHICH MAKES IT CHALLENGING TO FULLY UNDERSTAND THE CONDITION OF THE PLASTER. THE ORIGINAL KITCHEN CEILING HAS BEEN COVERED WITH A LOWER CEILING AS THE ORIGINAL PLASTER HAS HEAVY CRACKING. THE FLOOR PLAN LAYOUT IS A CHARACTER-DEFINING FEATURE THAT IS BEING RETAINED WITH ALL ROOMS RETAINING THEIR RELATIONSHIPS BUT BEING ADAPTED TO SUIT THE FAMILY'S NEEDS.</td><td>1ST FLOOR: THE DESIGN PROPOSES TO RETAIN THE EXISTING KITCHEN LOCATION BUT ALTER IT AND COMBINE THE BRICK WITH THE BREAKFAST ROOM AND A SMALL ADDITION TO ACCOMMODATE A LARGER KITCHEN. ADJECT VENT TO THE REAR WALL BEHIND COUNTER WITH SEATING, AND ACCOMMODATE A WALK-IN PANTRY AND POWDER ROOM BETWEEN THE KITCHEN AND ENTRY HALL. THE ORIGINAL OPENING BETWEEN THE KITCHEN AND FORMAL DINING ROOM IS TO REMAIN. A REAR ADDITION IS PROPOSED TO ACCOMMODATE AN INTERNAL STAIR TO THE NEW BASEMENT LIVING AND MECHANICAL / STORAGE AREA. THE BRICK FIREPLACE, CHIMNEY AT THE LIVING ROOM IS PROPOSED TO BE REMOVED BUT THE ORIGINAL WOOD MANTEL WILL REMAIN WITH A TILED CANDLE NICHE INSTALLED. 2ND FLOOR: THE DESIGN PROPOSES TO RETAIN THE EXISTING LOCATION OF THE HALL BATHROOM BUT REDUCE ITS SIZE TO ACCOMMODATE THE MASTER BEDROOM AND HALL LUNDRY. THE EXISTING HALL BATH WINDOW IS TO REMAIN. A SMALL ADDITION IS PROPOSED TO THE REAR OF BEDROOM 4 TO ACCOMMODATE A WALK-IN CLOSET AND A LARGER BEDROOM MORE BEFITTING OF A MASTER SUITE. THE EXISTING WINDOWS AT BEDROOM 4 ARE TO BE RELOCATED AT THE NEW EXTERIOR WALL OF THE ADDITION. THE BRICK CHIMNEY THAT ROUTES THROUGH BEDROOM 3 IS PROPOSED TO BE REMOVED. THE NEW CONCRETE FOUNDATIONS WILL MECHANICALLY CONNECT (ANCHOR BOLTS) TO THE EXISTING WOOD STRUCTURE AND HELP PRESERVE THE STRUCTURE. ANY ROTTEN OR DETERIORATED FRAMING AT THE WOOD FRAMED PORCH WALL BETWEEN FOUNDATION AND 1ST FLOOR FRAME, WILL BE CAREFULLY REPLACED WITH SIMILAR MATERIAL.</td></tr><tr><td>STRUCTURAL SYSTEM, FRAMING</td><td>THE CONVENTIONAL WOOD FRAMING IS MOSTLY IN GOOD CONDITION, BUT NOT SERIOUSLY SECURE TO THE BRICK FOUNDATION. THE FRAMING IS NOT A CHARACTER-DEFINING FEATURE, EXCEPT HOW IT IS EXPRESSED IN THE MASSING AND FORM OF THE PLAN.</td><td>THE EXISTING PERIMETER BRICK FOUNDATIONS ARE HEAVILY DETERIORATED WITH MUCH CRACKING OF THE INNER BRICK COURSE, A MORE MODERN CONCRETE RETAINING WALL WAS INSTALLED A FEW FEET INSIDE OF SOME OF THE BRICK FOOTINGS TO CREATE A PARTIAL BASEMENT BELOW HALF OF THE HOME BUT THE DIRT HAS BEEN OVER EXCAVATED NEXT TO THE BRICK FOUNDATION MAKING THEM MORE SUSCEPTIBLE TO SETTLING AND FAILURE. THE EXISTING BRICK FOUNDATIONS ARE IN POOR CONDITION.</td></tr><tr><td>FOUNDATIONS</td><td>THE 1X4 DOUGLAS FIR PORCH DECKING MATERIAL IS IN GOOD TO POOR CONDITION WITH SOME AREAS HEAVILY DETERIORATED WITH ROT.</td><td>ANY ROTTEN BOARDS WILL BE REPLACED WITH SIMILAR BOARDS THAT ARE MILLED TO MATCH EXISTING.</td></tr><tr><td>FRONT PORCH</td><td></td><td></td></tr></table>			FORM AND STRUCTURE			FEATURE	DESCRIPTION AND CONDITION	TREATMENT	ROOF	THE EAST SIDE DORMER THAT HOUSES BEDROOM 4 HAS A DUTCH GABLE ROOF FORM AND IS IN GOOD CONDITION.	THE EXISTING RESIDENCE DOES NOT HAVE A TRUE MASTER SUITE WITH MASTER BEDROOM WHICH IS TOP PRIORITY FOR THE HOMEOWNERS TO ADAPT THE HOME TO SUIT THEIR NEEDS. THE PROPOSED DESIGN EXPANDS BEDROOM 4 WITH THE SAME DUTCH GABLE ROOF FORM WITH A SLIGHTLY LONGER RIDGE LINE.	FLOOR PLAN	THE RESIDENCE WAS BUILT AS A 2-STORY WITH THE FIRST FLOOR INCLUDING A FORMAL LIVING ROOM, FORMAL DINING ROOM, KITCHEN, AND BREAKFAST ROOM. THE LUNDRY AND POWDER ROOM LOCATED ON THE 1ST FLOOR APPEAR TO BE PART OF AN ORIGINAL REAR PORCH THAT WAS ENCLOSED AT SOME POINT AS EVIDENCED BY EXTERIOR BRICK CONSTRUCTION ON THE EXTERIOR WALLS. ON THE 2ND FLOOR ARE 4 ORIGINAL BEDROOMS AND ONE FULL BATHROOM. THE HOUSE IS IN GOOD SHAPE ALTHOUGH THERE ARE OUT-OF-LEVEL FLOORS WITH SOME VISIBLE CRACKING IN THE PLASTER WALLS AND CEILING THAT INDICATE THE FOUNDATIONS HAVE DIFFERENTIALLY SETTLED. MUCH OF THE HOME HAS WALLPAPER INSTALLED WHICH MAKES IT CHALLENGING TO FULLY UNDERSTAND THE CONDITION OF THE PLASTER. THE ORIGINAL KITCHEN CEILING HAS BEEN COVERED WITH A LOWER CEILING AS THE ORIGINAL PLASTER HAS HEAVY CRACKING. THE FLOOR PLAN LAYOUT IS A CHARACTER-DEFINING FEATURE THAT IS BEING RETAINED WITH ALL ROOMS RETAINING THEIR RELATIONSHIPS BUT BEING ADAPTED TO SUIT THE FAMILY'S NEEDS.	1ST FLOOR: THE DESIGN PROPOSES TO RETAIN THE EXISTING KITCHEN LOCATION BUT ALTER IT AND COMBINE THE BRICK WITH THE BREAKFAST ROOM AND A SMALL ADDITION TO ACCOMMODATE A LARGER KITCHEN. ADJECT VENT TO THE REAR WALL BEHIND COUNTER WITH SEATING, AND ACCOMMODATE A WALK-IN PANTRY AND POWDER ROOM BETWEEN THE KITCHEN AND ENTRY HALL. THE ORIGINAL OPENING BETWEEN THE KITCHEN AND FORMAL DINING ROOM IS TO REMAIN. A REAR ADDITION IS PROPOSED TO ACCOMMODATE AN INTERNAL STAIR TO THE NEW BASEMENT LIVING AND MECHANICAL / STORAGE AREA. THE BRICK FIREPLACE, CHIMNEY AT THE LIVING ROOM IS PROPOSED TO BE REMOVED BUT THE ORIGINAL WOOD MANTEL WILL REMAIN WITH A TILED CANDLE NICHE INSTALLED. 2ND FLOOR: THE DESIGN PROPOSES TO RETAIN THE EXISTING LOCATION OF THE HALL BATHROOM BUT REDUCE ITS SIZE TO ACCOMMODATE THE MASTER BEDROOM AND HALL LUNDRY. THE EXISTING HALL BATH WINDOW IS TO REMAIN. A SMALL ADDITION IS PROPOSED TO THE REAR OF BEDROOM 4 TO ACCOMMODATE A WALK-IN CLOSET AND A LARGER BEDROOM MORE BEFITTING OF A MASTER SUITE. THE EXISTING WINDOWS AT BEDROOM 4 ARE TO BE RELOCATED AT THE NEW EXTERIOR WALL OF THE ADDITION. THE BRICK CHIMNEY THAT ROUTES THROUGH BEDROOM 3 IS PROPOSED TO BE REMOVED. THE NEW CONCRETE FOUNDATIONS WILL MECHANICALLY CONNECT (ANCHOR BOLTS) TO THE EXISTING WOOD STRUCTURE AND HELP PRESERVE THE STRUCTURE. ANY ROTTEN OR DETERIORATED FRAMING AT THE WOOD FRAMED PORCH WALL BETWEEN FOUNDATION AND 1ST FLOOR FRAME, WILL BE CAREFULLY REPLACED WITH SIMILAR MATERIAL.	STRUCTURAL SYSTEM, FRAMING	THE CONVENTIONAL WOOD FRAMING IS MOSTLY IN GOOD CONDITION, BUT NOT SERIOUSLY SECURE TO THE BRICK FOUNDATION. THE FRAMING IS NOT A CHARACTER-DEFINING FEATURE, EXCEPT HOW IT IS EXPRESSED IN THE MASSING AND FORM OF THE PLAN.	THE EXISTING PERIMETER BRICK FOUNDATIONS ARE HEAVILY DETERIORATED WITH MUCH CRACKING OF THE INNER BRICK COURSE, A MORE MODERN CONCRETE RETAINING WALL WAS INSTALLED A FEW FEET INSIDE OF SOME OF THE BRICK FOOTINGS TO CREATE A PARTIAL BASEMENT BELOW HALF OF THE HOME BUT THE DIRT HAS BEEN OVER EXCAVATED NEXT TO THE BRICK FOUNDATION MAKING THEM MORE SUSCEPTIBLE TO SETTLING AND FAILURE. THE EXISTING BRICK FOUNDATIONS ARE IN POOR CONDITION.	FOUNDATIONS	THE 1X4 DOUGLAS FIR PORCH DECKING MATERIAL IS IN GOOD TO POOR CONDITION WITH SOME AREAS HEAVILY DETERIORATED WITH ROT.	ANY ROTTEN BOARDS WILL BE REPLACED WITH SIMILAR BOARDS THAT ARE MILLED TO MATCH EXISTING.	FRONT PORCH			<table><tr><th colspan="3">INTERIOR FINISHES</th></tr><tr><th>FEATURE</th><th>DESCRIPTION AND CONDITION</th><th>TREATMENT</th></tr><tr><td>FLOORING - 1ST FLOOR</td><td>THE EXISTING KITCHEN HAS MODERN LINOLEUM FLOORING INSTALLED OVER ORIGINAL 3/4" THICK FIR FLOORING WHEREAS THE REST OF THE 1ST FLOOR HAS 3/4" OAK FLOORING INSTALLED.</td><td>THE LINOLEUM FLOORING WILL BE REMOVED AND REPLACED BY 3/4" OAK FLOORING AT THE KITCHEN AND 2ND FLOOR TO BASEMENT. THE NEW POWDER ROOM WILL HAVE PORCELAIN TILE INSTALLED.</td></tr><tr><td>FLOORING - 2ND FLOOR</td><td>THE EXISTING BEDROOM 4 HAS CARPET FLOORING LIKELY OVER ORIGINAL 1/4" FIR FLOORING. THIS IS WHAT IS INSTALLED IN THE OTHER BEDROOMS AND IS IN GOOD CONDITION. THE EXISTING BATH 1 HAS MODERN FLOORING LIKELY OVER ORIGINAL 1/4" FIR FLOORING.</td><td>1/4" FIR FLOORING WILL BE INSTALLED AT THE BEDROOM ADDITION TO MATCH THE EXISTING FLOORING AND THE ENTIRE BEDROOM 4 FLOORING WILL BE RETIRED. BATH 1 AND THE NEW BATH 2 WILL BOTH HAVE PORCELAIN TILE FLOORING INSTALLED.</td></tr><tr><td>PLASTER WALLS</td><td>WALLPAPER COVERS THE ORIGINAL PLASTER WALLS AT ENTRY FOYER, STAIR, THE LIVING ROOM, DINING ROOM, KITCHEN, BREAKFAST, UPSTAIRS HALL, AND BEDROOM 3. IN ALL THESE ROOMS THERE ARE AREAS OF BUBBLING PLASTER BUT IT IS UNCLAR OF ITS OVERALL CONDITION DUE TO THE WALLPAPER. AT THE DEMISING WALLS BETWEEN BEDROOMS 1 AND 2 THE PLASTER HAS CONSIDERABLE CRACKING ON THE BEDROOM 2 SIDE AND THEREFORE IS IN FAIR TO POOR CONDITION. AT THE DEMISING WALL BETWEEN BEDROOMS 1 & 3, THE WALL PLASTER HAS CONSIDERABLE CRACKING ON BEDROOM 2 SIDE AND THEREFORE IS IN FAIR TO POOR CONDITION.</td><td>THE DESIGN PROPOSES TO LEAVE THE EXISTING WALLPAPER AND PLASTER FINISH INTACT. GREAT CARE WILL BE TAKEN WHEN LEVELING THE HOUSE TO INSTALL THE BASEMENT FOUNDATIONS. IF SOME OF THE EXISTING PLASTER IS DAMAGED DURING THE HOUSE LEVELING PROCESS THEN THE CITY OF SANTA CLARA PLANNING DEPARTMENT WILL BE NOTIFIED PRIOR TO REMOVAL TO DISCUSS A REMEDY. AT THE EXISTING KITCHEN AND PANTRY THE PLASTER ON THE NORTH WALL WILL BE REMOVED AND REPLACED WITH SHEETROCK BECAUSE THE EXTERIOR WALL WILL BE COVERED BY NEW CLADDING AND BACKSPLASH AND DOING THIS WILL HELP FACILITATE THE INSTALLATION OF NEW ELECTRICAL WIRING. IF REQUIRED IT SHALL BE ACCOMPLISHED WITH SMALL HUELS NEAR THE TOP AND BOTTOM OF WALL TO FEED WIRE.</td></tr><tr><td></td><td>BEDROOM 4 HAS MODERN WOOD PANELING INSTALLED ON THE WALLS AND THEREFORE IT IS UNCLAR AS TO THE CONDITION OF THE WALL PLASTER.</td><td>AT EXISTING BEDROOM 4 THE REMOVAL OF THE WOOD WALL PANELING WILL LIKELY DAMAGE THE FIB WALLS THAT ARE TO REMAIN. THEREFORE IT IS PROPOSED TO REMOVE ALL THE PLASTER WALL MATERIAL IN BEDROOM 4 AND REPLACE WITH SHEETROCK.</td></tr><tr><td></td><td>BATH 1 HAS HALF-CIRCLE WOOD WAINSCOT ON THE WEST AND NORTH WALLS WALLPAPER ON THE REMAINING WALLS.</td><td>THE PROPOSED BATH 1 LAYOUT REQUIRES RE-ROUTING OF NEW PLUMBING AND ELECTRICAL AND THEREFORE IT IS PROPOSED TO REMOVE ALL THE EXISTING PLASTER IN THIS ROOM AND REPLACE WITH SHEETROCK ALONG WITH THE ORIGINAL WOOD WAINSCOTING.</td></tr><tr><td>PLASTER CEILINGS</td><td>MOST OF THE PLASTER CEILINGS APPEAR TO BE IN GOOD CONDITION EXCEPT FOR AT THE KITCHEN AND BEDROOM 4. THE KITCHEN HAS A FALSE CEILING BUILT BELOW THE ORIGINAL PLASTER CEILING THAT HAS MANY CRACKS AND IS IN POOR CONDITION. BEDROOM 4 CEILING HAS MODERN CEILING TILES GLUED TO THE PLASTER CEILING. BEDROOM 4 HAS MODERN CEILING TILES GLUED OVER THE PLASTER SO THE CONDITION OF THE EXISTING PLASTER IS UNKNOWN BUT LIKELY IN POOR CONDITION DUE TO IT BEING COVERED. BATH 1 PLASTER CEILING APPEARS TO BE IN GOOD CONDITION.</td><td>THE DESIGN PROPOSES TO LEAVE THE EXISTING CEILING PLASTER FINISH INTACT. GREAT CARE WILL BE TAKEN WHEN LEVELING THE HOUSE TO INSTALL THE BASEMENT FOUNDATIONS. IF SOME OF THE EXISTING PLASTER IS DAMAGED DURING THE HOUSE LEVELING PROCESS THEN THE CITY OF SANTA CLARA PLANNING DEPARTMENT WILL BE NOTIFIED PRIOR TO REMOVAL TO DISCUSS A REMEDY. THE FALSE CEILING AT THE KITCHEN WILL BE REMOVED ALONG WITH THE ORIGINAL PLASTER CEILING AND REPLACED WITH NEW SHEETROCK. NOTE THAT THIS WILL HELP FACILITATE THE REROUTING OF BATH 1 PLUMBING ABOVE LAYOUT CHANGES AND NEW LAUNDRY NICHE WHICH ARE DIRECTLY ABOVE THE KITCHEN. THE MODERN CEILING TILES AND ORIGINAL PLASTER CEILING WILL BE REMOVED AND REPLACED BY SHEETROCK TO CREATE A CONSISTENCY WITH THE PROPOSED SHEETROCK ON THE WALLS. THE PLASTER CEILING IS TO BE REMOVED DUE TO THE LAYOUT CHANGE IN THE BATHROOM AND TO BE CONSISTENT WITH THE PROPOSED SHEETROCK ON THE WALLS.</td></tr><tr><td>INTERIOR WOOD TRIM, BASEBOARD, DOOR AND WINDOW TRIM, CROWN MOULDING</td><td>ALL ORIGINAL INTERIOR WOOD TRIM TO BE IMPACTED BY THE ALTERATIONS TO THE RESIDENCE ARE IN GOOD CONDITION.</td><td>ALL INTERIOR WOOD TRIM WHERE AT BEDROOM 4, BATH 1, KITCHEN AND BREAKFAST ROOMS SHALL BE CAREFULLY REMOVED AND STORED IN A SAFE LOCATION FOR REUSE OR SALVAGE.</td></tr></table>			INTERIOR FINISHES			FEATURE	DESCRIPTION AND CONDITION	TREATMENT	FLOORING - 1ST FLOOR	THE EXISTING KITCHEN HAS MODERN LINOLEUM FLOORING INSTALLED OVER ORIGINAL 3/4" THICK FIR FLOORING WHEREAS THE REST OF THE 1ST FLOOR HAS 3/4" OAK FLOORING INSTALLED.	THE LINOLEUM FLOORING WILL BE REMOVED AND REPLACED BY 3/4" OAK FLOORING AT THE KITCHEN AND 2ND FLOOR TO BASEMENT. THE NEW POWDER ROOM WILL HAVE PORCELAIN TILE INSTALLED.	FLOORING - 2ND FLOOR	THE EXISTING BEDROOM 4 HAS CARPET FLOORING LIKELY OVER ORIGINAL 1/4" FIR FLOORING. THIS IS WHAT IS INSTALLED IN THE OTHER BEDROOMS AND IS IN GOOD CONDITION. THE EXISTING BATH 1 HAS MODERN FLOORING LIKELY OVER ORIGINAL 1/4" FIR FLOORING.	1/4" FIR FLOORING WILL BE INSTALLED AT THE BEDROOM ADDITION TO MATCH THE EXISTING FLOORING AND THE ENTIRE BEDROOM 4 FLOORING WILL BE RETIRED. BATH 1 AND THE NEW BATH 2 WILL BOTH HAVE PORCELAIN TILE FLOORING INSTALLED.	PLASTER WALLS	WALLPAPER COVERS THE ORIGINAL PLASTER WALLS AT ENTRY FOYER, STAIR, THE LIVING ROOM, DINING ROOM, KITCHEN, BREAKFAST, UPSTAIRS HALL, AND BEDROOM 3. IN ALL THESE ROOMS THERE ARE AREAS OF BUBBLING PLASTER BUT IT IS UNCLAR OF ITS OVERALL CONDITION DUE TO THE WALLPAPER. AT THE DEMISING WALLS BETWEEN BEDROOMS 1 AND 2 THE PLASTER HAS CONSIDERABLE CRACKING ON THE BEDROOM 2 SIDE AND THEREFORE IS IN FAIR TO POOR CONDITION. AT THE DEMISING WALL BETWEEN BEDROOMS 1 & 3, THE WALL PLASTER HAS CONSIDERABLE CRACKING ON BEDROOM 2 SIDE AND THEREFORE IS IN FAIR TO POOR CONDITION.	THE DESIGN PROPOSES TO LEAVE THE EXISTING WALLPAPER AND PLASTER FINISH INTACT. GREAT CARE WILL BE TAKEN WHEN LEVELING THE HOUSE TO INSTALL THE BASEMENT FOUNDATIONS. IF SOME OF THE EXISTING PLASTER IS DAMAGED DURING THE HOUSE LEVELING PROCESS THEN THE CITY OF SANTA CLARA PLANNING DEPARTMENT WILL BE NOTIFIED PRIOR TO REMOVAL TO DISCUSS A REMEDY. AT THE EXISTING KITCHEN AND PANTRY THE PLASTER ON THE NORTH WALL WILL BE REMOVED AND REPLACED WITH SHEETROCK BECAUSE THE EXTERIOR WALL WILL BE COVERED BY NEW CLADDING AND BACKSPLASH AND DOING THIS WILL HELP FACILITATE THE INSTALLATION OF NEW ELECTRICAL WIRING. IF REQUIRED IT SHALL BE ACCOMPLISHED WITH SMALL HUELS NEAR THE TOP AND BOTTOM OF WALL TO FEED WIRE.		BEDROOM 4 HAS MODERN WOOD PANELING INSTALLED ON THE WALLS AND THEREFORE IT IS UNCLAR AS TO THE CONDITION OF THE WALL PLASTER.	AT EXISTING BEDROOM 4 THE REMOVAL OF THE WOOD WALL PANELING WILL LIKELY DAMAGE THE FIB WALLS THAT ARE TO REMAIN. THEREFORE IT IS PROPOSED TO REMOVE ALL THE PLASTER WALL MATERIAL IN BEDROOM 4 AND REPLACE WITH SHEETROCK.		BATH 1 HAS HALF-CIRCLE WOOD WAINSCOT ON THE WEST AND NORTH WALLS WALLPAPER ON THE REMAINING WALLS.	THE PROPOSED BATH 1 LAYOUT REQUIRES RE-ROUTING OF NEW PLUMBING AND ELECTRICAL AND THEREFORE IT IS PROPOSED TO REMOVE ALL THE EXISTING PLASTER IN THIS ROOM AND REPLACE WITH SHEETROCK ALONG WITH THE ORIGINAL WOOD WAINSCOTING.	PLASTER CEILINGS	MOST OF THE PLASTER CEILINGS APPEAR TO BE IN GOOD CONDITION EXCEPT FOR AT THE KITCHEN AND BEDROOM 4. THE KITCHEN HAS A FALSE CEILING BUILT BELOW THE ORIGINAL PLASTER CEILING THAT HAS MANY CRACKS AND IS IN POOR CONDITION. BEDROOM 4 CEILING HAS MODERN CEILING TILES GLUED TO THE PLASTER CEILING. BEDROOM 4 HAS MODERN CEILING TILES GLUED OVER THE PLASTER SO THE CONDITION OF THE EXISTING PLASTER IS UNKNOWN BUT LIKELY IN POOR CONDITION DUE TO IT BEING COVERED. BATH 1 PLASTER CEILING APPEARS TO BE IN GOOD CONDITION.	THE DESIGN PROPOSES TO LEAVE THE EXISTING CEILING PLASTER FINISH INTACT. GREAT CARE WILL BE TAKEN WHEN LEVELING THE HOUSE TO INSTALL THE BASEMENT FOUNDATIONS. IF SOME OF THE EXISTING PLASTER IS DAMAGED DURING THE HOUSE LEVELING PROCESS THEN THE CITY OF SANTA CLARA PLANNING DEPARTMENT WILL BE NOTIFIED PRIOR TO REMOVAL TO DISCUSS A REMEDY. THE FALSE CEILING AT THE KITCHEN WILL BE REMOVED ALONG WITH THE ORIGINAL PLASTER CEILING AND REPLACED WITH NEW SHEETROCK. NOTE THAT THIS WILL HELP FACILITATE THE REROUTING OF BATH 1 PLUMBING ABOVE LAYOUT CHANGES AND NEW LAUNDRY NICHE WHICH ARE DIRECTLY ABOVE THE KITCHEN. THE MODERN CEILING TILES AND ORIGINAL PLASTER CEILING WILL BE REMOVED AND REPLACED BY SHEETROCK TO CREATE A CONSISTENCY WITH THE PROPOSED SHEETROCK ON THE WALLS. THE PLASTER CEILING IS TO BE REMOVED DUE TO THE LAYOUT CHANGE IN THE BATHROOM AND TO BE CONSISTENT WITH THE PROPOSED SHEETROCK ON THE WALLS.	INTERIOR WOOD TRIM, BASEBOARD, DOOR AND WINDOW TRIM, CROWN MOULDING	ALL ORIGINAL INTERIOR WOOD TRIM TO BE IMPACTED BY THE ALTERATIONS TO THE RESIDENCE ARE IN GOOD CONDITION.	ALL INTERIOR WOOD TRIM WHERE AT BEDROOM 4, BATH 1, KITCHEN AND BREAKFAST ROOMS SHALL BE CAREFULLY REMOVED AND STORED IN A SAFE LOCATION FOR REUSE OR SALVAGE.	<table><tr><td colspan="3">MAIN RESIDENCE PRESERVATION PLAN</td></tr><tr><td colspan="3"></td></tr><tr><td colspan="3">PHOTO OF ORIGINAL RIVER COBBLE STONE VENEER</td></tr></table>			MAIN RESIDENCE PRESERVATION PLAN						PHOTO OF ORIGINAL RIVER COBBLE STONE VENEER			<table><tr><td colspan="3">PHOTO OF DUTCH GABLE AT BEDROOM 4 AND ENCLOSED PORCH</td></tr><tr><td colspan="3"></td></tr><tr><td colspan="3">PHOTO OF OVER-EXCAVATION NEXT TO BRICK FOUNDATIONS</td></tr><tr><td colspan="3"></td></tr><tr><td colspan="3">PHOTO OF DETERIORATING INNER COURSE OF BRICK FOUNDATION</td></tr><tr><td colspan="3"></td></tr></table>			PHOTO OF DUTCH GABLE AT BEDROOM 4 AND ENCLOSED PORCH						PHOTO OF OVER-EXCAVATION NEXT TO BRICK FOUNDATIONS						PHOTO OF DETERIORATING INNER COURSE OF BRICK FOUNDATION						<table><tr><td colspan="3">Architect</td></tr><tr><td colspan="3">ROBERT MAYER</td></tr><tr><td colspan="3">1400 Santa Clara Street San Jose, CA 95128 Phone: 408.286.1112 mayer@robertmayer.com</td></tr><tr><td colspan="3">CONSULTANT</td></tr><tr><td colspan="3">NEW BASEMENT ADU & ADDITION / REMODEL TO THE RESIDENCE AT: 1933 SANTA CLARA STREET SANTA CLARA, CA 95050 APN: 289-26-112</td></tr><tr><td colspan="3">ISSUE/REV: PLANNING REVIEW PROJECT #: 2019-04 MAZAREEB DRAWN BY: RM CHECKED BY: RM ISSUE DATE: 06/19/19 SHEET TITLE: HISTORIC PRESERVATION PLAN EXTERIOR PHOTOS</td></tr><tr><td colspan="3">DRAWING NO. HP-1</td></tr><tr><td colspan="3">2019-04 MAZAREEB.v04</td></tr></table>			Architect			ROBERT MAYER			1400 Santa Clara Street San Jose, CA 95128 Phone: 408.286.1112 mayer@robertmayer.com			CONSULTANT			NEW BASEMENT ADU & ADDITION / REMODEL TO THE RESIDENCE AT: 1933 SANTA CLARA STREET SANTA CLARA, CA 95050 APN: 289-26-112			ISSUE/REV: PLANNING REVIEW PROJECT #: 2019-04 MAZAREEB DRAWN BY: RM CHECKED BY: RM ISSUE DATE: 06/19/19 SHEET TITLE: HISTORIC PRESERVATION PLAN EXTERIOR PHOTOS			DRAWING NO. HP-1			2019-04 MAZAREEB.v04		
EXTERIOR MATERIALS																																																																																																																																			
FEATURE	DESCRIPTION AND CONDITION	TREATMENT																																																																																																																																	
STONE VENEER BELOW 1ST FLOOR WALLS	THE RIVER COBBLE STONE VENEER SET WITH MORTAR AT THE FRONT AND LEFT ELEVATIONS ARE A CHARACTER-DEFINING FEATURE IN GOOD CONDITION. HOWEVER, THE BRICK FOUNDATION WALL THAT HELPS PRESERVE THE STRUCTURE AS NOTED IN THE 10-YEAR PLAN OF THE WALL ACT CONTRACT.	THE STONE VENEER WILL BE CAREFULLY REMOVED AND STORED IN A SAFE LOCATION AND THEN BE REINSTALLED TO MATCH EXISTING AFTER THE NEW FOUNDATIONS ARE INSTALLED WHICH IS THE TOP PRIORITY IN THE DESIGN. THE RIVER COBBLE STONE VENEER WILL BE LONG-TERM PRESERVATION OF THIS HISTORIC HOME.																																																																																																																																	
STONE PORCH WALL	THE RIVER STONE WALL SET WITH MORTAR AT THE FRONT PORCH IS IN FAIR TO GOOD CONDITION WITH SOME LARGE VERTICAL CRACKS IN THE MORTAR.	THE MORTAR WILL BE PATCHED AFTER THE FOUNDATION WORK IS COMPLETE.																																																																																																																																	
BRICK CHIMNEY	THE BRICK CHIMNEY THAT EXTENDS THROUGH THE CENTER OF THE HOUSE AND IS ONLY VISIBLE ABOVE THE ROOF APPEARS TO BE IN GOOD CONDITION BUT IS NOT A CHARACTER-DEFINING FEATURE.	THE BRICK FIREPLACE AND CHIMNEY ARE PROPOSED TO BE REMOVED DURING THE ROOF REMOVAL AND THE BRICK CHIMNEY AT THE ROOF BRINKS WILL BE PATCHED TO MATCH EXISTING. THE ORIGINAL WOOD MANTEL WILL BE LEFT IN PLACE WITH POSSIBLE CANDLE NICHE TILED IN THE OPENING.																																																																																																																																	
FORM AND STRUCTURE																																																																																																																																			
FEATURE	DESCRIPTION AND CONDITION	TREATMENT																																																																																																																																	
ROOF	THE EAST SIDE DORMER THAT HOUSES BEDROOM 4 HAS A DUTCH GABLE ROOF FORM AND IS IN GOOD CONDITION.	THE EXISTING RESIDENCE DOES NOT HAVE A TRUE MASTER SUITE WITH MASTER BEDROOM WHICH IS TOP PRIORITY FOR THE HOMEOWNERS TO ADAPT THE HOME TO SUIT THEIR NEEDS. THE PROPOSED DESIGN EXPANDS BEDROOM 4 WITH THE SAME DUTCH GABLE ROOF FORM WITH A SLIGHTLY LONGER RIDGE LINE.																																																																																																																																	
FLOOR PLAN	THE RESIDENCE WAS BUILT AS A 2-STORY WITH THE FIRST FLOOR INCLUDING A FORMAL LIVING ROOM, FORMAL DINING ROOM, KITCHEN, AND BREAKFAST ROOM. THE LUNDRY AND POWDER ROOM LOCATED ON THE 1ST FLOOR APPEAR TO BE PART OF AN ORIGINAL REAR PORCH THAT WAS ENCLOSED AT SOME POINT AS EVIDENCED BY EXTERIOR BRICK CONSTRUCTION ON THE EXTERIOR WALLS. ON THE 2ND FLOOR ARE 4 ORIGINAL BEDROOMS AND ONE FULL BATHROOM. THE HOUSE IS IN GOOD SHAPE ALTHOUGH THERE ARE OUT-OF-LEVEL FLOORS WITH SOME VISIBLE CRACKING IN THE PLASTER WALLS AND CEILING THAT INDICATE THE FOUNDATIONS HAVE DIFFERENTIALLY SETTLED. MUCH OF THE HOME HAS WALLPAPER INSTALLED WHICH MAKES IT CHALLENGING TO FULLY UNDERSTAND THE CONDITION OF THE PLASTER. THE ORIGINAL KITCHEN CEILING HAS BEEN COVERED WITH A LOWER CEILING AS THE ORIGINAL PLASTER HAS HEAVY CRACKING. THE FLOOR PLAN LAYOUT IS A CHARACTER-DEFINING FEATURE THAT IS BEING RETAINED WITH ALL ROOMS RETAINING THEIR RELATIONSHIPS BUT BEING ADAPTED TO SUIT THE FAMILY'S NEEDS.	1ST FLOOR: THE DESIGN PROPOSES TO RETAIN THE EXISTING KITCHEN LOCATION BUT ALTER IT AND COMBINE THE BRICK WITH THE BREAKFAST ROOM AND A SMALL ADDITION TO ACCOMMODATE A LARGER KITCHEN. ADJECT VENT TO THE REAR WALL BEHIND COUNTER WITH SEATING, AND ACCOMMODATE A WALK-IN PANTRY AND POWDER ROOM BETWEEN THE KITCHEN AND ENTRY HALL. THE ORIGINAL OPENING BETWEEN THE KITCHEN AND FORMAL DINING ROOM IS TO REMAIN. A REAR ADDITION IS PROPOSED TO ACCOMMODATE AN INTERNAL STAIR TO THE NEW BASEMENT LIVING AND MECHANICAL / STORAGE AREA. THE BRICK FIREPLACE, CHIMNEY AT THE LIVING ROOM IS PROPOSED TO BE REMOVED BUT THE ORIGINAL WOOD MANTEL WILL REMAIN WITH A TILED CANDLE NICHE INSTALLED. 2ND FLOOR: THE DESIGN PROPOSES TO RETAIN THE EXISTING LOCATION OF THE HALL BATHROOM BUT REDUCE ITS SIZE TO ACCOMMODATE THE MASTER BEDROOM AND HALL LUNDRY. THE EXISTING HALL BATH WINDOW IS TO REMAIN. A SMALL ADDITION IS PROPOSED TO THE REAR OF BEDROOM 4 TO ACCOMMODATE A WALK-IN CLOSET AND A LARGER BEDROOM MORE BEFITTING OF A MASTER SUITE. THE EXISTING WINDOWS AT BEDROOM 4 ARE TO BE RELOCATED AT THE NEW EXTERIOR WALL OF THE ADDITION. THE BRICK CHIMNEY THAT ROUTES THROUGH BEDROOM 3 IS PROPOSED TO BE REMOVED. THE NEW CONCRETE FOUNDATIONS WILL MECHANICALLY CONNECT (ANCHOR BOLTS) TO THE EXISTING WOOD STRUCTURE AND HELP PRESERVE THE STRUCTURE. ANY ROTTEN OR DETERIORATED FRAMING AT THE WOOD FRAMED PORCH WALL BETWEEN FOUNDATION AND 1ST FLOOR FRAME, WILL BE CAREFULLY REPLACED WITH SIMILAR MATERIAL.																																																																																																																																	
STRUCTURAL SYSTEM, FRAMING	THE CONVENTIONAL WOOD FRAMING IS MOSTLY IN GOOD CONDITION, BUT NOT SERIOUSLY SECURE TO THE BRICK FOUNDATION. THE FRAMING IS NOT A CHARACTER-DEFINING FEATURE, EXCEPT HOW IT IS EXPRESSED IN THE MASSING AND FORM OF THE PLAN.	THE EXISTING PERIMETER BRICK FOUNDATIONS ARE HEAVILY DETERIORATED WITH MUCH CRACKING OF THE INNER BRICK COURSE, A MORE MODERN CONCRETE RETAINING WALL WAS INSTALLED A FEW FEET INSIDE OF SOME OF THE BRICK FOOTINGS TO CREATE A PARTIAL BASEMENT BELOW HALF OF THE HOME BUT THE DIRT HAS BEEN OVER EXCAVATED NEXT TO THE BRICK FOUNDATION MAKING THEM MORE SUSCEPTIBLE TO SETTLING AND FAILURE. THE EXISTING BRICK FOUNDATIONS ARE IN POOR CONDITION.																																																																																																																																	
FOUNDATIONS	THE 1X4 DOUGLAS FIR PORCH DECKING MATERIAL IS IN GOOD TO POOR CONDITION WITH SOME AREAS HEAVILY DETERIORATED WITH ROT.	ANY ROTTEN BOARDS WILL BE REPLACED WITH SIMILAR BOARDS THAT ARE MILLED TO MATCH EXISTING.																																																																																																																																	
FRONT PORCH																																																																																																																																			
INTERIOR FINISHES																																																																																																																																			
FEATURE	DESCRIPTION AND CONDITION	TREATMENT																																																																																																																																	
FLOORING - 1ST FLOOR	THE EXISTING KITCHEN HAS MODERN LINOLEUM FLOORING INSTALLED OVER ORIGINAL 3/4" THICK FIR FLOORING WHEREAS THE REST OF THE 1ST FLOOR HAS 3/4" OAK FLOORING INSTALLED.	THE LINOLEUM FLOORING WILL BE REMOVED AND REPLACED BY 3/4" OAK FLOORING AT THE KITCHEN AND 2ND FLOOR TO BASEMENT. THE NEW POWDER ROOM WILL HAVE PORCELAIN TILE INSTALLED.																																																																																																																																	
FLOORING - 2ND FLOOR	THE EXISTING BEDROOM 4 HAS CARPET FLOORING LIKELY OVER ORIGINAL 1/4" FIR FLOORING. THIS IS WHAT IS INSTALLED IN THE OTHER BEDROOMS AND IS IN GOOD CONDITION. THE EXISTING BATH 1 HAS MODERN FLOORING LIKELY OVER ORIGINAL 1/4" FIR FLOORING.	1/4" FIR FLOORING WILL BE INSTALLED AT THE BEDROOM ADDITION TO MATCH THE EXISTING FLOORING AND THE ENTIRE BEDROOM 4 FLOORING WILL BE RETIRED. BATH 1 AND THE NEW BATH 2 WILL BOTH HAVE PORCELAIN TILE FLOORING INSTALLED.																																																																																																																																	
PLASTER WALLS	WALLPAPER COVERS THE ORIGINAL PLASTER WALLS AT ENTRY FOYER, STAIR, THE LIVING ROOM, DINING ROOM, KITCHEN, BREAKFAST, UPSTAIRS HALL, AND BEDROOM 3. IN ALL THESE ROOMS THERE ARE AREAS OF BUBBLING PLASTER BUT IT IS UNCLAR OF ITS OVERALL CONDITION DUE TO THE WALLPAPER. AT THE DEMISING WALLS BETWEEN BEDROOMS 1 AND 2 THE PLASTER HAS CONSIDERABLE CRACKING ON THE BEDROOM 2 SIDE AND THEREFORE IS IN FAIR TO POOR CONDITION. AT THE DEMISING WALL BETWEEN BEDROOMS 1 & 3, THE WALL PLASTER HAS CONSIDERABLE CRACKING ON BEDROOM 2 SIDE AND THEREFORE IS IN FAIR TO POOR CONDITION.	THE DESIGN PROPOSES TO LEAVE THE EXISTING WALLPAPER AND PLASTER FINISH INTACT. GREAT CARE WILL BE TAKEN WHEN LEVELING THE HOUSE TO INSTALL THE BASEMENT FOUNDATIONS. IF SOME OF THE EXISTING PLASTER IS DAMAGED DURING THE HOUSE LEVELING PROCESS THEN THE CITY OF SANTA CLARA PLANNING DEPARTMENT WILL BE NOTIFIED PRIOR TO REMOVAL TO DISCUSS A REMEDY. AT THE EXISTING KITCHEN AND PANTRY THE PLASTER ON THE NORTH WALL WILL BE REMOVED AND REPLACED WITH SHEETROCK BECAUSE THE EXTERIOR WALL WILL BE COVERED BY NEW CLADDING AND BACKSPLASH AND DOING THIS WILL HELP FACILITATE THE INSTALLATION OF NEW ELECTRICAL WIRING. IF REQUIRED IT SHALL BE ACCOMPLISHED WITH SMALL HUELS NEAR THE TOP AND BOTTOM OF WALL TO FEED WIRE.																																																																																																																																	
	BEDROOM 4 HAS MODERN WOOD PANELING INSTALLED ON THE WALLS AND THEREFORE IT IS UNCLAR AS TO THE CONDITION OF THE WALL PLASTER.	AT EXISTING BEDROOM 4 THE REMOVAL OF THE WOOD WALL PANELING WILL LIKELY DAMAGE THE FIB WALLS THAT ARE TO REMAIN. THEREFORE IT IS PROPOSED TO REMOVE ALL THE PLASTER WALL MATERIAL IN BEDROOM 4 AND REPLACE WITH SHEETROCK.																																																																																																																																	
	BATH 1 HAS HALF-CIRCLE WOOD WAINSCOT ON THE WEST AND NORTH WALLS WALLPAPER ON THE REMAINING WALLS.	THE PROPOSED BATH 1 LAYOUT REQUIRES RE-ROUTING OF NEW PLUMBING AND ELECTRICAL AND THEREFORE IT IS PROPOSED TO REMOVE ALL THE EXISTING PLASTER IN THIS ROOM AND REPLACE WITH SHEETROCK ALONG WITH THE ORIGINAL WOOD WAINSCOTING.																																																																																																																																	
PLASTER CEILINGS	MOST OF THE PLASTER CEILINGS APPEAR TO BE IN GOOD CONDITION EXCEPT FOR AT THE KITCHEN AND BEDROOM 4. THE KITCHEN HAS A FALSE CEILING BUILT BELOW THE ORIGINAL PLASTER CEILING THAT HAS MANY CRACKS AND IS IN POOR CONDITION. BEDROOM 4 CEILING HAS MODERN CEILING TILES GLUED TO THE PLASTER CEILING. BEDROOM 4 HAS MODERN CEILING TILES GLUED OVER THE PLASTER SO THE CONDITION OF THE EXISTING PLASTER IS UNKNOWN BUT LIKELY IN POOR CONDITION DUE TO IT BEING COVERED. BATH 1 PLASTER CEILING APPEARS TO BE IN GOOD CONDITION.	THE DESIGN PROPOSES TO LEAVE THE EXISTING CEILING PLASTER FINISH INTACT. GREAT CARE WILL BE TAKEN WHEN LEVELING THE HOUSE TO INSTALL THE BASEMENT FOUNDATIONS. IF SOME OF THE EXISTING PLASTER IS DAMAGED DURING THE HOUSE LEVELING PROCESS THEN THE CITY OF SANTA CLARA PLANNING DEPARTMENT WILL BE NOTIFIED PRIOR TO REMOVAL TO DISCUSS A REMEDY. THE FALSE CEILING AT THE KITCHEN WILL BE REMOVED ALONG WITH THE ORIGINAL PLASTER CEILING AND REPLACED WITH NEW SHEETROCK. NOTE THAT THIS WILL HELP FACILITATE THE REROUTING OF BATH 1 PLUMBING ABOVE LAYOUT CHANGES AND NEW LAUNDRY NICHE WHICH ARE DIRECTLY ABOVE THE KITCHEN. THE MODERN CEILING TILES AND ORIGINAL PLASTER CEILING WILL BE REMOVED AND REPLACED BY SHEETROCK TO CREATE A CONSISTENCY WITH THE PROPOSED SHEETROCK ON THE WALLS. THE PLASTER CEILING IS TO BE REMOVED DUE TO THE LAYOUT CHANGE IN THE BATHROOM AND TO BE CONSISTENT WITH THE PROPOSED SHEETROCK ON THE WALLS.																																																																																																																																	
INTERIOR WOOD TRIM, BASEBOARD, DOOR AND WINDOW TRIM, CROWN MOULDING	ALL ORIGINAL INTERIOR WOOD TRIM TO BE IMPACTED BY THE ALTERATIONS TO THE RESIDENCE ARE IN GOOD CONDITION.	ALL INTERIOR WOOD TRIM WHERE AT BEDROOM 4, BATH 1, KITCHEN AND BREAKFAST ROOMS SHALL BE CAREFULLY REMOVED AND STORED IN A SAFE LOCATION FOR REUSE OR SALVAGE.																																																																																																																																	
MAIN RESIDENCE PRESERVATION PLAN																																																																																																																																			
																																																																																																																																			
PHOTO OF ORIGINAL RIVER COBBLE STONE VENEER																																																																																																																																			
PHOTO OF DUTCH GABLE AT BEDROOM 4 AND ENCLOSED PORCH																																																																																																																																			
																																																																																																																																			
PHOTO OF OVER-EXCAVATION NEXT TO BRICK FOUNDATIONS																																																																																																																																			
																																																																																																																																			
PHOTO OF DETERIORATING INNER COURSE OF BRICK FOUNDATION																																																																																																																																			
																																																																																																																																			
Architect																																																																																																																																			
ROBERT MAYER																																																																																																																																			
1400 Santa Clara Street San Jose, CA 95128 Phone: 408.286.1112 mayer@robertmayer.com																																																																																																																																			
CONSULTANT																																																																																																																																			
NEW BASEMENT ADU & ADDITION / REMODEL TO THE RESIDENCE AT: 1933 SANTA CLARA STREET SANTA CLARA, CA 95050 APN: 289-26-112																																																																																																																																			
ISSUE/REV: PLANNING REVIEW PROJECT #: 2019-04 MAZAREEB DRAWN BY: RM CHECKED BY: RM ISSUE DATE: 06/19/19 SHEET TITLE: HISTORIC PRESERVATION PLAN EXTERIOR PHOTOS																																																																																																																																			
DRAWING NO. HP-1																																																																																																																																			
2019-04 MAZAREEB.v04																																																																																																																																			

Attachment 2: Project Data**1393 Santa Clara Street**

Lot Size: 7,810 sf.			
	Existing Floor Area (sq. ft.)	Proposed New Building (sq. ft.)	Proposed Floor Area (sq.ft.)
First Floor	1,284	90	1,374
Second Floor	1,135	114	1,249
Basement (Non-habitable)	498	-294	204
ADU (basement)	-	1,002	1,002
Front Porch Cover	161	-	161
Rear Porch Cover	-	100	100
Garage	655	-	655
Gross Floor Area	3,733	1,012	4,745
Lot Coverage	2,100/7,810= 27%		2,290/7,810= 29%
F.A.R.	.47		.61
% of 2nd floor to 1st floor	88%		90%
Bedrooms/Baths	4/1.5	0/1	4/2.5
Flood Zone	X		