

AN ADDITION TO:
The Hull Residence
3885 Baldwin Dr,
Santa Clara, CA 95051

SCOPE OF WORK:

ADD FIRST FLOOR FAMILY ROOM, HALF BATHROOM, AND
EXTEND 2 BEDROOMS, CONVERT 1 BEDROOM TO OPEN
OFFICE, ADD 2ND FLOOR, 2 BEDROOMS, 1 BATHROOM,
LIBRARY, DIN AND BREAK ROOM WITH WET BAR, CREATE
2ND FLOOR UNCOVERED BALCONY.



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PROJECT DESCRIPTION:

BUILDING OCCUPANCY	: R-3/U
TYPE OF CONSTRUCTION	: V-B
STORIES	: 1
YEAR BUILT/EFF	: 1958
LOT SIZE	: 7,636 SF
ZONING	: RI
EXISTING BUILDING AREA	
(E) HOUSE	: 1,806 SF
(E) GARAGE	: 536 SF
(E) PORCH	: 34 SF
(E) SHED	: 120 SF
(F)	
TOTAL	: 2,556 SF
2,556 / 7,636	= 0.335 (33.5%)
PROPOSED BUILDING AREA	
(E) HOUSE	: 1,806 SF
(E) GARAGE	: 536 SF
(N) 1ST FLOOR ADDITIONS	: 518 SF
(N) ENTRY PORCH	: 32 SF
(N) 2ND FLOOR	: 1,823 SF
(N) 2ND FLOOR BALCONY	: 32 SF
TOTAL	: 4,787 SF
4,787 / 7,636	= 0.627 = 62.7 %
PROPOSED BUILDING FOOTPRINT	
PROPOSED 1ST FLOOR	: 2,932 SF
2ND FLOOR TO 1ST FLOOR RATIO	
PROPOSED 2ND FLOOR	: 1,823 SF
1,823 / 2,932	= 0.621 = 62.1 %

ABBREVIATIONS:

WINDOW ABBREVIATIONS:	
3030	- 3'-0" X 3'-0"
CT	- CIRCLE TOP
SLDR	- HORIZONTAL SLIDER
CSMT	- CASEMENT
FIX	- FIXED
SL	- SIDELIGHT
TEMP	- TEMPERED GLASS
HC	- HALF CIRCLE
SH	- SINGLE HUNG
DH	- DOUBLE HUNG
ARCH	- ARCHED
EGRESS	- EGRESSABLE WINDOW
SEE NOTE BELOW	

DOOR ABBREVIATIONS:	
210	- 2'-0" WIDE X 6'-8" TALL
UNLESS OTHERWISE NOTED	
3080	- 3'-0" WIDE X 8'-0" TALL
3070	- 3'-0" WIDE X 7'-0" TALL
3068	- 3'-0" WIDE X 6'-8" TALL

C	- CENTERLINE
DIM	- DIMENSION
EL	- ELEVATION
(E)	- EXISTING
F.A.	- FINISH FLOOR
G.C.	- GENERAL CONTRACTOR
(N)	- NEW
N.T.S.	- NOT TO SCALE
R.O.	- ROUGH OPENING
E	- PROPERTY LINE
T.O.S.	- TOP OF SLAB
TYP.	- TYPICAL
UNO.	- UNLESS NOTED OTHERWISE
V.I.F.	- VERIFY IN FIELD

LEGEND:

WALL LEGEND:	
	- EXISTING WALL TO REMAIN
	- EXISTING WALL REMOVED
	- NEW WALL CONSTRUCTION
	- SECTION CUT
	SECTION NAME
	SECTION PAGE
	- DIMENSIONAL REFERENCE
	/ELEVATION
	- REVISION
	- REVISION CLOUD
	- DETAIL
	NUMBER
	PAGE
	- ROOF PITCH

GENERAL NOTES:

- The proposed residence is to be constructed by a Contractor and the architectural plans are based on site plans, exterior elevations, scaled floor plans and material construction specifications approved by the owner. The architectural plans are not intended to be comprehensive and it shall be the responsibility of the subcontractors to notify the Contractor of any necessary clarifications or modifications.
- All work connected with this project shall be done in a professional manner in accordance with the traditionally and legally defined "best accepted practice" of the trade involved. Additionally, all work shall comply with applicable codes and trade standards which govern each phase of work, including but not limited to the 2019 California Building Code (CBC), 2019 California Mechanical Code (CMC), 2019 California Fire Code (CFC), 2019 California Electrical Code (CEC), American Concrete Institute Code (ACI), 2019 California Plumbing Code (CPC) and all applicable local codes and/or legislation.
- The Contractor shall be responsible for notifying the Designer of any unusual or unforeseen foundation conditions, discrepancies of omissions within the plans or any deviations or changes from the plans before proceeding with the work. Involvement otherwise they will be considered adequate for proper completion of the project. The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items.
- Adequate supervision and periodic inspection during the construction phase are recommended. The Contractor shall be responsible to ensure that this inspection and supervision are provided by qualified persons.
- These plans shall not be considered complete and ready for construction until a building permit has been issued.
- In all cases written dimensions take precedence over scaled dimensions. Dimensions are to the face of stud or face of concrete unless otherwise noted.
- Larger scale details take precedence over smaller scale details.
- Lay out all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings work detail dimensions from controlling surface points and actual material dimensions.
- Slope finish exterior surface away from foundation.

Revisions

By

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Santa Clara, CA 95051

Date

07/16/2021

Notes

NOTED

Drawn

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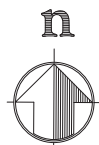
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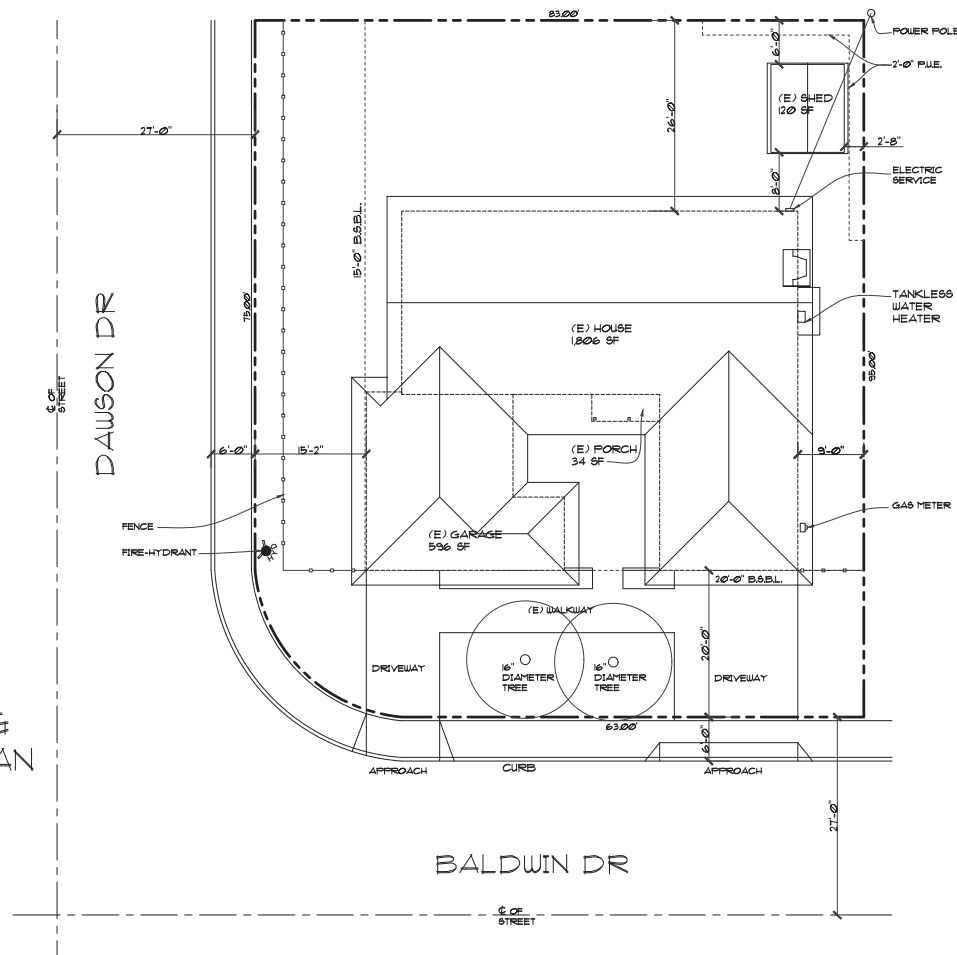
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EXISTING
SITE PLAN
1/8"=1'-0"
APN 316-13-094



SITE COVERAGE:

LOT SIZE	: 7,636 SF
(E) HOUSE	: 1,806 SF
(E) GARAGE	: 596 SF
(E) PORCH	: 34 SF
(E) SHED	: 120 SF
TOTAL	: 2,556 SF
2,556 / 7,636	= 0.334 (33.4%)

Revisions	By

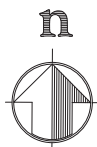
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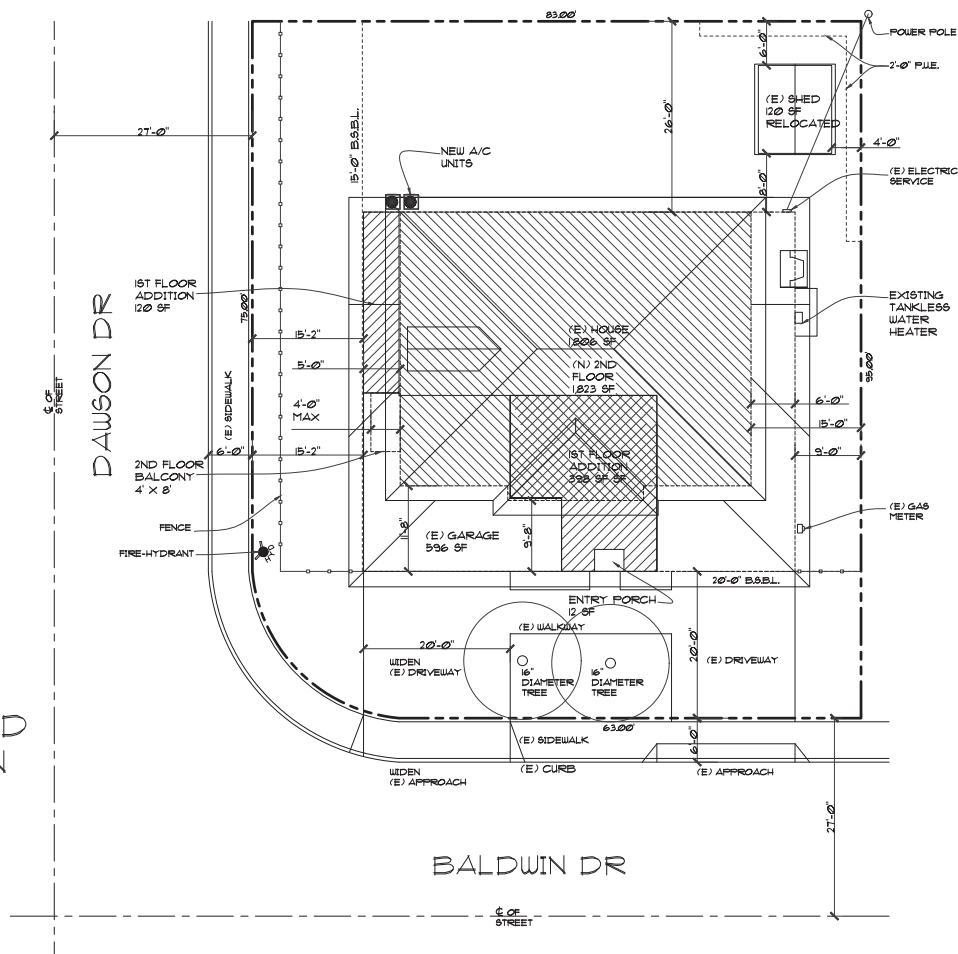
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PROPOSED SITE PLAN

1/8"=1'-0"
APN 316-13-034



SITE COVERAGE:

LOT SIZE	: 7,636 SF
(E) HOUSE	: 1,206 SF
(E) GARAGE	: 596 SF
(E) SHED	: 120 SF
(N) 1ST FLOOR ADDITIONS	: 518 SF
(N) PORCH	: 12 SF
TOTAL	: 3,052 SF
3,052 / 7,636	= 0.399 (39.9%)

Revisions	By

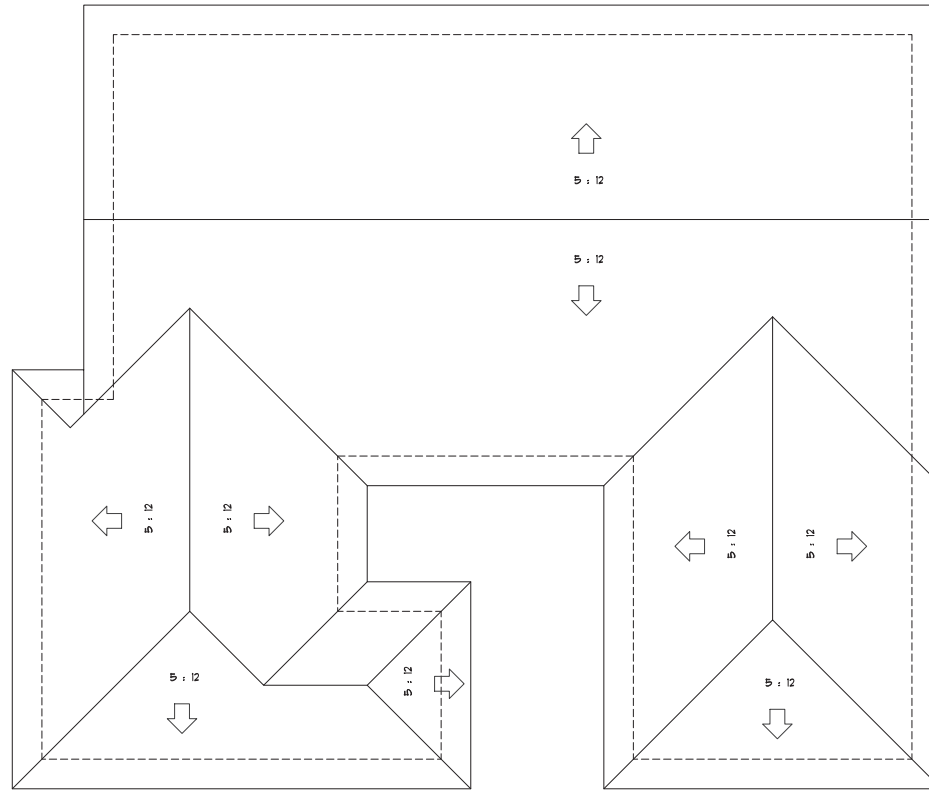
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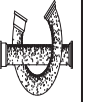
EXISTING ROOF PLAN
1/4" = 1'-0"

Jeff Quinta

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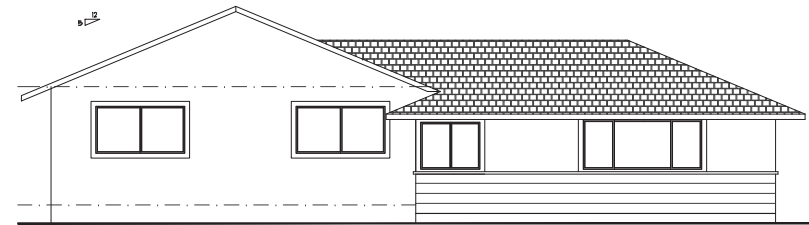
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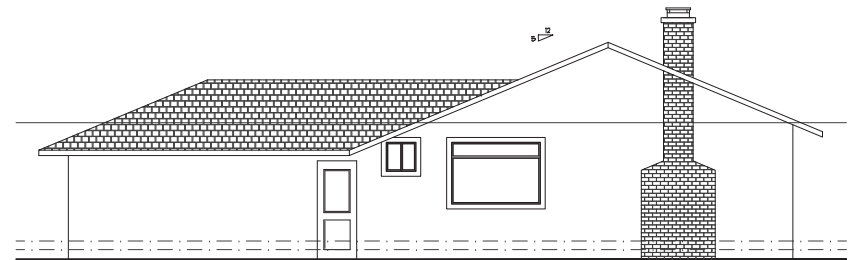


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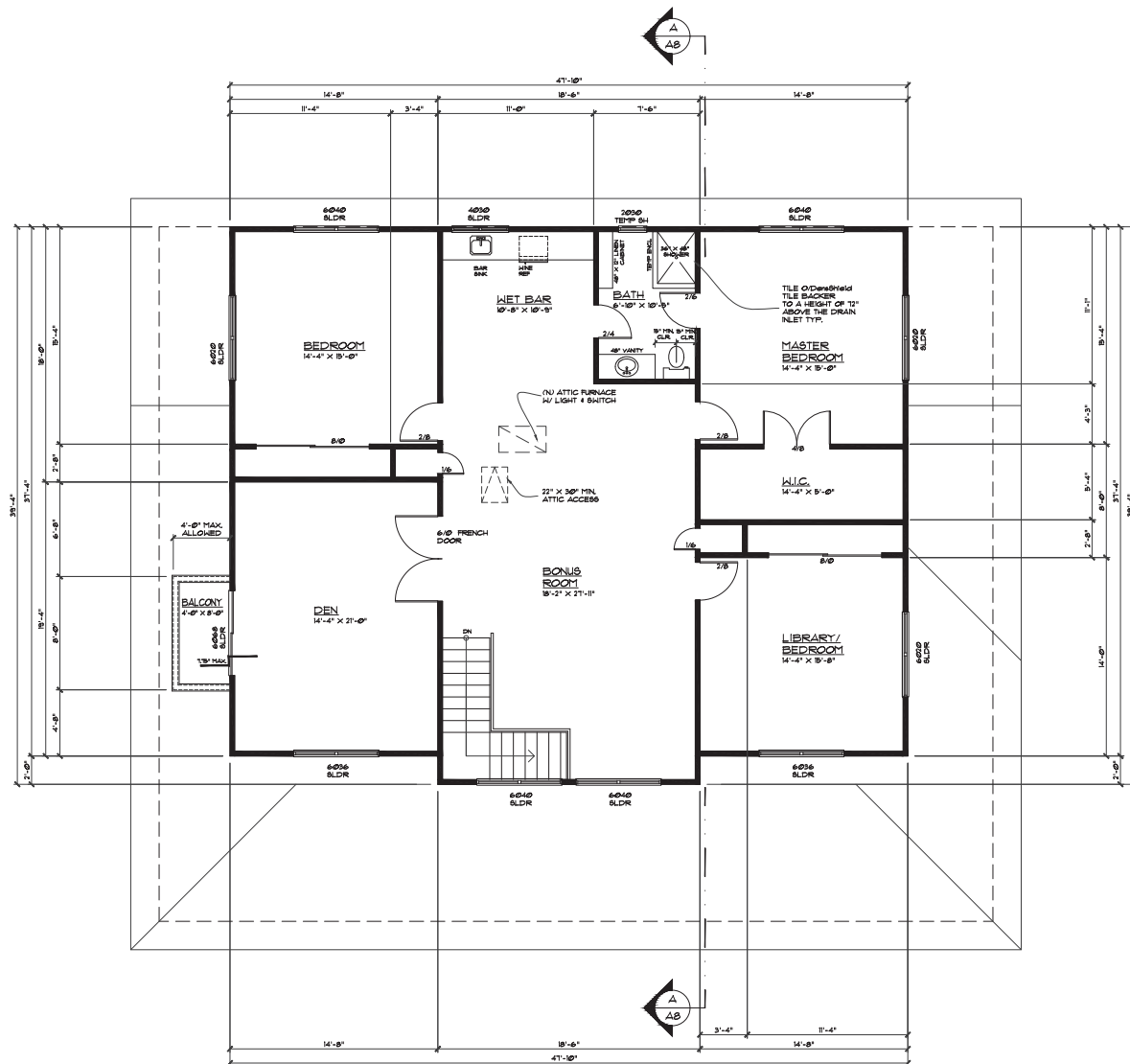
EXISTING LEFT-SIDE ELEVATION
1/4" = 1'-0"



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

Jeff Quinta

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

Jeff Quintana

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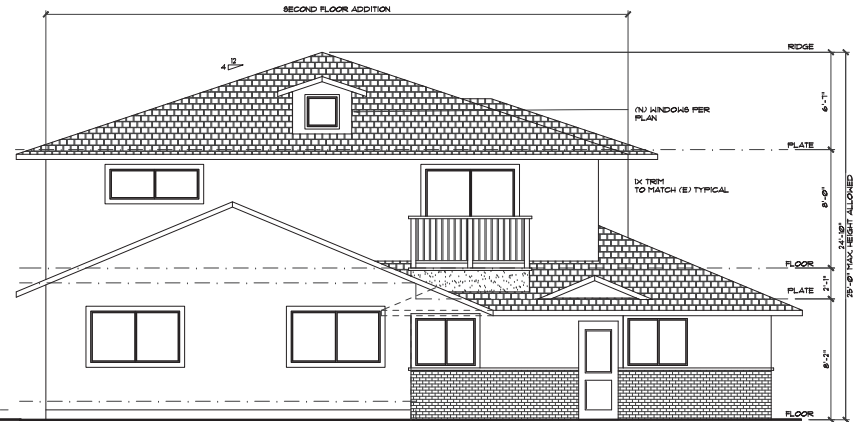
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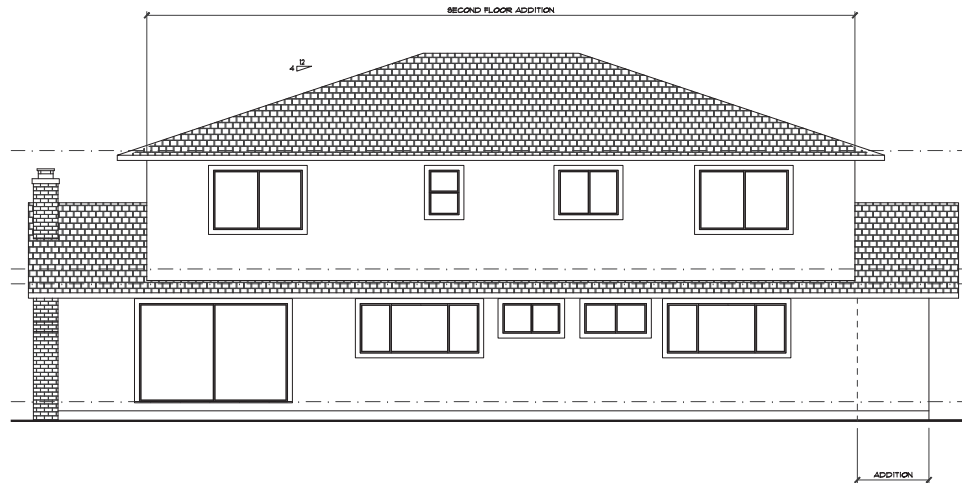
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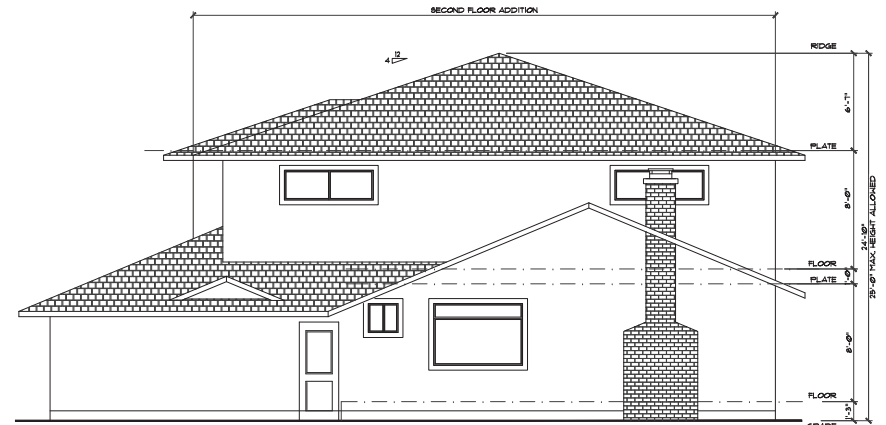
PROPOSED FRONT ELEVATION
1/4" = 1'-0"



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



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



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

Jeff Quintana

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