

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

SCOPE OF WORK:

ADD FIRST FLOOR ENTRY ROOM AND EXTEND 2 BEDROOMS. CONVERT 1 BEDROOM TO OPEN OFFICE. ADD 2ND FLOOR 2 BEDROOMS, 1 BATHROOM AND BONUS ROOM WITH WET BAR.



ON:

COVER SHEET
SITE PLAN
EXISTING FLOOR PLAN
EXISTING ELEVATIONS
EXISTING ROOF PLAN
PROPOSED FLOOR PLAN
PROPOSED ELEVATIONS
PROPOSED ROOF PLAN
BUILDING SECTION

SHEET 0
SHEET A0
SHEET A1
SHEET A2
SHEET A3
SHEET A4
SHEET A5
SHEET A6
SHEET A7
SHEET A8

BUILDING OCCUPANCY : R-3/U
TYPE OF CONSTRUCTION : V-B
STORIES : 1
YEAR BUILT/EFF : 1989
LOT SIZE : 7,636 SF
ZONING : RI

EXISTING BUILDING AREA
(E) HOUSE : 1,806 SF
(E) GARAGE : 552 SF
(E) PORCH : 34 SF
TOTAL : 2,392 SF
2,392 / 7,636 = 0.3142 (31.4%)

PROPOSED BUILDING AREA
(E) HOUSE : 1,806 SF
(E) GARAGE : 552 SF
(N) 1ST FLOOR ADDITIONS : 432 SF
(N) 2ND FLOOR : 1,276 SF
(N) ENTRY PORCH : 100 SF
TOTAL : 4,164 SF
4,164 / 7,636 = 0.5453 = 54.5 %

PROPOSED BUILDING FOOTPRINT
PROPOSED 1ST FLOOR : 2,888 SF

2ND FLOOR TO 1ST FLOOR RATIO
PROPOSED 2ND FLOOR : 1,276 SF
1,276 / 2,888 = 0.4418 = 44.2 %

ABBREVIATIONS:

WINDOW ABBREVIATIONS:

3030 - 3'-0" X 3'-0"
CT - CIRCLE TOP
SLDR - HORIZONTAL SLIDER
CSIT - CASSETT
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:

2/0 - 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
3060 - 3'-0" WIDE X 6'-8" TALL

CL - CENTERLINE
DIM - DIMENSION
EL - ELEVATION
(E) - EXISTING
F.A. - FINISH FLOOR
G.C. - GENERAL CONTRACTOR
(N) - NEW
NT.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

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

SWITCH
DIM - DIMMER SWITCH
34 - 3 AND 4 WAY SWITCH
VC - VACANCY SENSOR
DUPLX RECEPTICAL OUTLET
W/ ARC FAULT INTERRUPTER
FOUR PLEX RECEPTICAL OUTLET
W/ ARC FAULT INTERRUPTER
220 OUTLET
1/2 HOT DUPLX RECEPTICAL OUTLET
W/ ARC FAULT INTERRUPTER
WHP - WATER-PROOF DUPLX RECEPTICAL OUTLET
W/ARC FAULT INTERRUPTER
GFCI - GROUND FAULT CIRCUIT INTERRUPTER
RECEPTABLE OUTLET
GFCI/AFCI - GROUND FAULT CIRCUIT INTERRUPTER
RECEPTABLE OUTLET
LED SURFACE MOUNTED LIGHT FIXTURE
MOTION SENSOR WITH INTEGRATED PHOTO CELL
LED RECESSED LIGHT FIXTURE
JUNCTION BOX
EXHAUST FAN SWITCHED OR CONTINUOUS
LED - EXHAUST FAN/LED LIGHT

NEW SMOKE DETECTOR INTERCONNECTED 110V
W/ 10 YR BATTERY LIFE BACK-UP
NEW CARBON MONOXIDE DETECTOR
INTERCONNECTED 110V
W/ 10 YR BATTERY LIFE BACK-UP
CEILING REGISTER
FLOOR REGISTER
COLD AIR REGISTER
TOE REGISTER
COLD AIR REGISTER
CHIMES
DOOR BELL
UNDER-CABINET FLUORESCENT
FLUORESCENT LIGHT
WALL SCONCE
SPEAKER
LED TRACK LIGHT

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 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 unsafe or unforeseen foundation conditions, discrepancies of omissions the plans or any deviations or changes from the plans before proceeding with the work involved 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.

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 surfaces away from foundation.

NOTE:

THE FOLLOWING CODES AND REGULATIONS AS AMENDED BY THE STATE OF CALIFORNIA & LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.

CBC 2019 California Building Code
CRBC 2019 California Residential Building Code
CGBBC 2019 California Green Building Code
CEC 2019 California Electrical Code
CPC 2019 California Plumbing Code
CMC 2019 California Mechanical Code
CES 2019 California Energy Code
CRC 2019 California Residential Code

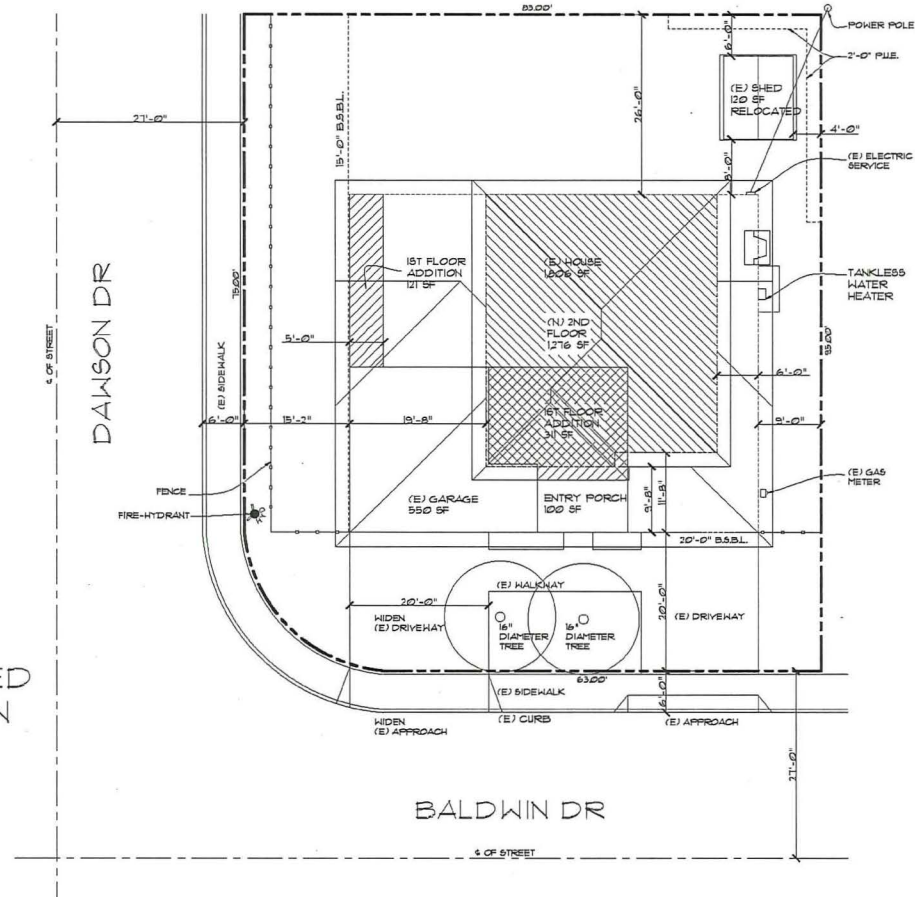
Revisions	By

INNOVATIVE CONCEPTS
ARCHITECTURE
2255 Stevens Creek, Encinitas, CA 92024
Phone: (760) 949-1171 Fax: (760) 949-1173
E-Mail: info@icad.net



An Addition to:
The Hull Residence
3885 Baldwin Dr
Santa Clara, CA 95051

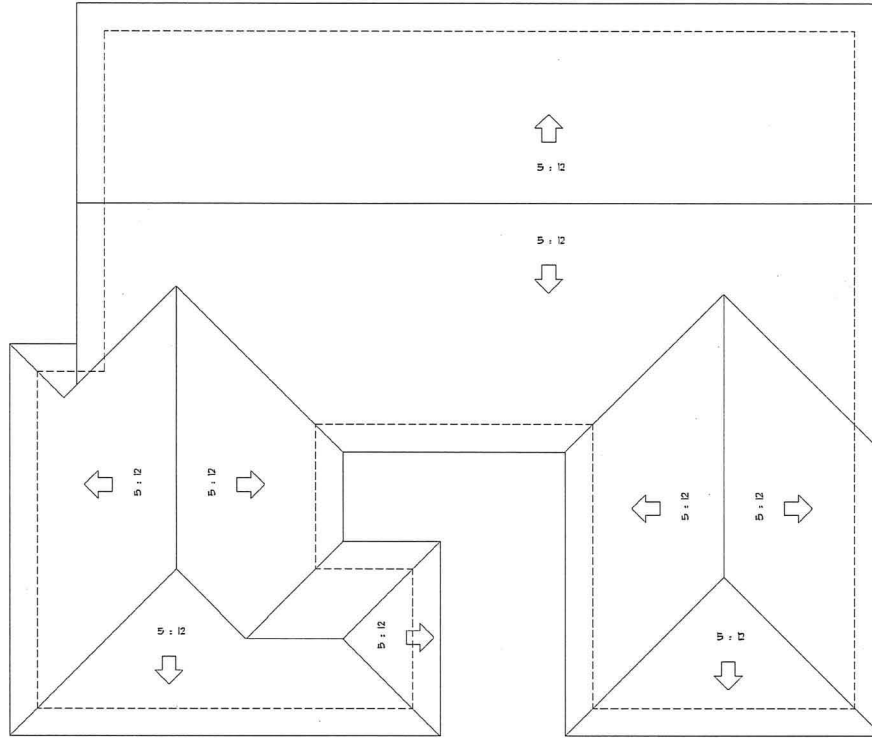
DATE	1/01/2021
TITLE	NOTED
DESIGNER	JAG
DATE	
0	



LOT SIZE	: 7,636 SF
(E) HOUSE	: 1,806 SF
(E) GARAGE	: 550 SF
(E) SHED	: 120 SF
(N) 1ST FLOOR ADDITIONS	: 432 SF
(N) PORCH	: 100 SF
TOTAL	: 3,008 SF
3,008 / 7,636	= 0.3939 (39.4%)

Date	11/01/2021
Case #	NOTED
Case name	JAG
Unit	
SPR name	
	A0.2
OT	SPR name

A0.2



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

Revisions	By

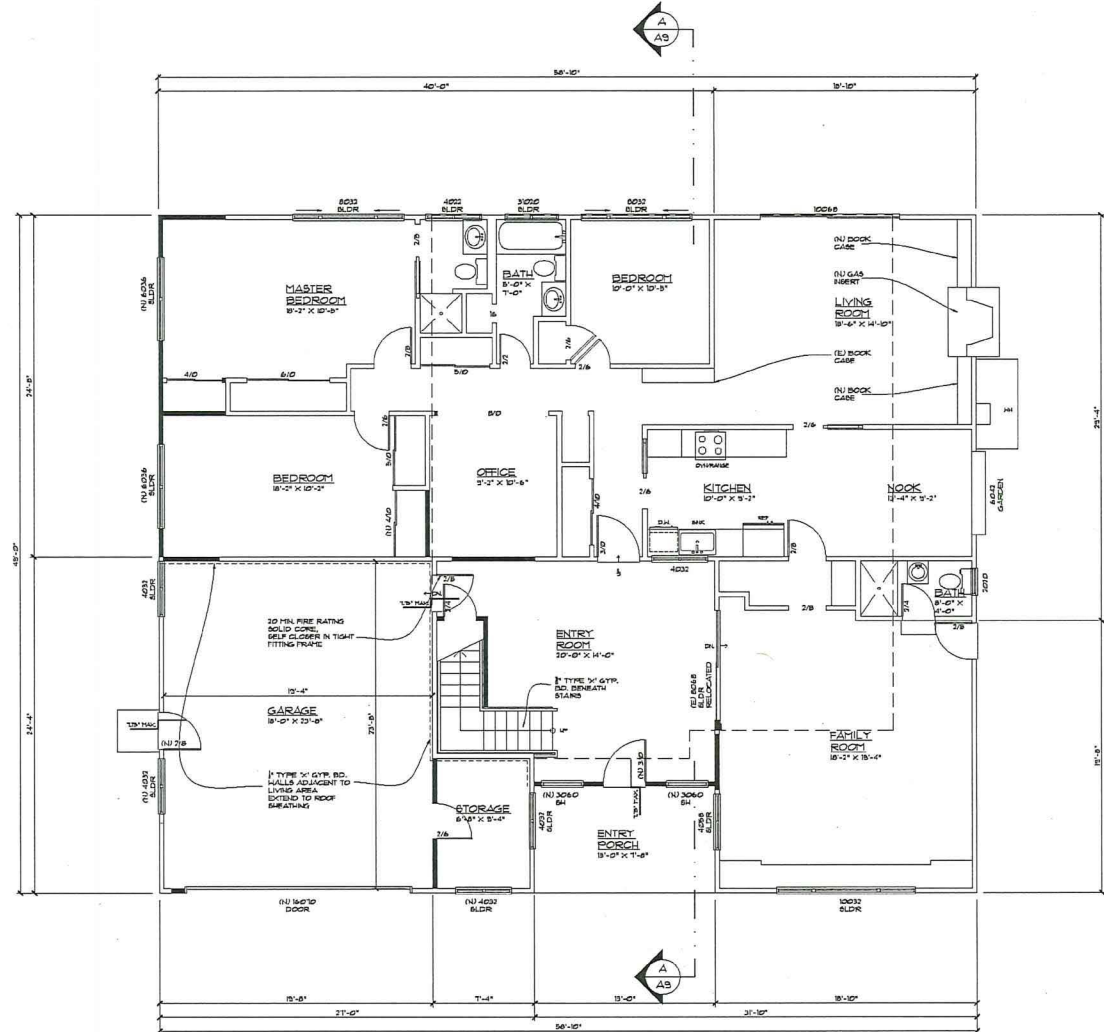
INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
2259 Stevens Creek, Englewood Suite 225
San Jose, CA 95128
Tel: (408) 950-1234
Fax: (408) 950-1234
E-Mail: info@icconcept.com



An Addition to:
The Hull Residence
3885 Baldwin Dr
Santa Clara, CA 95051

DATE	11/01/2021
STATUS	NOTED
DESIGNER	JAG
DATE	
STATUS	

A2



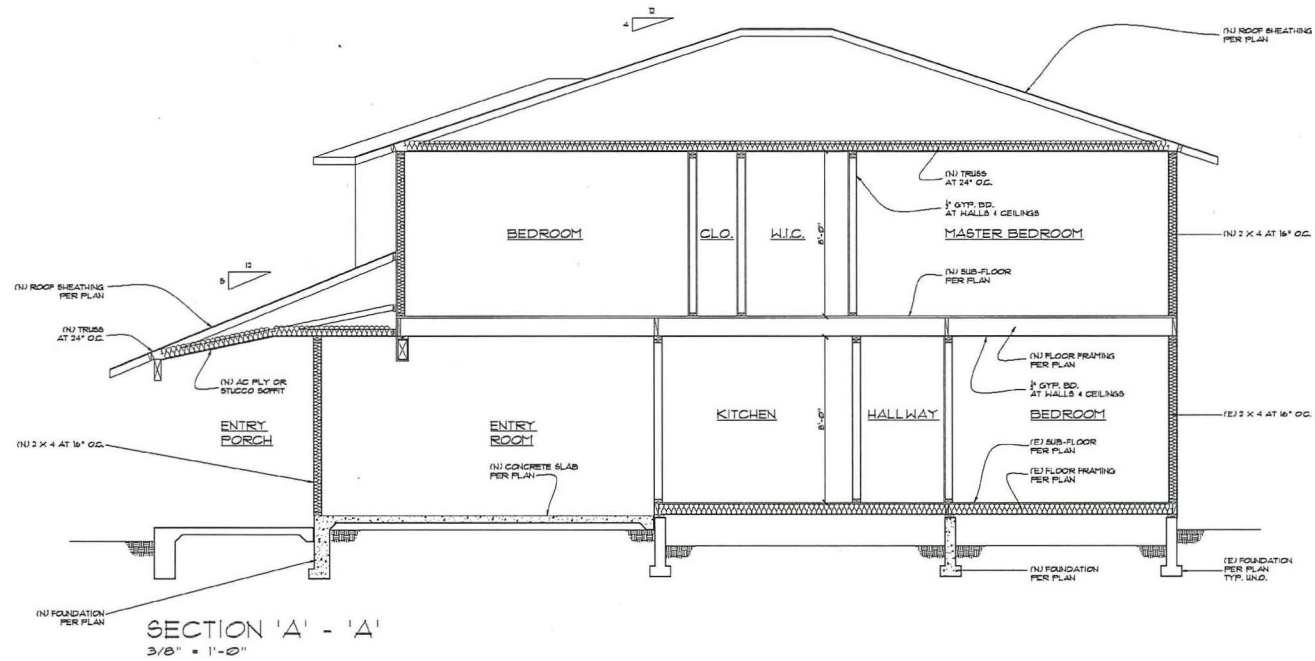
Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
2550 Stevens Creek Boulevard Suite 225
San Jose, CA 95117
Phone: (408) 952-1070 Fax: (408) 955-1313
E-Mail: innocpr@abcglobal.net



An Addition to:
The Hull Residence
3885 Baldwin Dr
Santa Clara, CA 95051

Date	11/01/2021
Status	NOTED
Signature	JAG
Initials	
Print name	A4
01	21 weeks



Revisions	By

INNOVATIVE CONCEPTS
 2000 Stevens Creek Boulevard Suite 200
 San Jose, CA 95128
 Tel: (408) 555-1313
 Email: info@innovativeconcepts.com



An Addition to:
 The Hill Residence
 2885 Baldwin Dr
 Santa Clara, CA 95051

DATE	11/01/2021
STATUS	NOTED
DESIGNER	JAG

A8