

ARCHITECTURAL DRAWINGS -----

A-0	COVER SHEET & SITE PLANS
A-1	EXISTING & PROPOSED FLOOR PLANS
A-2	PROPOSED FLOOR PLAN
A-3	EXISTING & PROPOSED ROOF PLANS
A-4	EXISTING & PROPOSED ELEVATIONS
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A-6	PROPOSED SECTIONS

OWNER DESIGNER:
PRASAD KUNIGIRI
& RADHIKA BUGIDI
143 CLAREMONT AVE.
SANTA CLARA, CA, 95051
(408) 836 - 4140

DRAWN BY:
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ASSESSORS PARCEL NO.:	296-16-011
SITE AREA:	6,090 SF APPROX. (0.2 ACRE)
ZONING:	R1-6L
EXISTING SITE COVERAGE:	34.2% (MAX. 40%, EXCLUDES ADU)
PROPOSED SITE COVERAGE:	37.2% (EXCLUDES ADU & PATIO)
2ND FLOOR COVERAGE:	1,449'/(2,235 + 495)
OVER 1ST FLOOR & ADU (EXCLUDES BALCONY)	53% (MAX. 66%)

EXISTING HOME FLOOR AREA:	APPROX. 1,662 SF
EXISTING GARAGE AREA:	APPROX. 426 SF
PROPOSED 1ST FLOOR ADDITION:	APPROX. 573 SF
PROPOSED 2ND FLOOR ADDITION:	APPROX. 1,262 SF
<u>PROPOSED NEW HOME AREA:</u>	<u>APPROX. 3,497 SF</u>
<u>PROPOSED NEW ADU AREA:</u>	<u>APPROX. 495 SF</u>
EXISTING NO. OF STORIES:	1
PROPOSED NO. OF STORIES:	2

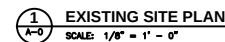
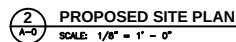
A map of the Los Angeles area, specifically focusing on the East Los Angeles neighborhood. A red pin marks the location of 143 Commerce Ave. in East Los Angeles, CA 90021. The map shows major highways like I-5 and I-10, and various neighborhoods including East Los Angeles, Boyle Heights, and East Hollywood. Landmarks such as the Los Angeles Convention Center and the Los Angeles Music Center are also visible.

THE OWNER OF A ONE-STORY 3-BEDROOM & 2-BATH PRIVATE RESIDENCE WANTS TO CONSTRUCT TWO-STORY ADDITIONS TO THE FRONT AND REAR OF THE EXISTING HOME. THE EXISTING GARAGE WILL BE CONVERTED TO AN ACCESSORY DWELLING UNIT (ADU).

1. EXTEND ABOUT 9 FEET 4 INCHES IN THE FRONT OF HOME, RELOCATING THE OFFICE AND A NEW GYM TO THE FRONT.
2. ADD A NEW FAMILY ROOM TO THE REAR OF HOME.
3. ADD A NEW SECOND STORY WITH TWO BEDROOMS AND TWO BATHROOMS, A STORAGE ROOM AND FAMILY LOFT.
4. CONVERT PORTION OF THE GARAGE INTO AN ADU WITH A BEDROOM, BATHROOM, KITCHEN AND LIVING SPACE.

APPLICABLE CODES INCLUDES, BUT NOT LIMITED TO THE FOLLOWING:

- 2019 CALIFORNIA BUILDING CODE WITH CITY OF SANTA CLARA CODE AMENDMENTS
- CITY OF SANTA CLARA GREEN BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE WITH CITY AMENDMENTS
- TITLE 24, PART 6, CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA RESIDENTIAL CODE



- ① (E) STREET LIGHT POLE
- ② DEMO (E) PICKET FENCE IN STREET ROW
- ③ (E) POWER POLE

OWNER DESIGNER

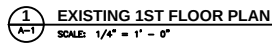
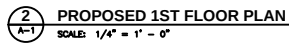
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DATE: 09-08-2021

A-0

== (E) WALLS TO REMAIN
== (N) WALLS

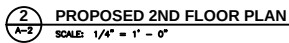


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A-1

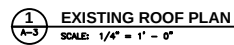
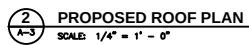


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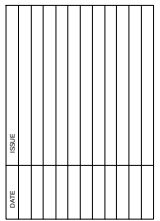
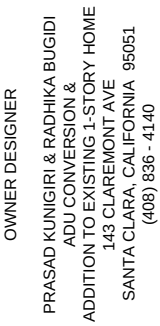
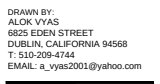


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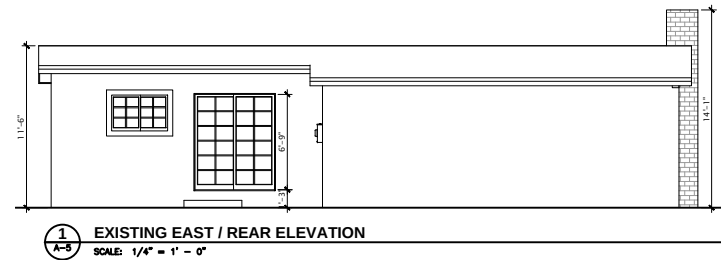
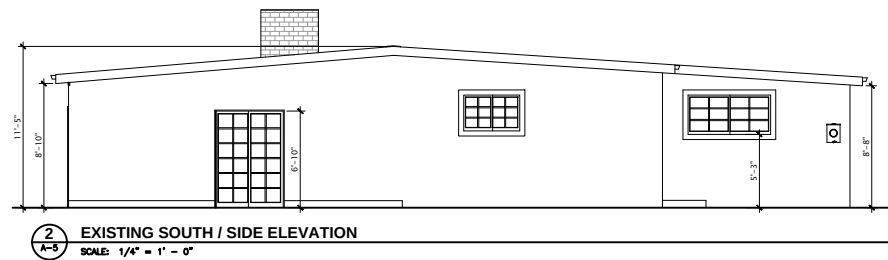
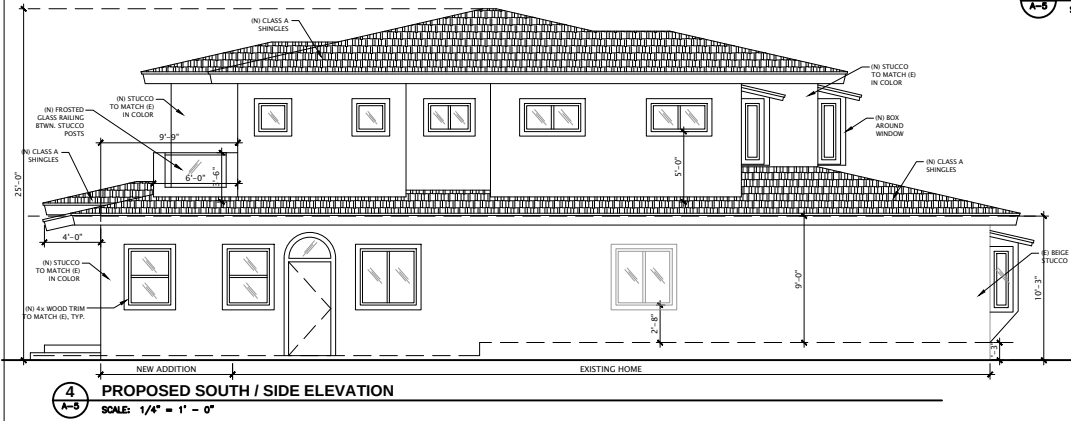
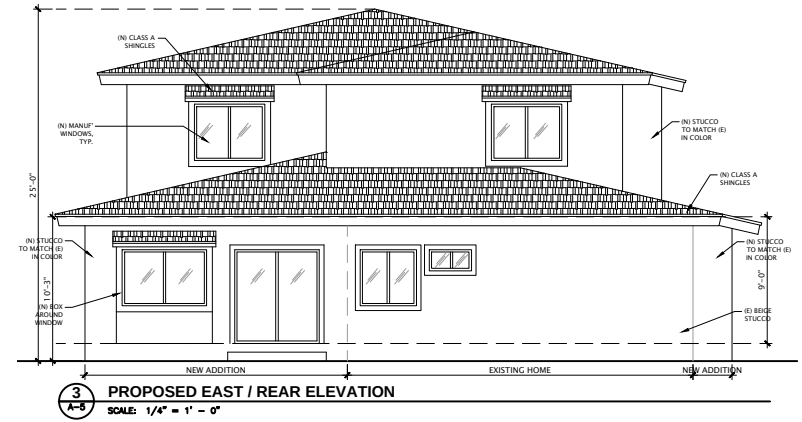
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DATE	REVISION

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A-5

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