

RESOLUTION NO. 19-8768

**A RESOLUTION OF THE CITY OF SANTA CLARA,
CALIFORNIA TO SUSTAIN THE APPEAL AND MODIFY THE
ARCHITECTURAL COMMITTEE APPROVAL FOR A NEW
SINGLE-FAMILY RESIDENCE ON THE PROPERTY LOCATED
AT 2892 SYCAMORE WAY, SANTA CLARA, CALIFORNIA**

PLN2019-13972 (Architectural Committee Appeal)

BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, Lei Xu, (“Applicant”) filed an application for Architectural Review approval of a development proposal on a 11,589 square foot lot at 2892 Sycamore Way (“Project Site”);

WHEREAS, the General Plan designation for the Project Site is Very Low Density Residential and the zoning designation is Single Family Residential (R1-6L);

WHEREAS, the proposal is to allow for the demolition of a 2,197 square foot, four bedroom and two bathroom residence with an attached two-car garage, and construct a new 3,450 square foot two-story residence with five bedrooms, four and a half bathrooms, an attached two-car garage, and exterior access for the garage, front entrance, Bedroom #1, and rear entrance (“Current Project”), as shown on the development plan, attached hereto as “Development Plan” and incorporated herein by this reference;

WHEREAS, the California Environmental Quality Act (“CEQA”), Public Resources Code § 21000 *et seq.*, requires a public agency to evaluate the environmental impacts of a proposed project. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per section 15303(a) (Class 3 - New Construction or Conversion of Small Structures), , which authorizes the construction and location of limited numbers of new, small facilities or structures, including a single-family residence, and the Project involves the construction of a new 3,450 square foot single-family house;

WHEREAS, the Project was presented at a publicly noticed meeting of the Architectural Committee on June 19, 2019, and following public testimony, the Architectural Committee

approved the demolition of the existing residence and construction of a new two-story residence with five bedrooms, three and a half bathrooms, and an attached two-car garage, with a limitation on exterior access to three entrances: front, rear and garage;

WHEREAS, Santa Clara City Code (“SCCC”) Section 18.76.020 sets forth the Architectural Review process by the City’s Architectural Committee; if the decision of the Architectural Committee is appealed pursuant to SCCC Section 18.76.020(h), within seven days of the decision, the Planning Commission will conduct an appeal hearing;

WHEREAS, the City received a timely appeal of the Architectural Committee’s approval of the Project on June 26, 2019;

WHEREAS, the Planning Commission held a duly noticed public meeting on August 14, 2019 to consider the appeal, at which time the Planning Commission unanimously passed a motion to refer the appeal to the City Council for consideration;

WHEREAS, on October 18, 2019, a notice of public hearing of this item was posted in three conspicuous locations within 300 feet of the project site and mailed to property owners within 300 feet of the project site; and

WHEREAS, the City Council held a duly noticed public meeting on October 29, 2019 to consider the appeal.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the City Council hereby sustains the appeal filed by the appellant of the Architectural Committee approval of the proposal granted on June 19, 2019 and modifies the Architectural Committee’s approval to allow construction of the Project, as shown in the Development Plans attached hereto.

3. That pursuant to SCCC Section 18.76.020, the City Council determines that the following findings exist to support modifying in part the architectural approval and justify sustaining this appeal:

A. That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of the Zoning Ordinance and the General Plan of the City are a part of the proposed development, in that the proposed project provides the required two covered parking spaces on site.

B. 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 intensification of use that would cause increased traffic congestion or hazards.

C. 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 the Zoning Ordinance and the General Plan of the City, in that the proposed project is located in a neighborhood with other one- and two-story homes within a 300 foot radius from the project site; the two-story houses within the 300 feet radius were approved with traditional architecture; the proposed project is an improvement to the existing home; and the proposed project is replacing an existing two-story home with a new two-story home designed similar in scale and form as other two-story homes in the neighborhood.

D. The granting of this approval, as modified in part, will not materially affect adversely the health, comfort of general welfare of persons residing or working in the neighborhood of said development and will not be materially detrimental to the public welfare or injurious to property or improvements, in that the proposed project provides privacy designs


such as incorporating a five foot window sill height for second-story side-facing windows and a five foot wall on the south side of the second-story balcony; and the proposed project is in compliance with the all standards of the Zoning Code.

E. The proposed development, as set forth in the plans and drawings, is consistent with the City's Single-Family Residential Design Guidelines, in that the proposed project integrates a hip-style roof structure to be more consistent in the roof form as other residences; the project incorporates stone veneer to the garage and porch columns to provide similar exterior features in the neighborhood; the project is consistent with the style of homes on this block; and the proposed project would not result in more than 66 percent of second floor to first floor living area.

4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 29TH DAY OF OCTOBER, 2019, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Chahal, Davis, Hardy, Mahan, O'Neill, and Watanabe, and Mayor Gillmor
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST:  _____
 NORA PIMENTEL, MMC
 ASSISTANT CITY CLERK
 CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Development Plan

2892 Sycamore Way, Santa Clara, CA 95051

FIRE NOTES:

COMMENT #1: REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS AND WATER SUPPLY AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSTRUED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.

COMMENT #2: FIRE SPRINKLERS REQUIRED: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SQUARE FEET, EXCEPTION: A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000 SQUARE FEET OF BUILDING AREA. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED, A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY CB.1

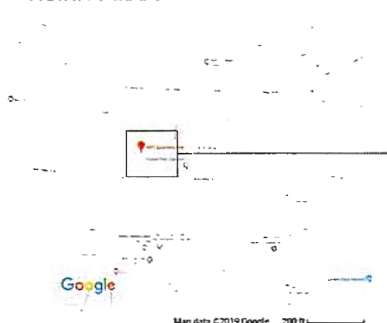
COMMENT #3: WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2016 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7

COMMENT #4: CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33

COMMENT #5: ADDRESS IDENTIFICATION. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1 TO PREVENT PLAN REVIEW AND INSPECTION DELAYS. THE ABOVE NOTED DEVELOPMENTAL REVIEW CONDITIONS SHALL BE ADDRESSED AS "NOTES" ON ALL PENDING AND FUTURE PLAN SUBMITTALS AND ANY REFERENCED DIAGRAMS TO BE REPRODUCED ONTO THE FUTURE PLAN SUBMITTAL. PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2016 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7



VICINITY MAP:



PROPERTY LOCATION

SHEET INDEX

- T1.1 COVER SHEET
- A0.1 SITE PLAN
- A1.0 DEMOLITION PLAN
- A1.1 EXISTING FLOOR PLAN
- A1.2 PROPOSED 1ST FLOOR PLAN
- A1.3 PROPOSED 2 ST FLOOR PLAN
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS
- A3.1 SECTIONS & STREETSCAPE ELEVATION
- A4.1 MATERIAL & STREET VUE
- A5.1 ARCHITECTURAL DETAIL

AREA CALCULATION:

SITE AREA	APPROX.	11,589 S.F.
E FLOOR AREA		2,197 S.F.
N 1ST FLOOR LIVING AREA:		2,111 S.F.
N 2ST FLOOR LIVING AREA:		1,450 S.F.
N TOTAL LIVING AREA:		3,561 S.F.
WORKOUT AREA:		69 S.F.
N GARAGE:		436 S.F.
N TOTAL BUILDING:		4,066 S.F.

FLOOR AREA RATIO (FAR) = (4,066/11,589)x100=35%

LOT COVERAGE: 1st FLOOR BLDG AREA (2180+436) S.F	
FRONT COVERED PORCH	110 S.F
REAR COVER PORCH	35.5 S.F
REAR COVER SHED	132 S.F
TOTAL:	2,893.5/11,589x100= %25

PROJECT DATA

A.P.N	293-21-010
PROJECT LOCATION:	2892 Sycamore Way, Santa Clara, CA 95051
ZONING:	R-16
OCCUPANCY GROUP:	R - 3 / U
CONSTRUCTION TYPE:	V - B
NUMBER OF FLOORS:	TWO (2) STORY
FIRE PROTECTION:	SPRINKLERED

SCOPE OF WORK:

NEW 2 STORY COSTUME HOME
3970 SQF BUILDING AREA INCLUDING 5 BEDROOMS
4 1/2 BATHS, 1 LAUNDRIES, 2 CAR GARAGE



27001 HOMESTEAD RD SUITE 100
CUPERTINO, CA 95014
TEL: (408) 706-1234
WWW.GGACONSTRUCTION.COM

RESIDENTIAL :
2892 Sycamore Way, Santa
Clara, CA 95051

ALL WORK SHOWN ON THESE PLANS SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF SANTA CLARA LOCAL ORDINANCES AND THE CALIFORNIA BUILDING CODE. THE CITY OF SANTA CLARA DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF SANTA CLARA DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF SANTA CLARA DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT AND ENGINEER AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

ID	DESCRIPTION	DATE	BY
1			

PROGRESS	
DATE	DESCRIPTION

RESIDENTIAL	
DATE	DESCRIPTION

COVER SHEET				
NO.	DATE	PROJECT	SCALE	DRAWING



GOLDEN GATE GROUP
— Architecture & Construction —

2100 HOMESTEAD RD. SUITE #100
CLIFTON, CA 94618
TEL: (415) 708-1234
WWW.GGAGROUP.COM/1007862401

RESIDENTIAL - Way, Santa
Clara, CA 95051

ALL WORK UNDER THE DRAWING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CLIFTON SPECIFICATIONS TO THE CALIFORNIA CIVIL ENGINEERING AND ARCHITECTURE BOARD'S STANDARD SPECIFICATIONS AND GENERAL CONDITIONS FOR THE CONSTRUCTION OF BUILDINGS AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLIFTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLIFTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CLIFTON.

NO.	DESCRIPTION	DATE	BY
1			

PROGRESS	
PREPARED DRAWING MATERIAL DATE	
REVISIONS APPROVAL DATE	BY WHOM (LAST NAME)

RESIDENTIAL	
SITE PLAN	
NORTH	DATE
SCALE	DRAWING
NO.	FLOOR
NO.	NO.
A0.1	

GRADING and DEMO NOTES:

1. CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAINS/DOWN SPOUTS.
2. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
3. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
4. THE CONTRACTOR SHALL REVIEW STD. DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
5. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
6. ALL NEW ELECTRICAL SERVICE (POWER, PHONE, AND OR CABLE) SHALL BE UNDER GROUND.
7. TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
8. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.
9. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
10. PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL. WITH EXCEPTION:
- a. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
- b. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION

TREE PROTECTION NOTES:

11. (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.
1. A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES. IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH THE DRIP LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREE(S).
2. ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A FOUR-FOOT-HIGH FENCE AROUND THE DRIP LINE, AND ARMOR AS NEEDED. THE EXTENT OF FENCING AND ARMORING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.
3. NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
4. IF THE TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER FOR THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS. PRIOR TO INITIATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED.
5. TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.
6. THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN. NO CONSTRUCTION MATERIALS NOR CHEMICAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE.
7. FIRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE.
8. THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE, AS DEFINED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE, TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DURING THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF.
9. ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON.
10. NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.
11. TREE PROTECTION REGULATIONS SHALL BE POSTED ON PROTECTIVE FENCING AROUND TREES TO BE PROTECTED.

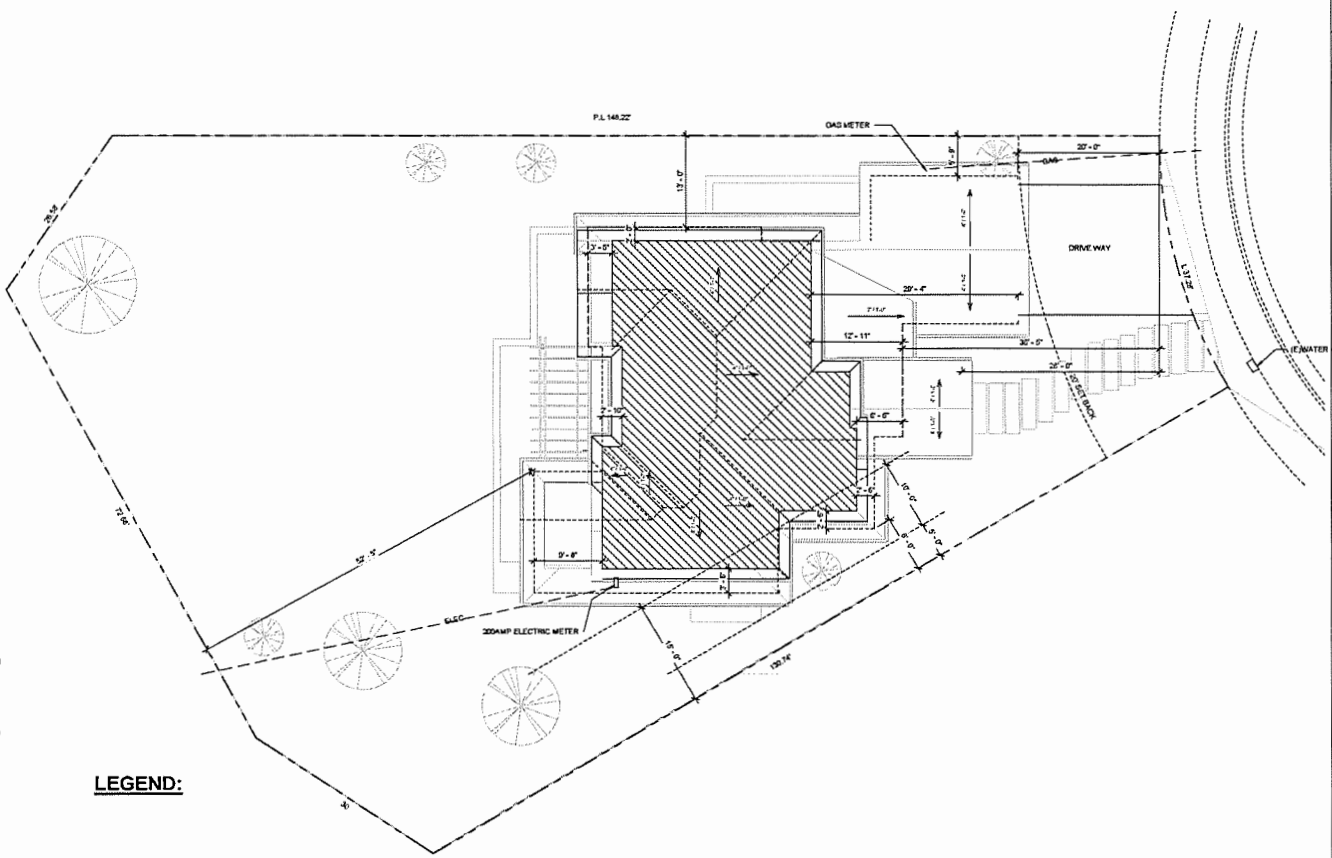
LEGEND:



2nd FLOOR
PROPERTY LINE
BLDG 1st FLOOR FOOTPRINT LINE
BLDG 2nd FLOOR FOOTPRINT LINE

2 SITE PLAN

1/8" = 1'-0"





GOLDEN GATE GROUP
MULTIFAMILY & COMMERCIAL

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EMERYVILLE, CA 94608
PH: 415.435.1000 FAX: 415.435.1001

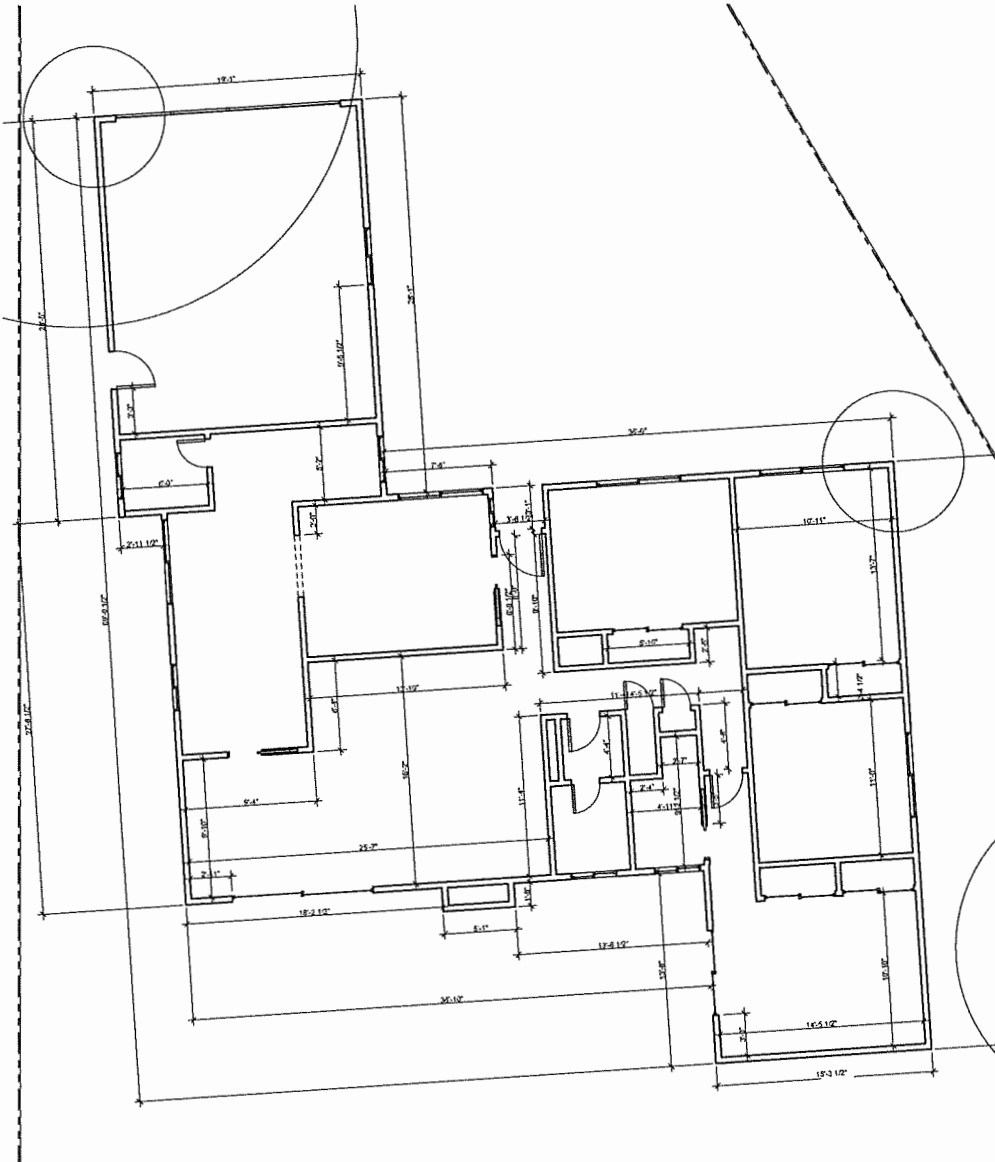
RESIDENTIAL :
2892 Sycamore Way, Santa Clara, CA 95051

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NO.	DESCRIPTION	DATE	BY
1	ISSUE		

PROGRESS	
DESIGNED	
PERMITTED	
CONSTRUCTED	

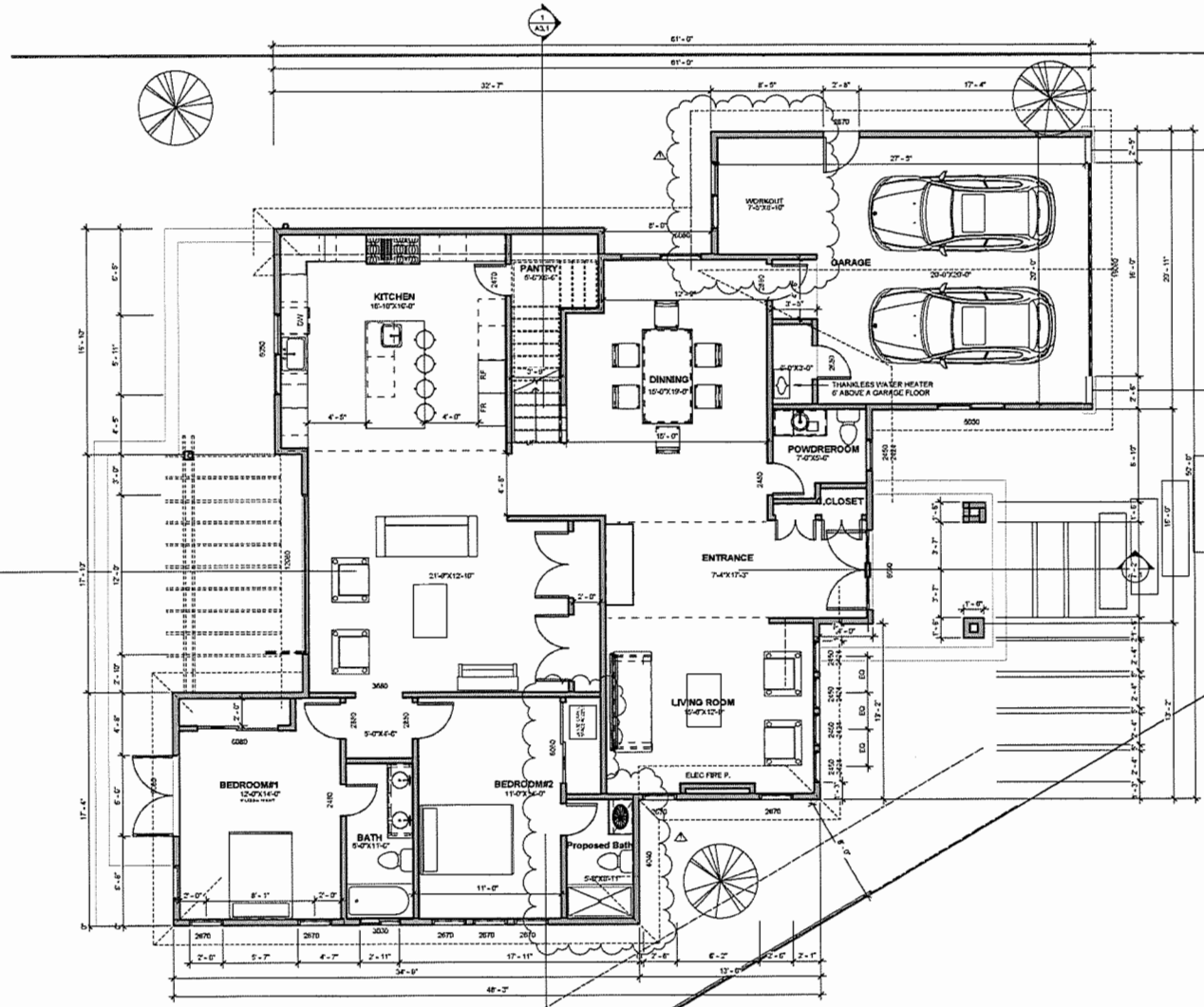
EXISTING FLOOR PLAN				
NO.	DATE	PROJECT	SCALE	DRAWN
REVISIONS		DATE		
REVISIONS		DATE		
REVISIONS		DATE		



INTERIOR ENVIRONMENT
WALLS AND CEILING SHALL BE HOT LESS THAN 1/8" OF UNFINISHED AREA (H.M.S.I.)
WALLS AND CEILING SHALL BE HOT LESS THAN 1/8" OF UNFINISHED AREA (H.M.S.I.)
WALLS AND CEILING SHALL BE HOT LESS THAN 1/8" OF UNFINISHED AREA (H.M.S.I.)

WALL
 - - - - - WALL TO BE REMOVED
 - - - - - WALL TO BE REMOVED, WOOD OR OAK TO REMAIN
 - - - - - WALL TO BE REMOVED, WOOD OR OAK TO REMAIN

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



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

LEGEND:



GOLDEN GATE GROUP
Architectural & Construction

21600 HOMESTEAD RD SUITE 100
CUPERTINO, CA 95014
TEL: 408.704.0204
WWW.GGAGOLDENGATEGROUP.COM

RESIDENTIAL :
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Clara, CA 95051

ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF CUPERTINO'S ORDINANCES AND THE CALIFORNIA BUILDING CODE. THE ARCHITECT'S RESPONSIBILITY IS TO DESIGN AND CONSTRUCT A BUILDING THAT COMPLIES WITH ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED HEREIN. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORKS OR FOR THE PERFORMANCE OF ANY OTHER PROFESSIONAL SERVICES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING.

ID	DESCRIPTION	DATE	BY
1	PROPOSED BATHROOM		JAYOR
2	WORKOUT		JAYOR

APPROVED APPROVAL DATE	DATE

RESIDENTIAL

PROPOSED FLOOR PLAN				
NORTH	DATE	PROJECT	SCALE	DRAWING



GOLDEN GATE GROUP
ARCHITECTURE & CONSTRUCTION

27000 AMERICA'S PALMWAY 100
COPPERTOWN, CA 95024
TEL: 415.353.0000
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Clara, CA 95051

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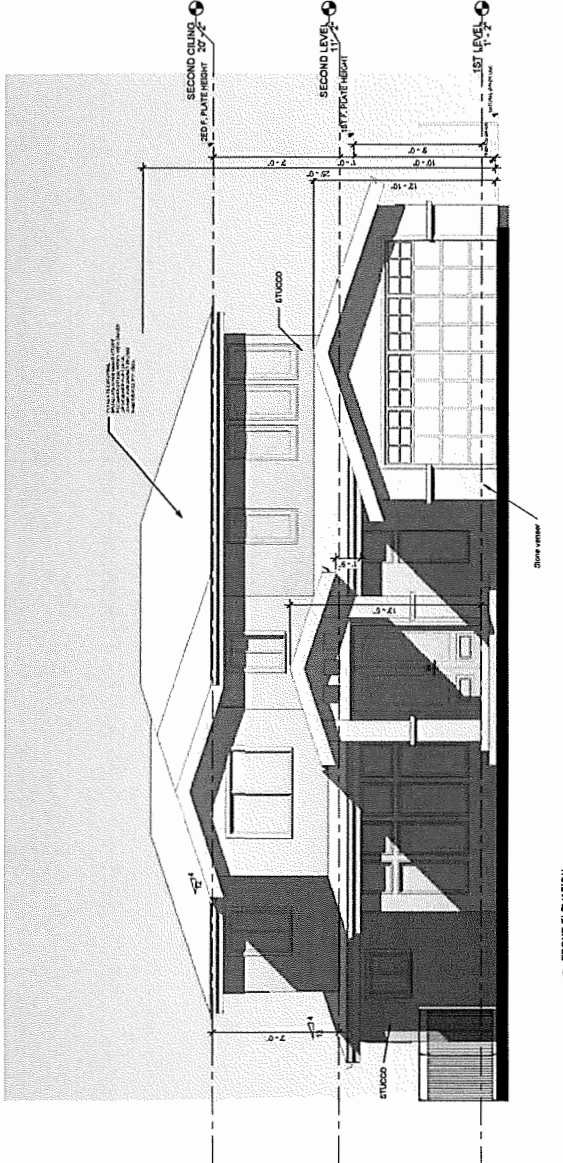
NO.	DESCRIPTION	DATE	BY
1			

PROJECT	
PROJECT NAME	
PROJECT ADDRESS	
PROJECT CITY	
PROJECT STATE	
PROJECT ZIP	

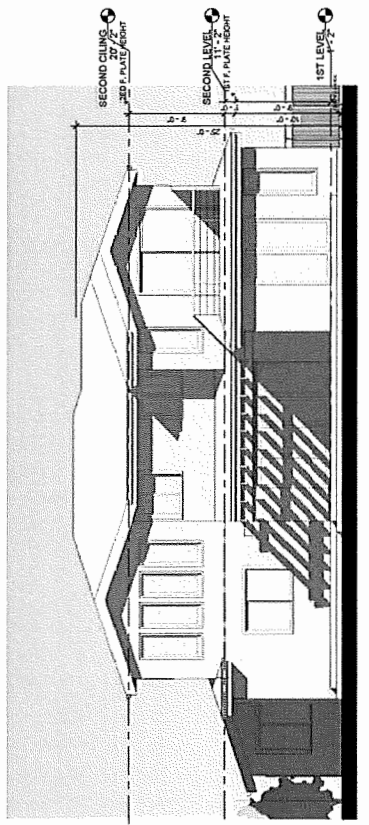
RESIDENTIAL	
PROJECT NAME	
PROJECT ADDRESS	
PROJECT CITY	
PROJECT STATE	
PROJECT ZIP	

EXTERIOR ELEVATIONS				
NO.	DATE	PROJECT	SCALE	DRAWING
1				

SHEET	
SHEET NO.	A2.1
TOTAL SHEETS	1



① FRONT ELEVATION
3/16" = 1'-0"



② BACK ELEVATION
3/16" = 1'-0"



GOLDEN GATE GROUP
ARCHITECTS & CIVIL ENGINEERS

7700A UNIVERSITY AVENUE SUITE 100
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2892 Sycamore Way, Santa
Clara, CA 95051

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NO.	DESCRIPTION	DATE	BY
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PROGRESS

NO.	DESCRIPTION	DATE	BY

REVISIONS

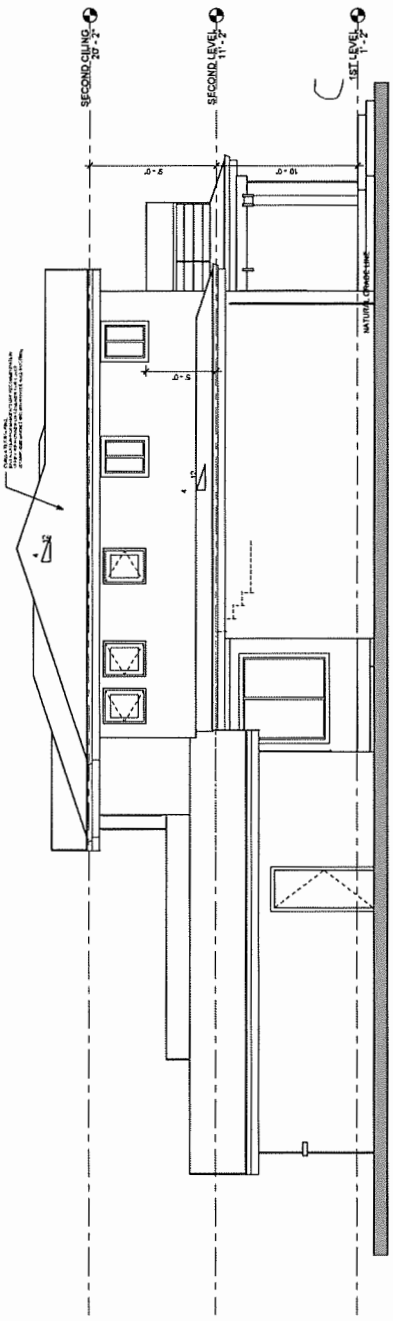
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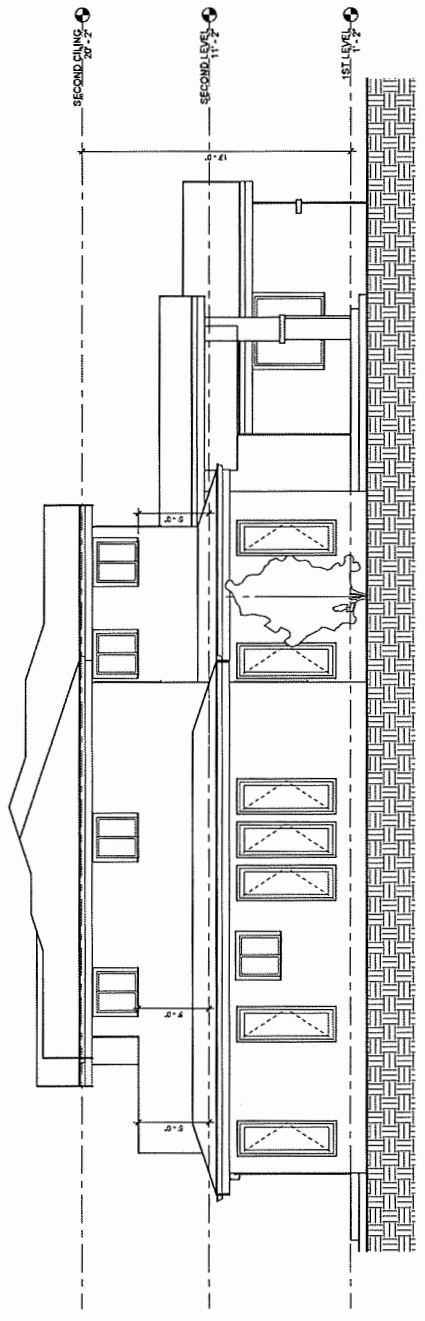
NO.	DESCRIPTION	DATE	BY

EXTERIOR ELEVATIONS

NO.	DESCRIPTION	DATE	BY



① NORTH ELEVATION
10/11/14



② SOUTH ELEVATION
10/11/14

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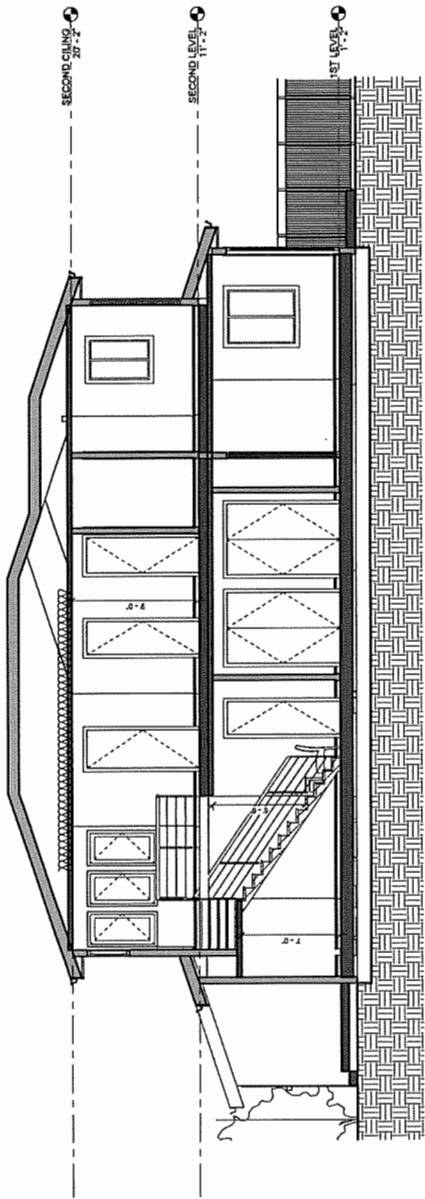
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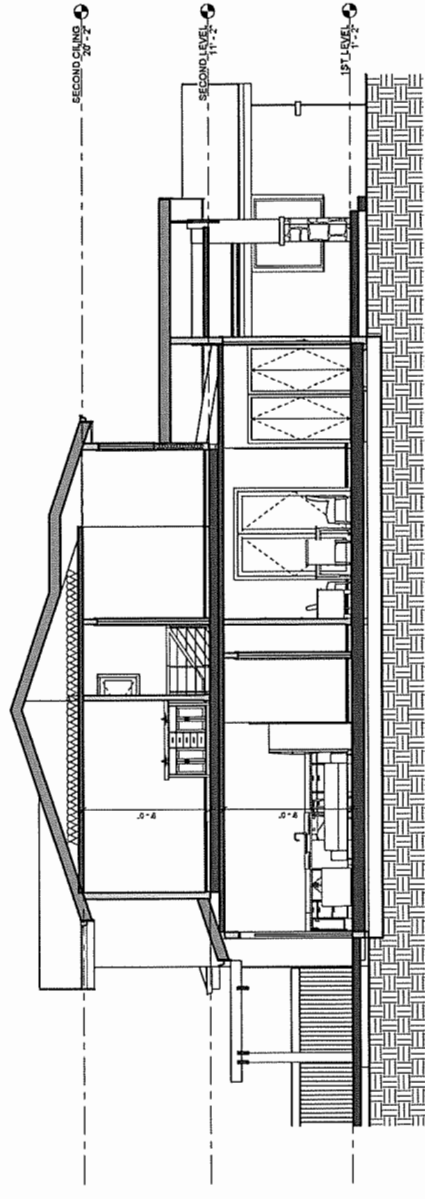
PROJECT INFORMATION	
PROJECT NAME	
DATE	
DESIGNED BY	
CHECKED BY	

RESIDENTIAL

SECTIONS			
NO.	DATE	PROJECT	SCALE
1			
DRAWING COUNT			FLOOR
			A3.0



① A-A
1/4" = 1'-0"



② B-B
1/4" = 1'-0"



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EMAIL: OFFICE@GOLDENGATEGROUP.COM

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2892 Sycamore Way, Santa
Clara, CA 95051



Existing View



Front Rendering View

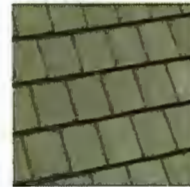
EXTERIOR MATERIAL SCHEDULE

TITLE	TYPE	INFO
ROOF	TILE ROOFING	US TILE/ CARMEL BLEND
SIDING	STUCCO	SMOOTH/BEIGE
EXTERIOR TRIM	SQR. EDGE - 4" HT. X 2" DPT.	DECORAMOULD/WHITE
CLOUMAN	STONE VENEER	VERSETTA STONE VENEER
GARAGE DOOR	vinyl	Garage Door Windows Decals
DOOR	Fealther River Doors	BROWN COLOR
WINDOWS	MILGARD	TUSCANY /BROWN

STUCCO



TILE ROOFING



versetta stone veneer



GARAGE DOOR



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