

**Apliciable Codes:** 2016 CRC, CPC, CEC, UBC, 2016 CAL GREEN, BUILDING STANDARDS CODE.

1366 LEXINGTON ST.

SANTA CLARA, CA. 95050

PARCEL # (APN): 269-26-105

ZONE R1-8

1023 sq ft Home

Built in 1907 on a 2667 sq.ft. Lot

2 Bedroom 2 Bath Single Family Home

**EXISTING LOT COVERAGE** 1303' sq. PROPOSED LOT COVERAGE 1303' sq.

"IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY MEASUREMENTS BEFORE CONSTRUCTION AND BRING ERRORS TO THE ATTENTION OF THE DESIGNERS AND HOMEOWNER"

2667' sq.

2667' sq.

1023' sq. 200' sq.

200' sq.

2119' sq.

80' sq.

48%



**NO CHANGE TO LOT COVERAGE** 

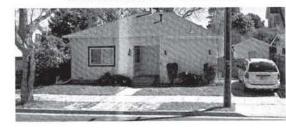
-1366-

53.34

EXISTING FRONT 09/11/2019



GARAGE FRONT BEFORE WORK



AFCI arc fault circuit interrupter AFF above finished floor

BET better

DF Douglas fir DFL Douglas fir larch

EA each

EN end nail

GFCI ground fault circuit interrupter GFI ground fault interrupter

FLS floor(s)

FN face nail

FTG footing

FV field verify

HDR header HW hardwood

M.B. machine bolt

O.C. on center

PTDF pressure treated Douglas fir

SQFT square feet S.W.S shear wall schedule

TBD to be determined

T&G tongue and grove TYP typical

VAC volts alternating current VDC volts direct current

w/ with WD wood

WP waterproof WWF welded wire fabric

& and

<E> existing

<N> new

<R> remodel

## REPLACE DRYROTTED GARAGE WITH NEW IN EXISTING FOORPRINT

BUILD 200 sq. ft. (10' X 20') GARAGE WITH TYPICAL FRAMING WALLS CONSTRUCTED OF 2 X 4 DOUG FIR 16" O.C. W/ 2X4 P.T. MUDSILL 2X RAFTERS INCLUDING A CONCEALED GUTTER ALL WALLS TO BE BRACE WALLS THE NORTH AND WEST WALLS TO BE 1 HR. FIRE WALLS

INDEX

TITLE PAGE

SITE PLAN

<E> & PROPOSED FLOOR PLAN

SITE DATA

TOTAL LOT SQ.FT. =

<E> &<N> F.A.R = LOT SIZE

**EXISTING HOME** 

**NEW GARAGE TOOL SHED** 

**EXISTING GARAGE** 

**NEW TOTAL SQ.FT. =** 

PROPOSED ELEVATIONS

ROOF DESIGN

FOUNDATION PLAN

FRAMING & ROOF FRAMING PLAN

PERMIT JURISDICTION: SANTA CLARA, CALIFORNIA DESIGN - BUILD FIRM: MODERN RENOVATIONS DRAFTING: PAUL CASTELLO STRUCTURAL ENGINEER: N/A FIRE SPRINKLER ENGINEER: N/A SOILS ENGINEER: N/A

DESIGNER Paul Castello 408-644-3397

"Builder must provide homeowner with a luminaire schedule (as required in Title 24 California Code of Regulations, Part 1, \$10-103(b)) that includes a list of lamps installed in the luminaries"

- Joaquin & Cruz 408-241-7493



DATE: 9/12/2019

SCALE-

SHEET:

A-1