

1366 LEXINGTON ST.



Applicable 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

Abbreviation:

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 groove
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

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

SITE DATA

TOTAL LOT SQ.FT. =	2667' sq.
<E> & <N> F.A.R. =	48%
LOT SIZE	2667' sq.
EXISTING HOME	1023' sq.
EXISTING GARAGE	200' sq.
NEW GARAGE	200' sq.
TOOL SHED	80' sq.
NEW TOTAL SQ.FT. =	2119' sq.
EXISTING LOT COVERAGE	1303' sq.
PROPOSED LOT COVERAGE	1303' sq.



NO CHANGE TO LOT COVERAGE



53.34
-1366-
7 105

CURRENTLY EXCAVATED FOR NEW FOOTING
PRIOR TO WORK STOP NOTICE

REPLACE DRYROTTED GARAGE WITH NEW IN EXISTING FOOTPRINT

SCOPE:

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

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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
GEOLOGIST: N/A
SURVEY ENGINEER: N/A
LANDSCAPE CONTRACTOR: N/A

DESIGNER *Paul Castello*
408-644-3397

EXISTING FRONT 09/11/2019



GARAGE FRONT BEFORE WORK



"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"

RECEIVED
12 13 2019
PAUL CASTELLO

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

ADDRESS:
1366 LEXINGTON ST.
SANTA CLARA, CA. 95050

Owner- Joaquin & Cruz
Parez 408-241-7493

DRAWINGS PROVIDED BY: 408.644.3397
L & B-701842
1870 Cherry Ave.
San Jose, Ca. 95118
MODERN RENOVATIONS

DATE:
9/12/2019
SCALE:
1/4" = 1'
SHEET:

A-1