

Scope of Project:

- Remodel and expansion of existing single-family home

Current Home Details:

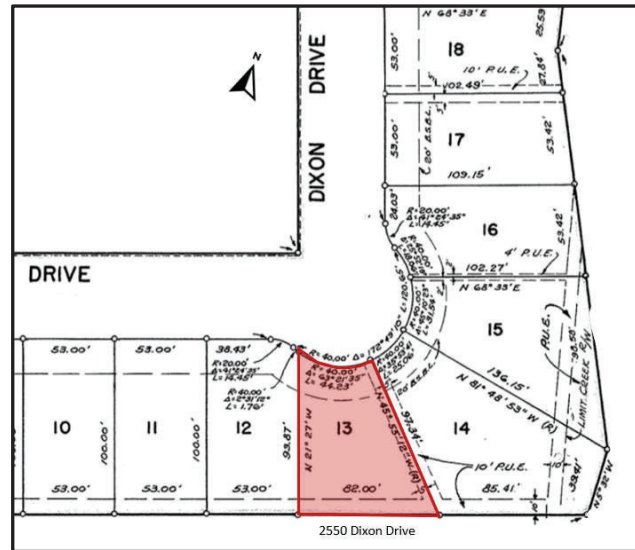
- 1 story, single-family home
- 3 bedrooms, 2 bath
- 1,166 sq. ft. structure on 5,758 sq. ft. lot
- Stucco Exterior Walls
- Low Pitch (<1in per 1 foot) to Flat Roofs

Proposed Expansion:

- Add partial 2nd story with 2 bedrooms and 1 bath
- Add attached 1bedroom, 1 bathroom ADU on 1st floor
- Convert existing bedroom into office loft to allow for stairwell to 2nd floor
- Expand living room by extending wall 13ft forward towards front of house facing Dixon Drive
- New, low slope gable or shed roof

After Expansion:

- 2 stories, single-family home
- 4 bedrooms, 3 baths and attached ADU (1 bedroom, 1 bath)
- 2,249 sq. ft. structure. Addition of 1,083 sq. ft.
- Lot Coverage: Less than 40% (Ground Floor Area 1,829sq.ft. / Lot size 5,758) = 32%
- All Stucco Exterior Walls
- Gable or Shed Roofs, 2 inches per 1 foot pitch



Design Considerations:

- Followed "City of Santa Clara, Single-Family and Duplex Residential Design Guidelines (2014)"
- ADU setbacks meet the minimum 4ft from all sides
- Longest wall dimension on 2nd floor is 25ft so no inset or offset was included
- Setback of at least 6ft from front edge of the house provided for the 2nd floor
- Setback of at least 3ft from edge provided on rear wall of 2nd floor
- Lot Coverage below 40%
- Existing walls not touched except for front living room
- Setbacks are greater than 5ft on the sides.
- Existing rear wall setback 15ft. This is not in the scope of the remodel and will be untouched
- Easement is 8ft from face of curb to property line for Tract No. 1151 per SC Engineering Department

Request for Deviation from Design Guidelines

- Owner is requesting to allow for no offset on the side wall along the west. The 3-5ft offset would negatively impact overall home appearance and design of the first floor roof. The offset will cause a bulky, uneven appearance. This deviation would conform and preserve neighborhood compatibility.

Owner
Provided

Proposed Remodel/Expansion
2550 Dixon Drive, Santa Clara

Cover Page

Scale: NA

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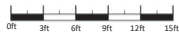
Ground Floor - Existing



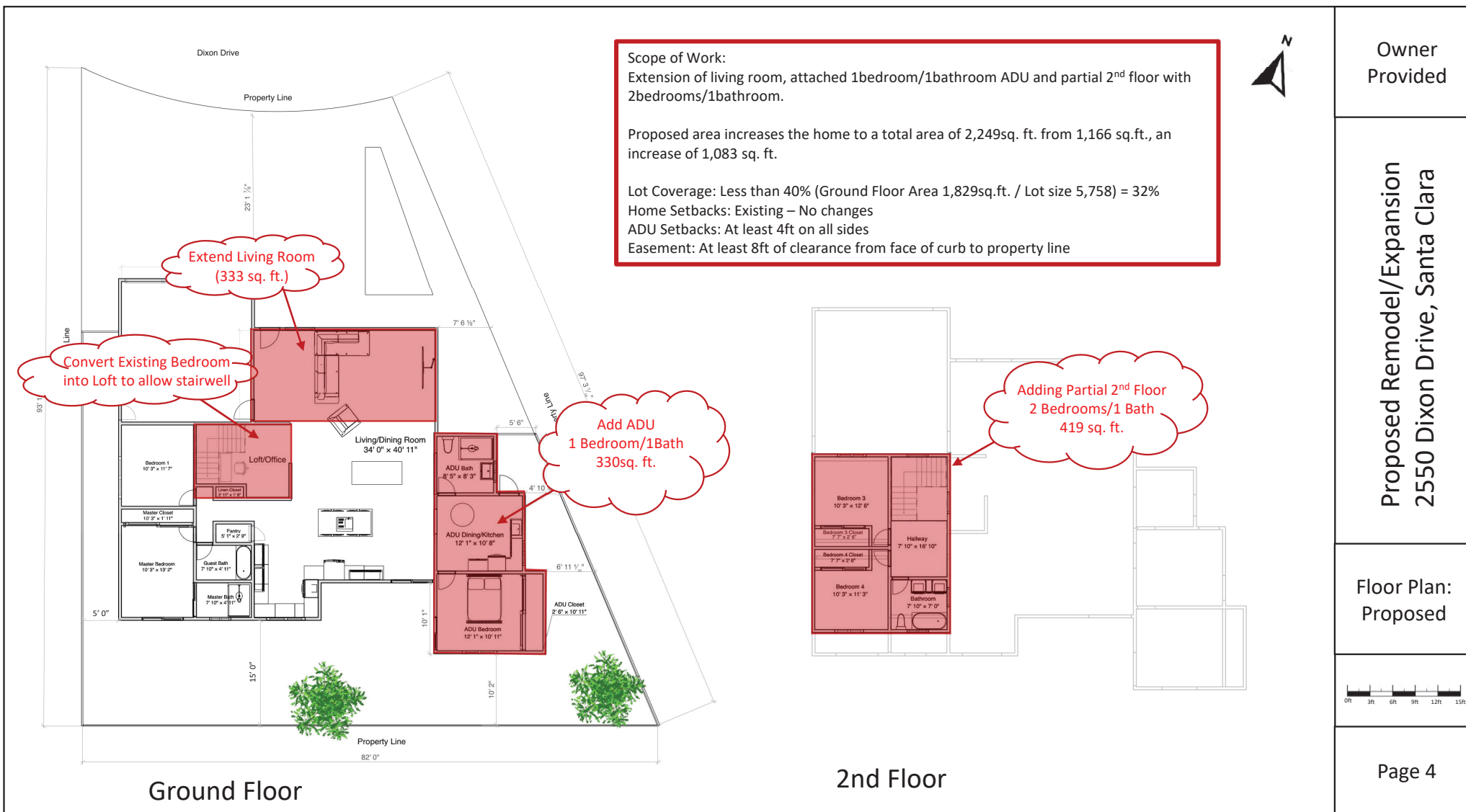
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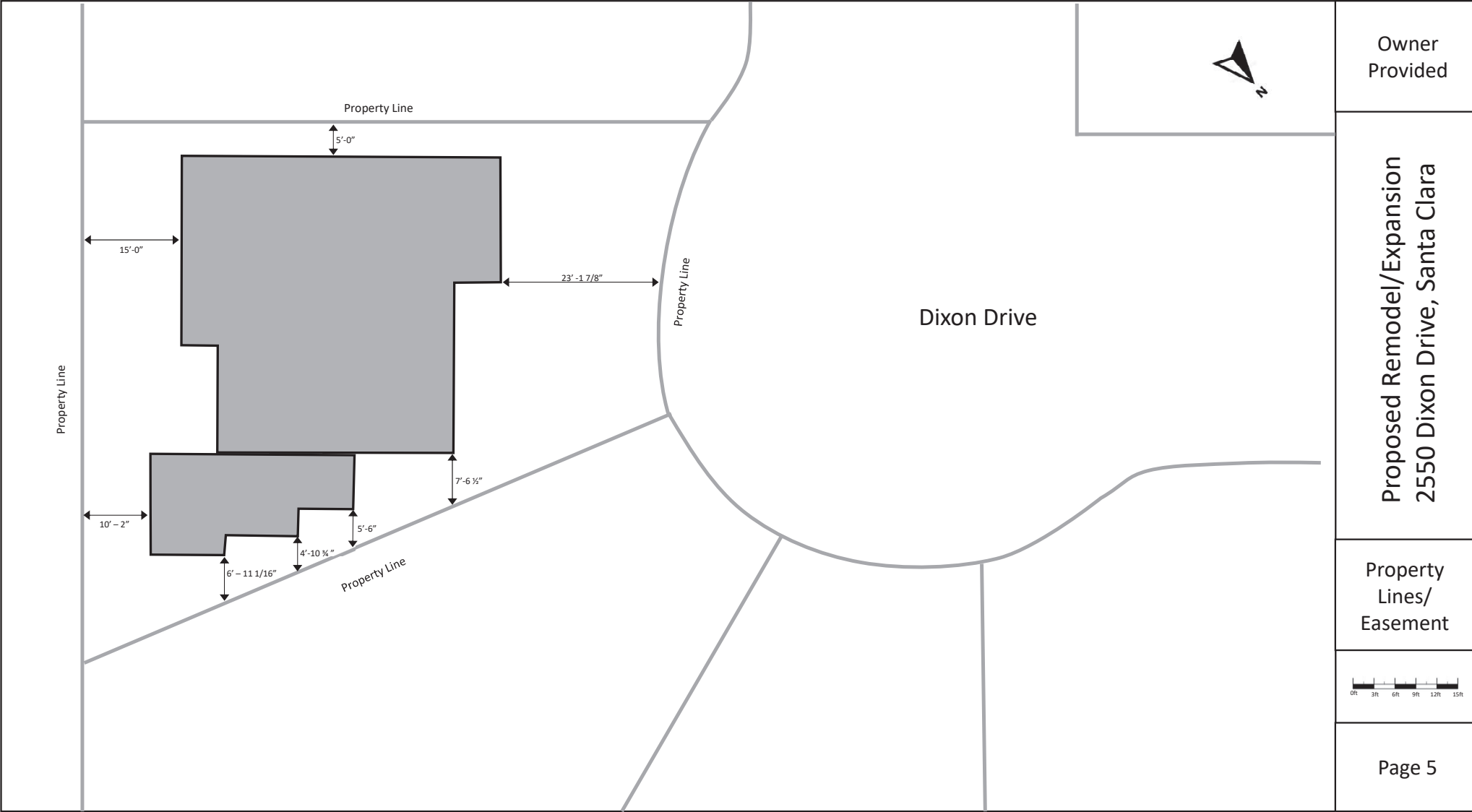
Proposed Remodel/Expansion
2550 Dixon Drive, Santa Clara

Floor Plan:
Existing
Site Plan







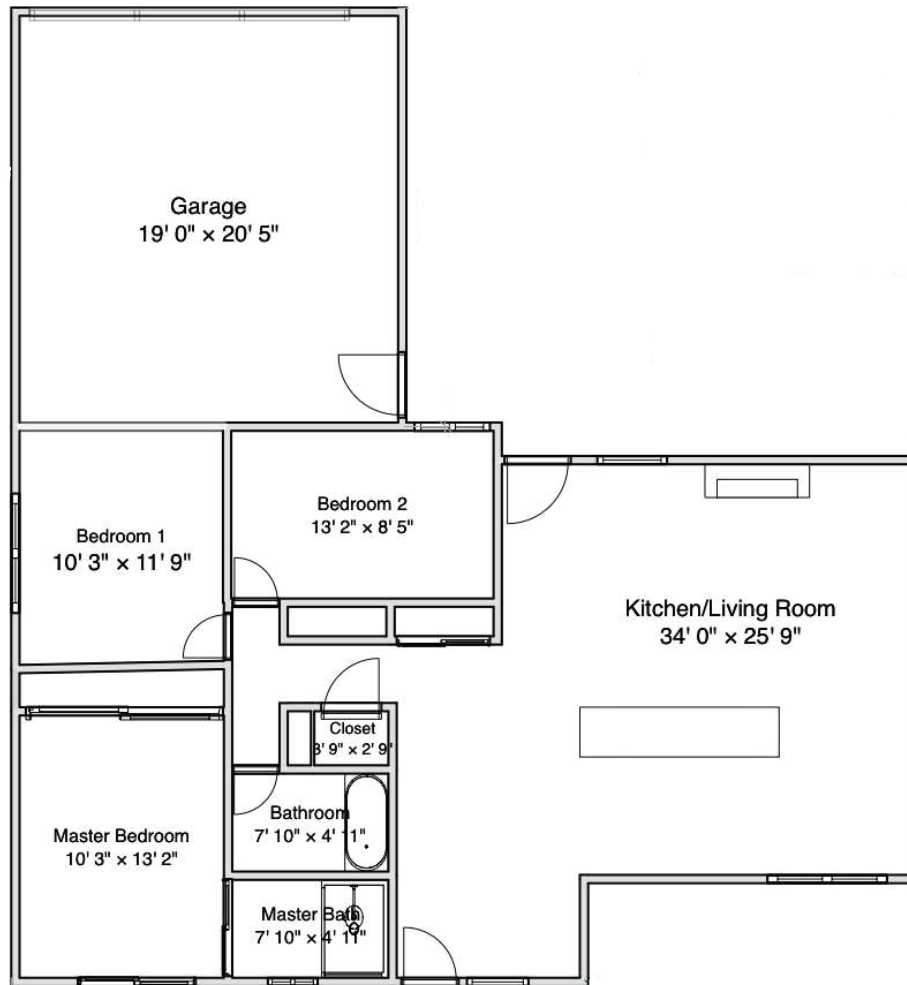


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2550 Dixon Drive, Santa Clara

Property
Lines/
Easement

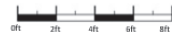
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Provided

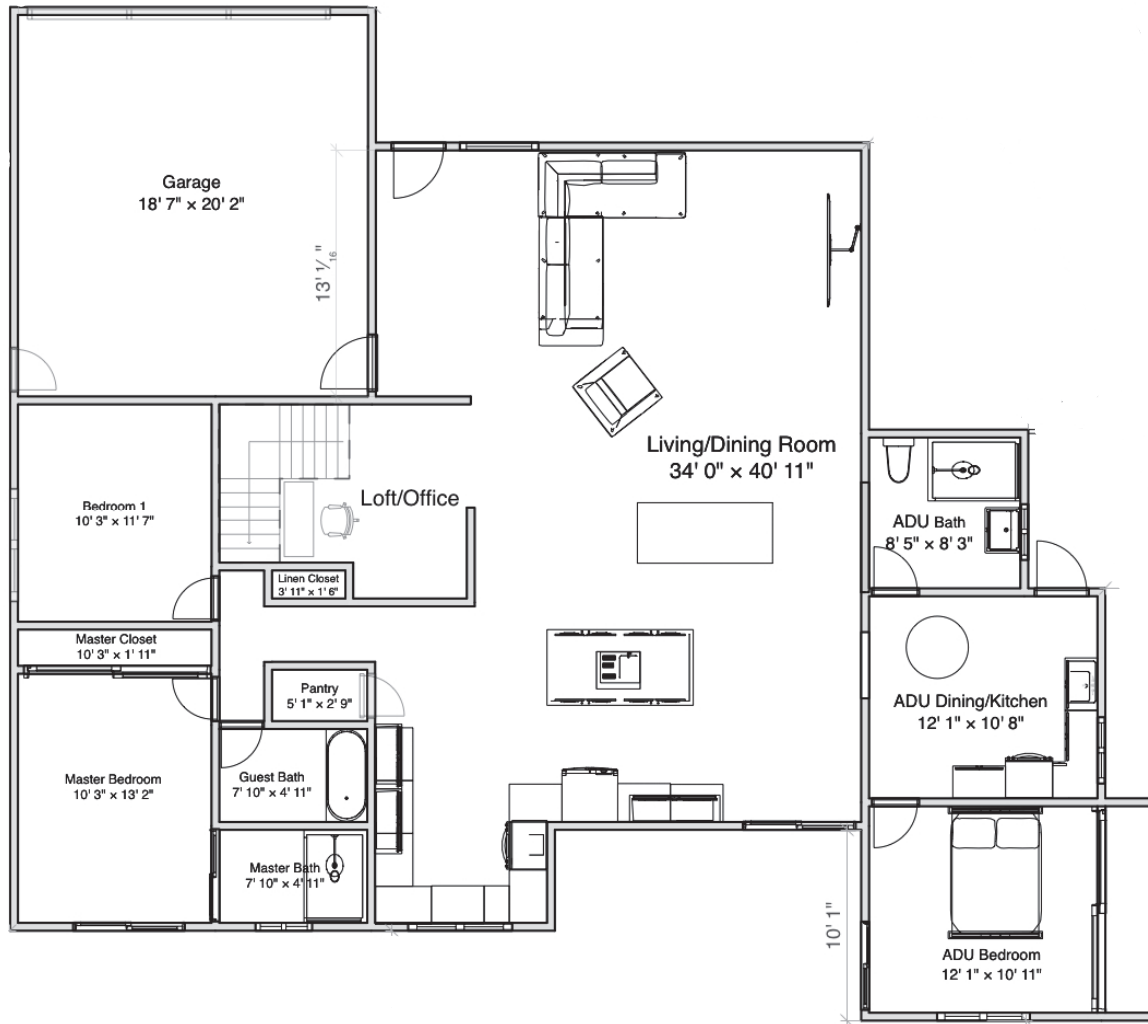
Proposed Remodel/Expansion
2550 Dixon Drive, Santa Clara

Floor Plan:
Existing



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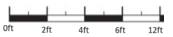
Ground Floor Existing



Owner
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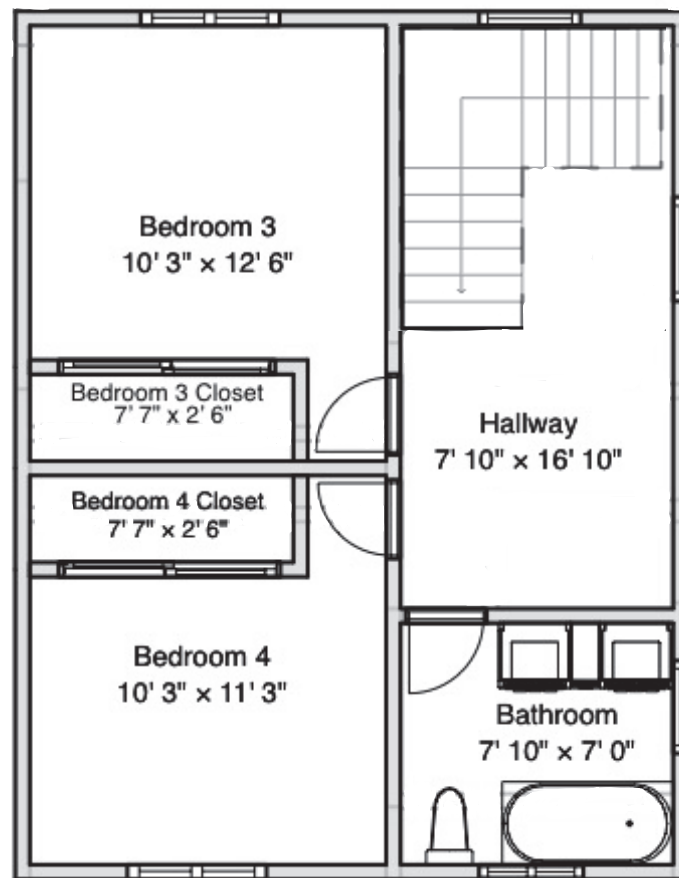
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2550 Dixon Drive, Santa Clara

Floor Plan:
Proposed



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Ground Floor - Proposed Expansion



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Proposed Remodel/Expansion
2550 Dixon Drive, Santa Clara

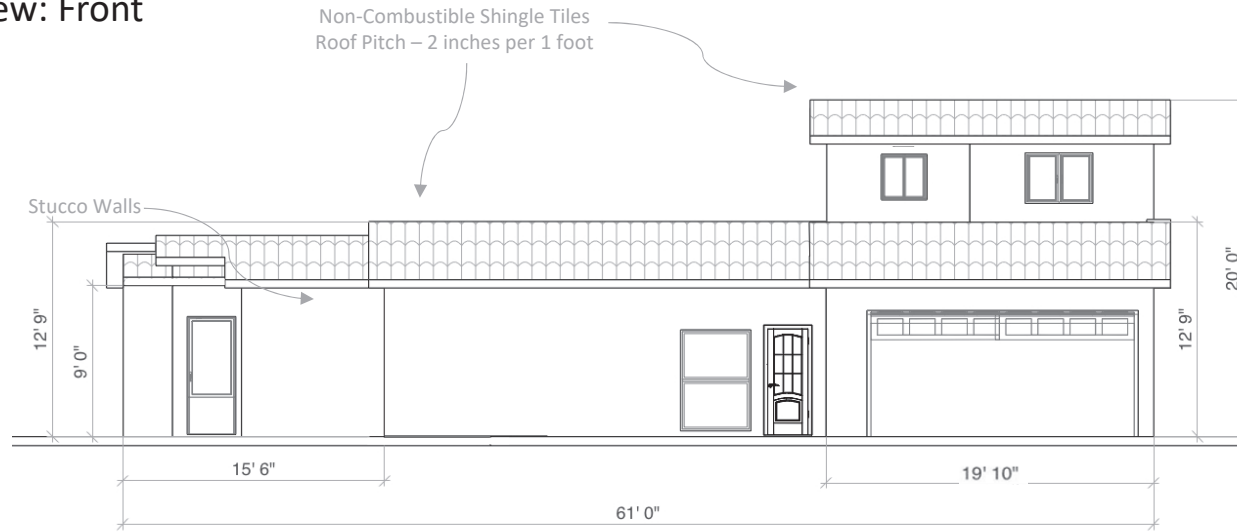
Floor Plan:
Proposed



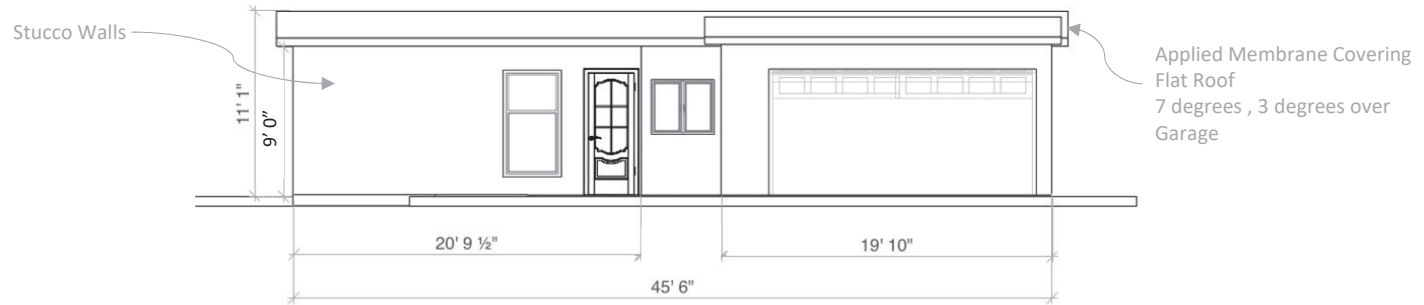
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2nd Floor – Proposed Expansion

Elevation View: Front



Proposed

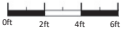


Existing

Owner
Provided

Proposed Remodel/Expansion
2550 Dixon Drive, Santa Clara

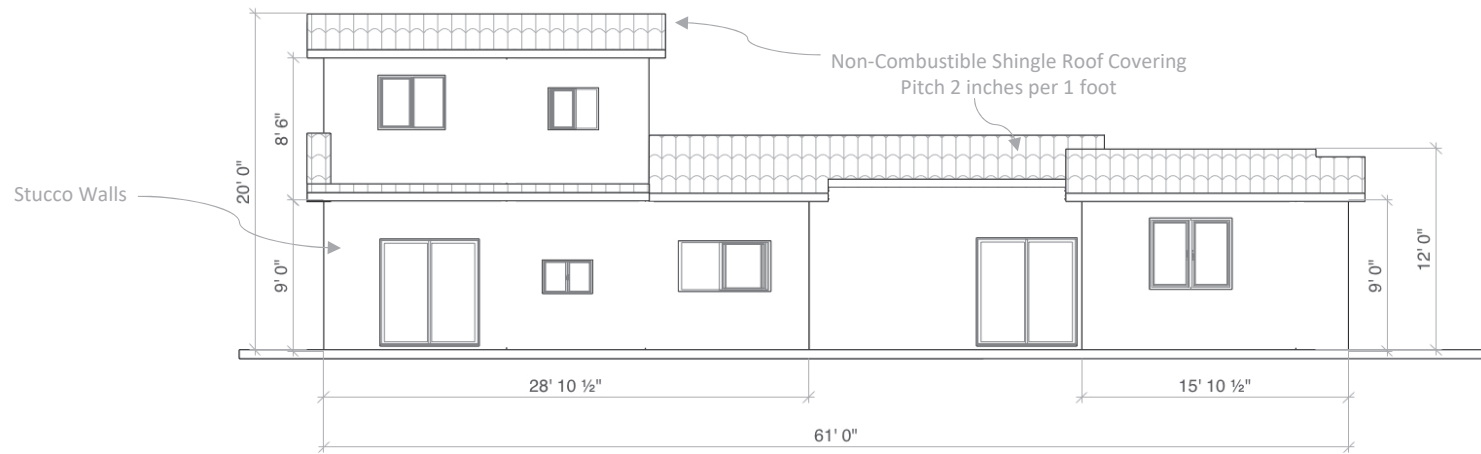
Elevation
View:
Proposed



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Elevation View: Rear

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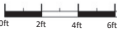


Proposed

Proposed Remodel/Expansion
2550 Dixon Drive, Santa Clara



Elevation
View:
Proposed



Existing

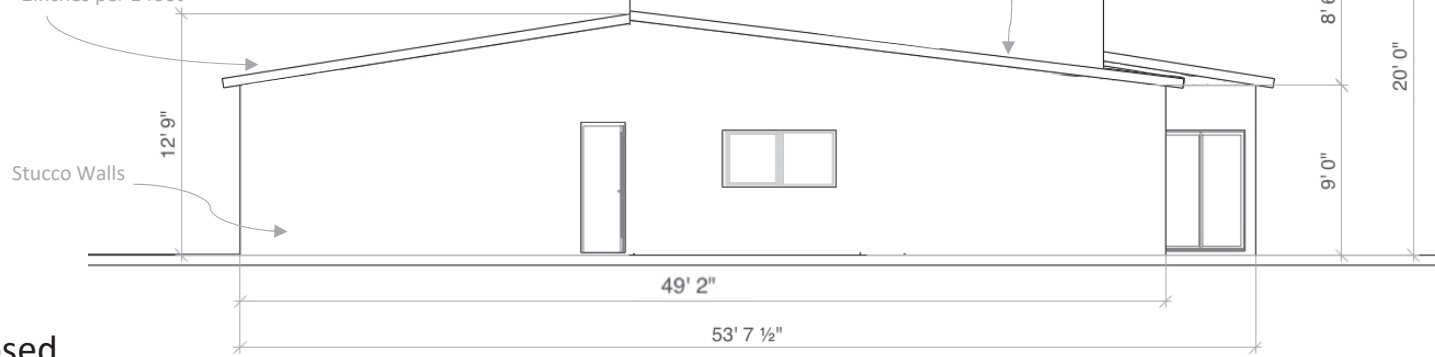
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Elevation View: West Facing

Owner
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Non- Combustible Shingle Tiles
Roof Pitch – 2inches per 1 foot

Non-Combustible Shingle Tiles
Roof Pitch – 2inches per 1 foot



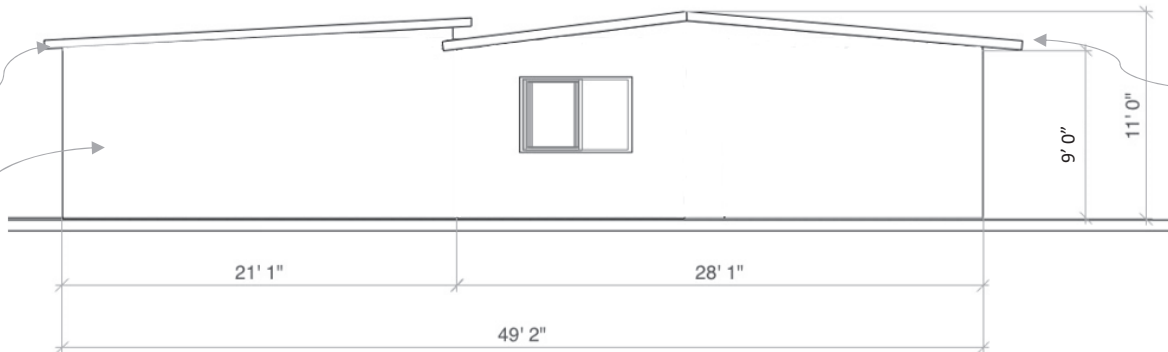
Proposed

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2550 Dixon Drive, Santa Clara

Applied Membrane Covering
Flat Roof over Garage

Stucco Walls

Applied Membrane Covering
Roof Pitch - <1 inch per 1 foot



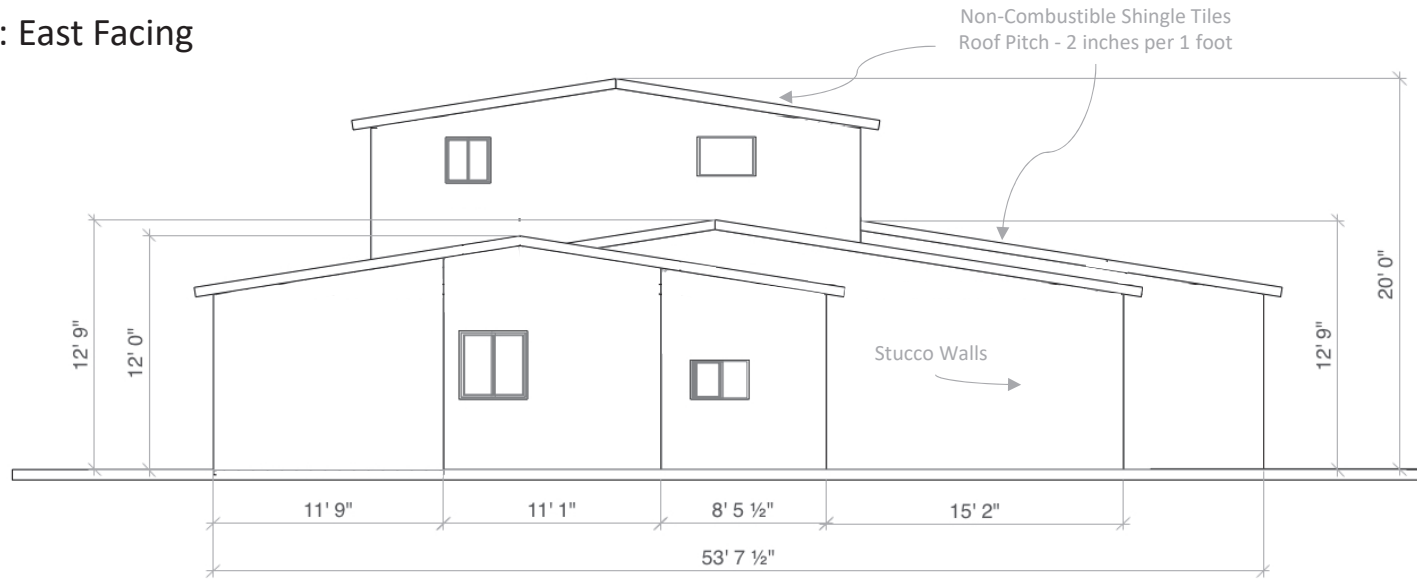
Existing

Elevation
View:
Proposed



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Elevation View: East Facing

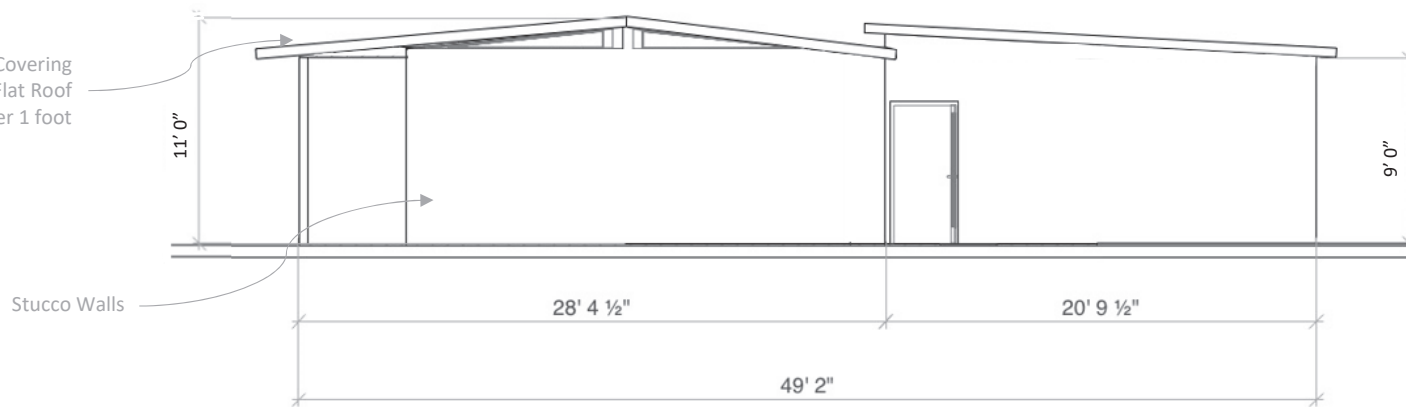


Proposed

Owner
Provided

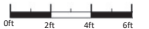
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2550 Dixon Drive, Santa Clara

Applied Membrane Covering
Low Pitch - Near Flat Roof
<1 inch per 1 foot



Existing

Elevation
View:
Proposed



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Front of House (Proposed)



Back of House (Proposed)



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Proposed Remodel/Expansion
2550 Dixon Drive, Santa Clara

Front of House (Existing)



Back of House (Existing)



Isometric
View:
Front &
Back

Scale: NA

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Facing West (Proposed)



Facing East (Proposed)



Owner
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Proposed Remodel/Expansion
2550 Dixon Drive, Santa Clara

Facing West (Existing)



Facing East (Existing)



Isometric
View: East
& West

Scale: NA

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3D View Proposed



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3D View Existing



Isometric
View

Scale: NA

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