



Agenda Report

21-264

Agenda Date: 3/4/2021

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Consideration of an Architectural Review of a proposed addition at a property located at 1772 Main Street that is within 200 feet of a Historic Resource.

BACKGROUND

The subject property is a 1,290 square-foot one-story residence with a 511 square-foot habitable basement built circa 1900. It is located on a 6,969 square-foot lot with an approved variance (V.2388) for the reduced lot width of approximately 58 feet. The property lacks a two-car garage and has an existing non-conforming side setback of four feet on the north side. The property is not currently listed as a historic resource but is within 200 feet of a property listed on Historical Resource Inventory (HRI) at 1795 Main Street.

The project is before the HLC in accordance with the Historic Preservation Ordinance, which requires all properties within 200 feet of an HRI property proposing ground floor expansion with four bedrooms or more be referred to this Commission. As the project scope includes a more than 50% demolition of the existing house and would result in a five-bedroom four-bathroom residence, it will require approval at a Development Review Hearing following the HLC review.

DISCUSSION

The project proposes to add 1,424 square feet of habitable space to the rear and a 485 square-foot garage on the west side on the first floor. The proposed garage is set back approximately five feet from the existing historic front façade. While the project involves substantial interior remodel, it maintains the existing front façade including the 69 square-foot front porch, front door, and the window openings. The existing residence has three bedrooms and one bathroom on the first floor and two bedrooms and a half bath in the basement that have been renovated over the years. The proposed project adds a family room and a new master bedroom and enlarges the existing kitchen on the first floor resulting in a total first floor habitable area of 2,229 square feet. No expansion is proposed to the existing 511 square foot basement and the project adds a full bath within the existing square footage. The external access to the basement is eliminated to connect the basement internally with the main house. This would prevent the future use of basement as an ADU without permits.

The subject property is not listed as an architecturally or historically significant property in the City's Historical Resource Inventory (HRI) but is across the street from an HRI property at 1795 Main Street. The Department of Parks and Recreation (DPR) form for 1795 Main Street is available as Attachment 4. The proposed addition complies with the Single Family Design Guidelines and maintains significant distance from the HRI property. The project maintains the existing front façade and the new garage addition is set back to minimize the impact on the existing historical facade and also the historical resource across the street.

Pursuant to the Historic Preservation Ordinance, a decision to recommend approval of the proposed project shall be based upon the following factors:

- The project proposals shall not have a significant adverse effect on the integrity of the HRI property;
- The alterations must be compatible with the existing structure or district; and
- The alterations must be consistent with the Secretary of Interior's Treatment Standards.

The project retains the historic appearance of the property while providing an adaptive use of the existing residence. The proposed addition would retain integrity with regards to historic location and setting in the Old Quad neighborhood. It would not have a significant adverse effect on the integrity of the designated property. Overall, the addition would be compatible with the existing residence and other one- and two-story residences in the immediate neighborhood.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303-New Construction or Conversion of Small Structures, in that the project is limited to a new addition to the existing single-family residence.

PUBLIC CONTACT

On February 19, 2021, a notice of public hearing of this item was posted at three conspicuous locations within 300 feet of the project site and mailed to property owners within 300 feet of the project site. No public comments have been received at the time of preparation of this report.

RECOMMENDATION

Recommend that the Historical and Landmarks Commission finds that the proposed project located at 1772 Main Street does not destroy or have a significant adverse effect on the integrity of the designated property across the street; that the alterations are compatible with the existing structure and its setting in the Old Quad neighborhood, and recommend approval at the Development Review Hearing subject to the conditions of approval.

Prepared by: Nimisha Agrawal, Associate Planner

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Project Data Sheet
2. Statement of Justification
3. Conditions of Approval
4. DPR Form- 1795 Main Street
5. Development Plan

Project Data Sheet

File: **PLN2020-14724**

Location: 1772 Main Street, a 6,969 square foot parcel at the southwest corner of Warburton Avenue and Main Street; APN: 224-24-111; property is zoned Single-Family Residential (R1-6L)

Applicant: Guillermo Segura

Owner: Guillermo Segura

Request: **Architectural Review** for a 1,424 square feet ground floor addition and interior remodel of an existing five-bedroom 1.5-bath 1,801 square feet single-family residence resulting in a five-bedroom four-bathroom 3,225 square feet single-family residence with a new attached 485 square feet garage within 200 feet of a Historical Resource Inventory (HRI) property

CEQA Determination: Categorically Exempt per Section 15303, New Construction or Conversion of Small Structures

Project Planner: Nimisha Agrawal, Associate Planner

Staff Recommendation: Approve, subject to conditions of approval

Project Data

Lot Size: 6,969 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1,290	1,424	2,714
Basement (habitable)	511	-	511
Front Porch Cover	69	-	69
Garage	-	485	485
Gross Floor Area	1,870	1,909	3,779
Lot Coverage	1,870/6,969= 27%		2,783/6,969= 39.9%
Bedrooms/Baths	5/1.5	0/2.5	5/4
Flood Zone	X		

Aerial Photo of 1772 Main Street



1795 Main St.
HRI Property

Project Site

Views from Main Street





Statement of Justification

We recently purchased 1772 Main St, Santa Clara after being on the market for some time. We retained a Designer to draft drawings and discussed with her to make sure to preserve as much of the original exterior architectural features as possible. The front elevation will include the dormer window, the intricate grids of the windows, porch, all wood siding on the front elevation and attached garage set back from existing elevation.

We are anxious to start the renovation process while keeping the exterior elevation character of this wonderful house and improving the curbside appeal for the neighborhood.

Conditions of Approval

1772 Main Street

GENERAL

- G1. Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed against the City by reason of its approval of developer's project.
- G2. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.

COMMUNITY DEVELOPMENT

- C1. Obtain required permits and inspections from the Building Official and comply with all building code requirements and conditions thereof.
- C2. Applicant is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- C3. Garage or carport shall be maintained clear and free for vehicle parking use at all times. It shall not be used as only storage.
- C4. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- C5. Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- C6. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits.

I:\PLANNING\2020\Project Files Active\PLN2020-14724 1772 Main Street\Conditions of Approval.doc

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A 10/593120/4134800 B _____
C _____ D _____

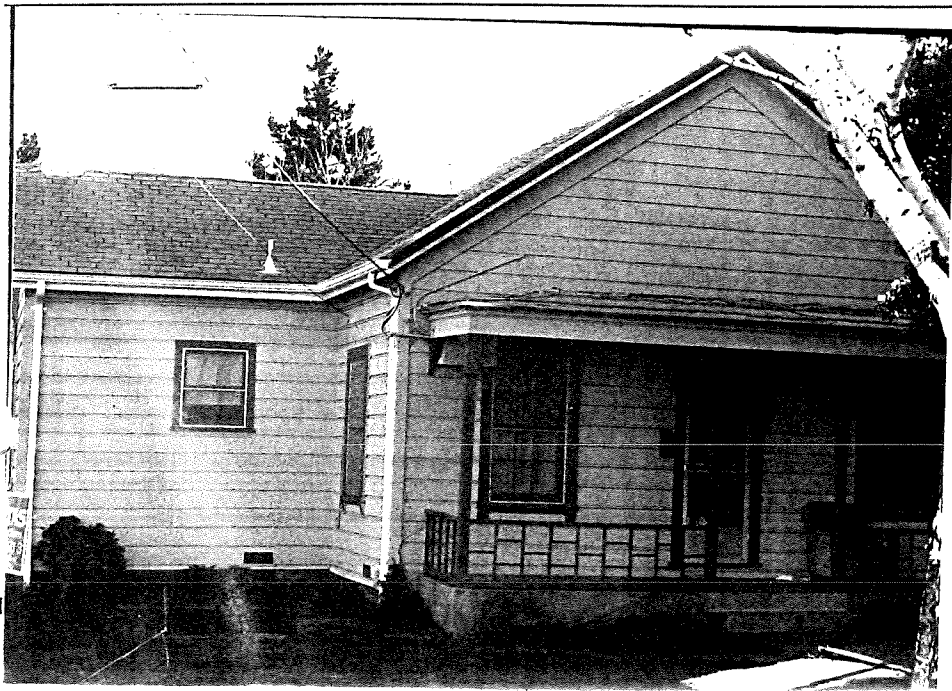
IDENTIFICATION

1. Common name: _____
2. Historic name: none
3. Street or rural address: 1795 Main Street
City Santa Clara Zip _____ County Santa Clara
4. Parcel number: 224-27-6
5. Present Owner: Caroline Bostock Address: 1795 Main Street
City Santa Clara Zip 95050 Ownership is: Public _____ Private _____
6. Present Use: residence Original use: residence

DESCRIPTION

- 7a. Architectural style: Pioneer
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

1795 Main Street is a Pioneer style cottage in an L-shaped configuration. A front-facing gable sits over a shed-roof porch. Four square porch posts with decorative fan-shaped brackets support the roof. A centrally placed front door is flanked by two six-on-six windows. Other fenestration is simple sash, double-hung windows. The house is in fair condition.



8. Construction date:
Estimated _____ Actual 1920-5
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
March 1979

13. Condition: Excellent ____ Good ____ Fair X Deteriorated ____ No longer in existence ____
14. Alterations: no apparent exterior alterations
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential X Industrial ____ Commercial ____ Other: ____
16. Threats to site: None known ____ Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: Gen. Plan
17. Is the structure: On its original site? X Moved? ____ Unknown? ____
18. Related features: ____

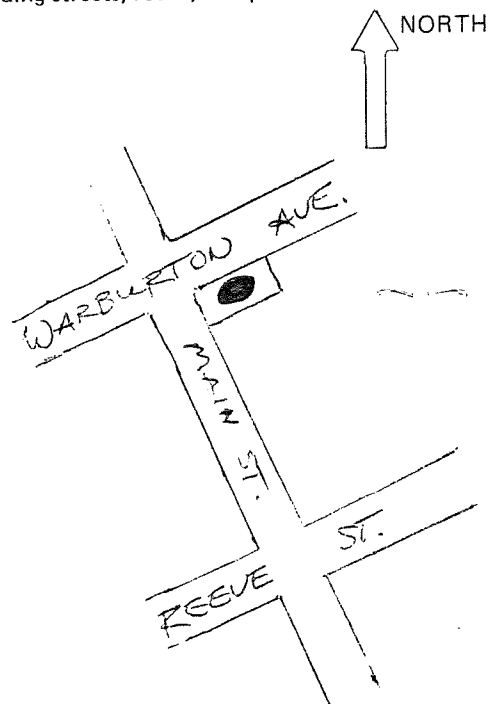
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

1795 Main St. is significant as an example of a 1920's style workingman's cottage. Its most distinctive design features are the fan-shaped decorative brackets which top the porch posts. The house does not show up on Sanborn Fire Insurance Maps until 1930, but examination of City directories show a listing by 1925- occupied by Manuel Marcus. While the house itself does not qualify for listing on the National Register, it represents a local style of workingman's residence and is located within one of Santa Clara's oldest neighborhoods.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).
Sanborn Fire Insurance Maps,
1901, 1891, 1930
City directories 1900, 1920, 1925
22. Date form prepared Jan 1981
By (name) Urban/Rural Conservation for
Organization City of Santa Clara
Address: 1500 Warburton Avenue
City Santa Clara Zip 95050
Phone: 984-3111

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



AMS
DESIGN

4010 MOORPARK AVE#101,
SAN JOSE, CA 95117
TELL: (415)254.1606
E-MAIL: OFFICE@AMSDESIGNLLP.COM

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF ABE DESIGN. THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REPRODUCED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF ABE DESIGN. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF ABE DESIGN. ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL PRECLUDE COMMENCEMENT OF THE WORK IN QUESTION. ALL BRITISH DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

A-00.01

PROPERTY LOCATION / NTS

ASSESSOR'S PARCEL NUMBER:	224-24-111
PROJECT TYPE:	ADDITION & REMODELING
PROJECT LOCATION:	1772 MAIN ST., SANTA CLARA, CA, 95050
ZONING:	R1-6L
OCCUPANCY GROUP:	R - 3 / U
CONSTRUCTION TYPE:	V - B
NUMBER OF FLOORS:	ONE (1) STORY
FIRE PROTECTION:	NOT SPRINKLERED

A. CALIFORNIA RESIDENTIAL:	2019 EDITION
B. CALIFORNIA BUILDING:	2019 EDITION
C. CALIFORNIA MECHANICAL:	2019 EDITION
D. CALIFORNIA PLUMBING:	2019 EDITION
E. CALIFORNIA ELECTRICAL:	2019 EDITION
F. CALIFORNIA ENERGY:	2019 EDITION
G. CALIFORNIA FIRE:	2019 EDITION
H. CALIFORNIA GREEN BUILDING:	2019 EDITION
I. ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.	

LOT AREA:	6969	SQF
"E" LIVING AREA:	1290	SQF
"E" BASEMENT:	511	SQF
"N" TOTAL ADDITION:	1424	SQF
"N" 1ST FLOOR LIVING AREA:	2229	SQF
"N" GARAGE:	485	SQF
"N" TOTAL BUILDING:	2714	SQF
"E" COVERED PORCH:	69	SQF

TOTAL BUILDING AREA:	2714	SQF
COVERED PORCH:	69	SQF
$((2714+69) / 6969) \times 100=39.9\%$		

- ADDITION AT REAR AND RIGHT SIDE OF THE HOUSE TO ENLARGE THE KITCHEN AND FAMILY AND HAVE A NEW MASTER BEDROOM.
- ADDITION AT FRONT-RIGHT SIDE OF THE HOUSE TO HAVE A NEW 2 CAR GARAGE.
- REMODELING INSIDE OF THE HOUSE.
- REMODELING INSIDE OF BASEMENT TO HAVE A NEW BATH AND CLOSET.

OWNER: GUILLERMO SEGURA & VERONICA GUERREO
1772 MAIN ST.,
SANTA CLARA, CA. 95050

DESIGNER: AMS DESIGN
(415) 254-1606
4010 MOORPARK AVE#101, SAN JOSE, CA 95117
AZADEH@AMSDSIGNLLP.COM

STRUCTURAL: AMS DESIGN
(415) 254-2634
4010 MOORPARK AVE#101, SAN JOSE, CA 95117
ARMIN@AMSDSIGNLLP.COM

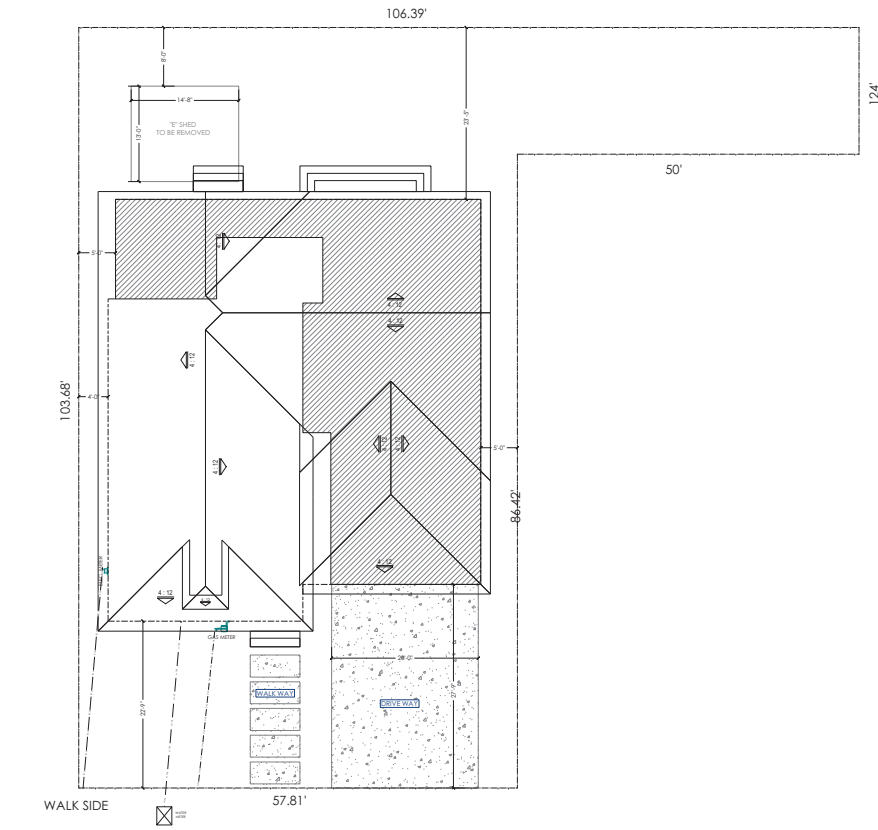
A-00.01: COVER SHEET / SITE PLAN
RA-01.01: EXISTING PLANS
RA-02.01: EXISTING ELEVATIONS
A-01.01: PROPOSED 1ST FLOOR PLAN / PROPOSED BASEMENT PLAN
A-02.01: PROPOSED ELEVATIONS
A-02.02: PROPOSED ELEVATIONS
A-03.01: SECTION / FLOOR AREA DIAGRAM

SETBACKS	EXIST. 1ST	PROPOSED 1ST	ALLOWED REQ.
Front	22'-6"	22'-9"	20'
Rear	28'-3"	23'-5"	20'
Right	27'-4"	5'	5'
Left	4'	5' - ADJUNCTION	5'

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE AMS DESIGN'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY AMS DESIGN IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM AMS DESIGN PRIOR TO PROCEEDING WITH ANY RELATED WORK.



MAIN STREET

NORTH

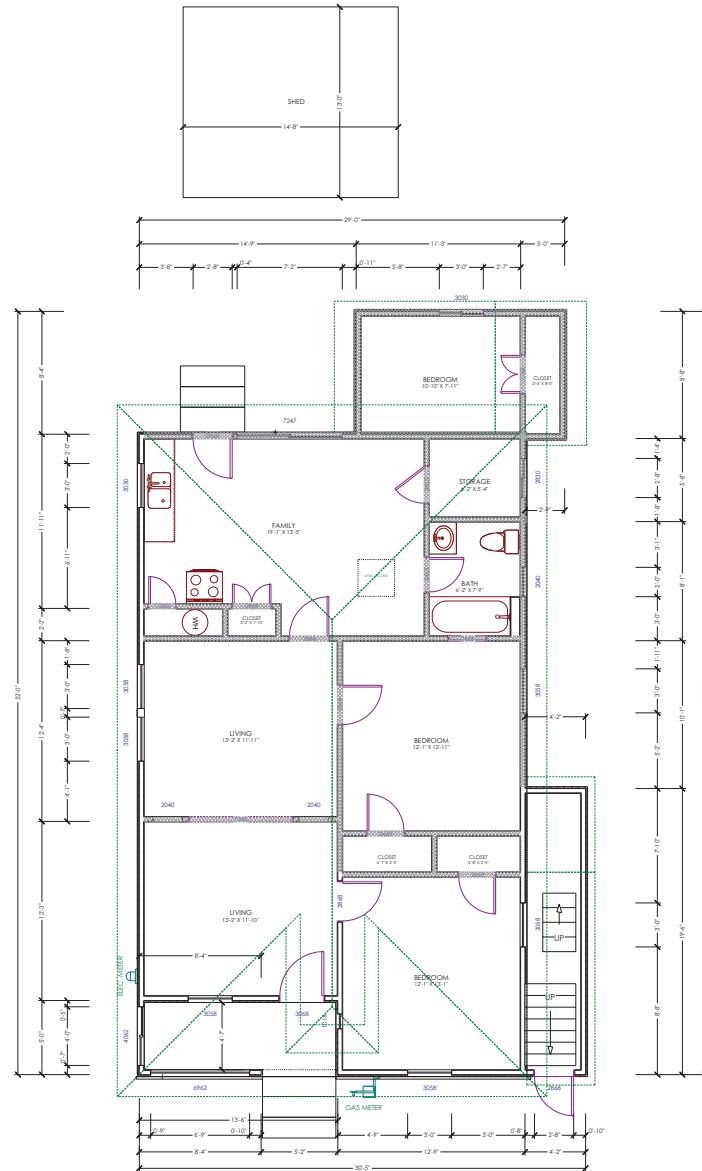
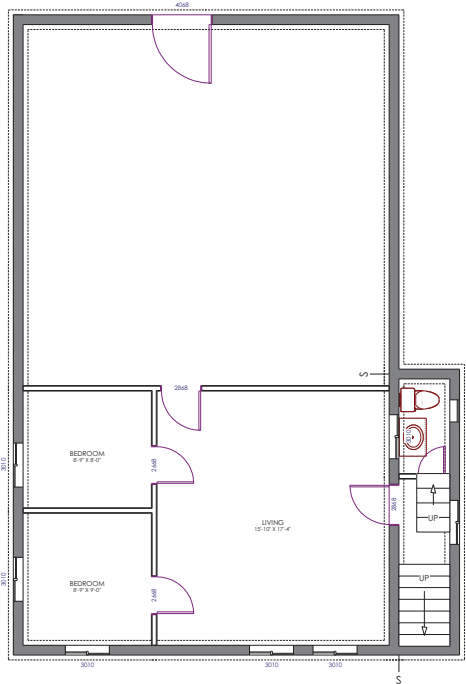
— PROPERTY LINE

= BLDG 1st FLOOR FOOTPRINT LINE

GRAPHIC SCALE: 1/4" INCH = 1 FEET

1 PROPOSED SITE PLAN
SC : 1/8" = 1'-0"

SC : $1/8" = 1'-0"$



LEGEND:

- EXISTING WALL TO STAY
- EXISTING WALL TO BE REMOVED



AMSDESIGN
 4010 MOONPARK AVENUE
 SAN JOSE, CA 95117
 TEL: (415) 254-1806
 E-MAIL: OFFICE@AMSDSIGNLLP.COM

Asadeh Masroor

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PROJECT NAME:
MAIN ST. RESIDENCE

1772 MAIN ST.,
 SANTA CLARA, CA, 95050

REVISION TABLE:
 REVISION DATE BY DEP

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR CONFORMANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE WORK. ANY DISCREPANCY OR CONFLICT BETWEEN THESE PLANS AND ANY OTHER DOCUMENTS SHALL BE RESOLVED BY THE DESIGNER. THE COMMENCEMENT OF THE WORK IS DEEMED TO BE THE COMMENCEMENT OF THE DESIGN. ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS IMMEDIATELY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS OR WHICH IS CUSTOMARILY REQUIRED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMISSIONS OR MIS-DESCRIPTIONS UNLESS THE CONTRACTOR CHOOSES TO DO SO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR CONFLICT BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY AMS DESIGN IN WRITING AND OBTAIN WRITTEN RESOLUTION PRIOR TO ANY DISCREPANCY OR CONFLICT BETWEEN THESE PLANS AND ANY OTHER DOCUMENTS SHALL BE RESOLVED BY THE DESIGNER. THE COMMENCEMENT OF THE WORK IS DEEMED TO BE THE COMMENCEMENT OF THE DESIGN. ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

SHEET TITLE:

EXISTING PLANS

PROJECT ID: 2009-01

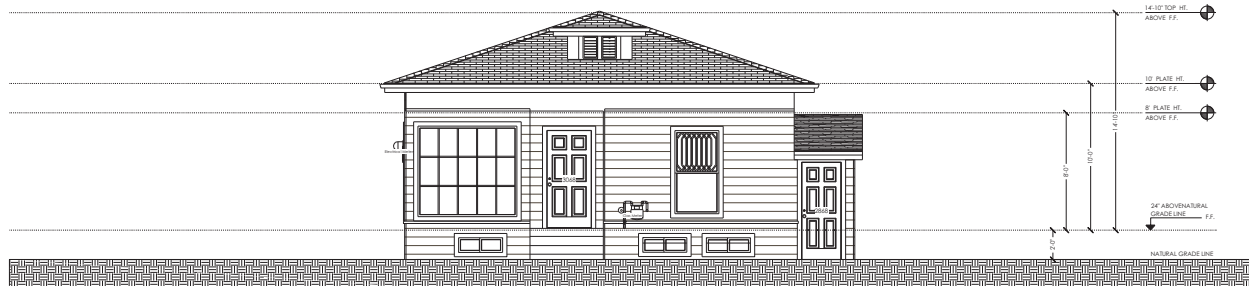
DATE: OCT. 2020

SCALE: 1/4" = 1'

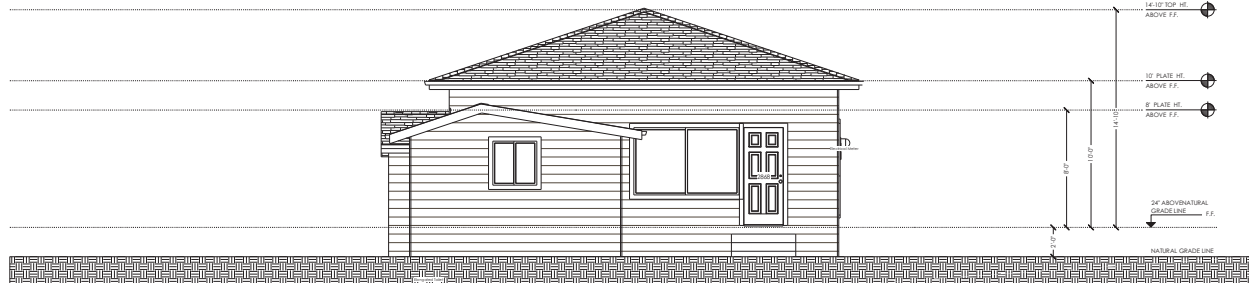
DRAWN BY: A.G.

SHEET NUMBER:

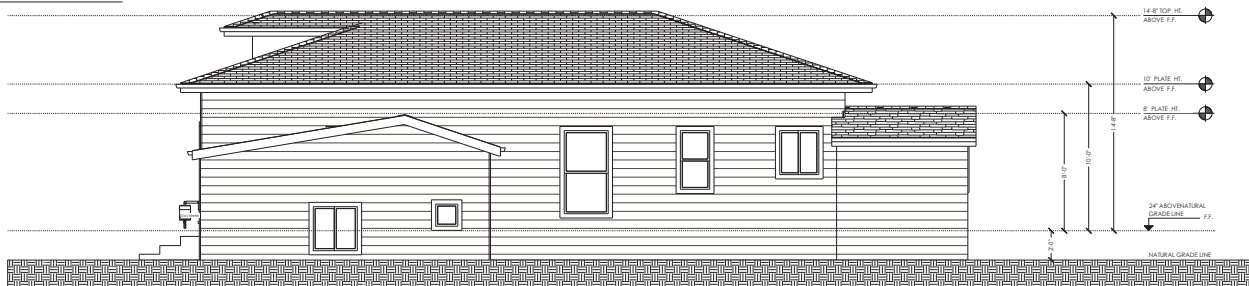
RA-01.01



1 EXISTING FRONT (NORTH-EAST) ELEVATION
SC: 1/4" = 1'-0"



2 EXISTING REAR (SOUTH-EAST) ELEVATION
SC: 1/4" = 1'-0"



3 EXISTING RIGHT (NORTH-WEST) ELEVATION
SC: 1/4" = 1'-0"



4 EXISTING LEFT (SOUTH-EAST) ELEVATION
SC: 1/4" = 1'-0"

PROJECT NAME:

**MAIN ST.
RESIDENCE**

1772 MAIN ST.,
SANTA CLARA, CA, 95050

REVISION TABLE:

△ REVISION DATE BY DEP

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR CORRESPONDENCE WITH THE EXISTING CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO PROCEED WITH THE WORK, HE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISREPRESENTATION OF THE WORK WHICH IS IMMEDIATELY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS OR WHICH IS CUSTOMARILY REQUIRED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMISSIONS OR MISREPRESENTATIONS. DETAILS OF THE WORK AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

BEFORE COMMENCING ANY WORK, THE CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF WORK. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY MATERIAL DISCREPANCY OR OMISSION BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY AMS DESIGN IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM AMS DESIGN PRIOR TO PROCEEDING WITH ANY RELATED WORK.

SHEET TITLE:

**EXISTING
ELEVATIONS**

PROJECT ID: 2009-01

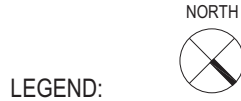
DATE: OCT. 2020

SCALE: 1/4" = 1'

DRAWN BY: A.G.

SHEET NUMBER:

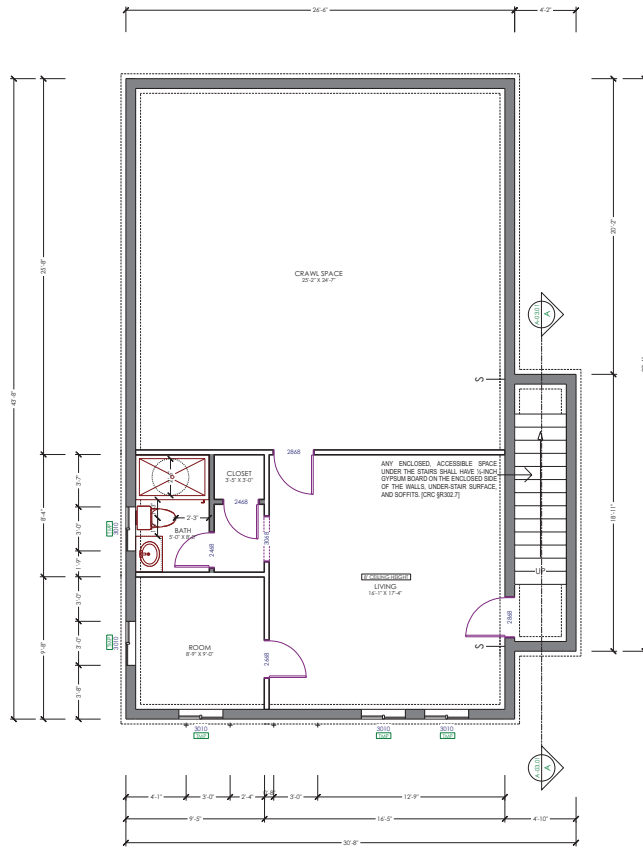
RA-02.01



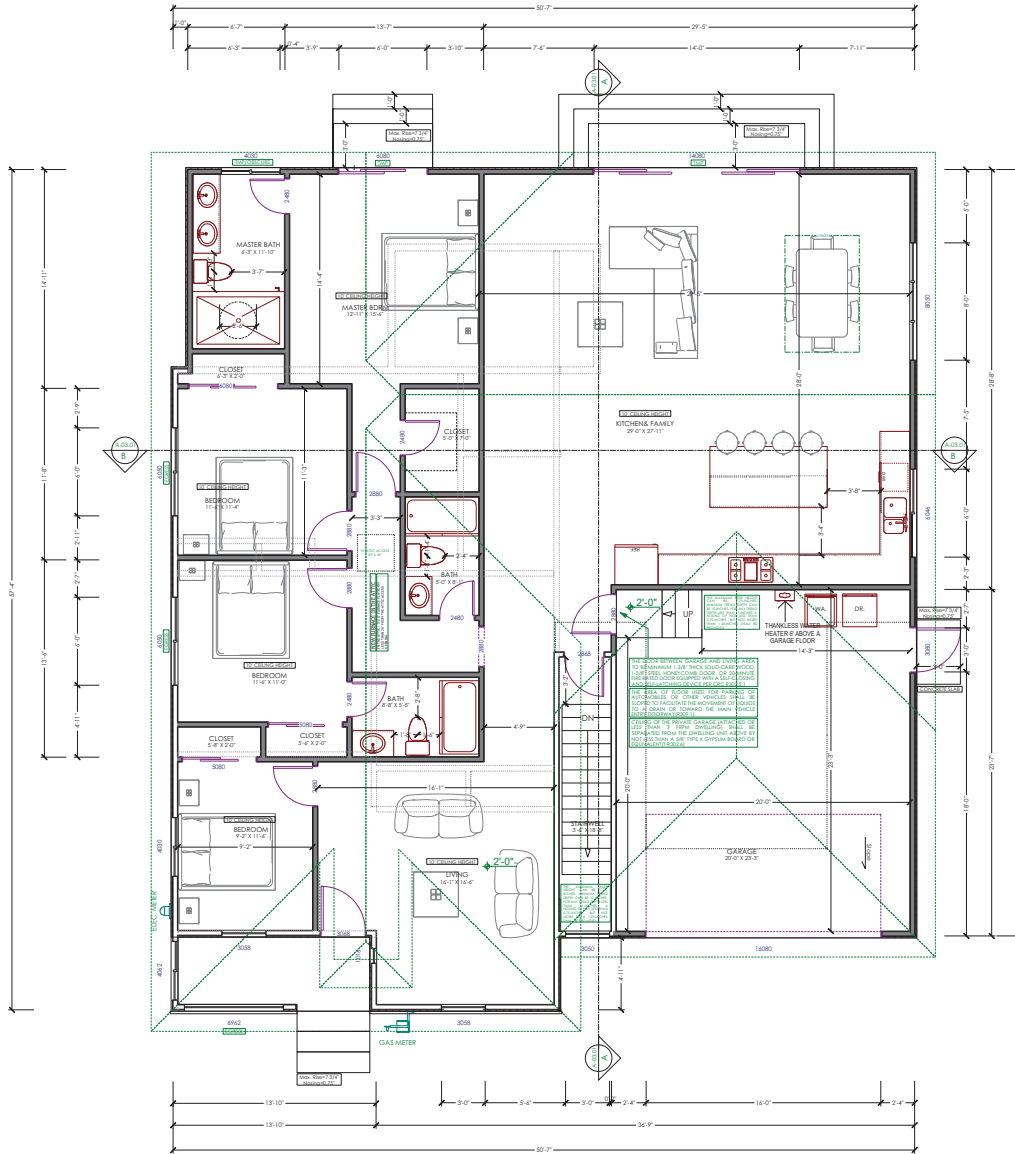
LEGEND:

- NEW CONSTRUCTION WALL
- EXISTING WALL TO STAY
- EXISTING WALL TO BE REMOVED

GRAPHIC SCALE: 1/4" INCH = 1' FEET



1 PROPOSED BASEMENT PLAN
SC: 1/4" = 1'-0"



2 PROPOSED 1ST FLOOR PLAN
SC: 1/4" = 1'-0"



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Asadeh Masroor

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PROJECT NAME:

MAIN ST. RESIDENCE

1772 MAIN ST.,
SANTA CLARA, CA, 95050

REVISION TABLE:

REVISION DATE BY DEP

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR CORRECTION, GRAB, ENTRY AND CORRECTION TO THE EXISTING AND ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO PROCEED WITH THE WORK, HE SHALL BE PROCEEDING AT HIS OWN RISK.

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SHEET TITLE:

PROPOSED 1ST FLOOR PLAN / PROPOSED BASEMENT PLAN

PROJECT ID: 2009-01

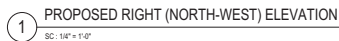
DATE: OCT. 2020

SCALE: 1/4" = 1'

DRAWN BY: A.G.

SHEET NUMBER:

A-01.01



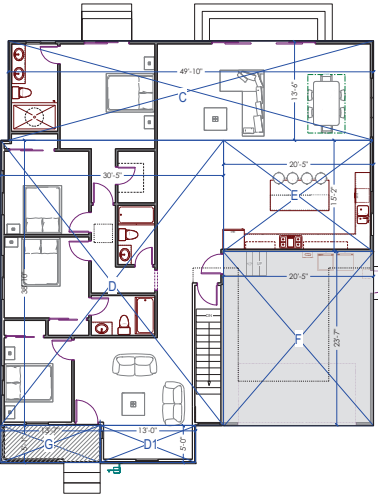
LOT CALCULATION DIAGRAM (PROPOSED PLAN):

SCALE: 1/8" = 1'

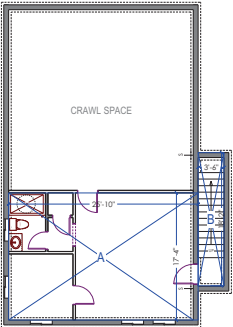
FLOORS	SPACES	SIZE	AREAS (SQF)	TOTAL
BASEMENT	A	25'-10" X 17'-4"	448	511
	B	18'-2" X 3'-6"	63	

FLOORS	SPACES	SIZE	AREAS (SQF)	TOTAL
LIVING AREA (1ST FLOOR)	C	13'-6" X 49'-10"	673	2,229
	D	30'-5" X 38'-10"	1181	
	D1	13'-0" X 5'-0"	65	
	E	15'-2" X 20'-5"	310	
GARAGE	F	20'-5" X 23'-7"	485	485
TOTAL BUILDING AREA				2,714

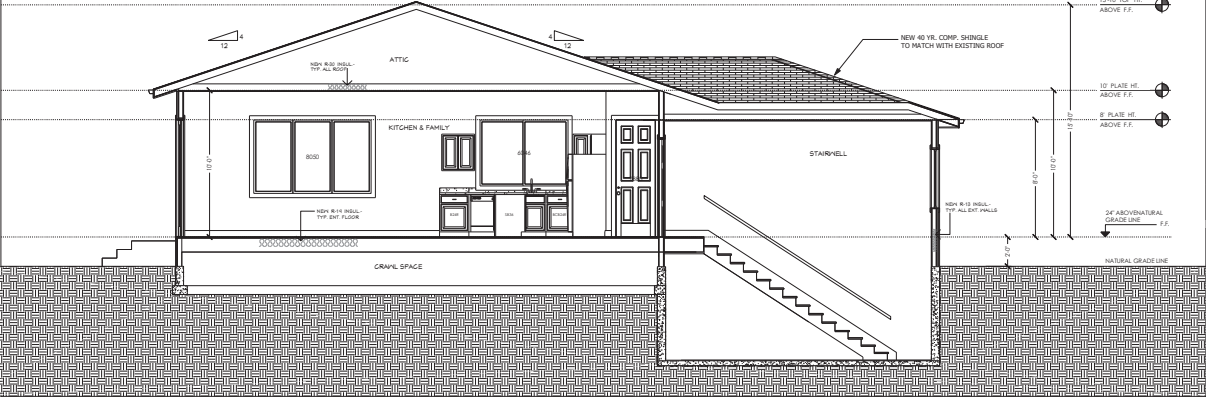
FLOORS	SPACES	SIZE	AREAS (SQF)	TOTAL
COVERED PORCH	G	13'-7" X 5'-1"	69	69



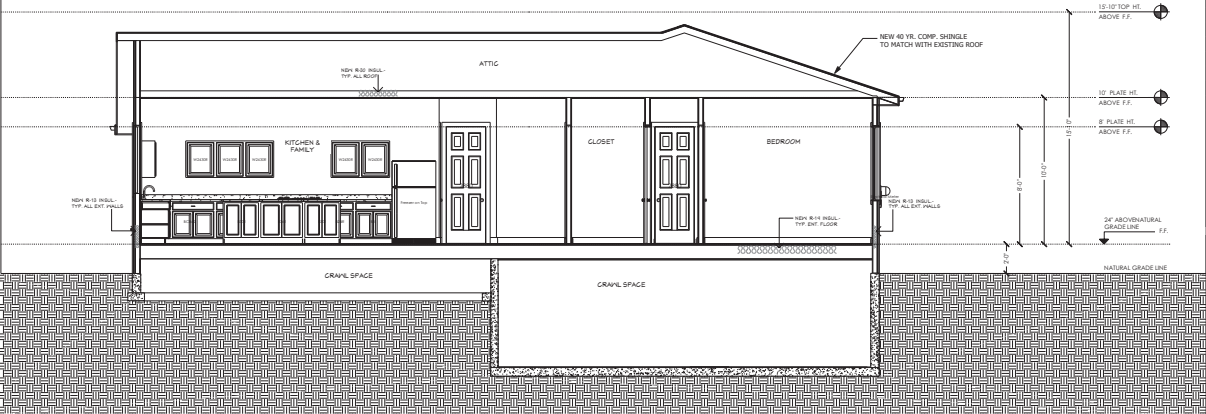
3 AREA DIAGRAM - 1ST FLR
SC: 1/8" = 1'-0"



4 AREA DIAGRAM - BASEMENT
SC: 1/8" = 1'-0"



1 A-A CROSS SECTION
SC: 1/8" = 1'-0"



2 B-B CROSS SECTION
SC: 1/8" = 1'-0"



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Aradeh Masour

THESE PLANS ARE PREPARED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF AMS DESIGN. THESE PLANS ARE NOT TO BE REPRODUCED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF AMS DESIGN. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF AMS DESIGN. ANY DISCREPANCY BETWEEN THESE PLANS AND SMALLER PLANS OR OTHER PLANS IS PROHIBITED WITHOUT THE CONSENT OF AMS DESIGN. THE CONTRACTOR OF THE WORK IN QUESTION, ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT NAME:

MAIN ST. RESIDENCE

1772 MAIN ST.,
SANTA CLARA, CA, 95050

REVISION TABLE:

REVISION DATE BY DEP

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR CONFORMANCE WITH THE EXISTING CONDITIONS OF THE SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS OR WHICH IS CUSTOMARILY REQUIRED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMISSIONS OR MIS-DESCRIPTIONS UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS.

SHEET TITLE:

SECTIONS / FLOOR AREA DIAGRAM

PROJECT ID: 2009-01

DATE: OCT. 2020

SCALE: 1/4" = 1'

DRAWN BY: A.G.

SHEET NUMBER:

A-03.01