

# 2029 FRANCIS - ADU & FRONT PORCH EXTENSION

2029 Francis Ave, Santa Clara, 95051

## PROJECT DIRECTORY

**OWNER/BUILDER:** Kelly Kwan  
2029 Francis Ave  
Santa Clara, CA 95051  
415-481-5210

**DESIGNER:** Kelly Kwan  
2029 Francis Ave  
Santa Clara, CA 95051  
415-481-5210

**CONTRACTORS:** To Be Determined

**ZONE:** R1-6L Single Family

**APN:** 220-27-070

**OCCUPANCY TYPE:** RESIDENTIAL & ADU

**LOT SIZE:** 5,500 SQ FT

### EXISTING HOUSE

FLOOR AREA	1,640 SQ FT
GARAGE	360 SQ FT
OPEN PORCH	70 SQ FT
SHED	120 SQ FT
<b>TOTAL</b>	<b>2,190 SQ FT</b>

### PROPOSED HOUSE

FLOOR AREA	1,640 SQ FT
GARAGE	360 SQ FT
OPEN PORCH	140 SQ FT
SHED (DEMO)	0 SQ FT
<b>TOTAL</b>	<b>2,140 SQ FT</b>

### TOTAL PROPOSED LOT COVERAGE

2,140 SQ FT / 5,500 SQ FT = 38.9%

**PROPOSED ADU SIZE:** 280 SQ FT

## CODE COMPLIANCE

All work shall comply with the following codes as adopted by the city of Santa Clara as applicable:

CA Building Code - 2019  
CA Residential Code - 2019  
CA Electrical Code- 2019  
CA Mechanical Code- 2019  
CA Plumbing Code- 2019  
CA Fire Code - 2019  
CA Energy Code - 2019  
Cal Green Code - 2019

**OCCUPANCY CODE:** R-2  
**CONSTRUCTION TYPE:** VB  
**STORIES:** 2

### SCOPE OF WORK:

- 1 - Demo (E) Shed
- 2 - Demo (E) Lemon Tree & Prune (E) Persimmon Tree
- 3 - Relocate (E) HVAC Condenser
- 4 - Install (N) ADU
- 5 - Not Used
- 6 - Install (N) Wood Deck
- 7 - Demo (E) Window
- 8 - Install (N) Sliding Glass Door
- 9 - Extend (E) Front Porch

## ABBREVIATIONS

(E)	EXISTING
(N)	NEW
CL	CENTER LINE
CLR.	CLEAR
D.W.	DISHWASHER
EQ.	EQUAL
F.F.	FINISH FLOOR
INT.	INTERIOR
REF.	REFRIGERATOR
MW.O.	MICROWAVE OVEN
T.B.D.	TO BE DETERMINED
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD

(N) WALL

(E) WALL

----- DEMO

## GENERAL NOTES:

\* These plans are comprehensive and it shall be the responsibility of the contractor to notify the designer of any necessary clarifications or modifications. Please notify us of any unusual or unforeseen discrepancies or omissions within the plans or any deviations or changes before proceeding with the work involved; otherwise they will be considered adequate for proper completion of the project. The contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items.

\* All work connected with this project shall be done in a professional manner in accordance with the traditionally and legally defined "best accepted practice" of the trade involved.

\* All work shall comply with applicable codes and trade standards.

\* These plans shall not be considered complete and ready for construction until a building permit has been issued.

\* Work not specifically detailed shall be constructed to the same quality as work that is detailed.

\* All fixtures to meet or exceed CA title 24 requirements.

\* No fire sprinklers to be installed.

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### RCP

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Client:  
Kelly Kwan

Client Address:  
2029 Francis Ave  
Santa Clara, CA 95051

SHEET:  
1 OF 19

TITLE SHEET:

**TITLE SHEET**

PERMIT SET

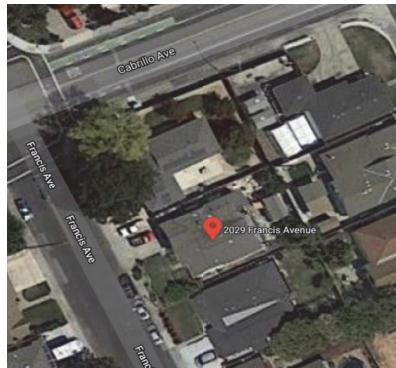
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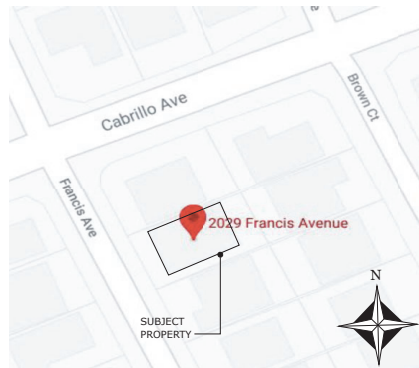
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Sheet

A-0.0



1 VICINITY MAP



2 SITE MAP

# 2029 FRANCIS - ADU & FRONT PORCH EXTENSION

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SHEET:  
2 OF 19

TITLE SHEET:

**SITE PLAN**

PERMIT SET

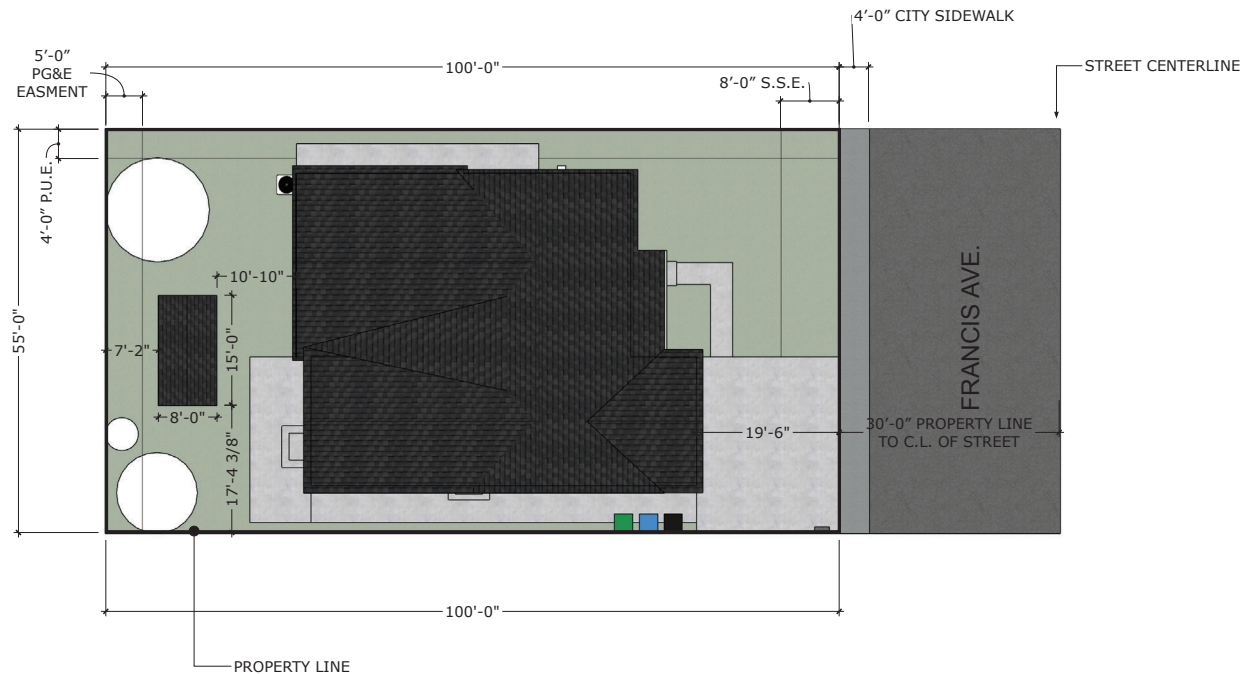
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Scale: As Noted

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Sheet

**A-0.1**

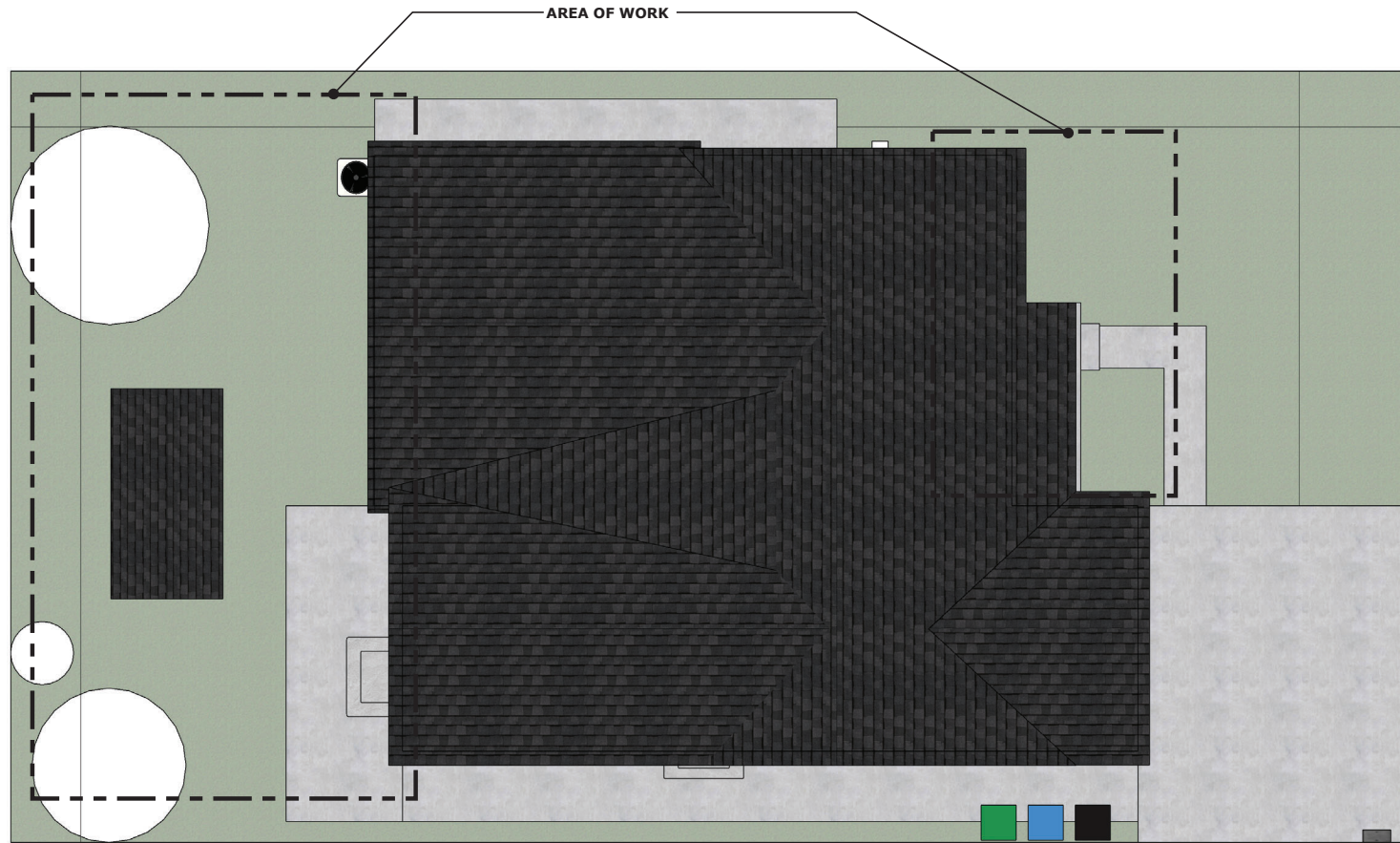


1 SITE PLAN

SCALE: 1/8" = 1'-0"

# 2029 FRANCIS - ADU & FRONT PORCH EXTENSION

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1 AREA OF WORK

SCALE: 1/4" = 1'-0"

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SHEET:  
3 OF 19

TITLE SHEET:

**AREA OF WORK**

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Sheet

**A-0.2**



# 2029 FRANCIS - ADU & FRONT PORCH EXTENSION

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4 OF 19

TITLE SHEET:

**ROOF PLAN**

PERMIT SET

Date: 08.07.2021

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Sheet

A-0.3

## ROOF PLAN FRAMING AND INSULATION

MATERIAL: INSULATION  
PER TITLE-24

MATERIAL: ROOF  
JOISTS PER  
STRUCTURAL

MATERIAL: OSB  
PLYWOOD PER  
STRUCTURAL

MATERIAL:  
ROOFING FELT

SKYLIGHT

SKYLIGHT

MATERIAL: SHINGLES TO  
MATCH EXISTING HOUSE

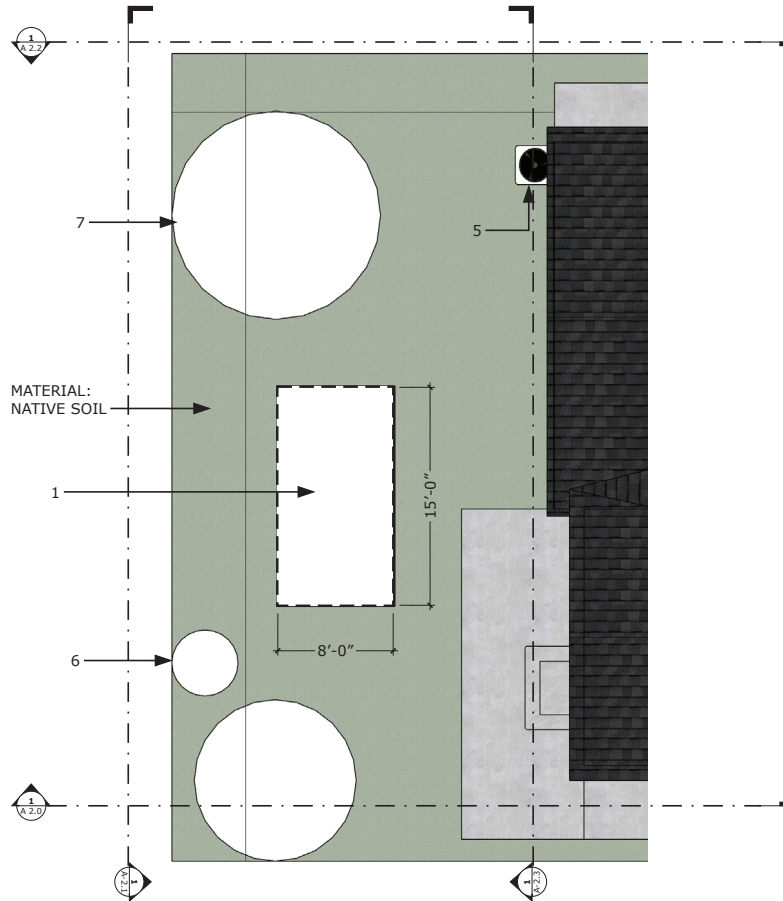
SCALE: 3/4" = 1'-0"

1 ROOF PLAN



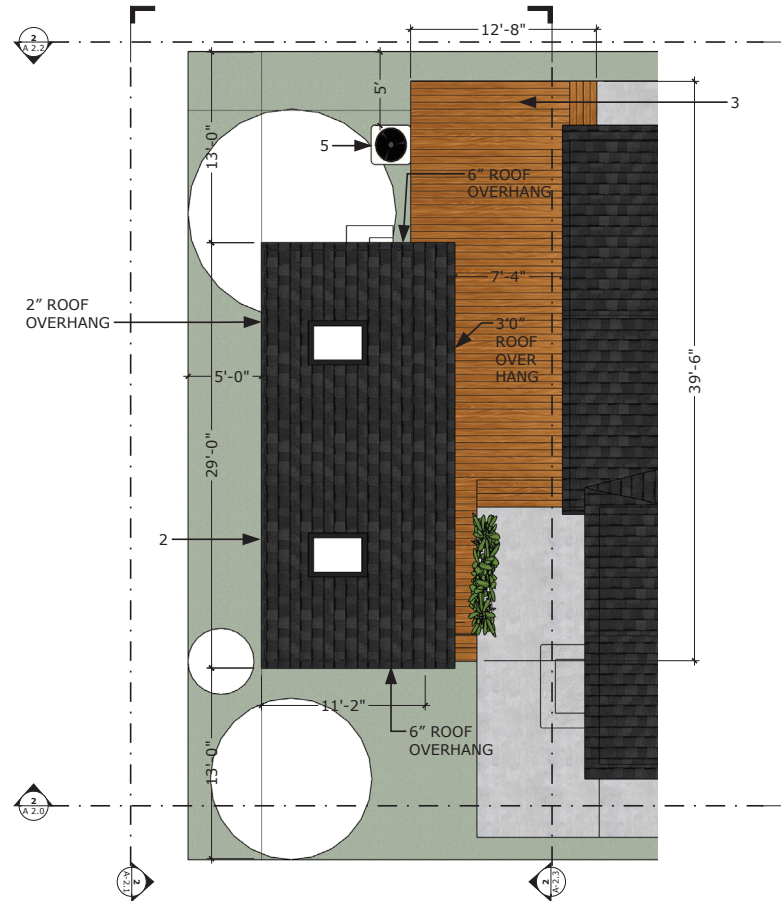
# 2029 FRANCIS - ADU & FRONT PORCH EXTENSION

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1 BACKYARD - DEMO

scale: 1/4"=1'-0"



2 BACKYARD - PROPOSED

scale: 1/4"=1'-0"

## GENERAL NOTES:

\*\*Contractor to V.I.F all dimensions and conditions

## SHEET NOTES:

1. DEMO (E) SHED.
2. BUILD NEW ADU UNIT.
3. BUILD NEW DECK
4. NOT USED
5. RELOCATE A/C UNIT TO NEW PROPOSED LOCATION.
6. DEMO (E) LEMON TREE
7. PRUNE (E) PERSIMMON TREE



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TITLE SHEET:

**BACKYARD ADU - DEMO  
AND PROPOSED**

PERMIT SET

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Scale: As Noted

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Sheet

**A-1.0**

# 2029 FRANCIS - ADU & FRONT PORCH EXTENSION

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1 FRONT PORCH ISOMETRIC - EXISTING  
1/2" = 1'-0"



2 FRONT PORCH ISOMETRIC - PROPOSED  
1/2" = 1'-0"

## GENERAL NOTES:

ALL WORK SHALL COMPLY WITH  
STRUCTURAL ENGINEERING  
DESIGN

## SHEET NOTES:

- |   |                         |
|---|-------------------------|
| 1 | EXPAND (E) PORCH        |
| 2 | ADD (N) CONCRETE STEP   |
| 3 | EXTEND (E) ROOF         |
| 4 | ADD (N) GABLE ROOF      |
| 5 | ADD (N) DECORATIVE TRIM |
| 6 | ADD & RELOCATE COLUMNS  |
| 7 |                         |

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TITLE SHEET:

**FRONT PORCH ISOMETRIC  
- EXISTING/PROPOSED**

PERMIT SET

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Scale: As Noted

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Sheet

**A-1.1**



# 2029 FRANCIS - ADU & FRONT PORCH EXTENSION

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TITLE SHEET:

**FRONT PORCH PLAN -  
EXIST & PROPOSED**

PERMIT SET

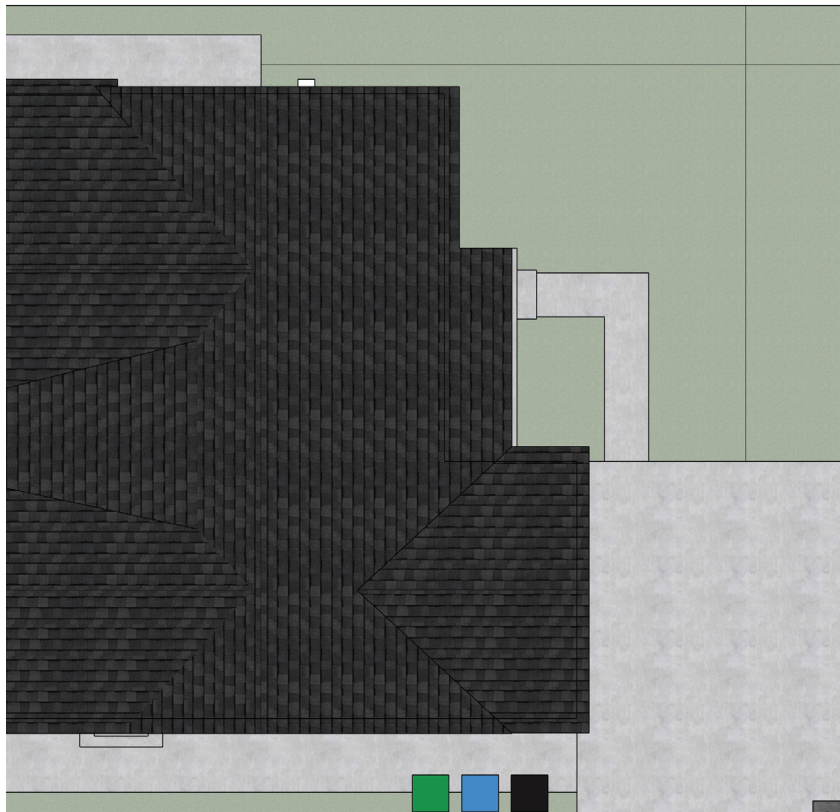
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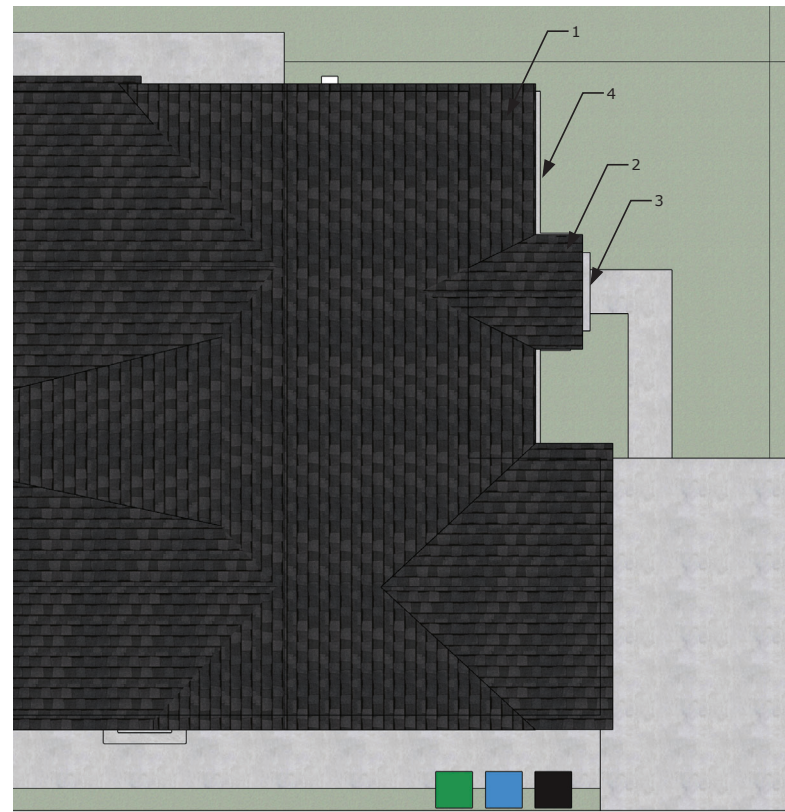
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**A-1.2**



1 FRONT PORCH PLAN - EXISTING

scale: 1/4"=1'-0"



2 FRONT PORCH PLAN - PROPOSED

scale: 1/4"=1'-0"

## GENERAL NOTES:

\*\*Contractor to V.I.F all dimensions and conditions

## SHEET NOTES:

1. EXPAND (E) FRONT PORCH.
2. ADD (N) GABLE ROOF TO (N) EXPANDED FRONT PORCH.
3. ADD NEW CONCRETE STEP.
4. EXTEND CONCRETE PORCH.





# 2029 FRANCIS - ADU & FRONT PORCH EXTENSION

2029 Francis Ave, Santa Clara, 95051



① FRONT PORCH WEST ELEVATION - EXISTING  
1/2" = 1'-0"



② FRONT PORCH WEST ELEVATION - PROPOSED  
1/2" = 1'-0"

## GENERAL NOTES:

ALL WORK TO COMPLY WITH  
STRUCTURAL ENGINEERING  
DESIGN

## SHEET NOTES:

- |   |                         |
|---|-------------------------|
| 1 | EXPAND (E) PORCH        |
| 2 | ADD (N) CONCRETE STEP   |
| 3 | EXTEND (E) ROOF         |
| 4 | ADD (N) GABLE ROOF      |
| 5 | ADD (N) DECORATIVE TRIM |
| 6 | ADD & RELOCATE COLUMNS  |
| 7 |                         |

Client:  
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SHEET:  
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TITLE SHEET:

**FRONT PORCH WEST  
ELEVATION - EXISTING/  
PROPOSED**

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Scale: As Noted

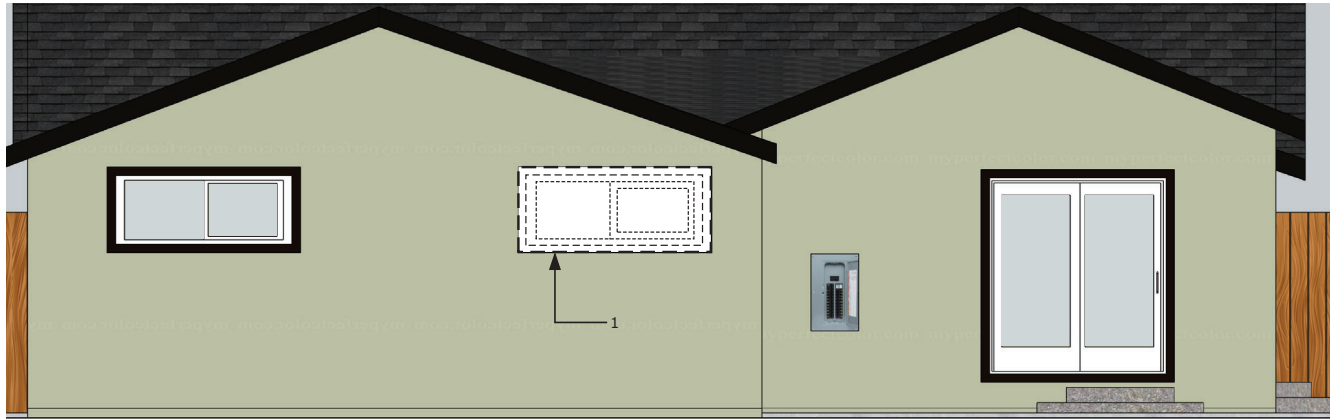
Drawn: Kelly Kwan

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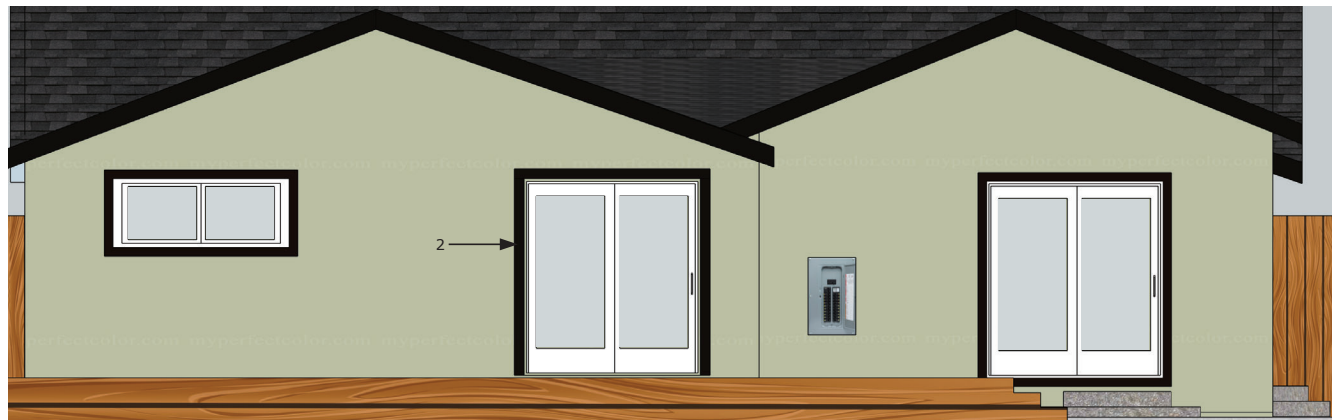
A-2.0

# 2029 FRANCIS - ADU & FRONT PORCH EXTENSION

2029 Francis Ave, Santa Clara, 95051



① EXTERIOR HOUSE EAST ELEVATION - DEMO  
1/2" = 1'-0"



② EXTERIOR HOUSE EAST ELEVATION - PROPOSED  
1/2" = 1'-0"

## GENERAL NOTES:

XXX

## SHEET NOTES:

DEMO (E) WINDOW

1

INSTALL (N) SLIDING  
GLASS DOOR WINDOW  
TYPE Q PER SCHEDULE

2

3

4

5

6

7

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SHEET:  
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TITLE SHEET:

**EXTERIOR HOUSE EAST  
ELEVATION - DEMO/  
PROPOSED**

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Scale: As Noted

Drawn: Kelly Kwan

Sheet

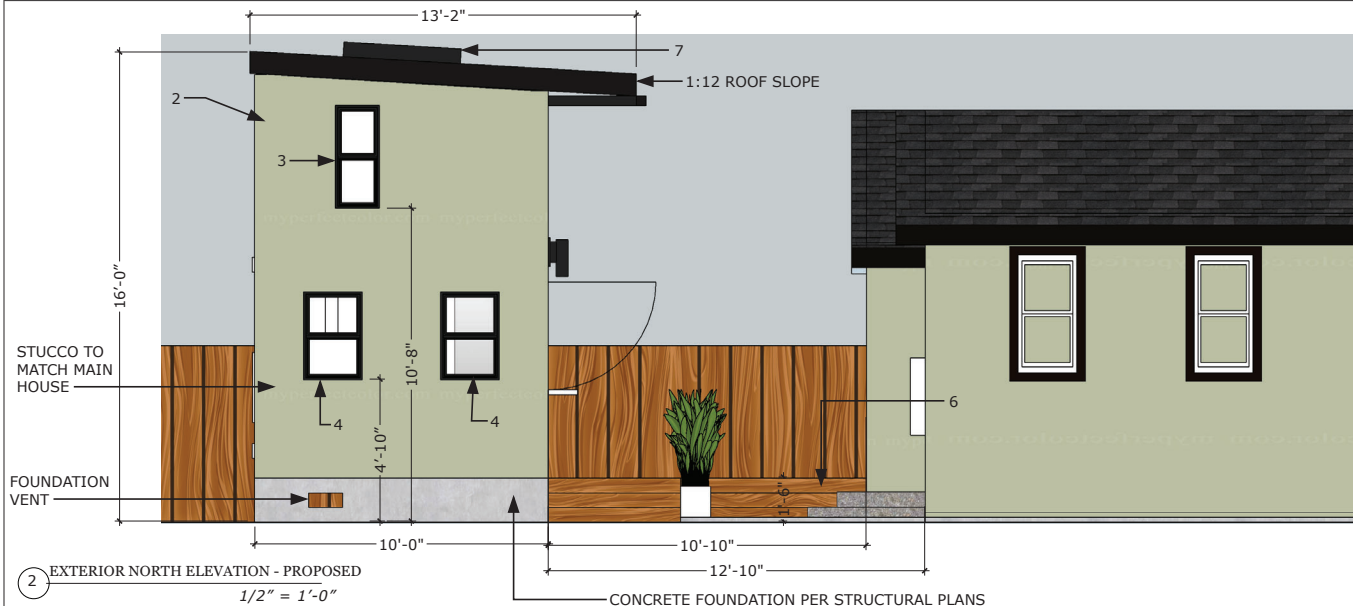
**A-2.1**

# 2029 FRANCIS - ADU & FRONT PORCH EXTENSION

2029 Francis Ave, Santa Clara, 95051



① EXTERIOR NORTH ELEVATION - DEMO  
1/2" = 1'-0"



② EXTERIOR NORTH ELEVATION - PROPOSED  
1/2" = 1'-0"

## GENERAL NOTES:

XXX

## SHEET NOTES:

- |   |   |
|---|---|
| 1 | DEMO (E) SHED                                   |
| 2 | INSTALL (N) ADU                                 |
| 3 | INSTALL (N) WINDOW TYPE F PER SCHEDULE          |
| 4 | INSTALL (N) WINDOW TYPE I PER SCHEDULE          |
| 5 | NOT USED  |
| 6 | INSTALL (N) WOOD DECK                           |
| 7 | INSTALL (N) EGRESS SKYLIGHT TYPE L PER SCHEDULE |

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SHEET:  
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TITLE SHEET:  
**EXTERIOR NORTH  
ELEVATION - DEMO/  
PROPOSED**

PERMIT SET

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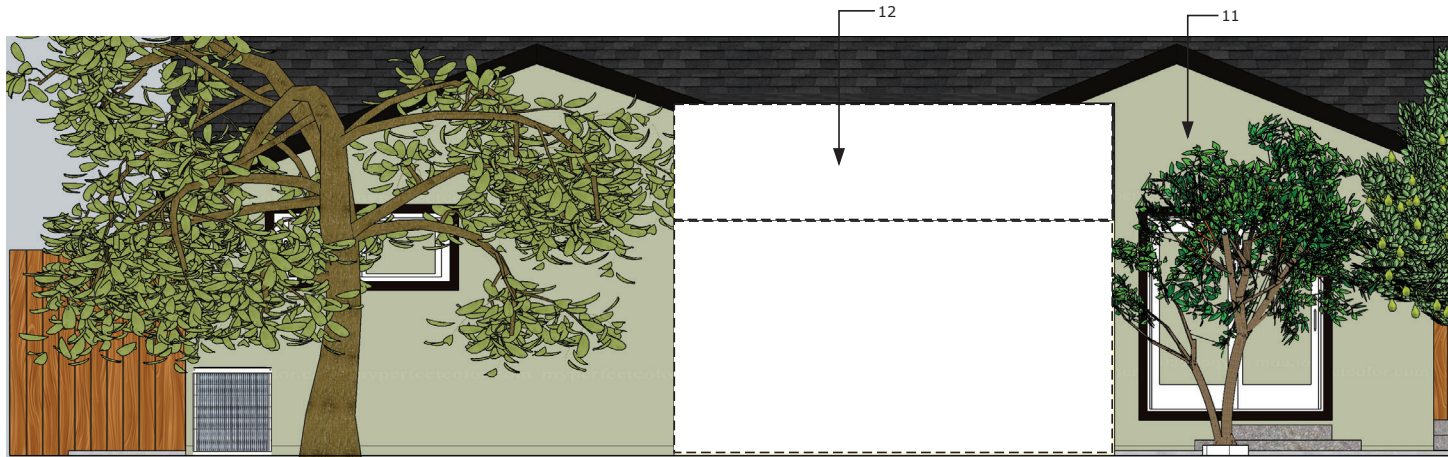
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A-2.2

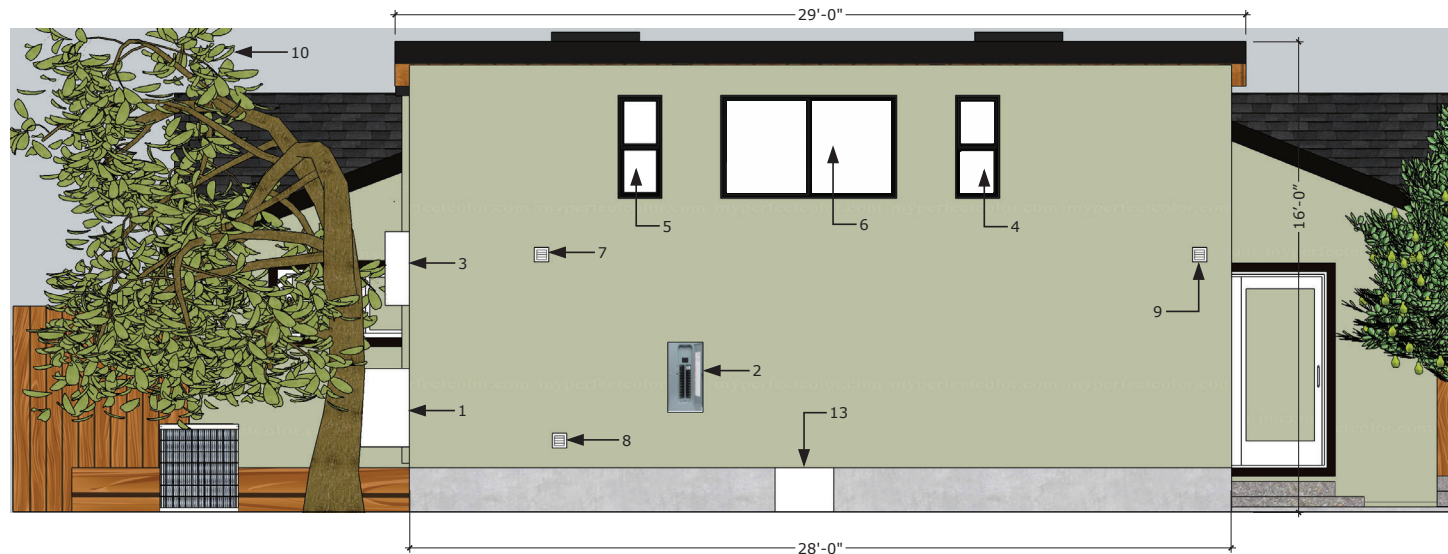


# 2029 FRANCIS - ADU & FRONT PORCH EXTENSION

2029 Francis Ave, Santa Clara, 95051



1 EXTERIOR EAST ELEVATION - DEMO  
1/2" = 1'-0"



2 EXTERIOR EAST ELEVATION - PROPOSED  
1/2" = 1'-0"

## GENERAL NOTES:

XXX

## SHEET NOTES:

- |    |  |
|----|--|
| 1  | INSTALL (N) SPLIT UNIT AC              |
| 2  | INSTALL (N) ELECTRICAL SUBPANEL        |
| 3  | INSTALL (N) TANKLESS WATER HEATER      |
| 4  | INSTALL (N) WINDOW TYPE E PER SCHEDULE |
| 5  | INSTALL (N) WINDOW TYPE H PER SCHEDULE |
| 6  | INSTALL (N) WINDOW TYPE C PER SCHEDULE |
| 7  | INSTALL (N) BATHROOM FAN VENT          |
| 8  | INSTALL (N) DRYER VENT                 |
| 9  | INSTALL (N) HOOD EXHAUST VENT          |
| 10 | PRUNE (E) PERSIMMON TREE               |
| 11 | DEMO (E) LEMON TREE                    |
| 12 | DEMO (E) SHED                          |
| 13 | INSTALL (N) 24" CRAWL SPACE ACCESS     |

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TITLE SHEET:  
**EXTERIOR EAST  
ELEVATION - DEMO/  
PROPOSED**

PERMIT SET

Date: 08.07.2021

Scale: As Noted

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Sheet

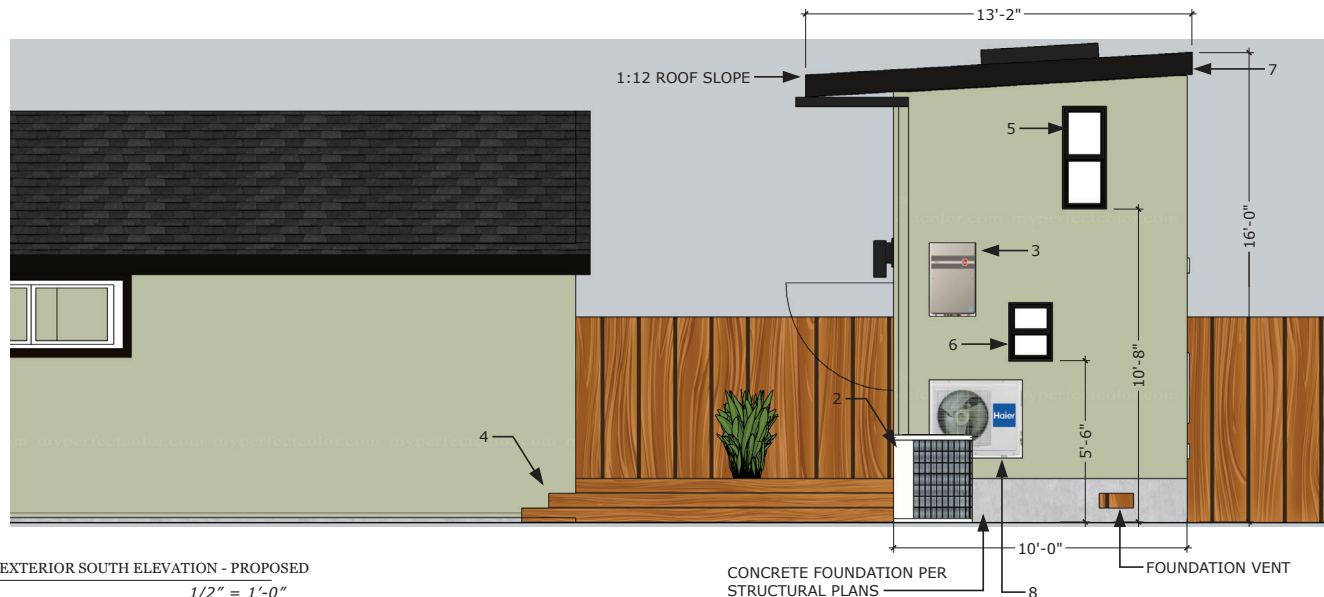
A-2.3

# 2029 FRANCIS - ADU & FRONT PORCH EXTENSION

2029 Francis Ave, Santa Clara, 95051



① EXTERIOR SOUTH ELEVATION - DEMO  
1/2" = 1'-0"



② EXTERIOR SOUTH ELEVATION - PROPOSED  
1/2" = 1'-0"

## GENERAL NOTES:

## SHEET NOTES:

- |   |   |
|---|---|
| 1 | DEMO (E) SHED                                 |
| 2 | RELOCATE (E) A/C UNIT                         |
| 3 | INSTALL (N) TANKLESS WATER HEATER             |
| 4 | INSTALL (N) WOOD DECK                         |
| 5 | INSTALL (N) WINDOW TYPE G PER SCHEDULE        |
| 6 | INSTALL (N) WINDOW TYPE J PER SCHEDULE        |
| 7 | INSTALL (N) EGRESS WINDOW TYPE L PER SCHEDULE |
| 8 | INSTALL (N) SPLIT UNIT AC CONDENSOR           |

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TITLE SHEET:  
**EXTERIOR SOUTH  
ELEVATION - DEMO/  
PROPOSED**

PERMIT SET

Date: 08.07.2021

Scale: As Noted

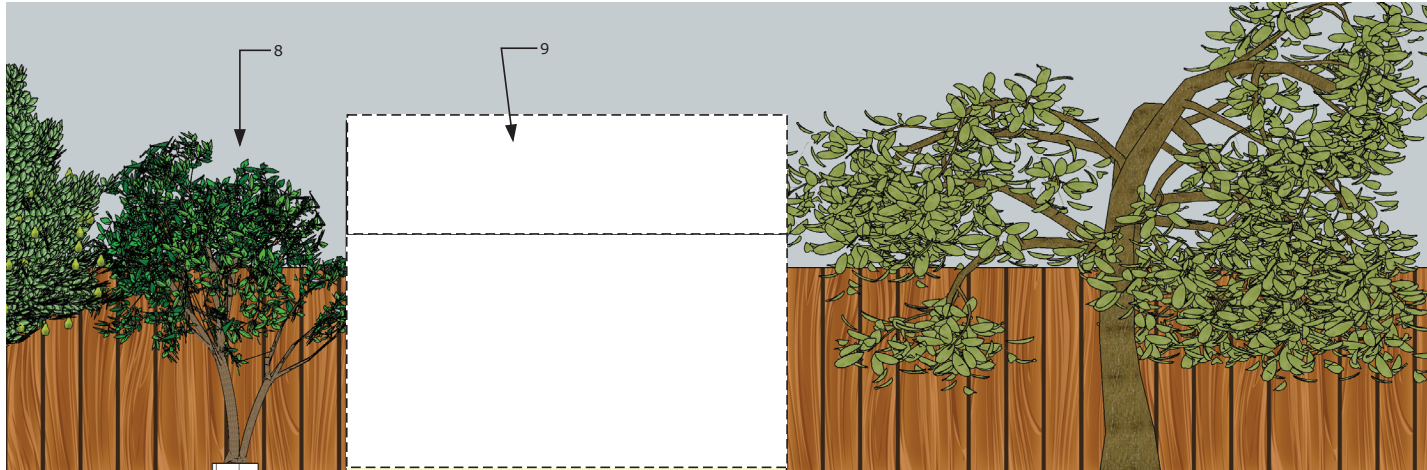
Drawn: Kelly Kwan

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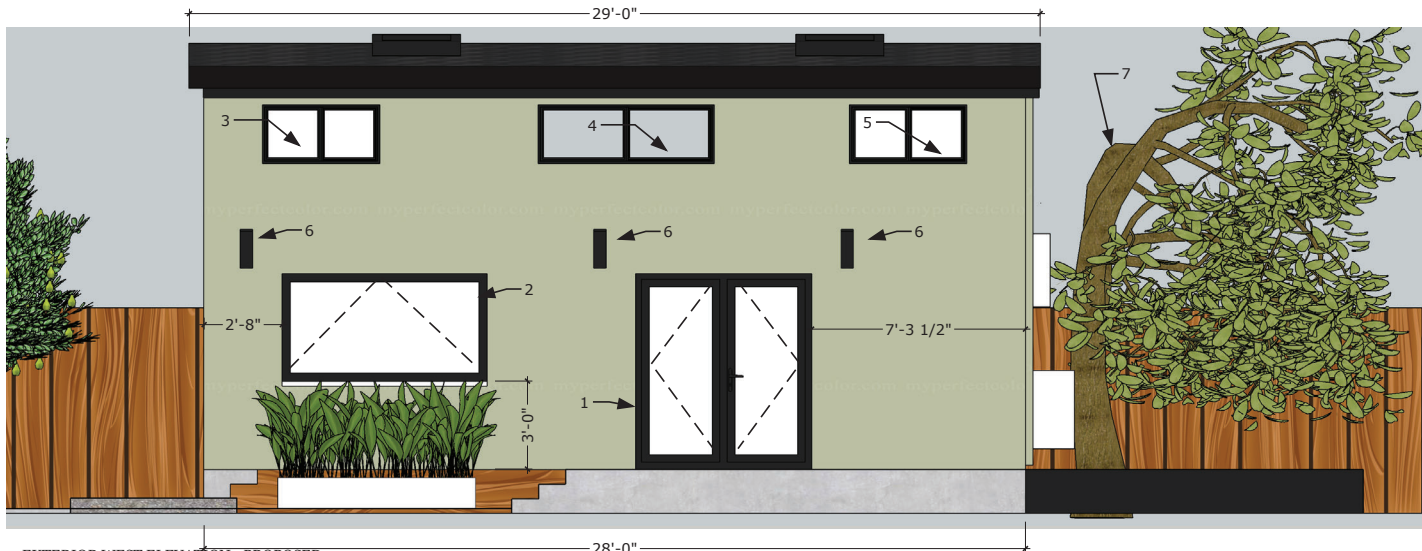
**A-2.4**

# 2029 FRANCIS - ADU & FRONT PORCH EXTENSION

2029 Francis Ave, Santa Clara, 95051



1 EXTERIOR WEST ELEVATION - DEMO  
1/2" = 1'-0"



2 EXTERIOR WEST ELEVATION - PROPOSED  
1/2" = 1'-0"

## GENERAL NOTES:

XXX

## SHEET NOTES:

1 INSTALL (N) OUT-SWING FRENCH PATIO DOOR TYPE P PER SCHEDULE

2 INSTALL (N) GLASS AWNING WINDOW TYPE K PER SCHEDULE

3 INSTALL (N) WINDOWS TYPE A PER SCHEDULE

4 INSTALL (N) WINDOWS TYPE B PER SCHEDULE

5 INSTALL (N) WINDOWS TYPE D PER SCHEDULE

6 INSTALL (N) EXTERIOR WALL SCONCES

7 PRUNE (E) PERSIMMON TREE

8 DEMO (E) LEMON TREE

9 DEMO (E) SHED

Client:  
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SHEET:  
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TITLE SHEET:  
**EXTERIOR WEST ELEVATION - DEMO/ PROPOSED**

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Scale: As Noted

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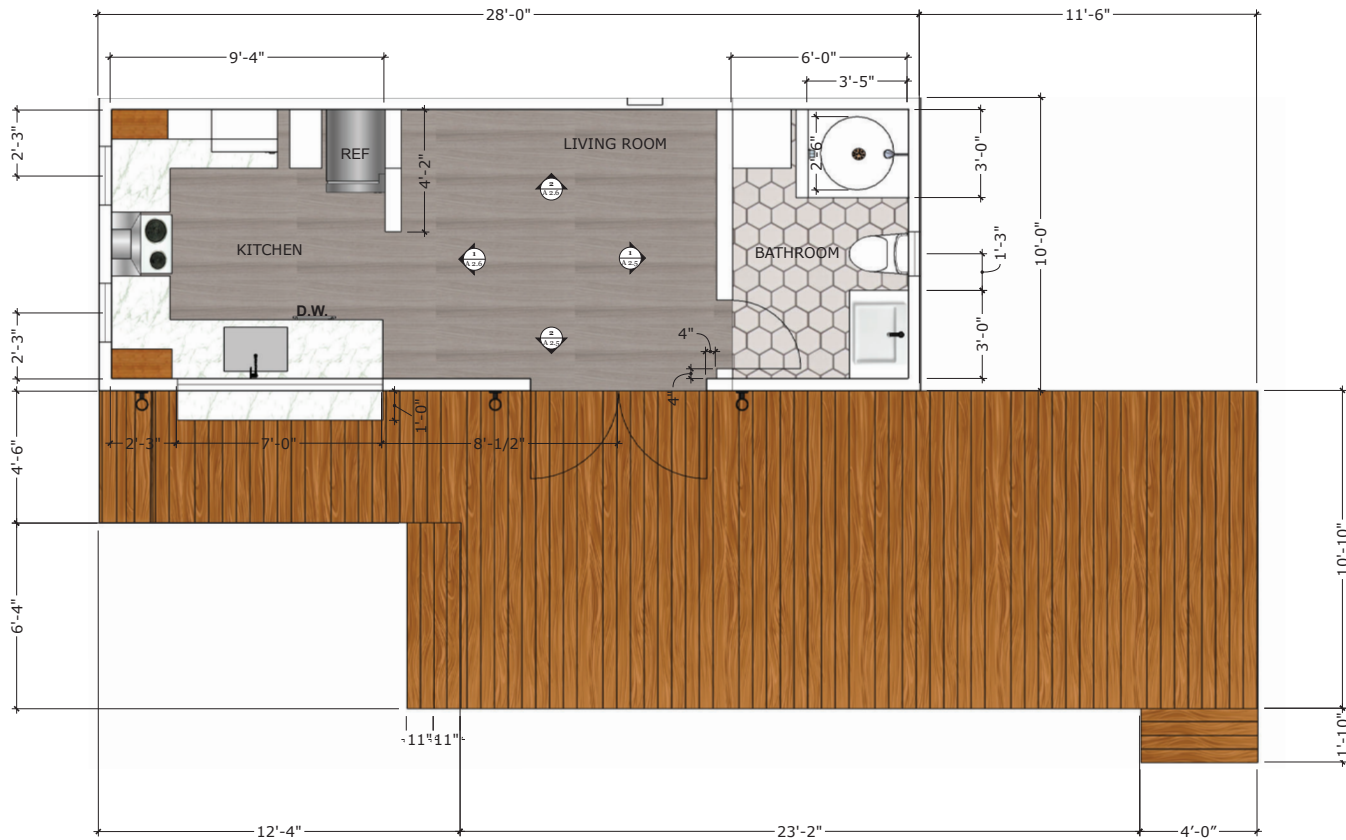
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A-2.5



# 2029 FRANCIS - ADU & FRONT PORCH EXTENSION

2029 Francis Ave, Santa Clara, 95051



1 INTERIOR LOWER LEVEL FLOOR PLAN - PROPOSED

scale: 1/2"=1'-0"

## GENERAL NOTES:

\*\*Contractor to V.I.F all dimensions and conditions

## SHEET NOTES:

Client:  
Kelly Kwan

Client Address:  
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TITLE SHEET:  
**INTERIOR LOWER LEVEL  
FLOOR PLAN - PROPOSED**

PERMIT SET

Date: 08.07.2021

Scale: As Noted

Drawn: Kelly Kwan

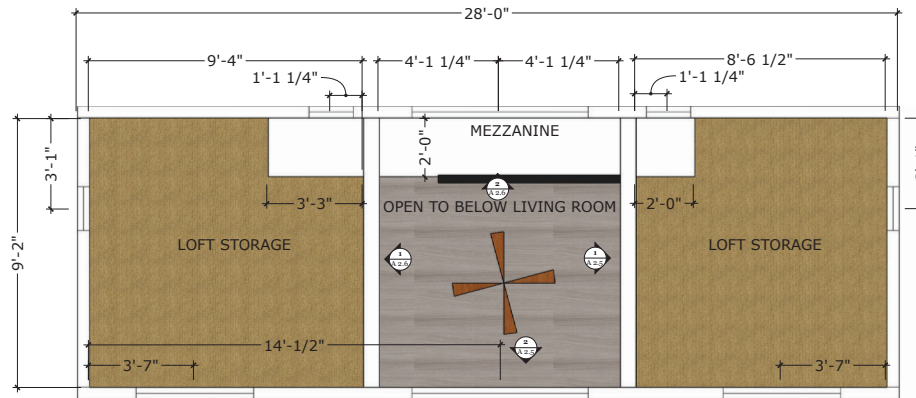
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**A-3.0**



# 2029 FRANCIS - ADU & FRONT PORCH EXTENSION

2029 Francis Ave, Santa Clara, 95051



Client:  
Kelly Kwan

Client Address:  
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TITLE SHEET:  
**INTERIOR UPPER LEVEL  
FLOOR PLAN - PROPOSED**

PERMIT SET

Date: 08.07.2021

Scale: As Noted

Drawn: Kelly Kwan

Sheet

**A-3.1**

2 INTERIOR UPPER LEVEL FLOOR PLAN - PROPOSED

scale: 1/2"=1'-0"

## GENERAL NOTES:

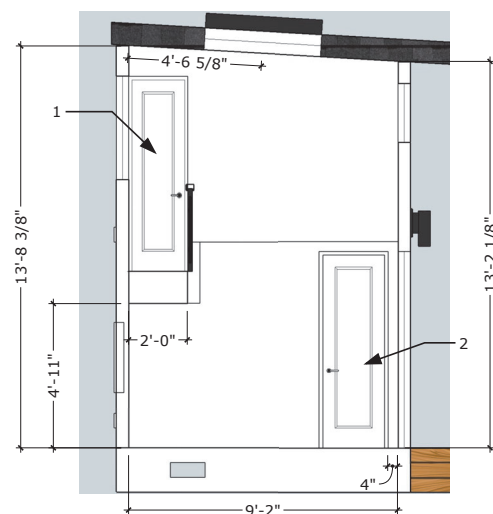
\*\*Contractor to V.I.F all dimensions and conditions

## SHEET NOTES:

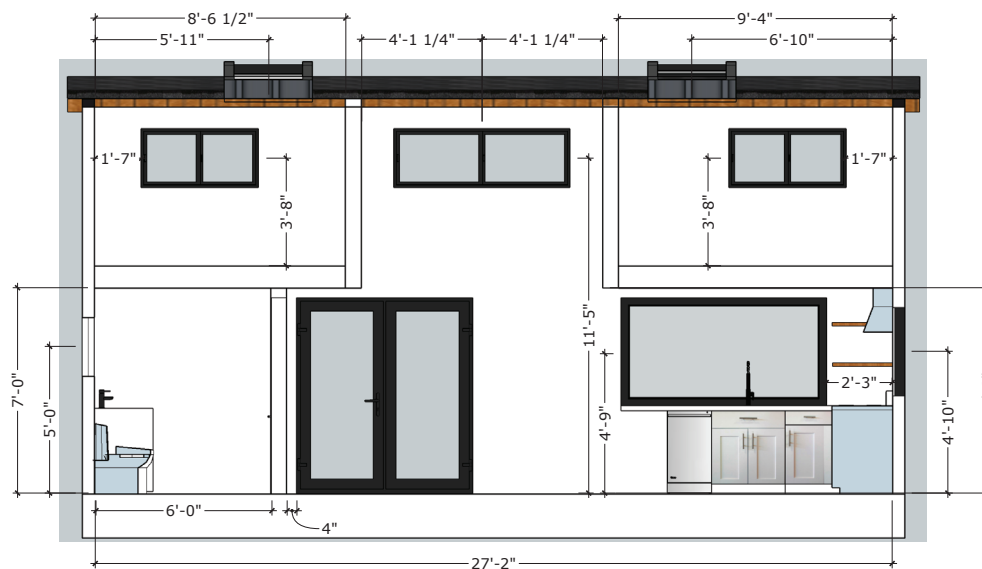


# 2029 FRANCIS - ADU & FRONT PORCH EXTENSION

2029 Francis Ave, Santa Clara, 95051



1 INTERIOR SECTION A - PROPOSED  
1/2" = 1'-0"



2 INTERIOR SECTION B - PROPOSED  
1/2" = 1'-0"

GENERAL NOTES:

Client:  
Kelly Kwan

SHEET NOTES:

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1	INSTALL (N) DOOR TYPE O PER SCHEDULE
---	---

2	INSTALL (N) DOOR TYPE M PER SCHEDULE
---	---

SHEET:  
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TITLE SHEET:

**INTERIOR SECTION A & B  
ELEVATION - PROPOSED**

PERMIT SET

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Scale: As Noted

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Sheet

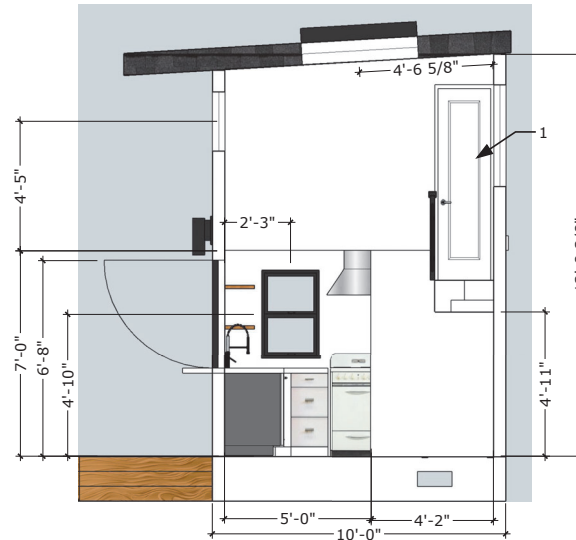
# A-4.0



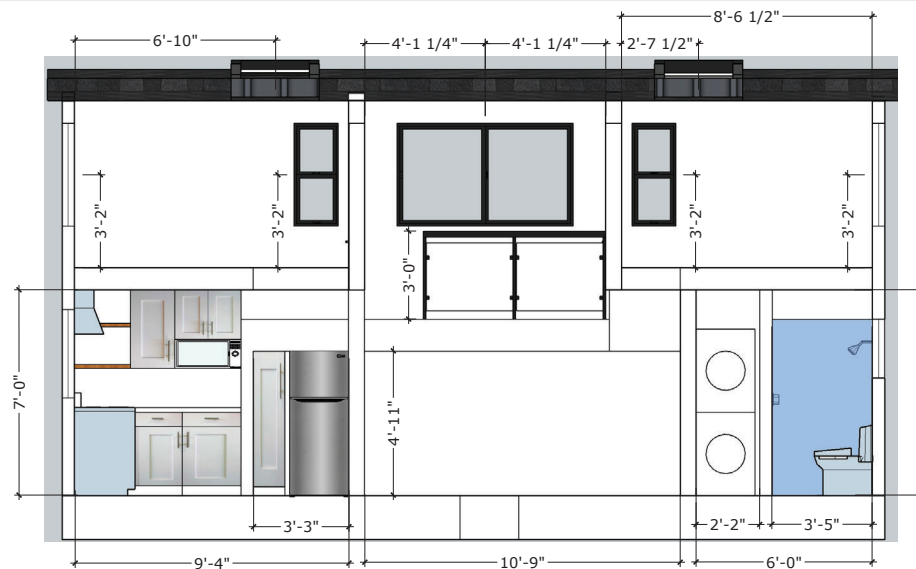
# 2029 FRANCIS - ADU & FRONT PORCH EXTENSION

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① INTERIOR SECTION C - PROPOSED  
1/2" = 1'-0"



② INTERIOR SECTION D - PROPOSED  
1/2" = 1'-0"



## GENERAL NOTES:

## SHEET NOTES:

1 INSTALL (N) DOOR TYPE  
N PER SCHEDULE

2

3

4

5

6

7

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17 OF 19

TITLE SHEET:  
**INTERIOR SECTION C & D  
ELEVATION - PROPOSED**

PERMIT SET

Date: 08.07.2021

Scale: As Noted

Drawn: Kelly Kwan

Sheet

**A-4.1**

# 2029 FRANCIS - ADU & FRONT PORCH EXTENSION

2029 Francis Ave, Santa Clara, 95051

Client:  
Kelly Kwan

Client Address:  
2029 Francis Ave  
Santa Clara, CA 95051

SHEET:  
18 OF 19

TITLE SHEET:

**WINDOW/ DOOR  
SCHEDULE**

PERMIT SET

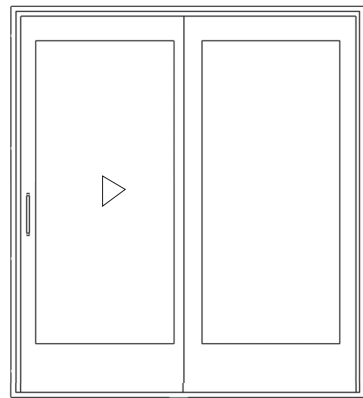
Date: 08.07.2021

Scale: As Noted

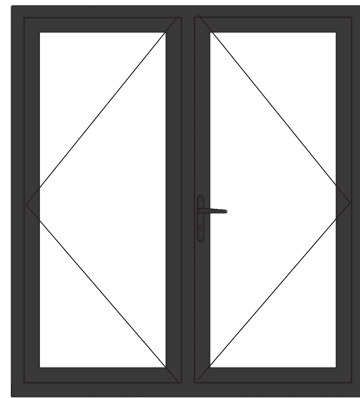
Drawn: Kelly Kwan

Sheet

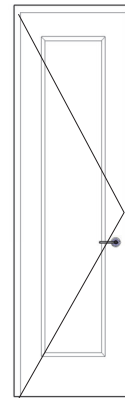
**A-5.0**



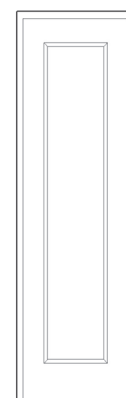
**Q** AS VIEWED FROM THE EXTERIOR



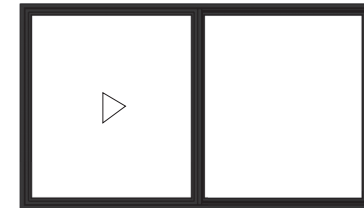
**P** AS VIEWED FROM THE EXTERIOR



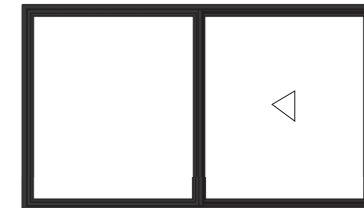
**M** AS VIEWED FROM THE EXTERIOR



**N-O**



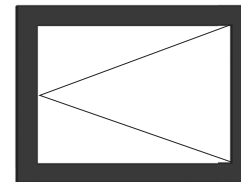
**A-B** AS VIEWED FROM THE EXTERIOR



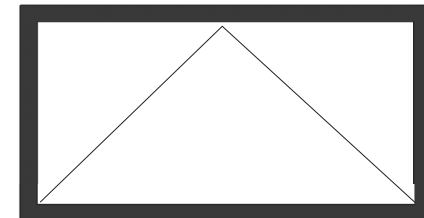
**C-D** AS VIEWED FROM THE EXTERIOR



**E-J** AS VIEWED FROM THE EXTERIOR



**L** AS VIEWED FROM  
PLAN VIEW



**K** AS VIEWED FROM THE EXTERIOR

GENERAL NOTE: ALL GLAZING SHALL COMPLY WITH TITLE-24 REQUIREMENTS.

## WINDOW SCHEDULE

ITEM #	LOCATION	FACING DIRECTION	DESCRIPTION	QUANTITY	WIDTH	HEIGHT
<b>A</b>	UPPER NORTH LOFT	WEST	SLIDING	1	4'0"	2'0"
<b>B</b>	UPPER LIVING ROOM	WEST	SLIDING	1	6'0"	2'0"
<b>C</b>	UPPER MEZZANINE	EAST	SLIDING	1	6'0"	3'6"
<b>D</b>	UPPER SOUTH LOFT	WEST	SLIDING	1	4'0"	2'0"
<b>E</b>	UPPER NORTH LOFT	EAST	SINGLE HUNG	1	1'6"	3'6"
<b>F</b>	UPPER NORTH LOFT	NORTH	SINGLE HUNG	1	1'6"	3'6"
<b>G</b>	UPPER SOUTH LOFT	SOUTH	SINGLE HUNG	1	1'6"	3'6"
<b>H</b>	UPPER SOUTH LOFT	EAST	SINGLE HUNG	1	1'6"	3'6"
<b>I</b>	LOWER KITCHEN	NORTH	SINGLE HUNG	2	2'0"	3'0"
<b>J</b>	LOWER BATHROOM	SOUTH	SINGLE HUNG	1	1'6"	2'0"
<b>K</b>	LOWER KITCHEN	WEST	AWNING	1	7'0"	3'8"
<b>L</b>	UPPER LOFTS	CEILING	EGRESS SKYLIGHTS	2	3'0"	4'0"

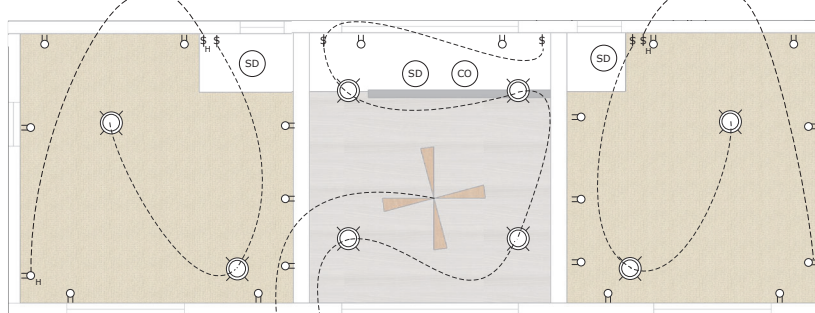
## DOOR SCHEDULE

ITEM #	LOCATION	FACING DIRECTION	DESCRIPTION	QUANTITY	WIDTH	HEIGHT
<b>M</b>	LOWER BATHROOM	RIGHT SIDE OPENING	SINGLE PANEL	1	2'4"	6'8"
<b>N</b>	UPPER NORTH LOFT	SLIDING LEFT	POCKET DOOR	1	2'0"	6'8"
<b>O</b>	UPPER SOUTH LOFT	SLIDING RIGHT	POCKET DOOR	1	2'0"	6'8"
<b>P</b>	LOWER LIVING ROOM	WEST	FRENCH DOORS	1	6'0"	6'8"
<b>Q</b>	MASTER BEDROOM	EAST	SLIDING GLASS DOOR	1	6'0"	6'8"

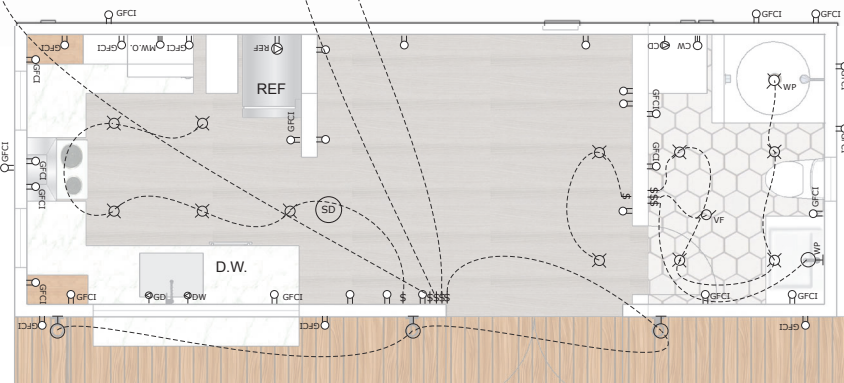
# 2029 FRANCIS - ADU & FRONT PORCH EXTENSION

2029 Francis Ave, Santa Clara, 95051

UPPER LEVEL



LOWER LEVEL



## ELECTRICAL PLAN LEGEND

- 4" RECESSED LED DOWNLIGHT
- 6" RECESSED LED DOWNLIGHT
- WEATHERPROOF RECESSED 3" LED DOWNLIGHT
- DIRECTIONAL LIGHTING
- HOT OUTLET
- MICROWAVE OVEN
- GROUND FAULT CIRCUIT INTERRUPTER
- DUPLEX OUTLET
- DISHWASHER
- GARBAGE DISPOSAL
- REFRIGERATOR
- TELEVISION
- WALL SCONCE
- DIMMER 3-WAY SWITCH
- HOT OUTLET SWITCH
- VENT FAN
- CLOTHES WASHER
- CLOTHES DRYER
- LED TAPE LIGHT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- AIR SWITCH

Client:  
Kelly Kwan

Client Address:  
2029 Francis Ave  
Santa Clara, CA 95051

SHEET:  
19 OF 19

TITLE SHEET:

**REFLECTED CEILING PLAN**

PERMIT SET

Date: 08.07.2021

Scale: As Noted

Drawn: Kelly Kwan

Sheet

A-6.0

1 ELECTRICAL AND LIGHTING

scale: 1/2" = 1'-0"

GENERAL NOTES:

ALL LUMINARIES SHALL COMPLY WITH TITLE-24 REQUIREMENTS.