

# EXTENSION AT 2730 MONROE STREET

## SANTA CLARA, CA 95051

OWNERS:  
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SCOPE OF WORK STATEMENT:  
THE PROJECT SHALL CONSIST OF THE SIGNIFICANT DEMOLITION AND ADDITION TO THE EXISTING SINGLE FAMILY HOME AT 2730 MONROE STREET. THE ENTIRE EXISTING HOME WILL BE DEMOLISHED EXCEPT 1 BED/BATH TOTALING 351SF. A LARGE TWO STORY ADDITION WILL BE BUILT AROUND THIS AREA. THE TOTAL NEW HOME WILL BE 4,133 SQUARE FEET (+2,926 SQUARE FEET NET FROM THE EXISTING STRUCTURE). IT WILL CONTAIN 5 BEDS/5 1/2 BATHS, ATTACHED 2 CAR GARAGE, 1ST FLOOR STORAGE AREA, AND 2ND FLOOR BALCONY. THE TOTAL BUILDING WILL BE 4,745 SQUARE FEET (+3,135 SQUARE FEET). A MAJORITY OF THE FRONT YARD INCLUDING DRIVEWAY, CURB CUT, AND FRONT GATE WILL BE RETAINED. AN EXISTING POOL WILL BE DEMOLISHED AND NEW LANDSCAPING/HARDSCAPING WILL BE ADDED.

SITE DATA:  
PARCEL NUMBER: 220-26-002  
LOT AREA: 7,735 SQUARE FEET  
ZONING: R1-6L SINGLE FAMILY  
CONSTRUCTION: V-B  
FIRE SPRINKLERS: YES  
OCCUPANCY: (CBC310.1 & 312.1) R3 & U

DRAWING INDEX  
A.1 SITE PLAN  
A.1a EXISTING HOME  
A.2 1ST FLOOR PLAN  
A.3 2ND FLOOR PLAN  
A.4 ROOF PLAN  
A.5 EXTERIOR ELEVATIONS  
A.6 EXTERIOR ELEVATIONS

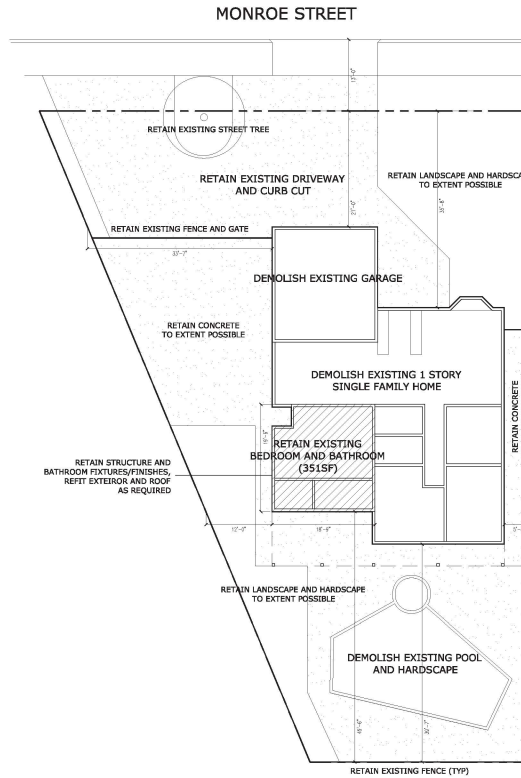
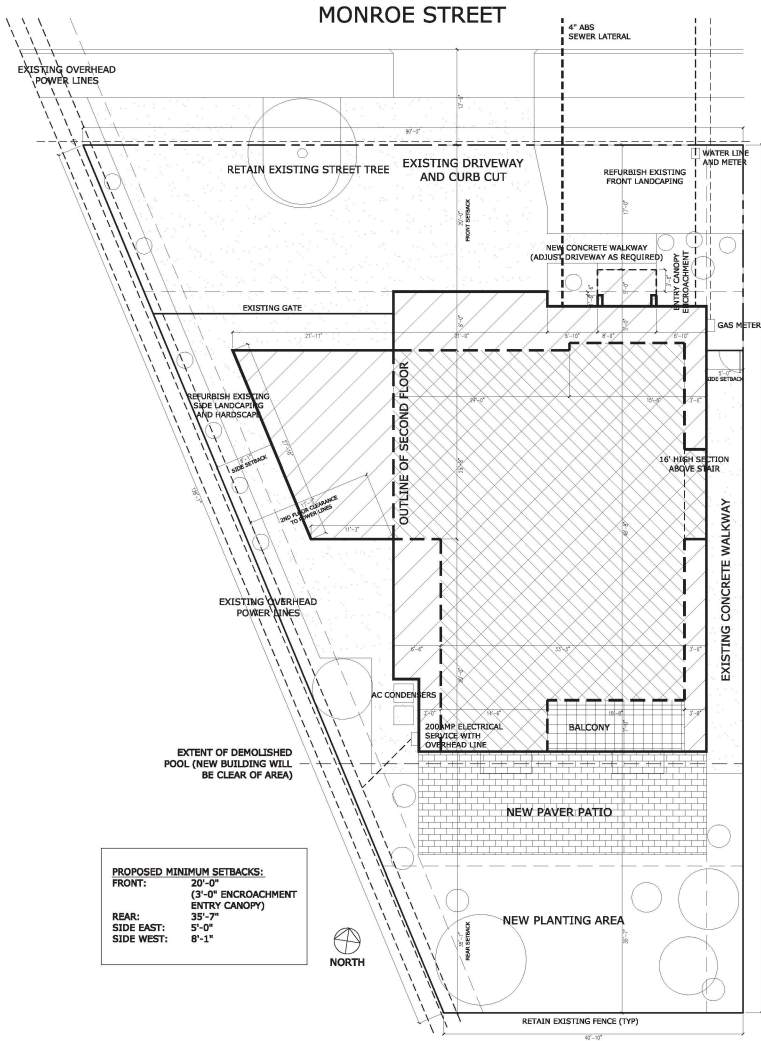
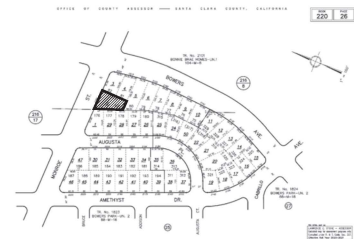
TITLE 24 CALIFORNIA ENERGY CODE: 2019 EDITION

CODES AND ADOPTED ORDINANCES:

CALIFORNIA FIRE CODE 2019 EDITION  
CALIFORNIA RESIDENTIAL CODE 2019 EDITION  
CALIFORNIA BUILDING CODE 2019 EDITION  
CALIFORNIA MECHANICAL CODE 2019 EDITION  
CALIFORNIA PLUMBING CODE 2019 EDITION  
CALIFORNIA ELECTRICAL CODE 2019 EDITION  
CALIFORNIA GREEN BUILDING STANDARDS 2019 EDITION  
ENERGY EFFICIENCY STANDARDS 2019 EDITION

ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

ACCESSOR'S MAP: (SANTA CLARA - SANTA CLARA COUNTY) 220-26-002			
ZONING: R1-6L SINGLE FAMILY			
LOT SIZE:	7,735 SQUARE FEET		
MAX SITE COVERAGE:	40% OR 3,094 SQUARE FEET		
	EXISTING HOUSE:	PROPOSED HOME:	
1st FLOOR HABITABLE AREA:	1,207 SQUARE FEET	2,399 SQUARE FEET (+1,192 SQUARE FEET)	
2nd FLOOR HABITABLE AREA:	0 SQUARE FEET	1,734 SQUARE FEET (+1,734 SQUARE FEET)	
	1,207 SQUARE FEET	4,133 SQUARE FEET (+2,926 SQUARE FEET)	
2-CAR GARAGE:	403 SQUARE FEET	463 SQUARE FEET (+59 SQUARE FEET)	
1ST FLOOR STORAGE AREA:	0 SQUARE FEET	150 SQUARE FEET (+150 SQUARE FEET)	
TOTAL HOME:	1,610 SQUARE FEET	4,749 SQUARE FEET (+3,135 SQUARE FEET)	
TOTAL LOT COVERAGE:	(2,399 SF + 463 SF + 150 SF) / 7,735 SF = 0.389	38.9% < 40.0% OK	
2nd to 1st FLOOR RATIO:	(1,734 SF + 150 SF) / 3,011 SF = 62.9%	62.9% < 66.0% OK	
	(2nd FLOOR FLOOR AREA + DOUBLE HEIGHT SPACES) / (TOTAL LOT COVERAGE)		
TOTAL CONDITIONED SPACE:	4,133 SQUARE FEET		
(PER TITLE 24 CALCULATIONS - HABITABLE AREA ONLY, NO OUTDOOR OR DECK SPACE)			
BALCONIES:	131 SQUARE FEET		
TOTAL PROJECT SIZE:	4,264 SQUARE FEET		



### 1 SITE PLAN

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

### 2 DEMOLITION PLAN

SCALE: 3/32" = 1'-0"

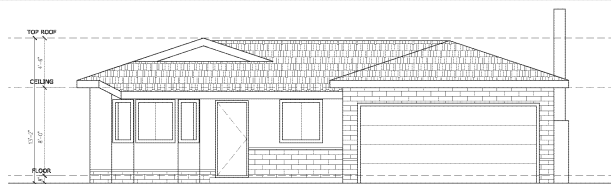
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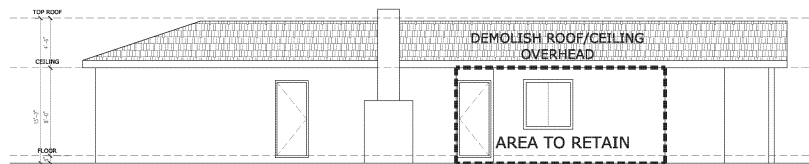
SITE PLAN

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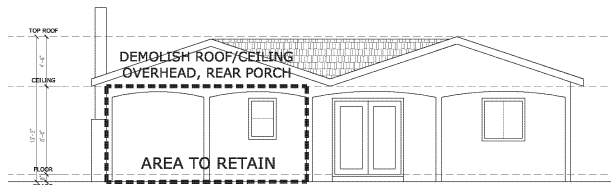
A.1



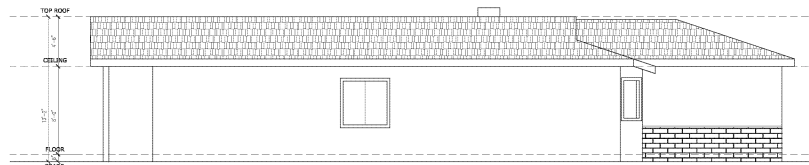
**1 NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



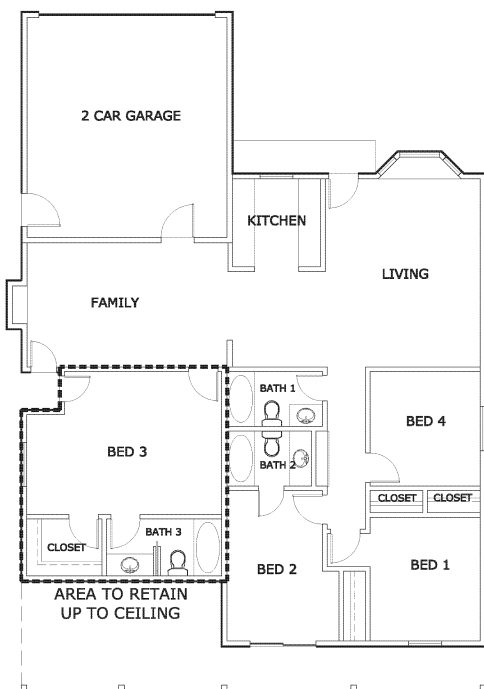
**2 WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



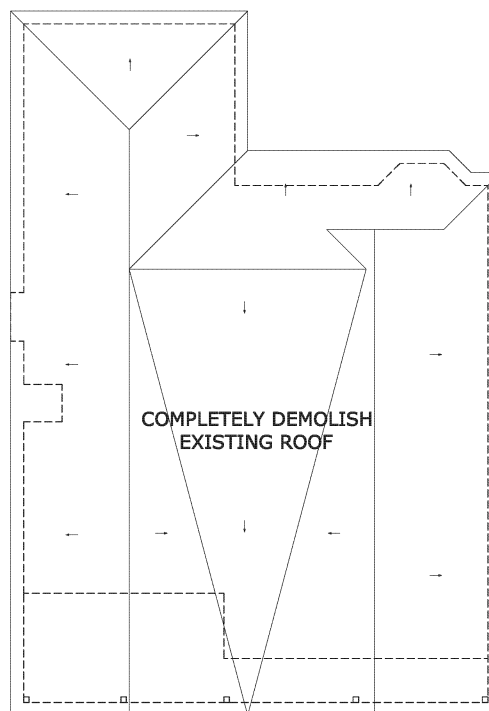
**3 SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**4 EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**5 FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**6 ROOF PLAN**  
SCALE: 3/16" = 1'-0"

EXISTING HOME 4 BED/ 3 BATH,  
1207SF PLUS 403SF GARAGE

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03.06.21 ARCHITECTURAL REVIEW  
04.30.21 ARCHITECTURAL REVIEW  
07.26.21 ARCHITECTURAL REVIEW

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EXISTING HOME

**A.1a**

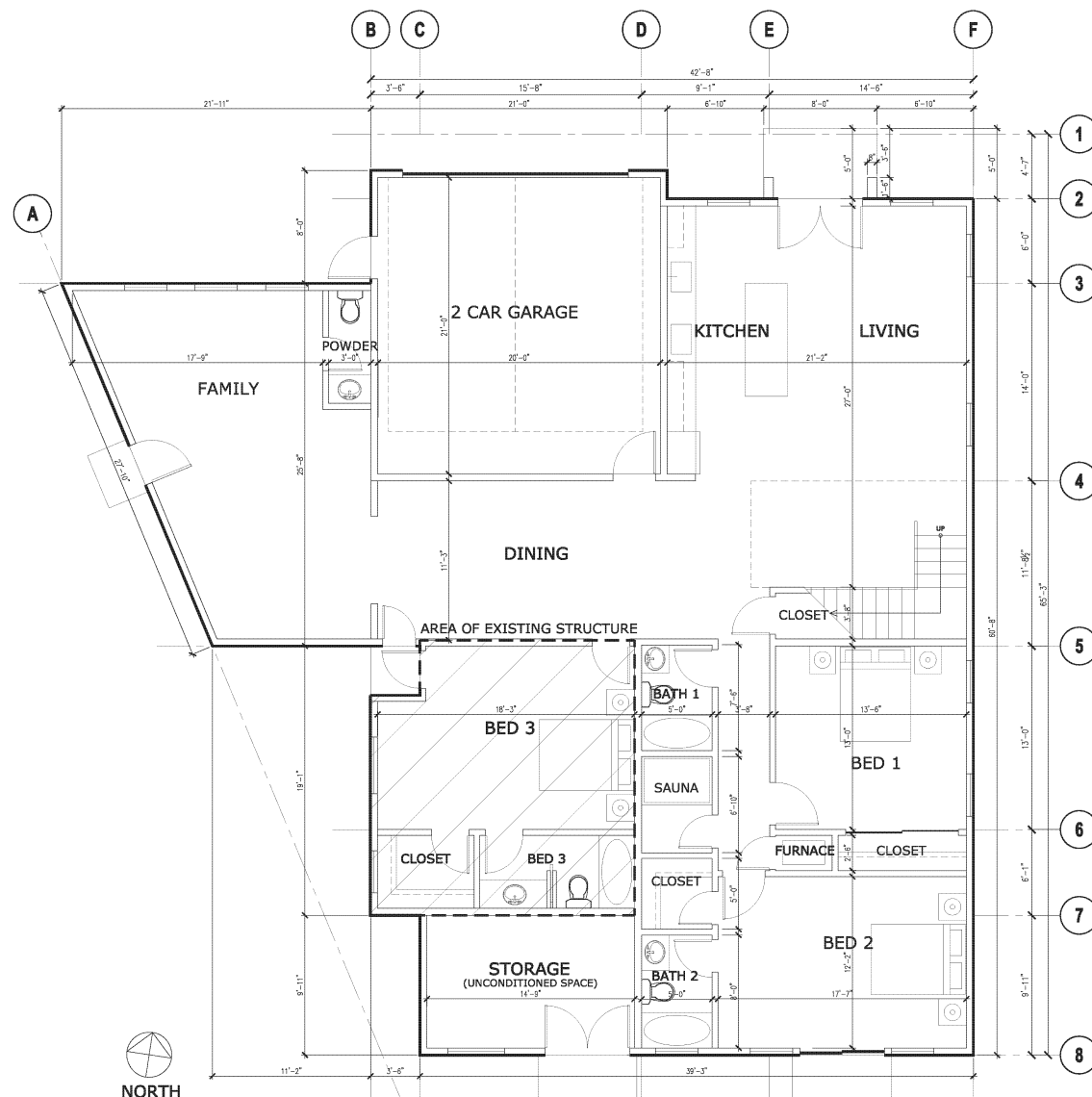
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FIRST  
FLOOR PLAN

A.2



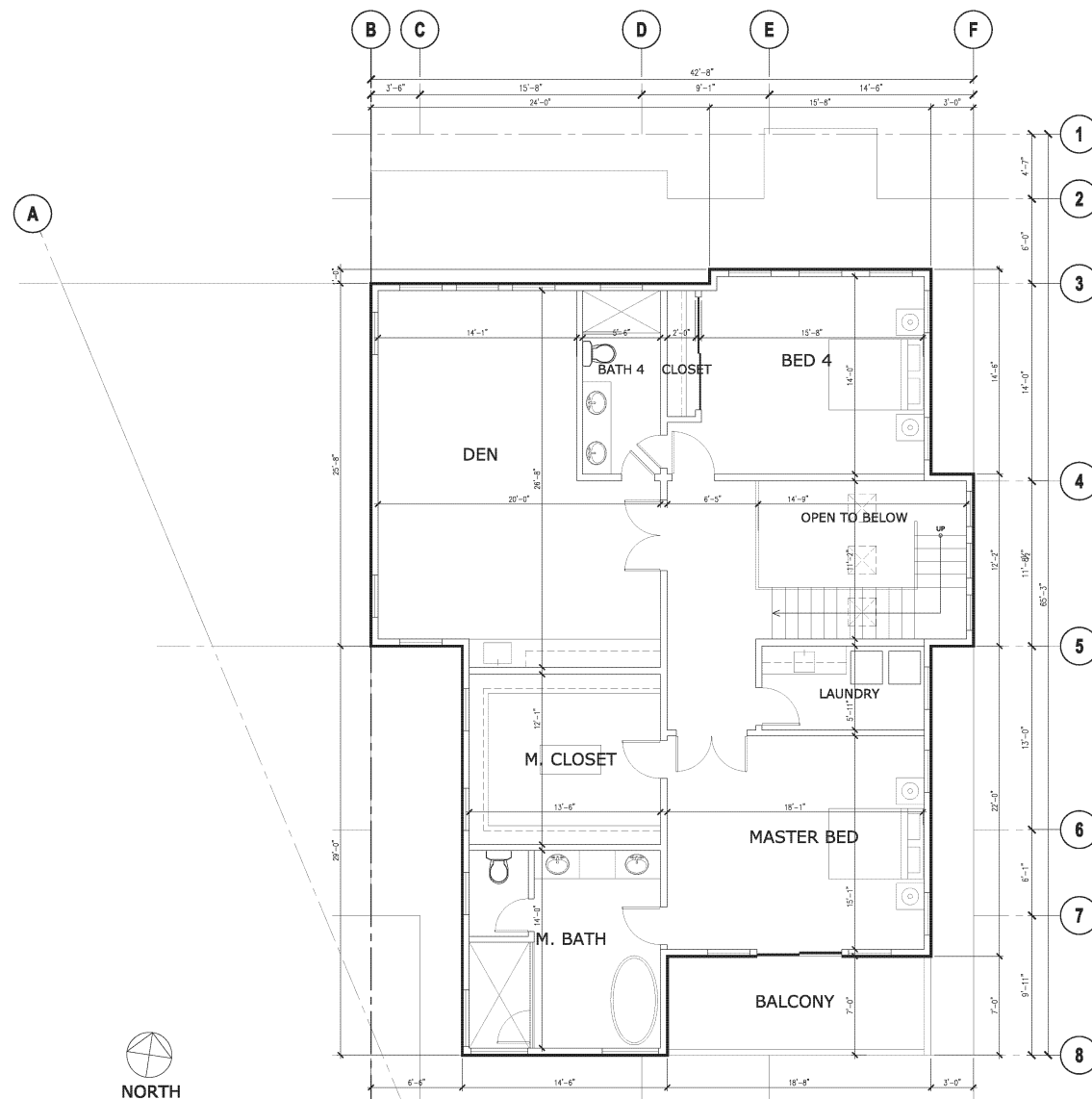
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SECOND  
FLOOR PLAN

A.3



**1 SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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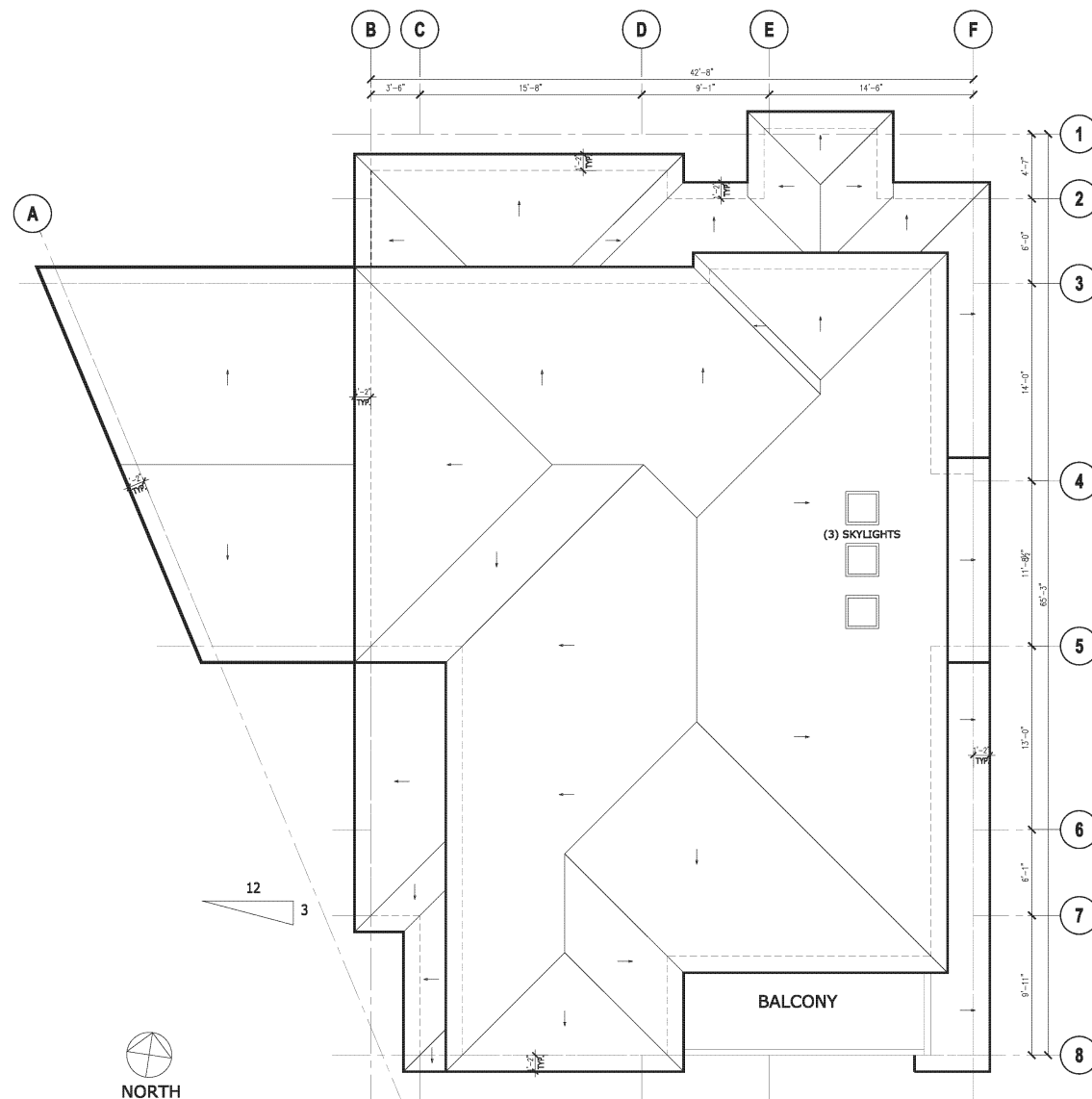
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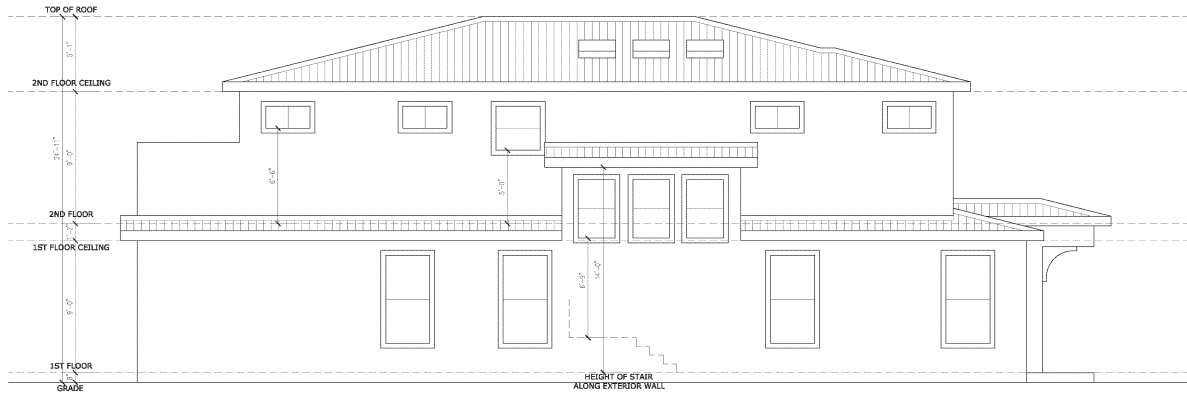
ROOF PLAN

A.4



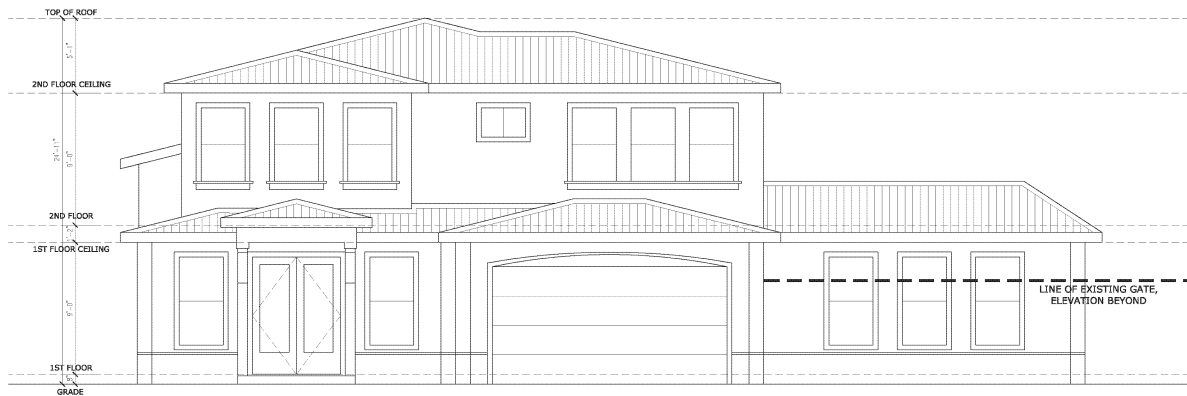
1 ROOF PLAN  
SCALE: 1/4" = 1'-0"

MATERIALS:  
STUCCO BODY - KELLY MOORE WEDDING DRESS (KM4660)  
STUCCO/WOOD TRIM - KELLY MOORE DARK TAVERN (KM4511)  
ROOFING - EAGLE ROOFING - CAPISTRANO VALLEJO RANGE (3606)  
CLASS "A" ROOF  
ICC-ES EVALUATION REPORT IAMAPO-ER1900



## 1 EAST ELEVATION

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



## 2 NORTH ELEVATION

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

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EXTERIOR  
ELEVATIONS

A.5

MATERIALS:  
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STUCCO/WOOD TRIM - KELLY MOORE DARK TAVERN (KM4511)  
ROOFING - EAGLE ROOFING - CAPISTRANO VALLEJO RANGE (3606)  
CLASS "A" ROOF  
ICC-ES EVALUATION REPORT IAMAPO-ER1900



## 1 WEST ELEVATION

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



## 2 SOUTH ELEVATION

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

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EXTERIOR  
ELEVATIONS

A.6