

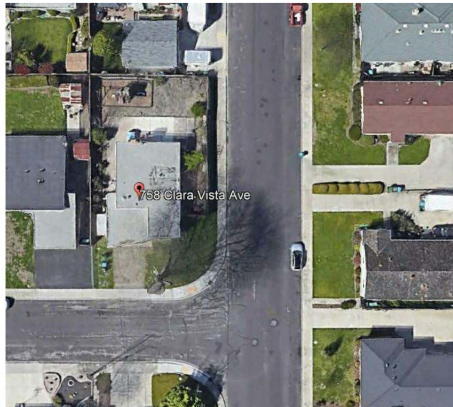


VICINITY AND PLOT PLAN

SCALE: NONE

SHEET INDEX

ARCHITECTURAL	
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AERIAL VICINITY PLAN

SCALE: NONE

AMEEN ASHRAF RESIDENCE

PROPOSED 2 STORY BUILDING HOME EXPANSION

758 CLARA VISTA AVE, SANTA CLARA , CA

OWNER:		ARCHITECT	
Contact:	AMEEN ASHRAF	Contact:	ARCH VERSA ARCHITECTURE
Address:	758 CLARA VISTA AVE, SANTA CLARA , CA	Contact:	AMIN ADIL QAZI, AIA
Phone:	650-218-4837	Address:	2325 CIRMARRON DRIVE SANTA CLARA, CA 95051
email:	ameen_ashraf@yahoo.com	Phone:	408-250-0558
		email:	archversa@gmail.com

PROJECT DATA	
ADDRESS:	758 CLARA VISTA AVE, SANTA CLARA , CA
ACCESSOR PARCEL#:	294-15-043
USE ZONE:	R1-4L SINGLE FAMILY RESIDENTIAL
BUILDING TYPE:	V-B
STORIES:	EXISTING - 1 STORY PROPOSED - 2 STORIES
SITE AREA:	6,400 SF
EXISTING BUILDING AREA:	FIRST FLOOR MAIN HOUSE 1,166 SF PORCH 309 SF TOTAL COVERED: 1,474 SF
PROPOSED DEMOLITION:	FIRST FLOOR DEMO 1,166 SF PORCH DEMO 309 SF TOTAL DEMO: 1,474 SF
PROPOSED BUILDING AREA:	FIRST FLOOR - PROPOSED (MAIN HOUSE) 1,422 SF FIRST FLOOR PROPOSED GARAGE 460 SF FIRST FLOOR ADU 395 SF TOTAL FIRST FLOOR: 2,217 SF PROPOSED SECOND FLOOR 1,424 SF TOTAL SECOND FLOOR: 1,424 SF TOTAL BUILDING AREA BOTH FLOORS 3,641 SF

FIRST FLOOR/SECOND FLOOR AREA RATIO:	
FIRST FLOOR MAIN	~2,217 SF
SECOND FLOOR	~1,424 SF
FIRST FLOOR TO SECOND FLOOR RATIO	~64.23% (APPROX. 66% ALLOWABLE)
1424 / 2217 x 100 = 63.46 %	

EXISTING LOT COVERAGE:	
(EXISTING 1ST FLR AREA) / (SITE AREA) x 100 = 1,474 SF/6,400 SF	~23.03%

PROPOSED LOT COVERAGE:	
(PROPOSED MAIN HOUSE 1ST FLOOR / (SITE AREA) x 100 = (2,217) / 6,400	~34.64%

ALLOWABLE HEIGHT	25'
PROPOSED HEIGHT	25'

SCOPE OF WORK:
PARTIAL DEMOLITION OF EXISTING SINGLE STORY HOUSE AND BUILD OUT OF AN EXPANDED 2-STORY HOUSE INCLUDING AN ATTACHED ADU.

APPLICABLE CODES	
2019 CALIFORNIA BUILDING CODE (2018 IRC)	
2019 CALIFORNIA MECHANICAL CODE (2018 IMC)	
2019 CALIFORNIA PLUMBING CODE (2018 IPC)	
2019 CALIFORNIA ELECTRICAL CODE (2017 NEC)	
2019 CALIFORNIA FIRE CODE (CFC)	
2019 CALIFORNIA GREEN BLDG. STANDARDS (CalGreen)	
2019 CALIFORNIA ENERGY CODE (CENC)	
2019 CALIFORNIA RESIDENTIAL CODE (2018 IRC)	



ARCH VERSA
ARCHITECTURE

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2021-08-20	PLANNING DEPT SUBMITTAL	
2021-09-10	PLANNING DEPT SUBMITTAL	
2021-02-24	PLANNING DEPT SUBMITTAL	
DATE	DESCRIPTION	NO.

AMEEN ASHRAF RESIDENCE

CLIENT	AMEEN ASHRAF
PROJECT	HOME EXPANSION AND ATTACHED ADU
ADDRESS	758 CLARA VISTA AVE, SANTA CLARA , CA
PROJECT NO.	2002
SCALE	NONE
TITLE	COVER SHEET

A0



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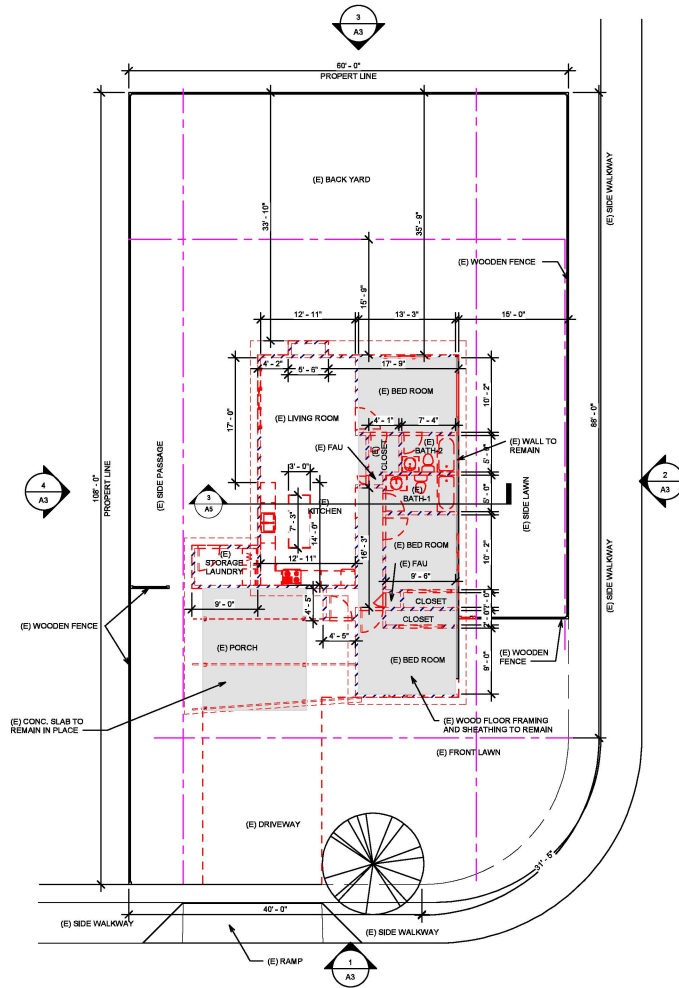
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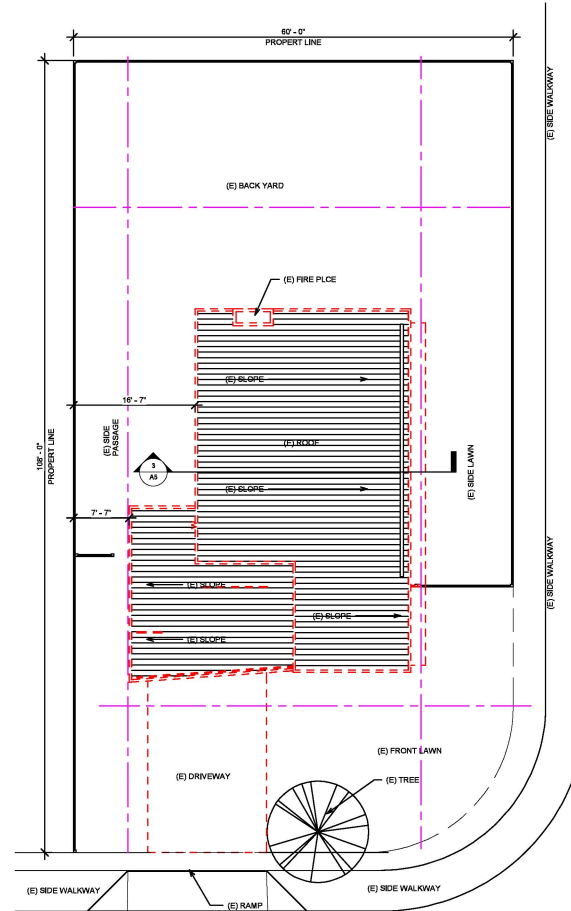
CLIENT	AMEEN ASHRAF
PROJECT	HOME EXPANSION AND ATTACHED ADU
ADDRESS	758 CLARA VISTA AVE, SANTA CLARA, CA
PROJECT NO.	2002
SCALE	1/8" = 1'-0"
TITLE	

EXISTING FIRST FLOOR & ROOF PLANS

AID



1 FIRST FLOOR PLAN EXISTING & DEMO
1/8" = 1'-0"



2 ROOF PLAN EXISTING & DEMO
1/8" = 1'-0"



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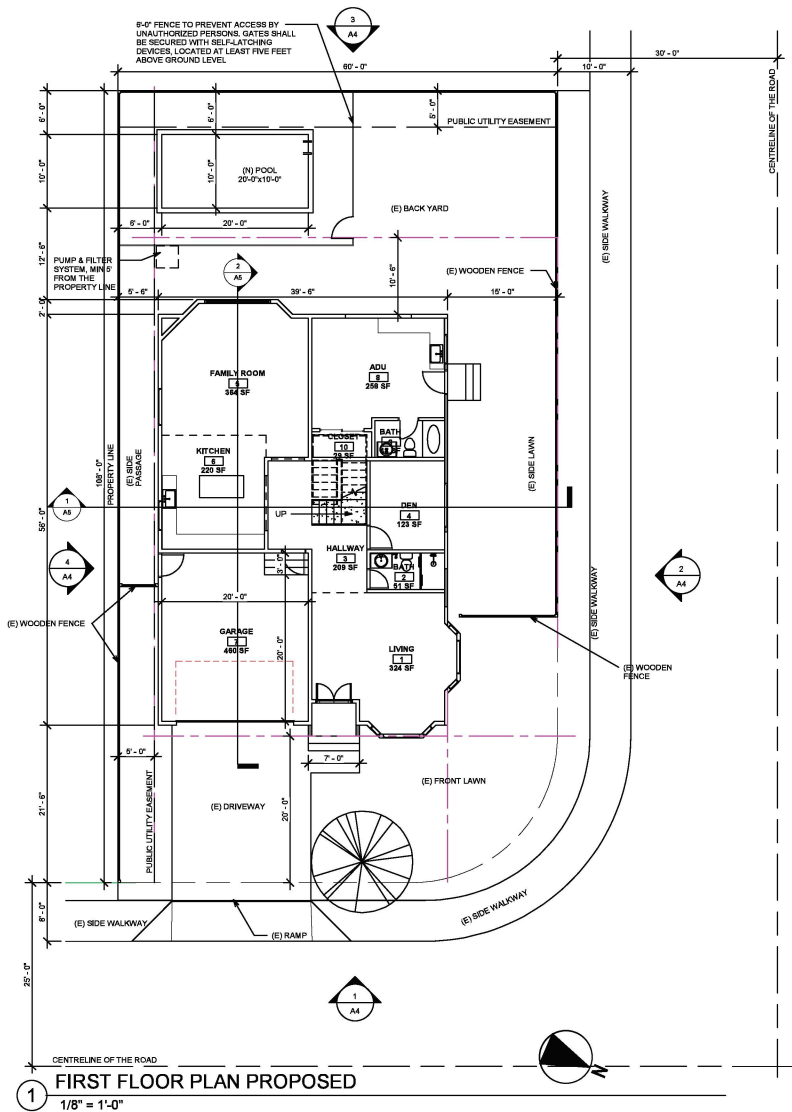
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TITLE	

PROPOSED FIRST & SECOND FLOOR PLANS

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PROPOSED ROOF PLAN

1/8" = 1'-0"

1 PROPOSED ROOF PLAN
1/8" = 1'-0"

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

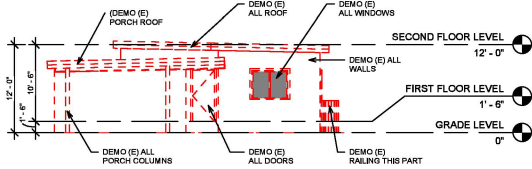
PROPOSED ROOF PLAN

A2

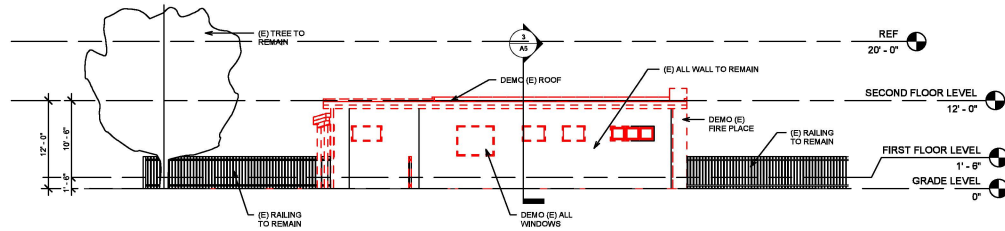


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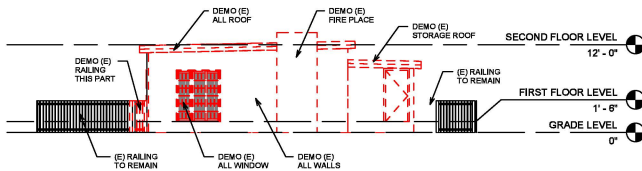
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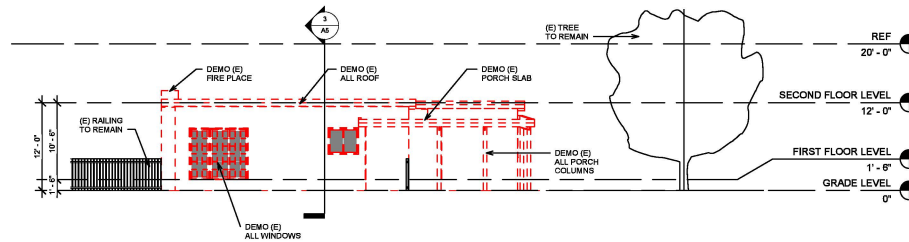
1 EXISTING EAST SIDE ELEVATION
1/8" = 1'-0"



2 EXISTING NORTH SIDE ELEVATION
1/8" = 1'-0"



3 EXISTING WEST SIDE ELEVATION
1/8" = 1'-0"



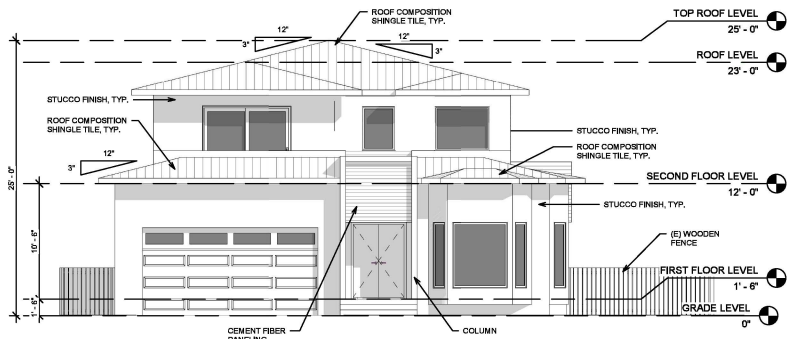
4 EXISTING SOUTH SIDE ELEVATION
1/8" = 1'-0"

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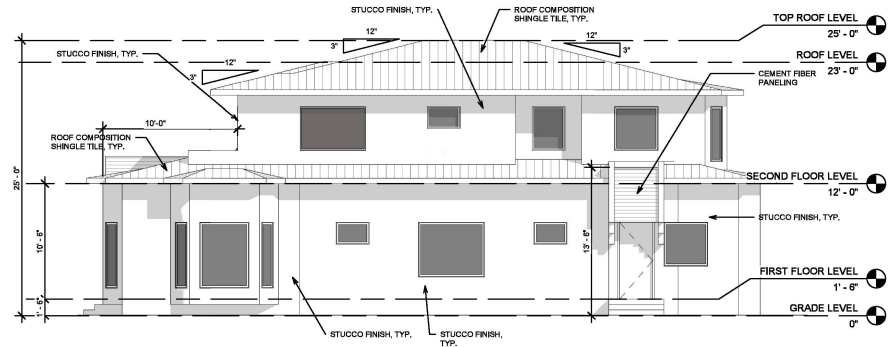
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ADDRESS	758 CLARA VISTA AVE, SANTA CLARA, CA
PROJECT NO.	2002
SCALE	1/8" = 1'-0"
TITLE	EXISTING DEMO ELEVATIONS

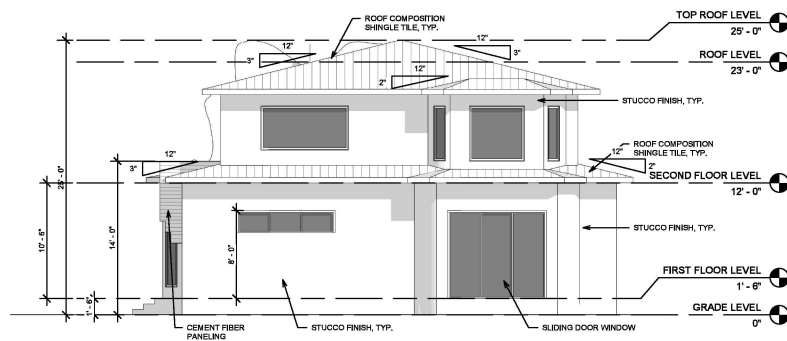
A3



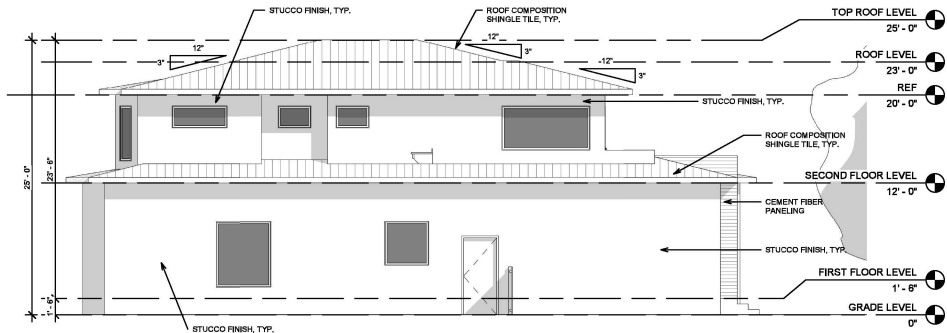
1 NEW EAST SIDE ELEVATION
3/16" = 1'-0"



2 NEW NORTH SIDE ELEVATION
3/16" = 1'-0"



3 NEW WEST SIDE ELEVATION
3/16" = 1'-0"



4 NEW SOUTH SIDE ELEVATION
3/16" = 1'-0"



ARCH VERSA
ARCHITECTURE

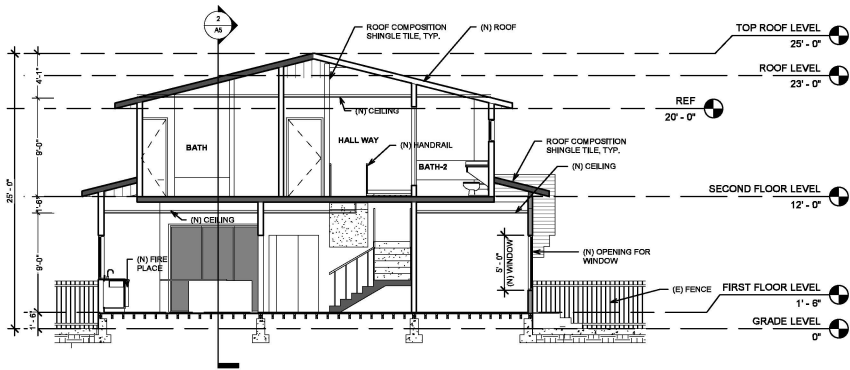
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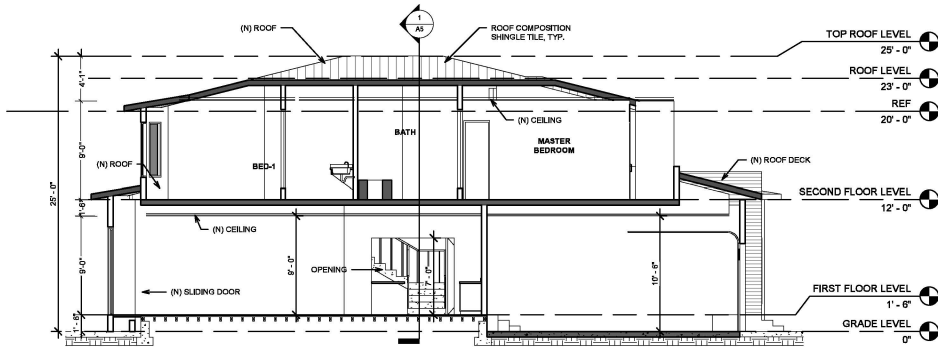
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ADDRESS	758 CLARA VISTA AVE, SANTA CLARA, CA
PROJECT NO.	2002
SCALE	3/16" = 1'-0"
TITLE	PROPOSED ELEVATIONS

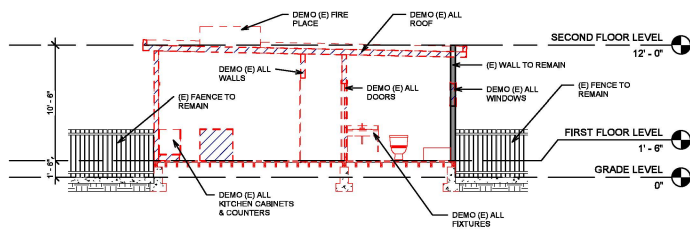
A4



1 PROPOSED SECTION "1"
3/16" = 1'-0"



2 PROPOSED SECTION "2"
3/16" = 1'-0"



3 EXISTING SECTION "3"
3/16" = 1'-0"



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PROJECT NO.	2002
SCALE	3/16" = 1'-0"

TITLE
EXISTING &
PROPOSED
SECTIONS

A5



① 3D View 1

② 3D View 2

2021-09-20	PLANNING DEPT SUBMITTAL	
2021-06-10	PLANNING DEPT SUBMITTAL	
2021-02-24	PLANNING DEPT SUBMITTAL	
DATE	DESCRIPTION	NO.

A6