

FOUNDATION & FULL REMODEL

JIANG FAMILY RESIDENCE
1037 HARRISON ST. SANTA CLARA, CA 95050

SHEET INDEX

[illegible]

PROJECT SUMMARY

ASSESSOR'S PARCEL NO:	26905045
ZONING:	R1-4L
JURISDICTION:	SANTA CLARA CITY
TYPE OF CONSTRUCTION:	TYPE V-B, NON-SPRINKLERED
BUILDING OCC. GROUPS:	R-3/U [SINGLE FAMILY RESIDENTIAL]
EXISTING BUILDING/LOT DATA	
LOT AREA:	5,740 SF
PROPERTY SETBACKS:	25'-0" FRONT, 58'-0" REAR, AND SIDE SETBACKS OF 8'-0" & 6'-8"
EXISTING FLOOR AREA: TOTAL	1,274 SF
2ND FLOOR	1,274 SF
NO. OF STORIES:	2
EXISTING BEDROOM:	2
EXISTING BATH:	1
PROPOSED FLOOR AREA: TOTAL	3268 SF +/-
1ST Floor :	1274 SF
2ND Floor :	1274 SF
LOFT Floor :	720 SF +/-
NO. OF STORIES:	2 + LOFT
PROPOSED BEDROOMS :	4
PROPOSED BATHS :	4
EXISTING COVERED FRONT PORCH:	90 SF
EXISTING TOTAL HEIGHT:	28'-8" FT +/-
YEAR BUILT:	1900

APPLICABLE CODES

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SANTA CLARA MUNICIPAL CODE
2019 CALIFORNIA RESIDENTIAL CODE, CRC
2019 CALIFORNIA FIRE CODE, CFC
2019 CALIFORNIA BUILDING CODE, CBC
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2019 CALIFORNIA ADMINISTRATIVE CODE, CAC, TITLE 24
2019 CALIFORNIA REFERENCED STANDARDS, TITLE 24

SCOPE OF WORK

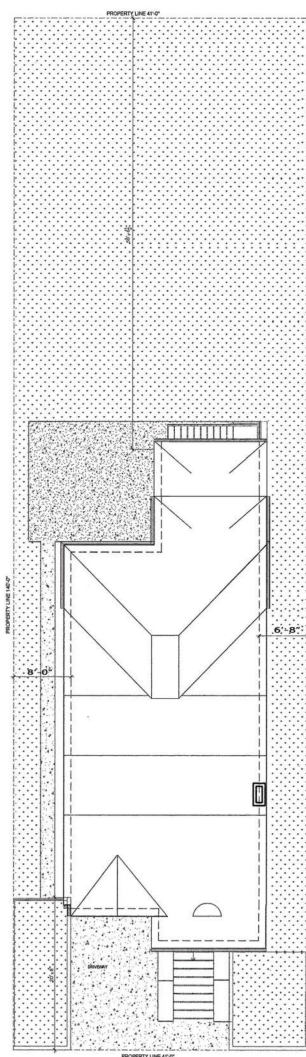
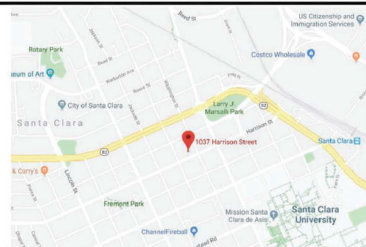
- 1, Full foundation replacement, including the ceiling high from 7'-9" to 8'-6";
creat two rooms and two baths;
replace existing outdoor patio (the 1st Floor Plan)
- 2, Existing living area full remodel, addition the (P)interior stairway between
floors and demolition the (E)xterior stairway (the 2nd Floor Plan)
- 3, Addition the (N)shed roof dormer/Finished wall instlation (the Loft Floor Plan)
- 4, Replacement plumbing and electrical.

SPECIAL NOTES

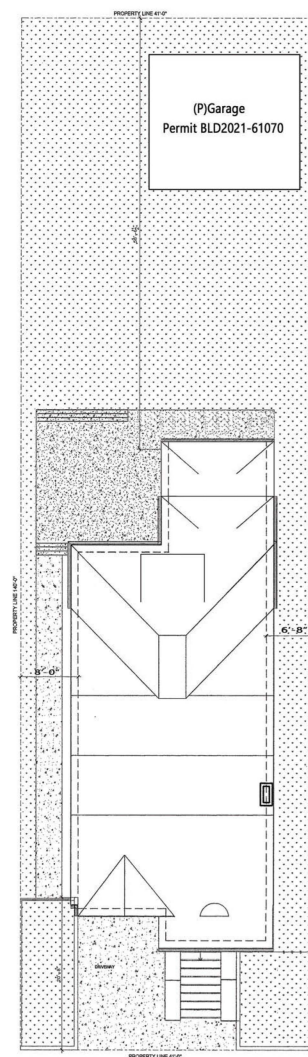
- 1, Not changing to the existing front and sides of the external house.
2, (P)(N)Windows/Doors/Trims/Siding/Roof/Wood, Match (E)Rear.

DEFERRED SUBMITTALS

LOCATION MAP



(E) SITE AND ROOF PLAN



(P) SITE AND ROOF PLAN

Designer:

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DRAWN XUEMAN JIANG

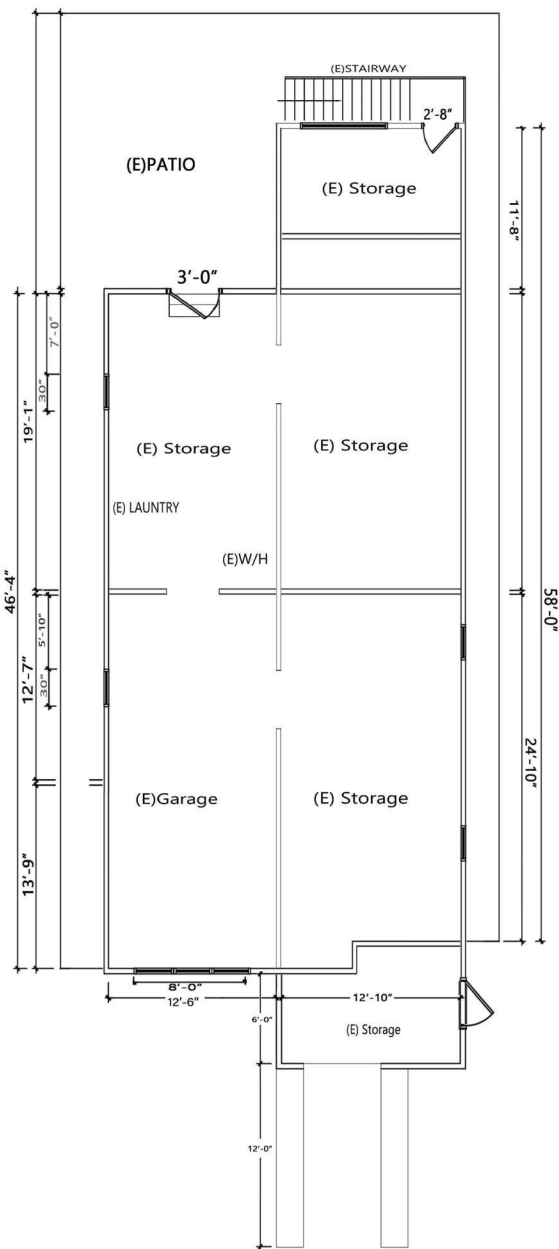
DATE 08/8/2021

SCALE NOTED

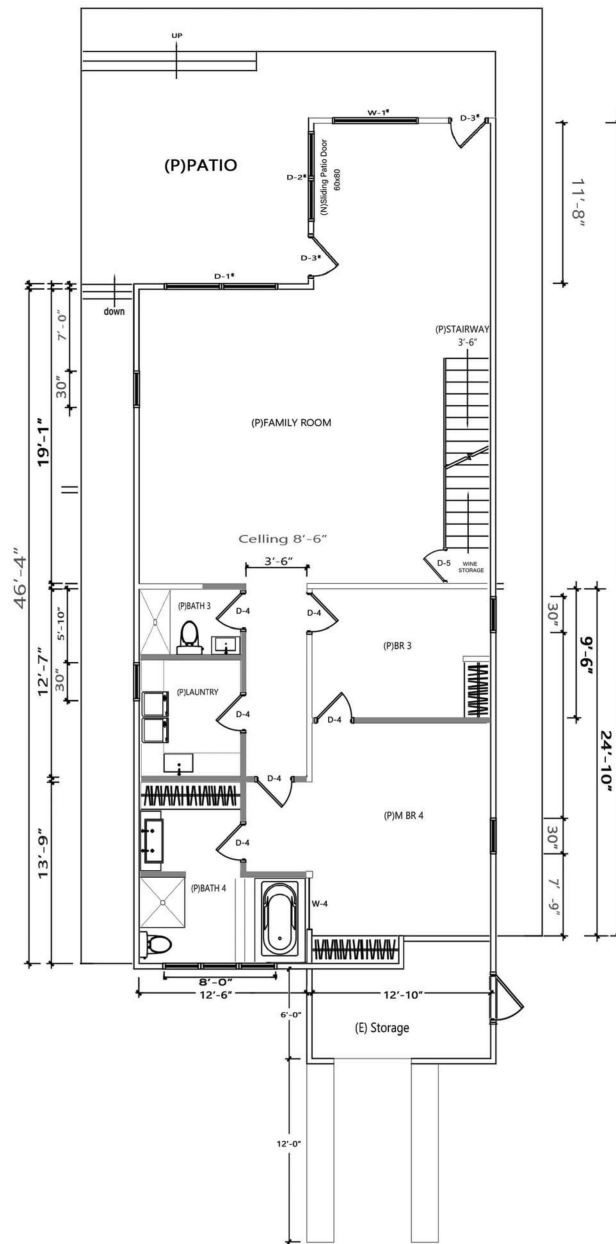
COVER SHEET

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

A0.0



(E) 1ST (FOUNDATION) FLOOR PLAN



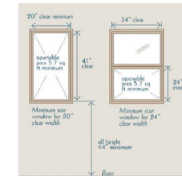
PROPOSED 1ST (FOUNDATION) FLOOR PLAN

Work In The 1st Floor :

1. Full foundation replace / the basement floor replace, increase ceiling high from 7-9 to 8-6".
2. Conversion the floor 1274sf to the living space (create two bedrooms / two baths / Laundry room, Including conversion of the existing garage space).
3. (E) Exterior Door C change to the (P) Sliding Patio Door;
Replace the (E) Exterior Door B to the (P) Exterior French Door A;
Create the (N) Picture Window B / (N) Sliding Patio Door / (N) Exterior French Door B.
Addition (P) Interior Stairway to the 2nd floor.
4. Replacement plumbing/electrical
5. Replace existing outdoor patio.

Note:

All works NOT change the sides/front of the property.



#	SIZE	STYLE	MATERIAL	NOTE
W-1*	5'0" x 6'0"	Exterior Picture Window	4"Trim/Wood, Match (E)Rear	
W-2*	2'8" x 4'0"	Exterior Picture Window	4"Trim/Wood, Match (E)Rear	
W-3*	4'0" x 6'0"	Exterior Sliding Window	4"Trim/Wood, Match (E)Rear	
W-4	4'0" x 6'0"	Interior picture window		

* Exterior Door/Window

#	SIZE	STYLE	MATERIAL	NOTE
D-1*	8'0" x 6'0"	Finished Sliding Patio Door	4"Trim/Wood, Match (E)Rear	
D-2*	5'0" x 6'0"	Sliding Patio Door	4"Trim/Wood, Match (E)Rear	
D-3*	2'8" x 6'0"	Exterior French Door	4"Trim/Wood, Match (E)Rear	
D-4	2'8" x 6'0"	Interior Door		
D-5	2'8" x 6'0"	French Glass, Arched		
D-6	5'0" x 6'0"	French Door		
D-7	2'8" x 6'0"	French Door		

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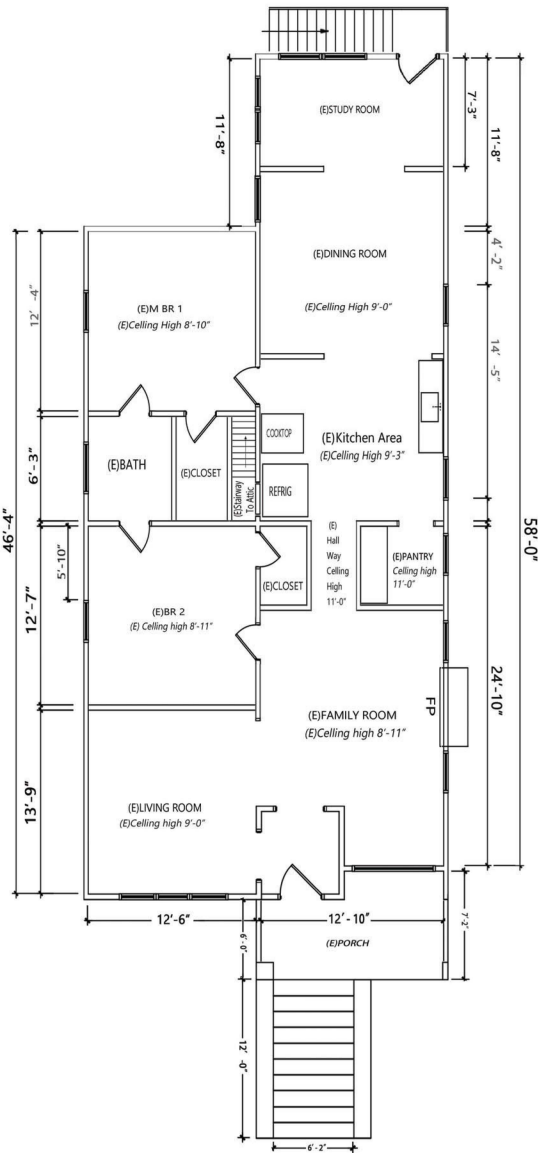
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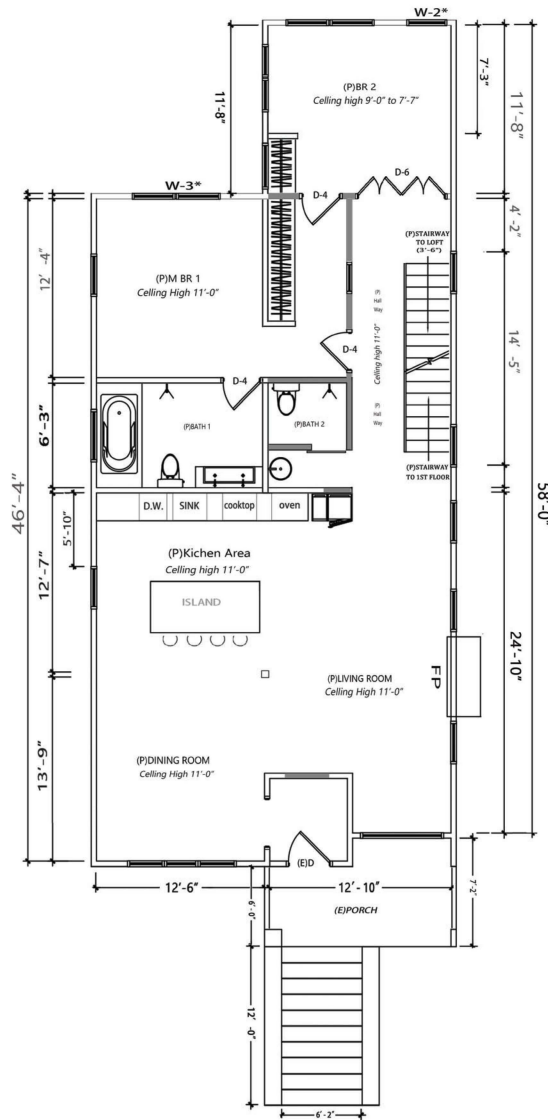
PROPOSED
1ST FLOOR PLAN

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

A1.0



(E) 2ND FLOOR PLAN



PROPOSED 2ND FLOOR PLAN

Works In The 2nd Floor :

- 1, Full remodel, including kitchen/bathroom;
Demolition some (E)walls / Create some (N)walls;
Demolition the (E)stairway and create the (N)stairway to the loft floor; Recover to the Original ceiling high to 11'-0" from (E)ceiling high of the 9'-0" (-+).
- 2, Create the (P)bath 2, and addition (N)sliding window (W-3) in the (P)M Bedroom1.
- 3, (E)door of the rear change to the (P)Pic window (W-2).
- 4, The (E)bedroom 2 change to the (P)kitchen area;
Create the (P)bedroom 2 in the (E)study room area.
- 5, Replace plumbing/electrcal.

NOTE:

All works NOT change the sides/front of the proterty.

#	SIZE	STYLE	MATERIAL	NOTE
W2	2'8"x 4'0"	Picture	Wood	4"Trim, Match
W-3	5'0"x 4'0"	Sliding	Wood	4"Trim, Match
D-4	2'8"x 6'8"	Swing		
D6	6'0"x 6'8"	Fold French		

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- (E)WALL
- (N)WALL
- (N)POST

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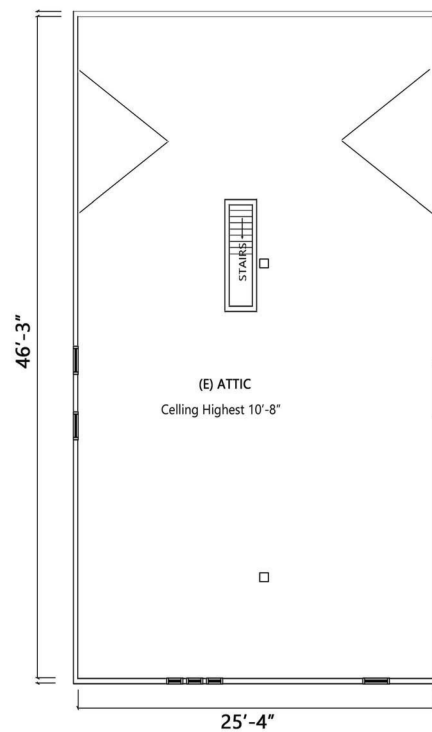
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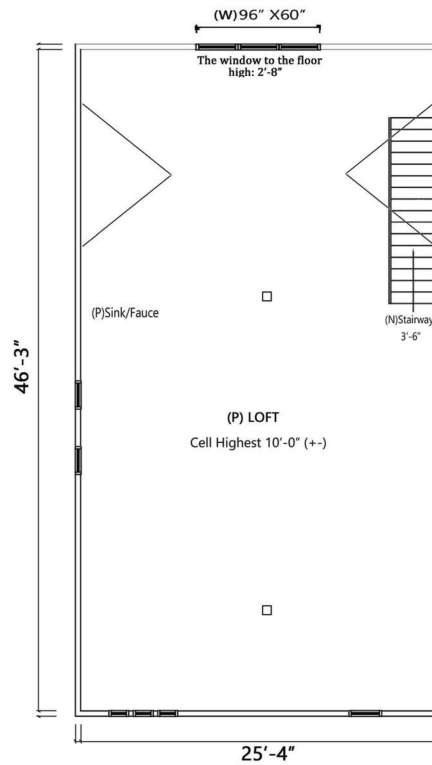
PROPOSED
 2ND FLOOR PLAN

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

A2.0



(E) ATTIC FLOOR PLAN



(P) LOFT FLOOR PLAN

Works In The Loft:

- 1, Create the (N)shed roof dormer on the rear of the loft floor.
- 2, Finished the flooring and the wall inslation;
conversion the 720sf (+-) to the living space.
- 3, Finish the Lights/electrcal/plumming on the loft floor;
addition a sink/fauce.

Note:

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□ (E)POST

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SCALE: Noted

**PROPOSED LOFT
FLOOR PLAN**

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

A3.0

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1. Addition (N)Shed Roof Dormer on the loft floor,
(N)roof/chek walls/windows (E)rim/Wood, match (E)rear.
2. Addition (N)Sliding window A, 4"rim/Wood, match (E)rear.
3. Demolition (E)outdoor stairway; (E)door A change to
the (P)icture window A and addition (N)picture window B
4"rim/Wood, match (E)rear.
4. (E)Door C change to the (P)ilding patio door A,
4"rim/Wood, match (E)rear.
5. Addition (N)Sliding patio Door B / (N)Swing French Door
(N)Door 4"rim/Wood, match (E)rear.
6. (E)Swing Door B replace to the (P)swing French door A,
4"rim/Wood, match (E)rear.
7. (P)oor/patio level same as basement.
8. All of 4"rim/Wood, match (E)rear;

Note:
All of the works on the rear elevation of the property
No change the sides/front of the property.

SCALE : NOTED

PROPOSED ELEVATIONS

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

A4.0

