

PROJECT INFORMATION:

ADDRESS : 11341 CLAYTON ROAD, SAN JOSE
A.P.N. : 612-37-014
ZONING DISTRICT : HS-01
TOTAL SITE AREA : 230,144 SQUARE FEET (5.5 ACRES)
CURRENT USE : VACANT
PROPOSED USE : SINGLE FAMILY RESIDENTIAL
OCCUPANCY GROUP : R-3
CONSTRUCTION TYPE : V-B (SPRINKLERED)
PROJECT DESCRIPTION :
CONSTRUCTION OF:

- 1- A RESIDENCE OF APPROXIMATELY 2,500 SF, SINGLE STORY, WITH BASEMENT WITH WOOD FRAME, CONCRETE FOUNDATION, TILE ROOF AND LOG SIDING.
- 2- A SECONDARY UNIT OF 1200 SF, SINGLE STORY WITH A BASEMENT WITH SAME TYPE OF CONSTRUCTION TO MATCH MAIN RESIDENCE.
- 3- NEW ACCESS DRIVEWAY
- 3- NEW SEPTIC SYSTEM

MAIN RESIDENCE
NUMBER OF STORY : 1 + BASEMENT
FLOOR AREA : 2559 SF
FIRST FLOOR : 1566 SF
BASEMENT : 993 SF
GARAGE : 532 SF
PARKING: 2 COVERED IN GARAGE
2 OPEN PARKING SPACES FOR GUESTS

SECONDARY UNIT
NUMBER OF STORY : 1
FLOOR AREA : 1200 SF MAX.
PARKING : 1 OPEN SPACE

APPLICABLE CODES:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
2019 CALIFORNIA GREEN BUILDING STANDARDS
2019 FIRE CODE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE

PROJECT DIRECTORY:

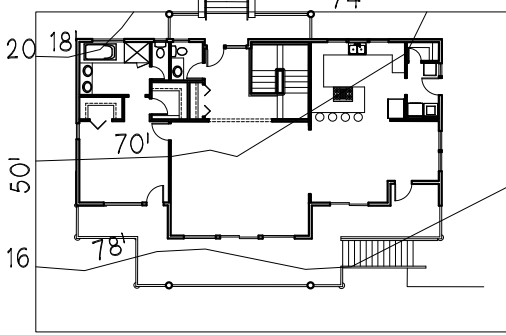
OWNERS:
JAMES & REELEICITA PROCTOR
2575 GLEN HAIG WAY
SAN JOSE, CA 95148
PHONE: 408-806-1134
EMAIL: procsave@comcast.net

ARCHITECT:
THUYEN Q. NGUYENPHUC
ARCHITECT, AIA
CHARRETTE DESIGN INC.
3866 GLENGROVE WAY
SAN JOSE, CA 95121
408-250-5754
thuyenguyenphuc@comcast.net

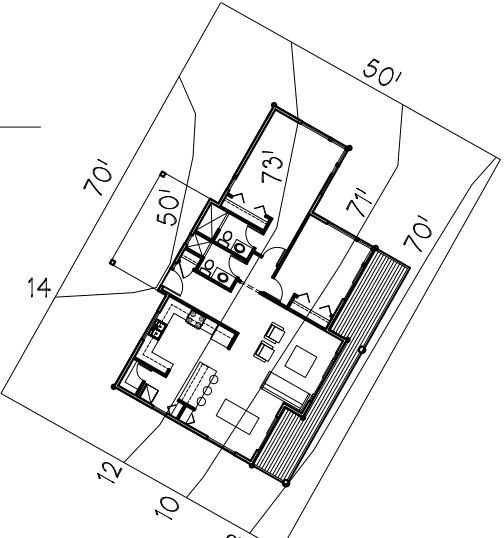
CIVIL ENGINEER:
MARTIN MILLS
MILLS YOUNG ENGINEERING
241 SUNNY PATCH LANE
BEN LOMOND, CA 95005
831-336-8420
martin@millsyoung.com

DRAWING INDEX:
A.1 SITE PLAN
A.2.1 MAIN RESIDENCE 1ST FLOOR PLAN
A.2.2 MAIN RESIDENCE BASEMENT FLOOR PLAN
A.2.3 MAIN RESIDENCE FLOOR AREA CALCULATIONS
A.3 MAIN RESIDENCE ELEVATIONS
A.4 SECONDARY UNIT FLOOR PLANS
A.5 SECONDARY UNIT ELEVATION

AVERAGE SLOPE CALCULATIONS :

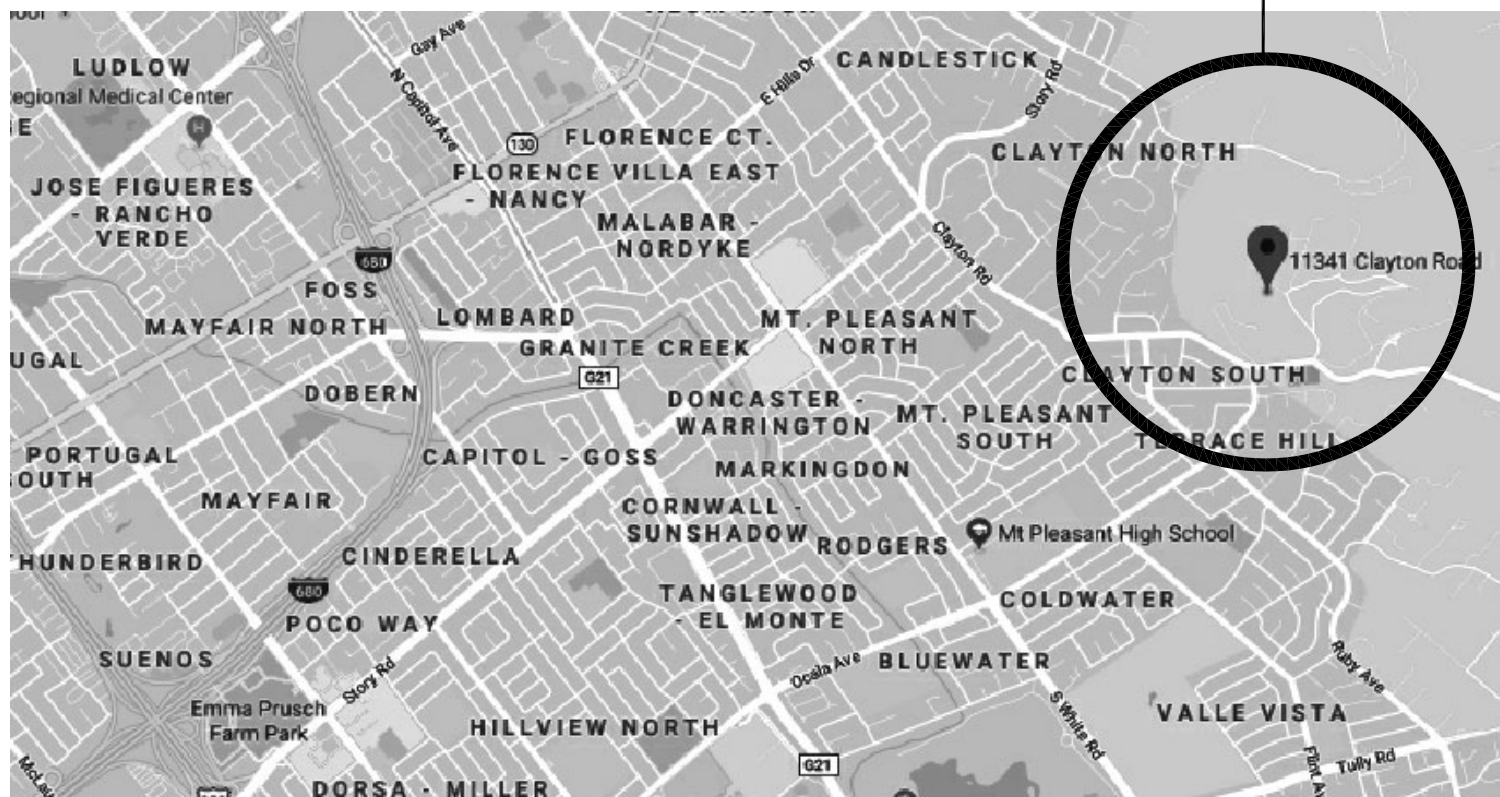


AVERAGE SLOPE @ MAIN RESIDENCE:
(18+70+78) X2 / 74 X 50 = 0.089 8.9%

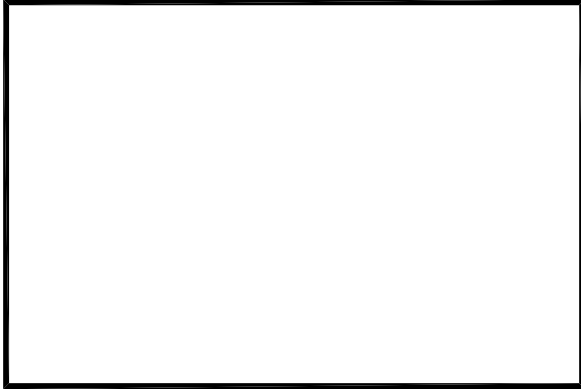


AVERAGE SLOPE @ ADU:
(50+73+71+70) X2 / 70 X 50 = 0.095 9.5%

VICINITY MAP



COUNTY APPROVAL STAMP



PROCTOR RESIDENCE

11341 CLAYTON RD
San Jose - CALIFORNIA

DATE : 4-12-2019

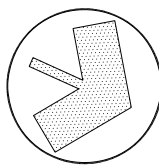
PROJECT NO.: 2019-02

SHEET TITLE : SITE PLAN

SCALE : 1" = 30'

SHEET NO.:

A.1

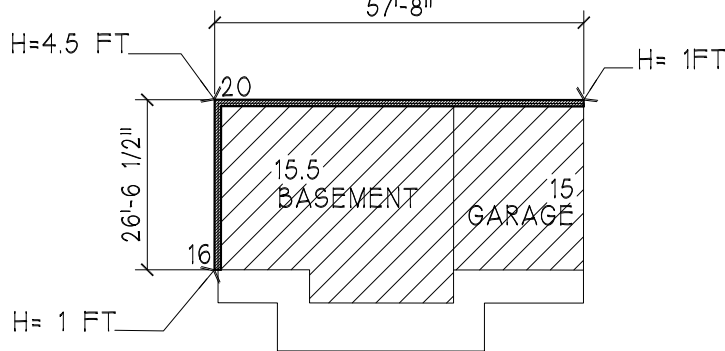


SITE PLAN

SCALE : 1" = 30'

RETAINING WALLS AT MAIN RESIDENCE

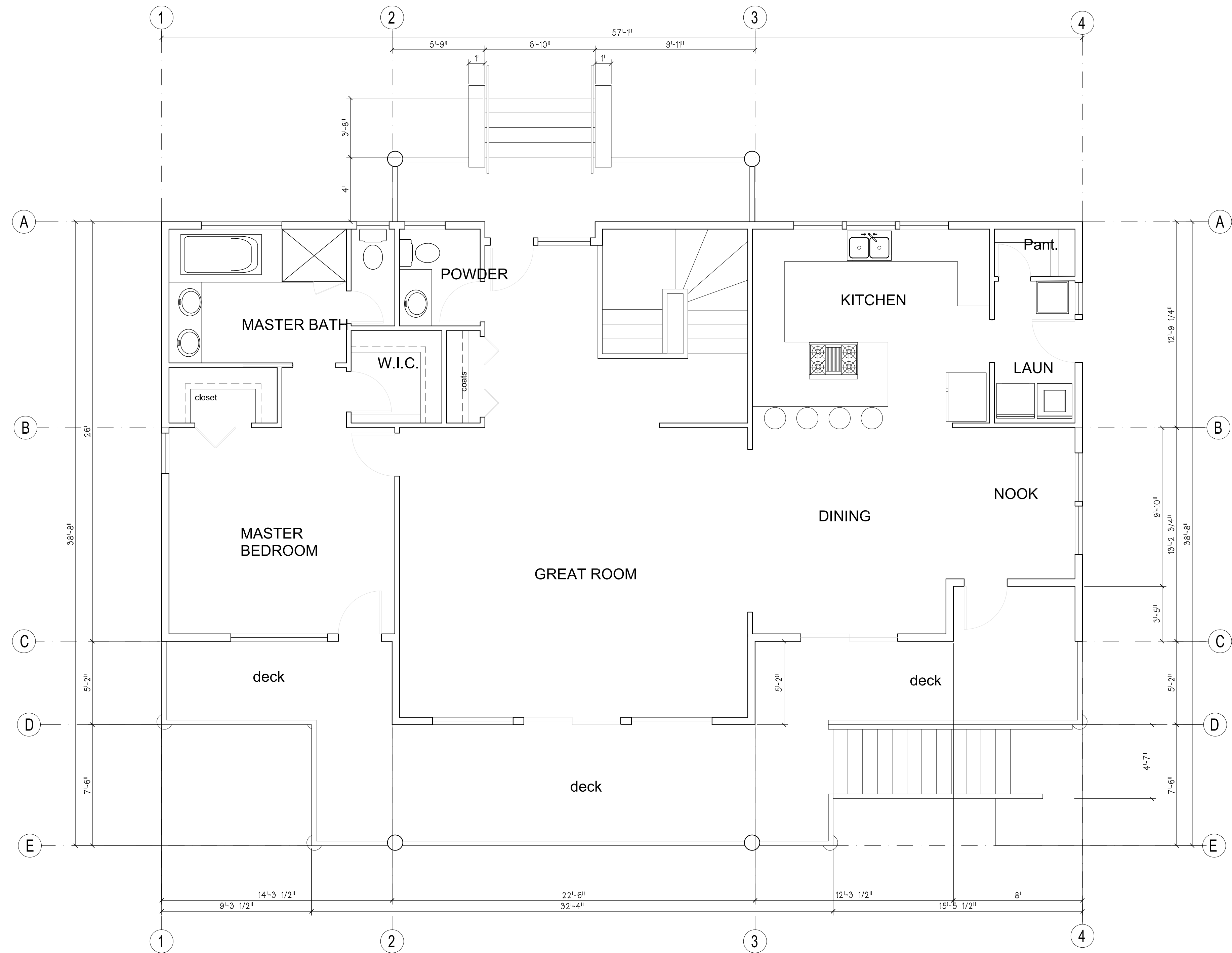
THERE IS NO SITWORK RETAINING WALL



RETAINING WALL
FLOOR AREA
H RETAINING WALL HEIGHT

GRADING QUANTITIES:

SEE CIVIL SHEET T1



FIRST FLOOR PLAN

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

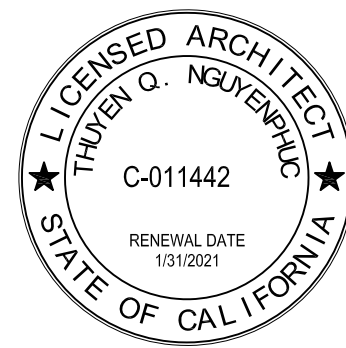
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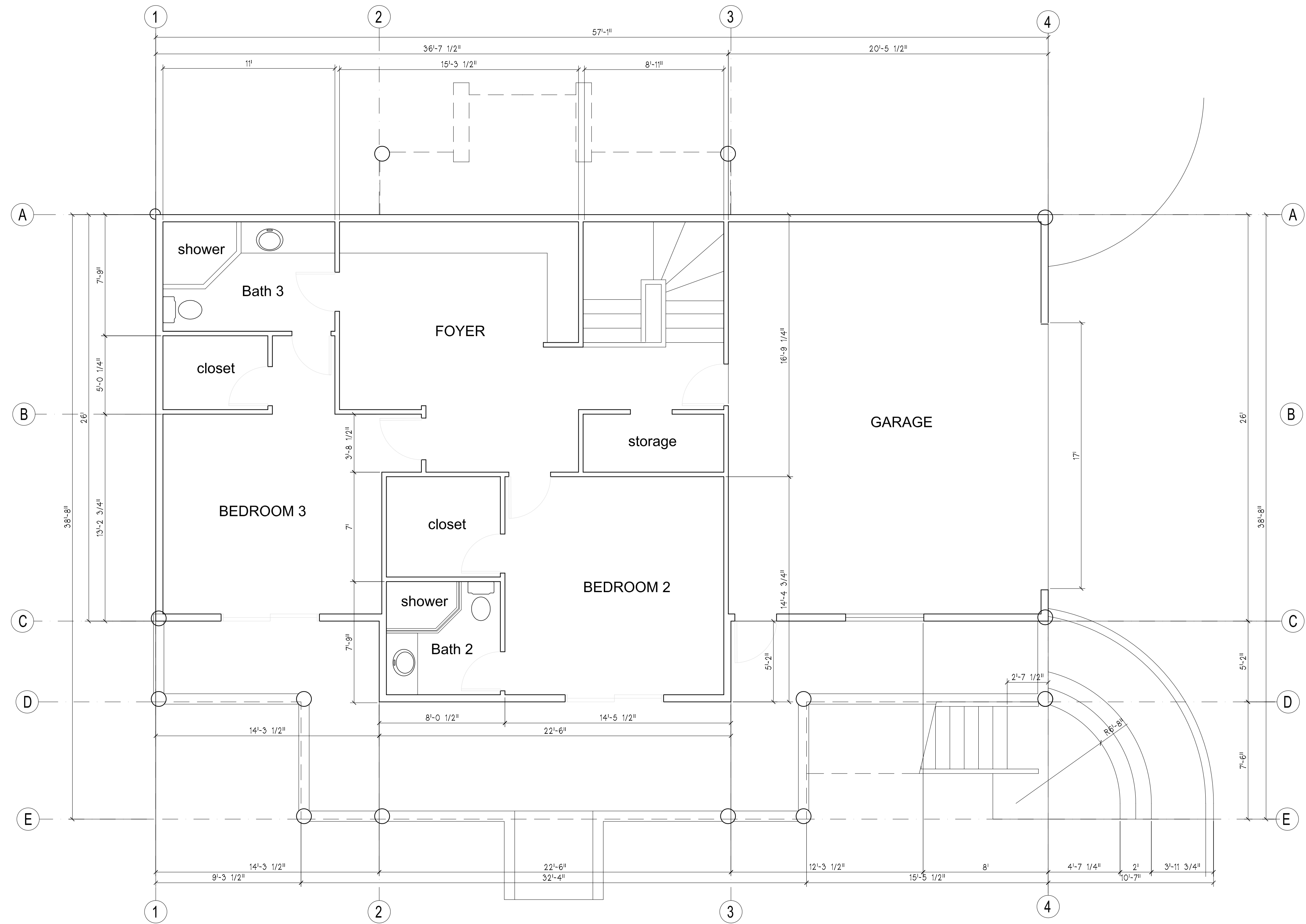
3866 GLENGROVE WAY
SAN JOSE - CA 95121
PHONE : 408-250-5754
EMAIL: thuyenguyenhuc@comcast.net



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DATE :	4-14-2019
PROJECT NO.:	2019-02
SHEET TITLE :	MAIN RESIDENCE 1ST FLOOR PLAN
SCALE :	1/4" = 1'-0"
SHEET NO.:	A.2.1

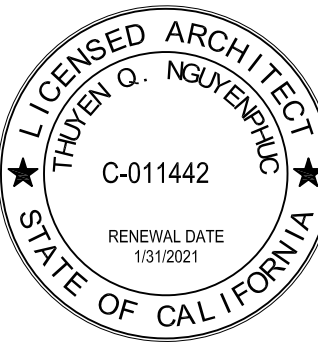


BASEMENT PLAN
SCALE : 1/4" = 1'-0"

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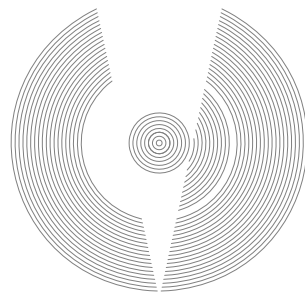


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DATE :	4-14-2019
PROJECT NO.:	2019-02
SHEET TITLE :	MAIN RESIDENCE BASEMENT PLAN
SCALE :	1/4" = 1'-0"
SHEET NO.:	

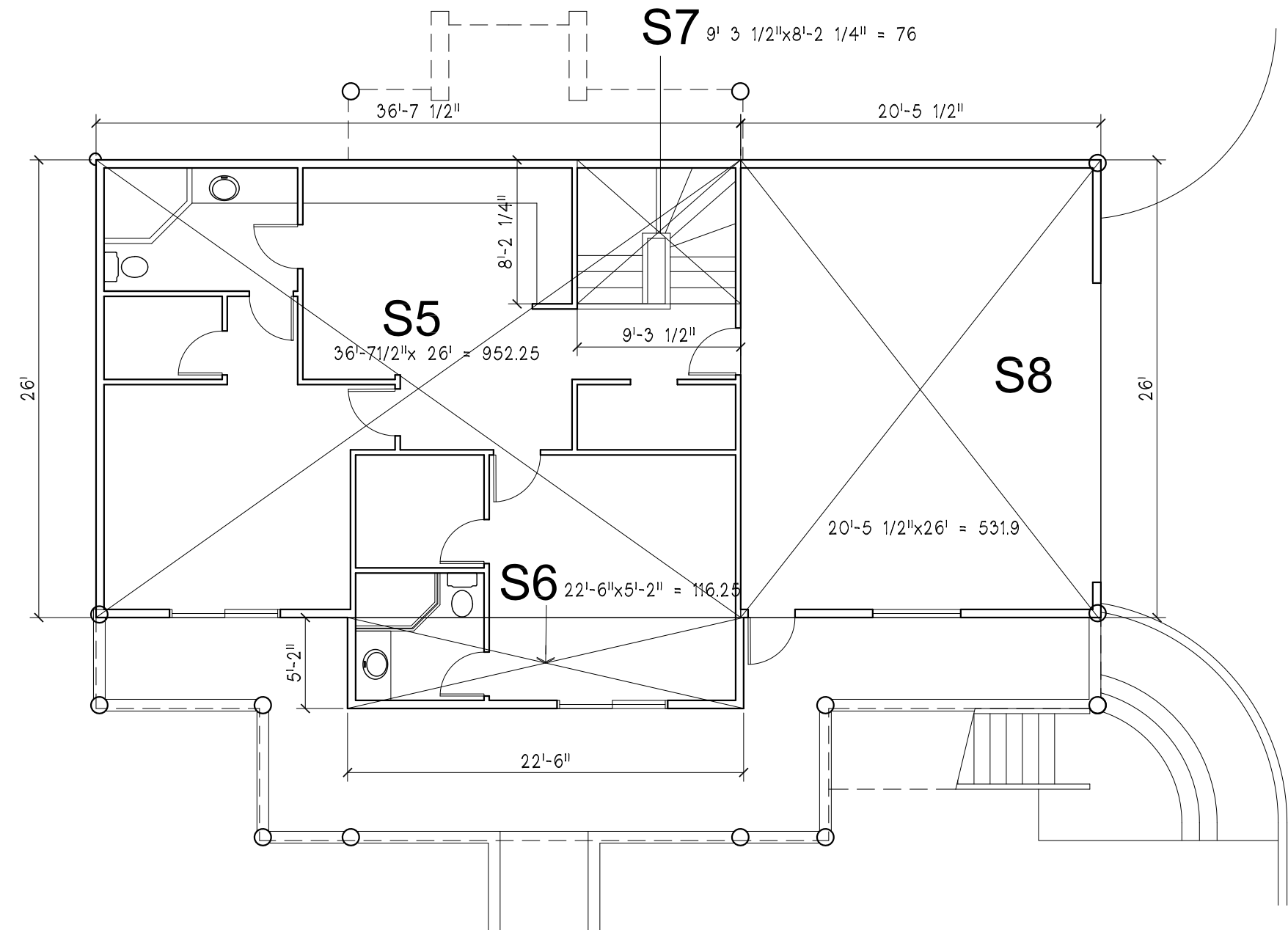
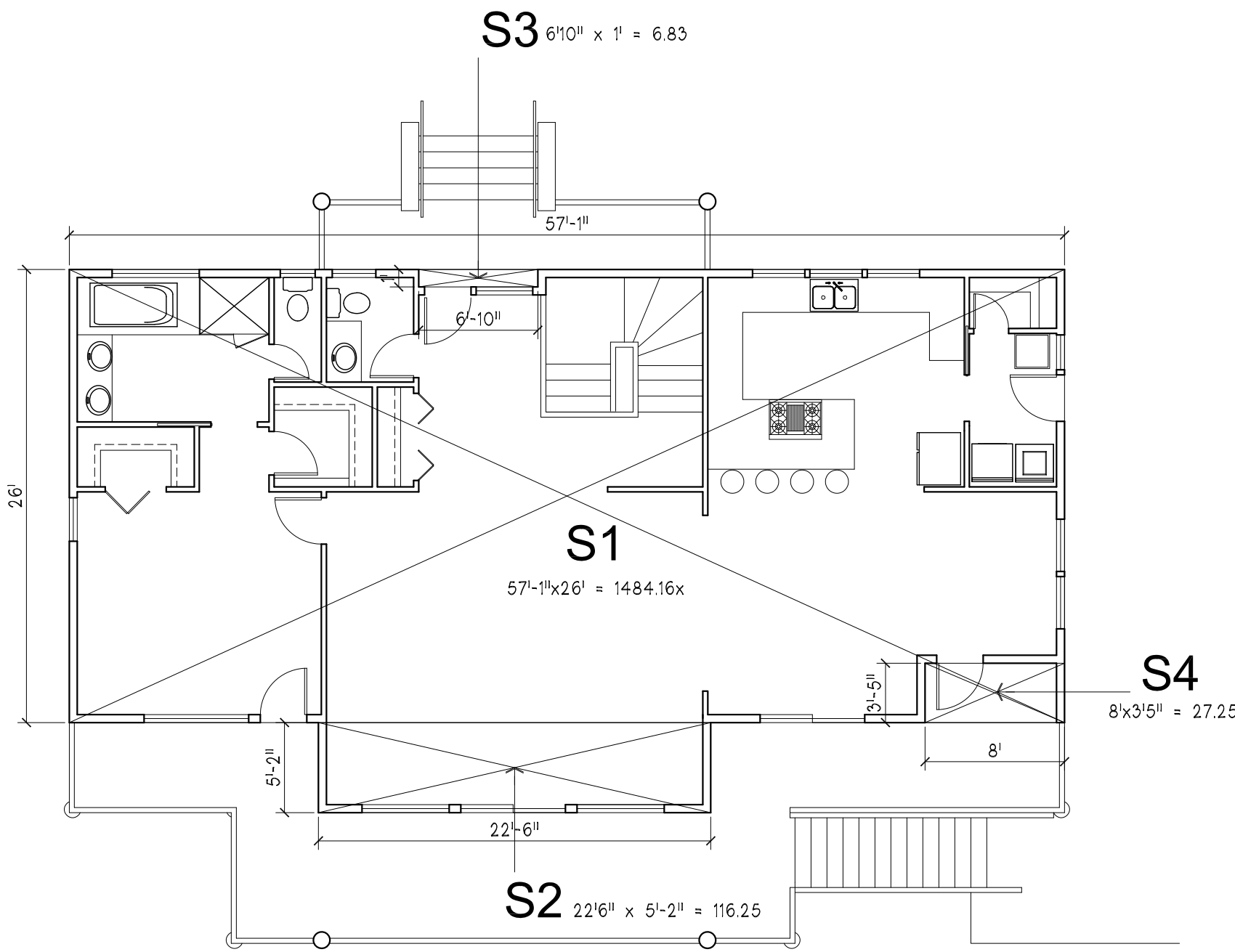
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2559 SF

FIRST FLOOR = S1 + S2 -S3 -S4
= 1484.16 + 116.25 -6.83 - 27.25
= 1600.41 - 34.08
= 1566.33

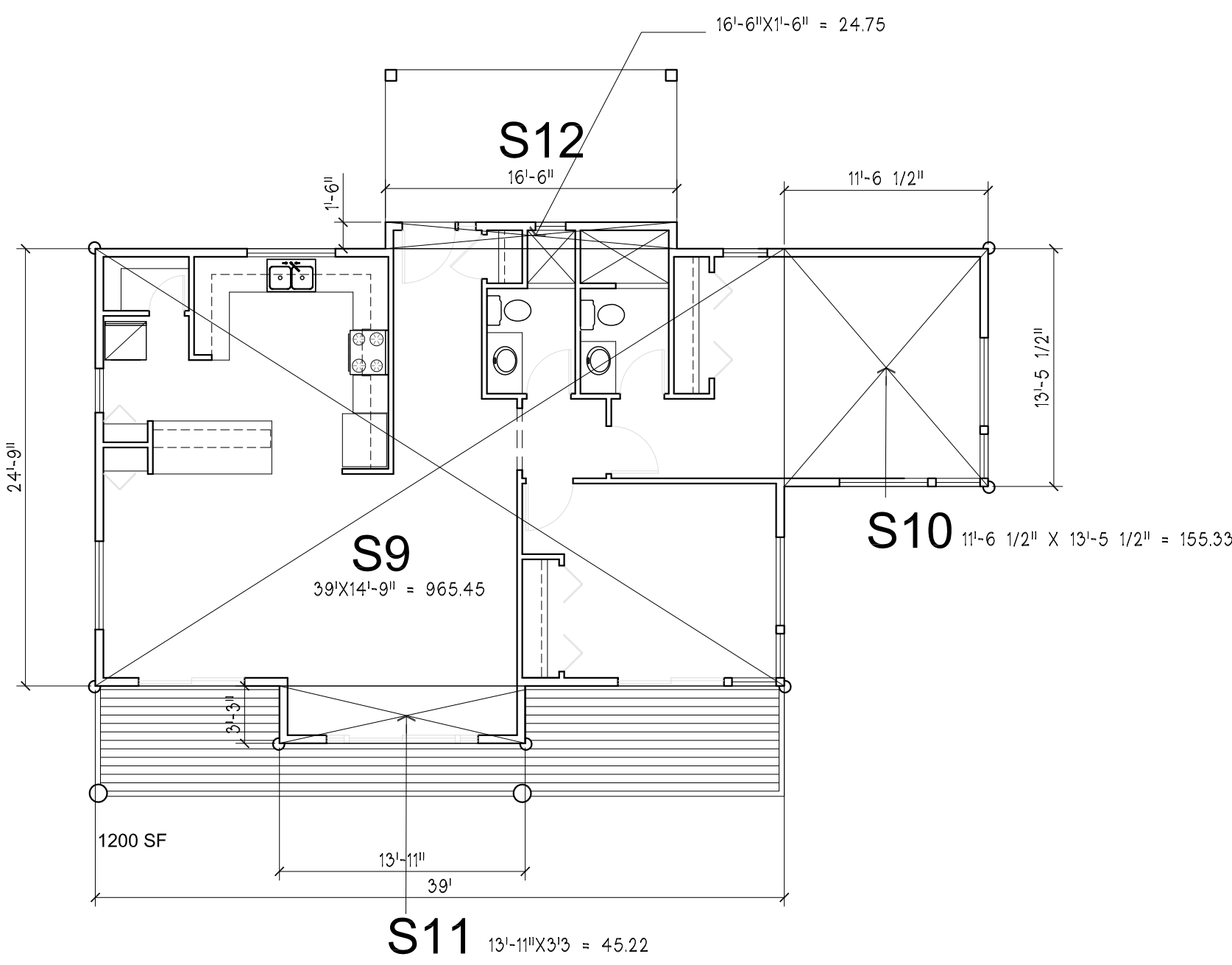
BASEMENT = S5 + S6 - S7
= 952.25 + 116.25 - 76
= 992.5

TOTAL : 1566.33 + 992.5 = 2558.83
= 2559 SF

GARAGE = S8 = 531.9
= 532 SF

MAIN RESIDENCE

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



ADU FLOOR AREA = S9+S10+S11+S12
= 965.45 + 155.33 + 45.22 + 24.75
= 1190.75 OR 1191 SF

ADU

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

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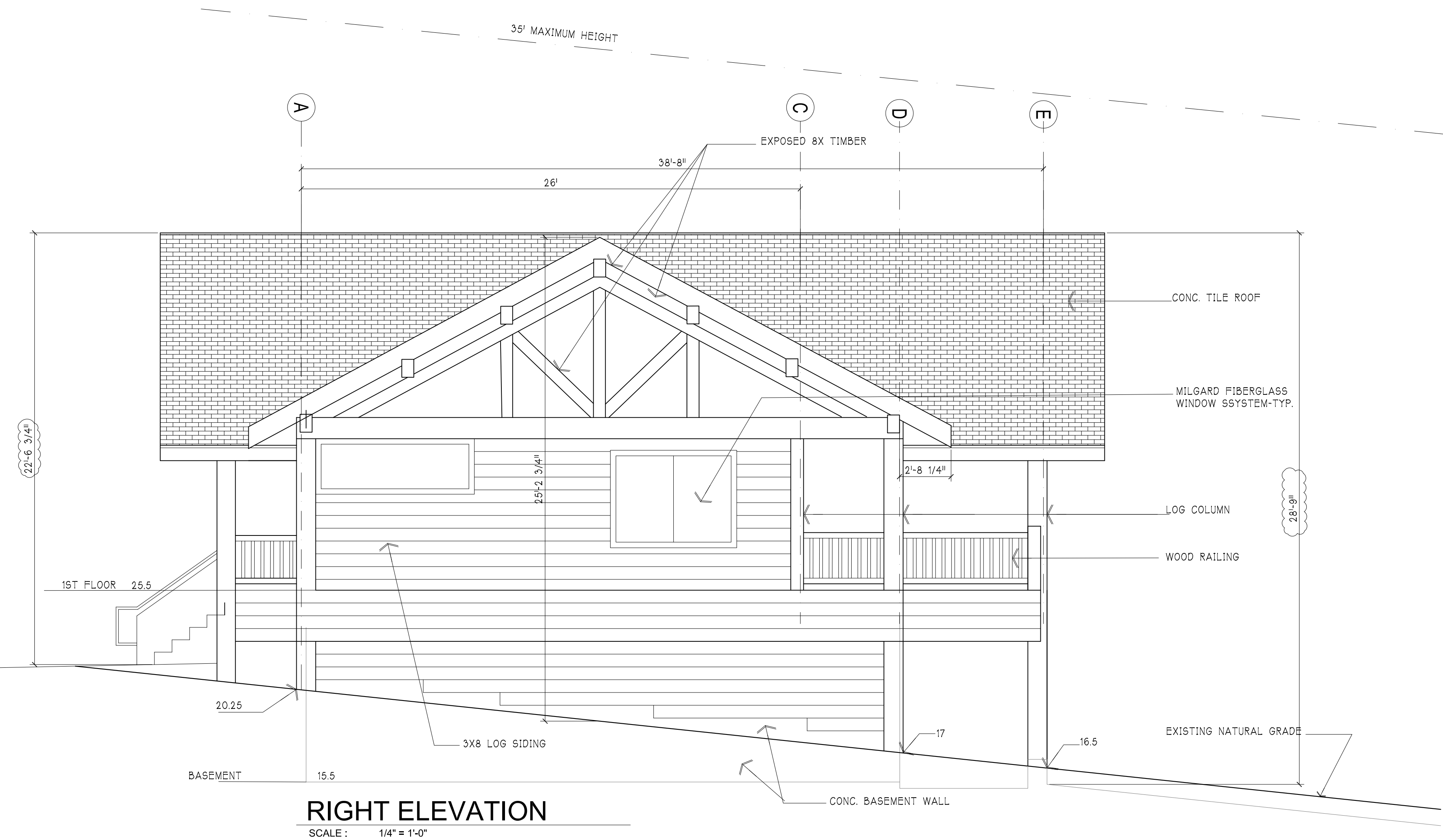
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DATE : 4-14-2019
PROJECT NO.: 2019-02
SHEET TITLE :
**FLOOR AREA
CALCULATIONS**
SCALE : 1/8 = 1'-0"
SHEET NO.:

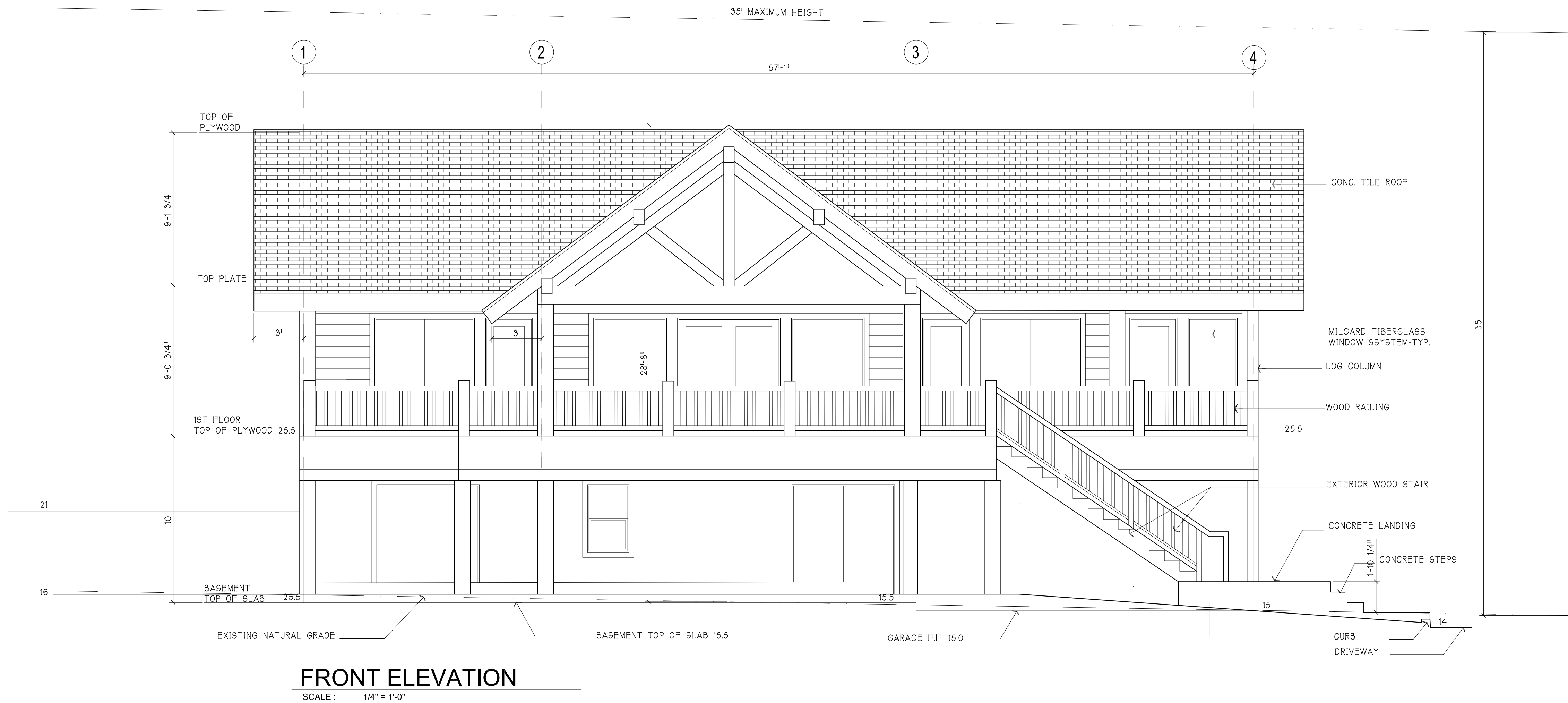
A.2.3





RIGHT ELEVATION

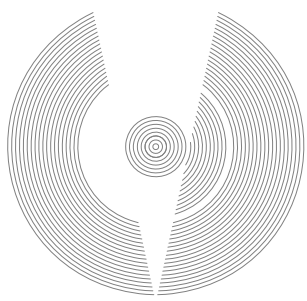
SCALE : 1/4" = 1'-0"



FRONT ELEVATION

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

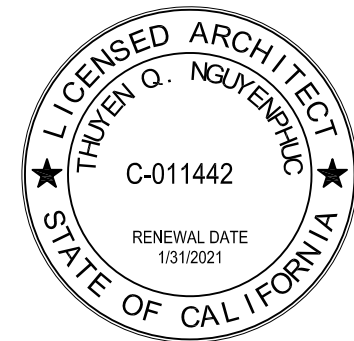
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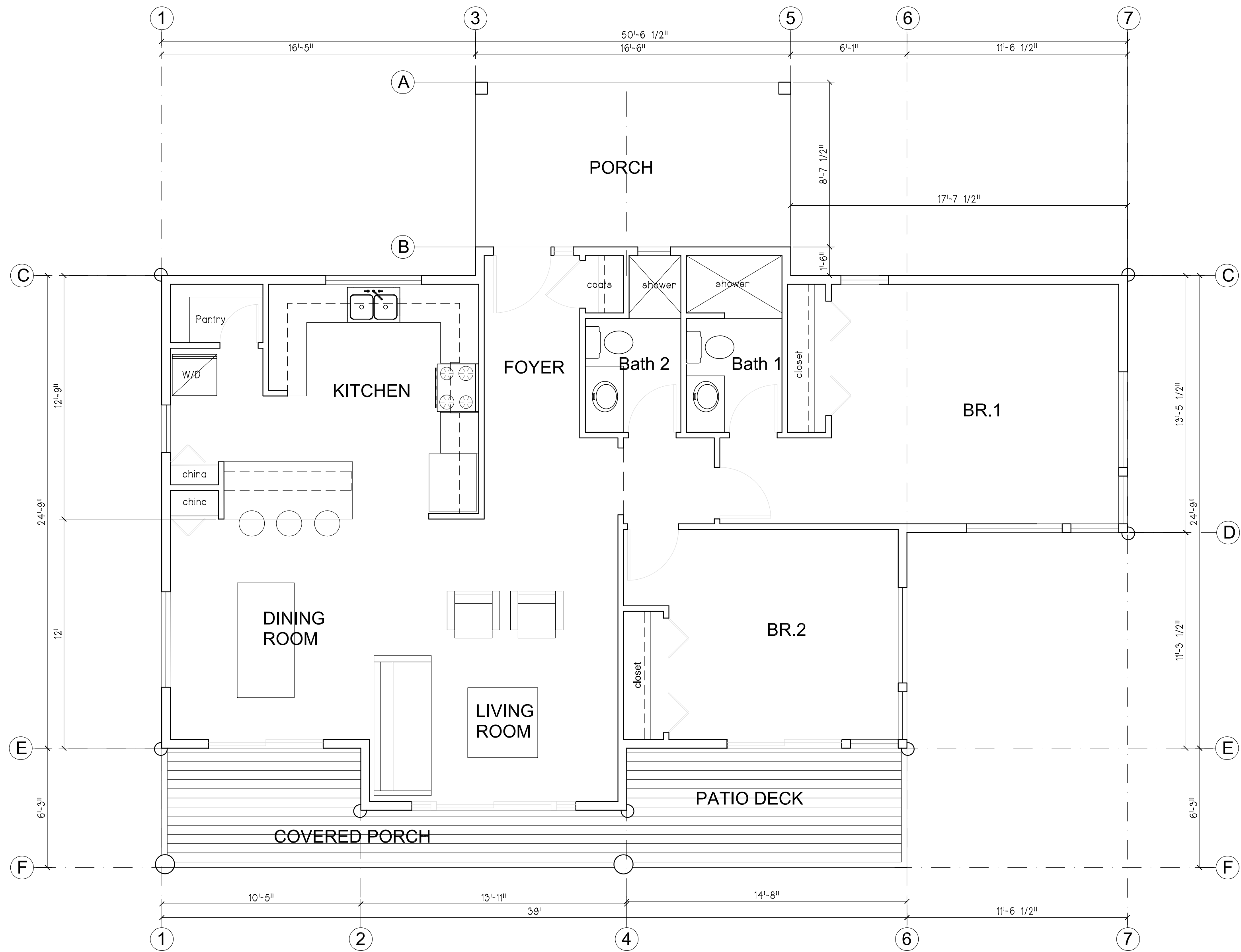
SHEET TITLE :

**MAIN RESIDENCE
ELEVATIONS**

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

SHEET NO.:

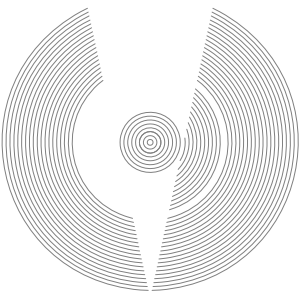
A.3.1



FLOOR PLAN

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

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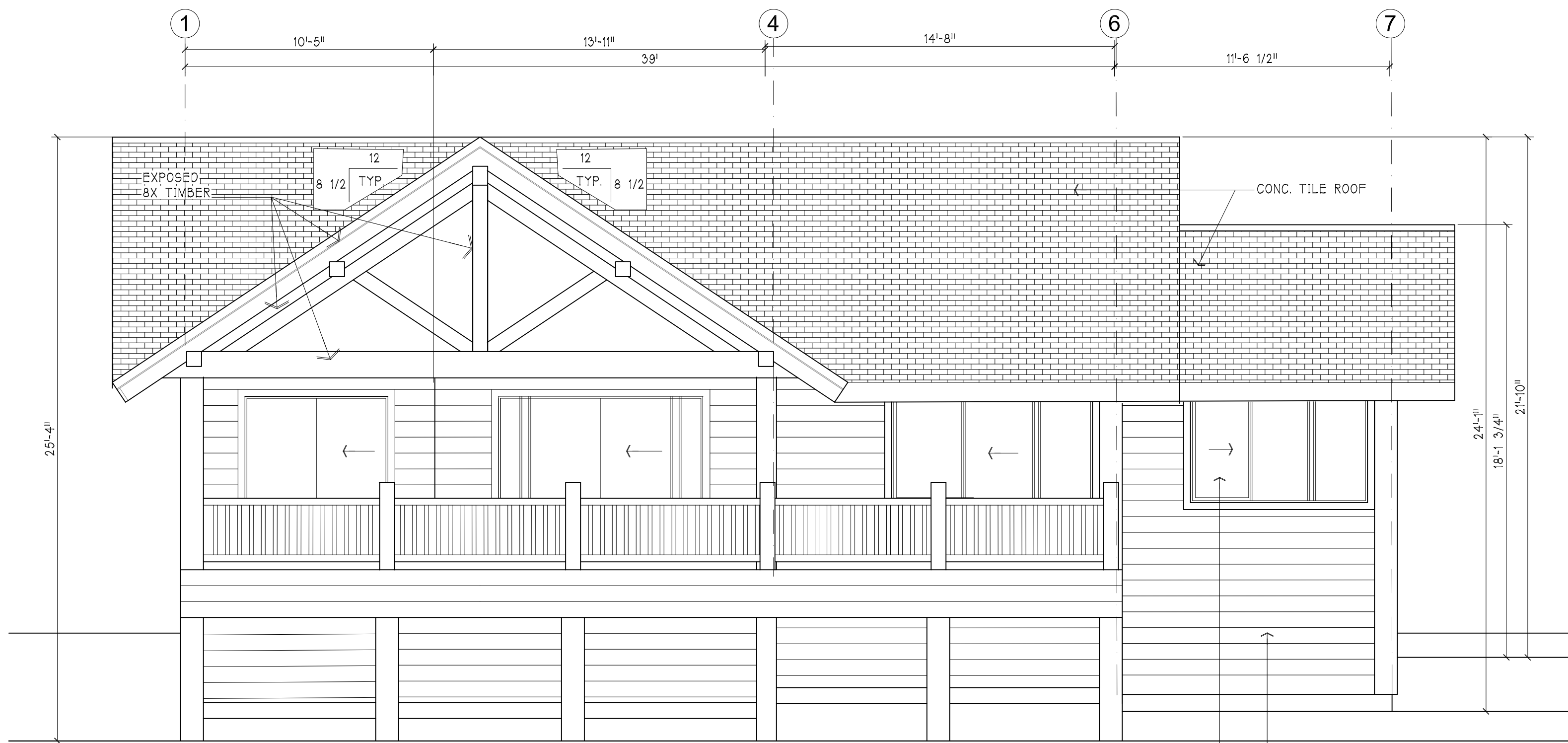
SHEET TITLE :
SECONDARY UNIT
FLOOR PLAN

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

SHEET NO.:

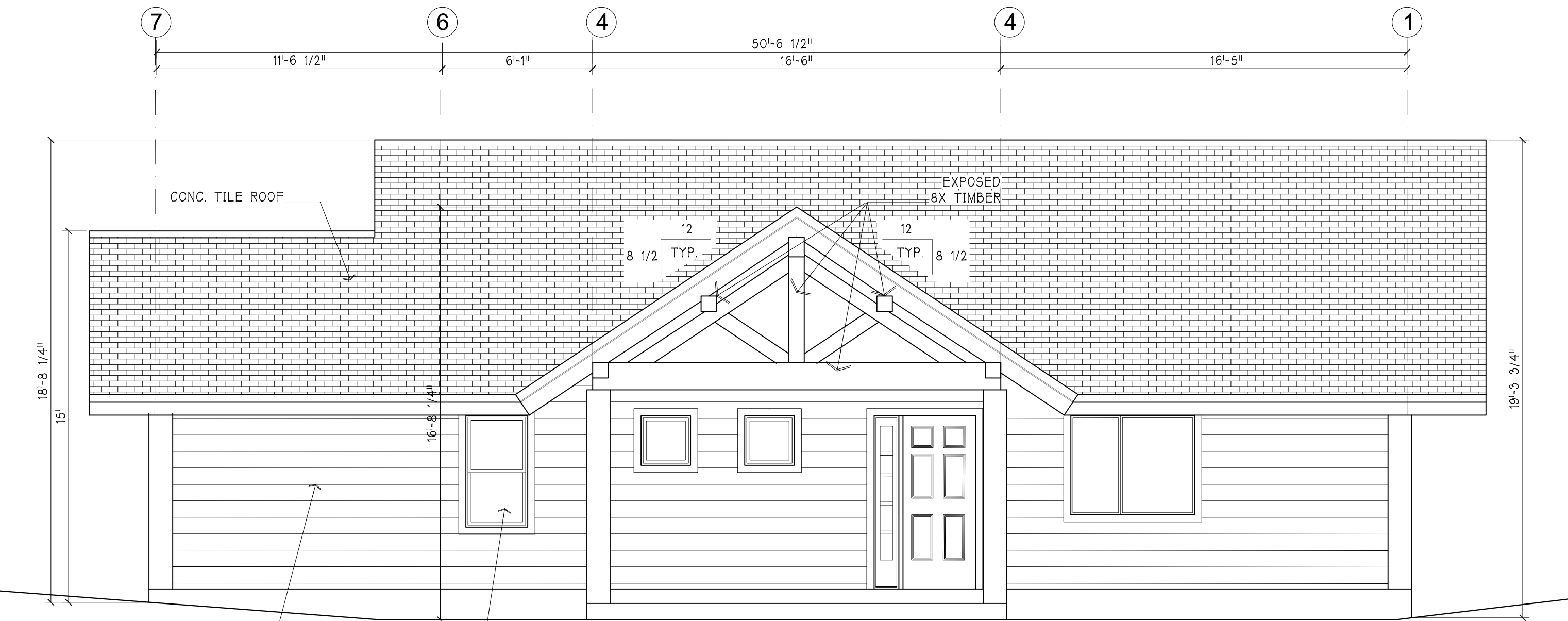


A.5



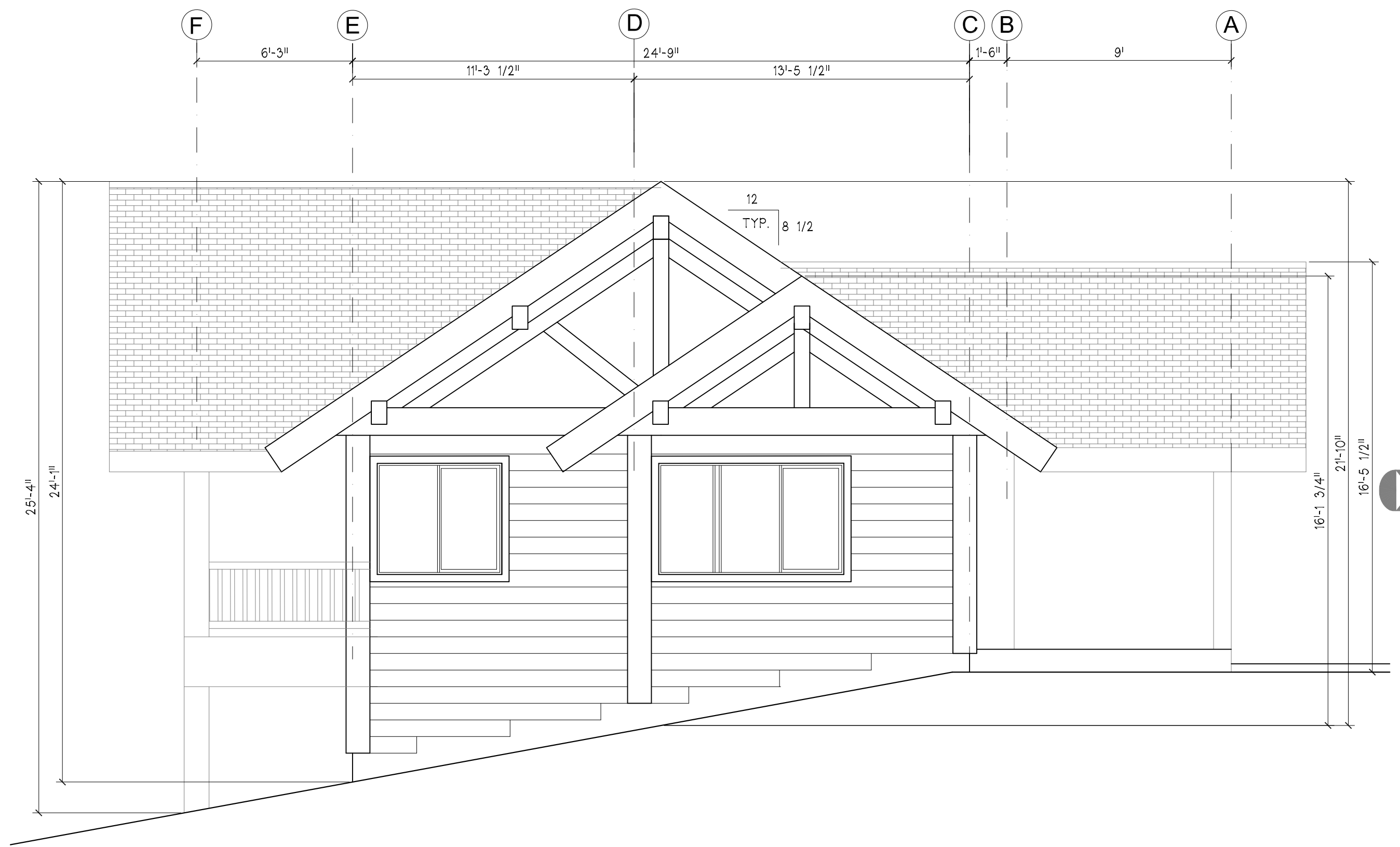
REAR ELEVATION

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



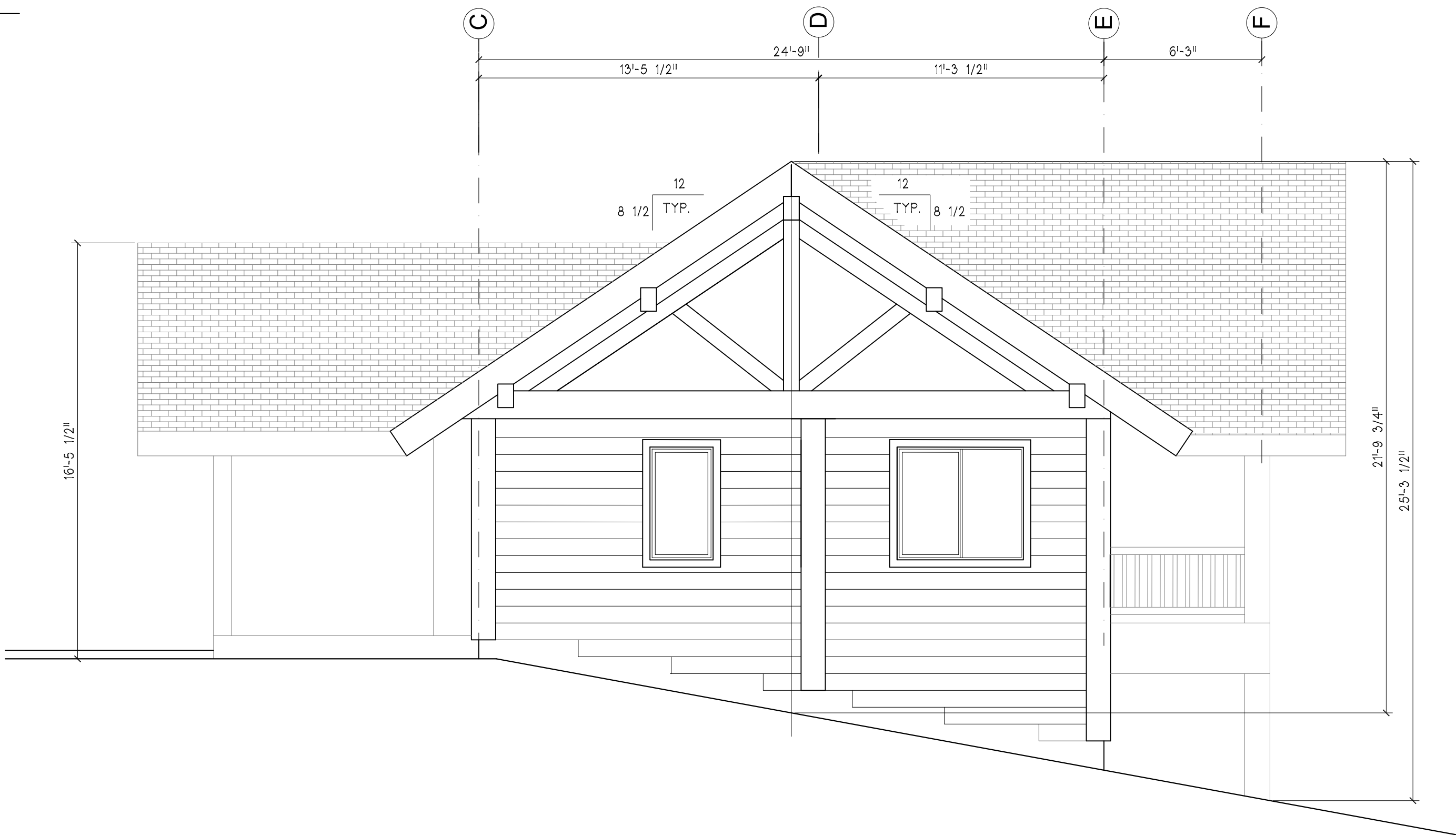
FRONT ELEVATION

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



LEFT ELEVATION

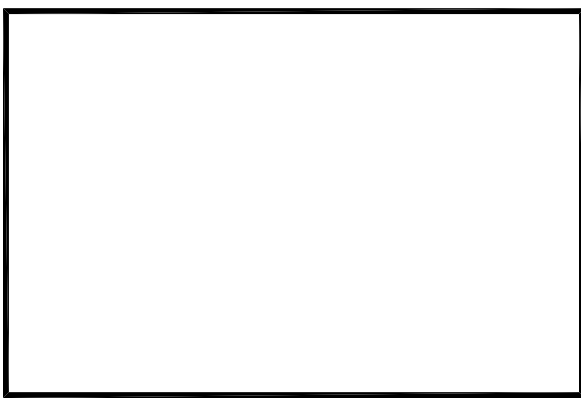
SCALE : 1/4" = 1'-0"



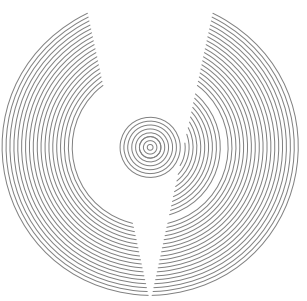
RIGHT ELEVATION

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

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DATE : 4-14-2019
PROJECT NO.: 2019-02

SHEET TITLE :
**SECONDARY UNIT
ELEVATIONS**

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

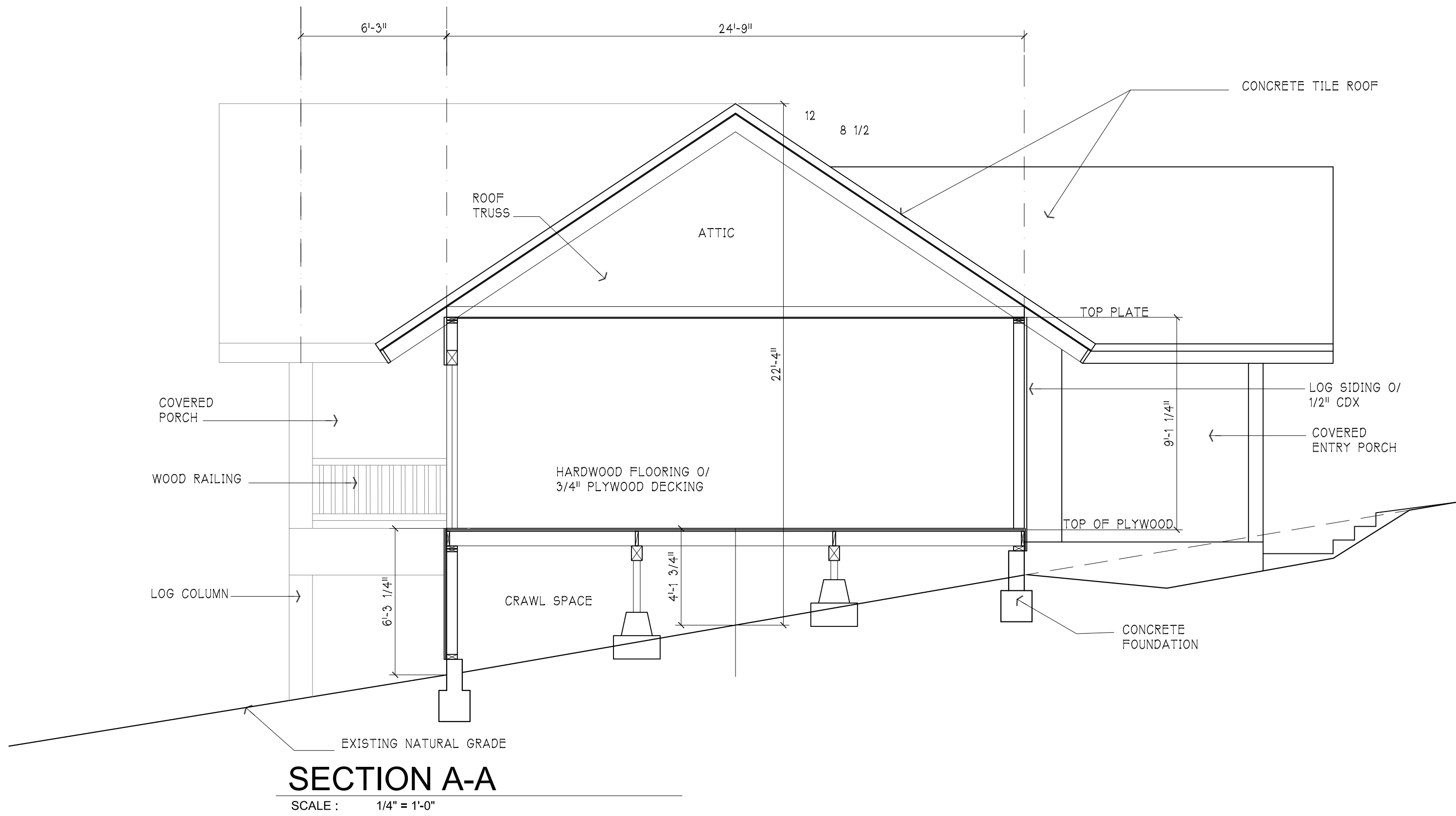
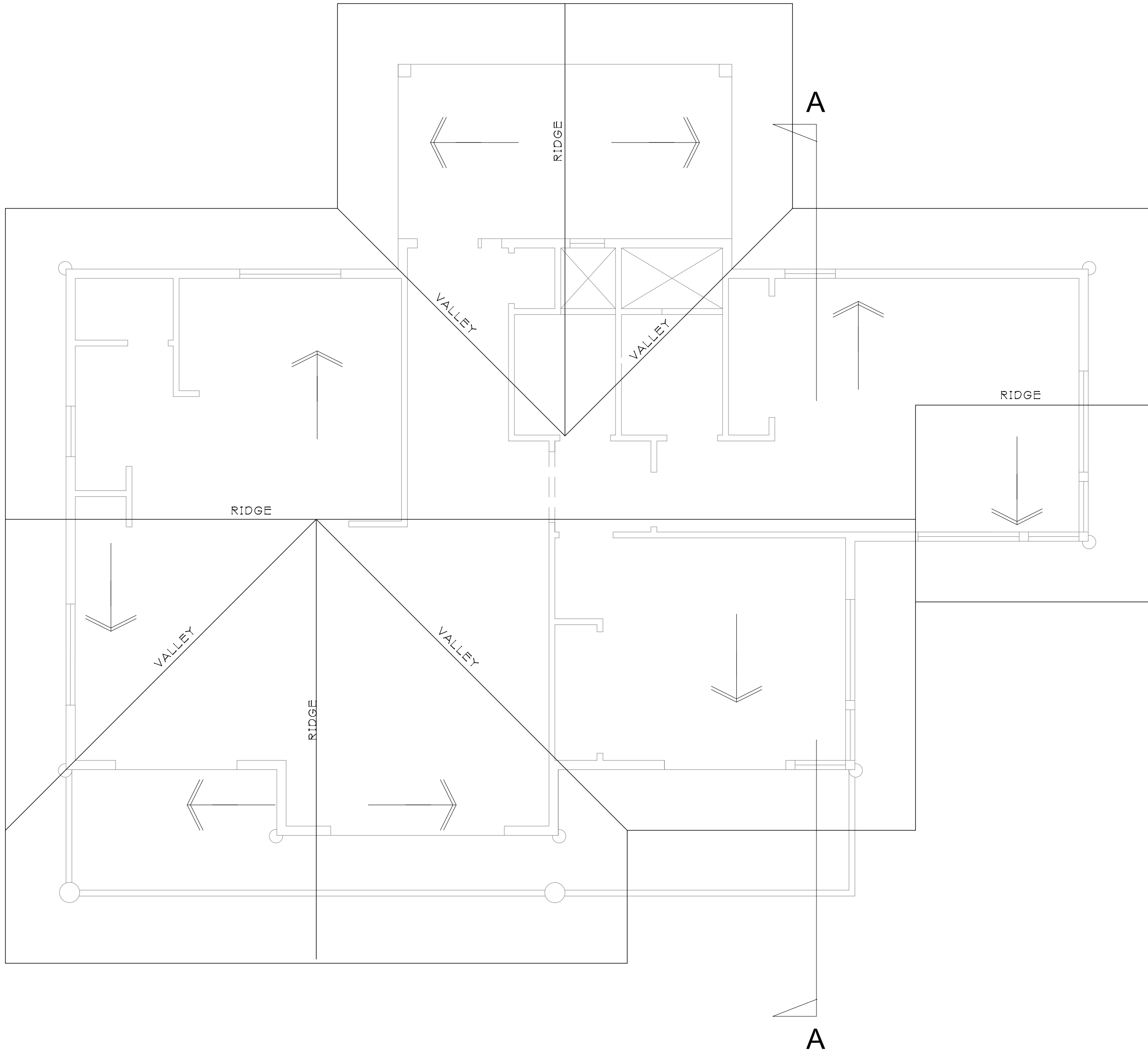
SHEET NO.:



A.6

ROOF PLAN

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

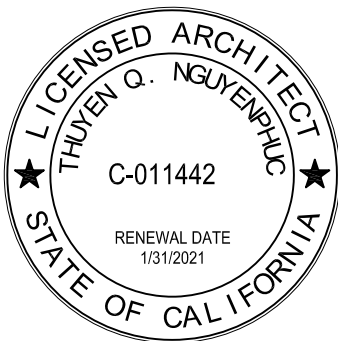


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DATE :	4-14-2019
PROJECT NO.:	2019-02
SHEET TITLE :	SECONDARY UNIT ROOF - SECTION
SCALE :	1/4" = 1'-0"
SHEET NO.:	

A.7