

SCOPE OF WORK

- 1- DESIGNING THE EXISTING 1st FLOOR AND NEW 2nd FLOOR ADDITION .
- 2- DESIGNING THE 1st FLOOR REMODELING
- 3- MOVING THE EXISTING 1st FLOOR FURNACE FROM ATTIC TO UTILITY ROOM & ADDING THE 2nd FLOOR FURNACE IN THE HALLWAY CLOSET
- 4- UPGRADING THE EXISTING ELECTRICAL SERVICE TO 200 AMP
- 5- MOVING THE SIDE YARD LAUNDRY TO THE 1st FLOOR UTILITY ROOM
- 6- UPGRADING THE EXISTING TANKLESS WATER HEATER PER TITLE 24
- 7- REMOVING THE LEFT SIDE YARD SHED STORAGE
- 8- REMOVING THE SHADING STRUCTURE ON THE RIGHT SIDE YARD
- 9- REMOVING TUB FROM THE GARAGE RESTROOM
- 10- REPLACING THE 1st FLOOR DINING ROOM EXTERIOR DOOR WITH A WIDER NEW ONE
- 11- REMOVING THE 1st FLOOR GARAGE FRONT ELEVATION BRICKS
- 12- REMOVING FIRE PLACE
- 13- MOVING FRONT YARD WATER SOFTNER
- 14- REMOVING CMU FENCES IN THE RIGHT OF WAY
- 15- INSTALLING EVC IN THE GARAGE
- 16- LEGALIZING EVC ON THE RIGHT SIDE YARD- GARAGE WALL
- 17- INSTALLING A SEPARATE WATER METER
- 18- SPECIAL INSPECTIONS / HERS INSPECTIONS

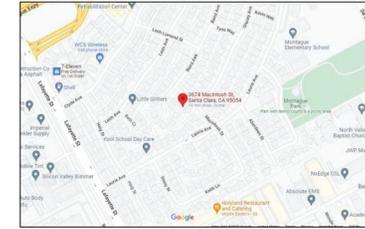
PROJECT INFORMATION

ASSESSOR'S PARCEL NO. (APN)	101-22-039
ZONING DISTRICT	R1- 6L
OCCUPANCY GROUP	R-3/U
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	FULLY SPRINKLERED
NUMBER OF STORIES	2
GARAGE PARKING SPACE	2
SLOPE AT BUILDING'S EDGE	0
AVERAGE SLOPE OF ENTIRE SITE	0
LOT AREA	6129 SF
BUILDING MAXIMUM HEIGHT	24'
MAXIMUM ALLOWED LOT COVERAGE	%40
MAXIMUM ALLOWED BUILDING HEIGHT	25'
MINIMUM REQUIRED 1st FLOOR FRONT SETBACK	20'
MINIMUM REQUIRED REAR SETBACK	20'
MINIMUM REQUIRED SIDE SETBACK	5'

FAR, COVERAGE, 2nd FLOOR RATIO

FAR	
(E) RESIDENCE:	1474.99 SF
(E) GARAGE	478.64 SF
(E) ENTRY COVERED PORCH	48.75 SF
(E) 1st FLOOR AREA	2002.38 SF
(P) 1st FLOOR ENTRY ADDITION	161.63 SF
(P) 1st FLOOR TOTAL AREA	2164.01 SF
(P) 2nd FLOOR (ADDITION) TOTAL AREA	1327.21 SF
(P) 1st FLOOR & 2nd FLOOR ADDITION	1488.84 SF
(P) HOUSE TOTAL AREA	3491.22 SF
(P) 1st FLOOR REMODELING AREA	357.05 SF
(P) INSIDE DEMOLITION AREA	357.05 SF
LOT COVERAGE	
(E) LOT AREA	6129 SF
(P) 1st FLOOR TOTAL AREA	2164.01 SF
(E) SHED STORAGE 1:	99 SF
(P) 2164.01+99= 2263.01 SF / 6129 SF	36.9% < %40
2nd FLOOR AREA / 1st FLOOR AREA RATIO	
1327.21 SF / 2164.01 SF	61.3%

CINDY NGUYEN & TONY WONG 2nd FLOOR ADDITION & REMODELING 3674 MACINTOSH St. SANTA CLARA CITY, CA 95054



VICINITY MAP



PARCEL MAP

BUILDING CODES

- 2019 CA Fire (2018 IFC)
- CBC 2019 California Building Code
- CRC 2019 California Residential Code
- CPC 2019 California Plumbing Code
- CEC 2019 California Electrical Code, Title 24
- CMC 2019 California Mechanical Code
- Building Energy Efficiency Standards 2019
- CALGreen 2019 Code California Green

DRAWINGS INDEX

ARCHITECTURE	
A1.1	COVER SHEET
A1.2	NEIGHBORHOOD
A2.1	(E) SITE PLAN
A2.2	(P) SITE PLAN
A3.1	(E) 1st FLOOR PLAN
A3.2	(E) ELEVATIONS
A4.1	(P) DEMOLITION PLAN
A4.2	(P) 1st FLOOR PLAN
A4.3	(P) 2nd FLOOR PLAN
A4.4	FLOOR PLAN DIAGRAM
A4.5	(P) ELEVATIONS-1
A4.6	(P) ELEVATIONS-2
A4.7	(P) ELEVATIONS MATERIALS

**Design
Arbel**

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PROJECT TITLE

CINDY NGUYEN & TONY WONG
2nd FLOOR ADDITION & REMODELING
3674 MACINTOSH St. SANTA CLARA
CITY, CA 95054

DRAWING TITLE

COVERSHEET

DATE

03-22-22

ENGINEER

DESIGNER

ARBEL TOUMEH

DRAWN

ARBEL TOUMEH

APPROVED

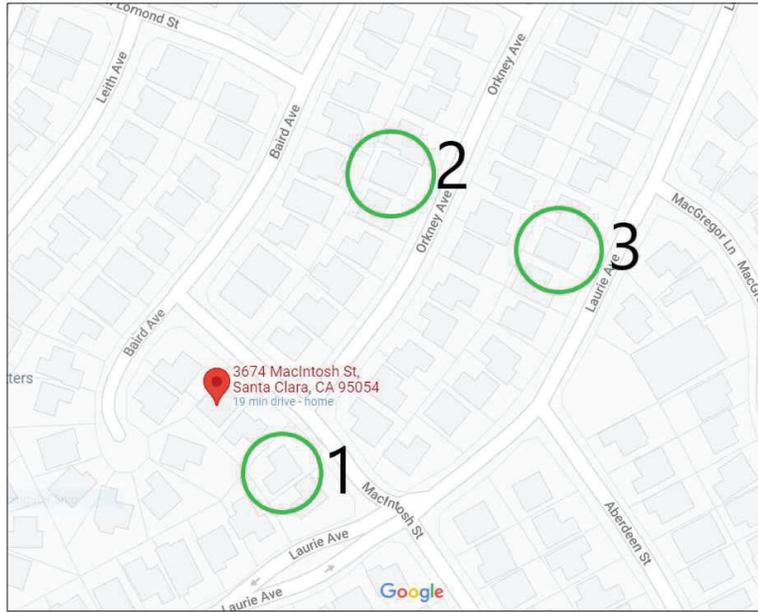
FILE NO.

110-AR-00

SHEET NO.

A-1.1

THE 2 STORY SINGLE FAMILY HOUSES IN THE SUBJECT PROPERTY NEIGHBORHOOD (3 CASES)



KEY PLAN



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PROJECT TITLE

**CHDY NGUYEN & TONY WONG
2674 MACINTOSH ST. SANTA CLARA
CITY, CA 95054**

DRAWING TITLE

**NEIGHBORHOOD
TWO STORY HOUSES**

DATE

03-22-22

ENGINEER

DESIGNER

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DRAWN

ARBEL TOUMEH

APPROVED

FILE NO.

110-AR-00

SHEET NO.

A-1.2



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2nd FLOOR ADDITION
3874 MACINTOSH ST. SANTA CLARA
CITY, CA 95054**

DRAWING TITLE
(E) SITE PLAN

DATE
03-22-22

ENGINEER

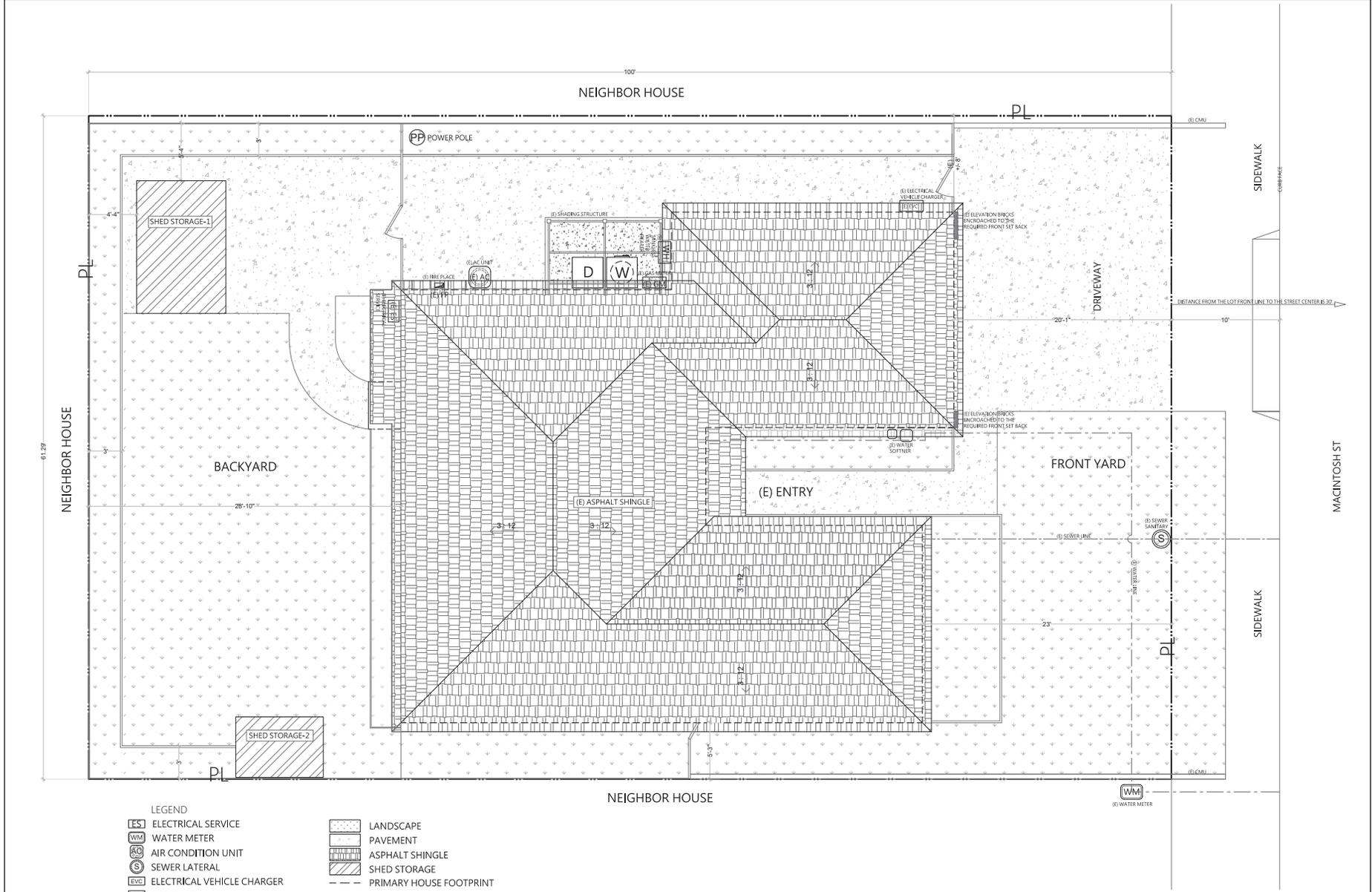
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SHEET NO.
A-2.1



- LEGEND
- ELECTRICAL SERVICE
 - WATER METER
 - AIR CONDITION UNIT
 - SEWER LATERAL
 - ELECTRICAL VEHICLE CHARGER
 - FIRE PLACE
 - WATER HEATER
 - GAS METER
 - POWER POLE
 - CEMENT MASONRY UNIT

- LANDSCAPE
- PAVEMENT
- ASPHALT SHINGLE
- SHED STORAGE
- PRIMARY HOUSE FOOTPRINT

(E) SITE PLAN
SC: 1/4"=1'



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2nd FLOOR ADDITION
3874 MACINTOSH ST. SANTA CLARA
CITY, CA 95054**

DRAWING TITLE
(P) SITE PLAN

DATE
03-22-22

ENGINEER

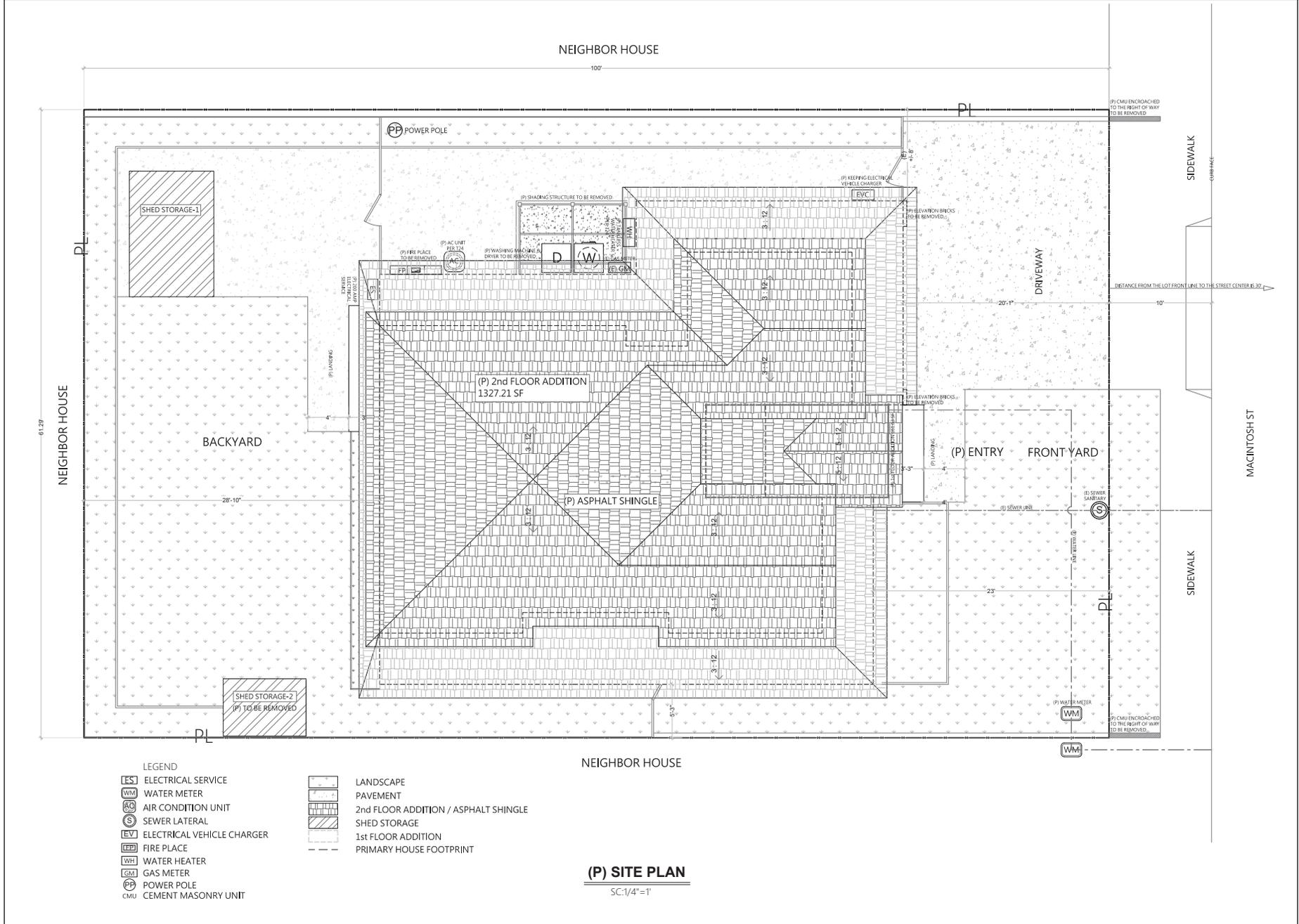
DESIGNER
ARBEL TOUMEH

DRAWN
ARBEL TOUMEH

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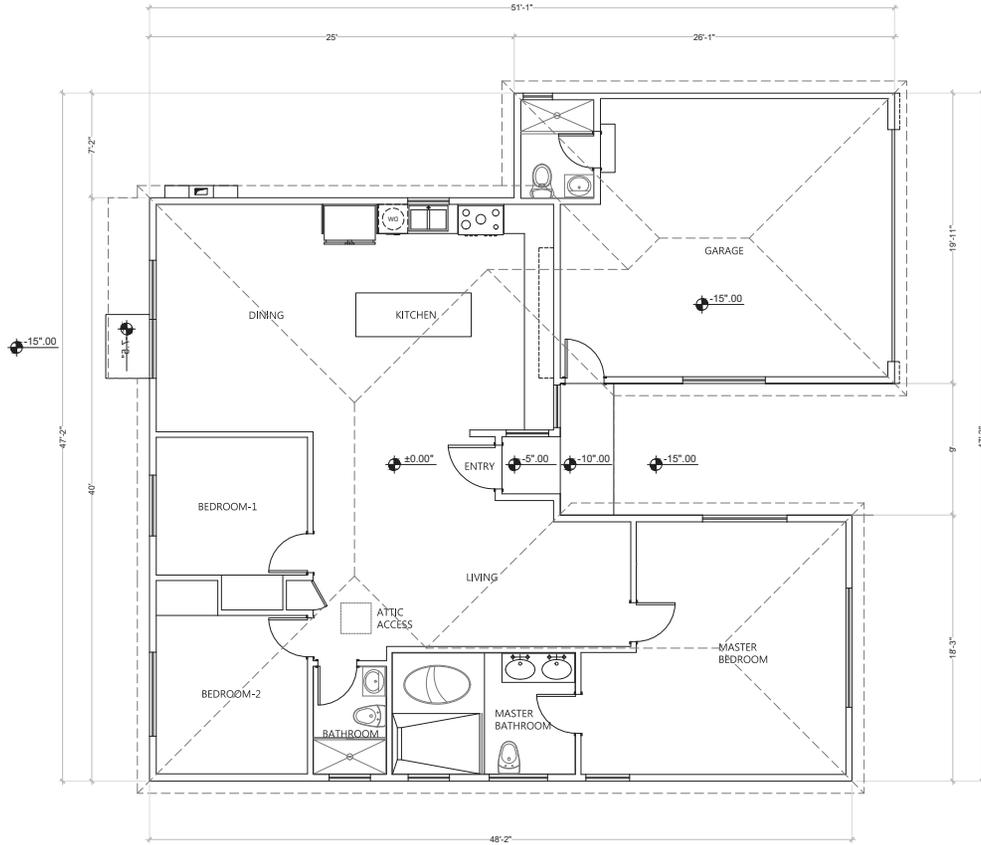
SHEET NO.
A-2.2



- LEGEND
- ELECTRICAL SERVICE
 - WATER METER
 - AIR CONDITION UNIT
 - SEWER LATERAL
 - ELECTRICAL VEHICLE CHARGER
 - FIRE PLACE
 - WATER HEATER
 - GAS METER
 - POWER POLE
 - CEMENT MASONRY UNIT

- LANDSCAPE
- PAVEMENT
- 2nd FLOOR ADDITION / ASPHALT SHINGLE
- SHED STORAGE
- 1st FLOOR ADDITION
- PRIMARY HOUSE FOOTPRINT

(P) SITE PLAN
SC:1/4"=1'



(E) 1st FLOOR PLAN
 SC: 1/4" = 1'

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 2nd FLOOR ADDITION
 3874 MACINTOSH St. SANTA CLARA
 CITY, CA 95054**

DRAWING TITLE
(E) 1st FLOOR PLAN

DATE
03-22-22

ENGINEER

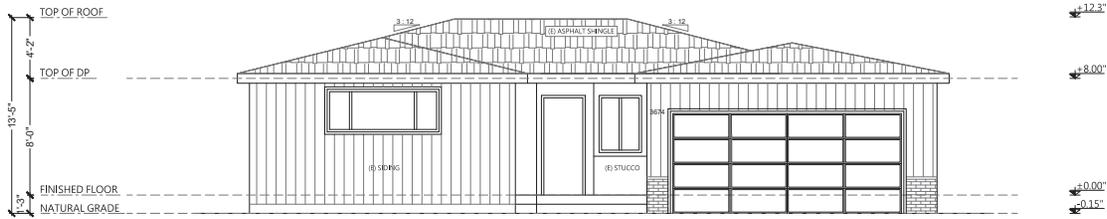
DESIGNER
ARBEL TOUMEH

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ARBEL TOUMEH

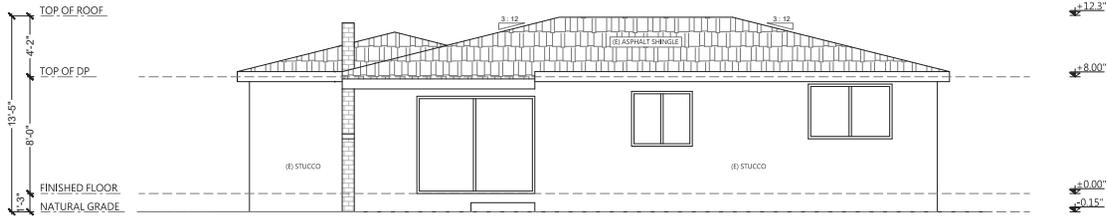
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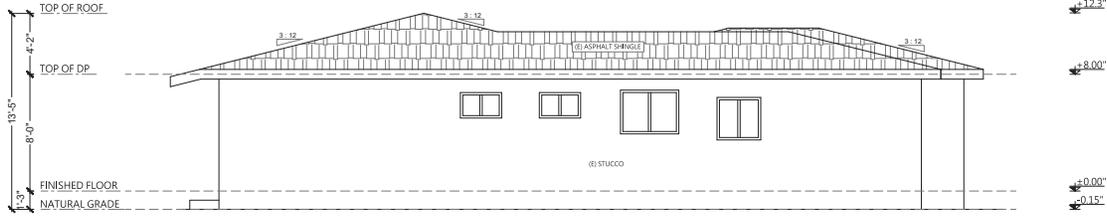
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A-3.1



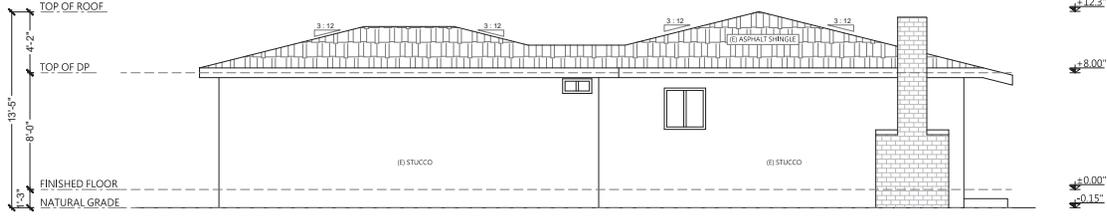
(E) FRONT ELEVATION
SC:1/4"=1'



(E) REAR ELEVATION
SC:1/4"=1'



(E) LEFT ELEVATION
SC:1/4"=1'



(E) RIGHT ELEVATION
SC:1/4"=1'



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2nd FLOOR
3874 MACINTOSH ST. SANTA CLARA
CITY, CA 95054

DRAWING TITLE

(E) ELEVATIONS

DATE

03-22-22

ENGINEER

DESIGNER

ARBEL TOUMEH

DRAWN

ARBEL TOUMEH

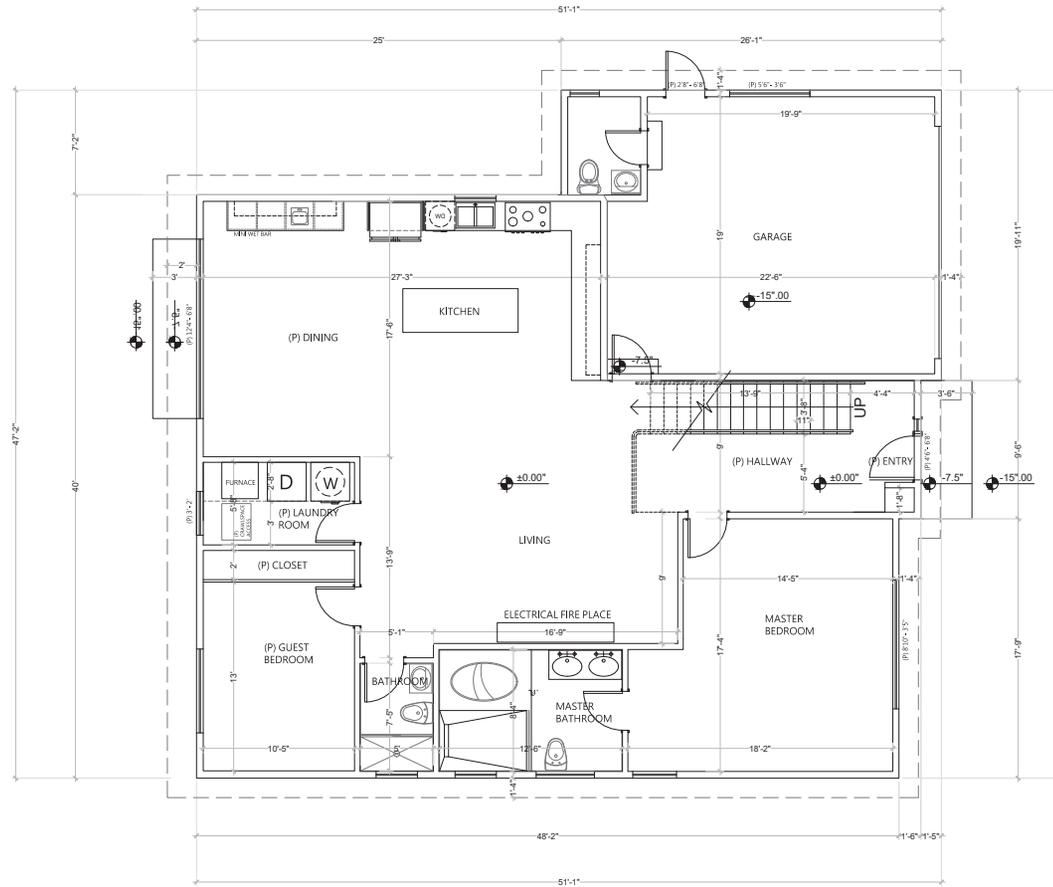
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SHEET NO.

A-3.2



(P) 1st FLOOR PLAN

SC: 1/4" = 1'

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2nd FLOOR PLAN
3874 MACINTOSH ST. SANTA CLARA
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(P) 1st FLOOR PLAN

DATE

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ENGINEER

DESIGNER

ARBEL TOUMEH

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ARBEL TOUMEH

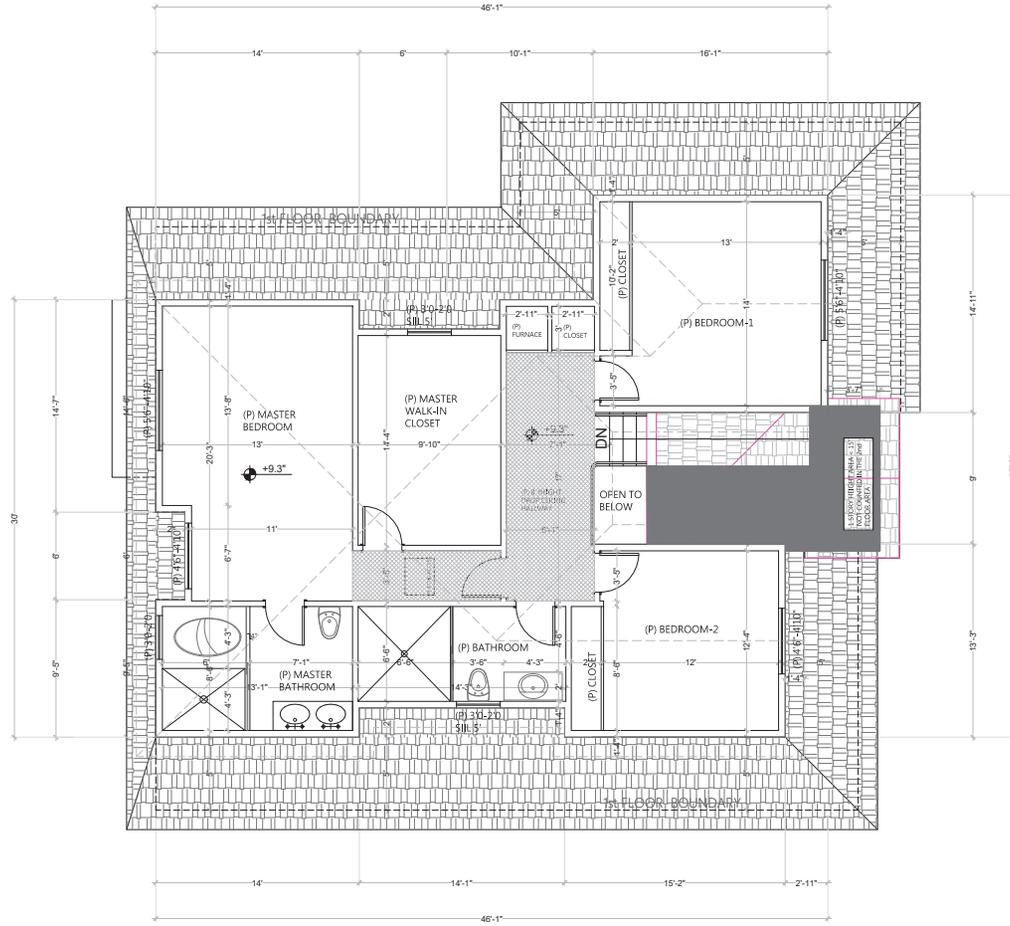
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SHEET NO.

A-4.2



- 1 STORY HEIGHT AREA < 15'
NOT COUNTED IN THE 2nd
FLOOR AREA
- 8' DROP CEILING AREA

(P) 2nd FLOOR ADDITION PLAN (1327.21 SF)
 SC:1/4"=1'

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 2nd FLOOR ADDITION
 3874 MACINTOSH ST. SANTA CLARA
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DRAWING TITLE
**(P) 2nd FLOOR
 ADDITION PLAN**

DATE
03-22-22

ENGINEER

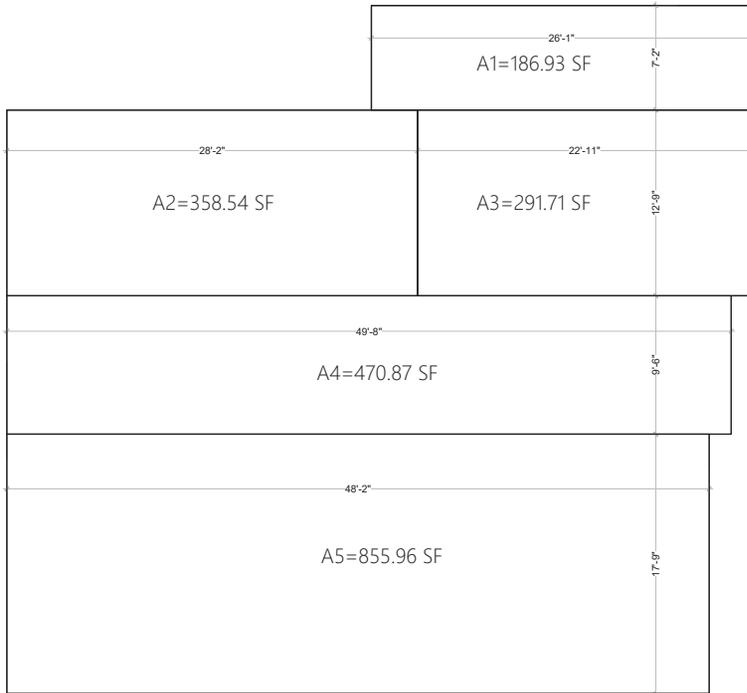
DESIGNER
ARBEL TOUMEH

DRAWN
ARBEL TOUMEH

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110-AR-00

SHEET NO.
A-4.3

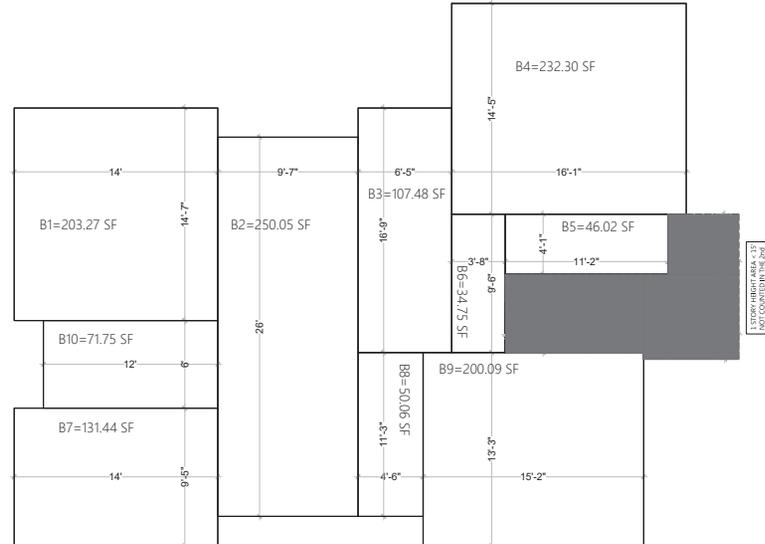


(P) 1st FLOOR AREA

GARAGE AREA (A1+A3) = 478.64 SF
 HABITABLE AREA (A2+A4+A5) = 1685.37 SF

1st FLOOR AREA = 2164.01 SF

TOTAL HOUSE AREA = 2164.01 SF + 1327.21 SF = 3491.22 SF



(P) 2nd FLOOR AREA

HABITABLE AREA = (B1 TO B10) = 1327.21 SF
 LESS THAN 15' HEIGHT AREA = (C1+C2+C3) = 108.56 SF
 (NOT COUNTED IN THE 2nd FLOOR AREA)

2nd FLOOR AREA = 1327.21 SF

FLOOR AREA DIAGRAM

SC: 1/4"=1'



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PROJECT TITLE

CINDY NGUYEN & TONY WONG
 2nd FLOOR AREA DIAGRAM
 3874 MACINTOSH St. SANTA CLARA
 CITY, CA 95054

DRAWING TITLE

FLOOR AREA DIAGRAM

DATE

03-22-22

ENGINEER

DESIGNER

ARBEL TOUMEH

DRAWN

ARBEL TOUMEH

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FILE NO.

110-AR-00

SHEET NO.

A-4.4



(E) FRONT ELEVATION

SC:1/4"=1'



(E) REAR ELEVATION

SC:1/4"=1'

ELEVATION MATERIALS
WALLS: SOFT STUCCO
WINDOWS: VINYL OR FIBERGLASS
ROOF: ASPHALT SHINGLE

**Design
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PROJECT TITLE

CINDY NGUYEN & TONY WONG
2nd FLOOR ELEVATIONS
3874 MACINTOSH ST. SANTA CLARA
CITY, CA 95054

DRAWING TITLE

(P) ELEVATIONS 2

DATE

03-22-22

ENGINEER

DESIGNER

ARBEL TOUMEH

DRAWN

ARBEL TOUMEH

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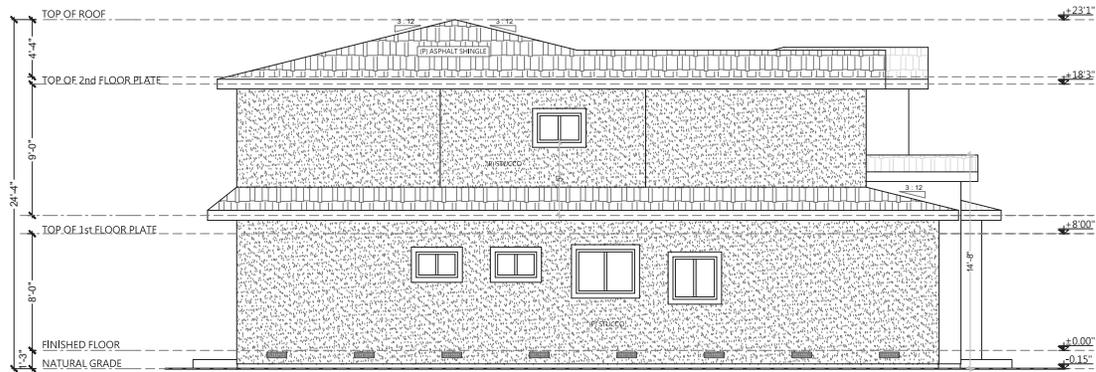
SHEET NO.

A-4.5



(E) RIGHT ELEVATION

SC: 1/4" = 1'



(E) LEFT ELEVATION

SC: 1/4" = 1'

ELEVATION MATERIALS
 WALLS: SOFT STUCCO
 WINDOWS: VINYL OR FIBERGLASS
 ROOF: ASPHALT SHINGLE

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PROJECT TITLE

CINDY NGUYEN & TONY WONG
 2nd FLOOR
 3874 MACINTOSH ST. SANTA CLARA
 CITY, CA 95054

DRAWING TITLE

(P) ELEVATIONS 1

DATE

03-22-22

ENGINEER

DESIGNER

ARBEL TOUMEH

DRAWN

ARBEL TOUMEH

APPROVED

FILE NO.

110-AR-00

SHEET NO.

A-4.6



(P) ELEVATION MATERIALS & COLORS

SC:1/4"=1'



DET. 1 - BEHR, WHITE NO. 270 OR SIMILAR COLOR OF THE WHITE STUCCO ELEVATION SURFACES



DET. 2 - BEHR, DEEP BASE NO. 67 OR SIMILAR COLOR OF THE DARK GRAY STUCCO ELEVATION SURFACES



DET. 3 - MILGERD OR SIMILAR CASEMENT WINDOWS WITH BARS VINYL OR FIBERGLASS & DARK GREY COLOR



DET. 6 - Left-Hand Single Lite Dilworth Decorative Black Fiberglass or Similar



DET. 4 - OWENS CORNING ESTATE GRAY SHINGLE ROOF OR SIMILAR SHINGLE ROOF SAMPLE



DET. 4 - OWENS CORNING ESTATE GRAY SHINGLE ROOF OR SIMILAR SHINGLE ROOF TEXTURE



DET. 5 - Bay View Collection Bronze 9.5" High Outdoor Wall Light Minka Lavery / Style # 94593 OR SIMILAR EXTERIOR WALL LIGHTING



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2nd FLOOR
3874 MACINTOSH St. SANTA CLARA
CITY, CA 95054

DRAWING TITLE
(P) ELEVATIONS MATERIALS & COLORS

DATE
03-22-22

ENGINEER

DESIGNER
ARBEL TOUMEH

DRAWN
ARBEL TOUMEH

APPROVED

FILE NO.
110-AR-00

SHEET NO.
A-4.7