

# NADI RESIDENCE PROPOSED NEW HOME 2068 MONROE STREET SANTA CLARA, CA 95050

NO.	REVISION	DATE	BY
	PLANNING COMMENTS	08/27/22	



**NADI RESIDENCE  
PROPOSED NEW HOME  
2068 MONROE STREET  
SANTA CLARA, CA 95050**

ALI'S CONSTRUCTION & REMODELING INC.  
1011 S. DE ANZA BLVD. SAN JOSE, CA 95129  
TEL: 408-877-6776 FAX: 408-877-6776  
WWW.ALISCONSTRUCTION.COM  
LICENSE No: 999423

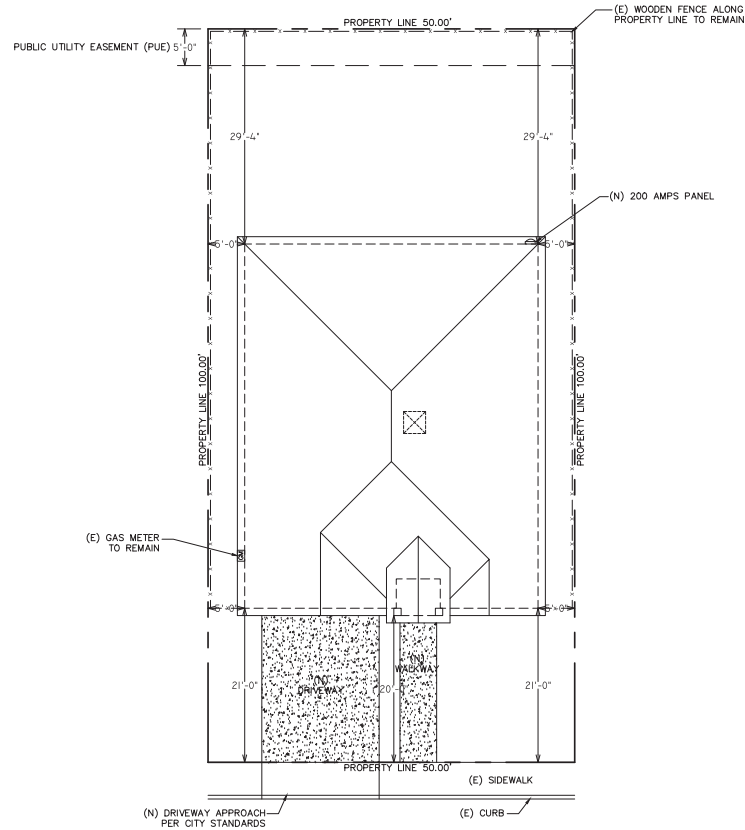
DESIGN	A3
CHECKED	A2
SCALE	AS NOTED
JOB NO.	0922
ISSUED FOR	PLANNING
DATE	07/27/22
SHEET	

A0

	PROJECT DIRECTORY	PROJECT DATA	AREA CALCULATIONS	SHEET INDEX
	<p>PROPERTY OWNER: MARYAM NADI 2068 MONROE STREET SANTA CLARA, CA 95050</p> <p>DESIGN-BUILD: ALI'S CONSTRUCTION &amp; REMODELING INC. 1011 S. DE ANZA BLVD. SAN JOSE, CA 95129</p>	<p>APN: 224-39-006</p> <p>OCCUPANCY GROUP: R-3 &amp; U</p> <p>CONSTRUCTION TYPE: VB-SPRINKLERED</p> <p>ZONING: R1-6L</p> <p>EXISTING/PROPOSED NUMBER OF FLOORS: 1 (ONE)</p> <p>FIRE SPRINKLERS: PROPOSED NEW</p> <p>BEDROOM/BATHROOM RATIO: 3/2.5</p>	<p>A) LOT: 5,000 SF</p> <p>B) NEW LIVING AREA: 1,543 SF</p> <p>C) NEW GARAGE: 420 SF</p> <p>D) NEW PORCH: 30 SF</p> <p>E) TOTAL AREA: B+C+D= 1,993 SF</p> <p>LOT COVERAGE: [E/A]x100= (1,993/5,000)x100= 39.8%</p> <p>EXISTING AREA (TO BE DEMOLISHED): </p> <p>EXISTING LIVING AREA: 992 SF</p> <p>EXISTING GARAGE: 256 SF</p> <p>EXISTING COVERED PATIO: 152 SF</p> <p>TOTAL AREA: 1,400 SF</p>	<p><b>ARCHITECTURAL</b></p> <p>A0 COVER SHEET</p> <p>A1.0 PROPOSED SITE PLAN </p> <p>A1.1 EXISTING SITE PLAN </p> <p>A2 EXISTING FLOOR PLAN</p> <p>A3 PROPOSED FLOOR PLAN</p> <p>A4 PROPOSED ROOF PLAN</p> <p>A5 PROPOSED ELEVATIONS</p> <p>A6 PROPOSED ELEVATIONS</p> <p>A7 EXISTING ELEVATIONS </p> <p>A8 EXISTING ELEVATIONS </p>
DEFERRED SUBMITTAL	APPLICABLE CODES	SCOPE OF WORK	FIRE PROTECTION REQUIREMENTS	
	<p>2019 CALIFORNIA BUILDING CODE</p> <p>2019 CALIFORNIA RESIDENTIAL CODE</p> <p>2019 CALIFORNIA MECHANICAL CODE</p> <p>2019 CALIFORNIA PLUMBING CODE</p> <p>2019 CALIFORNIA ELECTRICAL CODE</p> <p>2019 CALIFORNIA ENERGY CODE</p> <p>2019 CALIFORNIA FIRE CODE</p> <p>2019 CALIFORNIA GREEN BUILDING STANDARDS CODE</p> <p>CITY OF SANTA CLARA MUNICIPAL CODE</p> <p>ALL APPLICABLE COUNTY OF SANTA CLARA CODES &amp; REGULATIONS</p>	<p>1) 1,993 SF NEW HOME INCLUDING 1,543 SF NEW LIVING AREA, 420 SF NEW GARAGE, AND 30 SF NEW FRONT PORCH.</p> <p>2) FULL DEMOLITION OF EXISTING HOUSE &amp; ACCESSORY STRUCTURES.</p> <p>3) SERVICE PANEL UPGRADE TO 200 AMPS.</p> <p>4) NEW 2-CAR DRIVEWAY.</p>	<p>1) AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D OR SECTION R313 (R313.2.1)</p> <p>2) APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.</p>	

SITE PLAN NOTES

- 1) FINISH GRADE WITHIN 10' OF THE HOUSE SHALL HAVE A MIN. 5% SLOPE AWAY FROM FOUNDATION FOR PERVIOUS SURFACE AND MIN. 2% SLOPE FOR IMPERVIOUS SURFACE (CBC 1804.3).
- 2) ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE), A MIN. OF 12 INCHES PLUS 2%.
- 3) EXISTING DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION
- 4) NO CONCENTRATED FLOW ACROSS THE RIGHT-OF-WAY. NO DRAINAGE ONTO NEIGHBORING PROPERTIES. ALL DRAINAGE TO LAWN/LANDSCAPE.
- 5) ALL SITE SETBACKS SHALL BE FIELD VERIFIED BY A LICENSED LAND SURVEYOR RETAINED BY PROPERTY OWNER PRIOR TO EXCAVATION.
- 6) ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WILL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOWS SUCH STORAGE TO BE PLACED.
- 7) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO THOROUGHLY EXAMINE THE SITE AND SATISFY THEMSELVES AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.



← MONROE STREET →

PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"



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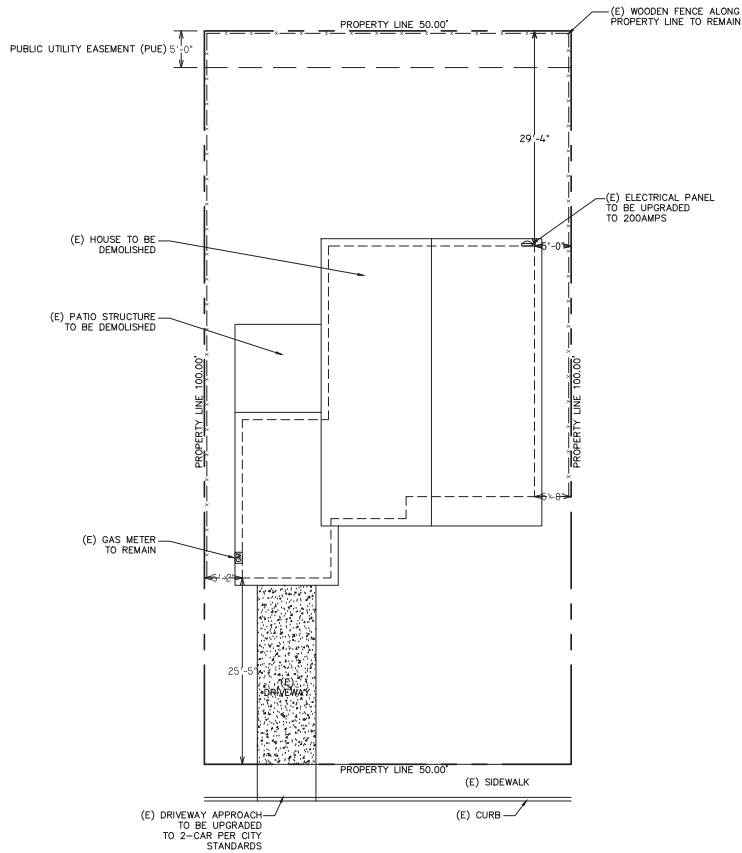
ALL'S CONSTRUCTION & REMODELING, INC.  
101 S. DE ANZA BLVD. SUITE 1000 SAN JOSE, CA 95129  
TEL: 408-977-8174  
ALL'S.CONSTRUCTION@A100.COM  
WWW.ALLSCONSTRUCTION.COM  
LICENSEE NO. 999433

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A1.0

LEGEND	
---	PROPERTY LINE
----	ROOF LINE
-----	WALL BELOW ROOF
- - - - -	SETBACK LINE, REQUIRED
- - - - -	EXISTING FENCE
— W — W	EXISTING WATER LINE, FIELD VERIFY
— S — S	EXISTING SEWER LINE, FIELD VERIFY
— G — G	EXISTING GAS LINE, FIELD VERIFY
[Stippled Pattern]	CONCRETE

LEGEND	
---	PROPERTY LINE
----	ROOF LINE
----	WALL BELOW ROOF
----	SETBACK LINE, REQUIRED
- - - -	EXISTING FENCE
— W — W	EXISTING WATER LINE, FIELD VERIFY
— S — S	EXISTING SEWER LINE, FIELD VERIFY
— G — G	EXISTING GAS LINE, FIELD VERIFY
•••••	CONCRETE



← MONROE STREET →

EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



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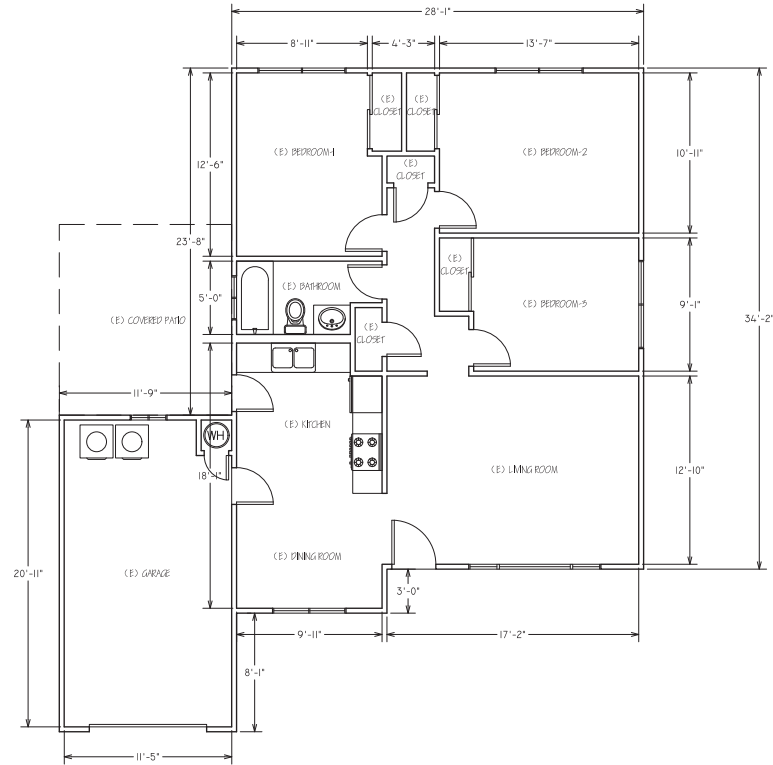


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A1.1



EXISTING LIVING AREA= 992 SF  
EXISTING GARAGE= 256 SF

WALL SCHEDULE	
LEGEND	DESCRIPTION
	EXISTING WALL TO BE DEMOLISHED (2X4 WOOD STUDS)

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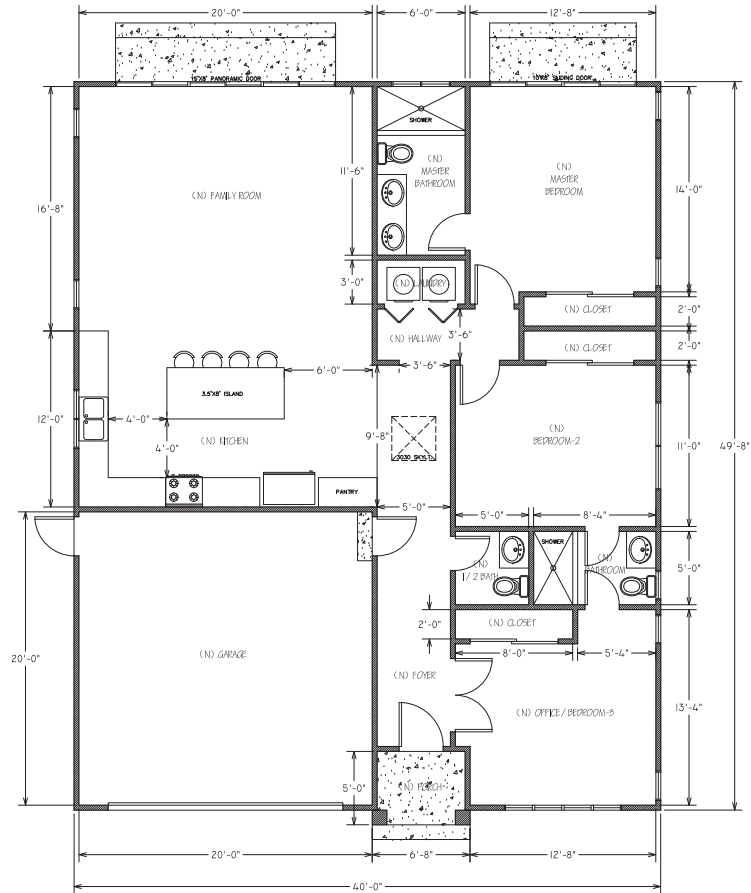


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**PROPOSED FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

WALL SCHEDULE	
LEGEND	DESCRIPTION
	NEW WALL TO BE CONSTRUCTED (2X4 WOOD STUDS)

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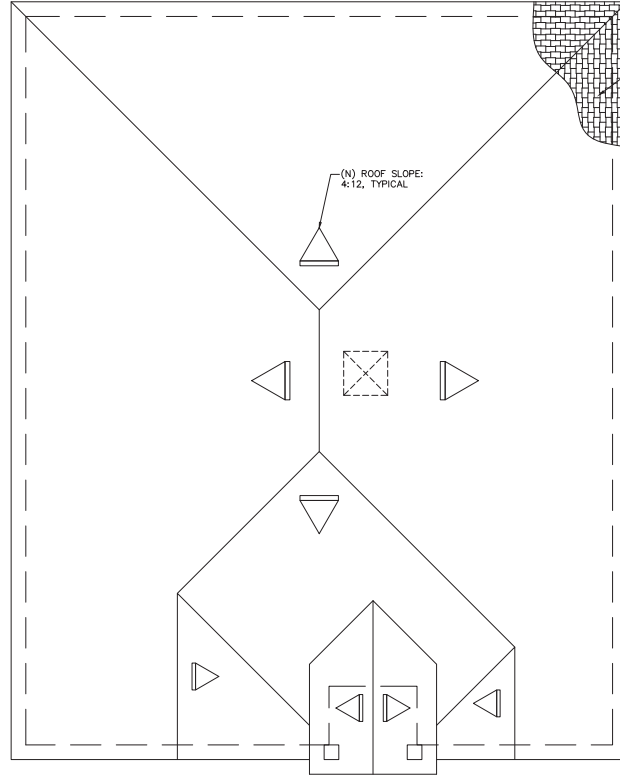
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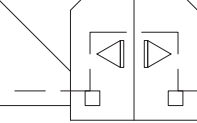
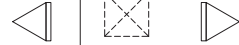


**A3**



(N) COMPOSITION SHINGLES  
CLASS-A FIRE RESISTANT  
TYPICAL

(N) ROOF SLOPE:  
4:12, TYPICAL



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

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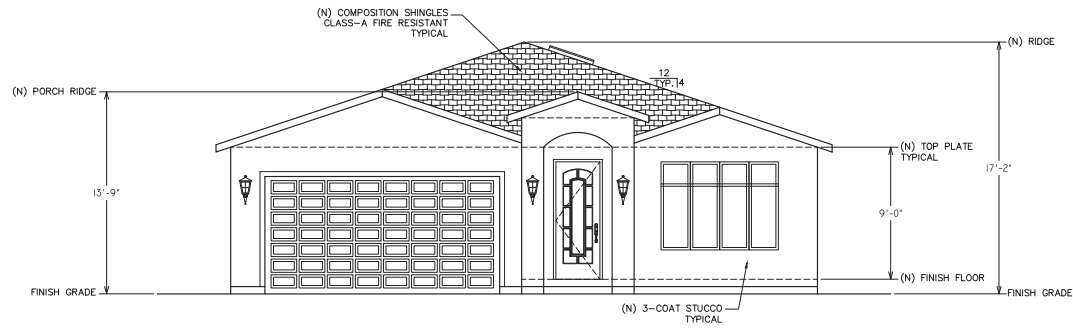
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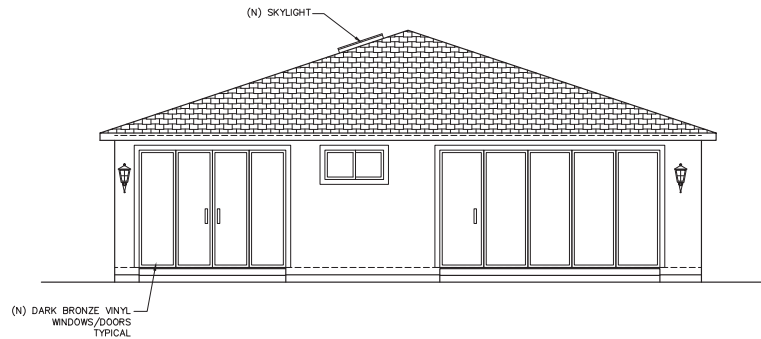
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**A4**



PROPOSED EAST / FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED WEST / REAR ELEVATION  
SCALE: 1/4" = 1'-0"

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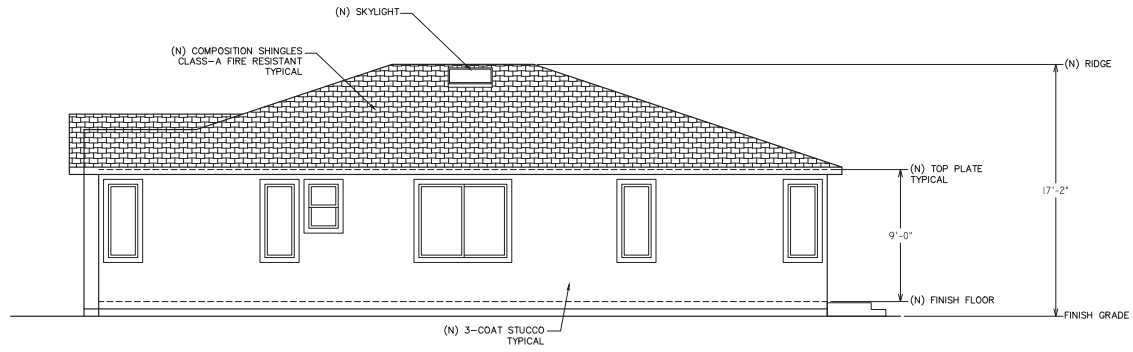


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A5



PROPOSED NORTH/ RIGHT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



PROPOSED SOUTH/ LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"

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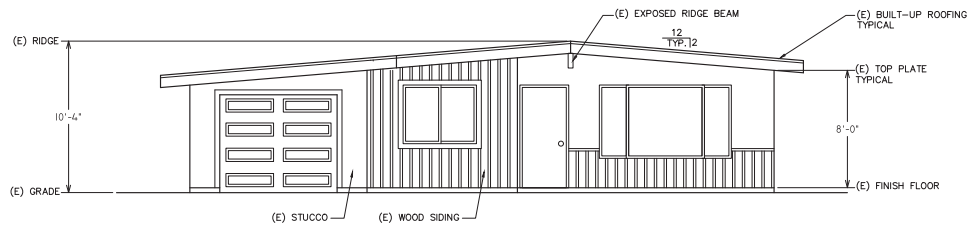
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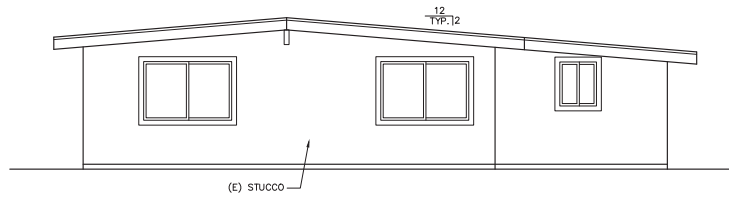
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A6





EXISTING EAST / FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING WEST / REAR ELEVATION  
SCALE: 1/4" = 1'-0"

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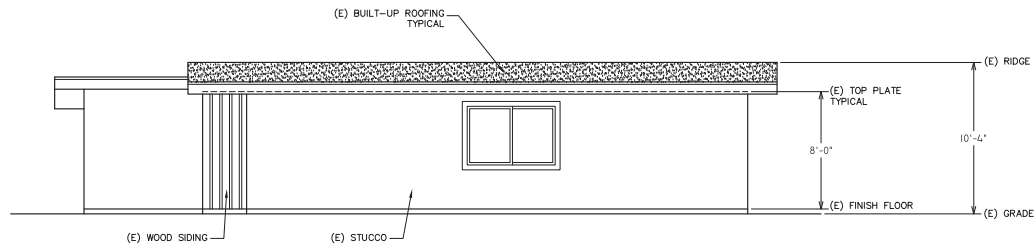


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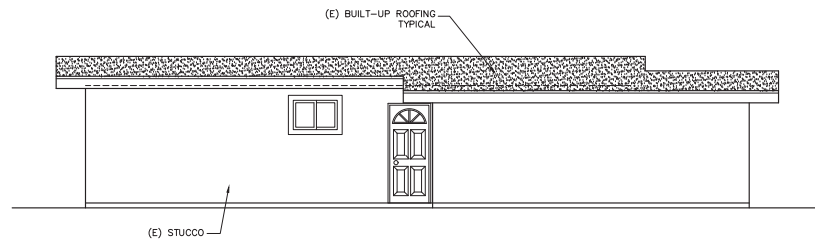
ALL'S CONSTRUCTION & REMODELING, INC.  
811 S. DE ANZA BLVD. SUITE 100E, SANTA CLARA, CA 95050  
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EXISTING NORTH/ RIGHT SIDE ELEVATION  
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EXISTING SOUTH/ LEFT SIDE ELEVATION  
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