

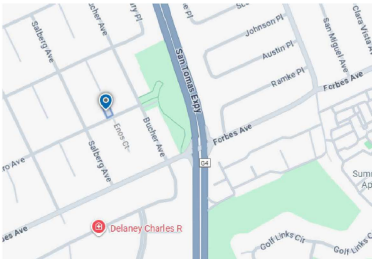
-REBUILD A NEW 2-STORY HOUSE.
-DEMOLITION OF (E) HOUSE.



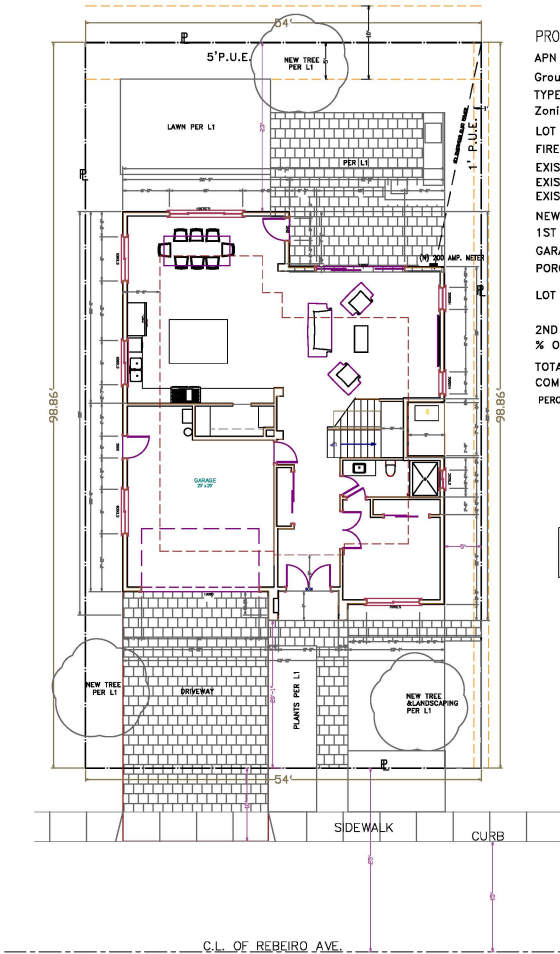
OWNER:
RAMTIN JAHANI
(408)637-0015

THIS PROJECT SHALL COMPLY WITH THE 2022 CBC,
CMC/CPC, 2022 CEC, 2022 CALIFORNIA ENERGY CODE,
2022 CALIFORNIA FIRE CODE,
2022 CALIFORNIA RESIDENTIAL CODE,
2022 CALIFORNIA GREEN BUILDING STANDARD,
CA REACH CODE
AND LOCAL ORDINANCE.

ADDRESS:
2645 REBEIRO AVE.
SANTA CLARA CA 95051



VICINITY MAP



PROJECT INFORMATION:

APN # 294-22-062
Group of Occupancy : R-3
TYPE OF CONSTRUCTION: VB
Zoning : R1-6L
LOT AREA 5338.44 SQ'
FIRE SPRINKLER: YES
EXISTING FLOOR AREA TO BE DEMOLISHED 1169.0
EXISTING GARAGE TO BE DEMOLISHED 368.0
EXISTING COVERED PORCH TO BE DEMOLISHED 154.0
NEW DWELLING AREAS:
1ST FLOOR LIVING AREA: 1629.0 SF
GARAGES: 473.0 SF
PORCH: 32.0 SF
LOT COVERAGE: $\frac{1629+473+32}{5338.44}=39.98\%$
2ND FLOOR AREA 1201.0 SF
% OF 2ND FLOOR TO 1ST FLOOR 1201/2134=56%
TOTAL LIVING AREA 1629+1201=2830.0 SF
COMMON LIVING AREA, 1ST FLOOR 1465.0 SF
PERCENTAGE OF COMMON LIVING AREA 1465/2830=51%

REO'D SETBACKS: FRONT: 20'-0" SIDES: 5'-0" REAR: 20'-0"
PROPOSED SETBACKS FOR ADDITION: FRONT: 21'-0" LEFT SIDE: 5'-0" RIGHT SIDE: 5'-0" REAR: 20'-0"

SCOPE OF WORK:
-DEMO OF ENTIRE EXISTING HOUSE.
-REBUILD NEW 2- STORY HOUSE.

DESIGN
CONSULTANT
LAZARI DESIGN
MFA ENGINEERS & ASSOCIATES
6154 ROYAL ACORN PL.
SAN JOSE CA 95120
PHONE (408) 781-8374
FAX (408) 323-9522
EMAIL: ELAZARI@COMCAST.NET

SHEET INDEX
A1.0 PROPOSED SITE PLAN & PROJECT INFORMATION
A1.1 EXISTING SITE & ADJACENT PROPERTIES
A1.2 EXISTING ELEVATIONS
A2.0 PROPOSED 1ST FLOOR PLAN
A3.0 PROPOSED 2ND FLOOR PLAN
A4.0 SETBACKS
A4.1 FLOOR AREAS CALCULATIONS
A5.0 ELEVATIONS
A5.1 SECTIONS
A5.2 ROOF PLAN



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PHONE:

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SANTA CLARA, CA 95051

REVISIONS	DATE

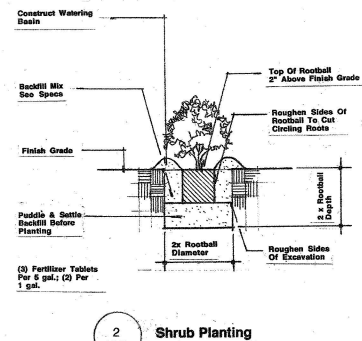
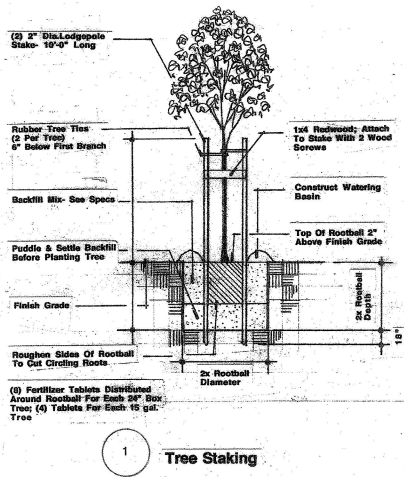
SCALE: AS SHOWN
DRAWN: E. LAZARI

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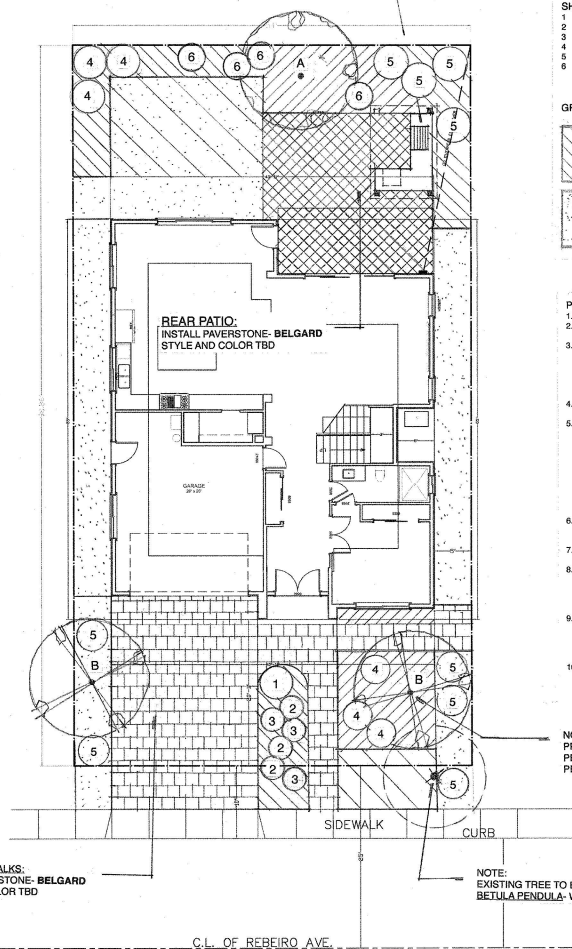
SHEET TITLE:
COVER SHEET

SHEET NO. **A1.0**

DATE: **SEP, 2025**



36" HT. BBQ COUNTER:
 PREFABRICATED METAL FRAMED
 COUNTERS WITH BACKER BOARD;
 INSTALL LEDGE STONE VENEER ON
 COUNTER WALLS; GRANITE COUNTERTOPS;
 36" DCS GRILL, DCS BAR REFRIGERATOR
 AND UNDERCOUNTER STORAGE; DCS
 METAL STORAGE DOORS



MULCH/WATER USE:

VL VERY LOW
 L LOW
 M MEDIUM
 H HIGH

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND
 HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE
 LANDSCAPE DESIGN PLAN AND IRRIGATION DESIGN PLAN"

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	H2O	#	COMMENT
TREES:						
A	ARJUTUS MARINA	STRAWBERRY TREE	15 GC.	L	1	ACCENT
B	LAGERSTROEMIA F. TUSCORORA	CRAPPE MYRTLE	15 GC.	L	2	FLOWERING
SHRUBS:						
1	AGAVE 'BLUE FLAME'	AGAVE	5 GC.	L	1	SUCCULENT
2	ROSA X NOARIE	RED CARPET ROSE	5 GC.	M	3	FLOWERING
3	ROSA X NOARIE	CORAL CARPET ROSE	5 GC.	M	3	FLOWERING
4	LOROPETALUM C. RAZZLEBERRY	RED FRINGE FLOWER	5 GC.	L	6	FLOWERING
5	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GC.	L	9	FLOWERING
6	SALVIA LEUCANTHA	MEXICAN SAGE	5 GC.	L	4	FLOWERING

GROUNDCOVERS:

DYMKONIA MARGARETAE DYMKONIA PLANT 1 GC. @ 24" O.C. L	NEPETA FAASSENII CATMINT PLANT 1 GC. @ 24" O.C. L
DECORATIVE PEBBLES 2" LAYER OVER WEED CLOTH COLOR & STYLE TBD. L	TURF: "DOLERO PLUS" DWARF FESCUE AND BLUEGRASS BY DELTA BLUEGRASS M

PLANTING NOTES

- Circles shown indicate approximate mature size of plant material.
- Contractor shall be responsible for adequate erosion control measures during construction. See engineer's erosion control plan.
- FINISH GRADING: Till all planter areas to an 6 inch depth. Break up or remove all compacted lumps of soil, roots larger than 1 inch in diameter, and all deleterious material from planter areas. Finish grade all areas to a smooth, even surface free of abrupt changes in grade. Make minor grading changes as required to insure positive drainage (1% minimum). Slope areas greater than 3:1 need not be tiled.
- No plant shall be installed until a fully automatic drip irrigation system, covering all planter areas, is installed, tested and is fully operational.
- PLANTING OF TREES, SHRUBS & VINES: Unless otherwise noted,
 - All trees shall be planted per detail: 1
 - All shrubs shall be planted per detail: 2
- All planter pits shall receive the following back fill mix:
 - 50% soil of the site
 - 30% nitrogen stabilized redwood shavings
 - 20% Nitrohumus or Gypsum or equal
- Fertilizer tablets (Agilam 21 gram: 20-10-5) or equal, applied per manufacturer's recommendations.
- Include PUMICE into the soil amendments for all succulent plantings
- Contractor shall guarantee all trees, shrubs and groundcovers to live and grow in an acceptable condition for a period of ninety (90) days from the date of acceptance by the owner.
- Upon completion of planting operations, contractor shall apply a min. 3 inch layer of approved mulch shall be installed over the finish grade of all planter areas.
- MAINTENANCE PERIOD: Contractor shall maintain the site for a period of 90 calendar days after acceptance by owner. Maintenance shall include weeding of all shrub and ground cover areas, removal of all trash and debris from planter areas and landscape areas; pruning and trimming of all plant materials required; replacement of all dead or dying plant material & two (2) applications of fertilizer.
- ONGOING MAINTENANCE: Owner shall maintain the proposed landscape by the continuation of weeding, pruning, trimming of all plant material to live and grown in an acceptable condition. All dead plant material shall be replaced with the original species specified. Monitoring the irrigation system for any line damage or obstructions preventing proper application of water shall be a part of the ongoing maintenance period.
- Contractor shall comply with all aspects of the City of Santa Clara Water Efficient Landscape Ordinance.



THOMAS SCHERER
 ASSOCIATES
 Landscape Architecture

P.O. Box 68, Aptos, CA 95021
 831.423.0843

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 elazari@comcast.net

OWNER

MR.
 PHONE:

PROJECT LOCATION:

RAMTIN JAHANI
 2645 REBEIRO AVE.
 SANTA CLARA, CA 95051

REVISIONS	DATE

SCALE: AS SHOWN
 DRAWN: T. SCHERER

SHEET TITLE:
 LANDSCAPING PLAN

SHEET NO. **L1**

DATE: **OCT. 20, 2025**

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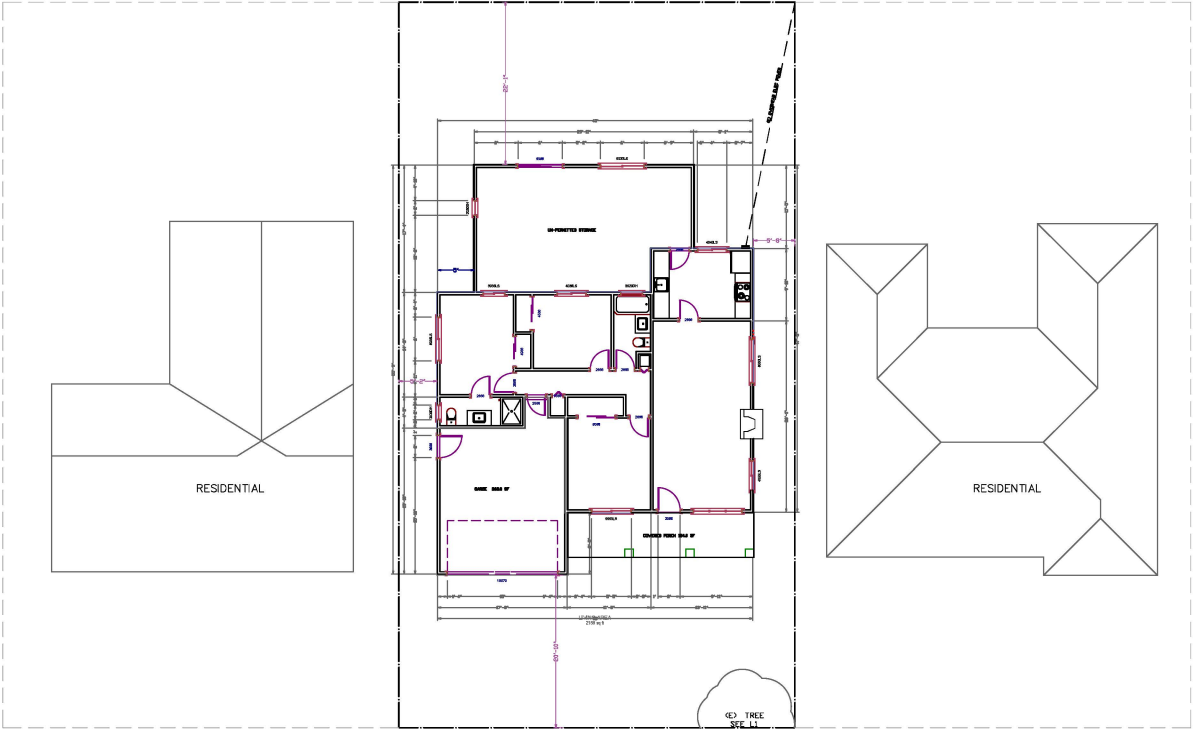
SCALE: AS SHOWN
DRAWN: E. LAZARI

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(408) 781-8374

SHEET TITLE:
(E) SITE PLAN

SHEET NO. A1.1

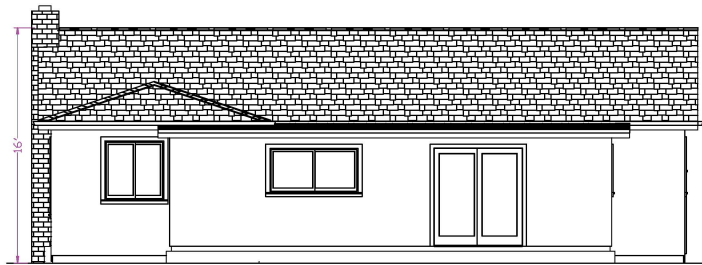
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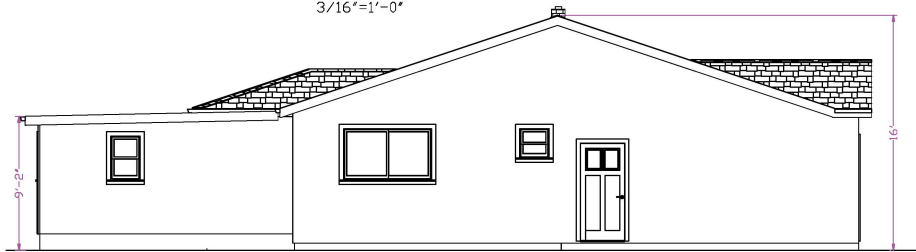
(E) FRONT ELEVATION

3/16"=1'-0"



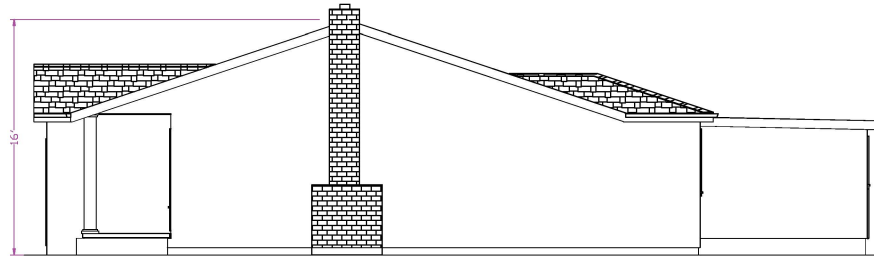
(E) BACK ELEVATION

3/16"=1'-0"



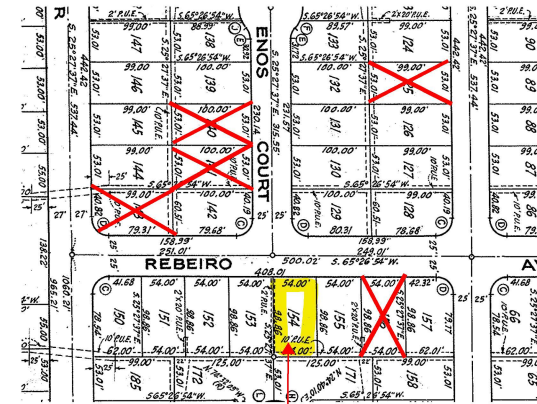
(E) LEFT ELEVATION

3/16"=1'-0"



(E) RIGHT ELEVATION

3/16"=1'-0"



PROJECT



2-STORY HOUSES

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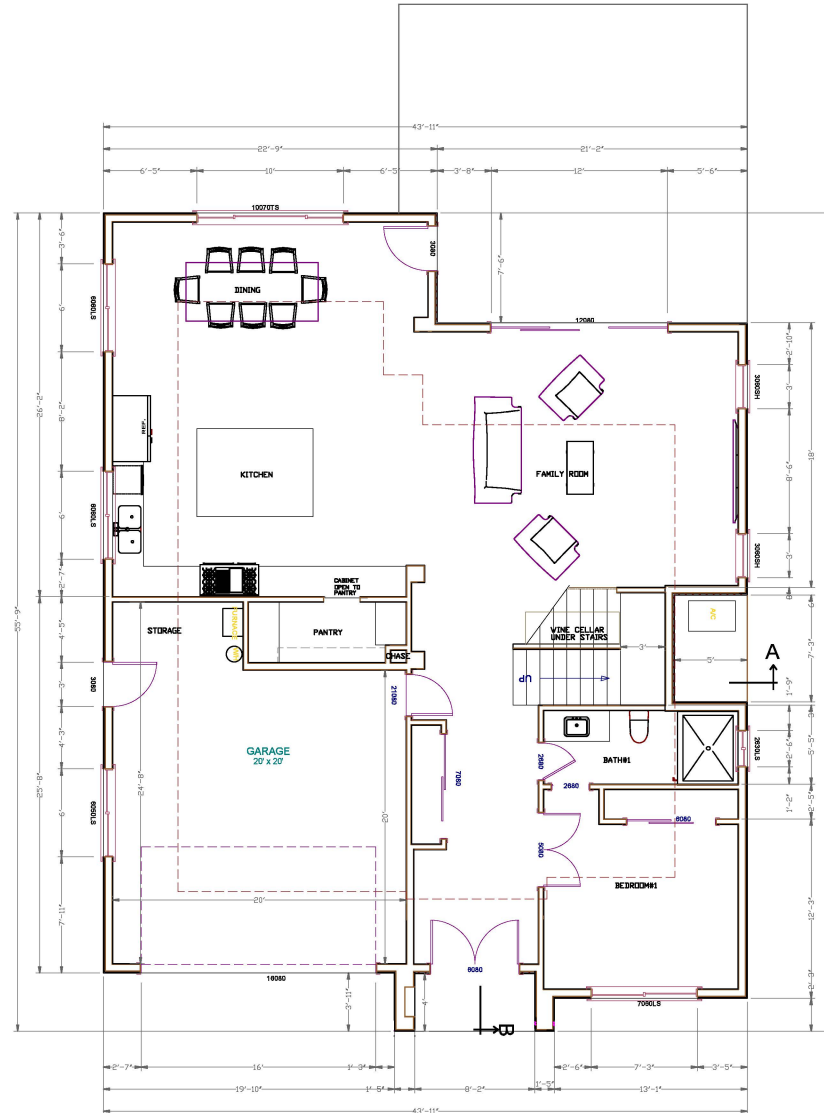
LAZARI DESIGN
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SAN JOSE CA 95120
(408) 781-8374

SHEET TITLE:

(E) ELEVATIONS

SHEET NO. **A1.2**

DATE: **SEP. 2025**



PROPOSED 1ST FLOOR PLAN

1/4"=1'-0"

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REVISIONS	DATE

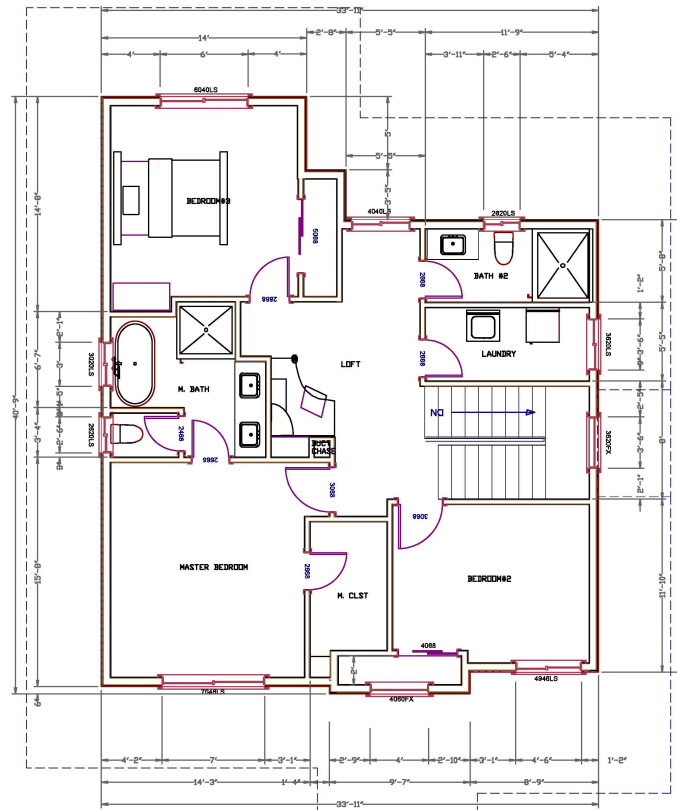
SCALE: AS SHOWN
DRAWN: E. LAZARI

SHEET TITLE:

PROPOSED 1ST FLOOR PLAN

SHEET NO. **A2.0**

DATE: **SEP, 2025**



PROPOSED 2ND FLOOR PLAN

1/4"=1'-0"

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REVISIONS	DATE

SCALE: AS SHOWN
DRAWN: E. LAZARI

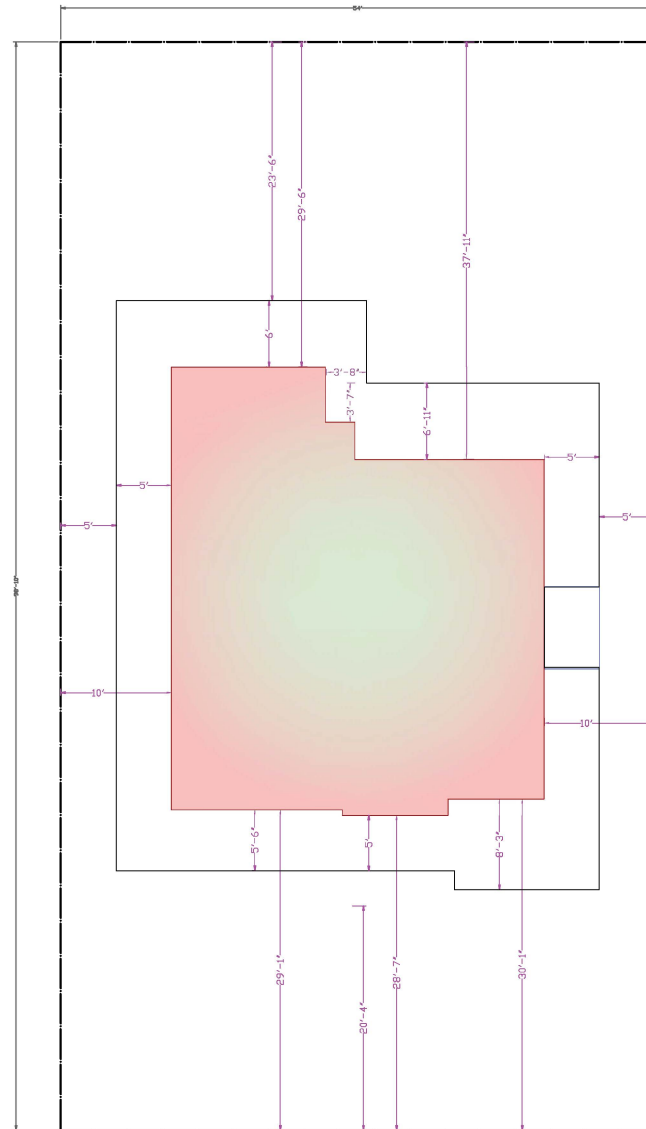


SHEET TITLE:

PROPOSED 1ST FLOOR PLAN

SHEET NO. **A3.0**

DATE: **SEP, 2025**



SETBACKS

1/8" = 1'-0"

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PROJECT LOCATION:

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2645 REBEIRO AVE.
SANTA CLARA, CA 95051

REVISIONS	DATE

SCALE: AS SHOWN
DRAWN: E. LAZARI

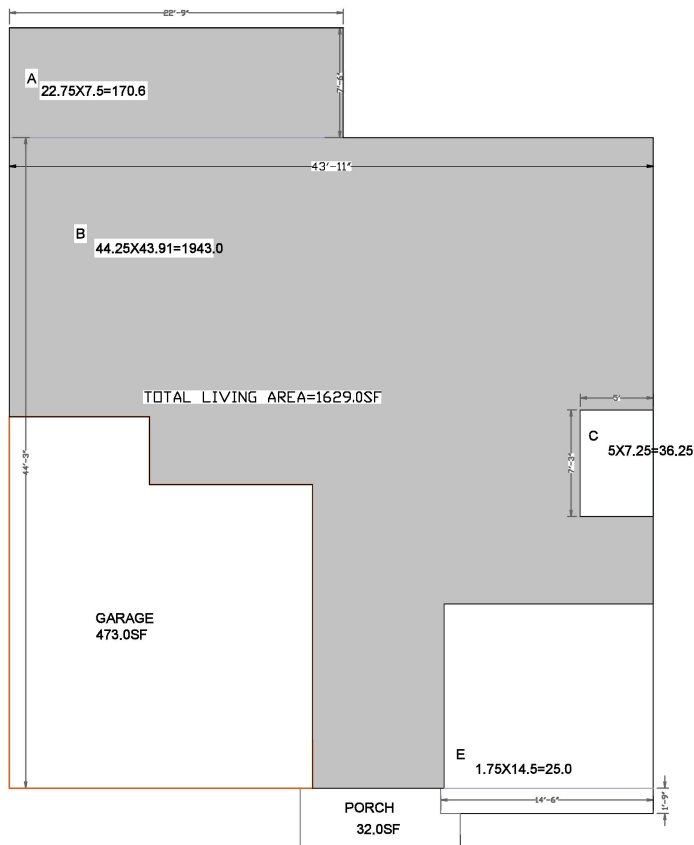
LAZARI DESIGN
6154 ROYAL ACORN PL
SAN JOSE CA 95120
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SHEET TITLE:

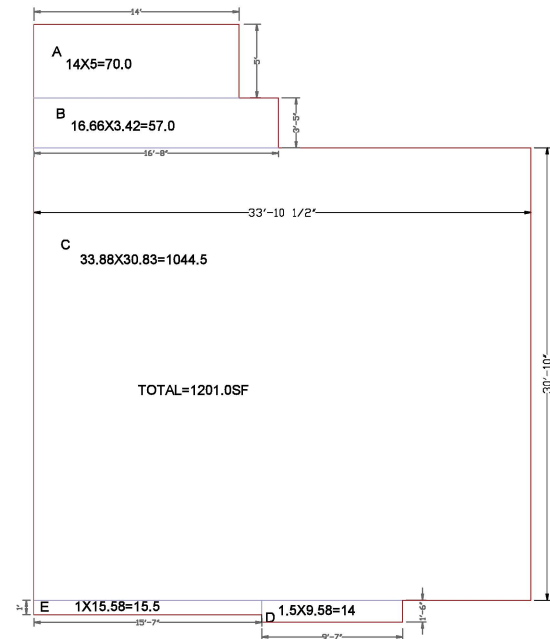
SETBACKS

SHEET NO. **A4.0**

DATE: **SEP, 2025**



COMMON LIVING AREA: 1465 SF
1465/2830=51%



FLOOR AREAS DIAGRAMS

1/4"=1'-0"

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MR.
PHONE:

PROJECT LOCATION:

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2645 REBEIRO AVE.
SANTA CLARA, CA 95051

REVISIONS	DATE

SCALE: AS SHOWN
DRAWN: E. LAZARI



SHEET TITLE:

FLOOR AREA DIAGRAM

SHEET NO. **A4.1**

DATE: **SEP. 2025**

LAZARI DESIGN

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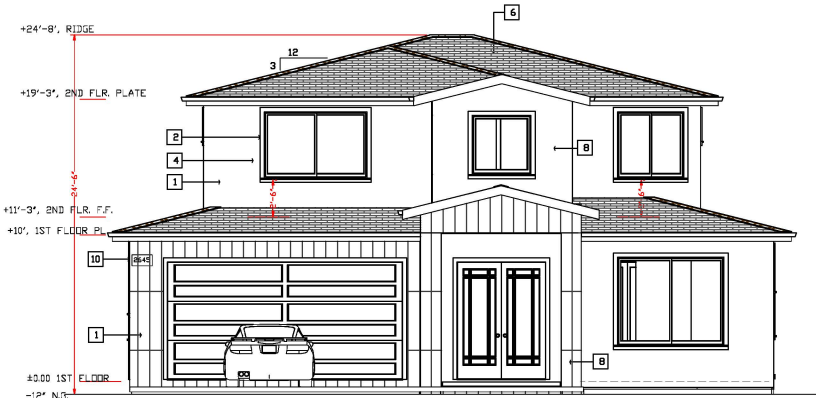
SCALE: AS SHOWN
DRAWN: E. LAZARI

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SHEET TITLE:
ELEVATIONS

SHEET NO. **A5.0**

DATE: **SEP. 2025**

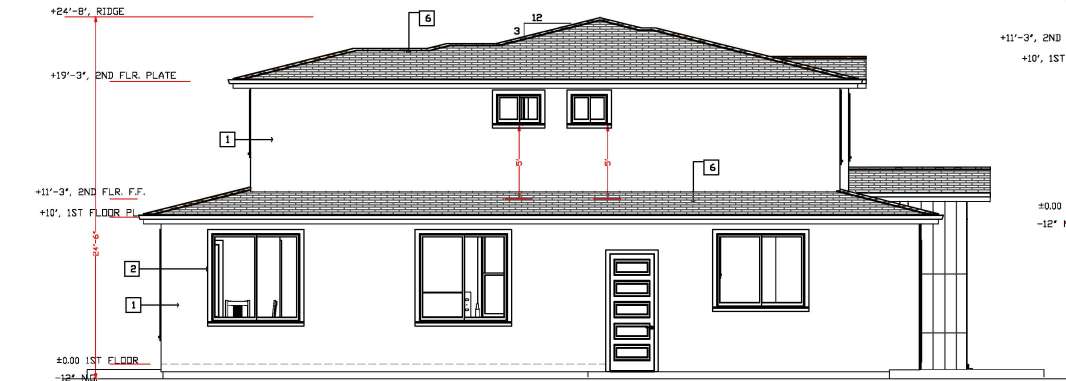


FRONT ELEVATION

1/4"=1'-0"

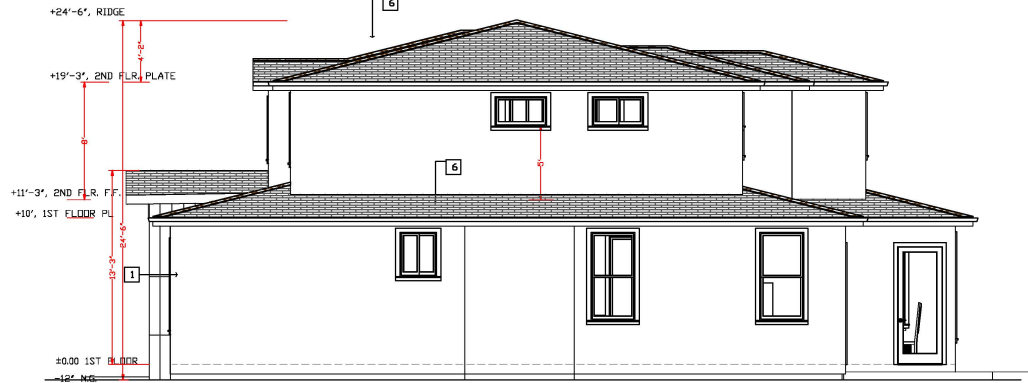
EXTERIOR ELEVATION NOTES

- EXTERIOR WALLS: 7/8" CEMENT PLASTER, 3 COATS o/ 2 LAYERS OF 10" PAPER o/ PLYWOOD SHEATHING w/ FINISH COLOR, CRYSTAL WHITE.
- EXTERIOR TRIMS: FORM WITH SMOOTH STUCCO FINISH, COLOR= SAME AS STUCCO
- WINDOWS: MILGARD OR BY OWNER, VINYL, DUAL GLAZED w/ LOW-E GLAZING, SASH COLOR = BLACK
- ROOFING: ICC RATED, CROC CERTIFIED (GAF SHINGLES ESR-1475) CLASS-A COMP. SHINGLE, COLOR = BLACK, SHINGLES SHOULD BE OVER MIN TWO LAYERS
15lb FELT, ROOF MATERIAL MUST BE -COOL ROOF MATERIAL-PER ATTACHED.
MIN. AED SOLAR REFLECTANCE=0.2
MIN. THERMAL EMITTANCE=0.75
MIN. SOLAR REFLECTANCE INDEX (SRI)=16
- ROOFING: METAL ROOF.
- EXTERIOR WALL: SIDING, IPE SIDING OR SIMILAR.
- FASCIA & GUTTER: PAINTED 6" G.I. FASCIA GUTTER o/ 2x6 FASCIA BOARD, COLOR = WHITE
- THE ADDRESS NUMBER, NUMBER SHALL CONTRAST WITH THEIR BACKGROUND.
NUMBERS SHALL BE NOT LESS THAN 4" HIGH WITH A STRIKE WIDTH OF NOT LESS THAN 0.3". (CRC SECTION R319.1).
-PROVIDE ANOTHER STREET NUMBER OF ADJ ABOVE
MAIN FRONT BEDROOM VISIBLE FROM STREET.



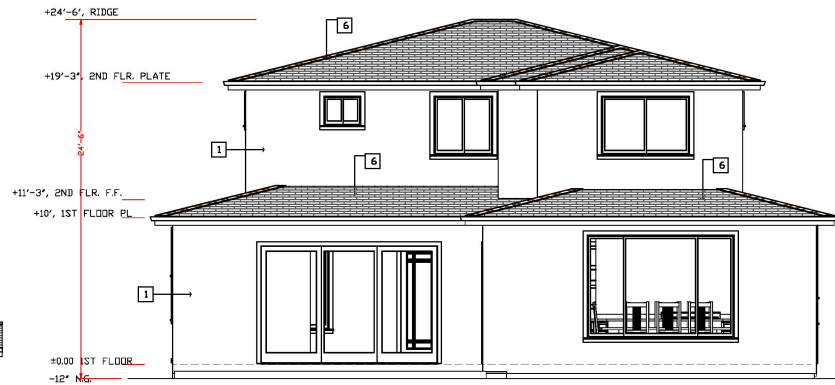
LEFT ELEVATION

1/4"=1'-0"



RIGHT ELEVATION

1/4"=1'-0"

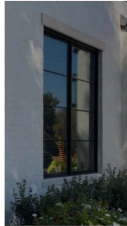


BACK ELEVATION

1/4"=1'-0"



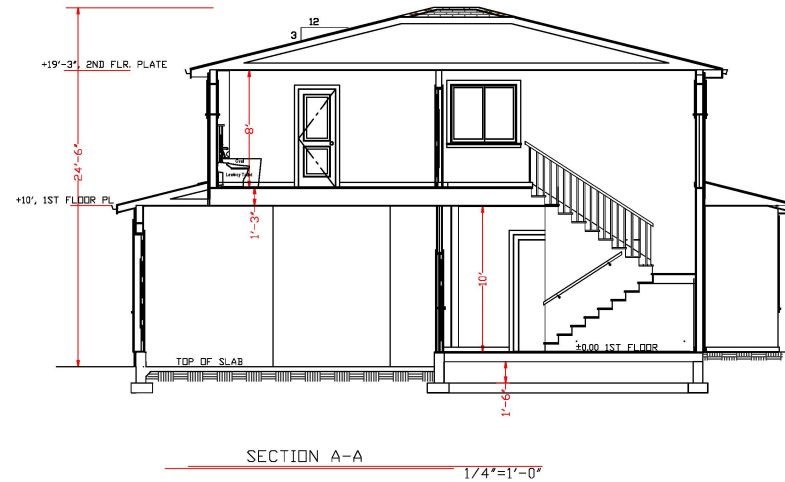
ROOFING: COMPOSITION SHINGLE.
COLOR= BLACK



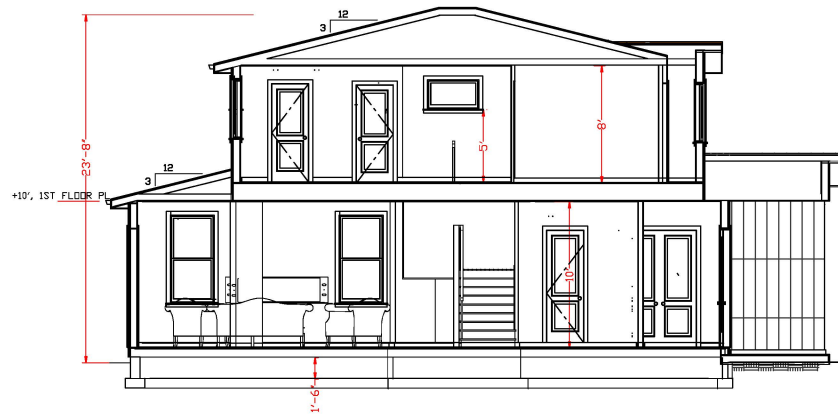
BLACK WINDOWS AT STUCCO WALLS



Crystal White
X-50 (Base 100)



SECTION A-A
1/4"=1'-0"



SECTION B-B
1/4"=1'-0"

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SHEET TITLE:

SECTIONS

SHEET NO. **A5.1**

DATE: **SEP. 2025**

