

SCOPE OF WORK

THIS PROJECT WAS APPROVED FOR ARCHITECTURAL REVIEW, PER PLN22-00168, AND BUILDING REVIEW, PER BLD22-64836. THE CURRENT PLANS INCLUDE MINOR MODIFICATIONS TO THE FIRST FLOOR REMODELING AND A SLIGHTLY LARGER FLOOR AREA ADDITION TO THE SECOND FLOOR THAN THE APPROVED PLANS.

DESIGNING 161.63 SQ FT ADDITION FLOOR AREA IN THE RECESSED ENTRY AREA OF THE FIRST FLOOR FOR THE ACCESS STAIRS, AND 1409.89 SQ FT SECOND FLOOR ADDITION, INCLUDING TWO BEDROOMS AND TWO BATHROOMS. UPGRADING THE ELECTRICAL SERVICE, INSTALLING TWO HEATING COOLING SYSTEMS FOR TWO STORIES, INSTALLING A SEPARATE WATER METER AND UPGRADING WATER SYSTEM, LEGALIZING THE GARAGE BATHROOM AND RETAINING THE GARAGE EVC.

PROJECT INFORMATION

ASSESSOR'S PARCEL NO. (APN)	101-22-039
ZONING DISTRICT	R1-6L
OCCUPANCY GROUP	R-3/U
CONSTRUCTION TYPE	V-B
FLOOD ZONE	X
FIRE PROTECTION	FULLY SPRINKLERED
(DEFERRAL SUBMITTAL) FULLY SPRINKLERED	
(DESIGN AND INSTALLATION OF A RESIDENTIAL AUTOMATIC FIRE SPRINKLER SYSTEM, PER NFPA 13D, FOR ENTIRE RESIDENCE & ITS ATTACHED GARAGE, WILL BE UNDER A SEPARATE PERMIT APPLICATION, TO BE SUBMITTED FOR FIRE PLAN REVIEW AND APPROVAL)	
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	24'4"
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	1571.52 SF
(P) HOUSE TOTAL AREA	3573.90 SF
(P) 1st FLOOR REMODELING AREA	616.47 SF
(P) INSIDE DEMOLITION AREA	616.47 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	
1409.89 SF / 2164.01 SF	65%

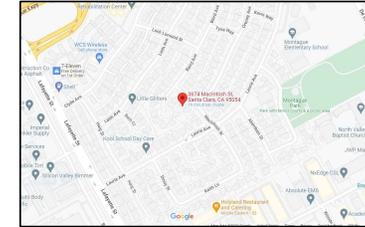
BEDROOMS AND BATHROOMS

(E) BEDROOMS	3
(E) BATHROOMS	2
(P) BEDROOMS (E) 3 + (P) 2 ON 2nd FLOOR)	5
(P) BATHROOMS (E) 2 + 1 LEGALIZED POWDER ROOM + (P) 2	5

CINDY NGUYEN & TONY WONG

2nd FLOOR ADDITION & REMODELING

3674 MACINTOSH St. SANTA CLARA CITY, CA 95054



VICINITY MAP



PARCEL MAP

BUILDING CODES

- CFC 2022 CALIFORNIA FIRE CODE
- CBC 2022 CALIFORNIA BUILDING CODE
- CRC 2022 CALIFORNIA RESIDENTIAL CODE
- CPC 2022 CALIFORNIA PLUMBING CODE
- CEC 2022 CALIFORNIA ELECTRICAL CODE, TITLE 24
- CMC 2022 CALIFORNIA MECHANICAL CODE
- CALIFORNIA ENERGY CODE 2022 (BUILDING ENERGY EFFICIENCY STANDARDS)
- CALGREEN 2022 CALIFORNIA GREEN BUILDING CODE

DRAWINGS INDEX

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A.5.2	PROPERTY'S PHOTOS & TREE REMOVAL

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2nd FL. ADDITION & REMODELING
3674 MACINTOSH St. SANTA CLARA
CITY, CA 95054

DRAWING TITLE
COVERSHEET

DATE
01-15-2024

ENGINEER

DESIGNER
ARBEL TOUMEH

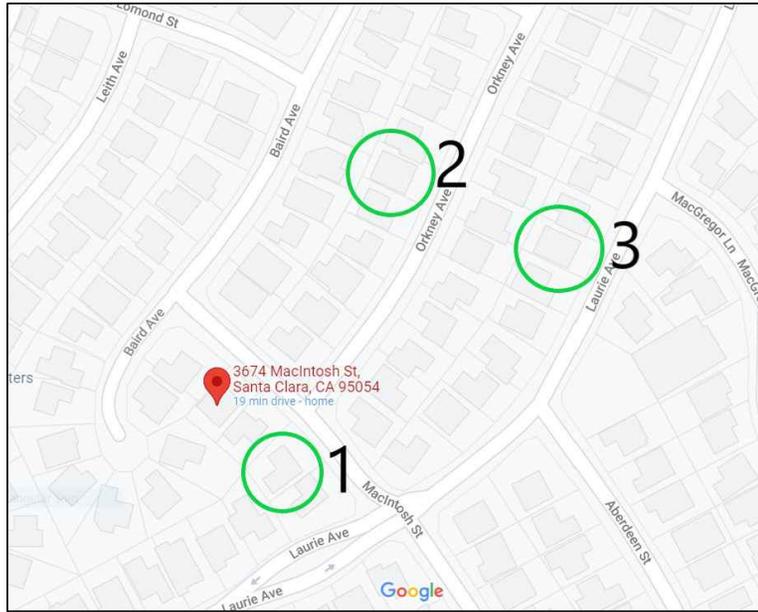
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APPROVED

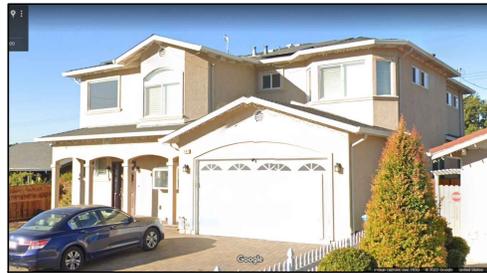
FILE NO.

SHEET NO.
A-1.1

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



KEY PLAN



2

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DRAWING TITLE
NEIGHBORHOOD
TWO STORY HOUSES

DATE
 01-15-2024

ENGINEER

DESIGNER
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FILE NO.

SHEET NO.
A-1.2



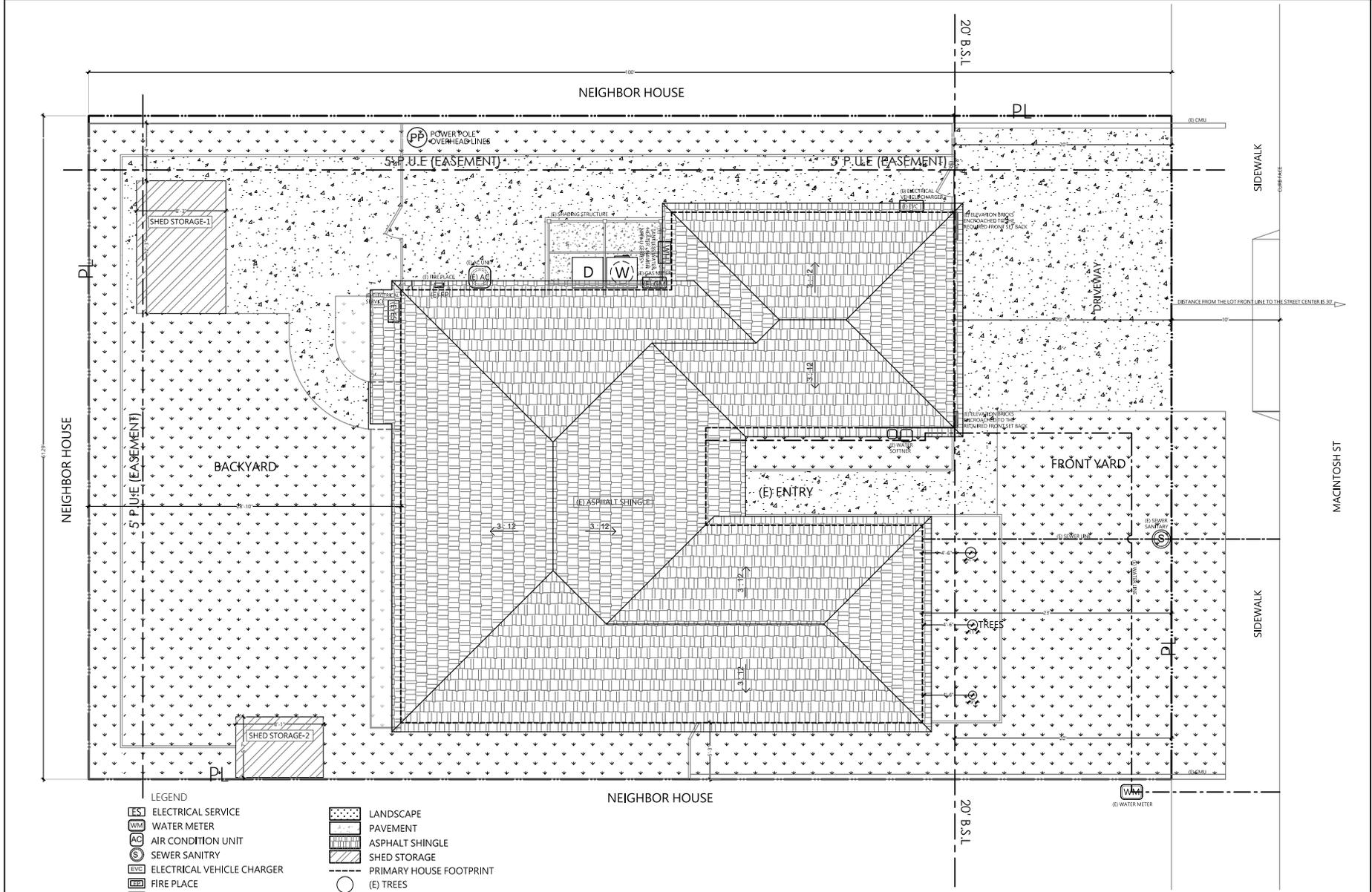
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DRAWING TITLE
(E) SITE PLAN

DATE
01-15-2024

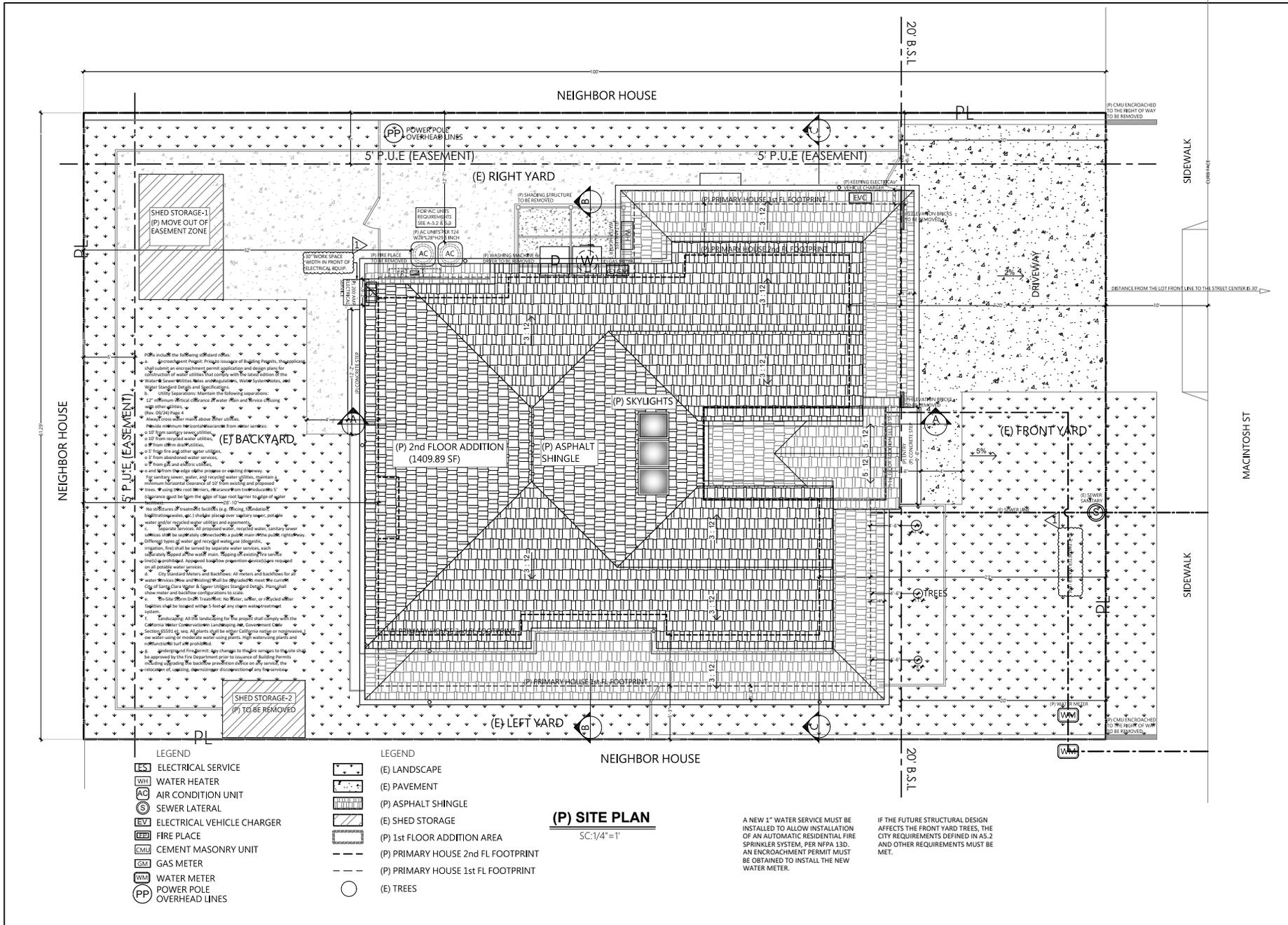
ENGINEER	
DESIGNER	ARBEL TOUMEH
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FILE NO.	
SHEET NO.	A-2.1



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

- LANDSCAPE
- PAVEMENT
- ASPHALT SHINGLE
- SHED STORAGE
- PRIMARY HOUSE FOOTPRINT
- (E) TREES

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



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DRAWING TITLE
(P) SITE PLAN

DATE
01-15-2024

ENGINEER

DESIGNER
ARBEL TOUMEH

DRAWN

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FILE NO.

SHEET NO.
A-2.2



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DRAWING TITLE
(E) 1st FLOOR PLAN

DATE
 01-15-2024

ENGINEER

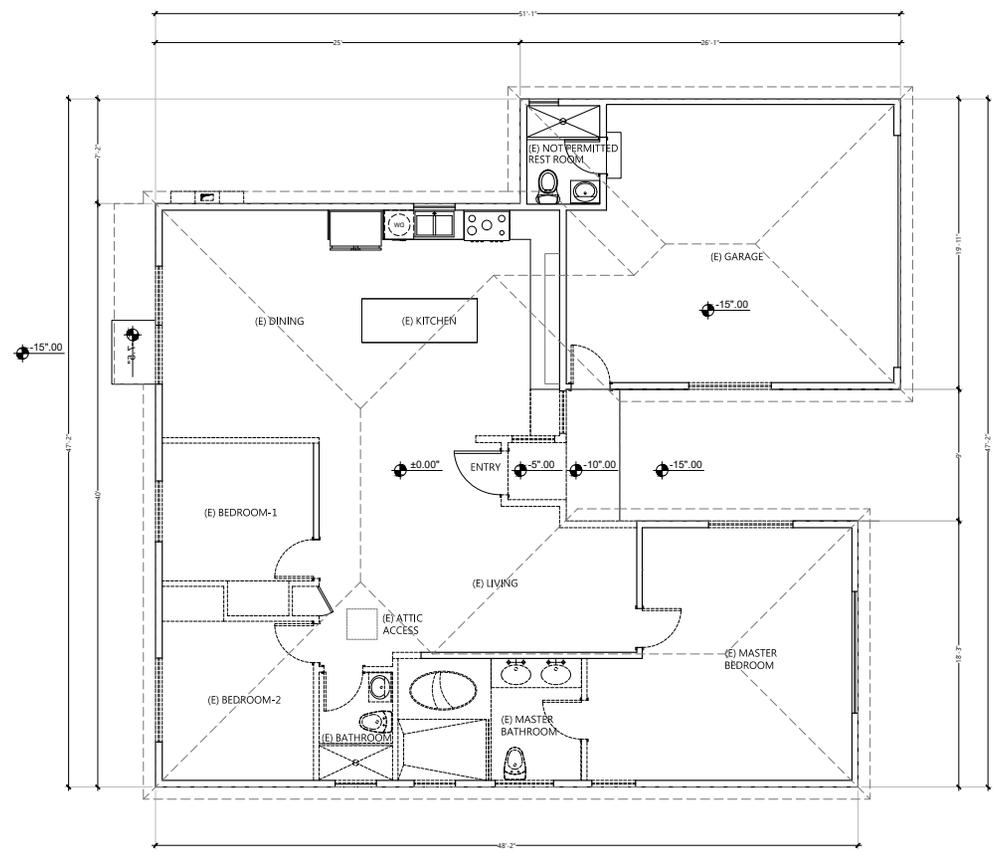
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A-3.1

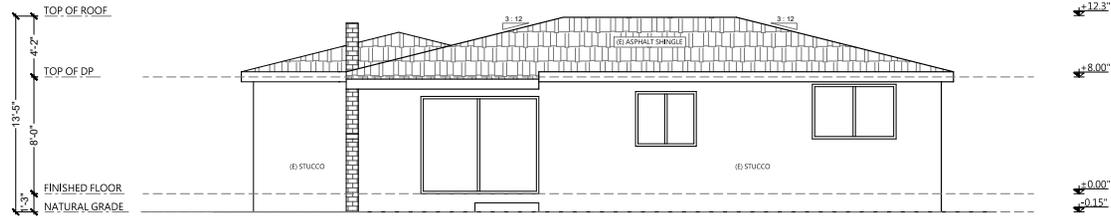


----- TO BE DEMOLISHED WALLS AND ELEMNTS
 ===== (E) WALLS

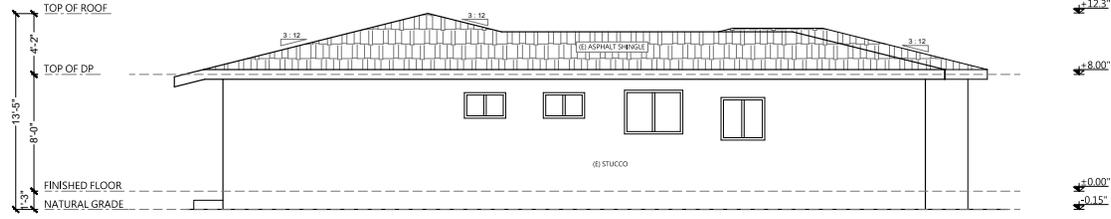
(E&D) 1st FLOOR PLAN
 SC:1/4"=1'



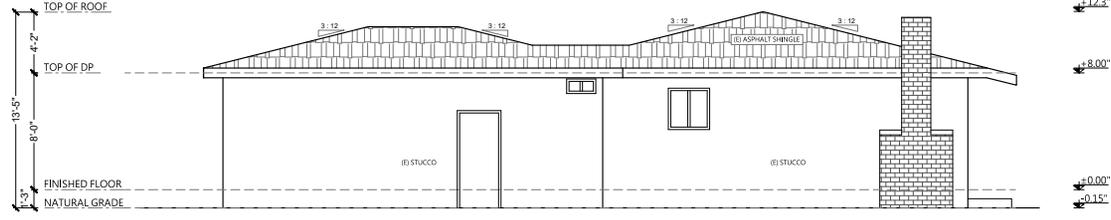
(E) FRONT ELEVATION
SC:1/4"=1'



(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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DRAWING TITLE
(E) ELEVATIONS

DATE
01-15-2024

ENGINEER

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FILE NO.

SHEET NO.
A-3.2



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DRAWING TITLE
(P) 1st FLOOR PLAN

DATE
01-15-2024

ENGINEER

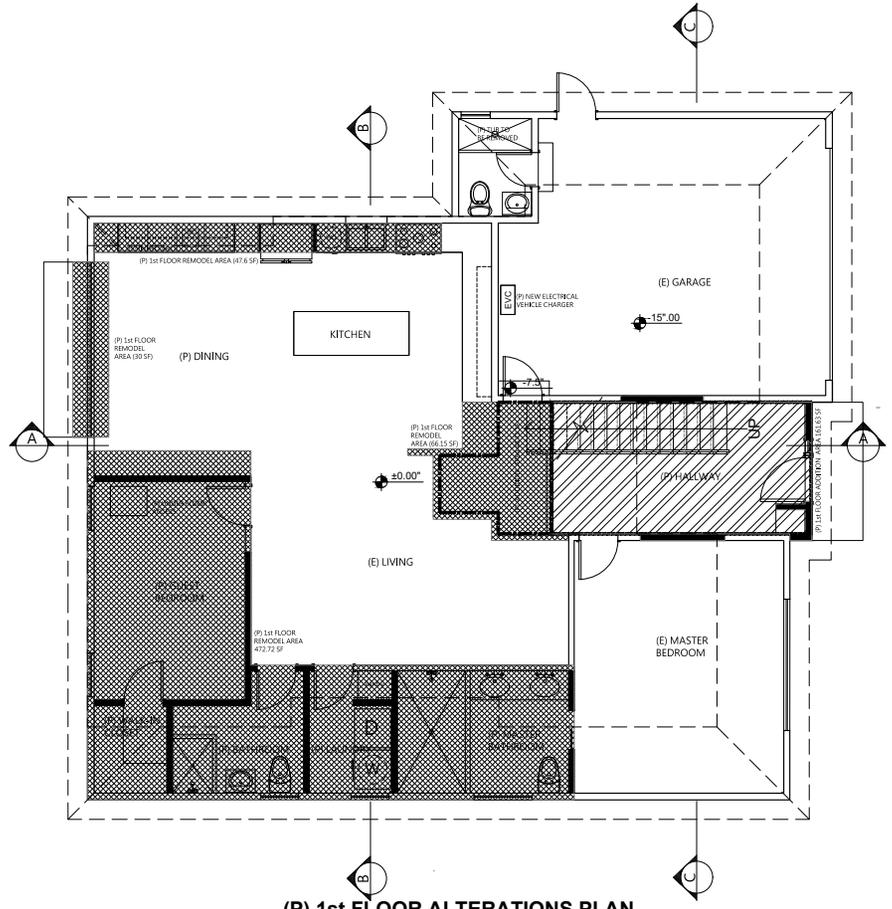
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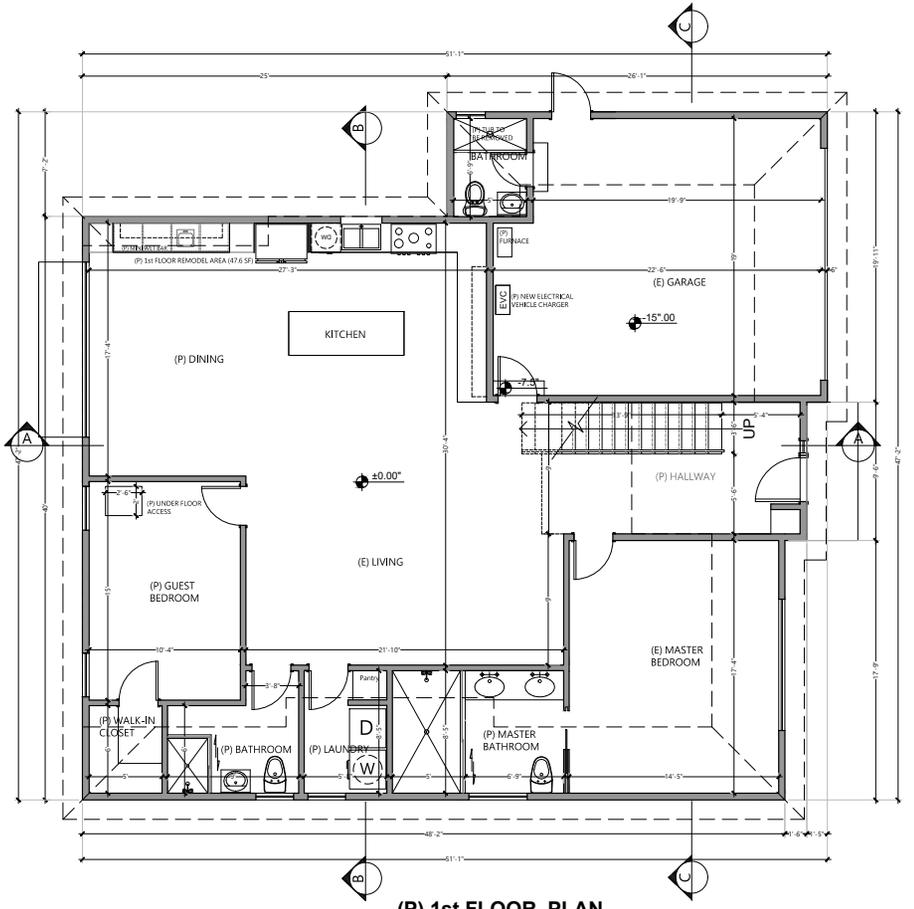
SHEET NO.
A-4.1



(P) 1st FLOOR ALTERATIONS PLAN

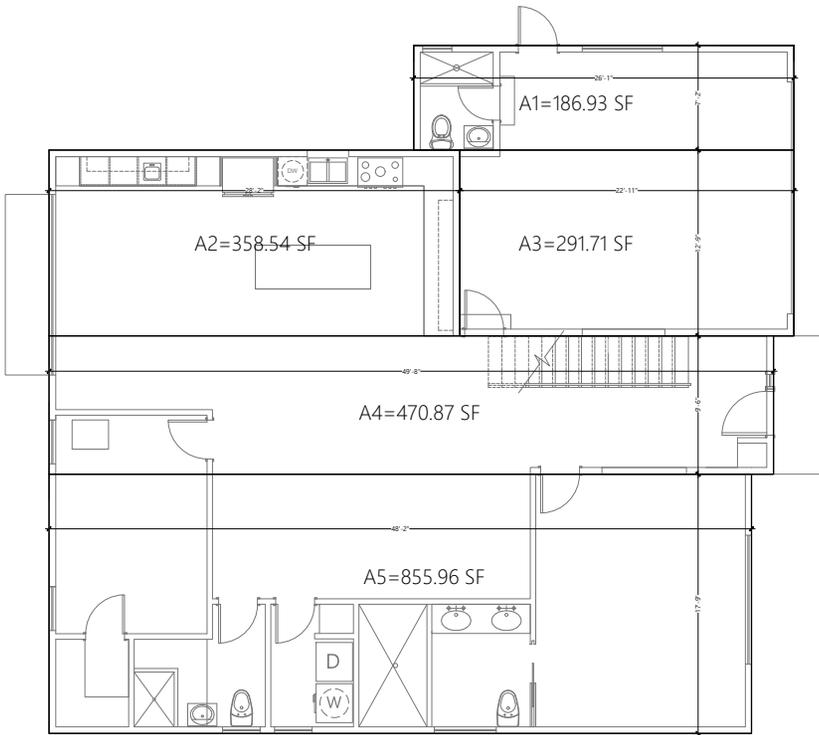
SC:1/4"=1'

- EXISTING WALLS
- NEW WALLS
- 1st FLOOR ADDITION FLOOR AREA (163.63 SF)
- 1st FLOOR (E) ENTRY COVERED PORCH ADDED TO CONDITIONED FLOOR AREA (48.75 SF)
- 1st FLOOR CONDITIONED ADDITION
- 1st FLOOR REMODELING AREA (616.47 SF)
- - - 2nd FLOOR FOOTPRINT



(P) 1st FLOOR PLAN

SC:1/4"=1'

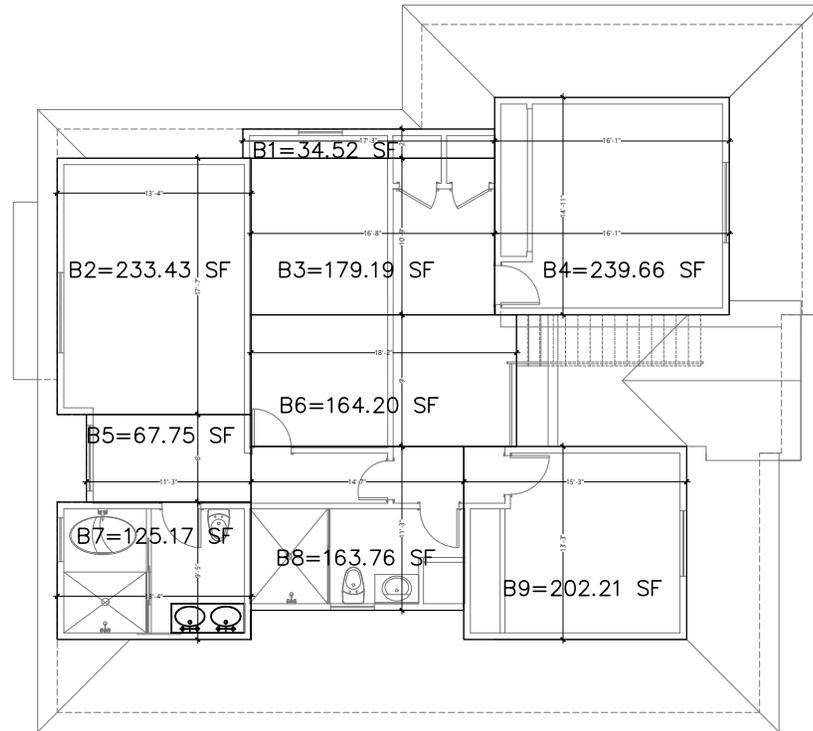


(P) 1st FLOOR AREA

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 + 1409.89 SF = 3573.9 SF



(P) 2nd FLOOR AREA

HABITABLE AREA = (B1 TO B9) = 1409.89 SF
 THE ACCESS STAIRS TO SECOND FLOOR AREA HAS BEEN
 COUNTED IN THE 1st FLOOR AREA, NOT THE 2nd FLOOR.

2nd FLOOR AREA = 1409.89 SF

FLOOR AREA DIAGRAM
 SC:1/4"=1'



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DRAWING TITLE
FLOOR AREA DIAGRAM

DATE
01-15-2024

ENGINEER

DESIGNER
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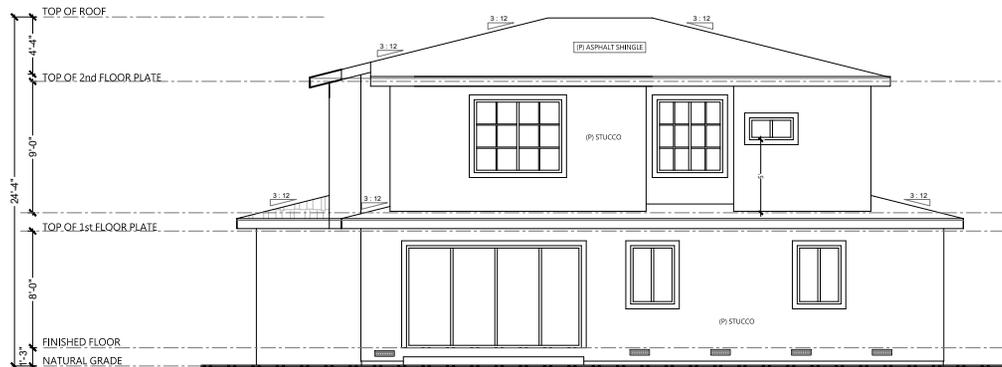
SHEET NO.

A-4.3



(P) FRONT ELEVATION

SC:1/4"=1'



(P) REAR ELEVATION

SC:1/4"=1'

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

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CITY, CA 95054

DRAWING TITLE
(P) ELEVATIONS 1

DATE
 01-15-2024

ENGINEER

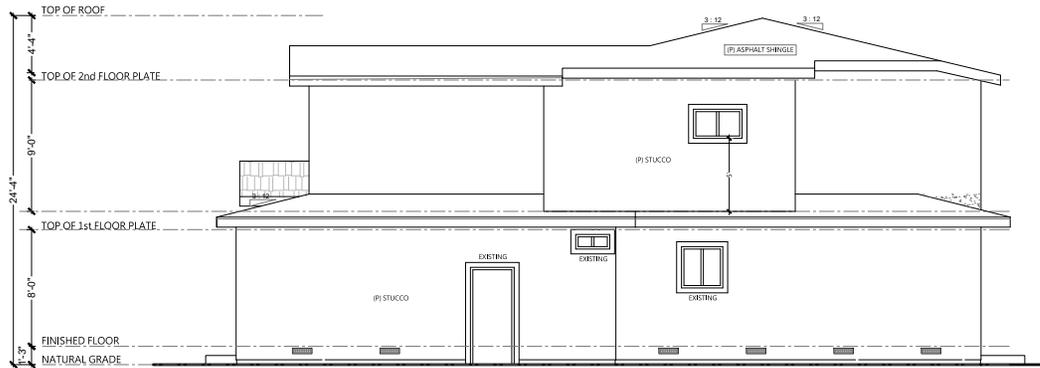
DESIGNER
ARBEL TOUMEH

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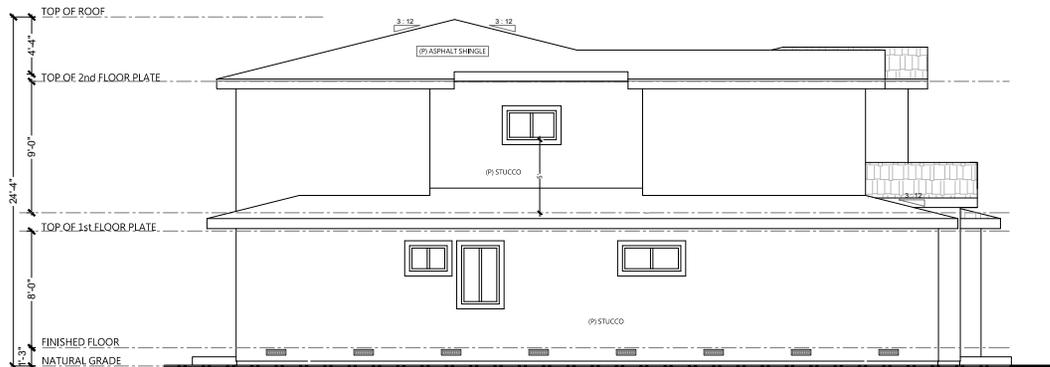
FILE NO.

SHEET NO.
A-4.4



(P) RIGHT ELEVATION

SC: 1/4" = 1'



(P) LEFT ELEVATION

SC: 1/4" = 1'

ELEVATION MATERIALS

WALLS: SOFT STUCCO

WINDOWS: VINYL OR FIBERGLASS

ROOF: ASPHALT SHINGLE

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DRAWING TITLE

(P) ELEVATIONS 2

DATE

01-15-2024

ENGINEER

DESIGNER

ARBEL TOUMEH

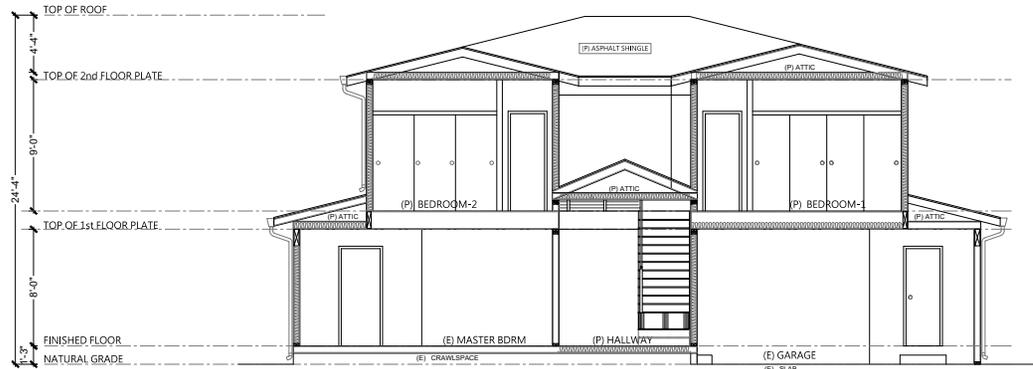
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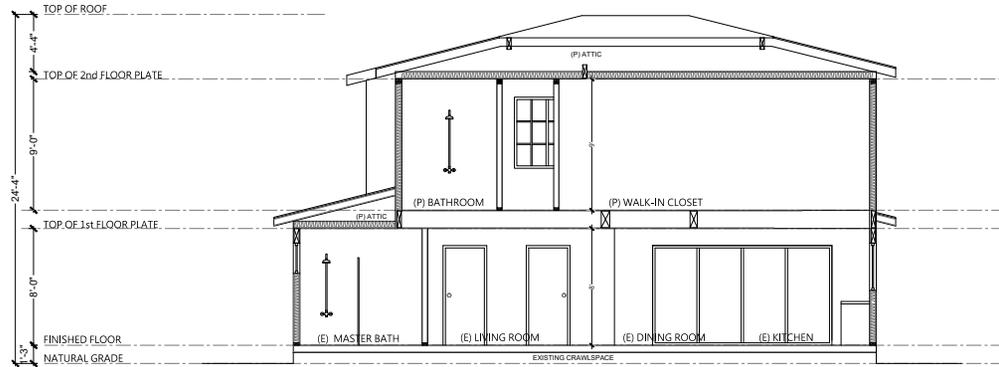
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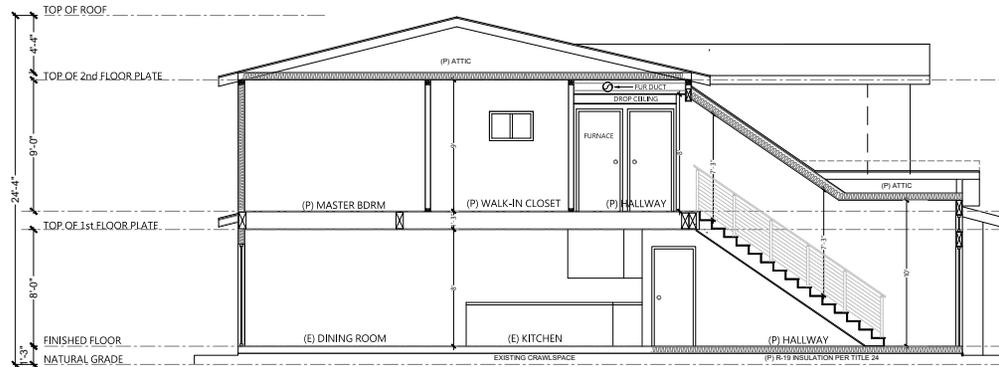
SECTION C-C

SC:1/4"=1'



SECTION B-B

SC:1/4"=1'



SECTION A-A

SC:1/4"=1'

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DRAWING TITLE
(P) SECTIONS

DATE
 01-15-2024

ENGINEER

DESIGNER
ARBEL TOUMEH

DRAWN

APPROVED

FILE NO.

SHEET NO.

A-4.6



(P) FRONT ELEVATION

SC:1/4"=1'



(P) RIGHT ELEVATION

SC:1/4"=1'



(P) REAR ELEVATION

SC:1/4"=1'



(P) LEFT ELEVATION

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 - MILGERSD OR SIMILAR CASEMENT WINDOWS WITH BARS VINYL OR FIBERGLASS & DARK GREY COLOR



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



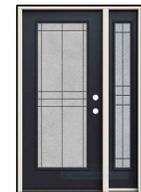
DET. 4 - OWENS CORNING ESTATE GRAY SHINGLE ROOF OR SIMILAR SHINGLE ROOF SAMPLE



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



DET. 5 - Bay View Collection Bronze 9.5\"/>



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

(P) ELEVATION MATERIALS & COLORS

SC:1/4"=1'

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3674 MACINTOSH ST. SANTA CLARA
CITY, CA 95054

DRAWING TITLE
(P) ELEVATIONS
MATERIALS &
COLORS

DATE	01-15-2024

ENGINEER

DESIGNER
ARBEL TOUMEH

DRAWN

APPROVED

FILE NO.

SHEET NO.
A-5.1

