

OWNER
Dory Marhamat
1075 Pomeroy St
Santa Clara, CA. 95051
phone: 408-

ABBREVIATIONS

A 3D architectural rendering of a modern, two-story residential building. The house features a combination of dark wood siding, light grey panels, and white sections. Large, dark-framed windows are visible on both floors. A prominent tree with vibrant purple blossoms stands in the front yard. The property is bordered by a paved street in the foreground and a sidewalk. The background shows more trees and a clear sky.

PROJECT DISCRIPTION:
- DEMOLITION EXISTING HOME
- CONSTRUCTING 4 NEW SINGLE FAMILY HOMES

1. All construction shall comply in addition to 2013 California Residence Code, California Energy Code, 2013 CBC, 2013 CEC, 2013 CMC, 2013 CPC, 2013 California Green Code, and all local codes and ordinances
2. Fireblock at ceiling, floors, furred down ceilings, showers, soffits and concealed draft openings not to exceed 10 foot maximum.
3. The base for wall tile in tub and shower areas, wall and ceiling panels in shower areas shall be cement, fiber-cement or glass mat gypsum backers in compliance with ASTM C 1178, C1288, C1325
4. Smoke detectors in new construction shall be powered by building wiring current with battery backup.
5. Provide a fire warning system (Smoke Detectors) for each story and within each existing bedroom
6. Light fixtures in tub or shower enclosures or other wet/damp locations shall be labeled "suitable for damp locations".
7. Provide Class A fire-rated roofing.
8. All dimensions shall be field verified and coordinated with all work of all trades
9. Ceiling heights are to finished surfaces.
10. Offset studs where required so that finish wall surfaces will be flush.
11. All dimensions are to column grid lines, face of studs, face of concrete, and face of cmu.
12. Contractor shall verify size and locations of all mechanical equipment as well as power, water and drain installation with equipment manufacturers before proceeding with the work.
13. Coordinate utilities shown on arch. dwgs. with mech, plumbing and elec.dwgs. Provide service to all utilities outlets shown on arch. drawings.
14. All dimensions shall be field verified and coordinate with all of the trades.
15. Finish materials for all baths, showers, walls at shower enclosures should have a smooth, hard nonabsorbent surface such as tiles/ceramic tiles, portland cement...
16. Structural observation shall be required by the Engineer for structural conformance to the approved plans.
17. Special inspections are required for: drilled piers, concrete over 2500 psi.
18. All construction to provide a waterproof, weather tight building.
Contractor shall flash and caulk as necessary to achieve this requirement.
19. Fire sprinkler system required. The sprinkler system design will be submitted to and approved by the Fire Department prior to installation.
20. **Sprinkler sys NFPA 13D is required for this project. Sprinkler contractor/owner provides drawings to Fire Department for approval prior to start the job**



Tel: 415-515-2256

Tel: 415-515-2256
Fax: 415-775-5342

E-mail: lenghiarch@hotmail.com

1075 Pomeroy St.
Santa Clara, CA. 95051
APN: **290-69-079**

Sheet Index

SYMBOLS

PROJECT LOCATION



Building Code: 2013 CRC, CEC (Energy), CBC, CEC, CMC, CPC, CGC (Green)
 Planning Code : City of Santa Clara
 Zoning: R3-18 (PD)
 Lot Size: 12,400 sq.ft.
 Type of Construction: Type VB
 Occupancy Group: R-3/U
 Heights: 02 Story
 Maximum Height: Proposed: TYPE A: 24'-1"
 TYPE B: 24'-0"

PARKING:
- 2 FOR EACH UNITS FOR TOTAL OF 8 & 2 ADDITION PARKING SPACES

PROJECT DATA		
	PROPOSED	ALLOWED FOR R3-18
LOT SIZE	12,400 sqft	8,500.0 sqft
LOT WIDTH	100'-0"	70'-0"
BUILDING HEIGHT	21'-0" TO 24'-0 ³ / ₄	25'-0"
SIDE SETBACK	10'-0"	10'-0"
REAR SETBACK	15'-0"	15'-0"
FRONT SETBACK	15'-0" - 18'-0 ³ / ₄ "	20'-0"
MAX. BUILDING COVERAGE	33.38%	35%

no.	revisions	date
	PD Submittal	05/06/2018

date issued: 05/06/2018

drawn by: NGHI THANH LE

job#: 1650-2018

drawing number

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Tel: 415-515-2256
Fax: 415-775-5342
lenghiarch@hotmail.com

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SCALE: $\frac{1}{8}'' = 1'-0''$

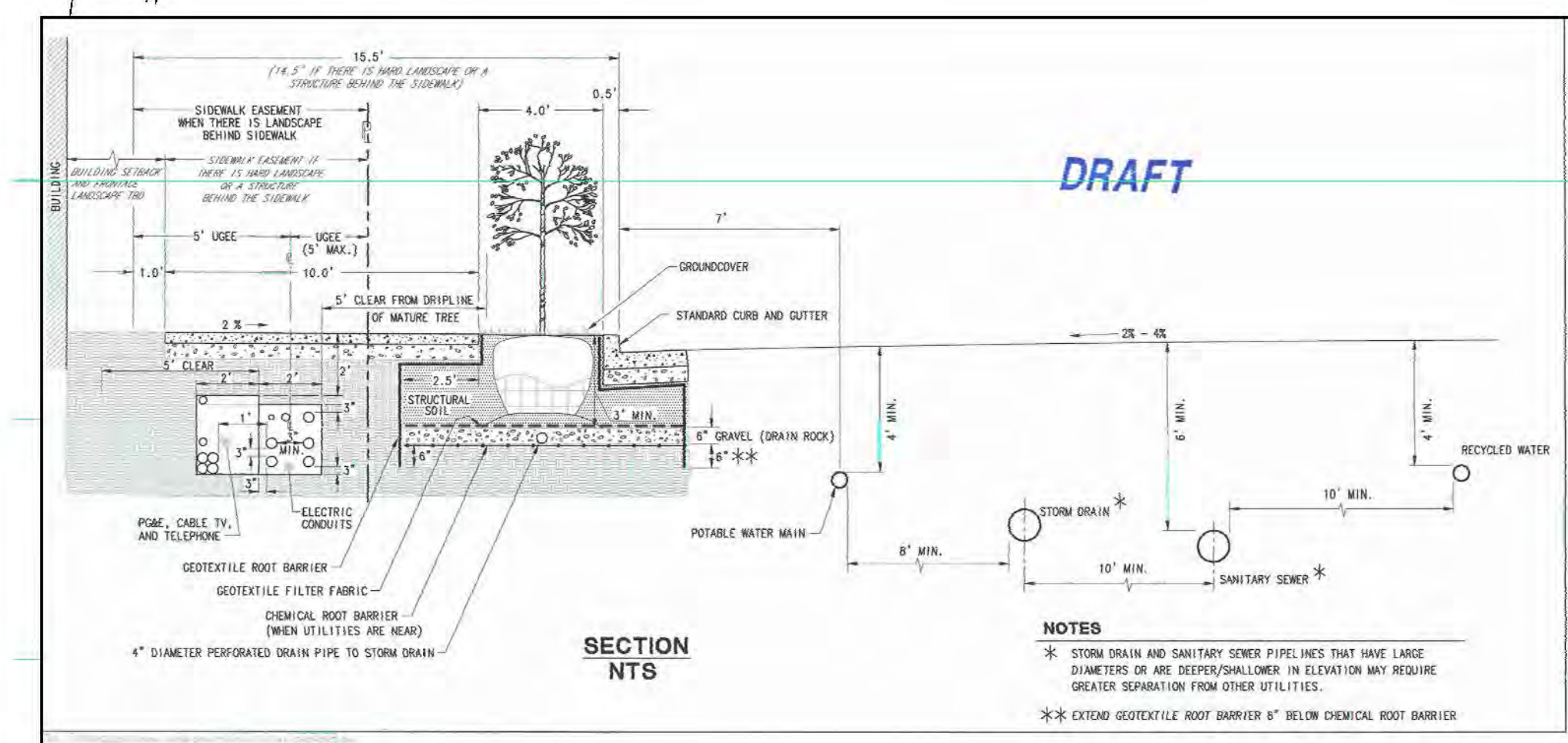
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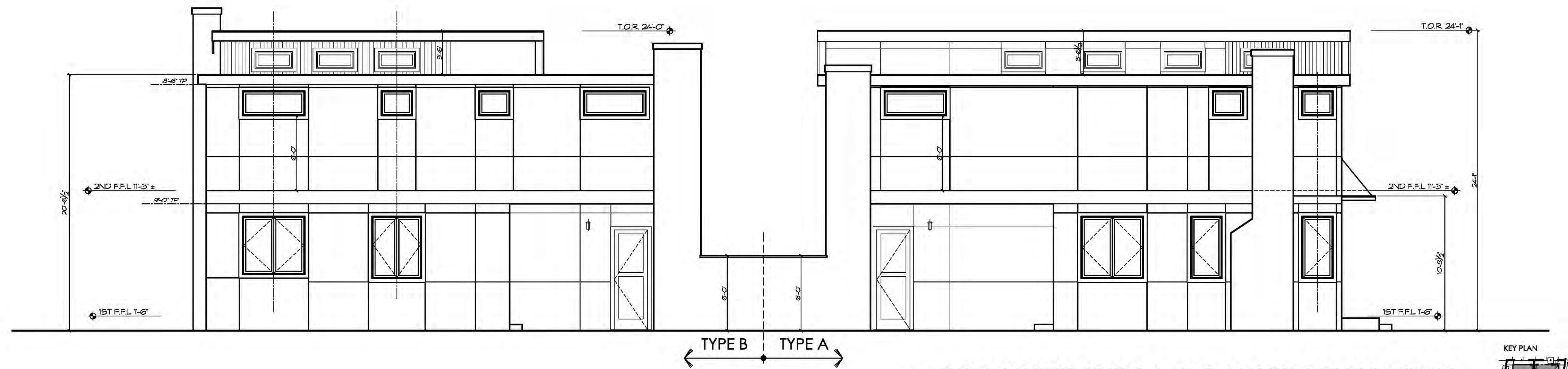
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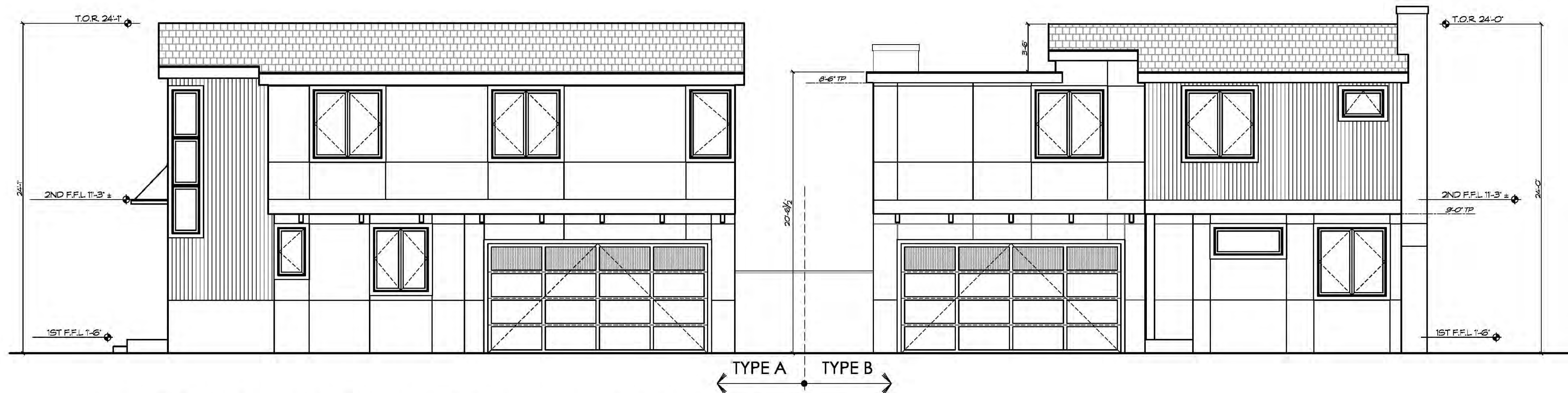
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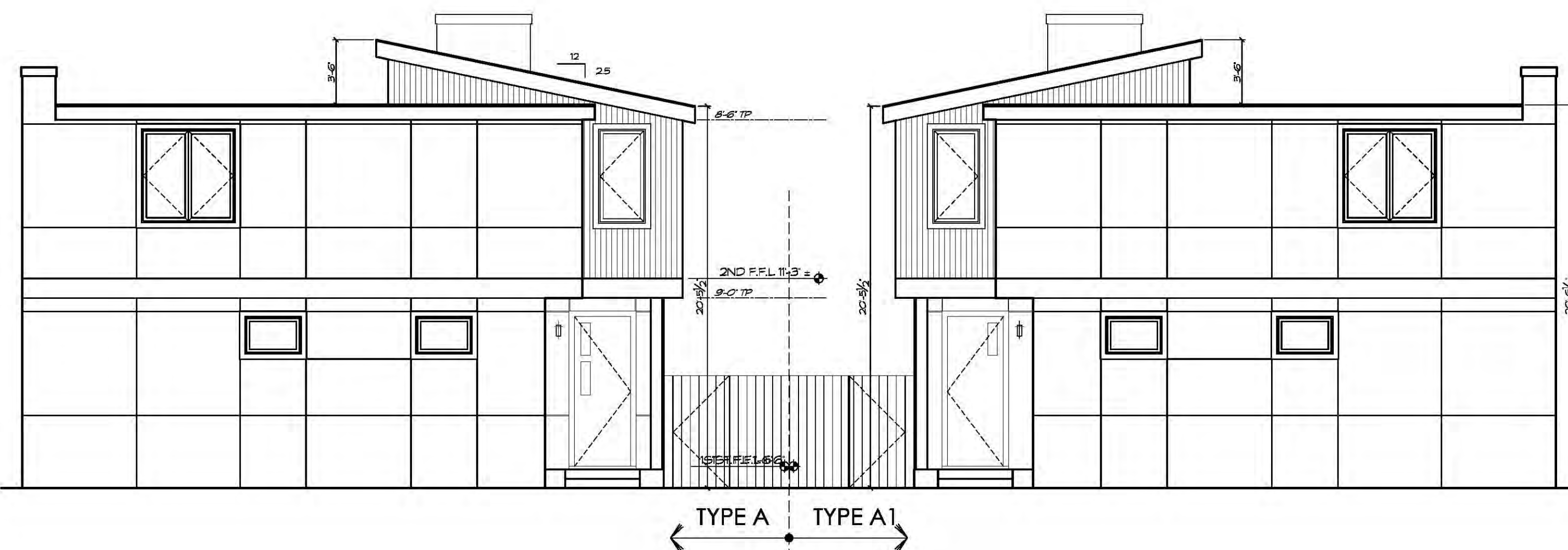
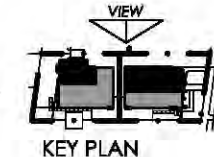
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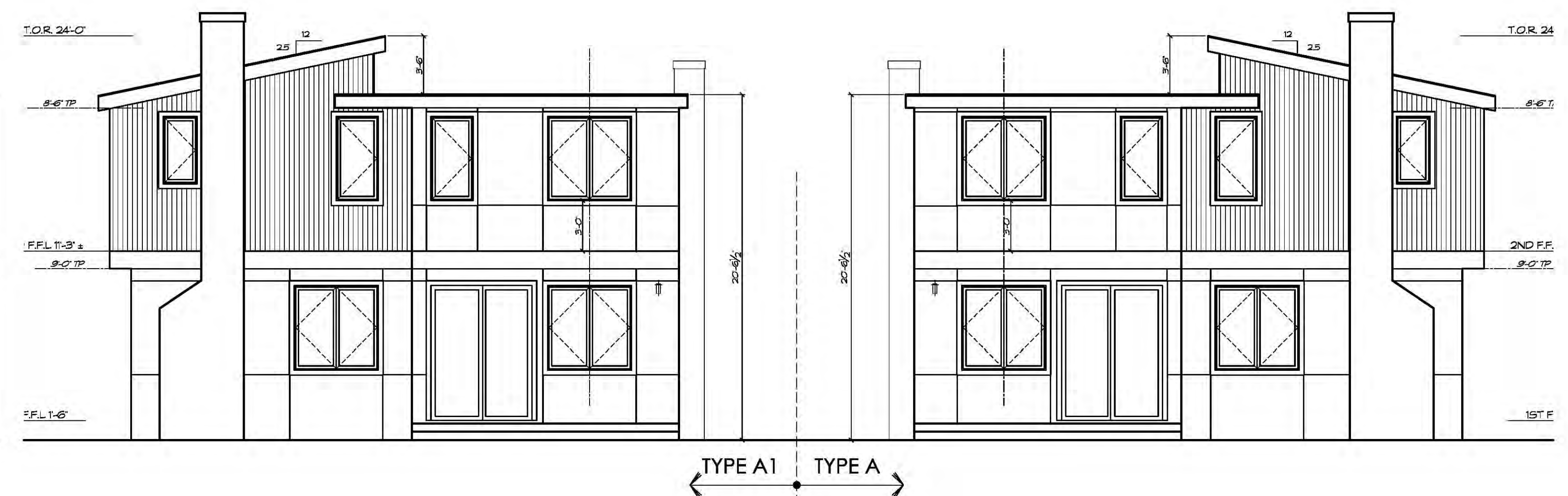
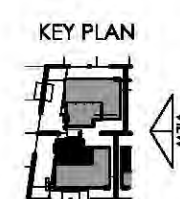
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PROPOSED TYPE A & B NORTH ELEVATION
SCALE: 3/16" = 1'-0"



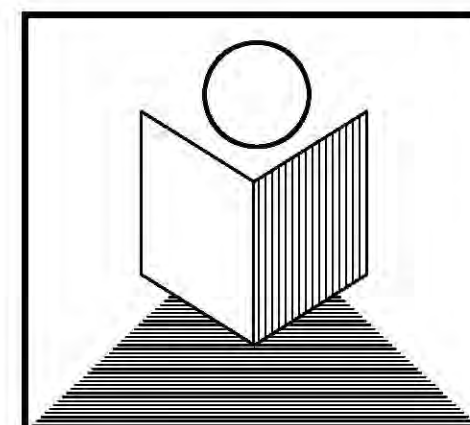
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PROPOSED TYPE A & B SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3
A1B
PROPOSED TYPE A & A1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



4
A1B
PROPOSED TYPE A & A1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



T.N. DESIGN
875 O'FARRELL STREET, #104A
SAN FRANCISCO, CA. 94109
Tel: 415-515-2256
Fax: 415-775-5342
E-mail: lenghiarch@hotmail.com

**4 New 2 Story
Residential
Sub-divide Prj**

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**PROPOSED
SITE ELEVATIONS**
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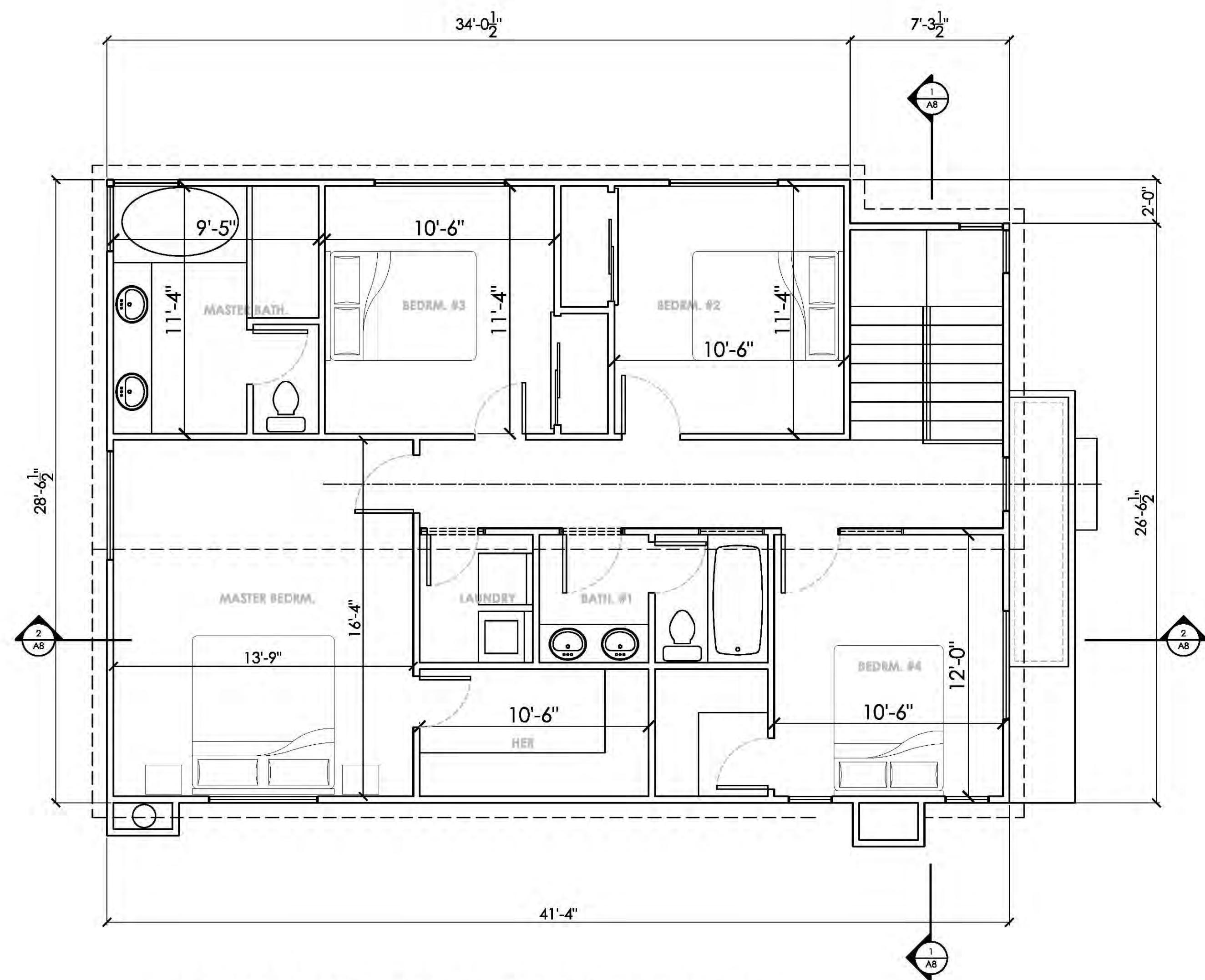
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PROPOSED TYPE A 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

- INDICATES (N) 1HR WALL
- INDICATES (N) AREA
- INDICATES HEAT REGISTER
- SMOKE DETECTOR
- SMOKE/CARBON MONOXIDE ALARM

ASHRAE 62.2 COMPLIANCE NOTES:

- ALL BATHROOM FANS ARE 20 CFM MIN.
- KITCHEN HOOD FAN IS 100 CFM. MIN.
- HVAC FILTER IS MERV 6 MIN., 1" THICK W/ MAX. 0.1" W.C. PRESSURE DROP

EGRESS WINDOW REQ.:

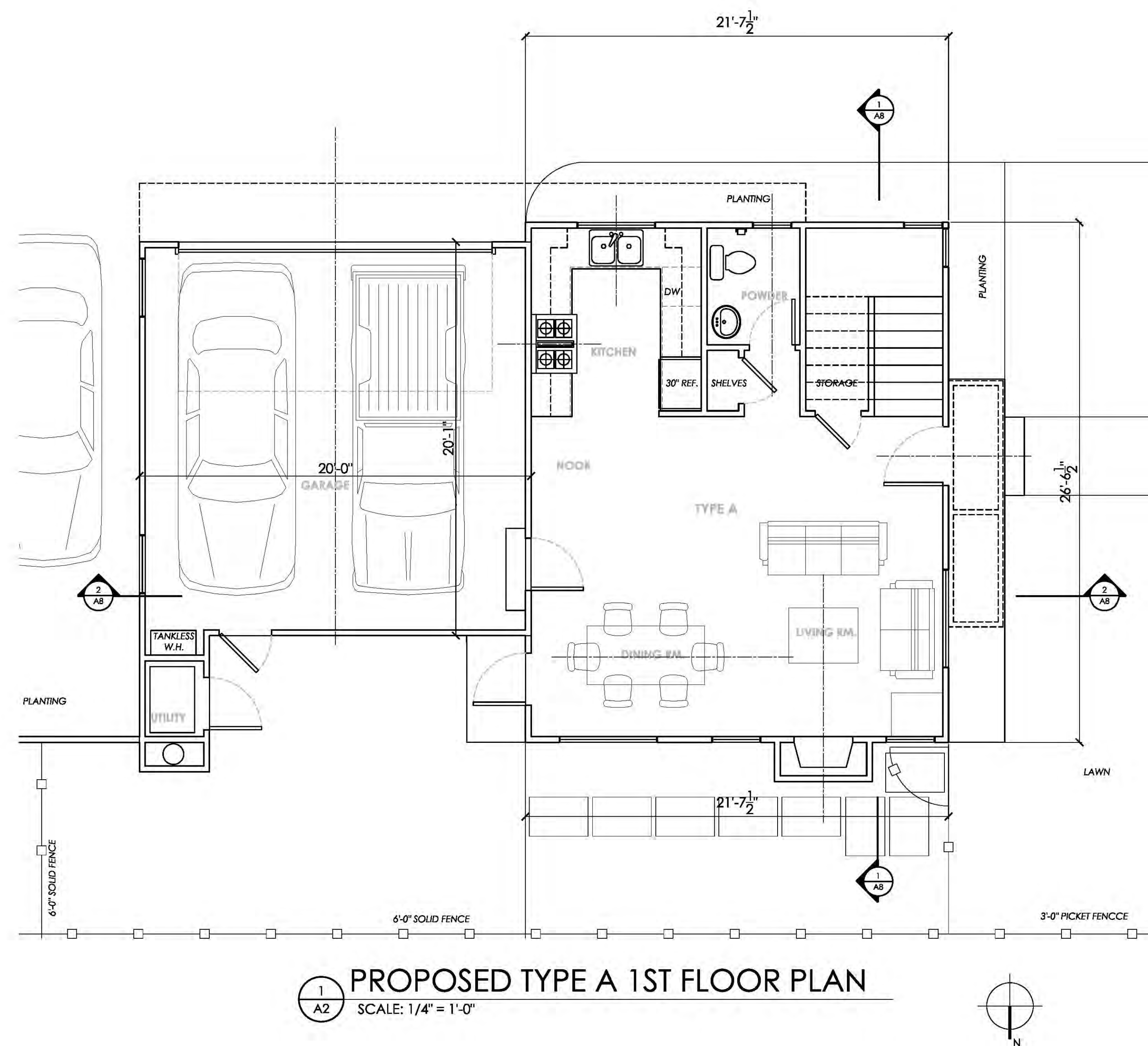
- AN OPENING FOR EMERGENCY THAT IS AT LEAST 5.7 SQUARE FEET IN OPENING AREA
- MINIMUM OPENING SIZE IS 20" WIDTH X 24" HIGH
- **IN ORDER TO MEET THE REQUIRED 5.7 SQFT TOTAL, EITHER THE WIDTH OR HEIGHT, OR BOTH MUST EXCEED THE MINIMUM DIMENSION**

FIRE/SAFETY REQ.:

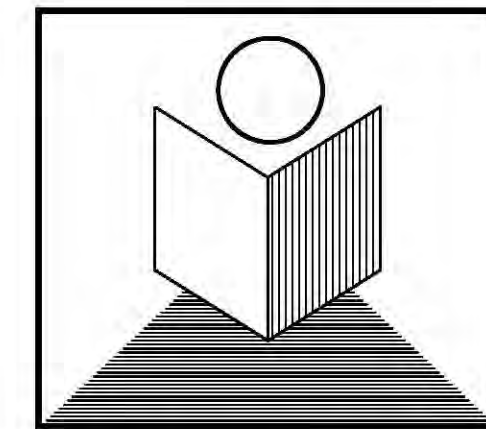
- FIRE ALARMS SHOULD BE LISTED AS COMPLYING WITH UL217 AND BE INSTALLED & MAINTAINED IN ACCORDANCE WITH NFPA 72 & MANUF. INSTRUCTION
- CARBON MONOXIDE ALARM SHALL BE LISTED AS COMPLYING WITH UL2034 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA720 AND THE MANF. INSTRUCTIONS

PLUMBING NOTES:

1. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GPM AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
2. THE MAX. FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GPM AT 60 PSI.
3. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE.
4. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.



PROPOSED TYPE A 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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875 O'FARRELL STREET, #104A
SAN FRANCISCO, CA. 94109
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PROPOSED TYPE A FLOOR PLANS

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

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1		
2		

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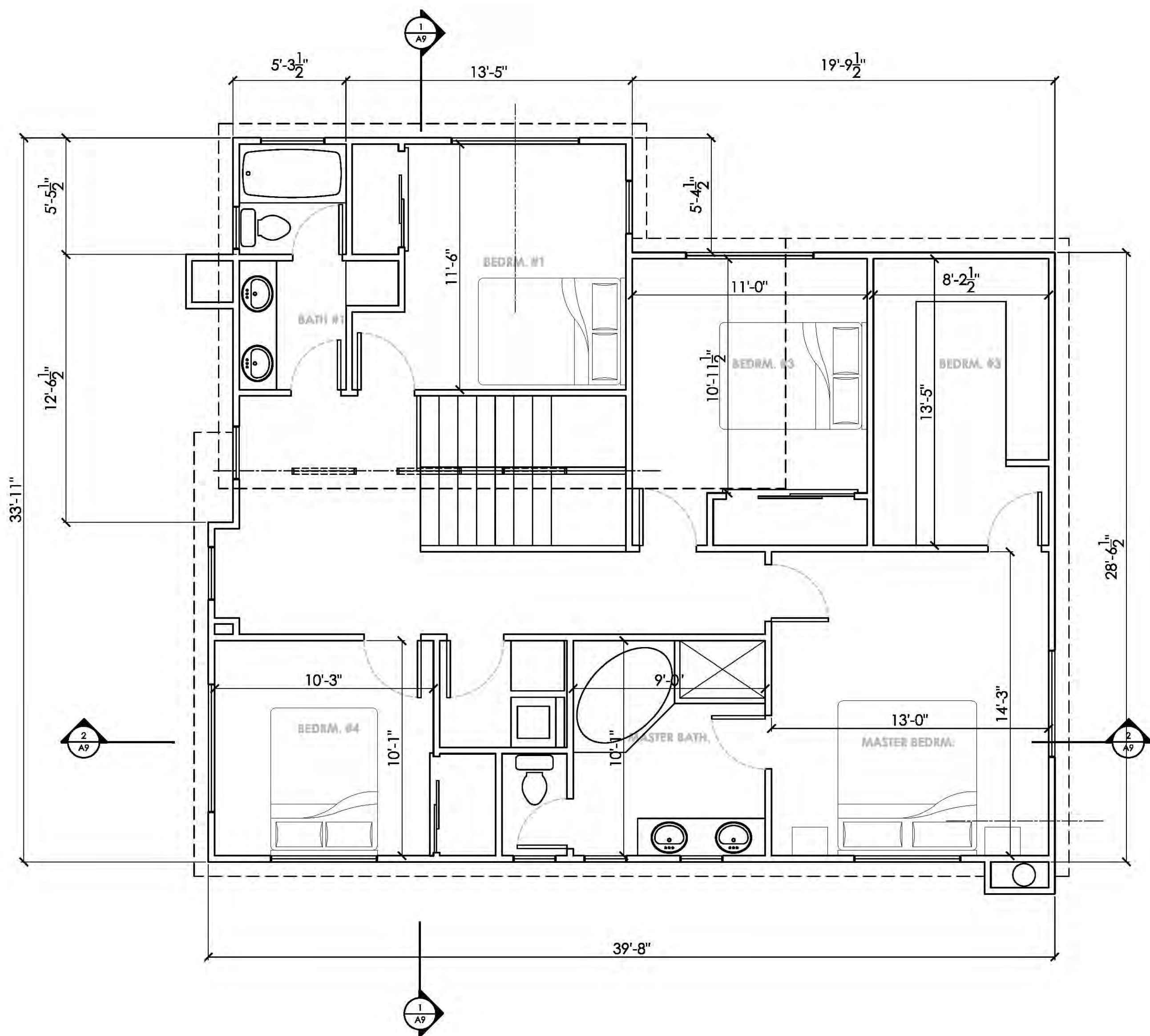
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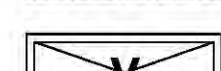
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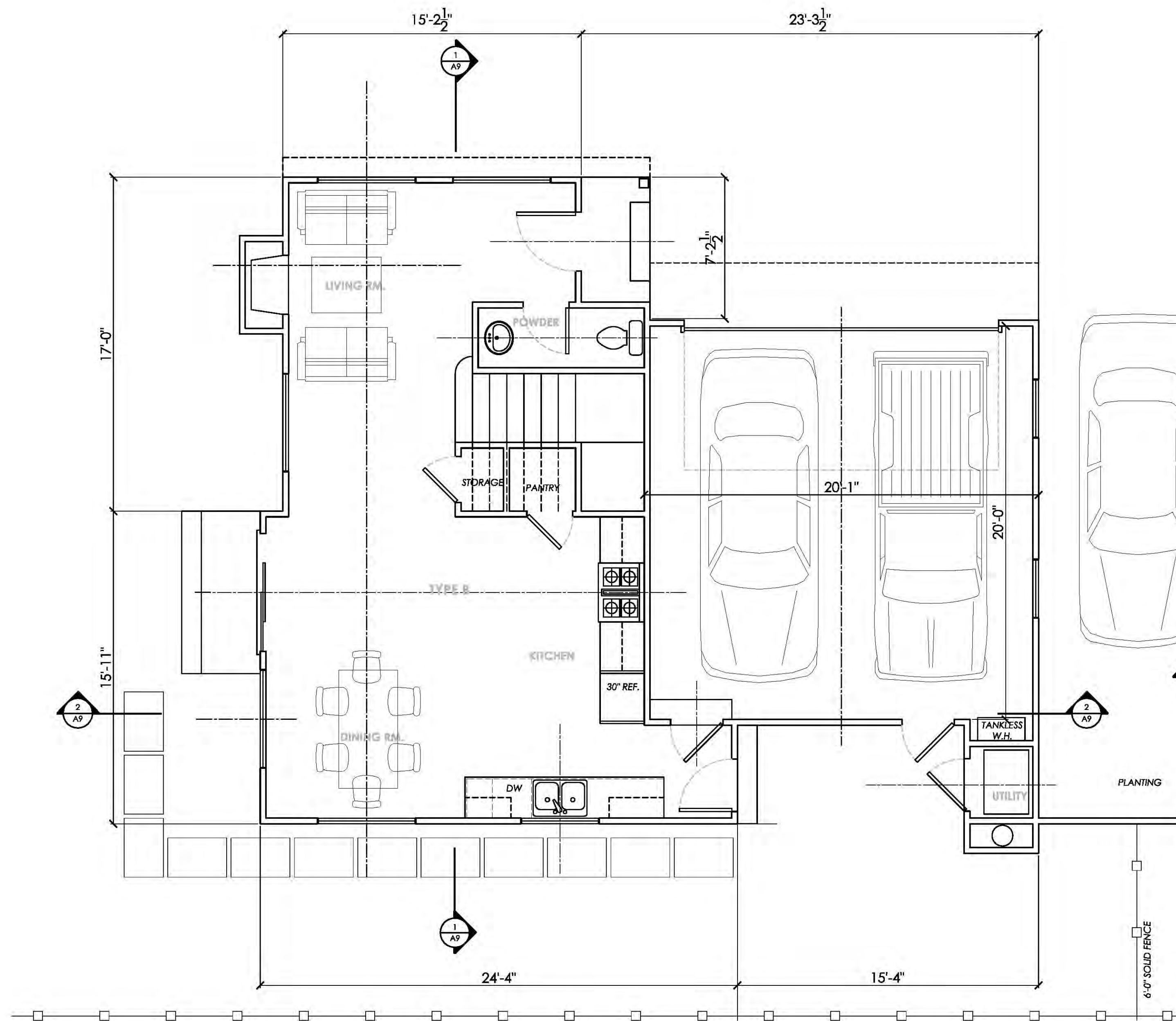
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2
A3 PROPOSED TYPE B 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

-  INDICATES (N) THR WALL
-  INDICATES (N) AREA
-  INDICATES HEAT REGISTER
-  SMOKE DETECTOR
-  SMOKE/CARBON MONOXIDE ALARM



1
A3 PROPOSED TYPE B 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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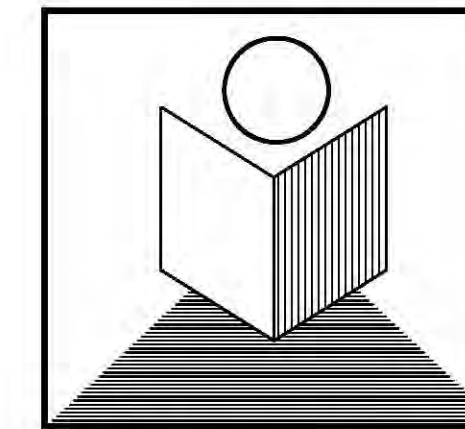
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T.N. DESIGN

875 O'FARRELL STREET, #104A
SAN FRANCISCO, CA. 94109

Tel: 415-515-2256
Fax: 415-775-5342
E-mail: lenghiarch@hotmail.com

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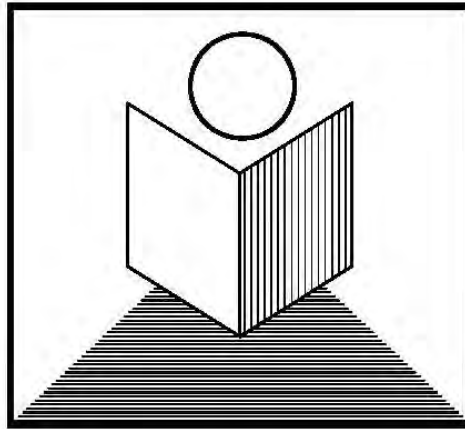
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4 New 2 Story Residential Sub-divide Prj

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TYPE A BUILDING ELEVATIONS

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

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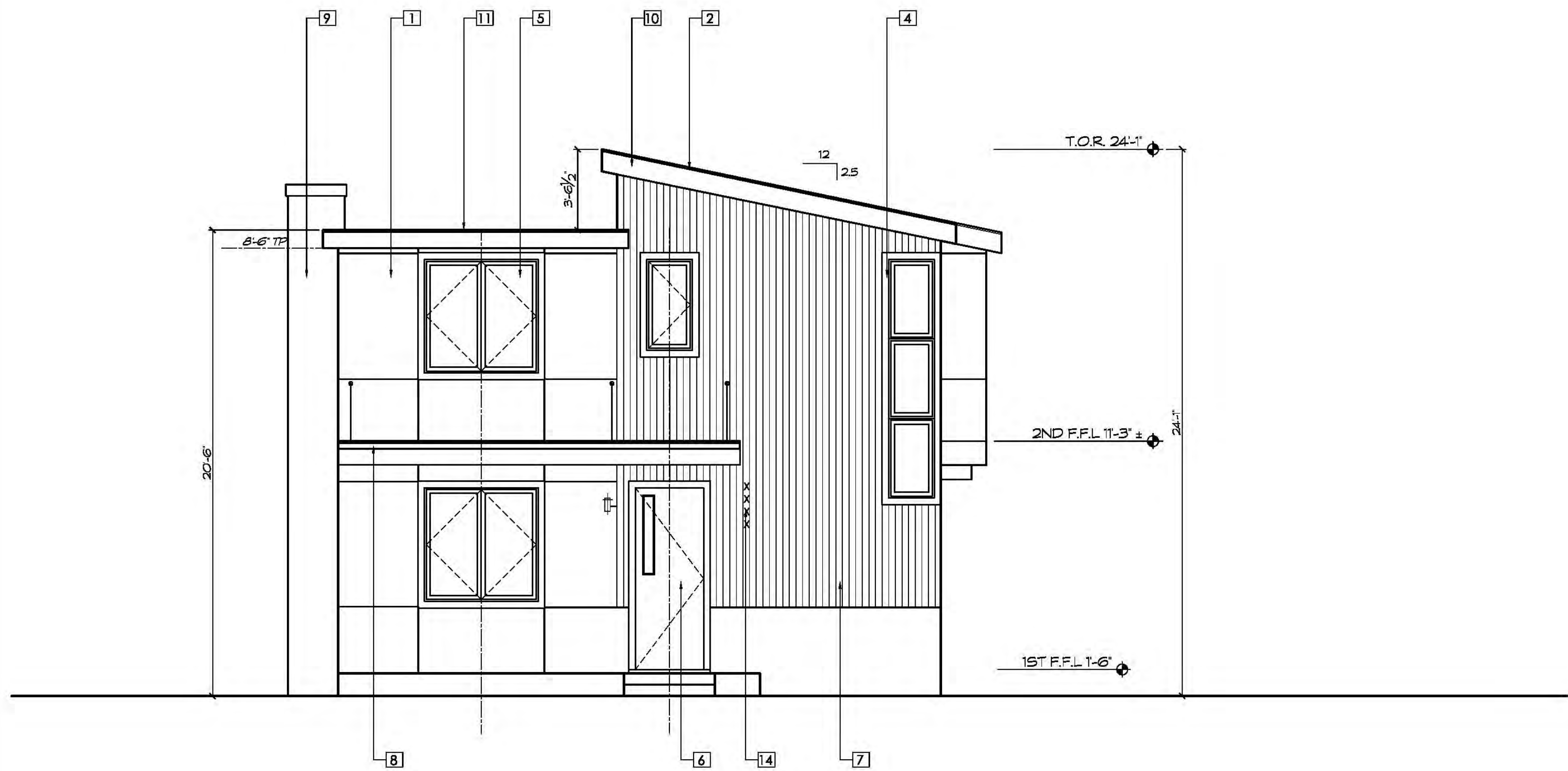
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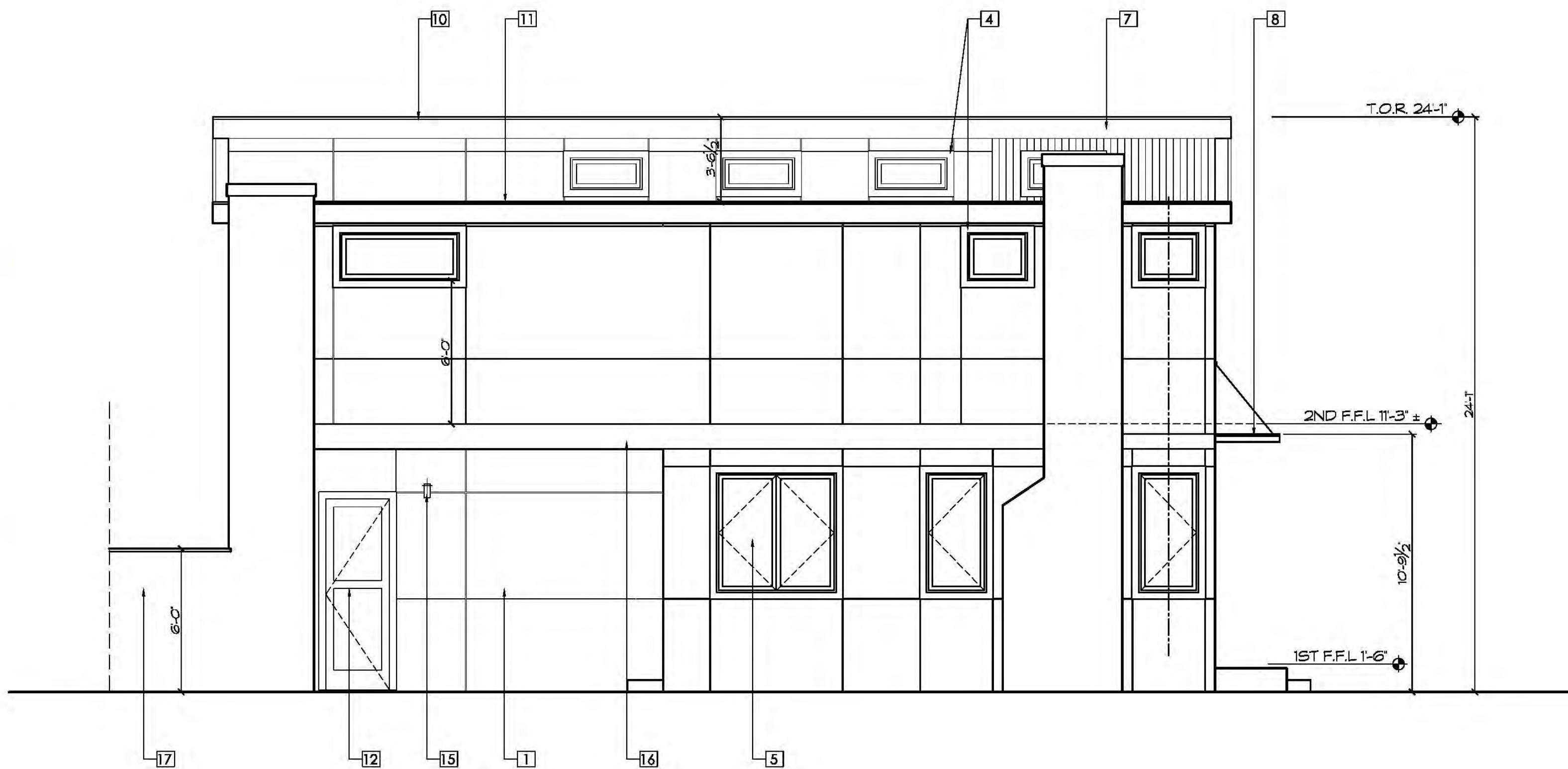


PROPOSED TYPE A WEST ELEVATION
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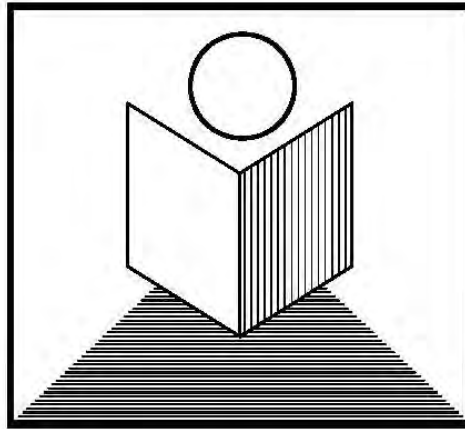
- 1/2" CEMENT BOARD O/ 2 COATS OF STUCCO
- ASPHALT SINGLE ROOF - "CLASS A"
- SOLID GARAGE DOOR - STAIN
- 1X4 WD TRIM - PAINT
- DOUBLE PANE ALUMINUM FRAME WINDOW
- SOLID WOOD ENTRY DR. - STAIN
- 1X4 WD SIDING - STAIN
- METAL ROOF O/ 3X3 STEEL FRAME
- STUCCO CHIMNEY GAS FIREPLACE
- 2X8 FASCIA W/ PAINT
- TORCH DOWN/BUILT-UP ROOF - "CLASS A"
- EXTERIOR DOOR
- NOT USED
- 4" HEIGHT & 1/2" THICK MIN. BUILDING ADDRESS LOCATION
- EXTERIOR LIGHTING W/ FROSTED/OR TRANSLUCENT GLASS
- 1x8 BELLY BAND - PAINT
- 6'-0" STUCCO FENCE - MATCH HOUSE



NOTE:
- NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND RUNOFF DIRECTED TO A LANDSCAPE AREA. DOWNSPOUTS MAYBE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
- THRU-CURB DRAINS ARE NOT ALLOWED.



PROPOSED TYPE A NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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SAN FRANCISCO, CA. 94109

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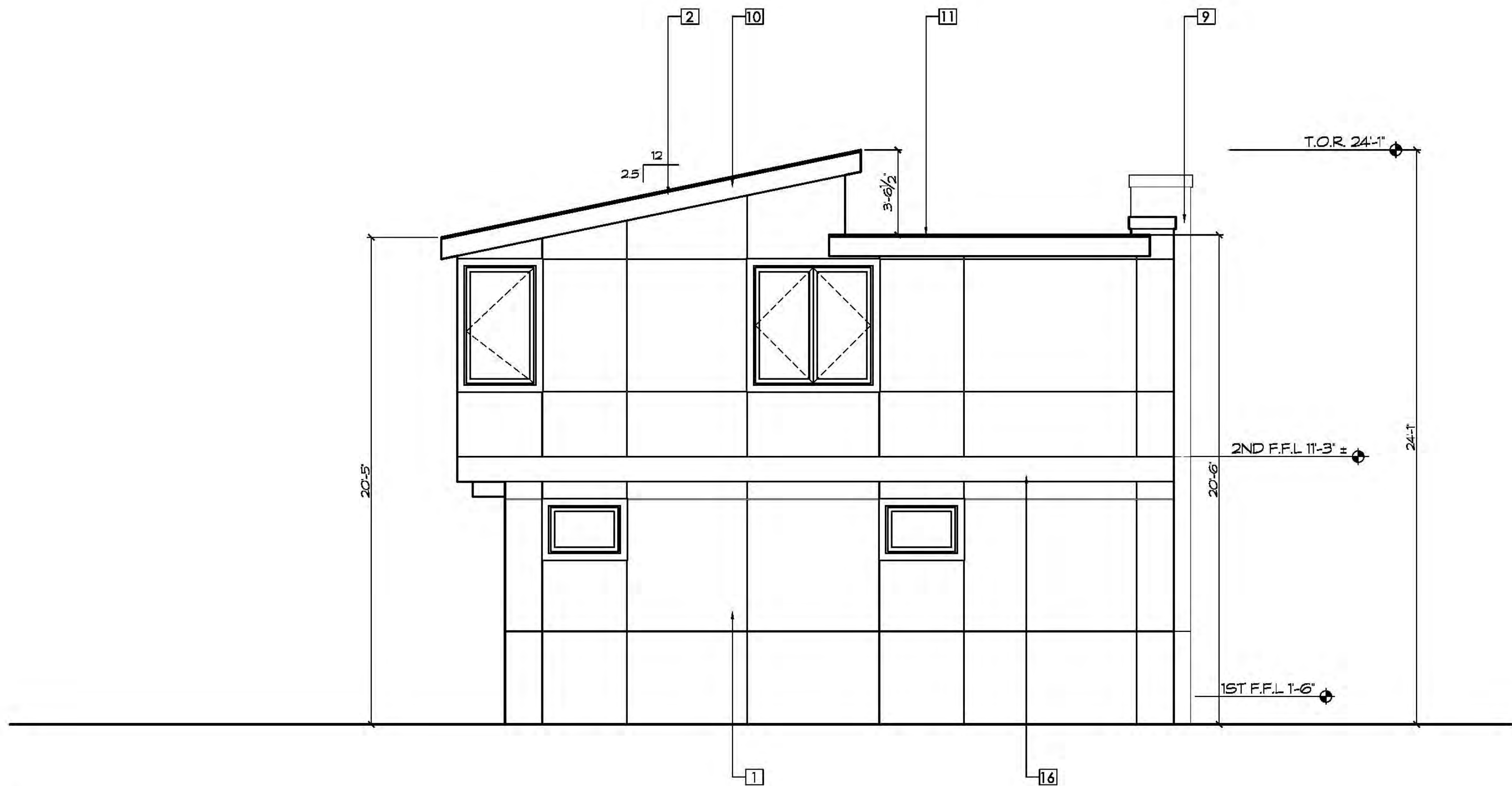
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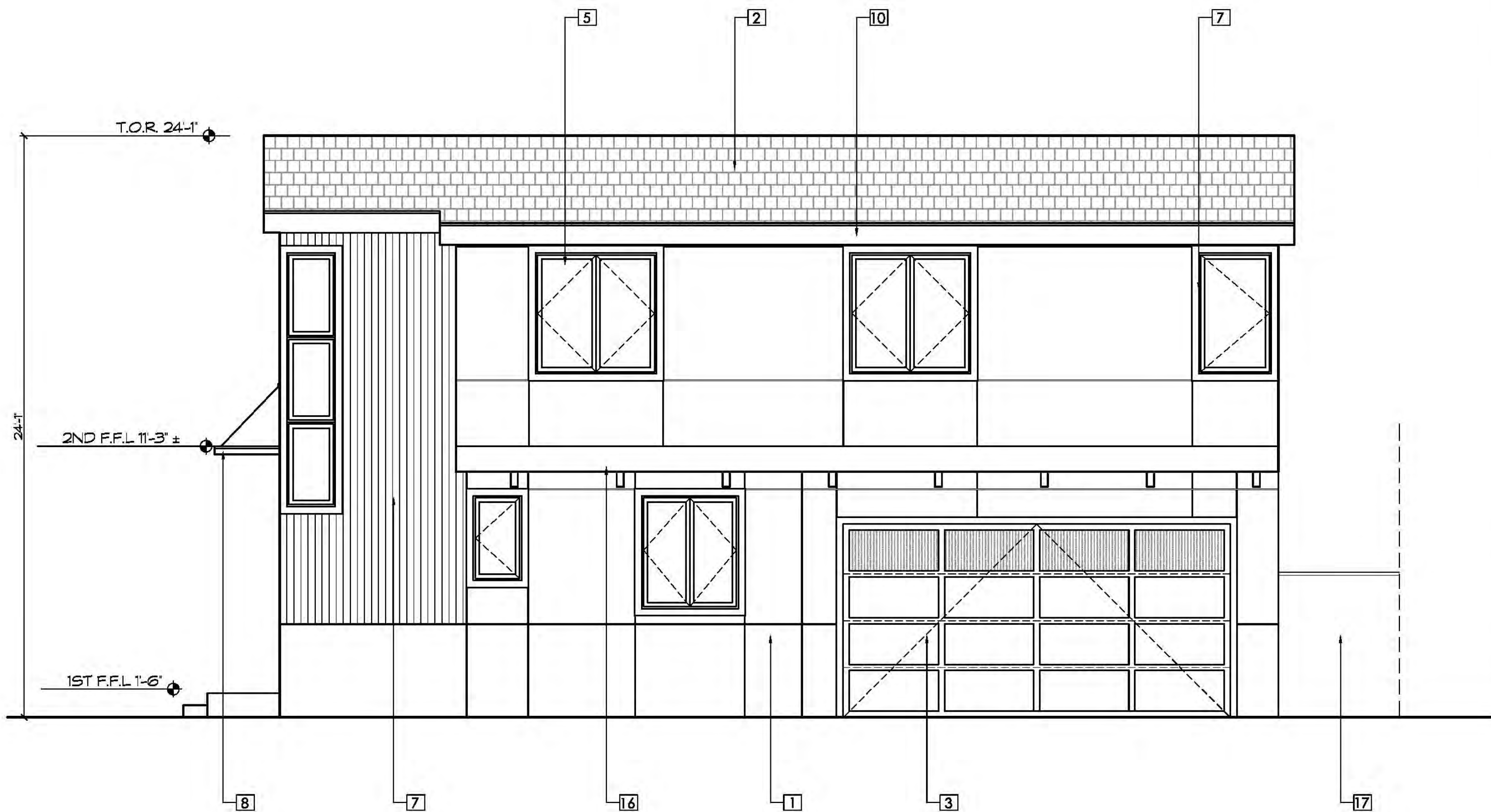


PROPOSED TYPE A EAST ELEVATION
SCALE: 1/4" = 1'-0"

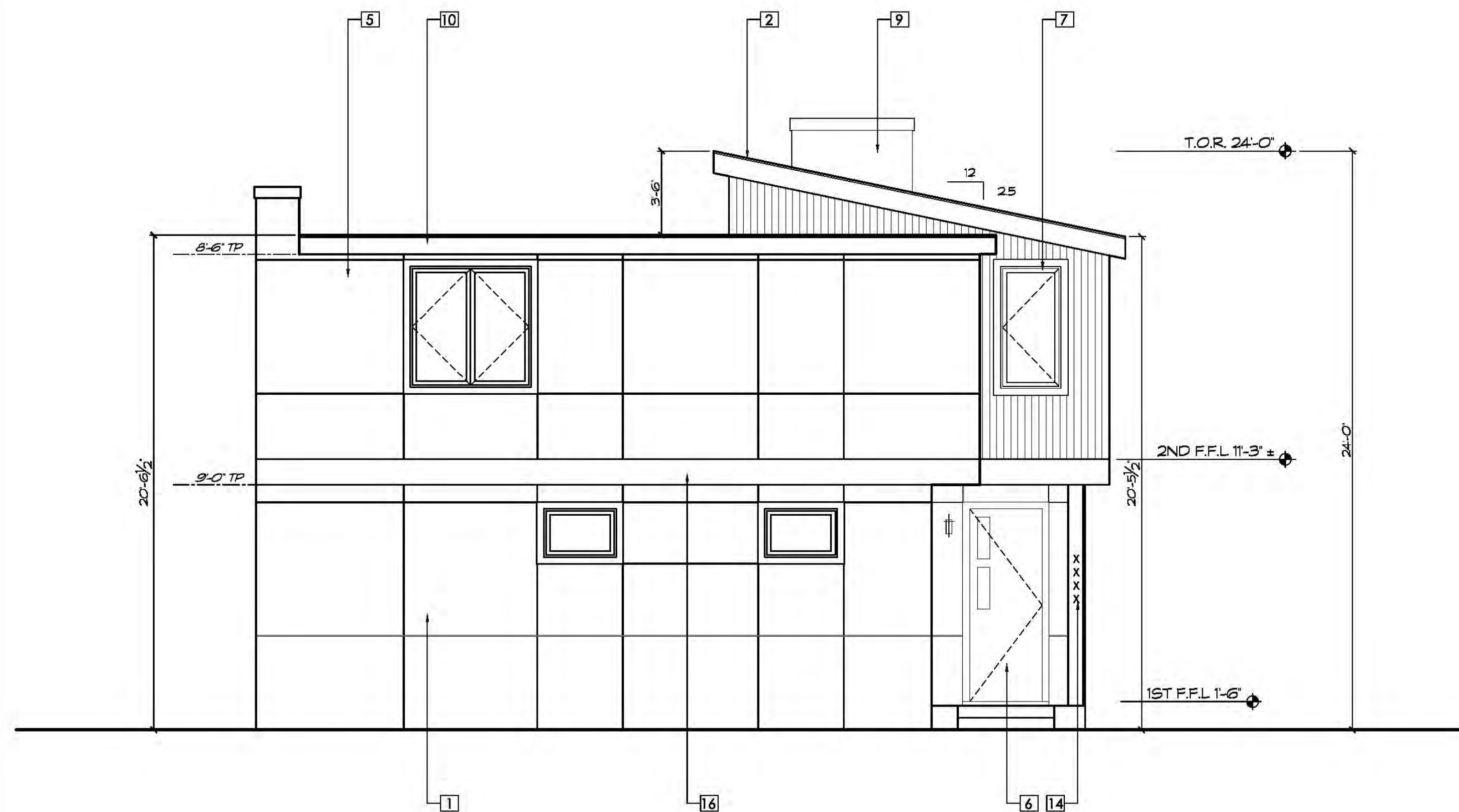
- 1/2" CEMENT BOARD O/ 2 COATS OF STUCCO
- ASPHALT SINGLE ROOF - "CLASS A"
- SOLID GARAGE DOOR - STAIN
- 1X4 WD TRIM - PAINT
- DOUBLE PANE ALUMINUM FRAME WINDOW
- SOLID WOOD ENTRY DR. - STAIN
- 1X4 WD SIDING - STAIN
- METAL ROOF O/ 3X3 STEEL FRAME
- STUCCO CHIMNEY GAS FIREPLACE
- 2X8 FASCIA W/ PAINT
- TORCH DOWN/BUILT-UP ROOF - "CLASS A"
- EXTERIOR DOOR
- NOT USED
- 4" HEIGHT & 1/2" THICK MIN. BUILDING ADDRESS LOCATION
- EXTERIOR LIGHTING W/ FROSTED/OR TRANSLUCENT GLASS
- 1X12 BELLY BAND - PAINT
- 6'-0" STUCCO FENCE - MATCH HOUSE



NOTE:
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PROPOSED TYPE A SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

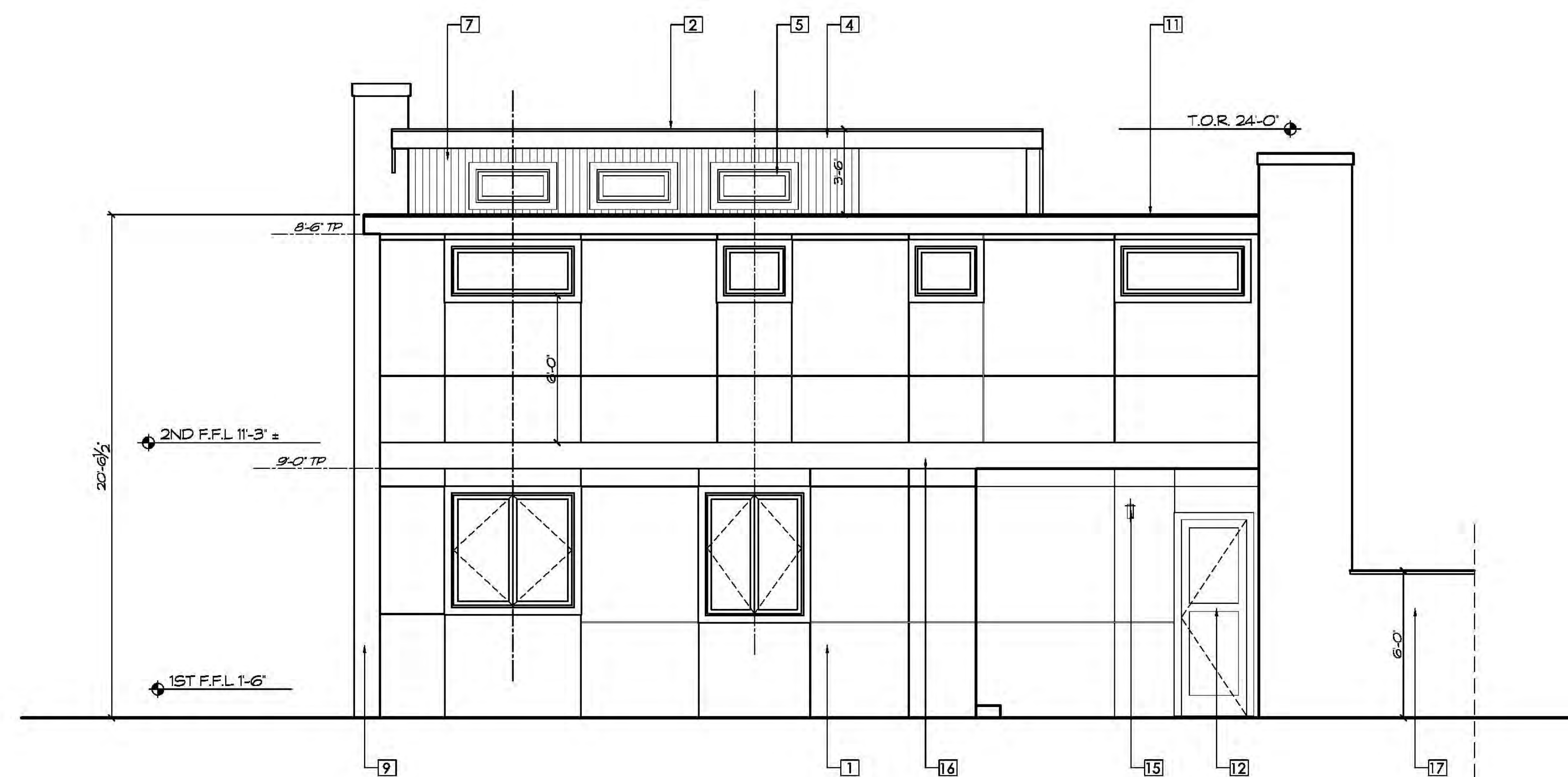


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- 1x12 BELLY BAND - PAINT
- 6'-0" STUCCO FENCE - MATCH HOUSE

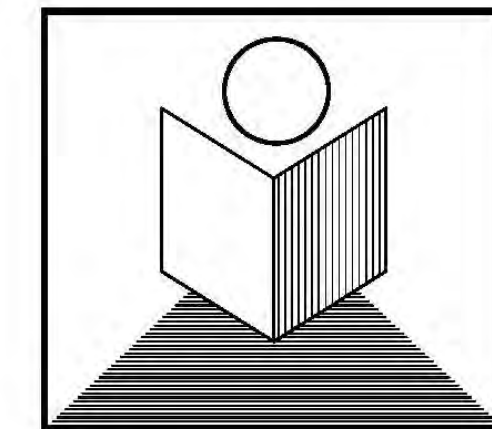
PROPOSED TYPE B WEST ELEVATION
SCALE: 1/4" = 1'-0"



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PROPOSED TYPE B NORTH ELEVATION
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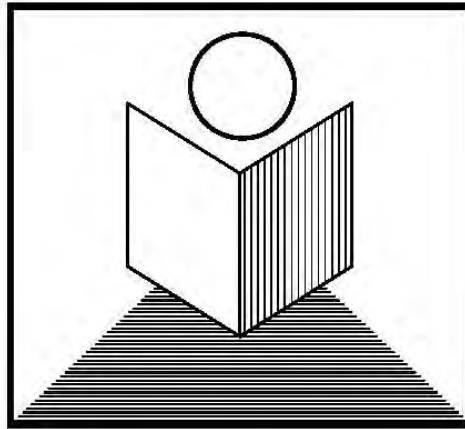
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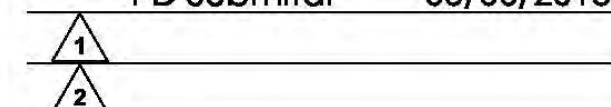
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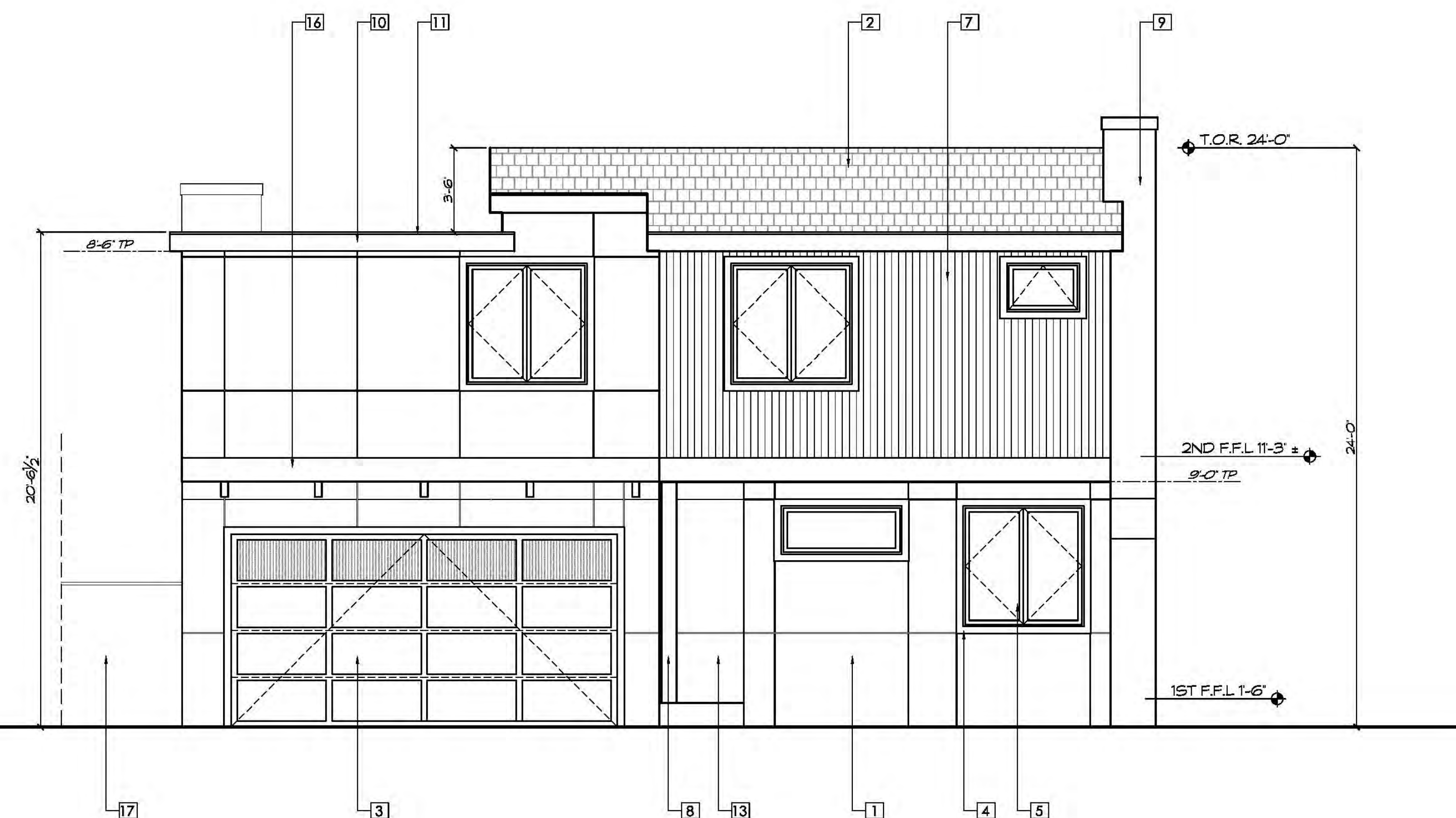


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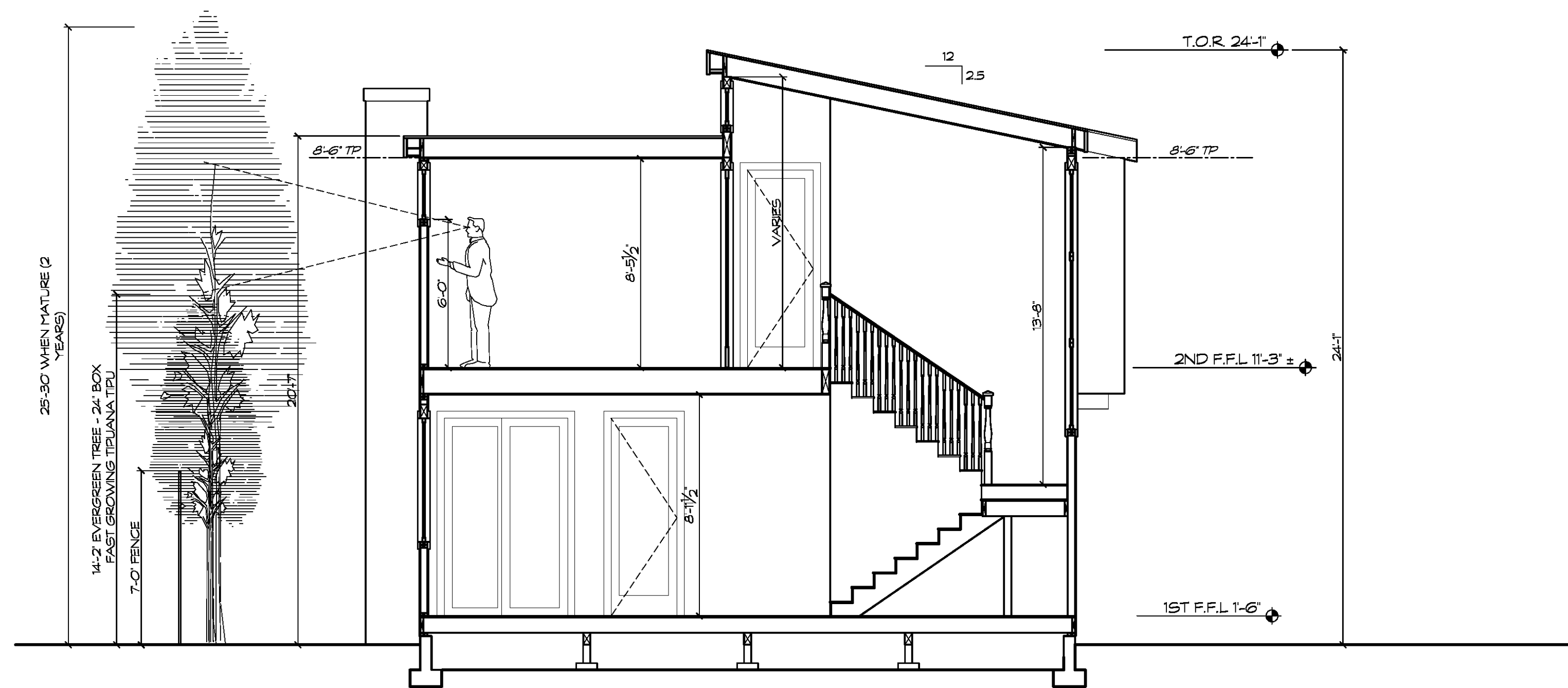


PROPOSED TYPE B EAST ELEVATION
SCALE: 1/4" = 1'-0"

- 1/2" CEMENT BOARD O/ 2 COATS OF STUCCO
- ASPHALT SINGLE ROOF - "CLASS A"
- SOLID GARAGE DOOR - STAIN
- 1X4 WD TRIM - PAINT
- DOUBLE PANE ALUMINUM FRAME WINDOW
- SOLID WOOD ENTRY DR. - STAIN
- 1X4 WD SIDING - STAIN
- METAL ROOF O/ 3X3 STEEL FRAME
- STUCCO CHIMNEY GAS FIREPLACE
- 2X8 FASCIA W/ PAINT
- TORCH DOWN/BUILT-UP ROOF - "CLASS A"
- EXTERIOR DOOR
- NOT USED
- 4" HEIGHT & 1/2" THICK MIN. BUILDING ADDRESS LOCATION
- EXTERIOR LIGHTING W/ FROSTED/OR TRANSLUCENT GLASS
- 1x12 BELLY BAND - PAINT
- 6'-0" STUCCO FENCE - MATCH HOUSE

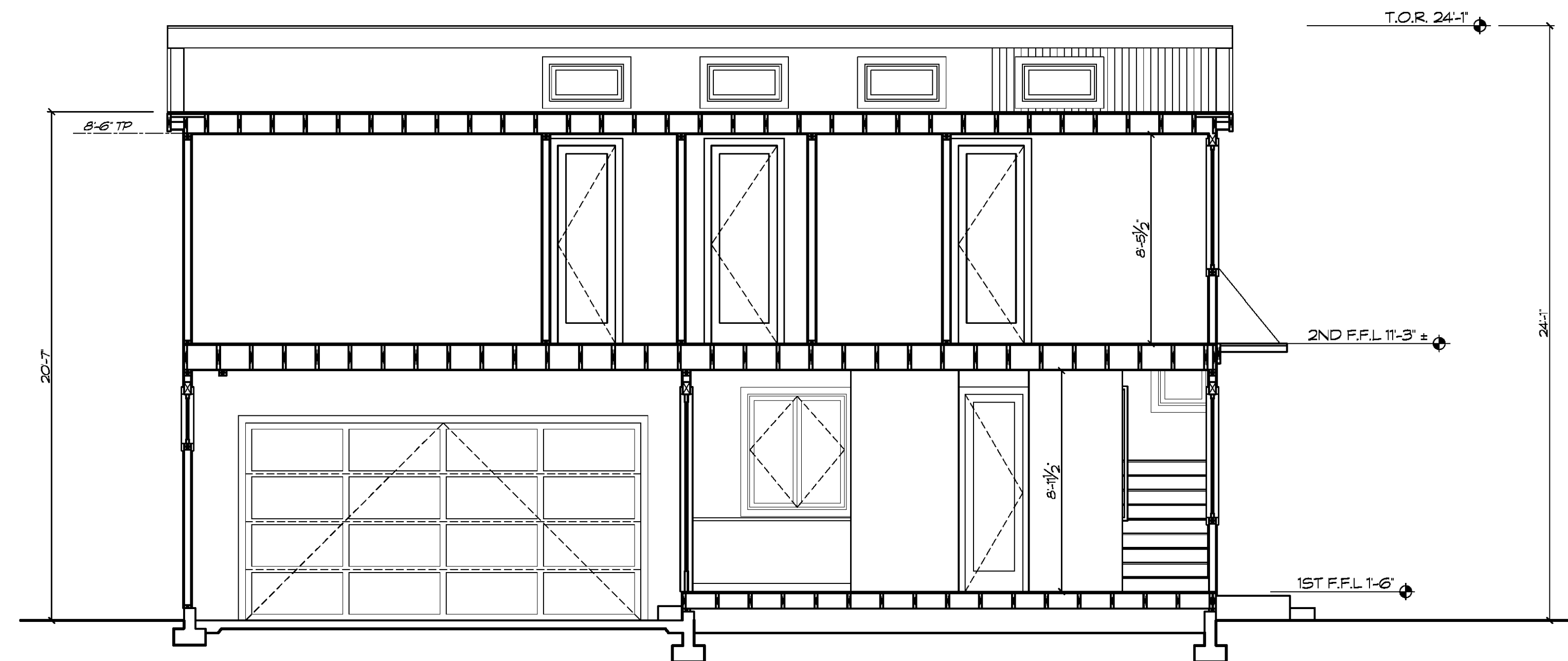


PROPOSED TYPE B SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

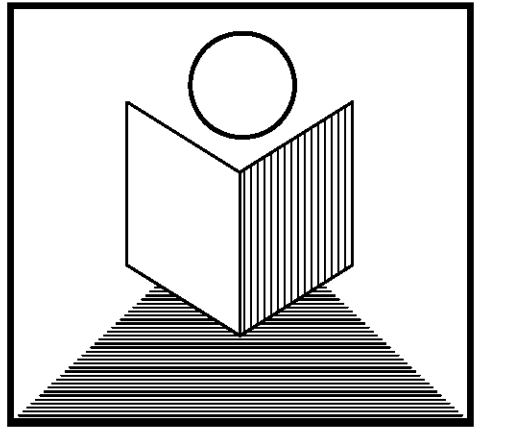


1
A8
SCALE: 1/4" = 1'-0"

NOTE:
- NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND RUNOFF DIRECTED TO A LANDSCAPE AREA. DOWNSPOUTS MAYBE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
- 'THRU-CURB' DRAINS ARE NOT ALLOWED.



2
A8
SCALE: 1/4" = 1'-0"



T.N. DESIGN

875 O'FARRELL STREET, #104A
SAN FRANCISCO, CA. 94109

Tel: 415-515-2256
Fax: 415-775-5342
E-mail: lenghiarch@hotmail.com

4 New 2 Story Residential Sub-divide Prj

1075 Pomeroy St.
Santa Clara, CA. 95051
APN: **290-69-079**

TYPE A BUILDING SECTIONS

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

no.	revisions	date
1	PD Submittal	05/06/2018

date issued: 05/06/2018

drawn by: NGHI THANH LE

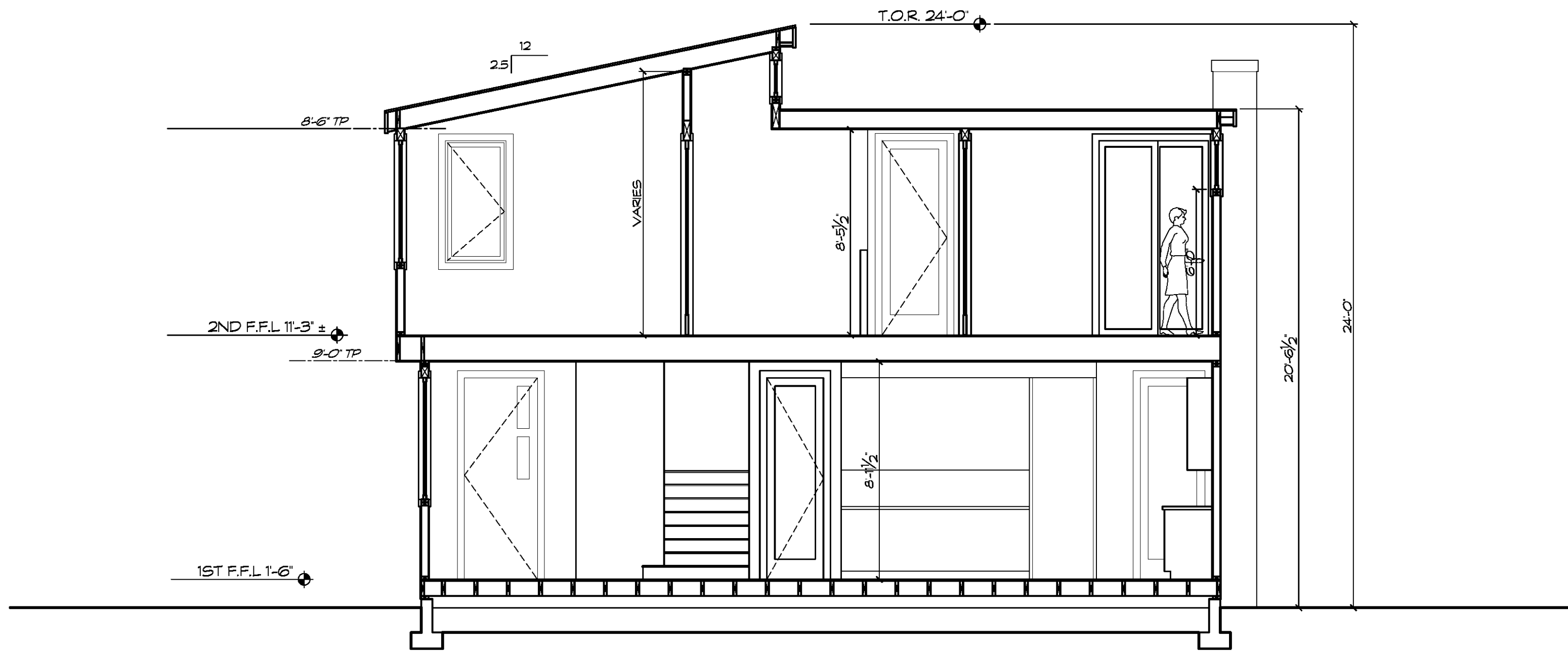
job#: 1650-2018

drawing number

A8

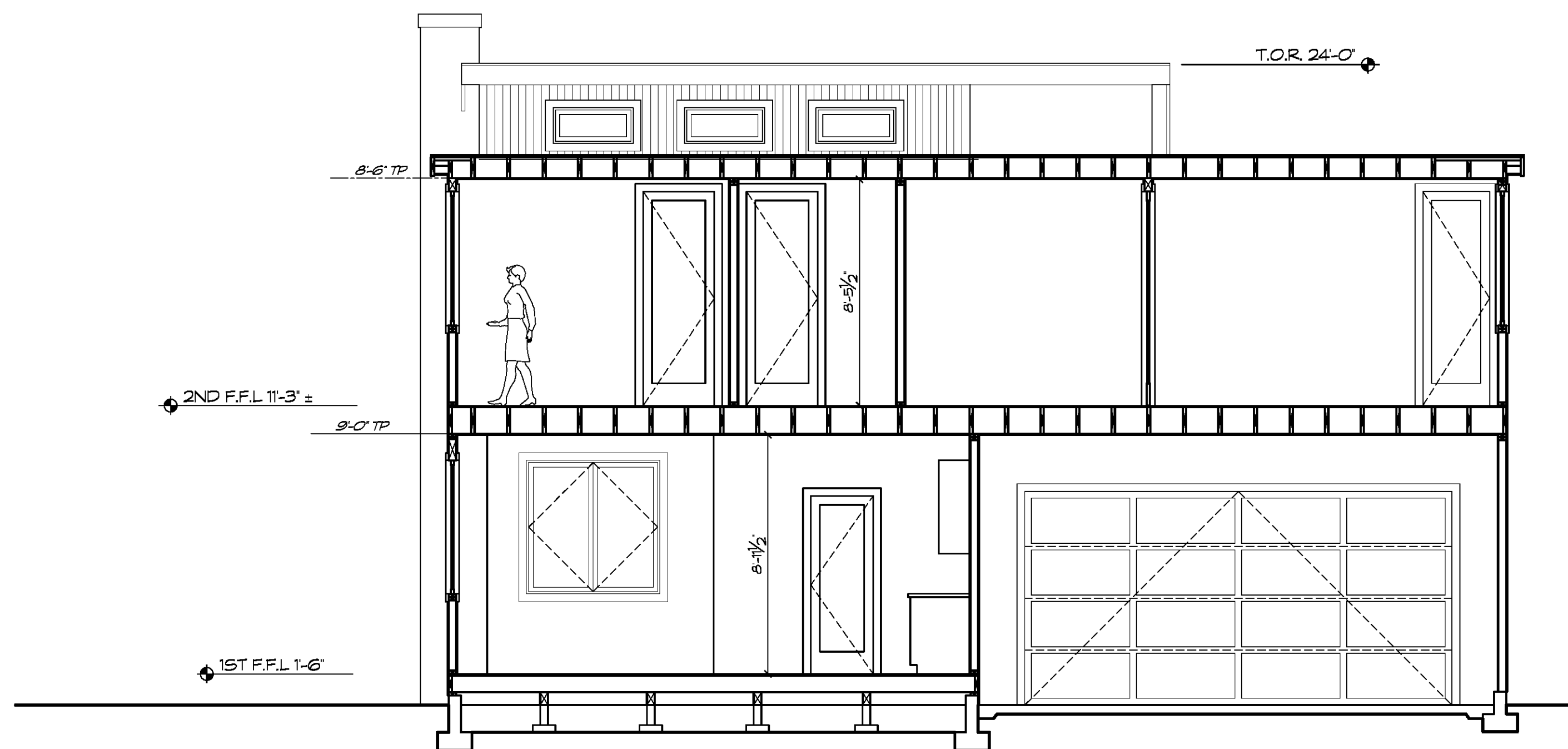
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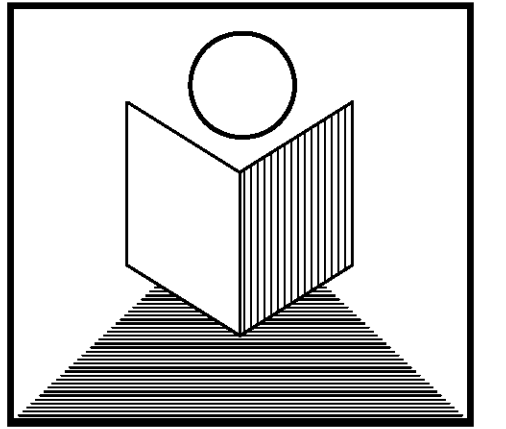


1
A9
PROPOSED TYPE B SECTION A-A
SCALE: 1/4" = 1'-0"

NOTE:
- NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND RUNOFF DIRECTED TO A LANDSCAPE AREA. DOWNSPOUTS MAYBE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
- 'THRU-CURB' DRAINS ARE NOT ALLOWED.



2
A9
PROPOSED TYPE B SECTION B-B
SCALE: 1/4" = 1'-0"



T.N. DESIGN

875 O'FARRELL STREET, #104A
SAN FRANCISCO, CA. 94109

Tel: 415-515-2256
Fax: 415-775-5342
E-mail: lenghiarch@hotmail.com

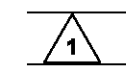
4 New 2 Story Residential Sub-divide Prj

1075 Pomeroy St.
Santa Clara, CA. 95051
APN: **290-69-079**

TYPE B BUILDING SECTIONS

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

no.	revisions	date
	PD Submittal	05/06/2018



date issued: 05/06/2018

drawn by: NGHI THANH LE

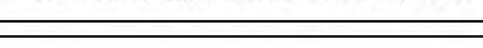
job#: 1650-2018

drawing number

A9

of sheets

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Plant Legend

Key	Botanical & Common Names	Qty.	Size	Water Req't.	Comments
Trees:					
T1	Arbutus x "Marina" / Strawberry Tree	14	15 gl.	L	Standard
T2	Cercis occidentalis / Western Redbud	2	24" box	L	Standard
T3	Pistacia c. "Keith Davies" / Chinese Pistache	2	36" box	L	Standard
T4	Podocarpus gracilior / Fern Pine	4	15 gl.	M	Standard
Shrubs:					
S1	Alyogene h. "Santa Cruz" / Blue Hibiscus	6	5 gl.	L	
S2	Arctostaphylos d. "H. McMinn" / Manzanita	5	5 gl.	L	
S3	Grewia caffra / Lavender Star Flower	10	15 gl.	M	Espalier
S4	Lavatera assurgentiflora / Tree Mallow	1	5 gl.	L	
S5	Limonium perezii / Annual Statice	41	1 gl.	L	
S6	Loropetalum c. "Plum Delight" / Fringe Flower	12	5 gl.	L	
S7	Myrica californica / Pacific Wax Myrtle	4	5 gl.	L	
S8	Nandina d. "Gulf Stream" / Heavenly Bamboo	28	5 gl.	L	
S9	Prunus c. "Compacta" / Carolina Laurel Cherry	35	5 gl.	L	Column
S10	Polystichum munitum / Western Sword Fern	8	1 gl.	M	
S11	Salvia g. "Furman's Red" / Autumn Sage	21	5 gl.	L	
S12	Salvia m. "Hot Lips" / Sage	16	5 gl.	L	
S13	Helictotrichon s. "Sapphire" / Blue Oat Grass	6	5 gl.	L	

Groundcovers:

Arctostaphylos "Emerald Carpet" / Manzanita	" "	1 gl.	L	Set @ 36" o.c.
Aspidium capense / Leatherleaf Fern	" "	1 gl.	M	Set @ 12" o.c.
Verbena p. "Little Pinkie" / Peruvian Verbena	" "	4" pot	L	Set @ 16" o.c.

* Water conservation classification is based on Water Use Classification of Landscape Species (WUCOLS) prepared by the Department of Water Conservation office of the Department of Water Resources (2000)

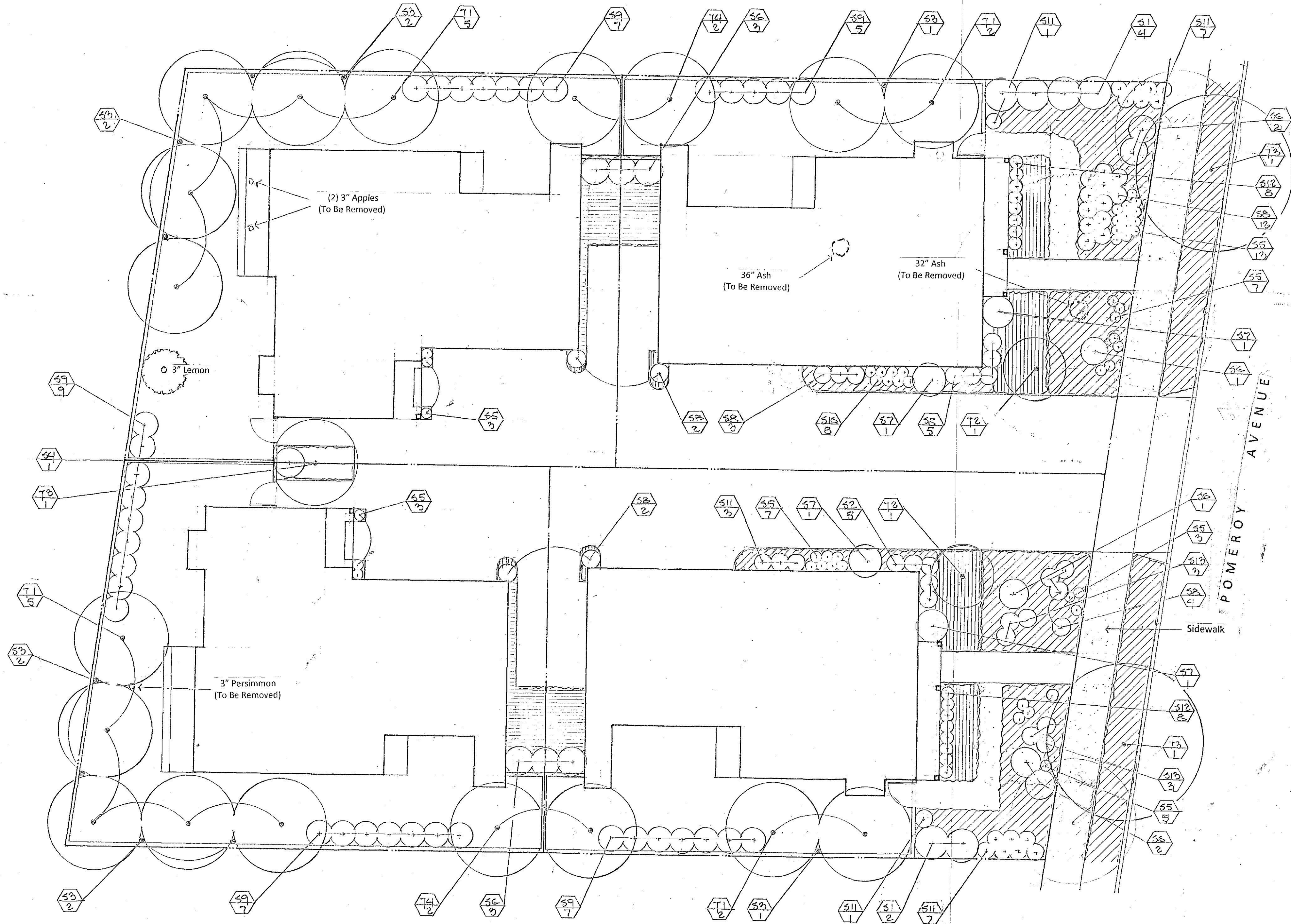
Street Tree Note:

Provide root barrier for existing and new street trees within five (5') to ten (10') feet of sidewalk or utilities.

Planting Notes:

- Quantities in the Plant Legend are for general reference only (Verify count per Plan).
-  indicates plant key
 indicates plant count
- Locations of trees and shrubs are schematic and shall be adjusted in the field to avoid conflicts with utilities, sprinklers, footings, etc.
- All planting areas to be topdressed with a 3" layer of fir bark mulch.

95% of the trees and shrubs proposed for this project are classified as "low" water use requirement per WUCOLS



4 - 2 STORY CUSTOM HOMES PROPOSED
FOR 1075 POMEROY AVENUE

CALIFORNIA 95051

CITY OF SANTA CLARA

Linn B. Winterbotham
Landscape Architect
1134 Crane Street, Suite 216
Menlo Park, California 94025
(650) 833-0591 winterbotham@lba.net

LANDSCAPE PLAN

Date	7/27/2012
Scale	1/8" = 1'-0"
Drawn	L.B.W.
Job	
Sheet	
L1-1	Sheet

