

GENERAL REQUIREMENTS:

1A. GENERAL:
THESE DRAWINGS AND SPECIFICATIONS ARE WRITTEN TO DESIGNATE CERTAIN PRODUCTS AND METHODS OF EXECUTION BUT ARE NOT INTENDED TO BE COMPLETE AND COVER ALL ITEMS OF CONSTRUCTION. THE CONTRACTOR SHALL USE REGIONALLY RECOGNIZED STANDARDS AND PROCEDURES IN HIS CONSTRUCTION UNLESS OTHERWISE SPECIFICALLY CALLED FOR. IN CASE OF QUESTION, NOTIFY ARCHITECT.

1B. CODES:
ALL CONSTRUCTION SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING STANDARDS CODE AND SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL AND STATE BUILDING CODES AND REQUIREMENTS.

1C. ERRORS AND OMISSIONS:
THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY UNINTENTIONAL ERROR OR OMISSION IN THE DRAWING OR SPECIFICATIONS. THE CONTRACTOR SHALL BE EXPECTED TO FURNISH ALL NECESSARY MATERIAL AND LABOR THAT ARE NECESSARY TO MAKE A COMPLETE JOB TO THE TRUE INTENT OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE TO BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT IN WRITING.

1D. DIMENSIONS AND SCALE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO START OF CONSTRUCTION. WRITTEN DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALED DIMENSIONS AT ALL TIMES. SIMILAR DETAILS SHALL APPLY AT SIMILAR CONDITIONS. LARGE SCALE DRAWINGS ARE TO TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. NO DEVIATION FROM THE DRAWINGS SHALL BE MADE EXCEPT WITH THE CONSENT OF THE ARCHITECT.

1E. CONSTRUCTION OBSERVATION/ REVIEWS DEFINITION:
CONSTRUCTION OBSERVATION AS USED IN THESE SPECIFICATIONS MEAN VISUAL OBSERVATION OF MATERIALS, EQUIPMENT AND CONSTRUCTION WORK ON AN INTERMITTENT BASIS TO DETERMINE THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND ITS DESIGN INTENT. SUCH OBSERVATION DOES NOT CONSTITUTE ACCEPTANCE OF THE WORK NOR SHALL BE CONSTRUED TO RELIEVE THE CONTRACTOR IN ANY WAY OF HIS RESPONSIBILITY TO PROVIDE AND INSTALL ITEMS AS CALLED OUT IN THE DRAWINGS AND SPECIFICATIONS.

1F. GUARANTEE:
ALL LABOR, MATERIAL AND EQUIPMENT SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF (1) ONE YEAR FROM DATE OF ACCEPTANCE AGAINST DEFECTS IN WORKMANSHIP AND/OR MATERIALS, UNLESS OTHERWISE STATED OR NOTED, WHERE THE STATUTE OF LIMITATIONS APPLIES, IT SHALL TAKE PRECEDENCE.

1G. CLEAN - UP:
CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS. ALL ITEMS SHALL BE LEFT FREE FROM ALL FOREIGN MATTER. AT COMPLETION, HOUSE SHALL BE PROFESSIONALLY CLEANED.

SUPPLEMENTARY CONDITIONS:

1. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID UPON EXISTING CONDITIONS. ALL EXISTING CONDITIONS SHALL BE VERIFIED FOR COMPATIBILITY WITH HIS NEW CONSTRUCTION SHOWN HEREIN. IN THE EVENT THAT DISCREPANCIES ARE FOUND IN THE DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED BEFORE WORK CAN PROCEED.

2. THE CONTRACTOR SHALL FIELD INSPECT THE JOB SITE PRIOR TO COMMENCEMENT OF WORK AND SHALL ADHERE ACCESS, SAFETY AND THE USE OF THE FACILITIES AS SET BY THE BUILDING OWNER, BUILDING DEPARTMENT AND ALL OTHER LOCAL AGENCIES.

3. THE CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIAL IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES PER INDUSTRY STANDARDS UNLESS NOTED OTHERWISE. ALL PRODUCTS SHALL BE USED PER MANUFACTURERS RECOMMENDATION.

4. ANY PORTION OF THE EXISTING BUILDING, SITE OR LANDSCAPING DAMAGED BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE RESTORED TO THE CONDITION PRIOR TO DAMAGE AT NO COST TO THE OWNER OR TENANT.

5. NEITHER THE ARCHITECTS REVIEW OR APPROVAL OF SHOP DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR DEVIATIONS FROM THE INTENT OF THE DRAWINGS AND SPECIFICATIONS UNLESS AGREED TO BY ARCHITECT IN WRITTEN FORM.

6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK IN THE FIELD TO ENSURE TIMELY COMPLETION OF THE PROJECT.

7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK REQUIRED TO COMPLETE THE WORK, INCLUDING, BUT NOT LIMITED TO:

- i) ALL WORK REQUIRED TO PREPARE FOR NEW WORK.
- ii) THE REMOVAL OR RELOCATION OF ALL EXISTING PIPES, CONDUITS, WIRES, ETC. AS REQUIRED IN ORDER TO COMPLETE THE WORK.
- iii) ALL TEMPORARY SHORING REQUIRED DURING CONSTRUCTION TO ALLOW FOR NEW WORK.
- iv) THE PROTECTION OF THE WORK FROM ANY DAMAGE DUE TO FIRE, WEATHER OR VANDALISM.
- v) THE REMOVAL OF ALL DEBRIS AND EXCESS MATERIAL AND BROOM CLEANING EACH AREA AFTER WORK IS COMPLETED.

APPLICABLE CODES:

The 2025 California Building Standards Code consists of the following 13 parts:
 Part 1 California Administrative Code (CAC)
 Part 2 California Building Code (CBC)
 Part 2.5 California Residential Code (CRC)
 Part 3 California Electrical Code (CEC)
 Part 4 California Mechanical Code (CMC)
 Part 5 California Plumbing Code (CPC)
 Part 6 California Energy Code (CEC)
 Part 7 (Currently Vacant)
 Part 8 California Historical Building Code (CHBC)
 Part 9 California Fire Code (CFC)
 Part 10 California Existing Building Code (CEBC)
 Part 11 California Green Building Standards Code (CALGreen)
 Part 12 California Reference Standards Code
 Part 13 City of Sunnyvale Municipal Codes.

PROJECT INFORMATION:

OWNER: ANTONIO NIEVES
 ADDRESS: 1205 JANICE DR, SANTA CLARA, CA 95050
 CONTACT: 669 499 7240
 EMAIL: ANTONIONIEVES09@GMAIL.COM
 DESIGNER: CHIA CHI CHANG
 COMPANY: HOMEE RENOVATION LLC
 ADDRESS: 351 FENLEY AVE, SAN JOSE, CA 95117
 CONTACT: 949 423 4651
 EMAIL: NICOLE.HOMEERENOVATION@GMAIL.COM

PROJECT DATA TABLE:

APN #: 29012040
 ADDRESS: 1205 JANICE DR, SANTA CLARA, CA 95050
 STORIES: 1
 USE: SINGLE-FAMILY RESIDENCE
 TYPE OF CONSTRUCTION: VB
 OCCUPANCY TYPE: R1-6L
 ZONE: X
 EXISTING AND PROPOSED FIRE SPRINKLERS: NO
 NET LOT SIZE: 6,048 SQ.FT
 (E) HOUSE LIVING AREA: 1,176 SQ.FT
 (E) FRONT PORCH: 98 SQ.FT
 (P) ADDITION AREA: 577 SQ.FT
 (P) FRONT PORCH: 23 SQ.FT
 (P) GARAGE: 400 SQ.FT
 REMODEL AREA: 2,200 SQ.FT
 (P) HOUSE LIVING AREA: 1,674 SQ.FT

BUILDING COVERAGE (%)

(E) LOT COVERAGE CALCULATION:
 1,455 (MAIN HOUSE COVER AREA)+ 98 (FRONT PORCH)+ 559 (DETACHED GARAGE)=2,112 SQ.FT

(P) LOT COVERAGE CALCULATION:
 2,396(NEW MAIN HOUSE COVER AREA) + 23 (FRONT PORCH) = 2,419 SQ.FT

2,419/6048 = 40% (MAX SITE OVERAGE IS 40%)

COMMON LIVING AREA (%)

415 LIVING RM + 234 KITCHEN + 186 DINING + 186 BEDROOM 1 + 42 W.I.C + 66 BATH 1 + 11 LAUNDRY + 38 BATH 2 + 105 BEDROOM 2 + 10 CLO. + 10 CLO + 105 BEDROOM 3 + 159 BEDROOM 4 + 66 BATH3 + 41 W.I.C. = 1,674 SQ.FT

SCOPE OF WORK:

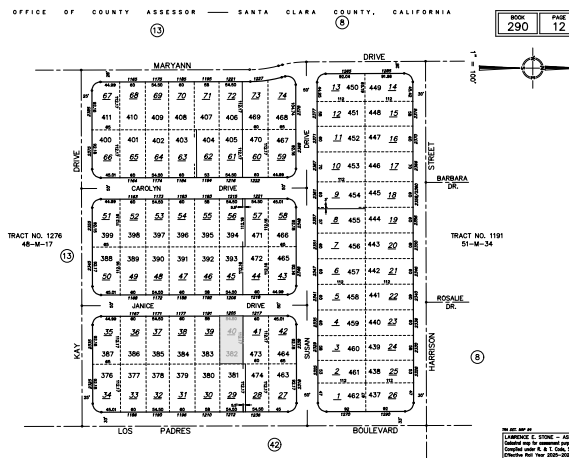
1. RELOCATE HVAC AND FURNACE TO ATTIC
2. CHANGE WATER HEATER TO TANKLESS WATER HEATER
3. CHANGE FROM 3 BEDROOMS, 1.5 BATH TO 4 BEDROOMS AND 3 BATHROOMS
4. RELOCATE KITCHEN
5. DEMO (E) GARAGE AND RELOCATE TO THE FRONT OF THE HOUSE 400 SQ.FT
6. RELOCATE LAUNDRY
7. EXTAIN WALL FROM 8' TO 9'
8. ADDING ADDITIONAL 577 SQ.FT TO THE HOUSE TOTAL COVERAGE AREA TO 2,429 SQ.FT
9. RELOCATE AND UPGRADE ELECTRIC PANEL TO 200 AMP

SHEET INDEX	
ID	NAME
A-1.0	COVER SHEET
A-1.1	EXISTING / PROPOSED SITE PLAN
A-1.2	EXISTING FLOOR PLAN
A-1.3	EXISTING ELEVATIONS
A-2.1	PROPOSED FLOOR PLAN
A-2.2	PROPOSED RCP
A-2.3	PROPOSED ROOF PLAN
A-2.4	PROPOSED ELEVATIONS
A-2.5	PROPOSED SECTIONS

LEGEND	
	PROPERTY LINE
- E -	ELECTRICAL POWER LINE
- S -	SEWER LINE
- CW -	COLD WATER LINE
- G -	GAS LINE
TPZ	TREE PROTECTION ZONE
	DOOR SCHEDULE
	WINDOW SCHEDULE
RWL	RAIN WATER LEADER
(E)	EXISTING
(N)	NEW
(R)	REMODELLED
UON	UNLESS OTHERWISE NOTED
BO	BY OWNER
OCPI	OWNER PROVIDE, CONTRACTOR INSTALL
VIF	VERIFY IN FIELD
FF	FACE OF FINISH
AFF	ABOVE FINISH FLOOR
TYP	TYPICAL



SITE MAP



BOOK 290 PAGE 12



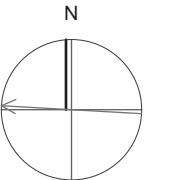
SCALE: AS SHOWN
 LAWRENCE T. STONE - ARCHITECT
 10000 N. DEER CREEK BLVD., SUITE 215, SANTA CLARA, CA 95051
 (408) 423-4651
 DESIGNS@SAYHOMEE.COM
 PLAN VIEWED BY: WELU



ANTONIO NIEVES

1205 JANICE DR,
 SANTA CLARA, CA 95050

Chia Chi Chang



APN NUMBER: 29012040
 DATE: Wednesday, June 3, 2026
 PLAN CHECK:
 PLAN CHECK:
 BID DATE:
 FINAL PERMIT:
 REVISIONS:
 PLAN PREPARED BY:
 HOMEE RENOVATION
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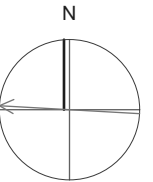
COVER SHEET

A-1.0

ANTONIO NIEVES

1205 JANICE DR,
SANTA CLARA, CA 95050

Chia Chi Chang



APN NUMBER 2001040

DATE Wednesday, June 3, 2026

PLAN CHECK

BID DATE

FINAL PERMIT

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EXISTING /
PROPOSED SITE
PLAN

A1.1

NOTE:
THE CONSTRUCTION OF PERMANENT STRUCTURE IS NOT PERMITTED WITHIN THE PUBLIC UTILITY EASEMENT (PUE). BUILDINGS, STRUCTURE, BALCONIES, OR OVERHANGS ARE NOT PERMITTED WITHIN PUEs. IF THERE ARE EXISTING STRUCTURE(S) WITHIN THE PUE, IF MAINTENANCE OR INSTALLATION OF PUBLIC FACILITIES ARE REQUIRED WITHIN THE PUE, YOUR STRUCTURE(S) MAY NEED TO BE REMOVED AND NOT REPAIRED/ REINSTALLED IF THEY IMPEDE THE PUBLIC AGENCY'S USE OR ACCESS TO THE EASEMENT.

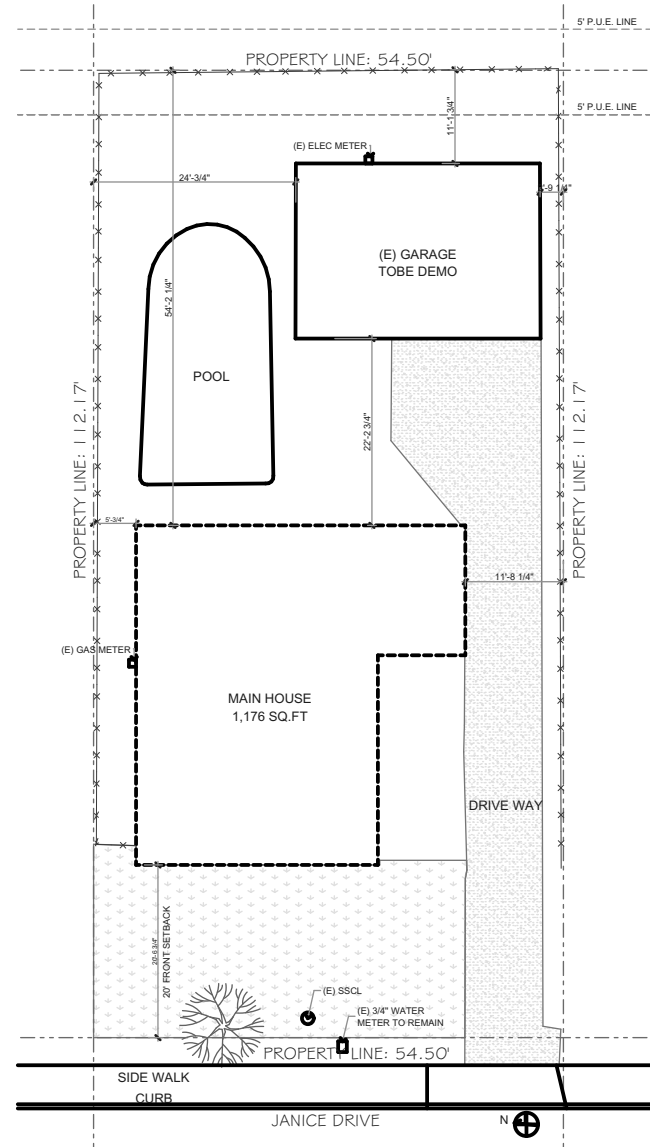
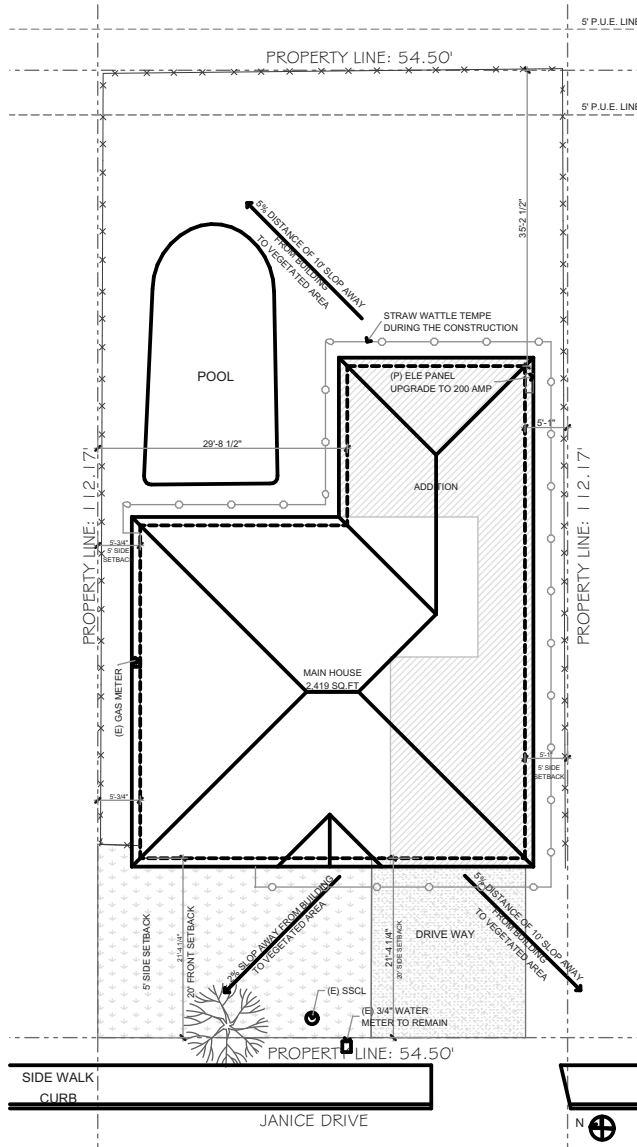
CONSTRUCTION RELATED MATERIALS, EQUIPEMNT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID CAUSING SAFETY AND/OR OPERATIONAL ISSUES FOR THE MOVEMENTS OF PEDESTRIANS, CYCLISTS AND VEHICULAR TRAFFIC.

THE APPLICANT IS RESPONSIBLE FOR RESTORING AND REPLACING ANY DAMAGE IN THE PUBLIC RIGHT OF WAY CAUSED DUE TO CONSTRUCTION ACTIVITIES.

IF IT IS DETERMINED THAT A WATER METER UPGRADE IS REQUIRED FOR THIS PROJECT, AND ENCROACHMENT PERMIT MUST BE SUBMITTED FOR REVIEW AND APPROVAL OF THE WATER METER UPGRADE AND REMOVAL OF DECORATIVE CONCRETE FROM PARK STRIP
<https://sunnyvaleca-energypub.tylerhost.net/apps/SelfService#/home>.

INCREMENTAL SEWER CONNECTION FEE WILL NOT APPLY AS A 3-BEDROOM DWELLING UNIT EXISTS.

NOTE:
THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. CBC 1804.4. IMPERVIOUS SURFACES WITHIN 10-FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. CBC 1804.4. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE LEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE), A MINIMUM OF 12 INCHES PLUS 2%. CBC 1808.7.4



SITE LEGEND

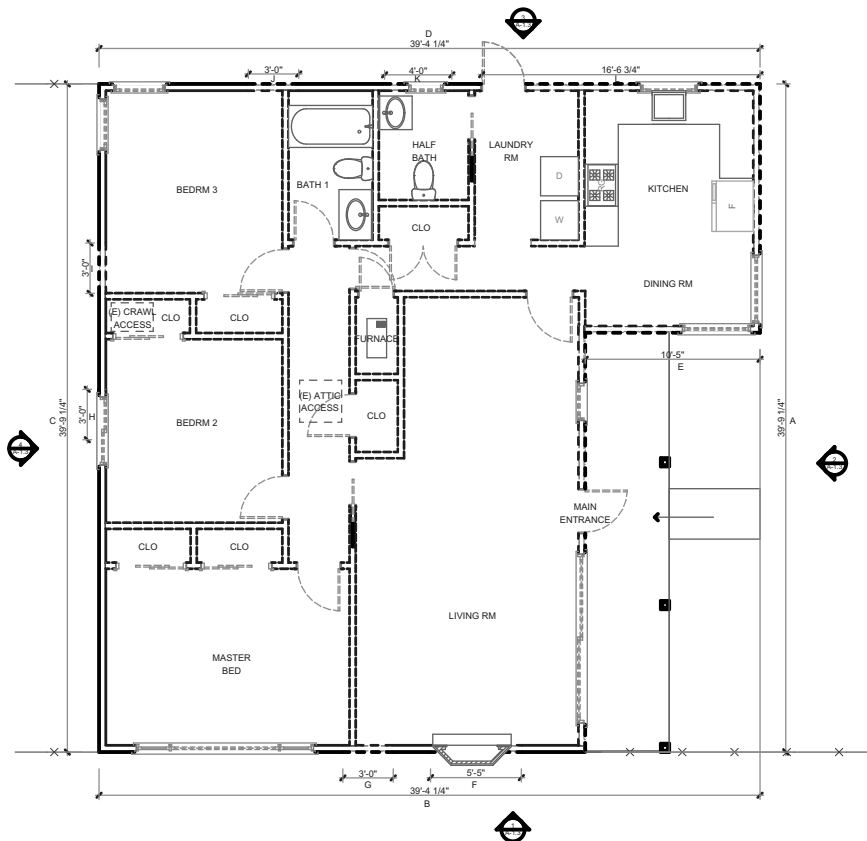
	PROPERTY LINE
	FENCE
	EXISTING
	NEW ADDITION
	GRASS
	CONCRETE

CONSTRUCTION WASTE & DEMO PLAN

1. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY & SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION THE ENFORCING AGENCY.
2. CONSTRUCTION & DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED).
3. CONSTRUCTION & DEMO WASTE MATERIALS WILL BE TAKEN TO A LOCAL FACILITY AT 333 SHOREWAY ROAD, SAN CARLOS, CA 94070
4. FOLLOWING CONSTRUCTION METHODS SHALL BE EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION & DEMOLITION WASTE GENERATED.
 - A. EFFICIENT DESIGN, DIMENSIONS OF BUILDING COMPONENTS ARE DESIGNED TO AVAILABLE MATERIAL, SIZES OR STANDARD SIZES.
 - B. CAREFUL & ACCURATE MATERIAL ORDERING.
 - C. CAREFUL MATERIAL HANDLING & STORAGE.
 - D. WASTE REDUCTION & RECYCLING STRATEGIES SHALL BE DISCUSSED AT PERIODIC PROJECT MEETINGS.
 - E. EVERY EFFORT SHALL BE MADE TO USE RECYCLING AND/OR/REUSE MEASURES TO REDUCE THE AMOUNT OF CONSTRUCTION WASTE & OTHER MATERIALS TO LANDFILL WHEREVER POSSIBLE, SITE SORTED DEBRIS BOXES SHALL BE USED TO SEGREGATE CONSTRUCTION WASTE MATERIALS TO MAXIMIZE DIVERSION RATE.
 - F. THE CONTRACTOR SHALL PROVIDE DEBRIS BOXES FOR MATERIALS SORTED ON SITE (SOURCE SEPARATED) AND/OR BULK MIXED (SINGLE STREAM) WASTER FOR ALL CONSTRUCTION RELATED WASTE GENERATED ON THE PROJECT SITE. MIXED CONSTRUCTION WASTE SHALL BE TAKEN TO A RECYCLING FACILITY THAT HAS DIVERSION RATE OF MIN. 65%. IN THE EVENT A SUB CONTRACTOR PROVIDES THEIR OWN DEBRIS BOX, THEY SHALL BE RESPONSIBLE FOR PROVIDING THE CONTRACTOR WITH A MONTHLY REPORT OF THE TOTAL RECYCLED & REUSED (DIVERTED) & TOTAL NON RECYCLE MATERIAL(DISPOSED) TO BE INCLUDED IN THE PROJECT OVERALL WASTE MANAGEMENT/WASTE REDUCTION PROGRAM.
 - G. ANY SUPPLIER HAULING AWAY PACKAGING OR WASTE MATERIALS SHALL NOTIFY THE CONTRACTOR OF THE AMOUNT OF THESE MATERIALS & HOW THEY WILL BE DISPOSED OF (REUSED, RECYCLED, SALVAGED, OR TAKEN TO LANDFILL).
5. 65% OR MORE OF CONSTRUCTION & DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT.
6. THE CONTACTOR SHALL MONITOR THE PROCESS OF WASTE MANAGEMENT, RECYCLING & REUSE OF CONSTRUCTION WASTE MATERIALS TO ENSURE COMPLIANCE WITH CWMP DURING THE COURSE OF THE PROJECT.
7. THE CONTRACTOR SHALL ENSURE THAT ALL SUPPORTING DOCUMENTATION WHICH DEMONSTRATES COMPLIANCE WITH THE WASTE MANAGEMENT IS PROVIDED TO THE LOCAL ENFORCEMENT AGENCY UPON COMPLETION OF THE PROJECT. SAN CARLOS TRANSFER STATION SHALL BE UTILIZED WHICH SHALL PROVIDE VERIFIABLE DOCUMENTATION THAT DIVERTED CONSTRUCTION & DEMOLITION WASTE MATERIALS MEET THE REQUIREMENTS IN SECTION 4.408.1.

GENERAL NOTES:

1. TOILETS MUST BE 1.28 GPM OR BE A QUALIFIED DUAL FLUSH SYSTEM. SINGLE SHOWERS MUST BE 1.8 GPM PER MINUTE AT 80 PSI AND LAVATORY FAUCETS MUST BE 1.2 GPM OR LESS. IF THERE IS MORE THAN ONE SHOWER HEAD IN A SINGLE SHOWER, IT MUST HAVE A CONTROL THAT PROHIBITS THEM FROM OPERATING SIMULTANEOUSLY.
2. EXHAUST FANS, WHICH ARE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, SHALL BE PROVIDED IN EVERY NEW/REMODELED BATHROOM.
3. ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS WILL BE RODENT-PROOFED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY .
4. CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.
5. AN OPERATION AND MAINTENANCE MANUAL WILL BE DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE. 2019 CGC 4.410.1
6. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS WILL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST, OR DEBRIS THAT MAY ENTER THE SYSTEM.
7. ADHESIVES, SEALANTS, AND CAULKS USED ON THE PROJECT SHALL FOLLOW LOCAL AND REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT STANDARDS. CGC 4.504.2.1
8. PAINTS AND COATINGS WILL COMPLY WITH VOC LIMITS PER CGC 4.504.2.2
9. AEROSOL PAINTS AND COATINGS WILL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER REQUIREMENTS CGC 4.504.2.3
10. 4.504.3 CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF AT LEAST ONE OF THE FOLLOWING:
 1. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
 2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS" VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).
 3. NSF/ANSI 140 AT THE GOLD LEVEL.
 4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGETM GOLD
11. HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS (SUCH AS BATHROOM CABINETS, BASEBOARD, DOOR AND WINDOW TRIM, ETC) WILL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS.
12. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE WILL NOT BE INSTALLED. WALL AND FLOOR FRAMING WILL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT WILL BE VERIFIED PRIOR TO FINISH MATERIAL BEING APPLIED.
13. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM OF 18 INCHES BY 24 INCHES. R408.4
14. OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16 INCHES BY 24 INCHES. R408.4
15. WHERE ANY PORTION OF THE THROUGH-WALL ACCESS IS BELOW GRADE, AN AREAWAY NOT LESS THAN 16 INCHES BY 24 INCHES SHALL BE PROVIDED. R408.4
16. THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING.
17. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE.



EXISTING / DEMO FLOOR PLAN
SCALE: 1:137.14

WALL LEGEND	
	(E) WALLS TO BE DEMO
	(E) WALLS TO BE REMAIN

CALCULATION FOR DEMOLISHED AND MODIFIED EXTERIOR WALLS

(E) TOTAL EXTERIOR WALLS: EAST 39'-9 1/4" + NORTH 39'-4 1/4" + WEST 39'-9 1/4" + SOUTH 39'-4 1/4"=185'-3"
 (E) TOTAL INTERIOR WALLS: 190'-7 1/2"
 TOTAL EXISTING WALL: 375'-10 1/2" (4510.5")

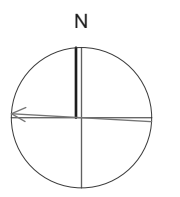
(P) EXTERIOR WALLS TO BE MODIFIED:
 A 39'-9 1/4" + B 39'-4 1/4" + L 16'-6 3/4" = 95'-8 1/4" (1,148.25")

ALTERATION CHANGING %
 1148.25" / 4510.5" = 0.25 x 100 = 25%



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 1205 JANICE DR,
 SANTA CLARA, CA 95050

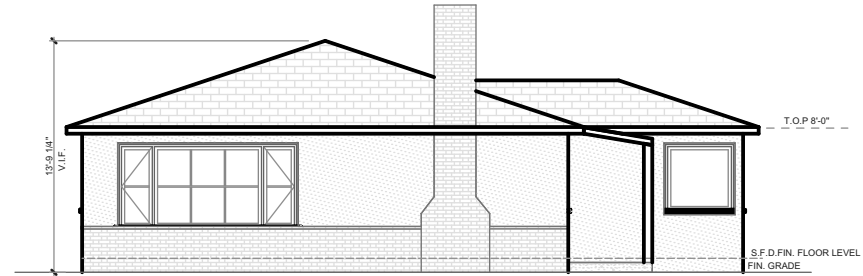
Chia Chi Chang



APN NUMBER	20012040
DATE	Wednesday, June 3, 2026
PLAN CHECK	
BID DATE	
FINAL PERMIT	
REVISIONS	
PLAN PREPARED BY:	HOME RENOVATION
	4675 STEVENS CREEK BLVD, STE 215 SANTA CLARA, CA 95051
	(949) 423-4851
	DESIGN@SAYHOME.COM
PLAN VIEWED BY:	WELLY
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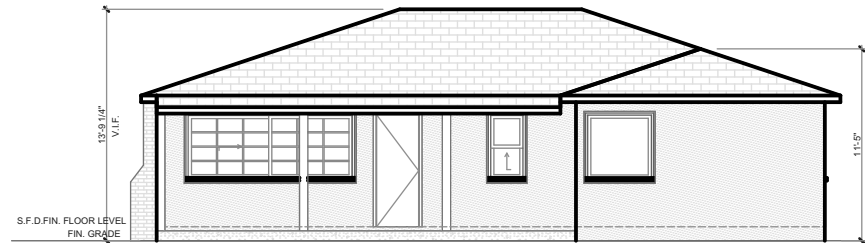
EXISTING FLOOR PLAN

A-1.2



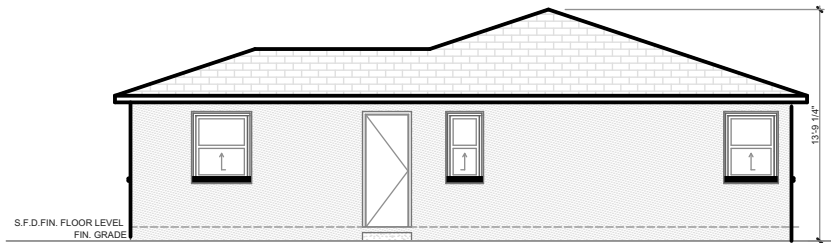
(E) FRONT ELEVATION
SCALE: 1:137.14

1



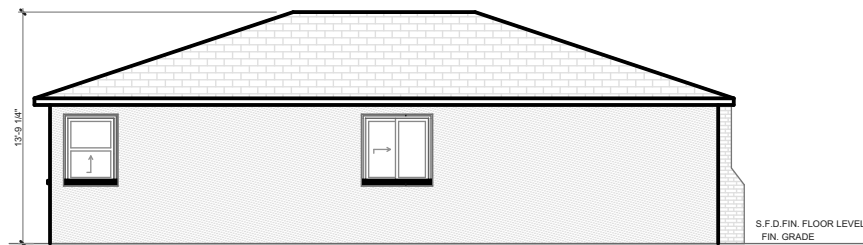
(E) RIGHT ELEVATION
SCALE: 1:137.14

2



(E) REAR ELEVATION
SCALE: 1:137.14

3



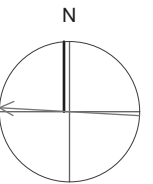
(E) LEFT ELEVATION
SCALE: 1:137.14

4

ANTONIO NIEVES

1205 JANICE DR,
SANTA CLARA, CA 95050

Chia Chi Chang



APN NUMBER 20012040

DATE Wednesday, June 3, 2009

PLAN CHECK

BID DATE

FINAL PERMIT

REVISIONS

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DESIGNER

EXISTING
ELEVATION

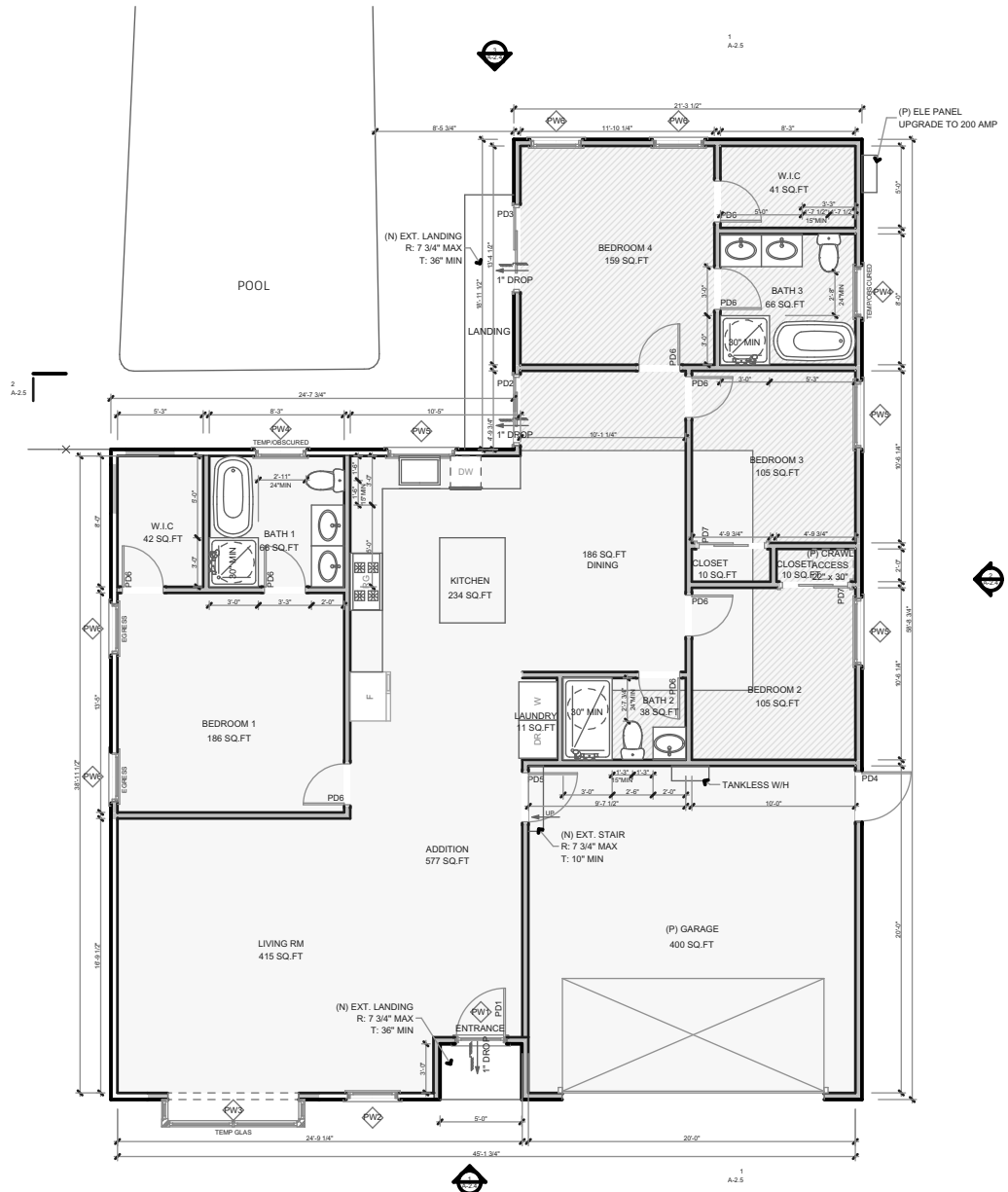
A-1.3

RESIDENTIAL BATHROOM NOTES:

- 1- MINIMUM CEILING HEIGHT IN A BATHROOM IS 7'-0" CLEAR, FROM THE FINISHED FLOOR TO THE FINISHED CEILING.
- 2- INSULATION SHALL BE INSTALLED IN ALL WALLS, FLOORS AND CEILINGS OPEN FOR CONSTRUCTION BETWEEN CONDITIONED SPACE AND UNCONDITIONED SPACE SUCH AS EXTERIOR WALLS, GARAGES, CRAWL SPACES, AND ATTICS. WALLS: R-13; CEILINGS: R-30; FLOORS: R-19.
- 3- CALIFORNIA RESIDENTIAL CODE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS ARE ALLOWED TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
- 4- TILE SHALL NOT BE INSTALLED DIRECTLY ON GREEN BOARD OR PLAIN GYPSUM BOARD IN SHOWER AND TUB AREAS.
- 5- WINDOWS LESS THAN 60° OF THE STANDING SURFACE OF THE TUB OR SHOWER SHALL BE TEMPERED GLAZING.
- 6- ALL SHOWER AND TUB DOOR ASSEMBLIES AND GLASS SPLASHGUARDS SHALL BE SAFETY GLAZING.
- 7- THE 20-AMP BATHROOM CIRCUIT SHALL ONLY SERVE RECEPTACLES WITHIN THE BATHROOM. THE CIRCUIT MAY ERVE THE RECEPTACLES AND LIGHTS IN STAND-ALONE BATHROOMS. THE CIRCUIT MAY SERVE MULTIPLE BATHROOMS FOR RECEPTACLES ONLY.
- 8- A GFCI PROTECTED RECEPTACLE SHALL BE LOCATED WITHIN 36" FROM THE EDGE OF THE SINK.
- 10- LIGHT FIXTURES LOCATED IN WET LOCATION SHALL BE LISTED FOR WET LOCATION AND REQUIRE WATER RESISTANT TRIMS.
- 11- ELECTRICAL PANELS SHALL NOT BE INSTALLED IN BATHROOMS.
- 12- TOILETS SHALL HAVE A MINIMUM NET CLEARANCE OF 15" MEASURED FROM THE CENTER OF THE TOILET TO WALL OR OBSTRUCTION.
- 13- TOILETS SHALL HAVE A MINIMUM NET CLEAR SPACE IN FRONT OF TOILET OF 24".
- 14- TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWER HEAD.
 - A. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE AND IN ACCORDANCE WITH ASSE 1016 OR ASME 112.18.1(CSA B12.1).
 - B. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED FOR THE MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F.
- 15- SHOWERS SHALL HAVE A MINIMUM INTERIOR DIAMETER OF 30".
- 16- NON ABSORBENT WALL SURFACES FOR SHOWERS OR TUB / SHOWERS SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE FLOOR.
- 17- PLASTIC LINERS AND UNDERLAYMENT SHALL BE SLOPED A MINIMUM OF 1/4" TO THE DRAIN AND BE WRAPPED UP THE WALL A MINIMUM OF 3 INCHES ABOVE THE TOP OF FINISHED DAM.
- 18- A WATER TEST IS REQUIRED TO VERIFY THE PAN DOES NOT LEAK AND TO VERIFY THE WEEP HOLES ARE DRAINING CORRECTLY (SEE BACK FOR SHOWER PAN TEST).
- 19- BATHROOM FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY HUMIDITY CONTROL. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF $\pm 50\%$ TO A MAXIMUM OF 80%. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E. BUILT IN).
- 20- SMOKE ALARMS SHALL BE OPERATIONAL AND BE LOCATED IN ALL SLEEPING ROOMS, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH STORY, INCLUDING BASEMENTS. SMOKE DETECTORS & CARBON MONOXIDE SHALL BE HARDWIRED.
- 22- CARBON MONOXIDE ALARMS SHALL BE OPERATIONAL AND LOCATED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
23. ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, SUNROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEN, BEDROOMS, AND SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREA SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210.12(A)(1) THROUGH (6). ALL AFCI'S ARE REQUIRED TO BE THE "COMBINATION" TYPE, RATHER THAN A "BRANCH FEEDER". PROTECTION CAN BE IN THE FORM OF A CIRCUIT BREAKER OR AN OUTLET. HOWEVER, THE WIRING FROM THE CIRCUIT BREAKER TO THE AFCI OUTLET MUST BE METAL CLAD. THE OUTLET DOWNSTREAM MAY BE WIRED USING NON-METALLIC SHEATHED CABLE.
- 24- TERMINATION OF ALL DRYER AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES AND 3 FT FROM ANY OPENINGS INTO THE BUILDING (I.E., DRIVERS, BATH AND UTILITY FANS, ETC., MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). CMC 504.5.
- 25- RESIDENTIAL OUTDOOR LIGHTING:

LUMINAIRES PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE:

 - A. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY, OR MAY BE LOW EFFICACY IF IT MEETS ALL OF THE FOLLOWING REQUIREMENTS:
 - I. CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW; AND
 - II. CONTROLLED BY A MOTION SENSOR NOT HAVING AN OVERRIDE OR BYPASS SWITCH THAT DISABLES THE MOTION SENSOR, OR CONTROLLED BY A MOTION SENSOR HAVING A TEMPORARY OVERRIDE SWITCH WHICH TEMPORARILY BYPASSES THE MOTION SENSING FUNCTION AND AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS.
 - III. CONTROLLED BY ONE OF THE FOLLOWING METHODS:
 - A. PHOTO CONTROL NOT HAVING AN OVERRIDE OR BYPASS SWITCH THAT DISABLES THE PHOTOCONTROL; OR
 - B. ASTRONOMICAL TIME CLOCK NOT HAVING AN OVERRIDE OR BYPASS SWITCH THAT DISABLES THE ASTRONOMICAL TIME CLOCK, AND WHICH IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS; OR
 - C. ENERGY MANAGEMENT CONTROL SYSTEM WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS:
 - AT A MINIMUM PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK IN ACCORDANCE WITH SECTION 10.9; MEETS THE INSTALLATION CERTIFICATION REQUIREMENTS IN SECTION 10.2.A; MEETS THE REQUIREMENTS FOR AN IBCS IN SECTION 10.5; DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON; AND, IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
- 26- ALL RECEPTACLES SHALL BE TAMPER-RESISTANT CEC 406.11, CEC 210.52, CEC 210.8



(P) FONDATION VENT TABULATION

RESIDENCE: 577 SQ.FT
 VENT REQUIRE : 577/150 = 3.84 SQ.FT

1. VENT SIZE= 6" X 14" = 0.58 SQ.FT
 1/0.58 X 3.84 = 6.62 VENT

7 VENTS REQUIRED MIN

WALL LEGEND

	NEW WALLS
	WALLS TO BE REMAIN
	WORK AREA
	ADDITION

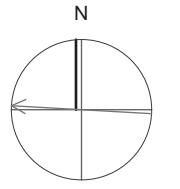
PROPOSED FLOOR PLAN
 SCALE: 1:137.14

1



ANTONIO NIEVES
 1205 JANICE DR,
 SANTA CLARA, CA 95050

Chia Chi Chang



APN NUMBER 20012040
 DATE Wednesday, June 3, 2026
 PLAN CHECK
 BID DATE
 FINAL PERMIT
 REVISIONS

PLAN PREPARED BY:
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 4675 STEVENS CREEK BLVD, STE 215 SANTA CLARA, CA 95051
 (949) 423-4851
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 PLAN VIEWED BY:
 WELU
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PROPOSED FLOOR PLAN

A-2.1

ELECTRICAL NOTES:

1. THE CONTRACTOR IS TO PROVIDE THE OWNER AND THE TOWN BUILDING DIVISION WITH A COPY OF THE CF2R INSTALLATION CERTIFICATE SHALL BE REGISTERED WITH A HERS PROVIDER DATA REGISTRY BEFORE THE TIME OF FINAL INSPECTION (CF2R FORM IS OBSOLETE)
2. PROVIDE AT LEAST TWO DEDICATED 20 AMP CIRCUITS FOR SMALL APPLIANCES IN KITCHEN, PANTRY, DINING ROOM, BREAKFAST ROOM AND SIMILAR AREAS WITH NO OTHER OUTLETS ON THE CIRCUITS. [CEC 210.11(a); 210.11(c)(9)]
3. PROVIDE AT LEAST ONE DEDICATED 20 AMP CIRCUIT FOR BATHROOM AND LAVATORY OUTLETS WITH NO OTHER OUTLETS ON THE CIRCUIT [CEC 210.11(c)(9)].
4. A DEDICATED CIRCUIT FOR A DISHWASHER IS REQUIRED.
5. A DEDICATED CIRCUIT FOR A GARBAGE DISPOSAL IS REQUIRED.
6. ALL READY ACCESSIBLE, NON-DEDICATED OUTLETS IN ALL BATHROOMS, KITCHEN, LAUNDRY ROOM AND SIMILAR SPACES SHALL BE GFCI PROTECTED.
7. ALL OUTLETS ARE 4" (CL) ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
8. ALL 120-VOLT SINGLE PHASE, 15- & 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, DINING ROOMS, FAMILY ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, LAUNDRY AREAS, HALLWAYS AND SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER CEC 210.12
9. 125- AND 250-VOLT RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHER-PROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSTALLED.
10. AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS, SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS [CEC 210.11(c)(9)].
11. ALL 125-V, 15- AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11.
12. ALL RECEPTACLES AT KITCHEN AND COUNTERTOP TO BE GFCI PROTECTED PER CEC 210.8(a).
13. FOR ALL OUTLETS AND PORTS NOT NOTED WITH SPECIFIC REQUIREMENTS, CONTRACTOR TO ASSUME STANDARD LOCATION AND HEIGHT OFF FLOOR, PLACED AT NEAREST STUD.
14. ALL INTERNET / DATA WIRING TO HOME RUN TO COMPUTER CLOSET.
15. U.O.N ALL TELEPHONE/ DATA PORTS ARE 1X TELEPHONE AND 1X DATA.
16. ALL ENTRY SYSTEM VIDEO WIRING TO HOME RUN TO COMPUTER CLOSET.
17. ALL ENTRY SYSTEM VIDEO WIRING TO BE CAT 6 WIRE.
18. ALL TELEPHONE WIRING TO HOME RUN TO PHONE BOARD.
19. ALL TELEPHONE WIRING TO BE CAT 6 WIRE.
20. CABLE TO BE COORDINATED AS NEEDED TO ALLOW FOR NEW HOME RUN FROM STREET TO TERMINATION BOARD INSIDE HOUSE.
21. CONTRACTOR ELECTRICAL SUB TO WALK THE OWNER THROUGHOUT MARKED JOB SITE TO CONFIRM ACTUAL LOCATION OF OUTLETS IN FIELD PRIOR TO HARD WIRING AND BOX PLACEMENT IF THE OWNER REQUESTS.
22. RECEPTACLES SHALL BE INSTALLED IN GENERAL USE ROOMS ON WALLS SUCH THAT NO POINT ON THE WALL IS MORE THAN 6'-0" FROM A RECEPTACLE.

RCP NOTES:

1. THE CONTRACTOR IS TO PROVIDE THE OWNER AND THE TOWN BUILDING DIVISION WITH A COPY OF THE COMPLETED CF-2R INSTALLATION CERTIFICATE PRIOR TO FINAL INSPECTION.
2. VERIFY EXACT LOCATION AND MOUNTING HEIGHT OF ALL LIGHTING FIXTURES AND SWITCHES WITH ARCHITECT OR OWNER PRIOR TO ROUGH INSTALL.
3. ALL SMOKE DETECTORS SHALL BE HARD WIRED WITH A BATTERY BACK-UP; SMOKE DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS.
4. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY.
5. ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JAA, EXCEPT HALLWAYS AND CLOSETS OVER 70 SF, SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSORS. THIS ALSO APPLIES TO ALL GU24 LEADS AND RECESSED LUMINAIRES, CBEES 150.0(k)(2).
6. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR. CBEES 150.0(k)(2).
7. LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES OR OTHER WET/DAMP LOCATIONS SHALL BE LABELLED "SUITABLE FOR WET LOCATIONS" PER CEC 418.4(a).
8. LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING PER 150.0(k) 1C LISTED FOR ZERO CLEARANCE INSULATION, LABELLED THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH A LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS, SEALED WITH A GASKET OR CAULK, ALLOW REPLACEMENT AND MAINTENANCE TO BE READILY ACCESSIBLE FROM BELOW THE CEILING WITHOUT CUTTING HOLES IN THE CEILING, SHALL NOT CONTAIN SCREW BASE SOCKETS, AND SHALL CONTAIN LIGHTING SOURCES THAT COMPLY WITH JAA.
9. CLOTHES HOLE LIGHT FIXTURE CLEARANCES SHALL CONFORM TO CEC 419.8.
10. ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO AND ONE OF THE FOLLOWING: CONTROLLED BY PHOTOCELL AND MOTION SENSOR, PHOTO CONTROL AND AUTOMATIC.

MECHANICAL NOTES:

1. A DUCTED RESIDENTIAL EXHAUST HOOS IS REQUIRED. A METAL SMOOTH INTERIOR SURFACE DUCT REQUIRED ON VENT HOOD OR DOWNDRAFT EXHAUST (VENT) ALUMINUM FLEX DUCT IS NOT APPROVED, PER CMC 504.30.
2. AS AN ELECTRIC RANGE IN A DWELLING OVER 1000 SQUARE FEET, THE HOOD CAPACITY MUST BE 110 cfm, OR HAVE A 50% CAPTURE EFFICIENCY (CE). [CEC TABLE 150.0-G CEC 150.0 (a) G. 1] IF A GAS RANGE, THEN SPECIFY 180 cfm.
3. KITCHEN RANGE HOODS REQUIRED MIN. VENTILATION PER 2022 ASHRAE 62.2, SEC. 5 (SECTION 150.0(O)(2B)) AND MAXIMUM SOUND RATING PER 2018 ASHRAE 26.2, SECTION 7.2 (SECTION 150.0 (O)(12)).
4. THE MINIMUM LOCAL EXHAUST RATES AT BATHROOM FANS SHALL BE 50 CUBIC FEET PER MINUTE FOR INTERMITTENT VENTILATION OR 20 CUBIC FEET PER MINUTE FOR CONTINUOUS VENTILATION. EXHAUST AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. [R303.3, EXCEPTION]

(P) WINDOW SCHEDULE						
ID	PW1	PW2	PW3	PW4	PW5	PW6
3D Front view						
Nominal W x H Size	3'-0" x 1'-6"	3'-0" x 5'-0"	8'-0" x 5'-0"	3'-0" x 4'-0"	4'-0" x 4'-0"	3'-0" x 4'-0"
Quantity	1	1	1	2	3	4
Sill Height	8'-0"	2'-0"	2'-0"	3'-0"	3'-0"	3'-0"

(P) DOOR SCHEDULE							
ID	PD1	PD2	PD3	PD4	PD5	PD6	PD7
3D Front view							
Nominal W x H Size	3'-0" x 6'-8"	4'-0" x 6'-8"	5'-0" x 6'-8"	3'-0" x 6'-8"	3'-0" x 6'-8"	2'-6" x 6'-8"	4'-0" x 6'-8"
Quantity	1	1	1	1	1	9	2

KEY NOTE:
CONTRACTOR SHALL VERIFY LOCATION OF ALL LIGHTS W/ OWNER ON SITE.

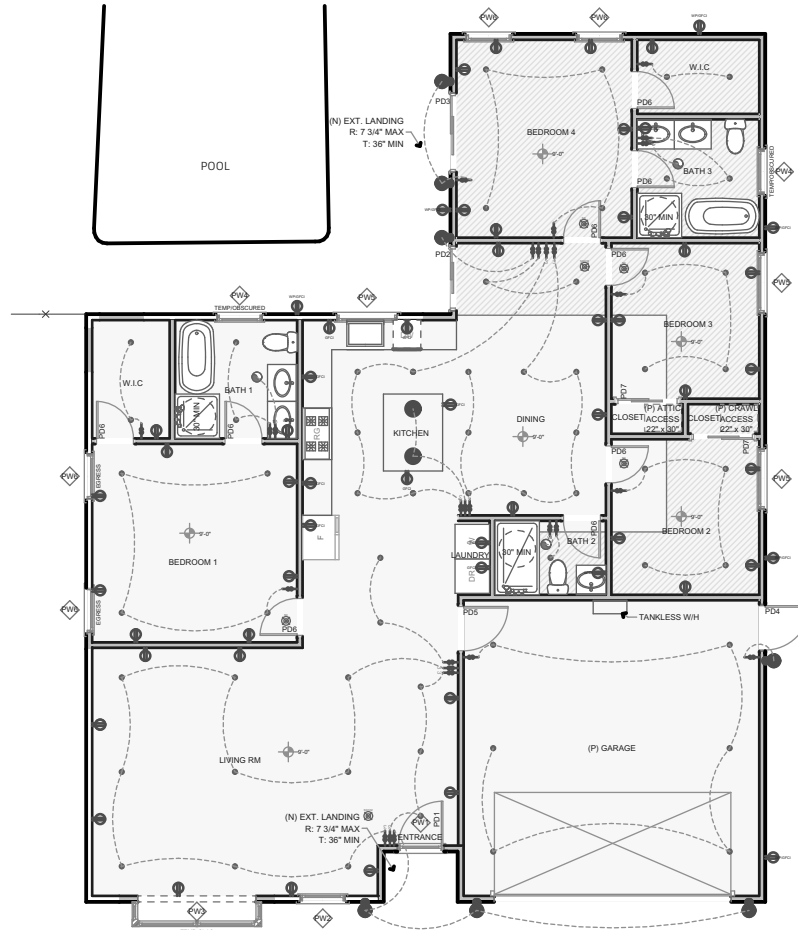
KITCHEN FAN FLOW(CFM)= 279 CFM
DUCT TYPE= RIGID HARD METAL DUCT
AND DUCT SIZE (in) = 8"
LENGTHS : 12 1/4"
THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAXIMUM OF 3 SONES.

BATHROOM FAN FLOW(CFM)= 110 CFM
DUCT TYPE= RIGID HARD METAL DUCT
AND DUCT SIZE (in) = 4"
LENGTHS : 13"
THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAXIMUM OF 3 SONES.

NOTE:
WHETHER THE SKYLIGHTS ARE FIXED OR OPERABLE. FOR OPERABLE SKYLIGHTS, RELOCATE THE EXHAUST DUCT TERMINATIONS TO BE 10 FEET AWAY. CMC 502.2

ELECTRICAL LEGEND

	EXHAUST FAN
	4" RECESSED LIGHTS
	800V WEATHERPROOF RECEPTACLE/GROUND FAULT CIRCUIT INTERRUPTER
	OUTLET DOUBLE
	GROUND FAULT CIRCUIT INTERRUPTER
	SWITCH
	3 WAY SWITCH
	VACANCY SWITCH
	SMOKE DETECTOR/CARBON MONOXIDE
	SMOKE DETECTOR
	DATA OUTLET
	CABLE (AV)
	CEILING FAN W/ LIGHT
	PANDANT LIGHT
	WALL LIGHT



PROPOSED RCP PLAN
SCALE: 1:155.90

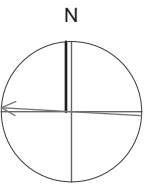
1



ANTONIO NIEVES

1205 JANICE DR,
SANTA CLARA, CA 95050

Chia Chi Chang



APN NUMBER 20012040

DATE Wednesday, June 3, 2026

PLAN CHECK

BID DATE

FINAL PERMIT

REVISIONS

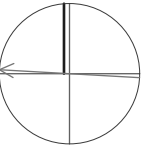
PLAN PREPARED BY:
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(408) 433-4851
DESIGN@SAHHOME.COM
PLAN VIEWED BY:
WELI

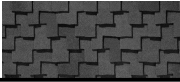



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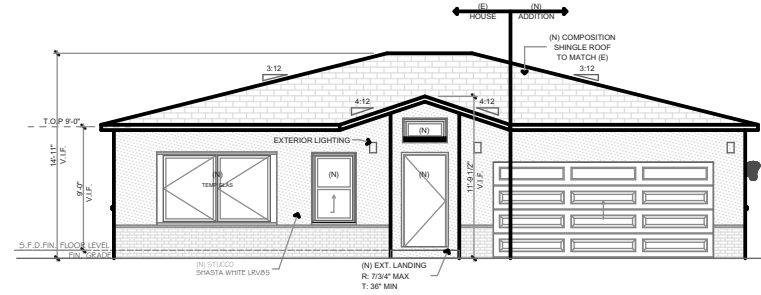
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A-2.2

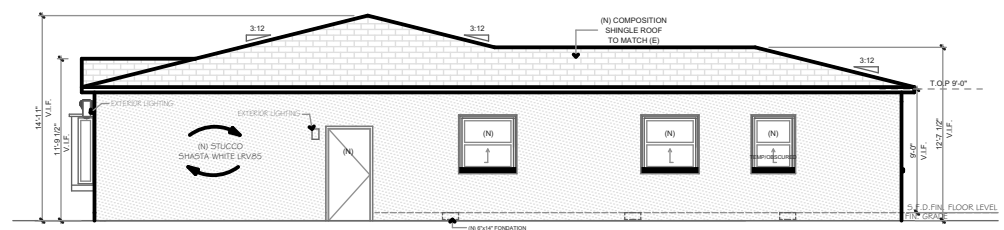
PAGE 6



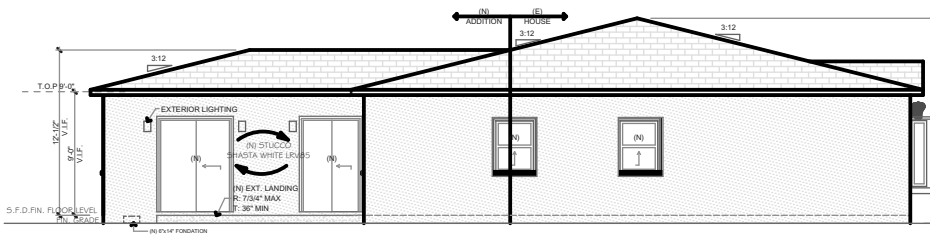
MATERIAL SCHEDULE		
#	ITEM	DESCRIPTION
1	PRESIDENTIAL SHAKE SHINGLE ROOF	40 YEARS CLASS A PRESIDENTIAL SHAKE ROOF WITH MIN. OF TWO LAYER OF 30# FELT ON 1/2" PLYWOOD 
2	WALL - STUCCO	STUCCO PAINT EXTERIOR FINISH 3 COATS, 7/8" MIN. THICK, CRC R703.72, AND CBC 25134 TWO LAYERS OF GRADED PAPER UNDER CEMENT PLASTER COVERING WHERE OCCURS OVER PLAYWOOD SHEATHING, CRC R703.7.3 COLOR: STUCCO SUPPLY CO. SHASTA WHITE LRV85 
3	EXTERIOR LIGHTING	RODHAM BLACK INTEGRATED LED OUTDOOR WALL LIGHT LANTERN PORCH SCONCE MODEL # IZC1691L-2 
4	WALL-STONE	NATURAL STONE VENEER REFER TO BUILDING ELEVATION FOR SIZE DETAILS COLOR: SIMILAR TO IMAGE 



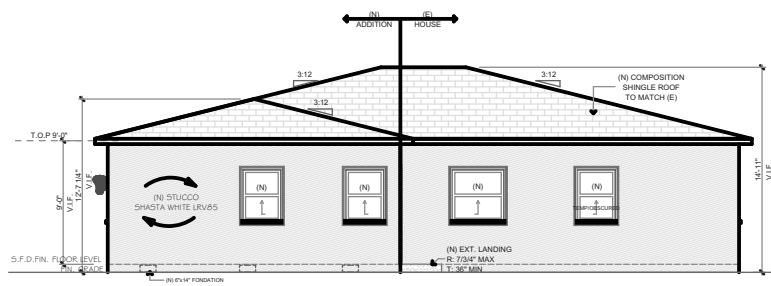
(P) FRONT ELEVATION
SCALE: 1:167.69



(P) RIGHT ELEVATION
SCALE: 1:167.69



(P) LEFT ELEVATION
SCALE: 1:167.69

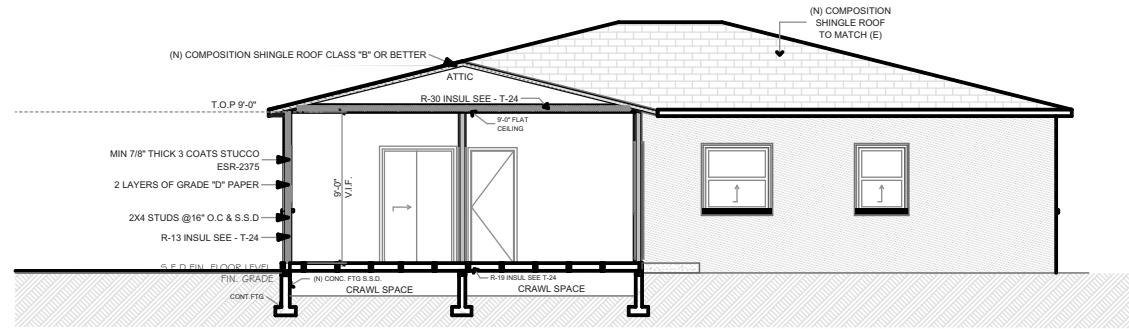
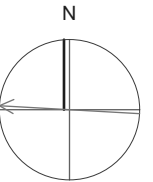


(P) REAR ELEVATION
SCALE: 1:167.69

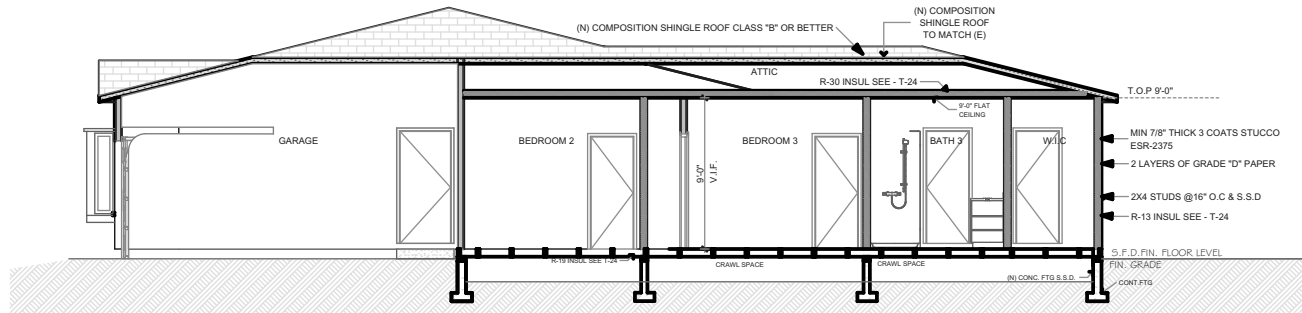
ANTONIO NIEVES

1205 JANICE DR,
SANTA CLARA, CA 95050

Chia Chi Chang



SECTION 2
SCALE: 1:137.14



SECTION 1
SCALE: 1:137.14

APN NUMBER	20012040
DATE	Wednesday, June 3, 2009
PLAN CHECK	
BID DATE	
FINAL PERMIT	
REVISIONS	
PLAN PREPARED BY:	HOME RENOVATION
	4675 STEVENS CREEK BLVD, STE 215 SANTA CLARA, CA 95051
	(549) 433-4851
	DESIGN@SAHOME.COM
PLAN VIEWED BY:	WELU
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PROPOSED SECTION

A-2.5

TOPOGRAPHIC & BOUNDARY SURVEY

1205 JANICE DRIVE,
SANTA CLARA, CA 95050

SAN CLARA COUNTY - CALIFORNIA
SCALE: 1 inch = 10 feet MAY 2025

OWNER:
ANTONIO NIEVES
536 WEST COURT
SAN JOSE, CA 95116

APN: SURFACE AREA:
290-12-040 S=6,113.27 (S.F.)

LEGAL DESCRIPTION:

LOT 382, MAP OF "TRACT No. 1276, SUNNY BRAE UNIT No. 10", FILED MARCH 8, 1954, IN MAP BOOK 48, PAGE 17, SANTA CLARA COUNTY RECORDS, CALIFORNIA.

BASIS OF BEARINGS:

THE BEARING OF THE LINE BETWEEN THE TWO MONUMENTS FOUND ON SUSAN DRIVE, IS TAKEN AS N 89°51'00" E, BASED ON TRACT MAP #1191 SUNNY BRAE, UNIT No., AS SHOWN.

BASIS OF ELEVATION:

ASSUMED 60.00 FT ELEVATION AS SHOWN.

UTILITY NOTE

THE SURFACE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM RECORDS OF THE VARIOUS AGENCIES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR INDICATED LOCATION, SIZE OR TYPE. RECORD UTILITY INFORMATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

NOTES:

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THERE ARE NOT HORIZONTAL CURVES OR VERTICAL CURVES, WITHIN 300 FEET OF THE PROPERTY.
- WATER, GAS, SEWER AND ELECTRIC UTILITIES ARE AVAILABLE ON JANICE DRIVE.
- NEAREST HYDRANT: IS LOCATED 147 +/- FEET TO THE NORTHWEST ON JANICE DRIVE, AS SHOWN.
- NEAREST INTERSECTION: SUSAN DRIVE, 125 FEET TO THE NORTH.

SURVEYOR'S STATEMENT:

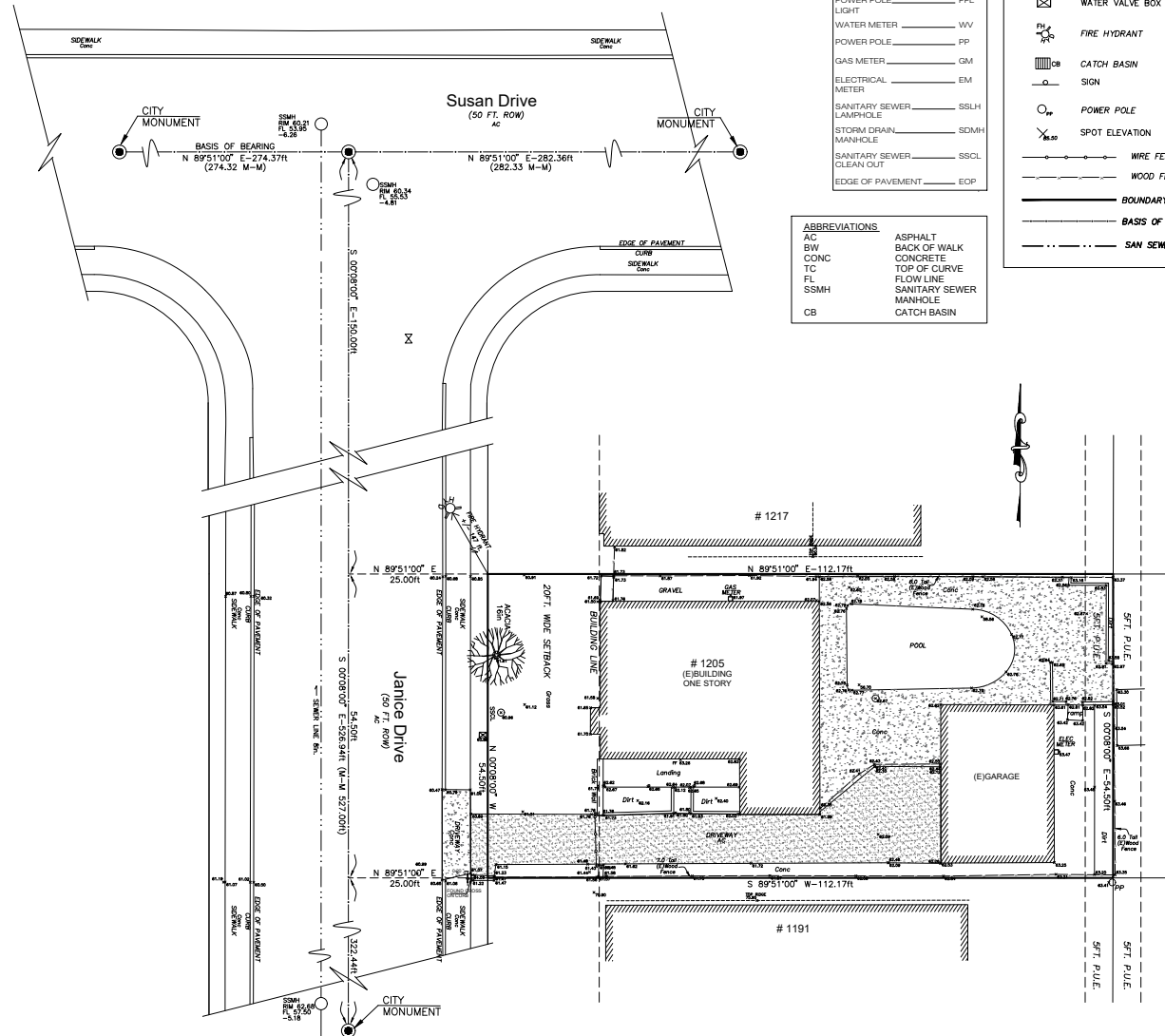
THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF:

ANTONIO NIEVES ON: MAY, 2025

I HEREBY FURTHER STATE THAT IN ACCORDANCE WITH THE CALIFORNIA LAND SURVEYOR'S ACT THE PERFORMANCE OF THIS SURVEY DOES NOT REQUIRE THE FILING OF A RECORD OF SURVEY. I HEREBY ACKNOWLEDGE THAT THIS SURVEY SHALL BE A PUBLIC RECORD, AND MAY BE AVAILABLE FOR INSPECTION AND DISTRIBUTION TO THE GENERAL PUBLIC.

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN FULLY SATISFIED.

ALBERTO G. MASSO 06/02/2025
DATE

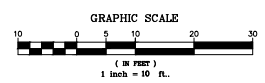


ABBREVIATIONS	
AC	ASPHALT
BW	BACK OF WALK
CONC	CONCRETE
TC	TOP OF CURVE
FL	FLOW LINE
SSMH	SANITARY SEWER MANHOLE
CB	CATCH BASIN
FH	FIRE HYDRANT
SSMH	SANITARY SEWER MANHOLE
PPL	POWER POLE
PP	POWER POLE
WV	WATER VALVE
GM	GAS METER
EM	ELECTRICAL METER
SSLH	SANITARY SEWER LAMPHOLE
SDMH	STORM DRAIN MANHOLE
SSCL	SANITARY SEWER CLEAN OUT
EOP	EDGE OF PAVEMENT

ABBREVIATIONS	
AC	ASPHALT
BW	BACK OF WALK
CONC	CONCRETE
TC	TOP OF CURVE
FL	FLOW LINE
SSMH	SANITARY SEWER MANHOLE
CB	CATCH BASIN

SYMBOLS:
(ALL SYMBOLS NOT NECESSARILY ON DRAWINGS)

	FOUND MONUMENT WELL, 2" BRASS DISK WITH PUNCH.
	WATER METER
	WATER VALVE BOX
	FIRE HYDRANT
	CATCH BASIN
	SIGN
	POWER POLE
	SPOT ELEVATION
	WIRE FENCE
	WOOD FENCE
	BOUNDARY LINE
	BASIS OF BEARING LINE
	SAN SEWER MAIN



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OAKLAND, CA 94611
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OWNER:
ANTONIO NIEVES
536 WEST COURT
SAN JOSE, CA 95116

RS CAD SERVICE
510-355-2174
510-302-9272
Email:
rs.ardtop@gmail.com

NO.	DATE	DESCRIPTION	BY

BOUNDARY SURVEY
1205 JANICE DRIVE
SANTA CLARA, CA 95050
SANTA CLARA COUNTY - CALIFORNIA
SCALE: 1 inch = 10 feet MAY 2025

SHEET 1
OF 1 SHEETS
ORG.DWG_RS
REV.DWG_
JOB_TOP37-2025