City of Santa Clara

Meeting Agenda

Development Review Hearing

Wednesday, June 17, 2026 **4:00 PM** **Hybrid Meeting**
City Hall Council Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting the Development Review Hearing meeting in a hybrid manner (in-person and method for the public to participate remotely)

o Via Zoom:
o https://santaclaraca.zoom.us/j/92950218717
Meeting ID: 929 5021 8717
o Phone: 1 (669) 900-6833

How to Submit Written Public Comment Before Development Review Hearing Meeting:
By email to PlanningPublicComment@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to Staff and will be uploaded to the Development Review Agenda as supplemental meeting material. Emails received after 12:00 P.M. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.
Note: Emails received as public comment will not be read aloud during the meeting.

Agendas, Staff Reports and some associated documents for Development Review Hearing items may be viewed on the Internet at https://santaclara.legistar.com/Calendar.aspx

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body.

CALL TO ORDER AND ROLL CALL

26-689 Declaration of Procedures

CONSENT CALENDAR

1. 26-687 Development Review Hearing Meeting Minutes of May 13, 2026

Recommendation: Approve the Development Review Hearing Meeting Minutes of the May 13, 2026, meeting.

PUBLIC PRESENTATIONS

[This item is reserved for persons to address the body on any matter not on the agenda that is within the subject matter jurisdiction of the body. The law does not permit action on, or extended discussion of, any item not on the agenda except under special circumstances. The governing body, or staff, may briefly respond to statements made or questions posed, and appropriate body may request staff to report back at a subsequent meeting.]

GENERAL BUSINESS

1. 26-621 Public Hearing: Action on the Architectural Review (PLN26-00121) for the Demolition of an Existing One-Story Residence and the Construction of a new 4,829 Square-Foot Two-Story Residence located at 108 Brookside Avenue. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 -- New Construction). Continued from the May 13, 2026, Development Review Hearing.

Recommendation:

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - "Existing Facilities"), and **Approve** the Architectural Review for the demolition of an existing one-story residence and the construction of a new 4,829 square-foot two-story residence with four bedrooms and three and a half bathrooms, located at 108 Brookside Avenue.

2. 26-623 Public Hearing: Action on the Architectural Review (PLN26-00008) for the Demolition of an Existing One-Story Residence and the Construction of a New 2,050 Square-Foot One-Story Residence Located at 717 Flannery Street. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 - New Construction). Continued from the May 13, 2026, Development Review Hearing.

Recommendation:

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 - "New Construction"), and **Approve** the Architectural Review for the demolition of an existing one-story residence and the construction of a new three bedroom two and a half bathroom 2,050 square-foot one-story residence

3. **26-624** Public Hearing: Adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP) and Action on the Architectural Review (PLN24-00633) for the Demolition of Existing Buildings and Construction of 147 Units in Seven Four-Story Stacked Flat Condos and Seven Three-Story Attached Townhomes Buildings and a 4,991 Square-Foot Commercial Building Located at 3521 and 3591 Homestead Road, Subject to Senate Bill (SB) 330.

Recommendation: **Adopt** the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) based on findings and **Approve** the Architectural Review for the demolition of the existing buildings for the construction of a 147-unit residential mixed-use project that includes 90 four-story stacked condos and 57 three-story townhome units and 4,991 square-foot commercial building.

4. **26-614** Public Hearing: Action on the Architectural Review (PLN24-00533) for the Demolition of Existing Buildings and Construction of Three Separate Multi-Family Buildings Resulting in 14 Townhomes and a Duplex Building With Commercial Space Located at 860 and 858 Civic Center Drive and 1526 Alviso Street. CEQA Status: Exempt from CEQA per Assembly Bill (AB) 130.

Recommendation: **Determine** the project to be exempt from California Environmental Quality Act (CEQA) pursuant to AB 130 and **Approve** the Architectural Review for the demolition of existing buildings and construction of three separate multi-family buildings, including an eight-unit 20,672 square-foot building, a six-unit 15,323 square-foot building, and a two-unit 6,012 square-foot building with 715 square-foot commercial space, located at 860 and 858 Civic Center Drive and 1526 Alviso Street, subject to findings and conditions of approval.

5. **26-619** Public Hearing: Action on the Architectural Review (PLN26-00162) for a 245 Square Foot First Floor Addition and 1,146 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,319 Square Foot Five Bathroom Four Bedroom Two-Story Residence located at 2250 Bohannon Drive. CEQA Status: Exempt from CEQA per Section 15301 (Class 1 - Existing Facilities).

Recommendation:

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - “Existing Facilities”), and **Approve** the Architectural Review for a 245 Square Foot First Floor Addition and 1,146 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,319 Square Foot Five Bathroom Four Bedroom Two-Story Residence located at 2250 Bohannon Drive

6. **26-625** Public Hearing: Action on the Architectural Review (PLN24-00521) for Demolition of the Existing 1,198 Square Foot One-Story Residence and the Construction of a New 3,817 Square Foot Two-Story Residence at 4435 Fillmore Street Located Within 200 Feet of Two Historic Resource Inventory Properties. CEQA Status: Exempt from CEQA per Section 15332 - In-Fill Development Projects.

Recommendation: **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 - Infill; and **Approve** the Architectural Review for a demolition of the existing 1,198 square-foot residence and the construction of a 3,327 square-foot five-bedroom and four-bathroom two-story residence located at 4435 Fillmore Street, subject to findings and conditions of approval.

7. **26-501** Public Hearing: Action on an Architectural Review (PLN26-00079) for the Demolition of More than 50% of an Existing Single-Family Residence to Construct a 2,387 Square Foot Four-Bedroom Three-Bathroom Single Family Residence with an Attached Two-Car Garage on a 7,840 Square Foot Lot at 2035 Jackson Street. CEQA Status: Exempt from CEQA per Section 15332.

Recommendation: **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the demolition of more than 50% of an existing single-family residence to construct a 2,387 square foot four bedroom three-bathroom single family residence with an attached two-car garage, subject to the conditions of approval.

8. **26-606** Public Hearing: Action on an Architectural Review (PLN25-00453) for the Construction of a 117 Square Foot First-Floor Addition and a 957 Square Foot Second-Floor Addition to an Existing 1,749 Square Foot Single Family Residence on a 5,338 Square Foot Lot at 2693 Toledo Avenue. CEQA Status: Exempt from CEQA per Section 15332.

Recommendation: **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the construction of a 117 square foot first-floor addition and a 957 square foot second-floor addition to an existing 1,749.5 square foot single story residence with an attached two-car garage, subject to the conditions of approval.

9. **26-520** Public Hearing: Action on the Architectural Review (PLN26-00159) For a 1,093 Square Foot Single Story Addition to An Existing 1,388 Square Foot Single Story Residence With an Attached 459 Square Foot Garage Resulting in a 2,940 Square Foot Single Story Residence with Five Bedrooms and Four Bathrooms Located at 1013 Bluebird Avenue. CEQA Status: Exempt from CEQA per Section 15301(e)(1) (Class 1 -- Existing Facilities).

Recommendation: **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - "Existing Facilities"), and **Approve** the Architectural Review for a for a 1,093 square foot single story addition to an existing 1,388 square foot single story residence with an attached 459 square foot garage resulting in a 2,940 square foot single story residence with five bedrooms and four bathrooms, located at 1013 Bluebird Avenue, subject to the findings and conditions of approval.

10. **26-587** Public Hearing: Action on the Architectural Review (PLN25-00389) to Allow an Approximately 310 Square Foot First-Floor Addition and an Approximately 440 Square Foot Second-Floor Addition to an Existing Two-Story Single-Family Residence located at 852 Laurie Avenue. CEQA Status: Exempt from CEQA per Section 15303(a).

Recommendation: Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a) (Class 3 - New Construction or Conversion of Small Structures), and Approve the Architectural Review to allow for an approximately 310 square foot first-floor addition and an approximately 440 square foot second-floor addition to an existing two-story single-family residence, located at 852 Laurie Avenue, subject to the findings and conditions of approval.

ADJOURNMENT

The next regular scheduled meeting is July 8, 2026 ay 6 p.m. in the City Hall Council Chambers and Via Zoom.

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

City of Santa Clara

Meeting Agenda

Development Review Hearing

Wednesday, June 17, 2026 **4:00 PM** **Hybrid Meeting**
City Hall Council Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting the Development Review Hearing meeting in a hybrid manner (in-person and method for the public to participate remotely)

o Via Zoom:
o https://santaclaraca.zoom.us/j/92950218717
Meeting ID: 929 5021 8717
o Phone: 1 (669) 900-6833

How to Submit Written Public Comment Before Development Review Hearing Meeting:
By email to PlanningPublicComment@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to Staff and will be uploaded to the Development Review Agenda as supplemental meeting material. Emails received after 12:00 P.M. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.
Note: Emails received as public comment will not be read aloud during the meeting.

Agendas, Staff Reports and some associated documents for Development Review Hearing items may be viewed on the Internet at https://santaclara.legistar.com/Calendar.aspx

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body.

CALL TO ORDER AND ROLL CALL

26-689 Declaration of Procedures

CONSENT CALENDAR

1. 26-687 Development Review Hearing Meeting Minutes of May 13, 2026

Recommendation: Approve the Development Review Hearing Meeting Minutes of the May 13, 2026, meeting.

PUBLIC PRESENTATIONS

[This item is reserved for persons to address the body on any matter not on the agenda that is within the subject matter jurisdiction of the body. The law does not permit action on, or extended discussion of, any item not on the agenda except under special circumstances. The governing body, or staff, may briefly respond to statements made or questions posed, and appropriate body may request staff to report back at a subsequent meeting.]

GENERAL BUSINESS

1. 26-621 Public Hearing: Action on the Architectural Review (PLN26-00121) for the Demolition of an Existing One-Story Residence and the Construction of a new 4,829 Square-Foot Two-Story Residence located at 108 Brookside Avenue. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 -- New Construction). Continued from the May 13, 2026, Development Review Hearing.

Recommendation:

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - "Existing Facilities"), and **Approve** the Architectural Review for the demolition of an existing one-story residence and the construction of a new 4,829 square-foot two-story residence with four bedrooms and three and a half bathrooms, located at 108 Brookside Avenue.

2. 26-623 Public Hearing: Action on the Architectural Review (PLN26-00008) for the Demolition of an Existing One-Story Residence and the Construction of a New 2,050 Square-Foot One-Story Residence Located at 717 Flannery Street. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 - New Construction). Continued from the May 13, 2026, Development Review Hearing.

Recommendation:

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 - "New Construction"), and **Approve** the Architectural Review for the demolition of an existing one-story residence and the construction of a new three bedroom two and a half bathroom 2,050 square-foot one-story residence

3. **26-624** Public Hearing: Adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP) and Action on the Architectural Review (PLN24-00633) for the Demolition of Existing Buildings and Construction of 147 Units in Seven Four-Story Stacked Flat Condos and Seven Three-Story Attached Townhomes Buildings and a 4,991 Square-Foot Commercial Building Located at 3521 and 3591 Homestead Road, Subject to Senate Bill (SB) 330.

Recommendation: **Adopt** the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) based on findings and **Approve** the Architectural Review for the demolition of the existing buildings for the construction of a 147-unit residential mixed-use project that includes 90 four-story stacked condos and 57 three-story townhome units and 4,991 square-foot commercial building.

4. **26-614** Public Hearing: Action on the Architectural Review (PLN24-00533) for the Demolition of Existing Buildings and Construction of Three Separate Multi-Family Buildings Resulting in 14 Townhomes and a Duplex Building With Commercial Space Located at 860 and 858 Civic Center Drive and 1526 Alviso Street. CEQA Status: Exempt from CEQA per Assembly Bill (AB) 130.

Recommendation: **Determine** the project to be exempt from California Environmental Quality Act (CEQA) pursuant to AB 130 and **Approve** the Architectural Review for the demolition of existing buildings and construction of three separate multi-family buildings, including an eight-unit 20,672 square-foot building, a six-unit 15,323 square-foot building, and a two-unit 6,012 square-foot building with 715 square-foot commercial space, located at 860 and 858 Civic Center Drive and 1526 Alviso Street, subject to findings and conditions of approval.

5. **26-619** Public Hearing: Action on the Architectural Review (PLN26-00162) for a 245 Square Foot First Floor Addition and 1,146 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,319 Square Foot Five Bathroom Four Bedroom Two-Story Residence located at 2250 Bohannon Drive. CEQA Status: Exempt from CEQA per Section 15301 (Class 1 - Existing Facilities).

Recommendation:

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - “Existing Facilities”), and **Approve** the Architectural Review for a 245 Square Foot First Floor Addition and 1,146 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,319 Square Foot Five Bathroom Four Bedroom Two-Story Residence located at 2250 Bohannon Drive

6. **26-625** Public Hearing: Action on the Architectural Review (PLN24-00521) for Demolition of the Existing 1,198 Square Foot One-Story Residence and the Construction of a New 3,817 Square Foot Two-Story Residence at 4435 Fillmore Street Located Within 200 Feet of Two Historic Resource Inventory Properties. CEQA Status: Exempt from CEQA per Section 15332 - In-Fill Development Projects.

Recommendation: **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 - Infill; and **Approve** the Architectural Review for a demolition of the existing 1,198 square-foot residence and the construction of a 3,327 square-foot five-bedroom and four-bathroom two-story residence located at 4435 Fillmore Street, subject to findings and conditions of approval.

7. **26-501** Public Hearing: Action on an Architectural Review (PLN26-00079) for the Demolition of More than 50% of an Existing Single-Family Residence to Construct a 2,387 Square Foot Four-Bedroom Three-Bathroom Single Family Residence with an Attached Two-Car Garage on a 7,840 Square Foot Lot at 2035 Jackson Street. CEQA Status: Exempt from CEQA per Section 15332.

Recommendation: **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the demolition of more than 50% of an existing single-family residence to construct a 2,387 square foot four bedroom three-bathroom single family residence with an attached two-car garage, subject to the conditions of approval.

8. **26-606** Public Hearing: Action on an Architectural Review (PLN25-00453) for the Construction of a 117 Square Foot First-Floor Addition and a 957 Square Foot Second-Floor Addition to an Existing 1,749 Square Foot Single Family Residence on a 5,338 Square Foot Lot at 2693 Toledo Avenue. CEQA Status: Exempt from CEQA per Section 15332.

Recommendation: **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the construction of a 117 square foot first-floor addition and a 957 square foot second-floor addition to an existing 1,749.5 square foot single story residence with an attached two-car garage, subject to the conditions of approval.

9. **26-520** Public Hearing: Action on the Architectural Review (PLN26-00159) For a 1,093 Square Foot Single Story Addition to An Existing 1,388 Square Foot Single Story Residence With an Attached 459 Square Foot Garage Resulting in a 2,940 Square Foot Single Story Residence with Five Bedrooms and Four Bathrooms Located at 1013 Bluebird Avenue. CEQA Status: Exempt from CEQA per Section 15301(e)(1) (Class 1 -- Existing Facilities).

Recommendation: **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - "Existing Facilities"), and **Approve** the Architectural Review for a for a 1,093 square foot single story addition to an existing 1,388 square foot single story residence with an attached 459 square foot garage resulting in a 2,940 square foot single story residence with five bedrooms and four bathrooms, located at 1013 Bluebird Avenue, subject to the findings and conditions of approval.

10. **26-587** Public Hearing: Action on the Architectural Review (PLN25-00389) to Allow an Approximately 310 Square Foot First-Floor Addition and an Approximately 440 Square Foot Second-Floor Addition to an Existing Two-Story Single-Family Residence located at 852 Laurie Avenue. CEQA Status: Exempt from CEQA per Section 15303(a).

Recommendation: Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a) (Class 3 - New Construction or Conversion of Small Structures), and Approve the Architectural Review to allow for an approximately 310 square foot first-floor addition and an approximately 440 square foot second-floor addition to an existing two-story single-family residence, located at 852 Laurie Avenue, subject to the findings and conditions of approval.

ADJOURNMENT

The next regular scheduled meeting is July 8, 2026 ay 6 p.m. in the City Hall Council Chambers and Via Zoom.

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

City of Santa Clara
The Center of What's Possible

DEVELOPMENT REVIEW HEARING
DECLARATION OF PROCEDURES

The Hearing Officer for this agenda will be Sheldon Ah Sing onbehalf of and delegated by the Director of Community Development Afshan Hamid.

The hearing procedure and order of input will be as follows:

1. Each project will be identified as described on the agenda.
2. For those items on the Consent Calendar, the Hearing Officer will ask if anyone wishes to speak on the item. If a separate discussion is warranted, the item will be moved to the Public Hearing portion of the agenda. If a separate discussion is not needed, the item will remain on the Consent Calendar for approval.
3. For those items listed under Public Hearing, staff will provide a brief report.
4. The applicant or their representative will have up to five minutes to speak at the microphone and should identify themselves by stating their name for the record.
5. After the applicant or their representative has spoken, any member of the public who wishes to speak on the item may provide testimony, up to two minutes per speaker, either for or against the project. All speakers are required to state their name for the record.
6. Following comments from the public, the applicant may make additional remarks for up to five minutes.
7. The Hearing Officer will then close the public hearing, and may ask staff to answer questions, respond to comments made by the applicant or the public, or further discuss the item. The Hearing Officer will then take action on the item.

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Hearing Officer's actions on agenda items are final unless appealed within seven calendar days.

26-687 Agenda Date: 6/17/2026

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Development Review Hearing Meeting Minutes of May 13, 2026

RECOMMENDATION

Approve the Development Review Hearing Meeting Minutes of the May 13, 2026, meeting.

City of Santa Clara

Meeting Minutes

Development Review Hearing

05/13/2026 **4:00 PM**

Hybrid Meeting
City Hall Council
Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting the Development Review Hearing meeting in a hybrid manner (in-person and method for the public to participate remotely)

o Via Zoom:
o https://santaclaraca.zoom.us/j/92950218717
Meeting ID: 929 5021 8717
o Phone: 1 (669) 900-6833

How to Submit Written Public Comment Before Development Review Hearing Meeting:
By email to PlanningPublicComment@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to Staff and will be uploaded to the Development Review Agenda as supplemental meeting material. Emails received after 12:00 P.M. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.
Note: Emails received as public comment will not be read aloud during the meeting.

Agendas, Staff Reports and some associated documents for Development Review Hearing items may be viewed on the Internet at https://santaclara.legistar.com/Calendar.aspx

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body.

CALL TO ORDER AND ROLL CALL

Development Review Officer Sheldon Ah Sing called the meeting to order at 4:00 p.m.

26-529 Declaration of Procedures

Development Review Officer Sheldon Ah Sing read the Declaration of Procedures.

CONSENT CALENDAR

1. 26-496 Development Review Hearing Meeting Minutes of April 8, 2026

Recommendation: Approve the Development Review Hearing Meeting Minutes of the April 8, 2026, meeting.

Action: Development Review Officer Sheldon Ah Sing approved the consent calendar.

PUBLIC PRESENTATIONS

None.

GENERAL BUSINESS

2. 26-468 Public Hearing: Action on the Architectural Review (PLN26-00121) for the Demolition of an Existing One-Story Residence and the Construction of a new 4,829 Square-Foot Two-Story Residence located at 108 Brookside Avenue. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 -- New Construction).

Recommendation:

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - "Existing Facilities"), and **Approve** the Architectural Review for the demolition of an existing one-story residence and the construction of a new 4,829 square-foot two-story residence with four bedrooms and three and a half bathrooms, located at 108 Brookside Avenue.

Associate Planner Daniel Sobczak provided the staff presentation.

Bess Wiersema (Applicant) provided a presentation.

Public Speakers:
Tracy Johnson
Sidney Beldonzi

Action: Development Review Hearing Officer Sheldon Ah Sing continued this item to the June 17, 2026, Development Review Hearing Meeting, with the added condition to present an arborist report and landscape plan at that meeting.

3. 26-336 Public Hearing: Action on the Architectural Review (PLN26-00008) for the Demolition of an Existing One-Story Residence and the Construction of a New 2,050 Square-Foot One-Story Residence Located at 717 Flannery Street. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 - New Construction).

Recommendation:

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 - "New Construction"), and **Approve** the Architectural Review for the demolition of an existing one-story residence and the construction of a new three bedroom two and a half bathroom 2,050 square-foot one-story residence

Associate Planner Daniel Sobczak provided the staff presentation.

Ramin Zahoor (Applicant's Representative) spoke about the project.

Public Speaker:
Historical and Landmarks Commissioner, Kathleen Romano

Action: Development Review Officer Sheldon Ah Sing continued this item to the June 17, 2026, Development Review Hearing Meeting, with the added condition that City Historian Lorie Garcia provide information regarding the potential historic nature of the structure at 717 Flannery Street.

4. 26-458 Public Hearing: Action on the Architectural Review (PLN26-00107) for a 104 Square-Foot First-Story Addition and 875 Square-Foot Second Story Addition to the Existing 1,305 Square-Foot One-Story Single-Family Home Resulting in a 2,284 Square Foot Two-Story Residence with a 420 Square-Foot Detached Garage located at 758 Frederick Avenue. CEQA Status: Exempt from CEQA per Section 15301(e)(1) (Class 1 -- Existing Facilities).

Recommendation: **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - "Existing Facilities"), and **Approve** the Architectural Review for a 104 Square-Foot First-Story Addition and new 875 Square-Foot Second Story Addition to the Existing 1,305 Square-Foot One-Story Single-Family Home Resulting in a 2,284 Square Foot Two-Story Residence with a 420 Square-Foot Detached Garage, located at 758 Frederick Avenue, subject to the findings and conditions of approval.

Assistant Planner Summer Foss provided the staff presentation.

Bob Bryant (Applicant) was available for questions.

Public Comments: **None.**

Action: Development Review Hearing Officer Sheldon Ah Sing approved staff recommendation.

5. 26-459 Public Hearing: Action on the Architectural Review (PLN25-00512) for the addition of 533 square feet to the existing one-story 1,487 Square-Foot One-Story Single-Family Home Resulting in a 2,020 Square Foot One-Story Residence located at 2179 Monterey Avenue. CEQA Status: Exempt from CEQA per Section 15301(e)(1) (Class 1 -- Existing Facilities).

Recommendation: **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - “Existing Facilities”), and **Approve** the Architectural Review for an Architectural Review for converting 400 square feet of existing converted garage space back to a garage and for the addition of 533 square feet to the existing 1,487 square foot one story residence, resulting in a 2,020 square foot one story residence, located at 2179 Monterey Avenue, subject to the findings and conditions of approval.

Assistant Planner Summer Foss provided the staff presentation.

Ramin Zohoor (Applicant) spoke about the project.

Public Comments: **None.**

Action: Development Review Hearing Officer Sheldon Ah Sing approved staff recommendation.

ADJOURNMENT

The meeting adjourned at 4:51 p.m.

The next regular scheduled meeting is on June 17, 2026, at 4 p.m. in the City Hall Council Chambers and via Zoom.

The meeting recording is available on the City's website: https://santaclara.legistar.com/calendar.aspx

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

26-621 **Agenda Date: 6/17/2026**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Public Hearing: Action on the Architectural Review (PLN26-00121) for the Demolition of an Existing One-Story Residence and the Construction of a new 4,829 Square-Foot Two-Story Residence located at 108 Brookside Avenue. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 -- New Construction). Continued from the May 13, 2026, Development Review Hearing.

File No.: PLN26-00121
Location: 108 Brookside Avenue, a 13,700 square foot lot, located mid-block on the eastern side of Brookside Avenue between Forest Avenue and Stevens Creek Boulevard, APN: 303-22-022, Zoned R1-8L (Single-Family Residential)
Applicant: Bess Wiersema
Owner(s): Sreenath Kurupati and Rashmi Bhandari
Request: **Architectural Review** for the Demolition of an Existing One-Story Residence and the Construction of a new 4,829 Square-Foot Two-Story Residence with Four Bedrooms and Three and a Half Bathrooms, located at 108 Brookside Avenue.

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

- This item was continued from the May 13, 2026, Development Review Hearing due to public concerns regarding the landscape plan for the proposed project. The project proposes to remove a large oak tree near the center of the property in order to construct the new residence. The oak tree is listed as a 'protected tree' per Santa Clara City Code Section 12.35.080. The applicant has worked with the surrounding property owners regarding the landscape plan and has received an arborist report for the large oak tree in question. The applicant has volunteered to plant additional native trees and shrubs on the property.
- The surrounding neighborhood mostly features original one-story single-family residences. See Vicinity Map in Attachment 1.
- The existing parcel contains the original 1940s one-story single-family residence of approximately 1,600 square-feet.
- Per the Santa Clara City Code 18.120(D)(1) 'New or Expanded Single Family Homes', and SCCC 18.120(D)(7) 'Demolition of an existing structure, other than a non-habitable accessory structure', the request requires Architectural Review approval through a Development Review Hearing.
- The project proposes to demolish the existing one-story residence and construct a new 4,829 square-foot two-story residence with four bedrooms and three and a half bathrooms. The project proposes a unique design with curved gable roof forms, arched windows, shutters, and a porte-cochere. The project proposes to be clad in smooth warm white colored stucco, with cedar shake shingle roofing material, standing seam metal roofing material atop the porches, clad exterior wood interior windows, and a stone veneer wrap and accents around the prominent front porch.
- The project is consistent with the City's Single-Family and Duplex Residential Design Guidelines (2014). Specifically, the project is consistent with the guidelines, in that:
    - The architectural features of the proposed design should be true to the architectural form and

appropriate for the neighborhood. The neighborhood is mostly larger uniquely styled homes; this project proposes a unique architectural style while complementing the size and scale of other homes in the neighborhood.
    - Architectural features should be adequate and appropriate for the size of the building and should not be overstated. The curved gables reduce some of the visual impact and lessen the bulk while introducing a unique design element. The size and scale of the home due to the larger R1-8L zoned parcel is complimentary to the size of the parcel and the accents of the carriage styled garage doors, arched windows, and porte-cochere are all relative to the size of the residence itself.
    - The use of high-quality construction materials for long-term durability, the project proposes cedar shake shingle roofing material, standing seam metal roofing material atop the porches, clad exterior wood interior windows, and a stone veneer wrap and accents.
    - Building Materials and finishes should harmonize and blend in those found in the neighborhood, the project proposes smooth stucco, which is found on many surrounding residences, while the stone veneer highlights maintain a uniqueness to the project.
    - Roof forms should avoid excessive roof ridgelines, heights, hips, and valleys.
    - A prominent front porch or entry should be provided, the project proposes a standing seem metal roof atop of front porch that is boarded by two large, stained wood post and brackets and a prominent double front door.
- The applicant will plant a 15-gallon tree in the front yard in accordance with the City Code.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

1) That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:

- The subject project proposes a two-car garage and front landscaping that are in keeping with the intent of this title and the general plan of the City.

2) That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:

- The proposed project is a two-story residence, like the larger surrounding residences on property zoned R1-8L, proposes high-quality construction materials, and on balance meets the adopted design guidelines, which will not impair the desirability of the neighborhood nor unreasonably interfere with the use and enjoyment of neighboring developments.

3) That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:

- The project proposes the redevelopment of a parcel by removing the current aging original residence with a newer residence that meets all zoning code and is consistent with adopted design guidelines. The resulting project will not be detrimental to the harmonious development contemplated by this title and the General Plan.

powered by Legistar™

4) That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:

- This project is subject to all California Building Codes and City of Santa Clara Codes and Regulations which requires the project to not materially affect adversely the health, comfort, or general welfare of persons residing or working in the neighborhood, nor the general public.

5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:

- The project meets all zoning code and on balance is consistent with adopted Design Guidelines including:
  - The architectural features of the proposed design should be true to the architectural form and appropriate for the neighborhood
  - Architectural features should be adequate and appropriate for the size of the building and should not be overstated.
  - The use of high-quality construction materials for long-term durability
  - Building Materials and finishes should harmonize and blend in those found in the neighborhood
  - Roof forms should avoid excessive roof ridgelines, heights, hips, and valleys
  - A prominent fort porch or entry should be provided.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction), in that the project single family residence being constructed on a single-family zoned property.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to 60 property owners/tenants within a 300-foot radius of the project site on April 30, 2026. This project was continued from the regularly scheduled May 13th Development Review Hearing to the June 17th Development Review Hearing; no additional noticing was required.

RECOMMENDATION

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - "Existing Facilities"), and **Approve** the Architectural Review for the demolition of an existing one-story residence and the construction of a new 4,829 square-foot two-story residence with four bedrooms and three and a half bathrooms, located at 108 Brookside Avenue.

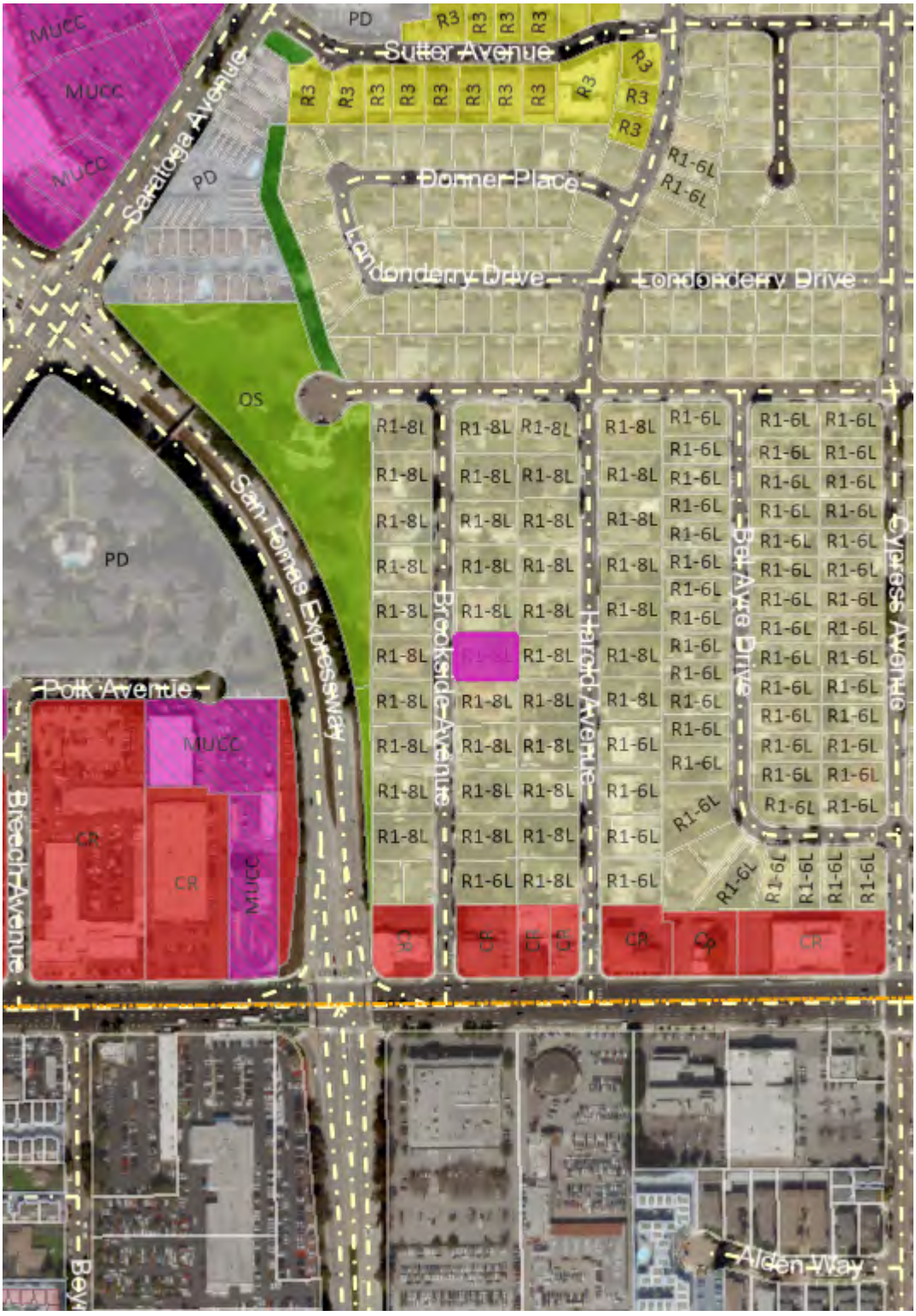
Prepared by: Daniel Sobczak, Associate Planner, Community Development Department
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department.

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Arborist Report
5. Development Plans

powered by Legistar™

Vicinity Map (Zoning) – 108 Brookside Avenue



Zoning

Land Parcels

- CR - Commercial Regional
- MUCC - Mixed Use Community Commercial
- OS - Parks/Open Space
- PD - Planned Development
- PQP - Public/Quasi Public
- R1 - Single-Family Residential
- R1 - Single-Family Residential
- R3 - Medium Density Residential

Base Layers

Air Parcels

Land Parcels

- Land Parcels
- Common Areas

Streets

Notes:

PLN26-00121

4/21/2026 2:27:19 PM

0 300 600 ft

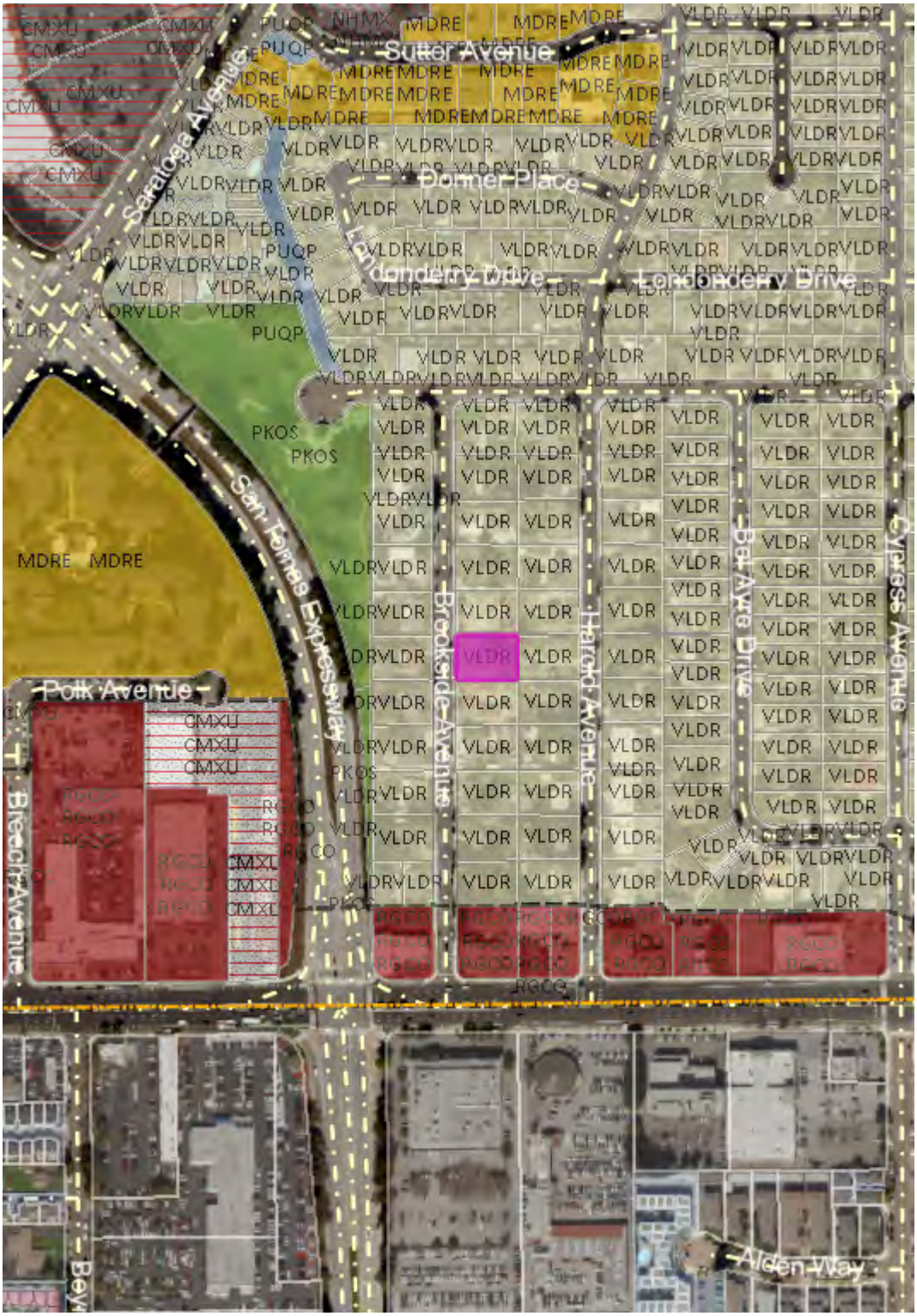
NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Vicinity Map (General Plan) – 108 Brookside Avenue



General And Specific Plans

Specific Plan Boundaries

- Stevens Creek Boulevard

General and Specific Plans

- Regional Commercial
- Community Mixed Use

Specific Plan Parcels

- Focus Areas

General Plan Phase II: 2015-2023

- Very Low Density Residential
- Medium Density Residential
- Regional Commercial
- Neighborhood Mixed Use
- Community Mixed Use
- Public / Quasi Public
- Parks / Open Space
- Right of Way

Base Layers

Air Parcels

Land Parcels

- Land Parcels
- Common Areas

Streets

Notes:

PLN26-00121

4/21/2026 2:24:54 PM

0 300 600 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 2: Project Data/Compliance (SFR/Duplex)

Project Address: 108 Brookside Avenue **Project Number: PLN26-00121**
Zoning: R1-8L

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Parcel Area (SF) (min):	13,700	--	8,000	Y
Building Square Footage (SF)				
1st Floor:	1,438	3,143	--	--
2nd Floor:	--	834	--	--
Porch/Patio:	--	560	--	--
Porte Cochere	--	497	--	--
Garage	--	629	--	--
Total (enclosed):	--	4,829	--	--
% of 2nd floor to 1st floor:	--	26%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	11%	36%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor): **(2nd floor):**	22 --	20 25	20 25	Y
Left Side (1st floor): **(2nd floor):**	10 --	6 11	5 10	Y
Right Side (1st floor): **(2nd floor):**	16 --	9 14	5 10	Y
Rear (1st floor): **(2nd floor):**	70 --	20 25	20 20	Y
Height (FT)				
Main building:	--	25	Max 25	Y
# of Bedrooms/Bathrooms:	3/1	4/3.5	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				Y
Off-street Parking Spaces	2	2	2	Y
Common Living Area (SFR)	>25%	>25%	Min 25%	Y
Open Landscaped Area (Front):	>35%	>35%	Min 35%	Y

Conditions of Architectural Review Approval

PLN26-00121 / 108 Brookside Avenue

Architectural Review for the Demolition of an Existing One-Story Residence and the Construction of a new 4,829 Square-Foot Two-Story Residence with Four Bedrooms and Three and a Half Bathrooms, located at 108 Brookside Avenue.

GENERAL

G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is June 24, 2028

G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code. California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

P1. **Tree Replacement (On-site).** Trees permitted by the City for removal shall provide replacement on-site at a ratio of 1:1 with a minimum 15-gallon tree size. (SCC 12.35.090)

DURING CONSTRUCTION

P2. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P3. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P4. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

OPERATIONAL CONDITIONS

P5. **Use of Garage**. The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.

P6. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

P7. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.

E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

Arborist Report: 108 Brookside Avenue, Santa Clara, CA

Project Description
This arborist report evaluates the anticipated tree impacts of demolishing the existing one-story residence and constructing a new 4,829-square-foot, two-story home.

Tree Information
Coast Live Oak (Quercus agrifolia) – DBH 46.5 inches, approximately 40 feet tall with a canopy spread of about 50 feet, three codominant stems, and an 80% live crown ratio.

Findings
The tree is centrally located on the property, and its canopy and root zone occupy approximately one-third of the lot. Observed conditions include exposed buttress roots with no evidence of basal decay, past pruning wounds, and suspected clearwing borer activity. Overall health and vigor appear good.

Impact Assessment
The proposed construction will involve grading, excavation, compaction, and other work within the critical root zone. These impacts are likely to cause significant root loss, decline, and long-term structural impacts.

Conclusion & Recommendation
Removal is recommended because the subject tree's central location makes construction impacts from the proposed site improvements unavoidable. Preservation is not feasible without negatively affecting both the tree and any site improvements.

Replacement Recommendation
Install one 24-inch box Fruitless Olive (Olea europaea) tree as a replacement.

In my professional opinion, tree removal and replacement is recommended.

Sincerely,

JUNE 9TH, 2026

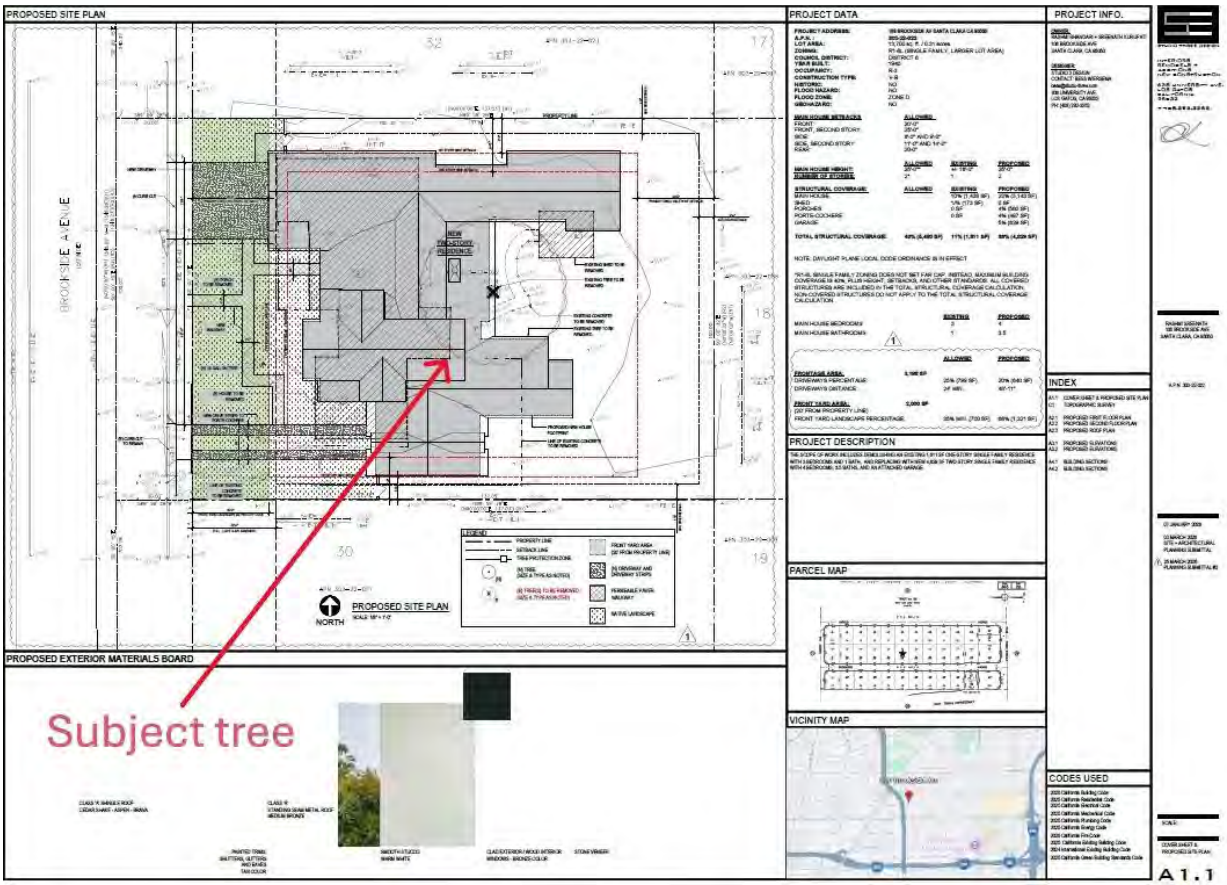
JOHN KENNELLY **MASTER ARBORIST REPRESENTATIVE**
ISA Board Certified Master Arborist WE-11833B, Tree Risk Assessment Qualified, DPR Qualified Applicators License #155024, TCIA Certified Treecare Safety Professional #01798

BARTLETT TREE EXPERTS
SCIENTIFIC TREE CARE SINCE 1907

BARTLETT TREE EXPERTS
SCIENTIFIC TREE CARE SINCE 1907

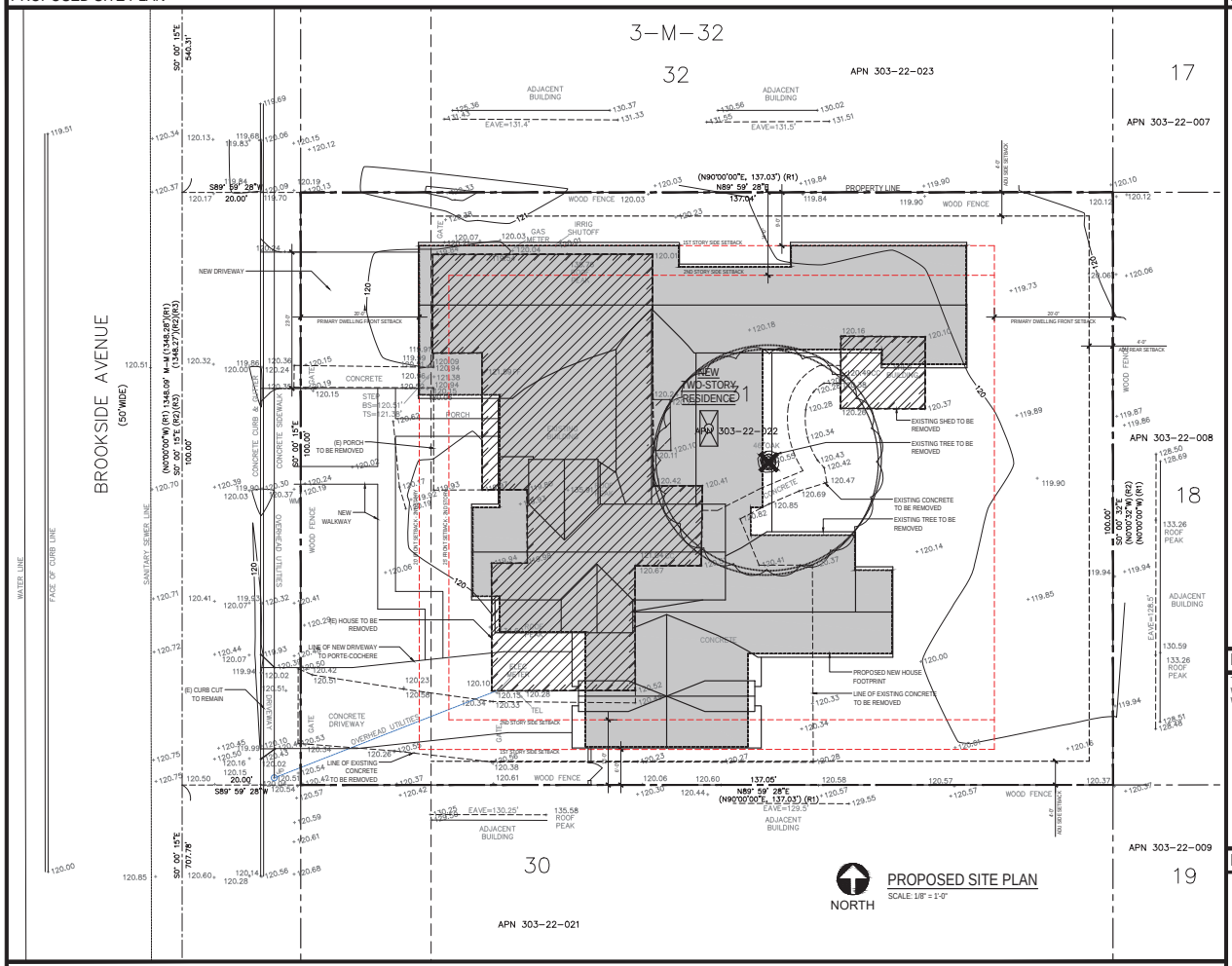
BARTLETT TREE EXPERTS
SCIENTIFIC TREE CARE SINCE 1907

BARTLETT TREE EXPERTS
SCIENTIFIC TREE CARE SINCE 1907



BARTLETT TREE EXPERTS
SCIENTIFIC TREE CARE SINCE 1907

PROPOSED SITE PLAN



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

PROPOSED EXTERIOR MATERIALS BOARD

CLASS 'A' SHINGLE ROOF
CEDAR SHAKE - ASPEN - BRAVA

CLASS 'A'
STANDING SEAM METAL ROOF
MEDIUM BRONZE

PAINTED TRIMS, SHUTTERS, GUTTERS AND EAVES
TAN COLOR

SMOOTH STUCCO
WARM WHITE

CLAD EXTERIOR / WOOD INTERIOR WINDOWS - BRONZE COLOR

STONE VENEER

PROJECT DATA

PROJECT ADDRESS:	108 BROOKSIDE AV SANTA CLARA CA 95050
A.P.N. :	**303-22-022**
LOT AREA:	13,700 sq. ft. / 0.31 acres
ZONING:	R1-8L (SINGLE FAMILY, LARGER LOT AREA)
COUNCIL DISTRICT:	DISTRICT 6
YEAR BUILT:	1940
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B
HISTORIC:	NO
FLOOD HAZARD:	NO
FLOOD ZONE:	ZONE D
GEOHAZARD:	NO

MAIN HOUSE SETBACKS	**ALLOWED**
FRONT:	20'-0"
FRONT, SECOND STORY:	25'-0"
SIDE:	6'-0" AND 9'-0"
SIDE, SECOND STORY:	11'-0" AND 14'-0"
REAR:	20-0"

MAIN HOUSE HEIGHT: / **NUMBER OF STORIES:**	**ALLOWED**	**EXISTING**	**PROPOSED**
	25'-0"*	+/- 16'-0"	25'-0"
	2*	1	2

STRUCTURAL COVERAGE:	**ALLOWED**	**EXISTING**	**PROPOSED**
MAIN HOUSE		10% (1,438 SF)	23% (3,143 SF)
SHED		1% (173 SF)	0 SF
PORCHES		0 SF	4% (560 SF)
PORTE-COCHERE		0 SF	4% (497 SF)
GARAGE			5% (629 SF)
TOTAL STRUCTURAL COVERAGE:	**40% (5,480 SF)**	**11% (1,611 SF)**	**36% (4,829 SF)**

NOTE: DAYLIGHT PLANE LOCAL CODE ORDINANCE IS IN EFFECT

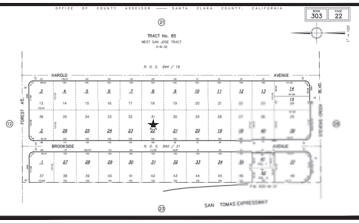
*R1-8L SINGLE FAMILY ZONING DOES NOT SET FAR CAP. INSTEAD, MAXIMUM BUILDING COVERAGE IS 40%, PLUS HEIGHT, SETBACKS, AND OTHER STANDARDS. ALL COVERED STRUCTURES ARE INCLUDED IN THE TOTAL STRUCTURAL COVERAGE CALCULATION. NON-COVERED STRUCTURES DO NOT APPLY TO THE TOTAL STRUCTURAL COVERAGE CALCULATION.

	EXISTING	**PROPOSED**
MAIN HOUSE BEDROOMS	3	4
MAIN HOUSE BATHROOMS	1	3.5

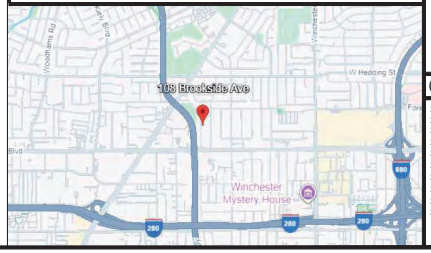
PROJECT DESCRIPTION

THE SCOPE OF WORK INCLUDES DEMOLISHING AN EXISTING 1,611 SF ONE-STORY SINGLE FAMILY RESIDENCE WITH 3 BEDROOMS AND 1 BATH, AND REPLACING WITH NEW 4,829 SF TWO-STORY SINGLE FAMILY RESIDENCE WITH 4 BEDROOMS, 3.5 BATHS, AND AN ATTACHED GARAGE.

PARCEL MAP



VICINITY MAP



PROJECT INFO.

OWNER:
RASHMI BHANDARI + SREENATH KURUPATI
108 BROOKSIDE AVE
SANTA CLARA, CA 95050

DESIGNER:
STUDIO 3 DESIGN
CONTACT: BESS WIERSEMA
bess@studio-three.com
638 UNIVERSITY AVE.
LOS GATOS, CA 95032
PH: (408) 292-3252

INDEX

A1.1 COVER SHEET & PROPOSED SITE PLAN
C1 TOPOGRAPHIC SURVEY
A2.1 PROPOSED FIRST FLOOR PLAN
A2.2 PROPOSED SECOND FLOOR PLAN
A2.3 PROPOSED ROOF PLAN
A3.1 PROPOSED ELEVATIONS
A3.2 PROPOSED ELEVATIONS
A4.1 BUILDING SECTIONS
A4.2 BUILDING SECTIONS

CODES USED

2025 California Building Code
2025 California Residential Code
2025 California Electrical Code
2025 California Mechanical Code
2025 California Plumbing Code
2025 California Energy Code
2025 California Fire Code
2025 California Existing Building Code
2024 International Existing Building Code
2025 California Green Building Standards Code

STUDIO THREE DESIGN
INTERIORS
REMODELS + ADDITIONS
NEW CONSTRUCTION
638 UNIVERSITY AVE.
LOS GATOS
CALIFORNIA
95032
T 408.292.3252
F 253.399.1125

RASHMI SREENATH
108 BROOKSIDE AVE
SANTA CLARA, CA 95050

A.P.N. 303-22-022

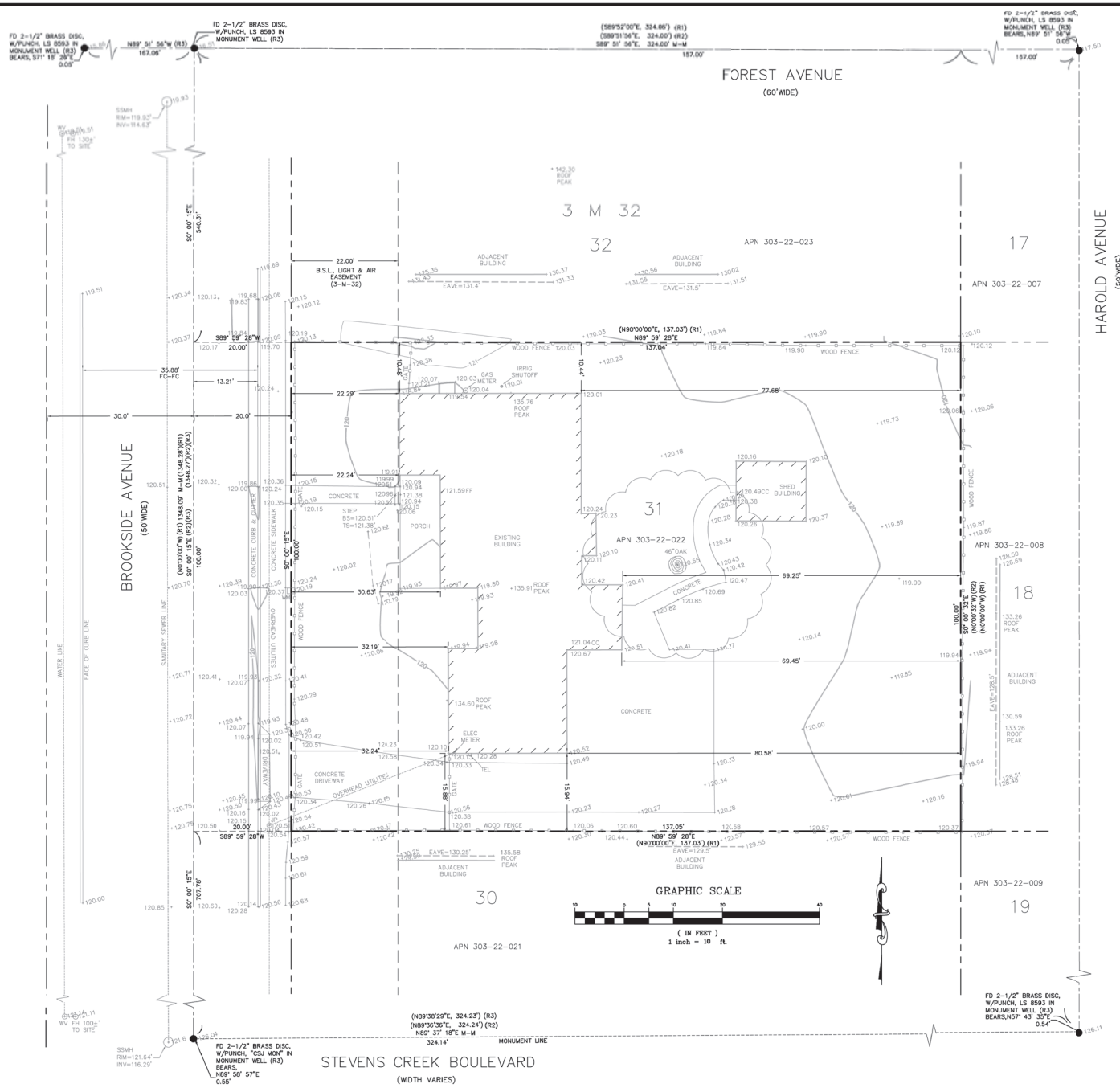
07 JANUARY 2026

03 MARCH 2026
SITE + ARCHITECTURAL PLANNING SUBMITTAL

SCALE:

COVER SHEET & PROPOSED SITE PLAN

A1.1



BENCH MARK:
USCGS BRASS DISC (J879); ALONG STEVENS CREEK BOULEVARD; 0.1 MILES EAST OF THE INTERSECTION WITH SAN TOMAS EXPRESSWAY, WEST OF HAROLD AVENUE; 16.3 FEET EAST OF THE CENTERLINE OF BROOKSIDE AVENUE; 15 FEET NORTH OF THE NORTH CURB OF STEVENS CREEK BOULEVARD; ON TOP OF A LOW, 8 INCH WIDE CONCRETE RETAINING WALL; 5 FEET NORTH OF THE SOUTH END OF THE RETAINING WALL; PROJECTING 0.9 FEET ON THE WEST SIDE AND 0.5 FEET ON THE EAST SIDE OF THE WALL, AND ABOUT LEVEL WITH THE BOULEVARD. CITY OF SANTA CLARA.
ELEVATION = 125.77'(NAVD88)

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS AND THE BEARING OF THE MONUMENT LINE OF BROOKSIDE AVENUE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP, RECORDED APRIL 19, 2011 IN BOOK 844 OF MAPS, PAGES 19–22, SANTA CLARA COUNTY RECORDS.
BEARING=NORTH 00°15'00" WEST

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT/RIGHT OF WAY LINE
- MONUMENT LINE
- BUILDING FOOTPRINT

JP	JOINT UTILITY POLE
SSMH	SANITARY SEWER MANHOLE
CO	CLEANOUT
FF	FINISH FLOOR
GFS	GARAGE FINISH SLAB
AD	AREA DRAIN
WM	WATER METER
WM	WATER METER
M-M	MONUMENT TO MONUMENT
●	FOUND MONUMENT AS NOTED

REFERENCES:
(1) TRACT NO. 85, BOOK 3 OF MAPS AT PAGE 32
(2) RECORD OF SURVEY, BOOK 970 OF MAPS AT PAGE 5
(3) RECORD OF SURVEY, BOOK 844 OF MAPS AT PAGES 19–20

NOTE:
MEASURED DISTANCES FROM SIDE OF THE BUILDING TO THE PROPERTY LINES ARE TO THE FACE OF STUCCO.

NOTE:
THIS TOPOGRAPHIC MAP REPRESENTS THE CONDITIONS OF THE SITE AT THE TIME THE SURVEY WORK WAS COMPLETED AND SHOWS SURFACE OBJECTS ONLY. SUBSURFACE STRUCTURES,IF ANY,INCLUDING BUT NOT LIMITED TO FOUNDATIONS,PILINGS,UNDERGROUND TANKS AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN.

ATTENTION:
THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY NFORMATION. I SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC RLE.

LAND SURVEYOR KEVIN M. SMITH 8237 STATE OF CALIFORNIA

10/09/25
DATE
KEVIN M. SMITH, P.L.S. 8237

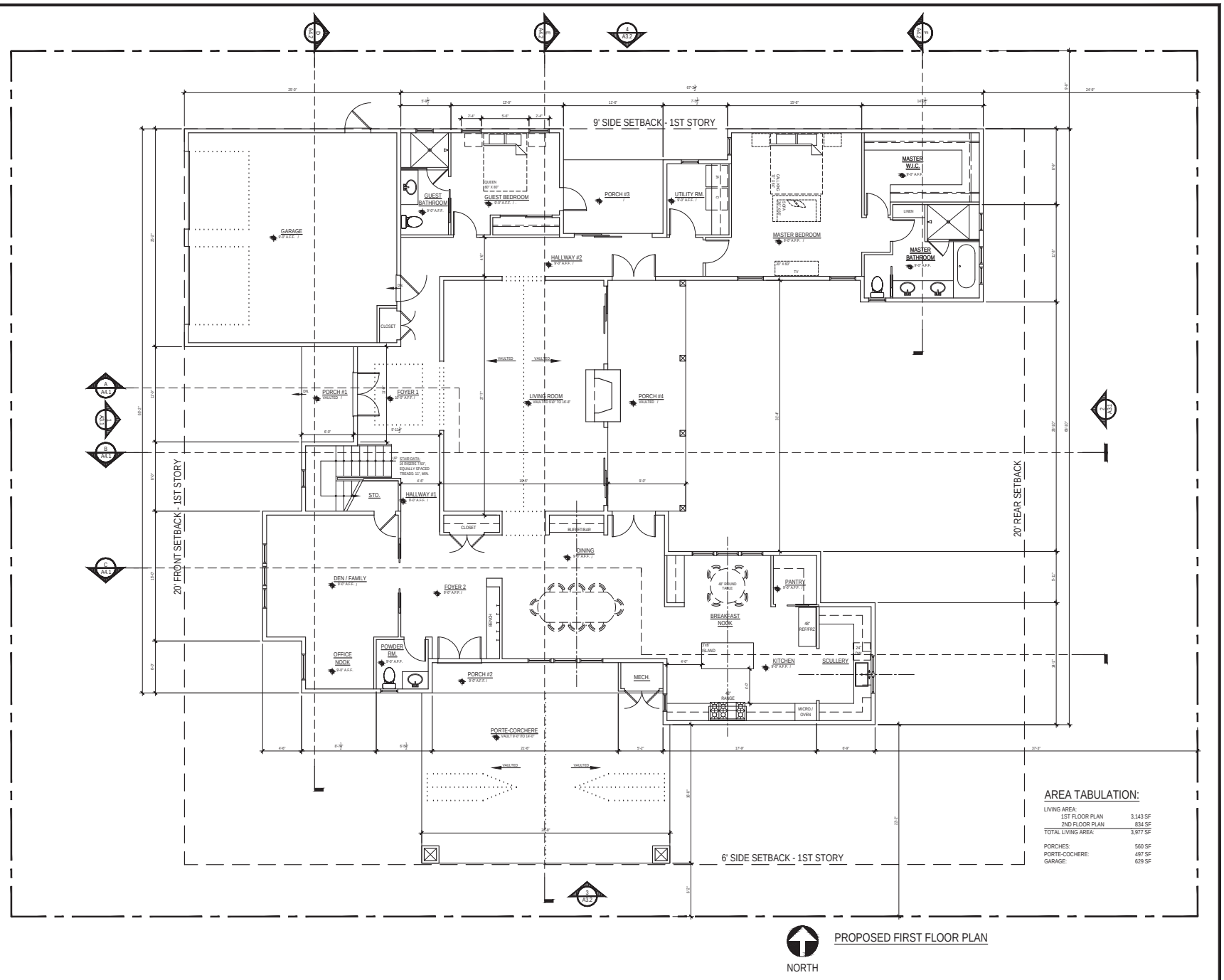
KEVIN SMITH
LAND SURVEYING
111 DELLVIEW AVENUE
SANTA CRUZ, CA 95062
(831) 588-0154

KEVIN SMITH LAND SURVEYING

TOPOGRAPHIC SURVEY

108 BROOKSIDE AVENUE, SANTA CLARA, CA 95050
APN 303-22-022

SHEET C1
OF 1
DATE OCTOBER 2025
JOB NO. K25032



AREA TABULATION:

LIVING AREA:	
1ST FLOOR PLAN	3,143 SF
2ND FLOOR PLAN	834 SF
TOTAL LIVING AREA:	3,977 SF
PORCHES:	560 SF
PORTE-COCHERE:	497 SF
GARAGE:	629 SF

NORTH

PROPOSED FIRST FLOOR PLAN

STUDIO THREE DESIGN

INTERIORS
REMODELS + ADDITIONS
NEW CONSTRUCTION

638 UNIVERSITY AVE.
LOS GATOS
CALIFORNIA
95032

T 408.292.3252
F 253.399.1125

RASHMI SREENATH
108 BROOKSIDE AVE
SANTA CLARA, CA 95050

A.P.N. 303-22-022

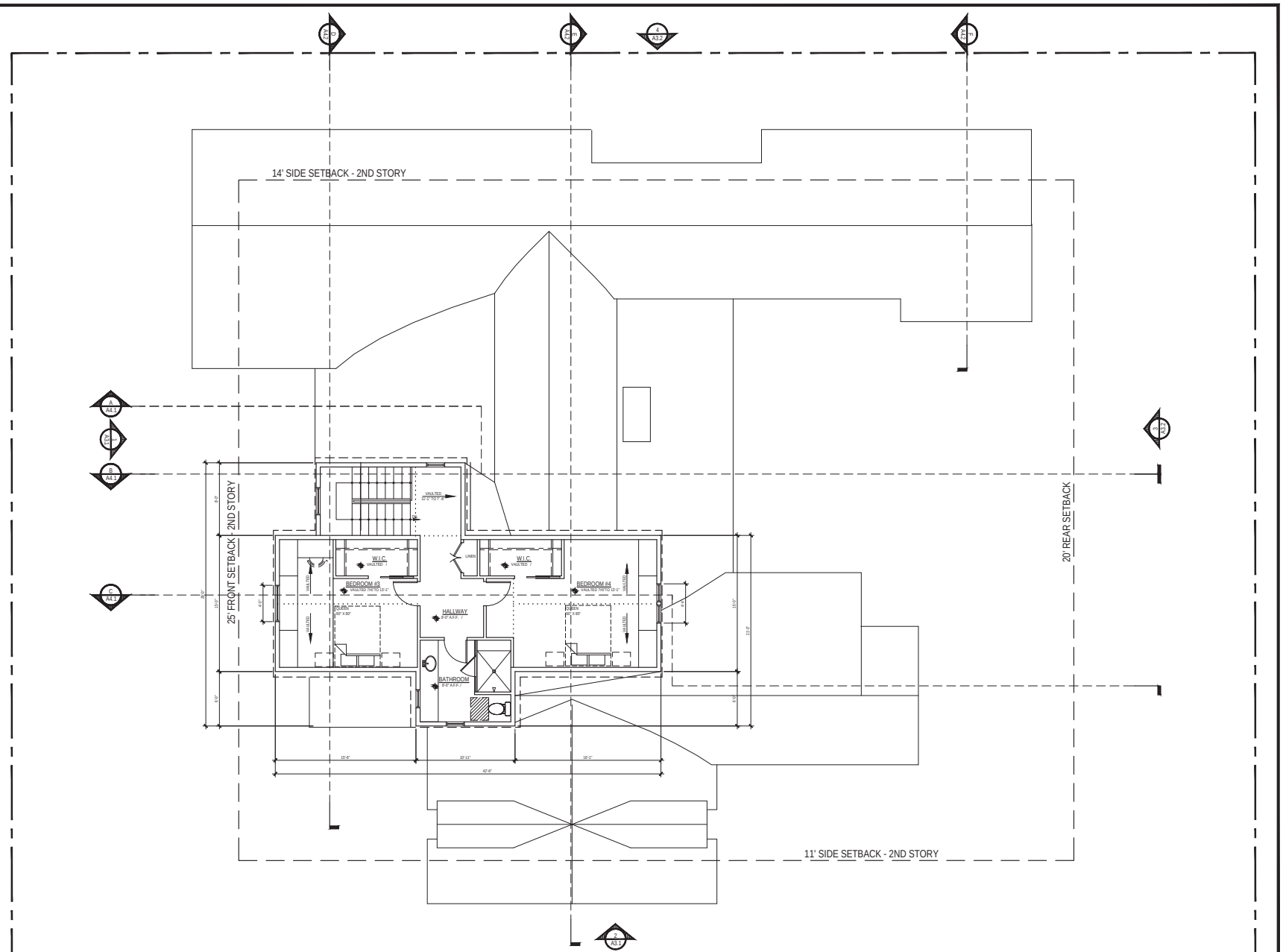
07 JANUARY 2026

03 MARCH 2026
SITE + ARCHITECTURAL PLANNING SUBMITTAL

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

PROPOSED
FIRST FLOOR PLAN

A2.1



NORTH

PROPOSED SECOND FLOOR PLAN

STUDIO THREE DESIGN

INTERIORS
REMODELS + ADDITIONS
NEW CONSTRUCTION

638 UNIVERSITY AVE.
LOS GATOS
CALIFORNIA
95032

T 408.292.3252
F 253.399.1125

RASHMI SREENATH
108 BROOKSIDE AVE
SANTA CLARA, CA 95050

A.P.N. 303-22-022

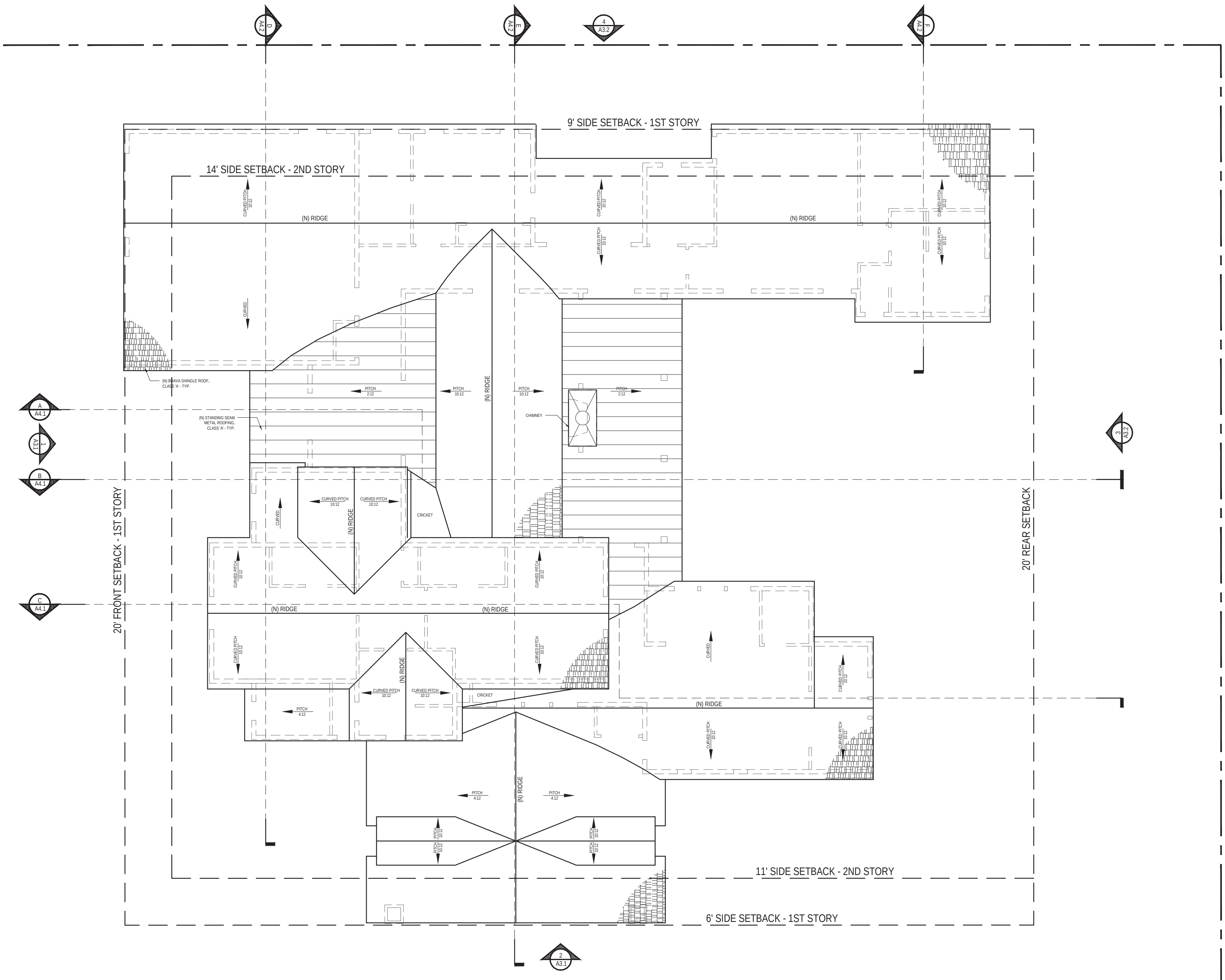
07 JANUARY 2026

03 MARCH 2026
SITE + ARCHITECTURAL PLANNING SUBMITTAL

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

PROPOSED SECOND FLOOR PLAN

A2.2



NORTH

PROPOSED ROOF PLAN

STUDIO THREE DESIGN
INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION
638 UNIVERSITY AVE.
LOS GATOS
CALIFORNIA
95032
T 408.292.3252
F 253.399.1125

RASHMI SREENATH
108 BROOKSIDE AVE
SANTA CLARA, CA 95050

A.P.N. 303-22-022

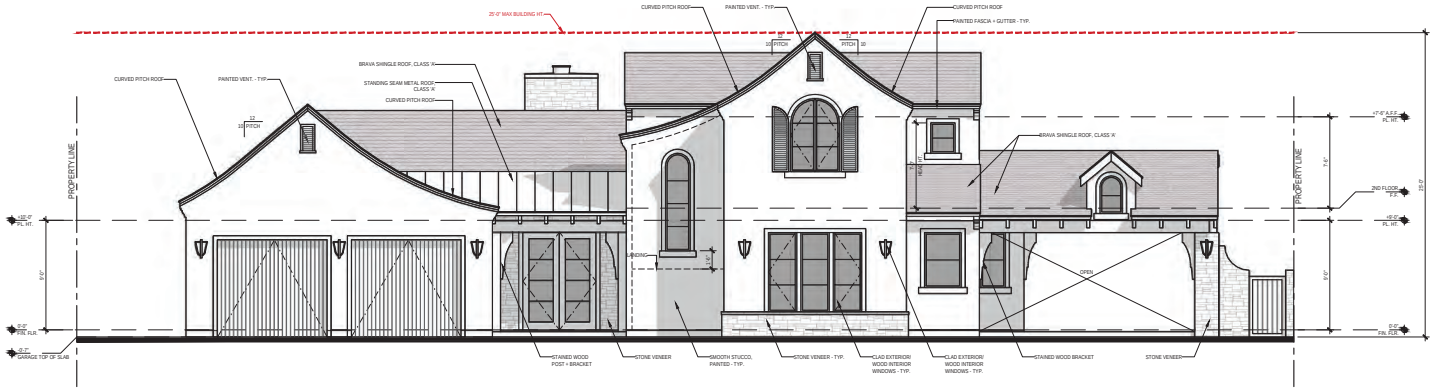
07 JANUARY 2026

03 MARCH 2026
SITE + ARCHITECTURAL
PLANNING SUBMITTAL

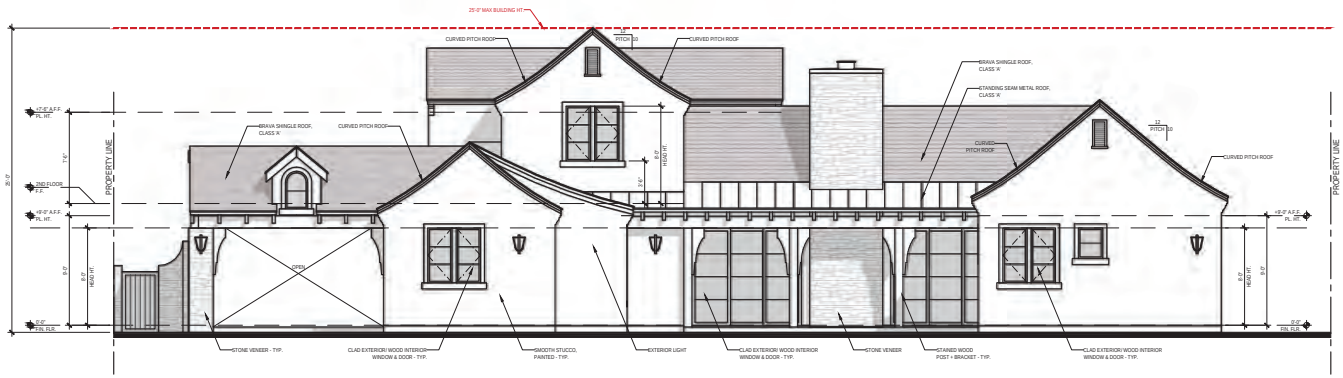
SCALE: 1/4" = 1'-0"

PROPOSED ROOF PLAN

A2.3



PROPOSED WEST ELEVATION - 1



PROPOSED EAST ELEVATION - 2

STUDIO THREE DESIGN

INTERIORS
REMODELS + ADDITIONS
NEW CONSTRUCTION

638 UNIVERSITY AVE.
LOS GATOS
CALIFORNIA
95032

T 408.292.3252
F 253.399.1125

RASHMI SREENATH
108 BROOKSIDE AVE
SANTA CLARA, CA 95050

A.P.N. 303-22-022

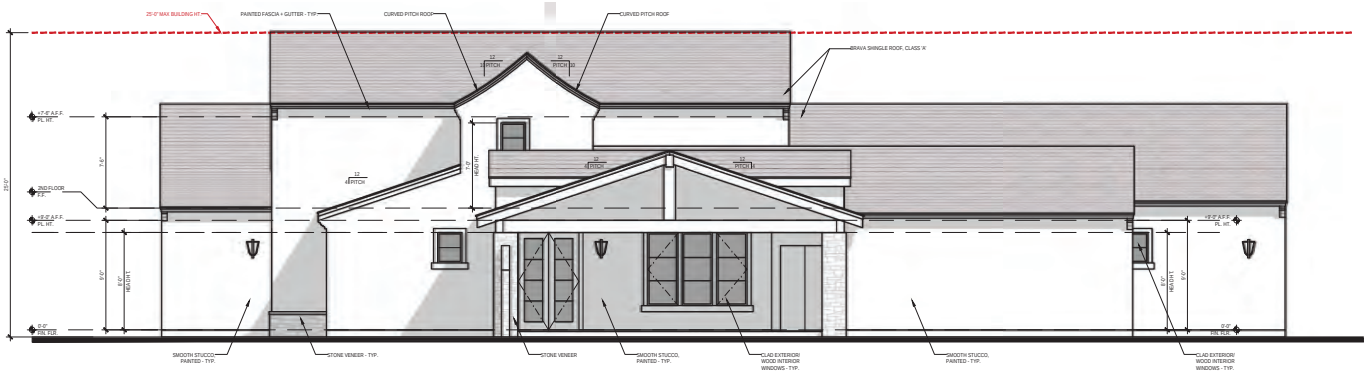
07 JANUARY 2026

03 MARCH 2026
SITE + ARCHITECTURAL PLANNING SUBMITTAL

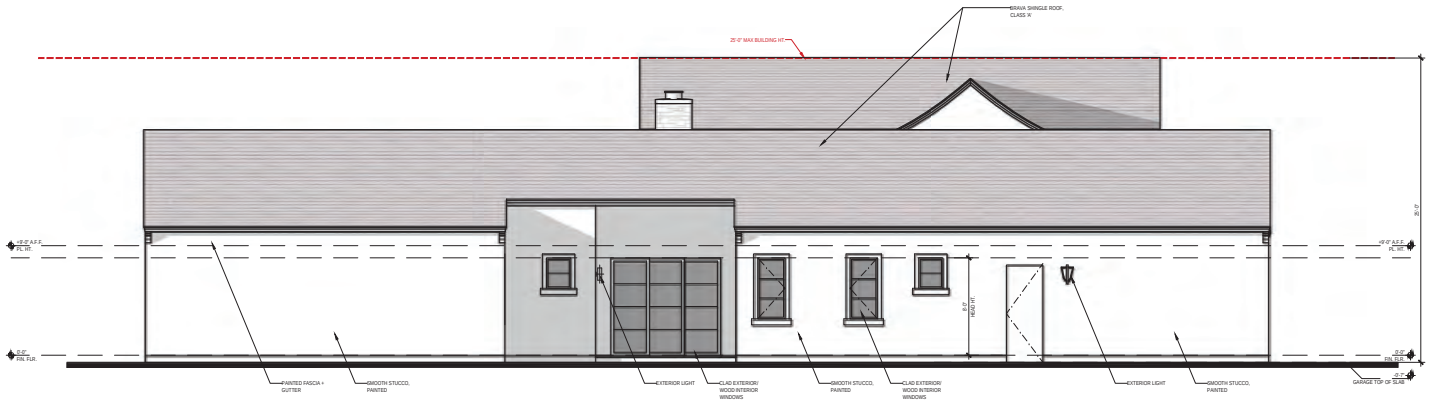
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS

A3.1



PROPOSED NORTH ELEVATION - 3



PROPOSED SOUTH ELEVATION - 4

STUDIO THREE DESIGN

INTERIORS
REMODELS + ADDITIONS
NEW CONSTRUCTION

638 UNIVERSITY AVE.
LOS GATOS
CALIFORNIA
95032

T 408.292.3252
F 253.399.1125

RASHMI SREENATH
108 BROOKSIDE AVE
SANTA CLARA, CA 95050

A.P.N. 303-22-022

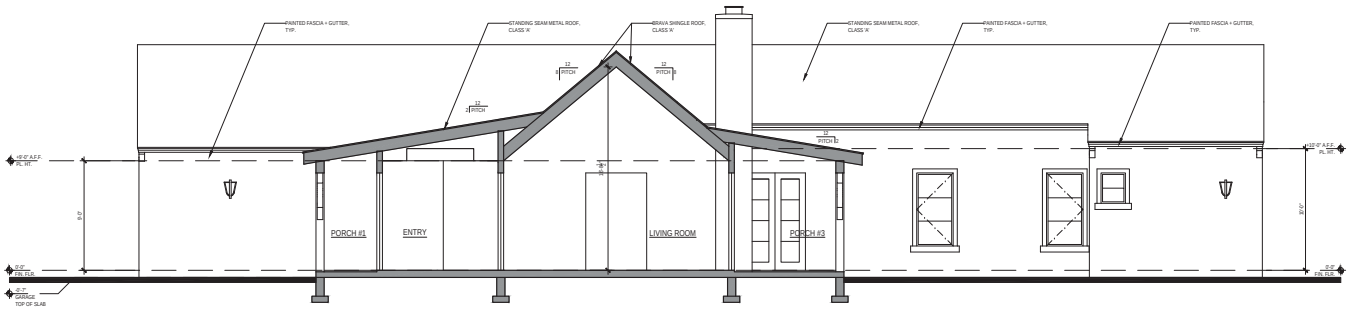
07 JANUARY 2026

03 MARCH 2026
SITE + ARCHITECTURAL PLANNING SUBMITTAL

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

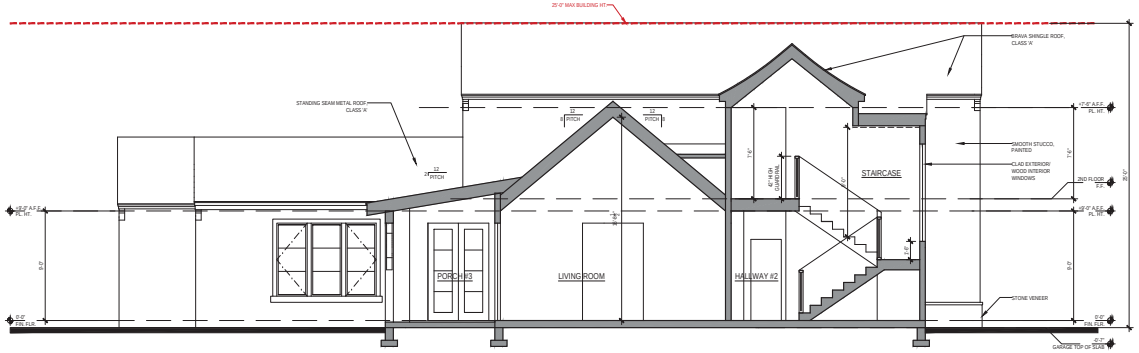
PROPOSED ELEVATIONS

A3.2



BUILDING SECTION A

SEE STRUCTURAL DRAWINGS FOR ALL FRAMING & FOUNDATION REQUIREMENTS



BUILDING SECTION B

SEE STRUCTURAL DRAWINGS FOR ALL FRAMING & FOUNDATION REQUIREMENTS

BUILDING SECTION C

SEE STRUCTURAL DRAWINGS FOR ALL FRAMING & FOUNDATION REQUIREMENTS

STUDIO THREE DESIGN

INTERIORS
REMODELS + ADDITIONS
NEW CONSTRUCTION

638 UNIVERSITY AVE.
LOS GATOS
CALIFORNIA
95032

T 408.292.3252
F 253.399.1125

RASHMI SREENATH
108 BROOKSIDE AVE
SANTA CLARA, CA 95050

A.P.N. 303-22-022

07 JANUARY 2026

03 MARCH 2026
SITE + ARCHITECTURAL PLANNING SUBMITTAL

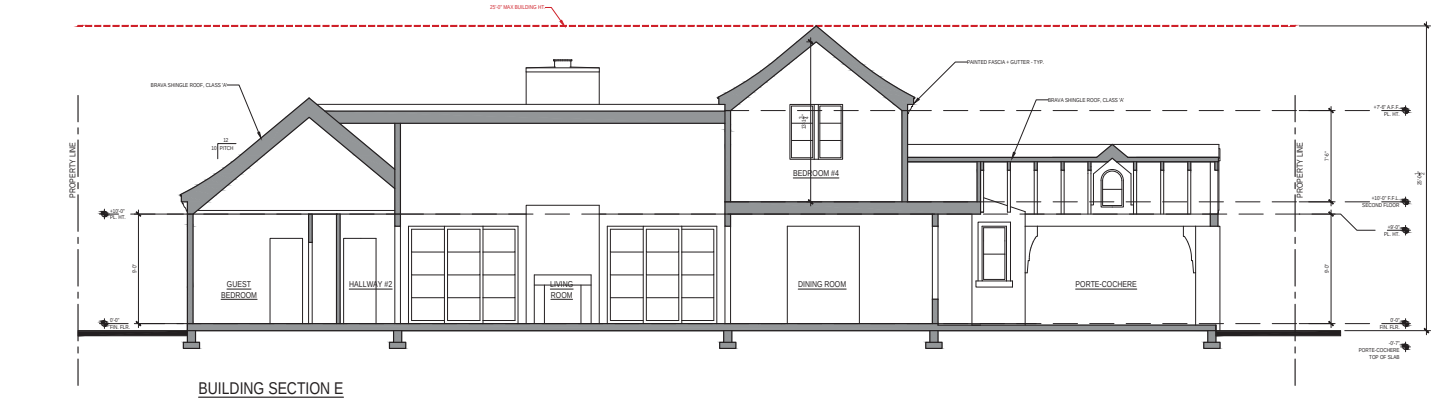
SCALE: 1/4" = 1'-0"

BUILDING SECTIONS

A4.1

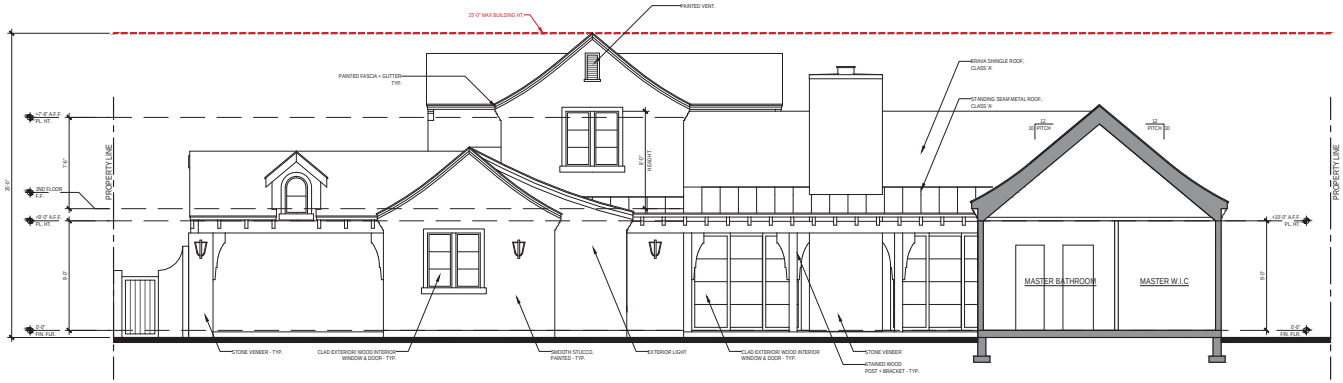
BUILDING SECTION D

SEE STRUCTURAL DRAWINGS FOR ALL FRAMING & FOUNDATION REQUIREMENTS



BUILDING SECTION E

SEE STRUCTURAL DRAWINGS FOR ALL FRAMING & FOUNDATION REQUIREMENTS



BUILDING SECTION F

SEE STRUCTURAL DRAWINGS FOR ALL FRAMING & FOUNDATION REQUIREMENTS

STUDIO THREE DESIGN

INTERIORS
REMODELS + ADDITIONS
NEW CONSTRUCTION

638 UNIVERSITY AVE.
LOS GATOS
CALIFORNIA
95032

T 408.292.3252
F 253.399.1125

RASHMI SREENATH
108 BROOKSIDE AVE
SANTA CLARA, CA 95050

A.P.N. 303-22-022

07 JANUARY 2026

03 MARCH 2026
SITE + ARCHITECTURAL PLANNING SUBMITTAL

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

BUILDING SECTIONS

A4.2

26-623 **Agenda Date: 6/17/2026**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Public Hearing: Action on the Architectural Review (PLN26-00008) for the Demolition of an Existing One-Story Residence and the Construction of a New 2,050 Square-Foot One-Story Residence Located at 717 Flannery Street. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 - New Construction). Continued from the May 13, 2026, Development Review Hearing.

File No.: PLN26-00008
Location: 717 Flannery, a 5,384 square foot lot, located about 200 feet from the corner of Stevenson Street and Flannery Street, APN: 293-17-045, Zoned R1-6L (Single-Family Residential)
Applicant: Moe Jalili
Owner(s): Guizhen Zhang
Request: **Architectural Review** for the demolition of an existing one-story residence and the construction of a new three bedroom two and a half bathroom 2,070 square-foot one-story residence

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

- This item was continued from the May 13, 2026, Development Review Hearing due to public concerns regarding the historical significance of the property.
  - The property is part of Tract No. 1291, Hermosa Gardens. This tract was certified in March 1954 and includes portions of Flannery Street, Hamilton Lane, and Woodhams Road.
  - At this time, there are no identified historically significant properties in the vicinity, the closest being the Azzarello Residence built in 1920 at 3023 Homestead Road, approximately 1,000 feet from the subject site.
  - There is no indication that this property was associated with John Calder Mackay, an established developer associated with mid-century modern structures in the south bay area, including Santa Clara during the 1950s.
  - While the age of the home may make the property potentially historic, at this time there is no evidence that the property is of historically or architecturally significance.
- The surrounding neighborhood mostly features original one-story single-family residences. See Vicinity Map in Attachment 1.
- The existing parcel contains the original 1950s one-story single-family residence of approximately 1,108 square-feet.
- Per the Santa Clara City Code 18.120(D)(1) ‘New or Expanded Single Family Homes’, and

SCCC 18.120(D)(7) 'Demolition of an existing structure, other than a non-habitable accessory structure', the request requires Architectural Review approval through a Development Review Hearing.

- The project proposes to demolish the existing one-story residence and construct a new 2,050 square-foot residence with three bedrooms and two and a half bathrooms, with an attached Accessory Dwelling Unit (ADU) at the rear of the structure. Consistent with the City Code, the ADU can be considered ministerially through the building permit process.
- The proposed design is an updated single-family structure using composition shingle roofing, stucco with wood siding wainscotting at the base of the building along the front and wrapping partially around the side elevations. An entry includes double-doors and shallow porch in front of the entry.
- The project is consistent with the City's Single Family and Duplex Residential Design Guidelines (2014), including:
  - The architectural features of the proposed design should be true to the architectural form and appropriate for the neighborhood. The neighborhood mostly features single story updated mid-century or single-story newer residences.
  - Architectural features should be adequate and appropriate for the size of the building and should not be overstated. The design of the structure is simple and symmetrical.
  - The use of high-quality construction materials for long-term durability. The applicant will clad the residence in soft white colored stucco with a wood siding accent wrapped around the base of the home and surrounding the front door.
  - Building Materials and finishes should harmonize and blend in those found in the neighborhood. Stucco, composition shingle roofing and wood siding are found throughout the neighborhood.
  - Roof forms should avoid excessive roof ridgelines, heights, hips, and valleys. The project proposes single story hip roof forms which are found throughout the neighborhood.
  - A prominent front porch or entry should be provided. The project proposes a porch bound by two columns on either side.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

1) That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:
   - The subject project proposes a two-car garage and front landscaping that are in keeping with the intent of this title and the general plan of the City.

2) That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:

- The proposed project is a one-story residence, like the surrounding residences; proposes high-quality construction materials; and meets the design guidelines, which will not impair the desirability of the neighborhood nor unreasonably interfere with the use and enjoyment of neighboring developments.

3) That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:
   - The project proposes the redevelopment of a parcel by removing the current aging original residence with a newer residence that meets all zoning code and design guidelines. The resulting project will not be detrimental to the harmonious development contemplated by this title and the General Plan.

4) That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:
   - This project is subject to all California Building Codes and City of Santa Clara Codes and Regulations which requires the project to not materially affect adversely the health, comfort, or general welfare of persons residing or working in the neighborhood, nor the general public.

5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:
   - The project meets all zoning code and all Single Family and Duplex Design Guidelines including:
     - The architectural features of the proposed design should be true to the architectural form and appropriate for the neighborhood.
     - Architectural features should be adequate and appropriate for the size of the building and should not be overstated.
     - The use of high-quality construction materials for long-term durability
     - Building Materials and finishes should harmonize and blend in those found in the neighborhood.
     - Roof forms should avoid excessive roof ridgelines, heights, hips, and valleys.
     - A prominent fort porch or entry should be provided.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3 -- New Construction), in that the project involves a new single-family structure.

PUBLIC CONTACT

powered by Legistar™

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to 75 property owners and tenants within a 300-foot radius of the project site on April 30, 2026. This project was continued from the May 13th Development Review Hearing to the June 17th Development Review Hearing, as such, no additional noticing is required.

RECOMMENDATION

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 - "New Construction"), and **Approve** the Architectural Review for the demolition of an existing one-story residence and the construction of a new three bedroom two and a half bathroom 2,050 square-foot one-story residence

Prepared by: Daniel Sobczak, Associate Planner, Community Development Department
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department.

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans

Vicinity Map (Zoning) – 717 Flannery Street

Zoning

Land Parcels

- OS - Parks/Open Space
- PD - Planned Development
- R1 - Single-Family Residential

Base Layers

Site Addresses

- Single

Land Parcels

- Land Parcels
- Flood Control Easement
- Common Areas

Streets

Notes:

PLN26-00008

3/19/2026 3:02:27 PM

0 50 100 ft

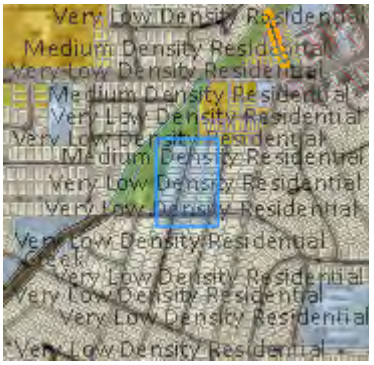
NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Vicinity Map (General Plan) – 717 Flannery Street



Base Layers

Site Addresses

Single

Land Parcels

Land Parcels

Flood Control Easement

Common Areas

Streets

Notes:

PLN26-00008

3/19/2026 3:11:44 PM

0 50 100 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 2: Project Data/Compliance

Project Address: 717 Flannery Street **Project Number: PLN26-00008**
Zoning: R1-6L

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	5,384	5,384	6,000	N
Building Square Footage (SF)				
1st Floor:	1,108	1,650	--	--
Porch/Patio:	--	25	--	--
Garage:	--	400	--	--
Total:	1,108	2,075	--	--
Building Coverage (%)				
Building Coverage (All):	21%	39%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	--	20'-4"	20	Y
Left Side (1st floor):	--	5'-5"	5	Y
Right Side (1st floor):	--	5'-5"	5	Y
Rear (1st floor):	--	23	20	Y
Attached Accessory Dwelling Unit Setbacks (FT)				
Side (left): **(right):**	--	5'-5" 5'-5"	4	Y
Rear:	--	5'-1"	4	Y
Height (FT)				
Main building:	--	18'-4"	25	Y
# of Bedrooms/Bathrooms:	--	3/2.5	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	2	2	2	Y
Common Living Area (SFR)	--	>25%	Min 25%	Y
Open Landscaped Area (Front):	--	>35%	Min 35%	Y

Conditions of Architectural Review Approval

PLN26-00008 / 717 Flannery Street

Architectural Review (PLN26-00008) for the Demolition of an Existing One-Story Residence and the Construction of a new 2,057 Square-Foot One-Story Residence located at 717 Flannery

GENERAL

G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is June 24, 2028

G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code. California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

P1. **Tree Replacement (On-site).** Trees permitted by the City for removal shall provide replacement on-site at a ratio of 1:1 with a minimum 15-gallon tree size. (SCC 12.35.090)

DURING CONSTRUCTION

P2. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P3. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P4. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

OPERATIONAL CONDITIONS

P5. **Use of Garage**. The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.

P6. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

P7. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.

E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

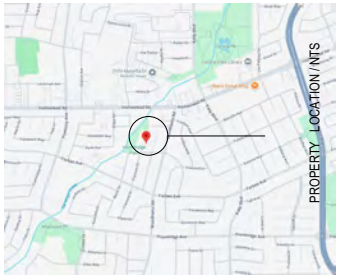
Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

717 Flannery St Residence

Santa Clara, CA 95051

* FIRE SPRINKLERS UNDER SEPARATE PERMIT
* 2.92 kWdx DC PV SYSTEM REQUIRED.
* EV CHARGER SEPARATE PERMIT

VICINITY MAP:



PROJECT DATA:

ASSESSOR'S PARCEL NUMBER:	293-17-045
PROJECT TYPE:	NEW RESIDENTIAL HOUSE
PROJECT LOCATION:	717 FLANNERY ST, SANTA CLARA, CA 95051
ZONING:	R1-6L
OCCUPANCY GROUP:	R - 3 / U
CONSTRUCTION TYPE:	V - B
NUMBER OF FLOORS:	1
FIRE PROTECTION:	HOUSE & ADU FIRE SPRINKLERS UNDER SEPARATE PERMIT
BEDROOM NUMBER:	MAIN HOUSE 3 BEDROOMS ADU 2
BATHROOM NUMBER:	MAIN HOUSE 2.5 BATHROOMS ADU 1
GARAGE:	2 COVERED ATTACHED
LOT SIZE:	5172 SQ.FT
FLOOR AREA RATIO	40 % (NOT INCLUDING ADU)
SF OF COMMON LIVING SPACE	1650 HABITABLE MAIN HOUSE
ADU HABITABLE SPACE	700 HABITABLE ATTACHED ADU
OPEN LANDSCAPE AREA	2600 SQ.FT
EXISTING BUILDING YEAR	1955

CODE EDITIONS:

A. CALIFORNIA RESIDENTIAL	2025 EDITION
B. CALIFORNIA BUILDING	2025 EDITION
C. CALIFORNIA GREEN BUILDING	2025 EDITION
D. CALIFORNIA MECHANICAL	2025 EDITION
E. CALIFORNIA PLUMBING	2025 EDITION
F. CALIFORNIA ELECTRICAL	2025 EDITION
G. CALIFORNIA ENERGY:	2025 EDITION
H. CALIFORNIA FIRE:	2025 EDITION
ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.	2025 EDITION
I. SANTA CLARA MUNICIPAL CODE	2025 EDITION

PROJECT CONTACT:

OWNER:	GUIZHEN ZHANG 717 FLANNERY ST SANTA CLARA, CA 95051 EMAIL: gzhang@gmail.com
DESIGNER:	RAMIN ZOHOOR NILSENE BUILDER INC. 21060 HOMESTEAD RD, #216 CUPERTINO, CA 95014 TEL: 408-497-5071 EMAIL: ZOHOOR.RAMIN@GMAIL.COM
STRUCTURAL:	HIEN T. KIM NGUYEN SSDESIGN ENGINEERING 15 DUBERSTEIN DR SAN RAMON, CA 94583 TEL: 408-893-6906 EMAIL: SSDESIGNENG@GMAIL.COM
BUILDER:	NILSENE BUILDER INC. 21060 HOMESTEAD RD, #216 CUPERTINO, CA 95014 TEL: 408-499-6595 EMAIL: nilseneinc@gmail.com
ENERGY:	GM DESIGN 122 WENDY CT, UNION CITY, CA 94587 TELL: 408-568-5644 EMAIL: gmartinez601@gmail.com
SURVEY:	OSUNA ENGINEERING INC. 1949 O'TOOLE WAY, SAN JOSE, CA 95131 TEL: 408-772-4381 EMAIL: INFO@OSUNAENGINEERING.COM

DRAWING INDEX:

ARCHITECTURAL PLAN:	
A-00.01:	COVER SHEET
TOPO & BOUNDARY MAP	
A-S1:	SITE PLAN CONDITIONS
A-01:	PROPOSED FLOOR PLAN CONDITIONS
A-02:	MAIN HOUSE ROOF PLAN CONDITIONS
A-03:	WINDOW & DOOR SCHEDULE
A-04:	PROPOSED ELEVATIONS
A-05:	PROPOSED CROSS SECTIONS
A-06:	MATERIAL BOARDS

AREA CALCULATION:

EXISTING CONDITION:
DEMO EXISTING HOUSE FULL STRUCTURAL AT 1108 SQ.FT.

*** NEW CONDITIONS

"N" MAIN HOUSE:	1650	SQ.FT.
"N" ATTACHED ADU FLR:	700	SQ.FT
"N" ATTACHED GARAGE:	400	SQ.FT
"N" PORCH:	25	SQ.FT
LOT AREA:	5384	SQF

LOT COVERAGE (INCLUDING ADU)

1650+700+400+20 / 5172 = 2770 / 5172 = 0.535 = 54.0 %

LOT COVERAGE (NOT INCLUDING ADU)

1650+400+20 / 5172 = 2070 / 5172 = 0.400 = 40 %

SCOPE OF WORK

- DEMO EXISTING SINGLE STORY HOUSE.
- NEW SINGLE FAMILY HOME WITH AN ATTACHED ADU.
- TOTAL 3 BEDROOMS & 2 FULL BATHROOM & 1 HALF BATHROOM NEW RESIDENCE. WITH ONE BATHROOM AND TWO BEDROOM ADU.
- NEW ATTACHED TWO CARS GARAGE.
- OPEN CONCEPT KITCHEN.
- FURNACE TO BE LOCATED INSIDE THE ATTIC. HEAT PUMP.
- NEW TANK HEAT PUMP WATER HEATER.
- NEW 200 AMP ELECTRICAL PANEL GROUPED WITH ADU PANEL AT 125 AMP
- REMOVE EXISTING GAS METER. ALL ELECTRIC HOUSE.

PLUMBING NOTES: (IMPORTANT READ)

All existing non-compliant plumbing fixtures in the dwelling unit shall be replaced with water conserving fixtures as listed in the table below. Note the requirements on plans.

Fixture Type	Non-Compliant (Flow rate over)	Conserving Fixtures (Max flow rate)
Kitchen Faucet	2.2 Gal/min	1.8 Gal/min @ 60 psi
Other Faucets	2.2 Gal/min	1.2 Gal/min @ 60 psi
Shower*	2.5 Gal/min	1.8 Gal/min @ 80 psi
Water Closet	1.6 Gal/flush	1.28 Gal/flush

*Flow rates combined for all showerheads and/or other outlets controlled by a single valve. (CGBSC 4.303, California CIV 1101.4))

PERMIT NOTES:

a. Applications for which no permit is issued with 180 days following the date of application shall automatically expire, per CRC R105.3.2.
b. Every permit issued shall become invalid unless work authorized is commenced within 180 days or if the work authorized is suspended or abandon for a period of 180 days. A successful inspection must be obtained within 180 days. A permit may be extended if a written request stating justification for extension and an extension fee is received prior to expiration of the permit and granted by the Building Official. No more than ONE extension may be granted. Permits which have become invalid shall pay a reactivation fee of approximately 50% of the original permit fee amount when the permit has been expired for up to 6 months. When a permit has been expired for a period in excess of 1 year, the reactivation fee shall be approximately 100% of the original permit fee, per CRC R105.5.

GENERAL NOTES:

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE DESIGNER ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DESIGNER PRIOR TO PROCEEDING WITH ANY RELATED WORK.

HERS NOTES:

HERS VERIFICATION REQUIRED BY T-24 ENERGY REPORT. PROVIDE EVIDENCE OF THIRD-PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

ADDITIONAL NOTES:

MINIMUM 65 PERCENT OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IS TO BE RECYCLED OR SALVAGED PER CALIFORNIA GREEN BUILDING CODE SECTION 4.408.1

New House & Attached ADU

717 Flannery St,
Santa Clara, CA 95051

717 Flannery St,
Santa Clara, CA 95051

REVISION TABLE:
1 PLANNING RESPONSE ROUND 1

NILSENE BUILDER INC.

DESIGNER:
NILSENE BUILDER INC.
21060 HOMESTEAD ROAD,
#216
CUPERTINO, CA 95014
TEL: 408-497-5071
ZOHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

COVER SHEET

PROJECT ID :
DATE : 2026
SCALE :
DRAWN BY : RAMIN ZOHOOR
NILSENE BUILDER INC.

SHEET NUMBER:

A-00.01

OWNERSHIP:
DESIGNER:
NILSENE BUILDER INC.
RAMIN ZOHOOR
ZOHOOR.RAMIN@GMAIL.COM

GRADING and DEMO NOTES:

1. CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAINS/DOWN SPOUTS.

2. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.

3. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.

4. THE CONTRACTOR SHALL REVIEW STD. DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.

5. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.

6. N/A

7. TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.

8. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.

9. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.

10. PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL. WITH EXCEPTION:

a. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
b. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING.

11. (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.

TREE PROTECTION NOTES:

1. A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES. IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH THE DRIP LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREE(S).

2. ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A FOUR-FOOT-HIGH FENCE AROUND THE DRIP LINE, AND ARMOR AS NEEDED. THE EXTENT OF FENCING AND ARMORING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.

3. NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

4. IF THE TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER FOR THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS. PRIOR TO INITIATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED.

5. TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.

6. THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN. NO CONSTRUCTION MATERIALS NOR CHEMICAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE.

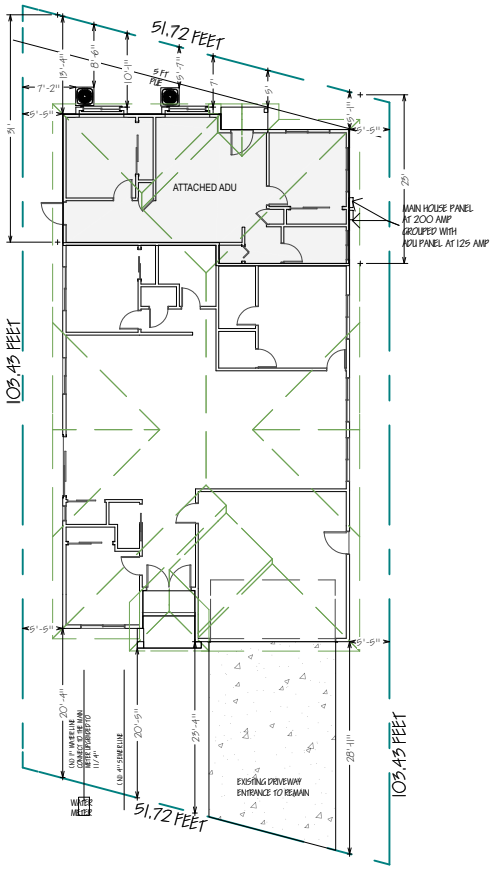
7. FIRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE.

8. THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE, AS DEFINED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE, TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DURING THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF.

9. ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON.

10. NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.

11. TREE PROTECTION REGULATIONS SHALL BE POSTED ON PROTECTIVE FENCING AROUND TREES TO BE PROTECTED.



1 PROPOSE SITE PLAN
SC : 1/8" = 1'-0"

NORTH

New House & Attached ADU

717 Flannery St, Santa Clara, CA 95051

717 Flannery St,
Santa Clara, CA 95051

REVISION TABLE:
1 PLANNING RESPONSE ROUND 1

DESIGNER:
NILSENE BUILDER INC.
21060 HOMESTEAD ROAD, #216
CUPERTINO, CA 95014
TEL: 408-497-5071
ZOHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

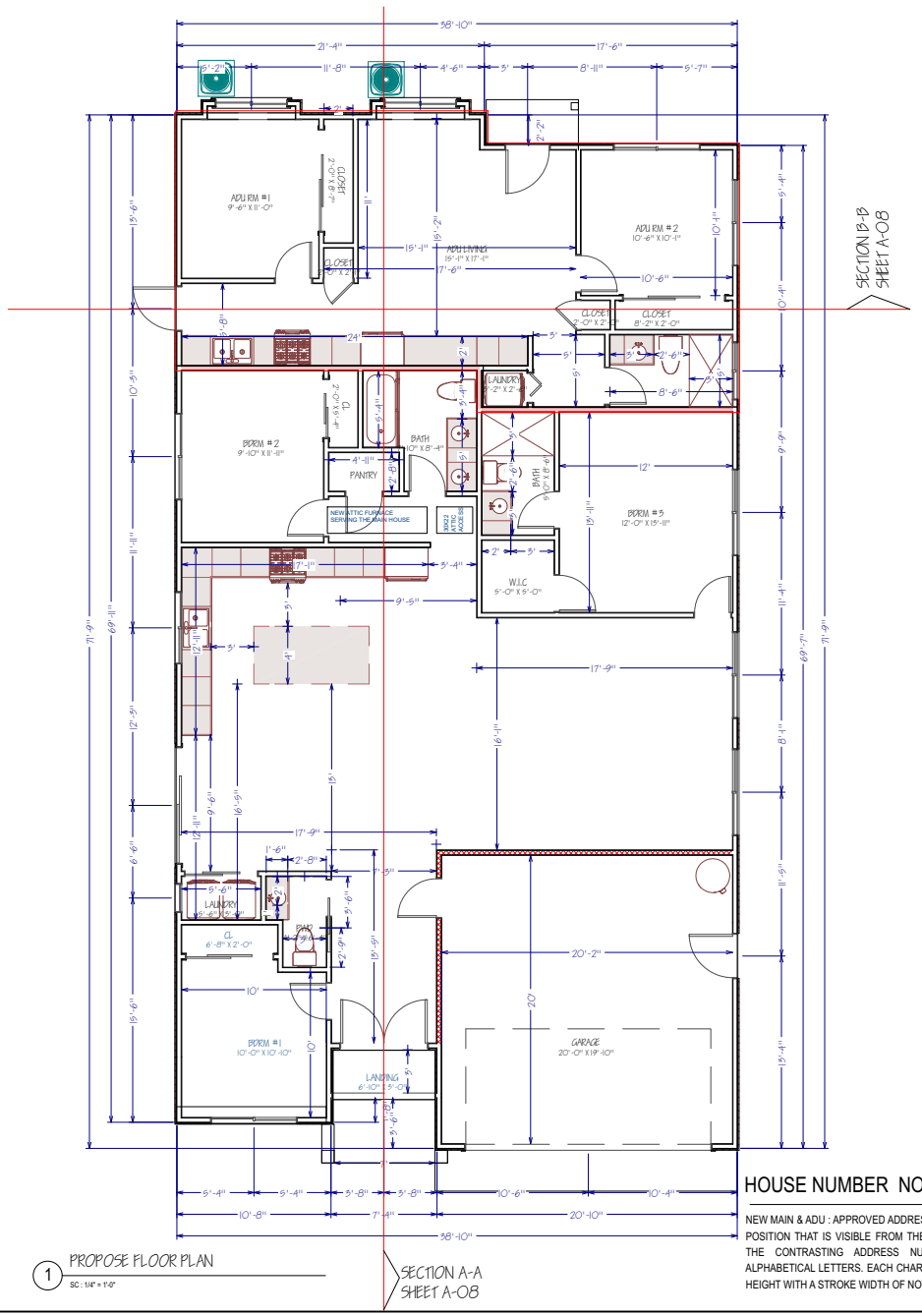
SITE PLAN CONDITIONS

PROJECT ID :
DATE : 2026
SCALE :
DRAWN BY : RAMIN ZOHOOR
NILSENE BUILDER INC.

SHEET NUMBER:

A-S1

OWNERSHIP:
DESIGNER:
NILSENE BUILDER INC.
RAMIN ZOHOOR
ZOHOOR.RAMIN@GMAIL.COM



1 PROPOSE FLOOR PLAN

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

LEGEND:

NEW CONSTRUCTION WALL
2X4 @ 16" O.C. WALL STUDS
OR PER STRUCTURAL DRAWINGS

GARAGE WALL SEPARATION HOUSE

ADU & HOUSE FIRE WALL

ATTACHED ADU BOUNDARIES

GRAPHIC SCALE : 1/4 INCH = 1 FEET

0 1 2 3 4 5 10 15

NORTH

HOUSE NUMBER NOTES:

NEW MAIN & ADU : APPROVED ADDRESS NUMBER SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE CONTRASTING ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. EACH CHARACTERS SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. (CRC 319.1)

New House & Attached ADU

717 Flannery St,
Santa Clara, CA 95051

717 Flannery St,
Santa Clara, CA 95051

REVISION TABLE:

PLANNING RESPONSE ROUND 1

DESIGNER:
NILSENE BUILDER INC.
21060 HOMESTEAD ROAD,
#216
CUPERTINO, CA 95014
TEL: 408-497-5071
ZOHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

PROPOSED FLOOR PLAN

PROJECT ID :
DATE : 2026
SCALE :
DRAWN BY : RAMIN ZOHOOR
NILSENE BUILDER INC.

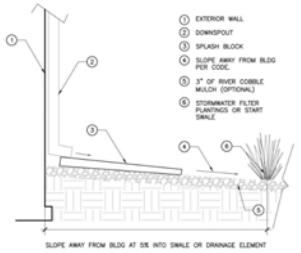
SHEET NUMBER:

A-01

OWNERSHIP:
DESIGNER:
NILSENE BUILDER INC.
RAMIN ZOHOOR
ZOHOOR.RAMIN@GMAIL.COM

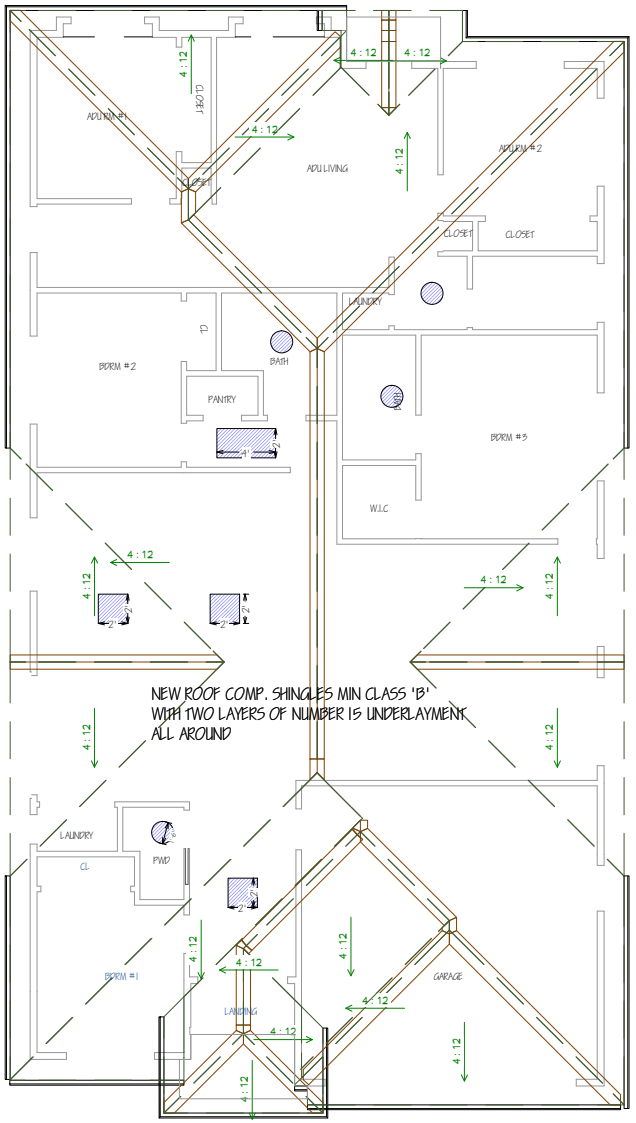
R302.11Fireblocking.
In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top story and the roof space.
Fireblocking shall be provided in wood-framed construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
   1.1. Vertically at the ceiling and floor levels.
   1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).
2. At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E136 requirements.
5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.
6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.



CITY NOTE

RAIN RUNOFF WILL NOT DRAIN INTO NEIGHBORING LOT(S).
WATERS TO BE DRAINED INTO APPROVED DOWNSPOUTS WITH APPROVED SPLASH BLOCK
AND SLOPED TO THE FRONT OF THE PROPERTY & STREET



ROOF PLAN PITCH AT 4:12
ALL AROUND

1 PROPOSE FLOOR PLAN
SC : 1/4" = 1'-0"

LEGEND:

NEW CONSTRUCTION WALL PER STRUCTURAL PLAN

PROPOSED SKYLIGHT & SUN TUBES
FIXED MODELS
VELUX OR SIMILAR
ICC-ES REPORT#ER 4108

GRAPHIC SCALE : 1/4 INCH = 1FEET
0 1 2 3 4 5 10 15

NORTH

New House & Attached ADU

717 Flannery St,
Santa Clara, CA 95051

717 Flannery St,
Santa Clara, CA 95051

REVISION TABLE:
PLANNING RESPONSE ROUND 1

NILSENE BUILDER INC.

DESIGNER:
NILSENE BUILDER INC.
21060 HOMESTEAD ROAD,
#216
CUPERTINO, CA 95014
TEL: 408-497-5071
ZOHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

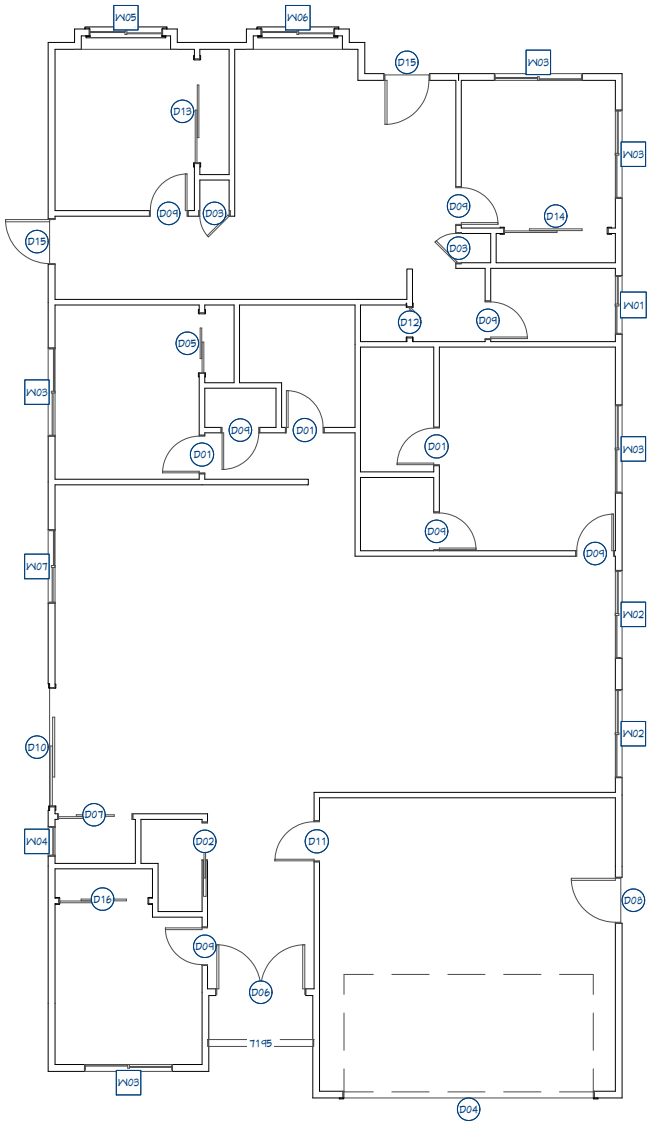
ROOF PLAN CONDITIONS

PROJECT ID :
DATE : 2026
SCALE :
DRAWN BY : RAMIN ZOHOOR
NILSENE BUILDER INC.

SHEET NUMBER:

A-02

OWNERSHIP:
DESIGNER:
NILSENE BUILDER INC.
RAMIN ZOHOOR
ZOHOOR.RAMIN@GMAIL.COM



1 PROPOSE OPENING PLAN

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

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	BOTTOM	TEMPERED	DESCRIPTION	COMMENTS
W01	4030LS	1	4030LS	48"	36"	60"		LEFT SLIDING	
W02	6060LS	2	6060LS	72"	72"	24"		LEFT SLIDING	
W03	6054LS	5	6054LS	72"	64"	32"		LEFT SLIDING	
W04	2040SC	1	2040SC	24"	48"	48"		SINGLE CASEMENT-HL	
W05	5054LS	1	5054LS	60"	64"	0"		LEFT SLIDING	
W06	5054LS	1	5054LS	60"	64"	2"		LEFT SLIDING	
W07	5046LS	1	5046LS	60"	54"	42"		LEFT SLIDING	
W08	0030LS	4	0030LS	0"	36"	14"		LEFT SLIDING	

DOOR SCHEDULE							
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D01	2680	3	2680 L IN	30"	96"	HINGED-DOOR P04	
D02	2680	1	2680 L	30"	96"	POCKET-DOOR P04	
D03	2080	2	2080 L IN	24"	96"	HINGED-DOOR P04	
D04	17080	1	17080	204"	96"	GARAGE-GARAGE DOOR P06	
D05	4080	1	4080 R IN	48"	96"	SLIDER-DOOR P04	
D06	6080	1	6080 L/R EX	72"	96"	EXT. DOUBLE HINGED-GLASS PANEL	
D07	5080	1	5080 R IN	60"	96"	SLIDER-DOOR P04	
D08	3080	1	3080 R EX	36"	96"	EXT. HINGED-PANEL	
D09	2680	7	2680 R IN	30"	96"	HINGED-DOOR P04	
D10	8080	1	8080 L EX	96"	96"	EXT. SLIDER-GLASS PANEL	
D11	2880	1	2880 L IN	32"	96"	HINGED-DOOR P04	
D12	2080	1	2080 L	24"	96"	2 DR. BIFOLD-LOUVERED	
D13	7080	1	7080 L IN	84"	96"	SLIDER-DOOR P04	
D14	7080	1	7080 R IN	84"	96"	SLIDER-DOOR P04	
D15	3080	2	3080 R EX	36"	96"	EXT. HINGED-GLASS PANEL	
D16	6080	1	6080 R IN	72"	96"	SLIDER-DOOR P04	

WINDOW NOTES:

Every sleeping room shall have at least one operable emergency escape and rescue opening. Emergency escape and rescue opening shall open directly into a public way, or to a yard or court that opens to a public way. (R310.2).

The opening shall comply with the following minimums:

a) Minimum net clear operable dimension of 24 inches in height (R310.2.1).

b) Minimum net clear operable dimension 20 inches in width (R310.2.1).

c) Minimum net clear operable dimension of 5.7 square feet in area. Grade floor or below grade openings shall have a minimum net clear opening of 5 sq ft (R310.2.1).

d) The bottom of the clear opening shall not be greater than 44 inches measure from the floor. (R310.2.2).

**** NEWLY INSTALLED WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30 AND A MAXIMUM SHGC OF 0.23.**

New House & Attached ADU

717 Flannery St,
Santa Clara, CA 95051

717 Flannery St,
Santa Clara, CA 95051

REVISION TABLE:

1 PLANNING RESPONSE ROUND 1

DESIGNER:
NILSENE BUILDER INC.
21060 HOMESTEAD ROAD,
#216
CUPERTINO, CA 95014
TEL: 408-497-5071
ZOHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

OPENING SCHEDULES

PROJECT ID :
DATE : 2026
SCALE :
DRAWN BY : RAMIN ZOHOOR
NILSENE BUILDER INC.

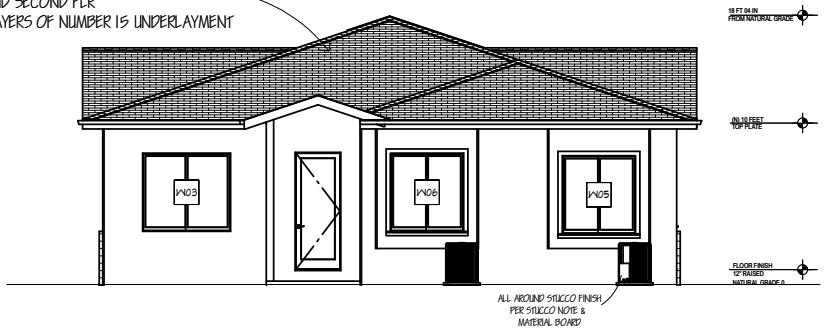
SHEET NUMBER:

A-03

OWNERSHIP:
DESIGNER:
NILSENE BUILDER INC.
RAMIN ZOHOOR
ZOHOOR.RAMIN@GMAIL.COM

PROPOSED FRONT ELEVATION

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

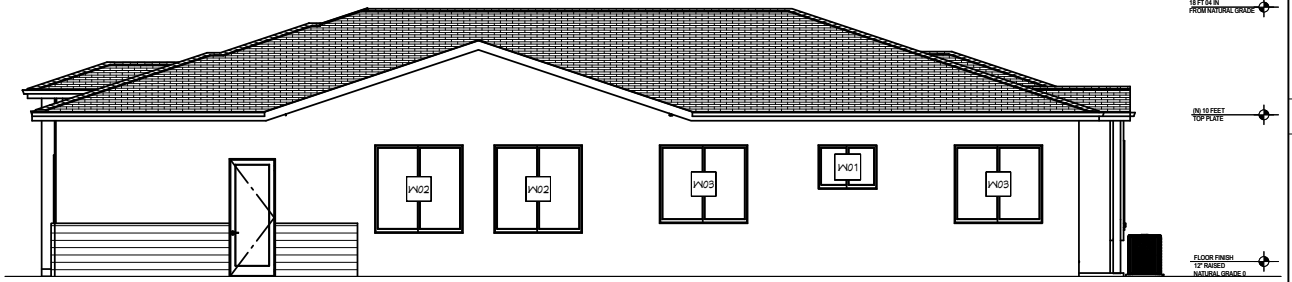


PROPOSED REAR ELEVATION

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

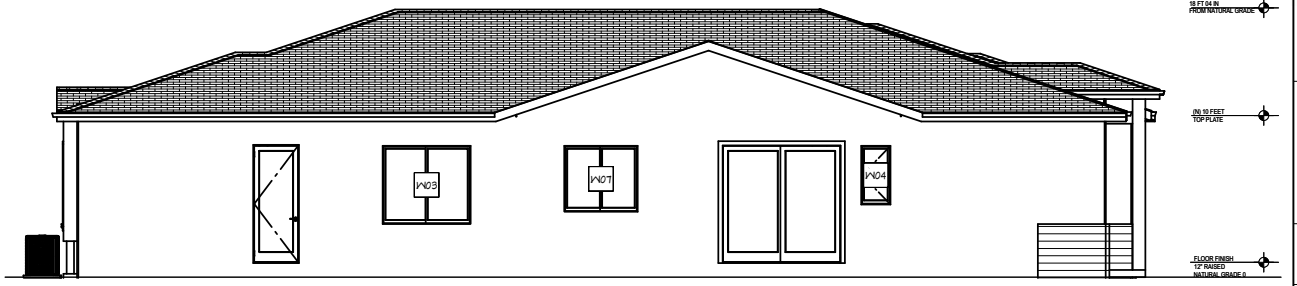
ELEVATIONS NOTES:

1. STUCCO 7/8" THICK IS TO BE APPLIED WITH A 3 COAT APPLICATION WHEN APPLIED **OVER CORROSION RESISTANT METAL LATH** OR WIRE LATH PER CRC R703.7.1
2. PROVIDE WEEP SCREED AT THE BOTTOM OF STUCCO WALLS AT A LOCATION A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS PER CRC R703.7.2.1
3. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE THE STUCCO IS APPLIED OVER WOOD SHEATHING PER CRC R703.7.3.
4. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT FRIEZE BLOCK.
5. PROVIDE GALVANIZED STEEL METAL FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS AS PER CBC 1503.2. ALSO PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
6. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
7. R703.7.3 Water-resistive barriers. Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall comply with Section R703.7.3.1 or R703.7.3.2.



PROPOSED RIGHT ELEVATION

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



PROPOSED LEFT ELEVATION

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

VERTICAL GLASS,WALL COVERINGS, ROOF COVERINGS, AND FENESTRATION NOTES:

a. **Glass**sloped 15 degrees (0.26 rad) or less from vertical **in windows, curtain and window walls, doors and other exterior applications**shall be designed to resist the wind loads due to ultimate design wind speed, Vult, in Section 1609 for components and cladding per CBC §2404.1.
b. **Wall coverings, backing materials and their attachments**shall be capable of resisting wind loads in accordance with Tables R301.2.1(1) and R301.2.1(2) per Wind Resistance CRC §R703.1.2.
c. **Roof coverings**installed on roofs in accordance with Section 1507 that are mechanically attached or adhered to the roof deck shall be designed to resist the design wind load pressures for components and cladding in accordance with Section 1609.5.2 per CBC §1504.4.
d. **Exterior windows and sliding doors**shall be tested and labeled per CBC §1709.5.1 and CBC §1709.5.2.
e. **Fenestration Products and Exterior Doors**shall meet CEnC Section 110.6 Mandatory Requirements listed in the Residential Certificate of Compliance CF1R form.
f. **Labeling per CEnC §110.6(a)5A**. **Fenestration products and exterior doors** shall: Have a temporary label for manufactured fenestration products and exterior doors. The temporary label shall not be removed before inspection by the enforcement agency.

New House & Attached ADU

717 Flannery St,
Santa Clara, CA 95051

717 Flannery St,
Santa Clara, CA 95051

REVISION TABLE:
1 PLANNING RESPONSE ROUND 1

NILSENE BUILDER INC.

DESIGNER:
NILSENE BUILDER INC.
21060 HOMESTEAD ROAD,
#216
CUPERTINO, CA 95014
TEL: 408-497-5071
ZOHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

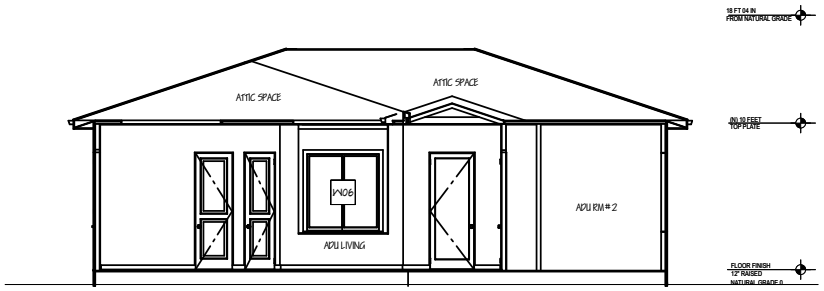
PROPOSED ELEVATIONS

PROJECT ID :
DATE : 2026
SCALE :
DRAWN BY : RAMIN ZOHOOR
NILSENE BUILDER INC.

SHEET NUMBER:

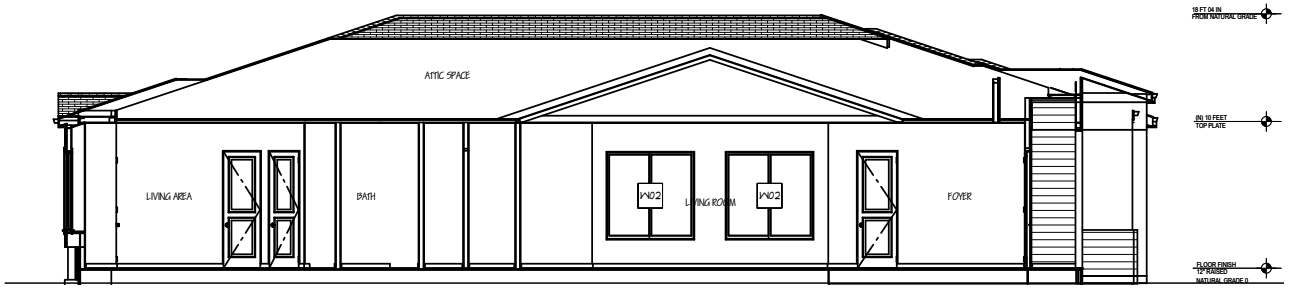
A-04

OWNERSHIP:
DESIGNER:
NILSENE BUILDER INC.
RAMIN ZOHOOR
ZOHOOR.RAMIN@GMAIL.COM



PROPOSED CROSS SECTION A-A

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



PROPOSED CROSS SECTION B-B

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

New House & Attached ADU

717 Flannery St,
Santa Clara, CA 95051

717 Flannery St,
Santa Clara, CA 95051

REVISION TABLE:

1 PLANNING RESPONSE ROUND 1

DESIGNER:
NILSENE BUILDER INC.
21060 HOMESTEAD ROAD,
#216
CUPERTINO, CA 95014
TEL: 408-497-5071
ZOHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

PROPOSED SECTIONS

PROJECT ID :
DATE : 2026
SCALE :
DRAWN BY : RAMIN ZOHOOR
NILSENE BUILDER INC.

SHEET NUMBER:

A-05

OWNERSHIP:
DESIGNER:
NILSENE BUILDER INC.
RAMIN ZOHOOR
ZOHOOR.RAMIN@GMAIL.COM

INSPIRATION PHOTO

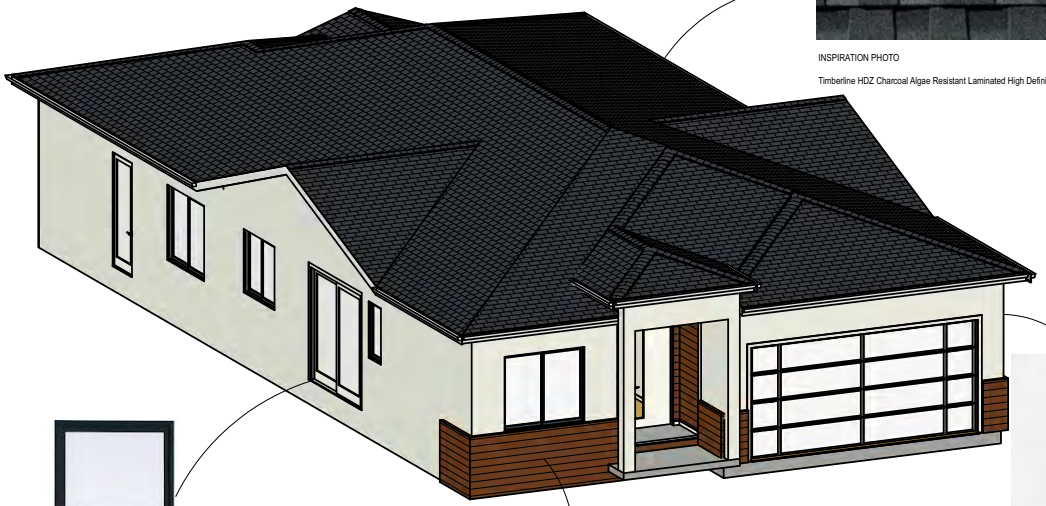
EVES
FACIA BOARDS AND GUTTER BLACK COLOR

James Hardie Soffit Fiber Cement Vented Smooth Panel painted black satin finish

2X10 FASCIA
JAMES HARDY - WITH ROYAL MOLDING

INSPIRATION PHOTO

Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles



Milgard C650 Ultra™
Series fiberglass windows - "black bean color"

* ALL EXTERIOR WINDOWS TO BE FIBER GLASS

**NO WINDOW TRIM PROPOSED

* ALL EXTERIOR DOORS TO BE FIBER GLASS

FRONT PORCH WOOD SIDING MATERIALS

EXTERIOR STUCCO
BENJAMIN MOORE
ICICLE
2142-70
SOFT WHITE WITH MUTED GRAY-GREEN UNDERTONES

New House & Attached ADU

717 Flannery St,
Santa Clara, CA 95051

717 Flannery St,
Santa Clara, CA 95051

REVISION TABLE:

1 PLANNING RESPONSE ROUND 1

DESIGNER:
NILSENE BUILDER INC.
21060 HOMESTEAD ROAD,
#216
CUPERTINO, CA 95014
TEL: 408-497-5071
ZOHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

MATERIAL BOARDS

PROJECT ID :
DATE : 2026
SCALE :
DRAWN BY : RAMIN ZOHOOR
NILSENE BUILDER INC.

SHEET NUMBER:

A-06

OWNERSHIP:
DESIGNER:
NILSENE BUILDER INC.
RAMIN ZOHOOR
ZOHOOR.RAMIN@GMAIL.COM

26-624 **Agenda Date: 6/17/2026**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Public Hearing: Adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP) and Action on the Architectural Review (PLN24-00633) for the Demolition of Existing Buildings and Construction of 147 Units in Seven Four-Story Stacked Flat Condos and Seven Three-Story Attached Townhomes Buildings and a 4,991 Square-Foot Commercial Building Located at 3521 and 3591 Homestead Road, Subject to Senate Bill (SB) 330.

File No.: PLN24-00633
Location: 3521 and 3591 Homestead Road, two parcels totaling to an approximately 5.5-acre site located on the northeast intersection of Lawrence Expressway and Homestead Road; APN: 290-23-053 and 290-23-049; the property is zoned MU-NC - Mixed-Use Neighborhood Commercial.
Applicant: Pulte Group
Owner(s): SBH Homestead Properties LCC
Request: **Adoption** of a Mitigation Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) and **Architectural Review** for the demolition of the existing buildings for the construction of a 147-unit residential mixed-use project that includes 90 four-story stacked condos and 57 three-story townhome units and 4,991 square-foot commercial building.

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

- The proposed project is bounded by Lawrence Expressway to the west, Homestead Road with commercial development across the street to the south, Lochinvar Avenue with multi-family development across the street to the north, commercial restaurant use, multi-family residential development, and daycare facility to the east. Kaiser Permanente Hospital is located to the southwest and two-story multi-family development to west across Lawerence in Sunnyvale. See Vicinity Map in Attachment 1.
- The site is currently developed with surface parking and three one-story commercial buildings totaling to 71,558 square feet.
- The site is zoned MUNC - Mixed-Use-Neighborhood Commercial and has a General Plan Land Use Designation of Neighborhood Mixed- Use that allows for residential density of 19 to 36 dwelling units per acre.
- Per the Santa Clara City Code 18.120.020.D.3 and 18.120.020.D.3, new construction of new multi-family development of any size requires Architectural Review approval through a Development Review Hearing.

- The project proposes 90 four-story “for-sale” stacked condos spread out in two 10-unit buildings and five 14-unit buildings and 57 three-story “for-sale” attached townhomes spread out in six nine-unit buildings and one three-unit building. The project also proposes a one-story 4,991 square-foot commercial building.
- The project has been submitted under Senate Bill (SB) 330 (2019), which allows a streamlined review if it complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete.
- The project proposes 22 affordable units, consistent with the City’s Affordable Housing Ordinance which allows the applicant to use State density bonus law to seek waivers and concessions from the Santa Clara City Code.
    - The applicant requests four waivers: waive multi-story step-backs; waive 45-degree daylight plane requirement; increase in number of stories; and a height increase.
    - The applicant requests a concession to reduce the commercial Floor Area Ratio (FAR) requirement.
- The project was deemed complete and cleared at the March 31, 2026, Project Clearance Committee meeting.
- **Site Layout and Design**
    - The project involves the development of 14 buildings in total.
        - Seven buildings are proposed to be four-story stacked condos with 90 units total, located on the west side of the site along Lawrence Expressway. Out of the seven buildings, two buildings will have 10 units, and five buildings will have 14 units.
        - Six buildings are proposed to be three story attached townhomes. One building is proposed to be three-unit townhome building. These buildings are located on the east side of the site with the three-unit townhome building located next to the commercial building along Homestead Road.
        - Each stacked condo building and townhome building is proposed to have residential entries oriented towards private walkways and central paseos that lead to perimeter and internal walkways. Building 13 entries are oriented towards the common open space. Building 14 entries are oriented along Homestead Road.
    - The project features a 5,300 square-feet common open space which includes a pavilion with tables, benches, and BBQ, nature play tot lot with planting on the sides, and usable lawn area with shade trees.
- **Building Architecture**
    - Buildings 1-7 are proposed to be maximum 51 feet in height. Buildings 8-14 are proposed to be 36 feet in height. A density bonus waiver is requested to increase the maximum height of 32 feet to 36 feet and 51 feet.
    - The commercial building is proposed to be 16 feet and 7 inches in height.
    - A variety of residential entries are proposed. Stacked condo buildings feature stoop and covered porch entrance types. Attached townhome buildings incorporate grade-level covered porch and grade-level portico entrance type. The shopfront entrances for the commercial building are oriented towards Homestead Road with side entrances on the east elevation.
    - The project is designed in a contemporary architectural style, using a mix of exterior

materials and colors, flat and gable roofs, private balconies, dormer windows, metal elements, and entry types. Materials used are stucco, siding, and brick veneer with metal railings for balconies.

- **Circulation and Parking**
  - Direct vehicular access to the site is provided from Homestead Road and Lochinvar Avenue with 26-foot-wide two-way driveways leading to an internal A Street that connects to seven driveways serving the residential buildings.
  - Pedestrian walkways connect residential entrances to central paseos and with perimeter walkways.
  - A two-car garage for each unit provides a total of 294 spaces with 47 guest and commercial parking spaces resulting in a total of 341 off-street parking spaces.
  - The project would construct a six-foot wide separated sidewalk with a four-foot landscape strip along Homestead Road and Lochinvar Avenue.
  - The project would provide 147 Class II bicycle parking (one in each townhome garage) and 12 Class I bicycle parking space in bike racks dispersed throughout the site.
- **Landscaping and Open Space**
  - The project includes a landscape plan for the site that incorporates a mixture of plant species and trees for planting along both frontages, in the pedestrian walkways, along the perimeter, and common open space.
  - A total of seventeen trees are proposed to be removed and replaced with 139 trees on site.
- The proposed project meets the required findings set forth in the Santa Clara City Code 18.120, Architectural Review.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 1/4-mile radius of the subject site for this project review.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
   - Each unit will have a two-car garage which provides the Code required two coverage parking spaces. SCCC Section 18.38.030, Table 3-3 requires two parking spaces for multi-family dwelling units with two or more bedrooms and four parking spaces per 1,000 square feet for commercial space. Forty-seven unbundled parking spaces are provided near the commercial building and throughout the site.

2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:*
   - The proposed project would generate less than 100 net new peak hour trips. The number of vehicles entering/exiting the site at any time would be minimal and would not disrupt traffic

flow in the existing neighborhood. The project met the threshold for vehicle miles traveled assessment. The Transportation Demand Management Plan lists measures to reduce the project's residential vehicle miles traveled.

3) That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:

- The architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.

4) That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:

- The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety, and general welfare.
- The project proposed 15 percent (22 units and 0.05 in in-lieu fees) of the total units for household to be affordable. Affordable units shall be reasonably dispersed throughout the project and contain the same number of bedrooms as market rate units.

5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:

- The proposed development is consistent with the objective standards set forth in the General Plan and Zoning Code, and with the waivers and concession, comply with the MU-NC zoning district's development standards.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered considers the potential environmental impacts of the project addressed in a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA). The MND and Notice of Availability were posted on the City's website and were circulated for 20-day review on May 8, 2026, and closed May 28, 2026, in accordance with CEQA.

The MND analyzed the project's impact in the various environmental topics covered by CEQA. Most topics were found to have less than significant impact or no impact. The following topics were found to have potential impacts that could be reduced to less than significant with mitigation: air quality, biological resources, cultural resources, hazards and hazardous materials, noise, and tribal cultural resources. The mitigations and responsible parties for mitigation are included in the MMRP (Attachment 5).

Findings

There is no substantial evidence that the project will have a significant effect on the environment and

that the negative declaration or mitigated negative declaration reflects the lead agency's independent judgment and analysis.

Public comments received on the IS/MND are available as Attachment 6. The City received two comment letters during the public comment period from Santa Clara Valley Transportation Authority (VTA) and Valley Water. VTA provided comments requesting to include more information on the TDM program for the residents, changing the annual driveway count to quarterly, providing an online portal for information, providing a secure bike storage room for commercial, and expanding the bike share program. Valley Water's comments include protection of groundwater, permitting for the water well, and suggestion to provide a Water Supply Assessment. The response to comments memo is provided as Attachment 4.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to property owners and tenants within a 1/4-mile radius of the project site on June 4, 2026. As of the writing of this report, planning staff has received public comments for this application which are available as Attachment 7. Comments received generally discussed the loss of existing commercial space, displacement of small businesses, traffic concerns, and impacts on privacy due to the height with no daylight plane or multi-story step-backs. Staff provided responses to address the comments by explaining the role of the state housing laws regarding concession and waivers and General Plan land use designation's allowance for residential development.

Community Meetings

An online and in-person Community Meeting was held for the project on November 13, 2025, where 38 members of the public were in attendance in-person and 11 members attended online. The overall concerns were regarding the loss of existing commercial space and displacement of small business and neighborhood services, project timeline, who initiated the redevelopment process. The applicant addressed some of the comments in-person by explaining the role of the state housing laws, RHNA requirements, General Plan land use designation's allowance for residential development, and the property owner initiated the sale of property which Pulte and Waymark are redeveloping.

A second Community Meeting was held in-person at the project site on February 25, 2026, where 30 members of the public were in attendance. Concern regarding the loss of existing retail, traffic, and project timeline were raised.

RECOMMENDATION

Adopt the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) based on findings and **Approve** the Architectural Review for the demolition of the existing buildings for the construction of a 147-unit residential mixed-use project that includes 90 four-story stacked condos and 57 three-story townhome units and 4,991 square-foot commercial building.

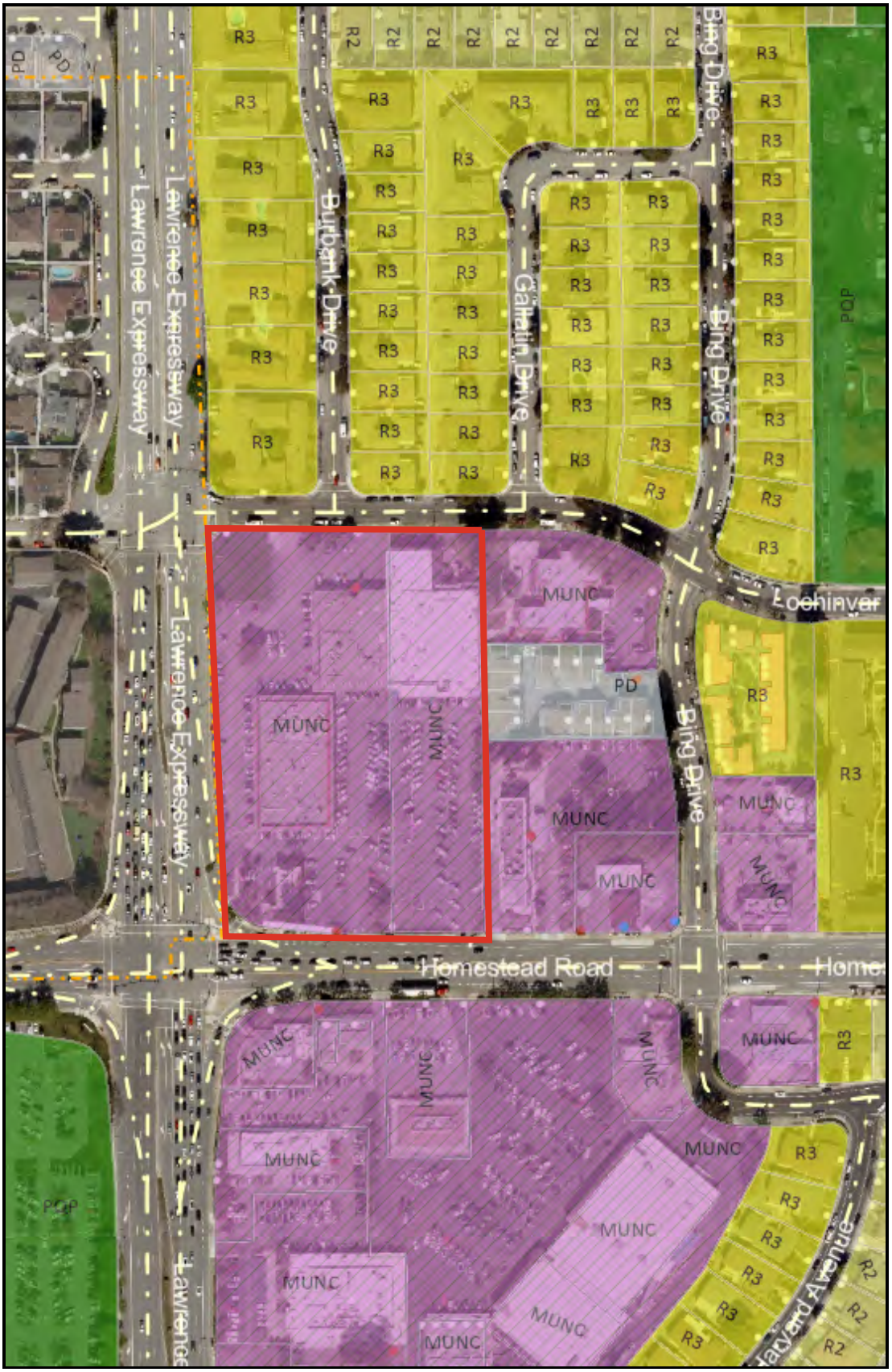
Prepared by: Meha Patel, Associate Planner, Community Development Department

Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Weblinks - Environmental Documents
5. Mitigation Monitoring and Reporting Program (MMRP)
6. MND Public Comments
7. Public Comments
8. Development Plans

Vicinity Map (Zoning) - 3521 and 3591 Homestead Road



Legend

Zoning

Land Parcels

- MUNC - Mixed Use-Neighborhood Commercial
- PD - Planned Development
- PQP - Public/Quasi Public
- R1 - Single-Family Residential
- R2 - Low-Density Residential
- R3 - Medium Density Residential

Base Layers

Site Addresses

- Multiple
- Single
- Transit
- Utility

Air Parcels

Land Parcels

- Land Parcels
- Common Areas

Streets

Notes

created on 05/28/2026 15:29:01

0 350 700 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 2: Project Data/Compliance (Mixed-Use)

Project Address: 3521 and 3591 Homestead Road Project Number: PLN24-633
Zoning: MU-NC – Mixed-Use Neighborhood Commercial

Standard	Existing	Proposed	Requirement	Complies? (Y/N)	Waiver or Concession?
Parcel Area (SF) (min):	--	5.5-acre	--	Y	--
Density (DU/AC)		26.7	Min. 20 Max. 36	Y	
Building Square Footage (SF)					
Six Building Type 100 (Attached Townhomes):	--	132,426	--	--	--
One Building Type 101 (Attached Townhomes):	--	7,449	--	--	--
Two Building Type 200 (Stacked Condos):	--	44,142	--	--	--
Five Building Type 300 (Stacked Condos):	--	161,000	--	--	--
Total (enclosed):	--	345,017	--	--	
Commercial Floor Area Ratio (FAR):	--	0.02	0.10	N	Y
Building Coverage (%)					
Building Coverage (All):	--	47%	--	--	--
Building Setbacks (FT)					
Front, Homestead Road - Commercial:	--	0’	0’	Y	--
Front, Homestead Road - Residential:	--	10’	0’	Y	--
Front, Lochinvar Avenue:	--	10’	0’	Y	--
Side, Interior:	--	10’	0’	Y	--
Side, Corner:	--	7’ - 6”	0’	Y	--
45-degree Daylight Plane	--	0’	15’ above grade at 45-degree at the side property line	N	Y

Standard	Existing	Proposed	Requirement	Complies? (Y/N)	Waiver or Concession?
Height (FT)					
Attached Townhomes:	--	36’	32’	N	Y
Stacked Condos:	--	51’	32’	N	Y
Maximum Number of Stories:	--	4’	3’	N	Y
Commercial:	--	16’ 7”	32’	Y	--
Parking:					
Is the site Gov. Code 65863.2 (AB 2097) eligible?					N
Off-Street:	--	341	314	Y	--
Class 1 Bicycle:	--	12	8.6	Y	--
Class 2 Bicycle:	--	147	147	Y	--
Landscaping					
Common Recreation Space:	--	5,300 SF	None	Y	--
Private Recreation Space:	--	127 SF	None	Y	--
Consistent with City’s Complete Street Policy? Yes, provides a 6-foot sidewalk and 4-foot landscape strip.					

Conditions of Architectural Review Approval

PLN24-00633 / 3521 and 3591 Homestead Road

Adoption of a Mitigation Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) and **Architectural Review** for the demolition of the existing buildings for the construction of a147-unit residential mixed-use project that includes 90 four-story stacked condos and 57 three-story townhome units and 4,991 square-foot commercial building.

GENERAL / PERFORMANCE

G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the decision-making body and the appeal period has been exhausted. The expiration date is June 25, 2028.

G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Necessary Relocation of Public Facility.** If relocation of an existing public facility becomes necessary due to a conflict with the owner or designee's new improvements, then the cost of said relocation shall be borne by the owner.

G5. **Indemnify and Hold Harmless.** The owner or designee agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorney's fees, injuries, costs, and liabilities from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of owner or designee's project.

G6. **Code Compliance.** The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis; proposed use and occupancy of all spaces (CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustable exterior wall, floor, and roof finishes are strongly encouraged.

   a. During construction retaining a single company to install all fire related penetrations is highly recommended.

b. The grade level lobbies shall be minimum 1-hour rated all sides and above.

c. All stair shafts shall be minimum 1-hour rated.

d. All elevator shafts shall be minimum 1-hour rated.

e. All trash chute shafts shall be minimum 1-hour rated.

f. Recommendation: provide minimum two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.

g. Any trash rooms shall be minimum 1-hour rated all sides and above.

G7. **Building Codes as Amended.** See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

G8. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.

a. Chapter 15.36 – Energy Code for "all electric" provisions for new construction.

b. Chapter 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

G9. Comply with all applicable codes, regulations, ordinances and resolutions.

G10. **Signage.** The submitted plans only reference signage for the new buildings to show the relationship between the buildings design and possible new signage. This approval does not include an approval for signage. Signage will require a separate approval from the Planning Division. Signage will be reviewed through a separate approval process.

COMMUNITY DEVELOPMENT - PLANNING DIVISION

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

P1. **Roof Mounted Mechanical Equipment.** All roof mounted mechanical equipment shall be placed within a screened roof top enclosure depicted on the elevation drawings or located below the parapet level and shall not be visible from the ground at any distance from the building. Cross section roof drawings shall be provided at the building permit stage indicating the relative height of the screen wall or parapet. Minimum screen height or parapet depth shall be five feet or greater to match the height of any proposed equipment.

P2. **Tree Replacement (on-site).** Trees permitted by the City for removal shall be replaced on-site at a ratio of 2:1. (SCC 12.35.090)

P3. **Construction Management Plan.** The owner or designee shall submit a construction management plan addressing impacts to the public during construction activities including: showing work hours, noticing of affected businesses, construction signage, noise control, storm water pollution prevention, job trailer location, contractor parking, parking enforcement, truck hauling routes, staging, concrete pours, crane lifts, scaffolding, materials storage, pedestrian safety, and traffic control. The plan shall be submitted to the

Director of Community Development or designee for approval prior to issuance of demolition and building permits.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

P4. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P5. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P6. **Construction Parking.** Off street parking is required to be available from the time of issuance of building permits until the issuance of certificate of occupancy. Off-street construction parking lots are required to be maintained mud-free and dustless. If the off-street construction parking lot is located on an unpaved surface, daily street sweeping of surrounding streets is required. (SCC 18.38.030)

OPERATIONAL CONDITIONS

P7. **Use of Garage**. The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.

P8. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

P9. **Transportation Demand Management (TDM) Program (Residential Project)** The owner or designee shall implement the project TDM program that includes elements to reduce vehicle miles traveled (VMT) by 20 percent with 10% through active TDM measures per the City's 2022 Climate Action Plan. A final TDM plan shall be submitted to the Director of Community Development or designee prior to Building Permit Final by the Planning Division. The property owner or designee shall monitor the project TDM program and submit an annual report to the Director of Community Development or designee in a timeframe determined by the City. Monitoring and reporting requirements may be revised in the future if the minimum reduction is not achieved through the measures and programs initially implemented. For projects that will have Covenants, Conditions, and Restrictions (CC&Rs), the owner or designee shall include this condition as part of the recorded CC&Rs.

MITIGATION MEASURES

P10. **Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit A are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

P11. **Mitigation Monitoring and Reporting Program.** Mitigation Monitoring and Reporting Program (MMRP), prepared for this project in compliance with the California Environmental Quality Act (CEQA), shall be incorporated by reference as conditions of

approval. The applicant shall comply with all specified mitigation measures in the timelines outlined in the project's MMRP.

COMMUNITY DEVELOPMENT - BUILDING DIVISION

BD1. **Addressing.** Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.

a. Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.

BD2. **Flood Zone.** The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.

BD3. **Water Pollution Control.** The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:

- https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention and will be routed to a contract consultant for review.

BD4. **Submittal Requirements.** The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

BD5. Trees cannot be located on aerial access roads that exceed 30 feet in mature height.

BD6. The project and SVP will work together to underground overhead utilities along Lawerance.
BD7. No gate or fence is allowed on Lawerence without Fire Department approval.
BD8. Fire hydrants will be required to be installed on Lawerence.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

BD9. **Temporary Certificates of Occupancy.** Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

COMMUNITY DEVELOPMENT – HOUSING DIVISION

H1. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the affordable housing requirements and impact fee for the proposed 147 units for-sale residential development. The applicant proposes to satisfy the requirement by designating at least fifteen percent (15%) of the total units, or 22.05 units, as affordable to qualifying households. Of these, ten percent (10%) of the total units will be reserved for low-income households and five percent (5%) for moderate-income households, equating to approximately 14.7 low-income units and 7.35 moderate-income units. The affordable units will be distributed proportionally across both product types, with 14 designated affordable units located within the Ruby product type and 8 units within the Jade product type. The applicant will provide 22 affordable units on-site and will elect to pay a fractional unit fee for the remaining 0.05 unit. The calculated fractional fee amount is $2,606.47.

All prices will be set according to the City's Below Market Purchase (BMP) Program Policies and Procedures Manual, subject to updates and changes. The applicant shall be responsible for costs incurred under the Building Energy Efficiency Standards – Title 24 for the each affordable for- sale residential unit. Affordable units shall be reasonably dispersed throughout the project and, on average, contain the same number of bedrooms and be comparable in design, materials, and finished quality to the market-rate units in the project. Affordable units shall also have the same access to project amenities and recreational facilities as the market-rate units. Additionally, the Developer will cover the cost of the BMP Program to process each BMP homebuyer, at a rate of 2.5% of the Affordable Sales Price per unit.

H2. **Affordable Housing Agreement.** Prior to the issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City, which will determine the affordable rents and apply all terms and covenants guaranteeing the prescribed affordability in compliance with the City Affordable Housing Ordinance, Chapter 17.40, and Density Bonus Law, CA Gov't Code section 65915-65918 et seq., as applicable. Satisfaction of the affordable housing obligation shall be memorialized in the AHA and may be subject to City Council approval. There will be a fee of $4,352 for the preparation

of the AHA, due prior to its execution. Please note all fees are based on the current Municipal Fee Schedule effective at the time the Project is approved.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

H3. **Impact Fee.** In accordance with Santa Clara City Code Chapter 17.40, the applicant has elected to pay the fractional in-lieu fee of $2,606.47 for the 0.05 unit. Please note that this fee is an estimate and may be subject to change if the proposed square footage is revised. The applicant shall pay the fractional in-lieu fee prior to the issuance of the building's certificate of occupancy. All fees will be based on the Municipal Fee Schedule in effect at the time of project approval.

FIRE DEPARTMENT

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

F1. **Fire Safety During Construction Plan.** Prior to building permit issuance, a separate Fire Department permit for Construction Safety and Demolition shall be submitted for review and approval. The permit application shall demonstrate compliance with the Fire Department's current Construction Safety and Demolition Standard, the applicable requirements of the California Fire Code as amended, and NFPA 241, including, but not limited to, site security, fire protection system impairment procedures, fire watch requirements, access for emergency responders, water supply, housekeeping, hazardous operations, and other fire and life safety measures applicable to demolition and construction activities. No demolition or related construction activity shall commence until the required permit has been approved by the Fire Department.

F2. **Fire Department Access During Construction.** Prior to the start of construction, roadways and water supplies for fire protection are required to be installed and made serviceable and maintained throughout the course of construction.

F3. **Fire Protection Systems Before Occupancy.** Prior to any Certificate of Occupancy Issuance (temporary or permanent), fire-life safety systems installations must be fully installed, functional, and approved.

F4. **Hazmat Clearance.** Prior to any Building Permit issuance, Hazardous Materials Closure (HMCP) is required as applicable: This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous materials. While required prior to closing a business this is not always done by the business owner and therefore should be part of the developer's due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.

F5. **Hazmat Clearance.** Prior to any Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will

be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup: Department of Toxic Substances Control (DTSC); State Water Resources Control Board; or Santa Clara County, Department of Environmental Health. If the project proposes to contract with a State or County agency for onsite or offsite environmental remediation activities, the following information shall be provided to the Community Risk Reduction Division prior to issuance of any demolition or grading permit: the oversight agency case number, and the name and phone number of the assigned oversight manager.

F6. **Fire Flow Requirement.** Prior to Building Permit issuance, documentation shall be provided from the City of Santa Clara Water and Sewer Department confirming that the minimum required fire flow can be achieved. Fire flow requirements shall be determined by the Fire Department in accordance with the current California Fire Code, Appendix B, as locally amended. Where departmental requirements differ, the most restrictive requirement shall apply.

F7. **Fire Hydrants & Associated Infrastructure.** Prior to building permit issuance, the plans shall, at a minimum, include schematic details showing the required number, location, and distribution of fire hydrants for the proposed buildings in accordance with the current California Fire Code, Appendix B as locally amended. The required number of fire hydrants shall be determined based on the required fire flow before any reduction for the installation of an automatic sprinkler system. Both public and private fire hydrants shall be provided, as required. A deferred submittal for the underground fire service infrastructure will also be required. Fire hydrants shall also be required along the entire length of the Lawrence Expressway side of the project, which may require coordination with Santa Clara County depending on the final design.

F8. **Shared Fire Protection Infrastructure**: Prior to issuance of any temporary or permanent certificate of occupancy, all required fire protection equipment or systems that cross property lines, or that are not located on the same parcel as the building or area they serve, shall be subject to recorded easements and CC&Rs addressing the maintenance, repair, operation, and continued serviceability of such equipment or systems. This includes, but is not limited to, fire service underground piping, fire sprinkler system piping, fire alarm equipment, fire pumps, and ERRCS infrastructure. Recordation of the easement requires a permit through the City of Santa Clara Public Works Department, for which the Fire Department serves as an approving agency. Because this process can take several months to complete, the project applicant is strongly encouraged to begin coordination as early as possible.

F9. **Fire Department Access.** Prior to building permit issuance, fire department apparatus access roads shall be schematically shown on the civil plans and approved by the Fire Department. The roadways shall be designed to comply with all applicable fire department access requirements. If the plans do not include all required details, or if phased development is proposed, a deferred submittal may be required. At a minimum, the following elements shall be shown on the plans:

A. Fire apparatus access roadways shall be provided such that all exterior walls of the first story of each building are located within 150 feet of fire apparatus access, as measured by an approved route around the exterior of the buildings. In addition, aerial

apparatus access roadways shall be positioned to provide clear access to the full extent of the required building face or faces. The minimum number of accessible sides will be determined on a project-specific basis, based on factors including, but not limited to, building configuration, building design, occupancy, construction type, and overall site conditions. Where the project does not fully comply with these access requirements, it may be possible to address certain deficiencies through an Alternate Materials and Methods of Construction (AM&M) permit application. Any AM&M application shall be submitted concurrently with the building permit application for Fire Department review and approval. The alternate means proposal shall include any mitigation measures required by the Fire Department. Please note that although potential mitigation measures may have been discussed during the planning phase, no mitigation is approved unless and until it is formally submitted, reviewed, and accepted through the AM&M process during building permit review. Conversely, additional or different mitigation measures may be required at that stage based on the final building and site design.

B. Overhead utility or power line easements shall not be located over fire apparatus access roads or between aerial fire apparatus access roadways and the buildings, in order to prevent potential injury to firefighters and damage to fire apparatus or other emergency equipment due to electrical hazards. The presence of overhead utilities in these areas can interfere with aerial ladder operations, restrict effective fire department positioning, and create unsafe conditions during emergency response and firefighting activities. Accordingly, the project applicant shall coordinate with Silicon Valley Power to underground the existing overhead utilities along Homestead Avenue, Lawrence Expressway, and Lochinvar Avenue. Updated civil, utility, and site plans reflecting the proposed undergrounding work and the removal or relocation of any conflicting overhead utility infrastructure shall be submitted to the Fire Department for review and approval prior to building permit issuance. Any phased approach to utility undergrounding shall be clearly identified on the plans and may be subject to additional Fire Department conditions or deferred submittal requirements.
C. The minimum width of roadways for aerial apparatus is 26 feet. Aerial access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building. This requirement is only applicable when Appendix D of the Fire Code is enforceable.
D. The minimum unobstructed vertical clearance shall not be less than 13 feet 6 inches for building structures.
E. The minimum inside turning radius shall be 30 feet.
F. No fencing or other barrier shall be installed along the Lawrence Expressway frontage, as it serves as a critical fire department access point for the development. In addition, fire hydrants shall be installed along the Lawrence frontage as necessary to comply with applicable Fire Code requirements.
G. Fire apparatus access roadways shall be all-weather surface(s) designed to support a gross vehicle weight of 75,000-pounds.
H. Traffic control or traffic calming devices shall not be installed on any designated fire apparatus access roadway unless specifically approved by the Fire Department. A

separate Fire Department permit shall be required for any gate, bollard, barrier, or similar device proposed along a fire apparatus access roadway. Submission of an application does not guarantee approval.

I. Prior to any Building Department Issuance, all fire department apparatus access roadways on private property are required to "be recorded" with the County of Santa Clara as Emergency Vehicle Access Easements (EVAE's) and reviewed by the Fire Department. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

J. Trees at full development must not exceed 30 feet in height and not impair aerials apparatus operations to sweep opposing sides of a building. Other obstructions such as site lighting, bio-retention, and architectural features are reviewed case-by-case to ensure they do not obstruct aerial and ground ladder access.

F10. **Emergency Vehicle Access Easements (EVAEs):** Prior to issuance of any temporary or permanent certificate of occupancy, all required emergency vehicle access easements shall be recorded with Santa Clara County. EVAEs help protect these critical access roadways from future alterations, encroachments, or improvements that might otherwise occur without Fire Department review and approval. Recordation of the easement requires a permit through the City of Santa Clara Public Works Department, for which the Fire Department serves as an approving agency. Because this County process can take several months to complete, the project applicant is strongly encouraged to begin coordination as early as possible.

F11. **All Weather Perimeter Pathway.** Prior to building permit issuance, where fire department access roadways do not provide ready access to the entire perimeter of all buildings, the building permit submittal shall include a minimum five-foot-wide all-weather perimeter pathway around the affected buildings to facilitate firefighter access and fire suppression operations.

F12. **Gates, Bollards, and Other Barriers.** Prior to issuance of the Building Permit, a gate permit is required to obtained. Openings for access gates located across fire apparatus access roads shall be a minimum of 20 feet of clear width. Gates shall also be provided with a minimum unobstructed vertical clearance of 16-feet. All gates installed on designated fire department access roads must be electrically automatic powered gates. Gates shall be provided with an emergency power or be of a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. A Tomar Strobe Switch or 3M Opticom detector shall be installed to control the automatic gate(s) to allow emergency vehicles (e.g., Fire, Police, EMS). Said device shall be mounted at a minimum height of eight to ten feet (8' - 10') above grade.

F13. **Hazardous Materials Inventory Statement (HMIS).** Prior to Building Permit Issuance, a Hazardous Materials Inventory Statement including refrigerants is required to be submitted and reviewed with the Building Permit.

F14. **Alternative Means and Methods.** Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the planning process. None of these

discussions are binding and can only be formally approved through submitting an AMMR permit. The AMMR permit is formally documenting that and still needs to be submitted.

F15. **Phased Occupancy Plan**: Prior to approval of any temporary or phased occupancy, the project applicant shall submit a detailed Phased Occupancy Plan to the Fire Department for review and approval. The plan shall clearly identify each proposed phase of occupancy and demonstrate that all required fire and life safety features, fire protection systems, utilities, and fire department access elements serving that phase will be installed, tested, operational, and approved prior to occupancy of the applicable area. No phased or temporary occupancy shall be permitted unless the Fire Department determines that the portion proposed for occupancy can be occupied safely without reliance on incomplete systems, unfinished construction, or future phases of work.

F16. **Operational Fire Permit Fees**: Prior to building permit final, all required Fire Department operational permits shall be obtained, and all applicable fees shall be paid.

PARKS & RECREATION DEPARTMENT

DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

PR1. **Park Impact Fees.** This memo assumes the Project is a subdivision and the Quimby Act provisions will apply. The project will generate an estimated 282 residents (1.92 persons/household x 147 units). Based on the Quimby Act standard of 3.0 acres/1000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 0.847 acres. The equivalent fee due in lieu of parkland dedication is $5,841,927.

PR2. The City will accept a fee in lieu of parkland dedication for this 150 unit development – the equivalent fee due is $5,841,927.

PR3. **Building Permit - Payment of In-Lieu Fees.** In-lieu fees imposed under City Code Chapter 17.35 shall be due and payable to the City prior to issuance of a building permit for each dwelling unit. Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated and remaining fee due, at the discretion of the City. Calculations may change if the number of units change, if any areas do not conform to City Code Chapter 17.35, and/or if the fee schedule for new residential development fees due in lieu of parkland dedication changes before this Project is deemed complete by Planning.

PR4. **Building Permit - Dwelling Unit Tax.** A dwelling unit tax (DUT) is also due based on the number of units and additional bedrooms per City Code Chapter 3.15. The Project mix includes 47 two-bedroom units [$15 x 47 bedrooms) + ($5 x 47 additional bedrooms)] and 100 three-bedroom units [$15 x 100 bedrooms) + ($5 x 200 additional bedrooms)] for a total DUT of $3,440.

PUBLIC WORKS DEPARTMENT - ENGINEERING

DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE

E1. **Site Clearance.** Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.

E2. **Subdivision Map.** After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.

E3. **Easement.** Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, if any, through Public Works Department, and pay all appropriate fees, prior to start of construction. Doc No. 15166952 (SC17527), Doc No. 15253296 (SC17576)

E4. **Design.** The sanitary sewer (SS) discharge information (i.e., building use, square footage, point of connection to the public system, and 24-hour average and peak SS flow graphs for the peak day, showing average daily and peak daily SS flows) submitted by the developer was analyzed and determined that there should be enough SS conveyance capacity to accommodate the proposed development without adding it to the City's Sanitary Sewer Hydraulic Model (SSHM).

DURING CONSTRUCTION

E5. **Encroachment Permit.** All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E6. **Encroachment Permit.** Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E7. **Encroachment Permit.** Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.

E8. **Encroachment Permit.** All work within Santa Clara County right-of-way shall require a Santa Clara County encroachment permit.

E9. **Encroachment Permit.** Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

E10. **Encroachment Permit.** Owner or designee shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E11. **Encroachment Permit.** Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or ten (10) feet clear of the tree trunk, whichever is greater, to the satisfaction of the City Engineer.

E12. **Encroachment Permit.** Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E13. **Encroachment Permit.** Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.

E14. **Encroachment Permit.** Pavement treatment shall be slurry seal with digouts for the full street width of Lochinvar Avenue along the project frontage.

E15. **Encroachment Permit.** Pavement treatment shall be 2" grind and overlay with digouts for the full street width of Homestead Road along the project frontage.

E16. **Easement.** Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E17. **Easement.** Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.

E18. **Agreement.** If requested, owner or designee shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

PUBLIC WORKS DEPARTMENT - STORMWATER
DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

ST1. **Final Stormwater Management Plan.** Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.

ST2. **3rd Party Review of Final Stormwater Management Plan.** The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter (on design) shall be submitted with the Plan.

ST3. **Notice of Intent.** For project that disturbs a land area of one acre or more, the applicant shall provide a copy of the Notice of Intent (NOI) with WDID number for coverage under the State Construction General Permit. Active projects with NOI will be inspected by the City once per month during the wet season (October – April).

ST4. **Best Management Practices.** The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans. Applicant to add Source control measures with designations from C.3 stormwater handbook, Appendix H.

ST5. **C.3 Treatment Facilities Construction Notes.** Include the C.3 Treatment Facilities Construction Notes on the Improvement Plans and/or Stormwater Control Plans.

ST6. **Decorative & Recreational Water Features.** Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

ST7. **Small Projects.** For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:

a. Direction of roof runoff into cisterns or rain barrels
b. Direction of roof, sidewalk, walkway, patio, driveway, or parking lot runoff onto vegetated areas
c. Construction of sidewalks, walkways, patios, bike lanes, driveways, and parking lots with permeable surfaces

Plans shall specify which site design measures are selected for the project and show the direction of flow from impervious surfaces to the selected site design measures. All measures shall meet the design criteria in the 2016 C.3. Stormwater Handbook, Appendix K: Standard Specifications for Lot-Scale Measures for Small Projects.

ST8. **Interior Floor Drains.** Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST9. **Trash Enclosure Floor Drains.** Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST10. **Architectural Copper.** The use of architectural copper is prohibited.

DURING CONSTRUCTION OR OPERATION

ST11. **Biotreatment Soil Media.** Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).

ST12. **Stormwater Control Measure Inspection.** At critical construction phases, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants.

ST13. **Inspections.** Permeable Pavement, Media Filter vaults, and Trash Full Capture Devices shall be inspected by a 3rd party reviewer and/or manufacturer representative for conformance with the details and specifications of the approved plans. All new pervious concrete and porous asphalt pavements should have a minimum surface infiltration rate of 100 in./hr. as described in the SCVURPPP C.3 Handbook. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.

ST14. **Stormwater Treatment Facilities.** Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

ST15. **Amendments to Operation & Maintenance Agreement.** Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

ST16. **Stormwater Pollution Prevention Messaging.** Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST17. **Outdoor Storage Areas.** All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

PRIOR TO FINAL OF BUILDING PERMIT

ST18. **As-Built Drawings.** As-Built drawing shall be submitted to the Public Works Department.
ST19. **3rd Party Concurrence Letter.** 3rd Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be prepared by a 3rd party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3rd party inspection report on the C.3 stormwater facility installation.
ST20. **Final C.3 Inspection.** Applicant shall schedule and City shall conduct a final C.3 inspection.
ST21. **Operation & Maintenance Agreement.** The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

PUBLIC WORKS DEPARTMENT - TRANSPORTATION

DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE

TR1. **Site Clearance.** Project shall pay fair share traffic fees prior to issuance of a building permit, if any, identified in the LTA. Fair share fees are subject to escalation at the time of the issuance of the building permit.

DURING CONSTRUCTION

TR2. **Encroachment Permit.** Santa Clara County encroachment permit will be required for all work within the right-of-way along Lawrence Expressway
TR3. **Encroachment Permit.** Project shall be responsible for implementing the improvements, if any, identified in the Local Transportation Analysis. Per the TIA dated December 24, 2025 by Hexagon Consultants, applicant shall paint red curb for 10 feet to the west and 5 feet to the east of the proposed driveway on Lochnivar Avenue to prohibit parking and ensure adequate sight distance.
TR4. **Encroachment Permit.** Project shall comply with the mitigations, if any, identified from the VMT analysis.
TR5. **Encroachment Permit.** Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction.
TR6. **Encroachment Permit.** Improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.

TR7. **Encroachment Permit.** Design and construct driveway in accordance with City Standard Detail ST-8.

TR8. **Encroachment Permit.** Design and construct minimum 5-foot sidewalk on Lochinvar Avenue and Homestead Road. Design and construct minimum 10-foot sidewalk along Lawrence Expressway frontage.

TR9. **Encroachment Permit.** Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.

TR10. **Encroachment Permit.** Northbound A Street shall align closely with Burbank Drive to create a 4-legged minor street stop-controlled intersection. Add a stop sign within development at the A Street and Lochinvar Avenue and Homestead Road intersections.

TR11. **Encroachment Permit.** This project includes frontage along a county-maintained road and will require review by the County Roads and Airports Department. Submit an Early Design Review application through the County public permit portal using this webpage link: https://roads.santaclaracounty.gov/services/apply-or-plan-permits/apply-early-design-review. An immediate (within 3 days) review will be conducted to determine whether the project warrants a more detailed review, at which time further information will be provided to the applicant. When submitting the application, include in the description the name and number of the City application, as well as your City planning contact's name/email.

TR12. **Building Permit.** All on-site structures must be clear of driveway and corner visibility clearance areas per City Standard TR-9.

TR13. **Building Permit.** Trash pickup and loading/unloading zones shall be located on-site.

TR14. **Building Permit.** Bicycle parking requirements shall be per the City of Santa Clara Zoning Code. Class I and Class II bicycle parking shall be conveniently accessible from the street, within 200 feet of a building entrance and/or highly visible areas.

PUBLIC WORKS DEPARTMENT – STREETS DIVISION

Right of Way Landscape

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

L1. **Tree Preservations Specifications.** Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.

L2. **Mature Trees.** Identify existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

L3. **Tree Replacement.** 2:1 tree replacement ratio required for all trees removed from the right-of-way.

DURING CONSTRUCTION OR OPERATION

L4. **No Public Root Cutting.** No cutting of any part of public, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).

PRIOR TO FINAL OF BUILDING PERMIT

L5. **In Lieu Fee.** If 2:1 replacement ratio cannot be met for removal of right of way landscape trees, tree planting fee must be paid prior to building permit final.

Solid Waste

DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT

SW1. **Post-Construction Solid Waste Generation Estimation and Collection Form.** The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@SantaClaraCA.gov or (408) 615-3080 for more information.

SW2. **Site Plan.** The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines. Solid metal roof, gates and a trench drain shall be installed within the trash enclosure and connected to the on-site sewer system.

SW3. **Construction Waste Diversion.** For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/.

SW4. **Authorized Service Haulers.** This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.

SW5. **Exclusive Franchise Hauling Area.** Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

DURING CONSTRUCTION OR OPERATION

SW6. **Waste Generation Tracking.** Applicant to track all waste generated and upload debris tags to GreenHalo for City staff review.

PRIOR TO FINAL OF BUILDING PERMIT

SW7. **Weight Tickets.** Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

SW8. Commercial waste enclosure to be detailed out during BLD plan review and shall adhere to the City of Santa Clara solid waste guidelines. (Per note from PLN solid waste plan review.)

OPERATIONAL CONDITIONS

SW9. **Solid Waste Collection.** All carts shall be placed and serviced in front of individual driveways with a minimum of three-feet spacing in between carts. If deemed necessary by Mission Trail (hauler) for operational and/or safety reasons, an alternative collection plan shall be used indefinitely. The alternative collection plan shall require all carts to be placed on A street, as shown in Plan B. Due to potentially larger cart sizes (96-gallon max) and three-feet spacing, some carts may need to be placed on both sides of the alley, holding the 100' back-up distance, as noted in the solid waste guidelines.

SILICON VALLEY POWER

DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

SVP1. **Initial Information:** Applicant shall provide a site plan showing all existing utilities, structures, easements, and trees. The applicant shall also include a detailed panel schedule showing all current and proposed electric loads.

SVP2. **SVP Developers Work Drawing:** Applicant shall have a developers work drawing created for the site by either an SVP estimator or through the applicant design process. All SVP standards and clearance requirements as defined in the General Section of the COA's must be met, or variance approvals must be granted by SVP. The developers' work drawing shall include but is not limited to: SVP substructure for primary, low voltage, streetlight, and fiber facilities. SVP facilities may extend off-site to the nearest utility connection point to tie-in with existing infrastructure as deemed necessary by SVP.

SVP3. **Encroachment Permit:** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application with an approved SVP Developers Work Drawing for construction of electric utilities that comply with the latest edition of SVP Standards and Rules and Regulations, Electric Notes, and Electric Standard Details and Specifications

SVP4. **Applicants Switchgear:** All applicant main switchgear with SVP meters must meet EUSERC standards and be approved by SVP's meter shop prior to ordering. Switchgear for 12KV gear must have batteries sized for 4 hours of operation, no capacitive tripping, and 2 sets of relays, CTs, & PTs for each main. All double ended switchgear with a tie breaker, must include a kirk-key interlock scheme and an SVP provided warning label for the operation of the main tiebreaker.

SVP5. **AMI/Fiber Building Requirements:** All projects implementing high rise metering and multi-floor infrastructure requirements shall meet the requirements outlined in UG 0250 & FO1901.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

SVP6. **Easements:** Prior to the City's issuance of Building or Grading Permits, the applicant shall provide a dedicated underground electric utility easement (U.G.E.E) around the electric onsite facilities (Not a P.U.E). The electric utility easement shall be a minimum of 10 feet wide around conduit and 5' minimum around equipment and vault/manhole pads. Additionally, the applicant shall submit plans defining existing easements so Electric Division can verify if there are any conflicts with new proposed easements or improvements. The Applicant shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the Applicant and for the installation of utilities (Santa Clara City Code chapter 17.15.110).

SVP7. **Coordination Study:** For any services taken at 12KV, a coordination study will need to be conducted by the applicant prior to energizing the service.

SVP8. Applicants Switchgear: Applicants' switchgear will be inspected on site by SVP to ensure compliance with approved switchgear drawings. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.

SVP9. **Electric Facilities:** Prior to the City's issuance of Occupancy, the applicant shall construct all electric utilities per the approved SVP Developers Work Drawing. SVP will inspect all electric utility installations and all other improvements encroaching on electric facilities.

SVP10. **Municipal Fee's:** Prior to electric service energization, all applicable fees per the City of Santa Clara's Municipal Fee Schedule shall be paid by the applicant.

SVP11. **Costs & Expenses:** Unless expressly stated otherwise or covered by a fee to be paid by the applicant, applicant shall be responsible for all costs and expenses associated with fulfilling these conditions of approval.

OPERATIONAL CONDITIONS

SVP12. **Access:** SVP will require 24-hour unobstructed access to all SVP equipment which includes: manholes, transformers, vaults, switches, meters, indoor electrical rooms with SVP owned equipment etc.

GENERAL

SVP13. **Applicant Design Process:** available to Applicants to expedite distribution electric substructure design.

SVP14. **SVP Rules and Regulations:** Applicant shall comply with all applicable SVP rules, regulations, standards, guidelines, and requirements, as may be amended from time to time.

SVP15. **SVP Equipment Clearances:**

a. **Access Doors:** Ten (10) foot minimum clearance in front of equipment access doors.
b. **Pad Sides:** Five (5) foot minimum clearance from pad on sides without access doors.
c. **Truck Access:** Eighteen (18) foot minimum width on one side of the equipment pad for truck access.
d. **Barrier pipes:** (on sides accessible to vehicles)
    i. Thirty (30) inches from equipment sides.
    ii. Forty-Eight (48) inches in front of access doors. (use removable bollards)

SVP16. **SVP Conduit Clearances:**

a. **Longitudinal**: Five (5) foot minimum between new conduits/piping and existing/proposed SVP conduits.
b. **Vertical**: Twelve (12) inch minimum between new conduit/pipes perpendicular to existing SVP conduits.
c. **Poles/Posts**: Three (3) foot six (6) inches clearance required from poles (electrolier, guy stub, service clearance, self-supporting steel, and light poles), except for riser conduits. This is reduced to a three (3) foot minimum for posts (signposts, barrier pipes, bollards, fence posts, and other similar posts).
d. **Structures:** Five (5) foot minimum is required from walls, footings, retaining walls, landscape planter, or similar permanent structures.
e. **Subsurface Facilities:** Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities.
f. **Fire Hydrant:** Five (5) foot minimum from fire hydrant thrust block. (Extends 5 feet on either side of the hydrant in line with the radial water pipe connected to the hydrant).

SVP17. **SVP Vault/Manhole Clearances:**
a. Ten (10) foot minimum between adjacent Vaults or Manholes.
b. Three (3) foot minimum from face of curb. (bollards required for vaults).

SVP18. **SVP Guy Anchor Clearances: Five (5) foot minimum clearance is required between the center of anchor line and any excavation area.**

SVP19. **Tree Clearances:**
g. **Conduits:** Five (5) foot minimum to tree root barrier or other subsurface wall or structure.
h. **Equipment:** Five (5) foot minimum to tree root barrier. The tree canopy drip line cannot be over the SVP equipment.
i. **Subsurface Facilities:** Five (5) foot minimum to any electric department facilities. Any existing trees in conflict will have to be removed.
j. **Easements:** No trees shall be planted in SVP's U.G.E.E or P.U.E's.

SVP20. **Transformer & Switch Placement: these devices and pads may only be located outdoors. Clearances to buildings are defined in UG1225. All projects are to assume mineral oil fluid, unless otherwise approved by SVP.**

SVP21. **SVP Standards.** Applicant shall comply with the following SVP standards (as may be amended or supplemented).
k. UG1000 - Installation of Underground Substructures by Developers
l. UG1250 – Encroachment Permit Clearances from Electric Facilities
m. UG0339 – Remote Switch Pad
n. OH1230 – Tree Clearances from Overhead Electric Lines
o. SD1235 – Tree Planting Requirements Near Underground Electric Facilities
p. UG1225 – Pad mounted Equipment Clearances and Protection
q. UG0250 – High Density Residential Metering Requirements
r. FO-1901 – Fiber Optic Splicing and Testing Methods
s. SVP Rules and Regulations – Latest Edition

SVP22. **SVP Standards, Miscellaneous:**

t. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka “real dirt”) and cannot be supported on parking garage ceilings or placed on top of structures.
u. No splice boxes are allowed between the SVP utility connection point and the applicants main switch board.
v. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

SVP23. **Meter Locations:**

w. For condominium or apartment, all electric meters and service disconnects shall be grouped at one location, outside of the building or in a accessible utility room. If they are townhomes or single-family residences, then each unit shall have its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.
x. All interior meter rooms at ground level are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.

SVP24. **Underground Service Entrance**

y. (277/480V Service or Lower) Underground service entrance conduits and conductors shall be “privately” owned, maintained, and installed per City Building Inspection Division Codes to the SVP defined utility connection point.
z. (12KV Service) SVP terminates cable on the applicant owned switchgear.
aa. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

SVP25. **Code Sections:**

bb. The Applicant shall provide and install electric facilities per Santa Clara City Code chapter **17.15.210.**
cc. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter **17.15.050.**
dd. The applicant shall perform, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the Applicant will dedicate the improvement to the City subject to City’s acceptance the work. The applicant shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a applicant to the electrical supply system of and by the City. After completion of the facilities installed by the Applicant, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems

necessary for the betterment of the system per Santa Clara City Code chapter **17.15.210 (2).**

SVP26. **Existing Facilities:**

ee. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel in a separate document. It is the Applicants responsibility to maintain all clearances from equipment and easements. The Applicant may contact SVP outside of the PCC process for clear definitions of these clearance requirements. Applicant should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.

ff. Any relocation of existing electric facilities shall be at Applicants expense.

SVP27. **Generators:** Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

SVP28. **SVP Facilities in County Right of Way (ROW)**

a. Applicant has requested undergrounding of the existing overhead 12kV line spanning from SVP Existing Poles 21C04, 21C03, 21C02 located along the western frontage of the proposed development located at 3521 Homestead Road.
b. Undergrounding of the 12kV utilities will require new Joint Trench (JT), JT sweeps, manholes, riser poles, and any other necessary SVP facilities which are proposed to be in County Right of Way (RoW) into Lawrence Expressway.
c. To accommodate construction of the applicant facility, the applicant is responsible for all costs and acquiring any and all necessary right of way for SVP facilities and dedicating said right of way to SVP in a form acceptable to SVP.
d. SVP will review applicants' proposed modifications (if any) to SVP Electric System to determine if proposals are in compliance with applicable reliability and safety requirements; SVP's determinations are controlling.
e. In the event that SVP has any modifications to applicants' proposal then applicant shall implement SVP's required changes.
f. Any work and required clearances will be coordinated with and approved by SVP to ensure safety and minimize any electric service interruption.
g. Prior to meter release and energization, all substructure work must be completed.

WATER & SEWER DEPARTMENT

DESIGN/ PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

W1. **Potable Water Main.** The applicant shall replace the existing water main along Homestead Road and Lochinvar Avenue. The water main replacement shall begin and

end at a valve connection and extend, at minimum, the entire length of the project frontage or as required by the DIA.

W2. **Recycled Water Ready.** All onsite plumbing for non-domestic water uses (e.g. irrigation, industrial processes, cooling, etc.) shall be designed for recycled water use and shall comply with all Recycled Water regulations.

W3. **Encroachment Permit.** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W4. **Utility Design Plans.** Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12” minimum vertical clearance is maintained.

W5. **Utility Separations.** Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12” of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10’ from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5’ from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

W6. **Separate Services.** Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W7. **City Standard Meters and Backflows.** All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.

W8. **Existing Services.** The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

W9. **On-Site Storm Drain Treatment.** Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

W10. **Water Usage.** Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).

W11. **Landscaping.** All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants shall be either California native or non-invasive, low water-using or moderate water-using plants. High water-using plants and nonfunctional turf are prohibited.

W12. **Water Features.** Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

W13. **Easements.** Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W14. **Underground Fire Permit.** Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

DURING CONSTRUCTION

W15. **City Standard Meters and Backflow Installation.** No meters or backflows shall be installed prior to establishment of water service account with the Municipal Services Division of the Finance Department. The applicant shall provide a copy of the account information to the Water and Sewer Utilities Department Inspector and Meter Shop prior to installation of any meter or backflow. All meters and backflows approved for installation shall be tested prior to use. Water service connections shall not be used prior to authorization by the Water and Sewer Utilities inspector.

W16. **Construction Water.** This project shall use recycled water for all construction water needs for onsite and offsite construction.

W17. **Water Shortage Response Actions.** Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage

Response Actions in effect at the time of construction and connection of the irrigation service.
Water Shortage Response Actions for Stage 2 and higher include water use restrictions that limit the use of potable water such as:

a. prohibiting the installation of new potable water irrigation services. new irrigation connections, construction, and dust control.
b. restrict the use of potable water used for construction and dust control if recycled water is available.

W18. This project is subject to all the requirements and restrictions of the Water Shortage Response Actions in place or adopted during the duration of the project. For more information, visit the City of Santa Clara Water & Sewer Utilities website at www.santaclaraca.gov/waterconservation.

PRIOR TO FINAL OF BUILDING PERMIT

W19. **Record Drawings.** Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W20. **Conditional Releases.** The applicant shall comply with all the requirements of any building permit conditional release requirements.

KEY:

G = General

P = Planning Division

BD = Building Division

H = Housing & Community Services Division

F = Fire Department

PR = Parks & Recreation Department

PD = Police Department

E = Engineering Division

Streets Division (Landscape, Solid Waste, and Stormwater)

L = Landscape

SW = Solid Waste

SVP = Silicon Valley Power

W = Water & Sewer Department

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

Web Links - Environmental Documents

Environmental Website:
Here you will find documents related to the environmental assessment of the project and any information regarding meetings related to the environmental assessment of the project.
https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/684/15209

- Response to Comments on the public comments received on the MND is saved on the website: https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/684/15209

Project Website:
Here you will find a summary of the project and information regarding past community meetings and prior plan submittals.
https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/647/2495?npage=4

These documents are available for viewing in the Community Development Department

DRAFT

MITIGATION MONITORING AND REPORTING PROGRAM

Jade and Ruby at Pariva Mixed-Use Project

CITY OF SANTA CLARA

May 2026

P R E F A C E

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring or Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring or reporting program is to ensure compliance with the mitigation measures during project implementation.

On _____, the City Council approved Mitigated Negative Declaration (MND) for the Jade and Ruby at Pariva Mixed-Use Project. The Initial Study/Mitigated Negative Declaration (IS/MND) concluded that the implementation of the project could result in significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring or Reporting Program addresses those measures in terms of how and when they will be implemented.

This document does *not* discuss those subjects for which the IS/MND concluded that mitigation measures would not be required to reduce significant impacts.

MITIGATION MONITORING OR REPORTING PROGRAM Jade and Ruby at Pariva Mixed-Use Project				
Impacts	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
Air Quality				
IMPACT AIR-1: The proposed project would generate toxic air contaminants in excess of Air District thresholds resulting in Cancer Risk of 48.73 per million and particulate matter emissions of 0.3 $\mu g/m^3$.	**MM AIR - 1.1:** Prior to issuance of grading permits the proposed project will implement a feasible plan to reduce diesel particulate matter emissions by 80 percent such that the increased cancer risk and annual 2.5 micron particulate matter ($PM_{2.5}$) concentration from construction would be reduced below toxic air contaminant (TAC) significance levels as follows: • All diesel-powered construction equipment larger than 25 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 Final emission standards for PM (PM_{10} and $PM_{2.5}$) Alternatively, the applicant shall develop another construction operations plan demonstrating that the construction equipment used on-site would achieve a reduction in construction diesel particulate matter emissions by 80 percent or greater. Elements of the plan could include a combination of some of the following measures: • Installation of electric power lines during early construction phases to avoid use of diesel portable equipment, • Use of electrically-powered equipment,	Prior to issuance of any demolition, grading, and/or building permits (whichever occurs earliest).	Project Applicant and air quality professional	Director of Community Development or Director's Designee

MITIGATION MONITORING OR REPORTING PROGRAM Jade and Ruby at Pariva Mixed-Use Project				
Impacts	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
	• Forklifts and aerial lifts used for exterior and interior building construction shall be electric or propane/natural gas powered, • Change in construction build-out plans to lengthen phases, and • Implementation of different building techniques that result in less diesel equipment usage. The construction operations plan would be subject to review by an air quality expert and approved by the Director of Community Development or the Director's designee prior to issuance of grading permits.			
Biology				
Impact BIO-1.1: Project construction could impact nesting birds on or adjacent to the site, if present.	**MM BIO – 1.1:** Construction shall be scheduled to avoid the nesting season to the extent feasible. The nesting season for most birds, including most raptors, in the San Francisco Bay area extends from February 1 through August 31. If it is not possible to schedule construction and tree removal between September and January, then pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests shall be disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of grading, tree removal, or other demolition or construction activities during the early part of the breeding season (February through April) and no more than 30	No more than 14 days prior to the initiation of grading, tree removal, or other demolition or construction activities during the early part of the breeding season (February through April) and no more than	Project applicant and Qualified ornithologist	Director of Community Development or the Director's designee

MITIGATION MONITORING OR REPORTING PROGRAM Jade and Ruby at Pariva Mixed-Use Project				
Impacts	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
	days prior to the initiation of these activities during the late part of the breeding season (May through August). During this survey, the ornithologist shall inspect all trees and other possible nesting habitats within and immediately adjacent to the construction area of nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, the ornithologist, in consultation with California Department of Fish and Wildlife (CDFW), shall determine the extent of a construction free buffer zone to be established around the nest to ensure that nests of bird species protected by the Migratory Bird Treaty Agreement (MBTA) or Fish and Game Code shall not be disturbed during project construction.	30 days prior to the initiation of these activities during the late part of the breeding season (May through August)		
Cultural Resources				
Impact CUL-2.1: Construction of the proposed project would result in excavation in an area which has moderate sensitivity for archeological resources, and could disturb unrecorded archaeological resources.	**MM CUL-2.1-1:** Prior to commencement of any ground-disturbing activity on-site, the project applicant shall retain a registered professional archaeologist to be present during all ground-disturbing activity associated with the project. For the purposes of these conditions, ground-disturbing activities shall be defined as any ground disturbance, including but not limited to, excavation, grading, grubbing, scarring, drilling, scraping, blading, trenching, vegetation removal, or demolition of the existing structure or site improvements within the development area shown on the project plans. A registered professional archaeologist shall be given five days' written notice prior to the start of any ground-disturbing activity. The project applicant shall document receipt of notification in writing.	Prior to commencement of any ground-disturbing activity on-site	Project Applicant and registered professional archaeologist	Director of Community Development or the Director's designee

MITIGATION MONITORING OR REPORTING PROGRAM Jade and Ruby at Pariva Mixed-Use Project				
Impacts	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
	MM CUL-2.1.2: In the event that buried, or previously unrecognized archaeological deposits or materials of any kind are inadvertently exposed during any construction activity, work within 50 feet of the find shall cease until a qualified archaeologist can assess the find and provide recommendations for further treatment, if warranted. The archaeologist, in consultation with the project applicant, shall make the necessary plans for treatment of the find(s) if the resource is eligible for listing on the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). Construction within a radius determined by the archaeologist shall not recommence until the assessment is complete. • Any treatment other than preservation in place must be approved by the City of Santa Clara. Treatment for most resources would consist of (but would not be limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim to target the recovery of important scientific data contained in resource. • The culturally affiliated tribe(s) who consulted on the project, or if no consultation occurred the tribe identified by the Native American Heritage Commission (NAHC), shall determine the disposition of any tribal cultural resources (TCR) artifacts discovered during on-site excavation or construction	In the event that buried, or previously unrecognized archaeological deposits or materials of any kind are inadvertently exposed during any construction activity	Registered professional archaeologist and project applicant	Santa Clara County Coroner, Native American Heritage Commission (NAHC)

MITIGATION MONITORING OR REPORTING PROGRAM Jade and Ruby at Pariva Mixed-Use Project				
Impacts	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
	activities or TCR artifacts resulting from execution of a treatment plan. The disposition of TCR artifacts shall include, but not be limited to, reburying in close proximity of the finds without scientific study, allowing scientific study before reburying the materials either near the origin of the find or in another protected place, or temporary curation at a facility at an institution that meets the U.S. Secretary of the Interior's criteria for curation (36 CFR 79) prior to reburial. Disposition of any TCR artifacts shall be subject to approval by the culturally affiliated tribe. All curation fees and related expenses shall be paid by the project applicant. • To ensure adequate space and protection are provided for reburial of any TCRs discovered on the project site, the Permittee shall designate a cultural easement area. The easement area shall be in a location that will not be subject to future disturbance and that will not require the relocation of buildings or other physical improvements on the site. • The registered professional archaeologist shall file State of California Department of Parks and Recreation (DPR) Series 523 forms for the cultural easement/TCR reburial location (if used) with the California Historical Resources Information System (CHRIS) Center in accordance with the guidelines established by the California Office of Historic Preservation. The DPR Series 523 forms shall establish a permanent record of the cultural easement location and any TCRs discovered on the project site for future site identification and			

MITIGATION MONITORING OR REPORTING PROGRAM Jade and Ruby at Pariva Mixed-Use Project				
Impacts	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
	protection. The registered professional archeologist shall also file a Sacred Lands File record with the NAHC on behalf of the culturally affiliated tribe.			
Impact CUL-3.1: Construction activities could disturb human remains on-site	**MM-CUL 3.1-1:** In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) immediately. Once NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.	In the event that human remains are discovered during excavation and/or grading of the site	Project applicant	Santa Clara County Coroner and the Native American Heritage Commission
Hazards and Hazardous Materials				
Impact HAZ-1: Construction on the project site would disturb soils containing benzene and tetrachloroethylene which could impact construction workers on the project site.	**MM HAZ-1.1:** The proposed project will implement a site specific soil management plan in collaboration with the Regional Water Quality Control Board or Department of Toxic Substances Control. This report will be submitted to the regulatory agency and the City of Santa Clara Planning Department prior to approval of grading permits. The measures in this plan could include: • A study of the site identifying the extent of hazards on site	Prior to approval of grading permits	Project Applicant	Regional Water Quality Control Board or Department of Toxic Substances Control and City of Santa Clara

MITIGATION MONITORING OR REPORTING PROGRAM Jade and Ruby at Pariva Mixed-Use Project				
Impacts	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
	• Implementation of the remediation per an approved remedial plan to address environmental impacts • Submission of a remediation completion report • Development of a soil management plan (SMP) to address potential unknown environmental impacts during grading and redevelopment, and identify safety processes for workers on-site			Planning Department
Noise and Vibration				
Impact NOI-2: Construction of the proposed project would generate vibration levels up to 0.368 in/sec PPV at the nearest residences adjoining the site to the east, exceeding the vibratory impact threshold of 0.3 in/sec PPV.	**MM NOI-2.1** During construction of the proposed project, the construction manager will be required to implement the following vibration control measures to reduce the vibratory impacts below 0.3 in/sec PPV. • Avoid dropping heavy equipment and using vibratory rollers within 30 feet of sensitive structures adjoining the project site to the east. • Use a smaller vibratory roller, such as the Caterpillar model CP433E vibratory compactor, when compacting materials within 30 feet of adjacent buildings. Only use static compaction mode when compacting materials within 15 feet of buildings. These measures will be included in construction plans and confirmed by the Director of Community Development or the Director's designee prior to the issuance of grading permits.	Prior to the issuance of grading permits	Project Applicant	Director of Community Development or the Director's designee

In addition to mitigation measures listed above, there are also other conditions of approval the project shall implement, including the following:

CONDITIONS OF APPROVAL
Jade and Ruby at Pariva Mixed-Use Project

Construction Dust Emissions Best Management Practices

- During any construction period ground disturbance, the applicant shall ensure that the project contractor implements measures to control dust and exhaust. Implementation of the measures recommended by the Air District and listed below would reduce the air quality impacts associated with grading and new construction to a less than significant level. Additional measures are identified to reduce construction equipment exhaust emissions. The contractor would implement the following best management practices (BMPs) that are required of all projects:
  - All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
  - All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
  - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
  - All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
  - All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
  - All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
  - All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
  - Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a six- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
  - Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

Expansive Soils Condition

- To avoid or minimize potential damage from expansive soils and other geologic events, and consistent with General Plan Policy 5.10.5-P6, the project would be built using standard engineering and seismic safety design techniques. Building design and construction at the site shall be completed in conformance with the recommendations of a design-level geotechnical investigation, which will be included in a geotechnical report to the City. The geotechnical investigation report shall be reviewed and approved by the City of Santa Clara's Building Division as part of the building permit review and issuance process. The building shall meet the requirements of applicable Building and Fire

Codes, including the 2022 California Building Code, as adopted or updated by the City. The project shall be designed to withstand potential geologic hazards identified on the site, including expansive capacity of soils, and the project shall be designed to reduce the risk to life or property to the extent feasible and in compliance with the Building Code.

Paleontological Resources

- If vertebrate fossils are discovered during construction, all work on the site shall stop immediately, the Director of Community Development or the Director's designee shall be notified, and a qualified professional paleontologist shall assess the nature and importance of the find and recommend appropriate treatment. Treatment may include, but is not limited to, preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The project applicant shall be responsible for implementing the recommendations of the qualified paleontologist. A report of all findings shall be submitted to the Director of Community Development or the Director's designee.

Bicycle Facilities

- The proposed project will include a designated secure bicycle room for employees associated with the commercial space on the project site. The space will be confirmed on during final building inspection prior to issuance of occupancy permits.

Transportation Demand Management Plan

- Prior to issuance of occupancy permits, the proposed project will submit a Transportation Demand Management (TDM) plan with measures to reduce on-site Vehicle Miles Traveled (VMT). The TDM plan will be submitted and approved by the City of Santa Clara Planning Division prior to issuance of occupancy permits. The following TDM measures shall be included in the plan and implemented to reduce VMT associated with the proposed project:
    - Program Administration. The proposed project shall provide TDM information, TDM marketing, and designate a TDM Coordinator to achieve a 4.0 percent VMT reduction.
        - Designating a Transportation Coordinator: The homeowner's association (HOA) will designate a transportation coordinator.
        - Online Kiosk/TDM Information Board: The transportation coordinator will set up and maintain an on-site bulletin board and/or online kiosk with information on non-auto transportation alternatives. The online kiosk will contain site-specific information about the transportation resources available to residents.
        - Transportation Information Brochures: New residents will receive a transportation information packet from the transportation coordinator. The packets will contain information about bikeway maps, 511 bicycling resources, locations of adjacent bus stops, VTA transit maps, VTA bus schedules for adjacent bus routes, and the coordinator's

- Trip Planning Assistance: The transportation coordinator will assist with providing residents with information regarding transportation resources.
- Share information on VTA TDM programs such as Vanpool, Guaranteed Ride Home, Smart Commute, and Adult Bike Education Classes.

- Bike Sharing Program. The project will provide space for or provide subsidies to a public bike sharing program for a 1.7 percent reduction. Currently, there are no areawide public bike share programs in operation. If a public bike share program is established 'Prior to Final' for the Building Permit, the developer will provide space for or provide subsidies to a public bike sharing program. Alternatively, if there are no areawide public bike share programs operating within the vicinity of the site when the project obtains its Building Permit, the developer will provide a bike with each townhome.
- Mixed Use Development. The proposed project will incorporate residential and commercial uses within the same site, reducing VMT by approximately 5.1 percent.
- School Pool Program. The proposed project will fully or partially implement a school pool program. This measure will achieve a maximum VMT reduction of 8.25 percent assuming full participation or a 2.9 percent reduction assuming a 35 percent participation rate.
  - This program will reduce the number of private vehicle trips to and from schools by coordinating carpools for students.
- Monitoring. The success of the TDM measures will be monitored by:
  - Resident surveys conducted by the Transportation Coordinator
  - Driveway counts obtained by a consultant that the Transportation Coordinator will work with to prepare a TDM monitoring report
  - The Transportation Coordinator will submit reports with the results of the surveys to the City of Santa Clara's Planning Division annually for the project's lifespan

Well Removal Ordinance

- The proposed project will apply for a permit as required by Valley Water's Wells Ordinance 90-1 for projects which remove wells, including water wells, cathodic protection wells, observation wells, and monitoring wells.

Vapor Intrusion Condition

- If the hazardous material sampling determines that vapor encroachment issues exist, the proposed project will:

- Design and implement a vapor intrusion mitigation system (VIMS) under the foundations of future homes in any areas still impacted with PCE above screening levels
- Provide long-term operation and maintenance for the VIMS systems

Construction Water Quality Best Management Practices

- Burlap bags filled with drain rock shall be installed around storm drains to route sediment and other debris away from the drains;
- Earthmoving or other dust-producing activities would be suspended during period of high winds;
- All exposed or disturbed soil surfaces would be watered at least twice daily to control dust as necessary;
- Stockpiles of soil or other materials that can be blown by the wind would be watered or covered;
- All trucks hauling soil, sand, and other loose materials shall be covered;
- All paved access roads, parking areas, staging areas and residential streets adjacent to the construction sites would be swept daily (with water sweepers); and
- Vegetation in disturbed areas would be replanted as quickly as possible.

Interior Noise Building Design Measures

- The project applicant shall prepare final design plans that incorporate building design and acoustical treatments to ensure compliance with the California Building Code and City noise standards. A project-specific acoustical analysis shall be prepared to ensure that the design incorporates controls to reduce interior noise levels to 45 dBA CNEL or lower within the residential units. The applicant shall conform with any special building construction techniques requested by the City of Santa Clara Building Department, which may include sound-rated windows and doors, sound-rated wall construction, and acoustical caulking.
  - The following noise insulation features shall be incorporated into the proposed project to reduce interior noise levels to 45 dBA CNEL or less at residential interiors.
  - Provide a suitable form of forced-air mechanical ventilation, as determined by the local building official, for all residential units on the project site, so that windows can be kept closed at the occupant's discretion to control interior noise and achieve the interior noise standards.
  - Preliminary calculations indicate that residential units located along the western façades of project buildings directly adjacent to Lawrence Expressway would require windows and doors with a minimum rating of STC 42 with adequate forced-air mechanical ventilation to meet the interior noise threshold of 45 dBA CNEL.

  - Preliminary calculations indicate that residential units located along the southern boundary of the project directly facing Homestead Road would require windows and doors with a minimum rating of STC 36 with adequate forced-air mechanical ventilation to meet the interior noise threshold of 45 dBA CNEL.
  - Units along the northern façades of project buildings facing Lochinvar Avenue located would require windows and doors with a minimum rating of STC 30 with adequate forced-air mechanical ventilation
  - All remaining units would require windows and doors with standard construction materials and adequate forced-air mechanical ventilation.
- The implementation of these noise insulation features would reduce interior noise levels to 45 dBA CNEL or less within residential units and would allow the project to conform with the City of Santa Clara policy 5.10.6-P2.

Sources: City of Santa Clara. *Draft IS/MND for the Jade and Ruby at Pariva Mixed-Use Project.* May 2026.

Santa Clara Valley Transportation Authority

May 28, 2026

City of Santa Clara
Community Development Department, Planning Division
1500 Warburton Avenue
Santa Clara, CA 95050
Attn: Meha Patel

Dear Meha,

VTA appreciates the opportunity to comment on the Mitigated Negative Declaration (MND) for the Jade at Pariva Townhome Project at 3521 and 3591 Homestead Road, shared by City staff on May 6, 2026.

VTA has reviewed the document and have the following comments:

Land Use and Project Design
VTA appreciates the project's mixed-use design and supports a mix of land uses that encourage a live-work-play activity center for the City, that offers additional opportunities for residents and employees to incrementally reduce vehicle trips and greenhouse gas emissions.

Transportation Demand Management (TDM) Measures
VTA commends the City and applicant for providing TDM measures for this project, despite the project having less than significant transportation impacts. VTA also generally supports the City's Active TDM Measures and existing TDM Program.

VTA would like to offer for consideration that are intended to refine / strengthen some of the TDM measures noted in the project's TDM Plan:

- Page 11 - "Table 2": VTA requests clarification on the line under "Program Administration" that reads "Participation in Transportation Management Association" (TMA). The City does not currently have an official TMA. Reference to TMA participation should be revised or conditioned on future TMA establishment.
- Page 12 - "Transportation Coordinator": VTA requests the Transportation Coordinator, while providing trip planning assistances, also share information on VTA TDM programs such as Vanpool, Guaranteed Ride Home, Smart Commute, and Adult Bike Education Classes.
- Page 12 - "Transportation Coordinator": VTA suggests changing the annual driveway count frequency to quarterly to develop a clearer picture of travel behavior. Note: the City's current standard requires 72-hour Tue–Thu counts by an independent third party; quarterly counts would supplement this baseline
- Page 12 - "Information Board/Kiosk": In replacement of the kiosk OR in addition to, the applicant should build a TDM portal/website for residents. An online portal drives greater engagement and aligns with the City's existing online TDM Tracking Program and reporting infrastructure.

- Page 13 - “Bicycle Storage”: Consider providing a secure bike room accessible to both residents and commercial workers to meaningfully support TDM program participation and long-term mode shift.
- Page 14 - “Bike Share Program”: VTA recommends a bike share program be substituted with another TDM measure for compliance purposes as there are no known public bike share programs planned to expand to the City of Santa Clara.
- Page 14 - “Bike Share Program”: The TDM Plan notes “the developer will provide a bike with each townhome”, if there is no bike share program in operation in the project vicinity. If bikes are purchased for each residence, they should be e-cargo bikes to better support non-SOV trips.

Additionally, please consider referring to the TDM section of VTA’s Community Design and Transportation Manual for guidance and resources related to TDM measures.

Thank you again for the opportunity to review this project. If you have any questions, please do not hesitate to contact me at triana.crighton@vta.org, or the VTA Land Use and Development Review team at plan.review@vta.org

Sincerely,

Triana Crighton
Senior Transportation Planner
SC2602

Meha Patel

From: Shree Dharasker <sdharasker@valleywater.org>
Sent: Thursday, May 28, 2026 5:37 PM
To: Meha Patel
Cc: Elizabeth Elliott; Patrick Kallas
Subject: RE: Notice of Intent to adopt MND - 3521 and 3591 Homestead Road

Hi all,

Thank you for providing an extension for comments on this project.

Santa Clara Valley Water District (Valley Water) has reviewed the draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed 147-unit residential mixed-use project at 3521- 3591 Homestead Road in Santa Clara (Project), received on May 6, 2026, and has the following comments:

Site Location

Valley Water has no right of way at this location, so no encroachment permit will be needed in accordance with Valley Water's Water Resources Protection Ordinance, and the Project is not adjacent to a creek or pipeline. Valley Water records indicate that there is one active well located on the property. The Project is located on FEMA Flood Zone X (area of minimum flood risk).

Water Supply and Demand

Given the size of the proposed development, we recommend that the applicant provide a Water Supply Assessment (WSA) with estimates of total annual water demand, including demand for fire flow requirements. WSAs help support Valley Water's management of water supply and sustainable groundwater resources in Santa Clara County.

Protection of Groundwater

- According to Valley Water's Historical Groundwater Elevation Data web tool (https://gis.valleywater.org/Wells.html), depths to first groundwater in the area range from approximately 20 to 30 feet below the ground surface. Groundwater depths fluctuate seasonally and annually but have been relatively high in recent years due to wet winters. Given the presence of residual subsurface contamination related to historical land uses at the site, please consider the following for the protection of groundwater quality: The State Water Resources Control Board's GeoTracker webpage (https://geotracker.waterboards.ca.gov/)

and US EPA's Superfund National Priorities List (https://www.epa.gov/superfund/search-superfund-sites-where-you-live) identify a number of environmental cleanup cases near the project area. The site itself is identified as an open cleanup investigation (Homestead Cleaners, ID T10000021700), as well as a closed Leaking Underground Storage Tank site (ID T0608500700). In the construction design, the applicant should incorporate measures to prevent the mobilization of residual or nearby subsurface contamination, creation of new pathways for contaminant migration, or any other adverse effects to groundwater quality.

- Any stormwater management feature and/or infiltration device implemented at the site should be designed to minimize groundwater quality degradation. These features/devices should maintain adequate vertical separation to seasonally high groundwater and comply with applicable sections of the Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 Stormwater Handbook

Ground Water Well

If redevelopment activities necessitate the destruction of the monitoring well, such well destruction would need to occur under permit from Valley Water. Further, if the well has not been used for 3-years or more, it is considered "abandoned" per Valley Water's Well Ordinance 90-1 and would need to be destroyed under Valley Water permit or brought back into service. If the well is still in use and intended to stay in place, we would like to ensure the well is not made inaccessible for proper destruction later. Additionally, if construction activities uncover any unregistered/unknown wells, any such wells would need to be destroyed under Valley Water permit.

Please let me know if you have any questions,

Shree Dharasker
Associate Engineer Civil
Community Projects Review Unit
(408)630-3037

From: Meha Patel <mpatel@Santaclaraca.gov>
Sent: Tuesday, May 26, 2026 2:12 PM
To: Shree Dharasker <sdharasker@valleywater.org>
Cc: Elizabeth Elliott <EElliott@santaclaraca.gov>; Patrick Kallas <pkallas@davidjpowers.com>
Subject: RE: Notice of Intent to adopt MND - 3521 and 3591 Homestead Road

***** This email originated from outside of Valley Water. Do not click links or open attachments unless you recognize the sender and know the content is safe. *****

Meha Patel

From: Katie Renati <windkatie@gmail.com>
Sent: Thursday, May 28, 2026 11:33 AM
To: Meha Patel; jsullivansld@yahoo.com
Cc: Ray Renati
Subject: Concerns Regarding Adjacent Development at 826 Bing Drive
Attachments: 826 Bing Drive vs Pulte project.png

You don't often get email from windkatie@gmail.com. Learn why this is important

Dear City Planner and Project Team,

My husband and I are homeowners at 826 Bing Drive in Santa Clara, and we are concerned about the proposed three-to-four story development next to our property.

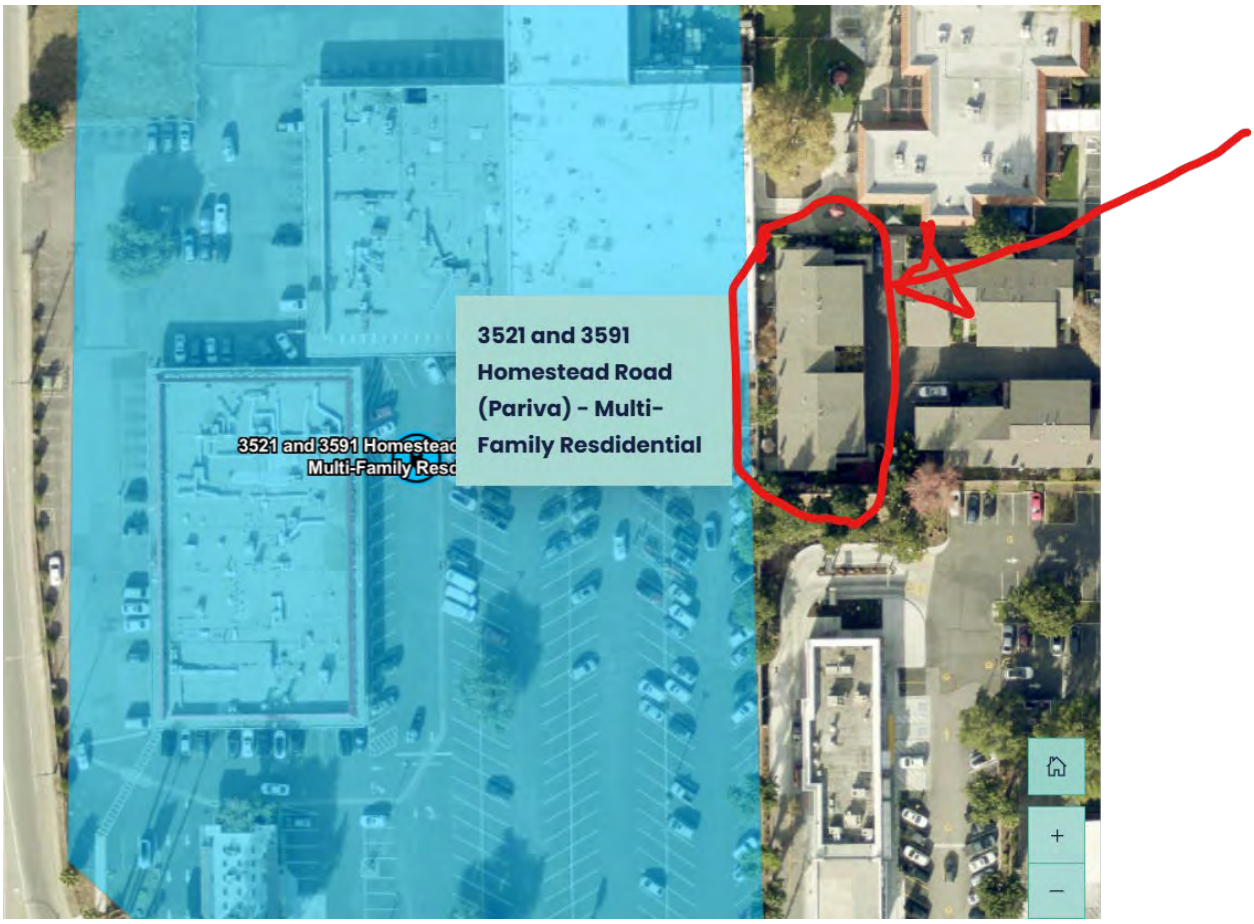
Based on the plans, the rear of the building will face directly into our townhouse, resulting in significant loss of sunlight, natural light, and privacy. All of our windows, doors, and our patio face in that direction, meaning we would be looking directly at a three-to-four story wall every time we look outside or use our outdoor space. See attached image.

We respectfully request that the City consider design adjustments—or the addition of privacy-preserving landscaping (including tall trees or vegetative screening)such as increased setbacks, upper-floor step-backs, or screening—to reduce these impacts on our home.

Where can we find the current plan for this project? I could not find it on the City website.

Thank you for your consideration.

Sincerely,
Katie & Ray Renati
826 Bing Drive
Santa Clara, CA


3521 and 3591 Homestead Road (Pariva) - Multi-Family Resdidential
3521 and 3591 Homestead
Multi-Family Resc

RECEIVED
MAY 22 2026
PLANNING DIVISION

May 20, 2026

City Council and Planning Department
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Re: Support for 3521 Homestead Road Redevelopment Project

Dear Mayor, Councilmembers, Planning Commissioners, and Planning Staff:

Fuheng Herbs and its CEO, Dalong Zhang, would like to express support for the proposed redevelopment project at the Homestead Road shopping center.

Over the years, we have appreciated the opportunity to operate our business in Santa Clara and serve many local residents and families. While relocating our business is a significant transition for us, we understand the growing need for additional housing opportunities within the community.

We recognize that the proposed redevelopment project will provide much-needed housing for local residents, improve the surrounding area, and contribute positively to the long-term development of Santa Clara. In particular, we understand that the project will serve the important purpose of helping alleviate the ongoing housing shortage in the Bay Area and welcoming new residents into the community.

We appreciate the efforts undertaken by the ownership, development team, and City staff throughout this process. Fuheng Herbs and Dalong Zhang support the redevelopment project and hope the project will move forward successfully for the benefit of the community and future residents.

Thank you for your time and consideration.

Respectfully submitted,

Fuheng Herbs

By: _____
Dalong Zhang
CEO, Fuheng Herbs

Meha Patel

From: Nick Linnea <nlinnea24@gmail.com>
Sent: Friday, May 8, 2026 4:49 PM
To: jsullivansld@yahoo.com; Meha Patel
Subject: Questions on Project @ 3521 and 3591 Homestead Road

Follow Up Flag: Flag for follow up
Flag Status: Flagged

You don't often get email from nlinnea24@gmail.com. Learn why this is important

Hello,

My name is Nick Bacho, and I am a resident of the Birdland neighborhood. I was born in Santa Clara and spent my first 25 years in the neighborhood bounded by Homestead, Lawrence, El Camino and Wolfe. In the past year, I've moved back into my childhood home. I very much believe we need more housing, and am pro-development. At the same time, I have some questions and concerns about the new housing project being built across from my neighborhood.

- How many units will be affordable housing? And are there any initiatives to designate housing for working and middle class folks who work in Santa Clara in professions we desperately need (like folks who work for the public schools and the city, VTA, community colleges, etc.)? I think of a coworker of my mom's, at Santa Clara Unified School District, who worked as a teacher's aide at the public schools (a very needed profession!). She had to work a second job at a local grocery store just to afford an apartment, and wasn't sure how she was going to retire. People like her deserve affordable housing options.

- What is going to be done to reduce effects on traffic? There's already long lines every morning and evening at the Lochinvar and Lawrence intersection. Will there be a protected left turn lane added? Also, has there been any effort to increase public transit offerings around the development to limit increased traffic?

- Are the businesses that have been displaced being considered as options for the commercial part of the development? Businesses like Super Kyo-Po, the Postal Annex, and Kevin's Tailoring were part of the community. The owner of the Postal Annex, Mr. Kim, sent me a fruit basket when my mom died. Mr. Kevin sewed all my Girl Scout badges to my sash when I was a kid. Super Kyo-Po was popular with both the Korean community and the non-Korean community. They were my go-to place for buying fish, they had some of the best produce prices around, and had dynamite kimchi made in house. The Santa Clara Asian community deserves to have those businesses exist.

Thank you.

Sincerely,
Nick Bacho

Meha Patel

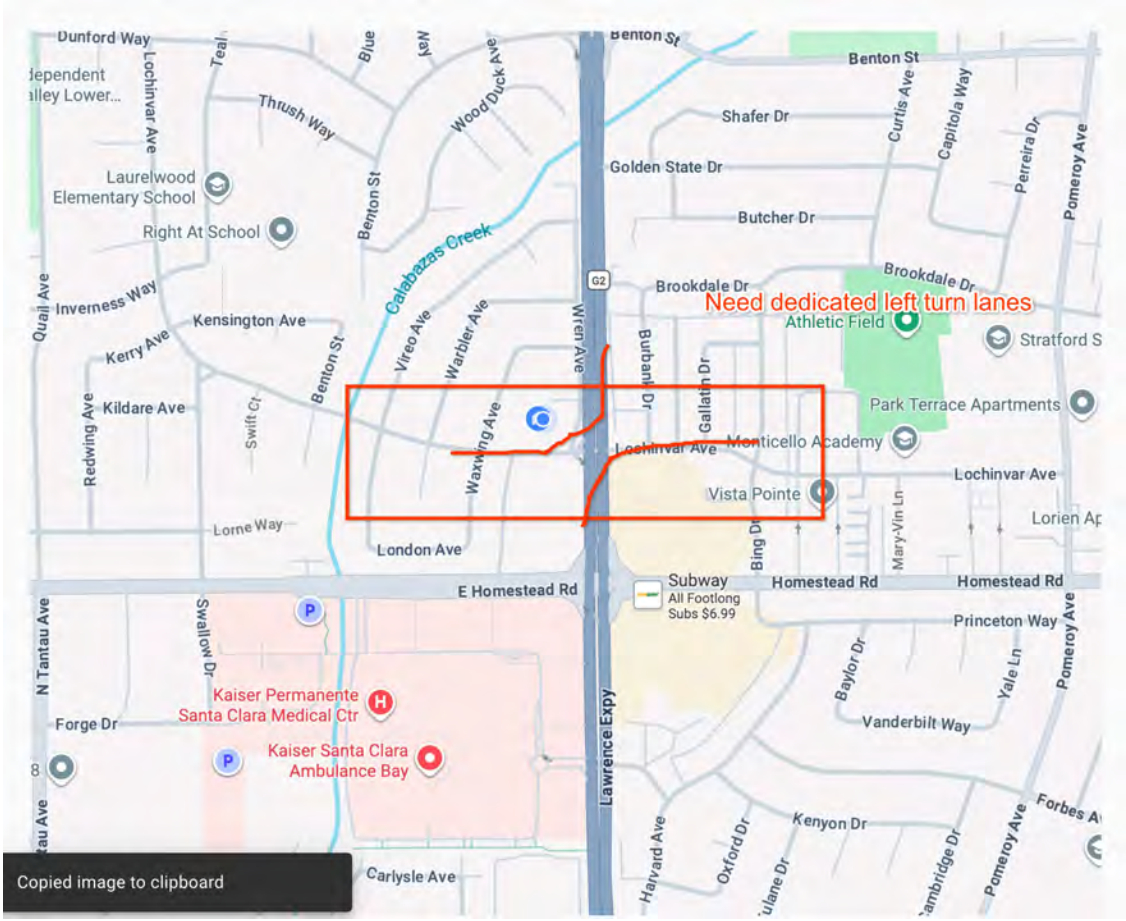
From: Vinay Bannai <vbannai@gmail.com>
Sent: Saturday, February 14, 2026 8:58 PM
To: jsullivansld@yahoo.com; Meha Patel
Subject: Re: Urgent Traffic Safety Improvements Needed at Lochinvar Avenue and Lawrence Expressway

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from vbannai@gmail.com. Learn why this is important

The figure included in my previous email showed the wrong intersection.
The text in my email still remains the same, the diagram is incorrect.

I am including the right diagram and the intersection in this email.



On Sat, Feb 14, 2026 at 5:30 PM Vinay Bannai <vbannai@gmail.com> wrote:

> *Meha Patel*
>
> *City of Santa Clara*
>
> *Planning Division & Traffic Engineering Department*

1500 Warburton Avenue

Santa Clara, CA 95050

Re: Urgent Traffic Safety Improvements Needed at Lochinvar Avenue and Lawrence Expressway

Dear City Planners and Traffic Engineering Team,

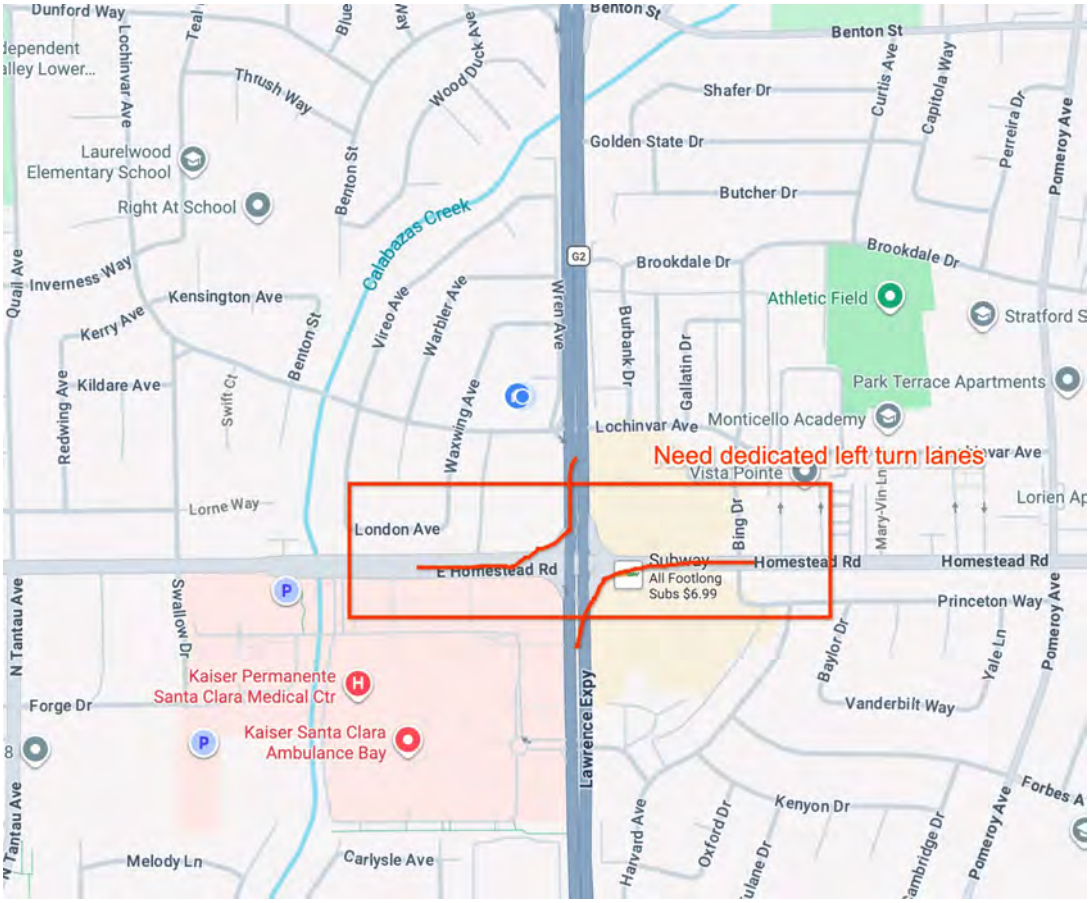
I am writing to formally request a traffic study and immediate infrastructure improvements at the intersection of **Lochinvar Avenue and Lawrence Expressway**.

As a resident concerned about the safety and flow of our neighborhood, I have observed significant congestion and hazardous conditions at this junction. This intersection serves as a critical entry and exit point for the Birdland neighborhood, leading to heavy volume during morning and evening commute times.

More importantly, this area is a corridor for multiple schools. On any given weekday, numerous children bike to school and pedestrians navigate the crosswalks on Lochinvar across Lawrence Expressway. The current configuration struggles to support this mix of vulnerable pedestrians and heavy vehicle traffic, creating a significant safety risk.

I am also deeply concerned about the cumulative impact of the new development projects proposed for **3521 and 3591 Homestead Road**. These developments will undoubtedly increase traffic volume, exacerbating the existing bottlenecks and safety hazards on Lochinvar.

To mitigate these issues and ensure the safety of our students and residents, **I urge you to consider installing a dedicated left-turn lane with a protected left-turn signal on both sides of the Lochinvar approaches. I also urge you to consider decreasing the density of the units in the project.**



These changes would significantly improve residents' ability to safely navigate the junction, reduce dangerous queues that block visibility, and provide a safer environment for children crossing this busy expressway.

Thank you for your time and attention to this urgent matter. I look forward to hearing how the City plans to address these concerns before the new developments are finalized.

Sincerely,

Vinay Bannai

1186 Lerwick Ct, Sunnyvale, CA 94087

--
Vinay Bannai
Email: vbannai@gmail.com

--
Vinay Bannai
Email: vbannai@gmail.com

Meha Patel

From: samuel carter <scart004@gmail.com>
Sent: Wednesday, March 4, 2026 11:21 AM
To: Summer Foss
Cc: Meha Patel
Subject: Re: Development Plans

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from scart004@gmail.com. Learn why this is important

Hi Summer,

Thanks for sending these over so quickly and looping in Meha.
I took a look at the attached set. I'm still deeply concerned that we are removing small business commercial shops to be replaced by luxury condos, I don't see the value as a nearby resident. But I'll let Meha address those frustrations.

Meha, I only recently found out that the shops in the plaza have all been forced out by management and that the plaza is undergoing a new development. I strongly disagree with these development plans as a nearby resident as I fear it will increase my rent and it removed various walkable shops that I used. Since the plans Summer so helpfully provided me show that this space is going to be 90% luxury condos, I'm left confused how this got approval. Luxury condos just popped up some two blocks down homestead so clearly the need is being filled and this is simply more redundant and unnecessary luxury housing that most people in the bay cannot afford. I did not receive ANY information regarding this development in my mail in the past year, and as someone who lives on Lochinvar this is a ridiculous proposal.

I beseech you to immediately stop this development plan and shift to something more commercial/walking friendly to existing residents instead of trying to cram in another 90 compact luxury condos that you can overcharge for. It enrages me that this was approved as it also disenfranchises the Asian American community that this neighborhood so clearly represents. You're simply ousting long term small businesses in favor of another fast money grab, and it sickens me.

I will be in attendance at the next city meeting to express these views in person.

Thank you and good day.

On Wed, Mar 4, 2026 at 10:59 AM Summer Foss <SFoss@santaclaraca.gov> wrote:

> Hi Samuel,
>
> I hope this message finds you well.
>
> Thank you for contacting the Planning Division. The project at 3521 Homestead Road is assigned to Project Manager Meha Patel, and I have included her on this email for reference.

Please find the most current plan set attached. Please note that the attached plans are not final and may be updated as the review process continues.

If you have any additional questions, please feel free to reach out.

8.5x11 - Combined - Pariva_Civil TM_2025.12.08 1.pdf

Best regards,

Summer Foss | Assistant Planner
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
D: 408.615.2469 | email: SFoss@SantaClaraCA.gov

City of Santa Clara
The Center of What's Possible

From: samuel carter <scart004@gmail.com>
Sent: Tuesday, March 3, 2026 4:43 PM
To: Planning <Planning@santaclaraca.gov>
Subject: Development Plans

> You don't often get email from scart004@gmail.com. Learn why this is important

I am reaching out because I recently found out about the development on this property:

3521 and 3591 Homestead Road (Pariva) - Multi-Family Residential

I am a nearby resident and want to review the plans to ensure that they're benefitting our community. I really enjoy the existing shops in that plaza and want to ensure there's a suitable replacement coming in.

Thanks!
Samuel Carter

Meha Patel

From: Falcon Patel <patelfalcon@gmail.com>
Sent: Tuesday, November 18, 2025 6:42 PM
To: Meha Patel
Cc: Planning; PlanningCommission
Subject: Feedback on PLN24-00633 – 3521 & 3591 Homestead Road Redevelopment

You don't often get email from patelfalcon@gmail.com. Learn why this is important

Subject: Feedback on PLN24-00633 – 3521 & 3591 Homestead Road Redevelopment

Dear City of Santa Clara Planning Department,

I am writing to provide feedback on the proposed redevelopment at **3521 and 3591 Homestead Road (Pariva)**. I am generally pro-housing and strongly support adding more homes in Santa Clara. However, this particular proposal raises serious concerns about **neighborhood livability, loss of essential retail, and increased traffic impacts**.

1. Elimination of an Active Retail Center

The project removes a functioning commercial plaza with more than ten active businesses, including grocery, restaurants, and small service providers that many residents rely on daily. These businesses provide walkable access to essentials and serve a culturally diverse community. Replacing the entire center with almost exclusively residential units—and only **4,991 sq ft of commercial space**—is not an adequate substitute.

This creates an immediate hardship:

- **Where will current customers go?**
- **Where will future residents shop, dine, or access daily services?**

Creating housing by eliminating necessary commercial services is not balanced planning.

2. Residential-only Corridors Create Car-Dependent Neighborhoods

Nearby developments, including **Laguna Clara**, have added significant new residential density without adding any new retail or services. Continuing this pattern along Homestead turns the corridor into a bedroom community, not a complete neighborhood.

When new residents cannot walk to groceries, restaurants, coffee, or services, they will drive—often to other cities. This **increases VMT (vehicle miles traveled)**, worsens congestion, and undermines Santa Clara's own climate and mobility goals.

3. Traffic Impacts at an Already Constrained Intersection

The Homestead & Lawrence area is already heavily congested during mornings, evenings, and weekends. Adding **147 residential units and 341 parking spaces** without the offset of meaningful on-site retail will push even more vehicles through this intersection.

Daily errands that could have been done on foot or nearby are now forced into car trips.

4. A Housing-Focused Project Still Needs Mixed-Use Support

This is not an argument against housing—in fact, the site is well-suited for it. But good planning requires balance.

A revised plan should:

- Maintain a **significant retail component**, not a token commercial pad.
- Support a mix of daily-needs businesses (grocery, cafes, food service, small shops).
- Preserve the character and utility of the existing neighborhood.
- Reduce car dependency and protect walkability.

Housing is essential, but **housing without services creates strain on infrastructure and worsens quality of life** for everyone—existing residents and new ones.

Conclusion

I respectfully request that the City require a more balanced, mixed-use plan—one that preserves essential commercial activity alongside new housing. Eliminating an entire retail center and replacing it with minimal commercial space is not a sustainable or community-serving approach.

Thank you for your time and consideration.

Sincerely,
A Santa Clara resident

Falcon Patel, resident of Homestead & Cornell

Meha Patel

From: Meha Patel
Sent: Monday, November 24, 2025 4:46 PM
To: Sejla Avdic
Subject: RE: Parvia 3521-3591

Hello,

Thank you for your email. Please note, this correspondence will be part of the public record on this item. We will discuss your comments and concerns with the applicant as we move forward with our review of the application.

In regards to your question for affordable housing, the project is proposing 15% of the proposed units to be affordable at a moderate-income level as required by our Affordable Housing Ordinance. "Moderate income households" means households whose income does not exceed the moderate income limits applicable to Santa Clara County, as published and periodically updated by the State Department of Housing and Community Development. For moderate-income level, the income limit is 80% to 120% of area median income, based on surveys of local area conducted by U.S. Department of Housing and Urban Development (HUD). For Santa Clara County, the Area Median Income for a 4-person household is $195,200.

The City (Housing Division) and developer will enter into an agreement and establish a Moderate Income limit and the maximum sales price for the below market rate units, often between 25% to 35% of the area media income. Once the project completes the Planning process, the developer and the City will enter into an agreement, you will then be able to apply for the one of the affordable units through Housing Division's Below Market Purchase ownership program. The selection process and down payment would be clarified then. There is usually an HOA fee for affordable housing. If you have additional questions on program, you can reach Housing and Community Services at communityservice@santaclaraca.gov.

Please let me know if you have any further questions and comments.

Thank you,

Meha Patel | Associate Planner
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
D: 408.615.2454 | E: mpatel@santaclaraca.gov

City of Santa Clara
The Center of What's Possible

Please note, I am out of office 11/25/25 to 12/5/25.

From: Sejla Avdic <sejlaavdic8@gmail.com>
Sent: Sunday, November 23, 2025 4:14 PM
To: Meha Patel <mpatel@Santaclaraca.gov>
Subject: Fwd: Parvia 3521-3591

You don't often get email from sejlaavdic8@gmail.com. Learn why this is important

---------- Forwarded message ---------
From: **Sejla Avdic** <sejlaavdic8@gmail.com>
Date: Sun, Nov 23, 2025 at 3:40 PM
Subject: Parvia 3521-3591
To: <jsullivansld@yahoo.com>, <mpatel@santaclara.gov>

Hello,

The project plan mentions **only 22** units out of 147 will be allocated as 'affordable housing at the moderate-income level (15%).' What an embarrassment/slap in the face to the local community. At least half of these units should be built for affordable housing.

Could you please explain what the moderate-income level of 15% means? What are the exact income limits? What is the approximate cost of a townhouse for a moderate-income? How can potentially interested individuals apply for one of these 22 'affordable' units? Will there be a lottery drawing? What would a down payment be for an 'affordable' townhouse? Will there be an HOA fee for 'affordable' housing?

If you do not have the answers to these questions, please point me to the appropriate contact.

Thank you,
Sejla (Shayla)

--

Sejla (Shayla) Avdic

JADE & RUBY AT PARIVA

TOWNHOME CONDOS
SANTA CLARA, CALIFORNIA

PULTE GROUP

4511 WILLOW ROAD, SUITE #8
PLEASANTON, CA 94588
PHONE: 925-250-7608

ALL ELECTRIC
THIS PROJECT IS ALL ELECTRIC. NO GAS ON SITE.

CONTACT PERSON

THE OWNER/DEVELOPER HAS DESIGNATED THE FOLLOWING CONTACT PERSON WITH THE AUTHORITY TO ACT ON BEHALF OF THE OWNER TO COORDINATE AND PROVIDE CONSISTENCY FOR ALL THE PLANS REQUIRED FOR THE PROJECT INCLUDING LANDSCAPE, GRADING, PEDESTRIAN PROTECTION, ARCHITECTURE, STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING PER C.B.C. 108.2 AND 107.3.4.1.

CONTACT:
NITAL MEHTA

POSITION:
PROJECT MANAGER: WEST ZONE, NOR CAL

ADDRESS:
4511 WILLOW RD., PLEASANTON CA 94588

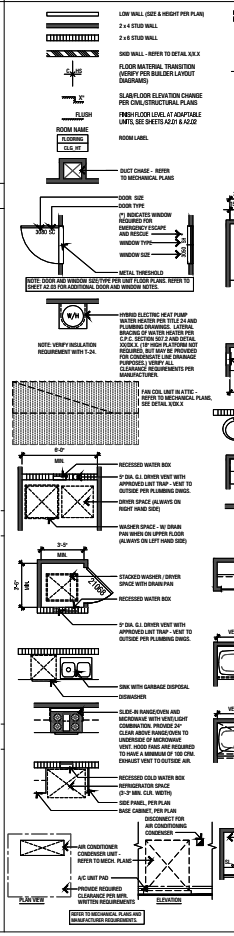
PHONE:
(925) 398-4173

DESCRIPTION OF SCOPE

THE PROJECT CONSISTS OF 90 STACKED FLAT CONDOS AND 57 3 STORY TOWNHOME STYLE CONDOS

THIS PROJECT DOES NOT UTILIZE PUBLIC FUNDING, DOES NOT QUALIFY AS PUBLIC ACCOMMODATIONS, DOES NOT HAVE PUBLIC USE AREAS, AND IS NOT PUBLIC HOUSING PER C.B.C. CHAPTER 2 DEFINITION.

ARCHITECTURAL SYMBOL LEGEND



ABBREVIATIONS

A/C	AIR CONDITIONING	MSP	MOTOR STARTER & DISCONNECT/PHOTOSENSOR
ADJ.	ADJACENT		
ADJ.	ADJUSTABLE	M.	MASTER
AFCI	ARC-FAULT CIRCUIT INTERRUPTER	MC.	MEDICINE CABINET
A.F.F.	ABOVE FINISH FLOOR	MAS.	MASONRY
ALT.	ALTERNATE	MAT.	MATERIAL
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE	MAX.	MAXIMUM
ARCH.	ARCHITECT / ARCHED	MECH.	MECHANICAL
ASB.	ASBESTOS	MEMB.	MEMBRANE
A.T.O.T.	AT TOP OF TRUSS	MFR.	MANUFACTURER
AUTO.	AUTOMATIC	MIN.	MINIMUM
AW	AWNING	MISC.	MISCELLANEOUS
		MTD.	MOUNTED
BA.	BATH	MT.	METAL THRESHOLD
BALC.	BALCONY	MTL.	METAL
B.O.	BOTTOM OF	NAT.	NATURAL
BD.	BOARD	N.A.A.M.M.	NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS
BDRM.	BEDROOM	NEC	NATIONAL ELECTRIC CODE
BLDG.	BUILDING	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
BLK.	BLOCK	NFW	NET FREE VENT AREA
BSE.	BASE	NIC	NOT IN CONTRACT
C.	CARPET	NO.	NUMBER
CAB.	CABINET	NTS	NOT TO SCALE
CBC	CALIFORNIA BUILDING CODE		
CEC	CALIFORNIA ELECTRICAL CODE	O/	OVER
CEC	CALIFORNIA ENERGY CODE	OBS.	OBSCURE
CEM.	CEMENT	O.C.	ON CENTER
CER.	CERAMIC	OCC.	OCCUPANCY
CFC	CALIFORNIA FIRE CODE	O.D.	OUTSIDE DIAMETER
CGBSC	CALIFORNIA GREEN BUILDING STANDARDS CODE	OFF.	OFFICE
CHL.	CHALK	OPNG.	OPENING
C.J.	CONTROL JOINT	OPP.	OPPOSITE
CL.	CENTER LINE	OPT.	OPTION/OPTIONAL
CLG.	CEILING	O.S.A.	OUTSIDE AIR
CLR.	CLEAR		
CM.	CASEMENT	P.	PANTRY / POLE: PRIMARY
CMC	CALIFORNIA MECHANICAL CODE	P.B.	PUSH BUTTON
C.O.	CASED OPENING	PED.	PEDESTAL
CO/SD	CARBON MONOXIDE DETECTOR / SMOKE DETECTOR	PERIM.	PERIMETER
COMP.	COMPOSITION / COMPACTOR	PERP.	PERPENDICULAR
CONC.	CONCRETE	PH	PHONE
COND.	CONDITION / CONDENSER	PL	PLATE / PROPERTY LINE
CONST.	CONSTRUCTION	PLAM.	PLASTIC LAMINATE
CONT.	CONTINUOUS	PLUMB.	PLUMBING
CPC	CALIFORNIA PLUMBING CODE	PLYWD.	PLYWOOD
CRC	CALIFORNIA RESIDENTIAL CODE	PR.	PAIR
C.R.	CURTAIN ROD/ CORROSION-RESISTANT	PT.	POST-TENSIONED (REAR)
CTR.	CENTER	PT.	PRESSURE TREATED
CW	COLD WATER	PV	PHOTOVOLTAIC
		PWDR.	POWDER
D.	DRYER / DIMMER / DEPTH	QTY.	QUANTITY
DBL.	DOUBLE	R.	RISER / RADIUS
DED	DEDICATED	RAD.	RADIUS
D.F.	DOUGLAS FIR	R.D.	ROOF DRAIN
DIA.	DIAMETER	RE.	REAR
DIAG.	DIAGONAL	REF.	REFRIGERATOR / REFERENCE
DIM.	DIMENSION	REGT.	REGISTER
DN	DOWN	REIN.	REINFORCEMENT
DS.	DOOR, DOWNSPOUT	REQ.	REQUIRED
D.S.	DETAIL	REV.	REVERSE / REVISION
D.W.	DISHWASHER	R.O.	ROUGH OPENING
DWG.	DRAWING	RM.	ROOM
D.Z.	DROP ZONE		
E.	ENTRY	SA.	SMOKE ALARM
EA.	EACH	S.A.F.	SELF ADHERING FLASHING
E.J.	EXPANSION JOINT	S.A.M.	SELF ADHERING MEMBRANE
ELEC.	ELECTRIC / ELECTRICAL	SC.	SOLID CORE
ELEV.	ELEVATION	S.D.	SUMP DOOR
EMER.	EMERGENCY	SFD	SINGLE FAMILY DETACHED
ENCL.	ENCLOSURE	SH.	SHELF / SHOWER
EQ.	EQUAL / EQUALLY	SHT.VAL.	SHEET-OFF VALVE
EQUIP.	EQUIPMENT	S.T.C.	SOUND TRANSMISSION COEFFICIENT
E.S.S.	ENERGY STORAGE SYSTEM	SECT.	SECTION/SECTIONAL
EV.	ELECTRIC VEHICLE	SERV.	SERVICE
EVSE	ELECTRIC VEHICLE SUPPLY EQUIPMENT	SH.	SHELF
EX.	EXHAUST	SHLV.	SHELVES
EXIST.	EXISTING	SHT.	SHEET
EXP.	EXPOSED	SHTG.	SHEATHING
EXT.	EXTERIOR	SHWR.	SHOWER
F.	FAIRGROUND / FLOOR / FINISH	SIM.	SIMILAR
F.A.U.	FORCED AIR UNIT	SL.	SLIDER
F.D.	FLOOR DRAIN	SLD.	SOLID
F.G.	FINISH GRADE/FUEL GAS	SLOP.	SLOPE
FGL.	FIBERGLASS	SPEC.	SPECIFICATION(S)
FIN.	FINISH	SQ.	SQUARE
FIX.	FIXTURE	SQ. FT.	SQUARE FOOT
FL.	FLUORESCENT	STD.	STANDARD
FLASH.	FLASHING	STEL.	STEEL
FLR.	FLOOR	STG.	STORAGE
FND.	FOUNDATION	STRUCT.	STRUCTURAL
F.O.	FACE OF	SW.	SWITCH
F.O.C.	FACE OF CONCRETE	T.	TILE / TREAD
F.O.F.	FACE OF FINISH	T&G	TONGUE & GROOVE
F.O.M.	FACE OF MASONRY	T.B.	TOWEL BAR
F.O.S.	FACE OF STUD	T.G.	TEMPERED GLASS
FP.	FIXED PANEL / FIREPLACE	TEL.	TELEPHONE
FT.	FOOT / FEET	TEMP.	TEMPERED
FTG.	FOOTING	THK.	THICK
FX.	FIXED	T.O.	TOP OF
		T.O.C.	TOP OF CONCRETE / TOP OF CURB
G.	GALVANIZED	T.O.F.	TOP OF FINISH
GA.	GAUGE	T.O.M.	TOP OF MASONRY
GAR.	GARAGE	T.O.S.	TOP OF SLAB
G.D.	GARBAGE DISPOSAL	T.O.SHTG.	TOP OF SHEATHING
GFI	GROUND-FAULT-CIRCUIT-INTERRUPTER	T.O.T.	TOP OF TRUSS
G.I.	GALVANIZED IRON	TOIL.	TOILET
GL.	GLASS	T.P.	TOILET PAPER HOLDER
G.L.B.	GLUED LAMINATED BEAM	TR.	TOWEL RING
GND.	GROUND	TRANS.	TRANSOMER
GR.	GRADE	TV.	TELEVISION
G.S.M.	GALVANIZED SHEET METAL	TYP.	TYPICAL
GYP. BD.	GYPSUM BOARD		
H.	HIGH / HR	U.B.C.	UNIFORM BUILDING CODE
H.B.	HOSE BIB	U.C.B.C.	UNIFORM CALIFORNIA BOILERMAKERY
H.C.	HOLLOW CORE / HUMIDISTAT CONTROL	U.M.C.	UNIFORM MECHANICAL CODE
HDR.	HEADER	U.N.O.	UNLESS NOTED OTHERWISE
H.E.	HIGH EFFICACY	U.P.C.	UNIFORM PLUMBING CODE
HGT.	HEIGHT	USB	UNIVERSAL SERIAL BUS
HOR.	HORIZONTAL		
H.P.W.H.	HEAT PUMP WATER HEATER	V.	VINEL FLOOR / VOLT / VENT
HR.	HOUR	V.C.	VENTILATION CONTROL
HS.	HARD SURFACE	VENT.	VENTILATION
HT.	HEIGHT	VERT.	VERTICAL
HVAC.	HEATING, VENTILATION & AIR CONDITIONING	VEST.	VESTIBULE
H.W.	HOT WATER	VIF/FIC	VERIFY IN FIELD / FIELD CONDITION
IBC	INTERNATIONAL BUILDING CODE	VOL.	VOLUME
ICC	INTERNATIONAL CODE COUNCIL	V.R.	VAPOR RESISTANT
I.D.	INSIDE DIAMETER	V.S.	VACUUM SEAL
IN.	INCH	V.T.R.	VENT THROUGH ROOF
INSUL.	INSULATION	V.T.O.	VENT TO OUTSIDE
INT.	INTERIOR		
IRC	INTERNATIONAL RESIDENTIAL CODE	W.	WITH
		W/H	WATER HEATER
J.	JUNCTION BOX	W.	WEST / WIDE / WIDTH / WASHER / WATT
JST.	JOIST	WD.	WOOD
JT.	JOINT	W.I.	WROUGHT IRON
		W.C.	WATER CLOSET
KIT.	KITCHEN	WIND.	WINDOW
		W.P.	WATERPROOF
L.	LENGTH/LONG	W.R.	WATER RESISTANT
L.G.	LOWEST ADJACENT GRADE	W.R.B.	WATER-RESISTIVE BARRIER
LAV.	LAVATORY	WT.	WEIGHT
LNDRY	LAUNDRY		

SHEET INDEX

ARCHITECTURE:
A0.00 ARCHITECTURAL COVER SHEET
A0.40 ARCHITECTURAL SITE PLAN

JADE (3-STORY):
A0.01 JADE (3-STORY) ARCHITECTURAL COVER SHEET
A0.10 BUILDING CODE SUMMARY
A0.11 BUILDING AND DWELLING UNIT AREA SUMMARY
A0.12 TRAVEL DISTANCE EXHIBIT
A0.13 TRAVEL DISTANCE EXHIBIT

BUILDING COMPOSITES
A1.10 BUILDING TYPE 100 FIRST FLOOR COMPOSITE PLAN
A1.11 BUILDING TYPE 100 SECOND AND THIRD FLOOR COMPOSITE PLAN
A1.12 BUILDING TYPE 100 ROOF PLAN
A1.13 BUILDING TYPE 100 EXTERIOR ELEVATIONS
A1.13a BUILDING TYPE 100 EXTERIOR ELEVATIONS
A1.14 BUILDING TYPE 101 FIRST FLOOR COMPOSITE PLAN
A1.15 BUILDING TYPE 101 SECOND AND THIRD FLOOR COMPOSITE PLAN
A1.17 BUILDING TYPE 101 ROOF PLAN
A1.18 BUILDING TYPE 101 EXTERIOR ELEVATIONS
A1.21 BUILDING SECTIONS
A1.22 BUILDING SECTIONS

UNIT PLAN PLANS
A2.03 DOOR & WINDOW NOTES
A2.10 UNIT PLAN 1A/1AX & 2A FIRST, SECOND & THIRD FLOOR PLANS AND OPTIONS
A2.11 UNIT PLAN 1A &2A ADAPTABLE PLAN 2A FIRST FLOOR PLAN
A2.30 UNIT PLAN 3A FIRST, SECOND & THIRD FLOOR PLANS & OPTIONS
A2.34 UNIT PLAN 3B FIRST, SECOND & THIRD FLOOR PLANS & OPTIONS
A2.40 UNIT PLAN 4A FIRST, SECOND & THIRD FLOOR PLANS & OPTIONS
A2.50 UNIT PLAN 5A FIRST, SECOND & THIRD FLOOR PLANS

RUBY (4-STORY):
A0.02 RUBY (4-STORY) ARCHITECTURAL COVER SHEET
A0.10a BUILDING CODE SUMMARY
A0.12a BUILDING AND DWELLING UNIT AREA SUMMARY & ALLOWABLE AREA
A0.13 TRAVEL DISTANCE EXHIBIT

BUILDING COMPOSITES
A1.11 BUILDING TYPE 200 FIRST AND SECOND FLOOR COMPOSITE PLAN
A1.12 BUILDING TYPE 200 THIRD AND FOURTH FLOOR COMPOSITE PLAN
A1.13 BUILDING TYPE 200 ROOF PLAN
A1.14 BUILDING TYPE 200 EXTERIOR ELEVATIONS
A1.14a BUILDING TYPE 200 EXTERIOR ELEVATIONS
A1.31 BUILDING TYPE 300 FIRST & SECOND FLOOR COMPOSITE PLAN
A1.32 BUILDING TYPE 300 THIRD & FOURTH FLOOR COMPOSITE PLAN
A1.33 BUILDING TYPE 300 ROOF PLAN
A1.34 BUILDING TYPE 300 EXTERIOR ELEVATIONS
A1.34a BUILDING TYPE 300 EXTERIOR ELEVATIONS
A1.40 BUILDING SECTIONS
A1.41 UNIT PLAN SECTIONS
A2.03 DOOR & WINDOW NOTES

UNIT PLAN PLANS
A2.10 UNIT PLAN 1A/1X & 4A FIRST FLOOR PLANS
A2.11 UNIT PLAN 1A/1X & 4A SECOND & THIRD FLOOR PLANS
A2.20 UNIT PLAN 2A, 5A/B/C & 7A/B/C FIRST & SECOND FLOOR PLANS
A2.21 UNIT PLAN 5A/B/C/ & 7A/B/C THIRD & FOURTH FLOOR PLANS
A2.22 UNIT PLAN 5B & 7B, 5C & 7C FOURTH FLOOR PLANS
A2.30 UNIT PLAN 3A, 6A & 8A FIRST FLOOR PLANS
A2.31 UNIT PLAN 3A, 6A & 8A SECOND FLOOR PLANS
A2.32 UNIT PLAN 6A & 8A THIRD & FOURTH FLOOR PLANS
A2.40 ADAPTABLE UNIT PLANS 2 & 3 FIRST FLOOR PLANS

COMMERCIAL SHELL:
A0.30 BUILDING CODE SUMMARY & SQUARE FOOTAGE CALCULATIONS
A1.11 FLOOR PLAN
A1.12 ROOF PLAN
A1.12 EXTERIOR ELEVATIONS
A1.14 BUILDING SECTIONS
A2.01 DOOR & WINDOW SCHEDULE

NOTE: ALL CONSULTANT DRAWINGS ACCOMPANYING THESE ARCHITECTURAL DRAWINGS HAVE NOT BEEN PREPARED BY OR UNDER THE DIRECTION OF WHA; THEREFORE WHA ASSUMES NO LIABILITY FOR THE COMPLETENESS OR CORRECTNESS OF THE DRAWINGS.

VICINITY MAP

WHA
ARCHITECTS · PLANNERS · DESIGNERS
ORANGE COUNTY · INLAND EMPIRE/DESERT AREA

PulteGroup

JADE & RUBY AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA
TOWNHOME CONDOS
PULTE GROUP
PLEASANTON, CA
TRACT NO. 290-23-053

©2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

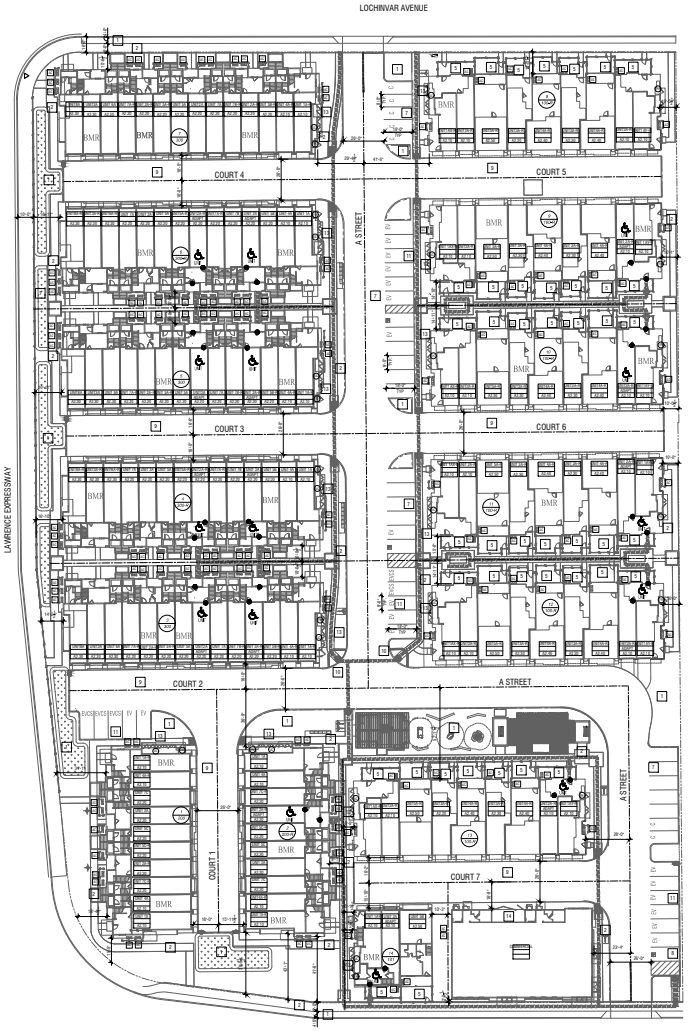
ARCHITECTURAL COVER SHEET

PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	-
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	A0-00
SHEET SCALE :	-
DATE:	SHEET:
6/12/2025	A0.00

ELECTRIC METERS, SERVICE SWITCHES AND OTHER UTILITY EQUIPMENT SHALL BE CLEARLY AND LEGIBLY MARKED TO IDENTIFY THE UNIT OR SPACE THAT IT SERVES. IDENTIFICATION SHALL BE MADE IN AN APPROVED MANNER, READILY VISIBLE AND SHALL BE MAINTAINED (2022 C.F.C. 509.1.1).

THIS ARCHITECTURAL SITE PLAN IS FOR BUILDING SITE REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL ADDITIONAL INFORMATION NOT SHOWN HERE, INCLUDING BUT NOT LIMITED TO, DIMENSIONS, GRADING, WALLS, SITE LIGHTING, LANDSCAPE IMPROVEMENTS, ACCESSIBILITY COMPLIANCE, AND SITE DETAILS.

NOTE:
BUILDINGS ARE ALL ELECTRIC. NO GAS ON SITE.



EGRESS COURT NOTES

EGRESS COURTS SERVING AS A PORTION OF THE EXIT DISCHARGE IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF C.B.C. SECTION 1027.4:

1. THE MINIMUM REQUIRED WIDTH OF EGRESS COURTS SHALL NOT BE LESS THAN 44 INCHES (36 INCHES AT EGRESS COURTS SERVING R-3 AND U OCCUPANCIES) FOR AN UNOBSTRUCTED HEIGHT OF 7 FEET. (C.B.C. SECTION 1027.4.1)
2. ENCROACHMENTS SHALL COMPLY WITH C.B.C. SECTION 1005.7
3. WHERE AN EGRESS COURT EXCEEDS THE MINIMUM REQUIRED WIDTH AND THE WIDTH OF SUCH EGRESS COURT IS THEN REDUCED ALONG THE PATH OF EXIT TRAVEL, THE REDUCTION IN WIDTH SHALL BE GRADUAL. THE TRANSITION IN WIDTH SHALL BE AFFECTED BY A GUARD NOT LESS THAN 30 INCHES IN HEIGHT AND SHALL NOT CREATE AN ANGLE OF MORE THAN 30 DEGREES WITH RESPECT TO THE AXIS OF THE EGRESS COURT ALONG THE PATH OF EGRESS TRAVEL. IN NO CASE SHALL THE WIDTH OF THE EGRESS COURT BE LESS THAN THE REQUIRED MINIMUM. (C.B.C. SECTION 1027.4.1)
4. WHERE AN EGRESS COURT SERVING A BUILDING OR PORTION THEREOF IS LESS THAN 10 FEET IN WIDTH, THE EGRESS COURT WALLS SHALL HAVE NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION FOR A DISTANCE OF 10 FEET ABOVE THE FLOOR OF THE COURT. OPENINGS WITHIN SUCH WALLS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 1-HOUR. (C.B.C. SECTION 1027.4.2)

EXCEPTIONS: 1.) EGRESS COURTS SERVING AN OCCUPANT LOAD OF LESS THAN 10; AND 2.) EGRESS COURTS SERVING GROUP R-3

PEDESTRIAN PROTECTION

PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY C.B.C. SECTION 3306 AND TABLE 3306.1. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC.

A WALKWAY SHALL BE PROVIDED FOR PEDESTRIAN TRAVEL IN FRONT OF EVERY CONSTRUCTION OR DEMOLITION SITE UNLESS THE APPLICABLE GOVERNING AUTHORITY AUTHORIZES THE SIDEWALK TO BE FENCED OR CLOSED. A WALKWAY SHALL BE PROVIDED FOR PEDESTRIAN TRAVEL THAT LEADS FROM A BUILDING ENTRANCE OR EXIT OF AN OCCUPIED STRUCTURE TO PUBLIC WAY. WALKWAYS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE THE PEDESTRIAN TRAFFIC, BUT SHALL NOT BE LESS THAN 4' IN WIDTH. WALKWAYS SHALL BE ACCESSIBLE IN ACCORDANCE WITH CHAPTER 11A OR 11B AS APPLICABLE, AND SHALL BE DESIGNED TO SUPPORT ALL IMPOSED LOADS, AND THE DESIGN LIVE LOAD SHALL NOT BE LESS THAN 150 POUNDS PER SQUARE FOOT, PER C.B.C. SECTION 3306.2.

4-STORY ACCESSIBILITY BUILDING MATRIX

BUILDING #	BUILDING TYPE	# OF UNITS	# OF ADAPTABLE UNITS
			ADAPTABLE UNITS
1	200	10	0
2	200-R	10	1
3	300-R	14	2
4	300	14	2
5	300-R	14	2
6	300	14	2
7	300-R	14	0
TOTAL:		90	9

90 X 10% = 9
TOTAL REQUIRED ADAPTABLE UNITS: 9
TOTAL ADAPTABLE UNITS PROVIDED: 7

3-STORY ACCESSIBILITY BUILDING MATRIX

BUILDING #	BUILDING TYPE	# OF UNITS	# OF ADAPTABLE UNITS
8	100-R	9	0
9	100-R	9	1
10	100-R	9	1
11	100-R	9	1
12	100-R	9	1
13	100-R	9	1
14	101	3	1
TOTAL:		57	6

60 X 10% = 6
TOTAL REQUIRED ADAPTABLE UNITS: 6
TOTAL ADAPTABLE UNITS PROVIDED: 6

SITE PLAN KEY NOTES

1. LANDSCAPE AREA - REFER TO LANDSCAPE DRAWINGS
2. WALK - REFER TO LANDSCAPE DRAWINGS
3. LANDSCAPE SLAT FENCE FOR AC EQUIPMENT SCREENING- REFER TO LANDSCAPE DRAWINGS (UNDER SEPARATE PERMIT)
4. PUBLIC OPEN SPACE - REFER TO LANDSCAPE DRAWINGS
5. PRIVATE YARD - REFER TO LANDSCAPE DRAWINGS
6. MAILBOXES - REFER TO LANDSCAPE DRAWINGS
7. UNASSIGNED GUEST PARKING STALL - REFER TO CIVIL DRAWINGS
8. ACCESSIBLE PARKING STALL - REFER TO LANDSCAPE, AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
9. DRIVE ALLEY: REFER TO CIVIL DRAWINGS
10. DETECTABLE WARNINGS AT CURB RAMP ALONG ACCESSIBLE PATH OF TRAVEL. REFER TO CIVIL DRAWINGS FOR ADDITIONAL CURB RAMP INFORMATION
11. ELECTRIC VEHICLE CHARGING SPACE (EV SPACE) PER C.G.B.C. SEC. 4.106.4.2.2. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL ELECTRIC VEHICLE CHARGING SPACE AND SERVICE EQUIPMENT (EVSE) REQUIREMENTS.
12. RETAINING WALL. REFER TO SITE IMPROVEMENT AND ROUGH GRADING DRAWINGS.
13. PROVIDE A FIRE DEPARTMENT APPROVED "KNOX" BOX IN FONT OF ELECTRICAL CLOSET, LOCATED OUTSIDE OF THE FIRE ALARM CLOSET. THE KNOX BOX SHALL BE LOCATED ON THE FACE OF THE FIRE ALARM CLOSET WALL AND LOCATED 6 FEET CENTERED A.F.F. AT A READILY VISIBLE LOCATION PER CA FIRE CODE SECTION 506.
14. TRASH STORAGE

SITE PLAN NOTES

1. THIS ARCHITECTURAL SITE PLAN IS FOR BUILDING SITE REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL ADDITIONAL INFORMATION NOT SHOWN HERE, INCLUDING BUT NOT LIMITED TO, DIMENSIONS, GRADING, STEPS, HANDRAILS, WALLS, SITE LIGHTING, LANDSCAPE IMPROVEMENTS, ACCESSIBILITY COMPLIANCE, AND SITE DETAILS.
2. SEE ELECTRICAL AND DRY UTILITY CONSULTANT DRAWINGS FOR TRANSFORMER LOCATIONS.
3. REFER TO CIVIL DRAWINGS FOR SETBACKS AT PROPERTY LINES.
4. REFER TO CIVIL DRAWINGS FOR PRECISE GRADING, PAD ELEVATIONS AND BUILDING LOCATIONS.
5. REFER TO CIVIL DRAWINGS FOR EXISTING AND PROPOSED FIRE HYDRANT LOCATIONS AND SIZES.
6. SIDEWALK AND/OR WALKWAY AREAS TO BE REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS AND TO ALLOW FOR SAFE PASSAGE OF THE GENERAL PUBLIC. ANY CONSTRUCTION FENCING SHALL BE BEHIND THE PROPERTY LINE. ALL CONSTRUCTION-RELATED DEBRIS TO BE PLACED ON PRIVATE PROPERTY.
7. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.
8. PROVIDE BUILDING ADDRESS NUMBERS, PER C.B.C. SECTION 502.1
9. REFER TO BUILDINGS ON THE SAME LOT NOTES FOR EXCLUSIONS ON FIRE PROTECTION AND ALLOWABLE OPENINGS.
10. PER C.B.C. TABLE 705.5, EXTERIOR WALLS OF TYPE VB CONSTRUCTION, GROUP R-2 AND GROUP U OCCUPANCIES SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING WHERE THE FIRE SEPARATION DISTANCE IS 10 FEET OR MORE. PER C.B.C. SECTION 202 DEFINITIONS, "FIRE SEPARATION DISTANCE" IS THE DISTANCE MEASURED FROM THE BUILDING FACE TO ONE OF THE FOLLOWING:
    1.) THE CLOSEST INTERIOR LOT LINE;
    2.) TO THE CENTERLINE OF A STREET, AN ALLEY OR PUBLIC WAY; OR
    3.) TO AN IMAGINARY LINE BETWEEN TWO BUILDINGS ON THE PROPERTY.
    THE DISTANCE SHALL BE MEASURED AT RIGHT ANGLES FROM THE FACE OF THE WALL.
11. PER C.B.C 705.8.1, THE MAXIMUM AREA OF UNPROTECTED AND PROTECTED OPENINGS PERMITTED IN AN EXTERIOR WALL IN ANY STORY OF A BUILDING SHALL NOT EXCEED PERCENTAGES SPECIFIED IN TABLE 705.8. PER C.B.C 705.8.1 EXCEPTION 2, BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.
12. PER C.B.C. 705.2, PROJECTIONS SHALL NOT EXTEND ANY CLOSER TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE THAN SHOWN IN TABLE 705.2. REFER TO PROJECTIONS NOTES FOR ADDITIONAL REQUIREMENTS AND EXCEPTIONS.
13. FIRE EXTINGUISHER LOCATIONS AND TYPE, VERIFY EXACT LOCATIONS, TYPE WITH LOCAL FIRE MARSHAL. SHALL MEET OR EXCEED C.B.C. SECTION 906 AND C.F.C. SECTION 906.
14. EXTERIOR DOOR LANDINGS TO COMPLY WITH C.B.C. SECTION 1010.1.4, SHALL HAVE A SLOPE AWAY FROM DOOR NOT TO EXCEED 1/4" PER FOOT (2-PERCENT SLOPE). FOR ADAPTABLE/ ACCESSIBLE UNITS ALL DOOR LANDINGS TO ALSO COMPLY WITH C.B.C 1132A.4. SEE LANDSCAPE AND CIVIL DRAWINGS ADDITIONAL INFORMATION.
15. MAILBOXES SHALL BE SUPPLIED, INSTALLED, AND DESIGNED TO THE APPROVAL OF THE PLANNING DIVISION, WITH LOCATIONS SUBJECT TO U.S. POSTAL SERVICE REQUIREMENTS.
16. ACCESSIBLE PATH OF TRAVEL ON AND AROUND SITE BY OTHERS. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR LOCATION AND COMPLIANCE.
13. SEE PHASING PLAN BY OTHERS FOR ADDITIONAL INFORMATION REGARDING CONSTRUCTION PHASING.
14. COMMERCIAL DUMPSTERS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YDS. OR GREATER SHALL NOT BE STORED OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES UNLESS AREAS CONTAINING DUMPSTERS ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM PER C.F.C. SECTION 304.3.3.
15. PER CALGREEN SEC. 4.410.2, WHERE 5 OR MORE MULTIFAMILY DWELLINGS UNITS ARE CONSTRUCTED ON A BUILDING SITE, PROVIDE READILY ACCESSIBLE AREA(S) THAT SERVES ALL BUILDINGS ON THE SITE AND IS IDENTIFIED FOR DEPOSITING, STORAGE AND COLLECTION OF NON-HAZARDOUS MATERIALS FOR RECYCLING, INCLUDING (AT A MINIMUM) PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS, ORGANIC WASTE, AND METALS, OR MEET A LAWFULLY ENACTED LOCAL RECYCLING ORDINANCE, IF MORE RESTRICTIVE. REFER TO DWELLING UNIT FLOOR PLANS FOR RECYCLING CONTAINER LOCATIONS.

MULTI-STORY DWELLING UNIT ADAPTABLE AND ACCESSIBILITY REQUIREMENTS

PER C.B.C. 11D3A.4.1 (LEAST 10%, BUT NOT LESS THAN ONE OF THE MULTI-STORY DWELLINGS IN APARTMENT BUILDINGS WITH 3 OR MORE DWELLING UNITS AND/OR CONDOMINIUMS WITH 4 OR MORE DWELLING UNITS SHALL COMPLY WITH THE FOLLOWING:

1. THE PRIMARY ENTRY TO THE DWELLING UNIT SHALL BE ON AN ACCESSIBLE ROUTE UNLESS EXEMPTED BY SITE IMPRACTICALITY TESTS IN SECTION 11258A.
2. AT LEAST ONE POWDER ROOM OR BATHROOM SHALL BE LOCATED ON THE PRIMARY ENTRY LEVEL, SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH THE PROVISIONS IN DIVISION IV.
3. ALL ROOMS OR SPACES LOCATED ON THE PRIMARY ENTRY LEVEL SHALL BE SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH THE PROVISIONS IN DIVISION IV. ROOMS AND SPACES LOCATED ON THE PRIMARY ENTRY LEVEL AND SUBJECT TO THIS REQUIREMENT MAY INCLUDE BUT ARE NOT LIMITED TO KITCHENS, POWDER ROOMS, BATHROOMS, LIVING ROOMS, BEDROOMS, OR HALLWAYS.
4. PRIVATE GARAGES COMPLYING WITH C.B.C. SECTION 11B4A.2.1 EXCEPTION SHALL NOT BE REQUIRED TO COMPLY WITH ACCESSIBILITY REQUIREMENTS. REFER TO SITE ACCESSIBILITY REQUIREMENTS ON SHEET A2.4D AND DWELLING UNIT ACCESSIBILITY REQUIREMENTS ON SHEET A2.0D FOR ACCESSIBLE PARKING, PARKING FACILITIES, AND ACCESSIBLE PRIVATE GARAGE REQUIREMENTS.

SITE LEGEND

- BUILDING NUMBER / BUILDING TYPE
- UNIT # / UNIT PLAN TYPE / UNIT NUMBER / SHEET REFERENCE
- PROPERTY LINE, REFER TO CIVIL DRAWINGS
- LINE DETERMINING FIRE SEPARATION (CLOSEST INTERIOR LOT LINE, CENTERLINE OF A STREET, AN ALLEY OR PUBLIC WAY, TO AN IMAGINARY LINE BETWEEN TWO BUILDINGS ON THE PROPERTY) PER. C.B.C. DEFINITIONS SECTION 202
- LINE OF EXTERIOR FINISH OF BUILDING FACE
- LOT LINE (ARE PHASING, REFER TO CIVIL DRAWINGS
- ADAPTABLE MULTI-STORY DWELLING UNIT ON AN ACCESSIBLE ROUTE THAT SHALL COMPLY WITH C.B.C. SEC. 1102A.3. REFER TO MULTI-STORY DWELLING UNIT ACCESSIBILITY REQUIREMENTS ABOVE ON THIS SHEET. ACCESSIBLE UNIT NUMBER PER SITE PLAN. REFER TO SHEETS A2.0D FOR FURTHER INFORMATION
- DENOTES ACCESSIBLE PATH OF TRAVEL. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION AND SHEET A0.4D, A0.4T, A0.4D FOR ACCESSIBLE ROUTE REQUIREMENTS.
- DENOTES ACCESSIBLE POINT OF ENTRY
- ONE-HOUR EXTERIOR WALL, AS NOTED ON PLANS, SHALL BE OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 705. ALL OTHER EXTERIOR WALLS ARE NOT REQUIRED TO BE OF RATED CONSTRUCTION. REFER TO DETAIL 4/A4.01.1
- (UC) ELECTRICAL / TELECOM CLOSET LOCATION - VERIFY PER CIVIL AND UTILITIES PLANS
- (FR) FIRE RISER CLOSET LOCATION - VERIFY PER CIVIL AND UTILITIES PLANS
- FIRE EXTINGUISHER - MIN. SIZE 2A:20B FOR ORDINARY HAZARD OCCUPANCY & MIN. SIZE 2A:10BC FOR LIGHT HAZARD AREAS, REFER TO SHEET A0.1D FOR ADDITIONAL INFORMATION. TEMPORARY FIRE EXTINGUISHERS SHALL BE PROVIDED DURING CONSTRUCTION.
- EGRESS WINDOW
- (AC) CONDENSING UNIT - VERIFY SIZE & LOCATION PER MECHANICAL DRAWINGS
- STABLE, SLIP-RESISTANT, LEVEL FIRE LADDER PAD ACCESSIBLE TO ALL RESCUE WINDOWS, 6'-0" x 7'-0" MIN., CAPABLE OF SUPPORTING MIN. 1000LBS - REFER TO A1.11 AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- DENOTES BUILDINGS UNDER SEPARATE SUBMITTAL/PERMIT

ARCHITECTURAL SITE PLAN | SCALE: 1/32" = 1'-0" | 1

NORTH

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . INLAND EMPIRE . BAY AREA

PulteGroup

JADE & RUBY AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA
TOWNHOME CONDOS
PULTE GROUP
PLEASANTON, CA
TRACT NO. 290-23-053

©2025 WILLIAM HEZMALHALCH ARCHITECTS, INC, dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

ARCHITECTURAL SITE PLAN

PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	24344_A0-40-SITE PLAN
SHEET SCALE:	1/32" = 1'-0"
DATE:	SHEET:
4/1/2026	A0.40

BUILDING TYPE 100 :FRONT PERSPECTIVE | 2

BUILDING TYPE 100 : FRONT PERSPECTIVE | 1

WHA.

PulteGroup

JADE AT PARIVA

ATTACHED DWELLING UNITS
SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-049

©2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING TYPE 100: FRONT PERSPECTIVE

COVER SHEET

PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	
SHEET SCALE:	
DATE:	SHEET: A0.01

PORTABLE FIRE EXTINGUISHERS

PER 2022 C.B.C. SECTION 906.1 PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS.

1. IN GROUP A, B, E, F, H, I, L, M, R-1, R-2, R2.1, R-2.2, R3.1, R-4 AND S OCCUPANCIES.
   EXCEPTION: IN GROUP R-2 OCCUPANCIES, PORTABLE FIRE EXTINGUISHERS SHALL BE REQUIRED ONLY IN LOCATIONS SPECIFIED IN ITEMS 2 THROUGH 6 WHERE EACH DWELLING UNIT IS PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C.
2. WITHIN 30 FEET OF COMMERCIAL COOKING EQUIPMENT. (N/A)
3. IN AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED, USED OR DISPENSED.
4. ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION, EXCEPT GROUP R-3 OCCUPANCIES, IN ACCORDANCE WITH SECTION 3315.1 OF THE 2022 CALIFORNIA FIRE CODE.
5. WHERE REQUIRED BY THE 2022 CALIFORNIA FIRE CODE SECTIONS INDICATED IN TABLE 906.1.
6. SPECIAL-HAZARD AREAS, INCLUDING BUT NOT LIMITED TO LABORATORIES, COMPUTER ROOMS AND GENERATOR ROOMS, WHERE REQUIRED BY THE FIRE CODE OFFICIAL. (N/A)

THE MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER FOR CLASS A FIRE HAZARDS IS 75 FEET PER 2022 C.B.C. TABLE 906.3(1).

PER C.B.C SECTION 906.4, FIRE EXTINGUISHERS PROVIDED FOR THE PROTECTION OF COOKING GREASE FIRES SHALL BE OF AN APPROVED TYPE COMPATIBLE WITH THE AUTOMATIC FIRE-EXTINGUISHING SYSTEM AGENT AND IN ACCORDANCE WITH C.F.C. SECTIONS 906.1. ITEMS () 906.4.1 AND 906.4.2

PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OF TRAVEL, UNLESS THE FIRE CODE OFFICIAL DETERMINES THAT THE HAZARD POSED INDICATES THE NEED FOR PLACEMENT AWAY FROM NORMAL PATHS OF TRAVEL PER 2022 C.B.C. SECTION 906.5

PORTABLE FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. IN ROOMS OR AREAS IN WHICH VISUAL OBSTRUCTION CANNOT BE COMPLETELY AVOIDED, MEANS SHALL BE PROVIDED TO INDICATE THE LOCATIONS OF EXTINGUISHERS PER 2022 C.B.C. SECTION 906.6.

HAND-HELD PORTABLE FIRE EXTINGUISHERS, NOT HOUSED IN CABINETS, SHALL BE INSTALLED ON THE HANGERS OR BRACKETS SUPPLIED. HANGERS OR BRACKETS SHALL BE SECURELY ANCHORED TO THE MOUNTING SURFACE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER 2022 C.B.C. SECTION 906.7.

CABINETS USED TO HOUSE PORTABLE FIRE EXTINGUISHERS SHALL NOT BE LOCKED PER 2022 C.B.C SECTION 906.8.

FIRE PROTECTION SYSTEM NOTES (R-2)

(AUTOMATIC NFPA-13 SPRINKLER SYSTEM PER 2022 C.B.C. 903.3.1.1, FIRE ALARM AND DETECTION SYSTEMS PER 2022 C.B.C. SECTION 907)

AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE W/ 2022 C.B.C. SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH 2022 C.B.C. SECTION 903.3.1.1 NFPA-13 SPRINKLER SYSTEMS.

PER 2022 C.B.C. SECTION 903.3.1.1.3, AUTOMATIC SPRINKLERS SHALL NOT BE REQUIRED AT SOLAR PHOTOVOLTAIC (PV) PANEL STRUCTURES WITH NO USE UNDERNEATH OR AT SOLAR PV PANELS SUPPORTED BY FRAMING THAT HAVE SUFFICIENT UNIFORMLY DISTRIBUTED AND UNOBSTRUCTED OPENINGS THROUGHOUT THE TOP OF THE ARRAY (HORIZONTAL PLANE) TO ALLOW HEAT AND GASES TO ESCAPE, AS DETERMINED BY THE ENFORCING AGENCY.

WHERE PROVIDED, FIRE PUMP AND AUTOMATIC SPRINKLER SYSTEM RISER ROOMS SHALL BE DESIGNED WITH ADEQUATE SPACE FOR ALL EQUIPMENT NECESSARY FOR THE INSTALLATION, AS DEFINED BY THE MANUFACTURER, WITH SUFFICIENT WORKING ROOM AROUND THE STATIONARY EQUIPMENT. CLEARANCES AROUND EQUIPMENT TO ELEMENTS OF PERMANENT CONSTRUCTION, INCLUDING OTHER INSTALLED EQUIPMENT AND APPLIANCES, SHALL BE SUFFICIENT TO ALLOW INSPECTION, SERVICE, REPAIR OR REPLACEMENT WITHOUT REMOVING SUCH ELEMENTS OF PERMANENT CONSTRUCTION OR DISABLING THE FUNCTION OF A REQUIRED FIRE-RESISTANCE RATED ASSEMBLY. FIRE PUMP AND AUTOMATIC SPRINKLER SYSTEM RISER ROOMS SHALL BE PROVIDED WITH A DOOR(S) AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST PIECE OF EQUIPMENT PER 2022 C.B.C. 902.1.

SHOP DRAWINGS FOR FIRE ALARM SYSTEMS SHALL BE PREPARED IN ACCORDANCE WITH NFPA 72 AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO SYSTEM INSTALLATION, PER 2022 C.B.C. SECTION 907.1.2.

PER 2022 C.B.C. SECTION 907.2 AN APPROVED FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND PROVIDED IN NEW BUILDINGS IN ACCORDANCE WITH C.B.C. SECTIONS 907.2.1 THROUGH 907.2.29, AND SHALL PROVIDE OCCUPANT NOTIFICATION IN ACCORDANCE WITH SECTION 907.5.

THE REQUIREMENT FOR A MINIMUM OF ONE MANUAL FIRE ALARM BOX PER C.B.C. SECTION 907.2 IS NOT REQUIRED FOR GROUP R-2 OCCUPANCIES UNLESS REQUIRED BY THE FIRE CODE OFFICIAL TO PROVIDE A MEANS FOR FIRE WATCH PERSONNEL TO INITIATE AN ALARM DURING A SPRINKLER SYSTEM IMPAIRMENT EVENT. WHERE PROVIDED, THE MANUAL FIRE ALARM BOX SHALL NOT BE LOCATED IN AN AREA THAT IS OPEN TO THE PUBLIC.

PER C.B.C. SECTION 907.2.9, FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES AS REQUIRED IN SECTION 907.2.9.1 FOR A MANUAL FIRE ALARM SYSTEM. PER SECTION 907.2.9.1 EXCEPTION 2, MANUAL FIRE ALARM BOXES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC NFPA 13 SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 AND THE OCCUPANT NOTIFICATION APPLIANCES WILL AUTOMATICALLY ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON A SPRINKLER WATER FLOW. PER SECTION 907.2.9.1 EXCEPTION 3, A FIRE ALARM SYSTEM IS NOT REQUIRED IN BUILDINGS THAT DO NOT HAVE INTERIOR CORRIDORS SERVING DWELLING UNITS AND ARE PROTECTED BY AN APPROVED AUTOMATIC NFPA 13 SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, PROVIDED THAT DWELLING UNITS EITHER HAVE A MEANS OF EGRESS DOOR OPENING DIRECTLY TO AN EXTERIOR EXIT ACCESS THAT LEADS DIRECTLY TO THE EXITS OR ARE SERVED BY OPEN-ENDED CORRIDORS DESIGNED IN ACCORDANCE WITH SECTION 1027.6, EXCEPTION 3.

PER C.B.C. SECTION 907.2.9.2, SINGLE- AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH C.B.C. SECTION 907.2.11. LISTED SINGLE- AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH C.B.C. SECTIONS 907.2.11.1 THROUGH 907.2.11.7 AND NFPA 72.
EXCEPTION: FOR GROUP R OCCUPANCIES, A FIRE ALARM SYSTEM WITH SMOKE DETECTORS LOCATED IN ACCORDANCE WITH THIS SECTION MAY BE INSTALLED IN LIEU OF SMOKE ALARMS. UPON ACTUATION OF THE DETECTOR, ONLY THOSE NOTIFICATION APPLIANCES IN THE DWELLING UNIT OR GUEST ROOM WHERE THE DETECTOR IS ACTUATED SHALL ACTIVATE.

PER C.B.C. SECTION 907.2.11.2, SINGLE- AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R-2, R-2.1, R-3, R-3.1 AND R-4 REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS:

1. ON THE CEILING OR WALL OUTSIDE OR EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

PER C.B.C. SECTION 907.2.11.24, SMOKE ALARMS SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SMOKE ALARMS THAT NO LONGER FUNCTION SHALL BE REPLACED.

INSTALLATION OF SMOKE ALARMS NEAR COOKING APPLIANCES, BATHROOMS AND OTHER SPECIFIC LOCATIONS REQUIREMENTS LISTED IN NFPA 72 SECTION 29.8.3.4 SHALL COMPLY WITH C.B.C. SECTION 907.2.11.8.

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN GROUP R OCCUPANCIES, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN ACCORDANCE WITH SECTION 907.2.11.5.

IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER IN ACCORDANCE WITH C.B.C. SECTION 907.2.11.6. EXCEPTION: SMOKE ALARMS ARE NOT REQUIRED TO BE EQUIPPED WITH BATTERY BACKUP WHERE THEY ARE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM THAT COMPLIES WITH SECTION 2702.

PER C.B.C. SECTION 907.2.11.7, SMOKE DETECTORS LISTED IN ACCORDANCE WITH UL 268 AND PROVIDED AS PART OF THE BUILDING FIRE ALARM SYSTEM SHALL BE AN ACCEPTABLE ALTERNATIVE TO SINGLE- AND MULTIPLE-STATION SMOKE ALARMS AND SHALL COMPLY WITH THE FOLLOWING:

1. THE FIRE ALARM SYSTEM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 907.
2. ACTIVATION OF A SMOKE DETECTOR IN A DWELLING UNIT OR SLEEPING UNIT SHALL INITIATE ALARM NOTIFICATION IN THE DWELLING UNIT OR SLEEPING UNIT IN ACCORDANCE WITH SECTION 907.5.2.
3. ACTIVATION OF A SMOKE DETECTOR IN A DWELLING UNIT OR SLEEPING UNIT SHALL NOT ACTIVATE ALARM NOTIFICATION APPLIANCES OUTSIDE OF THE DWELLING UNIT OR SLEEPING UNIT, PROVIDED THAT A SUPERVISORY SIGNAL IS GENERATED AND MONITORED IN ACCORDANCE WITH SECTION 907.6.6.

PER C.B.C. SECTION 907.5.2.3 VISIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.5.2.3.1 THROUGH 907.5.2.3.4

PER C.B.C. SECTION 907.5.2.3.3 IN GROUP R-2 OCCUPANCIES REQUIRED BY SECTION 907 TO HAVE A FIRE ALARM SYSTEM, EACH STORY THAT CONTAINS DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT FUTURE VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT.

1. THE REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE.VISIBLE APPLIANCES OR ADDITIONAL VISIBLE NOTIFICATION APPLIANCES.
2. THE FUTURE EXTENSION OF THE EXISTING WIRING FROM THE UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.
3. FOR WIRED EQUIPMENT, THE FIRE ALARM POWER SUPPLY AND CIRCUITS SHALL HAVE NOT LESS THAN 5-PERCENT EXCESS CAPACITY TO ACCOMMODATE THE FUTURE ADDITION OF VISIBLE ALARM NOTIFICATION APPLIANCES, AND A SINGLE ACCESS POINT TO SUCH CIRCUITS SHALL BE AVAILABLE ON EVERY STORY. SUCH CIRCUITS SHALL NOT BE REQUIRED TO BE EXTENDED BEYOND A SINGLE ACCESS POINT ON A STORY. THE FIRE ALARM SYSTEM SHOP DRAWINGS REQUIRED BY SECTION 907.1.2 SHALL INCLUDE THE POWER SUPPLY AND CIRCUIT DOCUMENTATION TO ACCOMMODATE THE FUTURE ADDITION OF VISIBLE NOTIFICATION APPLIANCES.

FIRE RESISTANCE DESIGN SCHEDULE (R-2)

(TYPE V-B NON-RATED WITH AUTOMATIC NFPA-FULL 13 SPRINKLER SYSTEM)

BEARING WALLS: EXTERIOR AND INTERIOR	(PER 2022 C.B.C. TABLES 601, 705.5 & SECTION 704.10)	N/R
NON-BEARING WALLS:		
EXTERIOR AND INTERIOR	(PER 2022 C.B.C. TABLE 601 & 705.5)	N/R (ONE-HOUR WHERE FIRE SEPARATION DISTANCE < 10'-0")
STRUCTURAL FRAME	(PER 2022 C.B.C. TABLE 601)	N/R
EXTERIOR WALL OPENINGS	(PER 2022 C.B.C. TABLE 705.8)	NOT PERMITTED LESS THAN 3'-0"
SHAFT ENCLOSURES	(PER 2022 C.B.C. SECTION 713.4)	ONE-HOUR
HORIZONTAL ASSEMBLIES:		
@ OCCUPANCY SEPARATIONS	(PER 2022 C.B.C. SECTION 711, 420.3 & TABLES 508.4 & 601)	VARIES
OCCUPANCY SEPARATION (R-2/U)	(PER 2022 C.B.C. TABLE 508.4 & 406.3.2)	1/2" OR 5/8" GYPSUM BOARD
OCCUPANCY SEPARATION (R-2/U)	(PER 2022 C.B.C. TABLE 508.4)	ONE-HOUR
ROOF CLASSIFICATION	(PER 2022 C.B.C. TABLE 1505.1)	*CLASS 'C'
FIRE PARTITIONS	(PER 2022 C.B.C. SECTION 420.2 & 708.3)	ONE-HOUR
FIRE BARRIERS	(PER 2022 C.B.C. TABLE 508.4 & SECTION 707)	ONE-HOUR
FIRE WALLS:	(PER 2022 C.B.C. SECTION 706)	TWO-HOUR
HORIZONTAL CONTINUITY	(PER 2022 C.B.C. SECTION 706.5, EXCEPTION 3)	
VERTICAL CONTINUITY	(PER 2022 C.B.C. SECTION 706.6, EXCEPTION 4)	
BUILDINGS ON SAME LOT	(PER 2022 C.B.C SECTION 503.1.2)	
USEABLE SPACE BELOW INTERIOR STAIRS	(PER 2022 C.B.C. SECTION 1011.7.3)	1/2" GYPSUM BOARD
ALLOWABLE OPENINGS & PROTECTIVES	(PER 2022 C.B.C. SECTION 705.8)	N/R
CORRIDORS	(PER 2022 C.B.C. TABLE 1020.1)	ONE-HOUR
SMOKE BARRIERS	(PER 2022 C.B.C. SECTION 709.3)	ONE-HOUR
EXIT PASSAGEWAYS	(PER 2022 C.B.C. SECTION 1024.3)	ONE-HOUR
EXIT ENCLOSURES	(PER 2022 C.B.C. SECTION 1023.2)	ONE-HOUR
PENETRATIONS	(PER 2022 C.B.C. SECTION 714)	EQUIVALENT TO THE REQUIRED FIRE-RESISTANCE RATING OF THE PENETRATED ASSEMBLY

* PER 2022 C.B.C. SECTION 1505.1, ROOF ASSEMBLIES SHALL BE DIVIDED INTO THE CLASSES DEFINED BELOW. CLASS A, B AND C ROOF ASSEMBLIES AND ROOF COVERINGS REQUIRED TO BE LISTED BY THIS SECTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790. IN ADDITION, FIRE-RETARDANT-TREATED WOOD ROOF COVERINGS SHALL BE TESTED IN ACCORDANCE WITH ASTM D2898. THE MINIMUM ROOF COVERINGS INSTALLED ON BUILDINGS SHALL COMPLY WITH TABLE 1505.1 BASED ON THE TYPE OF CONSTRUCTION OF THE BUILDING.

TABLE 1505.1[a]
MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	C	B	C	B	B	C

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².
a. Unless otherwise required in accordance with Chapter 7A.

FIRE RESISTANCE DESIGN NOTES (R-2)

(TYPE V-B NON-RATED WITH AUTOMATIC NFPA-FULL 13 SPRINKLER SYSTEM)

1. TWO OR MORE BUILDINGS ON SAME LOT SHALL BE REGULATED AS SEPARATE BUILDINGS OR SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING PER 2022 C.B.C. 503.1.2.
2. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENININGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE, PER 2022 C.B.C. SECTION 718.2.
3. BUILDINGS WHOSE EXTERIOR BEARING WALL, EXTERIOR NON-BEARING WALL AND EXTERIOR STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED BY 2022 C.B.C. TABLE 601 OR 705.5 SHALL BE PERMITTED TO HAVE UNLIMITED PROTECTION OPENINGS PER 2022 C.B.C. SECTION 705.8.1, EXCEPTION 2.
4. MAXIMUM AREA OF EXTERIOR WALL OPENINGS TO BE LIMITED TO VALUES GIVEN IN 2022 C.B.C. TABLE 705.8
5. PER 2022 C.B.C. SECTION 705.8.1, EXCEPTION 1, UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED IN THE EXTERIOR WALLS OF THE FIRST STORY ABOVE GRADE FACING A STREET THAT HAVE A FIRE SEPARATION DISTANCE OF GREATER THAN 15 FEET OR FACING AN UNOCCUPIED SPACE. THE UNOCCUPIED SPACE SHALL BE ON THE SAME LOT OR DEDICATED FOR PUBLIC USE, SHALL NOT BE LESS THAN 30 FEET IN WIDTH AND SHALL HAVE ACCESS FROM A STREET BY A POSTED FIRE LANE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE.
6. WHERE OPENINGS ARE REQUIRED TO BE PROTECTED, OPENING PROTECTIVES SHALL COMPLY WITH SECTION 716.
7. PER 2022 C.B.C. SECTION 1017, TABLE 1017.2, THE EXIT ACCESS TRAVEL DISTANCE IN A GROUP R OCCUPANCY SHALL NOT BE MORE THAN 250 FEET PROVIDED THAT THE BUILDING IS PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.
8. PROVIDE INDIVIDUAL PROTECTION OF STRUCTURAL MEMBERS IN ACCORDANCE TO 2022 C.B.C. SECTION 704.
9. WHERE PROVIDED, FIRE PUMP AND AUTOMATIC SPRINKLER SYSTEM RISER ROOMS SHALL BE DESIGNED WITH ADEQUATE SPACE FOR ALL EQUIPMENT NECESSARY FOR THE INSTALLATION, AS DEFINED BY THE MANUFACTURER, WITH SUFFICIENT WORKING ROOM AROUND THE STATIONARY EQUIPMENT. CLEARANCES AROUND EQUIPMENT TO ELEMENTS OF PERMANENT CONSTRUCTION, INCLUDING OTHER INSTALLED EQUIPMENT AND APPLIANCES, SHALL BE SUFFICIENT TO ALLOW INSPECTION, SERVICE, REPAIR OR REPLACEMENT WITHOUT REMOVING SUCH ELEMENTS OF PERMANENT CONSTRUCTION OR DISABLING THE FUNCTION OF A REQUIRED FIRE-RESISTANCERATED ASSEMBLY. FIRE PUMP AND AUTOMATIC SPRINKLER SYSTEM RISER ROOMS SHALL BE PROVIDED WITH A DOOR(S) AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST PIECE OF EQUIPMENT PER 2022 C.B.C. 902.1.
10. PER NFPA 13 SECTION 8.15.1 SPRINKLERS ARE REQUIRED WITHIN CONCEALED SPACES WITH EXPOSED COMBUSTIBLE MATERIALS SUCH AS WOOD. SPRINKLERS ARE NOT REQUIRED TO BE INSTALLED WHEN ONE OF THE FOLLOWING EXCEPTIONS ARE MET:

10.1. PER NFPA SECTION 8.15.1.2.1 CONCEALED SPACES OF NONCOMBUSTIBLE AND LIMITED COMBUSTIBLE CONSTRUCTION WITH MINIMAL COMBUSTIBLE LOADING HAVING NO ACCESS SHALL NOT REQUIRE SPRINKLER PROTECTION.
10.2. PER NFPA SECTION 8.15.1.2.1.1 THE SPACE SHALL BE CONSIDERED A CONCEALED SPACE EVEN WITH SMALL OPENINGS SUCH AS THOSE USED AS RETURN AIR FOR A PLENUM.
10.3. PER NFPA SECTION 8.15.1.2.2 CONCEALED SPACES OF NONCOMBUSTIBLE AND LIMITED COMBUSTIBLE CONSTRUCTION WITH LIMITED ACCESS AND NOT PERMITTING OCCUPANCY, OR STORAGE OF COMBUSTIBLES SHALL NOT REQUIRE SPRINKLER PROTECTION .
10.4. PER NFPA SECTION 8.15.1.2.3 CONCEALED SPACES FORMED BY STUDS OR JOISTS WITH LESS THAN 6 INCHES BETWEEN THE INSIDE OR NEAR EDGES OF THE STUDS OR JOISTS SHALL NOT REQUIRE SPRINKLER PROTECTION.
10.5. PER NFPA SECTION 8.15.1.2.4 CONCEALED SPACES FORMED BY BAR JOISTS WITH LESS THAN 6 INCHES BETWEEN THE ROOF OF FLOOR DECK AND CEILING SHALL NOT REQUIRE SPRINKLER PROTECTION.
10.6. PER NFPA SECTION 8.15.1.2.5 CONCEALED SPACES FORMED BY CEILINGS ATTACHED DIRECTLY TO O WITHIN 6 INCHES OF WOOD JOISTS OR SIMILAR SOLID MEMBER CONSTRUCTION SHALL NOT REQUIRE SPRINKLER PROTECTION.
10.7. PER NFPA SECTION 8.15.1.2.6 CONCEALED SPACES FORMED BY CEILINGS ATTACHED TO COMPOSITE WOOD JOIST CONSTRUCTION EITHER DIRECTLY OR ONTO METAL CHANNELS NOT EXCEEDING 1 IN. (25 MM) IN DEPTH, PROVIDED THE JOIST CHANNELS ARE FIRESTOPPED INTO VOLUMES EACH NOT EXCEEDING 160 FT3 (4.5 M3) USING MATERIALS EQUIVALENT TO THE WEB CONSTRUCTION AND AT LEAST 3-1/2 IN. (90 MM) OF BATT INSULATION IS INSTALLED AT THE BOTTOM OF THE JOIST CHANNELS WHEN THE CEILING IS ATTACHED UTILIZING METAL CHANNELS, SHALL NOT REQUIRE SPRINKLER PROTECTION.
10.8. PER NFPA SECTION 8.15.1.2.7 CONCEALED SPACES FILLED WITH NONCOMBUSTIBLE INSULATION SHALL NOT REQUIRE SPRINKLER PROTECTION.
10.8.1. PER NFPA SECTION 8.15.1.2.7.1 A MAXIMUM 2 IN. (50 MM) AIR GAP AT THE TOP OF THE SPACE SHALL BE PERMITTED.
11.3 PER NFPA SECTION 8.15.1.2.8 CONCEALED SPACES WITHIN WOOD JOIST CONSTRUCTION AND COMPOSITE WOOD JOIST CONSTRUCTION HAVING NONCOMBUSTIBLE INSULATION FILLING THE SPACE FROM THE CEILING UP TO THE BOTTOM EDGE OF THE JOIST OF THE ROOF OR FLOOR DECK, PROVIDED THAT IN COMPOSITE WOOD JOIST CONSTRUCTION THE JOIST CHANNELS SEPARATED INTO VOLUMES EACH NOT EXCEEDING 160 FT3 (4.5 M3) TO THE FULL DEPTH OF THE COMPOSITE WOOD JOIST WITH MATERIAL EQUIVALENT TO THE WEB CONSTRUCTION, SHALL NOT REQUIRE SPRINKLER PROTECTION.

CARBON MONOXIDE DETECTION

[F] 915.1 GENERAL. CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN NEW BUILDINGS
[F] 915.1.1 WHERE REQUIRED. CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN GROUP R OCCUPANCIES.
[F] 915.1.2 FUEL-BURNING APPLIANCES AND FUEL-BURNING FIREPLACES. CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN DWELLING UNITS, SLEEPING UNITS AND CLASSROOMS THAT CONTAIN A FUEL-BURNING APPLIANCE OR A FUEL-BURNING FIREPLACE.
[F] 915.1.3 FORCED-AIR FURNACES. CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN DWELLING UNITS, SLEEPING UNITS AND CLASSROOMS SERVED BY A FUEL-BURNING, FORCED-AIR FURNACE.
[F] 915.1.5 PRIVATE GARAGES. CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN DWELLING UNITS, SLEEPING UNITS AND CLASSROOMS IN BUILDINGS WITH ATTACHED PRIVATE GARAGES.
[F] 915.2.1 DWELLING UNITS. CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN DWELLING UNITS IN THE FOLLOWING LOCATIONS:

1. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
2. ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS.
3. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.

[F] 915.4.1 POWER SOURCE. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN A PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THAT REQUIRED FOR OVERCURRENT PROTECTION.
[F] 915.4.2 LISTINGS. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034.
[F] 915.4.4 COMBINATION ALARMS. COMBINATION CARBON MONOXIDE/SMOKE ALARMS SHALL BE AN ACCEPTABLE ALTERNATIVE TO CARBON MONOXIDE ALARMS. COMBINATION CARBON MONOXIDE/SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217.
915.4.5 INTERCONNECTION. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING UNIT OR WITHIN A SLEEPING UNIT IN GROUP R OCCUPANCIES, THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
[F] 915.5 CARBON MONOXIDE DETECTION SYSTEMS. CARBON MONOXIDE DETECTION SYSTEMS SHALL BE AN ACCEPTABLE ALTERNATIVE TO CARBON MONOXIDE ALARMS.
[F] 915.5.1 GENERAL. CARBON MONOXIDE DETECTION SYSTEMS SHALL COMPLY WITH NFPA 72.
[F] 915.5.2 LOCATIONS. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTION 915.2 OR NFPA 72
[F] 915.5.3 COMBINATION DETECTORS. COMBINATION CARBON MONOXIDE/SMOKE DETECTORS INSTALLED IN CARBON MONOXIDE DETECTION SYSTEMS SHALL BE AN ACCEPTABLE ALTERNATIVE TO CARBON MONOXIDE DETECTORS, PROVIDED THEY ARE LISTED IN ACCORDANCE WITH UL 2075 AND UL 268.
[F] 915.6 MAINTENANCE. CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTION SYSTEMS SHALL BE MAINTAINED IN ACCORDANCE WITH NFPA 720. CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS THAT BECOME INOPERABLE OR BEGIN PRODUCING END-OF-LIFE SIGNALS SHALL BE REPLACED.
915.7 VISIBLE ALARMS. IN BUILDINGS CONTAINING COVERED MULTI-FAMILY DWELLINGS AS DEFINED IN CHAPTER 2, ALL REQUIRED CARBON MONOXIDE ALARMS SHALL BE EQUIPPED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION IN ACCORDANCE WITH NFPA 72.

- REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

PER 2022 C.B.C. SECTION 907.2 AN APPROVED FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH C.B.C. SECTIONS 907.2.1 THROUGH 907.2.29, NFPA 72, AND SHALL PROVIDE OCCUPANT NOTIFICATION IN ACCORDANCE WITH SECTION 907.5.

A MINIMUM OF ONE MANUAL FIRE ALARM BOX SHALL BE PROVIDED IN AN APPROVED LOCATION TO INITIATE A FIRE ALARM SIGNAL FOR FIRE ALARM SYSTEMS EMPLOYING AUTOMATIC FIRE DETECTORS OR WATERFLOW DETECTION DEVICES.

AN APPROVED AUTOMATIC FIRE ALARM SHALL BE PROVIDED FOR THE U GARAGE IN COMPLIANCE WITH THE FIRE CODE AND NFPA 72. AT A MINIMUM, SMOKE DETECTORS, OR OTHER LISTED AND APPROVED DETECTION DEVICES, SHALL BE INSTALLED IN ALL ELECTRICAL, MECHANICAL, STORAGE, CONFERENCE OR SIMILAR ROOMS. LISTED AND APPROVED ALARM NOTIFICATION APPLIANCES PROVIDING BOTH AUDIBLE AND VISUAL NOTIFICATION SHALL BE INSTALLED THROUGHOUT THE BUILDING IN COMPLIANCE WITH THIS CODE AND NFPA 72.

SMOKE ALARM NOTE: 2022 C.B.C. SECTION 907.2.11.2 GROUP R-2. SINGLE- OR MULTI- STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS:

1. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BED-ROOMS.
2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
3. IN EACH STORY WITHIN A DWELLING UNIT EXCLUDING UNINHABITABLE ATTICS.

FIRE RESISTANCE RATING OF STRUCTURAL MEMBERS

PROVIDE INDIVIDUAL PROTECTION OF STRUCTURAL MEMBERS IN ACCORDANCE TO 2022 C.B.C. SECTION 704. THE FIRE-RESISTANCE RATINGS OF STRUCTURAL MEMBERS AND ASSEMBLIES SHALL NOT BE LESS THAN THE RATINGS REQUIRED FOR THE FIRE-RESISTANCE-RATED ASSEMBLIES SUPPORTED BY THE STRUCTURAL MEMBERS.
EXCEPTION: FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND HORIZONTAL ASSEMBLIES AS PROVIDED IN C.B.C. SECTIONS 707.5, 708.4, 709.4 AND 711.2, RESPECTIVELY.

C.B.C. SECTION 704.2 COLUMN PROTECTION
WHERE COLUMNS ARE REQUIRED TO HAVE PROTECTION TO ACHIEVE A FIRE-RESISTANCE RATING, THE ENTIRE COLUMN SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING IT ON ALL SIDES FOR THE FULL COLUMN HEIGHT, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING. WHERE THE COLUMN EXTENDS THROUGH A CEILING, THE ENCASEMENT PROTECTION SHALL BE CONTINUOUS FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW THROUGH THE CEILING SPACE TO THE TOP OF THE COLUMN.
EXCEPTION: COLUMNS THAT MEET THE LIMITATIONS OF SECTION 704.4.1.

C.B.C. SECTION 704.3 PROTECTION OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS.
MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ROOF, OR SUPPORT A LOAD-BEARING WALL OR A NONLOAD-BEARING WALL MORE THAN TWO STORIES HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THEIR FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING.
EXCEPTION: INDIVIDUAL ENCASEMENT PROTECTION ON ALL SIDES SHALL BE PERMITTED ON ALL EXPOSED SIDES PROVIDED THE EXTENT OF PROTECTION IS IN ACCORDANCE WITH THE REQUIRED FIRE-RESISTANCE RATING, AS DETERMINED IN SEC. 703.

C.B.C. SECTION 704.4 PROTECTION OF SECONDARY MEMBERS.
SECONDARY MEMBERS THAT ARE REQUIRED TO HAVE PROTECTION TO ACHIEVE A FIRE-RESISTANCE RATING SHALL BE PROTECTED BY INDIVIDUAL ENCASEMENT PROTECTION.
C.B.C. SECTION 704.4.1 LIGHT FRAME CONSTRUCTION. STUDS, COLUMNS, AND BOUNDARY ELEMENTS THAT ARE INTEGRAL ELEMENTS IN LOAD-BEARING WALLS OF LIGHT-FRAME CONSTRUCTION AND ARE LOCATED ENTIRELY BETWEEN THE TOP AND BOTTOM PLATES OR TRACKS SHALL BE PERMITTED TO HAVE REQUIRED FIRE-RESISTANCE RATINGS PROVIDED BY THE MEMBRANE PROTECTION PROVIDED FOR THE LOAD-BEARING WALL.

C.B.C. SECTION 704.4.2 HORIZONTAL ASSEMBLIES. HORIZONTAL ASSEMBLIES ARE PERMITTED TO BE PROTECTED WITH A MEMBRANE OR CEILING WHERE THE MEMBRANE OR CEILING PROVIDES THE REQUIRED FIRE-RESISTANCE RATING AND IS INSTALLED IN ACCORDANCE WITH SECTION 711.

C.B.C. SECTION 704.10 EXTERIOR STRUCTURAL MEMBERS. LOAD-BEARING STRUCTURAL MEMBERS LOCATED WITH THE EXTERIOR WALLS OR ON THE OUTSIDE OF A BUILDING OR STRUCTURE SHALL BE PROVIDED WITH THE HIGHEST FIRE-RESISTANCE RATING AS DETERMINED IN ACCORDANCE WITH THE FOLLOWING:
1. AS REQUIRED BY TABLE 601 FOR THE TYPE OF BUILDING ELEMENT BASED ON THE TYPE OF CONSTRUCTION OF THE BUILDING;
2. AS REQUIRED BY TABLE 601 FOR EXTERIOR BEARING WALLS BASED ON THE TYPE OF CONSTRUCTION;
3. AS REQUIRED BY TABLE 705.5 FOR EXTERIOR WALLS BASED ON THE FIRE SEPARATION DISTANCE.

TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

2019 CALIFORNIA BUILDING CODE

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE (C.B.C.)
2022 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2022 CALIFORNIA MECHANICAL CODE (C.M.C.)
2022 CALIFORNIA PLUMBING CODE (C.P.C.)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2022 CALIFORNIA ENERGY CODE (C.E.C.)
N.F.P.A. STANDARDS
2022 CALIFORNIA FIRE CODE (C.F.C.)

N.F.P.A. STANDARDS

BUILDING CODE DATA LEGEND

BUILDING TYPE: 100 & 101 (9-PLEX)

BUILDING OCCUPANCY GROUP:	R-2 / U
TYPE OF CONSTRUCTION:	TYPE VB
SPRINKLERED:	NFPA- FULL 13 SYSTEM PROVIDED
NUMBER OF STORIES:	3-STORIES

MAXIMUM BUILDING HEIGHT

ALLOWABLE:

MAX. STORIES ALLOWED: 2 + 1 = 3 STORIES (R-2 / TYPE VB + SPRINKLER INCREASE PER 2022 C.B.C. TABLE 504.4)
MAX. HEIGHT ALLOWED: 60'-0" (R-2 / TYPE VB + SPRINKLER INCREASE PER 2022 C.B.C. TABLE 504.3)

PROPOSED:

(ALL BUILDING TYPES R-2 / TYPE VB)
BUILDING TYPES 100 — 3 STORIES / ±42'-0" (AREA INCREASE PER C.B.C. TABLE 504.3 IS NOT USED)

NOTE: PROPOSED BUILDING HEIGHTS MEASURED PER C.B.C. SECTION 202 "HEIGHT, BUILDING" DEFINITION.

STRUCTURAL SYSTEM

BEARING WALLS:	2x4 AND 2x6 WOOD STUDS
FLOOR FRAMING:	14" T.J.I. FLOOR JOISTS AT 2ND AND 3RD FLOORS
ROOF FRAMING:	PREFABRICATED WOOD TRUSS
ROOF DECK:	OPEN WEB JOISTS
INTERIOR FIRE PARTITION FINISH:	5/8" TYPE 'X' GYPSUM BOARD
EXTERIOR FINISH:	EXTERIOR PLASTER AND/OR LAP SIDING - SEE EXT. ELEVATIONS FOR ADDITIONAL INFO.
PLATE HEIGHTS:	
1ST LEVEL	9'-1"
2ND LEVEL	9'-1"
3RD LEVEL	9'-1"
SHEATHING:	
FLOOR	23/32" SHEATHING
ROOF	15/32" SHEATHING
SUBSTRUCTURE:	
FOUNDATION	PT SLAB-ON-GRADE

NOTE:
THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR SPECIFIC INFORMATION.

TRUSS NOTES

TRUSS SUPPLIER SHALL SUBMIT CALCULATIONS AND SHOP DRAWINGS SIGNED BY A REGISTERED CIVIL/STRUCTURAL ENGINEER TO THE ENGINEER OF RECORD WHO AGREES TO REVIEW THE SHOP DRAWINGS FOR ACCEPTANCE PRIOR TO FABRICATION. SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED TO THE BUILDING SAFETY DIVISION FOR ACCEPTANCE AFTER THE RESPONSIBLE ENGINEER OF RECORD HAS NOTED HIS/HER ACCEPTANCE, AND PRIOR TO FABRICATION. PLANS, STRUCTURAL CALCULATIONS, AND SPECIFICATIONS MUST BE PREPARED BY A CALIFORNIA REGISTERED STRUCTURAL ENGINEER. TRUSS DRAWINGS MUST REFLECT COMPLIANCE WITH CBC SECTIONS:

A. 2022 C.B.C. SECTION 704.5 - FIRE-RESISTIVE PROTECTION OF TRUSSES WHEN REQUIRED BY 2022 C.B.C. TABLE 601.
B. 2022 C.B.C. SECTIONS 1703 & 1704 - REGULATION OF FABRICATED CONSTRUCTION INCLUDING REQUIRED INSPECTIONS AND CERTIFICATIONS.
C. 2022 C.B.C. SECTION 2304.10 - CONNECTORS AND FASTENERS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTIONS 2304.10.1 THROUGH 2304.10.8.
D. 2022 C.B.C. SECTION 2303.4.6 - METAL-PLATE-CONNECTED TRUSSES SHALL BE IN ACCORDANCE WITH TRUSS PLATE INSTITUTE (TPI) 1 MANUFACTURED TRUSSES SHALL COMPLY WITH 2022 C.B.C. SECTION 1705.5.
E. 2022 C.B.C. SECTION 2308.5.3.2 - WHEN BEARING STUDS ARE SPACED AT 24-INCH INTERVALS AND TOP PLATES ARE LESS THAN TWO 2-INCH BY 6-INCH OR TWO THREE-INCH BY FOUR-INCH MEMBERS AND WHERE THE FLOOR JOISTS, FLOOR TRUSSES OR ROOF TRUSSES THAT THEY SUPPORT ARE SPACED AT MORE THAN 16" INTERVALS, SUCH JOISTS OR TRUSSES SHALL BEAR WITHIN 5" OF THE STUDS BENEATH, OR A THIRD PLATE SHALL BE INSTALLED.

NOTE: TRUSSES ARE TO BE DESIGNED PER 2022 C.B.C. SECTION 2303.4. THE ICC APPROVED AGENCY NUMBER MUST BE NOTED ON SHOP DWGS.

LEGAL DESCRIPTION

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

JADE AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA
TOWNHOME CONDOS

TRACT NO. 290-23-053

PULTE GROUP
PLEASANTON, CA

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

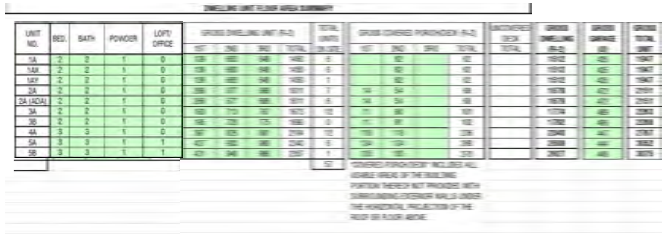
REVISIONS

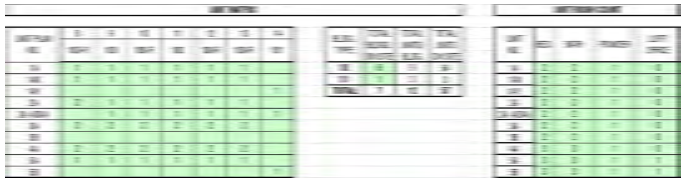
NO.	DATE	DESCRIPTION

BUILDING CODE SUMMARY

PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	-
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	A0-10
SHEET SCALE:	-
DATE: 6/12/2025	SHEET: A0.10

RESIDENTIAL BUILDING AND DWELLING UNIT AREA SUMMARY





NOTE: SQUARE FOOTAGE MAY VARY DUE TO CALCULATION METHOD.

GROSS UNIT SQUARE FEET: PER C.B.C. 202 DEFINITION, FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION OF CORRIDORS, STAIRWAYS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES. THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USEABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS.

HABITABLE LIVING SQUARE FEET: TOTAL SQUARE FEET OF UNIT AREA EXCLUDING, CLOSETS, BATHROOMS, HALLS, DECKS/PATIOS/BALCONIES, UTILITY ROOMS, STAIR SHAFTS AND GARAGES. TOTAL HABITABLE SPACE (ROOM) SECTION 209 - H.

BUILDING AREA: THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS (OR EXTERIOR WALLS AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

ALLOWABLE BUILDING AREA:

GROUP R-2 TYPE VB (NON FIRE RESISTIVE CONSTRUCTION) PER C.B.C. TABLE 506.2, ALLOWABLE BUILDING AREA = 7000 SQ. FT. PER STORY

GROUP U TYPE VB (NON FIRE RESISTIVE CONSTRUCTION) PER C.B.C. SEC. 406.3.1 AND TABLE 506.2, ALLOWABLE BUILDING AREA = 16,500 SQ. FT.

BUILDING FLOOR AREA SUMMARY

BLDG. TYPE	HEIGHT (STORIES)	TOTAL BLDGS. ON SITE
100	3	6
101	3	1

GROSS DWELLING UNIT AREA PER BUILDING (R-2)									
1ST	1ST MISC.	1ST (SUBTOT	2ND	2ND MISC.	2ND (SUBTOT	3RD	3RD MISC.	3RD (SUBTOT	TOTAL UNIT AREA (R-2)
2417	36	2453	6691	62	6753	6908	92	7000	16206
836	9	845	2280	13	2293	2302	57	2359	5497

MISCELLANEOUS (MISC.) FLOOR AREA REFERS TO AIR SPACE, INTERIOR WALLS, PARTY WALLS, UNUSABLE AREA WITHOUT WALLS UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE, ETC. THAT ARE INCLUDED IN THE OVERALL GROSS BUILDING FLOOR AREA CALCULATIONS BUT NOT INCLUDED IN THE DWELLING UNIT FLOOR AREAS.

GROSS COVERED PORCH/DECK (R-2)			
1ST	2ND	3RD	TOTAL AREA
420	782	0	1202
149	251	0	400

"COVERED PORCH/DECK" INCLUDES ALL USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

TOTAL GROSS PER FLOOR (R-2)			
1ST	2ND	3RD	**TOTAL GROSS (R-2)**
2873	7535	7000	**17408**
994	2544	2359	**5897**

GROSS GARAGE AREA (U)				
GARAGE	GARAGE MISC.	UTILITY	**TOTAL GROSS (U)**	**TOTAL GROSS AREA**
4130	399	134	**4663**	**22071**
1355	130	67	**1552**	**7449**

COMMERCIAL AREA SUMMARY

BUILDING TYPE	HEIGHT (STORIES)	TOTAL BLDGS.	ELECTRICAL & UTILITY ROOM (ACCESSORY)	TENANT SPACE	TOTAL GROSS AREA (M/B)	CANOPY
COMMERCIAL	1	1	114 SF	4991 SF	5105 SF	270 SF

ARCHITECTS · PLANNERS · DESIGNERS
WHA.
ORANGE COUNTY · LOS ANGELES BASIN AREA

PulteGroup

JADE AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA
TOWNHOME CONDOS
PULTE GROUP
PLEASANTON, CA
TRACT NO. 290-23-053

©2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING AND DWELLING UNIT AREA SUMMARY

PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	20244
CAD FILE NAME :	24344_A0-11
SHEET SCALE:	N.T.S.
DATE: 09/17/2025	SHEET: A0.11

COMMON PATH OF EGRESS TRAVEL DISTANCE CALCULATIONS

1006.3.4 SINGLE EXITS.
A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF, WHERE ONE OF THE FOLLOWING CONDITIONS EXIST:

INDIVIDUAL SINGLE-STORY OR MULTISTORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:

5.1. THE DWELLING UNIT COMPLIES WITH SECTION 1006.2.1 AS A SPACE WITH ONE MEANS OF EGRESS.

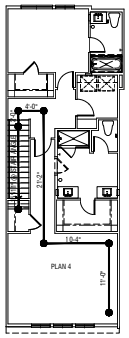
5.2. EITHER THE EXIT FROM THE DWELLING UNIT DISCHARGES DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, OR THE EXIT ACCESS OUTSIDE THE DWELLING UNIT'S ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS.

TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

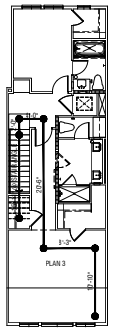
OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (feet)		
		Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL ≤ 30	OL > 30	
A[a], E, M	49	75	75	75[a]
B	49	100	75	100[a]
F	49	75	75	100[a]
H-1, H-2, H-3	3	NP	NP	25[a]
H-4, H-5	10	NP	NP	75[a]
I-2[j], *I-2.1*, I-4	10	NP	NP	75[a]
I-3	10	NP	NP	100[a]
R-1	10	NP	NP	75[a]
R-2	20	NP	NP	125[a]
R-2.1	*10*	*NP*	*NP*	*75[a]*
R-2.2	*20*	*NP*	*NP*	*125[a]*
R-3[a], *R-3.1*[a]	20	NP	NP	125[a, b]
R-4[a]	20	NP	NP	125[a, b]
S[f]	29	100	75	100[f]
U	49	100	75	75[c]
L	*See Section 453.6.1*		*NP*	*NP*

For SI: 1 foot = 304.8 mm.
NP = Not Permitted.

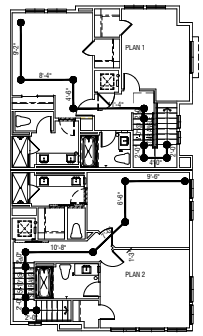
a. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2.
b. Group H occupancies equipped throughout with an automatic sprinkler system in accordance with Section 905.2.5.
c. For a room or space used for assembly purposes having fixed seating, see Section 1030.8.
d. For the travel distance limitations *and number of exit and exit access requirements for rooms and spaces* in Group I-2 or *I-2.1*, see Section 407.4.
e. The common path of egress travel distance shall only apply in a Group R-3 occupancy located in a mixed occupancy building.
f. The length of common path of egress travel distance in a Group S-2 open parking garage shall be not more than 100 feet.
g. For the travel distance limitations in Groups R-3 and R-4 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.3, see Section 1006.2.2.6.
h. For holding cells, see Section 408.3.11.
i. In accordance with Health and Safety Code Section 13113(d), there is no requirement for automatic sprinkler protection in an existing Group I-2 located in Type IA construction.



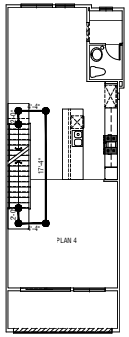
THIRD FLOOR



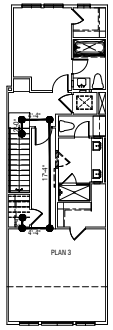
THIRD FLOOR



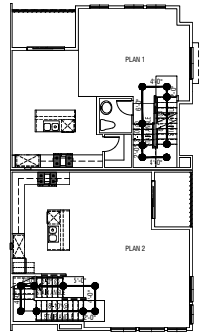
THIRD FLOOR



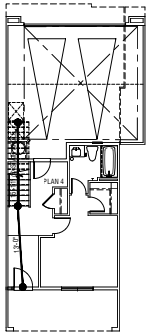
SECOND FLOOR



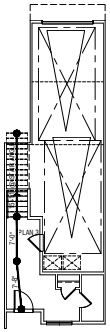
SECOND FLOOR



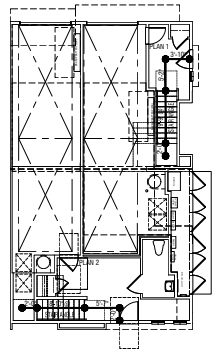
SECOND FLOOR



FIRST FLOOR



FIRST FLOOR



FIRST FLOOR

PLAN 4
TOTAL COMMON PATH OF TRAVEL: 123'-4"

PLAN 3
TOTAL COMMON PATH OF TRAVEL: 122'-1"

PLAN 1 / 2
TOTAL COMMON PATH OF TRAVEL: 99'-10" / 94'-9"

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

JADE AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA
TOWNHOME CONDOS
PULTE GROUP
PLEASANTON, CA
TRACT NO. 290-23-053

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

TRAVEL DISTANCE EXHIBIT

PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	20243434
CAD FILE NAME :	24344_A0-12
SHEET SCALE:	1/10" = 1'-0"
DATE: 6/12/2025	SHEET: A0.12

COMMON PATH OF EGRESS TRAVEL DISTANCE CALCULATIONS

1006.3.4 SINGLE EXITS.
A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF, WHERE ONE OF THE FOLLOWING CONDITIONS EXIST:

INDIVIDUAL SINGLE-STORY OR MULTISTORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:

5.1. THE DWELLING UNIT COMPLIES WITH SECTION 1006.2.1 AS A SPACE WITH ONE MEANS OF EGRESS.

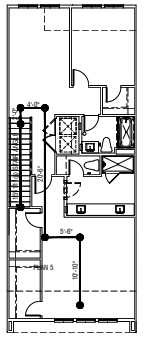
5.2. EITHER THE EXIT FROM THE DWELLING UNIT DISCHARGES DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, OR THE EXIT ACCESS OUTSIDE THE DWELLING UNIT'S ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS.

TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

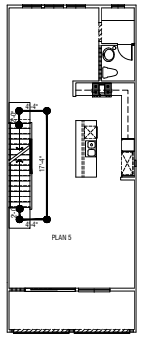
OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (feet)		
		Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL ≤ 30	OL > 30	
A[a], E, M	49	75	75	75[a]
B	49	100	75	100[a]
F	49	75	75	100[a]
H-1, H-2, H-3	3	NP	NP	25[a]
H-4, H-5	10	NP	NP	75[a]
I-2[c], *I-2.1*, I-4	10	NP	NP	75[a]
I-3	10	NP	NP	100[a]
R-1	10	NP	NP	75[a]
R-2	20	NP	NP	125[a]
R-2.1	*10*	*NP*	*NP*	*75[a]*
R-2.2	*20*	*NP*	*NP*	*125[a]*
R-3[e], *R-3.1*[e]	20	NP	NP	125[a, b]
R-4[e]	20	NP	NP	125[a, b]
S[f]	29	100	75	100[g]
U	49	100	75	75[a]
L	*See Section 453.6.1*		*NP*	*NP*

For SI: 1 foot = 304.8 mm.
NP = Not Permitted.

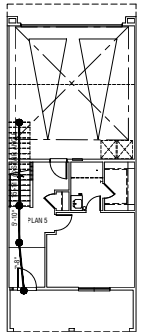
a. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2.
b. Group H occupancies equipped throughout with an automatic sprinkler system in accordance with Section 905.2.5.
c. For a room or space used for assembly purposes having fixed seating, see Section 1030.8.
d. For the travel distance limitations *and number of exit and exit access requirements for rooms and spaces* in Group I-2 *or I-2.1*, see Section 407.4.
e. The common path of egress travel distance shall only apply in a Group R-3 occupancy located in a mixed occupancy building.
f. The length of common path of egress travel distance in a Group S-2 open parking garage shall be not more than 100 feet.
g. For the travel distance limitations in Groups R-3 and R-4 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.3, see Section 1006.2.2.6.
h. *For holding cells, see Section 408.3.11.*
i. *In accordance with Health and Safety Code Section 13113(d), there is no requirement for automatic sprinkler protection in an existing Group I-2 located in Type 2A construction.*



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 5
TOTAL COMMON PATH OF TRAVEL: 118'-2"

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

JADE AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA
TOWNHOME CONDOS
PULTE GROUP
PLEASANTON, CA
TRACT NO. 290-23-053

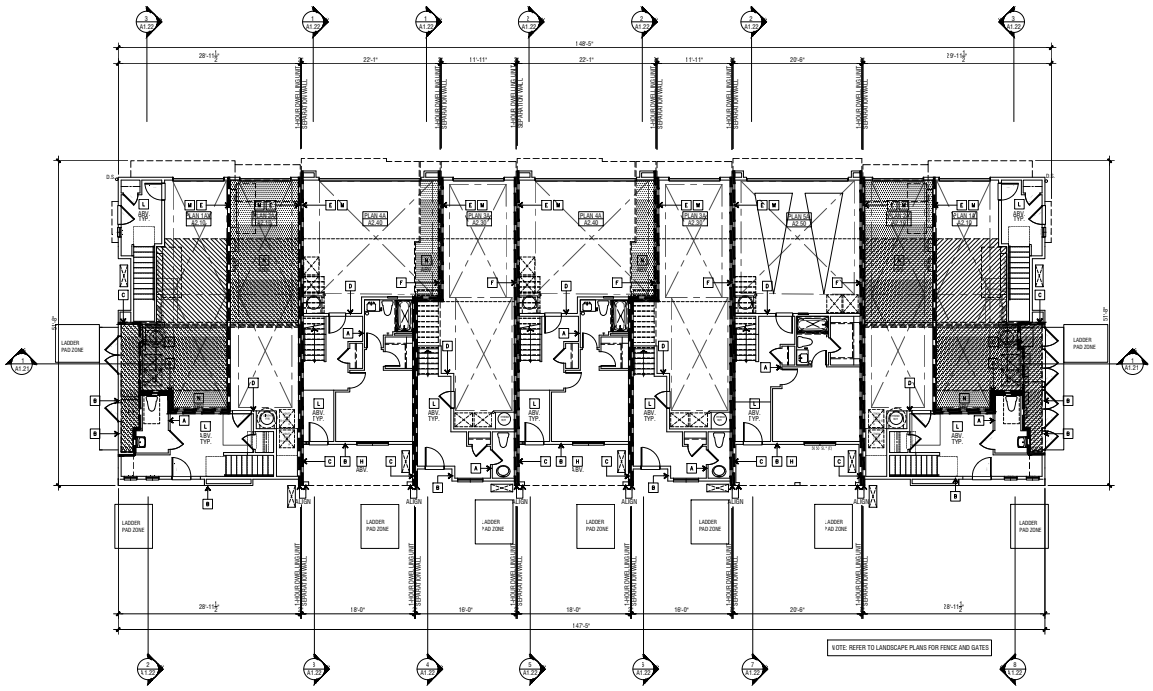
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

TRAVEL DISTANCE EXHIBIT

PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	20243434
CAD FILE NAME :	24344_A0-13
SHEET SCALE:	1/10" = 1'-0"
DATE: 6/12/2025	SHEET: A0.13



BUILDING TYPE 100: FIRST FLOOR PLAN | 2

COMPOSITE PLAN LEGEND

ELEMENT	DESCRIPTION
	ONE-HOUR OCCUPANCY SEPARATION FIRE BARRIER WALL
	ONE-HOUR OCCUPANCY SEPARATION FIRE BARRIER WALL
	ONE-HOUR DWELLING UNIT FIRE PARTITION (SEPARATION WALL)
	ONE-HOUR EXTERIOR WALL SEE CONSTRUCTION NOTE "C"
	INDICATES CEILING AREA WITH (2) LAYERS OF TYPE "X" GYP. BD.
	INDICATES DROPPED CEILING OR SOFFIT AREA
U-A / A1-2	UNIT PLAN TYPE: "-R" REFERS TO "REVERSE" CONDITION WHERE OCCURS ENLARGED UNIT PLAN SHEET LOCATION

GENERAL NOTES

1. REFER TO UNIT FLOOR PLANS FOR ADDITIONAL NOTES AND DIMENSIONS.
2. REFER TO SHEET A0.10 FOR BUILDING SQUARE FOOTAGE CALCULATIONS
3. FIRE DAMPERS SHALL BE INSTALLED PER C.B.C. SEC. 717.5.4? ALL DUCT AND AIR TRANSFER OPENINGS WITHIN FIRE WALLS, FIRE BARRIERS AND FIRE-RESISTIVE-RATED FLOOR-CEILING ASSEMBLIES OR ROOF-CEILING ASSEMBLIES, EXCEPT AS ALLOWED PER C.B.C. SECTIONS 717.5.1 THROUGH 717.5.7 AND 717.6.
4. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CBC SECT. 714.
5. WHERE COLUMNS ARE REQUIRED TO HAVE PROTECTION TO ACHIEVE A FIRE-RESISTANCE RATING, THE ENTIRE COLUMN SHALL BE PROVIDED WITH THE REQUIRED PROTECTION, INCLUDING THE CONCEALED SPACE WHERE A FURRED CEILING ENCLOSES THE COLUMN. SECTION 711.2.4.3 EXTENDING FROM THE TOP OF THE FLOOR THROUGH THE CEILING SPACE TO THE TOP OF THE COLUMN PER SECTION 704.2.
6. THE FIRE-RESISTANCE RATING OF HORIZONTAL ASSEMBLIES SHALL BE NOT LESS THAN THAT REQUIRED BY THE BUILDING TYPE OF CONSTRUCTION AND SHALL COMPLY WITH C.B.C. SECTIONS 715.2.4.
7. SEE LANDSCAPE DRAWINGS FOR ALL ENTRY PORCHES, PATIOS, STOOPS, STAIRS, HANDRAILS, WALLS, DRIVEWAYS, STEPS, LANDSCAPE WALLS, FENCES, TRELLIS, AND ADDITIONAL INFORMATION.
8. ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE, PER C.B.C. SECTION 703.7. SUCH IDENTIFICATION SHALL:
   - 8.1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
   - 8.2. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8-INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS," OR OTHER WORDING.
9. FIRE WALLS SHALL COMPLY WITH C.B.C. SECTION 706.
   - 9.1. FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND AT LEAST 18 INCHES BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS. PER C.B.C. 706.5 EXCEPTION 3, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON-COMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING IS PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM (NFPA-13 OR NFPA-13R).
   - 9.2. EXTERIOR WALLS ERECTED AT ANGLES TO EACH OTHER, WALLS THAT FORM AN ANGLE EQUAL TO OR GREATER THAN 180 DEGREES DO NOT NEED EXTERIOR WALL PROTECTION PER C.B.C. SECTION 706.5.1.
   - 9.3. FIRE WALLS SHALL EXTEND TO THE OUTER EDGE OF HORIZONTAL PROJECTING ELEMENTS SUCH AS BALCONIES, ROOF OVERHANGS, HANDRAILS, MANSARDS THAT ARE WITHIN 4 FEET OF THE FIRE WALL.
     EXCEPTION: THE EXTERIOR WALL BEHIND AND BELOW THE PROJECTING ELEMENT SHALL BE OF NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION FOR A DISTANCE NOT LESS THAN THE DEPTH OF THE PROJECTING ELEMENTS ON BOTH SIDES OF THE FIRE WALL. PER C.B.C. SECTION 706.5.2 EXCEPTION 2
   - 9.4. FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING AS PERMITTED PER C.B.C 1SECTION 706.5. EXCEPTION 4.
10. REFER TO SHEETS FOR RATED ASSEMBLY AND PENETRATION DETAILS
11. CONTRACTORS SHALL CONTINUE RATED WALL/CEILING CONDITION AS NECESSARY TO OBTAIN AN EVEN SURFACE. RATED AREAS INDICATED ARE MINIMUM REQUIREMENTS PER THE C.B.C.

CONSTRUCTION NOTES (TYPE VB)

VERTICAL ASSEMBLIES:

KEYNOTE	CONSTRUCTION ASSEMBLY	RATING (IN HOURS)	DESCRIPTION & NOTES	DETAIL REFERENCE
A	INTERIOR NON-BEARING WALL & PARTITIONS	0	INTERIOR NON-BEARING WALLS AND PARTITIONS SHALL BE OF NON-RATED CONSTRUCTION PER C.B.C. TABLE 601. REFER TO STRUCTURAL PLANS FOR NON-BEARING WALLS.	
B	EXTERIOR WALLS - TYPICAL	0	TYPICAL EXTERIOR WALLS ARE NOT REQUIRED TO BE OF 1-RATED CONSTRUCTION, U.N.O.	
C	EXTERIOR RATED WALLS	1	EXTERIOR WALLS, AS NOTED ON PLANS, SHALL BE OF 1-HOUR RATED CONSTRUCTION PER C.B.C. TABLE 602 AND C.B.C. SECTION 705. ALL OTHER EXTERIOR WALLS ARE NOT REQUIRED TO BE OF RATED CONSTRUCTION.	
D	INTERIOR HOUSE/GARAGE	0	1-2 / U GARAGE / HOUSE SEPARATION WALL TABLE 508.4 SUBNOTE C, 406.3.4 SHALL BE SEPARATED WITH 1/2" GYPSUM BOARD MINIMUM.	
E	1 IRE BARRIERS	1	1IRE BARRIERS SHALL BE OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 707.	
I	1IRE PARTITIONS	1	1IRE PARTITIONS SHALL BE OF 1-HOUR FIRE RATED CONSTRUCTION PER C.B.C. SECTION 708.	

HORIZONTAL ASSEMBLIES (FLOOR/CEILING):

KEYNOTE	CONSTRUCTION ASSEMBLY	RATING (IN HOURS)	DESCRIPTION & NOTES	DETAIL REFERENCE
H	1STERIOR to EXTERIOR (Deck over Exterior)	0	1HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF NON-RATED CONSTRUCTION PER C.B.C. SECTION 711.	
J	EXTERIOR to INTERIOR (Deck over Living)	0	1HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF NON-RATED CONSTRUCTION PER C.B.C. SECTION 711.	
K	INTERIOR to EXTERIOR (Living over Exterior)	0	1HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF NON-RATED CONSTRUCTION PER C.B.C. SECTION 711.	
L	1STERIOR to 1NTERIOR (Living over Living)	0	1HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF NON-RATED CONSTRUCTION PER C.B.C. SECTION 711.	
M	1STERIOR to 1NTERIOR (Living over G Garage)	0	1, 2 TO U GARAGE/HOUSE SEPARATION TABLE 508.4 SUBNOTE C, 406.3.4 GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM HABITABLE ROOMS WITH 5/8" TYPE-X GYPSUM BOARD MINIMUM. HOSIZONTAL FLOOR/CEILING ASSEMBLY SHALL BE NON-RATED CONSTRUCTION PER 2022 C.B.C. SECTION 711.1 & 714.4.2.	
N	1STERIOR to INTERIOR (Living/Deck over Living/ 2 ariegs, Dwelling Separation)	1	1HORIZONTAL (FLOOR/CEILING) ASSEMBLY SHALL BE 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.	

HORIZONTAL ASSEMBLIES (ROOF/CEILING):

KEYNOTE	CONSTRUCTION ASSEMBLY	RATING (IN HOURS)	DESCRIPTION & NOTES	DETAIL REFERENCE
O	ROOF over INTERIOR SPACE	0	1HORIZONTAL (ROOF/CEILING) ASSEMBLY OF NON-RATED CONSTRUCTION PER C.B.C. SECTION 711.	

INTERSECTIONS of VERTICAL ASSEMBLIES:

1-RATED INTERIOR WALL to NON-RATED INTERIOR WALL	INTERSECTING WALLS TO FIRE PARTITION SHALL NOT INTERRUPT THE REQUIRED RATING OF THE FIRE 7-ARTITION PER C.B.C. SECTION 708.	
1-RATED INTERIOR WALL to NON-RATED/RATED EXTERIOR WALL	CONTINUITY OF INTERSECTING FIRE PARTITIONS AND 1-RATED EXTERIOR WALL SHALL BOTH BE MAINTAINED PER C.B.C. SECTION 705 & 708.	

CONDITIONS AT RATED CONSTRUCTION

KEYNOTE	CONSTRUCTION ASSEMBLY	DESCRIPTION & NOTES	DETAIL REFERENCE
	PENETRATIONS AT RATED ASSEMBLIES	PENETRATIONS AT FIRE-RESISTIVE RATED WALLS, FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE PROTECTED PER C.B.C. SECTION 714	
	CONVENIENCE OUTLETS IN RATED WALLS	RECESSED FIXTURES AT FIRE RESISTIVE-RATED WALLS SHALL BE INSTALLED PER C.B.C. SECTION 714.3.2 SO THAT THE REQUIRED RATING OF THE WALL IS NOT REDUCED.	
	SOFFIT FRAMING AT RATED FLOOR/CEILING	SOFFIT FRAMING SHALL BE OF NON-COMBUSTIBLE MATERIALS AND CONSTRUCTED AFTER ONE-HOUR FLOOR/CEILING ASSEMBLY IS CONSTRUCTED	
	TUB/SHOWER ENCLOSURE AT 1IRE PARTITION		
	SKID WALL		
	1LECTRICAL SUB-PANELS AT FIRE BARRIERS		

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

JADE AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA
TOWNHOME CONDOS
PULTE GROUP
PLEASANTON, CA
TRACT NO. 290-23-053

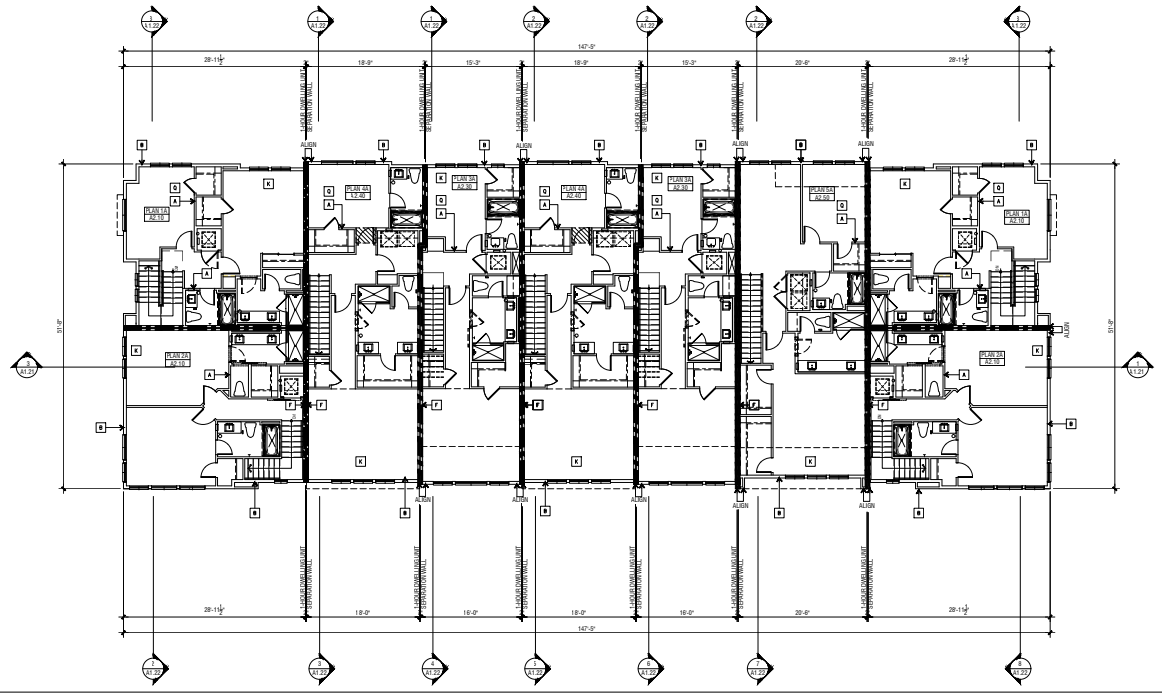
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

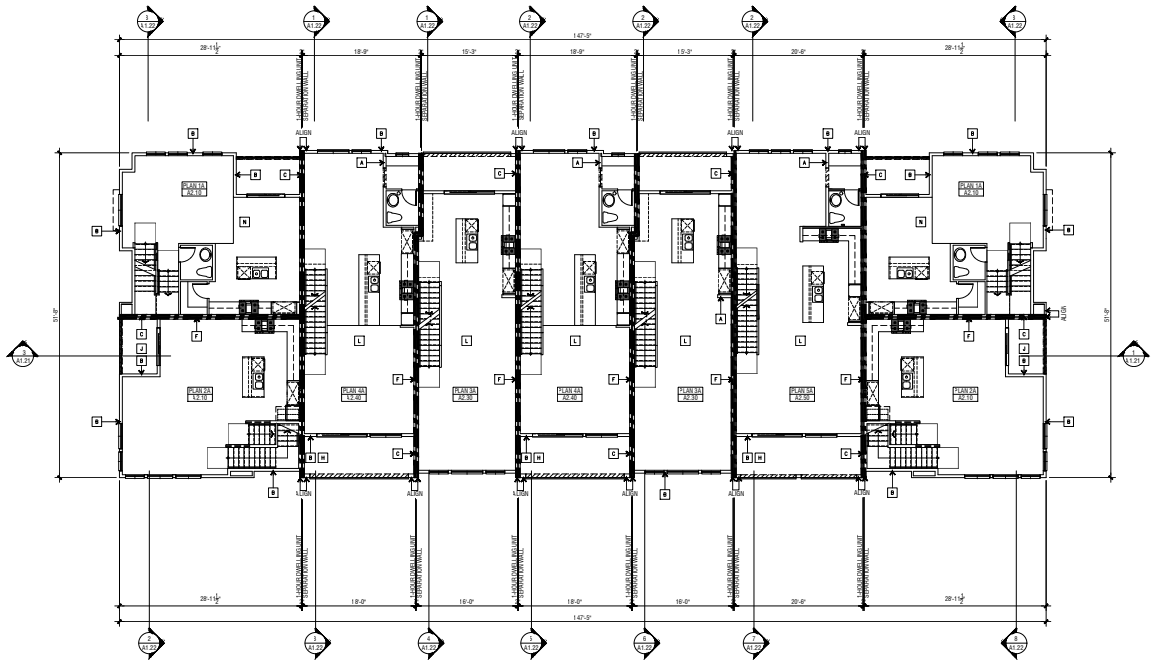
NO.	DATE	DESCRIPTION

BUILDING TYPE 100:
SLAB EDGE REFERENCE
AND FIRST FLOOR
COMPOSITE PLAN

PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	20234344
CAD FILE NAME :	24344_A1-10
SHEET SCALE:	1/8" = 1'-0"
DATE: 6/12/2025	SHEET: A1.10



BUILDING TYPE 100: THIRD FLOOR PLAN | 2



BUILDING TYPE 100 : SECOND FLOOR PLAN | 1

CONSTRUCTION NOTES (TYPE VB)

KEYNOTE	CONSTRUCTION ASSEMBLY	RATING (IN HOURS)	DESCRIPTION & NOTES	DETAIL REFERENCE
VERTICAL ASSEMBLIES:				
A	INTERIOR NON-BEARING WALL & PARTITIONS	0	INTERIOR NON-BEARING WALLS AND PARTITIONS SHALL BE OF NON-RATED CONSTRUCTION PER C.B.C. TABLE 601. REFER TO STRUCTURAL PLANS FOR NON-BEARING WALLS.	
B	EXTERIOR WALLS - TYPICAL	0	TYPICAL EXTERIOR WALLS ARE NOT REQUIRED TO BE OF 1-RATED CONSTRUCTION, U.N.O.	
C	EXTERIOR RATED WALLS	1	EXTERIOR WALLS, AS NOTED ON PLANS, SHALL BE OF 1-HOUR RATED CONSTRUCTION PER C.B.C. TABLE 601 AND C.B.C. SECTION 705. ALL OTHER EXTERIOR WALLS ARE NOT REQUIRED TO BE OF RATED CONSTRUCTION.	
D	INTERIOR HOUSE/GARAGE	0	1-2 / U GARAGE / HOUSE SEPARATION WALL TABLE 508.4 SUBNOTE C, 406.3.4 SHALL BE SEPARATED WITH 1/2" GYPSUM BOARD MINIMUM.	
E	1 RRE BARRIERS	1	1 RRE BARRIERS SHALL BE OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 707.	
F	1 RRE PARTITIONS	1	1 RRE PARTITIONS SHALL BE OF 1-HOUR FIRE RATED CONSTRUCTION PER C.B.C. SECTION 708.	
HORIZONTAL ASSEMBLIES (FLOOR/CEILING):				
G	EXTERIOR to EXTERIOR (Deck over Exterior)	0	1 HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF NON-RATED CONSTRUCTION PER C.B.C. SECTION 711.	
J	EXTERIOR to INTERIOR (Deck over Living)	0	1 HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF NON-RATED CONSTRUCTION PER C.B.C. SECTION 711.	
K	INTERIOR to EXTERIOR (Living over Exterior)	0	1 HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF NON-RATED CONSTRUCTION PER C.B.C. SECTION 711.	
L	INTERIOR to INTERIOR (Living over Living)	0	1 HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF NON-RATED CONSTRUCTION PER C.B.C. SECTION 711.	
M	INTERIOR to INTERIOR (Living over G Garage)	0	1-2 TO U GARAGE/HOUSE SEPARATION TABLE 508.4 SUBNOTE C, 406.3.4 GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM HABITABLE ROOMS WITH 5/8" TYPE-X GYPSUM BOARD MINIMUM. HOSIZONTAL FLOOR/CEILING ASSEMBLY SHALL BE NON-RATED CONSTRUCTION PER 2022 C.B.C. SECTION 711.1 & 714.4.2.	
N	INTERIOR to INTERIOR (Living/Deck over Living/ 2 ungs. Dwelling Separation)	1	1 HORIZONTAL (FLOOR/CEILING) ASSEMBLY SHALL BE 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.	
HORIZONTAL ASSEMBLIES (ROOF/CEILING):				
O	ROOF over INTERIOR SPACE	0	1 HORIZONTAL (ROOF/CEILING) ASSEMBLY OF NON-RATED CONSTRUCTION PER C.B.C. SECTION 711.	

INTERSECTIONS of VERTICAL ASSEMBLIES:

1-RATED INTERIOR WALL to NON-RATED INTERIOR WALL	INTERSECTING WALLS TO FIRE PARTITION SHALL NOT INTERRUPT THE REQUIRED RATING OF THE FIRE PARTITION PER C.B.C. SECTION 708.	
1-RATED INTERIOR WALL to NON-RATED/RATED EXTERIOR WALL	CONTINUITY OF INTERSECTING FIRE PARTITIONS AND 1-RATED EXTERIOR WALL SHALL BOTH BE MAINTAINED PER C.B.C. SECTION 705 & 706.	

CONDITIONS AT RATED CONSTRUCTION

KEYNOTE	CONSTRUCTION ASSEMBLY	DESCRIPTION & NOTES	DETAIL REFERENCE
	PENETRATIONS AT RATED ASSEMBLIES	PENETRATIONS AT FIRE-RESISTIVE RATED WALLS, FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE PROTECTED PER C.B.C. SECTION 714	
	CONVENIENCE OUTLETS IN RATED WALLS	RECESSED FIXTURES AT FIRE RESISTIVE-RATED WALLS SHALL BE INSTALLED PER C.B.C. SECTION 714.3.2 SO THAT THE REQUIRED RATING OF THE WALL IS NOT REDUCED.	
	SOFFIT FRAMING AT RATED FLOOR/CEILING	SOFFIT FRAMING SHALL BE OF NON-COMBUSTIBLE MATERIALS AND CONSTRUCTED AFTER ONE-HOUR FLOOR/CEILING ASSEMBLY IS CONSTRUCTED	
	TUB/SHOWER ENCLOSURE AT 1 RRE PARTITION		
	SHEETS		
	ELECTRICAL SUB-PANELS AT FIRE BARRIERS		

COMPOSITE PLAN LEGEND

ELEMENT	DESCRIPTION
	ONE-HOUR OCCUPANCY SEPARATION FIRE BARRIER WALL
	ONE-HOUR OCCUPANCY SEPARATION FIRE BARRIER WALL
	ONE-HOUR DWELLING UNIT FIRE PARTITION (SEPARATION WALL)
	ONE-HOUR EXTERIOR WALL SEE CONSTRUCTION NOTE "C"
	INDICATES CEILING AREA WITH (2) LAYERS OF TYPE "X" GYP. BD.
	INDICATES DROPPED CEILING OR SOFFIT AREA
W-A / A1.0	UNIT PLAN TYPE; "-R" REFERS TO "REVERSE" CONDITION WHERE OCCURS CLEANED UNIT PLAN SHEET LOCATION

GENERAL NOTES

1. REFER TO UNIT FLOOR PLANS FOR ADDITIONAL NOTES AND DIMENSIONS.
2. REFER TO SHEET A0.10 FOR BUILDING SQUARE FOOTAGE CALCULATIONS.
3. ALL PENETRATIONS SHALL BE SEALED PER C.M.C. SECTION 717.3 AT ALL DUCT AND AIR TRANSFER OPENINGS WITHIN FIRE WALLS, FIRE BARRIERS AND FIRE-RESISTIVE-RATED FLOOR-CEILING ASSEMBLIES OR ROOF-CEILING ASSEMBLIES, EXCEPT AS ALLOWED PER C.B.C. SECTIONS 717.5.1 THROUGH 717.5.7 AND 717.6.
4. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CBC SECT. 714.
5. WHERE COLUMNS ARE REQUIRED TO HAVE PROTECTION TO ACHIEVE A FIRE-RESISTANCE RATING, THE ENTIRE COLUMN SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION. WHERE THE COLUMN EXTENDS THROUGH A CEILING, THE ENCASEMENT PROTECTION SHALL BE CONTINUOUS FROM THE TOP OF THE FLOOR THROUGH THE CEILING SPACE TO THE TOP OF THE COLUMN PER SECTION 704.2.
6. THE FIRE-RESISTANCE RATING OF HORIZONTAL ASSEMBLIES SHALL BE NOT LESS THAN THAT REQUIRED BY THE BUILDING TYPE OF CONSTRUCTION AND SHALL COMPLY WITH C.B.C. SECTIONS 711.2.4.
7. SEE LANDSCAPE DRAWINGS FOR ALL ENTRY PORCHES, PATIOS, STOOPS, STAIRS, HANDRAILS, WALLS, DRIVEWAYS, STRIPS, LANDSCAPE WALLS, FENCES, TRELLIS, AND ADDITIONAL INFORMATION.
8. ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE, PER C.B.C. SECTION 703.7. SUCH IDENTIFICATION SHALL:
   8.1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
   8.2. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8-INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER – PROTECT ALL OPENINGS," OR OTHER WORDING.
9. FIRE BLOCKING SHALL COMPLY WITH SECTION 718.2.
   9.1. FIRE WALLS SHALL BE CONTINUOUS FROM INTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND AT LEAST 18 INCHES BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS PER C.B.C. 706.5 EXCEPTION 2. FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE EXTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING IS PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM (NFPA-13 OR NFPA-13R.)
   9.2. EXTERIOR WALL INTERSECTIONS AT FIRE WALLS THAT FORM AN ANGLE EQUAL TO OR GREATER THAN 180 DEGREES DO NOT NEED EXTERIOR WALL PROTECTION PER C.B.C SECTION 706.5.1.
   9.3. FIRE WALLS SHALL EXTEND TO THE OUTER EDGE OF HORIZONTAL PROJECTING ELEMENTS SUCH AS BALCONIES, ROOF OVERHANGS, GANGWAYS, MARQUEES THAT ARE WITHIN 4 FEET OF THE FIRE WALL.
      EXCEPTION: THE EXTERIOR WALL BEHIND AND BELOW THE PROJECTING ELEMENT SHALL BE OF NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION FOR A DISTANCE NOT LESS THAN THE DEPTH OF THE PROJECTING ELEMENTS ON BOTH SIDES OF THE FIRE WALL. PER C.B.C. SECTION 706.5.2 EXCEPTION 3
   9.4. FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING AS PERMITTED PER C.B.C SECTION 706.6. EXCEPTION 4.
10. REFER TO SHEETS FOR RATED ASSEMBLY AND PENETRATION DETAILS
11. CONTRACTORS SHALL CONTINUE RATED WALL/CEILING CONDITION AS NECESSARY TO OBTAIN AN EVEN SURFACE. RATED AREAS INDICATED ARE MINIMUM REQUIREMENTS PER THE C.B.C.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

JADE AT PARIVA

ATTACHED DWELLING UNITS
SANTA CLARA, CA

TOWNHOME CONDOS

PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-053

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING TYPE 100 SECOND AND THIRD FLOOR COMPOSITE PLAN

PROJECT MANAGER:	KH
DESIGNER:	KH
DRAWN BY:	
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2024344
CAD FILE NAME:	2315-A1.11
SHEET SCALE:	1/8" = 1'-0"
DATE: 6/12/2025	SHEET: A1.11

ATTIC VENT CALCULATIONS

[illegible]

ROOF VENTILATION NOTES (UNVENTED)

PER THE TITLE 24 REPORT, ALL ROOF ATTIC AREAS SHALL BE UNVENTED ATTIC ASSEMBLIES PER C.B.C. SECTION 1202.3. REFER TO THE TITLE 24 REPORT FOR INSULATION VALUES.

UNVENTED ATTIC ASSEMBLIES AND UN-VENTED ENCLOSED RAFTER ASSEMBLIES SHALL BE PERMITTED WHEN ALL OF THE FOLLOWING CONDITIONS ARE MET (PER C.B.C. SECTION 1202.3):

1. THE UNVENTED ATTIC SPACE IS COMPLETELY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE. (NOTE: ALL ATTIC SPACES ARE CONTAINED WITHIN THE THERMAL ENVELOPE. FOR COMPLIANCE REFER TO ARCHITECTURAL DETAILS, T-24 ENERGY CALCULATIONS FOR INSULATION / R-VALUE AND MECHANICAL DRAWINGS REGARDING THE UNVENTED ATTIC ASSEMBLIES)
2. NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.

(NOTE: NUMBER 3 OF C.B.C. 1202.3 DO NOT APPLY)

4. IN CLIMATE ZONES 5, 6, 7 AND 8, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.
   - 4.1. IN CALIFORNIA CLIMATE ZONES 14 AND 16, A CLASS I OR CLASS II VAPOR RETARDER SHALL BE INSTALLED ON THE INDIRECTLY CONDITIONED SPACE SIDE OF ALL INSULATION IN AN UNVENTED ATTIC WITH AIR-PERMEABLE INSULATION FOR CONDENSATION CONTROL.
5. INSULATION SHALL COMPLY WITH EITHER ITEM 5.1 OR 5.2, AND ADDITIONALLY ITEM 5.3.
   - 5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD.
     - 5.1.1 AIR-IMPERMEABLE INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. (NOTE: NUMBERS 5.1.2 - 5.1.4 AND 5.2 OF C.B.C. SECTION 1202.3 DO NOT APPLY)
     - 5.1.3 WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING AND SHALL BE IN ACCORDANCE WITH THE R-VALUES IN TABLE 1202.3 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION. (NOTE: NUMBERS 5.1.1, 5.1.2, 5.1.4 AND 5.2 OF C.B.C. SECTION 1202.3 DO NOT APPLY)
   - 5.2 IN CLIMATE ZONES 1, 2 AND 3, AIR-PERMEABLE INSULATION INSTALLED IN UNVENTED ATTICS SHALL MEET THE FOLLOWING REQUIREMENTS:
     - 5.2.1 A VAPOR DIFFUSION PORT SHALL BE INSTALLED NOT MORE THAN 12 INCHES FROM THE HIGHEST POINT OF THE ROOF, MEASURED VERTICALLY FROM THE HIGHEST POINT OF THE ROOF TO THE LOWER EDGE OF THE PORT.
     - 5.2.2 THE PORT AREA SHALL BE GREATER THAN OR EQUAL TO 1/600 OF THE CEILING AREA. WHERE THERE ARE MULTIPLE PORTS IN THE ATTIC, THE SUM OF THE PORT AREAS SHALL BE GREATER THAN OR EQUAL TO THE AREA REQUIREMENT.
     - 5.2.3 THE VAPOR PERMEABLE MEMBRANE IN THE VAPOR DIFFUSION PORT SHALL HAVE A VAPOR PERMEANCE RATING OF GREATER THAN OR EQUAL TO 20 PERMS WHEN TESTED IN ACCORDANCE WITH PROCEDURE A OF ASTM E96.
     - 5.2.4 THE VAPOR DIFFUSION PORT SHALL SERVE AS AN AIR BARRIER BETWEEN THE ATTIC AND THE EXTERIOR OF THE BUILDING.
     - 5.2.5 THE VAPOR DIFFUSION PORT SHALL PROTECT THE ATTIC AGAINST THE ENTRANCE OF RAIN AND SNOW.
     - 5.2.6 FRAMING MEMBERS AND BLOCKING SHALL NOT BLOCK THE FREE FLOW OF WATER VAPOR TO THE PORT. NOT LESS THAN A 2-INCH SPACE SHALL BE PROVIDED BETWEEN ANY BLOCKING AND THE ROOF SHEATHING. AIR-PERMEABLE INSULATION SHALL BE PERMITTED WITHIN THAT SPACE.
     - 5.2.7 THE ROOF SLOPE SHALL BE GREATER THAN OR EQUAL TO 3 UNITS VERTICAL IN 12 UNITS HORIZONTAL (3:12).
     - 5.2.8 WHERE ONLY AIR-PERMEABLE INSULATION IS USED, IT SHALL BE INSTALLED DIRECTLY BELOW THE STRUCTURAL ROOF SHEATHING, ON TOP THE ATTIC FLOOR, OR ON TOP OF THE CEILING.
     - 5.2.9 WHERE ONLY AIR-PERMEABLE INSULATION IS USED AND IS INSTALLED DIRECTLY BELOW THE STRUCTURAL ROOF SHEATHING, AIR SHALL BE SUPPLIED AT A FLOW RATE GREATER THAN OR EQUAL TO 50 CUBIC FEET PER MINUTE (23.6 L/S) PER 1,000 SQUARE FEET OF CEILING.

   (NOTE: NUMBER 5.1 OF C.B.C. SECTION 1202.3 DO NOT APPLY)
   - 5.3 THE AIR SHALL BE SUPPLIED FOR DUCTWORK PROVIDING SUPPLY AIR TO THE OCCUPIABLE SPACE WHEN THE CONDITIONING SYSTEM IS OPERATING. ALTERNATIVELY, THE AIR SHALL BE SUPPLIED BY A SUPPLY FAN WHEN THE CONDITIONING SYSTEM IS OPERATING. WHERE PERFORMED INSULATION BOARD IS USED AS THE AIR IMPERMEABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER.

ROOF VENTILATION NOTE

1. VENTILATED ATTICS AND RAFTER SPACES
   PER C.B.C. SECTION 1202.2.1 ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE A CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. AN AIRSPACE OF NOT LESS THAN 1 INCH SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
   EXCEPTION: THE NET CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED THAT BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
   2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

   PER C.B.C. 1202.2.2, EXTERIOR OPENINGS INTO THE ATTIC SPACE FOR VENTILATION SHALL HAVE A LEAST DIMENSION OF NOT LESS THAN 1/16 INCH AND NOT MORE THAN 1/4 INCH SHALL BE PERMITTED. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16 INCH AND NOT MORE THAN 1/4 INCH. WHERE COMBUSTION AIR IS OBTAINED FROM AN ATTIC AREA, IT SHALL BE IN ACCORDANCE WITH C.M.C. CHAPTER 7.
2. AS AN ALTERNATE DESIGN TO BE APPROVED BY THE BUILDING OFFICIAL PER C.B.C. SECTION 104.11, THE BALANCE OF VENTILATION SHALL BE PROVIDED BY VENTILATORS LOCATED IN THE LOWER PORTION OF THE ATTIC OR RAFTER SPACE, IN LIEU OF THE PRESCRIBED EAVE OR CORNICE VENTS.

ROOF DRAINAGE CALCULATIONS

ROOF DRAINAGE ARE A:

DRAINAGE AREA A: **1397** S.F.
1397 **S.F.**/ 1440 S.F. = 1 DOWNSPOUT
REQUIRED: (1) - 2" MIN. DOWNSPOUT - PER TABLE C.P.C. 1101.11

PROVIDED: (1) - 3" DOWNSPOUT

ROOF DRAINAGE ARE B:

DRAINAGE AREA B: **1732** S.F.
1732 **S.F.**/ 1440 S.F. = 2 DOWNSPOUT
REQUIRED: (2) - 2" MIN. DOWNSPOUT - PER TABLE C.P.C. 1101.11

1732 **S.F.**/ 4400 S.F. = 1 DOWNSPOUT - PER TABLE C.P.C. 1101.11

PROVIDED: (1) - 3" DOWNSPOUT

ROOF DRAINAGE ARE C:

DRAINAGE AREA B: **1732** S.F.
1732 **S.F.**/ 1440 S.F. = 2 DOWNSPOUT
REQUIRED: (2) - 2" MIN. DOWNSPOUT - PER TABLE C.P.C. 1101.11

1732 **S.F.**/ 4400 S.F. = 1 DOWNSPOUT - PER TABLE C.P.C. 1101.11

PROVIDED: (1) - 3" DOWNSPOUT

ROOF DRAINAGE ARE D:

DRAINAGE AREA B: **1067** S.F.
1067 **S.F.**/ 1440 S.F. = 1 DOWNSPOUT
REQUIRED: (1) - 2" MIN. DOWNSPOUT - PER TABLE C.P.C. 1101.11

PROVIDED: (1) - 3" DOWNSPOUT

ROOF DRAINAGE ARE E:

DRAINAGE AREA B: **1404** S.F.
1404 **S.F.**/ 1440 S.F. = 1 DOWNSPOUT
REQUIRED: (1) - 2" MIN. DOWNSPOUT - PER TABLE C.P.C. 1101.11

PROVIDED: (1) - 3" DOWNSPOUT

TABLE 1106.3
SIZE OF GUTTERS

DIAMETER OF GUTTER (1/16 inch per foot slope)	MAXIMUM RAINFALL RATES BASED ON ROOF AREA (square feet)				
inches	2 (in/h)	3 (in/h)	4 (in/h)	5 (in/h)	6 (in/h)
3	340	226	170	136	113
4	720	480	360	288	240
5	1250	834	625	500	416
6	1920	1280	960	768	640
7	2760	1840	1380	1100	918
8	3980	2655	1990	1590	1325
10	7200	4800	3600	2880	2400

TABLE 1101.11
SIZING ROOF DRAINS, LEADERS, AND VERTICAL RAINWATER PIPING[2, 3]

SIZE OF DRAIN, LEADER, OR PIPE	FLOW	MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREAS AT VARIOUS RAINFALL RATES (square feet)											
inches	gpm[1]	1 (in/h)	2 (in/h)	3 (in/h)	4 (in/h)	5 (in/h)	6 (in/h)	7 (in/h)	8 (in/h)	9 (in/h)	10 (in/h)	11 (in/h)	12 (in/h)
2	30	2880	1440	960	720	575	480	410	360	320	290	260	240
3	92	8800	4400	2930	2200	1760	1470	1260	1100	980	880	800	730
4	192	18 400	9200	6130	4600	3680	3070	2630	2300	2045	1840	1675	1530
5	360	34 600	17 300	11 530	8650	6920	5765	4945	4325	3845	3460	3145	2880
6	563	54 000	27 000	17 995	13 500	10 800	9000	7715	6750	6000	5400	4910	4500
8	1208	116 000	58 000	38 660	29 000	23 200	19 315	16 570	14 500	12 890	11 600	10 545	9600

For SI units: 1 inch = 25 mm, 1 gallon per minute = 0.06 L/s, 1 inch per hour = 25.4 mm/h, 1 square foot = 0.0929 m^2

Notes:

1 Maximum discharge capacity, gpm (L/s) with approximately 1¾ inch (44 mm) head of water at the drain.

2 For rainfall rates other than those listed, determine the allowable roof area by dividing the area given in the 1 inch per hour (25.4 mm/h) column by the desired rainfall rate.

3 Vertical piping shall be round, square, or rectangular. Square pipe shall be sized to enclose its equivalent roundpipe. Rectangular pipe shall have not less than the same cross-sectional area as its equivalent round pipe, except that the ratio of its side dimensions shall not exceed 3 to 1.

TABLE D 1.1
MAXIMUM RATES OF RAINFALL FOR VARIOUS CITIES* (continued)

STATES AND CITIES	STORM DRAINAGE 60-MINUTE DURATION, 100-YEAR RETURN	
	inches per hour	gallons per minute per square foot
CALIFORNIA	–	–
Eureka	1.5	0.016
Lake Tahoe	1.3	0.014
Los Angeles	2.0	0.021
Lucerne Valley	2.5	0.026
Needles	1.5	0.016
Palmdale	3.0	0.031
Redding	1.5	0.016
San Diego	1.5	0.016
San Francisco	1.5	0.016
San Luis Obispo	1.5	0.016

ROOF DRAINAGE

ROOF DRAINAGE SHALL BE PROVIDED PER C.P.C. SECTION 1101.11

1.) PRIMARY ROOF DRAINAGE - ROOF AREAS OF A BUILDING SHALL BE DRAINED BY ROOF DRAINS OR GUTTERS. THE LOCATION AND SIZING OF DRAINS AND GUTTERS SHALL BE COORDINATED WITH THE STRUCTURAL DESIGN AND PITCH OF THE ROOF. UNLESS OTHERWISE REQUIRED BY THE AUTHORITY HAVING JURISDICTION, ROOF DRAINS, GUTTERS, VERTICAL CONDUCTORS OR LEADERS, AND HORIZONTAL STORM DRAINS FOR PRELIMINARY DRAINAGE SHALL BE SIZED PER TABLE D1.1 BASED ON A STORM OF 60 MINUTES DURATION AND 100 YEAR RETURN PERIOD.

2.) SECONDARY DRAINAGE - SECONDARY (EMERGENCY) ROOF DRAINAGE SHALL BE PROVIDED BY ONE OF THE FOLLOWING METHODS SPECIFIED:
- A) ROOF SCUPPER OR OPEN SIDE - SECONDARY ROOF DRAINAGE SHALL BE PROVIDED BY AN OPEN-SIDED ROOF OR SCUPPERS WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED. AN OPEN-SIDED ROOF OR SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED. SCUPPER OPENINGS SHALL BE NOT LESS THAN 4 INCHES HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED

3.) PER C.P.C. 1101.12 CLEANOUTS - CLEANOUTS FOR BUILDING STORM DRAINS SHALL COMPLY WITH THE C.P.C. SECTION 719.0. RAIN LEADERS AND CONDUCTORS - RAIN LEADERS AND CONDUCTORS CONNECTED TO A BUILDING STORM SEWER SHALL HAVE A CLEANOUT INSTALLED AT THE BASE OF THE OUTSIDE LEADER OR OUTSIDE CONDUCTOR BEFORE IT CONNECTS TO THE HORIZONTAL DRAIN.

PER C.P.C. SECTION 1105:

4.) DOME OR STRAINER FOR GENERAL USE - ROOF DRAINS AND OVERFLOW DRAINS, EXCEPT THOSE DRAINING TO HANGING GUTTERS, SHALL BE EQUIPPED WITH STRAINERS EXTENDING NOT LESS THAN 4 INCHES ABOVE THE SURFACE OF THE ROOF IMMEDIATELY ADJACENT TO THE DRAIN. STRAINERS SHALL HAVE A MINIMUM INLET AREA ABOVE THE ROOF LEVEL NOT LESS THAN ONE AND ONE-HALF TIMES THE AREA OF THE CONDUCTOR OR LEADER TO WHICH THE DRAIN IS CONNECTED.

5.) STRAINERS FOR FLAT DECKS - ROOF DRAIN STRAINERS FOR USE ON SUN DECKS, PARKING DECKS, AND SIMILAR AREAS THAT ARE NORMALLY SERVICED AND MAINTAINED, SHALL BE PERMITTED TO BE OF THE FLAT SURFACE TYPE. SUCH ROOF DRAIN STRAINERS SHALL BE LEVEL WITH THE DECK AND SHALL HAVE AN AVAILABLE INLET AREA OD NOT LESS THAN TWO TIMES THE AREA OF THE CONDUCTOR OR LEADER TO WHICH THE DRAIN IS CONNECTED.

6.) ROOF DRAIN FLASHING - CONNECTION BETWEEN THE ROOF AND ROOF DRAINS THAT PASS THROUGH THE ROOF AND INTO THE INTERIOR OF THE BUILDING SHALL BE MADE WATERTIGHT BY THE USE OF PROPER FLASHING MATERIAL.
- A) LEAD FLASHING - WHERE LEAD FLASHING MATERIAL IS USED IT SHALL BE NOT LESS THAT 4 POUNDS PER SQUARE FOOT
- B) COPPER FLASHING - WHERE COPPER FLASHING MATERIAL IS USED, IT SHALL BE NOT LESS THAN 12 OUNCES PER SQUARE FOOT

PER C.P.C. SECTION 1106: SIZE OF LEADERS, CONDUCTORS, AND STORM GUTTERS

7.) VERTICAL CONDUCTORS AND LEADERS - VERTICAL CONDUCTORS AND LEADERS SHALL BE SIZED ON THE BASIS OF THE MAXIMUM PROJECTED ROOF AREA AND TABLE 1101.11

8.) SIZE OF ROOF GUTTERS - THE SIZE OF SEMI-CIRCULAR GUTTERS SHALL BE BASED ON THE MAXIMUM PROJECTED ROOF AREA AND TABLE 1106.3.

9.) SIDE WALLS DRAINING ONTO A ROOF - WHERE VERTICAL WALLS PROJECT ABOVE A ROOF SO AS TO PERMIT STORM WATER TO DRAIN TO THE ROOF AREA BELOW, THE ADJACENT ROOF AREA SHALL BE PERMITTED TO BE COMPUTED FROM TABLE 1101.11 AS FOLLOWS:
- A) FOR ONE WALL - ADD 50 PERCENT OF THE WALL AREA TO THE ROOF AREA FIGURES.
- B) FOR TWO ADJACENT WALLS OF EQUAL HEIGHT- ADD 35 PERCENT OF THE TOTAL WALL AREAS.
- C) FOR TWO ADJACENT WALLS OF UNEQUAL HEIGHT - ADD 35 PERCENT OF THE TOTAL COMMON HEIGHT AND ADD 50 PERCENT OF THE REMAINING HEIGHT OF THE HIGHEST WALL.
- D) TWO OPPOSITE WALLS OF SAME HEIGHT - ADD NO ADDITIONAL AREA
- E) TWO OPPOSITE WALLS OF DIFFERING HEIGHTS - ADD 50 PERCENT OF THE WALL AREA ABOVE THE TOP OF LOWER WALL.
- F) WALLS ON THREE SIDES - ADD 50 PERCENT OF THE AREA OF THE INNER WALL BELOW THE TOP OF THE LOWEST WALL, PLUS ALLOWANCE FOR THE AREA OF THE WALL ABOVE THE TOP OF THE LOWEST WALL, IN ACCORDANCE WITH SECTION 1106.4(3) AND SECTION 1106.4(5) ABOVE.
- G) WALLS ON FOUR SIDES - NO ALLOWANCE FOR WALKABLE AREAS BELOW THE TOP OF THE LOWEST WALL - ADD FOR AREAS ABOVE THE TOP OF THE LOWEST WALL IN ACCORDANCE WITH SECTION 1106.5(5) , AND SECTION 1106.4(6) ABOVE.

ROOF DRAINAGE CALCULATION
ROOF DRAINAGE BASED ON THE SANTA CLARA (CLOSE TO SAN FRANCISCO) MAXIMUM RAIN FALL OF 1.6 INCHES PER HOUR, PER C.P.C. TABLE D1.1 2 INCH DOWNSPOUT MIN. AND 3 INCH GUTTER MIN. PER CALCULATION

ROOF PLAN KEYNOTES

1. CLASS 'A' TPO ROOFING PER BUILDER SPECS O/ PLYWOOD SHEATHING. INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS. REFER TO TPO DETAILS ON
2. CLASS 'A' PLI-DEK PER BUILDER SPECS
3. SCUPPER IN PARAPET WALL FOR DRAINAGE
4. OPENING AT PARAPET WALL FOR ROOF DRAINAGE TO DOWNSPOUT/SCUPPER

ROOF NOTES

1. REFER TO GENERAL SPECIFICATIONS SHEETS FOR FURTHER INFORMATION REGARDING ROOFING MATERIALS AND PROCEDURES.
2. CONTRACTOR SHALL VERIFY VENTILATION AREA OF ALL ATTIC VENTS WITH MANUFACTURER.
3. CONTRACTOR SHALL COORDINATE WITH ROOF TRUSS MFR. TO PROVIDE A CLEAR INSTALLATION SPACE FOR ALL ROOF EQUIPMENT.
4. ALL ROOF SHEATHING EDGES SHALL BE BLOCKED AND NAILED PER STRUCTURAL PLANS. IN ADDITION, CONTRACTOR SHALL ALSO PROVIDE MINIMUM BLOCKING AND SCREWS AS REQUIRED BY THE ROOFING MANUFACTURER.
5. ROOF DIAPHRAGM NAILING TO BE INSPECTED PRIOR TO COVERING.
6. ROOFING SHALL BE FIRE STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE ROOF MEMBERS.
7. PROVIDE ATTIC & SOFFIT VENTILATION AS PER C.B.C. SECTION 1202.2.
8. SHEET METAL SHALL BE A MINIMUM OF 26-GAUGE.
9. PROVIDE MINIMUM ½" PER FOOT SLOPE AT VALLEYS CREATED BY THE ROOF AND CRICKETS.
10. ROOF PENETRATIONS FOR PLUMBING, MECHANICAL, ELECTRICAL AND EQUIPMENT SUPPORT, MUST INCLUDE THE FOLLOWING:
    - A) PROVIDE A MINIMUM OF 18 INCHES OF SEPARATION TO ADJACENT PENETRATIONS, CANT STRIP, SCUPPER, ETC.
    - B) INSULATION ALLOWED IN NONCOMBUSTIBLE CONSTRUCTION PER 2010 C.B.C. 717.5 EXCEPTION 6.
11. PROVIDE TWO LAYERS OF 30 LB. UNDERLAYMENT FOR ROOFS WITH PITCHES FROM 2:12 UP TO 4:12, PER CBC SECTION 1507.2.8.
12. ROOF SHALL HAVE REFLECTANCE OF 0.08 AND EMISSIVITY OF 0.85 PER TITLE-24
13. ALL ROOFS SHALL HAVE CLASS A ROOF.
14. PER C.B.C. 1209.2 LOCATIONS WHERE ATTIC AREA HAS A CLEAR HEIGHT OF OVER 30" A 22"X30" MIN CLEAR DIMENSION ATTIC ACCESS SHALL BE PROVIDED. A 30" MIN. CLR. HEADROOM IN SUCH ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ATTIC OPENING.
15. PER C.P.C. SECTION 1101.12, ROOF DRAINS, GUTTERS, VERTICAL CONDUCTORS OR LEADERS, AND HORIZONTAL STORM DRAINS FOR PRELIMINARY DRAINAGE SHALL BE SIZED PER C.P.C. TABLE D101.1 BASED ON A STORM OF 60 MINUTES DURATION AND 100 YEAR RETURN PERIOD. REFER TO PLUMBING DRAWINGS.
16. COMBUSTIBLE PROJECTIONS LOCATED WHERE OPENINGS ARE NOT PERMITTED OR WHERE PROTECTION OF OPENINGS IS REQUIRED SHALL BE OF 1 HR FIRE-RESISTANCE-RATED CONSTRUCTION, PER C.B.C 705.2.3 (COMBUSTIBLE PROJECTIONS THAT EXTEND TO WITHIN 5 FEET OF THE FIRE SEPARATION DISTANCE)
17. MECHANICAL EQUIPMENT, SYSTEMS AND DEVICES: PER C.B.C SECTION 1015.6, GUARDS SHALL BE PROVIDED WHERE VARIOUS COMPONENTS THAT REQUIRE SERVICE ARE LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR, ROOF OR GRADE BELOW. THE GUARD SHALL EXTEND NOT LESS THAN 30 INCHES BEYOND EACH END OF SUCH COMPONENTS. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES IN DIAMETER.
18. ROOF ACCESS PER C.B.C. SECTION 1015.7, GUARDS SHALL BE PROVIDED WHERE THE ROOF HATCH OPENING IS LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH ROOF EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR, ROOF, OR GRADE BELOW. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES IN DIAMETER.
19. A PARAPET IS NOT REQUIRED AT NON-RATED EXTERIOR WALLS PER C.B.C. SECTION 705.11 EXCEPTION 1.
20. PARAPETS SHALL HAVE THE SAME FIRE-RESISTANCE RATING AS THAT REQUIRED FOR THE SUPPORTING WALL, AND ON ANY SIDE ADJACENT TO A ROOF SURFACE, SHALL HAVE NONCOMBUSTIBLE FACES FOR THE UPPERMOST 18 INCHES, INCLUDING COUNTERFLASHING AND COPING MATERIALS. THE HEIGHT OF THE PARAPET SHALL BE NOT LESS THAN 30 INCHES ABOVE THE ROOF SURFACE. (C.B.C. SECTION 705.11.1)
21. ROOFTOP MOUNTED PHOTOVOLTAIC SYSTEM (BY OTHERS) SHALL BE DESIGNED IN ACCORDANCE WITH C.B.C SECTION 1510.7. INSTALLATION OF SOLAR PANELS SHALL BE PER MANUFACTURER'S SPECIFICATIONS. ROOFER SHALL PROVIDE FLASHING OR OTHER MEANS TO PREVENT LATERAL OR VERTICAL MOVEMENT OF WATER FROM SURFACE TO UNDERSIDE OF ROOF MATERIAL.
22. FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF THE ROOF SHEATHING OR DECK WHEN THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING, THERE ARE NO OPENINGS WITHIN 4 FEET OF THE FIRE WALL, AND THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD OR ⅝" TYPE X GYPSUM BOARD SUPPORTED BY 2-INCH MINIMUM LEDGERS ATTACHED TO THE ROOF FRAMING MEMBERS FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE FIRE WALL, PER C.B.C. SECTION 706.6 EXCEPTION 4.

ROOF LEGEND

- X / AX.XX — EXTERIOR ELEVATION
- X / AX.XX — SECTIONS
- ROOF AREA: X / X SQ. FT. — ROOF AREA IDENTIFICATION; ROOF AREA SQUARE FOOTAGE
- INDICATES CRICKET
- 3.5:12 — INDICATES SLOPE / DIRECTION
- GUTTER AND DOWNSPOUT
- LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS. PHOTOVOLTAIC SYSTEMS SHALL COMPLY WITH C.B.C. SECTION 1510.7. PHOTOVOLTAIC MANUFACTURER/INSTALLER RESPONSIBLE TO PROVIDE FALL PROTECTION DEVICES FOR THE INSTALLATION AND MAINTENANCE OF THE SOLAR PANELS PER OSHA STANDARDS. PROVIDE 150 S.F. OF SOLAR PANELS PER UNIT PER CLIENT REQUIREMENTS; VERIFY WITH SOLAR CONSULTANT.
- TERMINATE FIRE PARTITIONS AT THE UNDERSIDE OF THE ROOF SHEATHING PER C.B.C. SECTION 708.4. -
- TERMINATE FIRE WALLS AT THE UNDERSIDE OF THE ROOF SHEATHING OR DECK PER C.B.C. SECTION 706.6 EXCEPTION 4
- 1-HOUR FIRE-RESISTANCE-RATED PARAPET PER C.B.C. 705.11.1.
- 36"X30" ROOF HATCH, "BILCO TYPE S" OR CLIENT-APPROVED EQUAL. PROVIDE PERMANENT OR FOLDAWAY LADDER/STAIRWAY ACCESS PER CMC 304.2.1. SEE DETAIL 3/AD5.2. VERIFY LOCATION WITH TRUSS PLANS AND INSTALL PER MANUFACTURER REQUIREMENTS.
- MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.

SOLAR PHOTOVOLTAIC SYSTEMS

SOLAR PHOTOVOLTAIC POWER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH C.B.C. SECTION 1510.7, C.F.C. SECTION 605.11, THE CALIFORNIA ELECTRICAL CODE, AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. REFER TO SOLAR CONSULTANT PLANS UNDER SEPARATE COVER FOR SOLAR PHOTOVOLTAIC POWER SYSTEM DESIGN, PANEL LOCATIONS AND SIZES, AND ALL OTHER DESIGN REQUIREMENTS.

PER C.B.C. SECTION 1510.7.1, ROOFTOP-MOUNTED PHOTOVOLTAIC SYSTEMS SHALL BE DESIGNED FOR COMPONENT AND CLADDING WIND LOADS IN ACCORDANCE WITH CHAPTER 16 USING AN EFFECTIVE WIND AREA BASED ON THE DIMENSIONS OF A SINGLE UNIT FRAME. EXCEPTION: THE EFFECTIVE WIND AREA SHALL BE IN ACCORDANCE WITH CHAPTER 16 AND ASCE 7 SECTION 26.2.

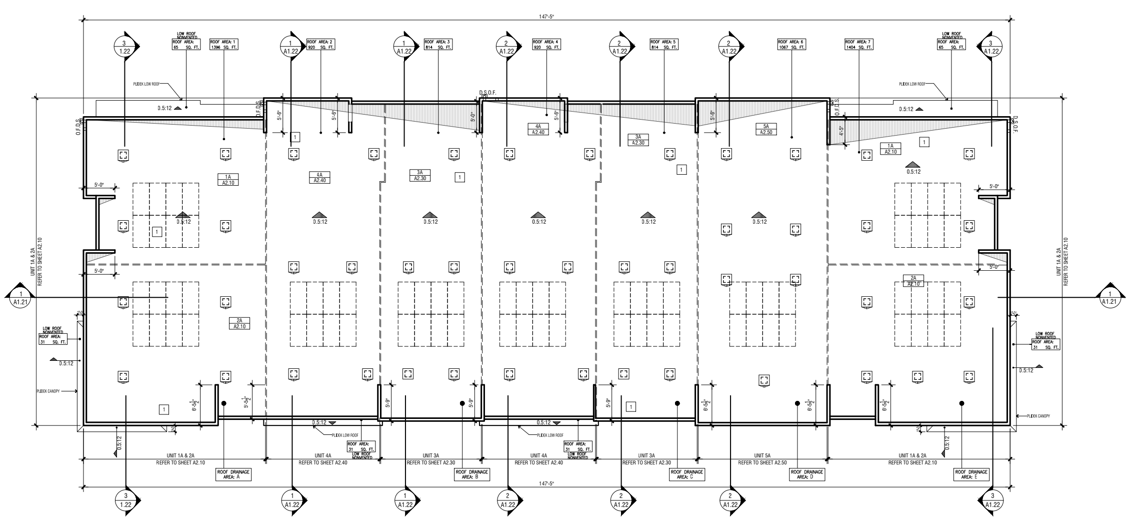
PER C.B.C. SECTIONS 1510.7.2 AND 1505.9, ROOFTOP-MOUNTED PHOTOVOLTAIC SYSTEMS SHALL BE TESTED, LISTED AND IDENTIFIED WITH A FIRE CLASSIFICATION IN ACCORDANCE WITH UL 1703. THE FIRE CLASSIFICATION OF ROOFTOP MOUNTED PHOTOVOLTAIC SYSTEMS SHALL COMPLY WITH C.B.C. TABLE 1505.1 BASED ON THE TYPE OF CONSTRUCTION OF THE BUILDING. FOR CONSTRUCTION TYPE VB, THE MINIMUM FIRE CLASSIFICATION SHALL BE CLASS C, PER C.B.C. TABLE 1505.1.

PER C.F.C. SECTION 1509.7.4, PHOTOVOLTAIC PANELS AND MODULES MOUNTED ON TOP OF A ROOF SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1703 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

PER C.F.C. 605.11.1.3.1, THERE SHALL BE A MINIMUM 6-FOOT-WIDE CLEAR PERIMETER AROUND THE EDGES OF THE ROOF. EXCEPTION: WHERE EITHER AXIS OF THE BUILDING IS 250 FEET OR LESS, THE CLEAR PERIMETER AROUND THE EDGES OF THE ROOF SHALL BE A MINIMUM 4-FOOT-WIDE .

PER C.F.C. 605.11.1.3.2, THE SOLAR INSTALLATION SHALL BE DESIGNED TO PROVIDE DESIGNATED PATHWAYS. THE PATHWAYS SHALL MEET THE FOLLOWING REQUIREMENTS:
1. THE PATHWAY SHALL BE OVER AREAS CAPABLE OF SUPPORTING THE LIVE LOAD OF FIRE FIGHTERS ACCESSING THE ROOF.
2. THE CENTERLINE AXIS PATHWAYS SHALL BE PROVIDED IN BOTH AXES OF THE ROOF. CENTERLINE AXIS PATHWAYS SHALL RUN WHERE THE ROOF STRUCTURE IS CAPABLE OF SUPPORTING THE LIVE LOAD OF FIRE FIGHTERS ACCESSING THE ROOF.
3. SHALL BE A STRAIGHT LINE NOT LESS THAN 4 FEET CLEAR TO ROOF STANDPIPES OR VENTILATION HATCHES.
4. SHALL PROVIDE NOT LESS THAN 4 FEET CLEAR AROUND ROOF ACCESS HATCH WITH AT LEAST ONE NOT LESS THAN 4 FEET CLEAR PATHWAY TO PARAPET OR ROOF EDGE.

PER C.F.C. 605.11.1.3.3, THE SOLAR INSTALLATION SHALL BE DESIGNED TO MEET THE FOLLOWING REQUIREMENTS:
1. ARRAYS SHALL BE NO GREATER THAN 150 FEET BY 150 FEET IN DISTANCE IN EITHER AXIS IN ORDER TO CREATE OPPORTUNITIES FOR FIRE DEPARTMENT SMOKE VENTILATION OPERATIONS.
2. SMOKE VENTILATION OPTIONS BETWEEN ARRAY SECTIONS SHALL BE ONE OF THE FOLLOWING:
   - 2.1. A PATHWAY 8 FEET OR GREATER IN WIDTH.
   - 2.2. A 4-FOOT OR GREATER IN WIDTH PATHWAY AND BORDERING ROOF SKYLIGHTS OR GRAVITY-OPERATED DROPOUT SMOKE AND HEAT VENTS ON NOT LESS THAN ONE SIDE.
   - 2.3. A 4-FOOT OR GREATER IN WIDTH PATHWAY AND BORDERING ALL SIDES OF NONGRAVITY-OPERATED DROPOUT SMOKE AND HEAT VENTS ON NOT LESS THAN ONE SIDE.
   - 2.4. A 4-FOOT OR GREATER IN WIDTH PATHWAY AND BORDERING 4-FOOT BY 8-FOOT "VENTING CUTOUTS" EVERY 20 FEET ON ALTERNATING SIDES OF THE PATHWAY.



BUILDING TYPE 100: ROOF PLAN 1

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

JADE AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA
TOWNHOME CONDOS
PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-053

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

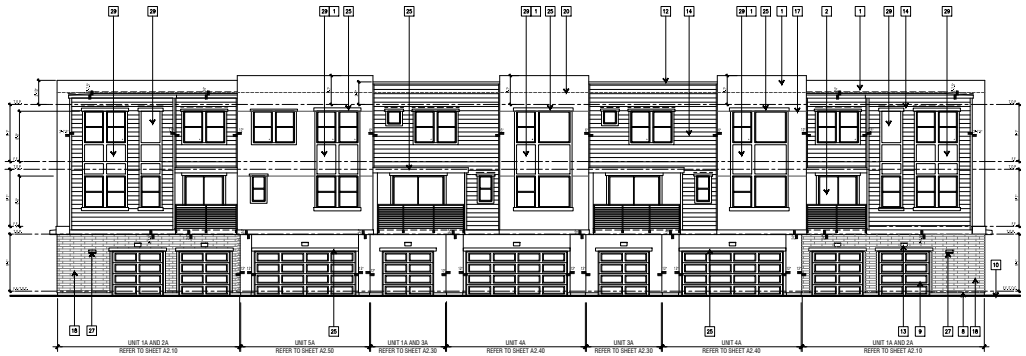
REVISIONS

NO.	DATE	DESCRIPTION

BUILDING TYPE 100

ROOF PLAN

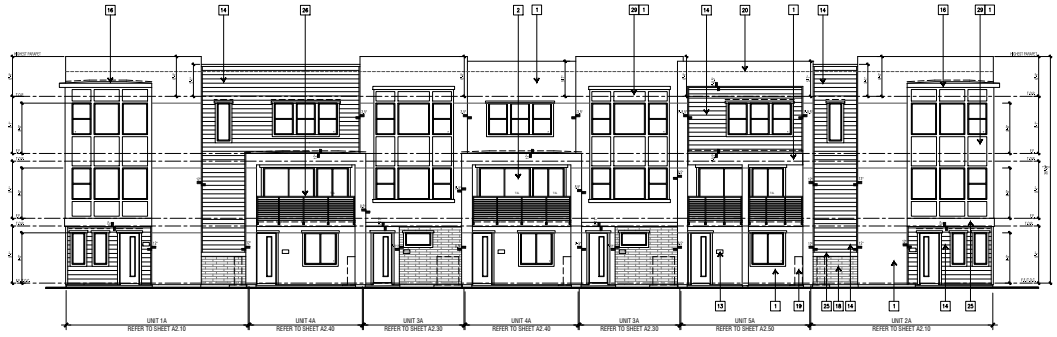
PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	23151-A1.12
SHEET SCALE:	1/8" = 1'-0"
DATE: 6/12/2025	SHEET: A1.12



BUILDING TYPE 100 : REAR ELEVATION | 4

BUILDING TYPE 100 : LEFT ELEVATION | 3

BUILDING TYPE 100 : RIGHT ELEVATION | 2



BUILDING TYPE 100 : FRONT ELEVATION | 1

KEYNOTES

1. 3-COAT STUCCO - 16/20 FINISH - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. SLIDING GLASS DOOR, REFER TO UNIT PLANS
3. METER CLOSET PER PLANS - VERIFY UTILITY PANELS/METERS LOCATION(S) WITH UTILITY COMPANIES. COORDINATE WITH THE FIRE ALARM CONTRACTOR TO PROVIDE THE REQUIRED ACCESS AND WORKING CLEARANCE TO THE ELECTRICAL PANEL.
4. METAL DOWNSPOUT, TYPICAL - DOWNSPOUT TO BE PAINTED TO MATCH ADJACENT MATERIAL
5. SCUPPER WITH OVERFLOW, PAINTED TO MATCH ADJACENT MATERIAL
6. MANUFACTURED WINDOW(S) PER WINDOW SCHEDULE
7. EXTERIOR DOOR PER DOOR SCHEDULE
8. STUCCO WEEP SCREED
9. GARAGE DOOR PER DOOR SCHEDULE
10. FINISHED GRADE - REFER TO CIVIL DRAWINGS FOR SLOPES AND FURTHER GRADE INFORMATION
11. EXTERIOR PLASTER PARAPET W/ METAL FLASHING
12. LAP SIDING PARAPET W/ METAL FLASHING
13. ILLUMINATED UNIT ADDRESS, VISIBLE AND LEGIBLE FROM THE STREET
14. FIBER CEMENT LAP SIDING, "HARDIEPLANK" BY JAMES HARDIE OR APPROVED EQUAL, 8" EXPOSURE
15. VENT, REFER TO MECHANICAL DRAWINGS
16. STUCCO OVER WOOD FRAMED AWNING
17. STUCCO CONTROL JOINT
18. THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS. ADHERED MASONRY VENEER REQUIREMENTS PER CRC SECTION R703.12 OR CBC SECTION 1404.10.
19. MINI SPLIT CONDENSER LOCATION, REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
20. LINE OF ROOF BEYOND
21. FIRE RISER CLOSET SHALL HAVE IDENTIFICATION SIGNAGE WITH A MINIMUM HEIGHT OF 2" LETTERS WITH APPROPRIATE STROKE AND SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.
22. NOT USED
23. NOT USED
24. SIDING AT FOUNDATION
25. STUCCO OVER FOAM TRIM
26. 4-42" HIGH METAL GUARD RAILING
27. WALL PACK
28. MASTER BUILDING ADDRESS REFLECTING BUILDING ADDRESS AND UNITS WITHIN BUILDING WITH 4" MIN. HEIGHT LETTERS/NUMBERS WITH EXTERIOR WALL PACK, .
29. COMPOSITE PANEL AT FIBERCEMENT SIDING, STUCCO PANEL AT STUCCO CLAD WALLS.
30. METAL CHANNEL

GENERAL NOTES

1. ALL SANDING (INCLUDING FOAM) PRESENT OR NOTED ON THE EXTERIOR ELEVATIONS OR FLOOR PLANS SHALL WRAP AROUND ALL OUTSIDE CORNERS AND TERMINATE AT AN INSIDE CORNER, OR WRAP AROUND ALL SIDES OF COLUMNS AND RETURN ONTO ITSELF, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS.
2. FINISH GRADE VARIES - SEE CIVIL ENGINEERS PLANS FOR FINAL GRADE & SITE DRAINAGE INFORMATION.
3. USE HIGH DENSITY FOAM AT ALL LOCATIONS 8'-0" FROM FIRST FINISH FLOOR OR ANY ADJACENT WALKING SURFACE.
4. CONTRACTOR TO CONSTRUCT AND IDENTIFY THAT EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF PER C.B.C. SECTION 1405.4 FLASHING.
5. THE PRIMARY ENTRANCE TO THE DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT, MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING (PER THE ELECTRICAL DRAWINGS.)
6. GUARDS SHALL BE LOCATED ALONG OPEN SIDED WALKING SURFACES, STAIRS, AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE GRADE BELOW PER C.B.C. SECTION 1013.2
7. PROVIDE BUILDING ADDRESS NUMBERS OR LETTERS PER C.B.C. SECTION 501.2
8. PAINT ALL VENTS TO MATCH ADJACENT ROOFING OR WALL MATERIAL.
9. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS OF EXTERIOR BUILDING LIGHTING.
10. PROVIDE TEMPERED GLAZING AT ALL HAZARDOUS LOCATIONS PER C.B.C. SECTION 2406.4. SEE SHEET A2.01 FOR ADDITIONAL INFORMATION.
11. A PARAPET IS NOT REQUIRED AT NON-RATED EXTERIOR WALLS PER C.B.C. SECTION 705.11, EXCEPTION 1.
12. PER C.B.C. SECTION 705.11.1, PARAPETS SHALL HAVE THE SAME FIRE-RESISTANCE RATING AS THAT REQUIRED FOR THE SUPPORTING WALL, AND ON ANY SIDE ADJACENT TO A ROOF SURFACE, SHALL HAVE NONCOMBUSTIBLE FACES FOR THE UPPERMOST 18 INCHES, INCLUDING COUNTER FLASHING AND COPING MATERIALS. THE HEIGHT OF THE PARAPET SHALL BE NOT LESS THAN 30 INCHES ABOVE THE ROOF SURFACE.
13. BUILDING ADDRESSES PER FIRE PREVENTION DIRECTIVE #302-2009

    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.

    SUB-UNITS OF ANY BUILDING OR COMPLEX, NOT HAVING INDIVIDUALLY ASSIGNED ADDRESSES, SHALL BE IDENTIFIED IN A CONSISTENT MANNER, EITHER NUMERICALLY OR ALPHABETICALLY, USING A LOGICAL SEQUENCE. UNIT NUMBERS OR LETTERS SHALL BE AFFIXED TO THE DOOR OF EACH SUB-UNIT AND SHALL BE PLAINLY VISIBLE AND LEGIBLE. CLEARLY VISIBLE AND LEGIBLE LIGHTED DIRECTORY MAPS MAY BE REQUIRED AT BUILDING COMPLEX ENTRANCES OR OTHER LOCATIONS AS SPECIFIED BY THE FIRE CHIEF.

    THE FOLLOWING IS A GUIDELINE FOR ADEQUATE ADDRESS NUMBER DIMENSIONS:

    • THE NUMBER POSTED UP TO 49 FEET FROM THE PUBLIC STREET SHOULD BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST FOUR (4) INCHES HIGH WITH A HALF (1/2) INCH STROKE.

    • THE NUMBER POSTED FROM 50 TO 99 FEET FROM THE PUBLIC STREET SHALL BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST SIX (6) INCHES HIGH WITH A ONE (1) INCH STROKE.

    • THE NUMBER POSTED FROM 100 TO 199 FEET FROM THE PUBLIC STREET SHALL BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST TEN (10) INCHES HIGH WITH A ONE AND A HALF (1 1/2) INCH STROKE.

    • THE NUMBER POSTED FROM 200 TO 299 FEET FROM THE PUBLIC STREET SHALL BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST EIGHTEEN (18) INCHES HIGH WITH A TWO (2) INCH STROKE.

    • THE NUMBER POSTED FROM 300 TO 400 FEET FROM THE PUBLIC STREET SHALL BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST TWENTY FOUR (24) INCHES HIGH WITH A TWO AND A HALF (2 1/2) INCH STROKE.

    • WHEN THE BUILDING IS TWO STORIES OR HIGHER, THE MOUNTING HEIGHT AND LOCATION OF THE STREET ADDRESS SHALL TAKE INTO ACCOUNT THE DISTANCE BETWEEN THE BUILDING AND THE STREET. THE PROPOSED MOUNTING HEIGHT AND LOCATION HAS TO BE REVIEWED AND APPROVED BY THE FIRE PLAN REVIEWER OR INSPECTOR BEFORE ACTUAL MOUNTING.

    • LARGE MULTI-STORY BUILDING MAY NEED LARGER ADDRESS NUMBERS AS DEEMED APPROPRIATE BY THE FIRE PLAN CHECK ENGINEER OR INSPECTOR, FOLLOWING ARE ADDITIONAL ADDRESS REQUIREMENTS FOR THIS OR SIMILAR TYPE OF BUILDINGS.

    a.) THE BUILDING ADDRESS AND/OR PRIMISE IDENTIFICATION NUMBER(S) SHALL BE POSTED ON MULTIPLE SIDES OF THE BUILDING AND/OR COMPLEX IF THE MAIN ENTRANCE IS NOT CLEARLY VISIBLE FROM A PUBLIC STREET. ADDRESS NUMBERS MUST BE POSTED WITHIN 400 FEET FROM THE PUBLIC STREET.

    b.) THE BUILDING LOCATED AT STREET CORNER, OR LOCATED BEHIND THE BUILDING IN A MULTI-BUILDING COMPLEX SHALL HAVE ADDRESS POSTED ON THE BUILDING AS SHOWN IN THE ILLUSTRATION PER FIRE PREVENTION DIRECTIVE #302-2009.

    c.) LOCATION OF ALL BUILDING ADDRESS AND/OR PRIMISE IDENTIFICATION MARKINGS SHALL BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT BEFORE THE BUILDING PERMIT IS ISSUED.

    d.) A BUILDING COMPLEX HAVING 5 OR MORE BUILDING SHALL BE PROVIDED WITH A LIGHTED DIRECTORY AT EACH ENTRANCE TO THE COMPLEX. THE DIRECTORY WILL HAVE A SITE PLAN SHOWING LOCATION AND ADDRESS OF EACH BUILDING, WITH THE SYMBOL "YOU ARE HERE". THE SITE PLAN SHALL BE INSTALLED IN THE CORRECT ORIENTATION.

    e.) MULTIPLE ENTRANCES TO THE COMPLEX SHALL REQUIRE MULTIPLE DIRECTORIES.
14. CONTROL JOINT LOCATIONS INDICATED ARE FOR DESIGN PURPOSES ONLY. IN ALL CASES, INSTALL CONTROL JOINTS AT LOCATIONS COMPLYING WITH THE FOLLOWING CRITERIA:
    A. INSTALL EXPANSION OR CONTRACTION JOINT OCCURS IN SURFACE OF CONSTRUCTION DIRECTLY BEHIND PLASTER MEMBRANE.
    B. DISTANCE BETWEEN CONTROL JOINTS: NOT TO EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2-1/2 TO 1.
    C. WALL AREAS: NOT MORE THAN 144 SQ. FT.
    D. CEILING AREAS: NOT MORE THAN 100 SQ. FT. IN AREA.
    E. WHERE PLASTER PANEL SIZES OR DIMENSIONS CHANGE, EXTEND JOINTS FULL WIDTH OR HEIGHT OF PLASTER MEMBRANE.
15. FOR COLORS AND MATERIALS, REFER TO SEPARATE SUBMITTAL PACKAGE BY OTHERS.
16. CONTRACTORS SHALL CONTINUE RATED WALL/CEILING CONDITION AS NECESSARY TO OBTAIN AN EVEN SURFACE. RATED AREAS INDICATED ARE MINIMUM REQUIREMENTS PER THE C.B.C.
17. COORDINATE WITH THE FIRE ALARM CONTRACTOR TO PROVIDE TO REQUIRED ACCESS AND WORKING CLEARANCE TO THE ELECTRICAL PANEL.

WHA.
ARCHITECTURE • PLANNING • INTERIORS
ORANGE COUNTY • LOS ANGELES • BAY AREA

PulteGroup

JADE AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA
TOWNHOME CONDOS
PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-053

©2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING TYPE 100
EXTERIOR ELEVATIONS

PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	24344_A1-13
SHEET SCALE:	1/8" = 1'-0"
DATE: 6/12/2025	SHEET: A1.13

BUILDING TYPE 100 : REAR ELEVATION | 4

BUILDING TYPE 100 : LEFT ELEVATION | 3

BUILDING TYPE 100 : RIGHT ELEVATION | 2

BUILDING TYPE 100 : FRONT ELEVATION | 1

Color and Material Palette

BASE STUCCO

SW 7008
Alabaster

FIBER CEMENT SIDING AND TRIM

SW 7652
Mineral Deposit

PANEL TRIM AT STUCCO AND SIDING

SW 2849
Westchester Gray

FIBER CEMENT SIDING AND TRIM

SW 2849
Westchester Gray

GARAGE DOOR

SW 6150
Universal Khaki

METAL RAILING

SW 9565
Forged Steel

STONE VENEER
ELDORADO STONE OR EQUAL

GLACIER

ENTRY DOOR

SW 2857

WINDOW FRAME TO BE VINYL CAPSTOCK BLACK.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

JADE AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA
TOWNHOME CONDOS
PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-053

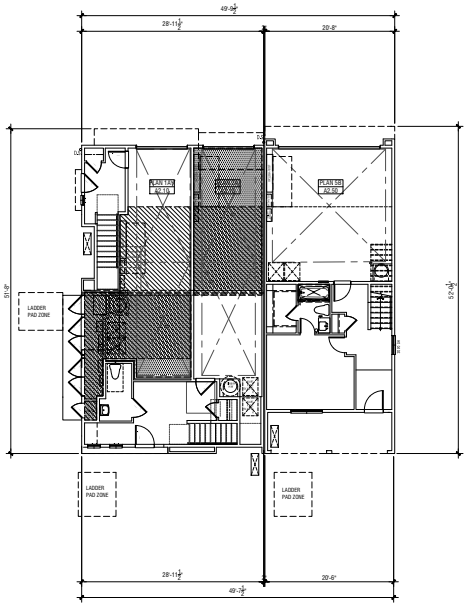
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING TYPE 100
EXTERIOR ELEVATIONS

PROJECT MANAGER:	KH
DESIGNED:	KH
DRAWN BY:	
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2024344
CAD FILE NAME:	CLEAN_EXT4A_A1-13
SHEET SCALE:	1/8" = 1'-0"
DATE: 5/09/2025	SHEET: A1.13a



BUILDING TYPE 101: FIRST FLOOR PLAN | 2

COMPOSITE PLAN LEGEND

ELEMENT	DESCRIPTION
	ONE-HOUR OCCUPANCY SEPARATION FIRE BARRIER WALL
	ONE-HOUR OCCUPANCY SEPARATION FIRE BARRIER WALL
	ONE-HOUR DWELLING UNIT FIRE PARTITION (SEPARATION WALL)
	ONE-HOUR EXTERIOR WALL SEE CONSTRUCTION NOTE "C"
	INDICATES CEILING AREA WITH (2) LAYERS OF TYPE "X" GYP. BD.
	INDICATES DROPPED CEILING OR SOFFIT AREA
U-A / A-B	UNIT PLAN TYPE; "-R" REFERS TO "REVERSE" CONDITION WHERE OCCURS ENLARGED UNIT PLAN SHEET LOCATION

GENERAL NOTES

1. REFER TO UNIT FLOOR PLANS FOR ADDITIONAL NOTES AND DIMENSIONS.
2. REFER TO SHEET A0.10 FOR BUILDING SQUARE FOOTAGE CALCULATIONS
3. FIRE DAMPERS SHALL BE INSTALLED PER C.B.C. SEC. 717.5.4? ALL DUCT AND AIR TRANSFER OPENINGS WITHIN FIRE WALLS, FIRE BARRIERS AND FIRE-RESISTIVE-RATED FLOOR-CEILING ASSEMBLIES OR ROOF-CEILING ASSEMBLIES, EXCEPT AS ALLOWED PER C.B.C. SECTIONS 717.5.1 THROUGH 717.5.7 AND 717.6.
4. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CBC SECT. 714
5. WHERE COLUMNS ARE REQUIRED TO HAVE PROTECTION TO ACHIEVE A FIRE-RESISTANCE RATING, THE ENTIRE COLUMN SHALL BE PROVIDED WITH THE SAME PROTECTION AND FIRE-RESISTANCE RATING AS REQUIRED FOR THE COLUMN. THE ENCASEMENT PROTECTION SHALL EXTEND FROM THE TOP OF THE FOUNDATION THROUGH THE CEILING SPACE TO THE TOP OF THE COLUMN PER SECTION 704.2.
6. THE FIRE-RESISTANCE RATING OF HORIZONTAL ASSEMBLIES SHALL BE NOT LESS THAN THAT REQUIRED BY THE BUILDING TYPE OF CONSTRUCTION AND SHALL COMPLY WITH C.B.C. SECTIONS 715.2.4.
7. SEE LANDSCAPE DRAWINGS FOR ALL ENTRY PORCHES, PATIOS, STOOPS, STAIRS, HANDRAILS, WALLS, DRIVEWAYS, STEPS, LANDSCAPE WALLS, FENCES, TRELLIS, AND ADDITIONAL INFORMATION.
8. ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE, PER C.B.C. SECTION 703.7. SUCH IDENTIFICATION SHALL:
   - 8.1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
   - 8.2. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8-INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS;" OR OTHER WORDING.
9. FIRE WALLS SHALL COMPLY WITH C.B.C. SECTION 706.
   - 9.1. FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND AT LEAST 18 INCHES BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS. PER C.B.C. 706.5 EXCEPTION 3, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON-COMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING IS PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM (NFPA-13 OR NFPA-13R).
   - 9.2. EXTERIOR WALL PROTECTION AT FIRE WALLS THAT FORM AN ANGLE EQUAL TO OR GREATER THAN 180 DEGREES DO NOT NEED EXTERIOR WALL PROTECTION PER C.B.C. SECTION 706.5.1
   - 9.3. FIRE WALLS SHALL EXTEND TO THE OUTER EDGE OF HORIZONTAL PROJECTING ELEMENTS SUCH AS BALCONIES, ROOF OVERHANGS, CANOPIES, MARQUEES THAT ARE WITHIN 4 FEET OF THE FIRE WALL.
     EXCEPTION: THE EXTERIOR WALL BEHIND AND BELOW THE PROJECTING ELEMENT SHALL BE OF NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION FOR A DISTANCE NOT LESS THAN THE DEPTH OF THE PROJECTING ELEMENTS ON BOTH SIDES OF THE FIRE WALL. PER C.B.C. SECTION 706.5.2 EXCEPTION 2
   - 9.4. FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING AS PERMITTED PER C.B.C SECTION 706.6 EXCEPTION 4.
10. REFER TO SHEETS FOR RATED ASSEMBLY AND PENETRATION DETAILS
11. CONTRACTORS SHALL CONTINUE RATED WALL/CEILING CONDITION AS NECESSARY TO OBTAIN AN EVEN SURFACE. RATED AREAS INDICATED ARE MINIMUM REQUIREMENTS PER THE C.B.C.

CONSTRUCTION NOTES (TYPE VB)

VERTICAL ASSEMBLIES:

KEYNOTE	CONSTRUCTION ASSEMBLY	RATING (IN HOURS)	DESCRIPTION & NOTES	DETAIL REFERENCE
A	INTERIOR NON-BEARING WALL & PARTITIONS	0	INTERIOR NON-BEARING WALLS AND PARTITIONS SHALL BE OF NON-RATED CONSTRUCTION PER C.B.C. TABLE 601. REFER TO STRUCTURAL PLANS FOR NON-BEARING WALLS.	
B	EXTERIOR WALLS - TYPICAL	0	TYPICAL EXTERIOR WALLS ARE NOT REQUIRED TO BE OF RATED CONSTRUCTION, U.N.O.	
C	EXTERIOR RATED WALLS	1	EXTERIOR WALLS, AS NOTED ON PLANS, SHALL BE OF 1-HOUR RATED CONSTRUCTION PER C.B.C. TABLE 601 AND C.B.C. SECTION 705. ALL OTHER EXTERIOR WALLS ARE NOT REQUIRED TO BE OF RATED CONSTRUCTION.	
D	INTERIOR HOUSE/GARAGE	0	R-2 / U GARAGE / HOUSE SEPARATION WALL TABLE 508.4 SUBNOTE C, 406.3.4 SHALL BE SEPARATED WITH 1/2" GYPSUM BOARD MINIMUM.	
E	FIRE BARRIERS	1	FIRE BARRIERS SHALL BE OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 707.	
F	FIRE PARTITIONS	1	FIRE PARTITIONS SHALL BE OF 1-HOUR FIRE RATED CONSTRUCTION PER C.B.C. SECTION 708.	

HORIZONTAL ASSEMBLIES (FLOOR/CEILING):

H	EXTERIOR to EXTERIOR (Deck over Exterior)	0	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF NON-RATED CONSTRUCTION PER C.B.C. SECTION 711.	
J	EXTERIOR to INTERIOR (Deck over Living)	0	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF NON-RATED CONSTRUCTION PER C.B.C. SECTION 711.	
K	INTERIOR to EXTERIOR (Living over Exterior)	0	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF NON-RATED CONSTRUCTION PER C.B.C. SECTION 711.	
L	INTERIOR to INTERIOR (Living over Living)	0	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF NON-RATED CONSTRUCTION PER C.B.C. SECTION 711.	
M	INTERIOR to INTERIOR (Living over U Garage)	0	R-2 TO U GARAGE HOUSE SEPARATION TABLE 508.4 SUBNOTE C, 406.3.4 GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM HABITABLE ROOMS WITH 5/8" TYPE-X GYPSUM BOARD MINIMUM. HOZIONTAL (FLOOR/CEILING) ASSEMBLY SHALL BE NON-RATED CONSTRUCTION PER 2022 C.B.C. SECTION 711.1 & 714.4.2.	
N-1	INTERIOR to INTERIOR (Living/Deck over Living/ Garage, Dwelling Separation)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY SHALL BE 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.	

HORIZONTAL ASSEMBLIES (ROOF/CEILING):

O	ROOF over INTERIOR SPACE	0	HORIZONTAL (ROOF/CEILING) ASSEMBLY OF NON-RATED CONSTRUCTION PER C.B.C. SECTION 711.	

INTERSECTIONS of VERTICAL ASSEMBLIES:

	RATED INTERIOR WALL to NON-RATED INTERIOR WALL	INTERSECTING WALLS TO FIRE PARTITION SHALL NOT INTERRUPT THE REQUIRED RATING OF THE FIRE PARTITION PER C.B.C. SECTION 708.	
	RATED INTERIOR WALL to NON-RATED/RATED EXTERIOR WALL	CONTINUITY OF INTERSECTING FIRE PARTITIONS AND RATED EXTERIOR WALL SHALL BOTH BE MAINTAINED PER C.B.C. SECTION 705 & 708.	

CONDITIONS AT RATED CONSTRUCTION

KEYNOTE	CONSTRUCTION ASSEMBLY	DESCRIPTION & NOTES	DETAIL REFERENCE
	PENETRATIONS AT RATED ASSEMBLIES	PENETRATIONS AT FIRE-RESISTIVE RATED WALLS, FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE PROTECTED PER C.B.C. SECTION 714	
	CONVENIENCE OUTLETS IN RATED WALLS	RECESSED FIXTURES AT FIRE RESISTIVE-RATED WALLS SHALL BE INSTALLED PER C.B.C. SECTION 714.3.2 SO THAT THE REQUIRED RATING OF THE WALL IS NOT REDUCED.	
	SOFFIT FRAMING AT RATED FLOOR/CEILING	SOFFIT FRAMING SHALL BE OF NON-COMBUSTIBLE MATERIALS AND CONSTRUCTED AFTER ONE-HOUR FLOOR/CEILING ASSEMBLY IS CONSTRUCTED	
	TUB/SHOWER ENCLOSURE AT FIRE PARTITION		
	SHEAR WALL		
	ELECTRICAL SUB-PANELS AT FIRE BARRIERS		

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

JADE AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA
TOWNHOME CONDOS
PULTE GROUP
PLEASANTON, CA
TRACT NO. 290-23-053

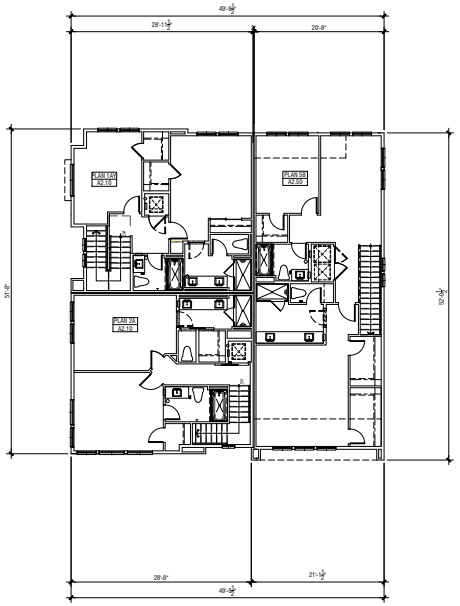
©2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

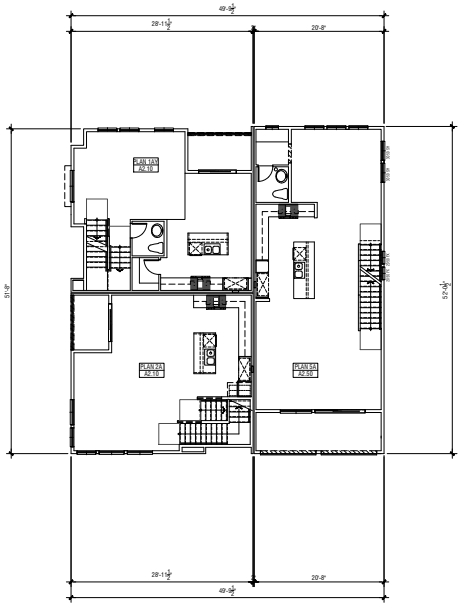
NO.	DATE	DESCRIPTION

BUILDING TYPE 101:
FIRST FLOOR
COMPOSITE PLAN

PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	20234344
CAD FILE NAME :	24344_A1-14
SHEET SCALE:	1/8" = 1'-0"
DATE: 09/17/2025	SHEET: A1.14



BUILDING TYPE 101: THIRD FLOOR PLAN | 2



BUILDING TYPE 101 : SECOND FLOOR PLAN | 1

CONSTRUCTION NOTES (TYPE VB)

KEYNOTE	CONSTRUCTION ASSEMBLY	RATING (IN HOURS)	DESCRIPTION & NOTES	DETAIL REFERENCE
VERTICAL ASSEMBLIES:				
A	INTERIOR NON-BEARING WALL & PARTITIONS	0	INTERIOR NON-BEARING WALLS AND PARTITIONS SHALL BE OF NON-RATED CONSTRUCTION PER C.B.C. TABLE 601. REFER TO STRUCTURAL PLANS FOR NON-BEARING WALLS.	
B	EXTERIOR WALLS - TYPICAL	0	TYPICAL EXTERIOR WALLS ARE NOT REQUIRED TO BE OF RATED CONSTRUCTION, U.N.O.	
C	EXTERIOR RATED WALLS	1	EXTERIOR WALLS, AS NOTED ON PLANS, SHALL BE OF 1-HOUR RATED CONSTRUCTION FROM THE EXT. TABLE 602, AND C.B.C. SECTION 705. ALL OTHER EXTERIOR WALLS ARE NOT REQUIRED TO BE OF RATED CONSTRUCTION.	
D	INTERIOR HOUSE/GARAGE	0	R-2 / U GARAGE / HOUSE SEPARATION WALL TABLE 508.4 SUBNOTE C, 406.3.4 SHALL BE SEPARATED WITH 1/2" GYPSUM BOARD MINIMUM.	
E	FIRE BARRIERS	1	FIRE BARRIERS SHALL BE OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 707.	
F	FIRE PARTITIONS	1	FIRE PARTITIONS SHALL BE OF 1-HOUR FIRE RATED CONSTRUCTION PER C.B.C. SECTION 708.	
HORIZONTAL ASSEMBLIES (FLOOR/CEILING):				
H	EXTERIOR to EXTERIOR (Deck over Exterior)	0	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF NON-RATED CONSTRUCTION PER C.B.C. SECTION 711.	
J	EXTERIOR to INTERIOR (Deck over Living)	0	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF NON-RATED CONSTRUCTION PER C.B.C. SECTION 711.	
K	INTERIOR to EXTERIOR (Living over Exterior)	0	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF NON-RATED CONSTRUCTION PER C.B.C. SECTION 711.	
L	INTERIOR to INTERIOR (Living over Living)	0	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF NON-RATED CONSTRUCTION PER C.B.C. SECTION 711.	
M	INTERIOR to INTERIOR (Living over G Garage)	0	R-2 TO U GARAGE/HOUSE SEPARATION TABLE 508.4 SUBNOTE C, 406.3.4 GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM HABITABLE ROOMS WITH 5/8" TYPE-X GYPSUM BOARD MINIMUM. HOZIONTAL (FLOOR/CEILING) ASSEMBLY SHALL BE NON-RATED CONSTRUCTION PER 2022 C.B.C. SECTION 711.1 & 714.4.2.	
N-1	INTERIOR to INTERIOR (Living/Deck over Living/ Garage, Dwelling Separation)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY SHALL BE 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.	
HORIZONTAL ASSEMBLIES (ROOF/CEILING):				
O	ROOF over INTERIOR SPACE	0	HORIZONTAL (ROOF/CEILING) ASSEMBLY OF NON-RATED CONSTRUCTION PER C.B.C. SECTION 711.	

INTERSECTIONS of VERTICAL ASSEMBLIES:

	RATED INTERIOR WALL to NON-RATED INTERIOR WALL	INTERSECTING WALLS TO FIRE PARTITION SHALL NOT INTERRUPT THE REQUIRED RATING OF THE FIRE PARTITION PER C.B.C. SECTION 708.	
	RATED INTERIOR WALL to NON-RATED/RATED EXTERIOR WALL	CONTINUITY OF INTERSECTING FIRE PARTITIONS AND RATED EXTERIOR WALL SHALL BOTH BE MAINTAINED PER C.B.C. SECTION 705 & 708.	

CONDITIONS AT RATED CONSTRUCTION

KEYNOTE	CONSTRUCTION ASSEMBLY	DESCRIPTION & NOTES	DETAIL REFERENCE
	PENETRATIONS AT RATED ASSEMBLIES	PENETRATIONS AT FIRE-RESISTIVE RATED WALLS, FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE PROTECTED PER C.B.C. SECTION 714	
	CONVENIENCE OUTLETS IN RATED WALLS	RECESSED FIXTURES AT FIRE RESISTIVE-RATED WALLS SHALL BE INSTALLED PER C.B.C. SECTION 714.3.2 SO THAT THE REQUIRED RATING OF THE WALL IS NOT REDUCED.	
	SOFFIT FRAMING AT RATED FLOOR/CEILING	SOFFIT FRAMING SHALL BE OF NON-COMBUSTIBLE MATERIALS AND CONSTRUCTED AFTER ONE-HOUR FLOOR/CEILING ASSEMBLY IS CONSTRUCTED	
	TUB/SHOWER ENCLOSURE AT FIRE PARTITION		
	SHEETWALL		
	ELECTRICAL SUB-PANELS AT FIRE BARRIERS		

COMPOSITE PLAN LEGEND

ELEMENT	DESCRIPTION
	ONE-HOUR OCCUPANCY SEPARATION FIRE BARRIER WALL
	ONE-HOUR OCCUPANCY SEPARATION FIRE BARRIER WALL
	ONE-HOUR DWELLING UNIT FIRE PARTITION (SEPARATION WALL)
	ONE-HOUR EXTERIOR WALL SEE CONSTRUCTION NOTE "C"
	INDICATES CEILING AREA WITH (2) LAYERS OF TYPE "X" GYP. BD.
	INDICATES DROPPED CEILING OR SOFFIT AREA
1A4 / 4A3	UNIT PLAN TYPE; "-R" REFERS TO "REVERSE" CONDITION WHERE OCCURS / ENLARGED UNIT PLAN SHEET LOCATION

GENERAL NOTES

1. REFER TO UNIT FLOOR PLANS FOR ADDITIONAL NOTES AND DIMENSIONS.
2. REFER TO SHEET A0.10 FOR BUILDING SQUARE FOOTAGE CALCULATIONS.
3. ALL PENETRATIONS THROUGH RATED WALLS, PER C.B.C. 717.5 AT ALL DUCT AND AIR TRANSFER OPENINGS WITHIN FIRE WALLS, FIRE BARRIERS AND FIRE-RESISTIVE-RATED FLOOR-CEILING ASSEMBLIES OR ROOF-CEILING ASSEMBLIES, EXCEPT AS ALLOWED PER C.B.C. SECTIONS 717.5.1 THROUGH 717.5.7 AND 717.6.
4. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CBC SECT. 714.
5. WHERE COLUMNS ARE REQUIRED TO HAVE PROTECTION TO ACHIEVE A FIRE-RESISTANCE RATING, THE ENTIRE COLUMN SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION. WHERE THE COLUMN EXTENDS THROUGH A CEILING, THE ENCASEMENT PROTECTION SHALL BE CONTINUOUS FROM THE TOP OF THE FLOOR THROUGH THE CEILING SPACE TO THE TOP OF THE COLUMN PER SECTION 704.2.
6. THE FIRE-RESISTANCE RATING OF HORIZONTAL ASSEMBLIES SHALL BE NOT LESS THAN THAT REQUIRED BY THE BUILDING TYPE OF CONSTRUCTION AND SHALL COMPLY WITH C.B.C. SECTIONS 711.2.4.
7. SEE LANDSCAPE DRAWINGS FOR ALL ENTRY PORCHES, PATIOS, STOOPS, STAIRS, HANDRAILS, WALLS, DRIVEWAYS, STRIPS, LANDSCAPE WALLS, FENCES, TRELLIS, AND ADDITIONAL INFORMATION.
8. ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE, PER C.B.C. SECTION 703.7. SUCH IDENTIFICATION SHALL:
   - 8.1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
   - 8.2. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8-INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS," OR OTHER WORDING.
9. FIRE BLOCKING & COMPARTMENTATION PER SECTION 718.
   - 9.1. FIRE BLOCKING OF THE CONCEALED SPACE BETWEEN WALL TO EXTERIOR WALL AND SHALL EXTEND AT LEAST 10 INCHES BEYOND THE EXPOSED SURFACE OF EXTERIOR WALLS. PER C.B.C. 706.5 EXCEPTION 3, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE EXTERIOR SURFACE OF COMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING IS PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM (NFPA-13 OR NFPA-13R.)
   - 9.2. EXTERIOR WALL INTERSECTIONS AT FIRE WALLS THAT FORM AN ANGLE EQUAL TO OR GREATER THAN 180 DEGREES DO NOT NEED EXTERIOR WALL PROTECTION PER C.B.C SECTION 706.5.1
   - 9.3. FIRE WALLS SHALL EXTEND TO THE OUTER EDGE OF HORIZONTAL PROJECTING ELEMENTS SUCH AS BALCONIES, ROOF OVERHANGS, CANOPIES, MARQUEES THAT ARE WITHIN 4 FEET OF THE FIRE WALL.
     EXCEPTION: THE EXTERIOR WALL BEHIND AND BELOW THE PROJECTING ELEMENT SHALL BE OF NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION FOR A DISTANCE NOT LESS THAN THE DEPTH OF THE PROJECTING ELEMENTS ON BOTH SIDES OF THE FIRE WALL. PER C.B.C. SECTION 706.5.2 EXCEPTION 3
   - 9.4. FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING AS PERMITTED PER C.B.C SECTION 706.6. EXCEPTION 4.
10. REFER TO SHEETS _____ FOR RATED ASSEMBLY AND PENETRATION DETAILS
11. CONTRACTORS SHALL CONTINUE RATED WALL/CEILING CONDITION AS NECESSARY TO OBTAIN AN EVEN SURFACE. RATED AREAS INDICATED ARE MINIMUM REQUIREMENTS PER THE C.B.C.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

JADE AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA
TOWNHOME CONDOS
PULTE GROUP
PLEASANTON, CA
TRACT NO. 290-23-053

©2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING TYPE 101 SECOND AND THIRD FLOOR COMPOSITE PLAN

PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	2315-A1.15
SHEET SCALE :	1/8" = 1'-0"
DATE: 09/17/2025	SHEET: A1.15

ATTIC VENT CALCULATIONS

ROOF VENTILATION NOTES (UNVENTED)

PER THE TITLE 24 REPORT, ALL ROOF ATTIC AREAS SHALL BE UNVENTED ATTIC ASSEMBLIES PER C.B.C. SECTION 1202.3. REFER TO THE TITLE 24 REPORT FOR INSULATION VALUES.

UNVENTED ATTIC ASSEMBLIES AND UN-VENTED ENCLOSED RAFTER ASSEMBLIES SHALL BE PERMITTED WHEN ALL OF THE FOLLOWING CONDITIONS ARE MET (PER C.B.C. SECTION 1202.3):

1. THE UNVENTED ATTIC SPACE IS COMPLETELY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE. (NOTE: ALL ATTIC SPACES ARE CONTAINED WITHIN THE THERMAL ENVELOPE. FOR COMPLIANCE REFER TO ARCHITECTURAL DETAILS, T-24 ENERGY CALCULATIONS FOR INSULATION / R-VALUE AND MECHANICAL DRAWINGS REGARDING THE UNVENTED ATTIC ASSEMBLIES)

2. NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.

(NOTE: NUMBER 3 OF C.B.C. 1202.3 DO NOT APPLY)

4. IN CLIMATE ZONES 5, 6, 7 AND 8, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.
   4.1. IN CALIFORNIA CLIMATE ZONES 14 AND 16, A CLASS I OR CLASS II VAPOR RETARDER SHALL BE INSTALLED ON THE INDIRECTLY CONDITIONED SPACE SIDE OF ALL INSULATION IN AN UNVENTED ATTIC WITH AIR-PERMEABLE INSULATION FOR CONDENSATION CONTROL.

5. INSULATION SHALL COMPLY WITH EITHER ITEM 5.1 OR 5.2, AND ADDITIONALLY ITEM 5.3.
   5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS UNDERLAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD.
      5.1.1 AIR-IMPERMEABLE INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. (NOTE: NUMBERS 5.1.2 - 5.1.4 AND 5.2 OF C.B.C. SECTION 1202.3 DO NOT APPLY)
      5.1.3 WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING AND SHALL BE IN ACCORDANCE WITH THE R-VALUES IN TABLE 1202.3 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION. (NOTE: NUMBERS 5.1.1, 5.1.2, 5.1.4 AND 5.2 OF C.B.C. SECTION 1202.3 DO NOT APPLY)

   5.2 IN CLIMATE ZONES 1, 2 AND 3, AIR-PERMEABLE INSULATION INSTALLED IN UNVENTED ATTICS SHALL MEET THE FOLLOWING REQUIREMENTS:
      5.2.1 A VAPOR DIFFUSION PORT SHALL BE INSTALLED NOT MORE THAN 12 INCHES FROM THE HIGHEST POINT OF THE ROOF, MEASURED VERTICALLY FROM THE HIGHEST POINT OF THE ROOF TO THE LOWER EDGE OF THE PORT.
      5.2.2 THE PORT AREA SHALL BE GREATER THAN OR EQUAL TO 1/600 OF THE CEILING AREA. WHERE THERE ARE MULTIPLE PORTS IN THE ATTIC, THE SUM OF THE PORT AREAS SHALL BE GREATER THAN OR EQUAL TO THE AREA REQUIREMENT.
      5.2.3 THE VAPOR PERMEABLE MEMBRANE IN THE VAPOR DIFFUSION PORT SHALL HAVE A VAPOR PERMEANCE RATING OF GREATER THAN OR EQUAL TO 20 PERMS WHEN TESTED IN ACCORDANCE WITH PROCEDURE A OF ASTM E96.
      5.2.4 THE VAPOR DIFFUSION PORT SHALL SERVE AS AN AIR BARRIER BETWEEN THE ATTIC AND THE EXTERIOR OF THE BUILDING.
      5.2.5 THE VAPOR DIFFUSION PORT SHALL PROTECT THE ATTIC AGAINST THE ENTRANCE OF RAIN AND SNOW.
      5.2.6 FRAMING MEMBERS AND BLOCKING SHALL NOT BLOCK THE FREE FLOW OF WATER VAPOR TO THE PORT. NOT LESS THAN A 2-INCH SPACE SHALL BE PROVIDED BETWEEN ANY BLOCKING AND THE ROOF SHEATHING. AIR-PERMEABLE INSULATION SHALL BE PERMITTED WITHIN THAT SPACE.
      5.2.7 THE ROOF SLOPE SHALL BE GREATER THAN OR EQUAL TO 3 UNITS VERTICAL IN 12 UNITS HORIZONTAL (3:12).
      5.2.8 WHERE ONLY AIR-PERMEABLE INSULATION IS USED, IT SHALL BE INSTALLED DIRECTLY BELOW THE STRUCTURAL ROOF SHEATHING, ON TOP THE ATTIC FLOOR, OR ON TOP OF THE CEILING.
      5.2.9 WHERE ONLY AIR-PERMEABLE INSULATION IS USED AND IS INSTALLED DIRECTLY BELOW THE STRUCTURAL ROOF SHEATHING, AIR SHALL BE SUPPLIED AT A FLOW RATE GREATER THAN OR EQUAL TO 50 CUBIC FEET PER MINUTE (23.6 L/S) PER 1,000 SQUARE FEET OF CEILING.
   (NOTE: NUMBER 5.1 OF C.B.C. SECTION 1202.3 DO NOT APPLY)

   5.3 THE AIR SHALL BE SUPPLIED FOR DUCTWORK PROVIDING SUPPLY AIR TO THE OCCUPIABLE SPACE WHEN THE CONDITIONING SYSTEM IS OPERATING. ALTERNATIVELY, THE AIR SHALL BE SUPPLIED BY A SUPPLY FAN WHEN THE CONDITIONING SYSTEM IS OPERATING. WHERE PERFORMED INSULATION BOARD IS USED AS THE AIR IMPERMEABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER.

ROOF VENTILATION NOTE

1. VENTILATED ATTICS AND RAFTER SPACES
   PER C.B.C. SECTION 1202.2.1 ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE A CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. AN AIRSPACE OF NOT LESS THAN 1 INCH SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
   EXCEPTION: THE NET CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED THAT BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
   2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
   PER C.B.C. 1202.2.2, EXTERIOR OPENINGS INTO THE ATTIC SPACE FOR VENTILATION SHALL HAVE A LEAST DIMENSION OF NOT LESS THAN 1/16 INCH AND NOT MORE THAN 1/4 INCH SHALL BE PERMITTED. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16 INCH AND NOT MORE THAN 1/4 INCH. WHERE COMBUSTION AIR IS OBTAINED FROM AN ATTIC AREA, IT SHALL BE IN ACCORDANCE WITH C.M.C. CHAPTER 7.
2. AS AN ALTERNATE DESIGN TO BE APPROVED BY THE BUILDING OFFICIAL PER C.B.C. SECTION 104.11, THE BALANCE OF VENTILATION SHALL BE PROVIDED BY VENTILATORS LOCATED IN THE LOWER PORTION OF THE ATTIC OR RAFTER SPACE, IN LIEU OF THE PRESCRIBED EAVE OR CORNICE VENTS.

ROOF DRAINAGE CALCULATIONS

ROOF DRAINAGE ARE A:

DRAINAGE AREA A: **1396** S.F.
1396 **SQ.FT.**/ 1440 SQ.FT. = 1 DOWNSPOUT
REQUIRED: (1) - 2" MIN. DOWNSPOUT - PER TABLE C.P.C. 1101.11

1396 **SQ.FT.**/ 4400 SQ.FT. = 1 DOWNSPOUT - PER TABLE C.P.C. 1101.11

PROVIDED: (1) - 3" DOWNSPOUT
1396 SQ.FT. X 0.016 GALLONS/MIN/SQ.FT.= 22.34 GALLONS/MIN.

ROOF DRAINAGE ARE B:

DRAINAGE AREA B: **1078** S.F.
1078 **SQ.FT.**/ 1440 SQ.FT. = 1 DOWNSPOUT
REQUIRED: (1) - 2" MIN. DOWNSPOUT - PER TABLE C.P.C. 1101.11

1078 **SQ.FT.**/ 4400 SQ.FT. = 1 DOWNSPOUT - PER TABLE C.P.C. 1101.11

PROVIDED: (1) - 3" DOWNSPOUT
1078 SQ.FT. X 0.016 GALLONS/MIN/SQ.FT.= 17.25 GALLONS/MIN.

TABLE 1106.3
SIZE OF GUTTERS

DIAMETER OF GUTTER (1/16 inch per foot slope)	MAXIMUM RAINFALL RATES BASED ON ROOF AREA (square feet)				
inches	2 (in/h)	3 (in/h)	4 (in/h)	5 (in/h)	6 (in/h)
3	340	226	170	136	113
4	720	480	360	288	240
5	1250	834	625	500	416
6	1920	1280	960	768	640
7	2760	1840	1380	1100	918
8	3980	2655	1990	1590	1325
10	7200	4800	3600	2880	2400

TABLE 1101.11
SIZING ROOF DRAINS, LEADERS, AND VERTICAL RAINWATER PIPING[2, 3]

SIZE OF DRAIN, LEADER, OR PIPE	FLOW	MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREAS AT VARIOUS RAINFALL RATES (square feet)											
inches	gpm[1]	1 (in/h)	2 (in/h)	3 (in/h)	4 (in/h)	5 (in/h)	6 (in/h)	7 (in/h)	8 (in/h)	9 (in/h)	10 (in/h)	11 (in/h)	12 (in/h)
2	30	2880	1440	960	720	575	480	410	360	320	290	260	240
3	92	8800	4400	2930	2200	1760	1470	1260	1100	980	880	800	730
4	192	18 400	9200	6130	4600	3680	3070	2630	2300	2045	1840	1675	1530
5	360	34 600	17 300	11 530	8650	6920	5765	4945	4325	3845	3460	3145	2880
6	563	54 000	27 000	17 995	13 500	10 800	9000	7715	6750	6000	5400	4910	4500
8	1208	116 000	58 000	38 660	29 000	23 200	19 315	16 570	14 500	12 890	11 600	10 545	9600

For SI units: 1 inch = 25 mm, 1 gallon per minute = 0.06 L/s, 1 inch per hour = 25.4 mm/h, 1 square foot = 0.0929 m^2

Notes:

1 Maximum discharge capacity, gpm (L/s) with approximately 1¾ inch (44 mm) head of water at the drain.

2 For rainfall rates other than those listed, determine the allowable roof area by dividing the area given in the 1 inch per hour (25.4 mm/h) column by the desired rainfall rate.

3 Vertical piping shall be round, square, or rectangular. Square pipe shall be sized to enclose its equivalent roundpipe. Rectangular pipe shall have not less than the same cross-sectional area as its equivalent round pipe, except that the ratio of its side dimensions shall not exceed 3 to 1.

TABLE D 1.1
MAXIMUM RATES OF RAINFALL FOR VARIOUS CITIES* (continued)

STATES AND CITIES	STORM DRAINAGE 60-MINUTE DURATION, 100-YEAR RETURN	
	inches per hour	gallons per minute per square foot
CALIFORNIA	–	–
Eureka	1.5	0.016
Lake Tahoe	1.3	0.014
Los Angeles	2.0	0.021
Lucerne Valley	2.5	0.026
Needles	1.5	0.016
Palmdale	3.0	0.031
Redding	1.5	0.016
San Diego	1.5	0.016
San Francisco	1.5	0.016
San Luis Obispo	1.5	0.016

ROOF DRAINAGE

ROOF DRAINAGE SHALL BE PROVIDED PER C.P.C. SECTION 1101.11

1.) PRIMARY ROOF DRAINAGE - ROOF AREAS OF A BUILDING SHALL BE DRAINED BY ROOF DRAINS OR GUTTERS. THE LOCATION AND SIZING OF DRAINS AND GUTTERS SHALL BE COORDINATED WITH THE STRUCTURAL DESIGN AND PITCH OF THE ROOF. UNLESS OTHERWISE REQUIRED BY THE AUTHORITY HAVING JURISDICTION, ROOF DRAINS, GUTTERS, VERTICAL CONDUCTORS OR LEADERS, AND HORIZONTAL STORM DRAINS FOR PRELIMINARY DRAINAGE SHALL BE SIZED PER TABLE D1.1 BASED ON A STORM OF 60 MINUTES DURATION AND 100 YEAR RETURN PERIOD.

2.) SECONDARY DRAINAGE - SECONDARY (EMERGENCY) ROOF DRAINAGE SHALL BE PROVIDED BY ONE OF THE FOLLOWING METHODS SPECIFIED:
A) ROOF SCUPPER OR OPEN SIDE - SECONDARY ROOF DRAINAGE SHALL BE PROVIDED BY AN OPEN-SIDED ROOF OR SCUPPERS WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED. AN OPEN-SIDED ROOF OR SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED. SCUPPER OPENINGS SHALL BE NOT LESS THAN 4 INCHES HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED

3.) PER C.P.C. 1101.12 CLEANOUTS - CLEANOUTS FOR BUILDING STORM DRAINS SHALL COMPLY WITH THE C.P.C. SECTION 719.0.
RAIN LEADERS AND CONDUCTORS - RAIN LEADERS AND CONDUCTORS CONNECTED TO A BUILDING STORM SEWER SHALL HAVE A CLEANOUT INSTALLED AT THE BASE OF THE OUTSIDE LEADER OR OUTSIDE CONDUCTOR BEFORE IT CONNECTS TO THE HORIZONTAL DRAIN.

PER C.P.C. SECTION 1105:
4.) DOME OR STRAINER FOR GENERAL USE - ROOF DRAINS AND OVERFLOW DRAINS, EXCEPT THOSE DRAINING TO HANGING GUTTERS, SHALL BE EQUIPPED WITH STRAINERS EXTENDING NOT LESS THAN 4 INCHES ABOVE THE SURFACE OF THE ROOF IMMEDIATELY ADJACENT TO THE DRAIN. STRAINERS SHALL HAVE A MINIMUM INLET AREA ABOVE THE ROOF LEVEL NOT LESS THAN ONE AND ONE-HALF TIMES THE AREA OF THE CONDUCTOR OR LEADER TO WHICH THE DRAIN IS CONNECTED.

5.) STRAINERS FOR FLAT DECKS - ROOF DRAIN STRAINERS FOR USE ON SUN DECKS, PARKING DECKS, AND SIMILAR AREAS THAT ARE NORMALLY SERVICED AND MAINTAINED, SHALL BE PERMITTED TO BE OF THE FLAT SURFACE TYPE. SUCH ROOF DRAIN STRAINERS SHALL BE LEVEL WITH THE DECK AND SHALL HAVE AN AVAILABLE INLET AREA OD NOT LESS THAN TWO TIMES THE AREA OF THE CONDUCTOR OR LEADER TO WHICH THE DRAIN IS CONNECTED.

6.) ROOF DRAIN FLASHING - CONNECTION BETWEEN THE ROOF AND ROOF DRAINS THAT PASS THROUGH THE ROOF AND INTO THE INTERIOR OF THE BUILDING SHALL BE MADE WATERTIGHT BY THE USE OF PROPER FLASHING MATERIAL.
A) LEAD FLASHING - WHERE LEAD FLASHING MATERIAL IS USED IT SHALL BE NOT LESS THAT 4 POUNDS PER SQUARE FOOT
B) COPPER FLASHING - WHERE COPPER FLASHING MATERIAL IS USED, IT SHALL BE NOT LESS THAN 12 OUNCES PER SQUARE FOOT

PER C.P.C. SECTION 1106: SIZE OF LEADERS, CONDUCTORS, AND STORM GUTTERS
7.) VERTICAL CONDUCTORS AND LEADERS - VERTICAL CONDUCTORS AND LEADERS SHALL BE SIZED ON THE BASIS OF THE MAXIMUM PROJECTED ROOF AREA AND TABLE 1101.11

8.) SIZE OF ROOF GUTTERS - THE SIZE OF SEMI-CIRCULAR GUTTERS SHALL BE BASED ON THE MAXIMUM PROJECTED ROOF AREA AND TABLE 1106.3.

9.) SIDE WALLS DRAINING ONTO A ROOF - WHERE VERTICAL WALLS PROJECT ABOVE A ROOF SO AS TO PERMIT STORM WATER TO DRAIN TO THE ROOF AREA BELOW, THE ADJACENT ROOF AREA SHALL BE PERMITTED TO BE COMPUTED FROM TABLE 1101.11 AS FOLLOWS:
A) FOR ONE WALL - ADD 50 PERCENT OF THE WALL AREA TO THE ROOF AREA FIGURES.
B) FOR TWO ADJACENT WALLS OF EQUAL HEIGHT- ADD 35 PERCENT OF THE TOTAL WALL AREAS.
C) FOR TWO ADJACENT WALLS OF UNEQUAL HEIGHT - ADD 35 PERCENT OF THE TOTAL COMMON HEIGHT AND ADD 50 PERCENT OF THE REMAINING HEIGHT OF THE HIGHEST WALL.
D) TWO OPPOSITE WALLS OF SAME HEIGHT - ADD NO ADDITIONAL AREA
E) TWO OPPOSITE WALLS OF DIFFERING HEIGHTS - ADD 50 PERCENT OF THE WALL AREA ABOVE THE TOP OF LOWER WALL.
F) WALLS ON THREE SIDES - ADD 50 PERCENT OF THE AREA OF THE INNER WALL BELOW THE TOP OF THE LOWEST WALL, PLUS ALLOWANCE FOR THE AREA OF THE WALL ABOVE THE TOP OF THE LOWEST WALL, IN ACCORDANCE WITH SECTION 1106.4(3) AND SECTION 1106.4(5) ABOVE.
G) WALLS ON FOUR SIDES - NO ALLOWANCE FOR WALKABLE AREAS BELOW THE TOP OF THE LOWEST WALL - ADD FOR AREAS ABOVE THE TOP OF THE LOWEST WALL IN ACCORDANCE WITH SECTION 1106.5(5) , AND SECTION 1106.4(6) ABOVE.

ROOF DRAINAGE CALCULATION
ROOF DRAINAGE BASED ON THE SANTA CLARA (CLOSE TO SAN FRANCISCO) MAXIMUM RAIN FALL OF 1.6 INCHES PER HOUR, PER C.P.C. TABLE D1.1 2 INCH DOWNSPOUT MIN. AND 3 INCH GUTTER MIN. PER CALCULATION

ROOF PLAN KEYNOTES

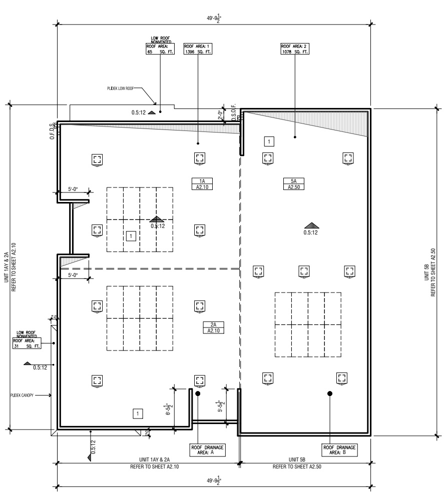
1. CLASS 'A' TPO ROOFING PER BUILDER SPECS O/ PLYWOOD SHEATHING. INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS. REFER TO TPO DETAILS ON
2. CLASS 'A' PLI-DEK PER BUILDER SPECS
3. SCUPPER IN PARAPET WALL FOR DRAINAGE
4. OPENING AT PARAPET WALL FOR ROOF DRAINAGE TO DOWNSPOUT/SCUPPER

ROOF NOTES

1. REFER TO GENERAL SPECIFICATIONS SHEETS FOR FURTHER INFORMATION REGARDING ROOFING MATERIALS AND PROCEDURES.
2. CONTRACTOR SHALL VERIFY VENTILATION AREA OF ALL ATTIC VENTS WITH MANUFACTURER.
3. CONTRACTOR SHALL COORDINATE WITH ROOF TRUSS MFR. TO PROVIDE A CLEAR INSTALLATION SPACE FOR ALL ROOF EQUIPMENT.
4. ALL ROOF SHEATHING EDGES SHALL BE BLOCKED AND NAILED PER STRUCTURAL PLANS. IN ADDITION, CONTRACTOR SHALL ALSO PROVIDE MINIMUM BLOCKING AND SCREWS AS REQUIRED BY THE ROOFING MANUFACTURER.
5. ROOF DIAPHRAGM NAILING TO BE INSPECTED PRIOR TO COVERING.
6. ROOFING SHALL BE FIRE STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE ROOF MEMBERS.
7. PROVIDE ATTIC & SOFFIT VENTILATION AS PER C.B.C. SECTION 1202.2.
8. SHEET METAL SHALL BE A MINIMUM OF 26-GAUGE.
9. PROVIDE MINIMUM 1/2" PER FOOT SLOPE AT VALLEYS CREATED BY THE ROOF AND CRICKETS.
10. ROOF PENETRATIONS FOR PLUMBING, MECHANICAL, ELECTRICAL AND EQUIPMENT SUPPORT, MUST INCLUDE THE FOLLOWING:
A) PROVIDE A MINIMUM OF 18 INCHES OF SEPARATION TO ADJACENT PENETRATIONS, CANT STRIP, SCUPPER, ETC.
B) INSULATION ALLOWED IN NONCOMBUSTIBLE CONSTRUCTION PER 2010 C.B.C. 717.5 EXCEPTION 6.
11. PROVIDE TWO LAYERS OF 30 LB. UNDERLAYMENT FOR ROOFS WITH PITCHES FROM 2:12 UP TO 4:12, PER CBC SECTION 1507.2.8.
12. ROOF SHALL HAVE REFLECTANCE OF 0.08 AND EMISSIVITY OF 0.85 PER TITLE-24
13. ALL ROOFS SHALL HAVE CLASS A ROOF.
14. PER C.B.C. 1209.2 LOCATIONS WHERE ATTIC AREA HAS A CLEAR HEIGHT OF OVER 30" A 22"X30" MIN CLEAR DIMENSION ATTIC ACCESS SHALL BE PROVIDED. A 30" MIN. CLR. HEADROOM IN SUCH ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ATTIC OPENING.
15. PER C.P.C. SECTION 1101.12, ROOF DRAINS, GUTTERS, VERTICAL CONDUCTORS OR LEADERS, AND HORIZONTAL STORM DRAINS FOR PRELIMINARY DRAINAGE SHALL BE SIZED PER C.P.C. TABLE D101.1 BASED ON A STORM OF 60 MINUTES DURATION AND 100 YEAR RETURN PERIOD. REFER TO PLUMBING DRAWINGS.
16. COMBUSTIBLE PROJECTIONS LOCATED WHERE OPENINGS ARE NOT PERMITTED OR WHERE PROTECTION OF OPENINGS IS REQUIRED SHALL BE OF 1 HR FIRE-RESISTANCE-RATED CONSTRUCTION, PER C.B.C 705.2.3 (COMBUSTIBLE PROJECTIONS THAT EXTEND TO WITHIN 5 FEET OF THE FIRE SEPARATION DISTANCE)
17. MECHANICAL EQUIPMENT, SYSTEMS AND DEVICES: PER C.B.C SECTION 1015.6, GUARDS SHALL BE PROVIDED WHERE VARIOUS COMPONENTS THAT REQUIRE SERVICE ARE LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR, ROOF OR GRADE BELOW. THE GUARD SHALL EXTEND NOT LESS THAN 30 INCHES BEYOND EACH END OF SUCH COMPONENTS. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES IN DIAMETER.
18. ROOF ACCESS PER C.B.C. SECTION 1015.7, GUARDS SHALL BE PROVIDED WHERE THE ROOF HATCH OPENING IS LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH ROOF EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR, ROOF, OR GRADE BELOW. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES IN DIAMETER.
19. A PARAPET IS NOT REQUIRED AT NON-RATED EXTERIOR WALLS PER C.B.C. SECTION 705.11 EXCEPTION 1.
20. PARAPETS SHALL HAVE THE SAME FIRE-RESISTANCE RATING AS THAT REQUIRED FOR THE SUPPORTING WALL, AND ON ANY SIDE ADJACENT TO A ROOF SURFACE, SHALL HAVE NONCOMBUSTIBLE FACES FOR THE UPPERMOST 18 INCHES, INCLUDING COUNTERFLASHING AND COPING MATERIALS. THE HEIGHT OF THE PARAPET SHALL BE NOT LESS THAN 30 INCHES ABOVE THE ROOF SURFACE. (C.B.C. SECTION 705.11.1)
21. ROOFTOP MOUNTED PHOTOVOLTAIC SYSTEM (BY OTHERS) SHALL BE DESIGNED IN ACCORDANCE WITH C.B.C SECTION 1510.7. INSTALLATION OF SOLAR PANELS SHALL BE PER MANUFACTURER'S SPECIFICATIONS. ROOFER SHALL PROVIDE FLASHING OR OTHER MEANS TO PREVENT LATERAL OR VERTICAL MOVEMENT OF WATER FROM SURFACE TO UNDERSIDE OF ROOF MATERIAL.
22. FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF THE ROOF SHEATHING OR DECK WHEN THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING, THERE ARE NO OPENINGS WITHIN 4 FEET OF THE FIRE WALL, AND THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD OR 5/8" TYPE X GYPSUM BOARD SUPPORTED BY 2-INCH MINIMUM LEDGERS ATTACHED TO THE ROOF FRAMING MEMBERS FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE FIRE WALL, PER C.B.C. SECTION 706.6 EXCEPTION 4.

ROOF LEGEND

X / AX.XX — EXTERIOR ELEVATION
X / AX.XX — SECTIONS
ROOF AREA: X / X SQ. FT. — ROOF AREA IDENTIFICATION; ROOF AREA SQUARE FOOTAGE
INDICATES CRICKET
3.5:12 — INDICATES SLOPE / DIRECTION
GUTTER AND DOWNSPOUT
LOCATION OF SOLAR PHOTOVOLTAIC PANELS BY OTHERS. PHOTOVOLTAIC SYSTEMS SHALL COMPLY WITH C.B.C. SECTION 1510.7. PHOTOVOLTAIC MANUFACTURER/INSTALLER RESPONSIBLE TO PROVIDE FALL PROTECTION DEVICES FOR THE INSTALLATION AND MAINTENANCE OF THE SOLAR PANELS PER OSHA STANDARDS. PROVIDE 150 S.F. OF SOLAR PANELS PER UNIT PER CLIENT REQUIREMENTS; VERIFY WITH SOLAR CONSULTANT.
TERMINATE FIRE PARTITIONS AT THE UNDERSIDE OF THE ROOF SHEATHING PER C.B.C. SECTION 708.4. -
TERMINATE FIRE WALLS AT THE UNDERSIDE OF THE ROOF SHEATHING OR DECK PER C.B.C. SECTION 706.6 EXCEPTION 4
1-HOUR FIRE-RESISTANCE-RATED PARAPET PER C.B.C. 705.11.1.
36"X30" ROOF HATCH, "BILCO TYPE S" OR CLIENT-APPROVED EQUAL. PROVIDE PERMANENT OR FOLDAWAY LADDER/STAIRWAY ACCESS PER CMC 304.2.1. SEE DETAIL 3/AD5.2. VERIFY LOCATION WITH TRUSS PLANS AND INSTALL PER MANUFACTURER REQUIREMENTS.
MINIMUM 22"x30" OPENING IN CALIFORNIA ROOF FRAMING CONDITIONS FOR ATTIC ACCESS AND CROSS VENTILATION - CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS.



BUILDING TYPE 101: ROOF PLAN | 1

SOLAR PHOTOVOLTAIC SYSTEMS

SOLAR PHOTOVOLTAIC POWER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH C.B.C. SECTION 1510.7, C.F.C. SECTION 605.11, THE CALIFORNIA ELECTRICAL CODE, AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. REFER TO SOLAR CONSULTANT PLANS UNDER SEPARATE COVER FOR SOLAR PHOTOVOLTAIC POWER SYSTEM DESIGN, PANEL LOCATIONS AND SIZES, AND ALL OTHER DESIGN REQUIREMENTS.

PER C.B.C. SECTION 1510.7.1, ROOFTOP-MOUNTED PHOTOVOLTAIC SYSTEMS SHALL BE DESIGNED FOR COMPONENT AND CLADDING WIND LOADS IN ACCORDANCE WITH CHAPTER 16 USING AN EFFECTIVE WIND AREA BASED ON THE DIMENSIONS OF A SINGLE UNIT FRAME. EXCEPTION: THE EFFECTIVE WIND AREA SHALL BE IN ACCORDANCE WITH CHAPTER 16 AND ASCE 7 SECTION 26.2.

PER C.B.C. SECTIONS 1510.7.2 AND 1505.9, ROOFTOP-MOUNTED PHOTOVOLTAIC SYSTEMS SHALL BE TESTED, LISTED AND IDENTIFIED WITH A FIRE CLASSIFICATION IN ACCORDANCE WITH UL 1703. THE FIRE CLASSIFICATION OF ROOFTOP MOUNTED PHOTOVOLTAIC SYSTEMS SHALL COMPLY WITH C.B.C. TABLE 1505.1 BASED ON THE TYPE OF CONSTRUCTION OF THE BUILDING. FOR CONSTRUCTION TYPE VB, THE MINIMUM FIRE CLASSIFICATION SHALL BE CLASS C, PER C.B.C. TABLE 1505.1.

PER C.F.C. SECTION 1509.7.4, PHOTOVOLTAIC PANELS AND MODULES MOUNTED ON TOP OF A ROOF SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1703 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

PER C.F.C. 605.11.1.3.1, THERE SHALL BE A MINIMUM 6-FOOT-WIDE CLEAR PERIMETER AROUND THE EDGES OF THE ROOF. EXCEPTION: WHERE EITHER AXIS OF THE BUILDING IS 250 FEET OR LESS, THE CLEAR PERIMETER AROUND THE EDGES OF THE ROOF SHALL BE A MINIMUM 4-FOOT-WIDE .

PER C.F.C. 605.11.1.3.2, THE SOLAR INSTALLATION SHALL BE DESIGNED TO PROVIDE DESIGNATED PATHWAYS. THE PATHWAYS SHALL MEET THE FOLLOWING REQUIREMENTS:
1. THE PATHWAY SHALL BE OVER AREAS CAPABLE OF SUPPORTING THE LIVE LOAD OF FIRE FIGHTERS ACCESSING THE ROOF.
2. THE CENTERLINE AXIS PATHWAYS SHALL BE PROVIDED IN BOTH AXES OF THE ROOF. CENTERLINE AXIS PATHWAYS SHALL RUN WHERE THE ROOF STRUCTURE IS CAPABLE OF SUPPORTING THE LIVE LOAD OF FIRE FIGHTERS ACCESSING THE ROOF.
3. SHALL BE A STRAIGHT LINE NOT LESS THAN 4 FEET CLEAR TO ROOF STANDPIPES OR VENTILATION HATCHES.
4. SHALL PROVIDE NOT LESS THAN 4 FEET CLEAR AROUND ROOF ACCESS HATCH WITH AT LEAST ONE NOT LESS THAN 4 FEET CLEAR PATHWAY TO PARAPET OR ROOF EDGE.

PER C.F.C. 605.11.1.3.3, THE SOLAR INSTALLATION SHALL BE DESIGNED TO MEET THE FOLLOWING REQUIREMENTS:
1. ARRAYS SHALL BE NO GREATER THAN 150 FEET BY 150 FEET IN DISTANCE IN EITHER AXIS IN ORDER TO CREATE OPPORTUNITIES FOR FIRE DEPARTMENT SMOKE VENTILATION OPERATIONS.
2. SMOKE VENTILATION OPTIONS BETWEEN ARRAY SECTIONS SHALL BE ONE OF THE FOLLOWING:
   2.1. A PATHWAY 8 FEET OR GREATER IN WIDTH.
   2.2. A 4-FOOT OR GREATER IN WIDTH PATHWAY AND BORDERING ROOF SKYLIGHTS OR GRAVITY-OPERATED DROPOUT SMOKE AND HEAT VENTS ON NOT LESS THAN ONE SIDE.
   2.3. A 4-FOOT OR GREATER IN WIDTH PATHWAY AND BORDERING ALL SIDES OF NONGRAVITY-OPERATED DROPOUT SMOKE AND HEAT VENTS ON NOT LESS THAN ONE SIDE.
   2.4. A 4-FOOT OR GREATER IN WIDTH PATHWAY AND BORDERING 4-FOOT BY 8-FOOT "VENTING CUTOUTS" EVERY 20 FEET ON ALTERNATING SIDES OF THE PATHWAY.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

JADE AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA
TOWNHOME CONDOS
TRACT NO. 290-23-053

PULTE GROUP
PLEASANTON, CA

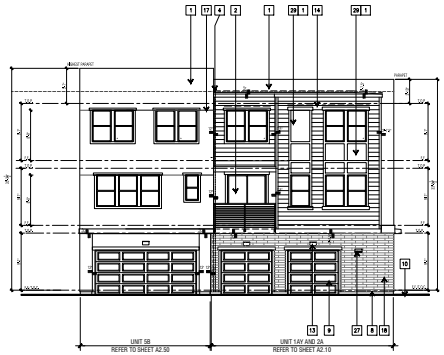
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

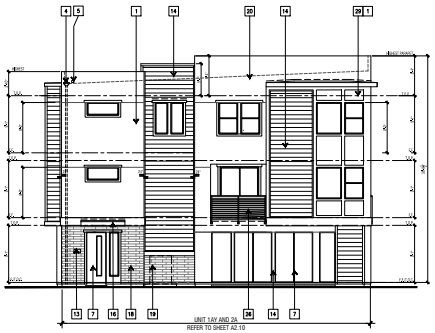
NO.	DATE	DESCRIPTION

BUILDING TYPE 101
ROOF PLAN

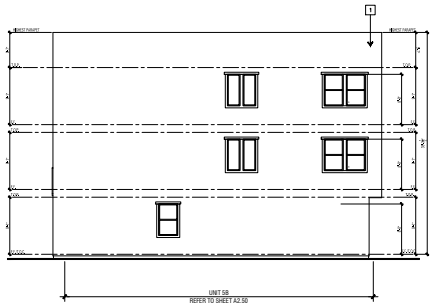
PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	23151-A1.17
SHEET SCALE:	1/8" = 1'-0"
DATE: 09/17/2025	SHEET: A1.17



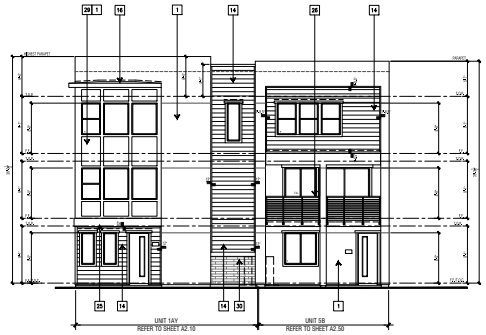
BUILDING TYPE 101 : REAR ELEVATION | 4



BUILDING TYPE 101 : LEFT ELEVATION | 3



BUILDING TYPE 101 : RIGHT ELEVATION | 2



BUILDING TYPE 101 : FRONT ELEVATION | 1

KEYNOTES

1. 3-COAT STUCCO - 16/20 FINISH - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. SLIDING GLASS DOOR, REFER TO UNIT PLANS
3. METER CLOSET PER PLANS - VERIFY UTILITY PANELS/METERS LOCATION(S) WITH UTILITY COMPANIES. COORDINATE WITH THE FIRE ALARM CONTRACTOR TO PROVIDE THE REQUIRED ACCESS AND WORKING CLEARANCE TO THE ELECTRICAL PANEL.
4. METAL DOWNSPOUT, TYPICAL - DOWNSPOUT TO BE PAINTED TO MATCH ADJACENT MATERIAL
5. SCUPPER WITH OVERFLOW, PAINTED TO MATCH ADJACENT MATERIAL
6. MANUFACTURED WINDOW(S) PER WINDOW SCHEDULE
7. EXTERIOR DOOR PER DOOR SCHEDULE
8. STUCCO WEEP SCREED
9. GARAGE DOOR PER DOOR SCHEDULE
10. FINISHED GRADE - REFER TO CIVIL DRAWINGS FOR SLOPES AND FURTHER GRADE INFORMATION
11. EXTERIOR PLASTER PARAPET W/ METAL FLASHING
12. LAP SIDING PARAPET W/ METAL FLASHING
13. ILLUMINATED UNIT ADDRESS, VISIBLE AND LEGIBLE FROM THE STREET - FOR INSTALLATION DIMENSIONS AND ADDITIONAL INFORMATION
14. FIBER CEMENT LAP SIDING, "HARDIEPLANK" BY JAMES HARDIE OR APPROVED EQUAL, 8" EXPOSURE
15. VENT, REFER TO MECHANICAL DRAWINGS
16. STUCCO OVER WOOD FRAMED AWNING
17. STUCCO CONTROL JOINT
18. COMPOSITE PANEL
19. MINI SPLIT CONDENSER LOCATION, REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
20. LINE OF ROOF BEYOND
21. FIRE RISER CLOSET SHALL HAVE IDENTIFICATION SIGNAGE WITH A MINIMUM HEIGHT OF 2" LETTERS WITH APPROPRIATE STROKE AND SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.
22. STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION
23. 8x8 REAL POST OR CLIENT-APPROVED EQUAL
24. SIDING AT FOUNDATION
25. STUCCO LOW WALL GUARD PER CBC SECTION 1013.2
26. 42" HIGH FACE MOUNTED METAL GUARD RAILING
27. WALL PACK - REFER TO DETAIL ELECTRICAL DWG. FOR ADDITIONAL INFORMATION
28. MASTER BUILDING ADDRESS REFLECTING BUILDING ADDRESS AND UNITS WITHIN BUILDING WITH 4" MIN. HEIGHT LETTERS/NUMBERS WITH EXTERIOR WALL PACK
29. COMPOSITE PANEL AT FIBERCEMENT SIDING, STUCCO PANEL AT STUCCO CLAD WALLS.
30. THIN-SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS. ADHERED MASONRY VENEER REQUIREMENTS PER CRC SECTION R703.12 OR CBC SECTION 1404.10.
31. FIBER CEMENT SHINGLE SIDING – 5/16" THICK 'SHINGLESIDE' (OR EQUIVALENT). CEDAR MILL FINISH. (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
32. FIBER CEMENT LAP SIDING, "HARDIEPLANK" BY JAMES HARDIE OR APPROVED EQUAL, 7" EXPOSURE
33. EXTERIOR PLASTER PARAPET W/ SOFFIT

GENERAL NOTES

1. ALL SIDING (INCLUDING FOAM) PRESENT OR NOTED ON THE EXTERIOR ELEVATIONS OR FLOOR PLANS SHALL WRAP AROUND ALL OUTSIDE CORNERS AND TERMINATE AT AN INSIDE CORNER, OR WRAP AROUND ALL SIDES OF COLUMNS AND RETURN ONTO ITSELF, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS.
2. FINISH GRADE VARIES - SEE CIVIL ENGINEERS PLANS FOR FINAL GRADE & SITE DRAINAGE INFORMATION.
3. USE HIGH DENSITY FOAM AT ALL LOCATIONS 8'-0" FROM FIRST FINISH FLOOR OR ANY ADJACENT WALKING SURFACE.
4. CONTRACTOR TO CONSTRUCT AND IDENTIFY THAT EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF PER C.B.C. SECTION 1405.4 FLASHING.
5. THE PRIMARY ENTRANCE TO THE DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT, MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING (PER THE ELECTRICAL DRAWINGS.)
6. GUARDS SHALL BE LOCATED ALONG OPEN SIDED WALKING SURFACES, STAIRS, AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE GRADE BELOW PER C.B.C. SECTION 1013.2
7. PROVIDE BUILDING ADDRESS NUMBERS OR LETTERS PER C.B.C. SECTION 501.2
8. PAINT ALL VENTS TO MATCH ADJACENT ROOFING OR WALL MATERIAL.
9. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS OF EXTERIOR BUILDING LIGHTING.
10. PROVIDE TEMPERED GLAZING AT ALL HAZARDOUS LOCATIONS PER C.B.C. SECTION 2406.4. SEE SHEET A2.01 FOR ADDITIONAL INFORMATION.
11. A PARAPET IS NOT REQUIRED AT NON-RATED EXTERIOR WALLS PER C.B.C. SECTION 705.11, EXCEPTION 1.
12. PER C.B.C. SECTION 705.11.1, PARAPETS SHALL HAVE THE SAME FIRE-RESISTANCE RATING AS THAT REQUIRED FOR THE SUPPORTING WALL, AND ON ANY SIDE ADJACENT TO A ROOF SURFACE, SHALL HAVE NONCOMBUSTIBLE FACES FOR THE LEPPARDS' 18 INCHES, INCLUDING COUNTER FLASHING AND COPING MATERIALS. THE HEIGHT OF THE PARAPET SHALL BE NOT LESS THAN 30 INCHES ABOVE THE ROOF SURFACE.
13. BUILDING ADDRESSES PER FIRE PREVENTION DIRECTIVE #002-2009

    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.

    SUB-UNITS OF ANY BUILDING OR COMPLEX, NOT HAVING INDIVIDUALLY ASSIGNED ADDRESSES, SHALL BE IDENTIFIED IN A CONSISTENT MANNER, EITHER NUMERICALLY OR ALPHABETICALLY, USING A LOGICAL SEQUENCE. UNIT NUMBERS OR LETTERS SHALL BE AFFIXED TO EACH SUB-UNIT AND SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE ACCESS WAY. PLAINLY VISIBLE AND LEGIBLE LIGHTED DIRECTORY MAPS MAY BE REQUIRED AT BUILDING COMPLEX ENTRANCES OR OTHER LOCATIONS AS SPECIFIED BY THE FIRE CHIEF.

    THE FOLLOWING IS A GUIDELINE FOR ADEQUATE ADDRESS NUMBER DIMENSIONS:

    • THE NUMBER POSTED UP TO 49 FEET FROM THE PUBLIC STREET SHOULD BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST FOUR (4) INCHES HIGH WITH A HALF (1/2) INCH STROKE.

    • THE NUMBER POSTED FROM 50 TO 99 FEET FROM THE PUBLIC STREET SHALL BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST SIX (6) INCHES HIGH WITH A ONE (1) INCH STROKE.

    • THE NUMBER POSTED FROM 100 TO 199 FEET FROM THE PUBLIC STREET SHALL BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST TEN (10) INCHES HIGH WITH A ONE AND A HALF (1 1/2) INCH STROKE.

    • THE NUMBER POSTED FROM 200 TO 299 FEET FROM THE PUBLIC STREET SHALL BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST EIGHTEEN (18) INCHES HIGH WITH A TWO (2) INCH STROKE.

    • THE NUMBER POSTED FROM 300 TO 400 FEET FROM THE PUBLIC STREET SHALL BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST TWENTY FOUR (24) INCHES HIGH WITH A TWO AND A HALF (2 1/2) INCH STROKE.

    • WHEN THE BUILDING IS TWO STORIES OR HIGHER, THE MOUNTING HEIGHT AND LOCATION OF THE STREET ADDRESS SHALL TAKE INTO ACCOUNT THE DISTANCE BETWEEN THE BUILDING AND THE STREET. THE PROPOSED MOUNTING HEIGHT AND LOCATION HAS TO BE REVIEWED AND APPROVED BY THE FIRE PLAN REVIEWER OR INSPECTOR BEFORE ACTUAL MOUNTING.

    • LARGE MULTI-STORY BUILDING MAY NEED LARGER ADDRESS NUMBERS AS DEEMED APPROPRIATE BY THE FIRE PLAN CHECK ENGINEER OR INSPECTOR, FOLLOWING ARE ADDITIONAL ADDRESS REQUIREMENTS FOR THIS OR SIMILAR TYPE OF BUILDINGS.

    a.) THE BUILDING ADDRESS AND/OR PRIMISE IDENTIFICATION NUMBER(S) SHALL BE POSTED ON MULTIPLE SIDES OF THE BUILDING AND/OR COMPLEX AT THE MAIN ENTRANCE IS NOT CLEARLY VISIBLE FROM A PUBLIC STREET. ADDRESS NUMBERS MUST BE POSTED WITHIN 400 FEET FROM THE PUBLIC STREET.

    b.) THE BUILDING LOCATED AT STREET CORNER, OR LOCATED BEHIND THE BUILDING IN A MULTI-BUILDING COMPLEX SHALL HAVE ADDRESS POSTED ON THE BUILDING AS SHOWN IN THE ILLUSTRATION PER FIRE PREVENTION DIRECTIVE #002-2009.

    c.) LOCATION OF ALL BUILDING ADDRESS AND/OR PRIMISE IDENTIFICATION MARKINGS SHALL BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT BEFORE THE BUILDING PERMIT IS ISSUED.

    d.) A BUILDING COMPLEX HAVING 5 OR MORE BUILDING SHALL BE PROVIDED WITH A LIGHTED DIRECTORY AT EACH ENTRANCE TO THE COMPLEX. THE DIRECTORY WILL HAVE A SITE PLAN SHOWING LOCATION AND ADDRESS OF EACH BUILDING, WITH THE SYMBOL "YOU ARE HERE". THE SITE PLAN SHALL BE INSTALLED IN THE CORRECT ORIENTATION.

    e.) MULTIPLE ENTRANCES TO THE COMPLEX SHALL REQUIRE MULTIPLE DIRECTORIES.
14. CONTROL JOINT LOCATIONS INDICATED ARE FOR DESIGN PURPOSES ONLY. IN ALL CASES, INSTALL CONTROL JOINTS AT LOCATIONS COMPLYING WITH THE FOLLOWING CRITERIA:
    A. INSTALL EXPANSION OR CONTRACTION JOINT OCCURS IN SURFACE OF CONSTRUCTION DIRECTLY BEHIND PLASTER MEMBRANE.
    B. DISTANCE BETWEEN CONTROL JOINTS: NOT TO EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2-1/2 TO 1.
    C. WALL AREAS: NOT MORE THAN 144 SQ. FT.
    D. CEILING AREAS: NOT MORE THAN 130 SQ. FT. IN AREA.
    E. WHERE PLASTER PANEL SIZES OR DIMENSIONS CHANGE, EXTEND JOINTS FULL WIDTH OR HEIGHT OF PLASTER MEMBRANE.
15. FOR COLORS AND MATERIALS, REFER TO SEPARATE SUBMITTAL PACKAGE BY OTHERS.
16. CONTRACTORS SHALL CONTINUE RATED WALL/CEILING CONDITION AS NECESSARY TO OBTAIN AN EVEN SURFACE. RATED AREAS INDICATED ARE MINIMUM REQUIREMENTS PER THE C.B.C.
17. COORDINATE WITH THE FIRE ALARM CONTRACTOR TO PROVIDE TO REQUIRED ACCESS AND WORKING CLEARANCE TO THE ELECTRICAL PANEL.

WHA.
ARCHITECTS · PLANNERS · DESIGNERS
ORANGE COUNTY · LOS ANGELES · BAY AREA

PulteGroup

JADE AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA
TOWNHOME CONDOS
PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-053

©2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING TYPE 101
EXTERIOR ELEVATIONS

PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	24344_A1-18
SHEET SCALE:	1/8" = '-0"
DATE: 09/17/2025	SHEET: A1.18

BUILDING TYPE 101 : REAR ELEVATION | 4

BUILDING TYPE 101 : LEFT ELEVATION | 3

BUILDING TYPE 101 : RIGHT ELEVATION | 2

BUILDING TYPE 101 : FRONT ELEVATION | 1

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY • LOS ANGELES • BAY AREA

PulteGroup

JADE AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA
TOWNHOME CONDOS
PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-053

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING TYPE 101
EXTERIOR ELEVATIONS

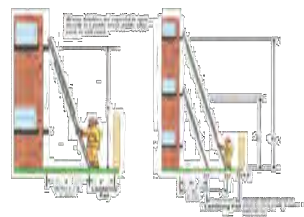
PROJECT MANAGER:	KH
DESIGNED:	KH
DRAWN BY:	
REVIEWED BY:	
1ST SUBSQ. DEPT. SUBMITTAL:	
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2024344
DAS FILE NAME:	CLEAN_SCAN_A1-1E
SHEET SCALE:	1/8" = 1'-0"
DATE: 5/09/2025	SHEET: A1.18a

Section 1030 of the 2019 CFC/CBC requires emergency escape and rescue openings in residential buildings where occupants may be sleeping during fire within buildings of Type IIB,Type IIIB, Type VA, and Type VB construction.

An all-weather pathway/surface or ladder pad shall be provided for ground ladder access meeting all of the following requirements:

1. All-weather pathway/surface used as ladder pads or individual ladder pads shall be located at rescue windows.
2. For interior courtyards, a straight pathway with a minimum 6'-0" width, from the publicway through the building to individual pads located under interior rescue windows shall be provided (code compliant stairs for ladder carriers' access are acceptable). If offsets are required, assume 15' ladder length can be accommodated with the fire fighters.
3. Ladder pad shall be designed and installed so that the extended ladder angle of inclination is at least 70 degree and no greater than 76 degree from horizontal. An easy way to determine the proper distance from building to ladder base is to divide the required length of ladder by four. Some sample numbers are shown in chart on next page.
4. Ladder setup shall not be obstructed by architectural features, trees, or landscaping.
5. Ladder pads shall not be less than 6'-0" wide by not less than 7'-0" deep.
6. A level, slip-resistant, all-weather surface, capable of supporting the weight of the ladder, firefighters in gear, equipment, and persons to be rescued. Ladder pad shall be engineered to support a minimum 1000- pound load. Concrete, asphalt, pavers, or other approved engineered surface will be acceptable and will be reviewed on a case-by-case basis.
7. Ladder pads shall be permanently marked "Fire Ladder Pad".

Ladder Pad Setback at Rescue Openings



Placement of Ladders

Sill Height (h)	Distance (d)
35'	9'-0"
34'	8'-10"
33'	8'-7"
32'	8'-5"
31'	8'-2"
30'	8'-0"
29'	7'-10"
28'	7'-7"
27'	7'-5"
26'	7'-2"

Sill Height (h)	Distance (d)
25'	7'-0"
24'	6'-10"
23'	6'-7"
22'	6'-5"
21'	6'-2"
20'	6'-0"
19'	5'-10"
18'	5'-7"
17'	5'-5"
16'	5'-2"

Sill Height (h)	Distance (d)
15'	5'-0"
14'	4' to 5'
13'	4' to 5'
12'	3' to 5'
11'	3' to 4'

EMERGENCY ESCAPE AND RESCUE OPENING ACCESS 3

SET-OUT CONSTRUCTION NOTES

803.15 APPLICATION OF INTERIOR FINISH MATERIALS TO FIRE RESISTANCE-RATED OR NONCOMBUSTIBLE BUILDING ELEMENTS.
WHERE INTERIOR FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THESE FINISH MATERIALS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION.

803.15.1 DIRECT ATTACHMENT AND FURRED CONSTRUCTION.
WHERE WALLS, CEILINGS OR STRUCTURAL ELEMENTS ARE REQUIRED BY ANY PROVISION IN THIS CODE TO BE OF FIRE-RESISTANCE-RATED OR NONCOMBUSTIBLE CONSTRUCTION, THE INTERIOR FINISH MATERIAL SHALL BE APPLIED DIRECTLY AGAINST SUCH CONSTRUCTION OR TO FURRING STRIPS NOT EXCEEDING 1 3/4 INCHES, APPLIED DIRECTLY AGAINST SUCH SURFACES.

803.15.1.1 FURRED CONSTRUCTION.
IF THE INTERIOR FINISH MATERIAL IS APPLIED TO FURRING STRIPS, THE INTERVENING SPACES BETWEEN SUCH FURRING STRIPS SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. BE FILLED WITH MATERIAL THAT IS INORGANIC OR NONCOMBUSTIBLE;
2. BE FILLED WITH MATERIAL THAT MEETS THE REQUIREMENTS OF A CLASS A MATERIAL IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2; OR
3. BE FIREBLOCKED AT A MAXIMUM OF 8 FEET IN EVERY DIRECTION IN ACCORDANCE WITH SECTION 718.

EXCEPTION: COMPLIANCE WITH ITEM 1, 2 OR 3 IS NOT REQUIRED WHERE THE MATERIALS USED TO CREATE THE CONCEALED SPACE ARE NONCOMBUSTIBLE.

803.15.2 SET-OUT CONSTRUCTION.
WHERE WALLS AND CEILINGS ARE REQUIRED TO BE OF FIRE-RESISTANCE-RATED OR NONCOMBUSTIBLE CONSTRUCTION AND WALLS ARE SET OUT OR CEILINGS ARE DROPPED DISTANCES GREATER THAN SPECIFIED IN SECTION 803.15.1, CLASS A FINISH MATERIALS, IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2, SHALL BE USED.
EXCEPTIONS:
1. WHERE INTERIOR FINISH MATERIALS ARE PROTECTED ON BOTH SIDES BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.
2. WHERE INTERIOR FINISH MATERIALS ARE ATTACHED TO NONCOMBUSTIBLE BACKING OR FURRING STRIPS INSTALLED AS SPECIFIED IN SECTION 803.15.1.1.
3. WHERE THE COMBUSTIBLE VOID IS FILLED WITH A NONCOMBUSTIBLE MATERIAL.

803.15.2.1 HANGERS AND ASSEMBLY MEMBERS.
THE HANGERS AND ASSEMBLY MEMBERS OF SUCH DROPPED CEILINGS THAT ARE BELOW THE HORIZONTAL FIRE-RESISTANCE-RATED FLOOR OR ROOF ASSEMBLIES SHALL BE OF NONCOMBUSTIBLE MATERIALS. THE CONSTRUCTION OF EACH SET-OUT WALL AND HORIZONTAL FIRE-RESISTANCE-RATED FLOOR OR ROOF ASSEMBLY SHALL BE OF FIRE-RESISTANCE-RATED CONSTRUCTION AS REQUIRED ELSEWHERE IN THIS CODE.
EXCEPTION: IN TYPE III AND V CONSTRUCTION, FIRE RETARDANT- TREATED WOOD SHALL BE PERMITTED FOR USE AS HANGERS AND ASSEMBLY MEMBERS OF DROPPED CEILINGS.

GARAGE NOTES

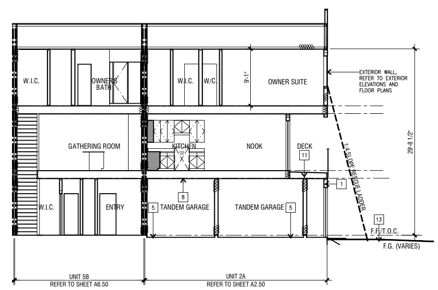
OCCUPANCY GROUP U PRIVATE GARAGE SEPARATION (C.B.C SECTION 406.3.2)

1. THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF GYPSUM BOARD, NO LESS THAN 1/2 INCH IN THICKNESS, APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8 INCH TYPE X GYPSUM BOARD OR EQUIVALENT AND 1/2 INCH GYPSUM BOARD APPLIED TO STRUCTURES SUPPORTING THE SEPARATION FROM HABITABLE ROOMS ABOVE THE GARAGE. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
2. DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT, INCLUDING ITS ATTIC AREA, FROM THE GARAGE SHALL BE CONSTRUCTED OF SHEET STEEL OF NOT LESS THAN 0.019 INCHES IN THICKNESS, AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

MECHANICAL DUCT NOTES

1. DUCTS PENETRATING NONFIRE-RESISTANCE-RATED FLOOR/CEILING ASSEMBLIES: PER C.B.C. 717.6.3, DUCT SYSTEMS CONSTRUCTED OF APPROVED MATERIAL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE THAT PENETRATE NONFIRE-RESISTANCE-RATED FLOOR ASSEMBLIES SHALL BE PROTECTED BY ANY OF THE FOLLOWING METHODS:
   1.1. A SHAFT ENCLOSURE IN ACCORDANCE WITH SECTION 713;
   1.2. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTIANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR OR MORE STORIES, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES.

NOTE: FIRST FLOOR PLATE HEIGHTS MAY VARY DUE TO FINISH FLOOR ELEVATIONS - SEE CIVIL DRAWINGS FOR INFORMATION AND VERIFY ALL DIMENSIONS IN FIELD.



SECTION -BUILDING TYPE 101 (R-2/U) 2

SECTION -BUILDING TYPE 100 (R-2/U) 1

BUILDING SECTION KEYNOTES

1. NON-RATED EXTERIOR WALL PER ELEVATIONS
2. INTERIOR NON-LOAD BEARING WALL
3. GARAGE TO HOUSE WALL - THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF GYPSUM BOARD, NO LESS THAN 1/2 INCH IN THICKNESS, APPLIED TO THE GARAGE SIDE-
4. HORIZONTAL ASSEMBLY - AT 1-HOUR FIRE RATED FLOOR/ CEILING. REFER TO BUILDING COMPOSITE PLANS FOR ADDITIONAL INFORMATION.
5. GARAGE SLAB - REFER TO CIVIL PLANS AND STRUCTURAL FOR ADDITIONAL INFORMATION
6. 1-HOUR FIRE PARTITION
7. ROOF TRUSSES - REFER TO STRUCTURAL PLANS AND ROOF TRUSS PLANS FOR ADDITIONAL INFORMATION
8. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT AND 1/2" GYPSUM BOARD APPLIED TO STRUCTURES SUPPORTING THE SEPARATION FROM HABITABLE ROOMS ABOVE THE GARAGE PER C.B.C. SECTION 406.3.2.1.
9. UTILITY SOFFIT, REFER TO BUILDING COMPOSITE PLANS FOR ADDITIONAL INFORMATION.
10. STUCCO CANOPY, REFER TO EXTERIOR ELEVATIONS
11. WEATHERPROOF DECK WITH 42" MIN. GUARDRAIL. PROVIDE VENTILATION PER C.B.C. 2404.12.2.5 PROVIDING A NET FREE CROSS-VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. REFER TO UNIT FLOOR PLANS FOR CALCULATIONS.
12. CLIP FLOOR JOIST AT STAIR TO PROVIDE MIN. 7'-0" HEADROOM CLEARANCE - SEE STRUCTURAL PLANS. (PER 2022 C.B.C. 1009.5, MIN. HEADROOM SHALL NOT BE LESS THAN 6'-8".)
13. FIRE LADDER PAD AT ALL EMERGENCY ESCAPE/RESCUE WINDOWS TO ALLOW THE UNOBSTRUCTED RAISING OF A LADDER WITH THE EXTENDED LADDER ANGLE AT LEAST 70° FROM HORIZONTAL OR 4:1 SLOPE. REFER TO ENGLANRGED SITE PLAN ON SHEETS A0.50 & A0.51 AND LANDSCAPE DRAWINGS FOR LADDER PAD LOCATIONS.
14. ATTIC ACCESS OPENING PER C.B.C. SECTION 1209.2. VERIFY LOCATION WITH TRUSS PLANS AND INSTALL PER MANUFACTURER REQUIREMENTS. REFER TO UNIT PLANS, ROOF PLANS AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
15. PROVIDE 1/2" GYP. BD. AT SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 PER C.B.C. SECTION 1011.7.3 EXCEPTION.

SECTION LEGEND

ELEMENT	DESCRIPTION
	ONE-HOUR HORIZONTAL FLOOR CEILING ASSEMBLY - REFER TO COMPOSITE BUILDING PLANS FOR ADDITIONAL INFORMATION
	ONE-HOUR FIRE PARTITION / FIRE BARRIER WALL - REFER TO COMPOSITE BUILDING PLANS FOR ADDITIONAL INFORMATION
	ONE-HOUR EXTERIOR WALL - REFER TO COMPOSITE BUILDING PLANS FOR ADDITIONAL INFORMATION
	GARAGE TO HOUSE SEPARATION PER GARAGE NOTES

BUILDING SECTION NOTES

1. THESE BUILDING SECTIONS ARE PROVIDED TO ILLUSTRATE THE ARCHITECTURAL RELATIONSHIPS BETWEEN STRUCTURAL ELEMENTS, INTERIOR VOLUME CONFIGURATIONS, AND BUILDING PROFILES. REFER TO THE STRUCTURAL PLANS AND TRUSS MANUFACTURER'S PLANS AND CALCULATIONS FOR ALL FRAMING AND TRUSS INFORMATION.
2. FIRE-RATED WALLS, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLIES MAY VARY BASED ON THE ACTUAL LOCATION OF A UNIT WITHIN THE BUILDING. SEE COMPOSITE BUILDING PLANS AND CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.
3. THE CONTRACTOR SHALL PROVIDE FIRE BLOCKING AS REQUIRED BY C.B.C. SECTIONS 708 & 718.
4. ALL SHAFTS AND VERTICAL OPENINGS SHALL BE PROTECTED PER C.B.C. SECTIONS 712 & 713
5. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION THAT APPLIANCES IN ATTICS SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY NOT LESS THAN THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN 22 INCHES BY 30 INCHES PER C.M.C. 304.4.
   5.1. WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FEET, THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE APPLIANCE SHALL NOT EXCEED 20 FEET MEASURED ALONG THE CENTER LINE OF THE PASSAGE PER C.M.C. 304.4.1
   5.2. THE PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID FLOORING NOT LESS THAN 24 INCHES WIDE FROM THE ENTRANCE OPENING TO THE APPLIANCE, PER C.M.C. 304.4.2
   5.3. A LEVEL WORKING PLATFORM OR GRADE SURFACE NOT LESS THAN 30 INCHES BY 30 INCHES SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE, OR PER C.M.C. 304.4.3 EXCEPTION, A WORKING PLATFORM NEED NOT BE PROVIDED WHERE THE FURNACE IS CAPABLE OF BEING SERVICED FROM THE REQUIRED ACCESS OPENING. THE FURNACE SERVICE SIDE SHALL NOT EXCEED 12 INCHES FROM THE ACCESS OPENING.
6. PER C.B.C 703.5, WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SUCH IDENTIFICATION SHALL:
   6.1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
   6.2. INCLUDE LETTERING NOT LESS THAN 3-INCHES IN HEIGHT WITH A MINIMUM 3/8-INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS," OR OTHER WORDING.
7. REFER TO STRUCTURAL DRAWINGS FOR THE ANCHORAGE OF GUARDRAILS SURROUNDING THE FLOOR OPENINGS AND THE BALCONIES/DECKS.

BUILDING INSULATION

ASSEMBLY	R-VALUE REQUIREMENT / TYPE	
EXTERIOR WALL ASSEMBLIES (2x6):	R-19 / FIBERGLASS BATT INSUL.	
EXTERIOR WALL ASSEMBLIES (2x4):	R-15 / FIBERGLASS BATT INSUL.	
EXTEROR WALL FINISH:	3 COAT STUCCO	
FLOOR OVER GARAGE:	R-19 / FIBERGLASS BATT INSUL.	
INTEROR WALL AT GARAGE:	R-15 / FIBERGLASS BATT INSUL.	
ROOF ATTIC (AT ATTIC FLOOR):	R-30 / FIBERGLASS BATT INSUL.	
ROOF ATTIC (AT CEILING):	R-19 /HPA-B	
ROOF ATTIC: UNVENTED	R-22 / PLASTIC FOAM INSUL.	
OPENINGS	U-FACTOR	SHGC
DOORS	0.29/0.32	0.23/0.18
WINDOWS	0.28/0.30	0.22/0.24
ENERGY FEATURE	REQUIREMENT	
RADIANT BARRIER:	NO	
COOL ROOF:	YES	AGED SOLAR REFLECTANCE = 0.65 THERMAL EMITTANCE = 0.85
ATTIC VENTILATION	VENTILATED/UNVENTILATED	

NOTE:
1. REFER TO SPECIFICATION SECTION 07210 FOR ADDITIONAL INFORMATION.
2. VERIFY AND COMPLY WITH TITLE 24 REPORT FOR ALL REQUIREMENTS.

THE MANDATORY MEASURES HAVE BEEN MEET THROUGH A PERFORMANCE T24 CALCULATION. PRESCRIPTIVE VALUES PER TABLE 170.2-A OR THE CALIFORNIA ENERGY CODE DOES NOT APPLY.

STAIR NOTES

1. STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES, PER C.B.C. SECTION 1011.2 EXCEPTION #1.
2. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW. ON TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING. (C.B.C SECTION 1011.3.)
   EXCEPTION: (C.B.C. SECTION 1011.3 EXCEPTION #2)
   IN GROUP R-3 OCCUPANCIES; WITH DWELLING UNITS IN GROUP R-2 OCCUPANCIES THAT ARE ACCESSORY TO A GROUP R-3 OCCUPANCY OR ACCESSORY TO INDIVIDUAL DWELLING UNITS IN GROUP R-2 OCCUPANCIES; WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES, THE FLOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM FOR 4-3/4 INCHES MAX.
3. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS SHALL BE NOT LESS THAN THE WIDTH OF STAIRWAYS THEY SERVE. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE- HALF THE REQUIRED WIDTH. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7 INCHES INTO THE LANDING. (C.B.C. SECTION 1011.6.)
4. SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITH A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 AND R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD. (C.B.C. SEC. 1011.7.3 , EXCEPTION)
5. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS. (C.B.C. SECTION 1011.8.)
6. IN GROUP R-3 OCCUPANCIES; WITHIN DWELLING UNITS IN GROUP R-2 OCCUPANCIES; AND IN GROUP U OCCUPANCIES THAT ARE ACCESSORY TO GROUP R-3 OR TO INDIVIDUAL DWELLING UNITS IN GROUP R-2 OCCUPANCIES: THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES; THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. A NOSING NOT LESS THAN 3/4 INCH BUT NOT MORE THAN 1 1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES. (C.B.C. SECTION 1011.5.2 EXCEPTION #3)
7. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM AND NOT LESS THEN 34 INCHES AND NOT MORE THAN 38 INCHES, PER C.B.C. SECTION 1014.2. THE HANDRAIL HEIGHT AT THE FITTINGS OR BENDINGS SHALL BE PERMITTED TO EXCEED THE MAXIMUM HEIGHT PER C.B.C. SECTION 1014.2 EXCEPTION #1.
8. HANDRAILS WITHIN A DWELLING UNIT THAT IS NOT REQUIRED TO ACCESSIBLE NEED EXTEND ONLY FROM THE TOP RISER TO THE BOTTOM RISER PER C.B.C. SECTION 1014.6 EXCEPTION #1.
9. IN GROUP R-3 AND WITHIN INDIVIDUAL DWELLING UNITS IN GROUP R-2, GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGE OF THE TREADS, PER C.B.C. SECTION 1015.3 EXCEPTION #1. FOR OCCUPANCIES IN GROUP R-3, AND WITHIN DWELLING UNITS IN R-2, WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDE OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS PER C.B.C. 1015.3 EXCEPTION #2.
10. THE TOLERANCE BETWEEN THE LARGEST AND THE SMALLEST RISER HEIGHT O BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8" TO ENSURE DIMENSIONAL UNIFORMITY WHERE THE 3/8" TOLERANCE DOES NOT OCCUR AT CONSECUTIVE STEPS THROUGHOUT THE STAIRWAY C.B.C. SECTION 1011.5.4.
11. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY PER C.B.C. 1011.11 EXCEPTION #1. DECKS, PATIOS AND WALKWAYS THAT HAVE A SINGLE CHANGE IN ELEVATION WHERE THE LANDING DEPTH ON EACH SIDE OF THE CHANGE OF ELEVATION IS GREATER THAN WHAT IS REQUIRED FOR A LANDING DO NOT REQUIRE HANDRAILS PER C.B.C. SECTION 1011.11 EXCEPTION #2. IN GROUP R-3 OCCUPANCIES, A CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH LESS THAN FOUR RISERS DOES NOT REQUIRE HANDRAILS PER C.B.C. SECTION 1011.11 EXCEPTION #3. CHANGES IN ROOM ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS AND SLEEPING UNITS IN GROUPS R-2 AND R-3 DO NOT REQUIRE HANDRAILS PER C.B.C. SECTION 1011.11 EXCEPTION #4.
12.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

JADE AT PARIVA

ATTACHED DWELLING UNITS
SANTA CLARA, CA

TOWNHOME CONDOS

PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-053

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

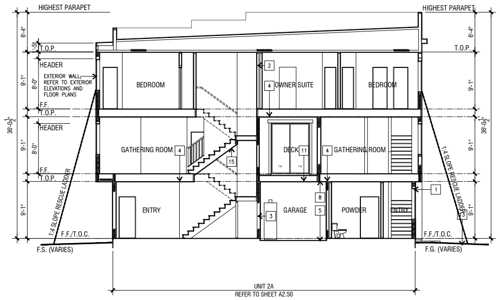
DO NOT SCALE PLANS

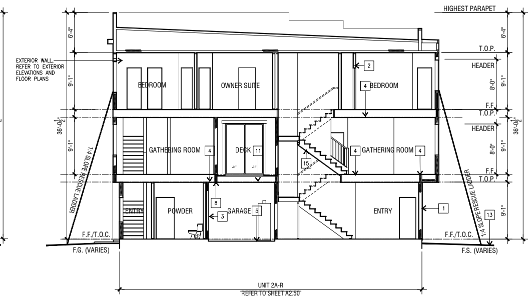
REVISIONS

NO.	DATE	DESCRIPTION

BUILDING TYPE 100 & 101
BUILDING SECTIONS

PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	23151_A1-21
SHEET SCALE:	1/8" = 1'-0"
DATE: 6/12/2025	SHEET: A1.21





SECTION UNIT 2A AND 2A(R) (R-2/U) | 3

SET-OUT CONSTRUCTION NOTES

803.15 APPLICATION OF INTERIOR FINISH MATERIALS TO FIRE RESISTANCE-RATED OR NONCOMBUSTIBLE BUILDING ELEMENTS.
WHERE INTERIOR FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THESE FINISH MATERIALS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION.

803.15.1 DIRECT ATTACHMENT AND FURRED CONSTRUCTION.
WHERE WALLS, CEILINGS OR STRUCTURAL ELEMENTS ARE REQUIRED BY ANY PROVISION IN THIS CODE TO BE OF FIRE-RESISTANCE-RATED OR NONCOMBUSTIBLE CONSTRUCTION, THE INTERIOR FINISH MATERIAL SHALL BE APPLIED DIRECTLY AGAINST SUCH CONSTRUCTION OR TO FURRING STRIPS NOT EXCEEDING 1 3/4 INCHES, APPLIED DIRECTLY AGAINST SUCH SURFACES.

803.15.1.1 FURRED CONSTRUCTION.
IF THE INTERIOR FINISH MATERIAL IS APPLIED TO FURRING STRIPS, THE INTERVENING SPACES BETWEEN SUCH FURRING STRIPS SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. BE FILLED WITH MATERIAL THAT IS INORGANIC OR NONCOMBUSTIBLE;
2. BE FILLED WITH MATERIAL THAT MEETS THE REQUIREMENTS OF A CLASS A MATERIAL IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2; OR
3. BE FIREBLOCKED AT A MAXIMUM OF 8 FEET IN EVERY DIRECTION IN ACCORDANCE WITH SECTION 718.

EXCEPTION: COMPLIANCE WITH ITEM 1, 2 OR 3 IS NOT REQUIRED WHERE THE MATERIALS USED TO CREATE THE CONCEALED SPACE ARE NONCOMBUSTIBLE.

803.15.2 SET-OUT CONSTRUCTION.
WHERE WALLS AND CEILINGS ARE REQUIRED TO BE OF FIRE-RESISTANCE-RATED OR NONCOMBUSTIBLE CONSTRUCTION AND WALLS ARE SET OUT OR CEILINGS ARE DROPPED DISTANCES GREATER THAN SPECIFIED IN SECTION 803.15.1, CLASS A FINISH MATERIALS, IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2, SHALL BE USED.
EXCEPTIONS:
1. WHERE INTERIOR FINISH MATERIALS ARE PROTECTED ON BOTH SIDES BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.
2. WHERE INTERIOR FINISH MATERIALS ARE ATTACHED TO NONCOMBUSTIBLE BACKING OR FURRING STRIPS INSTALLED AS SPECIFIED IN SECTION 803.15.1.1.
3. WHERE THE COMBUSTIBLE VOID IS FILLED WITH A NONCOMBUSTIBLE MATERIAL.

803.15.2.1 HANGERS AND ASSEMBLY MEMBERS.
THE HANGERS AND ASSEMBLY MEMBERS OF SUCH DROPPED CEILINGS THAT ARE BELOW THE HORIZONTAL FIRE-RESISTANCE-RATED FLOOR OR ROOF ASSEMBLIES SHALL BE OF NONCOMBUSTIBLE MATERIALS. THE CONSTRUCTION OF EACH SET-OUT WALL AND HORIZONTAL FIRE-RESISTANCE-RATED FLOOR OR ROOF ASSEMBLY SHALL BE OF FIRE-RESISTANCE-RATED CONSTRUCTION AS REQUIRED ELSEWHERE IN THIS CODE.
EXCEPTION: IN TYPE III AND V CONSTRUCTION, FIRE RETARDANT- TREATED WOOD SHALL BE PERMITTED FOR USE AS HANGERS AND ASSEMBLY MEMBERS OF DROPPED CEILINGS.

GARAGE NOTES

OCCUPANCY GROUP U PRIVATE GARAGE SEPARATION (C.B.C SECTION 406.3.2)

1. THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF GYPSUM BOARD, NO LESS THAN 1/2 INCH IN THICKNESS, APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8 INCH TYPE X GYPSUM BOARD OR EQUIVALENT AND 1/2 INCH GYPSUM BOARD APPLIED TO STRUCTURES SUPPORTING THE SEPARATION FROM HABITABLE ROOMS ABOVE THE GARAGE. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
2. DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT, INCLUDING ITS ATTIC AREA, FROM THE GARAGE SHALL BE CONSTRUCTED OF SHEET STEEL OF NOT LESS THAN 0.019 INCHES IN THICKNESS, AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

MECHANICAL DUCT NOTES

1. DUCTS PENETRATING NONFIRE-RESISTANCE-RATED FLOOR/CEILING ASSEMBLIES: PER C.B.C. 717.6.3, DUCT SYSTEMS CONSTRUCTED OF APPROVED MATERIAL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE THAT PENETRATE NONFIRE-RESISTANCE-RATED FLOOR ASSEMBLIES SHALL BE PROTECTED BY ANY OF THE FOLLOWING METHODS:
   1.1. A SHAFT ENCLOSURE IN ACCORDANCE WITH SECTION 713;
   1.2. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTIANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR OR MORE STORIES, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES.

NOTE: FIRST FLOOR PLATE HEIGHTS MAY VARY DUE TO FINISH FLOOR ELEVATIONS - SEE CIVIL DRAWINGS FOR INFORMATION AND VERIFY ALL DIMENSIONS IN FIELD.

BUILDING SECTION KEYNOTES

1. NON-RATED EXTERIOR WALL PER ELEVATIONS
2. INTERIOR NON-LOAD BEARING WALL
3. GARAGE TO HOUSE WALL - THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF GYPSUM BOARD, NO LESS THAN 1/2 INCH IN THICKNESS, APPLIED TO THE GARAGE SIDE-
4. HORIZONTAL ASSEMBLY - AT 1-HOUR FIRE RATED FLOOR/ CEILING. REFER TO BUILDING COMPOSITE PLANS FOR ADDITIONAL INFORMATION.
5. GARAGE SLAB - REFER TO CIVIL PLANS AND STRUCTURAL FOR ADDITIONAL INFORMATION
6. 1-HOUR FIRE PARTITION
7. ROOF TRUSSES - REFER TO STRUCTURAL PLANS AND ROOF TRUSS PLANS FOR ADDITIONAL INFORMATION
8. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT AND 1/2" GYPSUM BOARD APPLIED TO STRUCTURES SUPPORTING THE SEPARATION FROM HABITABLE ROOMS ABOVE THE GARAGE PER C.B.C. SECTION 406.3.2.1.
9. UTILITY SOFFIT, REFER TO BUILDING COMPOSITE PLANS FOR ADDITIONAL INFORMATION.
10. STUCCO CANOPY, REFER TO EXTERIOR ELEVATIONS
11. WEATHERPROOF DECK WITH 42" MIN. GUARDRAIL. PROVIDE VENTILATION PER C.B.C. 2404.12.2.5 PROVIDING A NET FREE CROSS-VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. REFER TO UNIT FLOOR PLANS FOR CALCULATIONS.
12. CLIP FLOOR JOIST AT STAIR TO PROVIDE MIN. 7'-0" HEADROOM CLEARANCE - SEE STRUCTURAL PLANS. (PER 2022 C.B.C. 1009.5, MIN. HEADROOM SHALL NOT BE LESS THAN 6'-8".)
13. FIRE LADDER PAD AT ALL EMERGENCY ESCAPE/RESCUE WINDOWS TO ALLOW THE UNOBSTRUCTED RAISING OF A LADDER WITH THE EXTENDED LADDER ANGLE AT LEAST 70° FROM HORIZONTAL OR 4:1 SLOPE. REFER TO ENGLANRGED SITE PLAN ON SHEETS A0.50 & A0.51 AND LANDSCAPE DRAWINGS FOR LADDER PAD LOCATIONS.
14. ATTIC ACCESS OPENING PER C.B.C. SECTION 1209.2. VERIFY LOCATION WITH TRUSS PLANS AND INSTALL PER MANUFACTURER REQUIREMENTS. REFER TO UNIT PLANS, ROOF PLANS AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
15. PROVIDE 1/2" GYP. BD. AT SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 PER C.B.C. SECTION 1011.7.3 EXCEPTION.

SECTION LEGEND

ELEMENT	DESCRIPTION
	ONE-HOUR HORIZONTAL FLOOR CEILING ASSEMBLY - REFER TO COMPOSITE BUILDING PLANS FOR ADDITIONAL INFORMATION
	ONE-HOUR FIRE PARTITION / FIRE BARRIER WALL - REFER TO COMPOSITE BUILDING PLANS FOR ADDITIONAL INFORMATION
	ONE-HOUR EXTERIOR WALL - REFER TO COMPOSITE BUILDING PLANS FOR ADDITIONAL INFORMATION
	GARAGE TO HOUSE SEPARATION PER GARAGE NOTES

BUILDING SECTION NOTES

1. THESE BUILDING SECTIONS ARE PROVIDED TO ILLUSTRATE THE ARCHITECTURAL RELATIONSHIPS BETWEEN STRUCTURAL ELEMENTS, INTERIOR VOLUME CONFIGURATIONS, AND BUILDING PROFILES. REFER TO THE STRUCTURAL PLANS AND TRUSS MANUFACTURER'S PLANS AND CALCULATIONS FOR ALL FRAMING AND TRUSS INFORMATION.
2. FIRE-RATED WALLS, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLIES MAY VARY BASED ON THE ACTUAL LOCATION OF A UNIT WITHIN THE BUILDING. SEE COMPOSITE BUILDING PLANS AND CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.
3. THE CONTRACTOR SHALL PROVIDE FIRE BLOCKING AS REQUIRED BY C.B.C. SECTIONS 708 & 718.
4. ALL SHAFTS AND VERTICAL OPENINGS SHALL BE PROTECTED PER C.B.C. SECTIONS 712 & 713
5. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION THAT APPLIANCES IN ATTICS SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY NOT LESS THAN THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN 22 INCHES BY 30 INCHES PER C.M.C. 304.4.
   5.1. WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FEET, THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE APPLIANCE SHALL NOT EXCEED 20 FEET MEASURED ALONG THE CENTER LINE OF THE PASSAGE PER C.M.C. 304.4.1
   5.2. THE PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID FLOORING NOT LESS THAN 24 INCHES WIDE FROM THE ENTRANCE OPENING TO THE APPLIANCE, PER C.M.C. 304.4.2
   5.3. A LEVEL WORKING PLATFORM OR GRADE SURFACE NOT LESS THAN 30 INCHES BY 30 INCHES SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE, OR PER C.M.C. 304.4.3 EXCEPTION, A WORKING PLATFORM NEED NOT BE PROVIDED WHERE THE FURNACE IS CAPABLE OF BEING SERVICED FROM THE REQUIRED ACCESS OPENING. THE FURNACE SERVICE SIDE SHALL NOT EXCEED 12 INCHES FROM THE ACCESS OPENING.
6. PER C.B.C 703.5, WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SUCH IDENTIFICATION SHALL:
   6.1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
   6.2. INCLUDE LETTERING NOT LESS THAN 3-INCHES IN HEIGHT WITH A MINIMUM 3/8-INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS," OR OTHER WORDING.
7. REFER TO STRUCTURAL DRAWINGS FOR THE ANCHORAGE OF GUARDRAILS SURROUNDING THE FLOOR OPENINGS AND THE BALCONIES/DECKS.

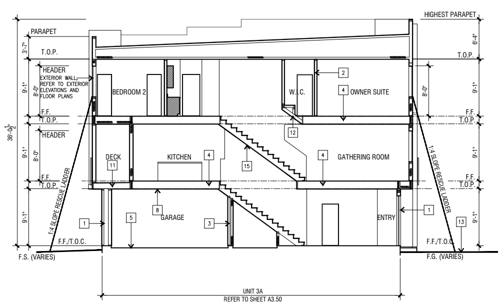
BUILDING INSULATION

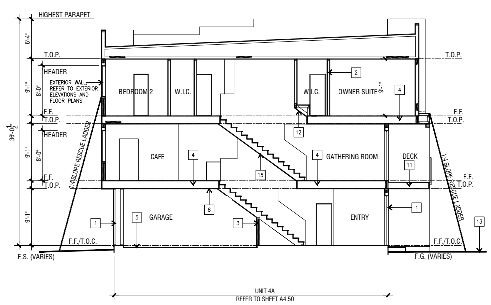
ASSEMBLY	R-VALUE REQUIREMENT / TYPE	
EXTERIOR WALL ASSEMBLIES (2x6):	R-19 / FIBERGLASS BATT INSUL.	
EXTERIOR WALL ASSEMBLIES (2x4):	R-15 / FIBERGLASS BATT INSUL.	
EXTEROR WALL FINISH:	3 COAT STUCCO	
FLOOR OVER GARAGE:	R-19 / FIBERGLASS BATT INSUL.	
INTEROR WALL AT GARAGE:	R-15 / FIBERGLASS BATT INSUL.	
ROOF ATTIC (AT ATTIC FLOOR):	R-30 / FIBERGLASS BATT INSUL.	
ROOF ATTIC (AT CEILING):	R-19 /HPA-B	
ROOF ATTIC: UNVENTED	R-22 / PLASTIC FOAM INSUL.	
OPENINGS	U-FACTOR	SHGC
DOORS	0.29/0.32	0.23/0.18
WINDOWS	0.28/0.30	0.22/0.24

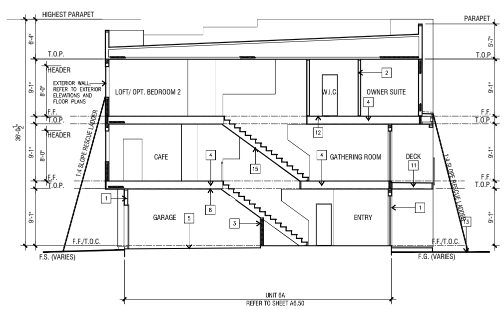
ENERGY FEATURE	REQUIREMENT	
RADIANT BARRIER:	NO	
COOL ROOF:	YES	AGED SOLAR REFLECTANCE = 0.65 THERMAL EMITTANCE = 0.85
ATTIC VENTILATION	VENTILATED/UNVENTILATED	

NOTE:
1. REFER TO SPECIFICATION SECTION 07210 FOR ADDITIONAL INFORMATION.
2. VERIFY AND COMPLY WITH TITLE 24 REPORT FOR ALL REQUIREMENTS.

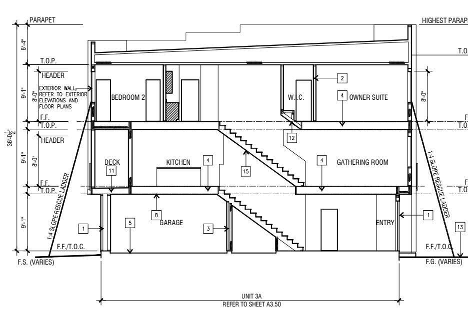
THE MANDATORY MEASURES HAVE BEEN MEET THROUGH A PERFORMANCE T24 CALCULATION. PRESCRIPTIVE VALUES PER TABLE 170.2-A OR THE CALIFORNIA ENERGY CODE DOES NOT APPLY.

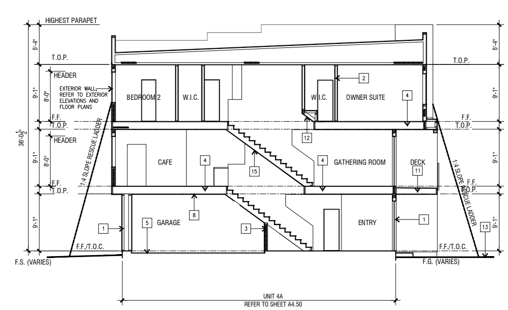






SECTION UNIT 3A, 4A AND 5A (R-2/U) | 2





SECTION UNIT 3A AND 4A (R-2/U) | 1

STAIR NOTES

1. STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES, PER C.B.C. SECTION 1011.2 EXCEPTION #1.
2. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ON TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING. (C.B.C SECTION 1011.3.)
   EXCEPTION: (C.B.C. SECTION 1011.3 EXCEPTION #2)
   IN GROUP R-3 OCCUPANCIES; WITH DWELLING UNITS IN GROUP R-2 OCCUPANCIES THAT ARE ACCESSORY TO A GROUP R-3 OCCUPANCY OR ACCESSORY TO INDIVIDUAL DWELLING UNITS IN GROUP R-2 OCCUPANCIES; WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES, THE FLOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM FOR 4-3/4 INCHES MAX.
3. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY, THE WIDTH OF LANDINGS SHALL BE NOT LESS THAN THE WIDTH OF STAIRWAYS THEY SERVE. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE- HALF THE REQUIRED WIDTH. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7 INCHES INTO THE LANDING. (C.B.C. SECTION 1011.6.)
4. SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITH A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 AND R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD. (C.B.C. SEC. 1011.7.3 , EXCEPTION)
5. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS. (C.B.C. SECTION 1011.8.)
6. IN GROUP R-3 OCCUPANCIES; WITHIN DWELLING UNITS IN GROUP R-2 OCCUPANCIES; AND IN GROUP U OCCUPANCIES THAT ARE ACCESSORY TO GROUP R-3 OR TO INDIVIDUAL DWELLING UNITS IN GROUP R-2 OCCUPANCIES: THE MAXIMUM RISER HEIGHT SHALL BE 7¾ INCHES; THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. A NOSING NOT LESS THAN ¾ INCH BUT NOT MORE THAN 1¼ INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES. (C.B.C. SECTION 1011.5.2 EXCEPTION #3)
7. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM AND NOT LESS THEN 34 INCHES AND NOT MORE THAN 38 INCHES, PER C.B.C. SECTION 1014.2. THE HANDRAIL HEIGHT AT THE FITTINGS OR BENDINGS SHALL BE PERMITTED TO EXCEED THE MAXIMUM HEIGHT PER C.B.C. SECTION 1014.2 EXCEPTION #1.
8. HANDRAILS WITHIN A DWELLING UNIT THAT IS NOT REQUIRED TO ACCESSIBLE NEED EXTEND ONLY FROM THE TOP RISER TO THE BOTTOM RISER PER C.B.C. SECTION 1014.6 EXCEPTION #1.
9. IN GROUP R-3 AND WITHIN INDIVIDUAL DWELLING UNITS IN GROUP R-2, GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGE OF THE TREADS, PER C.B.C. SECTION 1015.3 EXCEPTION #1. FOR OCCUPANCIES IN GROUP R-3, AND WITHIN DWELLING UNITS IN R-2, WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDE OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS PER C.B.C. 1015.3 EXCEPTION #2.
10. THE TOLERANCE BETWEEN THE LARGEST AND THE SMALLEST RISER HEIGHT O BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8" TO ENSURE DIMENSIONAL UNIFORMITY WHERE THE 3/8" TOLERANCE DOES NOT OCCUR AT CONSECUTIVE STEPS THROUGHOUT THE STAIRWAY C.B.C. SECTION 1011.5.4.
11. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY PER C.B.C. 1011.11 EXCEPTION #1. DECKS, PATIOS AND WALKWAYS THAT HAVE A SINGLE CHANGE IN ELEVATION WHERE THE LANDING DEPTH ON EACH SIDE OF THE CHANGE OF ELEVATION IS GREATER THAN WHAT IS REQUIRED FOR A LANDING DO NOT REQUIRE HANDRAILS PER C.B.C. SECTION 1011.11 EXCEPTION #2. IN GROUP R-3 OCCUPANCIES, A CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH LESS THAN FOUR RISERS DOES NOT REQUIRE HANDRAILS PER C.B.C. SECTION 1011.11 EXCEPTION #3. CHANGES IN ROOM ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS AND SLEEPING UNITS IN GROUPS R-2 AND R-3 DO NOT REQUIRE HANDRAILS PER C.B.C. SECTION 1011.11 EXCEPTION #4.
12.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

JADE AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA
TOWNHOME CONDOS
PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-053

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

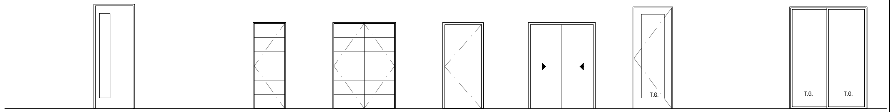
REVISIONS

NO.	DATE	DESCRIPTION

BUILDING TYPE 100 & 101 BUILDING SECTIONS

PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	23151_A1-22
SHEET SCALE:	1/8" = 1'-0"
DATE: 6/12/2025	SHEET: A1.22

DOOR TYPES



TYPE: A
ENTRY DOOR
STYLE: MASONITE "SMOOTH FLUSH GLAZED FIBERGLASS FULL LITE" OR CLIENT-APPROVED EQUAL WITH "PEARL" FROSTED GLASS
(MAX. STC 31)

TYPE: B
SLAB PANEL (INTERIOR)
STYLE: MASONITE EXPO WEST END COLLECTION "MELROSE" OR CLIENT-APPROVED EQUAL

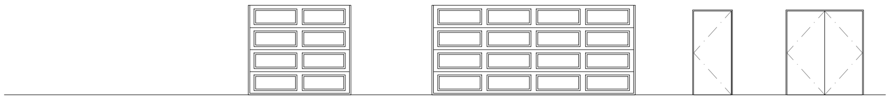
TYPE: C
SLAB PANEL PAIR (INTERIOR)
STYLE: MASONITE EXPO WEST END COLLECTION "MELROSE" OR CLIENT-APPROVED EQUAL

TYPE: D
SLAB FLUSH
STYLE: MASONITE FLUSH DOOR OR CLIENT-APPROVED EQUAL

TYPE: E
BI-PASS
FLUSH

TYPE: F
FRENCH DOOR
STYLE: THERMATRU "S8140STC 8' FULL LITE" OR CLIENT-APPROVED EQUAL WITH "CLEAR" GLASS
(MAX. STC 36)

TYPE: G
SLIDING GLASS DOOR
"LOW-E" GLASS
STYLE: MILGARD "MONTECITO SERIES SLIDING DOOR 8621"
(MAX. STC 35)



TYPE: H
1-CAR GARAGE DOOR (TANDEM)
WAYNE-DALTON 9100/9605 "CONTEMPORARY" OR CLIENT-APPROVED EQUAL

TYPE: J
2-CAR GARAGE DOOR
WAYNE DALTON 9100/9600 "CONTEMPORARY" OR CLIENT-APPROVED EQUAL

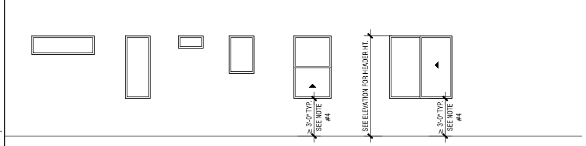
TYPE: K
UTILITY

TYPE: L
UTILITY (PAIR)

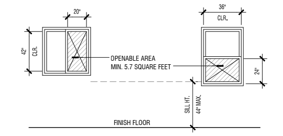
GLAZING VALUES
VERIFY AND COMPLY WITH TITLE 24 REPORT FOR GLAZING VALUES. U-VALUE: = .30 SHGH: = .03

GLAZING VALUES
U–VALUE: =.32 SHGH: =.03

WINDOW TYPES



FIXED (FX) — FIXED (FX) — FIXED (FX) — FIXED (FX) — SINGLE HUNG (SH) — SLIDER (SL)



TYPICAL EMERGENCY ESCAPE/RESCUE WINDOW REQUIREMENTS

NOTES:
1. REFER TO UNIT FLOOR PLANS FOR LOCATIONS OF REQUIRED EMERGENCY ESCAPE/RESCUE WINDOWS (E.E.R.O.), DENOTED WITH AN ASTERISK (*).
2. TEMPERED GLAZING SHALL ONLY BE REQUIRED AT INDIVIDUAL FIXED OR OPERABLE PANELS LOCATED WITHIN HAZARDOUS LOCATIONS PER C.B.C. SECTION 2406.4 UNLESS SPECIFICALLY SPECIFIED OTHERWISE.
3. REFER TO EXTERIOR ELEVATIONS FOR WINDOW GRID PATTERNS, WHERE OCCURS.
4. PER C.B.C.1015.8 WINDOW OPENINGS. WINDOWS IN GROUP R-1, R-2 AND R-3 BUILDINGS INCLUDING DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW IS LOCATED LESS THA 36 INCHES (914 MM) ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, SHALL COMPLY WITH ONE OF THE FOLLOWING:
   1. OPERABLE WINDOWS WHERE THE TOP OF THE SILL OF THE OPENING IS LOCATED MORE THAN 75 FEET (22 860 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2006.
   2. OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.
   3. OPERABLE WINDOWS WHERE THE OPENINGS ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
   4. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION 1015.8.1

GLAZING VALUES

OPENINGS	U-FACTOR	SHGC
DOORS	0.29/0.32	0.23/0.18
WINDOWS	0.28/0.30	0.22/0.24

VERIFY AND COMPLY WITH TITLE 24 REPORT FOR GLAZING VALUES.

EMERGENCY ESCAPE/RESCUE WINDOW NOTES (PER 2022 C.B.C. SECTION 1031):

1. PER C.B.C. 1031.2 BASEMENTS AND SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE NOT FEWER THAN ONE EMERGENCY ESCAPE AND RESCUE OPENING IN ACCORDANCE WITH THIS SECTION. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM, BUT SHALL NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT. SUCH OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
   EXCEPTIONS:
   #4 EMERGENCY ESCAPE AND RESCUE OPENINGS ARE NOT REQUIRED FROM BASEMENTS OR SLEEPING ROOMS THAT HAVE AN EXIT DOOR OR EXIT ACCESS DOOR THAT OPENS DIRECTLY INTO A PUBLIC WAY OR TO A YARD, COURT OR EXTERIOR EGRESS BALCONY THAT OPENS TO A PUBLIC WAY.
   #7 WITHIN INDIVIDUAL DWELLING AND SLEEPING UNITS IN GROUPS R-2 AND R-3, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2 OR 903.3.1.3, SLEEPING ROOMS IN BASEMENTS SHALL NOT BE REQUIRED TO HAVE EMERGENCY ESCAPE AND RESCUE OPENINGS PROVIDED THAT THE BASEMENT HAS ONE OF THE FOLLOWING:
   7.1. ONE MEANS OF EGRESS AND ONE EMERGENCY ESCAPE AND RESCUE OPENING.
   7.2. TWO MEANS OF EGRESS.

2. PER C.B.C. SECTION 1031.3.1, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
   EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR GRADE-FLOOR EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE 5 SQUARE FEET.

3. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES AND THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING PER C.B.C. SECTION 1031.3.2.

4. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR, PER C.B.C. SECTION 1031.3.

5. WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL BE A SWINGING DOOR OR A SLIDING DOOR PER C.B.C. SECTION 1031.4.

6. WHERE BARS, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES ARE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS OR AREA WELLS THAT SERVE SUCH OPENINGS, THE MINIMUM NET CLEAR OPENING SIZE SHALL COMPLY WITH SECTIONS 1031.3 AND 1031.5. SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING, PER C.B.C. SECTION 1031.6.

DOOR NOTES

1. MEANS OF EGRESS DOORS SHALL MEET THE REQUIREMENTS OF C.B.C SECTION 1010.1. DOORS SERVING A MEANS OF EGRESS SYSTEM SHALL MEET THE REQUIREMENTS OF THIS SECTION AND SECTION 1022.2.
2. PER C.B.C. SECTION 1010.1.6 (EXCEPTION), DOOR LANDING LENGTH IN THE DIRECTION OF TRAVEL IN GROUPS R-3 AND U NEED NOT EXCEED 36 INCHES.
3. PER C.B.C. SECTION 1010.1.7 (EXCEPTION #1), THE THRESHOLD HEIGHT FOR SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7.75 INCHES IN OCCUPANCY GROUP R-3 IF ALL OF THE FOLLOWING APPLY: 1.) THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS; 2.) THE DOOR IS NOT PART OF AN ACCESSIBLE ROUTE AS REQUIRED BY CHAPTER 11A OR 11B; AND 3.) THE DOOR IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT.
4. PER C.B.C. SECTION 1010.1.7 (EXCEPTION #2), IN ADAPTABLE OR ACCESSIBLE UNITS, WHERE EXCEPTION 5 TO SECTION 1010.1.5 PERMITS A 4-INCH ELEVATION CHANGE AT THE DOOR, THE THRESHOLD HEIGHT ON THE EXTERIOR SIDE OF THE DOOR SHALL NOT EXCEED 4¾ INCHES IN HEIGHT ABOVE THE EXTERIOR DECK, PATIO OR BALCONY FOR SLIDING DOORS OR 4½ INCHES ABOVE THE EXTERIOR DECK, PATIO OR BALCONY FOR OTHER DOORS.
5. ALL EXTERIOR DOORS SHALL HAVE VAPOR BARRIERS. REFER TO DOOR DETAILS ON SHEET AD2.1.
6. ALL GLAZING WITHIN DOORS SHALL BE TEMPERED, PER C.B.C. 2406.4.1.
7. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT, PER C.B.C. 1010.1.9.
8. ALL NEW DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGC. COMPLY WITH THE ENERGY DOCUMENT REQUIREMENTS.
9. PER C.B.C. 1010.1.1 SIZE OF DOORS. THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. WHERE THIS SECTION REQUIRES A MINIMUM CLEAR WIDTH OF 32 INCHES AND A DOOR OPENING INCLUDES TWO DOOR LEAVES WITHOUT A MULLION, ONE LEAF SHALL PROVIDE A CLEAR OPENING WIDTH OF 32 INCHES. THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES NOMINAL.THE HEIGHT OF THE DOOR OPENINGS SHALL NOT BE LESS THAN 80 INCHES.
10. FIRE RATED DOORS SHALL MEET THE REQUIREMENTS OF C.B.C. SECTION 716.5. PER C.B.C 716.5.1 FIRE DOOR ASSEMBLIES WITH SIDE-HINGED AND PIVOTED SWINGING DOORS SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C. AFTER 5 MINUTES INTO THE NFPA 252 TEST, THE NEUTRAL PRESSURE LEVEL IN THE FURNACE SHALL BE ESTABLISHED AT 40 INCHES OR LESS ABOVE THE SILL. PER C.B.C 716.5.7. FIRE DOOR ASSEMBLIES SHALL BE LABELED BY AN APPROVED AGENCY. THE LABELS SHALL COMPLY WITH NFPA 80, AND SHALL BE PERMANENTLY AFFIXED TO THE DOOR FRAME. PER C.B.C. SECTION 716.5.7.1 FIRE DOORS SHALL BE LABELED SHOWING THE NAME OF THE MANUFACTURER OR OTHER IDENTIFICATION READILY TRACEABLE BACK TO THE MANUFACTURER, THE NAME OR TRADEMARK OF THE THIRD-PARTY INSPECTION AGENCY, AND THE FIRE PROTECTION RATING. PER C.B.C 716.5.7.1.1 LISTED LIGHT KITS AND LOUVERS AND THEIR REQUIRED PREPARATIONS SHALL BE CONSIDERED AS PART OF THE LABELED DOOR WHERE SUCH INSTALLATIONS ARE DONE UNDER THE LISTING PROGRAM OF THE THIRD-PARTY AGENCY. FIRE DOORS AND DOOR ASSEMBLIES SHALL BE PERMITTED TO CONSIST OF COMPONENTS, INCLUDING GLAZING, VISION LIGHT KITS AND HARDWARE THAT ARE LISTED OR CLASSIFIED AND LABELED FOR SUCH USE BY DIFFERENT THIRD-PARTY AGENCIES.
11. PER C.B.C. 406.3.2.1, DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (34.9 MM) IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
12. THE PRIMARY ENTRANCE TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT MOUNTED AT 48 INCHES MAXIMUM ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.
13. CONTRACTOR SHALL FIELD VERIFY HANDING OF PRE-HUNG DOOR UNITS PRIOR TO ORDERING.
14. NON-REMOVABLE HINGES SHALL BE PROVIDED AT ALL OUT-SWINGING EXTERIOR DOORS.
15. AT THE SERVICE ROOM, 100 SQ. IN. MIN. OF OPEN SPACE SHALL BE PROVIDED IN THE DOOR OR BY OTHER APPROVED MEANS FOR DRYER MAKEUP AIR PER C.M.C. 504.4.1. UNDERCUT DOOR 1" AND PROVIDE TOP GRILL PER MECHANICAL PLANS FOR COMBUSTION AIR COMPLIANCE.
16. AT ADAPTABLE/ACCESSIBLE DWELLING UNITS, SWINGING DOOR OR GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED, PER C.B.C. SECTION 1132A.9. A DIFFERENT DOOR MANUFACTURER MAY BE REQUIRED AT ACCESSIBLE DOORS FOR COMPLIANCE WITH THIS REQUIREMENT. VERIFY IN FIELD.

WINDOW NOTES

1. PER C.B.C 1126A.8 AT BUILDING FEATURES WHERE GLAZED OPENINGS ARE PROVIDED IN ACCESSIBLE ROOMS OR SPACES FOR OPERATION BY OCCUPANTS, AT LEAST ONE OPENING SHALL COMPLY WITH SECTION 1138A.4. EACH GLAZED OPENING REQUIRED BY THE ENFORCING AGENCY TO BE OPERABLE SHALL COMPLY WITH SECTION 1138A.4. REFER TO SHEET A0.42 FOR 1138A.4 CONTROLS AND OPERATING MECHANISMS REQUIREMENTS .
2. ALL EXTERIOR WINDOWS SHALL HAVE VAPOR BARRIERS PER DETAILS ON SHEETS AD2.1
3. PER C.B.C. 2406.3, EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS PER C.B.C. SECTION 2406.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AS WELL AS INFORMATION SPECIFIED IN SECTION 2403.1. THE DESIGNATION SHALL BE ACID ETCHED, SAND BLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED OR OF A TYPE THAT ONCE APPLIED, CANNOT BE REMOVED WITHOUT BEING DESTROYED. A LABEL MEETING THE REQUIREMENTS OF THE SECTION SHALL BE PERMITTED IN LIEU OF THE MANUFACTURER'S DESIGNATION. MULTI-PANE ASSEMBLIES HAVING INDIVIDUAL PANES NOT EXCEEDING 1 SQUARE FOOT IN EXPOSED AREA SHALL HAVE AT LEAST ONE PANE IN THE ASSEMBLY SHALL BE IDENTIFIED IN THIS MANNER. ALL OTHER PANES IN THE ASSEMBLY SHALL BE LABELED "ANSI Z97.1."
4. PROVIDE TEMPERED GLASS IN EACH PANE OF GLAZING INSTALLED IN A HAZARDOUS LOCATION PER C.B.C SECTION 2406.4:
   A. C.B.C. 2406.4.1: GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS, EXCEPT GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH DIAMETER SPHERE IS UNABLE TO PASS OR AT DECORATIVE GLAZING.
   B. C.B.C. 2406.4.2: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE. EXCEPTIONS:1) DECORATIVE GLAZING;2) WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING; 3) GLAZING IN WALLS ON THE LATCH SIDE OF AND PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION; 4) WHERE ACCESS THROUGH THE DOORS IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH.
   C. C.B.C. 2406.4.3: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:1.) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET;2.) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR;
   3.) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND4.) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.EXCEPTIONS: 1) DECORATIVE GLAZING;2) WHEN A HORIZONTAL RAIL 34-38 INCHES ABOVE THE WALKING SURFACE IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING; 3) OUTBOARD PLANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHEN THE BOTTOM EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE GRADE, A ROOF, WALKING SURFACE OR OTHER HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.
   D. C.B.C. 2406.4.4: GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.
   E. C.B.C. 2406.4.5: GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
   EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL, OR SWIMMING POOL.
   F. C.B.C. 2406.4.6: GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS, EXCEPT WHEN GLAZING OCCURS 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.
   EXCEPTIONS: WHEN THE SIDE OF THE STAIRWAY, LANDING OR RAMP HAS A GUARD COMPLYING WITH C.B.C. 1015 AND 1607.8, WHERE THE PLANE OF GLASS IS GREATER THAN 18 INCHES FROM THE GUARD.
   G. C.B.C. 2406.4.7: GLAZING ADJACENT TO THE BOTTOM STAIR LANDING WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC THAT IS LESS THAN 180 DEGREES FROM THE BOTTOM TREAD, EXCEPT WHEN THE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH C.B.C. SECTIONS 1015 AND 1607.8, AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES FROM THE GUARD.
5. FIRE DEPARTMENT ACCESS PANELS SHALL BE OF TEMPERED GLASS, PER C.B.C. 2406.5.
6. PER C.B.C 1015.8 WINDOW OPENINGS. WINDOWS IN GROUP R-1, R-2 AND R-3 BUILDINGS INCLUDING DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW IS LOCATED LESS THAN 36 INCHES (914 MM) ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, SHALL COMPLY WITH ONE OF THE FOLLOWING:
   1. OPERABLE WINDOWS WHERE THE TOP OF THE SILL OF THE OPENING IS LOCATED MORE THAN 75 FEET (22 860 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2006.
   2. OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.
   3. OPERABLE WINDOWS WHERE THE OPENINGS ARE PROVIDEDWITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
   4. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION 1015.8.1.
   1015.8.1 WINDOW OPENING CONTROL DEVICES. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION 1031.3.1
7. ALL WINDOW, FRENCH DOOR, AND/OR SLIDING GLASS DOOR ASSEMBLIES USED THROUGHOUT THE PROJECT SHALL BE WELL FITTED AND WELL WEATHER-STRIPPED. THE PERIMETERS OF ALL WINDOW AND DOOR FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER RESISTANT SEALANT.
8. PER C.B.C. SECTION 1206.4 INTERIOR NOISE LEVELS ATTRIBUTED TO EXTERIOR SOURCES SHALL NOT EXCEED 45 dB IN ANY HABITABLE ROOM. THE NOISE METRIC SHALL BE EITHER THE DAY-NIGHT AVERAGE SOUND LEVEL (LDN) OR THE COMMUNITY NOISE EQUIVALENT LEVEL (CNEL) CONSISTENT WITH THE NOISE ELEMENT OF THE LOCAL GENERAL PLAN.
9. PROVIDE WINDOW GRIDS WHERE OCCUR PER EXTERIOR ELEVATIONS.
10. VERIFY AND COMPLY WITH THE TITLE 24 REPORT FOR REQUIRED GLAZING VALUES.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA
PulteGroup

JADE AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA
TOWNHOME CONDOS
PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-053

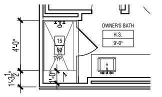
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

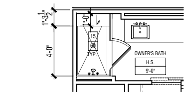
NO.	DATE	DESCRIPTION

DOOR & WINDOW NOTES

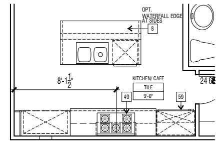
PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	-
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	24344_A2-03
SHEET SCALE:	-
DATE: 6/12/2025	SHEET: A2.03



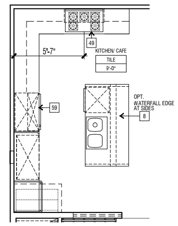
PLAN 1A: OPTIONAL SHOWER SEAT



PLAN 2A: OPTIONAL SHOWER SEAT



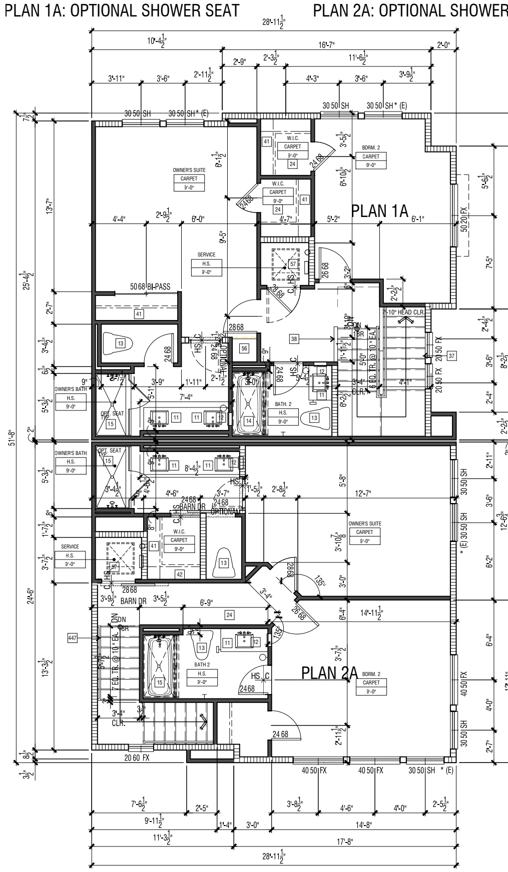
PLAN 1A: OPTIONAL CHEF'S KITCHEN

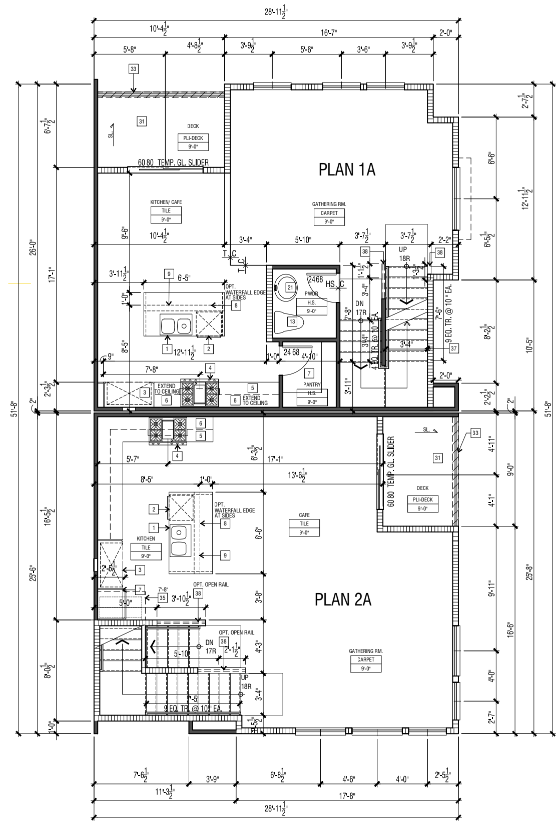


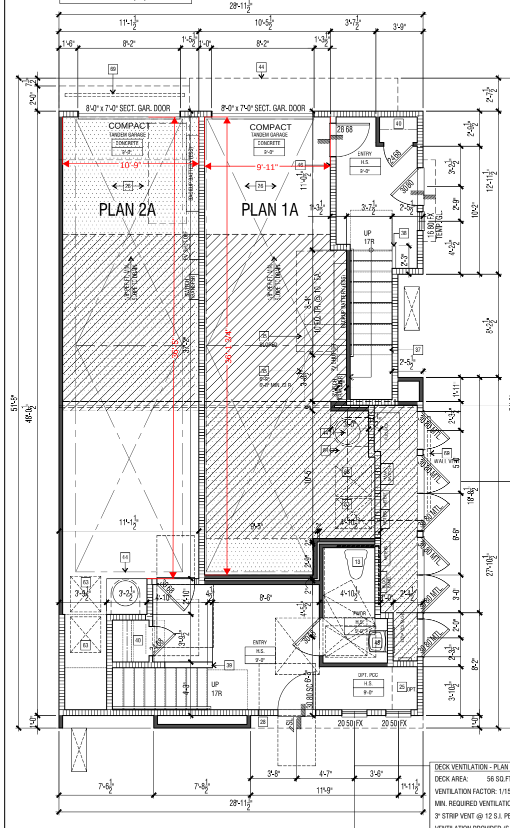
PLAN 2A: OPTIONAL CHEF'S KITCHEN

DECK VENTILATION - PLAN 1A	
DECK AREA:	63 SQ.FT. (9072 SQ. IN.)
VENTILATION FACTOR: 1/150	
MIN. REQUIRED VENTILATION: 61 SQ. IN.	
3" STRIP VENT @ 12 S.I. PER L.F. : 9'6" L.F.	
VENTILATION PROVIDED (S.I.): 117	

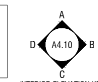
SOFFIT AND DECK VENTS SHALL HAVE SUFFICIENT LENGTH TO INCLUDE ALL JOIST BAYS.







DECK VENTILATION - PLAN 1A	
DECK AREA:	56 SQ.FT. (8064 SQ. IN.)
VENTILATION FACTOR: 1/150	
MIN. REQUIRED VENTILATION: 54 SQ. IN.	
3" STRIP VENT @ 12 S.I. PER L.F. : 7'6" L.F.	
VENTILATION PROVIDED (S.I.): 90	



INTERIOR ELEVATION KEY

PLAN 1A/1AX & 2A: THIRD FLOOR PLAN 3

PLAN 1A/1AX & 2A: SECOND FLOOR PLAN 2

PLAN 1A/1AX & 2A: FIRST FLOOR PLAN 1

FLOOR PLAN KEY NOTES (R-2)

1. DOUBLE BOWL SINK WITH GARBAGE DISPOSAL & HOLE FOR DISHWASHER AIR GAP. PROVIDE ADAPTABLE REQUIREMENTS WHERE NOTED.
2. UNDER-COUNTER +/- 24" WIDE DISHWASHER.
3. 39" CLEAR REFRIGERATOR SPACE MEASURED FROM GYPSUM BOARD TO COUNTER TOP BULLNOSE. PROVIDE COLD WATER STUB-OUT IN RECESSED WALL BOX FOR ICE MAKER.
4. STANDARD 30" WIDE SLIDE-IN RANGE/OVEN 30" MICROWAVE OVEN ABOVE RANGE/OVEN WITH A BUILT-IN EXHAUST VENT WITH 100 CFM (VENT TO OUTSIDE AIR). PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT. OPTIONAL 36" COOKTOP WITH HOOD (VENT TO OUTSIDE AIR.)
5. 24" DEEP (U.N.O.) BASE CABINET
6. 12" DEEP (U.N.O.) KITCHEN & LINEN UPPER CABINET, 15" DEEP (U.N.O.) SERVICE ROOM UPPER CABINET
7. KITCHEN PANTRY WITH EQUALLY SPACED SHELVES - SEE INTERIOR ELEVATIONS
8. KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE ROUTING WHERE REQUIRED. OPTIONAL WATER FALL EDGE - SEE INTERIOR ELEVATIONS.
9. 2X6 PONY WALL UNDER ISLAND
10. 30" DEEP SHELF AT 36"-42" A.F.F., BUYER SELECT
11. UNDER-MOUNT BATHROOM SINK(S) - KOHLER VERTICYL K-2882 OR CLIENT-APPROVED EQUAL
12. RECESSED MEDICINE CABINET
13. STERLING WINDHAM 402082 TOILET OR CLIENT-APPROVED EQUAL - PROVIDE MINIMUM 24" x 30" CLEAR FLOOR SPACE AREA IN FRONT OF TOILET.
14. 32"X60" FIBERGLASS TUB/SHOWER WITH PREFAB SURROUND. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY.
15. PREFAB FIBERGLASS SHOWER PAN WITH E-STONE SURROUND. SIZE PER PLAN. PROVIDE SHATTERPROOF SHOWER DOOR/ENCLOSURE. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. SHOWER COMPARTMENT SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET, PER CBC SECTION 1210.2.3.
16. HYBRID ELECTRIC HEAT PUMP WATER HEATER (AO SMITH OR CLIENT-APPROVED EQUAL) PER TITLE 24 AND PLUMBING DRAWINGS. LATERAL BRACING OF WATER HEATER PER C.P.C. SECTION 508.2 (18" HIGH PLATFORM NOT REQUIRED, BUT MAY BE PROVIDED FOR CONDENSATE LINE DRAINAGE PURPOSES.) VERIFY ALL CLEARANCE REQUIREMENTS PER MANUFACTURER.
17. ELECTRICAL PANEL PER ELECTRICAL PLANS, FUR WALL OUT 48" A.F.F. TO HOUSE PANEL AT RATED CONDITION.
18. 3" CONTINUOUS SOFFIT VENT - LENGTH PER PLAN - 1/16" MESH AND INTERNAL INTUMESCENT STRIP. BRANDGUARD OR APPROVED EQUAL.
19. HORIZONTAL UTILITY CHASE - GYP. BD. SOFFIT 8'-0" ABOVE CONCRETE,
20. HVAC CHASE - REFER TO MECHANICAL PLANS
21. PEDESTAL SINK
22. WASHER SPACE. PROVIDE SMITTY PAN AND REFER TO PLUMBING DRAWINGS
23. DRYER SPACE. PROVIDE A 4" DIAMETER G.I. DRYER VENT WITH AN APPROVED LINT TRAP - VENT TO OUTSIDE
24. 22"30 MIN. CLEAR ATTIC ACCESS - VERIFY LOCATION PER TRUSS AND MECHANICAL DRAWINGS. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTNERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE PER CEnC 150(a)3.
25. LOW LINEN - 24" DEEP BASE CABINET - SEE INTERIOR ELEVATIONS
26. CONCRETE GARAGE SLAB (BY OTHERS) SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED.
27. CONCRETE STOOP AND/OR STEPS (BY OTHERS) PER C.B.C. 1010.1.6 THRESHOLDS NOT TO EXCEED 1/4" IN HEIGHT - REFER TO CIVIL AND LANDSCAPE PLANS. GUARDRAIL AT STOOP PER C.B.C. SECTION 1015.2 WHERE REQUIRED - FIELD VERIFY LOCATION AND RUN OF GUARDRAIL.
28. CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
29. FIRE RISER LOCATION
30. UTILITY CLOSET, WHERE OCCURS, REFER TO COMPOSITE PLANS AND SITE PLAN FOR ADDITIONAL INFO.
31. STUCCO CEILING: +9'-0" A.F.F. (U.N.O.)
32. STUCCO SOFFIT (SIDING WHERE OCCURS PER ELEVATION): +8'-0" A.F.F. (U.N.O.)
33. +42" HIGH GUARD RAIL AT DECK- REFER TO EXTERIOR ELEVATIONS
34. PROVIDE 1/2" GYP. BD. AT SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN TYPE VB GROUP R-2 OR R-3 PER C.B.C. SECTION 1011.7.3 EXCEPTION
35. INTERIOR SOFFIT(S) / DROPPED CEILING(S): +8'-0" A.F.F. (U.N.O.)
36. GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
37. +34"-38" HIGH CONTINUOUS WOOD HANDRAIL PER CBC SECTION 1014.2
38. +34"-38" HIGH INTERIOR GYP. BD. SLOPED HANDRAIL PER CBC SECTION 1014.2
39. +42" HIGH INTERIOR GYP. BD. GUARD PER CBC SECTION 1015.3 - REFER TO DETAIL 5(F)/AD3.1
40. COAT CLOSET
41. POLE & SHELF - LOCATE POLE 66" A.F.F., PROVIDE 2" x 6" BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2x BLOCKING ACCORDINGLY
42. OPTIONAL DOUBLE POLE & SHELF - LOCATE POLES 44" & 88" A.F.F., PROVIDE 2" x 6" BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2x BLOCKING ACCORDINGLY
43. LOW POLE & SHELF - LOCATE POLE 44" A.F.F., PROVIDE 2" x 6" BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2x BLOCKING ACCORDINGLY
44. LINE OF FLOOR ABOVE
45. LINE OF FLOOR/ROOF BELOW
46. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE-X GYP. BD. OR EQUIVALENT PER C.B.C. 406.3.2.1. SEE BUILDING COMPOSITE PLANS FOR ADDITIONAL INFORMATION.
47. STUCCO SHELF/LOW WALL, SLOPED TO DRAIN - WIDTH AND HEIGHT PER PLAN
48. ACCESSIBLE WALL MOUNTED SINK WITH REMOVABLE BASE CABINET. SINK OFFSET TO ALLOW FOR PARALLEL APPROACH. CABINETS TO BE DESIGNED WITH ADAPTABLE KNEE AND TOE SPACE. HOT WATER PIPES UNDER SING SHALL BE INSULATED OR COVERED AND OPERATING MECHANISMS SHALL NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST - SEE SHEET A2.02
49. 36" ELECTRIC COOK-TOP WITH HIGH POWERED HOOD. PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST TO OUTSIDE AIR
50. SCUPPER/GUTTER WITH DOWNSPOUT PER EXTERIOR ELEVATION
51. 30" X 48" CLEAR SPACE AT FIXTURE.
52. PROVIDE GRAB BAR BACKING - REFER TO SHEET A2.01 AND A2.02 FOR ADDITIONAL INFORMATION.
53. CLEAR SPACE AT WATER CLOSET. 48" WIDE AND 36" BEYOND THE FRONT EDGE OF FIXTURE., AND 30"X48" MANEUVERING SPACE PER C.B.C. 1134A.4
54. WIRE SHELF STANDARD. OPT. COUNTERTOP AND CABINETS PER BUILDER SPEC.
55. CLEAR SPACE AT DOOR. REFER TO A2.01
56. FACE FRAME LINEN CABINET- DEPTH/WIDTH PER PLAN
57. STACKED WASHER/DRYER SPACE. PROVIDE RECESSED WATER BOX AND SMITTY PAN FOR WASHER AND A 4" DIAMETER G.I. DRYER VENT WITH AN APPROVED LINT TRAP - VENT TO OUTSIDE
58. VENEER PER EXTERIOR ELEVATIONS - INSTALL PER MFR. INSTRUCTIONS
59. 30" WALL OVEN/MICROWAVE COMBO
60. OPT. SHOWER SEAT AT 18" HIGH, SLOPED TO DRAIN
61. STUCCO AWNING - REFER TO EXTERIOR ELEVATIONS
62. PROVIDE A FIRE DEPARTMENT APPROVED "KNOX" BOX IN FONT OF ELECTRICAL CLOSET, LOCATED OUTSIDE OF THE FIRE ALARM CLOSET. THE KNOX BOX SHALL BE LOCATED ON THE FACE OF THE FIRE ALARM CLOSET WALL AND LOCATED 6 FEET CENTERED A.F.F. AT A READILY VISIBLE LOCATION PER CA FIRE CODE SECTION 506.
63. TRASH & RECYCLE CONTAINER, LOCATION, PER WASTE MANAGEMENT COMPANY.
64. STEEL PIPE BOLLARD
65. GYP. BD. SHELF/LOW WALL W/ M.D.O PLYWOOD CAP - WIDTH AND HEIGHT PER PLAN
66. 10kW BATTERY BACKUP (ESS), FRANKLINWH 45.3"Hx29.5"Wx11.4"D, INSTALLED ON SIDE WALL AND NOT IN DRIVING PATH, IN A LOCATION NOT SUBJECT TO DAMAGE; IMPACT PROTECTION IS NOT REQUIRED. REFER TO SHEET A2.01 FOR DIAGRAM. REFER TO T-24, SOLAR, STRUCTURAL, AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION.
67. 8X8 REAL POST, SEE STRUCTURAL DRAWINGS
68. OPTIONAL 34"X60" FIBERGLASS SHOWER PAN WITH E-STONE SURROUND AND SHATTERPROOF SHOWER DOOR/ENCLOSURE. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. SHOWER COMPARTMENT SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET, PER CBC SECTION 1210.2.3.

UNIT FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CBC SECTION 1209.2, DRAFTSTOPS PER CBC SECTION 718.3 & 718.4 AND VENTILATION PER CBC SECTION 1202.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CBC SECTION 1031. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
3. MEANS OF EGRESS PER CBC SECTION 1010. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
4. GLAZING PER CBC SECTION 2406. GLAZING IN DOORS, OR WITHIN 40" OF ANY LOCKING MECHANISM, SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY GLAZING. REFER TO WINDOW & DOOR NOTES ON SHEET A2.03, FOR ADDITIONAL INFO.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC SECTION 305.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.
10. PER 1006.3.4 SINGLE EXITS. A SINGLE EXIT OR ACCESS TO SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF, WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS.
    CONDITIONS:
    #5 INDIVIDUAL SINGLE-STORY OR MULTISTORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:
    5.1. THE DWELLING UNIT COMPLIES WITH SECTION 1006.2.1 AS A SPACE WITH ONE MEANS OF EGRESS.
    5.2. EITHER THE EXIT FROM THE DWELLING UNIT DISCHARGES DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, OR THE EXIT ACCESS OUTSIDE THE DWELLING UNIT'S ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS.
    REFER TO SHEET A0.12 FOR TRAVEL DISTANCE EXHIBIT.
11. BATHROOMS, LAUNDRY ROOMS, WATER CLOSETS COMPARTMENTS AND SIMILAR ROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH CMC. REFER TO MECHANICAL DRAWINGS.
12. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET/DAMP LOCATIONS, SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
13. THE PRIMARY ENTRANCE TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.
14. ALL WOOD DOORS SHALL BE SOLID CORE CONSTRUCTION WITH MIN. THICKNESS OF 1-3/4", OR WITH PANELS NOT LESS THAN 9/16" THICK.
15. PROVIDE LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS AND AT TOP AND BOTTOM OF STAIRWAYS PER CBC SECTIONS 1010.1.5 & 1011.6.
    A. EXTERIOR LANDINGS ARE PERMITTED TO SLOPE AT 1/4" PER FOOT MAX.
    B. LANDINGS SHALL HAVE A WIDTH OF NOT LESS THAN THE WIDTH OF THE DOOR OR STAIRWAY AND SHALL HAVE A LENGTH IN THE DIRECTION OF TRAVEL OF 44 INCHES MINIMUM, EXCEPT IN GROUP R-3 OCCUPANCIES AND U AND WITHIN INDIVIDUAL UNITS OF GROUP R-2 IT SHALL NOT EXCEED 36 INCHES. AT ADAPTABLE DWELLING UNITS, THE LEVEL FLOOR OR LANDING AT THE ENTRY DOOR SHALL EXTEND OPPOSITE THE DIRECTION OF THE DOOR SWING AT LEAST 48 INCHES AT A PUSH SIDE APPROACH PER CBC SECTION 1126A.3.2.1.
    C. DOORS OPENING ONTO A STAIRWAY LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED LANDING DIMENSION BY MORE THAN 7 INCHES.
    D. A DOOR SERVING INDIVIDUAL DWELLING UNITS IN GROUPS R-2 AND R-3 IS PERMITTED TO OPEN AT THE TOP STEP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP. (C.B.C. SECTION 1010.1.4 EXCEPTION 1.1)
16. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4-INCH IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS OR 1/2-INCH ABOVE THE FINISHED FLOOR AT OTHER DOORS. THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 (50% SLOPE.) THRESHOLDS AT SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7 3/4-INCHES IF THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS, IS NOT PART OF AN ACCESSIBLE ROUTE, AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. (C.B.C. SECTION 1010.1.6)
16. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4-INCH IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS OR 1/2-INCH ABOVE THE FINISHED FLOOR AT OTHER DOORS. THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 (50% SLOPE.) THRESHOLDS AT SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7 3/4-INCHES IF THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS, IS NOT PART OF AN ACCESSIBLE ROUTE, AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. (C.B.C. SECTION 1010.1.6)
17. OUT SWINGING DOOR AT DECK: A SINGLE STEP WITH A RISER HEIGHT OF 7 INCHES MAX. IS PERMITTED AT DOORS NOT REQUIRED TO BE ACCESSIBLE. (C.B.C. SECTION 1010.1.4 EXCEPTION 2 & 1003.5 EXCEPTION 1)
19. STAIRWAYS SHALL HAVE HANDRAILS COMPLYING WITH C.B.C. SECTION 1014. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE, AND CHANGES IN ROOM ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS IN GROUP R-3 DO NOT REQUIRE HANDRAILS (C.B.C. SECTION 1011.11 EXCEPTIONS 2 & 4)
20. REFER TO SHEETS A2.01 & A2.02 FOR ACCESSIBILITY REQUIREMENTS AT ADAPTABLE DWELLING UNITS.
21. REFER TO SHEET A0.51 FOR LINE OF FIRE SEPARATION DISTANCE LOCATIONS.

FLOOR PLAN LEGEND

REFER TO THE ARCHITECTURAL SYMBOL LEGEND ON THE COVER SHEET A0.00 FOR ADDITIONAL INFORMATION.

ELEMENT	DESCRIPTION
	LOW WALL
	2x4 STUD WALL
	2x6 STUD WALL
	ROOM NAME / FLOORING / CLG_HT — ROOM LABEL
	LIMIT OF SOFFIT ABOVE
SL	SLOPE TO DRAIN - 1/4" PER FOOT MAX.; CRICKET AS REQUIRED
C / HS	FLOOR MATERIAL TRANSITION
X"	SLAB/FLOOR ELEVATION CHANGE PER CIVIL/STRUCTURAL PLANS
FLUSH	FINISH FLOOR LEVEL AT ADAPTABLE UNITS, SEE SHEETS A2.01 & A2.02
3080 SC	DOOR / WINDOW SIZE & TYPE PER PLAN. REFER TO SHEET A2.03 FOR TEMPERED GLAZING REQUIREMENTS, DOOR NOTES, WINDOW NOTES, & EGRESS REQUIREMENTS.
3050 SH * TEMP. GL.	(*) INDICATES WINDOW REQUIRED FOR EMERGENCY ESCAPE AND RESCUE WINDOW TO MEET THE REQUIREMENTS OF C.B.C. SEC 1031.
	LOCATION OF PORTABLE FIRE EXTINGUISHER NOT TO EXCEED 75 FEET TRAVEL DISTANCE FROM ANY POINT WITHIN THE DWELLING UNIT PER C.F.C. AND C.B.C. TABLE 906.3(1). PLACE PORTABLE FIRE EXTINGUISHER UNDER KITCHEN SINK CABINET. REFER TO SHEET A0.10 FOR ADDITIONAL INFORMATION.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

JADE AT PARIVA

ATTACHED DWELLING UNITS
SANTA CLARA, CA

TOWNHOME CONDOS

PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-053

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

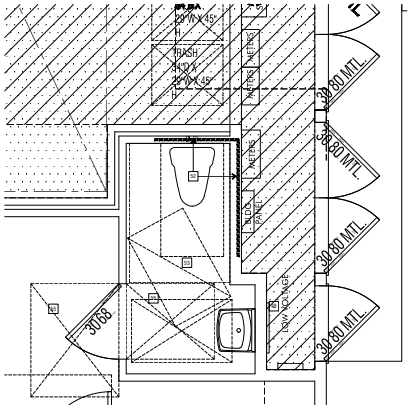
DO NOT SCALE PLANS

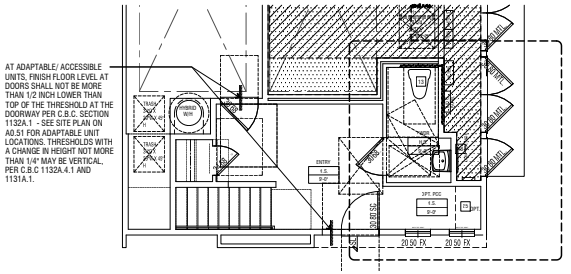
REVISIONS

NO.	DATE	DESCRIPTION

UNIT PLAN 1A/1AX & 2A FIRST, SECOND & THIRD FLOOR PLANS AND OPTIONS

PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	23151_A2-10_20
SHEET SCALE:	1/4" = 1'-0"
DATE: 6/12/2025	SHEET: A2.10





ENLARGED ADAPTABLE PLAN 2A: PARTIAL FIRST FLOOR PLAN

ADAPTABLE PLAN 2A: PARTIAL FIRST FLOOR PLAN

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

JADE AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA
TOWNHOME CONDOS
PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-053

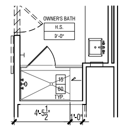
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

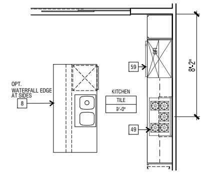
NO.	DATE	DESCRIPTION

UNIT PLAN 1A & 2A
ADAPTABLE PLAN 2A
FIRST
FLOOR PLAN

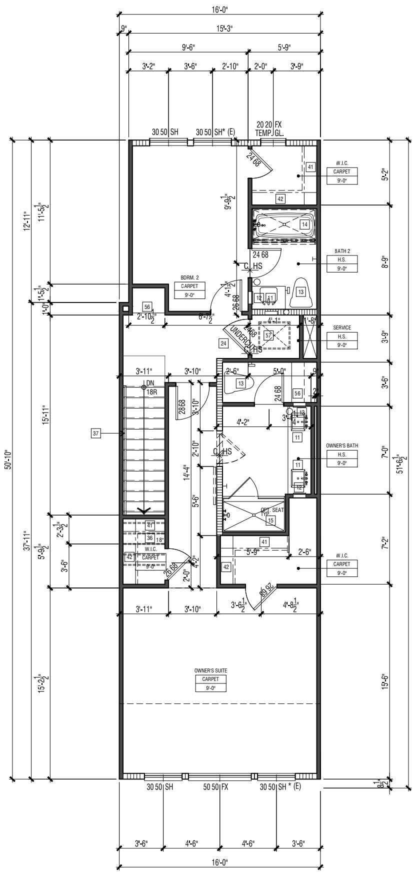
PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	23151_A2-10_20
SHEET SCALE:	1/4" = 1'-0"
DATE: 6/12/2025	SHEET: A2.11

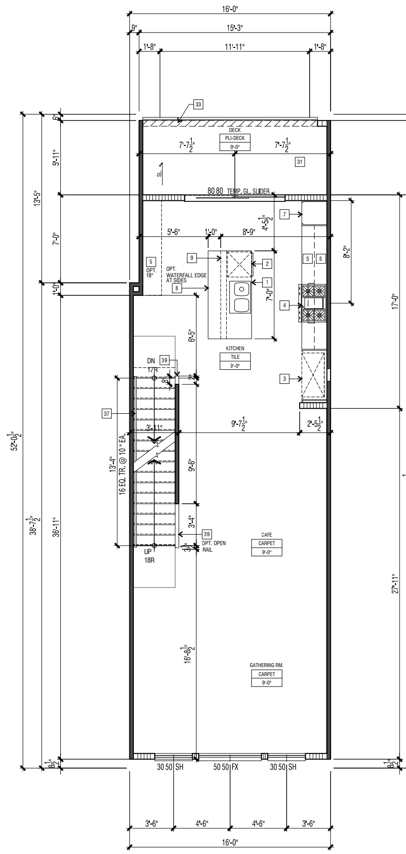


OPTIONAL SHOWER SEAT



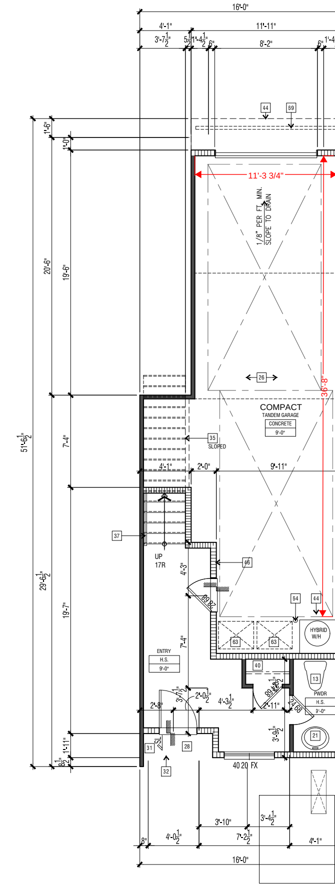
OPTIONAL CHEF'S KITCHEN





SOFFIT AND DECK VENTS SHALL HAVE SUFFICIENT LENGTH TO INCLUDE ALL JOIST BAYS.

DECK VENTILATION
DECK AREA: 90 SQ. FT. (12500 SQ. IN.)
VENTILATION FACTOR: 1/150
MIN. REQUIRED VENTILATION: 83 SQ. IN.
3" STRIP VENT @ 12 S.I. PER L.F. : 11 L.F.
VENTILATION PROVIDED (S.I.): 132



INTERIOR ELEVATION KEY (A4.30 — A, B, C, D)

FLOOR PLAN KEY NOTES (R-2)	PLAN 3A : THIRD FLOOR PLAN 3	PLAN 3A : SECOND FLOOR PLAN 2	PLAN 3A : FIRST FLOOR PLAN 1

FLOOR PLAN KEY NOTES (R-2)

1. DOUBLE BOWL SINK WITH GARBAGE DISPOSAL & HOLE FOR DISHWASHER AIR GAP. PROVIDE ADAPTABLE REQUIREMENTS WHERE NOTED.
2. UNDER-COUNTER +/- 24" WIDE DISHWASHER.
3. 39" CLEAR REFRIGERATOR SPACE MEASURED FROM GYPSUM BOARD TO COUNTER TOP BULLNOSE. PROVIDE COLD WATER STUB-OUT IN RECESSED WALL BOX FOR ICE MAKER.
4. STANDARD 30" WIDE SLIDE-IN RANGE/OVEN 30" MICROWAVE OVEN ABOVE RANGE/OVEN WITH A BUILT-IN EXHAUST VENT WITH 100 CFM (VENT TO OUTSIDE AIR). PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT. OPTIONAL 36" COOKTOP WITH HOOD (VENT TO OUTSIDE AIR.)
5. 24" DEEP (U.N.O.) BASE CABINET
6. 12" DEEP (U.N.O.) KITCHEN & LINEN UPPER CABINET, 15" DEEP (U.N.O.) SERVICE ROOM UPPER CABINET
7. KITCHEN PANTRY WITH EQUALLY SPACED SHELVES - SEE INTERIOR ELEVATIONS
8. KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE ROUTING WHERE REQUIRED. OPTIONAL WATER FALL EDGE - SEE INTERIOR ELEVATIONS.
9. 2X6 PONY WALL UNDER ISLAND
10. 30" DEEP SHELF AT 36"-42" A.F.F., BUYER SELECT
11. UNDER-MOUNT BATHROOM SINK(S) - KOHLER VERTICYL K-2882 OR CLIENT-APPROVED EQUAL
12. RECESSED MEDICINE CABINET
13. STERLING WINDHAM 402082 TOILET OR CLIENT-APPROVED EQUAL - PROVIDE MINIMUM 24" x 30" CLEAR FLOOR SPACE AREA IN FRONT OF TOILET.
14. 32"X60" FIBERGLASS TUB/SHOWER WITH PREFAB SURROUND. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY.
15. PREFAB FIBERGLASS SHOWER PAN WITH E-STONE SURROUND. SIZE PER PLAN. PROVIDE SHATTERPROOF SHOWER DOOR/ENCLOSURE. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. SHOWER COMPARTMENT SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET, PER CBC SECTION 1210.2.3.
16. HYBRID ELECTRIC HEAT PUMP WATER HEATER (AO SMITH OR CLIENT-APPROVED EQUAL) PER TITLE 24 AND PLUMBING DRAWINGS. LATERAL BRACING OF WATER HEATER PER C.P.C. SECTION 508.2 (18" HIGH PLATFORM NOT REQUIRED, BUT MAY BE PROVIDED FOR CONDENSATE LINE DRAINAGE PURPOSES.) VERIFY ALL CLEARANCE REQUIREMENTS PER MANUFACTURER.
17. ELECTRICAL PANEL PER ELECTRICAL PLANS, FUR WALL OUT 48" A.F.F. TO HOUSE PANEL AT RATED CONDITION.
18. 3" CONTINUOUS SOFFIT VENT - LENGTH PER PLAN - 1/16" MESH AND INTERNAL INTUMESCENT STRIP. BRANDGUARD OR APPROVED EQUAL.
19. HORIZONTAL UTILITY CHASE - GYP. BD. SOFFIT 8'-0" ABOVE CONCRETE,
20. HVAC CHASE - REFER TO MECHANICAL PLANS
21. PEDESTAL SINK
22. WASHER SPACE. PROVIDE SMITTY PAN AND REFER TO PLUMBING DRAWINGS
23. DRYER SPACE. PROVIDE A 4" DIAMETER G.I. DRYER VENT WITH AN APPROVED LINT TRAP - VENT TO OUTSIDE
24. 22"30 MIN. CLEAR ATTIC ACCESS - VERIFY LOCATION PER TRUSS AND MECHANICAL DRAWINGS. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTNERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE PER CEnC 150(a)3.
25. LOW LINEN - 24" DEEP BASE CABINET - SEE INTERIOR ELEVATIONS
26. CONCRETE GARAGE SLAB (BY OTHERS) SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED.
27. CONCRETE STOOP AND/OR STEPS (BY OTHERS) PER C.B.C. 1010.1.6 THRESHOLDS NOT TO EXCEED 1/4" IN HEIGHT - REFER TO CIVIL AND LANDSCAPE PLANS. GUARDRAIL AT STOOP PER C.B.C. SECTION 1015.2 WHERE REQUIRED - FIELD VERIFY LOCATION AND RUN OF GUARDRAIL.
28. CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
29. FIRE RISER LOCATION
30. UTILITY CLOSET, WHERE OCCURS, REFER TO COMPOSITE PLANS AND SITE PLAN FOR ADDITIONAL INFO.
31. STUCCO CEILING: +9'-0" A.F.F. (U.N.O.)
32. STUCCO SOFFIT (SIDING WHERE OCCURS PER ELEVATION): +8'-0" A.F.F. (U.N.O.)
33. +42" HIGH GUARD RAIL AT DECK- REFER TO EXTERIOR ELEVATIONS
34. PROVIDE 1/2" GYP. BD. AT SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN TYPE VB GROUP R-2 OR R-3 PER C.B.C. SECTION 1011.7.3 EXCEPTION
35. INTERIOR SOFFIT(S) / DROPPED CEILING(S): +8'-0" A.F.F. (U.N.O.)
36. GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
37. +34"-38" HIGH CONTINUOUS WOOD HANDRAIL PER CBC SECTION 1014.2
38. +34"-38" HIGH INTERIOR GYP. BD. SLOPED HANDRAIL PER CBC SECTION 1014.2
39. +42" HIGH INTERIOR GYP. BD. GUARD PER CBC SECTION 1015.3 - REFER TO DETAIL 5(F)/AD3.1
40. COAT CLOSET
41. POLE & SHELF - LOCATE POLE 66" A.F.F., PROVIDE 2" x 6" BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2x BLOCKING ACCORDINGLY
42. OPTIONAL DOUBLE POLE & SHELF - LOCATE POLES 44" & 88" A.F.F., PROVIDE 2" x 6" BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2x BLOCKING ACCORDINGLY
43. LOW POLE & SHELF - LOCATE POLE 44" A.F.F., PROVIDE 2" x 6" BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2x BLOCKING ACCORDINGLY
44. LINE OF FLOOR ABOVE
45. LINE OF FLOOR/ROOF BELOW
46. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE-X GYP. BD. OR EQUIVALENT PER C.B.C. 406.3.2.1. SEE BUILDING COMPOSITE PLANS FOR ADDITIONAL INFORMATION.
47. STUCCO SHELF/LOW WALL, SLOPED TO DRAIN - WIDTH AND HEIGHT PER PLAN
48. ACCESSIBLE WALL MOUNTED SINK WITH REMOVABLE BASE CABINET. SINK OFFSET TO ALLOW FOR PARALLEL APPROACH. CABINETS TO BE DESIGNED WITH ADAPTABLE KNEE AND TOE SPACE. HOT WATER PIPES UNDER SING SHALL BE INSULATED OR COVERED AND OPERATING MECHANISMS SHALL NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST - SEE SHEET A2.02
49. 36" ELECTRIC COOK-TOP WITH HIGH POWERED HOOD. PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST TO OUTSIDE AIR
50. SCUPPER/GUTTER WITH DOWNSPOUT PER EXTERIOR ELEVATION
51. 30" X 48" CLEAR SPACE AT FIXTURE.
52. PROVIDE GRAB BAR BACKING - REFER TO SHEET A2.01 AND A2.02 FOR ADDITIONAL INFORMATION.
53. CLEAR SPACE AT WATER CLOSET. 48" WIDE AND 36" BEYOND THE FRONT EDGE OF FIXTURE., AND 30"X48" MANEUVERING SPACE PER C.B.C. 1134A.4
54. WIRE SHELF STANDARD. OPT. COUNTERTOP AND CABINETS PER BUILDER SPEC.
55. CLEAR SPACE AT DOOR. REFER TO A2.01
56. FACE FRAME LINEN CABINET- DEPTH/WIDTH PER PLAN
57. STACKED WASHER/DRYER SPACE. PROVIDE RECESSED WATER BOX AND SMITTY PAN FOR WASHER AND A 4" DIAMETER G.I. DRYER VENT WITH AN APPROVED LINT TRAP - VENT TO OUTSIDE
58. VENEER PER EXTERIOR ELEVATIONS - INSTALL PER MFR. INSTRUCTIONS
59. 30" WALL OVEN/MICROWAVE COMBO
60. OPT. SHOWER SEAT AT 18" HIGH, SLOPED TO DRAIN
61. STUCCO AWNING - REFER TO EXTERIOR ELEVATIONS
62. PROVIDE A FIRE DEPARTMENT APPROVED "KNOX" BOX IN FONT OF ELECTRICAL CLOSET, LOCATED OUTSIDE OF THE FIRE ALARM CLOSET. THE KNOX BOX SHALL BE LOCATED ON THE FACE OF THE FIRE ALARM CLOSET WALL AND LOCATED 6 FEET CENTERED A.F.F. AT A READILY VISIBLE LOCATION PER CA FIRE CODE SECTION 506.
63. TRASH & RECYCLE CONTAINER, LOCATION, PER WASTE MANAGEMENT COMPANY.
64. STEEL PIPE BOLLARD
65. GYP. BD. SHELF/LOW WALL W/ M.D.O PLYWOOD CAP - WIDTH AND HEIGHT PER PLAN
66. 10kW BATTERY BACKUP (ESS), FRANKLINWH 45.3"Hx29.5"Wx11.4"D, INSTALLED ON SIDE WALL AND NOT IN DRIVING PATH, IN A LOCATION NOT SUBJECT TO DAMAGE; IMPACT PROTECTION IS NOT REQUIRED. REFER TO SHEET A2.01 FOR DIAGRAM. REFER TO T-24, SOLAR, STRUCTURAL, AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION.
67. 8X8 REAL POST, SEE STRUCTURAL DRAWINGS
68. OPTIONAL 34"X60" FIBERGLASS SHOWER PAN WITH E-STONE SURROUND AND SHATTERPROOF SHOWER DOOR/ENCLOSURE. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. SHOWER COMPARTMENT SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET, PER CBC SECTION 1210.2.3.

UNIT FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CBC SECTION 1209.2, DRAFTSTOPS PER CBC SECTION 718.3 & 718.4 AND VENTILATION PER CBC SECTION 1202.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CBC SECTION 1031. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
3. MEANS OF EGRESS PER CBC SECTION 1010. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
4. GLAZING PER CBC SECTION 2406. GLAZING IN DOORS, OR WITHIN 40" OF ANY LOCKING MECHANISM, SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY GLAZING. REFER TO WINDOW & DOOR NOTES ON SHEET A2.03, FOR ADDITIONAL INFO.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC SECTION 305.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.
10. PER 1006.3.4 SINGLE EXITS. A SINGLE EXIT OR ACCESS TO SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF, WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS.
    CONDITIONS:
    #5 INDIVIDUAL SINGLE-STORY OR MULTISTORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:
    5.1. THE DWELLING UNIT COMPLIES WITH SECTION 1006.2.1 AS A SPACE WITH ONE MEANS OF EGRESS.
    5.2. EITHER THE EXIT FROM THE DWELLING UNIT DISCHARGES DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, OR THE EXIT ACCESS OUTSIDE THE DWELLING UNIT'S ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS.
    REFER TO SHEET A0.12 FOR TRAVEL DISTANCE EXHIBIT.
11. BATHROOMS, LAUNDRY ROOMS, WATER CLOSETS COMPARTMENTS AND SIMILAR ROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH CMC. REFER TO MECHANICAL DRAWINGS.
12. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET/DAMP LOCATIONS, SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
13. THE PRIMARY ENTRANCE TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.
14. ALL WOOD DOORS SHALL BE SOLID CORE CONSTRUCTION WITH MIN. THICKNESS OF 1-3/4", OR WITH PANELS NOT LESS THAN 9/16" THICK.
15. PROVIDE LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS AND AT TOP AND BOTTOM OF STAIRWAYS PER CBC SECTIONS 1010.1.5 & 1011.6.
    A. EXTERIOR LANDINGS ARE PERMITTED TO SLOPE AT 1/4" PER FOOT MAX.
    B. LANDINGS SHALL HAVE A WIDTH OF NOT LESS THAN THE WIDTH OF THE DOOR OR STAIRWAY AND SHALL HAVE A LENGTH IN THE DIRECTION OF TRAVEL OF 44 INCHES MINIMUM, EXCEPT IN GROUP R-3 OCCUPANCIES AND U AND WITHIN INDIVIDUAL UNITS OF GROUP R-2 IT SHALL NOT EXCEED 36 INCHES. AT ADAPTABLE DWELLING UNITS, THE LEVEL FLOOR OR LANDING AT THE ENTRY DOOR SHALL EXTEND OPPOSITE THE DIRECTION OF THE DOOR SWING AT LEAST 48 INCHES AT A PUSH SIDE APPROACH PER CBC SECTION 1126A.3.2.1.
    C. DOORS OPENING ONTO A STAIRWAY LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED LANDING DIMENSION BY MORE THAN 7 INCHES.
    D. A DOOR SERVING INDIVIDUAL DWELLING UNITS IN GROUPS R-2 AND R-3 IS PERMITTED TO OPEN AT THE TOP STEP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP. (C.B.C. SECTION 1010.1.4 EXCEPTION 1.1)
16. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4-INCH IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS OR 1/2-INCH ABOVE THE FINISHED FLOOR AT OTHER DOORS. THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 (50% SLOPE.) THRESHOLDS AT SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7 3/4-INCHES IF THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS, IS NOT PART OF AN ACCESSIBLE ROUTE, AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. (C.B.C. SECTION 1010.1.6)
16. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4-INCH IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS OR 1/2-INCH ABOVE THE FINISHED FLOOR AT OTHER DOORS. THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 (50% SLOPE.) THRESHOLDS AT SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7 3/4-INCHES IF THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS, IS NOT PART OF AN ACCESSIBLE ROUTE, AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. (C.B.C. SECTION 1010.1.6)
17. OUT SWINGING DOOR AT DECK: A SINGLE STEP WITH A RISER HEIGHT OF 7 INCHES MAX. IS PERMITTED AT DOORS NOT REQUIRED TO BE ACCESSIBLE. (C.B.C. SECTION 1010.1.4 EXCEPTION 2 & 1003.5 EXCEPTION 1)
19. STAIRWAYS SHALL HAVE HANDRAILS COMPLYING WITH C.B.C. SECTION 1014. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE, AND CHANGES IN ROOM ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS IN GROUP R-3 DO NOT REQUIRE HANDRAILS (C.B.C. SECTION 1011.11 EXCEPTIONS 2 & 4)
20. REFER TO SHEETS A2.01 & A2.02 FOR ACCESSIBILITY REQUIREMENTS AT ADAPTABLE DWELLING UNITS.
21. REFER TO SHEET A0.51 FOR LINE OF FIRE SEPARATION DISTANCE LOCATIONS.

FLOOR PLAN LEGEND

REFER TO THE ARCHITECTURAL SYMBOL LEGEND ON THE COVER SHEET A0.00 FOR ADDITIONAL INFORMATION.

ELEMENT	DESCRIPTION
	LOW WALL
	2x4 STUD WALL
	2x6 STUD WALL
	LIMIT OF SOFFIT ABOVE
SL	SLOPE TO DRAIN - 1/4" PER FOOT MAX.; CRICKET AS REQUIRED
C / HS	FLOOR MATERIAL TRANSITION
X"	SLAB/FLOOR ELEVATION CHANGE PER CIVIL/STRUCTURAL PLANS
FLUSH	FINISH FLOOR LEVEL AT ADAPTABLE UNITS, SEE SHEETS A2.01 & A2.02
	DOOR / WINDOW SIZE & TYPE PER PLAN REFER TO SHEET A2.03 FOR TEMPERED GLAZING REQUIREMENTS, DOOR NOTES, WINDOW NOTES, & EGRESS REQUIREMENTS.
3050 SH * TEMP. GL.	(*) INDICATES WINDOW REQUIRED FOR EMERGENCY ESCAPE AND RESCUE WINDOW TO MEET THE REQUIREMENTS OF C.B.C. SEC 1031.
	LOCATION OF PORTABLE FIRE EXTINGUISHER NOT TO EXCEED 75 FEET TRAVEL DISTANCE FROM ANY POINT WITHIN THE DWELLING UNIT PER C.F.C. AND C.B.C. TABLE 906.3(1). PLACE PORTABLE FIRE EXTINGUISHER UNDER KITCHEN SINK CABINET. REFER TO SHEET A0.10 FOR ADDITIONAL INFORMATION.

ROOM NAME / FLOORING / CLG_HT — ROOM LABEL

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

JADE AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA
TOWNHOME CONDOS
PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-053

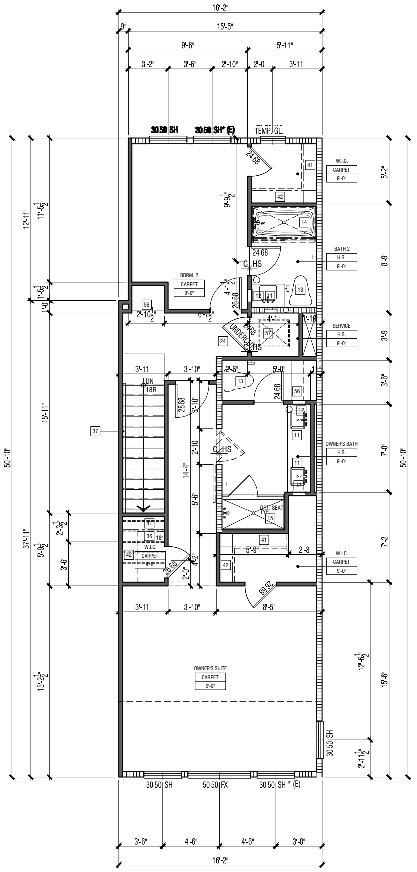
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

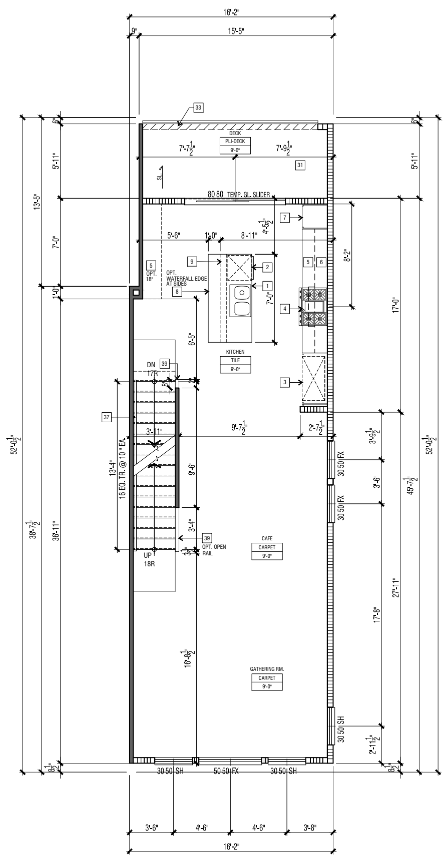
REVISIONS

NO.	DATE	DESCRIPTION

UNIT PLAN 3A
FIRST, SECOND & THIRD
FLOOR PLANS
& OPTIONS

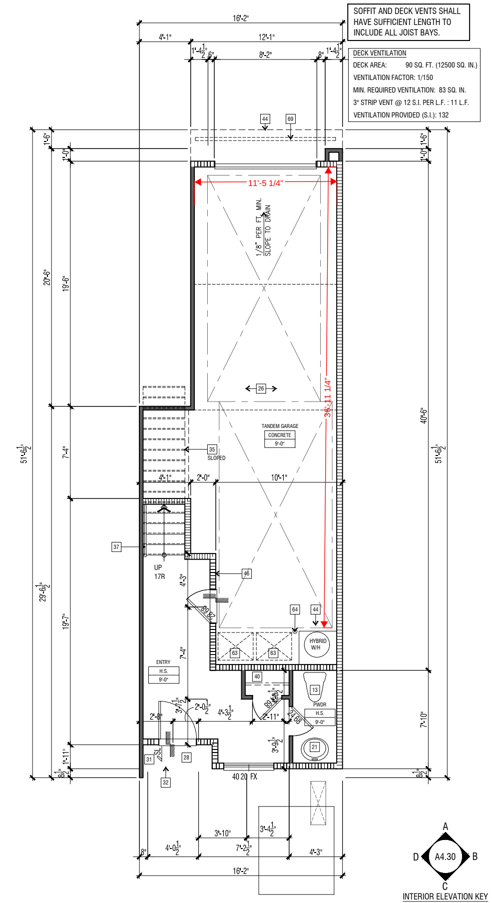
PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	23151_A2-30
SHEET SCALE:	1/4" = 1'-0"
DATE: 6/12/2025	SHEET: A2.30





SOFFIT AND DECK VENTS SHALL HAVE SUFFICIENT LENGTH TO INCLUDE ALL JOIST BAYS.

DECK VENTILATION
DECK AREA: 90 SQ. FT. (12500 SQ. IN.)
VENTILATION FACTOR: 1/150
MIN. REQUIRED VENTILATION: 83 SQ. IN.
3" STRIP VENT @ 12 S.I. PER L.F. : 11 L.F.
VENTILATION PROVIDED (S.I.): 132



FLOOR PLAN KEY NOTES (R-2)

PLAN 3B : THIRD FLOOR PLAN 3

PLAN 3B : SECOND FLOOR PLAN 2

PLAN 3B : FIRST FLOOR PLAN 1

1 DOUBLE BOWL SINK WITH GARBAGE DISPOSAL & HOLE FOR DISHWASHER AIR GAP. PROVIDE ADAPTABLE REQUIREMENTS WHERE NOTED.
2 UNDER-COUNTER +/- 24" WIDE DISHWASHER.
3 39" CLEAR REFRIGERATOR SPACE MEASURED FROM GYPSUM BOARD TO COUNTER TOP BULLNOSE. PROVIDE COLD WATER STUB-OUT IN RECESSED WALL BOX FOR ICE MAKER.
4 STANDARD 30" WIDE SLIDE-IN RANGE/OVEN 30" MICROWAVE OVEN ABOVE RANGE/OVEN WITH A BUILT-IN EXHAUST VENT WITH 100 CFM (VENT TO OUTSIDE AIR). PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT. OPTIONAL 36" COOKTOP WITH HOOD (VENT TO OUTSIDE AIR.)
5 24" DEEP (U.N.O.) BASE CABINET
6 12" DEEP (U.N.O.) KITCHEN & LINEN UPPER CABINET, 15" DEEP (U.N.O.) SERVICE ROOM UPPER CABINET
7 KITCHEN PANTRY WITH EQUALLY SPACED SHELVES - SEE INTERIOR ELEVATIONS
8 KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE ROUTING WHERE REQUIRED. OPTIONAL WATER FALL EDGE - SEE INTERIOR ELEVATIONS.
9 2X6 PONY WALL UNDER ISLAND
10 30" DEEP SHELF AT 36"-42" A.F.F., BUYER SELECT
11 UNDER-MOUNT BATHROOM SINK(S) - KOHLER VERTICYL K-2882 OR CLIENT-APPROVED EQUAL
12 RECESSED MEDICINE CABINET
13 STERLING WINDHAM 402082 TOILET OR CLIENT-APPROVED EQUAL - PROVIDE MINIMUM 24" x 30" CLEAR FLOOR SPACE AREA IN FRONT OF TOILET.
14 32"X60" FIBERGLASS TUB/SHOWER WITH PREFAB SURROUND. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY.
15 PREFAB FIBERGLASS SHOWER PAN WITH E-STONE SURROUND. SIZE PER PLAN. PROVIDE SHATTERPROOF SHOWER DOOR/ENCLOSURE. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. SHOWER COMPARTMENT SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET, PER CBC SECTION 1210.2.3.
16 HYBRID ELECTRIC HEAT PUMP WATER HEATER (AO SMITH OR CLIENT-APPROVED EQUAL) PER TITLE 24 AND PLUMBING DRAWINGS. LATERAL BRACING OF WATER HEATER PER C.P.C. SECTION 508.2 (18" HIGH PLATFORM NOT REQUIRED, BUT MAY BE PROVIDED FOR CONDENSATE LINE DRAINAGE PURPOSES.) VERIFY ALL CLEARANCE REQUIREMENTS PER MANUFACTURER.
17 ELECTRICAL PANEL PER ELECTRICAL PLANS, FUR WALL OUT 48" A.F.F. TO HOUSE PANEL AT RATED CONDITION.
18 3" CONTINUOUS SOFFIT VENT - LENGTH PER PLAN - 1/16" MESH AND INTERNAL INTUMESCENT STRIP. BRANDGUARD OR APPROVED EQUAL.
19 HORIZONTAL UTILITY CHASE - GYP. BD. SOFFIT 8'-0" ABOVE CONCRETE,
20 HVAC CHASE - REFER TO MECHANICAL PLANS
21 PEDESTAL SINK
22 WASHER SPACE. PROVIDE SMITTY PAN AND REFER TO PLUMBING DRAWINGS
23 DRYER SPACE. PROVIDE A 4" DIAMETER G.I. DRYER VENT WITH AN APPROVED LINT TRAP - VENT TO OUTSIDE
24 22"30 MIN. CLEAR ATTIC ACCESS - VERIFY LOCATION PER TRUSS AND MECHANICAL DRAWINGS. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTNERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE PER CEnC 150(a)3.
25 LOW LINEN - 24" DEEP BASE CABINET - SEE INTERIOR ELEVATIONS
26 CONCRETE GARAGE SLAB (BY OTHERS) SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED.
27 CONCRETE STOOP AND/OR STEPS (BY OTHERS) PER C.B.C. 1010.1.6 THRESHOLDS NOT TO EXCEED 1/4" IN HEIGHT - REFER TO CIVIL AND LANDSCAPE PLANS. GUARDRAIL AT STOOP PER C.B.C. SECTION 1015.2 WHERE REQUIRED - FIELD VERIFY LOCATION AND RUN OF GUARDRAIL.
28 CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
29 FIRE RISER LOCATION
30 UTILITY CLOSET, WHERE OCCURS, REFER TO COMPOSITE PLANS AND SITE PLAN FOR ADDITIONAL INFO.
31 STUCCO CEILING: +9'-0" A.F.F. (U.N.O.)
32 STUCCO SOFFIT (SIDING WHERE OCCURS PER ELEVATION): +8'-0" A.F.F. (U.N.O.)
33 +42" HIGH GUARD RAIL AT DECK- REFER TO EXTERIOR ELEVATIONS
34 PROVIDE 1/2" GYP. BD. AT SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN TYPE VB GROUP R-2 OR R-3 PER C.B.C. SECTION 1011.7.3 EXCEPTION
35 INTERIOR SOFFIT(S) / DROPPED CEILING(S): +8'-0" A.F.F. (U.N.O.)
36 GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
37 +34"-38" HIGH CONTINUOUS WOOD HANDRAIL PER CBC SECTION 1014.2
38 +34"-38" HIGH INTERIOR GYP. BD. SLOPED HANDRAIL PER CBC SECTION 1014.2
39 +42" HIGH INTERIOR GYP. BD. GUARD PER CBC SECTION 1015.3 - REFER TO DETAIL 5(F)/AD3.1
40 COAT CLOSET
41 POLE & SHELF - LOCATE POLE 66" A.F.F., PROVIDE 2" x 6" BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2x BLOCKING ACCORDINGLY
42 OPTIONAL DOUBLE POLE & SHELF - LOCATE POLES 44" & 88" A.F.F., PROVIDE 2" x 6" BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2x BLOCKING ACCORDINGLY
43 LOW POLE & SHELF - LOCATE POLE 44" A.F.F., PROVIDE 2" x 6" BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2x BLOCKING ACCORDINGLY
44 LINE OF FLOOR ABOVE
45 LINE OF FLOOR/ROOF BELOW
46 GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE-X GYP. BD. OR EQUIVALENT PER C.B.C. 406.3.2.1. SEE BUILDING COMPOSITE PLANS FOR ADDITIONAL INFORMATION.
47 STUCCO SHELF/LOW WALL, SLOPED TO DRAIN - WIDTH AND HEIGHT PER PLAN
48 ACCESSIBLE WALL MOUNTED SINK WITH REMOVABLE BASE CABINET. SINK OFFSET TO ALLOW FOR PARALLEL APPROACH. CABINETS TO BE DESIGNED WITH ADAPTABLE KNEE AND TOE SPACE. HOT WATER PIPES UNDER SING SHALL BE INSULATED OR COVERED AND OPERATING MECHANISMS SHALL NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST - SEE SHEET A2.02
49 36" ELECTRIC COOK-TOP WITH HIGH POWERED HOOD. PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST TO OUTSIDE AIR
50 SCUPPER/GUTTER WITH DOWNSPOUT PER EXTERIOR ELEVATION
51 30" X 48" CLEAR SPACE AT FIXTURE.
52 PROVIDE GRAB BAR BACKING - REFER TO SHEET A2.01 AND A2.02 FOR ADDITIONAL INFORMATION.
53 CLEAR SPACE AT WATER CLOSET. 48" WIDE AND 36" BEYOND THE FRONT EDGE OF FIXTURE., AND 30"X48" MANEUVERING SPACE PER C.B.C. 1134A.4
54 WIRE SHELF STANDARD. OPT. COUNTERTOP AND CABINETS PER BUILDER SPEC.
55 CLEAR SPACE AT DOOR. REFER TO A2.01
56 FACE FRAME LINEN CABINET- DEPTH/WIDTH PER PLAN
57 STACKED WASHER/DRYER SPACE. PROVIDE RECESSED WATER BOX AND SMITTY PAN FOR WASHER AND A 4" DIAMETER G.I. DRYER VENT WITH AN APPROVED LINT TRAP - VENT TO OUTSIDE
58 VENEER PER EXTERIOR ELEVATIONS - INSTALL PER MFR. INSTRUCTIONS
59 30" WALL OVEN/MICROWAVE COMBO
60 OPT. SHOWER SEAT AT 18" HIGH, SLOPED TO DRAIN
61 STUCCO AWNING - REFER TO EXTERIOR ELEVATIONS
62 PROVIDE A FIRE DEPARTMENT APPROVED "KNOX" BOX IN FONT OF ELECTRICAL CLOSET, LOCATED OUTSIDE OF THE FIRE ALARM CLOSET. THE KNOX BOX SHALL BE LOCATED ON THE FACE OF THE FIRE ALARM CLOSET WALL AND LOCATED 6 FEET CENTERED A.F.F. AT A READILY VISIBLE LOCATION PER CA FIRE CODE SECTION 506.
63 TRASH & RECYCLE CONTAINER, LOCATION, PER WASTE MANAGEMENT COMPANY.
64 STEEL PIPE BOLLARD
65 GYP. BD. SHELF/LOW WALL W/ M.D.O PLYWOOD CAP - WIDTH AND HEIGHT PER PLAN
66 10kW BATTERY BACKUP (ESS), FRANKLINWH 45.3"Hx29.5"Wx11.4"D, INSTALLED ON SIDE WALL AND NOT IN DRIVING PATH, IN A LOCATION NOT SUBJECT TO DAMAGE; IMPACT PROTECTION IS NOT REQUIRED. REFER TO SHEET A2.01 FOR DIAGRAM. REFER TO T-24, SOLAR, STRUCTURAL, AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION.
67 8X8 REAL POST, SEE STRUCTURAL DRAWINGS
68 OPTIONAL 34"X60" FIBERGLASS SHOWER PAN WITH E-STONE SURROUND AND SHATTERPROOF SHOWER DOOR/ENCLOSURE. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. SHOWER COMPARTMENT SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET, PER CBC SECTION 1210.2.3.

UNIT FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CBC SECTION 1209.2, DRAFTSTOPS PER CBC SECTION 718.3 & 718.4 AND VENTILATION PER CBC SECTION 1202.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CBC SECTION 1031. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
3. MEANS OF EGRESS PER CBC SECTION 1010. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
4. GLAZING PER CBC SECTION 2406. GLAZING IN DOORS, OR WITHIN 40" OF ANY LOCKING MECHANISM, SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY GLAZING. REFER TO WINDOW & DOOR NOTES ON SHEET A2.03, FOR ADDITIONAL INFO.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC SECTION 305.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.
10. PER 1006.3.4 SINGLE EXITS. A SINGLE EXIT OR ACCESS TO SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF, WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS.
    CONDITIONS:
    #5 INDIVIDUAL SINGLE-STORY OR MULTISTORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:
    5.1. THE DWELLING UNIT COMPLIES WITH SECTION 1006.2.1 AS A SPACE WITH ONE MEANS OF EGRESS.
    5.2. EITHER THE EXIT FROM THE DWELLING UNIT DISCHARGES DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, OR THE EXIT ACCESS OUTSIDE THE DWELLING UNIT'S ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS.
    REFER TO SHEET A0.12 FOR TRAVEL DISTANCE EXHIBIT.
11. BATHROOMS, LAUNDRY ROOMS, WATER CLOSETS COMPARTMENTS AND SIMILAR ROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH CMC. REFER TO MECHANICAL DRAWINGS.
12. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET/DAMP LOCATIONS, SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
13. THE PRIMARY ENTRANCE TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.
14. ALL WOOD DOORS SHALL BE SOLID CORE CONSTRUCTION WITH MIN. THICKNESS OF 1-3/4", OR WITH PANELS NOT LESS THAN 9/16" THICK.
15. PROVIDE LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS AND AT TOP AND BOTTOM OF STAIRWAYS PER CBC SECTIONS 1010.1.5 & 1011.6.
    A. EXTERIOR LANDINGS ARE PERMITTED TO SLOPE AT ¼" PER FOOT MAX.
    B. LANDINGS SHALL HAVE A WIDTH OF NOT LESS THAN THE WIDTH OF THE DOOR OR STAIRWAY AND SHALL HAVE A LENGTH IN THE DIRECTION OF TRAVEL OF 44 INCHES MINIMUM, EXCEPT IN GROUP R-3 OCCUPANCIES AND U AND WITHIN INDIVIDUAL UNITS OF GROUP R-2 IT SHALL NOT EXCEED 36 INCHES. AT ADAPTABLE DWELLING UNITS, THE LEVEL FLOOR OR LANDING AT THE ENTRY DOOR SHALL EXTEND OPPOSITE THE DIRECTION OF THE DOOR SWING AT LEAST 48 INCHES AT A PUSH SIDE APPROACH PER CBC SECTION 1126A.3.2.1.
    C. DOORS OPENING ONTO A STAIRWAY LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED LANDING DIMENSION BY MORE THAN 7 INCHES.
    D. A DOOR SERVING INDIVIDUAL DWELLING UNITS IN GROUPS R-2 AND R-3 IS PERMITTED TO OPEN AT THE TOP STEP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP. (C.B.C. SECTION 1010.1.4 EXCEPTION 1.1)
16. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED ¾-INCH IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS OR ½-INCH ABOVE THE FINISHED FLOOR AT OTHER DOORS. THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN ¼-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 (50% SLOPE.) THRESHOLDS AT SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7¾-INCHES IF THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS, IS NOT PART OF AN ACCESSIBLE ROUTE, AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. (C.B.C. SECTION 1010.1.6)
16. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED ¾-INCH IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS OR ½-INCH ABOVE THE FINISHED FLOOR AT OTHER DOORS. THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN ¼-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 (50% SLOPE.) THRESHOLDS AT SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7¾-INCHES IF THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS, IS NOT PART OF AN ACCESSIBLE ROUTE, AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. (C.B.C. SECTION 1010.1.6)
17. OUT SWINGING DOOR AT DECK: A SINGLE STEP WITH A RISER HEIGHT OF 7 INCHES MAX. IS PERMITTED AT DOORS NOT REQUIRED TO BE ACCESSIBLE. (C.B.C. SECTION 1010.1.4 EXCEPTION 2 & 1003.5 EXCEPTION 1)
19. STAIRWAYS SHALL HAVE HANDRAILS COMPLYING WITH C.B.C. SECTION 1014. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE, AND CHANGES IN ROOM ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS IN GROUP R-3 DO NOT REQUIRE HANDRAILS (C.B.C. SECTION 1011.11 EXCEPTIONS 2 & 4)
20. REFER TO SHEETS A2.01 & A2.02 FOR ACCESSIBILITY REQUIREMENTS AT ADAPTABLE DWELLING UNITS.
21. REFER TO SHEET A0.51 FOR LINE OF FIRE SEPARATION DISTANCE LOCATIONS.

FLOOR PLAN LEGEND

REFER TO THE ARCHITECTURAL SYMBOL LEGEND ON THE COVER SHEET A0.00 FOR ADDITIONAL INFORMATION.

ELEMENT	DESCRIPTION
	LOW WALL
	2x4 STUD WALL
	2x6 STUD WALL
ROOM NAME / FLOORING / CLG_HT	ROOM LABEL
	LIMIT OF SOFFIT ABOVE
SL	SLOPE TO DRAIN - 1/4" PER FOOT MAX.; CRICKET AS REQUIRED
C HS	FLOOR MATERIAL TRANSITION
X"	SLAB/FLOOR ELEVATION CHANGE PER CIVIL/STRUCTURAL PLANS
FLUSH	FINISH FLOOR LEVEL AT ADAPTABLE UNITS, SEE SHEETS A2.01 & A2.02
5068SC	DOOR / WINDOW SIZE & TYPE PER PLAN REFER TO SHEET A2.03 FOR TEMPERED GLAZING REQUIREMENTS, DOOR NOTES, WINDOW NOTES, & EGRESS REQUIREMENTS.
3050 SH * TEMP. GL.	(*) INDICATES WINDOW REQUIRED FOR EMERGENCY ESCAPE AND RESCUE WINDOW TO MEET THE REQUIREMENTS OF C.B.C. SEC 1031.
	LOCATION OF PORTABLE FIRE EXTINGUISHER NOT TO EXCEED 75 FEET TRAVEL DISTANCE FROM ANY POINT WITHIN THE DWELLING UNIT PER C.F.C. AND C.B.C. TABLE 906.3(1). PLACE PORTABLE FIRE EXTINGUISHER UNDER KITCHEN SINK CABINET. REFER TO SHEET A0.10 FOR ADDITIONAL INFORMATION.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

JADE AT PARIVA

ATTACHED DWELLING UNITS
SANTA CLARA, CA

TOWNHOME CONDOS

PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-053

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

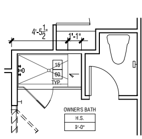
DO NOT SCALE PLANS

REVISIONS

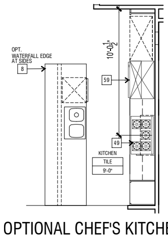
NO.	DATE	DESCRIPTION

UNIT PLAN 3B
FIRST, SECOND & THIRD
FLOOR PLANS

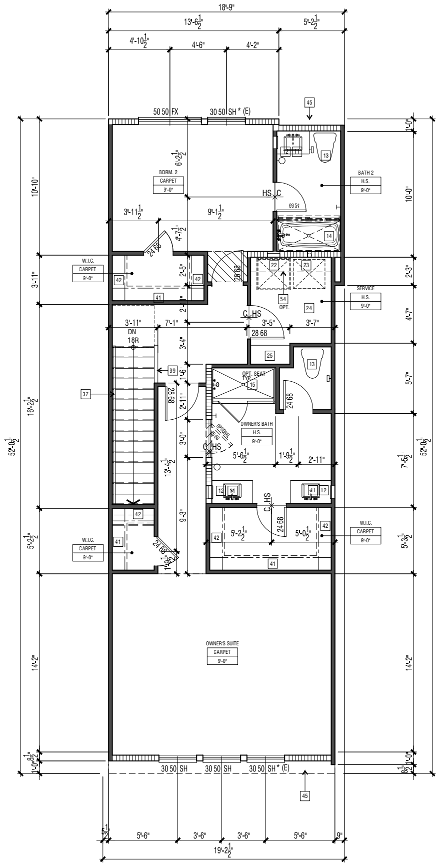
PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	23151_A2-34
SHEET SCALE:	1/4" = 1'-0"
DATE: 6/12/2025	SHEET: A2.34

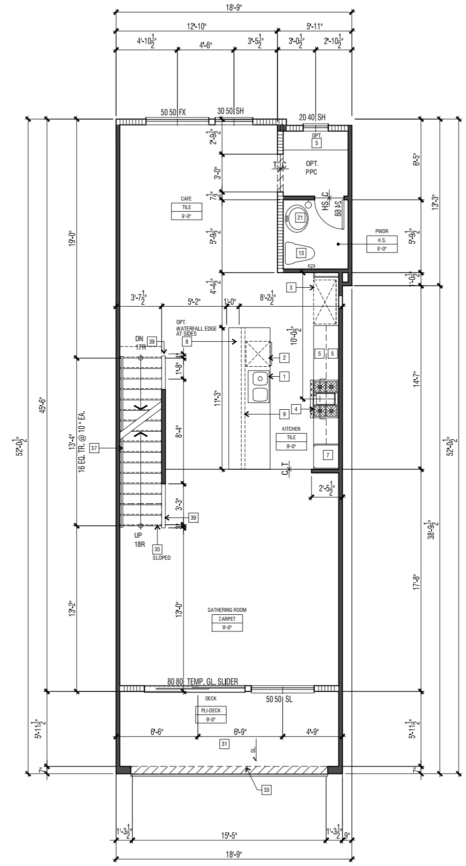


OPTIONAL SHOWER SEAT



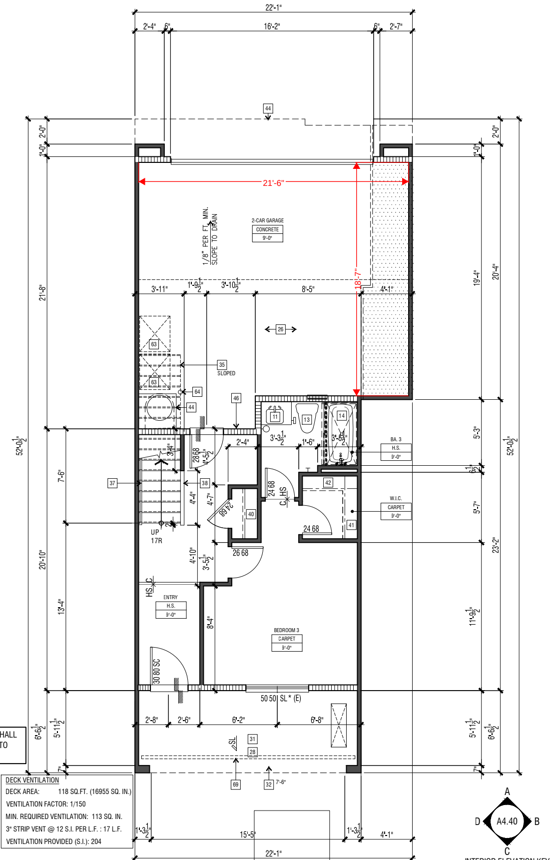
OPTIONAL CHEF'S KITCHEN





SOFFIT AND DECK VENTS SHALL HAVE SUFFICIENT LENGTH TO INCLUDE ALL JOIST BAYS.

DECK VENTILATION
DECK AREA: 118 SQ.FT. (16955 SQ. IN.)
VENTILATION FACTOR: 1/150
MIN. REQUIRED VENTILATION: 113 SQ. IN.
3" STRIP VENT @ 12 S.I. PER L.F. : 17 L.F.
VENTILATION PROVIDED (S.I.): 204



FLOOR PLAN KEY NOTES (R-2)

PLAN 4A : THIRD FLOOR PLAN 3

PLAN 4A : SECOND FLOOR PLAN 2

PLAN 4A : FIRST FLOOR PLAN 1

1 DOUBLE BOWL SINK WITH GARBAGE DISPOSAL & HOLE FOR DISHWASHER AIR GAP. PROVIDE ADAPTABLE REQUIREMENTS WHERE NOTED.
2 UNDER-COUNTER +/- 24" WIDE DISHWASHER.
3 39" CLEAR REFRIGERATOR SPACE MEASURED FROM GYPSUM BOARD TO COUNTER TOP BULLNOSE. PROVIDE COLD WATER STUB-OUT IN RECESSED WALL BOX FOR ICE MAKER.
4 STANDARD 30" WIDE SLIDE-IN RANGE/OVEN 30" MICROWAVE OVEN ABOVE RANGE/OVEN WITH A BUILT-IN EXHAUST VENT WITH 100 CFM (VENT TO OUTSIDE AIR). PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT. OPTIONAL 36" COOKTOP WITH HOOD (VENT TO OUTSIDE AIR.)
5 24" DEEP (U.N.O.) BASE CABINET
6 12" DEEP (U.N.O.) KITCHEN & LINEN UPPER CABINET, 15" DEEP (U.N.O.) SERVICE ROOM UPPER CABINET
7 KITCHEN PANTRY WITH EQUALLY SPACED SHELVES - SEE INTERIOR ELEVATIONS
8 KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE ROUTING WHERE REQUIRED. OPTIONAL WATER FALL EDGE - SEE INTERIOR ELEVATIONS.
9 2X6 PONY WALL UNDER ISLAND
10 30" DEEP SHELF AT 36"-42" A.F.F., BUYER SELECT
11 UNDER-MOUNT BATHROOM SINK(S) - KOHLER VERTICYL K-2882 OR CLIENT-APPROVED EQUAL
12 RECESSED MEDICINE CABINET
13 STERLING WINDHAM 402082 TOILET OR CLIENT-APPROVED EQUAL - PROVIDE MINIMUM 24" x 30" CLEAR FLOOR SPACE AREA IN FRONT OF TOILET.
14 32"X60" FIBERGLASS TUB/SHOWER WITH PREFAB SURROUND. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY.
15 PREFAB FIBERGLASS SHOWER PAN WITH E-STONE SURROUND. SIZE PER PLAN. PROVIDE SHATTERPROOF SHOWER DOOR/ENCLOSURE. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. SHOWER COMPARTMENT SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET, PER CBC SECTION 1210.2.3.
16 HYBRID ELECTRIC HEAT PUMP WATER HEATER (AO SMITH OR CLIENT-APPROVED EQUAL) PER TITLE 24 AND PLUMBING DRAWINGS. LATERAL BRACING OF WATER HEATER PER C.P.C. SECTION 508.2 (18" HIGH PLATFORM NOT REQUIRED, BUT MAY BE PROVIDED FOR CONDENSATE LINE DRAINAGE PURPOSES.) VERIFY ALL CLEARANCE REQUIREMENTS PER MANUFACTURER.
17 ELECTRICAL PANEL PER ELECTRICAL PLANS, FUR WALL OUT 48" A.F.F. TO HOUSE PANEL AT RATED CONDITION.
18 3" CONTINUOUS SOFFIT VENT - LENGTH PER PLAN - 1/16" MESH AND INTERNAL INTUMESCENT STRIP. BRANDGUARD OR APPROVED EQUAL.
19 HORIZONTAL UTILITY CHASE - GYP. BD. SOFFIT 8'-0" ABOVE CONCRETE,
20 HVAC CHASE - REFER TO MECHANICAL PLANS
21 PEDESTAL SINK
22 WASHER SPACE. PROVIDE SMITTY PAN AND REFER TO PLUMBING DRAWINGS
23 DRYER SPACE. PROVIDE A 4" DIAMETER G.I. DRYER VENT WITH AN APPROVED LINT TRAP - VENT TO OUTSIDE
24 22"30 MIN. CLEAR ATTIC ACCESS - VERIFY LOCATION PER TRUSS AND MECHANICAL DRAWINGS. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTNERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE PER CEnC 150(a)3.
25 LOW LINEN - 24" DEEP BASE CABINET - SEE INTERIOR ELEVATIONS
26 CONCRETE GARAGE SLAB (BY OTHERS) SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED.
27 CONCRETE STOOP AND/OR STEPS (BY OTHERS) PER C.B.C. 1010.1.6 THRESHOLDS NOT TO EXCEED 1/4" IN HEIGHT - REFER TO CIVIL AND LANDSCAPE PLANS. GUARDRAIL AT STOOP PER C.B.C. SECTION 1015.2 WHERE REQUIRED - FIELD VERIFY LOCATION AND RUN OF GUARDRAIL.
28 CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
29 FIRE RISER LOCATION
30 UTILITY CLOSET, WHERE OCCURS, REFER TO COMPOSITE PLANS AND SITE PLAN FOR ADDITIONAL INFO.
31 STUCCO CEILING: +9'-0" A.F.F. (U.N.O.)
32 STUCCO SOFFIT (SIDING WHERE OCCURS PER ELEVATION): +8'-0" A.F.F. (U.N.O.)
33 +42" HIGH GUARD RAIL AT DECK- REFER TO EXTERIOR ELEVATIONS
34 PROVIDE 1/2" GYP. BD. AT SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN TYPE VB GROUP R-2 OR R-3 PER C.B.C. SECTION 1011.7.3 EXCEPTION
35 INTERIOR SOFFIT(S) / DROPPED CEILING(S): +8'-0" A.F.F. (U.N.O.)
36 GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
37 +34"-38" HIGH CONTINUOUS WOOD HANDRAIL PER CBC SECTION 1014.2
38 +34"-38" HIGH INTERIOR GYP. BD. SLOPED HANDRAIL PER CBC SECTION 1014.2
39 +42" HIGH INTERIOR GYP. BD. GUARD PER CBC SECTION 1015.3 - REFER TO DETAIL 5(F)/AD3.1
40 COAT CLOSET
41 POLE & SHELF - LOCATE POLE 66" A.F.F., PROVIDE 2" x 6" BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2x BLOCKING ACCORDINGLY
42 OPTIONAL DOUBLE POLE & SHELF - LOCATE POLES 44" & 88" A.F.F., PROVIDE 2" x 6" BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2x BLOCKING ACCORDINGLY
43 LOW POLE & SHELF - LOCATE POLE 44" A.F.F., PROVIDE 2" x 6" BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2x BLOCKING ACCORDINGLY
44 LINE OF FLOOR ABOVE
45 LINE OF FLOOR/ROOF BELOW
46 GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE-X GYP. BD. OR EQUIVALENT PER C.B.C. 406.3.2.1. SEE BUILDING COMPOSITE PLANS FOR ADDITIONAL INFORMATION.
47 STUCCO SHELF/LOW WALL, SLOPED TO DRAIN - WIDTH AND HEIGHT PER PLAN
48 ACCESSIBLE WALL MOUNTED SINK WITH REMOVABLE BASE CABINET. SINK OFFSET TO ALLOW FOR PARALLEL APPROACH. CABINETS TO BE DESIGNED WITH ADAPTABLE KNEE AND TOE SPACE. HOT WATER PIPES UNDER SING SHALL BE INSULATED OR COVERED AND OPERATING MECHANISMS SHALL NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST - SEE SHEET A2.02
49 36" ELECTRIC COOK-TOP WITH HIGH POWERED HOOD. PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST TO OUTSIDE AIR
50 SCUPPER/GUTTER WITH DOWNSPOUT PER EXTERIOR ELEVATION
51 30" X 48" CLEAR SPACE AT FIXTURE.
52 PROVIDE GRAB BAR BACKING - REFER TO SHEET A2.01 AND A2.02 FOR ADDITIONAL INFORMATION.
53 CLEAR SPACE AT WATER CLOSET. 48" WIDE AND 36" BEYOND THE FRONT EDGE OF FIXTURE., AND 30"X48" MANEUVERING SPACE PER C.B.C. 1134A.4
54 WIRE SHELF STANDARD. OPT. COUNTERTOP AND CABINETS PER BUILDER SPEC.
55 CLEAR SPACE AT DOOR. REFER TO A2.01
56 FACE FRAME LINEN CABINET- DEPTH/WIDTH PER PLAN
57 STACKED WASHER/DRYER SPACE. PROVIDE RECESSED WATER BOX AND SMITTY PAN FOR WASHER AND A 4" DIAMETER G.I. DRYER VENT WITH AN APPROVED LINT TRAP - VENT TO OUTSIDE
58 VENEER PER EXTERIOR ELEVATIONS - INSTALL PER MFR. INSTRUCTIONS
59 30" WALL OVEN/MICROWAVE COMBO
60 OPT. SHOWER SEAT AT 18" HIGH, SLOPED TO DRAIN
61 STUCCO AWNING - REFER TO EXTERIOR ELEVATIONS
62 PROVIDE A FIRE DEPARTMENT APPROVED "KNOX" BOX IN FONT OF ELECTRICAL CLOSET, LOCATED OUTSIDE OF THE FIRE ALARM CLOSET. THE KNOX BOX SHALL BE LOCATED ON THE FACE OF THE FIRE ALARM CLOSET WALL AND LOCATED 6 FEET CENTERED A.F.F. AT A READILY VISIBLE LOCATION PER CA FIRE CODE SECTION 506.
63 TRASH & RECYCLE CONTAINER, LOCATION, PER WASTE MANAGEMENT COMPANY.
64 STEEL PIPE BOLLARD
65 GYP. BD. SHELF/LOW WALL W/ M.D.O PLYWOOD CAP - WIDTH AND HEIGHT PER PLAN
66 10kW BATTERY BACKUP (ESS), FRANKLINWH 45.3"Hx29.5"Wx11.4"D, INSTALLED ON SIDE WALL AND NOT IN DRIVING PATH, IN A LOCATION NOT SUBJECT TO DAMAGE; IMPACT PROTECTION IS NOT REQUIRED. REFER TO SHEET A2.01 FOR DIAGRAM. REFER TO T-24, SOLAR, STRUCTURAL, AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION.
67 8X8 REAL POST, SEE STRUCTURAL DRAWINGS
68 OPTIONAL 34"X60" FIBERGLASS SHOWER PAN WITH E-STONE SURROUND AND SHATTERPROOF SHOWER DOOR/ENCLOSURE. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. SHOWER COMPARTMENT SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET, PER CBC SECTION 1210.2.3.

UNIT FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CBC SECTION 1209.2, DRAFTSTOPS PER CBC SECTION 718.3 & 718.4 AND VENTILATION PER CBC SECTION 1202.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CBC SECTION 1031. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
3. MEANS OF EGRESS PER CBC SECTION 1010. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
4. GLAZING PER CBC SECTION 2406. GLAZING IN DOORS, OR WITHIN 40" OF ANY LOCKING MECHANISM, SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY GLAZING. REFER TO WINDOW & DOOR NOTES ON SHEET A2.03, FOR ADDITIONAL INFO.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC SECTION 305.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.
10. PER 1006.3.4 SINGLE EXITS. A SINGLE EXIT OR ACCESS TO SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF, WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS.
    CONDITIONS:
    #5 INDIVIDUAL SINGLE-STORY OR MULTISTORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:
    5.1. THE DWELLING UNIT COMPLIES WITH SECTION 1006.2.1 AS A SPACE WITH ONE MEANS OF EGRESS.
    5.2. EITHER THE EXIT FROM THE DWELLING UNIT DISCHARGES DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, OR THE EXIT ACCESS OUTSIDE THE DWELLING UNIT'S ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS.
    REFER TO SHEET A0.12 FOR TRAVEL DISTANCE EXHIBIT.
11. BATHROOMS, LAUNDRY ROOMS, WATER CLOSETS COMPARTMENTS AND SIMILAR ROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH CMC. REFER TO MECHANICAL DRAWINGS.
12. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET/DAMP LOCATIONS, SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
13. THE PRIMARY ENTRANCE TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.
14. ALL WOOD DOORS SHALL BE SOLID CORE CONSTRUCTION WITH MIN. THICKNESS OF 1-3/4", OR WITH PANELS NOT LESS THAN 9/16" THICK.
15. PROVIDE LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS AND AT TOP AND BOTTOM OF STAIRWAYS PER CBC SECTIONS 1010.1.5 & 1011.6.
    A. EXTERIOR LANDINGS ARE PERMITTED TO SLOPE AT ¼" PER FOOT MAX.
    B. LANDINGS SHALL HAVE A WIDTH OF NOT LESS THAN THE WIDTH OF THE DOOR OR STAIRWAY AND SHALL HAVE A LENGTH IN THE DIRECTION OF TRAVEL OF 44 INCHES MINIMUM, EXCEPT IN GROUP R-3 OCCUPANCIES AND U AND WITHIN INDIVIDUAL UNITS OF GROUP R-2 IT SHALL NOT EXCEED 36 INCHES. AT ADAPTABLE DWELLING UNITS, THE LEVEL FLOOR OR LANDING AT THE ENTRY DOOR SHALL EXTEND OPPOSITE THE DIRECTION OF THE DOOR SWING AT LEAST 48 INCHES AT A PUSH SIDE APPROACH PER CBC SECTION 1126A.3.2.1.
    C. DOORS OPENING ONTO A STAIRWAY LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED LANDING DIMENSION BY MORE THAN 7 INCHES.
    D. A DOOR SERVING INDIVIDUAL DWELLING UNITS IN GROUPS R-2 AND R-3 IS PERMITTED TO OPEN AT THE TOP STEP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP. (C.B.C. SECTION 1010.1.4 EXCEPTION 1.1)
16. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED ¾-INCH IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS OR ½-INCH ABOVE THE FINISHED FLOOR AT OTHER DOORS. THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN ¼-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 (50% SLOPE.) THRESHOLDS AT SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7¾-INCHES IF THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS, IS NOT PART OF AN ACCESSIBLE ROUTE, AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. (C.B.C. SECTION 1010.1.6)
16. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED ¾-INCH IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS OR ½-INCH ABOVE THE FINISHED FLOOR AT OTHER DOORS. THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN ¼-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 (50% SLOPE.) THRESHOLDS AT SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7¾-INCHES IF THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS, IS NOT PART OF AN ACCESSIBLE ROUTE, AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. (C.B.C. SECTION 1010.1.6)
17. OUT SWINGING DOOR AT DECK: A SINGLE STEP WITH A RISER HEIGHT OF 7 INCHES MAX. IS PERMITTED AT DOORS NOT REQUIRED TO BE ACCESSIBLE. (C.B.C. SECTION 1010.1.4 EXCEPTION 2 & 1003.5 EXCEPTION 1)
19. STAIRWAYS SHALL HAVE HANDRAILS COMPLYING WITH C.B.C. SECTION 1014. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE, AND CHANGES IN ROOM ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS IN GROUP R-3 DO NOT REQUIRE HANDRAILS (C.B.C. SECTION 1011.11 EXCEPTIONS 2 & 4)
20. REFER TO SHEETS A2.01 & A2.02 FOR ACCESSIBILITY REQUIREMENTS AT ADAPTABLE DWELLING UNITS.
21. REFER TO SHEET A0.51 FOR LINE OF FIRE SEPARATION DISTANCE LOCATIONS.

FLOOR PLAN LEGEND

REFER TO THE ARCHITECTURAL SYMBOL LEGEND ON THE COVER SHEET A0.00 FOR ADDITIONAL INFORMATION.

ELEMENT	DESCRIPTION
	LOW WALL
	2x4 STUD WALL
	2x6 STUD WALL
ROOM NAME / FLOORING / CLG_HT	ROOM LABEL
	LIMIT OF SOFFIT ABOVE
SL	SLOPE TO DRAIN - 1/4" PER FOOT MAX.; CRICKET AS REQUIRED
C HS	FLOOR MATERIAL TRANSITION
X"	SLAB/FLOOR ELEVATION CHANGE PER CIVIL/STRUCTURAL PLANS
FLUSH	FINISH FLOOR LEVEL AT ADAPTABLE UNITS, SEE SHEETS A2.01 & A2.02
3068SC	DOOR / WINDOW SIZE & TYPE PER PLAN REFER TO SHEET A2.03 FOR TEMPERED GLAZING REQUIREMENTS, DOOR NOTES, WINDOW NOTES, & EGRESS REQUIREMENTS.
3050 SH * TEMP. GL.	(*) INDICATES WINDOW REQUIRED FOR EMERGENCY ESCAPE AND RESCUE WINDOW TO MEET THE REQUIREMENTS OF C.B.C. SEC 1031.
	LOCATION OF PORTABLE FIRE EXTINGUISHER NOT TO EXCEED 75 FEET TRAVEL DISTANCE FROM ANY POINT WITHIN THE DWELLING UNIT PER C.F.C. AND C.B.C. TABLE 906.3(1). PLACE PORTABLE FIRE EXTINGUISHER UNDER KITCHEN SINK CABINET. REFER TO SHEET A0.10 FOR ADDITIONAL INFORMATION.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

JADE AT PARIVA

ATTACHED DWELLING UNITS
SANTA CLARA, CA

TOWNHOME CONDOS

PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-053

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

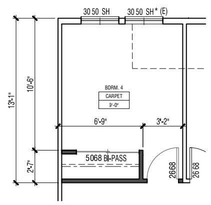
DO NOT SCALE PLANS

REVISIONS

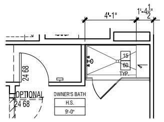
NO.	DATE	DESCRIPTION

UNIT PLAN 4A
FIRST, SECOND & THIRD FLOOR PLANS & OPTIONS

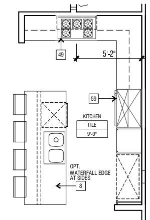
PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	23151_A2-40
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
6/12/2025	A2.40



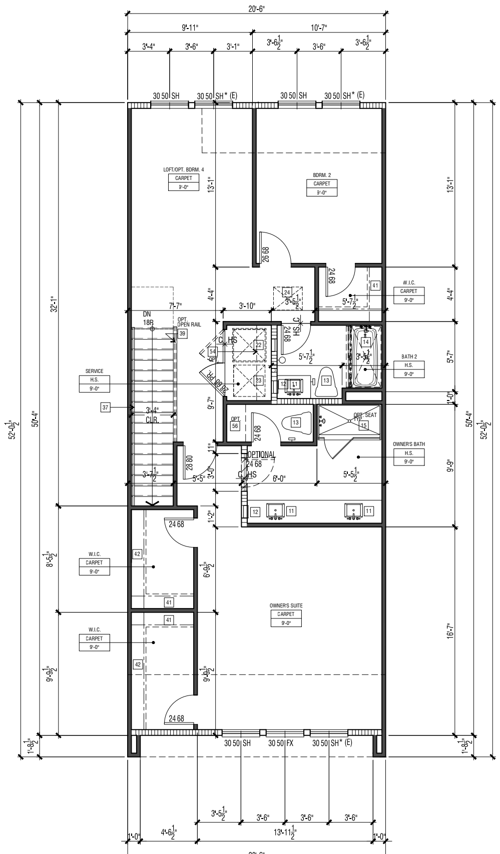
OPTIONAL BEDROOM 4



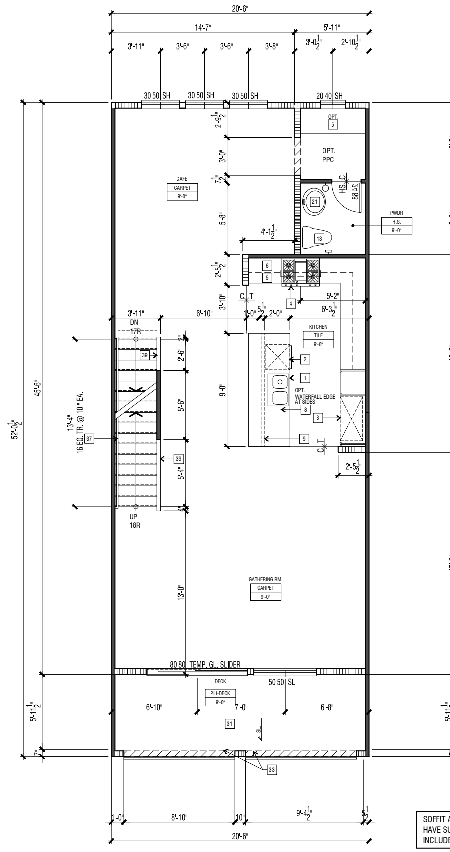
OPTIONAL SHOWER SEAT



OPTIONAL CHEF'S KITCHEN



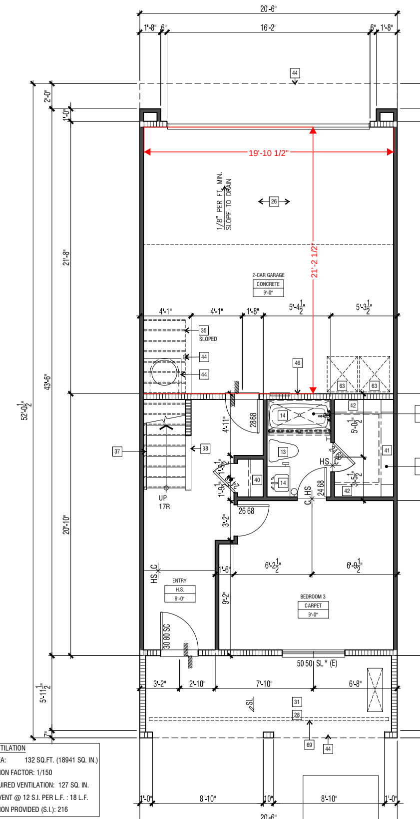
PLAN 5A: THIRD FLOOR PLAN 3

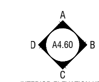


SOFFIT AND DECK VENTS SHALL HAVE SUFFICIENT LENGTH TO INCLUDE ALL JOIST BAYS.

PLAN 5A : SECOND FLOOR PLAN 2

DECK VENTILATION
DECK AREA: 132 SQ.FT. (18941 SQ. IN.)
VENTILATION FACTOR: 1/150
MIN. REQUIRED VENTILATION: 127 SQ. IN.
3" STRIP VENT @ 12 S.I. PER L.F. : 18 L.F.
VENTILATION PROVIDED (S.I.): 216





INTERIOR ELEVATION KEY

PLAN 5A : FIRST FLOOR PLAN 1

FLOOR PLAN KEY NOTES (R-2)

1. DOUBLE BOWL SINK WITH GARBAGE DISPOSAL & HOLE FOR DISHWASHER AIR GAP. PROVIDE ADAPTABLE REQUIREMENTS WHERE NOTED.
2. UNDER-COUNTER +/- 24" WIDE DISHWASHER.
3. 39" CLEAR REFRIGERATOR SPACE MEASURED FROM GYPSUM BOARD TO COUNTER TOP BULLNOSE. PROVIDE COLD WATER STUB-OUT IN RECESSED WALL BOX FOR ICE MAKER.
4. STANDARD 30" WIDE SLIDE-IN RANGE/OVEN 30" MICROWAVE OVEN ABOVE RANGE/OVEN WITH A BUILT-IN EXHAUST VENT WITH 100 CFM (VENT TO OUTSIDE AIR). PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT. OPTIONAL 36" COOKTOP WITH HOOD (VENT TO OUTSIDE AIR.)
5. 24" DEEP (U.N.O.) BASE CABINET
6. 12" DEEP (U.N.O.) KITCHEN & LINEN UPPER CABINET, 15" DEEP (U.N.O.) SERVICE ROOM UPPER CABINET
7. KITCHEN PANTRY WITH EQUALLY SPACED SHELVES - SEE INTERIOR ELEVATIONS
8. KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE ROUTING WHERE REQUIRED. OPTIONAL WATER FALL EDGE - SEE INTERIOR ELEVATIONS.
9. 2X6 PONY WALL UNDER ISLAND
10. 30" DEEP SHELF AT 36"-42" A.F.F., BUYER SELECT
11. UNDER-MOUNT BATHROOM SINK(S) - KOHLER VERTICYL K-2882 OR CLIENT-APPROVED EQUAL
12. RECESSED MEDICINE CABINET
13. STERLING WINDHAM 402082 TOILET OR CLIENT-APPROVED EQUAL - PROVIDE MINIMUM 24" x 30" CLEAR FLOOR SPACE AREA IN FRONT OF TOILET.
14. 32"X60" FIBERGLASS TUB/SHOWER WITH PREFAB SURROUND. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY.
15. PREFAB FIBERGLASS SHOWER PAN WITH E-STONE SURROUND. SIZE PER PLAN. PROVIDE SHATTERPROOF SHOWER DOOR/ENCLOSURE. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. SHOWER COMPARTMENT SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET, PER CBC SECTION 1210.2.3.
16. HYBRID ELECTRIC HEAT PUMP WATER HEATER (AO SMITH OR CLIENT-APPROVED EQUAL) PER TITLE 24 AND PLUMBING DRAWINGS. LATERAL BRACING OF WATER HEATER PER C.P.C. SECTION 508.2 (18" HIGH PLATFORM NOT REQUIRED, BUT MAY BE PROVIDED FOR CONDENSATE LINE DRAINAGE PURPOSES.) VERIFY ALL CLEARANCE REQUIREMENTS PER MANUFACTURER.
17. ELECTRICAL PANEL PER ELECTRICAL PLANS, FUR WALL OUT 48" A.F.F. TO HOUSE PANEL AT RATED CONDITION.
18. 3" CONTINUOUS SOFFIT VENT - LENGTH PER PLAN - 1/16" MESH AND INTERNAL INTUMESCENT STRIP. BRANDGUARD OR APPROVED EQUAL.
19. HORIZONTAL UTILITY CHASE - GYP. BD. SOFFIT 8'-0" ABOVE CONCRETE,
20. HVAC CHASE - REFER TO MECHANICAL PLANS
21. PEDESTAL SINK
22. WASHER SPACE. PROVIDE SMITTY PAN AND REFER TO PLUMBING DRAWINGS
23. DRYER SPACE. PROVIDE A 4" DIAMETER G.I. DRYER VENT WITH AN APPROVED LINT TRAP - VENT TO OUTSIDE
24. 22"30 MIN. CLEAR ATTIC ACCESS - VERIFY LOCATION PER TRUSS AND MECHANICAL DRAWINGS. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTNERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE PER CEnC 150(a)3.
25. LOW LINEN - 24" DEEP BASE CABINET - SEE INTERIOR ELEVATIONS
26. CONCRETE GARAGE SLAB (BY OTHERS) SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED.
27. CONCRETE STOOP AND/OR STEPS (BY OTHERS) PER C.B.C. 1010.1.6 THRESHOLDS NOT TO EXCEED 1/4" IN HEIGHT - REFER TO CIVIL AND LANDSCAPE PLANS. GUARDRAIL AT STOOP PER C.B.C. SECTION 1015.2 WHERE REQUIRED - FIELD VERIFY LOCATION AND RUN OF GUARDRAIL.
28. CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
29. FIRE RISER LOCATION
30. UTILITY CLOSET, WHERE OCCURS, REFER TO COMPOSITE PLANS AND SITE PLAN FOR ADDITIONAL INFO.
31. STUCCO CEILING: +9'-0" A.F.F. (U.N.O.)
32. STUCCO SOFFIT (SIDING WHERE OCCURS PER ELEVATION): +8'-0" A.F.F. (U.N.O.)
33. +42" HIGH GUARD RAIL AT DECK- REFER TO EXTERIOR ELEVATIONS
34. PROVIDE 1/2" GYP. BD. AT SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN TYPE VB GROUP R-2 OR R-3 PER C.B.C. SECTION 1011.7.3 EXCEPTION
35. INTERIOR SOFFIT(S) / DROPPED CEILING(S): +8'-0" A.F.F. (U.N.O.)
36. GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
37. +34"-38" HIGH CONTINUOUS WOOD HANDRAIL PER CBC SECTION 1014.2
38. +34"-38" HIGH INTERIOR GYP. BD. SLOPED HANDRAIL PER CBC SECTION 1014.2
39. +42" HIGH INTERIOR GYP. BD. GUARD PER CBC SECTION 1015.3 - REFER TO DETAIL 5(F)/AD3.1
40. COAT CLOSET
41. POLE & SHELF - LOCATE POLE 66" A.F.F., PROVIDE 2" x 6" BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2x BLOCKING ACCORDINGLY
42. OPTIONAL DOUBLE POLE & SHELF - LOCATE POLES 44" & 88" A.F.F., PROVIDE 2" x 6" BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2x BLOCKING ACCORDINGLY
43. LOW POLE & SHELF - LOCATE POLE 44" A.F.F., PROVIDE 2" x 6" BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2x BLOCKING ACCORDINGLY
44. LINE OF FLOOR ABOVE
45. LINE OF FLOOR/ROOF BELOW
46. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE-X GYP. BD. OR EQUIVALENT PER C.B.C. 406.3.2.1. SEE BUILDING COMPOSITE PLANS FOR ADDITIONAL INFORMATION.
47. STUCCO SHELF/LOW WALL, SLOPED TO DRAIN - WIDTH AND HEIGHT PER PLAN
48. ACCESSIBLE WALL MOUNTED SINK WITH REMOVABLE BASE CABINET. SINK OFFSET TO ALLOW FOR PARALLEL APPROACH. CABINETS TO BE DESIGNED WITH ADAPTABLE KNEE AND TOE SPACE. HOT WATER PIPES UNDER SING SHALL BE INSULATED OR COVERED AND OPERATING MECHANISMS SHALL NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST - SEE SHEET A2.02
49. 36" ELECTRIC COOK-TOP WITH HIGH POWERED HOOD. PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST TO OUTSIDE AIR
50. SCUPPER/GUTTER WITH DOWNSPOUT PER EXTERIOR ELEVATION
51. 30" X 48" CLEAR SPACE AT FIXTURE.
52. PROVIDE GRAB BAR BACKING - REFER TO SHEET A2.01 AND A2.02 FOR ADDITIONAL INFORMATION.
53. CLEAR SPACE AT WATER CLOSET. 48" WIDE AND 36" BEYOND THE FRONT EDGE OF FIXTURE., AND 30"X48" MANEUVERING SPACE PER C.B.C. 1134A.4
54. WIRE SHELF STANDARD. OPT. COUNTERTOP AND CABINETS PER BUILDER SPEC.
55. CLEAR SPACE AT DOOR. REFER TO A2.01
56. FACE FRAME LINEN CABINET- DEPTH/WIDTH PER PLAN
57. STACKED WASHER/DRYER SPACE. PROVIDE RECESSED WATER BOX AND SMITTY PAN FOR WASHER AND A 4" DIAMETER G.I. DRYER VENT WITH AN APPROVED LINT TRAP - VENT TO OUTSIDE
58. VENEER PER EXTERIOR ELEVATIONS - INSTALL PER MFR. INSTRUCTIONS
59. 30" WALL OVEN/MICROWAVE COMBO
60. OPT. SHOWER SEAT AT 18" HIGH, SLOPED TO DRAIN
61. STUCCO AWNING - REFER TO EXTERIOR ELEVATIONS
62. PROVIDE A FIRE DEPARTMENT APPROVED "KNOX" BOX IN FONT OF ELECTRICAL CLOSET, LOCATED OUTSIDE OF THE FIRE ALARM CLOSET. THE KNOX BOX SHALL BE LOCATED ON THE FACE OF THE FIRE ALARM CLOSET WALL AND LOCATED 6 FEET CENTERED A.F.F. AT A READILY VISIBLE LOCATION PER CA FIRE CODE SECTION 506.
63. TRASH & RECYCLE CONTAINER, LOCATION, PER WASTE MANAGEMENT COMPANY.
64. STEEL PIPE BOLLARD
65. GYP. BD. SHELF/LOW WALL W/ M.D.O PLYWOOD CAP - WIDTH AND HEIGHT PER PLAN
66. 10kW BATTERY BACKUP (ESS), FRANKLINWH 45.3"Hx29.5"Wx11.4"D, INSTALLED ON SIDE WALL AND NOT IN DRIVING PATH, IN A LOCATION NOT SUBJECT TO DAMAGE; IMPACT PROTECTION IS NOT REQUIRED. REFER TO SHEET A2.01 FOR DIAGRAM. REFER TO T-24, SOLAR, STRUCTURAL, AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION.
67. 8X8 REAL POST, SEE STRUCTURAL DRAWINGS
68. OPTIONAL 34"X60" FIBERGLASS SHOWER PAN WITH E-STONE SURROUND AND SHATTERPROOF SHOWER DOOR/ENCLOSURE. VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. SHOWER COMPARTMENT SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET, PER CBC SECTION 1210.2.3.

UNIT FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CBC SECTION 1209.2, DRAFTSTOPS PER CBC SECTION 718.3 & 718.4 AND VENTILATION PER CBC SECTION 1202.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CBC SECTION 1031. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
3. MEANS OF EGRESS PER CBC SECTION 1010. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
4. GLAZING PER CBC SECTION 2406. GLAZING IN DOORS, OR WITHIN 40" OF ANY LOCKING MECHANISM, SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY GLAZING. REFER TO WINDOW & DOOR NOTES ON SHEET A2.03, FOR ADDITIONAL INFO.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC SECTION 305.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.
10. PER 1006.3.4 SINGLE EXITS. A SINGLE EXIT OR ACCESS TO SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF, WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS.
    CONDITIONS:
    #5 INDIVIDUAL SINGLE-STORY OR MULTISTORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:
    5.1. THE DWELLING UNIT COMPLIES WITH SECTION 1006.2.1 AS A SPACE WITH ONE MEANS OF EGRESS.
    5.2. EITHER THE EXIT FROM THE DWELLING UNIT DISCHARGES DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, OR THE EXIT ACCESS OUTSIDE THE DWELLING UNIT'S ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS.
    REFER TO SHEET A0.12 FOR TRAVEL DISTANCE EXHIBIT.
11. BATHROOMS, LAUNDRY ROOMS, WATER CLOSETS COMPARTMENTS AND SIMILAR ROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH CMC. REFER TO MECHANICAL DRAWINGS.
12. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET/DAMP LOCATIONS, SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
13. THE PRIMARY ENTRANCE TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FINISHED FLOOR AND CONNECTED TO PERMANENT WIRING.
14. ALL WOOD DOORS SHALL BE SOLID CORE CONSTRUCTION WITH MIN. THICKNESS OF 1-3/4", OR WITH PANELS NOT LESS THAN 9/16" THICK.
15. PROVIDE LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS AND AT TOP AND BOTTOM OF STAIRWAYS PER CBC SECTIONS 1010.1.5 & 1011.6.
    A. EXTERIOR LANDINGS ARE PERMITTED TO SLOPE AT ¼" PER FOOT MAX.
    B. LANDINGS SHALL HAVE A WIDTH OF NOT LESS THAN THE WIDTH OF THE DOOR OR STAIRWAY AND SHALL HAVE A LENGTH IN THE DIRECTION OF TRAVEL OF 44 INCHES MINIMUM, EXCEPT IN GROUP R-3 OCCUPANCIES AND U AND WITHIN INDIVIDUAL UNITS OF GROUP R-2 IT SHALL NOT EXCEED 36 INCHES. AT ADAPTABLE DWELLING UNITS, THE LEVEL FLOOR OR LANDING AT THE ENTRY DOOR SHALL EXTEND OPPOSITE THE DIRECTION OF THE DOOR SWING AT LEAST 48 INCHES AT A PUSH SIDE APPROACH PER CBC SECTION 1126A.3.2.1.
    C. DOORS OPENING ONTO A STAIRWAY LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED LANDING DIMENSION BY MORE THAN 7 INCHES.
    D. A DOOR SERVING INDIVIDUAL DWELLING UNITS IN GROUPS R-2 AND R-3 IS PERMITTED TO OPEN AT THE TOP STEP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP. (C.B.C. SECTION 1010.1.4 EXCEPTION 1.1)
16. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED ¾-INCH IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS OR ½-INCH ABOVE THE FINISHED FLOOR AT OTHER DOORS. THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN ¼-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 (50% SLOPE.) THRESHOLDS AT SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7¾-INCHES IF THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS, IS NOT PART OF AN ACCESSIBLE ROUTE, AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. (C.B.C. SECTION 1010.1.6)
16. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED ¾-INCH IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS OR ½-INCH ABOVE THE FINISHED FLOOR AT OTHER DOORS. THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN ¼-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 (50% SLOPE.) THRESHOLDS AT SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7¾-INCHES IF THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS, IS NOT PART OF AN ACCESSIBLE ROUTE, AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. (C.B.C. SECTION 1010.1.6)
17. OUT SWINGING DOOR AT DECK: A SINGLE STEP WITH A RISER HEIGHT OF 7 INCHES MAX. IS PERMITTED AT DOORS NOT REQUIRED TO BE ACCESSIBLE. (C.B.C. SECTION 1010.1.4 EXCEPTION 2 & 1003.5 EXCEPTION 1)
19. STAIRWAYS SHALL HAVE HANDRAILS COMPLYING WITH C.B.C. SECTION 1014. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE, AND CHANGES IN ROOM ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS IN GROUP R-3 DO NOT REQUIRE HANDRAILS (C.B.C. SECTION 1011.11 EXCEPTIONS 2 & 4)
20. REFER TO SHEETS A2.01 & A2.02 FOR ACCESSIBILITY REQUIREMENTS AT ADAPTABLE DWELLING UNITS.
21. REFER TO SHEET A0.51 FOR LINE OF FIRE SEPARATION DISTANCE LOCATIONS.

FLOOR PLAN LEGEND

REFER TO THE ARCHITECTURAL SYMBOL LEGEND ON THE COVER SHEET A0.00 FOR ADDITIONAL INFORMATION.

ELEMENT	DESCRIPTION
	LOW WALL
	2x4 STUD WALL
	2x6 STUD WALL
ROOM NAME / FLOORING / CLG_HT	ROOM LABEL
	LIMIT OF SOFFIT ABOVE
SL	SLOPE TO DRAIN - 1/4" PER FOOT MAX.; CRICKET AS REQUIRED
C / HS	FLOOR MATERIAL TRANSITION
X"	SLAB/FLOOR ELEVATION CHANGE PER CIVIL/STRUCTURAL PLANS
FLUSH	FINISH FLOOR LEVEL AT ADAPTABLE UNITS, SEE SHEETS A2.01 & A2.02
5068SC	DOOR / WINDOW SIZE & TYPE PER PLAN REFER TO SHEET A2.03 FOR TEMPERED GLAZING REQUIREMENTS, DOOR NOTES, WINDOW NOTES, & EGRESS REQUIREMENTS.
3050 SH * TEMP. GL.	(*) INDICATES WINDOW REQUIRED FOR EMERGENCY ESCAPE AND RESCUE WINDOW TO MEET THE REQUIREMENTS OF C.B.C. SEC 1031.
	LOCATION OF PORTABLE FIRE EXTINGUISHER NOT TO EXCEED 75 FEET TRAVEL DISTANCE FROM ANY POINT WITHIN THE DWELLING UNIT PER C.F.C. AND C.B.C. TABLE 906.3(1). PLACE PORTABLE FIRE EXTINGUISHER UNDER KITCHEN SINK CABINET. REFER TO SHEET A0.10 FOR ADDITIONAL INFORMATION.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

JADE AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA
TOWNHOME CONDOS
PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-053

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

UNIT PLAN 5A
FIRST, SECOND & THIRD
FLOOR PLANS

PROJECT MANAGER :	KH
DESIGNER :	KH
DRAWN BY :	
REVIEWED BY :	
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	23151_A2-50
SHEET SCALE:	1/4" = 1'-0"
DATE: 6/12/2025	SHEET: A2.50

BUILDING TYPE 300 :FRONT PERSPECTIVE | 2

BUILDING TYPE 300 : FRONT PERSPECTIVE | 1

WHA.

PulteGroup

RUBY AT PARIVA

ATTACHED DWELLING UNITS
SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-049

©2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

COVER SHEET

PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	-
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	xx/xx/xx
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	
SHEET SCALE:	1/8" = 1'-0"
DATE: 10/23/2024	SHEET: A0.02

FIRE RESISTANCE DESIGN SCHEDULE (R-2)

(TYPE V-A, 1-HR RATED WITH AUTOMATIC NFPA- FULL13 SPRINKLER SYSTEM PER 2019 C.B.C. 903.3.1.1)

BEARING WALLS: EXTERIOR AND INTERIOR	(PER 2019 C.B.C. TABLES 601, 602 & SECTION 704.10)	ONE-HOUR
NON-BEARING WALLS: EXTERIOR	(PER 2019 C.B.C. TABLE 601 & 602)	ONE-HOUR WHERE FIRE SEPARATION DISTANCE < 30'-0"
NON-BEARING WALLS: INTERIOR	(PER 2019 C.B.C. TABLE 601)	N/R
STRUCTURAL FRAME	(PER 2019 C.B.C. TABLE 601)	ONE-HOUR
EXTERIOR WALL OPENINGS	(PER 2019 C.B.C. TABLE 705.8)	VARIES; NOT PERMITTED LESS THAN 3'-0"
SHAFT ENCLOSURES	(PER 2019 C.B.C. SECTION 713.4)	ONE-HOUR
HORIZONTAL ASSEMBLIES:	(PER 2019 C.B.C. 420.4 & SECTION 711)	
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	(PER 2019 C.B.C. TABLE 601)	ONE-HOUR
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	(PER 2019 C.B.C. TABLE 601)	ONE-HOUR
ROOF CLASSIFICATION	(PER 2019 C.B.C. TABLE 1505.1)	*CLASS 'B'
FIRE PARTITIONS	(PER 2019 C.B.C. SECTION 420.2 & 708)	ONE-HOUR
FIRE BARRIERS	(PER 2019 C.B.C. TABLE 508.4 & SECTION 707)	ONE-HOUR
FIRE WALLS:	(PER 2019 C.B.C. SECTION 706)	TWO-HOUR
HORIZONTAL CONTINUITY	(PER 2019 C.B.C. SECTION 706.5)	
VERTICAL CONTINUITY	(PER 2019 C.B.C. SECTION 706.6)	
BUILDINGS ON SAME LOT	(PER 2019 C.B.C SECTION 503.1.2)	
USEABLE SPACE BELOW INTERIOR STAIRS	(PER 2019 C.B.C. SECTION 1011.7.3)	ONE-HOUR OR 1/2" GYPSUM BOARD WHEN WITHIN R2 OR R3 DWELLING UNIT
CORRIDORS	(PER 2019 C.B.C. TABLE 1020.1)	ONE-HOUR
SMOKE BARRIERS	(PER 2019 C.B.C. SECTION 709.3)	ONE-HOUR
EXIT PASSAGEWAYS	(PER 2019 C.B.C. SECTION 1024)	ONE-HOUR
INTERIOR EXIT STAIRWAYS AND RAMPS	(PER 2019 C.B.C. SECTION 1023)	NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED
PENETRATIONS	(PER 2019 C.B.C. SECTION 714)	EQUIVALENT TO THE REQUIRED FIRE-RESISTANCE RATING OF THE PENETRATED ASSEMBLY
DUCTS AND AIR TRANSFER OPENINGS	(PER 2019 C.B.C. SECTION 717)	FIRE DAMPERS, SMOKE DAMPERS, CEILING RADIATION DAMPERS, AND SHAFT ENCLOSURES AS REQUIRED

* PER 2019 C.B.C. SECTION 1505.1, ROOF ASSEMBLIES SHALL BE DIVIDED INTO THE CLASSES DEFINED BELOW. CLASS A, B AND C ROOF ASSEMBLIES AND ROOF COVERINGS REQUIRED TO BE LISTED BY THIS SECTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790. IN ADDITION, FIRE-RETARDANT-TREATED WOOD ROOF COVERINGS SHALL BE TESTED IN ACCORDANCE WITH ASTM D2898. THE MINIMUM ROOF COVERINGS INSTALLED ON BUILDINGS SHALL COMPLY WITH TABLE 1505.1 BASED ON THE TYPE OF CONSTRUCTION OF THE BUILDING.

TABLE 1505.1[a]
MINIMUM ROOF COVERING
CLASSIFICATION FOR TYPES OF CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	C	B	C	B	B	C

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².
a. Unless otherwise required in accordance with *Chapter 7A*.

FIRE PROTECTION SYSTEM NOTES (R-2)

(AUTOMATIC NFPA-13 SPRINKLER SYSTEM PER 2019 C.B.C. 903.3.1.1,
FIRE ALARM AND DETECTION SYSTEMS PER 2019 C.B.C. SECTION 907)

AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE W/ 2019 C.B.C. SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH 2019 C.B.C. SECTION 903.3.1.1 NFPA-13 SPRINKLER SYSTEMS.

PER 2019 C.B.C. SECTION 903.3.1.1.1, AUTOMATIC SPRINKLERS SHALL NOT BE REQUIRED AT SOLAR PHOTOVOLTAIC (PV) PANEL STRUCTURES WITH NO USE UNDERNEATH OR AT SOLAR PV PANELS SUPPORTED BY FRAMING THAT HAVE SUFFICIENT UNIFORMLY DISTRIBUTED AND UNOBSTRUCTED OPENINGS THROUGHOUT THE TOP OF THE ARRAY (HORIZONTAL PLANE) TO ALLOW HEAT AND GASES TO ESCAPE, AS DETERMINED BY THE ENFORCING AGENCY.

WHERE PROVIDED, FIRE PUMP AND AUTOMATIC SPRINKLER SYSTEM RISER ROOMS SHALL BE DESIGNED WITH ADEQUATE SPACE FOR ALL EQUIPMENT NECESSARY FOR THE INSTALLATION, AS DEFINED BY THE MANUFACTURER, WITH SUFFICIENT WORKING ROOM AROUND THE STATIONARY EQUIPMENT. CLEARANCES AROUND EQUIPMENT TO ELEMENTS OF PERMANENT CONSTRUCTION, INCLUDING OTHER INSTALLED EQUIPMENT AND APPLIANCES, SHALL BE SUFFICIENT TO ALLOW INSPECTION, SERVICE, REPAIR OR REPLACEMENT WITHOUT REMOVING SUCH ELEMENTS OF PERMANENT CONSTRUCTION OR DISABLING THE FUNCTION OF A REQUIRED FIRE-RESISTANCE RATED ASSEMBLY. FIRE PUMP AND AUTOMATIC SPRINKLER SYSTEM RISER ROOMS SHALL BE PROVIDED WITH A DOOR(S) AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST PIECE OF EQUIPMENT PER 2019 C.B.C. 902.1.

SHOP DRAWINGS FOR FIRE ALARM SYSTEMS SHALL BE PREPARED IN ACCORDANCE WITH NFPA 72 AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO SYSTEM INSTALLATION, PER 2019 C.B.C. SECTION 907.1.2.

PER 2019 C.B.C. SECTION 907.2 AN APPROVED FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND PROVIDED IN NEW BUILDINGS IN ACCORDANCE WITH C.B.C. SECTIONS 907.2.1 THROUGH 907.2.23, AND SHALL PROVIDE OCCUPANT NOTIFICATION IN ACCORDANCE WITH SECTION 907.5.

THE REQUIREMENT FOR A MINIMUM OF ONE MANUAL FIRE ALARM BOX PER C.B.C. SECTION 907.2 IS NOT REQUIRED FOR GROUP R-2 OCCUPANCIES UNLESS REQUIRED BY THE FIRE CODE OFFICIAL TO PROVIDE A MEANS FOR FIRE WATCH PERSONNEL TO INITIATE AN ALARM DURING A SPRINKLER SYSTEM IMPAIRMENT EVENT. WHERE PROVIDED, THE MANUAL FIRE ALARM BOX SHALL NOT BE LOCATED IN AN AREA THAT IS OPEN TO THE PUBLIC.

PER C.B.C. SECTION 907.2.9, FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES AS REQUIRED IN SECTION 907.2.9.1 FOR A MANUAL FIRE ALARM SYSTEM. PER SECTION 907.2.9.1 EXCEPTION 2, MANUAL FIRE ALARM BOXES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC NFPA 13 SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 AND THE OCCUPANT NOTIFICATION APPLIANCES WILL AUTOMATICALLY ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON A SPRINKLER WATER FLOW. PER SECTION 907.2.9.1 EXCEPTION 3, A FIRE ALARM SYSTEM IS NOT REQUIRED IN BUILDINGS THAT DO NOT HAVE INTERIOR CORRIDORS SERVING DWELLING UNITS AND ARE PROTECTED BY AN APPROVED AUTOMATIC NFPA 13 SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, PROVIDED THAT DWELLING UNITS EITHER HAVE A MEANS OF EGRESS DOOR OPENING DIRECTLY TO AN EXTERIOR EXIT ACCESS THAT LEADS DIRECTLY TO THE EXITS OR ARE SERVED BY OPEN-ENDED CORRIDORS DESIGNED IN ACCORDANCE WITH SECTION 1027.6, EXCEPTION 3.

PER C.B.C. SECTION 907.2.9.2, SINGLE- AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH C.B.C. SECTION 907.2.10. LISTED SINGLE- AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH C.B.C. SECTIONS 907.2.10.1 THROUGH 907.2.10.7 AND NFPA 72.
EXCEPTION: FOR GROUP R OCCUPANCIES, A FIRE ALARM SYSTEM WITH SMOKE DETECTORS LOCATED IN ACCORDANCE WITH THIS SECTION MAY BE INSTALLED IN LIEU OF SMOKE ALARMS. UPON ACTUATION OF THE DETECTOR, ONLY THOSE NOTIFICATION APPLIANCES IN THE DWELLING UNIT OR GUEST ROOM WHERE THE DETECTOR IS ACTUATED SHALL ACTIVATE.

PER C.B.C. SECTION 907.2.10.2, SINGLE- AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R-2, R-2.1, R-3, R-3.1 AND R-4 REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS:
1. ON THE CEILING OR WALL OUTSIDE OR EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

PER C.B.C. SECTION 907.2.10.2.3, SMOKE ALARMS SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SMOKE ALARMS THAT NO LONGER FUNCTION SHALL BE REPLACED.

INSTALLATION OF SMOKE ALARMS NEAR COOKING APPLIANCES, BATHROOMS AND OTHER SPECIFIC LOCATIONS REQUIREMENTS LISTED IN NFPA 72 SECTION 29.8.3.4 SHALL COMPLY WITH C.B.C. SECTION 907.2.11.8.

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN GROUP R OCCUPANCIES, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN ACCORDANCE WITH SECTION 907.2.10.5.

IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER IN ACCORDANCE WITH C.B.C. SECTION 907.2.10.6.
EXCEPTION: SMOKE ALARMS ARE NOT REQUIRED TO BE EQUIPPED WITH BATTERY BACKUP WHERE THEY ARE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM THAT COMPLIES WITH SECTION 2702.

PER C.B.C. SECTION 907.2.10.7, SMOKE DETECTORS LISTED IN ACCORDANCE WITH UL 268 AND PROVIDED AS PART OF THE BUILDING FIRE ALARM SYSTEM SHALL BE AN ACCEPTABLE ALTERNATIVE TO SINGLE- AND MULTIPLE-STATION SMOKE ALARMS AND SHALL COMPLY WITH THE FOLLOWING:
1. THE FIRE ALARM SYSTEM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 907.
2. ACTIVATION OF A SMOKE DETECTOR IN A DWELLING UNIT OR SLEEPING UNIT SHALL INITIATE ALARM NOTIFICATION IN THE DWELLING UNIT OR SLEEPING UNIT IN ACCORDANCE WITH SECTION 907.5.2.
3. ACTIVATION OF A SMOKE DETECTOR IN A DWELLING UNIT OR SLEEPING UNIT SHALL NOT ACTIVATE ALARM NOTIFICATION APPLIANCES OUTSIDE OF THE DWELLING UNIT OR SLEEPING UNIT, PROVIDED THAT A SUPERVISORY SIGNAL IS GENERATED AND MONITORED IN ACCORDANCE WITH SECTION 907.6.6.

PER C.B.C. SECTION 907.5.2.3 VISIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.5.2.3.1 THROUGH 907.5.2.3.4

PER C.B.C. SECTION 907.5.2.3.3 IN GROUP R-2 OCCUPANCIES REQUIRED BY SECTION 907 TO HAVE A FIRE ALARM SYSTEM, EACH STORY THAT CONTAINS DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
1. THE INTERCONNECTION OF THE BUILDING FIRE ALARM SYSTEM WITH THE UNIT SMOKE ALARMS.
2. THE REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES.
3. THE FUTURE EXTENSION OF THE EXISTING WIRING FROM THE UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

PORTABLE FIRE EXTINGUISHERS

PER 2019 C.B.C. SECTION 906.1 PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS.
1. IN GROUP A, B, E, F, H, I, L, M, R-1, R-2, R2.1, R-2.2, R3.1, R-4 AND S OCCUPANCIES.
   EXCEPTION: IN GROUP R-2 OCCUPANCIES, PORTABLE FIRE EXTINGUISHERS SHALL BE REQUIRED ONLY IN LOCATIONS SPECIFIED IN ITEMS 2 THROUGH 6 WHERE EACH DWELLING UNIT IS PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C.
2. WITHIN 30 FEET OF COMMERCIAL COOKING EQUIPMENT. (N/A)
3. IN AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED, USED OR DISPENSED.
4. ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION, EXCEPT GROUP R-3 OCCUPANCIES, IN ACCORDANCE WITH SECTION 3315.1 OF THE 2019 CALIFORNIA FIRE CODE.
5. WHERE REQUIRED BY THE 2019 CALIFORNIA FIRE CODE SECTIONS INDICATED IN TABLE 906.1.
6. SPECIAL-HAZARD AREAS, INCLUDING BUT NOT LIMITED TO LABORATORIES, COMPUTER ROOMS AND GENERATOR ROOMS, WHERE REQUIRED BY THE FIRE CODE OFFICIAL. (N/A)

THE MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER FOR CLASS A FIRE HAZARDS IS 75 FEET PER 2019 C.B.C. TABLE 906.3(1).

PER C.B.C SECTION 906.4, FIRE EXTINGUISHERS PROVIDED FOR THE PROTECTION OF COOKING GREASE FIRES SHALL BE OF AN APPROVED TYPE COMPATIBLE WITH THE AUTOMATIC FIRE-EXTINGUISHING SYSTEM AGENT AND IN ACCORDANCE WITH C.F.C. SECTION 904.11.5.

PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OF TRAVEL, UNLESS THE FIRE CODE OFFICIAL DETERMINES THAT THE HAZARD POSED INDICATES THE NEED FOR PLACEMENT AWAY FROM NORMAL PATHS OF TRAVEL PER 2019 C.B.C. SECTION 906.5

PORTABLE FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. IN ROOMS OR AREAS IN WHICH VISUAL OBSTRUCTION CANNOT BE COMPLETELY AVOIDED, MEANS SHALL BE PROVIDED TO INDICATE THE LOCATIONS OF EXTINGUISHERS PER 2019 C.B.C. SECTION 906.6.

HAND-HELD PORTABLE FIRE EXTINGUISHERS, NOT HOUSED IN CABINETS, SHALL BE INSTALLED ON THE HANGERS OR BRACKETS SUPPLIED. HANGERS OR BRACKETS SHALL BE SECURELY ANCHORED TO THE MOUNTING SURFACE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER 2019 C.B.C. SECTION 906.7.

CABINETS USED TO HOUSE PORTABLE FIRE EXTINGUISHERS SHALL NOT BE LOCKED PER 2019 C.B.C SECTION 906.8.

FIRE RESISTANCE DESIGN NOTES (R-2)

(TYPE V-A RATED WITH AUTOMATIC NFPA-FULL 13 SPRINKLER SYSTEM)

1. TWO OR MORE BUILDINGS ON SAME LOT SHALL BE REGULATED AS SEPARATE BUILDINGS OR SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING PER 2019 C.B.C. 503.1.2.
2. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE, PER 2019 C.B.C. SECTION 718.2.
3. SEE CONSTRUCTION NOTES, COMPOSITE BUILDING PLANS, ARCHITECTURAL ASSEMBLY DETAILS AND ARCHITECTURAL PENETRATION DETAILS FOR ADDITIONAL INFORMATION.
4. BUILDINGS WHOSE EXTERIOR BEARING WALL, AND EXTERIOR STRUCTURAL FRAME ARE REQUIRED TO BE FIRE-RESISTANCE RATED BY 2019 C.B.C. TABLE 601 OR 602 SHALL BE LIMITED PERCENTAGE OF ALLOWABLE OPENINGS PER 2019 C.B.C. TABLE 705.8. IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 2019 C.B.C. SECTION 903.3.1.1, THE MAXIMUM ALLOWABLE AREA OF UNPROTECTED OPENINGS SHALL BE THE SAME AS THE TABULATED LIMITATIONS FOR PROTECTED OPENINGS.
5. PER 2019 C.B.C. SECTION 705.8.1, EXCEPTION 1, UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED IN THE EXTERIOR WALLS OF THE FIRST STORY ABOVE GRADE FACING A STREET THAT HAVE A FIRE SEPARATION DISTANCE OF GREATER THAN 15 FEET OR FACING AN UNOCCUPIED SPACE. THE UNOCCUPIED SPACE SHALL BE ON THE SAME LOT OR DEDICATED FOR PUBLIC USE, SHALL NOT BE LESS THAN 30 FEET IN WIDTH AND SHALL HAVE ACCESS FROM A STREET BY A POSTED FIRE LANE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE.
6. WHERE OPENINGS ARE REQUIRED TO BE PROTECTED, OPENING PROTECTIVES SHALL COMPLY WITH SECTION 716.
7. PER 2019 C.B.C. SECTION 1017, TABLE 1017.2, THE EXIT ACCESS TRAVEL DISTANCE IN A GROUP R OCCUPANCY SHALL NOT BE MORE THAN 250 FEET PROVIDED THAT THE BUILDING IS PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1. ACCESS TO A SINGLE EXIT SHALL COMPLY WITH C.B.C. SECTION 1006.3.3.
8. PROVIDE INDIVIDUAL PROTECTION OF STRUCTURAL MEMBERS IN ACCORDANCE TO 2019 C.B.C. SECTION 704.
9. WHERE PROVIDED, FIRE PUMP AND AUTOMATIC SPRINKLER SYSTEM RISER ROOMS SHALL BE DESIGNED WITH ADEQUATE SPACE FOR ALL EQUIPMENT NECESSARY FOR THE INSTALLATION, AS DEFINED BY THE MANUFACTURER, WITH SUFFICIENT WORKING ROOM AROUND THE STATIONARY EQUIPMENT. CLEARANCES AROUND EQUIPMENT TO ELEMENTS OF PERMANENT CONSTRUCTION, INCLUDING OTHER INSTALLED EQUIPMENT AND APPLIANCES, SHALL BE SUFFICIENT TO ALLOW INSPECTION, SERVICE, REPAIR OR REPLACEMENT WITHOUT REMOVING SUCH ELEMENTS OF PERMANENT CONSTRUCTION OR DISABLING THE FUNCTION OF A REQUIRED FIRE-RESISTANCERATED ASSEMBLY. FIRE PUMP AND AUTOMATIC SPRINKLER SYSTEM RISER ROOMS SHALL BE PROVIDED WITH A DOOR(S) AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST PIECE OF EQUIPMENT PER 2019 C.B.C. 902.1.
10. CLASS I STANDPIPE SHALL BE INSTALLED IN ACCORDANCE WITH 2019 C.B.C. 905.3.
11. PER NFPA 13 SECTION 8.15.1 SPRINKLERS ARE REQUIRED WITHIN CONCEALED SPACES WITH EXPOSED COMBUSTIBLE MATERIALS SUCH AS WOOD. SPRINKLERS ARE NOT REQUIRED TO BE INSTALLED WHEN ONE OF THE FOLLOWING EXCEPTIONS ARE MET:

11.1. PER NFPA SECTION 8.15.1.2.1 CONCEALED SPACES OF NONCOMBUSTIBLE AND LIMITED COMBUSTIBLE CONSTRUCTION WITH MINIMAL COMBUSTIBLE LOADING HAVING NO ACCESS SHALL NOT REQUIRE SPRINKLER PROTECTION.
11.2. PER NFPA SECTION 8.15.1.2.1.1 THE SPACE SHALL BE CONSIDERED A CONCEALED SPACE EVEN WITH SMALL OPENINGS SUCH AS THOSE USED AS RETURN AIR FOR A PLENUM.
11.3. PER NFPA SECTION 8.15.1.2.2 CONCEALED SPACES OF NONCOMBUSTIBLE AND LIMITED COMBUSTIBLE CONSTRUCTION WITH LIMITED ACCESS AND NOT PERMITTING OCCUPANCY, OR STORAGE OF COMBUSTIBLES SHALL NOT REQUIRE SPRINKLER PROTECTION .
11.4. PER NFPA SECTION 8.15.1.2.3 CONCEALED SPACES FORMED BY STUDS OR JOISTS WITH LESS THAN 6 INCHES BETWEEN THE INSIDE OR NEAR EDGES OF THE STUDS OR JOISTS SHALL NOT REQUIRE SPRINKLER PROTECTION.
11.5. PER NFPA SECTION 8.15.1.2.4 CONCEALED SPACES FORMED BY BAR JOISTS WITH LESS THAN 6 INCHES BETWEEN THE ROOF OF FLOOR DECK AND CEILING SHALL NOT REQUIRE SPRINKLER PROTECTION.
11.6. PER NFPA SECTION 8.15.1.2.5 CONCEALED SPACES FORMED BY CEILINGS ATTACHED DIRECTLY TO O WITHIN 6 INCHES OF WOOD JOISTS OR SIMILAR SOLID MEMBER CONSTRUCTION SHALL NOT REQUIRE SPRINKLER PROTECTION.
11.7. PER NFPA SECTION 8.15.1.2.6 CONCEALED SPACES FORMED BY CEILINGS ATTACHED TO COMPOSITE WOOD JOIST CONSTRUCTION EITHER DIRECTLY OR ONTO METAL CHANNELS NOT EXCEEDING 1 IN. (25 MM) IN DEPTH, PROVIDED THE JOIST CHANNELS ARE FIRESTOPPED INTO VOLUMES EACH NOT EXCEEDING 160 FT3 (4.5 M3) USING MATERIALS EQUIVALENT TO THE WEB CONSTRUCTION AND AT LEAST 3-1/2 IN. (90 MM) OF BATT INSULATION IS INSTALLED AT THE BOTTOM OF THE JOIST CHANNELS WHEN THE CEILING IS ATTACHED UTILIZING METAL CHANNELS, SHALL NOT REQUIRE SPRINKLER PROTECTION.
11.8. PER NFPA SECTION 8.15.1.2.7 CONCEALED SPACES FILLED WITH NONCOMBUSTIBLE INSULATION SHALL NOT REQUIRE SPRINKLER PROTECTION.
11.8.1. PER NFPA SECTION 8.15.1.2.7.1 A MAXIMUM 2 IN. (50 MM) AIR GAP AT THE TOP OF THE SPACE SHALL BE PERMITTED.
11.3 PER NFPA SECTION 8.15.1.2.8 CONCEALED SPACES WITHIN WOOD JOIST CONSTRUCTION AND COMPOSITE WOOD JOIST CONSTRUCTION HAVING NONCOMBUSTIBLE INSULATION FILLING THE SPACE FROM THE CEILING UP TO THE BOTTOM EDGE OF THE JOIST OF THE ROOF OR FLOOR DECK, PROVIDED THAT IN COMPOSITE WOOD JOIST CONSTRUCTION THE JOIST CHANNELS SEPARATED INTO VOLUMES EACH NOT EXCEEDING 160 FT3 (4.5 M3) TO THE FULL DEPTH OF THE COMPOSITE WOOD JOIST WITH MATERIAL EQUIVALENT TO THE WEB CONSTRUCTION, SHALL NOT REQUIRE SPRINKLER PROTECTION.

CARBON MONOXIDE DETECTION

[F] 915.1 GENERAL. CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN NEW BUILDINGS
[F] 915.1.1 WHERE REQUIRED. CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN GROUP R OCCUPANCIES.
[F] 915.1.2 FUEL-BURNING APPLIANCES AND FUEL-BURNING FIREPLACES. CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN DWELLING UNITS, SLEEPING UNITS AND CLASSROOMS THAT CONTAIN A FUEL-BURNING APPLIANCE OR A FUEL-BURNING FIREPLACE.
[F] 915.1.3 FORCED-AIR FURNACES. CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN DWELLING UNITS, SLEEPING UNITS AND CLASSROOMS SERVED BY A FUEL-BURNING, FORCED-AIR FURNACE.
[F] 915.1.5 PRIVATE GARAGES. CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN DWELLING UNITS, SLEEPING UNITS AND CLASSROOMS IN BUILDINGS WITH ATTACHED PRIVATE GARAGES.
[F] 915.2.1 DWELLING UNITS. CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN DWELLING UNITS IN THE FOLLOWING LOCATIONS:
1. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
2. ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS.
3. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.

[F] 915.4.1 POWER SOURCE. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN A PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THAT REQUIRED FOR OVERCURRENT PROTECTION.
[F] 915.4.2 LISTINGS. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034.
[F] 915.4.4 COMBINATION ALARMS. COMBINATION CARBON MONOXIDE/SMOKE ALARMS SHALL BE AN ACCEPTABLE ALTERNATIVE TO CARBON MONOXIDE ALARMS. COMBINATION CARBON MONOXIDE/SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217.
915.4.5 INTERCONNECTION. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING UNIT OR WITHIN A SLEEPING UNIT IN GROUP R OCCUPANCIES, THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
[F] 915.5 CARBON MONOXIDE DETECTION SYSTEMS. CARBON MONOXIDE DETECTION SYSTEMS SHALL BE AN ACCEPTABLE ALTERNATIVE TO CARBON MONOXIDE ALARMS.
[F] 915.5.1 GENERAL. CARBON MONOXIDE DETECTION SYSTEMS SHALL COMPLY WITH NFPA 720.
[F] 915.5.3 COMBINATION DETECTORS. COMBINATION CARBON MONOXIDE/SMOKE DETECTORS INSTALLED IN CARBON MONOXIDE DETECTION SYSTEMS SHALL BE AN ACCEPTABLE ALTERNATIVE TO CARBON MONOXIDE DETECTORS, PROVIDED THEY ARE LISTED IN ACCORDANCE WITH UL 2075 AND UL 268.
[F] 915.6 MAINTENANCE. CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTION SYSTEMS SHALL BE MAINTAINED IN ACCORDANCE WITH NFPA 720. CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS THAT BECOME INOPERABLE OR BEGIN PRODUCING END-OF-LIFE SIGNALS SHALL BE REPLACED.
915.7 VISIBLE ALARMS. IN BUILDINGS CONTAINING COVERED MULTI-FAMILY DWELLINGS AS DEFINED IN CHAPTER 2, ALL REQUIRED CARBON MONOXIDE ALARMS SHALL BE EQUIPPED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION IN ACCORDANCE WITH NFPA 720.
- REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

PER 2019 C.B.C. SECTION 907.2 AN APPROVED FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH C.B.C. SECTIONS 907.2.1 THROUGH 907.2.23, NFPA 72, AND SHALL PROVIDE OCCUPANT NOTIFICATION IN ACCORDANCE WITH SECTION 907.5.

A MINIMUM OF ONE MANUAL FIRE ALARM BOX SHALL BE PROVIDED IN AN APPROVED LOCATION TO INITIATE A FIRE ALARM SIGNAL FOR FIRE ALARM SYSTEMS EMPLOYING AUTOMATIC FIRE DETECTORS OR WATERFLOW DETECTION DEVICES.

AN APPROVED AUTOMATIC FIRE ALARM SHALL BE PROVIDED FOR THE U GARAGE IN COMPLIANCE WITH THE FIRE CODE AND NFPA 72. AT A MINIMUM, SMOKE DETECTORS, OR OTHER LISTED AND APPROVED DETECTION DEVICES, SHALL BE INSTALLED IN ALL ELECTRICAL, MECHANICAL, STORAGE, CONFERENCE OR SIMILAR ROOMS. LISTED AND APPROVED ALARM NOTIFICATION APPLIANCES PROVIDING BOTH AUDIBLE AND VISUAL NOTIFICATION SHALL BE INSTALLED THROUGHOUT THE BUILDING IN COMPLIANCE WITH THIS CODE AND NFPA 72.

SMOKE ALARM NOTE: 2019 C.B.C. SECTION 907.2.10.2 GROUP R-2. SINGLE- OR MULTI- STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS:
1. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BED-ROOMS.
2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
3. IN EACH STORY WITHIN A DWELLING UNIT EXCLUDING UNINHABITABLE ATTICS.

FIRE PROTECTION SYSTEM NOTES

PER C.B.C. SECTION 907.5.2.3 VISIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.5.2.3.1 THROUGH 907.5.2.3.4

EXCEPTIONS:
1. IN OTHER THAN GROUP I-2 AND I-2.1, VISIBLE ALARM NOTIFICATION APPLIANCES ARE NOT REQUIRED IN ALTERATIONS, EXCEPT WHERE AN EXISTING FIRE ALARM SYSTEM IS UPGRADED OR REPLACED, OR A NEW FIRE ALARM SYSTEM IS INSTALLED.
2. VISIBLE ALARM NOTIFICATION APPLIANCES SHALL NOT BE REQUIRED IN ENCLOSED EXIT STAIRWAYS, ENCLOSED EXIT RAMPS, EXTERIOR EXIT STAIRS AND EXTERIOR EXIT RAMPS.
3. VISIBLE ALARM NOTIFICATION APPLIANCES SHALL NOT BE REQUIRED IN ELEVATOR CARS.

PER 907.5.2.3.1 VISIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED IN PUBLIC USE AREAS AND COMMON USE AREAS, INCLUDING BUT NOT LIMITED TO:
1. BAND ROOMS
2. CLASSROOMS
3. CORRIDORS
4. GYMNASIUMS
5. LOBBIES
6. MEETING ROOMS
7. MULTIPURPOSE ROOMS
8. MUSIC PRACTICE ROOMS
9. OCCUPATIONAL SHOPS
11. OCCUPIED ROOMS WHERE AMBIENT NOISE IMPAIRS HEARING OF THE FIRE ALARM
12. SANITARY FACILITIES INCLUDING RESTROOMS, BATHROOMS AND SHOWER ROOMS

EXCEPTION: WHERE EMPLOYEE WORK AREAS HAVE AUDIBLE ALARM COVERAGE, THE NOTIFICATION APPLIANCE CIRCUITS SERVING THE EMPLOYEE WORK AREAS SHALL BE INITIALLY DESIGNED WITH NOT LESS THAN 20-PERCENT SPARE CAPACITY TO ACCOUNT FOR THE POTENTIAL OF ADDING VISIBLE NOTIFICATION APPLIANCES IN THE FUTURE TO ACCOMMODATE HEARING IMPAIRED EMPLOYEE(S).

PER C.B.C. SECTION 907.5.2.3.2 GROUP R-1 AND R-3.1 DWELLING UNITS OR SLEEPING UNITS IN ACCORDANCE WITH TABLE 907.5.2.3.2 SHALL BE PROVIDED WITH A VISIBLE ALARM NOTIFICATION APPLIANCE, ACTIVATED BY BOTH THE IN-ROOM SMOKE ALARM AND THE BUILDING FIRE ALARM SYSTEM.

[F] TABLE 907.5.2.3.2
VISIBLE ALARMS

NUMBER OF SLEEP UNITS	SLEEPING ACCOMMODATIONS WITH VISIBLE ALARMS
6 to 25	2
26 to 50	4
51 to 75	7
76 to 100	9
101 to 150	12
151 to 200	14
201 to 300	17
301 to 400	20
401 to 500	22
501 to 1,000	5% of total
1,001 and over	50 plus 3 for each 100 over 1,000

[SFM] Also see Chapter 11B, Section 11B-224.4 and Table 11B-224.4.

PER C.B.C. SECTION 907.5.2.3.3 IN GROUP R-2 OCCUPANCIES REQUIRED BY SECTION 907 TO HAVE A FIRE ALARM SYSTEM, ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. SUCH CAPABILITY SHALL BE PERMITTED TO INCLUDE THE POTENTIAL FOR FUTURE INTERCONNECTION OF THE BUILDING FIRE ALARM SYSTEM WITH THE UNIT SMOKE ALARMS, REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE / VISIBLE APPLIANCES, OR FUTURE EXTENSION OF THE EXISTING WIRING FROM THE UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE (C.B.C.)
2022 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2022 CALIFORNIA MECHANICAL CODE (C.M.C.)
2022 CALIFORNIA PLUMBING CODE (C.P.C.)
2022CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (C.E.E.C.)

N.F.P.A. STANDARDS

BUILDING CODE DATA LEGEND

BUILDING OCCUPANCY GROUP:	R-2/U
TYPE OF CONSTRUCTION:	TYPE VA
SPRINKLERED:	NFPA-FULL 13 SYSTEM
NUMBER OF STORIES:	4-STORIES

ALLOWABLE BUILDING AREA

GROUP R-2, TYPE V-A:
C.B.C. TABLE 506.2, ALLOWABLE BUILDING AREA = 36,000 SQ. FT.

GROUP U, TYPE V-A:
C.B.C. TABLE 506.2, ALLOWABLE BUILDING AREA = 27,000 SQ. FT.

MAXIMUM BUILDING HEIGHT

WERE A BUILDING IS EQUIPPED THROUGHOUT W/ AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE W/ 2022 C.B.C. SECTION 903.3.1.1 : THE VALUE SPECIFIED IN TABLE 504.3 FOR MAX. HEIGHT AND THE MAX. NUMBER OF STORIES IS PER TABLE 504.4.

ALLOWABLE: (2022 C.B.C. TABLE 504):

MAXIMUM STORIES ALLOWED: 4 STORIES (R-2/TYPE VA PER C.B.C. TABLE 504.4)
MAXIMUM HEIGHT ALLOWED: 60'-0" (R-2/TYPE VA PER C.B.C. TABLE 504.3)

PROPOSED: BUILDING TYPES 200, 300 (R-2): 4 STORIES / MAXIMUM HEIGHTS PER EXTERIOR ELEVATIONS

STRUCTURAL SYSTEM

BEARING WALLS:	2x4 AND 2x6 WOOD STUDS
FLOOR FRAMING:	14" T.J.I. FLOOR JOISTS AT 2ND AND 3RD FLOORS
ROOF FRAMING:	PREFABRICATED WOOD TRUSS
DECK/CORRIDOR:	12" DECK/CORRIDOR JOISTS PER STRUCTURAL PLANS
INTERIOR FIRE PARTITION FINISH:	5/8" TYPE 'X' GYPSUM BOARD
EXTERIOR FINISH:	EXTERIOR PLASTER (3-COAT STUCCO) AND/OR THIN-SET VENEER - SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
PLATE HEIGHTS:	
1ST LEVEL	9'-1"
2ND LEVEL	9'-3"
3RD LEVEL	9'-3"
4TH LEVEL	9'-1"
SHEATHING:	
FLOOR	23/32" SHEATHING
ROOF	23/32" SHEATHING/ 15/32" SHEATHING AT SLOPED
SUBSTRUCTURE:	
FOUNDATION	PT SLAB-ON-GRADE

NOTE:
THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR SPECIFIC INFORMATION.

TRUSS NOTES

TRUSS SUPPLIER SHALL SUBMIT CALCULATIONS AND SHOP DRAWINGS SIGNED BY A REGISTERED CIVIL/STRUCTURAL ENGINEER TO THE ENGINEER OF RECORD WHO AGREES TO REVIEW THE SHOP DRAWINGS FOR ACCEPTANCE PRIOR TO FABRICATION. SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED TO THE BUILDING SAFETY DIVISION FOR ACCEPTANCE AFTER THE RESPONSIBLE ENGINEER OF RECORD HAS NOTED HIS/HER ACCEPTANCE, AND PRIOR TO FABRICATION. PLANS, STRUCTURAL CALCULATIONS, AND SPECIFICATIONS MUST BE PREPARED BY A CALIFORNIA REGISTERED STRUCTURAL ENGINEER. TRUSS DRAWINGS MUST REFLECT COMPLIANCE WITH CBC SECTIONS:

A. 2019 C.B.C. SECTION 704.5 - FIRE-RESISTIVE PROTECTION OF TRUSSES WHEN REQUIRED BY 2019 C.B.C. TABLE 601.
B. 2019 C.B.C. SECTIONS 1703 & 1704 - REGULATION OF FABRICATED CONSTRUCTION INCLUDING REQUIRED INSPECTIONS AND CERTIFICATIONS.
C. 2019 C.B.C. SECTION 2304.10 - CONNECTORS AND FASTENERS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTIONS 2304.10.1 THROUGH 2304.10.7.
D. 2019 C.B.C. SECTION 2303.4.6 - METAL-PLATE-CONNECTED TRUSSES SHALL BE IN ACCORDANCE WITH TRUSS PLATE INSTITUTE (TPI) 1 MANUFACTURED TRUSSES SHALL COMPLY WITH 2019 C.B.C. SECTION 1705.5.
E. 2019 C.B.C. SECTION 2308.5.3.2 - WHEN BEARING STUDS ARE SPACED AT 24-INCH INTERVALS AND TOP PLATES ARE LESS THAN TWO 2-INCH BY 6-INCH OR TWO THREE-INCH BY FOUR-INCH MEMBERS AND WHERE THE FLOOR JOISTS, FLOOR TRUSSES OR ROOF TRUSSES THAT THEY SUPPORT ARE SPACED AT MORE THAN 16" INTERVALS, SUCH JOISTS OR TRUSSES SHALL BEAR WITHIN 5" OF THE STUDS BENEATH, OR A THIRD PLATE SHALL BE INSTALLED.

NOTE: TRUSSES ARE TO BE DESIGNED PER 2019 C.B.C. SECTION 2303.4. THE ICC APPROVED AGENCY NUMBER MUST BE NOTED ON SHOP DWGS.

PEDESTRIAN PROTECTION

PER C.B.C. SECTION 3306.1 PROTECTION REQUIRED. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY THIS CHAPTER AND TABLE 3306.1. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC.[BS] 3306.2 WALKWAYS. A WALKWAY SHALL BE PROVIDED FOR PEDESTRIAN TRAVEL IN FRONT OF EVERY CONSTRUCTION AND DEMOLITION SITE UNLESS THE APPLICABLE GOVERNING AUTHORITY AUTHORIZES THE SIDEWALK TO BE FENCED OR CLOSED. A WALKWAY SHALL BE PRO-VIDED FOR PEDESTRIAN TRAVEL THAT LEADS FROM A BUILDING ENTRANCE OR EXIT OF AN OCCUPIED STRUCTURE TO A PUBLIC WAY. WALKWAYS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE THE PEDESTRIAN TRAFFIC, BUT SHALL BE NOT LESS THAN 4 FEET (1219 MM) IN WIDTH.WALKWAYS SHALL BE PROVIDED WITH A DURABLE WALKING SURFACE.WALKWAYS SHALL BE ACCESSIBLE IN ACCORDANCE WITH CHAPTER 11A OR 11B AS APPLICABLE, AND SHALL BE DESIGNED TO SUPPORT ALL IMPOSED LOADS, AND THE DESIGN LIVE LOAD SHALL BE NOT LESS THAN150 POUNDS PER SQUARE FOOT (PSF) (7.2 KN/M2).[BS] 3306.3 DIRECTIONAL BARRICADES. PEDESTRIAN TRAFFIC SHALL BE PROTECTED BY A DIRECTIONAL BARRICADE WHERE THE WALKWAY EXTENDS INTO THE STREET. THE DIRECTIONAL BARRICADE SHALL BE OF SUFFICIENT SIZE AND CONSTRUCTION TO DIRECT VEHICULAR TRAFFIC AWAY FROM THE PEDESTRIAN PATH.[BS] 3306.4 CONSTRUCTION RAILINGS. CONSTRUCTION RAILINGS SHALL BE NOT LESS THAN 42 INCHES (1067 MM) IN HEIGHT AND SHALL BE SUFFICIENT TO DIRECT PEDESTRIANS AROUND CONSTRUCTION AREAS.[BS] 3306.5 BARRIERS. BARRIERS SHALL BE NOT LESS THAN 8 FEET(2438 MM) IN HEIGHT AND SHALL BE PLACED ON THE SIDE OF THE WALKWAY NEAREST THE CONSTRUCTION. BARRIERS SHALL EXTEND THE ENTIRE LENGTH OF THE CONSTRUCTION SITE. OPENINGS IN SUCH BARRI-ERS SHALL BE PROTECTED BY DOORS THAT ARE NORMALLY KEPT CLOSED

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

RUBY AT PARIVA 4 STORY BUILDINGS
ATTACHED DWELLING UNITS
SANTA CLARA, CA

TRACT NO. 290-23-049

PULTE GROUP
PLEASANTON, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING CODE SUMMARY

PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	24344_A0-10
SHEET SCALE:	NONE
DATE:	SHEET:
06/12/2025	A0.10a

AREA SUMMARY - DWELLING UNITS & BUILDINGS (BY PLAN & BUILDING TYPE)

DWELLING UNIT FLOOR AREA SUMMARY

UNIT NO.	BED.	BATH	POWDER	DEN/ FLEX/ LOFT	GROSS FLOOR AREA (S.F.) - DWELLING UNIT (R-2) 1ST	2ND	3RD	4TH	TOTAL	TOTAL UNITS ON SITE	GROSS FLOOR AREA (S.F.) - COVERED PORCH/DECK (R-2) 1ST	2ND	3RD	4TH	TOTAL	GROSS FLOOR AREA (S.F.) - UNCOVERED PORCH/DECK (R-2) 1ST	2ND	3RD	4TH	TOTAL	TOTAL PRIVATE OPEN SPACE (PORCH/DECK)	TOTAL GROSS FLOOR AREA (S.F.) DWELLING UNIT PLUS COVERED DECK (R-2)	GROSS GARAGE (GI)	GROSS TOTAL UNIT
1A	2	2		1	236	1176			1412	7		51			51	68				68	119	**1463**	458	**1921**
1X	2	2		1	236	1176			1412	2		51			51	68				68	119	**1463**	458	**1921**
2A	3	2		1	213	1305			1518	10	54	153			207					0	207	**1725**	439	**2164**
2A (ADA)	3	2	1		213	1305			1518	9	54	153			207					0	207	**1725**	439	**2164**
3A	3	2		1	213	1362			1575	5	52	170			222		12			12	234	**1797**	439	**2236**
4A	3	2			93	86	1329		1508	9	15		33		48	19		18		37	85	**1556**	434	**1990**
5A	3	3			85	78	752	685	1600	10	15		82	53	130	19			9	28	158	**1730**	434	**2164**
5R	3	3			85	78	752	690	1605	5	15		82	53	130	19			9	28	158	**1735**	434	**2169**
5C	3	3			85	78	752	685	1600	4	15		82	53	130	19			9	28	158	**1730**	434	**2164**
6A	3	3			84	78	820	751	1733	5	15		67	56	138	19			11	30	168	**1871**	434	**2305**
7A	3	3			84	124	684	857	1949	10	15		17		32	19		82		101	133	**1981**	434	**2415**
7B	3	3			84	124	684	863	1955	5	15		17		32	19		82		101	133	**1987**	434	**2421**
7C	3	3			84	124	684	863	1955	4	15		17		32	19		82		101	133	**1987**	434	**2421**
8A	3 / OPT 4	3		1	118	125	975	857	2145	5	48		17		65			83		83	148	**2210**	468	**2678**
										99														

COVERED PORCH/DECK INCLUDES ALL USABLE AREAS OF THE BUILDING OR PORTION THEREOF NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

PER C.B.C. DEFINITIONS OF GROSS FLOOR AREA, UNCOVERED AREAS AND DECKS ARE NOT INCLUDED IN THE UNIT AND BUILDING GROSS FLOOR AREA CALCULATIONS.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO CALCULATION METHOD.

1. DWELLING UNIT AND BUILDING FLOOR AREA HAS BEEN CALCULATED TO THE OUTSIDE PERIMETER OF EXTERIOR WALLS, EXCLUSIVE OF VOID SPACES, WITHOUT DEDUCTION OF CORRIDORS, STAIRWAYS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES.
2. PER C.B.C. DEFINITIONS OF GROSS FLOOR AREA, THE USABLE FLOOR AREA OF COVERED PORCHES/DECKS AND AREAS NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS HAVE BEEN CALCULATED TO THE PROJECTION OF THE ROOF OR FLOOR ABOVE; UNCOVERED DECKS AND AREAS WITHOUT A ROOF OR FLOOR ABOVE ARE NOT INCLUDED IN THE DWELLING UNIT AND BUILDING FLOOR AREA CALCULATIONS.
3. MISCELLANEOUS (MISC.) FLOOR AREA REFERS TO AIR SPACE, INTERIOR WALLS, PARTY WALLS, ETC. THAT ARE INCLUDED IN THE OVERALL GROSS BUILDING FLOOR AREA CALCULATIONS BUT NOT COVERED BY DWELLING UNIT FLOOR AREAS.

2019 C.B.C. SECTION 202, DEFINITIONS:

FLOOR AREA, GROSS: FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION OF CORRIDORS, STAIRWAYS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES. THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USEABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS.

AREA, BUILDING: THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS, OR EXTERIOR WALLS AND FIRE WALLS, EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

BUILDING FLOOR AREA SUMMARY

BLDG. TYPE	HEIGHT (STORIES)	TOTAL BLDGS. ON SITE	GROSS DWELLING UNIT AREA PER BUILDING (R-2) 1ST	1ST MISC.	1ST (SUBTOTAL)	2ND	2ND MISC.	2ND (SUBTOTAL)	3RD	3RD MISC.	3RD (SUBTOTAL)	4TH	4TH MISC.	4TH (SUBTOTAL)	TOTAL UNIT AREA (R-2)	GROSS COVERED PORCH/DECK (R-2) 1ST	2ND	3RD	4TH	TOTAL AREA	TOTAL GROSS PER FLOOR (R-2) 1ST	2ND	3RD	4TH	TOTAL GROSS (R-2)	GROSS GARAGE AREA (U) GARAGE	(U) MISC.	UTILITY	TOTAL GROSS (U)	TOTAL GROSS AREA (R-2 + U)
200	4	2	1822	53	1475	5538	123	5661	5630	18	5648	3096	13	3109	16193	198	406	224	196	936	1675	6059	6172	3015	**17129**	4358	440	104	**4642**	**22071**
300	4	5	1891	29	1578	7348	256	7693	8032	22	8054	5315	21	5336	23815	282	680	354	215	1631	2301	8261	8408	8501	**25547**	6154	395	104	**6653**	**32200**

MISCELLANEOUS (MISC.) FLOOR AREA REFERS TO AIR SPACE, INTERIOR WALLS, PARTY WALLS, UNUSABLE AREA WITHOUT WALLS UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE, ETC. THAT ARE INCLUDED IN THE OVERALL GROSS BUILDING FLOOR AREA CALCULATIONS BUT NOT INCLUDED IN THE DWELLING UNIT FLOOR AREAS.

COVERED PORCH/DECK INCLUDES ALL USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

DWELLING UNIT & BUILDING MATRIX

UNIT MATRIX

UNIT PLAN NO.	BUILDING TYPE / BUILDING NUMBERS 1 200	2 200-R	3 300-R	4 300	5 300-R	6 300	7 300-R
1A	1	1	1	1	1	1	1
1X	1	1					
2A	2	1	1	1	1	1	3
2A (ADA)		1	2	2	2	2	
3A			1	1	1	1	1
4A	2	2	1	1	1	1	1
5A			2	2	2	2	2
5R			1	1	1	1	1
5C	2	2					
6A			1	1	1	1	1
7A			2	2	2	2	2
7B			1	1	1	1	1
7C	2	2					
8A			1	1	1	1	1
TOTAL	10	10	14	14	14	14	14

BLDG. TYPE	TOTAL BLDGS. ON SITE	TOTAL UNITS/ BLDG.	TOTAL UNITS ON SITE
200	2	10	20
300	5	14	70
TOTAL	7		90

UNIT ROOM COUNT

UNIT NO.	BED.	BATH	POWDER	DEN/ FLEX/ LOFT
1A	2	2		1
1X	2	2		1
2A	3	2		1
2A (ADA)	3	2	1	
3A	3	2		1
4A	3	2		
5A	3	3		
5R	3	3		
5C	3	3		
6A	3	3		
7A	3	3		
7B	3	3		
7C	3	3		
8A	3 / OPT 4	3		1

TOTAL UNITS ON SITE

UNIT PLAN NO.	BUILDING NUMBER & BUILDING TYPE 1 200	2 200-R	3 300-R	4 300	5 300-R	6 300	7 300-R	TOTAL UNITS ON SITE	TOTAL ADA UNITS
1A	1	1	1	1	1	1	1	7	
1X	1	1	0	0	0	0	0	2	
2A	2	1	1	1	1	1	3	10	
2A(ADA)		1	2	2	2	2		9	9
3A			1	1	1	1	1	5	
4A	2	2	1	1	1	1	1	9	
5A			2	2	2	2	2	10	
5R			1	1	1	1	1	5	
5C	2	2						4	
6A			1	1	1	1	1	5	
7A			2	2	2	2	2	10	
7B			1	1	1	1	1	5	
7C	2	2						4	
8A			1	1	1	1	1	5	
TOTAL	10	10	14	14	14	14	14	90	9

NOTES:
1. "R" DENOTES A "REVERSE" BUILDING TYPE. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION.
2. "ADA" REFERS TO AN ADAPTABLE UNIT PLAN. REFER TO SITE PLAN FOR ADAPTABLE UNIT LOCATIONS.

ARCHITECTS . PLANNERS . DESIGNERS
WHA
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

RUBY AT PARIVA
4 STORY BUILDINGS
ATTACHED DWELLING UNITS
SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-049

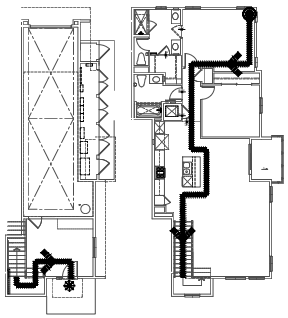
© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC, dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING AND DWELLING UNIT AREA SUMMARY & ALLOWABLE AREA

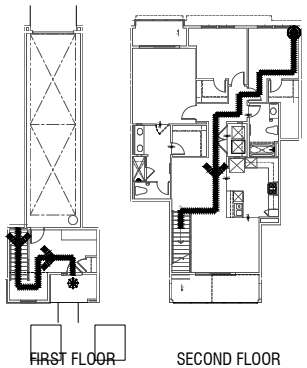
PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	-
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	24344_A0-12
SHEET SCALE:	NONE
DATE: 06/12/2025	SHEET: A0.12a



FIRST FLOOR 21'-0" | SECOND FLOOR 74'-6"

PLAN 1 TRAVEL DISTANCE

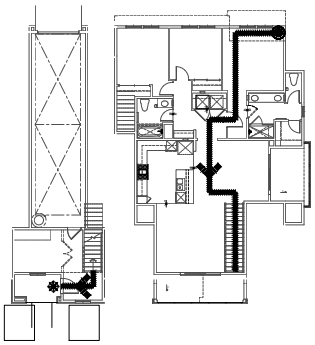
PLAN 1 TOTAL TRAVEL DISTANCE = 95'-6" < 125'-0"



FIRST FLOOR 34'-8" | SECOND FLOOR 62'-1"

PLAN 2 TRAVEL DISTANCE

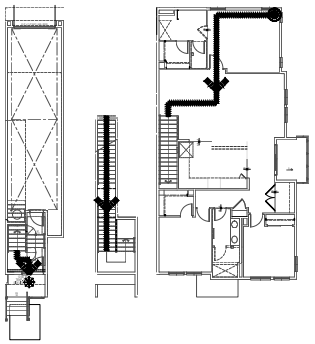
PLAN 1 TOTAL TRAVEL DISTANCE = 96'-9" < 125'-0"



FIRST FLOOR 3'-3" | SECOND FLOOR 70'-1"

PLAN 3 TRAVEL DISTANCE

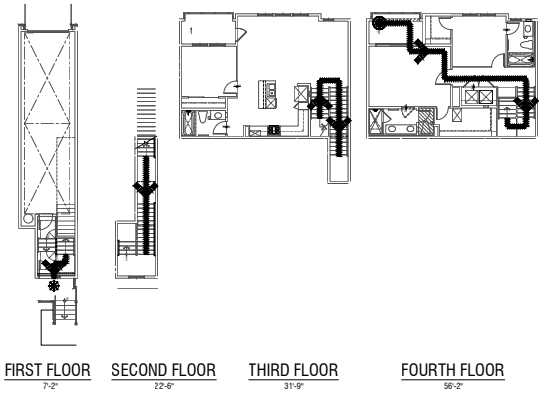
PLAN 1 TOTAL TRAVEL DISTANCE = 79'-4" < 125'-0"



FIRST FLOOR 7'-2" | SECOND FLOOR 35'-1" | THIRD FLOOR 41'-4"

PLAN 4 TRAVEL DISTANCE

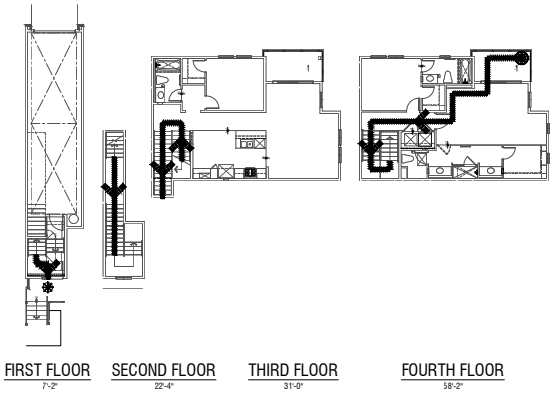
PLAN 1 TOTAL TRAVEL DISTANCE = 83'-7" < 125'-0"



FIRST FLOOR 7'-2" | SECOND FLOOR 22'-6" | THIRD FLOOR 31'-9" | FOURTH FLOOR 56'-2"

PLAN 5 TRAVEL DISTANCE

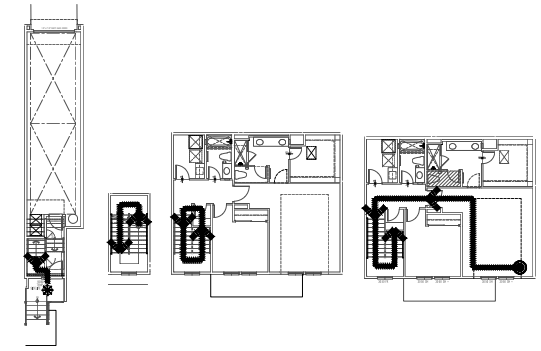
PLAN 1 TOTAL TRAVEL DISTANCE = 117'-7" < 125'-0"



FIRST FLOOR 7'-2" | SECOND FLOOR 22'-4" | THIRD FLOOR 31'-0" | FOURTH FLOOR 58'-2"

PLAN 6 TRAVEL DISTANCE

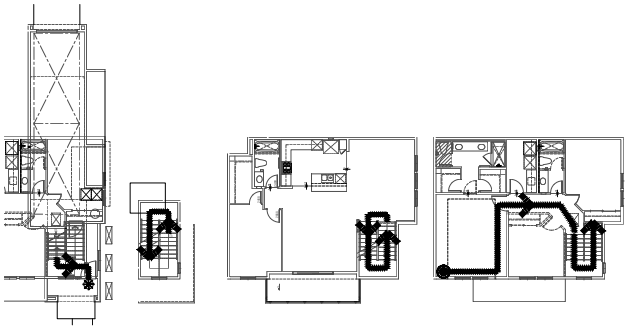
PLAN 1 TOTAL TRAVEL DISTANCE = 118'-8" < 125'-0"



FIRST FLOOR 6'-6" | SECOND FLOOR 19'-3" | THIRD FLOOR 30'-2" | FOURTH FLOOR 68'-2"

PLAN 7 TRAVEL DISTANCE

PLAN 1 TOTAL TRAVEL DISTANCE = 124'-1" < 125'-0"



FIRST FLOOR 10'-0" | SECOND FLOOR 19'-3" | THIRD FLOOR 28'-8" | FOURTH FLOOR 54'-7"

PLAN 8 TRAVEL DISTANCE

PLAN 1 TOTAL TRAVEL DISTANCE = 122'-6" < 125'-0"

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

TRACT NO. 290-23-049

RUBY AT PARIVA

ATTACHED DWELLING UNITS

SANTA CLARA, CA

PULTE GROUP

PLEASANTON, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

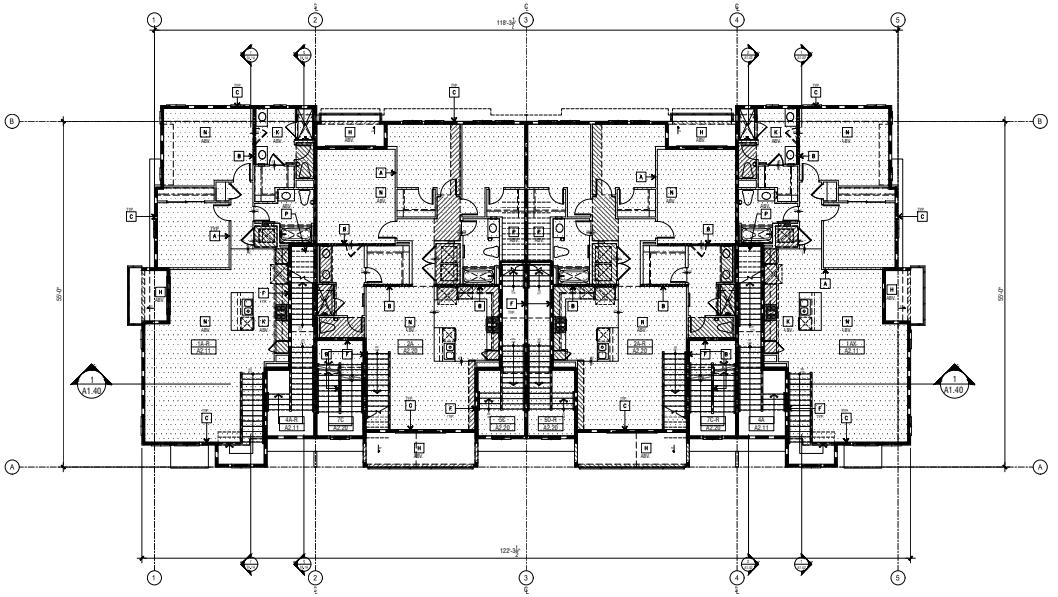
DO NOT SCALE PLANS

REVISIONS

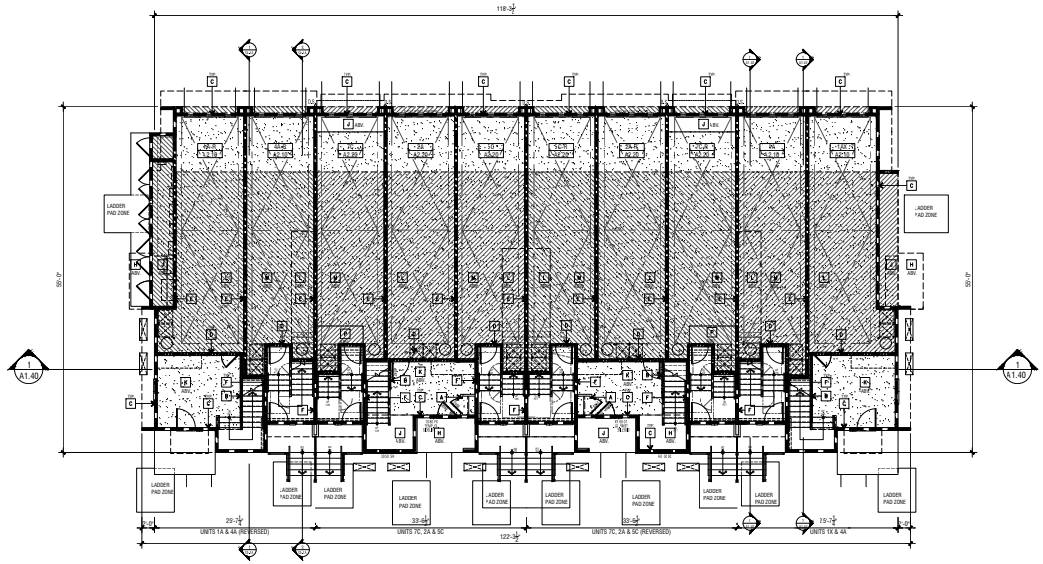
NO.	DATE	DESCRIPTION

TRAVEL DISTANCE EXHIBIT

PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	-
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	20243.44
CAD FILE NAME :	24344_A0-13_TRAVEL DISTANCE
SHEET SCALE :	1/10" = 1'-0"
DATE: 06/12/2025	SHEET: A0.13



BUILDING TYPE 200 : SECOND FLOOR PLAN | 2



BUILDING TYPE 200 : FIRST FLOOR PLAN | 1

CONSTRUCTION NOTES (TYPE VA)

KEY NOTE	CONSTRUCTION ASSEMBLY	RATING (IN HRS)	DESCRIPTION & NOTES	DETAIL REFERENCE
	VERTICAL ASSEMBLIES:			
A	INTERIOR NON-BEARING WALL & PARTITIONS	1	INTERIOR NON-BEARING WALLS AND PARTITIONS SHALL BE OF NON-RATED CONSTRUCTION PER C.B.C. TABLE 601. 1)REFER TO STRUCTURAL PLANS FOR NON-BEARING WALLS.	
B	INTERIOR BEARING WALLS	1	INTERIOR BEARING WALLS SHALL BE OF 1-HOUR RATED 2)CONSTRUCTION PER C.B.C. TABLE 601. VERIFY LOCATIONS 2)F BEARING WALLS PER THE STRUCTURAL PLANS.	
C	EXTERIOR RATED WALLS - TYPICAL	1	EXTERIOR WALLS SHALL BE OF 1-HOUR RATED CONSTRUCTION PER C.B.C. TABLE 705.5 AND SECTION 705. U.N.O. REFER TO GENERAL NOTES #10 & 11 BELOW.	
D	INTERIOR BEARING WALL (HOUSE/GARAGE)	1	1)PRIVATE GARAGE SHALL BE SEPARATED FROM THE 2)WELLING UNIT AND ITS ATTIC AREA. VERIFY LOCATIONS OF 9 EARING WALLS PER THE STRUCTURAL PLANS.	
F	1)RE BARRIERS	1	1)RE BARRIERS SHALL BE OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 707. MULTIPLE 2)PRIVATE GARAGES SEPARATED BY 1-HR FIRE BARRIERS PER C.B.C. SEC. 406.3.2.1. (MIN. STC 50 REQUIRED)	
	RE PARTITIONS	1	1)RE PARTITIONS SHALL BE OF 1-HOUR FIRE RATED 2)ONSTRUCTION PER C.B.C. SECTION 708. (MIN. STC 50 REQ.)	
G	SHAFT 1)NCLOSURES	1	1)HAFT ENCLOSURES SHALL BE OF 1-HOUR FIRE RATED 2)ONSTRUCTION PER C.B.C. SECTION 711.2.4.3	
	HORIZONTAL ASSEMBLIES (FLOOR/CEILING):			
H	EXT. to EXT. (Deck over Exterior)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY SHALL BE 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
I	EXT. to INT. (Deck over Living/Garage)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
J	INTERIOR to INTERIOR (Living over Living within same unit)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
	INTERIOR to INTERIOR (Living over Garage within same unit)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
M	2WELLING UNIT SEPARATION (Living over Garage)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2. (MIN. STC 50 REQUIRED)	
N	2WELLING UNIT SEPARATION (Living over Living)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY SHALL BE 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2. (MIN. STC 50 & IIC 50 REQUIRED)	
P	2WELLING UNIT SEPARATION (Stair over Living)	1	STAIR ASSEMBLY SHALL BE 1-HOUR RATED CONSTRUCTION TO MAINTAIN CONTINUITY OF FIRE-RATED FLOOR/CEILING ASSEMBLY	
	HORIZONTAL ASSEMBLIES (ROOF/CEILING):			
Q	1)OOF over INTERIOR SPACE	1	HORIZONTAL (ROOF/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
R	1)OOF over EXTERIOR SPACE	1	HORIZONTAL (ROOF/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
	INTERSECTIONS of VERTICAL ASSEMBLIES:			
	INTERIOR WALL to FIRE BARRIER		INTERSECTING WALLS TO FIRE BARRIER SHALL NOT INTERRUPT THE REQUIRED RATING OF THE FIRE BARRIER PER C.B.C. SECTION 707.	
	INTERIOR WALL to 1)RE PARTITION		INTERSECTING WALLS TO FIRE PARTITION SHALL NOT INTERRUPT THE REQUIRED RATING OF THE FIRE PARTITION PER C.B.C. SECTION 708.	
	1)RE PARTITION / FIRE BARRIER to RATED EXTERIOR WALL		CONTINUITY OF INTERSECTING FIRE PARTITIONS/FIRE BARRIERS AND RATED EXTERIOR WALL SHALL BOTH BE MAINTAINED PER C.B.C. SECTIONS 705, 707 & 708.	
	2)NDITIONS AT RATED CONSTRUCTION:			
	PENETRATIONS AT RATED ASSEMBLIES		1)PENETRATIONS AT FIRE-RESISTIVE RATED WALLS, 1)LOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE 1)ROTECTED PER C.B.C. SECTION 714.	
	RECESSED FIXTURES IN RATED WALLS/ CEILINGS		1)ECESSED FIXTURES AT FIRE RESISTIVE-RATED WALLS SHALL BE INSTALLED PER C.B.C. SECTION 714.4.2 SO THAT THE REQUIRED RATING OF THE WALL IS NOT REDUCED.	
	SOFFIT FRAMING AT RATED FLOOR/CEILING		SOFFIT FRAMING SHALL BE OF NON-COMBUSTIBLE MATERIALS AND CONSTRUCTED AFTER ONE-HOUR 1)LOOR/CEILING ASSEMBLY IS CONSTRUCTED	
	1)UB/SHOWER ENCLOSURE \T 1-HOUR RATED WALL		CONTINUITY OF FIRE-RESISTANCE RATED WALLS SHALL BE MAINTAINED.	
	STAIR FRAMING AT 1-HOUR RATED WALL		CONTINUITY OF FIRE-RESISTANCE RATED WALLS SHALL BE MAINTAINED.	
	STAIR FRAMING AT 1-HOUR RATED WALL 2)EPARATE DWELLING UNITS (50 MIN STC)		CONTINUITY OF FIRE-RESISTANCE RATED WALLS SHALL BE MAINTAINED.	
	1-HOUR RATED 2)UCT CHASE		PENETRATIONS BY DUCTS OF HORIZONTAL ASSEMBLIES SHALL BE PROTECTED BY A SHAFT ENCLOSURE PER C.B.C. SECTION 717.6. REFER TO MECHANICAL AND STRUCTURAL PLANS FOR LOCATIONS OF RATED DUCT CHASE WITHIN THE HORIZONTAL FLOOR/CEILING ASSEMBLY.	

COMPOSITE PLAN LEGEND

ELEMENT	DESCRIPTION
	1-HOUR RATED FIRE BARRIER WALL - SEE CONSTRUCTION NOTE "E"
	1-HOUR RATED FIRE PARTITION WALL - SEE CONSTRUCTION NOTE "F"
	1-HOUR RATED INTERIOR BEARING WALL - SEE CONSTRUCTION NOTE "B" - VERIFY LOCATIONS PER STRUCTURAL DRAWINGS
	1-HOUR RATED EXTERIOR WALL - SEE CONSTRUCTION NOTE "C"
	1-HOUR RATED SHAFT - SEE CONSTRUCTION NOTE "G" - VERIFY LOCATIONS PER MECHANICAL DRAWINGS
	INDICATES DROPPED CEILING OR SOFFIT AREA SEE FOR DROPPED UTILITY SOFFIT AT GARAGE
	INDICATES ONE-HOUR RATED HORIZONTAL FLOOR/CEILING ASSEMBLY AT DWELLING UNITS ABOVE GARAGES - SEE CONSTRUCTION NOTES "I" & "M" NOTE: CONCRETE TOPPING AT THE FLOOR/CEILING ASSEMBLY IS NOT REQUIRED FOR FIRE OR ACOUSTICAL PROTECTION BUT HAS BEEN PROVIDED TO ACHIEVE IMPROVED ACOUSTICAL PERFORMANCE. EXTEND FLOOR/CEILING ASSEMBLY AS NECESSARY TO PROVIDE A LEVEL SURFACE WITHIN THE DWELLING UNIT.
	INDICATES ONE-HOUR RATED HORIZONTAL DWELLING UNIT SEPARATION (FLOOR/CEILING ASSEMBLY) - SEE CONSTRUCTION NOTE "N" NOTE: CONCRETE TOPPING AT THE FLOOR/CEILING ASSEMBLY IS REQUIRED FOR ACOUSTICAL PROTECTION. THE MINIMUM REQUIRED AREA IS INDICATED. EXTEND THE FLOOR/CEILING ASSEMBLY AS NECESSARY TO PROVIDE A LEVEL FLOOR SURFACE WITHIN THE DWELLING UNIT.

GENERAL NOTES

1. REFER TO UNIT FLOOR PLANS FOR ADDITIONAL NOTES AND DIMENSIONS.
2. REFER TO SHEET A0.11 FOR BUILDING SQUARE FOOTAGE CALCULATIONS.
3. FIRE DAMPERS SHALL BE INSTALLED PER C.B.C. SEC. 717.5 AT ALL DUCT AND AIR TRANSFER 3)PENINGS WITHIN FIRE WALLS, FIRE BARRIERS AND FIRE-RESISTIVE-RATED FLOOR-CEILING ASSEMBLIES OR ROOF-CEILING ASSEMBLIES, EXCEPT AS ALLOWED PER C.B.C. SECTIONS 717.5.1 THROUGH 717.5.7 AND 717.6.
4. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN C.B.C. SECTION 714.
5. STUDS, COLUMNS AND BOUNDARY ELEMENTS THAT ARE INTEGRAL ELEMENTS IN WALLS OF LIGHT-FRAME CONSTRUCTION AND ARE LOCATED ENTIRELY BETWEEN THE TOP AND BOTTOM PLATES OR TRACKS SHALL BE PERMITTED TO HAVE REQUIRED FIRE-RESISTANCE RATINGS PROVIDED BY THE MEMBRANE PROTECTION PROVIDED FOR THE WALL PER C.B.C. SEC.704.4.1.
6. THE FIRE-RESISTANCE RATING OF HORIZONTAL ASSEMBLIES SHALL BE NOT LESS THAN THAT REQUIRED BY THE BUILDING TYPE OF CONSTRUCTION AND SHALL COMPLY WITH C.B.C. SECTIONS 711.2.4.1 THROUGH 711.2.4.6.
7. SEE LANDSCAPE DRAWINGS FOR ALL ENTRY PORCHES, PATIOS, STOOPS, STAIRS, HANDRAILS, WALLS, DRIVEWAYS, STEPS, LANDSCAPE WALLS, FENCES, TRELLIS, AND ADDITIONAL INFORMATION.
8. ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE, PER 2. B.C. SECTION 703.7. SUCH IDENTIFICATION SHALL:
   - 8.1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 10 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
   - 8.2. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8-INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS," OR OTHER WORDING.
9. REFER TO SHEETS APD1, APD2, APD3, APD4, APD5, APD6 & APD7 FOR TYPICAL RATED PENETRATION ASSEMBLY DETAILS.
10. CONTRACTORS SHALL CONTINUE RATED WALL/CEILING CONDITION AS NECESSARY TO OBTAIN AN EVEN SURFACE. RATED AREAS INDICATED ARE MINIMUM REQUIREMENTS PER THE C.B.C.
11. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH APPLICATION.
12. PER C.B.C. SECTION 406.3.1, MULTIPLE PRIVATE GARAGES ARE PERMITTED IN A BUILDING WHERE EACH PRIVATE GARAGE IS SEPARATED FROM THE OTHER PRIVATE GARAGES BY 1-HOUR FIRE BARRIERS IN ACCORDANCE WITH C.B.C. SECTION 707, OR 1-HOUR HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH C.B.C. SECTION 711, OR BOTH.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

TRACT NO. 290-23-049

RUBY AT PARIVA

ATTACHED DWELLING UNITS
SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

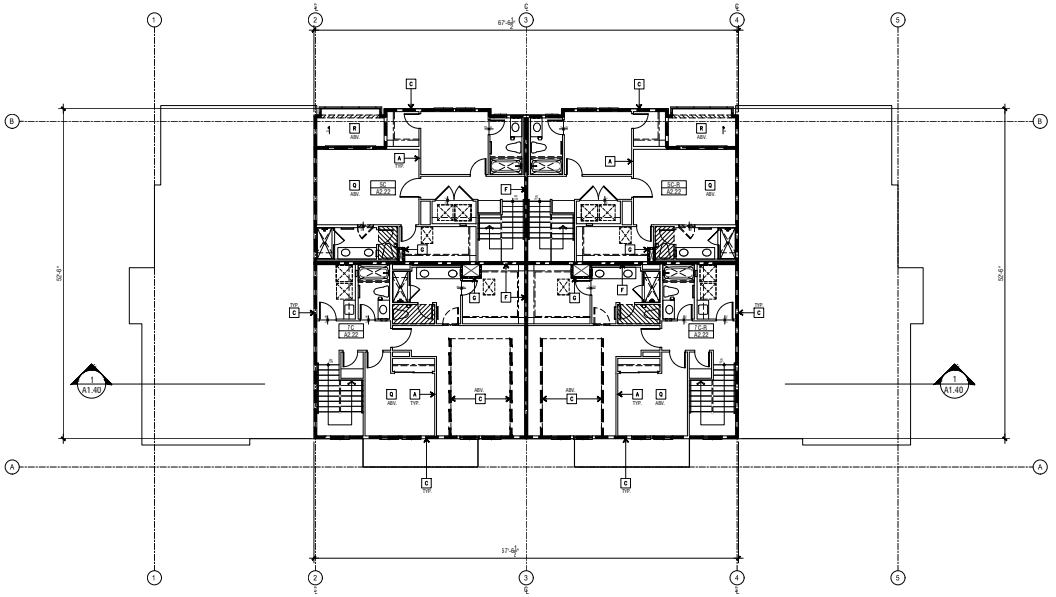
DO NOT SCALE PLANS

REVISIONS

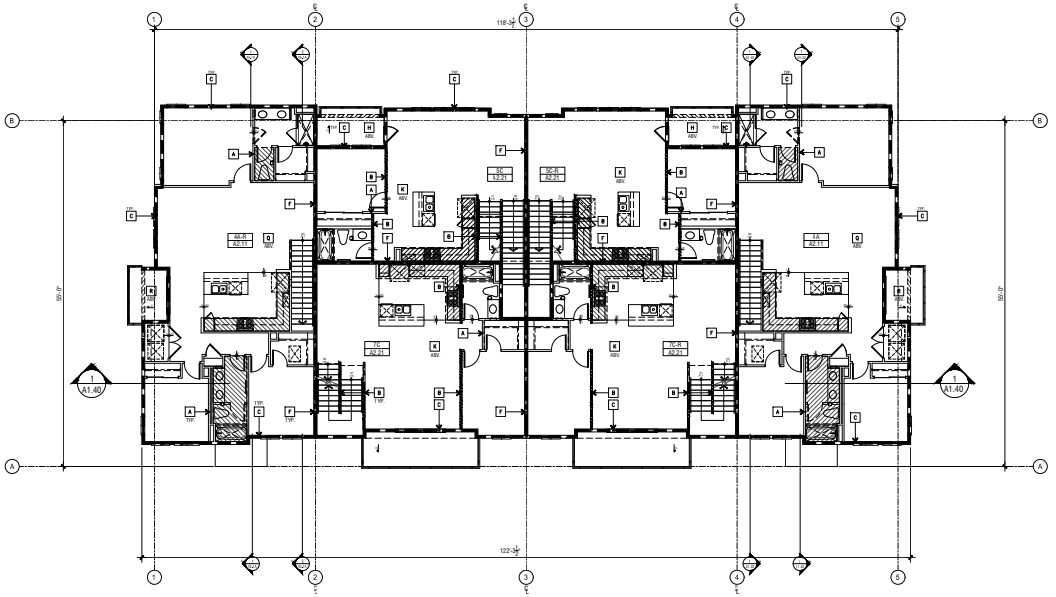
NO.	DATE	DESCRIPTION

BUILDING TYPE 200: FIRST AND SECOND FLOOR COMPOSITE PLAN

PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	-
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	20234344
CAD FILE NAME :	24344_A1-11
SHEET SCALE :	1/8" = 1'-0"
DATE: 06/12/2025	SHEET: A1.11



BUILDING TYPE 200: FOURTH FLOOR PLAN | 2



BUILDING TYPE 200 : THIRD FLOOR PLAN | 1

CONSTRUCTION NOTES (TYPE VA)

KEY NOTE	CONSTRUCTION ASSEMBLY	RATING (IN HRS)	DESCRIPTION & NOTES	DETAIL REFERENCE
	VERTICAL ASSEMBLIES:			
A	INTERIOR NON-BEARING WALL & PARTITIONS	1	INTERIOR NON-BEARING WALLS AND PARTITIONS SHALL BE OF NON-RATED CONSTRUCTION PER C.B.C. TABLE 601. 1REFER TO STRUCTURAL PLANS FOR NON-BEARING WALLS.	
B	INTERIOR BEARING WALLS	1	INTERIOR BEARING WALLS SHALL BE OF 1-HOUR RATED 2CONSTRUCTION PER C.B.C. TABLE 601. VERIFY LOCATIONS 2OF BEARING WALLS PER THE STRUCTURAL PLANS.	
C	EXTERIOR RATED WALLS - TYPICAL	1	EXTERIOR WALLS SHALL BE OF 1-HOUR RATED CONSTRUCTION PER C.B.C. TABLE 705.5 AND SECTION 705. U.N.O. REFER TO GENERAL NOTES #10 & 11 BELOW.	
D	INTERIOR BEARING WALL (HOUSE/GARAGE)	1	1PRIVATE GARAGE SHALL BE SEPARATED FROM THE 2WELLING UNIT AND ITS ATTIC AREA. VERIFY LOCATIONS OF 9EARING WALLS PER THE STRUCTURAL PLANS.	
F	1FIRE BARRIERS	1	1FIRE BARRIERS SHALL BE OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 707. MULTIPLE 1PRIVATE GARAGES SEPARATED BY 1-HR FIRE BARRIERS PER C.B.C. SEC. 406.3.2.1. (MIN. STC 50 REQUIRED)	
	FIRE PARTITIONS	1	1FIRE PARTITIONS SHALL BE OF 1-HOUR FIRE RATED 2CONSTRUCTION PER C.B.C. SECTION 708. (MIN. STC 50 REQ.)	
G	SHAFT 1ENCLOSURES	1	1SHAFT ENCLOSURES SHALL BE OF 1-HOUR FIRE RATED 2CONSTRUCTION PER C.B.C. SECTION 711.2.4.3	
	1HORIZONTAL ASSEMBLIES (FLOOR/CEILING):			
H	EXT. to EXT. (Deck over Exterior)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY SHALL BE 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
I	EXT. to INT. (Deck over Living/Garage)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
J	INTERIOR to INTERIOR (Living over Living within same unit)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
	INTERIOR to INTERIOR (Living over Garage within same unit)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
M	2DWELLING UNIT SEPARATION (Living over Garage)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2. (MIN. STC 50 REQUIRED)	
N	2DWELLING UNIT SEPARATION (Living over Living)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY SHALL BE 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2. (MIN. STC 50 & IIC 50 REQUIRED)	
P	2DWELLING UNIT SEPARATION (Stair over Living)	1	STAIR ASSEMBLY SHALL BE 1-HOUR RATED CONSTRUCTION TO MAINTAIN CONTINUITY OF FIRE-RATED FLOOR/CEILING ASSEMBLY	
	1HORIZONTAL ASSEMBLIES (ROOF/CEILING):			
S	1ROOF over INTERIOR SPACE	1	1HORIZONTAL (ROOF/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
S	1ROOF over EXTERIOR SPACE	1	1HORIZONTAL (ROOF/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
	INTERSECTIONS of VERTICAL ASSEMBLIES:			
	INTERIOR WALL to FIRE BARRIER		INTERSECTING WALLS TO FIRE BARRIER SHALL NOT INTERRUPT THE REQUIRED RATING OF THE FIRE BARRIER PER C.B.C. SECTION 707.	
	INTERIOR WALL to 1FIRE PARTITION		INTERSECTING WALLS TO FIRE PARTITION SHALL NOT INTERRUPT THE REQUIRED RATING OF THE FIRE PARTITION PER C.B.C. SECTION 708.	
	1FIRE PARTITION / FIRE BARRIER to RATED EXTERIOR WALL		CONTINUITY OF INTERSECTING FIRE PARTITIONS/FIRE BARRIERS AND RATED EXTERIOR WALL SHALL BOTH BE MAINTAINED PER C.B.C. SECTIONS 705, 707 & 708.	
	2CONDITIONS AT RATED CONSTRUCTION:			
	PENETRATIONS AT RATED ASSEMBLIES		1PENETRATIONS AT FIRE-RESISTIVE RATED WALLS, 1FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE 1PROTECTED PER C.B.C. SECTION 714.	
	RECESSED FIXTURES IN RATED WALLS/ CEILINGS		1RECESSED FIXTURES AT FIRE RESISTIVE-RATED WALLS SHALL BE INSTALLED PER C.B.C. SECTION 714.4.2 SO THAT THE REQUIRED RATING OF THE WALL IS NOT REDUCED.	
	SOFFIT FRAMING AT RATED FLOOR/CEILING		SOFFIT FRAMING SHALL BE OF NON-COMBUSTIBLE MATERIALS AND CONSTRUCTED AFTER ONE-HOUR 1FLOOR/CEILING ASSEMBLY IS CONSTRUCTED	
	TUB/SHOWER ENCLOSURE AT 1-HOUR RATED WALL		CONTINUITY OF FIRE-RESISTANCE RATED WALLS SHALL BE MAINTAINED.	
	STAIR FRAMING AT 1-HOUR RATED WALL		CONTINUITY OF FIRE-RESISTANCE RATED WALLS SHALL BE MAINTAINED.	
	STAIR FRAMING AT 1-HOUR RATED WALL 2SEPARATE DWELLING UNITS (50 MIN STC)		CONTINUITY OF FIRE-RESISTANCE RATED WALLS SHALL BE MAINTAINED.	
	1-HOUR RATED 3DUCT CHASE		PENETRATIONS BY DUCTS OF HORIZONTAL ASSEMBLIES SHALL BE PROTECTED BY A SHAFT ENCLOSURE PER C.B.C. SECTION 717.6. REFER TO MECHANICAL AND STRUCTURAL PLANS FOR LOCATIONS OF RATED DUCT CHASE WITHIN THE HORIZONTAL FLOOR/CEILING ASSEMBLY.	

COMPOSITE PLAN LEGEND

ELEMENT	DESCRIPTION
	1-HOUR RATED FIRE BARRIER WALL - SEE CONSTRUCTION NOTE "E"
	1-HOUR RATED FIRE PARTITION WALL - SEE CONSTRUCTION NOTE "F"
	1-HOUR RATED INTERIOR BEARING WALL - SEE CONSTRUCTION NOTE "B" - VERIFY LOCATIONS PER STRUCTURAL DRAWINGS
	1-HOUR RATED EXTERIOR WALL - SEE CONSTRUCTION NOTE "C"
	1-HOUR RATED SHAFT - SEE CONSTRUCTION NOTE "G" - VERIFY LOCATIONS PER MECHANICAL DRAWINGS
	INDICATES DROPPED CEILING OR SOFFIT AREA SEE FOR DROPPED UTILITY SOFFIT AT GARAGE
	INDICATES ONE-HOUR RATED HORIZONTAL FLOOR/CEILING ASSEMBLY AT DWELLING UNITS ABOVE GARAGES - SEE CONSTRUCTION NOTES "I" & "M" NOTE: CONCRETE TOPPING AT THE FLOOR/CEILING ASSEMBLY IS NOT REQUIRED FOR FIRE OR ACOUSTICAL PROTECTION BUT HAS BEEN PROVIDED TO ACHIEVE IMPROVED ACOUSTICAL PERFORMANCE. EXTEND FLOOR/CEILING ASSEMBLY AS NECESSARY TO PROVIDE A LEVEL SURFACE WITHIN THE DWELLING UNIT.
	INDICATES ONE-HOUR RATED HORIZONTAL DWELLING UNIT SEPARATION (FLOOR/CEILING ASSEMBLY) - SEE CONSTRUCTION NOTE "N" NOTE: CONCRETE TOPPING AT THE FLOOR/CEILING ASSEMBLY IS REQUIRED FOR ACOUSTICAL PROTECTION. THE MINIMUM REQUIRED AREA IS INDICATED. EXTEND THE FLOOR/CEILING ASSEMBLY AS NECESSARY TO PROVIDE A LEVEL FLOOR SURFACE WITHIN THE DWELLING UNIT.

GENERAL NOTES

1. REFER TO UNIT FLOOR PLANS FOR ADDITIONAL NOTES AND DIMENSIONS.
2. REFER TO SHEET A0.11 FOR BUILDING SQUARE FOOTAGE CALCULATIONS.
3. FIRE DAMPERS SHALL BE INSTALLED PER C.B.C. SEC. 717.5 AT ALL DUCT AND AIR TRANSFER 3OPENINGS WITHIN FIRE WALLS, FIRE BARRIERS AND FIRE-RESISTIVE-RATED FLOOR-CEILING ASSEMBLIES OR ROOF-CEILING ASSEMBLIES, EXCEPT AS ALLOWED PER C.B.C. SECTIONS 717.5.1 THROUGH 717.5.7 AND 717.6.
4. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN C.B.C. SECTION 714.
5. STUDS, COLUMNS AND BOUNDARY ELEMENTS THAT ARE INTEGRAL ELEMENTS IN WALLS OF LIGHT-FRAME CONSTRUCTION AND ARE LOCATED ENTIRELY BETWEEN THE TOP AND BOTTOM PLATES OR TRACKS SHALL BE PERMITTED TO HAVE REQUIRED FIRE-RESISTANCE RATINGS PROVIDED BY THE MEMBRANE PROTECTION PROVIDED FOR THE WALL PER C.B.C. SEC.704.4.1.
6. THE FIRE-RESISTANCE RATING OF HORIZONTAL ASSEMBLIES SHALL BE NOT LESS THAN THAT REQUIRED BY THE BUILDING TYPE OF CONSTRUCTION AND SHALL COMPLY WITH C.B.C. SECTIONS 711.2.4.1 THROUGH 711.2.4.6.
7. SEE LANDSCAPE DRAWINGS FOR ALL ENTRY PORCHES, PATIOS, STOOPS, STAIRS, HANDRAILS, WALLS, DRIVEWAYS, STEPS, LANDSCAPE WALLS, FENCES, TRELLIS, AND ADDITIONAL INFORMATION.
8. ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE, PER 2 B.C. SECTION 703.7. SUCH IDENTIFICATION SHALL:
   8.1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
   8.2. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8-INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS," OR OTHER WORDING.
9. REFER TO SHEETS AP01, AP02, AP03, AP04, AP05, AP06 & AP07 FOR TYPICAL RATED PENETRATION ASSEMBLY DETAILS.
10. CONTRACTORS SHALL CONTINUE RATED WALL/CEILING CONDITION AS NECESSARY TO OBTAIN AN EVEN SURFACE. RATED AREAS INDICATED ARE MINIMUM REQUIREMENTS PER THE C.B.C.
11. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH APPLICATION.
12. PER C.B.C. SECTION 406.3.1, MULTIPLE PRIVATE GARAGES ARE PERMITTED IN A BUILDING WHERE EACH PRIVATE GARAGE IS SEPARATED FROM THE OTHER PRIVATE GARAGES BY 1-HOUR FIRE BARRIERS IN ACCORDANCE WITH C.B.C. SECTION 707, OR 1-HOUR HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH C.B.C. SECTION 711, OR BOTH.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

TRACT NO. 290-23-049

RUBY AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

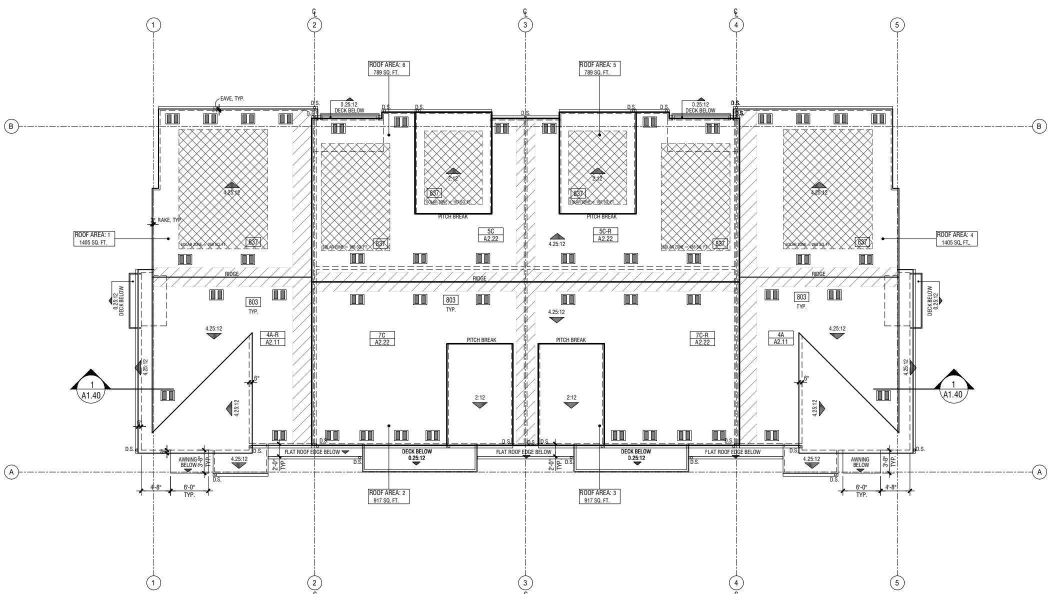
© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING TYPE 200: THIRD AND FOURTH FLOOR COMPOSITE PLAN

PROJECT MANAGER:	KMH
DESIGNER:	-
DRAWN BY:	-
REVIEWED BY:	RK
1ST BLDG. DEPT. SUBMITTAL:	
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	20234344
CAD FILE NAME:	24344_A1-12
SHEET SCALE:	1/8" = 1'-0"
DATE:	06/12/2025
SHEET:	A1.12



BUILDING TYPE 200: ROOF PLAN | 1

PHOTOVOLTAIC REQUIREMENTS

2019 CALIFORNIA ENERGY CODE

SUBCHAPTER 1 - ALL OCCUPANCIES—GENERAL PROVISIONS
SECTION 100.0 SCOPE

(e) 2. NEWLY CONSTRUCTED BUILDINGS.
A. ALL NEWLY CONSTRUCTED BUILDINGS. SECTIONS 110.0 THROUGH 110.12 APPLY TO ALL NEWLY CONSTRUCTED BUILDINGS WITHIN THE SCOPE OF SECTION 100.0(A). IN ADDITION, NEWLY CONSTRUCTED BUILDINGS SHALL MEET THE REQUIREMENTS OF SUBSECTIONS B, C, D OR E, AS APPLICABLE.
B. NONRESIDENTIAL, HIGH-RISE RESIDENTIAL AND HOTEL/MOTEL BUILDINGS THAT ARE MECHANICALLY HEATED OR MECHANICALLY COOLED.
i. SECTIONS APPLICABLE. SECTIONS 120.0 THROUGH 140.8 APPLY TO NEWLY CONSTRUCTED NONRESIDENTIAL BUILDINGS, HIGH-RISE RESIDENTIAL BUILDINGS AND HOTELS/MOTELS THAT ARE MECHANICALLY HEATED OR MECHANICALLY COOLED.
ii. COMPLIANCE APPROACHES. IN ORDER TO COMPLY WITH PART 6, NEWLY CONSTRUCTED NEWLY CONSTRUCTED NONRESIDENTIAL BUILDINGS, HIGH-RISE RESIDENTIAL BUILDINGS AND HOTELS/MOTELS THAT ARE MECHANICALLY HEATED OR MECHANICALLY COOLED MUST MEET THE REQUIREMENTS OF:
a. MANDATORY MEASURES: THE APPLICABLE PROVISIONS OF SECTIONS 120.0 THROUGH 130.5; AND
b. EITHER:
(i) PERFORMANCE APPROACH: SECTION 140.1; OR
(ii) PRESCRIPTIVE APPROACH: SECTIONS 140.2 THROUGH 140.8.

SECTION 110.10 MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS
(a) COVERED OCCUPANCIES.
3. HOTEL/MOTEL OCCUPANCIES AND HIGH-RISE MULTIFAMILY BUILDINGS. HOTEL/MOTEL OCCUPANCIES AND HIGH-RISE MULTIFAMILY BUILDINGS WITH TEN HABITABLE STORIES OR FEWER SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 110.10(B) THROUGH 110.10(D).
(b) SOLAR ZONE.
1. MINIMUM SOLAR ZONE AREA. THE SOLAR ZONE SHALL HAVE A MINIMUM TOTAL AREA AS DESCRIBED BELOW. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION AND SPACING REQUIREMENTS AS SPECIFIED IN TITLE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY A LOCAL JURISDICTION. THE SOLAR ZONE TOTAL AREA SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN FIVE FEET AND ARE NO LESS THAN 80 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS LESS THAN OR EQUAL TO 10,000 SQUARE FEET OR NO LESS THAN 160 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS GREATER THAN 10,000 SQUARE FEET.
B. LOW-RISE AND HIGH-RISE MULTIFAMILY BUILDINGS, HOTEL/MOTEL OCCUPANCIES AND NONRESIDENTIAL BUILDINGS. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING OR ON THE ROOF OR OVERHANG OF ANOTHER STRUCTURE LOCATED WITHIN 250 FEET OF THE BUILDING OR ON COVERED PARKING INSTALLED WITH THE BUILDING PROJECT, AND SHALL HAVE A TOTAL AREA NO LESS THAN 15 PERCENT OF THE TOTAL ROOF AREA OF THE BUILDING EXCLUDING ANY SKYLIGHT AREA. THE SOLAR ZONE REQUIREMENT IS APPLICABLE TO THE ENTIRE BUILDING, INCLUDING MIXED OCCUPANCY.
EXCEPTION 1 TO SECTION 110.10(B)1B: HIGH-RISE MULTIFAMILY BUILDINGS, HOTEL/MOTEL OCCUPANCIES, AND NONRESIDENTIAL BUILDINGS WITH A PERMANENTLY INSTALLED SOLAR ELECTRIC SYSTEM HAVING A NAMEPLATE DC POWER RATING, MEASURED UNDER STANDARD TEST CONDITIONS, OF NO LESS THAN ONE WATT PER SQUARE FOOT OF ROOF AREA.
EXCEPTION 3 TO SECTION 110.10(B)1B: BUILDINGS WITH A DESIGNATED SOLAR ZONE AREA THAT IS NO LESS THAN 50 PERCENT OF THE POTENTIAL SOLAR ZONE AREA. THE POTENTIAL SOLAR ZONE AREA IS THE TOTAL AREA OF ANY LOW-SLOPED ROOFS WHERE THE ANNUAL SOLAR ACCESS IS 70 PERCENT OR GREATER AND ANY STEEP SLOPED ROOFS ORIENTED BETWEEN 90 DEGREES AND 300 DEGREES OF TRUE NORTH WHERE THE ANNUAL SOLAR ACCESS IS 70 PERCENT OR GREATER. SOLAR ACCESS IS THE RATIO OF SOLAR INSOLATION INCLUDING SHADE TO THE SOLAR INSOLATION WITHOUT SHADE. SHADING FROM OBSTRUCTIONS LOCATED ON THE ROOF OR ANY OTHER PART OF THE BUILDING SHALL NOT BE INCLUDED IN THE DETERMINATION OF ANNUAL SOLAR ACCESS.
EXCEPTION 4 TO SECTION 110.10(B)1B: LOW-RISE AND HIGH-RISE MULTIFAMILY BUILDINGS WITH ALL THERMOSTATS IN EACH DWELLING UNIT ARE DEMAND RESPONSE CONTROLS THAT COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING IN ADDITION, EITHER A OR B BELOW:
A. IN EACH DWELLING UNIT, COMPLY WITH ONE OF THE FOLLOWING MEASURES:
i. INSTALL A DISHWASHER THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS WITH EITHER A REFRIGERATOR THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS OR A WHOLE HOUSE FAN DRIVEN BY AN ELECTRONICALLY COMMUTATED MOTOR; OR
ii. INSTALL A HOME AUTOMATION SYSTEM THAT COMPLIES WITH SECTION 110.12(A) AND IS CAPABLE OF, AT A MINIMUM, CONTROLLING THE APPLIANCES AND LIGHTING OF THE DWELLING AND RESPONDING TO DEMAND RESPONSE SIGNALS; OR
iii. INSTALL ALTERNATIVE PLUMBING PIPING TO PERMIT THE DISCHARGE FROM THE CLOTHES WASHER AND ALL SHOWERS AND BATHTUBS TO BE USED FOR AN IRRIGATION SYSTEM IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES; OR
iv. INSTALL A RAINWATER CATCHMENT SYSTEM DESIGNED TO COMPLY WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES, AND THAT USES RAINWATER FLOWING FROM AT LEAST 65 PERCENT OF THE AVAILABLE ROOF AREA.
B. MEET THE TITLE 24, PART 11, SECTION A4.106.8.2 REQUIREMENTS FOR ELECTRIC VEHICLE CHARGING SPACES.
2. AZIMUTH. ALL SECTIONS OF THE SOLAR ZONE LOCATED ON STEEP-SLOPED ROOFS SHALL BE ORIENTED BETWEEN 90 DEGREES AND 300 DEGREES OF TRUE NORTH.
3. SHADING.
A. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, ARCHITECTURAL FEATURES AND ROOF MOUNTED EQUIPMENT, SHALL BE LOCATED IN THE SOLAR ZONE.
B. ANY OBSTRUCTION, LOCATED ON THE ROOF OR ANY OTHER PART OF THE BUILDING THAT PROJECTS ABOVE A SOLAR ZONE SHALL BE LOCATED AT LEAST TWICE THE DISTANCE, MEASURED IN THE HORIZONTAL PLANE, OF THE HEIGHT DIFFERENCE BETWEEN THE HIGHEST POINT OF THE OBSTRUCTION AND THE HORIZONTAL PROJECTION OF THE NEAREST POINT OF THE SOLAR ZONE, MEASURED IN THE VERTICAL PLANE.
EXCEPTION TO SECTION 110.10(B)3: ANY ROOF OBSTRUCTION, LOCATED ON THE ROOF OR ANY OTHER PART OF THE BUILDING, THAT IS ORIENTED NORTH OF ALL POINTS ON THE SOLAR ZONE.
4. STRUCTURAL DESIGN LOADS ON CONSTRUCTION DOCUMENTS. FOR AREAS OF THE ROOF DESIGNATED AS SOLAR ZONE, THE STRUCTURAL DESIGN LOADS FOR ROOF DEAD LOAD AND ROOF LIVE LOAD SHALL BE CLEARLY INDICATED ON THE CONSTRUCTION DOCUMENTS. NOTE: SECTION 110.10(B)4 DOES NOT REQUIRE THE INCLUSION OF ANY COLLATERAL
(c) INTERCONNECTION PATHWAYS.
1. THE CONSTRUCTION DOCUMENTS SHALL INDICATE A LOCATION RESERVED FOR INVERTERS AND METERING EQUIPMENT AND A PATHWAY RESERVED FOR ROUTING OF CONDUIT FROM THE SOLAR ZONE TO THE POINT OF INTERCONNECTION WITH THE ELECTRICAL SERVICE.
2. FOR SINGLE-FAMILY RESIDENCES AND CENTRAL WATER-HEATING SYSTEMS, THE CONSTRUCTION DOCUMENTS SHALL INDICATE A PATHWAY FOR ROUTING OF PLUMBING FROM THE SOLAR ZONE TO THE WATER-HEATING SYSTEM.
(d) DOCUMENTATION. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.

2019 CALIFORNIA BUILDING CODE
SECTION 3111 SOLAR ENERGY SYSTEMS

3111.1.1 WIND RESISTANCE.
EXCEPTION: ROOFTOP-MOUNTED PHOTOVOLTAIC PANELS AND MODULES SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 1510.7 OF THIS CODE.

3111.1.2 ROOF LIVE LOAD. ROOF STRUCTURES THAT PROVIDE SUPPORT FOR SOLAR ENERGY SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 1607.13.5.

3111.3 PHOTOVOLTAIC SOLAR ENERGY SYSTEMS. PHOTOVOLTAIC SOLAR ENERGY SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS SECTION, THE CALIFORNIA FIRE CODE, CALIFORNIA ELECTRICAL CODE, THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SECTION 1512 OF THIS CODE.

3111.3.1 EQUIPMENT. PHOTOVOLTAIC PANELS AND MODULES SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1703. INVERTERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1741. SYSTEMS CONNECTED TO THE UTILITY GRID SHALL USE INVERTERS LISTED FOR UTILITY INTERACTION.

3111.3.2 FIRE CLASSIFICATION. ROOFTOP-MOUNTED PHOTOVOLTAIC SYSTEMS SHALL HAVE A FIRE CLASSIFICATION IN ACCORDANCE WITH SECTION 1505.9. BUILDING-INTEGRATED PHOTOVOLTAIC SYSTEMS SHALL HAVE A FIRE CLASSIFICATION IN ACCORDANCE WITH SECTION 1505.8.

3111.3.4 ACCESS AND PATHWAYS. ROOF ACCESS, PATHWAYS AND SPACING REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1204 OF THE CALIFORNIA FIRE CODE.

2019 CALIFORNIA FIRE CODE
SECTION 1204 SOLAR PHOTOVOLTAIC POWER SYSTEMS

1204.1 GENERAL. SOLAR PHOTOVOLTAIC SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 1204.2 THROUGH 1204.5, AND THE CALIFORNIA BUILDING CODE. THE ELECTRICAL PORTION OF SOLAR PV SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

1204.2 ACCESS AND PATHWAYS. ROOF ACCESS, PATHWAYS, AND SPACING REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 1204.2.1 THROUGH 1204.3.3. PATHWAYS SHALL BE OVER AREAS CAPABLE OF SUPPORTING FIRE FIGHTERS ACCESSING THE ROOF. PATHWAYS SHALL BE LOCATED IN AREAS WITH MINIMAL OBSTRUCTIONS, SUCH AS VENT PIPES, CONDUIT OR MECHANICAL EQUIPMENT.
EXCEPTIONS:
2. ROOF ACCESS, PATHWAYS AND SPACING REQUIREMENTS NEED NOT BE PROVIDED WHERE THE FIRE CODE OFFICIAL HAS DETERMINED THAT ROOFTOP OPERATIONS WILL NOT BE EMPLOYED.

1204.3 OTHER THAN GROUP R-3 BUILDINGS. ACCESS TO SYSTEMS FOR BUILDINGS, OTHER THAN THOSE CONTAINING GROUP R-3 OCCUPANCIES, SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 1204.3.1 THROUGH 1204.3.3.
EXCEPTION: WHERE IT IS DETERMINED BY THE FIRE CODE OFFICIAL THAT THE ROOF CONFIGURATION IS SIMILAR TO THAT OF A GROUP R-3 OCCUPANCY, THE RESIDENTIAL ACCESS AND VENTILATION REQUIREMENTS IN SECTIONS 1204.2.1.1 THROUGH 1204.2.1.3 ARE A SUITABLE ALTERNATIVE.

1204.2.1.1 PATHWAYS TO RIDGE. NOT FEWER THAN TWO 36-INCH-WIDE PATHWAYS ON SEPARATE ROOF PLANES, FROM LOWEST ROOF EDGE TO RIDGE, SHALL BE PROVIDED ON ALL BUILDINGS. NOT FEWER THAN ONE PATHWAY SHALL BE PROVIDED ON THE STREET OR DRIVEWAY SIDE OF THE ROOF. FOR EACH ROOF PLANE WITH A PHOTOVOLTAIC ARRAY, NOT FEWER THAN ONE 36-INCH-WIDE PATHWAY FROM LOWEST ROOF EDGE TO RIDGE SHALL BE PROVIDED ON THE SAME ROOF PLANE AS THE PHOTOVOLTAIC ARRAY, ON AN ADJACENT ROOF PLANE OR STRADDLING THE SAME AND ADJACENT ROOF PLANES.

1204.2.1.2 SETBACKS AT RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING 33 PERCENT OR LESS OF THE PLAN VIEW TOTAL ROOF AREA, A SETBACK OF NOT LESS THAN 18 INCHES WIDE IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, A SETBACK OF NOT LESS THAN 36 INCHES WIDE IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.

PHOTOVOLTAIC NOTES & CALCULATIONS

1. NEWLY CONSTRUCTED HIGH-RISE RESIDENTIAL BUILDINGS SHALL COMPLY WITH CEnC SECTION 110.10(b)1B. REFER TO THE TITLE 24 REPORT FOR ADDITIONAL INFORMATION.
2. SOLAR PHOTOVOLTAIC POWER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH C.B.C. SECTION 1512 AND SECTION 3111.3, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA FIRE CODE, AND THE SYSTEM MANUFACTURER'S INSTALLATION INSTRUCTIONS. REFER TO THE SOLAR CONSULTANT PLANS UNDER SEPARATE SUBMITTAL FOR SOLAR PHOTOVOLTAIC POWER SYSTEM DESIGN, PANEL LOCATIONS AND SIZES, AND ALL OTHER DESIGN REQUIREMENTS.
3. THE INSTALLED PHOTOVOLTAIC SYSTEM DESIGN REQUIREMENTS AND THE NUMBER, SIZE, AND LOCATION(S) OF PV PANELS SHALL BE VERIFIED PER SOLAR CONSULTANT PLANS PROVIDED UNDER A SEPARATE SUBMITTAL (BY OTHERS). THE PHOTOVOLTAIC SYSTEM MANUFACTURER/ INSTALLER SHALL BE RESPONSIBLE TO PROVIDE FALL PROTECTION DEVICES FOR THE INSTALLATION AND MAINTENANCE OF THE SOLAR PANELS PER OSHA STANDARDS.

BUILDING TYPE 100 SOLAR ZONE CALCULATIONS

TOTAL ROOF AREA = 6,437 SQ. FT

X 15% = 966 SQ. FT. MINIMUM SOLAR ZONE REQUIRED

1,144 SQ. FT. SOLAR ZONE PROVIDED > 966 SQ. FT. REQUIRED

ROOF VENTILATION NOTE

1. VENTILATED ATTICS AND RAFTER SPACES
PER C.B.C. SECTION 1202.2 ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE A CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MINIMUM OF 1 INCH OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATIONS AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

PER C.B.C. 1202.2.2, EXTERIOR OPENINGS INTO THE ATTIC SPACE FOR VENTILATION SHALL HAVE A LEAST DIMENSION OF NOT LESS THAN 1/16 INCH AND NOT MORE THAN 1/4 INCH SHALL BE PERMITTED. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16 INCH AND NOT MORE THAN 1/4 INCH. WHERE COMBUSTION AIR IS OBTAINED FROM AN ATTIC AREA, IT SHALL BE PER C.M.C. CHAPTER 7.

ATTIC AREA	ATTIC AREA (SQ. FT.)	VENTILATION FACTOR	NFVA REQUIRED (SQ. IN.)	CLOAKED VENT (72 SQ. IN. NFVA) HIGH	NFVA PROVIDED HIGH	CLOAKED VENT (72 SQ. IN. NFVA) LOW	NFVA PROVIDED LOW	NFVA PROVIDED (SQ. IN.)
AREA "1"	1405 SQ. FT.	1/300	674 SQ. IN.	4	288 SQ. IN.	6	360 SQ. IN.	720 SQ. IN.
AREA "2"	917 SQ. FT.	1/300	440 SQ. IN.	3	216 SQ. IN.	4	288 SQ. IN.	504 SQ. IN.
AREA "3"	917 SQ. FT.	1/300	440 SQ. IN.	3	216 SQ. IN.	4	288 SQ. IN.	504 SQ. IN.
AREA "4"	1405 SQ. FT.	1/300	674 SQ. IN.	4	288 SQ. IN.	6	360 SQ. IN.	720 SQ. IN.
AREA "5"	789 SQ. FT.	1/300	379 SQ. IN.	3	216 SQ. IN.	3	216 SQ. IN.	432 SQ. IN.
AREA "6"	789 SQ. FT.	1/300	379 SQ. IN.	3	216 SQ. IN.	3	216 SQ. IN.	432 SQ. IN.

46 TOTAL ROOF VENTS. PROVIDE ALTERNATE BID FOR 92 ROOF VENTS.

ROOF PLAN KEYNOTES

222	2"X3" C.R. METAL DOWNSPOUT(S), TYPICAL - DISCHARGE TO APPROVED SITE DRAINAGE SYSTEM - VERIFY LOCATION WITH INSTALLER. SEE DETAIL 11 AND 16/AD5.1
803	CLASS 'A' ROOFING - REFER TO BUILDER'S COLOR/MATERIAL PALETTE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
837	LOCATION OF "SOLAR ZONE" PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR SOLAR PHOTOVOLTAIC PANEL INSTALLATION. PROVIDE 36" WIDE CLEAR ACCESS PATHWAYS PER C.F.C. SECTION 1204.3. SOLAR PANELS SHALL MAINTAIN 18" CLEAR FROM HIPS OR VALLEYS PER C.B.C. SECTION 3111.2.3. SOLAR PANELS PROVIDED BY OTHERS UNDER SEPARATE SUBMITTAL.

ROOF INFORMATION

ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	TYP OVERHANG - U.N.O.	
				EAVE	RAKE
FLAT CONCRETE TILE		2X8	2X8	3"	3"

"WESTLAKE ROYAL ROOFING COOL ROOF TILES" QAI LISTING# B1044-2

ROOF NOTES

1. REFER TO GENERAL SPECIFICATIONS SHEETS FOR FURTHER INFORMATION REGARDING ROOFING MATERIALS AND PROCEDURES.
2. CONTRACTOR SHALL VERIFY VENTILATION AREA OF ALL ATTIC VENTS WITH MANUFACTURER.
3. CONTRACTOR SHALL COORDINATE WITH ROOF TRUSS MANUFACTURER TO PROVIDE A CLEAR INSTALLATION SPACE FOR ALL ROOF EQUIPMENT.
4. ALL ROOF SHEATHING EDGES SHALL BE BLOCKED AND NAILED PER STRUCTURAL PLANS. IN ADDITION, CONTRACTOR SHALL ALSO PROVIDE MINIMUM BLOCKING AND SCREWS AS REQUIRED BY THE ROOFING MANUFACTURER.
5. ROOF DIAPHRAGM NAILING TO BE INSPECTED PRIOR TO COVERING.
6. ROOFING SHALL BE FIRE STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE ROOF MEMBERS.
7. PROVIDE ATTIC & SOFFIT VENTILATION AS PER C.B.C. SECTION 1202.2.
8. SHEET METAL SHALL BE A MINIMUM OF 26-GAUGE.
9. PROVIDE MINIMUM 1/4" PER FOOT SLOPE AT VALLEYS CREATED BY THE ROOF AND CRICKETS.
10. ROOF PENETRATIONS FOR PLUMBING, MECHANICAL, ELECTRICAL AND EQUIPMENT SUPPORT MUST INCLUDE THE FOLLOWING:
    A. PROVIDE A MIN. OF 18 INCHES OF SEPARATION TO ADJACENT PENETRATIONS, CANT STRIP, SCUPPER, ETC.
    B. INSULATION ALLOWED IN NONCOMBUSTIBLE CONSTRUCTION.
11. PROVIDE UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES, WOOD SHAKES, METAL ROOF PANELS AND PHOTOVOLTAIC SHINGLES IN ACCORDANCE WITH C.B.C. SECTION 1507.1.1. UNDERLAYMENT SHALL BE APPLIED IN ACCORDANCE WITH TABLE 1507.1.1(2) AND SHALL BE ATTACHED IN ACCORDANCE WITH TABLE 1507.1.1(3). PROVIDE MINIMUM (1) LAYER OF 30 LB. UNDERLAYMENT, WEATHER BOARD LAPPED AT ALL ROOFS. PROVIDE MINIMUM (2) LAYERS OF 30 LB. UNDERLAYMENT, WEATHER BOARD LAPPED AT ROOFS WITH PITCHES FROM 2:12 UP TO 4:12.
12. ROOF SHALL HAVE REFLECTANCE OF 0.10 AND EMISSIVITY OF 0.85 PER THE TITLE-24 REPORT.
13. ALL ROOFS SHALL HAVE CLASS A ROOF.
14. PER C.B.C. SECTION 1208.2, AT LOCATIONS WHERE ATTIC AREA HAS A CLEAR HEIGHT OF OVER 30", A 22"X30" MIN. CLEAR DIMENSION ATTIC ACCESS SHALL BE PROVIDED. A 30" MIN. CLEAR HEADROOM IN SUCH ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ATTIC OPENING.
15. PER C.P.C. SECTION 1101.12, ROOF DRAINS, GUTTERS, VERTICAL CONDUCTORS OR LEADERS, AND HORIZONTAL STORM DRAINS FOR PRELIMINARY DRAINAGE SHALL BE SIZED PER C.P.C. TABLE D101.1 BASED ON A STORM OF 60 MINUTES DURATION AND 100 YEAR RETURN PERIOD. REFER TO PLUMBING DRAWINGS.
16. PER C.B.C SECTION 705.2.3, COMBUSTIBLE PROJECTIONS EXTENDING TO WITHIN 5 FEET OF THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE SHALL BE OF NOT LESS THAN 1 HR FIRE-RESISTANCE-RATED CONSTRUCTION, HEAVY TIMBER CONSTRUCTION, COMPLYING WITH SECTION 2304.11, FIRE-TREATED WOOD, OR AS PERMITTED BY SECTION 705.2.3.1. TYPE VB CONSTRUCTION SHALL BE ALLOWED FOR COMBUSTIBLE PROJECTIONS IN GROUP R-3 AND U OCCUPANCIES WITH A FIRE SEPARATION DISTANCE GREATER THAN OR EQUAL TO 5 FEET.
17. ALL ROOF VENT ROUTING SHALL BE ADJUSTED IN THE ATTIC SPACE TO AVOID CONFLICTS WITH ROOF OBSTRUCTIONS (e.g., PHOTOVOLTAIC PANELS, ATTIC VENTILATORS, MECHANICAL EQUIPMENT, ETC.)
18. PROVIDE MINIMUM 22"X30" CUT OUTS IN LOW ROOF SHEATHING BELOW CALIFORNIA FRAMED ROOF AREAS.
19. MECHANICAL EQUIPMENT, SYSTEMS AND DEVICES: PER C.B.C SECTION 1015.6, GUARDS SHALL BE PROVIDED WHERE VARIOUS COMPONENTS THAT REQUIRE SERVICE ARE LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR, ROOF OR GRADE BELOW. THE GUARD SHALL EXTEND NOT LESS THAN 30 INCHES BEYOND EACH END OF SUCH COMPONENTS. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES IN DIAMETER. EXCEPTION: GUARDS ARE NOT REQUIRED WHERE PERSONAL FALL ARREST ANCHORAGE CONNECTOR DEVICES COMPLYING WITH ANSI/ASSE Z 359.1 ARE INSTALLED.
20. ROOFTOP-MOUNTED PHOTOVOLTAIC PANELS AND MODULES (BY OTHERS) SHALL BE DESIGNED IN ACCORDANCE WITH C.B.C SECTION 1510.7 AND SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1703. INSTALLATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS. ROOFER SHALL PROVIDE FLASHING OR OTHER MEANS TO PREVENT LATERAL OR VERTICAL MOVEMENT OF WATER FROM SURFACE TO UNDERSIDE OF ROOF MATERIAL.
21. ROOFER SHALL PROVIDE A 30 YEAR COMPOSITION SHINGLE ROOFING SYSTEM INSTALLED TO FULL EXTENT OF SOLAR ARRAY IN ALL DIRECTIONS. THE SOLAR PANELS MOUNT ONTO A 12 INCH BY 12 INCH SQUARE, 24 GAUGE, KYNAR COATED SHEET METAL FLASHING SHINGLE LAPPED INTO THE ASPHALT SHINGLES. ROOFER SHALL PROVIDE FLASHING OR OTHER MEANS TO PREVENT LATERAL OR VERTICAL MOVEMENT OF WATER FROM SURFACE OF COMPOSITE SHINGLE TO UNDERSIDE OF SURROUNDING CONCRETE TILES. REFER TO SOLAR PANEL PLANS BY OTHERS FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
22. ROOFING MATERIAL PER EXTERIOR COLOR PALETTE.
23. WHERE SPRAY FOAM INSULATION IS USED ON THE UNDERSIDE OF THE ROOF DECK, THE ATTIC MUST NOT BE USED FOR STORAGE DUE TO VOC'S. WHERE THE ATTIC IS NON-VENTILATED A PRESSURE RELIEF COMPONENT SHALL BE PROVIDED.
24. REFER TO 5/AAD1.2 FOR WALL FRAMING AT TRUSS.

ROOF LEGEND

- ROOF AREA: X / X SQ. FT. — ROOF AREA IDENTIFICATION; ROOF AREA SQUARE FOOTAGE
- X / AX.XX — SECTIONS
- INDICATES LINES OF WALL BELOW
- INDICATES EDGE OF ROOF
- D.S. — INDICATES DOWNSPOUT 222
- INDICATES ROOF GUTTER
- 4.25:12 — INDICATES SLOPE / DIRECTION
- TERMINATE FIRE PARTITIONS AT THE UNDERSIDE OF THE ROOF SHEATHING PER C.B.C. SECTION 708.4. - SEE DETAILS 1 & 2/AAD1.3 TYPICAL ROOF/CEILING ASSEMBLY
- DESIGNATED SOLAR ZONE AREA PER CEnC SECTION 110.10(b).
- ROOF ACCESS PATHWAY PER CBC SECTION 3111.3.4 AND C.F.C. SECTION 1204.2
- CLOAKED ROOF VENT, REFER TO 14/AD5.0

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

TRACT NO. 290-23-049

RUBY AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

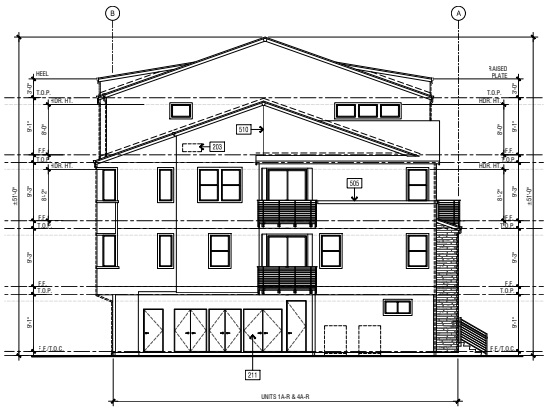
REVISIONS

NO.	DATE	DESCRIPTION

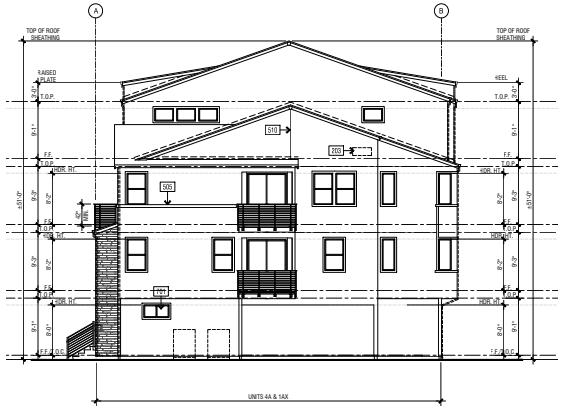
BUILDING TYPE 200
ROOF PLAN

PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	24344_A1-13
SHEET SCALE:	1/8" = 1'-0"
DATE:	SHEET:
06/12/2025	A1.13

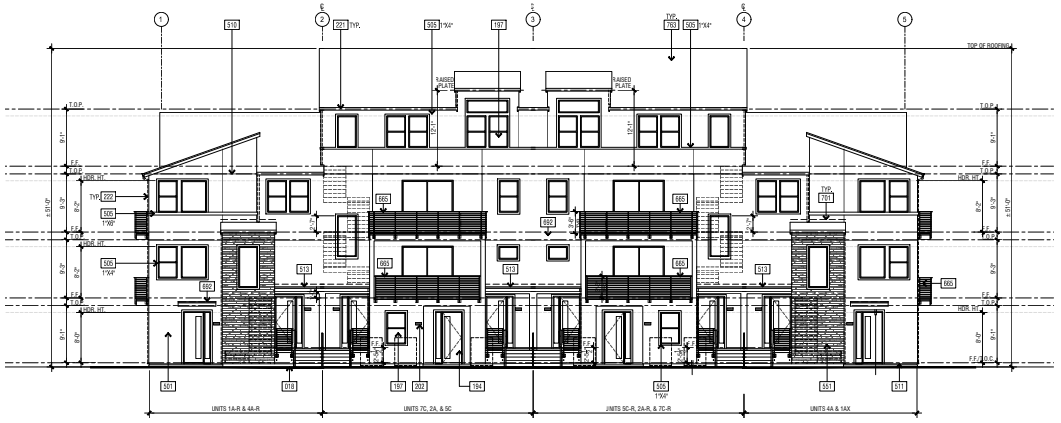
BUILDING TYPE 200 : REAR ELEVATION | 4



BUILDING TYPE 200 : LEFT ELEVATION | 3



BUILDING TYPE 200 : RIGHT ELEVATION | 2



BUILDING TYPE 200 : FRONT ELEVATION | 1

EXTERIOR ELEVATION KEYNOTES

318	FINISHED GRADE - REFER TO CIVIL DRAWINGS FOR SLOPES AND FURTHER GRADE INFORMATION
191	GARAGE DOOR(S)- SECTIONAL STEEL GARAGE DOOR - SIZE PER PLAN -
194	EXTERIOR DOOR(S) PER PLAN - REFER TO LEGEND BELOW FOR TYPICAL CONDITIONS
197	MANUFACTURED WINDOW(S) PER PLAN - REFER TO LEGEND BELOW FOR TYPICAL CONDITIONS
198	VENT, REFER TO MECHANICAL DRAWINGS
202	ILLUMINATED UNIT ADDRESS NUMBERS, MINIMUM 4" HIGH, VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY - REFER TO UNIT UTILITY PLANS
203	MASTER BUILDING ADDRESS REFLECTING BUILDING ADDRESS AND UNITS WITHIN BUILDING WITH 6" MIN. HEIGHT LETTERS/NUMBERS WITH EXTERIOR WALL PACK, - SEE FOR MIN. INSTALLATION DIMENSIONS
208	WALL PACK EXTERIOR LIGHT AT GARAGE IS CEILING MOUNT UNDER OVERHANG - REFER TO ELECTRICAL DRAWINGS AND UNIT UTILITY PLANS FOR ADDITIONAL INFORMATION
211	UTILITY CLOSET, WHERE OCCURS, REFER TO COMPOSITE PLANS AND SITE PLAN FOR ADDITIONAL INFO. VERIFY UTILITY PANELS/METER LOCATIONS WITH UTILITY SERVICE PROVIDER REQUIREMENTS.
221	C.R. METAL GUTTER(S) - VERIFY LOCATION WITH INSTALLER - REFER TO ROOF PLANS
222	C.R. METAL DOWNSPOUT(S) - DISCHARGE TO APPROVED SITE DRAINAGE SYSTEM - VERIFY LOCATION WITH INSTALLER - REFER TO ROOF PLANS
501	3-COAT STUCCO 16/20 SAND FINISH- SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
505	STUCCO OVER RIGID FOAM TRIM - FOAM SIZE/SHAPE PER ELEVATION
510	STUCCO CONTROL JOINT -
511	WEEP SCREED - REFER TO GRADING PLANS AND
513	LOW ROOF - REFER TO ROOF PLAN
551	MANUFACTURED ADHERED STUCCO STONE VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS.
565	METAL GUARDRAIL: HEIGHT PER ELEVATION: + 42" MINIMUM A.F.F. METAL GUARD - FOR TYPICAL METAL GUARD AT DECK
592	24" DEEP STUCCO SHELF
701	C.R. METAL FLASHING
763	CLASS 'A' ROOFING - FLAT CONCRETE SHINGLE - INSTALL PER MFR.'S SPECS. - REFER TO ROOF PLANS

GENERAL NOTES

1. ALL BANDING (INCLUDING FOAM) PRESENT OR NOTED ON THE EXTERIOR ELEVATIONS OR FLOOR PLANS SHALL WRAP AROUND ALL OUTSIDE CORNERS AND TERMINATE AT AN INSIDE CORNER, OR WRAP AROUND ALL SIDES OF COLUMNS AND RETURN ONTO ITSELF, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS.
2. FINISH GRADE VARIES - SEE CIVIL ENGINEERS PLANS FOR FINAL GRADE & SITE DRAINAGE INFORMATION.
3. USE HIGH DENSITY FOAM AT ALL LOCATIONS 24"-0" FROM FIRST FINISH FLOOR OR ANY ADJACENT WALKING SURFACE.
4. CONTRACTOR TO CONSTRUCT AND CERTIFY THAT EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF PER C.B.C. SECTION 1404.4, FLASHING.
5. THE PRIMARY ENTRANCE TO THE DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT, MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING (PER THE ELECTRICAL DRAWINGS.)
6. GUARDS SHALL BE LOCATED ALONG OPEN SIDED WALKING SURFACES, STAIRS, AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE GRADE BELOW. (C.B.C. SECTION 1015.2)
7. PAINT ALL VENTS TO MATCH ADJACENT ROOFING MATERIAL.
8. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS OF EXTERIOR BUILDING LIGHTING.
9. PROVIDE TEMPERED GLAZING AT ALL HAZARDOUS LOCATIONS PER C.B.C. SECTION 2406.4. SEE SHEET A2.01 FOR ADDITIONAL INFORMATION.
10. A PARAPET IS NOT REQUIRED AT NON-RATED EXTERIOR WALLS PER C.B.C. SECTION 705.11 EXCEPTION 1.
11. PARAPETS SHALL HAVE THE SAME FIRE-RESISTANCE RATING AS THAT REQUIRED FOR THE SUPPORTING WALL AND ON ANY SIDE ADJACENT TO A ROOF SURFACE, SHALL HAVE NONCOMBUSTIBLE FACES FOR THE UPPERMOST 18 INCHES, INCLUDING COUNTERFLASHING AND COPING MATERIALS. THE HEIGHT OF THE PARAPET SHALL BE NOT LESS THAN 30 INCHES ABOVE THE ROOF SURFACE. (C.B.C. SECTION 705.11.1)
12. BUILDING ADDRESSES:

    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.

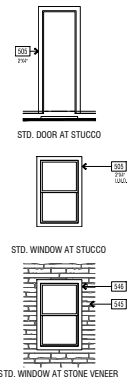
    SUB-UNITS OF ANY BUILDING OR COMPLEX, NOT HAVING INDIVIDUALLY ASSIGNED ADDRESSES, SHALL BE IDENTIFIED IN A CONSISTENT MANNER, EITHER NUMERICALLY OR ALPHABETICALLY, USING A LOGICAL SEQUENCE. UNIT NUMBERS OR LETTERS SHALL BE AFFIXED NEAR THE MAIN ENTRANCE OF EACH OCCUPANCY IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE. LIGHTED DIRECTORY MAPS MAY BE REQUIRED AT BUILDING COMPLEX ENTRANCES OR OTHER LOCATIONS, AS SPECIFIED BY THE FIRE CHIEF.

    THE FOLLOWING IS A GUIDELINE FOR ADEQUATE ADDRESS NUMBER DIMENSIONS:

    - THE NUMBER POSTED UP TO 49 FEET FROM THE PUBLIC STREET SHOULD BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST FOUR (4) INCHES HIGH WITH A HALF (1/2) INCH STROKE.
    - THE NUMBER POSTED FROM 50 TO 99 FEET FROM THE PUBLIC STREET SHALL BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST SIX (6) INCHES HIGH WITH A ONE (1) INCH STROKE.
    - THE NUMBER POSTED FROM 100 TO 199 FEET FROM THE PUBLIC STREET SHALL BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST TEN (10) INCHES HIGH WITH A ONE AND A HALF (1 1/2) INCH STROKE
    - THE NUMBER POSTED FROM 200 TO 299 FEET FROM THE PUBLIC STREET SHALL BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST EIGHTEEN (18) INCHES HIGH WITH A TWO (2) INCH STROKE.
    - THE NUMBER POSTED FROM 300 TO 400 FEET FROM THE PUBLIC STREET SHALL BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST TWENTY FOUR (24) INCHES HIGH WITH A TWO AND A HALF (2 1/2) INCH STROKE.
    - WHEN THE BUILDING IS TWO STORIES OR HIGHER, THE MOUNTING HEIGHT AND LOCATION OF THE STREET ADDRESS SHALL TAKE INTO ACCOUNT THE DISTANCE BETWEEN THE BUILDING AND THE STREET. THE PROPOSED MOUNTING HEIGHT AND LOCATION HAS TO BE REVIEWED AND APPROVED BY THE FIRE PLAN REVIEWER OR INSPECTOR BEFORE ACTUAL MOUNTING.
    - LARGE MULTI-STORY BUILDING MAY NEED LARGER ADDRESS NUMBERS AS DEEMED APPROPRIATE BY THE FIRE PLAN CHECK ENGINEER OR INSPECTOR, FOLLOWING ARE ADDITIONAL ADDRESS REQUIREMENTS FOR THESE BUILDINGS AND COMPLEXES:
        a. THE BUILDING ADDRESS AND/OR PREMISE IDENTIFICATION NUMBER(S) SHALL BE POSTED ON MULTIPLE SIDES OF THE BUILDING AND/OR COMPLEX IF THE MAIN ENTRANCE IS NOT CLEARLY VISIBLE FROM A PUBLIC STREET. ADDRESS NUMBERS MUST BE POSTED WITHIN 400 FEET FROM THE PUBLIC STREET.
        b. THE BUILDING LOCATED AT STREET CORNER, OR LOCATED BEHIND THE BUILDING IN A MULTI-BUILDINGS COMPLEX SHALL HAVE ADDRESS POSTED ON THE BUILDING.
        c. LOCATION OF ALL BUILDING ADDRESS AND/OR PREMISE IDENTIFICATION MARKINGS SHALL BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT BEFORE THE BUILDING PERMIT IS ISSUED.
        d. A BUILDING COMPLEX HAVING 5 OR MORE BUILDING SHALL BE PROVIDED WITH A LIGHTED DIRECTORY AT EACH ENTRANCE TO THE COMPLEX. THE DIRECTORY WILL HAVE A SITE PLAN SHOWING LOCATION AND ADDRESS OF EACH BUILDING, WITH THE SYMBOL "YOU ARE HERE". THE SITE PLAN SHALL BE INSTALLED IN THE CORRECT ORIENTATION.
        e. MULTIPLE ENTRANCES TO THE COMPLEX SHALL REQUIRE MULTIPLE DIRECTORIES.
13. CONTROL JOINT LOCATIONS INDICATED ARE FOR DESIGN PURPOSES ONLY. IN ALL CASES, INSTALL CONTROL JOINTS AT LOCATIONS COMPLYING WITH THE FOLLOWING CRITERIA:
    A. WHERE AN EXPANSION OR CONTRACTION JOINT OCCURS IN SURFACE OF CONSTRUCTION DIRECTLY BEHIND PLASTER MEMBRANE.
    B. DISTANCE BETWEEN CONTROL JOINTS: NOT TO EXCEED 18 FEET IN EITHER DIRECTION OR A MAXIMUM OF 144 SQ. FT. IN ANY PANEL.
    C. WALL AREAS: NOT MORE THAN 144 SQ. FT.
    D. HORIZONTAL SURFACES: NOT MORE THAN 100 SQ. FT. IN AREA.
    E. WHERE PLASTER PANEL SIZES OR DIMENSIONS CHANGE, EXTEND JOINTS FULL WIDTH OR HEIGHT OF PLASTER MEMBRANE.
14. AT RATED WALLS WHERE EXTERIOR MATERIAL TRANSITIONS HAVE DIFFERENT THICKNESSES, PROVIDE EXTERIOR RATED GYPSUM BOARD TO CONTINUE RATED EXTERIOR WALL CONDITION AS NECESSARY TO OBTAIN AN EVEN SURFACE FOR THE FULL WALL HEIGHT/LENGTH. NOTE THAT RATED AREAS INDICATED ARE THE MINIMUM CODE REQUIREMENTS.
15. DOWNSPOUTS OUTLET ON THE GROUND SURFACE AND SHALL BE PICKED UP BY THE AREA DRAIN SYSTEM, PER THE PRECISE GRADING PLANS.

TYP. DOOR / WINDOW TRIM LEGEND

NOTE: REFER TO SHEET A2.03 FOR ADDITIONAL DOOR AND WINDOW NOTES.



STD. DOOR AT STUCCO

STD. WINDOW AT STUCCO

STD. WINDOW AT STONE VENEER

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

TRACT NO. 290-23-049

RUBY AT PARIVA

ATTACHED DWELLING UNITS

SANTA CLARA, CA

PULTE GROUP

PLEASANTON, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING TYPE 200 EXTERIOR ELEVATIONS

PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	20234344
CAD FILE NAME :	2434H_A1.14
SHEET SCALE:	1/8" = 1'-0"
DATE:	SHEET:
06/12/2025	A1.14

BUILDING TYPE 200 : REAR ELEVATION | 4

BUILDING TYPE 200 : LEFT ELEVATION | 3

BUILDING TYPE 200 : RIGHT ELEVATION | 2

BUILDING TYPE 200 : FRONT ELEVATION | 1

Color and Material Palette SCHEME 1

Stucco-4 (Cyber) + balcony metal rails

SW 7076
Cyberspace
Interior / Exterior
Locator Number: 215-C7

Stucco-1 (Light)

SW 7666
Fleur de Sel
Interior / Exterior
Locator Number: 258-C3

Stucco-2 (Dark)

SW 7660
Earl Grey
Interior / Exterior
Locator Number: 238-C5

Entry Door

SW 2839
Roycroft Copper Red
Interior / Exterior

Stucco-3 (Mid-range)

SW 7668
March Wind
Interior / Exterior
Locator Number: 282-C3

Metal Accents+ canopy

SW 6990
Caviar
Interior / Exterior
Locator Number: 251-C2

Garage door

SW 2849
Westchester Gray
Interior / Exterior

STONE - ELDORADO

ROOF TILE

Oceana

WINDOW FRAME TO BE VINYL CAPSTOCK BLACK.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

RUBY AT PARIVA

ATTACHED DWELLING UNITS
SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-049

© 2021 WILLIAM MCMANIMON ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT PRIOR EXPRESS WRITTEN CONSENT OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THAT PARTY AGREES TO INDEMNIFY AND HOLD HARMLESS WHA FOR ANY DAMAGES RESULTING THEREFROM.

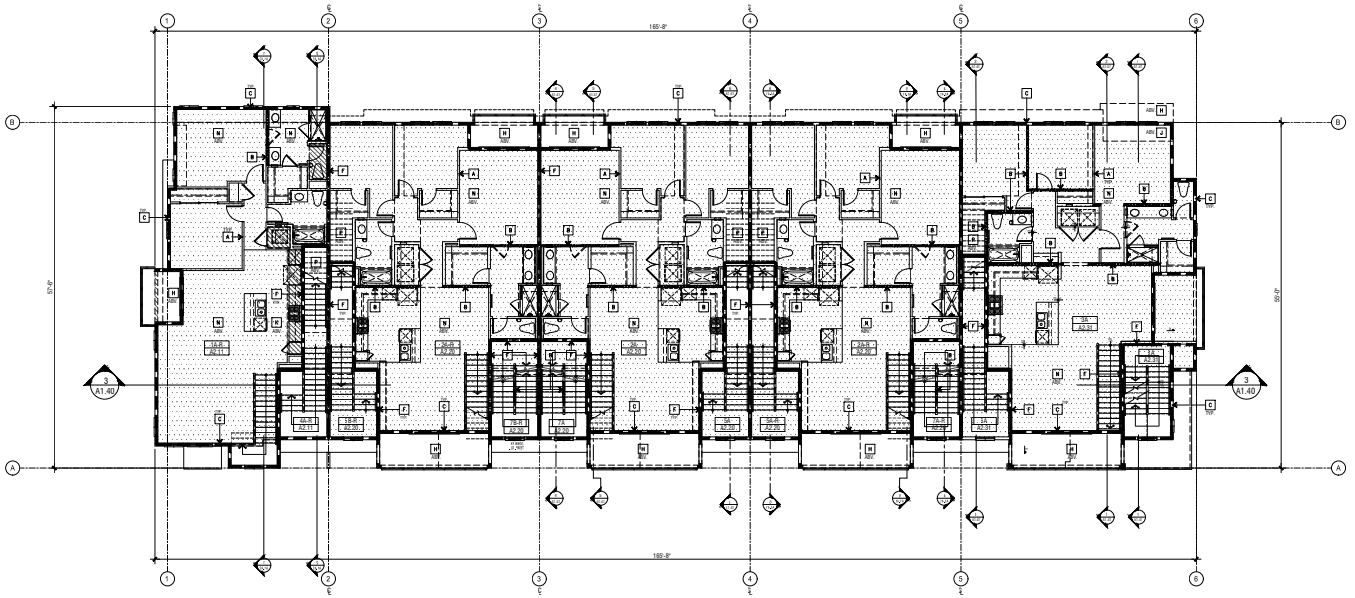
DO NOT SCALE PLANS

REVISIONS

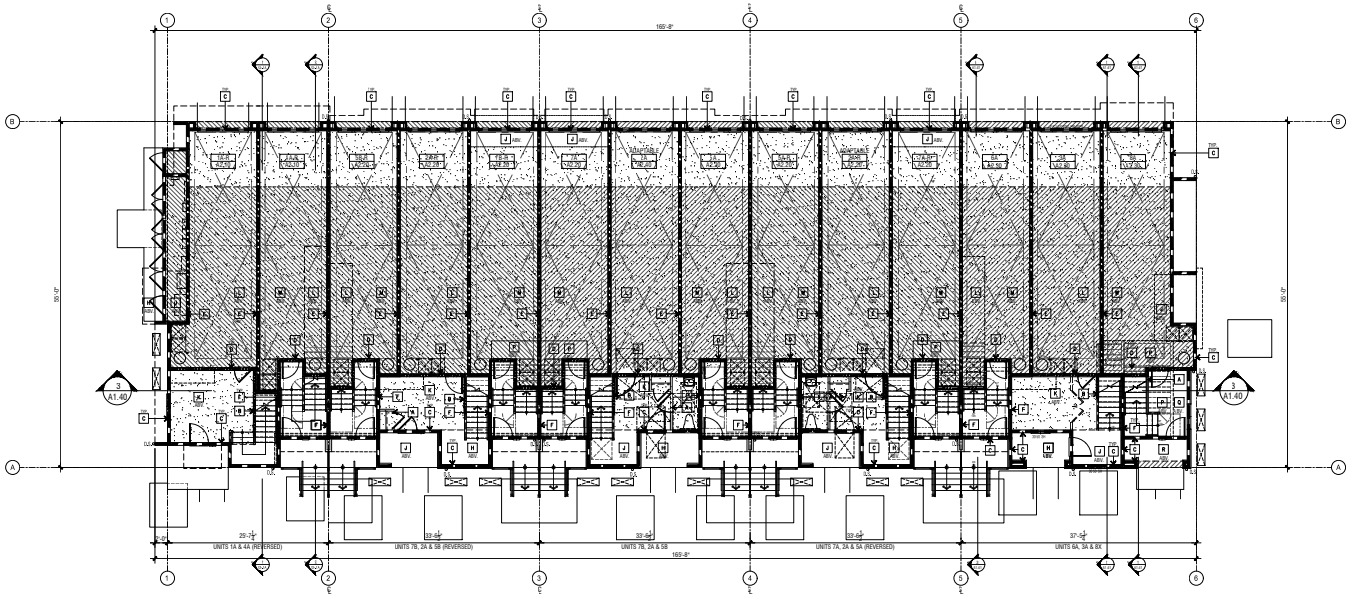
NO.	DATE	DESCRIPTION

BUILDING TYPE 200
EXTERIOR ELEVATIONS

PROJECT MANAGER:	KMH
DESIGNER:	-
DRAWN BY:	-
REVIEWED BY:	PK
1ST BLDG. DEPT. SUBMITTAL:	
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2024344
CAD FILE NAME:	CLEAN_24344_A1.14
SHEET SCALE:	1/8" = 1'-0"
DATE:	SHEET:
11/12/2024	A1.14a



BUILDING TYPE 300A: SECOND FLOOR PLAN | 2



BUILDING TYPE 300: FIRST FLOOR PLAN | 1

CONSTRUCTION NOTES (TYPE VA)

KEY NOTE	CONSTRUCTION ASSEMBLY	RATING IN HRS	DESCRIPTION & NOTES	DETAIL REFERENCE
	VERTICAL ASSEMBLIES:			
A	INTERIOR NON-BEARING WALL & PARTITIONS	1	INTERIOR NON-BEARING WALLS AND PARTITIONS SHALL BE OF NON-RATED CONSTRUCTION PER C.B.C. TABLE 601. 1REFER TO STRUCTURAL PLANS FOR NON-BEARING WALLS.	
B	INTERIOR BEARING WALLS	1	INTERIOR BEARING WALLS SHALL BE OF 1-HOUR RATED 2CONSTRUCTION PER C.B.C. TABLE 601. VERIFY LOCATIONS 2F BEARING WALLS PER THE STRUCTURAL PLANS.	
C	EXTERIOR RATED WALLS - TYPICAL	1	EXTERIOR WALLS SHALL BE OF 1-HOUR RATED CONSTRUCTION PER C.B.C. TABLE 705.5 AND SECTION 705, U.N.O. REFER TO GENERAL NOTES #10 & 11 BELOW.	
D	INTERIOR BEARING WALL (HOUSE/GARAGE)	1	1PRIVATE GARAGE SHALL BE SEPARATED FROM THE 2WELLING UNIT AND ITS ATTIC AREA. VERIFY LOCATIONS OF 9EARING WALLS PER THE STRUCTURAL PLANS.	
E	1IRE BARRIERS	1	1FIRE BARRIERS SHALL BE OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 707. MULTIPLE 1PRIVATE GARAGES SEPARATED BY 1-HR FIRE BARRIERS 1PER C.B.C. SEC. 406.3.2.1. (MIN. STC 50 REQUIRED)	
	RIRE PARTITIONS	1	1FIRE PARTITIONS SHALL BE OF 1-HOUR FIRE RATED 2CONSTRUCTION PER C.B.C. SECTION 708. (MIN. STC 50 REQ.)	
G	SHAFT 1ENCLOSURES	1	1SHAFT ENCLOSURES SHALL BE OF 1-HOUR FIRE RATED 2CONSTRUCTION PER C.B.C. SECTION 711.2.4.3	
	1HORIZONTAL ASSEMBLIES (FLOOR/CEILING):			
H	EXT. to EXT. (Deck over Exterior)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY SHALL BE 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
I	EXT. to INT. (Deck over Living/Garage)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
J	INTERIOR to INTERIOR (Living over Living within same unit)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
	INTERIOR to INTERIOR (Living over Garage within same unit)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
K	2WELLING UNIT SEPARATION (Living over Garage)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2. (MIN. STC 50 REQUIRED)	
L	2WELLING UNIT SEPARATION (Living over Living)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY SHALL BE 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2. (MIN. STC 50 & IIC 50 REQUIRED)	
M	2WELLING UNIT SEPARATION (Stair over Living)	1	STAIR ASSEMBLY SHALL BE 1-HOUR RATED CONSTRUCTION TO MAINTAIN CONTINUITY OF FIRE-RATED FLOOR/CEILING ASSEMBLY.	
	1HORIZONTAL ASSEMBLIES (ROOF/CEILING):			
N	1ROOF over INTERIOR SPACE	1	1HORIZONTAL (ROOF/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
O	1ROOF over EXTERIOR SPACE	1	1HORIZONTAL (ROOF/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
	INTERSECTIONS OF VERTICAL ASSEMBLIES:			
	INTERIOR WALL to FIRE BARRIER		INTERSECTING WALLS TO FIRE BARRIER SHALL NOT INTERRUPT THE REQUIRED RATING OF THE FIRE BARRIER PER C.B.C. SECTION 707.	
	INTERIOR WALL to 1IRE PARTITION		INTERSECTING WALLS TO FIRE PARTITION SHALL NOT INTERRUPT THE REQUIRED RATING OF THE FIRE PARTITION PER C.B.C. SECTION 708.	
	1IRE PARTITION / FIRE 1BARRIER to RATED EXTERIOR WALL		CONTINUITY OF INTERSECTING FIRE PARTITIONS/FIRE 1ARRIERS AND RATED EXTERIOR WALL SHALL BOTH BE MAINTAINED PER C.B.C. SECTIONS 705, 707 & 708.	
	2CONDITIONS AT RATED CONSTRUCTION:			
	PENETRATIONS AT RATED ASSEMBLIES		PENETRATIONS AT FIRE-RESISTIVE RATED WALLS, 1LOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE 1PROTECTED PER C.B.C. SECTION 714.	
	RECESSED FIXTURES IN RATED WALLS/ CEILINGS		1RECESSED FIXTURES AT FIRE RESISTIVE-RATED WALLS SHALL BE INSTALLED PER C.B.C. SECTION 714.4.2 SO THAT THE REQUIRED RATING OF THE WALL IS NOT REDUCED.	
	SOFFIT FRAMING AT RATED FLOOR/CEILING		SOFFIT FRAMING SHALL BE OF NON-COMBUSTIBLE MATERIALS AND CONSTRUCTED AFTER ONE-HOUR 1LOOR/CEILING ASSEMBLY IS CONSTRUCTED	
	1UB/SHOWER ENCLOSURE 1T 1-HOUR RATED WALL		CONTINUITY OF FIRE-RESISTANCE RATED WALLS SHALL BE MAINTAINED.	
	STAIR FRAMING AT 1-HOUR RATED WALL		CONTINUITY OF FIRE-RESISTANCE RATED WALLS SHALL BE MAINTAINED.	
	STAIR FRAMING AT 1-HOUR RATED WALL 2SEPARATE DWELLING UNITS (50 MIN STC)		CONTINUITY OF FIRE-RESISTANCE RATED WALLS SHALL BE MAINTAINED.	
	1-HOUR RATED 2DUCT CHASE		PENETRATIONS BY DUCTS OF HORIZONTAL ASSEMBLIES SHALL BE PROTECTED BY A SHAFT ENCLOSURE PER C.B.C. SECTION 717.6. REFER TO MECHANICAL AND STRUCTURAL PLANS FOR LOCATIONS OF RATED DUCT CHASE WITHIN THE HORIZONTAL FLOOR/CEILING ASSEMBLY.	

COMPOSITE PLAN LEGEND

ELEMENT	DESCRIPTION
	1-HOUR RATED FIRE BARRIER WALL - SEE CONSTRUCTION NOTE "E"
	1-HOUR RATED FIRE PARTITION WALL - SEE CONSTRUCTION NOTE "F"
	1-HOUR RATED INTERIOR BEARING WALL - SEE CONSTRUCTION NOTE "B" - VERIFY LOCATIONS PER STRUCTURAL DRAWINGS
	1-HOUR RATED EXTERIOR WALL - SEE CONSTRUCTION NOTE "C"
	1-HOUR RATED SHAFT - SEE CONSTRUCTION NOTE "G" - VERIFY LOCATIONS PER MECHANICAL DRAWINGS
	INDICATES DROPPED CEILING OR SOFFIT AREA SEE FOR DROPPED UTILITY SOFFIT AT GARAGE
	INDICATES ONE-HOUR RATED HORIZONTAL FLOOR/CEILING ASSEMBLY AT DWELLING UNITS ABOVE GARAGES - SEE CONSTRUCTION NOTES "I" & "M" NOTE: CONCRETE TOPPING AT THE FLOOR/CEILING ASSEMBLY IS NOT REQUIRED FOR FIRE OR ACOUSTICAL PROTECTION BUT HAS BEEN PROVIDED TO ACHIEVE IMPROVED ACOUSTICAL PERFORMANCE. EXTEND FLOOR/CEILING ASSEMBLY AS NECESSARY TO PROVIDE A LEVEL SURFACE WITHIN THE DWELLING UNIT.
	INDICATES ONE-HOUR RATED HORIZONTAL DWELLING UNIT SEPARATION (FLOOR/CEILING ASSEMBLY) - SEE CONSTRUCTION NOTE "N" NOTE: CONCRETE TOPPING AT THE FLOOR/CEILING ASSEMBLY IS REQUIRED FOR ACOUSTICAL PROTECTION. THE MINIMUM REQUIRED AREA IS INDICATED. EXTEND THE FLOOR/CEILING ASSEMBLY AS NECESSARY TO PROVIDE A LEVEL FLOOR SURFACE WITHIN THE DWELLING UNIT.

GENERAL NOTES

1. REFER TO UNIT FLOOR PLANS FOR ADDITIONAL NOTES AND DIMENSIONS.
2. REFER TO SHEET A0.11 FOR BUILDING SQUARE FOOTAGE CALCULATIONS.
3. FIRE DAMPERS SHALL BE INSTALLED PER C.B.C. SEC. 717.5 AT ALL DUCT AND AIR TRANSFER 2PENINGS WITHIN FIRE WALLS, FIRE BARRIERS AND FIRE-RESISTIVE-RATED FLOOR-CEILING ASSEMBLIES OR ROOF-CEILING ASSEMBLIES, EXCEPT AS ALLOWED PER C.B.C. SECTIONS 717.5.1 THROUGH 717.5.7 AND 717.6.
4. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN C.B.C. SECTION 714.
5. STUDS, COLUMNS AND BOUNDARY ELEMENTS THAT ARE INTEGRAL ELEMENTS IN WALLS OF LIGHT-FRAME CONSTRUCTION AND ARE LOCATED ENTIRELY BETWEEN THE TOP AND BOTTOM PLATES OR TRACKS SHALL BE PERMITTED TO HAVE REQUIRED FIRE-RESISTANCE RATINGS PROVIDED THE REQUIRED FIRE-RESISTANCE PROTECTION FOR THE WALL PER C.B.C. SEC. 704.4.1.
6. THE FIRE-RESISTANCE RATING OF HORIZONTAL ASSEMBLIES SHALL BE NOT LESS THAN THAT REQUIRED BY THE BUILDING TYPE OF CONSTRUCTION AND SHALL COMPLY WITH C.B.C. SECTIONS 711.2.4.1 THROUGH 711.2.4.6.
7. SEE LANDSCAPE DRAWINGS FOR ALL ENTRY PORCHES, PATIOS, STOOPS, STAIRS, HANDRAILS, WALLS, DRIVEWAYS, STEPS, LANDSCAPE WALLS, FENCES, TRELLIS, AND ADDITIONAL INFORMATION.
8. ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE, PER 2 B.C. SECTION 703.7. SUCH IDENTIFICATION SHALL:
   - 8.1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 10 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
   - 8.2. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8-INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS," OR OTHER WORDING.
9. REFER TO SHEETS AP01, AP02, AP03, AP04, AP05, AP06 & AP07 FOR TYPICAL RATED PENETRATION ASSEMBLY DETAILS.
10. CONTRACTORS SHALL CONTINUE RATED WALL/CEILING CONDITION AS NECESSARY TO OBTAIN AN EVEN SURFACE. RATED AREAS INDICATED ARE MINIMUM REQUIREMENTS PER THE C.B.C.
11. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH APPLICATION.
12. PER C.B.C. SECTION 406.3.1, MULTIPLE PRIVATE GARAGES ARE PERMITTED IN A BUILDING WHERE EACH PRIVATE GARAGE IS SEPARATED FROM THE OTHER PRIVATE GARAGES BY 1-HOUR FIRE BARRIERS IN ACCORDANCE WITH C.B.C. SECTION 707, OR 1-HOUR HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH C.B.C. SECTION 711, OR BOTH.

REFER TO SITE PLAN ON SHEET A0.41 FOR ADAPTABLE UNIT LOCATIONS.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

TRACT NO. 290-23-049

RUBY AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

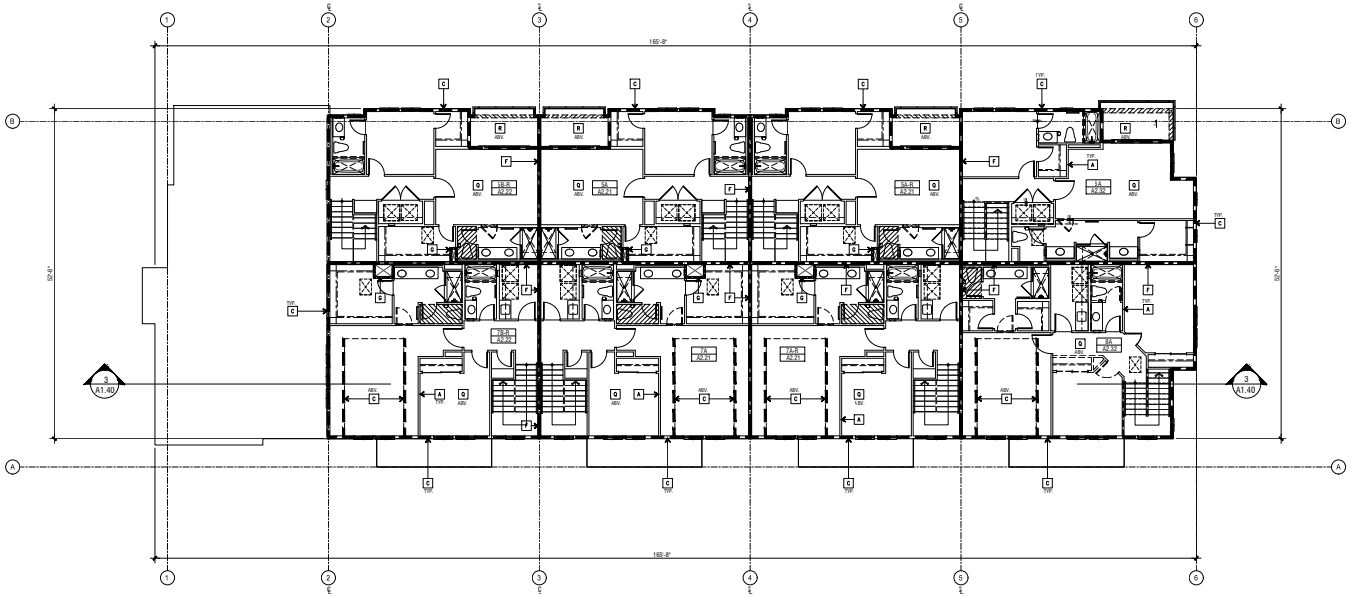
DO NOT SCALE PLANS

REVISIONS

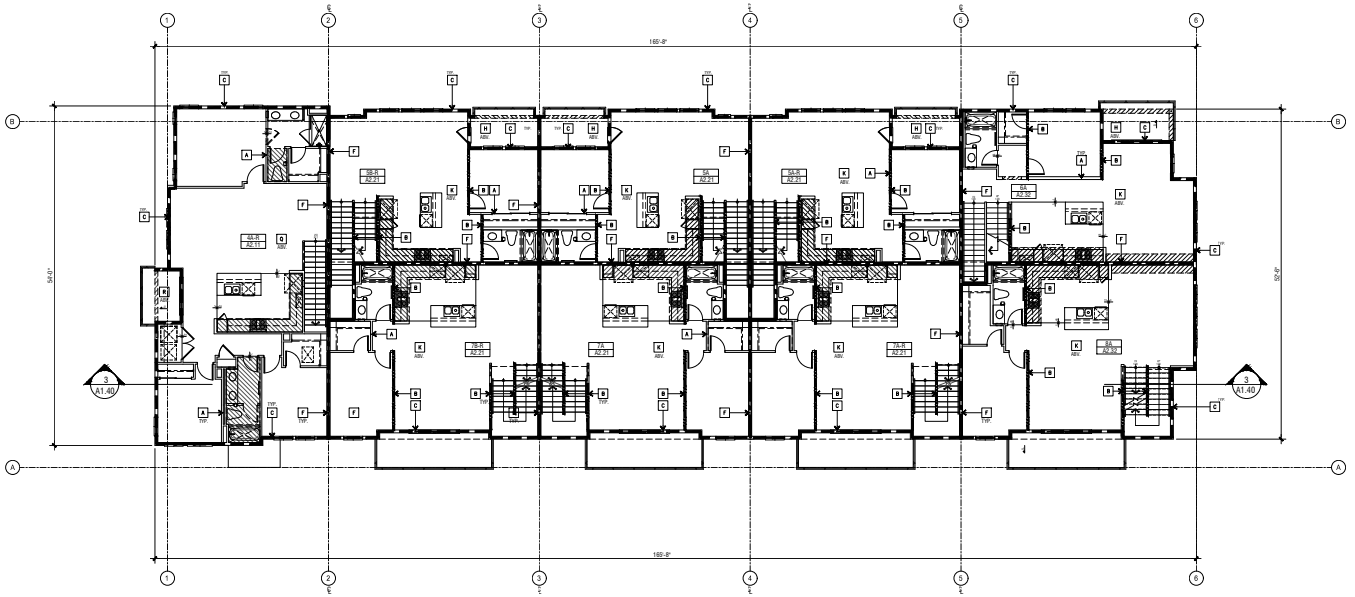
NO.	DATE	DESCRIPTION

BUILDING TYPE 300: FIRST AND SECOND FLOOR COMPOSITE PLAN

PROJECT MANAGER:	KMH
DESIGNER:	-
DRAWN BY:	-
REVIEWED BY:	RK
1ST BLDG. DEPT. SUBMITTAL:	
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	20224344
CAD FILE NAME:	24344_A1-31.DWG
SHEET SCALE:	1/8" = 1'-0"
DATE: 06/12/2025	SHEET: A1.31



BUILDING TYPE 300: FOURTH FLOOR PLAN | 2



BUILDING TYPE 300 : THIRD FLOOR PLAN | 1

CONSTRUCTION NOTES (TYPE VA)

KEY NOTE	CONSTRUCTION ASSEMBLY	RATING (IN HRS)	DESCRIPTION & NOTES	DETAIL REFERENCE
	VERTICAL ASSEMBLIES:			
A	INTERIOR NON-BEARING WALL & PARTITIONS	1	INTERIOR NON-BEARING WALLS AND PARTITIONS SHALL BE OF NON-RATED CONSTRUCTION PER C.B.C. TABLE 601. REFER TO STRUCTURAL PLANS FOR NON-BEARING WALLS.	
B	INTERIOR BEARING WALLS	1	INTERIOR BEARING WALLS SHALL BE OF 1-HOUR RATED CONSTRUCTION PER C.B.C. TABLE 601. VERIFY LOCATIONS OF BEARING WALLS PER THE STRUCTURAL PLANS.	
C	EXTERIOR RATED WALLS - TYPICAL	1	EXTERIOR WALLS SHALL BE OF 1-HOUR RATED CONSTRUCTION PER C.B.C. TABLE 705.5 AND SECTION 705. U.N.O. REFER TO GENERAL NOTES # 10 & 11 BELOW.	
D	INTERIOR BEARING WALL (HOUSE/GARAGE)	1	PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA. VERIFY LOCATIONS OF BEARING WALLS PER THE STRUCTURAL PLANS.	
F	FIRE BARRIERS	1	FIRE BARRIERS SHALL BE OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 707. MULTIPLE PRIVATE GARAGES SEPARATED BY 1-HR FIRE BARRIERS PER C.B.C. SEC. 406.3.2.1. (MIN. STC 50 REQUIRED)	
	FIRE PARTITIONS	1	FIRE PARTITIONS SHALL BE OF 1-HOUR FIRE RATED CONSTRUCTION PER C.B.C. SECTION 708. (MIN. STC 50 REQ.)	
G	SHAFT ENCLOSURES	1	SHAFT ENCLOSURES SHALL BE OF 1-HOUR FIRE RATED CONSTRUCTION PER C.B.C. SECTION 711.2.4.3	
	HORIZONTAL ASSEMBLIES (FLOOR/CEILING):			
H	EXT. to EXT. (Deck over Exterior)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY SHALL BE 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
I	EXT. to INT. (Deck over Living/Garage)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
K	INTERIOR to INTERIOR (Living over Living within same unit)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
L	INTERIOR to INTERIOR (Living over Garage within same unit)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
M	2 DWELLING UNIT SEPARATION (Living over Garage)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2. (MIN. STC 50 REQUIRED)	
N	2 DWELLING UNIT SEPARATION (Living over Living)	1	HORIZONTAL (FLOOR/CEILING) ASSEMBLY SHALL BE 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2. (MIN. STC 50 & IIC 50 REQUIRED)	
P	2 DWELLING UNIT SEPARATION (Stair over Living)	1	STAIR ASSEMBLY SHALL BE 1-HOUR RATED CONSTRUCTION TO MAINTAIN CONTINUITY OF FIRE-RATED FLOOR/CEILING ASSEMBLY	
	HORIZONTAL ASSEMBLIES (ROOF/CEILING):			
R	ROOF over INTERIOR SPACE	1	HORIZONTAL (ROOF/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
S	ROOF over EXTERIOR SPACE	1	HORIZONTAL (ROOF/CEILING) ASSEMBLY OF 1-HOUR RATED CONSTRUCTION PER C.B.C. SECTION 711.2.	
	INTERSECTIONS of VERTICAL ASSEMBLIES:			
	INTERIOR WALL to FIRE BARRIER		INTERSECTING WALLS TO FIRE BARRIER SHALL NOT INTERRUPT THE REQUIRED RATING OF THE FIRE BARRIER PER C.B.C. SECTION 707.	
	INTERIOR WALL to FIRE PARTITION		INTERSECTING WALLS TO FIRE PARTITION SHALL NOT INTERRUPT THE REQUIRED RATING OF THE FIRE PARTITION PER C.B.C. SECTION 708.	
	FIRE PARTITION / FIRE BARRIER to RATED EXTERIOR WALL		CONTINUITY OF INTERSECTING FIRE PARTITIONS/FIRE BARRIERS AND RATED EXTERIOR WALL SHALL BOTH BE MAINTAINED PER C.B.C. SECTIONS 705, 707 & 708.	
	CONDITIONS AT RATED CONSTRUCTION:			
	PENETRATIONS AT RATED ASSEMBLIES		PENETRATIONS AT FIRE-RESISTIVE RATED WALLS, FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE PROTECTED PER C.B.C. SECTION 714.	
	RECESSED FIXTURES IN RATED WALLS/ CEILINGS		RECESSED FIXTURES AT FIRE RESISTIVE-RATED WALLS SHALL BE INSTALLED PER C.B.C. SECTION 714.4.2 SO THAT THE REQUIRED RATING OF THE WALL IS NOT REDUCED.	
	SOFFIT FRAMING AT RATED FLOOR/CEILING		SOFFIT FRAMING SHALL BE OF NON-COMBUSTIBLE MATERIALS AND CONSTRUCTED AFTER ONE-HOUR FLOOR/CEILING ASSEMBLY IS CONSTRUCTED	
	TUB/SHOWER ENCLOSURE AT 1-HOUR RATED WALL		CONTINUITY OF FIRE-RESISTANCE RATED WALLS SHALL BE MAINTAINED.	
	STAIR FRAMING AT 1-HOUR RATED WALL		CONTINUITY OF FIRE-RESISTANCE RATED WALLS SHALL BE MAINTAINED.	
	STAIR FRAMING AT 1-HOUR RATED WALL SEPARATE DWELLING UNITS (50 MIN STC)		CONTINUITY OF FIRE-RESISTANCE RATED WALLS SHALL BE MAINTAINED.	
	1-HOUR RATED DUCT CHASE		PENETRATIONS BY DUCTS OF HORIZONTAL ASSEMBLIES SHALL BE PROTECTED BY A SHAFT ENCLOSURE PER C.B.C. SECTION 717.6. REFER TO MECHANICAL AND STRUCTURAL PLANS FOR LOCATIONS OF RATED DUCT CHASE WITHIN THE HORIZONTAL FLOOR/CEILING ASSEMBLY.	

COMPOSITE PLAN LEGEND

ELEMENT	DESCRIPTION
	1-HOUR RATED FIRE BARRIER WALL - SEE CONSTRUCTION NOTE "E"
	1-HOUR RATED FIRE PARTITION WALL - SEE CONSTRUCTION NOTE "F"
	1-HOUR RATED INTERIOR BEARING WALL - SEE CONSTRUCTION NOTE "B" - VERIFY LOCATIONS PER STRUCTURAL DRAWINGS
	1-HOUR RATED EXTERIOR WALL - SEE CONSTRUCTION NOTE "C"
	1-HOUR RATED SHAFT - SEE CONSTRUCTION NOTE "G" - VERIFY LOCATIONS PER MECHANICAL DRAWINGS
	INDICATES DROPPED CEILING OR SOFFIT AREA SEE FOR DROPPED UTILITY SOFFIT AT GARAGE
	INDICATES ONE-HOUR RATED HORIZONTAL FLOOR/CEILING ASSEMBLY AT DWELLING UNITS ABOVE GARAGES - SEE CONSTRUCTION NOTES "L" & "M" NOTE: CONCRETE TOPPING AT THE FLOOR/CEILING ASSEMBLY IS NOT REQUIRED FOR FIRE OR ACOUSTICAL PROTECTION BUT HAS BEEN PROVIDED TO ACHIEVE IMPROVED ACOUSTICAL PERFORMANCE. EXTEND FLOOR/CEILING ASSEMBLY AS NECESSARY TO PROVIDE A LEVEL SURFACE WITHIN THE DWELLING UNIT.
	INDICATES ONE-HOUR RATED HORIZONTAL DWELLING UNIT SEPARATION (FLOOR/CEILING ASSEMBLY) - SEE CONSTRUCTION NOTE "N" NOTE: CONCRETE TOPPING AT THE FLOOR/CEILING ASSEMBLY IS REQUIRED FOR ACOUSTICAL PROTECTION. THE MINIMUM REQUIRED AREA IS INDICATED. EXTEND THE FLOOR/CEILING ASSEMBLY AS NECESSARY TO PROVIDE A LEVEL FLOOR SURFACE WITHIN THE DWELLING UNIT.

GENERAL NOTES

1. REFER TO UNIT FLOOR PLANS FOR ADDITIONAL NOTES AND DIMENSIONS.
2. REFER TO SHEET A0.11 FOR BUILDING SQUARE FOOTAGE CALCULATIONS.
3. FIRE DAMPERS SHALL BE INSTALLED PER C.B.C. SEC. 717.5 AT ALL DUCT AND AIR TRANSFER OPENINGS WITHIN FIRE WALLS, FIRE BARRIERS AND FIRE-RESISTIVE-RATED FLOOR-CEILING ASSEMBLIES OR ROOF-CEILING ASSEMBLIES, EXCEPT AS ALLOWED PER C.B.C. SECTIONS 717.5.1 THROUGH 717.5.7 AND 717.6.
4. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN C.B.C. SECTION 714.
5. STUDS, COLUMNS AND BOUNDARY ELEMENTS THAT ARE INTEGRAL ELEMENTS IN WALLS OF LIGHT-FRAME CONSTRUCTION AND ARE LOCATED ENTIRELY BETWEEN THE TOP AND BOTTOM PLATES OR TRACKS SHALL BE PERMITTED TO HAVE REQUIRED FIRE-RESISTANCE RATINGS PROVIDED BY THE MEMBRANE PROTECTION PROVIDED FOR THE WALL PER C.B.C. SEC. 704.4.1.
6. THE FIRE-RESISTANCE RATING OF HORIZONTAL ASSEMBLIES SHALL BE NOT LESS THAN THAT REQUIRED BY THE BUILDING TYPE OF CONSTRUCTION AND SHALL COMPLY WITH C.B.C. SECTIONS 711.2.4.1 THROUGH 711.2.4.6.
7. SEE LANDSCAPE DRAWINGS FOR ALL ENTRY PORCHES, PATIOS, STOOPS, STAIRS, HANDRAILS, WALLS, DRIVEWAYS, STEPS, LANDSCAPE WALLS, FENCES, TRELLIS, AND ADDITIONAL INFORMATION.
8. ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE, PER C.B.C. SECTION 703.7. SUCH IDENTIFICATION SHALL:
   8.1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
   8.2. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8-INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS," OR OTHER WORDING.
9. REFER TO SHEETS APD1, APD2, APD3, APD4, APD5, APD6 & APD7 FOR TYPICAL RATED PENETRATION ASSEMBLY DETAILS.
10. CONTRACTORS SHALL CONTINUE RATED WALL/CEILING CONDITION AS NECESSARY TO OBTAIN AN EVEN SURFACE. RATED AREAS INDICATED ARE MINIMUM REQUIREMENTS PER THE C.B.C.
11. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH APPLICATION.
12. PER C.B.C. SECTION 406.3.1, MULTIPLE PRIVATE GARAGES ARE PERMITTED IN A BUILDING WHERE EACH PRIVATE GARAGE IS SEPARATED FROM THE OTHER PRIVATE GARAGES BY 1-HOUR FIRE BARRIERS IN ACCORDANCE WITH C.B.C. SECTION 707, OR 1-HOUR HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH C.B.C. SECTION 711, OR BOTH.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

TRACT NO. 290-23-049

RUBY AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

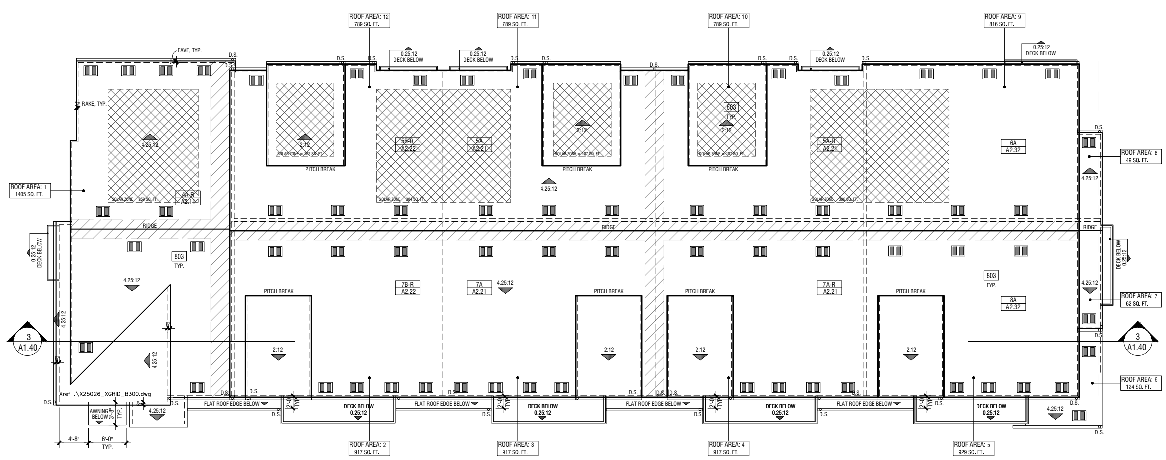
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING TYPE 300: THIRD AND FOURTH FLOOR COMPOSITE PLAN

PROJECT MANAGER:	KMH
DESIGNER:	-
DRAWN BY:	-
REVIEWED BY:	RK
1ST BLDG. DEPT. SUBMITTAL:	
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	20243.44
CAD FILE NAME:	24344_A1-32.DWG
SHEET SCALE:	1/8" = 1'-0"
DATE: 06/12/2025	SHEET: A1.32



BUILDING TYPE 300 : ROOF PLAN | 1

PHOTOVOLTAIC REQUIREMENTS

2019 CALIFORNIA ENERGY CODE

SUBCHAPTER 1 - ALL OCCUPANCIES—GENERAL PROVISIONS
SECTION 100.0 SCOPE

(e) 2. NEWLY CONSTRUCTED BUILDINGS.
A. ALL NEWLY CONSTRUCTED BUILDINGS. SECTIONS 110.0 THROUGH 110.12 APPLY TO ALL NEWLY CONSTRUCTED BUILDINGS WITHIN THE SCOPE OF SECTION 100.0(A). IN ADDITION, NEWLY CONSTRUCTED BUILDINGS SHALL MEET THE REQUIREMENTS OF SUBSECTIONS B, C, D OR E, AS APPLICABLE.
B. NONRESIDENTIAL, HIGH-RISE RESIDENTIAL AND HOTEL/MOTEL BUILDINGS THAT ARE MECHANICALLY HEATED OR MECHANICALLY COOLED.
i. SECTIONS APPLICABLE. SECTIONS 120.0 THROUGH 140.8 APPLY TO NEWLY CONSTRUCTED NONRESIDENTIAL BUILDINGS, HIGH-RISE RESIDENTIAL BUILDINGS AND HOTELS/MOTELS THAT ARE MECHANICALLY HEATED OR MECHANICALLY COOLED.
ii. COMPLIANCE APPROACHES. IN ORDER TO COMPLY WITH PART 6, NEWLY CONSTRUCTED NEWLY CONSTRUCTED NONRESIDENTIAL BUILDINGS, HIGH-RISE RESIDENTIAL BUILDINGS AND HOTELS/MOTELS THAT ARE MECHANICALLY HEATED OR MECHANICALLY COOLED MUST MEET THE REQUIREMENTS OF:
a. MANDATORY MEASURES: THE APPLICABLE PROVISIONS OF SECTIONS 120.0 THROUGH 130.5; AND
b. EITHER:
(i) PERFORMANCE APPROACH: SECTION 140.1; OR
(ii) PRESCRIPTIVE APPROACH: SECTIONS 140.2 THROUGH 140.8.

SECTION 110.10 MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS
(a) COVERED OCCUPANCIES.
3. HOTEL/MOTEL OCCUPANCIES AND HIGH-RISE MULTIFAMILY BUILDINGS. HOTEL/MOTEL OCCUPANCIES AND HIGH-RISE MULTIFAMILY BUILDINGS WITH TEN HABITABLE STORIES OR FEWER SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 110.10(B) THROUGH 110.10(D).
(b) SOLAR ZONE.
1. MINIMUM SOLAR ZONE AREA. THE SOLAR ZONE SHALL HAVE A MINIMUM TOTAL AREA AS DESCRIBED BELOW. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION AND SPACING REQUIREMENTS AS SPECIFIED IN TITLE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY A LOCAL JURISDICTION. THE SOLAR ZONE TOTAL AREA SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN FIVE FEET AND ARE NO LESS THAN 80 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS LESS THAN OR EQUAL TO 10,000 SQUARE FEET OR NO LESS THAN 160 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS GREATER THAN 10,000 SQUARE FEET.
B. LOW-RISE AND HIGH-RISE MULTIFAMILY BUILDINGS, HOTEL/MOTEL OCCUPANCIES AND NONRESIDENTIAL BUILDINGS. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING OR ON THE ROOF OR OVERHANG OF ANOTHER STRUCTURE LOCATED WITHIN 250 FEET OF THE BUILDING OR ON COVERED PARKING INSTALLED WITH THE BUILDING PROJECT, AND SHALL HAVE A TOTAL AREA NO LESS THAN 15 PERCENT OF THE TOTAL ROOF AREA OF THE BUILDING EXCLUDING ANY SKYLIGHT AREA. THE SOLAR ZONE REQUIREMENT IS APPLICABLE TO THE ENTIRE BUILDING, INCLUDING MIXED OCCUPANCY.
EXCEPTION 1 TO SECTION 110.10(B)1B: HIGH-RISE MULTIFAMILY BUILDINGS, HOTEL/MOTEL OCCUPANCIES, AND NONRESIDENTIAL BUILDINGS WITH A PERMANENTLY INSTALLED SOLAR ELECTRIC SYSTEM HAVING A NAMEPLATE DC POWER RATING, MEASURED UNDER STANDARD TEST CONDITIONS, OF NO LESS THAN ONE WATT PER SQUARE FOOT OF ROOF AREA.
EXCEPTION 3 TO SECTION 110.10(B)1B: BUILDINGS WITH A DESIGNATED SOLAR ZONE AREA THAT IS NO LESS THAN 50 PERCENT OF THE POTENTIAL SOLAR ZONE AREA. THE POTENTIAL SOLAR ZONE AREA IS THE TOTAL AREA OF ANY LOW-SLOPED ROOFS WHERE THE ANNUAL SOLAR ACCESS IS 70 PERCENT OR GREATER AND ANY STEEP SLOPED ROOFS ORIENTED BETWEEN 90 DEGREES AND 300 DEGREES OF TRUE NORTH WHERE THE ANNUAL SOLAR ACCESS IS 70 PERCENT OR GREATER. SOLAR ACCESS IS THE RATIO OF SOLAR INSOLATION INCLUDING SHADE TO THE SOLAR INSOLATION WITHOUT SHADE. SHADING FROM OBSTRUCTIONS LOCATED ON THE ROOF OR ANY OTHER PART OF THE BUILDING SHALL NOT BE INCLUDED IN THE DETERMINATION OF ANNUAL SOLAR ACCESS.
EXCEPTION 4 TO SECTION 110.10(B)1B: LOW-RISE AND HIGH-RISE MULTIFAMILY BUILDINGS WITH ALL THERMOSTATS IN EACH DWELLING UNIT ARE DEMAND RESPONSE CONTROLS THAT COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING IN ADDITION, EITHER A OR B BELOW:
A. IN EACH DWELLING UNIT, COMPLY WITH ONE OF THE FOLLOWING MEASURES:
i. INSTALL A DISHWASHER THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS WITH EITHER A REFRIGERATOR THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS OR A WHOLE HOUSE FAN DRIVEN BY AN ELECTRONICALLY COMMUTATED MOTOR; OR
ii. INSTALL A HOME AUTOMATION SYSTEM THAT COMPLIES WITH SECTION 110.12(A) AND IS CAPABLE OF, AT A MINIMUM, CONTROLLING THE APPLIANCES AND LIGHTING OF THE DWELLING AND RESPONDING TO DEMAND RESPONSE SIGNALS; OR
iii. INSTALL ALTERNATIVE PLUMBING PIPING TO PERMIT THE DISCHARGE FROM THE CLOTHES WASHER AND ALL SHOWERS AND BATHTUBS TO BE USED FOR AN IRRIGATION SYSTEM IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES; OR
iv. INSTALL A RAINWATER CATCHMENT SYSTEM DESIGNED TO COMPLY WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES, AND THAT USES RAINWATER FLOWING FROM AT LEAST 65 PERCENT OF THE AVAILABLE ROOF AREA.
B. MEET THE TITLE 24, PART 11, SECTION A4.106.8.2 REQUIREMENTS FOR ELECTRIC VEHICLE CHARGING SPACES.
2. AZIMUTH. ALL SECTIONS OF THE SOLAR ZONE LOCATED ON STEEP-SLOPED ROOFS SHALL BE ORIENTED BETWEEN 90 DEGREES AND 300 DEGREES OF TRUE NORTH.
3. SHADING.
A. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, ARCHITECTURAL FEATURES AND ROOF MOUNTED EQUIPMENT, SHALL BE LOCATED IN THE SOLAR ZONE.
B. ANY OBSTRUCTION, LOCATED ON THE ROOF OR ANY OTHER PART OF THE BUILDING THAT PROJECTS ABOVE A SOLAR ZONE SHALL BE LOCATED AT LEAST TWICE THE DISTANCE, MEASURED IN THE HORIZONTAL PLANE, OF THE HEIGHT DIFFERENCE BETWEEN THE HIGHEST POINT OF THE OBSTRUCTION AND THE HORIZONTAL PROJECTION OF THE NEAREST POINT OF THE SOLAR ZONE, MEASURED IN THE VERTICAL PLANE.
EXCEPTION TO SECTION 110.10(B)3: ANY ROOF OBSTRUCTION, LOCATED ON THE ROOF OR ANY OTHER PART OF THE BUILDING, THAT IS ORIENTED NORTH OF ALL POINTS ON THE SOLAR ZONE.
4. STRUCTURAL DESIGN LOADS ON CONSTRUCTION DOCUMENTS. FOR AREAS OF THE ROOF DESIGNATED AS SOLAR ZONE, THE STRUCTURAL DESIGN LOADS FOR ROOF DEAD LOAD AND ROOF LIVE LOAD SHALL BE CLEARLY INDICATED ON THE CONSTRUCTION DOCUMENTS. NOTE: SECTION 110.10(B)4 DOES NOT REQUIRE THE INCLUSION OF ANY COLLATERAL
(c) INTERCONNECTION PATHWAYS.
1. THE CONSTRUCTION DOCUMENTS SHALL INDICATE A LOCATION RESERVED FOR INVERTERS AND METERING EQUIPMENT AND A PATHWAY RESERVED FOR ROUTING OF CONDUIT FROM THE SOLAR ZONE TO THE POINT OF INTERCONNECTION WITH THE ELECTRICAL SERVICE.
2. FOR SINGLE-FAMILY RESIDENCES AND CENTRAL WATER-HEATING SYSTEMS, THE CONSTRUCTION DOCUMENTS SHALL INDICATE A PATHWAY FOR ROUTING OF PLUMBING FROM THE SOLAR ZONE TO THE WATER-HEATING SYSTEM.
(d) DOCUMENTATION. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.

2019 CALIFORNIA BUILDING CODE
SECTION 3111 SOLAR ENERGY SYSTEMS

3111.1.1 WIND RESISTANCE.
EXCEPTION: ROOFTOP-MOUNTED PHOTOVOLTAIC PANELS AND MODULES SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 1510.7 OF THIS CODE.

3111.1.2 ROOF LIVE LOAD. ROOF STRUCTURES THAT PROVIDE SUPPORT FOR SOLAR ENERGY SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 1607.13.5.

3111.3 PHOTOVOLTAIC SOLAR ENERGY SYSTEMS. PHOTOVOLTAIC SOLAR ENERGY SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS SECTION, THE CALIFORNIA FIRE CODE, CALIFORNIA ELECTRICAL CODE, THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SECTION 1512 OF THIS CODE.

3111.3.1 EQUIPMENT. PHOTOVOLTAIC PANELS AND MODULES SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1703. INVERTERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1741. SYSTEMS CONNECTED TO THE UTILITY GRID SHALL USE INVERTERS LISTED FOR UTILITY INTERACTION.

3111.3.2 FIRE CLASSIFICATION. ROOFTOP-MOUNTED PHOTOVOLTAIC SYSTEMS SHALL HAVE A FIRE CLASSIFICATION IN ACCORDANCE WITH SECTION 1505.9. BUILDING-INTEGRATED PHOTOVOLTAIC SYSTEMS SHALL HAVE A FIRE CLASSIFICATION IN ACCORDANCE WITH SECTION 1505.8.

3111.3.4 ACCESS AND PATHWAYS. ROOF ACCESS, PATHWAYS AND SPACING REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1204 OF THE CALIFORNIA FIRE CODE.

2019 CALIFORNIA FIRE CODE
SECTION 1204 SOLAR PHOTOVOLTAIC POWER SYSTEMS

1204.1 GENERAL. SOLAR PHOTOVOLTAIC SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 1204.2 THROUGH 1204.5, AND THE CALIFORNIA BUILDING CODE. THE ELECTRICAL PORTION OF SOLAR PV SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

1204.2 ACCESS AND PATHWAYS. ROOF ACCESS, PATHWAYS, AND SPACING REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 1204.2.1 THROUGH 1204.3.3. PATHWAYS SHALL BE OVER AREAS CAPABLE OF SUPPORTING FIRE FIGHTERS ACCESSING THE ROOF. PATHWAYS SHALL BE LOCATED IN AREAS WITH MINIMAL OBSTRUCTIONS, SUCH AS VENT PIPES, CONDUIT OR MECHANICAL EQUIPMENT.
EXCEPTIONS:
2. ROOF ACCESS, PATHWAYS AND SPACING REQUIREMENTS NEED NOT BE PROVIDED WHERE THE FIRE CODE OFFICIAL HAS DETERMINED THAT ROOFTOP OPERATIONS WILL NOT BE EMPLOYED.

1204.3 OTHER THAN GROUP R-3 BUILDINGS. ACCESS TO SYSTEMS FOR BUILDINGS, OTHER THAN THOSE CONTAINING GROUP R-3 OCCUPANCIES, SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 1204.3.1 THROUGH 1204.3.3.
EXCEPTION: WHERE IT IS DETERMINED BY THE FIRE CODE OFFICIAL THAT THE ROOF CONFIGURATION IS SIMILAR TO THAT OF A GROUP R-3 OCCUPANCY, THE RESIDENTIAL ACCESS AND VENTILATION REQUIREMENTS IN SECTIONS 1204.2.1.1 THROUGH 1204.2.1.3 ARE A SUITABLE ALTERNATIVE.

1204.2.1.1 PATHWAYS TO RIDGE. NOT FEWER THAN TWO 36-INCH-WIDE PATHWAYS ON SEPARATE ROOF PLANES, FROM LOWEST ROOF EDGE TO RIDGE, SHALL BE PROVIDED ON ALL BUILDINGS. NOT FEWER THAN ONE PATHWAY SHALL BE PROVIDED ON THE STREET OR DRIVEWAY SIDE OF THE ROOF. FOR EACH ROOF PLANE WITH A PHOTOVOLTAIC ARRAY, NOT FEWER THAN ONE 36-INCH-WIDE PATHWAY FROM LOWEST ROOF EDGE TO RIDGE SHALL BE PROVIDED ON THE SAME ROOF PLANE AS THE PHOTOVOLTAIC ARRAY, ON AN ADJACENT ROOF PLANE OR STRADDLING THE SAME AND ADJACENT ROOF PLANES.

1204.2.1.2 SETBACKS AT RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING 33 PERCENT OR LESS OF THE PLAN VIEW TOTAL ROOF AREA, A SETBACK OF NOT LESS THAN 18 INCHES WIDE IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, A SETBACK OF NOT LESS THAN 36 INCHES WIDE IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.

PHOTOVOLTAIC NOTES & CALCULATIONS

1. NEWLY CONSTRUCTED HIGH-RISE RESIDENTIAL BUILDINGS SHALL COMPLY WITH CEnC SECTION 110.10(b)1B. REFER TO THE TITLE 24 REPORT FOR ADDITIONAL INFORMATION.
2. SOLAR PHOTOVOLTAIC POWER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH C.B.C. SECTION 1512 AND SECTION 3111.3, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA FIRE CODE, AND THE SYSTEM MANUFACTURER'S INSTALLATION INSTRUCTIONS. REFER TO THE SOLAR CONSULTANT PLANS UNDER SEPARATE SUBMITTAL FOR SOLAR PHOTOVOLTAIC POWER SYSTEM DESIGN, PANEL LOCATIONS AND SIZES, AND ALL OTHER DESIGN REQUIREMENTS.
3. THE INSTALLED PHOTOVOLTAIC SYSTEM DESIGN REQUIREMENTS AND THE NUMBER, SIZE, AND LOCATION(S) OF PV PANELS SHALL BE VERIFIED PER SOLAR CONSULTANT PLANS PROVIDED UNDER A SEPARATE SUBMITTAL (BY OTHERS). THE PHOTOVOLTAIC SYSTEM MANUFACTURER/ INSTALLER SHALL BE RESPONSIBLE TO PROVIDE FALL PROTECTION DEVICES FOR THE INSTALLATION AND MAINTENANCE OF THE SOLAR PANELS PER OSHA STANDARDS.

BUILDING TYPE 300 SOLAR ZONE CALCULATIONS

TOTAL ROOF AREA = 8,545 SQ. FT

X 15% = 1,282 SQ. FT. MINIMUM SOLAR ZONE REQUIRED

1,360 SQ. FT. SOLAR ZONE PROVIDED > 1,282 SQ. FT. REQUIRED

ROOF VENTILATION NOTE

1. VENTILATED ATTICS AND RAFTER SPACES
PER C.B.C. SECTION 1202.2 ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE A CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MINIMUM OF 1 INCH OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATIONS AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

PER C.B.C. 1202.2.2, EXTERIOR OPENINGS INTO THE ATTIC SPACE FOR VENTILATION SHALL HAVE A LEAST DIMENSION OF NOT LESS THAN 1/16 INCH AND NOT MORE THAN 1/4 INCH SHALL BE PERMITTED. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16 INCH AND NOT MORE THAN 1/4 INCH. WHERE COMBUSTION AIR IS OBTAINED FROM AN ATTIC AREA, IT SHALL BE PER C.M.C. CHAPTER 7.

ATTIC AREA	ATTIC AREA (SQ. FT.)	VENTILATION FACTOR	NFVA REQUIRED (SQ. IN.)	CLOAKED VENT (72 SQ. IN. NFVA) HIGH	NFVA PROVIDED HIGH	CLOAKED VENT (72 SQ. IN. NFVA) LOW	NFVA PROVIDED LOW	NFVA PROVIDED (SQ. IN.)
AREA "1"	1405 SQ. FT.	1/300	674 SQ. IN.	4	288 SQ. IN.	6	360 SQ. IN.	720 SQ. IN.
AREA "2"	917 SQ. FT.	1/300	440 SQ. IN.	3	216 SQ. IN.	4	288 SQ. IN.	504 SQ. IN.
AREA "3"	917 SQ. FT.	1/300	440 SQ. IN.	3	216 SQ. IN.	4	288 SQ. IN.	504 SQ. IN.
AREA "4"	917 SQ. FT.	1/300	440 SQ. IN.	3	216 SQ. IN.	4	288 SQ. IN.	504 SQ. IN.
AREA "5"	929 SQ. FT.	1/300	446 SQ. IN.	3	216 SQ. IN.	4	288 SQ. IN.	504 SQ. IN.
AREA "6"	124 SQ. FT.	1/150	119 SQ. IN.	N/A	N/A	2	144 SQ. IN.	144 SQ. IN.
AREA "7"	62 SQ. FT.	1/150	60 SQ. IN.	N/A	N/A	1	72 SQ. IN.	72 SQ. IN.
AREA "8"	49 SQ. FT.	1/150	47 SQ. IN.	N/A	N/A	1	72 SQ. IN.	72 SQ. IN.
AREA "9"	816 SQ. FT.	1/300	392 SQ. IN.	3	216 SQ. IN.	3	216 SQ. IN.	432 SQ. IN.
AREA "10"	789 SQ. FT.	1/300	379 SQ. IN.	3	216 SQ. IN.	3	216 SQ. IN.	432 SQ. IN.
AREA "11"	789 SQ. FT.	1/300	379 SQ. IN.	3	216 SQ. IN.	3	216 SQ. IN.	432 SQ. IN.
AREA "12"	789 SQ. FT.	1/300	379 SQ. IN.	3	216 SQ. IN.	3	216 SQ. IN.	432 SQ. IN.

66 TOTAL ROOF VENTS. PROVIDE ALTERNATE BID FOR 128 ROOF VENTS.

ROOF PLAN KEYNOTES

222	2"X3" C.R. METAL DOWNSPOUT(S), TYPICAL - DISCHARGE TO APPROVED SITE DRAINAGE SYSTEM - VERIFY LOCATION WITH INSTALLER. SEE DETAIL 11 AND 16/AD5.1
803	CLASS 'A' ROOFING - REFER TO BUILDER'S COLOR/MATERIAL PALETTE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
837	LOCATION OF "SOLAR ZONE" PROVIDE 1" CONDUIT FROM THE ELECTRICAL PANEL TO LOCATION IN ATTIC FOR SOLAR PHOTOVOLTAIC PANEL INSTALLATION. PROVIDE 36" WIDE CLEAR ACCESS PATHWAYS PER C.F.C. SECTION 1204.3. SOLAR PANELS SHALL MAINTAIN 18" CLEAR FROM HIPS OR VALLEYS PER C.B.C. SECTION 3111.2.3. SOLAR PANELS PROVIDED BY OTHERS UNDER SEPARATE SUBMITTAL.

ROOF INFORMATION

ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	TYP OVERHANG - U.N.O. EAVE	TYP OVERHANG - U.N.O. RAKE
FLAT CONCRETE TILE		2X8	2X8	3"	3"

"WESTLAKE ROYAL ROOFING COOL ROOF TILES" QAI LISTING# B1044-2

ROOF NOTES

1. REFER TO GENERAL SPECIFICATIONS SHEETS FOR FURTHER INFORMATION REGARDING ROOFING MATERIALS AND PROCEDURES.
2. CONTRACTOR SHALL VERIFY VENTILATION AREA OF ALL ATTIC VENTS WITH MANUFACTURER.
3. CONTRACTOR SHALL COORDINATE WITH ROOF TRUSS MANUFACTURER TO PROVIDE A CLEAR INSTALLATION SPACE FOR ALL ROOF EQUIPMENT.
4. ALL ROOF SHEATHING EDGES SHALL BE BLOCKED AND NAILED PER STRUCTURAL PLANS. IN ADDITION, CONTRACTOR SHALL ALSO PROVIDE MINIMUM BLOCKING AND SCREWS AS REQUIRED BY THE ROOFING MANUFACTURER.
5. ROOF DIAPHRAGM NAILING TO BE INSPECTED PRIOR TO COVERING.
6. ROOFING SHALL BE FIRE STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE ROOF MEMBERS.
7. PROVIDE ATTIC & SOFFIT VENTILATION AS PER C.B.C. SECTION 1202.2.
8. SHEET METAL SHALL BE A MINIMUM OF 26-GAUGE.
9. PROVIDE MINIMUM 1/4" PER FOOT SLOPE AT VALLEYS CREATED BY THE ROOF AND CRICKETS.
10. ROOF PENETRATIONS FOR PLUMBING, MECHANICAL, ELECTRICAL AND EQUIPMENT SUPPORT MUST INCLUDE THE FOLLOWING:
    A. PROVIDE A MIN. OF 18 INCHES OF SEPARATION TO ADJACENT PENETRATIONS, CANT STRIP, SCUPPER, ETC.
    B. INSULATION ALLOWED IN NONCOMBUSTIBLE CONSTRUCTION.
11. PROVIDE UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES, WOOD SHAKES, METAL ROOF PANELS AND PHOTOVOLTAIC SHINGLES IN ACCORDANCE WITH C.B.C. SECTION 1507.1.1. UNDERLAYMENT SHALL BE APPLIED IN ACCORDANCE WITH TABLE 1507.1.1(2) AND SHALL BE ATTACHED IN ACCORDANCE WITH TABLE 1507.1.1(3). PROVIDE MINIMUM (1) LAYER OF 30 LB. UNDERLAYMENT, WEATHER BOARD LAPPED AT ALL ROOFS. PROVIDE MINIMUM (2) LAYERS OF 30 LB. UNDERLAYMENT, WEATHER BOARD LAPPED AT ROOFS WITH PITCHES FROM 2:12 UP TO 4:12.
12. ROOF SHALL HAVE REFLECTANCE OF 0.10 AND EMISSIVITY OF 0.85 PER THE TITLE-24 REPORT.
13. ALL ROOFS SHALL HAVE CLASS A ROOF.
14. PER C.B.C. SECTION 1208.2, AT LOCATIONS WHERE ATTIC AREA HAS A CLEAR HEIGHT OF OVER 30", A 22"X30" MIN. CLEAR DIMENSION ATTIC ACCESS SHALL BE PROVIDED. A 30" MIN. CLEAR HEADROOM IN SUCH ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ATTIC OPENING.
15. PER C.P.C. SECTION 1101.12, ROOF DRAINS, GUTTERS, VERTICAL CONDUCTORS OR LEADERS, AND HORIZONTAL STORM DRAINS FOR PRELIMINARY DRAINAGE SHALL BE SIZED PER C.P.C. TABLE D101.1 BASED ON A STORM OF 60 MINUTES DURATION AND 100 YEAR RETURN PERIOD. REFER TO PLUMBING DRAWINGS.
16. PER C.B.C SECTION 705.2.3, COMBUSTIBLE PROJECTIONS EXTENDING TO WITHIN 5 FEET OF THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE SHALL BE OF NOT LESS THAN 1 HR FIRE-RESISTANCE-RATED CONSTRUCTION, HEAVY TIMBER CONSTRUCTION, COMPLYING WITH SECTION 2304.11, FIRE-TREATED WOOD, OR AS PERMITTED BY SECTION 705.2.3.1. TYPE VB CONSTRUCTION SHALL BE ALLOWED FOR COMBUSTIBLE PROJECTIONS IN GROUP R-3 AND U OCCUPANCIES WITH A FIRE SEPARATION DISTANCE GREATER THAN OR EQUAL TO 5 FEET.
17. ALL ROOF VENT ROUTING SHALL BE ADJUSTED IN THE ATTIC SPACE TO AVOID CONFLICTS WITH ROOF OBSTRUCTIONS (e.g., PHOTOVOLTAIC PANELS, ATTIC VENTILATORS, MECHANICAL EQUIPMENT, ETC.)
18. PROVIDE MINIMUM 22"X30" CUT OUTS IN LOW ROOF SHEATHING BELOW CALIFORNIA FRAMED ROOF AREAS.
19. MECHANICAL EQUIPMENT, SYSTEMS AND DEVICES: PER C.B.C SECTION 1015.6, GUARDS SHALL BE PROVIDED WHERE VARIOUS COMPONENTS THAT REQUIRE SERVICE ARE LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR, ROOF OR GRADE BELOW. THE GUARD SHALL EXTEND NOT LESS THAN 30 INCHES BEYOND EACH END OF SUCH COMPONENTS. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES IN DIAMETER. EXCEPTION: GUARDS ARE NOT REQUIRED WHERE PERSONAL FALL ARREST ANCHORAGE CONNECTOR DEVICES COMPLYING WITH ANSI/ASSE Z 359.1 ARE INSTALLED.
20. ROOFTOP-MOUNTED PHOTOVOLTAIC PANELS AND MODULES (BY OTHERS) SHALL BE DESIGNED IN ACCORDANCE WITH C.B.C SECTION 1510.7 AND SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1703. INSTALLATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS. ROOFER SHALL PROVIDE FLASHING OR OTHER MEANS TO PREVENT LATERAL OR VERTICAL MOVEMENT OF WATER FROM SURFACE TO UNDERSIDE OF ROOF MATERIAL.
21. ROOFER SHALL PROVIDE A 30 YEAR COMPOSITION SHINGLE ROOFING SYSTEM INSTALLED TO FULL EXTENT OF SOLAR ARRAY IN ALL DIRECTIONS. THE SOLAR PANELS MOUNT ONTO A 12 INCH BY 12 INCH SQUARE, 24 GAUGE, KYNAR COATED SHEET METAL FLASHING SHINGLE LAPPED INTO THE ASPHALT SHINGLES. ROOFER SHALL PROVIDE FLASHING OR OTHER MEANS TO PREVENT LATERAL OR VERTICAL MOVEMENT OF WATER FROM SURFACE OF COMPOSITE SHINGLE TO UNDERSIDE OF SURROUNDING CONCRETE TILES. REFER TO SOLAR PANEL PLANS BY OTHERS FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
22. ROOFING MATERIAL PER EXTERIOR COLOR PALETTE.
23. WHERE SPRAY FOAM INSULATION IS USED ON THE UNDERSIDE OF THE ROOF DECK, THE ATTIC MUST NOT BE USED FOR STORAGE DUE TO VOC'S. WHERE THE ATTIC IS NON-VENTILATED A PRESSURE RELIEF COMPONENT SHALL BE PROVIDED.
24. REFER TO 5/AAD1.2 FOR WALL FRAMING AT TRUSS.

ROOF LEGEND

- ROOF AREA: X / X SQ. FT. — ROOF AREA IDENTIFICATION; ROOF AREA SQUARE FOOTAGE
- X / AX.XX — SECTIONS
- INDICATES LINES OF WALL BELOW
- INDICATES EDGE OF ROOF
- D.S. — INDICATES DOWNSPOUT 222
- INDICATES ROOF GUTTER
- 4.25:12 — INDICATES SLOPE / DIRECTION
- = = = = = TERMINATE FIRE PARTITIONS AT THE UNDERSIDE OF THE ROOF SHEATHING PER C.B.C. SECTION 708.4. - SEE DETAILS 1 & 2/AAD1.3 TYPICAL ROOF/CEILING ASSEMBLY
- DESIGNATED SOLAR ZONE AREA PER CEnC SECTION 110.10(b).
- ROOF ACCESS PATHWAY PER CBC SECTION 3111.3.4 AND C.F.C. SECTION 1204.2
- CLOAKED ROOF VENT, REFER TO 14/AD5.0

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

RUBY AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA

TRACT NO. 290-23-049

PULTE GROUP
PLEASANTON, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

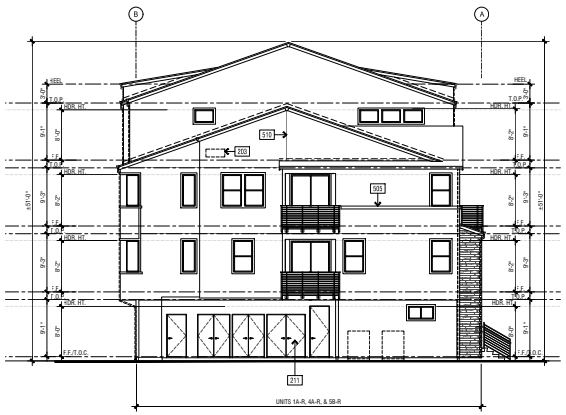
REVISIONS

NO.	DATE	DESCRIPTION

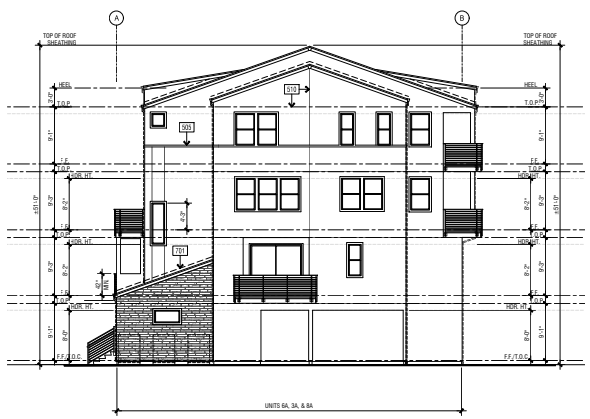
BUILDING TYPES 300:
ROOF PLAN

PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	24344_A1-33
SHEET SCALE:	1/8" = 1'-0"
DATE: 06/12/2025	SHEET: A1.33

BUILDING TYPE 300 : REAR ELEVATION | 4



BUILDING TYPE 300 : LEFT ELEVATION | 3



BUILDING TYPE 300 : RIGHT ELEVATION | 2

BUILDING TYPE 300 : FRONT ELEVATION | 1

EXTERIOR ELEVATION KEYNOTES

318	FINISHED GRADE - REFER TO CIVIL DRAWINGS FOR SLOPES AND FURTHER GRADE INFORMATION
191	GARAGE DOOR(S)- SECTIONAL STEEL GARAGE DOOR - SIZE PER PLAN -
194	EXTERIOR DOOR(S) PER PLAN - REFER TO LEGEND BELOW FOR TYPICAL CONDITIONS
197	MANUFACTURED WINDOW(S) PER PLAN - REFER TO LEGEND BELOW FOR TYPICAL CONDITIONS
198	VENT, REFER TO MECHANICAL DRAWINGS
202	ILLUMINATED UNIT ADDRESS NUMBERS, MINIMUM 4" HIGH, VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY - REFER TO UNIT UTILITY PLANS
203	MASTER BUILDING ADDRESS REFLECTING BUILDING ADDRESS AND UNITS WITHIN BUILDING WITH 1" MIN. HEIGHT LETTERS/NUMBERS WITH EXTERIOR WALL PACK, - SEE INSTALLATION DIMENSIONS - FOR MIN.
208	WALL PACK EXTERIOR LIGHT AT GARAGE IS CEILING MOUNT UNDER OVERHANG - REFER TO ELECTRICAL DRAWINGS AND UNIT UTILITY PLANS FOR ADDITIONAL INFORMATION
211	UTILITY CLOSET, WHERE OCCURS, REFER TO COMPOSITE PLANS AND SITE PLAN FOR ADDITIONAL INFO. VERIFY UTILITY PANELS/METER LOCATIONS WITH UTILITY SERVICE PROVIDER REQUIREMENTS.
221	C.R. METAL GUTTER(S) - VERIFY LOCATION WITH INSTALLER - REFER TO ROOF PLANS
222	C.R. METAL DOWNSPOUT(S) - DISCHARGE TO APPROVED SITE DRAINAGE SYSTEM - VERIFY LOCATION WITH INSTALLER - REFER TO ROOF PLANS
501	3-COAT STUCCO 16/20 SAND FINISH- SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
505	STUCCO OVER RIGID FOAM TRIM - FOAM SIZE/SHAPE PER ELEVATION
510	STUCCO CONTROL JOINT -
511	WEEP SCREED - REFER TO GRADING PLANS AND
513	LOW ROOF - REFER TO ROOF PLAN
551	MANUFACTURED ADHERED STUCCO STONE VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS.
565	METAL GUARDRAIL. HEIGHT PER ELEVATION: + 42" MINIMUM A.F.F. METAL GUARD - FOR TYPICAL METAL GUARD AT DECK
192	24" DEEP STUCCO SHELF
701	C.R. METAL FLASHING
763	CLASS 'A' ROOFING - FLAT CONCRETE SHINGLE - INSTALL PER MFR.'S SPECS. - REFER TO ROOF PLANS

GENERAL NOTES

1. ALL BANDING (INCLUDING FOAM) PRESENT OR NOTED ON THE EXTERIOR ELEVATIONS OR FLOOR PLANS SHALL WRAP AROUND ALL OUTSIDE CORNERS AND TERMINATE AT AN INSIDE CORNER, OR WRAP AROUND ALL SIDES OF COLUMNS AND RETURN ONTO ITSELF, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS.
2. FINISH GRADE VARIES - SEE CIVIL ENGINEERS PLANS FOR FINAL GRADE & SITE DRAINAGE INFORMATION.
3. USE HIGH DENSITY FOAM AT ALL LOCATIONS 8"-0" FROM FIRST FINISH FLOOR OR ANY ADJACENT WALKING SURFACE.
4. CONTRACTOR TO CONSTRUCT AND CORTEV THAT EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF PER C.B.C. SECTION 1404.4, FLASHING.
5. THE PRIMARY ENTRANCE TO THE DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT, MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING (PER THE ELECTRICAL DRAWINGS.)
6. GUARDS SHALL BE LOCATED ALONG OPEN SIDED WALKING SURFACES, STAIRS, AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE GRADE BELOW. (C.B.C. SECTION 1015.2)
7. PAINT ALL VENTS TO MATCH ADJACENT ROOFING MATERIAL.
8. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS OF EXTERIOR BUILDING LIGHTING.
9. PROVIDE TEMPERED GLAZING AT ALL HAZARDOUS LOCATIONS PER C.B.C. SECTION 2406.4. SEE SHEET A2.01 FOR ADDITIONAL INFORMATION.
10. A PARAPET IS NOT REQUIRED AT NON-RATED EXTERIOR WALLS PER C.B.C. SECTION 705.11 EXCEPTION 1.
11. PARAPETS SHALL HAVE THE SAME FIRE-RESISTANCE RATING AS THAT REQUIRED FOR THE SUPPORTING WALL AND ON ANY SIDE ADJACENT TO A ROOF SURFACE, SHALL HAVE NONCOMBUSTIBLE FACES FOR THE UPPERMOST 18 INCHES, INCLUDING COUNTERFLASHING AND COPING MATERIALS. THE HEIGHT OF THE PARAPET SHALL BE NOT LESS THAN 30 INCHES ABOVE THE ROOF SURFACE. (C.B.C. SECTION 705.11.1)
12. BUILDING ADDRESSES:

    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.

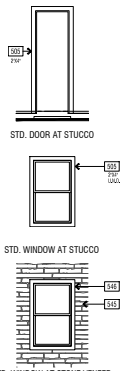
    SUB-UNITS OF ANY BUILDING OR COMPLEX, NOT HAVING INDIVIDUALLY ASSIGNED ADDRESSES, SHALL BE IDENTIFIED IN A CONSISTENT MANNER, EITHER NUMERICALLY OR ALPHABETICALLY, USING A LOGICAL SEQUENCE. UNIT NUMBERS OR LETTERS SHALL BE AFFIXED NEAR THE MAIN ENTRANCE OF EACH OCCUPANCY IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE. LIGHTED DIRECTORY MAPS MAY BE REQUIRED AT BUILDING COMPLEX ENTRANCES OR OTHER LOCATIONS, AS SPECIFIED BY THE FIRE CHIEF.

    THE FOLLOWING IS A GUIDELINE FOR ADEQUATE ADDRESS NUMBER DIMENSIONS:

    - THE NUMBER POSTED UP TO 49 FEET FROM THE PUBLIC STREET SHOULD BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST FOUR (4) INCHES HIGH WITH A HALF (1/2) INCH STROKE.
    - THE NUMBER POSTED FROM 50 TO 99 FEET FROM THE PUBLIC STREET SHALL BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST SIX (6) INCHES HIGH WITH A ONE (1) INCH STROKE.
    - THE NUMBER POSTED FROM 100 TO 199 FEET FROM THE PUBLIC STREET SHALL BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST TEN (10) INCHES HIGH WITH A ONE AND A HALF (1 1/2) INCH STROKE.
    - THE NUMBER POSTED FROM 200 TO 299 FEET FROM THE PUBLIC STREET SHALL BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST EIGHTEEN (18) INCHES HIGH WITH A TWO (2) INCH STROKE.
    - THE NUMBER POSTED FROM 300 TO 400 FEET FROM THE PUBLIC STREET SHALL BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST TWENTY FOUR (24) INCHES HIGH WITH A TWO AND A HALF (2 1/2) INCH STROKE.
    - WHEN THE BUILDING IS TWO STORIES OR HIGHER, THE MOUNTING HEIGHT AND LOCATION OF THE STREET ADDRESS SHALL TAKE INTO ACCOUNT THE DISTANCE BETWEEN THE BUILDING AND THE STREET. THE PROPOSED MOUNTING HEIGHT AND LOCATION HAS TO BE REVIEWED AND APPROVED BY THE FIRE PLAN REVIEWER OR INSPECTOR BEFORE ACTUAL MOUNTING.
    - LARGE MULTI-STORY BUILDING MAY NEED LARGER ADDRESS NUMBERS AS DEEMED APPROPRIATE BY THE FIRE PLAN CHECK ENGINEER OR INSPECTOR, FOLLOWING ARE ADDITIONAL ADDRESS REQUIREMENTS FOR THESE BUILDINGS AND COMPLEXES:
        a. ADDITIONAL STREET OR ENTRANCE IDENTIFICATION NUMBER(S) SHALL BE POSTED ON MULTIPLE SIDES OF THE BUILDING AND/OR COMPLEX IF THE MAIN ENTRANCE IS NOT CLEARLY VISIBLE FROM A PUBLIC STREET. ADDRESS NUMBERS MUST BE POSTED WITHIN 400 FEET FROM THE PUBLIC STREET.
        b. THE BUILDING LOCATED AT STREET CORNER, OR LOCATED BEHIND THE BUILDING IN A MULTI-BUILDINGS COMPLEX SHALL HAVE ADDRESS POSTED ON THE BUILDING.
        c. LOCATION OF ALL BUILDING ADDRESS AND/OR PREMISE IDENTIFICATION MARKINGS SHALL BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT BEFORE THE BUILDING PERMIT IS ISSUED.
        d. A BUILDING COMPLEX HAVING 5 OR MORE BUILDING SHALL BE PROVIDED WITH A LIGHTED DIRECTORY AT EACH ENTRANCE TO THE COMPLEX. THE DIRECTORY WILL HAVE A SITE PLAN SHOWING LOCATION AND ADDRESS OF EACH BUILDING, WITH THE SYMBOL "YOU ARE HERE". THE SITE PLAN SHALL BE INSTALLED IN THE CORRECT ORIENTATION.
        e. MULTIPLE ENTRANCES TO THE COMPLEX SHALL REQUIRE MULTIPLE DIRECTORIES.
13. CONTROL JOINT LOCATIONS INDICATED ARE FOR DESIGN PURPOSES ONLY. IN ALL CASES, INSTALL CONTROL JOINTS AT LOCATIONS COMPLYING WITH THE FOLLOWING CRITERIA:
    A. WHERE AN EXPANSION OR CONTRACTION JOINT OCCURS IN SURFACE OF CONSTRUCTION DIRECTLY BEHIND PLASTER MEMBRANE.
    B. DISTANCE BETWEEN CONTROL JOINTS: NOT TO EXCEED 18 FEET IN EITHER DIRECTION OR A MAXIMUM OF 144 SQ. FT. OF WALL AREA.
    C. WALL AREAS: NOT MORE THAN 144 SQ. FT.
    D. HORIZONTAL SURFACES: NOT MORE THAN 100 SQ. FT. IN AREA.
    E. WHERE PLASTER PANEL SIZES OR DIMENSIONS CHANGE; EXTEND JOINTS FULL WIDTH OR HEIGHT OF PLASTER MEMBRANE.
14. AT RATED WALLS WHERE EXTERIOR MATERIAL TRANSITIONS HAVE DIFFERENT THICKNESSES, PROVIDE EXTERIOR RATED GYPSUM BOARD TO CONTINUE RATED EXTERIOR WALL CONDITION AS NECESSARY TO OBTAIN AN EVEN SURFACE FOR THE FULL WALL HEIGHT/LENGTH. NOTE THAT RATED AREAS INDICATED ARE THE MINIMUM CODE REQUIREMENTS.
15. DOWNSPOUTS OUTLET ON THE GROUND SURFACE AND SHALL BE PICKED UP BY THE AREA DRAIN SYSTEM, PER THE PRECISE GRADING PLANS.

TYP. DOOR / WINDOW TRIM LEGEND

NOTE: REFER TO SHEET A2.03 FOR ADDITIONAL DOOR AND WINDOW NOTES.



ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

TRACT NO. 290-23-049

RUBY AT PARIVA

ATTACHED DWELLING UNITS
SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING TYPE 300
EXTERIOR ELEVATIONS

PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	24344_A1-34
SHEET SCALE:	1/8" = 1'-0"
DATE:	06/12/2025
SHEET:	A1.34

BUILDING TYPE 300 : REAR ELEVATION | 4

BUILDING TYPE 300 : LEFT ELEVATION | 3

BUILDING TYPE 300 : RIGHT ELEVATION | 2

BUILDING TYPE 300 : FRONT ELEVATION | 1

Color and Material Palette SCHEME 1

Stucco-4 (Cyber) + balcony metal rails

SW 7076
Cyberspace
Interior / Exterior
Locator Number: 215-C7

Stucco-1 (Light)

SW 7666
Fleur de Sel
Interior / Exterior
Locator Number: 258-C3

Stucco-2 (Dark)

SW 7660
Earl Grey
Interior / Exterior
Locator Number: 238-C5

Entry Door

SW 2839
Roycroft Copper Red
Interior / Exterior

Stucco-3 (Mid-range)

SW 7668
March Wind
Interior / Exterior
Locator Number: 282-C3

Metal Accents+ canopy

SW 6990
Caviar
Interior / Exterior
Locator Number: 251-C2

Garage door

SW 2849
Westchester Gray
Interior / Exterior

STONE - ELDORADO

ROOF TILE

Oceana

WINDOW FRAME TO BE VINYL CAPSTOCK BLACK.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

RUBY AT PARIVA

ATTACHED DWELLING UNITS
SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-049

© 2021 WILLIAM MCMANIMON ARCHITECTS, INC. dba WHA

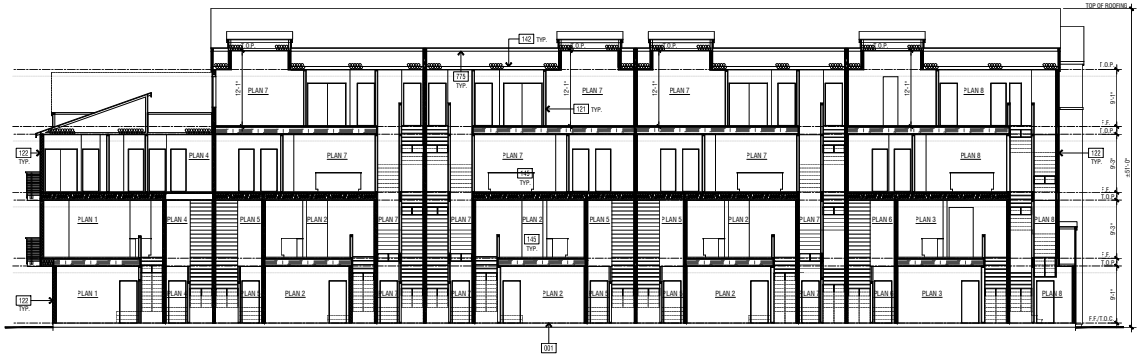
DO NOT SCALE PLANS

REVISIONS

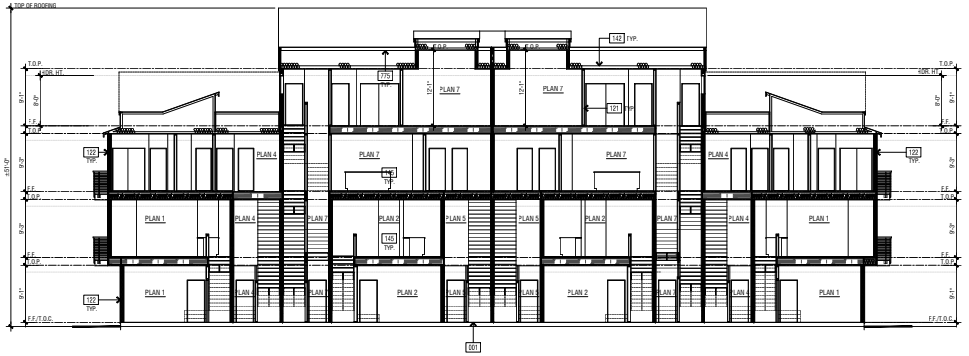
NO.	DATE	DESCRIPTION

BUILDING TYPE 300
EXTERIOR ELEVATIONS

PROJECT MANAGER:	KMH
DESIGNED:	-
DRAWN BY:	-
REVIEWED BY:	PR
1ST BLDG. DEPT. SUBMITTAL:	
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2024344
CAD FILE NAME:	CLEAN_24344_A1.34
SHEET SCALE:	1/8" = 1'-0"
DATE:	SHEET:
11/12/2024	A1.34a



BUILDING TYPE 300 : BUILDING SECTION | 3



BUILDING TYPE 200 : BUILDING SECTION | 1

SET-OUT CONSTRUCTION NOTES

803.10 APPLICATION OF INTERIOR FINISH MATERIALS TO FIRE RESISTANCE-RATED OR NONCOMBUSTIBLE BUILDING ELEMENTS.
WHERE INTERIOR FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THOSE FINISH MATERIALS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION.

803.15.1 DIRECT ATTACHMENT AND FURRED CONSTRUCTION.
WHERE WALLS, CEILINGS OR STRUCTURAL ELEMENTS ARE REQUIRED BY ANY PROVISION IN THIS CODE TO BE OF FIRE-RESISTANCE-RATED OR NONCOMBUSTIBLE CONSTRUCTION, THE INTERIOR FINISH MATERIAL SHALL BE APPLIED DIRECTLY AGAINST SUCH CONSTRUCTION OR TO FURRING STRIPS NOT EXCEEDING 1½ INCHES, APPLIED DIRECTLY AGAINST SUCH SURFACES.

803.15.1.1 FURRED CONSTRUCTION.
IF THE INTERIOR FINISH MATERIAL IS APPLIED TO FURRING STRIPS, THE INTERVENING SPACES BETWEEN SUCH FURRING STRIPS SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. BE FILLED WITH MATERIAL THAT IS INORGANIC OR NONCOMBUSTIBLE;
2. BE FILLED WITH MATERIAL THAT MEETS THE REQUIREMENTS OF A CLASS A MATERIAL IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2; OR
3. BE FIREBLOCKED AT A MAXIMUM OF 8 FEET IN EVERY DIRECTION IN ACCORDANCE WITH SECTION 718.

EXCEPTION: COMPLIANCE WITH ITEM 1, 2 OR 3 IS NOT REQUIRED WHERE THE MATERIALS USED TO CREATE THE CONCEALED SPACE ARE NONCOMBUSTIBLE.

803.15.2 SET-OUT CONSTRUCTION.
WHERE WALLS AND CEILINGS ARE REQUIRED TO BE OF FIRE-RESISTANCE-RATED OR NONCOMBUSTIBLE CONSTRUCTION AND WALLS ARE SET OUT OR CEILINGS ARE DROPPED DISTANCES GREATER THAN SPECIFIED IN SECTION 803.15.1, CLASS A FINISH MATERIALS, IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2, SHALL BE USED.

EXCEPTIONS:
1. WHERE INTERIOR FINISH MATERIALS ARE PROTECTED ON BOTH SIDES BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.
2. WHERE INTERIOR FINISH MATERIALS ARE ATTACHED TO NONCOMBUSTIBLE BACKING OR FURRING STRIPS INSTALLED AS SPECIFIED IN SECTION 803.15.1.1.
3. WHERE THE COMBUSTIBLE VOID IS FILLED WITH A NONCOMBUSTIBLE MATERIAL.

803.15.2.1 HANGERS AND ASSEMBLY MEMBERS.
THE HANGERS AND ASSEMBLY MEMBERS OF SUCH DROPPED CEILINGS OR ROOF THAT ARE BELOW THE HORIZONTAL FIRE-RESISTANCE-RATED FLOOR OR ROOF ASSEMBLIES SHALL BE OF NONCOMBUSTIBLE MATERIALS. THE CONSTRUCTION OF EACH SET-OUT WALL AND HORIZONTAL ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATED FLOOR OR ROOF ASSEMBLY SHALL BE OF FIRE-RESISTANCE-RATED CONSTRUCTION AS REQUIRED ELSEWHERE IN THIS CODE.
EXCEPTION: IN TYPE IV AND V CONSTRUCTION, FIRE RETARDANT - TREATED WOOD SHALL BE PERMITTED FOR USE AS HANGERS AND ASSEMBLY MEMBERS OF DROPPED CEILINGS.

BUILDING INSULATION

ASSEMBLY	R-VALUE REQUIREMENT / TYPE
EXTERIOR WALL ASSEMBLIES (2x6):	5-19 / FIBERGLASS BATT INSUL.
EXTERIOR WALL FINISH:	3 COAT STUCCO
FLOOR OVER GARAGE:	R-19 / FIBERGLASS BATT INSUL.
INTERIOR WALL AT GARAGE (2X6):	R-19 / FIBERGLASS BATT INSUL.
ROOF ATTIC (AT CEILING):	R-38 / FIBERGLASS BATT INSUL.
BELOW DECK INSULATION:	R-19 / FIBERGLASS BATT INSUL.

OPENINGS	U-FACTOR	SHGC
DOORS	0.29/0.32	0.23/0.18
WINDOWS	3.28/0.30	0.22/0.24

ENERGY FEATURE		REQUIREMENT
RADIANT BARRIER:		N/O
COOL ROOF: REFER TO DETAILS ON A05.3 FOR ROOF INSTALLATION, AND ROOF PLANS FOR ADDITIONAL INFORMATION	YES:	AGED SOLAR REFLECTANCE = 0.10 THERMAL EMITTANCE = 0.85
ATTIC VENTILATION		VENTILATED

NOTE:
1. REFER TO SPECIFICATION SECTION 07310 FOR ADDITIONAL INFORMATION.
2. VERIFY AND COMPLY WITH TITLE 24 REPORT FOR ALL REQUIREMENTS.

THE MANDATORY MEASURES HAVE BEEN MEET THROUGH A PERFORMANCE T24 CALCULATION FOR HIGH RISE BUILDINGS. PRESCRIPTIVE VALUES PER TABLE 170.2-A OR THE CALIFORNIA ENERGY CODE DOES NOT APPLY.

BUILDING SECTION KEYNOTES

101	CONCRETE STRUCTURAL SLAB
105	CONCRETE GARAGE SLAB - SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED
121	INTERIOR NON-LOAD BEARING WALL/PARTITION, VERIFY WITH STRUCTURAL
122	1 - HOUR RATED EXTERIOR WALL PER EXTERIOR ELEVATIONS
126	1 -HOUR FIRE PARTITION WALL
142	1 -HOUR RATED ROOF/CEILING HORIZONTAL ASSEMBLY
145	1 -HOUR RATED FLOOR/CEILING HORIZONTAL ASSEMBLY
163	METAL GUARD (SEE EXTERIOR ELEVATION). HEIGHT PER ELEVATION : +42" MINIMUM A.F.F. METAL GUARD, REFER TO STRUCTURAL DRAWINGS
182	DECORATIVE METAL AWNING - REFER TO EXTERIOR ELEVATIONS
175	ROOF TRUSSES BY OTHERS
165	DECK WITH PLI-DECK ROOF DECKING SYSTEM, ICC ES REPORT #ESR-1757
166	ATTIC VENT

SECTION LEGEND

ELEMENT	DESCRIPTION
	ONE-HOUR FIRE PARTITION / FIRE BARRIER WALL - REFER TO COMPOSITE BUILDING PLANS FOR ADDITIONAL INFORMATION
	ONE-HOUR HORIZONTAL FLOOR CEILING ASSEMBLY - REFER TO COMPOSITE BUILDING PLANS FOR ADDITIONAL INFORMATION
	ONE-HOUR HORIZONTAL FLOOR CEILING ASSEMBLY - MIN. STC 50 / IIC 50 - REFER TO COMPOSITE BUILDING PLANS FOR ADDITIONAL INFORMATION
	ONE-HOUR ROOF/CEILING

BUILDING SECTION NOTES

1. THESE BUILDING SECTIONS ARE PROVIDED TO ILLUSTRATE THE ARCHITECTURAL RELATIONSHIPS BETWEEN STRUCTURAL ELEMENTS, INTERIOR VOLUME CONFIGURATIONS, AND BUILDING PROFILES. REFER TO THE STRUCTURAL PLANS AND TRUSS MANUFACTURER'S PLANS AND CALCULATIONS FOR ALL FRAMING AND TRUSS INFORMATION.
2. FIRE-RATED WALLS, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLIES MAY VARY BASED ON THE ACTUAL LOCATION OF A UNIT WITHIN THE BUILDING. SEE COMPOSITE BUILDING PLANS AND CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.
3. THE CONTRACTOR SHALL PROVIDE FIRE BLOCKING AS REQUIRED BY C.B.C. SECTIONS 708 & 718.
4. ALL SHAFTS AND VERTICAL OPENINGS SHALL BE PROTECTED PER C.B.C. SECTIONS 712 & 713
5. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION THAT APPLIANCES IN ATTICS SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY NOT LESS THAN THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN 22 INCHES BY 30 INCHES PER C.M.C. 304.4
   5.1. WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FEET, THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE APPLIANCE SHALL NOT EXCEED 20 FEET MEASURED ALONG THE CENTER LINE OF THE PASSAGE PER C.M.C. 304.4.1
   5.2. THE PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID FLOORING NOT LESS THAN 24 INCHES WIDE FROM THE ENTRANCE OPENING TO THE APPLIANCE, PER C.M.C. 304.4.2
   5.3. A LEVEL WORKING PLATFORM OR GRADE SURFACE NOT LESS THAN 30 INCHES BY 30 INCHES SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE, OR PER C.M.C. 304.4.3 EXCEPTION; A WORKING PLATFORM NEED NOT BE PROVIDED WHERE THE FURNACE IS CAPABLE OF BEING SERVICED FROM THE REQUIRED ACCESS OPENING. THE FURNACE SERVICE SIDE SHALL NOT EXCEED 12 INCHES FROM THE ACCESS OPENING.
6. PER C.B.C. 703.5, WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SUCH IDENTIFICATION SHALL:
   6.1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
   6.2. INCLUDE LETTERING NOT LESS THAN 3-INCHES IN HEIGHT WITH A MINIMUM 3/8-INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS." OR OTHER WORDING.
7. REFER TO STRUCTURAL DRAWINGS FOR THE ANCHORAGE OF GUARDRAILS SURROUNDING THE FLOOR OPENINGS AND THE BALCONIES/DECKS.

NOTE: FIRST FLOOR PLATE HEIGHTS MAY VARY DUE TO FINISH FLOOR ELEVATIONS - SEE CIVIL DRAWINGS FOR INFORMATION AND VERIFY ALL DIMENSIONS IN FIELD.

STAIR NOTES

1. STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES, PER C.B.C. SECTION 1011.2 EXCEPTION #1.
2. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ON TREAD DEPTH BEYOND THE BOTTOM RISER, THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING. (C.B.C. SECTION 1011.3)
   EXCEPTION: (C.B.C. SECTION 1011.3 EXCEPTION #2)
   WITHIN DWELLING UNITS IN GROUP R-2 OCCUPANCIES WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A DOOR OPENING THROUGH WHICH THE STAIR PASSES, THE DOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM FOR A DEPTH OF 4½ INCHES MAX.
3. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY, THE WIDTH OF LANDINGS SHALL BE NOT LESS THAN THE WIDTH OF STAIRWAYS THEY SERVE. DOORS OPENING INTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7 INCHES INTO THE LANDING. (C.B.C. SECTION 1011.6.)
4. SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITH A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH ½ INCH GYPSUM BOARD. (C.B.C. SEC. 1011.7.3. EXCEPTION)
5. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS. (C.B.C. SECTION 1011.8.)
6. WITHIN DWELLING UNITS IN GROUP R-2 OCCUPANCIES, THE MAXIMUM RISER HEIGHT SHALL BE 7¾ INCHES. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. A NOSING NOT LESS THAN ¾ INCH BUT NOT MORE THAN 1¼ INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES. (C.B.C. SECTION 1011.5.2 EXCEPTION #3)
7. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM AND NOT LESS THEN 34 INCHES AND NOT MORE THAN 38 INCHES. PER C.B.C. SECTION 1014.2, THE HANDRAIL HEIGHT AT THE FITTINGS OR BENDINGS SHALL BE PERMITTED TO EXCEED THE MAXIMUM HEIGHT PER C.B.C. SECTION 1014.2 EXCEPTION #1.
8. HANDRAILS WITHIN A DWELLING UNIT THAT IS NOT REQUIRED TO ACCESSIBLE NEED EXTEND ONLY FROM THE TOP RISER TO THE BOTTOM RISER PER C.B.C. SECTION 1014.2 EXCEPTION #1.
9. WITHIN INDIVIDUAL DWELLING UNITS IN GROUP R-2, GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGE OF THE TREADS. PER C.B.C. SECTION 1015.3 EXCEPTION #1, FOR OCCUPANCIES IN GROUP R-2, AND WITHIN DWELLING UNITS IN R-3, WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDE OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS PER C.B.C. 1015.3 EXCEPTION #2.
10. THE TOLERANCE BETWEEN THE LARGEST AND THE SMALLEST RISER HEIGHT IS BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8" TO ENSURE DIMENSIONAL UNIFORMITY WHERE THE 3/8" TOLERANCE DOES NOT OCCUR AT CONSECUTIVE STEPS THROUGHOUT THE STAIRWAY. C.B.C. SECTION 1011.2.4.
11. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY PER C.B.C. 1011.11 EXCEPTION #1, DECKS, PORCHES AND WALKWAYS THAT HAVE A SINGLE CHANGE IN ELEVATION WHERE THE LANDING DEPTH ON EACH SIDE OF THE CHANGE OF ELEVATIONS IS GREATER THAN THE WIDTH OF THE STAIR (WHAT IS REQUIRED FOR A LANDING) DO NOT REQUIRE HANDRAILS PER C.B.C. SECTION 1011.11 EXCEPTION #2, CHANGES IN ROOM ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS AND SLEEPING UNITS IN GROUPS R-2 DO NOT REQUIRE HANDRAILS PER C.B.C. SECTION 1011.11 EXCEPTION #4.

NOTE: FIRST FLOOR STAIR RISER HEIGHTS MAY VARY DUE TO FINISH FLOOR ELEVATIONS - SEE CIVIL DRAWINGS FOR INFORMATION AND VERIFY ALL DIMENSIONS IN FIELD.

MECHANICAL DUCT NOTES

1. DUCTS PENETRATING NONFIRE-RESISTANCE-RATED FLOOR/CEILING ASSEMBLIES: PER C.B.C. 717.6.3, DUCT SYSTEMS CONSTRUCTED OF APPROVED MATERIAL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE THAT PENETRATE NONFIRE-RESISTANCE-RATED FLOOR ASSEMBLIES SHALL BE PROTECTED BY ANY OF THE FOLLOWING METHODS:
   1.1. A SHAFT ENCLOSURE IN ACCORDANCE WITH SECTION 713;
   1.2. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR OR MORE STORIES, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

RUBY AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-049

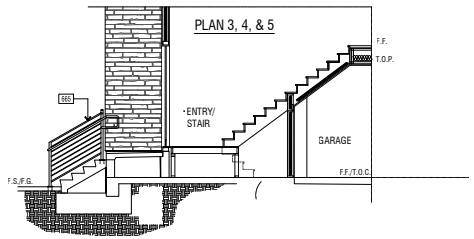
© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING SECTIONS

PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	20243344
CAD FILE NAME :	24344_A1-40
SHEET SCALE:	1/8" = 1'-0"
DATE:	SHEET:
06/12/2025	A1.40



TYPICAL RAISED ENTRY: UNIT SECTION | 3

SET-OUT CONSTRUCTION NOTES

803.15 APPLICATION OF INTERIOR FINISH MATERIALS TO FIRE-RESISTANCE-RATED OR NONCOMBUSTIBLE BUILDING ELEMENTS.
WHERE INTERIOR FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THOSE FINISH MATERIALS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION.

803.15.1 DIRECT ATTACHMENT AND FURRED CONSTRUCTION.
WHERE WALLS, CEILINGS OR STRUCTURAL ELEMENTS ARE REQUIRED BY ANY PROVISION IN THIS CODE TO BE OF FIRE-RESISTANCE-RATED OR NONCOMBUSTIBLE CONSTRUCTION, THE INTERIOR FINISH MATERIAL SHALL BE APPLIED DIRECTLY AGAINST SUCH CONSTRUCTION OR TO FURRING STRIPS NOT EXCEEDING ¾ INCHES, APPLIED DIRECTLY AGAINST SUCH SURFACES.

803.15.1.1 FURRED CONSTRUCTION.
IF THE INTERIOR FINISH MATERIAL IS APPLIED TO FURRING STRIPS, THE INTERVENING SPACES BETWEEN SUCH FURRING STRIPS SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. BE FILLED WITH MATERIAL THAT IS INORGANIC OR NONCOMBUSTIBLE.
2. BE FILLED WITH MATERIAL THAT MEETS THE REQUIREMENTS OF A CLASS A MATERIAL IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2; OR
3. BE FIREBLOCKED AT A MAXIMUM OF 8 FEET IN EVERY DIRECTION IN ACCORDANCE WITH SECTION 718.

EXCEPTION: COMPLIANCE WITH ITEM 1, 2 OR 3 IS NOT REQUIRED WHERE THE MATERIALS USED TO CREATE THE CONCEALED SPACE ARE NONCOMBUSTIBLE.

803.15.2 SET-OUT CONSTRUCTION.
WHERE WALLS AND CEILINGS ARE REQUIRED TO BE OF FIRE-RESISTANCE-RATED OR NONCOMBUSTIBLE CONSTRUCTION AND WALLS ARE SET OUT OR CEILINGS ARE DROPPED DISTANCES GREATER THAN SPECIFIED IN SECTION 803.15.1, CLASS A FINISH MATERIALS, IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2, SHALL BE USED.
EXCEPTIONS:
1. WHERE INTERIOR FINISH MATERIALS ARE PROTECTED ON BOTH SIDES BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.
2. WHERE INTERIOR FINISH MATERIALS ARE ATTACHED TO NONCOMBUSTIBLE BACKING OR FURRING STRIPS INSTALLED AS SPECIFIED IN SECTION 803.15.1.1.
3. WHERE THE COMBUSTIBLE VOID IS FILLED WITH A NONCOMBUSTIBLE MATERIAL.

803.15.2.1 HANGERS AND ASSEMBLY MEMBERS.
THE HANGERS AND ASSEMBLY MEMBERS OF SUCH DROPPED CEILINGS/SOFFITS THAT ARE BELOW THE HORIZONTAL FIRE-RESISTANCE-RATED FLOOR OR ROOF ASSEMBLIES SHALL BE OF NONCOMBUSTIBLE MATERIALS. THE CONSTRUCTION OF EACH SET-OUT WALL AND HORIZONTAL FIRE-RESISTANCE-RATED FLOOR OR ROOF ASSEMBLY SHALL BE OF FIRE-RESISTANCE-RATED CONSTRUCTION AS REQUIRED ELSEWHERE IN THIS CODE.
EXCEPTION: IN TYPE III AND V CONSTRUCTION, FIRE RETARDANT - TREATED WOOD SHALL BE PERMITTED FOR USE AS HANGERS AND ASSEMBLY MEMBERS OF DROPPED CEILINGS.

BUILDING SECTION KEYNOTES

101	CONCRETE STRUCTURAL SLAB
105	CONCRETE GARAGE SLAB - SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED
121	INTERIOR NON-LOAD BEARING WALL/PARTITION, VERIFY WITH STRUCTURAL
122	1 -HOUR RATED EXTERIOR WALL PER EXTERIOR ELEVATIONS
126	1 -HOUR FIRE PARTITION WALL
142	1 -HOUR RATED ROOF/CEILING HORIZONTAL ASSEMBLY
145	1 -HOUR RATED FLOOR/CEILING HORIZONTAL ASSEMBLY
165	METAL GUARD (SEE EXTERIOR ELEVATION). HEIGHT PER ELEVATION : +42" MINIMUM A.F.F.METAL GUARD, REFER TO STRUCTURAL DRAWINGS
182	DECORATIVE METAL AWNING - REFER TO EXTERIOR ELEVATIONS
175	ROOF TRUSSES BY OTHERS
165	DECK WITH PLI-DECK ROOF DECKING SYSTEM, ICC ES REPORT #ESR-1757
186	ATTIC VENT

SECTION LEGEND

ELEMENT	DESCRIPTION
	ONE-HOUR FIRE PARTITION / FIRE BARRIER WALL - REFER TO COMPOSITE BUILDING PLANS FOR ADDITIONAL INFORMATION
	ONE-HOUR HORIZONTAL FLOOR CEILING ASSEMBLY - REFER TO COMPOSITE BUILDING PLANS FOR ADDITIONAL INFORMATION
	ONE-HOUR HORIZONTAL FLOOR CEILING ASSEMBLY - MIN. STC 50 / IIC 50 - REFER TO COMPOSITE BUILDING PLANS FOR ADDITIONAL INFORMATION
	ONE-HOUR ROOF/CEILING

BUILDING INSULATION

ASSEMBLY	R-VALUE REQUIREMENT / TYPE
EXTERIOR WALL ASSEMBLIES (2x6):	5-19 / FIBERGLASS BATT INSUL.
EXTERIOR WALL FINISH:	3 COAT STUCCO
FLOOR OVER GARAGE:	R-19 / FIBERGLASS BATT INSUL.
INTERIOR WALL AT GARAGE (2X6):	R-19 / FIBERGLASS BATT INSUL.
ROOF ATTIC (AT CEILING):	R-38 / FIBERGLASS BATT INSUL.
BELOW DECK INSULATION:	R-19 / FIBERGLASS BATT INSUL.

OPENINGS	U-FACTOR	SHGC
DOORS	0.29/0.32	0.23/0.18
WINDOWS	3.28/0.30	0.22/0.24

ENERGY FEATURE	REQUIREMENT
RADIANT BARRIER:	I/O
COOL ROOF: REFER TO DETAILS ON A05.3 FOR ROOF INSTALLATION, AND ROOF PLANS FOR ADDITIONAL INFORMATION	YES: AGED SOLAR REFLECTANCE = 0.10 THERMAL EMITTANCE = 0.85
ATTIC VENTILATION	VENTILATED

NOTE:
1. REFER TO SPECIFICATION SECTION 07310 FOR ADDITIONAL INFORMATION.
2. VERIFY AND COMPLY WITH TITLE 24 REPORT FOR ALL REQUIREMENTS.

THE MANDATORY MEASURES HAVE BEEN MEET THROUGH A PERFORMANCE T24 CALCULATION FOR HIGH RISE BUILDINGS. PRESCRIPTIVE VALUES PER TABLE 170.2-A OR THE CALIFORNIA ENERGY CODE DOES NOT APPLY.

BUILDING SECTION NOTES

1. THESE BUILDING SECTIONS ARE PROVIDED TO ILLUSTRATE THE ARCHITECTURAL RELATIONSHIPS BETWEEN STRUCTURAL ELEMENTS, INTERIOR VOLUME CONFIGURATIONS, AND BUILDING PROFILES. REFER TO THE STRUCTURAL PLANS AND TRUSS MANUFACTURER'S PLANS AND CALCULATIONS FOR ALL FRAMING AND TRUSS INFORMATION.
2. FIRE-RATED WALLS, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLIES MAY VARY BASED ON THE ACTUAL LOCATION OF A UNIT WITHIN THE BUILDING. SEE COMPOSITE BUILDING PLANS AND CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.
3. THE CONTRACTOR SHALL PROVIDE FIRE BLOCKING AS REQUIRED BY C.B.C. SECTIONS 708 & 718.
4. ALL SHAFTS AND VERTICAL OPENINGS SHALL BE PROTECTED PER C.B.C. SECTIONS 712 & 713
5. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION THAT APPLIANCES IN ATTICS SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY NOT LESS THAN THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN 22 INCHES BY 30 INCHES PER C.M.C. 304.4
   5.1. WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FEET, THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE APPLIANCE SHALL NOT EXCEED 20 FEET MEASURED ALONG THE CENTER LINE OF THE PASSAGE PER C.M.C. 304.4.1
   5.2. THE PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID FLOORING NOT LESS THAN 24 INCHES WIDE FROM THE ENTRANCE OPENING TO THE APPLIANCE, PER C.M.C. 304.4.2
   5.3. A LEVEL WORKING PLATFORM OR GRADE SURFACE NOT LESS THAN 30 INCHES BY 30 INCHES SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE, OR PER C.M.C. 304.4.3 EXCEPTION, A WORKING PLATFORM NEED NOT BE PROVIDED WHERE THE FURNACE IS CAPABLE OF BEING SERVICED FROM THE REQUIRED ACCESS OPENING. THE FURNACE SERVICE SIDE SHALL NOT EXCEED 12 INCHES FROM THE ACCESS OPENING.
6. PER C.B.C 703.5, WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SUCH IDENTIFICATION SHALL:
   6.1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
   6.2. INCLUDE LETTERING NOT LESS THAN 3-INCHES IN HEIGHT WITH A MINIMUM 3/8-INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS." OR OTHER WORDING.
7. REFER TO STRUCTURAL DRAWINGS FOR THE ANCHORAGE OF GUARDRAILS SURROUNDING THE FLOOR OPENINGS AND THE BALCONIES/DECKS.

NOTE: FIRST FLOOR PLATE HEIGHTS MAY VARY DUE TO FINISH FLOOR ELEVATIONS - SEE CIVIL DRAWINGS FOR INFORMATION AND VERIFY ALL DIMENSIONS IN FIELD.

STAIR NOTES

1. STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES, PER C.B.C. SECTION 1011.2 EXCEPTION #1.
2. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS, SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ON TREAD DEPTH BEYOND THE BOTTOM RISER, THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING. (C.B.C. SECTION 1011.3)
   EXCEPTION: (C.B.C. SECTION 1011.3 EXCEPTION #2)
   WITHIN DWELLING UNITS IN GROUP R-2 OCCUPANCIES WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A DOOR OPENING THROUGH WHICH THE STAIR PASSES, THE DOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM FOR 4½ INCHES MAX.
3. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY, THE WIDTH OF LANDINGS SHALL BE NOT LESS THAN THE WIDTH OF STAIRWAYS THEY SERVE. DOORS OPENING INTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH WHEN FULLY OPEN. THE DOOR SHALL NOT PROJECT MORE THAN 7 INCHES INTO THE LANDING. (C.B.C. SECTION 1011.6.)
4. SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITH A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH ½ INCH GYPSUM BOARD. (C.B.C. SEC. 1011.7.3. EXCEPTION)
5. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS. (C.B.C. SECTION 1011.8.)
6. WITHIN DWELLING UNITS IN GROUP R-2 OCCUPANCIES, THE MAXIMUM RISER HEIGHT SHALL BE 7¾ INCHES. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. A NOSING NOT LESS THAN ¾ INCH BUT NOT MORE THAN 1¼ INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES. (C.B.C. SECTION 1011.5.2 EXCEPTION #3)
7. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM AND NOT LESS THEN 34 INCHES AND NOT MORE THAN 38 INCHES, PER C.B.C. SECTION 1014.2. THE HANDRAIL HEIGHT AT THE FITTINGS OR BENDINGS SHALL BE PERMITTED TO EXCEED THE MAXIMUM HEIGHT PER C.B.C. SECTION 1014.2 EXCEPTION #1.
8. HANDRAILS WITHIN A DWELLING UNIT THAT IS NOT REQUIRED TO ACCESSIBLE NEED EXTEND ONLY FROM THE TOP RISER TO THE BOTTOM RISER PER C.B.C. SECTION 1014.2 EXCEPTION #1.
9. WITHIN INDIVIDUAL DWELLING UNITS IN GROUP R-2, GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGE OF THE TREADS, PER C.B.C. SECTION 1015.3 EXCEPTION #1. FOR OCCUPANCIES IN GROUP R-2, AND WITHIN DWELLING UNITS, WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDE OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS PER C.B.C. 1015.3 EXCEPTION #3.
10. THE TOLERANCE BETWEEN THE LARGEST AND THE SMALLEST RISER HEIGHT IS BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8" TO ENSURE DIMENSIONAL UNIFORMITY WHERE THE 3/8" TOLERANCE DOES NOT OCCUR AT CONSECUTIVE STEPS THROUGHOUT THE STAIRWAY C.B.C. SECTION 1011.5.4.
11. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY PER C.B.C. 1011.11 EXCEPTION #1, DECKS, PATIOS AND WALKWAYS THAT HAVE A SINGLE CHANGE IN ELEVATION WHERE THE LANDING DEPTH ON EACH SIDE OF THE CHANGE OF ELEVATIONS GREATER THAN 8" WHAT IS REQUIRED FOR A LANDING DO NOT REQUIRE HANDRAILS PER C.B.C. SECTION 1011.11 EXCEPTION #2, CHANGES IN ROOM ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS AND SLEEPING UNITS IN GROUPS R-2 DO NOT REQUIRE HANDRAILS PER C.B.C. SECTION 1011.11 EXCEPTION #4.

NOTE: FIRST FLOOR STAIR RISER HEIGHTS MAY VARY DUE TO FINISH FLOOR ELEVATIONS - SEE CIVIL DRAWINGS FOR INFORMATION AND VERIFY ALL DIMENSIONS IN FIELD.

MECHANICAL DUCT NOTES

1. DUCTS PENETRATING NONFIRE-RESISTANCE-RATED FLOOR/CEILING ASSEMBLIES: PER C.B.C. 717.6.3, DUCT SYSTEMS CONSTRUCTED OF APPROVED MATERIAL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE THAT PENETRATE NONFIRE-RESISTANCE-RATED FLOOR ASSEMBLIES SHALL BE PROTECTED BY ANY OF THE FOLLOWING METHODS:
   1.1. A SHAFT ENCLOSURE IN ACCORDANCE WITH SECTION 713;
   1.2. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR OR MORE STORIES, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

RUBY AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-049

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

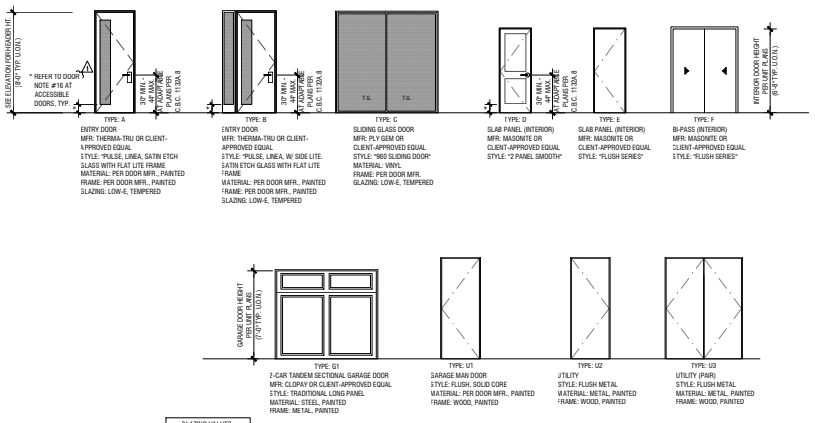
REVISIONS

NO.	DATE	DESCRIPTION

UNIT SECTIONS

PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	24344_A1-41
SHEET SCALE:	1/8" = 1'-0"
DATE:	SHEET:
06/12/2025	A1.41

DOOR TYPES



TYPE: A
ENTRY DOOR
MFR: THERMA-TRU OR CLIENT-APPROVED EQUAL
STYLE: "PULSE, LINEA, SATIN ETCH GLASS WITH FLAT LITE FRAME
MATERIAL: PER DOOR MFR., PAINTED
FRAME: PER DOOR MFR., PAINTED
GLAZING: LOW-E, TEMPERED

TYPE: B
ENTRY DOOR
MFR: THERMA-TRU OR CLIENT-APPROVED EQUAL
STYLE: "PULSE, LINEA, W/ SIDE LITE. SATIN ETCH GLASS WITH FLAT LITE FRAME
MATERIAL: PER DOOR MFR., PAINTED
FRAME: PER DOOR MFR., PAINTED
GLAZING: LOW-E, TEMPERED

TYPE: C
SLIDING GLASS DOOR
MFR: PLY GEM OR CLIENT-APPROVED EQUAL
STYLE: "960 SLIDING DOOR"
MATERIAL: VINYL
FRAME: PER DOOR MFR.
GLAZING: LOW-E, TEMPERED

TYPE: D
SLAB PANEL (INTERIOR)
MFR: MASONITE OR CLIENT-APPROVED EQUAL
STYLE: "2 PANEL SMOOTH"

TYPE: E
SLAB PANEL (INTERIOR)
MFR: MASONITE OR CLIENT-APPROVED EQUAL
STYLE: "FLUSH SERIES"

TYPE: F
BI-PASS (INTERIOR)
MFR: MASONITE OR CLIENT-APPROVED EQUAL
STYLE: "FLUSH SERIES"

TYPE: G1
2-CAR TANDEM SECTIONAL GARAGE DOOR
MFR: CLOPAY OR CLIENT-APPROVED EQUAL
STYLE: TRADITIONAL LONG PANEL
MATERIAL: STEEL, PAINTED
FRAME: METAL, PAINTED

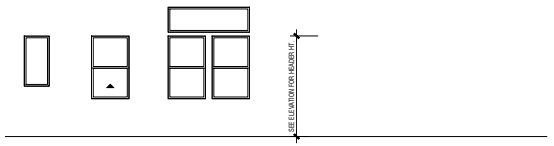
TYPE: U1
GARAGE MAN DOOR
STYLE: FLUSH, SOLID CORE
MATERIAL: PER DOOR MFR., PAINTED
FRAME: WOOD, PAINTED

TYPE: U2
UTILITY
STYLE: FLUSH METAL
MATERIAL: METAL, PAINTED
FRAME: WOOD, PAINTED

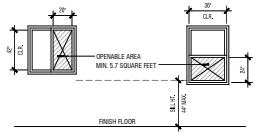
TYPE: U3
UTILITY (PAIR)
STYLE: FLUSH METAL
MATERIAL: METAL, PAINTED
FRAME: WOOD, PAINTED

GLAZING VALUES
VERIFY AND COMPLY WITH TITLE 24 REPORT FOR GLAZING VALUES.

WINDOW TYPES



FIXED (FX)
SINGLE HUNG (SH)
SINGLE HUNG W/TRANSOM (SH)



TYPICAL EMERGENCY ESCAPE/RESCUE WINDOW REQUIREMENTS

NOTES:
1. REFER TO UNIT FLOOR PLANS FOR LOCATIONS OF REQUIRED EMERGENCY ESCAPE/RESCUE WINDOWS (E.E.R.O.), DENOTED WITH AN ASTERISK (*).
2. TEMPERED GLAZING SHALL ONLY BE REQUIRED AT INDIVIDUAL FIXED OR OPERABLE PANELS LOCATED WITHIN HAZARDOUS LOCATIONS PER C.B.C. SECTION 2406.4 UNLESS SPECIFICALLY SPECIFIED OTHERWISE.
3. REFER TO EXTERIOR ELEVATIONS FOR WINDOW GRID PATTERNS, WHERE OCCURS.
4. WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, SHALL COMPLY WITH ONE OF THE FOUR OPTIONS LISTED IN C.B.C. SECTION 1015.8.
5. REFER TO BUILDING COMPOSITE PLAN TYPE 100, 200, 300 & SITE PLAN SHEET A0.50 FOR LOCATIONS THAT REQUIRE MINIMUM STC 33 RATED WINDOWS AND DOORS PER THE ACOUSTIC REPORT ON SHEET A0.33.

GLAZING VALUES
VERIFY AND COMPLY WITH TITLE 24 REPORT FOR GLAZING VALUES.

EMERGENCY ESCAPE/RESCUE WINDOW NOTES (PER 2019 C.B.C. SECTION 1030):

1. SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING IN ACCORDANCE WITH C.B.C. SECTION 1030.1. SUCH OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR A YARD OR COURT THAT OPENS TO A PUBLIC WAY. PER C.B.C. SECTION 1030.1 EXCEPTION #4 EMERGENCY ESCAPE AND RESCUE OPENINGS ARE NOT REQUIRED FROM SLEEPING ROOMS THAT HAVE AN EXIT DOOR OR EXIT ACCESS DOOR THAT OPENS DIRECTLY INTO A EXTERIOR EXIT BALCONY THAT OPENS TO A PUBLIC WAY.
2. PER C.B.C. SECTION 1030.2, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
   EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR GRADE-FLOOR EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES AND THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES, PER C.B.C. SECTION 1030.2.1.
3. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES AND THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. REQUIRED NET CLEAR OPENING DIMENSIONS SHALL BE ACHIEVED BY THE NORMAL OPERATION OF THE WINDOW FROM THE INSIDE (e.g., SLIDING, SWINGING OR LIFTING THE SASH), PER C.B.C. SECTION 1030.2.1.
4. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR, PER C.B.C. SECTION 1030.3.
5. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTIONS AND SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM, PER C.B.C. SECTION 1030.4.
6. BARS, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS PROVIDED THE MINIMUM NET CLEAR OPENING SIZES ARE PROVIDED AND SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION, PER C.B.C. SECTION 1030.5.

DOOR NOTES

2019 C.B.C.

1. MEANS OF EGRESS DOORS SHALL MEET THE REQUIREMENTS OF C.B.C SECTION 1010.1. DOORS SERVING A MEANS OF EGRESS SYSTEM SHALL MEET THE REQUIREMENTS OF THIS SECTION AND SECTION 1022.2.
2. PER C.B.C. SECTION 1010.1.6 (EXCEPTION), DOOR LANDING LENGTH IN THE DIRECTION OF TRAVEL IN GROUPS R-3 AND U NEED NOT EXCEED 36 INCHES.
3. PER C.B.C. SECTION 1010.1.7 (EXCEPTION #1), THE THRESHOLD HEIGHT FOR SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7.75 INCHES IN OCCUPANCY GROUP R-3 IF ALL OF THE FOLLOWING APPLY: 1.) THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS; 2.) THE DOOR IS NOT PART OF AN ACCESSIBLE ROUTE AS REQUIRED BY CHAPTER 11A OR 11B; AND 3.) THE DOOR IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT.
4. PER C.B.C. SECTION 1010.1.7 (EXCEPTION #2), IN ADAPTABLE OR ACCESSIBLE UNITS, WHERE EXCEPTION 5 TO SECTION 1010.1.5 PERMITS A 4-INCH ELEVATION CHANGE AT THE DOOR, THE THRESHOLD HEIGHT ON THE EXTERIOR SIDE OF THE DOOR SHALL NOT EXCEED 4½ INCHES IN HEIGHT ABOVE THE EXTERIOR DECK, PATIO OR BALCONY FOR SLIDING DOORS OR 4⅝ INCHES ABOVE THE EXTERIOR DECK, PATIO OR BALCONY FOR OTHER DOORS.
5. ALL EXTERIOR DOORS SHALL HAVE VAPOR BARRIERS. REFER TO DOOR DETAILS ON SHEET AD2.1.
6. ALL GLAZING WITHIN DOORS SHALL BE TEMPERED, PER C.B.C. 2406.4.1.
7. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT, PER C.B.C. 1010.1.9.
8. ALL NEW DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGC. COMPLY WITH THE ENERGY DOCUMENT REQUIREMENTS.
9. PER C.B.C. 1010.1.1 SIZE OF DOORS. THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. WHERE THIS SECTION REQUIRES A MINIMUM CLEAR WIDTH OF 32 INCHES AND A DOOR OPENING INCLUDES TWO DOOR LEAVES WITHOUT A MULLION, ONE LEAF SHALL PROVIDE A CLEAR OPENING WIDTH OF 32 INCHES. THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES NOMINAL THE HEIGHT OF THE DOOR OPENINGS SHALL NOT BE LESS THAN 80 INCHES.
10. FIRE RATED DOORS SHALL MEET THE REQUIREMENTS OF C.B.C. SECTION 716.5. PER C.B.C 716.5.1 FIRE DOOR ASSEMBLIES WITH SIDE-HINGED AND PIVOTED SWINGING DOORS SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C. AFTER 5 MINUTES INTO THE NFPA 252 TEST, THE NEUTRAL PRESSURE LEVEL IN THE FURNACE SHALL BE ESTABLISHED AT 40 INCHES OR LESS ABOVE THE SILL. PER C.B.C 716.5.7. FIRE DOOR ASSEMBLIES SHALL BE LABELED BY AN APPROVED AGENCY. THE LABELS SHALL COMPLY WITH NFPA 80, AND SHALL BE PERMANENTLY AFFIXED TO THE DOOR FRAME. PER C.B.C. SECTION 716.5.7.1 FIRE DOORS SHALL BE LABELED SHOWING THE NAME OF THE MANUFACTURER OR OTHER IDENTIFICATION READILY TRACEABLE BACK TO THE MANUFACTURER, THE NAME OR TRADEMARK OF THE THIRD-PARTY INSPECTION AGENCY, AND THE FIRE PROTECTION RATING. PER C.B.C 716.5.7.1.1 LISTED LIGHT KITS AND LOUVERS AND THEIR REQUIRED PREPARATIONS SHALL BE CONSIDERED AS PART OF THE LABELED DOOR WHERE SUCH INSTALLATIONS ARE DONE UNDER THE LISTING PROGRAM OF THE THIRD-PARTY AGENCY. FIRE DOORS AND DOOR ASSEMBLIES SHALL BE PERMITTED TO CONSIST OF COMPONENTS, INCLUDING GLAZING, VISION LIGHT KITS AND HARDWARE THAT ARE LISTED OR CLASSIFIED AND LABELED FOR SUCH USE BY DIFFERENT THIRD-PARTY AGENCIES.
11. PER C.B.C. 406.3.2.1, DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS, NOT LESS THAN 1-3/8 INCHES THICK, OR DOORS IN COMPLIANCE WITH C.B.C SECTION 716.2.2.1. WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED.
12. THE PRIMARY ENTRANCE TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT MOUNTED AT 48 INCHES MAXIMUM ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.
13. CONTRACTOR SHALL FIELD VERIFY HANDING OF PRE-HUNG DOOR UNITS PRIOR TO ORDERING.
14. NON-REMOVABLE HINGES SHALL BE PROVIDED AT ALL OUT-SWINGING EXTERIOR DOORS.
15. AT THE SERVICE ROOM, 100 SQ. IN. MIN. OF OPEN SPACE SHALL BE PROVIDED IN THE DOOR OR BY OTHER APPROVED MEANS FOR DRYER MAKEUP AIR PER C.M.C. 504.4.1. UNDERCUT DOOR 1" AND PROVIDE TOP GRILL PER MECHANICAL PLANS FOR COMBUSTION AIR COMPLIANCE.
16. AT ADAPTABLE/ACCESSIBLE DWELLING UNITS, SWINGING DOOR OR GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED, PER C.B.C. SECTION 1133A.9. A DIFFERENT DOOR MANUFACTURER MAY BE REQUIRED AT ACCESSIBLE DOORS FOR COMPLIANCE WITH THIS REQUIREMENT. VERIFY IN FIELD.

WINDOW NOTES

2019 C.B.C.

1. PER C.B.C. 11B-229.1 WHERE GLAZED OPENINGS ARE PROVIDED IN ACCESSIBLE ROOMS OR SPACES FOR OPERATION BY OCCUPANTS, AT LEAST ONE OPENING SHALL COMPLY WITH SECTION 11B-309 (OPERABLE PARTS). EACH GLAZED OPENING REQUIRED BY AN ADMINISTRATIVE AUTHORITY TO BE OPERABLE SHALL COMPLY WITH SECTION 11B-309 (OPERABLE PARTS).
   EXCEPTION 1, GLAZED OPENINGS IN RESIDENTIAL DWELLING UNITS REQUIRED TO COMPLY WITH SECTION 11B-809 (RESIDENTIAL DWELLING UNITS) SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-229 (WINDOWS)
   EXCEPTION 2, GLAZED OPENINGS IN GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES AND IN GUEST ROOMS REQUIRED TO COMPLY WITH SECTION 11B-206.5.3 (TRANSIENT LODGING FACILITIES) SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-229 (WINDOWS).
   PER C.B.C 1126A.8 AT BUILDING FEATURES WHERE GLAZED OPENINGS ARE PROVIDED IN ACCESSIBLE ROOMS OR SPACES FOR OPERATION BY OCCUPANTS, AT LEAST ONE OPENING SHALL COMPLY WITH SECTION 1138A.4. EACH GLAZED OPENING REQUIRED BY THE ENFORCING AGENCY TO BE OPERABLE SHALL COMPLY WITH SECTION 1138A.4. REFER TO SHEET A0.40C FOR 1138A.4 CONTROLS AND OPERATING MECHANISMS REQUIREMENTS .
2. ALL EXTERIOR WINDOWS SHALL HAVE VAPOR BARRIERS PER DETAILS ON SHEETS AD2.2 & AD2.3
3. PER C.B.C. 2406.3, EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS PER C.B.C. SECTION 2406.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AS WELL AS INFORMATION SPECIFIED IN SECTION 2403.1. THE DESIGNATION SHALL BE ACID ETCHED, SAND BLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED OR OF A TYPE THAT ONCE APPLIED, CANNOT BE REMOVED WITHOUT BEING DESTROYED. A LABEL MEETING THE REQUIREMENTS OF THE SECTION SHALL BE PERMITTED IN LIEU OF THE MANUFACTURER'S DESIGNATION. MULTI-PANE ASSEMBLIES HAVING INDIVIDUAL PANES NOT EXCEEDING 1 SQUARE FOOT IN EXPOSED AREA SHALL HAVE AT LEAST ONE PANE IN THE ASSEMBLY SHALL BE IDENTIFIED IN THIS MANNER. ALL OTHER PANES IN THE ASSEMBLY SHALL BE LABELED "ANSI Z97.1."
4. PROVIDE TEMPERED GLASS IN EACH PANE OF GLAZING INSTALLED IN A HAZARDOUS LOCATION PER C.B.C SECTION 2406.4:
   A. C.B.C. 2406.4.1: GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS, EXCEPT GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH DIAMETER SPHERE IS UNABLE TO PASS OR AT DECORATIVE GLAZING.
   B. C.B.C. 2406.4.2: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE. EXCEPTIONS:1) DECORATIVE GLAZING;2) WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING; 3) GLAZING IN WALLS ON THE LATCH SIDE OF AND PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION; 4) WHERE ACCESS THROUGH THE DOORS IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH.
   C. C.B.C. 2406.4.3: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS: 1.) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET;2.) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR;
      3.) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND4.) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.EXCEPTIONS: 1) DECORATIVE GLAZING;2) WHEN A HORIZONTAL RAIL 34-38 INCHES ABOVE THE WALKING SURFACE IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING. 3) OUTBOARD PLANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHEN THE BOTTOM EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE GRADE, A ROOF, WALKING SURFACE OR OTHER HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.
   D. C.B.C. 2406.4.4: GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.
   E. C.B.C. 2406.4.5: GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
      EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL, OR SWIMMING POOL.
   F. C.B.C. 2406.4.6: GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS, EXCEPT WHEN GLAZING OCCURS 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.
      EXCEPTIONS: WHEN THE SIDE OF THE STAIRWAY, LANDING OR RAMP HAS A GUARD COMPLYING WITH C.B.C. 1015 AND 1607.8, WHERE THE PLANE OF GLASS IS GREATER THAN 18 INCHES FROM THE GUARD.
   G. C.B.C. 2406.4.7: GLAZING ADJACENT TO THE BOTTOM STAIR LANDING WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC THAT IS LESS THAN 180 DEGREES FROM THE BOTTOM TREAD, EXCEPT WHEN THE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH C.B.C. SECTIONS 1015 AND 1607.8, AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES FROM THE GUARD.
5. FIRE DEPARTMENT ACCESS PANELS SHALL BE OF TEMPERED GLASS, PER C.B.C. 2406.5.
6. PER C.B.C. 1015.8, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE THE FINISH GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, WINDOWS IN GROUP R-2 AND R-3 BUILDINGS INCLUDING DWELLING UNITS SHALL COMPLY WITH ONE OF THE FOLLOWING:1.) OPERABLE WINDOWS WHERE THE SILL PORTION OF THE OPENING IS LOCATED MORE THAN 75 FEET ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2006; 2.) OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4-INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION;
   3.) OPERABLE WINDOWS WHERE THE OPENINGS ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090; OR 4.) OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH C.B.C. SECTION 1015.8.1
7. ALL WINDOW, FRENCH DOOR, AND/OR SLIDING GLASS DOOR ASSEMBLIES USED THROUGHOUT THE PROJECT SHALL BE WELL FITTED AND WELL WEATHER-STRIPPED. THE PERIMETERS OF ALL WINDOW AND DOOR FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER RESISTANT SEALANT.
8. PER C.B.C. SECTION 1206.4 INTERIOR NOISE LEVELS ATTRIBUTED TO EXTERIOR SOURCES SHALL NOT EXCEED 45 dB IN ANY HABITABLE ROOM. THE NOISE METRIC SHALL BE EITHER THE DAY-NIGHT AVERAGE SOUND LEVEL (LDN) OR THE COMMUNITY NOISE EQUIVALENT LEVEL (CNEL) CONSISTENT WITH THE NOISE ELEMENT OF THE LOCAL GENERAL PLAN.
9. PROVIDE WINDOW GRIDS WHERE OCCUR PER EXTERIOR ELEVATIONS.
10. VERIFY AND COMPLY WITH THE TITLE 24 REPORT FOR REQUIRED GLAZING VALUES.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

RUBY AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-049

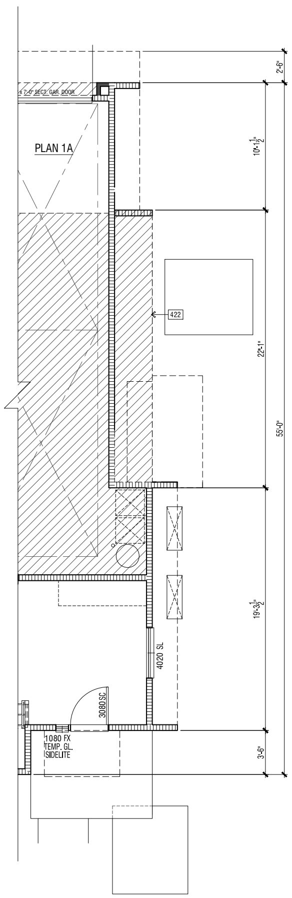
© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

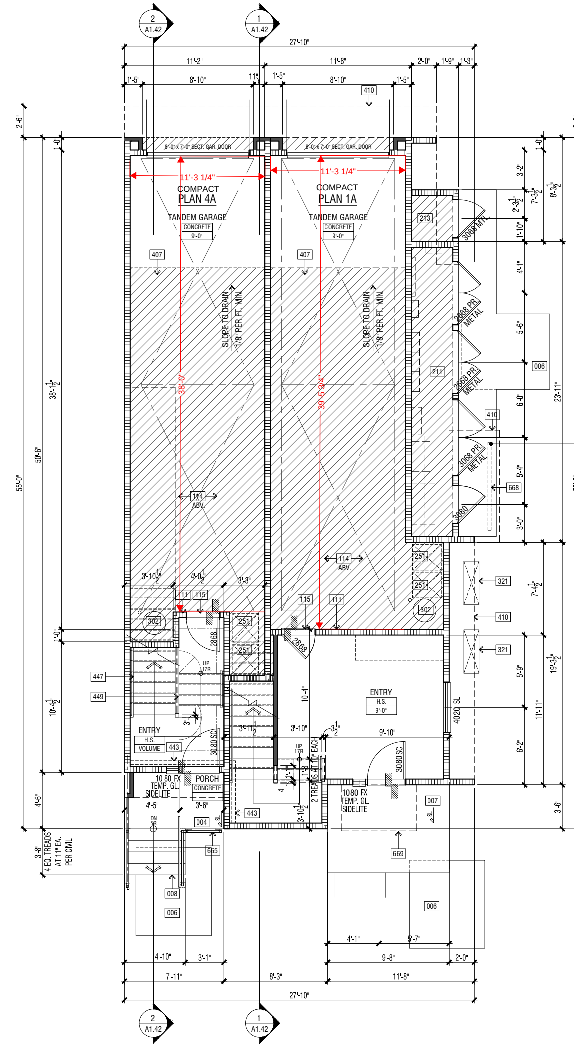
2019 C.B.C.
DOOR & WINDOW NOTES

PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	-
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	20243344
CAD FILE NAME :	24344_A2-03_NOTES
SHEET SCALE:	-
DATE:	06/12/2025
SHEET:	A2.03



REFER TO UNIT PLAN 1 STANDARD 1ST FLOOR FOR NOTES, DIMENSIONS AND INFORMATION NOT SHOWN HERE.

UNIT PLAN 1X: PARTIAL FIRST FLOOR PLAN | 3



DECK VENTILATION

DECK AREA: 51 SQ. FT. (7308 SQ. IN.)

VENTILATION FACTOR: 1/150

MIN. REQUIRED VENTILATION: 49 SQ. IN.

2 1/2" STRIP VENT @ 7.85 S.I. PER L.F. : 7 L.F.

VENTILATION PROVIDED (S.I.): 55

UNIT PLANS 1A & 4A: FIRST FLOOR PLAN | 1

FLOOR PLAN KEYNOTES

004	CONCRETE PORCH SLAB PER STRUCTURAL AND/OR POST-TENSION DRAWINGS - SLOPE TO DRAIN AWAY FROM BUILDING TO EXTERIOR PER CIVIL DRAWINGS.
006	APPROXIMATE LOCATION OF MIN. 6'-0" X 7'-0" FIRE LADDER PAD FOR ACCESS TO EMERGENCY EGRESS/RESCUE WINDOW ABOVE. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
007	CONCRETE STOOP PER LANDSCAPE PLANS - SLOPE 1/4" PER FOOT MINIMUM TO DRAIN. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44".
008	PRE-CAST CONCRETE STAIR W/ FOUNDATION (BY OTHERS) - REFER TO STRUCTURAL, CIVIL & LANDSCAPE DRAWINGS - STAIR RISER HEIGHT SHALL BE 4" MIN. AND 7" MAX. AND STAIR TREAD DEPTH SHALL BE 11" MIN. PER C.B.C. 1011.5.2 - HANDRAILS SHALL COMPLY WITH C.B.C. 1011.11 AND 1014.
111	THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT WITH 1HR SEPARATION DUE TO VA CONSTRUCTION.
112	NOT USED
114	REFER TO COMPOSITE PLANS FOR FLOOR/CEILING CONSTRUCTION
115	DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 45 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
183	MIN. 18'X19' CLEAR SPACE, CURB TO CURB. THE CLEAR HEIGHT IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL BE NOT LESS THAN 7 FEET PER C.B.C. 406.3.2. REFER TO FOR TYPICAL GARAGE DOOR HEIGHT CLEARANCE.
211	ELECTRICAL/TELECOM CLOSET - VERIFY UTILITY PANELS/METER LOCATION(S) AND CLEARANCE REQUIREMENTS WITH UTILITY SERVICE PROVIDER - REFER TO SITE PLAN FOR ADDITIONAL INFORMATION
213	FIRE SPRINKLER RISER - VERIFY LOCATION
251	TRASH & RECYCLING WASTE CONTAINERS - VERIFY SIZE PER SERVICE PROVIDER
302	HYBRID ELECTRIC HEAT PUMP WATER HEATER PER PLUMBING PLANS. LATERAL BRACING PER PER C.P.C. SECTION 507.2 AND . (18" HIGH PLATFORM NOT REQUIRED, BUT MAY BE PROVIDED FOR CONDENSATE LINE DRAINAGE PURPOSES.) VERIFY CLEARANCE PER MANUFACTURER.
321	AIR CONDITIONING CONDENSER LOCATION - PAD SUPPORTING COMPRESSOR/ CONDENSER SHALL BE A MINIMUM OF 3" ABOVE GRADE PER CMC 1105.2.
334	DRYER VENT WITH APPROVED LINT TRAP - VENT TO OUTSIDE - SEE MECH. PLANS
341	18"x8" MAKE-UP AIR VENT ABOVE DOOR (100 SQ. IN. MIN.)
351	REFRIGERATOR SPACE 33" STD. DEPTH X 39" CLR. WIDTH WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
356	OPTIONAL SINK
359	ENERGY STAR DISHWASHER PER BUILDER SPECIFICATIONS
360	30" SLIDE-IN ELECTRIC RANGE/OVEN AND MICROWAVE WITH VENT/LIGHT COMBINATION. PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
361	36" ELECTRIC COOK-TOP WITH HIGH-POWERED HOOD. PROVIDE 24" CLEAR ABOVE COOKTOP TO UNDERSIDE OF MICROWAVE VENT/HOOD. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
368	30" WALL OVEN/MICROWAVE COMBO
372	WASHER SPACE WITH RECESSED WATER BOX AND DRAIN PAN
373	DRYER SPACE
374	STACKED WASHER/DRYER SPACE WITH RECESSED WATER BOX AND DRAIN PIPE
381	AT SECONDARY BATHS, PREFABRICATED 60"X32"X75" TUB/SHOWER STALL - OPTIONAL 60"x34" PREFAB SHOWER PAN WITH SOLID SURFACE SURROUND +75" A.F.F. - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. STANDARD SHOWER CURTAIN / OPTIONAL SHATTERPROOF GLASS ENCLOSURE WITH SLIDING DOORS. DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS. LOCATE SHOWER HEAD +80" A.F.F. REFER TO (SIM.) WHERE OCCURS AT RATED WALL CONDITION.
386	AT OWNER'S BATH, PREFABRICATED SHOWER PAN - SIZE PER PLAN - WITH SOLID SURFACE SURROUND +84" A.F.F. - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. STANDARD SHATTERPROOF GLASS ENCLOSURE WITH DOOR. DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS. LOCATE SHOWER HEAD +80" A.F.F. REFER TO (SIM.) WHERE OCCURS AT RATED WALL CONDITION.
389	OPTIONAL 12" DEEP SHOWER SEAT, SLOPE TO DRAIN - +20" HIGH A.F.F.
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): +8'-0" (U.N.O. PER PLAN) DEPTH 3" BEYOND UPPER CABINET U.N.O.
404	SLOPED/CLIPPED CEILING
407	UTILITY SOFFIT, +12" DEEP REFER TO AND BUILDING COMPOSITE PLANS
410	LINE OF FLOOR ABOVE
411	LINE OF FLOOR BELOW
419	22"X30" MIN. CLEAR ATTIC ACCESS - VERIFY LOCATION PER TRUSS AND MECHANICAL DRAWINGS. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE PER CEnC 150.0(a)2. REFER TO
421	STUCCO CEILING: +9'-0" (U.NO. PER PLAN)
422	EXTERIOR SOFFIT: REFER TO EXTERIOR ELEVATIONS & STRUCTURAL DRAWINGS
443	2X CRIPPLE WALL PER STRUCTURAL DRAWINGS
446	GYP. BD. SHELF/LOW WALL - WIDTH & HEIGHT PER PLAN
447	+34"- 38" HIGH CONTINUOUS WOOD HANDRAIL PER C.B.C. SECTION 1014.4 - REFER TO
449	+42" HIGH INTERIOR GYP. BD. GUARD W/ PAINTED WOOD CAP; OPTIONAL LOCATION FOR OPEN RAILS AT LOCATIONS WHERE THIS FEATURE IS POSSIBLE - PER C.B.C. SECTION 1015.3 - REFER TO DETAIL 1(F)/AD4.0 OR DETAIL 1(I)AD4.0
451	KITCHEN ISLAND WITH 2X6 PLUMBING WALL - OPTIONAL WATERFALL EDGE AT BOTH ENDS OF ISLAND.
453	PANTRY CABINET - 14" MINIMUM WIDTH
457	LINEN (LOW ONLY) - 24" DEEP U.N.O. - WITH OPTIONAL 12" DEEP UPPER CABINET
458	FACE FRAME LINEN CABINET - DEPTH/WIDTH PER PLAN
459	BASE CABINET
460	UPPER CABINET - HEIGHT PER BUILDER SPECIFICATIONS
464	SHELF (OR SHELVES) - 15" DEEP - (5) SHELVES AT LINEN, (1) SHELF/OPTIONAL UPPER CABINET AT SERVICE ROOM - REFER TO BUILDER SPECIFICATIONS
466	COAT CLOSET WITH SHELF & POLE - LOCATE POLE 66" A.F.F. - PROVIDE 2X6 BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2X BLOCKING ACCORDINGLY.
471	PLI-DEK WATERPROOF DECKING SYSTEM (OR APPROVED EQUAL PER BUILDER SPECIFICATIONS) - INSTALL PER MFR. INSTRUCTIONS. SEE FOR TYPICAL MFR. DETAILS. SLOPE FRAMING 1/4" PER FOOT MINIMUM FOR DRAINAGE. SHEET FLOW DRAINAGE IN DIRECTION INDICATED - CRICKET AS REQUIRED
491	MIRROR
665	METAL GUARDRAIL AT DECK PER C.B.C. 1015. HEIGHT PER ELEVATION: 42" MIN. A.F.F. - REFER TO EXTERIOR ELEVATIONS
666	LOW WALL GUARD (EXTERIOR) COMPLYING WITH THE PROVISIONS OF C.B.C. 1015 - HEIGHT PER ELEVATION: 42" MIN. A.F.F. - REFER TO EXTERIOR ELEVATIONS - SLOPE TOP TO DRAIN
668	3" CONTINUOUS SOFFIT VENT (U.N.O.) - LENGTH PER PLAN - 1/16" MESH AND INTERNAL INTUMESCENT STRIP. BRANDGAURD OR APPROVED EQUAL.
669	10kW BATTERY BACKUP (ESS), FRANKLINWH 45.3"Hx29.5"Wx11.4"D, INSTALLED ON SIDE WALL AND NOT IN DRIVING PATH, IN A LOCATION NOT SUBJECT TO DAMAGE; IMPACT PROTECTION IS NOT REQUIRED. REFER TO SHEET A2.01 FOR DIAGRAM. REFER TO T-24, SOLAR, STRUCTURAL, AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION. A HEAT DETECTION SYSTEM THAT IS HARD-WIRED TO THE DWELLING'S LISTED SMOKE ALARMS SHALL BE INSTALLED AT THE ESS LOCATION WITHIN THE GARAGE.

1. ATTICS: ACCESS PER CBC SECTION 1209.2, DRAFTSTOPS PER CBC SECTION 718.3 & 718.4 AND VENTILATION PER CBC SECTION 1202.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CBC SECTION 1031. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
3. MEANS OF EGRESS PER CBC SECTION 1010. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
4. GLAZING PER CBC SECTION 2406. GLAZING IN DOORS, OR WITHIN 40" OF ANY LOCKING MECHANISM, SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY GLAZING. REFER TO WINDOW & DOOR NOTES ON SHEET A2.03, FOR ADDITIONAL INFO.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC SECTION 305.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

UNIT FLOOR PLAN NOTES

10. PER 1006.3.4 SINGLE EXITS. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF, WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS.
    CONDITIONS:
    #1 THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT ACCESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.4(1) OR 1006.3.4(2)
    #2 ROOMS, AREAS AND SPACES AT THE LEVEL OF EXIT DISCHARGE, COMPLYING WITH SECTION 1006.2.1 WITH EXITS THAT DISCHARGE DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, ARE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.
    #4 GROUP R-3 AND R-4 OCCUPANCIES SHALL BE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.
    #5 INDIVIDUAL SINGLE-STORY OR MULTISTORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:
    5.1. THE DWELLING UNIT COMPLIES WITH SECTION 1006.2.1 AS A SPACE WITH ONE MEANS OF EGRESS.
    5.2. EITHER THE EXIT FROM THE DWELLING UNIT DISCHARGES DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, OR THE EXIT ACCESS OUTSIDE THE DWELLING UNIT'S ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS.
11. BATHROOMS, LAUNDRY ROOMS, WATER CLOSETS COMPARTMENTS AND SIMILAR ROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH CMC. REFER TO MECHANICAL DRAWINGS.
12. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET/DAMP LOCATIONS, SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
13. THE PRIMARY ENTRANCE TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.
14. ALL WOOD DOORS SHALL BE SOLID CORE CONSTRUCTION WITH MIN. THICKNESS OF 1-3/4", OR WITH PANELS NOT LESS THAN 9/16" THICK.
15. PROVIDE LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS AND AT TOP AND BOTTOM OF STAIRWAYS PER CBC SECTIONS 1010.1.5 & 1011.6.
    A. EXTERIOR LANDINGS ARE PERMITTED TO SLOPE AT 1/4" PER FOOT MAX.
    B. LANDINGS SHALL HAVE A WIDTH OF NOT LESS THAN THE WIDTH OF THE DOOR OR STAIRWAY AND SHALL HAVE A LENGTH IN THE DIRECTION OF TRAVEL OF 44 INCHES MINIMUM, EXCEPT IN GROUP R-3 OCCUPANCIES AND U AND WITHIN INDIVIDUAL UNITS OF GROUP R-2 IT SHALL NOT EXCEED 36 INCHES. AT ADAPTABLE DWELLING UNITS, THE LEVEL FLOOR OR LANDING AT THE ENTRY DOOR SHALL EXTEND OPPOSITE THE DIRECTION OF THE DOOR SWING AT LEAST 48 INCHES AT A PUSH SIDE APPROACH PER CBC SECTION 1126A.3.2.1.
    C. DOORS OPENING ONTO A STAIRWAY LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED LANDING DIMENSION BY MORE THAN 7 INCHES.
    D. AT DOORS SERVING INDIVIDUAL DWELLING UNITS OR SLEEPING UNITS IN GROUPS R-2 AND R-3: A DOOR IS PERMITTED TO OPEN AT THE TOP STEP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE TOP STEP. (C.B.C. SECTION 1010.1.4 EXCEPTION 1)
16. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4-INCH IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS OR 1/2-INCH ABOVE THE FINISHED FLOOR AT OTHER DOORS. THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 (50% SLOPE.) THRESHOLDS AT SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7 3/4-INCHES IF THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS, IS NOT PART OF AN ACCESSIBLE ROUTE, AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. (C.B.C. SECTION 1010.1.6)
16. OUT SWINGING DOOR AT DECK: A SINGLE STEP WITH A RISER HEIGHT OF 7 INCHES MAX. IS PERMITTED AT DOORS NOT REQUIRED TO BE ACCESSIBLE. (C.B.C. SECTION 1010.1.4 EXCEPTION 2 & 1003.5 EXCEPTION 1)
17. STAIRWAYS SHALL HAVE HANDRAILS COMPLYING WITH C.B.C. SECTION 1014. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE, AND CHANGES IN ROOM ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS IN GROUP R-3 DO NOT REQUIRE HANDRAILS (C.B.C. SECTION 1011.11 EXCEPTIONS 3 & 4)
18. REFER TO SHEETS A2.01 & A2.02 FOR ACCESSIBILITY REQUIREMENTS AT ADAPTABLE DWELLING UNITS.
19. PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM RATING OF 1-A:10-B:C WITHIN UNIT GARAGES PER C.F.C. AND C.B.C. 906.1, EXCEPTION 1, INSTALL PER FIRE DEPARTMENT'S DIRECTION.
20. REFER TO SHEET A0.12 FOR UNIT PLAN FLOOR AREA INFORMATION.
21. A SUITABLE FORM OF FORCED-AIR MECHANICAL VENTILATION OR AIR-CONDITIONING SHALL BE PROVIDED SO THAT WINDOWS CAN BE KEPT CLOSED AS DESIRED FOR ADDITIONAL ACOUSTICAL ISOLATION PER ACOUSTIC REPORT ON A0.36 AND A0.37.

FLOOR PLAN LEGEND

REFER TO THE ARCHITECTURAL SYMBOL LEGEND ON THE COVER SHEET A0.00 FOR ADDITIONAL INFORMATION.

ELEMENT	DESCRIPTION
	LOW WALL
	2x4 STUD WALL
	2x6 STUD WALL
	LIMIT OF SOFFIT ABOVE
SL	SLOPE TO DRAIN - 1/4" PER FOOT (U.N.O.) - CRICKET AS REQUIRED
C HS	FLOOR MATERIAL TRANSITION - REFER TO BUILDER FLOORING DIAGRAMS FOR FINAL FLOORING LAYOUT
ROOM NAME FLOORING CLG_HT	ROOM LABEL
A B C D # A2.50	INTERIOR ELEVATION KEY
	PROVIDE PORTABLE FIRE EXTINGUISHER PER C.F.C. AND C.B.C. 906.1 INSTALLED PER FIRE DEPARTMENT'S DIRECTION UNDER SINK CABINET.
X"	SLAB/FLOOR ELEVATION CHANGE PER CIVIL/STRUCTURAL PLANS
FLUSH	FLUSH SLAB/FINISH FLOOR LEVEL AT ADAPTABLE UNITS PER CIVIL/STRUCTURAL PLANS
3080 SC	DOOR / WINDOW SIZE & TYPE PER PLAN (*) INDICATES WINDOW REQUIRED FOR EMERGENCY ESCAPE AND RESCUE WINDOW TO MEET THE REQUIREMENTS OF C.B.C. 1031.
3050 SH * TEMP. GL.	REFER TO SHEET A2.03 FOR TEMPERED GLAZING REQUIREMENTS, DOOR NOTES, WINDOW NOTES AND EGRESS REQUIREMENTS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

TRACT NO. 290-23-049

RUBY AT PARIVA

ATTACHED DWELLING UNITS
SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

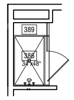
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

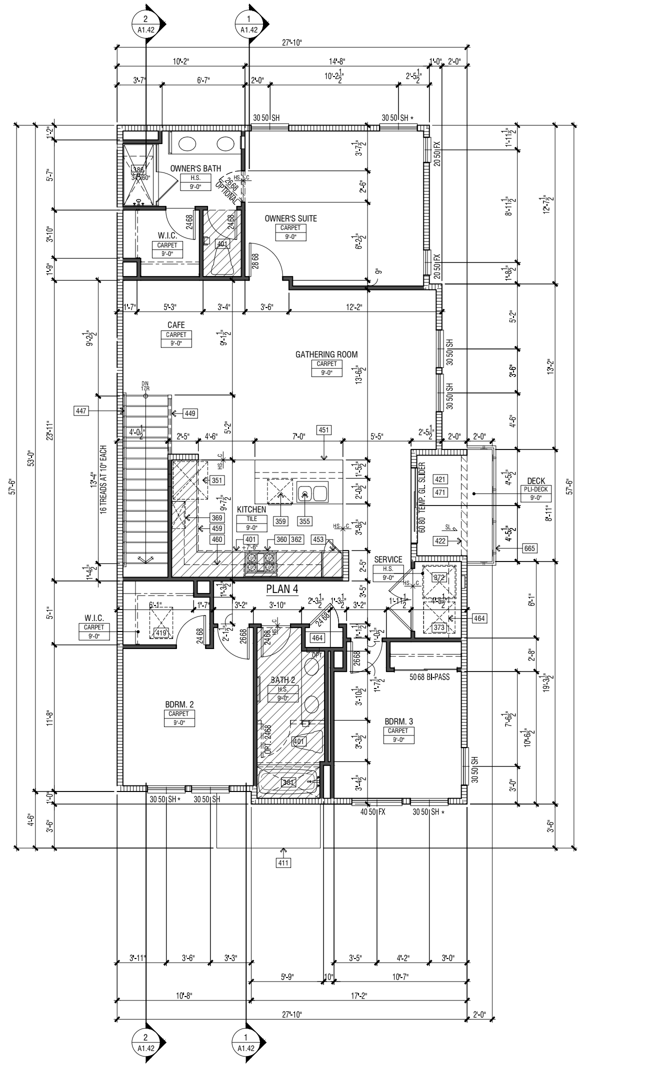
NO.	DATE	DESCRIPTION

UNIT PLANS 1A/1X & 4A
FIRST
FLOOR PLANS

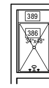
PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	24344_A2-10
SHEET SCALE:	1/4" = 1'-0"
DATE: 06/12/2025	SHEET: A2.10



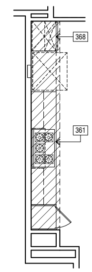
OPTIONAL SHOWER SEAT
AT PLAN 4 OWNER'S BATH



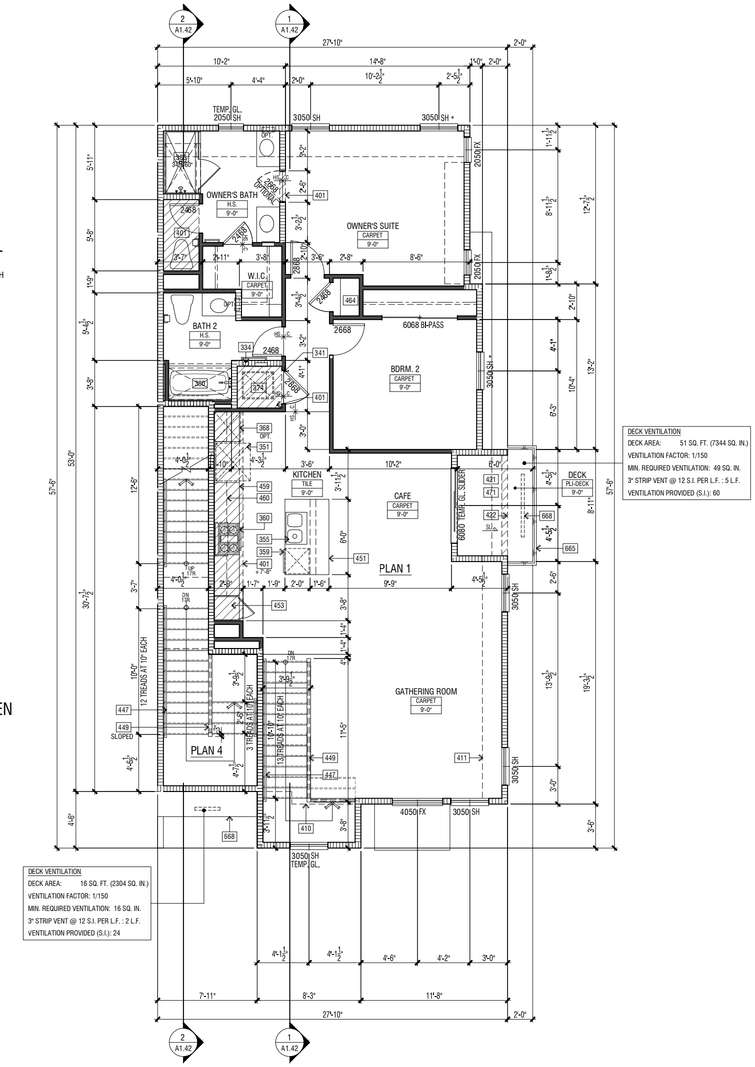
UNIT PLAN 4A: THIRD FLOOR PLAN | 2



OPTIONAL SHOWER SEAT
AT PLAN 1/1X OWNER'S BATH



OPTIONAL CHEF'S KITCHEN
AT PLAN 1/1X KITCHEN



UNIT PLAN 1A/1X & 4A: SECOND FLOOR PLAN | 1

FLOOR PLAN KEYNOTES

004	CONCRETE PORCH SLAB PER STRUCTURAL AND/OR POST-TENSION DRAWINGS - SLOPE TO DRAIN AWAY FROM BUILDING TO EXTERIOR PER CIVIL DRAWINGS.
006	APPROXIMATE LOCATION OF MIN. 6'-0" X 7'-0" FIRE LADDER PAD FOR ACCESS TO EMERGENCY EGRESS/RESCUE WINDOW ABOVE. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
007	CONCRETE STOOP PER LANDSCAPE PLANS - SLOPE 1/4" PER FOOT MINIMUM TO DRAIN. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44".
008	PRE-CAST CONCRETE STAIR W/ FOUNDATION (BY OTHERS) - REFER TO STRUCTURAL, CIVIL & LANDSCAPE DRAWINGS - STAIR RISER HEIGHT SHALL BE 4" MIN. AND 7" MAX. AND STAIR TREAD DEPTH SHALL BE 11" MIN. PER C.B.C. 1011.5.2 - HANDRAILS SHALL COMPLY WITH C.B.C. 1011.11 AND 1014.
111	THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT WITH 1HR SEPARATION DUE TO VA CONSTRUCTION.
112	NOT USED
114	REFER TO COMPOSITE PLANS FOR FLOOR/CEILING CONSTRUCTION
115	DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 45 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
183	MIN. 18'X19' CLEAR SPACE, CURB TO CURB. THE CLEAR HEIGHT IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL BE NOT LESS THAN 7 FEET PER C.B.C. 406.3.2. REFER TO FOR TYPICAL GARAGE DOOR HEIGHT CLEARANCE.
211	ELECTRICAL/TELECOM CLOSET - VERIFY UTILITY PANELS/METER LOCATION(S) AND CLEARANCE REQUIREMENTS WITH UTILITY SERVICE PROVIDER - REFER TO SITE PLAN FOR ADDITIONAL INFORMATION
213	FIRE SPRINKLER RISER - VERIFY LOCATION
251	TRASH & RECYCLING WASTE CONTAINERS - VERIFY SIZE PER SERVICE PROVIDER
302	HYBRID ELECTRIC HEAT PUMP WATER HEATER PER PLUMBING PLANS. LATERAL BRACING PER PER C.P.C. SECTION 507.2 AND . (18" HIGH PLATFORM NOT REQUIRED, BUT MAY BE PROVIDED FOR CONDENSATE LINE DRAINAGE PURPOSES.) VERIFY CLEARANCE PER MANUFACTURER.
321	AIR CONDITIONING CONDENSER LOCATION - PAD SUPPORTING COMPRESSOR/ CONDENSER SHALL BE A MINIMUM OF 3" ABOVE GRADE PER CMC 1105.2.
334	DRYER VENT WITH APPROVED LINT TRAP - VENT TO OUTSIDE - SEE MECH. PLANS
341	18"x8" MAKE-UP AIR VENT ABOVE DOOR (100 SQ. IN. MIN.)
351	REFRIGERATOR SPACE 33" STD. DEPTH X 39" CLR. WIDTH WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
356	OPTIONAL SINK
359	ENERGY STAR DISHWASHER PER BUILDER SPECIFICATIONS
360	30" SLIDE-IN ELECTRIC RANGE/OVEN AND MICROWAVE WITH VENT/LIGHT COMBINATION. PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
361	36" ELECTRIC COOK-TOP WITH HIGH-POWERED HOOD. PROVIDE 24" CLEAR ABOVE COOKTOP TO UNDERSIDE OF MICROWAVE VENT/HOOD. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
368	30" WALL OVEN/MICROWAVE COMBO
372	WASHER SPACE WITH RECESSED WATER BOX AND DRAIN PAN
373	DRYER SPACE
374	STACKED WASHER/DRYER SPACE WITH RECESSED WATER BOX AND DRAIN PIPE
381	AT SECONDARY BATHS, PREFABRICATED 60"X32"X75" TUB/SHOWER STALL - OPTIONAL 60"x34" PREFAB SHOWER PAN WITH SOLID SURFACE SURROUND +75" A.F.F. - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. STANDARD SHOWER CURTAIN / OPTIONAL SHATTERPROOF GLASS ENCLOSURE WITH SLIDING DOORS. DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS. LOCATE SHOWER HEAD +80" A.F.F. REFER TO (SIM.) WHERE OCCURS AT RATED WALL CONDITION.
386	AT OWNER'S BATH, PREFABRICATED SHOWER PAN - SIZE PER PLAN - WITH SOLID SURFACE SURROUND +84" A.F.F. - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. STANDARD SHATTERPROOF GLASS ENCLOSURE WITH DOOR. DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS. LOCATE SHOWER HEAD +80" A.F.F. REFER TO (SIM.) WHERE OCCURS AT RATED WALL CONDITION.
389	OPTIONAL 12" DEEP SHOWER SEAT, SLOPE TO DRAIN - +20" HIGH A.F.F.
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): +8'-0" (U.N.O. PER PLAN) DEPTH 3" BEYOND UPPER CABINET U.N.O.
404	SLOPED/CLIPPED CEILING
407	UTILITY SOFFIT, +12" DEEP REFER TO AND BUILDING COMPOSITE PLANS
410	LINE OF FLOOR ABOVE
411	LINE OF FLOOR BELOW
419	22"X30" MIN. CLEAR ATTIC ACCESS - VERIFY LOCATION PER TRUSS AND MECHANICAL DRAWINGS. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE PER CEnC 150.0(a)2. REFER TO
421	STUCCO CEILING: +9'-0" (U.NO. PER PLAN)
422	EXTERIOR SOFFIT: REFER TO EXTERIOR ELEVATIONS & STRUCTURAL DRAWINGS
443	2X CRIPPLE WALL PER STRUCTURAL DRAWINGS
446	GYP. BD. SHELF/LOW WALL - WIDTH & HEIGHT PER PLAN
447	+34"- 38" HIGH CONTINUOUS WOOD HANDRAIL PER C.B.C. SECTION 1014.4 - REFER TO
449	+42" HIGH INTERIOR GYP. BD. GUARD W/ PAINTED WOOD CAP; OPTIONAL LOCATION FOR OPEN RAILS AT LOCATIONS WHERE THIS FEATURE IS POSSIBLE - PER C.B.C. SECTION 1015.3 - REFER TO DETAIL 1(F)/AD4.0 OR DETAIL 1(I)AD4.0
451	KITCHEN ISLAND WITH 2X6 PLUMBING WALL - OPTIONAL WATERFALL EDGE AT BOTH ENDS OF ISLAND.
453	PANTRY CABINET - 14" MINIMUM WIDTH
457	LINEN (LOW ONLY) - 24" DEEP U.N.O. - WITH OPTIONAL 12" DEEP UPPER CABINET
458	FACE FRAME LINEN CABINET - DEPTH/WIDTH PER PLAN
459	BASE CABINET
460	UPPER CABINET - HEIGHT PER BUILDER SPECIFICATIONS
464	SHELF (OR SHELVES) - 15" DEEP - (5) SHELVES AT LINEN, (1) SHELF/OPTIONAL UPPER CABINET AT SERVICE ROOM - REFER TO BUILDER SPECIFICATIONS
466	COAT CLOSET WITH SHELF & POLE - LOCATE POLE 66" A.F.F. - PROVIDE 2X6 BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2X BLOCKING ACCORDINGLY.
471	PLI-DEK WATERPROOF DECKING SYSTEM (OR APPROVED EQUAL PER BUILDER SPECIFICATIONS) - INSTALL PER MFR. INSTRUCTIONS. SEE FOR TYPICAL MFR. DETAILS. SLOPE FRAMING 1/4" PER FOOT MINIMUM FOR DRAINAGE. SHEET FLOW DRAINAGE IN DIRECTION INDICATED - CRICKET AS REQUIRED
491	MIRROR
665	METAL GUARDRAIL AT DECK PER C.B.C. 1015. HEIGHT PER ELEVATION: 42" MIN. A.F.F. - REFER TO EXTERIOR ELEVATIONS
666	LOW WALL GUARD (EXTERIOR) COMPLYING WITH THE PROVISIONS OF C.B.C. 1015 - HEIGHT PER ELEVATION: 42" MIN. A.F.F. - REFER TO EXTERIOR ELEVATIONS - SLOPE TOP TO DRAIN
668	3" CONTINUOUS SOFFIT VENT (U.N.O.) - LENGTH PER PLAN - 1/16" MESH AND INTERNAL INTUMESCENT STRIP. BRANDGAURD OR APPROVED EQUAL.
669	10kW BATTERY BACKUP (ESS), FRANKLINWH 45.3"Hx29.5"Wx11.4"D, INSTALLED ON SIDE WALL AND NOT IN DRIVING PATH, IN A LOCATION NOT SUBJECT TO DAMAGE; IMPACT PROTECTION IS NOT REQUIRED. REFER TO SHEET A2.01 FOR DIAGRAM. REFER TO T-24, SOLAR, STRUCTURAL, AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION. A HEAT DETECTION SYSTEM THAT IS HARD-WIRED TO THE DWELLING'S LISTED SMOKE ALARMS SHALL BE INSTALLED AT THE ESS LOCATION WITHIN THE GARAGE.

UNIT FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CBC SECTION 1209.2, DRAFTSTOPS PER CBC SECTION 718.3 & 718.4 AND VENTILATION PER CBC SECTION 1202.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CBC SECTION 1031. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
3. MEANS OF EGRESS PER CBC SECTION 1010. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
4. GLAZING PER CBC SECTION 2406. GLAZING IN DOORS, OR WITHIN 40" OF ANY LOCKING MECHANISM, SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY GLAZING. REFER TO WINDOW & DOOR NOTES ON SHEET A2.03, FOR ADDITIONAL INFO.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC SECTION 305.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.
10. PER 1006.3.4 SINGLE EXITS. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF, WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS. CONDITIONS:
    - #1 THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT ACCESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.4(1) OR 1006.3.4(2)
    - #2 ROOMS, AREAS AND SPACES AT THE LEVEL OF EXIT DIS-CHARGE, COMPLYING WITH SECTION 1006.2.1 WITH EXITS THAT DISCHARGE DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, ARE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.
    - #4 GROUP R-3 AND R-4 OCCUPANCIES SHALL BE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.
    - #5 INDIVIDUAL SINGLE-STORY OR MULTISTORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:
    - 5.1. THE DWELLING UNIT COMPLIES WITH SECTION 1006.2.1 AS A SPACE WITH ONE MEANS OF EGRESS.
    - 5.2. EITHER THE EXIT FROM THE DWELLING UNIT DISCHARGES DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, OR THE EXIT ACCESS OUTSIDE THE DWELLING UNIT'S ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS.
11. BATHROOMS, LAUNDRY ROOMS, WATER CLOSETS COMPARTMENTS AND SIMILAR ROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH CMC. REFER TO MECHANICAL DRAWINGS.
12. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET/DAMP LOCATIONS, SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
13. THE PRIMARY ENTRANCE TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.
14. ALL WOOD DOORS SHALL BE SOLID CORE CONSTRUCTION WITH MIN. THICKNESS OF 1-3/4", OR WITH PANELS NOT LESS THAN 9/16" THICK.
15. PROVIDE LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS AND AT TOP AND BOTTOM OF STAIRWAYS PER CBC SECTIONS 1010.1.5 & 1011.6.
    - A. EXTERIOR LANDINGS ARE PERMITTED TO SLOPE AT 1/4" PER FOOT MAX.
    - B. LANDINGS SHALL HAVE A WIDTH OF NOT LESS THAN THE WIDTH OF THE DOOR OR STAIRWAY AND SHALL HAVE A LENGTH IN THE DIRECTION OF TRAVEL OF 44 INCHES MINIMUM, EXCEPT IN GROUP R-3 OCCUPANCIES AND U AND WITHIN INDIVIDUAL UNITS OF GROUP R-2 IT SHALL NOT EXCEED 36 INCHES. AT ADAPTABLE DWELLING UNITS, THE LEVEL FLOOR OR LANDING AT THE ENTRY DOOR SHALL EXTEND OPPOSITE THE DIRECTION OF THE DOOR SWING AT LEAST 48 INCHES AT A PUSH SIDE APPROACH PER CBC SECTION 1126A.3.2.1.
    - C. DOORS OPENING ONTO A STAIRWAY LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED LANDING DIMENSION BY MORE THAN 7 INCHES.
    - D. AT DOORS SERVING INDIVIDUAL DWELLING UNITS OR SLEEPING UNITS IN GROUPS R-2 AND R-3: A DOOR IS PERMITTED TO OPEN AT THE TOP STEP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE TOP STEP. (C.B.C. SECTION 1010.1.4 EXCEPTION 1)
16. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4-INCH IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS OR 1/2-INCH ABOVE THE FINISHED FLOOR AT OTHER DOORS. THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 (50% SLOPE.) THRESHOLDS AT SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7 3/4-INCHES IF THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS, IS NOT PART OF AN ACCESSIBLE ROUTE, AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. (C.B.C. SECTION 1010.1.6)
16. OUT SWINGING DOOR AT DECK: A SINGLE STEP WITH A RISER HEIGHT OF 7 INCHES MAX. IS PERMITTED AT DOORS NOT REQUIRED TO BE ACCESSIBLE. (C.B.C. SECTION 1010.1.4 EXCEPTION 2 & 1003.5 EXCEPTION 1)
17. STAIRWAYS SHALL HAVE HANDRAILS COMPLYING WITH C.B.C. SECTION 1014. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE, AND CHANGES IN ROOM ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS IN GROUP R-3 DO NOT REQUIRE HANDRAILS (C.B.C. SECTION 1011.11 EXCEPTIONS 3 & 4)
18. REFER TO SHEETS A2.01 & A2.02 FOR ACCESSIBILITY REQUIREMENTS AT ADAPTABLE DWELLING UNITS.
19. PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM RATING OF 1-A:10-B:C WITHIN UNIT GARAGES PER C.F.C. AND C.B.C. 906.1, EXCEPTION 1, INSTALL PER FIRE DEPARTMENT'S DIRECTION.
20. REFER TO SHEET A0.12 FOR UNIT PLAN FLOOR AREA INFORMATION.
21. A SUITABLE FORM OF FORCED-AIR MECHANICAL VENTILATION OR AIR-CONDITIONING SHALL BE PROVIDED SO THAT WINDOWS CAN BE KEPT CLOSED AS DESIRED FOR ADDITIONAL ACOUSTICAL ISOLATION PER ACOUSTIC REPORT ON A0.36 AND A0.37.

FLOOR PLAN LEGEND

REFER TO THE ARCHITECTURAL SYMBOL LEGEND ON THE COVER SHEET A0.00 FOR ADDITIONAL INFORMATION.

ELEMENT	DESCRIPTION
	LOW WALL
	2x4 STUD WALL
	2x6 STUD WALL
	LIMIT OF SOFFIT ABOVE
SL	SLOPE TO DRAIN - 1/4" PER FOOT (U.N.O.) - CRICKET AS REQUIRED
C HS	FLOOR MATERIAL TRANSITION - REFER TO BUILDER FLOORING DIAGRAMS FOR FINAL FLOORING LAYOUT
ROOM NAME / FLOORING / CLG_HT	ROOM LABEL
A / D # A2.50 B / C	INTERIOR ELEVATION KEY
	PROVIDE PORTABLE FIRE EXTINGUISHER PER C.F.C. AND C.B.C. 906.1 INSTALLED PER FIRE DEPARTMENT'S DIRECTION UNDER SINK CABINET.
X"	SLAB/FLOOR ELEVATION CHANGE PER CIVIL/STRUCTURAL PLANS
FLUSH	FLUSH SLAB/FINISH FLOOR LEVEL AT ADAPTABLE UNITS PER CIVIL/STRUCTURAL PLANS
3080 SC	DOOR / WINDOW SIZE & TYPE PER PLAN (*) INDICATES WINDOW REQUIRED FOR EMERGENCY ESCAPE AND RESCUE WINDOW TO MEET THE REQUIREMENTS OF C.B.C. 1031.
3050 SH * TEMP. GL.	REFER TO SHEET A2.03 FOR TEMPERED GLAZING REQUIREMENTS, DOOR NOTES, WINDOW NOTES AND EGRESS REQUIREMENTS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

RUBY AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA

TRACT NO. 290-23-049

PULTE GROUP
PLEASANTON, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

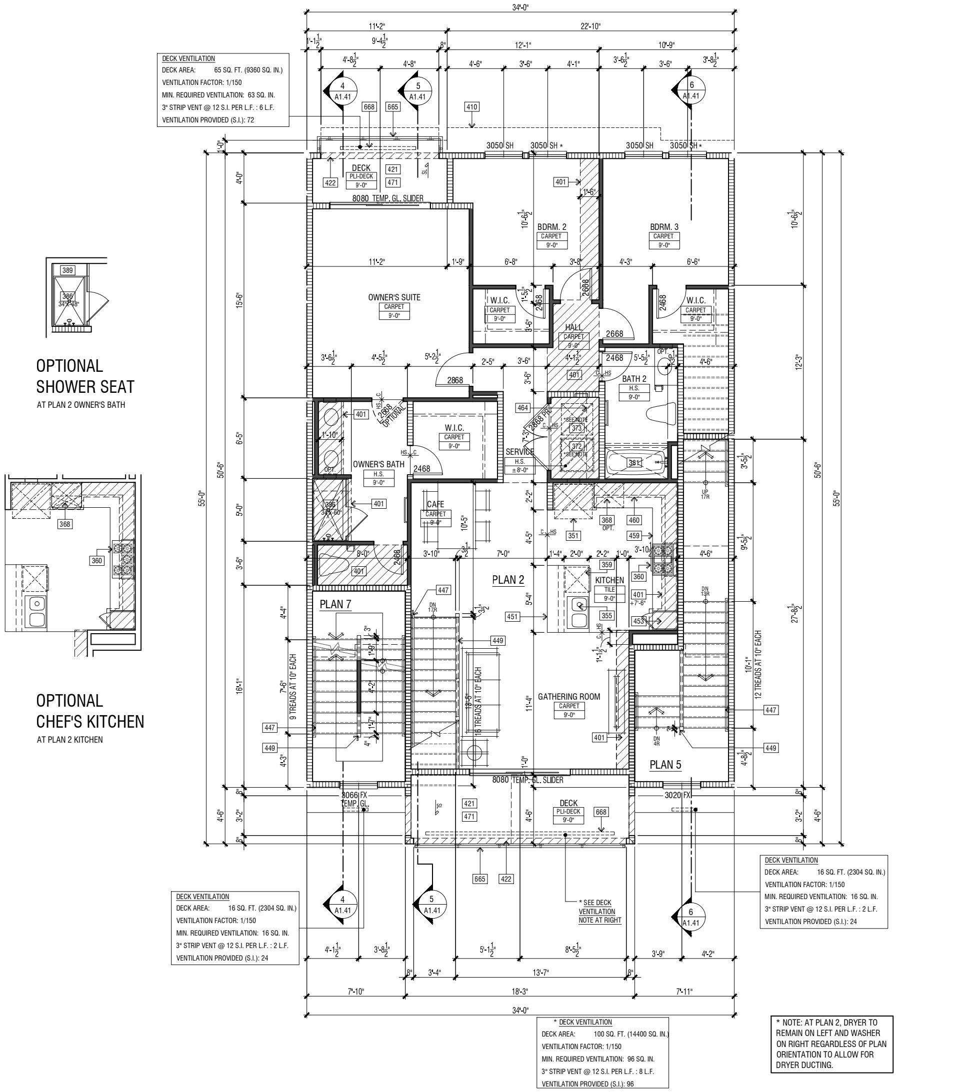
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

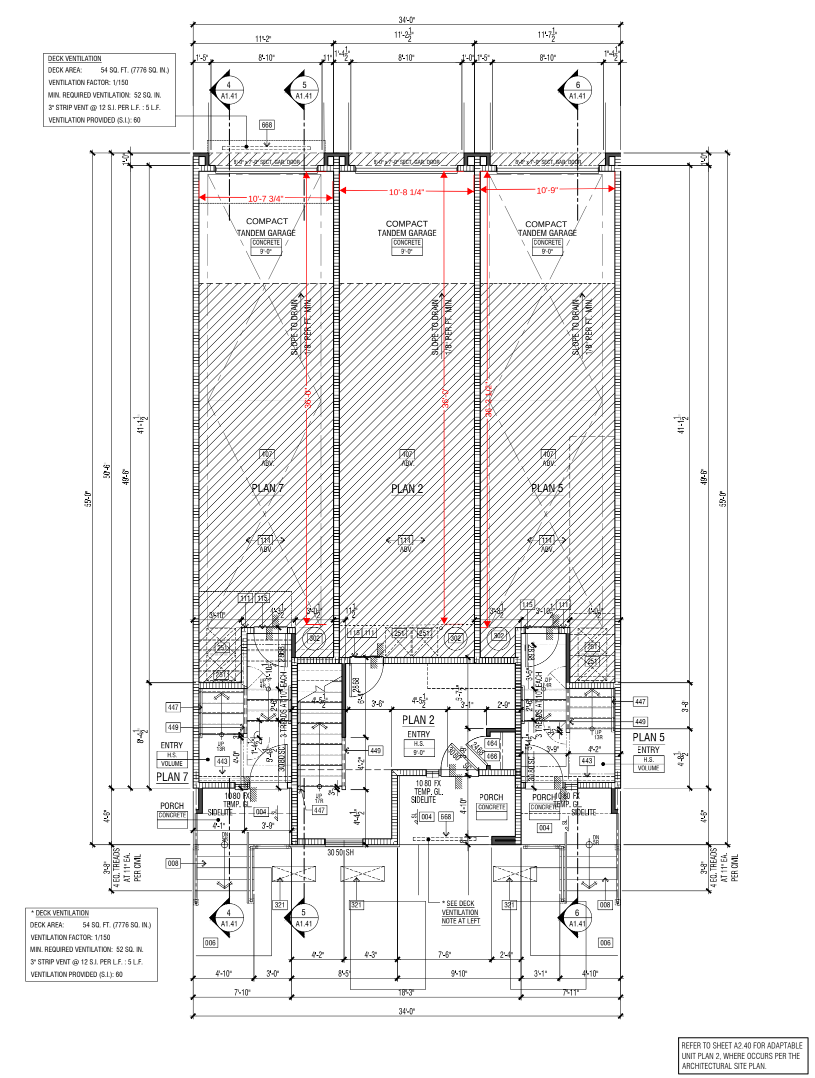
NO.	DATE	DESCRIPTION

UNIT PLAN 1A/1X & 4A
SECOND & THIRD
FLOOR PLANS

PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	24344_A2-11
SHEET SCALE:	1/4" = 1'-0"
DATE: 06/12/2025	SHEET: A2.11



UNIT PLAN 2A, 5A/5B/C & 7A/B/C: SECOND FLOOR PLAN 2



UNIT PLAN 2A, 5A/B/C & 7A/B/C: FIRST FLOOR PLAN 1

FLOOR PLAN KEYNOTES

004	CONCRETE PORCH SLAB PER STRUCTURAL AND/OR POST-TENSION DRAWINGS - SLOPE TO DRAIN AWAY FROM BUILDING TO EXTERIOR PER CIVIL DRAWINGS.
006	APPROXIMATE LOCATION OF MIN. 6'-0" X 7'-0" FIRE LADDER PAD FOR ACCESS TO EMERGENCY EGRESS/RESCUE WINDOW ABOVE. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
007	CONCRETE STOOP PER LANDSCAPE PLANS - SLOPE 1/4" PER FOOT MINIMUM TO DRAIN. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44".
008	PRE-CAST CONCRETE STAIR W/ FOUNDATION (BY OTHERS) - REFER TO STRUCTURAL, CIVIL & LANDSCAPE DRAWINGS - STAIR RISER HEIGHT SHALL BE 4" MIN. AND 7" MAX. AND STAIR TREAD DEPTH SHALL BE 11" MIN. PER C.B.C. 1011.5.2 - HANDRAILS SHALL COMPLY WITH C.B.C. 1011.11 AND 1014.
111	THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT WITH 1HR SEPARATION DUE TO VA CONSTRUCTION.
112	NOT USED
114	REFER TO COMPOSITE PLANS FOR FLOOR/CEILING CONSTRUCTION
115	DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 45 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
183	MIN. 18'X19' CLEAR SPACE, CURB TO CURB. THE CLEAR HEIGHT IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL BE NOT LESS THAN 7 FEET PER C.B.C. 406.3.2. REFER TO FOR TYPICAL GARAGE DOOR HEIGHT CLEARANCE.
211	ELECTRICAL/TELECOM CLOSET - VERIFY UTILITY PANELS/METER LOCATION(S) AND CLEARANCE REQUIREMENTS WITH UTILITY SERVICE PROVIDER - REFER TO SITE PLAN FOR ADDITIONAL INFORMATION
213	FIRE SPRINKLER RISER - VERIFY LOCATION
251	TRASH & RECYCLING WASTE CONTAINERS - VERIFY SIZE PER SERVICE PROVIDER
302	HYBRID ELECTRIC HEAT PUMP WATER HEATER PER PLUMBING PLANS. LATERAL BRACING PER PER C.P.C. SECTION 507.2 AND . (18" HIGH PLATFORM NOT REQUIRED, BUT MAY BE PROVIDED FOR CONDENSATE LINE DRAINAGE PURPOSES.) VERIFY CLEARANCE PER MANUFACTURER.
321	AIR CONDITIONING CONDENSER LOCATION - PAD SUPPORTING COMPRESSOR/ CONDENSER SHALL BE A MINIMUM OF 3" ABOVE GRADE PER CMC 1105.2.
334	DRYER VENT WITH APPROVED LINT TRAP - VENT TO OUTSIDE - SEE MECH. PLANS
341	18"x8" MAKE-UP AIR VENT ABOVE DOOR (100 SQ. IN. MIN.)
351	REFRIGERATOR SPACE 33" STD. DEPTH X 39" CLR. WIDTH WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
356	OPTIONAL SINK
359	ENERGY STAR DISHWASHER PER BUILDER SPECIFICATIONS
360	30" SLIDE-IN ELECTRIC RANGE/OVEN AND MICROWAVE WITH VENT/LIGHT COMBINATION. PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
361	36" ELECTRIC COOK-TOP WITH HIGH-POWERED HOOD. PROVIDE 24" CLEAR ABOVE COOKTOP TO UNDERSIDE OF MICROWAVE VENT/HOOD. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
368	30" WALL OVEN/MICROWAVE COMBO
372	WASHER SPACE WITH RECESSED WATER BOX AND DRAIN PAN
373	DRYER SPACE
374	STACKED WASHER/DRYER SPACE WITH RECESSED WATER BOX AND DRAIN PIPE
381	AT SECONDARY BATHS, PREFABRICATED 60"X32"X75" TUB/SHOWER STALL - OPTIONAL 60"x34" PREFAB SHOWER PAN WITH SOLID SURFACE SURROUND +75" A.F.F. - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. STANDARD SHOWER CURTAIN / OPTIONAL SHATTERPROOF GLASS ENCLOSURE WITH SLIDING DOORS. DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS. LOCATE SHOWER HEAD +80" A.F.F. REFER TO (SIM.) WHERE OCCURS AT RATED WALL CONDITION.
386	AT OWNER'S BATH, PREFABRICATED SHOWER PAN - SIZE PER PLAN - WITH SOLID SURFACE SURROUND +84" A.F.F. - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. STANDARD SHATTERPROOF GLASS ENCLOSURE WITH DOOR. DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS. LOCATE SHOWER HEAD +80" A.F.F. REFER TO (SIM.) WHERE OCCURS AT RATED WALL CONDITION.
389	OPTIONAL 12" DEEP SHOWER SEAT, SLOPE TO DRAIN - +20" HIGH A.F.F.
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): +8'-0" (U.N.O. PER PLAN) DEPTH 3" BEYOND UPPER CABINET U.N.O.
404	SLOPED/CLIPPED CEILING
407	UTILITY SOFFIT, +12" DEEP REFER TO AND BUILDING COMPOSITE PLANS
410	LINE OF FLOOR ABOVE
411	LINE OF FLOOR BELOW
419	22"X30" MIN. CLEAR ATTIC ACCESS - VERIFY LOCATION PER TRUSS AND MECHANICAL DRAWINGS. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE PER CEnC 150.0(a)2. REFER TO
421	STUCCO CEILING: +9'-0" (U.NO. PER PLAN)
422	EXTERIOR SOFFIT: REFER TO EXTERIOR ELEVATIONS & STRUCTURAL DRAWINGS
443	2X CRIPPLE WALL PER STRUCTURAL DRAWINGS
446	GYP. BD. SHELF/LOW WALL - WIDTH & HEIGHT PER PLAN
447	+34"- 38" HIGH CONTINUOUS WOOD HANDRAIL PER C.B.C. SECTION 1014.4 - REFER TO
449	+42" HIGH INTERIOR GYP. BD. GUARD W/ PAINTED WOOD CAP; OPTIONAL LOCATION FOR OPEN RAILS AT LOCATIONS WHERE THIS FEATURE IS POSSIBLE - PER C.B.C. SECTION 1015.3 - REFER TO DETAIL 1(F)/AD4.0 OR DETAIL 1(I)AD4.0
451	KITCHEN ISLAND WITH 2X6 PLUMBING WALL - OPTIONAL WATERFALL EDGE AT BOTH ENDS OF ISLAND.
453	PANTRY CABINET - 14" MINIMUM WIDTH
457	LINEN (LOW ONLY) - 24" DEEP U.N.O. - WITH OPTIONAL 12" DEEP UPPER CABINET
458	FACE FRAME LINEN CABINET - DEPTH/WIDTH PER PLAN
459	BASE CABINET
460	UPPER CABINET - HEIGHT PER BUILDER SPECIFICATIONS
464	SHELF (OR SHELVES) - 15" DEEP - (5) SHELVES AT LINEN, (1) SHELF/OPTIONAL UPPER CABINET AT SERVICE ROOM - REFER TO BUILDER SPECIFICATIONS
466	COAT CLOSET WITH SHELF & POLE - LOCATE POLE 66" A.F.F. - PROVIDE 2X6 BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2X BLOCKING ACCORDINGLY.
471	PLI-DEK WATERPROOF DECKING SYSTEM (OR APPROVED EQUAL PER BUILDER SPECIFICATIONS) - INSTALL PER MFR. INSTRUCTIONS. SEE FOR TYPICAL MFR. DETAILS. SLOPE FRAMING 1/4" PER FOOT MINIMUM FOR DRAINAGE. SHEET FLOW DRAINAGE IN DIRECTION INDICATED - CRICKET AS REQUIRED
491	MIRROR
665	METAL GUARDRAIL AT DECK PER C.B.C. 1015. HEIGHT PER ELEVATION: 42" MIN. A.F.F. - REFER TO EXTERIOR ELEVATIONS
666	LOW WALL GUARD (EXTERIOR) COMPLYING WITH THE PROVISIONS OF C.B.C. 1015 - HEIGHT PER ELEVATION: 42" MIN. A.F.F. - REFER TO EXTERIOR ELEVATIONS - SLOPE TOP TO DRAIN
668	3" CONTINUOUS SOFFIT VENT (U.N.O.) - LENGTH PER PLAN - 1/16" MESH AND INTERNAL INTUMESCENT STRIP. BRANDGAURD OR APPROVED EQUAL.
669	10kW BATTERY BACKUP (ESS), FRANKLINWH 45.3"Hx29.5"Wx11.4"D, INSTALLED ON SIDE WALL AND NOT IN DRIVING PATH, IN A LOCATION NOT SUBJECT TO DAMAGE; IMPACT PROTECTION IS NOT REQUIRED. REFER TO SHEET A2.01 FOR DIAGRAM. REFER TO T-24, SOLAR, STRUCTURAL, AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION. A HEAT DETECTION SYSTEM THAT IS HARD-WIRED TO THE DWELLING'S LISTED SMOKE ALARMS SHALL BE INSTALLED AT THE ESS LOCATION WITHIN THE GARAGE.

1. ATTICS: ACCESS PER CBC SECTION 1209.2, DRAFTSTOPS PER CBC SECTION 718.3 & 718.4 AND VENTILATION PER CBC SECTION 1202.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CBC SECTION 1031. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
3. MEANS OF EGRESS PER CBC SECTION 1010. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
4. GLAZING PER CBC SECTION 2406. GLAZING IN DOORS, OR WITHIN 40" OF ANY LOCKING MECHANISM, SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY GLAZING. REFER TO WINDOW & DOOR NOTES ON SHEET A2.03, FOR ADDITIONAL INFO.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC SECTION 305.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

UNIT FLOOR PLAN NOTES

10. PER 1006.3.4 SINGLE EXITS. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF, WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS. CONDITIONS:
    - #1 THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT ACCESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.4(1) OR 1006.3.4(2)
    - #2 ROOMS, AREAS AND SPACES AT THE LEVEL OF EXIT DIS-CHARGE, COMPLYING WITH SECTION 1006.2.1 WITH EXITS THAT DISCHARGE DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, ARE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.
    - #4 GROUP R-3 AND R-4 OCCUPANCIES SHALL BE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.
    - #5 INDIVIDUAL SINGLE-STORY OR MULTISTORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:
    - 5.1. THE DWELLING UNIT COMPLIES WITH SECTION 1006.2.1 AS A SPACE WITH ONE MEANS OF EGRESS.
    - 5.2. EITHER THE EXIT FROM THE DWELLING UNIT DISCHARGES DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, OR THE EXIT ACCESS OUTSIDE THE DWELLING UNIT'S ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS.
11. BATHROOMS, LAUNDRY ROOMS, WATER CLOSETS COMPARTMENTS AND SIMILAR ROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH CMC. REFER TO MECHANICAL DRAWINGS.
12. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET/DAMP LOCATIONS, SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
13. THE PRIMARY ENTRANCE TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.
14. ALL WOOD DOORS SHALL BE SOLID CORE CONSTRUCTION WITH MIN. THICKNESS OF 1-3/4", OR WITH PANELS NOT LESS THAN 9/16" THICK.
15. PROVIDE LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS AND AT TOP AND BOTTOM OF STAIRWAYS PER CBC SECTIONS 1010.1.5 & 1011.6.
    - A. EXTERIOR LANDINGS ARE PERMITTED TO SLOPE AT ¼" PER FOOT MAX.
    - B. LANDINGS SHALL HAVE A WIDTH OF NOT LESS THAN THE WIDTH OF THE DOOR OR STAIRWAY AND SHALL HAVE A LENGTH IN THE DIRECTION OF TRAVEL OF 44 INCHES MINIMUM, EXCEPT IN GROUP R-3 OCCUPANCIES AND U AND WITHIN INDIVIDUAL UNITS OF GROUP R-2 IT SHALL NOT EXCEED 36 INCHES. AT ADAPTABLE DWELLING UNITS, THE LEVEL FLOOR OR LANDING AT THE ENTRY DOOR SHALL EXTEND OPPOSITE THE DIRECTION OF THE DOOR SWING AT LEAST 48 INCHES AT A PUSH SIDE APPROACH PER CBC SECTION 1126A.3.2.1.
    - C. DOORS OPENING ONTO A STAIRWAY LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED LANDING DIMENSION BY MORE THAN 7 INCHES.
    - D. AT DOORS SERVING INDIVIDUAL DWELLING UNITS OR SLEEPING UNITS IN GROUPS R-2 AND R-3: A DOOR IS PERMITTED TO OPEN AT THE TOP STEP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE TOP STEP. (C.B.C. SECTION 1010.1.4 EXCEPTION 1)
16. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED ¾-INCH IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS OR ½-INCH ABOVE THE FINISHED FLOOR AT OTHER DOORS. THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN ¼-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 (50% SLOPE.) THRESHOLDS AT SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7¾-INCHES IF THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS, IS NOT PART OF AN ACCESSIBLE ROUTE, AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. (C.B.C. SECTION 1010.1.6)
16. OUT SWINGING DOOR AT DECK: A SINGLE STEP WITH A RISER HEIGHT OF 7 INCHES MAX. IS PERMITTED AT DOORS NOT REQUIRED TO BE ACCESSIBLE. (C.B.C. SECTION 1010.1.4 EXCEPTION 2 & 1003.5 EXCEPTION 1)
17. STAIRWAYS SHALL HAVE HANDRAILS COMPLYING WITH C.B.C. SECTION 1014. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE, AND CHANGES IN ROOM ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS IN GROUP R-3 DO NOT REQUIRE HANDRAILS (C.B.C. SECTION 1011.11 EXCEPTIONS 3 & 4)
18. REFER TO SHEETS A2.01 & A2.02 FOR ACCESSIBILITY REQUIREMENTS AT ADAPTABLE DWELLING UNITS.
19. PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM RATING OF 1-A:10-B:C WITHIN UNIT GARAGES PER C.F.C. AND C.B.C. 906.1, EXCEPTION 1, INSTALL PER FIRE DEPARTMENT'S DIRECTION.
20. REFER TO SHEET A0.12 FOR UNIT PLAN FLOOR AREA INFORMATION.
21. A SUITABLE FORM OF FORCED-AIR MECHANICAL VENTILATION OR AIR-CONDITIONING SHALL BE PROVIDED SO THAT WINDOWS CAN BE KEPT CLOSED AS DESIRED FOR ADDITIONAL ACOUSTICAL ISOLATION PER ACOUSTIC REPORT ON A0.36 AND A0.37.

FLOOR PLAN LEGEND

REFER TO THE ARCHITECTURAL SYMBOL LEGEND ON THE COVER SHEET A0.00 FOR ADDITIONAL INFORMATION.

ELEMENT	DESCRIPTION
	LOW WALL
	2x4 STUD WALL
	2x6 STUD WALL
	LIMIT OF SOFFIT ABOVE
SL	SLOPE TO DRAIN - 1/4" PER FOOT (U.N.O.) - CRICKET AS REQUIRED
C HS	FLOOR MATERIAL TRANSITION - REFER TO BUILDER FLOORING DIAGRAMS FOR FINAL FLOORING LAYOUT
ROOM NAME / FLOORING / CLG_HT	ROOM LABEL
	PROVIDE PORTABLE FIRE EXTINGUISHER PER C.F.C. AND C.B.C. 906.1 INSTALLED PER FIRE DEPARTMENT'S DIRECTION UNDER SINK CABINET.
A / B / C / D # A2.50	INTERIOR ELEVATION KEY
X"	SLAB/FLOOR ELEVATION CHANGE PER CIVIL/STRUCTURAL PLANS
FLUSH	FLUSH SLAB/FINISH FLOOR LEVEL AT ADAPTABLE UNITS PER CIVIL/STRUCTURAL PLANS
3080 SC	DOOR / WINDOW SIZE & TYPE PER PLAN (*) INDICATES WINDOW REQUIRED FOR EMERGENCY ESCAPE AND RESCUE WINDOW TO MEET THE REQUIREMENTS OF C.B.C. 1031.
3050 SH * TEMP. GL.	REFER TO SHEET A2.03 FOR TEMPERED GLAZING REQUIREMENTS, DOOR NOTES, WINDOW NOTES AND EGRESS REQUIREMENTS.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

RUBY AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA

TRACT NO. 290-23-049

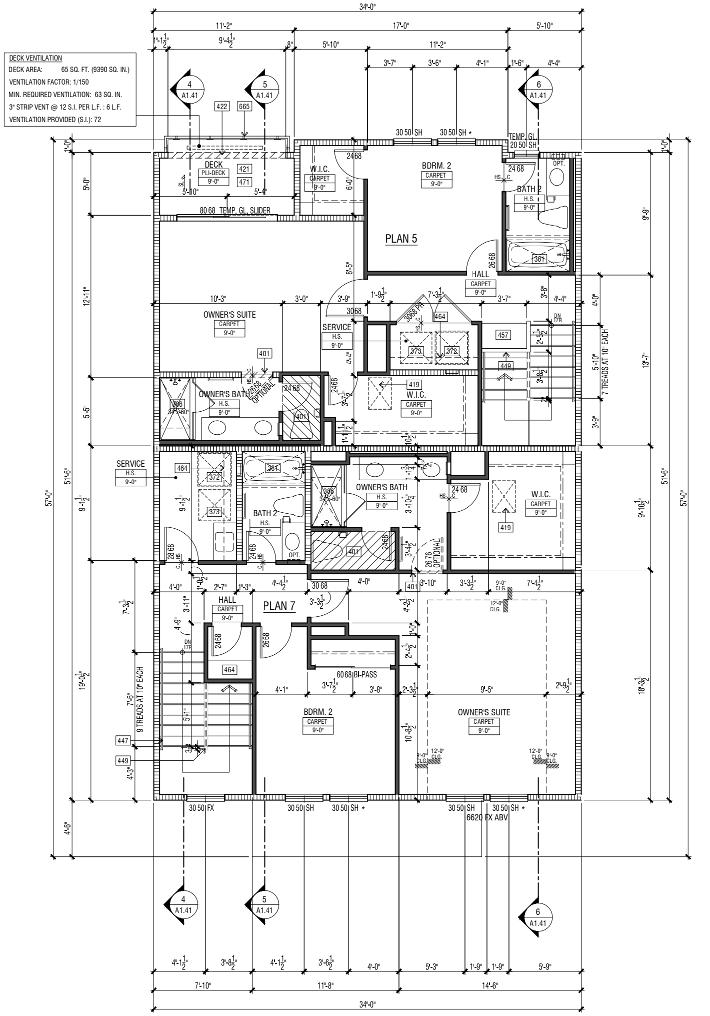
PULTE GROUP
PLEASANTON, CA

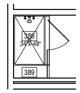
© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

NO.	DATE	DESCRIPTION

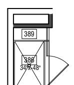
PLAN 2A, 5A/B/C & 7A/B/C FIRST & SECOND FLOOR PLANS

PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	24344_A2-20
SHEET SCALE:	1/4" = 1'-0"
DATE: 06/12/2025	SHEET: A2.20

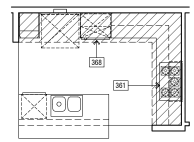




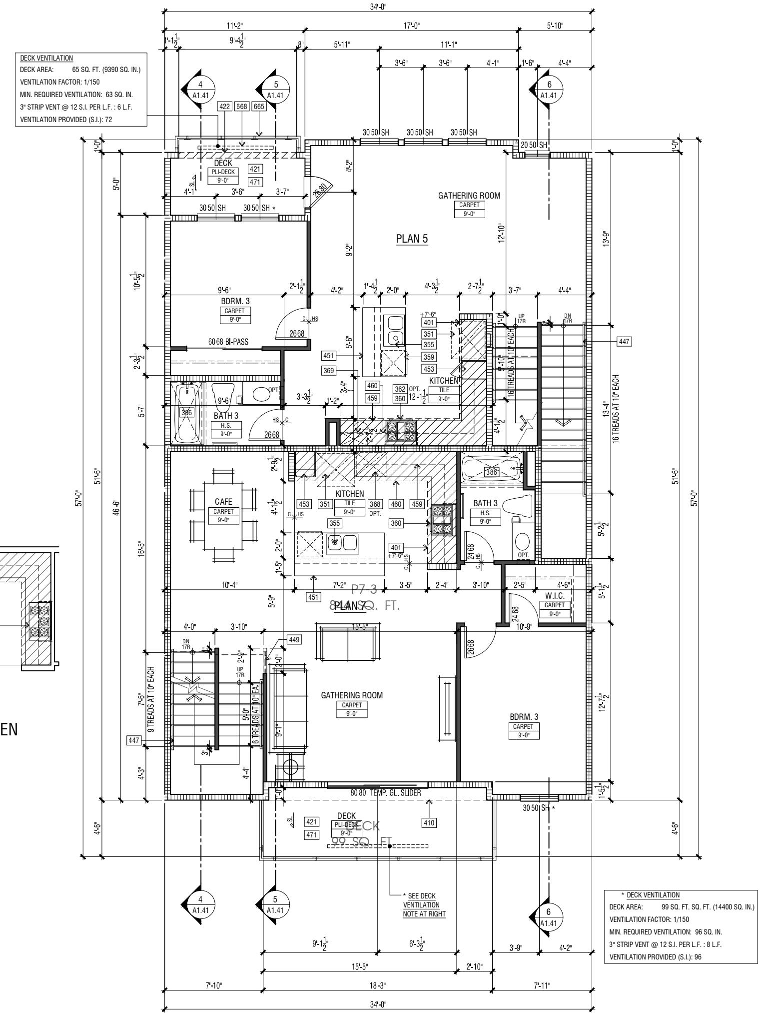
OPTIONAL
SHOWER SEAT
AT PLAN 5 OWNER'S BATH



OPTIONAL
SHOWER SEAT
AT PLAN 7 OWNER'S BATH



OPTIONAL
CHEF'S KITCHEN
AT PLAN 7 KITCHEN



REFER TO SHEET A2.22 FOR ALTERNATE UNIT PLAN 5 & 7 FOURTH FLOOR CONDITIONS (PLAN 5B & 7B AND PLAN 5C & 7C)

UNIT PLAN 5A & 7A: FOURTH FLOOR PLAN | 2

UNIT PLAN 5A/B/C & 7A/B/C: THIRD FLOOR PLAN | 1

FLOOR PLAN KEYNOTES

004	CONCRETE PORCH SLAB PER STRUCTURAL AND/OR POST-TENSION DRAWINGS - SLOPE TO DRAIN AWAY FROM BUILDING TO EXTERIOR PER CIVIL DRAWINGS.
006	APPROXIMATE LOCATION OF MIN. 6'-0" X 7'-0" FIRE LADDER PAD FOR ACCESS TO EMERGENCY EGRESS/RESCUE WINDOW ABOVE. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
007	CONCRETE STOOP PER LANDSCAPE PLANS - SLOPE 1/4" PER FOOT MINIMUM TO DRAIN. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44".
008	PRE-CAST CONCRETE STAIR W/ FOUNDATION (BY OTHERS) - REFER TO STRUCTURAL, CIVIL & LANDSCAPE DRAWINGS - STAIR RISER HEIGHT SHALL BE 4" MIN. AND 7" MAX. AND STAIR TREAD DEPTH SHALL BE 11" MIN. PER C.B.C. 1011.5.2 - HANDRAILS SHALL COMPLY WITH C.B.C. 1011.11 AND 1014.
111	THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT WITH 1HR SEPARATION DUE TO VA CONSTRUCTION.
112	NOT USED
114	REFER TO COMPOSITE PLANS FOR FLOOR/CEILING CONSTRUCTION
115	DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 45 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
183	MIN. 18'X19' CLEAR SPACE, CURB TO CURB. THE CLEAR HEIGHT IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL BE NOT LESS THAN 7 FEET PER C.B.C. 406.3.2. REFER TO FOR TYPICAL GARAGE DOOR HEIGHT CLEARANCE.
211	ELECTRICAL/TELECOM CLOSET - VERIFY UTILITY PANELS/METER LOCATION(S) AND CLEARANCE REQUIREMENTS WITH UTILITY SERVICE PROVIDER - REFER TO SITE PLAN FOR ADDITIONAL INFORMATION
213	FIRE SPRINKLER RISER - VERIFY LOCATION
251	TRASH & RECYCLING WASTE CONTAINERS - VERIFY SIZE PER SERVICE PROVIDER
302	HYBRID ELECTRIC HEAT PUMP WATER HEATER PER PLUMBING PLANS. LATERAL BRACING PER PER C.P.C. SECTION 507.2 AND . (18" HIGH PLATFORM NOT REQUIRED, BUT MAY BE PROVIDED FOR CONDENSATE LINE DRAINAGE PURPOSES.) VERIFY CLEARANCE PER MANUFACTURER.
321	AIR CONDITIONING CONDENSER LOCATION - PAD SUPPORTING COMPRESSOR/ CONDENSER SHALL BE A MINIMUM OF 3" ABOVE GRADE PER CMC 1105.2.
334	DRYER VENT WITH APPROVED LINT TRAP - VENT TO OUTSIDE - SEE MECH. PLANS
341	18"x8" MAKE-UP AIR VENT ABOVE DOOR (100 SQ. IN. MIN.)
351	REFRIGERATOR SPACE 33" STD. DEPTH X 39" CLR. WIDTH WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
356	OPTIONAL SINK
359	ENERGY STAR DISHWASHER PER BUILDER SPECIFICATIONS
360	30" SLIDE-IN ELECTRIC RANGE/OVEN AND MICROWAVE WITH VENT/LIGHT COMBINATION. PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
361	36" ELECTRIC COOK-TOP WITH HIGH-POWERED HOOD. PROVIDE 24" CLEAR ABOVE COOKTOP TO UNDERSIDE OF MICROWAVE VENT/HOOD. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
368	30" WALL OVEN/MICROWAVE COMBO
372	WASHER SPACE WITH RECESSED WATER BOX AND DRAIN PAN
373	DRYER SPACE
374	STACKED WASHER/DRYER SPACE WITH RECESSED WATER BOX AND DRAIN PIPE
381	AT SECONDARY BATHS, PREFABRICATED 60"X32"X75" TUB/SHOWER STALL - OPTIONAL 60"x34" PREFAB SHOWER PAN WITH SOLID SURFACE SURROUND +75" A.F.F. - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. STANDARD SHOWER CURTAIN / OPTIONAL SHATTERPROOF GLASS ENCLOSURE WITH SLIDING DOORS. DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS. LOCATE SHOWER HEAD +80" A.F.F. REFER TO (SIM.) WHERE OCCURS AT RATED WALL CONDITION.
386	AT OWNER'S BATH, PREFABRICATED SHOWER PAN - SIZE PER PLAN - WITH SOLID SURFACE SURROUND +84" A.F.F. - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. STANDARD SHATTERPROOF GLASS ENCLOSURE WITH DOOR. DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS. LOCATE SHOWER HEAD +80" A.F.F. REFER TO (SIM.) WHERE OCCURS AT RATED WALL CONDITION.
389	OPTIONAL 12" DEEP SHOWER SEAT, SLOPE TO DRAIN - +20" HIGH A.F.F.
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): +8'-0" (U.N.O. PER PLAN) DEPTH 3" BEYOND UPPER CABINET U.N.O.
404	SLOPED/CLIPPED CEILING
407	UTILITY SOFFIT, +12" DEEP REFER TO AND BUILDING COMPOSITE PLANS
410	LINE OF FLOOR ABOVE
411	LINE OF FLOOR BELOW
419	22"X30" MIN. CLEAR ATTIC ACCESS - VERIFY LOCATION PER TRUSS AND MECHANICAL DRAWINGS. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE PER CEnC 150.0(a)2. REFER TO
421	STUCCO CEILING: +9'-0" (U.NO. PER PLAN)
422	EXTERIOR SOFFIT: REFER TO EXTERIOR ELEVATIONS & STRUCTURAL DRAWINGS
443	2X CRIPPLE WALL PER STRUCTURAL DRAWINGS
446	GYP. BD. SHELF/LOW WALL - WIDTH & HEIGHT PER PLAN
447	+34"- 38" HIGH CONTINUOUS WOOD HANDRAIL PER C.B.C. SECTION 1014.4 - REFER TO
449	+42" HIGH INTERIOR GYP. BD. GUARD W/ PAINTED WOOD CAP; OPTIONAL LOCATION FOR OPEN RAILS AT LOCATIONS WHERE THIS FEATURE IS POSSIBLE - PER C.B.C. SECTION 1015.3 - REFER TO DETAIL 1(F)/AD4.0 OR DETAIL 1(I)AD4.0
451	KITCHEN ISLAND WITH 2X6 PLUMBING WALL - OPTIONAL WATERFALL EDGE AT BOTH ENDS OF ISLAND.
453	PANTRY CABINET - 14" MINIMUM WIDTH
457	LINEN (LOW ONLY) - 24" DEEP U.N.O. - WITH OPTIONAL 12" DEEP UPPER CABINET
458	FACE FRAME LINEN CABINET - DEPTH/WIDTH PER PLAN
459	BASE CABINET
460	UPPER CABINET - HEIGHT PER BUILDER SPECIFICATIONS
464	SHELF (OR SHELVES) - 15" DEEP - (5) SHELVES AT LINEN, (1) SHELF/OPTIONAL UPPER CABINET AT SERVICE ROOM - REFER TO BUILDER SPECIFICATIONS
466	COAT CLOSET WITH SHELF & POLE - LOCATE POLE 66" A.F.F. - PROVIDE 2X6 BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2X BLOCKING ACCORDINGLY.
471	PLI-DEK WATERPROOF DECKING SYSTEM (OR APPROVED EQUAL PER BUILDER SPECIFICATIONS) - INSTALL PER MFR. INSTRUCTIONS. SEE FOR TYPICAL MFR. DETAILS. SLOPE FRAMING 1/4" PER FOOT MINIMUM FOR DRAINAGE. SHEET FLOW DRAINAGE IN DIRECTION INDICATED - CRICKET AS REQUIRED
491	MIRROR
665	METAL GUARDRAIL AT DECK PER C.B.C. 1015. HEIGHT PER ELEVATION: 42" MIN. A.F.F. - REFER TO EXTERIOR ELEVATIONS
666	LOW WALL GUARD (EXTERIOR) COMPLYING WITH THE PROVISIONS OF C.B.C. 1015 - HEIGHT PER ELEVATION: 42" MIN. A.F.F. - REFER TO EXTERIOR ELEVATIONS - SLOPE TOP TO DRAIN
668	3" CONTINUOUS SOFFIT VENT (U.N.O.) - LENGTH PER PLAN - 1/16" MESH AND INTERNAL INTUMESCENT STRIP. BRANDGAURD OR APPROVED EQUAL.
669	10kW BATTERY BACKUP (ESS), FRANKLINWH 45.3"Hx29.5"Wx11.4"D, INSTALLED ON SIDE WALL AND NOT IN DRIVING PATH, IN A LOCATION NOT SUBJECT TO DAMAGE; IMPACT PROTECTION IS NOT REQUIRED. REFER TO SHEET A2.01 FOR DIAGRAM. REFER TO T-24, SOLAR, STRUCTURAL, AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION. A HEAT DETECTION SYSTEM THAT IS HARD-WIRED TO THE DWELLING'S LISTED SMOKE ALARMS SHALL BE INSTALLED AT THE ESS LOCATION WITHIN THE GARAGE.

1. ATTICS: ACCESS PER CBC SECTION 1209.2, DRAFTSTOPS PER CBC SECTION 718.3 & 718.4 AND VENTILATION PER CBC SECTION 1202.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CBC SECTION 1031. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
3. MEANS OF EGRESS PER CBC SECTION 1010. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
4. GLAZING PER CBC SECTION 2406. GLAZING IN DOORS, OR WITHIN 40" OF ANY LOCKING MECHANISM, SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY GLAZING. REFER TO WINDOW & DOOR NOTES ON SHEET A2.03, FOR ADDITIONAL INFO.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC SECTION 305.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

UNIT FLOOR PLAN NOTES

10. PER 1006.3.4 SINGLE EXITS. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF, WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS.
    CONDITIONS:
    #1 THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT ACCESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.4(1) OR 1006.3.4(2)
    #2 ROOMS, AREAS AND SPACES AT THE LEVEL OF EXIT DISCHARGE, COMPLYING WITH SECTION 1006.2.1 WITH EXITS THAT DISCHARGE DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, ARE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.
    #4 GROUP R-3 AND R-4 OCCUPANCIES SHALL BE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.
    #5 INDIVIDUAL SINGLE-STORY OR MULTISTORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:
    5.1. THE DWELLING UNIT COMPLIES WITH SECTION 1006.2.1 AS A SPACE WITH ONE MEANS OF EGRESS.
    5.2. EITHER THE EXIT FROM THE DWELLING UNIT DISCHARGES DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, OR THE EXIT ACCESS OUTSIDE THE DWELLING UNIT'S ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS.
11. BATHROOMS, LAUNDRY ROOMS, WATER CLOSETS COMPARTMENTS AND SIMILAR ROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH CMC. REFER TO MECHANICAL DRAWINGS.
12. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET/DAMP LOCATIONS, SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
13. THE PRIMARY ENTRANCE TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.
14. ALL WOOD DOORS SHALL BE SOLID CORE CONSTRUCTION WITH MIN. THICKNESS OF 1-3/4", OR WITH PANELS NOT LESS THAN 9/16" THICK.
15. PROVIDE LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS AND AT TOP AND BOTTOM OF STAIRWAYS PER CBC SECTIONS 1010.1.5 & 1011.6.
    A. EXTERIOR LANDINGS ARE PERMITTED TO SLOPE AT ¼" PER FOOT MAX.
    B. LANDINGS SHALL HAVE A WIDTH OF NOT LESS THAN THE WIDTH OF THE DOOR OR STAIRWAY AND SHALL HAVE A LENGTH IN THE DIRECTION OF TRAVEL OF 44 INCHES MINIMUM, EXCEPT IN GROUP R-3 OCCUPANCIES AND U AND WITHIN INDIVIDUAL UNITS OF GROUP R-2 IT SHALL NOT EXCEED 36 INCHES. AT ADAPTABLE DWELLING UNITS, THE LEVEL FLOOR OR LANDING AT THE ENTRY DOOR SHALL EXTEND OPPOSITE THE DIRECTION OF THE DOOR SWING AT LEAST 48 INCHES AT A PUSH SIDE APPROACH PER CBC SECTION 1126A.3.2.1.
    C. DOORS OPENING ONTO A STAIRWAY LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED LANDING DIMENSION BY MORE THAN 7 INCHES.
    D. AT DOORS SERVING INDIVIDUAL DWELLING UNITS OR SLEEPING UNITS IN GROUPS R-2 AND R-3: A DOOR IS PERMITTED TO OPEN AT THE TOP STEP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE TOP STEP. (C.B.C. SECTION 1010.1.4 EXCEPTION 1)
16. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED ¾-INCH IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS OR ½-INCH ABOVE THE FINISHED FLOOR AT OTHER DOORS. THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN ¼-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 (50% SLOPE.) THRESHOLDS AT SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7¾-INCHES IF THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS, IS NOT PART OF AN ACCESSIBLE ROUTE, AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. (C.B.C. SECTION 1010.1.6)
16. OUT SWINGING DOOR AT DECK: A SINGLE STEP WITH A RISER HEIGHT OF 7 INCHES MAX. IS PERMITTED AT DOORS NOT REQUIRED TO BE ACCESSIBLE. (C.B.C. SECTION 1010.1.4 EXCEPTION 2 & 1003.5 EXCEPTION 1)
17. STAIRWAYS SHALL HAVE HANDRAILS COMPLYING WITH C.B.C. SECTION 1014. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE, AND CHANGES IN ROOM ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS IN GROUP R-3 DO NOT REQUIRE HANDRAILS (C.B.C. SECTION 1011.11 EXCEPTIONS 3 & 4)
18. REFER TO SHEETS A2.01 & A2.02 FOR ACCESSIBILITY REQUIREMENTS AT ADAPTABLE DWELLING UNITS.
19. PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM RATING OF 1-A:10-B:C WITHIN UNIT GARAGES PER C.F.C. AND C.B.C. 906.1, EXCEPTION 1, INSTALL PER FIRE DEPARTMENT'S DIRECTION.
20. REFER TO SHEET A0.12 FOR UNIT PLAN FLOOR AREA INFORMATION.
21. A SUITABLE FORM OF FORCED-AIR MECHANICAL VENTILATION OR AIR-CONDITIONING SHALL BE PROVIDED SO THAT WINDOWS CAN BE KEPT CLOSED AS DESIRED FOR ADDITIONAL ACOUSTICAL ISOLATION PER ACOUSTIC REPORT ON A0.36 AND A0.37.

FLOOR PLAN LEGEND

REFER TO THE ARCHITECTURAL SYMBOL LEGEND ON THE COVER SHEET A0.00 FOR ADDITIONAL INFORMATION.

ELEMENT	DESCRIPTION
	LOW WALL
	2x4 STUD WALL
	2x6 STUD WALL
	LIMIT OF SOFFIT ABOVE
SL	SLOPE TO DRAIN - 1/4" PER FOOT (U.N.O.) - CRICKET AS REQUIRED
C HS	FLOOR MATERIAL TRANSITION - REFER TO BUILDER FLOORING DIAGRAMS FOR FINAL FLOORING LAYOUT
ROOM NAME / FLOORING / CLG_HT	ROOM LABEL
# A2.50 (A, B, C, D)	INTERIOR ELEVATION KEY
	PROVIDE PORTABLE FIRE EXTINGUISHER PER C.F.C. AND C.B.C. 906.1 INSTALLED PER FIRE DEPARTMENT'S DIRECTION UNDER SINK CABINET.
X"	SLAB/FLOOR ELEVATION CHANGE PER CIVIL/STRUCTURAL PLANS
FLUSH	FLUSH SLAB/FINISH FLOOR LEVEL AT ADAPTABLE UNITS PER CIVIL/STRUCTURAL PLANS
3080 SC	DOOR / WINDOW SIZE & TYPE PER PLAN (*) INDICATES WINDOW REQUIRED FOR EMERGENCY ESCAPE AND RESCUE WINDOW TO MEET THE REQUIREMENTS OF C.B.C. 1031.
3050 SH * TEMP. GL.	REFER TO SHEET A2.03 FOR TEMPERED GLAZING REQUIREMENTS, DOOR NOTES, WINDOW NOTES AND EGRESS REQUIREMENTS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

RUBY AT PARIVA

ATTACHED DWELLING UNITS
SANTA CLARA, CA

TRACT NO. 290-23-049

PULTE GROUP
PLEASANTON, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

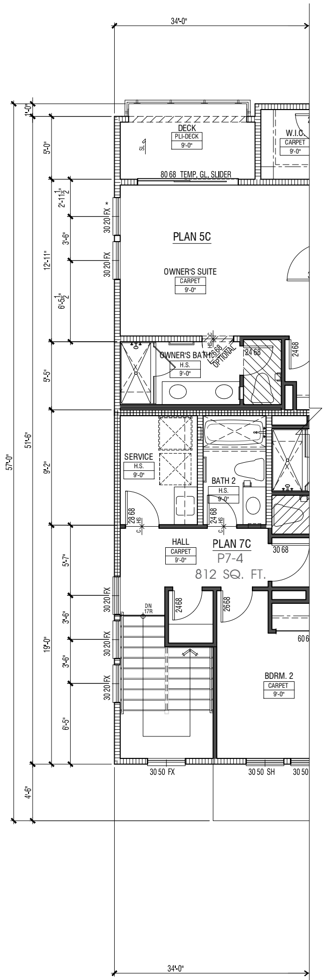
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

NO.	DATE	DESCRIPTION

PLAN 5A/B/C & 7A/B/C
THIRD & FOURTH
FLOOR PLANS

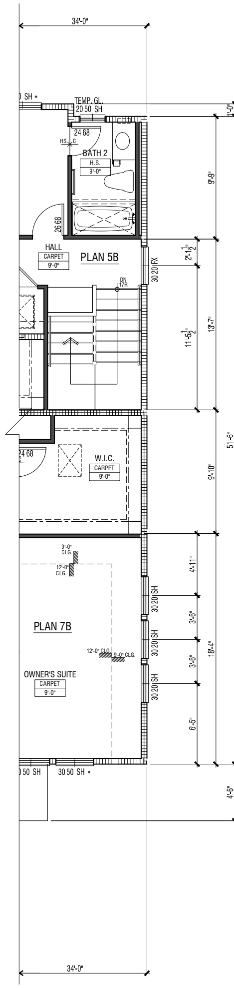
PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	24344_A2-21
SHEET SCALE:	1/4" = 1'-0"
DATE: 06/12/2025	SHEET: A2.21



REFER TO UNIT PLAN 5A & 7A STANDARD FOURTH FLOOR FOR NOTES, DIMENSIONS AND INFORMATION NOT SHOWN HERE.

UNIT PLANS 5C & 7C AT
BUILDING TYPE 100 (10-PLEX)

UNIT PLAN 5C & 7C: FOURTH FLOOR PLAN | 2



REFER TO UNIT PLAN 5A & 7A STANDARD FOURTH FLOOR FOR NOTES, DIMENSIONS AND INFORMATION NOT SHOWN HERE.

UNIT PLANS 5B & 7B AT
BUILDING TYPE 300 (14-PLEX)

UNIT PLAN 5B & 7B: FOURTH FLOOR PLAN | 1

FLOOR PLAN KEYNOTES

004	CONCRETE PORCH SLAB PER STRUCTURAL AND/OR POST-TENSION DRAWINGS - SLOPE TO DRAIN AWAY FROM BUILDING TO EXTERIOR PER CIVIL DRAWINGS.
006	APPROXIMATE LOCATION OF MIN. 6'-0" X 7'-0" FIRE LADDER PAD FOR ACCESS TO EMERGENCY EGRESS/RESCUE WINDOW ABOVE. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
007	CONCRETE STOOP PER LANDSCAPE PLANS - SLOPE 1/4" PER FOOT MINIMUM TO DRAIN. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44".
008	PRE-CAST CONCRETE STAIR W/ FOUNDATION (BY OTHERS) - REFER TO STRUCTURAL, CIVIL & LANDSCAPE DRAWINGS - STAIR RISER HEIGHT SHALL BE 4" MIN. AND 7" MAX. AND STAIR TREAD DEPTH SHALL BE 11" MIN. PER C.B.C. 1011.5.2 - HANDRAILS SHALL COMPLY WITH C.B.C. 1011.11 AND 1014.
111	THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT WITH 1HR SEPARATION DUE TO VA CONSTRUCTION.
112	NOT USED
114	REFER TO COMPOSITE PLANS FOR FLOOR/CEILING CONSTRUCTION
115	DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 45 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
183	MIN. 18'X19' CLEAR SPACE, CURB TO CURB. THE CLEAR HEIGHT IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL BE NOT LESS THAN 7 FEET PER C.B.C. 406.3.2. REFER TO FOR TYPICAL GARAGE DOOR HEIGHT CLEARANCE.
211	ELECTRICAL/TELECOM CLOSET - VERIFY UTILITY PANELS/METER LOCATION(S) AND CLEARANCE REQUIREMENTS WITH UTILITY SERVICE PROVIDER - REFER TO SITE PLAN FOR ADDITIONAL INFORMATION
213	FIRE SPRINKLER RISER - VERIFY LOCATION
251	TRASH & RECYCLING WASTE CONTAINERS - VERIFY SIZE PER SERVICE PROVIDER
302	HYBRID ELECTRIC HEAT PUMP WATER HEATER PER PLUMBING PLANS. LATERAL BRACING PER PER C.P.C. SECTION 507.2 AND . (18" HIGH PLATFORM NOT REQUIRED, BUT MAY BE PROVIDED FOR CONDENSATE LINE DRAINAGE PURPOSES.) VERIFY CLEARANCE PER MANUFACTURER.
321	AIR CONDITIONING CONDENSER LOCATION - PAD SUPPORTING COMPRESSOR/ CONDENSER SHALL BE A MINIMUM OF 3" ABOVE GRADE PER CMC 1105.2.
334	DRYER VENT WITH APPROVED LINT TRAP - VENT TO OUTSIDE - SEE MECH. PLANS
341	18"x8" MAKE-UP AIR VENT ABOVE DOOR (100 SQ. IN. MIN.)
351	REFRIGERATOR SPACE 33" STD. DEPTH X 39" CLR. WIDTH WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
356	OPTIONAL SINK
359	ENERGY STAR DISHWASHER PER BUILDER SPECIFICATIONS
360	30" SLIDE-IN ELECTRIC RANGE/OVEN AND MICROWAVE WITH VENT/LIGHT COMBINATION. PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
361	36" ELECTRIC COOK-TOP WITH HIGH-POWERED HOOD. PROVIDE 24" CLEAR ABOVE COOKTOP TO UNDERSIDE OF MICROWAVE VENT/HOOD. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
368	30" WALL OVEN/MICROWAVE COMBO
372	WASHER SPACE WITH RECESSED WATER BOX AND DRAIN PAN
373	DRYER SPACE
374	STACKED WASHER/DRYER SPACE WITH RECESSED WATER BOX AND DRAIN PIPE
381	AT SECONDARY BATHS, PREFABRICATED 60"X32"X75" TUB/SHOWER STALL - OPTIONAL 60"x34" PREFAB SHOWER PAN WITH SOLID SURFACE SURROUND +75" A.F.F. - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. STANDARD SHOWER CURTAIN / OPTIONAL SHATTERPROOF GLASS ENCLOSURE WITH SLIDING DOORS. DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS. LOCATE SHOWER HEAD +80" A.F.F. REFER TO (SIM.) WHERE OCCURS AT RATED WALL CONDITION.
386	AT OWNER'S BATH, PREFABRICATED SHOWER PAN - SIZE PER PLAN - WITH SOLID SURFACE SURROUND +84" A.F.F. - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. STANDARD SHATTERPROOF GLASS ENCLOSURE WITH DOOR. DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS. LOCATE SHOWER HEAD +80" A.F.F. REFER TO (SIM.) WHERE OCCURS AT RATED WALL CONDITION.
389	OPTIONAL 12" DEEP SHOWER SEAT, SLOPE TO DRAIN - +20" HIGH A.F.F.
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): +8'-0" (U.N.O. PER PLAN) DEPTH 3" BEYOND UPPER CABINET U.N.O.
404	SLOPED/CLIPPED CEILING
407	UTILITY SOFFIT, +12" DEEP REFER TO AND BUILDING COMPOSITE PLANS
410	LINE OF FLOOR ABOVE
411	LINE OF FLOOR BELOW
419	22"X30" MIN. CLEAR ATTIC ACCESS - VERIFY LOCATION PER TRUSS AND MECHANICAL DRAWINGS. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE PER CEnC 150.0(a)2. REFER TO
421	STUCCO CEILING: +9'-0" (U.NO. PER PLAN)
422	EXTERIOR SOFFIT: REFER TO EXTERIOR ELEVATIONS & STRUCTURAL DRAWINGS
443	2X CRIPPLE WALL PER STRUCTURAL DRAWINGS
446	GYP. BD. SHELF/LOW WALL - WIDTH & HEIGHT PER PLAN
447	+34"- 38" HIGH CONTINUOUS WOOD HANDRAIL PER C.B.C. SECTION 1014.4 - REFER TO
449	+42" HIGH INTERIOR GYP. BD. GUARD W/ PAINTED WOOD CAP; OPTIONAL LOCATION FOR OPEN RAILS AT LOCATIONS WHERE THIS FEATURE IS POSSIBLE - PER C.B.C. SECTION 1015.3 - REFER TO DETAIL 1(F)/AD4.0 OR DETAIL 1(I)AD4.0
451	KITCHEN ISLAND WITH 2X6 PLUMBING WALL - OPTIONAL WATERFALL EDGE AT BOTH ENDS OF ISLAND.
453	PANTRY CABINET - 14" MINIMUM WIDTH
457	LINEN (LOW ONLY) - 24" DEEP U.N.O. - WITH OPTIONAL 12" DEEP UPPER CABINET
458	FACE FRAME LINEN CABINET - DEPTH/WIDTH PER PLAN
459	BASE CABINET
460	UPPER CABINET - HEIGHT PER BUILDER SPECIFICATIONS
464	SHELF (OR SHELVES) - 15" DEEP - (5) SHELVES AT LINEN, (1) SHELF/OPTIONAL UPPER CABINET AT SERVICE ROOM - REFER TO BUILDER SPECIFICATIONS
466	COAT CLOSET WITH SHELF & POLE - LOCATE POLE 66" A.F.F. - PROVIDE 2X6 BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2X BLOCKING ACCORDINGLY.
471	PLI-DEK WATERPROOF DECKING SYSTEM (OR APPROVED EQUAL PER BUILDER SPECIFICATIONS) - INSTALL PER MFR. INSTRUCTIONS. SEE FOR TYPICAL MFR. DETAILS. SLOPE FRAMING 1/4" PER FOOT MINIMUM FOR DRAINAGE. SHEET FLOW DRAINAGE IN DIRECTION INDICATED - CRICKET AS REQUIRED
491	MIRROR
665	METAL GUARDRAIL AT DECK PER C.B.C. 1015. HEIGHT PER ELEVATION: 42" MIN. A.F.F. - REFER TO EXTERIOR ELEVATIONS
666	LOW WALL GUARD (EXTERIOR) COMPLYING WITH THE PROVISIONS OF C.B.C. 1015 - HEIGHT PER ELEVATION: 42" MIN. A.F.F. - REFER TO EXTERIOR ELEVATIONS - SLOPE TOP TO DRAIN
668	3" CONTINUOUS SOFFIT VENT (U.N.O.) - LENGTH PER PLAN - 1/16" MESH AND INTERNAL INTUMESCENT STRIP. BRANDGAURD OR APPROVED EQUAL.
669	10kW BATTERY BACKUP (ESS), FRANKLINWH 45.3"Hx29.5"Wx11.4"D, INSTALLED ON SIDE WALL AND NOT IN DRIVING PATH, IN A LOCATION NOT SUBJECT TO DAMAGE; IMPACT PROTECTION IS NOT REQUIRED. REFER TO SHEET A2.01 FOR DIAGRAM. REFER TO T-24, SOLAR, STRUCTURAL, AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION. A HEAT DETECTION SYSTEM THAT IS HARD-WIRED TO THE DWELLING'S LISTED SMOKE ALARMS SHALL BE INSTALLED AT THE ESS LOCATION WITHIN THE GARAGE.

1. ATTICS: ACCESS PER CBC SECTION 1209.2, DRAFTSTOPS PER CBC SECTION 718.3 & 718.4 AND VENTILATION PER CBC SECTION 1202.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CBC SECTION 1031. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
3. MEANS OF EGRESS PER CBC SECTION 1010. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
4. GLAZING PER CBC SECTION 2406. GLAZING IN DOORS, OR WITHIN 40" OF ANY LOCKING MECHANISM, SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY GLAZING. REFER TO WINDOW & DOOR NOTES ON SHEET A2.03, FOR ADDITIONAL INFO.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC SECTION 305.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

UNIT FLOOR PLAN NOTES

10. PER 1006.3.4 SINGLE EXITS. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF, WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS. CONDITIONS:
    - #1 THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT ACCESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.4(1) OR 1006.3.4(2)
    - #2 ROOMS, AREAS AND SPACES AT THE LEVEL OF EXIT DISCHARGE, COMPLYING WITH SECTION 1006.2.1 WITH EXITS THAT DISCHARGE DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, ARE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.
    - #4 GROUP R-3 AND R-4 OCCUPANCIES SHALL BE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.
    - #5 INDIVIDUAL SINGLE-STORY OR MULTISTORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:
    - 5.1. THE DWELLING UNIT COMPLIES WITH SECTION 1006.2.1 AS A SPACE WITH ONE MEANS OF EGRESS.
    - 5.2. EITHER THE EXIT FROM THE DWELLING UNIT DISCHARGES DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, OR THE EXIT ACCESS OUTSIDE THE DWELLING UNIT'S ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS.
11. BATHROOMS, LAUNDRY ROOMS, WATER CLOSETS COMPARTMENTS AND SIMILAR ROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH CMC. REFER TO MECHANICAL DRAWINGS.
12. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET/DAMP LOCATIONS, SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
13. THE PRIMARY ENTRANCE TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.
14. ALL WOOD DOORS SHALL BE SOLID CORE CONSTRUCTION WITH MIN. THICKNESS OF 1-3/4", OR WITH PANELS NOT LESS THAN 9/16" THICK.
15. PROVIDE LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS AND AT TOP AND BOTTOM OF STAIRWAYS PER CBC SECTIONS 1010.1.5 & 1011.6.
    - A. EXTERIOR LANDINGS ARE PERMITTED TO SLOPE AT ¼" PER FOOT MAX.
    - B. LANDINGS SHALL HAVE A WIDTH OF NOT LESS THAN THE WIDTH OF THE DOOR OR STAIRWAY AND SHALL HAVE A LENGTH IN THE DIRECTION OF TRAVEL OF 44 INCHES MINIMUM, EXCEPT IN GROUP R-3 OCCUPANCIES AND U AND WITHIN INDIVIDUAL UNITS OF GROUP R-2 IT SHALL NOT EXCEED 36 INCHES. AT ADAPTABLE DWELLING UNITS, THE LEVEL FLOOR OR LANDING AT THE ENTRY DOOR SHALL EXTEND OPPOSITE THE DIRECTION OF THE DOOR SWING AT LEAST 48 INCHES AT A PUSH SIDE APPROACH PER CBC SECTION 1126A.3.2.1.
    - C. DOORS OPENING ONTO A STAIRWAY LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED LANDING DIMENSION BY MORE THAN 7 INCHES.
    - D. AT DOORS SERVING INDIVIDUAL DWELLING UNITS OR SLEEPING UNITS IN GROUPS R-2 AND R-3: A DOOR IS PERMITTED TO OPEN AT THE TOP STEP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE TOP STEP. (C.B.C. SECTION 1010.1.4 EXCEPTION 1)
16. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED ¾-INCH IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS OR ½-INCH ABOVE THE FINISHED FLOOR AT OTHER DOORS. THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN ¼-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 (50% SLOPE.) THRESHOLDS AT SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7¾-INCHES IF THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS, IS NOT PART OF AN ACCESSIBLE ROUTE, AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. (C.B.C. SECTION 1010.1.6)
16. OUT SWINGING DOOR AT DECK: A SINGLE STEP WITH A RISER HEIGHT OF 7 INCHES MAX. IS PERMITTED AT DOORS NOT REQUIRED TO BE ACCESSIBLE. (C.B.C. SECTION 1010.1.4 EXCEPTION 2 & 1003.5 EXCEPTION 1)
17. STAIRWAYS SHALL HAVE HANDRAILS COMPLYING WITH C.B.C. SECTION 1014. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE, AND CHANGES IN ROOM ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS IN GROUP R-3 DO NOT REQUIRE HANDRAILS (C.B.C. SECTION 1011.11 EXCEPTIONS 3 & 4)
18. REFER TO SHEETS A2.01 & A2.02 FOR ACCESSIBILITY REQUIREMENTS AT ADAPTABLE DWELLING UNITS.
19. PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM RATING OF 1-A:10-B:C WITHIN UNIT GARAGES PER C.F.C. AND C.B.C. 906.1, EXCEPTION 1, INSTALL PER FIRE DEPARTMENT'S DIRECTION.
20. REFER TO SHEET A0.12 FOR UNIT PLAN FLOOR AREA INFORMATION.
21. A SUITABLE FORM OF FORCED-AIR MECHANICAL VENTILATION OR AIR-CONDITIONING SHALL BE PROVIDED SO THAT WINDOWS CAN BE KEPT CLOSED AS DESIRED FOR ADDITIONAL ACOUSTICAL ISOLATION PER ACOUSTIC REPORT ON A0.36 AND A0.37.

FLOOR PLAN LEGEND

REFER TO THE ARCHITECTURAL SYMBOL LEGEND ON THE COVER SHEET A0.00 FOR ADDITIONAL INFORMATION.

ELEMENT	DESCRIPTION
	LOW WALL
	2x4 STUD WALL
	2x6 STUD WALL
	LIMIT OF SOFFIT ABOVE
SL	SLOPE TO DRAIN - 1/4" PER FOOT (U.N.O.) - CRICKET AS REQUIRED
C HS	FLOOR MATERIAL TRANSITION - REFER TO BUILDER FLOORING DIAGRAMS FOR FINAL FLOORING LAYOUT
ROOM NAME / FLOORING / CLG_HT	ROOM LABEL
A B C D # A2.50	INTERIOR ELEVATION KEY
	PROVIDE PORTABLE FIRE EXTINGUISHER PER C.F.C. AND C.B.C. 906.1 INSTALLED PER FIRE DEPARTMENT'S DIRECTION UNDER SINK CABINET.
X"	SLAB/FLOOR ELEVATION CHANGE PER CIVIL/STRUCTURAL PLANS
FLUSH	FLUSH SLAB/FINISH FLOOR LEVEL AT ADAPTABLE UNITS PER CIVIL/STRUCTURAL PLANS
3080 SC	DOOR / WINDOW SIZE & TYPE PER PLAN (*) INDICATES WINDOW REQUIRED FOR EMERGENCY ESCAPE AND RESCUE WINDOW TO MEET THE REQUIREMENTS OF C.B.C. 1031.
3050 SH * TEMP. GL.	REFER TO SHEET A2.03 FOR TEMPERED GLAZING REQUIREMENTS, DOOR NOTES, WINDOW NOTES AND EGRESS REQUIREMENTS.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

TRACT NO. 290-23-049

RUBY AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA

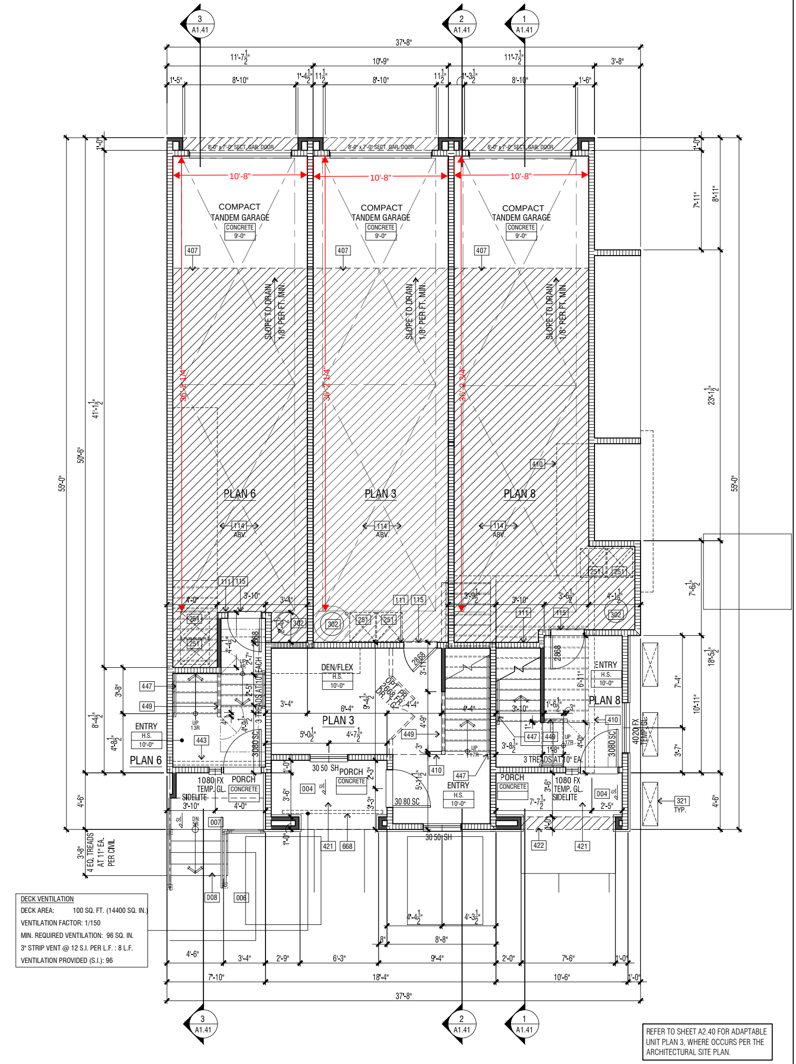
PULTE GROUP
PLEASANTON, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

NO.	DATE	DESCRIPTION

UNIT PLAN 5B & 7B, 5C & 7C FOURTH FLOOR PLANS

PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	24344_A2-22
SHEET SCALE:	1/4" = 1'-0"
DATE: 06/12/2025	SHEET: A2.22



2

UNIT PLANS 3A, 6A & 8A: FIRST FLOOR PLAN 1

FLOOR PLAN KEYNOTES

004	CONCRETE PORCH SLAB PER STRUCTURAL AND/OR POST-TENSION DRAWINGS - SLOPE TO DRAIN AWAY FROM BUILDING TO EXTERIOR PER CIVIL DRAWINGS.
006	APPROXIMATE LOCATION OF MIN. 6'-0" X 7'-0" FIRE LADDER PAD FOR ACCESS TO EMERGENCY EGRESS/RESCUE WINDOW ABOVE. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
007	CONCRETE STOOP PER LANDSCAPE PLANS - SLOPE 1/4" PER FOOT MINIMUM TO DRAIN. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44".
008	PRE-CAST CONCRETE STAIR W/ FOUNDATION (BY OTHERS) - REFER TO STRUCTURAL, CIVIL & LANDSCAPE DRAWINGS - STAIR RISER HEIGHT SHALL BE 4" MIN. AND 7" MAX. AND STAIR TREAD DEPTH SHALL BE 11" MIN. PER C.B.C. 1011.5.2 - HANDRAILS SHALL COMPLY WITH C.B.C. 1011.11 AND 1014.
111	THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT WITH 1HR SEPARATION DUE TO VA CONSTRUCTION.
112	NOT USED
114	REFER TO COMPOSITE PLANS FOR FLOOR/CEILING CONSTRUCTION
115	DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 45 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
183	MIN. 18'X19' CLEAR SPACE, CURB TO CURB. THE CLEAR HEIGHT IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL BE NOT LESS THAN 7 FEET PER C.B.C. 406.3.2. REFER TO FOR TYPICAL GARAGE DOOR HEIGHT CLEARANCE.
211	ELECTRICAL/TELECOM CLOSET - VERIFY UTILITY PANELS/METER LOCATION(S) AND CLEARANCE REQUIREMENTS WITH UTILITY SERVICE PROVIDER - REFER TO SITE PLAN FOR ADDITIONAL INFORMATION
213	FIRE SPRINKLER RISER - VERIFY LOCATION
251	TRASH & RECYCLING WASTE CONTAINERS - VERIFY SIZE PER SERVICE PROVIDER
302	HYBRID ELECTRIC HEAT PUMP WATER HEATER PER PLUMBING PLANS. LATERAL BRACING PER PER C.P.C. SECTION 507.2 AND . (18" HIGH PLATFORM NOT REQUIRED, BUT MAY BE PROVIDED FOR CONDENSATE LINE DRAINAGE PURPOSES.) VERIFY CLEARANCE PER MANUFACTURER.
321	AIR CONDITIONING CONDENSER LOCATION - PAD SUPPORTING COMPRESSOR/ CONDENSER SHALL BE A MINIMUM OF 3" ABOVE GRADE PER CMC 1105.2.
334	DRYER VENT WITH APPROVED LINT TRAP - VENT TO OUTSIDE - SEE MECH. PLANS
341	18"x8" MAKE-UP AIR VENT ABOVE DOOR (100 SQ. IN. MIN.)
351	REFRIGERATOR SPACE 33" STD. DEPTH X 39" CLR. WIDTH WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
356	OPTIONAL SINK
359	ENERGY STAR DISHWASHER PER BUILDER SPECIFICATIONS
360	30" SLIDE-IN ELECTRIC RANGE/OVEN AND MICROWAVE WITH VENT/LIGHT COMBINATION. PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
361	36" ELECTRIC COOK-TOP WITH HIGH-POWERED HOOD. PROVIDE 24" CLEAR ABOVE COOKTOP TO UNDERSIDE OF MICROWAVE VENT/HOOD. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
368	30" WALL OVEN/MICROWAVE COMBO
372	WASHER SPACE WITH RECESSED WATER BOX AND DRAIN PAN
373	DRYER SPACE
374	STACKED WASHER/DRYER SPACE WITH RECESSED WATER BOX AND DRAIN PIPE
381	AT SECONDARY BATHS, PREFABRICATED 60"X32"X75" TUB/SHOWER STALL - OPTIONAL 60"x34" PREFAB SHOWER PAN WITH SOLID SURFACE SURROUND +75" A.F.F. - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. STANDARD SHOWER CURTAIN / OPTIONAL SHATTERPROOF GLASS ENCLOSURE WITH SLIDING DOORS. DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS. LOCATE SHOWER HEAD +80" A.F.F. REFER TO (SIM.) WHERE OCCURS AT RATED WALL CONDITION.
386	AT OWNER'S BATH, PREFABRICATED SHOWER PAN - SIZE PER PLAN - WITH SOLID SURFACE SURROUND +84" A.F.F. - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. STANDARD SHATTERPROOF GLASS ENCLOSURE WITH DOOR. DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS. LOCATE SHOWER HEAD +80" A.F.F. REFER TO (SIM.) WHERE OCCURS AT RATED WALL CONDITION.
389	OPTIONAL 12" DEEP SHOWER SEAT, SLOPE TO DRAIN - +20" HIGH A.F.F.
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): +8'-0" (U.N.O. PER PLAN) DEPTH 3" BEYOND UPPER CABINET U.N.O.
404	SLOPED/CLIPPED CEILING
407	UTILITY SOFFIT, +12" DEEP REFER TO AND BUILDING COMPOSITE PLANS
410	LINE OF FLOOR ABOVE
411	LINE OF FLOOR BELOW
419	22"X30" MIN. CLEAR ATTIC ACCESS - VERIFY LOCATION PER TRUSS AND MECHANICAL DRAWINGS. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE PER CEnC 150.0(a)2. REFER TO
421	STUCCO CEILING: +9'-0" (U.NO. PER PLAN)
422	EXTERIOR SOFFIT: REFER TO EXTERIOR ELEVATIONS & STRUCTURAL DRAWINGS
443	2X CRIPPLE WALL PER STRUCTURAL DRAWINGS
446	GYP. BD. SHELF/LOW WALL - WIDTH & HEIGHT PER PLAN
447	+34"- 38" HIGH CONTINUOUS WOOD HANDRAIL PER C.B.C. SECTION 1014.4 - REFER TO
449	+42" HIGH INTERIOR GYP. BD. GUARD W/ PAINTED WOOD CAP; OPTIONAL LOCATION FOR OPEN RAILS AT LOCATIONS WHERE THIS FEATURE IS POSSIBLE - PER C.B.C. SECTION 1015.3 - REFER TO DETAIL 1(F)/AD4.0 OR DETAIL 1(I)AD4.0
451	KITCHEN ISLAND WITH 2X6 PLUMBING WALL - OPTIONAL WATERFALL EDGE AT BOTH ENDS OF ISLAND.
453	PANTRY CABINET - 14" MINIMUM WIDTH
457	LINEN (LOW ONLY) - 24" DEEP U.N.O. - WITH OPTIONAL 12" DEEP UPPER CABINET
458	FACE FRAME LINEN CABINET - DEPTH/WIDTH PER PLAN
459	BASE CABINET
460	UPPER CABINET - HEIGHT PER BUILDER SPECIFICATIONS
464	SHELF (OR SHELVES) - 15" DEEP - (5) SHELVES AT LINEN, (1) SHELF/OPTIONAL UPPER CABINET AT SERVICE ROOM - REFER TO BUILDER SPECIFICATIONS
466	COAT CLOSET WITH SHELF & POLE - LOCATE POLE 66" A.F.F. - PROVIDE 2X6 BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2X BLOCKING ACCORDINGLY.
471	PLI-DEK WATERPROOF DECKING SYSTEM (OR APPROVED EQUAL PER BUILDER SPECIFICATIONS) - INSTALL PER MFR. INSTRUCTIONS. SEE FOR TYPICAL MFR. DETAILS. SLOPE FRAMING 1/4" PER FOOT MINIMUM FOR DRAINAGE. SHEET FLOW DRAINAGE IN DIRECTION INDICATED - CRICKET AS REQUIRED
491	MIRROR
665	METAL GUARDRAIL AT DECK PER C.B.C. 1015. HEIGHT PER ELEVATION: 42" MIN. A.F.F. - REFER TO EXTERIOR ELEVATIONS
666	LOW WALL GUARD (EXTERIOR) COMPLYING WITH THE PROVISIONS OF C.B.C. 1015 - HEIGHT PER ELEVATION: 42" MIN. A.F.F. - REFER TO EXTERIOR ELEVATIONS - SLOPE TOP TO DRAIN
668	3" CONTINUOUS SOFFIT VENT (U.N.O.) - LENGTH PER PLAN - 1/16" MESH AND INTERNAL INTUMESCENT STRIP. BRANDGAURD OR APPROVED EQUAL.
669	10kW BATTERY BACKUP (ESS), FRANKLINWH 45.3"Hx29.5"Wx11.4"D, INSTALLED ON SIDE WALL AND NOT IN DRIVING PATH, IN A LOCATION NOT SUBJECT TO DAMAGE; IMPACT PROTECTION IS NOT REQUIRED. REFER TO SHEET A2.01 FOR DIAGRAM. REFER TO T-24, SOLAR, STRUCTURAL, AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION. A HEAT DETECTION SYSTEM THAT IS HARD-WIRED TO THE DWELLING'S LISTED SMOKE ALARMS SHALL BE INSTALLED AT THE ESS LOCATION WITHIN THE GARAGE.

1. ATTICS: ACCESS PER CBC SECTION 1209.2, DRAFTSTOPS PER CBC SECTION 718.3 & 718.4 AND VENTILATION PER CBC SECTION 1202.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CBC SECTION 1031. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
3. MEANS OF EGRESS PER CBC SECTION 1010. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
4. GLAZING PER CBC SECTION 2406. GLAZING IN DOORS, OR WITHIN 40" OF ANY LOCKING MECHANISM, SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY GLAZING. REFER TO WINDOW & DOOR NOTES ON SHEET A2.03, FOR ADDITIONAL INFO.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC SECTION 305.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

UNIT FLOOR PLAN NOTES

10. PER 1006.3.4 SINGLE EXITS. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF, WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS.
    CONDITIONS:
    #1 THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT ACCESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.4(1) OR 1006.3.4(2)
    #2 ROOMS, AREAS AND SPACES AT THE LEVEL OF EXIT DIS-CHARGE, COMPLYING WITH SECTION 1006.2.1 WITH EXITS THAT DISCHARGE DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, ARE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.
    #4 GROUP R-3 AND R-4 OCCUPANCIES SHALL BE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.
    #5 INDIVIDUAL SINGLE-STORY OR MULTISTORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:
    5.1. THE DWELLING UNIT COMPLIES WITH SECTION 1006.2.1 AS A SPACE WITH ONE MEANS OF EGRESS.
    5.2. EITHER THE EXIT FROM THE DWELLING UNIT DISCHARGES DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, OR THE EXIT ACCESS OUTSIDE THE DWELLING UNIT'S ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS.
11. BATHROOMS, LAUNDRY ROOMS, WATER CLOSETS COMPARTMENTS AND SIMILAR ROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH CMC. REFER TO MECHANICAL DRAWINGS.
12. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET/DAMP LOCATIONS, SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
13. THE PRIMARY ENTRANCE TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.
14. ALL WOOD DOORS SHALL BE SOLID CORE CONSTRUCTION WITH MIN. THICKNESS OF 1-3/4", OR WITH PANELS NOT LESS THAN 9/16" THICK.
15. PROVIDE LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS AND AT TOP AND BOTTOM OF STAIRWAYS PER CBC SECTIONS 1010.1.5 & 1011.6.
    A. EXTERIOR LANDINGS ARE PERMITTED TO SLOPE AT 1/4" PER FOOT MAX.
    B. LANDINGS SHALL HAVE A WIDTH OF NOT LESS THAN THE WIDTH OF THE DOOR OR STAIRWAY AND SHALL HAVE A LENGTH IN THE DIRECTION OF TRAVEL OF 44 INCHES MINIMUM, EXCEPT IN GROUP R-3 OCCUPANCIES AND U AND WITHIN INDIVIDUAL UNITS OF GROUP R-2 IT SHALL NOT EXCEED 36 INCHES. AT ADAPTABLE DWELLING UNITS, THE LEVEL FLOOR OR LANDING AT THE ENTRY DOOR SHALL EXTEND OPPOSITE THE DIRECTION OF THE DOOR SWING AT LEAST 48 INCHES AT A PUSH SIDE APPROACH PER CBC SECTION 1126A.3.2.1.
    C. DOORS OPENING ONTO A STAIRWAY LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED LANDING DIMENSION BY MORE THAN 7 INCHES.
    D. AT DOORS SERVING INDIVIDUAL DWELLING UNITS OR SLEEPING UNITS IN GROUPS R-2 AND R-3: A DOOR IS PERMITTED TO OPEN AT THE TOP STEP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE TOP STEP. (C.B.C. SECTION 1010.1.4 EXCEPTION 1)
16. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4-INCH IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS OR 1/2-INCH ABOVE THE FINISHED FLOOR AT OTHER DOORS. THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 (50% SLOPE.) THRESHOLDS AT SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7 3/4-INCHES IF THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS, IS NOT PART OF AN ACCESSIBLE ROUTE, AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. (C.B.C. SECTION 1010.1.6)
16. OUT SWINGING DOOR AT DECK: A SINGLE STEP WITH A RISER HEIGHT OF 7 INCHES MAX. IS PERMITTED AT DOORS NOT REQUIRED TO BE ACCESSIBLE. (C.B.C. SECTION 1010.1.4 EXCEPTION 2 & 1003.5 EXCEPTION 1)
17. STAIRWAYS SHALL HAVE HANDRAILS COMPLYING WITH C.B.C. SECTION 1014. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE, AND CHANGES IN ROOM ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS IN GROUP R-3 DO NOT REQUIRE HANDRAILS (C.B.C. SECTION 1011.11 EXCEPTIONS 3 & 4)
18. REFER TO SHEETS A2.01 & A2.02 FOR ACCESSIBILITY REQUIREMENTS AT ADAPTABLE DWELLING UNITS.
19. PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM RATING OF 1-A:10-B:C WITHIN UNIT GARAGES PER C.F.C. AND C.B.C. 906.1, EXCEPTION 1, INSTALL PER FIRE DEPARTMENT'S DIRECTION.
20. REFER TO SHEET A0.12 FOR UNIT PLAN FLOOR AREA INFORMATION.
21. A SUITABLE FORM OF FORCED-AIR MECHANICAL VENTILATION OR AIR-CONDITIONING SHALL BE PROVIDED SO THAT WINDOWS CAN BE KEPT CLOSED AS DESIRED FOR ADDITIONAL ACOUSTICAL ISOLATION PER ACOUSTIC REPORT ON A0.36 AND A0.37.

FLOOR PLAN LEGEND

REFER TO THE ARCHITECTURAL SYMBOL LEGEND ON THE COVER SHEET A0.00 FOR ADDITIONAL INFORMATION.

ELEMENT	DESCRIPTION
	LOW WALL
	2x4 STUD WALL
	2x6 STUD WALL
	LIMIT OF SOFFIT ABOVE
SL	SLOPE TO DRAIN - 1/4" PER FOOT (U.N.O.) - CRICKET AS REQUIRED
C HS	FLOOR MATERIAL TRANSITION - REFER TO BUILDER FLOORING DIAGRAMS FOR FINAL FLOORING LAYOUT
ROOM NAME / FLOORING / CLG_HT	ROOM LABEL
A B C D # A2.50	INTERIOR ELEVATION KEY
	PROVIDE PORTABLE FIRE EXTINGUISHER PER C.F.C. AND C.B.C. 906.1 INSTALLED PER FIRE DEPARTMENT'S DIRECTION UNDER SINK CABINET.
X"	SLAB/FLOOR ELEVATION CHANGE PER CIVIL/STRUCTURAL PLANS
FLUSH	FLUSH SLAB/FINISH FLOOR LEVEL AT ADAPTABLE UNITS PER CIVIL/STRUCTURAL PLANS
3080 SC	DOOR / WINDOW SIZE & TYPE PER PLAN (*) INDICATES WINDOW REQUIRED FOR EMERGENCY ESCAPE AND RESCUE WINDOW TO MEET THE REQUIREMENTS OF C.B.C. 1031.
3050 SH * TEMP. GL.	REFER TO SHEET A2.03 FOR TEMPERED GLAZING REQUIREMENTS, DOOR NOTES, WINDOW NOTES AND EGRESS REQUIREMENTS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

TRACT NO. 290-23-049

RUBY AT PARIVA

ATTACHED DWELLING UNITS
SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

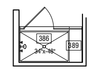
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

NO.	DATE	DESCRIPTION

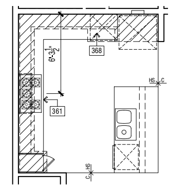
UNIT PLANS 3A, 6A & 8A FIRST FLOOR PLANS

PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	24344_A2-30
SHEET SCALE:	1/4" = 1'-0"
DATE: 06/12/2025	SHEET: A2.30



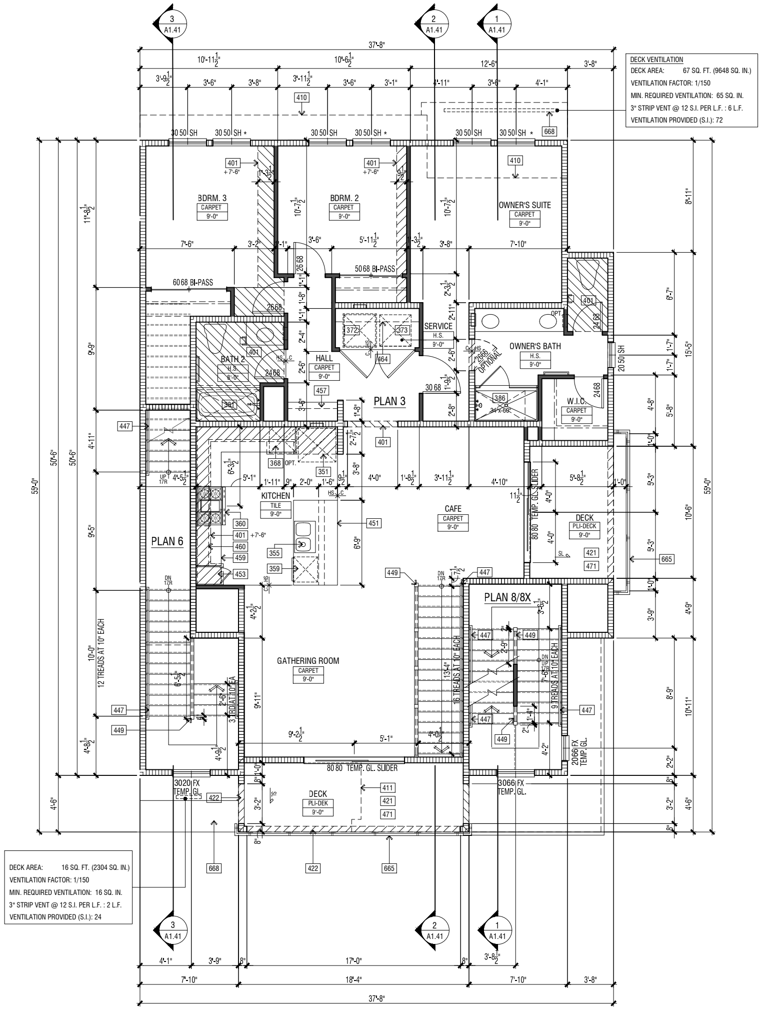
OPTIONAL SHOWER SEAT

AT PLAN 3 OWNER'S BATH



OPTIONAL CHEF'S KITCHEN

AT PLAN 3 KITCHEN



UNIT PLANS 3A, 6A & 8A: SECOND FLOOR PLAN 1

FLOOR PLAN KEYNOTES

004	CONCRETE PORCH SLAB PER STRUCTURAL AND/OR POST-TENSION DRAWINGS - SLOPE TO DRAIN AWAY FROM BUILDING TO EXTERIOR PER CIVIL DRAWINGS.
006	APPROXIMATE LOCATION OF MIN. 6'-0" X 7'-0" FIRE LADDER PAD FOR ACCESS TO EMERGENCY EGRESS/RESCUE WINDOW ABOVE. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
007	CONCRETE STOOP PER LANDSCAPE PLANS - SLOPE 1/4" PER FOOT MINIMUM TO DRAIN. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44".
008	PRE-CAST CONCRETE STAIR W/ FOUNDATION (BY OTHERS) - REFER TO STRUCTURAL, CIVIL & LANDSCAPE DRAWINGS - STAIR RISER HEIGHT SHALL BE 4" MIN. AND 7" MAX. AND STAIR TREAD DEPTH SHALL BE 11" MIN. PER C.B.C. 1011.5.2 - HANDRAILS SHALL COMPLY WITH C.B.C. 1011.11 AND 1014.
111	THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT WITH 1HR SEPARATION DUE TO VA CONSTRUCTION.
112	NOT USED
114	REFER TO COMPOSITE PLANS FOR FLOOR/CEILING CONSTRUCTION
115	DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 45 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
183	MIN. 18'X19' CLEAR SPACE, CURB TO CURB. THE CLEAR HEIGHT IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL BE NOT LESS THAN 7 FEET PER C.B.C. 406.3.2. REFER TO FOR TYPICAL GARAGE DOOR HEIGHT CLEARANCE.
211	ELECTRICAL/TELECOM CLOSET - VERIFY UTILITY PANELS/METER LOCATION(S) AND CLEARANCE REQUIREMENTS WITH UTILITY SERVICE PROVIDER - REFER TO SITE PLAN FOR ADDITIONAL INFORMATION
213	FIRE SPRINKLER RISER - VERIFY LOCATION
251	TRASH & RECYCLING WASTE CONTAINERS - VERIFY SIZE PER SERVICE PROVIDER
302	HYBRID ELECTRIC HEAT PUMP WATER HEATER PER PLUMBING PLANS. LATERAL BRACING PER PER C.P.C. SECTION 507.2 AND . (18" HIGH PLATFORM NOT REQUIRED, BUT MAY BE PROVIDED FOR CONDENSATE LINE DRAINAGE PURPOSES.) VERIFY CLEARANCE PER MANUFACTURER.
321	AIR CONDITIONING CONDENSER LOCATION - PAD SUPPORTING COMPRESSOR/ CONDENSER SHALL BE A MINIMUM OF 3" ABOVE GRADE PER CMC 1105.2.
334	DRYER VENT WITH APPROVED LINT TRAP - VENT TO OUTSIDE - SEE MECH. PLANS
341	18"x8" MAKE-UP AIR VENT ABOVE DOOR (100 SQ. IN. MIN.)
351	REFRIGERATOR SPACE 33" STD. DEPTH X 39" CLR. WIDTH WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
356	OPTIONAL SINK
359	ENERGY STAR DISHWASHER PER BUILDER SPECIFICATIONS
360	30" SLIDE-IN ELECTRIC RANGE/OVEN AND MICROWAVE WITH VENT/LIGHT COMBINATION. PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
361	36" ELECTRIC COOK-TOP WITH HIGH-POWERED HOOD. PROVIDE 24" CLEAR ABOVE COOKTOP TO UNDERSIDE OF MICROWAVE VENT/HOOD. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
368	30" WALL OVEN/MICROWAVE COMBO
372	WASHER SPACE WITH RECESSED WATER BOX AND DRAIN PAN
373	DRYER SPACE
374	STACKED WASHER/DRYER SPACE WITH RECESSED WATER BOX AND DRAIN PIPE
381	AT SECONDARY BATHS, PREFABRICATED 60"X32"X75" TUB/SHOWER STALL - OPTIONAL 60"x34" PREFAB SHOWER PAN WITH SOLID SURFACE SURROUND +75" A.F.F. - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. STANDARD SHOWER CURTAIN / OPTIONAL SHATTERPROOF GLASS ENCLOSURE WITH SLIDING DOORS. DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS. LOCATE SHOWER HEAD +80" A.F.F. REFER TO (SIM.) WHERE OCCURS AT RATED WALL CONDITION.
386	AT OWNER'S BATH, PREFABRICATED SHOWER PAN - SIZE PER PLAN - WITH SOLID SURFACE SURROUND +84" A.F.F. - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. STANDARD SHATTERPROOF GLASS ENCLOSURE WITH DOOR. DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS. LOCATE SHOWER HEAD +80" A.F.F. REFER TO (SIM.) WHERE OCCURS AT RATED WALL CONDITION.
389	OPTIONAL 12" DEEP SHOWER SEAT, SLOPE TO DRAIN - +20" HIGH A.F.F.
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): +8'-0" (U.N.O. PER PLAN) DEPTH 3" BEYOND UPPER CABINET U.N.O.
404	SLOPED/CLIPPED CEILING
407	UTILITY SOFFIT, +12" DEEP REFER TO AND BUILDING COMPOSITE PLANS
410	LINE OF FLOOR ABOVE
411	LINE OF FLOOR BELOW
419	22"X30" MIN. CLEAR ATTIC ACCESS - VERIFY LOCATION PER TRUSS AND MECHANICAL DRAWINGS. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE PER CEnC 150.0(a)2. REFER TO
421	STUCCO CEILING: +9'-0" (U.NO. PER PLAN)
422	EXTERIOR SOFFIT: REFER TO EXTERIOR ELEVATIONS & STRUCTURAL DRAWINGS
443	2X CRIPPLE WALL PER STRUCTURAL DRAWINGS
446	GYP. BD. SHELF/LOW WALL - WIDTH & HEIGHT PER PLAN
447	+34"- 38" HIGH CONTINUOUS WOOD HANDRAIL PER C.B.C. SECTION 1014.4 - REFER TO
449	+42" HIGH INTERIOR GYP. BD. GUARD W/ PAINTED WOOD CAP; OPTIONAL LOCATION FOR OPEN RAILS AT LOCATIONS WHERE THIS FEATURE IS POSSIBLE - PER C.B.C. SECTION 1015.3 - REFER TO DETAIL 1(F)/AD4.0 OR DETAIL 1(I)AD4.0
451	KITCHEN ISLAND WITH 2X6 PLUMBING WALL - OPTIONAL WATERFALL EDGE AT BOTH ENDS OF ISLAND.
453	PANTRY CABINET - 14" MINIMUM WIDTH
457	LINEN (LOW ONLY) - 24" DEEP U.N.O. - WITH OPTIONAL 12" DEEP UPPER CABINET
458	FACE FRAME LINEN CABINET - DEPTH/WIDTH PER PLAN
459	BASE CABINET
460	UPPER CABINET - HEIGHT PER BUILDER SPECIFICATIONS
464	SHELF (OR SHELVES) - 15" DEEP - (5) SHELVES AT LINEN, (1) SHELF/OPTIONAL UPPER CABINET AT SERVICE ROOM - REFER TO BUILDER SPECIFICATIONS
466	COAT CLOSET WITH SHELF & POLE - LOCATE POLE 66" A.F.F. - PROVIDE 2X6 BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2X BLOCKING ACCORDINGLY.
471	PLI-DEK WATERPROOF DECKING SYSTEM (OR APPROVED EQUAL PER BUILDER SPECIFICATIONS) - INSTALL PER MFR. INSTRUCTIONS. SEE FOR TYPICAL MFR. DETAILS. SLOPE FRAMING 1/4" PER FOOT MINIMUM FOR DRAINAGE. SHEET FLOW DRAINAGE IN DIRECTION INDICATED - CRICKET AS REQUIRED
491	MIRROR
665	METAL GUARDRAIL AT DECK PER C.B.C. 1015. HEIGHT PER ELEVATION: 42" MIN. A.F.F. - REFER TO EXTERIOR ELEVATIONS
666	LOW WALL GUARD (EXTERIOR) COMPLYING WITH THE PROVISIONS OF C.B.C. 1015 - HEIGHT PER ELEVATION: 42" MIN. A.F.F. - REFER TO EXTERIOR ELEVATIONS - SLOPE TOP TO DRAIN
668	3" CONTINUOUS SOFFIT VENT (U.N.O.) - LENGTH PER PLAN - 1/16" MESH AND INTERNAL INTUMESCENT STRIP. BRANDGAURD OR APPROVED EQUAL.
669	10kW BATTERY BACKUP (ESS), FRANKLINWH 45.3"Hx29.5"Wx11.4"D, INSTALLED ON SIDE WALL AND NOT IN DRIVING PATH, IN A LOCATION NOT SUBJECT TO DAMAGE; IMPACT PROTECTION IS NOT REQUIRED. REFER TO SHEET A2.01 FOR DIAGRAM. REFER TO T-24, SOLAR, STRUCTURAL, AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION. A HEAT DETECTION SYSTEM THAT IS HARD-WIRED TO THE DWELLING'S LISTED SMOKE ALARMS SHALL BE INSTALLED AT THE ESS LOCATION WITHIN THE GARAGE.

1. ATTICS: ACCESS PER CBC SECTION 1209.2, DRAFTSTOPS PER CBC SECTION 718.3 & 718.4 AND VENTILATION PER CBC SECTION 1202.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CBC SECTION 1031. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
3. MEANS OF EGRESS PER CBC SECTION 1010. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
4. GLAZING PER CBC SECTION 2406. GLAZING IN DOORS, OR WITHIN 40" OF ANY LOCKING MECHANISM, SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY GLAZING. REFER TO WINDOW & DOOR NOTES ON SHEET A2.03, FOR ADDITIONAL INFO.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC SECTION 305.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

UNIT FLOOR PLAN NOTES

10. PER 1006.3.4 SINGLE EXITS. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF, WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS.
    CONDITIONS:
    #1 THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT ACCESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.4(1) OR 1006.3.4(2)
    #2 ROOMS, AREAS AND SPACES AT THE LEVEL OF EXIT DISCHARGE, COMPLYING WITH SECTION 1006.2.1 WITH EXITS THAT DISCHARGE DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, ARE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.
    #4 GROUP R-3 AND R-4 OCCUPANCIES SHALL BE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.
    #5 INDIVIDUAL SINGLE-STORY OR MULTISTORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:
    5.1. THE DWELLING UNIT COMPLIES WITH SECTION 1006.2.1 AS A SPACE WITH ONE MEANS OF EGRESS.
    5.2. EITHER THE EXIT FROM THE DWELLING UNIT DISCHARGES DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, OR THE EXIT ACCESS OUTSIDE THE DWELLING UNIT'S ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS.
11. BATHROOMS, LAUNDRY ROOMS, WATER CLOSETS COMPARTMENTS AND SIMILAR ROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH CMC. REFER TO MECHANICAL DRAWINGS.
12. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET/DAMP LOCATIONS, SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
13. THE PRIMARY ENTRANCE TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.
14. ALL WOOD DOORS SHALL BE SOLID CORE CONSTRUCTION WITH MIN. THICKNESS OF 1-3/4", OR WITH PANELS NOT LESS THAN 9/16" THICK.
15. PROVIDE LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS AND AT TOP AND BOTTOM OF STAIRWAYS PER CBC SECTIONS 1010.1.5 & 1011.6.
    A. EXTERIOR LANDINGS ARE PERMITTED TO SLOPE AT 1/4" PER FOOT MAX.
    B. LANDINGS SHALL HAVE A WIDTH OF NOT LESS THAN THE WIDTH OF THE DOOR OR STAIRWAY AND SHALL HAVE A LENGTH IN THE DIRECTION OF TRAVEL OF 44 INCHES MINIMUM, EXCEPT IN GROUP R-3 OCCUPANCIES AND U AND WITHIN INDIVIDUAL UNITS OF GROUP R-2 IT SHALL NOT EXCEED 36 INCHES. AT ADAPTABLE DWELLING UNITS, THE LEVEL FLOOR OR LANDING AT THE ENTRY DOOR SHALL EXTEND OPPOSITE THE DIRECTION OF THE DOOR SWING AT LEAST 48 INCHES AT A PUSH SIDE APPROACH PER CBC SECTION 1126A.3.2.1.
    C. DOORS OPENING ONTO A STAIRWAY LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED LANDING DIMENSION BY MORE THAN 7 INCHES.
    D. AT DOORS SERVING INDIVIDUAL DWELLING UNITS OR SLEEPING UNITS IN GROUPS R-2 AND R-3: A DOOR IS PERMITTED TO OPEN AT THE TOP STEP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE TOP STEP. (C.B.C. SECTION 1010.1.4 EXCEPTION 1)
16. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4-INCH IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS OR 1/2-INCH ABOVE THE FINISHED FLOOR AT OTHER DOORS. THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 (50% SLOPE.) THRESHOLDS AT SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7 3/4-INCHES IF THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS, IS NOT PART OF AN ACCESSIBLE ROUTE, AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. (C.B.C. SECTION 1010.1.6)
16. OUT SWINGING DOOR AT DECK: A SINGLE STEP WITH A RISER HEIGHT OF 7 INCHES MAX. IS PERMITTED AT DOORS NOT REQUIRED TO BE ACCESSIBLE. (C.B.C. SECTION 1010.1.4 EXCEPTION 2 & 1003.5 EXCEPTION 1)
17. STAIRWAYS SHALL HAVE HANDRAILS COMPLYING WITH C.B.C. SECTION 1014. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE, AND CHANGES IN ROOM ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS IN GROUP R-3 DO NOT REQUIRE HANDRAILS (C.B.C. SECTION 1011.11 EXCEPTIONS 3 & 4)
18. REFER TO SHEETS A2.01 & A2.02 FOR ACCESSIBILITY REQUIREMENTS AT ADAPTABLE DWELLING UNITS.
19. PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM RATING OF 1-A:10-B:C WITHIN UNIT GARAGES PER C.F.C. AND C.B.C. 906.1, EXCEPTION 1, INSTALL PER FIRE DEPARTMENT'S DIRECTION.
20. REFER TO SHEET A0.12 FOR UNIT PLAN FLOOR AREA INFORMATION.
21. A SUITABLE FORM OF FORCED-AIR MECHANICAL VENTILATION OR AIR-CONDITIONING SHALL BE PROVIDED SO THAT WINDOWS CAN BE KEPT CLOSED AS DESIRED FOR ADDITIONAL ACOUSTICAL ISOLATION PER ACOUSTIC REPORT ON A0.36 AND A0.37.

FLOOR PLAN LEGEND

REFER TO THE ARCHITECTURAL SYMBOL LEGEND ON THE COVER SHEET A0.00 FOR ADDITIONAL INFORMATION.

ELEMENT	DESCRIPTION
	LOW WALL
	2x4 STUD WALL
	2x6 STUD WALL
	LIMIT OF SOFFIT ABOVE
SL	SLOPE TO DRAIN - 1/4" PER FOOT (U.N.O.) - CRICKET AS REQUIRED
C HS	FLOOR MATERIAL TRANSITION - REFER TO BUILDER FLOORING DIAGRAMS FOR FINAL FLOORING LAYOUT
ROOM NAME / FLOORING / CLG_HT	ROOM LABEL
A B C D # A2.50	INTERIOR ELEVATION KEY
	PROVIDE PORTABLE FIRE EXTINGUISHER PER C.F.C. AND C.B.C. 906.1 INSTALLED PER FIRE DEPARTMENT'S DIRECTION UNDER SINK CABINET.
X"	SLAB/FLOOR ELEVATION CHANGE PER CIVIL/STRUCTURAL PLANS
FLUSH	FLUSH SLAB/FINISH FLOOR LEVEL AT ADAPTABLE UNITS PER CIVIL/STRUCTURAL PLANS
3080 SC	DOOR / WINDOW SIZE & TYPE PER PLAN (*) INDICATES WINDOW REQUIRED FOR EMERGENCY ESCAPE AND RESCUE WINDOW TO MEET THE REQUIREMENTS OF C.B.C. 1031.
3050 SH * TEMP. GL.	REFER TO SHEET A2.03 FOR TEMPERED GLAZING REQUIREMENTS, DOOR NOTES, WINDOW NOTES AND EGRESS REQUIREMENTS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

TRACT NO. 290-23-049

RUBY AT PARIVA

ATTACHED DWELLING UNITS
SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

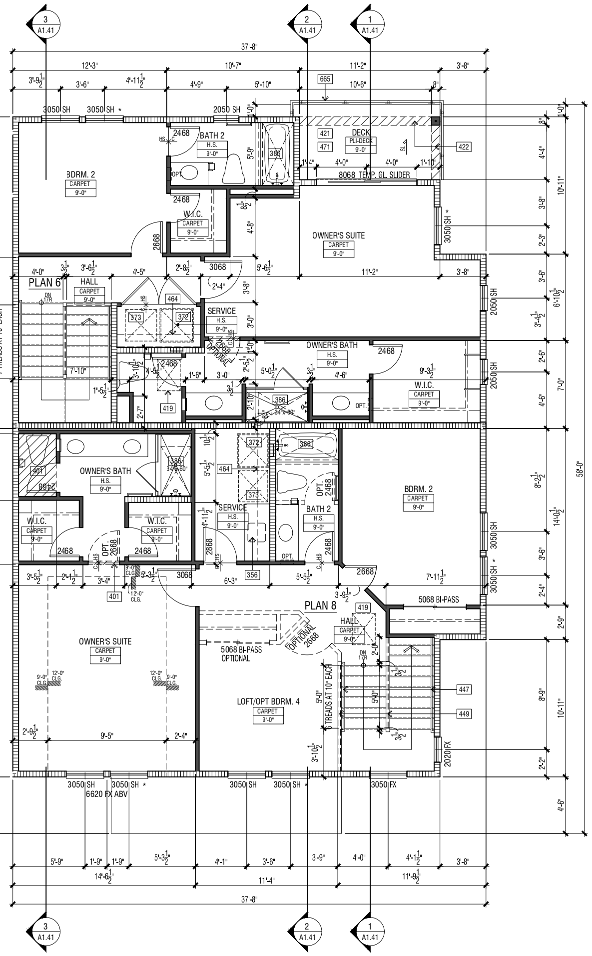
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

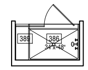
DO NOT SCALE PLANS

NO.	DATE	DESCRIPTION

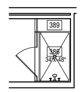
UNIT PLANS 3A, 6A & 8A SECOND FLOOR PLANS

PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	24344_A2-31
SHEET SCALE:	1/4" = 1'-0"
DATE: 06/12/2025	SHEET: A2.31

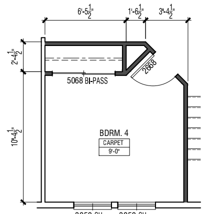




OPTIONAL
SHOWER SEAT
AT PLAN 6 OWNER'S BATH



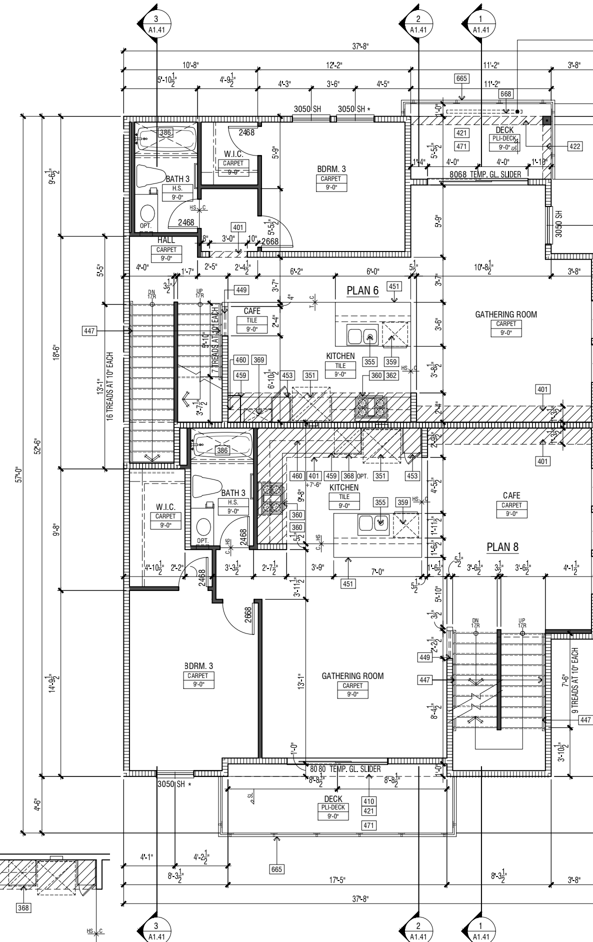
OPTIONAL
SHOWER SEAT
AT PLAN 8/8X OWNER'S BATH

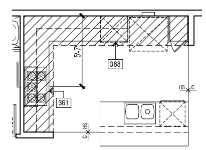


OPTIONAL
BEDROOM 4
AT PLAN 8/8X FOURTH FLOOR

UNIT PLANS 6A & 8A: FOURTH FLOOR PLAN | 2

DECK VENTILATION
DECK AREA: 67 SQ. FT. (9648 SQ. IN.)
VENTILATION FACTOR: 1/150
MIN. REQUIRED VENTILATION: 65 SQ. IN.
3" STRIP VENT @ 12 S.I. PER L.F. : 6 L.F.
VENTILATION PROVIDED (S.I.): 72





OPTIONAL
CHEF'S KITCHEN
AT PLAN 8/8X KITCHEN

UNIT PLANS 6A & 8A: THIRD FLOOR PLAN | 1

FLOOR PLAN KEYNOTES

004	CONCRETE PORCH SLAB PER STRUCTURAL AND/OR POST-TENSION DRAWINGS - SLOPE TO DRAIN AWAY FROM BUILDING TO EXTERIOR PER CIVIL DRAWINGS.
006	APPROXIMATE LOCATION OF MIN. 6'-0" X 7'-0" FIRE LADDER PAD FOR ACCESS TO EMERGENCY EGRESS/RESCUE WINDOW ABOVE. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
007	CONCRETE STOOP PER LANDSCAPE PLANS - SLOPE 1/4" PER FOOT MINIMUM TO DRAIN. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44".
008	PRE-CAST CONCRETE STAIR W/ FOUNDATION (BY OTHERS) - REFER TO STRUCTURAL, CIVIL & LANDSCAPE DRAWINGS - STAIR RISER HEIGHT SHALL BE 4" MIN. AND 7" MAX. AND STAIR TREAD DEPTH SHALL BE 11" MIN. PER C.B.C. 1011.5.2 - HANDRAILS SHALL COMPLY WITH C.B.C. 1011.11 AND 1014.
111	THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT WITH 1HR SEPARATION DUE TO VA CONSTRUCTION.
112	NOT USED
114	REFER TO COMPOSITE PLANS FOR FLOOR/CEILING CONSTRUCTION
115	DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 45 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
183	MIN. 18'X19' CLEAR SPACE, CURB TO CURB. THE CLEAR HEIGHT IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL BE NOT LESS THAN 7 FEET PER C.B.C. 406.3.2. REFER TO FOR TYPICAL GARAGE DOOR HEIGHT CLEARANCE.
211	ELECTRICAL/TELECOM CLOSET - VERIFY UTILITY PANELS/METER LOCATION(S) AND CLEARANCE REQUIREMENTS WITH UTILITY SERVICE PROVIDER - REFER TO SITE PLAN FOR ADDITIONAL INFORMATION
213	FIRE SPRINKLER RISER - VERIFY LOCATION
251	TRASH & RECYCLING WASTE CONTAINERS - VERIFY SIZE PER SERVICE PROVIDER
302	HYBRID ELECTRIC HEAT PUMP WATER HEATER PER PLUMBING PLANS. LATERAL BRACING PER PER C.P.C. SECTION 507.2 AND . (18" HIGH PLATFORM NOT REQUIRED, BUT MAY BE PROVIDED FOR CONDENSATE LINE DRAINAGE PURPOSES.) VERIFY CLEARANCE PER MANUFACTURER.
321	AIR CONDITIONING CONDENSER LOCATION - PAD SUPPORTING COMPRESSOR/ CONDENSER SHALL BE A MINIMUM OF 3" ABOVE GRADE PER CMC 1105.2.
334	DRYER VENT WITH APPROVED LINT TRAP - VENT TO OUTSIDE - SEE MECH. PLANS
341	18"x8" MAKE-UP AIR VENT ABOVE DOOR (100 SQ. IN. MIN.)
351	REFRIGERATOR SPACE 33" STD. DEPTH X 39" CLR. WIDTH WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
356	OPTIONAL SINK
359	ENERGY STAR DISHWASHER PER BUILDER SPECIFICATIONS
360	30" SLIDE-IN ELECTRIC RANGE/OVEN AND MICROWAVE WITH VENT/LIGHT COMBINATION. PROVIDE 24" CLEAR ABOVE RANGE/OVEN TO UNDERSIDE OF MICROWAVE VENT. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
361	36" ELECTRIC COOK-TOP WITH HIGH-POWERED HOOD. PROVIDE 24" CLEAR ABOVE COOKTOP TO UNDERSIDE OF MICROWAVE VENT/HOOD. HOOD FANS ARE REQUIRED TO HAVE A MINIMUM OF 100 CFM. EXHAUST VENT TO OUTSIDE AIR.
368	30" WALL OVEN/MICROWAVE COMBO
372	WASHER SPACE WITH RECESSED WATER BOX AND DRAIN PAN
373	DRYER SPACE
374	STACKED WASHER/DRYER SPACE WITH RECESSED WATER BOX AND DRAIN PIPE
381	AT SECONDARY BATHS, PREFABRICATED 60"X32"X75" TUB/SHOWER STALL - OPTIONAL 60"x34" PREFAB SHOWER PAN WITH SOLID SURFACE SURROUND +75" A.F.F. - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. STANDARD SHOWER CURTAIN / OPTIONAL SHATTERPROOF GLASS ENCLOSURE WITH SLIDING DOORS. DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS. LOCATE SHOWER HEAD +80" A.F.F. REFER TO (SIM.) WHERE OCCURS AT RATED WALL CONDITION.
386	AT OWNER'S BATH, PREFABRICATED SHOWER PAN - SIZE PER PLAN - WITH SOLID SURFACE SURROUND +84" A.F.F. - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING AND PROVIDE FURRING AS NECESSARY. STANDARD SHATTERPROOF GLASS ENCLOSURE WITH DOOR. DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS. LOCATE SHOWER HEAD +80" A.F.F. REFER TO (SIM.) WHERE OCCURS AT RATED WALL CONDITION.
389	OPTIONAL 12" DEEP SHOWER SEAT, SLOPE TO DRAIN - +20" HIGH A.F.F.
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): +8'-0" (U.N.O. PER PLAN) DEPTH 3" BEYOND UPPER CABINET U.N.O.
404	SLOPED/CLIPPED CEILING
407	UTILITY SOFFIT, +12" DEEP REFER TO AND BUILDING COMPOSITE PLANS
410	LINE OF FLOOR ABOVE
411	LINE OF FLOOR BELOW
419	22"X30" MIN. CLEAR ATTIC ACCESS - VERIFY LOCATION PER TRUSS AND MECHANICAL DRAWINGS. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE PER CEnC 150.0(a)2. REFER TO
421	STUCCO CEILING: +9'-0" (U.NO. PER PLAN)
422	EXTERIOR SOFFIT: REFER TO EXTERIOR ELEVATIONS & STRUCTURAL DRAWINGS
443	2X CRIPPLE WALL PER STRUCTURAL DRAWINGS
446	GYP. BD. SHELF/LOW WALL - WIDTH & HEIGHT PER PLAN
447	+34"- 38" HIGH CONTINUOUS WOOD HANDRAIL PER C.B.C. SECTION 1014.4 - REFER TO
449	+42" HIGH INTERIOR GYP. BD. GUARD W/ PAINTED WOOD CAP; OPTIONAL LOCATION FOR OPEN RAILS AT LOCATIONS WHERE THIS FEATURE IS POSSIBLE - PER C.B.C. SECTION 1015.3 - REFER TO DETAIL 1(F)/AD4.0 OR DETAIL 1(I)AD4.0
451	KITCHEN ISLAND WITH 2X6 PLUMBING WALL - OPTIONAL WATERFALL EDGE AT BOTH ENDS OF ISLAND.
453	PANTRY CABINET - 14" MINIMUM WIDTH
457	LINEN (LOW ONLY) - 24" DEEP U.N.O. - WITH OPTIONAL 12" DEEP UPPER CABINET
458	FACE FRAME LINEN CABINET - DEPTH/WIDTH PER PLAN
459	BASE CABINET
460	UPPER CABINET - HEIGHT PER BUILDER SPECIFICATIONS
464	SHELF (OR SHELVES) - 15" DEEP - (5) SHELVES AT LINEN, (1) SHELF/OPTIONAL UPPER CABINET AT SERVICE ROOM - REFER TO BUILDER SPECIFICATIONS
466	COAT CLOSET WITH SHELF & POLE - LOCATE POLE 66" A.F.F. - PROVIDE 2X6 BLOCKING WITHIN STUD BAY AT EACH END & AT CENTER OF POLE FOR HARDWARE. VERIFY SHELF BRACKET LOCATIONS & PROVIDE CONCEALED 2X BLOCKING ACCORDINGLY.
471	PLI-DEK WATERPROOF DECKING SYSTEM (OR APPROVED EQUAL PER BUILDER SPECIFICATIONS) - INSTALL PER MFR. INSTRUCTIONS. SEE FOR TYPICAL MFR. DETAILS. SLOPE FRAMING 1/4" PER FOOT MINIMUM FOR DRAINAGE. SHEET FLOW DRAINAGE IN DIRECTION INDICATED - CRICKET AS REQUIRED
491	MIRROR
665	METAL GUARDRAIL AT DECK PER C.B.C. 1015. HEIGHT PER ELEVATION: 42" MIN. A.F.F. - REFER TO EXTERIOR ELEVATIONS
666	LOW WALL GUARD (EXTERIOR) COMPLYING WITH THE PROVISIONS OF C.B.C. 1015 - HEIGHT PER ELEVATION: 42" MIN. A.F.F. - REFER TO EXTERIOR ELEVATIONS - SLOPE TOP TO DRAIN
668	3" CONTINUOUS SOFFIT VENT (U.N.O.) - LENGTH PER PLAN - 1/16" MESH AND INTERNAL INTUMESCENT STRIP. BRANDGAURD OR APPROVED EQUAL.
669	10kW BATTERY BACKUP (ESS), FRANKLINWH 45.3"Hx29.5"Wx11.4"D, INSTALLED ON SIDE WALL AND NOT IN DRIVING PATH, IN A LOCATION NOT SUBJECT TO DAMAGE; IMPACT PROTECTION IS NOT REQUIRED. REFER TO SHEET A2.01 FOR DIAGRAM. REFER TO T-24, SOLAR, STRUCTURAL, AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION. A HEAT DETECTION SYSTEM THAT IS HARD-WIRED TO THE DWELLING'S LISTED SMOKE ALARMS SHALL BE INSTALLED AT THE ESS LOCATION WITHIN THE GARAGE.

1. ATTICS: ACCESS PER CBC SECTION 1209.2, DRAFTSTOPS PER CBC SECTION 718.3 & 718.4 AND VENTILATION PER CBC SECTION 1202.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CBC SECTION 1031. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
3. MEANS OF EGRESS PER CBC SECTION 1010. REFER TO WINDOW & DOOR NOTES /TYPES, SHEET A2.03, FOR ADDITIONAL INFO.
4. GLAZING PER CBC SECTION 2406. GLAZING IN DOORS, OR WITHIN 40" OF ANY LOCKING MECHANISM, SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY GLAZING. REFER TO WINDOW & DOOR NOTES ON SHEET A2.03, FOR ADDITIONAL INFO.
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 506.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC SECTION 305.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.

UNIT FLOOR PLAN NOTES

10. PER 1006.3.4 SINGLE EXITS. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF, WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS.
CONDITIONS:
#1 THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT ACCESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.4(1) OR 1006.3.4(2)
#2 ROOMS, AREAS AND SPACES AT THE LEVEL OF EXIT DIS-CHARGE, COMPLYING WITH SECTION 1006.2.1 WITH EXITS THAT DISCHARGE DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, ARE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.
#4 GROUP R-3 AND R-4 OCCUPANCIES SHALL BE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.
#5 INDIVIDUAL SINGLE-STORY OR MULTISTORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:
5.1. THE DWELLING UNIT COMPLIES WITH SECTION 1006.2.1 AS A SPACE WITH ONE MEANS OF EGRESS.
5.2. EITHER THE EXIT FROM THE DWELLING UNIT DISCHARGES DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, OR THE EXIT ACCESS OUTSIDE THE DWELLING UNIT'S ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS.
11. BATHROOMS, LAUNDRY ROOMS, WATER CLOSETS COMPARTMENTS AND SIMILAR ROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH CMC. REFER TO MECHANICAL DRAWINGS.
12. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET/DAMP LOCATIONS, SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
13. THE PRIMARY ENTRANCE TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.
14. ALL WOOD DOORS SHALL BE SOLID CORE CONSTRUCTION WITH MIN. THICKNESS OF 1-3/4", OR WITH PANELS NOT LESS THAN 9/16" THICK.
15. PROVIDE LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS AND AT TOP AND BOTTOM OF STAIRWAYS PER CBC SECTIONS 1010.1.5 & 1011.6.
A. EXTERIOR LANDINGS ARE PERMITTED TO SLOPE AT 1/4" PER FOOT MAX.
B. LANDINGS SHALL HAVE A WIDTH OF NOT LESS THAN THE WIDTH OF THE DOOR OR STAIRWAY AND SHALL HAVE A LENGTH IN THE DIRECTION OF TRAVEL OF 44 INCHES MINIMUM, EXCEPT IN GROUP R-3 OCCUPANCIES AND U AND WITHIN INDIVIDUAL UNITS OF GROUP R-2 IT SHALL NOT EXCEED 36 INCHES. AT ADAPTABLE DWELLING UNITS, THE LEVEL FLOOR OR LANDING AT THE ENTRY DOOR SHALL EXTEND OPPOSITE THE DIRECTION OF THE DOOR SWING AT LEAST 48 INCHES AT A PUSH SIDE APPROACH PER CBC SECTION 1126A.3.2.1.
C. DOORS OPENING ONTO A STAIRWAY LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED LANDING DIMENSION BY MORE THAN 7 INCHES.
D. AT DOORS SERVING INDIVIDUAL DWELLING UNITS OR SLEEPING UNITS IN GROUPS R-2 AND R-3: A DOOR IS PERMITTED TO OPEN AT THE TOP STEP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE TOP STEP. (C.B.C. SECTION 1010.1.4 EXCEPTION 1)
16. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4-INCH IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS OR 1/2-INCH ABOVE THE FINISHED FLOOR AT OTHER DOORS. THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 (50% SLOPE.) THRESHOLDS AT SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7 3/4-INCHES IF THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS, IS NOT PART OF AN ACCESSIBLE ROUTE, AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. (C.B.C. SECTION 1010.1.6)
16. OUT SWINGING DOOR AT DECK: A SINGLE STEP WITH A RISER HEIGHT OF 7 INCHES MAX. IS PERMITTED AT DOORS NOT REQUIRED TO BE ACCESSIBLE. (C.B.C. SECTION 1010.1.4 EXCEPTION 2 & 1003.5 EXCEPTION 1)
17. STAIRWAYS SHALL HAVE HANDRAILS COMPLYING WITH C.B.C. SECTION 1014. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE, AND CHANGES IN ROOM ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS IN GROUP R-3 DO NOT REQUIRE HANDRAILS (C.B.C. SECTION 1011.11 EXCEPTIONS 3 & 4)
18. REFER TO SHEETS A2.01 & A2.02 FOR ACCESSIBILITY REQUIREMENTS AT ADAPTABLE DWELLING UNITS.
19. PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM RATING OF 1-A:10-B:C WITHIN UNIT GARAGES PER C.F.C. AND C.B.C. 906.1, EXCEPTION 1, INSTALL PER FIRE DEPARTMENT'S DIRECTION.
20. REFER TO SHEET A0.12 FOR UNIT PLAN FLOOR AREA INFORMATION.
21. A SUITABLE FORM OF FORCED-AIR MECHANICAL VENTILATION OR AIR-CONDITIONING SHALL BE PROVIDED SO THAT WINDOWS CAN BE KEPT CLOSED AS DESIRED FOR ADDITIONAL ACOUSTICAL ISOLATION PER ACOUSTIC REPORT ON A0.36 AND A0.37.

FLOOR PLAN LEGEND

REFER TO THE ARCHITECTURAL SYMBOL LEGEND ON THE COVER SHEET A0.00 FOR ADDITIONAL INFORMATION.

ELEMENT	DESCRIPTION
	LOW WALL
	2x4 STUD WALL
	2x6 STUD WALL
	LIMIT OF SOFFIT ABOVE
SL	SLOPE TO DRAIN - 1/4" PER FOOT (U.N.O.) - CRICKET AS REQUIRED
C HS	FLOOR MATERIAL TRANSITION - REFER TO BUILDER FLOORING DIAGRAMS FOR FINAL FLOORING LAYOUT
ROOM NAME / FLOORING / CLG_HT	ROOM LABEL
# A2.50 (A, B, C, D)	INTERIOR ELEVATION KEY
	PROVIDE PORTABLE FIRE EXTINGUISHER PER C.F.C. AND C.B.C. 906.1 INSTALLED PER FIRE DEPARTMENT'S DIRECTION UNDER SINK CABINET.
X"	SLAB/FLOOR ELEVATION CHANGE PER CIVIL/STRUCTURAL PLANS
FLUSH	FLUSH SLAB/FINISH FLOOR LEVEL AT ADAPTABLE UNITS PER CIVIL/STRUCTURAL PLANS
5068SC	DOOR / WINDOW SIZE & TYPE PER PLAN (*) INDICATES WINDOW REQUIRED FOR EMERGENCY ESCAPE AND RESCUE WINDOW TO MEET THE REQUIREMENTS OF C.B.C. 1031.
3050 SH * TEMP. GL.	REFER TO SHEET A2.03 FOR TEMPERED GLAZING REQUIREMENTS, DOOR NOTES, WINDOW NOTES AND EGRESS REQUIREMENTS.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

RUBY AT PARIVA
ATTACHED DWELLING UNITS
SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-049

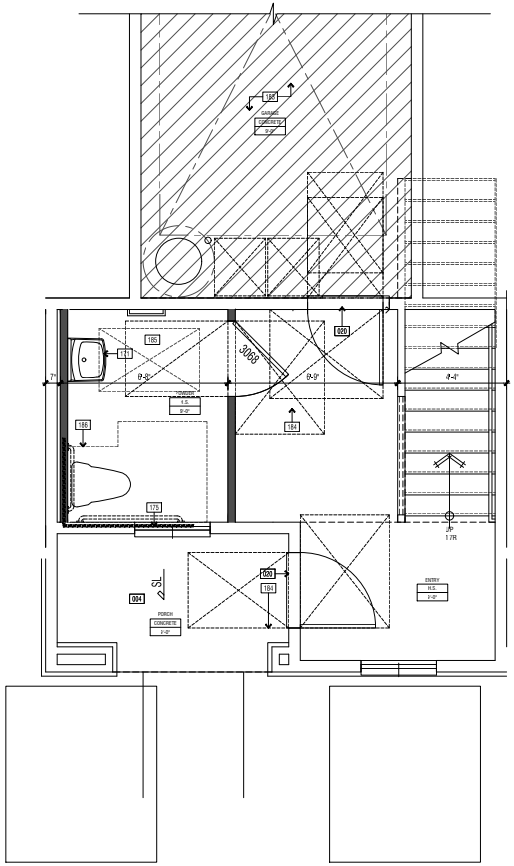
© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

UNIT PLANS 6A & 8A
THIRD & FOURTH
FLOOR PLANS

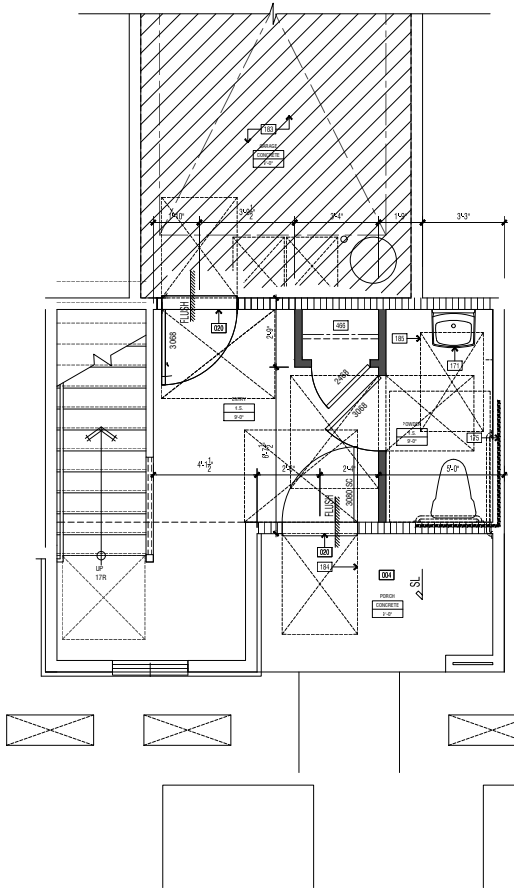
PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	24344_A2-32
SHEET SCALE:	1/4" = 1'-0"
DATE: 06/12/2025	SHEET: A2.32



REFER TO DWELLING UNIT ACCESSIBILITY REQUIREMENTS ON SHEETS A2.01 & A2.02 FOR ADDITIONAL INFORMATION

REFER TO UNIT PLAN 3 STANDARD FIRST FLOOR FOR NOTES, DIMENSIONS AND INFORMATION NOT SHOWN HERE.

ADAPTABLE PLAN 3: PARTIAL FIRST FLOOR PLAN | 2



REFER TO DWELLING UNIT ACCESSIBILITY REQUIREMENTS ON SHEETS A2.01 & A2.02 FOR ADDITIONAL INFORMATION

REFER TO UNIT PLAN 2A STANDARD FIRST FLOOR FOR NOTES, DIMENSIONS AND INFORMATION NOT SHOWN HERE.

ADAPTABLE PLAN 2: PARTIAL FIRST FLOOR PLAN | 1

ADAPTABLE FLOOR PLAN KEYNOTES

004	CONCRETE PORCH SLAB PER STRUCTURAL AND/OR POST-TENSION DRAWINGS - SLOPE TO DRAIN AWAY FROM BUILDING TO EXTERIOR PER CIVIL DRAWINGS.
007	CONCRETE STOOP PER LANDSCAPE PLANS - SLOPE 1/4" PER FOOT MINIMUM TO DRAIN. AT ADAPTABLE/ACCESSIBLE UNITS, ALL DOOR LANDINGS SHALL ALSO COMPLY WITH C.B.C 1133A.4, AND THE LEVEL FLOOR OR LANDING AT THE ENTRY DOOR SHALL EXTEND OPPOSITE THE DIRECTION OF THE DOOR SWING AT LEAST 48 INCHES AT A PUSH SIDE APPROACH (CBC 1126A.3.2.)
020	AT ADAPTABLE UNITS, THRESHOLDS AT THE PRIMARY ENTRY AND REQUIRED EXIT DOORS SHALL BE NO HIGHER THAN 1/2". THRESHOLDS AT SECONDARY EXTERIOR DOORS, INCLUDING SLIDING DOOR TRACKS, SHALL BE NO HIGHER THAN 3/4". THRESHOLDS WITH A CHANGE IN HEIGHT OF NOT MORE THAN 1/4" MAY BE VERTICAL, AND THRESHOLDS WITH A CHANGE IN HEIGHT BETWEEN 1/4" AND 3/4" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 50-PERCENT PER C.B.C. 1133A.4. THE FLOOR OR LANDING AREA WITHIN THE REQUIRED MANEUVERING CLEARANCE SHALL BE LEVEL AND CLEAR PER C.B.C. 1126A.3. REFER TO DWELLING UNIT ACCESSIBILITY SHEETS FOR ADDITIONAL INFORMATION.
171	ACCESSIBLE LAVATORY COMPLYING WITH C.B.C. SECTION 1134A.8 PER BUILDER SPECS - SEE SHEETS A2.00.1 & A2.00.2
175	REINFORCED WALLS FOR FUTURE GRAB BAR INSTALLATION - SEE SHEETS A2.00.1 & A2.00.2
183	MIN. 9'X30' CLEAR SPACE, CURB TO CURB. THE CLEAR HEIGHT IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL BE NOT LESS THAN 7 FEET PER C.B.C. 406.3.2. REFER TO DETAIL 26/A02.0 FOR TYPICAL GARAGE DOOR HEIGHT CLEARANCE.
184	MANEUVERING CLEARANCES AT DOORS PER C.B.C. SECTION 1132A.5. AT THE ADAPTABLE ENTRY DOOR PROVIDE A DOOR BUZZER, BELL, CHIME, OR EQUIVALENT PER C.B.C. 1130A.1.10 - SEE SHEETS A2.01 - A2.03.
185	CLEAR MANEUVERING FLOOR SPACE AT ACCESSIBLE LAVATORY PER C.B.C. SECTION 1134A.8(2) - PROVIDE 30"X48" CENTERED ON THE LAVATORY. PROVIDE KNEE AND TOE SPACE CENTERED ON THE LAVATORY PER C.B.C. SEC. 1134A.8(4).
186	CLEAR SPACE AT WATER CLOSET AT ADAPTABLE UNIT. THE MIN. FLOOR SPACE PROVIDED AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". THE 48" MIN CLR MAY BE REDUCED TO 30" FOR LAVATORIES, CABINETS, WING WALLS OR PRIVACY WALLS LOCATED IMMEDIATELY ADJACENT TO A WATER CLOSET WHICH EXTENDS NO MORE THAN 24" IN DEPTH PER C.B.C. SECTION 1134A.7.

UNIT FLOOR PLAN NOTES

10. PER 1008.3.4 SINGLE EXITS. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF, WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS.
    - #1 THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS, AND EXIT ACCESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.4(1) OR 1006.3.4(2).
    - #2 ROOMS, AREAS AND SPACES AT THE LEVEL OF EXIT DISCHARGE COMPLY WITH SECTION 1030.2.1 WITH EXITS AND EXIT ACCESS DOORWAYS LOCATED AT THE LEVEL OF EXIT DISCHARGE. ARE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.
    - #4 GROUP R-3 AND R-4 OCCUPANCIES SHALL BE PERMITTED TO HAVE ONE EXIT IN ACCORDANCE WITH SECTION 1006.3.4.
    - #5 INDIVIDUAL SINGLE-STORY OR MULTISTORY DWELLING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING UNIT PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:
        - 5.1. THE DWELLING UNIT COMPLIES WITH SECTION 1006.2.1 AS A SPACE WITH ONE MEANS OF EGRESS.
        - 5.2. EITHER THE DWELLING UNIT DWELLING UNIT DISCHARGES DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, OR THE EXIT ACCESS OUTSIDE THE DWELLING UNIT'S ENTRANCE DOOR PROVIDES ACCESS TO NOT LESS THAN TWO APPROVED INDEPENDENT EXITS.
11. BATHROOMS, LAUNDRY ROOMS, WATER CLOSETS COMPARTMENTS AND SIMILAR ROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH CMC. REFER TO MECHANICAL DRAWINGS.
12. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD USED IN EXTERIOR LOCATIONS SHALL BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
13. THE PRIMARY ENTRANCE TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR VIEWER, SIDE LIGHT OR EQUIVALENT AT A HEIGHT NOT LESS THAN 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.
14. ALL WOOD DOORS SHALL BE SOLID CORE CONSTRUCTION WITH MIN. THICKNESS OF 1-3/4". OR WITH PANELS NOT LESS THAN 5/16" THICK.
15. PROVIDE LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS AND AT TOP AND BOTTOM OF STAIRWAYS PER CBC SECTIONS 1010.1.5 & 1011.6.
    - L. EXTERIOR LANDINGS ARE PERMITTED TO SLOPE AT ¼" PER FOOT MAX.
    - S. LANDINGS SHALL HAVE A WIDTH OF NOT LESS THAN THE WIDTH OF THE DOOR OR STAIRWAY AND SHALL HAVE A LENGTH IN THE DIRECTION OF TRAVEL OF 44 INCHES MINIMUM, EXCEPT IN GROUP R-3 OCCUPANCIES AND U AND WITHIN INDIVIDUAL UNITS OF GROUP R-2 IT SHALL NOT EXCEED 36 INCHES. AT ADAPTABLE DWELLING UNITS, THE LEVEL FLOOR OR LANDING AT THE ENTRY DOOR SHALL EXTEND OPPOSITE THE DIRECTION OF THE DOOR SWING FOR AT LEAST 48 INCHES AT A PUSH SIDE APPROACH (CBC 1126A.3.2.)
    - C. DOORS OPENING ONTO A STAIRWAY LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED LANDING DIMENSION BY MORE THAN 7 INCHES.
    - D. AT DOORS OPENING INTO INDIVIDUAL DWELLING UNITS OR SLEEPING UNITS IN GROUPS R-2 AND R-3, A DOOR IS PERMITTED TO OPEN AT THE TOP STEP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE TOP STEP. (C.B.C. SECTION 1010.1.4 EXCEPTION 1)
16. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED ¾" ABOVE IN HEIGHT ABOVE THE FINISHED FLOOR AT OTHER DOORS. THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN ¼" ABOVE AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 (50% SLOPE). (THRESHOLDS AT SLIDING AND SIDE-HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO ¾" ABOVE THE FINISHED FLOOR OR LANDING AT THE REQUIRED DOOR MEANS OF EGRESS. (LAST PART OF 1133A.2 ACCESSIBLE ROUTE, AND 1133A.7 DOORWAYS)
17. STAIRWAYS SHALL HAVE HANDRAILS COMPLYING WITH C.B.C. SECTION 1014. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE, AND CHANGES IN RISER ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS IN GROUP R-3 DO NOT REQUIRE HANDRAILS (C.B.C. SECTION 1011.11 EXCEPTIONS 3 & 4)
18. REFER TO SHEETS A2.01 & A2.02 FOR ACCESSIBILITY REQUIREMENTS AT ADAPTABLE DWELLING UNITS.
19. PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM RATING OF 1-A-10-B:C WITHIN UNIT GARAGES PER C.F.C. AND C.B.C. 906.1, EXCEPTION 1. INSTALL PER FIRE DEPARTMENT'S DIRECTION.
20. REFER TO SHEET A0.12 FOR UNIT PLAN FLOOR AREA INFORMATION.
21. A SUITABLE FORM OF FORCED- AIR MECHANICAL VENTILATION OR AIR-CONDITIONING SHALL BE PROVIDED SO THAT WINDOWS CAN BE KEPT CLOSED AS DESIRED FOR ADDITIONAL ACOUSTICAL ISOLATION PER ACOUSTIC REPORT ON A0.36 AND A0.37.

FLOOR PLAN LEGEND

REFER TO THE ARCHITECTURAL SYMBOL LEGEND ON THE COVER SHEET A0.00 FOR ADDITIONAL INFORMATION.

ELEMENT	DESCRIPTION
	LOW WALL
	2x4 STUD WALL
	2x6 STUD WALL
	LIMIT OF SOFFIT ABOVE
1/4"	1/4 SLOPE TO DRAIN - 1/4" PER FOOT (U.N.O.) - POCKET AS REQUIRED
	FLOOR MATERIAL TRANSITION - REFER TO BUILDER FLOORING DIAGRAMS FOR FINAL FLOORING LAYOUT
ROOM NAME / FLOORING / CLG. HT	ROOM LABEL
	PROVIDE PORTABLE FIRE EXTINGUISHER PER C.F.C. AND C.B.C. 906.1 INSTALLED PER FIRE DEPARTMENTS DIRECTION UNDER SINK CABINET.
	INTERIOR ELEVATION KEY
	SLAB/FLOOR ELEVATION CHANGE PER CIVIL/STRUCTURAL PLANS
FLUSH	FLUSH SLAB/FINISH FLOOR LEVEL AT ADAPTABLE UNITS PER CIVIL/STRUCTURAL PLANS
	DOOR / WINDOW SIZE & TYPE PER PLAN
	(*): INDICATES WINDOW REQUIRED FOR EMERGENCY ESCAPE AND RESCUE WINDOW TO MEET THE REQUIREMENTS OF C.B.C. 1031.
30"X20" SH + TEMP. GL.	REFER TO SHEET A2.03 FOR TEMPERED GLAZING REQUIREMENTS, DOOR NOTES, WINDOW NOTES AND EGRESS REQUIREMENTS.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

RUBY AT PARIVA

ATTACHED DWELLING UNITS

SANTA CLARA, CA

PULTE GROUP

PLEASANTON, CA

TRACT NO. 290-23-049

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

NO.	DATE	DESCRIPTION

ADAPTABLE UNIT PLANS 2 & 3 FIRST FLOOR PLANS

PROJECT MANAGER :	KMH
DESIGNER :	-
DRAWN BY :	
REVIEWED BY :	RK
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	20243.44
CAD FILE NAME :	24344_A2-40
SHEET SCALE:	1/2" = 1'-0"
DATE:	SHEET:
06/12/2025	A2.40

PORTABLE FIRE EXTINGUISHERS

PER C.B.C. SECTION 906.1 PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS.
1. IN GROUP A, B, E, F, H, I, L, M, R-1, R-2, R-2.1, R3.1, R-4 AND S OCCUPANCIES.
2. WITHIN 30 FEET OF COMMERCIAL COOKING EQUIPMENT.
3. IN AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED, USED OR DISPENSED.
4. ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION, EXCEPT GROUP R-3 OCCUPANCIES, IN ACCORDANCE WITH SECTION 3315.1 OF THE CALIFORNIA FIRE CODE.
5. WHERE REQUIRED BY THE CALIFORNIA FIRE CODE SECTIONS INDICATED IN TABLE 906.1.

THE MAXIMUM TRAVEL DISTANCE BETWEEN FIRE EXTINGUISHERS IS 75 FEET PER TABLE 906.3(1)

PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OF TRAVEL, UNLESS THE FIRE CODE OFFICIAL DETERMINES THAT THE HAZARD POSED INDICATES THE NEED FOR PLACEMENT AWAY FROM NORMAL PATHS OF TRAVEL PER C.B.C. SECTION 906.5

PORTABLE FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. IN ROOMS OR AREAS IN WHICH VISUAL OBSTRUCTION CANNOT BE COMPLETELY AVOIDED, MEANS SHALL BE PROVIDED TO INDICATE THE LOCATIONS OF EXTINGUISHERS PER C.B.C. SECTION 906.6.

HAND-HELD PORTABLE FIRE EXTINGUISHERS, NOT HOUSED IN CABINETS, SHALL BE INSTALLED ON THE HANGERS OR BRACKETS SUPPLIED. HANGERS OR BRACKETS SHALL BE SECURELY ANCHORED TO THE MOUNTING SURFACE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER C.B.C. SECTION 906.7.

CABINETS USED TO HOUSE PROTABLE FIRE EXTINGUISHERS SHALL NOT BE LOCKED PER C.B.C SECTION 906.8.

FIRE PROTECTION SYSTEMS NOTES

AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED PER C.B.C. SECTION 903:

M OCCUPANCY: C.B.C. SECTION 903.2.7
B OCCUPANCY: C.B.C. SECTIONS 903.2.11.1.1 & 903.2.11.1.2

PER C.B.C. SECTION 903.2.7 AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS CONTAINING A GROUP M OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:
1. A GROUP M FIRE AREA EXCEEDS 12,000 SQUARE FEET.
2. A GROUP M FIRE AREA IS LOCATED MORE THAN THREE STORIES ABOVE GRADE PLANE.
3. THE COMBINED AREA OF ALL GROUP M FIRE AREAS ON ALL FLOORS, INCLUDING ANY MEZZANINES, EXCEEDS 24,000 SQUARE FEET.
4. A GROUP M OCCUPANCY USED FOR THE DISPLAY AND SALE OF UPHOLSTERED FURNITURE OR MATTRESSES EXCEEDS 5,000 SQUARE FEET.
5. THE STRUCTURE EXCEEDS 24,000 SQUARE FEET, CONTAINS MORE THAN ONE FIRE AREA CONTAINING A GROUP M OCCUPANCY, AND IS SEPARATED INTO TWO OR MORE BUILDINGS BY FIRE WALLS OF LESS THAN 4-HOUR FIRE RESISTANCE RATING WITHOUT OPENINGS.

PER C.B.C. SECTION 903.2.11.1 #2. OPENINGS ENTIRELY ABOVE THE ADJOINING GROUND LEVEL TOTALING AT LEAST 20 SQUARE FEET IN EACH 50 LINEAR FEET, OR FRACTION THEREOF, OF EXTERIOR WALL IN THE STORY ON AT LEAST ONE SIDE. THE REQUIRED OPENINGS SHALL BE DISTRIBUTED SUCH THAT THE LINEAL DISTANCE BETWEEN ADJACENT OPENINGS DOES NOT EXCEED 50 FEET. THE HEIGHT OF THE BOTTOM OF THE CLEAR OPENING SHALL NOT EXCEED 44 INCHES MEASURED FROM THE FLOOR.

OPENINGS SHALL HAVE A MINIMUM DIMENSION OF NOT LESS THAN 30 INCHES. SUCH OPENINGS SHALL BE ACCESSIBLE TO THE FIRE DEPARTMENT FROM THE EXTERIOR AND SHALL NOT BE OBSTRUCTED IN A MANNER THAT FIRE FIGHTING OR RESCUE CANNOT BE ACCOMPLISHED FROM THE EXTERIOR PER C.B.C SECTION 903.2.11.1.1.

WHERE OPENINGS IN A STORY ARE PROVIDED ON ONLY ONE SIDE AND THE OPPOSITE WALL OF SUCH STORY IS MORE THAN 75 FEET FROM SUCH OPENINGS, THE STORY SHALL BE EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM, OR OPENINGS AS SPECIFIED ABOVE SHALL BE PROVIDED ON AT LEAST TWO SIDES OF THE STORY PER C.B.C. SECTION 906.2.11.1.2.

PER C.B.C. SECTION 907.5.2.3 VISIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.5.2.3.1 THROUGH 907.5.2.3.5

PER C.B.C. SECTION 907.5.2.3 VISIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.5.2.3.1 THROUGH 907.5.2.3.5
EXCEPTIONS:
1. IN OTHER THAN GROUP I-2 AND I-2.1, VISIBLE ALARM NOTIFICATION APPLIANCES ARE NOT REQUIRED IN ALTERATIONS, EXCEPT WHERE AN EXISTING FIRE ALARM SYSTEM IS UPGRADED OR REPLACED, OR A NEW FIRE ALARM SYSTEM IS INSTALLED.
2. VISIBLE ALARM NOTIFICATION APPLIANCES SHALL NOT BE REQUIRED IN ENCLOSED EXIT STAIRWAYS, EXTERIOR EXIT STAIRS AND EXTERIOR EXIT RAMPS.
3. VISIBLE ALARM NOTIFICATION APPLIANCES SHALL NOT BE REQUIRED IN ELEVATOR CARS.

PER 907.5.2.3.1 VISIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED IN PUBLIC USE AREAS AND COMMON USE AREAS, INCLUDING BUT NOT LIMITED TO:
1. SANITARY FACILITIES INCLUDING RESTROOMS, BATHROOMS AND SHOWER ROOMS
2. CORRIDORS
3. MUSIC PRACTICE ROOMS
4. BAND ROOMS
5. GYMNASIUMS
6. MULTIPURPOSE ROOMS
7. OCCUPATIONAL SHOPS
8. OCCUPIED ROOMS WHERE AMBIENT NOISE IMPAIRS HEARING OF THE FIRE ALARM
9. LOBBIES
10. MEETING ROOMS
11. CLASSROOMS

PER C.B.C. SECTION 907.5.2.3.2 WHERE EMPLOYEE WORK AREAS HAVE AUDIBLE ALARM COVERAGE, THE NOTIFICATION APPLIANCE CIRCUITS SERVING THE NOTIFICATION APPLIANCE CIRCUITS SERVING THE EMPLOYEE WORK AREAS SHALL BE INITIALLY DESIGNED WITH A MINIMUM OF 20-PERCENT SPARE CAPACITY TO ACCOUNT FOR THE POTENTIAL OF ADDING VISIBLE NOTIFICATION APPLIANCE CIRCUITS SERVING THE EMPLOYEE WORK AREAS SHALL BE INITIALLY DESIGNED WITH A MINIMUM OF 20[-PERCENT SPARE CAPACITY TO ACCOUNT FOR THE POTENTIAL OF ADDING VISIBLE NOTIFICATION APPLIANCES IN THE FUTURE TO ACCOMMODATE HEARING IMPAIRED EMPLOYEE(S).

FIRE PUMP AND AUTOMATIC SPRINKLER SYSTEM RISER ROOMS SHALL BE DESIGNED WITH ADEQUATE SPACE FOR ALL EQUIPMENT NECESSARY FOR THE INSTALLATION, AS DEFINED BY THE MANUFACTURER, WITH SUFFICIENT WORKING ROOM AROUND THE STATIONARY EQUIPMENT. CLEARANCES AROUND EQUIPMENT TO ELEMENTS OF PERMANENT CONSTRUCTION, INCLUDING OTHER INSTALLED EQUIPMENT AND APPLIANCES, SHALL BE SUFFICIENT TO ALLOW INSPECTION, SERVICE, REPAIR OR REPLACEMENT WITHOUT REMOVING SUCH ELEMENTS OF PERMANENT CONSTRUCTION OR DISABLING THE FUNCTION OF A REQUIRED FIRE-RESISTANCERATED ASSEMBLY. FIRE PUMP AND AUTOMATIC SPRINKLER SYSTEM RISER ROOMS SHALL BE PROVIDED WITH A DOOR(S) AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST PIECE OF EQUIPMENT PER C.B.C. 901.8.

ALLOWABLE BUILDING AREA VARIABLES AND EQUATIONS

VARIABLES FOR AREA EQUATION		
TERM	VALUE	DEFINITION (C.B.C. SECTION 506.1)
A_a	SEE CALC.	ALLOWABLE BUILDING AREA PER STORY
A_t	SEE CALC.	TABULAR BUILDING AREA (S.F.) PER STORY IN ACCORDANCE WITH TABLE 503
I_f	SEE CALC.	AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH SECTION 506.2
I_s	SEE CALC.	AREA INCREASE FACTOR DUE TO SPRINKLER PROTECTION AS CACULATED IN ACCORDANCE WITH SECTION 506.3

C.B.C. EQUATION 5-1: $A_a = \left[A_t + \left(A_t \times I_f \right) + \left(A_t \times I_s \right) \right]$

VARIABLES FOR FRONTAGE EQUATION		
TERM	VALUE	DEFINITION (C.B.C. SECTION 506.2)
I_f	SEE CALC.	AREA INCREASE DUE TO FRONTAGE
F	SEE CALC.*	BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20 FEET OPEN MINIMUM WIDTH
P	SEE CALC.	PERIMETER OF ENTIRE BUILDING (FEET)
W	SEE CALC.*	WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET) IN ACCORDANCE WITH SECTION 506.2.1

C.B.C. EQUATION 5-2: $I_f = \left[F / P - 0.25 \right] W / 30$

BUILDING AREA MODIFICATION CALCULATIONS

ALLOWABLE BUILDING AREA BREAKDOWN:

PER C.B.C. TABLE 506.2: (M/B OCCUPANCY) — 9,000 S.F. ALLOWABLE

SPRINKLER INCREASE PER C.B.C. 504.2: NOT TAKEN

TOTAL ALLOWABLE BUILDING AREA: 9,000 S.F. ALLOWABLE

PROPOSED BUILDING AREA BREAKDOWN:

COMMERCIAL SHELL BUILDING - B/M, TYPE VB:
1st FLOOR: TOTAL BUILDING AREA at 1st FLOOR: 5105 SQ. FT. ≤ 9,000 SQ. FT.

BUILDING AREA MODIFICATION IS NOT NEEDED:
PER C.B.C. TABLE **506.2**, B/M TYPE VB (NON RESISTIVE CONST.) MAY BE 9,000 PER STORY

ACCESSORY OCCUPANCIES CALCULATIONS:

PER C.B.C. SECTION 508.2.3, AGGREGATE ACCESSORY OCCUPANCIES SHALL NOT OCCUPY MORE THAN 10 PERCENT OF THE FLOOR AREA OF THE STORY IN WHICH THEY ARE LOCATED AND SHALL NOT EXCEED THE TABULAR VALUES FOR NON-SPRINKLERED BUILDINGS IN TABLE 506.2 FOR EACH SUCH ACCESSORY OCCUPANCY.

COMMERCIAL BUILDING - B/M, TYPE VB: ACTUAL BUILDING AREA < ALLOWABLE BUILDING AREA PER STORY (B/M): 5105 SQ. FT. < 9,000 SQ. FT.
AGGREGATE ACCESSORY OCCUPANCY AREA (UTILITY / ELECTRICAL ROOM, FIRE RISER ROOM) = 114 SQ. FT.
5105 SQ. FT. X 10% = 511 SQ. FT. > 71 SQ. FT.

MAXIMUM BUILDING HEIGHT

ALLOWABLE:
2022 C.B.C.:
MAXIMUM STORIES ALLOWED: OCCUPANCY B = 2, OCCUPANCY M = 1 — (TYPE VB PER C.B.C. TABLE 504.4)
MAXIMUM HEIGHT ALLOWED: 40'-0" MAX — (TYPE VB PER C.B.C. TABLE 504.3)
PROPOSED:
COMMERCIAL SHELL — 1-STORY +/- 17'-0"

NOTES:
1. PROPOSED BUILDING HEIGHTS MEASURED PER C.B.C. SECTION 502 DEFINITIONS.

APPLICABLE CODES

CALIFORNIA BUILDING CODE, 2022 EDITION
CALIFORNIA MECHANICAL CODE, 2022 EDITION
CALIFORNIA PLUMBING CODE, 2022 EDITION
CALIFORNIA ELECTRICAL CODE, 2022 EDITION
CALIFORNIA FIRE CODE, 2022 EDITION
CALIFORNIA ENERGY CODE, 2022 EDITION
N.F.P.A. STANDARDS

TRUSS NOTES

TRUSS SUPPLIER SHALL SUBMIT CALCULATIONS AND SHOP DRAWINGS SIGNED BY A REGISTERED CIVIL/STRUCTURAL ENGINEER TO THE ENGINEER OF RECORD WHO AGREES TO REVIEW THE SHOP DRAWINGS FOR ACCEPTANCE PRIOR TO FABRICATION. SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED TO THE BUILDING SAFETY DIVISION FOR ACCEPTANCE AFTER THE RESPONSIBLE EMGINEER OF RECORD HAS NOTED HIS/HER ACCEPTANCE, AND PRIOR TO FABRICATION. PLANS, STRUCTURAL CALCULATIONS, AND SPECIFICATIONS MUST BE PREPARED BY A CALIFORNIA REGISTERED STRUCTURAL ENGINEER. TRUSS DRAWINGS MUST REFLECT COMPLIANCE WITH CBC SECTIONS:
A. C.B.C. SECTION 704.5 - FIRE-RESISTIVE PROTECTION OF TRUSSES WHEN REQUIRED BY C.B.C. TABLE 601.
B. C.B.C. SECTION 1702 & 1704 - REGULATION OF FABRICATED CONSTRUCTION INCLUDING REQUIRED INSPECTIONS AND CERTIFICATIONS.
C. C.B.C. SECTION 2304.9.1 - CONNECTIONS AND FASTENERS SHALL BE INSTALLED IN ACCORDANCE WITH C.B.C. SECTION 2301.2 & TABLE 2304.9.1.
D. C.B.C. SECTION 2303.4.6 - METAL-PLATE-CONNECTED TRUSSES SHALL BE IN ACCORDANCE WITH TRUSS PLATE INSTITUTE (TPI) 1 MANUFACTURED TRUSSES SHALL COMPLY WITH C.B.C. SECTION 1704.2.5 & 1705.5.
E. C.B.C. SECTION 2308.9.2.2 - WHEN BEARING STUDS ARE SPACED AT 24-INCH INTERVALS AND TOP PLATES ARE LESS THAN TWO 2-INCH BY 6-INCH OR TWO THREE-INCH BY FOUR-INCH MEMBERS AND WHERE THE FLOOR JOISTS, FLOOR TRUSSES OR ROOF TRUSSES THAT THEY SUPPORT ARE SPACED AT MORE THAN 16" INTERVALS, SUCH JOISTS OR TRUSSES SHALL BEAR WITHIN 5" OF THE STUDS BENEATH, OR A THIRD PLATE SHALL BE INSTALLED.

NOTE: TRUSSES ARE TO BE DESIGNED PER C.B.C. SECTION 2303.4
THE ICC APPROVED AGENCY NUMBER MUST BE NOTED ON SHOP DRAWINGS.

BUILDING CODE DATA LEGEND

BUILDING OCCUPANCY GROUP: B/M
TYPE OF CONSTRUCTION: TYPE VB
NUMBER OF STORIES: 1-STORY

NOTE:
THIS SHELL BUILDING HAS BEEN DESIGNED TO CONTAIN AN M OR B OCCUPANCY. ADDITIONAL REQUIREMENTS AND APPROVALS WILL BE REQUIRED IF THE PROPOSED USE OF THE BUILDING IS REVISED, INCLUDING BUT NOT LIMITED TO: EGRESS REQUIREMENTS, FIRE SUPPRESSION SYSTEM AND FIRE RISER ROOM, PLUMBING FIXTURE REQUIREMENTS, SEPARATE TOILET FACILITIES, GREASE INTERCEPTORS AND AREA DRAINS.

SEPARATE SUBMITTAL AND APPROVALS WILL BE REQUIRED FOR THE TENANT IMPROVEMENTS.

OCCUPANT LOAD FACTOR

MAXIMUM FLOOR AREA ALLOWABLE PER OCCUPANT PER C.B.C. TABLE 1004.5			
FUNCTION OF SPACE (OCCUPANCY)	OCCUPANT LOAD FACTOR ASSIGNED	FLOOR AREA	OCCUPANT LOAD
MERCANTILE (M)	60 GROSS	5105 GROSS	86
BUSINESS (B)	150 GROSS	5105 GROSS	35

BUILDING FLOOR AREA SUMMARY

BUILDING TYPE	HEIGHT (STORIES)	TOTAL BLDGS.	TOTAL GROSS AREA (M/B)	CANOPY
COMMERCIAL	1	1	5105 SF	259 SF

1 GROSS SQUARE FEET: PER C.B.C. 202 DEFINITION, FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION OF CORRIDORS, STAIRWAYS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES. THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USEABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS.

2 BUILDING AREA: THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS (OR EXTERIOR WALLS AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

NOTES - ALLOWABLE BUILDING AREA:
GROUP M TYPE VB (NON FIRE RESISTIVE CONSTRUCTION)
PER C.B.C. TABLE 506.2 ALLOWABLE BUILDING AREA = 9000 SQ.FT. PER STORY (NO AREA INCREASE REQUIRED)

GROUP B TYPE VB: PER C.B.C. TABLE 506.2 ALLOWABLE BUILDING AREA = 9,000 SQ. FT. PER STORY (NO AREA INCREASE IS REQUIRED)

STRUCTURAL SYSTEM

BEARING WALLS: 2x6 WOOD STUDS
ROOF FRAMING: PREFABRICATED WOOD TRUSS
EXTERIOR FINISH:

PLATE HEIGHTS: 12'-1".
SHEATHING:
ROOF: 15/32" SHEATHING
SUBSTRUCTURE:
FOUNDATION: SLAB-ON-GRADE.

NOTE:
THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY. PLEASE REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR SPECIFIC INFORMATION.

FIRE RESISTANCE DESIGN SCHEDULE

(TYPE V-B NON-RATED, NO AUTOMATIC SPRINKLER SYSTEM PROVIDED)

BEARING WALLS: EXTERIOR AND INTERIOR	(PER C.B.C. TABLES 601, 602 & SECTION 704.10)	N/R
NON-BEARING WALLS:		
EXTERIOR AND INTERIOR	(PER C.B.C. TABLE 601 & 602)	N/R
STRUCTURAL FRAME	(PER C.B.C. TABLE 601)	N/R
EXTERIOR WALL OPENINGS	(PER C.B.C. TABLE 705.8)	NOT PERMITTED LESS THAN 3'-0"
SHAFT ENCLOSURES	(PER C.B.C. SECTION 713.4)	ONE-HOUR
HORIZONTAL ASSEMBLIES:		
@ OCCUPANCY SEPARATIONS	(PER C.B.C. SECTION 711, 420.3 & TABLES 508.4 & 601)	VARIES
OCCUPANCY SEPARATION (R-2/U)	(PER C.B.C. TABLE 508.4 & 406.3.4)	N/R
OCCUPANCY SEPARATION (R-2/B)	(PER C.B.C. TABLE 508.4)	N/R
FIRE PARTITIONS	(PER C.B.C. SECTION 420.2 & 708.3)	ONE-HOUR
FIRE BARRIERS	(PER C.B.C. TABLE 508.4 & SECTION 707)	ONE-HOUR
FIRE WALLS:	(PER C.B.C. SECTION 706)	TWO-HOUR
HORIZONTAL CONTINUITY	(PER C.B.C. SECTION 706.5, EXCEPTION 3)	
VERTICAL CONTINUITY	(PER C.B.C. SECTION 706.6, EXCEPTION 4)	
BUILDINGS ON SAME LOT	(PER C.B.C SECTION 503.1.2)	
USEABLE SPACE BELOW INTERIOR STAIRS	(PER C.B.C. SECTION 1009.9.3)	N/R
ALLOWABLE OPENINGS & PROTECTIVES	(PER C.B.C. SECTION 705.8)	N/R
CORRIDORS	(PER C.B.C. TABLE 1018.1)	ONE-HOUR
SMOKE BARRIERS	(PER C.B.C. SECTION 709.3)	ONE-HOUR
EXIT PASSAGEWAYS	(PER C.B.C. SECTION 1023.3)	ONE-HOUR
EXIT ENCLOSURES	(PER C.B.C. SECTION 1022.1)	ONE-HOUR
PENETRATIONS	(PER C.B.C. SECTION 714)	EQUIVALENT TO THE REQUIRED FIRE-RESISTANCE RATING OF THE PENETRATED ASSEMBLY

FIRE RESISTANCE DESIGN NOTES

1. FIRE DAMPER REQUIREMENTS SHALL BE PER C.B.C. SECTION 717.
2. IF 10-0" OR GREATER FIRE SEPARATION DISTANCE FROM B AND M OCCUPANCIES, RATED CONSTRUCTION IS NOT REQUIRED. PER C.B.C. TABLE 602.
3. TWO OR MORE BUILDINGS ON SAME LOT SHALL BE REGULATED AS SEPARATE BUILDINGS OR SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING. PER C.B.C. 503.1.2.
4. PROVIDE FIRE-BLOCKING IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING & FLOOR LEVEL AND AT 10 FT. INTERVALS BOTH HORIZONTAL & VERTICAL PER C.B.C. SECTION 718.
5. SEE CONSTRUCTION NOTES, COMPOSITE BUILDING PLANS, ARCHITECTURAL ASSEMBLY DETAILS AND ARCHITECTURAL PENETRATION DETAILS FOR ADDITIONAL INFORMATION.
6. BUILDINGS WHOSE EXTERIOR BEARING WALL, EXTERIOR NON-BEARING WALL AND EXTERIOR STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED BY C.B.C. TABLE 601 OR 602 SHALL BE PERMITTED TO HAVE UNLIMITED PROTECTION OPENINGS PER C.B.C. SECTION 705.8.1, EXCEPTION 2.
7. MAXIMUM AREA OF EXTERIOR WALL OPENINGS TO BE LIMITED TO VALUES GIVEN IN C.B.C. TABLE 705.8
8. UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED IN THE EXTERIOR WALLS OF THE FIRST STORY ABOVE GRADE FACING A STREET THAT HAVE A FIRE SEPARATION DISTANCE OF GREATER THAN 15 FEET OR FACING AN UNOCCUPIED SPACE. THE UNOCCUPIED SPACE SHALL BE ON THE SAME LOT OR DEDICATED FOR PUBLIC USE, SHALL NOT BE LESS THAN 30 FEET IN WIDTH AND SHALL HAVE ACCESS FROM A STREET BY A POSTED FIRE LANE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE.
9. C.B.C. SECTION 1014.3, EXCEPTION #4: THE LENGTH OF A COMMON PATH OF EGRESS TRAVEL IN A GROUP B & M OCCUPANCIES SHALL NOT BE MORE THAN 75 FEET PROVIDED THAT THE BUILDING IS PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH C.B.C. SECTION 903.3.1.1. PROVIDE INDIVIDUAL PROTECTION OF STRUCTURAL MEMBERS IN ACCORDANCE TO C.B.C. SECTION 704

AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED PER C.B.C. SECTION 903:

M OCCUPANCY: C.B.C. SECTION 903.2.7
B OCCUPANCY: C.B.C. SECTIONS 903.2.11.1.1 & 903.2.11.1.2

BUILDING DEPARTMENT NOTES

PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES. SIGN SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC. BARRIERS SHALL BE CONSTRUCTED PER CBC 3306.5. COVERED WALKWAYS SHALL COMPLY WITH CBC 3306.6 (CBC 3306.1 & TABLE 3306.1)

BUILDING SAFETY NOTES

PER C.B.C. 907.2 AN APPROVED FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH C.B.C. SECTIONS 907.2.1 THROUGH 907.2.23, NFPA 72, AND SHALL PROVIDE OCCUPANT NOTIFICATION IN ACCORDANCE WITH 907.5

PER C.B.C. 907.2.2 GROUP B EXCEPTION AND C.B.C. 907.2.7 GROUP M AND C.B.C. 907.2.2 GROUP B EXCEPTION 2 A MANUAL FIRE ALARM BOXES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 AND THE OCCUPANT NOTIFICATION APPLIANCES WILL ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON SPRINKLER WATERFLOW.

SMOKE ALARMS SHALL COMPLY WITH SECTION 907.2.9, ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHALL, FOR SMOKE ALARMS.

FIRE-RESISTANCE RATING OF STRUCTURAL MEMBERS

PROVIDE INDIVIDUAL PROTECTION OF STRUCTURAL MEMBERS IN ACCORDANCE TO C.B.C. SECTION 704.

C.B.C. SECTION 704.2 COLUMN PROTECTION
WHERE COLUMNS ARE REQUIRED TO BE FIRE-RESISTANCE RATED, THE ENTIRE COLUMN SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BE PROTECTING IT ON ALL SIDES FOR THE FULL COLUMN LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING. WHERE THE COLUMN EXTENDS THROUGH A CEILING, THE ENCASEMENT PROTECTION SHALL BE CONTINUOUS FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW THROUGH THE CEILING SPACE TO THE TOP OF THE COLUMN.

C.B.C. SECTION 704.3 PROTECTION OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS
MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ROOF, OR SUPPORT A LOAD-BEARING WALL OR A NONLOAD-BEARING WALL MORE THAN TWO STORIES HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THEIR FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING.
EXCEPTION: INDIVIDUAL ENCASEMENT PROTECTION ON ALL SIDES SHALL BE PERMITTED ON ALL EXPOSED SIDES PROVIDED THE EXTENT OF PROTECTION IS IN ACCORDANCE WITH THE REQUIRED FIRE-RESISTANCE RATING, AS DETERMINED IN SECTION 703.

C.B.C. SECTION 704.4 PROTECTION OF SECONDARY MEMBERS.
SECONDARY MEMBERS THAT ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL BE PROTECTED BY INDIVIDUAL ENCASEMENT PROTECTION, BY THE MEMBRANE OR CEILING OF A HORIZONTAL ASSEMBLY IN ACCORDANCE WITH SECTION 711, OR BY A COMBINATION OF BOTH.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

COMMERCIAL SHELL BUILDING
SANTA CLARA, CA
TRACT NO. 290-23-053
PULTE GROUP
PLEASANTON, CA

© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING CODE SUMMARY & SQUARE FOOTAGE CALCULATIONS

PROJECT MANAGER :	KH
DESIGNER :	
DRAWN BY :	
REVIEWED BY :	KH
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	24344_A0.30
SHEET SCALE:	NONE
DATE: 9/17/2025	SHEET: A0.30

OCCUPANCY B OPTIONAL UNISEX RESTROOM PLAN

PLUMBING FIXTURE COUNT DATA

OCCUPANCY B BUILDING PLUMBING FIXTURE COUNT DATA

THE MINIMUM PLUMBING FIXTURE REQUIREMENTS FOR THE RESTROOM HAS BEEN DETERMINED BY USING THE 2022 CPC, TABLE 422.1. IN ACCORDANCE WITH C.P.C. SECTION 422.1, THE TOTAL OCCUPANT LOAD AND OCCUPANCY CLASSIFICATION HAVE BEEN DETERMINED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, C.B.C. TABLE 1004.1.2 AND C.B.C. SECTION 302.1, RESPECTIVELY.

OCCUPANCY FACTOR FOR OCCUPANCY B =	150 GROSS S.F.
OCCUPANT LOAD = 4991 S.F./150 S.F. =	34 OCCUPANTS
WOMEN'S TOILETS REQUIRED =	2 (1:15 REQUIRED)
MEN'S TOILETS REQUIRED =	1 (1:50 REQUIRED)
MEN'S URINALS REQUIRED =	1 (1:100 REQUIRED)
MEN'S LAVATORIES REQUIRED =	1 (1:40 REQUIRED)
WOMEN'S LAVATORIES REQUIRED =	1 (1:40 REQUIRED)
SERVICE SINK =	1 (1 REQUIRED)
DRINKING FOUNTAIN =	0 (0 REQUIRED PER C.P.C. 415.2)

MENS RESTROOM WOMENS RESTROOM (1 UNISEX TOILET FACILITY PER SECTION 422.2)	REQUIRED FIXTURES	FIXTURES PROVIDED
MEN'S / WOMEN'S WATER CLOSETS (1 PER 40)	1	1
LAVATORIES (1 PER 50)	1	1
SERVICE SINK	1	1
DRINKING FOUNTAIN	0	0

C.P.C. SECTION 422.2 SEPARATE FACILITIES EXCEPTION

SEPARATE TOILET FACILITIES SHALL BE PROVIDED FOR EACH SEX.

EXCEPTIONS:

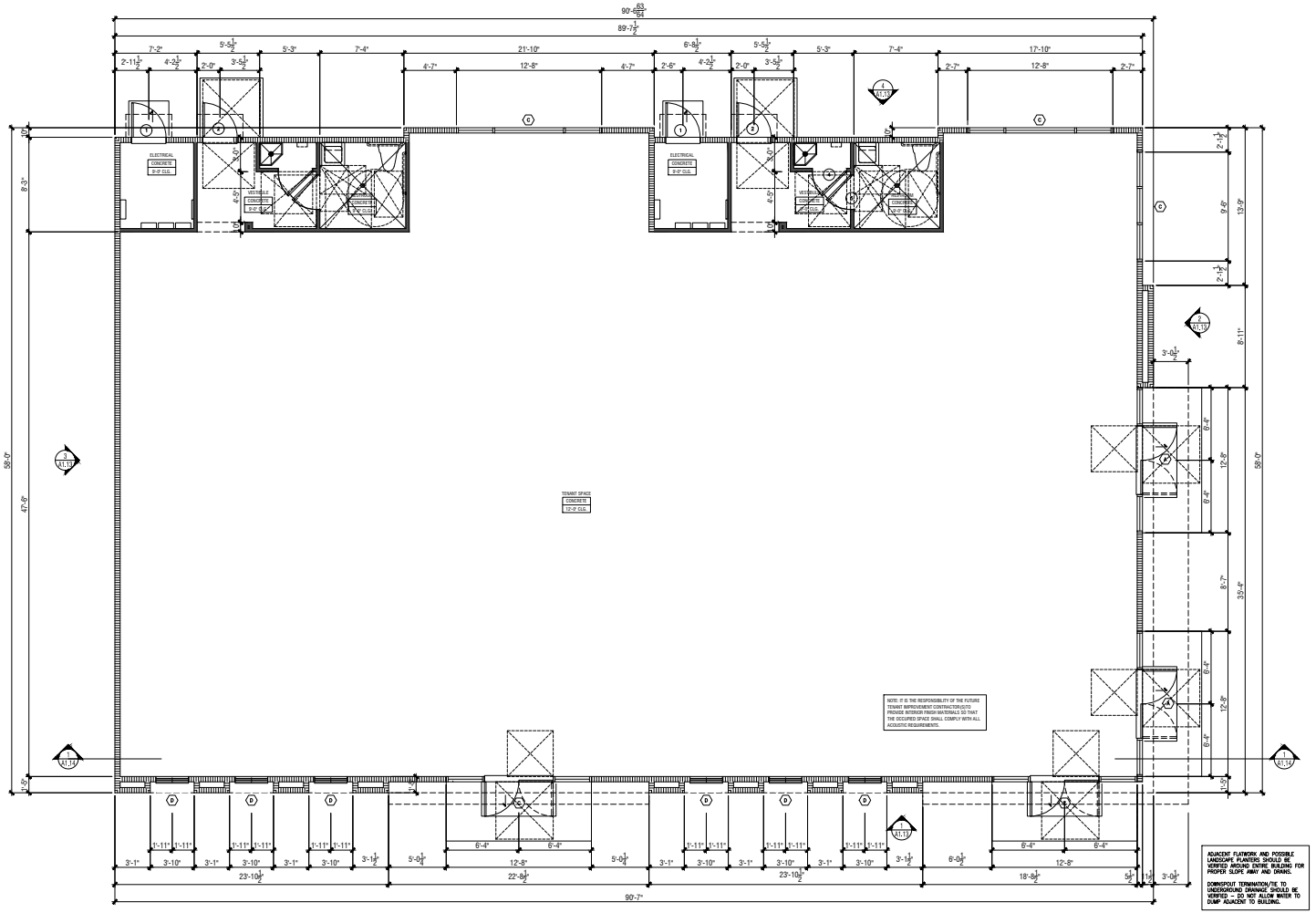
(1) RESIDENTIAL INSTALLATIONS.

(2) IN OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 10 OR LESS, INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

(3) IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

C.P.C. SECTION 415.2 DRINKING FOUNTAIN ALTERNATIVES

WHERE FOOD IS CONSUMED INDOORS, WATER STATIONS SHALL BE PERMITTED TO BE SUBSTITUTED FOR DRINKING FOUNTAINS. BOTTLE FILLING STATIONS SHALL BE PERMITTED TO BE SUBSTITUTED FOR DRINKING FOUNTAINS UP TO 50 PERCENT OF THE REQUIREMENTS FOR DRINKING FOUNTAINS. DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS.



FLOOR PLAN | 1

FLOOR PLAN KEYNOTES

1. ACCESSIBLE SINK
2. 30" X 48" CLEAR SPACE AT FIXTURE.
3. KOHLER K-4350-0 "WELLCOMME" 1.6 GPF FLUSHOMETER VALVE ELONGATED TOILET WITH TOP INLET OR APPROVED EQUAL. - PROVIDE MINIMUM 60" X 48" CLEAR FLOOR SPACE AREA IN FRONT OF TOILET.
4. GRAB BAR
5. CLEAR SPACE AT WATER CLOSET. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MIN. MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES MIN. MEASURED PERPENDICULAR FROM THE REAR WALL. A MIN. 60 INCHES WIDE AND 48 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET PER C.B.C. 11B-604.3.1
6. ACCESSIBLE THRESHOLD PER C.B.C. SECTION 11B-404.2.5
7. FOR PULL SIDE APPROACH, THE LEVEL FLOOR OR LANDING SHOULD EXTEND OPPOSITE THE DIRECTION OF THE DOOR SWING AT LEAST 60 INCHES (CBC 11B-404.2.4.1)
8. WALL-MOUNTED ELECTRIC TANKLESS WATER HEATER, "EEMAX SERIES TWO" (OR APPROVED EQUAL)
9.
10. WEATHER RESISTANT WALL MOUNTED ELECTRICAL PANEL LOCATION
11. MECHANICAL UNIT
12. 60 INCH CLEAR MINIMUM DIAMETER TURN-A-ROUND
13. WEATHER RESISTANT WALL MOUNTED TELEPHONE AND INTERNET PANELS.
14. SIGNS UNDER SEPARATE PERMIT BY OTHERS.
15. STUCCO SOFFIT. +10'-0" A.F.F. (U.N.O.)
16. 30"x30"INSULATED ROOF HATCH WITH FOLDAWAY LADDER/STAIRWAY ACCESS. BUILDINGS EXCEEDING 75 FEET IN HEIGHT SHALL HAVE AN INSIDE MEANS OF ACCESS TO THE ROOF, UNLESS OTHER MEANS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION ARE USED PER CMC 304.2.1. VERIFY LOCATION WITH TRUSS PLANS AND INSTALL PER MANUFACTURER REQUIREMENTS.
17. 8 FOOT GAF SOFFIT VENT MODEL #VLSV8 SERIES OR APPROVED EQUAL.
18. ACORN 24"X24"X12" CORNER TERRAZZO MOP SERVICE SINK OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S REQUIREMENTS. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
19. BROOM FINISHED CONCRETE FLOORING.
20. LINE OF ROOF ABOVE
21. 44"x54" CLEAR SPACE ON PULL SIDE OF DOOR.

GENERAL NOTES

1. ALL BANDING (INCLUDING FOAM) AND OR VENEER PRESENT OR NOTED ON THE EXTERIOR ELEVATIONS OR FLOOR PLANS SHALL WRAP AROUND ALL OUTSIDE CORNERS AND TERMINATE AT AN INSIDE CORNER, OR WRAP AROUND ALL SIDES OF COLUMNS AND RETURN ONTO ITSELF, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS.
2. FINISH GRADE VARIES - SEE CIVIL ENGINEERS PLANS FOR FINAL GRADE & SITE DRAINAGE INFORMATION.
3. USE HIGH DENSITY FOAM AT ALL LOCATIONS WITHIN 8'-0" FROM FIRST FINISH FLOOR.
4. CONTRACTOR TO CONSTRUCT AND CERTIFY THAT EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF PER C.B.C. SECTION 1405.4, FLASHING.
5. PER THE CONDITIONS OF APPROVAL THE COMMERCIAL BUILDING SHALL BE LIMITED TO A MAXIMUM OF TWO TENANTS. EACH UNIT SHALL HAVE ENTRANCES THAT FACE THE STREET THAT ARE FULLY OPERATIONAL DURING ALL BUSINESS HOURS. THE COMMERCIAL LOT SHALL BE LANDSCAPED AT A MINIMUM OF 15% OF THE NET LOT AREA AND PROVIDE A SHADE STRUCTURE, OUTDOOR SEATING, ENTRANCED PAVING AND LANDSCAPE AREAS.
6. PER THE CONDITIONS OF APPROVAL ALL MECHANICAL EQUIPMENT PLACEMENT AND SCREENING SHALL BE INCLUDED ON THE COMPOSITE DEVELOPMENT PLAN AND SHALL BE REVIEWED AND APPROVED BY THE PLANNING DIVISION PRIOR TO INSTALLATION. WHERE PRACTICABLE AND AS SHOWN ON THE COURSE OF OBTAINING THE REQUESTED ENTITLEMENTS, MECHANICAL EQUIPMENT, HEATING, VENTILATION, AIR CONDITIONING, (HVAC) UNITS, SATELLITE DISH SYSTEMS, SOLAR PANELS, THERMAL SOLAR HEATERS, UTILITY METERS, ABOVE GROUND UTILITY AND FIRE SAFETY CONNECTIONS WILL BE SCREENED, LOCATED OUT OF PUBLIC VIEW OR BE ARCHITECTURALLY INTEGRATED INTO THE PROJECT DESIGN.

UNIT PLAN LEGEND

ELEMENT	DESCRIPTION
	2x4 STUD WALL
	2x6 STUD WALL
	ONE-HOUR EXTERIOR WALL - SEE EXTERIOR ELEVATIONS AND DETAIL 15/A4D1.1
	LIMIT OF SOFFIT ABOVE - HEIGHT PER FLOOR PLAN.
SLO	SLOPE TO DRAIN - 1/4" PER FOOT MAX. CRICKET AS REQUIRED
1/2"	FLOOR LEVEL AT DOORS SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THRESHOLD AT THE DOORWAY PER C.B.C. SECTION 1008.1.8
C HS	FLOOR MATERIAL TRANSITION
1 A1.11	ELEVATION LETTER INTERIOR ELEVATION KEY SHEET NUMBER
ROOM NAME FLOORING CLG. HT.	ROOM LABEL
00	DOOR NUMBER - REFER TO DOOR SCHEDULE - A2.01
0	WINDOW TYPE - REFER TO WINDOW SCHEDULE - A2.01
1 A1.11	ELEVATION REFERENCE
1 A1.11	SECTION REFERENCE

FLOOR AREA TABLE	
FLOOR PLAN	5105 SQ. FT.
ACCESSORY	114 SQ. FT.
TENANT	4991 SQ. FT.

ARCHITECTS · PLANNERS · ENGINEERS

WHA.

ORANGE COUNTY · INLAND EMPIRE · LOS ANGELES · BAY AREA

PulteGroup

COMMERCIAL SHELL BUILDING

SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-053

©2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA

WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

FLOOR PLAN

PROJECT MANAGER :	KH
DESIGNER :	
DRAWN BY :	
REVIEWED BY :	KH
1ST BLDG. DEPT. SUBMITTAL :	#
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	20243344
CAD FILE NAME :	24344_A1.11
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
9/17/2025	A1.11

SOLAR PHOTOVOLTAIC SYSTEMS

SOLAR PHOTOVOLTAIC POWER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH C.B.C. SECTION 1509.7, C.F.C. SECTION 605.11, THE CALIFORNIA ELECTRICAL CODE, AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. REFER TO SOLAR CONSULTANT PLANS UNDER SEPARATE COVER FOR SOLAR PHOTOVOLTAIC POWER SYSTEM DESIGN, PANEL LOCATIONS AND SIZES, AND ALL OTHER DESIGN REQUIREMENTS.

ROOFTOP MOUNTED PHOTOVOLTAIC SYSTEMS SHALL BE DESIGNED FOR WIND LOADS FOR COMPONENT AND CLADDING USING AN EFFECTIVE WIND AREA BASED ON THE DIMENSIONS OF A SINGLE UNIT FRAME, IN ACCORDANCE WITH C.B.C. 1509.7.1 AND C.B.C. CHAPTER 16.

PER C.B.C. SECTIONS 1509.7.2 AND 1505.9, THE FIRE CLASSIFICATION OF ROOFTOP MOUNTED PHOTOVOLTAIC SYSTEMS SHALL COMPLY WITH C.B.C. TABLE 1505.1 BASED ON THE TYPE OF CONSTRUCTION OF THE BUILDING. FOR CONSTRUCTION TYPE VB, THE MINIMUM FIRE CLASSIFICATION SHALL BE CLASS C, PER C.B.C. TABLE 1505.1.

PER C.B.C. SECTION 1509.7.4, PHOTOVOLTAIC PANELS AND MODULES MOUNTED ON TOP OF A ROOF SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1703.

ACCESS TO SOLAR PHOTOVOLTAIC POWER SYSTEMS FOR OCCUPANCIES OTHER THAN ONE- AND TWO-FAMILY DWELLINGS SHALL BE PROVIDED IN ACCORDANCE WITH C.F.C. SECTIONS 605.11.3.3.1 THROUGH 605.11.3.3.3.
EXCEPTION: WHERE IT IS DETERMINED BY THE FIRE CODE OFFICIAL THAT THE ROOF CONFIGURATION IS SIMILAR TO THAT OF A ONE- OR TWO-FAMILY DWELLING, THE RESIDENTIAL ACCESS AND VENTILATION REQUIREMENTS IN C.F.C. SECTIONS 605.11.3.2.1 THROUGH 605.11.3.2.4 SHALL BE PERMITTED TO BE USED.

PER C.F.C. 605.11.3.3.1, THERE SHALL BE A MINIMUM 6-FOOT-WIDE CLEAR PERIMETER AROUND THE EDGES OF THE ROOF.
EXCEPTION: WHERE EITHER AXIS OF THE BUILDING IS 250 FEET OR LESS, THERE SHALL BE A MINIMUM 4-FOOT-WIDE CLEAR PERIMETER AROUND THE EDGES OF THE ROOF.

PER C.F.C. 605.11.3.3.2, THE SOLAR INSTALLATION SHALL BE DESIGNED TO PROVIDE DESIGNATED PATHWAYS, WHICH SHALL MEET THE FOLLOWING REQUIREMENTS:
1. THE PATHWAY SHALL BE OVER AREAS CAPABLE OF SUPPORTING THE LIVE LOAD OF FIRE FIGHTERS ACCESSING THE ROOF.
2. THE CENTERLINE AXIS PATHWAYS SHALL BE PROVIDED IN BOTH AXES OF THE ROOF. CENTERLINE AXIS PATHWAYS SHALL RUN WHERE THE ROOF STRUCTURE IS CAPABLE OF SUPPORTING THE LIVE LOAD OF FIRE FIGHTERS ACCESSING THE ROOF.
3. SHALL BE A STRAIGHT LINE NOT LESS THAN 4 FEET CLEAR TO SKYLIGHTS OR VENTILATION HATCHES.
4. SHALL BE A STRAIGHT LINE NOT LESS THAN 4 FEET CLEAR TO ROOF STANDPIPES.
5. SHALL PROVIDE NOT LESS THAN 4 FEET CLEAR AROUND ROOF ACCESS HATCH WITH AT LEAST ONE NOT LESS THAN 4 FEET CLEAR PATHWAY TO PARAPET OR ROOF EDGE.

PER C.F.C. 605.11.3.3.3, THE SOLAR INSTALLATION SHALL BE DESIGNED TO MEET THE FOLLOWING REQUIREMENTS:
1. ARRAYS SHALL BE NO GREATER THAN 150 FEET BY 150 FEET IN DISTANCE IN EITHER AXIS IN ORDER TO CREATE OPPORTUNITIES FOR FIRE DEPARTMENT SMOKE VENTILATION OPERATIONS.
2. SMOKE VENTILATION OPTIONS BETWEEN ARRAY SECTIONS SHALL BE ONE OF THE FOLLOWING:
   - 2.1. A PATHWAY 8 FEET OR GREATER IN WIDTH.
   - 2.2. A 4-FOOT OR GREATER IN WIDTH PATHWAY AND BORDERING ROOF SKYLIGHTS OR SMOKE AND HEAT VENTS.
   - 2.3. A 4-FOOT OR GREATER IN WIDTH PATHWAY AND BORDERING 4-FOOT BY 8-FOOT "VENTING CUTOUTS" EVERY 20 FEET ON ALTERNATING SIDES OF THE PATHWAY.

SOLAR READY BUILDINGS

ALL OTHER NONRESIDENTIAL BUILDINGS WITH THREE STORIES OR FEWER SHALL COMPLY WITH THE REQUIREMENTS OF CALIFORNIA ENERGY CODE SECTION 110.10(b) THROUGH 110.10(d):

C.P.C. SECTION 110.10 (b) SOLAR ZONE 1. B. LOW-RISE AND HIGH-RISE MULTIFAMILY BUILDINGS, HOTEL/MOTEL OCCUPANCIES AND NONRESIDENTIAL BUILDINGS. THE SOLAR ZONE HOTEL/MOTEL LOW-RISE AND HIGH-RISE MULTI-FAMILY BUILDINGS, SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING OR ON THE ROOF OR OVERHANG OF ANOTHER STRUCTURE LOCATED WITHIN 250 FEET OF THE BUILDING OR ON COVERED PARKING INSTALLED WITH THE BUILDING PROJECT AND HAVE A TOTAL AREA NO LESS THAN 15 PERCENT OF SKYLIGHT AREA THE TOTAL ROOF AREA OF THE BUILDING EXCLUDING ANY SKYLIGHT AREA.

C.P.C. SECTION 110.10 (b) SOLAR ZONE 2. ORIENTATION. ALL SECTIONS OF THE SOLAR ZONE LOCATED ON STEEP-SLOPED ROOFS SHALL BE ORIENTED BETWEEN 110 DEGREES AND 270 DEGREES OF TRUE NORTH.

C.P.C. SECTION 110.10 (b) SOLAR ZONE 3. SHADING.
A. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, ARCHITECTURAL FEATURES, AND ROOF MOUNTED EQUIPMENT, SHALL BE LOCATED IN THE SOLAR ZONE.
B. ANY OBSTRUCTION, LOCATED ON THE ROOF OR ANY OTHER PART OF THE BUILDING THAT PROJECTS ABOVE A SOLAR ZONE SHALL BE LOCATED AT LEAST TWICE THE DISTANCE, MEASURED IN THE HORIZONTAL PLANE, OF THE HEIGHT DIFFERENCE BETWEEN THE HIGHEST POINT OF THE OBSTRUCTION AND THE HORIZONTAL PROJECTION OF THE NEAREST POINT OF THE SOLAR ZONE, MEASURED IN THE VERTICAL PLANE.

C.P.C. SECTION 110.10 (b) SOLAR ZONE 4. STRUCTURAL DESIGN LOADS ON CONSTRUCTION DOCUMENTS. FOR AREAS OF THE ROOF DESIGNATED AS SOLAR ZONE, THE STRUCTURAL DESIGN LOADS FOR ROOF DEAD LOAD AND ROOF LIVE LOAD SHALL BE CLEARLY INDICATED ON THE CONSTRUCTION DOCUMENTS.

NOTE: SECTION 110.10(B)4 DOES NOT REQUIRE THE INCLUSION OF ANY COLLATERAL LOADS FOR FUTURE SOLAR ENERGY SYSTEMS.

C.P.C. SECTION 110.10 (c) INTERCONNECTION PATHWAYS.
1. THE CONSTRUCTION DOCUMENTS SHALL INDICATE A LOCATION FOR INVERTERS AND METERING EQUIPMENT AND A PATHWAY FOR THE ROUTING OF CONDUIT FROM THE SOLAR ZONE TO THE POINT OF INTERCONNECTION WITH THE ELECTRICAL SERVICE PANEL.

2. THE CONSTRUCTION DOCUMENTS SHALL INDICATE A PATHWAY FOR ROUTING OF PLUMBING FROM THE SOLAR ZONE TO THE WATER-HEATING SYSTEM.

C.P.C. SECTION 110.10 (d) SOLAR ZONE DOCUMENTATION.
A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.

ROOF DRAINAGE

[illegible]

[illegible]

[illegible]

ROOF DRAINAGE

ROOF DRAINAGE SHALL BE PROVIDED PER C.P.C. SECTION 1101.11

1.) PRIMARY ROOF DRAINAGE - ROOF AREAS OF A BUILDING SHALL BE DRAINED BY SCUPPERS. THE LOCATION AND SIZING OF DRAINS SHALL BE COORDINATED WITH THE STRUCTURAL DESIGN AND PITCH OF THE ROOF. UNLESS OTHERWISE REQUIRED BY THE AUTHORITY HAVING JURISDICTION, ROOF DRAINS, VERTICAL CONDUCTORS OR LEADERS, AND HORIZONTAL STORM DRAINS FOR PRELIMINARY DRAINAGE SHALL BE SIZED PER TABLE D1.1 BASED ON A STORM OF 60 MINUTES DURATION AND 100 YEAR RETURN PERIOD.

2.) SECONDARY DRAINAGE - SECONDARY (EMERGENCY) ROOF DRAINAGE SHALL BE PROVIDED BY ONE OF THE FOLLOWING METHODS SPECIFIED:
A) PRIMARY ROOF SCUPPER OR OPEN SIDE - SECONDARY ROOF DRAINAGE SHALL BE PROVIDED BY AN OPEN-SIDED ROOF OR SCUPPERS WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED. AN OPEN-SIDED ROOF OR SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED. SCUPPER OPENINGS SHALL BE NOT LESS THAN 4 INCHES HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED

3.) PER C.P.C. 1101.12 CLEANOUTS - CLEANOUTS FOR BUILDING STORM DRAINS SHALL COMPLY WITH THE C.P.C. SECTION 719.0. RAIN LEADERS AND CONDUCTORS - RAIN LEADERS AND CONDUCTORS CONNECTED TO A BUILDING STORM SEWER SHALL HAVE A CLEANOUT INSTALLED AT THE BASE OF THE OUTSIDE LEADER OR OUTSIDE CONDUCTOR BEFORE IT CONNECTS TO THE HORIZONTAL DRAIN.

PER C.P.C. SECTION 1105:

4.) DOME OR STRAINER FOR GENERAL USE - ROOF DRAINS AND OVERFLOW DRAINS, EXCEPT THOSE DRAINING TO HANGING GUTTERS, SHALL BE EQUIPPED WITH STRAINERS EXTENDING NOT LESS THAN 4 INCHES ABOVE THE SURFACE OF THE ROOF IMMEDIATELY ADJACENT TO THE DRAIN. STRAINERS SHALL HAVE A MINIMUM INLET AREA ABOVE THE ROOF LEVEL NOT LESS THAN ONE AND ONE-HALF TIMES THE AREA OF THE CONDUCTOR OR LEADER TO WHICH THE DRAIN IS CONNECTED.

5.) STRAINERS FOR FLAT DECKS - ROOF DRAIN STRAINERS FOR USE ON SUN DECKS, PARKING DECKS, AND SIMILAR AREAS THAT ARE NORMALLY SERVICED AND MAINTAINED, SHALL BE PERMITTED TO BE OF THE FLAT SURFACE TYPE. SUCH ROOF DRAIN STRAINERS SHALL BE LEVEL WITH THE DECK AND SHALL HAVE AN AVAILABLE INLET AREA OD NOT LESS THAN TWO TIMES THE AREA OF THE CONDUCTOR OR LEADER TO WHICH THE DRAIN IS CONNECTED.

6.) ROOF DRAIN FLASHING - CONNECTION BETWEEN THE ROOF AND ROOF DRAINS THAT PASS THROUGH THE ROOF AND INTO THE INTERIOR OF THE BUILDING SHALL BE MADE WATERTIGHT BY THE USE OF PROPER FLASHING MATERIAL.
A) LEAD FLASHING - WHERE LEAD FLASHING MATERIAL IS USED IT SHALL BE NOT LESS THAT 4 POUNDS PER SQUARE FOOT
B) COPPER FLASHING - WHERE COPPER FLASHING MATERIAL IS USED, IT SHALL BE NOT LESS THAN 12 OUNCES PER SQUARE FOOT

PER C.P.C. SECTION 1106: SIZE OF LEADERS, CONDUCTORS, AND STORM GUTTERS

7.) VERTICAL CONDUCTORS AND LEADERS - VERTICAL CONDUCTORS AND LEADERS SHALL BE SIZED ON THE BASIS OF THE MAXIMUM PROJECTED ROOF AREA AND TABLE 1101.11

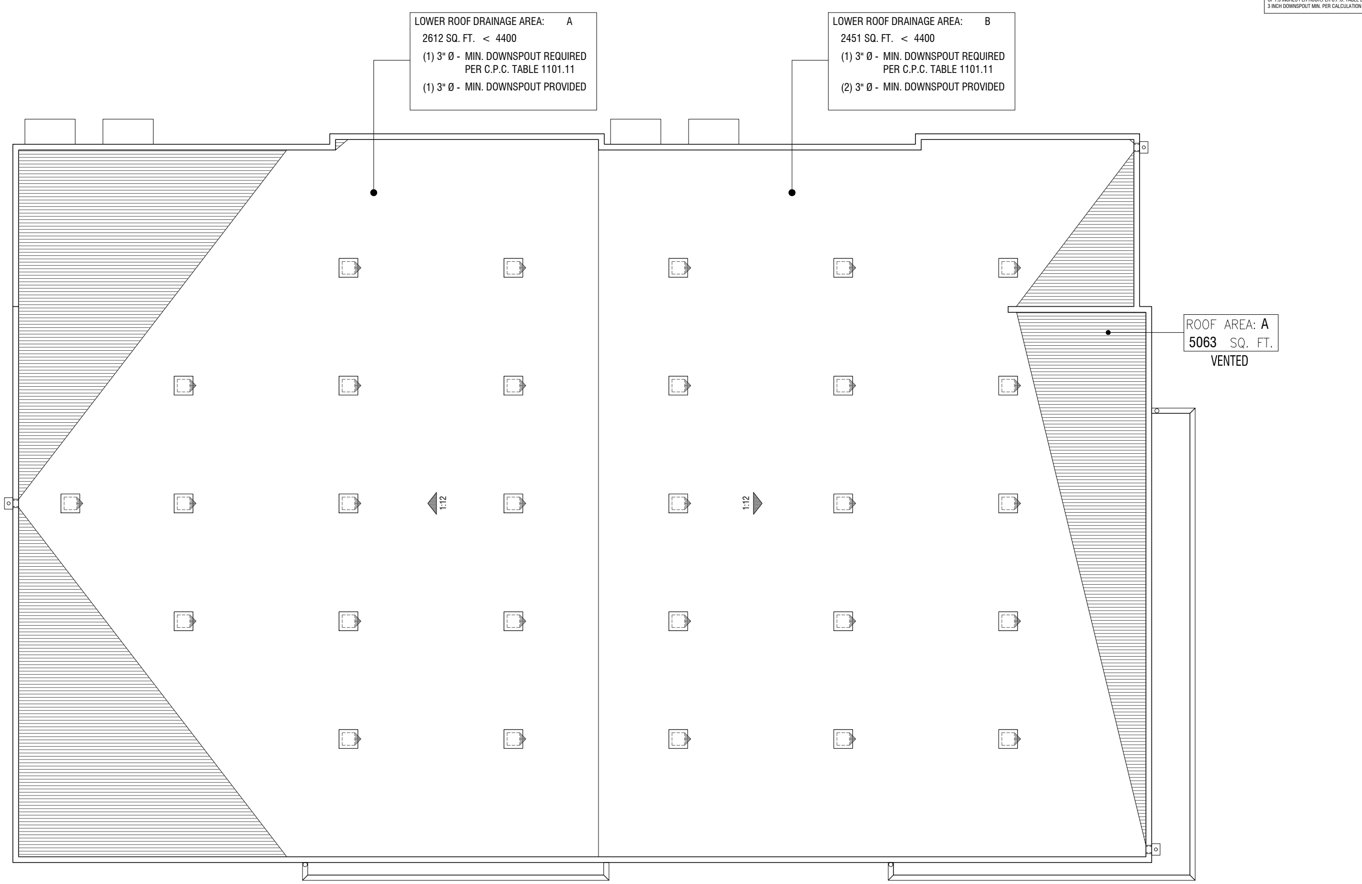
8.) SIZE OF ROOF GUTTERS - THE SIZE OF SEMI-CIRCULAR GUTTERS SHALL BE BASED ON THE MAXIMUM PROJECTED ROOF AREA AND TABLE 1106.3.

9.) SIDE WALLS DRAINING ONTO A ROOF - WHERE VERTICAL WALLS PROJECT ABOVE A ROOF SO AS TO PERMIT STORM WATER TO DRAIN TO THE ROOF AREA BELOW, THE ADJACENT ROOF AREA SHALL BE PERMITTED TO BE COMPUTED FROM TABLE 1101.11 AS FOLLOWS:
A) FOR ONE WALL - ADD 50 PERCENT OF THE WALL AREA TO THE ROOF AREA FIGURES.
B) FOR TWO ADJACENT WALLS OF EQUAL HEIGHT- ADD 35 PERCENT OF THE TOTAL WALL AREAS.
C) FOR TWO ADJACENT WALLS OF UNEQUAL HEIGHT - ADD 35 PERCENT OF THE TOTAL COMMON HEIGHT AND ADD 50 PERCENT OF THE REMAINING HEIGHT OF THE HIGHEST WALL.
D) TWO OPPOSITE WALLS OF SAME HEIGHT - ADD NO ADDITIONAL AREA
E) TWO OPPOSITE WALLS OF DIFFERING HEIGHTS - ADD 50 PERCENT OF THE WALL AREA ABOVE THE TOP OF LOWER WALL.
F) WALLS ON THREE SIDES - ADD 50 PERCENT OF THE AREA OF THE INNER WALL BELOW THE TOP OF THE LOWEST WALL, PLUS ALLOWANCE FOR THE AREA OF THE WALL ABOVE THE TOP OF THE LOWEST WALL, IN ACCORDANCE WITH SECTION 1106.4(3) AND SECTION 1106.4(5) ABOVE.
G) WALLS ON FOUR SIDES - NO ALLOWANCE FOR WALK AREAS BELOW THE TOP OF THE LOWEST WALL - ADD FOR AREAS ABOVE THE TOP OF THE LOWEST WALL IN ACCORDANCE WITH SECTIONS 1106.4(1) , SECTION 1106.4(3), SECTION 1106.(5) AND 1106.(6) AND ABOVE.

ATTIC VENT CALCULATIONS

ROOF AREA: A
VENTILATION REQUIRED:
5063 S.F. (ATTIC AREA) x 1/150 = 33.75 S.F.
16.17 S.F. x 144 S.Q. IN = 4860 S.I. REQUIRED
VENTILATION PROVIDED:
(29) JACK VENTS at 168 S.I. EACH = 4872 S.I. NET FREE AREA

ROOF DRAINAGE CALCULATION
ROOF DRAINAGE BASED ON THE SAN FRANCISCO AREA MAXIMUM RAIN FALL OF 1.5 INCHES PER HOUR,PER C.P.C. TABLE D1.1
3 INCH DOWNSPOUT MIN. PER CALCULATION



ROOF PLAN | 1

ROOF PLAN KEYNOTES

1. ROOF TOP UNIT (R.T.U.) LOCATION. CARRIER 50EZ-A60 OR APPROVED EQUAL- VERIFY WITH MECHANICAL PLANS
2. DECORATIVE WOOD TRELLIS - REFER TO DETAIL 5/AD4.1. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REFER TO SPEC. SECTION 06200 FINISH CARPENTRY FOR PRESERVATIVE TREATMENT OF WOOD.
3. METAL CANOPY, REFER TO DETAIL. DETAIL 25/AD2.2
4. BUILT-UP ROOFING MATERIAL - REFER TO ROOF PLAN
5. LINE OF WALL BELOW
6. PARAPET WALL
7. C.R. METAL CRICKET - SLOPE 1/4" PER FOOT MINIMUM
8. C.R. METAL GUTTER(S) - VERIFY LOCATION WITH INSTALLER
9. C.R. METAL DOWNSPOUT(S) - DISCHARGE TO APPROVED SITE DRAINAGE SYSTEM) - VERIFY LOCATION WITH INSTALLER.
10. O'HAGIN ROOF VENT - "CLOAKED" WITH METAL MESH 1/16" MIN. 1/8" MAX.

ROOF NOTES

1. REFER TO GENERAL SPECIFICATIONS SHEETS FOR FURTHER INFORMATION REGARDING ROOFING MATERIALS AND PROCEDURES.
2. CONTRACTOR SHALL VERIFY VENTILATION AREA OF ALL ATTIC VENTS WITH MANUFACTURER.
3. CONTRACTOR SHALL COORDINATE WITH ROOF TRUSS MFR. TO PROVIDE A CLEAR INSTALLATION SPACE FOR ALL ROOF EQUIPMENT.
4. ALL ROOF SHEATHING EDGES SHALL BE BLOCKED AND NAILED PER STRUCTURAL PLANS. IN ADDITION, CONTRACTOR SHALL ALSO PROVIDE MINIMUM BLOCKING AND SCREWS AS REQUIRED BY THE ROOFING MANUFACTURER.
5. ROOF DIAPHRAGM NAILING TO BE INSPECTED PRIOR TO COVERING.
6. ROOFING SHALL BE FIRE STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE ROOF MEMBERS.
7. PROVIDE ATTIC & SOFFIT VENTILATION AS PER 2016 C.B.C. SECTION 1203.2. REFER TO ROOF VENTILATION NOTE BELOW.
8. SHEET METAL SHALL BE A MINIMUM OF 26-GAUGE.
9. PROVIDE MINIMUM ½" PER FOOT SLOPE AT VALLEYS CREATED BY THE ROOF AND CRICKETS.
10. ROOF PENETRATIONS FOR PLUMBING, MECHANICAL, ELECTRICAL AND EQUIPMENT SUPPORT, MUST INCLUDE THE FOLLOWING:
    A) PROVIDE A MINIMUM OF 18 INCHES OF SEPARATION TO ADJACENT PENETRATIONS, CANT STRIP, SCUPPER, ETC. INSULATION ALLOWED IN NONCOMBUSTIBLE CONSTRUCTION.
11. PROVIDE TWO LAYERS OF 30 LB. UNDERLAYMENT FOR ROOFS WITH PITCHES FROM 2 1/2:12 UP TO 4:12, PER CBC SECTION 1507.2.8.
12. ROOF SHALL HAVE REFLECTANCE OF 0.08 AND EMISSIVITY OF 0.85 PER TITLE-24
13. ALL ROOFS SHALL HAVE CLASS A ROOF.
14. PER C.B.C. 1209.2 LOCATIONS WHERE ATTIC AREA HAS A CLEAR HEIGHT OF OVER 30" A 22"X30" MIN CLEAR DIMENSION ATTIC ACCESS SHALL BE PROVIDED. A 30" MIN. CLR. HEADROOM IN SUCH ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ATTIC OPENING.
15. ROOF AND DECK AREA DRAINS TO BE DESIGNED FOR A 4 INCHES PER HOUR MIN. RAINFALL PER C.P.C. SECTION 1105, TABLE 11-1. REFER TO PLUMBING DRAWINGS.
16. COMBUSTIBLE PROJECTIONS LOCATED WHERE OPENINGS ARE NOT PERMITTED OR WHERE PROTECTION OF OPENINGS IS REQUIRED SHALL BE OF 1 HR FIRE-RESISTANCE-RATED CONSTRUCTION, PER C.B.C 705.2.3 (COMBUSTIBLE PROJECTIONS THAT EXTEND TO WITHIN 5 FEET OF THE FIRE SEPARATION DISTANCE)
17. MECHANICAL EQUIPMENT PER 2013 C.B.C SECTION 1013.6, GUARDS SHALL BE PROVIDED WHERE APPLIANCES, EQUIPMENT, FANS, ROOF HATCH OPENINGS OR OTHER COMPONENTS THAT REQUIRE SERVICE ARE LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR, ROOF OR GRADE BELOW. THE GUARD SHALL EXTEND NOT LESS THAN 30 INCHES BEYOND EACH END OF SUCH APPLIANCE, EQUIPMENT, FAN OR COMPONENT.
18. ROOF ACCESS PER 2016 C.B.C. SECTION 1013.7, GUARDS SHALL BE PROVIDED WHERE THE ROOF HATCH OPENING IS LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH ROOF EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR, ROOF, OR GRADE BELOW.
19. A PARAPET IS NOT REQUIRED AT NON-RATED EXTERIOR WALLS PER C.B.C. SECTION 705.11 EXCEPTION 1.
20. PARAPETS SHALL HAVE THE SAME FIRE-RESISTANCE RATING AS THAT REQUIRED FOR THE SUPPORTING WALL, AND ON ANY SIDE ADJACENT TO A ROOF SURFACE, SHALL HAVE NONCOMBUSTIBLE FACES FOR THE UPPERMOST 18 INCHES, INCLUDING COUNTERFLASHING AND COPING MATERIALS. THE HEIGHT OF THE PARAPET SHALL BE NOT LESS THAN 30 INCHES ABOVE THE ROOF SURFACE. (C.B.C. SECTION 705.11.1)
21. ROOFTOP MOUNTED PHOTOVOLTAIC SYSTEM (BY OTHERS) SHALL BE DESIGNED IN ACCORDANCE WITH C.B.C SECTION 1509.7. INSTALLATION OF SOLAR PANELS SHALL BE PER MANUFACTURER'S SPECIFICATIONS. ROOFER SHALL PROVIDE FLASHING OR OTHER MEANS TO PREVENT LATERAL OR VERTICAL MOVEMENT OF WATER FROM SURFACE TO UNDERSIDE OF ROOF MATERIAL.
22. THERE SHALL BE NO VENTILATION OPENINGS IN THE EXTERIOR WALLS OR ROOF/CEILINGS WITHOUT APPROVED ACOUSTICAL BAFFLES, PER THE ACOUSTICAL REPORT ON SHEET A0.36.
23. PER THE CONDITIONS OF APPROVAL ON SHEETS A0.31-A0.32, ITEM 15, ALL OUTDOOR UTILITIES, MACHINERY AND EQUIPMENT, INCLUDING ROOF-MOUNTED EQUIPMENT, SHALL BE COMPLETELY SCREENED FROM THE PUBLIC RIGHT-OF-WAY, IN A MANNER THAT IS COMPATIBLE WITH THE STRUCTURE. THE METHOD OF SCREENING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING MANAGER PRIOR TO ISSUING A BUILDING PERMIT.
24. ROOFING MATERIAL PER EXTERIOR COLOR PALETTE.
25. ROOFER SHALL PROVIDE A 30 YEAR COMPOSITION SHINGLE ROOFING SYSTEM INSTALLED TO FULL EXTENT OF SOLAR ARRAY IN ALL DIRECTIONS. THE SOLAR PANELS MOUNT ONTO A 12 INCH BY 12 INCH SQUARE, 24 GAUGE, KYNAR COATED SHEET METAL FLASHING SHINGLE LAPPED INTO THE ASPHALT SHINGLES. ROOFER SHALL PROVIDE FLASHING OR OTHER MEANS TO PREVENT LATERAL OR VERTICAL MOVEMENT OF WATER FROM SURFACE OF COMPOSITE SHINGLE TO UNDERSIDE OF SURROUNDING CONCRETE TILES. REFER TO SOLAR PANEL PLANS BY OTHERS FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

ROOF LEGEND

Symbol	Description
X / AX.XX	EXTERIOR ELEVATION
X / AX.XX	SECTIONS
ROOF AREA: X	ROOF AREA IDENTIFICATION
X SQ. FT.	ROOF AREA SQUARE FOOTGE
	INDICATES CRICKET: MINIMUM SLOPE TO MATCH ROOF PITCH (0.25:12)
	ROOF TOP MECHANICAL UNIT (FAN AND CONDENSER) LOCATION. REFER TO MECHANICAL PLANS. SEE DETAILS 21/AD1.1 FOR ROOF MECHANICAL PLATFORM DETAIL
	FLAT ROOF JACK VENT BY C & J METAL PRODUCTS INC. MODEL RJ1414 OR APPROVED EQUAL, TOTAL 168 SQ. IN. NET FREE AREA (VERIFY PER MFR.) - SEE DETAIL 29/AD5.1 SEE DETAIL 30/AD5.1 FOR ACOUSTICAL BAFFLES, WHERE REQUIRED BY THE ACOUSTICAL REPORT
	90"Lx30"Wx30"D ROOF HATCH WITH FOLDAWAY LADDER/STAIRWAY ACCESS. BUILDINGS EXCEEDING 15 FEET IN HEIGHT SHALL HAVE AN INSIDE MEANS OF ACCESS TO THE ROOF, UNLESS OTHER MEANS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION ARE USED PER CMC 304.2.1. SEE DETAIL 25/AD5.1. VERIFY LOCATION WITH TRUSS PLANS AND INSTALL PER MANUFACTURER REQUIREMENTS.
	8 FOOT GAF SOFFIT VENT MODEL # LSV8 SERIES OR APPROVED EQUAL
	INDICATES DOWNSPOUT REFER TO DETAILS 5, 23, 26, 27, AND 28/AD5.1. DRAIN TO SURFACE RUN-OFF. VERIFY WITH CIVIL DWGS.
	INDICATES LINES OF PARAPET
0.25:12	INDICATES SLOPE / DIRECTION
	ROLLED RUBBER WALKING PADS OR APPROVED EQUAL
	ONE-HOUR PARAPET - SEE DETAIL 15 / AAD1.1

ROOF VENTILATION NOTE

1. ROOF VENTILATION METHOD

   PER 2016 C.B.C. SECTION 1203.2 ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE A CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MINIMUM OF 1 INCH OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATIONS AND THE ROOF SHEATHING. THE NEW FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.
   EXCEPTION 4, THE NET CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300, PROVIDED THAT AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
2. PER C.B.C. 1203.2.1, EXTERIOR OPENINGS INTO THE ATTIC SPACE OF VENTILATION SHALL HAVE A LEAST DIMENSION OF NOT LESS THAN 1/16 INCH AND NOT MORE THAN 1/4 INCH SHALL BE PERMITTED. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16 INCH AND NOT MORE THAN 1/4 INCH. WHERE COMBUSTION AIR IS OBTAINED FROM AN ATTIC AREA, IT SHALL BE PER C.M.C. CHAPTER 7.

ROOF STRUCTURES

ROOF STRUCTURES SHALL BE CONSTRUCTED OF MATERIALS CONSISTENT WITH THE REQUIRED TYPE OF CONSTRUCTION OF THE BUILDING EXCEPT WHERE OTHER CONSTRUCTION IS PERMITTED BY SECTION 1509.2.5. SUCH STRUCTURES SHALL NOT BE USED FOR HABITATION OR STORAGE. THE STRUCTURES SHALL BE UNLIMITED IN HEIGHT IF OF NONCOMBUSTIBLE MATERIALS AND SHALL NOT EXTEND MORE THAN 20 FEET ABOVE THE ALLOWABLE BUILDING HEIGHT IF OF COMBUSTIBLE MATERIALS. 2016 C.B.C. SECTION 504.3

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

COMMERCIAL SHELL BUILDING

SANTA CLARA, CA

TRACT NO. 290-23-053

PULTE GROUP
PLEASANTON, CA

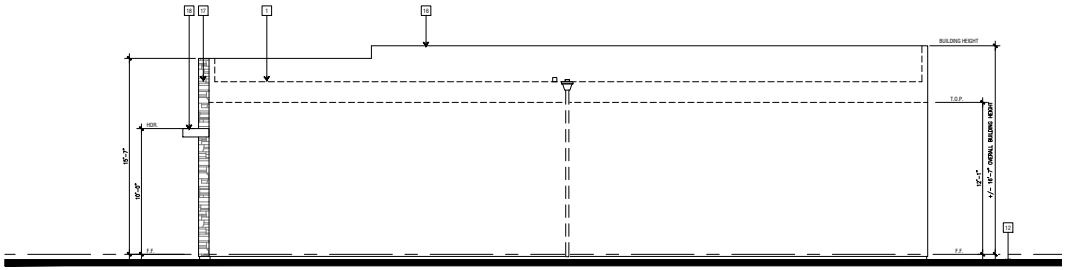
© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

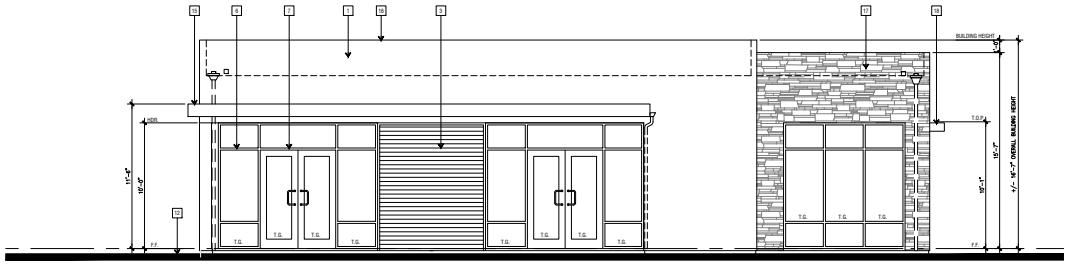
NO.	DATE	DESCRIPTION

ROOF PLAN

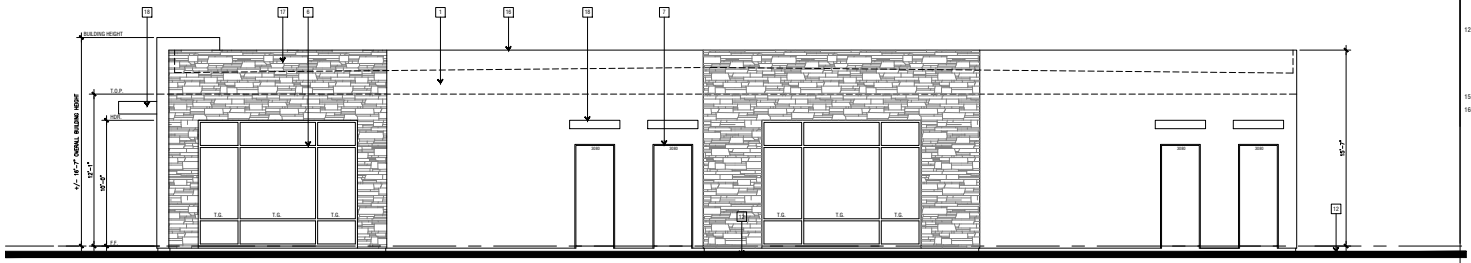
PROJECT MANAGER :	KH
DESIGNER :	
DRAWN BY :	#
REVIEWED BY :	KH
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	24344_A1.12
SHEET SCALE:	1/4" = 1'-0"
DATE: 9/17/2025	SHEET: A1.12



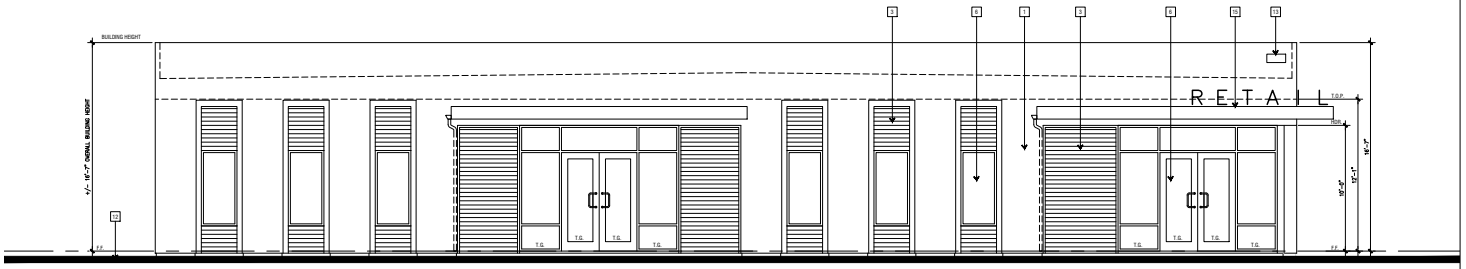
RIGHT ELEVATION | 4



LEFT ELEVATION | 3



REAR ELEVATION | 2



FRONT ELEVATION | 1

KEYNOTES

1. 3-COAT STUCCO
2. LIGHT FIXTURE "J" BOX.
3. 6" EXPOSURE FIBER CEMENT SIDING
4. COMPOSITE WOOD TRIM
5. DECORATIVE WOOD TRELLIS
6. MANUFACTURED WINDOW(S) PER SCHEDULE
7. EXTERIOR DOOR PER SCHEDULE
8. ROOF SCREED
9. METAL DOWNSPOUT, TYPICAL - DOWNSPOUT TO BE PAINTED TO MATCH ADJACENT MATERIAL
10. ROOF SCUPPER WITH OVERFLOW
11. STUCCO CONTROL JOINT
12. FINISHED GRADE
13. UNIT ADDRESS SIGN TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. BE ARABIC NUMERALS OR ALPHABET LETTERS, AND A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH.
14. SIDING PANEL WITH TRIM
15. METAL AWNING
16. PARAPET
17. STACKED STONE VENEER
18. STUCCO OVER WOOD FRAMED AWNING

GENERAL NOTES

1. ALL BANDING (INCLUDING FOAM) PRESENT OR NOTED ON THE EXTERIOR ELEVATIONS OR FLOOR PLANS SHALL WRAP AROUND ALL OUTSIDE CORNERS AND TERMINATE AT AN INSIDE CORNER, OR WRAP AROUND ALL SIDES OF COLUMNS AND RETURN ONTO ITSELF, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS.
2. FINISH GRADE VARIES - SEE CIVIL ENGINEERS PLANS FOR FINAL GRADE & SITE DRAINAGE INFORMATION.
3. USE HIGH DENSITY FOAM AT ALL LOCATIONS 9'-0" FROM FIRST FINISH FLOOR OR ANY ADJACENT WALKING SURFACE.
4. CONTRACTOR TO CONSTRUCT AND CERTIFY THAT EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF PER C.B.C. SECTION 1405.4, FLASHING.
5. GUARDS SHALL BE LOCATED ALONG OPEN SIDED WALKING SURFACES, STAIRS, AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE GRADE BELOW. 2013 C.B.C. SECTION 1013.2
6. PAINT ALL VENTS TO MATCH ADJACENT ROOFING MATERIAL.
7. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS OF EXTERIOR BUILDING LIGHTING.
8. PROVIDE TEMPERED GLAZING AT ALL HAZARDOUS LOCATIONS PER C.B.C. SECTION 2406.4. SEE SHEET A2.01 FOR ADDITIONAL INFORMATION.
9. A PARAPET IS NOT REQUIRED AT NON-RATED EXTERIOR WALLS PER C.B.C. SECTION 705.11 EXCEPTION 1.
10. PARAPETS SHALL HAVE THE SAME FIRE-RESISTANCE RATING AS THAT REQUIRED FOR THE SUPPORTING WALL, AND ON ANY SIDE ADJACENT TO A ROOF SURFACE, SHALL HAVE NONCOMBUSTIBLE FACES FOR THE UPPERMOST 18 INCHES, INCLUDING COUNTERFLASHING AND COPING MATERIALS. THE HEIGHT OF THE PARAPET SHALL BE NOT LESS THAN 30 INCHES ABOVE THE ROOF SURFACE. (C.B.C. SECTION 705.11.1)
11. ADDRESS NUMBERS SHALL BE PROVIDED FOR ALL NEW BUILDINGS AND SHALL BE A MINIMUM OF FOUR INCHES HIGH FOR INDIVIDUAL DWELLING UNITS AND SIX INCHES HIGH FOR ALL OTHER INSTALLATIONS AND STRUCTURES. NUMBERS SHALL HAVE CONTRASTING BACKGROUNDS AND BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY THE BUILDING IS ADDRESSED ON PER C.B.C. SECTION 501.2. PER EL MONTE CONDITIONS OF APPROVAL #80 MULTIPLE RESIDENTIAL BUILDINGS HAVING ENTRANCES TO INDIVIDUAL UNITS NOT VISIBLE FROM THE STREET OR ROAD SHALL HAVE UNIT NUMBERS DISPLAYED IN GROUPS FOR ALL UNITS WITHIN EACH STRUCTURE. SUCH NUMBERS MAY BE GROUPED ON THE WALL OF THE STRUCTURE OR MOUNTED ON A POST INDEPENDENT OF THE STRUCTURE AND SHALL BE POSITIONED TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD AS REQUIRED BY FIRE CODE 505.3 AND IN ACCORDANCE WITH FIRE CODE 505.1
12. CONTROL JOINT LOCATIONS INDICATED ARE FOR DESIGN PURPOSES ONLY. IN ALL CASES, INSTALL CONTROL JOINTS AT LOCATIONS COMPLYING WITH THE FOLLOWING CRITERIA:
    A. WHERE AN EXPANSION OR CONTRACTION JOINT OCCURS IN SURFACE OF CONSTRUCTION DIRECTLY BEHIND PLASTER MEMBRANE.
    B. DISTANCE BETWEEN CONTROL JOINTS: NOT TO EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2-1/2 TO 1.
    C. WALL AREAS: NOT MORE THAN 144 SQ. FT.
    D. HORIZONTAL SURFACES: NOT MORE THAN 100 SQ. FT. IN AREA.
    E. WHERE SHAPE, AREA, SIZES OR DIMENSIONS CHANGE. EXTEND JOINTS FULL WIDTH OR HEIGHT OF PLASTER MEMBRANE.
15. FOR COLORS AND MATERIALS, REFER TO SEPARATE SUBMITTAL PACKAGE BY OTHERS.
16. CONTRACTORS SHALL CONTINUE RATED WALL/CEILING CONDITION AS NECESSARY TO OBTAIN AN EVEN SURFACE. RATED AREAS INDICATED ARE MINIMUM REQUIREMENTS PER THE C.B.C.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . INLAND EMPIRE . BAY AREA

PulteGroup

COMMERCIAL SHELL BUILDING

SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-053

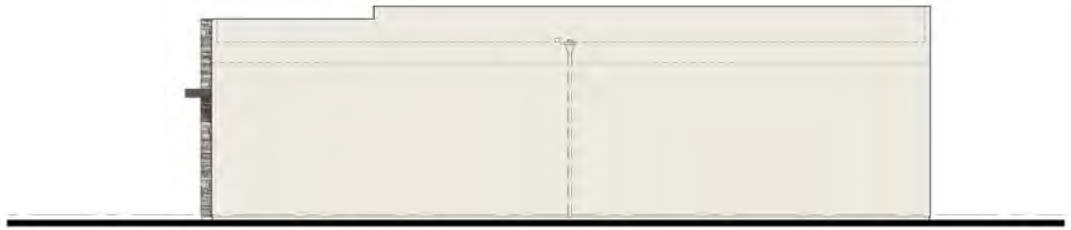
©2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF WHA. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

PROJECT MANAGER :	KH
DESIGNER :	
DRAWN BY :	
REVIEWED BY :	KH
1ST BLDG. DEPT. SUBMITTAL :	#
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	20243.44
CAD FILE NAME :	24344_A1.13
SHEET SCALE:	1/4" = 1'-0"
DATE: 9/17/2025	SHEET: A1.13



RIGHT ELEVATION | 4

LEFT ELEVATION | 3

REAR ELEVATION | 2

FRONT ELEVATION | 1

Color and Material Palette

BASE STUCCO

SW 7008
Alabaster

FIBER CEMENT SIDING AND TRIM

SW 7015
Repose Gray

STONE VENEER
ELDORADO STONE OR EQUAL

GLACIER

CANOPY - METAL + FRAMED + STOREFRONT

SW 9565
Forged Steel

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

COMMERCIAL SHELL BUILDING

SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-053

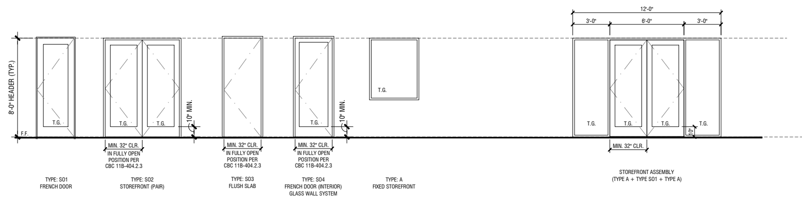
© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

PROJECT MANAGER:	KH
DESIGNER:	
DRAWN BY:	
REVIEWED BY:	KH
1ST BLDG. DEPT. SUBMITTAL:	#
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2024344
CAD FILE NAME:	24344_A1.13
SHEET SCALE:	1/4" = 1'-0"
DATE:	SHEET:
10/7/2025	A1.13C



*NOTE: TEMPERED GLAZING SHALL ONLY BE REQUIRED AT INDIVIDUAL FIXED OR OPERABLE PANELS LOCATED WITHIN HAZARDOUS LOCATIONS PER C.B.C. SECTION 2406.4 UNLESS SPECIFICALLY SPECIFIED OTHERWISE.

WINDOW SCHEDULE

WIN. SYM.	WIN. TYPE	WINDOW TYPE	SIZE (WIDTH x HEIGHT)	GLAZING		FRAME		DETAILS			REMARKS
				TYPE	PANES	MATERIAL	COLOR	HEAD	JAMB	SILL	
A	A	INTERIOR FIXED	5040	CLEAR	SINGLE	ALUM.	MANUF.	30/D1.1	30/D1.1	30/D1.1	INTERIOR OPENING PER MFR.
B	B	FIXED STOREFRONT	3640	CLEAR	SINGLE	ALUM.	MANUF.	10/D1.1	11/D1.1	12/D1.1	EXTERIOR FIXED STOREFRONT OPENING PER MFR. - TEMPERED GLAZING
C	B	FIXED STOREFRONT	7040	CLEAR	SINGLE	ALUM.	MANUF.	10/D1.1	11/D1.1	12/D1.1	EXTERIOR FIXED STOREFRONT OPENING PER MFR. - TEMPERED GLAZING
D	B	FIXED STOREFRONT	3080	CLEAR	SINGLE	ALUM.	MANUF.	10/D1.1	11/D1.1	12/D1.1	EXTERIOR FIXED STOREFRONT OPENING PER MFR. - TEMPERED GLAZING

WINDOW NOTES

1. OPERABLE PARTS OF WINDOW HARDWARE SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE INSTALLED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR

2. ALL EXTERIOR WINDOWS SHALL HAVE VAPOR BARRIERS PER DETAILS ON SHEETS D1.1 & D1.2.

3. PER C.B.C. 2406.3, EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS PER C.B.C. SECTION 2406.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE TYPE OF GLASS, AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SAND-BLASTED, CERAMIC-FIRED, LASER ETCHED, EMBOSSED, OR BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. A LABEL SHALL BE PERMITTED IN LIEU OF THE MANUFACTURER'S DESIGNATION. MULTI-PANE ASSEMBLIES HAVING INDIVIDUAL PANES NOT EXCEEDING 1 SQUARE FOOT IN EXPOSED AREA SHALL HAVE AT LEAST ONE PANE IN THE ASSEMBLY SHALL BE IDENTIFIED IN THIS MANNER. ALL OTHER PANES IN THE ASSEMBLY SHALL BE LABELED "ANSI Z97.1."

4. PROVIDE TEMPERED GLASS IN EACH PANE OF GLAZING INSTALLED IN A HAZARDOUS LOCATION:
   A. C.B.C. 2406.4.1: GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS, EXCEPT GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH DIAMETER SPHERE IS UNABLE TO PASS OR AT DECORATIVE GLAZING.
   B. C.B.C. 2406.4.2: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE. EXCEPTIONS: 1) DECORATIVE GLAZING; 2) WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING; 3) GLAZING IN WALLS ON THE LATCH SIDE OF AND PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION; 4) WHERE ACCESS THROUGH THE DOORS IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH.
   C. C.B.C. 2406.4.3: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
      1.) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET;
      2.) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR;
      3.) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
      4.) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
      EXCEPTIONS: 1) DECORATIVE GLAZING; 2) WHEN A HORIZONTAL RAIL 34-38 INCHES ABOVE THE WALKING SURFACE IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING; 3) OUTBOARD PLANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHEN THE BOTTOM EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE GRADE, A ROOF, WALKING SURFACE OR OTHER HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.
   D. C.B.C. 2406.4.4: GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.
   E. C.B.C. 2406.4.5: GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. THIS SHALL APPLY TO SINGLE GLAZING AN ALL PANES IN MULTIPLE GLAZING. EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL, OR SWIMMING POOL.
   F. C.B.C. 2406.4.6: GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS, EXCEPT WHEN GLAZING OCCURS 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE. EXCEPTIONS: WHEN THE SIDE OF THE STAIRWAY, LANDING OR RAMP HAS A GUARD COMPLYING WITH C.B.C. 1015 AND 1607.8, WHERE THE PLANE OF GLASS IS GREATER THAN 18 INCHES FROM THE GUARD.
   G. C.B.C. 2406.4.7: GLAZING ADJACENT TO THE BOTTOM STAIR LANDING WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD, EXCEPT WHEN THE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH C.B.C. SECTIONS 1015 AND 1607.8, AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES FROM THE GUARD.

5. FIRE DEPARTMENT ACCESS PANELS SHALL BE OF TEMPERED GLASS, PER C.B.C. 2406.5.

6. PER C.B.C. 1015.8, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE THE FINISH GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, WINDOWS IN GROUP R-2 AND R-3 BUILDINGS INCLUDING DWELLING UNITS SHALL COMPLY WITH ONE OF THE FOLLOWING: 1.) OPERABLE WINDOWS WHERE THE SILL PORTION OF THE OPENING IS LOCATED MORE THAN 75 FEET ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2006; 2.) OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4-INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION; 3.) OPERABLE WINDOWS WHERE THE OPENINGS ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090; OR 4.) OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH C.B.C. SECTION 1015.8.1

7. ALL WINDOW, FRENCH DOOR, AND/OR SLIDING GLASS DOOR ASSEMBLIES USED THROUGHOUT THE PROJECT SHALL BE WELL FITTED AND WELL WEATHER-STRIPPED. THE PERIMETERS OF ALL WINDOW AND DOOR FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER RESISTANT SEALANT.

8. PER C.B.C. SECTION 1207.4 INTERIOR NOISE LEVELS ATTRIBUTED TO EXTERIOR SOURCES SHALL NOT EXCEED 45 dB IN ANY HABITABLE ROOM. THE NOISE METRIC SHALL BE EITHER THE DAY-NIGHT AVERAGE SOUND LEVEL (LDN) OR THE COMMUNITY NOISE EQUIVALENT LEVEL (CNEL) CONSISTENT WITH THE NOISE ELEMENT OF THE LOCAL GENERAL PLAN.

9. ALL NEW INTERIOR AND EXTERIOR WINDOWS IN SALES OFFICE SHALL BE CASED ALIKE AND PAINTED WITH THE SAME COLOR, AS DETERMINED BY THE INTERIOR DESIGNER.

DOOR SCHEDULE

DOOR SYM.	DOOR TYPE	TYPE/CONSTRUCTION	SIZE WIDTH x HEIGHT	SIZE THICKNESS	GLAZING	MATERIAL	DETAILS HEAD	DETAILS JAMB	DETAILS THRESHOLD	FRAME TYPE	FRAME FINISH	REMARKS
1	2	STOREFRONT DOOR	3'-0" x 8'-0"	1-3/4"	LOW-E	ALUM.	10/D1.1	11/D1.1	3/D1.1	ALUM.	BRONZE ANNODIZED	TEMPERED GLAZING; ACCESSIBLE THRESHOLD; SELF-CLOSING WITH PANIC HARDWARE (BY OTHERS). DOOR HARDWARE TO BE ACCESSIBLE, SEE * AND REFER TO A0.02 AND D1.3
2	2	TEMP. GL. SLIDING GLASS DOOR	6'-0" x 8'-0"	1-3/4"	LOW-E	ALUM.	-	-	-	ALUM.	BRONZE ANNODIZED	TEMPERED GLAZING; ACCESSIBLE THRESHOLD; DOOR HARDWARE TO BE ACCESSIBLE, SEE * AND REFER TO A0.02 AND D1.3
3	3	INTERIOR FLUSH SLAB	3'-0" x 8'-0"	1-3/4"	NONE	WOOD	27/D1.1	27/D1.1	-	WOOD	PAINTED	INCLUDE STAINLESS STEEL KICK PLATE AT BASE. DOOR HARDWARE TO BE ACCESSIBLE, SEE * AND REFER TO A0.02 AND D1.3
4	4	EXTERIOR FLUSH SLAB	3'-0" x 6'-8"	1-3/4"	NONE	WOOD	8/D1.1	8/D1.1	17/D1.1	WOOD	PAINTED	SELF-CLOSING; INCLUDE STAINLESS STEEL KICK PLATE AT BASE. DOOR HARDWARE TO BE ACCESSIBLE, SEE * AND REFER TO A0.02 AND D1.3 REFER TO 10/D1.2 AND 5/A1.16 FOR REQUIRED RESTROOM (ALL GENDER/UNISEX) SIGNAGE
5	5	INTERIOR BARN DOOR	3'-0" x 8'-0"		NONE	WOOD			-	WOOD	PAINTED	DOOR HARDWARE TO BE ACCESSIBLE, SEE * AND REFER TO A0.02 AND D1.3

* NOTE: PER C.B.C. SECTION 11B-404.2.5 THE FORCE FOR THE PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM.
2. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM.
3. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
4. EXTERIOR HINGED DOORS: 5 POUNDS MAXIMUM.

THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED PER C.B.C. SECTION 11B-404.2.10.

DOOR NOTES

1. MEANS OF EGRESS DOORS SHALL MEET THE REQUIREMENTS OF C.B.C SECTION 1010.1:
   A. THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.
   B. THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
   C. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11A OR 11B SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

2. PER C.B.C. 1010.1.6, DOOR LANDING LENGTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 44 INCHES.

3. PER C.B.C. 1010.1.7, THE THRESHOLD HEIGHT SHALL NOT EXCEED 1/2-INCH ABOVE FINISHED FLOOR OR LANDING. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50-PERCENT SLOPE).

4. ALL EXTERIOR DOORS SHALL HAVE VAPOR BARRIERS. REFER TO DOOR DETAILS ON SHEET D1.1.

5. ALL GLAZING WITHIN DOORS SHALL BE TEMPERED, PER C.B.C. 2406.4.1.

6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT, PER C.B.C. 1010.1.9.

7. ALL NEW DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGC. COMPLY WITH THE ENERGY DOCUMENT REQUIREMENTS.

8. FIRE RATED DOORS SHALL MEET THE REQUIREMENTS OF C.B.C. SECTION 716.5. PER C.B.C 716.5.1 FIRE DOOR ASSEMBLIES WITH SIDE-HINGED AND PIVOTED SWINGING DOORS SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C. AFTER 5 MINUTES INTO THE NFPA 252 TEST, THE NEUTRAL PRESSURE LEVEL IN THE FURNACE SHALL BE ESTABLISHED AT 40 INCHES OR LESS ABOVE THE SILL. PER C.B.C 716.5.7. FIRE DOOR ASSEMBLIES SHALL BE LABELED BY AN APPROVED AGENCY. THE LABELS SHALL COMPLY WITH NFPA 80, AND SHALL BE PERMANENTLY AFFIXED TO THE DOOR FRAME. PER C.B.C. SECTION 716.5.7.1 FIRE DOORS SHALL BE LABELED SHOWING THE NAME OF THE MANUFACTURER OR OTHER IDENTIFICATION READILY TRACEABLE BACK TO THE MANUFACTURER, THE NAME OR TRADEMARK OF THE THIRD-PARTY INSPECTION AGENCY, AND THE FIRE PROTECTION RATING. PER C.B.C 716.5.7.1.1 LISTED LIGHT KITS AND LOUVERS AND THEIR REQUIRED PREPARATIONS SHALL BE CONSIDERED AS PART OF THE LABELED DOOR WHERE SUCH INSTALLATIONS ARE DONE UNDER THE LISTING PROGRAM OF THE THIRD-PARTY AGENCY. FIRE DOORS AND DOOR ASSEMBLIES SHALL BE PERMITTED TO CONSIST OF COMPONENTS, INCLUDING GLAZING, VISION LIGHT KITS AND HARDWARE THAT ARE LISTED OR CLASSIFIED AND LABELED FOR SUCH USE BY DIFFERENT THIRD-PARTY AGENCIES.

9. PER C.B.C. 406.3.2.1, DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS, NOT LESS THAN 1-3/8 INCHES THICK, OR DOORS IN COMPLIANCE WITH C.B.C SECTION 716.2.2.1. WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED.

10. CONTRACTOR SHALL FIELD VERIFY HANDING OF PRE-HUNG DOOR UNITS PRIOR TO ORDERING.

11. NON-REMOVABLE HINGES SHALL BE PROVIDED AT ALL OUT-SWINGING EXTERIOR DOORS.

12. PER C.B.C. 11B-404.2.10, SWINGING DOORS OR GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.
    EXCEPTIONS:
    1. SLIDING DOORS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-404.2.10.
    2. TEMPERED GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SHOE WITH THE TOP LEADING EDGE TAPERED AT 60 DEGREES MINIMUM FROM THE HORIZONTAL SHALL NOT BE REQUIRED TO MEET THE 10 INCH BOTTOM SMOOTH SURFACE HEIGHT REQUIREMENT.
    3. DOORS AND GATES THAT DO NOT EXTEND TO WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 1B-404.2.10

13. PER C.B.C. SECTION 11B-404.2.7, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

14. THE DOOR STOP SLIDING DOORS SHALL BE PLACED SO THAT WHEN THE SLIDING DOOR IS IN THE FULLY OPEN POSITION (A MINIMUM 32" CLEAR PER C.B.C. SECTION 11B-404.2.3), OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. PROVIDE A MINIMUM OF 1-1/2" CLEAR BETWEEN THE DOOR HANDLE AND DOOR FRAME FOR GRASPABILITY. DOOR HARDWARE SHALL COMPLY WITH C.B.C. SECTION 11B-404.2.7.

15. ADJUST THE SWEEP PERIOD OF THE CLOSER AT THE ENTRY DOOR SO THAT FROM AN OPEN POSITION OF 90-DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION FROM THE LATCH IS 5 SECONDS MINIMUM.

16. PER C.B.C. SECTION 11B-404.2.9, TH EFORCE FOR PUSHING OR PULLING OPEN AN INTERIOR HINGED DOOR SHALL BE 5 POUNDS (22.2 N) MAXIMUM.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup

COMMERCIAL SHELL BUILDING

SANTA CLARA, CA

PULTE GROUP
PLEASANTON, CA

TRACT NO. 290-23-053

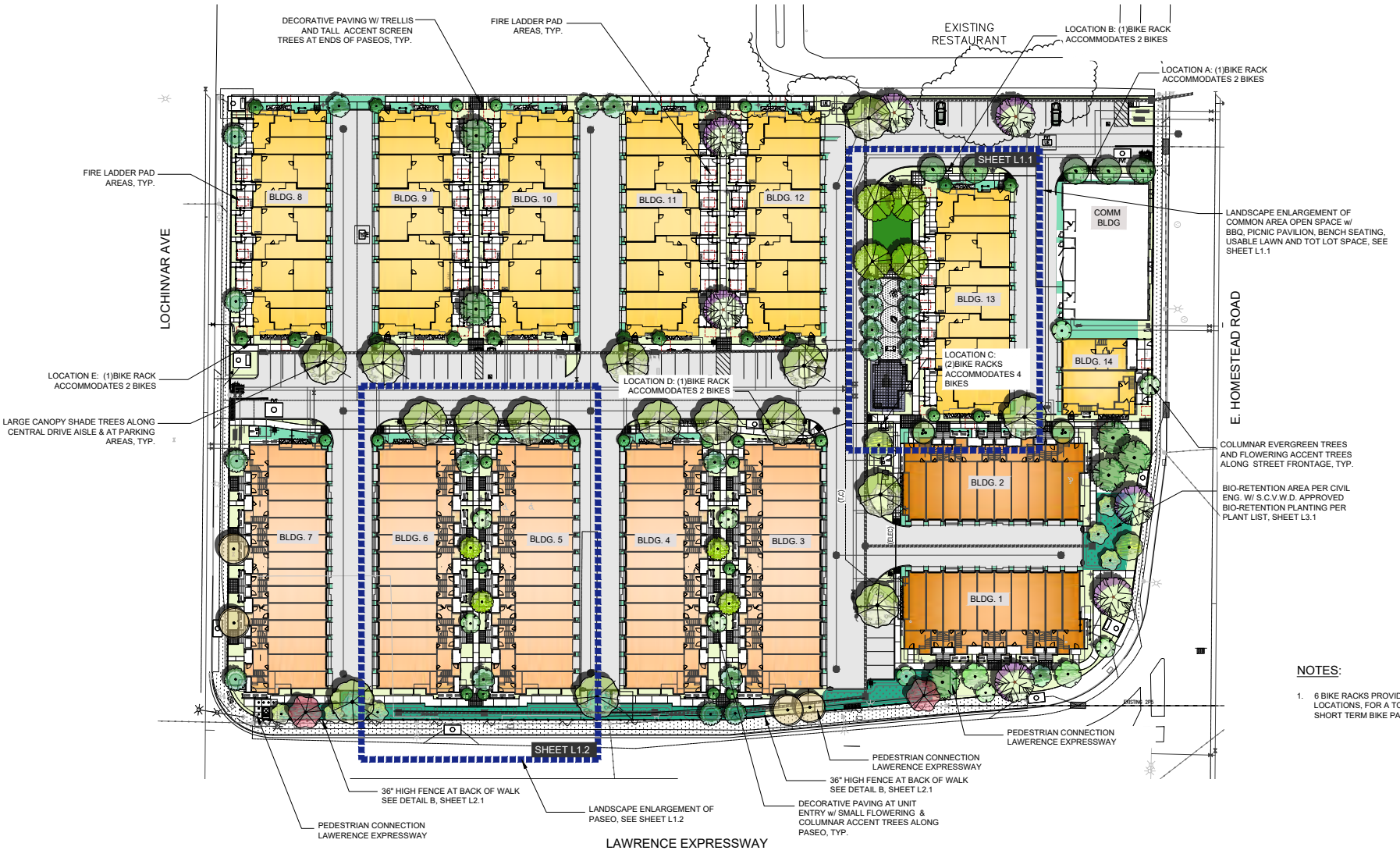
© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA
WHA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WHA IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WHA HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

DOOR & WINDOW SCHEDULE

PROJECT MANAGER :	KH
DESIGNER :	
DRAWN BY :	RHA
REVIEWED BY :	KH
1ST BLDG. DEPT. SUBMITTAL :	
ISSUED FOR CONSTRUCTION :	
JOB NUMBER :	2024344
CAD FILE NAME :	16098_A2-01
SHEET SCALE:	
DATE: 9/17/2025	SHEET: A2.01



NOTES:

1. 6 BIKE RACKS PROVIDED IN 5 LOCATIONS, FOR A TOTAL OF 12 SHORT TERM BIKE PARKING.

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-8325 FAX (415) 864-0716

PULTE HOMES

PARVIA

3521 HOMESTEAD ROAD
SANTA CLARA, CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN

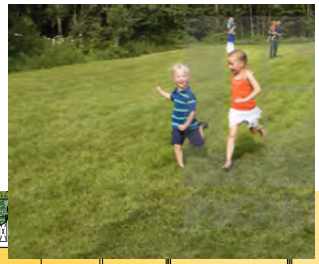
SCALE: 1" = 30'-0" DATE: 05/29/26

0 15 30 60 90

L1.0

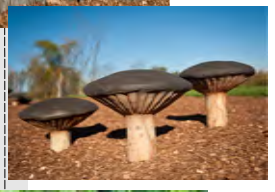
20X34 GABLE ROOF PAVILION

USABLE LAWN AREA w/SHADE TREES

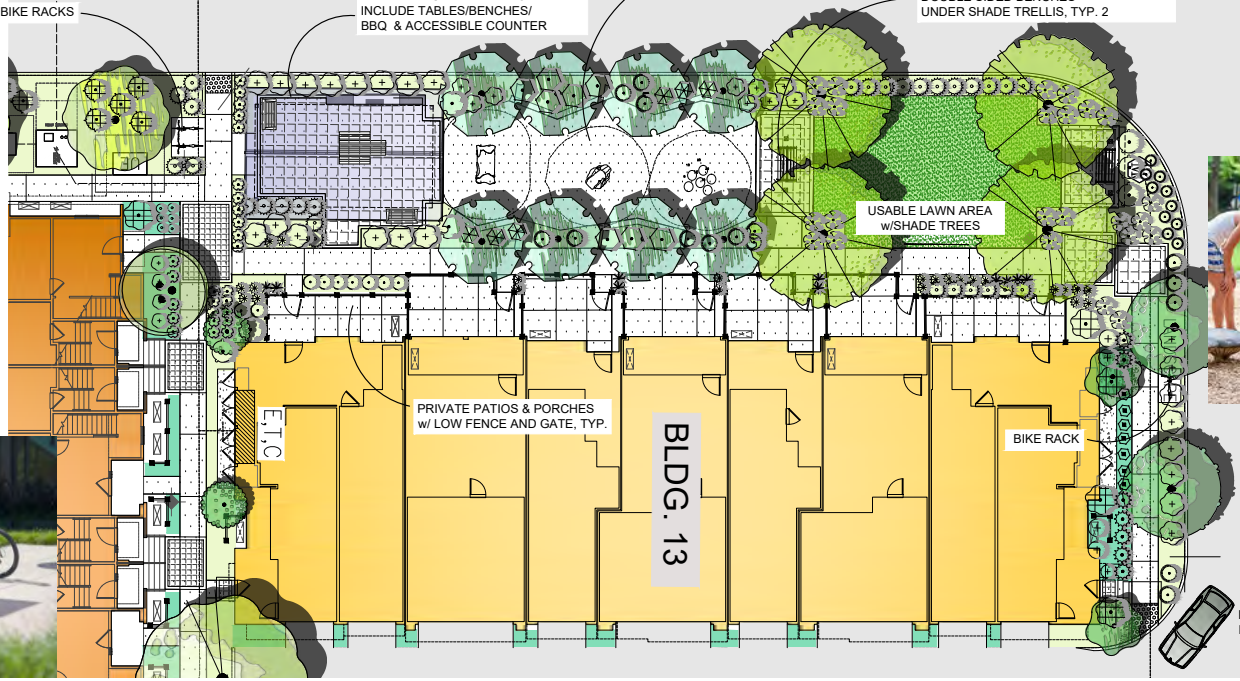


DOUBLE & SINGLE SIDED BENCHES
UNDER SHADE TRELLIS

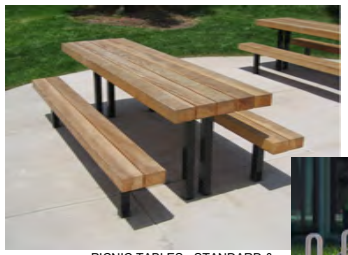
NATURE PLAY TOT LOT w/ LOG CRAWL, LOG &
MUSHROOM STEPPERS AND PEAK CLIMBER



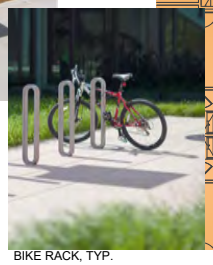
NATURE PLAY TOT LOT w/ LOG CRAWL, LOG &
MUSHROOM STEPPERS AND PEAK CLIMBER



TABLES, BBQ w/ COUNTER & SINK



PICNIC TABLES - STANDARD &
ACCESSIBLE



BIKE RACK, TYP.

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-8825 FAX (415) 864-8826

PULTE HOMES
PARVIA
3521 HOMESTEAD ROAD
SANTA CLARA, CALIFORNIA

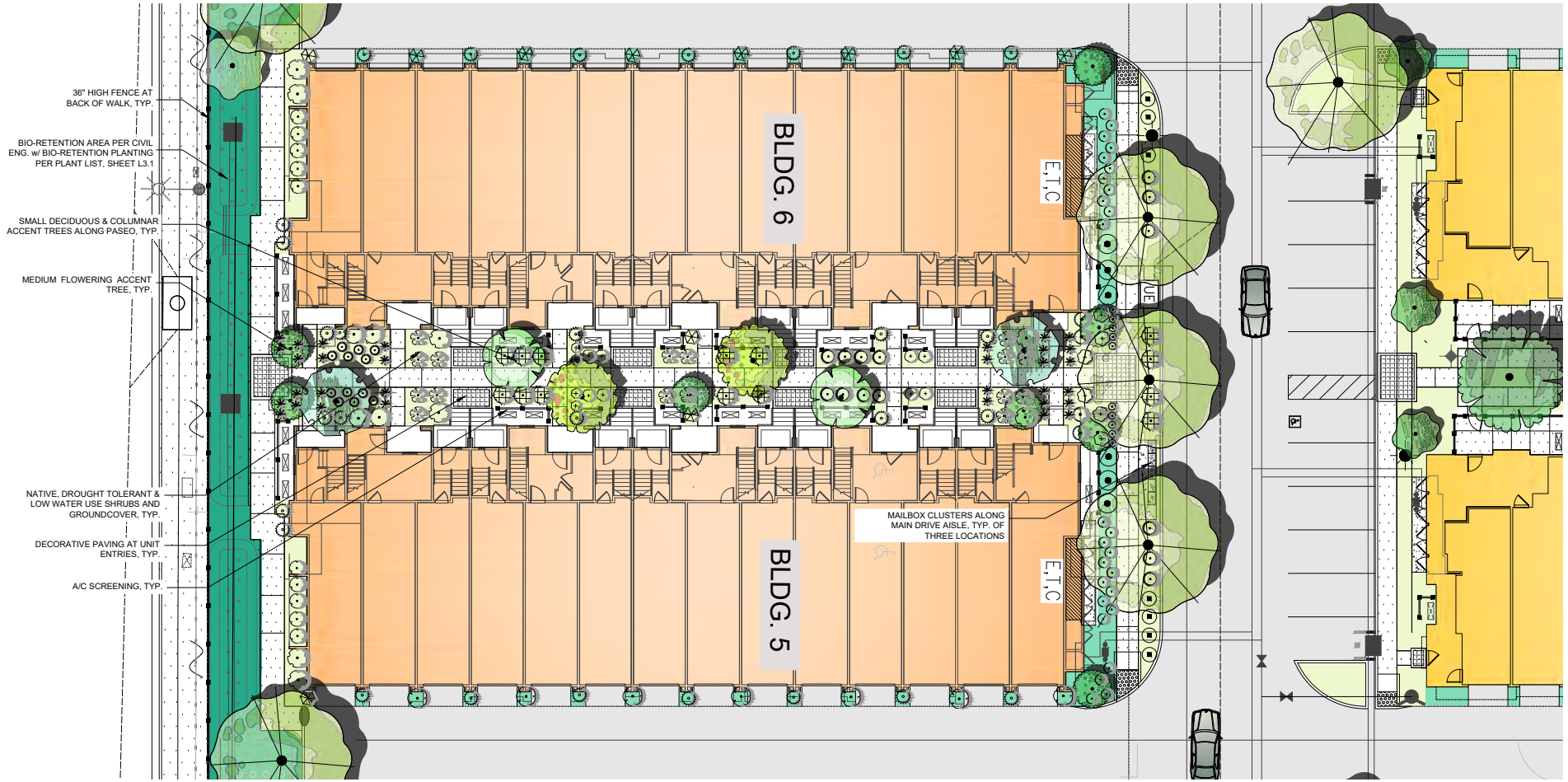
CONCEPTUAL LANDSCAPE ENLARGEMENT

SCALE:1" = 10'-0"

DATE: 05/29/26

0 5 10 20 30

L1.1



VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-2823 FAX (415) 864-0716

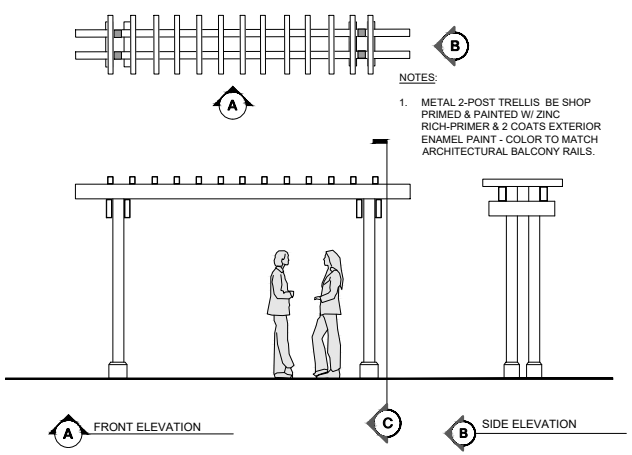
PULTE HOMES
PARVIA
3521 HOMESTEAD ROAD
SANTA CLARA, CALIFORNIA

CONCEPTUAL LANDSCAPE ENLARGEMENT

SCALE:1" = 10'-0" DATE: 05/29/26

0 5 10 20 30

L1.2



A 2-POST TRELLIS
3/8" = 1'-0"

NOTES:

1. PICNIC TABLE & CHAIRS SHALL BE "TIMBERFORM - GREENWAY" ACCESSIBLE PICNIC TABLE w/ SEATS (COMPOSITE SLATS). MODEL #2163, BY COLUMBIA CASCADE.

MATERIAL & FINISH:	BLACK POWDER-COATED STEEL FRAME w/ COMPOSITE SLATS
DIMENSION:	94"L X 53-7/8"W X 30"H
MOUNTING STYLE:	DIRECT EMBEDMENT
QUANTITY:	2 (1 ADA)

2. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
3. AVAILABLE THROUGH PARK PACIFIC, (888)-460-7275, www.parkpacific.com

B PICNIC TABLES
NTS

BUILT-IN CHARCOAL OR ELECTRIC GRILL
w/ ACCESSIBLE(ADA) PREP COUNTER

C BBQ GRILL w/ ACCESSIBLE COUNTER
1/2" = 1'-0"

20X34 GABLE ROOF PAVILLION

D PAVILLION STRUCTURE
3/8" = 1'-0"

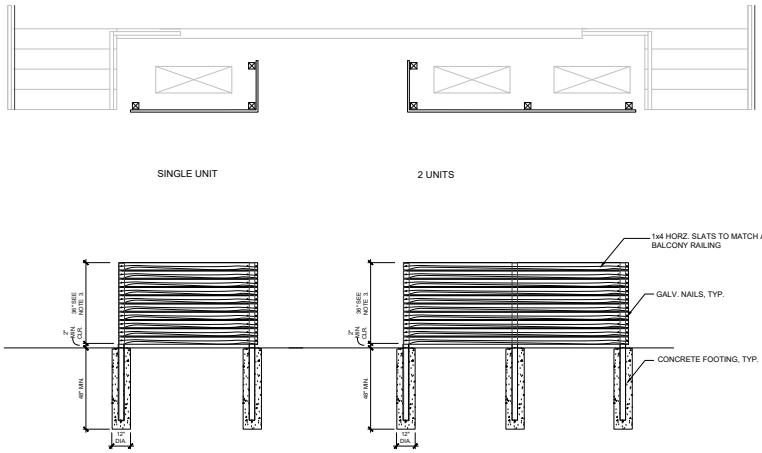
VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-8323 FAX (415) 864-0726

PULTE HOMES
PARVIA
3521 HOMESTEAD ROAD
SANTA CLARA, CALIFORNIA

CONCEPTUAL LANDSCAPE DETAILS

SCALE:AS NOTED DATE: 05/29/26

L2.0

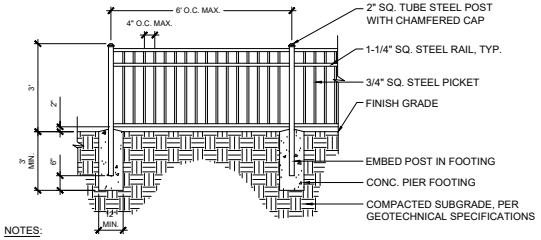


NOTES:

1. POSTS TO BE PTDF.
2. WOOD SHALL BE S4S DOUGLAS FIR. PAINT 2 COATS EXTERIOR PRIMER AND 1 COAT FINISH PAINT TO MATCH ARCHITECTURAL TRIM COLOR. COORDINATE FINAL COLOR SELECTION WITH OWNER.
3. SIZE AS REQ'D. FIELD ADJUST AS NEEDED. CONTACT OWNER FOR ANY MAJOR DISCREPANCIES PRIOR TO BUILDING SCREENS. REFER TO HVAC MANUAL FOR MIN. CLEARANCES. ALL A/C UNITS ARE LOCATED PER ARCHITECT.

A A/C SCREENING

3/8" = 1'-0"



NOTES:

1. SHOP PRIME AND PAINT WITH ZINC-RICH PRIMER AND 2 COATS ENAMEL. COLOR TO BE BLACK.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
3. TYPICAL POST SPACING @ 6' O.C. MAX.

B 36" HIGH FENCE AT BACK OF WALK

1/2" = 1'-0"

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-8323 FAX (415) 864-0726

PULTE HOMES
PARVIA
3521 HOMESTEAD ROAD
SANTA CLARA, CALIFORNIA

CONCEPTUAL LANDSCAPE DETAILS

SCALE:AS NOTED DATE: 05/29/26

L2.1

TOTAL NUMBER OF DWELLING UNITS:
153

MAILBOXES PROVIDED IN THREE LOCATIONS:

LOCATION #1:(SERVES 47 HOMES - BLDGS. 1,2,12,13,14)

48 MAILBOXES + 14 PARCEL BOXES

LOCATION #2: (SERVES 60 HOMES - BLDGS. 3,4,5,10,11)

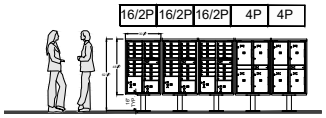
64 BOXES + 14 PARCEL BOXES

LOCATION #3: (SERVES 46 HOMES - BLDGS. 6,7,8,9)

48 BOXES + 14 PARCEL BOXES

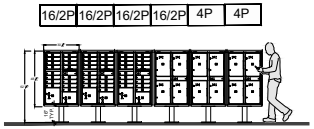
NOTES:

1. ALL CBU'S TO BE STANDARD CBU. ALL UNITS INCLUDE CBU, PEDESTAL, CBU TOP AND PEDESTAL COVER, AND A SIZE DOORS. SITE CONTAINS **SIX (6) - SALSBURY CLUSTER BOX UNIT** - TYPE III (w/ 16 DOORS & 2 PARCEL LOCKERS), **MODEL #3316-BRZ-U** & **ONE (1) SALSBURY PARCEL LOCKER** - TYPE II (w/ 4 COMPARTMENTS), **MODEL #3304-BRZ-U**.
2. CBU'S AVAILABLE THROUGH MAILBOXES.COM, (800) 624-5269.
3. CBU UNIT COLOR TO BE BRONZE. MAILBOX NUMBERS TO BLACK LETTERING WITH SILVER BACKGROUND PER MANUFACTURER. STYLE AND SIZE TO BE SELECTED BY OWNER AND APPROVED BY POST MASTER.
4. CONCRETE PAD SHALL HAVE A MEDIUM BROOM FINISH.
5. CONTRACTOR TO INSTALL CBU PER MANUFACTURER'S INSTRUCTIONS.



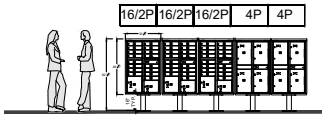
LOCATION #1:(SERVES 47 HOMES - BLDGS. 1,2,12,13,14)

(3) 16-UNIT/2-PARCEL CLUSTER
(2) 4-PARCEL BOX CLUSTER



LOCATION #2: (SERVES 60 HOMES - BLDGS. 3,4,5,10,11)

(3) 16-UNIT/2-PARCEL CLUSTER
(3) 4-PARCEL BOX CLUSTER



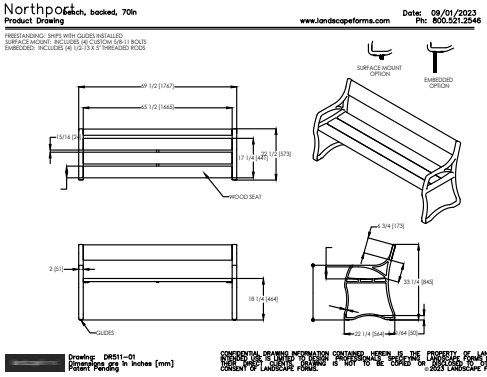
LOCATION #3:(SERVES 46 HOMES - BLDGS. 6,7,8,9)

(3) 16-UNIT/2-PARCEL CLUSTER
(2) 4-PARCEL BOX CLUSTER

A MAILBOXES
NTS

NOTES:

1. SINGLE-SIDED BENCH w/ BACK: "NORTHPORT" BY LANDSCAPE FORMS OR APPROVED EQUIVALENT.



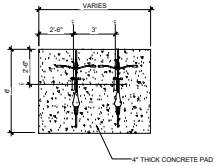
NOTES:

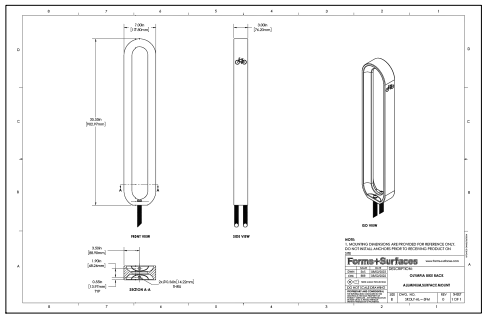
1. DOUBLE-SIDED BENCH w/ BACK: "NORTHPORT" BY LANDSCAPE FORMS OR APPROVED EQUIVALENT.

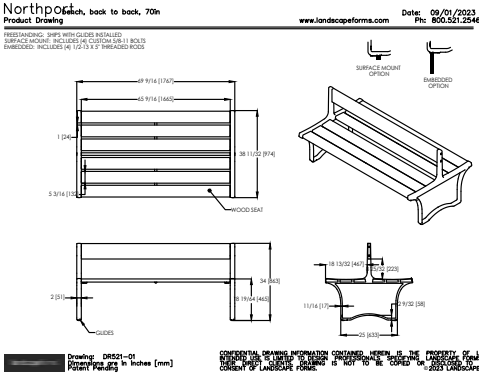
B BIKE RACKS
NTS

NOTES:

1. BIKE RACK TO BE: "OLYMPIA: BY FORMS + SURFACES, OR APPROVED EQUIVALENT. SURFACE MOUNT ON CONCRETE PAD.
2. 6 BIKE RACKS PROVIDED IN 5 LOCATIONS, FOR A TOTAL OF 12 SHORT TERM BIKE PARKING.







C BENCHES
NTS

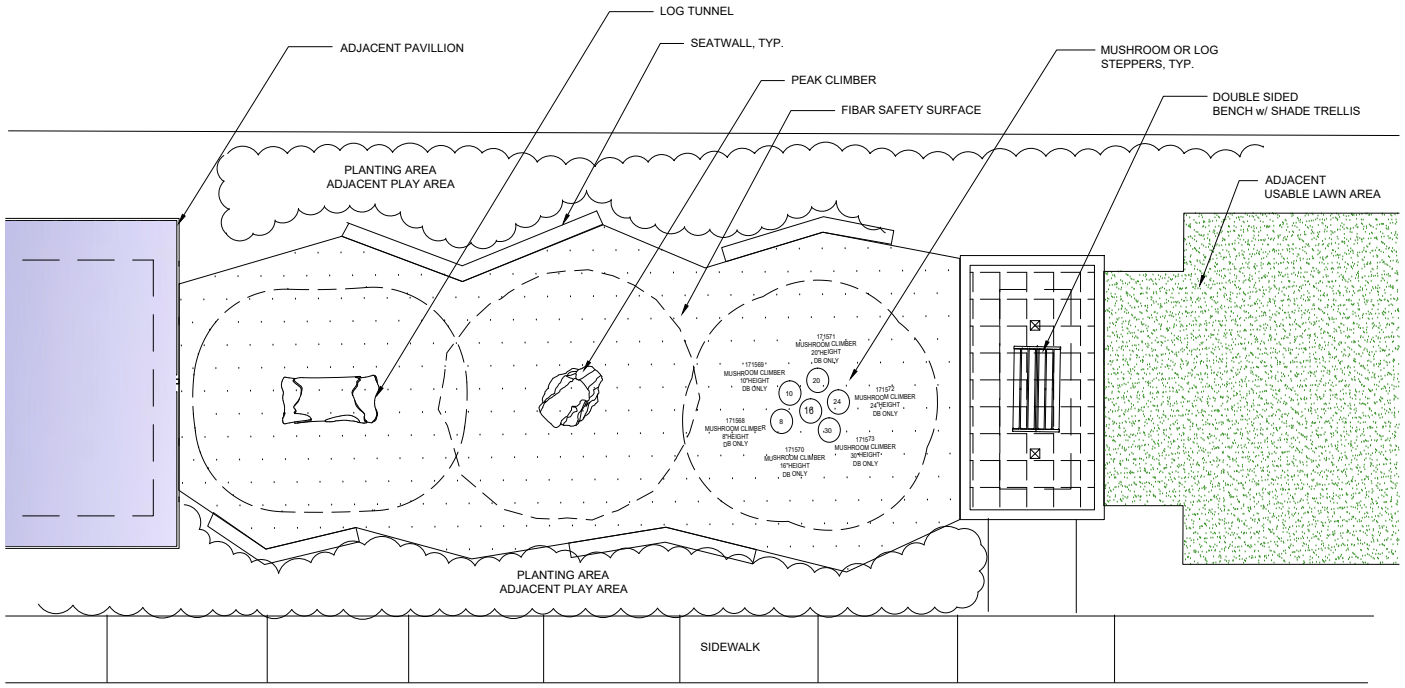
VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-8325 FAX (415) 864-1016

PULTE HOMES
PARVIA
3521 HOMESTEAD ROAD
SANTA CLARA, CALIFORNIA

CONCEPTUAL LANDSCAPE DETAILS

SCALE:AS NOTED DATE: 05/29/26

L2.2



LOG TUNNEL

LOG STEPPERS

MUSHROOM STEPPERS

PEAK CLIMBER

NOTES:

1. NATURE PLAY ELEMENTS BY LANDSCAPE STRUCTURES, OR APPROVED EQUIVALENT.

A NATURE PLAY AREA
NTS

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-8833 FAX (415) 864-0736

PULTE HOMES
PARVIA
3521 HOMESTEAD ROAD
SANTA CLARA, CALIFORNIA

CONCEPTUAL LANDSCAPE DETAILS

SCALE:AS NOTED DATE: 05/29/26

PLANTING DESIGN INTENT STATEMENT

1. THE PLANTING DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "BAY FRIENDLY LANDSCAPE GUIDELINES".
2. PLANT SELECTION INCLUDES NATIVE AND DROUGHT TOLERANT SPECIES IN CONFORMANCE WITH STATE, COUNTY AND CITY WATER EFFICIENT LANDSCAPE GUIDELINES AND AS CLASSIFIED PER WUCOLS.
2. THE PLANTING DESIGN UTILIZES PRIMARILY (80%) LOW WATER USE & NATIVE PLANT SPECIES. RECREATIONAL LAWN AREA WILL BE A LOW WATER USE FESCUE GRASS MIX SOD.
3. ALL LANDSCAPE PLANTING AND IRRIGATION DESIGN WILL COMPLY WITH THE STATE OF CALIFORNIA'S WATER EFFICIENCY REQUIREMENTS AND MEETS OR EXCEEDS THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA).
4. SELECTED TREES HAVE BEEN CHOSEN TO PROVIDE A VARIATION OF HEIGHTS, WIDTHS, COLORS, TEXTURES, AND CHARACTER. TREE LOCATION AND ORIENTATION HAVE BEEN DESIGNED FOR MAXIMUM AESTHETIC EFFECT AND PASSIVE SOLAR BENEFITS.
5. THE PLANTS HAVE BEEN SELECTED UTILIZING THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST, WUCOLS. NO PLANTS ARE USED THAT ARE CONSIDERED INVASIVE IN THE THE REGION AS LISTED BY THE CAL-IPC.
6. LANDSCAPE WITHIN STORMWATER TREATMENT AREAS COMPLY WITH APPENDIX D OF SANTA CLARA VALLEY C.3 HANDBOOK.
7. SEE CIVIL ENGINEER PLANS FOR ADDITIONAL INFORMATION ON STORMWATER/C-3 TREATMENT MEASURES.

CONCEPTUAL TREE PALETTE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
TREES					
	ACE ARM	Acer rubrum 'Armstrong'	Armstrong Red Maple	24"box	M 40' H X 15' W
	ARB MAR	Arbutus x 'Marina'	Marina Strawberry Tree Standard	24"box	L 20-30' H X 25'-35' W
	CER WES	Cercis occidentalis	Multi-Trunk Western Redbud	24" BOX MULTI	VL 10-15`H X 10-15`W - NATIVE
	CER OCC	Cercis occidentalis	Western Redbud	24"box	VL - 10-18'H X 10'18'W -- NATIVE
	CRA PHA	Crataegus phaenopyrum	Washington Hawthorn	24"box	M 25' H X 20' W
	GIN PRI	Ginkgo biloba 'Princeton Sentry'	Ginkgo Princeton Sentry	24"box	M -14-16' H x 10'-20' W-- SCVWD - BIO RETENT LIST
	JAC MUL	Jacaranda mimosifolia	Jacaranda	24"box	
	LAG NAT	Lagerstroemia x `Natchez`	Crape Myrtle	24"box	L-20-25' H 10-15' W
	LOP CON	Lophostemon confertus	Brisbane Box	24"box	M 30-45' H x 25' W
	MAG LIT	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	24"box	M 18'-22' H X 10'-12' W
	OLE SWA	Olea europaea 'Swan Hill' M	Swan Hill Fruitless Olive	36"box	
	OLE WIL	Olea europaea 'Wilsonii' -STD	Wilson Olive	24"box	VL-15-25'H x 20' W
	PLA COL	Platanus x acerifolia 'Columbia'	Columbia London Plane Tree	24"box	40'-50' H X 30-40' W SCVWD BIORETENTION LIST
	PRU VES	Prunus cerasifera 'Krauter Vesuvius'	Krauter Vesuvius Purple-leaf Plum	24"box	L, 18-22'H X 12-15'W
	PRU AMA	Prunus serrulata 'Amanogawa'	Japanese Flowering Cherry	24"box	M 20'H X 8' W
	ROB PUR	Robinia x ambigua 'Purple Robe'	Pink Flowering Locust	24"box	L 30'-40' H X 20'-30' W
	ULM PAR	Ulmus parvifolia Emerald Green	Emerald Green Elm	24"box	M 30' H X 30' W

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-8323 FAX (415) 864-0716

PULTE HOMES
PARVIA
3521 HOMESTEAD ROAD
SANTA CLARA, CALIFORNIA

CONCEPTUAL TREE PALETTE AND DESIGN INTENT STATEMENT

SCALE: NTS DATE: 05/29/26

CONCEPTUAL PLANTING PALETTE

SHRUBS

ABU MOB	Abutilon x hybridum 'Mobile Pink'	Mobile Pink Flowering Maple	5 gal	M, 6'H X 4'W	
ACH MIL	Achillea millefolium	Common Yarrow	1 gal	L 2'Hx3'W NATIVE Butterfly bees	
ANI YEL	Anigozanthos x 'Yellow Gem'	Yellow Gem Kangaroo Paw	5 gal	L 2' H X 2' W	
ARC EME	Arctostaphylos x 'Emerald Carpet'	Emerald Carpet manazanita	5 gal	L 2-3' H x 4-8' W NATIVE	
BAC TWI	Baccharis pilularis `Twin Peaks #2`	Twin Peaks Coyote Brush	5 gal	L 2-3` H X 5-7` W	
CAL GVM	Callistemon viminalis 'Little John'	Green John Weeping Bottlebrush	5 gal	L 2-4' H x 2-3' W	
CAR NAN	Carissa macrocarpa 'Nana'	Dwarf Natal Plum	5 gal	L, 2'H X3'W	
CAR CAL	Carpenteria californica	Bush Anemone	5 gal	M 5-7" HX 4-6'W NATIVE Butterfly, Bees	
CEA TAS	Ceanothus x 'Tassajara Blue'	Tassajara Blue Wild Lilac	5 gal	L 3H X 5' W NATIVE Butterfly, bees	
CIS LAD	Cistus ladanifer	Crimson-spot Rockrose	5 gal	L 3.5`H X 3.5`W	
CIS SAL	Cistus salvifolius Prostratus	Rockrose Sageleaf	5 gal	L, 2'H X 3'W	
CIS PUR	Cistus x purpureus	Orchid Rockrose	5 gal	L, 4'H X 4'W	
COP PUM	Coprosma pumila 'Verde Vista'	Creeping Coprosma	5 gal		
COP TEQ	Coprosma x 'Tequila Sunrise'	Tequila Sunrise Coprosma	5 gal	L, 2'H X 3' W	
DIE VEG	Dietes vegeta	African Iris	5 gal	L 3-4`H X 2-3'W	
DOD VIS	Dodonaea viscosa 'Green'	Green Hopseed Bush	5 gal	L, 8-12'H X 4-6'W	
ELY MUL	Elymus multisetus	Big Squirreltail Grass	5 gal	2'H X2'W NATIVE Butterfly, Bees	
EPI CNL	Epilobium canum 'Catalina'	Catalina California Fuchsia	5 gal	L 3-4' H x 4-5' W NATIVE Birds Butterflys	
ERI WAY	Erigeron glaucus `Wayne Roderick`	Seaside Daisy	1 gal	L 1' H x 1-2' W NATIVE Butterfly, Bees	
ERI KAR	Erigeron karvinskianus	Fleabane	1 gal	L 1`H X 2.5`W	
ERY BOW	Erysimum x 'Bowles' Mauve'	Bowles' Mauve Wallflower	5 gal	L,3'H X 3'W	
EUP GLA	Euphorbia characias 'Glacier Blue'	Glacier Blue Evergreen Spurge	5 gal	L 3'H X 3' W	
FES CAL	Festuca californica	California Fescue	5 gal	L 1-2' H x 2-3' W NATIVE - Butterfly	
FES ID2	Festuca idahoensis	Idaho Fescue	5 gal	L- 1-2'HX 1'W NATIVE Butterfly	
FES MAI	Festuca mairei	Atlas Fescue	5 gal	L 2-3' H x 2-3' W	
FES OVI	Festuca ovina glauca	Blue Fescue	1 gal	M 1`H x 1-2` W	
FUC TRI	Fuchsia x 'Gartenmeister Bonstedt'	Gartenmeister Bonstedt Fuchsia	5 gal	M, 3'H X 2.5'W	
GAL SPE	Galvezia speciosa	Island Snapdragon	5 gal	L 3-4' H x 4-5' W NATIVE Butterfly, Birds	
GAU LIN	Gaura lindheimeri	Gaura	5 gal	M 2-4' H x 2-3' W	
GRE NOE	Grevillea hybrid `Noelii`	Grevillea	5 gal	L 3-4`H X 3`-4` W	
HEB COE	Hebe x 'Coed'	Coed Hebe	5 gal	M 2-3' H x 2-3' W	
HEM YLO	Hemerocallis x 'Yellow'	Yellow Daylily	5 gal	M 1.5'H X 1.5'W	
HEU MAX	Heuchera maxima	Island Alum Root	5 gal	M 1' H x 1-2' W	
JUN SK2	Juniperus scopulorum `Skyrocket`	Skyrocket Juniper	15 gal	L 12-18`H X 4-6`W	
KNI FLA	Kniphofia x 'Flamenco'	Orange Red Hot Poker	5 gal	L 3'H X 3'W	
LAV ASS	Lavatera assurgentiflora	Mallow	5 gal	L 5-10' H x 5-10' W	
LEU ORX	Leucadendron x 'Hawaii Magic'	Royal Hawaiian Magic Conebush	5 gal	L 3-4' H x 4-5' W	
LIM PER	Limonium perezii	Statice	5 gal	L 2-3' H x 2-3' W	
LIR GIG	Liriope gigantea	Giant Liriope	5 gal	M, 2'hX2'W	
LIR SUN	Liriope muscari `Silvery Sunproof`	Silvery Sunproof Lilyturf	5 gal	M, 2'H x1.5'W	
LOM LON	Lomandra longifolia	Mat Rush	5 gal	L, 2.5'H X 3'W	
LOR IPM	Loropetalum chinense 'Shang-white' TM	Emerald Snow Loropetalum	5 gal	L	
MIS PUR	Miscanthus sinensis `Purpurescens`	Flame Grass	5 gal	L, 4-5'H x 3'W	
MUH RIG	Muhlenbergia rigens	Deergrass	5 gal	L 4-5' H x 4-6' W NATIVE Butterfly	
MYR DWA	Myrtus communis 'Compacta'	Dwarf Common Myrtle	5 gal	L 3'H X 3'W	
OLE LIT	Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive	5 gal	VL 6-8' H x 4-5' W	
PEN BUN	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	5 gal	L, 2H X 2'.5'W	
PEN MOU	Pennisetum alopecuroides 'Moudry'	Moudry Fountain Grass	5 gal	L 2' H x 2' W	
PEN WH2	Pennisetum setaceum `White`	White Foutain Grass	5 gal	L - 3-4`H X 2-3`W	
PEN APP	Penstemon gloxinioides 'Apple Blossom'	Apple Blossom Border Penstemon	5 gal	L 2-3' H x 2-3' W	
PHI WI2	Philadelphus lewisii	Wild Mockorange	5 gal	M, 6-8'H X 6-8'W	
PHO TOM	Phormium tenax 'Tom Thumb'	Tom Thumb New Zealand Flax	5 gal	L, 2'H X 2'W	
PHO XDA	Phormium x 'Dazzler'	Dazzler New Zealand Flax	5 gal	L 3'H X3' W	
PHO DUE	Phormium x 'Duet'	Duet New Zealand Flax	5 gal	L 2'H X2'W	
PHO YEL	Phormium x `Yellow Wave`	New Zealand Flax	5 gal	L 3-4' H x 3-4' W	
PIT MAR	Pittosporum tenuifolium 'Marjorie Channon'	Marjorie Channon Tawhiwhi	5 gal	M, 6-9'H X 4-6'W	
PIT W14	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum	5 gal	L 2-3' H x 4-5' W	
PIT CM	Pittosporum tobira `Cream De Mint` TM	Cream De Mint Dwarf Mock Orange	5 gal	L 2-2.5`H X 2-2.5`W	
POL MUN	Polystichum munitum	Western Sword Fern	5 gal	M 3-6' H x 3-6' W NATIVE Butterfly	
PRU UAH	Prunus caroliniana 'Bright n Tight'	Carolina Laurel Cherry	5 gal	L, 10-12'H X 5-8'W	
RHA LIT	Rhamnus californica 'Little Sur'	Little Sur Coffeeberry	5 gal	L,3-4'H X 3-4'W Native	
RHA MOU	Rhamnus californica 'Mound San Bruno'	Mound San Bruno Coffeeberry	5 gal		
RHA BA4	Rhaphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gal	L, 3'H X 3'W	
RIB SAN	Ribes sanguineum	Red Flowering Currant	5 gal		
ROS CA2	Rosa californica	California Wild Rose	5 gal	L, 4-5'H X 4.5'W	
ROS IC2	Rosa floribunda 'Iceberg'	Iceberg Rose	5 gal	M, 3-5'H X 3-4'W	
ROS IC3	Rosa floribunda 'Iceberg' STD	Iceberg Rose	5 gal	L- 3'-4'W X 6'H	
ROS GYM	Rosa gymnocarpa	Wood Rose	5 gal	L 2-3'H X 2-3'W	
ROS HA3	Rosa rugosa 'Hansa'	Hansa Rose	5 gal	L, 4-5'H X 4'5'W	
ROS TUS	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	5 gal	L 3'H X 4'W	
SAL CLE	Salvia clevelandii	Cleveland Sage	5 gal	L 3-4'H X 3-4'W	
TAG LEM	Tagetes lemmonii	Copper Canyon Daisy	5 gal	L, 4-5' H X 4-5'W	
TEU CHA	Teucrium chamaedrys	Germander	5 gal	L 1-2' H x 2-3' W	
TIB URV	Tibouchina urvilleana	Princess Flower	5 gal	M, 4-6'H X 4-5' W	
WES MOR	Westringia fruticosa `Morning Light`	Morning Light Coast Rosemary	5 gal	L 3-4`H X 3-4` W	
ZAN AET	Zantedeschia aethiopica	Common Calla Lily	5 gal	M, 3'H X 2.5'H	
ZAU CA9	Zauschneria californica	California Fuchsia	5 gal		

VINE/ESPALIER

GEL CAR	Gelsemium sempervirens	Jessamine Espalier	15 gal	L spreading
HAR TRE	Hardenbergia violacea 'Happy Wanderer'	Lilac Vine Trellis	15 gal	M spreading
LON HO5	Lonicera hispidula	California Honeysuckle	5 gal	
ROS CCB	Rosa x 'Cecile Brunner'	Cecile Brunner Climbing Rose	15 gal	L spreading
WIS AM2	Wisteria frutescens 'Amethyst Falls'	Amethyst Falls Wisteria	15 gal	M spreading

BIORETENTION PLANTS

ANI YE2	Anigozanthos x 'Yellow Gem'	Yellow Gem Kangaroo Paw	1 gal	L 2' H X 1.5' W	
CAR DIV	Carex divulsa	European Grey Sedge	1 gal	L 1.5H x 1.5 W	
CAR PA2	Carex pansa	Sanddune Sedge	1 gal	L 1`H X 1W`	
CHO TEC	Chondropetalum tectorum	Small Cape Rush	5 gal	L 2-3' H x 3-4' W	
DIE IRI	Dietes iridioides	Fortnight Lily	5 gal	L 3' H X 3.5' W	
EPI SCH	Epilobium canum schieffelins	California fuchsia	5 gal	L 6" H X 3' W BIRDS, BEES, BUTTERFLIES	
ERI KA2	Erigeron karvinskianus	Santa Barbara Daisy	1 gal	L 1'H X 2.5' W	
FES ID3	Festuca idahoensis	Idaho Fescue	1 gal	L 1' H X 1'W	
FES MOL	Festuca rubra `Molate`	Molate Fescue	1 gal	M 12-18" Hx 2`w	
JUN PAT	Juncus patens	California Gray Rush	1 gal	L 1-2' H x 1-2' W NATIVE Butterfly	
MIM AU2	Mimulus aurantiacus	Sticky Monkey Flower	5 gal	3-4`H x 3-4`H	
MUH RI2	Muhlenbergia rigens	Deer Grass	5 gal	M 4-5`H X 3-5`W	
RHA EVE	Rhamnus californica 'Eve Case'	California Coffeeberry	5 gal	L 3-6H-4-6'W NATVIE Butterfly, Birds, Bees	
ROS CAL	Rosa californica	California Wild Rose	5 gal	L 4-8' H x 4-8' W NATIVE - Butterfly, Bird, Bee	

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
GROUND COVERS					
	NO MOW	NoMow Fescue	NoMow Fescue Sod	SOD	Available at Delta Blue Grass, www.deltabluegrass.com/ Phone #: 1-(800)-637-8873

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-8325 FAX (415) 864-0796

PULTE HOMES
PARVIA
3521 HOMESTEAD ROAD
SANTA CLARA, CALIFORNIA

CONCEPTUAL PLANTING PALETTE
SCALE: NTS DATE: 05/29/26

L3.1

Acer ruburm Armstrong

Arbutus marina

Ulmus parvifolia

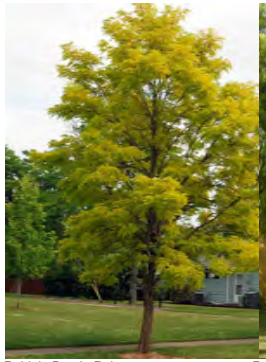
Prunus 'Krauter Vesuvius'

Olea 'Wilsonii'

Prunus caroliniana Bright n Tight

x Chitalpa

Ginkgo Princeton Sentry

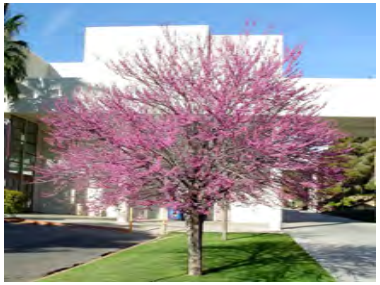

Robinia Purple Robe

Robinia flowers

Platanus x acerifolia

Jacaranda

Lagerstroemia


Cercis occidentalis

Magnolia Little Gem

Prunus serrulata Amanogawa

Crategus phaenopryum

Lophstemon confertus

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-8313 FAX (415) 864-0716

PULTE HOMES
PARVIA
3521 HOMESTEAD ROAD
SANTA CLARA, CALIFORNIA

CONCEPTUAL TREE IMAGERY

SCALE:NTS DATE: 05/29/26

L3.2

Anigozanthos Yellow Gem

Anigozanthos Bush Gold

Arctostaphylos Emerald Carpet

Achillea millefolium

Erysium Bowles Mauve

Grevillea noelli

Grevillea noellii flower

Cistus ladanifer

Euphoria 'Glacier Blue'

Ceanothus

Baccharis pilularis 'Twin Peaks'

Hebe-coed

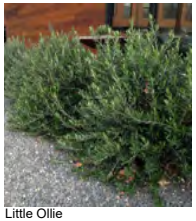
Dietes

Galvezia speciosa

Miscanthus sinensis

Gaura lindheimeri

Lavatera thuringiaca


Little Ollie

Leucadendron

Carpenteria californica

Epilobum canum

Callistemon viminalis Little John

Limonium perezii

Loropetalum chinensis

Erigeron glaucus 'Wayne Roderick'

Erigeron karvinsklanus

Salvia clevelandii

Westringia Grey Box

Muhlenbergia

Kniphofia uvaria

Liriope gigantea

Liriope muscari Silvery Sunproof

Phormium

Pittosporum Wheelers Dwarf

Festuca ovina glauca

Teucrium chamaedrys

Pittosporum tobira Creme de Mint

Phoriumum Duet

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-8325 FAX (415) 864-0726

PULTE HOMES
PARVIA
3521 HOMESTEAD ROAD
SANTA CLARA, CALIFORNIA

CONCEPTUAL PLANTING IMAGERY

SCALE: NTS DATE: 05/29/26

L3.3

Cercis occidentalis multi

Anigozanthos Yellow Gem

Muhlenbergia rigens

Epilobum

Festuca rubra

Dietes iridioides

Carex divulsa

Rosa californica

Juncus patens

Carex pansa

mimulus aurantiacus

Festuca idahoensis

Chondropetalum tectorum

Epilobium

Rhamnus californica Eves Case

Erigeron karvinsklanus

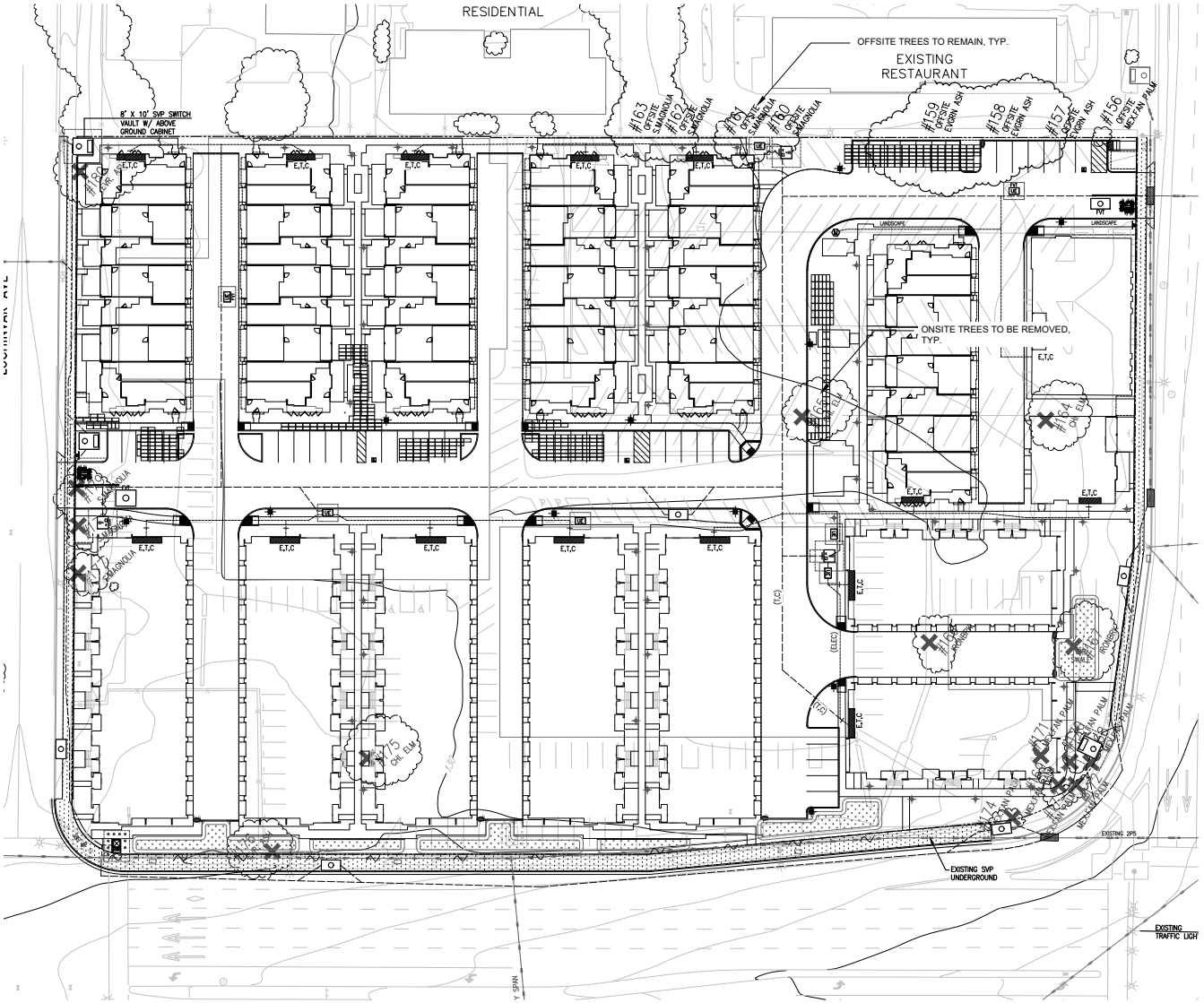
VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-8833 FAX (415) 864-0736

PULTE HOMES
PARVIA
3521 HOMESTEAD ROAD
SANTA CLARA, CALIFORNIA

CONCEPTUAL BIORENTION PLANTING IMAGERY

SCALE:NTS DATE: 05/29/26

L3.4



Preliminary Tree Disposition

3521 Homestead Road
Santa Clara, CA
November 2024

HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Disposition	Comments
156	Mexican fan palm	17	No	Preserve	Off-site on private property
157	Evergreen ash	31	No	Preserve	Off-site on private property
158	Evergreen ash	25	No	Preserve	Off-site on private property
159	Evergreen ash	35	No	Preserve	Off-site on private property
160	Southern magnolia	8	No	Preserve	Off-site on private property
161	Southern magnolia	17	No	Preserve	Off-site on private property
162	Southern magnolia	16	No	Preserve	Off-site on private property
163	Southern magnolia	13	No	Preserve	Off-site on private property
164	Chinese elm	17	No	Remove	Within development envelope
165	Chinese elm	15	No	Remove	Within development envelope
166	Red ironbark	24	No	Remove	Within development envelope
167	Red ironbark	34	No	Remove	Within development envelope
168	Mexican fan palm	18	No	Remove	Within development envelope
169	Mexican fan palm	16	No	Remove	Within development envelope
170	Mexican fan palm	24	No	Remove	Within development envelope
171	Mexican fan palm	12	No	Remove	Within development envelope
172	Mexican fan palm	9	No	Remove	Within development envelope
173	Mexican fan palm	17	No	Remove	Within development envelope
174	Mexican fan palm	17	No	Remove	Within development envelope
175	Chinese elm	18	No	Remove	Within development envelope
176	Evergreen ash	14,12,8,8,6	No	Remove	Within development envelope
177	Southern magnolia	12	No	Remove	Within development envelope
178	Southern magnolia	8,8	No	Remove	Within development envelope
179	Southern magnolia	10,10	No	Remove	Within development envelope
180	Evergreen ash	50	Yes	Remove	Within development envelope

TOTAL TREES TO BE REMOVED:	17	
TOTAL REPLACEMENT TREES REQUIRED:	34	24"box
	or	
	17	36" box
APPROX. NUMBER OF PROPOSED NEW TREES:	139	24"box

NOTES:

1. SEE SHEET L3.0 FOR TREE PALETTE
2. CITY TREE REPLACEMENT REQUIREMENTS: 2:1 RATIO

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-8325 FAX (415) 864-0716

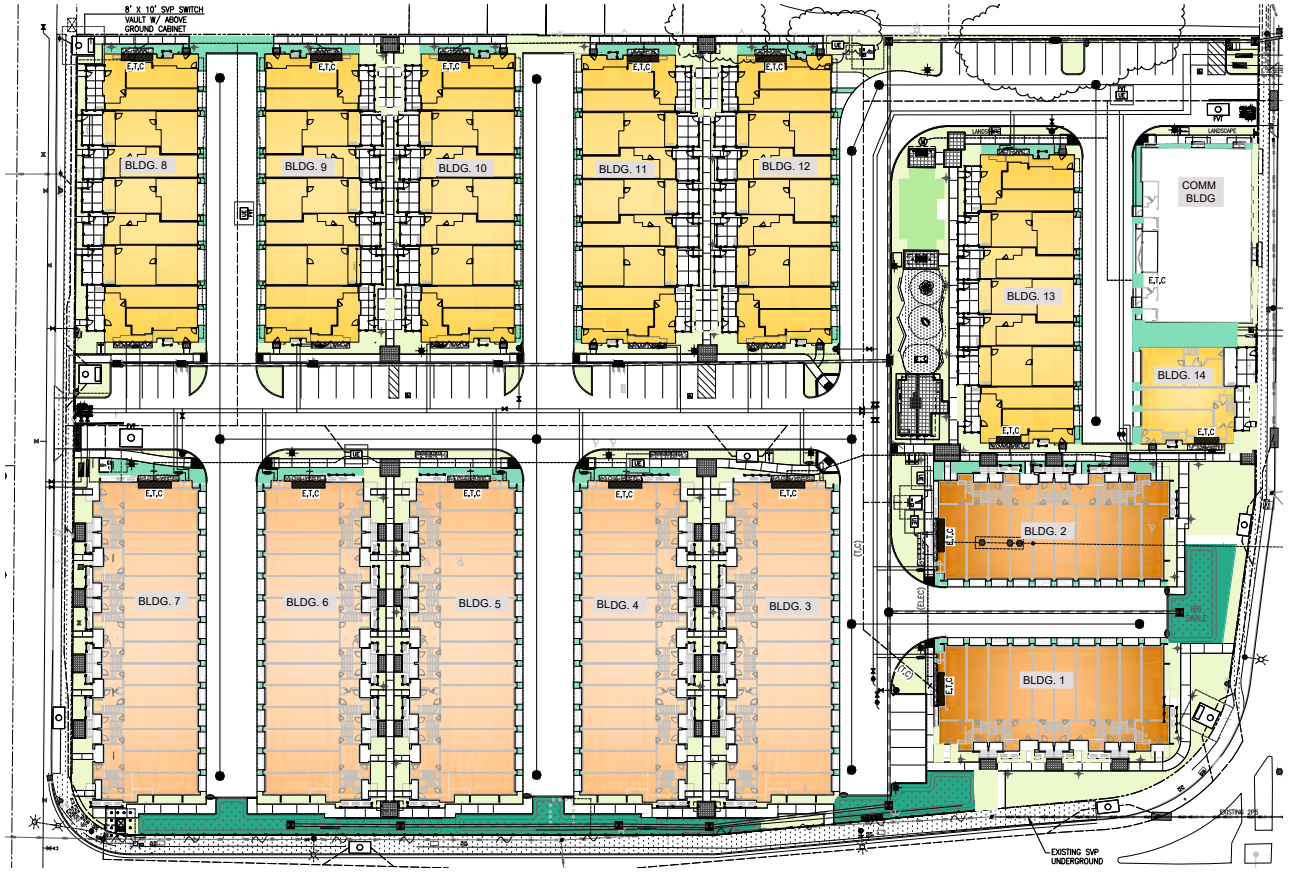
PULTE HOMES
PARVIA
3521 HOMESTEAD ROAD
SANTA CLARA, CALIFORNIA

EX. TREE DISPOSITION PLAN

SCALE:1" = 30'-0" DATE: 05/29/26

0 15 30 60 90

L3.5



IRRIGATION DESIGN INTENT STATEMENT

THE IRRIGATION WILL BE DESIGNED FOR MAXIMUM EFFICIENCY AND WATER CONSERVATION:

- SMART WEATHER (E.T.) BASED IRRIGATION CONTROLLERS WITH AUTOMATIC DAILY WATERING SCHEDULE ADJUSTMENTS BASED UPON LOCAL CLIMATIC CONDITIONS AT THE PROJECT SITE.
- RAIN SHUTOFF DEVICES.
- LOW VOLUME DRIP EMITTERS AT TREE, SHRUB AND GROUND COVER PLANTING AREAS.
- HIGH EFFICIENCY "WATER SMART" PRECISION SPRAY HEADS AT TURF AREAS FOR OPTIMUM WATER APPLICATION.
- FLOW SENSOR WITH AUTOMATIC IRRIGATION MAIN LINE WATER SHUT OFF IN THE EVENT OF A LINE BREAK.
- THE SHRUB AND GROUND COVER AREAS PLANTING AREAS PRIMARILY UTILIZE WATER CONSERVING LOW WATER USE PLANT MATERIALS. MEDIUM WATER USE PLANT MATERIALS ARE UTILIZED IN THE SHADY AREAS.
- TREES ARE A MIX OF LOW AND MEDIUM WATER USE SPECIES.
- TREES AND SHRUB/GROUND COVER AREAS ARE ON SEPARATE HYDROZONE VALVE CIRCUITS. BIO-TREATMENT AREAS ARE ALSO ON SEPARATE HYDROZONE VALVE CIRCUITS.
- HYDROZONE VALVE CIRCUITS WITH DIFFERING WATER USE REQUIREMENTS (LOW, MEDIUM) ARE ON SEPARATE VALVE CIRCUITS.
- IRRIGATION SYSTEM COMPLIES WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (WELO).

IRRIGATION HYDROZONE AREA CHART

HYDROZONE		*SF*
	HYDROZONE 1: LOW WATER USE PLANTING AREAS, WITH DRIP IRRIGATION	**36,543 SF**
	HYDROZONE 2: MEDIUM WATER USE PLANTING AREAS, WITH DRIP IRRIGATION	**3,925 SF**
	HYDROZONE 3: LOW WATER USE BIOTREATMENT PLANTING AREAS, WITH DRIP IRRIGATION	**6,629 SF**
	HYDROZONE 4: LOW WATER USE FESCUE MIX SOD TURF AREAS, WITH SPRAY IRRIGATION	**918 SF**
	TOTAL APPROX. LANDSCAPE AREA:	**48,015 SF**

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-8325 FAX (415) 864-0716

PULTE HOMES
PARVIA
3521 HOMESTEAD ROAD
SANTA CLARA, CALIFORNIA

CONCEPTUAL HYDROZONE PLAN

SCALE:1" = 30'-0" DATE: 05/29/26

0 15 30 60 90

L4.0

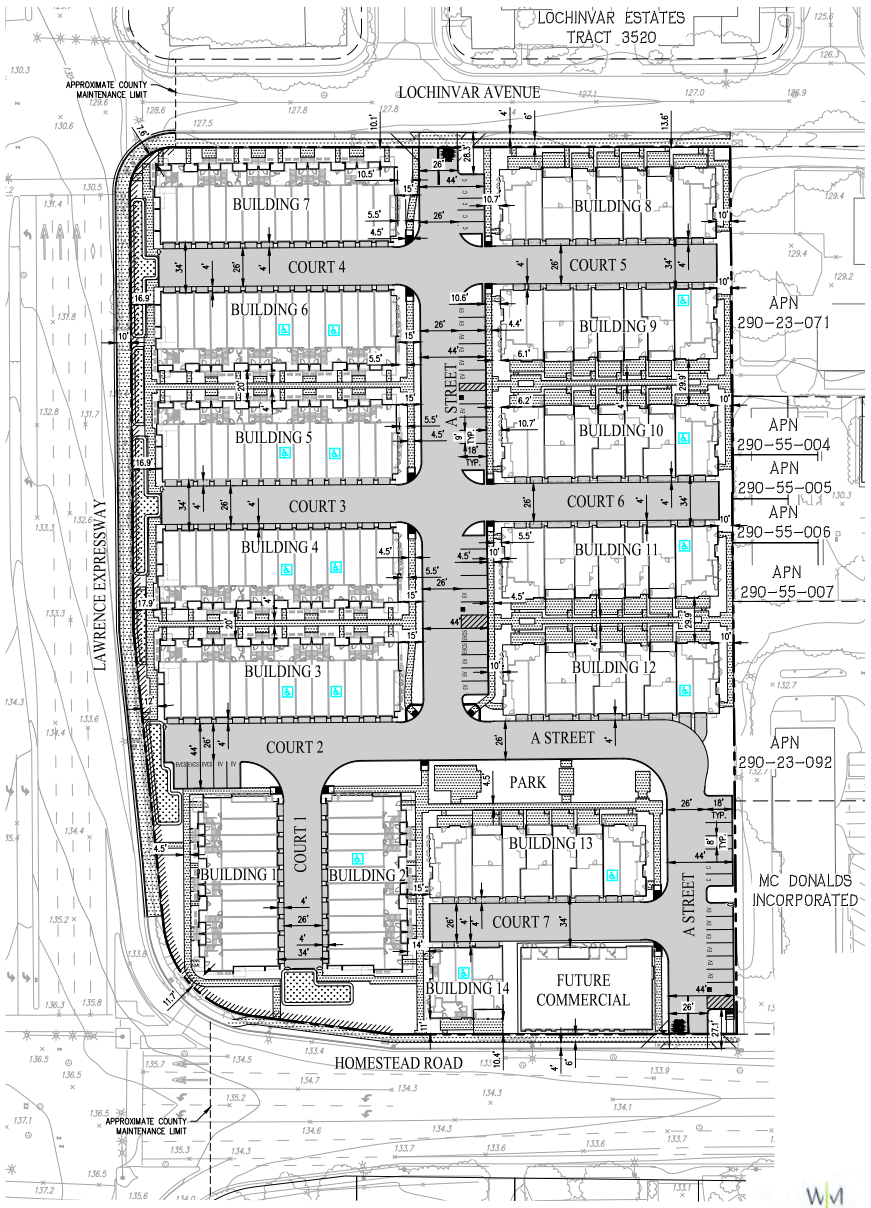
CONTACTS:

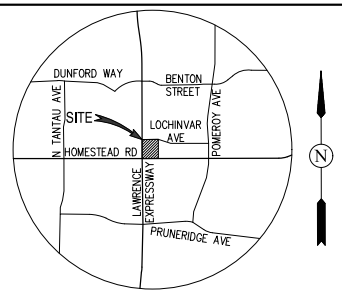
1. OWNER/DEVELOPER: PULTE GROUP
   4511 WILLOW ROAD, SUITE 8
   PLEASANTON, CA 94588
   (925) 383-5425
   BILL SADLER

2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
   2633 CAMINO RAMON, SUITE 350
   SAN RAMON, CALIFORNIA 94583
   (925) 866-0322
   JUSTIN JOSEPH, RCE 87572

GENERAL NOTES

1. ASSESSORS PARCEL NO.: 290-23-053 & 290-23-049
2. SITE AREA: 5.55± AC
3. LOTS: 2
4. DWELLING UNITS: 147
5. SITE DENSITY: 26.7 DU/AC
6. EXISTING GENERAL PLAN: NEIGHBORHOOD MIXED USE
   PROPOSED GENERAL PLAN: NEIGHBORHOOD MIXED USE
7. EXISTING ZONING: MU-NC MIXED USE NEIGHBORHOOD COMMERCIAL
   PROPOSED ZONING: MU-NC MIXED USE NEIGHBORHOOD COMMERCIAL
8. BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS HOMESTEAD ROAD & LAWRENCE EXPRESSWAY, NE CORNER ISLAND, CHISELED CROSS ON TOP OF SW BOLT IN TRAFFIC SIGNAL POLE BASE. (RESET 1997)
9. EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
10. EXISTING UTILITIES: EXISTING UTILITIES WITHIN BOUNDARY TO BE REMOVED AS NOTED.
11. STREETS: ALL DRIVE AISLES WITHIN THE PROJECT WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED. (MINIMUM LONGITUDINAL SLOPE=0.5%)
12. TREES: STREET TREES WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS.
13. STREET LIGHTS: STREET LIGHTS WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS (OR APPROVED EQUAL).
14. FLOOD ZONE: ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
    SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06085C0229H
    DATE: MAY 18, 2009
15. UTILITIES:
    - WATER(OFF-SITE): CITY OF SANTA CLARA
    - WATER(ON-SITE): PRIVATE
    - FIRE: PRIVATE
    - SEWER (OFF-SITE): CITY OF SANTA CLARA
    - SEWER (ON-SITE): PRIVATE
    - STORM DRAIN (OFF-SITE): CITY OF SANTA CLARA
    - STORM DRAIN (ON-SITE): PRIVATE
    - ELECTRIC: SILICON VALLEY POWER
    - TELEPHONE: AT&T
    - CABLE TV: COMCAST
16. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
17. PHASING: PROJECT MAY BE CONSTRUCTED IN PHASES
18. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR THE RESIDENTIAL UNITS. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.





VICINITY MAP
(NOT TO SCALE)

SHEET INDEX

SHEET NO.	SHEET TITLE
TM01	SITE PLAN
TM02	EXISTING CONDITIONS
TM03	LOTTING PLAN
TM04	STREET SECTIONS
TM05	GRADING AND DRAINAGE PLAN
TM06	UTILITY PLAN
TM07	STORMWATER CONTROL PLAN
TM08	FIRE ACCESS PLAN
TM09	TRASH PICKUP PLAN
TM10	ALTERNATE TRASH PICKUP PLAN
TM11	AFFORDABLE HOUSING PLAN

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD (MU-NC)	REQUIRED	PROPOSED
FRONT YARD SETBACK	MIN. 0-FEET	0-FEET
SIDE YARD SETBACK (INTERIOR)	MIN. 0-FEET	0-FEET
SIDE YARD SETBACK (CORNER)	MIN. 0-FEET	0-FEET
MAXIMUM BUILDING HEIGHT	32-FEET	51-FEET*
NUMBER OF STORIES	MAX. 3	4*
BUILDING COVERAGE	MAX. 60%	43%
DENSITY (UNITS/ACRE)	20-36	27.3
PRIVATE REC SPACE (AVG/UNIT)	60 SF	127 SF
COMMON REC SPACE (AVG/UNIT)	200 SF	200 SF

NOTES:
1. PRIVATE REC SPACE INCLUDES GROUND-LEVEL FENCED PATIO AREAS & BALCONY AREAS.
2. * DENOTES REQUESTED WAIVER

PARKING SUMMARY

PARKING REQUIRED

MULTI-FAMILY		
OFF-STREET COVERED SPACES PER UNIT (1.5 PER UNIT) = (147 X 1.5) =	221	SPACES
COMMERCIAL		
ON-STREET SPACES (4 PER 1000 SQ.FT.) = (4,991 / 1000) * 4 =	20	SPACES
TOTAL PARKING REQUIRED =	241	SPACES

PARKING PROVIDED

MULTI-FAMILY		
COVERED GARAGE SPACES SPACES (2 PER UNIT) = (147 X 2) =	294	SPACES
GUEST SPACES		
ON-STREET STANDARD SPACES (IN-TRACT) =	13	SPACES
COMPACT STALL (IN-TRACT) =	7	SPACES
ACCESSIBLE STALL (IN-TRACT) =	3	SPACES
EV CHARGING STALL (IN-TRACT) =	5	SPACES
EV READY STALL (IN-TRACT) =	19	SPACES
TOTAL PARKING PROVIDED =	341	SPACES

PARKING NOTES:
1. PERPENDICULAR STANDARD SPACES MINIMUM DIMENSIONS: 9 FEET BY 18 FEET.
2. THE TOTAL PARKING COUNT WILL BE SHARED FROM EACH OF THE REQUIREMENTS FROM MULTI-FAMILY AND COMMERCIAL.

LEGEND

- PROPERTY BOUNDARY
- RELINQUISHED ABUTTERS RIGHTS
- ♿ ACCESSIBLE UNIT
- EV ELECTRIC VEHICLE READY PARKING STALL
- EVCS ELECTRIC VEHICLE CHARGING STALL

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
SITE PLAN
PARIVA

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"= 40' DATE: MAY 29, 2026

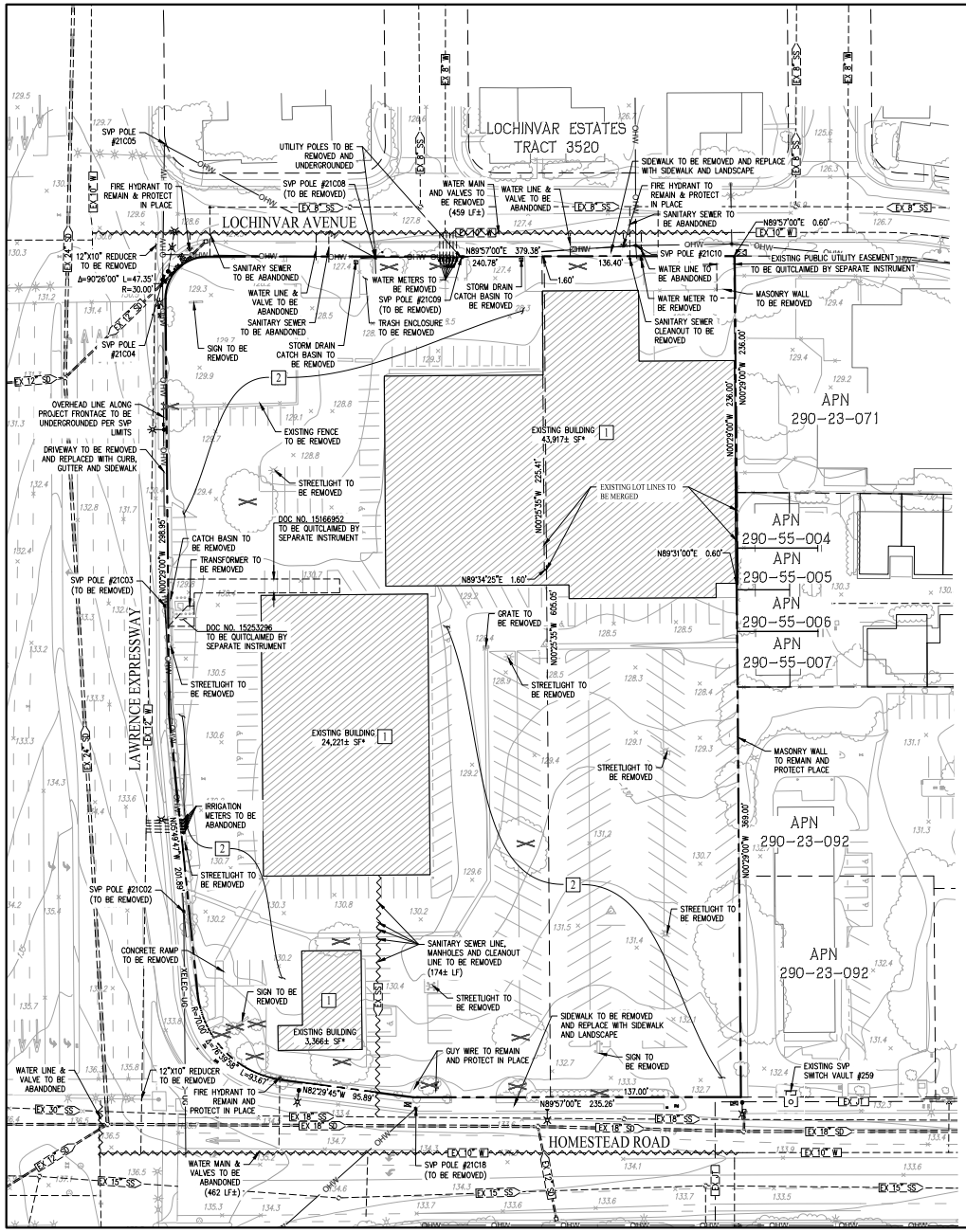
WAYMARK

0 40 80 120

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

JOB NO.: 3455-015

SHEET NO. TM01 OF 11 SHEETS



LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- ADJACENT LOT LINE
- EXISTING CURB, GUTTER & SIDEWALK
- EXISTING FENCE
- x 62.0 EXISTING SPOT ELEVATIONS
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING STREET LIGHT
- EXISTING UTILITY POLE
- EX SD EXISTING STORM DRAIN
- EX SS EXISTING SANITARY SEWER
- EX W EXISTING WATER LINE
- EX GAS EXISTING GAS
- OHW EXISTING OVERHEAD LINE
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING TREE
- EXISTING TREE TO BE REMOVED (TOTAL: 16)
- EXISTING UTILITY TO BE REMOVED
- EXISTING LOT LINE

DEMOLITION NOTES

NOTE	DESCRIPTION
1	REMOVE EXISTING BUILDING STRUCTURE AND FOUNDATION
2	REMOVE EXISTING ASPHALT CONCRETE, BOLLARDS, FENCE AND PARKING LOT CURB AND GUTTER

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
EXISTING CONDITIONS
PARIVA

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

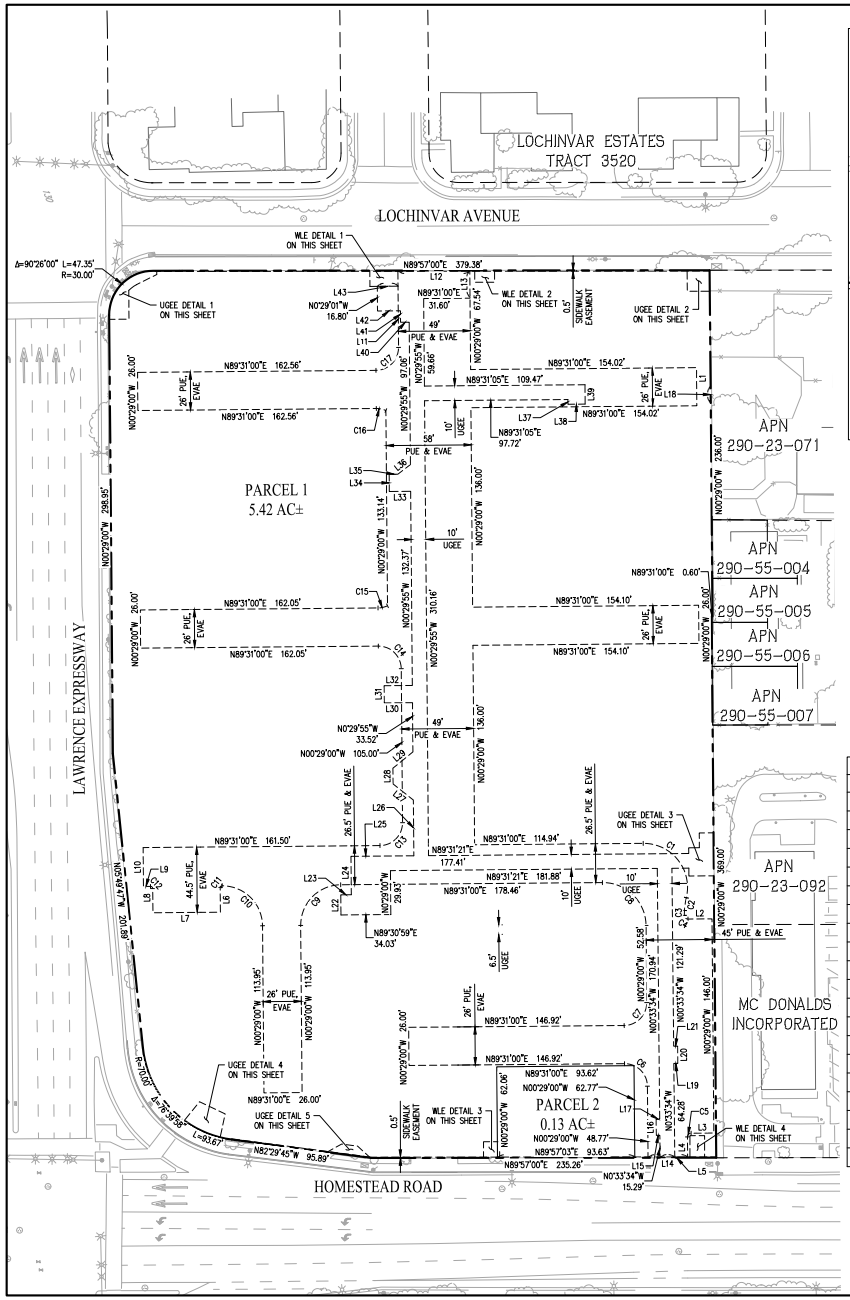
SCALE: 1"= 40' DATE: MAY 29, 2026

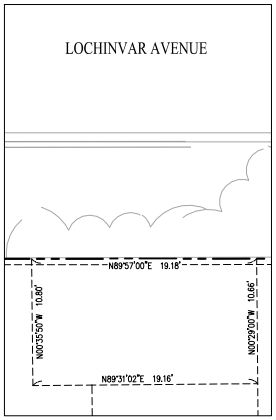
0 40 80 120

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

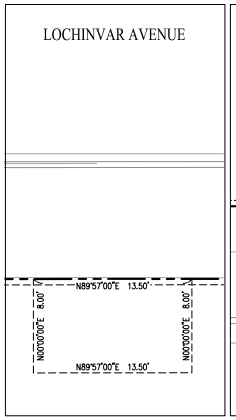
JOB NO.: 3455-015

SHEET NO. TM02 OF 11 SHEETS

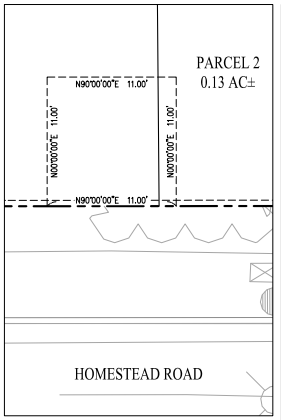




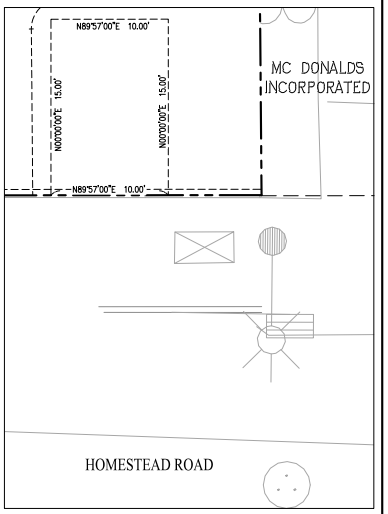
WLE DETAIL 1
SCALE: 1"=5'



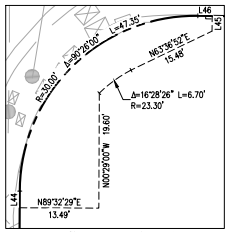
WLE DETAIL 2
SCALE: 1"=5'



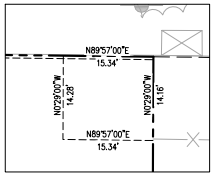
WLE DETAIL 3
SCALE: 1"=5'



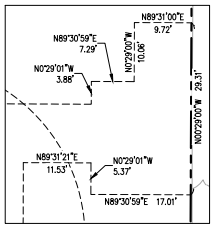
WLE DETAIL 4
SCALE: 1"=5'



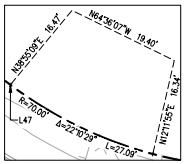
UGEE DETAIL 1
SCALE: 1"=10'



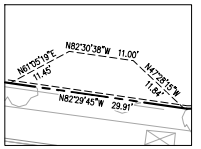
UGEE DETAIL 2
SCALE: 1"=10'



UGEE DETAIL 3
SCALE: 1"=10'



UGEE DETAIL 4
SCALE: 1"=10'



UGEE DETAIL 5
SCALE: 1"=10'

LINE TABLE		
NO	BEARING	LENGTH
L1	N00°29'00"W	26.00'
L2	N89°31'00"E	16.38'
L3	N89°31'00"E	15.50'
L4	N00°29'00"W	14.17'
L5	N89°56'31"E	27.00'
L6	N00°29'00"W	17.00'
L7	N89°31'05"E	46.00'
L8	N00°29'00"W	16.50'
L9	N89°31'00"E	4.81'
L10	N00°29'00"W	26.50'
L11	N00°29'00"W	52.41'
L12	N89°57'00"E	49.00'
L13	N00°29'00"W	18.43'
L14	N89°57'00"E	10.00'
L15	N89°16'44"E	2.46'
L16	N00°43'16"W	11.00'
L17	N89°16'44"E	2.49'
L18	N00°29'00"W	11.46'
L19	N89°31'00"E	2.74'
L20	N00°29'00"W	11.74'

LINE TABLE		
NO	BEARING	LENGTH
L21	N89°31'00"E	2.75'
L22	N00°29'00"W	13.72'
L23	N89°31'00"E	7.17'
L24	N00°29'01"W	26.20'
L25	N89°31'00"E	42.86'
L26	N00°29'55"W	38.03'
L27	N51°38'54"W	17.62'
L28	N00°30'35"W	10.72'
L29	N50°37'44"E	17.63'
L30	N89°31'00"E	19.24'
L31	N00°29'00"W	11.74'
L32	N89°31'00"E	19.24'
L33	N89°31'00"E	14.55'
L34	N00°29'00"W	11.74'
L35	N89°31'00"E	5.95'
L36	N52°27'42"E	10.77'
L37	N00°29'00"W	3.21'
L38	N89°31'00"E	11.74'
L39	N00°29'00"W	13.21'
L40	N89°31'00"E	5.89'

LINE TABLE		
NO	BEARING	LENGTH
L41	N00°29'00"W	7.83'
L42	N89°31'00"E	15.64'
L43	N89°31'02"E	14.13'
L44	N00°29'00"W	2.84'
L45	N00°03'00"W	2.59'
L46	N89°57'00"E	2.44'
L47	N53°43'17"W	0.06'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	30.00'	104°06'12"	54.51'
C2	49.50'	10°11'20"	8.80'
C3	49.50'	3°54'50"	3.38'
C4	2.50'	90°00'02"	3.93'
C5	2.50'	90°00'00"	3.93'
C6	15.50'	89°59'59"	24.35'
C7	15.50'	90°00'00"	24.35'
C8	29.50'	90°00'00"	46.34'
C9	27.50'	90°00'00"	43.20'
C10	27.50'	90°00'00"	43.20'
C11	1.02'	97°21'32"	1.72'
C12	1.50'	90°00'00"	2.36'
C13	15.50'	90°00'00"	24.35'
C14	15.50'	90°00'00"	24.35'
C15	15.50'	24°47'38"	6.71'
C16	15.50'	24°47'38"	6.71'
C17	15.50'	90°00'00"	24.35'

LEGEND

PROPERTY BOUNDARY
PROPOSED EASEMENT
PROPERTY LOT LINE

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
LOTTING PLAN
PARIVA

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

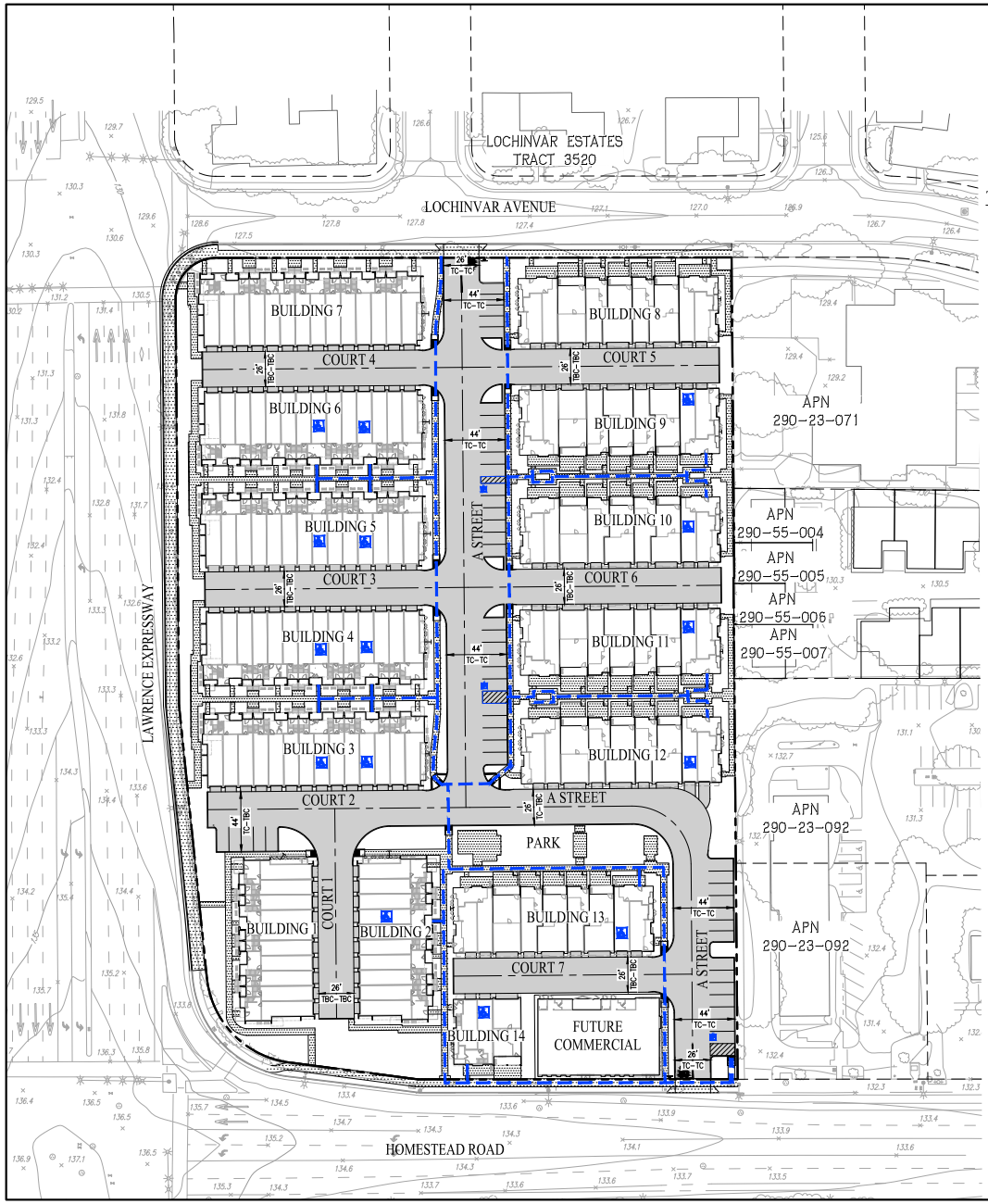
SCALE: 1"= 40' DATE: MAY 29, 2026

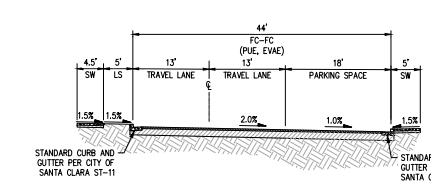
0 40 80 120

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

JOB NO.: 3455-015

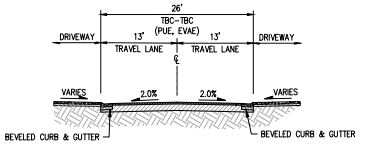
SHEET NO.
TM03
OF 11 SHEETS





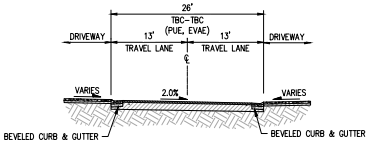
TYPICAL 26' PRIVATE STREET WITH PARKING ON RIGHT SIDE (CROSS SLOPED)

APPLIES TO: A STREET
NOT TO SCALE



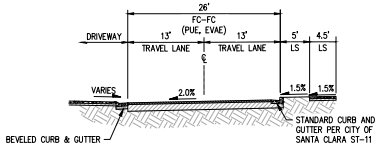
TYPICAL 26' PRIVATE STREET SECTION (CROWNED)

APPLIES TO: COURT 1, COURT 5, COURT 6
NOT TO SCALE



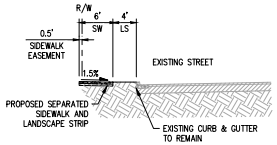
TYPICAL 26' PRIVATE STREET SECTION (CROSS SLOPED)

APPLIES TO: COURT 3, COURT 4, COURT 7
NOT TO SCALE



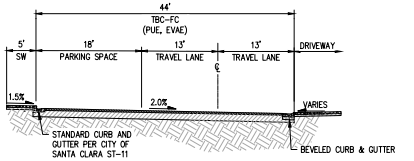
COURT 2

NOT TO SCALE



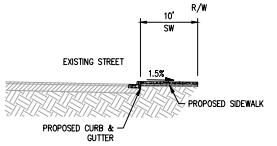
HOMESTEAD ROAD FRONTAGE (EXISTING ROAD)

NOT TO SCALE



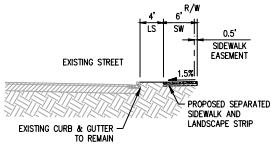
COURT 2 PARKING

NOT TO SCALE



LAWRENCE EXPRESSWAY FRONTAGE (EXISTING ROAD)

NOT TO SCALE



LOCHINVAR AVENUE FRONTAGE (EXISTING ROAD)

NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE DWELLING UNIT
- ACCESSIBLE PARKING SPACE

NOTE:

COURTS 1,2,3,4,5,6,7 AND A STREET ARE DESIGNATED AS EVAE ACCESS.

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

STREET SECTIONS

PARIVA

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

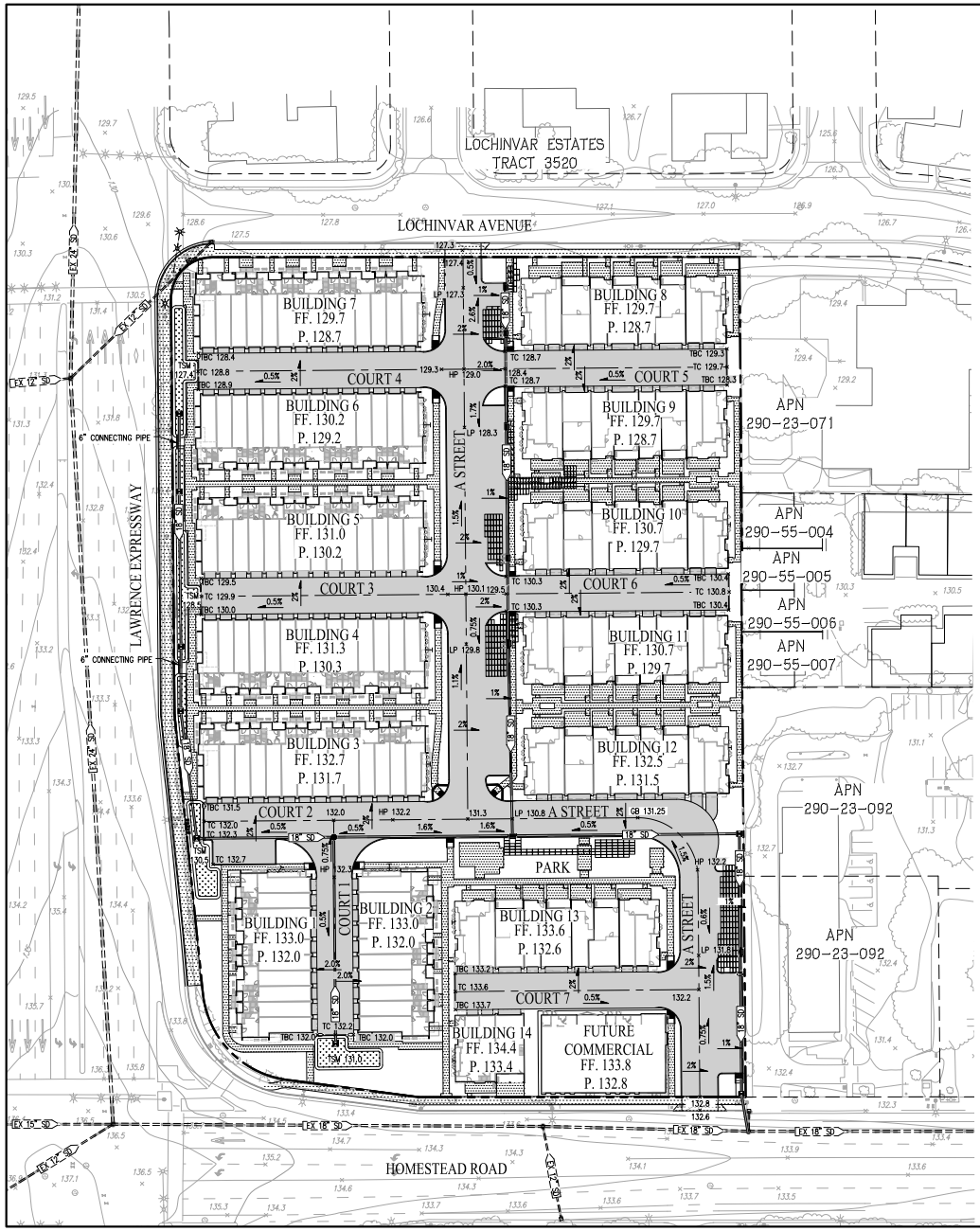
SCALE: 1"= 40' DATE: MAY 29, 2026

0 40 80 120

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

JOB NO.: 3455-015

SHEET NO. TM04 OF 11 SHEETS



EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING (NO UNDERCUT ASSUMED)	4,038	3,871
UTILITY SPOILS (ASSUMED)	1,000	–
HOUSE SPOILS (ASSUMES 15 CY/UNIT, 147 UNITS)	2,205	–
BIORETENTION (ASSUMES 2.5' SECTION)	277	–
SILVA CELLS (ASSUMES 3.5' SECTION)	479	–
SHRINKAGE OF CUT MATERIALS (10%)	–	387
SUBTOTAL	7,999	4,258
NET	3,741 (CUT)	
BUILDING FOUNDATION BACKFILL (ASSUMES 8")	–	1,766
PARKING LOT BACKFILL (ASSUMES 8")	–	3,788
SUBTOTAL	7,999	9,812
NET	1,813 (FILL)	

LEGEND

- PROPERTY BOUNDARY
- 132.0 SPOT ELEVATION
- 3% SLOPE
- 18" SD PROPOSED STORM DRAIN
- EX 18" SD EXISTING STORM DRAIN
- PROPOSED BIORETENTION
- SILVA CELL
- CURB CUT

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
GRADING AND DRAINAGE PLAN
PARIVA

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

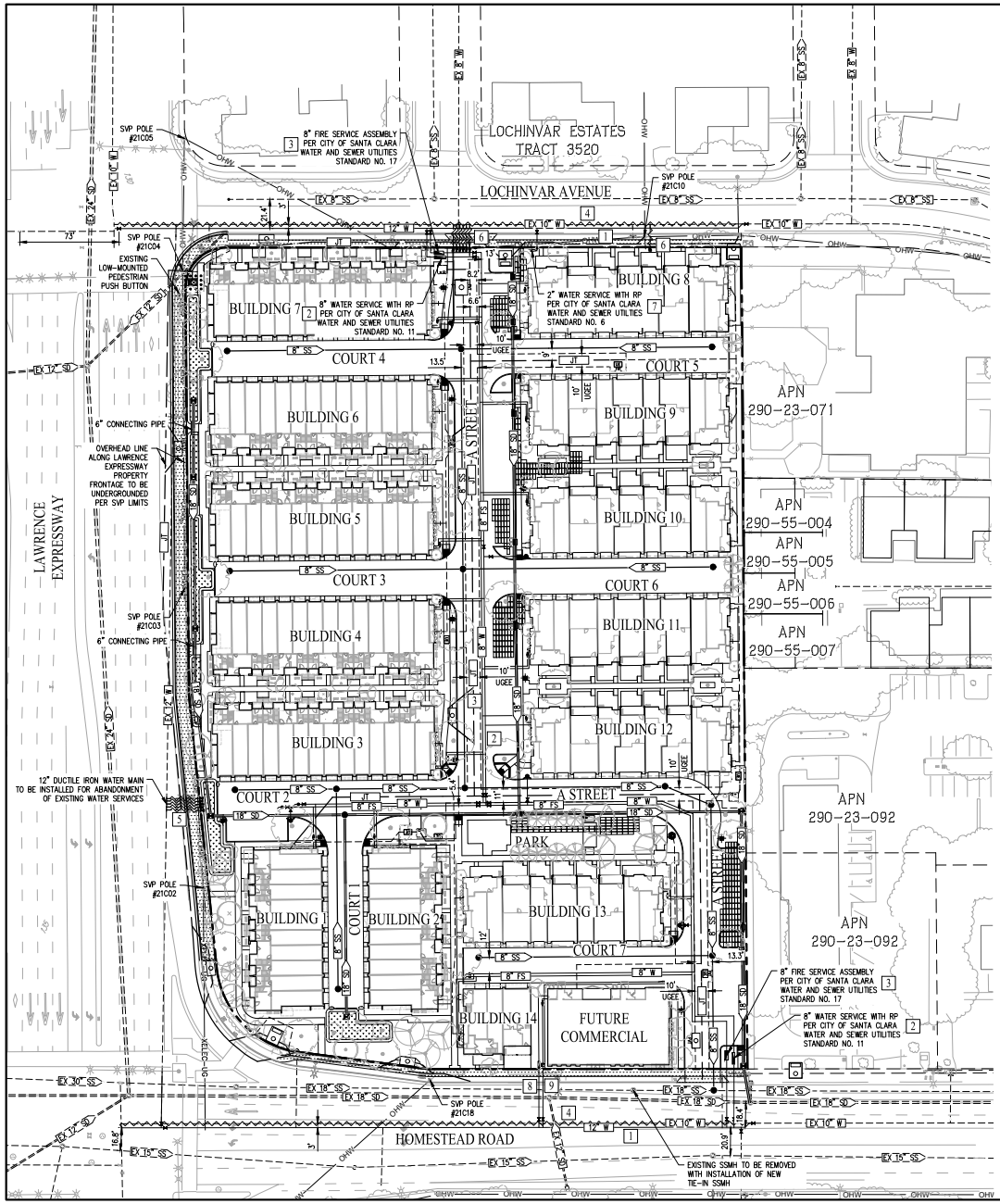
SCALE: 1"= 40' DATE: MAY 29, 2026

0 40 80 120

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

JOB NO.: 3455-015

SHEET NO. TM05 OF 11 SHEETS



WATER SERVICE UTILITY TABLE

NO.	(E) OR (N)	UTILITY	SIZE	MATERIAL	DISPOSITION	QUANITITY
1	(N)	DOMESTIC WATER	12"	DIP	INSTALL NEW	995 LF
2	(N)	DOMESTIC WATER	8"	PVC	INSTALL NEW	2 EA
3	(N)	DOMESTIC WATER (FIRE)	8"	PVC	INSTALL NEW	2 EA
4	(E)	DOMESTIC WATER	10"	PVC	TO BE ABANDONED	925 LF
5	(E)	DOMESTIC WATER (IRR.)	1"	PVC	TO BE ABANDONED	5 EA
6	(E)	DOMESTIC WATER	1"	PVC	TO BE ABANDONED	6 EA
7	(N)	DOMESTIC WATER (IRR.)	2"	PVC	INSTALL NEW	1 EA
8	(N)	DOMESTIC WATER	2"	PVC	INSTALL NEW	1 EA
9	(N)	DOMESTIC WATER (FIRE)	6"	PVC	INSTALL NEW	1 EA

LEGEND

- PROPERTY BOUNDARY
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED WATER
- PROPOSED FIRE SERVICE
- PROPOSED JOINT TRENCH
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING WATER
- EXISTING OVERHEAD WIRES
- PROPOSED BIORETENTION
- PROPOSED CURB CUT
- SILVA CELL
- 8" FIRE REDUCED PRESSURE BACKFLOW PREVENTER
- 8" DOMESTIC WATER BACKFLOW PREVENTER
- PAD MOUNTED TRANSFORMER
- PROPOSED STREET LIGHT

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

UTILITY PLAN

PARIVA

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

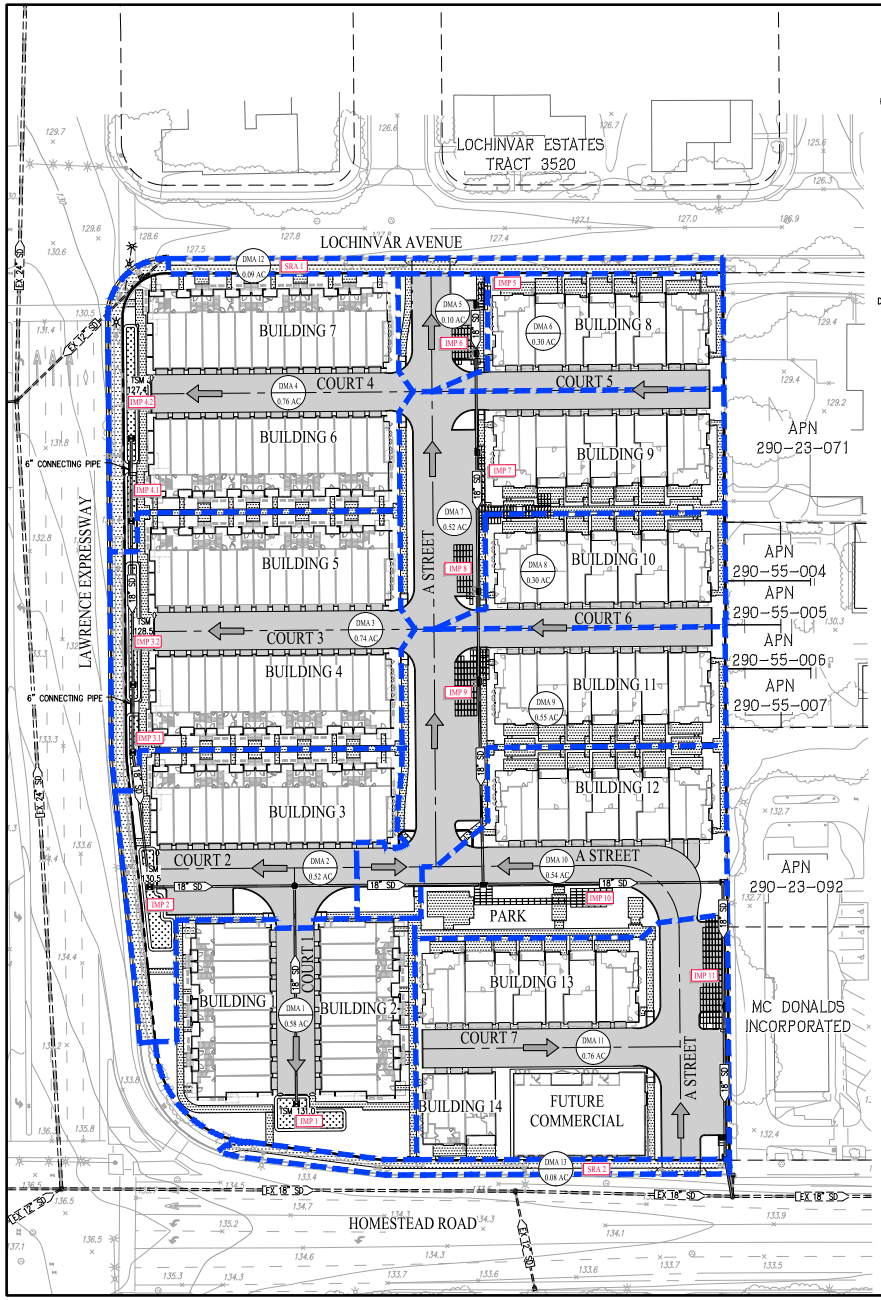
SCALE: 1"= 40' DATE: MAY 29, 2026

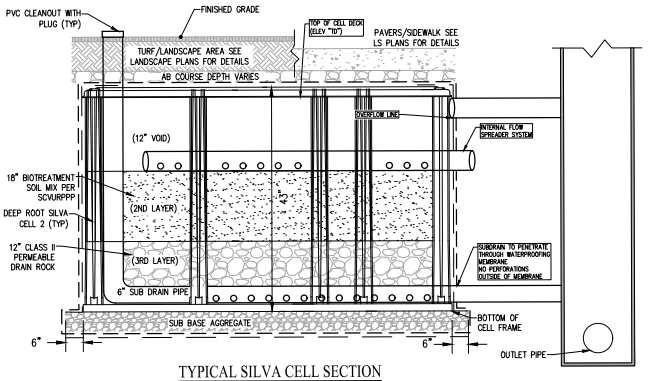
0 40 80 120

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

JOB NO.: 3455-015

SHEET NO. TM06 OF 11 SHEETS





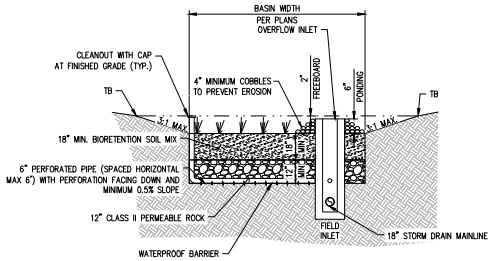
TYPICAL SILVA CELL SECTION

NOT TO SCALE

STORMWATER TREATMENT SUMMARY

AREA ID	DRAINAGE AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	COMBINATION FLOW AND VOLUME METHOD TREATMENT AREA PROPOSED (SF)	PONDING DEPTH (INCHES)
DMA 1	25,396	19,032	6,364	688	6
DMA 2	22,706	18,073	4,633	616	6
DMA 3	32,214	27,128	5,086	894	6
DMA 4	32,855	27,480	5,375	901	6
DMA 5	4,542	3,702	840	124	6
DMA 6	13,033	12,003	1,030	361	6
DMA 7	22,740	20,746	1,994	628	6
DMA 8	12,978	12,126	852	356	6
DMA 9	24,136	21,619	2,517	657	6
DMA 10	23,387	17,739	5,648	639	6
DMA 11	32,899	29,029	3,870	897	6
DMA 12	3,939	2,425	1,514	SRA 1	--
DMA 13	3,516	2,227	1,289	SRA 2	--
TOTAL	254,341	213,329	41,012	6,761	--

NOTE:
- THE COMBINATION FLOW AND VOLUME METHOD WAS USED TO CALCULATE THE TREATMENT AREA.
- FULL TRASH CAPTURE DEVICES (CONNECTOR PIPE SCREEN OR APPROVED EQUAL) CERTIFIED BY SWRCB ARE APPLICABLE TO ALL DRAIN INLETS LOCATED OUTSIDE OF BIORETENTION AREAS AND SILVA CELLS, IN ACCORDANCE WITH C.3 REQUIREMENTS.



BIORETENTION TYPICAL SECTION

NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- 15" SD — PROPOSED STORM DRAIN
- EX 12" SD — EXISTING STORM DRAIN
- DMA BOUNDARY
- PROPOSED BIORETENTION
- 100-YEAR STORM EVENT OVERLAND RELEASE
- PROPOSED CURB CUT
- SILVA CELL

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
STORMWATER CONTROL PLAN
PARIVA

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

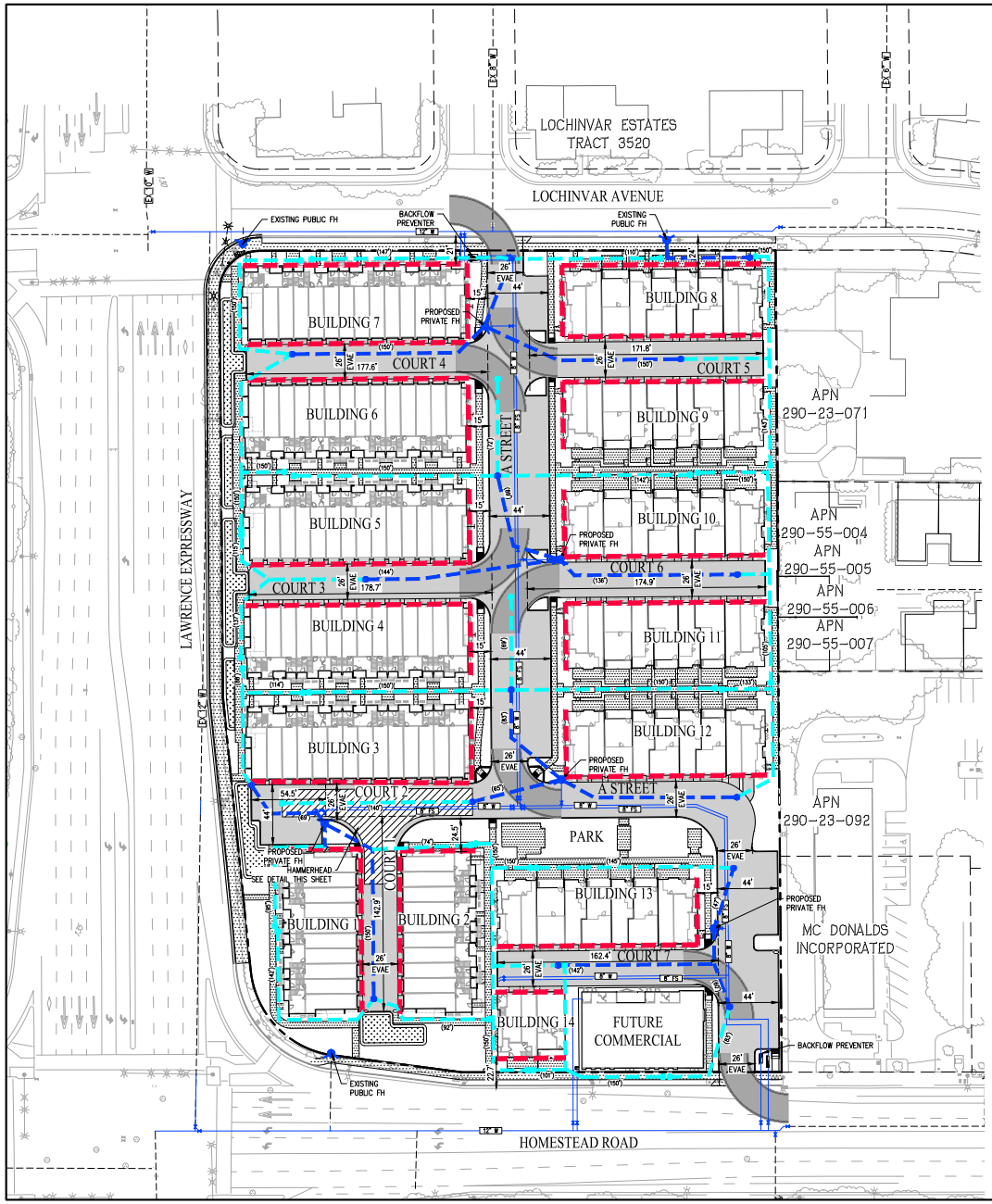
SCALE: 1"= 40' DATE: MAY 29, 2026

0 40 80 120

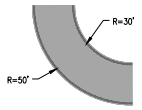
cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

JOB NO.: 3455-015

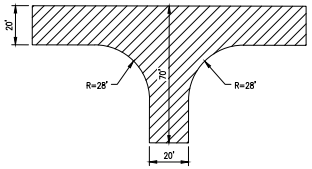
SHEET NO. TM07 OF 11 SHEETS



NOTE:
COURTS 1,2,3,4,5,6,7 AND A STREET ARE DESIGNATED AS EVAE ACCESS.



FIRE TRUCK
TURNING TEMPLATE
NOT TO SCALE



120' HAMMERHEAD PER
APPENDIX D
NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- 8" FS — PROPOSED FIRE SERVICE
- 12" W — EXISTING WATER
- FIRE AERIAL APPARATUS ACCESS ROAD
- FIRE AERIAL APPARATUS ACCESS
- FIRE DEPARTMENT HOSE REACH FROM FIRE HYDRANT TO FIRE TRUCK (150' MAX)
- FIRE DEPARTMENT HOSE REACH FROM FIRE TRUCK TO BUILDING (150' MAX)
- FIRE HYDRANT

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
FIRE ACCESS PLAN
PARIVA

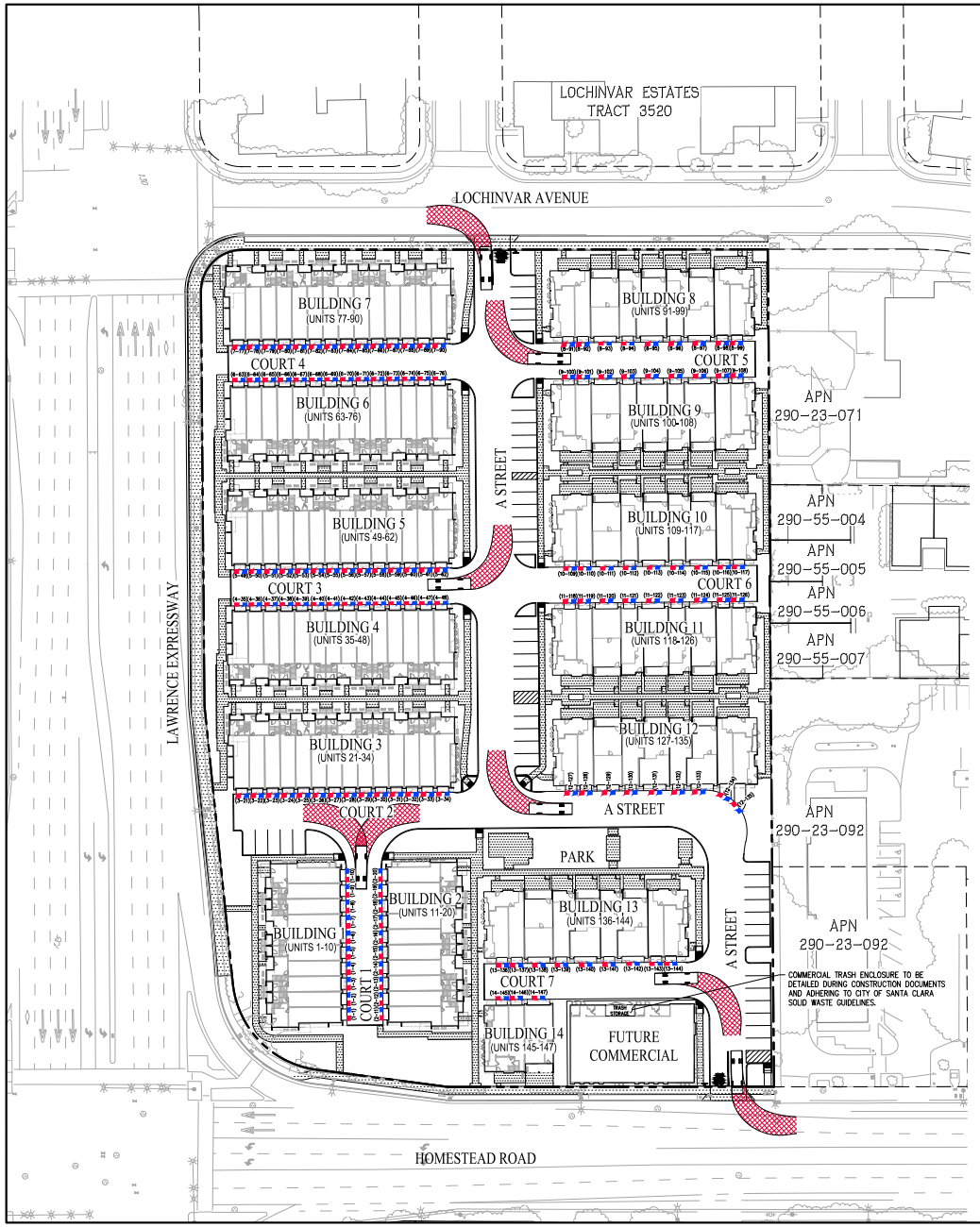
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"= 40' DATE: MAY 29, 2026

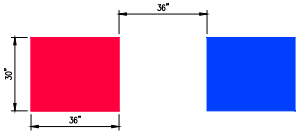
0 40 80 120

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

JOB NO.: 3455-015

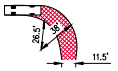
SHEET NO.
TM08
OF 11 SHEETS





GARBAGE BIN TEMPLATE

NOT TO SCALE



GARBAGE TRUCK TURNING TEMPLATE

NOT TO SCALE

LEGEND

PROPERTY BOUNDARY

TRASH CART

RECYCLING CART

(10-5)

BUILDING NUMBER — UNIT NUMBER

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
TRASH PICKUP PLAN
PARIVA

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

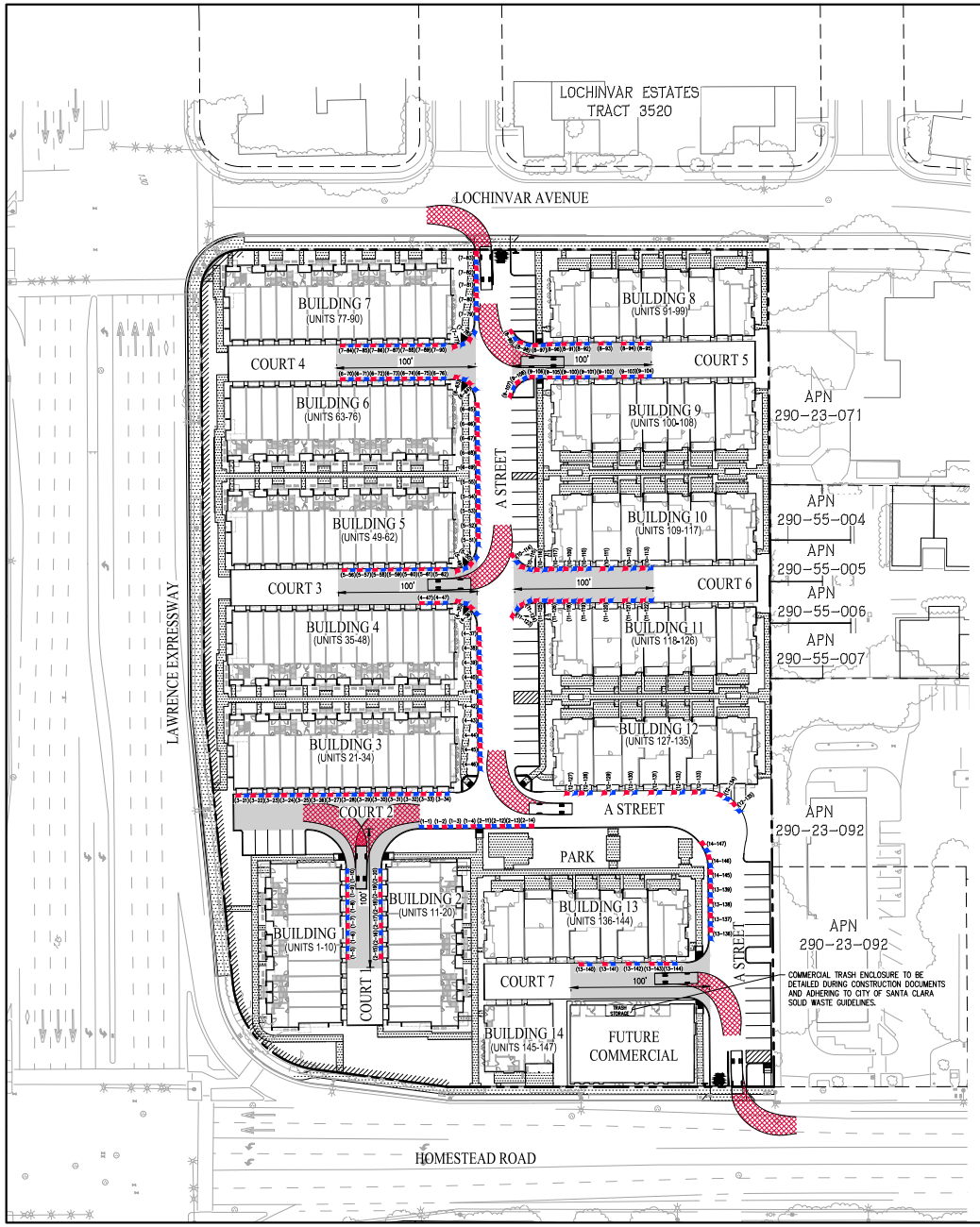
SCALE: 1"= 40' DATE: MAY 29, 2026

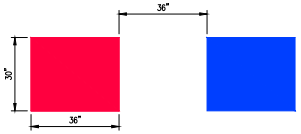
0 40 80 120

JOB NO.: 3455-015

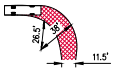
cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

SHEET NO.
TM09
OF 11 SHEETS





GARBAGE BIN TEMPLATE
NOT TO SCALE



GARBAGE TRUCK TURNING TEMPLATE
NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- TRASH CART
- RECYCLING CART
- 100' ALLEY TRASH PICKUP ACCESS
- (10-5) BUILDING NUMBER — UNIT NUMBER

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
ALTERNATE TRASH PICKUP PLAN
PARIVA

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

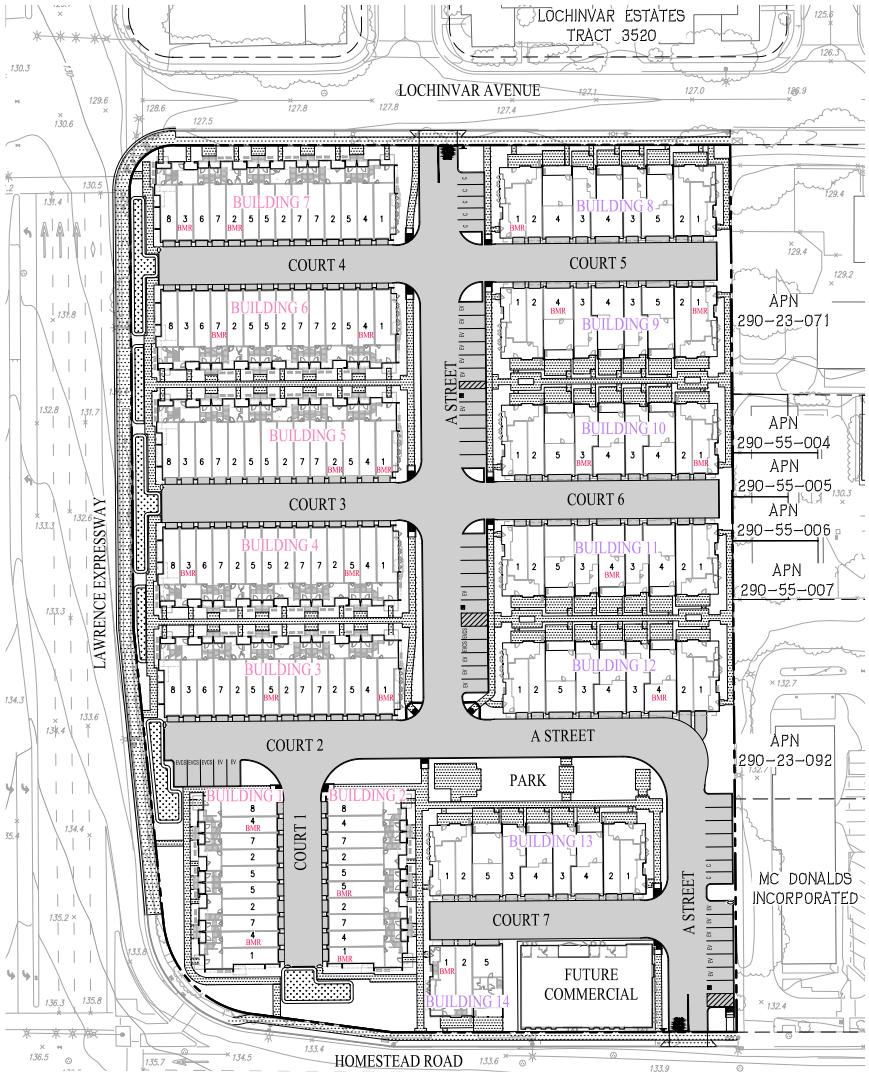
SCALE: 1"= 40' DATE: MAY 29, 2026

0 40 80 120

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

JOB NO.: 3455-015

SHEET NO.
TM10
OF 11 SHEETS



					GROSS FLOOR AREA (S.F.) - DWELLING UNIT (R-2)						
PLAN NO.	BED	BATH	POWDER	DEN/FLEX/LOFT	1st	2nd	3rd	4th	Total	TOTAL UNITS	Total Gross Floor Area
RUBY (4 story)											
Plan 1A	2	2		1	236	1176			1,412	7	9,884
Plan 1X	2	2		1	236	1176			1,412	2	2,824
Plan 2A	3	2		1	213	1305			1,518	10	15,180
Plan 2A (ADA)	3	2	1		213	1305			1,518	9	13,662
Plan 3A	3	2		1	213	1362			1,575	5	7,875
Plan 4A	3	2			93	86	1329		1,508	9	13,572
Plan 5A	3	3			85	78	752	685	1,600	10	16,000
Plan 5B	3	3			85	78	752	690	1,605	5	8,025
Plan 5C	3	3			85	78	752	685	1,600	4	6,400
Plan 6A	3	3			84	78	820	751	1,733	5	8,665
Plan 7A	3	3			84	124	884	857	1,949	10	19,490
Plan 7B	3	3			84	124	884	863	1,955	5	9,775
Plan 7C	3	3			84	124	884	863	1,955	4	7,820
Plan 8A	3	3		1	118	125	975	927	2,145	5	10,725
										90	149,897

					GROSS FLOOR AREA (S.F.) - DWELLING UNIT (R-2)						
PLAN NO.	BED	BATH	POWDER	DEN/FLEX/LOFT	1st	2nd	3rd	4th	Total	TOTAL UNITS	Total Gross Floor Area
JADE (3 story)											
Plan 1A	2	2	1		139	663	648	1450		6	8,700
Plan 1AX	2	2	1		139	663	648	1450		6	8,700
Plan 1AY	2	2	1		139	663	648	1450		1	1,450
Plan 2A	2	2	1		266	677	668	1611		7	11,277
Plan 2A (ADA)	2	2	1		266	677	668	1611		6	9,666
Plan 3A	2	2	1		193	713	767	1673		12	20,076
Plan 3B	2	2	1		195	720	775	1690		0	-
Plan 4A	3	3	1		397	826	881	2104		12	25,248
Plan 5A	3	3	1	1	427	933	980	2340		6	14,040
Plan 5B	3	3	1	1	431	940	986	2357		1	2,357
										57	101,514

BMR SUMMARY				
PLAN TYPE	MIX	MIX (%)	RUBY	JADE
1	20	13.6	3	4
2	32	21.8	2	
3	17	11.6	2	1
4	21	14.3	3	3
5	26	17.7	3	
6	5	3.4		
7	19	12.9	1	
8	7	4.8		
TOTAL	147	100	14	8
TOTAL BMR UNITS			22	

LEGEND

PROPERTY BOUNDARY

BMR — BELOW MARKET RATE UNIT

1 — UNIT PLAN TYPE

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
AFFORDABLE HOUSING PLAN
PARIVA

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"= 40' DATE: MAY 29, 2026

0 40 80 120

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

JOB NO.: 3455-015

SHEET NO. TM11 OF 11 SHEETS

26-614 **Agenda Date: 6/17/2026**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Public Hearing: Action on the Architectural Review (PLN24-00533) for the Demolition of Existing Buildings and Construction of Three Separate Multi-Family Buildings Resulting in 14 Townhomes and a Duplex Building With Commercial Space Located at 860 and 858 Civic Center Drive and 1526 Alviso Street. CEQA Status: Exempt from CEQA per Assembly Bill (AB) 130.

File No.: PLN24-00533
Location: 860 and 858 Civic Center Drive and 1526 Alviso Street, three parcels with a total lot area of 0.61-acre, located on the south side of Civic Center, approximately 215 feet east of Lafayette Stret; APN: 224-29-009, 224-29-010, and 224-29-023; zoned MU-CC - Mixed-Use Community Commercial
Applicant: Anderson Architects, Inc
Owner(s): Speno Enterprises
Request: Architectural Review for the demolition of existing buildings and construction of three separate multi-family buildings, including an eight-unit 20,672 square-foot building, a six -unit 15,323 square-foot building, and a two-unit 6,012 square-foot building with 715 square-foot commercial space.

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

Background

- The proposed project is in a neighborhood consisting of townhomes to the east, across Alviso Street, commercial uses to the north and south, hotel use to the south, and one-story residences to the west. The project properties are not within 200 feet of a Historic Resource. See Vicinity Map in Attachment 1.
- The existing parcels on Civic Center Drive are developed with one-story auto-repair and auto-related uses. The parcel on Alviso Street is currently vacant.
- Per the Santa Clara City Code 18.120.020.D.3 and 18.120.020.D.7, the request requires Architectural Review approval through a Development Review Hearing.
- The project proposes 14 four-story “for-sale” attached townhomes spread out in two four-story buildings one with eight-units and one with six-units, and a three-story building with two-units, two accessory dwelling units (ADUs), and 715 square-feet of commercial space.
- The project proposes two affordable units, consistent with the City’s Affordable Housing Ordinance which allows the applicant to use State density bonus law to seek waivers and concessions from the Santa Clara City Code.
    - The applicant requests four waivers: a reduction in the rear setback and the front

setback along Civic Center Drive, waive multi-story step-back requirements, and a height increase.
    - The applicant requests a concession to reduce the commercial Floor Area Ratio (FAR) requirement.
- The project was deemed complete and cleared at the April 14, 2026, Project Clearance Committee meeting.
- The proposal conforms to the City's Community Design Guidelines in that it improves the aesthetic of the site, creates a mix of uses by providing residential in proximity to the existing commercial uses, and is designed to be compatible with the existing surrounding development.

Site Layout and Design

- The project features two four-story attached townhome buildings, a three-story building with two units, two accessory dwelling units (ADUs), and a 715 square-foot of commercial space and a common open space with pedestrian walkways.
- Buildings 1 and 2 feature 2,048 square-foot attached townhomes with four-bedrooms, four-bathrooms, a two-car tandem garage, 254 square-foot of private open space deck on the fourth floor. The end units for Building 1 and 2 along Civic Center are 2,130 square feet and the end units for Building 1 and 2 on the interior side are 2,100 square feet.
- Building 3 includes two 2,118 square-foot units with three bedrooms and three bathrooms, two 521 square-foot ADUs on the first floor with one bedroom and bathroom, and a 715 square-foot commercial space.
- In the Mixed-Use Community Commercial zoning designation, commercial space is required at 0.1 FAR. The parcel of this size needs to provide 2,653.7 square feet of commercial space. The applicant has requested a concession to reduce the commercial space to 715 square feet to accommodate the residential density and product type. The proposed commercial space is intended to be used as a meeting or commercial space for the public, neighborhood, or HOA and is designed as a shell with a restroom, meeting area, and an entrance oriented on Alviso Street.
- The site plan has been designed to provide a 2,097 square-foot common open space and pedestrian walkways.
- The project proposes a 6-foot masonry wall along all property lines, except the frontage.

Building Architecture

- Buildings 1 and 2 are proposed to be maximum 44 feet in height. Building 3 is proposed to be approximately 35 feet in height. A density bonus waiver is requested to increase the maximum height from 40 feet to 44 feet for Buildings 1 and 2.
- The entrances for townhome units along Civic Centers are oriented on the street frontage.
- The project features a contemporary architectural design that incorporates a variety of building materials, textures, and styles to enhance visual interest and appeal. Proposed materials include brick veneer and stucco with metal railings.
- Building facades at the pedestrian level along Civic Center Drive and Alviso Street are treated with brick veneer and fenestration to provide human-scale design.
- The proposed architecture style incorporates existing contemporary Spanish architecture style present in the existing townhome projects east of the proposed site.

Circulation and Parking

- Direct vehicular access to the townhome buildings is from Civic Center Drive with a new 22-foot wide, two-way driveway for the 14 townhomes.
- Pedestrian walkways are proposed on the northeast and southwest sides of the parcel for pedestrian access to the townhomes from the public sidewalk and the open space to the east.
- Building 3 (duplex unit with ADUs and commercial space) does not have driveway access. One back-out parking space is provided for accessible, unassigned guest parking.
- Building 3 can be accessed through the pedestrian walk connecting the public sidewalk on Alviso Street to the open space and townhomes to the southwest of the parcel.
- Each townhome includes an attached 40-foot by 13-foot tandem garage. The duplex unit parking is provided through a detached covered carport. One uncovered guest parking space is provided next to the detached carport. The project is within one-half mile of major transit stop and is not subject to minimum parking requirement per Assembly Bill 2097. Accessory Dwelling Units are not required to provide parking.
- The project proposes 17 Class I and two Class II bicycle parking spaces.
- The project would construct a six-foot wide separated sidewalk with a four-foot landscape strip along Civic Center Drive and Alviso Street.

Landscaping and Open Space

- The project includes a landscape plan for the site that incorporate a mixture of plant species and trees for planting along both frontages, pedestrian walkways, common open space, and along the project perimeter.
- All the seven existing trees on site would be removed and 24 new trees will be planted on site.
- The project includes approximately 2,097 square-foot common open space available for residents.

Architectural Review Summary

- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 500-foot radius of the subject site for this project review.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
   - The project is within one-half mile of major transit stop and not subject to minimum parking requirement per Assembly Bill 2097. Accessory Dwelling Units are not required to provide parking. While parking is not required, each townhome unit will have a two-car garage which provides the Code required two covered parking spaces. Each duplex unit will have one assigned, covered parking space and the third parking space will be provided uncovered. An additional ADA parking space is provided in front of Building 3.

2) *That the design and location of the proposed development and its relation to neighboring*

developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:

- The proposed project would generate less than 100 net new peak hour trips. The number of vehicles entering/exiting the site at any time would be minimal and would not disrupt traffic flow in the existing neighborhood. The project did not meet the threshold for additional evaluation for vehicle miles traveled or a local transportation analysis study.
- The project includes pedestrian improvements by construction of a new six-foot sidewalk with a four-foot landscape strip along Civic Center Drive and Alviso Street.

3) That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:

- The proposed project is consistent with the surrounding character of the neighborhood by including such architectural elements as compatible building color palette, contemporary Spanish architectural design, double pane windows, and metal railings.
- The architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.

4) That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:

- The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety, and general welfare.
- The project proposed 15 percent (2 units and .4 in in-lieu fees) of the total units for households at moderate-income units. Affordable units shall be reasonably dispersed throughout the project and contain the same number of bedrooms as market rate units.

5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:

- The proposed development is consistent with the objective standards set forth in the General Plan and Zoning Code, and with the waivers and concession, comply with the MU-CC zoning district's development standards.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered is exempt from the California Environmental Quality Act (CEQA) pursuant to Assembly Bill (AB) 130. AB 130 codifies CEQA streamlining measures from AB609, exempting qualifying infill projects from full environmental review if the proposed project meets the qualifying criteria. In accordance with subsection (c)(1), the project will be required to prepare a

Phase I EA and do Tribal Consultation. The proposed project meets the following conditions of AB 130:

a) The project site is less than 20 acres;
b) The project site is within the incorporated municipality of City of Santa Clara;
c) The project site was previously developed with an urban use and adjoins other urban uses;
d) The project is consistent with the Zoning Code and General Plan;
e) The project is above the 1/2 density requirement in Government Code Section 65583.2(c)(3)(B);
f) The project meets the requirements of Government Code Section 68913.4(a)(6);
g) The project will not demolish historic structures on the national, state, or local register; and
h) The project is not designated as hotel, motel, or transient lodging.

Tribal Consultation was completed on July 31, 2025. The City met with the Tamien Nation and Muwekma Ohlone Tribe of the San Francisco Bay Area.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to property owners within a 500-foot radius of the project site on June 4, 2026. As of the writing of this report, planning staff has received public comments, generally related to privacy, height concerns, and parking concerns, for this application which are available as Attachment 4.

Community Meeting

An online and in-person Community Meeting was held for the project on September 16, 2025, where seven members of the public were in attendance in-person (no members were present online). The overall concerns were regarding on-street parking, the existing width of Civic Center Drive, and privacy concerns. The applicant addressed some of the comments in-person in that each townhome unit will be provided with a two-car garage, the duplex unit will have assigned parking, and ADUs are exempt from parking requirements. The applicant is proposing a six-foot masonry wall consistent with the Zoning Code and planting landscaping along the perimeter to provide additional privacy.

RECOMMENDATION

Determine the project to be exempt from California Environmental Quality Act (CEQA) pursuant to AB 130 and **Approve** the Architectural Review for the demolition of existing buildings and construction of three separate multi-family buildings, including an eight-unit 20,672 square-foot building, a six-unit 15,323 square-foot building, and a two-unit 6,012 square-foot building with 715 square-foot commercial space, located at 860 and 858 Civic Center Drive and 1526 Alviso Street, subject to findings and conditions of approval.

Prepared by: Meha Patel, Associate Planner, Community Development Department
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Public Comments
5. Development Plans

powered by Legistar™

City of Santa Clara

Vicinity Map (Zoning) - 860 and 858 Civic Center Drive and 1526 Alviso Street

Legend

Zoning

Land Parcels

- MH, HI - Industrial Heavy
- MUCC - Mixed Use Community Commercial
- OS - Parks/Open Space
- PD - Planned Development
- R1 - Single-Family Residential
- R3 - Medium Density Residential

Base Layers

Site Addresses

- Multiple
- Single
- Utility

Air Parcels

Land Parcels

- Land Parcels
- Right of Ways
- Common Areas

Streets

Notes

created on 05/26/2026 12:28:41

0 200 400 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 2: Project Data/Compliance (Mixed-Use)

Project Address: 860 and 858 Civic Center Drive and 1526 Alviso Street **Project Number: PLN24-00533**
Zoning: MU-CC – Mixed-Use Community Commercial

Standard	Existing	Proposed	Requirement	Complies? (Y/N)	Waiver?
Parcel Area (SF) (min):	--	0.16-acre	--	Y	--
Density (Units/Acre) Net					
Minimum:	--	26.2	20	Y	--
Maximum:	--		36	Y	--
Building Square Footage (SF)					
Building 1 and 2 Townhomes:	--	2,048	--	Y	--
Building 1 and 2 End TH:	--	2,100	--	Y	--
Building 1 and 2 End-Civic Center TH:	--	2,130	--	Y	--
Duplex Units:	--	2,118	--	Y	--
Accessory Dwelling Units:	--	521	--	Y	--
Commercial Space:	--	795	2,653.7	N	Y
Total (enclosed):	--	42,007	--	Y	--
Commercial Floor Area Ratio (FAR):	--	0.02	0.10	N	Y
Building Coverage (%)					
Building Coverage (All):	9,422	13,579	--	--	--
Townhome (Building 1 and 2) Setbacks (FT)					
Front:	--	2’- 9”	Min. 0 or 5; Max. 10	N	Y
Side (left): **(right):**	-- --	10’ -7” 10’- 7”	None None	Y Y	-- --
Rear:	--	4’ - 11”	10	N	Y
Building 2 Setbacks (FT)					
Front:	--	24’ - 8”	Min. 0’ or 5’; Max. 10	Y	--
Side (left): **(right):**	-- --	4’ - 9” 4’ - 9”	None None	Y Y	--
Rear:	--	180	10	Y	--
Height (FT)					
Building 1 and 2:	--	44	40	N	Y
Accessory building:	--	35	40	Y	--

Standard	Existing	Proposed	Requirement	Complies? (Y/N)	Waiver?
Maximum Number of Stories:	--	4	4	Y	--
Parking:					
Is the site Gov. Code 65863.2 (AB 2097) eligible? Yes					
Off-Street:	--	36	0	Y	--
Class 1 Bicycle:	--				
Class 2 Bicycle:	--				
Landscaping					
Common Recreation Space:	--	2,097 SF	None	Y	--
Private Recreation Space:	--	254 – 368 SF	None	Y	--
Consistent with City's Complete Street Policy? Yes, provide a 6-foot sidewalk and 4-foot landscape strip.					

Conditions of Architectural Review Approval

PLN24-00533 / 860 and 858 Civic Center Drive and 1526 Alviso Street

Architectural Review for the demolition of existing buildings and construction of three separate multi-family buildings, including an eight-unit 20,672 square-foot building, a six-unit 15,323 square-foot building, and a two-unit 6,012 square-foot building with 795 square-foot commercial space.

GENERAL / PERFORMANCE

G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the decision-making body and the appeal period has been exhausted. The expiration date is June 25, 2028.

G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Necessary Relocation of Public Facility.** If relocation of an existing public facility becomes necessary due to a conflict with the owner or designee's new improvements, then the cost of said relocation shall be borne by the owner.

G5. **Indemnify and Hold Harmless.** The owner or designee agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorney's fees, injuries, costs, and liabilities from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of owner or designee's project.

G6. **Code Compliance.** The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis; proposed use and occupancy of all spaces (CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustable exterior wall, floor, and roof finishes are strongly encouraged.

a. During construction retaining a single company to install all fire related penetrations is highly recommended.
b. The grade level lobbies shall be minimum 1-hour rated all sides and above.
c. All stair shafts shall be minimum 1-hour rated.
d. All elevator shafts shall be minimum 1-hour rated.
e. All trash chute shafts shall be minimum 1-hour rated.
f. Recommendation: provide minimum two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
g. Any trash rooms shall be minimum 1-hour rated all sides and above.

G7. **Building Codes as Amended.** See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

G8. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.
a. Chapter 15.36 – Energy Code for "all electric" provisions for new construction.
b. Chapter 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

G9. Comply with all applicable codes, regulations, ordinances and resolutions.

G10. **Signage.** The submitted plans only reference signage for the new buildings to show the relationship between the buildings design and possible new signage. This approval does not include an approval for signage. Signage will require a separate approval from the Planning Division. Signage will be reviewed through a separate approval process.

COMMUNITY DEVELOPMENT - PLANNING DIVISION

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

P1. **Roof Mounted Mechanical Equipment.** All roof mounted mechanical equipment shall be placed within a screened roof top enclosure depicted on the elevation drawings or located below the parapet level and shall not be visible from the ground at any distance from the building. Cross section roof drawings shall be provided at the building permit stage indicating the relative height of the screen wall or parapet. Minimum screen height or parapet depth shall be five feet or greater to match the height of any proposed equipment.

P2. **Tree Replacement (on-site).** Trees permitted by the City for removal shall be replaced on-site at a ratio of 2:1. (SCC 12.35.090)

P3. **Construction Management Plan.** The owner or designee shall submit a construction management plan addressing impacts to the public during construction activities including: showing work hours, noticing of affected businesses, construction signage, noise control, storm water pollution prevention, job trailer location, contractor parking, parking enforcement, truck hauling routes, staging, concrete pours, crane lifts, scaffolding, materials storage, pedestrian safety, and traffic control. The plan shall be submitted to the Director of Community Development or designee for approval prior to issuance of demolition and building permits.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

P4. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P5. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P6. **Construction Parking.** Off street parking is required to be available from the time of issuance of building permits until the issuance of certificate of occupancy. Off-street construction parking lots are required to be maintained mud-free and dustless. If the off-street construction parking lot is located on an unpaved surface, daily street sweeping of surrounding streets is required. (SCC 18.38.030)

P7. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

OPERATIONAL CONDITIONS

P8. **Use of Garage**. The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.

P9. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

P10. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.

COMMUNITY DEVELOPMENT - BUILDING DIVISION

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

BD1. **Addressing.** Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.

a. Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.

BD2. **Flood Zone.** The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.

a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.

BD3. **Water Pollution Control.** The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:

- https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention and will be routed to a contract consultant for review.

BD4. **Submittal Requirements.** The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

BD5. **Temporary Certificates of Occupancy.** Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

COMMUNITY DEVELOPMENT – HOUSING DIVISION

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

H1. **Affordable Housing Agreement.** In accordance with the Santa Clara City Code Chapter 17.40, this project is subject to the affordable housing requirements and impact fee for the

proposed 16 units for-sale residential development. The Applicant must provide at least fifteen percent (15%) of the units (or 2.4 units) as affordable housing available at affordable sales prices to extremely low, very low, low and/or moderate-income households, ensuring the distribution of the affordable units averages to a maximum of one-hundred percent (100%) of Area Median Income. All prices shall be set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). The Applicant is responsible for all costs associated with complying with the California Building Standards (California Code of Regulations, Title 24) for the each affordable for- sale residential unit. Affordable units shall be reasonably dispersed throughout the project and shall on average contain the same number of bedrooms and shall be comparable to the design of the market-rate units in terms of appearance, material and finished quality of the market rate units in the project. Affordable units shall have the same access to the project amenities and recreational facilities as market-rate units. Additionally, the Applicant will cover the cost of the BMP Program to process each BMP homebuyer, at a rate of 2.5% of the Affordable Sales Price per unit.

H2. The applicant proposes to provide two units and pay the 0.40 fractional unit fee, with one unit in Building 1 and the other in Building 3. All in-lieu fees due to the City must be paid prior to issuance of the certificate of occupancy.

H3. **Affordable Housing Agreement.** Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) and Density Bonus Agreement (DBA) with the City. These agreements will establish the Affordable Sales Price, and include all terms and covenants to ensure compliance with the City's Affordable Housing Ordinance (Chapter 17.40) and Density Bonus Law (CA Gov't Code section 65915-65918 et seq.). A fee of $4,352 for the preparation of the AHA will be due prior to execution of the AHA. Please note that all fees are based on the current Municipal Fee Schedule in effect at the time the project is approved.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

H4. **Impact Fee.** In accordance with Santa Clara City Code Chapter 17.40, this project is subject to the requirements of the Affordable Housing Ordinance. The applicant may satisfy the requirement by providing two affordable units and paying the 0.40 fractional unit fee. The exact fractional fee amount will be determined during the preparation of the Affordable Housing Agreement. All fractional in-lieu fees owed to the City must be paid prior to the issuance of the building's certificate of occupancy, in accordance with the Municipal Fee Schedule in effect at the time of project approval.

FIRE DEPARTMENT

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

F1. **Hazmat Clearance.** Prior to any Building Permit issuance, Hazardous Materials Closure (HMCP) is required as applicable: This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous

materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developer's due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.

F2. **Hazmat Clearance.** Prior to any Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup: Department of Toxic Substances Control (DTSC); State Water Resources Control Board; or Santa Clara County, Department of Environmental Health.

a. If the project intends to contract with a State or County Agency for onsite/offsite environmental remediation activities the following documentation shall be provided to the Fire Prevention & Hazardous Materials Division prior to issuance of a Building Permit for demolition or grading: Oversight agency case number; and Oversight mangers contact name, phone number.
b. For smaller projects that are not moving soil at all, a Phase I environmental assessment may be adequate. Please contact Assistant Fire Marshal Fred Chun at fchun@santaclaraca.gov for more information.

F3. **Fire Flow Requirement**. Prior to Building Permit Issuance, provide documentation from the City of Santa Clara Water & Sewer Department that the minimum required fire-flow can be met. Fire Department fire-flow will be based on the current California Fire Code. The most restrictive departments requirement shall apply.

F4. **Fire Hydrants.** Prior to Building Permit Issuance, building plans shall show the required number, location and distribution of fire hydrants for the buildings will be based on the current California Fire Code, Appendix C as amended. The required number of fire hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.

F5. **Fire Department Access.** Prior to Building Permit Issuance, a five-foot all-weather perimeter pathway around the entire perimeter of the buildings to facilitate firefighter access is required to be incorporated into the Building permit submittal.

F6. **Fire Department Access.** Prior to the issuance of the Building Permit, approval for fire department apparatus access roads is required. Roadways must be provided to comply with all the following requirements:

a. Fire apparatus access roadways shall be provided so that the exterior walls of the first story of the buildings are located not more than 150 feet from fire apparatus access as measured by an approved route around the exterior of each building. In addition, aerial apparatus roadways must be located so aerial apparatus will have clear access to the "entire" face/sides of the building. The minimum number of sides is project-specific and depends on the building configuration, building design,

occupancy, and construction type, etc. As part of Building Permit Issuance, an alternative materials, design, and methods of construction and equipment permit application will need to be submitted for review and approval incorporating applicable mitigation measures as determined by the fire department for the lack of compliance. Please note acceptable mitigation methods may have been discussed during the planning stage. Those mitigations are not guaranteed until a formal alternate means permit is submitted concurrently with the Building Plans. Conversely, an acceptable mitigation method may not have been discussed and will be evaluated under an alternate means permit at the building permit stage.

b. For underpasses, garages, gates, or anything similar that a Fire apparatus is required to drive under as part of the emergency vehicle access, 16 feet vertical clearance will be required. For all other areas, the "minimum" unobstructed vertical clearance shall not be less than 13 feet 6 inches.
   or
c. For all other areas, the "minimum" unobstructed vertical clearance shall not be less than 13 feet 6 inches.
d. The "minimum" width of aerial roadways for aerial apparatus is 26 feet.
e. The minimum inside turning radius shall be 30 feet.
f. The "minimum" width of roadways for aerial apparatus is 26 feet. Aerial access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building. This requirement is only applicable when Appendix D of the Fire Code is enforceable.
g. Overhead utility and power lines easements shall not be located over fire apparatus access roads or between the aerial fire apparatus roads and the buildings to avoid the possibility of injury and equipment damage from electrical hazards.
h. Fire apparatus access roadways shall be all-weather surface(s) designed to support a gross vehicle weight of 75,000-pounds.
i. Trees at full development must not exceed 30 feet in height and not impair aerials apparatus operations to sweep opposing sides of a building. Other obstructions such as site lighting, bio-retention, and architectural features are reviewed case-by-case to ensure they do not obstruct aerial and ground ladder access.
j. Traffic control/calming devices are not permitted on any designated fire access roadway unless approved. A separate Fire Department permit is required for any barrier devices installed alone fire department apparatus access roads.

F7. Prior to any Building Department Issuance, all fire department apparatus access roadways on private property are required to "be recorded" with the County of Santa Clara as Emergency Vehicle Access Easements (EVAE's) and reviewed by the Fire Department. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

F8. **Emergency Responder Radio Coverage System.** Prior to Building Permit Issuance, provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.

F9. **Fire Department Access.** Prior to the start of construction, roadways and water supplies for fire protection are required to be installed and made serviceable and maintained throughout the course of construction.

F10. **Fire Department Access.** Prior to issuance of the Building Permit, a gate permit is required to obtained. Openings for access gates located across fire apparatus access roads shall be a minimum of 20 feet of clear width. Gates shall also be provided with a minimum unobstructed vertical clearance of 16-feet. All gates installed on designated fire department access roads must be electrically automatic powered gates. Gates shall be provided with an emergency power or be of a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. A Tomar Strobe Switch or 3M Opticom detector shall be installed to control the automatic gate(s) to allow emergency vehicles (e.g., fire, police, ems). Said device shall be mounted at a minimum height of eight to ten feet (8' - 10') above grade.

F11. **Alternative Means and Methods.** Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the planning process. None of these discussions are binding and can only be formally approved through submitting an AMMR permit. The AMMR permit is formally documenting that and still needs to be submitted.

F12. **Hazmat Information.** Prior to Building Permit Issuance, a Hazardous Materials Inventory Statement including refrigerants is required to be submitted and reviewed with the Building Permit if applicable.

F13. **Fire Safety During Construction.** Prior to Building Permit Issuance, a permit for Construction Safety & Demolition shall be submitted to the fire department for review and approval in compliance with our Construction Safety & Demolition standard.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

F14. **Shared Fire Protection Features that Cross Property Lines.** Prior to Building Permit Final, any EVAEs or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment.

F15. **Fire Protection Systems Before Occupancy.** Prior to any Certificate of Occupancy Issuance (temporary or permanent), fire-life safety systems installations must be fully installed, functional, and approved.

PARKS & RECREATION DEPARTMENT

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

PR1. **Park Impact Fees.** This memo assumes the Project is a subdivision and the Quimby Act provisions will apply. The project will generate an estimated 31 new residents (1.92 persons/household x 16 units).

PR2. Based on the Quimby Act standard of 3.0 acres/1000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 0.0922 acres. The equivalent fee due in lieu of parkland dedication is $620,832 ($38,802 x 16 units).

PR3. The City will accept a fee ($620,832) for this 16-unit development.

PR4. **Building Permit - Payment of In-Lieu Fees.** In-lieu fees imposed under City Code shall be due and payable to the City prior to issuance of a building permit for each dwelling unit.

Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated and remaining fee due, at the discretion of the City. Calculations may change if the number of units change, if any areas do not conform to City Code Chapter 17.35, and/or if the fee schedule for new residential development fees due in lieu of parkland dedication changes before this Project is deemed complete by Planning.

PR5. **Building Permit - Dwelling Unit Tax.** A dwelling unit tax (DUT) is also due based on the number of units and additional bedrooms per City Code Chapter 3.15. The Project mix includes 16 four-bedroom units [$15 x 16 bedrooms) + ($5 x 48 additional bedrooms)] for a total DUT of $480.

PUBLIC WORKS DEPARTMENT - ENGINEERING

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

E1. **Site Clearance.** Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.

E2. **Easement.** Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, if any, through Public Works Department, and pay all appropriate fees, prior to start of construction.

E3. **Easement.** Dedicate 10’ street and utility easement along Alviso Street to City to match neighboring properties.

E4. **Subdivision Map.** After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

E5. **Encroachment Permit.** All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E6. **Encroachment Permit.** Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E7. **Encroachment Permit.** All work within State right-of-way shall require a Caltrans encroachment permit.

E8. **Encroachment Permit.** Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.

E9. **Encroachment Permit.** Damaged curb, gutter, and sidewalk within the public right-of-way along property’s frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or

replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

E10. **Encroachment Permit.** Owner or designee shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E11. **Encroachment Permit.** Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or ten (10) feet clear of the tree trunk, whichever is greater, to the satisfaction of the City Engineer.

E12. **Encroachment Permit.** Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E13. **Encroachment Permit.** 6" sanitary sewer laterals shall connect to City sanitary sewer main using existing manhole located on Civic Center Drive. Do not construct new manhole.

E14. **Encroachment Permit.** Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.

E15. **Encroachment Permit.** Construct curb/gutter/sidewalk/driveway to match neighboring properties right-of-way line.

E16. **Encroachment Permit.** Pavement treatment shall be 2" grind and overlay with digouts for the entire street width of Alviso Street along the project frontage.

E17. **Encroachment Permit.** Pavement treatment shall be 2" grind and overlay with digouts for the entire street width of Civic Center Drive along the project frontage.

E18. **Easement.** Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E19. **Easement.** Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.

E20. **Agreement.** If requested, owner or designee shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

PUBLIC WORKS DEPARTMENT - STORMWATER

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

ST1. **Final Stormwater Management Plan.** Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3

Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.

ST2. **3rd Party Review of Final Stormwater Management Plan.** The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter (on design) shall be submitted with the Plan.

ST3. **Notice of Intent.** For project that disturbs a land area of one acre or more, the applicant shall provide a copy of the Notice of Intent (NOI) with WDID number for coverage under the State Construction General Permit. Active projects with NOI will be inspected by the City once per month during the wet season (October – April).

ST4. **Best Management Practices.** The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans. Applicant to add Source control measures with designations from C.3 stormwater handbook, Appendix H.

ST5. **C.3 Treatment Facilities Construction Notes.** Include the C.3 Treatment Facilities Construction Notes on the Improvement Plans and/or Stormwater Control Plans.

ST6. **Decorative & Recreational Water Features.** Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

ST7. **Small Projects.** For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:

a. Direction of roof runoff into cisterns or rain barrels
b. Direction of roof, sidewalk, walkway, patio, driveway, or parking lot runoff onto vegetated areas
c. Construction of sidewalks, walkways, patios, bike lanes, driveways, and parking lots with permeable surfaces

Plans shall specify which site design measures are selected for the project and show the direction of flow from impervious surfaces to the selected site design measures. All measures shall meet the design criteria in the 2016 C.3. Stormwater Handbook, Appendix K: Standard Specifications for Lot-Scale Measures for Small Projects.

ST8. **Interior Floor Drains.** Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST9. **Trash Enclosure Floor Drains.** Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST10. **Architectural Copper.** The use of architectural copper is prohibited.

DURING CONSTRUCTION OR OPERATION

ST11. **Biotreatment Soil Media.** Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).

ST12. **Stormwater Control Measure Inspection.** At critical construction phases, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants.

ST13. **Inspections.** Permeable Pavement, Media Filter vaults, and Trash Full Capture Devices shall be inspected by a 3rd party reviewer and/or manufacturer representative for conformance with the details and specifications of the approved plans. All new pervious concrete and porous asphalt pavements should have a minimum surface infiltration rate of 100 in./hr. as described in the SCVURPPP C.3 Handbook. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.

ST14. **Stormwater Treatment Facilities.** Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

ST15. **Amendments to Operation & Maintenance Agreement.** Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

ST16. **Stormwater Pollution Prevention Messaging.** Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST17. **Outdoor Storage Areas.** All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

PRIOR TO FINAL OF BUILDING PERMIT

ST18. **As-Built Drawings.** As-Built drawing shall be submitted to the Public Works Department.

ST19. **3rd Party Concurrence Letter.** 3rd Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be prepared by a 3rd party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3rd party inspection report on the C.3 stormwater facility installation.

ST20. **Final C.3 Inspection.** Applicant shall schedule and City shall conduct a final C.3 inspection.

ST21. **Operation & Maintenance Agreement.** The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

PUBLIC WORKS DEPARTMENT - TRANSPORTATION

DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE

TR1. **Site Clearance.** Project shall pay fair share traffic fees, if any, identified in the LTA.

DURING CONSTRUCTION

TR2. **Encroachment Permit.** Project shall be responsible for implementing the improvements, if any, identified from the LTA analysis.

TR3. **Encroachment Permit.** Traffic improvements must comply with the City of Santa Clara Standard Details and Specifications for Public Works Construction.

TR4. **Encroachment Permit**. Landscape improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.
TR5. **Encroachment Permit**. Design and construct minimum 5-foot wide sidewalk.
TR6. **Encroachment Permit**. Design and construct driveway in accordance with City Standard Detail ST-4 for driveway on Alviso Sreet.
TR7. **Encroachment Permit**. Design and construct driveway in accordance with City Standard Detail ST-8 for driveway on Civic Center Drive
TR8. **Encroachment Permit**. Project shall install curb, gutter and sidewalk to match conditions north and south of the site on Alviso Street.
TR9. **Encroachment Permit**. Project shall install roadway improvements on Alviso Street adjacent to project frontage to prepare pavement for vehicle traffic, including removal of existing centerline stripe and installing new centerline in the middle of the roadway.
TR10. **Encroachment Permit**. Project shall install 15 feet of red curb adjacent to project driveway on Civic Center Drive for sight visibility.
TR11. **Encroachment Permit**. Project shall install R26(CA) "No Parking Any Time" signs along Civic Center Drive project frontage west of project driveway due to road narrowing west of the project site. On-street parking shall be allowed along project frontage east of the project driveway (red curb).
TR12. **Building Permit**. All on-site structures must be clear of Driveway and Corner Visibility Clearance Areas per City Standard Detail TR-9.
TR13. **Building Permit.** Residential bicycle parking shall comply with applicable zoning code requirements for Class I and Class II bicycle parking spaces.
TR14. **Building Permit.** Class I and Class II bicycle parking, as defined in SCMC 18.74.075, shall be conveniently accessible from the street, within 200 feet of a building entrance and/or highly visible areas.

PUBLIC WORKS DEPARTMENT – STREETS DIVISION

Right of Way Landscape

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

L1. **Tree Preservations Specifications**. Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.
L2. **Mature Trees.** Identify existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.
L3. **Tree Replacement**. 2:1 tree replacement ratio required for all trees removed from the right-of-way.

DURING CONSTRUCTION OR OPERATION

L4. **No Public Root Cutting.** No cutting of any part of public, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).

PRIOR TO FINAL OF BUILDING PERMIT

L5. In Lieu Fee. If 2:1 replacement ratio cannot be met for removal of right of way landscape trees, tree planting fee must be paid prior to building permit final

Solid Waste

SW1. **Post-Construction Solid Waste Generation Estimation and Collection Form.** The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@SantaClaraCA.gov or (408) 615-3080 for more information.

SW2. **Site Plan.** The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines. Solid metal roof, gates and a trench drain shall be installed within the trash enclosure and connected to the on-site sewer system.

SW3. **Construction Waste Diversion.** For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/.

SW4. **Authorized Service Haulers.** This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.

SW5. **Exclusive Franchise Hauling Area.** Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

DURING CONSTRUCTION OR OPERATION

SW6. **Waste Generation Tracking.** Applicant to track all waste generated and upload debris tags to GreenHalo for City staff review.

PRIOR TO FINAL OF BUILDING PERMIT

SW7. **Weight Tickets.** Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project

during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

SILICON VALLEY POWER

SVP1. **Interconnection Study.** This study would need to be completed prior to PCC Deemed Cleared. This study will assess the following:

a. System capacity of SVP's electric transmission and distribution systems to serve customer load.
b. System capacity of PG&E's electric transmission system to serve customer load.
c. This is determined by studies performed by the California Independent System Operator (CAISO) in its yearly Transmission Planning Process (TPP).
d. Any mitigation measures identified, and/or construction schedules required by PG&E to serve customer load ramp will be communicated by SVP to the customer. Any PG&E identified mitigations and/or construction schedules are not controlled by SVP nor is SVP responsible for any delays caused by these project schedules.
e. Determine when to include customer load ramp in SVP's load forecast to the California Energy Commission (CEC), provided that SVP determines, in sole discretion, that there is capacity available for the project.
f. Determine when the customer will be allowed to energize facilities, and allowed ramp schedule; provided that SVP determines, in sole discretion, that there is capacity available for the project.
g. Please see System Limitation Letter attached to SVP markups dated Nov. 10, 2022
h. These conditions of approval do not commit the City to (1) serve Developer's electric load or (2) allocate any capacity to Developer. Further, any approval which this Project may receive from the City Council, Planning, or another City Department, shall not commit the city to (1) serve Developer's electric load or (2) allocate any capacity to Developer.

SVP2. **Applicant Design Process:** available to Applicants to expedite distribution electric substructure design.

SVP3. **SVP Rules and Regulations:** Applicant shall comply with all applicable SVP rules, regulations, standards, guidelines, and requirements, as may be amended from time to time.

SVP4. **SVP Equipment Clearances:**

a. **Access Doors:** Ten (10) foot minimum clearance in front of equipment access doors.
b. **Pad Sides:** Five (5) foot minimum clearance from pad on sides without access doors.
c. **Truck Access:** Eighteen (18) foot minimum width on one side of the equipment pad for truck access.
d. **Barrier pipes:** (on sides accessible to vehicles)
    i. Thirty (30) inches from equipment sides.

ii. Forty-Eight (48) inches in front of access doors. (use removable bollards)

SVP5. **SVP Conduit Clearances:**

a. **Longitudinal**: Five (5) foot minimum between new conduits/piping and existing/proposed SVP conduits.
b. **Vertical**: Twelve (12) inch minimum between new conduit/pipes perpendicular to existing SVP conduits.
c. **Poles/Posts**: Three (3) foot six (6) inches clearance required from poles (electrolier, guy stub, service clearance, self-supporting steel, and light poles), except for riser conduits. This is reduced to a three (3) foot minimum for posts (signposts, barrier pipes, bollards, fence posts, and other similar posts).
d. **Structures:** Five (5) foot minimum is required from walls, footings, retaining walls, landscape planter, or similar permanent structures.
e. **Subsurface Facilities:** Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities.
f. **Fire Hydrant:** Five (5) foot minimum from fire hydrant thrust block. (Extends 5 feet on either side of the hydrant in line with the radial water pipe connected to the hydrant).

SVP6. **SVP Vault/Manhole Clearances:**

a. Ten (10) foot minimum between adjacent Vaults or Manholes.
b. Three (3) foot minimum from face of curb. (bollards required for vaults).

SVP7. **SVP Guy Anchor Clearances:** Five (5) foot minimum clearance is required between the center of anchor line and any excavation area.

SVP8. **Tree Clearances:**

a. **Conduits:** Five (5) foot minimum to tree root barrier or other subsurface wall or structure.
b. **Equipment:** Five (5) foot minimum to tree root barrier. The tree canopy drip line cannot be over the SVP equipment.
c. **Subsurface Facilities:** Five (5) foot minimum to any electric department facilities. Any existing trees in conflict will have to be removed.
d. **Easements:** No trees shall be planted in SVP's U.G.E.E or P.U.E's.
e. **Transformer & Switch Placement:** these devices and pads may only be located outdoors. Clearances to buildings are defined in UG1225. All projects are to assume mineral oil fluid, unless otherwise approved by SVP.

SVP9. **SVP Standards.** Applicant shall comply with the following SVP standards (as may be amended or supplemented).

a. UG1000 - Installation of Underground Substructures by Developers
b. UG1250 – Encroachment Permit Clearances from Electric Facilities
c. UG0339 – Remote Switch Pad
d. OH1230 – Tree Clearances from Overhead Electric Lines
e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities
f. UG1225 – Pad mounted Equipment Clearances and Protection
g. UG0250 – High Density Residential Metering Requirements
h. FO-1901 – Fiber Optic Splicing and Testing Methods
i. SVP Rules and Regulations – Latest Edition

SVP10. **SVP Standards, Miscellaneous:**

a. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka “real dirt”) and cannot be supported on parking garage ceilings or placed on top of structures.
b. No splice boxes are allowed between the SVP utility connection point and the applicants main switch board.
c. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

SVP11. **Meter Locations:**

a. For condominium or apartment, all electric meters and service disconnects shall be grouped at one location, outside of the building or in a accessible utility room. If they are townhomes or single-family residences, then each unit shall have its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.
b. All interior meter rooms at ground level are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.

SVP12. **Underground Service Entrance**

a. (277/480V Service or Lower) Underground service entrance conduits and conductors shall be “privately” owned, maintained, and installed per City Building Inspection Division Codes to the SVP defined utility connection point.
b. (12KV Service) SVP terminates cable on the applicant owned switchgear.
c. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

SVP13. **Code Sections:**

a. The Applicant shall provide and install electric facilities per Santa Clara City Code chapter **17.15.210.**
b. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter **17.15.050.**
c. The applicant shall perform, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the Applicant will dedicate the improvement to the City subject to City’s acceptance the work. The applicant shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a applicant to the electrical supply system of and by the City. After completion of the facilities installed by the Applicant, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems

necessary for the betterment of the system per Santa Clara City Code chapter **17.15.210 (2).**

SVP14. **Existing Facilities:**

a. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel in a separate document. It is the Applicants responsibility to maintain all clearances from equipment and easements. The Applicant may contact SVP outside of the PCC process for clear definitions of these clearance requirements. Applicant should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.

b. Any relocation of existing electric facilities shall be at Applicants expense.

SVP15. **Generators:** Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

DESIGN / PERFORMANCE – PRIOR TO ISSUANCE OF BUILDING PERMIT

SVP1. **Initial Information:** Applicant shall provide a site plan showing all existing utilities, structures, easements, and trees. The applicant shall also include a detailed panel schedule showing all current and proposed electric loads.

SVP2. **SVP Developers Work Drawing:** Applicant shall have a developers work drawing created for the site by either an SVP estimator or through the applicant design process. All SVP standards and clearance requirements as defined in the General Section of the COA's must be met, or variance approvals must be granted by SVP. The developers' work drawing shall include but is not limited to: SVP substructure for primary, low voltage, streetlight, and fiber facilities. SVP facilities may extend off-site to the nearest utility connection point to tie-in with existing infrastructure as deemed necessary by SVP.

SVP3. **Encroachment Permit:** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application with an ***approved*** SVP Developers Work Drawing for construction of electric utilities that comply with the latest edition of SVP Standards and Rules and Regulations, Electric Notes, and Electric Standard Details and Specifications.

SVP4. **Applicants Switchgear:** All applicant main switchgear with SVP meters must meet EUSERC standards and be approved by SVP's meter shop prior to ordering. Switchgear for 12KV gear must have batteries sized for 4 hours of operation, no capacitive tripping, and 2 sets of relays, CTs, & PTs for each main. All double ended switchgear with a tie breaker, must include a kirk-key interlock scheme and an SVP provided warning label for the operation of the main tiebreaker.

SVP5. **AMI/Fiber Building Requirements:** All projects implementing high rise metering and multi-floor infrastructure requirements shall meet the requirements outlined in UG 0250 & FO1901.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

SVP6. **Easements**: Prior to the City's issuance of Building or Grading Permits, the applicant shall provide a dedicated underground electric utility easement (U.G.E.E) around the electric onsite facilities (Not a P.U.E). The electric utility easement shall be a minimum of 10 feet wide around conduit and 5' minimum around equipment and vault/manhole pads. Additionally, the applicant shall submit plans defining existing easements so Electric Division can verify if there are any conflicts with new proposed easements or improvements. The Applicant shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the Applicant and for the installation of utilities (Santa Clara City Code chapter 17.15.110).

SVP7. **Coordination Study:** For any services taken at 12KV, a coordination study will need to be conducted by the applicant prior to energizing the service.

SVP8. **Applicants Switchgear:** Applicants' switchgear will be inspected on site by SVP to ensure compliance with approved switchgear drawings. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.

SVP9. **Electric Facilities:** Prior to the City's issuance of Occupancy, the applicant shall construct all electric utilities per the approved SVP Developers Work Drawing. SVP will inspect all electric utility installations and all other improvements encroaching on electric facilities.

SVP10. **Municipal Fees:** Prior to electric service energization, all applicable fees per the City of Santa Clara's Municipal Fee Schedule shall be paid by the applicant.

SVP11. **Costs & Expenses:** Unless expressly stated otherwise or covered by a fee to be paid by the applicant, applicant shall be responsible for all costs and expenses associated with fulfilling these conditions of approval.

OPERATIONAL CONDITIONS – AFTER OCCUPANCY

SVP12. **Access:** SVP will require 24-hour unobstructed access to all SVP equipment which includes: manholes, transformers, vaults, switches, meters, indoor electrical rooms with SVP owned equipment etc.

WATER & SEWER DEPARTMENT

DESIGN/ PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

W1. **Encroachment Permit.** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W2. **Utility Design Plans.** Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std

Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12” minimum vertical clearance is maintained.

W3. **Utility Separations.** Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12” of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10’ from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5’ from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

W4. **Separate Services.** Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W5. **City Standard Meters and Backflows.** All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.

W6. **Existing Services.** The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

W7. **On-Site Storm Drain Treatment.** Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

W8. **Water Usage.** Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).

W9. **Landscaping.** All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants shall be either California native or non-invasive, low water-using or moderate water-using plants. High water-using plants and nonfunctional turf are prohibited.

W10. **Water Features.** Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable

of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

W11. **Easements.** Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

W12. **Underground Fire Permit.** Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

DURING CONSTRUCTION

W13. **City Standard Meters and Backflow Installation.** No meters or backflows shall be installed prior to establishment of water service account with the Municipal Services Division of the Finance Department. The applicant shall provide a copy of the account information to the Water and Sewer Utilities Department Inspector and Meter Shop prior to installation of any meter or backflow. All meters and backflows approved for installation shall be tested prior to use. Water service connections shall not be used prior to authorization by the Water and Sewer Utilities inspector.

W14. **Construction Water.** This project shall use recycled water for all construction water needs for onsite and offsite construction.

W15. **Water Shortage Response Actions.** Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

Water Shortage Response Actions for Stage 2 and higher include water use restrictions that limit the use of potable water such as:

a. prohibiting the installation of new potable water irrigation services. new irrigation connections, construction, and dust control.
b. restrict the use of potable water used for construction and dust control if recycled water is available.

W16. This project is subject to all the requirements and restrictions of the Water Shortage Response Actions in place or adopted during the duration of the project. For more information, visit the City of Santa Clara Water & Sewer Utilities website at www.santaclaraca.gov/waterconservation.

PRIOR TO FINAL OF BUILDING PERMIT

W17. R**ecord Drawings.** Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W18. **Conditional Releases.** The applicant shall comply with all the requirements of any building permit conditional release requirements.

KEY:

G = General

P = Planning Division

BD = Building Division

H = Housing & Community Services Division

F = Fire Department

PR = Parks & Recreation Department

PD = Police Department

E = Engineering Division

Streets Division (Landscape, Solid Waste, and Stormwater)

L = Landscape

SW = Solid Waste

SVP = Silicon Valley Power

W = Water & Sewer Department

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

From: Jane Yao
To: Meha Patel
Cc: [redacted]
Subject: Concern Regarding Proposed Development at 860 Civic Center Drive – Loss of Light, Privacy, and Neighborhood Compatibility
Date: Saturday, January 24, 2026 6:20:57 PM

You don't often get email from [redacted] Learn why this is important

Dear Ms. Patel,

I am a homeowner immediately adjacent to the proposed development at **860/858 Civic Center Drive and 1526 Alviso Street**. I am writing to formally express serious concerns regarding the project's **height, massing, and proximity to my home**, and to request further review and study before the project proceeds.

Based on the materials distributed for the upcoming outreach meeting, the proposed multi-family buildings appear to be **significantly taller and much closer to my property than existing development in the surrounding neighborhood**. As currently designed, this project would **block the south-facing windows of my home**, resulting in a substantial loss of natural light, privacy, and overall habitability. This impact would be permanent and severe.

I respectfully request clarification and documentation on the following items:

1. **Zoning and Development Standards**
    - The zoning designation for the project site
    - Maximum allowed building height and floor-area ratio
    - Required side and rear setbacks adjacent to existing single-family residences
    - Any variances, waivers, or density/height bonuses being requested
2. **Shadow and Privacy Impacts**
    - Whether a **shadow/shading study** has been prepared to evaluate loss of sunlight to adjacent properties
    - Whether a **privacy analysis** has been conducted for upper-story windows facing neighboring homes
3. **Neighborhood Compatibility**
    - How the project addresses the **abrupt transition in scale and massing** between multi-family buildings and adjacent lower-density residential uses
    - What buffering measures (step-backs, increased setbacks, window placement restrictions, or landscaping) are being considered to mitigate impacts on neighboring homes

While I understand the City's housing goals, development must still comply with objective standards and be compatible with surrounding residential uses. The current proposal appears inconsistent with these principles and warrants further modification.

I respectfully request that:

- These concerns be formally entered into the project record
- Additional studies be completed and shared with affected neighbors

- I be notified of all upcoming Planning Commission hearings and opportunities for public comment related to this project

Thank you for your time and attention. I look forward to your response and to participating constructively in the review process.

Sincerely,

Jane Yao
1530 Alviso Street
Santa Clara, CA 95050

From: michael fisher
To: mpatel@santaclara.gov; Planning; HistoricalLandmarksCommission
Cc: [redacted]
Subject: PLN24-00533: 860, 868 Civic Center Drive and 1526 Alviso Street
Date: Tuesday, May 19, 2026 9:41:53 PM

Some people who received this message don't often get email from [redacted] Learn why this is important

Meha Patel – greetings. I am a neighbor to the proposed development PLN24-00533: 860, 868 Civic Center Drive and 1526 Alviso Street.

My address is 820 Civic Center Drive.

I have also included neighbors from 1530 Alviso Street [redacted] and 830 Civic Center Drive here [redacted] cc'd here.

Some thoughts:

1. We would like to be included in any updates and current plans for this development
2. I have not heard of any new updates since a volunteer meeting (n ot official City meeting – so the neighborhood really did not take action to mobilize) that was very preliminary late last year (2025).
3. I would like to see a tasteful development built. I do have a few concerns.
4. City planning did not allow 4 stories when the neighborhood began to build out in 2014-2019 with the Alviso Street Townhouses (Between Civic Center and ECR) and the Mission Estates development (the development surrounding 820 Civic Center Drive).
5. City planning demanded back then that the developments were tastefully respectful of the historically significant house (my current residence at 820 Civic Center Drive).
6. The development referenced above proposed in late 2025 was not respectful of this historical aesthetic.
7. Also, there were balconies that were "looking over" some of these neighbors in an awkward and privacy violating manner.
8. When I spoke to some neighbors, they were concerned they might have to move away.
9. The following elements should be addressed:
    a. The massing mismatch to the neighborhood
    b. privacy violating elements should be addressed,
    c. along with encouraging a respectful nod to the historically significant

elements of the neighborhood that we worked hard to contribute to 2014-2018.

I look forward to engaging with the planning and design process.

Looking forward to taking to City staff.

Regards,

Michael Fisher
[redacted]

CIVIC CENTER TOWNHOUSES

860, 858 CIVIC CENTER DRIVE & 1526 ALVISO STREET, SANTA CLARA, CA

SCOPE OF WORKS

THE SITE IS CURRENTLY OCCUPIED BY THREE BUILDINGS (BODY SHOP AND CAR REPAIR), TOTALING 9,422 SF. THESE BUILDINGS WILL BE DEMOLISHED AND REMOVED FROM THE SITE.

WE ARE PROPOSING A MULTI-FAMILY PROJECT THAT CONSIST OF THREE SEPARATE BUILDINGS: AN EIGHT-UNIT BUILDING (BUILDING #1) WITH 20,672 TOTAL SF, A SIX-UNIT BUILDING (BUILDING #2) WITH 15,5323 SF AND A TWO-UNIT BUILDING (BUILDING #3) WITH 6,073 SF WHICH INCLUDES AN ACCESSORY DWELLING UNITS AS PART OF EACH UNIT.

BUILDING #3 (A DUPLEX AND 2 ADUs) WILL BE DESIGNATED AS AFFORDABLE.

A COMMERCIAL MEETING SPACE OF 755SF IS PROVIDED IN BUILDING #3 FACING AVISO STREET THAT IS AVAILABLE TO THE PUBLIC AND THE HOA.

WE ARE PROVIDING TWO GARAGE PARKING FOR EACH TOWNHOUSE, 1 CARPORT FOR EACH DUPLEX UNIT, 1 UNCOVERED GUEST PARKING FOR THE DUPLEX AND 1 UNASSIGNED UNCOVERED PARKING (ACCESSIBLE).

THE PRIVATE OPEN SPACE FOR EACH UNIT IS PROVIDED VIA A ROOF DECK THAT VARIES IN SIZE FROM 254 SF TO 368 SF.

THE COMMON OPEN AREA IS PROVIDED IN THE CENTER OF THE DEVELOPMENT AND IS APPROXIMATELY 2,097 SF IN AREA.

THE CONSTRUCTION TYPE IS TYPE III-A (FULLY SPRINKLERED) AND THE OCCUPANCY TYPE IS R-2.

CONSULTANTS

ARCHITECT:

ANDERSON ARCHITECTS INC.
KURT B. ANDERSON, AIA
120 W CAMPBELL AVE
CAMPBELL, CA 95008
TEL: (408) 371-1269
FAX: (408) 371-1276
EMAIL: kanderson@andarchinc.com

CIVIL ENGINEER:

NTERRA GROUP
DAVE VOORHIES
1295 E DUNNE AVE, SUITE 230
MORGAN HILL, CA 95112
TEL: (408) 472-9222
EMAIL: dvoorhies@nterragroup.com

LANDSCAPE:

TANIGUCHI LANDSCAPE ARCHITECTURE
1013 SOUTH CLAREMONT ST, SUITE 1
SAN MATEO, CA 94401
TEL: (650) 638- 9985
FAX: (650) 638- 9986
EMAIL: dennis@dtlandarch.com

PROJECT SUMMARY

PROJECT ADDRESS:	860 CIVIC CENTER DRIVE, SANTA CLARA, CA				
APN:	224-29-009,010,023				
LOT SIZE (SF):	GROSS:	26,537	NET:		26,078
FLOOD ZONE:					D
	EXISTING				PROPOSED
ZONING:	MU-CC-Mixed-Used Community Commercial		MU-CC-Mixed-Used		Community Commercial
GENERAL PLAN USE	COMMUNITY MIXED USE INDUSTRICAL WAREHOUSES				COMMUNITY MIXED USE TOWNHOUSES & COMMERCIAL SPACE
NUMBER OF BUIDINGS	3 (TO BE DEMOLISHED)				3
BUILDING HEIGHT	16' (1-STORY)				44' (4-STORY)
NUMBER OF TOWNHOUSE/ DUPLEX UNITS	N/A	(EXCL. 2 ACCESSORY DWELLING UNITS)			16
DENSITY (DU/ACRE)					26.73

UNIT (SF) BREAKDOWNS		Duplex Unit	Towhouse-End	Towhouse-End- Civic	Townhouse
ABBREVIATION		Duplex	TH-End	TH-End-Civic	TH
LIVING		4 bedrm/ 4 bath 2,639 (INCL. 521SF ADJ)	4 bedrm/ 4 bath 2,100	4 bedrm/ 4 bath 2,130	4 bedrm/ 4 bath 2,048
COMMON LIVING AREA PER UNIT		773 29%	651 31%	651 31%	643 31%
GARAGE/ DETACHED CARPORT		161	526	522	522
TOTAL BUILDING AREA		2,639	2,626	2,652	2,570
NUMBER OF BEDROOMS/UNIT		3	4	4	4
# PARKINGS		1	2	2	2
PRIVATE OPEN SPACE		361	259	259	254
PARKING TYPE		CARPORT	GARAGE	GARAGE	GARAGE
UNIT MIX		1	2	2	10

BUILDING (SF) BREAKDOWNS		BUILDING 3 (MIXED USE)	BUILDING 2		BUILDING 1
NUMBER OF STORIES		3	4		4
UNIT COUNTS		2	6		8
BUILDING SQUARE FOOTAGE (SF) (INCL. COMMERCIAL SPACE) EXCL. COVERED PORCHES)		6,073	15,558		20,698
TOTAL 3 BUILDINGS (SF)	9,422				42,329
CARPORT					324
F.A.R.					42,653 1.64
LOT COVERAGE	9,422	2,285	4,516		5,982
TOTAL (INCL. CARPORT)					13,108 50.26%
OPEN SPACE					2,326
PRIVATE OPEN SPACE TOTAL					3,794
COMMERCIAL SPACE (1ST FLR. BUILDING 3)		755 SF			

SEE CIVIL DRAWINGS FOR IMPERVIOUS CALCULATIONS

SHEET INDEX

A0.0 COVER SHEET, PROJECT SUMMARY
A0.1 EXISTING SITE PHOTOS

ARCHITECTURE:
A1.0 SITE PLAN
A1.0.1 ACCESSIBLE ACCESS & FIRE DEPARTMENT ACCESS
A1.1 GRAPHIC ILLUSTRATION OF AREA CALCULATION
A2.1.1 BUILDING FLOOR PLANS- BUILDING 1
A2.1.2 BUILDING FLOOR PLANS- BUILDING 1
A2.2 BUILDING FLOOR PLANS- BUILDING 2
A2.3 BUILDING FLOOR PLANS- BUILDING 3
A3.1 UNIT FLOOR PLANS- TOWNHOUSE (TH)
A3.2 UNIT FLOOR PLANS- TOWNHOUSE END UNIT (TH-End)
A3.3 UNIT FLOOR PLAN- TOWNHOUSE END FACING CIVIC CENTER - ADAPTABLE UNITS
A4.1 BUILDING ELEVATIONS- BUILDING 1
A4.2 BUILDING ELEVATIONS- BUILDING 2
A4.3 BUILDING ELEVATIONS- BUILDING 3
A4.4 3D VIEWS, COLORS AND MATERIALS
A4.5 STREET ELEVATIONS
A5.1 ROOF PLAN- ALL BUILDINGS
A6.1 BUILDING SECTIONS- BUILDING 1, TYP. WALL SECTION
A6.2 BUILDING SECTIONS- BUILDING 2 & 3
A7.0 CARPORT FLOOR PLAN & ELEVATIONS

LANDSCAPE:
L-1 SCHEMATIC LANDSCAPE PLAN
L-2 IRRIGATION HYDROZONE PLAN
L-3 SANTA CLARA TREE PROTECTION

SITE LIGHTING:
E1.10 SITE LIGHTING PLAN
E1.20 SITE LIGHTING PHOTOMETRIC PLAN
E1.30 LUMINAIRE SCHEDULE AND FIXTURE DETAILS

CIVIL:
C-1.0 TOPOGRAPHY MAP
C-2.0 GRADING PLAN
C-3.0 UTILITY PLAN
C-4.0 STORM WATER CONTROL PLAN
C-4.1 STORM WATER CALCULATIONS & DETAIL
C-4.2 STORM WATER DETAILS

ZONING- DEVELOPMENT STANDARDS		REQUIRED		PROVIDED	CONCESSION	WAIVERS
HEIGHT		40'		44'		YES
SETBACK	CIVIC CENTER DR					
	FRONT	MIN. 5'- MAX. 10'		7'-9 1/2"		YES
	LEFT SIDE (B1/B2)	10'		10'-7"		
	RIGHT SIDE (B1)	10'		10'-7"		
	REAR	10'		4'-11 1/2"		YES
	ALVISO ST					
	FRONT	MIN. 5'- MAX. 10'		24'-8 1/2"		YES
	LEFT SIDE	0'		4'-9 1/2"		
	RIGHT SIDE (B1/B2)	10'		4'-9 1/2"		YES
	REAR	10'		10'-7"		
DENSITY (UNITS/ACRE)		MIN. 20- MAX. 35		26.73		
COMMERCIAL (SF)		MIN. 10% FAR: 4,378		755		YES
PARKING	TOWNHOUSE/ DUPLEX UNIT	1 /UNIT				
	GUEST PARKING	0.5 /UNIT				
	TOTAL REQUIRED	24		30 COVERED + 2 UNCOVERED (1 FOR THE DUPLEX AND 1 UNASSIGNED)		
				ADU UNIT RESIDENCE		

Anderson Architects

kanderson@andarchinc.com
Cell 408.202.5462
120 W. Campbell Ave, Suite D
Campbell, CA 95008
Kurt B. Anderson, AIA
Principal
Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

Issued For

No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5	ARCHITECTURAL REVIEW REV 5	01/09/26
6	ARCHITECTURAL REVIEW REV 6	01/14/26
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date: 08/22/25
Scale: NTS
Drawn By: ANN
Checked By: KBA

Sheet Title:

Cover Sheet

Sheet No.:

A0.0

File: P:\Projects\Civic Center Townhouses | Job: Civic Center TH

VIEW 1

VIEW 1

VIEW 1

VIEW 4

VIEW 5

VIEW 6

VIEW 7

VIEW 8

VIEW 9

Anderson Architects
kanderson@andarchinc.com
Cell 408.202.5462
Kurt B. Anderson, AIA
Principal
120 W. Campbell Ave, Suite D
Campbell, CA 95008
Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126
-

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

LICENSED ARCHITECT
KURT B. ANDERSON
C-15410
EXP. 10/31/27
STATE OF CALIFORNIA

Issued For

No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date: 08/22/25

Scale: NTS

Drawn By: ANN

Checked By: KBA

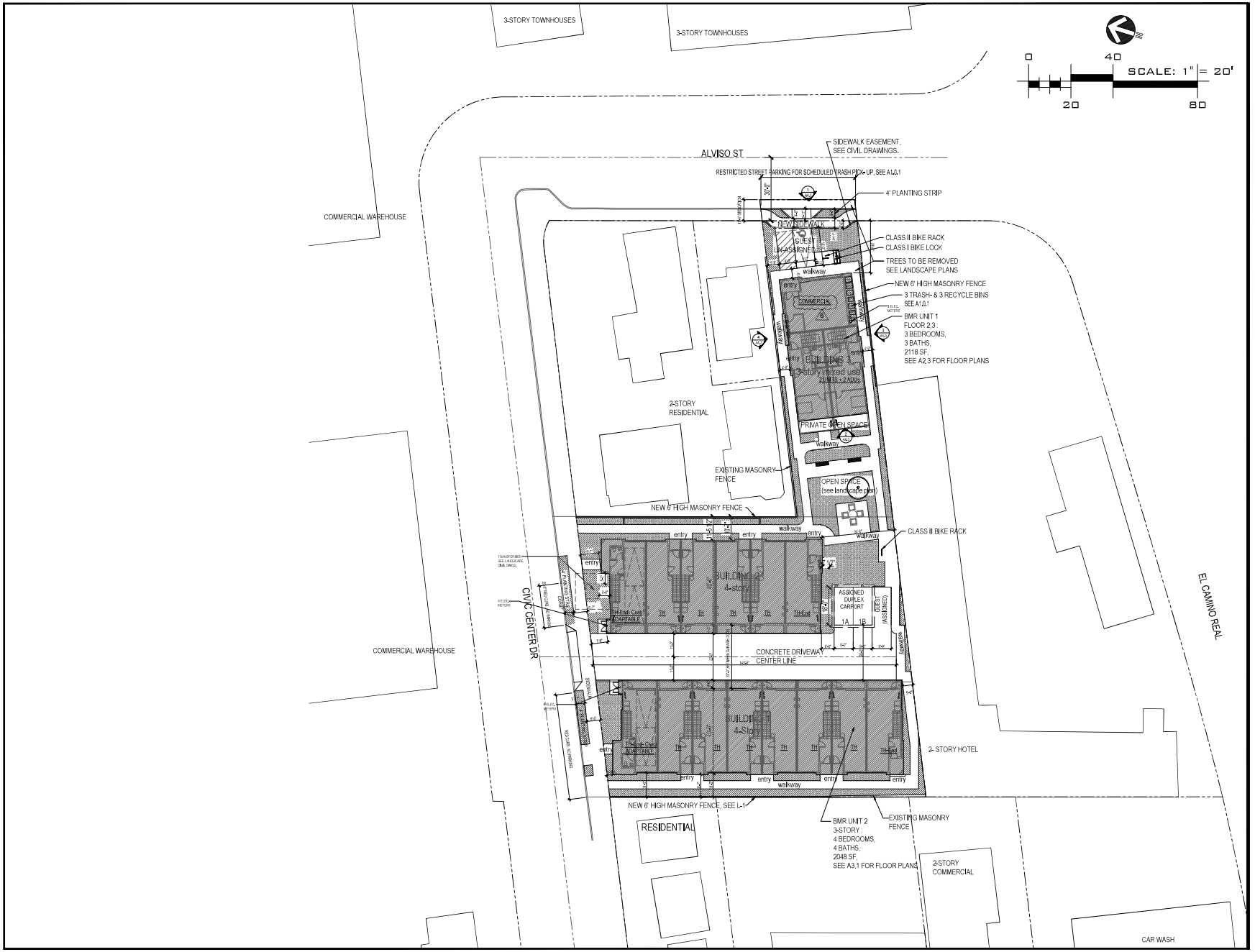
Sheet Title:

Site Photos

Sheet No.:

A0.1

File: P:\Projects\Civic Center Townhouses | Job: Civic Center TH



Anderson Architects

kanderson@andarchinc.com
Cell 408.202.5462

120 W. Campbell Ave, Suite D
Campbell, CA 95008

Kurt B. Anderson, AIA
Principal

Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126

-

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

LICENSED ARCHITECT KURT B. ANDERSON C-15440 EXP. 10/31/27 STATE OF CALIFORNIA

Issued For

No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5	ARCHITECTURAL REVIEW REV 5	01/09/26
6	ARCHITECTURAL REVIEW REV 6	01/14/26
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date:	08/22/25
Scale:	1"=20'-0"
Drawn By:	ANN
Checked By:	KBA

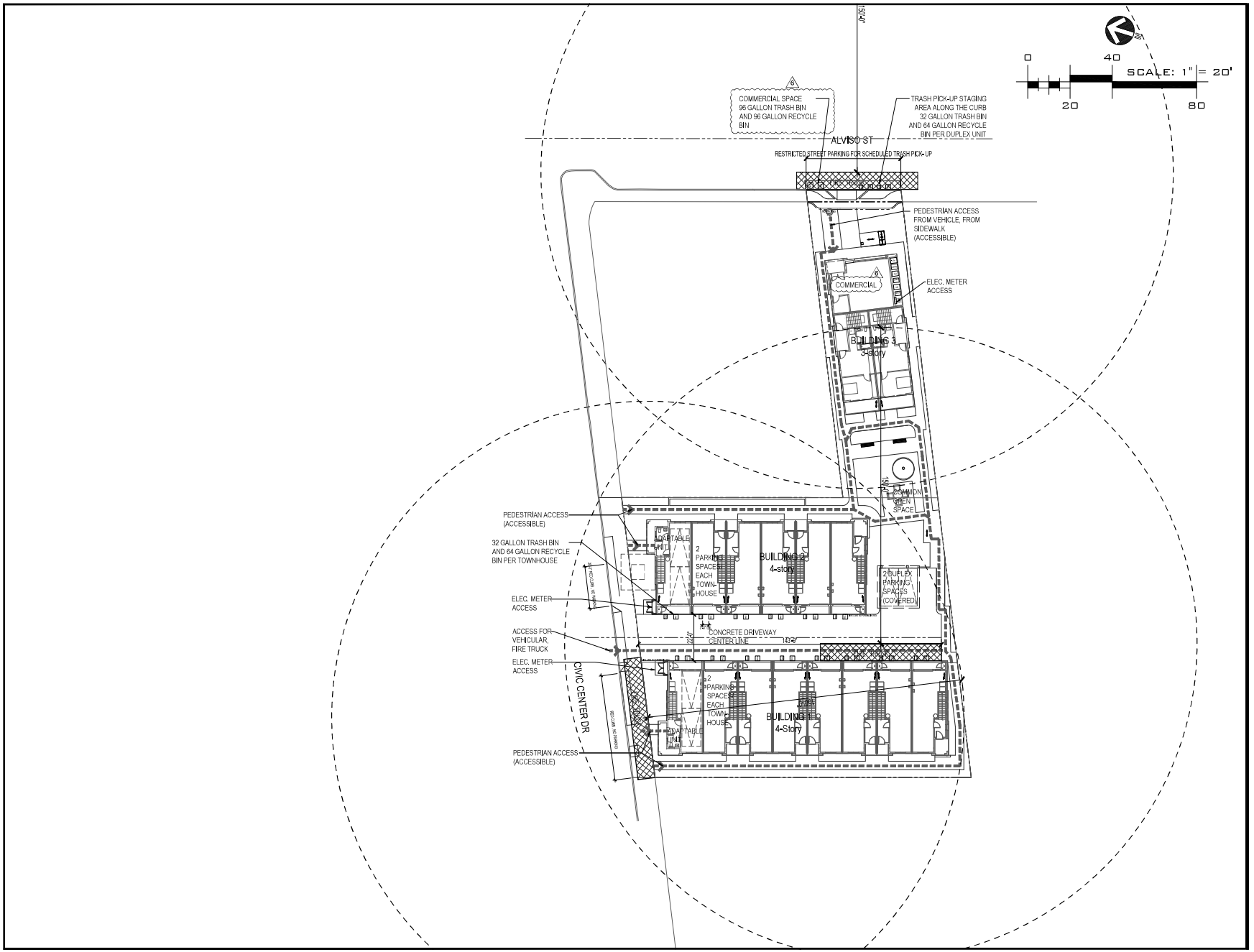
Sheet Title:

Site Plan

Sheet No.:

A1.0

File: P:\Projects\Civic Center Townhouses | Job: Civic Center TH



Anderson Architects

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson, AIA
Principal

120 W. Campbell Ave, Suite D
Campbell, CA 95008

Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

Issued For

No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5	ARCHITECTURAL REVIEW REV 5	01/09/26
6	ARCHITECTURAL REVIEW REV 6	01/14/26
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date:	08/22/25
Scale:	1"=20'-0"
Drawn By:	ANN
Checked By:	KBA

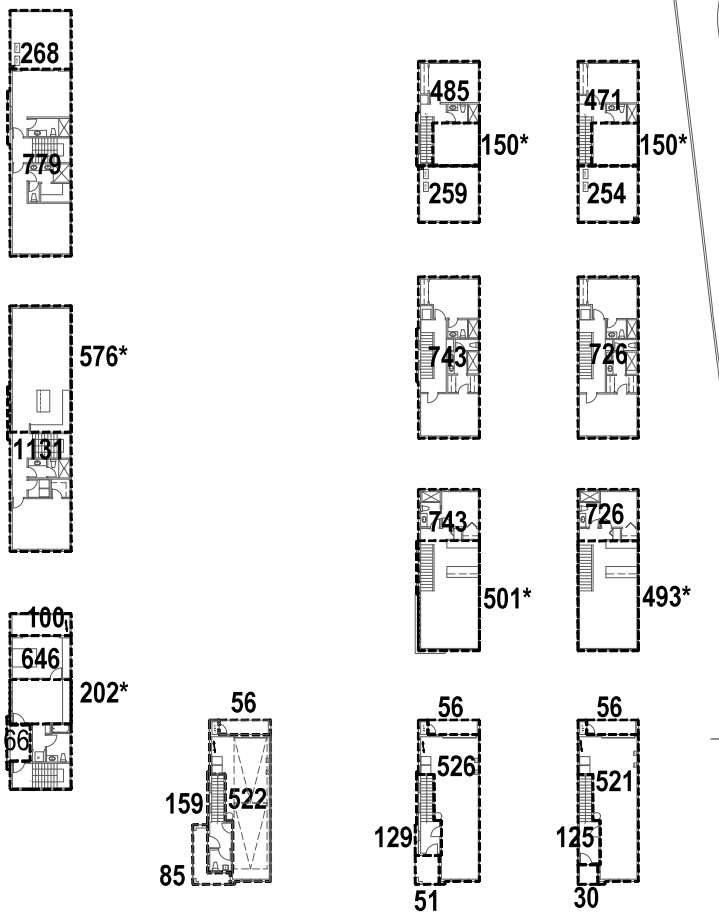
Sheet Title:

Accessible & Utility Access
Fire Department Access

Sheet No.:

A1.0.1

File: P:\Projects\Civic Center Townhouses | Job: Civic Center TH

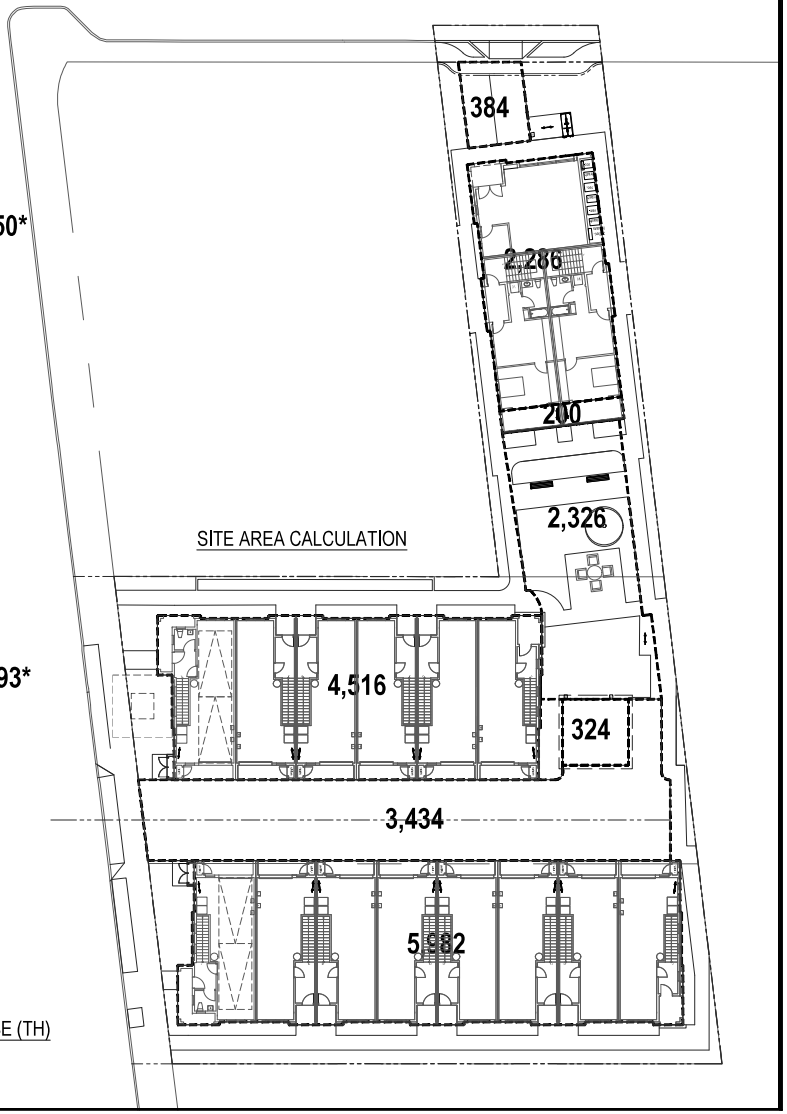


DUPLEX

TOWNHOUSE-END- CIVIC (TH-End- Civic)

TOWNHOUSE-END (TH-End)

TOWNHOUSE (TH)



Anderson Architects

kanderson@andarchinc.com
Cell 408.202.5462

120 W. Campbell Ave, Suite D
Campbell, CA 95008

Kurt B. Anderson, AIA
Principal

Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

Issued For

No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5	ARCHITECTURAL REVIEW REV 5	01/09/25
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date:	08/22/25
Scale:	1"=20'-0"
Drawn By:	ANN
Checked By:	KBA

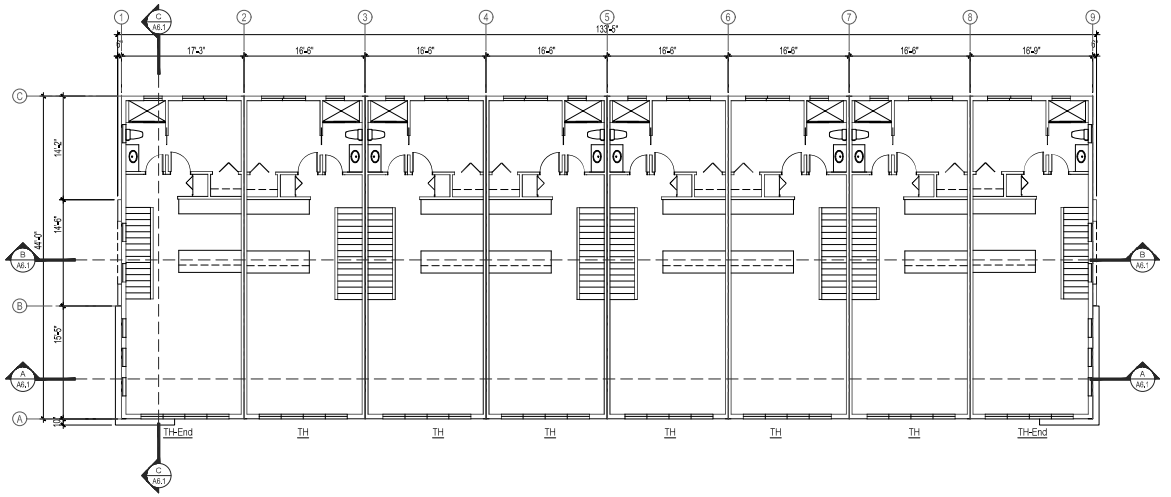
Sheet Title:

Area Calculations
Graphic Illustrations

Sheet No.:

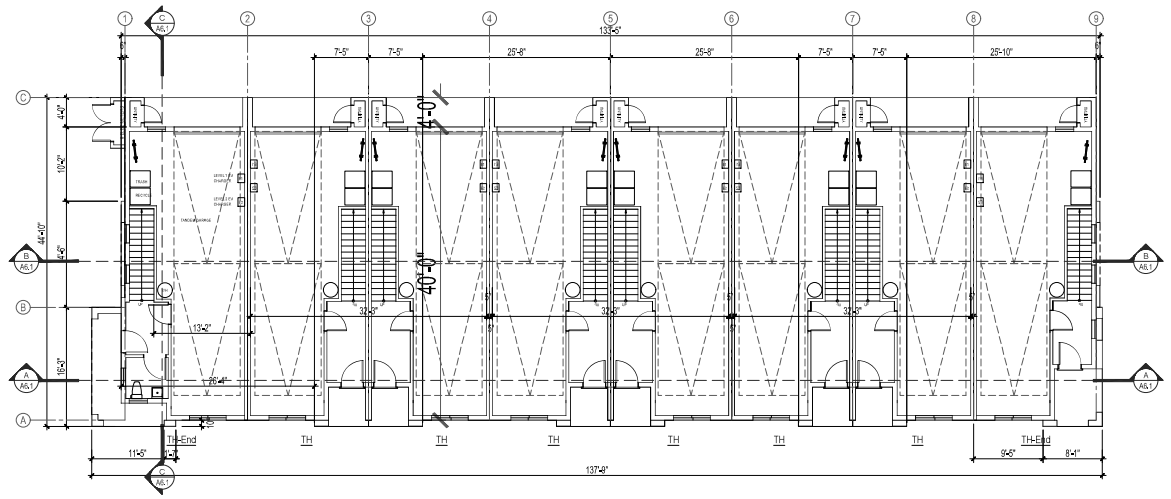
A1.1

File: P:\Projects\Civic Center Townhouses | Job: Civic Center TH



BUILDING 1- 2ND FLOOR PLAN

SCALE: 1/8"= 1'-0"



BUILDING 1- FIRST FLOOR PLAN

SCALE: 1/8"= 1'-0"

Anderson Architects

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson, AIA
Principal

120 W. Campbell Ave, Suite D
Campbell, CA 95008

Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

Issued For

No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date:	08/22/25
Scale:	AS NOTED
Drawn By:	ANN
Checked By:	KBA

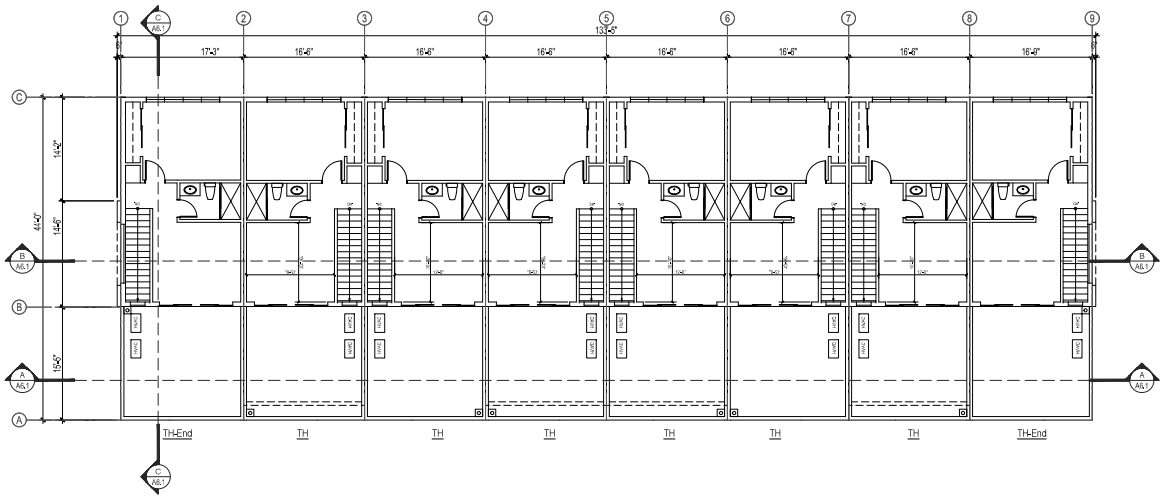
Sheet Title:

Building Floor Plans
Building 1

Sheet No.:

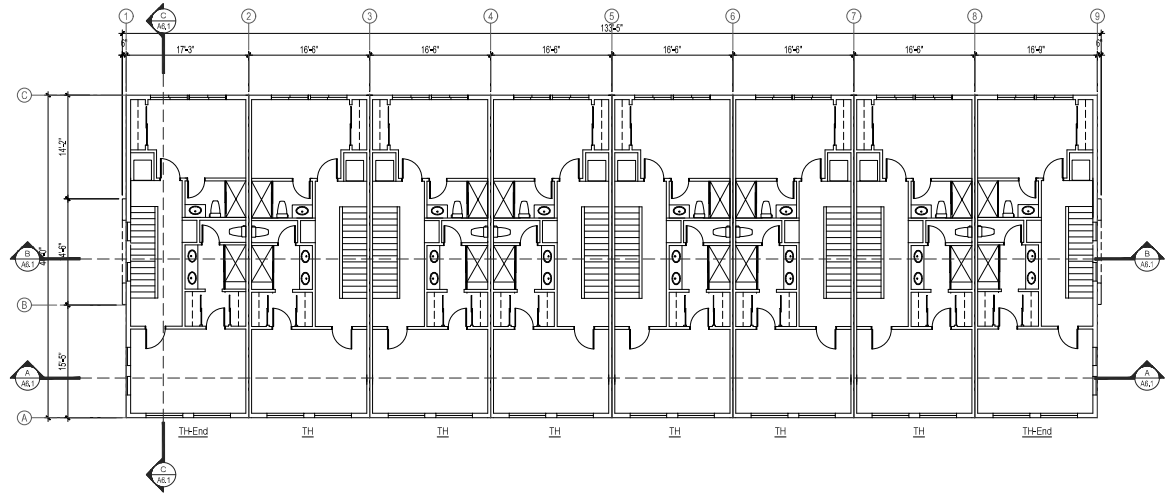
A2.1.1

File: P:\Projects\Civic Center Townhouses | Job: Civic Center TH



BUILDING 1- 4TH FLOOR PLAN

SCALE: 1/8"= 1'-0"



BUILDING 1- 3RD FLOOR PLAN

SCALE: 1/8"= 1'-0"

Anderson Architects

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson, AIA
Principal

120 W. Campbell Ave, Suite D
Campbell, CA 95008

Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126

-

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

LICENSED ARCHITECT
KURT B. ANDERSON
C-15410
EXP. 10/31/27
STATE OF CALIFORNIA

Issued For

No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date:	08/22/25
Scale:	AS NOTED
Drawn By:	ANN
Checked By:	KBA

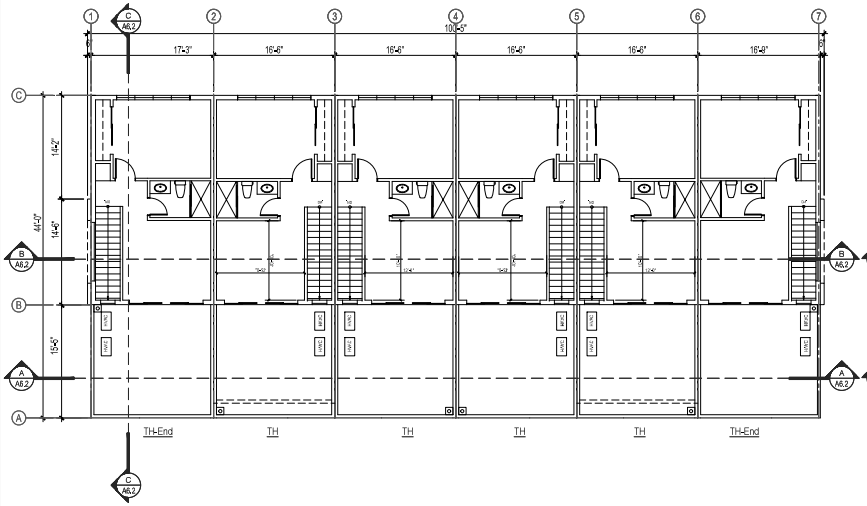
Sheet Title:

Building Floor Plans
Building 1

Sheet No.:

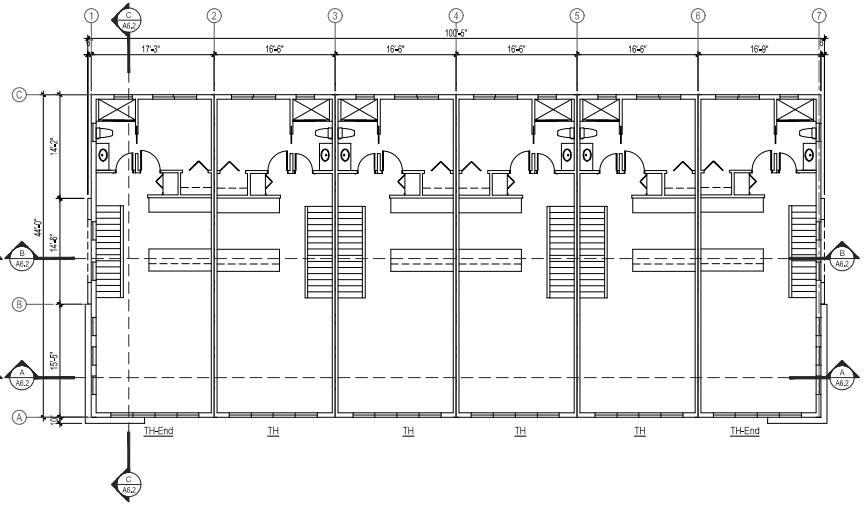
A2.1.2

File: P:\Projects\Civic Center Townhouses | Job: Civic Center TH



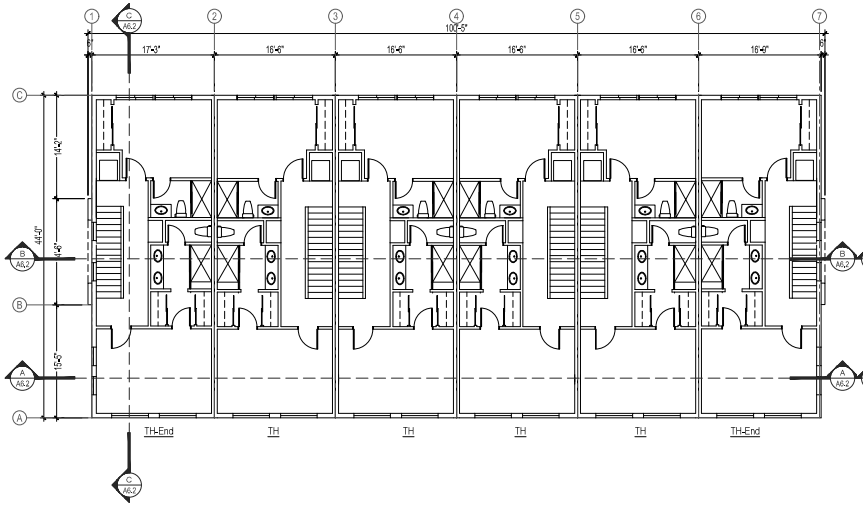
BUILDING 2- 4TH FLOOR PLAN

SCALE: 1/8"= 1'-0"



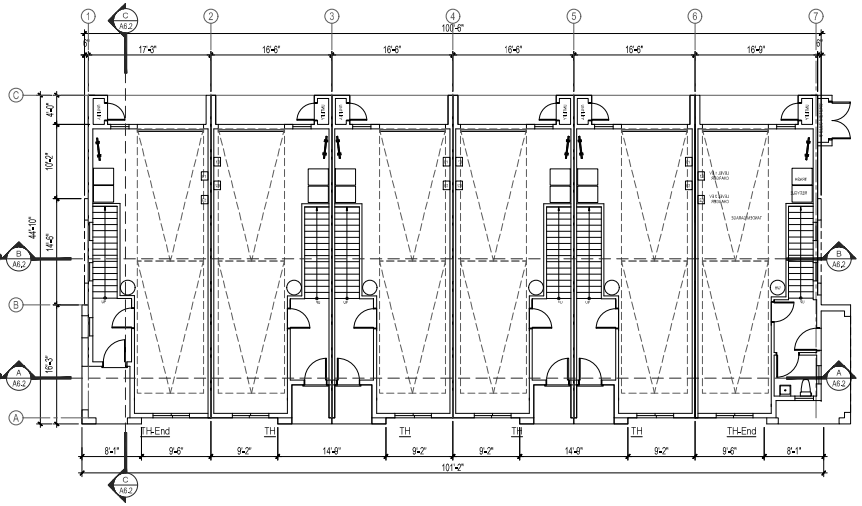
BUILDING 2- 2ND FLOOR PLAN

SCALE: 1/8"= 1'-0"



BUILDING 2- 3RD FLOOR PLAN

SCALE: 1/8"= 1'-0"



BUILDING 2- FIRST FLOOR PLAN

SCALE: 1/8"= 1'-0"

Anderson Architects
kanderson@andarchinc.com
Cell 408.202.5462
120 W. Campbell Ave, Suite D
Campbell, CA 95008
Kurt B. Anderson, AIA
Principal
Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

LICENSED ARCHITECT
KURT B. ANDERSON
C-15410
EXP. 10/31/27
STATE OF CALIFORNIA

Issued For

No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date:	08/22/25
Scale:	AS NOTED
Drawn By:	ANN
Checked By:	KBA

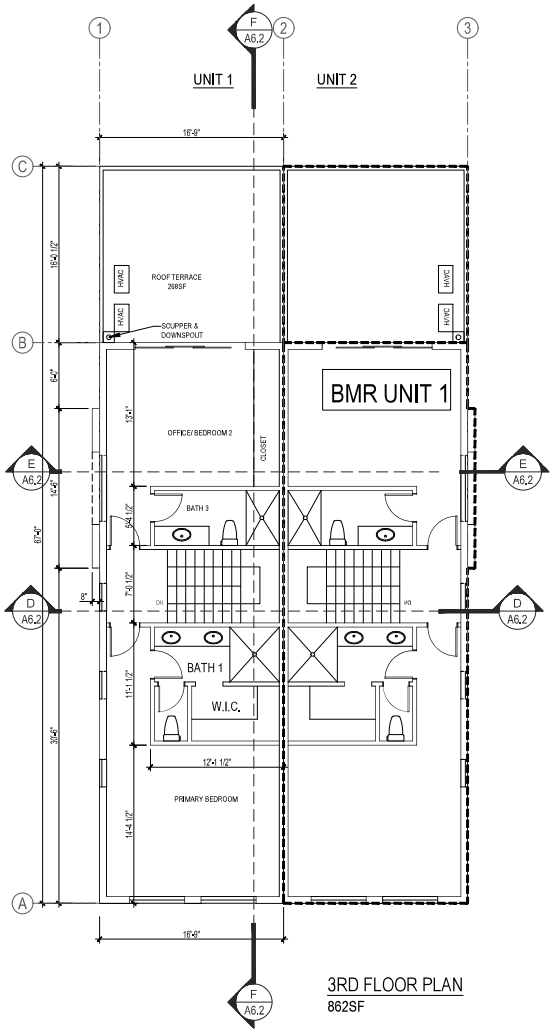
Sheet Title:

Building Floor Plans
Building 2

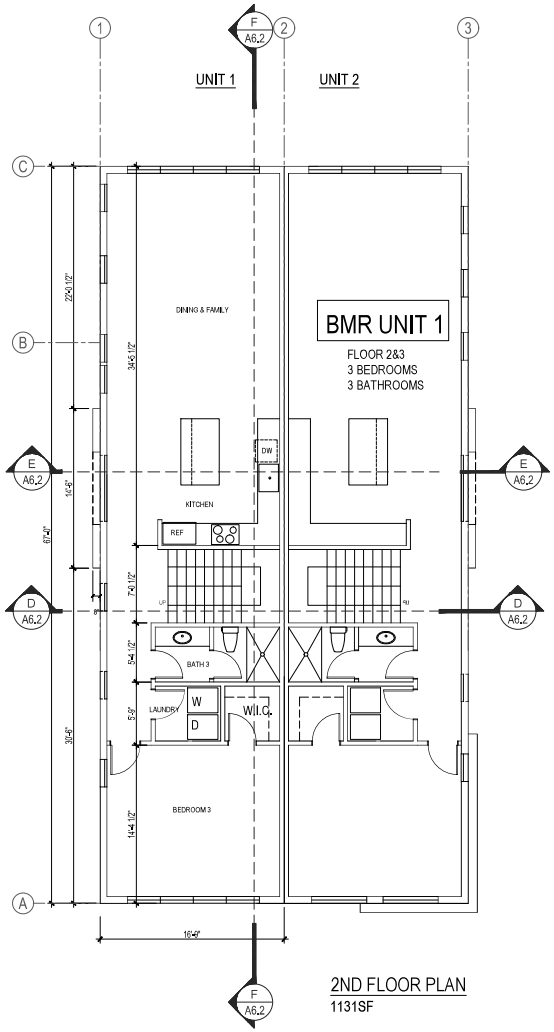
Sheet No.:

A2.2

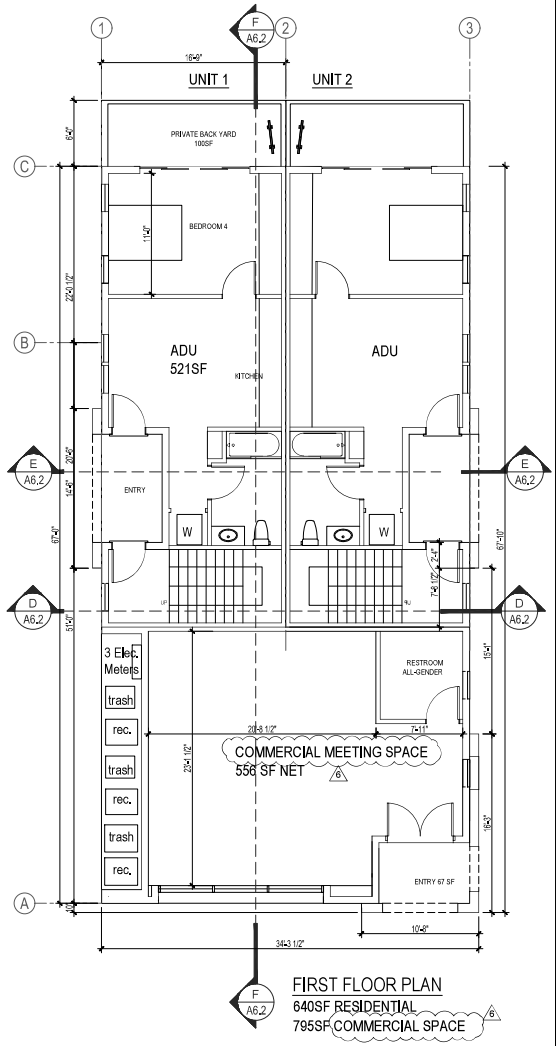
File: P:\Projects\Civic Center Townhouses | Job: Civic Center TH



3RD FLOOR PLAN
862SF



2ND FLOOR PLAN
1131SF



FIRST FLOOR PLAN
640SF RESIDENTIAL
795SF COMMERCIAL SPACE

DUPLEX

2639SF/ UNIT, TOTAL 5,278SF

Anderson Architects

kanderson@andarchinc.com
Cell 408.202.5462

120 W. Campbell Ave, Suite D
Campbell, CA 95008

Kurt B. Anderson, AIA
Principal

Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

LICENSED ARCHITECT
KURT B. ANDERSON
C-19440
EXP. 10/31/27
STATE OF CALIFORNIA

Issued For

No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5	ARCHITECTURAL REVIEW REV 5	01/09/26
6	ARCHITECTURAL REVIEW REV 6	01/14/26
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date:	08/22/25
Scale:	3/16"=1'-0"
Drawn By:	ANN
Checked By:	KBA

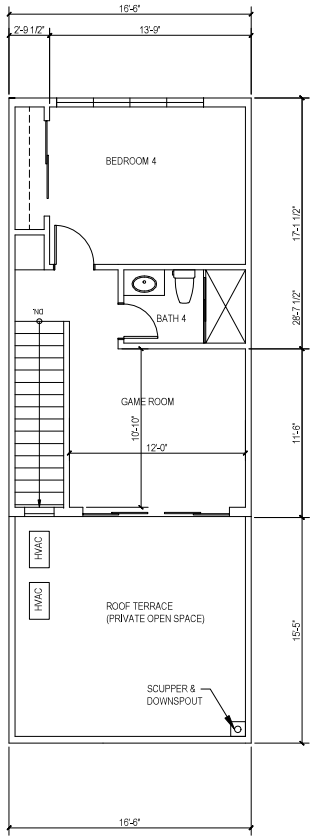
Sheet Title:

Building Floor Plans
Building 3

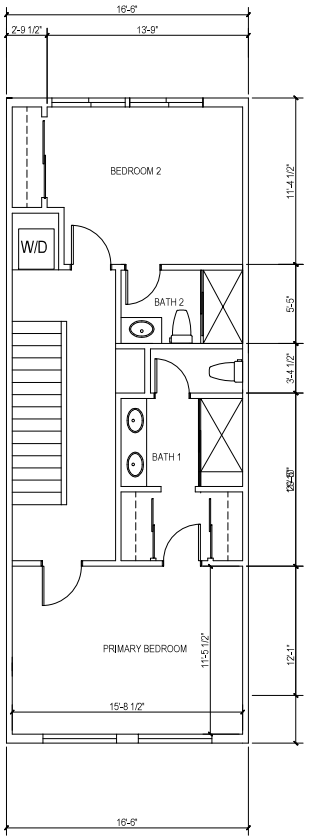
Sheet No.:

A2.3

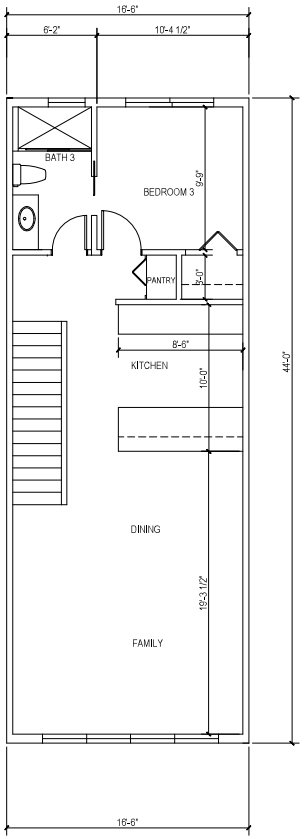
File: P:\Projects\Civic Center Townhouses | Job: Civic Center TH



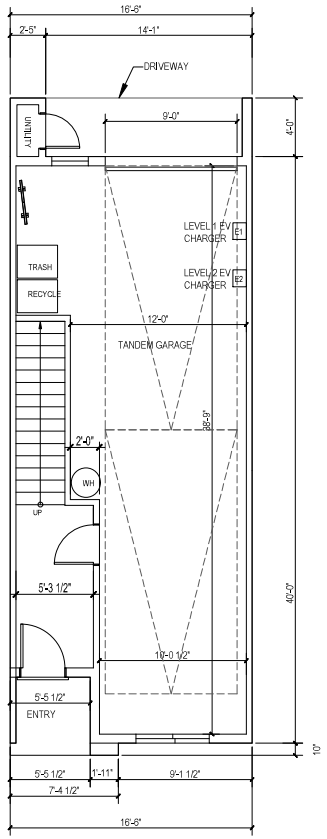
4TH FLOOR PLAN



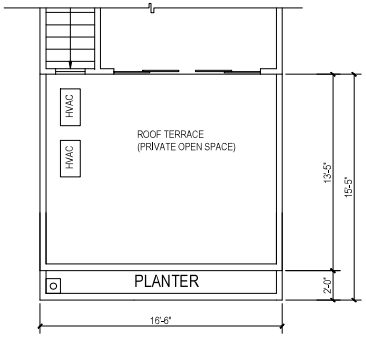
3RD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



ROOF TERRACE W/ PLANTER

(SEE ELEVATION &ROOF PLAN FOR LOCATIONS)

Anderson Architects

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson, AIA
Principal

120 W. Campbell Ave, Suite D
Campbell, CA 95008

Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126
-

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

Issued For

No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date:	08/22/25
Scale:	1/4"=1'-0"
Drawn By:	ANN
Checked By:	KBA

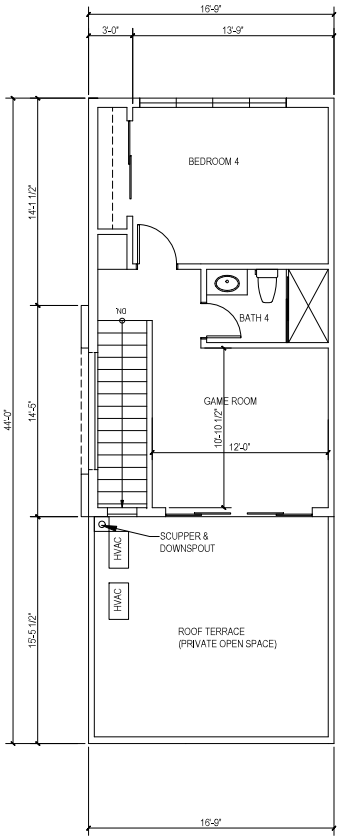
Sheet Title:

Townhouse
Floor Plans

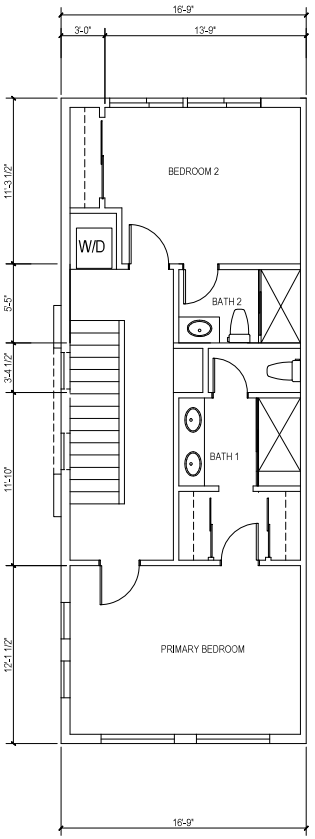
Sheet No.:

A3.1

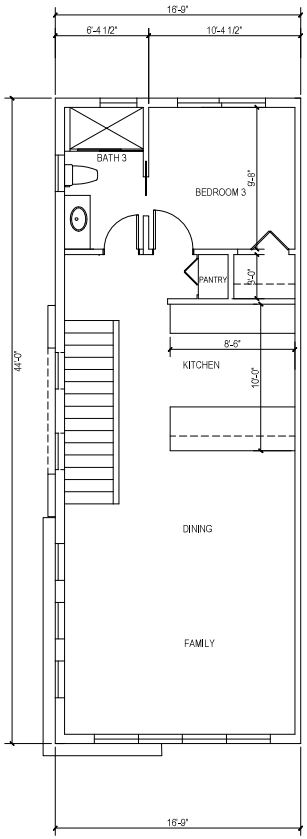
File: P:\Projects\Civic Center Townhouses | Job: Civic Center TH



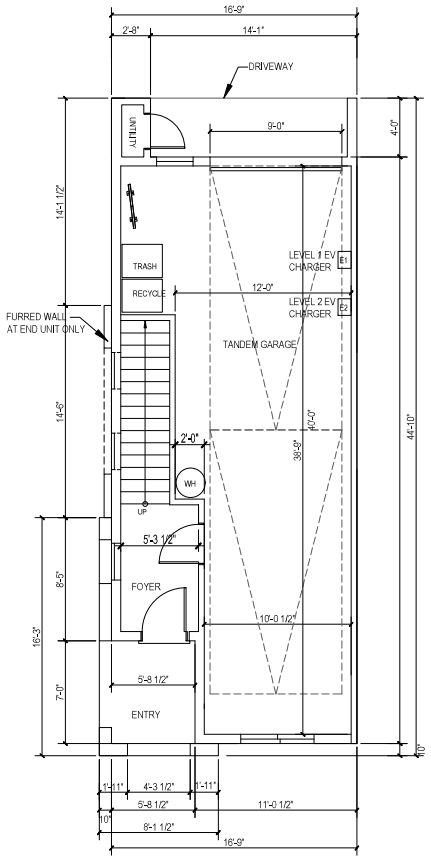
4TH FLOOR PLAN



3RD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Anderson Architects

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson, AIA
Principal

120 W. Campbell Ave, Suite D
Campbell, CA 95008

Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126

-

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

Issued For

No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date:	08/22/25
Scale:	1/4"=1'-0"
Drawn By:	ANN
Checked By:	KBA

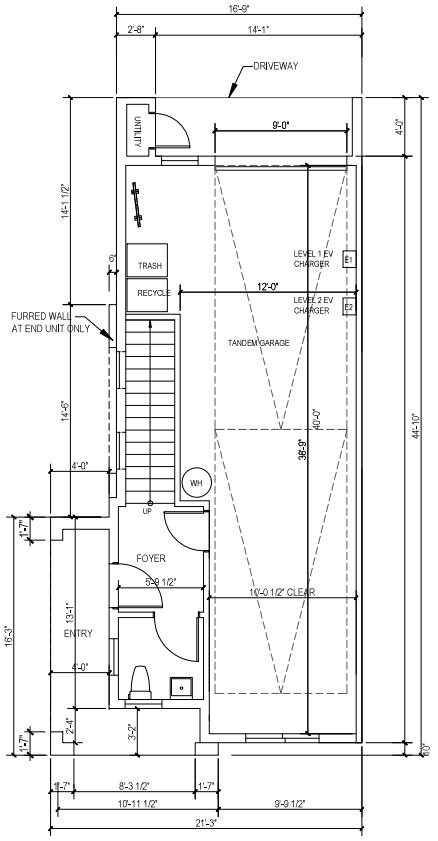
Sheet Title:

Townhouse- End Unit Floor Plans

Sheet No.:

A3.2

File: P:\Projects\Civic Center Townhouses | Job: Civic Center TH



FIRST FLOOR PLAN
Upper floor plans similar to
Townhouse End Unit Plans

Anderson Architects

kanderson@andarchinc.com
Cell 408.202.5462

120 W. Campbell Ave, Suite D
Campbell, CA 95008

Kurt B. Anderson, AIA
Principal

Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126
-

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

Issued For

No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date: 08/22/25

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

Drawn By: ANN

Checked By: KBA

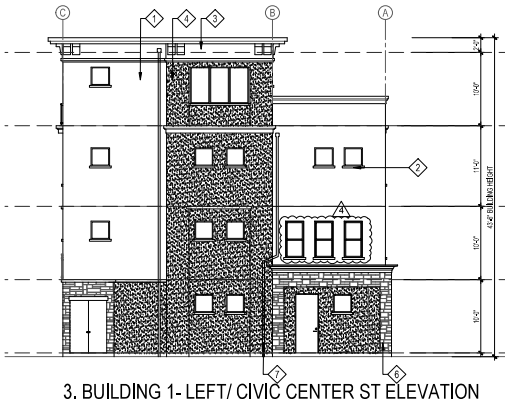
Sheet Title:

Townhouse- End- Civic Floor Plans

Sheet No.:

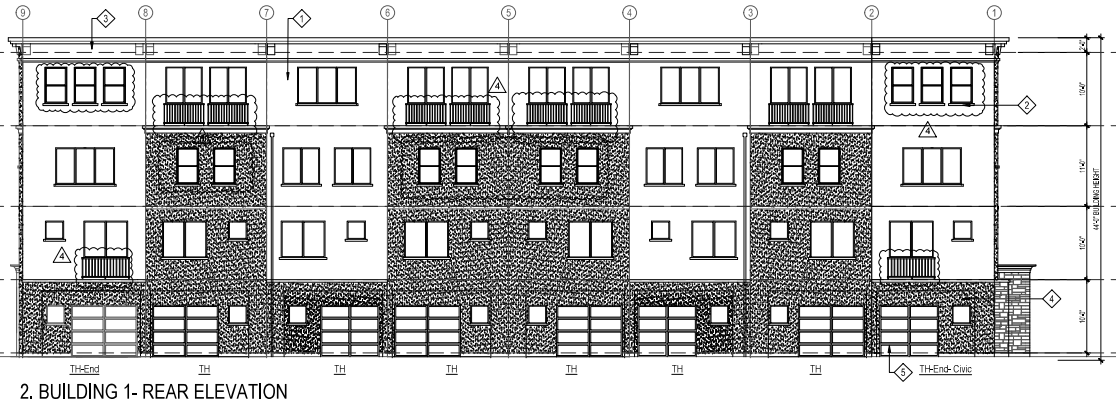
A3.3

File: P:\Projects\Civic Center Townhouses | Job: Civic Center TH



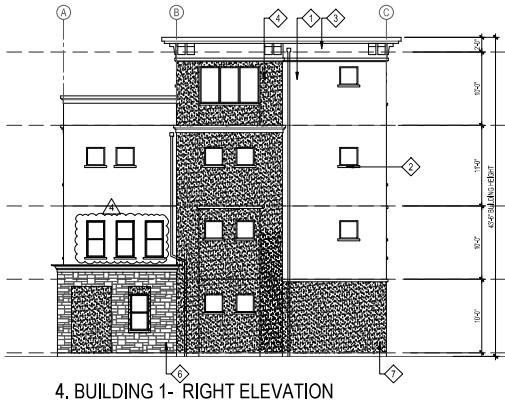
3. BUILDING 1- LEFT/ CIVIC CENTER ST ELEVATION

SCALE: 1/8"= 1'-0"



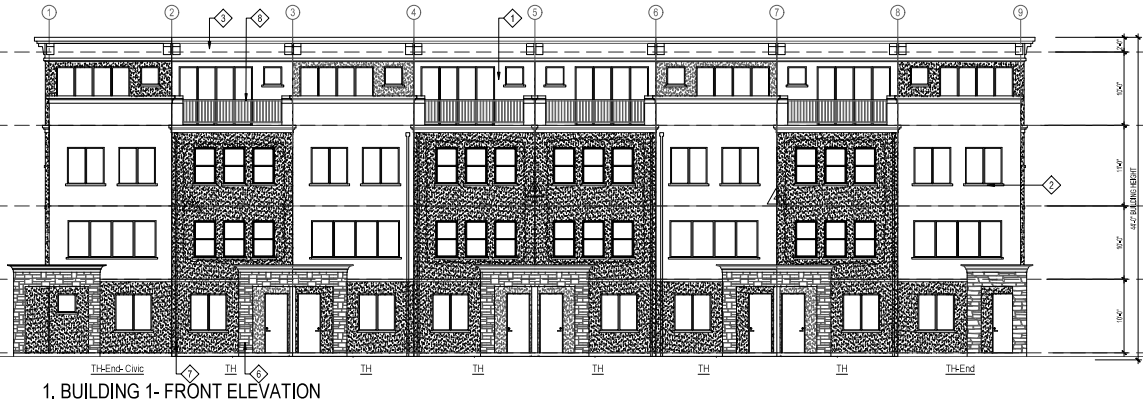
2. BUILDING 1- REAR ELEVATION

SCALE: 1/8"= 1'-0"



4. BUILDING 1- RIGHT ELEVATION

SCALE: 1/8"= 1'-0"



1. BUILDING 1- FRONT ELEVATION

SCALE: 1/8"= 1'-0"

ELEVATION KEYNOTES:

SEE COLOR BOARD A4.4 FOR COLOR CODE

1. PAINTED STUCCO FINISH
2. STUCCO OVER FOAM WINDOW TRIM
3. STUCCO OVER FOAM CORNICE/ TRIM
4. ACCENT STUCCO FINISH
5. MANUFACTURER'S FINISHED GARAGE DOOR
6. STONE VENEER
7. SCUPPER AND DOWNSPOUT PAINTED TO MATCH WALL COLORS
8. 42" HIGH PAINTED WOOD GUARDRAIL

Anderson Architects

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson, AIA
Principal

120 W. Campbell Ave, Suite D
Campbell, CA 95008

Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126

-

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

Issued For

No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date:	08/22/25
Scale:	AS NOTED
Drawn By:	ANN
Checked By:	KBA

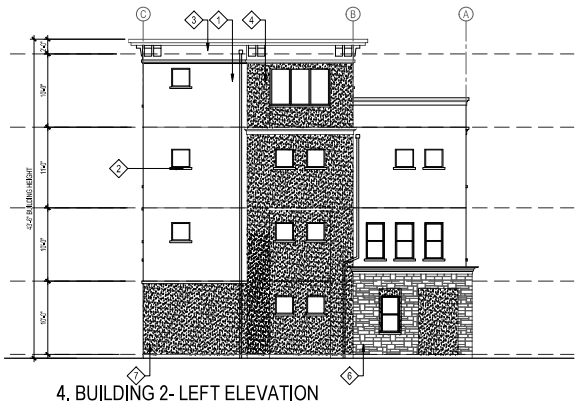
Sheet Title:

Building 1
Exterior Elevations

Sheet No.:

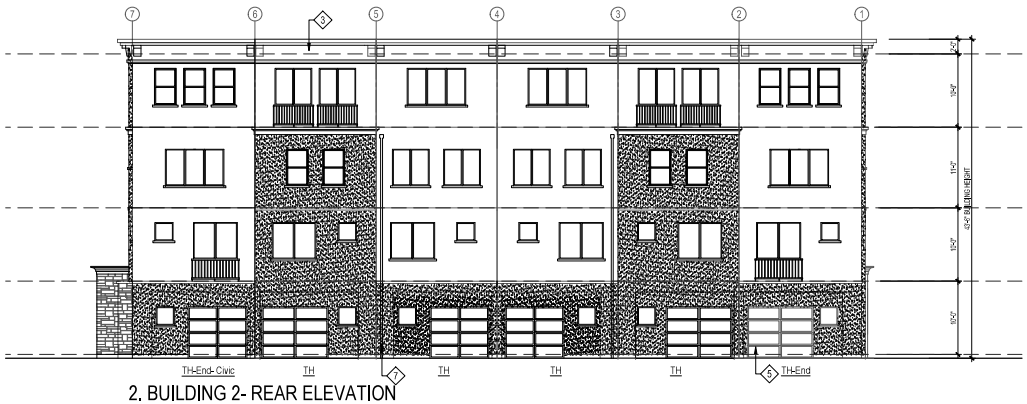
A4.1

File: P:\Projects\Civic Center Townhouses | Job: Civic Center TH



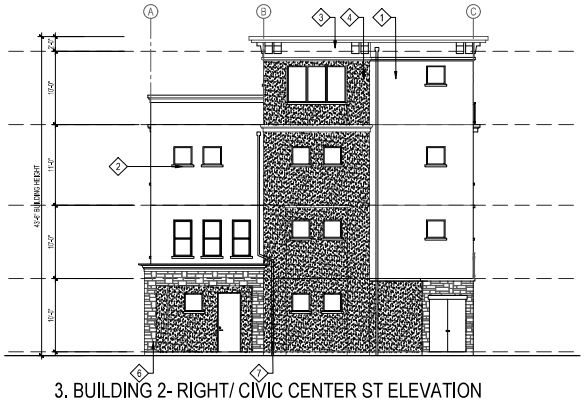
4. BUILDING 2- LEFT ELEVATION

SCALE: 1/8"= 1'-0"



2. BUILDING 2- REAR ELEVATION

SCALE: 1/8"= 1'-0"



3. BUILDING 2- RIGHT/ CIVIC CENTER ST ELEVATION

SCALE: 1/8"= 1'-0"

1. BUILDING 2- FRONT ELEVATION

SCALE: 1/8"= 1'-0"

ELEVATION KEYNOTES:

SEE COLOR BOARD A4.4 FOR COLOR CODE

1. PAINTED STUCCO FINISH
2. STUCCO OVER FOAM WINDOW TRIM
3. STUCCO OVER FOAM CORNICE/ TRIM
4. ACCENT STUCCO FINISH
5. MANUFACTURER'S FINISHED GARAGE DOOR
6. STONE VENEER
7. SCUPPER AND DOWNSPOUT PAINTED TO MATCH WALL COLORS
8. 42" HIGH PAINTED WOOD GUARDRAIL

Anderson Architects

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson, AIA
Principal

120 W. Campbell Ave, Suite D
Campbell, CA 95008

Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

Issued For

No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date: 08/22/25

Scale: AS NOTED

Drawn By: ANN

Checked By: KBA

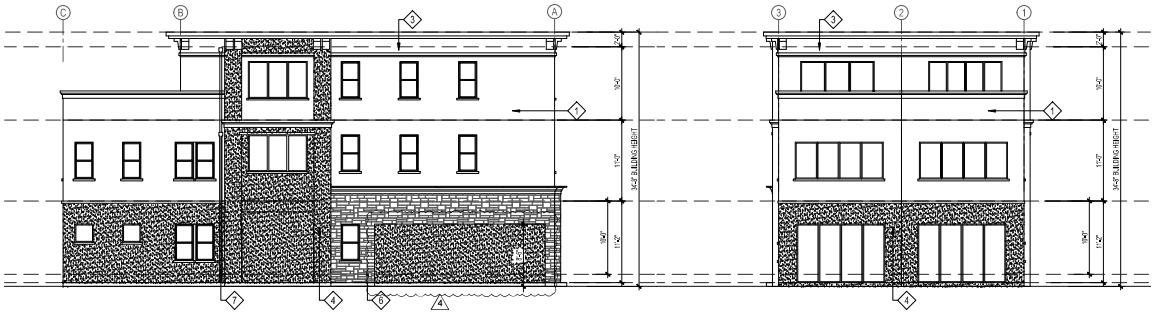
Sheet Title:

Building 2
Exterior Elevations

Sheet No.:

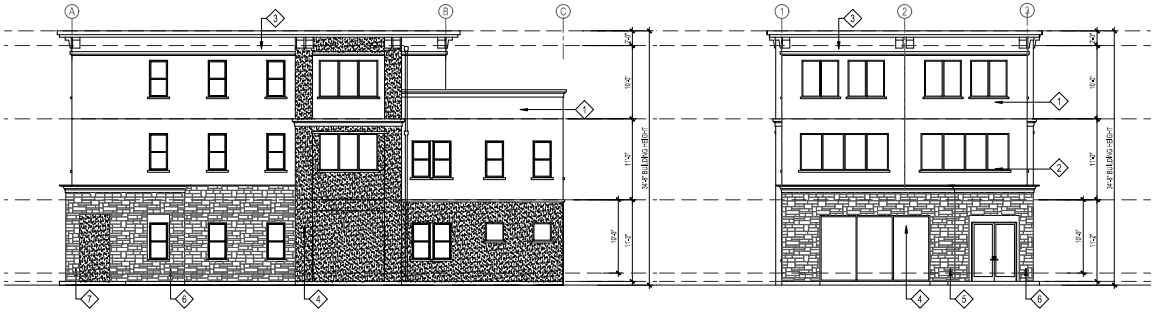
A4.2

File: P:\Projects\Civic Center Townhouses | Job: Civic Center TH



3. BUILDING 3- LEFT ELEVATION
SCALE: 1/8"= 1'-0"

2. BUILDING 3- REAR ELEVATION
SCALE: 1/8"= 1'-0"



4. BUILDING 3- RIGHT ELEVATION
SCALE: 1/8"= 1'-0"

1. BUILDING 3- FRONT ELEVATION
SCALE: 1/8"= 1'-0"

ELEVATION KEYNOTES:

SEE COLOR BOARD A4.4 FOR COLOR CODE

1. PAINTED STUCCO FINISH
2. STUCCO OVER FOAM WINDOW TRIM
3. STUCCO OVER FOAM CORNICE/ TRIM
4. ACCENT STUCCO FINISH
5. MANUFACTURER'S FINISHED GARAGE DOOR
6. STONE VENEER
7. SCUPPER AND DOWNSPOUT PAINTED TO MATCH WALL COLORS
8. 42" HIGH PAINTED WOOD GUARDRAIL

Anderson Architects

kanderson@andarchinc.com
Cell 408.202.5462

120 W. Campbell Ave, Suite D
Campbell, CA 95008

Kurt B. Anderson, AIA
Principal

Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

Issued For

No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date: 08/22/25

Scale: AS NOTED

Drawn By: ANN

Checked By: KBA

Sheet Title:

Building 3
Exterior Elevations

Sheet No.:

A4.3

File: J:\Projects\Civic Center Townhouses | Job /Civic Center TH

VIEW FROM WEST/ CIVIC CENTER DRIVE

VIEW FROM SOUTH

VIEW FROM NORTH/ ALVISO STREET

ELEMENTS OF RHYTHM

VIEW FROM EAST

COLOR BOARD

1. Stucco Wall/Trim/ Cornice
Sherwin-Williams
Snowbound SW 7004
Sand finish

2. Stucco Window Trim/ Wood Railing
Window manufacturered color to match
Sherwin-Williams
SW 2927 Weathervane
Sand finish

3. Accent Stucco Wall
Sherwin-Williams
Hammered Silver SW 2840
Sand finish

4. Garage Door:
Overhead door- Thermacore
Mission Oak
Obscure Glass

5. Wall Accent Stone
Eldorado Stone
Cut Coarse- Seashell

Anderson Architects

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson, AIA
Principal

120 W. Campbell Ave, Suite D
Campbell, CA 95008

Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126

-

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

Issued For

No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date: 08/22/25

Scale: NTS

Drawn By: ANN

Checked By: KBA

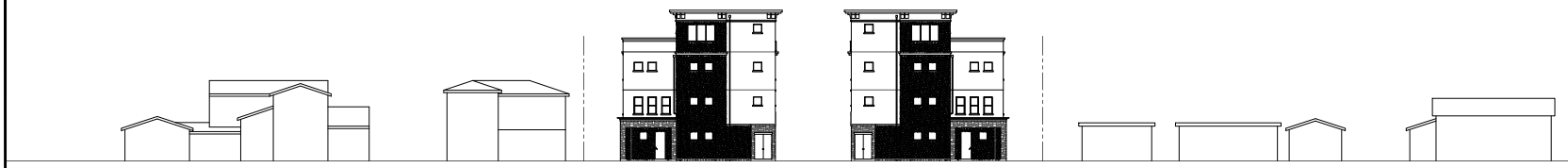
Sheet Title:

3D Views, Colors, & Materials Design Elements

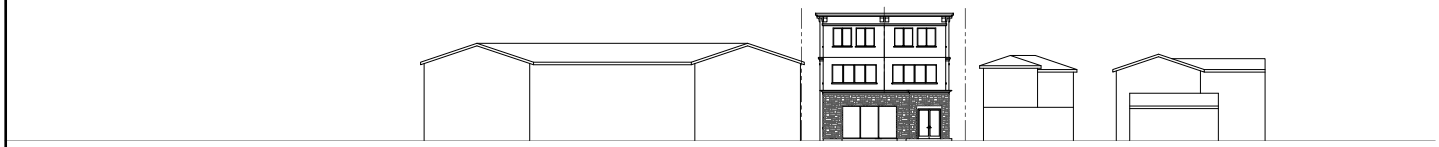
Sheet No.:

A4.4

File: P:\Projects\Civic Center Townhouses | Job: Civic Center TH



CIVIC CENTER DRIVE ELEVATION



ALVISO STREET ELEVATION

Anderson Architects

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson, AIA
Principal

120 W. Campbell Ave, Suite D
Campbell, CA 95008

Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

Issued For

No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date: 08/22/25

Scale: 1/16"= 1'-0"

Drawn By: ANN

Checked By: KBA

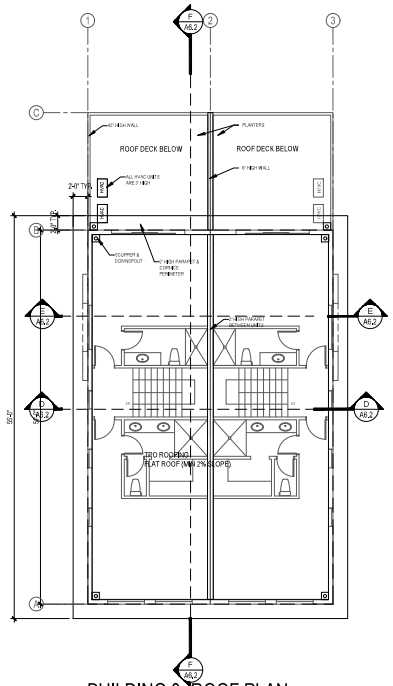
Sheet Title:

Street Elevations

Sheet No.:

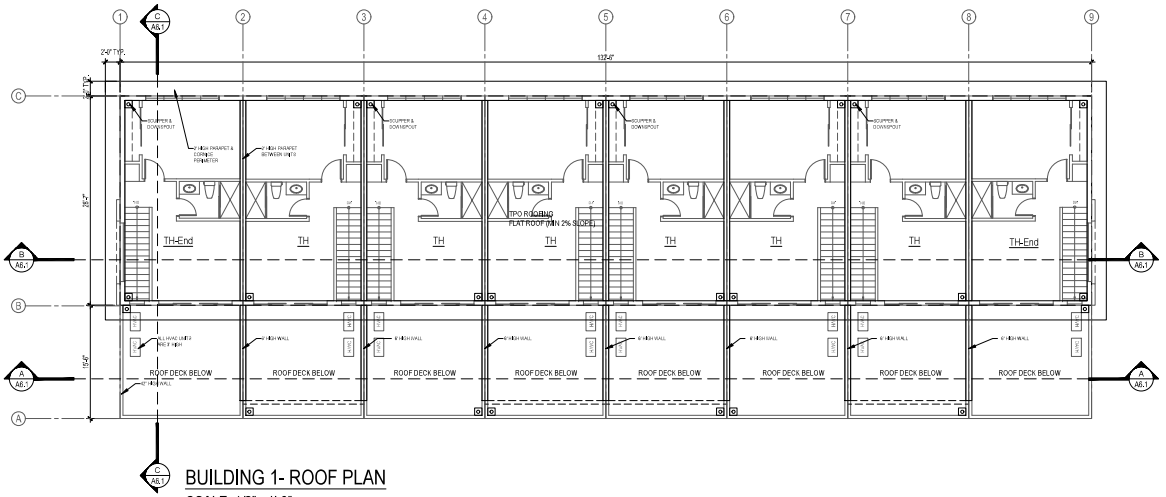
A4.5

File: P:\Projects\Civic Center Townhouses | Job: Civic Center TH



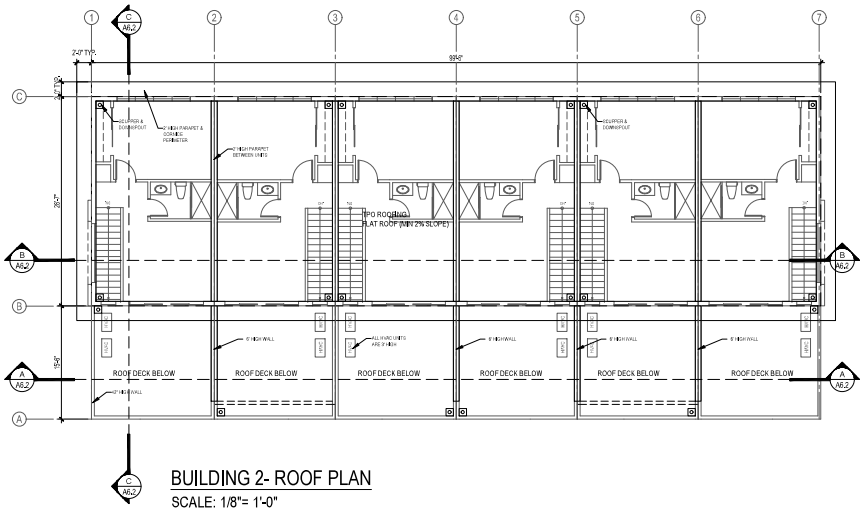
BUILDING 3- ROOF PLAN

SCALE: 1/8"= 1'-0"



BUILDING 1- ROOF PLAN

SCALE: 1/8"= 1'-0"



BUILDING 2- ROOF PLAN

SCALE: 1/8"= 1'-0"

Anderson Architects

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson, AIA
Principal

120 W. Campbell Ave, Suite D
Campbell, CA 95008

Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126
-

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

Issued For

No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date:	08/22/25
Scale:	AS NOTED
Drawn By:	ANN
Checked By:	KBA

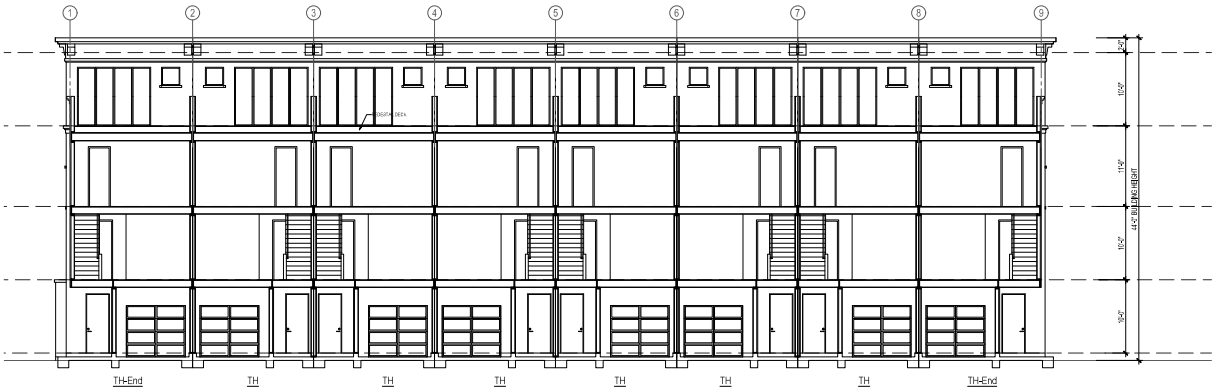
Sheet Title:

Roof Plan
Building 1,2,3

Sheet No.:

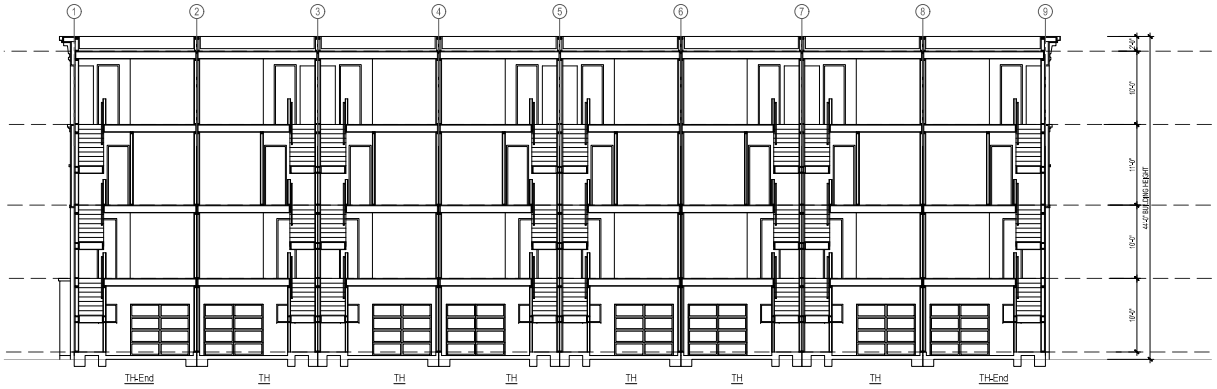
A5.1

File: P:\Projects\Civic Center Townhouses | Job: Civic Center TH



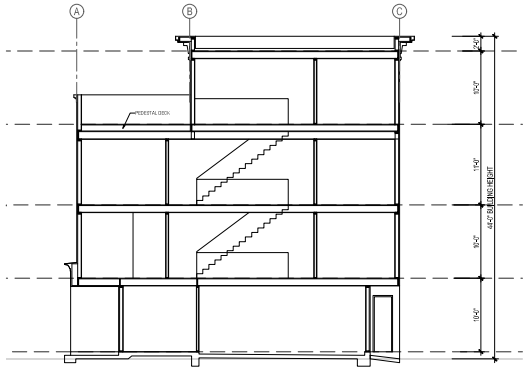
SECTION A-A

SCALE: 1/8"= 1'-0"



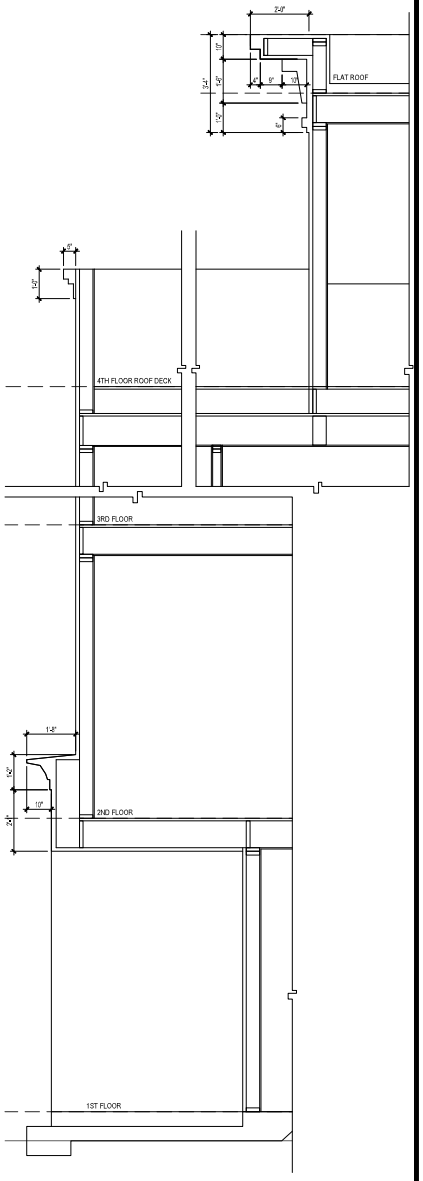
SECTION B-B

SCALE: 1/8"= 1'-0"



SECTION C-C

SCALE: 1/8"= 1'-0"



WALL SECTION
THROUGHT TYP. PORCH

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

Anderson Architects

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson, AIA
Principal

120 W. Campbell Ave, Suite D
Campbell, CA 95008

Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

Issued For

No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date:	08/22/25
Scale:	AS NOTED
Drawn By:	ANN
Checked By:	KBA

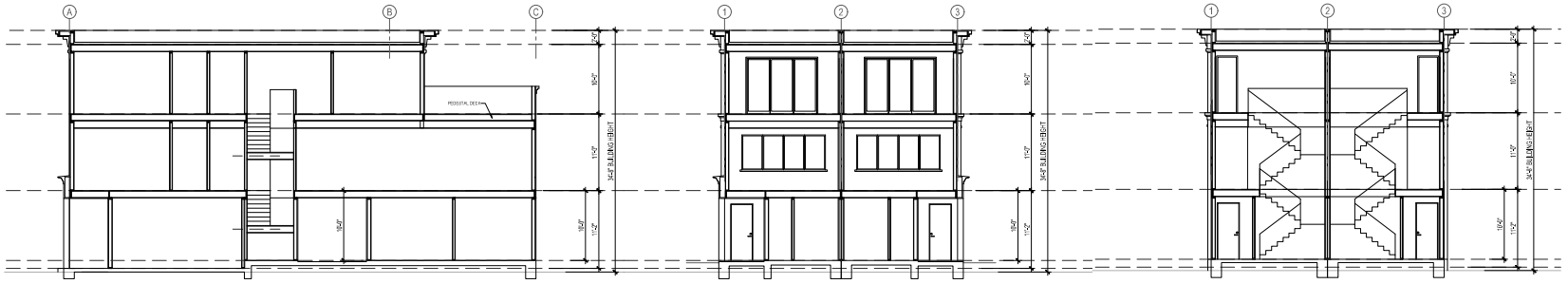
Sheet Title:

Building 1
Sections

Sheet No.:

A6.1

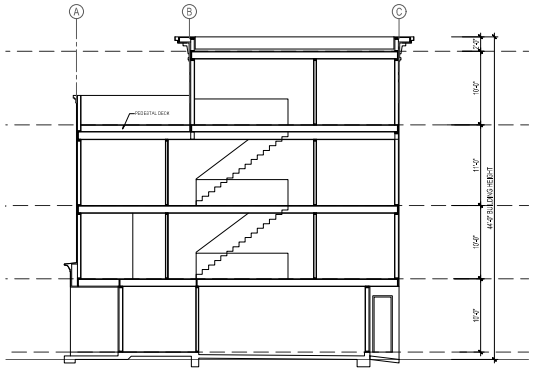
File: P:\Projects\Civic Center Townhouses | Job: Civic Center TH



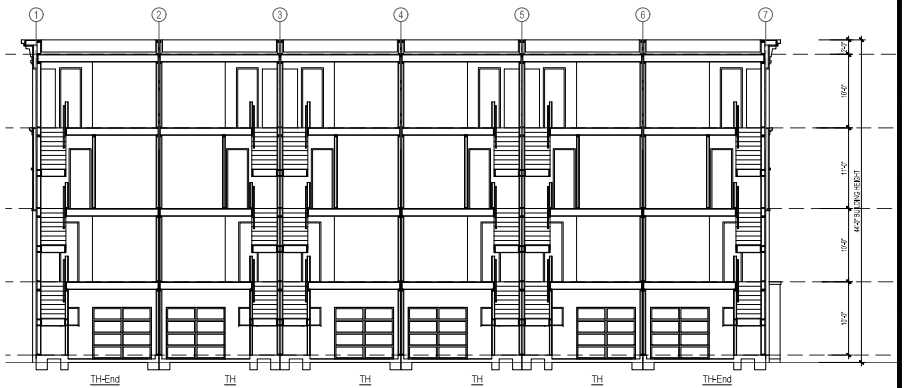
SECTION F-F
SCALE: 1/8"= 1'-0"

SECTION D-D
SCALE: 1/8"= 1'-0"

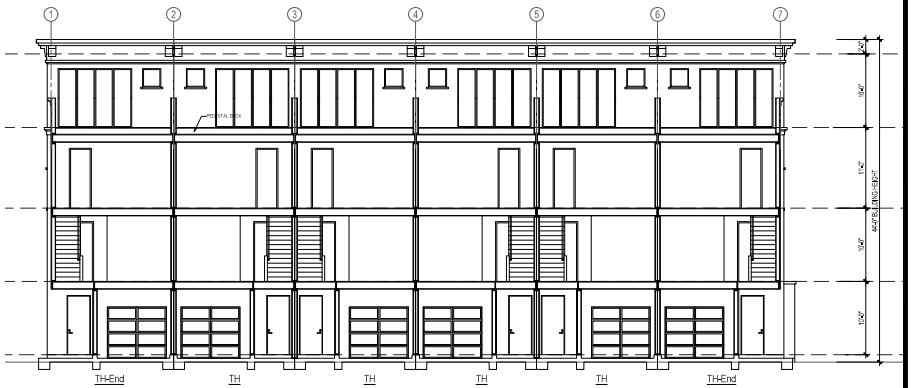
SECTION E-E
SCALE: 1/8"= 1'-0"



SECTION C-C
SCALE: 1/8"= 1'-0"



SECTION B-B
SCALE: 1/8"= 1'-0"



SECTION A-A
SCALE: 1/8"= 1'-0"

Anderson Architects
kanderson@andarchinc.com
Cell 408.202.5462
Kurt B. Anderson, AIA
Principal
120 W. Campbell Ave, Suite D
Campbell, CA 95008
Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

Issued For

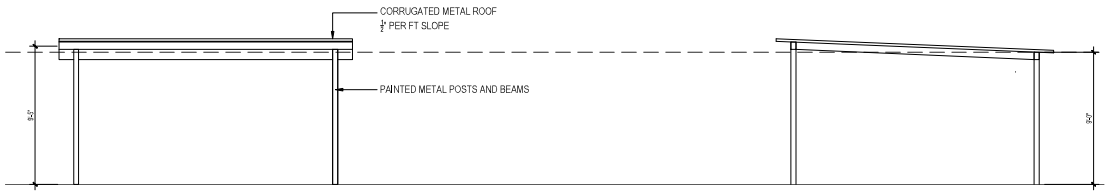
No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date: 08/22/25
Scale: AS NOTED
Drawn By: ANN
Checked By: KBA

Sheet Title:
Building 2 & 3 Sections

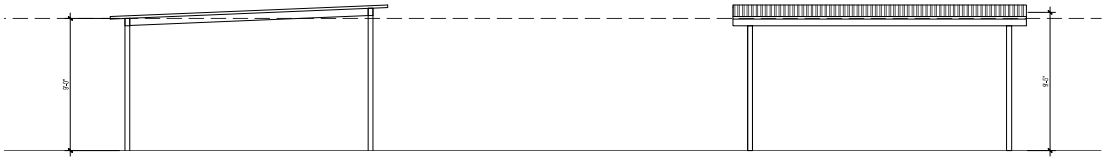
Sheet No.:
A6.2

File: P:\Projects\Civic Center Townhouses | Job: Civic Center TH



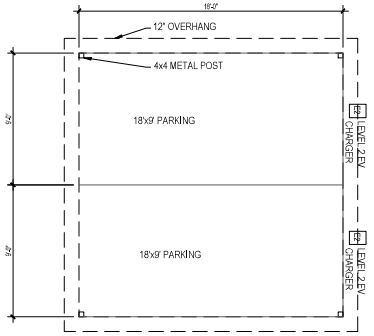
WEST ELEVATION

SOUTH ELEVATION

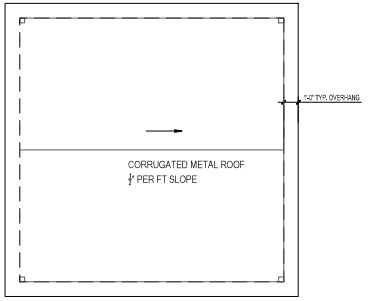


NORTH ELEVATION

EAST ELEVATION



FLOOR PLAN



ROOF PLAN

Anderson Architects
kanderson@andarchinc.com
Cell 408.202.5462
Kurt B. Anderson, AIA
Principal
120 W. Campbell Ave, Suite D
Campbell, CA 95008
Tel. 408.371.1269
Fax. 408.371.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 N KEEBLE AVE
SAN JOSE, CA 95126
-

Project:

CIVIC CENTER
TOWNHOUSES

APN# 224-29-009,010,023
860, 858 CIVIC CENTER DR & 1526 ALVISO ST
SANTA CLARA, CA

Stamp:

Issued For

No.	Description	Date
0	ARCHITECTURAL REVIEW	10/04/24
1	ARCHITECTURAL REVIEW REV 1	01/31/25
2	ARCHITECTURAL REVIEW REV 2	08/22/25
3	ARCHITECTURAL REVIEW REV 3	10/24/25
4	ARCHITECTURAL REVIEW REV 4	12/08/25
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Issued Date: 08/22/25

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

Drawn By: ANN

Checked By: KBA

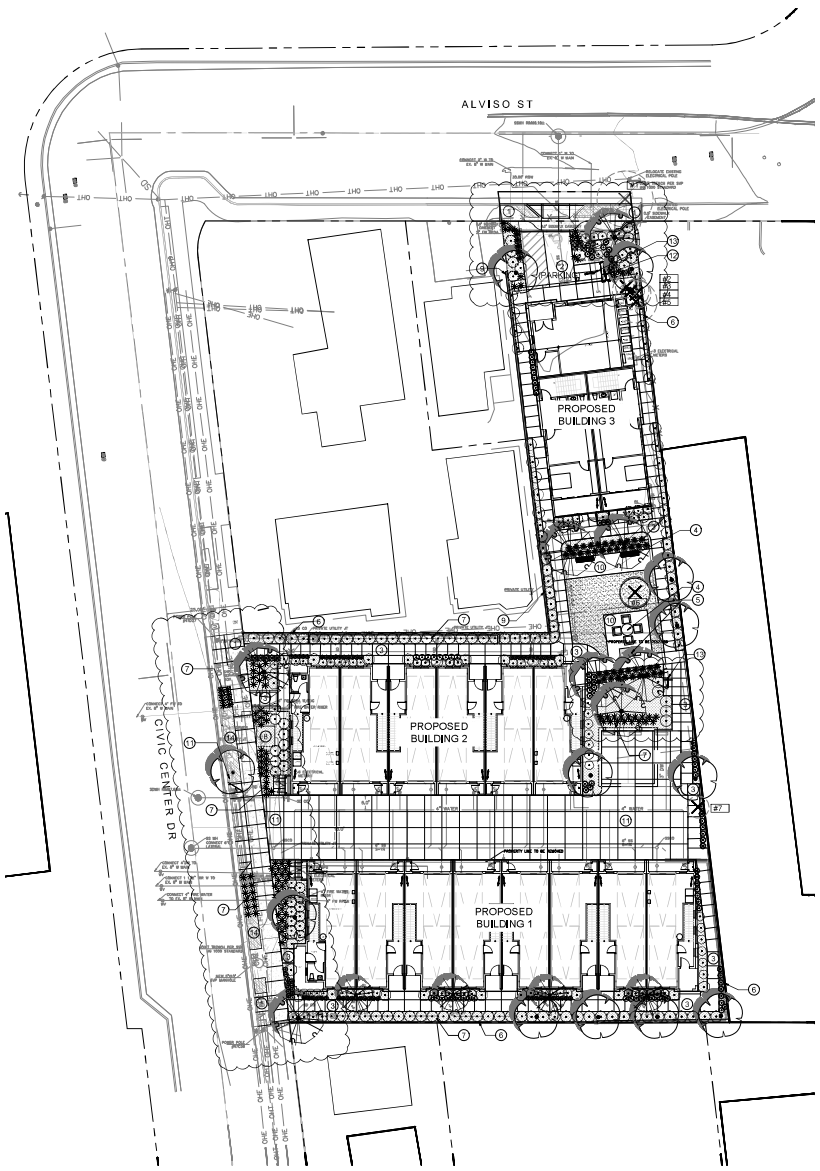
Sheet Title:

Carport Floor Plans & Elevations

Sheet No.:

A7.0

File: P:\Projects\Civic Center Townhouses | Job: Civic Center TH



KEY NOTES

1. PROPOSED SIDEWALK CITY STD.
2. DRIVEWAY--PERMEABLE PAVERS (SEE CIVIL ENGINEERING DRAWINGS)
3. CONCRETE WALK/PAVING
4. SITE FURNITURE
5. BBQ
6. PROPOSED MASONRY WALL AT PROPERTY LINE, 6 FT HIGH
7. STORMWATER TREATMENT AREA SEE CIVIL ENGINEER'S STORMWATER TREATMENT PLAN
8. TRANSFORMER
9. EXISTING MASONRY WALL AT PROPERTY LINE
10. PERMEABLE PAVERS--PEDESTRIAN
11. CONCRETE DRIVEWAY
12. BIKE LOCKER (1 BIKE CAPACITY) MFR: DERO MODEL: D1, PADLOCK COLOR: RAL 6005, HUNTER GREEN
13. BIKE RACK (2 BIKE CAPACITY) MFR: DER MODEL: ARC, SURFACE MOUNT COLOR: RAL 6005, HUNTER GREEN
14. 4 FOOT WIDE PLANTING STRIP AT BACK OF CURB

NOTES

1. REFER TO BOTH CIVIL ENGINEER'S UTILITY PLAN.
2. CLEARANCES FROM UTILITY LINES (SEE CIVIL PLANS)
   - 10' SEWERS
   - 5' ELECTRICITY/GAS
   - 5' DOMESTIC WATER/RECYCLED WATER (WITH ROOT BARRIER)
   - 10' DOMESTIC WATER/RECYCLED WATER (WITHOUT ROOT BARRIER)
3. ROOT BARRIERS PER CITY OF SANTA CLARA WILL BE USED WHEN THE DRIP LINE OF THE CANOPY AT MATURITY COVERS HE SIDEWALK. ROOT BARRIERS SHALL BE 16 FEET LONG OR EXTEND TO THE DRIP LINE OF THE MATURE TREE, WHATEVER IS GREATER, AND BE 1.5 FEET DEPT, AND CENTERED ON TREES. ROOT BARRIERS FOR CURB AND GUTTER PROTECTION SHALL BE 16 FEET LONG OR EXTEND TO DRIP LINE OF THE MATURE TREE, WHICHEVER IS GREATER, AND BE 2 FEET DEEP, AND CENTERED ON TREES.
4. TREE SETBACKS AND ROOT BARRIERS PER SILICON VALLEY POWER, "TREE PLANTING REQUIREMENTS NEAR UNDERGROUND ELECTRIC FACILITIES", SD-1235.

EXISTING TREE SUMMARY

Number	Tree species, Common Name	Trunk Diameter (DBH)
1	Acacia melanoxylon / Blackwood Acacia	24.0
2	Ailanthus altissima / Tree of Heaven	10
3	Ailanthus altissima / Tree of Heaven	9
4	Ailanthus altissima / Tree of Heaven	12
5	Ailanthus altissima / Tree of Heaven	10
6	Schinus molle / California Pepper	24
7	Ailanthus altissima / Tree of Heaven	10

EXISTING TREES TO BE REMOVED

Number	Tree species, Common Name	Trunk Diameter (DBH)	Disposition
1	Acacia melanoxylon / Blackwood Acacia	24.0	Remove
2	Ailanthus altissima / Tree of Heaven	10	Remove
3	Ailanthus altissima / Tree of Heaven	9	Remove
4	Ailanthus altissima / Tree of Heaven	12	Remove
5	Ailanthus altissima / Tree of Heaven	10	Remove
6	Schinus molle / California Pepper	24	Remove
7	Ailanthus altissima / Tree of Heaven	10	Remove
	Total trees removed = 7		
PROPOSED REPLACEMENT TREES		Container Size	Quantity
	Cercis occidentalis / Western Redbud	24" Box	4
	Lagerstroemia x faurlei 'Tuscarora' / Crape Myrtle	24" Box	8
	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	24" Box	12
	Total trees proposed =		24

EXISTING WALL ON ALVISO FRONTAGE.

EXAMPLE OF PROPOSED 6 FT HIGH MASONRY WALL. COATED WITH STUCCO

1 PROJECT MASONRY WALL

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY	REMARKS
TREES							
	CER OCC	Cercis occidentalis / Western Redbud	24"	Box	VL	4	CA Native
	LAG IXF	Lagerstroemia indica x faurlei 'Tuscarora' / Tuscarora Crape Myrtle	24"	Box	L	8	
	LAU XSA	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	24"	Box	L	12	Stormwater species-SCVWD list
SHRUBS							
	ACH MIL	Achillea millefolium / Common Yarrow	1 gal.	Pot	L	26	
	ANI BRD	Anigozanthos x 'Big Red' / Big Red Kangaroo Paw	5 gal.	Can	L	46	
	ANI YEL	Anigozanthos x 'Yellow Gem' / Yellow Gem Kangaroo Paw	5 gal.	Can	L	11	
	ARB ELF	Arbutus unedo 'Elfin King' / Elfin King Strawberry Tree	5 gal.	Can	L	30	
	CHO ELE	Chondropetalum elephantinum / Large Cape Rush	5 gal.	Can	L	78	Stormwater species-SCVWD list
	DIE BIC	Dietes bicolor / Fortnight Lily	1 gal.	Field Grown	L	63	
	ERI MOE	Erigeron karvinskianus 'Moerheimii' / Pink Santa Barbara Daisy	1 gal.	Can	L	53	CA Native/Stormwater Species
	IRI COA	Iris douglasiana 'Pacific Coast Hybrids' / PCH Iris	1 gal.	Can	L	12	CA Native/Stormwater species-SCVWD list
	JUN PAT	Juncus patens / California Gray Rush	1 gal.	Can	L	115	CA Native/Stormwater species-SCVWD list
	NAN GUL	Nandina domestica 'Gulf Stream' / Gulf Stream Heavenly Bamboo	5 gal.	Can	L	16	Stormwater species-SCVWD list
	PRU COM	Prunus caroliniana 'Compacta' / Compact Carolina Laurel Cherry	5 gal.	Can	L	26	
	RHA MOU	Rhamnus californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal.	Can	L	52	CA Native/Stormwater species-SCVWD list
	RHA SPT	Rhaphiolepis indica 'Springtime' / Springtime Indian Hawthorn	5 gal.	Can	L	47	

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	SPACING	QTY	REMARKS
GROUND COVERS								
	LAN PUR	Lantana montevidensis / Purple Trailing Lantana	1 gal.	Can	L	30" o.c.	41	
SOD/SEED								
	TUR SOD	Turf Sod / Drought Tolerant Fescue Blend	sod		M		608 sf	

LEGEND

X EXISTING TREES TO BE REMOVED
#XX TREE NUMBER IN TABLE BELOW

CIVIC CENTER TOWNHOUSES

Civic Center Dr.
Santa Clara, CA
95050

Taniguchi Landscape Architecture
1013 South Claremont St., Ste 1
San Mateo, CA 94402
v 650.638.9985 | f 650.638.9986
CLA #2942

LICENSED LANDSCAPE ARCHITECT — DENNIS M. TANIGUCHI — No. 2942 — STATE OF CALIFORNIA
Signature 10/31/25
Renewal Date 12/31/26
Date

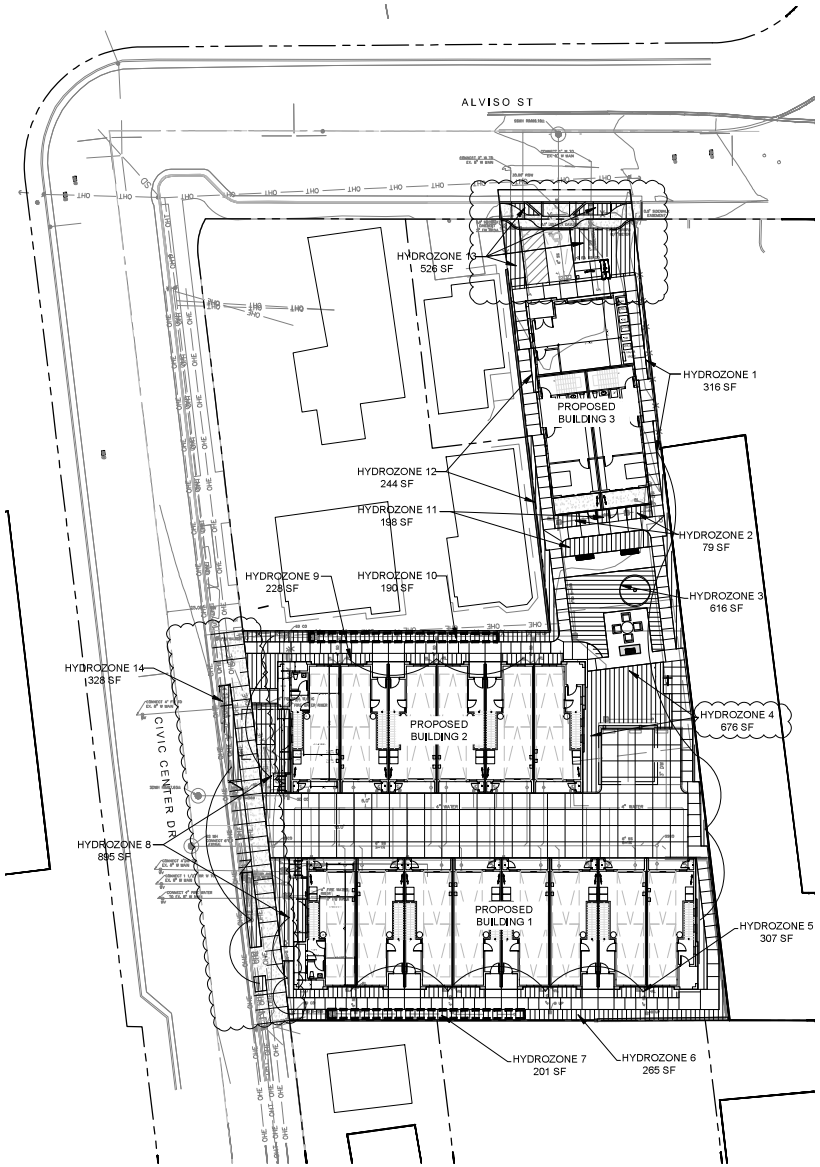
ISSUE	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	09/27/24
2	PLANNING RESUBMITTAL	01/29/25
3	PLANNING RESUBMITTAL	06/07/25
4	PLANNING RESUBMITTAL	10/03/25
5	PLANNING RESUBMITTAL	12/05/25
6	PLANNING RESUBMITTAL	12/31/25

SCALE: 1" = 10'-0"
PROJECT NUMBER: TLA# 24004.200

SHEET TITLE
SCHEMATIC LANDSCAPE PLAN

SHEET NO.
L-1

©Copyright 2024 TANIGUCHI LANDSCAPE ARCHITECTURE



HYDROZONE LEGEND

- LOW WATER USE
  (SUBSURFACE DRIP AND/OR DRIP EMITTERS)
  4,404 SF OR 88% OF IRRIGATED AREA
- MEDIUM WATER USE
  (SUBSURFACE DRIP AND/OR DRIP EMITTERS AND/OR TURF ROTORS)
  616 SF OR 12% OF IRRIGATED AREA
- HIGH WATER USE
  (TURF ROTORS AND/OR POP-UP SPRAY HEADS)
  0 SF OR 0% OF IRRIGATED AREA

CONCEPTUAL IRRIGATION STATEMENT

1 Irrigation design shall be zoned for 1) turf and annuals and other moderate to higher water use plant materials; 2) groundcovers, and 3) native and water conserving plant materials.

2 Irrigation design shall also be zoned for micro climates including cool, shaded and protected areas, as well as hot, sunny and windy areas.

3 Part shade areas include moderate water use areas having morning and/or afternoon shade.

4 Cool and full shady areas include low water use areas for plants requiring little or no irrigation water and/or locations that will provide moist conditions.

5 Layout shall be designed for minimum runoff and overspray onto non-landscaped areas

6 Low volume sprinklers shall be used wherever possible with head to head coverage.

7 Drip emitter or bubbler irrigation shall be utilized at trees to promote deep watering wherever possible.

8 Drip irrigation shall be utilized at non-traffic or isolated planting areas to decrease the possibility of vandalism to the micro-tubing.

9 The irrigation controller shall have ample capacity in terms of programs and cycles that will match the complexity of the landscape plan for more efficient watering. For example, the controller shall have the ability to have multiple cycles to permit a number of short duration waterings that will allow water to soak into the soil rather than run off.

10 Individual bubblers or drip emitters shall be utilized to isolate water for plant materials and eliminate watering of "bare ground."

STANDARDS FOR IRRIGATION EQUIPMENT

1 Mainlines shall be 1120 pvc-schedule 40 for pipe size 1 1/2" and smaller, 1120 pvc-class 315 for pipe sizes 2" and 2 1/2", bell and ring pvc-class 160 for pipe sizes 3" and larger.

2 Lateral lines shall be 1120 pvc-class 200.

3 Depth of mainline: 24" of cover
Depth of lateral line: 18" of cover
Depth of pipe under paving: 24" of cover encased in a sleeve

4 Backflow preventer shall be a type approved by and installed per local codes.

5 Sprinklers shall have matched precipitation rates within each control valve circuit.

6 Precipitation rates for sprinklers shall match soil absorption rate.

7 Sprinklers shall have pressure compensating feature whenever possible to prevent fogging and misting and to prevent wind drift.

8 Sprinkler circuit shall have a check valve installed where necessary to minimize or prevent low head drainage.

9 Rain sensing override devices shall be installed with controller.

Water Efficient Landscape Worksheet: 858 Civic Center (12/30/2025)

Reference Evapotranspiration (ETo)			45.5 Santa Clara				
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
#1 East Perimeter	0.2	Drip	0.81	0.247	316	78.02	2,201
#2 DS Stormwater	0.2	Drip	0.81	0.247	79	19.51	550
#3 Open Space Turf	0.5	Overhead Spray	0.75	0.667	616	410.67	11,585
#4 Parking	0.2	Drip	0.81	0.247	676	166.91	4,709
#5 South Residences	0.2	Drip	0.81	0.247	307	75.80	2,138
#6 South Perimeter	0.2	Drip	0.81	0.247	265	65.43	1,846
#7 South Stormwater	0.2	Drip	0.81	0.247	201	49.63	1,400
#8 Civic Center Frontage	0.2	Drip	0.81	0.247	846	208.89	5,893
#9 North Residences	0.2	Drip	0.81	0.247	228	56.30	1,588
#10 North Stormwater	0.2	Drip	0.81	0.247	190	46.91	1,323
#11 Open Space	0.2	Drip	0.81	0.247	198	48.89	1,379
#12 West Perimeter	0.2	Drip	0.81	0.247	244	60.25	1,700
#13 Aviso Perimeter	0.2	Drip	0.81	0.247	526	129.88	3,664
#14 Civic Center Strip	0.2	Drip	0.81	0.247	328	80.99	2,285
			Totals		5,020	1,498.07	42,251
Special landscape Areas (SLA)							
1) Pool/Spa				0	0	0	0
2) Water Features				0	0	0	0
				0	0	0	0
			Totals		0	0	0
						Estimated Total Water Use (ETWU)	42,251
						Maximum Allowed Water Allowance (MAWA)	63,726

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft, SLA is the total special landscape area in sq. ft, and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	1,498
Total Area	5,020
Average ETAF	**0.30**

Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	1,498
Total Area	5,020
Sitewide ETAF	**0.30**

CIVIC CENTER TOWNHOUSES

Civic Center Dr.
Santa Clara, CA
95050

Taniguchi Landscape Architecture
1013 South Claremont St., Ste 1
San Mateo, CA 94402
v 650.638.9985 | f 650.638.9986
CLA #2942

LICENSED LANDSCAPE ARCHITECT
DENNIS M. TANIGUCHI
No. 2942
Signature 10/31/25
Renewal Date 12/31/26
Date
STATE OF CALIFORNIA

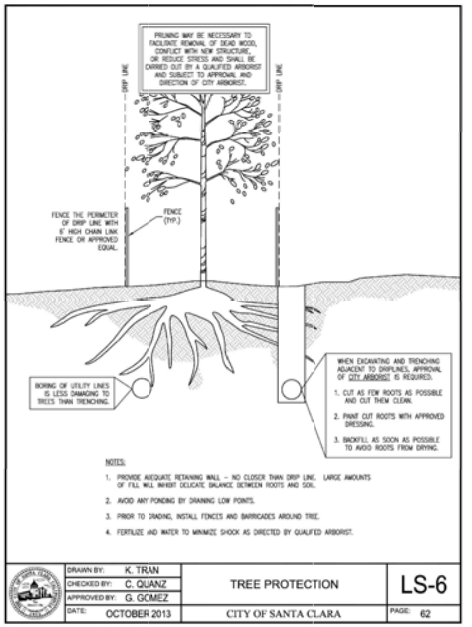
ISSUE	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	09/27/24
2	PLANNING RESUBMITTAL	01/29/25
3	PLANNING RESUBMITTAL	06/07/25
4	PLANNING RESUBMITTAL	10/03/25
5	PLANNING RESUBMITTAL	12/05/25
6	PLANNING RESUBMITTAL	12/31/25

SCALE: 1" = 10'-0"
PROJECT NUMBER: TLA# 24004.2SS

SHEET TITLE
IRRIGATION HYDROZONE PLAN

SHEET NO.
L-2

©Copyright 2024 TANIGUCHI LANDSCAPE ARCHITECTURE



CITY OF SANTA CLARA ARBORIST NOTES

I. GENERAL

1. No cutting of any part of city trees, including roots, shall be done without securing approval and direct supervision from the city arborist or arborist employed by city (408-615-3080).
2. No cutting of any part of private trees, including roots, shall be done without direct supervision of an international society of arboriculture (ISA) certified arborist.
3. When construction occurs within the drip line of existing trees, contractor shall pile the soil on the side away from the tree. When this is not possible, place soil on plywood, tarp, or 4"-5" thick bed of mulch. This is to help prevent cutting into the soil surface when the backhoe or tractor blade refills the trench.
4. Refill open trenches quickly within hours of excavation when they occur within the drip line of existing trees. If this is not possible and the weather is hot, dry, or windy, contractor must keep root ends moist by covering them with wet burlap. If the temperature is 80°for greater, the burlap must be inspected every hour and re-wet as necessary to maintain a constant cool moist condition. If the temperature is below 80°, the burlap must be inspected every four hours and re-wet as necessary to maintain a constant cool moist condition. Small roots can dry out and die in 10-15 minutes. Larger roots can succumb in an hour or less under unfavorable weather conditions.
5. When roots 2" or larger are required to be cut, shovel by hand near the roots and prune the roots with an industry-approved pruning tool. Roots that are accidentally broken should be pruned two inches from the damaged end. Crushed or torn roots are more likely to allow decay to begin. Sharply cut roots produce a flush of new roots helping the tree to recover from its injury.
6. Contractor shall notify the city arborist or arborist employed by city 72 hours in advance of any work requiring digging around or within the drip line of existing trees.
7. A clear system of flagging must be provided around trees within 20' of the proposed grading. Contractor shall secure approval of such system from the city arborist or arborist employed by city.
8. Materials, equipment, temporary buildings, fuels, paints and other construction items shall not be placed within the drip line of existing trees.

CITY OF SANTA CLARA ARBORIST NOTES

9. Fence all trees to be retained to completely enclose the tree protection zone prior to demolition, grubbing or grading. Fencing shall be placed at the drip line of existing trees or, if possible, 1.5 times the radius of the drip line out from the trunk of the tree. A warning sign shall be prominently displayed on each fence. The sign shall be a minimum of 8.5"x11" and clearly state **"warning – tree protection zone this fence shall not be removed without approval from the city arborist/project arborist"**. Fences shall be 6-foot tall chain link or

equivalent, as approved by the city arborist or arborist employed by city. Fences shall remain until all grading and construction work is completed. In addition, wrap all trees with straw waddle up to the first main branch, and then wrap snow fencing around the waddle on all trees in the construction zone to protect them from bark damage caused by the work.

10. No trenching shall be done within the drip line of existing trees without the approval of the city arborist or arborist employed by city. Open trenching in the root zone of a public tree is prohibited except in areas where the trenching falls outside the drip line of the tree involved. Exceptions may be allowed if, in the opinion of the city arborist or arborist employed by city, the impact of trenching on the tree will be negligible.
11. Any cutting of existing roots of city trees shall be done with approved light equipment under the direct supervision of the city arborist or arborist employed by city. Any cutting of existing roots of private trees shall be done with approved equipment under the direct supervision of an ISA certified arborist.
12. Grading should not create drainage problems for trees by channeling water into them, or creating sunken areas.
13. All grading within the drip line of city trees shall be done with approved light equipment under the direct supervision of the city arborist or arborist employed by city. All grading within the drip line of private trees shall be done with approved equipment under the direct supervision of an ISA certified arborist. The original grade at the base of existing trees shall not be modified. If a grade increase is necessary, dry wells should be used.
14. When trenching is allowed, the contractor must first cut roots with a vermeer root cutter prior to any trenching to avoid tugging or pulling of roots.
15. Trees that are determined to be removed by the city arborist or arborist employed by city due to an unforeseen circumstance during construction shall be replaced by the

CITY OF SANTA CLARA ARBORIST NOTES

contractor. The city arborist or arborist employed by city shall determine the replacement species, size, quantity, and spacing.

16. Place 4"-5" thick mulch around all existing trees (out to their drip line) that are to be retained prior to any construction. This will help maintain moisture under the tree within the fencing area.
17. Bore pits are not allowed within the drip line of any tree.

II. BORING

Where there is insufficient space to bypass the drip line by trenching adjacent to all existing trees in excess of 5" DBH, the installation must be made by boring. The beginning and ending distance of the bore from the face of the tree in any direction is determined by the diameter of the tree as specified by the accompanying table:

When the tree diameter at 4½ feet is:	Trenching will be replaced by boring at this minimum distance from the face of the tree in any direction:
0-2 inches	1 foot
3-4 inches	2 feet
6-9 inches	5 feet
10-14 inches	10 feet
15-19 inches	12 feet
over 19 inches	15 feet

Tree diameter	(minimum) depth of bore
9 inches or less	2.5 feet
10-14 inches	3.0 feet
15-18 inches	3.5 feet
20 inches or more	4.0 feet

III. TREE PROTECTION

1. Contractor shall tag and identify existing trees which are to remain within the project limits and on the public right-of-way prior to start of work. Protect all tagged trees at all times from damage by the work. Treatment of all minor damage to tagged trees shall be performed by an ISA certified arborist or other personnel approved by the city arborist or arborist employed by city. If a tagged tree is permanently

CITY OF SANTA CLARA ARBORIST NOTES

disfigured or killed as a result of the work, contractor shall remove the tree, including its roots, from the site and replace each removed tree with an equal-sized tree. If such replacement is not possible, the contractor shall reimburse to the tree owner the amount listed in the table below. The city arborist or arborist employed by city shall be the sole judge of the condition of any tree. Contractor shall provide regular watering of existing landscaping within the construction area through the construction period.

2. Contractor shall pay the tree owner the value of existing trees to remain that died or were damaged because of the contractor's failure to provide adequate protection and maintenance. The payment amount shall be in accordance with the following schedule of values, using "tree caliper" method established in the most recent issue of the "guide for establishing values of trees and other plants", prepared by the council of tree and landscape architects.

7 inches	$ 2,400
8 inches	$ 3,400
9 inches	$ 4,400
10 inches	$ 5,200
11 inches	$ 6,200
12 inches	$ 7,200
13 inches	$ 8,200
14 inches	$ 9,200
15 inches	$ 10,000
16 inches	$ 11,000
17 inches	$ 12,000
18 inches and over: Add for each caliper inch	$ 1,200

CIVIC CENTER TOWNHOUSES

Civic Center Dr.
Santa Clara, CA
95050

Taniguchi Landscape Architecture
1013 South Claremont St., Ste 1
San Mateo, CA 94402
v 650.638.9985 | f 650.638.9986
CLA #2942

LICENSED LANDSCAPE ARCHITECT
RENATO M. TANIGUCHI
No. 2942
Signature
10/31/25
Renewal Date
12/31/25
Date
STATE OF CALIFORNIA

ISSUE	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	09/27/24
2	PLANNING RESUBMITTAL	01/29/25
3	PLANNING RESUBMITTAL	06/07/25
4	PLANNING RESUBMITTAL	10/03/25
5	PLANNING RESUBMITTAL	12/05/25
6	PLANNING RESUBMITTAL	12/31/25

SCALE: AS NOTED
PROJECT NUMBER: TLAR 24004.2SC

SHEET TITLE
SANTA CLARA TREE PROTECTION

SHEET NO.
L-3

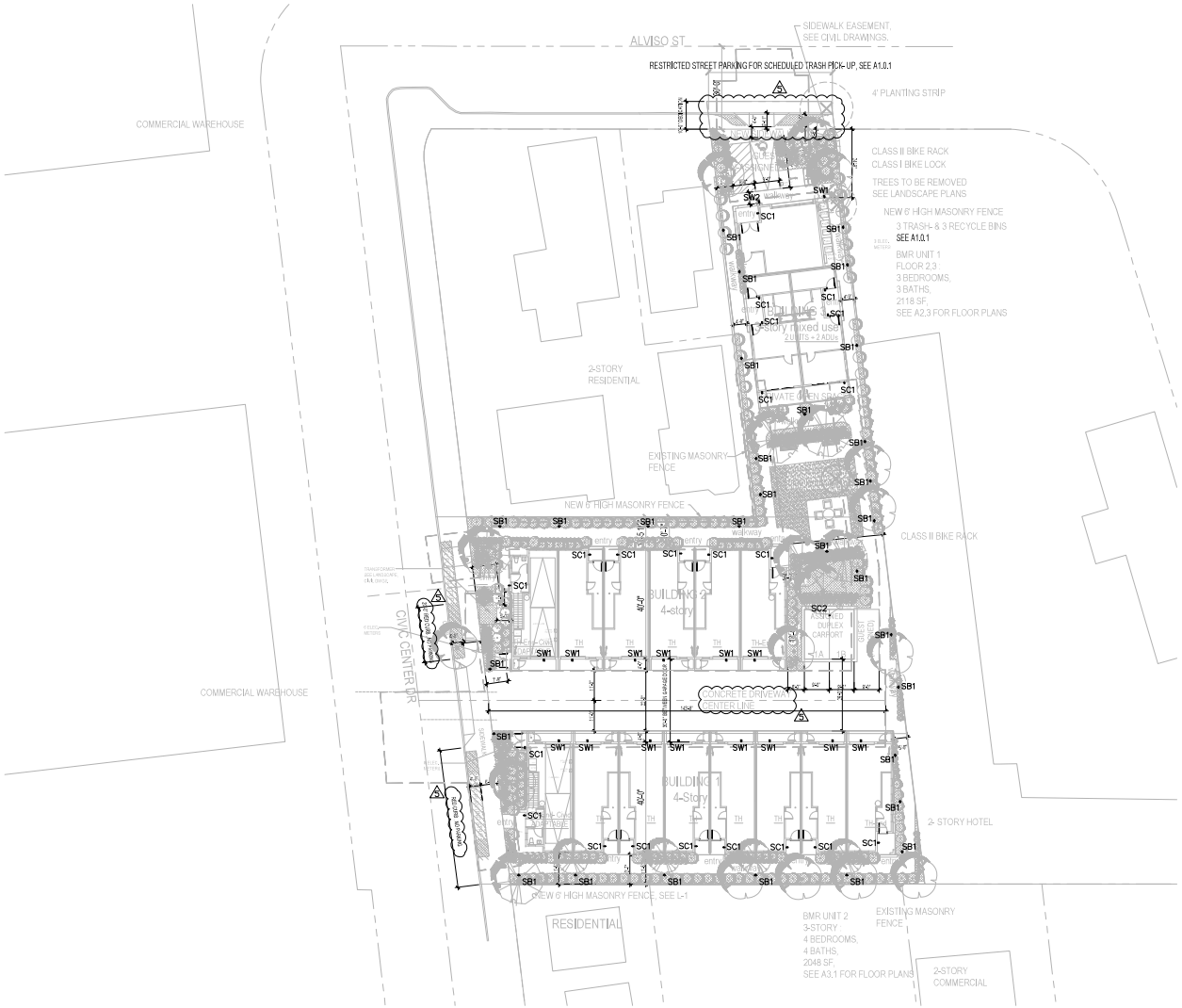
©Copyright 2024 TANIGUCHI LANDSCAPE ARCHITECTURE

SHEET INDEX

DRAWING	DESCRIPTION
E1.10	SITE PLAN – LIGHTING
E1.20	SITE PLAN – PHOTOMETRIC
E1.30	LUMINAIRE SCHEDULE & FIXTURE DETAILS

GENERAL NOTES

1. MOUNTING HEIGHT (MH) LISTED IN LUMINAIRE SCHEDULE SHALL BE FROM ABOVE GRADE TO BOTTOM OF COMPLETE EXPOSED FIXTURE.
2. ALL EXTERIOR MOUNTED LIGHTING SHALL BE CONTROLLED BY PHOTOCONTROL OR ASTRONOMIC TIME-CLOCK SCHEDULING PER CALIFORNIA ENERGY CODE (CENC) REQUIREMENTS 160.5(c)2. PROVIDE MOTION SENSING CONTROLS FOR LUMINAIRES OVER 40 WATTS MOUNTED LESS THAN 24' ABOVE GRADE AND WALL MOUNTED LUMINAIRES MORE THAN 24' ABOVE GRADE.
3. ALL EXTERIOR MOUNTED LUMINAIRES SHALL FOLLOW MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS FOUND IN CALIFORNIA GREEN BUILDING STANDARDS CODE TABLE 5.106.8.
4. ALL EXTERIOR LIGHTING SHALL BE DIMMABLE. PROVIDE LIGHTING CONTROLS FOR HIGH END TRIM TO DIM LIGHT FIXTURES TO 80% OUTPUT AT INITIAL INSTALLATION. FUTURE MAINTENANCE SHALL INCREASE OUTPUT POWER TO MAINTAIN INITIAL LIGHT LEVEL.



SITE PLAN – LIGHTING
SCALE: 1" = 20'

PLAN NORTH TRUE NORTH

NO.	DATE	DESCRIPTION
5	12/30/25	ARCHITECTURAL REVIEW REV. 5

REVISIONS

REGISTERED PROFESSIONAL ENGINEER — MARK H. SYKINE — No. E-24894 — EXP. 3-31-26 — ELECTRICAL — STATE OF CALIFORNIA — 12/30/25

ROBISON ENGINEERING, INC
19401 40TH AVE W, SUITE 302
LYNNWOOD, WA 98036
(206) 364-3343
REPRESENTING: ROBISON
CONTACT: CHRIS MOORE

DRAWN: CAM
DESIGNED: CAM
CHECKED: AS
APPROVED: MHS

PROJECT: CIVIC CENTER TOWNHOUSES
CIVIC CENTER DR. SANTA CLARA, CA

ROBISON ENGINEERING, INC
19401 40TH AVE W SUITE 302
LYNNWOOD, WA 98036
PHONE: (206) 364-3343

DATE: 12/30/25

SHEET TITLE: SITE PLAN – LIGHTING

SHEET NO. E1.10

PHOTOMETRIC NOTES

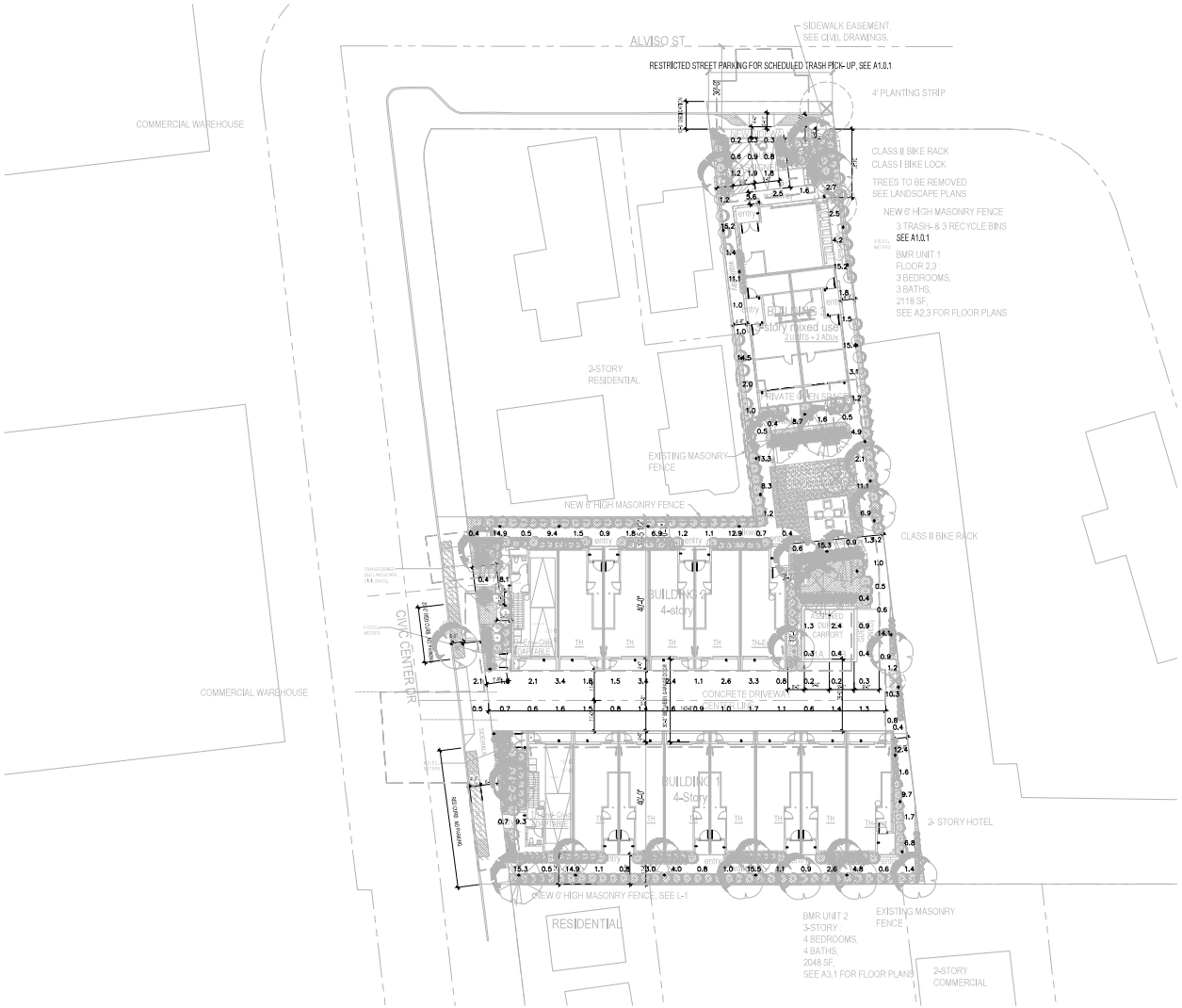
1. PHOTOMETRIC CALCULATIONS BASED ON AVAILABLE IES FILE FROM FIXTURE MANUFACTURER (OR EQUIVALENT). FIXTURE SUBSTITUTIONS MAY COMPROMISE FOOT CANDLE LEVELS.
2. PHOTOMETRIC CALCULATIONS MEASURED AT GRADE LEVEL FROM CEILING HEIGHT OR MOUNTING HEIGHT (MH) NOTED IN LUMINAIRE SCHEDULE.
3. SITE PHOTOMETRIC: BASED ON PROPOSED SITE LIGHTING FOR PROJECT ONLY.

Drive Aisle Photometric Schedule

AVERAGE FOOT-CANDLES	1.26
MAXIMUM FOOT-CANDLES	3.4
MINIMUM FOOT-CANDLES	0.2
MAXIMUM TO MINIMUM FC RATIO	20.04
AVERAGE TO MINIMUM FC RATIO	7.34

Walkway Photometric Schedule

AVERAGE FOOT-CANDLES	4.54
MAXIMUM FOOT-CANDLES	15.5
MINIMUM FOOT-CANDLES	0.4
MAXIMUM TO MINIMUM FC RATIO	42.55
AVERAGE TO MINIMUM FC RATIO	12.44



SITE PLAN – PHOTOMETRIC
SCALE: 1"= 20'

PLAN NORTH / TRUE NORTH

NO.	DATE	REVISIONS
5	12/30/25	ARCHITECTURAL REVIEW REV. 5

REGISTERED PROFESSIONAL ENGINEER MARK H. STRANE No. E-24894 EXP. 3-31-26 ELECTRICAL STATE OF CALIFORNIA 12/30/25

ROBISON ENGINEERING, INC
19401 40TH AVE W, SUITE 302
LYNNWOOD, WA 98036
(206) 364-3343
REGISTERED ENGINEERING
CONTACT: CHRIS MOORE

DRAWN: CAM | DESIGNED: CAM | CHECKED: AS | APPROVED: MHS

PROJECT: CIVIC CENTER TOWNHOUSES
CIVIC CENTER DR. SANTA CLARA, CA

ROBISON ENGINEERING, INC
19401 40TH AVE W SUITE 302
LYNNWOOD, WA 98036
PHONE: (206) 364-3343

DATE: 12/30/25

SHEET TITLE: SITE PLAN – PHOTOMETRIC

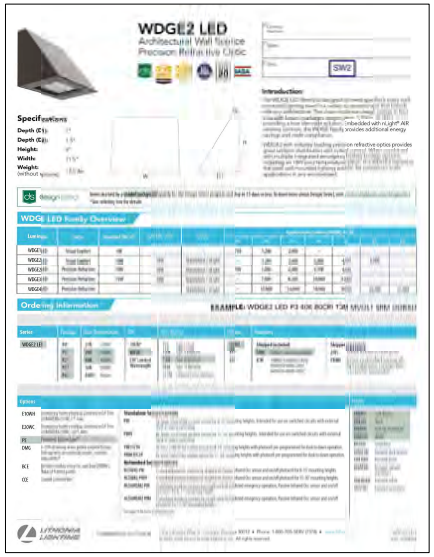
SHEET NO. E1.20

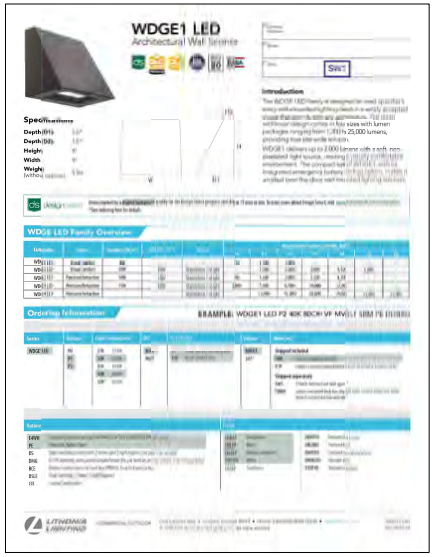
COPYRIGHT 2024, ROBISON ENGINEERING, INC.
C:\WORK FILES\692-XXX ANDERSON ARCHITECTS\692-032 CIVIC CENTER TOWNHOMES – SANTA CLARA, CA\DWG\D\D10 SITE LIGHTING.DWG 10-04-2024 15:19

EXTERIOR LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	MOUNTING	DESCRIPTION	MODEL	VOLTAGE	PROTOCOL	CRI/CCT	LAMPING	WATTAGE
SB1	●	BOLLARD	BOLLARD – BO UO G1 – MH 3'0"	LANDSCAPE FORMS: AJ100 T4 30K UVI	MULTIPLE	PHASE	80 / 3000K	(1) 10.9W LED	10.9
SC1	▬	SURFACE	WALL SCONCE – UP/DOWN – MH 8'0"	DMF: DC4 WM W M D 07 WF 0 07 SP 30 [FINISH] O 00 R R	MULTIPLE	0–10V DIMMING	93 / 3000K	(2) 19W LED	9.5
SC2	▬	SURFACE	DOWNLIGHT – CARPORT	DMF: DC4 SM W S D 07 GA 0 00 00 30 [FINISH] O 00 R	MULTIPLE	0–10V DIMMING	93 / 3000K	(1) 9.5W LED	9.5
SW1	▬	SURFACE	WALL SCONCE – BO UO G0 – MH 9'0"	LITHONIA: WDGE1 P0 30K 80CRI VW MVOLT	MULTIPLE	0–10V DIMMING	80 / 3000K	(1) 7W LED	7
SW2	▬	SURFACE	WALL SCONCE – AREA LIGHT – MH 11' – BO UO G0	LITHONIA: WDGE2 LED P1 30K 80 CRI VF MVOLT SRM	MULTIPLE	0–10V DIMMING	80 / 3000K	(1) 10W LED	10

NOTES:
1. LUMINAIRE SCHEDULE IS BOD ONLY. CONTRACTOR TO SUBMIT FIXTURE MODEL OR EQUIVALENT. CONTRACTOR TO COORDINATE FIXTURE FINISHES WITH ARCHITECT/OWNER.
2. FIXTURE CATALOG NUMBERS DO NOT NECESSARILY DENOTE SPECIFIC MOUNTING ACCESSORIES. CONTRACTOR TO PROVIDE ALL NECESSARY ACCESSORIES TO SUCCESSFULLY COMPLETE THE INSTALLATION.
3. 'BUG' RATING ON EXTERIOR FIXTURES INDICATES 'BACKLIGHT', 'UPLIGHT', AND 'GLARE' AS STANDARDS CLASSIFYING OUTDOOR LIGHT FIXTURES.





NO.	DATE	DESCRIPTION
5	12/30/25	ARCHITECTURAL REVIEW REV. 5
		REVISIONS

REGISTERED PROFESSIONAL ENGINEER MARK T. STONE No. E-24894 EXP. 3-31-26 ELECTRICAL STATE OF CALIFORNIA
12/30/25

ROBISON ENGINEERING, INC
19401 40TH AVE W, SUITE 302
LYNNWOOD, WA 98036
425.697.8788 PH.
REFERENCE NO. 1932.02
CONTACT: CHRIS NOSE

DRAWN: CAM
DESIGNED: CAM
CHECKED: AS
APPROVED: MHS

PROJECT: CIVIC CENTER TOWNHOUSES
CIVIC CENTER DR. SANTA CLARA, CA

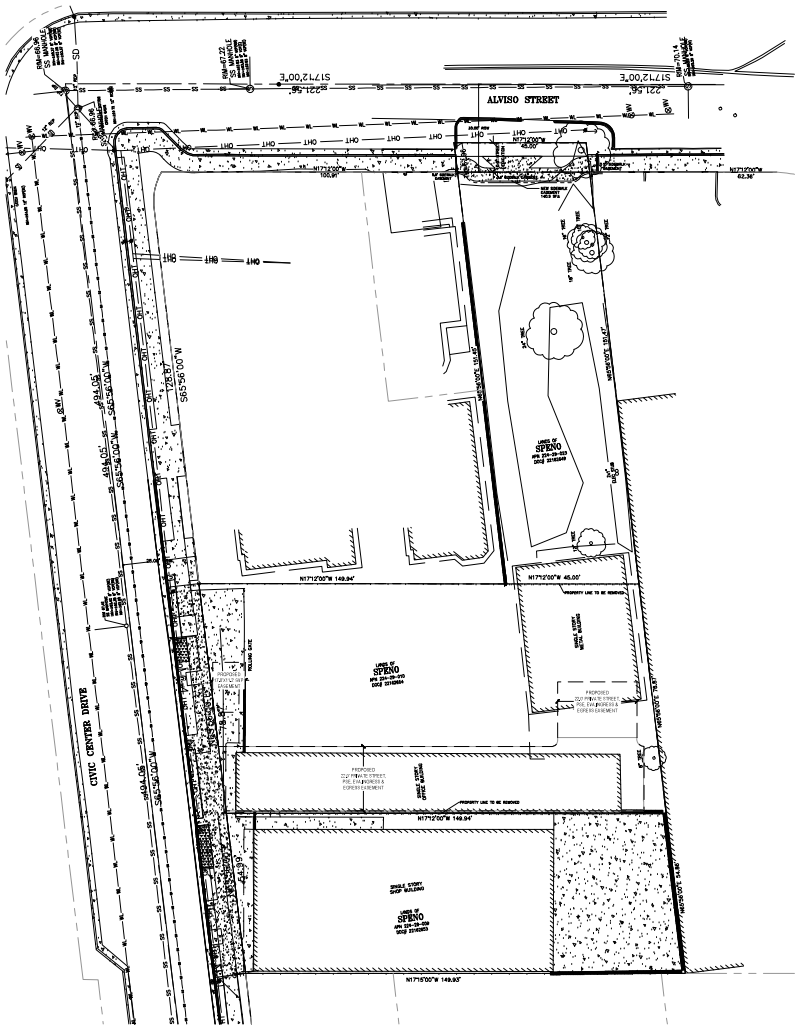
ROBISON ENGINEERING, INC
19401 40TH AVE W SUITE 302
LYNNWOOD, WA 98036
PHONE: (206)364-3343

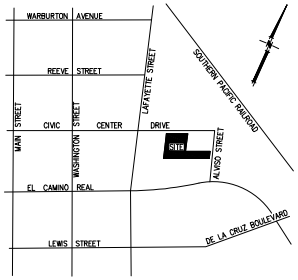
DATE: 12/30/25

SHEET TITLE:
LUMINAIRE SCHEDULE & FIXTURE DETAILS

SHEET NO.
E1.30

COPYRIGHT 2024, ROBISON ENGINEERING, INC.
QUOTE F:\1932-XXX ANDERSON ARCHITECTS\1932-332 CIVIC CENTER TOWNHOMES – SANTA CLARA, CA\1DWG\1D00 SITE LIGHTING.DWG 10-02-2024 15:46





VICINITY MAP
NOT TO SCALE

GENERAL NOTES

(1) ALL DISTANCES WITHIN THE DRAWING ARE BASED UPON THE US SURVEY FOOT AND DECIMALS THEREOF AND ARE GROUND DISTANCES.

(2) ABOVE GROUND EVIDENCE OF UTILITIES WAS FIELD LOCATED AND IS SHOWN ON THIS SHEET. SUBSURFACE UTILITY INFORMATION WAS NOT PROVIDED. VERIFICATION OF THIS INFORMATION SHOULD BE CONSIDERED MANDATORY IF TO BE USED FOR DESIGN PURPOSES.

4'	CONCRETE SURFACE
	CENTERLINE
	RIGHT OF WAY
	PARCEL LINE
	BUILDING
	CONCRETE CURB & GUTTER
	FENCE
	CONCRETE EDGE
	OVERHEAD ELECTRICAL
	WALL AS NOTED
COM	UNDERGROUND COMMUNICATIONS
E	UNDERGROUND ELECTRIC
IRR	UNDERGROUND IRRIGATION
SS	UNDERGROUND SANITARY SEWER
SD	UNDERGROUND STORM DRAIN
WL	UNDERGROUND WATER
UNK	UNKNOWN UNDERGROUND LINE
	AREA DRAIN
	CLEANOUT AS NOTED
	COMMUNICATION PULL BOX
	COMMUNICATION VAULT
	DRAINAGE INLET
	DRAINAGE MANHOLE
	FIRE DEPT CONNECTION
	FIRE HYDRANT
	ELECTRIC PULL BOX
	ELECTRIC TRANSFORMER
E	ELECTRIC VAULT
	IRRIGATION BOX
	SEWER MANHOLE
	SIGN AS NOTED
	STREET LIGHT
	UNKNOWN UTILITY BOX
	VALVE AS NOTED
	WATER METER
AC	ASPHALT PAVEMENT ELEVATION
CE	CONCRETE ELEVATION
℄	CENTERLINE
COL	COLUMN
DF	DRINKING FOUNTAIN
EL	ELEVATION AS NOTED
ELEC	ELECTRIC UTILITY
EM	ELECTRIC MOTOR
FH	FIRE HYDRANT
FL	FLOWLINE ELEVATION
GM	GAS METER
GV	GAS VALVE
LP	LIGHT POLE
LG	LIP OF GUTTER ELEVATION
PB	PLANTER BOX
RIM	RIM ELEVATION
SS	SANITARY SEWER
SD	STORM DRAIN
TC	TOP OF CURB ELEVATION
TD	TRENCH DRAIN
TG	TOP OF GRATE ELEVATION
WM	WATER METER
WV	WATER VALVE

NOTES:

1. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE CIVIC CENTER DRIVE BEING NORTH 65°56'00" EAST.
2. DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. ELEVATIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF, AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. SYMBOLS IN THE LEGEND AND MAP BODY ARE ICONS ONLY AND DO NOT NECESSARILY SHOW THE ACTUAL SIZE OR SHAPE OF THE FEATURES THEY REPRESENT.
5. SURVEY PERFORMED BY FULLEN SURVEY AND MAPPING, JUNE 2024.

©

0 20 40 60
SCALE 1" = 20 FEET

Anderson Architects
kanderson@andarchinc.com
Cell 408.202.5462
Kurt R. Anderson, AIA
Principal
120 West Campbell Ave, Suite D
Campbell, CA 95008
Tel. 408.371.1269
Fax. 408.370.1276
www.andarchinc.com

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 KEEBLE
SAN JOSE, CA 95126

Project:

CIVIC CENTER TOWNHOUSES

APN: 224-29-09,10,23
858 CIVIC CENTER DRIVE
1526 ALVISO STREET
SANTA CLARA, CA

VH ENGINEERING LLP

Stamp:

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHEES
No. 22
CIVIL
STATE OF CALIFORNIA
10-31-2025

Client Revisions

No.	Description	Date
1	INCOPORATE CITY COMMENTS	1/29/25
2	INCOPORATE CITY COMMENTS	08/06/25
3	INCOPORATE CITY COMMENTS	10/24/25
4	INCOPORATE CITY COMMENTS	12/31/25
5		
6		
7		
8		
9		
10		
11		
12		

City Revisions

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		

Issue Date: 10-8-24

Scale: 1"=20'

Drawn By: DBV

Checked By: JL

Sheet Title:

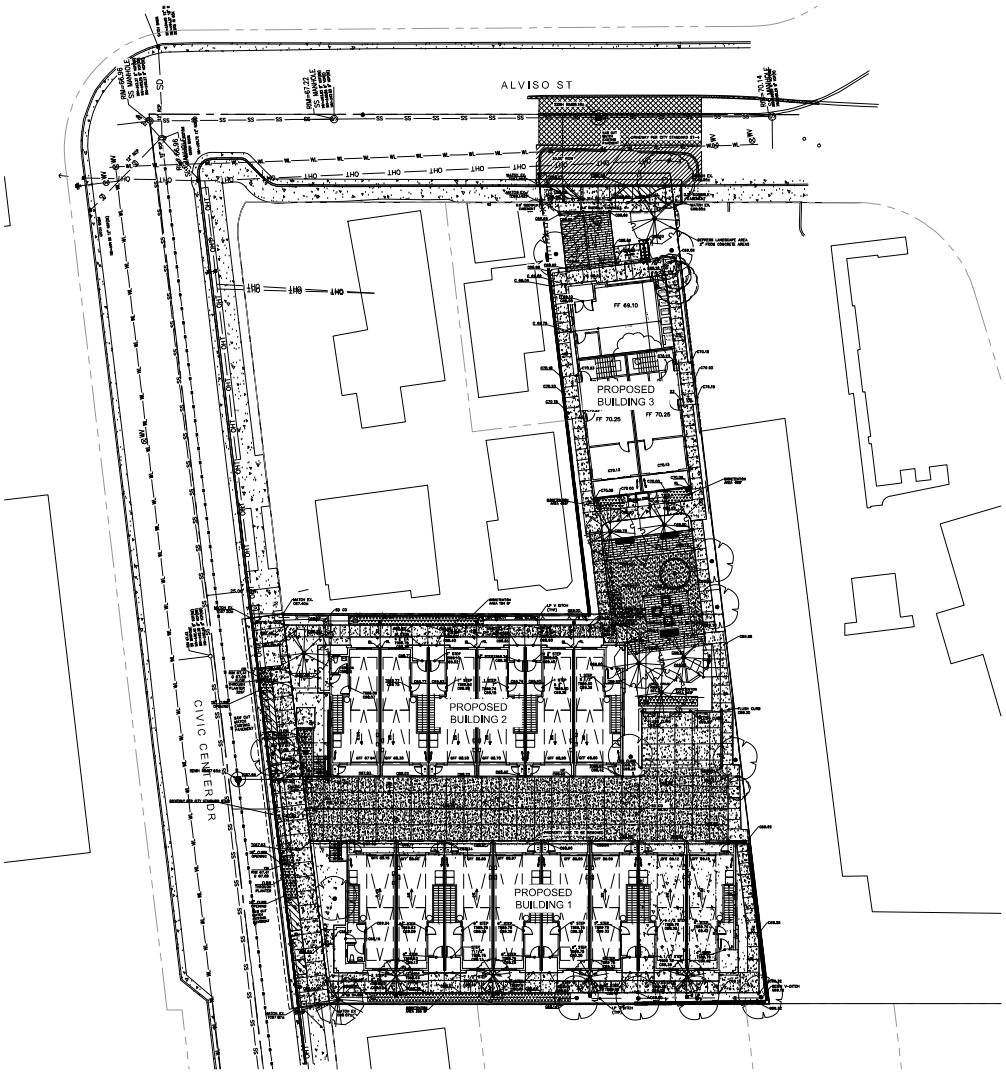
TOPOGRAPHIC AND BOUNDARY SURVEY

Sheet No.:

C-1.0

File: 1-066-DWG

Job: 1-066



GENERAL PROJECT NOTES

1. THE CONTRACTOR SHALL SET HIS STRING OR WIRE THROUGH AT LEAST THREE GRADE STAKES TO VERIFY THE GRADE. IF THE STAKES DO NOT PRODUCE A UNIFORM GRADE, NOTIFY THE ENGINEER IMMEDIATELY AND HAVE THE GRADES CHECKED PRIOR TO TRENCHING.
2. ALL AREAS TO BE GRADED AT 1% MINIMUM FOR DRAINAGE EXCEPT ALONG FLOWLINE OF CURB AND GUTTER OR VALLEY GUTTER, AS SHOWN. CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN. PROPOSED SPOT GRADES (ELEVATIONS) SHOWN HEREON ARE FINISHED PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESSES OF THE BUILDING SLAB SECTION (IE CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS AND THE ELEVATIONS SHOWN HEREON PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
3. ESTIMATED EARTHWORK QUANTITIES: EARTHWORK QUANTITIES SHOWN (IF ANY), OR OTHERWISE SUPPLIED BY THE ENGINEER, ARE APPROXIMATE ONLY AND SHOWN FOR THE PURPOSES OF CALCULATING GRADING PERMIT FEES. THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE QUANTITIES.
4. WHEN A GRADING PERMIT IS ISSUED ON THIS PROJECT THE AGENCY APPROVAL APPLIES ONLY TO GRADING. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL OTHER NECESSARY PERMITS TO ACCOMPLISH PROPOSED SITE WORK. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR OBTAIN ALL NECESSARY UNDERGROUND PERMITS BEFORE ROUGH GRADING THE SITE. AS REVISIONS TO UNDERGROUND FACILITIES MANDATED BY PLAN CHECKING AGENCIES MAY SUBSTANTIALLY EFFECT GRADING INCLUDING FINISHED FLOOR ELEVATIONS.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
6. MAXIMUM CROSS SLOPE ON ANY WALK IS 2%.
7. MAXIMUM SLOPE OF THE CURB RAMPS IS 8.33%.
8. REPLACE FRONT DOOR THRESHOLD SO HEIGHT DOES NOT EXCEED ¾" HIGH WITH ½" BEVEL.

A CITY OF SANRA CLARA ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE CITY RIGHT-OF-WAY.

ABBREVIATIONS

AC	ASPHALT CONCRETE	G	GROUND
AD	AREA DRAIN	GB	GRADE BREAK
BC	BEGIN CURVE	HDBD	HEADERBOARD
BLDG COR	BUILDING CORNER	INV	INVERT ELEVATION
C/CONC	CONCRETE	IEI	INVERT ELEVATION IN
CB	CATCH BASIN	IEO	INVERT ELEVATION OUT
CLF	CHAIN LINK FENCE	IET	INVERT ELEVATION THRU
CMU	CONCRETE MASONRY WALL	LG	LIP OF GUTTER
EC	EDGE OF CONCRETE	LS	LANDSCAPING
EL	ELECTRIC	MH	MAINTENANCE HOLE
EP	EDGE OF PAVEMENT	POC	POINT ON CURVE
FC	FACE OF CURB	RTWL	RETAINING WALL
FF	FINISH FLOOR	TC	TOP OF CURB
FL	FLOW LINE	TEL	TELEPHONE
FNC	FENCE	TOP	TOP OF SLOPE
FOD	FULL OF DEBRIS	TYP	TYPICAL
		WD	WOOD

GENERAL LEGEND

- OVERLAND RELEASE
- PERMIABLE PAVERS BELGRADE AQUILINE COLOR VICTORIAN
- CONCRETE
- NEW ASPHALT STRUCTURAL SECTION
- REMOVE EXISTING STRIPING BY GRINDING AND SLURRY SEAL
- SQUARE INLET/OVERFLOW DRAIN WITH FULL TRASH CAPTURE DEVICES

Anderson Architects
kanderson@andarchinc.com
Cell 408.202.5462
Kurt B. Anderson, AIA
Principal
120 West Campbell Ave, Suite D
Campbell, CA 95008
Tel. 408.371.1269
Fax. 408.370.1276
www.andarchinc.com

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 KEEBLE
SAN JOSE, CA 95126

Project:

CIVIC CENTER TOWNHOUSES

APN: 224-36-09,10,23
858 CIVIC CENTER DRIVE
1526 ALVISO STREET
SANTA CLARA, CA

V&H ENGINEERING LLP

Stamp:

REGISTERED PROFESSIONAL ENGINEER — DAVID B. WOOD — No. 18 — CIVIL — STATE OF CALIFORNIA — 12-31-2025

Client Revisions

No.	Description	Date
1	INCOPORATE CITY COMMENTS	1/29/25
2	INCOPORATE CITY COMMENTS	08/06/25
3	INCOPORATE CITY COMMENTS	10/24/25
4	INCOPORATE CITY COMMENTS	12/31/25
5		
6		
7		
8		
9		
10		
11		
12		

City Revisions

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		

Issue Date:	10-1-24
Scale:	1"=20'
Drawn By:	DBV
Checked By:	JL

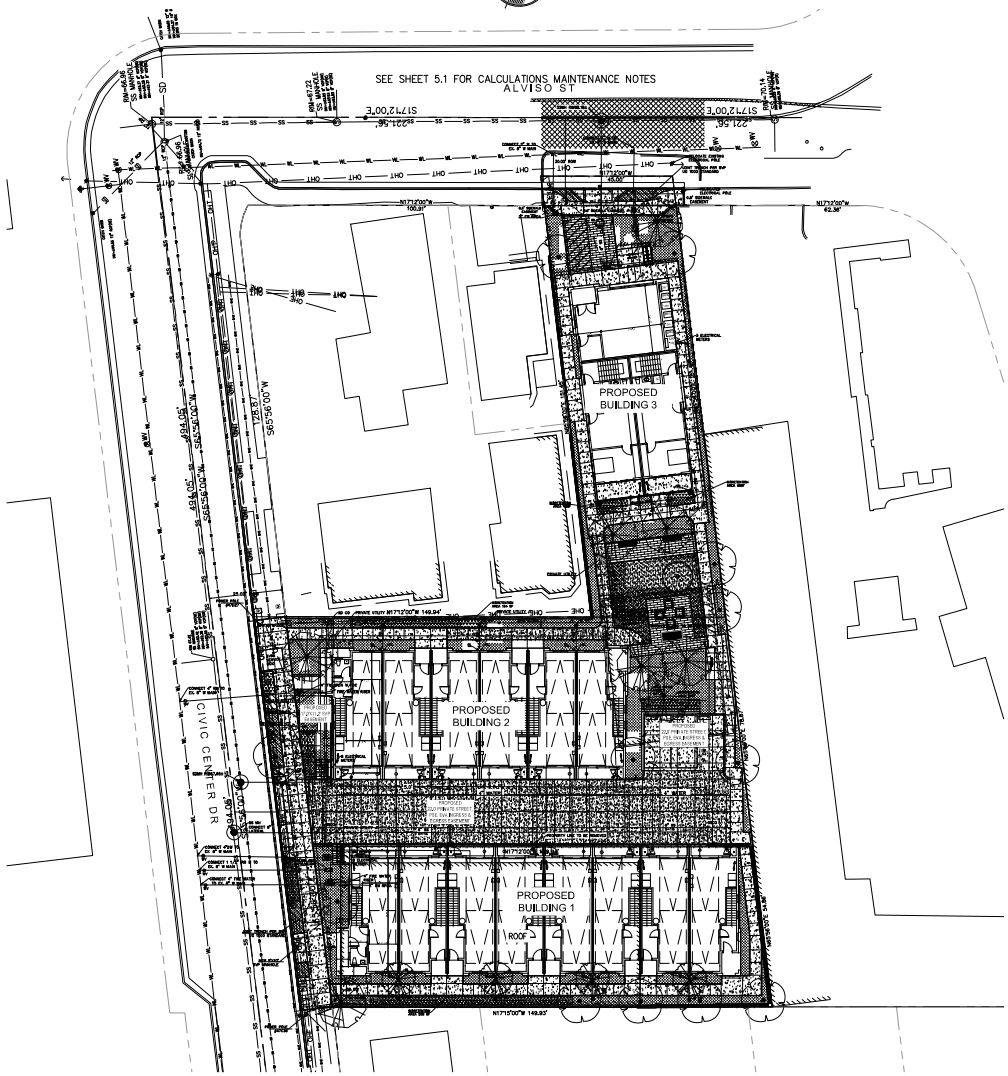
Sheet Title:

GRADING PLAN

Sheet No.:

C-2.0

File: 3-066-DWG | Job: 3-066



A CITY OF SANRA CLARA ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE CITY RIGHT-OF-WAY.

0 20 40 60
SCALE 1" = 20 FEET

STANDARD UTILTIY NOTES

1) ENCROACHMENT PERMIT: PRIOR TO ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT AN ENCROACHMENT PERMIT APPLICATION AND DESIGN PLANS FOR THE CONSTRUCTION OF WATER UTILITIES THAT COMPLY WITH THE LATEST EDITION OF THE WATER AND SEWER UTILITIES RULES AND REGULATIONS, WATER SYSTEM NOTES AND STANDARD DETAILS AND SPECIFICATIONS.
2) UTILITY SEPARATIONS:
   12" MINIMUM VERTICAL CLEARANCE OF WATER MAIN AND SERVICE CROSSINGS WITH OTHER UILITIES.
   ALWAYS CROSS WATER MAINS ABOVE OTHER UTILITIES
   PROVIDE MINIMUM HORIZONTAL CLEARANCES FROM WATER SERVICES:
   10' FROM SANITARY SEWER
   10' FROM RECYCLED WATER
   8' FROM STORM DRAIN
   5' FROM FIRE AND OTHER WATER UTILITIES
   3' FROM ABANDONED WATER SERVICES
   5' FROM THE EDGE OF PROPOSED OR EXISTING DRIVEWAYS
   FOR SANITARY SEWER, WATER, AND RECYCLED WATER UTILITIES, MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM EXISTING AND PROPOSED TREES. IF USING TREE ROOT BARRIERS, CLEARANCE FROM TREES REDUCE TO 5' (CLEARANCE MUST BE FROM EDGE OF TREE ROOT BARRIER TO EDGE OF WATER FACILITIES)
   NO STRUCTURES OR TREATMENT FACILITIES (E,G,FENCING, FOUNDATIONS, BIOFILTRATION SWALES, ETC) SHALL BE PLACED OVER SANITARY SEWER, POTABLE WATER AND OR RECYCLED WATER UTILITIES AND EASEMENTS.
3) SEPARATE SERVICES: ALL PROPOSED WATER, RECYCLED WATER, SANITARY SEWER SERVICES SHALL BE SEPARATELY CONNECTED TO A PUBLIC MAIN IN THE PUBLIC RIGHT-OF-WA. DIFFERENT TYPES OF WATER AND RECYCLED WATER USE (DOMESTIC, IRRIGATION, FIRE) SHALL BE SERVED BY SEPARATE WATER SERVICES, EACH SEPARATELY TAPPED AT THE WATER MAIN. TAPPING ON EXISTING FIRE SERVICE LINE IS PROHIBITED. APPROVED BACKFLOW PREVENTION DEVICES ARE REQUIRED ON ALL POTABLE WATER SERVICES.
4) CITY STANDARD METERS AND BACKFLOWS: ALL METERS AND BACKFLOWS FOR ALL WATER SERVICES (NEW AND EXISTING) SHALL BE UPGRADED TO MEET THE CURRENT CITY OF SANTA CLARA WATER AND SEWER UTILITY STANDARD DETAILS. PLANS SHALL SHOW METER AND BACKFLOW CONFIGURATIONS TO SCALE.
5) ALL WATER SERVICES WILL BA A MINIMUM OF 1".
6) ON-SITE STORM DRAIN TREATMENT: NO WATER, SEWER, OR RECYCLED WATER FACILITIES SHALL BE LOCATED WITHIN 5' OF ANY STORM WATER TREATMENT SYSTEM.
7) LANDSCAPING: ALL THE LANDSCAPING FOR THE PROJECT SHALL COMPLY WITH THE CALIFORNIA WATER CONSERVATION IN LANDSCAPING ACT, GOVERNMENT CODE SECTION 65591 ET. SEQ. ALL PLANTS SHALL BE EITHER CALIFORNIA NATIVE OR NON-INVASIVE, LOW WATER-USING OR MODERATE WATER-USING PLANTS. HIGH WATER-USING PLANTS AND NONFUNCTIONAL TURF ARE PROHIBITED
8) UNDERGROUND FIRE PERMIT: ANY CHANGES TO THE FIRE SERVICES TO THE SITE SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS INCLUDING UPGRADING THE BACKFLOW PREVENTION DEVICE ON ANY SERVICE, THE RELOCATION OF, UPSIZING, DOWNSIZING OR DISCONNECTION OF ANY FIRE SERVICE.

EXISTING AND PROPOPSED WATER SERVICES
858 CIVIC CENTER DRIVE EXISTING DOMESTIC | 1" | TO BE ABANDONED
860 CIVIC CENTER DRIVE EXISTING DOMESTIC | 1" | TO BE ABANDONDED
CIVIC CENTER DRIVE PROPOSED DOMESTIC | 4" | RPBPD
CIVIC CENTER DRIVE PROPOSED DOMESTIC | 4" | RPBPD
CIVIC CENTER DRIVE PROPOSED FIRE | 4" | RPDA
ALVISO STREET PROPOSED FIRE | 4" | RPDA
ALVISO STREET PROPOSED FIRE | 4" | RPDA
CIVIC CENTER DRIVE PROPOSED IRR. | 1 1/2" | RPBFD
ALVISO STREET PROPOSED SEWER | 4" |
CIVIC CENTER DRIVE PROPOSED SEWER. | 6" |

Anderson Architecture
kanderson@andarchinc.com Cell 408.202.5462 | Kurt B. Anderson, AIA Principal
120 West Campbell Ave, Suite D Campbell, CA 95008 | Tel. 408.371.1269 Fax. 408.370.1276
www.andarchinc.com

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:
SPENO ENTERPRISES
73 KEEBLE
SAN JOSE, CA 95126

Project:
CIVIC CENTER TOWNHOUSES
APN: 224-29-09,10,23
858 CIVIC CENTER DRIVE
1526 ALVISO STREET
SANTA CLARA, CA

V&H ENGINEERING LLP

Stamp:
REGISTERED PROFESSIONAL ENGINEER DAVID B. VOORHEES No. 19 CIVIL STATE OF CALIFORNIA
12-31-22
12-31-2025

Client Revisions

No.	Description	Date
1	INCOPORATE CITY COMMENTS	1/20/25
2	INCOPORATE CITY COMMENTS	08/06/25
3	INCOPORATE CITY COMMENTS	10/24/25
4	INCOPORATE CITY COMMENTS	12/31/25
5		
6		
7		
8		
9		
10		
11		
12		

City Revisions

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		

Issue Date: 10-1-24
Scale: 1"=20'
Drawn By: DBV
Checked By: JL
Sheet Title:

UTILITY PLAN

Sheet No.:
C-3.0

File: J-066-DWG | Job: J-066

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (in)	Storage Depth Provided (in)	# of Credit Trees	Treatment Credit (s.f.)	Comments
1	1	Onsite	Pervious pavement w/o underdrain	LID	1B. Volume	761	277	332	152	3.27%								NORTH PORTION OF ALVISO FRONT YARD
2	2	Onsite	Self-retaining areas	LID	1B. Volume	725	336	0	389	3.11%								SOUTH PORTION OF ALVISO FRONT YARD
3	3	Onsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	1,529	1,481	0	48	6.57%	44	45	6	6				THE NORTH HALF OF THE COMERCIAL UNIT AND THE NORTHERLY ALVISO RESIDENTIAL UNIT
4	4	Onsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	1,548	1,480	0	68	6.65%	44	45	6	6				THE SOUTH HALF OF THE COMERCIAL UNIT AND THE SOUTHERLY ALVISO RESIDENTIAL UNIT
5	5	Onsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	2,201	1,576	0	625	9.45%	45	45	8	8				COMMON AREA IN CENTER OF SITE
6	6	Onsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	5,517	4,971	0	546	23.69%	147	154	6	6				BUILDING 2 AND SIDEWALK AND LANDSCAPING EAST OF BUILDING
7	7	Onsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	7,873	7,019	0	854	33.81%	207	208	6	6				BUILDING 1 AND SIDEWALK AND LANDSCAPING WEST OF BUILDING
8	8	Onsite	Flow-through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	2,211	2,063	0	148	9.49%	58	59	0					NORTH PORTION OF COMMON DRIVEWAY
9	N/A	Onsite	Self-retaining areas	LID	N/A	504	44	0	460	2.16%	0	0	0					EASTERLY STREET FRONTAGE ALONG CIVIC CENTER
10	N/A	Onsite	Self-retaining areas	LID	N/A	417	0	0	417	1.79%	0	0	0					WESTERLY STREET FRONTAGE ALONG CIVIC CENTER
11	N/A	Offsite	Untreated ****	Non-LID	N/A	1,157	1,101	0	56	-	0	0	0					NEW CURB GUTTER, SIDEWALK AND PAVEMENT ALONG ALVISO. EQUIVALENT AREA TO BE TREATED IN TCM-12
12	12	Offsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	639	526	0	113	-	55	56	4	4				NEW CURB GUTTER, SIDEWALK AND PAVEMENT CIVIC CENTER TREATED IN TCM-12 TOTAL TREATED EA-1 & TCM 12
13	N/A	Offsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	1,116	981	0	135	-	0	0	0					NEW CURB GUTTER, SIDEWALK AND PAVEMENT ALONG CIVIC CENTER.
14	14	Offsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	2,869	2,201	0	668	-	66	66	6	6				SOUTH PORTION OF COMMON DRIVEWAY
EA-1	sum	Offsite	Tree Filter w/ Bioretention soil	LID	3. Flow-Volume Combo	1,157	1,157	0	0	-	70	76	0					EQUIVALENT AREA OF TREATMENT TO OFFSET DMA-11 TREATED IN TCM-12
					Totals:	29,067	24,056	332	4,679	100.0%								

Footnotes:
* "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
** Sizing for Bioretention Area Required calculated using the Flow-Volume Combo Method
*** DMA 11,13 are not being treated but will be treated by Equivalent Treatment Area EQ-1. Area EQ-1 is equal to or greater than the required treatment area of DMA 11,13. EQ-1 is not required to be treated as it is not new or replaced construction.

PERMEABLE PAVEMENT MAINTENANCE

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

BIOTREATMENT MAINTENANCE

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

MAINTENANCE NOTES: PROPERTY OWNER IS RESPONSIBLE FOR BIO-TREATMENT MAINTENANCE AFTER CONSTRUCTION

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

OVERALL SITE SURFACES

1. Project Size

a. Total Site Area: 29,067 (ft²) b. Total Land Area Disturbed During Construction: 29,067 (ft²)

Project Totals	Total Existing (Pre-project) Area (ft²)	Existing Area Retained[1] (ft²)	Existing Area Replaced[2] (ft²)	New Area Created[2] (ft²)	Total Post-Project Area (ft²)
Impervious Area (IA)					
c. Total on-site IA	21,735	0	21,448	0	21,448
d. Total off-site IA[3]	2,042		2,042	566	2,608
e. Total project IA	23,777	0	23,490	566	24,056
f. Total new and replaced IA			24,056		
Pervious Area (PA)[4]					
g. Total on-site PA	4,420				4,707
h. Total off-site PA[3]	870				304
i. Total project PA	5,290				5,011
j. Total Project Area (I.e. + i.)	29,067				29,067

k. Percent Replacement of IA in Redevelopment Projects: (Existing on-site IA Replaced ÷ Existing Total on-site IA) x 100% 98.679%

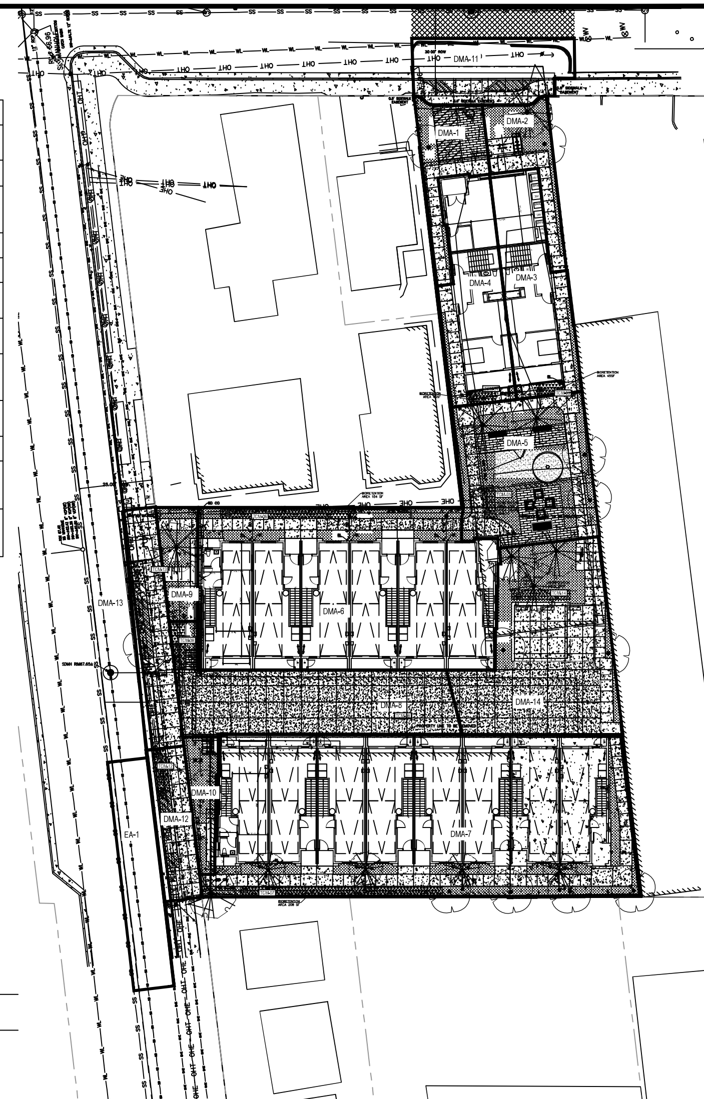
[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.
[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).
[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Note that gravel is considered an impervious surface.
[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

NOTES:

1: SEE LANDSCAPE PLANS FOR PLANT SCHEDULE FOR BIORETENTION PLANT MATERIALS. PROPOSED PLANT MATERIALS HAVE BEEN CHECKED FOR COMPLIANCE WITH STORM WATER TREATMENT REQUIREMENTS

PLAN LEGEND

LINETYPE	DESCRIPTION
(line)	PROPERTY LINE
(line)	ADJACENT PROPERTY LINE
(heavy line)	DRAINAGE MANAGEMENT AREA LIMITS
(hatch)	PERMEABLE PAVERS BELGRADE AQUILINE, VICTORIAN COLOR SECTION TO SUPPORT 60,000 LB VEHICLE
(hatch)	BIORETENTION AREAS DETAIL 1 SHEET C-4.1
DMA-1	DRAINAGE MANAGEMENT AREA
EQ-01	EQUIVALENT AREA
(symbol)	SQUARE INLET/OVERFLOW DRAIN WITH FULL TRASH CAPTURE DEVICES



TREATMENT NOTES

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

L.I.D. ACRONYMS

DMA-01	DRAINAGE MANAGEMENT AREA
TCM 01	TREATMENT CONTROL MEASURE
EQ-1	EQUIVALENT AREA

Anderson Architects INC
kanderson@andarchinc.com
Cell 408.202.5462
Kurt B. Anderson, AIA
Principal
120 West Campbell Ave, Suite D
Campbell, CA 95008
Tel. 408.371.1269
Fax. 408.370.1276
www.andarchinc.com

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:
SPENO ENTERPRISES
73 KEEBLE
SAN JOSE, CA 95126

Project:
CIVIC CENTER TOWNHOUSES
APN: 224-29-09,10,23
858 CIVIC CENTER DRIVE
1526 ALVISO STREET
SANTA CLARA, CA

V&H ENGINEERING LLP

Stamp: REGISTERED PROFESSIONAL ENGINEER DAVID B. VOORHIES No. 26?29 Exp. 03-?-22 CIVIL STATE OF CALIFORNIA
12-31-2025

Client Revisions

No.	Description	Date
1	INCOPORATE CITY COMMENTS	1/29/25
2	INCOPORATE CITY COMMENTS	08/06/25
3	INCOPORATE CITY COMMENTS	10/24/25
4	INCOPORATE CITY COMMENTS	12/31/25
5		
6		
7		
8		
9		
10		
11		
12		

City Revisions

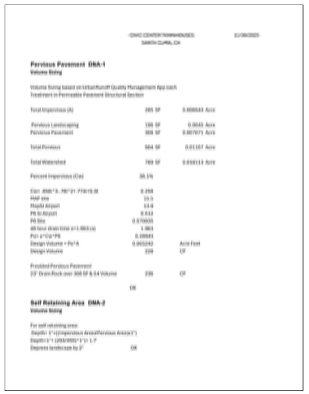
No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		

Issue Date: 10-4-24
Scale: 1"=20'
Drawn By: DBV
Checked By: JL

Sheet Title:
STORMWATER CONTROL PLAN

Sheet No.:
C-4.0

File: J-066-DWG
Job: J-066



Anderson Architecture

kanderson@andarchinc.com
Cell 408.205.5462

Kurt B. Anderson, AIA
Principal

120 West Campbell Ave, Suite D
Campbell, CA 95008

Tel. 408.371.1269
Fax. 408.370.1276

www. andarchinc.com

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 KEEBLE
SAN JOSE, CA 95126

Project:

CIVIC CENTER TOWNHOUSES

APN: 224-29-09,10,23
858 CIVIC CENTER DRIVE
1526 ALVISO STREET
SANTA CLARA, CA

VH ENGINEERING LLP

Stamp:

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOGNILD
No. 19
CIVIL
STATE OF CALIFORNIA
12-31-2025

Client Revisions

No.	Description	Date
1	INCOPORATE CITY COMMENTS	1/29/25
2	INCOPORATE CITY COMMENTS	08/06/25
3	INCOPORATE CITY COMMENTS	10/24/25
4	INCOPORATE CITY COMMENTS	12/31/25
5		
6		
7		
8		
9		
10		
11		
12		

City Revisions

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		

Issue Date: 10-4-24

Scale: 1"=20'

Drawn By: DBV

Checked By: JL

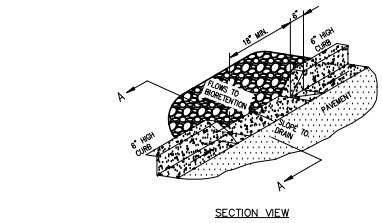
Sheet Title:

STORMWATER CALCULATIONS & DETAILS

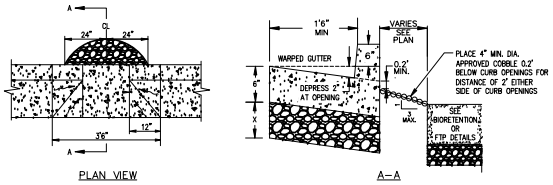
Sheet No.:

C-4.1

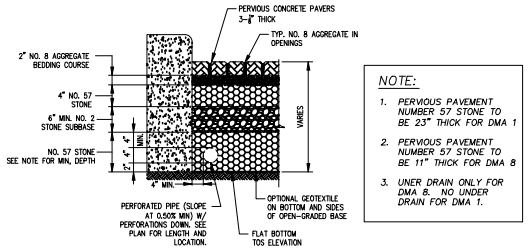
File: J-066-DWG | Job: J-066



SECTION VIEW



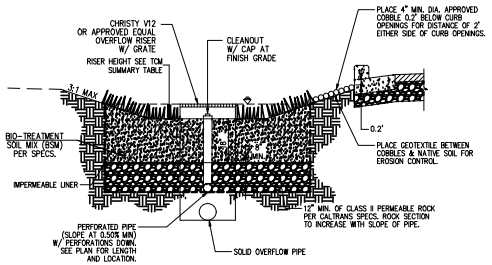
03	CURB OPENING	N.T.S.



NOTE:

1. *PERVIOUS PAVEMENT NUMBER 57 STONE TO BE 23" THICK FOR DMA 1*
2. *PERVIOUS PAVEMENT NUMBER 57 STONE TO BE 11" THICK FOR DMA 8*
3. *UNER DRAIN ONLY FOR DMA 8. NO UNDER DRAIN FOR DMA 1.*

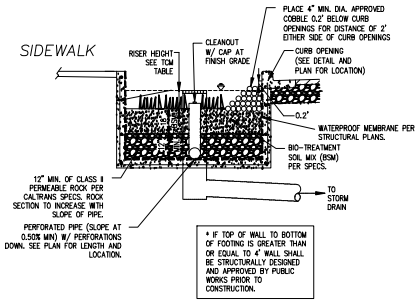
01	PERVIOUS PAVEMENT (SELF RETAINING)	



SIZING METHODS:
FLOW/VOLUME COMBO

02	BIORETENTION BASIN W/ LINER	N.T.S.

N.T.S.



* IF TOP OF WALL TO BOTTOM OF FOOTING IS GREATER THAN OR EQUAL TO 4' WALL SHALL BE STRUCTURALLY DESIGNED AND APPROVED BY PUBLIC WORKS PRIOR TO CONSTRUCTION.

SIZING METHODS:
FLOW-COMBO

04	FLOW-THROUGH PLANTER (BELOW GRADE)	N.T.S.

Anderson Architects

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson, AIA
Principal

120 West Campbell Ave. Suite D
Campbell, CA 95008

Tel. 408.371.1269
Fax. 408.370.1276

www. andarchinc.com

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:

SPENO ENTERPRISES

73 KEEBLE
SAN JOSE, CA 95126

Project:

CIVIC CENTER TOWNHOUSES

APN: 224-29-09,10,23
858 CIVIC CENTER DRIVE
1526 ALVISO STREET
SANTA CLARA, CA

V&H ENGINEERING LLP

Stamp:

REGISTERED PROFESSIONAL ENGINEER DAVID B. WOOLHEATER No. 22 CIVIL STATE OF CALIFORNIA

12-31-2025

Client Revisions

No.	Description	Date
1	*INCOPORATE CITY COMMENTS*	*1/29/25*
2	*INCOPORATE CITY COMMENTS*	*08/06/25*
3	*INCOPORATE CITY COMMENTS*	*10/24/25*
4	*INCOPORATE CITY COMMENTS*	*12/31/25*
5		
6		
7		
8		
9		
10		
11		
12		

City Revisions

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		

Issue Date: 10-4-24

Scale: 1"=20'

Drawn By: DBV

Checked By: JL

Sheet Title:

STORMWATER DETAILS

Sheet No.:

C-4.2

File: J-066-DWG | Job: J-066

26-619 **Agenda Date: 6/17/2026**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Public Hearing: Action on the Architectural Review (PLN26-00162) for a 245 Square Foot First Floor Addition and 1,146 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,319 Square Foot Five Bathroom Four Bedroom Two-Story Residence located at 2250 Bohannon Drive. CEQA Status: Exempt from CEQA per Section 15301 (Class 1 - Existing Facilities).

File No.: **PLN26-00162**
Location: **2250 Bohannon Drive**, a 5,700 square foot lot, located mid-block on the southeastern side of Bohannon Drive between Los Padres Boulevard and Juanita Drive, APN: 303-07-013, Zoned R1-6L (Single-Family Residential)
Applicant: Dream Forge LLC
Owner(s): Kunal Sunil Chawla and Pranali Bhaskar Gite Trustee
Request: **Architectural Review** for a 245 square foot first floor addition and 1,146 square foot second floor addition to an existing one-story residence resulting in a 3,319 square foot, five-bedroom, four-bathroom two-story residence located at 2250 Bohannon Drive

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

- The surrounding neighborhood mostly features original one-story single-family residences. See Vicinity Map in Attachment 1.
- The existing parcel contains the original 1950s one-story single-family residence of approximately 1,900 square-feet. Since the residence was built in the 1950s, a small addition was added at the rear of the structure.
- Per the Santa Clara City Code 18.120(D)(1) ‘New or Expanded Single Family Homes’, and SCCC 18.120(D)(1) ‘A new second story, expansion of an existing second story, or five bedroom or more.’, the request requires Architectural Review approval through a Development Review Hearing.
- The project proposes a 245 square feet addition to the existing residence and a 1,146 second floor addition for a 3,319 square foot two-story, five-bedroom, four-bathroom residence. The project proposes a contemporary design with large picture windows at the front of the residence, modest hip and gable roof forms, dark wood paneled accents carried across the front of the home, and two stone veneer columns on either side of the prominent flat roofed front porch. The project proposes to be clad in white colored stucco, with dark grey asphalt shingle roofing, a cedar wood styled garage door with window accents, and black clad exterior windows.
- The project is consistent with the City’s Single-Family and Duplex Residential Design Guidelines (2014). Specifically, the project is consistent with the guidelines, in that:
    - The architectural features of the proposed design should be true to the architectural form and appropriate for the neighborhood. The neighborhood is mostly single-story ranch styled homes with a combination of hip and gable roof forms; this project proposes to maintain some of the ranch-style elements such as the large windows and a combination of hip and gable roof forms, while also creating a unique design that compliments the neighborhood.

  - Architectural features should be adequate and appropriate for the size of the building and should not be overstated. The 3:12 slope of the roof along with the first story hip roof forms lessen the impact of a second story in a predominately one-story neighborhood. The large picture windows are at the front and rear of the residence which lessens the impact of neighbors on either side. The size and scale of the home fit the 5,700 square foot lot while also being under the Zoning Code 40% lot coverage threshold.
  - The use of high-quality construction materials for long-term durability, the project proposes an asphalt shingle roof, 12mm thick aluminum clad exterior windows, a stone veneer columns, wood paneled accents, and cedar wood styled garage door with window accents.
  - Building Materials and finishes should harmonize and blend in those found in the neighborhood, the project proposes stucco, which is found on many surrounding residences, while the stone and wood highlights maintain a uniqueness to the project.
  - Roof forms should avoid excessive roof ridgelines, heights, hips, and valleys.
  - A prominent fort porch or entry should be provided, the project proposes a unique flat roof atop of a front porch that is boarded by two large, stone veneered columns and a prominent wood paneled double front door.
  - The applicant will plant a 15-gallon tree in the front yard in accordance with the City Code.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

1) That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:

- The subject project proposes a two-car garage and front landscaping that are in keeping with the intent of this title and the general plan of the City.

2) That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:

- The proposed project is a two-story residence which proposes high-quality construction materials, and meets all design guidelines which will not impair the desirability of the neighborhood nor unreasonably interfere with the use and enjoyment of neighboring developments.

3) That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:

- The project proposes the redevelopment of a parcel by constructing a first-floor addition and a second floor addition in a cotemporary style using design elements found throughout the surrounding neighborhood that meets all zoning code and design guidelines. The resulting project will not be detrimental to the harmonious development contemplated by this title and the General Plan.

4) That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:

powered by Legistar™

- This project is subject to all California Building Codes and City of Santa Clara Codes and Regulations which requires the project to not materially affect adversely the health, comfort, or general welfare of persons residing or working in the neighborhood, nor the general public.

5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:

- The project meets all zoning code and all Design Guidelines including:
  - The architectural features of the proposed design should be true to the architectural form and appropriate for the neighborhood
  - Architectural features should be adequate and appropriate for the size of the building and should not be overstated.
  - The use of high-quality construction materials for long-term durability
  - Building Materials and finishes should harmonize and blend in those found in the neighborhood
  - Roof forms should avoid excessive roof ridgelines, heights, hips, and valleys
  - A prominent fort porch or entry should be provided.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 -- Existing Facilities), in that the project is an addition to the existing single-family residence.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to 65 property owners and tenants within a 300-foot radius of the project site on June 4, 2026. As of the writing of this report, planning staff has received one public comment in opposition for this application.

RECOMMENDATION

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - "Existing Facilities"), and **Approve** the Architectural Review for a 245 Square Foot First Floor Addition and 1,146 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,319 Square Foot Five Bathroom Four Bedroom Two-Story Residence located at 2250 Bohannon Drive

Prepared by: Daniel Sobczak, Associate Planner, Community Development Department
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department.

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans

5. Public Comment

powered by Legistar™

Vicinity Map (Zoning)
2250 Bohannon Drive

Zoning

Land Parcels

OS - Parks/Open Space

R1 - Single-Family Residential

Base Layers

Site Addresses

Single

Land Parcels

Land Parcels

Streets

Notes:

PLN26-00162

5/26/2026 4:36:47 PM

0 50 100 ft

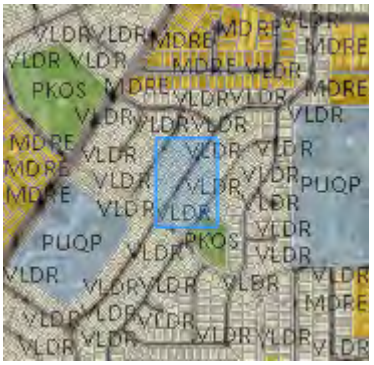
NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Vicinity Map (General Plan) - 2250 Bohannon Drive



General And Specific Plans

General Plan Phase II: 2015-2023

Very Low Density Residential

Parks / Open Space

Base Layers

Site Addresses

Single

Land Parcels

Land Parcels

Streets

Notes:

PLN26-00162

5/26/2026 4:41:18 PM

0 50 100 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 2: Project Data/Compliance (SFR/Duplex)

Project Address: 2250 Bohannon Drive **Project Number: PLN26-00162**
Zoning: R1-6L

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Parcel Area (SF) (min):	5,700	5,700	6,000	N
Building Square Footage (SF)				
1st Floor:	1,928	2,173	--	--
2nd Floor:	--	1,146	--	--
Porch/Patio:	--	42.5	--	--
Total (enclosed):	1,928	3,319	--	--
% of 2nd floor to 1st floor:	--	59%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	33.82	38.12	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor): **(2nd floor):**	20’	20’ 25’ - 2.5”	20’ 25’	Y
Left Side (1st floor): **(2nd floor):**	5’	5’ 10’ - 8”	5’ 10’	Y
Right Side (1st floor): **(2nd floor):**	5’	5’ 11’	5’ 10’	Y
Rear (1st floor): **(2nd floor):**	20’ - 2.5”	31’ - 1.5” 31’ - 1.5”	20’	Y
Height (FT)				
Main building:	--	24’ - 10”	25’	Y
# of Bedrooms/Bathrooms:	3 / 2	5 / 4	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street Parking Spaces	--	2	2	Y
Common Living Area (SFR)	--	>25%	Min 25%	Y
Open Landscaped Area (Front):	--	>35%	Min 35%	Y

Conditions of Architectural Review Approval

PLN26-00162 / 2250 Bohannon Drive

Architectural Review (PLN26-00162) for a 245 Square Foot First Floor Addition and 1,146 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,319 Square Foot Five Bathroom Four Bedroom Two-Story Residence located at 2250 Bohannon Drive.

GENERAL

G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is June 24, 2028

G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code. California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

P1. **Tree Replacement (On-site).** Trees permitted by the City for removal shall provide replacement on-site at a ratio of 1:1 with a minimum 15-gallon tree size. (SCC 12.35.090)

DURING CONSTRUCTION

P2. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P3. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P4. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

OPERATIONAL CONDITIONS

P5. **Use of Garage**. The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.

P6. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

W1. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.

E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

W = Sewer and Water Utilities

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

SR.N GENERAL NOTES:

1. THE APPLICANT MUST IMMEDIATELY NOTIFY THE LOCAL FIRE DEPARTMENT, HAZARDOUS MATERIALS UNIT OF ANY UNDERGROUND PIPES, TANKS, OR STRUCTURES; ANY SUSPECTED OR ACTUAL CONTAMINATED SOILS; OR OTHER ENVIRONMENTAL ANOMALIES ENCOUNTERED DURING SITE DEVELOPMENT ACTIVITIES. ANY CONFIRMED ENVIRONMENTAL LIABILITIES MUST BE REMEDIED PRIOR TO PROCEEDING WITH SITE DEVELOPMENT.
2. FIRE DEPARTMENT ACCESS ROADWAY MUST BE MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
3. THE APPLICANT SHALL BE RESPONSIBLE TO REMOVE AND REPLACE CURB, GUTTER, AND SIDEWALK DAMAGED DURING CONSTRUCTION OF THE PROPOSED PROJECT PER CITY STANDARD DETAILS.
4. THE APPLICANT SHALL REMOVE AND REPLACE BROKEN OR UPLIFTED CURB, GUTTER, AND SIDEWALK ALONG PROJECT FRONTAGE PER CITY STANDARD DETAILS.
5. ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF CITY SHALL CONFORM TO PREVAILING CITY STANDARDS AND SPECIFICATIONS.
6. FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY. FINISHED GROUND SLOPE WITHIN 5 FT OF THE BUILDING OR STRUCTURE SHALL SLOPE AWAY AT 5%. ALL EXTERIOR HARD SURFACES (INCLUDING TERRACES) SHALL BE INSTALLED WITH 1% MINIMUM SLOPE AND SHALL DRAIN AWAY FROM THE BUILDING. DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 2%. MAXIMUM ALLOWABLE GRADED SLOPE IS 3:1 (HORIZONTAL:VERTICAL)
7. LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
8. NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED, AND RUNOFF DIRECTED TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE 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.
9. ALL CONTRACTORS AND SUBCONTRACTORS SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PROTECT STORM WATER QUALITY AND PREVENT POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.
10. CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKES AT THE MINIMUM SETBACK LINE IN CLOSE PROXIMITY OF THE PROPOSED ADDITION. THESE CONSTRUCTION STAKES SHALL BE IN PLACE WHEN THE FORMS ARE READY TO BE INSPECTED BY THE CITY.
11. CONTRACTOR SHALL CALL THE BUILDING DEPARTMENT AND ARRANGE FOR AN INSPECTION TO VERIFY THAT THE PROPOSED ADDITION (I.E. FORMS) IS IN CONFORMANCE WITH THE APPROVED FLOOR PLANS.
12. CALL BEFORE YOU DIG! CALL UNDERGROUND SERVICE ALERT USA AT 811 OR AT 1800 227 2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
13. UTILITY WORK IN THE STREET RIGHT-OF-WAY NOT INSTALLED BY CONTRACTOR WILL REQUIRE A SEPARATE PERMIT BY THE AGENCY PERFORMING SUCH WORK.

SR.N INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS:

A QUALIFICATIONS (702)

1. INSTALLER TRAINING: HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM.

2. SPECIAL INSPECTION: SPECIAL INSPECTORS EMPLOYED BY THE OWNER OR OWNER'S AGENT SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION TO BE PERFORMED AND SHALL HAVE A CERTIFICATION OR QUALIFICATIONS ACCEPTABLE TO THE ENFORCING AGENCY.

3. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COM **PLIANCE** WITH **CALGREEN.**

B VERIFICATIONS (703)

1. DOCUMENTATION: DOCUMENTATION USED TO SHOW COMPLIANCE WITH CALGREEN SHALL INCLUDE, BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATION S, BUILDER OR INSTALLER CERTI FICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY, WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE.

SCOPE OF WORK

REMODEL/ADDITION

- PROPOSED TWO STORY CONVERSION FROM EXISTING ONE STORY SINGLE FAMILY HOUSE.
- CONVERSION OF EXISTING ONE STORY HOUSE WITH 3-BEDROOMS, 2-BATHROOMS DWELLING INTO A TWO STORY HOUSE WITH 5 BEDROOMS, 4-BATHROOMS.
- RETENTION OF EXISTING GARAGE STRUCTURE WITH NO PROPOSED CHANGES.
- EXISTING SOLAR SYSTEM TO BE RETAINED AND MODIFIED AS REQUIRED BY NEW ROOF GEOMETRY.

EXISTING STREET VIEW

APPLICABLE CODES:

-2025 CALIFORNIA RESIDENTIAL CODE
-2025 CALIFORNIA BUILDING CODE
-2025 CALIFORNIA MECHANICAL CODE
-2025 CALIFORNIA ELECTRICAL CODE
-2025 CALIFORNIA PLUMBING CODE
-2025 CALIFORNIA FIRE CODE
-2025 CALIFORNIA ENERGY CODE
-2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

SHEET NO.	DESCRIPTION
A1	COVER PAGE
A1.1	CITY STAMP AND NOTES
SU1	SURVEY PLAN
G1	GENERAL NOTES
G2	GENERAL NOTES
G3	GENERAL NOTES
G4	GENERAL NOTES
G5	GENERAL NOTES
G6	GENERAL NOTES
CG1	
CG2	
A1.A	SITE PLAN - EXISTING VS PROPOSED
A1.B	AREA PLAN
A2.0	EXT. FLOOR PLAN & ELEVATION
A2.1	DEMOLITION PLAN
A2.2	CURRENT FLOOR PLAN VS PROPOSED FLOOR PLAN
A2.3	RENDER
A2.3A	COLORS & MATERIAL
A2.4	FLOOR PLAN - PROPOSED 1ST FLOOR PLAN
A2.4A	DAYLIGHT PLANE PLAN
A2.4B	FIRE RATED ASSEMBLY
A2.5	FLOOR PLAN - PROPOSED 2ND FLOOR PLAN
A3.0	ELEVATION EXTERNAL - FRONT & REAR,
A3.1	ELEVATION EXTERNAL - LEFT & RIGHT
A4.0	SECTIONAL ELEVATION - FRONT & REAR
A4.1	SECTIONAL ELEVATION - LEFT & RIGHT
A5.0	FIRST & SECOND FLOOR ROOF PLAN
A5.1	OVERALL ROOF PLAN
A6.0	WINDOW & DOOR PLAN
A7.0	CEILING PLAN

PROJECT DATA

APN:	303-07-013
ZONING DISTRICT:	R1-6L
YEAR BUILT	1952
LOT SIZE	5700 SQ FT
CONSTRUCTION TYPE:	VB
OCCUPANCY TYPE:	R3-U

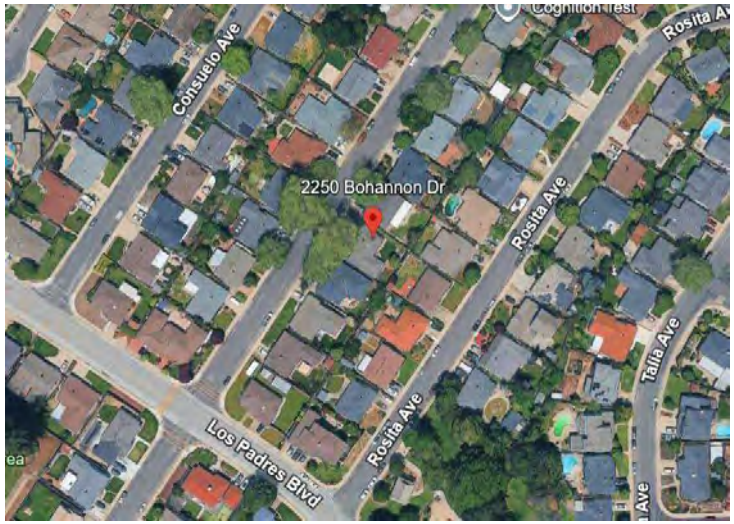
EXISTING	PROPOSED
1 STORY	2 STORIES
2 CAR GARAGE	NO CHANGE
3 BEDROOM	5 BEDROOMS
2 BATHROOM	5 BATHROOM
NON FIRE SPRINKLERS	NA

FLOOD ZONE DESIGNATION FOR THE LOT : ZONE X (Unshaded)

AREA STATEMENT		EXISTING		PROPOSED	
1.0	**LOT AREA**	**5700.00**	**SQFT**	**5700.00**	**SQFT**
2.0	**TOTAL HOUSE AREA (1ST + 2ND FLOOR)**	**1928.00**	**SQFT**	**3319.70**	**SQFT**
2.1	TOTAL LIVABLE AREA (1ST + 2ND FLOOR)	1508.30	SQFT	2857.50	SQFT
2.2	GARAGE AREA	419.70	SQFT	419.70	SQFT
3.0	**1ST FLOOR (TOTAL AREA)**	**1928.00**	**SQFT**	**2173.10**	**SQFT**
3.1	1ST FLOOR LIVABLE AREA	1510.70	SQFT	1510.00	SQFT
3.2	LIVABLE STAIR AREA *	0.00	SQFT	113.50	SQFT
3.3	ADDITIONAL 1ST FLOOR LIVABLE AREA	0.00	SQFT	89.80	SQFT
3.4	ADDITIONAL ENTRY PORCH AREA	0.00	SQFT	42.50	SQFT
3.5	GARAGE AREA	417.30	SQFT	417.30	SQFT
4.0	**2ND FLOOR (TOTAL AREA)**	**0.00**	**SQFT**	**1146.60**	**SQFT**
4.1	2ND FLOOR LIVABLE AREA	0.00	SQFT	1146.60	SQFT
5.0	**TOTAL LOT COVERAGE**	**33.82**	**%**	**38.12**	**%**

LANDSCAPE AREA STATEMENT		EXISTING		PROPOSED	
6.0	**LANDSCAPE AREA (PERMEABLE)**	**1820.49**	**SQFT**	**1479.95**	**SQFT**
6.1	FRONT YARD LANDSCAPE AREA	690.14	SQFT	690.14	SQFT
6.2	REAR YARD LANDSCAPE AREA	1130.35	SQFT	789.81	SQFT
7.0	**TOTAL LANDSCAPE AREA / LOT AREA**	**31.94**	**%**	**25.96**	**%**

VICINITY MAP



TITLE

TITLE PAGE

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

Gaurav Sonone

PROJECT TYPE

REMODEL & ADDITION

PROJECT NAME AND ADDRESS

2250 BOHANNAN, SANTA CLARA, CA ____, USA

DRAWING NUMBER

A1.0

LOT NORTH DIRECTION

TITLE

CITY NOTES & APPROVAL STAMPS

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

Gaurav Sonone

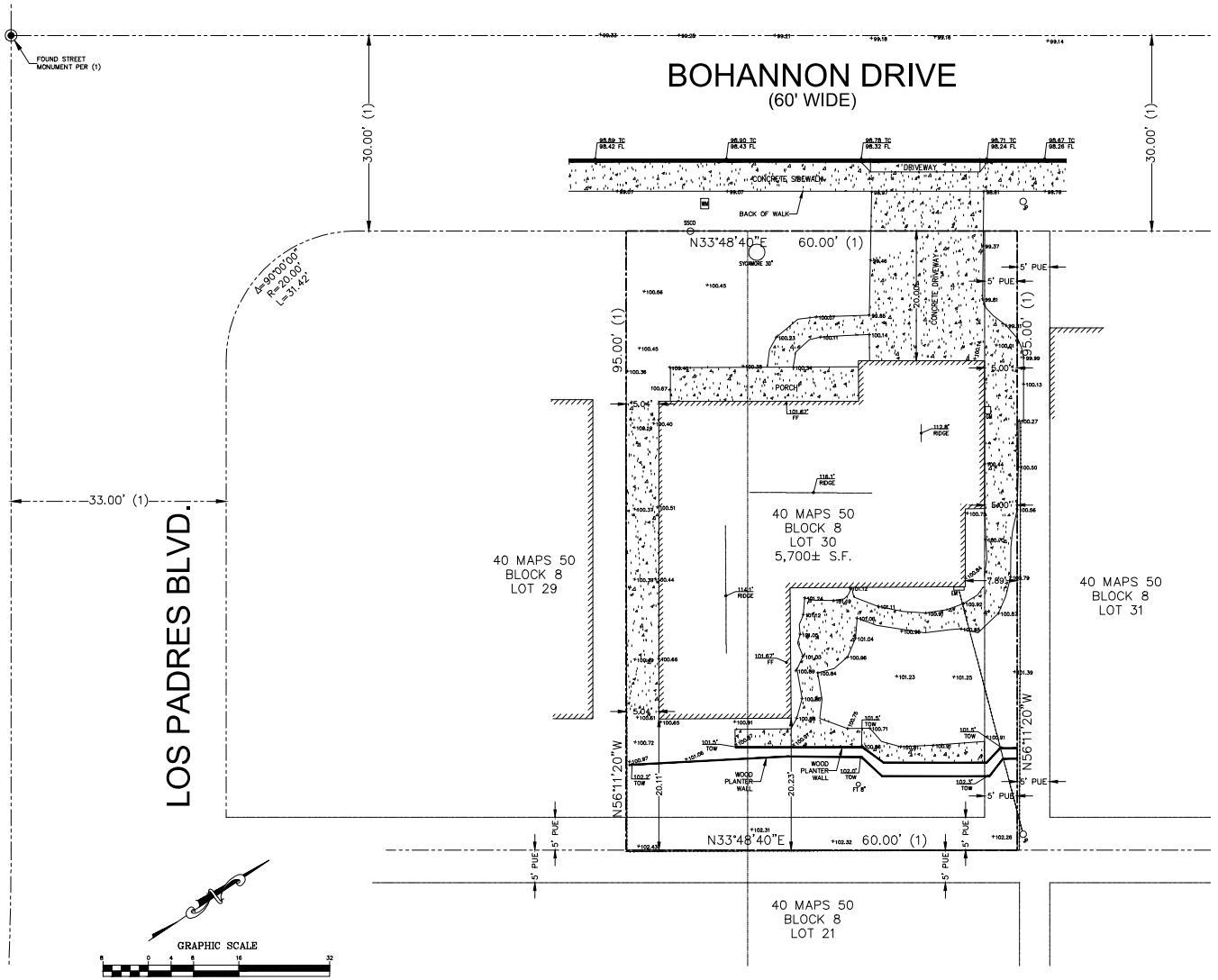
PROJECT TYPE

PROJECT NAME AND ADDRESS

2250 BOHANNAN, SANTA CLARA,
CA ____ USA

DRAWING NUMBER

A1.1



ABBREVIATIONS AND LEGEND

BSBL	BUILDING SETBACK LINE		SANITARY SEWER MANHOLE
CB	CATCH BASIN		STORM DRAIN MANHOE
CONC	CONCRETE		FIRE HYDRANT
EM	ELECTRIC METER	—SS—	SANITARY SEWER LINE
EP	EDGE OF PAVEMENT	—W—	WATER LINE
FT	FRUIT TREE	—OH—	OVERHEAD ELECTRICAL LINE
GM	GAS METER	—G—	GAS LINE
GND	GROUND		
HCR	HANDICAP RAMP		
JP	JOINT POLE		
PUE	PUBLIC UTILITY EASEMENT		
SP	SIGN POLE		
SSCO	SANITARY SEWER CLEAN OUT		
TOW	TOP OF WALL		
TC	TOP OF CURB		
TEL	TELEPHONE		
LINK T	UNKNOWN TREE		
WM	WATER METER		
———	BOUNDARY LINE		
—X—X—	EXISTING FENCE LINE		
	EXISTING BUILDING OUTLINE		
( )	INDICATES REFERENCE MAP NUMBER		

REFERENCE INFORMATION

(1) TRACT NO. 1067, 40 MAPS 50, SANTA CLARA COUNTY RECORDS
(2) TRACT NO. 1002, 38 MAPS 30, SANTA CLARA COUNTY RECORDS

EASEMENT NOTE:

EASEMENTS SHOWN ARE BASED ON A REVIEW OF THE SUBDIVISION MAP ONLY.

NOTE:

(1) DATE OF FIELD SURVEY: JANUARY, 2026.
(2) UNLESS OTHERWISE NOTED, TREES SHOWN WERE MEASURED AT THE GROUND AND TRUNK DIAMETERS WERE MEASURED 4' ABOVE GROUND. DRIP LINES WERE NOT MEASURED AND DEPICTED GRAPHICALLY IN THEIR APPROXIMATE LOCATIONS ONLY.
(3) ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
(4) BUILDING OUTLINE WAS MEASURED AT BUILDING EXTERIOR FINISH WALL SURFACE UNLESS OTHERWISE NOTED.
(5) ELEVATION SHOWN ARE ON ASSUMED ELEVATION DATUM.

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.

SPECIAL NOTE:

THE LOT AREA SHOWN ON THIS BOUNDARY SURVEY MAP IS CALCULATED BASED ON PRECISE FIELD MEASUREMENTS AND THE DIMENSIONS RECORDED ON OFFICIAL SUBDIVISION OR RECORD OF SURVEY MAPS. THIS AREA IS DETERMINED BY A LICENSED SURVEYOR AND REFLECTS THE MOST ACCURATE AND RELIABLE INFORMATION AVAILABLE. PLEASE BE AWARE THAT FIGURES FROM CITY/COUNTY RECORDS OR REAL ESTATE WEBSITES MAY DIFFER DUE TO VARIATIONS IN DATA SOURCES OR ESTIMATION METHODS AND SHOULD NOT BE CONSIDERED AS ACCURATE AS THIS SURVEY.

Purpose of Survey and Limitations of Use:

This Boundary and Topographic Survey is prepared exclusively for site planning and development purposes in connection with proposed [house addition / new residence / ADU] design and permitting. It is not intended for use in resolving property line disputes, fence encroachments, or other legal matters. Use of this map for any other purpose may require additional services.

BOUNDARY TOPOGRAPHIC SURVEY

LOT 30, BLOCK 8, AS SHOWN ON "TRACT NO. 1067 WESTWOOD UNIT NO.3", BOOK 40 OF MAPS AT PAGE 50, SANTA CLARA COUNTY RECORDS.
APN 303-07-013

(2250 BOHANNAN DRIVE)

CITY OF SANTA CLARA — SANTA CLARA COUNTY — CALIFORNIA

SCALE: 1"=8' — JANUARY, 2026

ZHEN WANG — 01/14/2026 DATE

ZHEN'S LAND SURVEYING CORP.
WALNUT CREEK, CALIFORNIA
TEL: (415)802-9945 | INFO@ZHENSLANDSURVEYING.COM

SHEET 1 OF 1 SHEET

TITLE

SURVEY PLAN

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

PROJECT TYPE

REMODEL & ADDITION

PROJECT NAME AND ADDRESS

2250 BOHANNON DR, SANTA CLARA, CA 95050, USA

DRAWING NUMBER

SU1

A SMOKE DETECTORS IN THE BEDROOMS AND HALLWAYS PER (CRC R 314.3):

1. **FOR NEW CONSTRUCTION:**
   SMOKE DETECTORS SHALL BE HARD-WIRED WITH A BATTERY BACKUP PER (CRC R 314.6)
2. **LOCATION:**
   SMOKE ALARM SHALL BE INSTALLED NOT LESS THAN 3' HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAIN BATHTUB/SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF SMOKE ALARM. (CRC R 314.3)
3. **LOCATION:**
   SMOKE ALARM SHALL BE INSTALLED A MINIMUM OF 20' HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE (CRC R 314.3.3)
4. **LOCATION:**
   SMOKE ALARM SHALL BE INSTALLED NOT LESS THAN A 3' HORIZONTAL DISTANCE FROM THE SUPPLY RECISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM OR PADDLE FAN, AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW FROM THOSE REGISTERS. (CRC R 314.3)
5. **EXCEPTION:**
   IONIZATION SMOKE ALARM WITH ALARM SILENCINC SWITCH SHALL BE PERMITTED TO BE INSTALLED 10 ' FROM A PERMANENTLY INSTALLED COOKING APPLIANCE (CRC R 314.3.3 EXC)
6. PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED GREATER THAN 6' FROM A PERMANENTLY INSTALLED COOKING APPLIANCE (CRC R 314.3.3 EXC)
7. WHEN MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS PER CRC R 314.4
8. APPROVED COMBINED SMOKE ALARMS AND CARBON DIOXIDE ALARMS SHALL BE ACCEPTABLE, PER CRC R314.5.
9. FOR DWELLING UNITS THAT HAVE FUEL-BURNING APPLIANCES OR AN ATTACHED GARAGE, PROVIDE CARBON MONOXIDE ALARMS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH LEVEL OF THE DWELLING UNIT, INCLUDING BASEMENTS, PER CRC R 315. CARBON MONOXIDE ALARMS SHALL BE HARD-WIRED WITH BATTERY BACKUP (SEE CRC R 315.5 FOR EXCEPTIONS)
10. WHEN MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLINC UNIT, THE CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS PER CRC R 315.7

B FOR DUCTS AND PENETRATIONS AT WALL SEPARATING THE DWELLING AND GARAGE:

1. DUCTS IN THE GARAGE OR PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 26-GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. (CRC R 302.5.2)
2. PENETRATIONS PROTECTION BETWEEN THE DWELLING AND THE GARAGE SHALL BE IN ACCORDANCE WITH SECTION R 302.6 AND SHALL BE PROTECTED AS REQUIRED BY SECTION R 302.1(J), ITEM 4.

C NOTES:

1. A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE WITH A VAPOR RETARDER IN DIRECT CONTACT WITH THE CONCRETE, AND A CONCRETE MIX DESIGN IN ACCORDANCE WITH CGBSC SECTION 4.505.2, SHALL BE USED TO ADDRESS BLEEDING, SHRINKAGE, AND CURLING.
2. FAUCETS IN KITCHENS, WET BARS, LAUNDRY SINKS, ETC. SHALL HAVE A WATER FLOW RATE NOT EXCEEDING 1.8 GALLONS PER MINUTE PER CPC 407.
3. MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS, AND WALL PANELS IN SHOWER AREAS, SHALL BE: (1) GLASS MAT GYPSUM PANELS, (2) FIBER-REINFORCED GYPSUM PANELS, (3) NON-ASBESTOS FIBER-CEMENT BACKER BOARD, (4) NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS. INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS PER CRC R 702.4.2.
4. 24" CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE TOILET AND A MINIMUM WIDTH OF 30" SHALL BE PROVIDED FOR THE TOILET SPACE PER CPC 402.5.
5. PROVIDE A 22" X 30" ATTIC ACCESS OPENING IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION PER CRC R807.1. ATTIC AREAS SHALL HAVE A MINIMUM CLEAR HEIGHT OF 30 INCHES OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET. MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES, MEASURED VERTICALLY FROM THE TOP OF THE CEILING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. WHEN LOCATED IN A WALL, THE OPENING SHALL BE A MINIMUM OF 22" WIDE BY 30" HIGH.
6. THE ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH (12.7 MM) GYPSUM BOARD PER CRC R 302.7

(a) ANY GLAZING ON THE DOOR AND WINDOW SIDE PANELS THAT ARE WITHIN 3 FT FROM DOOR LATCH TO BE WITH LAMINATED GLASS. (FMC SEC 15.50.060)

(b) GARAGE FLOOR SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY DOORWAY PER CRC R 309.1

(c) THE WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 PER CRC R 302.9.1 AND A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450 PER CRC R 302.9.2

D WINDOW TEMPERED SAFETY GLASS:

1. TEMPERED SAFETY GLASS AT THESE LOCATIONS ON PLAN AS PER CRC R 308.4

2. GLAZING IN WALLS ENCLOSING WHIRLPOOLS, STEAM ROOMS, BATHTUBS, SHOWERS, INDOOR OR OUTDOOR SWIMMING POOL WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 5'0" ABOVE A STANDING SURFACE AND DRAIN INLET

E BEDROOM EGRESS:

1. SILL HEIGHT: BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44" (3'8") ABOVE FINISH FLOOR

2. (EGRESS) WINDOWS IN SLEEPING AREAS ARE EMERGENCY ESCAPE AND RESCUE OPENINGS AS REQUIRED BY CRC R310. ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IS REQUIRED IN EACH SLEEPING AREA. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH THE CALIFORNIA FIRE CODE, CHAPTER 10, SECTION 1030. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. MINIMUM SIZE SHALL BE 5.7 SQFT OF NET CLEAR OPENING WITH A MINIMUM DIMENSION OF 24 INCHES IN HEIGHT AND 20 INCHES IN WIDTH. THE NET CLEAR OPENING SHALL BE THE RESULT OF NORMAL OPERATION OF THE WINDOW. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.

PLUMBING & WATER CONSERVATION:

1. CONTRACTOR/OWNER SHALL VERIFY IN FIELD EXISTING PLUMBING FIXTURE COMPLIANCE WITH SB 407.
2. WATER CONSERVATION: AS OF JANUARY 1, 2014, SB 407 REQUIRES NON-COMPLIANT PLUMBING FIXTURES TO BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES WHEN A RESIDENTIAL PROPERTY IS UNDERGOING ADDITIONS, ALTERATIONS, OR IMPROVEMENTS.

F HANDRAIL:

1. HANDRAIL SHALL WITHSTAND A CONCENTRATED LOAD OF 200 LBF APPLIED AT ANY POINT IN ANY DIRECTION.
2. HANDRAIL TO BE 34" TO 38" ABOVE NOSING OF TREAD AND BE 1.5" MINIMUM CLEAR OF ADJACENT WALL
3. HANDGRIP TO BE 1.25" TO 2" IN DIAMETER OR HAVE A PERIMETER DIMENSION OF 4" TO 6.25" WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2.25". AND EDGE RADII MAXIMUM 0.01" (NO SHARP EDGES)
4. HANDRAILS ARE REQUIRED ON ALL STAIRS WITH 4 OR MORE RISERS BETWEEN LANDINGS

H TYPICAL GUARDS (GUARDRAILS):

1. PROVIDE GUARDS AT ANY WALKING SURFACE, INCLUDING STAIRS, LANDINGS, DECKS, PORCHES, BALCONIES, OR RAISED FLOOR SURFACES, WHERE THE HEIGHT ABOVE THE FLOOR OR GRADE BELOW IS MORE THAN 30 INCHES
2. MINIMUM GUARD HEIGHT SHALL BE 42 INCHES MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREAD NOSINGS. HANDRAILS MAY BE 34 INCHES TO 38 INCHES IN HEIGHT WHEN SERVING AS A HANDRAIL ONLY.
3. INTERMEDIATE RAIL SPACING SHALL BE SUCH THAT A 4-INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING IN THE GUARD. EXCEPTION: OPENINGS AT THE TRIANGULAR AREA FORMED BY THE TREAD, RISER, AND BOTTOM RAIL MAY ALLOW A 4-3/8 INCH DIAMETER SPHERE TO PASS.

ROOM REQUIREMENT NOTES:

1. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH OPENABLE GLAZING AREA OF 1.5 SQFT OR A LOCAL EXHAUST SYSTEM SHALL BE PROVIDED. THE MINIMUM LOCAL EXHAUST RATE SHALL BE 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION (CRC R 303.3)

LANDING REQUIREMENT:

1. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN DIRECTION OF TRAVEL.

SHOWER AREA RELATED:

1. MINIMUM SIZE FOR THE SHOWER AREA TO BE 1024 SQIN (CPC 408.6)
2. SHOWER COMPARTMENT TO HAVE MINIMUM 22 INCHES WIDE OPENING FOR ACCESS (CPC 408.5)
3. AT THE SHOWER, WALL TILES TO BE INSTALLED OVER CEMENTITIOUS BACKING
4. SHOWER & TUB/SHOWER WALLS TO SPECIFY A SMOOTH, HARD, NONABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBRE GLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. CEMENT, FIBRE CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET.
5. WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENT

GARAGE RELATED:

1. WALL ASSEMBLIES USED FOR GARAGE/DWELLING SEPARATION SHALL HAVE NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT AND SHALL BE INSTALLED ON THE GARAGE SIDE.
2. FLOOR/CEILING ASSEMBLIES USED FOR GARAGE/DWELLING SEPARATION SHALL HAVE NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT.
3. ANY STRUCTURAL ELEMENTS SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION SHALL ALSO HAVE NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT INSTALLED ON THE GARAGE SIDE. (CRC R 302.6, TABLE R 302.6)
4. GARAGE DOORS SHALL BE PROVIDED WITH A PERMANENT LABEL BY THE GARAGE DOOR MANUFACTURER. THE LABEL SHALL IDENTIFY THE GARAGE DOOR MANUFACTURER, MODEL/SERIES NUMBER, POSITIVE AND NEGATIVE DESIGN WIND PRESSURE RATING, INSTALLATION INSTRUCTION DRAWING REFERENCE NUMBER, AND THE APPLICABLE TEST STANDARD PER CRC R 609.4.1.

ADU RELATED:

1. THE ADU SHALL BE SEPARATED FROM THE RESIDENCE AS PER CRC R302.1(1) WITH 1HR FIRE RATED WALLS THUS THE WALLS WHICH ARE SHARED BETWEEN THE ADU AND THE HOME WILL NEED TO BE FIRE RATED.
2. IDENTIFY ADU WALL TYPE IN THE LEGEND
3. DOOR/WINDOW OPENING CAN NOT BE PLACED ON THE WALL BETWEEN THE ADU AND THE HOME, AS THE SAME NEEDS TO BE FIRE RATED WALL.
4. FOR THE OVERLAPPING PORTION OF CEILING/2ND FLOOR JOISTS WITH THE ADU, THE FLOOR/CEILING ASSEMBLY NEEDS TO BE 1 HOUR FIRE RATED ALONG WITH SUPPORTING BEAMS, JOISTS, WALLS AND COLUMNS OF THE CEILING.
5. PROVIDE BOTH SD AND CO WITHIN THE ADU AREA AS PER CRC R314 AND R315.
6. THE ADU RESTROOM NEED TO COMPLY WITH AGE-IN PLACE REQUIREMENTS, SINCE IT IS A SEPARATED DWELLING.
7. THE ADU RESTROOM DOOR WILL NEED TO PROVIDE 32" CLEAR FOR AGE-IN PLACE REQUIREMENTS. THIS TYPICALLY REQUIRES A 36" DOOR.
8. ADU SHALL HAVE IT'S OWN HVAC SYSTEM AND SHALL NOT SHARE ANY RETURN DUCTS WITH THE MAIN HOUSE.
9. ADU SEWER SHALL BE SEPARATE FROM HOME AS PER CPC 311.1
10. ADU ACCESS SHALL COMPLY WITH EGRESS REQUIREMENTS (DOOR MINIMUM 36", CORRIDOR MINIMUM 44")

TITLE

GENERAL NOTES

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

Gaurav Sonone

PROJECT TYPE

REMODEL & ADDITION

PROJECT NAME AND ADDRESS

2250 BOHANNON DR, SANTA CLARA, CA 95050, USA

DRAWING NUMBER

G1

Heavy Equipment Operation

Best Management Practices for the Construction Industry

Who should use this information?

- Vehicle and Equipment Operators
- Site Supervisors
- General Contractors
- Home Builders
- Developers

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for repair leaks.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- ❑ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- ❑ Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- ❑ Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Storm Water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent leaks by properly maintaining equipment and utilizing drip pans to place under any leaking equipment. Remove any leaking or malfunctioning equipment from the site as soon as possible.

Spill Cleanup

- ❑ Clean up spills immediately when they happen.
- ❑ Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Use as little water as possible for dust control. Ensure water doesn't leave silt or discharge to storm drains.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately: Police (non-emergency): 650-903-6350. Fire & Environmental Safety: 650-903-6378.
- ❑ If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services.

Roadwork and Paving

Best Management Practices for the Construction Industry

Who should use this information?

- Road Crews
- Driveway/Sidewalk/Parking Lot Construction Crews
- Seal Coat Contractors
- Operators of grading Equipment, Paving Machines, Dump Trucks, Concrete Mixers
- Construction Inspectors
- General Contractors
- Home Builders
- Developers

Doing the Job Right

General Business Practices

- ❑ Develop and implement erosion/sediment control plans for roadway embankments.
- ❑ Schedule excavation and grading work during dry weather.
- ❑ Check for and repair leaking equipment.
- ❑ Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- ❑ When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- ❑ Do not use diesel oil to lubricate equipment parts of clean equipment.
- ❑ Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting storm water runoff.
- ❑ Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

Storm Water Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to protect storm drain inlets, store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

- ❑ Never wash excess material from exposed-aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- ❑ Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- ❑ Park paving machines over drip pans to catch drips when not in use. Store oily rags in a fire-rated container.
- ❑ Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- ❑ Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- ❑ Avoid creating excess dust when breaking asphalt or concrete.
- ❑ After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- ❑ When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- ❑ Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry

Who should use this information?

- Masons and Bricklayers
- Sidewalk Construction Crews
- Patio Construction Workers
- Construction Inspectors
- General Contractors
- Home Builders
- Developers
- Concrete Delivery/Pumping Workers

Doing the Job Right

General Business Practices

- ❑ Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- ❑ Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- ❑ Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- ❑ Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall and runoff.
- ❑ Do not use diesel fuel as a lubricant on concrete forms, tools or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems and is prohibited by law.

During Construction

- ❑ Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- ❑ Set up and operate small mixers on tarps or heavy plastic drop cloths.
- ❑ When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- ❑ Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- ❑ When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- ❑ Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- ❑ Never dispose of washout into the street, storm drains, drainage ditches or streams.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street storm drain. Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. To comply with this program, contractors must comply with the practices described in this blueprint.

Small Business Hazardous Waste Disposal Program

Santa Clara County businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use Santa Clara County's Small Business Hazardous Waste Disposal Program. Call: 408-299-7300 for a quote, more information or guidance on disposal.

Spill Response Agencies

DIAL 9-1-1

State Office of Emergency Services Warning Center (24 hours): 800-852-7550

Santa Clara County Environmental Health Services: 408-299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: 408-441-1195

County of Santa Clara Integrated Waste Management Program: 408-441-1198

County of Santa Clara District Attorney Environmental Crimes Hotline: 408-299-TIPS

Santa Clara County Recycling Hotline: 800-533-8414

Santa Clara Valley Water District: 408-265-2600

Santa Clara Valley Water District Pollution Hotline: 888-510-5151

Regional Water Quality Control Board San Francisco Bay Region: 510-622-2300

Palo Alto Regional Water Quality Control Plant: 650-329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Mountain View

Building Division: 650-903-6313

Fire & Environmental Protection Division: 650-903-6378

Solid Waste Division: 650-903-6311

Local Accredited Laboratories List

http://www.cdph.ca.gov/certlic/labs/Documents/ELAPLablist.xls

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry

Who should use this information?

- Landscapers
- Gardeners
- Swimming Pool/Spa Service and Repair Workers
- General Contractors
- Home Builders
- Developers

Doing the Right Job

General Business Practices

- ❑ Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- ❑ Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- ❑ Schedule grading and excavation projects during dry weather.
- ❑ Use temporary check dams or ditches to divert runoff away from storm drains.
- ❑ Protect storm drains with sandbags or other sediment controls.
- ❑ Re-vegetation is an excellent form of erosion control for any site.

Landscaping/Garden Maintenance

- ❑ Use pesticides sparingly, according to Instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- ❑ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.

Storm Water Pollution From Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

- ❑ Curbside pickup of yard waste is provided for Mountain View residents. Place yard waste in approved containers at curbside for pickup on recycling collection days. Commercial entities may take yard waste directly to the SMaRT Station® in Sunnyvale (fees apply). Contact the SMaRT Station® at: 408-752-8530 for further information.
- ❑ Cover loads with a tarp when transporting to a facility.
- ❑ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders. Sweep up any leaves, litter or residue in gutters or on street.

Pool/Fountain/Spa Maintenance

Draining Pools or Spas

When it's time to drain a pool, spa, or fountain, please be sure to call the City of Mountain View Fire and Environmental Protection Division at: 650-903-6378 before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallons per minute.

- ❑ Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- ❑ If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area.
- ❑ Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- ❑ Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- ❑ If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry

Who should use this information?

- Homeowners
- Painters
- Paperhangers
- Plasterers
- Graphic Artists
- Dry Wall Crews
- Floor Covering Installers
- General Contractors
- Home Builders
- Developers

Doing the Job Right

Handling Paint Products

- ❑ **Keep all liquid paint products and wastes away from the gutter, street, and storm drains.** Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility. Contact the Santa Clara County Hazardous Waste Program at 408-299-7300.
- ❑ When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
- ❑ Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory.
- ❑ If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Painting Cleanup

- ❑ **Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.**

Storm Water Pollution from Paints, Solvents and Adhesives

All paints, solvents and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

- ❑ For **water-based paints**, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For **oil-based paints**, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- ❑ For more information about proper paint disposal, refer to PaintCare California at: www.paintcare.org/california

Paint Removal

- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- ❑ When stripping or cleaning building exteriors with a high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check Palo Alto Regional Water Quality Control Plant at: 650-329-2598 to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints Whenever Possible

- ❑ Recycle or donate excess **water-based (latex) paint**, or return to supplier.
- ❑ Reuse leftover **oil-based paint**. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- ❑ Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

Mountain View Municipal Code Requirements

Mountain View Municipal Code Chapter 35.31.3.1 Discharge to curbside gutter, storm sewer, storm drain or natural outlets

It shall be unlawful to discharge or cause a threatened discharge to any curbside gutter, storm sewer, storm drain gutter, creek or natural outlet any domestic sewage, sanitary sewage, industrial wastes or polluted waters except where permission is granted by the fire chief or his designee. Unlawful discharges to storm drains shall include, but are not limited to discharges from: toilets, sinks, commercial or industrial processes, cooling systems, air compressors, boilers, fabric or carpet cleaning, equipment cleaning, vehicle cleaning, swimming pools, spas, fountains, construction activities (e.g., painting, paving, concrete placement, sawcutting, grading), painting, and paint stripping, unless specifically permitted by a discharge permit or unless exempted pursuant to regulations established by the fire chief or his designee. Additionally, it shall be unlawful to discharge any pollutants or waters containing pollutants that would contribute to violations of the city's stormwater discharge permit or applicable water quality standards.

Mountain View Municipal Code Chapter 35.32.10 Discharges and prevention thereof through implementation of best management practices

Construction Areas. All construction projects occurring within city limits shall be conducted in a manner which prevents the release of hazardous materials or hazardous waste to the soil or groundwater, and minimizes the discharge of hazardous materials, hazardous wastes, polluted water and sediments to the storm sewer system. Practices which shall be implemented to meet the intent of this requirement are described in the City of Mountain View's document "It's In the Contract! (But Not in the Bay)." The city may require any additional practices consistent with its NPDES stormwater discharge permit if it concludes that the intent of this section is not being met during the construction process.
A stormwater pollution prevention plan (SWPPP) shall be prepared and available at the site for all projects regulated under the state's "general construction" permit and for, any other projects for which the fire department (fire and environmental protection division) determines that a SWPPP is necessary to protect surface waters.

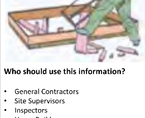
Mountain View Municipal Code Chapter 35.32.2.1 Discharge Permit

It shall be unlawful for any person or organization to discharge or cause to be discharged any industrial wastes or polluted water whatsoever directly or indirectly into the sewer system without first obtaining a permit for discharge. The discharge applicant shall not commence discharge prior to permit issuance. Furthermore, it shall be unlawful for any person to discharge any industrial wastes or polluted water in excess of the quantity or quality limitations, or to violate any other requirement set forth in this article or in a permit for discharge.

Criminal and judicial penalties can be assessed for non-compliance.

General Construction and Site Supervision

Best Management Practices for the Construction Industry



Who should use this information?

- General Contractors
- Site Supervisors
- Inspectors
- Home Builders
- Developers

Storm Water Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.
As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing the Job Right

General Principles

- ❑ Keep an orderly site and ensure good housekeeping practices are used.
- ❑ Maintain equipment properly.
- ❑ Cover materials when they are not in use.
- ❑ Keep materials away from streets, storm drains and drainage channels.
- ❑ Ensure dust control water doesn't leave site or discharge storm drains.

Advance Planning to Prevent Pollution

- ❑ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
- ❑ Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- ❑ Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

- ❑ Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- ❑ Keep materials out of the rain—prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ❑ Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.
- ❑ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

- ❑ Practice Source Reduction—minimize waste when you order materials. Order only the amount you need to finish the job.
- ❑ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- ❑ Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or steam bed. Contact the Solid Waste staff for information about recycling and disposal requirements at: 650-903-6311.

Permits

- ❑ In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

Earth-Moving and Dewatering Activities

Best Management Practices for the Construction Industry

Who should use this information?

- Bulldozer, Back Hoe, and Grading Machine operators
- Dump Truck Drivers
- Site Supervisors
- General Contractors
- Home Builders
- Developers

Doing the Job Right

General Business Practices

- ❑ Schedule excavation and grading work during dry weather.
- ❑ Perform major equipment repairs away from the job site.
- ❑ When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- ❑ Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

- ❑ Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's *Erosion and Sediment Control Field Manual* for proper erosion and sediment control measures.

Storm Water Pollution From Earth-Moving Activities And Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.
Contaminated groundwater is a common problem in the Santa Cara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation.
Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

- ❑ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Dewatering Operations

1. Check for Toxic Pollutants

- ❑ Check for odors, discoloration, or an oily sheen on groundwater.
- ❑ Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- ❑ If contamination is suspected, have the water tested by a certified laboratory.
- ❑ Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

2. Check for Sediment Levels

- ❑ If the water has been determined to be unpolluted and is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- ❑ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- ❑ If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
  - Pumping through a perforated pipe sunk part way into a small pit filled with gravel;
  - Pumping from a bucket placed below water level using a submersible pump;
  - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
- ❑ When discharging to a storm drain, protect the inlet using a barrier or burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

TITLE

GENERAL NOTES

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

Gaurav Sonone

PROJECT TYPE

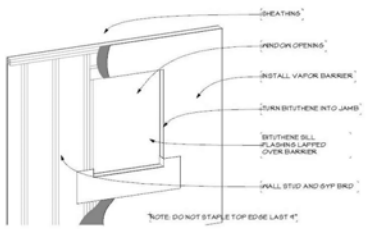
REMODEL & ADDITION

PROJECT NAME AND ADDRESS

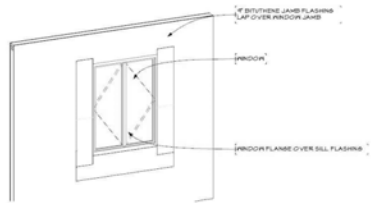
2250 BOHANNAN, SANTA CLARA, CA _____, USA

DRAWING NUMBER

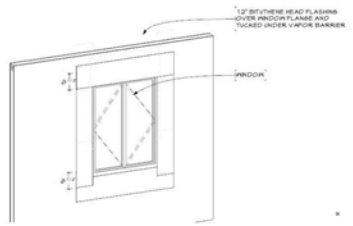
G2



Window flashing detail STEP 1



widow flashing detail STEP 2



window flashing step 3

FLASHING NOTES (R703.4):

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

a. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.4.1.

b. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.

c. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.

d. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.

e. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.

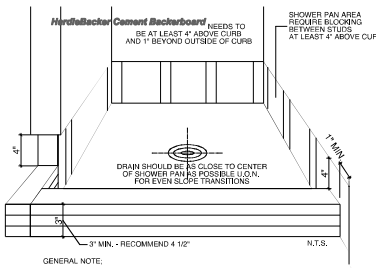
f. AT WALL AND ROOF INTERSECTIONS.

g. AT BUILT-IN GUTTERS.

R703.4.1 FLASHING INSTALLATION AT EXTERIOR WINDOW AND DOOR OPENINGS

FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO A WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. AIR SEALING SHALL BE INSTALLED AROUND ALL WINDOW AND DOOR OPENINGS ON THE INTERIOR SIDE OF THE ROUGH OPENING GAP. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

- THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.



GENERAL NOTE:

THE ENTIRE PAN AREA & CURB NEED TO BE SMOOTH, FREE OF GAPS AND SHARP EDGES.

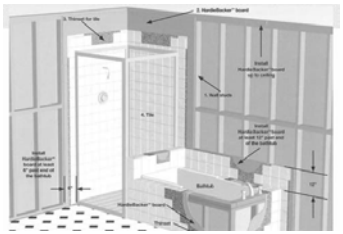
USE FLOOR DRAINS WITH ADJUSTABLE ROUND TRAP COVER FOR MORE FLEXIBILITY IN MORTAR THICKNESS AND LAYOUT WITH A SUPERIOR FINISHED APPREARANCE.

SUBFLOOR SHOULD BE CUT SO BOTTOM OF DRAIN FLANGE RESTS MORE FLUSH BUT NOT UNDER SURFACE OF SUBFLOOR.

TUB/SHOWER WALLS TO HAVE A SMOOTH, HARD, NONABSORBENT SURFACE (TILE) OVER A MOISTURE RESISTANT UNDERLAYMENT

The nonabsorbent surface for the shower shall be at a height not less than 72" feet above the floor per CRC R307.2

SHOWER PAN DETAIL (TYP.)



HARDIEBACKER CEMENT BOARD IN BATH

EXHAUST FAN NOTES:

PROVIDE local exhaust at all rooms with a tub, shower, spa or similar fixture) with a fan capable of exhausting a minimum of 50 C.F.M. CMC and Energy Code. Specify the fan on the plans, duct size and include the fan cut sheet. The fan must be listed at 3 sone or less for noise. The rating must be based on a Water Column of .25 or greater. See Manual Section 4.6.5, 4.6.7

PROVIDE kitchen hood vented directly to the outside exhausting a minimum of 100 C.F.M. CMC and Energy Code. Specify the fan on the plans, duct size and include the fan cut sheet. The fan must be listed at 3 sone or less for noise. The rating must be based on a Water Column of .25 or greater. Exception: If the fan exhausts in excess of 400 C.F.M. the 3 sone rating is not required. See Manual Section 4.6.5, 4.6.7, California Energy Code 150(o), ASHRAE 62.2

BUILDING:

1. PROVIDE APPROVED *TILE BACKER MATERIALS AND GYPBOARD* IN *BATHROOMS*:
   - A. NON-ABSORBENT FINISH MATERIAL MINIMUM 72" ABOVE THE STANDING SURFACE OF TUBS AND SHOWERS.
   - B. CEMENT, FIBER-CEMENT OR GLASS-MAT GYP BACKERS FOR ADHESIVE APPLICATION OF FINISH MATERIAL (TILE OF OTHER NONABSORBENT SHEET MATERIALS), OR PAINT (ABOVE 72"), INSTALLED PER MANUFACTURER'S INSTRUCTIONS WITHIN SHOWER STALLS AND BATHTUB SURROUNDS.
   - C. WATER-RESISTANT GYP BOARD SHALL NOT BE USED WITHIN SHOWER STALLS, BATHTUB COMPARTMENTS OR OTHER WET OR HUMID AREAS, OR ON CEILINGS WITH JOISTS GREATER THAN 12" O.C..
   - D. WATER-RESISTANT GYP BACKERS FOR TILE OR PAINT PER MANUFACTURER'S INSTRUCTIONS AT WATER CLOSET COMPARTMENTS.
   - E. REGULAR GYP BOARD FOR TILE OR PAINT ON WALLS AND CEILINGS OTHER ABOVE.
2. *BEDROOM WINDOW* FOR EMERGENCY ESCAPE AND RESCUE SHALL HAVE A FINISHED FLOOR TO WINDOW OPENING HEIGHT OF NOT BE MORE THAN 44'. WINDOW SHALL HAVE 20" MIN. WIDTH BY 24" HEIGHT CLEAR OPENING AND OPENING AREA OF 5.7 SF.
3. NFRC TEMPORARY LABELING ON *NEW WINDOWS* SHALL NOT BE REMOVED UNTIL INSPECTED BY THE ENFORCEMENT AGENCY.
4. DECK STAIRS:
   - A. MAXIMUM 7.75-INCH RISE AND MINIMUM 10-INCH RUN (R311.7.5)
   - B. MINIMUM 36 INCH CLEAR WIDTH (R311.7.1)
5. LANDINGS/FLOORS SHALL BE NOT MORE THAN 7-3/4 INCHES LOWER THAN THRESHOLD FOR IN-SWINGING DOORS AND NOT MORE THAN 1-1/2 INCHES LOWER THAN THRESHOLD FOR OUT-SWINGING DOORS. CRC R311.3.
6. PROVIDE *ILLUMINATED STREET NUMBERS*. THE NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET, HAVING A CONTRASTING BACKGROUND AND HAVE A MINIMUM 1/2" STROKE BY 4-1/2" MINIMUM HEIGHT.

PLUMBING:

7. KITCHEN:
   - A. DISHWASHERS SHALL BE CONNECTED WITH AN APPROVED DRAINAGE AIR GAP DEVICES LOCATED ABOVE THE FLOOD LEVEL RIM OF THE SINK. CPC 807.3
   - B. NEWLY INSTALLED KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE (GRN 4.303.1.4.4). ALL EXISTING PLUMBING FIXTURES NOT INCLUDED IN THE SCOPE OF NEW WORK SHALL BE REPLACED IF NECESSARY TO COMPLY WITH SB407 PLUMBING FIXTURES REPLACEMENT REQUIREMENTS.
   - C. ALL PIPING 3/4" OR MORE IN DIAMETER AND ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES MUST BE INSULATED WITH MIN. 1-INCH THICK INSULATION (CNC 150.0(J)2). EXISTING INACCESSIBLE PIPING DOES NOT REQUIRE INSULATION.
8. BATHROOM PLUMBING, GENERAL:
   - A. ALL PIPING 3/4" OR MORE IN DIAMETER AND ALL HOT WATER PIPES ASSOCIATED WITH A RECIRCULATION SYSTEM MUST BE INSULATED WITH MIN. 1-INCH THICK INSULATION. EXISTING INACCESSIBLE PIPING DOES NOT REQUIRE INSULATION. CNC 150.0(J)2
   - B. NEWLY INSTALLED PLUMBING FIXTURES SHALL BE WATER-CONSERVING IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE AND GREEN BUILDING STANDARDS. WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH, SHOWERHEADS SHALL NOT EXCEED 1.8 GPM AND NEW LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM AT 60 PSI. (CPC 407.2, 408.2 & 411.2) ALL EXISTING PLUMBING FIXTURES NOT INCLUDED IN THE SCOPE OF NEW WORK SHALL BE REPLACED IF NECESSARY TO COMPLY WITH SB407 PLUMBING FIXTURES REPLACEMENT REQUIREMENTS.
9. BATHROOM PLUMBING, TOILETS & BIDETS:
   - A. TOILETS AND BIDETS REQUIRE A MINIMUM 15" OF CLEARANCE FROM THE CENTER LINE OF THE BOWL TO EACH SIDE, AND 24" OF CLEARANCE FROM THE FRONT EDGE OF THE BOWL (CPC 402.5). THE MAXIMUM FLOW RATE IS 1.28 GPF (CPC 403.2.1).
   - B. LAVATORY SINKS REQUIRE A MIN. OF 24" FRONT CLEARANCE (CPC 402.5).
   - C. SHOWERS REQUIRE A MIN. 2" DRAIN AND TRAP (CPC TABLE 702.1).
   - D. ALL SHOWER COMPARTMENTS SHALL HAVE A MIN. FINISHED INTERIOR OF 1024 SQ.IN. AND SHALL BE CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE (CPC 408.6).THE CURB MAY ENCROACH ON THESE SIZE REQUIREMENTS. ALL SURFACES SHALL BE WATERPROOF UP TO 72" ABOVE THE DRAIN INLET (CRC R307.2). THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MIN. 22" CLEAR EGRESS OPENING FROM THE SHOWER (CPC 408.5).
   - E. SAFETY GLASS (TEMPERED OR LAMINATED) IS REQUIRED FOR ALL GLASS SHOWER DOORS AND PARTITIONS AND FOR WINDOWS IN WALLS FACING THE TUB OR SHOWER AND LOCATED LESS THAN 60" ABOVE THE STANDING SURFACE OF THE TUB/SHOWER AND WITHIN 60" HORIZONTALLY (CRC R308.4.1&5).
   - F. THE MAX. WATER TEMPERATURE TO A SHOWER OR TUB/SHOWER COMBINATION IS 120F. THE WATER HEATER THERMOSTAT CANNOT BE USED AS THE CONTROL FOR THIS TEMPERATURE. VALVES SHALL PROVIDE SCALD AND THERMAL SHOCK PROTECTION, AND BE PRESSURE-BALANCED, THERMOSTATIC, OR COMBINATION PRESSURE-BALANCED/THERMOSTATIC MIXING IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18.1/CSA B125.1. (CPC 408.3).
10. LAUNDRY:
    - A. CLOTHES WASHER STANDPIPES MUST BE 2" DIAMETER. THE WEIR OF THE TRAP MUST BE ROUGHED IN 6" – 18" ABOVE THE FLOOR; THE STANDPIPE MUST BE A MINIMUM OF 18" AND A MAXIMUM OF 30" ABOVE THE TRAP (CPC 804.1).

MECHANICAL:

11. KITCHEN:
    - A. KITCHEN EXHAUST IS REQUIRED TO HAVE A METAL, SMOOTH INTERIOR SURFACE DUCT FOR VENT HOOD OR DOWN DRAFT EXHAUST VENT. ALUMINUM FLEX DUCT IS NOT APPROVED. PROVIDE BACK DRAFT DAMPER. CMC 504.3
    - B. A LOCAL MECHANICAL EXHAUST SYSTEM SHALL BE INSTALLED IN EACH KITCHEN. THE DEMAND-CONTROLLED VENTILATION RATES SHALL BE 100 CUBIC FEET PER MINUTE MINIMUM AND CONTINUOUS VENTILATION RATES SHALL PROVIDE 5 AIR CHANGES PER HOUR AND A MAXIMUM SOUND RATING OF 3 SONES OVER RESIDENTIAL STOVES AND COOKTOPS WITHIN DWELLING UNITS. THE RANGE HOOD MUST VENT TO THE OUTSIDE. (CENC 150.0(O) AND ASHRAE-62.2 5.1)
    - C. A MECHANICAL PERMIT IS REQUIRED TO REPLACE A KITCHEN EXHAUST HOOD THAT INCLUDES AN OUTSIDE AIR VENT. THE VENT MUST TERMINATE ON THE BUILDING EXTERIOR AT LEAST 3 FT. FROM OTHER OPENINGS INTO THE BUILDING AND 3 FT. FROM THE PROPERTY LINE(CMC502.2.1).
12. BATHROOM:
    - A. MECHANICAL VENTILATION IS REQUIRED IN ALL BATHROOMS WITH TUBS OR SHOWERS. THE FAN MUST MOVE A MINIMUM 50 CFM OF AIR AND BE SEPARATELY SWITCHED FROM THE LIGHTING. FANS THAT OPERATE CONTINUOUSLY CAN BE 20 CFM. THE DUCT MUST TERMINATE ON THE EXTERIOR NOT LESS THAN 3 FEET FROM OPENINGS INTO THE BUILDING (CMC 502.2.1).
    - B. BATHS WITH NO TUB OR SHOWER (HALF BATHS) DO NOT REQUIRE MECHANICAL VENTILATION IF THEY ARE PROVIDED WITH A WINDOW AT LEAST 3 SQ. FT. HALF OF WHICH IS OPENABLE (CRC R303.3).
13. LAUNDRY:
    - A. CLOTHES DRYERS IN CLOSETS REQUIRE A MINIMUM OF 100 SQ. IN. OF MAKEUP AIR, WHICH CAN BE SUPPLIED BY LOUVERS OR UNDERCUTTING THE DOOR (CMC 504.4.1).
    - B. DRYER DUCTS MUST BE SMOOTH-WALLED METAL 4" DIAMETER AND NOT MORE THAN 14 FEET IN LENGTH, WITH AN ALLOWANCE OF 2 90° BENDS IN THAT 14 FT. DEDUCT 2 FT. FOR EACH ADDITIONAL 90 BEND IN EXCESS OF 2 (CMC 504.4.2.1).
    - C. *VENT* POINT OF DISCHARGE SHALL BE OUTSIDE OF THE BUILDING AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING AND 3 FEET FROM THE PROPERTY LINE.
14. RAISE *WATER HEATER* TO 18" ABOVE THE GARAGE FLOOR. STRAP WATER HEATER WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSION. STRAP AT THE LOWER POINT SHALL BE INSTALLED 4 INCHES ABOVE WATER HEATER CONTROLS. WATER HEATER SHALL BE WRAP WITH R-12 INSULATION

TITLE

GENERAL NOTES

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

Gaurav Sonone

PROJECT TYPE

REMODEL & ADDITION

PROJECT NAME AND ADDRESS

2250 BOHANNAN, SANTA CLARA, CA ____ USA

DRAWING NUMBER

G3

GREEN BUILDING NOTES:

1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. SEE CALGREEN 4.106.2 FOR FURTHER DETAILS.

2. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS, SWALES, WATER COLLECTION AND DISPOSAL SYSTEMS, FRENCH DRAINS, WATER RETENTION GARDENS. AND OTHER MEASURES CAN BE USED. EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

3. NEW CONSTRUCTION SHALL COMPLY WITH CALGREEN SECTION 4.106.4.1 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625.
   EXCEPTIONS:
   A. WHERE LOCAL ENFORCING AGENCY HAS DETERMINED EV CHARGING AND INFRASTRUCTURE ARE NOT FEASIBLE.
   B. ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) WITHOUT ADDITIONAL PARKING FACILITIES.

4. FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS 'EV CAPABLE'.

   THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER CURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS 'EV CAPABLE'. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS 'EV CAPABLE'.

5. ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATERCONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY, OR FINAL PERMIT APPROVAL BY BUILDING AND INSPECTION DIVISION. SEE CIVIL CODE SECTION 1101.1 ET SEQ., FOR THE DEFINITION OF A NONCOMPLIANT PLUMBING FIXTURE. TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES.
   A. THE EFFECTIVE FLUS H VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
   B. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.
   C. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWER-HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI. OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.
   D. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
   E. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

6. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.

7. RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.

8. NEWLY CONSTRUCTED RESIDENTIAL DEVELOPMENTS, WHERE DISINFECTED TERTIARY RECYCLED WATER IS AVAILABLE FROM A MUNICIPAL SOURCE TO A CONSTRUCTION SITE, MAY BE REQUIRED TO HAVE RECYCLED WATER SUPPLY SYSTEMS INSTALLED, ALLOWING THE USE OF RECYCLED WATER FOR RESIDENTIAL LANDSCAPE IRRIGATION SYSTEMS. SEE CHAPTER 15 OF THE CALIFORNIA PLUMBING CODE.

9. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE LOCAL ENFORCING AGENCY.

10. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CALGREEN SECTION 4.408.2 OR 4.408.3.
    A. SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE LOCAL ENFORCING AGENCY.
       1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
       2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
       3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
       4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
       5. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.
    B. A WASTE MANAGEMENT COMPANY CAN BE UTILIZED IF APPROVED BY THE LOCAL ENFORCING AGENCY. SEE CALGREEN 4.408.3 FOR FURTHER DETAILS

11. DOCUMENTATION SHALL BE PROVIDED TO THE LOCAL ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4.

12. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE LOCAL ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING, SEE CALGREEN 4.410.1 FOR DETAILS OF REQUIRED INFORMATION.

13. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ENFORCING AGENCY ORDINANCES AND BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION 6, RULE 3.

14. 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 COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE LOCAL ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

15. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF CALGREEN TABLES 4.504.1 OR 4.504.2. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED BELOW.

    AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER EQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

16. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS AS SHOWN IN TABLE 4.504.3 SHEET CG-1. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, EGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3, SHEET CG-1 SHALL APPLY.

17. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520. AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

18. VERIFICATION OF COMPLIANCE WITH NOTES 15, 16, AND 17 SHALL BE PROVIDED AT THE REQUEST OF THE LOCAL ENFORCING AGENCY.

19. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
    A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
    B. 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.)
    C. NSF/ANSI 140 AT THE GOLD LEVEL.
    D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD.

    ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

20. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
    A. PRODUCTS COMPLIANT WITH THE 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). CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
    B. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM).
    C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
    D. MEET THE 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).

21. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 4.504.5.

22. VERIFICATION OF COMPLIANCE WITH NOTE 21 SHALL BE PROVIDED AT THE REQUEST OF THE LOCAL ENFORCING AGENCY.

23. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CBC, CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY CRC CHAPTER 5, SHALL COMPLY WITH FOLLOWING REQUIREMENT:

    A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:
    A. A 4-INCH-THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED.
    B. A SLAB DESIGN SPECIFIED BY THE LICENSED DESIGN PROFESSIONAL.

24. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

25. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:
    A. FANS SHALL BE ENE RGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
    B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
       1. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
       2. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.

26. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
    A. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J—2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
    B. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D—2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
    C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S—2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

27. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM, UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS.

28. IF REQUIRED BY THE LOCAL ENFORCING AGENCY. THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE LOCAL ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.

29. DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE LOCAL ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED IN THE APPLICATION CHECKLIST.

TABLE 4.504.1
ADHESIVE VOC LIMIT[1, 2]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	250 775
Modified bituminous	500
Marine deck	760
Other	750

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1, 2]
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

COATING CATEGORY	VOC LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[3]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs Clear Opaque	730 550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

TABLE 4.504.5
FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of $\frac{5}{16}$ inch (8 mm).

TITLE

GENERAL NOTES

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

Gaurav Sonone

PROJECT TYPE

REMODEL & ADDITION

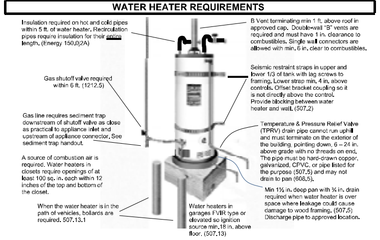
PROJECT NAME AND ADDRESS

2250 BOHANNAN, SANTA CLARA, CA ____ USA

DRAWING NUMBER

G4

WATER HEATER REQUIREMENTS



- **A Plumbing permit** is required to install, remove, replace, raise, lower, or relocate a water heater. [CPC 502.1]. A permit must be obtained before beginning the work. Work performed without proper permits is subject to additional fees. Water heaters cannot be installed in bedrooms or bathrooms or their closets.
- **Sediment trap** shall be installed downstream of the appliance shut off valve as close to the inlet of the appliance as practical, and upstream of appliance connector. [CPC 1212.9]

Gas Appliance Venting
- Type "B" vents must extend above the roof, through a flashing, and terminate in a listed vent cap or roof jack which shall be installed according to its listing and the manufacturer's installation instructions. The vent height above the roof surface shall be in accordance with Section 509.6.2. Up to a 6:12 roof slope the minimum height is 1ft.
- Type "B" gas vents must terminate at least 5 feet above the highest connected draft hood or flue collar.
- Vent connectors must be as short and straight as practical and cannot pass through walls or ceilings. The maximum horizontal connector length is 75% of the height for single wall, 100% of the height for double-wall. When venting in common with another appliance, the smaller appliance should connect above the larger one, should be as high as possible for the available headroom, and the maximum connector length is 18 inches per inch of diameter.
- Connector sections must be screwed together and to the draft hood with at least 3 screws at each joint. Use listed transition fittings from single wall to type "B" vent. Screws and other fasteners cannot penetrate the inner wall of a double wall vent, and double wall vent cannot be cut. Use of tape to seal joints or to support a vent is not permitted.

Expansion Tank
- An expansion tank is required for any system with a check valve, backflow preventer or pressure regulator (no exceptions) that prevents dissipation of building pressure back into the water main (608.3).

Inspections
- Final inspection is required after the water heater has been installed and all work has been completed. The permit card and approved job copy of the drawings (if any) must be presented to the inspector. Re-inspection fees may apply if access to the inspection is not provided, the job is not ready for the inspection, or when required corrections have not been made. Additional energy code requirements apply for new (never previously occupied) buildings.

WATER HEATER (TANKLESS) GUIDELINES – 2016 CPC & CEC

These guidelines cover any Tankless Water Heater (THW) installation, whether new construction or replacement. Tankless Water Heater installations shall comply with all of the provisions as required by the current California Plumbing Code (CPC), California Mechanical Code (CMC), and any applicable City Ordinances or Policies. The manufacturer's installation instruction for the TWH and the listed venting system must be available at the jobsite for *all* inspections. **Provide gas line sizing calculations and isometric riser diagram of the gas delivery piping system for the TWH with permit application.**

Tankless Water Heater Location:
- Most TWHs are installed in garages, basements, or on exterior walls of garages or structures. THWs may be installed in bedroom or bathroom closets ONLY if they are of the direct-vent type or they are in a closet dedicated solely to the THW, with self-closing gasketed doors and all combustion air from the exterior (CPC 504.1).
- A TWH may be located in an attic when all requirements for a Code compliant installation are met including required access, clearances to combustibles, lighting with a switch near the attic entry, and an adjacent receptacle.
- A TWH shall not be installed in locations where damage to the supporting structure would occur from an undetected leak unless a water tight corrosion resistant pan is installed beneath the TWH with a minimum ¾ inch diameter drain line discharging to an approved location. (2013 CPC Sec.507.5)
- If listed for exterior installation, a TWH may be located at a side or back wall if not otherwise restricted by Planned Development requirements, CC&R's, or the Planning Division of the City of Santa Clara.

Tankless Water Heater Venting and Installation:
- Most TWHs use positive pressure (forced) vents. Such vents shall comply with the vent manufacturer's installation instructions for Category III and IV appliances. Most are stainless steel due to the slightly acidic content of the condensate. Most do not allow common vent with other appliances. All positive pressure vent pipes shall be sealed air tight at each joint from flue collar to termination. *Type B venting material is not acceptable for positive pressure vents.*
- Listed pressure-only relief valves (PRVs) shall be installed as required by the manufacturer.
- CPVC piping used with any TWH shall be installed with restrictions as required by TWH or CPVC manufacturer, whichever is most restrictive.
- Condensate drains need not comply with the same requirements as for AC condensate, and are allowed to discharge onto soil. They should not discharge over hardscaped (concrete) surfaces or walkways.

Tankless Water Heater Electrical:
- Gas-fired TWH units usually require a 120-volt receptacle for operation of the thermostatic controls.
- When installed in a garage, the power for these gas-fired units may be provided by an adjacent GFCI-protected receptacle.
- When installed outdoors, the receptacle must be GFCI protected and listed Weather-Resistive (WR) with a weatherproof "bubble cover" or be hard wired with a disconnect switch in sight of the unit.
- Cords on outdoor THWs must be listed as suitable for a wet location and for sunlight resistance. If the last letter of the letter code printed on the cord is a "W" the cord is compliant.
- Attic or basement installations will require a 120-volt receptacle and switched luminaire at or near the TWH. The switch for the luminaire must be located adjacent to the attic or basement access.
- *All new electrical work requires an electric permit.*

Gas Piping:
- A TWH generally requires a significantly greater quantity of gas than a storage tank heater. Typically, a dedicated gas line must be installed from the gas meter to the TWH and a larger gas meter may be required. To properly size gas piping use the appropriate Table in Chapter 12 of the current CPC.
- All new and altered gas piping systems must be pressure tested as prescribed by code. See Form A-17 **Gas Line Test** handout.

Combustion Air:
- TWH installations shall comply with manufacturer's requirements and current CPC and CMC requirements for combustion and make-up air or be the direct-vent type. Properly sized combustion air vents are to be located commencing within the upper 12" of an enclosure and commencing within the lower 12" from the bottom of an enclosure.

Residential Remodels and Additions ~ Kitchen, Bath and Laundry

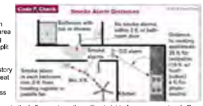
Applicable Codes:

For permit applications after January 1, 2023, applicable codes are 2022 editions of CA Residential Code (CRC), Electrical Code (CEC), Plumbing Code (CPC), Mechanical Code (CMC), Energy Code (CENC), Green Building Standards Code.

Permits:
- *A permit is required for any added or new building, electrical, plumbing, or mechanical work.*
  Exceptions: a) No mechanical permit is required for replacement of a recirculating hood/fan thatdoes not have an outside air vent.
  b) No electrical permit is required for replacement of existing receptacles, switchdevices or cord connected appliances in the same locations.
  c) No building permit is required for re-facing of existing cabinets.
- *A building permit is required if lower cabinets or more than 32 square feet of wall and/or ceilingfinishes are removed and replaced.*
- *An Electrical permit is required for receptacle alterations if the removal and replacement ofcabinets and countertops is a change of the existing layout.*
- *A Plumbing Fixtures Certificate of Compliance is required.*

Submittal Requirements
- A complete, written scope of work.
- An existing floor plan and a proposed floor plan, which include the layout of cabinets, electricalreceptacles, light fixtures, plumbing fixtures, fans, and built-in appliances.

Smoke and Carbon Monoxide Alarms



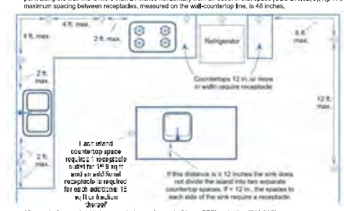
- ***Smoke alarms*** must be located in the same areas that are required for new dwellings – in each sleeping room, outside each sleeping area (e.g., hallways), and on each story (including basements) [CRC 314.3]. In dwellings with split levels without an intervening door the upper level alarm shall suffice for the lower level providedthe lower level is less than one full story below the upper level. Smoke alarms must beat least 3 feet from the door or opening of a bathroom that contains a tub or shower unless this would prevent placement of a required smoke alarm. In hallways and in the room open to the hallway, where the ceiling height of a room open to a hallway serving bedrooms exceeds ceiling height of the hallway by 24 inches or more. Distances to cooking appliances shall be as in the figure above. For additional locations and exceptions see CRC R314.3.3 to R314.3.6.
- ***Carbon Monoxide Alarms*** are required in dwellings equipped with gas appliances or a fireplace or anattached garage. They must be located outside each sleeping area (e.g., hallways) and on each floor level (including basements). If a fuel-burning appliance is installed in a bedroom, or its attached bathroom, a carbon monoxide alarm must also be installed in that bedroom [See CRC 315.2.2, R315.3 and R315.5 for exceptions].
- Alarms shall have a hardwired power source with battery backup and interconnection so that if one alarm activates all are activated. New hardwired alarms must be on a circuit protected by an AFCI circuit breaker. Hard-wiring and interconnection is required for remodeling, additions, or alterations that have an accessible attic space usable for alarm wiring or that include removal of existing wall or ceiling finishes that can be used for alarm wiring. Battery-only alarms are allowed for alterations solely on the exterior (re-roofing, decks, new windows) and for work limited to alteration or repair of plumbing, mechanical, or electrical systems (such as furnace replacement or panel upgrades). Battery-only alarms are allowed for projects where this is no removal of ceiling finishes and no accessible attic [CRC 314.4&6, 315.5&6].

KITCHENS

Kitchen Lighting:
- All installed lighting shall be high efficacy [CNC 150.0(k)1A].
- Under-cabinet lighting shall be controlled separately from other lighting [CNC 150.0(k)2G].

Kitchen Electrical, Branch Circuits:
- A minimum of two 20-amp small appliance branch circuits are required to serve countertop andwall receptacles in the kitchen, pantry and dining room [CEC 210.11(C)(1)]. No built-in appliances are allowed on these circuits (except an electric clock or the ignition of a gas range).
- Individual (dedicated) circuits are required for garbage disposals, microwaves, compactors, anddishwashers [CEC210.19(A)(1)(b)].
- AFCI (arc-fault circuit-interrupter) protection is required for all 120V 15-& 20-amp branch circuits supplying kitchen outlets or devices [CEC 210.12(A)].

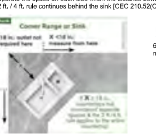
Kitchen Electrical, Receptacles:
- Receptacles shall be installed at each countertop space ≥ 12 in. in width. Receptacles shall be installed so that no point along the wall line is more than 24 inches horizontally from an outlet in that space [CEC 210.52(C)(1)]. The maximum spacing between receptacles, measured on the wall-countertop line, is 48 inches.

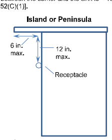


- All receptacles serving kitchen countertop surfaces shall have GFCI protection [210.8A6].
- Countertop receptacles shall not be installed in a face up position [CEC 406.5(E)]. Listed "pop-up" receptacles are allowed [CEC 210.52(C)(5)]. Receptacles or strip outlets can be installed on the underside of the cabinet above the countertop if within 20 inches of the countertop.
- Dishwashers require GFCI protection, including 240-volt dishwashers [CEC 210.8(A)(7), 422.5(A)(7)].
- All GFCI device controls must be in readily accessible locations. Outlets behind a dishwasher are not readily accessible. GFCI protection can be provided by using a GFCI circuit breaker.
- All general purpose and countertop receptacles must be tamper resistant [CEC 406.12(A)].
- All 125-volt through 250-volt receptacles installed in kitchen countertops and within 6 ft of sink shall have ground-fault circuit-interrupter protection for personnel [CEC210.8(A)].
- At least one receptacle required within 2 ft of the outer end of peninsula. A peninsula countertop shall be measured from the connected perpendicular wall [CEC 210.52 (C)(2)(b)].
- Receptacles shall not be installed in a face-up position in the area below a sink [CEC 406.5(G)(2)].

KITCHENS (Continued)

- Corner sinks separate the space on each side when the distance between the corner and the sink is < 18 inches. If ≥ 18 in., the 2 ft. / 4 ft. rule continues behind the sink [CEC 210.52(C)(1)].





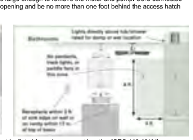
- On islands and peninsulas only, receptacles are allowed on the side of the cabinet, not more than 12 inches below the countertop and with no overhanging countertop greater than 6 inches [CEC 210.52(C)(5)exc.].
- An island or peninsula is considered divided into separate countertop spaces when a sink or range is installed and does not have 12-inches of space behind it. See the diagram on page 2.
- Bar-type counters are considered wall space. Wallspaces ≥ 2 ft. require receptacles so that no portionof the wall is more than 4 ft. from a receptacle outlet, measured at the floor/wall line [CEC 210.52(A)(1) &(2)].
- A range hood / microwave combination can be cord-and-plug connected if the circuit is an individual (dedicated) branch circuit. The receptacle outlet shall be a single type, not a duplexreceptacle that would accept two plugs [CEC 422.16(B)(4)].

Kitchen Plumbing:
- Dishwashers shall be connected with an approved drainage air gap device located above theflood level rim of the sink [CPC 807.3].
- Newly installed kitchen faucets shall not exceed 1.8 gallons per minute [GRN 4.303.1.4.4]. All Existing plumbing fixtures not included in the scope of new work shall be replaced if necessary, to comply with SB407 Plumbing Fixtures Replacement requirements – See Water ConservationCertification Form.
- A gas test is required on all piping modifications of at least 10 PSI for 15 minutes. A maximum 15 PSI gauge is required for the gas test [CPC 1213.3].
- Gas lines that run under a slab shall run through an approved, vented, gas tight conduit [CPC 1210.1.6].
- An accessible shutoff valve shall be installed outside each appliance and ahead of the union connected thereto and in addition to any valve on the appliance [CPC 1212.6].
- Appliance gas flexible connectors shall be list and of minimum length but not to exceed 6 feet [CPC 1212.3].
- All hot water pipes require insulation to be at least the thickness of the pipe diameter [CPC 609.12, 609.12.2].

Kitchen Mechanical:
- A mechanical permit is required to replace a kitchen exhaust hood that includes an outside air vent. The vent must terminate on the building exterior at least 3 ft. from other openings into the building [CMC 502.2.1].
- A mechanical exhaust directly to the outdoors shall be provided in each kitchen. Range hoods exhaust rate shall be at least 100 CFM. Mechanical exhaust fans including downdraft appliances shall have exhaust rate at least 300 CFM [CMC 405.4, 405.4.1].
- A ducted residential exhaust hood is required and shall be constructed of metal with a smooth interior surface. Flexible (corrugated) ducting is not allowed for exhaust hoods. Provide back draft protection [CMC 504.1.1, 504.3].
- A minimum 30" vertical clearance above cooktop surface to combustibles or metal cabinets is required [CMC 922.3].

BATHROOMS

Bathroom Electrical:
- All installed lighting shall be high efficacy [CNC 150.0(k)1A].
- At least one light shall be controlled by a vacancy sensor (a manual-on, automatic-off occupancy sensor) [CNC 150.0(k)2AJ].
- Exhaust fans must be switched separate from lighting, with the exception that lighting integral to an exhaust fan can be on the same switch if fan is controlled by a humidistat that continues its operation after light is off.
- All receptacle outlets in bathrooms shall be GFCI protected [CEC 210.8(A)(1)].
- All receptacle outlets in bathrooms shall be tamper resistant [CEC 406.12(A)].
- When a bathtub or shower stall is in an area not technically considered a bathroom (by the definitions in the electrical code), receptacles within 6 ft. of the tub/shower stall must be GFCI- protected [CEC210.8(A)(9)].
- A receptacle outlet is required within 3 feet of each wash basin location. It may be on the wall, or an adjacent partition, or on the face or side of the cabinet not more than 12 inches below the top of the basin [CEC 210.52(D)].
- Receptacles cannot be face-up in a vanity surface; listed pop-up receptacles are allowed [CEC 406.5(E) & 210.52(D)].
- A minimum of one 120-volt, 20-amp circuit is required for the receptacle outlet(s) within 3 ft of the outside edge of the sink basin in the bathroom(s). This circuit can share multiple bathroom receptacles within 3 ft of edge of sink basin or countertops and similar work surfaces but can have no other outlets, including lights [CEC 210.11(C)(3), 210.52(D)]. However, if a 20-amp circuit serves only one
- Bathroom, lights and fans can be on the same circuit with the receptacles in that bathroom [CEC 210.11(C)(3) exception].
- Hydro-massage tubs require an individual (dedicated) branch circuit and readily accessible GFCI protection [CEC 680.71]. An access door is required and must be large enough to remove the motor and pump. Cord-connected equipment must have the receptacle facing the opening and be no more than one foot behind the access hatch [CEC 680.73].



- Recessed light fixtures in shower enclosures must be listed for a damp or wet location [CEC 410.10(A)].
- Pendant light fixtures, track lights, and paddle fans shall not be installed lower than 8 feet above the flood-level rim of a tub, including the area 3 feet past the edge of the tub [CEC 410.10(D)].
- Electrical panels shall not be installed in bathrooms [CEC 240.24(E)].
- All 125-volt through 250-volt receptacles installed in bathrooms, within 6 ft of bathtub or shower enclosure, within 6 ft of any sink, and indoor damp locations shall have ground-fault circuit-interrupter protection for personnel [CEC210.8(A)].
- Switches and receptacles are not allowed in bathtub or shower spaces. Receptacles shall not be installed within a zone measured 3 ft horizontally and 8 ft vertically from the top of the bathtub rim or shower stall threshold. This zone includes the space directly over the tub or shower stall [CEC 404.4(C) & 406.9(C)].

BATHROOMS (Continued)

Bathroom Plumbing, General:
- All hot water pipes require insulation thickness to be at least equal to pipe diameter [CPC 609.12, 609.12.2].
- Newly installed plumbing fixtures shall be water-conserving in compliance with the California Plumbing Code and Green Building Standards.
  - Water closets shall not exceed 1.28 gallons per flush [CPC 411.2, CGBSC 4.303.1.1].
  - Showerheads shall not exceed 1.8 GPM at 80 PSI [CPC 408.2.1, CGBSC 4.303.1.3].
  - Lavatory faucets shall not exceed 1.2 GPM at 60 PSI [CPC 407.2.2].
  - All existing plumbing fixtures not included in the scope of new work shall be replaced if necessary, to comply with SB407 Plumbing Fixtures Replacement requirements – See Water Conservation Certification Form.

Bathroom Plumbing, Shower:
- Shower stalls require a minimum of 1024 sq. inches and a 30" circle must fit from the back of the finished shower wall to middle of the dam. Shower doors must swing out and must be at least 22" wide [CPC 408.5, 408.6]. The curb may encroach on these size requirements. All surfaces shall be waterproof up to 72 inches above the drain inlet [CRC R307.2].
- Safety glass (tempered or laminated) is required for all glass shower doors and partitions and for windows in walls facing the tub or shower and located less than 60 inches above the standing surface of the tub/shower and within 60 inches horizontally [CRC R308.4.(1)&(5)].
- Showers require a minimum 2-inch drain and trap [CPC Table 702.1].

Bathroom Plumbing, Toilets & Bidets:
- Toilets and bidets require a minimum 15 inches of clearance from the center line of the bowl to each side, and 24 inches of clearance from the front edge of the bowl [CPC 402.5].
- Lavatory sinks require a minimum of 24 inches front clearance [CPC 402.5].
- The maximum water temperature to a shower or tub/shower combination is 120°F. The water heater thermostat cannot be used as the control for this temperature. Valves shall provide scald and thermal shock protection, and be pressure-balanced, thermostatic, or combination pressure-balanced/thermostatic mixing in accordance with ASSE 1016 or ASME A112.18.1/CSA B125.1 [CPC 408.3.2].

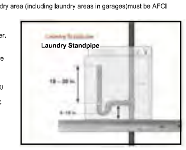
Bathroom Mechanical:
- Mechanical ventilation is required in all bathrooms with tubs or showers. Operable window is not an accepted way of providing bathroom exhaust for humidity control [CMC 405.3, CGBSC 4.506.1, CRC 303.3.1]. The fan must move aminimum 50 CFM of air and be separately switched from the lighting. Fans that operate continuously can be 20 CFM [CMC 405.3, 405.3.1]. The duct must terminate on the exterior not less than 3 feet from openings into the building, 3 ft from a property line or 10 ft from a forced air inlet [CMC 502.2.1].
- Bathrooms with no tub or shower (half baths) do not require mechanical ventilation if they are provided with a window at least 3 sq. ft. half of which is openable [CRC R303.3].

Bathroom, Tile & Backing:
- Water-resistant gypsum board (purple board) can be used as a tile backer board in areas that are not subject to direct exposure to water or high humidity [CRC R702.3.7.1]. Examples would be a wall behind a toilet or above a vanity countertop. Purple board cannot be used in a shower for direct application of tile. It can be used in showers behind a water-resistive membrane with mortar bed and lath. Other acceptable materials for application of tile in showers include cement board, fiber-cement or glass mat gypsum backers [CRC R702.4.2].
- Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor [CRC R307.2].
- See CPC 408.7 for information on lining for shower and receptors.

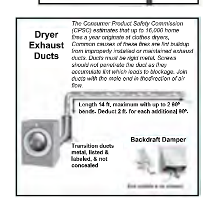
Laundry Rooms

Laundry Electrical:
- All new or altered lighting shall be high efficacy [CNC 150.0(k)1A].
- At least one light shall be controlled by a vacancy sensor (a manual-on, automatic-off occupancy sensor) [CNC 150.0(k)2AJ].
- All 125-volt through 250-volt receptacles in laundry areas require GFCI protection, including but not limited to the clothes washer and dryer receptacle [CEC 210.8(A)(10)].
- All non-locking type 125-volt, 15- and 20-ampere receptacle outlets shall be listed tamper-resistant, except those within dedicated space for an appliance not easily moved from one place to another (behind clothes washer) [CEC 406.12(A)].
- A separate 20-amp circuit is required for the laundry equipment. The lights and other receptacles in the room cannot be on that circuit [CEC 210(C)(2)].
- All circuits supplying outlets or devices in the laundry area (including laundry areas in garages)must be AFCI protected [CEC210.12(A)].

Laundry Plumbing:
- Clothes washer standpipes must be 2-inchdiameter. The weir of the trap must be roughed in 6 – 18 inches above the floor; the standpipe must be a minimum of 18 and a maximum of 30 inches above the trap [CPC 804.1].



Laundry Mechanical:
- Clothes dryers in closets require a minimum of 100 sq. in. of opening for makeup air,which can be supplied by louvers or undercutting the door [CMC 504.4.1].
- Dryer ducts must be smooth-walled rigid metal at least 4-inch diameter and not more than 14 feet in length. Two 90° bends are allowed within the 14 ft. For 90° bend in excess of two, deduct 2 ft from allowed 14 ft length for each additional bend [CMC 504.4.2.1].
- Ducts may not pass through plenums or be shared with other systems or vents. They cannot be connected with screws that penetratethe duct interior [CMC 504.4].
- Dryer ducts must terminate on the building exterior in a backdraft damper. Screens or louvers cannot be installed [CMC 504.4].
- Flexible transition ducts (connectors) between the dryer and metal duct are allowed in lengths up to 6 feet and cannot be concealed within construction [CMC 504.4.2.2 exception]. They must be UL listed and labeled (L&L) as dryer transition ducts, and, cannot be plastic.



TITLE

GENERAL NOTES

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

Gaurav Sonone

PROJECT TYPE

REMODEL & ADDITION

PROJECT NAME AND ADDRESS

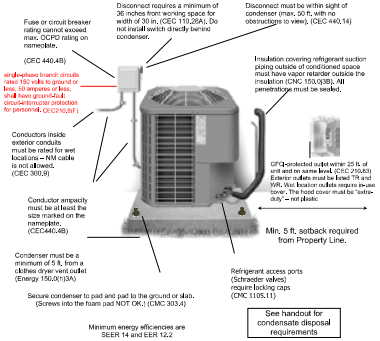
2250 BOHANNAN, SANTA CLARA, CA _____, USA

DRAWING NUMBER

G5

OUTDOOR AIR CONDITIONING SYSTEM

Applicable codes: California Energy Code, California Electrical Code (CEC), California Mechanical Code (CMC). A plot plan (8 ½ x 11 min. size paper) must be submitted showing property lines, house and other buildings on the lot, the physical size and location of the condensing unit, the dimensions of the unit and all distances from property lines. **ALL** outdoor units require Planning Division approval prior to installation. Duct system sealing and leakage testing is mandatory in all climate zones (CNC 150m11).



See handout for condensate disposal requirements

COMMERCIAL / INDUSTRIAL REQUIREMENTS

Terminating condensate discharge from commercial and industrial air-conditioning units must follow these specifications:

1. Trap and vent the air-conditioning condensate drains per the condition of the listing of the equipment and in accordance with the requirements of the Uniform Mechanical Code.
2. Terminate the condensate using one of the following methods:
   a. To a landscaped area properly designed to accommodate the volume of condensate.
   b. To a properly designed storm-water treatment system, e.g., a bio-retention unit.
   c. Indirectly to the sanitary sewer, subject to all wastewater permitting requirements and fees. Contact the Environmental Services Department at 408-793-5300.
   d. If none of the above methods is feasible, the City Building Division may allow an indirect discharge of condensate to the storm drain system. Indirect connections must be outside the building. The condensate drain line must be hard piped to the storm drain.

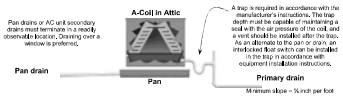
Terminating the condensate to a parking lot or roof surface is not allowed.

RESIDENTIAL CONDENSATE DISPOSAL REQUIREMENTS

Air conditioner cooling coils require a condensate drain with a trap in accordance with the manufacturer's instructions [CMC310.1]. The drain must discharge by gravity to a drywell or an indirect waste, or to a condensate pump that connects to an indirect waste. An indirect waste connection can be made to a janitor sink or laundry standpipe, an accessible inlet on a bathtub overflow, or to a lavatory tailpiece in the unit controlled by the same person controlling the air-conditioned space [CMC 310.2]. Condensate from a high efficiency (Category IV) furnace can be combined with the AC condensate.
Condensate cannot be combined with the discharge of a temperature and pressure relief valve [CPC 608.5].

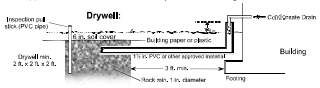
Condensate waste pipes must be at least ¾ in. diameter and slope at least ¼ inch per foot. Condensate pumps are allowed if interlocked to prevent AC operation during pump failure. Condensate pump discharge tubing must rise vertically to a point where it is possible to connect to a gravity condensate drain [CMC 310.1.1]

Air conditioner cooling coils in an attic or over any other area where leakage could cause damage require protection to prevent damage in the event of a blocked drain. 4 methods are acceptable (1) a drain pan that extends fully beneath the area of the cooling unit and equipped with a separate drain line. (2) a separate drain line at a higher location in the AC unit's drain pan. (3) a drain pan without a discharge line but equipped with a water-level detection device interlocked to the appliance. (4) a water-level detection device interlocked to the appliance – typically located in the drain trap. For methods 1 & 2, the discharge pipe must go to a location that is readily observed – typically over a window. [CMC 310.2] These requirements also apply to high-efficiency (Category IV) furnaces.



Residential condensate is typically terminated in drywells. Drywell specifications are as follows:

1. The minimum size of a residential drywell is 2-foot square by 2 foot deep.
2. The nearest edge of the drywell shall be at least 3 feet from any structure or building foundation.
3. The drywell shall be filled with minimum 1" rock.
4. The top of the drywell shall be covered with building paper or plastic sheeting with 6" of earth or concrete above the paper.
5. The condensate pipe from the cooling coil (min. ¾") shall connect indirectly to a minimum 1½ in. drainpipe. The indirect connection shall be made by an air break at the edge of the foundation.



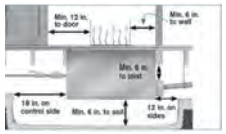
RESIDENTIAL FURNACE INSTALLATION

Attic Furnace

**Access opening may be 22" X 30" provided largest piece of equipment can be removed. Opening must be located within 20 ft. of furnace

Access opening, minimum 30" X 30" (exc. –may be 22" X 30", provided largest piece of equipment can be removed) must be located within 20' of furnace

Floor Furnace



Wall Furnaces:

Wall furnace vents must extend at least 12 ft. above the floor. For apartments on the top story, this will require vents extending higher than those from lower floors.

Cut out the drywall above the furnace so the header plate that connects the flue to the top of the furnace can be inspected. The drywall can be held in place with screws and removed when the inspector arrives

TITLE

GENERAL NOTES

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,JLA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,JLA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

Gaurav Sonone

PROJECT TYPE

REMODEL & ADDITION

PROJECT NAME AND ADDRESS

2250 BOHANNAN, SANTA CLARA, CA ____ USA

DRAWING NUMBER

G6

COUNTY OF SANTA CLARA

2025 CALGREEN RESIDENTIAL CHECKLIST (MANDATORY)

County Amendments to CALGreen are in Italics.

- Designer to cross out items that are not applicable to the project.

- Installer or designer shall verify all applicable requirements have been satisfied and sign and date each row. County Inspectors will verify completion signatures and supporting documentation DURING CONSTRUCTION.

			APPLICANT TO COMPLETE Plan Check Review Data		Installer or Designer Verification	
ITEM #	CALGreen CODE SECTION	REQUIREMENT	REFERENCE SHEET	Note or Detail No.	Date	Installer or Designer Signature
PLANNING AND DESIGN: MANDATORY REQUIREMENTS						
1	4.106.2	A plan is developed and implemented to manage storm water drainage during construction.	CG-2	NOTE 1		
2	4.106.3	Construction plans indicates how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	CG-2	NOTE 2		
3	4.106.4.1	*For new dwellings with attached garages and **rebuild** of existing dwellings that include a panel upgrade or construction between panel and parking area, a Level 2 EV Ready Space and Level 1 EV Ready Space, is installed.*	CG-2	NOTES 3 & 4		
ENERGY EFFICIENCY: MANDATORY REQUIRMENTS						
4	4.201.1	Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.	T24 SHEETS			
WATER EFFICIENCY & CONSERVATION: MANDATORY REQUIREMENTS						
5	4.303.1	Plumbing Fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings comply with CALGreen Sections 4.303.1.1 through 4.303.1.4.	CG-2	NOTE 5		
6	4.303.3	Plumbing fixtures and fittings required in CALGreen Section 4.303.1 are installed in accordance with the CPC and meet the applicable referenced standards.	CG-2	Note 6		
7	4.304.1	Outdoor potable water use in landscape areas comply with a local water efficient landscape or the current California DWR MWELO, whichever is more stringent.	CG-2	Note 7		
8	Not Used					

			APPLICANT TO COMPLETE Plan Check Review Data		Installer or Designer Verification	
ITEM #	CALGreen CODE SECTION	REQUIREMENT	REFERENCE SHEET	Note or Detail No.	Date	Installer or Designer Signature
MATERIAL CONSERVATION & RESOURCE EFFICIENCY: MANDATORY REQUIREMENTS						
9	4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls are protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the County of Santa Clara.	CG-2	Note 9		
10	4.408.1	Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. Submit either a Construction Waste management plan (CALGreen 4.408.2) or Utilize a waste management company (CALGreen 4.408.3).	CG-2	Note 10		
11	4.408.5	Documentation is provided to County of Santa Clara which demonstrates compliance with CALGreen sections 4.408.2 or 4.408.3.	CG-1 CG-2	Construction Waste Management Forms Note 11		
12	4.410.1	An operation and maintenance manual is placed in the building at the time of final inspection.	CG-2	Note 12		
ENVIRONMENTAL QUALITY: MANDATORY REQUIREMENTS						
13	4.503.1	Any installed gas fireplace is a direct-vent sealed-combustion type. Any installed woodstove or pellet stove comply with US EPA Phase II emission limits where applicable.	CG-2	Note 13		
14	4.504.1	Duct openings and other related air distribution component openings are covered during construction until final startup of the HVAC equipment.	CG-2	Note 14		
15	4.504.2.1	Adhesives, sealants and caulks are compliant with VOC and other toxic compound limits.	CG-1 CG-2	Table 4.504.1 Table 4.504.2 Note 15		
16	4.504.2.2	Architectural paints and coatings are compliant with VOC limits.	CG-1 CG-2	Table 4.504.3 Note 16		
17	4.504.2.3	Aerosol paints and coatings are compliant with product weighted MIR limits for ROC and other toxic compounds.	CG-2	Note 17		
18	4.504.2.4	Documentation are provided to the County of Santa Clara to verify that compliant VOC limit finish materials have been used.	CG-2	Note 18		
19	4.504.3	Carpet and carpet systems meet the applicable testing and product requirements.	CG-1 CG-2	Table 4.504.1 Note 19		
20	4.504.4	80 percent of floor area receiving resilient flooring comply with applicable standards.	CG-2	Note 20		
21	4.504.5	Hardwood plywood, particleboard and medium density fiberboard composite wood meet formaldehyde limits.	CG-1 CG-2	Table 4.504.5 Note 21		

			APPLICANT TO COMPLETE Plan Check Review Data		Installer or Designer Verification	
ITEM #	CALGreen CODE SECTION	REQUIREMENT	REFERENCE SHEET	Note or Detail No.	Date	Installer or Designer Signature
ENVIRONMENTAL QUALITY: MANDATORY REQUIREMENTS (Continued)						
22	4.504.5.1	Documentation is provided to the County of Santa Clara to verify composite wood meets applicable formaldehyde limits.	CG-2	Note 22		
23	4.505.2	Vapor retarder and capillary break is installed at slab-on-grade foundations.	CG-2	Note 23		
24	4.505.3	Moisture content of building materials used in wall and floor framing do not exceed 19% prior to enclosure and is checked before enclosure. Insulation products are dry prior to enclosure.	CG-2	Note 24		
25	4.506.1	Each bathroom is mechanically ventilated and comply with applicable requirements.	CG-2	Note 25		
26	4.507.2	Heating and air-conditioning systems are sized, designed, and equipment is selected by using one of the methods listed.	CG-2	Note 26		
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS: MANDATORY REQUIREMENTS						
27	702.1	HVAC system installers are trained and certified in the proper installation of HVAC systems.	CG-2	Note 27		
28	702.2	If required by County of Santa Clara, owner or owner's agent shall employ special inspector who are qualified and able to demonstrate competence in the discipline they are inspecting.	CG-2	Note 28		
29	703.1	Documentation used to show compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to County of Santa Clara which show substantial conformance.	CG-2	Note 29		

TABLE 4.504.5
FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of $^5/_{16}$ inch (8 mm).

TABLE 4.504.1
ADHESIVE VOC LIMIT[1, 2]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	 250 775
Modified bituminous	500
Marine deck	760
Other	750

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2, 3]
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

COATING CATEGORY	VOC LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs Clear Opaque	 730 550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

Construction Waste Management (CWM) Plan

Fill out the form including diversion rate and facility names and addresses

Project Name: 2250 Bohannon Dr, Santa Clara, CA 95050
Job #: ______
Project Manager: Gaurav Sonone
Waste Hauling Company: ______
Contact Name: ______

Legend:
Hauling Company
Sorting Facility Name and Location
Disposal Service Company

All Subcontractors shall comply with the project's Construction Waste Management Plan.
All Subcontractor foremen shall sign the CWM Plan Acknowledgment Sheet.

Subcontractors who fail to comply with the Waste Management Plan will be subject to backcharges or withholding of payment, as deemed appropriate. For instance, Subcontractors who contaminate debris boxes that have been designated for a single material type will be subject to backcharge or withheld payment, as deemed appropriate.

1. The project's overall rate of waste diversion will be ____ %.
2. This project shall generate the least amount of waste possible by planning and ordering carefully, following all proper storage and handling procedures to reduce broken and damaged materials and reusing materials whenever possible. The majority of the waste that is generated on this jobsite will be diverted from the landfill and recycled for other use.
3. Spreadsheet 1, enclosed, identifies the waste materials that will be generated on this project, the diversion strategy for each waste type and the anticipated diversion rate.
4. Waste prevention and recycling activities will be discussed at the beginning of weekly subcontractor meetings. As each new subcontractor comes on-site, the WMP Coordinator will present him/her with a copy of the CWM Plan and provide a tour of the jobsite to identify materials to be salvaged and the procedures for handling jobsite debris. All Subcontractor foremen will acknowledge in writing that they have read and will abide by the CWM Plan. Subcontractor Acknowledgment Sheet enclosed. The CWM Plan will be posted at the jobsite trailer.
5. Salvage: Excess materials that cannot be used in the project, nor returned to the vendor, will be offered to site workers, the owner, or donated to charity if feasible.
6. ______ will provide a commingled drop box at the jobsite for most of the construction waste. These commingled drop boxes will be taken to ______. The average diversion rate for commingled waste will be ____%. As site conditions permit, additional drop boxes will be used for particular phases of construction (e.g., concrete and wood waste) to ensure the highest waste diversion rate possible.
7. In the event that the waste diversion rate achievable via the strategy described in (6) above, is projected to be lower than what is required, then a strategy of source-separated waste diversion and/or waste stream reduction will be implemented. Source separated waste refers to jobsite waste that is not commingled but is instead allocated to a debris box designated for a single material type, such as clean wood or metal.

   Notes:
   1. Waste stream reduction refers to efforts taken by the builder to reduce the amount of waste generated by the project to below four (4) pounds per square foot of building area.
   2. When using waste stream reduction measures, the gross weight of the product is subtracted from a base weight of four (4) pounds per square foot of building area. This reduction is considered additional diversion and can be used in the waste reduction percentage calculations.
8. ______ will track and calculate the quantity (in tons) of all waste leaving the project and calculate the waste diversion rate for the project. ______ will provide Project Manager with an updated monthly report on gross weight hauled and the waste diversion rate being achieved on the project. ______ monthly report will track separately the gross weights and diversion rates for commingled debris and for each source-separated waste stream leaving the project. In the event that ______ does not service any or all of the debris boxes on the project, the ______ will work with the responsible parties to track the material type and weight (in tons) in such debris boxes in order to determine waste diversion rates for these materials.
9. In the event that Subcontractors furnish their own debris boxes as part of their scope of work, such Subcontractors shall not be excluded from complying with the CWM Plan and will provide ______ weight and waste diversion data for their debris boxes.
10. In the event that site use constraints (such as limited space) restrict the number of debris boxes that can be used for collection of designated waste the project Superintendent will, as deemed appropriate, allocate specific areas onsite where individual material types are to be consolidated. These collection points are not to be contaminated with non-designated waste types.
11. Debris from jobsite office and meeting rooms will be collected by ______. ______ will, at a minimum, recycle office paper, plastic, metal and cardboard.

Construction Waste Management (CWM) Worksheet

Project Name: 2250 Bohannon Dr, Santa Clara, CA 95050

Job Number: ______

Project Manager: Gaurav Sonone

Waste Hauling Company: ______

Construction Waste Management (CWM) Plan

WASTE MATERIAL TYPE	DIVERSION METHOD: COMMINGLED AND SORTED OFF SITE	DIVERSION METHOD: SOURCE SEPARATED ON SITE	PROJECTED DIVERSION RATE
Asphalt	0 Cu Yds	0 Cu Yds	
Concrete	0 Cu Yds	25.85 Cu Yds	
Shotcrete	0 Cu Yds	0 Cu Yds	
Metals	0 Tons	0.10 Tons	
Wood	0 Tons	4.91 Tons	
Rigid insulation	0 Tons	0 Tons	
Fiberglass insulation	0 Tons	0 Tons	
Acoustic ceiling tile	0 Tons	0 Tons	
Gypsum drywall	0 Tons	3.27 Tons	
Carpet/carpet pad	0 Tons	0 Tons	
Plastic pipe	0 Tons	0 Tons	
Plastic buckets	0 Nos	0 Nos	
Plastic	0 Tons	0 Tons	
Hardiplank siding and boards	0 Tons	0 Tons	
Glass	0.15 Tons	0 Tons	
Cardboard	0 Tons	0 Tons	
Pallets	0 Tons	0 Tons	
Job office trash, paper, glass & plastic bottles, cans, plastic	0 Tons	0 Tons	
Alkaline and rechargeable batteries, toner cartridges, and electronic devices	0 Tons	0 Tons	
Other:	0 Tons	0 Tons	
Other:	0 Tons	0 Tons	
Other:	0 Tons	0 Tons	
Other:	0 Tons	0 Tons	

Construction Waste Management (CWM) Acknowledgment

Note: This sample form may be used to assist in documenting compliance with the waste management plan.

Project Name: 2250 Bohannon Dr, Santa Clara, CA 95050

Job Number: ______

Project Manager: Gaurav Sonone

Waste Hauling Company: ______

CWM Plan Acknowledgment

The Foreman for each new Subcontractor that comes on site is to receive a copy of the Construction Waste Management Plan and complete this Acknowledgment Form.

I have read the Waste Management Plan for the project; I understand the goals of this plan and agree to follow the procedures described in this plan.

DATE	SUBCONTRACTOR COMPANY NAME	FOREMAN NAME	SIGNATURE

CLIENT NAME
KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:
DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER
NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com
Gaurav Sonone

PROJECT TYPE
REMODEL & ADDITION

PROJECT NAME AND ADDRESS
2250 BOHANNON DR, SANTA CLARA, CA 95050, USA

CALGreen One or Two Family Residential Project Mandatory Requirements
County of Santa Clara

CG-1

01/09/2026

CALGREEN 2025 NOTES – MANDATORY REQUIREMENTS:

1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. SEE CALGREEN 4.106.2 FOR FURTHER DETAILS.

2. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. SWALES, WATER COLLECTION AND DISPOSAL SYSTEMS, FRENCH DRAINS, WATER RETENTION GARDENS, AND OTHER MEASURES CAN BE USED. EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

3. FOR ANY NEW DWELLING UNITS WITH ATTACHED GARAGES AND FOR REBUILDS OF EXISTING DWELLING UNITS THAT INCLUDE A PANEL UPGRADE OR CONSTRUCTION BETWEEN THE PANEL AND PARKING AREA, INSTALL A LEVEL 2 EV READY SPACE AND LEVEL 1 EV READY SPACE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "LEVEL 2 EV-READY."

EXCEPTION: FOR EACH DWELLING UNIT WITH ONLY ONE PARKING SPACE, INSTALL A LEVEL 2 EV READY SPACE.

LEVEL 1 EV READY SPACE IS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH A MINIMUM OF 110/120 VOLT, 20-AMPERE CAPACITY, INCLUDING ELECTRICAL PANEL CAPACITY; AN OVERPROTECTION DEVICE; A MINIMUM 1" DIAMETER RACEWAY THAT MAY INCLUDE MULTIPLE CIRCUITS AS ALLOWED BY THE COUNTY ELECTRICAL CODE; PROPERLY SIZED CONDUCTORS; GROUNDING AND BONDING; AND EITHER (A) A RECEPTACLE LABELLED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A ½" FONT ADJACENT TO THE PARKING SPACE, OR (B) LABELED ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).

LEVEL 2 EV READY SPACE IS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH A MINIMUM OF 208/240 VOLT, 40-AMPERE CAPACITY, INCLUDING THE REQUIRED ELECTRICAL PANEL CAPACITY; AN OVERCURRENT PROTECTION DEVICE; A MINIMUM 1" DIAMETER RACEWAY THAT MAY INCLUDE MULTIPLE CIRCUITS AS ALLOWED BY THE COUNTY ELECTRICAL CODE; PROPERLY SIZED CONDUCTORS; GROUNDING AND BONDING; AND EITHER (A) A RECEPTACLE LABELED "ELECTRIC VEHICLE OUTLET" WITH A MINIMUM ½" FONT, ADJACENT TO THE PARKING SPACE, OR (B) A BLANK LABELED ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) WITH A MINIMUM OUTPUT OF 40 AMPERES.

4. ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) WITHOUT ADDITIONAL PARKING SPACES AND WITHOUT ELECTRICAL PANEL UPGRADE OR NEW PANEL INSTALLATION ARE EXEMPT FROM REQUIREMENTS ON NOTE 3. ADUS AND JADUS WITHOUT ADDITIONAL PARKING BUT WITH ELECTRICAL PANEL UPGRADES OR NEW PANELS MUST HAVE RESERVED BREAKERS AND ELECTRICAL CAPACITY ACCORDING TO THE REQUIREMENTS OF NOTE 3.

5. ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY, OR FINAL PERMIT APPROVAL BY BUILDING AND INSPECTION DIVISION. SEE CIVIL CODE SECTION 1101.1, ET SEQ., FOR THE DEFINITION OF A NONCOMPLIANT PLUMBING FIXTURE, TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES.

A. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

B. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

C. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWER-HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

D. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

E. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

6. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.

7. RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH COUNTY OF SANTA CLARA WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.

8. Not used.

9. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE COUNTY OF SANTA CLARA.

10. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CALGREEN SECTION 4.408.2 OR 4.408.3.

A. A CONSTRUCTION WASTE MANAGEMENT PLAN IS PROVIDED. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE COUNTY OF SANTA CLARA.

1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

B. A WASTE MANAGEMENT COMPANY CAN BE UTILIZED IF APPROVED BY THE COUNTY OF SANTA CLARA. SEE CALGREEN 4.408.3 FOR FURTHER .DETAILS

11. DOCUMENTATION SHALL BE PROVIDED TO THE COUNTY OF SANTA CLARA WHICH DEMONSTRATES COMPLIANCE WITH NOTE 10.

12. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER MEDIA ACCEPTABLE TO THE COUNTY OF SANTA CLARA INCLUDES ALL OF THE REQUIRED INFORMATION, SHALL BE PLACED IN THE BUILDING. SEE CALGREEN 4.410.1 FOR DETAILS OF REQUIRED INFORMATION.

13. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE SANTA CLARA COUNTY ORDINANCES AND BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION 6, RULE 3.

14. 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 COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE COUNTY OF SANTA CLARA TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

15. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF CALGREEN TABLES 4.504.1 OR 4.504.2 AS REPRODUCED ON SHEET CG-1. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED BELOW.

AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

16. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS AS SHOWN IN TABLE 4.504.3 SHEET CG-1. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NON-FLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3, SHEET CG-1 SHALL APPLY.

17. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

18. VERIFICATION OF COMPLIANCE WITH NOTES 15, 16, AND 17 SHALL BE PROVIDED AT THE REQUEST OF THE COUNTY OF SANTA CLARA.

19. ALL CARPET AND CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350)

ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1, SHEET CG-1.

20. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350)

21. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 4.504.5 SHEET CG-1.

22. VERIFICATION OF COMPLIANCE WITH NOTE 21 SHALL BE PROVIDED AT THE REQUEST OF THE COUNTY OF SANTA CLARA.

23. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CBC, CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY CRC CHAPTER 5, SHALL COMPLY WITH FOLLOWING REQUIREMENT:

A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

A. A 4-INCH-THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED.

B. A SLAB DESIGN SPECIFIED BY THE LICENSED DESIGN PROFESSIONAL.

24. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

25. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.

B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.

1. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
2. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.

26. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

A. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J—2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

B. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D—2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S—2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

27. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS.

28. IF REQUIRED BY THE COUNTY OF SANTA CLARA, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE COUNTY OF SANTA CLARA FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.

29. DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE COUNTY OF SANTA CLARA WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED IN THE APPLICATION CHECKLIST.

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(565)-746-7445
EMAIL: dreamforge.gs@gmail.com

Gaurav Sonone

PROJECT TYPE

REMODEL & ADDITION

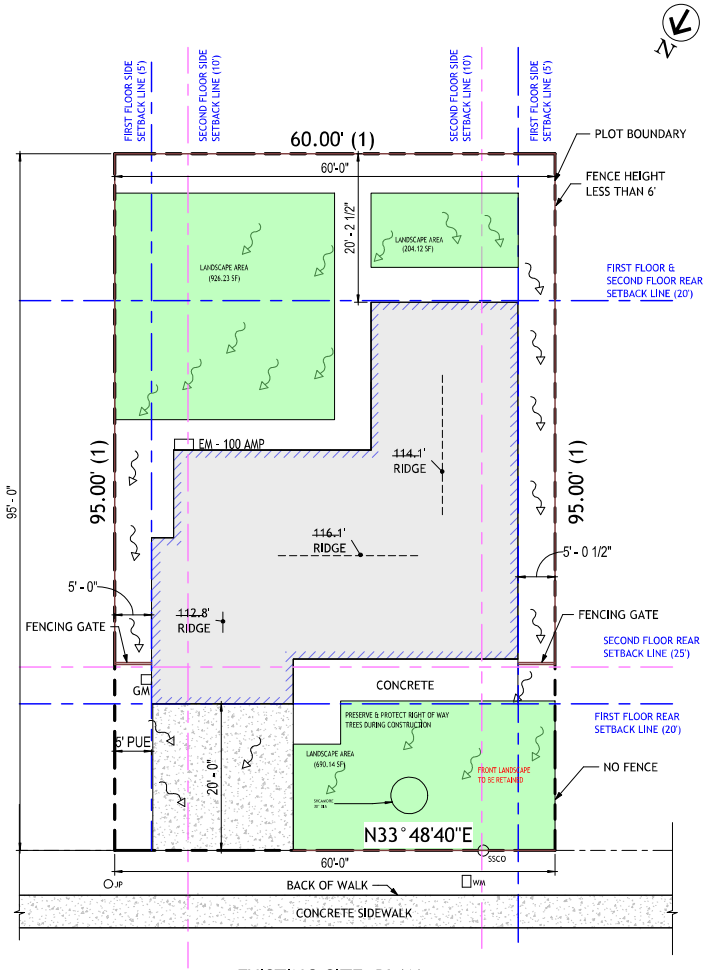
PROJECT NAME AND ADDRESS

2250 BOHANNON DR, SANTA CLARA, CA 95050, USA

CALGreen One or Two Family Residential Project Mandatory Requirements
County of Santa Clara

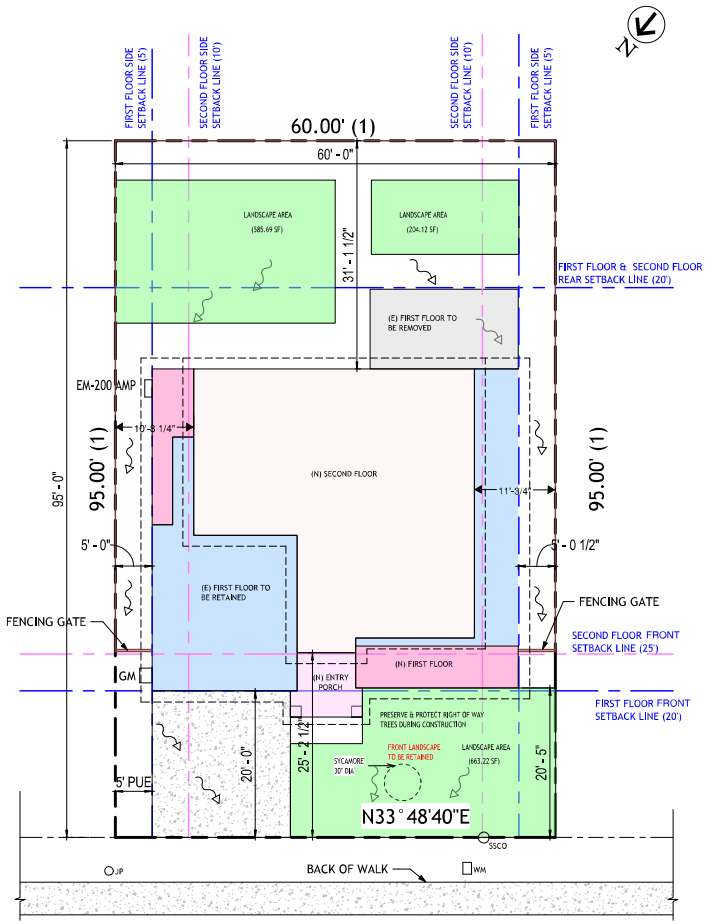
CG-2

01/09/2026



EXISTING SITE PLAN

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



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

LOT NORTH DIRECTION

TITLE

(E) PLOT VS (P) PLOT PLAN

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

Gaurav Sonone

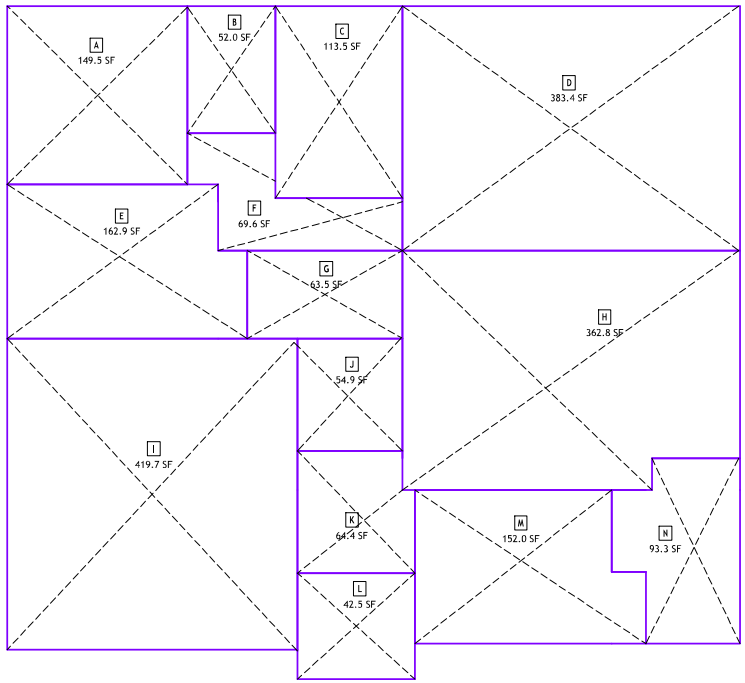
PROJECT TYPE

PROJECT NAME AND ADDRESS

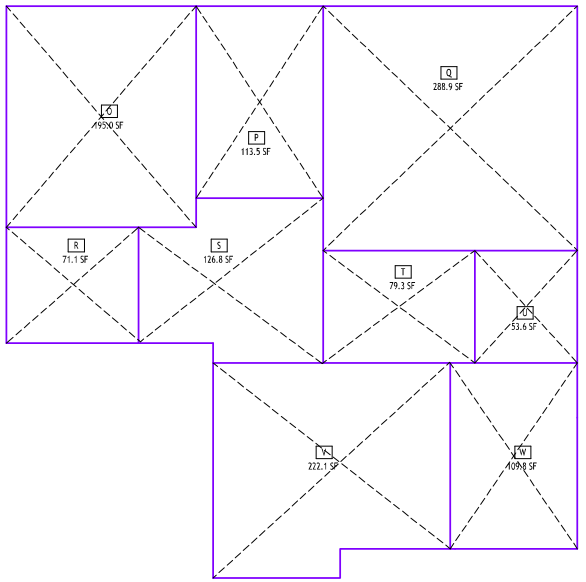
2250 BOHANNAN, SANTA CLARA, CA ____ USA

DRAWING NUMBER

A1.A



A PROPOSED FIRST FLOOR AREA PLAN SCALE : 1/4" = 1'-0"



B PROPOSED SECOND FLOOR AREA PLAN SCALE : 1/4" = 1'-0"

FIRST FLOOR AREA'S	
A	149.5 SF
B	52.0 SF
C	113.5 SF
D	383.4 SF
E	162.9 SF
F	69.6 SF
G	63.5 SF
H	362.8 SF
I	419.7 SF
J	54.9 SF
K	64.4 SF
L	42.5 SF
M	152.0 SF
N	93.3 SF

TOTAL AREA =2184 SF

SECOND FLOOR AREA'S	
O	195.0 SF
P	113.5 SF
Q	288.9 SF
R	71.1 SF
S	126.8 SF
T	79.3 SF
U	53.6 SF
V	222.1 SF
W	109.8 SF

TOTAL AREA = 1260.1 SF

LOT NORTH DIRECTION

TITLE

AREA PLAN

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

Gaurav Sonone

PROJECT TYPE

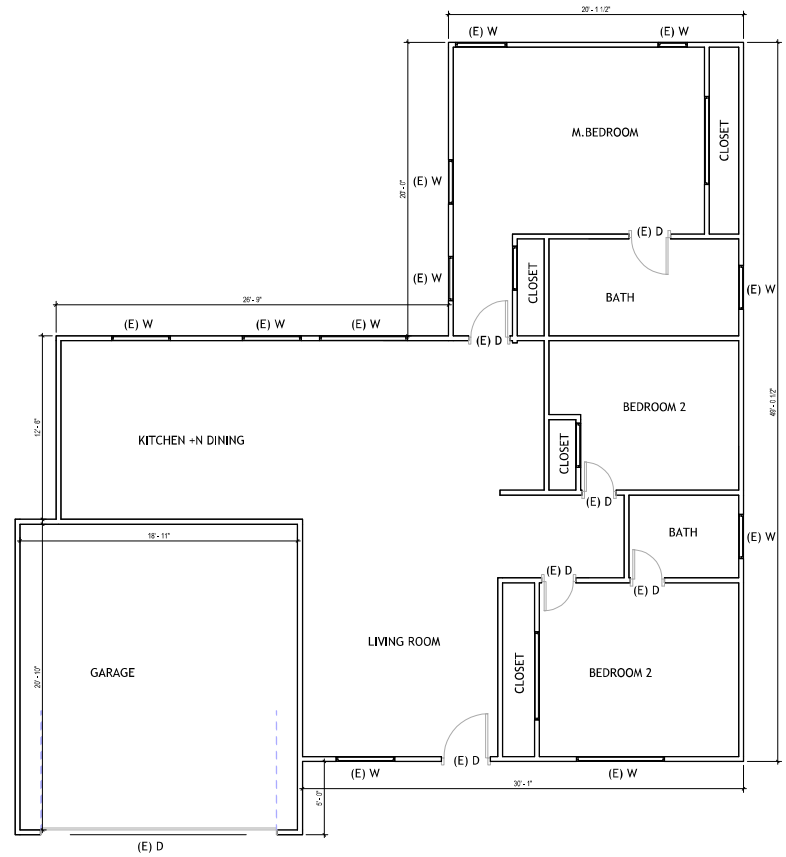
REMODEL & ADDITION

PROJECT NAME AND ADDRESS

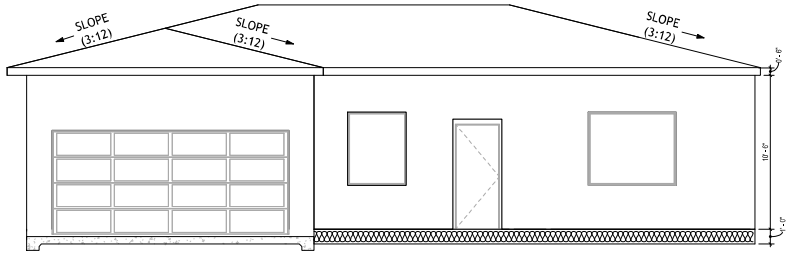
2250 BOHANNAN, SANTA CLARA,
CA ____, USA

DRAWING NUMBER

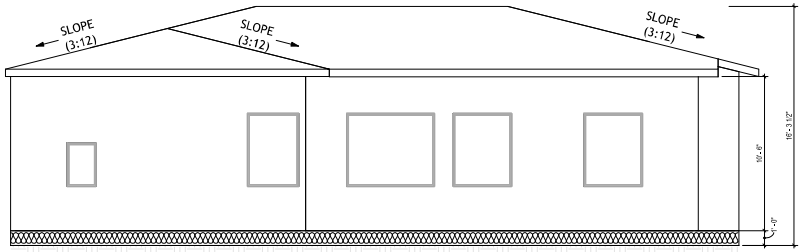
A1,B



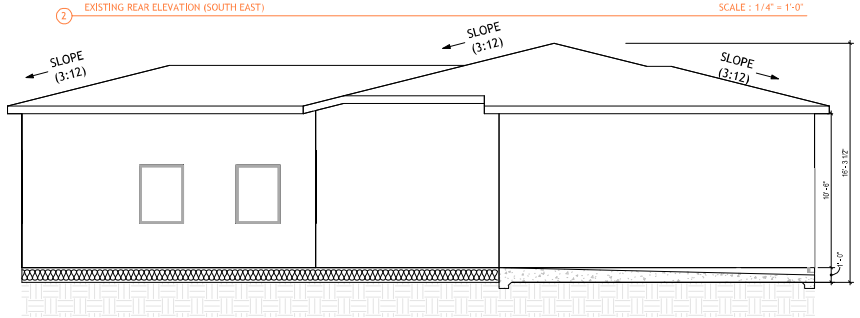
A EXISTING FLOOR PLAN — SCALE : 1/4" = 1'-0"



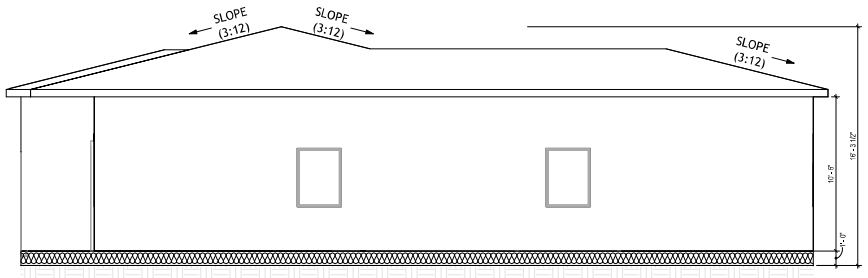
1 EXISTING FRONT ELEVATION (NORTH WEST) — SCALE : 1/4" = 1'-0"



2 EXISTING REAR ELEVATION (SOUTH EAST) — SCALE : 1/4" = 1'-0"



3 EXISTING RIGHT SIDE ELEVATION (NORTH EAST) — SCALE : 1/4" = 1'-0"



4 EXISTING LEFT SIDE ELEVATION (SOUTH WEST) — SCALE : 1/4" = 1'-0"

LOT NORTH DIRECTION

TITLE

EXISTING FLOOR PLAN & ELEVATION

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

Gaurav Sonone

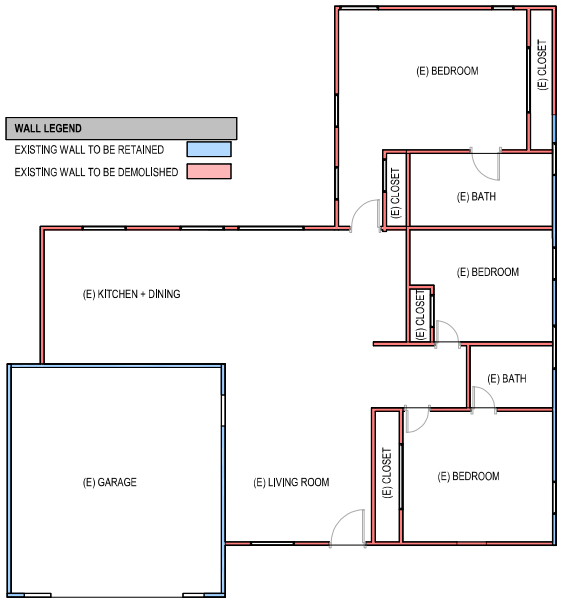
PROJECT TYPE

PROJECT NAME AND ADDRESS

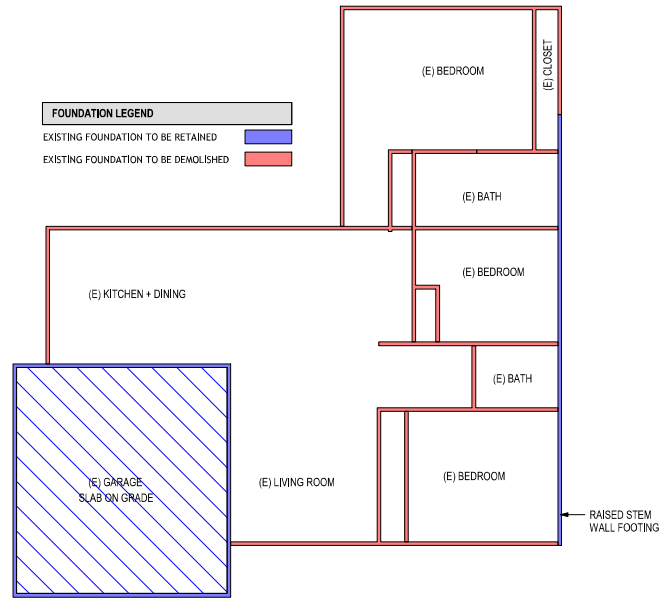
2250 BOHANNAN, SANTA CLARA, CA ____ USA

DRAWING NUMBER

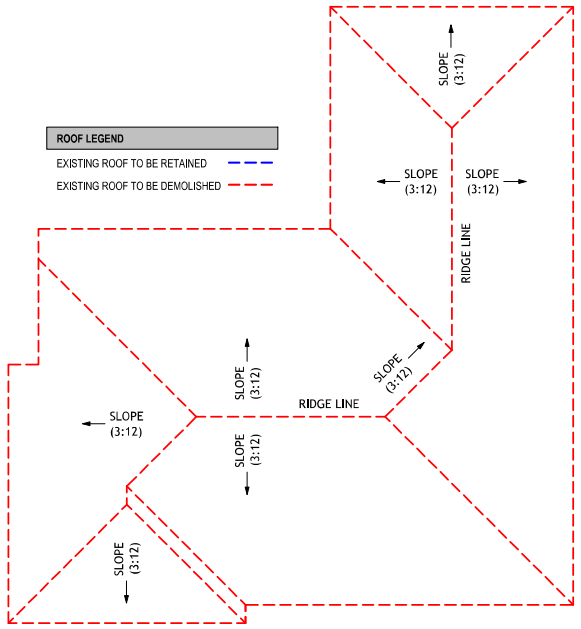
A2.0



A EXISTING WALL DEMOLITION PLAN SCALE : 3/16" = 1'-0"



B FOUNDATION DEMOLITION PLAN SCALE : 3/16" = 1'-0"



C ROOF DEMOLITION PLAN SCALE : 3/16" = 1'-0"

LOT NORTH DIRECTION

TITLE

DEMOLITION PLAN

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

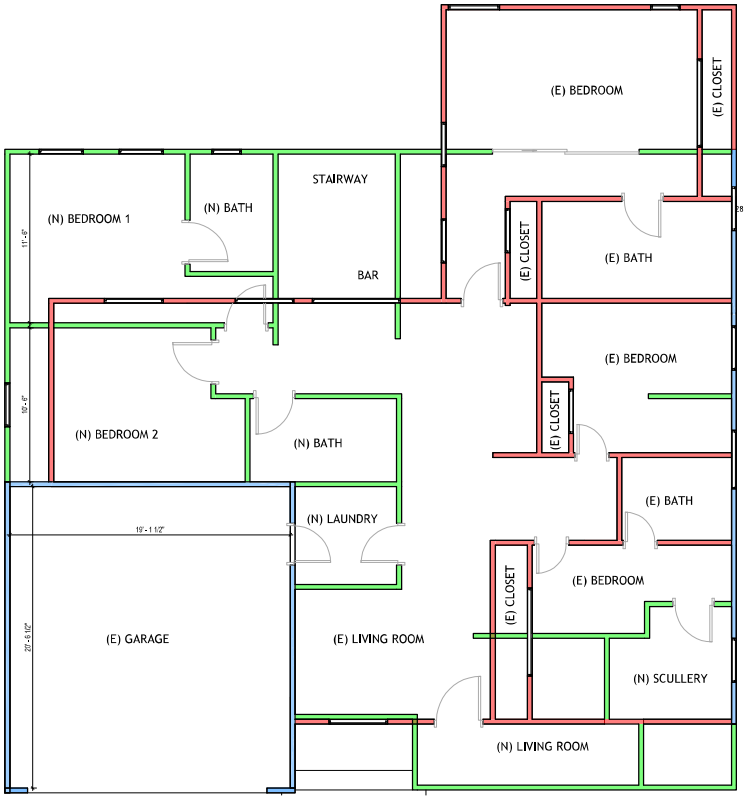
PROJECT TYPE

PROJECT NAME AND ADDRESS

2250 BOHANNAN, SANTA CLARA, CA ____ USA

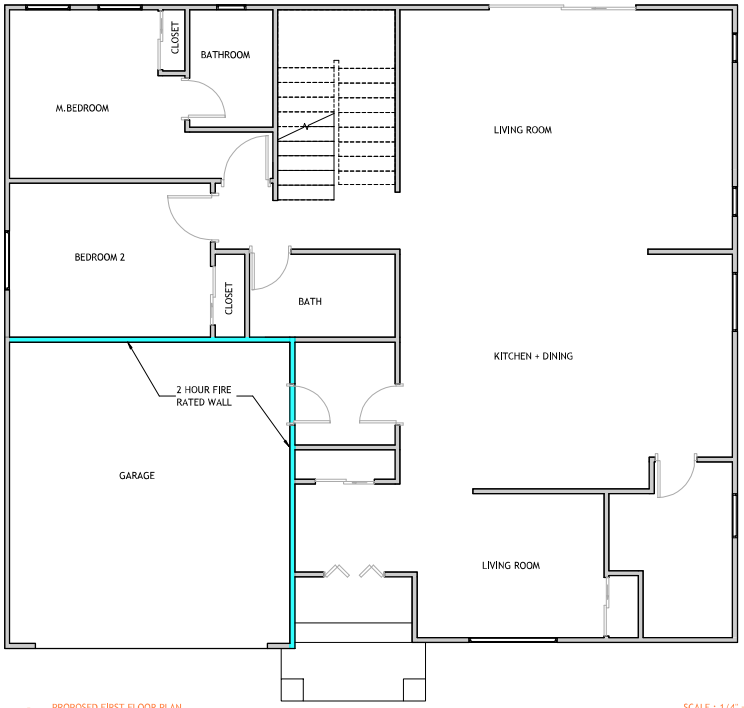
DRAWING NUMBER

A2.1



A EXISTING FLOOR PLAN VS PROPOSED FLOOR PLAN — SCALE : 1/4" = 1'-0"

WALL LEGEND
EXISTING WALL TO BE RETAINED
EXISTING WALL TO BE DEMOLISHED
PROPOSED WALL



B PROPOSED FIRST FLOOR PLAN — SCALE : 1/4" = 1'-0"

C PROPOSED SECOND FLOOR PLAN — SCALE : 1/4" = 1'-0"

LOT NORTH DIRECTION

TITLE

EXISTING FLOOR PLAN VS PROPOSED FLOOR PLAN

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

PROJECT TYPE

PROJECT NAME AND ADDRESS

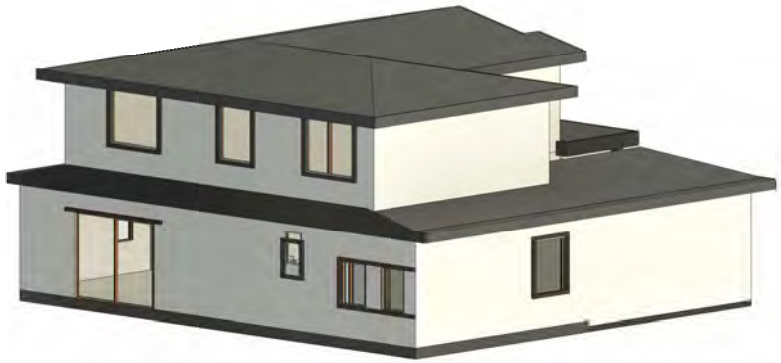
2250 BOHANNAN, SANTA CLARA, CA ____ USA

DRAWING NUMBER

A2.2

A PROPOSED 3D FRONT SIDE VIEW — SCALE : 3/16" = 1'-0"

B PROPOSED 3D RIGHT SIDE VIEW — SCALE : 3/16" = 1'-0"



C PROPOSED 3D REAR SIDE VIEW — SCALE : 3/16" = 1'-0"

D PROPOSED 3D LEFT SIDE VIEW — SCALE : 3/16" = 1'-0"

LOT NORTH DIRECTION

TITLE

RENDER

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

Gaurav Sonone

PROJECT TYPE

PROJECT NAME AND ADDRESS

2250 BOHANNAN, SANTA CLARA,
CA ____ USA

DRAWING NUMBER

A2,3

Traffic White (RAL 9016)
Hex: #F1F0EA
RGB: 241, 240, 234

ASPHALT SHINGLES
COLOR- DARK GRAY

12MM THICK PLAIN ALUMINUM POLISH FINISHED SLIDING WINDOW (BLACK TRIM)

EXTERIOR WALL FINISHED WITH STUCCO WHITE

C.H.I. GARAGE DOOR, CEDAR

DARK WOOD - PANELED DOOR

LOT NORTH DIRECTION

TITLE

COLOR AND MATERIAL

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

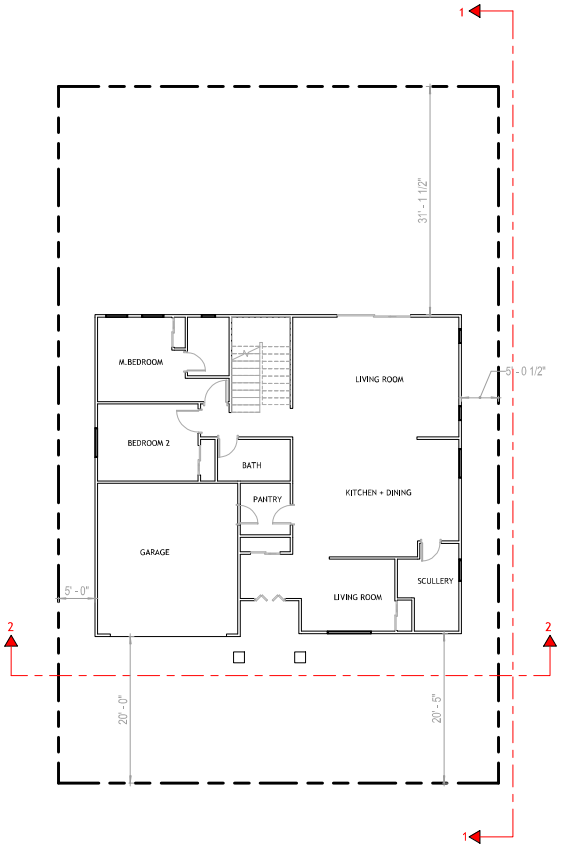
PROJECT TYPE

PROJECT NAME AND ADDRESS

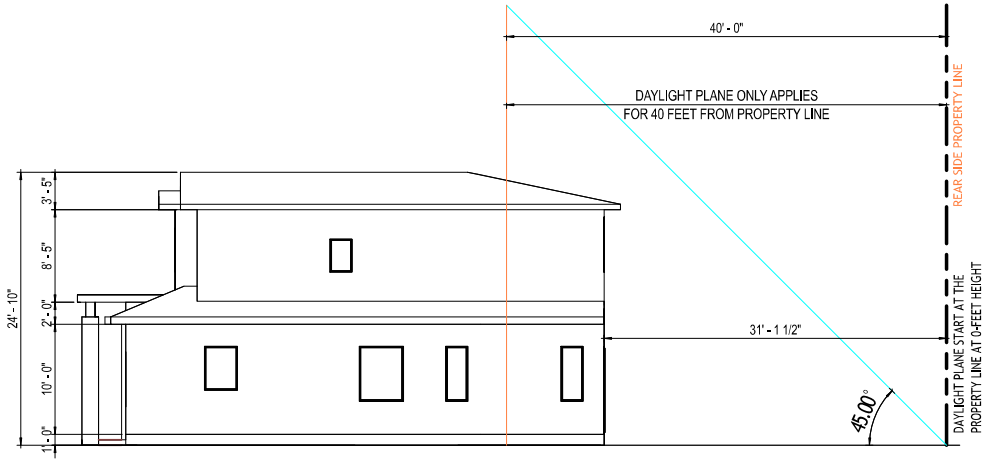
2250 BOHANNAN, SANTA CLARA, CA ____ USA

DRAWING NUMBER

A2.3A



A DAYLIGHT PLAN — SCALE : 1/8" = 1'-0"



1 REAR SIDE PROPERTY LINE DAYLIGHT PLANE — SCALE : 3/16" = 1'-0"

2 LEFT AND RIGHT SIDE PROPERTY LINE DAYLIGHT PLANE — SCALE : 1/4" = 1'-0"

LOT NORTH DIRECTION

TITLE

DAYLIGHT PLANE

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

Gaurav Sonone

PROJECT TYPE

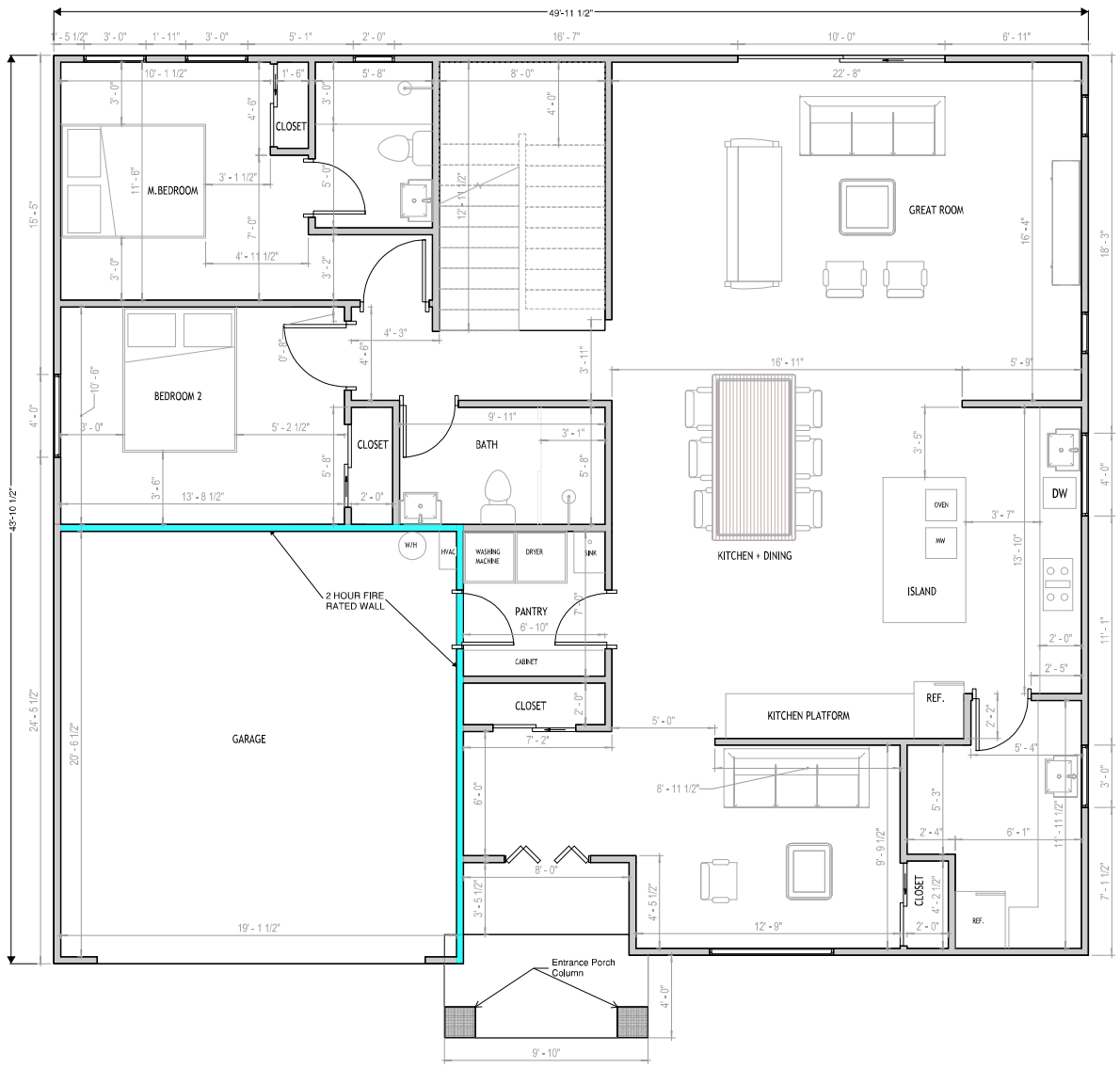
REMODEL & ADDITION

PROJECT NAME AND ADDRESS

2250 BOHANNAN, SANTA CLARA,
CA ____, USA

DRAWING NUMBER

A2,4A



A PROPOSED FLOOR PLAN

SCALE : 3/8" = 1'-0"

NOTES:-

1) FOR SMOKE DETECTOR IN THE BEDROOM AND HALLWAY REFER SHEET NUMBER **(G1-GENERAL NOTES)**
2) FOR DUCT AND PENETRATION AT WALL SEPARATING THE DWELLING AND GARAGE REFER SHEET NUMBER **(G1-GENERAL NOTES)**
3) FOR WINDOW TEMPERED SAFETY GLASS REFER SHEET NUMBER **(G1-GENERAL NOTES)**
4) FOR BEDROOM ENGRESS REFER SHEET NUMBER **(G1-GENERAL NOTES)**
5) FOR PLUMBING & WATER CONSERVATION REFER SHEET NUMBER **(G1-GENERAL NOTES)**
6) FOR HANDRAIL REFER SHEET NUMBER **(G1-GENERAL NOTES)**
7) FOR LANDING REQUIREMENT NOTES REFER SHEET NUMBER **(G1-GENERAL NOTES)**
8) FOR SHOWER RELATED NOTES REFER SHEET NUMBER **(G1-GENERAL NOTES)**
9) FOR GARAGE RELATED NOTES REFER SHEET NUMBER **(G1-GENERAL NOTES)**

LOT NORTH DIRECTION

TITLE

PROPOSED FIRST FLOOR PLAN

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

Gaurav Sonone

PROJECT TYPE

PROJECT NAME AND ADDRESS

2250 BOHANNAN, SANTA CLARA, CA ____ USA

DRAWING NUMBER

A2,4

A PROPOSED SECOND FLOOR PLAN

SCALE : 3/8" = 1'-0"

NOTES:-

1) FOR SMOKE DETECTOR IN THE BEDROOM AND HALLWAY REFER SHEET NUMBER **(G1-GENERAL NOTES)**
2) FOR DUCT AND PENETRATION AT WALL SEPARATING THE DWELLING AND GARAGE REFER SHEET NUMBER **(G1-GENERAL NOTES)**
3) FOR WINDOW TEMPERED SAFETY GLASS REFER SHEET NUMBER **(G1-GENERAL NOTES)**
4) FOR BEDROOM ENGRESS REFER SHEET NUMBER **(G1-GENERAL NOTES)**
5) FOR PLUMBING & WATER CONSERVATION REFER SHEET NUMBER **(G1-GENERAL NOTES)**
6) FOR HANDRAIL REFER SHEET NUMBER **(G1-GENERAL NOTES)**
7) FOR LANDING REQUIREMENT NOTES REFER SHEET NUMBER **(G1-GENERAL NOTES)**
8) FOR SHOWER RELATED NOTES REFER SHEET NUMBER **(G1-GENERAL NOTES)**
9) FOR GARAGE RELATED NOTES REFER SHEET NUMBER **(G1-GENERAL NOTES)**

LOT NORTH DIRECTION

TITLE

PROPOSED SECOND FLOOR

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

Gaurav Sonone

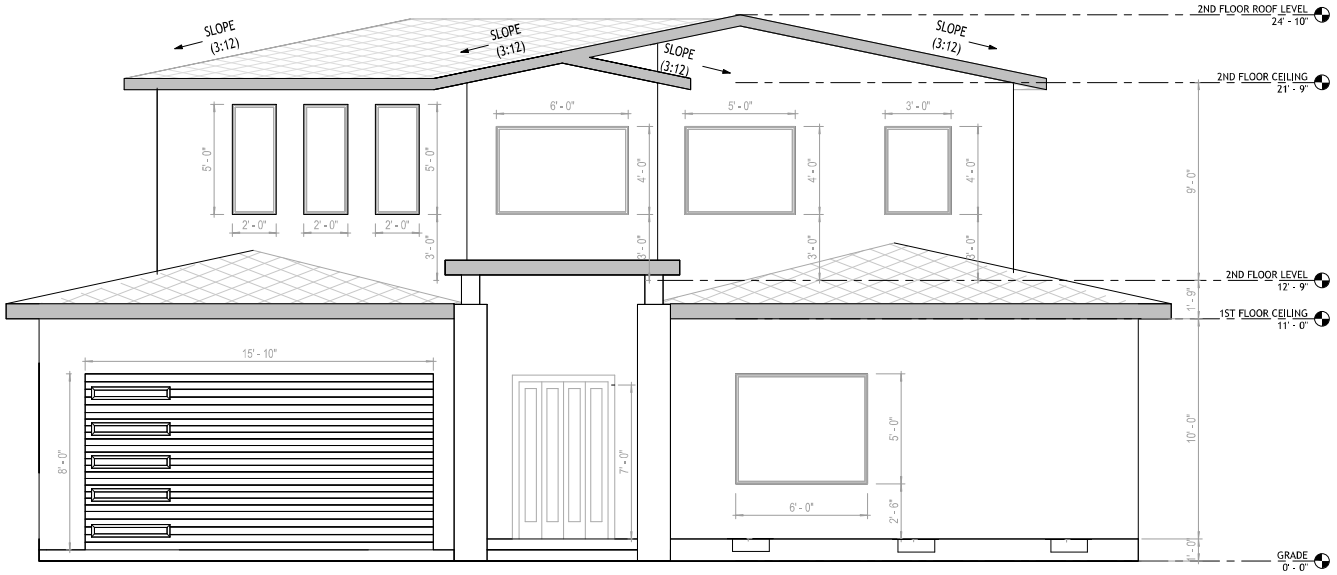
PROJECT TYPE

PROJECT NAME AND ADDRESS

2250 BOHANNAN, SANTA CLARA, CA ____, USA

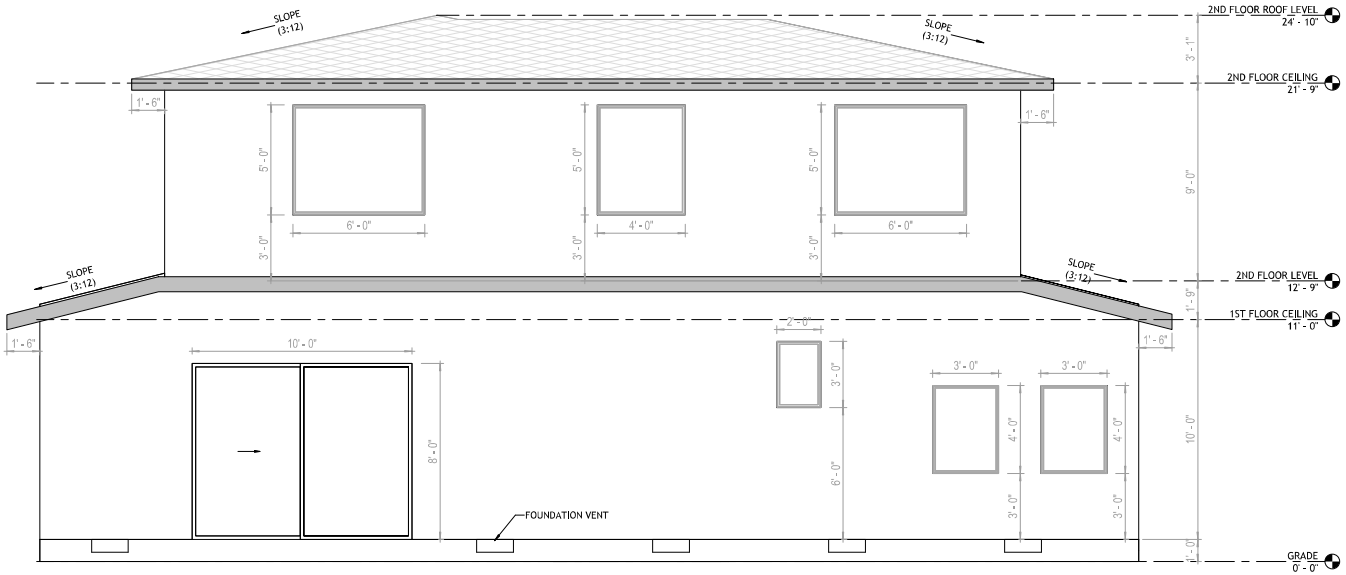
DRAWING NUMBER

A2,5



A PROPOSED FRONT SIDE ELEVATION (NORTH WEST)

SCALE : 3/8" = 1'-0"



B PROPOSED REAR SIDE ELEVATION (SOUTH EAST)

SCALE : 3/8" = 1'-0"

LOT NORTH DIRECTION

TITLE

EXTERNAL ELEVATION

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

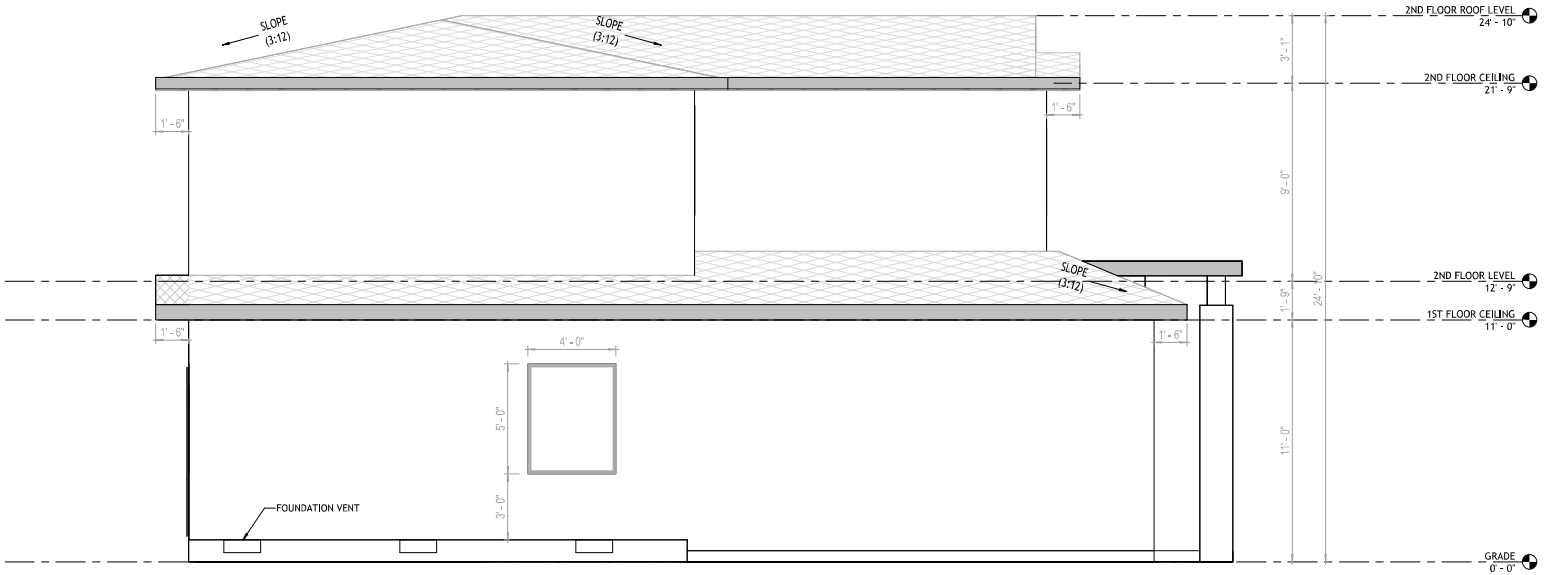
PROJECT TYPE

PROJECT NAME AND ADDRESS

2250 BOHANNAN, SANTA CLARA, CA ____ USA

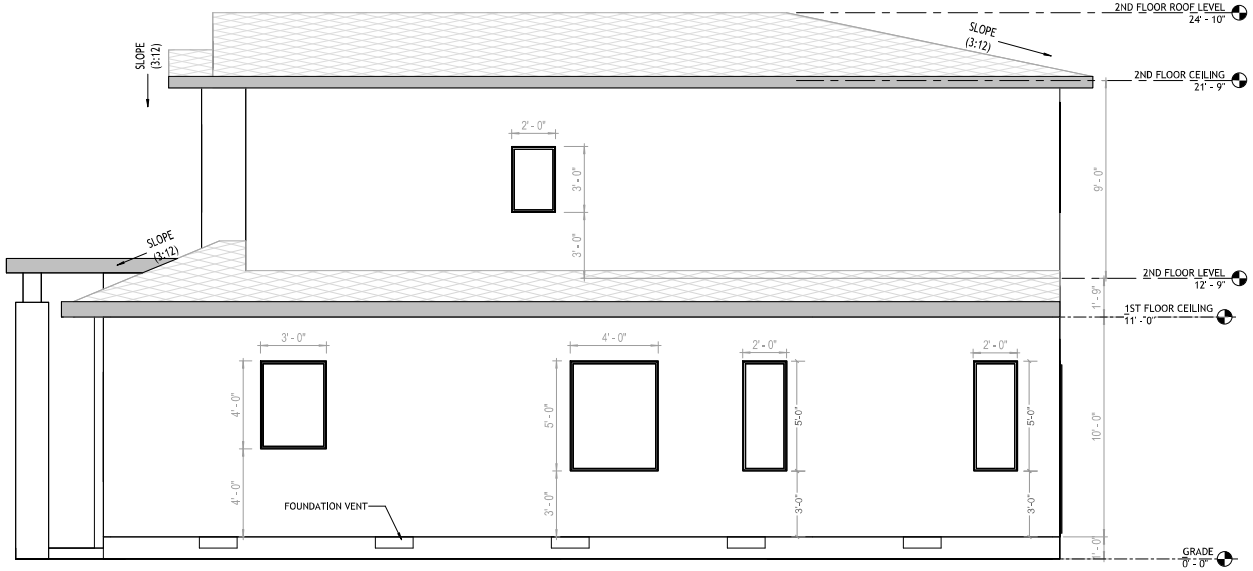
DRAWING NUMBER

A3.0



A PROPOSED RIGHT SIDE ELEVATION (NORTH EAST)

SCALE : 3/8" = 1'-0"



B PROPOSED LEFT SIDE ELEVATION (SOUTH WEST)

SCALE : 3/8" = 1'-0"

LOT NORTH DIRECTION

TITLE

EXTERNAL ELEVATION

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

Gaurav Sonone

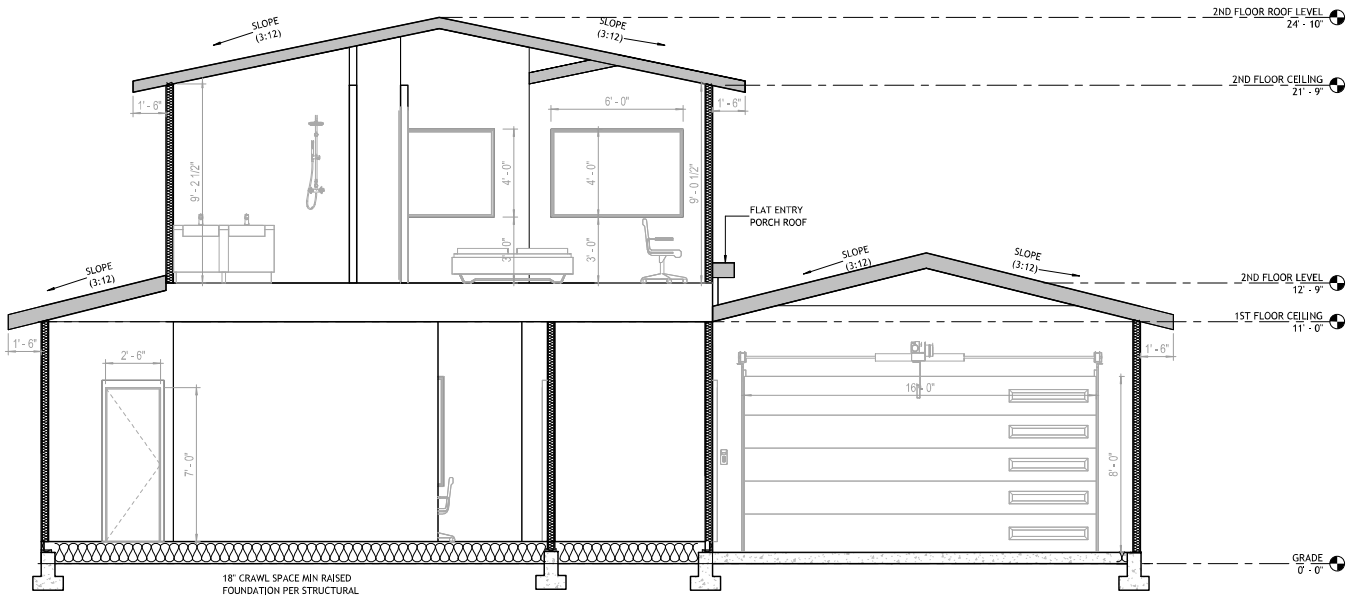
PROJECT TYPE

PROJECT NAME AND ADDRESS

2250 BOHANNAN, SANTA CLARA, CA ____, USA

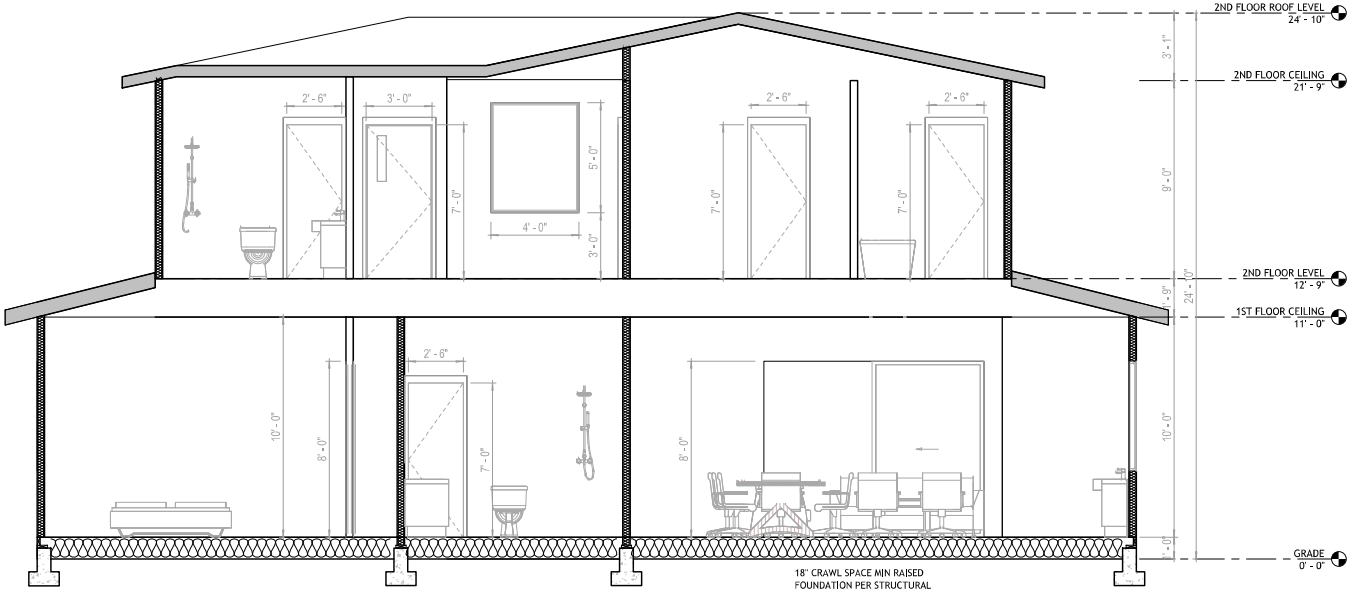
DRAWING NUMBER

A3.1



A SECTION A-A

SCALE : 3/8" = 1'-0"



B SECTION B-B

SCALE : 3/8" = 1'-0"

LOT NORTH DIRECTION

TITLE

SECTIONAL ELEVATIONS

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

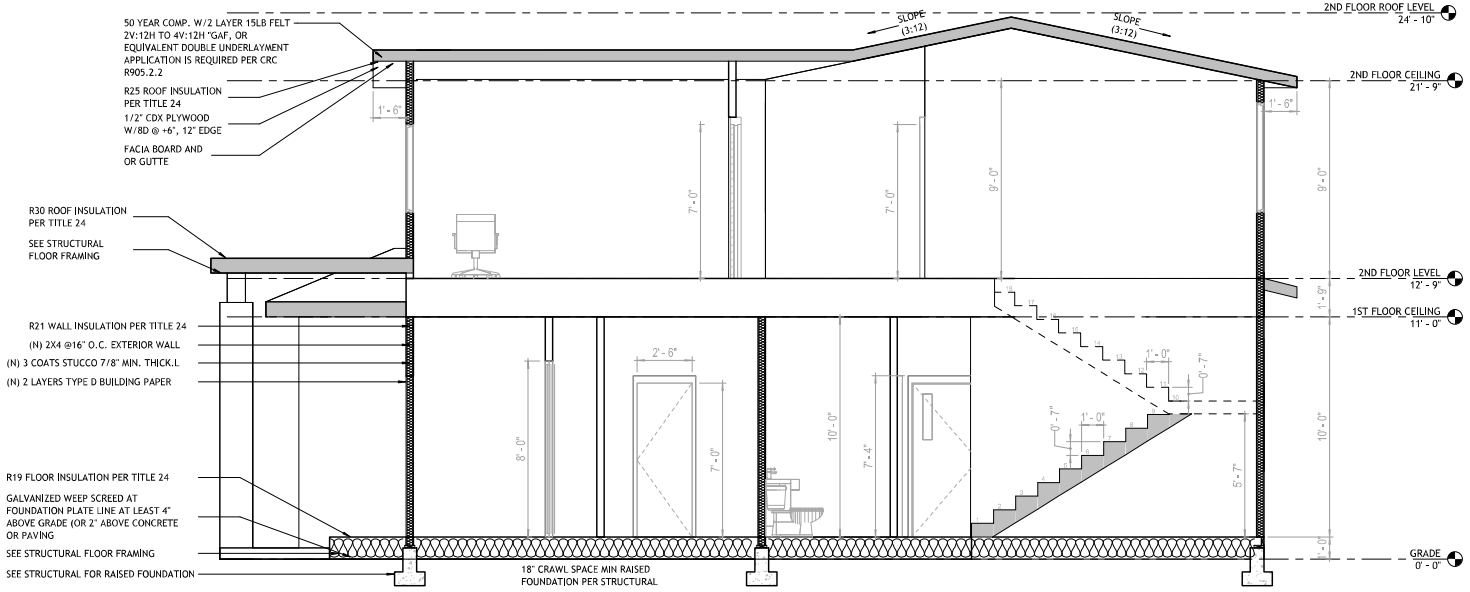
PROJECT TYPE

PROJECT NAME AND ADDRESS

2250 BOHANNAN, SANTA CLARA, CA ____ USA

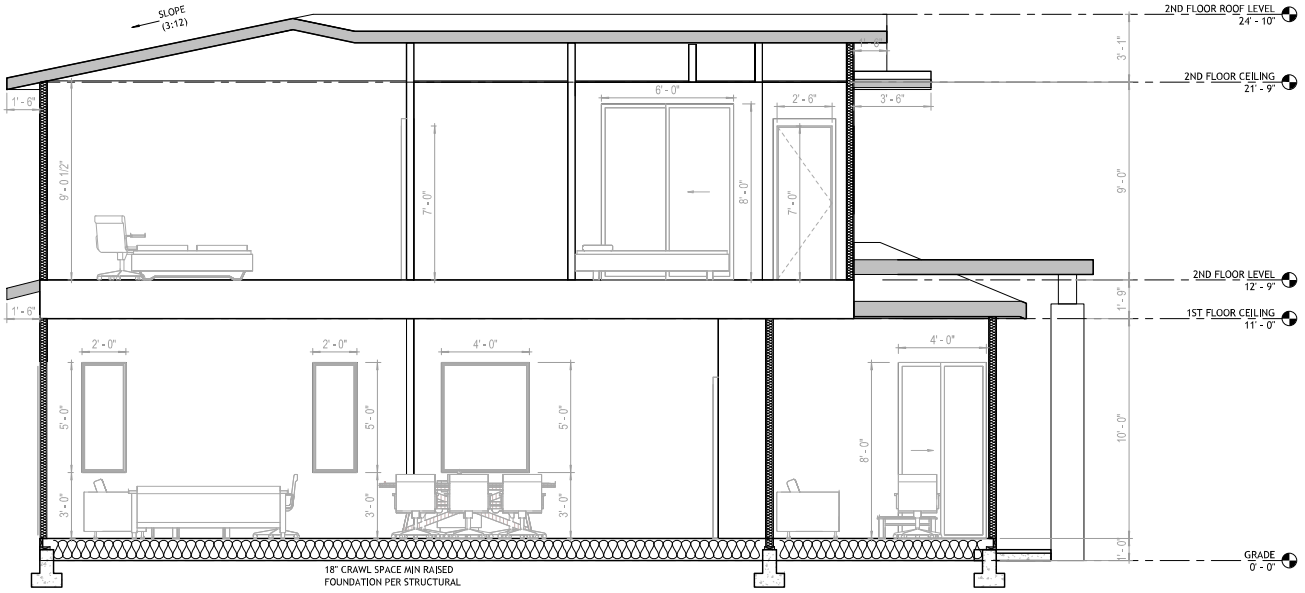
DRAWING NUMBER

A4,0



SECTION C-C

SCALE : 3/8" = 1'-0"



SECTION D-D

SCALE : 3/8" = 1'-0"

LOT NORTH DIRECTION

TITLE

SECTIONAL ELEVATIONS

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

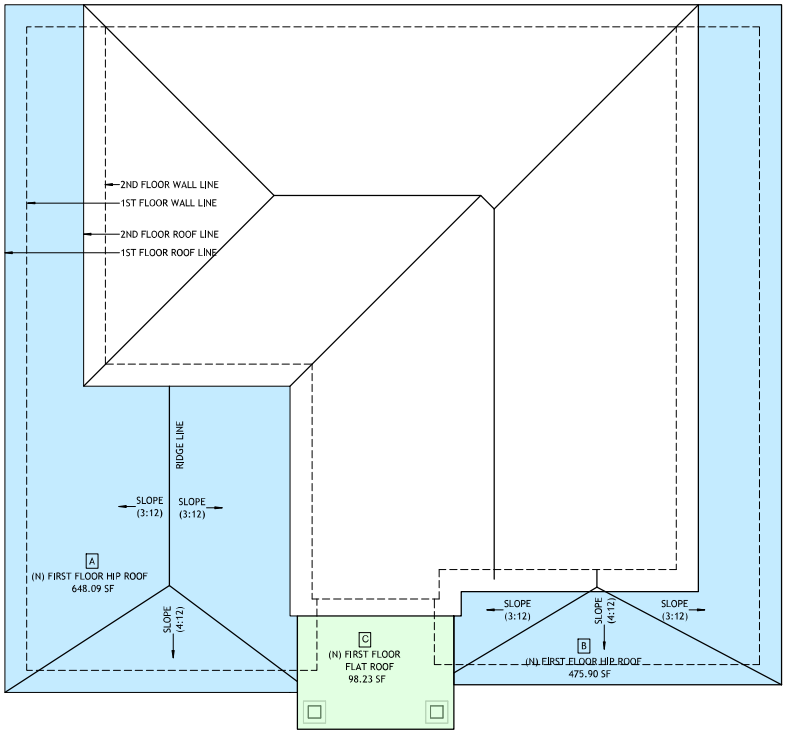
PROJECT TYPE

PROJECT NAME AND ADDRESS

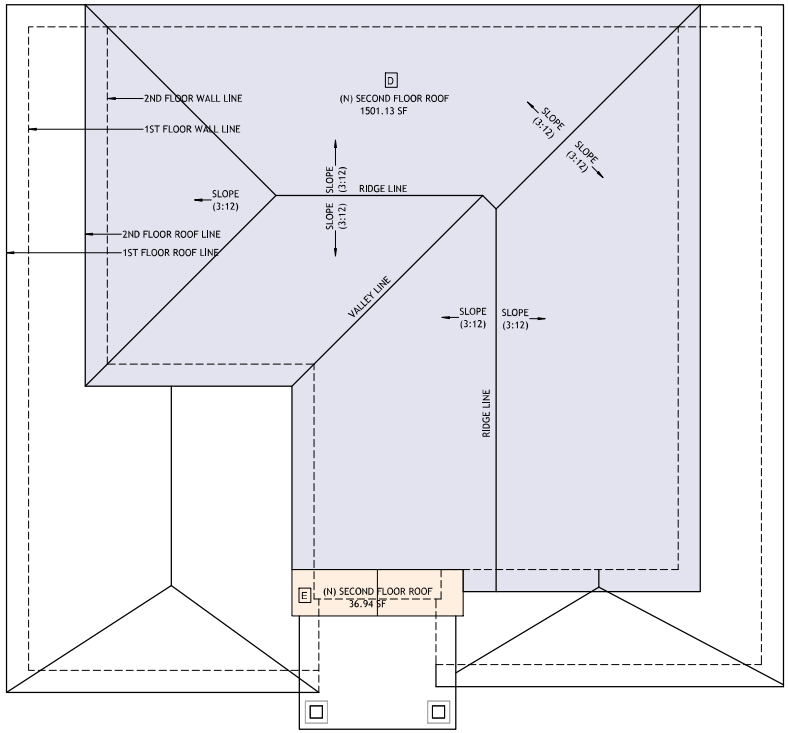
2250 BOHANNAN, SANTA CLARA,
CA ____ USA

DRAWING NUMBER

A4,1



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



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

NO.	DESCRIPTION	COLOR	AREA (SF)
(A)	(N) FIRST FLOOR HIP ROOF		648.09 SF
(B)	(N) FIRST FLOOR HIP ROOF		475.90 SF
(C)	(N) FIRST FLOOR FLAT ROOF		98.23 SF

NO.	DESCRIPTION	COLOR	AREA
(D)	(N) SECOND FLOOR ROOF		1501.13 SF
(E)	(N) SECOND FLOOR GABLE ROOF		36.94 SF

Roof Portion (marked on Plan)	Roof Type	Attic present below roof	Roof Portion Area	NFVA required as per IRC			Continuous Soffit Vent @ Eaves (3 INCH WIDE)	Continuous Soffit Vent @ Eaves (3 INCH WIDE)	Smart Vent @ Ridge 3/4" INCH OPENING	Smart Vent @ Ridge 3/4" INCH OPENING
				Vent Area Reqd (1/150)	Vent Area Reqd	50% on each side of roof (Eave & Ridge)				
		(YES/NO)	(SQFT)	(SQFT)	(SQIN)	(SQIN)	INCHES	FT	INCHES	FT
A	HIP ROOF	YES	648	4	622	311	103.68	9	415	35
B	HIP ROOF	YES	476	3	457	228	76.14	7	305	26
C	FLAT ROOF	NO	98	1	94	47	15.72	2	63	6
D	GABLE ROOF	YES	1501	10	1441	720	240.16	21	961	81
E	GABLE ROOF	YES	37	0	36	18	5.92	1	24	2

LOT NORTH DIRECTION

TITLE

FIRST & SECOND FLOOR ROOF

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

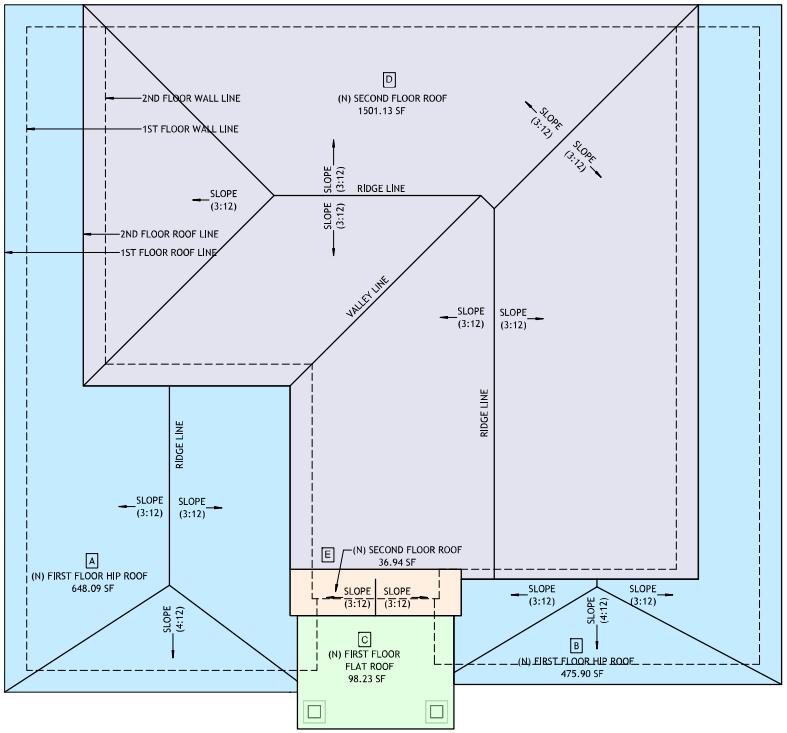
PROJECT TYPE

PROJECT NAME AND ADDRESS

2250 BOHANNAN, SANTA CLARA, CA ____ USA

DRAWING NUMBER

A5.0



A OVERALL ROOF FLOOR PLAN SCALE : 1/4" = 1'-0"

NO.	DESCRIPTION	COLOR	AREA (SF)
(A)	(N) FIRST FLOOR HIP ROOF		648.09 SF
(B)	(N) FIRST FLOOR HIP ROOF		475.90 SF
(C)	(N) FIRST FLOOR FLAT ROOF		98.23 SF

NO.	DESCRIPTION	COLOR	AREA
(D)	(N) SECOND FLOOR ROOF		1501.13 SF
(E)	(N) SECOND FLOOR GABLE ROOF		36.94 SF

LOT NORTH DIRECTION

TITLE

OVERALL ROOF PLAN

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

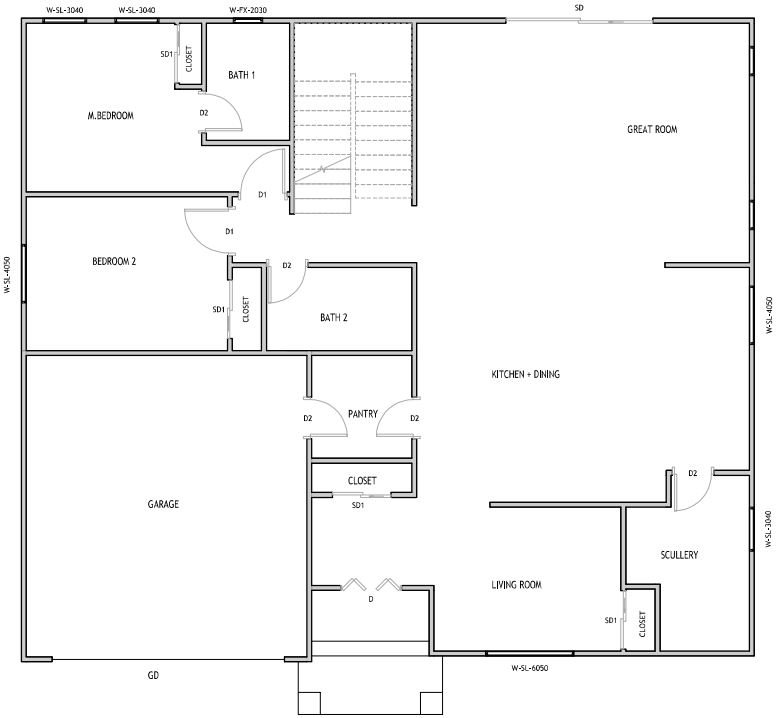
PROJECT TYPE

PROJECT NAME AND ADDRESS

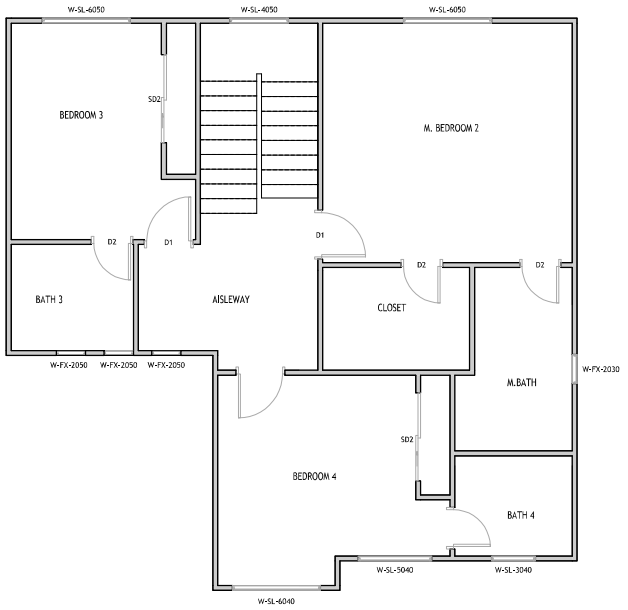
2250 BOHANNAN, SANTA CLARA, CA ____, USA

DRAWING NUMBER

A5.1



A PROPOSED FIRST FLOOR PLAN DOOR & WINDOW PLAN SCALE : 1/4" = 1'-0"



A PROPOSED SECOND FLOOR DOOR & WINDOW PLAN SCALE : 1/4" = 1'-0"

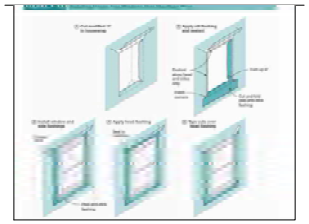
DOOR SCHEDULE

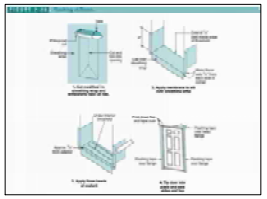
MARK	LOCATION	WIDTH	HEIGHT	LEVEL	COUNT
GD	GARAGE	16' - 0"	8' - 0"	FF LEVEL	
D	LIVING ROOM	4' - 0"	8' - 0"	FF LEVEL	1
D1	BEDROOM 2	3' - 0"	7' - 0"	FF LEVEL	1
D1	M.BEDROOM	3' - 0"	7' - 0"	FF LEVEL	1
D2	BATH 1	2' - 6"	7' - 0"	FF LEVEL	1
D2	BATH 1	2' - 6"	7' - 0"	FF LEVEL	1
D2	PANTRY	2' - 6"	7' - 0"	FF LEVEL	1
D2	PANTRY	2' - 6"	7' - 0"	FF LEVEL	1
D2	SCULLERY	2' - 6"	7' - 0"	FF LEVEL	1
SD	GREAT ROOM	10' - 0"	8' - 0"	FF LEVEL	1
SD1	CLOSET	4' - 0"	8' - 0"	FF LEVEL	1
SD1	CLOSET	4' - 0"	8' - 0"	FF LEVEL	1
SD1	CLOSET	4' - 0"	8' - 0"	FF LEVEL	1
SD1	CLOSET	4' - 0"	8' - 0"	FF LEVEL	1
FF LEVEL: 13					
D1	BEDROOM 3	3' - 0"	7' - 0"	2ND FLOOR LEVEL	1
D1	BEDROOM 4	3' - 0"	7' - 0"	2ND FLOOR LEVEL	1
D1	M.BEDROOM 2	3' - 0"	7' - 0"	2ND FLOOR LEVEL	1
D2	BATH 3	2' - 6"	7' - 0"	2ND FLOOR LEVEL	1
D2	BATH 4	2' - 6"	7' - 0"	2ND FLOOR LEVEL	1
D2	CLOSET	2' - 6"	7' - 0"	2ND FLOOR LEVEL	1
D2	M.BATH	2' - 6"	7' - 0"	2ND FLOOR LEVEL	1
SD2	CLOSET	6' - 0"	8' - 0"	2ND FLOOR LEVEL	1
SD2	CLOSET	6' - 0"	8' - 0"	2ND FLOOR LEVEL	1
2ND FLOOR LEVEL: 9					

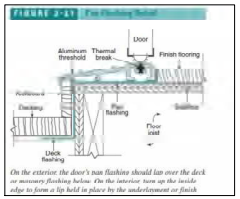
WINDOW SCHEDULE

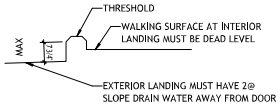
TYPE MARK	LOCATION	LEVEL	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	COUNT
W-FX-2030	BATH 1	FF LEVEL	2' - 0"	3' - 0"	6' - 0"	9' - 0"	1
W-FX-2050	GREAT ROOM	FF LEVEL	2' - 0"	9' - 0"	3' - 0"	8' - 0"	2
W-SL-3040	M.BEDROOM	FF LEVEL	3' - 0"	4' - 0"	3' - 0"	7' - 0"	2
W-SL-3040	SCULLERY	FF LEVEL	3' - 0"	4' - 0"	4' - 0"	8' - 0"	1
W-SL-4050	BEDROOM 2	FF LEVEL	4' - 0"	5' - 0"	3' - 0"	8' - 0"	1
W-SL-4050	KITCHEN	FF LEVEL	4' - 0"	9' - 0"	3' - 0"	8' - 0"	1
W-SL-6050	LIVING ROOM	FF LEVEL	6' - 0"	9' - 0"	2' - 6"	7' - 6"	1
FF LEVEL: 9							
W-FX-2030	M.BATH	2ND FLOOR LEVEL	2' - 0"	3' - 0"	3' - 0"	6' - 0"	1
W-FX-2050	AISLEWAY	2ND FLOOR LEVEL	2' - 0"	9' - 0"	3' - 0"	8' - 0"	1
W-FX-2050	BATH 3	2ND FLOOR LEVEL	2' - 0"	9' - 0"	3' - 0"	8' - 0"	2
W-SL-3040	BATH 4	2ND FLOOR LEVEL	3' - 0"	4' - 0"	3' - 0"	7' - 0"	1
W-SL-4050	STAIRCASE	2ND FLOOR LEVEL	4' - 0"	9' - 0"	3' - 0"	8' - 0"	1
W-SL-5040	BEDROOM 4	2ND FLOOR LEVEL	5' - 0"	4' - 0"	3' - 0"	7' - 0"	1
W-SL-6040	BEDROOM 4	2ND FLOOR LEVEL	6' - 0"	4' - 0"	3' - 0"	7' - 0"	1
W-SL-6050	BEDROOM 3	2ND FLOOR LEVEL	6' - 0"	9' - 0"	3' - 0"	8' - 0"	1
W-SL-6050	M.BEDROOM 2	2ND FLOOR LEVEL	6' - 0"	9' - 0"	3' - 0"	8' - 0"	1
2ND FLOOR LEVEL: 10							

19









LANDING FOR DOORS SHALL BE LOCATED NO GREATER THAN 4.475" BELOW DOOR'S THRESHOLD DOOR DOORS AND 1.5" AT OUT SWINGING DOORS

LOT NORTH DIRECTION

TITLE

WINDOWS & DOOR SCHEDULE PLAN

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

Gaurav Sonone

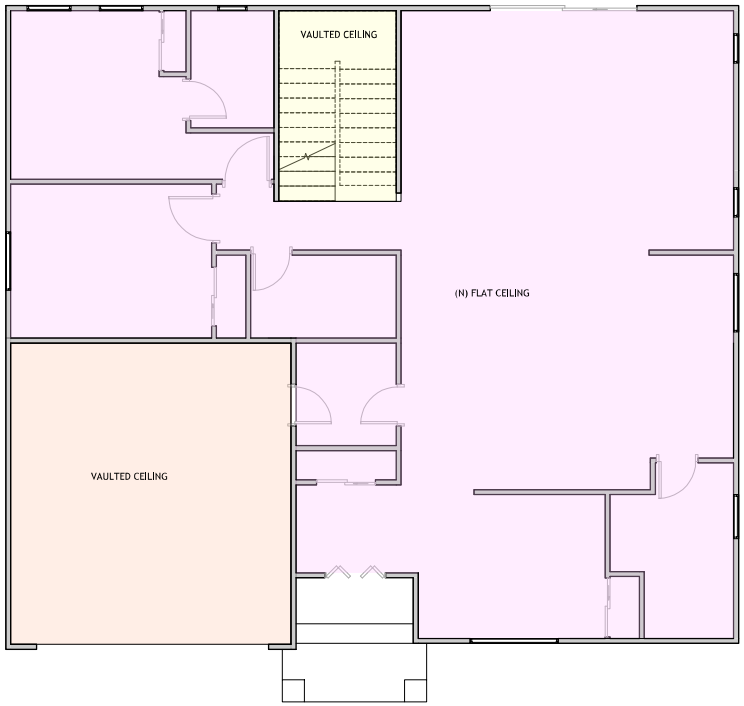
PROJECT TYPE

PROJECT NAME AND ADDRESS

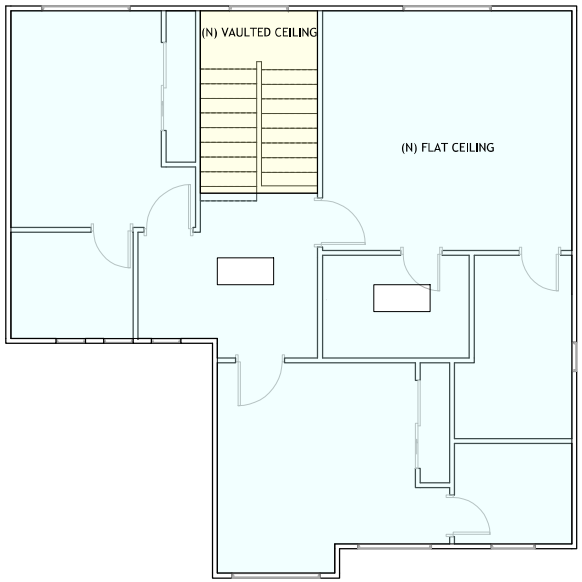
2250 BOHANNAN, SANTA CLARA, CA ____, USA

DRAWING NUMBER

A6.0



A FIRST FLOOR CEILING PLAN — SCALE : 1/4" = 1'-0"



B SECOND FLOOR CEILING PLAN — SCALE : 1/4" = 1'-0"

CEILING LEGEND		
(N) FIRST FLOOR FLAT CEILING		HEIGHT - 10'-0"
(N) FIRST FLOOR VAULTED CEILING		
(N) SECOND FLOOR CEILING		HEIGHT 9'-0"
(N) STAIRCASE VAULTED CEILING		

LOT NORTH DIRECTION

TITLE

CEILING PLAN

CLIENT NAME

KUNAL CHAWLA & PRANALI GITE

DESIGN & MANAGED BY:

DREAM FORGE LLC
37173,ILA CT, FREMONT CA 94536
CA,USA,94536

PROJECT MANAGER

NAME: GAURAV SONONE
37173,ILA CT, FREMONT CA 94536
PHONE: +1(585)-744-7445
EMAIL: dreamforge.gs@gmail.com

Gaurav Sonone

PROJECT TYPE

PROJECT NAME AND ADDRESS

2250 BOHANNAN, SANTA CLARA,
CA ____, USA

DRAWING NUMBER

A7.0

From:	Planning Public Comment
To:	Ellie Barbosa; Planning Public Comment; Daniel Sobczak; Sheldon Ah Sing
Cc:	Ellie Barbosa
Subject:	RE: Re: Objection to Proposed Development – Addition of 245 sq. Fft. to Lower Level and 1,146 sq. ft. Second-Story Expansion at 2250 Bohannon Dr, Santa Clara CA 95050
Date:	Monday, June 8, 2026 4:23:28 PM
Attachments:	image001.png

Good afternoon,
This is to confirm that your email has been received in the Planning Division and by way of my reply I am including the appropriate Planning Division staff for their review. Please note, your comments will be part of the public record on this item.

Thank you for taking the time provide your input.

Regards,

ELIZABETH ELLIOTT | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474

City of Santa Clara
The Center of What's Possible

From: Ellie Barbosa <caelliemae@yahoo.com>
Sent: Monday, June 8, 2026 2:36 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Cc: Ellie Barbosa <ebarbosa@kpcu.com>
Subject: Re: Objection to Proposed Development – Addition of 245 sq. Fft. to Lower Level and 1,146 sq. ft. Second-Story Expansion at 2250 Bohannon Dr, Santa Clara CA 95050

You don't often get email from caelliemae@yahoo.com. Learn why this is important

Rebuttal Letter Opposing Proposed Development Review Hearing

June 8, 2026

Helia Barbosa
2244 Bohannon Dr
Santa Clara CA 95050
caelliemae@yahoo.com
408-417-5678

To: Planning Department / Development Review Hearing Officer City of Santa Clara/Santa Clara County

Re: Objection to Proposed Development – Addition of 245 sq. Fft. to Lower Level and 1,146 sq. ft. Second-Story Expansion at 2250 Bohannon Dr, Santa Clara CA 95050

City of Santa Clara Planning Division
1500 Warburton Avenue
Santa Clara, CA 95050

Re: Objection to Development Review Hearing – Proposed 245 sq. ft. Lower-Level Addition and 1,146 sq. ft. Second-Story Addition at 2250 Bohannon Dr. Santa Clara CA 95050. File PLN26-00162

Dear Planning Staff and Hearing Officer,

I live in the house next door to this property and I am submitting this rebuttal to formally oppose the proposed development at **2250 Bohannon Dr, Santa Clara**, which seeks to add **245 square feet to the lower level** and **construct a 1,146 square-foot second story**. Based on the Santa Clara Zoning Code, Residential Design Guidelines, and General Plan policies, the project as proposed is **incompatible with the surrounding neighborhood** and should not be approved without substantial modification.

1. The Proposed Second Story Conflicts With Santa Clara Residential Design Guidelines (Privacy & Massing)
The **City of Santa Clara Single-Family Residential Design Guidelines** require that second-story additions:

- "**Minimize privacy impacts to adjacent properties**"
- "**Reduce massing and bulk to maintain neighborhood character**"
- "**Avoid direct views into neighboring rear yards and bedroom windows**"

A **1,146 sq. ft. second story** is unusually large for this neighborhood and creates **direct sightlines**into adjacent homes and backyards, violating the privacy-protection intent of the guidelines.
The project does not demonstrate:

- Adequate window placement mitigation
- Step-backs on the second story
- Reduced massing
- Architectural transitions to soften the visual impact

This is a clear conflict with the City's adopted design standards.
2. The Project Is Inconsistent With Santa Clara General Plan Policy 5.3.1-P1 (Neighborhood Compatibility)
The **Santa Clara 2010–2035 General Plan**requires that residential development:

"**Maintain the character and scale of existing neighborhoods**"

- "**Ensure compatibility in height, bulk, and massing**"

The surrounding area consists primarily of**single-story homes** with modest footprints. A second story of this size would create a**dominant, out-of-scale structure** that disrupts the established neighborhood pattern.

This project **does not comply** with the General Plan's neighborhood compatibility mandate.

3. Height and Massing Concerns Under Santa Clara Zoning Code (R1-6L or Applicable District)

Most Santa Clara single-family neighborhoods fall under **R1-6L** or similar zoning districts. While second stories are allowed, the Zoning Code requires that additions:

- "**Not adversely impact adjacent properties**"
- "**Maintain appropriate scale and proportion**"
- "**Avoid excessive bulk**"

A second-story addition exceeding **1,100 sq. ft.** is unusually large and creates:

- Excessive vertical massing
- A looming presence over neighboring yards
- A structure inconsistent with the typical height-to-lot-size ratio in the district

This violates the intent of the zoning standards, even if numerical height limits are technically met.

4. Shadowing and Loss of Natural Light (Design Guidelines – Solar Access)

Santa Clara's Residential Design Guidelines require that second-story additions:

- "**Minimize shading of adjacent properties**"
- "**Preserve solar access to neighboring yards and windows**"

Given the size and height of the proposed second story, it will cast **significant shadows** on adjacent homes, reducing natural light to:

- Rear yards
- Living spaces
- Garden areas
- Solar-dependent landscaping

The applicant has not provided a **required shadow study**, which is necessary for projects of this scale.

5. Construction Impacts Will Be Substantial and Long-Term

A project of this size will require:

- Extensive demolition
- Structural reinforcement
- Heavy equipment
- Long-term noise and dust
- Street and driveway obstruction

While construction impacts alone are not grounds for denial, the **scale of the project amplifies these impacts**, further supporting the need for a reduced, more compatible design.

6. The Project Lacks Justification for Its Size and Fails to Demonstrate Compliance With

Required Findings

For approval, the City must make findings that the project:

- Is **compatible with the neighborhood**
- Does **not adversely affect adjacent properties**
- Complies with the **General Plan**, **Zoning Code**, and **Design Guidelines**

Based on the issues above, these findings **cannot be made**.

Request for Action

Given the project's conflicts with Santa Clara's zoning and design standards, I respectfully request that the Planning Division and Hearing Officer:

1. Deny the project as currently proposed, or

2. Require substantial revisions, including:

- Reduced second-story square footage
- Increased step-backs
- Privacy-mitigating window placement
- Lower overall height and massing
- A full shadow study
- A neighborhood compatibility analysis

These changes are necessary to bring the project into compliance with Santa Clara's adopted policies and protect the character and livability of the neighborhood.

Conclusion

The proposed development is **incompatible with the City of Santa Clara's zoning standards, design guidelines, and General Plan policies**. It poses significant privacy, massing, and shadow impacts and would negatively affect the surrounding neighborhood. For these reasons, I urge the City to **reject the project or require major modifications**. Thank you for your time and consideration.

Sincerely,
Helia Barbosa

Sent from my iPhone

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Public Hearing: Action on the Architectural Review (PLN24-00521) for Demolition of the Existing 1,198 Square Foot One-Story Residence and the Construction of a New 3,817 Square Foot Two-Story Residence at 4435 Fillmore Street Located Within 200 Feet of Two Historic Resource Inventory Properties. CEQA Status: Exempt from CEQA per Section 15332 - In-Fill Development Projects.

File No.: PLN24-00521
Location: **4435 Fillmore Street,** a 6,250 square-foot property located on the eastern side of Fillmore Street, approximately 200 feet north of the intersection of Fillmore Street and 2nd Street; APN: 104-10-055; the property is zoned Single-Family Residential (R1-6L).
Applicant: Daniel Warren, Warren Design
Owner(s): GM & Fouzia Solaiman
Request: **Architectural Review** for demolition of the existing 1,198 square-foot residence and the construction of a 3,327 square-foot five-bedroom and four-bathroom two-story residence.

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

Background

- The project site, zoned Single-Family Residential (R1-6L), is surrounded by one-story and two -story colonial revival, cottage, ranch, and vernacular style single-family residences.
- The project site is a 6,250 square-foot lot currently occupied by a 1,198 square-foot single story residence with an attached one car garage. The residence was built in 1961.
- Per the Santa Clara City Code (SCCC) 18.120.020.D.7, the request requires Architectural Review approval through a Development Review Hearing for the demolition of the existing structure and construction of a two-story structure.
- The project was heard before the Historical and Landmarks Commission (HLC) in accordance with the Historic Preservation Ordinance (Santa Clara City Code 18.130.070), which requires all projects within 200 feet of a Historic Resources Inventory (HRI) property requiring an Architectural Review through a Development Review Hearing to be first referred to the HLC.
    - HLC purview is to review the project for neighborhood compatibility and consistency with the City's Design Guidelines and make a recommendation.
- The proposed project demolishes the existing single-story residence andt construct a new two-story, five-bedroom and four-bathroom residence. Components of the project include:
    - An attached 490 square-foot accessory dwelling unit (ADU) on the first floor. The proposed ADU is not in the scope of the discretionary Architectural Review. In

accordance with SCCC Section 18.60.020, ADUs proposed on the first story can be reviewed ministerially through a Building permit application.
    - A Mediterranean architectural style with white stucco, Spanish style roofing, and dark bronze decorative shutters, window and door frames, and gutters. The design also has architectural elements in keeping with the style such as a square bay window on the front elevation, windows on the garage door, and decorative columns for the front entry porch.

Historical & Landmarks Evaluation and Recommendation

- The subject property at 4435 Fillmore Street is within 200 feet of 4406 Fillmore Street and 4433 Cheeney Street, which are both listed on the HRI.
    - 4406 Fillmore Street is a Colonial Revival Cottage (J.M. Williamson House) built in 1925. It is a rectangular plan house with clapboard siding and narrow corner moldings with two rounded porch columns, hipped roof, and bay window.
    - 4433 Cheeney Street is a Colonial Revival built in 1905. This residence has a rectangular floor plan with an L-shaped recessed porch, narrow overlap siding, front-facing gable, and a square bay window with modified hip roof.
- The subject property at 4435 Fillmore Street is not located on the same side of the street as 4406 Fillmore Street and is situated on a different block from 4433 Cheeney Street (See Attachment 1-Vicinity Map). Given that the historic resources are not situated on the same street frontage in a way that would affect the predominant frontage pattern, no impacts on the resources are anticipated.
- At the May 7, 2026, meeting, the HLC recommended reducing the second-story mass to minimize potential impacts to the nearby historic resource at 4406 Fillmore Street. The HLC continued the item to the June 4, 2026, HLC meeting.
- In response to HLC's recommendation, the applicant revised the plans (Attachment 5) reducing the mass of the second story by increasing the upper-story step-back an additional 2.5 feet from the first-floor elevation. The proposed first floor provides a 25-foot setback from the front property line, where 20 feet is required. With the additional second-story step-back, the upper-story façade will be setback 27 feet from the property line, exceeding the 25-foot requirement.
    - The revised design responds to the recommendations of the HLC and is more consistent with the City's Single-Family Residential Design Guidelines. As proposed, the project would not result in a significant adverse visual impact on the integrity of the HRI-listed property at 4406 Fillmore Street.
    - Staff and the applicant presented the revised development plans at the June 4, 2026, HLC meeting. The HLC discussed the revised plans, the visual impact on the HRI property, and the existing neighborhood characteristics. In one motion, the HLC recommended the Development Review Officer to approve the Architectural Review (4-2-1-0, Commissioners Inciarte and Romano opposed, Commissioner Vargas-Smith abstaining).

Architectural Review Summary

- The proposed project complies with the City's Single-Family and Duplex Residential Design Guidelines (2014), in that:
    - The second floor is less than 66% of the first floor.
    - The second floor is stepped back from the first floor on all sides by five feet or more resulting in an appropriate mass and bulk for a single-family residence.

powered by Legistar™

  - The architectural features of the proposed design are true to the proposed architectural form and style in that the materials include stucco with darker wood decorative shutters and garage door with windows, and brown Spanish tile roofing.
  - The proposed hipped roof and front-facing gable are roof forms found in the neighborhood.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
   - The proposal provides the required two covered parking spaces at the front of the residence within the two-car garage.
   - The required parking spaces are not located in the required front yard or side yard landscaped areas.
   - The proposed project provides areas surfaced with all-weather materials for parking vehicles.

2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:*
   - The proposed residence would not create traffic congestion or hazards.
   - Public streets are adequate in size and design to serve the proposed two-story residence, and the use will not create a substantive increase in traffic.

3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:*
   - Architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.
   - The proposed project is consistent with the scale and design found in the existing surrounding neighborhoods.

4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:*
   - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to project public health, safety, and general welfare.

5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:

- The proposed project is consistent with the City's Single-Family and Duplex Residential Design Guidelines in that the project incorporates design guidelines to reduce the second-story mass and architectural features of the proposed design are true to the proposed architectural form and style.
- The proposed addition complies with the R1-6L zoning district's development standards.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects), in that the request is on a project site less than five acres, served by all required, and meets all zoning standards.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to 63 property owners and tenants within a 300-foot radius of the project site on April 23, 2026, in conjunction with the May 7, 2026, HLC meeting. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 - Infill; and **Approve** the Architectural Review for a demolition of the existing 1,198 square-foot residence and the construction of a 3,327 square-foot five-bedroom and four-bathroom two-story residence located at 4435 Fillmore Street, subject to findings and conditions of approval.

Prepared by: Meha Patel, Associate Planner, Community Development Department
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Weblinks - HLC Staff Reports
4. Conditions of Approval
5. Development Plans

Vicinity Map (Zoning) - 4435 Fillmore Street

Legend

Zoning

Land Parcels

- PD - Planned Development
- R1 - Single-Family Residential
- R2 - Low-Density Residential
- R3 - Medium Density Residential

Base Layers

Site Addresses

- Place
- Single

Land Parcels

- Land Parcels
- Common Areas

Streets

Properties on the Historic Resource Inventory

Notes

created on 04/15/2026 16:16:37

0 200 400 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 2: Project Data/Compliance

Project Address: 4435 Filmore Street **Project Number: PLN24-00521**
Zoning: R1-6L

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,250	6,250	6,000	Y
Building Square Footage (SF)				
1st Floor:	924	1,371	--	--
2nd Floor:	--	1,469	--	--
Garage	274	487	--	--
Attached ADU	--	490	--	--
Porch/Patio:	--	100	--	--
Patio	--	260	--	--
Balcony:	--	110	--	--
Total:	1,198	3,817	--	--
Floor Area Ratio:	0.19	0.61	--	--
% of 2nd floor to 1st floor:	--	62%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	19%	35%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor): **(2nd floor):**	22 --	25 27	20 25	Y Y
Left Side (1st floor): **(2nd floor):**	5 --	5 10	5 10	Y Y
Right Side (1st floor): **(2nd floor):**	5 --	5 10	5 10	Y Y
Rear (1st floor): **(2nd floor):**	67 --	40 45	20 20	Y Y
Attached Accessory Dwelling Unit Setbacks (FT) – Setbacks same as the main residence				
Height (FT)				
Main building:	14'- 8"	24' -5"	25	Y
# of Bedrooms/Bathrooms:	2/1	5/4	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	2	2	2	Y
Common Living Area (SFR)	--	32%	Min 25%	Y

Conditions of Significant Property Alteration Permit Approval

PLN24-00521 / 4435 Fillmore Street

Architectural Review for a demolition of the existing 1,198 square-foot residence and the construction of a 3,327 square-foot five bedroom and four bathroom two-story residence.

GENERAL

G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Director of Community Development or designee and all appeal periods have been exhausted. The expiration date is June 25, 2028.

G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code. California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

P1. **Tree Replacement (On-site).** Trees permitted by the City for removal shall provide replacement on-site at a ratio of 1:1 with a minimum 15-gallon tree size. (SCC 12.35.090)

DURING CONSTRUCTION

P2. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P3. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P4. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

OPERATIONAL CONDITIONS

P5. **Use of Garage**. The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.

P6. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

P7. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.

E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

Web Links – HLC Staff Reports

HLC Meeting (May 7, 2026):
Here you will find documents related to the Historical and Landmarks Commission meeting such as the staff report and attachments.
https://santaclara.legistar.com/MeetingDetail.aspx?ID=1401689&GUID=F015F07E-E3F1-46D7-9A30-3BA8EF26B08B&Options=info|&Search=

HLC Meeting (May 7, 2026) Video:
https://santaclara.granicus.com/player/clip/2509?view_id=1&redirect=true

HLC Meeting (June 6, 2026):
Here you will find documents related to the Historical and Landmarks Commission meeting such as the staff report and attachments.
https://santaclara.legistar.com/MeetingDetail.aspx?ID=1348274&GUID=2798819D-9E3E-4DD3-BF1F-88628DF6121B&Options=info|&Search=

HLC Meeting (June 6, 2026) Video:
https://santaclara.granicus.com/player/clip/2536?view_id=1&redirect=true

These documents are available for viewing in the Community Development Department

FILLMORE RESIDENCE
NEW RESIDENCE
4435 FILLMORE STREET
SANTA CLARA, CALIFORNIA

CALGREEN MANDATORY MEASURES

A4.1 PLANNING & DESIGN-SITE DEVELOPMENT
4.106.2: A PLAN IS DEVELOPED & IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION,
4.106.3: THE SITE SHALL BE PLANNED & DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEMS WILL MANAGE ALL SURFACE WATER FLOWS.
A4.2 ENERGY EFFICIENCY
4.201.1 LOW-RISE RESIDENTIAL BUILDINGS SHALL MEET OR EXCEED THE MINIMUM STANDARD DESIGN REQUIRED BY THE CALIFORNIA ENERGY STANDARDS.
A4.3 WATER EFFICIENCY & CONSERVATION
4.303.1: INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS:
1. WATER SAVING FIXTURES OR FLOW RESTRICTORS SHALL BE USED.
2. A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED.
4.303.2: WHEN USING THE CALCULATION METHODS SPECIFIED IN SECTION 4.303.1 MULTIPLE SHOWERHEADS SHALL NOT EXCEED MAXIMUM FLOW RATES
4.303.3 PLUMBING FIXTURES (WATER CLOSETS & URINALS) & FITTINGS (FAUCETS & SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.
OUTDOOR WATER USE:
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. AFTER DECEMBER 1, 2015, NEW RESIDENTIAL DEVELOPMENTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREAT THAN 500 SQUARE FEET SHALL COMPLY
WITH ONE OF THE FOLLOWING OPTIONS:
1. A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER
RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT; OR
2. PROJECTS WITH AGGREGATE LANDSCAPE AREAS LESS THAT 2,500 SQUARE FEET MAY COMPLY WITH THE MWELO'S
APPENDIX D PRESCRIPTIVE COMPLIANCE OPTION.
A4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY
4.406.1: JOINTS & OPENINGS.
ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
4.408.1: A MINIMUM OF 75% OR THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. THIS IS ACHIEVED EITHER BY USING CITY PER-CERTIFIED LANDFILLS OR IMPLEMENTATION OF A WASTE MANAGEMENT PLAN. WASTE MANAGEMENT PLAN SHALL BE PRE-APPROVED BY ENVIRONMENTAL SERVICES DEPT.
4.408.2 WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.
4.410.1 AN OPERATION & MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
A4.5 ENVIRONMENTAL QUALITY
POLLUTANT CONTROL :
4504.1 DUCT OPENINGS & OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
4.504.2.1 ADHESIVES, SEALANTS & CAULKS SHALL BE COMPLIANT WITH VOC & OTHER TOXIC COMPOUND LIMITS.
4.504.2.2: PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
4.5O4.2.3: ALL PAINTS & COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC & OTHER TOXIC COMPOUNDS.
4.504.2.4: DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
4.504.3: CARPET & CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
4.504.4: 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING, SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAMS.
4.504.5: PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS. SPECIFY THE LIMITS ON THE PLANS IN ACCORDANCE WITH.
4.505.2: VAPOR RETARDER & CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.
4.505.3: MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL & FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.
INDOOR AIR QUALITY & EXHAUST
4.506.1 ENERGY STAR COMPLIANT EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM. CONTROLLED BY A HUMIDITY CONTROL, UNLESS IT IS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.
ENVIRONMENTAL COMFORT
4.507.1: WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MIN. INSULATION VALUE OF R-4.2.
4.507.2: DUCT SYSTEMS ARE SIZED, DESIGNED & EQUIPMENTS IS SELECTED USING THE FOLLOWING METHODS:
1. ESTABLISH HEAT LOSS & HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ACCA 19-D (MANUAL D) OR EQUIVALENT.
3. SELECT HEATING & COOLING EQUIPMENT ACCORDING TO ACCA 36-S (MANUAL S) OR EQUIVALENT.
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702.11: HVAC SYSTEM INSTALLERS ARE TRAINED & CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
702.2: SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED & ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
703.1: VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE
CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

FIRE DEPARTMENT NOTES

1. THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN A POSITION THAT IS READILY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5".
2. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD.
3. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7.
4. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE INTERCONNECTED, RECEIVED THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
5. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING OR SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN SWELLING UNITS THAT HAVE AN ATTACHED GARAGE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

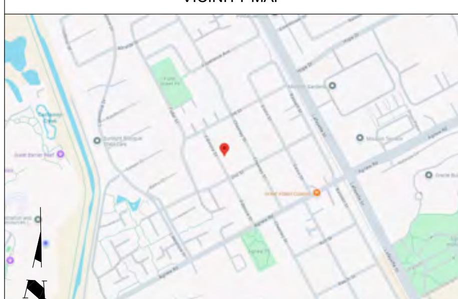
SPECIAL INSPECTIONS

ALL WORK REQUIRING INSPECTIONS MUST BE DONE BY CERTIFIED INSPECTION AGENCY.
- RETROFIT HOLDOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE EOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLDOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTION(S).

HERS FEATURES

- HERS VERIFICATION REQUIRED FOR THE BUILDING ENVELOPE (QUALITY INSULATION INSTALLATION (QII)), HVAC COOLING, HVAC DISTRIBUTION, MINIMUM AIRFLOW, VERIFIED REFRIGERANT CHARGE, DUCT LEAKAGE TESTING, AND HVAC FAN SYSTEMS. PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

VICINITY MAP



GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL CALIFORNIA RESIDENTIAL CODE (CRC) 2022, CALIFORNIA BUILDING CODE (CBC) 2022, CALIFORNIA MECHANICAL CODE (CMC) 2022, CALIFORNIA PLUMBING CODE (CPC) 2022, CALIFORNIA FIRE CODE (CFC) 2022, CALIFORNIA ELECTRICAL CODE (CEC) 2022, CALIFORNIA GREEN BUILDING CODE (CGBC) 2022, ENERGY EFFICIENCY STANDARDS TITLE 24.
2. SITE DRAINAGE: NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTIES OR ON SITE WATER RETENTION. PROVIDE A MINIMUM 5% SLOPE ON PERVIOUS SURFACES AND 2% SLOPE ON IMPERVIOUS SURFACES WITHIN 10' OF STRUCTURE.
3. FOUNDATION: SOIL UNDER SLAB AND FOOTINGS TO BE 95% COMPACTED. ALL BEARING FOOTINGS SHALL EXTEND A MINIMUM OF 12" INTO UNDISTURBED SOIL, UNLESS OTHERWISE NOTED. FOUNDATIONS AND HOUSE SLAB SHALL BE 2500 PSI AT 28 DAYS. FLAT WORK SHALL BE 2500 PSI AT 28 DAYS. FINISH FLOOR SLAB SHALL BE A MINIMUM OF 6" ABOVE GRADE. PROVIDE COPIES OF ANY COMPACTION OR SOILS ANALYSIS REPORTS TO THE BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.
4. SILL PLATES WILL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.
5. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL BE 2x4 D.F. WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED ON PLANS.
6. PROVIDE SOLID BLOCKING AT ALL FURRED CEILINGS AND SOFFITS AT WALLS.
7. AT ALL NON-BEARING WALLS PARALLEL TO ROOF TRUSS THAT ARE UNBRACED FOR MORE THAN 6'-0" PROVIDE A 2x4 DIAGONAL BRACE FROM THE TOP PLATE TO THE TOP CHORD WITH A MINIMUM OF 2-16d EACH END.
8. BOTTOM CHORD OF TRUSS TO BE BRACED AT 12' O.C. (MINIMUM).
9. ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE 6x12 WITH DOUBLE TOP PLATE OVER, UNLESS OTHERWISE NOTED.
10. POWER DRIVEN FASTENERS: ESR 2269 X-U P8 S36 AS MANUFACTURED BY "HILTI". SPACING: 18" O.C. AT ALL BEARING WALLS, 36" O.C. AT ALL NON-BEARING WALLS.
11. EXTERIOR FINISH TO BE HORIZONTAL SIDING AT 1st FLOOR AND SHINGLE SIDING AT THE 2nd FLOOR-SEE EXTERIOR ELEVATIONS, UNLESS OTHERWISE NOTED (U.O.N.).
12. STUCCO FINISHES AT EDGES SHALL INCLUDE THE FOLLOWING: DRIP SCREED, SUPERIOR #1/ CASING BEAD, MILCOR #66/EXTERIOR CORNER, MILCOR #1 EXP. JOINT. INTERIOR CORNER, MILCOR #30 EXP. JOINT.
13. ALL WINDOWS SHALL BE DUAL GLAZED WITH VINYL FRAME. SEE ELEVATIONS FOR GRIDS.
14. ALL EXTERIOR SLIDING GLASS DOORS AND WINDOWS WITH SILLS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF AN EXTERIOR DOOR IN A CLOSED POSITION SHALL BE TEMPERED. H.S.=HORIZONTAL SLIDER, S.H.=SINGLE HUNG, OBS.=OBSCURE, FXD.=FIXED, TEMP.=TEMPERED, HLF. RND.=HALF ROUND.
15. SILL PLATES FOR NON-BEARING WALLS MUST BE ANCHORED TO SLAB WITH HARDENED CEMENT NAILS.
16. EXTERIOR SILL PLATES SHALL BE CAULKED AT JOINTS WITH CONCRETE SLAB. CAULK ALL OPENINGS IN EXTERIOR ENVELOPE, ALL JOINTS BETWEEN DISSIMILAR MATERIALS, AND AT JUNCTIONS OF MAJOR COMPONENTS.
17. PROVIDE ONE COAT HEAVY-BODIED ACRYLIC STAIN ON BARGE RAFTERS, FASCIA BOARDS, EXPOSED EAVES, AND WOOD TRIM.
18. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. ANY CONFLICTS OR DISCREPANCIES ARE TO BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO CONSTRUCTION.
19. BACKFLOW PREVENTER REQUIRED ON ALL HOSE BIBBS.

DEFERRED SUBMITTALS

DEFERRED APPROVALS ARE SUBJECT TO CITY'S APPROVAL
- FIRE SPRINKLER SYSTEM TO BE SUBMITTED AND APPROVED UNDER A SEPARATE PERMIT. THE STRUCTURE WILL COMPLY WITH R313 FOR RESIDENTIAL FIRE SPRINKLERS. SUBMIT DESIGN CALCULATION AND PLAN TO COUNTY FIRE (408) 378-4010

PROJECT CONTACTS

OWNER:	DESIGNER:
GM & FOUZIA SOLAIMAN	WARREN DESIGN
GM.solaiman@gmail.com	DANIEL WARREN
4435 FILLMORE STREET	579 E. CAMPBELL AVE.
SANTA CLARA, CA. 95051	CAMPBELL, CA 95008
(408) 409-4360	650-469-3760

SHEET INDEX

T-1	PROJECT DATA/ GENERAL NOTES/ VICINITY MAP/ SHEET INDEX
T-1.1	GENERAL NOTES
T-1.2	BLUEPRINT FOR A CLEAN BAY
A-1	DEMO SITE PLAN
A-1.1	SITE PLAN
A-2	PROPOSED 1st LEVEL FLOOR PLAN
A-3	PROPOSED 2nd LEVEL FLOOR PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
A-6	ROOF PLAN
A-7	SECTIONS

PROJECT DATA

PROJECT ADDRESS:	4435 FILLMORE STREET
ASSESSOR PARCEL NUMBER:	104-10-055
ZONING:	R-1
CONSTRUCTION TYPE:	V-B (SPRINKLERED)
OCCUPANCY TYPE:	R-3/U
FLOOD ZONE:	X
LOT SIZE:	6,250 S.F.
EXISTING RESIDENCE TO BE DEMO'D:	924 S.F.
EXISTING GARAGE TO BE DEMO'D:	274 S.F.
PROPOSED 1st LEVEL:	1,371.08 S.F.
PROPOSED ATTACHED ADU:	490.02 S.F.
PROPOSED 2nd LEVEL:	1,469.15 S.F.
TOTAL LIVING AREA:	3,330.25 S.F.
PROPOSED GARAGE:	486.65 S.F.
PROPOSED COVERED PORCH:	100.33 S.F.
PROPOSED COVERED PATIO:	260 S.F.
PROPOSED BALCONY:	110.32 S.F.
TOTAL LOT COVERAGE:	2,218.06 S.F.
MAX. LOT COVERAGE:	2,500 S.F.
COMMON LIVING AREA:	908.33 S.F. - PROVIDED (823.8 S.F. - REQUIRED)
EXISTING BEDROOM:	2
EXISTING BATHROOM:	1
PROPOSED BEDROOM:	5 (PLUS 1 BEDROOM IN ADU)
PROPOSED BATHROOM:	4 (PLUS 1 BATHROOM IN ADU)
PROPOSED PARKING:	
COVERED:	2
UNCOVERED:	2

SCOPE OF WORK:
DEMO EXISTING 924 S.F. RESIDENCE. CONSTRUCT A NEW 2 STORY RESIDENCE WITH LIVING ROOM, FAMILY, DINING, KITCHEN, MUD ROOM, OFFICE, POWDER ROOM, 2 CAR GARAGE, COVERED PORCH, COVERED PATIO, AND ATTACHED ADU WITH KITCHEN, LIVING, BEDROOM, AND BATHROOM AT 1ST LEVEL. AND PRIMARY BEDROOM, PRIMARY BATHROOM, LAUNDRY, LOFT, 3 BEDROOMS, AND 3 BATHROOMS AT 2ND LEVEL. PROVIDE NEW STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL AS NECESSARY AND SHOWN ON PLANS.

PHOTOVOLTAIC SYSTEM (PV):

- A PV SYSTEM OF ____ kWdc IS A "REQUIRED SPECIAL FEATURE" OF THE ENERGY CALCULATION.

A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE CALIFORNIA ENERGY CODE PERFORMANCE OR PRESCRIPTIVE STANDARDS. **THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.**

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

These drawings and the designs Incorporated herein, as an instrument of service are and shall remain the property of WARREN DESIGN and are not to be used in whole or part for any other project without written consent. @ Copyright 2023

FILLMORE RESIDENCE
NEW RESIDENCE
4435 FILLMORE STREET
SANTA CLARA CALIFORNIA

Date: 09/23/2024
Drawn By: DW
Revisions:

TITLE SHEET
SHEET INDEX
PROJECT DATA
VICINITY MAP
GENERAL NOTES

Project No: 2461

Sheet No: T-1

GENERAL NOTES

1. ALL WORK DEPICTED ON THESE DRAWINGS IS REQUIRED TO COMPLY WITH:
   1.1 2022 CALIFORNIA BUILDING CODES (CBC)
   1.2 2022 RESIDENTIAL CODE (CRC)
   CONSTRUCTION IS TO COMPLY WITH ALL VOLUMES, SECTIONS, AND SUBSECTIONS OF THAT CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE STANDARD REQUIREMENTS FOR CONSTRUCTION AND TO MAINTAIN A COPY OF THE 2022 CBC AND 2022 CRC AT ALL TIMES. THE CODE IS TO BE CONSIDERED TO BE PART OF THE SET.

2. THE CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH OR AS REQUIRED BY THE:
   2.1 2022 CALIFORNIA PLUMBING CODE (CPC),
   2.2 2022 CALIFORNIA MECHANICAL CODE (CMC),
   2.3 2022 CALIFORNIA ELECTRICAL CODE (CEC),
   2.4 2022 CALIFORNIA ENERGY CODE (T24-6),
   2.5 2022 CALIFORNIA FIRE CODE,
   AND ALL OTHER APPLICABLE STATE, FEDERAL, AND LOCAL CODES.

3. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE DESIGNER AND SHALL NOT BE USED ON ANY OTHER PROJECT EXCEPT BY WRITTEN AGREEMENT WITH THE DESIGNER.

4. THE CONTRACTOR IS RESPONSIBLE FOR
   4.1 PLANS
   4.2 NOTES
   4.3 DETAILS
   4.4 ELEVATIONS
   4.5 CONSULTANT REPORTS
   4.6 SUPPORTING DOCUMENTS PRIOR TO COMMENCEMENT OF ANY WORK THOROUGH REVIEW AND FAMILIARITY OF THESES DOCUMENTS IS REQUIRED AND ANY DISCREPANCY IN THIS SET OF CONSTRUCTION DOCUMENTS IS TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER.

5. IF SPECIFICATIONS VARY WITHIN THE SET, THE MOST STRINGENT IS SAID TO APPLY UNLESS CLARIFIED IN WRITING BY THE DESIGNER.

6. IF ANY DETAILS ARE NOTED TO BE MISSING OR INCOMPLETE, WRITTEN QUESTIONS ARE TO BE DIRECTED TO THE DESIGNER FOR CLARIFICATION PRIOR TO THE SIGNING OF ANY CONTRACT FOR CONSTRUCTION
7. THE GENERAL CONTRACTOR IS REQUIRED TO NOTIFY THE DESIGNER IN WRITING OF:
   7.1. SUBSTITUTION
   7.2. REVISION
   7.3. PROPOSED ALTERNATES
   AT LEAST TWO WEEKS PRIOR TO THE EXPECTED DATE OF ORDER OR INSTALLATION OF SAID ALTERNATE IN ORDER TO ALLOW ADEQUATE TIME OF COORDINATION AND APPROVALS BY THE DESIGNER,ANY PROFESSIONAL CONSULTANT, AS WELL AS THE LOCAL CODE ENFORCEMENT AGENCY. A TWO WEEK RESPONSE PERIOD IS NOT GUARANTEED, SO THE GREATER THE NOTICE PERIOD THE BETTER.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND BEING PRESENT FOR ALL REQUIRED INSPECTIONS.

9. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. WHERE APPROPRIATE, ALIGNMENTS TO EXISTING WALLS AND FINISHES SHOULD GOVERN. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK. THE GENERAL CONTRACTOR SHALL KEEP A SET OF THESE PLANS AND SPECIFICATIONS ON THE JOB SITE AS REFERENCE AT ALL TIMES. THE GENERAL CONTRACTOR AND FRAMING CONTRACTOR ARE RESPONSIBLE FOR WORKING TO COORDINATE SHEAR WALL LENGTHS AND HOLD-DOWN LOCATIONS WITH PLUMBING AND MECHANICAL INFRASTRUCTURE. FURRING AND SOFFITS SHOULD BE FRAMED AS REQUIRED AND WITH VERIFICATION OF OWNER OR DESIGNER.

10. THE CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR AND THEIR SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR AND THEIR SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY, AND HOLD THE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THE PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGNER.

11. THE GENERAL CONTRACTOR IS REQUIRED TO DESIGNATE A CONTACT PERSON FOR THE PROJECT TO RECEIVE ALL INFORMATION RELATED TO THE JOB SITE INFORMATION. THE CONTACT'S NAME AND PHONE NUMBER ARE TO BE GIVEN TO THE OWNER AND THE DESIGNER. UNLESS SPECIFIED BY THE OWNER, THE CONTRACTORS IS TO PROVIDE RESPONSIBLE, APPROPRIATE, AND SANCTIONED SUPERVISION ON THE JOB SITE FOR THE DURATION OF THE PROJECT. THE GENERAL CONTRACTOR IS TO PROVIDE AND MAINTAIN A JOB SITE PHONE NUMBER, EMAIL, OR FAX. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE SUPERVISION OF ALL SUB-TRADES.

12. THE CONTRACTOR SHALL CONFINE OPERATIONS TO THE SITE AREA AS PERMITTED BY LAW, ORDINANCES, PERMITS, AND THE CONTRACT DOCUMENTS AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENT.

13. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION (PER THE REQUEST OF THE OWNER, GENERAL CONTRACTOR, OR DESIGNER) SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED AND ACTED UPON BY THE SAID PARTY. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS AND SAMPLES.

14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO BIDDING AND CONDUCTING REASONABLE INSPECTION OF EXISTING CONDITIONS FOR PURPOSES OF ACCURATELY ASSESSING THE SCOPE OF WORK, SITE CONDITIONS, AND OVERALL PROJECT INTENT. QUESTIONS ARISING FROM THE SITE VISIT ARE TO BE DIRECTED TO THE DESIGNER FOR CLARIFICATION PRIOR TO BID.

15. THESE DRAWINGS ARE INTENDED TO ILLUSTRATE A COMPLETE JOB. UNLESS SPECIFIED, WORK IS TO INCLUDE ALL COMMON AND NECESSARY ACCESSORIES (I.E. TOILET ROLL HOLDERS, TOWEL BARS, MIRRORS, ETC.) AS WELL AS ALL COMPONENTS REQUIRED TO COMPLETE CURRENT CODE REQUIREMENTS IN THE JURISDICTION WHERE WORK IS BEING PERFORMED. THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING SUB-STRUCTURE FURRING, INCLUDING FLOOR - WALL - OR CEILING PADDING TO ASSURE SURFACES ARE PLUMB, AND ALIGNED WITHIN A 1 4" ON AN 8' MEASURE. CONCEALMENT OF STEEL STRUCTURAL BRACKETS, BEAMS , TABS, BOLTS, AND PROTRUDING ELEMENTS ARE TO BE CONSIDERED AT THE TIME OF ROUGH FRAME BIDDING AND ARE TO BE INCLUDED IN THE CONSTRUCTION. FURRING, NOTCHING, AND ALTERNATIVE WELDING AND ANY OTHER MEANS MAY BE CONSIDERED PENDING APPROVAL OF THE STRUCTURAL ENGINEER.

16. PERTAINING CERTAIN ITEMS, MATERIALS, AND FEATURES REPRESENTED WITHIN THIS SET MAY NOT BE APPROVED AS PART OF THE BUILDING PERMIT. QUESTIONS REGARDING THE SPECIFICS OF APPROVAL SHALL BE DIRECTED TO THE LOCAL JURISDICTION.

17. NOTICE: THIS SET HAS BEEN PRODUCED FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. THESE DRAWINGS ARE NOT TO BE CONSIDERED AS BUILDS, NOR INCLUSIVE OF ALL DETAILS, DRAWINGS, MATERIALS SPECIFICATIONS, ETC. THESE ARE INTENDED TO ADDRESS ALL POSSIBLE CONSTRUCTION ISSUES.
18. NOTICE: THESE WORKING DRAWINGS ARE NOT TO BE USED IN ANY CONSTRUCTION FOR WHICH BUILDING PERMITS HAVE NOT BEEN OBTAINED. ADDITIONALLY, THE CONTRACTED BUILDERS ARE NOT RESPONSIBLE FOR THE CORRECTNESS OF ANY WORK UNDERTAKEN PREMATURELY IF IT IS BASED ON PLANS THAT HAVE NOT BEEN REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT. THIS STIPULATION APPLIES TO ORIGINAL SUBMITTAL DRAWINGS AND REVISIONS. ALL DRAWINGS ARE PRELIMINARY UNTIL A PERMIT IS ISSUED.

19. AS PART OF THE CONTRACT REQUIREMENTS FOR THIS PROJECT, THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.

20. A BUILDING OPERATIONS MANUAL MUST BE PROVIDED TO THE OWNER PER GREEN BUILDING CODE SECTION 4.410.1.

DEMOLITION NOTES

1. THE GENERAL CONTRACTOR IS TO VERIFY ANY EXISTING FEATURES AND FINISHES TO REMAIN PRIOR TO DEMOLITION. MATERIALS, FIXTURES, HARDWARE, APPLIANCES, ETC. WHICH ARE TO BE REUSED SHALL BE STORED AND PROTECTED FROM DAMAGE UNTIL THEY ARE TO BE RE-INSTALLED.

2. THE GENERAL CONTRACTOR IS TO VERIFY WITH OWNERS WHETHER REMOVED OR UNUSED DOORS, WINDOWS, FIXTURES, HARDWARE, AND MISCELLANEOUS MATERIALS SHOULD BE SAVED FOR POSSIBLE FUTURE REUSE - OR DISCARDED. THE OWNER SHALL MARK A LIST OF SUCH ITEMS PRIOR TO DEMOLITION.

3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ITEMS DAMAGED BY DEMOLITION OR REMOVED IN ERROR.

4. NO ASBESTOS REMOVAL IS THE BE UNDERTAKEN BY ANY PARTY EXCEPT AS ALLOWED BY LAW.
5. THE GENERAL CONTRACTOR SHALL PROVIDE VISQUEEN SCREENING DURING DEMOLITION TO PROTECT EXISTING RESIDENCE, APPLIANCES AND FURNISHINGS. AS APPROPRIATE POSITIVE VENTILATION IS TO BE PROVIDED FOR DUST CONTROL.

6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION DEBRIS AND ALL OTHER ORGANIC MATERIAL REMOVAL FROM THE STRUCTURE AND THE SITE. FRAMED AREAS TO BE FREE OF DEBRIS PRIOR TO SHEETROCKING, UNDERFLOOR, AND ATTIC AREA SHALL BE LEFT CLEAN AND FREE OF DEBRIS, CUT-OFFS, SCRAPS, SAWDUST, ASSOCIATED GARBAGE, ETC.

7. THE DESIGN AND INSTALLATION OF ALL TEMPORARY SHORING IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL EXISTING FRAMING AND LOAD TRANSFER IS TO BE FIELD VERIFIED PRIOR TO SHORING ANY PORTION OF THE STRUCTURE.

8. ALL UNUSED AND DEMOLISHED ELECTRICAL IS TO BE REMOVED BACK TO THE NEAREST UTILIZED JUNCTION. NO DEAD HOTS ARE TO REMAIN AFTER CONSTRUCTION. TEMPORARY POWER FOR THE DURATION

SITE DEVELOPMENT NOTES

1. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION

2. THE CONTRACTORS SHALL VERIFY THE LOCATION OF ALL PROPERTY BOUNDARIES FOR THE SITE AND VERIFY ALL SETBACK AND EASEMENT LOCATIONS PRIOR TO CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR PROVIDING A LICENSED SURVEY AND TITLE REPORT IF REQUIRED BY THE LOCAL JURISDICTION. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE FURTHER COMMENCEMENT OF WORK.

3. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AND SCHEDULING THE PROJECT GEOTECHNICAL ENGINEER FOR SITE INSPECTIONS AND OBSERVATION OF EXCAVATIONS, DRILLING, DRAINAGE, BACKFILL, ETC.

4. SOIL COMPACTION FOR GRADING OR BACKFILLING SHALL BE PLACED IN ACCORDANCE WITH THE SOILS ENGINEER RECOMMENDATIONS. IF THERE IS NO SOILS ENGINEER USE 6" LIFTS WITH 90% COMPACTION.

5. TEMPORARY EARTH SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.

FOUNDATION AND CONCRETE NOTES

1. FOR GENERAL REFERENCE SEE CBC 2022, CHAPTER 18.

2. FOUNDATION VENTS PER CALIFORNIA RESIDENTIAL CODE SECTION R408.1 AND CBC 1203.3. PROVIDE VENT OPENINGS NOT LESS THAN 1 SF FOR EACH 150 SF OF CRAWL SPACE AREA. OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MAXIMUM OPENING OF 1/4 INCH DIMENSION OR PER CBC 1203.3.1- WHERE MOISTURE DUES TO CLIMATE AND GROUNDWATER CONDITIONS IS NOT CONSIDERED EXCESSIVE, AND THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDING MATERIALS, THE REQUIRED NET AREA OF VENT OPENING MAY BE REDUCED TO 1 SF PER 1500 SF PROVIDED VENT OPENINGS ARE LOCATED WITHIN 3 FEET OF EACH CORNER OF THE BUILDING, OR AS APPROVED TO PROVIDE CROSS VENTILATION OF THE SPACE PER 2022 CBC 1203.3.2.2.

3. CRAWL SPACE ACCESS - PER 2022 CRC R408.4 AND CBC 1209.1 PROVIDE A MINIMUM OF ONE 18"X24" CRAWL SPACE TO UNDERFLOOR AREAS. PIPES DUCTS AND OTHER NON-STRUCTURAL CONSTRUCTION SHALL NOT INTERFERE WITH ACCESSIBLE CLEARANCE TO UNDERFLOOR AREA.

4. CRAWL SPACE CLEARANCE PER 2022 CBC SECTION 2304.11, THERE SHALL BE A CLEARANCE OF AT LEAST 18" BETWEEN THE UNDERSIDE OF WOOD FLOOR JOISTS AND THE FINISHED SURFACE OF THE GROUND BENEATH, AND AT LEAST 12" BETWEEN THE UNDERSIDE OF ANY OTHER WOOD HORIZONTAL FRAMING MEMBERS AND THE FINISHED SURFACE OF THE GROUND. WHERE SUCH CLEARANCE IS NOT PROVIDED, WOOD (JOISTS, GIRDERS, SUBFLOORS) SHALL BE PRESERVATIVE TREATED, INCLUDING POSTS.

5. DECAY PROTECTION PER CBC 2022 SECTION2304.11.2.2 WOOD FRAMING LASS THAN 8" FROM EXPOSED EARTH SHALL BE NATURALLY DURABLE OR PRESERVATIVE TREATED. PROVIDE 8 INCHES WOOD FRAMING SEPARATION FROM EXPOSED EARTH, OR, IF LAS THAN 8 INCHES USE NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD. IF EARTH IS PAVED AT LEAST 18 INCHES WIDE W/ ASPHALT OR CONCRETE AND DRAINING AWAY FROM THE BUILDING BOTTOM SILLS MAY BE 6" ABOVE SUCH SLAB.

6. ALL CONCRETE ROUGH OPENING SIZES, ELEVATIONS, ETC ARE TO BE VERIFIED PRIOR TO FOUNDATION POUR. LOCATIONS OF HOLDOWNS, CURBS, STEPS, CURTAINS, PLUMBING, MECHANICAL, ETC ARE TO BE COORDINATED BY THE GENERAL CONTRACTOR. SHOULD ADDITIONAL CLARIFICATIONS TO THESE DRAWINGS BE REQUIRED, THE CONTRACTOR SHALL CONTACT THE DESIGNER AS EARLY AS POSSIBLE. OWNER IS RESPONSIBLE FOR PROVIDING FINISHED THICKNESS INFORMATION OR ALLOWANCES, GENERAL CONTRACTOR TO VERIFY PRIOR TO POUR.

7. ALL COLD JOINTS TO BE CHIPPED FOR ROUGH SURFACE, SANDBLASTED CLEAN AND FREE OF SOIL OR DEBRIS. DAMPEN SURFACE IMMEDIATELY PRIOR TO CONCRETE POUR. COLD JOINTS MUST BE APPROVED BY THE STRUCTURAL ENGINEER.

8. REVISIONS AND SUBSTITUTIONS ARE TO BE SUBMITTED TO THE BUILDING DEPARTMENT AND MUST BE APPROVED PRIOR TO CONTINUING WORK.

9. SPECIAL INSPECTION WILL BE REQUIRED FOR WATER PROOFING BELOW GRADE. SPECIAL INSPECTIONS ARE REQUIRED PER THE STRUCTURAL ENGINEERING DRAWINGS, AND A PER THE JURISDICTIONAL APPROVAL CHECKLIST.

10. SHOULD THE CONTRACTOR ELECT TO USE SHOTCRETE. SPECIAL INSPECTION WILL BE REQUIRED AND THE STRUCTURAL ENGINEER MUST BE GIVEN OPPORTUNITY TO REVISE RE-BAR SCHEDULE.

KITCHEN NOTES

1. VERIFY ALL FIXTURE AND OUTLET LOCATIONS WITH OWNER PRIOR TO INSULATION.

2. THE CONTRACTOR SHALL PROVIDE AND INSTALL AN APPROVED AIR GAP FOR THE DISHWASHER ON THE DISCHARGE SIDE AT OR ABOVE THE FLOOD LEVEL OF THE INK OR DRAINBOARD, WHICHEVER IS HIGHER.

3. PROVIDE HIGH EFFICACY LIGHT FIXTURES FOR GENERAL LIGHTING IN THE KITCHEN AND BATHS. PER 2022 CEC T24-6 SECTION 150(K).

4. A 20% WATER REDUCTION IS REQUIRED TO COMPLY WITH 2022 CA GREEN BUILDING STANDARDS CODE (CGBSC) CHAPTER 4 SECTION 4.303.

5. PER 2022 CEC ARTICLE 210.52(C), RECEPTACLES ALONG THE COUNTER TOPS SHALL BE SPACED A MAXIMUM 2 FEET FROM THE SINK(S) AND 4 FEET ON-CENTER, ISLAND OR PENINSULA COUNTER TOPS 12 INCHES OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 4 FEET OF COUNTERTOP. NO POINT OF THE WALL MAY BE MORE THAN 24 INCHES FROM AN OUTLET. KITCHEN OUTLETS SHALL BE ON AT LEAST

FLOOR PLAN NOTES

1. ALL WORK IS TO COMPLY WITH THE 2022 CA RESIDENTIAL CODE AND THE 2022 CA BUILDING CODE WITH RESPECT TO GROUP "R" OCCUPANCIES.

2. VENTILATION- PER 2022 CBC SECTION 1203.4.1 BUILDINGS SHALL BE PROVIDED WITH NATURAL VENTILATION (SECTION 1203.4) OR MECHANICAL VENTILATION PER 2022 CMC. THE MINIMUM OPENABLE AREA OF OCCUPIED SPACE TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED (SECTION 1203.4.1) SEE R303.1 FOR MECHANICAL VENTILATION EXCEPTIONS ALLOWED FOR WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED PER CMC. MINIMUM EXHAUST RATES SHALL BE AS SPECIFIED BY CMC TABLE 4-4.

3. LIGHT- PER 2022 CBC SECTION 1205.2, ALL ROOMS INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED, OR ARTIFICIAL LIGHT PER SECTION 1205.3. SEE 2022 CBC SECTION 1205.2.1 FOR ADJOINING SPACE NATURAL LIGHT MINIMUMS. SEE ALSO DOOR AND WINDOW REQUIREMENTS THIS SHEET SECTION 8.

4. ROOM EGRESS - IN ALL ROOMS USED FOR LIVING, DINING, AND SLEEPING PURPOSED (HABITABLE ROOMS) PROVIDE 2 MEANS OF EGRESS.

5. SMOKE DETECTORS- INSTALL PER 2022 CBC [F] SECTIONS 907.2.11.2, 907.2.11.3, 907.2.11.4. DETECTORS SHALL BE MOUNTED ON THE CEILING OR HIGH ON WALL IN EACH SLEEPING AREA AND AT A POINT LOCATED ADJACENT IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA, AND AT LEAST ONE ON EACH LEVEL OF THE BUILDING AS REQUIRED BY THE ABOVE NOTED 2022 CBC SECTIONS AND ALL OTHER APPLICABLE CODES. DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS AND COMPLY WITH UL 217. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING (110V HARD WIRED) WITH BATTERY BACKUP POWER. SMOKE AND FIRE ALARMS SHALL BE INTERCONNECTED IN SUCH MANNER AS ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS.

6. FIRE SPRINKLERS- VERIFY APPLICABLE FIRE SPRINKLER REQUIREMENTS FOR REMODEL AND NE CONSTRUCTION PROJECTS WITH THE LOCAL BUILDING AND FIRE DEPARTMENTS PRIOR TO CONSTRUCTION. FIRE SPRINKLER DESIGN DRAWINGS ARE TO BE DEFERRED SUBMITTAL BY THE FIRE SPRINKLER CONTRACTOR TO BE APPROVED BY THE FIRE DEPARTMENT AND DESIGNER FOR LOCAL FLOW RATES AND MONITORING AS REQUIRED.

7. FLAME SPREAD- THE MAXIMUM FLAME SPREAD CLASSIFICATION OF FINISHED MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL MEET REQUIREMENTS OF THE 2022 CBC SECTION 803. ALL INTERIOR WALL AND CEILING FINISHES SHALL MEET CLASS 'C' FLAME SPREAD REQUIREMENTS OF TABLE 803.9 OF THE 2022 CBC.

8. GARAGE VENTILATION- GARAGES SHALL BE VENTILATED BY A MEANS OF 4 6"X12" VENTS WITHIN 6" OF THE FLOOR PER 2022 CBC.

9. CORRIDORS AND HALLWAYS- AS REQUIRED BY THE 2022 CBC SECTION 1018.2 (EXCEPTION 3), CORRIDORS OR HALLWAYS WITHIN A DWELLING UNIT OR REQUIRED OCCUPANCY LOAD LESS THAN 50 SHALL PROVIDE A CLEAR MINIMUM 36" IN WIDTH. SEE CODE FOR OTHER OCCUPANCIES AND EXCEPTIONS.

10. LANDINGS- PER 2022 CBC SECTION 1009.5 THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF THE LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAYS THEY SERVICE OR MORE THAN 48" IF THE STAIRWAY IS A STRAIGHT RUN. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE HALF THE REQUIRED WIDTH OR PROJECT MORE THAN 7" INTO A LANDING. IN GROUP R-3 OCCUPANCIES, A LANDING IS NOT REQUIRED AT THE TOP OF INTERIOR STAIRS PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRS.

11. LANDINGS AT EXTERIOR DOORS- PER 2022 SECTION 1008.1.6 AND SECTION 1008.1.7, LEVEL CHANGES AT EXTERIOR DOORS SHALL NOT EXCEED 1/2" AT EXTERIOR DOORS AND 7.75" AT INSWING OR SLIDING DOORS, AS MEASURED FROM TOP OF THRESHOLD TO FINISHED SURFACE. PROVIDE RECESSED THRESHOLD, COPPER PAN, AND FLASHING TO ACCOMMODATE MANUFACTURERS DETAILS, ADJUST CURTAIN WALL DETAILS AS REQUIRED, VERIFY WITH MANUFACTURER DETAILS AND SHOP DRAWINGS.

12. UNDER STAIRS FIRE PROTECTION- PER 2022 CBC 1009.6.3 WALLS AND SOFFITS OF ENCLOSED CLOSET OR STORAGE SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM 1HR FIRE PROTECTION, OR USE 5/8" TYPE 'X' GYPSUM BOARD.

13. DRAFT STOPS-PER 2022 CBC SECTION 7171 DRAFT STOPS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: FLOOR CEILING ASSEMBLIES - WHERE THERE IS USEABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, INCLUDING SOFFITS AND INTER-FLOOR PLENUM SPACES. DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET AND IS DIVIDED INTO APPROXIMATELY EQUAL AREA. DRAFT STOPS ARE REQUIRED IN FLOOR/CEILING ASSEMBLE IS OF BUILDINGS HAVING MORE THAN ONE DWELLING UNIT AND SHALL BE INSTALLED IN LINE WITH WALLS SEPARATING UNITS. DRAFT STOPS ARE REQUIRED IN ATTICS, OVERHANGS, MANSARDS, AND SIMILAR CONCEALED SPACES OF BUILDINGS CONTAINING MORE THAN ONE DWELLING UNIT.

14. FIRESTOPS - ALL PIPE, WIRE, AND DUCT PENETRATIONS IN WALLS ARE TO BE CAULKED OR BLOCKED WITH APPROVED MATERIALS TO RESIST PASSAGE OF A FLAME. PER R302.11.

15. ALL FINISHES ARE TO COMPLY WITH V.O.C. AND FORMALDEHYDE LIMITS SET FOURTH IN TABLES 4.504 (1,2,3 AND 4)

16. ALL JOINTS AND OPENINGS BETWEEN CONDITIONED AND UNCONDITIONED SPACES ARE TO BE CLOSED OR SEALED.

GENERAL STRUCTURAL NOTES

1. SHEAR COMPONENTS - GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING A GENERAL UNDERSTANDING OF SHEAR RESISTING ELEMENTS AND COMPONENTS WITHIN A DESIGN. SHEAR TRANSFER AND HARDWARE IS TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS.

2. NOTE THAT STRUCTURAL DETAILING WITHIN THE STRUCTURAL SHEETS MAY INDICATE HARDWARE, BRACKETS, BOLTED CONNECTIONS AND METAL FASTENERS WITH MAY PROTRUDE FROM THE PLANE OF ROUGH FRAMING. IT IS THE FRAMING CONTRACTOR'S RESPONSIBILITY TO INCLUDE FURRING STRIPS, TAPER STRIPS, FILL WEDGES AND BLOCKING AS REQUIRED TO BRING FINISH SURFACES PAST THE PLANE OF ROUGH STRUCTURAL COMPONENTS. ALTERNATIVE DETAILING, SUCH AS WELDED RODS IN PLACE OF BOLTED CONNECTIONS MAY BE SUBSTITUTED ONLY AS APPROVED BY THE STRUCTURAL ENGINEER.

3. LUMBER QUALITY- CONTRACTOR IS RESPONSIBLE FOR REVIEWING LUMBER QUALITY AT THE TIME OF EACH DELIVERY. EXCESSIVELY WET, VISUALLY CUPPED, WARPED OR KNOTTY MATERIALS IS NOT TO BE ACCEPTED ON THE JOB SITE. CONTRACTOR IS RESPONSIBLE FOR STORING MATERIALS IN A NEAT, DRY, LEVEL ENVIRONMENT WHERE DAMAGE WILL NOT OCCUR.

4. STRUCTURAL DRAWINGS, AND DETAILING BY OTHERS ARE INCLUDED AS A PART OF THIS CONTRACT FOR CONSTRUCTION.

5. ALL COMPONENTS SHALL BE FASTENED OR NAILED PER TABLE 2304.10.2 UNLESS PROVIDED OTHERWISE BY STRUCTURAL DRAWINGS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE REQUIREMENTS FOR NOTCHING AND BORING PER CBC 2308.4.2 AND CRC TABLES R602.6(1) AND R602.6(2) WITH ANY ASSOCIATED SUBTRADES. VERIFY FURRING AND BLOCKING, UP-SIZE FRAMING WHERE REQUIRED

DOOR, WINDOW, & SKYLIGHT NOTES

1. UNLESS OTHERWISE REQUESTED BY THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DOOR AND WINDOW UNITS, ROUGH OPENING OPERATION CHARACTERISTICS, EGRESS CONDITIONS ETC. PRIOR TO FINAL ORDER OF DOORS AND WINDOWS. THE OWNER, CONTRACTOR, ARCHITECT, AND WINDOW SUPPLIER SHOULD BE GIVEN THE OPPORTUNITY TO WALK THROUGH THE ENTIRE JOB AND VERIFY EACH UNIT PRIOR TO ORDER.

2. ALL NEW EXTERIOR DOORS TO BE WEATHER STRIPPED. SEE TITLE 24-6 COMPLIANCE MEASURES WITH THIS SET.

3. ALL GLASS AND GLAZING SHALL COMPLY WITH 2019 CBC CHAPTER 24.

4. SAFETY GLAZING - PER 2022 CBC, SECTION 2406 ALL GLAZING SHALL CONFORM WITH HUMAN IMPACT REQUIREMENTS. SAFETY/TEMPERED GLASS OR PLASTIC IS REQUIRED AT ALL GLAZED DOORS GLAZING WITHIN 24" OF DOORS, WITHIN 18" OF ANY FLOORS IN BATHTUBS, SHOWERS, HOT TUBS, WHIRLPOOLS SAUNAS, AND STEAM ROOMS. SEE 2022 CBC SECTION 2406.4 FOR HAZARDOUS LOCATIONS. EACH UNIT OF SAFETY/TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER, OR BY BUILDING INSPECTOR, AT THEIR DISCRETION, MAY APPROVE A CERTIFICATE.

5. EGRESS WINDOWS- PER 2022 CBC, SECTION 1029, ALL ESCAPE OR RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET. THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR WIDTH SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF EGRESS, ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR PER CBC 1029.3. SEE CRC R612 FOR OPENING LIMITING DEVICE REQUIREMENTS AND EGRESS OPERATION. WHERE A WINDOW SILL IS LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR, THE WINDOW MUST BE EQUIPPED WITH A LIMITING DEVICE TO PREVENT THE PASSAGE OF A 4" SPHERE.

6. SKYLIGHTS- SHALL COMPLY WITH 2022 CBC, SECTION 2405. CONTRACTOR SHALL PROVIDE ICC NUMBERS FOR PREFABRICATED SKYLIGHTS AND ASSEMBLIES TO THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION. INDICATE GLAZING TYPE.

ROOF PLAN NOTES

1. ATTIC ACCESS- PER 2022 CRC SECTION R807.1, PROVIDE MINIMUM 22X30" ACCESS OPENINGS TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OVER 30" AND AREA MORE THAN 30 SQ. FT. A 30" MINIMUM CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING, MEASURED FROM THE BOTTOM OF CEILING MEMBERS.

2. ATTIC AND ENCLOSED RAFTER VENTILATION PER CBC 2022 SECTION 1203.2, THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF SPACE VENTILATED. WITH 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS. THERE SHALL BE A MINIMUM OF 1" OF CLEAR SPACE FOR VENTING BETWEEN ROOF SHEATHING AND ATTIC INSULATION. UNVENTED ATTIC ASSEMBLIES (COMPLETELY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE) ARE PERMITTED WHEN ALL CONDITIONS OF CRC SECTION R806.4 ARE MET.

3. CONVENTIONAL LIGHT WOOD FRAMING PER CBC 2022 CHAPTER 23 - SEE 2022 CBC SECTION 2308.10.4.1. PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING. WHEN CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, EQUIVALENT RAFTER TIES SHALL BE INSTALLED AT A SPACING OF NOT MORE THAN 4'-0" O.C.

4. STRUTS SHALL BE INSTALLED PER 2022 CBC. THE UNBRACED LENGTH SHALL NOT EXCEED 8 FEET AND THE MINIMUM SLOPE OF THE STRUTS SHALL NOT BE LESS THAN 45 DEGREES FROM THE HORIZONTAL.

STAIRWAY, HANDRAIL, & GUARDRAIL NOTES

1. STAIRWAYS- STAIRWAYS SHALL MEET EGRESS REQUIREMENTS AS DESCRIBED FOR SPECIFIC TYPE WITHIN THE 2022 CBC CHAPTER 10. GENERALLY, RESIDENTIAL STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN WIDTH. THE RISE SHALL NOT BE LESS THAN 4 INCHES OR GREATER THAN 7.75 INCHES, THE RUN SHALL NOT BE LESS THAN 10 INCHES AS MEASURED HORIZONTALLY BETWEEN VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREADS. THE LARGEST RISER AND/ OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. FOR CURVED STAIRS, THE MINIMUM TREAD DEPTH (WINDER) SHALL BE 6 INCHES WITH A MINIMUM 10 INCH TREAD DEPTH AT THE WALK LINE (12" FROM NARROWEST PORTION OF TREAD). SEE 2022 CBC, CHAPTER FOR ADDITIONAL INFORMATION AND/OR EXCEPTIONS REGARDING CURVED OR SPIRAL STAIRWAYS AND FOR STAIRWAYS SERVING AN OCCUPANT LOAD FACTOR GREATER THAN 10. WHERE THE TREAD DEPTH IS LESS THAN 11", A NOSING MUST PROVIDE A MINIMUM 3/4" AND A MAXIMUM 1-1/4". PER 1009.4.5, ANY RADIUS AT THE LEADING EDGE OF THE TREADS MAY NOT EXCEED 9/16".

2. MANUFACTURED STAIRS- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND ICC NUMBER OF ANY MANUFACTURED STAIR TO THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR TO VERIFY AL STAIRWAY DETAILS WITH THE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO VERIFY ALL STAIRWAYS DETAILS WITH THE ARCHITECT PRIOR TO FRAMING STAIRWELL. SUBMIT SHOP DRAWINGS BY STAIR MANUFACTURER IF APPLICABLE.

3. STAIRWAY HEADROOM- PER 2022 CBC SECTION 1009.2 EVERY STAIRWAY SHALL HAVE A HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING. HEADROOM SHALL BE CONTINUOUS TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING, EXCEPTIONS: SEE EXCEPTION #2 FOR ALLOWABLE 4-3/4" ENCROACHMENT AT THROUGH-FLOOR OPENING.

4. HANDRAILS- PER 2022 CBC, SECTION 1012.2 HAND RAILS SHALL BE 34 INCHES TO 38 INCHES ABOVE THE NOSING OF TREADS. ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAIL PROJECTING FROM A WALL SHALL HAVE A CLEAR SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. PER CBC SECTION 1012.7.

5. HANDGRIPS- PER 2022 CBC SECTION 1012.3 CIRCULAR HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES OR MORE THAN 2 INCHES IN DIAMETER, AND SHALL HAVE A SMOOTH GRIPPING SURFACE WITH NO SHARP CORNERS. SEE THE ABOVE MENTIONED CODE SECTION FOR ADDITIONAL INFORMATION REGARDING ALTERNATIVE (TYPE II) HANDRAIL REQUIREMENTS.

6. GUARDRAILS- PER 2022 CBC, SECTION 1013.2 AND CRC R312.2, RESIDENTIAL GUARDRAIL SHALL BE A MINIMUM OF 42 INCHES IN HEIGHT. OPEN GUARD RAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH (SEC 1013.3) SEE EXCEPTIONS 1 AND 2 FOR ALLOWABLE EXCEPTIONS BETWEEN 36INCHES AND 42 INCHES AND TRIANGULAR OPENINGS ABOVE STAIR TREADS.

7. SUPPORT- HANDRAILS AND GUARDRAILS TO BE CAPABLE OF SUPPORTING 200LB. CONCENTRATED LOAD AT ANY ANGLE TO THE TOP RAIL.

MECHANICAL NOTES

1. ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA MECHANICAL CODE (CMC) AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES. MECHANICAL WORK IS TO BE BID DESIGN/BUILD AND PROVIDED COMPLETE TO CODE.

2. MECHANICAL LAYOUT- LAYOUT SHOWN IS SCHEMATIC AND IS SHOWN FOR DESIGN INTENT ONLY. MECHANICAL CONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR TO DESIGN AND INSTALL SUITABLE MECHANICAL DISTRIBUTION SYSTEM PER TITLE 24-6.

3. MECHANICAL SYSTEM DESIGN - MECHANICAL CONTRACTOR TO ACCEPT SOLE RESPONSIBILITY FOR PROPER DESIGN AND INSTALLATION OF MECHANICAL SYSTEMS. MECHANICAL CONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR TO DESIGN AND INSTALL SUITABLE MECHANICAL SYSTEMS PER TITLE 24-6. SEE SHEET INDEX FOR LOCATION OF TITLE 24-6 CONFORMANCE WORKSHEETS AND ENERGY COMPLIANCE NOTES WITHIN THIS SET.

4. HEATING- PER 2022 CBC, SECTION 1204.1 HEATING SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 DEGREES FAHRENHEIT AT A POINT 3 FEET ABOVE THE FLOOR.

5. FURNACE CLEARANCE- PROVIDE A MINIMUM 6 INCH CLEAR SPACE IN FRONT OF FURNACES. FURNACES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION AND SHALL MEET REQUIREMENTS OF THE 2022 CMC SECTION 911.0. VERIFY ALL CLEARANCE AND INSTALLATION REQUIREMENTS PER 2022 CMC SECTION 304 PRIOR TO ORDERING OR INSTALLING EQUIPMENT.

6. ATTIC FURNACES- FOR FURNACES INSTALLED IN ATTICS PROVIDE MINIMUM 30"X30" ACCESS OPENING, WITH A LEVEL PLATFORM, CONVENIENCE DUPLEX OUTLET, AND AREA LIGHT SWITCHED FROM ATTIC OPENING. SEE 2022 CMC SECTION 304.

7. FOR STOVES WITH INDOOR BARBEQUE UNITS, AN EXHAUST DUCT AND FAN HAVING A MINIMUM CAPACITY OF 100CFM PER SQUARE FOOT OF HOOD INTAKE SHALL BE INSTALLED, AS WIDE AS THE UNIT AND CENTERED OVER THE UNIT. WHEN THE DUCT PENETRATES A CEILING OR FLOOR, IT SHALL BE ENCLOSED IN A FIRE-RESISTIVE SHAFT COVERED ON ONE SIDE AS REQUIRED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION, WITH THE DUCT SEPARATED FROM THE SHAFT WITH A MINIMUM 1" AIRSPACE, AND TERMINATE MINIMUM 18" ABOVE THE ROOF SURFACE.

8. APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE. SUPPORT FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS AS REQUIRED BY THE 2022 CMC SECTION 303.4.

9. GARAGE APPLIANCE PROTECTION - GARAGE APPLIANCES WITH GLOW, SPARK, OR FLAME IGNITION SHALL HAVE IGNITER 18" ABOVE FLOOR SHALL BE PROTECTED FROM AUTO IMPACT. (2022 CMC SECTION 307)

ELECTRICAL NOTES

1. ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA ELECTRICAL CODE (CEC) AND ALL APPLICABLE FEDERAL STATE AND LOCAL JURISDICTIONAL ORDINANCES.

2. ALL UNUSED AND DEMOLISHED ELECTRICAL IS TO BE REMOVED BACK TO THE NEAREST JUNCTION. NO "DEAD HOTS" TO REMAIN AFTER CONSTRUCTION. JUNCTION BOXES MUST BE ACCEPTABLE.

3. ALL ELECTRICAL LOAD SHEETS AND CALCULATIONS REQUIRED BY THE BUILDING DEPARTMENT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

4. LOW VOLTAGE OUTLETS AND WIRING TO BE COORDINATED BY THE OWNER. CONTRACTOR TO VERIFY THE LOCATION OF ALL TELEPHONE AND LOW VOLTAGE OUTLETS, WITH OWNER, PRIOR TO THE INSTALLATION OF SHEETROCK.

5. ELECTRICAL OPENINGS (SWITCHES, RECEPTACLES, ETC.) ON OPPOSITE SIDES OF FIRE RATED WALLS SHALL BE MAINTAINED AT LEAST 24 INCHES APART.

6. PER 2022 CEC ARTICLE 680.43(B)(1)(C)(1) AND (2), LIGHTING FIXTURES, LIGHTING OUTLETS AND FANS LOCATED OVER AN INDOOR SPA OR HOT TUB LESS THAN 7'-6" ABOVE THE MAXIMUM WATER LEVEL AND SHALL REQUIRE THE PROTECTION OF AN GROUND FAULT CIRCUIT INTERRUPTER AND INSTALLED AS FOLLOWS:
   6.1. EXCEPTION 1: LIGHTING FIXTURES LIGHTING FIXTURES, LIGHTING OUTLETS AND FANS LOCATED 12' OR MORE ABOVE THE MAXIMUM WATER LEVEL AND SHALL NOT REQUIRE THE PROTECTION OF A GROUND FAULT CIRCUIT INTERRUPTER.
   6.2. EXCEPTION 2: LIGHTING FIXTURES MEETING THE REQUIREMENTS OF ITEMS 'A' OR 'B' BELOW AND PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPTER SHALL BE PERMITTED TO BE INSTALLED LESS THAN 7'-6" OVER A SPA OR HOT TUB.
   6.2.1. RECESSED FIXTURES WITH A GLASS OR PLASTIC LENS AND A NON-METALLIC OR ELECTRICALLY ISOLATED METAL RIM SUITABLE FOR USE IN DAMP LOCATIONS.
   6.2.2. SURFACE MOUNTED FIXTURES WITH A GLASS OR PLASTIC GLOBE AND A NON-METALLIC BODY OR A METALLIC BODY ISOLATED FROM CONTACT AND SUITABLE FOR USE IN DAMP LOCATIONS.

7. PER 2022 CEC ARTICLE 210.52(A), RECEPTACLE SPACING SHALL NOT EXCEED 12 FEET MEASURED HORIZONTALLY ALONG THE WALL. NO WALL SPACE MAY BE MORE THAN 6 FEET FROM AN OUTLET.

8. PER 2022 CEC ARTICLE 210.52(C), RECEPTACLES ALONG THE COUNTER TOPS SHALL BE SPACED A MAXIMUM 2 FEET FROM THE SINK(S) AND 4 FEET ON-CENTER, ISLAND OR PENINSULA COUNTER TOPS 12 INCHES OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 4 FEET OF COUNTERTOP. NO POINT OF THE WALL MAY BE MORE THAN 24 INCHES FROM AN OUTLET. KITCHEN OUTLETS SHALL BE ON AT LEAST TWO SEPARATE CIRCUITS WITH GROUND FAULT CIRCUIT INTERRUPT PROTECTION.

9. PER 2022 CEC ARTICLE 210-70 AT LEAST ONE WALL-SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, IN BATHROOMS, IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRICAL POWER; AND AT OUTDOOR ENTRANCES OR EXITS.

10. VERIFY ALL FIXTURE LOCATIONS WITH OWNER PRIOR TO INSULATION. ALL RECESSED FIXTURES TO BE APPROVED BY OWNER. COORDINATE LOCATIONS OF RECESSED FIXTURES WITH FRAMING, PROVIDE OWNER AN OPPORTUNITY TO WALK AT "BOX-OUT" AND INCLUDE RELOCATIONS AS REQUESTED. DECORATIVE FIXTURES ARE TO BE SUPPLIED BY OWNER.

11. ELECTRICAL SUBCONTRACTOR IS TO DETERMINE SERVICE REQUIREMENTS FOR THE NEW WORK PRIOR TO BID. VERIFY THAT EXISTING SERVICE IS SUFFICIENT TO HANDLE INCREASED LOADS. LOCATE NEW SUBPANELS AS DIRECTED BY OWNER. ALL CIRCUIT PANELS ARE TO BE LABELED.

12. RESIDENTIAL LIGHTING SHALL COMPLY WITH FORM CF-6R-LTG-01. INSTALLER IS RESPONSIBLE FOR COMPLIANCE AND CERTIFICATION. FIXTURE TYPE, LOCATION, AND SWITCHING LOCATIONS ONLY ARE NOTED ON THESE PLANS. TITLE 24-6 REQUIREMENTS MUST BE MET INDIVIDUALLY FOR EACH INSTALLATION, SPECIFIC TO EACH DEVICE, CONTROL, AND LOCATION.

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

These drawings and the designs incorporated herein, as an instrument of service are and shall remain the property of WARREN DESIGN and are not to be used in whole or part for any other project without written consent. © Copyright 2023

FILLMORE RESIDENCE
NEW RESIDENCE
4435 FILLMORE STREET
SANTA CLARA CALIFORNIA

Date: 09/23/2024
Drawn By: DW
Revisions:

GENERAL NOTES

Project No: 2461

Sheet No: T-1.1

Pollution Prevention — It's Part of the Plan

Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✔ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✔ Use (but don't overuse) reclaimed water for dust control as needed.
- ✔ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✔ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✔ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✔ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✔ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✔ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✔ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✔ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✔ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✔ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✔ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✔ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✔ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✔ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✔ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✔ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✔ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✔ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✔ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✔ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✔ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

- ✔ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✔ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✔ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✔ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✔ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✔ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✔ Do not pave during wet weather or when rain is forecast.
- ✔ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✔ Place drip pans or absorbent material under paving equipment when not in use.
- ✔ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✔ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✔ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✔ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✔ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- ✔ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✔ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

- ✔ Never rinse paint brushes or materials in a gutter or street!
- ✔ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✔ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✔ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.489.3760

These drawings and the designs incorporated herein, as an instrument of service are and shall remain the property of WARREN DESIGN and are not to be used in whole or part for any other project without written consent. © Copyright 2023

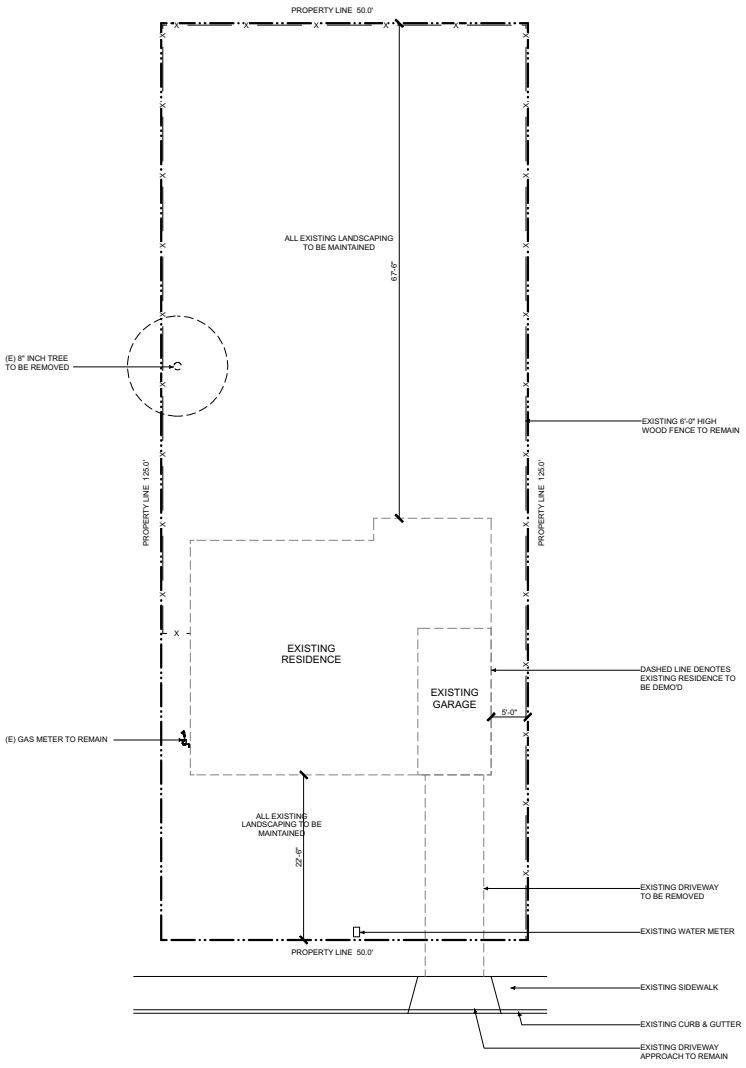
FILLMORE RESIDENCE
NEW RESIDENCE
4435 FILLMORE STREET
SANTA CLARA CALIFORNIA

Date: 09/23/2024
Drawn By: DW
Revisions:

BLUEPRINT FOR A CLEAN BAY

Project No: 2461

Sheet No: T-1.2



Demo Site Plan

0 8 16 24 32

SCALE: 1/8" = 1'-0"

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.489.3760

These drawings and the designs incorporated herein, as an instrument of service are and shall remain the property of WARREN DESIGN and are not to be used in whole or part for any other project without written consent. © Copyright 2023

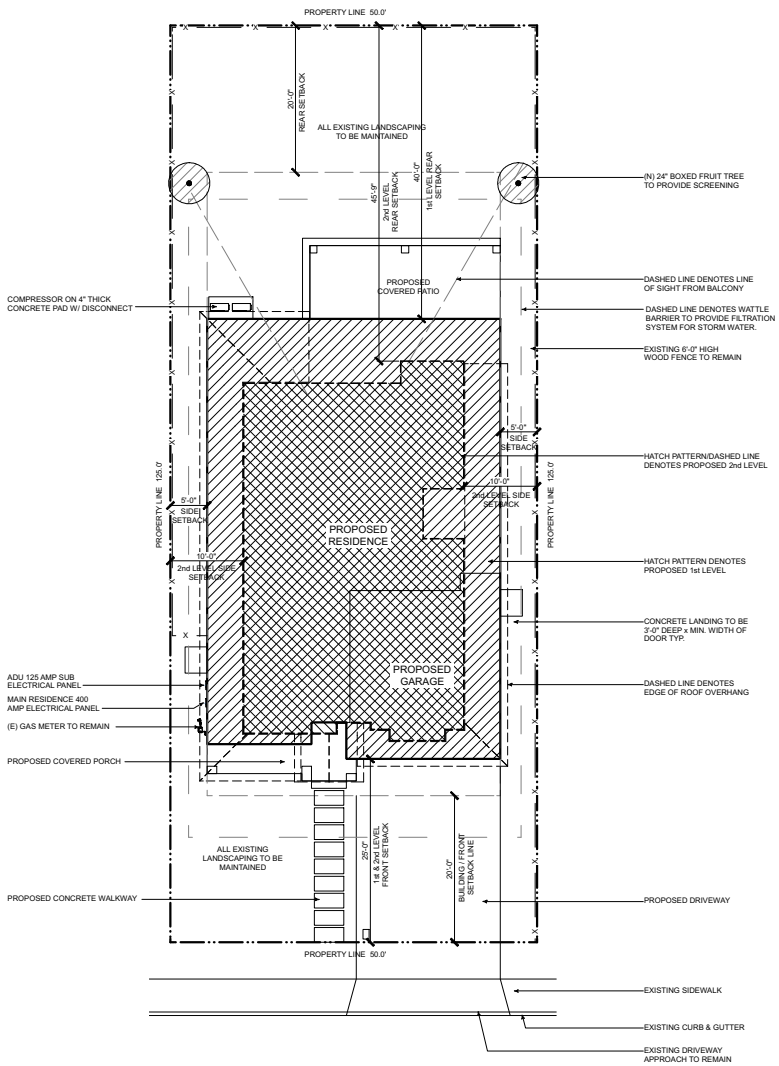
FILLMORE RESIDENCE
NEW RESIDENCE
4435 FILLMORE STREET
SANTA CLARA CALIFORNIA

Date: 09/23/2024
Drawn By: DW
Revisions:

DEMO SITE PLAN

Project No: 2461

Sheet No: A-1



Site Plan

0 8 16 24 32

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1 VERIFY LOCATION OF ALL UTILITIES AT JOB SITE.
2 SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 5'-0" AWAY FROM STRUCTURE FOR DRAINAGE.
3 ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TIE INTO AN APPROVED DRAINAGE SYSTEM.
4 THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10'-0" (CBC 1804.3).
5 ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2" (CRC 1808.7.4).
6 EAVE PROJECTIONS SHALL HAVE 1 HOUR FIRE-RESISTANCE RATING ON ALL EAVE PROJECTIONS THAT ARE LESS THAN 3'-0" FROM THE PROPERTY LINE. THIS IS NOT REQUIRED FOR EAVE PROJECTIONS GREATER THAN 3'-0" AS PRESCRIBED UNDER CRC SECTION R302 & TABLES R302.1(2).

WASTE MANAGEMENT PLAN:

CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM.

TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN: PAINTS, SOLVENTS, GLUES, TAPING COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLE-ABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TARP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADALUPE RECYCLING. ALL TRASH IS TO BE QUICKLY HAULED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS, PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION.

OR

WEST VALLEY COLLECTION AND RECYCLING (408) 283-9250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE ONSITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION.
2. SWEEP OR SCRAPE UP SOILS TRACKED ONTO THE ROAD AT THE END OF EACH DAY. DO NOT HOSE INTO STREET, GUTTER, OR STORM DRAIN.
3. REVEGETATE DISTURBED AREAS. EXPOSED BARE DIRT SHALL BE COVERED WITH MULCH, JUT NETTING OR OTHER EROSION CONTROL BLANKET.
4. ALL TEMPORARY STOCKPILES SHALL BE COVERED WITH 6 MIL. PLASTIC SHEETS, SUITABLY ANCHORED.
5. THE SITE SHALL BE MONITORED BY THE CONTRACTOR / OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

These drawings and the designs incorporated herein, as an instrument of service are and shall remain the property of WARREN DESIGN and are not to be used in whole or part for any purpose except as authorized in writing by the architect. © Copyright 2023

FILLMORE RESIDENCE
NEW RESIDENCE
4435 FILLMORE STREET
SANTA CLARA CALIFORNIA

Date: 09/23/2024
Drawn By: DW
Revisions:

SITE PLAN

Project No: 2461

Sheet No: A-1.1

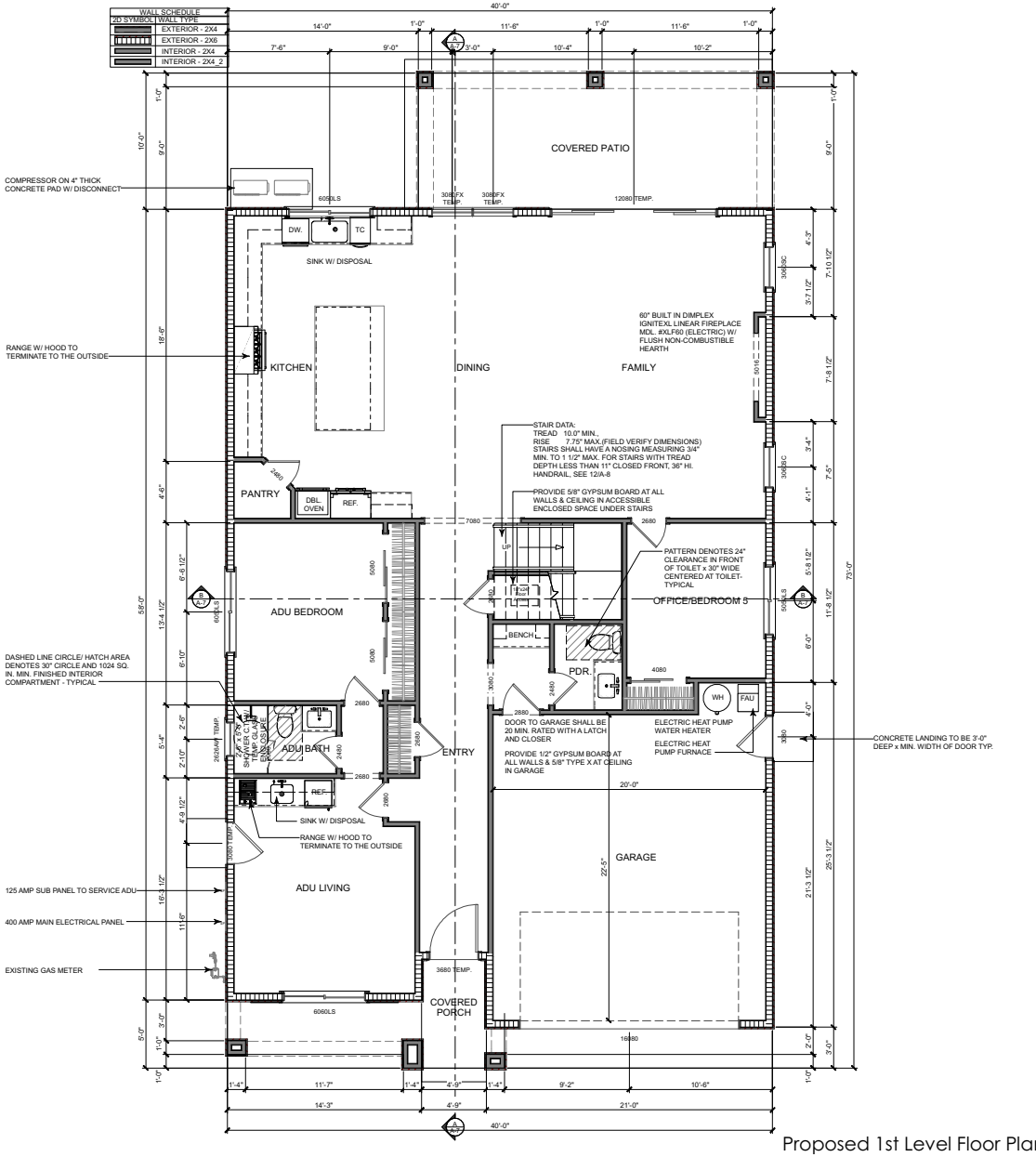
GENERAL NOTES:

1. WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIER'S AND/OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED (U.N.O.)
2. ALL EXTERIOR HEADERS SHALL BE AT 8'-0" U.N.O.
3. ALL EXTERIOR DOORS SHALL BE AT LEAST 13/4" THICK
4. ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFETY TEMPERED
5. BEDROOM WINDOWS SHALL HAVE MAX 44" HIGH TO THE BOTTOM OF THE CLEAR OPENING, NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.7 SQUARE FEET
6. SHOWERS TO BE FINISHED WITH MOISTURE RESISTANT MATERIALS OVER A MOISTURE RESISTANT UNDERLAYMENT TO MIN. HEIGHT OF 72" ABOVE DRAIN W/ TEMPERED GLASS ENCLOSURES
7. PROVIDE THERMOSTATIC MIXING VALVE OR INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE AT ALL SHOWERS PER C.P.C.
8. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
9. PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES
10. WATER HEATERS SHALL BE STRAPPED WITHIN THE UPPER & LOWER 1/3 OF THE HEATER STRAPS SHALL BE LOCATED A MIN. OF 4" FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 18" MIN. A.F.F.
11. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
12. AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
13. INSTALL PRE-FAB MTL. FIREPLACES PER MFG'S SPEC'S. PROVIDE I.C.C. APPROVED NUMBERS TO BUILDING DEPT. PRIOR TO INSTALLATION
14. PROVIDE FIRE-STOPS IN OPENINGS AT FLOOR & CEILINGS OF ALL FIREPLACES
15. PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA ALL DETECTORS TO BE INTERCONNECTED TYPICAL.
16. LANDINGS NO MORE THAN 7.75" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS, & NO MORE THAN 11/2" FOR OUT-SWINGING & ENTRY DOORS. EXTERIOR LANDINGS TO BE 3'-0 DEEP MIN.
17. ALL GYPSUM BOARD TO 5/8" TYP. U.N.O
18. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY CPC 408.9
19. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER- STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (CEnC SECTION 117).
20. THE FIRST 5' OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150(j)(2) CEnC).
21. VENTING FOR ISLAND FIXTURES (VEGETABLE SINK) SHALL BE DESIGNED PER SECTION 909 OF THE 2022 CALIFORNIA PLUMBING CODE.
22. PROVIDE 2x8 SOLID LUMBER REINFORCEMENT LOCATED BETWEEN 32" & 39 1/4" ABOVE FINISHED FLOOR AND FLUSH WITH WALL FRAMING FOR FUTURE GRAB BARS IN BATHROOM IN ACCORDANCE WITH CRC SECTION R327.1.1. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PREFABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY- INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.

1. PLUMBING GENERAL NOTES:
   1. PROVIDE AN ACCESSIBLE SHUTOFF VALVE INSTALLED IN THE FUEL-SUPPLY PIPING OUTSIDE OF EACH APPLIANCE AND AHEAD OF THE UNION CONNECTION THERETO. AN APPLIANCE FUEL CONNECTOR SHALL NOT BE CONCEALED WITHIN OR EXTEND THROUGH A WALL, FLOOR, OR PARTITION AND SHALL NOT EXTEND THROUGH THE APPLIANCE HOUSING OR CASING 2022 CMC 1312.3
   2. PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (i.e. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER.) 2022 CPC 609.10
   3. IN ADDITION TO PRIMARY CONDENSATE DRAINS, WHEN COOLING COILS ARE LOCATED IN AN ATTIC, A SECONDARY OR OVERFLOW SHALL BE PROVIDED. THE REQUIRED OVERFLOW LINE SHALL BE SEPARATE FROM THE PRIMARY AND SHALL TERMINATE WHERE IT IS READILY OBSERVABLE (i.e. ABOVE WINDOWS OR DOORS). CMC 310.2
   4. ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICE.
   5. PROVIDE DBL. SEISMIC STRAPPING AT ALL WATER HEATERS
   6. PLUMBING CONTRACTOR SHALL PROVIDE T& P VALVE ON WATER HEATER AND ROUTE DISCHARGE LINE TO EXTERIOR, C.B.C
   7. IN SHOWERS & TUB/SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER CPC
   8. NO UNDERFLOOR CLEANOUT SHALL BE LOCATED MORE THAN 20 FEET FROM AN ACCESS DOOR, TRAP DOOR , OR CRAWL HOLE PER CPC
   9. PLUMBING CONTRACTOR WILL PROVIDE A SINGLE LINE DIAGRAM OF THE GAS LINE INDICATING THE DISTANCE FROM THE METER TO EACH GAS-FIRED APPLIANCE. HE SHALL INCLUDE THE SIZE OF THE GAS PIPE TO EACH APPLIANCE. GAS PIPE SIZING TO BE PER TABLE 12-8 ,2022 CPC 1217. DIAGRAM SHALL BE PROVIDED AT TIME OF INSPECTION AND ANY INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK.
   10. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, SHOWER AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC 408.3)
   11. EXTERIOR WATER HEATER PIPING SHALL BE INSULATED AND WRAPPED TIGHTLY WITH A UV RESISTANT TAPE (150 CEC).
   12. DISHWASHER SHALL BE FITTED WITH AN AIR GAP OR A HIGH LOOP IF THE MANUFACTURE'S INSTALLATION GUIDELINES ALLOW.
   13. ON AND AFTER JANUARY 1, 2014, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO SINGLE FAMILY RESIDENTIAL REAL PROPERTY, AS A CONDITION FOR ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT, THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. SOME HISTORIC BUILDINGS MAY HAVE EXEMPT FIXTURES.
   14. WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS/FLUSH. SHOWER HEADS SHALL HAVE A WATER FLOW RATE NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

FIXTURE	IF THE WATER USAGE EXCEEDS	IT MUST BE REPLACED WITH
WATER CLOSET	1.6 GAL./ FLUSH	1.28 GAL./ FLUSH
SHOWER HEAD	2.5 GAL./ MINUTE	1.8 GAL./ MINUTE
LAVATORY FAUCET	2.2 GAL./ MINUTE	1.2 GAL./ MINUTE
KITCHEN FAUCET	2.2 GAL./ MINUTE	1.8 GAL./ MINUTE

   15. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
   16. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
   17. AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
   18. THE FIRST 5'-0" OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150(j)(2) CEnC).



Proposed 1st Level Floor Plan

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

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

The architectural concepts and designs shown and indicated on these plans are the property of WARREN DESIGN and shall not be used in whole or part for any other project without written consent. © Copyright 2023

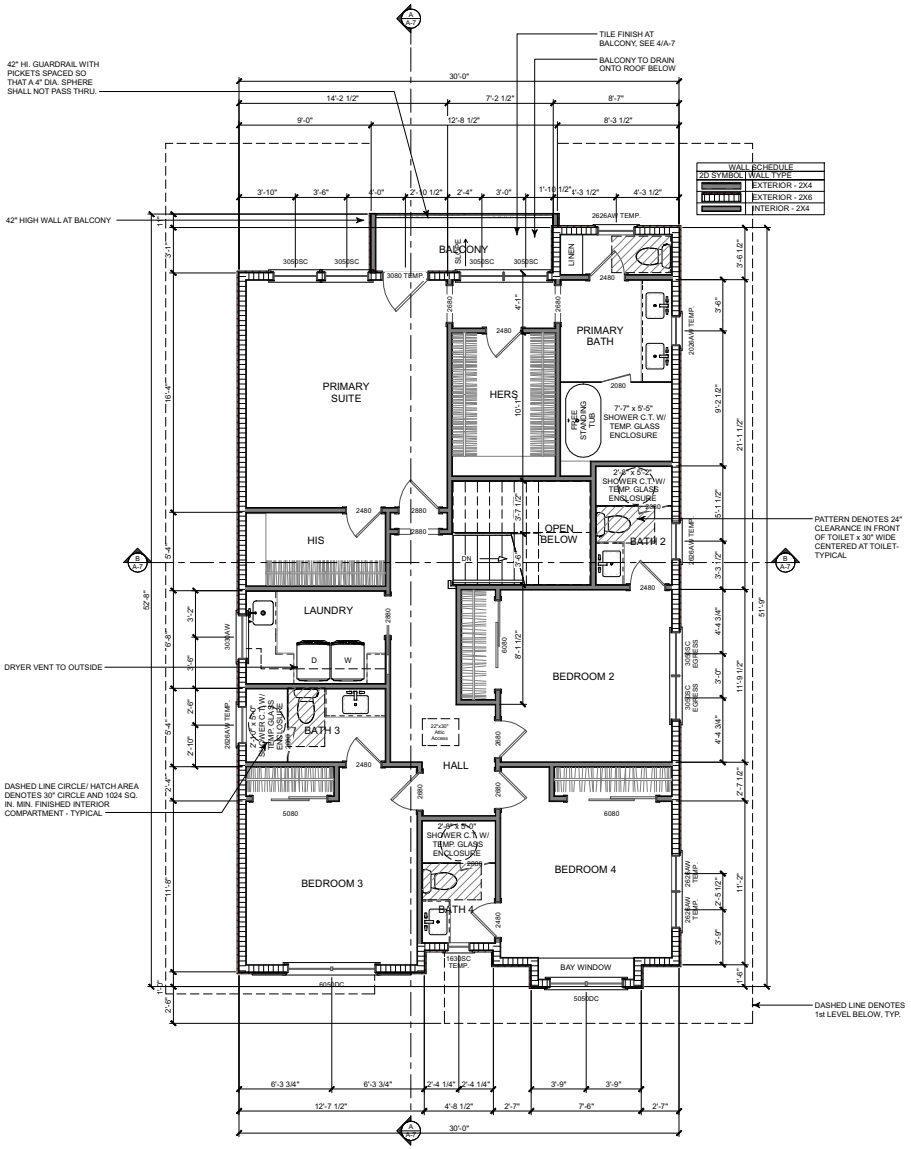
FILLMORE RESIDENCE
NEW RESIDENCE
4435 FILLMORE STREET
SANTA CLARA CALIFORNIA

Date: 09/23/2024
Drawn By: DW
Revisions:

PROPOSED 1st LEVEL FLOOR PLAN

Project No: 2461

Sheet No: A-2



Proposed 2nd Level Floor Plan

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

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

These drawings and the designs incorporated herein, as an instrument of service are and shall remain the property of WARREN DESIGN and are not to be used in whole or part for any purpose except as authorized in writing by the architect. © Copyright 2023

FILLMORE RESIDENCE
NEW RESIDENCE
4435 FILLMORE STREET
SANTA CLARA CALIFORNIA

Date: 09/23/2024
Drawn By: DW
Revisions:

PROPOSED 2nd LEVEL FLOOR PLAN

Project No: 2461

Sheet No: A-3

Front Elevation

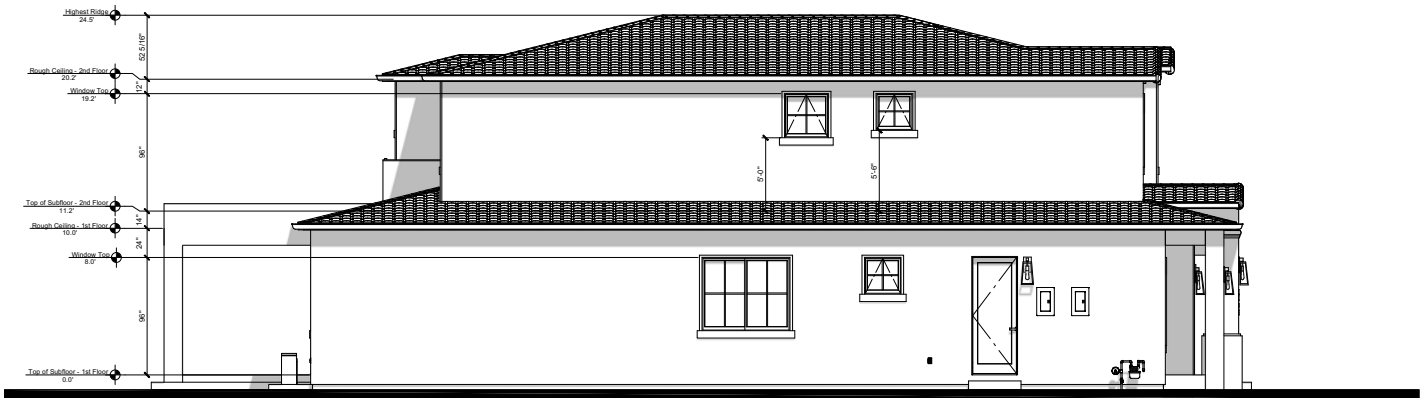
0 4 8 12 16

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

SPANISH TILE ROOFING-
COLOR : SAN MATEO BLEND

WINDOW/DOOR FRAMES, SHUTTERS, & GUTTERS-
COLOR : DARK BRONZE

STUCCO & SOFFITS-
COLOR : PURE WHITE



Left Elevation

ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO:

- EXTERIOR WINDOWS AND DOORS.
- AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTION LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
- UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAME CONSTRUCTION,AT WALL AND ROOF INTERSECTIONS.
- AT BUILT-IN GUTTERS.

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.485.3760

These drawings and the designs incorporated herein, as an instrument of service are and shall remain the property of WARREN DESIGN and are not to be used in whole or part for any purpose except as authorized in writing by the architect. © Copyright 2023

FILLMORE RESIDENCE
NEW RESIDENCE
4435 FILLMORE STREET
SANTA CLARA CALIFORNIA

Date: 09/23/2024
Drawn By: DW
Revisions:

EXTERIOR ELEVATIONS

Project No: 2461

Sheet No: A-4

Rear Elevation

26 GA. G.I. DRIP SCREED WITH MIN. VERTICAL ATTACHMENT FLANGE AT 31/2" PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS-TYP. AT 4" ABV. GRADE (2" ABV. HARDSCAPE)

0 4 8 12 16

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

Right Elevation

ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO:

- EXTERIOR WINDOWS AND DOORS.
- AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTION LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
- UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAME CONSTRUCTION.AT WALL AND ROOF INTERSECTIONS.
- AT BUILT-IN GUTTERS.

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.489.3760

These drawings and the designs incorporated herein, as an instrument of service are and shall remain the property of WARREN DESIGN and are not to be used in whole or part for any purpose except with the written consent. © Copyright 2023

FILLMORE RESIDENCE
NEW RESIDENCE
4435 FILLMORE STREET
SANTA CLARA CALIFORNIA

Date: 09/23/2024
Drawn By: DW
Revisions:

EXTERIOR ELEVATIONS

Project No: 2461
Sheet No: A-5

ROOF PLAN GENERAL NOTES:

1. ARROWS INDICATE DIRECTION OF ROOF SLOPE.
2. OVERHANGS ARE TO BE 12" AT EAVES & 12" AT RAKES (U.N.O.)
3. PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER C.R.C. TYPICAL.
4. INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.
5. INSTALL "OGEE" GUTTER W/ DOWNSPOUTS AS REQUIRED TO MATCH EXISTING.
6. PROVIDE CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE - TYPICAL.

1st LEVEL ATTIC VENTILATION:

564.17 S.F. OF ATTIC SPACE / 300 = 1.88 S.F.
1.88 S.F. x 144 SQ. INCHES = 270.72 SQ. INCHES REQ'D
270.72 SQ. INCHES / 2 = 135.36 SQ. INCHES

135.36 SQ. INCHES REQ'D / 72 SQ. INCHES = 2 - 32"x24" O'HAGIN FLAT ROOF VENTS.

PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK)
135.36 SQ. INCHES REQ'D / 9 SQ. INCHES = 15 FREEZE BLOCKS REQUIRED.
PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

2nd LEVEL ATTIC VENTILATION:

1,493.9 S.F. OF ATTIC SPACE / 300 = 4.98 S.F.
4.98 S.F. x 144 SQ. INCHES = 717.12 SQ. INCHES REQ'D
717.12 SQ. INCHES / 2 = 358.56 SQ. INCHES

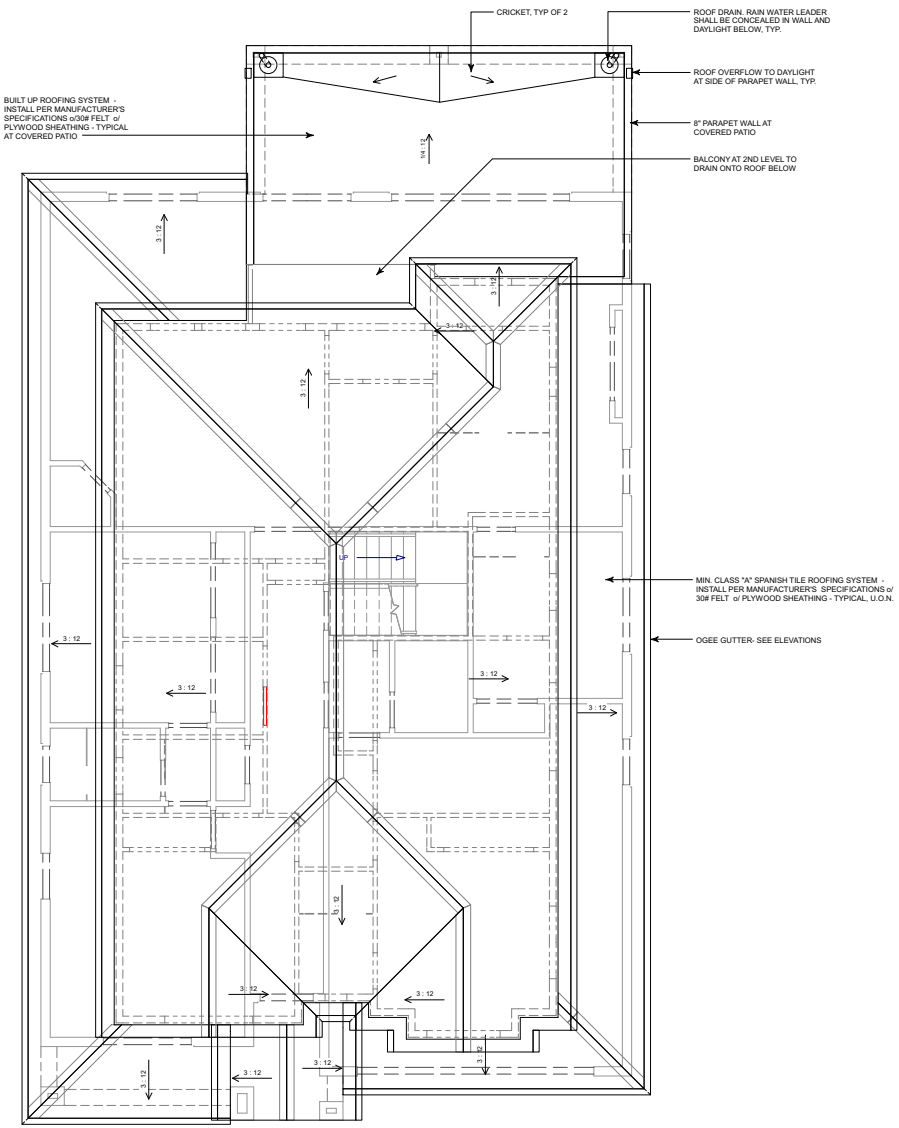
358.56 SQ. INCHES REQ'D / 72 SQ. INCHES = 5 - 32"x24" O'HAGIN FLAT ROOF VENTS.

PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK)
358.56 SQ. INCHES REQ'D / 9 SQ. INCHES = 40 FREEZE BLOCKS REQUIRED.
PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

NOTE:
AT LEAST 40% BUT NOT MORE THAN 50% OF REQUIRED ATTIC VENTILATION SHALL BE PROVIDED BY VENTS LOCATED NOT MORE THAN 3' BELOW THE RIDGE AND THE REMAINING VENTS LOCATED AT THE EAVE OR CORNICE PER C.R.C.

FOUNDATION VENTILATION:
8"X16" SIMPSON G.I. FOUNDATION VENTS TO BE EVENLY SPACED AROUND PERIMETER OF FOUNDATION FOR CROSS VENTILATION REQUIREMENTS. WHERE EXISTING VENTS ARE COVERED UP PROVIDE ADDITIONAL VENTS AS NECESSARY. VENTS SHALL NOT BE LOCATED AT SHEARWALLS

1,801.39 S.F. / 150 S.F. = 12 S.F.
8"X16" = .72 S.F.
12 S.F. / .72 S.F. = 17 VENTS MIN. REQ'D



Roof Plan

0 4 8 12 16

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

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

These drawings and the designs incorporated herein, as an instrument of service are and shall remain the property of WARREN DESIGN and are not to be used in whole or part for any purpose except as authorized in writing by the architect. © Copyright 2023

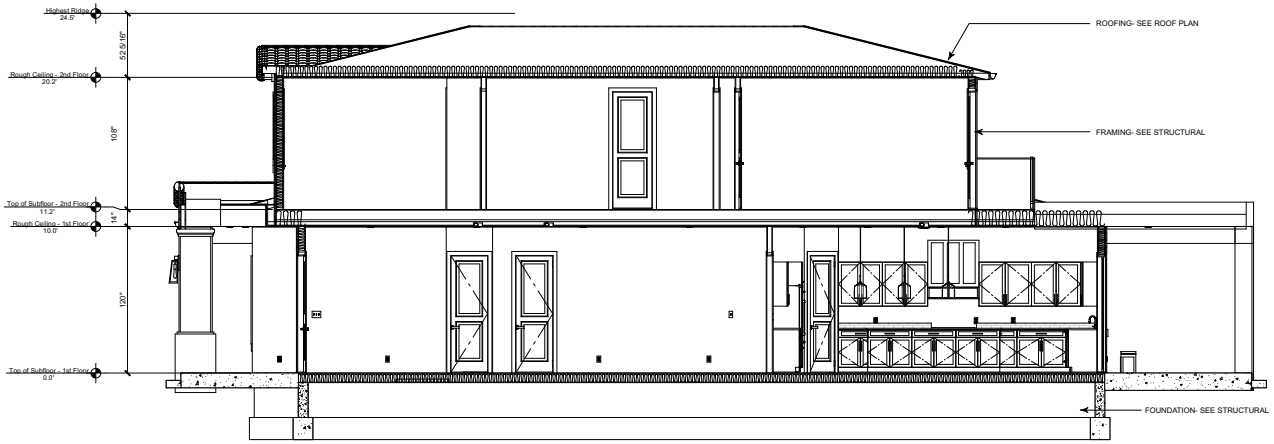
FILLMORE RESIDENCE
NEW RESIDENCE
4435 FILLMORE STREET
SANTA CLARA CALIFORNIA

Date: 09/23/2024
Drawn By: DW
Revisions:

ROOF PLAN

Project No: 2461

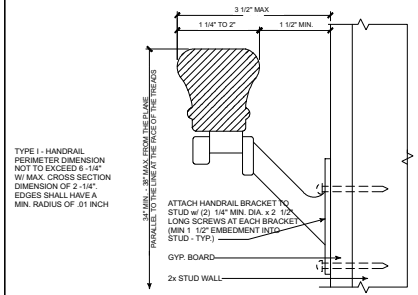
Sheet No: A-6



Section A_A

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

Section B-B



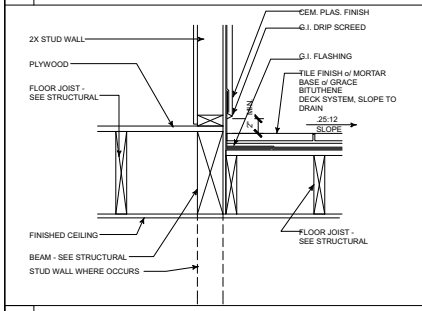
3 HAND RAIL SCALE: N.T.S.

GENERAL NOTES:

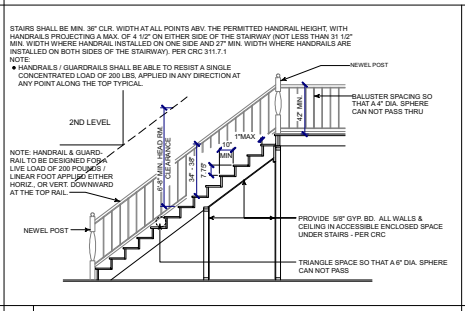
1. ALL SHEARWALLS TO BE FRAMED TO BOTTOM OF ROOF SHEATHING - TYP.
2. FIRE STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CBC
2.a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL
2.b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
2.c. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
2.d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
2.e. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

INSULATION REQUIREMENTS:
WALL INSULATION: R-21
FLOOR INSULATION: R-19
ATTIC INSULATION: R-38

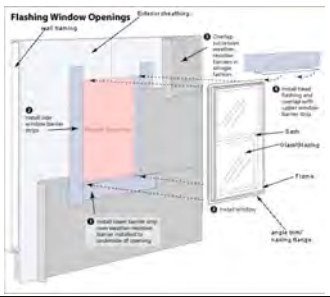
PROVIDE RADIANT BARRIER AT UNDERSIDE OF ROOF AND GABLE END WALLS PER TITLE-24



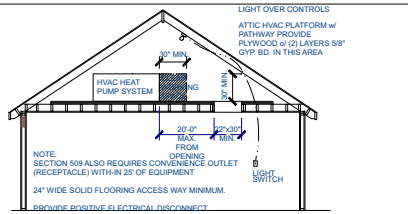
16 BALCONY FINISH SCALE: N.T.S.



12 TYPICAL STAIR SCALE: N.T.S.



8 WINDOW FLASHING SCALE: N.T.S.



RELATED CODE SECTIONS: 509, 708
CENTRAL WARM-AIR HVAC SYSTEM INSTALLED IN AN ATTIC MUST BE ACCESSIBLE FOR ROUTINE INSPECTION AND MAINTENANCE BY THE OWNER/OCCUPANT AND FOR SERVICES AND REPAIR AS NEEDED. CHANGING FILTERS, LUBRICATING MOTOR AND FAN BEARINGS, CHECKING BELT TENSION, AND RELIGHTING THE PILOT FOLLOWING A SERVICE INTERRUPTION ARE NORMAL OWNER FUNCTIONS. ADEQUATE LIGHT, AN ELECTRICAL OUTLET, SAFE ACCESS WAY AND SUFFICIENT WORKING SPACE ON THE CONTROL SIDE ALL ENCOURAGE AND FACILITATE MAINTENANCE AND ALSO ENABLE RAPID EGRESS IN AN EMERGENCY.

4 ATTIC HVAC PLATFORM SCALE: N.T.S.

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.489.3760

These drawings and the designs incorporated herein, as an instrument of service are and shall remain the property of DWARREN DESIGN and are not to be used in whole or part for any other project without written consent. © Copyright 2023

FILLMORE RESIDENCE
NEW RESIDENCE
4435 FILLMORE STREET
SANTA CLARA CALIFORNIA

Date: 09/23/2024
Drawn By: DW
Revisions:

SECTIONS

Project No: 2461
Sheet No: A-7

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Public Hearing: Action on an Architectural Review (PLN26-00079) for the Demolition of More than 50% of an Existing Single-Family Residence to Construct a 2,387 Square Foot Four-Bedroom Three-Bathroom Single Family Residence with an Attached Two-Car Garage on a 7,840 Square Foot Lot at 2035 Jackson Street. CEQA Status: Exempt from CEQA per Section 15332.

File No.: PLN26-00079
Location: 2035 Jackson Street
Applicant: Minh Pham
Owner(s): Sannabasavana Gowd Haraginadoni
Request: **Architectural Review** for the demolition of more than 50% of an existing single-family residence to construct a 2,387 square foot four-barroom three-bathroom single-family residence with an attached two-car garage.

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

- The proposed project is in a predominantly single-story residential tract built in the patio home style architectural style as shown in the Vicinity Map on Attachment 1.
- The site consists of a single-story three-bedroom, one-bathroom patio home style residence built in 1954.
- There are no significant historical features in the existing residence other than the structure's age, therefore is not eligible to be designated as a Historical Resource under Santa Clara City Code (SCCC") 18.130.030.
- Per the SCCC 18.120.020.D.7, the request to demolish more than 50% of the existing residence requires Architectural Review approval through a Development Review Hearing ("DRH").
- The proposal will demolish 68% of the existing walls and leave the left garage wall & the right main structure wall intact to build the 1,233 square foot addition.
- This will result in a 2,387 square foot four-bedroom three-bathroom single-story residence with an attached two-car garage.
- The applicant proposes the new residence to maintain the patio style architectural design found throughout the subdivision by having low-sloped shed roofs with simple vertical wood siding wall planes.
- The proposed construction materials include new faux wood siding, a multi-panel garage door with horizontal windows, white stucco, and black asphalt shingle roof.
- The project is consistent with the City's Single-Family & Duplex Residential Design Guidelines

("Residential Guidelines") (2014):
  - Building height and bulk is appropriate relative to the neighborhood as it's single-story with a low sloped shed roof with a mass break between the garage and the front bedroom.
  - The propose architectural features of the structure are appropriate to the neighborhood as they are derived from architectural features commonly found in other patio homes.
  - The roof materials, building materials, and finishes work in conjunction with one another, and are consistent with the architectural style of the building as they are typical materials used in a patio home style residence.
- The design went through one round of revision to ensure compliance with the SCCC and the Residential Guidelines. The roof eaves were widened to create a more prominent architectural feature, and a transom window was added above the garage door to reduce the blank space on the facade.
- The proposed project meets the required findings set forth in SCCC 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
   - The proposal is consistent with SCCC 18.38.060.D as the garage meets the 20' by 20' minimum interior dimensions.
   - The existing parking spaces are not located in the required front yard or side yard landscape area as they are in the existing garage.
   - The parking spaces are in an all-weather material surfaced area.

2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:*
   - The proposed construction would not create any traffic congestion or hazards.
   - The public streets are adequate in size to accommodate a single-family residence of this size.
   - The proposed design matches nearby residence in scale and would not impair the desirability of the neighborhood.

3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:*
   - Building height and bulk are appropriate relative to the neighborhood.
   - Roof materials, building materials, and finishes work in conjunction with one another and are consistent with the proposed architectural style of the building.

powered by Legistar™

- Architectural features of the proposed design are true to the architectural form and are appropriate for the neighborhood.

4) That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:

- The project is subject to the California Building Code & City Code requirements. Which serves to regulate new construction to protect public health, safety, and general welfare.

5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:

- The proposed construction is consistent with the Residential Guidelines:
  - The project would create a house design that is compatible in scale and character with the housing types that are typical in the neighborhood as the proposed design will have similar massing to the adjacent properties.
- The proposed construction complies with the R1-6L Zoning District development standards.
- The proposed construction complies with the intent of the Santa Clara General Plan and all its policies.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill Development Projects), in that the project site is less than five acres, served by utilities, and complies with the General Plan.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to property owners within a 300-foot radius of the project site on June 4, 2026, to 96 owners/tenants. As of the writing of this report, planning staff have not received public comments for this application.

RECOMMENDATION

Determine the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the demolition of more than 50% of an existing single-family residence to construct a 2,387 square foot four bedroom three-bathroom single family residence with an attached two-car garage, subject to the conditions of approval.

Prepared by: Alex Tellez, Associate Planner, Community Development Department
Reviewed by: Nimisha Agrawal, Senior Planner; Community Development Department
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans

City of Santa Clara

Vicinity Map (Zoning) - 2035 Jackson Street

Legend

Zoning

Land Parcels

- LI , ML - Light Industrial
- PD - Planned Development
- R1 - Single-Family Residential
- R3 - Medium Density Residential

Base Layers

Site Addresses

- Multiple
- Single
- Utility

Land Parcels

- Land Parcels
- Right of Ways
- Common Areas

Streets

Notes

PLN26-00079

created on 04/10/2026 15:28:08

0 200 400 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 2: Project Data/Compliance (SFR/Duplex)

Project Address: 2035 Jackson Street **Project Number: PLN26-00079**
Zoning: R1-6L

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Parcel Area (SF) (min):	7,840	7,840	6,000	Y
Building Square Footage (SF)				
1st Floor:	977	1,940.95	--	--
Attached Garage	256	446	600 SF max	Y
Total (enclosed):	1,233	2,386.95	--	--
Building Coverage (%)				
Building Coverage (All):	15.7	30.4	40% max	Y
Rear Yard Accessory Building Coverage:	--	--	40% max	--
Main Building Setbacks (FT)				
Front (1st floor):	24' – 5"	23'	20'	Y
Left Side (1st floor):	5' – 3"	5' – 3"	5'	Y
Right Side (1st floor):	5' – 3"	5' – 3"	5'	Y
Rear (1st floor):	65' – 11"	47' – 11"	20'	Y
Height (FT)				
Main building:	11' – 6"	16' – 1"	25'	Y
# of Bedrooms/Bathrooms:	3/1	4/3	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	1	2	2	Y
Common Living Area (SFR)	18%	37%	Min 25%	Y
Open Landscaped Area (Front)	--	58%	35%	Y

Conditions of Architectural Review Approval

PLN26-00079 / 2035 Jackson Street

Architectural Review for the demolition of more than 50% an existing single-family residence to construct a 2,387 square foot four bedroom three-bathroom single family residence with an attached two-car garage.

GENERAL

G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is May 20, 2026

G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code. California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

P1. **Tree Replacement (On-site).** Trees permitted by the City for removal shall provide replacement on-site at a ratio of 1:1 with a minimum 15-gallon tree size. (SCC 12.35.090)

DURING CONSTRUCTION

P2. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P3. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P4. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

OPERATIONAL CONDITIONS

P5. **Use of Garage**. The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.

P6. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

P7. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.

E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

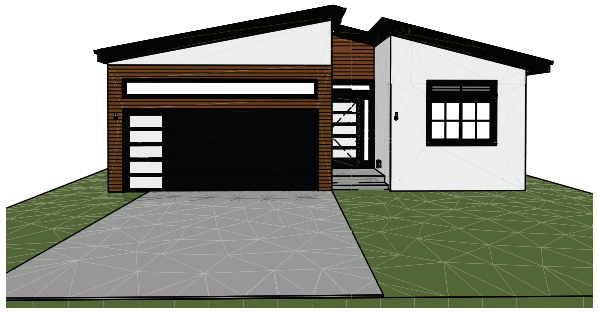
Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

2035 JACKSON STREET ADDITION
224-23-094

SINGLE FAMILY RESIDENCE DEMO & ADDITION

OWNER:
PROJECT ADDRESS: 2035 Jackson St, Santa Clara, CA 95050
Email: srikanth.lakkaraju@gmail.com



PROJECT DATA: 2035 JACKSON STREET

PROPERTY INFORMATION:
ASSESSOR'S PARCEL: 224-23-094
ZONING DISTRICT: R-1
FLOOD ZONE: X
LOT SIZE: 7,840 SQ FT

NOTES:

1. NO FIRE SPRINKLER < 1200 SQFT ADDITION
2. HERS VERIFICATION IS REQUIRED PER THE ENERGY ANALYSIS.

BUILDING CODE:

ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES AND REGULATORY AGENCIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA RESIDENTIAL CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA FIRE CODE
2025 CALGREEN
CITY OF SANTA CLARA MUNICIPAL CODE

SCOPE OF WORK:

1. **DEMO EXISTING EXTERIOR AND INTERIOR WALLS ONLY RIGHT EXTERIOR WALL TO BE KEPT**
2. **PROPOSE 1153.41 LOT AREA SQFT ADDITION FROM EXISTING 1233.54 FOOTPRINT AND A FLOOR AREA OF 977**

BUILDING DATA:

OCCUPANCY: R-3 / U
CONSTRUCTION TYPE: V-B
FIRE SPRINKLERS: NO
NUMBER OF STORIES: 1
MAX BUILDING HEIGHT: 16' - 0"

SQUARE FOOTAGE SUMMARY:
EXISTING FOOTPRINT: 1,233.54 SQ FT
PROPOSED FOOTPRINT: 2,386.95 SQ FT
TOTAL ADDITION: 1,153.41 SQ FT

AREA BREAKDOWN:
EXISTING LIVING AREA: 977.00 SQ FT
PROPOSED LIVING AREA: 1,940.95 SQ FT
NET LIVING INCREASE: 963.95 SQ FT

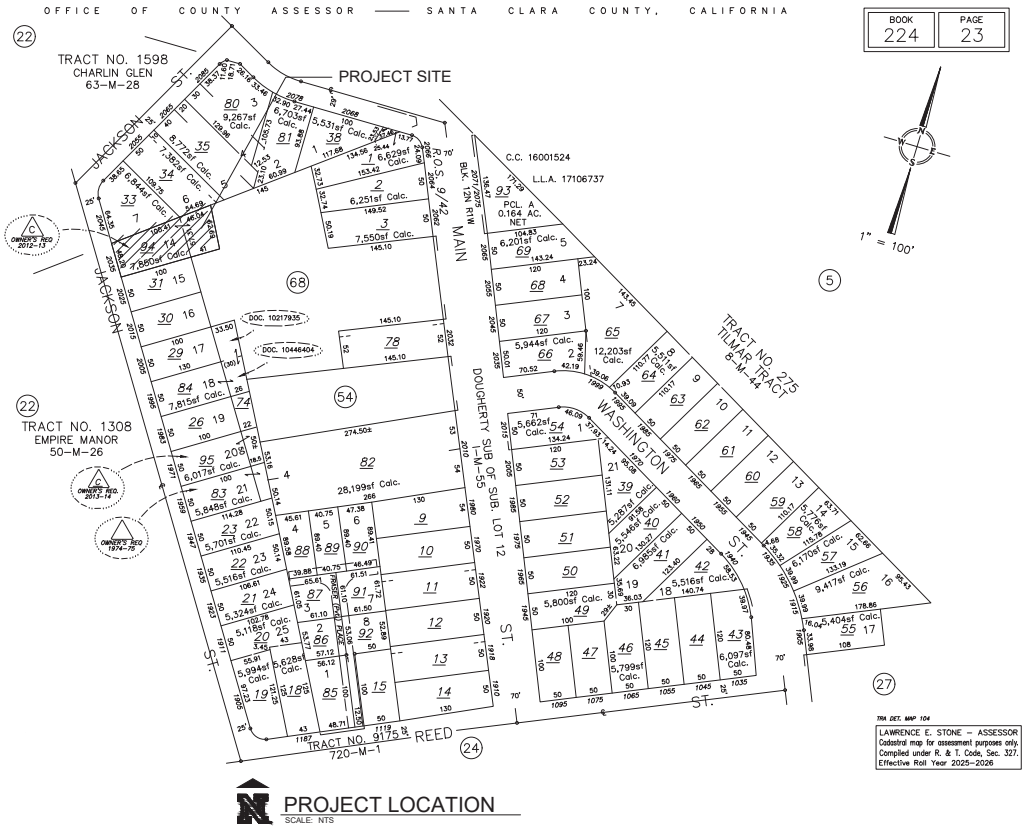
EXISTING GARAGE: 257.00 SQ FT
PROPOSED GARAGE: 446.00 SQ FT
GARAGE INCREASE: 189.00 SQ FT

EXISTING COMMON AREA: 380.00 SQ FT
PROPOSED COMMON AREA: 895.00 SQ FT

SITE COVERAGE:
OPEN LANDSCAPE AREA: 4,444.00 SQ FT
BUILDING COVERAGE: 30.4%

INDEX OF DRAWINGS:

G.0 COVER SHEET
G.1 SITE PLAN
G.2 EROSION CONTROL
G.3 F.A.R CALC
G4.0 EXISTING SITE CONDITION
A.1 PROPOSED FLOOR PLAN
A.1E EXISTING FLOOR PLAN
A.2 PROPOSED ROOF PLAN
A.3 PROPOSED ELECTRICAL PLAN
A.4 PROPOSED ELEVATION PLAN
A.5 CROSS SECTIONS
AD.1 TYPICAL DETAILS No. 1
AD.2 TYPICAL DETAILS No. 2
T24A TITLE 24A
T24B TITLE 24B
S1.1 GENERAL NOTES
S1.2 SPECIFICATIONS
S2.1 FOUNDATION AND FRAMING PLAN
S3.1 ROOF FRAMING PLAN
S4.1 STRUCTURAL DETAILS No.1
S4.2 STRUCTURAL DETAILS No.2
S5.1 FOUNDATION DETAILS
STRONG WALL SHEETS



PROJECT LOCATION
SCALE: NTS

Owner:

Coordinating Professional:

DRAFTER
MINH PHAM
minhlyli@gmail.com
510-574-6785

STRUCTURAL ENGINEER

NES CONSULTANTS, INC.
1659 BRANHAM LN
SUITE F, PMB 109
SAN JOSE, CA 95118
(510) 962-2008
nhpham.structural@gmail.com

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

CIVIL ENGINEER

SPECIAL SYSTEMS

CODES: 2022 IBC

USE AND OCCUPANCY: R3/U
CONSTRUCTION TYPE: VB

ZONING: R1

Issue: Permit Set
Date:
Dwg File:
Drawn By: MP
Checked By: NP

These drawings & the designs here illustrated are the sole property of NES Consultants, Inc. and may not be reproduced in whole or in part without express written permission.

Sheet Title:
COVER SHEET

Sheet Number:
G.0

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control

Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving

Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.
- ❑ Ensure all subcontractors working onsite are implementing appropriate BMPs.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering

Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Construction Stormwater BMP Handbook, Fact Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work

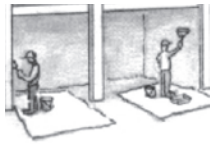
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



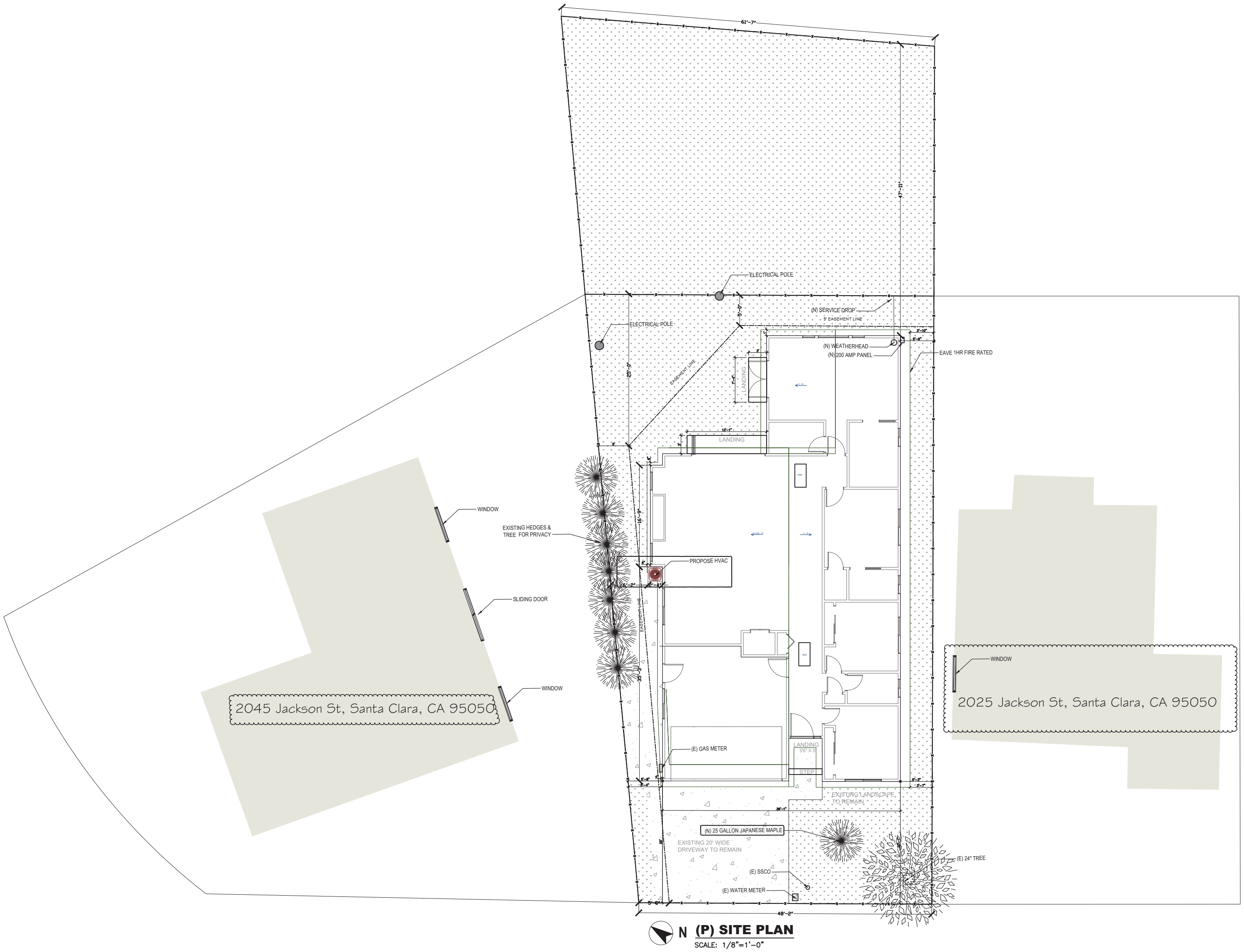
Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead- based paint removal requires a state-certified contractor.

Storm drain polluters may be liable for fines of up to $10,000 per day!

Santa Clara Valley *Urban Runoff* Pollution Prevention Program

April 2024



(P) SITE PLAN

SCALE: 1/8"=1'-0"

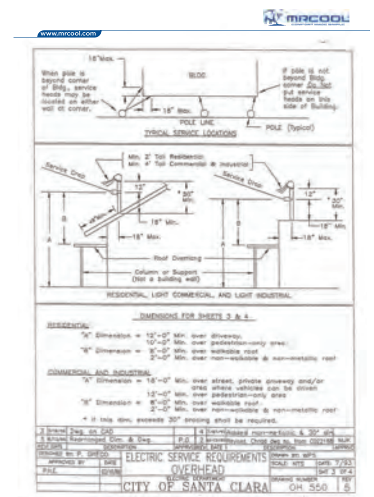
Up to 14.3 SEER2

Heat Pump Condenser

This Heat Pump Condenser is a high-efficiency, all-season solution is designed to deliver dependable heating and cooling throughout the year. This Signature Series system provides consistent indoor comfort while helping homeowners lower their energy bills. Whether you're battling intense summer heat or winter's chill, this efficient heat pump is built to keep your home comfortable, no matter the season.

SPECIFICATION — SIGNATURE SERIES HEAT PUMP CONDENSER

MODEL NO.	UNITS	MCAESHS4T1821AA	MCAESHS4T2421AA	MCAESHS4T3021AA	MCAESHS4T3621AA	MCAESHS4T4221AA	MCAESHS4T4821AA	MCAESHS4T6021AA
CAPACITY & PERFORMANCE								
Cooling Capacity	Btu/h	17000	22000	27500	33000	39000	45000	55000
SEER2	Btu/h.W	14.3	14.3	14.3	14.3	14.3	14.3	14.3
EER2	Btu/h.W	11.7	11.7	11.7	11.7	11.7	11.2	11.2
Heating Capacity	Btu/h	17000	22000	27500	33000	39000	45000	55000
HSPF2	Btu/h.W	7.5	7.5	7.5	7.5	7.5	7.5	7.5
Air Flow	CFM	1950	1950	2200	2750	2950	4000	4000
Sound Level	dB(A)	60	60	63	63	65	65	65
ELECTRICAL PARTS								
Rated Voltage	(V-Hz,Ph)	208/230-60,1	208/230-60,1	208/230-60,1	208/230-60,1	208/230-60,1	208/230-60,1	208/230-60,1
Min. Current Ampacity (MCA)	A	12.2	15.2	18	22.2	26	30	37
Max. Current Over Protection (MOP)	A	20	20	30	30	45	50	60
DIMENSIONS & WEIGHT								
Net Dimension (WxHxD)	inch	23.6 x 25 x 23.6	23.6 x 25 x 23.6	23.6 x 25 x 23.6	29.14 x 25 x 29.14	29.14 x 32.8 x 29.14	29.14 x 32.8 x 29.14	29.14 x 32.8 x 29.14
Packing Dimension (WxHxD)	inch	24.8 x 26.2 x 24.8	24.8 x 26.2 x 24.8	24.8 x 26.2 x 24.8	30.3 x 26.2 x 30.3	30.3 x 34.8 x 30.3	30.3 x 34.8 x 30.3	30.3 x 34.8 x 30.3
Net/Gross Weight	lbs	144/150	144/151	146/152	173/182	202/212	223/232	225/235
REFRIGERANT CONNECTION VALVE								
Liquid Side	inch	3/8	3/8	3/8	3/8	3/8	3/8	3/8
Gas Side	inch	3/4	3/4	3/4	3/4	3/4	3/4	7/8



SUBMITTAL 7/13/20

DESCRIPTION	MARK	DATE	BY

REVISIONS

Designed VL
Drawn VL
Checked NP

REGISTERED PROFESSIONAL ENGINEER — NGOC H. PHAM — No. C81902 — Exp. 3/31/26 — CIVIL — STATE OF CALIFORNIA

SIGNATURE

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1900 CAMDEN AVE
SAN JOSE, CA 95126
(510) 962-2008

PROPOSE SITE PLAN

2035 Jackson St, Santa Clara, CA 95050

Scale AS NOTED
Date 7/10/20
REF. NO.

DWG. NO.
G1.0

____ of 2 Sheets
JOB NO. 2022

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

USERNAME => $USER
DATE PLOTTED => $DATE
TIME PLOTTED => $TIME
FILE =>

SINGLE FAMILY CONSTRUCTION SITE

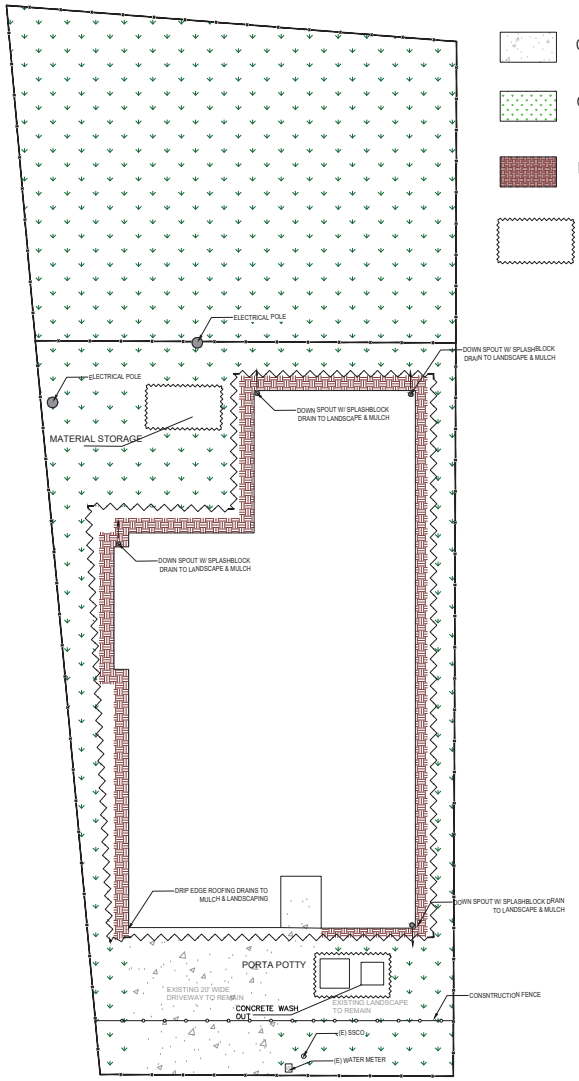
NOTES :

- SURFACE WATER SHALL BE DRAINED TO AN APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD.
- GRADE SURROUNDING NEW ADU SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (EXCEPTION: WHERE LOT LINES AND/OR PHYSICAL BARRIERS PROHIBIT FALL, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM STRUCTURE). IMPERVIOUS SURFACES WITHIN 10 FEET SHALL BE SLOPED A MINIMUM 2% AWAY FROM THE BUILDING. [R401.3 AND EXCEPTION]
- NEW ROOF WATER DISCHARGE WILL NOT RUN INTO COUNTY RIGHT OF WAY.
- MEASUREMENTS AND LOT INFORMATION HAS BEEN SUPPLIED FROM OFFICE OF COUNTY ASSESSOR, SANTA CLARA COUNTY (TRA DET. MAP 074 EFFECTIVE ROLL YEAR 2022-2023.
- ALL EROSION CONTROL MEASURES SHALL BE ONSITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION.
- SWEEP OR SCRAPE UP SOILS TRACKED INTO THE ROAD AT THE END OF EACH DAY. DO NOT HOSE INTO STREET, GUTTER, OR
- REVEGETATE DISTURBED AREAS. EXPOSED BARE DIRT SHALL BE COVERED WITH MULCH, JUT NETTING OR OTHER EROSION CONTROL BLANKET.
- ALL TEMPORARY STOCKPILES SHALL BE COVERED WITH 6 MIL. PLASTIC SHEETS, SUITABLY ANCHORED.
- THE SITE SHALL BE MONITORED BY THE CONTRACTOR/OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.

ADDITIONAL NOTES:

- Erosion & sediment control BMPs, such as fiber rolls or wattles, shall be inspected regularly during construction and after each significant rain event. Make needed repairs immediately.
- Check the sidewalk and street daily during demolition and construction for soil drag-out, and sweep if needed. Routinely maintain the construction entrance/exit to ensure it remains effective at preventing drag-out.
- Store open bags of particulate, granular or powder materials (such as plaster or concrete) indoors if possible. If stored outside, they must be kept covered or closed, and during the rainy season kept within secondary containment.
- Dumpster lids must be kept closed and secured when not in use.
- Soil & Material Stockpiles: Soil and materials stockpiles must be protected from runoff/run-on, when not in use, by BMPs such as surrounded by berms, fiber rolls or wattles and covered with sheeting or tarps. Soil stockpiles should be stored on a flat area.
- Porta-potties: Do not locate Porta-potties adjacent to watercourses or storm drain inlets.
- During the rainy season, ensure that sediment control measures are in place and effective at preventing sediment from leaving the site.

FINISHED GRADE SURROUNDING NEW ADU WILL SLOPE AWAY MIN. 5% FOR 10FT. IMPERVIOUS MATERIAL 2% FOR 10FT.



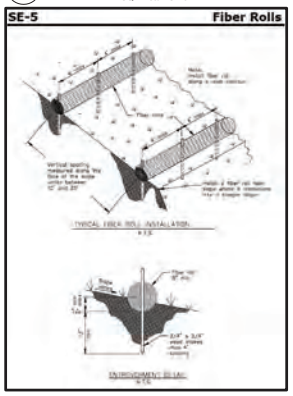
PROPOSE SITE PLAN N

SCALE 1/8" = 1'- 0'

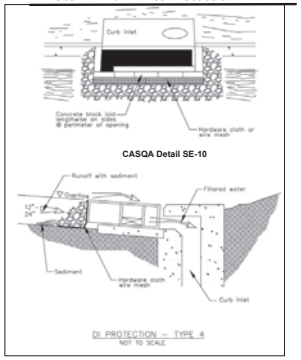
RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) PER CALGREEN MANDATORY MEASURES SECTION 4.304.

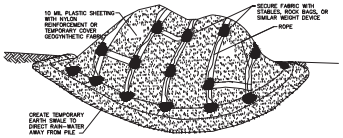
1 Fiber Rolls

CASQA Detail SE-5



Storm Drain Inlet Protection



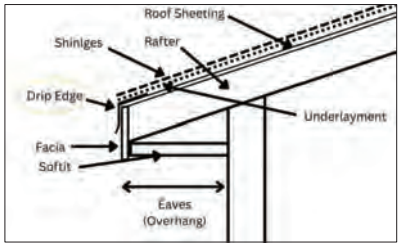


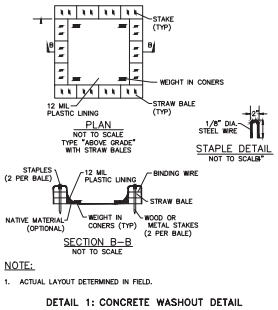
NOTE:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
3. STOCKPILES SHALL BE FULLY COVERED OVERNIGHT, AND PRIOR TO, DURING AND AFTER RAIN EVENTS.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

DETAIL 2: TEMPORARY COVER ON STOCK PILE

NOT TO SCALE

DRIP ROOF DRAINAGE DETAIL





NOTE:
1. ACTUAL LAYOUT DETERMINED IN FIELD.

DETAIL 1: CONCRETE WASHOUT DETAIL

		7/13/20	SUBMITTAL
VL	Designed		
VL	Drawn		
NP	Checked		

DESCRIPTION | MARK | DATE | BY

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1900 CAMDEN AVE.
SAN JOSE, CA 95126
(310) 997-2426

DRAINAGE & BMP PLAN

2035 Jackson St, Santa Clara, CA 95050

Scale AS NOTED
Date 7/10/20
REF. NO.
DWG. NO.
G2.0
of 2 Sheets
JOB NO. 2022

ORIGINAL SCALE IN INCHES
IF NOT 1" AS SHOWN, ADJUST SCALE ACCORDINGLY

TIME PLOTTED => $TIME
DATE PLOTTED => $DATE
USERNAME => $USER

FLOOR AREA CALCULATION	
LABEL	AREA (SQFT)
A	446
B	15.17
C	453.33
D	284.86
E	760.59
F	427

FLOOR AREA RATIO

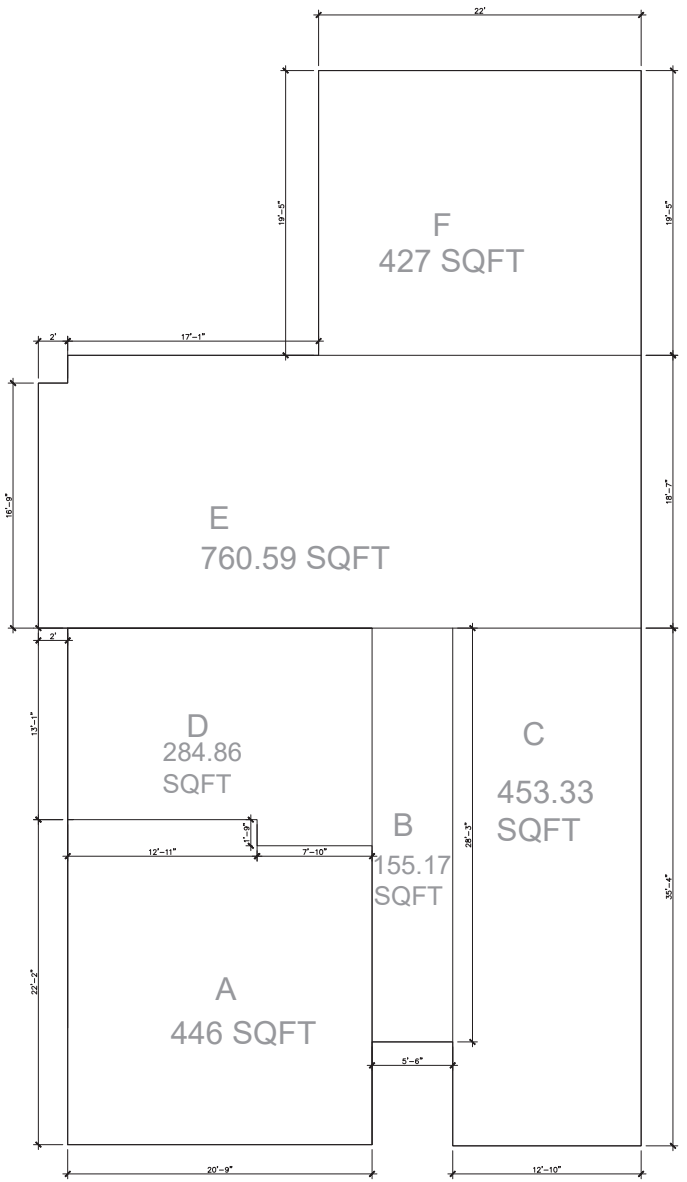
LOT SIZE: 7,840 SQFT
F.A.R = (B+C + D + E + F) = 1940.95
1940.95 / 7,840 SQFT = .247 = 25%

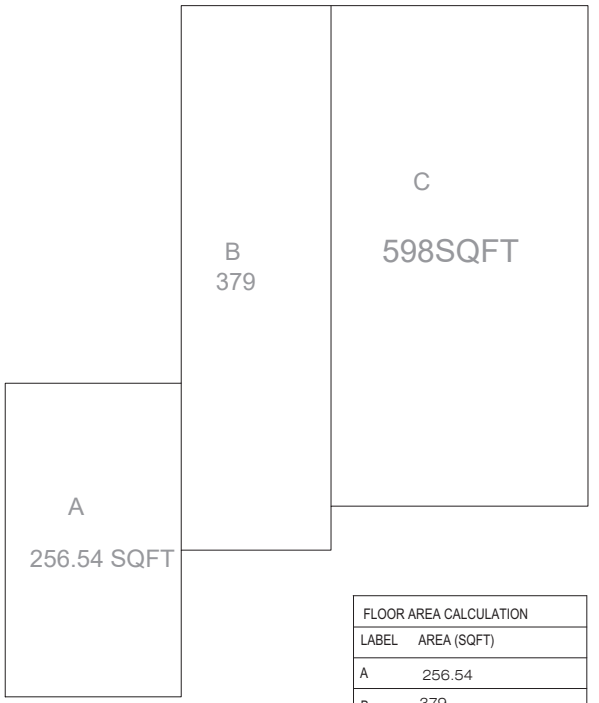
LOT AREA RATIO

LOT = A + B + C + D + E + F = 2386.95
2386.95 / 7,840 SQFT = .304 = 30%

PROPOSE SITE CALC

SCALE 1/8" = 1'- 0'





FLOOR AREA CALCULATION	
LABEL	AREA (SQFT)
A	256.54
B	379
C	598

FLOOR AREA RATIO

LOT SIZE: 7,840 SQFT
F.A.R = (B+C) = 977
977 / 7,840 SQFT = .124 = 12%

LOT AREA RATIO

LOT = A + B + C = 1233.54
1233.54 / 7,840 SQFT = .157 = 16%

EXISTING SITE CALC

SCALE 1/8" = 1'- 0'

SUBMITTAL	7/13/20

DESCRIPTION	MARK	DATE	BY

REVISIONS

VL Designed
VL Drawn
NP Checked

ORIGINAL SCALE IN INCHES
IF NOT PLOTTED IN SCALE

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1300 CLAY ST, SUITE 600
SAN JOSE, CA 95126
(510) 982-2426

PROPOSE F.A.R CALC PLAN

2035 Jackson St, Santa Clara, CA 95050

Scale	AS NOTED
Date	7/10/20
REF. NO.	
DWG. NO.	**G1.0**
	of 2 Sheets
JOB NO.	2022

TIME PLOTTED => $TIME
DATE PLOTTED => $DATE
USERNAME => $USER

SUBMITTAL	7/13/20

DESCRIPTION	MARK	DATE	BY
REVISIONS			

VL Designed
VL Drawn
NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1390 CHARLES ST.
SAN JOSE, CA. 95126
(510) 282-2426

EXISTING SITE CONNDITION

2035 Jackson St, Santa Clara, CA 95050

Scale AS NOTED
Date 7/10/20
REF. NO.
DWG. NO.
G4.0
____of__2___Sheets
JOB NO. 2022

ORIGINAL SCALE IN INCHES
FOR REDUCED PLANS

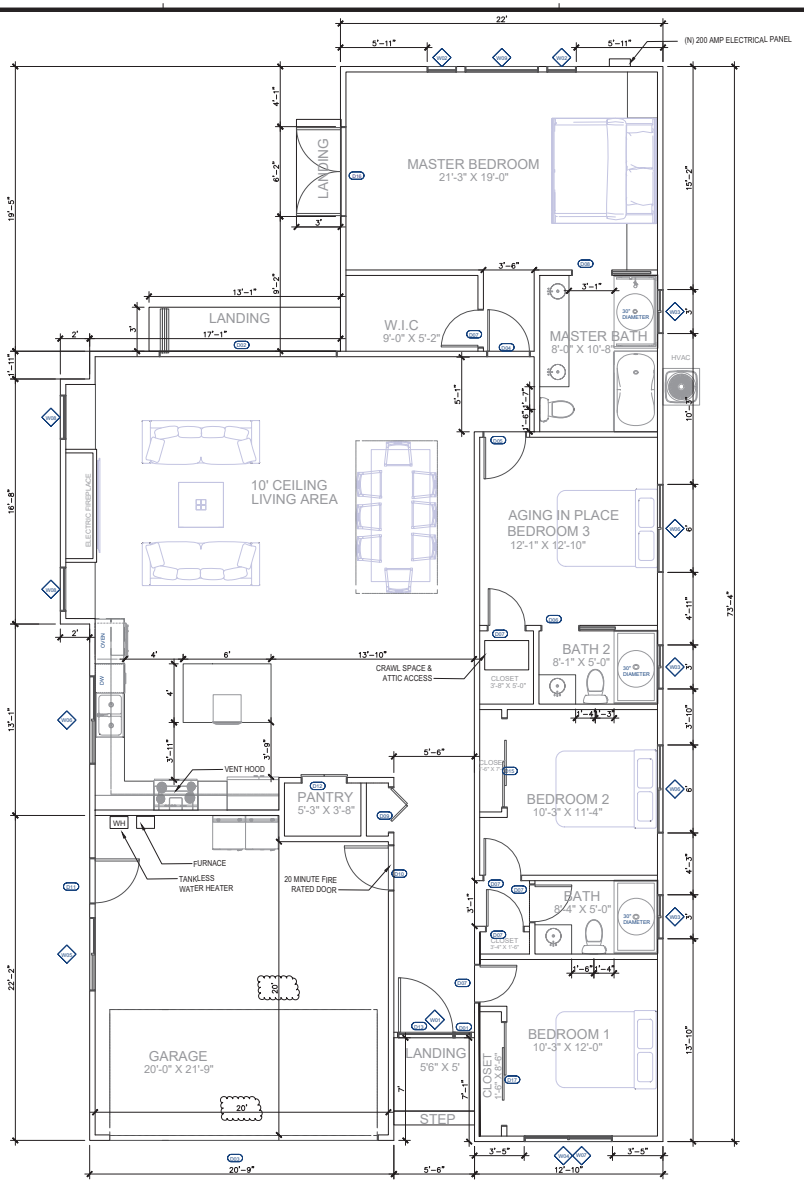
TIME PLOTTED => $TIME
DATE PLOTTED => $DATE
USERNAME => $USER

Window Schedule

3D Exterior Elevation	Number	Label	Qty.	Size	R/O
	W01	5010FX	1	5010FX	61"x13"
	W02	2060DH	2	2060DH	25"x73"
TEMPERED	W03	3010LS	3	3010LS	37"x13"
	W04	6010FX	1	6010FX	73"x13"
	W05	5028LS	1	5028LS	61"x33"
EGRESS	W06	6030LS	3	6030LS	73"x37"
EGRESS	W07	6040LS	1	6040LS	73"x49"
	W08	3050DH	2	3050DH	37"x61"
	W09	5060FX	1	5060FX	61"x73"

Door Schedule

3D Exterior Elevation	Number	Qty	Size		R/O	Description
	D01	1	1080 EX		14"x99"	ext. Fixed-Glass Panel
TEMPERED	D02	1	12080 L EX		146"x98 1/2"	ext. 4+0 Dr. Bifold-Glass Slab
	D03	1	18087		218"x106"	Garage-Door F04
	D04	1	21068 L IN		36"x82 1/2"	Hinged-Door P04
	D05	1	21068 R IN		36"x82 1/2"	Hinged-Door P04
	D06	1	2668 L		62"x82 1/2"	Pocket-Door P04
	D07	6	2668 L IN		32"x82 1/2"	Hinged-Door P04
	D08	1	2868 R		66"x82 1/2"	Pocket-Door P04
	D09	1	3068 L		38"x82 1/2"	2 Dr. Bifold-Louvered
	D10	1	3068 R EX		38"x83"	ext. Hinged-Door E21
	D11	1	3072 L EX		38"x89"	ext. Hinged-Door E01
	D12	1	3072 L/R		38"x88 1/2"	Double Barn-Door P04
	D13	1	3980 L EX		46 1/2"x99"	ext. Hinged-Door F04
	D15	1	6068 L IN		74"x82 1/2"	Slider-Door P04
	D16	1	6080 L/R EX		74"x99"	ext. Double Hinged-Glass Panel
	D17	1	7068 L IN		86"x82 1/2"	Slider-Door P04



PROPOSED FLOOR PLAN

SCALE 1/4" = 1'- 0'

KEYNOTES

1. PARTITIONS.
   A. EXTERIOR: LAP SIDING @ EXT. SIDE, GYP. BD @ INT. SIDE. INSULATION AT WALLS AND CEILING PER TITLE-24.
   B. INTERIOR: 5/8" GYP. BD. BOTH SIDES. PAINT THROUGHOUT. TEXTURE AND TAPE.
   C. AT WET WALLS (PLUMBING FIXTURES), PROVIDE "WONDERBOARD", "DURAROCK", OR EQUAL AS FINISH, BACKING MATERIAL AND WATERPROOFED MATERIAL AT SHOWER/BATHTUB WALLS UNDER GLUE-ON TILE.
2. PROVIDE AND INSTALL DOOR AS PER SPECS.
3. PROVIDE AND INSTALL WINDOW PER MANUF. SPECS.
4. PROVIDE AND INSTALL PLUMBING FIXTURE.
   A. LAVATORY
   B. TOILET
   C. SHOWER
   D. BATHTUB
   E. KITCHEN SINK
   F. VEGETABLE SINK
   G. COUNTRY STYLE SINK
5. CASEWORK. SEE INTERIOR ELEVS FOR MORE INFO.
   A. LOWER CABINETS w/ COUNTERTOP, SINK AND 4" BACKSPLASH.
   B. UPPER CABINETS w/ EXHAUST HOOD/MICROWAVE.
   C. RECESSED MEDICINE CABINET. OWNER TO SELECT.
   D. LOWER CABINETS W/ COUNTERTOP
6. EQUIPMENT.
   A. WASHER PROVIDED BY OWNER.
   B. DRYER PROVIDED BY OWNER.
   C. REFRIGERATOR PROVIDED BY OWNER
   D. RANGE
   E. OVEN
   F. DISHWASHER
   G. KEGERATOR
   H. FRIDGE
   I. TANKLESS
   J. ELECTRIC PANEL
   K. GAS METER
   L. ELECTRIC METER
   M. WATER HEATER
7. INSTALL ⅝" TYPE "X" GYPSUM BOARD AT THE GARAGE CEILING AND INSTALL A MIN. OF ½" SHEETROCK AT ALL THE GARAGE WALLS. DUCTS PENETRATING THE GARAGE CEILING SHALL BE A MIN. 26 GAUGE (0.019")
8. INSTALL 4" STEEL BOLLARDS AND BOLT INTO CONCRETE SLAB IN FRONT OF THE WATER HEATER AND FURNACE.
9. INSTALL 18" HEIGHT PLATFORM W/ 2 LAYERS OF ¾" PLYWOOD

MARK	DESCRIPTION	DATE	BY
	SUBMITTAL	7/13/20	

REVISIONS

VL Designed | VL Drawn | NP Checked

REGISTERED PROFESSIONAL ENGINEER — NGOC H. PHAM — No. C81902 — EXP. 3/31/26 — CIVIL — STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1900 CAMDEN AVE.
SAN JOSE, CA. 95126
(510) 387-2426

PROPOSED FLOOR PLAN

2035 Jackson St, Santa Clara, CA 95050

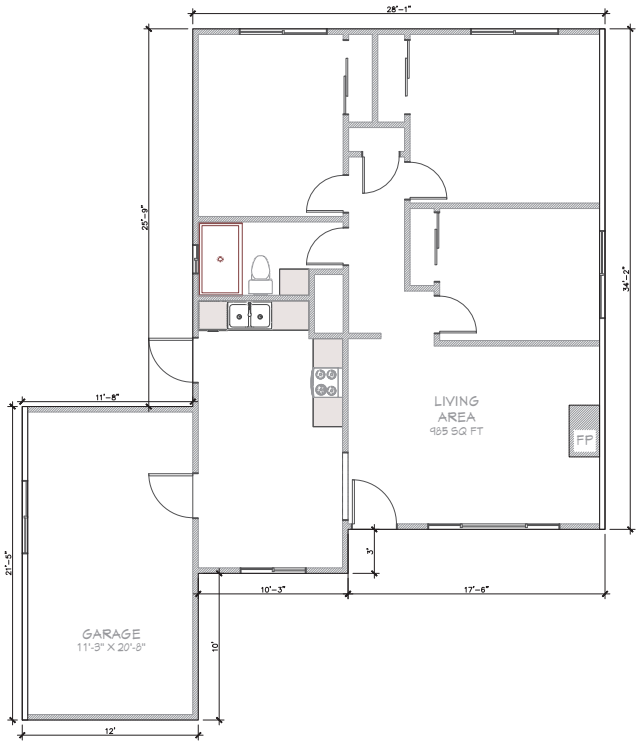
Scale AS NOTED
Date 7/10/20
REF. NO.
DWG. NO. **A1.0**
_____of__2___Sheets
JOB NO. 2022

ORIGINAL SCALE IN INCHES
IF NOT PLOTTED AT SCALE

TIME PLOTTED => $TIME
DATE PLOTTED => $DATE
USERNAME => $USER

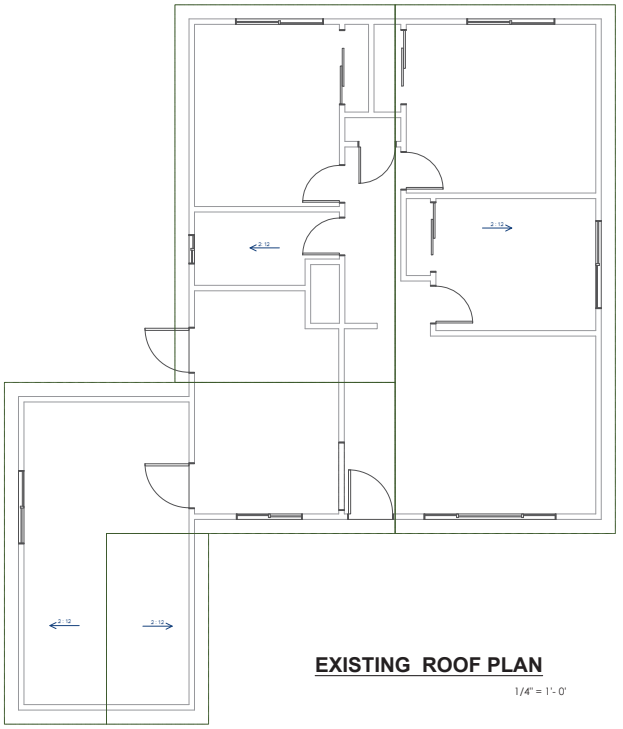
EXISTING WALL TO BE KEPT: 55'7"
EXISTING WALL TO BE REMOVE: 115'3"
TOTAL EXISTING WALL: 170'–10"

▨ –TO BE DEMO



EXISTING FLOOR PLAN

1/4" = 1'- 0'



EXISTING ROOF PLAN

1/4" = 1'- 0'

SUBMITTAL	7/13/20
DESCRIPTION	MARK / DATE / BY
REVISIONS	
VL Designed	
VL Drawn	
NP Checked	

ORIGINAL SCALE IN INCHES
IF NOT 1" IN SCALE

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1990 CURTNER AVE
SAN JOSE, CA 95126
(510) 982-2426

EXISTING & DEMO FLOOR PLAN

2035 Jackson St, Santa Clara, CA 95050

Scale AS NOTED
Date 7/10/20
REF. NO.
DWG. NO. A.1E
___of_2___Sheets
JOB NO. 2022

USERNAME => $USER DATE PLOTTED => $DATE TIME PLOTTED => $TIME

NOTE: PROVIDE ATTIC VENTILATION IN COMPLIANCE w/ C.B.C. 1505.3. THE REQUIRED NET FREE VENTILATING AREA OF NOT LESS THAN 1/150 OF THE SPACE VENTILATED MAY BE 1/300 PROVIDED THAT 50 PERCENT OF THE REQ'D VENTILATING AREA IS PROVIDED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE WITH THE BALANCE OF THE REQ'D VENTILATION PROVIDED BY THE EAVE OR CORNICE VENTS.

NOTES

DESIGN AND INSTALL (DESIGN BUILD) HVAC SYSTEM TO ACCA MANUAL J, D, AND S RECOMMENDATIONS.

KEYNOTES

1. COMPOSITE ROOF TO BE SELECTED BY OWNER
2. 15"x46" VELUX FIX SKYLIGHT

ATTIC VENT CALC:
BASED ON THE 1:150 GUIDELINE
LIVING AREA = 1941 SQFT = 1862 SQ IN. OF VENT REQUIRED
PROPOSING

972 sq. in.

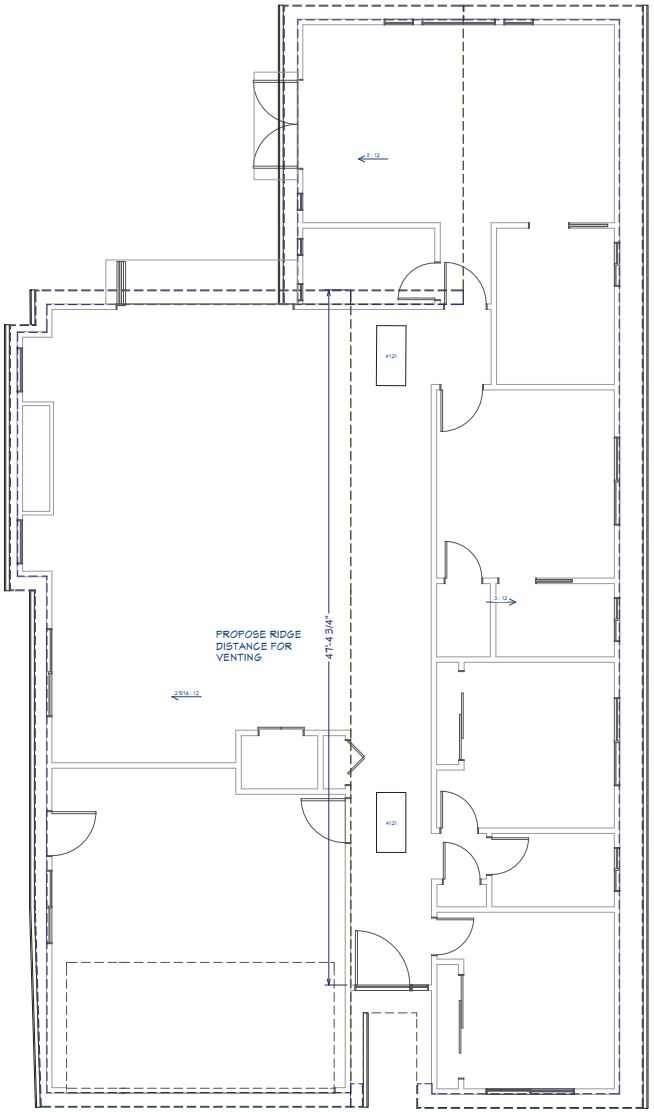
Exhaust NFVA
(Near ridge of the roof)

972 sq. in.

Intake NFVA
(On soffits / undereave)

VentSure®
4-Foot Strip
Amount Required: **47 lineal feet**
Order Qty: **12 pieces**
Product Details >

VentSure®
InFlow®
Amount Required: **94 lineal feet**
Order Qty: **24 pieces**
Product Details >



PROPOSE ROOF PLAN
SCALE: 1/4" = 1'

REVISIONS			
MARK	DESCRIPTION	DATE	BY
	SUBMITTAL	7/13/20	

VL Designed
VL Drawn
NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1731 TECHNOLOGY DR. #570
SAN JOSE, CA 95126
(510) 897-2028

PROPOSE ROOF PLAN

2035 Jackson St, Santa Clara, CA 95050

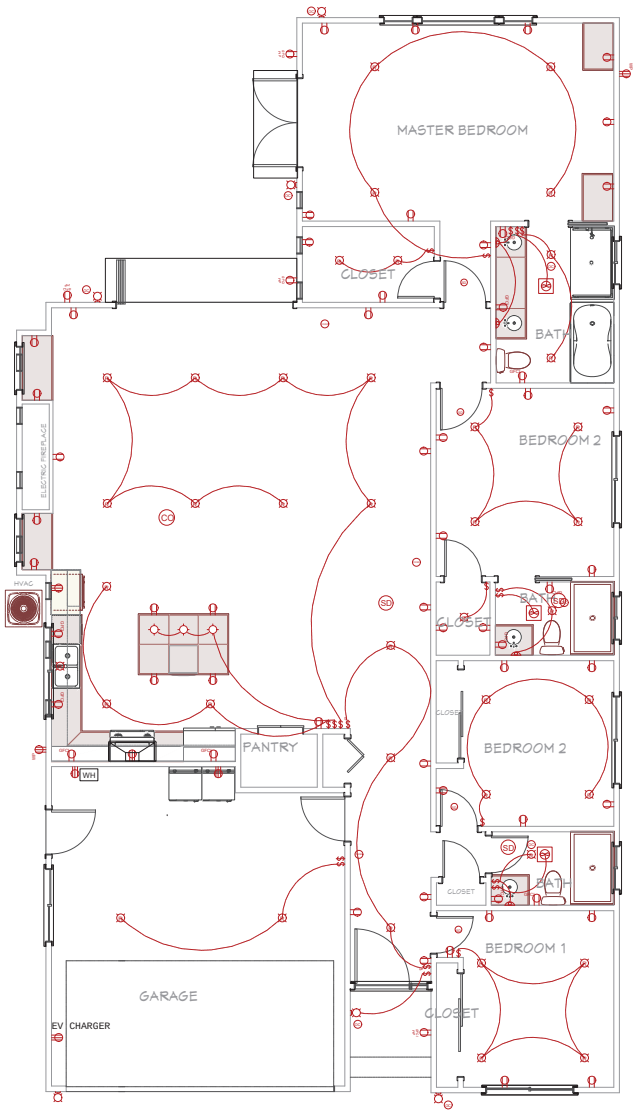
Scale AS NOTED
Date 7/10/20
REF. NO.
DWG. NO. A.2
___of_2___Sheets
JOB NO. 2022

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS
0 1 2 3

TIME PLOTTED => $TIME
DATE PLOTTED => $DATE
USERNAME => $USER

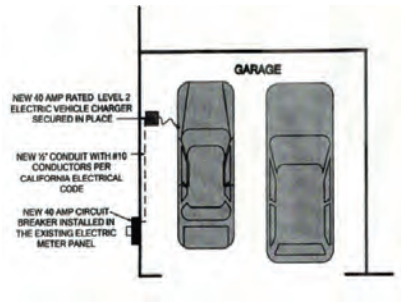
DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)
C:\USERS\MINHL\DOWNLOADS\ARCH PLANS 2035 JACKSON ST SANTA CLARA_RECOVER.DWG

FILE =>



PROPOSED ELECTRICAL

1/4" = 1'- 0"



1 ELECTRICAL VEHICLE CHARGER

N.T.S.

GENERAL NOTES & SPECIFICATIONS:

The Contractor shall inspect the site and familiarize himself with all local conditions. It is the intention of these plans to provide a long lasting, weather tight and waterproof building. If the contractor finds any area in conflict with, or any detail too vague to accomplish this requirement, he shall not proceed but shall immediately so inform the owner, and request corrections or further detailing.
The Contractor shall check and verify drawings as to scale and dimensions. If any errors appear in the drawings or conflicts in these specifications, the contractor shall bring them to the attention of the owner. Contractor to have building and fire permits on-site during inspections.
All construction shall meet the requirements of chapter 4, California Green Building Standards. Recycle 65% of construction and demolition waste. Provide operations & maintenance manuals for all equipment, appliances, HVAC, filters, and water heater, roof gutters and yard drainage. All adhesives, caulks, primers and sealants shall comply with local air pollution rules. All paints and coatings shall comply with VOC standards. All adhesives, sealants, caulks, paints, coatings and aerosol paint shall remain on the site for field verification by the Building Inspector. Carpets, carpet cushions and adhesives shall comply with the Carpet and Rug Institutes Green Label plus program.
The contractor shall provide the Building Inspector (prior to enclosing the wall and floor framing) confirmation showing that framing members do not exceed 19% of moisture content.

FIRE NOTES:

A. FIRE PROTECTION
1. Provide 5/8" type "X" gyp. bd. at house/ garage walls and at utility closet walls. Provide 26g min. galvanized steel ducting through fire wall.
2. Min. 4" street numbers of a contrasting color, visible from street.
3. Closet fixtures to be surface mounted at 12" min. to shelves.

B. SMOKE/ CARBON MONOXIDE DETECTOR
115 v interconnected detectors with battery back up at each bedroom, laundry, and halls, as shown.

MECHANICAL NOTES:
The MECHANICAL CONTRACTOR shall design and install a complete system, meeting all applicable codes, providing for quiet operation and even heating. The drawings show only the location and type of equipment. Specific details shall be submitted to the building department, contractor and owner for approval before installation. Termination of all environmental air ducts shall be a minimum of 3' from any openings into the building. Provide instructions for hot water heater & FAU to inspector at time of inspection. Duct openings shall be covered and sealed during construction for all new and existing ductwork. All annular spaces around pipes, electric cables or other openings in sole/ bottom plates at exterior walls shall be protected against the passage of rodents by closing them. Heating systems shall be designed in accordance with the requirements of CGBSC Section 4.507.2

D. HEATING
1. Install Thermocore 60000 Btu Ductless Mini Split Air conditioner Heat

E. THERMOSTAT Provide double setback thermostat for FAU.
F. DRYER VENT Vent dryer to exterior of building with smooth metal duct with inline mechanical fan, routed through attic to backdraft damper at eave soffit.
G. TUB & SHOWER
1. Limestone tile shower to 6' height, with chloro-by-WATER CONSERVATION waterproof shower base, or approved equal. See GB req.
2. Acrylic spa with limestone tile surround.
3. Acrylic tub & tile to 6' hgt.
4. Provide individual control valves of the pressure balance or thermostatic mixing valve type, at showers and tub/shower combinations Low-flow shower heads to have a maximum 1.8 GPM; water closets shall have a maximum of 1.28 gallons per flush; kitchen faucet areator shall have a maximum 1.8 GPM; residential lavatory areators shall have a maximum 1.5 GPM; and a high pressure reducing valve between meter and first point of use (80 PSI maximum).

LEGEND

TV	CABLE TV
	110V DUPLEX CONVENIENCE DUPLEX OUTLET
240	240V DUPLEX CONVENIENCE DUPLEX OUTLET
GFI	GFI OUTLET
	120V DUPLEX CONVENIENCE RECEPTACLE, 1/2 HOT
	SWITCH
3	3-WAY SWITCH
	INCANDESCENT WALL MOUNTED FIXTURE
	EXHAUST FAN
	RECESSED COMBINATION OF EXHAUST FAN & LIGHT (FLUORESCENT OR OTHER HIGH EFFICACY LIGHT)
	RECESSED CAN LIGHT (FLUORESCENT OR OTHER HIGH EFFICACY LIGHT)
VS	RECESSED VACANCY SENSOR LIGHT (FLUORESCENT OR OTHER HIGH EFFICACY LIGHT)
MS	PHOTOCONTROL & MOTION SENSOR LIGHT
	HANGING FIXTURE – FLUORESCENT (OR OTHER HIGH EFFICACY)
	SURFACE MTD. FIXTURE – FLUORESCENT (OR OTHER HIGH EFFICACY)
CO	CEILING MTD. CO2 DETECTOR, I.C.B.O. APPROVED (ALL CO DETECTORS SHALL BE INTERCONNECTED)
SD	SMOKE DETECTOR, I.C.B.O. APPROVED, CLG. MOUNTED
	WATER HEATER VENT
	CEILING MTD. FAN, 4 BLADE SWITCH CONTROLLED
	SURFACE MOUNTED 12X48 FLUORESCENT FIXTURE
	RANGE HOOD
	HVAC SYSTEM

ELECTRICAL NOTES:

The ELECTRICAL CONTRACTOR shall design and install a complete system, meeting all applicable codes. The drawings show only the location and type of outlets. Wiring and Circuit Breakers shall be sized adequately to accommodate the fixtures served. Separate circuits shall be provided for appliances as required by codes. Provide tamper resistant receptacles at all locations. All new utilities shall be placed underground with no exception. All recessed luminaries shall be IC rated, electronic ballast and air-tight (AT).

R. ELECTRIC CIRCUITS GFI-OUTDOOR RECEPTACLES
1. All receptacles at kitchen countertops to have 2 GFI appliance circuits. These circuits shall only serve the kitchen walls & countertops.
2. Provide a dedicated 20 Amp circuit for bathroom GFI's. No other receptacle or loads for this circuit.
3. All receptacles in garage & exterior be GFI protected. Exterior receptacles to have waterproof covers.
4. Provide a four prong outlet with an insulated neutral conductor wire at dryer and cooking unit.
5. Provide separate laundry circuit.
6. All recessed elect. fixtures in insulation to be IC rated. Provide damp rated light fixtures in baths or showers.

7. Kitchens require AFCI receptacles. All 120-volt, single phase, 15- and 20- ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by any of the means described in 210.12(A)(1) through (6).

8. Provide undercounter flourescent fixtures at entire kitchen.
9. All exterior fixtures to be high efficacy or on motion sensors with photocontrol. See mandatory features for required lighting at kitchen and bath.
10. Provide 1 receptacle at the islands. Receptacles may not be more than 12" below the counter surface or be below a couter that extend more than 6"

11. The maximum length for a garbage disposal cord is 36" and a dishwasher is 48". Attachment plug and receptacle shall be accessible.
12. Multi-wire duplex receptacles for garbage disposals and dishwashers require a common trip breaker in the service panels.

S. FANS
1. Range hood.
2. Ceiling exhaust fans with lights at laundry & baths. Bath exhaust fans to be energy star compliant and to have humidity controllers.

U. STRUCTURED WIRING

1. Provide structured panel and all connections to system. Locate panel 4' min. to electrical entry. Provide labelling of all circuits at panel.
2. Provide tech ports as shown on plans. "Provide individual jacks as determined by owners, for phone, data, & cable service. Provide Cat 5e & RG 6 wiring with all connectors. All wiring to be in home runs. Maintain 1' clearance of wiring to electrical circuits, cross wiring at right angles, and avoid circuits with motors or fans. Do not over pull or kink wiring, & provide wide loops at turns. Do not crush wiring with insulated staples.

V. LIGHTING

1. All lighting shall be high efficacy and meet the requirements of Section 150.0(k) and Joint Appendix JA8.

2. A single bathroom light shall be high efficacy as shown on plans. All other lights shall be high efficacy or controlled by vacancy sensor and shall not have a control that allows luminaires to be turned on automatically or that has an override allowing the luminaires to be always on.
3. All garage and laundry luminaries shall be high efficacy and controlled by a vacancy sensor. Said sensor shall not have a control that allows luminaries to be turned on automatically or that has an override allowing the luminaries to be always on.
4. All light fixtures shall contain bulbs that are labeled as JA8-2019 (JA8-2019-E for sealed lens or recessed fixture). Screw base bulbs are permitted, except in recessed lighting fixtures.
5. All lighting fixtures shall be controlled by either a dimmer switch or by a vacancy sensor switch that requires a manual on activation (does not automatically turn on) and automatically turns off within 30 minutes after the room is vacated.
6. Recessed lighting shall be listed as IC (zero clearance to insulation) and AT (air tight), be sealed/caulked between the fixture housing and ceiling, shall not contain a screw base socket, and contain bulbs marked with JA8-2019-E efficiency label.

W. AC & DC UNITS: Install as per manufacture's instructions.

WATER HEATER NOTES:

Systems using gas or propane water heater to service individual dwelling unit units shall designate a space at least 2.5 feet wide and 7 feet tall suitable for the future installation of a heat pump heater (HPWH) by meeting either A or B below. All electrical components shall be installed in accordance with the California Electrical Code:

a. If the designated space is within 3 feet from the water heater, then this space shall include the following:
i. A dedicated 125-volt, 20-amp electrical receptacle connected with a 120/240-volt 3 conductor, 10 AWG copper branch circuit within 3 feet from the water heater and accessible to the water heater with no obstructions where:
ii. Both ends of the unused conductor shall be label with the word "spare" and be electrically isolated
iii. A reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit in (a) above and labeled with the words "Future 240V Use";
iv. A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assistance;

b. If the designated space is more than 3 feet from the water heater, then this space shall include the following:
i. A dedicated 240-volt branch circuit shall be installed within 3 feet from the designated space. The branch circuit shall be rated at 30 amp minimum. The blank cover shall be identified as "240V ready."; and
ii. The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future HPWH installation. The reserved space shall be permanently marked as "For Future 240V use"; and
iii. Either a dedicated cold-water supply, or the cold-water supply shall pass through the designated HPWH location just before reaching the gas or propane water heater; and
iv. The hot water supply pipe coming out of the gas or propane water heater shall be routed first through the designated HPWH location before serving any fixtures; and
v. The hot and cold-water piping at the designated HPWH location shall be exposed and readily accessible for future installation of an HPWH; and
vi. A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assistance.

MARK	DATE	DESCRIPTION
		REVISIONS
	7/13/20	SUBMITTAL

VL Designed
VL Drawn
NP Checked

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
EXP. 3/31/26
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1330 LAUREL ST.
SAN JOSE, CA 95126
(510) 967-2068

PROPOSE ELECTRICAL PLAN

2035 Jackson St, Santa Clara, CA 95050

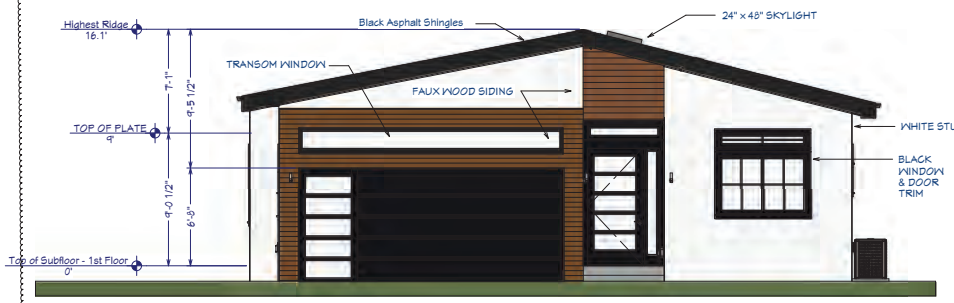
Scale AS NOTED
Date 7/10/20
REF. NO.
DWG. NO. A.3
_____of__2___Sheets
JOB NO. 2022

DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)
C:\USERS\MNHL\DOWNLOADS\ARCH PLANS 2035 JACKSON ST SANTA CLARA_RECOVER.DWG

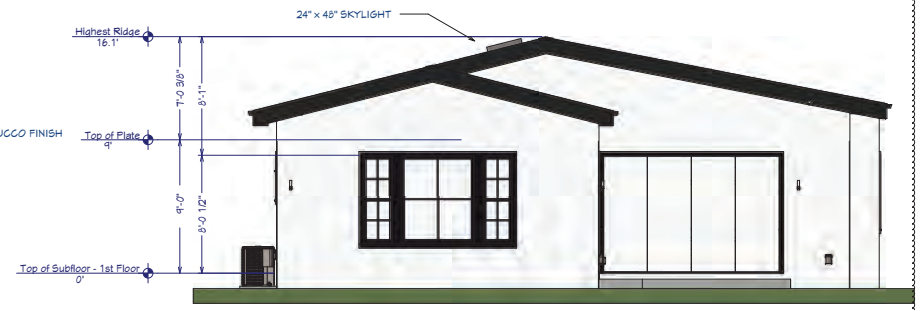
FILE =>

TIME PLOTTED => $TIME
DATE PLOTTED => $DATE
USERNAME => $USER

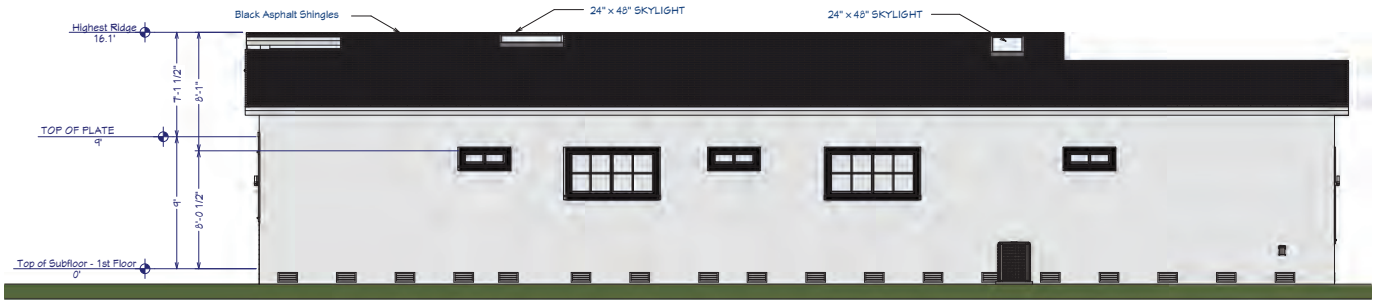
ORIGINAL SCALE IN INCHES FOR REDUCED PLANS



FRONT ELEVATION
SCALE: 1/4" = 1'



REAR ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'

LEFT ELEVATION
SCALE: 1/4" = 1'

Category	Material / Finish	Location / Specification
Roofing	Black Asphalt Shingles	Primary roof surface; owner may select composite alternative.
Primary Wall	White Stucco Finish	Main exterior cladding for front, rear, and side elevations.
Accent Siding	Faux Wood Siding	High-contrast accent on the front elevation near the garage and entry.
Trim	Black Finish	All window and door trim, including fascia and drip edges.
Windows	Glazed with Black Trim	Includes Transom Windows and Egress Windows.
Skylights	Velux Fixed Skylights	24" x 48" units integrated into the roof plan.
Garage Door	Black Contemporary	Multi-panel modern design with horizontal glazing.

CRAWL SPACE VENT CALC:
1941 SQFT BASED OFF OF 1:150
16.78 X 144 = 2416.32 SQ IN VENT REQUIRED
PROPOSE: 17 8" X 14" VENT @ 3' MAX

REVISIONS			
MARK	DESCRIPTION	DATE	BY
	SUBMITTAL	7/13/20	

VL Designed
VL Drawn
NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1777 OAKLAND BLVD, #315
SAN JOSE, CA 95126
(510) 982-2028

PROPOSE ELEVATION PLANS

2035 Jackson St, Santa Clara, CA 95050

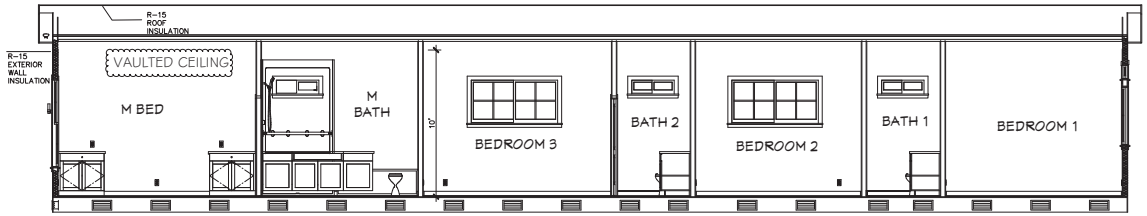
Scale AS NOTED
Date 7/10/20
REF. NO.
DWG. NO. A.4
___of_2___Sheets
JOB NO. 2022

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS
0 1 2 3

TIME PLOTTED => $TIME
DATE PLOTTED => $DATE
USERNAME => $USER

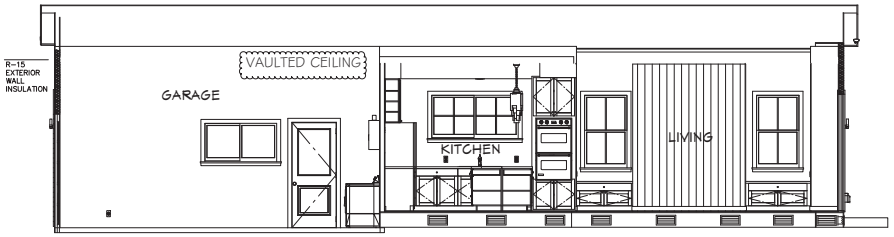
DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)
C:\USERS\MINHL\DOWNLOADS\ARCH PLANS 2035 JACKSON ST SANTA CLARA_RECOVER.DWG

FILE =>



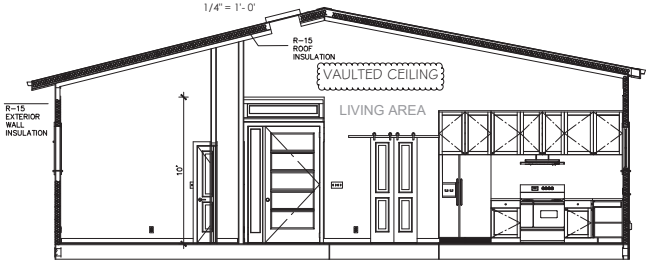
(N) E4 CROSS SECTION

1/4" = 1'- 0'



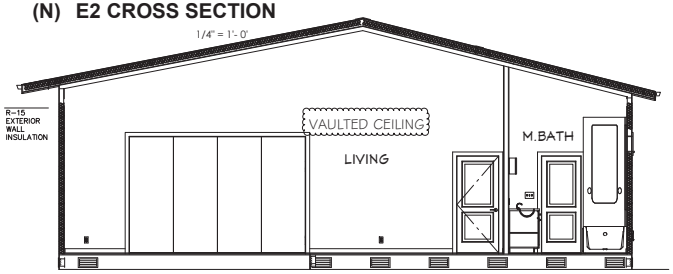
(N) E3 CROSS SECTION

1/4" = 1'- 0'



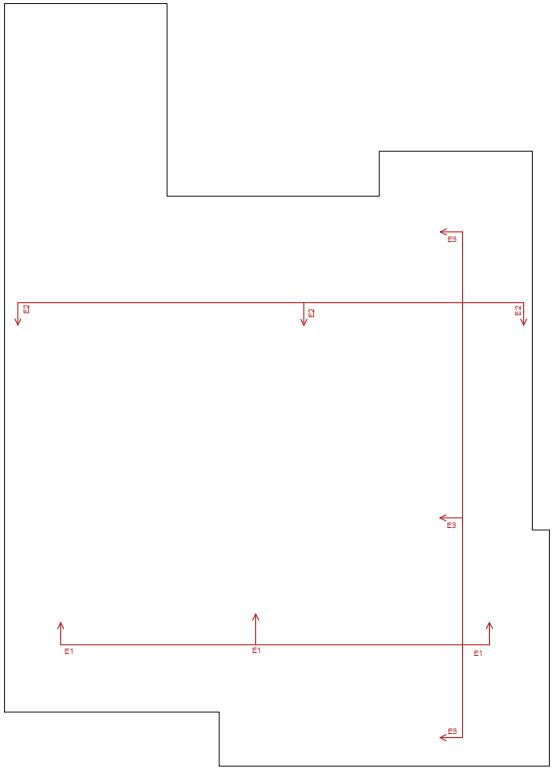
(N) E2 CROSS SECTION

1/4" = 1'- 0'



(N) E1 CROSS SECTION

1/4" = 1'- 0'



(N) CROSS SECTION PLANS

3/16" = 1'- 0'

SUBMITTAL	7/13/20
DESCRIPTION	MARK	DATE	BY
REVISIONS			
VL Designed	
VL Drawn	
NP Checked	

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
EXP. 3/31/26
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1330 LAWRENCE EXPY, #113
SAN JOSE, CA 95126
(510) 857-2426

PROPOSE CROSS SECTION

2035 Jackson St, Santa Clara, CA 95050

Scale	AS NOTED
Date	7/10/20
REF. NO.	
DWG. NO.	A.5
	of 2 Sheets
JOB NO.	2022

TIME PLOTTED => $TIME
DATE PLOTTED => $DATE
USERNAME => $USER

DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)
C:\USERS\MINHL\DOWNLOADS\ARCH PLANS 2035 JACKSON ST SANTA CLARA_RECOVER.DWG

FILE =>

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS
0 1 2 3

LEGEND/SYMBOLS:

(X / SX.X)	DETAIL NUMBER SHEET NUMBER
(A)	VERTICAL TIE DOWN STRAP, SEE DETAIL 20/S2.2
(2)	SHEAR WALL BELOW ROOF OR FLOOR FRAMING, SEE SHEAR WALL SCHEDULE (1/S1.2) FOR MORE INFO.
— - —	FLUSH / CEILING BEAM OR CEILING JST. SEE PLAN FOR SIZES
——	FRAMING MEMBERS: RAFTER & FLOOR JOISTS SEE PLAN FOR SIZES
	HORIZONTAL STRAPS, SEE PLAN FOR SIZES
	HGUS HANGERS AT PSL / LVL / LSL, U.O.N. IUS HANGERS AT TJI JOIST, U.O.N. HU (MAX) HANGERS AT SAWN LUMBER, U.O.N.
	CONCEAL FLANGE HANGERS, HUC U.O.N.
	POST ABOVE OR KING POST, SEE PLAN FOR SIZES
	POST BELOW ROOF OR FLOOR FRAMING, SEE PLAN FOR SIZES
	WALLS ABOVE
	WALLS BELOW
	FRAMING MEMBER DIAGRAMMATIC EXTENT OF FRAMING
	OPENING IN ROOF OR FLOOR DIAPHRAGM. SEE DETAIL 7/S3.1 FOR MORE INFO.

PROJECT DESIGN DATA:

DESIGN CRITERIA:

BUILDING CODE				2024 CBC
GRAVITY DESIGN LOAD				
ROOF	SLOPE	4:12	DL= 18 psf	LL=20 psf
FLOORS	TYPICAL		DL= 22psf	LL=40 psf
LATERAL DESIGN				
LATERAL FORCE RESISTING SYSTEM			LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS	
ANALYSIS PROCEDURE USED			EQUIVALENT LATERAL FORCE PROCEDURE	
WIND DESIGN CRITERIA				
DESIGN WIND SPEED			92 MPH	
WIND EXPOSURE			B	
WIND DESIGN IMPORTANCE FACTOR			Iw = 1.0	
SEISMIC DESIGN CRITERIA				
RISK CATEGORY			II	
SEISMIC DESIGN IMPORTANCE FACTOR			I = 1.0	
SITE CLASS			D	
PROJECT LOCATION COORDINATES			LATITUDE = 37.359°N	LONGITUDE = 121.953°W
MAPPED SPECTRAL RESPONSE ACCELERATIONS			S_S = 1.500 g	S_1 = 0.620 g
SPECTRAL RESPONSE COEFFICIENTS			S_{DS} = 1.110 g	S_{D1} = 1.130 g
SEISMIC DESIGN CATEGORY			D	
RESPONSE MODIFICATION FACTOR			R = 6.5	
SEISMIC RESPONSE COEFFICIENT			C_S = 0.170	
DESIGN BASE SHEAR COEFFICIENT			V = 0.119 Ws. (asd)	
FOUNDATION DESIGN CRITERIA (NOT AVAILABLE)				
SPREAD FOOTINGS	ALLOWABLE BEARING (DL+LL)		1500psf	
	ALLOWABLE SKIN FRICTION (DL+LL)		NA	
	ALLOWABLE LATERAL BEARING		na	
	COEFFICIENT OF FRICTION		na	

TESTING AND SPECIAL INSPECTION

STRUCTURAL SPECIAL INSPECTION AND TESTING

GENERAL

THESE PROVISIONS SHALL GOVERN THE QUALITY, WORKMANSHIP, AND REQUIREMENTS FOR WORK COVERED. MATERIALS OF CONSTRUCTION AND TESTS SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED. THE CONTRACTOR SHALL PROVIDE A MINIMUM 48 HOUR NOTICE TO THE SPECIAL INSPECTION AGENCY FOR WORK THAT REQUIRES SPECIAL INSPECTION. THE CONTRACTOR SHALL PROVIDE THE SPECIAL INSPECTOR WITH THE USE OF A LIFT OR OTHER EQUIPMENT AS REQUIRED TO ALLOW ACCESS TO THE WORK THAT REQUIRES INSPECTION. THE CONTRACTOR SHALL PROVIDE THE SPECIAL INSPECTOR ACCESS TO THE APPROVED PLANS AND SPECIFICATIONS AND RETAIN SPECIAL INSPECTION RECORDS AT THE JOB-SITE.

PRECONSTRUCTION MEETING

A PRECONSTRUCTION MEETING THAT INCLUDES PROJECT SUPERINTENDENT, INSPECTOR & ENGINEER IS REQUIRED. MEETING MINUTES MUST BE REVIEWED & APPROVED BY THE ENGINEER OF RECORD PRIOR TO BEGINNING WORK.

DEFINITIONS

CONTINUOUS SPECIAL INSPECTION: THE FULL-TIME OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED.

PERIODIC SPECIAL INSPECTION: THE PART-TIME OR INTERMITTENT OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK HAS BEEN OR IS BEING PERFORMED AND AT THE COMPLETION OF THE WORK.

REFERENCE STANDARDS (EDITIONS ADOPTED BY CURRENT GOVERNING CALIFORNIA BUILDING CODE)
- CBC – CALIFORNIA BUILDING CODE 2016
- AISC 341 – SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS; AMERICAN INSTITUTE OF STEEL CONSTRUCTION INC
- AISC 360 – SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS; AMERICAN INSTITUTE OF STEEL CONSTRUCTION INC
- ACI 318 – BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY; AMERICAN CONCRETE INSTITUTE
- RCSC – SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS; RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS
- AWS – AMERICAN WELDING SOCIETY
- ASTM – ASTM INTERNATIONAL
- TMS 402-11/602-11 BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES

REPORT REQUIREMENTS

SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS, AND SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT THE WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK. A FINAL REPORT DOCUMENTING THE REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON PRIOR TO THE START OF THE WORK BY THE PERMIT APPLICANT AND THE BUILDING OFFICIAL.

SCHEDULE OF STRUCTURAL INSPECTION AND TESTING

CONCRETE (DOES NOT REQUIRED FOR DESIGN STRENGTH OF 2,500 PSI)
- REVIEW CERTIFIED MILL TEST REPORTS FOR REINFORCING STEEL
- PERIODICALLY INSPECT REINFORCING STEEL AND PLACEMENT
- VERIFY USE OF ENGINEER OF RECORD REVIEWED MIX DESIGN AND MATERIAL CERTIFICATE
- CONTINUOUSLY INSPECT CONCRETE PLACEMENT
- PERIODICALLY INSPECT CURING MATERIAL FOR CONFORMANCE WITH APPROVED CONTRACT DOCUMENTS AND PLACEMENT
- PERIODICALLY INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS
- FABRICATE 6" DIAMETER X 12" CYLINDER TEST SPECIMENS
- PERFORM SLUMP TESTING AT THE TIME CONCRETE IS SAMPLED
- PERFORM AIR CONTENT TESTING AT THE TIME CONCRETE IS SAMPLED
- RECORD TEMPERATURE OF CONCRETE AT THE TIME CONCRETE IS SAMPLED
- PERFORM CONCRETE COMPRESSION TESTING
- FABRICATE DRYING SHRINKAGE SAMPLES (3 SAMPLES FOR EACH DAY OF POUR)

WOOD

STRUCTURAL COMPOSITE LUMBER
- REVIEW MANUFACTURER'S CERTIFICATE OF COMPLIANCE FOR CONFORMANCE WITH APPROVED CONSTRUCTION DOCUMENTS

PLYWOOD/OSB
- PERIODICALLY INSPECT THICKNESS AND GRADE AT FASTENING OF 4" ON CENTER OR LESS
- PERIODICALLY INSPECT NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING SHEET EDGES AT FASTENING OF 4" ON CENTER OR LESS
- PERIODICALLY INSPECT FASTENER DIAMETER, LENGTH, SPACING, NUMBER OF ROWS AND EDGE DISTANCE AT FASTENER SPACING OF 4" ON CENTER OR LESS

PRE-ENGINEERED SHEAR PANELS
- PERIODICALLY INSPECT INSTALLATION OF PRE-ENGINEERED SHEAR PANELS PER ICC – ES EVALUATION REPORT

WOOD FRAMING
- PERIODICALLY INSPECT SILL PLATE BOLTING
- PERIODICALLY INSPECT THE INSTALLATION OF HOLD-DOWNS

POST-INSTALLED ANCHORS

* ADHESIVE ANCHORS IN CONCRETE OR REINFORCED MASONRY
  - PERIODICALLY INSPECT ANCHOR TYPE, DIAMETER, LENGTH AND CLEANLINESS
  - PERIODICALLY INSPECT ADHESIVE PRODUCT NAME AND EXPIRATION
  - PERIODICALLY INSPECT HOLE LOCATION, DIAMETER, DEPTH AND CLEANLINESS
  - PERIODICALLY INSPECT ANCHOR EMBEDMENT, SPACING AND EDGE DISTANCE
  - PERIODICALLY INSPECT ADHERENCE TO MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS
  - CONTINUOUSLY INSPECT SUBSTRATE TEMPERATURE AT TIME OF INSTALLATION
  - PERIODICALLY INSPECT ADHESIVE AND ANCHOR INSTALLATION PER ICC/IAPMO EVALUATION REPORT

MECHANICAL SPLICE COUPLERS
- PERIODICALLY INSPECT GRADE AND SIZE OF REINFORCEMENT, BAR INSERTION LENGTH AND PLACEMENT OF SPLICES
- PERIODICALLY INSPECT GRADE, SIZE AND THREAD QUALITY OF RODS, ROD INSERTION LENGTH AND PLACEMENT OF SPLICES
- PERIODICALLY INSPECT COUPLER IDENTIFICATION AND POSITION OF COUPLER

STRUCTURAL OBSERVATION BY NES CONSULTANTS, INC.

THE GENERAL CONTRACTOR OR THE PROJECT ARCHITECT IS RESPONSIBLE TO COORDINATE WITH NES CONSULTANTS, INC.FOR THE FOLLOWING REQUIRED INSPECTIONS, AT LEAST 3 BUSINESS DAYS NOTICE SHALL BE GIVEN TO NES CONSULTANTS, INC. PRIOR TO THE TIME OF THE INSPECTIONS. <u>IN THE EVENT NES CONSULTANTS, INC.IS NOT NOTIFY AT CERTAIN MILESTONE OF THE PROJECT WHERE STRUCTURAL OBSERVATION IS REQUIRED ACCORDING TO THE SCHEDULE BELOW, NES CONSULTANTS, INC.WILL NOT BE HOLD RESPONSIBLE FOR ANY DAMAGE TO THE STRUCTURE EITHER DURING CONSTRUCTION OR POST CONSTRUCTION.</u>

<u>FRAMING INSPECTION</u>

<u>ROUGH FRAMING</u> – ALL FRAMING COMPONENTS & THEIR ASSOCIATED CONNECTION HARDWARE SHALL BE INSTALLED PRIOR TO THE INSPECTION AND BEING CONCEALED.
<u>FLOOR, WALL, & ROOF PLYWOOD NAILING</u> – ROOF, FLOOR & WALL PLYWOOD SHEATHING SHALL BE INSTALLED WITH SPECIFIED LAYOUT, BLOCKING, & NAILING PRIOR TO THE INSPECTION AND BEING CONCEALED.

<u>CONCRETE STEEL REINFORCEMENT & EMBEDS</u>

<u>CONCRETE FOOTING</u> – ALL REINFORCEMENT AND STRUCTURAL EMBEDS TO BE IN PLACED HARDWARE SHALL BE INSTALLED PRIOR TO THE INSPECTION AND BEING CONCEALED.

GENERAL NOTES:

1. THESE DRAWINGS ARE COPY RIGHTED INSTRUMENTS OF SERVICE OF NES CONSULTANTS, INC. FOR USE OF THIS PROJECT ONLY.

2. DO NOT SCALE FROM ANY STRUCTURAL DRAWINGS. REPRODUCTION MAY BE SUBJECT TO DISTORTION. CONTACT ENGINEER FOR ANY DIMENSIONS WHICH APPEAR TO BE MISSING OR IN ERROR. ALL PLANS, DETAILS, SECTION, ETC. PROVIDE CONCEPTUAL INFORMATION ONLY. REFER TO ACTUAL FIELD DIMENSIONS AND/OR ARCHITECTURAL DRAWINGS FOR DIMENSIONS REQUIRED FOR CONSTRUCTION OR FABRICATION.

3. EXISTING CONDITIONS SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. ALL DISCREPANCIES BETWEEN DRAWINGS SHALL BE REFERRED TO THE ARCHITECT OR ENGINEER FOR CLARIFICATION PRIOR TO START OF CONSTRUCTION. THE ENGINEER ASSUMES NO LIABILITY FOR DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL FIELD CONDITIONS. LIABILITY FOR ANY CLAIM OR LOSS ASSOCIATED WITH THE DESIGN SERVICES PROVIDED BY NES CONSULTANTS, INC., IS LIMITED TO THE AMOUNT OF THE FEES PAID TO NES CONSULTANTS, INC. FOR SAID SERVICES.

4. NOTES & DETAILS SHALL APPLY UNLESS NOTED OTHERWISE. DETAILS SHOWN IN DIAGRAMMATIC FORM ARE NOT TO BE SCALED. IF CERTAIN FEATURES ARE NOT FULLY DELINEATED, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE DELINEATED. ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT ADOPTED CALIFORNIA BUILDING CODE, ALL APPLICABLE REGULATIONS, AND SAFETY REQUIREMENTS.

5. TYPICAL NOTES & DETAILS – THE GENERAL CONTRACTOR SHALL FOLLOW THESE DETAILS AND NOTES WHERE APPLICABLE.

6. PRIOR TO SUBMITTING BID, CONTRACTOR SHOULD VISIT THE SITE AND INSPECT EXISTING CONDITIONS SHOWN ON THIS PLAN, VERIFY FIELD CONDITIONS PRIOR TO START OF WORK OR ORDERING MATERIALS, REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. EXISTING CONDITIONS WHICH WERE NOT VISIBLE OR WERE UNKNOWN TO NES CONSULTANTS, INC. UNLESS ALL CONCEALED CONDITIONS OR FEATURES ARE UNCOVERED AND VERIFIED PRIOR TO BEGINNING WORK, IT IS TYPICALLY IMPOSSIBLE TO DETERMINE WHETHER OR NOT REVISIONS WILL BE REQUIRED. NES CONSULTANTS, INC. RECOMMENDS THAT PROJECT CONTRACTOR AND/OR OWNER DISMANTLE EXISTING STRUCTURES AS REQUIRED PRIOR TO BEGINNING CONSTRUCTION TO VERIFY EXISTING CONDITIONS IN RELATION TO THE NEW CONSTRUCTION REQUIREMENTS DETAILED BY NES CONSULTANTS, INC. AS AN ALTERNATE TO THIS METHOD, NES CONSULTANTS, INC. RECOMMENDS THAT THE PROJECT CONTRACT FOR CONSTRUCTION SERVICES PROVIDE THE MEANS TO COVER THIS TYPE OF SITUATION. NES CONSULTANTS, INC. DOES NOT ACCEPT ANY RESPONSIBILITY FOR ANY REVISIONS WHICH MAY BE REQUIRED TO THE DESIGN PREPARED BY NES CONSULTANTS, INC. RESULTING FROM ANY EXISTING CONDITIONS, CONSTRUCTION OR FEATURES WHICH WERE UNKNOWN BY NES CONSULTANTS, INC. AT THE TIME OF DESIGN.

7. OMISSIONS & DISCREPANCIES – THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS AT THE JOB SITE (WHERE APPLICABLE) AS WELL AS THE PROVISIONS OF THE ENTIRE CONSTRUCTION DOCUMENTS. OMISSIONS & DISCREPANCIES BETWEEN VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM. IN THE EVEN OF A DISCREPANCY IN THE STRUCTURAL CONSTRUCTION DOCUMENTS, THE NOTE OR DETAIL UTILIZING THE STRUCTURE REQUIREMENT SHALL APPLY.

8. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM WORKS, ETC., AS REQUIRED FOR THE FOLLOWING PRIOR TO THEIR FINAL ASSEMBLY INTO THE COMPLETED STRUCTURE.
   7.1. PROTECTION OF LIFE AND PROPERTY
   7.2. SUPPORT ANY CONSTRUCTION LOADS
   7.3. MAINTAIN ALL BUILDING COMPONENTS SAFELY IN PLACE

9. ALL INSPECTION AND TESTING SHALL BE PERFORMED ACCORDING TO THE CURRENT ADOPTED CALIFORNIA BUILDING CODE AND/OR LOCAL BUILDING DEPARTMENT REQUIREMENTS.

10. SHOP DRAWING – AS AN AID FOR FABRICATION AND INSTALLATION AND SHALL BE SUPERCEDED BY THE STRUCTURAL DRAWINGS. SHOP DRAWING REVIEW BY STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE AND DOES NOT GUARANTEE ACCURACY. THE GENERAL CONTRACTOR IS RESPONSIBLE TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST STRUCTURAL DRAWINGS.

11. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED WITH THE ARCHITECTURAL DRAWINGS. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND ALL OTHER CONSTRUCTION DOCUMENT FOR DETAILS NOT SHOWN.

12. NES CONSULTANTS, INC. RESERVES THE RIGHT TO REQUIRE ADDITIONAL WORK, REVISIONS OR REMEDIES, NOT SPECIFICALLY INCLUDED IN THESE PLANS, TO BE DONE AS WORK PROGRESSES WHERE REQUIRED TO ENSURE THAT THE INTEND OF THE STRUCTURAL DESIGN FOR ANY INCREASED PROJECT COSTS OR LOSSES WHICH MAY OCCURS.

EXISTING CONSTRUCTION & CONDITIONS

<u>SHORING</u> – THE GENERAL CONTRACTOR SHALL PROVIDE SHORING WHEREVER NECESSARY TO ALLOW INSTALLATION OF THE WORK. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ALL SHORING AND TEMPORARY WORK REQUIRED THROUGHOUT THE PROGRESS OF THE WORK.

<u>EXISTING CONSTRUCTION</u> – EXISTING CONDITIONS SHOWN ON THE STRUCTURAL DRAWING WAS OBTAINED FROM LIMITED VISUAL OBSERVATIONS. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY NES CONSULTANTS, INC. OF ALL EXCEPTIONS AND RECEIVE DIRECTION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

<u>DEMOLITIONS</u> – THE REMOVAL, CUTTING, DRILLING, ETC. OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE AND WITH APPROPRIATE TOOLS IN ORDER TO NOT JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. SEE ARCHITECTURAL DRAWINGS FOR REQUIRED DEMOLITION.

SPECIAL INSPECTION BY INDEPENDENT AGENCY

IN ADDITION TO THE INSPECTION REQUIRED BY SECTION 1704A OF THE 2024 CALIFORNIA BUILDING CODE, THE OWNER SHALL EMPLOY AN INDEPENDENT SPECIAL TESTING AND INSPECTION AGENCY QUALIFIED IN THE PARTICULAR TYPES OF CONSTRUCTION REQUIRING SPECIAL INSPECTION AS DEFINED IN SECTION 1704A ON THE FOLLOWING WORK. (AGENCY TO PROVIDE TESTING AND INSPECTION REPORTS TO THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT).

THE CONTRACTOR SHALL BE RESPONSIBLE TO INFORM THE OWNER OF THIS REQUIREMENT AND SHALL COORDINATE WITH THE AGENCY ALL REQUIRED INSPECTIONS AND TESTING.

1. <u>EPOXY</u> – DURING THE INSTALLATION OF THREADED RODS OR REINFORCING STEEL INTO DRILLED HOLES FILLED WITH EPOXY ADHESIVE FOR ALL REQUIREMENTS STIPULATED IN PRODUCT ICC-ES REPORT AT EXISTING BRICK WALL/FOUNDATION LOCATIONS INDICATED IN STRUCTURAL DRAWINGS.

2. <u>WOOD LATERAL RESISTING SYSTEM</u> – PERIODIC SPECIAL INSPECTION OF NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD-DOWNS WHERE SHEATHING NAILING IS AT 4" O.C. OR LESS.

2024 CALIFORNIA BUILDING CODE

TABLE 2304.10.2 FASTENING SCHEDULE

	CONNECTION	FASTENING	LOCATION		CONNECTION	FASTENING	LOCATION
1	JOIST TO SILL OR GIRDER	[illegible]	TOENAIL	20	[illegible]	[illegible]	FACE NAIL
2	BRIDGING TO JOIST	[illegible]	TOENAIL EACH END	21	[illegible]	[illegible]	FACE NAIL
3	[illegible]	[illegible]	FACE NAIL	22	[illegible]	[illegible]	FACE NAIL
4	[illegible]	[illegible]	FACE NAIL	23	BUILT-UP CORNER STUDS	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]	24	BUILT-UP GIRDER AND BEAMS	[illegible]	[illegible]
6	[illegible]	[illegible]	TYPICAL FACE NAIL			[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	25	2" PLANKS	[illegible]	AT EACH BEARING
7	[illegible]	[illegible]	END NAIL	26	[illegible]	[illegible]	FACE NAIL
8	[illegible]	[illegible]	TOENAIL	27	JACK RAFTER TO HIP	[illegible]	TOENAIL
		[illegible]	END NAIL			[illegible]	FACE NAIL
9	[illegible]	[illegible]	FACE NAIL	28	[illegible]	[illegible]	TOENAIL
10	[illegible]	[illegible]	TYPICAL FACE NAIL			[illegible]	FACE NAIL
	[illegible]	[illegible]	LAP SPLICE	29	[illegible]	[illegible]	FACE NAIL
11	[illegible]	[illegible]	TOENAIL	30	LEDGER STRIP	[illegible]	FACE NAIL
12	[illegible]	[illegible]	TOENAIL	31	[illegible]	[illegible]	[illegible]
13	[illegible]	[illegible]	FACE NAIL			[illegible]	[illegible]
14	[illegible]	[illegible]	[illegible]			[illegible]	[illegible]
15	[illegible]	[illegible]	TOENAIL		[illegible]	[illegible]	[illegible]
16	[illegible]	[illegible]	TOENAIL	32	[illegible]	[illegible]	[illegible]
17	[illegible]	[illegible]	FACE NAIL	33	[illegible]	[illegible]	[illegible]
18	[illegible]	[illegible]	FACE NAIL			[illegible]	[illegible]
19	[illegible]	[illegible]	TOENAIL	34	[illegible]	[illegible]	[illegible]

ABBREVIATIONS:

℄	CENTERLINE	DO.	DITTO	JT.	JOINT	PSL	PARALLEL STRAND LUMBER
⌀	DIAMETER	DWG.	DRAWING	KD	KILN DRIED	P.S.F.	POUNDS PER SQUARE FOOT
℗	PLATE	E.F.	EACH FACE	LB.	POUND	QTY.	QUANTITY
#	POUND OR NUMBER	E.W.	EACH WAY	LDGR.	LEDGER	RO	ROUGH OPENING
@	AT	EA.	EACH	LDSCP	LANDSCAPE	REINF.	REINFORCE(D) (ING) (MENT)
(E)	EXISTING	ELEV.	ELEVATION	LL	LIVE LOAD	REQ'D.	REQUIRED
A.B.	ANCHOR BOLT	ENGR.	ENGINEER	LOC.	LOCATION	RET.	RETAINING
ADDL.	ADDITIONAL	EQ.	EQUAL	LONG.	LONGITUDINAL	RF.	ROOF/ROOFING
ADJ.	ADJACENT	EQUIP	EQUIPMENT	LS	LAG SCREW	RFTR.	RAFTER
APPROX.	APPROXIMATE(LY)	EXP.	EXPANSION	LSL	LAMINATED STRAND LUMBER	RWD.	REDWOOD
ARCH.	ARCHITECT(URAL)	EXT.	EXTERIOR	L.V.F.	LOW-VELOCITY FASTENER	S.A.D.	SEE ARCHITECTURAL DRWGS
B.O.F.	BOT. OF FTG.	F.F.	FINISH FLOOR	LVL	LAMINATED VENEER LUMBER	SCHED.	SCHEDULE
BLDG.	BUILDING	F.O.	FACE OF	MECH.	MECHANICAL	SHT.	SHEET
BLKG.	BLOCKING	F.O.S.	FACE OF STUD/STL.	MATL.	MATERIAL	SHTG.	SHEATHING
BM.	BEAM	FDN.	FOUNDATION	MFR.	MANUFACTURER	SIM.	SIMILAR
BOT.	BOTTOM	F.O.S.	FACE OF STUD/STL.	M.B.	MACHINE BOLT	S.O.G.	SLAB ON GRADE
BRG.	BEARING	FLR.	FLOOR	MECH.	MECHANICAL	SPEC.	SPECIFICATION
BSMT.	BASEMENT	FRMG.	FRAMING	MEZZ.	MEZZANINE	SQ.	SQUARE
BTWN.	BETWEEN	FT.	FOOT OR FEET	MFR.	MANUFACTURER	STAG.	STAGGER(ED)
CIP	CAST-IN-PLACE	FTG.	FOOTING	MIN.	MINIMUM	STD.	STANDARD
CJ	CONSTRUCTION JOINT	GA.	GAUGE	MISC.	MISCELLANEOUS	STL.	STEEL
CMU	CONC. MASONRY UNIT	GAL.	GALVANIZED	MTL.	METAL	STRUCT.	STRUCTURAL
CLG.	CEILING	GLB.	GLUE-LAMINATED BM.	(N)	NEW	SW	SHEARWALL
CLR.	CLEAR(ANCE)	GR.	GRADE	NO.	NUMBER	T&B	TOP AND BOTTOM
COL.	COLUMN	GYP BD.	GYPSUM BOARD	N.T.S.	NOT TO SCALE	T&G	TONGUE AND GROOVE
CONC.	CONCRETE	HDR.	HEADER	N/A	NOT APPLICABLE	T.O.	TOP OF
CONN.	CONNECTION	HKS.	HOOKS	O.C.	ON CENTER	THD.	THREAD(ED)
CONT.	CONTINUOUS(ATION)	HLDN.	HOLDOWN	O/	OVER	THK.	THICK(NESS)
CTR.	CENTER	HGR.	HANGER	OD	OUTSIDE DIAMETER	TYP.	TYPICAL
CTSK.	COUNTERSINK	HORIZ.	HORIZONTAL	OPP.	OPPOSITE	U.O.N.	UNLESS OTHERWISE NOTED
D.F.	DOUGLAS FIR	HSB	HIGH STRENGTH BOLT	E.N.	EDGE NAILING	CBC	CALIFORNIA BUILDING CODE
DBL.	DOUBLE	HT.	HEIGHT	P.D.F.	POWER DRIVEN FASTENER	CBC	CALIFORNIA BUILDING CODE
DEMO.	DEMOLITION	HVAC	HEAT/VENT/AIR COND.	PT	POST TENSION	VERT.	VERTICAL
DET.	DETAIL	IN.	INCH	P.T.D.F.	PRESSURE TREATED D.F.	V.I.F.	VERIFY IN FIELD
DIAG.	DIAGONAL	INFO.	INFORMATION	PERP.	PERPENDICULAR	WP	WORK POINT
DISCONT.	DISCONTINUED	INSUL.	INSULATION	PLYWD.	PLYWOOD	WS	WELDED STUD
DIM.	DIMENSION	INV.	INVERT	PREFAB	PREFABRICATED	W/	WITH
DL	DEAD LOAD	JST.	JOIST	P.S.F.	POUNDS PER SQUARE FOOT	W/O	WITHOUT

SUBMITTAL			2/2/26	
DESCRIPTION		MARK	DATE	BY

REVISIONS

VL Designed VL Drawn NP Checked

NGOC H. PHAM C81902 Exp. 3/31/26 CIVIL STATE OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEER

NGOC PHAM (C81902) REGISTERED CIVIL ENGINEER — SIGNATURE

NES CONSULTANTS, INC.
CIVIL & STRUCTURAL ENGINEERING
[illegible] BRANHAM LANE, SUITE 7, PMB 150
SAN JOSE, CA 95118
[illegible]

GENERAL NOTES

HOUSE ADDITION/REMODEL
2035 JACKSON STREET
SANTA CLARA CA

Scale AS NOTED
Date 1/26/26
REF. NO.
DWG. NO.
S1.1
1 of ____ Sheets
JOB NO. 25010

SECTION 01 30 00 — SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

1.01 SUBMITTAL REVIEW

A. CONSTRUCTION, FABRICATION, OR ORDERING OF MATERIALS SHALL NOT BEGIN UNTIL CONTRACTOR HAS RECEIVED SUBMITTALS REVIEWED BY ARCHITECT/ENGINEER GOVERNING ALL ASPECTS OF THE INTENDED WORK.

B. DOCUMENT: SUBMIT ONE ELECTRONIC COPY IN PDF OR WORD FORMAT NOT LARGER THAN 24 X 36 INCHES; AN ELECTRONICALLY-MARKED UP FILE WILL BE RETURNED. CREATE FILES AT NATIVE SIZE AND RIGHT-SIDE UP; ILLEGIBLE FILES WILL BE REJECTED.

C. FOR EACH SHOP DRAWING FOR REVIEW, ALLOW 15 DAYS EXCLUDING DELIVERY TIME TO AND FROM THE CONTRACTOR.

SECTION 03 20 00 — CONCRETE REINFORCING

1.01 SUBMITTALS

A. SHOP DRAWINGS (PLACING DRAWINGS)

B. PRODUCT DATA

C. MILL CERTIFICATES

1.02 QUALITY ASSURANCE

A. PERFORM WORK OF THIS SECTION IN ACCORDANCE WITH THE CURRENT GOVERNING EDITION OF CBC, ACI 301, ACI SP-66, ACI 318, AND AWS D1.4 EXCEPT AS MODIFIED BY THE CONTRACT DOCUMENTS.

2.01 REINFORCING BARS

A. REINFORCING STEEL:

1. BARS FOR REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM A706, DEFORMED LOW-ALLOY STEEL BARS FOR THESE APPLICATIONS:

1.1. FOOTINGS

1.2. ALL REINFORCING BARS TO BE WELDED.

ASTM A615, GRADE 60 BARS MAY BE SUBSTITUTED TO MEET A THROUGH B ABOVE IF THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI (RETEST SHALL NOT EXCEED THIS VALUE BY MORE THAN AN ADDITIONAL 3,000 PSI) AND THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25. THIS SUBSTITUTION MUST BE VERIFIED BY THE SPECIAL INSPECTOR PRIOR TO BUNDLE TAG REMOVAL.

2. BARS FOR REINFORCEMENT NOT NOTED ABOVE SHALL BE DEFORMED GRADE STEEL CONFORMING TO THE REQUIREMENTS OF ASTM A706 OR A615, GRADE 60.

3. UNCOATED STEEL UNLESS NOTED OTHERWISE.

2.02 WELDING ELECTRODES

A. WELDING ELECTRODES SHALL BE PER TABLE 5-1 OF AWS D1.4.

2.03 MECHANICAL COUPLING DEVICES

A. MECHANICAL COUPLING DEVICES SHALL DEVELOP 125 PERCENT OF THE MINIMUM YIELD STRENGTH OF THE BARS SPLICED.

2.04 FABRICATION

A. WELDING OF REINFORCEMENT IS PERMITTED ONLY WITH THE SPECIFIC APPROVAL OF ENGINEER. PERFORM WELDING IN ACCORDANCE WITH AWS D1.4. DO NOT WELD CROSSING BARS (TACK WELDS) FOR ASSEMBLY OF REINFORCEMENT, SUPPORTS, OR EMBEDDED ITEMS.

3.01 BENDING

A. BENDS FOR REINFORCING STEEL SHALL BE MADE IN ACCORDANCE WITH ACI 301 AND ACI 318. BEND BAR SIZES NO. 3 THROUGH 5 COLD ONLY ONE TIME, PROVIDED REINFORCING BAR TEMPERATURE IS ABOVE 32 DEGREE F. DO NOT FIELD BEND REINFORCING STEEL IN A MANNER THAT WILL INJURE MATERIAL, CAUSE THE BARS TO BE BENT ON TOO TIGHT A RADIUS, OR THAT IS NOT INDICATED AS ALLOWED ON DRAWINGS OR PERMITTED BY ENGINEER. DO NOT STRAIGHTEN BENT OR KINKED BARS FOR USE ON PROJECT WITHOUT PERMISSION OF ENGINEER. REPLACE BARS WITH KINKS OR BENDS NOT SHOWN ON THE DRAWINGS.

3.02 PLACING

A. ALL REINFORCEMENT SHALL BE PLACED IN STRICT CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS, BOTH AS TO LOCATION, POSITION AND SPACING OF MEMBERS. IT SHALL BE SUPPORTED AND SECURED AGAINST DISPLACEMENT BY THE USE OF ADEQUATE AND PROPER WIRE SUPPORTING AND SPACING DEVICES, TIE WIRES, ETC. SO THAT IT WILL REMAIN IN ITS PROPER POSITION IN THE FINISHED STRUCTURE. REINFORCEMENT MAY NOT BE WET SET IN CONCRETE POURS.

B. TOLERANCES: DO NOT EXCEED THE PLACING TOLERANCES SPECIFIED IN ACI 318 AND ACI 117, WHICHEVER IS MORE STRINGENT, BEFORE CONCRETE IS PLACED. PLACING TOLERANCES SHALL NOT REDUCE COVER REQUIREMENTS EXCEPT AS SPECIFIED IN ACI 117.

C. MINIMUM CONCRETE COVER FOR REINFORCEMENT AND COUPLERS SHALL BE AS INDICATED IN THE CONTRACT DRAWINGS. CONCRETE COVER IS MEASURED FROM THE THEORETICAL EXCAVATION LINE, NOT THE LINE OF ANY OVER EXCAVATION. WHERE LESS THAN 3 INCHES COVER IS NOTED AND CONCRETE WILL BE PLACED AGAINST EXCAVATED SURFACE, INCREASE THE SECTION THICKNESS TO ATTAIN 3 INCHES COVER.

D. PRESERVE CLEAR SPACE BETWEEN PARALLEL BARS OF NOT LESS THAN 1-1/2 TIMES THE NOMINAL DIAMETER OF ROUND BARS AND IN NO CASE LET THE CLEAR DISTANCE BE LESS THAN 1-1/2 INCHES NOR LESS THAN 1-1/3 TIMES THE MAXIMUM SIZE OF AGGREGATE FOR CONCRETE.

E. LAP SPLICES SHALL BE CONTACT LAP SPLICES IN ACCORDANCE WITH ACI 318 UNLESS NOTED OTHERWISE ON THE CONTRACT DRAWINGS. BARS SHALL BE WIRED TOGETHER AT LAPS. WHEREVER POSSIBLE, STAGGER SPLICES IN ADJACENT BARS.

SECTION 03 30 00 — CAST-IN-PLACE CONCRETE

1.01 SUBMITTALS

A. PRODUCT DATA

B. MIX DESIGNS

C. CERTIFICATES OF COMPLIANCE

1. THE CONTRACTOR SHALL PROVIDE CERTIFICATE OF COMPLIANCE FOR EACH TYPE OF AGGREGATE, CEMENTITIOUS MATERIAL AND ADMIXTURE TO BE USED IN EACH CLASS OF CONCRETE OR A CERTIFICATE OF COMPLIANCE FOR EACH CLASS OF CONCRETE.

2. CERTIFICATES OF COMPLIANCE FOR VAPOR RETARDER/BARRIER SHALL INCLUDE THE NAME AND DESCRIPTION OF THE PRODUCT AND SHALL STATE THAT THE PRODUCT COMPLIES WITH ASTM E1745 AND ASTM E154.

D. WEIGHT AND BATCH TAGS: THE SPECIAL INSPECTOR SHALL BE PROVIDED WITH A WEIGHT AND BATCH TAG UPON DELIVERY OF EACH LOAD OF CONCRETE. THE BATCH TAG MUST SHOW WEIGHT OF ALL MATERIALS.

1.02 QUALITY ASSURANCE

A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 301, AND ASTM C94 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.01 WATER

A. MIXING WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF CHLORIDES, ACIDS, ALKALIS OR ORGANIC MATERIALS.

2.02 CEMENTITIOUS MATERIALS

A. PORTLAND CEMENT: ASTM C150, TYPE II.

B. FLY ASH: ASTM C618, CLASS F.

1. FLY ASH MAY SUBSTITUTE FOR PORTLAND CEMENT UP TO A MAXIMUM OF 25% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT (FLY ASH, IF USED, MUST SUBSTITUTE FOR 15% OF THE TOTAL CEMENTITIOUS MATERIALS BY WEIGHT, MINIMUM).

1.1. SUBSTITUTIONS THAT COMBINE FLY ASH AND GROUND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT WITH FLY ASH NO MORE THAN 25% OF THE TOTAL CEMENTITIOUS MATERIALS BY WEIGHT.

C. REDUCE SLAG AND FLY ASH SUBSTITUTION RATES BY AT LEAST 50% FOR COLD WEATHER CONCRETING AS DEFINED IN ACI 306.1.

D. GROUND-GRANULATED BLAST-FURNACE SLAG: ASTM C989 GRADES 100 OR 120.

1. GROUND-GRANULATED BLAST-FURNACE SLAG MAY SUBSTITUTE FOR PORTLAND CEMENT UP TO A MAXIMUM OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT.

2.03 AGGREGATES

A. AGGREGATES FOR HARDROCK CONCRETE SHALL CONFORM TO ASTM C33. B.

2.04 ACCESSORY MATERIALS

A. UNDERSLAB VAPOR RETARDER/BARRIER SHEETING: SHALL BE NO LESS THAN 10 MIL AND COMPLY WITH ASTM E1745, CLASS A; STATED BY MANUFACTURER AS SUITABLE FOR INSTALLATION IN CONTACT WITH SOIL OR GRANULAR FILL UNDER CONCRETE SLABS.

1. ACCEPTABLE PRODUCTS:

1.1. VAPOR RETARDER

1) 10 MIL STEGO WRAP; STEGO INDUSTRIES.

2) MOISTOP ULTRA 10; FORTIFIBER CORP.

3) GRIFFOLYN 10 MIL GREEN; GRIFFOLYN CO.

4) VAPOR BLOCK 10; RAVEN INDUSTRIES OR APPROVED EQUAL.

1.2. VAPOR BARRIER

1) 15 MIL STEGO WRAP; STEGO INDUSTRIES, OR APPROVED EQUAL.

2. COMPACTED GRANULAR FILL: COMPACTED GRANULAR FILL SHALL BE CLEAN WELL GRADED CRUSHER FINES (NOT SAND), FREE FROM EXCESSIVE DIRT, DEBRIS, ORGANIC MATTER, WITH AT LEAST 10 TO 30% OF PARTICLES PASSING A NO. 100 SIEVE. THE MATERIAL SHOULD HAVE A UNIFORM DISTRIBUTION OF PARTICLE SIZES RANGING ROM NO. 4 TO THE NO. 200 SIEVE.

B. WATERPROOFING PAPER: ASTM C171.

C. LIQUID MEMBRANE CURING COMPOUND: ASTM C309 OR ASTM C1315.

D. CAST-IN-PLACE ANCHOR RODS AND NUTS: ASTM F1554 GRADE 36 CLASS 2A (GRADE 105 CLASS 2A WHERE HIGH STRENGTH IF NOTED) WITH MATCHING FINISH ASTM A563 NUTS. RODS EMBEDDED IN CONCRETE, GROUT OR ADHESIVE SHALL BE GALVANIZED OR NON-LUBRICATED UNLESS NOTED OTHERWISE. EMBEDDED RODS WITHOUT A HEAD, NUT OR HOOK FOR ANCHORAGE SHALL BE THREADED FULL LENGTH. RODS, NUTS AND WASHERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED.

2.05 CONCRETE MIX DESIGN

A. NORMAL WEIGHT CONCRETE MIX REQUIREMENTS:

1. SHALL BE MADE WITH AGGREGATES FOR HARDROCK CONCRETE.

2. MINIMUM COMPRESSIVE STRENGTH, F'C, WHEN TESTED IN ACCORDANCE WITH ASTM C39 AT 28 DAYS: 2500 PSI.

B. MAXIMUM WATER CEMENT RATIO OF 0.55

C. CONCRETE MIX DESIGNS: MAXIMUM AGGREGATE SHALL BE 1.5 INCHES, MAXIMUM SLUMP (MEASURE PER ASTM C143 AT THE POINT OF TRUCK DISCHARGE) SHALL BE 4 INCHES AND MAXIMUM AIR CONTENT SHALL BE 4.5%.

3.01 PREPARATION

A. VAPOR RETARDER/BARRIER INSTALLATION REQUIREMENT: INSTALL VAPOR RETARDER/BARRIER UNDER INTERIOR MAT SLAB IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION AND ASTM E1643.

B. HOLES, NOTCHES, CONDUITS, PIPES, ETC. ARE NOT ALLOWED IN CONCRETE SLABS, WALLS, MEMBERS, ETC. UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.

3.02 CONVEYING AND PLACING CONCRETE

A. ALL CONCRETE SHALL BE MIXED, DELIVERED AND DISCHARGED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C94. ALL CONCRETE SHALL BE PLACED, FINISHED AND CURED AND ALL OTHER PERTINENT CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 301.

B. CONSOLIDATING: ALL CONCRETE SHALL BE PLACED WITH MECHANICAL VIBRATION UNLESS NOTED OTHERWISE. EMPLOY AS MANY VIBRATORS AND TAMPERS AS NECESSARY TO SECURE THE DESIRED RESULTS. MINIMUM: ONE PER EACH 20 CUBIC YARDS OF CONCRETE PLACED PER HOUR. ELIMINATE THE FOLLOWING PRACTICES: PUSHING OF CONCRETE WITH VIBRATOR; EXTERNAL VIBRATION OF FORMS; ALLOWING VIBRATOR TO VIBRATE AGAINST REINFORCING STEEL WHERE STEEL PROJECTS INTO GREEN CONCRETE; ALLOWING VIBRATOR TO VIBRATE CONTACT FACES OF FORMS. VIBRATORS SHALL FUNCTION AT A MINIMUM FREQUENCY OF 3600 CYCLES PER MINUTE WHEN SUBMERGED IN CONCRETE. SUPPLEMENT VIBRATION BY FORKING AND SPADING ALONG THE SURFACES OF THE FORMS AND BETWEEN REINFORCING WHENEVER FLOW IS RESTRICTED. DRILLED PIERS SHALL BE VIBRATED ONLY TO A DEPTH OF 3 TIMES THE PIER DIAMETER MEASURED FROM THE TOP OF PIER.

3.03 CONSTRUCTION JOINTS

A. LOCATION AND DETAILS OF CONSTRUCTION JOINTS SHALL BE AS INDICATED ON DRAWINGS, SPECIFIED, OR AS APPROVED BY THE ENGINEER. LOCATE SO AS NOT TO IMPAIR THE STRENGTH OF THE STRUCTURE.

B. SANDBLAST ALL CONSTRUCTION JOINTS USING COARSE SAND OR WATERBLAST TO CLEAN AND ROUGHEN ENTIRE SURFACE OF JOINT TO 1/4 INCH AMPLITUDE AT ALL CONSTRUCTION JOINTS UNLESS NOTED OTHERWISE.

3.04 CONCRETE FINISHING

A. FINISHING FORMED SURFACES: FINISH PER ARCHITECT SPECIFICATIONS AND REQUIREMENTS OF ACI 301.

1. IF THE TYPE OF FINISH IS NOT SPECIFIED BY ARCHITECT, USE GROUT-CLEANED FINISH FOR SLAB TOP SURFACES EXCEPT SIDE SURFACES AND SMOOTH-RUBBED FINISH FOR EXPOSED SIDE SURFACES.

B. MEASURE SLABS TO VERIFY COMPLIANCE WITH THE TOLERANCE REQUIREMENTS OF ACI 117 AS SPECIFIED BELOW:

1. 1/4 INCH IN 10 FT IN ACCORDANCE WITH THE "10-FT STRAIGHT EDGE METHOD" IN ACI 117.

3.05 CONTROL JOINTS

A. CONTROL JOINTS SHALL BE MADE BY SAWCUTTING SLAB WITH THE SOFT-CUT SYSTEM OR APPROVED EQUAL AS SOON AS THE SURFACE IS FIRM ENOUGH SO THAT IT WILL NOT BE DAMAGED BY THE BLADE, USUALLY WITHIN 2 TO 4 HOURS AFTER FINAL FINISHING (NO LATER THAN 8 HOURS AFTER PLACEMENT). CUT 1/4 DEPTH OF SLAB THICKNESS NOT LESS THAN 1 INCH.

3.06 CURING AND PROTECTION

A. COMPLY WITH REQUIREMENTS OF ACI 301. IMMEDIATELY AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING, EXCESSIVELY HOT OR COLD TEMPERATURES, AND MECHANICAL INJURY.

B. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT ABOVE 50° F FOR THE PERIOD OF TIME NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.

1. NORMAL CONCRETE: AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT.

2. HIGH EARLY STRENGTH CONCRETE: AT LEAST THE FIRST 3 DAYS AFTER PLACEMENT.

C. CURING METHODS SHALL COMPLY WITH ACI 308R.

D. CURING COMPOUNDS CONFORMING TO ASTM C309 OR ASTM C1315 SHALL BE APPLIED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER AND SHALL NOT BE USED ON ANY SURFACE AGAINST WHICH ADDITIONAL CONCRETE OR OTHER CEMENTITIOUS FINISHING MATERIALS ARE TO BE BONDED, WHERE EPOXY FLOORING IS CALLED FOR, WHERE CONCRETE TOPPING IS TO RECEIVE WATERPROOFING MEMBRANE, WHERE NOT RECOMMENDED BY INTEGRAL COLOR MAKER, NOR ON SURFACES WHERE SUCH CURING IS PROHIBITED BY THE PROJECT SPECIFICATIONS.

SECTION 03 90 00 — POST-INSTALLED ANCHORING SYSTEMS

1.01 QUALITY ASSURANCE

A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 318, AND ICC/IAPMO REPORTS EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.01 ADHESIVE ANCHORING SYSTEM

A. ADHESIVE ANCHORING SYSTEM SHALL BE HILTI-HY 200 (ESR-3187) OR APPROVED EQUAL WITH A CURRENT ICC/IAPMO EVALUATION REPORT.

3.01 INSTALLATION

A. INSTALLATION OF ANCHORS AND ADHESIVE INCLUDING DRILLING, CLEANING OF HOLES AND TORQUE SHALL BE IN ACCORDANCE WITH THE CURRENT ICC/IAPMO EVALUATION REPORT. POST INSTALLED ANCHORS SHALL BE USED ONLY IN APPLICATIONS PERMITTED BY THE EVALUATION REPORT. ANCHORS SHALL USE WASHER SIZED TO PREVENT CRUSHING OF THE ATTACHED MEMBER AT INSTALLATION TORQUE.

B. PROVIDE STAINLESS STEEL ANCHORS FOR EXTERIOR USE OR WHEN EXPOSE TO WEATHER OR IN CHEMICALLY CORROSIVE ENVIRONMENTS. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

C. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE ANCHOR AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.

A. ADHESIVE ANCHORS:

1. INSERT THE ANCHOR OR DOWEL IN THE HOLE WITH A TWISTING MOTION TO THE REQUIRED EMBEDMENT DEPTH. DO NOT PUMP THE ANCHOR OR DOWEL IN AND OUT OF THE HOLE.

2. WEDGE BARS TIGHT AND CENTERED IN THE HOLE WITH WOODEN WEDGES (GOLF TEES) TO HOLD IT IN PLACE UNTIL THE ADHESIVE SETS.

SECTION 06 10 00 — ROUGH CARPENTRY

1.01 SUBMITTALS

A. STRUCTURAL COMPOSITE LUMBER

2.01 GENERAL REQUIREMENTS

A. SAWN LUMBER FRAMING: COMPLY WITH PS 20 AND REQUIREMENTS OF SPECIFIED GRADING AGENCIES.

1. SPECIES: DOUGLAS FIR-LARCH, UNLESS OTHERWISE INDICATED. USE ALASKAN CEDAR FOR OUTDOOR POSTS

2. LUMBER NOT GRADE STAMPED, AND LUMBER OF IMPROPER GRADE, SHALL BE REMOVED FROM THE JOB SITE AND REPLACED BY GRADE STAMPED LUMBER OF THE PROPER GRADE.

3. OTHER MATERIALS: ALL OTHER LUMBER MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR THE PROPER COMPLETION OF THE WORK, SHALL BE NEW, FIRST QUALITY OF THEIR RESPECTIVE KINDS AND SUBJECT TO THE REVIEW OF THE ENGINEER.

4. NOTCHING, BORING, AND CUTTING OF WOOD MEMBERS IS NOT PERMITTED UNLESS APPROVED IN ADVANCE BY STRUCTURAL ENGINEER.

2.02 DIMENSION LUMBER

A. GRADING AGENCY: WEST COAST LUMBER INSPECTION BUREAU (WCLIB).

B. SIZES: NOMINAL SIZES AS INDICATED ON DRAWINGS, S4S, UNLESS NOTED OTHERWISE.

C. MOISTURE CONTENT: HOLDOWN POSTS SHALL BE AT MOISTURE CONTENT OF 19 PERCENT OR LESS AT THE TIME OF HOLDOWN INSTALLATION.

D. STUD FRAMING AND BLOCKING:

1. GRADE: 2X6 OR LARGER: NO.1 (1000FB, 1500FC), 2X4 AND 3X4: CONSTRUCTION GRADE (1000FB, 1650FC).

E. 2X, 3X AND 4X MEMBERS EXCEPT STUDS, LEDGERS, AND POSTS:

1. GRADE: NO. 1 & BTR (1200FB), UNLESS NOTED OTHERWISE ON THE DRAWINGS.

2. GRADE: SELECT STRUCTURAL (1500FB), WHERE NOTED ON THE DRAWINGS.

F. POSTS (4X4 AND 4X6)

1. GRADE: NO.1 (1500FC), UNLESS NOTED OTHERWISE ON THE DRAWINGS.

G. LEDGER:

1. GRADE: NO.1 (1000FB) UNLESS NOTED OTHERWISE ON THE DRAWINGS.

2.03 TIMBERS

A. GRADING AGENCY: WEST COAST LUMBER INSPECTION BUREAU (WCLIB).

B. SIZES: NOMINAL SIZES AS INDICATED ON DRAWINGS, S4S.

C. MOISTURE CONTENT: ALL NEW FRAMING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION AND FABRICATION.

D. BEAMS 6X AND LARGER:

1. GRADE: NO. 1 (1350FB) UNLESS NOTED OTHERWISE ON THE DRAWINGS. WHEN BEAM WIDTH IS NOT MORE THAN 2" GREATER THAN THICKNESS, THE MEMBER SHALL CONFORM TO ITEM E BELOW.

E. POSTS 6X6 AND LARGER:

1. GRADE: NO. 1 (1000FC) UNLESS NOTED OTHERWISE ON THE DRAWINGS. WHEN POST WIDTH IS MORE THAN 2" GREATER THAN THICKNESS, THE MEMBER SHALL CONFORM TO ITEM D ABOVE.

F. ALL FRAMING 8" OR LARGER IN THE LEAST DIMENSION SHALL BE FREE OF HEART CENTER.

2.04 STRUCTURAL COMPOSITE LUMBER (SCL)

A. GENERAL:

1. STRUCTURAL CAPACITIES FOR STRUCTURAL COMPOSITE LUMBER SHALL BE ESTABLISHED AND MONITORED IN ACCORDANCE WITH ASTM D5456.

2. SCL SHALL BE FURNISHED AND INSTALLED AS SHOWN ON THE APPROVED BUILDING PLANS AND IN ACCORDANCE WITH THE SPECIFICATION OF THE SCL MANUFACTURER.

3. THE CONTRACTOR SHALL USE APPROVED HARDWARE AND CONNECTIONS AS SPECIFIED IN THE PLANS.

B. STRUCTURAL COMPOSITE LUMBER: FACTORY FABRICATED RAFTERS, STUDS, JOISTS, RIM BOARDS, BEAMS, HEADERS, AND COLUMNS, OF SIZES AND TYPES INDICATED ON DRAWINGS; STRUCTURAL CAPACITY AS PUBLISHED BY MANUFACTURER.

C. PERFORMANCE REQUIREMENTS: PROVIDE STRUCTURAL COMPOSITE LUMBER SYSTEMS WITH THE FOLLOWING PERFORMANCE PROPERTIES:

2. LAMINATED STRAND LUMBER: LSL MEMBERS. ALLOWABLE DESIGN STRESSES SHALL BE AS FOLLOWS, MINIMUM:

2.1. POSTS, RIM JOISTS AND BLOCKING:

1) BENDING (FB)	=	1,700 PSI
2) SHEAR (FV)	=	400 PSI
3) COMPRESSION (PERPENDICULAR TO GRAIN) (FCP)	=	880 PSI
4) COMPRESSION (PARALLEL TO GRAIN) (FC)	=	1,400 PSI
5) MODULUS OF ELASTICITY (E)	=	1,300,000 PSI

2.2. POSTS, RIM JOISTS AND BLOCKING; BEAMS, PURLINS, AND HEADERS:

1) BENDING (FB)	=	2,325 PSI
2) SHEAR (FV)	=	400 PSI
3) COMPRESSION (PERPENDICULAR TO GRAIN) (FCP)	=	800 PSI
4) COMPRESSION (PARALLEL TO GRAIN) (FC)	=	2,050 PSI
5) MODULUS OF ELASTICITY (E)	=	1,550,000 PSI

3. PARALLEL STRAND LUMBER: PSL MEMBERS. ALLOWABLE DESIGN STRESSES SHALL BE AS FOLLOWS MINIMUM:

3.1. POSTS:

1) BENDING (FB)	=	2,500 PSI
2) SHEAR (FV)	=	230 PSI
3) COMPRESSION (PERPENDICULAR TO GRAIN) (FCP)	=	600 PSI
4) COMPRESSION (PARALLEL TO GRAIN) (FC)	=	2,500 PSI
5) MODULUS OF ELASTICITY (E)	=	1,800,000 PSI

3.2. BEAMS, PURLINS, AND HEADERS:

1) BENDING (FB)	=	2,900 PSI
2) SHEAR (FV)	=	290 PSI
3) COMPRESSION (PERPENDICULAR TO GRAIN) (FCP)	=	650 PSI
4) COMPRESSION (PARALLEL TO GRAIN) (FC)	=	2,900 PSI
5) MODULUS OF ELASTICITY (E)	=	2,000,000 PSI

D. MANUFACTURERS:

1. ILEVEL BY WEYERHAEUSER: WWW.ILEVEL.COM., OR APPROVED EQUAL.

2.05 WOOD STRUCTURAL PANELS (OSB OR PLYWOOD)

A. GENERAL PROVISIONS:

1. IDENTIFICATION REQUIREMENTS: EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE PS AND/OR TRADEMARK OF APA. AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF VOLUNTARY PRODUCT STANDARD PS 1 FOR STRUCTURAL PLYWOOD, VOLUNTARY PRODUCT PS 2 OR APA PRP-108 PERFORMANCE STANDARDS FOR OSB PANELS.

2. ALL PANELS WHICH HAVE ANY EDGE OR SURFACE EXPOSED LONG TERM TO THE WEATHER OR MOISTURE SHALL BE EXTERIOR TYPE PLYWOOD, EXCEPT ROOF SHEATHING EXPOSED TO THE OUTDOORS ONLY ON THE UNDERSIDE IS PERMITTED TO BE EXPOSURE 1 TYPE PLYWOOD.

B. SHEATHING: IN COMPLIANCE WITH U.S. PRODUCT STANDARD PS1, LATEST EDITION. INSTALLATION WORKMANSHIP SHALL CONFORM TO MANUFACTURER'S INSTRUCTION AND TO AMERICAN PLYWOOD ASSOCIATION'S DESIGN/CONSTRUCTION GUIDE. THE MINIMUM INSTALLED SHEET DIMENSION SHALL NOT BE LESS THAN 24".

1. ROOF SHEATHING: 15/32 INCH APA RATED 24/0 EXPOSURE I. (4 PLY MIN.)

2. FLOOR SHEATHING: 3/4 INCH APA RATED 48/24 EXPOSURE I. (5 PLY MIN. WITH TONGUE AND GROOVE EDGES GLUED TO SUPPORT)

3. WALL SHEATHING: 15/32 APA C-D, INTERIOR WITH EXTERIOR GLUE. (4 PLY MIN.)

2.06 ACCESSORIES

A. FASTENERS:

3. METAL AND FINISH: FASTENERS FOR PRESERVATIVE-TREATED WOOD AND FIRE-RETARDANT-TREATED WOOD SHALL BE EITHER HOT-DIPPED ZINC COATED GALVANIZED STEEL PER ASTM A153 OR STAINLESS STEEL TYPE 304 OR 316. FASTENERS OTHER THAN NAILS, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS MAY BE OF MECHANICALLY DEPOSITED ZINC COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55 MINIMUM. UNFINISHED STEEL ELSEWHERE IS ACCEPTABLE.

4. NAILS:

4.1. BRIGHT COMMON WIRE NAILS, AND SHALL CONFORM TO ASTM F1667.

4.2. NAILS AVERAGE BENDING YIELD STRENGTH SHALL MEET, AS A MINIMUM, THE YIELD STRENGTH PER ASTM F1667 TABLE S1.1.

5. MACHINE BOLTS: ASTM A307 QUALITY INSTALLED THROUGH HOLES 1/16" LARGER THAN SIZE OF BOLT. USE STANDARD CUT WASHERS UNDER HEAD AND NUT UNLESS OTHERWISE NOTED. COUNTERSINK WHERE SPECIFIED NOT MORE THAN THICKNESS OF HEAD AND WASHER.

4. LAG SCREWS: INSTALLATION SAME AS BOLTS BUT WITH PILOT HOLES 2/3 OF SHANK DIAMETER. LEAD HOLES SHALL BE UTILIZED EQUAL TO LENGTH AND DIAMETER OF SMOOTH PORTION OF SHANK.

5. SHEET METAL FASTENERS: TYPE AS INDICATED ON DRAWINGS BY SIMPSON COMPANY (OR APPROVED EQUAL) UTILIZING ALL SPECIFIED NAILS OR BOLTS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS WHERE NOT SHOWN OR NOTED.

6. MINIMUM ANCHOR BOLT & MUDSILL: MINIMUM ANCHOR BOLTS SHALL BE 5/8"ø, EMBEDDED 7" MINIMUM INTO CONCRETE, AND SHALL BE SPACED NOT MORE THAN 6'-0" O.C. WITH 2 BOLTS PER MUDSILL PIECE WITH ONE NOT MORE THAN 12 IN. OR LESS THAN 7 BOLT DIAMETERS FROM END. .229"x3" SQR. AT 2x4 WALL (.229"X4½" SQR. AT 2x6 WALL) GALVANIZED STEEL PLATE WASHERS SHALL BE PLACED BETWEEN EA. NUT AND THE TOP OF THE SILL. REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS.

7. ALL HARDWARE TO BE SIMPSON COMPANY (OR APPROVED EQUAL). INSTALL ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

8. MINIMUM GYPSUM BOARD NAILING IS 5d PARKERHEAD NAILS (6d FOR 5/8" BOARD) AT 7" EDGES AND FIELD.

B. DIE-STAMPED CONNECTORS AND JOIST HANGERS: GALVANIZED STEEL, MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR APPROVED EQUAL:

1. FOR CONTACT WITH PRESERVATIVE TREATED WOOD, PROVIDE MINIMUM G185 GALVANIZING PER ASTM A653. AT CONTRACTOR'S OPTION G90 CONNECTORS AND GALVANIZED FASTENERS IN COMBINATION WITH GRACE VYCOR DECK PROTECTOR BARRIER MAY BE USED. BARRIER SHOULD BE INSTALLED PER MANUFACTURER'S RECOMMENDATION BETWEEN THE CONNECTOR AND TREATED WOOD.

2. G90 GALVANIZED CONNECTORS CAN BE USED WITH SODIUM BORATE (DOT – DISODIUM OCTABORATE TETRAHYDRATE) TREATED WOODS; PLAIN CARBON STEEL FOR SBX/DOT OR ZINC BORAT USED IN INTERIOR DRY CONDITIONS.

3. WHEN USING STAINLESS STEEL OR HOT-DIP GALVANIZED CONNECTORS, THE CONNECTORS AND FASTENERS SHOULD BE MADE OF THE SAME MATERIAL.

C. FLOOR SHEATHING GLUE: WATERPROOF, WATER BASE, AIR CURE TYPE, CARTRIDGE DISPENSED CONFORMING TO ASTM D3498.

2.07 FACTORY WOOD TREATMENT

A. PRESERVATIVE TREATMENT:

1. PRESERVATIVES USED IN PRESSURE TREATED WOOD SHALL CONSIST OF ALKALINE COPPER QUAT (ACQ-C, ACQ-D (CARBONATE)), COPPER AZOLE (CBA-A, CA-B), SBX (DOT) OR SBX (DOT) WITH NASIO2. SODIUM BORATE TREATED WOODS SHALL NOT BE USED AT EXTERIOR APPLICATIONS. SODIUM BORATE TREATED WOODS SHALL BE TRANSPORTED, STORED, AND INSTALLED APPROPRIATELY.

2. PRESERVATIVE PRESSURE TREATMENT OF PLYWOOD NOT IN CONTACT WITH SOIL: AWPA U1 USING WATERBORNE PRESERVATIVE TO 0.4 LB/CU FT RETENTION WHERE SHOWN ON STRUCTURAL PLANS.

2.1. KILN DRY PLYWOOD AFTER TREATMENT TO MAXIMUM MOISTURE CONTENT OF 18 PERCENT.

3. PRESERVATIVE PRESSURE TREATMENT OF LUMBER EMBEDDED IN THE CONCRETE, IN CONTACT OR WITHIN 4 INCHES OF SOIL\FILL: AWPA U1, USE CATEGORY UC4A, COMMODITY SPECIFICATIONS A OR F USING WATERBORNE PRESERVATIVE TO 0.4 LB/CU FT RETENTION FOR SOIL USE.

B. PRESERVATIVE FOR FIELD APPLICATION TO CUT SURFACES: AS RECOMMENDED BY MANUFACTURER OF FACTORY TREATMENT CHEMICALS FOR BRUSH-APPLICATION IN THE FIELD.

3.01 INSTALLATION – GENERAL

A. INSTALL STRUCTURAL MEMBERS FULL LENGTH WITHOUT SHIM OR SPLICES UNLESS OTHERWISE SPECIFICALLY DETAILED.

B. COMPLY WITH MEMBER SIZES, SPACING, AND CONFIGURATIONS INDICATED, AND FASTENER SIZE AND SPACING INDICATED, BUT NOT LESS THAN REQUIRED BY APPLICABLE CODES AND CBC TABLE 2304.9.1.

C. MOISTURE CONTENT: PRESERVATIVE TREATED WOOD SHALL NOT BE COVERED WITH ANY MATERIAL UNTIL MOISTURE CONTENT IS 19 PERCENT OR LESS.

D. ALL HOLES, DAPS, OR CUTS MADE AFTER TREATING SHALL BE THOROUGHLY SWABBED WITH COPPER NAPTHENATE.

3.02 INSTALLATION OF WOOD STRUCTURAL PANELS

A. ALL UNSUPPORTED PANEL EDGES SHALL BE TONGUE-AND-GROOVE OR SUPPORTED BY PANEL CLIPS OR PLY CLEATS (ONLY AT ROOF) OR LUMBER BLOCKING BETWEEN JOISTS. PANEL END JOINTS SHALL OCCUR OVER FRAMING.

B. FLOOR SHEATHING: SECURE PANELS WITH ENDS STAGGERED AND OVER FIRM BEARING.

1. GLUE AND FASTEN TO FRAMING APPLYING ONLY ENOUGH ADHESIVE TO LAY ONE OR TWO PANELS AT A TIME.

2. GLUE TONGUE AND GROOVE EDGES.

3. PROTECT AGAINST DAMAGE UNTIL FINISH FLOOR IS INSTALLED.

3.03 SITE APPLIED WOOD TREATMENT

A. APPLY PRESERVATIVE TREATMENT COMPATIBLE WITH FACTORY APPLIED TREATMENT AT SITE-SAWN CUTS, COMPLYING WITH MANUFACTURER'S INSTRUCTIONS.

CONCRETE NOTES

1. CONCRETE STRENGTH – COMPRESSIVE STRENGTH IN PSI WHEN TESTED IN ACCORDANCE WITH ASTM C39:

LOCATION	STRENGTH (PSI @ 28 DAYS)	W/C RATIO (MAX)	SACKS OF CEMENT (MIN)
ALL	2500	0.45	6 ½

1.1 PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II.

1.2 FLY ASH ALONE OR IN COMBINATION WITH SLAG MAY BE USED FROM MIN OF 20% TO A MAX OF 30% OF THE MIX CEMENTITIOUS MATERIAL.

1.3 DESIGN MIX SHRINKAGE CHARACTERISTICS MAY NOT EXCEED 0.045% @ 28 DAYS.

1.4 AGGREGATE FOR STONE CONCRETE SHALL CONFORM TO ASTM C-33. FOR LOW SHRINKAGE AGGREGATE, USE LIMESTONE OR GRANITE. AGGREGATE FOR LIGHT WEIGHT CONCRETE SHALL CONFORM TO ASTM C-330.

1.5 MAX AGGREGATE SIZE SHALL BE ¾", MIN AGGREGATE SIZE SHALL BE ⅝"

1.6 MAX SLUMP SHALL BE 4"

1.7 PROVIDE 4% AIR ENTRAINMENT ADD MIXTURE.

2. REINFORCING STEEL – ASTM A615 WITH THE FOLLOWING STRENGTHS:

SIZE	STRENGTH
#3	GRADE 40 (fy = 40ksi)
#4 AND LARGER	GRADE 60 (fy = 60ksi)

ALL CONCRETE TO BE REINFORCED UNLESS SPECIFICALLY MARKED "NOT REINFORCED"

3. FABRICATE AND PLACE REINFORCEMENT IN ACCORDANCE WITH ACI PUBLICATION SP-66, ACI DETAILING MANUAL – LATEST EDITION.

4. PLACE CONCRETE – CONCRETE SHALL BE SUPPLIED AND PLACED IN ACCORDANCE WITH ACI 318, LATEST ADOPTED EDITION, AND SHALL BE MECHANICALLY VIBRATED.

5. MIN. REINFORCEMENT CONCRETE COVER – FOR CAST-IN-PLACED CONCRETE

DESCRIPTION	COVER
CONCRETE CAST AGAINST & PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE FORMED BELOW GRATE OR EXPOSED TO WEATHER:	
#5 AND SMALLER	1 ½"
#6 AND LARGER	2"
SLAB-ON-GRADE	3"
CONCRETE NOT EXPOSED TO WEATHER NOR CONTACT WITH GROUND:	
SLABS, WALLS, AND JOISTS: #11 AND SMALLER	1"
BEAMS, COL., PRIMARY REINF., TIES, STIRRUPS, SPIRALS	1 ½"

6. EMBEDS – ALL ITEMS TO BE CAST INTO CONCRETE SUCH AS REINFORCING DOWELS, BOLTS, ANCHORS, PIPES, SLEEVES, ETC., SHALL BE SECURELY AND ACCURATELY POSITIONED INTO THE FORM WORK PRIOR TO PLACING CONCRETE.

7. CONSTRUCTION JOINTS – THE CONTRACTOR SHALL OBTAIN THE ENGINEER APPROVAL FOR CONCRETE CONSTRUCTION JOINT THAT ARE NOT SHOWN IN STRUCTURAL DRAWING. STRUCTURAL DETAILS MAY CHANGE AS THE RESULT.

8. VAPOR BARRIER – 15 MIL ASTM E-1745 CLASS A, TYP. U.O.N.

9. EXTERIOR WALKWAYS ON GRADE – WHERE NOT SPECIFICALLY NOTED ON THE PLAN, SHALL BE 4" MIN. IN THICKNESS AND REINFORCED W/ #4@16" O.C. E.W. AT MID DEPTH. CONTROL JOINTS SHALL BE SPACED AT 8'-0" O.C. MAX. SLAB-ON-GRADE SHALL BE CONSTRUCTED WITH A THICKENED EDGE (12" DEEP BY 12" WIDE MIN.). REFER TO GEOTECHNICAL REPORT FOR SUBGRADE REQUIREMENTS.

EPOXY NOTES

1. ALL EPOXY DOWELS OR THREADED ROD DOWELS SHALL BE ACCORDING TO THIS SECTION AS THE SPECIFIC INSTALLATION PROVISIONS REQUIRED BY THE PRODUCT MANUFACTURER AND APPLICABLE ICC-ES EVALUATION REPORT REQUIREMENTS.

2. ACCEPTABLE PRODUCTS ARE AS FOLLOWS:

2.1. SIMPSON SET-3G ADHESIVE ANCHOR SYSTEM (ICC-ESR-2508, CONCRETE APPLICATION)

2.2. SIMPSON SET ADHESIVE ANCHOR SYSTEM (ICC-ESR-1772, MASONRY APPLICATION)

3. PROVIDE DRILLED HOLES OF DIAMETER AND DEPTH SPECIFIED BY THE PRODUCT MANUFACTURER FOR THE DOWEL SIZE SPECIFIED IN THE CONSTRUCTION DOCUMENTS OR OF DIAMETER, DEPTH SPECIFIED IN THE CONSTRUCTION DOCUMENTS, WHICHEVER IS GREATER WHEN DEPTH OF EMBEDMENT IN CONSIDERED. THOROUGHLY CLEAR HOLE OF CONCRETE DUST WITH BRUSH AND OIL-FREE COMPRESSED AIR. INJECT ADHESIVE PER MANUFACTURER'S SPECIFICATION.

4. WHEN ENCOUNTER EXISTING REINFORCING DURING DRILLING – CONTRACTOR SHALL NOT DRILL THROUGH (E) REINFORCEMENT. ADJUST ANGLE OF HOLE OR RELOCATE HOLE ±1" AWAY FROM PREVIOUS LOCATION. CONTACT B&H STRUCTURAL ENGINEERS WHEN THE AFOREMENTIONED REMEDY CANNOT BE UTILIZED.

MARK	DATE	DESCRIPTION	BY
	2/2/26	SUBMITTAL	

REVISIONS

Designed: VL
Drawn: NP
Checked:

NGOC H. PHAM
C81902
Exp. 3/31/26
CIVIL
REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER — SIGNATURE

NES CONSULTANTS, INC.
CIVIL & STRUCTURAL ENGINEERING

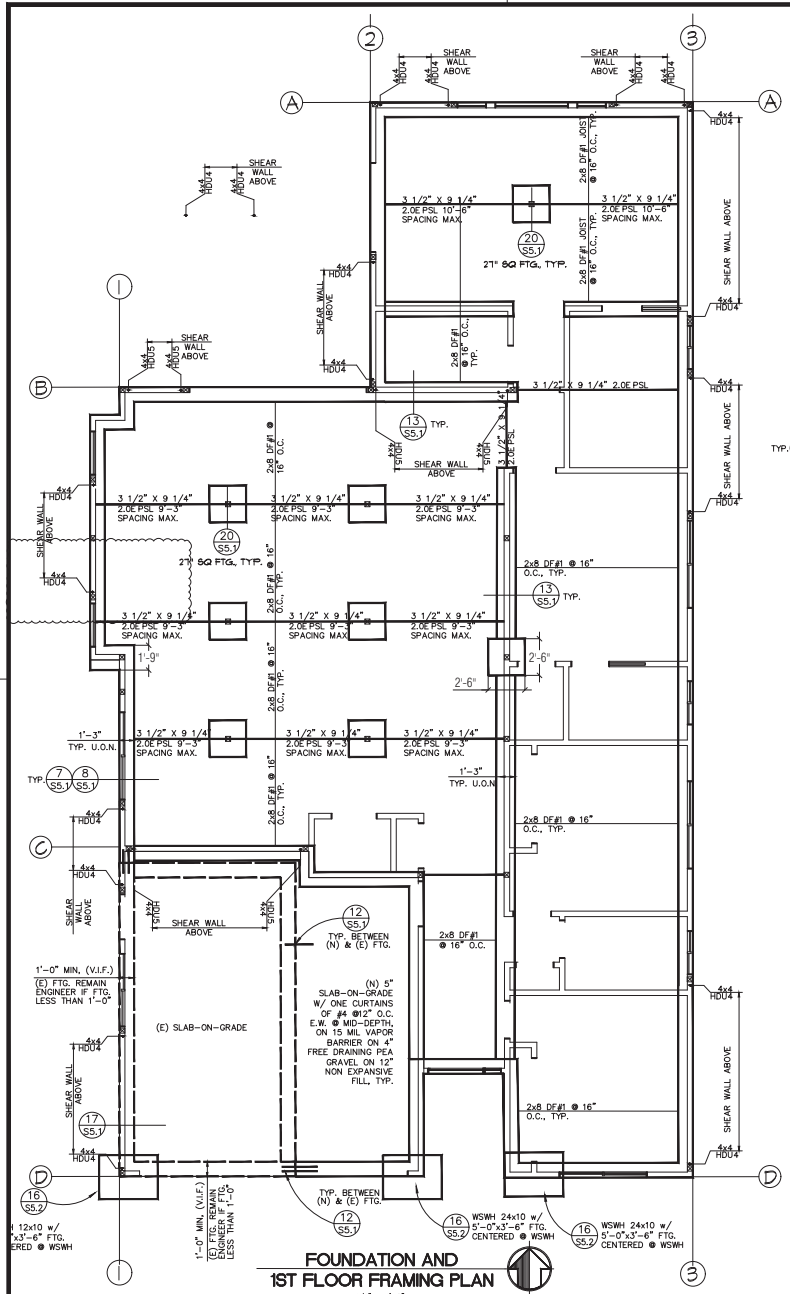
SPECIFICATIONS

HOUSE ADDITION/REMODEL
2035 JACKSON STREET
SANTA CLARA CA

Scale: AS NOTED
Date: 1/26/26
REF. NO.
DWG. NO.
S1.2

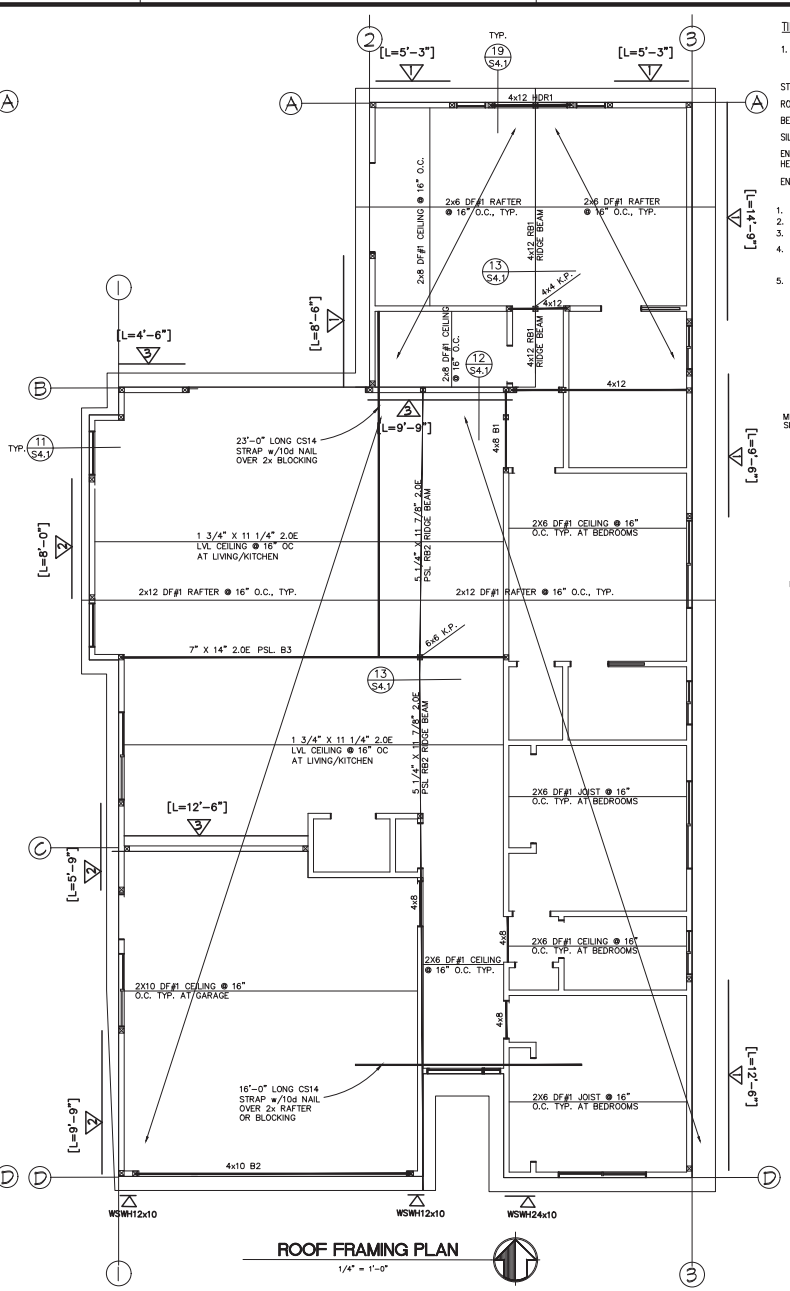
2 of ____ Sheets

JOB NO. 25010



FOUNDATION AND 1ST FLOOR FRAMING PLAN

1/4" = 1'-0"



ROOF FRAMING PLAN

1/4" = 1'-0"

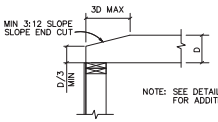
TIMBER NOTES

1. LUMBER GRADE SCHEDULE: (UNLESS OTHERWISE NOTED ON FRAMING PLANS)

USE	SIZE / TYPE	SPECIES & GRADE
STUDS / LIGHT FRAMING	ANY	DF #2
ROOF & CEILING JOISTS	ANY	DF #1
BEAMS / POSTS	ANY	DF #1
SILLS ON CONCRETE	ANY	DF #1
ENGINEERED BEAM & HEADER	PARALAM / MICROLAM / TIMERSTRAND / VERSALAM	WEYERHAEUSER [ESR-1387] BOISE CASCADE [ESR-1336]
ENGINEERED JOISTS	TJI	WEYERHAEUSER [ESR-1387]

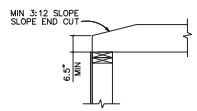
1. ALL POST TO BE 4X4 DF#1, U.O.N
2. ALL WALL FRAMING TO BE 2x4 @ 16" O.C. DF#2, U.O.N
3. ALL HEADERS SHALL BE 4x6 DF#1
4. WHERE BEAM IS SUPPORTED BY STUD WALL AND POST IS SHOWN, INSTALL POST WITH FULL BEARING BETWEEN DBL TOP PLATE AND SILL PLATE. TOE NAIL POST TOP & BOTTOM W/ 6-16d.
5. WHERE BEAM IS SUPPORTED BY STUD WALL AND NO POST IS SHOWN, INSTALL MULTIPLE STUDS IN WALL BELOW AS FOLLOWS:
   - 2 STUDS FOR 3½" PSL OR 4x SAWN LUMBER.
   - 3 STUDS FOR 5¼" PSL OR 6x SAWN LUMBER.

   CONNECT STUDS TOGETHER W/ 10d @ 6" OC, STAGGERED. CONTINUE STUDS IN WALL TO FOUNDATION.



NOTE: SEE DETAIL 9 SHEET S4.1 FOR ADDITIONAL DETAILS

TAPERED END CUT FOR SAWN LUMBER



TAPERED END CUT FOR PSL BEAM

REGISTERED PROFESSIONAL ENGINEER — NGOC H. PHAM — C81902 — Exp. 3/31/26 — CIVIL — STATE OF CALIFORNIA

NGOC PHAM (C81902) REGISTERED CIVIL ENGINEER — SIGNATURE

NES CONSULTANTS, INC.
CIVIL & STRUCTURAL CONSULTANTS
1658 BRANHAM LANE, STE. 109
SAN JOSE, CA 95118
(510) 887-2828

MARK	DATE	DESCRIPTION
	2/2/26	SUBMITTAL

REVISIONS

VL Designed | VL Drawn | NP Checked

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

HOUSE ADDITION/REMODEL

2035 JACKSON STREET
SANTA CLARA, CA

ROOF AND FLOOR FRAMING PLAN

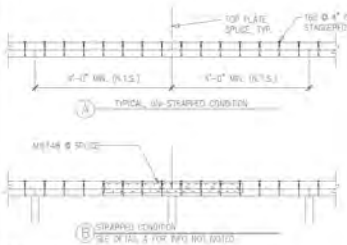
Scale AS NOTED
Date 1/26/26
REF. NO.
DWG. NO. S3.2
6 of Sheets
JOB NO. 25010

TIME PLOTTED => $TIME
DATE PLOTTED => $DATE
USERNAME => $USER

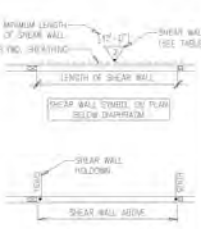
DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)
C:\USERS\NGOCPHAM\DOCUMENTS\2035 JACKSON ST SANTA CLARA\S2.1 FRAMING.DWG

FILE =>

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS



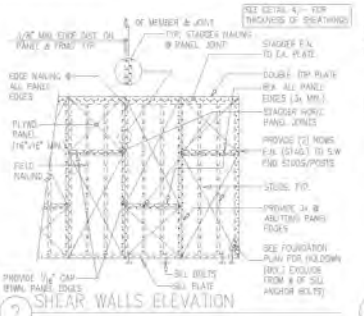
5 TOP PLATE SPLICE, TYP.



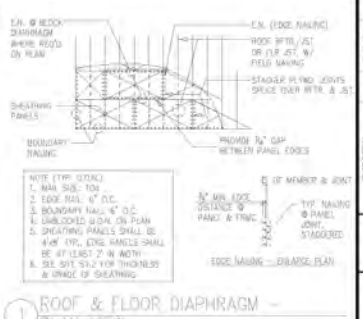
4 SHEAR WALL SCHEDULE

SHEAR WALL TYPE	SHEATHING (SEE PLAN FOR DIR)	NAILING (15" MIN PENETRATION) EDGES (O.C.)	FIELDS	ALLOWABLE UNIT SHEAR (plf)	ADJOIN. PANEL EDGE MEMBER	BLK'G OF PANEL ATTACH TO T.O. WALL FRAMING, U.O.N.	SOLE PLATE ATTACH TO BLK'G OR PAN U.O.N. 10d SCREWS @6"	16d SCREWS @6"	PAN OR BLK'G MIN WIDTH	SOLE & SILL PLATES U.O.N.	TYPICAL HOLDOWN U.O.N.	MUDSILL ANCH. TO FND. w/ 5/8"ø A.B., U.O.N.
"1"	7/16"	10d@6"	10d@12"	310	2x MIN.	A35 OR LTP4 @ 16"O.C. (MAX.)	16" O.C.	6" O.C.	1.5"	2x	HDU4	2x MUDSILL, A.B. @ 48"O.C.
"2"	7/16"	10d@4"	10d@12"	460	2x MIN.	A35 OR LTP4 @ 10"O.C. (MAX.)	12" O.C.	4" O.C.	1.5"	2x	HDU4	2x MUDSILL, A.B. @ 32"O.C.
"3"	7/16"	10d@3"	10d@12"	600	2x MIN.	A35 OR LTP4 @ 8"O.C. (MAX.)	10" O.C.	N.A.	3.5"	2x	HDU5	2x MUDSILL, A.B. @ 40"O.C.
"4"	7/16"	10d@2"	10d@12"	770	2x MIN.	A35 OR LTP4 @ 6"O.C. (MAX.)	6" O.C.	N.A.	3.5"	2x	HDU8	2x MUDSILL, A.B. @ 34"O.C.

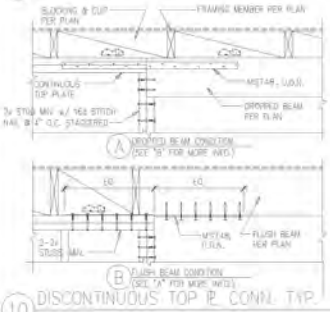
FOR TYPICAL SHEAR WALL ELEVATION SEE DETAIL 2/-



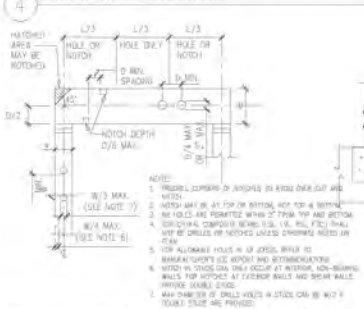
2 SHEAR WALLS ELEVATION



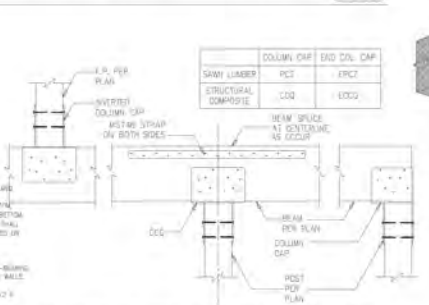
1 ROOF & FLOOR DIAPHRAGM - PLAN VIEW



10 DISCONTINUOUS TOP PL. CONN. TYP.

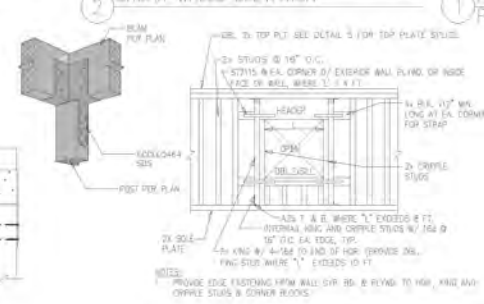


9 NOTCHING/DRILLING @ SAWN LUMMBER



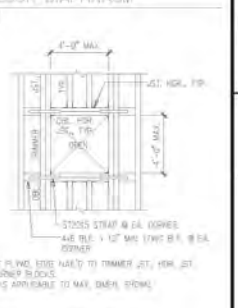
	COLUMN CAP	END COL. CAP
SAWN LUMBER	PCT	EPCT
STRUCTURAL COMPOSITE	CCQ	ECCQ

8 BEAM TO ISOLATED POST CONN., TYP.



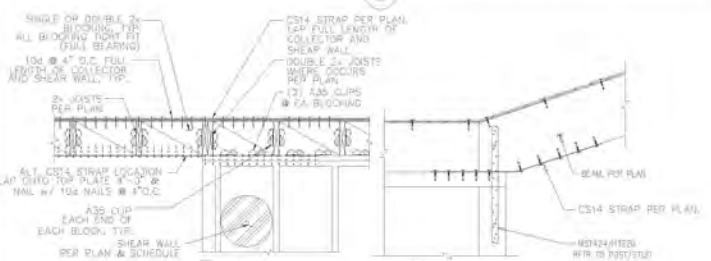
NOTES:
PROVIDE EDGE FASTENING FROM WALL SYP. RIG. & PLYWD. TO HDR., KING AND CRIPPLE STUDS & CORNER BLOCKS.

7 TYPICAL WALL FRAMED OPNG.

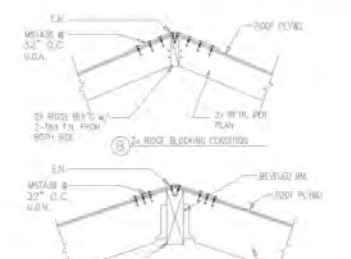


NOTES:
1. PROVIDE PLYWD. EDGE NAILED TO TRIMMER JST., HDR. JST. AND CORNER BLOCKS.
2. DETAIL IS APPLICABLE TO MAX. OPNG. SHOWN.

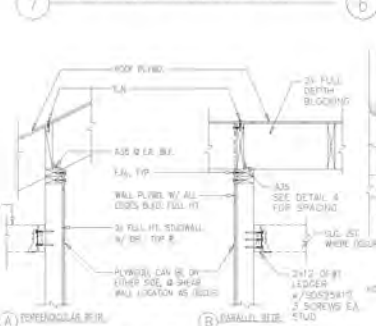
6 TYP. ROOF/FLOOR FRAMED OPNG 4'-0" MAX



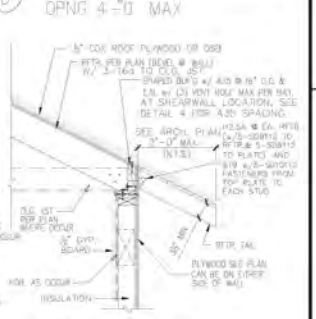
15 ROOF DRAG CONNECTION, TYP.



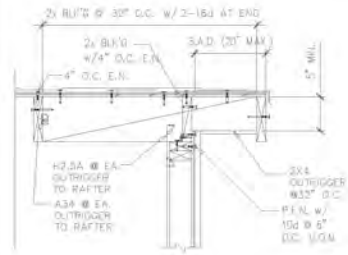
13 ROOF RIDGE SECTION, TYP.



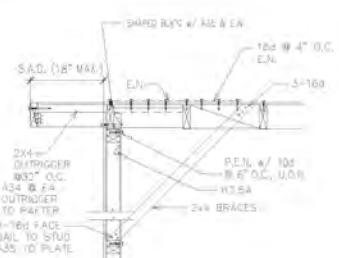
12 INTERIOR WALL AT ROOF



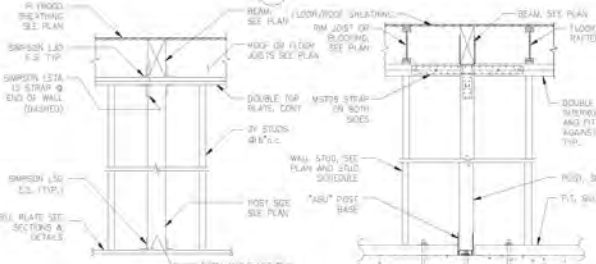
11 EAVE DETAIL, TYP.



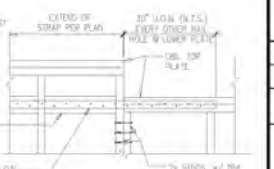
20 RAKE DETAIL, TYP.



19 GABLE END DETAIL



17 BEAM TO POST CONN. IN WALL, TYP.



16 DISCONTINUOUS TOP PL. CONN. TYP.

NES CONSULTANTS, INC.
STRUCTURAL ENGINEERING
1600 SPRUCE STREET, SUITE 400
SAN JOSE, CA 95126
(408) 295-4848

NBDC PHAM (081902) REGISTERED CIVIL ENGINEER

TYPICAL SECTIONS AND DETAILS No.1

HOUSE ADDITION/REMODEL
2035 JADISON STREET
SANTA CLARA, CA

Scale	AS NOTED
Date	1/28/26
RET. NO.	
DWG. NO.	S4.1
	14 of Sheets
JOB NO.	25040

SUBMITTAL 2/7/26

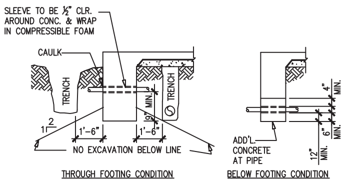
BY	DESCRIPTION	MARK	DATE
	RE-ISSUING		

J.L. Designed
V.L. Drawn
Checked

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

DESIGN DETAIL SHEET (DRSDSH) 05/2012 (24 HR)
C:\USERS\NANDOR\AMS DOCUMENTS\2035 JADISON ST SANTA CLARA\S4.1 TYPICAL SECTIONS AND DETAILS No.1.DWG

ORIGINAL SCALE IN INCHES

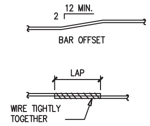


NOTES:
1. DEPTHS OF FTGS. MAY BE DETERMINED BY LOCATION OF PIPE.
2. GENERAL CONTRACTOR SHALL CONSULT WITH MECH. CONTRACTOR TO DETERMINE EXACT DEPTH AND LOCATION OF PIPES.
3. WHERE PIPES CROSS UNDER AND ARE NOT MORE THAN 3 FEET BELOW THE NORMAL BOTTOM OF FTG., EXCAVATION SHALL BE AS SHOWN BELOW FILLED WITH MASS CONCRETE.
4. WHERE PIPES CROSS UNDER AND ARE MORE THAN 3 FEET BELOW, THE FTG. SHALL BE STEPPED.

5 PIPE CLEARANCES @ FOOTING

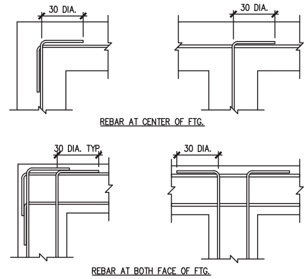
MINIMUM LAP LENGTH FOR REINFORCING BARS, U.O.N.

BAR SIZE	LAP LENGTH **	
	TOP BARS *	OTHER BARS
#3	2'-3"	1'-10"
#4	3'-1"	2'-5"
#5	3'-10"	3'-0"
#6	5'-0"	3'-10"
#7	6'-10"	5'-3"
#8	8'-11"	7'-0"
#9	11'-4"	8'-10"
#10	14'-4"	11'-0"
#11	17'-9"	13'-7"
#12		



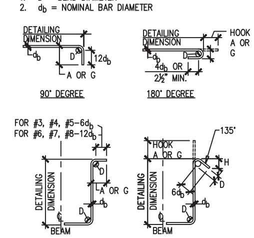
NOTE:
* "TOP BARS" ARE HORIZ. BARS THAT PLACED WITH MORE THAN 12" OF CONCRETE CAST IN THE MEMBER BELOW THE BARS.
** LAP LENGTHS ARE BASED ON fc=3000psi AND fy=60ksi

4 CONCRETE. REBAR LAP SPLICES, TYP.



3 CONCRETE FOOTING INTERSECTION

NOTE:
1. D = BEND DIAMETER
2. d_b = NOMINAL BAR DIAMETER



90° STIRRUP HOOK (TIE BENDS SIMILIAR)

BAR SIZE	D	90° A OR G	135° A OR G	135° APPROX.H
#3	1½"	4"	4"	2½"
#4	2"	4½"	4½"	3"
#5	2½"	6"	5½"	3¾"
#6	4½"	1'-0"	8"	4½"
#7	5¼"	1'-2"	9"	5¼"
#8	6"	1'-4"	10½"	6"

FINISHED INSIDE BEND DIAMETER – "D"

BAR SIZES	STANDARD HOOKS	STIRRUP/TIE HOOKS
#3, #4, #5	6db	4db
#6, #7, #8	6db	6db
#9, #10, #11	8db	8db
#14, #18	10db	10db

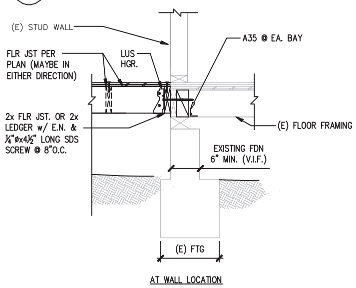
d

SEISMIC STIRRUP/TIE

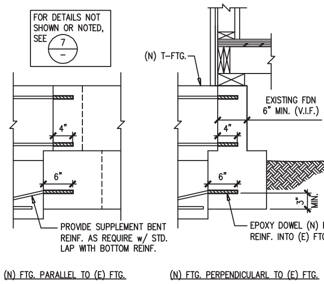
135° SEIMIC HOOK			
SIZE	D	A OR G	APPROX.H
#3	1½"	4¼"	3"
#4	2"	4½"	3"
#5	2½"	5½"	3¾"
#6	4½"	8"	4½"
#7	5¼"	9"	5¼"
#8	6"	10½"	6"

BAR SIZE	DIMENSIONS OF STANDARD 180° HOOKS, ALL GRADES			DIMENSIONS OF STANDARD 90° HOOKS, ALL GRADES	
	A OR G	J	D	A OR G	D
#3	5"	3"	2¼"	6"	2¼"
#4	6"	4"	3"	8"	3"
#5	7"	5"	3¾"	10"	3¾"
#6	8"	6"	4½"	1'-0"	4½"
#7	10"	7"	5¼"	1'-2"	5¼"
#8	11"	8"	6"	1'-4"	6"
#9	1'-3"	11¾"	9½"	1'-7"	9½"
#10	1'-5"	1'-1¼"	10¾"	1'-10"	10¾"
#11	1'-7"	1'-2¾"	12"	2'-0"	12"
#14	2'-3"	1'-9¾"	18¼"	2'-7"	18¼"
#18	3'-0"	2'-4½"	24"	3'-5"	24"

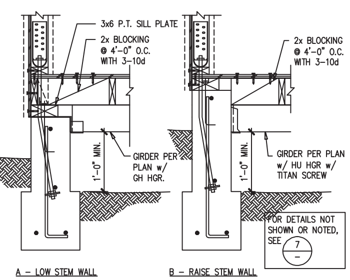
2 STANDARD REBAR HOOKS



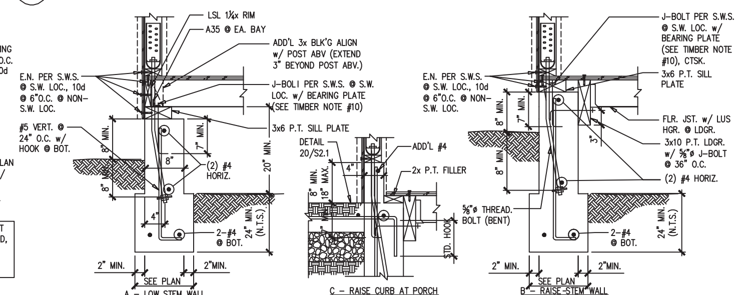
10 (N) FLOOR TO (E) FOOTING CONN., TYP.



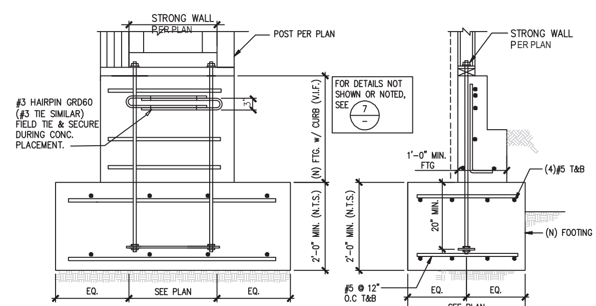
9 (N) T–FTG. & (E) FTG. INTERFACE



8 (N) T–FTG., JST. PARALLEL TO EXT.WALL



7 (N) T–FTG., JST. PERPENDICULAR. TO EXT. WALL

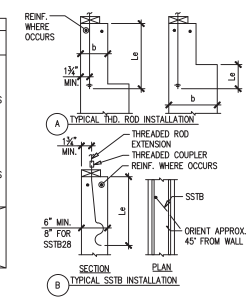


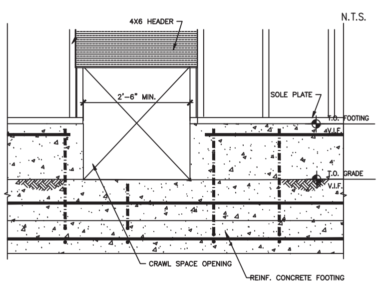
16 STRONG WALL AT NEW FOUNDATION

HOLDOWN SIZE	OPTION A: THRD. ROD WITH DBL. NUT/WASHER				OPTION B: SIMPSON SSTB ANCHOR BOLT		
	ANCHOR BOLT SIZE	MIN. EMBED. (Le) 6"≤b<10"	MIN. EMBED. (Le) b≥10"	REMARKS	ANCHOR BOLT SIZE *	MIN. EMBED. (Le)	REMARKS
HDU2	⅝" DIA THD ROD	18	18	SEE (A)	SSTB16L	12⅝"	FOR INSTALLATION REQUIREMENTS SEE (A) REFER TO SIMPSON CATALOG FOR ADDL. REQUIREMENTS
HDU4	⅝" DIA THD ROD	18	18	PROVIDE DBL. NUT W/ STANDARD WASHER AT BOTTOM	SSTB20L	16⅝"	
HDU5	⅝" DIA THD ROD	18	18		SSTB24L	20⅝"	
HDU8	⅞" DIA THD ROD	27	18	SEE (A)	SSTB28L	24⅞"	
HDU11	1" DIA THD ROD	36	22	PROVIDE DBL. NUT & PL¼x3x3 WASHER AT BOTTOM			
HDU14	1" DIA THD ROD	40	24				

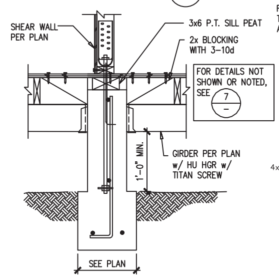
* MONO POUR

12 HOLDOWN ANCHOR BOLT SCHEDULE

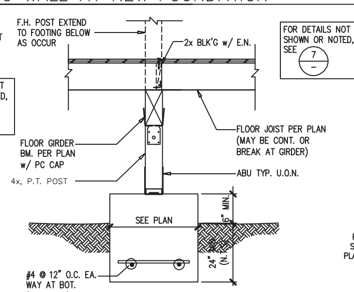




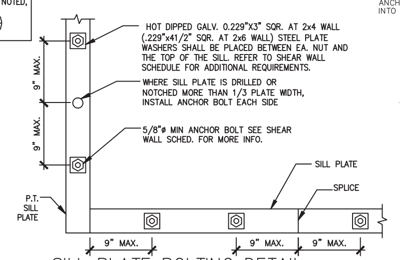
21 CRAWL SPACE OPENING



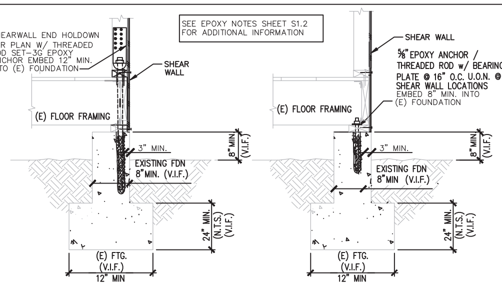
13 (N) T–FTG., JST. PARALLEL TO INTERIOR SHEAR WALL



20 INTERIOR FTG.



19 SILL PLATE BOLTING DETAIL



17 RETROFIT HOLDOWN AT (E) FOOTING

SUBMITTAL	DESCRIPTION	MARK	DATE	BY
2/2/26				

REVISIONS

VL
Designed VL
Drawn NP
Checked

REGISTERED PROFESSIONAL ENGINEER — NGOC H. PHAM — No. C81902 — Exp. 3/31/26 — CIVIL — STATE OF CALIFORNIA

SIGNATURE
NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

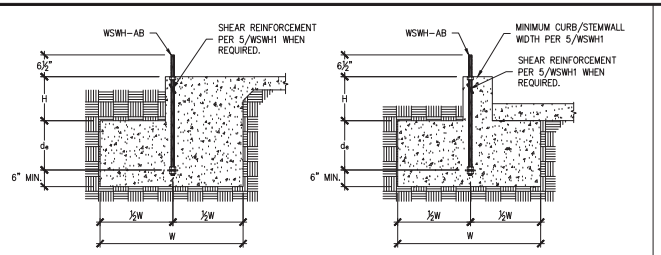
NES CONSULTANTS, INC.
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, SUITE F, PMB 109
SAN JOSE, CA 95118
(510) 962-2008

FOUNDATION DETAILS

HOUSE ADDITION/REMODEL
2035 JACKSON STREET
SANTA CLARA, CA

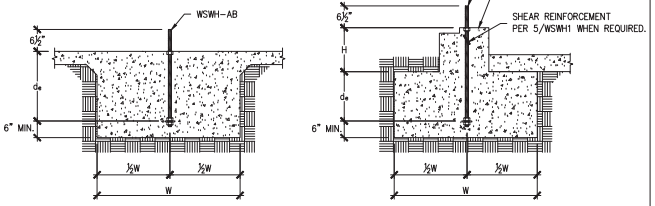
Scale AS NOTED
Date 1/26/26
REF. NO.
DWG. NO.
S5.1
6 of Sheets
JOB NO. 25010

DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)
FILE =>
ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

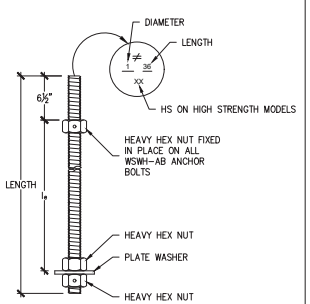


NOTES :
1. SEE 2/WSWH1 FOR DIMENSIONS AND ADDITIONAL NOTES.
2. SEE 5/WSWH1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
3. MAXIMUM H = l_e–d_e. SEE 3/WSWH1 AND 4/WSWH1 FOR l_e.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

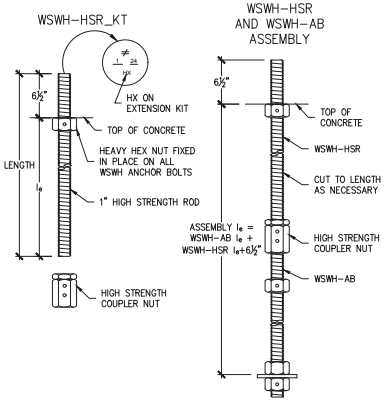


STRONG–WALL® WSWH ANCHORAGE – TYPICAL SECTIONS | 1



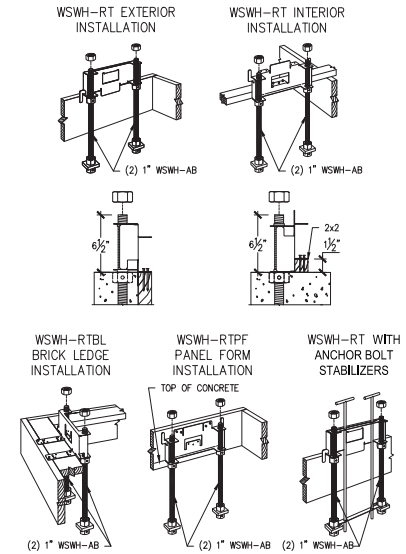
WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH–AB1x24	1"	24"	15⅞"
	WSWH–AB1x24HS	1"	24"	15⅞"
	WSWH–AB1x30	1"	30"	21⅞"
	WSWH–AB1x30HS	1"	30"	21⅞"
	WSWH–AB1x36	1"	36"	27⅞"
	WSWH–AB1x36HS	1"	36"	27⅞"
	WSWH–AB1x42	1"	42"	33⅜"
	WSWH–AB1x42HS	1"	42"	33⅜"
	WSWH–AB1x48	1"	48"	39⅜"
	WSWH–AB1x48HS	1"	48"	39⅜"

WSWH ANCHOR BOLTS | 3

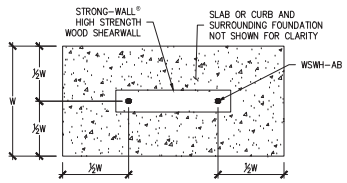


WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH–HSR1x24KT	1"	24"	17½"
	WSWH–HSR1x36KT	1"	36"	29½"

WSWH ANCHOR BOLT EXTENSION | 4



WSWH ANCHOR BOLT TEMPLATES | 6



ANCHOR BOLT LAYOUT	
STRONG–WALL® HIGH STRENGTH WOOD SHEARWALL MODEL NO.	DISTANCE FROM CENTER–TO–CENTER OF WSWH–AB, B (in)
WSWH12	8⅛
WSWH18	14
WSWH24	20

NOTES :
1. ANCHORAGE DESIGNS CONFORM TO ACI 318–11 APPENDIX D, ACI 318–14 CHAPTER 17 AND ACI 318–19 CHAPTER 17 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSWH–AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A193 GRADE B7).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C–F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318–11 SECTION D.3.3.4.3, ACI 318–14 SECTION 17.2.3.4.3 AND ACI 318–19 SECTION 17.10.5.3.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. REFER TO 1/WSWH1 FOR d_e.

WSWH ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	33	11
			17,100	35	12
		HIGH STRENGTH	34,100	52	18
			36,800	55	19
	UNCRACKED	STANDARD	15,700	28	10
			17,100	30	10
		HIGH STRENGTH	33,500	45	15
			36,800	48	16
WIND	CRACKED	STANDARD	6,200	16	6
			11,400	24	8
		HIGH STRENGTH	17,100	32	11
			21,100	36	12
			27,300	42	14
			34,100	48	16
			36,800	51	17
	UNCRACKED	STANDARD	6,400	14	6
			12,500	22	8
		HIGH STRENGTH	17,100	28	10
			22,900	33	11
			26,400	36	12
			34,200	42	14
			36,800	44	15

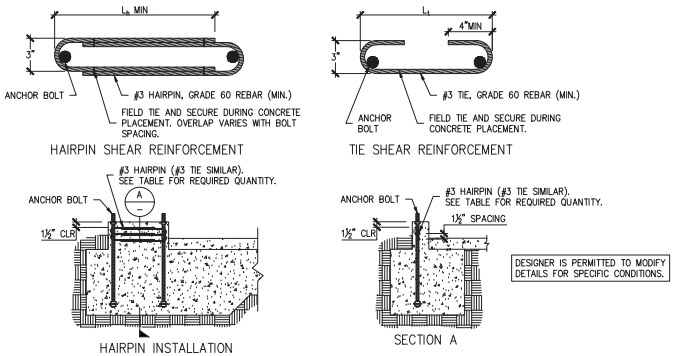
WSWH ANCHORAGE SOLUTIONS FOR 3000 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	31	11
			17,100	33	11
		HIGH STRENGTH	33,900	49	17
			36,800	52	18
	UNCRACKED	STANDARD	16,300	27	9
			17,100	28	10
		HIGH STRENGTH	34,000	43	15
			36,800	46	16
WIND	CRACKED	STANDARD	5,600	14	6
			10,200	21	7
		HIGH STRENGTH	17,100	30	10
			20,000	33	11
			26,500	39	13
			33,600	45	15
			36,800	48	16
	UNCRACKED	STANDARD	6,200	13	6
			12,800	21	7
		HIGH STRENGTH	17,100	26	9
			21,800	30	10
			28,900	36	12
			33,100	39	13
			36,800	42	14

WSWH ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	27	9
			17,100	29	10
		HIGH STRENGTH	34,700	44	15
			36,800	46	16
	UNCRACKED	STANDARD	15,700	23	8
			17,100	25	9
		HIGH STRENGTH	33,900	38	13
			36,800	40	14
WIND	CRACKED	STANDARD	6,800	14	6
			11,600	20	7
		HIGH STRENGTH	17,100	26	9
			21,400	30	10
			28,400	36	12
			32,400	39	13
			36,800	43	15
	UNCRACKED	STANDARD	6,800	12	6
			12,400	18	6
		HIGH STRENGTH	17,100	23	8
			22,800	27	9
			26,700	30	10
			30,700	33	11
			36,800	37	13

STRONG–WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI | 2



STRONG–WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE

MODEL	SEISMIC[3] l_1 OR l_a (in.)	SEISMIC[3] SHEAR REINFORCEMENT	SEISMIC[3] MIN. CURB/STEMWALL WIDTH (in.)	WIND[4] SHEAR REINFORCEMENT	WIND[4] MIN. CURB/STEMWALL WIDTH (in.)	ASD ALLOWABLE SHEAR LOAD, V (lb.) UNCRACKED	ASD ALLOWABLE SHEAR LOAD, V (lb.) CRACKED
WSWH12	10¼	(1) #3 TIE	6	SEE NOTE 7	6	1,080	770
WSWH18	15	(2) #3 HAIRPINS[5,6]	6	(1) #3 HAIRPIN	6	HAIRPIN REINF. ACHIEVES MAX. ALLOW SHEAR LOAD OF THE WSWH	
WSWH24	19	(2) #3 HAIRPINS[5]	6	(2) #3 HAIRPINS[5]	6		

NOTES :
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318–19, ACI 318–11 AND ACI 318–14 AND ASSUME MINIMUM 2,500 PSI CONCRETE.
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC SHEAR REINFORCEMENT DESIGNS CONFORM TO ACI 318–19, SECTION 17.10.6.3, ACI 318–14, SECTION 17.2.3.5.3
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
5. ADDITIONAL TIES MAY BE REQUIRED AT GARAGE CURB OR STEMWALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.
6. USE (1) #3 HAIRPIN FOR WSWH18 WHEN STANDARD STRENGTH ANCHOR IS USED.
7. USE (1) #3 TIE FOR WSWH12 WHEN PANEL DESIGN SHEAR FORCE EXCEEDS TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
8. #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSWH SHEAR ANCHORAGE SOLUTIONS.
9. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318–19 SECTION 17.9.2, ACI 318–14 SECTION 17.7.2 AND ACI 318–11 SECTION D.8.2.
10. THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE.

STRONG–WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS | 5

NO.	DATE	REVISIONS
0	02-26-2021	FIRST RELEASE - 2018 IBC
1	03-15-2021	2021 IBC REVISIONS
2	04-29-2022	ADDED WSHM–AB MODELS

SIMPSON Strong-Tie Co. Inc.
• 5956 W. Las Positas Blvd.
Pleasanton, CA 94588
• Tel: (800) 999–5099
• Website: www.strongtie.com

SIMPSON Strong-Tie THERE IS NO EQUAL

STRONG–WALL® WSWH
ANCHORAGE DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie THERE IS NO EQUAL

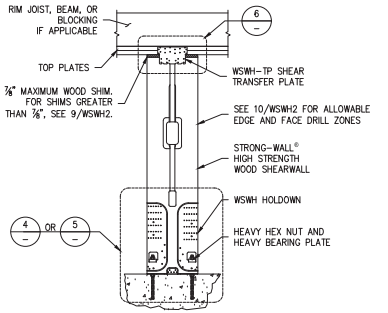
NAME	
DATE	04-29-2022
SCALE	N.T.S.
CHECKED	
SHEET	WSWH1
	OF SHEETS
JOB NO.	

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS		TOTAL WALL WEIGHT (lb.)
			QUANTITY	DIA. (in.)	
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH18x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH18x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370
WSWH24x16	24	192	2	1	420
WSWH18x20	18	240	2	1	390
WSWH24x20	24	240	2	1	520

NOTES :
1. FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74⅛".
2. ALL PANELS COME WITH PRE-ATTACHED HOLDOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
3. ALL PANELS ARE 3½" THICK.

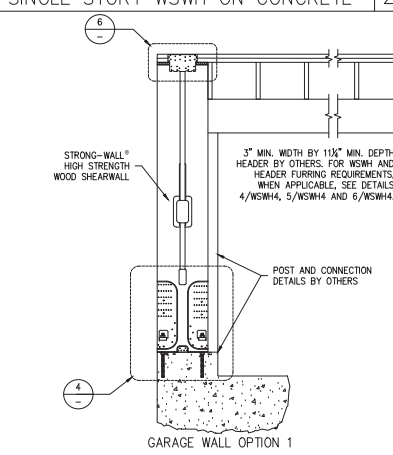
STRONG-WALL® WSWH MODELS | 1



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

SINGLE STORY WSWH ON CONCRETE | 2



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

WHEN WSWH-PS STRAPS OMITTED, ALLOWABLE SHEAR VALUES FOR STANDARD PANEL APPLY.

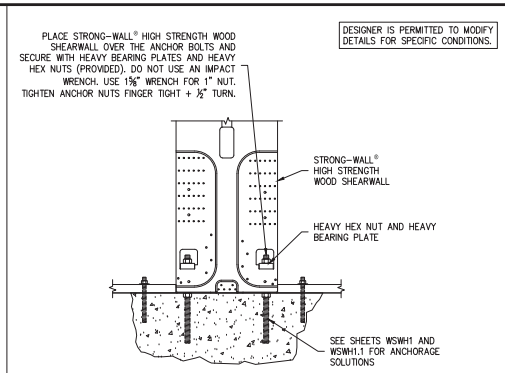
GARAGE HEADER ROUGH OPENING HEIGHT

MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7 WSWH18x7 WSWH24x7	78"	5½"	6'-11½"
		6"	7'-0"
WSWH12x8 WSWH18x8 WSWH24x8	85½"	0"	7'-1½"
	93¾"	5½"	8'-2¾"
		6"	8'-3¾"

NOTES :
1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74⅛".
2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

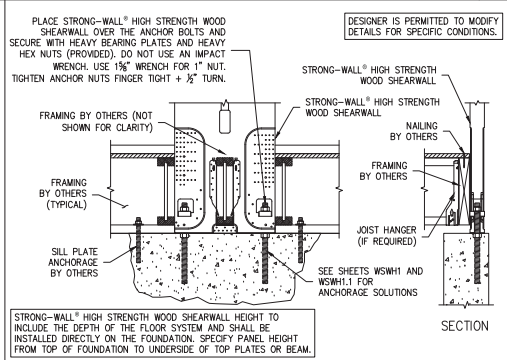
FOR GARAGE WALL OPTION 2, DESIGNER SHALL DESIGN AND DETAIL FOR:
1. SHEAR TRANSFER
2. OUT-OF-PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

ALTERNATE WSWH GARAGE FRONT OPTIONS | 3



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

STANDARD INSTALLATION BASE CONNECTION | 4

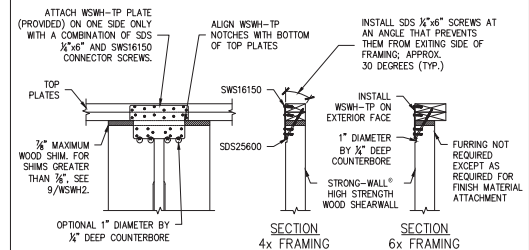


STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL HEIGHT TO INCLUDE THE DEPTH OF THE FLOOR SYSTEM AND SHALL BE INSTALLED DIRECTLY ON THE FOUNDATION. SPECIFY PANEL HEIGHT FROM TOP OF FOUNDATION TO UNDERSIDE OF TOP PLATES OR BEAM.

WOOD FLOOR SYSTEM BASE CONNECTION | 5

WSWH-TP CONNECTION		
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8

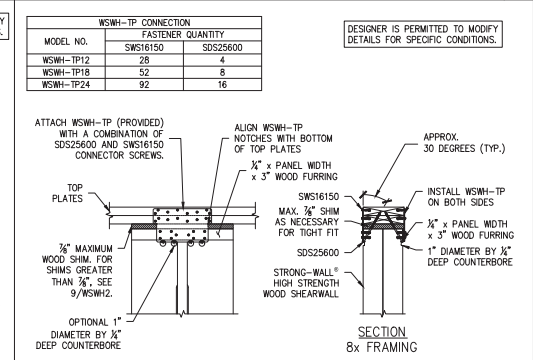
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



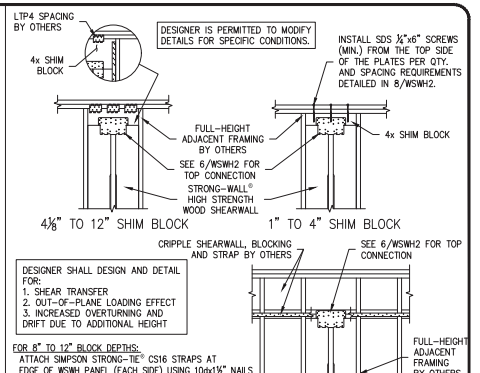
TOP CONNECTION | 6

WSWH-TP CONNECTION		
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	28	4
WSWH-TP18	52	8
WSWH-TP24	92	16

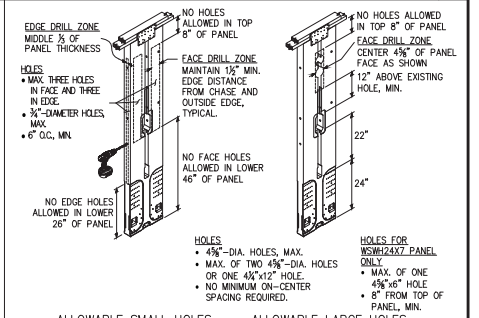
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



BACK-TO-BACK TOP CONNECTION | 7



TOP OF WALL HEIGHT ADJUSTMENTS | 9



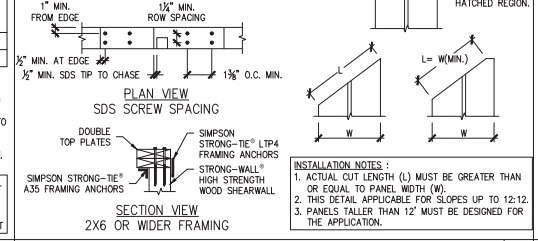
TRIM ZONE AND ALLOWABLE HOLES | 10

QTY. OF SDS¼"x6" SCREWS REQ'D.	
WSWH12	4
WSWH18	8
WSWH24	16

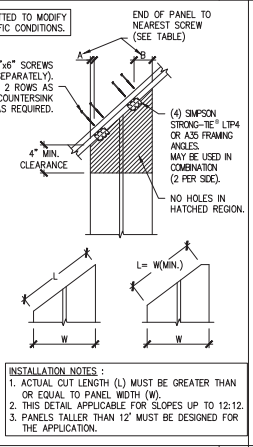
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

EDGE DISTANCE FOR SCREWS		
SLOPE	A (in.)	B (in.)
0:12–4:12	2	3
5:12–8:12	1½	4½
9:12–12:12	1½	5½

NOTES :
1. MAINTAIN END DISTANCES TO PREVENT SCREWS FROM PENETRATING THROUGH THE OUTER EDGES.
2. INSTALL SCREWS PERPENDICULAR TO THE TOP PLATE.
3. EDGE DISTANCES ASSUME DOUBLE TOP PLATE.



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



INSTALLATION NOTES :
1. ACTUAL CUT LENGTH (L) MUST BE GREATER THAN OR EQUAL TO PANEL WIDTH (W).
2. THIS DETAIL APPLICABLE FOR SLOPES UP TO 12:12.
3. PANELS TALLER THAN 12' MUST BE DESIGNED FOR THE APPLICATION.

RAKE WALL | 8

1. STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001-2008 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SB SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE DESIGNER.
7. SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.
9. SEE ICC-ES ESR-2652 OR CITY OF LOS ANGELES RR25730 AS APPLICABLE FOR ADDITIONAL INFORMATION.

NOTES | 11

NO.	DATE	REVISIONS
0	11-20-2020	FIRST RELEASE - 2018 IBC
1	03-16-2021	2021 IBC REVISIONS

SIMPSON Strong-Tie Co., Inc.
5956 W. Las Positas Blvd.
Pleasanton, CA 94588
(800) 999-5099
Website: www.strongtie.com

THERE IS NO EQUAL

STRONG-WALL® WSWH

FRAMING DETAILS
ENGINEERED DESIGNS

THERE IS NO EQUAL

NAME
DATE 03-16-2021
SCALE N.T.S.
CHECKED
SHEET WSWH2
OF SHEETS
JOB NO.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 1 of 12)

Project Name: 2035 Jackson st remodel & addition

Calculation Description:

GENERAL INFORMATION

01	Project Name	[illegible]			
02	Run Title				
03	Project Location	[illegible]			
04	City	[illegible]	05	Standards Version	[illegible]
06	Zip code	[illegible]	07	Software Version	[illegible]
08	Climate Zone	4	09	Front Orientation (deg/ Cardinal)	[illegible]
10	Building Type	[illegible]	11	Number of Dwelling Units	1
12	Project Scope	[illegible]	13	Number of Bedrooms	4
14	Addition Cond. Floor Area (ft²)	[illegible]	15	Number of Stories	1
16	[illegible]	[illegible]	17	Fenestration Average U-factor	[illegible]
18	[illegible]	[illegible]	19	Glazing Percentage (%)	[illegible]
20	[illegible]	[illegible]	21	[illegible]	[illegible]
22	[illegible]	[illegible]	23	[illegible]	[illegible]

COMPLIANCE RESULTS: [illegible]

Registration Number: [illegible] — HERS Provider: CHEERS — Report Generated: 2026-02-02 07:01:47

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 2 of 12)

Project Name: 2035 Jackson st remodel & addition

Calculation Description:

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Space Heating	0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Space Cooling	0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
IAQ Ventilation	0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Water Heating	0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Self Utilization/Flexibility Credit				[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]		[illegible]		[illegible]		
[illegible]				[illegible]		
[illegible]						
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		

HERS Provider: CHEERS — Report Generated: 2026-02-02 07:01:47

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 3 of 12)

Project Name: 2035 Jackson st remodel & addition

Calculation Description:

ENERGY USE INTENSITY; REQUIRED SPECIAL FEATURES; HERS FEATURE SUMMARY; BUILDING - FEATURES INFORMATION: [illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2035 Jackson st remodel & addition	2045	1	4	2	0	1

HERS Provider: CHEERS — Report Generated: 2026-02-02 07:01:47

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 4 of 12)

Project Name: 2035 Jackson st remodel & addition

Calculation Description:

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Existing House	Conditioned	[illegible]	[illegible]	8	[illegible]	[illegible]
Addition	Conditioned	[illegible]	[illegible]	8	[illegible]	[illegible]

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Ceiling (below attic) 2	Addition	2x12 Ceiling + R30	n/a	n/a	1060	n/a	n/a		New	n/a

HERS Provider: CHEERS — Report Generated: 2026-02-02 07:01:47

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 5 of 12)

Project Name: 2035 Jackson st remodel & addition

Calculation Description:

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Floor Over Crawlspace 1	Existing House	(e) 2x8 Floor	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
Floor Over Crawlspace 2	Addition	2x8 Floor + R21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]

ATTIC

01	02	03	04	05	06	07	08	09	10
Name	Construction	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

FENESTRATION / GLAZING: [illegible]

[illegible]															
Window 3,4	Window	Exterior Wall Right	Right	160	2	1	2	4	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No

HERS Provider: CHEERS — Report Generated: 2026-02-02 07:01:47

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 6 of 12)

Project Name: 2035 Jackson st remodel & addition

Calculation Description:

FENESTRATION / GLAZING

01	02	03	04	05–16
Name	Type	Surface	Orientation	[illegible]
Window 5,6	Window	Exterior Wall Right	Right	[illegible]
Window 7	Window	Exterior Wall R	Right	[illegible]
Window 8,9	Window	Exterior Wall R	Right	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

OPAQUE DOORS: [illegible]

HERS Provider: CHEERS — Report Generated: 2026-02-02 07:01:47

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 7 of 12)

Project Name: 2035 Jackson st remodel & addition

Calculation Description:

OPAQUE SURFACE CONSTRUCTIONS

01	02	03–08
Construction Name	Surface Type	[illegible]
2x4 Exterior Walls + R15 + Stucco	Exterior Walls	[illegible]
(e) 2x4 Walls + Stucco	Exterior Walls	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

HERS Provider: CHEERS — Report Generated: 2026-02-02 07:01:47

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 8 of 12)

Project Name: 2035 Jackson st remodel & addition

Calculation Description:

OPAQUE SURFACE CONSTRUCTIONS

01	02	03–08
Construction Name	Surface Type	[illegible]
(e) 2x6 Ceiling	Ceilings (below attic)	[illegible]
2x12 Ceiling + R30	Ceilings (below attic)	[illegible]

BUILDING ENVELOPE - HERS VERIFICATION: [illegible]

WATER HEATING SYSTEMS: [illegible]

HERS Provider: CHEERS — Report Generated: 2026-02-02 07:01:47

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 9 of 12)

Project Name: 2035 Jackson st remodel & addition

Calculation Description:

WATER HEATERS

01	02	03	04	05–15
Name	Heating Element Type	Tank Type	# of Units	[illegible]
Water Heater 1	Gas	Consumer Instantaneous	1	[illegible]

WATER HEATING - HERS VERIFICATION

01	02	03–07
[illegible]	[illegible]	[illegible]

SPACE CONDITIONING SYSTEMS: [illegible]

HERS Provider: CHEERS — Report Generated: 2026-02-02 07:01:47

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 10 of 12)

Project Name: 2035 Jackson st remodel & addition

Calculation Description:

HVAC - HEAT PUMPS

01	02	03	04–13
Name	System Type	Number of Units	[illegible]
Heat Pump System 1	Central split HP	1	[illegible]

HVAC HEAT PUMPS - HERS VERIFICATION: [illegible]

HVAC - DISTRIBUTION SYSTEMS: [illegible]

HERS Provider: CHEERS — Report Generated: 2026-02-02 07:01:47

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 11 of 12)

Project Name: 2035 Jackson st remodel & addition

Calculation Description:

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04–09
Name	Duct Leakage Verification	Duct Leakage Target (%)	[illegible]
Distribution System 1-hers-dist	Yes	5.0	[illegible]

HVAC - FAN SYSTEMS: [illegible]

HVAC FAN SYSTEMS - HERS VERIFICATION: [illegible]

INDOOR AIR QUALITY (IAQ) FANS: [illegible]

HERS Provider: CHEERS — Report Generated: 2026-02-02 07:01:47

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 12 of 12)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

Eduardo Tijerina

RESPONSIBLE PERSON'S DECLARATION STATEMENT

Eduardo Tijerina

HERS Provider: CHEERS — Report Generated: 2026-02-02 07:01:47

GREEN SOLUTIONS
CATITLE24REPORTS@GMAIL.COM
(661) 800-9702

IMPORTANT:
ALL PLANS MUST BE APPROVED BY THE CITY, COUNTY, OR THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION. THE DRAFTSMAN ASSUMES NO RESPONSIBILITY FOR ANY UNAPPROVED PLANS.

REVISIONS

PROJECT LOCATION:

2035 JACKSON ST
SANTA CLARA, CA
95050

TITLE 24: ENERGY CALCULATIONS

DATE: 02/02/2026

SHEET NUMBER

T-24A

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.*
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet.*
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.*
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code.*
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed.*
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter.*

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, *or* a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.*
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(c)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi.*
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.*

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.*
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

5/6/22

GREEN SOLUTIONS
catitle24reports@gmail.com
(661) 800-9702

IMPORTANT:
ALL PLANS MUST BE APPROVED BY THE CITY, COUNTY, OR THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION. THE DRAFTSMAN ASSUMES NO RESPONSIBILITY FOR ANY UNAPPROVED PLANS.

REVISIONS

PROJECT LOCATION:

2035 JACKSON ST
SANTA CLARA, CA
95050

TITLE 24: MANDATORY MEASURES SUMMARY

DATE: 02/02/2026

SHEET NUMBER

T-24B

26-606 **Agenda Date: 6/17/2026**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Public Hearing: Action on an Architectural Review (PLN25-00453) for the Construction of a 117 Square Foot First-Floor Addition and a 957 Square Foot Second-Floor Addition to an Existing 1,749 Square Foot Single Family Residence on a 5,338 Square Foot Lot at 2693 Toledo Avenue. CEQA Status: Exempt from CEQA per Section 15332.

File No.: PLN25-00453
Location: 2693 Toledo Avenue
Applicant: Alexandra Sun
Owner(s): Edmond Hui & Bena Chang
Request: **Architectural Review** for the construction of a 117 square foot first-floor addition and a 957 square foot second-floor addition to an existing 1,749.5 square foot single story residence with an attached two-car garage.

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

- The proposed project is located in a predominantly single-story residential tract built in the ranch-style architectural style as shown in the Vicinity Map on Attachment 1.
- The site consists of a single-story three-bedroom, two-bathroom ranch-style residence built in 1955.
- There are no significant historical features in the existing residence other than the structure's age, therefore is not eligible to be designated a Historical Resource under Santa Clara City Code ("SCCC") 18.130.030.
- Per the SCCC 18.120.020.D.1, the request to build a new second-story element in an existing single-story residence requires Architectural Review approval through a Development Review Hearing ("DRH").
- The proposal will result in a 2,498 square-foot six-bedroom, four-bathroom two-story residence with a 340 square foot attached two-garage.
- The applicant proposes the second-story element to be incorporated into the roof form and utilizes dormers to keep it proportional with the existing ground floor. The design of the residence changes to a modern farmhouse from a ranch-style as it has a steep pitched roof and a long-covered porch.
- The proposed construction materials include white stucco, Hardie fiber cement siding for the second story, a multi-panel garage door with horizontal windows, faux wood exterior siding on the ground floor, and black asphalt shingle roof.
- The project is consistent with the City's Single-Family & Duplex Residential Design Guidelines

("Residential Guidelines") (2014):
  - Building height and bulk is appropriate relative to the neighborhood as the second story is incorporated into the roof form blending it with the predominately single-story structures in the neighborhood.
  - The proposed architectural features of the structure are appropriate to the neighborhood as they are derived from architectural features found in other residences in the neighborhood.
  - The roof materials, building materials, and finishes work in conjunction with one another, and are consistent with the architectural style of the building as they are typical materials used in modern farmhouse style residences.
- The design went through one round of revision to ensure compliance with the SCCC and the Residential Guidelines. The proposed second story mass got incorporated into the roof form, step backs were provided on all sides between the proposed second story and the first floor to break the massing, and accent material are being proposed in the first floor's front elevation to add material variety.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
   - The proposal is consistent with SCCC 18.38.060.D.2 as the existing garage meets the 17' by 18' minimum two-car parking space dimensions.
   - The existing parking spaces are not located in the required front or side yard landscaped area as they are inside the existing garage.
   - The parking spaces are in an all-water-surfaced area.

2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:*
   - The proposed construction would not create any traffic congestion or hazards.
   - The public streets are adequate in size to accommodate a single-family residence of this size.
   - The proposed design matches nearby residence in scale and would not impair the desirability of the neighborhood.

3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:*
   - Building height and bulk are appropriate relative to the neighborhood.

powered by Legistar™

- Roof materials, building materials, and finishes work in conjunction with one another and are consistent with the proposed architectural style of the building.
- Architectural features of the proposed design are true to the proposed architectural form and are appropriate for the neighborhood.

4) That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:

- The project is subject to the California Building Code & City Code requirements. Which serves to regulate new construction to protect public health, safety, and general welfare.

5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:

- The proposed construction is consistent with the Residential Guidelines:
  - The project will create a house design that is compatible in scale and character with the housing types that are typical in the neighborhood as the proposed design will have similar massing to the adjacent properties.
- The proposed construction complies with the R1-6L Zoning District development standards.
- The proposed construction complies with the intent of the Santa Clara General Plan and all its policies.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill Development Projects), in that the project site is less than five acres, served by utilities, and complies with the General Plan.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to property owners within a 300-foot radius of the project site on June 4, 2026, to 71 owners/tenants. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Determine the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the construction of a 117 square foot first-floor addition and a 957 square

foot second-floor addition to an existing 1,749.5 square foot single story residence with an attached two-car garage, subject to the conditions of approval.

Prepared by: Alex Tellez, Associate Planner, Community Development Department
Reviewed by: Nimisha Agrawal, Senior Planner, Community Development Department
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans

Vicinity Map (Zoning)
2693 Toledo Avenue

Zoning

Land Parcels

- MUNC - Mixed Use-Neighborhood Commercial
- OS - Parks/Open Space
- PD - Planned Development
- PQP - Public/Quasi Public
- R1 - Single-Family Residential
- R1 - Single-Family Residential
- R3 - Medium Density Residential

Base Layers

Air Parcels

Land Parcels

- Land Parcels
- Right of Ways
- Common Areas

Streets

Notes:

PLN25-00453

5/27/2026 11:11:13 AM

0 350 700 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 2: Project Data/Compliance (SFR/Duplex)

Project Address: 2693 Toledo Avenue **Project Number: PLN25-00453**
Zoning: R1-6L

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Parcel Area (SF) (min):	5,338	5,338	6,000	N (Existing)
Building Square Footage (SF)				
1st Floor:	1,424	1,541	--	--
2nd Floor:	--	957	--	--
Attached Garage:	340	340	600 SF max	Y
Total (enclosed):	1,764	2,838	--	--
% of 2nd floor to 1st floor:	--	62%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	33	35	40% max	--
Rear Yard Accessory Building Coverage:	--	--	40% max	--
Main Building Setbacks (FT)				
Front (1st floor): **(2nd floor):**	20' --	20' 28' – 6"	20' 25'	Y Y
Left Side (1st floor): **(2nd floor):**	5' - 6" --	5' – 6" 10' – 6"	5' 10'	Y Y
Right Side (1st floor): **(2nd floor):**	5' – 6" --	5' – 6" 10' – 6"	5' 10'	Y Y
Rear (1st floor): **(2nd floor):**	33' --	33' 40'	20' 20'	Y Y
Height (FT)				
Main building:	13' – 9"	24'	25'	Y
Attached Garage:	10' – 9"	10' – 9"	16'	Y
# of Bedrooms/Bathrooms:	3/2	6/4	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	2	2	2	Y
Common Living Area (SFR)	33%	44%	Min 25%	Y
Open Landscaped Area (Front):	57%	57%	35%	Y

Conditions of Architectural Review Approval

PLN25-00453 / 2693 Toledo Avenue

Architectural Review for the construction of a 117 square foot first-floor addition and a 957 square foot second-floor addition in an existing 1,749 square foot single story residence with an attached two-car garage.

GENERAL

G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is June 28, 2028

G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code. California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

P1. **Tree Replacement (On-site).** Trees permitted by the City for removal shall provide replacement on-site at a ratio of 1:1 with a minimum 15-gallon tree size. (SCC 12.35.090)

DURING CONSTRUCTION

P2. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P3. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P4. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

OPERATIONAL CONDITIONS

P5. **Use of Garage**. The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.

P6. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

P7. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.

E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

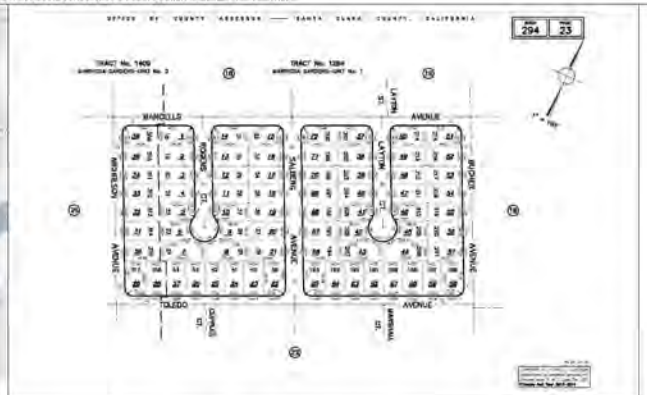
Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

SILD BUSINESS & MARKETING SERVICES LLC. / PLANS AND DESIGN, DOES NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT , IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS. LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THEIR SERVICES.

STREET VIEW

VACINITY MAP



OWNERS: EDMOND HUI & BENA CHANG

ADDRESS: 2693 TOLEDO AVE. SANTA CLARA, CALIFORNIA, ZIP CODE: 95051

EMAIL: EDMHUI@GMAIL.COM

PHONE: 4158108278

ASSESSOR PARCEL NO. (APN): 294-23026

TRACT: 1409

OCCUPANCY: R-3/U

CONSTRUCTION TYPE: VB

FIRE SPRINKLER: NO

HOUSE BUILD IN : 1955

EXISTING BEDROOM / BATHROOM COUNT : 3 BR + 2 BA

PROPOSED BEDROOM / BATHROOM COUNT : 6 BR + 4 BA

SCOPE OF JOB :

First floor : kitchen remodel, eliminating 1 bedroom, adding 117 sqft to the main house

Second floor : Addition of a second floor . Total of 957 sqft. 4 bedrooms, 2 bathrooms.

ZONNING CALCULATIONS

ZONE : R1-6L
LOT SIZE: 5,338 SQ FT
EXISTING BUILDINGS: 1,749 SQ FT
TOTAL BUILDING AREA : 1,866 SQ FT
LOT COVERAGE: 1,866 ÷ 5,338 = 0.3496 → 34.96% ~ 35% (MAX. ALLOWED 40%
F.A.R.= (1,866 +957)/ 5,338 = 0.528 ~ 0.53 (53%)

1ST FLOOR	REQUIRED	EXISTING	PROPOSED	TOTAL
TOTAL LOT AREA 5,338 SF				
FRONT YARD SETBACK	20 FT	20 FT	No Change	
RIGHT YARD SETBACK	5 FT	5 FT	No Change	
LEFT YARD SETBACK	5 FT	5 FT	No Change	
BACK YARD SETBACK	20 FT	20 FT	No Change	
MAXIMUM BUILDING HEIGHT	25 FT MAX.	14 FT	10 FT	24 FT
PARKING SPACE	2 CarGarage	2 CarGarage	2 CarGarage	

2ND FLOOR	REQUIRED	EXISTING	PROPOSED
FRONT YARD SETBACK RIGHT	25 FT	20FT	36 FT
YARD SETBACK	10 FT	5 FT	10FT
LEFT YARD SETBACK	10FT	5FT	10FT
BACK YARD SETBACK	20FT	20 FT	23 FT

% OF COMMON LIVING AREA: 1293 ÷ 2823 = 0.447 (44.7%)

SQFT OF THE FRONT LANDSCAPE AREA : 816 SQ FT

SHEET INDEX

A-100	COVER
A-100.1 / A-100.2	SITE PLAN (EXISTING AND PROPOSED) (Including fire department access route)
A-101	EXISTING FLOOR PLAN
A-103	EXISTING FLOOR PLAN DEMO
A-104	PROPOSED FIRST FLOOR PLAN
A-105	PROPOSED SECOND FLOOR
A-106	ROOF PLAN
A-107	MAIN FLOOR ELECTRICAL PLAN
A-108	SECOND FLOOR ELECTRICAL PLAN
A-109	MAIN / GDH PLUMBING PLAN
A-110	SECOND FLOOR PLUMBING PLAN
A-111	SECTIONS
A-112	ELEVATIONS
A-113	ELEVATIONS
A-114	PLUMBING DETAILS
A-115	CALGREEN
A-116	CALGREEN

GENERAL NOTES

1. THIS PROJECT SHALL COMPLY WITH THE STATE OF CALIFORNIA TITLE 24 AND THE FOLLOWING CODES:
   - 2025 CALIFORNIA ADMINISTRATIVE CODE
   - 2025 CALIFORNIA BUILDING CODE (PER STRUCTURAL ONLY)
   - 2025 CALIFORNIA RESIDENTIAL CODE
   - 2025 CALIFORNIA MECHANICAL CODE
   - 2025 CALIFORNIA PLUMBING CODE
   - 2025 CALIFORNIA ELECTRICAL CODE
   - 2025 CALIFORNIA ENERGY CODE
   - 2025 CALIFORNIA EXISTING BUILDING CODE
   - 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
2. SEPARATE PERMITS SHALL BE OBTAINED FOR FENCES, RETAINING WALLS, POOLS, AND SPAS.
3. CURB CUTS, STORAGE OF MATERIALS, OR WORK IN THE PUBLIC RIGHT OF WAY REQUIRE A PERMIT FROM THE PUBLIC WORKS DEPARTMENT OR APPROPRIATE AGENCY.
4. ALL CONSTRUCTION WASTE AND DEBRIS TO BE CONTAINED AT ALL TIMES
5. CONTRACTOR SHALL FAMILIARIZE HIMMHER SELF WITH THE PROJECT AND NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN PLANS PRIOR TO COMMENCEMENT.
6. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CHANGES IN PLANS. UNAUTHORIZED CHANGES TO THE PLANS ARE PROHIBITED.
7. CONTRACTOR SHALL VERIFY ALL BEARING CONDITIONS OF EXISTING WALLS TO BE REMOVED AND NOTIFY ARCHITECT OR ENGINEER PRIOR TO REMOVAL.
8. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA/ OHSA REGULATIONS.
9. CONDUCT ALL WATER FROM ROOF AND SITE AWAY FROM BUILDING AND ADJOINING PROPERTIES TO STREET.
10. VERIFY ELECTRICAL PANEL SERVICE AND UPGRADE IF APPLICABLE. VERIFY WITH LOCAL UTILITY REGARDING METER AND SERVICE LOCATION.
11. AN APPROVED SEISMIC GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING CONTAINING THE FUEL GAS PIPING.
12. WATER HEATERS SHALL BE STRAPPED TO THE WALL PER CODE.
13. ALL EXTERIOR MATERIALS AND MANUFACTURERS ARE TO BE VERIFIED WITH OWNER.

SMOKE DETECTORS/ CARBON MONOXIDE

SMOKE AND CARBON MONOXIDE ALARMS MAY COMBINED AS MULTI PURPOSE UNITS OR AS PART OF A PERMANENTLY INSTALLED HOUSEHOLD FIRE ALARM SYSTEM INSTALLED AND MAINTAINED PER NFPA 72, EACH ALARM TYPE MUST BE INTERCONNECTED SO THAT IF ON ALARM IS ACTIVATED ALL ALARMS IN THE RESIDENCE OF THE SAME TYPE WILL SOUND. CITY INSPECTOR SHALL CHECK AT FINAL INSPECTION THAT SMOKE ALARMS AND CARBON MONOXIDE ALARMS HAVE BEEN INSTALLED THROUGHOUT THE DWELLING IN THE LOCATIONS REQUIRED BY CODE., CONTRACTOR SHALL PROVIDE STATE FIRE MARSHALL APPROVED SMOKE DECTECTORS IN ALL INSTALLED IN THE FOLLOWING LOCATIONS:

- IN EACH SLEEPING ROOM.
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. (REF CRC SECTION 314)

GFCI PROTECTED OUTLETS

- GROUND-FAULT CIRCUIT INTERRUPTERS ARE REQUIRED AT EACH RELOCATED OR NEW RECEPTACLE OUTLETS WITHIN BATHROOMS. WHEN EXISTING OUTLETS ARE REMOVED FROM THEIR OUTLET BOX, THE REPLACEMENT SHALL ALSO BE GFCI PROTECTED. NON GFCI OUTLETS SHALL NOT BE REUSED. GFCI PROTECTION MAY BE ACCOMPLISHED BY USE OF EITHER LISTED GFCI OUTLETS OR BY LISTED GFCI BREAKERS PROTECTING THE CIRCUIT ASSOCIATED WITH THE OUTLETS IN THE BATHROOM.

Existing driveway and street serve as Fire Department access.

PLUMBING NOTES

- KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS (6.81 L) PER MINUTE AT 80 PSI. (CPC 420.2.1)
- THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS (4.54 L) PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS (3.03 L) PER MINUTE AT 20 PSI. (CPC 407.2.2)
- SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GPM AT 80 PSI (6.81 L/M AT 552 KPA). (CPC 408.2)
- WHERE SHOWER VALVES ARE REPLACED, OR ARE NEW, THEY MUST BE PRESSURE BALANCED OR SHALL BE THE THERMOSTATIC MIXING VALVE TYPE. MINIMUM CLEAR FINISHED INSIDE CLEARANCE SHALL BE 1024 SQ. INCHES AND CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE FROM THE TOP OF THRESHOLD TO 70 INCHES ABOVE THE SHOWER DRAIN.
- SHOWER ENCLOSURE DOORS MUST BE TEMPERED SLIDING DOORS.
- NEW, RELOCATED, OR CONVERTED TUBS OR SHOWERS MAY CAUSE A TEMPERED GLAZING REQUIREMENT TO APPLY TO GLASS WINDOWS WITH A BOTTOM EDGE WITHIN 60 INCHES ABOVE TUB OR SHOWER STANDING SURFACES. CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
- WATER CLOSETS SHALL CONSUME NOT MORE THAN 1.28 GALLONS PER FLUSH

INDOOR WATER USE EFFICIENCY ORDINANCE

- TOILETS- 1.28 GALLONS PER FLUSH OR LESS
- SHOWERS- 1.8 GALLONS PER MINUTE OR LESS
- BATHROOM FAUCETS- 1.8 GALLONS PER MINUTE OR LESS
- KITCHEN FAUCETS- 1.2 GALLONS PER MINUTE OR LESS
- CLOTHES WASHERS 6.0 WATER FACTOR OR LESS
- DISHWASHERS- 6.5 GALLONS PER CYCLE OR LESS (OR ENERGY STAR UNIT)

ELECTRICAL PROVISIONS

- ELECTRICAL RECEPTACLES SHALL BE INSTALL TO SERVICE COUNTERTOPS 12' WIDE OR WIDER. THE RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG A WALL LINE IS MORE THAT 24' HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. COUNTER SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDER SEPARATE COUNTERTOP SPACES IN APPLYING THE SPACING REQUIREMENTS. (CEC ART. 210-52(1).
- PROVIDE AT LEAST ONE GFCI PROTECTED WALL RECEPTACLE OUTLET IN BATHROOMS WITHIN 36 INCHES OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL THAT IS ADJACENT TO THE BASIN LOCATION (CEC ART. 210-52(D).
- AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLES OUTLET(S). SUCH CIRCUITS SHALL HAVE NO OTHER
- AT LEAST ONE RECEPTACLE OUTLET SHALL BE ACCESSIBLE AND LOCATED AT GRADE LEVEL AND NOT MORE THAN 6 FEET ABOVE GRADE LEVEL AND SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING. - ARC FAULT CIRCUIT- INTERRUPTION SHALL BE INSTALLED TO PROVIDE PROTECT OF THE BRANCH CIRCUIT.
- TAMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED IN ALL AREAS SPECIFIED IN 210.52. ALL NON-LOCKING-TYPE 12 VOLT- 15-AND 20-AMPERE RECEPTACLES SHALL BE LISTED AS TAMPER - RESISTANT RECEPTACLES.

GENERAL SITE NOTES

- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

NOTES

1. LOCATION OF WALLS, SETBACKS, AND OTHER INFORMATION SHOWN ON PLANS HAVE BEEN OBTAINED FROM PUBLIC RECORDS OR FIELD MEASUREMENTS FROM INTERIOR OF STRUCTURE.
2. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN FIELD PRIOR TO START OF WORK. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO START OF WORK.
3. AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.
4. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
5. AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.
6. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
7. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
8. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
9. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
10. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
11. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
12. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION, AND/OR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COPLEY DRIVE IN DIAMOND BAR, PHONE NO. (909) 396-2000. BE ADVISED, SCAQMD MAY REQUIRE A 10 DAY WAIT PERIOD PRIOR TO START OF WORK.
13. ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURE PRIOR TO FINAL INSPECTION.
14. DUE TO THE POSSIBLE PRESENCE OF LEAD-BASED PAINT, LEAD-SAFE WORK PRACTICES ARE REQUIRED FOR ALL REPAIRS THAT DISTURB PAINT IN PRE-1979 BUILDINGS. FAILURE TO DO SO COULD CREATE LEAD HAZARDS THAT VIOLATE CALIFORNIA HEALTH & SAFETY CODE, SECTIONS 17920.10 AND 105256 WITH POTENTIAL FINES FOR VIOLATIONS UP TO $5,000 (SECTION (D) AMENDED) OR IMPRISONMENT FOR NOT MORE THAN 6 MONTHS IN THE COUNTY JAIL OR BOTH.

SILD Plans and Design

REVISION TABLE

DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:

EDMOND HUI & BENA CHANG

TITLE:

COVER

Scale

Date 9/22/2025

Drawn By ALEX

A-100

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF SILD BUSINESS & MARKETING SERVICES LLC, NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTRIBUTED BY OTHERS , PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO SILD BUSINESS & MARKETING SERVICES LLC. COPYRIGHT ©2026

ISLD BUSINESS & MARKETING SERVICES LLC, / PLANS AND DESIGN, DOES NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT . IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS. LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THEIR SERVICES.

SITE PREPARATION NOTES:

1. TAKE NECESSARY PRECAUTIONS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION TO REMAIN.

2. SOIL DISTURBANCE SHALL BE LIMITED TO THAT WHICH IS NECESSARY FOR SITE PREPARATION AS DESCRIBED IN THIS SECTION INCLUDING UTILITY CONNECTIONS. PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS.

3. BACKFILL MATERIAL SHALL BE FREE OF ORGANIC MATTER AND ROCKS OR LUMPS OVER 6 INCHES (2 INCHES AT UTILITY TRENCHES) COMPACT BACKFILL TO AT LEAST 90 PERCENT RELATIVE
COMPACTION PER ASTM D-1587; IN LIFTS NOT EXCEEDING 8 INCHES UNCOMPACTED.

4. DEPRESSION FROM REMOVAL OF OBSTRUCTIONS SHALL BE OPENED TO WORKING SIZE; REMOVE DEBRIS AND SOFT MATERIAL; BACKFILL AND COMPACT AS NECESSARY.

5. TRENCHING SHALL BE TRUE TO GRADES INDICATED. EXTEND UTILITY TRENCHES TO BE SUFFICIENT DEPTH STANDARDS AND LOCAL CODES. PROPERLY SUPPORT TRENCHES.

6. UNUSUAL CONDITIONS NOT COVERED IN THE PROJECT, IF ENCOUNTERED, SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT'S CONTACT AND RESOLVED ACCORDING TO APPLICABLE CODES.

7. IF DEEMED NECESSARY, HAZARDOUS WASTE TESTING SHALL BE CONDUCTED INCLUDING ASBESTOS TESTING.

8. AVOID LAND-DISTURBING WORK DURING ANY WET WEATHER SEASON. PROJECT CONTACT TO VERIFY CLIMATE AND WEATHER FORECASTS PRIOR TO COMMENCING THE LAND-DISTURBING WORK

9. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED, INSTALL APPROPRIATE/PROTECTIVE FENCING/ PERIMETER CONTROLS PRIOR TO COMMENCING WORK.

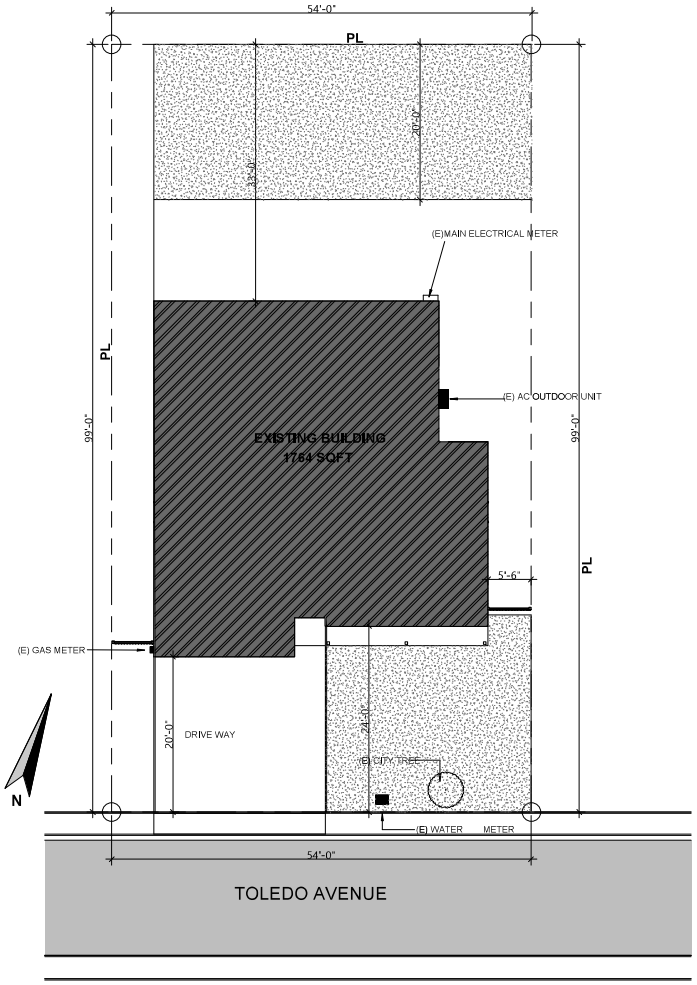
10. ALL IMPERVIOUS SURFACES SHALL BE SWEPT (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT.

11. ALL CONSTRUCTION WASTE SHALL BE CONTAINED ON SITE AND COVERED, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED, ANO ITS CONTENTS DISPOSED OF PROPERLY. NO MATERIAL SHALL BE WASHED INTO THE STREET.

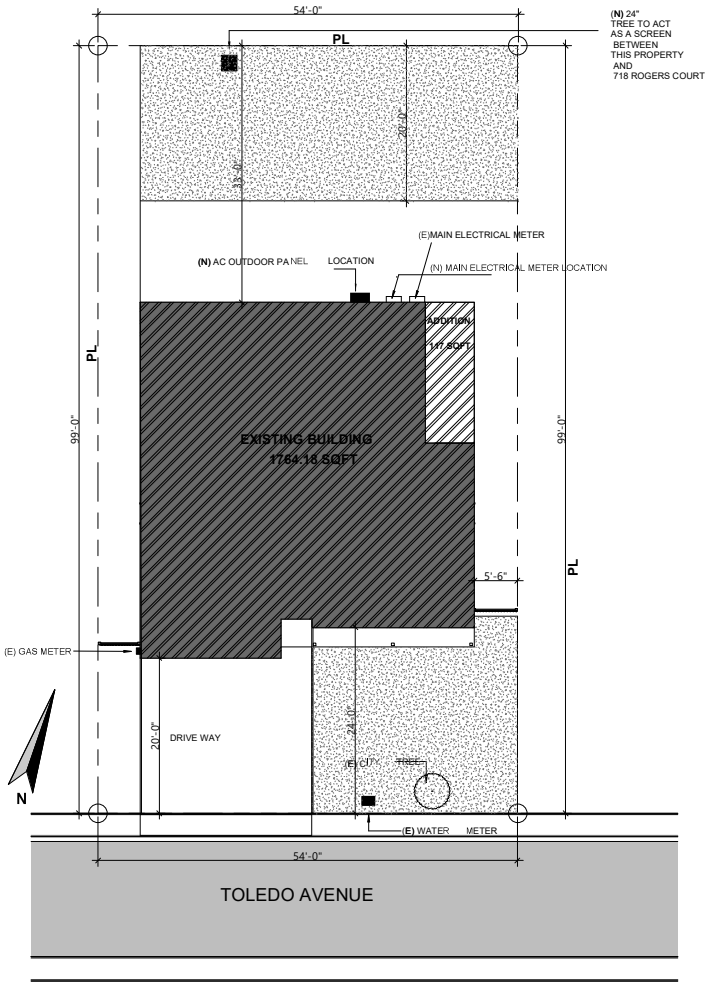
12. PROJECT CONTACT AND SUBCONTRACTORS MUST ENSURE ALL CONSTRUCTION VEHICLES AND EQUIPMENT ARE MAINTAINED IN WORKING ORDER, AND WILL NOT CAUSE DIRT, MUD, OI, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET.

LEGEND

- NEW STRUCTURE
- GRASS
- EXSITING STRUCTURE
- CONCRETE



1 01 SITE PLAN EXISTING
1/8" = 1'-0"



2 01 SITE PLAN PROPOSED FIRST FLOOR
1/8" = 1'-0"

REVISION TABLE

DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:

EDMOND HUI &
BENA CHANG

TITLE:
SITE PLAN

Scale 1/8" = 1'-0"

DATE : 1/21/2025

Drawn by ALEX

A-101

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF ISLD BUSINESS & MARKETING SERVICES LLC. NO PART THEREFOR SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTREBUTED BY OTHERS , PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONCENT OF AND APPROPRIATE COMPENSATION TO ISLD BUSINESS & MARKETING SERVICESS LLC, COPYRIGHT @2026

(N.) BUSINESS & MARKETING SERVICES LLC. (I.E. PLANS AND DESIGN), DOES NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT. IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS. LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THEIR SERVICES.

SITE PREPARATION NOTES:

1. TAKE NECESSARY PRECAUTIONS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION TO REMAIN.

2. SOIL DISTURBANCE SHALL BE LIMITED TO THAT WHICH IS NECESSARY FOR SITE PREPARATION AS DESCRIBED IN THIS SECTION INCLUDING UTILITY CONNECTIONS. PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS.

3. BACKFILL MATERIAL SHALL BE FREE OF ORGANIC MATTER AND ROCKS OR LUMPS OVER 6 INCHES (2 INCHES AT UTILITY TRENCHES) COMPACT BACKFILL TO AT LEAST 90 PERCENT RELATIVE
COMPACTION PER ASTM D-1557; IN LIFTS NOT EXCEEDING 8 INCHES UNCOMPACTED.

4. DEPRESSION FROM REMOVAL OF OBSTRUCTIONS SHALL BE OPENED TO WORKING SIZE; REMOVE DEBRIS AND SOFT MATERIAL; BACKFILL AND COMPACT AS NECESSARY.

5. TRENCHING SHALL BE TRUE TO GRADES INDICATED. EXTEND UTILITY TRENCHES TO BE SUFFICIENT DEPTH STANDARDS AND LOCAL CODES. PROPERLY SUPPORT TRENCHES.

6. UNUSUAL CONDITIONS NOT COVERED IN THE PROJECT, IF ENCOUNTERED, SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT'S CONTACT AND RESOLVED ACCORDING TO APPLICABLE CODES.

7. IF DEEMED NECESSARY, HAZARDOUS WASTE TESTING SHALL BE CONDUCTED INCLUDING ASBESTOS TESTING.

8. AVOID LAND-DISTURBING WORK DURING ANY WET WEATHER SEASON. PROJECT CONTACT TO VERIFY CLIMATE AND WEATHER FORECASTS PRIOR TO COMMENCING THE LAND-DISTURBING WORK.

9. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED, INSTALL APPROPRIATE/PROTECTIVE FENCING/ PERIMETER CONTROLS PRIOR TO COMMENCING WORK.

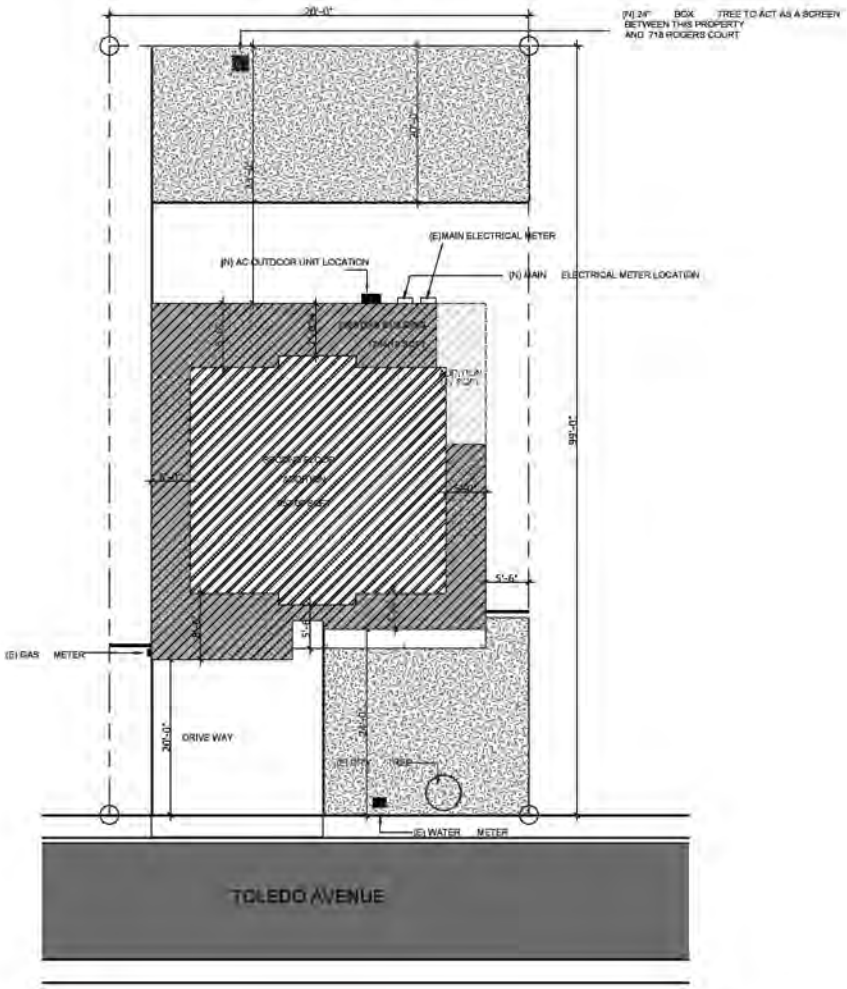
10. ALL IMPERVIOUS SURFACES SHALL BE SWEPT (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT.

11. ALL CONSTRUCTION WASTE SHALL BE CONTAINED ON SITE AND COVERED, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED, AND ITS CONTENTS DISPOSED OF PROPERLY. NO MATERIAL SHALL BE WASHED INTO THE STREET.

12. PROJECT CONTACT AND SUBCONTRACTORS MUST ENSURE ALL CONSTRUCTION VEHICLES AND EQUIPMENT ARE MAINTAINED IN WORKING ORDER, AND WILL NOT CAUSE DIRT, MUD, OI, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET.

LEGEND

- NEW STRUCTURE
- GRASS
- EXSITING STRUCTURE
- CONCRETE



1 01 SITE PLAN PROPOSED SECOND FLOOR LAYOUT
1/8" = 1'-0"

REVISION TABLE

DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:
FOMOND HUI & BENA CHANG

TITLE
SITE PLAN SECOND FLOOR

Scale 1/8" = 1'-0"
DATE: 1/24/2020

Drawn By ALEX

A-101.1

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF MLD BUSINESS & MARKETING SERVICES LLC, NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTRIBUTED BY OTHERS, PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO MLD BUSINESS & MARKETING SERVICES LLC. COPYRIGHT ©2020

RLD BUSINESS & MARKETING SERVICES LLC. IS AN AND DESIGN, DOES NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT. IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS. LICENSED PROFESSIONALS ARE CONSULTED FOR WORK WHICH REQUIRES THEIR SERVICES.

SITE PREPARATION NOTES:

1. TAKE NECESSARY PRECAUTIONS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION TO REMAIN.

2. SOIL DISTURBANCE SHALL BE LIMITED TO THAT WHICH IS NECESSARY FOR SITE PREPARATION AS DESCRIBED IN THIS SECTION INCLUDING UTILITY CONNECTIONS. PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS.

3. BACKFILL MATERIAL SHALL BE FREE OF ORGANIC MATTER AND ROCKS OR LUMPS OVER 6 INCHES (2 INCHES AT UTILITY TRENCHES) COMPACT BACKFILL TO AT LEAST 90 PERCENT RELATIVE COMPACTION PER ASTM D-1587; IN LIFTS NOT EXCEEDING 6 INCHES UNCOMPACTED.

4. DEPRESSION FROM REMOVAL OF OBSTRUCTIONS SHALL BE OPENED TO WORKING SIZE; REMOVE DEBRIS AND SOFT MATERIAL; BACKFILL AND COMPACT AS NECESSARY.

5. TRENCHING SHALL BE TRUE TO GRADES INDICATED. EXTEND UTILITY TRENCHES TO BE SUFFICIENT DEPTH STANDARDS AND LOCAL CODES. PROPERLY SUPPORT TRENCHES.

6. UNUSUAL CONDITIONS NOT COVERED IN THE PROJECT, IF ENCOUNTERED, SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT'S CONTACT AND RESOLVED ACCORDING TO APPLICABLE CODES.

7. IF DEEMED NECESSARY, HAZARDOUS WASTE TESTING SHALL BE CONDUCTED INCLUDING ASBESTOS TESTING.

8. AVOID LAND-DISTURBING WORK DURING ANY WET WEATHER SEASON. PROJECT CONTACT TO VERIFY CLIMATE AND WEATHER FORECASTS PRIOR TO COMMENCING THE LAND-DISTURBING WORK.

9. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED, INSTALL APPROPRIATE/PROTECTIVE FENCING/ PERIMETER CONTROLS PRIOR TO COMMENCING WORK.

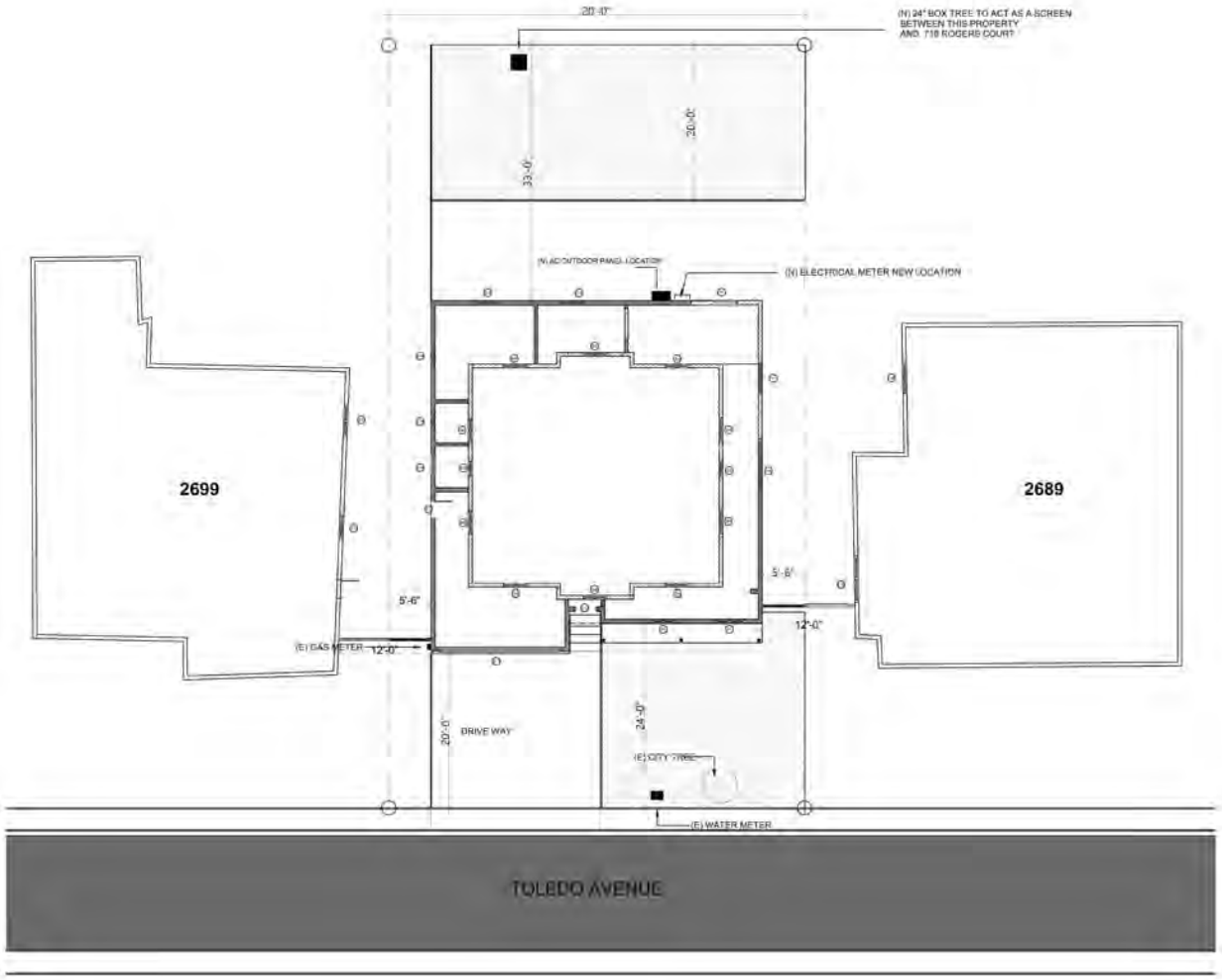
10. ALL IMPERVIOUS SURFACES SHALL BE SWEPT (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT.

11. ALL CONSTRUCTION WASTE SHALL BE CONTAINED ON SITE AND COVERED, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED, AND ITS CONTENTS DISPOSED OF PROPERLY. NO MATERIAL SHALL BE WASHED INTO THE STREET.

12. PROJECT CONTACT AND SUBCONTRACTORS MUST ENSURE ALL CONSTRUCTION VEHICLES AND EQUIPMENT ARE MAINTAINED IN WORKING ORDER, AND WILL NOT CAUSE DIRT, MUD, OI, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET.

LEGEND

- NEW STRUCTURE
- GRASS
- EXSITING STRUCTURE
- CONCRETE



N

1 01 SITE PLAN PROPOSED SECOND FLOOR LAYOUT
1/8" = 1'-0"

RLD Plans and Design

REVISION TABLE

DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:
EDMOND HUI & BENA CHANG

TITLE:
ADJACENT PROPERTY PLAN

Scale 1/8" = 1'-0"

DATE: 12/7/2020

Drawn by ALEX

A-101.2

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF RLD BUSINESS & MARKETING SERVICES LLC, NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTRIBUTED BY OTHERS, PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO RLD BUSINESS & MARKETING SERVICES LLC. COPYRIGHT ©2020

HLD BUSINESS & MARKETING SERVICES LLC. / PLANS AND DESIGN, DOES NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT . IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS. LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THEIR SERVICES.

NOTE:

1.All portions of proposed buildings are within 150 feet of proposed access roads.

2.Public street meets minimum width requirement (existing city street).

3.Existing driveway provides unobstructed vertical clearance exceeding 13'-6". No structures, gates, or overhangs above fire access route.

4.Project height is under 30 feet from grade to roof eave. Aerial apparatus access road not required. Existing public street and driveway provide compliant fire department access.

5.Project consists of a two-story addition to an existing single-family residence. No new private access roads, easements, or grading changes proposed. Existing public street access meets Fire Department requirements for grade and load capacity.

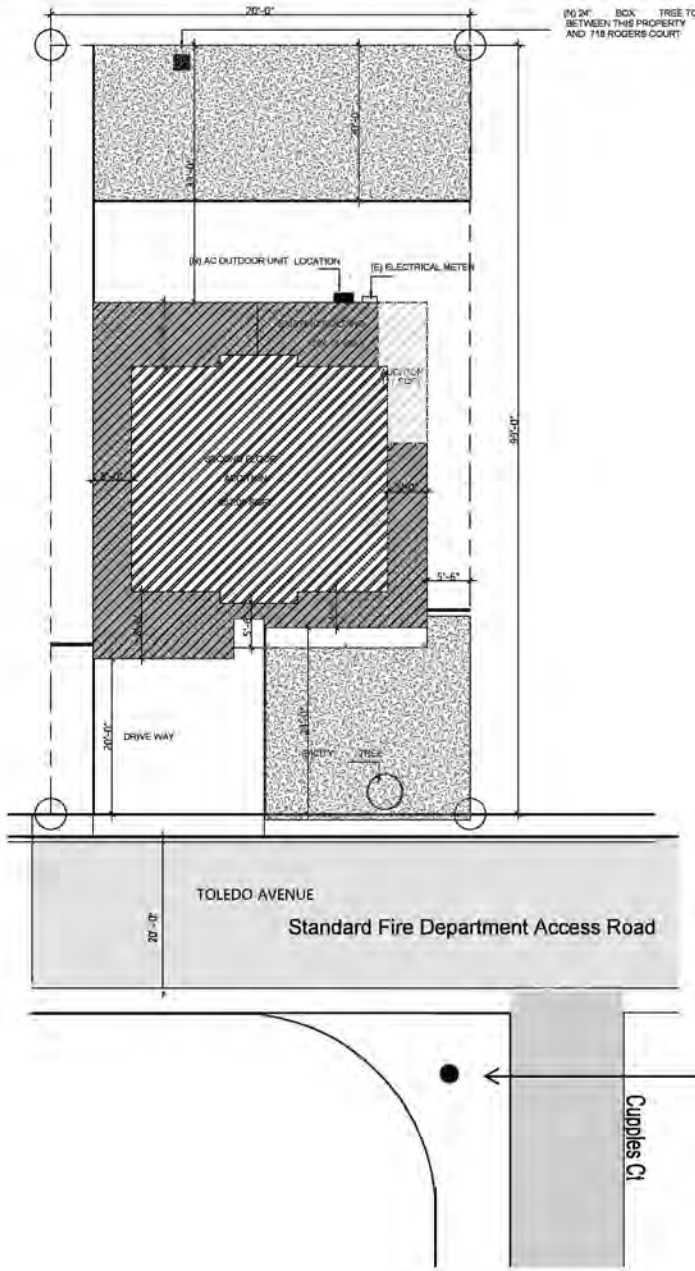
6. All required emergency escape and rescue openings are shown on floor plans and elevations (A101–A202). Standard egress windows provided at each bedroom..

7.Existing city tree within front setback; minimal impact on ladder access. No additional obstructions proposed.

8.Existing city tree to remain; subject to Fire Dept. review

LEGEND

- NEW STRUCTURE
- GRASS
- EXSITING STRUCTURE
- CONCRETE
- CONCRETE



EXISTING FIRE HYDRAND LOCATION

HLD Plans and Design

REVISION TABLE

DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:

FOMOND HUI & BENA CHANG

TITLE: detailing fire department access roads

Scale: 1/8" = 1'-0"

Date 8/22/2025

Drawn by: ALEX

A-101.3

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF HLD BUSINESS & MARKETING SERVICES LLC. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTRIBUTED BY OTHERS , PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO HLD BUSINESS & MARKETING SERVICES LLC. COPYRIGHT ©2025

WLD BUSINESS & MARKETING SERVICES LLC. / PLANS AND DESIGN, DOES NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT , IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS. LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THEIR SERVICES.

FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (S) UNLESS OTHERWISE NOTED.

2. COLUMN GRID ALIGNS WITH FACE OF CONCRETE FOUNDATION. WOOD FRAMING INSET FROM FACE OF CONCRETE TO PROVIDE FLUSH ALIGNMENT OF EXTERIOR PLYWOOD SHEATHING AND CONCRETE FOUNDATION. REFER TO ASSOCIATED DETAILS.

3.DO NOT SCALE FROM DRAWINGS.

4. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

5. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING UNLES
OTHERWISE NOTED.
6. ALL NON-DIMENSIONED WINDOWS TO BE FLUSH TO ADJOINING WALL UNLESS OTHERWISE NOTED.
7. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

8. SOUND INSULATION PROVIDED AT ALL INTERIOR WALLS.

9. WATER HEATERS MUST BE STRAPPED TO WALL. (SEC 507.3, PC)

10. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL.

11. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

12. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHTING AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES SO AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

13. ALL NON-DIMENSIONED DOORS SHALL BE OFFSET FROM THE HINGE-SIDE WALL TO ALLOW FOR (2) 2X4 STUDS AT THE JAMB (AP).

14. EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING THELANDING SHALL NOT BE MORE THAN 8" BELOW THE THRESHOLD. (91.1003.3.1.6)

15. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

16. FOR TYPICAL MOUNTING HEIGHTS OF DOOR HARDWARE, ELECTRICAL DEVICES AND MECHANICAL CONTROLS SEE DIAGRAM 3/ E1.0. REFER TO DIAGRAM WHEN DIMENSIONS OF STATED ITEMS ARE NOT SHOWN IN ELEVATION.

17. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS, AND FAUCETS SHALL BE AC CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RE-CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION

18. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.

19. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL SHALL NOT HAVE OPENINGS INTO THE GARAGE. (R302.5.2).

20. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3).

21. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELFCLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)

LEGEND	
EXISTING WALL	
NEW WALL	
DEMO	
WINDOW TYPE	(W)
EXISTING WINDOW	(EW)
DOOR TYPE	(D)
EXISTING DOOR	(ED)

1 MAIN LEVEL FLOOR PLAN EXISTING
1/4" = 1'-0"

WLD Plans and Design

REVISION TABLE

DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:

FOMOND HUI & BENA CHANG

TITLE

EXISTING FLOOR PLAN

Scale 1/4" = 1'-0"

Date 9/22/2025

Drawn By ALEX

A-102

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF WLD BUSINESS & MARKETING SERVICES LLC. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTRIBUTED BY OTHERS , PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO WLD BUSINESS & MARKETING SERVICES LLC. COPYRIGHT @2025

ISLD BUSINESS & MARKETING SERVICES LLC, / PLANS AND DESIGN, DOES NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT. IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS. LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THEIR SERVICES.

FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (S) UNLESS OTHERWISE NOTED.

2. COLUMN GRID ALIGNS WITH FACE OF CONCRETE FOUNDATION. WOOD FRAMING INSET FROM FACE OF CONCRETE TO PROVIDE FLUSH ALIGNMENT OF EXTERIOR PLYWOOD SHEATHING AND CONCRETE FOUNDATION. REFER TO ASSOCIATED DETAILS.

3. DO NOT SCALE FROM DRAWINGS.

4. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

5. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING UNLES
OTHERWISE NOTED.
6. ALL NON-DIMENSIONED WINDOWS TO BE FLUSH TO ADJOINING WALL UNLESS OTHERWISE NOTED.
7. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

8. SOUND INSULATION PROVIDED AT ALL INTERIOR WALLS.

9. WATER HEATERS MUST BE STRAPPED TO WALL. (SEC 507.3, PC)

10. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL.

11. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

12. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHTING AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES SO AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

13. ALL NON-DIMENSIONED DOORS SHALL BE OFFSET FROM THE HINGE-SIDE WALL TO ALLOW FOR (2) 2X4 STUDS AT THE JAMB (AP).

14. EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD, EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING THELANDING SHALL NOT BE MORE THAN 8" BELOW THE THRESHOLD. (91.1003.3.1.6)

15. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

16. FOR TYPICAL MOUNTING HEIGHTS OF DOOR HARDWARE, ELECTRICAL DEVICES AND MECHANICAL CONTROLS SEE DIAGRAM 3/ E1.0. REFER TO DIAGRAM WHEN DIMENSIONS OF STATED ITEMS ARE NOT SHOWN IN ELEVATION.

17. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS, AND FAUCETS SHALL BE AC CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RE-CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION

18. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.

19. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL SHALL NOT HAVE OPENINGS INTO THE GARAGE. (R302.5.2).

20. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3).

21. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELFCLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)

LEGEND	
EXISTING WALL	
NEW WALL	
DEMO	
WINDOW TYPE	W1
EXISTING WINDOW	E.W
DOOR TYPE	D1
EXISTING DOOR	E.D

1 MAIN LEVEL FLOOR PLAN EXISTING DEMO
1/4" = 1'-0"

ISLD Plans and Design

REVISION TABLE	
DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:
FOMONG HUI &
BENA CHANG

TITLE
EXISTING FLOOR PLAN DEMO

Scale 1/4" = 1'-0"
Date 8/22/2025

Drawn By ALEX

A-103

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF ISLD BUSINESS & MARKETING SERVICES LLC. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTRIBUTED BY OTHERS, PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO ISLD BUSINESS & MARKETING SERVICES LLC. COPYRIGHT ©2025

ISLD BUSINESS & MARKETING SERVICES LLC. / PLANS AND DESIGN, DOES NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT . IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS. LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THEIR SERVICES.

FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (S) UNLESS OTHERWISE NOTED.

2. COLUMN GRID ALIGNS WITH FACE OF CONCRETE FOUNDATION. WOOD FRAMING INSET FROM FACE OF CONCRETE TO PROVIDE FLUSH ALIGNMENT OF EXTERIOR PLYWOOD SHEATHING AND CONCRETE FOUNDATION. REFER TO ASSOCIATED DETAILS.

3. DO NOT SCALE FROM DRAWINGS.

4. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

5. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING UNLES
OTHERWISE NOTED.
6. ALL NON-DIMENSIONED WINDOWS TO BE FLUSH TO ADJOINING WALL UNLESS OTHERWISE NOTED.
7. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

8. SOUND INSULATION PROVIDED AT ALL INTERIOR WALLS.

9. WATER HEATERS MUST BE STRAPPED TO WALL. (SEC 507.3, PC)

10. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL.

11. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

12. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHTING AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES SO AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

13. ALL NON-DIMENSIONED DOORS SHALL BE OFFSET FROM THE HINGE-SIDE WALL TO ALLOW FOR (2) 2X4 STUDS AT THE JAMB (AP).

14. EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD, EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING THELANDING SHALL NOT BE MORE THAN 8" BELOW THE THRESHOLD. (91.1003.3.1.6)

15. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

16. FOR TYPICAL MOUNTING HEIGHTS OF DOOR HARDWARE, ELECTRICAL DEVICES AND MECHANICAL CONTROLS SEE DIAGRAM 3/ E1.0. REFER TO DIAGRAM WHEN DIMENSIONS OF STATED ITEMS ARE NOT SHOWN IN ELEVATION.

17. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS, AND FAUCETS SHALL BE AC CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RE-CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION

18. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.

19. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL SHALL NOT HAVE OPENINGS INTO THE GARAGE. (R302.5.2)

20. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11. ITEM 4 (R302.5.3).

21. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELFCLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)

LEGEND	
EXISTING WALL	
NEW WALL	
DEMO	
WINDOW TYPE	(W1)
EXISTING WINDOW	(EW)
NEW DOOR	(D1)
EXISTING DOOR	(ED)

1 MAIN LEVEL FLOOR PLAN PROPOSED
1/4" = 1'-0"

WINDOW SCHEDULE

SYM.	WIDTH	HEIGHT	QUANTITY	SHGC	NOTES
1	4'- 0"	4'- 0"	1	0.24	HORIZONTAL SLIDING SASH
4	3'- 0"	3'- 0"	2	0.24	HORIZONTAL SLIDING SASH

DOOR SCHEDULE

SYM.	WIDTH	HEIGHT	QUANTITY	CORE	NOTES
1	2'- 4"	6'- 8"	1	0.24	HANG DOOR
5	6'- 0"	6'- 8"	1	0.24	SLIDING DOOR

ISLD Plans and Design

REVISION TABLE

DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:
FOMONG HUI &
BENA CHANG

TITLE
PROPOSED FIRST FLOOR PLAN

Scale 1/4" = 1'-0"
Date 9/22/2025

Drawn By ALEX

A-104

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF ISLD BUSINESS & MARKETING SERVICES LLC AND WAIT THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTRIBUTED BY OTHERS. PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO ISLD BUSINESS & MARKETING SERVICES LLC. COPYRIGHT ©2025

GLD BUSINESS & MARKETING SERVICES LLC. / PLANS AND DESIGN, DOES NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT. IT SOLELY PROVIDES DESIGN SERVICES TO IT'S CLIENTS, LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THEIR SERVICES.

FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (S) UNLESS OTHERWISE NOTED.

2. COLUMN GRID ALIGNS WITH FACE OF CONCRETE FOUNDATION. WOOD FRAMING INSET FROM FACE OF CONCRETE TO PROVIDE FLUSH ALIGNMENT OF EXTERIOR PLYWOOD SHEATHING AND CONCRETE FOUNDATION. REFER TO ASSOCIATED DETAILS.

3.DO NOT SCALE FROM DRAWINGS.

4. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

5. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING UNLES
OTHERWISE NOTED.
6. ALL NON-DIMENSIONED WINDOWS TO BE FLUSH TO ADJOINING WALL UNLESS OTHERWISE NOTED.
7. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

8. SOUND INSULATION PROVIDED AT ALL INTERIOR WALLS.

9. WATER HEATERS MUST BE STRAPPED TO WALL. (SEC 507.3, PC)

10. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL.

11. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

12. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHTING AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES SO AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

13. ALL NON-DIMENSIONED DOORS SHALL BE OFFSET FROM THE HINGE-SIDE WALL TO ALLOW FOR (2) 2X4 STUDS AT THE JAMB (AP).

14. EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD, EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING THELANDING SHALL NOT BE MORE THAN 8" BELOW THE THRESHOLD. (91.1003.3.1.6)

15. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

16. FOR TYPICAL MOUNTING HEIGHTS OF DOOR HARDWARE, ELECTRICAL DEVICES AND MECHANICAL CONTROLS SEE DIAGRAM 3/ E1.0. REFER TO DIAGRAM WHEN DIMENSIONS OF STATED ITEMS ARE NOT SHOWN IN ELEVATION.

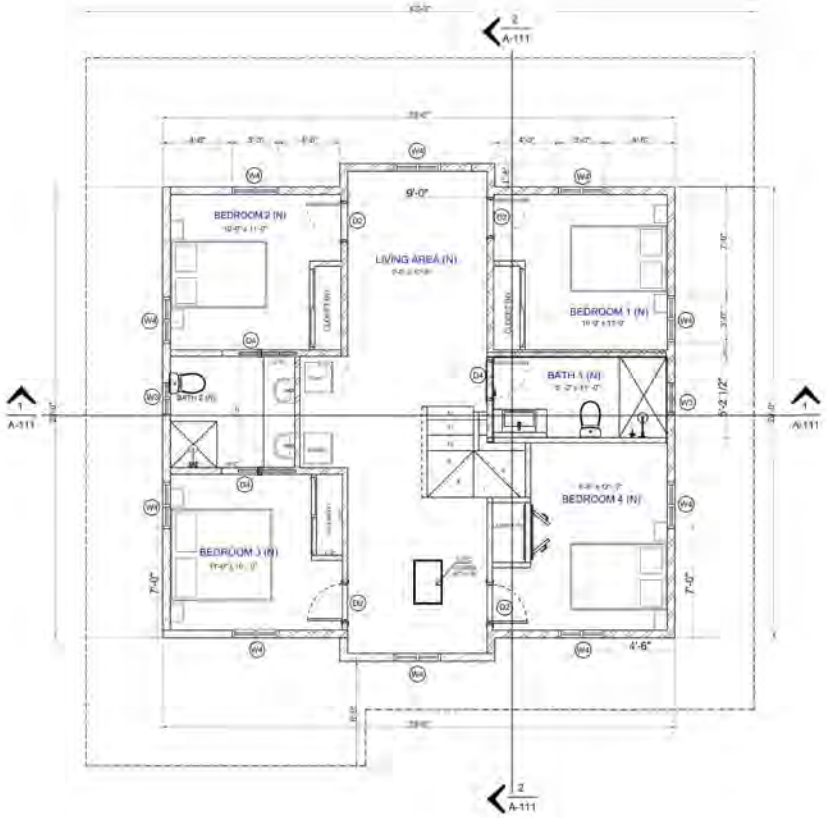
17. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS, AND FAUCETS SHALL BE AC CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RE-CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION

18. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.

19. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL SHALL NOT HAVE OPENINGS INTO THE GARAGE. (R302.5.2)

20. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11. ITEM 4 (R302.5.3).

21. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELFCLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)



1 **SECOND FLOOR PLAN PROPOSED**
1/4" = 1'-0"

LEGEND	
EXISTING WALL	
NEW WALL	
DEMO	
WINDOW TYPE	W1
EXISTING WINDOW	EW
NEW DOOR	D1
EXISTING DOOR	ED

WINDOW SCHEDULE

SYM.	WIDTH	HEIGHT	QUANTITY	SHGC	NOTES
3	2'- 0"	1'- 0"	2	0.24	HORIZONTAL SLIDING SASH
4	3'- 0"	3'- 0"	5	0.24	HORIZONTAL SLIDING SASH

DOOR SCHEDULE

SYM.	WIDTH	HEIGHT	QUANTITY	CORE	NOTES
1	2'- 6"	6'- 8"	4	0.24	SOLID CORE DOOR
4	2'- 6"	6'- 8"	3	0.24	POCKET DOOR

GLD Plans and Design

REVISION TABLE

DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:
FOMONG HUI &
BENA CHANG

TITLE:
PROPOSED SECOND FLOOR

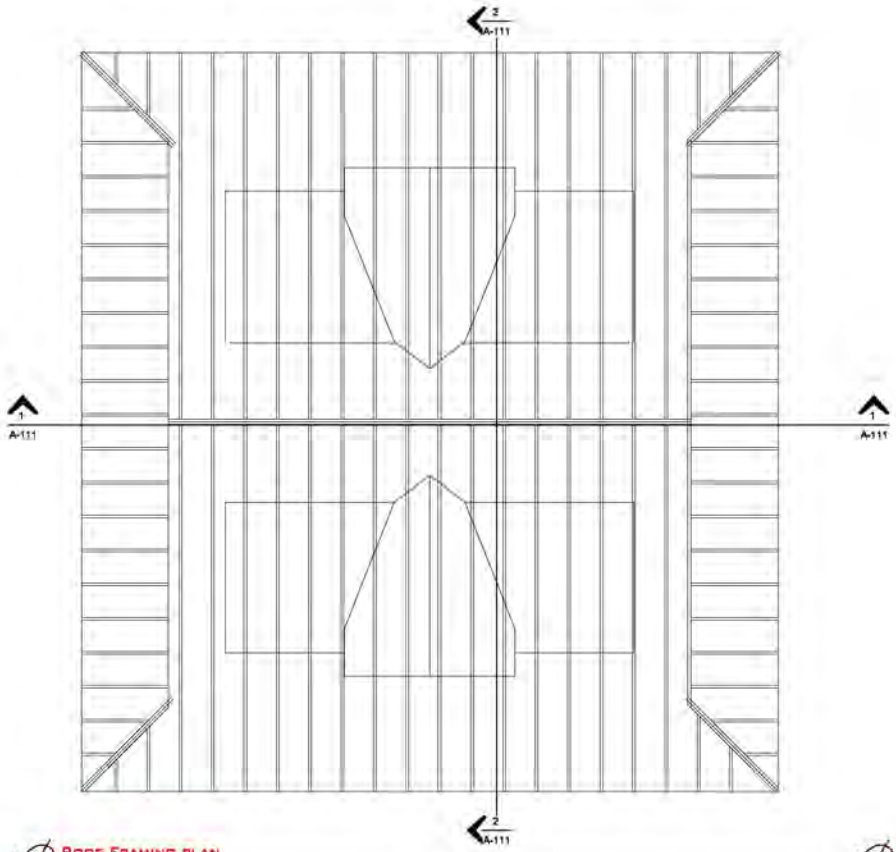
Scale: 1/4" = 1'-0"
Date: 9/22/2025

Drawn By: ALEX

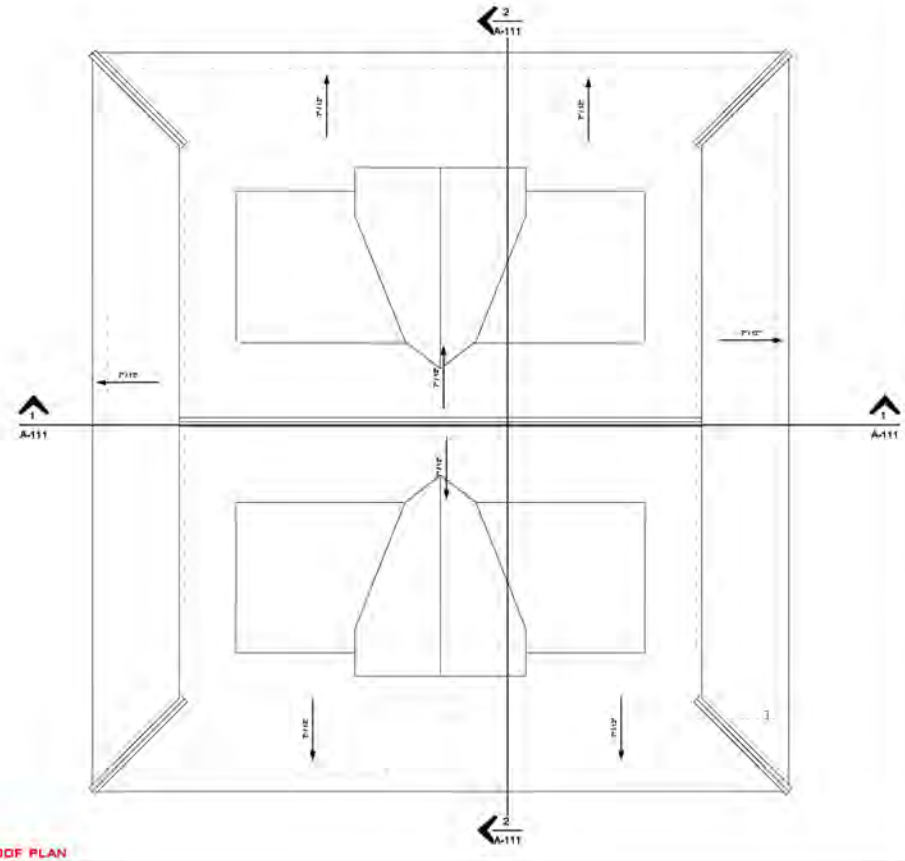
A-105

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF GLD BUSINESS & MARKETING SERVICES LLC. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTRIBUTED BY OTHERS. PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONCENT OF AND APPROPRIATE COMPENSATION TO GLD BUSINESS & MARKETING SERVICES LLC. COPYRIGHT @ 2025

KELO BUSINESS & MARKETING SERVICES LLC. / PLANS AND DESIGN, DOES NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT , IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS. LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THEIR SERVICES.



2 ROOF FRAMING PLAN
1/4" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"

FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (S) UNLESS OTHERWISE NOTED.

2. COLUMN GRID ALIGNS WITH FACE OF CONCRETE FOUNDATION. WOOD FRAMING INSET FROM FACE OF CONCRETE TO PROVIDE FLUSH ALIGNMENT OF EXTERIOR PLYWOOD SHEATHING AND CONCRETE FOUNDATION. REFER TO ASSOCIATED DETAILS.

3.DO NOT SCALE FROM DRAWINGS.

4. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

5. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING UNLES
OTHERWISE NOTED.
6. ALL NON-DIMENSIONED WINDOWS TO BE FLUSH TO ADJOINING WALL UNLESS OTHERWISE NOTED.
7. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

8. SOUND INSULATION PROVIDED AT ALL INTERIOR WALLS.

9. WATER HEATERS MUST BE STRAPPED TO WALL. (SEC 507.3, PC)

10. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL.

11. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

12. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHTING AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES SO AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

13. ALL NON-DIMENSIONED DOORS SHALL BE OFFSET FROM THE HINGE-SIDE WALL TO ALLOW FOR (2) 2X4 STUDS AT THE JAMB (AP).

14. EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING THELANDING SHALL NOT BE MORE THAN 8" BELOW THE THRESHOLD. (§1.1003.3.1.8)

15. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

16. FOR TYPICAL MOUNTING HEIGHTS OF DOOR HARDWARE, ELECTRICAL DEVICES AND MECHANICAL CONTROLS SEE DIAGRAM 3/ E1.0. REFER TO DIAGRAM WHEN DIMENSIONS OF STATED ITEMS ARE NOT SHOWN IN ELEVATION.

17. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS, AND FAUCETS SHALL BE AC CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RE-CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION

18. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.

19. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL SHALL NOT HAVE OPENINGS INTO THE GARAGE. (R302.5.2).

20. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3).

21. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELFCLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)

REVISION TABLE

DATE	DESCRIPTION

STAMP

OWNER:

TITLE: ROOF PLAN

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

Date:

Drawn by: Author

A-106

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF KELO BUSINESS & MARKETING SERVICES LLC. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTRIBUTED BY OTHERS. PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO KELO BUSINESS & MARKETING SERVICES LLC. COPYRIGHT @2025

BLD BUSINESS & MARKETING SERVICES LLC. / PLANS AND DESIGN: DOES NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT . IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS. LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THEIR SERVICES.

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL MATERIALS AND EQUIPMENT INSTALLED IN LOCATION EXPOSED TO MOISTURE OR THE ELEMENTS SHALL BE WEATHERPROOF - WHETHER OR NOT SHOWN AND NOTED.

2. ALL 120 VOLT BRANCH CIRCUITS EXTENDING 100 OR MORE FEET (200 FEET FOR 208V OR ABOVE) IN LENGTH FROM THAT CIRCUIT'S PANEL C/B TO THE LAST DEVICE OR CONNECTION ON THE RUN, SHALL BE PROVIDED WITH CONDUCTORS OF A.W.G AMPACITY RATING MINIMUM ONE SIZE LARGER THAN THE AMPACITY OF THAT CIRCUIT'S C/B SIZE. IE. 20A, C/B, 30A, WIRE SIZE, ETC. WHETHER OR NOT SHOWN AND NOTED.

3. PROVIDE ALL CONDUITS FOR COMMUNICATIONS WITH CAT 5 OAT/AT ELEPHONE CABLE. COORDINATE WITH OWNER FOR FINAL CONNECTIONS IN BASEMENT TELEPHONE ROOM.

4. PROVIDE (2) 4" DIAMETER CONDUITS EXITING FROM TELE/COMM TV ROOM AT LOWER LEVEL THROUGH ALL FLOORS AND TERMINATING AT TOP OF CHASE ROOF AND/OR STAIR ROOF. PROVIDE DRAG AND PULL LINE IN CONDUITS. ASSUME LOCATION FOR CONDUITS WITHIN VERTICAL CHASE; PURPOSE OF THESE CONDUITS IS TO PROVIDE A VERTICAL PATH FOR FUTURE INSTALLATION OF SATELLITE TV QAND/OR SIMILAR COMMUNICATION SYSTEM TO INDIVIDUAL UNITS. ANY PENETRATIONS THROUGH SHAFT WALL INTO UNITS SHALL BE WITH Y OR SIMILAR SWEEPS; PENETRATIONS THROUGH SHAFT SHALL BE FULLY FIRE CAULKED.

5. ALL DISCONNECT SWITCHES SHALL BE HEAVY DUTY, 240 VOLT RATED, NEMA 1 IN DRY LOCATIONS, NEMA 3R WHERE INSTALLED IN ANY LOCATION EXPOSED TO THE ELEMENTS.

6. THIS CONTRACTOR SHALL EXTEND WIRE TO ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS AND MAKE FINAL AND COMPLETE CONNECTIONS TO SAME. BEFORE ROUGHING-IN OUTLETS, THE LOCATION AND TYPE OF OUTLET SHALL BE VERIFIED FROM SHOP DRAWINGS OF THE EQUIPMENT. ALL OUTLETS AND CONNECTIONS TO EQUIPMENT SHALL BE MADE FROM THE WALLS EXCEPT WHERE SPECIAL FLOOR OUTLETS ARE INDICATED. PROVIDE A FLUSH JUNCTION BOX IN THE WALL BENEATH THE OPERATING LEVEL OF THE EQUIPMENT AND CONNECT TO THE EQUIPMENT WITH FLEXIBLE CONDUIT. DO NOT RUN ANY CONDUIT EXPOSED. EQUIPMENT HAVING BUILT-IN SWITCHES SHALL BE COMPLETELY WIRED AS REQUIRED. PLUGS AND CORDS ON THE EQUIPMENT SHALL BE REPLACED, SHORTENED OR LENGTHENED AS REQUIRED BY THIS CONTRACTOR TO SUIT THE OUTLETS FURNISHED. PROVIDE A SEPARATED GROUND WIRE AND CONNECTION FOR ALL EQUIPMENT. THE CONTRACTOR SHALL COORDINATE TO INSURE THAT EACH PIECE OF EQUIPMENT IS SUITABLE FOR THE VOLTAGE CHARACTERISTIC A THE POINT OF CONNECTION.

7. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TELE/CATV/OUTLET BOXES IN LOCATIONS AS SHOWN ON THE DRAWINGS. WHETHER SHOWN OR NOT SHOWN ON ELECTRICAL DRAWINGS. PROVIDE SLEEVES AS REQUIRED AND FIRE SEAL SLEEVES AFTER ALL CABLES ARE INSTALLED.
8. ALL ABOVE COUNTER RECEPTACLES LOCATED WITHIN 6'-0" (MEASURED HORIZONTALLY) OF A SINK, SHALL BE GFCI TYPE (WHETHER OR NOT SHOWN AND NOTED).

9. PROVIDE TOGGLE SWITCH FOR FAN CONTROL AND ALL ASSOCIATED INTERLOCK/INTERCONNECTIONS. VERIFY EXACT LOCATION OF CONNECTION AND SWITCH LOCATION IN FIELD.
10. CONTRACTOR TO VERIFY THE SPECIAL SINGLE RECEPTACLES NEMA CONFIGURATION REQUIRED BY EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.

11. CONTRACTOR SHALL PROVIDE LABELS FOR DISCONNECTS COMPLYING WITH NEC 110.22 AND 408.4, RELATIVE TO PANEL BOARD CIRCUIT DIRECTORY ENTRIES, SUFFICIENT DESCRIPTION SHALL BE GIVEN TO DETERMINE THE LOAD SERVED BY THE CIRCUIT. THIS DESCRIPTION SHALL BE UNIQUE AND ALLOW THE CIRCUIT TO BE DISTINGUISHED FROM ALL OTHER CIRCUITS SERVED BY THE PANEL.

12. CONTRACTOR SHALL COMPLY WITH NEC 110.14 (C)(1) + (2)

13. CONTRACTOR SHALL CONFIRM THAT THE CONSTRUCTION DOCUMENTS ARE COORDINATED WITH MECHANICAL AND PLUMBING DISCIPLINES AND COMPLIANCE WITH NEC 110.26(F) IS ACHIEVED. CONFIRM SERVICE EQUIPMENT MOUNTING LOCATION PROVIDES COMPLIANCE WITH NEC 110.26(A), (D), (E), + (F)(2).
14. CONTRACTOR SHALL COMPLY WITH 300.5(B), 300.7(A), 300.9, AND

ELECTRICAL NOTES

1. THE 200 AMP MAIN ELECTRICAL PANEL HAS MINIMUM BUSBAR RATING OF 225 AMPS.
2. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT OR TRANSFER SWITCH WITHIN 3' OF THE MAIN PANELBOARD.
3. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT OR TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE..
4. INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS.
5. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED FEEDING: REFRIGERATOR,ONE LIGHTING CIRCUIT NEAR THE PRIMARY EGRESS, A SLEEPING ROOM OUTLET AND ONE OTHER

IAQ NOTES

PROVIDE IAQ (INDOOR AIR QUALITY) EXHAUST FAN.
MINIMUM
CAPACITY OF 51 CFM, RATED FOR CONTINUOUS USE AND LABELED
TO INDICATE IT IS INTENDED TO OPERATE CONTINUOUSLY WHILE
THE HOUSE IS OCCUPIED WITH SOUND RATING NOT TO EXCEED 1
SONE.

8. FURNACE, COOKTOP, CLOTHES DRYER ARE TO BE GAS OR PROPANE APPLIANCES.
7. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE APPLIANCE LOCATION AND ACCESSIBLE TO THE APPLIANCE LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
8. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC APPLIANCE INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

ELECTRICAL LEGEND

S.NO	SYMBOLS	DESCRIPTION
1		110V VOLT OUTLET
2		GROUND FAULT PROTECTED OUTLET
3		240 VOLT OUTLET
4		SWITCH
5		3-WAY SWITCH
6		CEILING DOWN LIGHT RECESSED
7		CEILING MOUNTED LED LIGHTING FIXTURE
8		WALL MOUNTED LIGHT FIXTURE
9		EXHAUST FAN
10		FAN
11		SMOKE DETECTOR & CARBON MONOXIDE ALARM
12		Condenser
13		Evaporator

1 MAIN LEVEL FLOOR PLAN ELECTRICAL
1/4" = 1'-0"

BLD Plans and Design

REVISION TABLE	
DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:
EDMOND HUI & BENA CHANG

TITLE
MAIN FLOOR ELECTRICAL PLAN

Scale: As indicated
Date: 9/22/2025

Drawn By: ALEX

A-107

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF BLD BUSINESS & MARKETING SERVICES LLC AND NONE THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTRIBUTED BY OTHERS , PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO BLD BUSINESS & MARKETING SERVICES LLC. COPYRIGHT @2025

ISLD BUSINESS & MARKETING SERVICES LLC, / PLANS AND DESIGN, DOES NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT , IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS. LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THEIR SERVICES.

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL MATERIALS AND EQUIPMENT INSTALLED IN LOCATION EXPOSED TO MOISTURE OR THE ELEMENTS SHALL BE WEATHERPROOF - WHETHER OR NOT SHOWN AND NOTED.

2. ALL 120 VOLT BRANCH CIRCUITS EXTENDING 100 OR MORE FEET (200 FEET FOR 208V OR ABOVE) IN LENGTH FROM THAT CIRCUITS PANEL C/B TO THE LAST DEVICE OR CONNECTION ON THE RUN, SHALL BE PROVIDED WITH CONDUCTORS OF A.W.G AMPACITY RATING MINIMUM ONE SIZE LARGER THAN THE AMPACITY OF THAT CIRCUIT'S C/B SIZE, IE. 20A, C/B, 30A, WIRE SIZE, ETC, WHETHER OR NOT SHOWN AND NOTED.

3. PROVIDE ALL CONDUITS FOR COMMUNICATIONS WITH CAT 5 DATA/TELEPHONE CABLE, COORDINATE WITH OWNER FOR FINAL CONNECTIONS IN BASEMENT TELEPHONE ROOM.

4. PROVIDE (2) 4" DIAMETER CONDUITS EXITING FROM TELE/COMM TV ROOM AT LOWER LEVEL THROUGH ALL FLOORS AND TERMINATING AT TOP OF CHASE ROOF AND/OR STAIR ROOF. PROVIDE DRAG AND PULL LINE IN CONDUITS. ASSUME LOCATION FOR CONDUITS WITHIN VERTICAL CHASE; PURPOSE OF THESE CONDUITS IS TO PROVIDE A VERTICAL PATH FOR FUTURE INSTALLATION OF SATELLITE TV OAN/OR SIMILAR COMMUNICATION SYSTEM TO INDIVIDUAL UNITS. ANY PENETRATIONS THROUGH SHAFT WALL INTO UNITS SHALL BE WITH Y OR SIMILAR SWEEPS; PENETRATIONS THROUGH SHAFT SHALL BE FULLY FIRE CAULKED.

5. ALL DISCONNECT SWITCHES SHALL BE HEAVY DUTY, 240 VOLT RATED, NEMA 1 IN DRY LOCATIONS, NEMA 3R WHERE INSTALLED IN ANY LOCATION EXPOSED TO THE ELEMENTS.

6. THIS CONTRACTOR SHALL EXTEND WIRE TO ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS AND MAKE FINAL AND COMPLETE CONNECTIONS TO SAME. BEFORE ROUGHING-IN OUTLETS, THE LOCATION AND TYPE OF OUTLET SHALL BE VERIFIED FROM SHOP DRAWINGS OF THE EQUIPMENT. ALL OUTLETS AND CONNECTIONS TO EQUIPMENT SHALL BE MADE FROM THE WALLS EXCEPT WHERE SPECIAL FLOOR OUTLETS ARE INDICATED. PROVIDE A FLUSH JUNCTION BOX IN THE WALL BENEATH THE OPERATING LEVEL OF THE EQUIPMENT AND CONNECT TO THE EQUIPMENT WITH FLEXIBLE CONDUIT. DO NOT RUN ANY CONDUIT EXPOSED. EQUIPMENT HAVING BUILT-IN SWITCHES SHALL BE COMPLETELY WIRED AS REQUIRED. PLUGS AND CORDS ON THE EQUIPMENT SHALL BE REPLACED, SHORTENED OR LENGTHENED AS REQUIRED BY THIS CONTRACTOR TO SUIT THE OUTLETS FURNISHED. PROVIDE A SEPARATED GROUND WIRE AND CONNECTION FOR ALL EQUIPMENT. THE CONTRACTOR SHALL COORDINATE TO INSURE THAT EACH PIECE OF EQUIPMENT IS SUITABLE FOR THE VOLTAGE CHARACTERISTIC A THE POINT OF CONNECTION.

7. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TELE/CATV/OUTLET BOXES IN LOCATIONS AS SHOWN ON THE DRAWINGS. WHETHER SHOWN OR NOT SHOWN ON ELECTRICAL DRAWINGS. PROVIDE SLEEVES AS REQUIRED AND FIRE SEAL SLEEVES AFTER ALL CABLES ARE INSTALLED.
8. ALL ABOVE COUNTER RECEPTACLES LOCATED WITHIN 6'-6" (MEASURED HORIZONTALLY) OF A SINK, SHALL BE GFCI TYPE (WHETHER OR NOT SHOWN AND NOTED).

9. PROVIDE TOGGLE SWITCH FOR FAN CONTROL AND ALL ASSOCIATED INTERLOCK/INTERCONNECTIONS. VERIFY EXACT LOCATION OF CONNECTION AND SWITCH LOCATION IN FIELD.
10. CONTRACTOR TO VERIFY THE SPECIAL SINGLE RECEPTACLES NEMA CONFIGURATION REQUIRED BY EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.

11. CONTRACTOR SHALL PROVIDE LABELS FOR DISCONNECTS COMPLYING WITH NEC 110.22 AND 408.4, RELATIVE TO PANEL BOARD CIRCUIT DIRECTORY ENTRIES, SUFFICIENT DESCRIPTION SHALL BE GIVEN TO DETERMINE THE LOAD SERVED BY THE CIRCUIT. THIS DESCRIPTION SHALL BE UNIQUE AND ALLOW THE CIRCUIT TO BE DISTINGUISHED FROM ALL OTHER CIRCUITS SERVED BY THE PANEL.

12. CONTRACTOR SHALL COMPLY WITH NEC 110.14 (C)(1) + (2)

13. CONTRACTOR SHALL CONFIRM THAT THE CONSTRUCTION DOCUMENTS ARE COORDINATED WITH MECHANICAL AND PLUMBING DISCIPLINES AND COMPLIANCE WITH NEC 110.26(F) IS ACHIEVED. CONFIRM SERVICE EQUIPMENT MOUNTING LOCATION PROVIDES COMPLIANCE WITH NEC 110.26(A), (D), (E), + (F)(2).
14. CONTRACTOR SHALL COMPLY WITH 300.5(B), 300.7(A), 300.9, AND

ELECTRICAL NOTES

1. THE 200 AMP MAIN ELECTRICAL PANEL HAS MINIMUM BUSBAR RATING OF 225 AMPS.
2. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT OR TRANSFER SWITCH WITHIN 3' OF THE MAIN PANELBOARD.
3. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT OR TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.
4. INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS.
5. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED FEEDING: REFRIGERATOR,ONE LIGHTING CIRCUIT NEAR THE PRIMARY EGRESS, A SLEEPING ROOM OUTLET AND ONE OTHER

IAQ NOTES

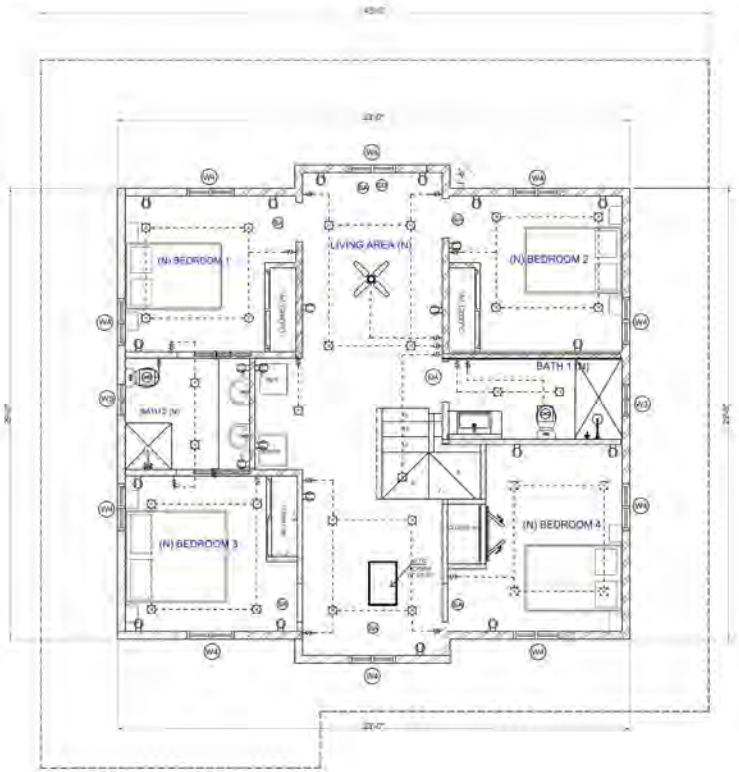
PROVIDE IAQ (INDOOR AIR QUALITY) EXHAUST FAN:
MINIMUM
CAPACITY OF 51 CFM, RATED FOR CONTINUOUS USE AND LABELED
TO INDICATE IT IS INTENDED TO OPERATE CONTINUOUSLY WHILE
THE HOUSE IS OCCUPIED WITH SOUND RATING NOT TO EXCEED 1
SONE.

6. FURNACE, COOKTOP, CLOTHES DRYER ARE TO BE GAS OR PROPANE APPLIANCES.
7. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE APPLIANCE LOCATION AND ACCESSIBLE TO THE APPLIANCE LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
8. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED

SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC APPLIANCE INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

ELECTRICAL LEGEND

S.NO	SYMBOLS	DESCRIPTION
1		110V VOLT OUTLET
2		GROUND FAULT PROTECTED OUTLET
3		240 VOLT OUTLET
4		SWITCH
5		3-WAY SWITCH
6		CEILING DOWN LIGHT RECESSED
7		CEILING MOUNTED LED LIGHTING FIXTURE
8		WALL MOUNTED LIGHT FIXTURE
9	EF	EXHAUST FAN
10		FAN
11	CO SA	SMOKE DETECTOR & CARBON MONOXIDE ALARM
12		Condenser
13		Evaporator



1 SECOND FLOOR PLAN PROPOSED ELECTRICAL
1/4" = 1'-0"

ISLD Plans and Design

REVISION TABLE

DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:
FOMOND HUI & BENA CHANG

TITLE:
SECOND FLOOR ELECTRICAL PLAN

Scale: As indicated
Date: 9/22/2025
Drawn By: ALEX

A-108

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF ISLD BUSINESS & MARKETING SERVICES LLC, NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTRIBUTED BY OTHERS , PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO ISLD BUSINESS & MARKETING SERVICESS LLC, COPYRIGHT @2025

ISLD BUSINESS & MARKETING SERVICES LLC, / PLANS AND DESIGN, DOES NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT , IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS. LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THOSE SERVICES.

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL MATERIALS AND EQUIPMENT INSTALLED IN LOCATION EXPOSED TO MOISTURE OR THE ELEMENTS SHALL BE WEATHERPROOF - WHETHER OR NOT SHOWN AND NOTED.

2. ALL 120 VOLT BRANCH CIRCUITS EXTENDING 100 OR MORE FEET (200 FEET FOR 208V OR ABOVE) IN LENGTH FROM THAT CIRCUITS PANEL C/B TO THE LAST DEVICE OR CONNECTION ON THE RUN, SHALL BE PROVIDED WITH CONDUCTORS OF A.W.G AMPACITY RATING MINIMUM ONE SIZE LARGER THAN THE AMPACITY OF THAT CIRCUIT'S C/B SIZE, IE. 20A, C/B, 30A, WIRE SIZE, ETC, WHETHER OR NOT SHOWN AND NOTED.

3. PROVIDE ALL CONDUITS FOR COMMUNICATIONS WITH CAT 5 DATA/TELEPHONE CABLE, COORDINATE WITH OWNER FOR FINAL CONNECTIONS IN BASEMENT TELEPHONE ROOM.

4. PROVIDE (2) 4" DIAMETER CONDUITS EXITING FROM TELE/COMM TV ROOM AT LOWER LEVEL THROUGH ALL FLOORS AND TERMINATING AT TOP OF CHASE ROOF AND/OR STAIR ROOF. PROVIDE DRAG AND PULL LINE IN CONDUITS. ASSUME LOCATION FOR CONDUITS WITHIN VERTICAL CHASE; PURPOSE OF THESE CONDUITS IS TO PROVIDE A VERTICAL PATH FOR FUTURE INSTALLATION OF SATELLITE TV OAN/OR SIMILAR COMMUNICATION SYSTEM TO INDIVIDUAL UNITS. ANY PENETRATIONS THROUGH SHAFT WALL INTO UNITS SHALL BE WITH Y OR SIMILAR SWEEPS; PENETRATIONS THROUGH SHAFT SHALL BE FULLY FIRE CAULKED.

5. ALL DISCONNECT SWITCHES SHALL BE HEAVY DUTY, 240 VOLT RATED, NEMA 1 IN DRY LOCATIONS, NEMA 3R WHERE INSTALLED IN ANY LOCATION EXPOSED TO THE ELEMENTS.

6. THIS CONTRACTOR SHALL EXTEND WIRE TO ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS AND MAKE FINAL AND COMPLETE CONNECTIONS TO SAME. BEFORE ROUGHING-IN OUTLETS, THE LOCATION AND TYPE OF OUTLET SHALL BE VERIFIED FROM SHOP DRAWINGS OF THE EQUIPMENT. ALL OUTLETS AND CONNECTIONS TO EQUIPMENT SHALL BE MADE FROM THE WALLS EXCEPT WHERE SPECIAL FLOOR OUTLETS ARE INDICATED. PROVIDE A FLUSH JUNCTION BOX IN THE WALL BENEATH THE OPERATING LEVEL OF THE EQUIPMENT AND CONNECT TO THE EQUIPMENT WITH FLEXIBLE CONDUIT. DO NOT RUN ANY CONDUIT EXPOSED. EQUIPMENT HAVING BUILT-IN SWITCHES SHALL BE COMPLETELY WIRED AS REQUIRED. PLUGS AND CORDS ON THE EQUIPMENT SHALL BE REPLACED, SHORTENED OR LENGTHENED AS REQUIRED BY THIS CONTRACTOR TO SUIT THE OUTLETS FURNISHED. PROVIDE A SEPARATED GROUND WIRE AND CONNECTION FOR ALL EQUIPMENT. THE CONTRACTOR SHALL COORDINATE TO INSURE THAT EACH PIECE OF EQUIPMENT IS SUITABLE FOR THE VOLTAGE CHARACTERISTIC A THE POINT OF CONNECTION.

7. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TELE/CATV/OUTLET BOXES IN LOCATIONS AS SHOWN ON THE DRAWINGS. WHETHER SHOWN OR NOT SHOWN ON ELECTRICAL DRAWINGS. PROVIDE SLEEVES AS REQUIRED AND FIRE SEAL SLEEVES AFTER ALL CABLES ARE INSTALLED.
8. ALL ABOVE COUNTER RECEPTACLES LOCATED WITHIN 6'-6" (MEASURED HORIZONTALLY) OF A SINK, SHALL BE GFCI TYPE (WHETHER OR NOT SHOWN AND NOTED).

9. PROVIDE TOGGLE SWITCH FOR FAN CONTROL AND ALL ASSOCIATED INTERLOCK/INTERCONNECTIONS. VERIFY EXACT LOCATION OF CONNECTION AND SWITCH LOCATION IN FIELD.
10. CONTRACTOR TO VERIFY THE SPECIAL SINGLE RECEPTACLES NEMA CONFIGURATION REQUIRED BY EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.

11. CONTRACTOR SHALL PROVIDE LABELS FOR DISCONNECTS COMPLYING WITH NEC 110.22 AND 408.4, RELATIVE TO PANEL BOARD CIRCUIT DIRECTORY ENTRIES, SUFFICIENT DESCRIPTION SHALL BE GIVEN TO DETERMINE THE LOAD SERVED BY THE CIRCUIT. THIS DESCRIPTION SHALL BE UNIQUE AND ALLOW THE CIRCUIT TO BE DISTINGUISHED FROM ALL OTHER CIRCUITS SERVED BY THE PANEL.

12. CONTRACTOR SHALL COMPLY WITH NEC 110.14 (C)(1) + (2)

13. CONTRACTOR SHALL CONFIRM THAT THE CONSTRUCTION DOCUMENTS ARE COORDINATED WITH MECHANICAL AND PLUMBING DISCIPLINES AND COMPLIANCE WITH NEC 110.26(F) IS ACHIEVED. CONFIRM SERVICE EQUIPMENT MOUNTING LOCATION PROVIDES COMPLIANCE WITH NEC 110.26(A), (D), (E), + (F)(2).
14. CONTRACTOR SHALL COMPLY WITH 300.5(B), 300.7(A), 300.9, AND

ELECTRICAL NOTES

1. THE 200 AMP MAIN ELECTRICAL PANEL HAS MINIMUM BUSBAR RATING OF 225 AMPS.
2. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT OR TRANSFER SWITCH WITHIN 3' OF THE MAIN PANELBOARD.
3. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT OR TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.
4. INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS.
5. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED FEEDING: REFRIGERATOR,ONE LIGHTING CIRCUIT NEAR THE PRIMARY EGRESS, A SLEEPING ROOM OUTLET AND ONE OTHER

6. FURNACE, COOKTOP, CLOTHES DRYER ARE TO BE GAS OR PROPANE APPLIANCES.
7. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE APPLIANCE LOCATION AND ACCESSIBLE TO THE APPLIANCE LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
8. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED

SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC APPLIANCE INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

ELECTRICAL LEGEND

S.NO	SYMBOLS	DESCRIPTION
1		110V VOLT OUTLET
2		GROUND FAULT PROTECTED OUTLET
3		240 VOLT OUTLET
4		SWITCH
5		3-WAY SWITCH
6		CEILING DOWN LIGHT RECESSED
7		CEILING MOUNTED LED LIGHTING FIXTURE
8		WALL MOUNTED LIGHT FIXTURE
9		EXHAUST FAN
10		FAN
11	CO SA	SMOKE DETECTOR & CARBON MONOXIDE ALARM
12		Condenser
13		Evaporator

1 MAIN LEVEL FLOOR PLAN ELECTRICAL
1/4" = 1'-0"

ISLD Plans and Design

REVISION TABLE

DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:
EDMOND HUI & BENA CHANG

TITLE: FIRST FLOOR MECHANICAL PLAN

Scale: As indicated

Date: 9/22/2025

Drawn By: ALEX

A-108.1

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF ISLD BUSINESS & MARKETING SERVICES LLC, NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTRIBUTED BY OTHERS , PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE CONFIRMATION TO ISLD BUSINESS & MARKETING SERVICESS LLC, COPYRIGHT ©2025

ISLO BUSINESS & MARKETING SERVICES LLC, (PLANS AND DESIGN, DOES NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT , IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS. LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THEIR SERVICES

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL MATERIALS AND EQUIPMENT INSTALLED IN LOCATION EXPOSED TO MOISTURE OR THE ELEMENTS SHALL BE WEATHERPROOF - WHETHER OR NOT SHOWN AND NOTED.

2. ALL 120 VOLT BRANCH CIRCUITS EXTENDING 100 OR MORE FEET (200 FEET FOR 208V OR ABOVE) IN LENGTH FROM THAT CIRCUITS PANEL C/B TO THE LAST DEVICE OR CONNECTION ON THE RUN, SHALL BE PROVIDED WITH CONDUCTORS OF A.W.G AMPACITY RATING MINIMUM ONE SIZE LARGER THAN THE AMPACITY OF THAT CIRCUIT'S C/B SIZE, IE. 20A, C/B, 30A, WIRE SIZE, ETC, WHETHER OR NOT SHOWN AND NOTED.

3. PROVIDE ALL CONDUITS FOR COMMUNICATIONS WITH CAT 5 DATA/TELEPHONE CABLE, COORDINATE WITH OWNER FOR FINAL CONNECTIONS IN BASEMENT TELEPHONE ROOM.

4. PROVIDE (2) 4" DIAMETER CONDUITS EXITING FROM TELE/COMM TV ROOM AT LOWER LEVEL THROUGH ALL FLOORS AND TERMINATING AT TOP OF CHASE ROOF AND/OR STAIR ROOF. PROVIDE DRAG AND PULL LINE IN CONDUITS. ASSUME LOCATION FOR CONDUITS WITHIN VERTICAL CHASE; PURPOSE OF THESE CONDUITS IS TO PROVIDE A VERTICAL PATH FOR FUTURE INSTALLATION OF SATELLITE TV DAN/OR SIMILAR COMMUNICATION SYSTEM TO INDIVIDUAL UNITS. ANY PENETRATIONS THROUGH SHAFT WALL INTO UNITS SHALL BE WITH Y OR SIMILAR SWEEPS; PENETRATIONS THROUGH SHAFT SHALL BE FULLY FIRE CAULKED.

5. ALL DISCONNECT SWITCHES SHALL BE HEAVY DUTY, 240 VOLT RATED, NEMA 1 IN DRY LOCATIONS, NEMA 3R WHERE INSTALLED IN ANY LOCATION EXPOSED TO THE ELEMENTS.

6. THIS CONTRACTOR SHALL EXTEND WIRE TO ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS AND MAKE FINAL AND COMPLETE CONNECTIONS TO SAME. BEFORE ROUGHING-IN OUTLETS, THE LOCATION AND TYPE OF OUTLET SHALL BE VERIFIED FROM SHOP DRAWINGS OF THE EQUIPMENT. ALL OUTLETS AND CONNECTIONS TO EQUIPMENT SHALL BE MADE FROM THE WALLS EXCEPT WHERE SPECIAL FLOOR OUTLETS ARE INDICATED. PROVIDE A FLUSH JUNCTION BOX IN THE WALL BENEATH THE OPERATING LEVEL OF THE EQUIPMENT AND CONNECT TO THE EQUIPMENT WITH FLEXIBLE CONDUIT. DO NOT RUN ANY CONDUIT EXPOSED. EQUIPMENT HAVING BUILT-IN SWITCHES SHALL BE COMPLETELY WIRED AS REQUIRED. PLUGS AND CORDS ON THE EQUIPMENT SHALL BE REPLACED, SHORTENED OR LENGTHENED AS REQUIRED BY THIS CONTRACTOR TO SUIT THE OUTLETS FURNISHED. PROVIDE A SEPARATED GROUND WIRE AND CONNECTION FOR ALL EQUIPMENT. THE CONTRACTOR SHALL COORDINATE TO INSURE THAT EACH PIECE OF EQUIPMENT IS SUITABLE FOR THE VOLTAGE CHARACTERISTIC A THE POINT OF CONNECTION.

7. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TELE/CATV/OUTLET BOXES IN LOCATIONS AS SHOWN ON THE DRAWINGS. WHETHER SHOWN OR NOT SHOWN ON ELECTRICAL DRAWINGS. PROVIDE SLEEVES AS REQUIRED AND FIRE SEAL SLEEVES AFTER ALL CABLES ARE INSTALLED.
8. ALL ABOVE COUNTER RECEPTACLES LOCATED WITHIN 6'-6" (MEASURED HORIZONTALLY) OF A SINK, SHALL BE GFCI TYPE (WHETHER OR NOT SHOWN AND NOTED).

9. PROVIDE TOGGLE SWITCH FOR FAN CONTROL AND ALL ASSOCIATED INTERLOCK/INTERCONNECTIONS. VERIFY EXACT LOCATION OF CONNECTION AND SWITCH LOCATION IN FIELD.
10. CONTRACTOR TO VERIFY THE SPECIAL SINGLE RECEPTACLES NEMA CONFIGURATION REQUIRED BY EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.

11. CONTRACTOR SHALL PROVIDE LABELS FOR DISCONNECTS COMPLYING WITH NEC 110.22 AND 408.4, RELATIVE TO PANEL BOARD CIRCUIT DIRECTORY ENTRIES, SUFFICIENT DESCRIPTION SHALL BE GIVEN TO DETERMINE THE LOAD SERVED BY THE CIRCUIT. THIS DESCRIPTION SHALL BE UNIQUE AND ALLOW THE CIRCUIT TO BE DISTINGUISHED FROM ALL OTHER CIRCUITS SERVED BY THE PANEL.

12. CONTRACTOR SHALL COMPLY WITH NEC 110.14 (C)(1) + (2)

13. CONTRACTOR SHALL CONFIRM THAT THE CONSTRUCTION DOCUMENTS ARE COORDINATED WITH MECHANICAL AND PLUMBING DISCIPLINES AND COMPLIANCE WITH NEC 110.26(F) IS ACHIEVED. CONFIRM SERVICE EQUIPMENT MOUNTING LOCATION PROVIDES COMPLIANCE WITH NEC 110.26(A), (D), (E), + (F)(2).
14. CONTRACTOR SHALL COMPLY WITH 300.5(B), 300.7(A), 300.9, AND

ELECTRICAL NOTES

1. THE 200 AMP MAIN ELECTRICAL PANEL HAS MINIMUM BUSBAR RATING OF 225 AMPS.
2. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT OR TRANSFER SWITCH WITHIN 3' OF THE MAIN PANELBOARD.
3. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT OR TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.
4. INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS.
5. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED FEEDING: REFRIGERATOR,ONE LIGHTING CIRCUIT NEAR THE PRIMARY EGRESS, A SLEEPING ROOM OUTLET AND ONE OTHER

IAQ NOTES

PROVIDE IAQ (INDOOR AIR QUALITY) EXHAUST FAN: MINIMUM CAPACITY OF 51 CFM, RATED FOR CONTINUOUS USE AND LABELED TO INDICATE IT IS INTENDED TO OPERATE CONTINUOUSLY WHILE THE HOUSE IS OCCUPIED WITH SOUND RATING NOT TO EXCEED 1 SONE.

6. FURNACE, COOKTOP, CLOTHES DRYER ARE TO BE GAS OR PROPANE APPLIANCES.
7. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE APPLIANCE LOCATION AND ACCESSIBLE TO THE APPLIANCE LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
8. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED

SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC APPLIANCE INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

ELECTRICAL LEGEND

S.NO	SYMBOLS	DESCRIPTION
1		110V VOLT OUTLET
2		GROUND FAULT PROTECTED OUTLET
3		240 VOLT OUTLET
4		SWITCH
5		3-WAY SWITCH
6		CEILING DOWN LIGHT RECESSED
7		CEILING MOUNTED LED LIGHTING FIXTURE
8		WALL MOUNTED LIGHT FIXTURE
9		EXHAUST FAN
10		FAN
11	CO SA	SMOKE DETECTOR & CARBON MONOXIDE ALARM
12		Condenser
13		Evaporator

1 SECOND FLOOR PLAN PROPOSED ELECTRICAL
1/4" = 1'-0"

ISLO Plans and Design

REVISION TABLE

DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:
FOMOND HUI & BENA CHANG

TITLE: SECOND FLOOR MECHANICAL PLAN

Scale: As indicated

Date: 9/22/2025

Drawn By: ALEX

A-108

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF ISLO BUSINESS & MARKETING SERVICES LLC, NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTRIBUTED BY OTHERS , PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE CONFIRMATION TO ISLO BUSINESS & MARKETING SERVICESS LLC, COPYRIGHT @2025

I&D BUSINESS & MARKETING SERVICES LLC. / PLANS AND DESIGN, DOES NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT . IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS. LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THEIR SERVICES.

GENERAL PLUMBING NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE TO THE LOCAL PLUMBING CODE.

2. THE PROVISIONS OF THE CODE SHALL APPLY TO THE ERECTION, INSTALLATION, ALTERATION, REPAIRS, HEALTH, PROPERTY AND PUBLIC WELFARE REGULATING AND CONTROLLING THE DESIGN, CONSTRUCTION, INSTALLATION, QUALITY OF MATERIALS, LOCATION, OPERATION AND MAINTENANCE OR USE OF PLUMBING EQUIPMENT

3. ALL PLUMBING SYSTEMS, MATERIALS AND APPURTENANCES, BOTH EXISTING AND NEW, AND ALL PART THREROF SHALL BE MAINTAINED IN PROPER CONDITION IN ACCORDANCE WITH THE ORIGINAL DESIGN IN A SAFE AND SANITARY CONDITION. ALL DEVICES OR SAFRGUARDS REQUIRED BY THIS CODE SHALL BE MAINTAINED IN COMPLIANCE WITH THE CODE EDITION UNDER WHICH INSTALLED. PLUMBING NOTES

4. MINOR ADDITIONS, ALTREATIONS, RENOVATIONS AND REPAIRS TO EXISTING PLUMBING SYSTEMS SHALL BE PERMITTED IN THE SAME MANNER AND ARRANGEMENT AS IN THE EXISTING SYSTEM, PROVIDED THAT SUCH REPAIRS OR REPLACEMENT ARE NOT HAZARDOUS AND ARE NOT APPROVED.

5. FINAL INSPECTION SHALL BE MADE AFTER THE BUILDING IS COMPLETE, ALL PLUMBING FIXTURES ARE IN PLACE AND PROPERLY CONNECTED, AND THE STRUCTURE IS READY FOR OCCUPANCY. THE HOLDER OF THE PLUMBING SHALL BE RESPONSIBLE FOR THE SCHEDULING OF SUCH INSPECTIONS.

6. HOT AND COLD WATER PIPE GAS PIPE, GOES AROUND THE ADU THE ROOF
7. BLACK WATER PIPES WILL GO UNDER GROUND

8. WATER SUPPLY. EACH DU SHALL HAVE A 1" WATER SUPPLY WITH A "T" CONNECTION AFTER THE WATER AND BEFORE DELIVERY TO EACH SEPARATE OR INSTALL A NEW WATER METER.

PLUMBING LEGEND	
3/4" PEX COLD WATER SUPPLY LINES, PIPES, JOINTS AND CONNECTIONS TO COMPLY WITH RELEVANT CODES	
3/4" PEX HOT WATER SUPPLY LINES, PIPES, JOINTS AND CONNECTIONS TO COMPLY WITH RELEVANT CODES	
1 1/2" PVC FIXTURE DRAIN WITH 1/4" - 1' MIN FALL TO SANITARY DRAIN	
$\frac{3}{4}$" GAS PIPE LINE	
BLACK WATER PIPE 4"	

I&D Plans and Design

REVISION TABLE

DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:
FOMOND HUI & BENA CHANG

TITLE
MAIN FOOR PLUMBING PLAN

Scale As indicated

Date 9/22/2025

Drawn By ALEX

A-109

ALL IDEAS ,DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF I&D BUSINESS & MARKETING SERVICES LLC. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTRIBUTED BY OTHERS , PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO I&D BUSINESS & MARKETING SERVICES LLC. COPYRIGHT @2025

RLD BUSINESS & MARKETING SERVICES LLC. / PLANS AND DESIGN, DOES NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT . IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS. LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THEIR SERVICES.

GENERAL PLUMBING NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE TO THE LOCAL PLUMBING CODE.

2. THE PROVISIONS OF THE CODE SHALL APPLY TO THE ERECTION, INSTALLATION, ALTERATION, REPAIRS, HEALTH, PROPERTY AND PUBLIC WELFARE REGULATING AND CONTROLLING THE DESIGN, CONSTRUCTION, INSTALLATION, QUALITY OF MATERIALS, LOCATION, OPERATION AND MAINTENANCE OR USE OF PLUMBING EQUIPMENT

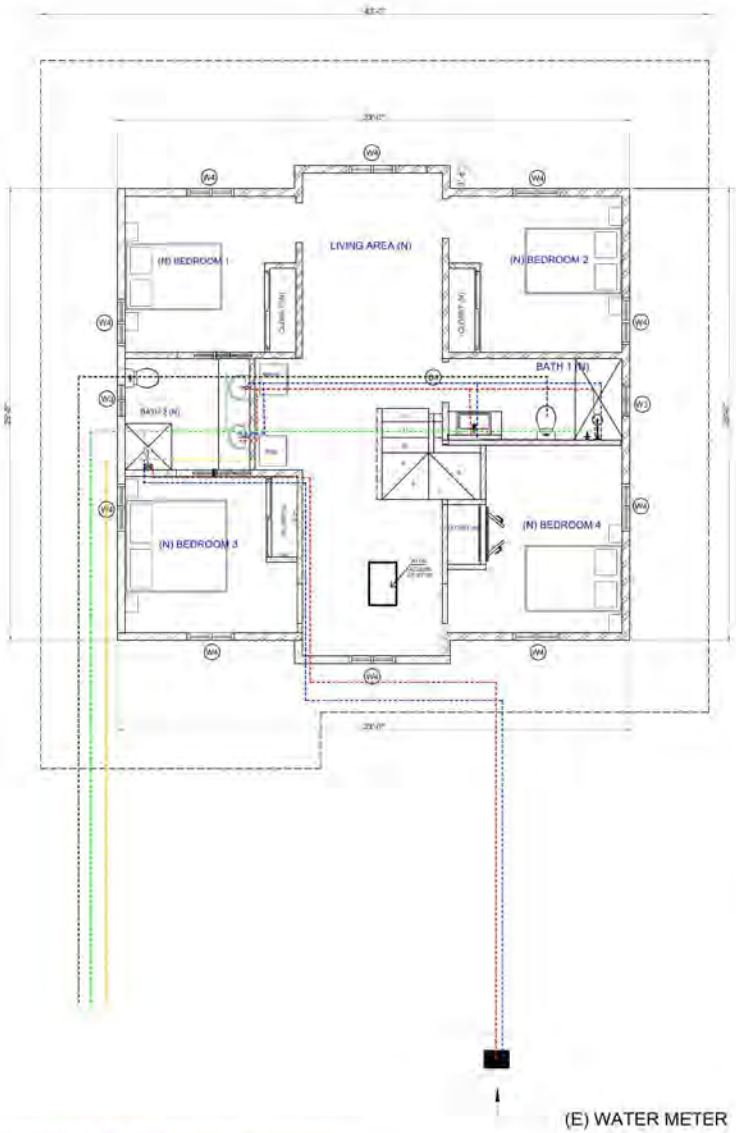
3. ALL PLUMBING SYSTEMS, MATERIALS AND APPURTENANCES, BOTH EXISTING AND NEW, AND ALL PART THREROF SHALL BE MAINTAINED IN PROPER CONDITION IN ACCORDANCE WITH THE ORIGINAL DESIGN IN A SAFE AND SANITARY CONDITION. ALL DEVICES OR SAFRGUARDS REQUIRED BY THIS CODE SHALL BE MAINTAINED IN COMPLIANCE WITH THE CODE EDITION UNDER WHICH INSTALLED. PLUMBING NOTES

4. MINOR ADDITIONS, ALTREATIONS, RENOVATIONS AND REPAIRS TO EXISTING PLUMBING SYSTEMS SHALL BE PERMITTED IN THE SAME MANNER AND ARRANGEMENT AS IN THE EXISTING SYSTEM, PROVIDED THAT SUCH REPAIRS OR REPLACEMENT ARE NOT HAZARDOUS AND ARE NOT APPROVED.

5. FINAL INSPECTION SHALL BE MADE AFTER THE BUILDING IS COMPLETE, ALL PLUMBING FIXTURES ARE IN PLACE AND PROPERLY CONNECTED, AND THE STRUCTURE IS READY FOR OCCUPANCY. THE HOLDER OF THE PLUMBING SHALL BE RESPONSIBLE FOR THE SCHEDULING OF SUCH INSPECTIONS.

6. HOT AND COLD WATER PIPE GAS PIPE, GOES AROUND THE ADU THE ROOF
7. BLACK WATER PIPES WILL GO UNDER GROUND

8. WATER SUPPLY. EACH DU SHALL HAVE A 1" WATER SUPPLY WITH A "T" CONNECTION AFTER THE WATER AND BEFORE DELIVERY TO EACH SEPARATE OR INSTALL A NEW WATER METER.



1 SECOND FLOOR PLAN PROPOSED - ELECTRICAL PLUMBING
1/4" = 1'-0"

PLUMBING LEGEND	
3/4" PEX COLD WATER SUPPLY LINES, PIPES, JOINTS AND CONNECTIONS TO COMPLY WITH RELEVANT CODES	
3/4" PEX HOT WATER SUPPLY LINES, PIPES, JOINTS AND CONNECTIONS TO COMPLY WITH RELEVANT CODES	
1 1/2" PVC FIXTURE DRAIN WITH 1/4" - 1' MIN FALL TO SANITARY DRAIN	
3/4" GAS PIPE LINE	
BLACK WATER PIPE 4"	

REVISION TABLE

DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:
EDMOND HUI & BENA CHANG

TITLE:
SECOND FLOOR PLUMBIMG PLAN

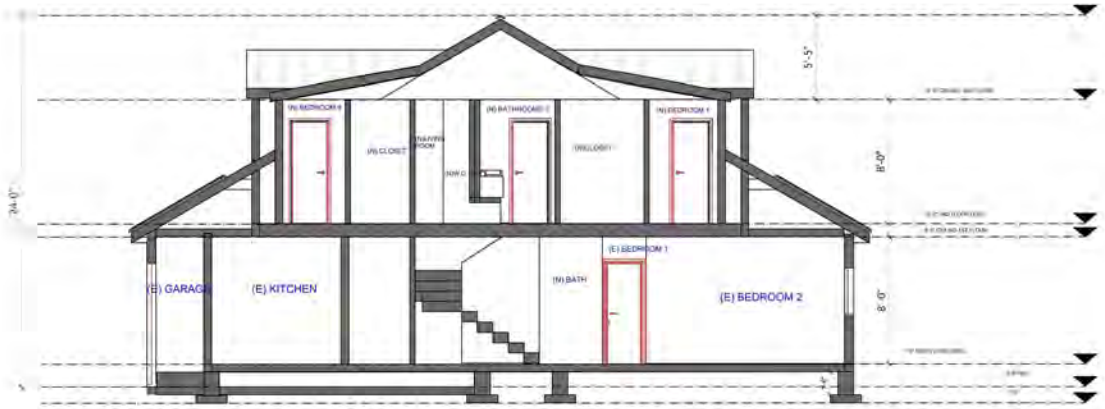
Scale: As indicated
Date: 8/22/2023

Drawn By: ALEX

A-110

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF RLD BUSINESS & MARKETING SERVICES LLC. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTRIBUTED BY OTHERS . PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO RLD BUSINESS & MARKETING SERVICES LLC. COPYRIGHT @2026

BLD BUSINESS & MARKETING SERVICES LLC, / PLANS AND DESIGN, DOES NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT . IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS, LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THEIR SERVICES



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

2 SECTION 2
1/4" = 1'-0"

BLD Plans and Design

REVISION TABLE

DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:
EDMOND HUI &
BENA CHANG

TITLE:
SECTIONS

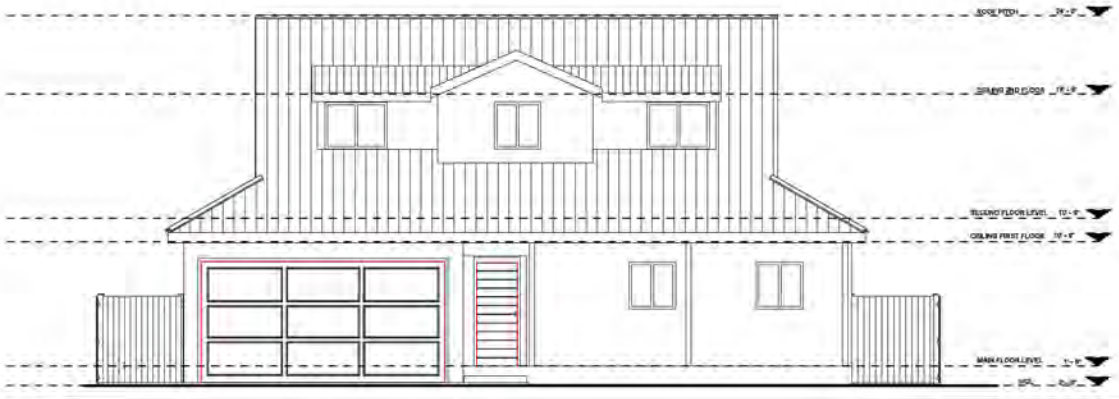
Scale 1/4" = 1'-0"
Date 9/22/2025

Drawn by ALEX

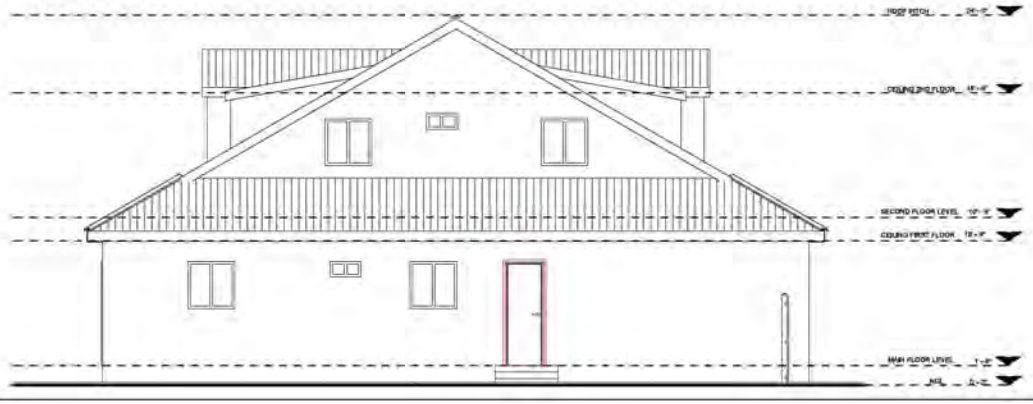
A-111

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF BLD BUSINESS & MARKETING SERVICES LLC, NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTRIBUTED BY OTHERS , PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO BLD BUSINESS & MARKETING SERVICES LLC, COPYRIGHT @2026

ISLD BUSINESS & MARKETING SERVICES LLC / PLANS AND DESIGN, DOES NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT. IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS. LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THEIR SERVICES.



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

ISLD Plans and Design

REVISION TABLE

DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:
FOMOND HUI & BENA CHANG

TITLE:
ELEVATIONS

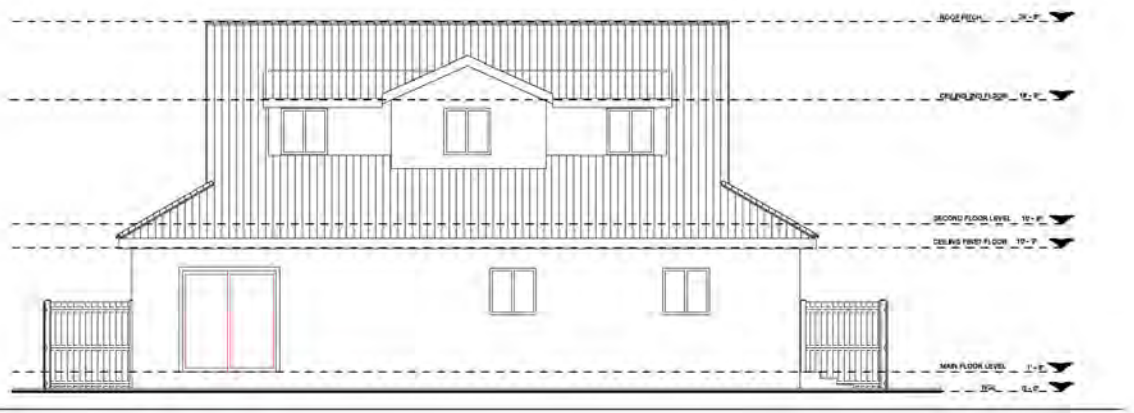
Scale 1/4" = 1'-0"
Date 9/22/2025

Drawn By ALEX

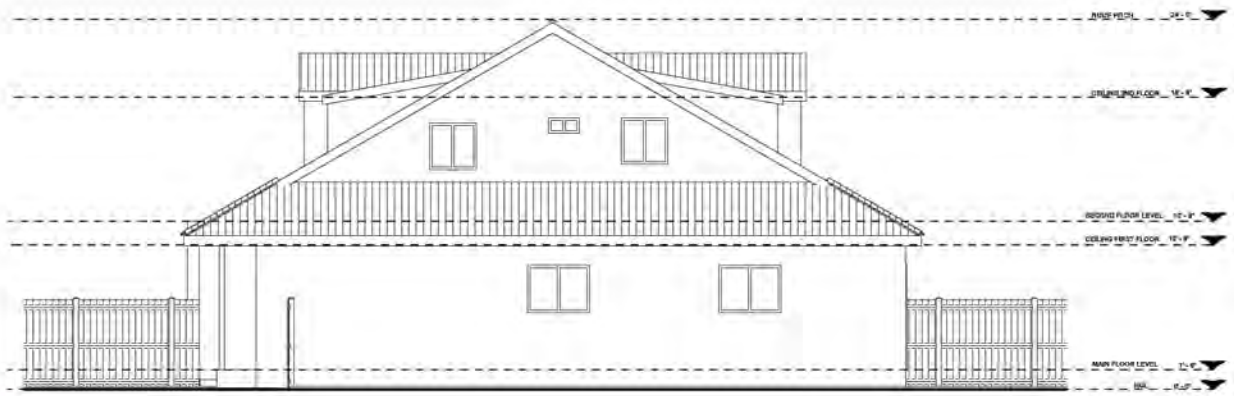
A-112

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF ISLD BUSINESS & MARKETING SERVICES LLC. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTRIBUTED BY OTHERS, PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO ISLD BUSINESS & MARKETING SERVICES LLC, COPYRIGHT ©2025

ELD BUSINESS & MARKETING SERVICES LLC / PLANS AND DESIGN, DOES NOT CLAIM AND REPRESENT ITSELF AS A LICENSED ARCHITECT . IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS. LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THEIR SERVICES.



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

ELD Plans and Design

REVISION TABLE	
DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:
FOMOND HUI &
BENA CHANG

TITLE:
ELEVATIONS

Scale 1/4" = 1'-0"
Date 9/22/2025

Drawn By ALEX

A-113

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF ELD BUSINESS & MARKETING SERVICES LLC AND SHALL NOT BE REPRODUCED, COPIED, ADAPTED OR DISCLOSED BY OTHERS, WHATSOEVER, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO ELD BUSINESS & MARKETING SERVICES LLC. COPYRIGHT 2025

EILD BUSINESS & MARKETING SERVICES LLC, / PLANS AND DESIGN, DOES NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT ,IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS, LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THEIR SERVICES.

Weathered Teak With Black Accents Exterior Slat Wall Paneling, Cladding, Siding for Outdoors
To replace brick wainscotin

Owens Corning Oakridge Onyx black Architectural Roof Shingles

white stucco

Hardie® Fiber Cement Siding

1 SOUTH ELEVATION
1/4" = 1'-0"

1 NORTH ELEVATION
1/4" = 1'-0"

EILD Plans and Design

REVISION TABLE	
DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:
EDMOND HUI &
BENA CHANG

TITLE:
MATERIAL BOARD AND ELEVATIONS

Scale 1/4" = 1'-0"
Date 9/22/2025

Drawn by ALEX

A-114

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF EILD BUSINESS & MARKETING SERVICES LLC, NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTRIBUTED BY OTHERS , PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO EILD BUSINESS & MARKETING SERVICES LLC, COPYRIGHT @2025

ELD BUSINESS & MARKETING SERVICES LLC, / PLANS AND DESIGN, DOES NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT , IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS, LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THEIR SERVICES.

2 EAST ELEVATION
1/4" = 1'-0"

2 WEST ELEVATION
1/4" = 1'-0"

ELD Plans and Design

REVISION TABLE	
DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:
EDMOND HUI &
BENA CHANG

TITLE:
MATERIAL BOARD AND ELEVATIONS

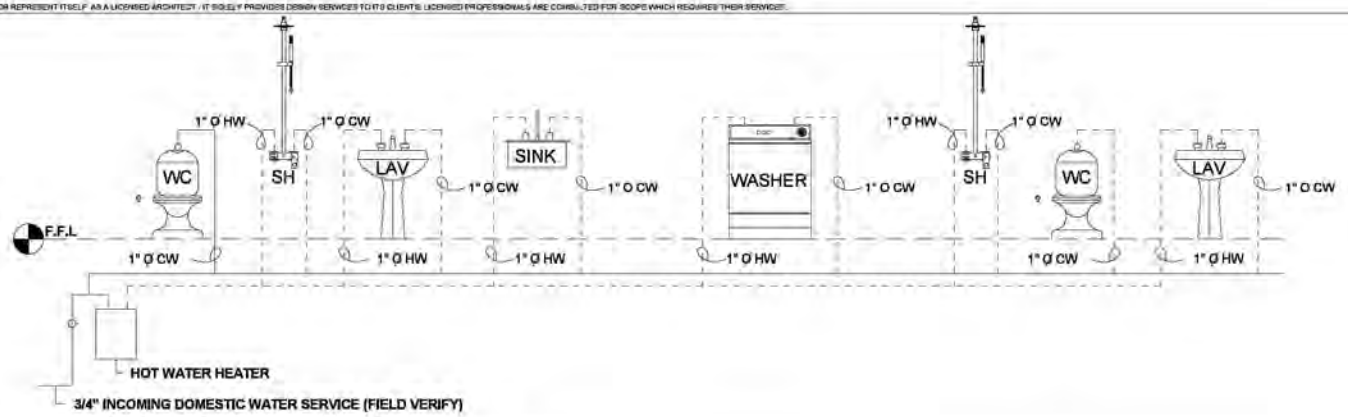
Scale 1/4" = 1'-0"
Date 9/22/2025

Drawn by ALEX

A-115

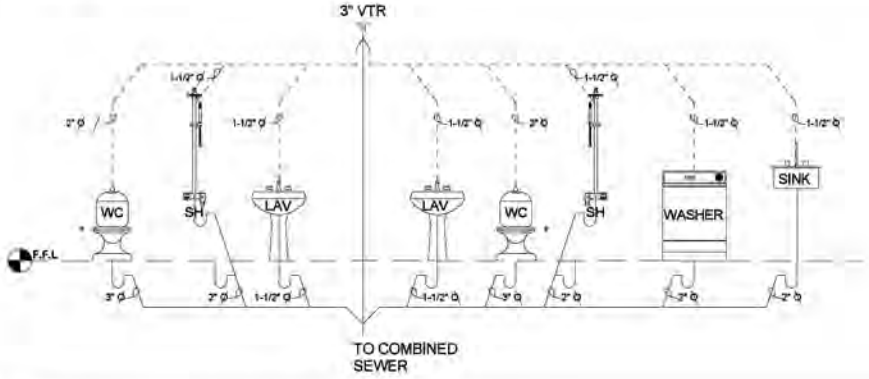
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF ELD BUSINESS & MARKETING SERVICES LLC, NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTRIBUTED BY OTHERS , PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO ELD BUSINESS & MARKETING SERVICES LLC, COPYRIGHT @2025

OLD BUSINESS & MARKETING SERVICES LLC. | PLANS AND DESIGN. (OBS) NOT CLAIM NOR REPRESENT ITSELF AS A LICENSED ARCHITECT. IT SOLELY PROVIDES DESIGN SERVICES TO ITS CLIENTS. LICENSED PROFESSIONALS ARE CONSULTED FOR SCOPE WHICH REQUIRES THEIR SERVICES.



WATER SUPPLY DIAGRAM - NEW

ALL TRAPS INSTALLED IN FLOOR/CEILING (TUB & SHOWER) AND WALL (CLOTHES WASHING MACHINE) SPACES SHALL NOT BE OF THE SLIP JOINT TYPE OR SHOW PROPER ACCESS TO THE TRAP



WASTE / VENT DIAGRAM - NEW

GENERAL PLUMBING NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE TO THE LOCAL PLUMBING CODE.
2. THE PROVISIONS OF THE CODE SHALL APPLY TO THE ERECTION, INSTALLATION, ALTERATION, REPAIRS, HEALTH, PROPERTY AND PUBLIC WELFARE REGULATING AND CONTROLLING THE DESIGN, CONSTRUCTION, INSTALLATION, QUALITY OF MATERIALS, LOCATION, OPERATION AND MAINTENANCE OR USE OF PLUMBING EQUIPMENT
3. ALL PLUMBING SYSTEMS, MATERIALS AND APPURTENANCES, BOTH EXISTING AND NEW, AND ALL PART THEREOF SHALL BE MAINTAINED IN PROPER CONDITION IN ACCORDANCE WITH THE ORIGINAL DESIGN IN A SAFE AND SANITARY CONDITION, ALL DEVICES OR SAFRGUARDS REQUIRED BY THIS CODE SHALL BE MAINTAINED IN COMPLIANCE WITH THE CODE EDITION UNDER WHICH INSTALLED, PLUMBING NOTES
4. MINOR ADDITIONS, ALTREATIONS, RENOVATIONS AND REPAIRS TO EXISTING PLUMBING SYSTEMS SHALL BE PERMITTED IN THE SAME MANNER AND ARRANGEMENT AS IN THE EXISTING SYSTEM, PROVIDED THAT SUCH REPAIRS OR REPLACEMENT ARE NOT HAZARDOUS AND ARE NOT APPROVED.
5. FINAL INSPECTION SHALL BE MADE AFTER THE BUILDING IS COMPLETE, ALL PLUMBING FIXTURES ARE IN PLACE AND PROPERLY CONNECTED, AND THE STRUCTURE IS READY FOR OCCUPANCY. THE HOLDER OF THE PLUMBING SHALL BE RESPONSIBLE FOR THE SCHEDULING OF SUCH INSPECTIONS.

PLUMBING CONNECTION SCHEDULE

MARK	FIXTURE	PIPE CONNECTION					
		VENT	WASTE	DFU	HW	CW	SFU
WC	WATER CLOSET FT	2"	3"	3"		1"	2"
LAV	LAVATORY WALL (MTD)	1-1/2"	1-1/2"	1"	1"	1"	1"
TUB	BATH TUB	1-1/2"	2"	2"	1"	1"	10"
SH	SHOWER	1-1/2"	2"	2"	1"	1"	5"
GM	WASH MACHINE	1-1/2"	2"	3"	1"	1"	3"
BS	BAR SINK	1-1/2"	1-1/2"	1"	1"	1"	1"

PLUMBING SYMBOLS

AAV	AIR ADMITTANCE VALVE	WASH.	WASHER
V.T.R.	VENT THRU ROOF	HPIU.	HEAT PUMP INDOOR UNIT
SH	SHOWER		WATER SHUT OFF VALVE
LAV	LAVATORY	CW	COLD WATER
WC	WATER CLOSET	HW	HOT WATER

PLUMBING NOTES

PLUMBING LEGEND

REVISION TABLE

DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

OWNER:
EDMOND HUI & BENA CHANG

TITLE:
PLUMBING DETAILS

Scale: 3/8" = 1'-0"
Date: 9/22/2025

Drawn by: ALEX

A-116

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF OLD BUSINESS & MARKETING SERVICES LLC. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED OR DISTRIBUTED BY OTHERS. PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF, AND APPROPRIATE COMPENSATION TO OLD BUSINESS & MARKETING SERVICES LLC. COPYRIGHT ©2025

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1

AIA California

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:

1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California *Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS

The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

☑ contractor — **4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.** Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

☑ contractor — **4.106.4 Electric vehicle (EV) charging for new construction.** New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the California *Electrical* Code.

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California *Electrical* Code.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Multifamily parking facilities with assigned parking. Where dwelling units are provided with assigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an assigned parking space for each dwelling unit.

1. Where the total number of dwelling units exceeds the number of assigned parking spaces, all assigned parking spaces shall be provided with one low power Level 2 EV charging receptacle.

Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

b. Multifamily parking facilities with unassigned parking. Where dwelling units are provided with unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an unassigned parking space for each dwelling unit.

1. Where the total number of dwelling units exceeds the number of unassigned parking spaces, all unassigned parking spaces shall be provided with one low power Level 2 EV charging receptacle.

Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

3. Multifamily parking facilities with assigned and unassigned parking. Where multifamily buildings are provided with both assigned and unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided for each dwelling unit at either the assigned or unassigned parking space, but not both.

d. Receptacle power source. EV charging receptacles in multifamily parking facilities at assigned parking spaces shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

e. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers

a .Multifamily parking facilities with unassigned or common use parking. In addition to the low power Level 2 EV charging receptacle requirements of Section 4.106.4.2.2 (1), twenty-five (25) percent of unassigned or common use parking spaces not already provided with low power Level 2 EV charging receptacles, pursuant to Section 4.106.4.2.2 (1), shall be equipped with Level 2 EV chargers and shall be made available for use by all residents or guests.

b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors.

c. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California *Building* Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.

b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California *Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the California *Building* Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building* Code, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.2.6 Hotels and motels.

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

b. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1.For 20- ampere receptacles, NEMA 6-20R
2.For 30- ampere receptacles, NEMA 14-30R
3.For 50- ampere receptacles, NEMA 14-50R2.

2. EV Ready parking spaces with EV chargers.

a. Hotels and motels. Twenty-five (25) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers.

b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors.

Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings, hotels and motels.
When existing parking facilities are altered or new parking spaces are added to existing parking facilities, and the work requires a building permit, each parking space added or altered shall have access to either a low power Level 2 EV charging receptacle or Level 2 EV charger, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Where work requiring a permit is being performed for the installation of 120-volt electrical receptacle(s) for level 1 EV charging.

4.106.4.4 Bicycle parking. Bicycle parking shall comply with Sections 4.106.4.4.1 through 4.106.4.4.3.

4.106.4.4.1 Short-term bicycle parking for multifamily buildings, hotels and motels. Provide on-site bicycle parking at a ratio of one parking space for every 10,000 square feet, but not less than two spaces. Short-term bicycle parking shall be located within 200 feet of building entrances, and readily visible to passers-by. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to:

1.Permanently anchored bicycle parking devices, racks, or lockers in an unsheltered, open area.
2.Covered or uncovered enclosures with permanently anchored bicycle parking devices or racks.

4.106.4.4.2 Long-term bicycle parking for multifamily buildings.
Provide on-site bicycle parking at a ratio of one parking space for every two dwelling units. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to:

1. Covered, lockable enclosures with permanently anchored bicycle parking devices or racks.
2. Lockable bicycle storage rooms with permanently anchored bicycle parking devices or racks.
3. Lockable, weatherproof, permanently anchored bicycle lockers.

4.106.4.4.3 Long-term bicycle parking for hotel and motel buildings.
Provide one on-site long-term bicycle parking space for every 25,000 square feet, but not less than two. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to:

1. Covered, lockable enclosures with permanently anchored bicycle parking devices or racks.
2. Lockable bicycle storage rooms with permanently anchored bicycle parking devices or racks.
3. Lockable, weatherproof, permanently anchored bicycle lockers.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
☑ contractor — **4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. 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 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum 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 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, commercial pre-rinse spray values shall meet the requirements in the California Plumbing Code, Section 420.3.

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code.*

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code.*

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
☑ contractor — **4.406.1 RODENT PROOFING.** Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
☑ contractor — **4.408.1 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.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

☑ contractor — **4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope

The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS

The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

***DISCLAIMER:** THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

AIA California

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2

Y = YES
NA = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR,ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements, See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. 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 component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(a)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification,
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	760

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the California *Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section,

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California *Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

26-520 **Agenda Date: 6/17/2026**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Public Hearing: Action on the Architectural Review (PLN26-00159) For a 1,093 Square Foot Single Story Addition to An Existing 1,388 Square Foot Single Story Residence With an Attached 459 Square Foot Garage Resulting in a 2,940 Square Foot Single Story Residence with Five Bedrooms and Four Bathrooms Located at 1013 Bluebird Avenue. CEQA Status: Exempt from CEQA per Section 15301(e)(1) (Class 1 -- Existing Facilities).

File No.: PLN26-00159
Location: 1013 Bluebird Avenue; Located on the east side of Bluebird Avenue, northwest of the intersection of Benton Street and Dunford Way; APN 313-17-002
Applicant: Yin Su
Owner(s): Kexuan Cui
Request: **Architectural Review** for a 1,093 square foot single story addition to an existing 1,388 square foot single story residence with an attached 459 square foot garage resulting in a 2,940 square foot single story residence with five bedrooms and four bathrooms located at 1013 Bluebird Ave.

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

- The proposed project is in a residential tract consisting of both one- and two-story residences. See Vicinity Map in Attachment 1.
- The site is currently developed with a 1,388 square-foot one-story single-family mid-century modern ranch-style residence constructed in 1961.
- Per the Santa Clara City Code 18.120(D)(1a), the request requires Architectural Review approval through a Development Review Hearing due to the addition of a fifth bedroom.
- The project proposes a 1,093 square-foot addition to the existing 1,388 square-foot single story single-family residence. The renovated residence is designed as a contemporary one-story five-bedroom four-bathroom residence with light grey stucco cladding, wood roll-up garage door, and composite shingle roof.
- The proposed project complies with the City's Single-Family and Duplex Residential Design Guidelines (2014). Specifically, the project is consistent with the guidelines, in that:
    - The front of the house is oriented toward the primary street frontage with an emphasis on the front porch or entry element toward the street by architectural design and landscaping treatment.
    - The massing and scale is appropriate relative to the homes within the neighborhood.
    - Proposed materials update the design of the house, while being compatible with the

aesthetic of the neighborhood.

- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
   - The proposal provides the required two covered parking spaces at the front of the residence with a two-car garage.
   - The required parking spaces are not located in the required front yard or side yard landscaped areas.
   - The proposed project provides areas surfaced with all-weather materials for parking vehicles.

2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:*
   - The proposed residence would not create traffic congestion or hazards.
   - Public streets are adequate in size and design to serve the proposed two-story residence, and the use will not create a substantive increase in traffic.

3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:*
   - Architectural features of the proposed design area are true to architectural form and appropriate for the neighborhood. Surrounding properties are one to two story homes with mixed architectural styles. The design includes light grey stucco siding, shingle roof, wood garage door, and a small front entry porch.
   - The proposed project is consistent with the scale found in the existing surrounding neighborhoods.

4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:*
   - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety, and general welfare.

5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The*

policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:

- The front of the house is oriented toward the primary street frontage with an emphasis on the front porch or entry element toward the street by architectural design and landscaping treatment.
- The massing and scale is appropriate relative to the homes within the neighborhood.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 -- Existing Facilities), in that the project is a small addition to the existing single-family residence.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to 107 property owners and tenants within a 300-foot radius of the project site on June 4, 2026. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - "Existing Facilities"), and **Approve** the Architectural Review for a for a 1,093 square foot single story addition to an existing 1,388 square foot single story residence with an attached 459 square foot garage resulting in a 2,940 square foot single story residence with five bedrooms and four bathrooms, located at 1013 Bluebird Avenue, subject to the findings and conditions of approval.

Prepared by: Summer Foss, Assistant Planner, Community Development Department
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans

Vicinity Map (Zoning) - 1013 Bluebird Avenue

Zoning

Land Parcels

- CN - Neighborhood Commercial
- PD - Planned Development
- PQP - Public/Quasi Public
- R1 - Single-Family Residential
- R3 - Medium Density Residential

Base Layers

Land Parcels

- Land Parcels
- Right of Ways
- Common Areas

Streets

Notes:

PLN26-00159

5/11/2026 8:37:43 AM

0 350 700 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 2: Project Data/Compliance (SFR/Duplex)

Project Address: 1013 Bluebird Avenue **Project Number: PLN26-00159**
Zoning: R1-6L

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Parcel Area (SF) (min):	7,398	7,398	--	--
Building Square Footage (SF)				
1st Floor:	1,388	2,481	--	--
Garage:	459	459	--	--
Porch/Patio:	179	19	--	--
Total (enclosed):	1,847	2,940	--	--
Building Coverage (%)				
Building Coverage (All):	25%	40%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	22'-8"	20'	20'	Y
Left Side (1st floor):	5'-1'	5'	5'	Y
Right Side (1st floor):	5'-6"	5'-5"	5'	Y
Rear (1st floor):	36'-1"	20'-4"	20'	Y
Height (FT)				
Main building:	16'-2"	16'-2"	25'	Y
# of Bedrooms/Bathrooms:	3/2	5/4	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				Y
Off-street	2	2	2	Y
Common Living Area (SFR)	--	44.5%	Min 25%	Y

Conditions of Architectural Review Approval

PLN26-00159 / 1013 Bluebird Avenue

Architectural Review for a 1,093 square foot single story addition to an existing 1,388 square foot single story residence with an attached 459 square foot garage resulting in a 2,940 square foot single story residence with five bedrooms and four bathrooms located at 1013 Bluebird Ave.

GENERAL

G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is June 24, 2028

G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code. California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

P1. **Tree Replacement (On-site).** Trees permitted by the City for removal shall provide replacement on-site at a ratio of 1:1 with a minimum 15-gallon tree size. (SCC 12.35.090)

P2. **Tree Replacement (Alternative Means**). Trees permitted by the City for removal shall be replaced at a ratio of 1:1 with a minimum 15-gallon tree size pursuant to an alternative plan approved by the Director of Community Development. (SCC 12.35.090)

DURING CONSTRUCTION

P3. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P4. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P5. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

OPERATIONAL CONDITIONS

P6. **Use of Garage**. The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.

P7. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

P8. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.

E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
THESE DRAWINGS AREA INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR STATE ANY MINOR, AND/OR MANUFACTURERS, THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND/OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS, FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO COUNTER ANY COST ESTIMATE, ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BEING LISTED IN SUCH ESTIMATE
NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
THE GENERAL CONTRACTOR SHALL HOLD HARMLESS INDEMNIFY AND DEFEND THE DESIGNER FROM ANY ACTION IMPOSED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OF SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE DESIGNER.
ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO: 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA ELECTRIC CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE (PART 6 OF TITLE 24) 2022 CALIFORNIA ELECTRIC CODE 2022 CALIFORNIA FIRE CODE (PART 9 OF TITLE 24) 2022 CALIFORNIA GREEN BUILDING CODE, AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.
THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS, HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DETERIORATED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION, ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAINED IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME, NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.
ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN ITIS NECESSARY FOR THE COMPLETION OF THE PROJECT.
ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS, THE STORING OF GOODS AND MATERIALS ON DEDICATED AND/OR STREET WALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.

VICINITY MAP

PROJECT SCOPE:

BUILDING FRONT AND REAR ADDITION OF 1093 SF TO ADD TWO BEDROOMS, TWO BATHROOMS AND A FRONT LIVING ROOM. REMODEL THE KITCHEN. RELOCATE THE EXISTING 200 AMP MAIN ELEC SERVICE.

SPECIAL INSPECTION LIST:

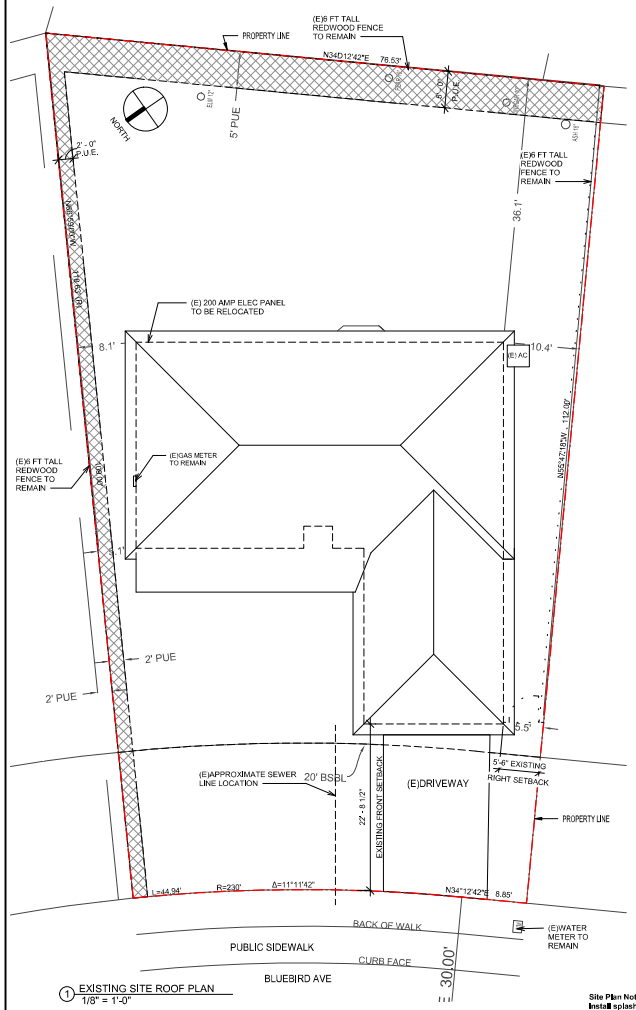
1) Structural wood per §1705.11.1 and §1705.12.2 for shear walls with fastener spacing of sheathing less than or equal 4 inches on center.
2) Post-installed mechanical, and adhesive anchors in hardened concrete members.

DESIGNER:
Yin Su
yinsu2002@gmail.com
SURVEY:
Zhen Wang
zhen.wang3888@gmail.com
STRUCTURE ENGINEER:
Bo Zhang
Beamable Engineering Inc.
20111 Stevens Creek Blvd, Ste 275,
Cupertino, CA 95014
C: (408) 752-2777
bo@beam-able.com
ENERGY:
George Martinez
gmartinez601@gmail.com

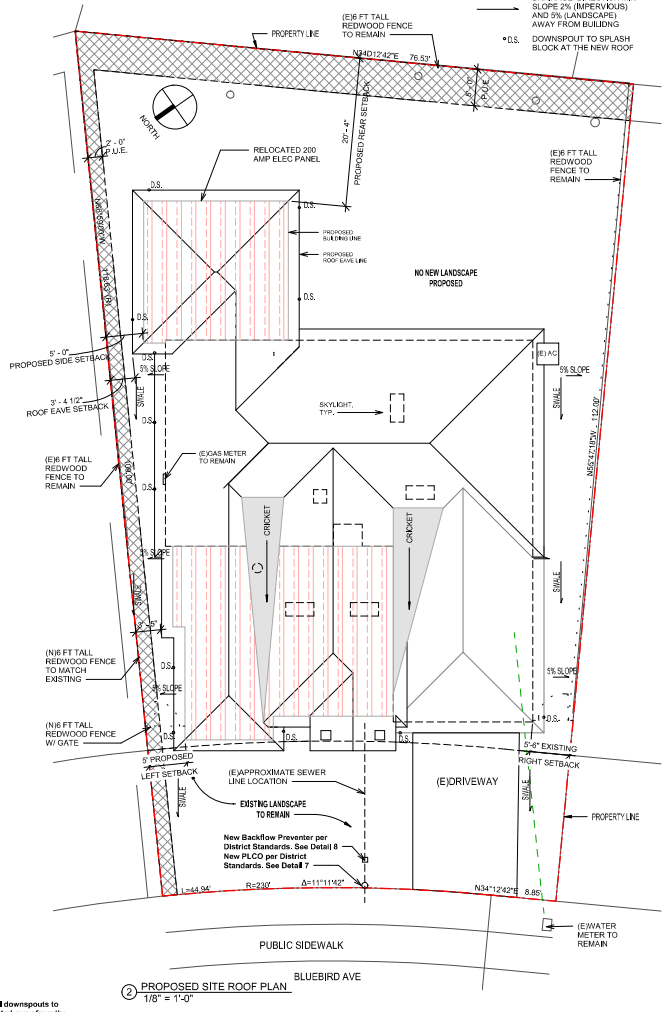
NOTE:
1. PROVIDE POSITIVE DRAINAGE TO ROOF DRAINS FROM ALL PARTS OF THE ROOF.
2. D.S.○— INDICATES 2"x3" 26 GA. G.I DOWNSPOUTS LOCATED AS SHOWN.
3. PROVIDES 5" - 26 GA. G.I OGEE GUTTER OVER 2x8 SPRUCE FASCIA BLARD - TYP.
4. ROOF PITCH TO MATCH EXISTING ROOF TYP. - U.N.O.
5. ROOF MATERIAL To MATCH EXISTING ROOF OVER 30# FELT - TYP.
6. PROVIDE NECESSARY FLASHING AT ALL ROOF AND WALL CONNECTIONS AS REQUIRED.
7. PROVIDE 3/4" THICK T&G PLANKS @ ROOF OVERHANG AREA.

SITE PLAN LEGEND:

- P.U.E EASEMENT
- W.C.E. EASEMENT
- PROPOSED BUILDING ADDITION
- DRAINAGE DIRECTION MIN SLOPE 2% (IMPERVIOUS) AND 5% (LANDSCAPE) AWAY FROM BUILDING
- D.S. DOWNSPOUT TO SPLASH BLOCK AT THE NEW ROOF



1 EXISTING SITE ROOF PLAN
1/8" = 1'-0"



2 PROPOSED SITE ROOF PLAN
1/8" = 1'-0"

Site Plan Notes:
Install splash blocks at all downspouts to ensure roof water is directed away from the foundation. Any existing downspouts that connect directly to the storm drain system shall be disconnected and directed towards landscaped areas.

PROJECT INFORMATION

PROPERTY:	1013 Bluebird Ave, Santa Clara, CA 95051
APN:	313-17-002
OWNER:	Kexuan Cui
LOT SIZE:	7,398 SF
LOT ZONING:	R1-6L
TYPE OF CONSTRUCTION:	TYPE V-B, NON-SPRINKLERED
OCCUPANCY:	R-3 & U
FLOOD ZONE DESIGNATION:	X

EXISTING LIVING AREA: 1,388 SF.
EXISTING GARAGE AREA: 459 SF(NO CHANGE)
EXISTING PORCH SQUARE FOOTAGE: 179 SF
EXISTING LOT COVERAGE (%) = (1,388+459+179)/7,398 = 27.3%
EXISTING: THREE BEDROOMS AND TWO BATHROOMS

PROPOSED ADDITION AREA: 1,093 SF.
PROPOSED TOTAL LIVING AREA: 2,481 SF
PROPOSED COMMON LIVING AREA: 1,060 SF
PROPOSED FRONT PORCH: 19 SF
PROPOSED: FIVE BEDROOMS AND FOUR BATHROOMS

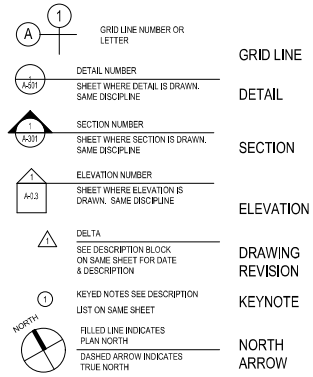
PROPOSED F.A.R: (2,489+459)/7,398 = 39.8% < 40% (ZONING ALLOWED)
PROPOSED LOT COVERAGE:
(2,481+459+19)/7,398 = 40% (ZONING ALLOWED)

Common living area (%) = 1,105 sf (living rooms, dining, kitchen, etc) / 2,481sf = 44.5%

APPLICABLE CODES

2025 CALIFORNIA RESIDENTIAL CODE
2025 CALIFORNIA ELECTRIC CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA BUILDING CODE
CITY OF SANTA CLARA MUNICIPAL CODE

SYMBOLS



DRAWING INDEX

A0.0	COVER SHEET / SITE PLAN
C0	SURVEY
A0.1	DEMO PLAN / DETAIL /NOTES
A0.2	PROPOSED FLOOR PLANS
A0.2 R	ROOF PLAN
A0.3	PROPOSED ELEC PLAN
A0.4A	BUILDING ELEVATIONS
A0.4B	BUILDING ELEVATIONS
A0.5	BUILDING SECTIONS / DETAILS
A0.6	DETAILS
EN1	TITLE 24
EN2	TITLE 24
S0	STRUCTURAL GENERAL NOTE
S1	FOUNDATION PLAN
S2	CEILING FRAMING PLAN
S3	ROOF FRAMING PLANS
SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS
SD3	STRUCTURAL DETAILS
SD4	STRUCTURAL DETAILS
WSWH1	STRONG WALL
WSWH2	STRONG WALL

Kexuan Cui

(OWNER)

Address:
1013 Bluebird Ave,
Santa Clara, CA 95051
Email:
cuikx0923@hotmail.com

Yin Su
Designer
Pobox390431,
MV, Ca94039
Email:
yinsu2002@gmail.com

NO	DESCRIPTION	DATE
	PERMIT SUBMITTAL	
	PLANNING	10/22/2025

PROJECT	**Project Number**
SCALE	**1/8" = 1'-0"**
TITLE	**COVER SHEET / SITE PLAN**

A0.0

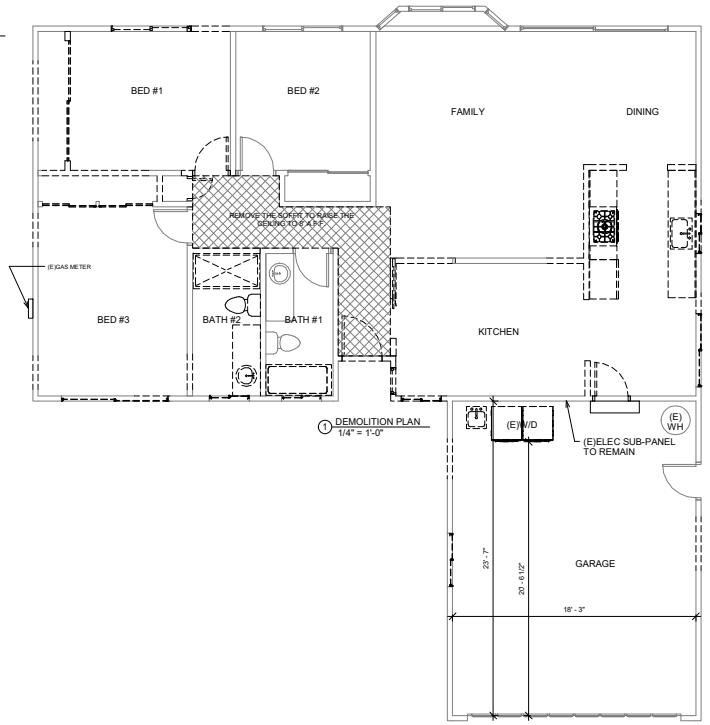
2014 ©

DEMO PLAN LEGEND

EXISTING WALLS TO REMAIN.

EXISTING WALLS TO REMOVE.

EXISTING HABITABLE AREA TO BE REMODELED



1 DEMOLITION PLAN
1/4" = 1'-0"

Kexuan Cui

(OWNER)

Address:
1013 Bluebird Ave,
Santa Clara, CA 95051
Email:
cuikx0923@hotmail.com

Yin Su
Designer
Pobox390431,
MV, Ca94039
Email:
yinsu2002@gmail.com

NO	DESCRIPTION	DATE
	PERMIT SUBMITTAL	
	PLANNING	10/22/2025

PROJECT **Project Number**

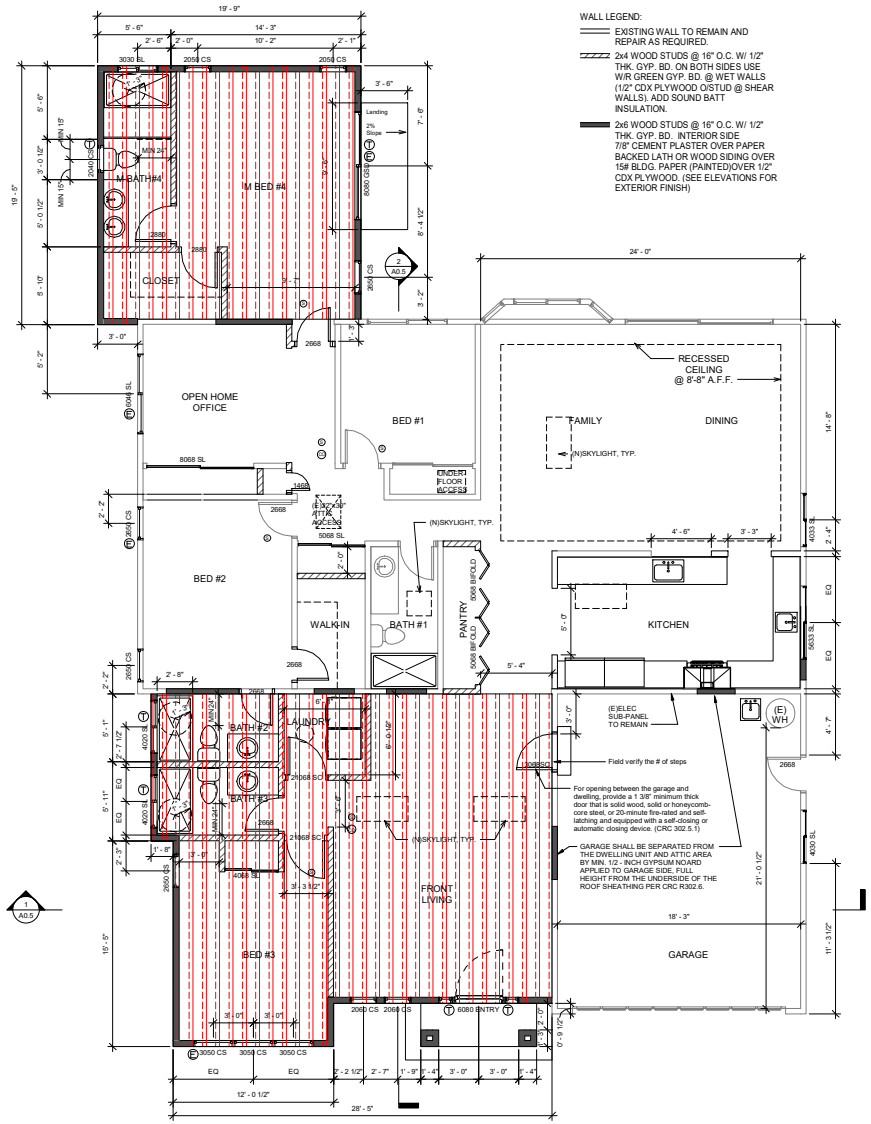
SCALE As indicated

TITLE

DEMO PLAN / DETAIL /NOTES

A0.1

2014 ©



Kexuan Cui

(OWNER)

Address:
1013 Bluebird Ave,
Santa Clara, CA 95051
Email:
cuikx0923@hotmail.com

Yin Su
Designer
Pobox390431,
MV, Ca94039
Email:
yinsu2002@gmail.com

NO	DESCRIPTION	DATE
	PERMIT SUBMITTAL	
	PLANNING	10/22/2025

PROJECT **Project Number**

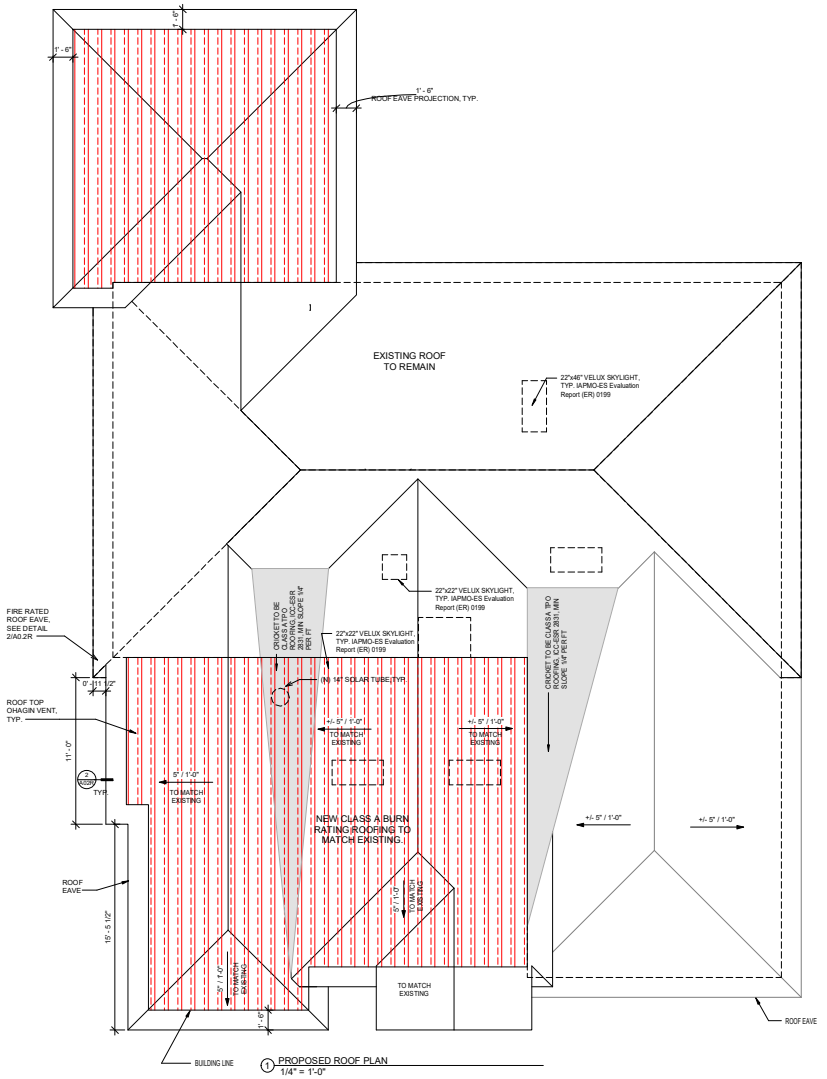
SCALE AS SHOWN

TITLE

PROPOSED FLOOR PLANS

A0.2

2014 ©



Kexuan Cui

(OWNER)

Address:
1013 Bluebird Ave,
Santa Clara, CA 95051
Email:
cuikx0923@hotmail.com

Yin Su
Designer
Pobox390431,
MV, Ca94039
Email:
yinsu2002@gmail.com

NO	DESCRIPTION	DATE
	PERMIT SUBMITTAL	
	PLANNING	10/22/2025

PROJECT **Project Number**

SCALE 1/4" = 1'-0"

TITLE

ROOF PLAN

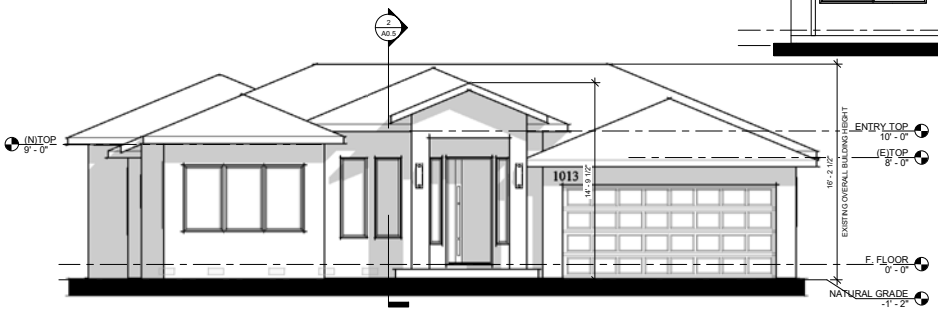
A0.2 R

2014 ©

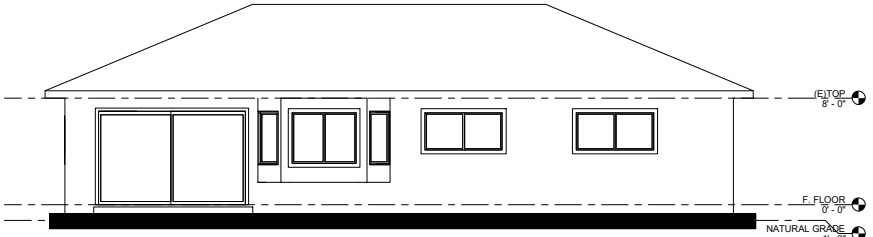
ELEVATION NOTES

1. CLASS A BURN RATING CONC. TILE ROOFING TO MATCH EXISTING.
2. STUCCO WALL FINISH, COLOR TO MATCH EXISTING.
3. WOOD TRIM @ EAVE W/ GUTTER.
4. RECESS@ WINDOW SILL.
5. RECESS AROUND WINDOW/DOOR.
6. 145.5"x5.5" UNDER FLOOR VENT.
7. DECORATIVE 14"x18" GABLE VENT W 4" TRIM.
8. EXISTING ROOF TO REMAIN.
9. STUCCO WALL FINISH, ACCENT COLOR BY OWNER.
10.WEEP SCREED, A MIN OF 26 GA. CORROSION - RESISTANT WEEP SCREED W/ A MIN VERTICAL ATTACHMENT FLAGE OF FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS W/STUCCO. THE SCREED SHALL BE PLACED A MIN OF 4" ABOVE THE EARTH OR 2" ABOCE PAVED AREAS AND SHALL BE OF A TYPE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING, SEE DETAIL 10/A0.4.

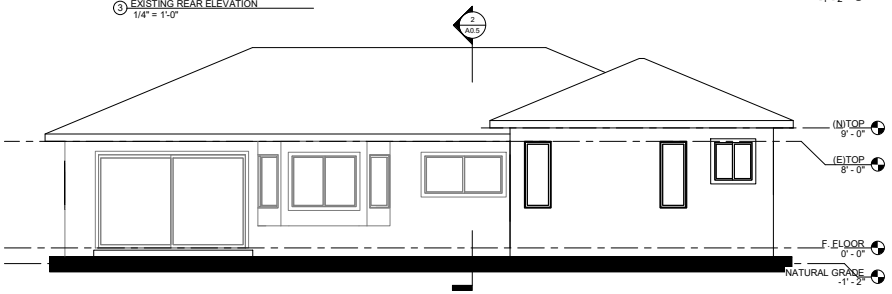
1 EXISTING FRONT ELEVATION
1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



3 EXISTING REAR ELEVATION
1/4" = 1'-0"



4 PROPOSED REAR ELEVATION
1/4" = 1'-0"

The existing tile roofing to be replaced with composite shingle .

Light Gray three Coat Stucc to Match the existing

Exterior lighting

Garage door

Kexuan Cui
(OWNER)
Address:
1013 Bluebird Ave,
Santa Clara, CA 95051
Email:
cuikx0923@hotmail.com

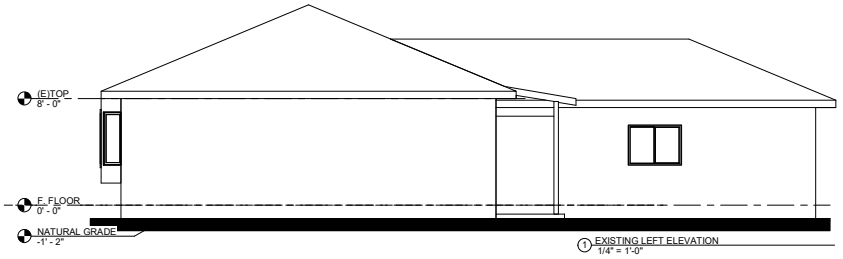
Yin Su
Designer
Pobox390431,
MV, Ca94039
Email:
yinsu2002@gmail.com

NO	DESCRIPTION	DATE
	PERMIT SUBMITTAL	
	PLANNING	10/22/2025

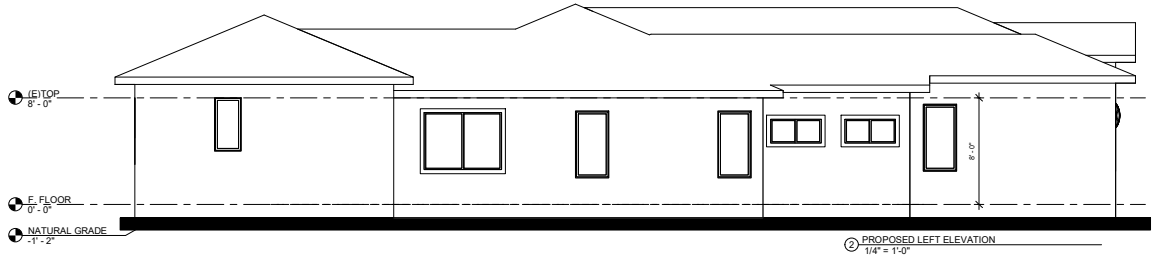
PROJECT Project Number
SCALE 1/4" = 1'-0"
TITLE
BUILDING ELEVATIONS

A0.4A

2014 ©



1 EXISTING LEFT ELEVATION
1/4" = 1'-0"



2 PROPOSED LEFT ELEVATION
1/4" = 1'-0"

3 EXISTING RIGHT ELEVATION
1/4" = 1'-0"

4 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

Kexuan Cui
(OWNER)
Address:
1013 Bluebird Ave,
Santa Clara, CA 95051
Email:
cuikx0923@hotmail.com

Yin Su
Designer
Pobox390431,
MV, Ca94039
Email:
yinsu2002@gmail.com

NO	DESCRIPTION	DATE
1	PERMIT SUBMITTAL	
	PLANNING	10/22/2025

PROJECT Project Number
SCALE 1/4" = 1'-0"
TITLE
BUILDING ELEVATIONS

A0.4B

2014 ©

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Public Hearing: Action on the Architectural Review (PLN25-00389) to Allow an Approximately 310 Square Foot First-Floor Addition and an Approximately 440 Square Foot Second-Floor Addition to an Existing Two-Story Single-Family Residence located at 852 Laurie Avenue. CEQA Status: Exempt from CEQA per Section 15303(a).

File No.: PLN25-00389
Location: 852 Laurie Avenue
Applicant: Megan Miner (MM Home Designs)
Owner(s): Przemyslaw and Hanna Tredak
Request: **Architectural Review** to allow for an approximately 310 square foot first-floor addition and an approximately 440 square foot second-floor addition to an existing two-story single-family residence.

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

- The existing two-story single-family residence is located at the southwest corner of Laurie Avenue and Macintosh Street and is in a single-family residential neighborhood, surrounded by one-story and two-story residences. See Vicinity Map in Attachment 1.
- The project site currently contains an existing two-story single-family residence with an existing rear deck and stairs.
- Per the Santa Clara City Code (SCCC) 18.120(D)(1)(d), the request requires Architectural Review approval through a Development Review Hearing.
- The proposed project includes an approximately 310-square-foot addition and an approximately 440 square foot second-floor addition to an existing two-story single-family residence. The first-floor addition adds a front facing living room and entry, and the second-floor addition adds a new den and office area. The second-floor addition is oriented towards the front of the house.
- The proposal also includes a Minor Modification request to allow a reduced second-story interior side setback of 7’-6”, where the SCCC requires a second-story interior side setback of 10’-0”. The existing second floor currently does not contain a setback from the first-floor wall, and therefore, is located 5’-0” from the side interior property line. Allowing a reduced second-story interior side setback allows the existing interior stairs to remain as-is while also ensuring privacy concerns to the adjacent property is minimized.
- The project is found consistent with the City’s Single-Family and Duplex Residential Design Guidelines (2014) in that the project:

  - Includes roof forms and pitches complementary to the surrounding homes;
  - Incorporates high quality materials such as stone veneer and wood siding;
  - Is well proportioned and the second floor does not exceed 66% of the first floor; and
  - The second floor includes a step back from the first-floor wall, which reduces the massing.
- The proposed project meets the required findings set forth in SCCC 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
   - The proposed project maintains a two-car garage and therefore satisfies the city's parking requirement.

2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:*
   - The proposed project is an addition to an existing single-family residence located in a single-family neighborhood and the nature of the proposed project is expected in single-family neighborhoods.

3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:*
   - The proposed project is an addition to an existing single-family residence located in a single-family neighborhood. The design of the proposed project is complementary to the surrounding neighborhood. The proposed project is well proportioned and designed with high quality materials, such as wood siding and stone veneer. The proposed addition is oriented towards the front of the house.

4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:*
   - The proposed project is an addition to an existing single-family residence located in a single-family neighborhood. The proposed project does not alter the nature of the neighborhood as it is a single-family residence in a single-family neighborhood and designed in such a manner that is complementary to the existing context.

5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:

- As described in the preceding section, the proposed project complies with the City's adopted Single-Family and Duplex Residential Design Guidelines in that the proposed project:
  - Includes roof forms and pitches complementary to the neighborhoods;
  - Incorporates high quality materials;
  - Incorporates a high sill window on the second floor adjacent to an existing single-family residence;
  - Is well proportioned and the second floor does not exceed 66% of the first floor; and
  - The second floor includes a step back from first-floor walls which help reduce the massing

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a) (Class 3 - New Construction or Conversion of Small Structures), in that the proposed project involves an addition to an existing single-family residence in a residential zone.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library. 67 public hearing notices were mailed to property owners within a 300-foot radius of the project site on June 4, 2026. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a) (Class 3 - New Construction or Conversion of Small Structures), and Approve the Architectural Review to allow for an approximately 310 square foot first-floor addition and an approximately 440 square foot second-floor addition to an existing two-story single-family residence, located at 852 Laurie Avenue, subject to the findings and conditions of approval.

Prepared by: Tracy Tam, Associate Planner, Community Development Department
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans

powered by Legistar™

Vicinity Map (Zoning) - 852 Laurie Avenue

Zoning

Land Parcels

- LO-RD - Low-Intensity Office/R&D
- PQP - Public/Quasi Public
- R1 - Single-Family Residential

Base Layers

Site Addresses

- Single
- Utility

Land Parcels

- Land Parcels
- Right of Ways

Streets

Notes:

PLN25-00389

0 150 300 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 2: Project Data/Compliance (SFR/Duplex)

Project Address: 852 Laurie Avenue **Project Number: PLN25-00389**
Zoning: R1-6L

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Parcel Area (SF) (min):	8,319	8,319	6,000	Y
Building Square Footage (SF)				
1st Floor:	1,747	2,057	--	--
2nd Floor:	565	1,005	--	--
Porch/Patio:	--	45	--	
Total (enclosed):	2,312	3,062	--	--
% of 2nd floor to 1st floor:	32%	49%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	24%	28%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor): **(2nd floor):**	±35'-0" ±50'-0"	±22'-0" ±40'-0"	20'-0" 25'-0"	Y
Right Side (1st floor): **(2nd floor):**	5'-0" 5'-0"	5'-0" 7'-6"	5'-0" 10'-0"	Y[1]
Side, Corner (1st floor): **(2nd floor):**	15'-0"	15'-0" 15'-0"	10'-0" 15'-0"	Y
Rear (1st floor): **(2nd floor):**	20'-0" 20'-0"	20'-0" 20'-0"	20'-0" 20'-0"	Y
Height (FT)				
Main building:	21'-0"	22'-4 ½"	25'-0"	Y
# of Bedrooms/Bathrooms:	5/3	5/3	--	--
Parking:				
Off-street	2	2	2	Y
Common Living Area (SFR)	26%	28%	Min 25%	Y
Open Landscaped Area (Front):	19%	19%	65%	Y

[1] The reduced second floor interior side setback of 7'-6" may be allowed with approval of a Minor Modification permit.

Conditions of Architectural Review Approval

PLN25-00389 / 852 LAURIE AVENUE

Architectural Review to allow for an approximately 310 square foot first-floor addition and an approximately 440 square foot second-floor addition to an existing two-story single-family residence.

GENERAL

G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is June 25, 2028.

G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code. California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

DURING CONSTRUCTION

P1. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P2. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P3. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban

Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

OPERATIONAL CONDITIONS

P4. **Use of Garage**. The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.

P5. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

P6. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.

E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

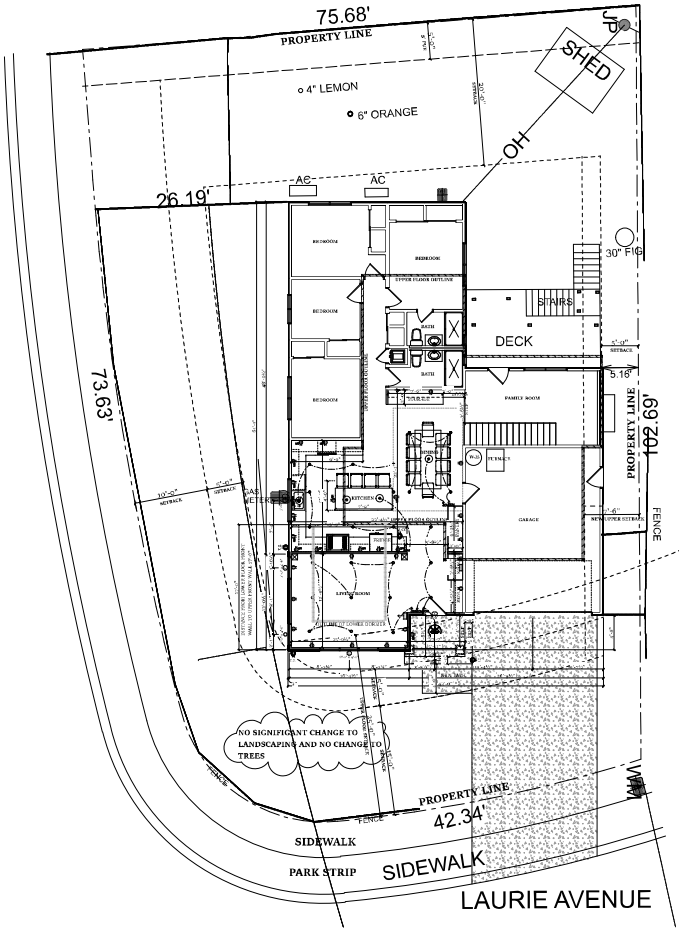
Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

A REMODEL FOR

Hania & Przemyslaw Krzysztof Tredak



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

NOTE TO CONTRACTOR

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUESTED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF MM HOME DESIGNS, AND REQUIRES ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERROR IS FOUND ON PLAN OF ANY KIND NOTIFY MM HOME DESIGNS. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF MM HOME DESIGNS. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK. NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MM HOME DESIGNS. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MM HOME DESIGNS.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND OTHER REQUIREMENTS WHICH HAVE BEEN ADOPTED BY THE LOCAL JURISDICTION OR ARE OTHERWISE APPLICABLE TO THIS PROJECT.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THIS JOB SITE ALL SUCH ITEMS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INTERSED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
4. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
5. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
6. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
7. THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
8. EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
9. ANY PROPOSED SHUT DOWN OF UTILITIES SHALL BE REGISTERED IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
10. ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOURS SHALL BE MADE IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
11. PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 718 OF THE CURRENT ADOPTED EDITION OF C.B.C.
12. EXITING NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSES) OF THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.

13- JOB COPIES OF THE APPROVED BUILDING PLANS, REVISIONS, AND DEFERRED SUBMITTALS SHALL BE ON-SITE DURING INSPECTIONS.

CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.

NO CONSTRUCTION MATERIAL EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.

A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER.

ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PLACED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.

THE PROJECT SHALL HAVE A SIGN(S) VIEWABLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS: MON-FRI FROM 7:30 AM TO 6 PM, SATURDAYS FROM 9AM TO 5 PM.

SPECIAL NOTES

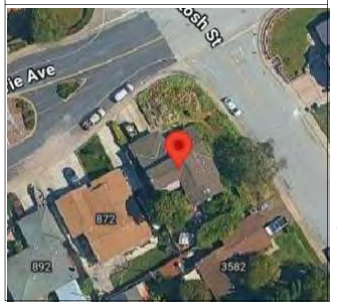
BEFORE YOU START CONSTRUCTION REVIEW ALL SHEETS CAREFULLY. READ THE GREEN CHECKLIST SHEETS AND THE TITLE 24 SHEETS FOR REQUIREMENTS AS RULES HAVE CHANGED AND THERE MAY BE THINGS YOU ARE NOT EXPECTING

APPLICABLE CODE

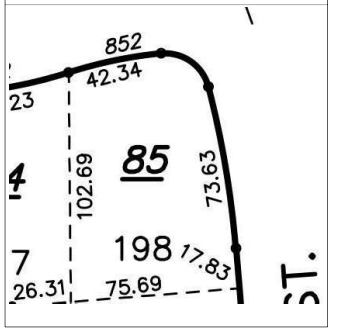
ALL CONSTRUCTION SHALL COMPLY WITH:

2022	CALIF. FIRE CODE
2022	CALIF. BLDG CODE
2022	CALIF. RESIDENTIAL CODE
2022	CALIF. MECH. CODE
2022	CALIF. PLUMBING CODE
2022	CALIF. ELEC. CODE
2022	CALIF. ENERGY CODES
2022	CALIF. GREEN BUILDING CODES
	ANY OTHER APPLICABLE LOCAL & STATE LAWS & REGULATIONS.

VICINITY MAP



PARCEL MAP



ANALYSIS

ASSESSOR'S PARCEL #	10107085
LOT AREA:	8,319 S.F.
ZONING:	R1-6L
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY RATING:	R-3, U
EXISTING USE:	SINGLE FAMILY RES.
SLOPE OF LOT	FLAT LOT
HISTORIC	NO
FIRE SPRINKLERS	NO
WUI	NO
STORIES	2
EXISTING	
EXISTING LOWER LIVING:	1,307 S.F.
EXISTING UPPER LIVING:	565 S.F.
EXISTING GARAGE:	440 S.F.
TOTAL EXISTING	2,312 S.F.
PROPOSED	
NEW LOWER LIVING	310 S.F.
NEW UPPER LIVING	440 S.F.
TOTAL SQUARE FOOTAGE	3,062 S.F.
TOTAL PROPOSED LIVING	2,622 S.F.
PROPOSED PORCH	45 S.F.
LOWER FLOOR AREA (LIVING + GARAGE)	2,057 S.F.
SECOND FLOOR AREA	1,005 S.F.

48% UPPER FLOOR TO LOWER FLOOR

LOT COVERAGE: 2,337 / LOT AREA: 8,319 S.F. = 28%

LIVING + GARAGE: 2,057 SFPORCH: 45 SFDECK: 175 SFSTAIRS: 60 SFTOTAL LOT COVERAGE: 2,337 SF2,337 / 8,319 = 28%

SCOPE OF WORK

REMODEL KITCHEN AREA
NEW LOWER CONDITIONED LIVING: 310 SQ.FT.
NEW UPPER CONDITIONED LIVING: 440 SQ.FT.
NEW LOWER COVERED PORCHPROJECT TOTALS
TOTAL FLOOR AREA: 3,062 SQ.FT (GARAGE + ALL CONDITIONED LIVING AREAS)
ADDED FLOOR AREA: 750 SQ.FT.

PERSONAE

OWNER
Hania & Przemyslaw Krzysztof Tredak
852 Laurie Ave,
Santa Clara, 95054
ptrendx@gmail.com
4086148399

DESIGNER
MM HOME DESIGNS
MEGAN MINER
18488 PROSPECT RD. #15
SARATOGA, CA 95070
SHELMINER@AOL.COM
408-396-0951

CITY STAMP AREA

REVISIONS	BY
Tuesday, May 5, 2026	

THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. THEY ARE NOT TO BE USED, IN PART OR IN WHOLE, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION FROM SAID DESIGNER.

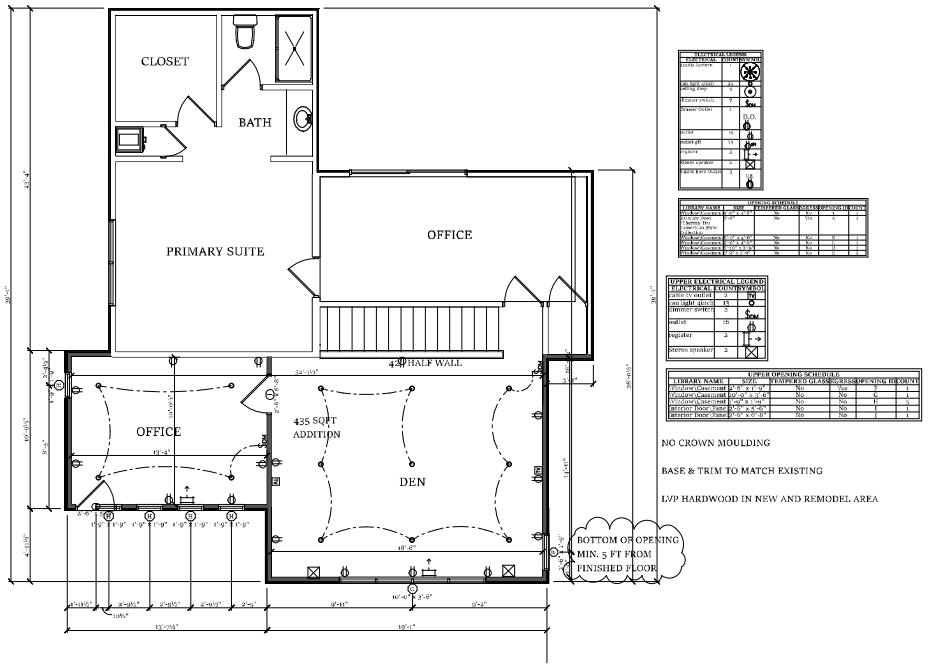
Megan Miner

MM HOME DESIGNS
18488 Prospect Rd. Suite 15, Saratoga, CA 95070
MMHOMEDESIGNS@GMAIL.COM - 408.396.0951

A Project for:
Hania & Przemyslaw Krzysztof Tredak
852 Laurie Ave, Santa Clara, 95054
ptrendx@gmail.com 4086148399

DRAWN	MM
CHECKED	MM
DATE	Tuesday, May 5, 2026
SCALE	AS SHOWN
JOB NO.	
PAGE:	1/13

COVERSHEET



ELECTRICAL LEGEND	
ELECTRICAL	COUNT
duplex w/ outlet	10
ceiling light	9
Shower Switch	1
Shower Outlet	1
Sconce	5
Indoor GFI	11
Outdoor GFI	2
Ceiling Fan	3
Smoke Detector	5
Carbon Monoxide	1

WINDOW SCHEDULE						
LIBRARY NAME	SIZE	TEMPERED GLASS	EGRESS	OPENING DIR	COUNT
Window/Casement	2'-4" x 1'-9"	No	Yes	S	1
Window/Casement	10'-0" x 4'-6"	No	No	C	1
Window/Casement	3'-0" x 1'-6"	No	No	D	2
Interior Door/Jamb	2'-6" x 6'-8"	No	No	L	1
Interior Door/Jamb	2'-6" x 6'-8"	No	No	R	1

UPPER ELECTRICAL LEGEND	
ELECTRICAL	COUNT
duplex w/ outlet	2
can light dimm	13
dimmer switch	2
wall tel	16
regulator	2
Stereo speaker	2

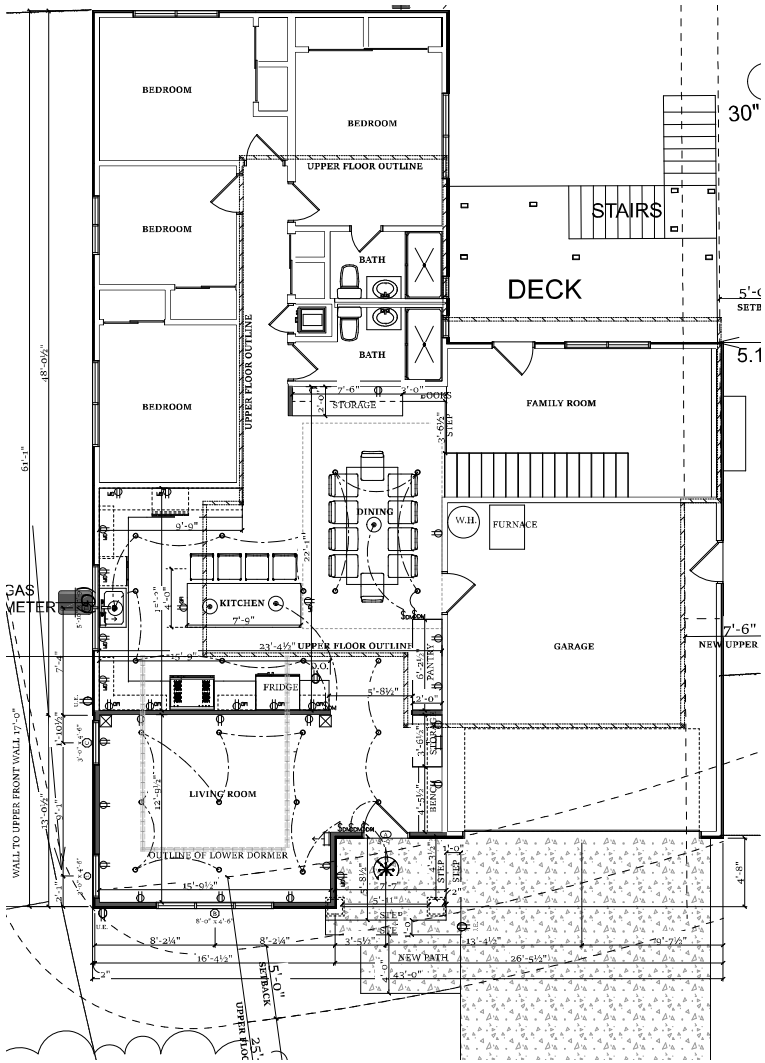
UPPER OPENING SCHEDULE					
LIBRARY NAME	SIZE	TEMPERED GLASS	EGRESS	OPENING DIR	COUNT
Window/Casement	2'-4" x 1'-9"	No	Yes	S	1
Window/Casement	10'-0" x 4'-6"	No	No	C	1
Window/Casement	3'-0" x 1'-6"	No	No	D	2
Interior Door/Jamb	2'-6" x 6'-8"	No	No	L	1
Interior Door/Jamb	2'-6" x 6'-8"	No	No	R	1

NO CROWN MOULDING

BASE & TRIM TO MATCH EXISTING

LVP HARDWOOD IN NEW AND REMODEL AREA

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



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

REVISIONS BY
Tuesday, May 5, 2026

THE IDEAS, DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. THEY ARE NOT TO BE USED FOR THIS PROJECT. PLANS SHALL NOT BE USED, PUBLISHED OR COPIED, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MEGAN MINER DESIGN.

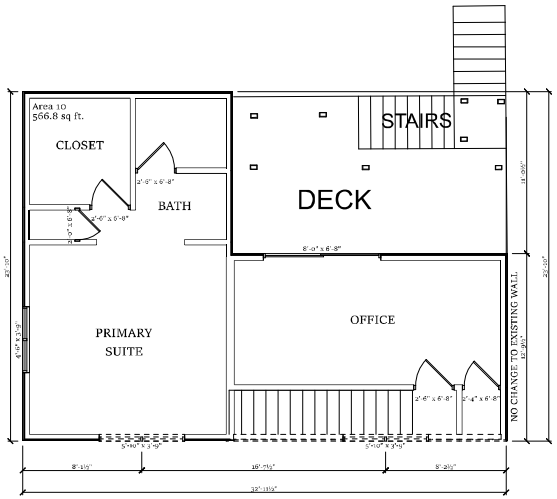
MM HOME DESIGNS
18488 Prospect Rd. Suite 15, Saratoga, CA 95070
MMHOMEDESIGNS@GMAIL.COM - 408.396.0951

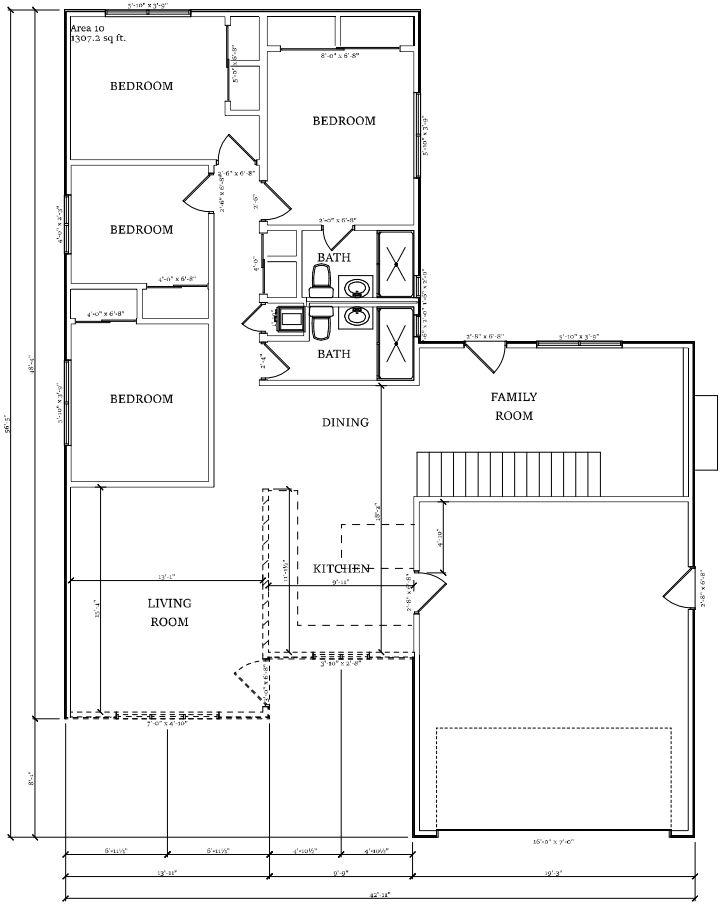
A Project for:
Hania & Przemyslaw Krzysztof Tredak
852 Laurie Ave, Santa Clara, 95054
ptrendx@gmail.com 4086148399

DRAWN
MM
CHECKED
MM
DATE
Tuesday, May 5, 2026
SCALE
AS SHOWN
JOB NO.

PAGE:
2/13

FLOORPLANS





DEMO PLAN

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

REVISIONS BY

Tuesday, May 5, 2026

THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. THESE PLANS ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MEGAN HOME DESIGN.

MM HOME DESIGNS
18488 Prospect Rd. Suite 15, Saratoga, CA 95070
MMHOMEDESIGNS@GMAIL.COM - 408.396.0951

A Project for:
Hania & Przemyslaw Krzysztof Tredak
852 Laurie Ave, Santa Clara, 95054
ptrendx@gmail.com 4086148399

DRAWN
MM
CHECKED
MM
DATE
Tuesday, May 5, 2026
SCALE
AS SHOWN
JOB NO.

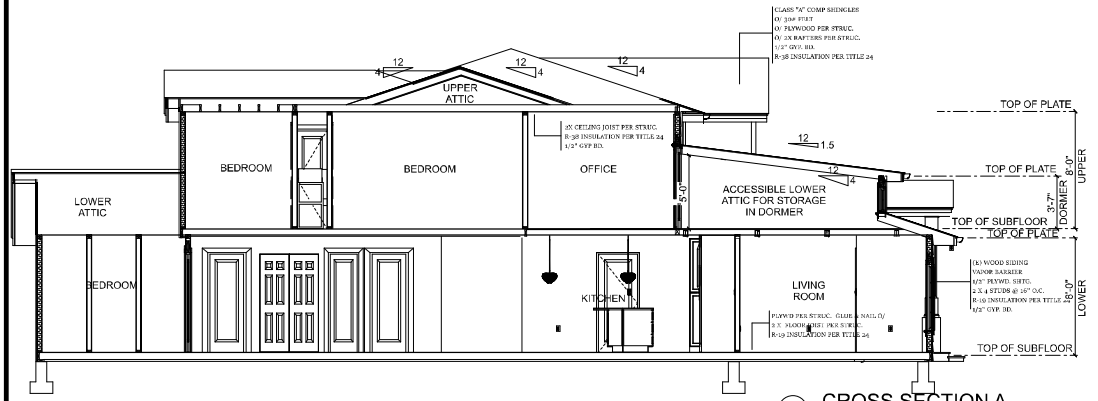
PAGE:
3/13

DEMO PLAN

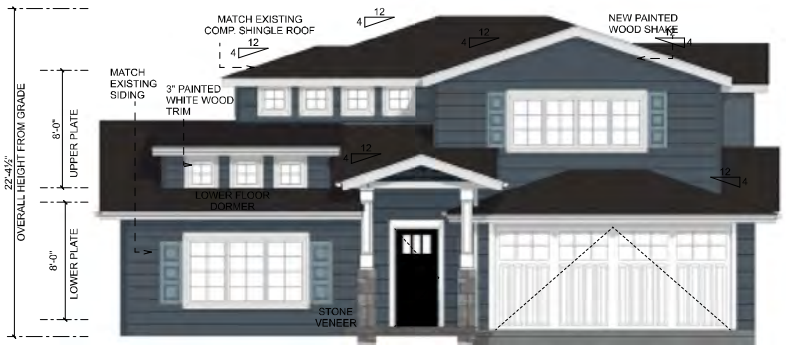
REAR ELEVATION
SCALE: 1/4" = 1'-0"

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

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



CROSS SECTION A
SCALE: 1/4" = 1'-0"



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

REVISIONS	BY
Tuesday, May 5, 2026	

THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. THEY ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF MM HOME DESIGNS.

MM HOME DESIGNS
18488 Prospect Rd. Suite 15, Saratoga, CA 95070
MMHOMEDESIGNS@GMAIL.COM - 408.396.0951

A Project for:
Hania & Przemyslaw Krzysztof Tredak
852 Laurie Ave, Santa Clara, 95054
ptrendx@gmail.com 4086148399

DRAWN	MM
CHECKED	MM
DATE	Tuesday, May 5, 2026
SCALE	AS SHOWN
JOB NO.	
PAGE:	4/13

ELEVATIONS

REVISIONS	BY
Tuesday, May 5, 2026	

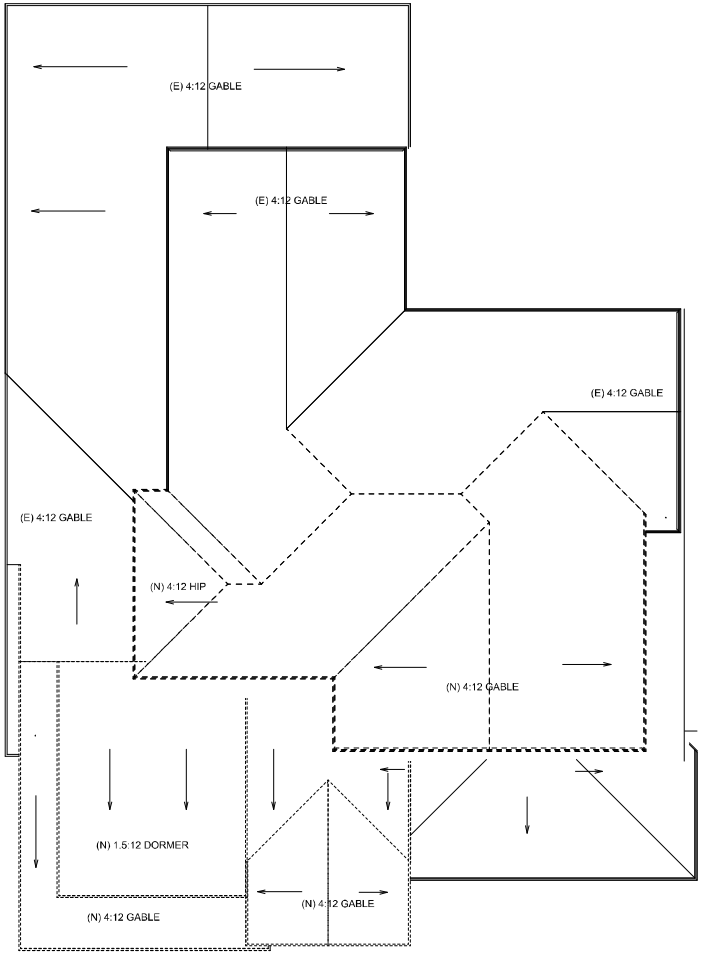
THE IDEAS, DESIGNS, AND CONCEPTS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. THEY ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF MEGAN MINES DESIGN.

MM HOME DESIGNS
18488 Prospect Rd. Suite 15, Saratoga, CA 95070
MMHOMEDESIGNS@GMAIL.COM - 408.396.0951

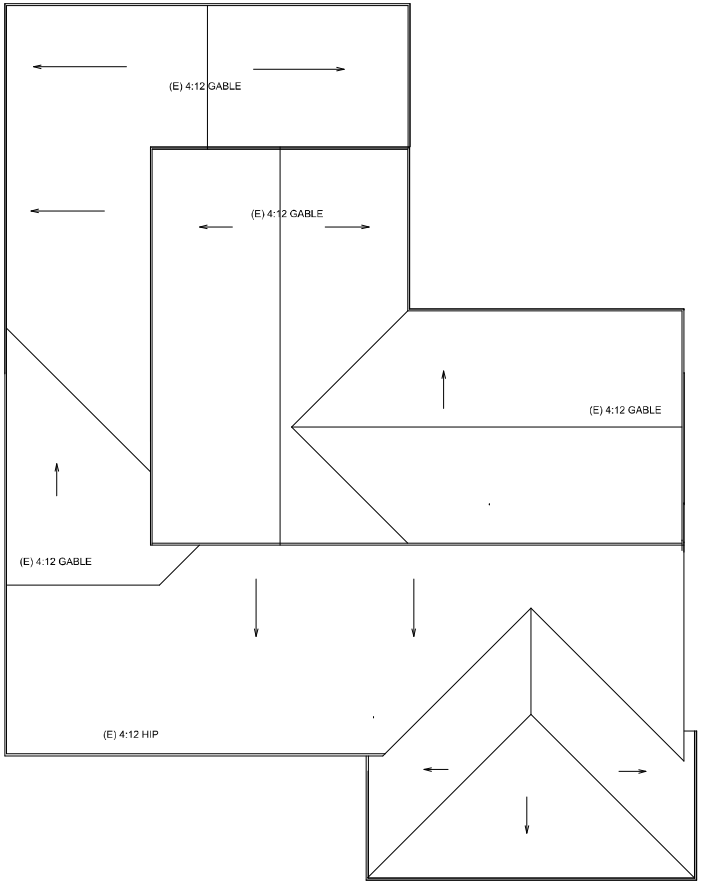
A Project for:
Hania & Przemyslaw Krzysztof Tredak
852 Laurie Ave, Santa Clara, 95054
ptrendx@gmail.com 4086148399

DRAWN	MM
CHECKED	MM
DATE	Tuesday, May 5, 2026
SCALE	AS SHOWN
JOB NO.	
PAGE:	5/13

RENDERING



PROPOSED ROOF PLAN



EXISTING ROOF PLAN

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

REVISIONS	BY
Tuesday, May 5, 2026	

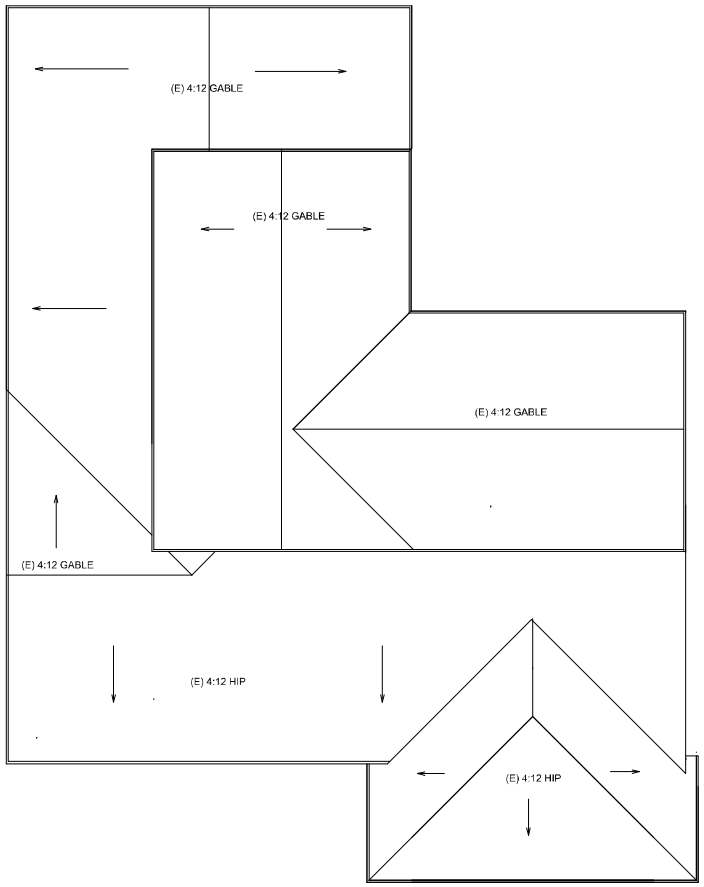
THE IDEAS, DESIGNS/PLANS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. THEY ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF MEGAN MINER DESIGN.

MM HOME DESIGNS
18488 Prospect Rd. Suite 15, Saratoga, CA 95070
MMHOMEDESIGNS@GMAIL.COM - 408.396.0951

A Project for:
Hania & Przemyslaw Krzysztof Tredak
852 Laurie Ave, Santa Clara, 95054
ptrendx@gmail.com 4086148399

DRAWN	MM
CHECKED	MM
DATE	Tuesday, May 5, 2026
SCALE	AS SHOWN
JOB NO.	
PAGE:	6/13

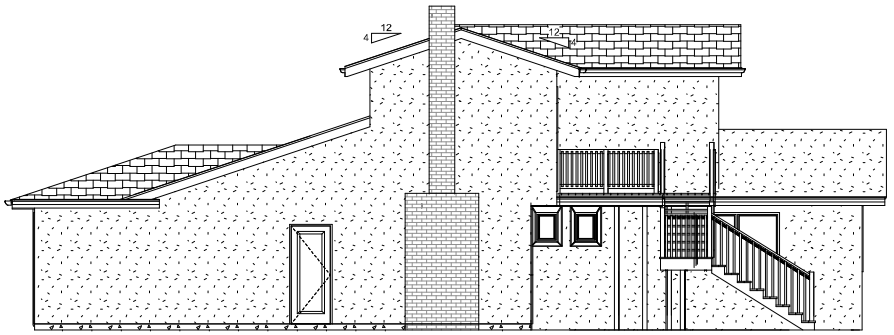
ROOFPLAN



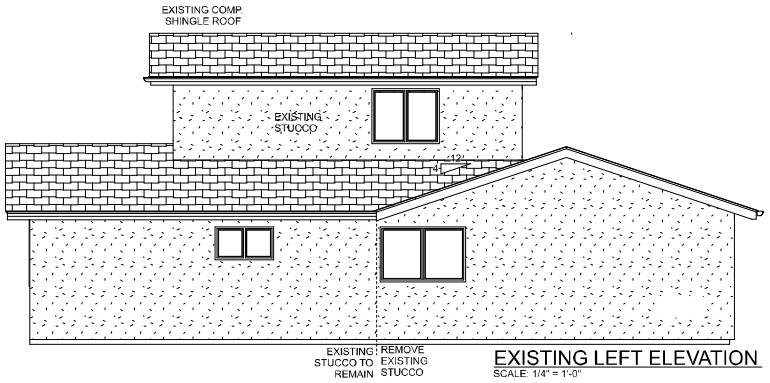
EXISTING TOP ELEVATION
SCALE: 1/4" = 1'-0"

NO CHANGES

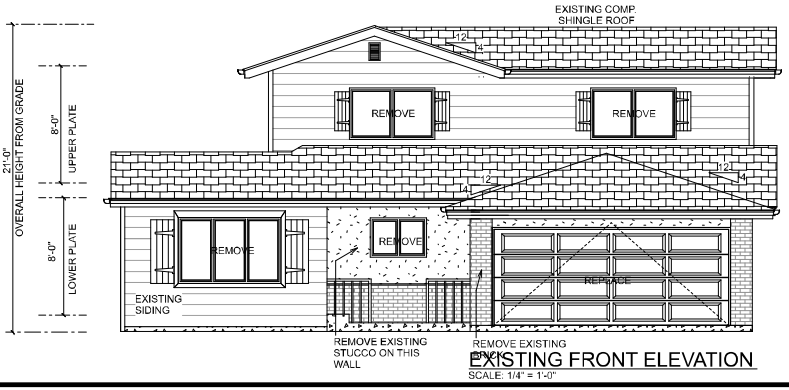
EXISTING REAR ELEVATION.
SCALE: 1/4" = 1'-0"



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



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



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

REVISIONS	BY
Tuesday, May 5, 2026	

THE IDEAS, DESIGNS AND DETAILS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. THEY ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MEGAN MINES DESIGN.

MM HOME DESIGNS
18488 Prospect Rd. Suite 15, Saratoga, CA 95070
MMHOMEDESIGNS@GMAIL.COM - 408.396.0951

A Project for:
Hania & Przemyslaw Krzysztof Tredak
852 Laurie Ave, Santa Clara, 95054
ptrendx@gmail.com 4086148399

DRAWN	MM
CHECKED	MM
DATE	Tuesday, May 5, 2026
SCALE	AS SHOWN
JOB NO.	
PAGE:	7/13

EXISTING ELEVATIONS

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

A = ARCHITECT C = CONTRACTOR
Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

☑ ☐ C **MAXIMUM INCREMENTAL REACTIVITY (MIR).** The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

☑ ☐ C **4.503.1 GENERAL.** Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

☑ ☐ C **4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.** 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 component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

☑ ☐ C **4.504.2 FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with this section.

☑ ☐ C **4.504.2.1 Adhesives, Sealants and Caulks.** Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

☑ ☐ C **4.504.2.2 Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

☑ ☐ C **4.504.2.3 Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

☑ ☐ C **4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT [1,2]	
(Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	**VOC LIMIT**
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80
1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.	
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.	

Y | N/A | RESPON. PARTY

☑ ☐ C

TABLE 4.504.2 - SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	**VOC LIMIT**
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS [2,3]	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS [1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340
1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS	
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.	
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.	

Y | N/A | RESPON. PARTY

☑ ☐ C

TABLE 4.504.5 - FORMALDEHYDE LIMITS [1]	
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	**CURRENT LIMIT**
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD [2]	0.13
1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.	
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).	

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

☑ ☐ C **4.504.3 CARPET SYSTEMS.** All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

☑ ☐ C **4.504.3.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx

☑ ☐ C **4.504.3.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.

☑ ☐ C **4.504.4 RESILIENT FLOORING SYSTEMS.** Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

☑ ☐ C **4.504.5 COMPOSITE WOOD PRODUCTS.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

☑ ☐ C **4.504.5.1 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

☑ ☐ C **4.505.2 CONCRETE SLAB FOUNDATIONS.** Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

☑ ☐ C **4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

☑ ☐ C **4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

☑ ☐ C **4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code.*

4.507 ENVIRONMENTAL COMFORT

☑ ☐ C **4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN.** Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

Y | N/A | RESPON. PARTY

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

☑ ☐ C **702.1 INSTALLER TRAINING.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

☑ ☐ C **702.2 SPECIAL INSPECTION [HCD].** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

☑ ☐ C **703.1 DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

REVISIONS BY
Tuesday, May 5, 2026

THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DEVISED SOLEY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MEGAN MINER DESIGN.

Megan Miner

MM HOME DESIGNS
18488 Prospect Rd. Suite 15, Saratoga, CA 95070
MMHOMEDESIGNS@GMAIL.COM - 408.396.0951

A Project for:
Hania & Przemyslaw Krzysztof Tredak
852 Laurie Ave, Santa Clara, 95054
ptrendx@gmail.com 4086148399

DRAWN MM
CHECKED MM
DATE Tuesday, May 5, 2026
SCALE AS SHOWN
JOB NO.

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

A = ARCHITECT C = CONTRACTOR
Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

☒ ☐ A — **301.1 SCOPE.** Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:

1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CAL*Green, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

☒ ☐ C — **4.106.1 GENERAL.** Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

☒ ☐ C — **4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.** Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

☒ ☐ C — **4.106.3 GRADING AND PAVING.** Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

☒ ☐ C — **4.106.4 Electric vehicle (EV) charging for new construction.** New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

☒ ☐ C — **4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.** For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

☐ ☒ N/A — **4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.**
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

☐ ☒ N/A — **4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.**
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

☐ ☒ N/A — **4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.**
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

☒ ☐ C — **4.106.4.2.4 Identification.**
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage .
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

☐ ☒ N/A — **4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.**
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

☒ ☐ C — **4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower . 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 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum 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 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

☐ ☒ N/A — **4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.**
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

☒ ☐ C — **4.303.3 Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

☒ ☐ C — **4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS** . Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations,* Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

☒ ☐ C — **4.406.1 RODENT PROOFING**. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

☒ ☐ C — **4.408.1 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.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

☒ ☐ C — **4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN** . Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

☒ ☐ C — **4.408.3 WASTE MANAGEMENT COMPANY.** Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

☒ ☐ C — **4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

☒ ☐ C — **4.408.5 DOCUMENTATION** . Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

☒ ☐ C — **4.410.1 OPERATION AND MAINTENANCE MANUAL.** At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

☐ ☒ N/A — **4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

REVISIONS	BY
Tuesday, May 5, 2026	

THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DEVISED SOLEY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MEGAN MINER DESIGN.

Megan Miner

MM HOME DESIGNS
18488 Prospect Rd. Suite 15, Saratoga, CA 95070
MMHOMEDESIGNS@GMAIL.COM - 408.396.0951

A Project for:
Hania & Przemyslaw Krzysztof Tredak
852 Laurie Ave, Santa Clara, 95054
ptrendx@gmail.com 4086148399

DRAWN	MM
CHECKED	MM
DATE	Tuesday, May 5, 2026
SCALE	AS SHOWN
JOB NO.	

GENERAL NOTES

1. GARAGE SEPARATION REQUIREMENTS
.A. OPENINGS SHALL COMPLY WITH THE FOLLOWING IN ACCORDANCE WITH THE CITY MUNICIPAL CODE
I. DOOR BETWEEN THE GARAGE AND DWELLING TO BE EQUIPPED WITH DEAD BOLT LOCKS. STRIKE PLATES SHALL BE SECURED TO WOODEN JAMBS WITH AT LEAST TWO AND ONE-HALF INCH WOOD SCREWS.
II. EXTERIOR DOORS AND DOORS LEADING FROM THE GARAGE AREA SHALL BE SOLID CORE WITH A MINIMUM THICKNESS OF 1-3/4". GARAGE DOOR TO HAVE SELF CLOSING HINGE.
III. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. CRC R302.5.2.
B. WALLS SEPARATING THE DWELLING AND ATTIC FROM THE GARAGE SHALL BE PROVIDED WITH ½" MINIMUM GYPSUM BOARD APPLIED ON THE GARAGE SIDE.
C. WHERE HABITABLE ROOMS OCCUR ABOVE THE GARAGE, SPECIFY THE FOLLOWING:
I. 5/8" MINIMUM TYPE X GYPSUM BOARD ON THE CEILING.
II. ½" MINIMUM GYPSUM BOARD ON ALL STRUCTURES SUPPORTING THE FLOOR/CEILING ASSEMBLIES.

2. INSTALL 1/2" GYP BOARD FROM FOUNDATION TO ROOF SHEATHING ON GARAGE SIDE OF WALLS COMMON TO LIVING SPACE AND 5/8"TYPE "X" GYP. ONE - HOUR FIRE-RESISTIVE CONSTRUCTION TO BEPROVIDED ON THE GARAGE CEILING WHEN LIVING SPACE IS ABOVE THE GARAGE. APPLY TO WALLS, POST AND BEAMS OF GARAGEADJACENT TO AND SUPPORTING THE RESIDENCE. APPLIED VENT.OR HORIZONTALLY. NAIL W/6D COOLER OR WALLBOARD NAILS @ 7" OCW/ END JOINTS O/ NAILING MEMBERS. STAGGER JOINTS EA. SIDE.

3. NO DIRECT OPENINGS BETWEEN THE GARAGE AND SLEEPING ROOMS

4. ALL DUCTS IN GARAGE THAT PASS THRU LIVING/GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER

5. EXTERIOR STUD WALLS TO BE 2 X 4 STUDS 16" O.C. W/BATT INSULATION. (UNLESS OTHER WISE NOTED - CHECK FLOORPLANS.)

6. ALL DIMENSIONS ARE TO THE FACE OF STUDS.

7. CEILING HEIGHT OF ALL ROOMS TO INCLUDE FLOOR FINISH.

8. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM WALL BOARD EXCEPT OTHERWISE NOTED.

9. GYPSUM WALL BOARD SHALL BE INSTALLED PER CURRENT C.B.C.

10. PROVIDE 2 X SOLID BACKING FOR RAILINGS, CABINETS, SHELVING, ACCESSORIES, ETC. AS NEEDED.

11. EXTERIOR DOORS SHALL BE 1-3/4" THICK SOLID CORE. EXCEPTIONS: EXTERIOR DOORS 1-3/4" THICK WITH SOLID WOOD PANELS NOT LESS THAN 9/16" THICK ARE A SATISFACTORY ALTERNATIVE TO A SOLID CORE DOORS

12. INSTALL ALL WINDOWS AND DOOR AS PER MANUFACTURER. SPECIFICATIONS

13. ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOOR, GLASS SUBJECT TO HUMAN IMPACT, ETC SHALL BE SAFETY TEMPERED

14. WINDOWS MARKED AS "EGRESS" MUST MEET C.B.C. MINIMUM REQUIREMENTS. OF MAX 44" HIGH SILL & MINIMUM. NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MINIMUM. CLEAR OPENING OF 5.7 SQ. FEET

15. WINDOWS AND DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MRG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIERS AND OR OWNERS SPECIFICATIONS. WINDOWS TO BE DUAL-PANED (U.N.O.)

16. FLASH ALL EXTERIOR OPENINGS WITH SHEET METAL TO EXTEND 6" UNDER BUILDING PAPER BEHIND WALL OPENING.

17. INSTALL 5/8" TYPE "X" GYP. BD. ON WALLS AND CEILING@ USABLE UNDER STAIR CLOSET, WHERE APPLICABLE.

18. PROVIDE WATER RESISTANT GYP. BD. ON ALL "WET" AREAS

19. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3' FROM ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH & UTILITY FANS, ETC., MUST BE 3' AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). CMC 504.5

20. WATER-RESISTANT GYPSUM BACKING BOARD LIMITATIONS (CBC 2509.3) SHALL NOT BE USED IN THE FOLLOWING LOCATIONS:
A. OVER A VAPOR RETARDENT IN SHOWER OR BATHROOM COMPARTMENT.
B. WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY SUCH AS STEAM OR SAUNA ROOMS
C. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES ON CENTER FOR ½" THICK WATER-RESISTANT GYPSUM BOARD OR MORE THAN 16 INCHES ON CENTER FOR 5/8" THICK WATER RESISTANT GYPSUM BOARD.

21. OPENINGS AROUND GAS VENTS, DUCTS & PIPING @ EACH FLOOR SHALL BE FIRE STOPPED

22. DRAFTSTOPPING SHALL BE INSTALLED IN ALL ATTIC SPACES AND CONCEALED ROOF SPACES SUCH THAT NO HORIZONTAL AREA EXCEEDS 3,000 S.F.

23. ATTIC ACCESS TO BE 30"X 22" MIN.

24. ATTICS WITH A VERTICAL HEIGHT OF 30" OR MORE REQUIRES ACCESS. ALL ATTICS ACCESS ARE A 1/2" PLYWOOD PANEL FINISHED WITH A GRADE SIDE TO THE OCCUPIED SPACE. PAINT TO MATCH THE CEILING TO THE PLYWOOD PANEL.

25. ACCESSIBLE UNDER-FLOOR AREA SHALL BE PROVIDED WITH A MIN. 18" X 24" OPENING.

26. UNDER-FLOOR AREA SHALL BE VENTILATED BY OPENINGS OF A NET AREA OF NOT LESS THAN 1/150 OF UNDER-FLOOR AREA. VENTILATED OPENINGS SHALL BE PROTECTED BY METAL MESH WITH A 1/4" MAX. OPENING.

27. FIREPLACE INSTALLATION AND USE SHALL BE IN ACCORDANCE WITH THEIR LISTING & LOCAL CODES AND INSTALLED PER MANUFACTURER. SPECIFICATIONS.

28. PROVIDE FIRE STOPS IN OPENINGS @ FLOOR CEILINGS OF ALL FIREPLACES

29. INTERIOR HANDRAILS & GAURD RAILS TO BE WOOD.

30. EXTERIOR HANDRAILS & GUARDRAILS TO BE W.I. UNLESS OTHERWISE NOTED.

31. CABINET MANUFACTURER SHALL PROVIDE SHOP DRAWINGS FOR CONTRACTOR, OWNER, OR HIS AGENTS APPROVAL FOR ALL CABINET SIZES AND FINISHES, MATERIAL ETC. SHOP DRAWING SUPERCEDE ALL INTERIOR ELEVATIONS.

32. CONTRACTOR SHALL PROVIDE GALVANIZED SHEET METAL PAN UNDER ALL CLOTHES WASHER, WHEN LOCATED ON AN UPPER FLOOR.

33. LANDINGS SHALL HAVE A WIDTH NOT LESS THAN A WIDTH OF THE DOOR OR A STAIRWAY.

34. STAIRWAYS: 36" MINIMUM WIDTH, 7 3/4" MAX. RISE, 10" MIN. RUN AND 6'-8"MIN. HEAD ROOM.

35. PROVIDE COMBUSTION AIR FOR SOLID FUEL BURNING APPLIANCES

36. THE EV CHARGER TO PROVIDE A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT AND A DEDICATED 40 AMP BRANCH CIRCUIT FOR THE EV CHARGER. IN ADDITION, INSTALL A LEVEL 2 EV READY CIRCUIT AND LEVEL 1 EV READY CIRCUIT (ORDINANCE NO.19-2193, SECTION 16.58.400)

37. BATHROOM VENTILATION - PROVIDE MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING 50 CFM IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND SIMILAR ROOMS (CBC 1203.4.2.1, TABLE 4-4 CMC)

38. DRYER VENTILATION - DRYER SHALL VENT TO OUTSIDE WITH A 4" DIAMETER RIGID METAL DUCT, MAX LENGTH 14 FT WITH MAX OF TWO 90 DEGREE ELBOWS, AND A BACK DRAFT DAMPER. VENT SHALL DISCHARGE MIN 3 FEET AWAY FROM ANY OPENING INTO THE BUILDING (CMC 504). MAKEUP AIR SHALL BE PROVIDED FOR TYPE 1 CLOTHES DRYER IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. (NFPA 54:10.4.3.1). WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING OF NOT LESS THAT 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY OTHER APPROVED MEANS. INSTALL 7.5" X 14" LOUVER VENT IN CLOSET DOOR.

39. CONTRACTOR SHALL VERIFY ALL APPLIANCES AND EQUIPMENT REQUIREMENTS PRIOR TO BEGINNING WORK AND SHALL PROVIDE ALL HOOK UPS.

40. EARTHQUAKE ACTUATED GAS SHUT-OFF VALVES ARE REQUIRED FOR ALL NEW OR RELOCATED GAS METERS.

41. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS.

42. VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB-ON- GRADE FOUNDATIONS.

43. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.

TANKLESS WATER HEATER - GAS

1. MOST TWHS ARE INSTALLED IN GARAGES, BASEMENTS, OR ON EXTERIOR WALLS OF GARAGES OR STRUCTURES. THWS MAY BE INSTALLED IN BEDROOM OR BATHROOM CLOSETS ONLY IF THEY ARE OF THE DIRECT-VENT TYPE OR THEY ARE IN A CLOSET DEDICATED SOLELY TO THE THW, WITH SELF-CLOSING GASKETED DOORS AND ALL COMBUSTION AIR FROM THE EXTERIOR

2. A TWH MAY BE LOCATED IN AN ATTIC WHEN ALL REQUIREMENTS FOR A CODE COMPLIANT INSTALLATION ARE MET INCLUDING REQUIRED ACCESS, CLEARANCE TO COMBUSTIBLES, LIGHTING WITH A SWITCH NEAR THE ATTIC ENTRY, AND AN ADJACENT RECEPTACLE

3. A TWH SHALL NOT BE INSTALLED IN LOCATIONS WHERE DAMAGE TO THE SUPPORTING STRUCTURE WOULD OCCUR FROM AN UNDETECTED LEAK UNLESS A WATER TIGHT CORROSION RESISTANT PAN IS INSTALLED BENEATH THE TWH WITH A MINIMUM ¾ INCH DIAMETER DRAIN LINE DISCHARGING TO AN APPROVED LOCATION

4. TWH VENTING AND INSTALLATION:
A. MOST TWHS USE POSITIVE PRESSURE (FORCED) VENTS. SUCH VENTS SHALL COMPLY WITH THE VENT MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR CATEGORY III AND IV APPLIANCES. MOST ARE STAINLESS STEEL DUE TO THE SLIGHTLY ACIDIC CONTENT OF THE CONDENSATE. MOST DO NOT ALLOW COMMON VENT WITH OTHER APPLIANCES. ALL POSITIVE PRESSURE VENT PIPES SHALL BE SEALED AIR TIGHT AT EACH JOINT FROM FLUE COLLAR TO TERMINATION. TYPE B VENTING MATERIAL IS NOT ACCEPTABLE FOR POSITIVE PRESSURE VENTS.
B. LISTED PRESSURE-ONLY RELIEF VALVES (PRVS) SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER.
C. CPVC PIPING USED WITH ANY TWH SHALL BE INSTALLED WITH RESTRICTIONS AS REQUIRED BY TWH OR CPVC MANUFACTURER, WHICHEVER IS MOST RESTRICTIVE.
D. CONDENSATE DRAINS NEED NOT COMPLY WITH THE SAME REQUIREMENTS AS FOR AC CONDENSATE, AND ARE ALLOWED TO DISCHARGE ONTO SOIL. THEY SHOULD NOT DISCHARGE OVER HARDSCAPED (CONCRETE) SURFACES OR WALKWAYS.

5. TWH ELECTRICAL:
A. GAS-FIRED TWH UNITS USUALLY REQUIRE A 120-VOLT RECEPTACLE FOR OPERATION OF THE THERMOSTATICS CONTROLS WHEN INSTALLED IN A GARAGE, THE POWER FOR THESE GAS-FIRED UNITS MAY BE PROVIDED BY AN ADJACENT GFCI-PROTECTED RECEPTACLE
B. WHEN INSTALLED OUTDOORS, THE RECEPTACLE MUST BE GFCI PROTECTED AND LISTED WEATHER-RESISTIVE (WR) WITH A WEATHERPROOF "BUBBLE COVER" OR BE HARD WIRED WITH A DISCONNECT SWITCH IN SIGHT OF THE UNIT
C. CORDS ON OUTDOOR THWS MUST BE LISTED AS SUITABLE FOR A WET LOCATION AND FOR SUNLIGHT RESISTANCE. IF THE LAST LETTER OF THE LETTER CODE PRINTED ON THE CORD IS A "W" THE CORD IS COMPLIANT.
D. ATTIC OR BASEMENT INSTALLATIONS WILL REQUIRE A 120-VOLT RECEPTACLE AND SWITCHED LUMINARIES AT OR NEAR THE TWH. THE SWITCH FOR THE LUMINARIES MUST BE LOCATED ADJACENT TO THE ATTIC OR BASEMENT ACCESS
E. ALL NEW ELECTRICAL WORK REQUIRES AN ELECTRIC PERMIT

6. GAS PIPING
A. A TWH GENERALLY REQUIRES A SIGNIFICANTLY GREATER QUANTITY OF GAS THAN A STORAGE TANK HEATER. TYPICALLY, A DEDICATED GAS LINE MUST BE INSTALLED FROM THE GAS METER TO THE TWH AND A LARGER GAS METER MAY BE REQUIRED. TO PROPERLY SIZE GAS PIPING USE THE APPROPRIATE TABLE IN CHAPTER 12 OF THE CURRENT CPC.
B. ALL NEW AND ALTERED GAS PIPING SYSTEMS MUST BE PRESSURE TESTED AS PRESCRIBED BY CODE

7. COMBUSTION AIR:
A. TWH INSTALLATIONS SHALL COMPLY WITH MANUFACTURER'S REQUIREMENTS AND CURRENT CPC AND CMC REQUIREMENTS FOR COMBUSTION AND MAKE-UP AIR OR BE THE DIRECT-VENT TYPE. PROPERLY SIZED COMBUSTION AIR VENTS ARE TO BE LOCATED COMMENCING WITHIN THE UPPER 12" OF AN ENCLOSURE AND COMMENCING WITHIN THE LOWER 12" FROM THE BOTTOM OF AN ENCLOSURE
B. F.A.U. & WATER HEATER INSTALLED ON 18" HIGH WOOD F.A.U. & WATER HEATER INSTALLED ON 18" HIGH WOOD PLATFORM W/ 1 1/8" PLYWOOD TOP SURFACE.
C. INSTALL SEISMIC STRAP ON ALL WATER HEATERS AND FURNACES TO BE CEC CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE STRAPS TO BE INSTALLED AT POINTS WITHIN UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS. AT LOWER POINT, A 4" CLEARANCE SHALL BE MAINTAINED ABOVE CONTROLS, WHEN LOCATED IN GARAGE. SEE DETAIL SHEET.
D.INSTALLING CONTRACTOR TO DESIGN & BUILD COMPLETE AND FUNCTIONING SYSTEMS.

9. ATTIC FURNACE:
A. MINIMUM OF 5' IN HEIGHT OF CLEAR SPACE. A CONTINUOUS ACCESSIBLE OPENING AND PASSAGEWAY WITH A MIN. OF 22" X 30" IN SIZE OR AS LARGER AS THE SMALLEST PIECE OF EQUIPMENT. MAX. 20 FEET TRAVEL PATH AND 24" WIDE W/ SOLID FLOOR PASSAGEWAY. MIN. 30" X 30" WORKING PLATFORM IN FRONT OF THE ENTIRE FIREBOX. A PERMANENT ELECTRICAL OUTLET AND LIGHTING FIXTURE. SEE DETAIL SHEET.

ELECTRIC HEAT PUMP WATER HEATER

INSTALL PER MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS

IF INSTALL IN A CLOSET - USE FULL LOUVERED DOOR TO INSURE SUFFICIENT AIR CIRCULATION.

PROVIDE A PAN WITH DRAIN

KITCHEN NOTES

1. NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISH-WASHING MACHINE

2. PROVIDE GAS SHUT-OFF @ STOVE IN AN ACCESSIBLE LOCATION

3. RANGE HOOD MUST EXTEND FULL WIDTH OF RANGE. INSTALL PER MANUF. SPECIFICATIONS.

4. RANGE HOOD MUST TERMINATE A MIN. OF 3' FROM ANY AIR INTAKE OR OPENING INTO THE BUILDING

5. RANGE HOOD VENT TO OUTSIDE AS PER CEC SECTION 150(o)

6. KITCHEN HOOD SHALL HAVE A MIN 130 CFM EXHAUST RATE FOR AN ELECTRIC RANGE AND MIN 280 CFM EXHAUST RATE FOR A GAS RANGE, AND HOOD TO HAVE BACKDRAFT DAMPER, IF HOOD IS PART OF INTERMITTENT WHOLE HOUSE FAN VENTILATION SYSTEM PER ASHRAE 62.2 MAX SOUND RATING OF 3-SONES IS ALLOWED @ 160 CFM. PER ASHRAE 62.2 & 2022 ENERGY CODE.

7. KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM @ 60 PSI, MIN 0.8 GPM AS PER 2022 CPC SECTION 402.1.2, TABLE 4.303.2 OF 2022 CGBC

8. KITCHEN EXHAUST FANS TO BE MINIMUM 100 CFM PER 2022 CALIFORNIA ENERGY CODE 150(O) AND ASHRAE 62.2.

LAUNDRY

1. VENT DRYER SHALL TERMINATE TO THE OUTSIDE OF THE BUILDING, 3 FEET FROM THE PROPERTY LINE W/ MIN. 4" RND BY 14' MAXIMUM LENGTH DUCT INCLUDING NO MORE THAN 2-90 DEGREE ELBOWS AND EQUIPED W/ BACK DRAFT DAMPER

MECHANICAL

1. INSTALL FURNACE AND WATER-HEATER PLATFORMS PER ALL APPLICABLE CODES.
2. PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER ALL APPLICABLE CODES.
3. AIR DUCTS THAT PASS THROUGH LIVING/GARAGE COMMON WILL SHALL BE 26 GUAGE STEEL OR THICKER PER THE CBC.
4. SEISMICALLY BRACE WATER HEATER AND FURNACE PER ALL APPLICABLE CODES.
5. HEATING SYSTEM TO BE SIZED AND LAID OUT BY A MECHANICAL CONTRACTOR, IN ACCORDANCE WITH REQUIREMENTS OF TITLE 24 AND OTHER CODES.
6. EXHAUST DRYER TO OUTDOORS WITH RIGID METAL DUCT PER ALL CODES.
7. HEW HEATING EQUIPMENT THAT GENERATES A GLOW, FLAME, OR SPARK, LOCATED IN THE GARAGE SHALL BE INSTALLED SUCH THAT THE SOURCE OF IGNITION IS AT LEAST 18" ABOVE THE FLOOR.
8. HERS VERIFICATION REQUIRED FOR HVAC COOLING, HVAC-DISTRIBUTION, HVAC-FAN SYSTEMS, AND IAQ FANS. PROVIDE EVIDENCE OF THIRD PARTY VERIFICATIONS (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION PER TITLE 24 REQUIREMENTS.
9. VENTILATION HEATING AND AC SYSTEMS SHALL HAVE MERV 6 FILTERS OR BETTER. CEC 150.0(M)12B.
10. AT FINAL INSPECTION, PLACE IN THE BUILDING A MANUAL, WEB BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH CGBSC SECTION 4.410.1
11. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL STARTUP OF THE HEATING AND COOLING EQUIPMENT.
12. ALL ENVIRONMENTAL AIR DUCTS SHALL TERMINATE A MINIMUM OF 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BUILDING, AND 10 FEET FROM A FORCED AIR INLET. CMC 502.2.1.
13. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
A. ESTABLISH HEAT LOSS ANDHEAT GAIN VALUES ACCORDING TO ANSI/ACCA 2 MANUAL J-2016 OR EQUIVALENT.
B. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL D-2014 OR EQUIVALENT.
C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL 5-2016 OR EQUIVALENT.
14. 1 INSTALLER TRAINING. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

GENERAL BATHROOM NOTES

1. WALL COVERING SHALL BE CEMENT BACKER BOARD, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.

2. SHOWER LINING REQUIRED IN PERMANENT BUILT IN SHOWER SEATS UP THE WALL 3" AND PITCHED 1/4" PER FT.

3. SHOWER COMPARTMENTS SHALL BE A MIN OF 1024 S.I. AND SHALL BE CAPABLE OF ENCOMPASSING A 30" CIRCLE.

4. TOILETS TO HAVE MIN. 30" SIDE X 24" DEEP CLEARANCE IN FRONT OF TOILET AND A MIN. 15" CLEAR FROM CENTERLINE OF TOILET TO EACH SIDE.

5. MOTORS SHALL BE UL LISTED FOR HYDRO MASSAGE USE AND A REMOVABLE PANEL OF SUFFICIENT SIZE TO ACCESS MOTOR.

6. DIMENSION SHALL BE INSTALLED TO ACCESS PUMP.

7. ALL VENT TERMINATIONS MUST BE 10' AWAY OR 3' ABOVE ANY OPENING. TYP.

8. EACH BATHROOM IS REQUIRED TO HAVE A 50 CFM MINIMUM EXHAUST FAN DUCTED TO THE OUTSIDE. BATHROOM IS ANY ROOM WITH A BATHTUB, SHOWER, SPA OR SIMILAR SOURCES OF MOISTURE. TOILET ROOM IS NOT CONSIDERED A BATHROOM

9. THE DUCTING FOR THE EXHAUST FAN SHALL BE SIZED ACCORDANCE TO ASHRAE STANDARD 62.2, TABLE 7.1.

10. A. WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. [R702.3.7.1]
B. MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE GLASS MAT GYPSUM PANEL, FIBER-REINFORCED GYPSUM PANELS, NON- ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. [R702.4.2]

11. EXHAUST FANS TO BE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN ROOMS SUCH AS BATHROOMS, WATER CLOSETS COMPARTMENTS, AND SIMILAR ROOMS. (MIN. 50 CFM INTERMITTENT) OR (MIN. 20 CFM FOR CONTINUOUS),EACH BATHROOM IS REQUIRED TO HAVE A 50 CFM MINIMUM EXHAUST FAN DUCTED TO THE OUTSIDE. BATHROOM IS ANY ROOM WITH A BATHTUB, SHOWER, SPA OR SIMILAR SOURCES OF MOISTURE. TOILET ROOM IS NOT CONSIDERED A BATHROOM

12.FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL (SEPARATE OR BUILT-IN); OR FUNCTIONING AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM.

13. HUMIDITY CONTROLS WITH MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT, CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT.

BATHROOM PLUMBING NOTES

1. SHOWER DRAIN & TRAP 2" MINIMUM. (CPC TABLE 7-3)

2. PROVIDE PRESSURE BALANCE VALVES FOR ALL SHOWERS AND SHOWER/TUB.

3. LAVATORY FAUCETS TO BE LESS THAN 1.2 GPM @ 60 PSI. mIN. 0.8 GPM @ 20 PSI PER 2022 CPC 402.1.2 TABLE 4.304.2 OF 2022 CGBC.

4. WATER CLOSETS SHALL HAVE MAX 1.28 GALLON/FLUSH, SHOWER HEAD TO HAVE MAX FLOW OF 1.8 GPM @ 80 PSI PER 2022 CPC SECTION 402.1.1, TABLE 4.303.2 OF 2022 CGBC. THE WATER CLOSET SHALL HAVE A MINIMUM 15 INCH DIMENSION FROM CENTERLINE OF WATER CLOSET TO WALL OR BARRIER ON EACH SIDE, AND PROVIDE A CLEAR SPACE OF NOT LESS THAN 24" IN FRONT OF WATER CLOSET (CPC 402.5).

5. ON SITE SHOWER PAN (RECEPTOR) ON GROUND TYPE SHALL BE WATER TIGHT, CONSTRUCTED WITH APPROVED MATERIAL, ADEQUATELY REINFORCED AND WITH AN APPROVED FLANGE FLOOR DRAIN. LINING TO BE PITCHED ¼" PER FOOT TO WEEP HOLES IN DRAIN. (CPC 411.8 (1) ABOVE GROUND TYPE, WATER TIGHT LINING WITH MINIMUM OF 3" ABOVE FINISHED DAM, CURB OR THRESHOLD HEIGHT. IN NO CASE SHALL ANY DAM OR THRESHOLD BE LESS THAN 2" OR MORE THAN 9" IN DEPTH WHEN MEASURED FROM THE TOP OF THE DAM OR THRESHOLD TO THE TOP OF THE DRAIN. (CPC 411.5 AND CPC 411.6)

6. SHOWER AND TUB-SHOWER CONTROL VALVES SHALL BE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION OF PRESSURE BALANCE/THERMOSTATIC MIXING VALVES. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER THE MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 OF. (CPC)

7. SHOWER COMPARTMENTS
A. MINIMUM INTERIOR OF 1024 SQUARE".
B. MINIMUM DIMENSIONS SO A 30" CIRCLE WILL FIT IN THE COMPARTMENT.
C. MINIMUM HEIGHT ABOVE FLOOR DRAIN IS 70".
D. SHOWER DOORS SHALL OPEN TO PROVIDE A MINIMUM OF 22" UNOBSTRUCTED EGRESS OPENING

9. ALL SHOWER HEADS TO BE LESS THAN 1.8 GALLONS PER MINUTE (GPM) @ 80 PSI WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW OF ALL SHOWER HEADS AND OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME 4.303.1.3.2

GENERAL PLUMBING NOTES

1. NO REQUIRED UNDERFLOOR CLEAN-OUT SHALL BE MORE THAN 20' FROM AN ACCESS DOOR (CPC 707.10)

2. PROVIDE WALL CLEANOUTS FOR ALL NEW SINKS

3. NEW HOSE BIBBS SHALL BE PROVIDED W/ ANTI SIPHON VALVES

4. GAS SHUT OFF VALVE FOR FIREPLACE TO BE INSTALLED OUTSIDE OF THE HEARTH AREA. MIN. 36" AND MAX OF 48" FROM GAS SUPPLY VALVE.

5. COMBUSTION AIR MUST BE MAINTAINED (CMC CHAPTER 7)

6. THE CLEAR SPACE AND DISTANCE TO COMBUSTIBLE MATERIALS AROUND THE FURNACE UNIT SHALL COMPLY WITH THE MANFUFACTURERS INSTALLATION INSTRUCTIONS. (CMC 904.2)

7. A SEDIMENT TRAP SHALL BE INSTALLED ON THE GAS LINE DOWNSTREAM OF THE APPLIANCE SHUT-OFF VALVE AND AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL (CPC 1212.7)

8. APPLIANCES GENERATING A GLOW, SPARK, OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOTS, BURNERS OR HEATING ELEMENTS AND SWITCHES ARE A MIN. OF 18" ABOVE THE FLOOR LEVEL. (CMC 307.1) EXCEPTION: SEALED COMBUSTION SYSTEM APPLIANCES MAY BE INSTALLED AT FLOOR LEVEL WHEN LOCATED IN A GARAGE AND SUBJECT TO VEHICULAR DAMAGE, ADEQUATE BARRIERS MUST BE INSTALLED (E.G. 4" DIAM. STEEL PIPE FILLED WITH CONCRETE INSTALLED IN A FOOTING

9. PLUMBING VENTS TO BE A MINIMUM 10' FROM OPERABLE SKYLIGHTS OR OPENINGS.

10. INSTALL NON REMOVABLE BACK FLOW PREVENTORS ON HOSE BIBS PER ALL APPLICABLE CODES.

11. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED PER THE CALIFORNIA PLUMBING CODE.

WATER EFFICIENT PLUMBING FIXTURES

1. ALL SHOWER HEADS TO BE LESS THAN 1.8 GALLONS PER MINUTE (GPM) @ 80 PSI

2. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM @ 60 psi.

3. KITCHEN AND UTILITY FAUCETS LESS THAN 1.8 GALLONS PER MINUTE @ 60 psi.

4. TOILETS TO BE LESS THAN 1.28 GALLONS PER FLUSH

5. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW OF ALL SHOWER HEADS AND OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME 4.303.1.3.2

FINISHES

1. USE LOW-VOC INTERIOR WALLS/CEILING PAINTS (<50 GRAMS PER LETTER (GPL) VOCS REGARDLESS OF SHEEN)
2. USE LOW-VOC COATINGS THAT MEET SCAQMD RULE 1113
3. All CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
A. CARPET AND RUG INDUSTRIES GREEN LABEL PLUS PROGRAM
B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD OF TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS." VERSION 1.1, FEB 201 (AKA SPEC 01350)
C. NSF/ANSI 140 AT THE GOLD LEVEL
D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD.
4. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
A. COC EMISSION LIGHTS DEFINES IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS HIGH PERFORMANCE PRODUCTS DATABASE.
B. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREEN GUARD CHILDREN & SCHOOLS PROGRAM
C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE FLOOR SCORE PROGRAM
D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH , "STANDARD METHOD OF TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS." VERSION 1.1, FEB 201 (AKA SPEC 01350)
5. HARDWOOD PLYWOOD, PARTICAL BOARD AND MDF COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED ON ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN ON TABLE 4.504.5
6. ALL CARPET ADHESIVES SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1

REVISIONS	BY
Tuesday, May 5, 2026	

THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DEVISED SOLEY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MEGAN MINER DESIGN.

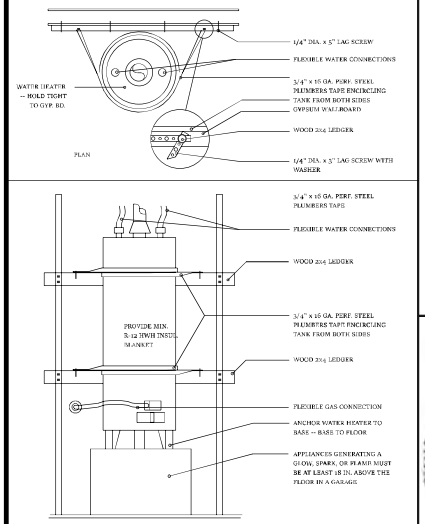
MM HOME DESIGNS
18488 Prospect Rd. Suite 15, Saratoga, CA 95070
MMHOMEDESIGNS@GMAIL.COM - 408.396.0951

A Project for:
Hania & Przemyslaw Krzysztof Tredak
852 Laurie Ave, Santa Clara, 95054
ptrendx@gmail.com 4086148399

DRAWN
MM
CHECKED
MM
DATE
Tuesday, May 5, 2026
SCALE
AS SHOWN
JOB NO.

PAGE:
10/13

NOTES



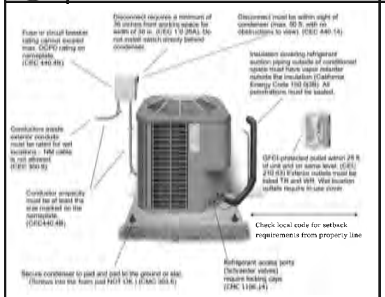
PROVIDE COMBUSTION AIR OPENINGS WITHIN 12 IN. OF FLOOR AND CEILING FOR GAS BURNING EQUIPMENT.

WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE HAVING A FULL-SIZED DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO TIH OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2 FT. OR LESS THAN 6 IN. ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING THREADED.

14 WATER HEATER SUPPORT & STRAPS

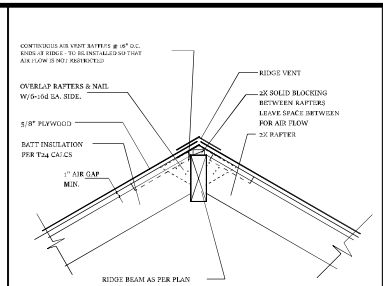
13

15

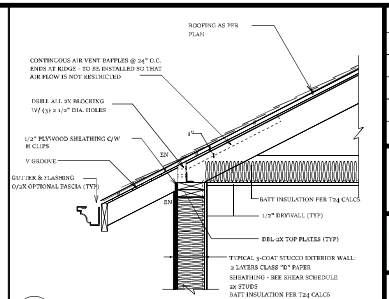


AIR CONDITIONING

9



5 RIDGE VENTILATION @ VAULTED ROOF



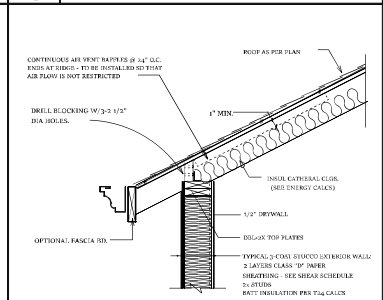
1 EAVE DETAIL

REVISIONS BY
Tuesday, May 5, 2026

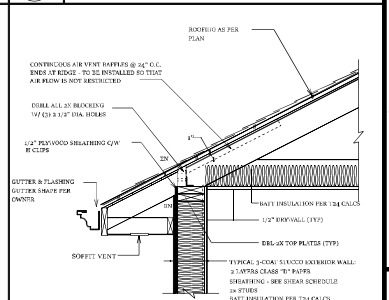
THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. THEY ARE NOT TO BE USED, COPIED OR DISCLOSED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

MM HOME DESIGNS
18488 Prospect Rd. Suite 15, Saratoga, CA 95070
MMHOMEDESIGNS@GMAIL.COM - 408.396.0951

10



6 VAULTED ROOF INSUL.

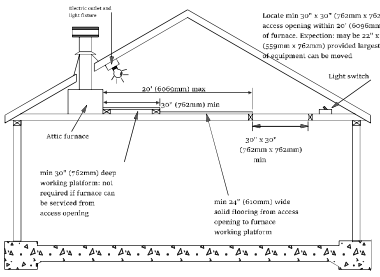


2 SOFFIT EAVE DETAIL

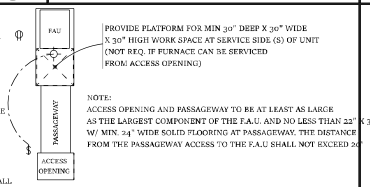
A Project for:
Hania & Przemyslaw Krzysztof Tredak
852 Laurie Ave, Santa Clara, 95054
ptrendx@gmail.com 4086148399

FURNACE:

AN APPROVED, INDEPENDANT MEANS OF DISCONNECT FOR THE ELECTRICAL SUPPLY TO EA. PIECE OF EQUIPMENT SHALL BE PROVIDED WITHIN SIGHT OF THE EQUIPMENT SERVED WHEN THE SUPPLY VOLTAGE EXCEEDS 50 VOLTS. (CMC 308, CEC 422.31(B), CEC 422.33(A))
A DEDICATED CIRCUIT SHALL BE PROVIDED FOR THE FURNACE. (CEC 422.12)
A 120 VOLT SERVICE RECEPTIACLE SHALL BE LOCATED WITHIN 25 FEET OF, AND ON THE SAME LEVEL AS, THE EQUIPMENT FOR KAINTENANCE. THE SERVICE RECEPTACLE SHALL NOT BE CONNECTED ON THE LOAD SIDE OF THE REQUIRED MEANS OF DISCONNECT. (CMC 308)
A PERMANENT SWITCH CONTROLLED LIGHTING FIXTURE SHALL BE INSTALLED FOR MAINTANENCE OF EQUIPMENT AND SHALL BE ACCESSIBLE. SUCH FIXTURE SHALL PROVIDE SUFFICIENT ILLUMINATION TO SAFELY APPROACH THE EQUIPMENTAND PERFORM THE TASKS FOR WHICH THE ACCESS IS PROVIDED. CONTROL OF THE LIGHTING SHALL BE PROVIDE AT THE ACCESS ENTRANCE. (CMC 904.11.5, CEC 210.70)
COMBUSTION AIR MUST BE MAINTAINED (CMC CHAPTER 7)
THE CLEAR SPACE AND DISTANCE TO COMBUSTABLE MATERIALS AROUND THE FURNACE UNIT SHALL COMPLY WITH THE MANUF. INSTALLATION INSTRUCTIONS. (CMC 904.2)
A SEDIMENT TRAP SHALL BE INTSTALLED ON THE GAS LINE DOWNSTREAM OF THE APPLIANCE SHUT-OFF VALVE AND AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL (CPC 1212.7)
APPLIANCES GENERATING A GLOW, SPARK, OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOTS, BURNERS OR HEATING ELEMENTS AND SWITCHES ARE A MIN. OF 18" ABOVE THE FLOOR LEVEL. (CMC 307.1)
EXCEPTION: SEALED COMBUSTION SYSTEM APPLIANCES MAY BE INSTALLED AT FLOOR LEVEL
WHEN LOCATED IN A GARAGE AND SUBJECT TO VEHICULAR DAMAGE, ADEQUATE BARRIERS MUST BE INSTALLED (E.G, 4" DIAM. STEEL PIPE FILLED WITH CONCRETE INSTALLED IN A FOOTING MEASUREING 12" RND. AND 3' DEEP). (CPC AND CMC 307.1)
THE FURNACE SHALL BE PROPERLY ANCHORED AND SUPPORTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE CALIFORNIA BUILDING CODE (CPC & CMC. 303.4)



ATTIC FURNACE 16



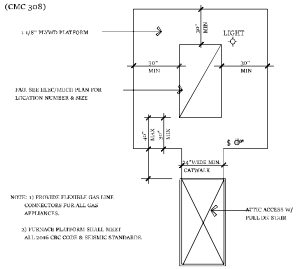
PROVIDE PLATFORM FOR MIN 30" DEEP X 30" WIDE X 30" HIGH WORK SPACE AT SERVICE SIDE (S) OF UNIT (NOT REQ. IF FURNACE CAN BE SERVICED FROM ACCESS OPENING)

NOTE:
ACCESS OPENING AND PASSAGEWAY TO BE AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE F.A.U. AND NO LESS THAN 22" X 30" W/ MIN. 24" WIDE SOLID FLOORING AT PASSAGEWAY. THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE F.A.U SHALL NOT EXCEED 20'

FURNACE ACCESS DIAGRAM

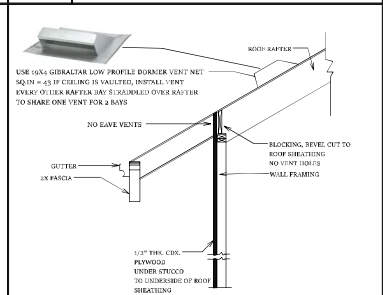
NOTE:
ACCESS OPENING AND PASSAGEWAY TO BE AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE F.A.U. AND NO LESS THAN 22" X 30" W/ MIN. 24" WIDE SOLID FLOORING AT PASSAGEWAY. THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE F.A.U SHALL NOT EXCEED 20'

PROVIDE DEDICATED CIRCUIT FOR FURNACE (CEC 422.12)
PROVIDE AN APPROVED INDEPENDENT MEANS OF DISCONNECT FOR THE ELEC. SUPPLY TO EACH PIECE OF EQUIPMENT SERVED WHEN THE SUPPLY VOLATAGE EXCEEDS
50 VOLTS. (CMC 308, CEC, 422.31(B), CEC 422.33 (A))
PROVIDE 120-VOLT SERVICE RECEPTICLE WITHIN 25' OF, AND ON SAME LEVEL AS, THE EQUIPMENT FOR MAINTENANCE. THE SERVICE RECEPTICLE SHALL NOT
BE CONNECTED ON THE LOAD SIDE OF THE REQUIRED MEANS OF DISCONNECT. (CMC 308)

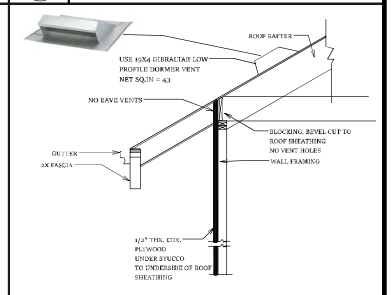


11

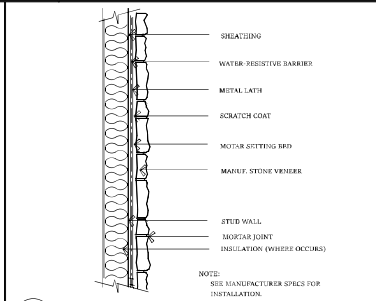
12



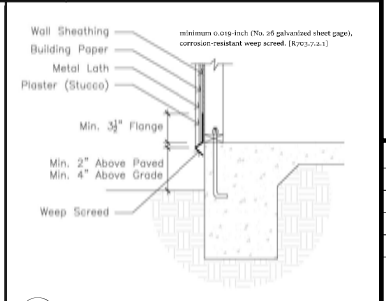
7 ONE-HOUR FIRE RATED EAVE - VAULTED



3 ONE-HOUR FIRE RATED EAVE

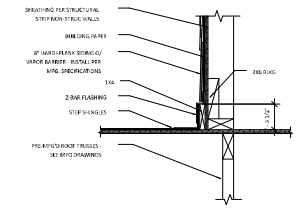


8 STONE VENEER OVER SHEATHING

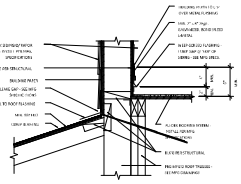


4 WEEP SCREED DETAIL

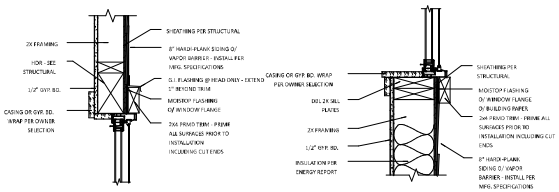
DRAWN MM
CHECKED MM
DATE Tuesday, May 5, 2026
SCALE AS SHOWN
JOB NO.
PAGE: 11/13
DETAILS 1



ROOF TO WALL FLASHING - PARALLEL

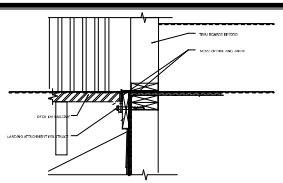


ROOF TO WALL FLASHING

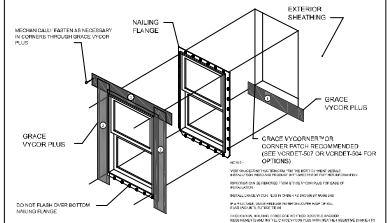


WINDOW HEAD

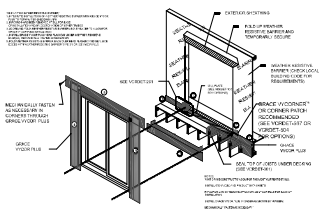
WINDOW JAMB



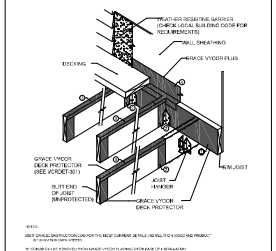
DECK OR PORCH TO WALL DETAIL



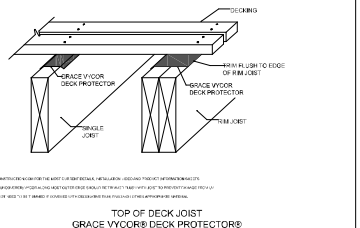
FLANGED WINDOW - OPTION 2
AAMA RECOMMENDATION
GRACE VYCOR® PLUS SELF-ADHERED FLASHING



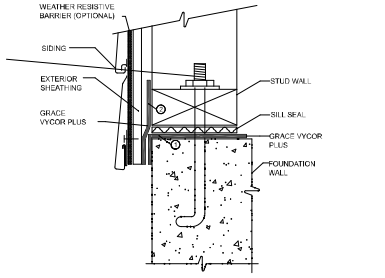
EXTERIOR SLIDING DOOR WITH DECK
FLASHING INSTALLATION AFTER WEATHER RESISTIVE BARRIER
GRACE VYCOR® PLUS SELF-ADHERED FLASHING



CORROSION RESISTANCE FOR GALVANIZED JOIST HANGER
GRACE VYCOR® DECK PROTECTOR®
SELF-ADHERED FLASHING



TOP OF DECK JOIST
GRACE VYCOR® DECK PROTECTOR®
SELF-ADHERED FLASHING



FOUNDATION SILL PLATE - OPTION 1
GRACE VYCOR® PLUS SELF-ADHERED FLASHING

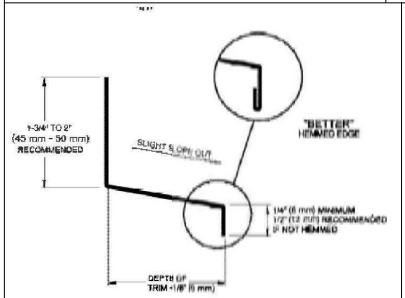
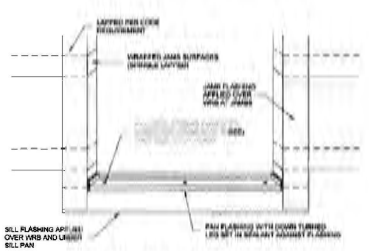
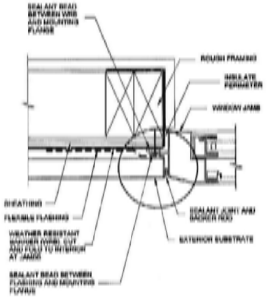


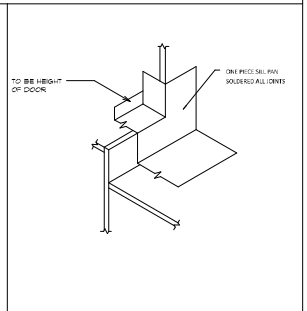
FIG. 31 Typical Head Flashing Detail



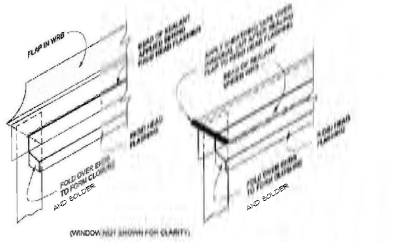
6SM SILL PAN FLASHING @
WINDOW/DOOR



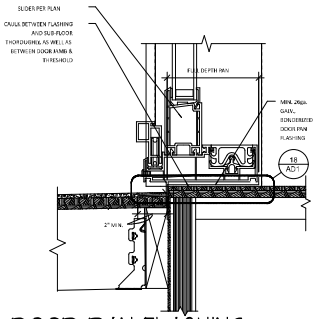
WINDOW JAMB



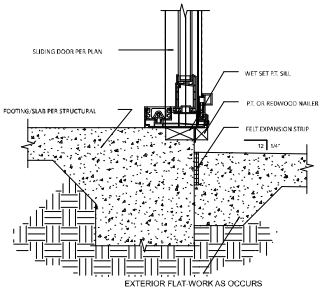
DOOR PAN FLASHING



BONDERIZED
6SM Z-FLASHING WITH CLOSED END
@ WINDOW/DOOR HEAD

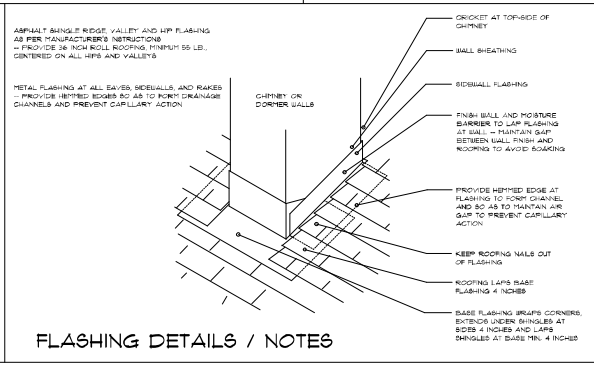


DOOR PAN FLASHING



EXTERIOR FLAT-WORK AS OCCURS

THRESHOLD DETAIL



FLASHING DETAILS / NOTES

REVISIONS BY

Tuesday, May 5, 2026

THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. THEY ARE NOT TO BE USED, REPRODUCED OR DISCLOSED FOR ANY OTHER PROJECT. PLANS SHALL NOT BE USED, REPRODUCED OR DISCLOSED IN ANY FORM OR MEDIUM WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MM HOME DESIGNS.

MM HOME DESIGNS
18488 Prospect Rd. Suite 15, Saratoga, CA 95070
MMHOMEDESIGNS@GMAIL.COM - 408.396.0951

A Project for:
Hania & Przemyslaw Krzysztof Tredak
852 Laurie Ave, Santa Clara, 95054
ptrendx@gmail.com 4086148399

DRAWN
MM
CHECKED
MM
DATE
Tuesday, May 5, 2026
SCALE
AS SHOWN
JOB NO.

PAGE:
12/13

DETAILS 2

DRAWING
AS1

CHECKED
MM

DATE
Tuesday, May 5, 202

SCALE
AS SHOWN

JOB NO.

PAGE
13 / 13

SHEET CONTENTS
SITE PLAN, CIVIL DETAILS AND NOTES

A Project for:

Hania & Przemyslaw Krzysztof Tredak

852 Laurie Ave, Santa Clara, 95054

ptrendx@gmail.com 4086148399

MM HOME DESIGNS

18488 Prospect Rd. Suite 15, Saratoga, CA 95070

MMHOMEDESIGNS@GMAIL.COM - 408.396.0951

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MM HOME DESIGNS AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF MM HOME DESIGNS. THESE PLANS AND SPECIFICATIONS SHALL NOT BE LOANED, COPIED OR REPRODUCED IN ANY FORM OR MANNER WHATSOEVER NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF MM HOME DESIGNS.

REVISIONS
1 Tuesday, May 5, 202