



Agenda Report

26-404

Agenda Date: 5/7/2026

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Recommendation 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 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.

PROJECT DATA

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

POINTS FOR CONSIDERATION

- The project site 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 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 is before the Historical and Landmarks Commission (HLC) in accordance with 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.
 - The HLC shall review the project for neighborhood compatibility and consistency with the City's Design Guidelines and make a recommendation.
- The proposed project is to demolish the existing 1,198 square-foot residence and to construct a new two-story 3,327 square-foot five-bedroom and four-bathroom residence.
 - The project also includes 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 Section 18.60.020, ADUs proposed on the first story can be reviewed ministerially through a Building permit application.

- The proposed design features 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.
- 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. 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.
- 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.
 - 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.

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 Historical and Landmarks Commission 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 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. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Recommend that the Historical and Landmarks Commission find that the proposed project located at 4435 Fillmore Street will not destroy or have significant adverse effect on the integrity of the HRI listed properties within 200 feet of the subject property; that the proposed construction is compatible with the surrounding neighborhood and recommend approval of the Architectural Review at the Development Review Hearing.

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

Reviewed by: Rebecca Bustos, Principal Planner, Community Development Department

Approved by: Lesley Xavier, Planning Manager, Community Development Department

ATTACHMENTS

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

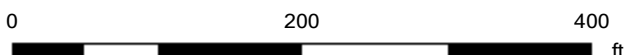
Streets

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Notes

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Attachment 2: Project Data/Compliance

Project Address: 4435 Filmore Street
Zoning: R1-6L

Project Number: PLN24-00521

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	--	--
% 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):	22	25	20	Y
(2nd floor):		25	25	Y
Left Side (1st floor):	5	5	5	Y
(2nd floor):		10	10	Y
Right Side (1st floor):	5	5	5	Y
(2nd floor):		10	10	Y
Rear (1st floor):	67	40	20	Y
(2nd floor):		45	20	Y
Attached Accessory Dwelling Unit Setbacks (FT) – Setbacks same as the main residence				
Height (FT)				
Main building:	14'- 8"	26 -10"	25	N
# 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 [Click or tap to enter a date..](#)
- 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: _____

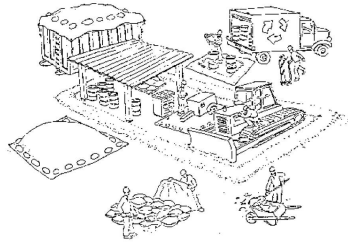
Date: _____

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.

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, clear 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.

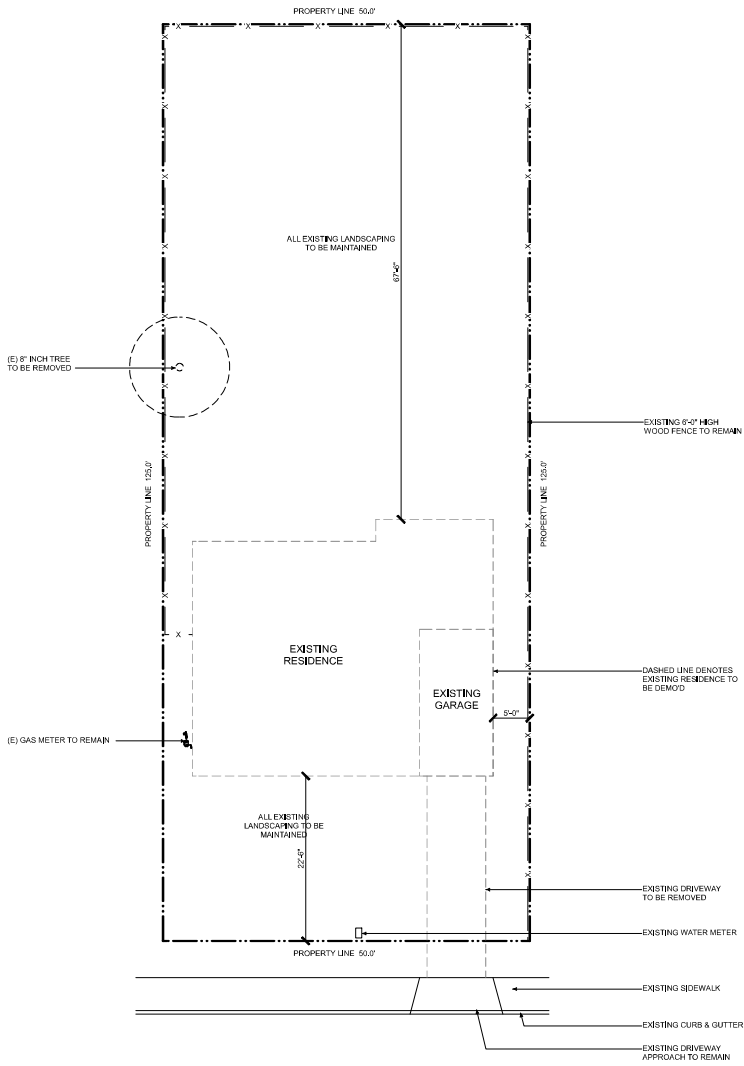


Painting

- ✓ 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.

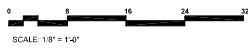


Storm drain polluters may be liable for fines of up to \$10,000 per day!



FILLMORE STREET

Demo Site Plan



SCALE: 1/8" = 1'-0"



WARREN DESIGN

875 E. CAMPBELL AVE., CAMPBELL, CA 95008 P: 950.966.9270

D.W.
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FILLMORE RESIDENCE
NEW RESIDENCE
4435 FILLMORE STREET
SANTA CLARA CALIFORNIA

Date:	09/23/2024
Drawn By:	DW
Revisions:	
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DEMO SITE PLAN

Project No: **2461**
 Sheet No: **A-1**



Rear Elevation



26 GA. G.I. DRIP SCREED WITH MIN. VERTICAL ATTACHMENT FLANGE AT 3/16\"/>



Right Elevation

- ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALIGNED 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

591 E. CAMPBELL AVE., CAMPBELL, CA 95008 P: 858.969.8290

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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

9 of 13

ROOF PLAN GENERAL NOTES:

1. ARROWS INDICATE DIRECTION OF ROOF SLOPE.
2. OVERHANGS ARE TO BE 12" AT EAVES & 12" AT RAKES (U.N.C.)
3. PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER C.S.G. TYPICAL.
4. INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.
5. INSTALL "COSE" 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.
 1.68 S.F. x 14 SQ. INCHES = 23.72 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'S (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:

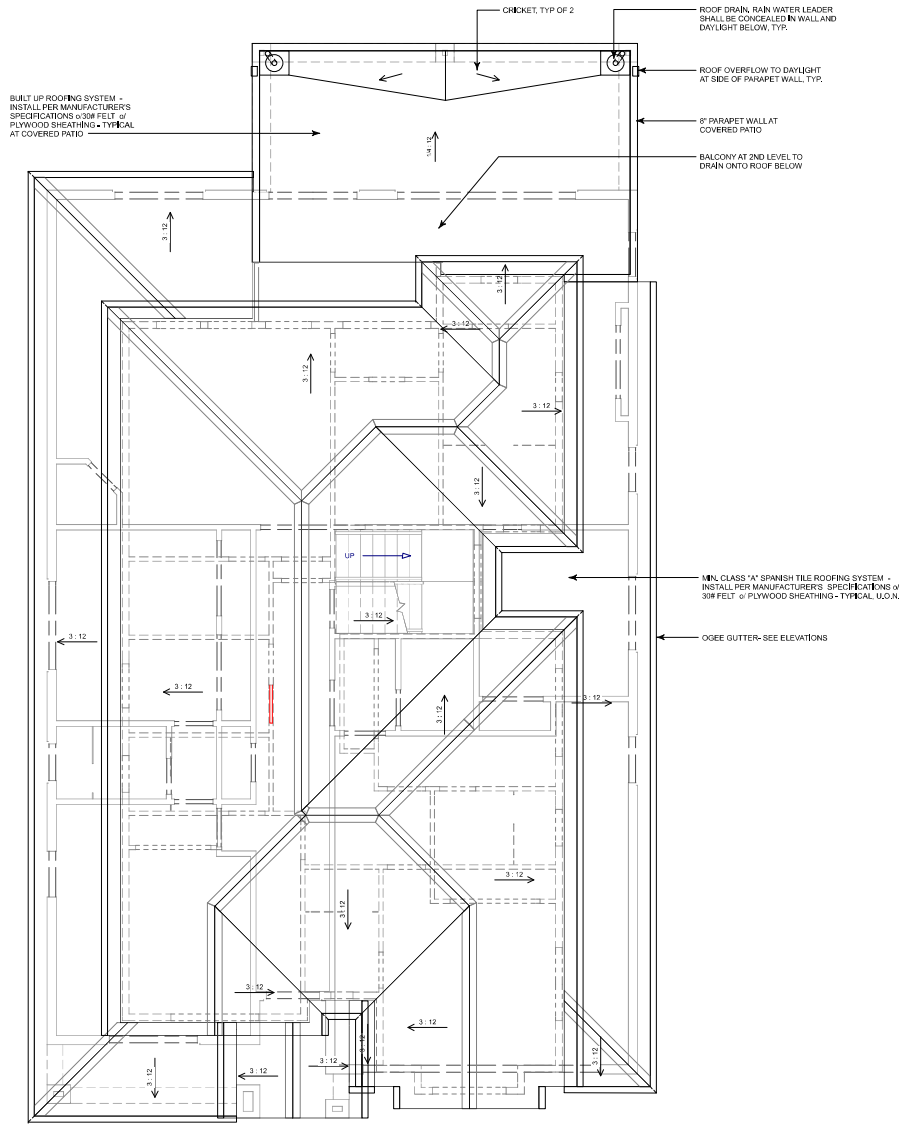
1,493.9 S.F. OF ATTIC SPACE / 300 = 4.98 S.F.
 4.98 S.F. x 14 SQ. INCHES = 71.72 SQ. INCHES REQ'D
 71.72 SQ. INCHES / 2 = 35.86 SQ. INCHES

35.86 SQ. INCHES REQ'D / 72 SQ. INCHES = 5 - 32"x24" O'HAGIN FLAT ROOF VENTS,
 PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'S (9 SQ. INCHES OF VENTING PER BLOCK)
 35.86 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.S.G.

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

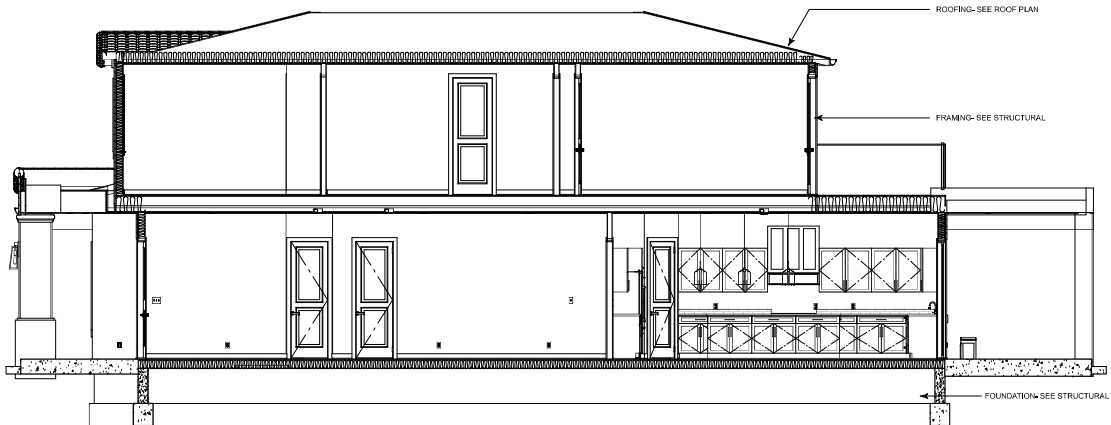
1,801.38 S.F. / 150 S.F. = 12 S.F.
 8"x16" = 72 S.F.
 12 S.F. / 72 S.F. = 17 VENTS MIN. REQ'D



WARREN DESIGN
 591 E. CAMPBELL AVE., CAMPBELL, CA 95008 P: 858.969.8290
 DW

FILLMORE RESIDENCE
 NEW RESIDENCE
 4435 FILLMORE STREET
 SANTA CLARA CALIFORNIA

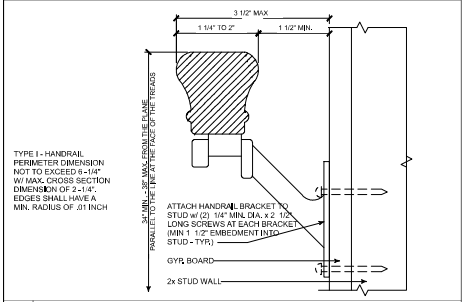
Date:	09/23/2024
Drawn By:	DW
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ROOF PLAN	
Project No:	2461
Sheet No:	A-6
10 of 13	



Section A_A

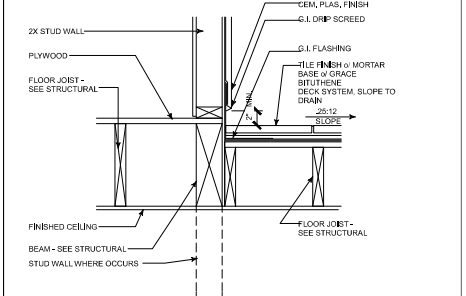


Section B-B

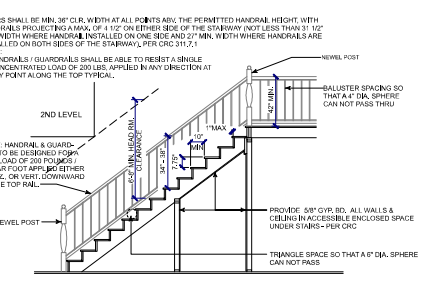


3 HAND RAIL SCALE: N.T.S.

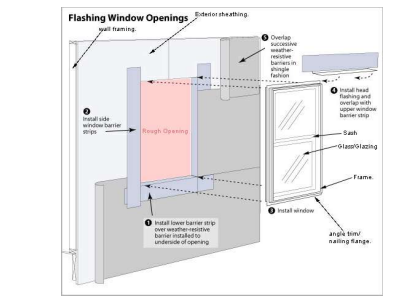
GENERAL NOTES:
 1. ALL SHEARWALLS TO BE FRAMED TO BOTTOM OF ROOF SHEATHING - TYP.
 2. FIRE STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CBC:
 2A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS AND AT 10' FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 2C. 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.
 2D. 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.
 2E. 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



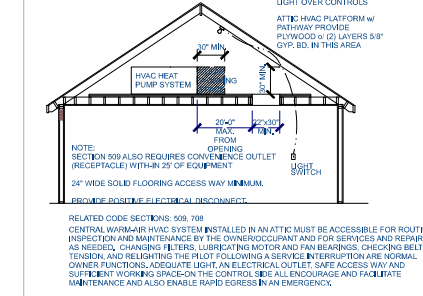
16 BALCONY FINISH SCALE: N.T.S.



12 TYPICAL STAIR SCALE: N.T.S.



8 WINDOW FLASHING SCALE: N.T.S.



4 ATTIC HVAC PLATFORM SCALE: N.T.S.

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FILLMORE RESIDENCE
 NEW RESIDENCE
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Revisions:	
SECTIONS	
Project No:	2461
Sheet No:	A-7
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