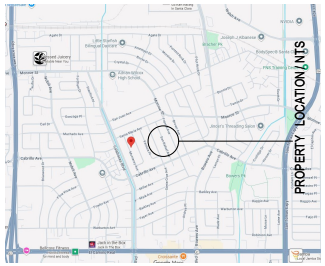
CALL 811 BEFORE YOU DIG

# 2179 Monterey Ave, RESIDENCE

Santa Clara, CA 95051

## VICINITY MAP:




## PROJECT DATA:

| | |
|---|---|
| ASSESSOR'S PARCEL NUMBER: | 220-23-094 |
| PROJECT TYPE: | ADDITION & REMODEL |
| PROJECT LOCATION: | 2179 Monterey Ave, SANTA CLARA, CA 95051 |
| ZONING: | R1-6L |
| OCCUPANCY GROUP: | R - 3 / U |
| CONSTRUCTION TYPE: | V - B |
| NUMBER OF FLOORS: | 1 |
| FIRE PROTECTION: | HOUSE NON SPRINKLERED / |
| BEDROOM NUMBER: | MAIN HOUSE: 3 BEDROOMS |
| BATHROOM NUMBER: | MAIN HOUSE: 2.5 BATHROOMS |
| FEMA ZONE: | X |
| GARAGE: | 2 CARS |
| LOT SIZE: | 5050 SQ.FT |
| TRACT # | 1362 |

## 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 |

## 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.

## PROJECT CONTACT:

OWNER:
2179 Monterey Ave,
Santa Clara, CA 95051

DESIGNER:
RAMIN ZOHOOR
DONE RIGHT HOME REMODELING
1825 DE LA CRUZ BLVD, #206
SANTA CLARA, CA 95050
TEL: (408) 497-5071
EMAIL: ZOHOOR.RAMIN@GMAIL.COM
LIC. 1002689

BUILDER:
DONE RIGHT HOME REMODELING
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SANTA CLARA, CA 95050
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EMAIL: Donerightremodeling1@gmail.com

ENGINEER:
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JF DESIGN AND ENGINEERING
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122 WENDY CT,
UNION CITY, CA 94587
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EMAIL: gmartinez601@gmail.com

## DRAWING INDEX:

ARCHITECTURAL PLAN:



## SCOPE OF WORK:

- FULL HOUSE RENOVATION.
- MAIN HOUSE EXISTING KITCHEN RELOCATION, NEW LAYOUT, CABINETRY & APPLIANCES.
- RELOCATION OF ALL BATHROOMS AND CREATING NEW OFFICE, & BEDROOM SPACES.
- CREATE 2 FULL BATHROOM & 1 HALF BATHROOM.
- WATER HEATER AT THE MAIN HOUSE CHANGED TO NEW TANKLESS UNIT.
- NEW ATTIC HEAT PUMP FURNACE UNIT.
- CREATE NEW FRONT OFFICE SPACE.
- CONVERTING THE CONVERTED GARAGE BACK INTO GARAGE SPACE FOR TWO CARS GARAGE.
- NEW LAUNDRY ROOM SPACE.
- NEW FRONT LIVING ROOM ADDITION SPACE.
- PANEL UPGRADE AT THE SAME LOCATION TO NEW 200 AMP.

## AREA CALCULATION:

EXISTING CONDITION:

| | | |
|---|---|---|
| "E" LIVING SPACE: | 1087 | SQF |
| "E" CONVERTED GARAGE: | 400 | SQF |

* area of work
1. Existing OFFICE (CONVERTED GARAGE) TO BE CHANGED BACK INTO GARAGE SPACE AT 400 SQ.FT.
2. Main house addition 533 sq.ft
3. No covered front porch.

PROPOSED CONDITION:

| | | |
|---|---|---|
| "N" LIVING SPACE: | 1087+533=1620 | SQF |
| "N" GARAGE: | 400 SQ.FT. | |
| LOT AREA: | 5050 | SQF |

LOT COVERAGE: ( LIVING AREA+GARAGE+PORCH) THIS INCLUDES ADU SPACE AT 480 SQ.FT

(N) LOT COVERAGE AREA:
(1620+400) = 2020/5050=0.40=40% PERCENT

FLOOR AREA & LOT COVERAGE
MAXIMUM BUILDING COVERAGE FOR ANY LOT 40% = 2020 SQ.FT.

## 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.

## 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

REMODELING FOR:

**2179 Monterey Ave RESIDENCE**

2179 Monterey Ave
Santa Clara, CA 95050

REVISION TABLE:

1 PLANNING RESPONSE I


DESIGNER:
RAMIN ZOHOOR
DONE RIGHT HOME REMODELING
1825 DE LA CRUZ BLVD, #206
SANTA CLARA, CA 95050
TEL: 408.497.5071
EMAIL: ZOHOOR.RAMIN@GMAIL.COM


SHEET TITLE:

**COVER SHEET**

PROJECT ID :
DATE : 2025
SCALE :
DRAWN BY : DONE RIGHT HOME REMODEL (RZ)

SHEET NUMBER:

**A00.01**

OWNERSHIP:

## 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.

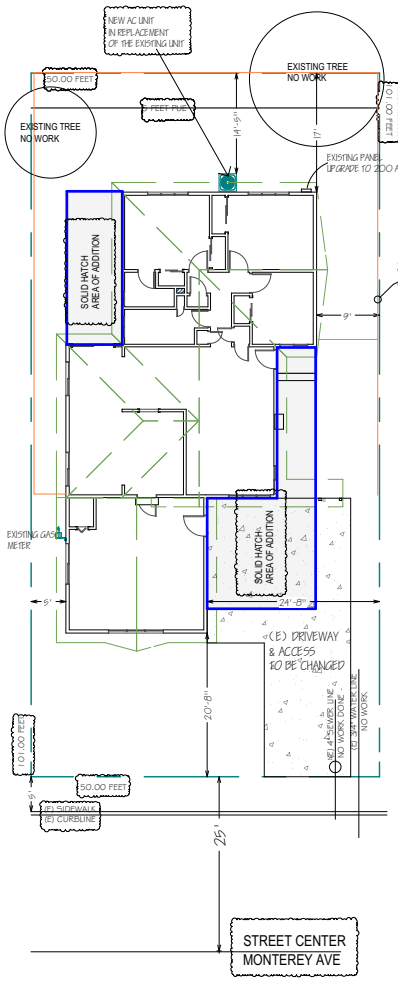
7. FIRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE.

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.

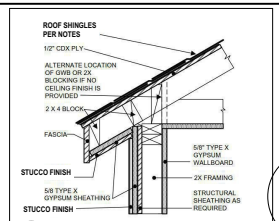
10. NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.

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

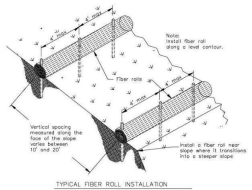


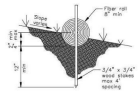

1 EXISTING SITE PLAN
SC : 1/8" = 1'-0"

NORTH




D1 TYPICAL - FIRE RATED EAVE & WALL
NO OPENING UNDER EAVE ON THIS SIDE
SOLID HATCH
FULL EAVE AND WALL FIRE RATED
PER DETAIL PROVIDED

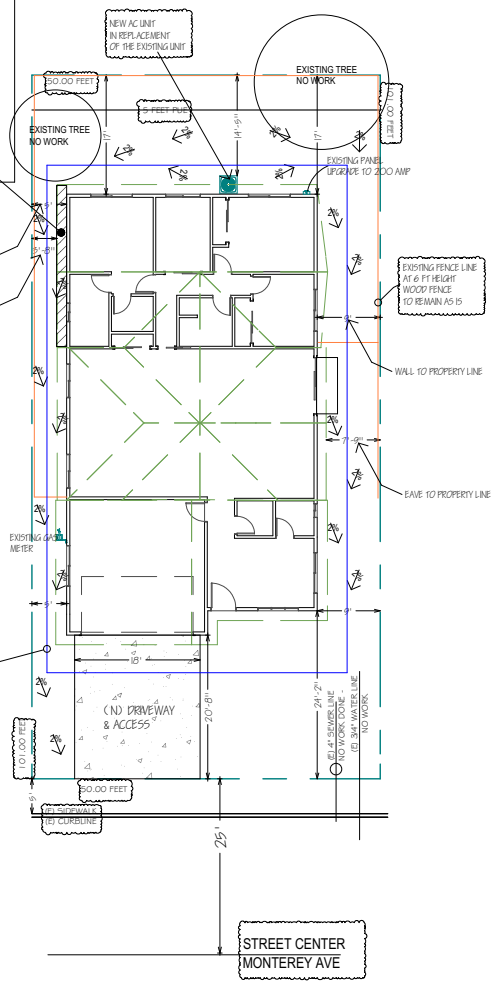



D2 FIBER ROLL AT ADDITION AREA - FOR DRAINAGE

DRAIN PATTERN AT ADDITION
INTO REAR LANDSCAPE AREA
FIBER ROLL PER DETAIL D2 DURING CONSTRUCTION

THIS DESIGN HAS ACCOUNTED FOR ANY DEDICATED EASEMENTS THAT MAY BE ON THE PROPERTY. EASEMENTS HAVE BEEN VERIFIED ON TITLE REPORT, & TRACT MAPS.




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

REMODELING FOR:

**2179 Monterey Ave RESIDENCE**

2179 Monterey Ave
Santa Clara, CA 95050

REVISION TABLE:

1 PLANNING RESPONSE I


DESIGNER:
RAMIN ZOHOOR
DONE RIGHT HOME REMODELING
1825 DE LA CRUZ BLVD, #206
SANTA CLARA, CA 95050
TEL: 408.497.5071
EMAIL: ZOHOOR.RAMIN@GMAIL.COM


SHEET TITLE:

SITE PLAN CONDITIONS

PROJECT ID :
DATE : 2025
SCALE :
DRAWN BY : DONE RIGHT HOME REMODEL (RZ)

SHEET NUMBER:

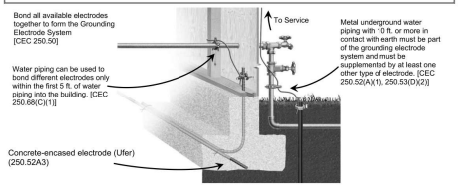
A-S1

OWNERSHIP:

City of Santa Clara
The Center of What's Possible

Building Division: 408-615-2440
Email: Building@santaclaraca.gov
Permit Center: 408-615-2420
Email: PermitCenter@santaclaraca.gov
Automated Inspection Scheduling System: 408-615-2400

# CALIFORNIA ELECTRICAL CODE
# GROUNDING ELECTRODE SYSTEMS




- A concrete-encased electrode (Ufer) is required when new footings are created in direct contact with soil. [CEC 250.50]. It shall be a minimum of 20 linear feet of #4 or larger rebar, or a bare 4 AWG copper wire in the foundation footing. Pieces of rebar can be spliced with the usual steel tie wires to obtain the required 20 feet. Rebar that is normally present as part of the footing design can be used as the Ufer. [CEC 250.52(A)(3)] The connection to the Ufer must be accessible; a piece of rebar is typically used with a blank cover pate installed on a mud ring at the clamp location. [CEC 250.68(A)]
- Clamps to copper water tubing must be listec for same. Bonding jumpers must be installed around unions, regulators, or filters on the incoming line [CEC 250.53(D)(1)]. Metal water piping must always be supplemented with one or more other electrodes. [CEC 250.53(D)(2)].
- Ground rods must be driven their full depth [CEC 250.53(A)(4)], though when the grounding electrode conductor requires protection, a slight amount of the rod can stick out above the ground surface.
- Bonding conductors and grounding electrode conductors are sized based upon the service conductor size. The minimum size is 8 AWG. Grounding electrode conductors ending at a Ufer never need be larger than 4 AWG [CEC 250.66(B)], and those ending at ground rods never need be larger than 6AWG [CEC 250.66(A)]. Water pipe conductors are sized as follows:

| Copper Service Entrance Size | Aluminum Service Entrance Size | Grounding Electrode Conductor Size |
|---|---|---|
| ≤ 2 AWG | ≤ 1/0 | 8 AWG |
| 1 or 1/0 | 2/0 or 3/0 | 3 |
| 2/0 or 3/0 | 4/0 or 250 kcmil | 1 |
| 4/0 – 350 kcmil | > 250 – 500 kcmil | 2 |
| > 350 – 600 kcmil | > 500– 900 kcmil | 1/0 |

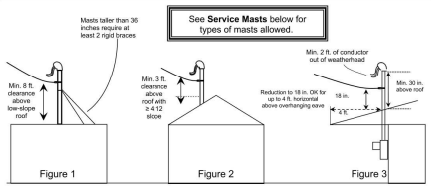
- 8 AWG grounding electrode conductors always require protection [CEC 250.64(B)]. 6 AWG conductors do not require protection where closely following the building surface and not exposed to physical damage. 4 AWG conductors and larger require protection when exposed to physical damage.
- Protection for the grounding electrode conductor can be schedule 80 PVC conduit. If the protection is metal tubing, it must be bonded at each end. Bonding at the panel cannot be with ordinary locknuts [CEC 250.64(G)]. Grounding type locknuts can be used when no concentric knockouts remain; bond bushings are required with remaining concentrics or reducing washers. Bonding at the electrode is with a camp made for the purpose that connects either to the electrode or to the conductor.
- The conductor from the service equipment to the grounding electrode system must be installed in a single piece without splices (except splices made with irreversible connections or exothermic welding) [CEC 250.64(C)]. Bonding conductors that connect the different parts of the grounding electrode system can be separate wires.



City of Santa Clara
The Center of What's Possible

Building Division: 408-615-2440
Email: Building@santaclaraca.gov
Permit Center: 408-615-2420
Email: PermitCenter@santaclaraca.gov
Automated Inspection Scheduling System: 408-615-2400

# CALIFORNIA ELECTRICAL CODE / SILICON VALLEY POWER
# RESIDENTIAL ELECTRICAL SERVICE UPGRADES




**Service Masts:**

- Service mast types are limited to the following: Rigid Metal Conduit (RMC-Galvanized Steel, Stainless Steel, Aluminum) or Intermediate Metal Conduit (IMC). [CEC 342, CEC 344]
- 2 secure points of support are required between the threaded enclosure at the top of the panel and the weatherhead. If couplings are used, there must be 2 points of support between the last coupling and the weatherhead.
- The minimum height of the service mast, from bottom of weatherhead to the roof, is 30 inches.
- The minimum trade size of the mast is 1¼ inches (good for up to 125 Amp services).
- Masts over 36 inches in height above the roof require rigid bracing.
- Only power conductors are allowed on the mast – cable TV or phone wires are not allowed.
- The mast must provide the following minimum height of the service drop wires above roofs:
  - 8 feet above a roof with slope less than 4:12 (figure 1)
  - 3 feet above a roof with slopes 4:12 and greater (figure 2)
  - 18 inches above overhanging eaves for a maximum of 4 feet horizontal (figure 3)
- The clear vertical heights above apply for 3 feet past the edge of the roof, and to any outbuildings over which the service drop passes.
- Service drop conductors must have a minimum height of 12 feet above ground, except that areas accessible only to pedestrians may be 10 feet. Clearance above swimming pools shall be 22½ feet in any direction to the water. Clearance above driveways on other than residential property is 18 feet.
- A minimum of 2 feet of conductor must extend from the weatherhead. The neutral must be identified (white tape encircling the conductor is acceptable).
- Conductors must be sunlight-resistant and sized in accordance with the table on the following page.
- The penetration through the roof must have a watertight flashing



**Service Panels:**

- Equipment must be listed and labeled as suitable for use as service equipment.
- The new and/or replaced service equipment must be provided with a surge-protective device. [CEC 230.67]
- A single main disconnect is required (SVP policy). 400-amp services may have two disconnects by special permission and require an approved electrical plan.
- Many older services are NEMA Type I panels rated for indoor use only, and are contained in a small wooden enclosure, or "doghouse." New "doghouses" are not allowed. All exterior panels, including those installed in existing doghouses, must be rated for outdoors NEMA Type 3 or 3R.
- Surface-mounted panels require a ¾ inch air space between them and the wall. Do not caulk the edges of the panel to the wall.
- Semi-flush panels require a listed and approved flange kit that is integrated with the water-resistive barrier (WRB) in the wall. When the wall is stucco, the stucco must be broken back at least 6 inches around the panel. New paper must be lapped in shingle fashion a minimum of 3 inches at sides, top and bottom to the existing paper, and lap over the flashing flange. New wire lath must be secured to studs. The required lath inspection shall occur at the same time as the service upgrade inspection.
- Do not apply any stucco until the lath inspection has been approved. Stucco requires application in 3 coats with an interval between coats. Each coat must develop sufficient rigidity to resist cracking before the next coat is applied. The standard recommendation is 7 days after the scratch coat and 3 days after the brown coat. Other intervals are possible depending on weather and job conditions.
- The grounding electrode system must comply with current CEC standards. If metal underground water piping is present, the grounding electrode conductor must connect to it no further than 5 feet from the point of entrance of the piping to the building. In most upgrades, this requires running the grounding electrode conductor to the location of the main water shutoff. Water pipe electrodes must be supplemented by a ground rod, which can be adjacent to the water shutoff or the service. See the handout on Grounding Electrode Systems.
- A #6AWG copper bond wire must extend from the panel to an intersystem bonding termination kit on the wall outside the panel. This is used to interconnect phone and CATV grounding.

**Minimum Size (AWG) of Service Conductors, Conduit, and Grounding Electrode Conductor (GEC)**

| Service Rating (Main Disconnect) (based on service conductor size) | Copper Conductors | Compact Stranded Aluminum Conductors | Minimum Size Rigid Conduit (based on service conductor size) | Minimum GEC[1] (based on service conductor size) |
|---|---|---|---|---|
| 100 | 4 | 2 | 1½ in.[2] | 8 AWG |
| 125 | 2 | 1/0 | 1½ in.[2] | 8 AWG |
| 150 | 1 | 2/0 | 1½ in.[2] | 6 AWG |
| 200 | 2/0 | 4/0 | 1½ in.[2] | 4 AWG |
| 400[3] | 400kcmil | 600kcmil | 3 in. | 1/0 AWG |

1. GECs ending at a ground rod do not need to be larger than 6 AWG (4 AWG if ending at a Ufer)
2. Larger sizes are preferable – number shown is code minimum
3. Requires electrical plan review from building department and SVP permission

**Procedures:**

- Do NOT disconnect the SVP service conductors – only SVP can work on those. Do not make a "hot cutover" of the SVP service drop to the new service entrance. The inspector will fail the installation if this is done.
- The building department inspector will need to view the conductors that are landed in the meter section of the service.
- If the inspection passes, the building department inspector will authorize a reconnect of the service.
- The finance department will charge a fee for the reconnection and new meter.



REMODELING FOR:

**2179 Monterey Ave RESIDENCE**

2179 Monterey Ave
Santa Clara, CA 95051

REVISION TABLE:

1 PLANNING RESPONSE I

DESIGNER:
RAMIN ZOHOOR
DONE RIGHT HOME REMODELING
1825 DE LA CRUZ BLVD, #206
SANTA CLARA, CA 95050
TEL: 408.497.5071
EMAIL: ZOHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

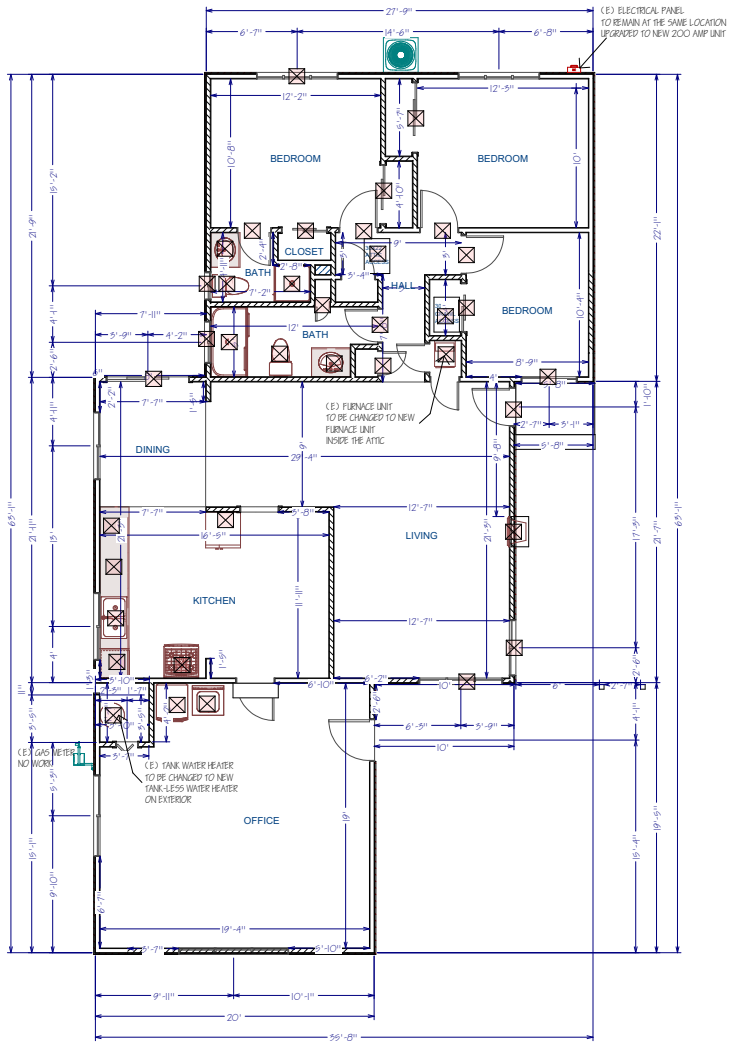
**CITY OF SANTA CLARA TYP. ELECTRICAL DETAILS / NOTES**

PROJECT ID :
DATE : 2025
SCALE :
DRAWN BY : DONE RIGHT HOME REMODEL (RZ)

SHEET NUMBER:

**A-S2**

OWNERSHIP:




1 EXISTING FLOOR PLAN

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

## LEGEND:

EXISTING WALL TO STAY

EXISTING WALL REMOVED

DEMO

NORTH

GRAPHIC SCALE : 1/4 INCH = 1 FEET

0 1 2 3 4 5 10 15

REMODELING FOR:

**2179 Monterey Ave**
**RESIDENCE**

2179 Monterey Ave
Santa Clara, CA 95051

REVISION TABLE:

1 PLANNING RESPONSE I


DESIGNER:
RAMIN ZOHOOR
DONE RIGHT HOME REMODELING
1825 DE LA CRUZ BLVD, #206
SANTA CLARA, CA 95050
TEL: 408.497.5071
EMAIL: ZOHOOR.RAMIN@GMAIL.COM


SHEET TITLE:

EXISTING
FLOOR PLAN
CONDITIONS
( DEMO)

PROJECT ID :
DATE : 2025
SCALE : 1/4" = 1'
DRAWN BY : DONE RIGHT HOME REMODEL (RZ)

SHEET NUMBER:

A-02

OWNERSHIP:

***** SHOWER AND BATH GLASS DOORS SHALL BE TEMPERED OF ALL BATHROOMS.**

CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEADS DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING TO THE SPRAY. 408.9 (2022 CPC)

PLUMBING NOTE:

1. MAXIMUM WATER TEMPERATURE DISCHARGING FROM AN INDIVIDUAL SHOWERHEAD SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THIS TO BE ACHIEVED BY

1 The valve is field-adjusted to the required maximum temperature, or
2 The handle position, stop, or temperature limiting control is set in accordance with the manufacturer's instructions to the required maximum temperature.

**- SHOWERS TO HAVE CURB - NO CURBLESS BEING PROPOSED**
***Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.7.1.***

NON-SLIP-JOINT TRAP TO BE USED

**ALL BATHROOMS TYP. NOTES:**

**- SHOWERS TO HAVE CURB - NO CURBLESS BEING PROPOSED**

1. PROPOSED SHOWER HEAD AND CONTROL VALVE LOCATION
2. SHOWER DOOR MUST BE SIZED AND OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING. GLASS DOORS MUST BE TEMPERED:
**SAFETY GLAZING (I.E. TEMPERED) IN DOORS AND PANELS OF ALL SHOWER AND BATHTUB ENCLOSURES. CRC R308.4**
3. SHOWERS AND TUB/SHOWERS ARE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.
4. SHOWER AND TUB/SHOWERS WALLS HAVE A SMOOTH, HARD, NON ABSORBENT SURFACE (E.G) CERAMIC TILE) OVER AN APPROVED MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET.
5. A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQ.FT INCHES.
6. CAPABLE OF ENCOMPASSING 30-INCH CIRCLE.
7. THE FINISHED FLOOR OF THE RECEPTOR MST SLOPE UNIFORMLY FROM THE SIDES TOWARD THE DRAIN NOT LESS THAN 1/4" PER FOOT AND NOT MORE THAN 1/2" PER FOOT.

SHOWER TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE TYPE.CPC 408.3

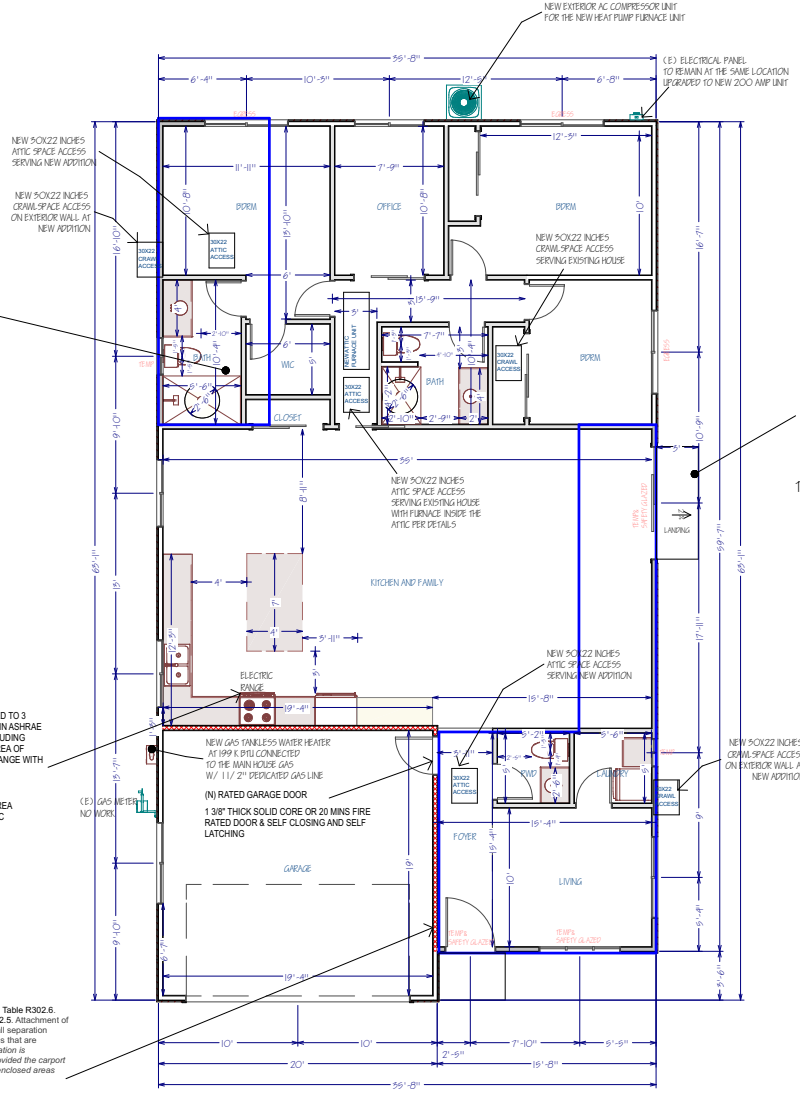
**MECHANICAL NOTES:**

KITCHEN RANGE HOOD MUST BE HVI RATED, LIMITED TO 3 SONE, AND WITH A MINIMUM AIRFLOW A SPECIFIED IN ASHRAE 62.2. PER RCM 4.6.4.7, VENTED RANGE HOODS INCLUDING PER TABLE 150.0-G DWELLING UNIT WITH FLOOR AREA OF GREATER THAN 1500 AND HOOD OVER ELECTRIC RANGE WITH 110 CFM OR 50% CE REQUIRED.

**MAIN HOUSE KITCHEN HOOD:**
PER TABLE 150.0-G DWELLING UNIT WITH FLOOR AREA OF GREATER THAN 1500 AND HOOD OVER ELECTRIC RANGE WITH 110 CFM OR 50% CE REQUIRED.

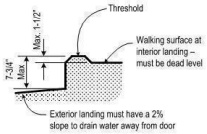
*
VENT 3 FT AWAY FROM ANY OPENINGS

**(N) FIRE RATED WALL / CEILING**
**PER CRC TABLE R3026**
Garage *and/or carport* shall be separated as required by **Table R302.6**. Openings in garage walls shall comply with **Section R302.5**. Attachment of gypsum board shall comply with **Table R702.3.5**. The wall separation provisions of **Table R302.6** shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall. *A separation is not required between the dwelling unit and a carport, provided the carport is entirely open on two or more sides and there are not enclosed areas above.*
*1. N/A*
2. Garages located less than 3 feet from a dwelling unit PROVIDE Not less than 1/2-inch gypsum board or equivalent applied to theinterior side of exterior walls that are within this area
3. From the residence and attics PROVIDE Not less than 1/2-inch gypsum board or equivalent applied to thegarage side




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

**TYPICAL AT ALL LANDINGS:**
AT EACH LANDING FOR EXTERIOR DOOR: MINIMUM 36 INCH DEEP LANDING AND NOTE MORE THAN 7-3/4 INCHES LOWER THAN THRESHOLD FOR IN-SWINGING DOOR AND NOT MORE THAN 1 1/2" LOWER FOR OUT-SWINGING DOOR. W/ 2% SLOPE
PER DETAIL "D1"
THE NEW STEP SHALL HAVE A TREAD DEPTH OF 10 INCHES MINIMUM PLUS TREAD NOSING AND A RISER HEIGHT OF 7.75 INCHES MAXIMUM PER CRC R311.6.5.1.




TYP. EXTERIOR LANDING DETAIL

TYP. ATTIC FURNACE DETAIL

## MAIN HOUSE NUMBER NOTES:

NEW HOUSE & ADU NUMBER : Building shall have address numbers placed in a position that is plainly legible and visible
from the street or road fronting the property. Numbers shall contrast with background, be
Arabic or alphabetical letters and be a minimum of 4 in high with minimum stroke of ½ in,
per CRC R319.1.

## LEGEND:

EXISTING WALL TO STAY

NEW CONSTRUCTION WALL
2X4 @ 16" O.C. WALL
5/8" DIA. ANCHOR BOLTS SPACE PER STRUCTURAL PLAN WITH 3/8" CDX (OSB) SHEATHING PER STRUCTURAL PLAN

GARAGE WALL SEPARATION HOUSE
1/2" MIN GYP. BOARD AT GARAGE SIDE FOR GARAGE-DWELLING SEPARATION

NORTH

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

REMODELING FOR:

**2179 Monterey Ave RESIDENCE**

2179 Monterey Ave
Santa Clara, CA 95051

REVISION TABLE:
1 PLANNING RESPONSE I


DESIGNER:
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SANTA CLARA, CA 95050
TEL: 408.497.5071
EMAIL: ZOHOOR.RAMIN@GMAIL.COM


SHEET TITLE:

PROPOSED FLOOR CONDITIONS

PROJECT ID :
DATE : 2025
SCALE :
DRAWN BY : DONE RIGHT HOME REMODEL (RZ)

SHEET NUMBER:

A-03

OWNERSHIP:

**City of Santa Clara**
The Center of What's Possible

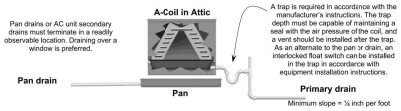
Building Division: 408-615-2440
Email: Building@santaclaraca.gov
Permit Center: 408-615-2420
Email: PermitCenter@santaclaraca.gov
Automated Inspection Scheduling System: 408-615-2400

## RESIDENTIAL CONDENSATE DISPOSAL REQUIREMENTS

Air conditioner cooling coils require a condensate drain with a trap in accordance with the manufacture'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 310.6]. 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].

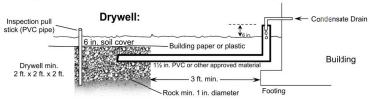
Condensate waste pipes must be at least ¾ in. diameter and slope at least ⅛ inch per foot. Condensate pumps are allowed if interlocked to prevent AC operation during pump failure. Condensate pump discharge tubing must rise vertically to a point where it is possible to connect to a gravity condensate drain [CMC 310.1.1]

Air conditioner cooling coils in an attic or over any other area where leakage could cause damage requre 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 ε 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 shal be made by an air break at the edge of the foundation





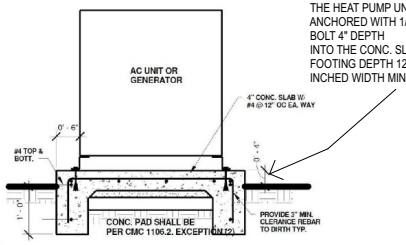

## COMMERCIAL / INDUSTRIAL REQUIREMENTS

Terminating condensate discharge from commercial and industrial air-conditioning units must follow these specifications:

1. Trap and vent the air-conditioning concensate 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.**



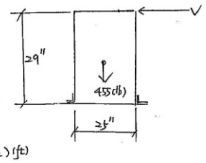



MINIMUM 4 INCHES CONC. SLAB TO BE PROVIDED
THE HEAT PUMP UNIT TO BE ANCHORED WITH 1/2" DIA, "L" BOLT 4" DEPTH
INTO THE CONC. SLAB FOOTING DEPTH 12 DEPTH & 12 INCHED WIDTH MIN.

CHECK CRITICAL CONDITION

AC COMPRESSOR WEIGHT = 455 (lb)
DIMENSION = 48"x35"x29" (H)

V= 0.286 x 455 (lb)
= 131 (lb)
APPLY HT = 29" (ASSUME CRITICAL CONDITION)
OVERTURN M = 131 (lb) x (29/2) (ft)
= 317 (lb-ft)
RESISTING M = 455 (lb) x (35/2/12) (ft) x 0.6
= 284 (lb-ft)
UPLIFT FORCE = (317 - 284 (lb-ft)) / (35/12) (ft)
= 16 (lb) < 4960 (lb) UPLIFT (PER SIMPSON'S SPEC)
SHEAR FORCE @ ANCHOR BOLT (4-1/2" ϕ)
= 131 (lb)/4
= 33 (lb) < 3600 (psi) for 1/2" "L" BOLT)




D1 HEAT PUMP - OUT DOOR UNIT BASE DETAIL

REMODE

REMODELING FOR:

**2179 Monterey Ave RESIDENCE**

2179 Monterey Ave
Santa Clara, CA 95051

REVISION TABLE:

1 PLANNING RESPONSE I

DESIGNER:
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SANTA CLARA, CA 95050
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SHEET TITLE:

**AC COMP. UNIT BASE**

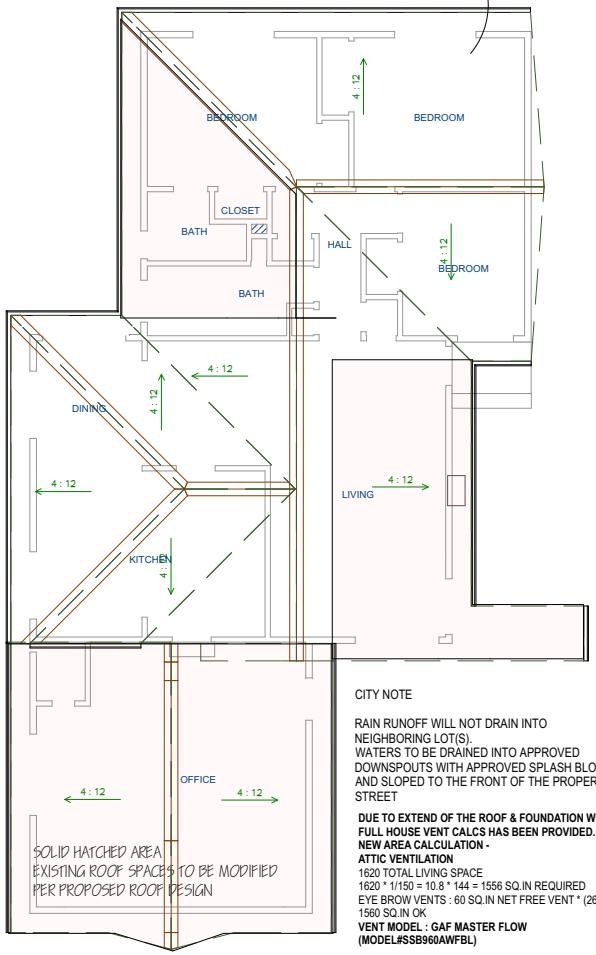
PROJECT ID :
DATE : 2025
SCALE :
DRAWN BY : DONE RIGHT HOME REMODEL (RZ)

SHEET NUMBER:

A-03A

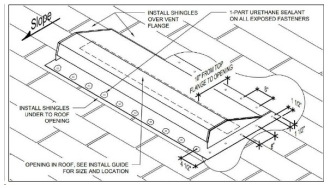
OWNERSHIP:

EXISTING ROOF COMP. SHINGLES MIN CLASS 'B' WITH TWO LAYERS OF #15 UNDERLAYMENT S TO REMAIN AS IS NO WORK




SOLID HATCHED AREA
EXISTING ROOF SPACES TO BE MODIFIED PER PROPOSED ROOF DESIGN

1 EXISTING ROOF PLAN
SC : 1/ 4.5" = 1'-0"




ROOF VENT TYP. DETAIL

**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 R502.7.
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 fireblocking of chimneys and fireplaces, see Section R1005.1.9.
6.Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

## IMPORTANT READ:

1. DRIP EDGE SHALL BE PROVIDED AT EAVES AND RAKES OF ASPHALT SHINGLE ROOFS PER R905.2.8.5

2. ATTIC VENTS ARE REQUIRED TO BE PROTECTED WITH CORROSION RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL. THE OPENINGS SHALL BE A MINIMUM 1/16" AND SHALL NOT EXCEED 1/4". [R806.1 CRC]

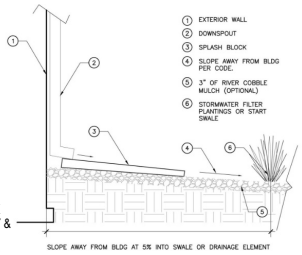
3. All joints, penetrations and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather-stripped or otherwise sealed to limit infiltration and exfiltration.

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

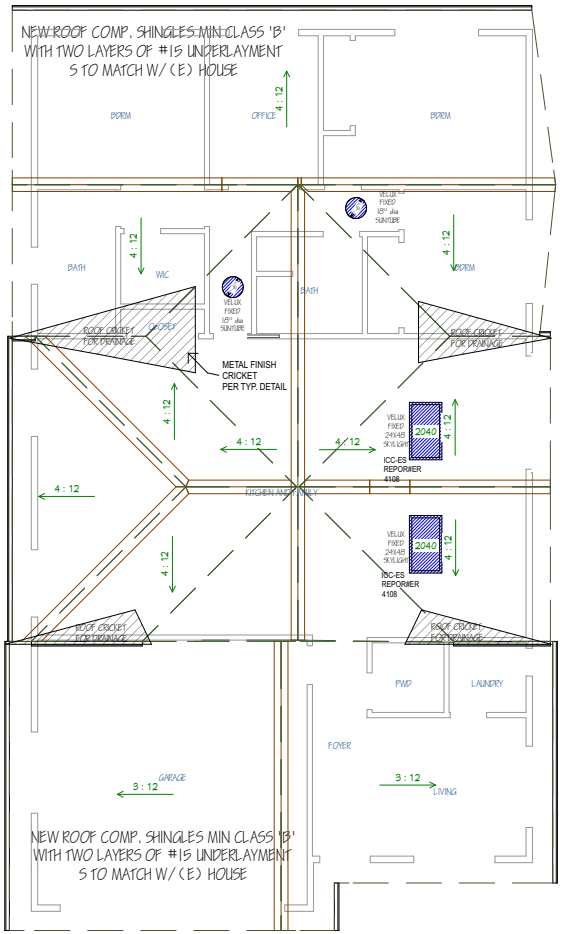
**DUE TO EXTEND OF THE ROOF & FOUNDATION WORK. FULL HOUSE VENT CALCS HAS BEEN PROVIDED.**
**NEW AREA CALCULATION -**
**ATTIC VENTILATION**
1620 TOTAL LIVING SPACE
1620 * 1/150 = 10.8 * 144 = 1556 SQ.IN REQUIRED
EYE BROW VENTS : 60 SQ.IN NET FREE VENT * (26) = 1560 SQ.IN OK
**VENT MODEL : GAF MASTER FLOW (MODEL#SSB960AWFBL)**

**CRAWLSPACE VENTILATION**
1620 TOTAL LIVING SPACE
1620 * 1/150 = 10.8 * 144 = 1556 SQ.IN REQUIRED
FLOOR VENTS : 6X16 = 54 SQ.IN NET FREE VENT * (29) = 1566 SQ.IN OK
**VENT MODEL : GIBRALTAR BUILDING PRODUCTS (MODEL#VD616G)**




DOWNSPOUT TYP. DETAILS

NEW ROOF COMP. SHINGLES MIN CLASS 'B' WITH TWO LAYERS OF #15 UNDERLAYMENT S TO MATCH W/ (E) HOUSE




NEW ROOF COMP. SHINGLES MIN CLASS 'B' WITH TWO LAYERS OF #15 UNDERLAYMENT S TO MATCH W/ (E) HOUSE

2 PROPOSED ROOF PLAN
SC : 1/ 4.5" = 1'-0"

LEGEND:
WALLS

NORTH

REMODELING FOR:

**2179 Monterey Ave RESIDENCE**

2179 Monterey Ave
Santa Clara, CA 95051

REVISION TABLE:
1 PLANNING RESPONSE I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SHEET TITLE:

ROOF PLAN CONDITIONS

PROJECT ID :
DATE : 2025
SCALE :
DRAWN BY : DONE RIGHT HOME REMODEL (RZ)

SHEET NUMBER:

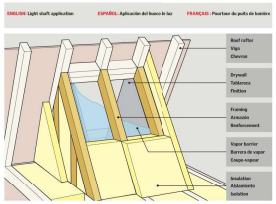
A-04

OWNERSHIP:


**ENGLISH:** Maintain Brookstone clearances between skylight frame and critical areas such as framing, walls, steps changes and roof to wall reference lines.
When installing skylights next to side wall/on the ridge, allow 18" (450 mm) clearance refer to VELUX curb flashing instructions.

**ESPAÑOL:** Respete los espacios libres ilustrados entre el marco del tragaluz y áreas críticas como estructura, paredes, cambios de escalones y referencias de techo y pared.
Al instalar tragaluces junto a la pared lateral/en la cumbrera, deje un espacio libre de 18" (450 mm). Vea las instrucciones de solapa de VELUX.

**FRANÇAIS :** Respectez le dégagement illustré entre le cadre de fenêtre de toit et les éléments critiques tels que murs, faîtage, variation d'inclinaison et intersection de toiture et mur.
Lors de l'installation de fenêtres de toit VELUX à côté d'un mur/au faîtage, prévoir un dégagement de 18" / 12" (450 mm / 300 mm), veuillez vous référer aux instructions pertinent sur les solins standards VELUX.

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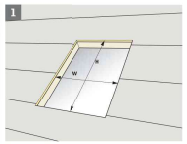
**ENGLISH:** Cut rough opening according to the measurements in the chart.
**Roof with battens:**
Clear away battens from rough opening to allow for proper installation of underlayment.

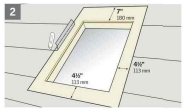
**ESPAÑOL:** Corte el hueco de acuerdo con las medidas en la tabla.
**Techo con rastreles:**
Quite los rastreles del hueco para permitir la correcta instalación de la lámina de soporte.

**FRANÇAIS :** Coupez l'ouverture brute selon les dimensions du tableau.
**Toiture avec voliges :**
Retirez les lattes de part de l'ouverture brute pour permettre une installation adéquate de la membrane.

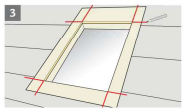
| Skylight size<br>Tamaño del tragaluz<br>Taille du puits de lumière | Rough opening dimensions<br>Dimensiones del hueco<br>Dimensions de l'ouverture brute<br>W x H |
|---|---|
| A06 | 14¼" x 45¼"<br>360 mm x 1 150 mm |
| C01 | 21" x 26½"<br>550 mm x 680 mm |
| C04 | 21" x 37½"<br>550 mm x 962 mm |
| C06 | 21" x 45¼"<br>550 mm x 1 150 mm |
| C08 | 21" x 54½"<br>550 mm x 1 382 mm |
| C12 | 21" x 70½"<br>550 mm x 1 792 mm |
| D26 | 22½" x 37¾"<br>570 mm x 962 mm |
| D06 | 22½" x 45¼"<br>570 mm x 1 150 mm |
| M02 | 30½" x 30"<br>780 mm x 762 mm |
| M04 | 30½" x 37¾"<br>780 mm x 962 mm |
| M06 | 30½" x 45¼"<br>780 mm x 1 150 mm |
| M08 | 30½" x 54½"<br>780 mm x 1 382 mm |
| S01 | 44½" x 26½"<br>1 130 mm x 680 mm |
| S06 | 44½" x 45¼"<br>1 130 mm x 1 150 mm |



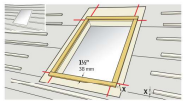

VELUX® 7




**ENGLISH:** Remove existing roofing underlayment around the rough opening as shown.
**ESPAÑOL:** Retire la lámina de soporte existente de la zona alrededor del hueco tal como se indica.
**FRANÇAIS :** Retirez la membrane de toiture existante autour de l'ouverture brute, tel qu'illustré.




**ENGLISH:** Mask corners of the rough opening.
**ESPAÑOL:** Marque las esquinas alrededor del hueco.
**FRANÇAIS :** Marquez les coins de l'ouverture brute.




**ENGLISH: Roof with battens:** Place 3/4" (19 mm) batten at bottom of rough opening. Batten thickness around rough opening should be equal to thickness of battens used for roofing material.
**ESPAÑOL: Techo con rastreles:** Coloque rastreles de 3/4" (19 mm) en la parte inferior del hueco. Los rastreles a colocar sobre el hueco deben tener el mismo grosor que los usados para el material de cubierta.
**FRANÇAIS : Toiture avec voliges :** Placez une volige de 3/4" (19 mm) au bas de l'ouverture brute. L'épaisseur des voliges utilisées autour de l'ouverture devrait être égale à l'épaisseur des voliges utilisées pour le matériau de toiture.

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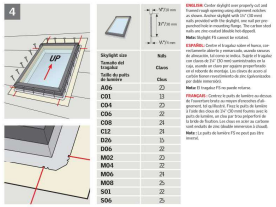
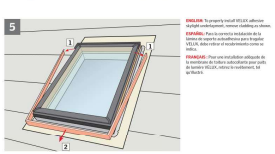



**ENGLISH:** Center skylight once properly cut and flashing underlayment is in place and secured as shown. Anchor skylight with 3/4" (19 mm) nails provided with the skylight, one nail per predrilled hole (approximately 26). Do not fasten skylight with zinc-coated (Kwikit) fasteners.
**Note:** Skylight FS cannot be rotated.

**ESPAÑOL:** Centre el tragaluz sobre el hueco, correctamente abierto y rematado, usando tornillos de dimensión, tal como se indica. Sujete el tragaluz con clavos de 3/4" (19) mm) suministrados en la cantidad de uno por cada orificio precortado (aproximadamente 26). No utilice clavos de acero galvanizado (tipo Kwikit).
**Nota:** El tragaluz FS no puede rotarse.

**FRANÇAIS :** Centrez le puits de lumière au-dessus de l'ouverture brute, aux mêmes dimensions d'origine, une fois celle-ci correctement découpée et le solin de toiture mis en place. Fixez le puits de lumière à l'aide des clous de 3/4" (19 mm) fournis avec le puits de lumière, un clou par trou préperforé (environ 26). Ne pas utiliser de vis en acier galvanisé (type Kwikit).
**Note :** Le puits de lumière FS ne peut pas être tourné.

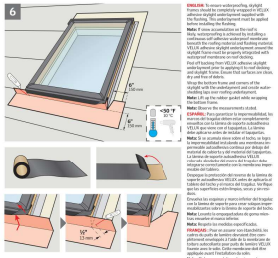



**ENGLISH:** To properly install VELUX adhesive skylight underlayment, remove cladding as shown.

**ESPAÑOL:** Para la correcta instalación de la lámina de soporte autoadhesivo para tragaluz VELUX, deba retirar el revestimiento como se muestra.

**FRANÇAIS :** Pour une installation adéquate de la membrane de toiture autocollante pour puits de lumière VELUX, retirez le revêtement, tel qu'illustré.

VELUX® 9




**ENGLISH:** To ensure waterproofing, skylight must be installed in the roof with VELUX adhesive skylight underlayment supplied with the flashing. This underlayment must be applied around the entire skylight.
**Note:** If snow accumulations on the roof is likely, waterproofing is achieved by installing a VELUX adhesive skylight underlayment that overlaps beneath the roofing material and flashing material. VELUX adhesive skylight underlayment around the entire skylight opening. Cut and fit VELUX self-adhesive roof membrane on roof decking.

Foul-off backing from VELUX adhesive skylight underlayment. Remove foul-off backing from VELUX skylight frame. Ensure that surfaces are clean, dry and free of debris.

**Note:** Cut in the sides and corners of the skylight with the underlayment and install weather-shedding tape over roofing underlayment.
**Note:** Lift up the rubber gasket while wrapping the underlayment.
**Note:** Observe the measurements stated.

**ESPAÑOL:** Para garantizar la impermeabilidad, los marcos del tragaluz deben estar completamente sellados con la lámina de soporte autoadhesiva VELUX que viene con el tragaluz/kit. La lámina debe aplicarse en torno de todalar el tragaluz/kit.
Si se prevén acumulaciones de nieve en el techo, la impermeabilidad está asegurada con una membrana autoadhesiva continua por debajo del material de techado y el material de solapa/kit. La lámina de soporte autoadhesiva VELUX rodea toda la abertura del tragaluz. Corte y ajuste la membrana autoadhesiva para la membrana impermeabilidad sobre el tablero.

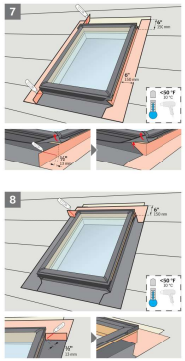
Despegue la protección del reverso de la lámina de soporte autoadhesiva VELUX y retírela del marco del tragaluz. Asegúrese de que las superficies estén limpias, secas y sin residuos.

Envuelva las esquinas y marcos inferiores del tragaluz con la lámina de soporte para crear solapas preperforadas sobre la lámina de soporte del techo.
**Nota:** Levante la empaquetadura de goma mientras envuelve la lámina de soporte.
**Nota:** Respete las medidas especificadas.

**FRANÇAIS :** Pour un assurer son étanchéité, les fenêtres de toit doivent être installées avec le pare-pluie préformé enveloppant à l'aide de la membrane de toiture autocollante pour puits de lumière VELUX fournie avec le pare-pluie. Cette membrane doit être appliquée autour l'installation du solin.
**Note :** Si des accumulations de neige sont prévisibles, l'étanchéité est assurée par la pose d'une membrane autocollante à l'épreuve des intempéries en overlap sous le matériau de toiture et sous le pare-pluie. Découpez et ajustez la membrane de toiture autocollante pour puits de lumière VELUX autour du cadre du puits de lumière dont être préalablement intégré la à la membrane d'étanchéité sur le tablier.

Retirez la pellicule protectrice de la membrane de toiture autocollante pour puits de lumière VELUX et collez-la sur le cadre de fenêtre de toit pour puits de lumière. Assurez-vous que les surfaces sont propres, sèches et sans débris.

**Note :** Découpez les côtés et les coins du puits de lumière et fixez la membrane autocollante et replier de façon à former des rebords pour la membrane de l'eau par-dessus la membrane de l'étanchéité.
**Note :** Soulevez le joint de caoutchouc pour envelopper la sous-toiture.
**Note :** Respectez les dimensions illustrées.

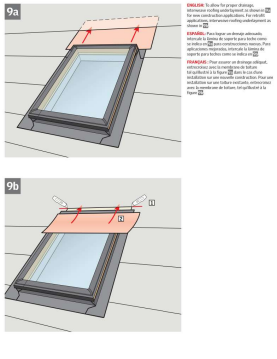



**ENGLISH:** Wrap the side frames and corners of the skylight with VELUX adhesive skylight underlayment and create proper weather-shedding laps over roofing underlayment.
**ESPAÑOL:** Envuelva los cuperos y lados del tragaluz con la lámina de soporte autoadhesiva VELUX para crear solapas impermeabilizadas sobre la lámina de soporte del techo.
**Nota:** Respete las medidas especificadas.
**FRANÇAIS :** Enveloppez les côtés du cadre et les coins du puits de lumière avec la membrane de toiture autocollante pour puits de lumière VELUX et formez des rebords pour l'évacuation de l'eau par-dessus la membrane de toiture.
**Note :** Respectez les dimensions illustrées.




**ENGLISH:** Wrap the top frame and corners of the skylight with VELUX adhesive skylight underlayment, and create proper weather-shedding laps.
**ESPAÑOL:** Envuelva los cuperos y marco superior del tragaluz con la lámina de soporte autoadhesiva VELUX para crear solapas impermeabilizadas apropiadas.
**FRANÇAIS :** Enveloppez la partie supérieure et les coins du puits de lumière avec la membrane de toiture autocollante pour puits de lumière VELUX et formez des rebords pour l'évacuation de l'eau.

VELUX® 11

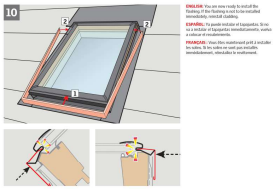



**ENGLISH:** To allow for proper drainage, underlayment must be installed as shown in for new construction applications. For retrofit applications, interweave roofing underlayment as shown in .

**ESPAÑOL:** Para lograr un drenaje adecuado, la lámina de soporte debe instalarse como se indica en para construcciones nuevas. Para aplicaciones reajustadas, intercale la lámina de soporte para techos como se indica en .

**FRANÇAIS :** Pour assurer un drainage adéquat, la membrane de toiture doit être installée tel qu'illustré à la figure dans le cas d'une installation sur une nouvelle construction. Pour une installation sur une toiture existante, entrecroisez avec la membrane de toiture, tel qu'illustré à la figure .

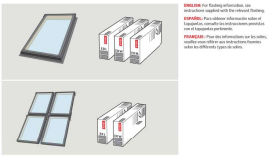



**ENGLISH:** You are now ready to install the flashing. If the flashing is not to be installed immediately, reinstall cladding.

**ESPAÑOL:** Ya puede instalar el tragaluz. Si no va a instalar el tragaluz/kit inmediatamente, vuelva a colocar el revestimiento.

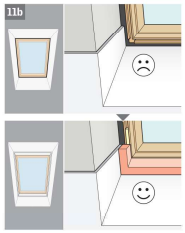
**FRANÇAIS :** Vous êtes maintenant prêt à installer les solins. Si les solins ne sont pas installés immédiatement, réinstallez le revêtement.



**ENGLISH:** For flashing information, see instructions supplied with the relevant flashing.

**ESPAÑOL:** Para obtener información sobre el tragaluz, consulte las instrucciones pertenecientes con el tragaluz/kit para techos.

**FRANÇAIS :** Pour des informations sur les solins, veuillez vous référer aux instructions fournies selon les différents types de solins.


**ENGLISH:** If the sill is wall, it is not ideal light into the finish groove, add on-site insulation and trim to the finish groove to reduce these conditions that may contribute to condensation.

**ESPAÑOL:** Si la tablanca es pobl flemamente aislamiento y una moldura para lograr en espacio de acabado y para evitar situaciones que pueden contribuir a la condensación.

**FRANÇAIS :** Si la panneau de garage n'est pas idéale pour la rainure de finition, ajoutez de l'isolant et de l'habillage sur site pour réduire l'apparence et prévenir la condensation.

REMODE

**REMODELING FOR:**

# 2179 Monterey Ave RESIDENCE

2179 Monterey Ave
Santa Clara, CA 95051

**REVISION TABLE:**

| | |
|---|---|
| 1 | PLANNING RESPONSE I |


DESIGNER:
RAMIN ZOHOOR
DONE RIGHT HOME REMODELING
1825 DE LA CRUZ BLVD, #206
SANTA CLARA, CA 95050
TEL: 408.497.5071
EMAIL: ZOHOOR.RAMIN@GMAIL.COM


**SHEET TITLE:**

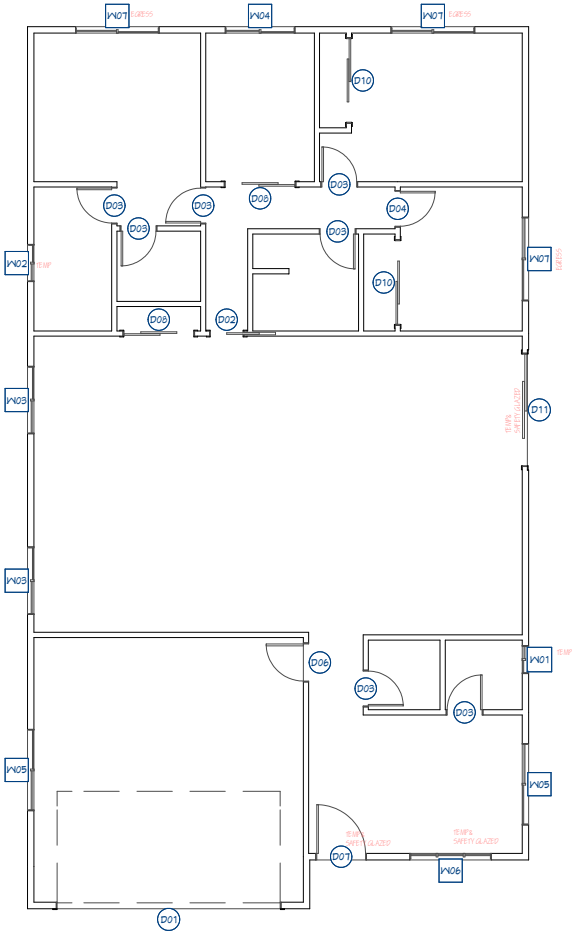
SKYLIGHT INFO.

**PROJECT ID :**
**DATE :** 2025
**SCALE :**
**DRAWN BY :** DONE RIGHT HOME REMODEL (RZ)

**SHEET NUMBER:**

A-04A

**OWNERSHIP:**




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

DOOR SCHEDULE

| NUMBER | QTY | WIDTH | HEIGHT | DESCRIPTION | COMMENTS |
|---|---|---|---|---|---|
| D01 | 1 | 192" | 96" | GARAGE-GARAGE DOOR CHECKS | NEW |
| D02 | 1 | 28" | 80" | POCKET-DOOR PO4 | NEW |
| D03 | 7 | 30" | 80" | HINGED-DOOR PO4 | NEW |
| D04 | 1 | 30" | 80" | HINGED-SLAB | NEW |
| D06 | 1 | 32" | 80" | EXT. HINGED-PANEL | NEW |
| D07 | 1 | 42" | 80" | HINGED-DOOR PO4 | NEW |
| D08 | 2 | 60" | 80" | SLIDER-DOOR PO4 | NEW |
| D10 | 2 | 72" | 80" | SLIDER-SCCI MIRROR DOOR | NEW |
| D11 | 1 | 96" | 80" | EXT. SLIDER-GLASS PANEL | NEW |

WINDOW SCHEDULE

| NUMBER | QTY | WIDTH | HEIGHT | EGRESS | TEMPERED | BOTTOM | DESCRIPTION | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| W01 | 1 | 24" | 20" | | YES | 60" | LEFT SLIDING | NEW |
| W02 | 1 | 92" | 20" | | YES | 60" | LEFT SLIDING | NEW |
| W03 | 2 | 98" | 54" | | | 46" | LEFT SLIDING | NEW |
| W04 | 1 | 60" | 42" | | | 58" | LEFT SLIDING | NEW |
| W05 | 2 | 70" | 20" | | | 60" | LEFT SLIDING | NEW |
| W06 | 1 | 70" | 60" | | YES | 20" | DOBLE CASEMENT-LHL / RHR | NEW |
| W07 | 5 | 72" | 48" | YES | | 52" | LEFT SLIDING | NEW |

**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).

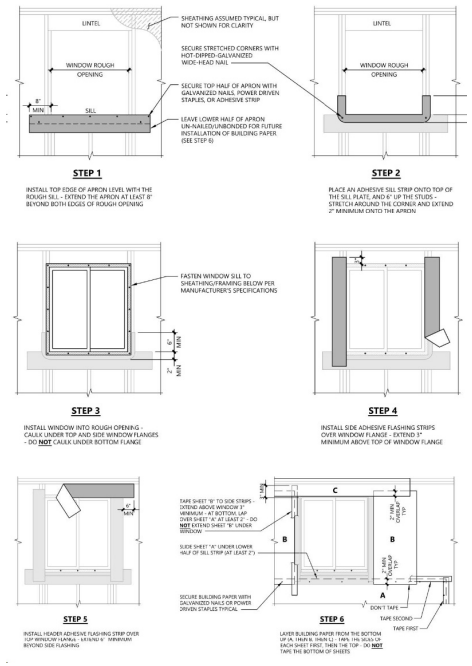
d) The bottom of the clear opening shall not be greater than 44 inches measure from the floor. (R310.2.2).

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

R311.2 Egress door. Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort. 2. Glazing in all fixed and operable panels of swinging, sliding and bifold doors are considered hazardous location and should be provided with safety glazing. Please provide safety glazing for exterior door. CRC R308.4

## FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS

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




D1 EXTERIOR OPENING FLASHING DETAIL PER CRC
SC : 1/4" = 1'-0"

REMODELING FOR:

**2179 Monterey Ave RESIDENCE**

2179 Monterey Ave
Santa Clara, CA 95051

REVISION TABLE:

1 PLANNING RESPONSE I

DESIGNER:
RAMIN ZOHOOR
DONE RIGHT HOME REMODELING
1825 DE LA CRUZ BLVD, #206
SANTA CLARA, CA 95050
TEL: 408.497.5071
EMAIL: ZOHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

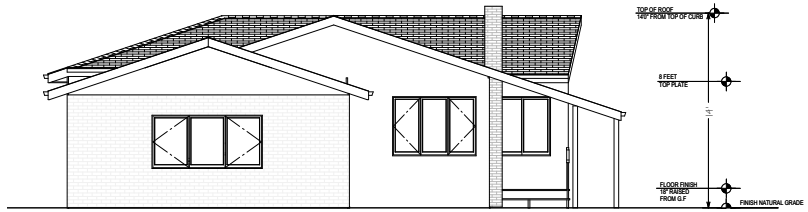
WINDOW & DOOR SCHEDULE

PROJECT ID :
DATE : 2025
SCALE :
DRAWN BY : DONE RIGHT HOME REMODEL (RZ)

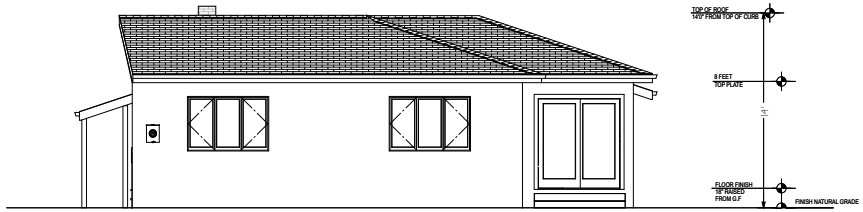
SHEET NUMBER:

A-05

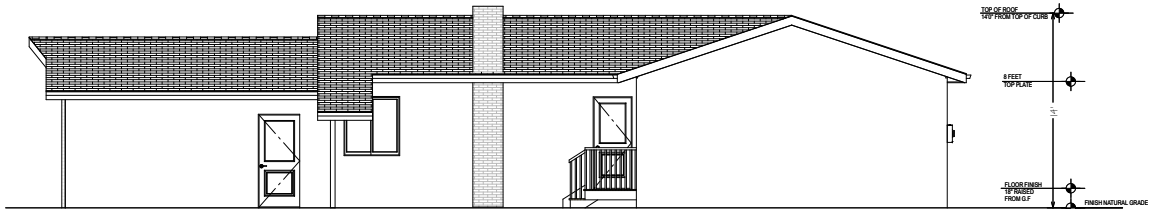
OWNERSHIP:



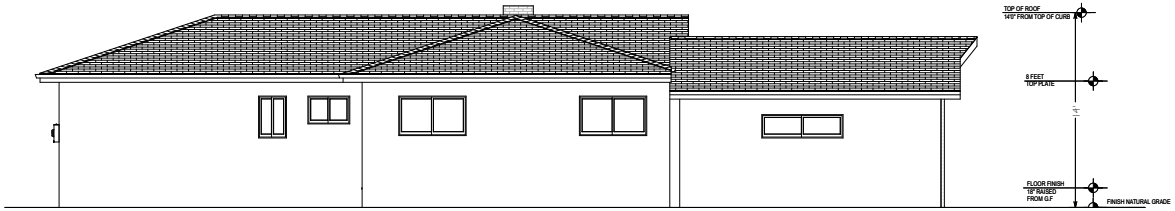

EXISTING FRONT ELEVATIONS
SC : 1/4" = 1'-0"




EXISTING REAR ELEVATIONS
SC : 1/4" = 1'-0"




EXISTING RIGHT ELEVATIONS
SC : 1/4" = 1'-0"




EXISTING LEFT ELEVATIONS
SC : 1/4" = 1'-0"

REMODELING FOR:

**2179 Monterey Ave RESIDENCE**

2179 Monterey Ave
Santa Clara, CA 95051

REVISION TABLE:

1 PLANNING RESPONSE I

DESIGNER:
RAMIN ZOHOOR
DONE RIGHT HOME REMODELING
1825 DE LA CRUZ BLVD, #206
SANTA CLARA, CA 95050
TEL: 408.497.5071
EMAIL: ZOHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

EXISTING ELEVATION

PROJECT ID :
DATE : 2025
SCALE :
DRAWN BY : DONE RIGHT HOME REMODEL (RZ)

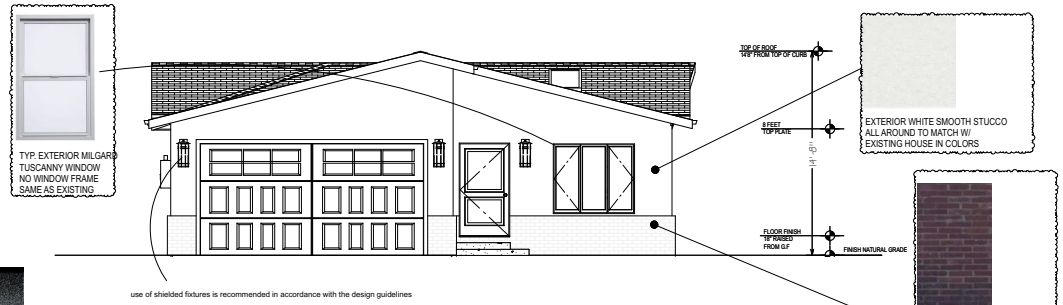
SHEET NUMBER:

A-06

OWNERSHIP:

**ELEVATIONS NOTES:**

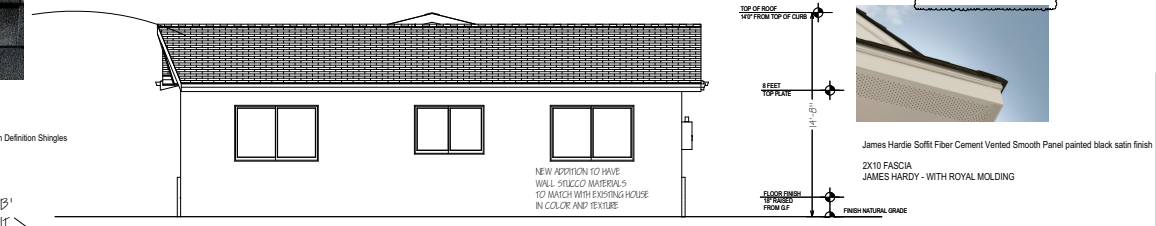
1. STUCCO 7/8" THICK IS TO BE APPLIED WITH A 3 COAT APPLICATION WHEN APPLIED **OVER CORROSION RESISTANT METAL LATH** OR WIRE LATH PER CRC R703.7.1
2. PROVIDE WEEP SCREED AT THE BOTTOM OF STUCCO WALLS AT A LOCATION A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS PER CRC R703.7.2.1
3. PROVIDE TWO LAYERS 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 FRONT ELEVATIONS
SC : 1/4" = 1'-0"

INSPIRATION PHOTO

Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles



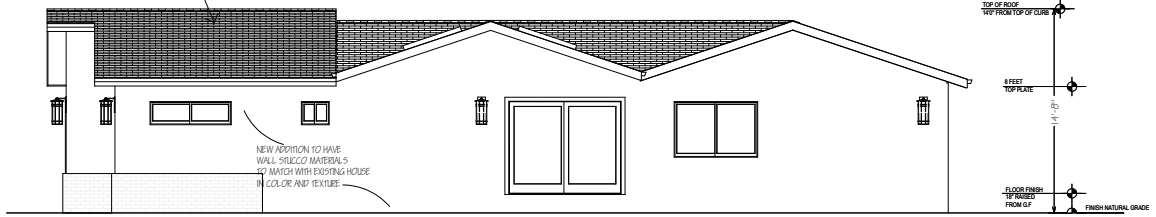



James Hardie Soffit Fiber Cement Vented Smooth Panel painted black satin finish

2X10 FASCIA
JAMES HARDY - WITH ROYAL MOLDING

PROPOSED REAR ELEVATIONS
SC : 1/4" = 1'-0"

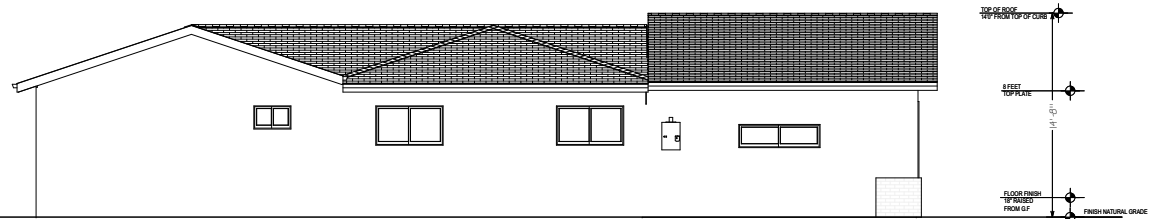
NEW ROOF COMP. SHINGLES MIN CLASS 'B' WITH TWO LAYERS OF #15 UNDERLAYMENT S TO MATCH W/ (E) HOUSE




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.

PROPOSED RIGHT ELEVATIONS
SC : 1/4" = 1'-0"




PROPOSED LEFT ELEVATIONS
SC : 1/4" = 1'-0"

REMODELING FOR:

**2179 Monterey Ave RESIDENCE**

2179 Monterey Ave
Santa Clara, CA 95051

REVISION TABLE:

1 PLANNING RESPONSE I


DESIGNER:
RAMIN ZOHOOR
DONE RIGHT HOME REMODELING
1825 DE LA CRUZ BLVD, #206
SANTA CLARA, CA 95050
TEL: 408.497.5071
EMAIL: ZOHOOR.RAMIN@GMAIL.COM


SHEET TITLE:

PROPOSED ELEVATION

PROJECT ID :
DATE : 2025
SCALE :
DRAWN BY : DONE RIGHT HOME REMODEL (RZ)

SHEET NUMBER:

A-07

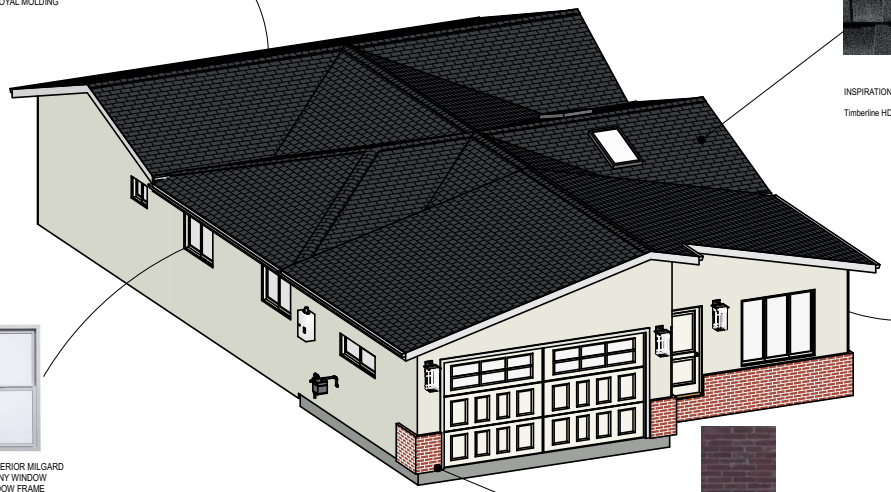
OWNERSHIP:

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



TYP. EXTERIOR MILGARD
TUSCANNY WINDOW
NO WINDOW FRAME
SAME AS EXISTING

EXTERIOR RED BRICK MATERIAL
SAME AS EXISTING TO CREATE
HALF WALL



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

REMODELING FOR:

## 2179 Monterey Ave RESIDENCE

2179 Monterey Ave
Santa Clara, CA 95051

REVISION TABLE:

1 PLANNING RESPONSE I


DESIGNER:
RAMIN ZOHOOR
DONE RIGHT HOME REMODELING
1825 DE LA CRUZ BLVD, #206
SANTA CLARA, CA 95050
TEL: 408.497.5071
EMAIL: ZOHOOR.RAMIN@GMAIL.COM


SHEET TITLE:

MATERIAL BOARD

PROJECT ID :
DATE : 2025
SCALE :
DRAWN BY : DONE RIGHT HOME REMODEL (RZ)

SHEET NUMBER:

A-08

OWNERSHIP: