



# City of Santa Clara

## Meeting Agenda

### Historical & Landmarks Commission

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Thursday, December 4, 2025

6:00 PM

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

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

o Via Zoom:

o <https://santaclaraca.zoom.us/j/97233262035> or

o Phone: 1 (669) 900-6833

Meeting ID: 972 3326 2035

How to Submit Written Public Comment Before Historical and Landmarks Commission Meeting:

By email to [PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov) by 12 p.m. the day of the meeting. Those emails will be forwarded to Staff and will be uploaded to the Historical and Landmarks Commission Agenda as supplemental meeting material. Emails received after 12:00 P.M. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.

Note: Emails received as public comment will not be read aloud during the meeting.

Agendas, Staff Reports and some associated documents for Historical and Landmarks Commission items may be viewed on the Internet at <https://santaclaraca.legistar.com/Calendar.aspx>

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

#### **CALL TO ORDER AND ROLL CALL**

#### **CONSENT CALENDAR**

1.      25-1665   [Historical and Landmarks Commission Meeting Minutes of November 6, 2025](#)

**Recommendation:** Approve the Historical and Landmarks Commission Meeting Minutes of the November 6, 2025 Meeting.

## **PUBLIC PRESENTATIONS**

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

## **GENERAL BUSINESS**

2.      25-1636   [Public Hearing: Recommendation on the Significant Property Alteration / Architectural Review \(PLN25-00443\) for the like-for-like replacement of windows for a property on the Historic Resource Inventory Located at 1310 Homestead Road. CEQA Status: Exempt from CEQA per Section 15331 of the CEQA Guidelines \(Class 31 - Historical Resource Restoration / Rehabilitation\).](#)

**Recommendation:** Recommend that the Historical and Landmarks Commission find that the proposed project located at 1310 Homestead Road will not destroy or have a significant adverse effect on the integrity of the Historic Resource Inventory property and that the proposed construction is compatible with the resource and recommend approval of the Significant Property Alteration / Architectural Review.

## **STAFF REPORT**

## **COMMISSIONERS REPORT**

Subcommittee Reporting - 20 Minutes



## Board/Committee

## Lead/Alternate

Santa Clara Arts and Historic Consortium

Vargas-Smith / Romano

Historic Preservation Society of Santa Clara

Vargas-Smith / Leung

Old Quad Residents Association

Leung

Development Review Hearing

Romano /Vargas-Smith

BART/ High Speed Rail/ VTA BRT Committee

Vargas-Smith/ Leung

El Camino Real Specific Plan Community Advisory Committee

Leung

Downtown Precise Plan

Vargas-Smith/Stocks

Santa Clara Station Area Task Force

Leung/Stocks

Board/Committee

Lead/Alternate

**ADJOURNMENT***The next regular scheduled meeting is January 8, 2026 at 6 p.m. in the Council Chambers and Via Zoom*

## MEETING DISCLOSURES

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

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

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# City of Santa Clara

1500 Warburton Avenue  
Santa Clara, CA 95050  
[santaclaraca.gov](http://santaclaraca.gov)  
[@SantaClaraCity](https://twitter.com/SantaClaraCity)

## Agenda Report

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**25-1665**

**Agenda Date: 12/4/2025**

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### **REPORT TO HISTORICAL AND LANDMARKS COMMISSION**

#### **SUBJECT**

Historical and Landmarks Commission Meeting Minutes of November 6, 2025

#### **RECOMMENDATION**

Approve the Historical and Landmarks Commission Meeting Minutes of the November 6, 2025 Meeting.



# City of Santa Clara

## Meeting Minutes

### Historical & Landmarks Commission

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11/06/2025

6:00 PM

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#### **CALL TO ORDER AND ROLL CALL**

**Chair Leung** called the meeting to order at 6:02 p.m.

**Present** 7 - Commissioner Michael Celso , Commissioner Yvonne Inciarte, Chair Patricia Leung, Commissioner Kathleen Romano, Vice Chair Ed Stocks, Commissioner Ana Vargas-Smith , and Commissioner Kaushal Varshney

**CONSENT CALENDAR**

1. [25-1546](#) Historical and Landmarks Commission Meeting Minutes of October 2, 2025

**Recommendation:** Approve the Historical and Landmarks Commission Meeting Minutes of the October 2, 2025 Meeting.

**A motion was made by Commissioner Romano, seconded by Commissioner Celso, to approve staff recommendation. Chair Leung abstained from voting because she was not in attendance at the October meeting.**

**Aye:** 6 - Commissioner Celso, Commissioner Inciarte, Commissioner Romano, Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

**Abstained:** 1 - Chair Leung

**PUBLIC PRESENTATIONS**

Public Comments: **None.**

**GENERAL BUSINESS**

2. [25-1557](#) Recap of CPF Conference - May 2025

**Commissioner Romano** provided a presentation.

3. [25-1558](#) Potential Landmark Designation for Tiburcio Vásquez Gravesite

The Commission discussed this item and concluded that additional information about Mr. Vasquez is needed before they can definitively support a historic designation. Staff will follow up with City Historian Lorie Garcia to obtain a more detailed biography of Mr. Vasquez, emphasizing his broader significance in California history and any specific connections he may have had with the City of Santa Clara.

**STAFF REPORT**

No updates on this item.

**COMMISSIONERS REPORT**

1. Subcommittee Reporting - 20 Minutes

## Outreach Subcommittee

No updates on this item.

## 2. Board/Committee

## Lead/Alternate

Santa Clara Arts and Historic Consortium	Vargas-Smith / Romano
Historic Preservation Society of Santa Clara	Vargas-Smith / Leung
Old Quad Residents Association	Leung
Development Review Hearing	Romano /Vargas-Smith
BART/ High Speed Rail/ VTA BRT Committee	Vargas-Smith/ Leung
El Camino Real Specific Plan Community Advisory Committee	Leung
Downtown Precise Plan	Vargas-Smith/Stocks
Santa Clara Station Area Task Force	Leung/Stocks
Board/Committee	Lead/Alternate

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Historic Preservation Society of Santa Clara	Vargas-Smith / Leung
Old Quad Residents Association	Leung
Development Review Hearing	Romano /Vargas-Smith
BART/ High Speed Rail/ VTA BRT Committee	Vargas-Smith/ Leung
El Camino Real Specific Plan Community Advisory Committee	Leung
Downtown Precise Plan	Vargas-Smith/Stocks
Santa Clara Station Area Task Force	Leung/Stocks

Commissioners provided updates on various items, meetings, and groups that they are assigned to.

**ADJOURNMENT**

**A motion was made by Commissioner Romano, seconded by Commissioner Inciarte to adjourn the meeting at 7:23 p.m.**

**Aye:** 7 - Commissioner Celso, Commissioner Inciarte, Chair Leung, Commissioner Romano, Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

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## Agenda Report

25-1636

Agenda Date: 12/4/2025

### REPORT TO HISTORICAL AND LANDMARKS COMMISSION

#### SUBJECT

Public Hearing: Recommendation on the Significant Property Alteration / Architectural Review (PLN25-00443) for the like-for-like replacement of windows for a property on the Historic Resource Inventory Located at 1310 Homestead Road. CEQA Status: Exempt from CEQA per Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration / Rehabilitation).

**File No.:** PLN25-00443

**Location:** 1310 Homestead Road; on the Southern side of Homestead Road; APN#: 269-26-067; zoned R3 Medium Density Residential

**Applicant:** Guanghong Ou

**Owner(s):** Giao Nguyen

**Request:** **Significant Property Alteration** for the like-for-like replacement of existing windows on a Historic Resources Inventory (HRI) residence.

#### POINTS FOR CONSIDERATION

- The project site is in a residential neighborhood near downtown Santa Clara, surrounded by numerous Historic Resource Inventory (HRI) and Mills Act contract properties. See Vicinity Map in Attachment 1.
- The site is currently developed with a three-unit multifamily building and will continue to operate as such. A second, non-historic multifamily building is also located on the same parcel at 1340 Homestead Road.
- The project is before the Historical and Landmarks Commission (HLC) in accordance with the Historic Preservation Ordinance (Santa Clara City Code 18.130.050), which requires that any Significant Property Alteration (SPA) project determined to be a major alteration to a HRI property receive a recommendation from the HLC. The project proposes a like-for-like replacement of all 26 existing windows. The new windows are designed to replicate the existing wood, double-hung windows in material, profile, and appearance, thereby preserving the historic character of the building.
- The project is consistent with the Secretary of the Interior's Standards because it preserves the property's historic character and ensures that the new windows are compatible with the building's existing architectural features by utilizing historically appropriate materials.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.130.
- There is an active code enforcement case regarding the complete interior renovation of the three units without the required permits. Interior renovations do not require an SPA permit and will be reviewed through the Building Permit process.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

**FINDINGS SUPPORTING STAFF'S RECOMMENDATION**

Granting the Significant Property Alteration approval requires the following findings consistent with City Code Section 18.130.050(D):

- 1) *The alterations shall be designed to the essential character, features, and defining elements that make the Historic Resource Inventory property significant, in that:*
  - The proposed exterior window replacements are designed to match the existing wood, double-hung windows in material, profile, and appearance, preserving the historic character of the building.
  - All work will retain and replicate the original window configurations and trim details, maintaining the building's overall historic integrity and architectural style.
- 2) *The project proposal shall not have a significant adverse effect on the integrity of the Historic Resource Inventory property, in that:*
  - The proposed window replacements are wood double-hung which will match the existing historic windows in material, configuration, operation, and appearance. Because the replacement windows replicate the historic design and detailing, the work will not diminish the architectural integrity or character-defining features of the building.
- 3) *The alterations must be compatible with the existing structure or district, in that:*
  - The replacement windows match the historic wood double-hung type and retain the same appearance, configuration, and traditional detailing as the existing windows.
  - The natural wood finish and absence of non-historic exterior trim ensure that the new windows are visually compatible with the structure and surrounding properties within the historic district.
- 4) *The alterations must be consistent with the Secretary of the Interior's Treatment Standards, in that:*
  - The replacement windows are compatible with the property's historic materials, features, and design, consistent with the Secretary of the Interior's Standards 2 and 6.
  - The installation will not remove, obscure, or damage distinctive historic materials, and the work is fully reversible, ensuring preservation of the building's historic character and integrity.

**CONDITIONS OF APPROVAL**

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

**ENVIRONMENTAL REVIEW**

The action being considered is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration / Rehabilitation). This exemption consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior 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](mailto:clerk@santaclaraca.gov) or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to 111 property owners / tenants within a 300-foot radius of the project site on November 20, 2025. 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 1310 Homestead Road will not destroy or have a significant adverse effect on the integrity of the Historic Resource Inventory property and that the proposed construction is compatible with the resource and recommend approval of the Significant Property Alteration / Architectural Review.

Prepared by: Summer Foss, Assistant 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. Conditions of Approval
3. Window Specifications
4. Development Plans

# Vicinity Map (Zoning) - 1310 Homestead Road



## Historic Resources

### Historic Properties



### Historic Resources



### Mills Act Property



### Potential Historic Resources



## Zoning

### Land Parcels

DT - Downtown

DT - Downtown

MUCC - Mixed Use

Community Commercial

MUCC - Mixed Use

Community Commercial

PD - Planned Development

PQP - Public/Quasi Public

R1 - Single-Family

Residential

R1 - Single-Family

Residential

R2 - Low-Density Residential

R3 - Medium Density

Residential

## Race 1 aware

## Notes:

PLN25-00443

11/7/2025 4:04:54 PM

0 200 400  
ft

NAD\_1983\_2011\_StatePanel\_California\_III\_FIPS\_0403\_Ft\_US  
©City of Santa Clara



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Conditions of Significant Property Alteration / Architectural Review Permit Approval

PLN25-00443 / 1310 Homestead Road

### Major Significant Property Alteration for the like-for-like replacement of existing windows on a Historic Resources Inventory (HRI) 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 December 10, 2027.
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code, California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

#### DURING CONSTRUCTION

- P1. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- P2. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- P3. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.
- E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban

Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

#### **OPERATIONAL CONDITIONS**

- P4. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.
- P5. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P6. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

#### **KEY:**

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

**ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL**

*Permittee/Property Owner*

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

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Relationship to Property: \_\_\_\_\_

Date: \_\_\_\_\_

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

Vu Luu

QUOTE BY : Vu Luu

SOLD TO : HIEN

PO# :

Ship Via : Ground

U-Factor Weighted Average: 0.29

Volume: 230.76

QUOTE # : JW251000A8H - Version 0

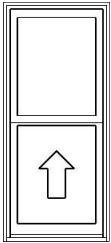
SHIP TO :

PROJECT NAME: 1310 HOMESTEAD RD

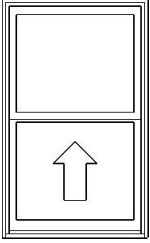
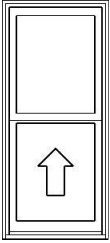
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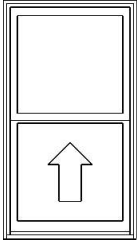
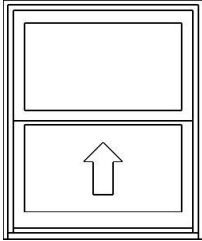
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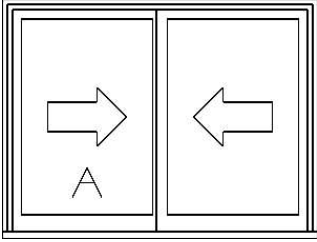
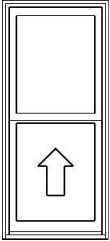
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	FRONT, LEFT	Frame Size : 24 X 54			
	Rough Opening : 24 3/4 X 54 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, No Screen,			
	<b>TYPE B</b>				
					
	Viewed from Exterior. Scale: 1/2" =1'	Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:20.2w, 23.4h, 3.2 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N-885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
			\$761.54	6	\$4,569.24



LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2	SIDE LEFT	Frame Size : 33 X 54			
	Rough Opening : 33 3/4 X 54 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, No Screen,			
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	Viewed from Exterior. Scale: 1/2" =1'	Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:29.2w, 23.4h, 4.7 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N-885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
			\$842.03	1	\$842.03
Line 3	SIDE, BACK	Frame Size : 24 X 54			
	Rough Opening : 24 3/4 X 54 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, No Screen,			
	<b>TYPE B</b>				
					
	Viewed from Exterior. Scale: 1/2" =1'	Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:20.2w, 23.4h, 3.2 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N-885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
			\$761.54	5	\$3,807.70

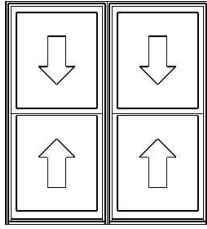
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 4	BED BACK, NO EG???	Frame Size : 30 X 54			
	Rough Opening : 30 3/4 X 54 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, No Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD- WEN warranty for additional information, *Custom-Width*, *Custom- Height*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide- By Units Without Trim Have No Method for Attachment. Clear Opening:26.2w, 23.4h, 4.2 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N- 885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
	<b>TYPE B</b>				
					
	Viewed from Exterior.				
			\$820.91	1	\$820.91
Line 5	BATH BACK, T	Frame Size : 30 X 36			
	Rough Opening : 30 3/4 X 36 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Tempered Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, No Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD- WEN warranty for additional information, *Custom-Width*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:26.2w, 14.4h, 2.6 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N- 885-05876-00001			
	<b>TYPE B</b>				
					
	Viewed from Exterior. Scale: 1/2" =1'				
			\$691.47	1	\$691.47



LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 6	KITCHEN, T	EWS4836			
	Rough Opening : 48 1/16 X 36 5/8	Frame Size : 47 5/16 X 35 7/8 Siteline EX Wood Sliding Window, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Left Hand , White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 15, Insulated SunResist Tempered Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, Neat, No Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD- WEN warranty for additional information,Tan vinyl track visible from interior and exterior. IGThick=0.756(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:20.7w, 31.9h, 4.6 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.30, SHGC: 0.21, VLT: 0.48, CPD: JEL-N-338-00890-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
	<b>TYPE A</b>				
					
	Viewed from Exterior. Scale: 1/2" =1'				
			\$726.99	1	\$726.99
Line 7	FRONT, RIGHT	Frame Size : 24 X 54			
	Rough Opening : 24 3/4 X 54 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, No Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD- WEN warranty for additional information, *Custom-Width*, *Custom- Height*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide- By Units Without Trim Have No Method for Attachment. Clear Opening:20.2w, 23.4h, 3.2 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N- 885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
	<b>TYPE B</b>				
					
	Viewed from Exterior. Scale: 1/2" =1'				
			\$761.54	5	\$3,807.70

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 8	FRONT BED, EG	Frame Size : 62 X 68			
	Rough Opening : 62 3/4 X 68 3/4	Siteline Wood Double Hung, Auralast Pine, 2 Wide			
		Natural Pine Exterior,			
		Natural Interior,			
		No Exterior Trim, No Sill Nosing,			
		4 9/16 Jamb,			
		Tan Jambliner, Concealed Jambliner			
		White Hardware, ,Recessed Sash Lock,			
		US National-WDMA/ASTM, DP 35,			
		Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer,			
		Argon Filled, Traditional Glz Bd,			
		No Screen,			
		This mull configuration complies with AAMA 450 standards and is			
		professional engineer-approved. **Any Screens For Wood Double			
		Hung/Slide-By Units Within a Mull Without Trim Have No Method for			
		Attachment.			
		PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
			\$1,677.79	1	\$1,677.79

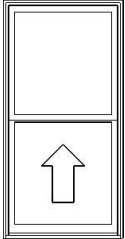
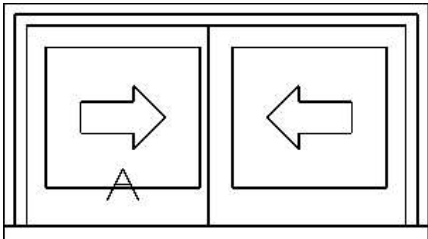
**TYPE C**

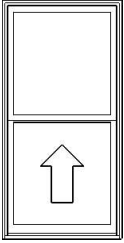
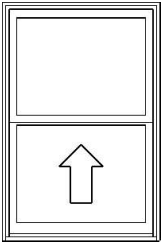


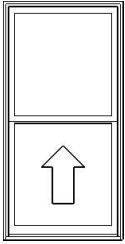
Viewed from Exterior. Scale: 1/2" =1'

Line 8-1(A1)	Frame Size : 31 X 68
Rough Opening : 31 3/4 X 68 3/4	Siteline Wood Double Hung, Auralast Pine,
	Natural Pine Exterior,
	Natural Interior,
	No Exterior Trim,
	4 9/16 Jamb,
	Standard Double Hung, Tan Jambliner, Concealed Jambliner
	White Hardware, ,Recessed Sash Lock,
	US National-WDMA/ASTM, PG 35,
	Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer,
	Argon Filled, Traditional Glz Bd,
	No Screen,
	Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-
	WEN warranty for additional information, *Custom-Width*,
	IGThick=0.726(1/8 / 1/8), Clear Opening:27.2w, 30.4h, 5.7 sf,*Meets 5.7 sqft
	Egress (All Floors)*, .
	U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N-
	885-05876-00001
	PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW

Line 8-2(A2)	Frame Size : 31 X 68
Rough Opening : 31 3/4 X 68 3/4	Siteline Wood Double Hung, Auralast Pine,
	Natural Pine Exterior,
	Natural Interior,
	No Exterior Trim,
	4 9/16 Jamb,
	Standard Double Hung, Tan Jambliner, Concealed Jambliner
	White Hardware, ,Recessed Sash Lock,
	US National-WDMA/ASTM, PG 35,
	Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer,
	Argon Filled, Traditional Glz Bd,
	No Screen,
	Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-
	WEN warranty for additional information, *Custom-Width*,
	IGThick=0.726(1/8 / 1/8), Clear Opening:27.2w, 30.4h, 5.7 sf,*Meets 5.7 sqft

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
		Floors)*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N-885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
Line 9	BACK BED, EG Rough Opening : 34 3/4 X 68 3/4	Frame Size : 34 X 68 Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, No Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Width*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:30.2w, 30.4h, 6.3 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N-885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
	<b>TYPE B</b> 				
	Viewed from Exterior. Scale: 1/2" =1'				
			\$861.15	3	\$2,583.45
Line 10	BATH, T Rough Opening : 29 1/4 X 16 3/4	Frame Size : 28 1/2 X 16 Siteline EX Wood Sliding Window, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Left Hand , White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 15, Insulated SunResist Tempered Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, Neat, No Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information,Tan vinyl track visible from interior and exterior. *Custom-Width*, *Custom-Height*, IGThick=0.756(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:11.3w, 12h, 0.9 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.30, SHGC: 0.21, VLT: 0.48, CPD: JEL-N-338-00890-00001			
	<b>TYPE A</b> 				
	Viewed from Exterior. Scale: 1/2" =1'				
			\$593.85	1	\$593.85

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 11	KITCHEN	Frame Size : 34 X 68			
	Rough Opening : 34 3/4 X 68 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, No Screen,			
	<b>TYPE B</b>				
					
	Viewed from Exterior. Scale: 1/2" =1'	Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Width*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:30.2w, 30.4h, 6.3 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N-885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
			\$861.15	2	\$1,722.30
Line 12	KITCHEN	Frame Size : 35 X 53			
	Rough Opening : 35 3/4 X 53 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, No Screen,			
	<b>TYPE B</b>				
					
	Viewed from Exterior. Scale: 1/2" =1'	Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:31.2w, 22.9h, 4.9 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N-885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
			\$863.68	1	\$863.68

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 13	FREONT BED, EG	Frame Size : 34 X 68			
	Rough Opening : 34 3/4 X 68 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, No Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD- WEN warranty for additional information, *Custom-Width*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:30.2w, 30.4h, 6.3 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N- 885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
	<b>TYPE B</b>				
					
	Viewed from Exterior. Scale: 1/2" =1'				
			\$861.15	2	\$1,722.30
Line 14	OG PLUGS	Part #: 06464 SPCR/STRP ODG LUG PDH PRM PEV 2025.3.0.5257/PDV 8.076 (09/30/25)PW			
			\$39.96	58	\$2,317.68
Line 15		Job Site Delivery Charge			
			\$450.00	1	\$450.00
<b>Total:</b>					\$27,197.09
<b>Tariff Surcharge:</b>					\$208.62
<b>Sales Tax (9.1250%):</b>					\$2,459.71
<b>Net Total:</b>					\$29,865.42
<b>Total Units:</b>					89



Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

It is the responsibility of the Builder/Purchaser to ensure that all windows and doors in the quote above are in accordance with, but not limited to, the following:

1. All current Zoning requirements.
2. All current Fire Regulations.
3. All current Building Standard Regulations, including, but not limited to, the Local Building code.

Presented by: \_\_\_\_\_

Date: \_\_\_\_\_

Purchaser: \_\_\_\_\_

Date: \_\_\_\_\_





[illegible][illegible][illegible]

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

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Scale:			
Sheet Title:	TITLE 24		

Sheet No: A0.1

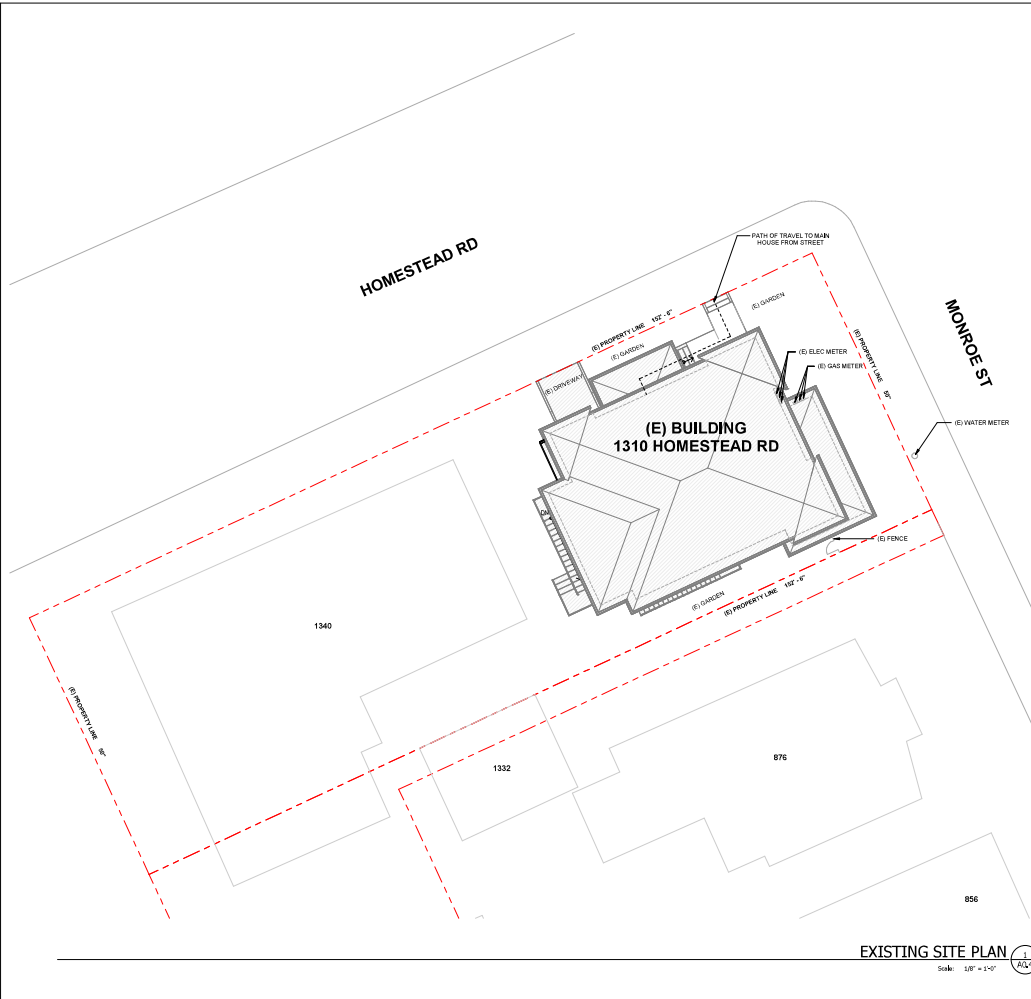
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2023 Single-Family Residential Mandatory Requirements Summary	
NOTES: Single-family residential subject to the Energy Code comply with all applicable mandatory measures, regardless of the compliance approach used. For more information, see the Energy Code and the California Energy Commission website.	
<b>Building Envelope</b>	
§ 110.040	<b>§ 110.040. Thermal Performance of Windows and Doors.</b> Thermal performance of windows and doors shall be in compliance with § 110.040.1 through § 110.040.4.
§ 110.040.1	<b>§ 110.040.1. U-Value.</b> U-Value shall be in compliance with § 110.040.1.1 through § 110.040.1.4.
§ 110.040.1.1	<b>§ 110.040.1.1. U-Value of Windows.</b> U-Value of windows shall be in compliance with § 110.040.1.1.1 through § 110.040.1.1.4.
§ 110.040.1.2	<b>§ 110.040.1.2. U-Value of Doors.</b> U-Value of doors shall be in compliance with § 110.040.1.2.1 through § 110.040.1.2.4.
§ 110.040.1.3	<b>§ 110.040.1.3. U-Value of Sliding Glass Doors.</b> U-Value of sliding glass doors shall be in compliance with § 110.040.1.3.1 through § 110.040.1.3.4.
§ 110.040.1.4	<b>§ 110.040.1.4. U-Value of Other Glass Doors.</b> U-Value of other glass doors shall be in compliance with § 110.040.1.4.1 through § 110.040.1.4.4.
§ 110.040.2	<b>§ 110.040.2. Thermal Performance of Roofs.</b> Thermal performance of roofs shall be in compliance with § 110.040.2.1 through § 110.040.2.4.
§ 110.040.2.1	<b>§ 110.040.2.1. U-Value of Roofs.</b> U-Value of roofs shall be in compliance with § 110.040.2.1.1 through § 110.040.2.1.4.
§ 110.040.2.2	<b>§ 110.040.2.2. U-Value of Roofs with Slopes.</b> U-Value of roofs with slopes shall be in compliance with § 110.040.2.2.1 through § 110.040.2.2.4.
§ 110.040.2.3	<b>§ 110.040.2.3. U-Value of Roofs with Flat Slopes.</b> U-Value of roofs with flat slopes shall be in compliance with § 110.040.2.3.1 through § 110.040.2.3.4.
§ 110.040.2.4	<b>§ 110.040.2.4. U-Value of Roofs with Other Slopes.</b> U-Value of roofs with other slopes shall be in compliance with § 110.040.2.4.1 through § 110.040.2.4.4.
§ 110.040.3	<b>§ 110.040.3. Thermal Performance of Walls.</b> Thermal performance of walls shall be in compliance with § 110.040.3.1 through § 110.040.3.4.
§ 110.040.3.1	<b>§ 110.040.3.1. U-Value of Walls.</b> U-Value of walls shall be in compliance with § 110.040.3.1.1 through § 110.040.3.1.4.
§ 110.040.3.2	<b>§ 110.040.3.2. U-Value of Walls with Slopes.</b> U-Value of walls with slopes shall be in compliance with § 110.040.3.2.1 through § 110.040.3.2.4.
§ 110.040.3.3	<b>§ 110.040.3.3. U-Value of Walls with Flat Slopes.</b> U-Value of walls with flat slopes shall be in compliance with § 110.040.3.3.1 through § 110.040.3.3.4.
§ 110.040.3.4	<b>§ 110.040.3.4. U-Value of Walls with Other Slopes.</b> U-Value of walls with other slopes shall be in compliance with § 110.040.3.4.1 through § 110.040.3.4.4.
§ 110.040.4	<b>§ 110.040.4. Thermal Performance of Foundations.</b> Thermal performance of foundations shall be in compliance with § 110.040.4.1 through § 110.040.4.4.
§ 110.040.4.1	<b>§ 110.040.4.1. U-Value of Foundations.</b> U-Value of foundations shall be in compliance with § 110.040.4.1.1 through § 110.040.4.1.4.
§ 110.040.4.2	<b>§ 110.040.4.2. U-Value of Foundations with Slopes.</b> U-Value of foundations with slopes shall be in compliance with § 110.040.4.2.1 through § 110.040.4.2.4.
§ 110.040.4.3	<b>§ 110.040.4.3. U-Value of Foundations with Flat Slopes.</b> U-Value of foundations with flat slopes shall be in compliance with § 110.040.4.3.1 through § 110.040.4.3.4.
§ 110.040.4.4	<b>§ 110.040.4.4. U-Value of Foundations with Other Slopes.</b> U-Value of foundations with other slopes shall be in compliance with § 110.040.4.4.1 through § 110.040.4.4.4.
§ 110.040.5	<b>§ 110.040.5. Thermal Performance of Basements.</b> Thermal performance of basements shall be in compliance with § 110.040.5.1 through § 110.040.5.4.
§ 110.040.5.1	<b>§ 110.040.5.1. U-Value of Basements.</b> U-Value of basements shall be in compliance with § 110.040.5.1.1 through § 110.040.5.1.4.
§ 110.040.5.2	<b>§ 110.040.5.2. U-Value of Basements with Slopes.</b> U-Value of basements with slopes shall be in compliance with § 110.040.5.2.1 through § 110.040.5.2.4.
§ 110.040.5.3	<b>§ 110.040.5.3. U-Value of Basements with Flat Slopes.</b> U-Value of basements with flat slopes shall be in compliance with § 110.040.5.3.1 through § 110.040.5.3.4.
§ 110.040.5.4	<b>§ 110.040.5.4. U-Value of Basements with Other Slopes.</b> U-Value of basements with other slopes shall be in compliance with § 110.040.5.4.1 through § 110.040.5.4.4.
§ 110.040.6	<b>§ 110.040.6. Thermal Performance of Attics.</b> Thermal performance of attics shall be in compliance with § 110.040.6.1 through § 110.040.6.4.
§ 110.040.6.1	<b>§ 110.040.6.1. U-Value of Attics.</b> U-Value of attics shall be in compliance with § 110.040.6.1.1 through § 110.040.6.1.4.
§ 110.040.6.2	<b>§ 110.040.6.2. U-Value of Attics with Slopes.</b> U-Value of attics with slopes shall be in compliance with § 110.040.6.2.1 through § 110.040.6.2.4.
§ 110.040.6.3	<b>§ 110.040.6.3. U-Value of Attics with Flat Slopes.</b> U-Value of attics with flat slopes shall be in compliance with § 110.040.6.3.1 through § 110.040.6.3.4.
§ 110.040.6.4	<b>§ 110.040.6.4. U-Value of Attics with Other Slopes.</b> U-Value of attics with other slopes shall be in compliance with § 110.040.6.4.1 through § 110.040.6.4.4.
§ 110.040.7	<b>§ 110.040.7. Thermal Performance of Ceilings.</b> Thermal performance of ceilings shall be in compliance with § 110.040.7.1 through § 110.040.7.4.
§ 110.040.7.1	<b>§ 110.040.7.1. U-Value of Ceilings.</b> U-Value of ceilings shall be in compliance with § 110.040.7.1.1 through § 110.040.7.1.4.
§ 110.040.7.2	<b>§ 110.040.7.2. U-Value of Ceilings with Slopes.</b> U-Value of ceilings with slopes shall be in compliance with § 110.040.7.2.1 through § 110.040.7.2.4.
§ 110.040.7.3	<b>§ 110.040.7.3. U-Value of Ceilings with Flat Slopes.</b> U-Value of ceilings with flat slopes shall be in compliance with § 110.040.7.3.1 through § 110.040.7.3.4.
§ 110.040.7.4	<b>§ 110.040.7.4. U-Value of Ceilings with Other Slopes.</b> U-Value of ceilings with other slopes shall be in compliance with § 110.040.7.4.1 through § 110.040.7.4.4.
§ 110.040.8	<b>§ 110.040.8. Thermal Performance of Floors.</b> Thermal performance of floors shall be in compliance with § 110.040.8.1 through § 110.040.8.4.
§ 110.040.8.1	<b>§ 110.040.8.1. U-Value of Floors.</b> U-Value of floors shall be in compliance with § 110.040.8.1.1 through § 110.040.8.1.4.
§ 110.040.8.2	<b>§ 110.040.8.2. U-Value of Floors with Slopes.</b> U-Value of floors with slopes shall be in compliance with § 110.040.8.2.1 through § 110.040.8.2.4.
§ 110.040.8.3	<b>§ 110.040.8.3. U-Value of Floors with Flat Slopes.</b> U-Value of floors with flat slopes shall be in compliance with § 110.040.8.3.1 through § 110.040.8.3.4.
§ 110.040.8.4	<b>§ 110.040.8.4. U-Value of Floors with Other Slopes.</b> U-Value of floors with other slopes shall be in compliance with § 110.040.8.4.1 through § 110.04

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Project Designer:

  
Danny Cao

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1310  
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ROAD

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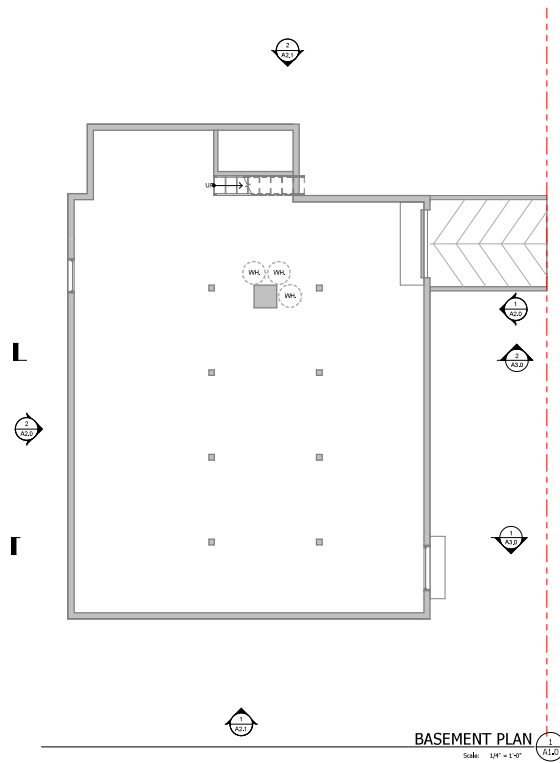
1310 HOMESTEAD RD  
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Sheet Title:	EXISTING SITE PLAN		

Sheet No: **A0.4**



**GENERAL NOTES:**

1. PROVIDE SMOKE ALARMS - HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH BEDROOM AND IMMEDIATE COMMON AREA, OUTSIDE OF BEDROOMS AND LOCATED AT NOT LESS THAN 3 FT FROM A DOOR TO A BEDROOM WITH TUB OR SHOWER EXCEPT WHEN THIS REQUIREMENT WILL PREVENT THE INSTALLATION OF A SMOKE ALARM IN A REQUIRED LOCATION.

**LEGEND**

	PROPOSED WALL
	EXISTING WALL
	NOT IN SCOPE

**BASEMENT PLAN**   
Scale: 1/4" = 1'-0"

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



1310 HOMESTEAD RD  
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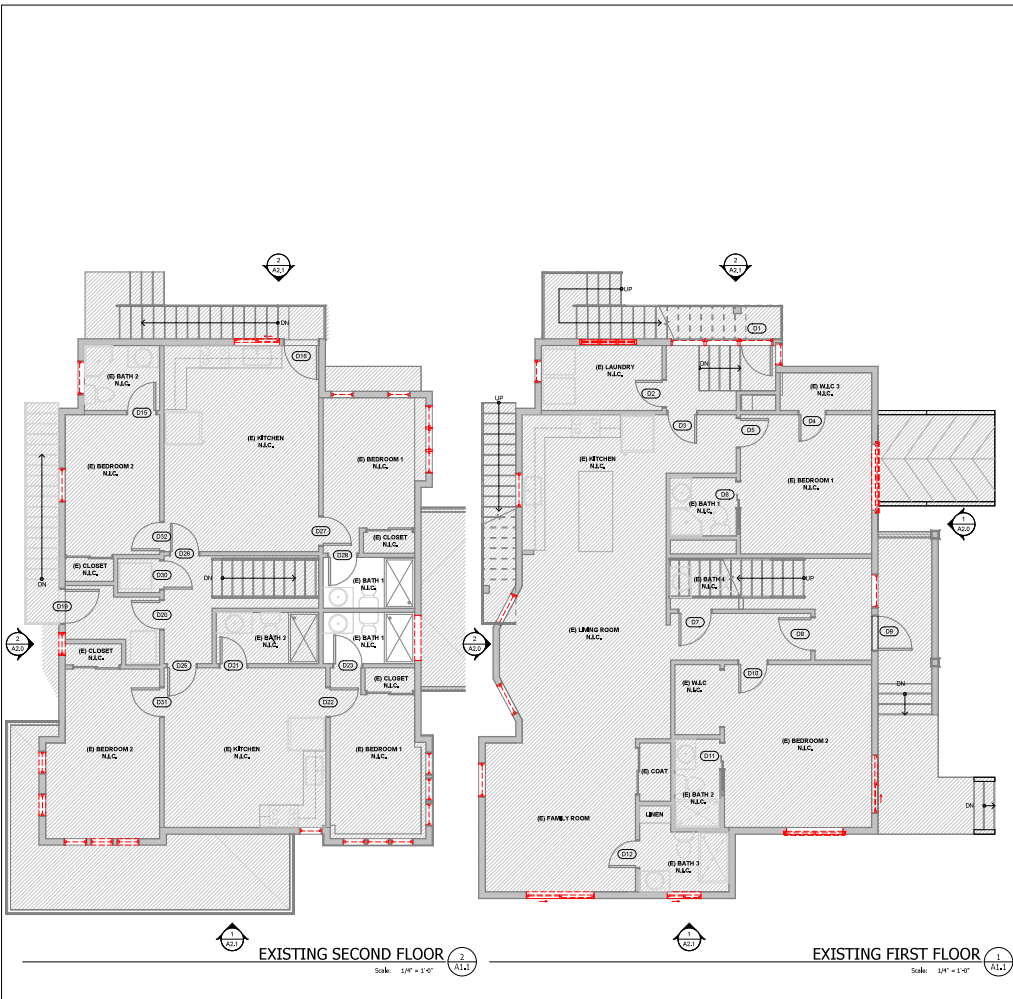
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Sheet Title: **EXISTING BASEMENT PLAN**

Sheet No: **A1.0**

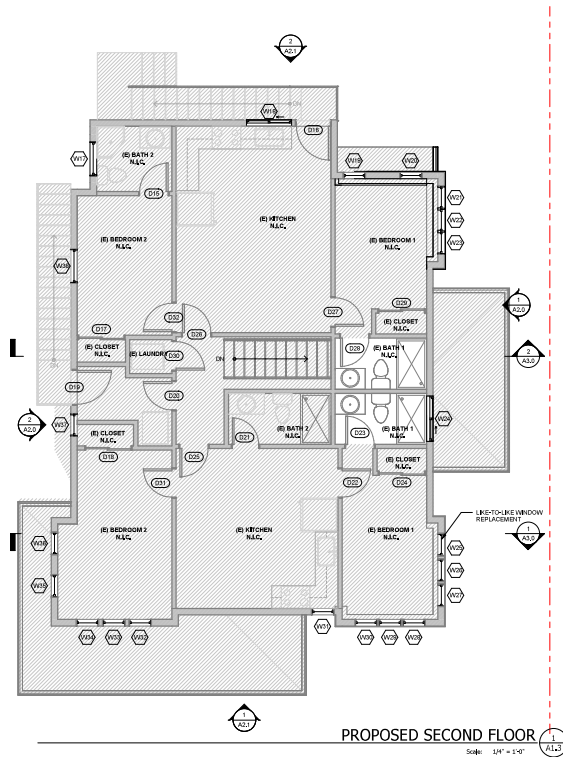


**1. PRELIMINARY CONSIDERATIONS**

- 1.1. VERIFY AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL GOVERNING BODIES BEFORE COMMENCING ANY DEMOLITION WORK. CONDUCT A THOROUGH SITE INSPECTION TO IDENTIFY ANY HAZARDOUS MATERIALS (E.G., ASBESTOS, LEAD PAINT) AND ARRANGE FOR THEIR SAFE REMOVAL BY LICENSED PROFESSIONALS.
- 1.2. **2. SITE PREPARATION**
- 1.3. ENSURE THE SITE IS SECURED AND SAFETY BARRIERS AROUND THE EXCAVATION TO PROTECT THE PUBLIC AND RESTRICT ACCESS.
- 1.4. POST APPROPRIATE WARNING SIGNS AND NOTICES AROUND THE PERIMETER OF THE SITE.
- 1.5. **3. DECONSTRUCTION AND SAFETY**
- 1.6. DISCONNECT AND CAP ALL UTILITY SERVICES (ELECTRICITY, GAS, WATER, SEWERAGE) IN COORDINATION WITH LOCAL UTILITY PROVIDERS.
- 1.7. **4. STRUCTURE DISMANTLING**
- 1.8. BEGIN DISMANTLING FROM THE ROOF AND PROCEED DOWNWARDS.
- 1.9. USE HEAVY DUTY CRANES FOR THE STRUCTURE TO ENSURE SAFETY AND PREVENT COLLAPSE.
- 1.10. USE APPROPRIATE FACTORY-BUILT TOOLS TO CAREFULLY DEMOLISH STRUCTURAL ELEMENTS.
- 1.11. MAINTAIN CONTROL OF DUST AND DEBRIS BY USING WATER SPRAYS OR OTHER DUST SUPPRESSION METHODS.
- 1.12. **5. WASTE MANAGEMENT**
- 1.13. REMOVE AND PROPERLY DISPOSE OF ALL NON-RECYCLABLE MATERIALS IN COMPLIANCE WITH LOCAL WASTE MANAGEMENT GUIDELINES.
- 1.14. MAINTAIN RECORDS OF WASTE DISPOSAL, INCLUDING QUANTITIES AND DESTINATIONS OF RECYCLED AND NON-RECYCLED MATERIALS.
- 1.15. **6. SITE RESTORATION**
- 1.16. FILL MISSING MATERIALS TO REPAIR, REPAIR, AND REPAIR THE EXISTING CONCRETE AND BRICK WALLS, VIBRATION, AND DUST CONTROL.
- 1.17. ENSURE COMPLIANCE WITH LOCAL ENVIRONMENTAL REGULATIONS. PROTECT REMAINING TREES, VEGETATION, AND ANY OTHER SITE FEATURES DESIGNATED TO REMAIN.
- 1.18. PROJECT RENEW AND GIVE ENERGY BY REINVESTING APPROPRIATE SITE DRAINAGE AND SEDIMENT CONTROL MEASURES.
- 1.19. **7. SAFETY AND COMPLIANCE**
- 1.20. ENSURE ALL PERSONNEL ARE EQUIPPED WITH AND USE APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT (PPE) INCLUDING HELMETS, GLOVES, MASKS, AND SAFETY SHOES.
- 1.21. CONDUCT REGULAR SAFETY BRIEFINGS AND TRAINING SESSIONS FOR ALL PERSONNEL INVOLVED IN THE DEMOLITION.
- 1.22. ESTABLISH EMERGENCY PROCEDURES AND HAVE FIRST AID EQUIPMENT AVAILABLE ON-SITE.
- 1.23. **8. POST-DEMOLITION**
- 1.24. CLEAR THE SITE OF ALL DEMOLITION DEBRIS AND PERFORM A FINAL SITE CLEANUP.
- 1.25. BACKFILL AND GRADEN THE SITE AS SPECIFIED IN THE PROJECT PLAN.
- 1.26. RESTORE ANY DISRUPTED PUBLIC PATHWAYS OR REDSIGNING.
- 1.27. **9. DOCUMENTATION AND REPORTING**
- 1.28. PREPARE A DETAILED DEMOLITION REPORT, INCLUDING PHOTOS, VIDEOS, AND DOCUMENTS.
- 1.29. SUBMIT THE REPORT TO THE LOCAL GOVERNING BODIES FOR REVIEW.
- 1.30. OBTAIN ANY NECESSARY APPROVALS FOR FURTHER ACTION, INCLUDING DRAFT GDS, PHOTOGRAPHS, AND INCIDENT REPORTS.
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 Danny Cao		
<b>Client:</b>		
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No.	Date	Description
	10/07/2020	ISSUE FOR PERMIT
<p>It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly understands by the building codes and methods of construction listed herein. If there are corrections needed address such perceived errors or omissions shall be received from the architect prior to the start or during construction proceedings with the work. The client will be responsible for any delays in construction if these procedures are not followed.</p>		
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Sheet Title:	EXISTING FLOOR PLANS	
Sheet No:	A1.1	





**GENERAL NOTE:**  
1. PROVIDE SMOKE ALARMS - HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH BEDROOM AND IMMEDIATE COMMON AREA OUTSIDE OF BEDROOMS AND LOCATED AT NOT LESS THAN 1' FROM A DOOR TO A BEDROOM BATH TUB OR SHOWER EXCEPT WHERE THE REQUIREMENT WILL PREVENT THE INSTALLATION OF A SMOKE ALARM IN A REQUIRED LOCATION.

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Project Designer:

Danny Cao

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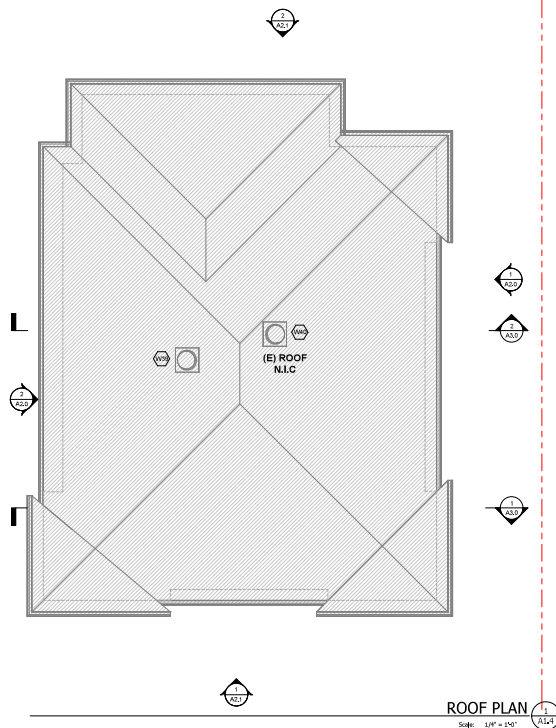
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SANTA CLARA, CA 95050

No.	Date	Description
1	10/07/2025	ISSUE FOR PERMIT

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor is not immediately aware. The client shall be responsible for any errors or omissions in the plans and specifications of which a contractor is not immediately aware. The client shall be responsible for any errors or omissions in the plans and specifications of which a contractor is not immediately aware. The client shall be responsible for any errors or omissions in the plans and specifications of which a contractor is not immediately aware.

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Sheet Title: PROPOSED SECOND FLOOR

Sheet No: **A1.3**



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Project Designer: Danny Cao  
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Project Designer.

Danny Gao

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It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any

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Sheet Title:	PROPOSED PLAN		

Sheet Title: PROPOSED PLAN

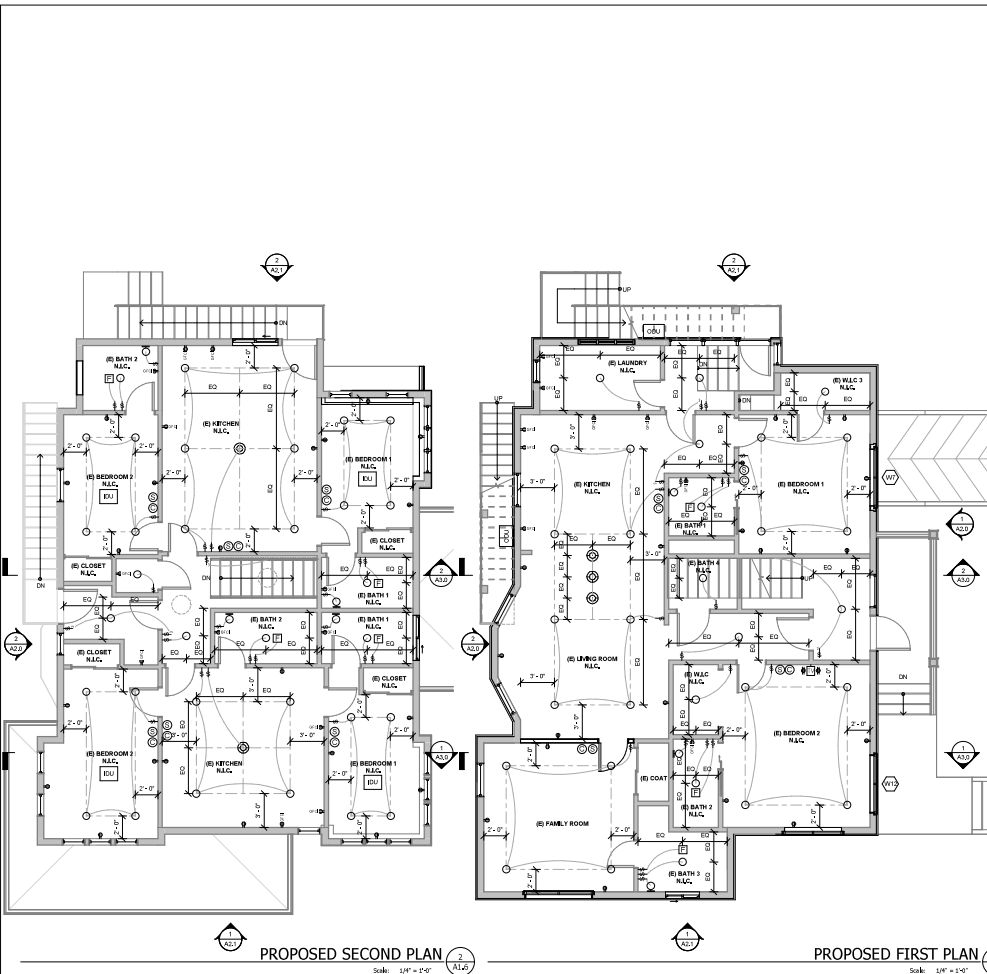
Sheet No: **A1.4**




















Sheet No: **A1.4**







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	DUPLEX RECEPTACLE ABOVE COUNTER TOP
	DUPLEX RECEPTACLE
	RECESSED CEILING DOWNLIGHT LED
	WALL SCONCE (WALL MOUNTED LED FEATURE)
	CEILING PENDANT LIGHT LED
	FEATURE IN VET LOCATIONS
	FEATURE TO BE WEATHER PROOF
	EXHAUST FAN (INTERMITTENT VENTILATION EXHAUSTED DIRECTLY TO THE OUTSIDE)
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE, GROUNDING CIRCUIT INTERRUPTER
	FAN WITH LIGHT FEATURE
	UNDER COUNTER STRIP LED LIGHT
	SWITCH WITH OCCUPANCY SENSOR
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	AC INDOOR UNIT
	AC OUTDOOR UNIT

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It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressed to such approved contractors or service firms shall be considered

Sheet No: **A1.6**



1. ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALIASED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING. THIS INCLUDES THE FOLLOWING COMPONENTS AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO:
  - a. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAMER OR STUCCO WALLS WITH PROTECTION UNDER AND ABOVE THE MASONRY, WOOD OR METAL COFERS AND FLASHING.
  - b. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
  - c. AT THE EXTERIOR POINT OF PENETRATION OF ANY WALL OR FLOOR ASSEMBLY OR WOOD-FRAME CONSTRUCTION.
  - d. AT WALL AND ROOF INTERSECTIONS.
  - e. AT BUILDING OUTLETS.
2. HOUSE ADDRESS SHALL BE ILLUMINATED - NOT STANDARD WITH LIGHT FIXTURES, BUT WITH A LIGHT SIGN WITH AN ADDRESS OF 1/2" AND SHALL CONTRAST W/ THEIR BACKGROUND, CIRC R319
3. LAP SIDING SHALL BE HORIZONTAL PANEL OR W/ VERTICAL EXPOSURE
4. SHEDS, GARAGES, PORCHES, PATIOS, ETC. SHALL BE THE SAME OR SIMILAR TO THE MAIN HOUSE OR BE A DIFFERENT TYPE OF MATERIAL OR FINISH OR SHEATHING WHERE OTHERS, S.D.D., SHEATHING SHALL HAVE 1/8" GAUGE



1. ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALLOW SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF AIR INTO THE BUILDING. FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO:

- AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH THE WALL, WITH PROTECTION OF THE FLASHING ON BOTH SIDES UNDER STUCCO COFINES.
- UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL CORNICES.
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- AT ALL ROOF JOINTS, ROOF TO WALL JOINTS, UP TO A WALL OR FLOOR ASSEMBLY OR WOODFRAME CONSTRUCTION.
- AT WALL AND ROOF INTERSECTIONS.
- AT BUILDING OUTLETS.

2. WALL ADDRESS SHALL BE ILLUMINATED - NOT STANDARD WITH LIGHT FIXTURES. ADDRESS SHALL BE ILLUMINATED WITH A WALL LIGHT OF 1/2" AND SHALL CONTRAST WITH THE BACKGROUND. CIRC R319 SHALL BE USED AS A BASIS FOR THE ADDRESS LIGHTING. ADDRESS SHALL BE INSTALLED PER MANUFACTURER'S SPEC'S OF 60 MIN. BUILDING PAPER OF SHEATHING WHERE OCCURS. S.D.O., SHEATHING SHALL HAVE 18" GA OF SHEATHING.







# City of Santa Clara

## Meeting Agenda

### Historical & Landmarks Commission

**Thursday, December 4, 2025**

**6:00 PM**

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

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

o Via Zoom:

o <https://santaclaraca.zoom.us/j/97233262035> or

o Phone: 1 (669) 900-6833

Meeting ID: 972 3326 2035

How to Submit Written Public Comment Before Historical and Landmarks Commission Meeting:

By email to [PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov) by 12 p.m. the day of the meeting. Those emails will be forwarded to Staff and will be uploaded to the Historical and Landmarks Commission Agenda as supplemental meeting material. Emails received after 12:00 P.M. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.

Note: Emails received as public comment will not be read aloud during the meeting.

Agendas, Staff Reports and some associated documents for Historical and Landmarks Commission items may be viewed on the Internet at <https://santaclaraca.legistar.com/Calendar.aspx>

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#### **CALL TO ORDER AND ROLL CALL**

#### **CONSENT CALENDAR**

1.      25-1665   [Historical and Landmarks Commission Meeting Minutes of November 6, 2025](#)

**Recommendation:** Approve the Historical and Landmarks Commission Meeting Minutes of the November 6, 2025 Meeting.

## **PUBLIC PRESENTATIONS**

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

## **GENERAL BUSINESS**

2.      25-1636   [Public Hearing: Recommendation on the Significant Property Alteration / Architectural Review \(PLN25-00443\) for the like-for-like replacement of windows for a property on the Historic Resource Inventory Located at 1310 Homestead Road. CEQA Status: Exempt from CEQA per Section 15331 of the CEQA Guidelines \(Class 31 - Historical Resource Restoration / Rehabilitation\).](#)

**Recommendation:** Recommend that the Historical and Landmarks Commission find that the proposed project located at 1310 Homestead Road will not destroy or have a significant adverse effect on the integrity of the Historic Resource Inventory property and that the proposed construction is compatible with the resource and recommend approval of the Significant Property Alteration / Architectural Review.

## **STAFF REPORT**

## **COMMISSIONERS REPORT**

Subcommittee Reporting - 20 Minutes



## Board/Committee

## Lead/Alternate

Santa Clara Arts and Historic Consortium

Vargas-Smith / Romano

Historic Preservation Society of Santa Clara

Vargas-Smith / Leung

Old Quad Residents Association

Leung

Development Review Hearing

Romano /Vargas-Smith

BART/ High Speed Rail/ VTA BRT Committee

Vargas-Smith/ Leung

El Camino Real Specific Plan Community Advisory Committee

Leung

Downtown Precise Plan

Vargas-Smith/Stocks

Santa Clara Station Area Task Force

Leung/Stocks

Board/Committee

Lead/Alternate

**ADJOURNMENT***The next regular scheduled meeting is January 8, 2026 at 6 p.m. in the Council Chambers and Via Zoom*

## MEETING DISCLOSURES

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

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# City of Santa Clara

1500 Warburton Avenue  
Santa Clara, CA 95050  
[santaclaraca.gov](http://santaclaraca.gov)  
[@SantaClaraCity](https://twitter.com/SantaClaraCity)

## Agenda Report

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**25-1665**

**Agenda Date: 12/4/2025**

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### **REPORT TO HISTORICAL AND LANDMARKS COMMISSION**

#### **SUBJECT**

Historical and Landmarks Commission Meeting Minutes of November 6, 2025

#### **RECOMMENDATION**

Approve the Historical and Landmarks Commission Meeting Minutes of the November 6, 2025 Meeting.



# City of Santa Clara

## Meeting Minutes

### Historical & Landmarks Commission

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11/06/2025

6:00 PM

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

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#### **CALL TO ORDER AND ROLL CALL**

**Chair Leung** called the meeting to order at 6:02 p.m.

**Present** 7 - Commissioner Michael Celso , Commissioner Yvonne Inciarte, Chair Patricia Leung, Commissioner Kathleen Romano, Vice Chair Ed Stocks, Commissioner Ana Vargas-Smith , and Commissioner Kaushal Varshney

**CONSENT CALENDAR**

1. [25-1546](#) Historical and Landmarks Commission Meeting Minutes of October 2, 2025

**Recommendation:** Approve the Historical and Landmarks Commission Meeting Minutes of the October 2, 2025 Meeting.

**A motion was made by Commissioner Romano, seconded by Commissioner Celso, to approve staff recommendation. Chair Leung abstained from voting because she was not in attendance at the October meeting.**

**Aye:** 6 - Commissioner Celso, Commissioner Inciarte, Commissioner Romano, Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

**Abstained:** 1 - Chair Leung

**PUBLIC PRESENTATIONS**

Public Comments: **None.**

**GENERAL BUSINESS**

2. [25-1557](#) Recap of CPF Conference - May 2025

**Commissioner Romano** provided a presentation.

3. [25-1558](#) Potential Landmark Designation for Tiburcio Vásquez Gravesite

The Commission discussed this item and concluded that additional information about Mr. Vasquez is needed before they can definitively support a historic designation. Staff will follow up with City Historian Lorie Garcia to obtain a more detailed biography of Mr. Vasquez, emphasizing his broader significance in California history and any specific connections he may have had with the City of Santa Clara.

**STAFF REPORT**

No updates on this item.

**COMMISSIONERS REPORT**

1. Subcommittee Reporting - 20 Minutes

## Outreach Subcommittee

No updates on this item.

## 2. Board/Committee

## Lead/Alternate

Santa Clara Arts and Historic Consortium	Vargas-Smith / Romano
Historic Preservation Society of Santa Clara	Vargas-Smith / Leung
Old Quad Residents Association	Leung
Development Review Hearing	Romano /Vargas-Smith
BART/ High Speed Rail/ VTA BRT Committee	Vargas-Smith/ Leung
El Camino Real Specific Plan Community Advisory Committee	Leung
Downtown Precise Plan	Vargas-Smith/Stocks
Santa Clara Station Area Task Force	Leung/Stocks
Board/Committee	Lead/Alternate

Santa Clara Arts and Historic Consortium	Vargas-Smith / Romano
Historic Preservation Society of Santa Clara	Vargas-Smith / Leung
Old Quad Residents Association	Leung
Development Review Hearing	Romano /Vargas-Smith
BART/ High Speed Rail/ VTA BRT Committee	Vargas-Smith/ Leung
El Camino Real Specific Plan Community Advisory Committee	Leung
Downtown Precise Plan	Vargas-Smith/Stocks
Santa Clara Station Area Task Force	Leung/Stocks

Commissioners provided updates on various items, meetings, and groups that they are assigned to.

**ADJOURNMENT**

**A motion was made by Commissioner Romano, seconded by Commissioner Inciarte to adjourn the meeting at 7:23 p.m.**

**Aye:** 7 - Commissioner Celso, Commissioner Inciarte, Chair Leung, Commissioner Romano, Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

The next regular scheduled meeting is Thursday, December 4, 2025 at 6 p.m. in the City Hall Council Chambers.

## MEETING DISCLOSURES

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## Agenda Report

25-1636

Agenda Date: 12/4/2025

### REPORT TO HISTORICAL AND LANDMARKS COMMISSION

#### SUBJECT

Public Hearing: Recommendation on the Significant Property Alteration / Architectural Review (PLN25-00443) for the like-for-like replacement of windows for a property on the Historic Resource Inventory Located at 1310 Homestead Road. CEQA Status: Exempt from CEQA per Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration / Rehabilitation).

**File No.:** PLN25-00443  
**Location:** 1310 Homestead Road; on the Southern side of Homestead Road; APN#: 269-26-067; zoned R3 Medium Density Residential  
**Applicant:** Guanghong Ou  
**Owner(s):** Giao Nguyen  
**Request:** **Significant Property Alteration** for the like-for-like replacement of existing windows on a Historic Resources Inventory (HRI) residence.

#### POINTS FOR CONSIDERATION

- The project site is in a residential neighborhood near downtown Santa Clara, surrounded by numerous Historic Resource Inventory (HRI) and Mills Act contract properties. See Vicinity Map in Attachment 1.
- The site is currently developed with a three-unit multifamily building and will continue to operate as such. A second, non-historic multifamily building is also located on the same parcel at 1340 Homestead Road.
- The project is before the Historical and Landmarks Commission (HLC) in accordance with the Historic Preservation Ordinance (Santa Clara City Code 18.130.050), which requires that any Significant Property Alteration (SPA) project determined to be a major alteration to a HRI property receive a recommendation from the HLC. The project proposes a like-for-like replacement of all 26 existing windows. The new windows are designed to replicate the existing wood, double-hung windows in material, profile, and appearance, thereby preserving the historic character of the building.
- The project is consistent with the Secretary of the Interior's Standards because it preserves the property's historic character and ensures that the new windows are compatible with the building's existing architectural features by utilizing historically appropriate materials.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.130.
- There is an active code enforcement case regarding the complete interior renovation of the three units without the required permits. Interior renovations do not require an SPA permit and will be reviewed through the Building Permit process.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.



**FINDINGS SUPPORTING STAFF'S RECOMMEDATION**

Granting the Significant Property Alteration approval requires the following findings consistent with City Code Section 18.130.050(D):

- 1) *The alterations shall be designed to the essential character, features, and defining elements that make the Historic Resource Inventory property significant, in that:*
  - The proposed exterior window replacements are designed to match the existing wood, double-hung windows in material, profile, and appearance, preserving the historic character of the building.
  - All work will retain and replicate the original window configurations and trim details, maintaining the building's overall historic integrity and architectural style.
- 2) *The project proposal shall not have a significant adverse effect on the integrity of the Historic Resource Inventory property, in that:*
  - The proposed window replacements are wood double-hung which will match the existing historic windows in material, configuration, operation, and appearance. Because the replacement windows replicate the historic design and detailing, the work will not diminish the architectural integrity or character-defining features of the building.
- 3) *The alterations must be compatible with the existing structure or district, in that:*
  - The replacement windows match the historic wood double-hung type and retain the same appearance, configuration, and traditional detailing as the existing windows.
  - The natural wood finish and absence of non-historic exterior trim ensure that the new windows are visually compatible with the structure and surrounding properties within the historic district.
- 4) *The alterations must be consistent with the Secretary of the Interior's Treatment Standards, in that:*
  - The replacement windows are compatible with the property's historic materials, features, and design, consistent with the Secretary of the Interior's Standards 2 and 6.
  - The installation will not remove, obscure, or damage distinctive historic materials, and the work is fully reversible, ensuring preservation of the building's historic character and integrity.

**CONDITIONS OF APPROVAL**

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

**ENVIRONMENTAL REVIEW**

The action being considered is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration / Rehabilitation). This exemption consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior 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](mailto:clerk@santaclaraca.gov) <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to 111 property owners / tenants within a 300-foot radius of the project site on November 20, 2025. 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 1310 Homestead Road will not destroy or have a significant adverse effect on the integrity of the Historic Resource Inventory property and that the proposed construction is compatible with the resource and recommend approval of the Significant Property Alteration / Architectural Review.

Prepared by: Summer Foss, Assistant 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. Conditions of Approval
3. Window Specifications
4. Development Plans

# Vicinity Map (Zoning) - 1310 Homestead Road



## Historic Resources

### Historic Properties



### Historic Resources



### Mills Act Property



### Potential Historic Resources



## Zoning

### Land Parcels

DT - Downtown

DT - Downtown

MUCC - Mixed Use

Community Commercial

MUCC - Mixed Use

Community Commercial

PD - Planned Development

PQP - Public/Quasi Public

R1 - Single-Family

Residential

R1 - Single-Family

Residential

R2 - Low-Density Residential

R3 - Medium Density

Residential

## Race 1 aware

## Notes:

PLN25-00443

11/7/2025 4:04:54 PM

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©City of Santa Clara



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Conditions of Significant Property Alteration / Architectural Review Permit Approval

PLN25-00443 / 1310 Homestead Road

### Major Significant Property Alteration for the like-for-like replacement of existing windows on a Historic Resources Inventory (HRI) 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 December 10, 2027.
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code, California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

#### DURING CONSTRUCTION

- P1. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- P2. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- P3. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.
- E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban

Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

#### **OPERATIONAL CONDITIONS**

- P4. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.
- P5. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P6. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

#### **KEY:**

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

**ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL**

*Permittee/Property Owner*

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

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Relationship to Property: \_\_\_\_\_

Date: \_\_\_\_\_

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



Vu Luu

QUOTE BY : Vu Luu

SOLD TO : HIEN

PO# :

Ship Via : Ground

U-Factor Weighted Average: 0.29

Volume: 230.76

QUOTE # : JW251000A8H - Version 0

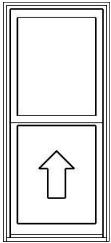
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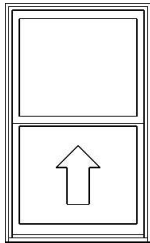
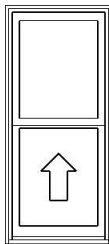
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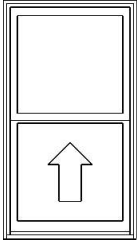
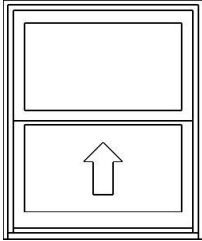
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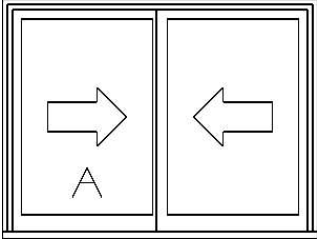
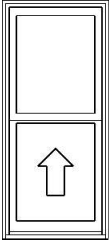
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	<b>TYPE B</b>				
					
	Viewed from Exterior. Scale: 1/2" =1'	Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:20.2w, 23.4h, 3.2 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N-885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
			\$761.54	6	\$4,569.24



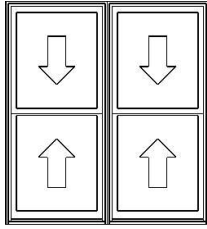
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2	SIDE LEFT	Frame Size : 33 X 54			
	Rough Opening : 33 3/4 X 54 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, No Screen,			
	<b>TYPE B</b>				
		Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:29.2w, 23.4h, 4.7 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N-885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
	Viewed from Exterior. Scale: 1/2" =1'		\$842.03	1	\$842.03
Line 3	SIDE, BACK	Frame Size : 24 X 54			
	Rough Opening : 24 3/4 X 54 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, No Screen,			
	<b>TYPE B</b>				
		Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:20.2w, 23.4h, 3.2 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N-885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
	Viewed from Exterior. Scale: 1/2" =1'		\$761.54	5	\$3,807.70

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 4	BED BACK, NO EG???	Frame Size : 30 X 54			
	Rough Opening : 30 3/4 X 54 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, No Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD- WEN warranty for additional information, *Custom-Width*, *Custom- Height*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide- By Units Without Trim Have No Method for Attachment. Clear Opening:26.2w, 23.4h, 4.2 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N- 885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
	<b>TYPE B</b>				
					
	Viewed from Exterior.				
			\$820.91	1	\$820.91
Line 5	BATH BACK, T	Frame Size : 30 X 36			
	Rough Opening : 30 3/4 X 36 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Tempered Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, No Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD- WEN warranty for additional information, *Custom-Width*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:26.2w, 14.4h, 2.6 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N- 885-05876-00001			
	<b>TYPE B</b>				
					
	Viewed from Exterior. Scale: 1/2" =1'				
			\$691.47	1	\$691.47

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 6	KITCHEN, T	EWS4836			
	Rough Opening : 48 1/16 X 36 5/8	Frame Size : 47 5/16 X 35 7/8 Siteline EX Wood Sliding Window, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Left Hand , White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 15, Insulated SunResist Tempered Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, Neat, No Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD- WEN warranty for additional information,Tan vinyl track visible from interior and exterior. IGThick=0.756(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:20.7w, 31.9h, 4.6 sf,*Does not meet typical state code egress requirements but local codes may vary* , . U-Factor: 0.30, SHGC: 0.21, VLT: 0.48, CPD: JEL-N-338-00890-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
	<b>TYPE A</b>				
					
	Viewed from Exterior. Scale: 1/2" =1'				
			\$726.99	1	\$726.99
Line 7	FRONT, RIGHT	Frame Size : 24 X 54			
	Rough Opening : 24 3/4 X 54 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, No Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD- WEN warranty for additional information, *Custom-Width* , *Custom- Height* , IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide- By Units Without Trim Have No Method for Attachment. Clear Opening:20.2w, 23.4h, 3.2 sf,*Does not meet typical state code egress requirements but local codes may vary* , . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N- 885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
	<b>TYPE B</b>				
					
	Viewed from Exterior. Scale: 1/2" =1'				
			\$761.54	5	\$3,807.70

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 8	FRONT BED, EG	Frame Size : 62 X 68			
	Rough Opening : 62 3/4 X 68 3/4	Siteline Wood Double Hung, Auralast Pine, 2 Wide			
		Natural Pine Exterior,			
		Natural Interior,			
		No Exterior Trim, No Sill Nosing,			
		4 9/16 Jamb,			
		Tan Jambliner, Concealed Jambliner			
		White Hardware, ,Recessed Sash Lock,			
		US National-WDMA/ASTM, DP 35,			
		Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer,			
		Argon Filled, Traditional Glz Bd,			
		No Screen,			
		This mull configuration complies with AAMA 450 standards and is			
		professional engineer-approved. **Any Screens For Wood Double			
		Hung/Slide-By Units Within a Mull Without Trim Have No Method for			
		Attachment.			
		PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
			\$1,677.79	1	\$1,677.79

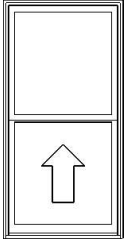
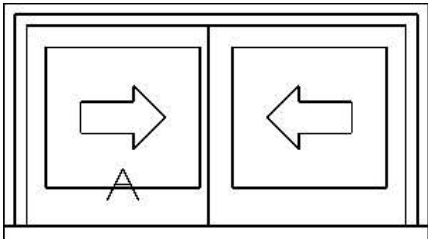
**TYPE C**

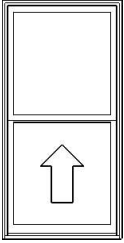
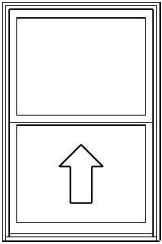


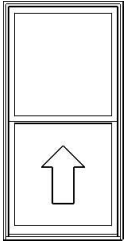
Viewed from Exterior. Scale: 1/2" =1'

Line 8-1(A1)	Frame Size : 31 X 68
Rough Opening : 31 3/4 X 68 3/4	Siteline Wood Double Hung, Auralast Pine,
	Natural Pine Exterior,
	Natural Interior,
	No Exterior Trim,
	4 9/16 Jamb,
	Standard Double Hung, Tan Jambliner, Concealed Jambliner
	White Hardware, ,Recessed Sash Lock,
	US National-WDMA/ASTM, PG 35,
	Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer,
	Argon Filled, Traditional Glz Bd,
	No Screen,
	Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-
	WEN warranty for additional information, *Custom-Width*,
	IGThick=0.726(1/8 / 1/8), Clear Opening:27.2w, 30.4h, 5.7 sf,*Meets 5.7 sqft
	Egress (All Floors)*, .
	U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N-
	885-05876-00001
	PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW

Line 8-2(A2)	Frame Size : 31 X 68
Rough Opening : 31 3/4 X 68 3/4	Siteline Wood Double Hung, Auralast Pine,
	Natural Pine Exterior,
	Natural Interior,
	No Exterior Trim,
	4 9/16 Jamb,
	Standard Double Hung, Tan Jambliner, Concealed Jambliner
	White Hardware, ,Recessed Sash Lock,
	US National-WDMA/ASTM, PG 35,
	Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer,
	Argon Filled, Traditional Glz Bd,
	No Screen,
	Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-
	WEN warranty for additional information, *Custom-Width*,
	IGThick=0.726(1/8 / 1/8), Clear Opening:27.2w, 30.4h, 5.7 sf,*Meets 5.7 sqft

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
		Floors)*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N-885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
Line 9	BACK BED, EG Rough Opening : 34 3/4 X 68 3/4	Frame Size : 34 X 68 Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, No Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Width*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:30.2w, 30.4h, 6.3 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N-885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
	<b>TYPE B</b> 				
	Viewed from Exterior. Scale: 1/2" =1'				
			\$861.15	3	\$2,583.45
Line 10	BATH, T Rough Opening : 29 1/4 X 16 3/4	Frame Size : 28 1/2 X 16 Siteline EX Wood Sliding Window, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Left Hand , White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 15, Insulated SunResist Tempered Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, Neat, No Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information,Tan vinyl track visible from interior and exterior. *Custom-Width*, *Custom-Height*, IGThick=0.756(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:11.3w, 12h, 0.9 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.30, SHGC: 0.21, VLT: 0.48, CPD: JEL-N-338-00890-00001			
	<b>TYPE A</b> 				
	Viewed from Exterior. Scale: 1/2" =1'				
			\$593.85	1	\$593.85

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 11	KITCHEN	Frame Size : 34 X 68			
	Rough Opening : 34 3/4 X 68 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, No Screen,			
	<b>TYPE B</b>				
					
	Viewed from Exterior. Scale: 1/2" =1'	Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Width*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:30.2w, 30.4h, 6.3 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N-885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
			\$861.15	2	\$1,722.30
Line 12	KITCHEN	Frame Size : 35 X 53			
	Rough Opening : 35 3/4 X 53 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, No Screen,			
	<b>TYPE B</b>				
					
	Viewed from Exterior. Scale: 1/2" =1'	Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:31.2w, 22.9h, 4.9 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N-885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
			\$863.68	1	\$863.68

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 13	FREONT BED, EG	Frame Size : 34 X 68			
	Rough Opening : 34 3/4 X 68 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, No Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD- WEN warranty for additional information, *Custom-Width*, IGThick=0.726(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:30.2w, 30.4h, 6.3 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N- 885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
	<b>TYPE B</b>				
					
	Viewed from Exterior. Scale: 1/2" =1'				
			\$861.15	2	\$1,722.30
Line 14	OG PLUGS	Part #: 06464 SPCR/STRP ODG LUG PDH PRM PEV 2025.3.0.5257/PDV 8.076 (09/30/25)PW			
			\$39.96	58	\$2,317.68
Line 15		Job Site Delivery Charge			
			\$450.00	1	\$450.00
<b>Total:</b>					\$27,197.09
<b>Tariff Surcharge:</b>					\$208.62
<b>Sales Tax (9.1250%):</b>					\$2,459.71
<b>Net Total:</b>					\$29,865.42
<b>Total Units:</b>					89



Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

It is the responsibility of the Builder/Purchaser to ensure that all windows and doors in the quote above are in accordance with, but not limited to, the following:

1. All current Zoning requirements.
2. All current Fire Regulations.
3. All current Building Standard Regulations, including, but not limited to, the Local Building code.

Presented by: \_\_\_\_\_

Date: \_\_\_\_\_

Purchaser: \_\_\_\_\_

Date: \_\_\_\_\_





[illegible][illegible]

STATEMENT OF WORK - RESEARCH, PERFORMANCE COMPLIANCE METHOD

CISR-PP-01-01

Page 1 of 10

Project Name: 1115-OWE150201-01

Calculation Date: 2015-05-01 10:00:00 AM (UTC-07:00)

Input File Name: 1115-OWE150201-01-01-01

Calculator Description: 1115-01-01

GENERAL INFORMATION

01	Project Name	1115-OWE150201-01			
02	Run Time	1115-01-01			
03	Project Location	1115-OWE150201-01			
04	OS	1115-01-01	05	Standard Version	1115-01-01
06	Run Date	1115-01-01	06	Software Version	1115-01-01
07	Client Name	1115-01-01	07	Test Configuration	1115-01-01
08	Run Time	1115-01-01	08	Number of Running Units	1115-01-01
09	Test Configuration	1115-01-01	09	Number of Running Units	1115-01-01
10	Address Code	1115-01-01	10	Number of Running Units	1115-01-01
11	Address Code	1115-01-01	11	Number of Running Units	1115-01-01
12	Test Configuration	1115-01-01	12	Number of Running Units	1115-01-01
13	Test Configuration	1115-01-01	13	Number of Running Units	1115-01-01
14	Test Configuration	1115-01-01	14	Number of Running Units	1115-01-01
15	Test Configuration	1115-01-01	15	Number of Running Units	1115-01-01
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74	Test Configuration	1115-01-01	74	Number of Running Units	1115-01-01
75	Test Configuration	1115-01-01	75	Number of Running Units	1115-01-01
76	Test Configuration	1115-01-01	76	Number of Running Units	1115-01-01
77	Test Configuration	1115-01-01	77	Number of Running Units	1115-01-01
78	Test Configuration	1115-01-01	78	Number of Running Units	1115-01-01
79	Test Configuration	1115-01-01	79	Number of Running Units	1115-01-01
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87	Test Configuration	1115-01-01	87	Number of Running Units	1115-01-01
88	Test Configuration	1115-01-01	88	Number of Running Units	1115-01-01
89	Test Configuration	1115-01-01	89	Number of Running Units	1115-01-01
90	Test Configuration	1115-01-01	90	Number of Running Units	1115-01-01
91	Test Configuration	1115-01-01	91	Number of Running Units	1115-01-01
92	Test Configuration	1115-01-01	92	Number of Running Units	1115-01-01
93	Test Configuration	1115-01-01	93	Number of Running Units	1115-01-01
94	Test Configuration	1115-01-01	94	Number of Running Units	1115-01-01
95	Test Configuration	1115-01-01	95	Number of Running Units	1115-01-01
96	Test Configuration	1115-01-01	96	Number of Running Units	1115-01-01
97	Test Configuration	1115-01-01	97	Number of Running Units	1115-01-01
98	Test Configuration	1115-01-01	98	Number of Running Units	1115-01-01
99	Test Configuration	1115-01-01	99	Number of Running Units	1115-01-01
100	Test Configuration	1115-01-01	100	Number of Running Units	1115-01-01

COMPLIANCE RESULTS

01	Building Compliance with Floor Performance	
02	Building does not require floor testing or no compliance	
03	Building does not require floor testing or no compliance	
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100	Building does not require floor testing or no compliance	

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

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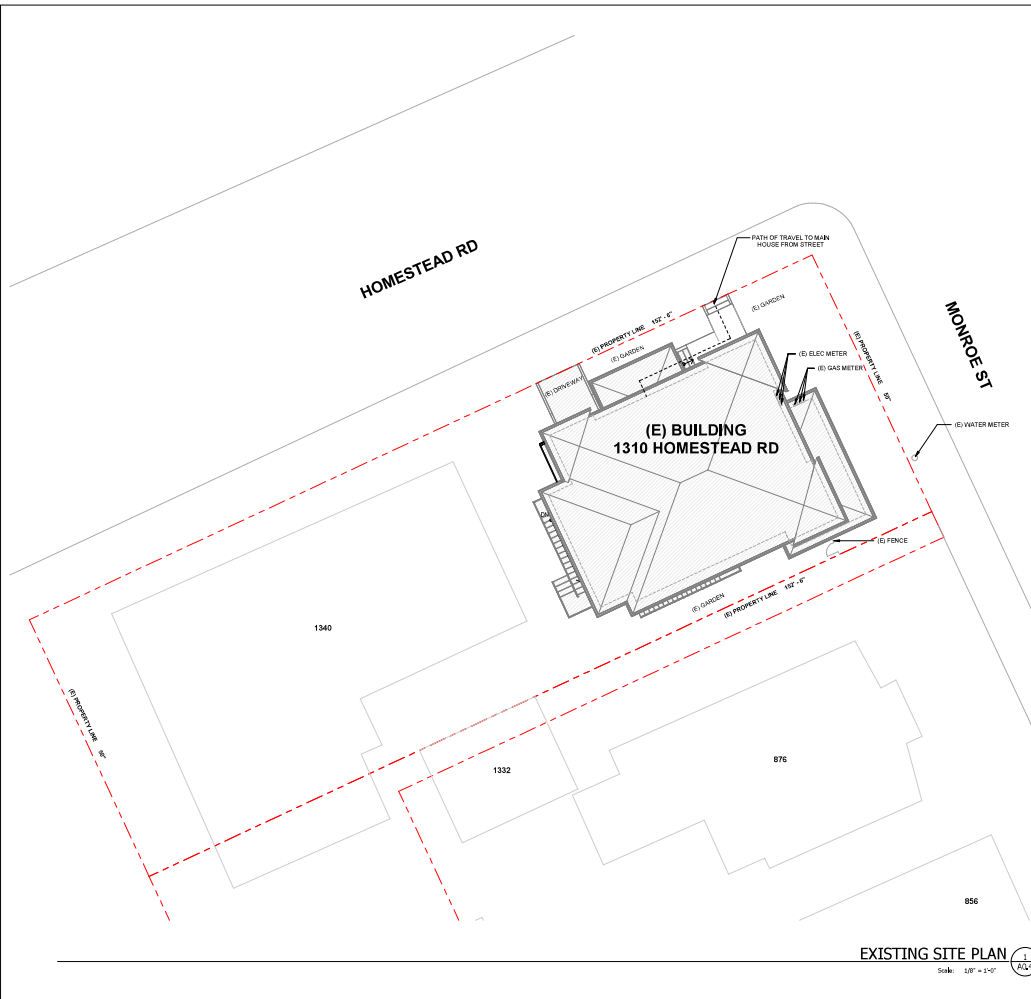
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Project Designer: Danny Cao  
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Project Designer:

  
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It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions

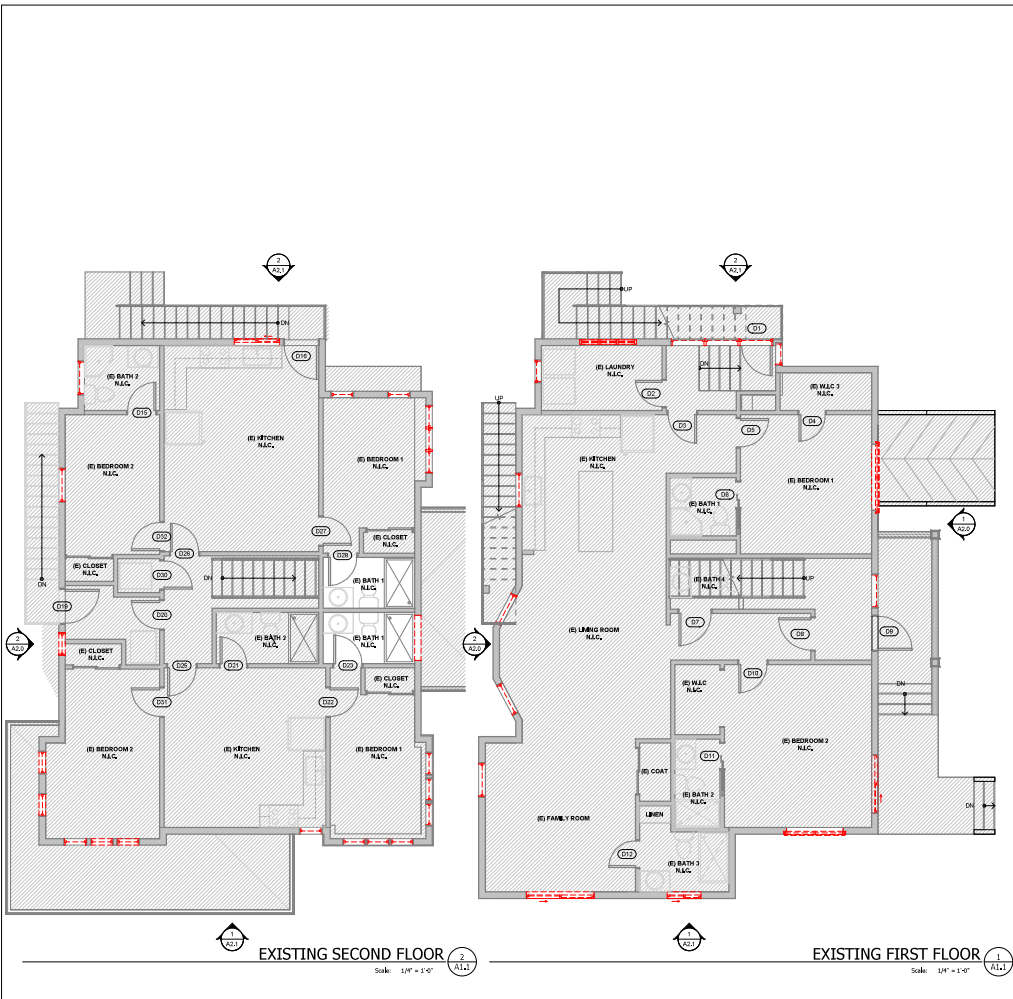
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Sheet No: **A0.4**

Sheet No: **A0.4**





**1. PRE-DEMOLITION REQUIREMENTS**  
 \* VERIFY AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL GOVERNING AGENCIES BEFORE COMMENCING ANY DEMOLITION WORK.  
 \* CONDUCT A VISUAL INSPECTION TO IDENTIFY ANY HAZARDOUS MATERIALS (E.G., ASBESTOS, LEAD) AND ARRANGE FOR THEIR SAFE REMOVAL BY CERTIFIED SPECIALISTS.

**2. SITE PREPARATION**  
 \* ERECT TEMPORARY FENCE AND SAFETY BARRIERS AROUND THE DEMOLITION AREA TO PROTECT THE PUBLIC AND RESTRICT ACCESS.  
 \* POST APPROPRIATE WARNING SIGNS AND NOTICES AROUND THE PERIMETER OF THE SITE.

**3. DISCONNECT AND CUT ALL UTILITY SERVICES** (ELECTRICITY, GAS, WATER, SEWERAGE) IN CONFORMANCE WITH LOCAL UTILITY PROCEDURES.

**4. STRUCTURE DISSECTION**  
 \* BEGIN DEMOLITION FROM THE ROOF AND PROCEED DOWNWARDS.  
 \* SEVERE WEATHER: SUSPENDING THE STRUCTURE TO ENSURE SAFETY AND PREVENT COLLAPSE.

**5. USE APPROPRIATE MACHINERY AND TOOLS** TO CAREFULLY DEMOLISH STRUCTURAL ELEMENTS.

**6. MAINTAIN CONTROL OF DUST AND DEBRIS** BY USING WATER SPRAYS OR OTHER DUST SUPPRESSION METHODS.

**7. WASTE MANAGEMENT**  
 \* SEPARATELY STORE DEBRIS FOR RECYCLING AND DISPOSAL AS PER LOCAL REGULATION.

**8. COMPLIANCE WITH LOCAL WASTE MANAGEMENT GUIDELINES**  
 \* REMOVE AND PROPERLY DISPOSE OF ALL NON-RECYCLABLE MATERIALS IN COMPLIANCE WITH LOCAL WASTE MANAGEMENT GUIDELINES.

**9. ENVIRONMENTAL CONSIDERATIONS**  
 \* TAKE MEASURES TO MINIMIZE EROSION AND SOIL POLLUTION.  
 \* IMPLEMENT COMING BACK PLAN FOR ENVIRONMENTAL REGULATIONS.  
 \* PROTECT PLANT AND TREE, VISUALITY AND ANY OTHER FEATURES DESIGNATED TO REMAIN.

**10. AVOID BUMP AND GOAL** (BROKEN BY IMPROPERLY ANCHORED SITE DAMAGE AND SEISMIC CONTROL MEASURES).

**11. SAFETY PROTOCOLS**  
 \* ENSURE ALL WORKERS ARE EQUIPPED WITH AND USE APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT (PPE) INCLUDING HELMETS, GLOVES, MASKS, AND SAFETY BOOTS.

**12. COMMUNALITY**  
 \* CONDUCT REGULAR SAFETY BRIEFINGS AND TRAINING SESSIONS FOR ALL PERSONNEL INVOLVED IN THE DEMOLITION.

**13. ESTABLISH EMERGENCY PROCEDURES** AND HAVE FIRST AID EQUIPMENT READILY AVAILABLE ON SITE.

**14. POST-DEMOLITION**  
 \* CLEAR THE SITE OF ALL DEMOLITION DEBRIS AND PERFORM A FINAL SITE CLEANUP.

**15. BACKFILL AND GRADE THE SITE** AS SPECIFIED IN THE PROJECT PLAN.


**16. OBTAIN ANY REQUIRED PUBLIC PATHWAYS OR REDROPPING**  
 \* PRIORITIES TO THEIR ORIGINAL CONDITION OR BETTER.


**17. DOCUMENTATION AND REPORTING**  
 \* MAINTAIN DETAILED RECORDS OF THE DEMOLITION PROCESS, INCLUDING DAILY LOGS, PHOTOGRAPHS, AND INCIDENT REPORTS.


**18. SAFETY PLAN**  
 \* CONDUCT A FINAL SAFETY CHECK FOR ANY REMAINING UTILITIES, INCLUDING PROPER DISPOSAL OF HAZARDOUS MATERIALS AND COMPLIANCE WITH LOCAL REGULATIONS.

**19. THE DEMOLITION PLAN SHOWS THE BUILDING EXISTING CONDITION, SEE THE PROPOSED FLOOR PLAN FOR THE BUILDING FINAL CONDITION.**

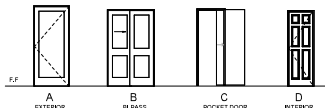
**LEGEND**

 WALL TO BE REMOVED

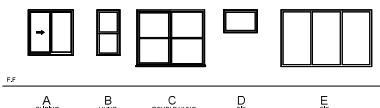
 EXISTING WALL



<h1>S</h1>		
<b>COLLABORATIVE DESIGN STUDIO</b>		
Collaborative Design Studio, Inc. Duluth, CA 94568 +1 415.796.1318 contact@cds-us.net cds-us.net		
<b>CDS Project No:</b>		
Project Contact: Guanghong Ou Email: Guanghong.Ou@cds-us.net		
Project Designer: Danny Cao Email: danny.cao@cds-us.net		
Project Designer:		
 Danny Cao		
<b>Client:</b>		
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1310 HOMESTEAD ROAD	1310-HOMESTEAD RD SANTA CLARA, CA 95050	
No.	Date	Description
	10/05/2020	ISSUE FOR PERMIT
<p>It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly understands with the building codes and methods of construction. It is the clients responsibility to ensure that all construction related perceived errors or omissions shall be received from the architect prior to the start or during construction proceedings with the work. The client will be responsible for any delays in construction if these procedures are not followed.</p>		
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- DOOR NOTES**
1. VERIFY/COORDINATE ALL DOOR SIZES WITH CHOSEN MANUFACTURER.
  2. DIMENSIONS GIVEN ARE FOR ACTUAL DOOR LEAF DIMENSIONS. COORDINATE ROUGH OPENINGS.
  3. DOOR FRAMES SHALL BE 6" OFF ADJACENT WALL OR FLOOR (SEE U.O.N.). IT IS PERMITTED WITH RESIDENTIAL UNITS.
  4. FLOOR DOORS ARE CENTERED ON FLOOR (MATCH U.O.N.).
  5. PROVIDE FLOOR STOPS ONLY WHERE IT WILL NOT PRESENT A TRIPPING HAZARD. USE APPROPRIATE DOOR STOP BASED ON FLOOR TYPE AND UNDERCUT.
  6. COORDINATE ENTRY DOOR HANGING WITH SECURITY CONSIDERATION.
  7. PROVIDE SAFETY OR TIMBERED GLAZING IN ALL GLASS PANELS IN REAR, SLIDING, SWINGING, OPERABLE, OR BOLD DOORS.
  8. SEE ELEVATIONS FOR OPENING DIRECTION.
  9. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
  10. WIDTH AND HEIGHT OF REAR DOOR SHALL COMPLY WITH IRC R310.2.
  11. MINIMUM REAR DOOR SHALL COMPLY WITH IRC R310.2.1.
  12. SEE FLOOR PLANS FOR DOOR LOCATIONS.
  13. AUTOMATIC GARAGE DOOR OPENERS SHALL BE LISTED IN ACCORDANCE WITH UL325.



- WINDOW NOTES**
1. VERIFY/COORDINATE ALL WINDOW SIZES WITH SELECTED MANUFACTURER.
  2. ROUGH OPENING SIZES AS PER MANUFACTURER SPECIFICATIONS. VERIFY/COORDINATE ALL ROUGH OPENINGS WITH WINDOW MANUFACTURER.
  3. OWNER TO VERIFY EXISTING TYPE/LOCATION OF ALL WINDOWS.
  4. WINDOW WITH TIMBERED GLAZING.
  5. REFER TO TDA ANALYSIS FOR WINDOWS PERFORMANCE REQUIREMENTS.
  6. REAR REARER ASSEMBLY FOR PROTECTION OF OWNERS SHALL COMPLY WITH IRC R310.2.1.
  7. BUILDER SHALL VERIFY WITH WINDOW MANUFACTURER THAT ALL EXISTING WINDOWS HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE NET CLEAR OPENING HEIGHT SHALL BE 20" MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" AND THE BOTTOM OF THE CLEAR OPENING NO GREATER THAN 4" ABOVE THE FLOOR (IRC R310.3). WINDOWS NOT MEETING THESE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
  8. THE LOWER PART OF THE CLEAR OPENING OF OPERABLE WINDOWS SHALL BE A MINIMUM OF 20" ABOVE FINISH FLOOR. WHEN OPERABLE SECTIONS OF THESE WINDOWS ARE LOCATED LESS THAN 24" ABOVE FINISH FLOOR, THE OPENINGS SHALL BE PROTECTED BY A GUARD THAT WILL NOT ALLOW THE PASSAGE OF A 4" DIA. SPHERE.
  9. ALL OPERABLE WINDOWS SHALL HAVE SCREENS. U.O.N.

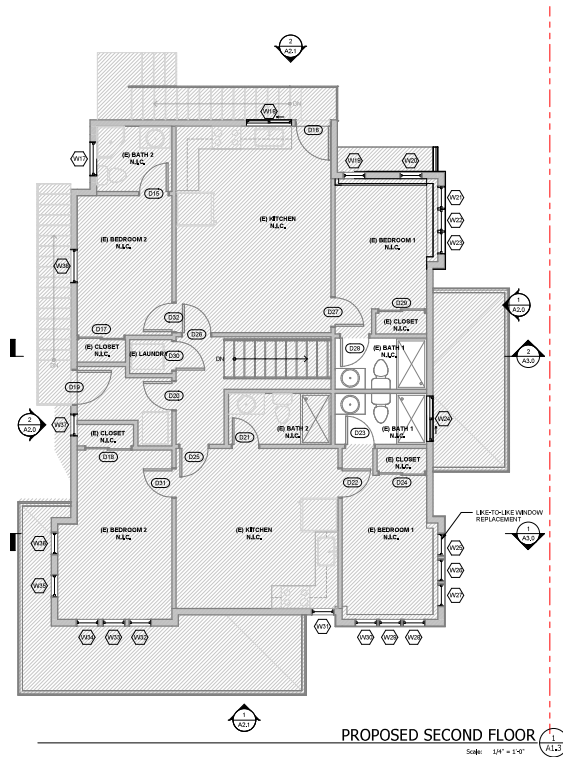
**GENERAL NOTES**

1. PROVIDE SMOKE ALARMS (HARD WIRED, INTERCONNECTED, BATTERY BACKUP) AT EACH BEDROOM AND IMMEDIATE COMMON AREA OUTSIDE OF BEDROOMS AND LOCATED AT NOT LESS THAN 15 FT FROM A DOOR TO BEDROOM (WITH TUB OR SHOWER EXCEPT WHEN THIS REQUIREMENT WILL PREVENT THE INSTALLATION OF A SMOKE ALARM IN A REQUIRED LOCATION).

NUMBER	TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	GLASS	NOTES
D1	A	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-ENTRY
D2	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-LAUNDRY
D3	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-ENTRY
D4	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 1
D5	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 1
D6	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BATH 1
D7	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BATH 1
D8	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BATH 1
D9	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BATH 1
D10	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 2
D11	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D12	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D13	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D14	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D15	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D16	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D17	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D18	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D19	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D20	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D21	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D22	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D23	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D24	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D25	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D26	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D27	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D28	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D29	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D30	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D31	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3
D32	D	2'-0"	6'-8"	PT WOOD	PANET		EXISTING-BEDROOM 3

WINDOW SCHEDULE										
NUMBER	TYPE	SECTION	WIDTH	HEIGHT	HEAD	SHALL	MATERIAL	FINISH	TEMPERED GLASS	NOTES
W01	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W02	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W03	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W04	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W05	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W06	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W07	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W08	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W09	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W10	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W11	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W12	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W13	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W14	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W15	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W16	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W17	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W18	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W19	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W20	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W21	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W22	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W23	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W24	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W25	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W26	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W27	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W28	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W29	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W30	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
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W34	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W35	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
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W44	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
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W47	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
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W149	D	C	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W150	D	C								





**GENERAL NOTE:**  
1. PROVIDE SMOKE ALARMS - HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH BEDROOM AND IMMEDIATE COMMON AREA OUTSIDE OF BEDROOMS AND LOCATED AT NOT LESS THAN 1' FROM A DOOR TO A BEDROOM BATH TUB OR SHOWER EXCEPT WHEN THE REQUIREMENT WILL PREVENT THE INSTALLATION OF A SMOKE ALARM IN A REQUIRED LOCATION.

**LEGEND**  
[Symbol] PROPOSED WALL  
[Symbol] EXISTING WALL  
[Symbol] NOT IN SCOPE



**CDS**  
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**CDS Project No:**  
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Project Designer:

Danny Cao

**Client:**  
HUEY NGUYEN  
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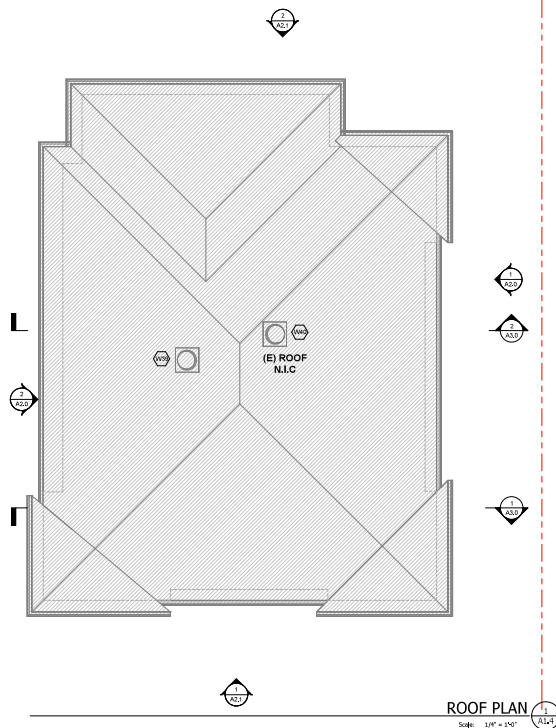
**1310 HOMESTEAD ROAD**  
SANTA CLARA, CA 95050

No.	Date	Description
1	10/07/2025	ISSUE FOR PERMIT

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor is not immediately aware. The client shall be responsible for any errors or omissions in the plans and specifications of which a contractor is not immediately aware. The client shall be responsible for any errors or omissions in the plans and specifications of which a contractor is not immediately aware. The client shall be responsible for any errors or omissions in the plans and specifications of which a contractor is not immediately aware.

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Scale: 1/4" = 1'-0"  
Sheet Title: PROPOSED SECOND FLOOR

Sheet No: **A1.3**



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**C | D | S**

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Project Contact: Guanghong Ou  
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Project Designer: Danny Cao  
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Project Designer.

Danny Gao

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1310  
HOMESTEAD  
ROAD

1310 HOMESTEAD RD  
SANTA CLARA, CA 95050

[illegible]

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications, which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any

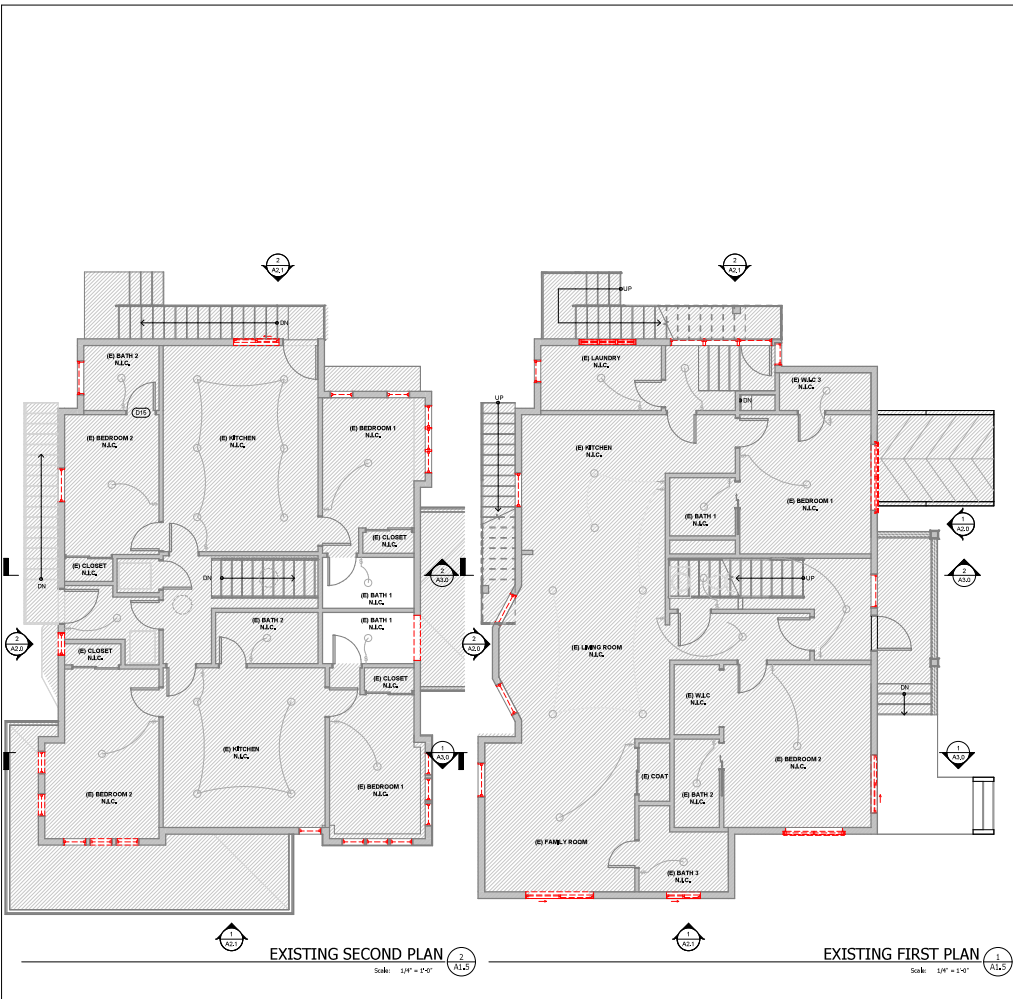
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Sheet Title: PROPOSED PLAN

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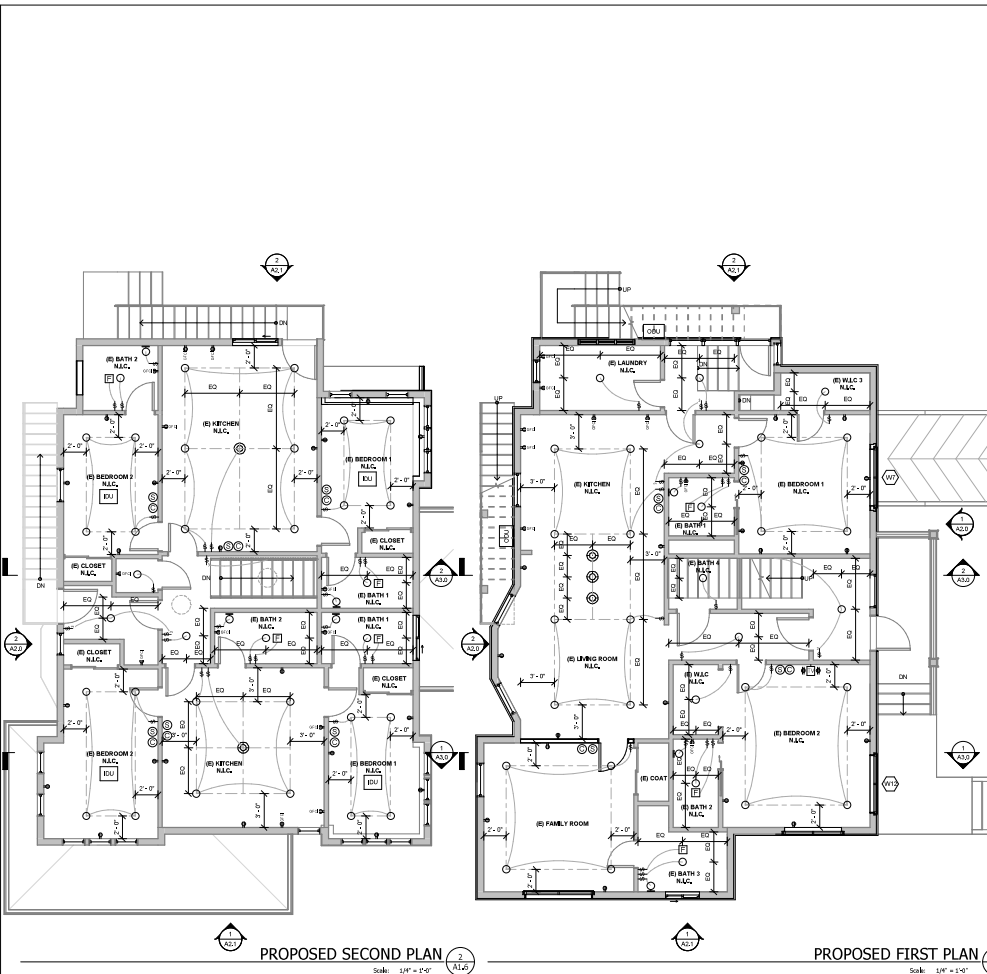
Sheet No: **A1.4**




















Sheet No: **A1.4**



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<h1>S</h1>		
<b>COLLABORATIVE DESIGN STUDIO</b>		
Collaborative Design Studio, Inc. Duluth, CA 94568 +1 415.796.1318 contact@cds-us.net cds-us.net		
<b>CDS Project No:</b>		
Project Contact: Guanghong Ou Email: Guanghong.Ou@cds-us.net		
Project Designer: Danny Cao Email: danny.cao@cds-us.net		
Project Designer:		
 Danny Cao		
<b>Client:</b>		
HUEY NGUYEN 1310 HOMESTEAD ROAD SANTA CLARA, CA 95050 (408) 623-5274 HUEYCONSTRUCTIONINC@GMAIL.COM		
<div><div>1310 HOMESTEAD ROAD</div><div>1310 HOMESTEAD RD SANTA CLARA, CA 95050</div></div>		
No.	Date	Description
	10/05/2020	ISSUE FOR PERMIT
<p>It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly understands by the building codes and methods of construction. It is the clients responsibility to ensure that all construction related perceived errors or omissions shall be received from the architect prior to the start or during construction proceedings with the work. The client will be responsible for any delays in construction if these procedures are not followed.</p>		
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Sheet Title:	EXISTING CEILING PLANS	
Sheet No:	A1.5	

[illegible]

	DUPLEX RECEPTACLE ABOVE COUNTER TOP
	DUPLEX RECEPTACLE
	RECESSED CEILING DOWNLIGHT LED
	WALL SCONCE (WALL MOUNTED LED FEATURE)
	CEILING PENDANT LIGHT LED
	FEATURE IN VET LOCATIONS
	FEATURE TO BE WEATHER PROOF
	EXHAUST FAN (INTERMITTENT VENTILATION EXHAUSTED DIRECTLY TO THE OUTSIDE)
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE, GROUND-FAULT CIRCUIT INTERRUPTER
	FAN WITH LIGHT FEATURE
	UNDER COUNTER STRIP LED LIGHT
	SWITCH WITH OCCUPANCY SENSOR
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	AC INDOOR UNIT
	AC OUTDOOR UNIT

1310  
OMESTEAD  
ROAD

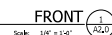
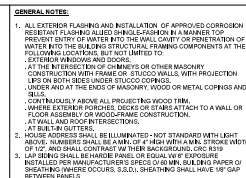
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1310 HOMESTEAD RD  
SANTA CLARA, CA 95050

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Sheet No: **A1.6**



Sheet No: **A2.0**



1. ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALLOW SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF AIR INTO THE BUILDING. FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO:

- AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH THE WALL, WITH PROTECTION OF THE FLASHING ON BOTH SIDES UNDER STUCCO COFINES.
- UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL CORNICES.
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- AT ALL ROOF JOINTS, ROOF TO WALL JOINTS, UP TO A WALL OR FLOOR ASSEMBLY OR WOODFRAME CONSTRUCTION.
- AT WALL AND ROOF INTERSECTIONS.
- AT BUILDING OUTLETS.

2. WALL ADDRESS SHALL BE ILLUMINATED - NOT STANDARD WITH LIGHT FIXTURES. ADDRESS SHALL BE ILLUMINATED WITH A WALL LIGHT OF 1/2" AND SHALL CONTRAST WITH THE BACKGROUND. CIRC R319 SHALL BE USED AS BEHIND THE ADDRESS. ADDRESS SHALL BE INSTALLED PER MANUFACTURER'S SPEC'S OF 60 MIN. BUILDING PAPER SHEATHING WHERE OCCURS. S.D.O., SHEATHING SHALL HAVE 18" GA OF SHEATHING.






1. SECTION DRAWINGS PROVIDED FOR ARCHITECTURAL/INTERIOR BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT PLAIN ROOF OR FLAT ROOF. REFER TO FLOOR PLAN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.
2. FOR EXTERIOR FINISHES, SEE ELEVATION FOR ROOFING MATERIALS SEE DRAWING.
3. REFER GRADE PLANS. REFER TO CIVIL DRAWINGS FOR PLAIN GRADES AND SLOPES. REFER TO INTERIOR FINISHES FOR FINISHES.
4. REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS AND DEETS OF ALL CONCRETE, JOISTS, PARTS, AND REINFORCEMENT. PROVIDE REINFORCEMENT FOR CONCRETE SLAB.
5. PROVIDE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATION OF ALL EQUIPMENT, DUCTS, PIPING, CONDUIT, ETC. PROVIDE PROPER CLEARANCES AND BLOOMING FOR EACH AS REQUIRED.
6. PROVIDE FOR REINFORCEMENT FOR ALL CONCRETE. PROVIDE REINFORCEMENT FOR ALL CONCRETE AT VENTED FREEZE BLOCKS TO ALLOW AIR PASSAGE.
7. PROVIDE BACKING FOR ALL MASSIVELY VENTED, STONE & CONCRETE. PROVIDE REINFORCEMENT FOR ALL CONCRETE. PROVIDE REINFORCEMENT FOR ALL CONCRETE AS REQUIRED, COORDINATE WITH SUPPLIERS FOR REQUIREMENTS.
8. SEE DRAWING FOR OVERALL DIMENSIONS, VENT AND ACCESS DIMENSIONS AND ROOF DRAINAGE.
9. PROVIDE BLOCKING SHALL BE INSTALLED VERTICALLY AT CEILING AND FLOOR JOINTS.

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1310  
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It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knows adequately with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

Drawn By:	DC	Check By:	DC
Scale:	1/4" = 1'-0"		
Sheet Title:	<b>BUILDING SECTIONS</b>		

Sheet No: **A3.0**

