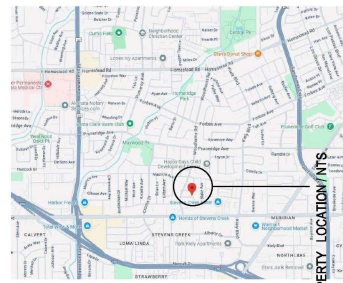


3037 HARDING AVE RESIDENCE

SANTA CLARA, CA 95051

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

VICINITY MAP:



PROJECT DATA:

ASSESSOR'S PARCEL NUMBER:	296-36-040
PROJECT TYPE:	NEW RESIDENTIAL HOUSE
PROJECT LOCATION:	3037 HARDING AVE, SANTA CLARA, CA 95051
ZONING:	R-4L
OCCUPANCY GROUP:	R - 3 / U
CONSTRUCTION TYPE:	V - B
NUMBER OF FLOORS:	1
FIRE PROTECTION:	HOUSE FIRE SPRINKLERS UNDER SEPARATE PERMIT
BEDROOM NUMBER:	4 BEDROOMS
BATHROOM NUMBER:	3 FULL BATHROOMS
GARAGE:	2 COVERED ATTACHED
LOT SIZE:	5012 SQ.FT.
BUILD YEAR:	1954
FAR:	45 %
LOT COVERAGE:	40 %
% OF 2ND FLR TO 1ST FLR:	33.4 %
OPEN LANDSCAPE AREA:	2400 SQ.FT.
SQ.FT OF COMMON LIVING AREA:	1200 SQ.FT.

CODE EDITIONS:

A. CALIFORNIA RESIDENTIAL	2022 EDITION
B. CALIFORNIA BUILDING	2022 EDITION
C. CALIFORNIA GREEN BUILDING	2022 EDITION
D. CALIFORNIA MECHANICAL	2022 EDITION
E. CALIFORNIA PLUMBING	2022 EDITION
F. CALIFORNIA ELECTRICAL	2022 EDITION
G. CALIFORNIA ENERGY	2022 EDITION
H. CALIFORNIA FIRE	2022 EDITION
I. ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.	
J. SANTA CLARA MUNICIPAL CODE	2022 EDITION

GENERAL NOTES:

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

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

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

PROJECT CONTACT:

OWNER:	RANDY FANG 3037 HARDING AVE, SANTA CLARA, CA 95051
DESIGNER:	RAMIN ZOHOOR PRIME DESIGN & BUILD 416 E CAMPBELL AVE, CAMPBELL, CA 95008 TEL: 408-497-5071 EMAIL: ZHOOR.RAMIN@GMAIL.COM
BUILDER:	PRIME DESIGN & BUILD 416 E CAMPBELL AVE, CAMPBELL, CA 95008 EMAIL: noah@primedesignandbuild.com TEL: 650-384-9605 LIC: 1087893
ENGINEER:	Jose C Fernandez JCF Design & Engineering 8839 N Cedar Ave #27 Fremont, CA 94730 Tel: 408.512.8403 408.800.4038-tx
SURVEY:	SMP ENGINEERS CIVIL ENGINEERS-LAND SURVEYORS 1 1534 CAROB LANE, LOS ALTOS, CA 94024 TEL: 650-941-9055
SOILS:	VISHA CONSULTANTS 11501 DUBLIN BLVD, #200 DUBLIN, CA TEL: 510-501-3240 WEB: www.vishaconsultants.com

DRAWING INDEX:

ARCHITECTURAL PLAN:	
A-00.01:	COVER SHEET
TOPO & BOUNDARY MAP	
A-01:	SITE PLAN CONDITIONS
A-01:	PROPOSED FIRST FLOOR CONDITIONS
A-02:	STAIRS DETAILS
A-03:	PROPOSED SECOND FLOOR CONDITIONS
A-04:	MAIN HOUSE ROOF PLAN CONDITIONS
A-05:	360° LIGHT & FRAMING INFORMATION
A-06:	WINDOW & DOOR SCHEDULE
A-07:	PROPOSED ELEVATIONS
A-08:	PROPOSED CROSS SECTIONS
A-09:	MATERIAL BOARDS

AREA CALCULATION:

EXISTING CONDITION:		
DEMO EXISTING HOUSE FULL STRUCTURAL AT 1700 SQ.FT.		
*** NEW CONDITIONS		
'N' FIRST FLR:	1810	SQ.FT.
'N' SECOND FLR:	872	SQ.FT.
'N' ATTACHED GARAGE:	400	
LOT AREA:	5012	SQF
LOT COVERAGE	2010/ 5012 = 0.40 = 40 %	

SCOPE OF WORK

- DEMO EXISTING SINGLE STORY HOUSE.
- NEW TWO STORY RESIDENTIAL HOUSE.
- TOTAL 4 BEDROOMS & 3 FULL BATHROOM NEW RESIDENCE.
- NEW ATTACHED TWO CARS GARAGE.
- OPEN CONCEPT KITCHEN.
- FURNICE TO BE LOCATED INSIDE THE ATTIC. HEAT PUMP, NO GAS.
- EXTERIOR GAS TANK LESS WATER HEATER.
- NEW 200 AMP ELECTRICAL PANEL.
- EXISTING GAS METER TO REMAIN AS IS.

PLUMBING NOTES: (IMPORTANT READ)

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

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

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

PERMIT NOTES:

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

SPECIAL INSPECTION NOTES:

- EPOXY INSPECTIONS

ADDITION and REMODELING FOR:

**3037 HARDING AVE.,
RESIDENCE**

3037 HARDING AVE,
SANTA CLARA, CA 95051

REVISION TABLE:

NO.	REVISION
1	PLUMBING RESPONSE
2	ROUND 1
3	
4	
5	
6	
7	
8	
9	
10	

RAMIN ZOHOOR
PRIME DESIGN & BUILD
416 E CAMPBELL AVE,
CAMPBELL, CA 95008
TEL: 408-497-5071
EMAIL: ZHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

COVER SHEET

PROJECT ID: _____

DATE: _____

SCALE: _____

DRAWN BY: _____

RAMIN ZOHOOR
PRIME DESIGN & BUILD

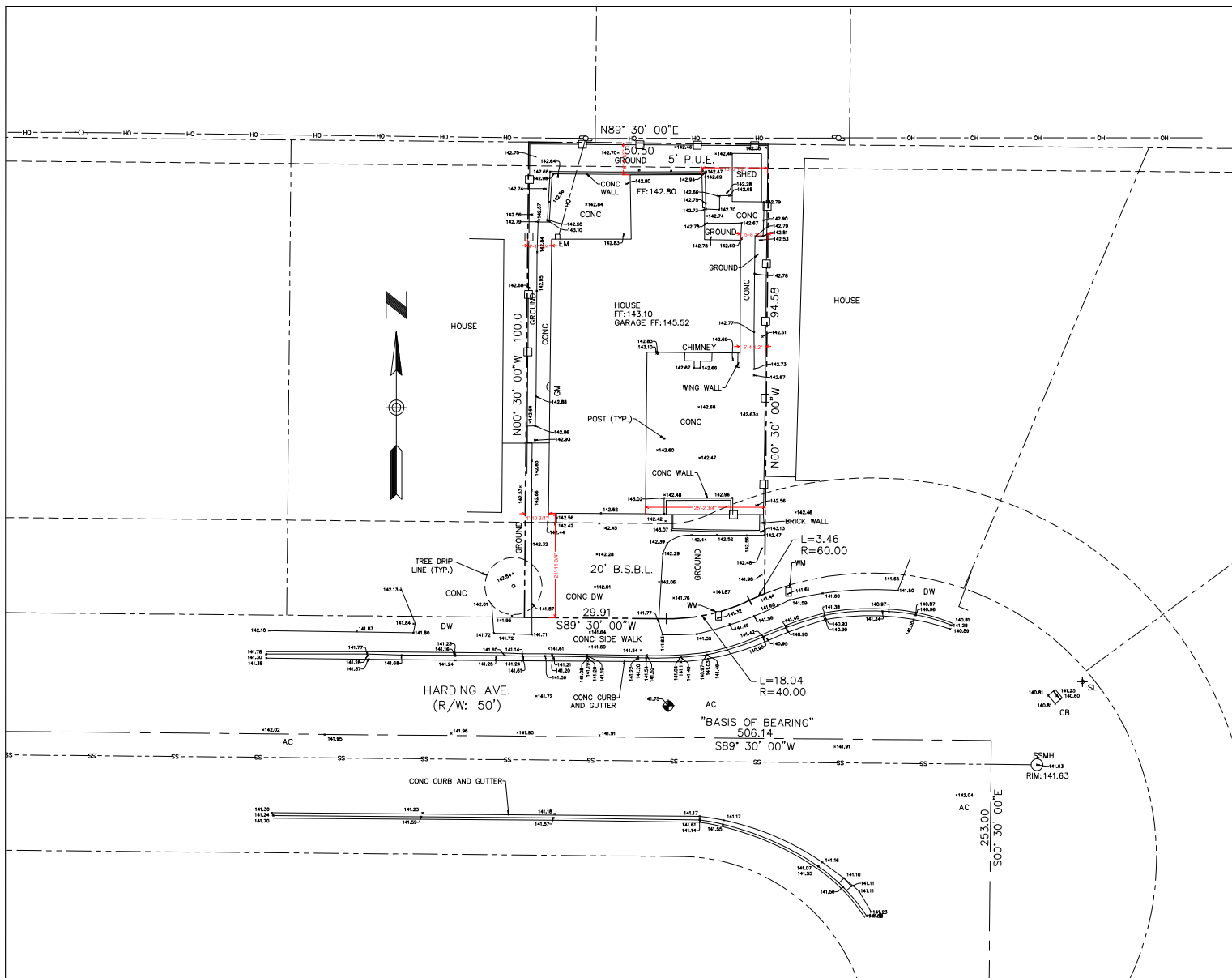
SHEET NUMBER:

A-00.01

OWNER'S SIGNATURE:

[Signature]

RAMIN ZOHOOR
PRIME DESIGN & BUILD
TEL: 408-497-5071
EMAIL: ZHOOR.RAMIN@GMAIL.COM



LEGEND	
---	PROPERTY LINE
---	EXISTING LOTS
---	CENTERLINE
---	EASEMENT LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE
---	OVERHEAD POWER LINE
---	WOOD FENCE
○	POWER POLE
⊗	FIRE HYDRANT
⊙	JOINT POLE
⊕	SURVEY MONUMENT FOUND
⊕	TBM (ELEVATION)
⊕	WATER VALVE
AC	ASPHALT
AD	AREA DRAIN
ANC	ANCHOR
BBSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CO	CLEAN OUT
DW	DRIVEWAY
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FM	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
IV	IRRIGATION VALVE
LP	LIGHT POLE
MB	MAIL BOX
MH	UTILITY MANHOLE
P.U.E.	PUBLIC UTILITY EASEMENT
P	BRICK CONC PILLAR
PP	POWER POLE
(R)	RADIAL BEARING
SL	STREET LIGHT
SDMH	STORM DRAINAGE MANHOLE
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
TCD	THROUGH CURB DRAIN
TS	TRAFFIC SIGN
VG	VALLEY GUTTER
WM	WATER METER
WV	WATER VALVE

DISCLAIMER:
SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

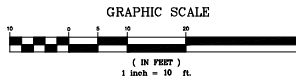
BASIS OF BEARINGS:
FOUND SURVEY MONUMENTS. RECORD INFORMATION WAS USED. PER RECORD MAP, BOOK 51 PAGE 39 WHICH IS FILED IN THE COUNTY OF SANTA CLARA RECORDER'S OFFICE.

PROJECT BENCHMARK:
S.C.V.M.D. BENCHMARK BM #168
ELEVATION=135.38' (NAVD 88 DATUM)

SITE BENCHMARK:
SURVEY CONTROL SET MAG NAIL
ELEVATION=141.75' (NAVD 88 DATUM)

- NOTES:**
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 2. THE GROSS AREA OF LAND OF RECORD IS 5,012 SQ. FT. ±.
 3. THE MAP WAS BASED ON A GRANT DEED DOC# 18338086, RECORDING REQUESTED BY JESSICA L. WANG, ATTORNEY AT LAW, DATED 04-25-2005, RECORDED IN SANTA CLARA COUNTY RECORD.
 4. ALL EXISTING BUILDINGS ARE WOOD.
 5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
 6. DUE TO THE ABSENCE OF A TITLE REPORT, ANY EASEMENT OF RECORD IS UNDETERMINABLE AND NOT SHOWN AND THE OWNER IS REQUIRED TO PROVIDE THE TITLE REPORT.
 7. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

SCALE 1" = 10'



3037 HARDING AVE.
SANTA CLARA, CA 95051
APN: 296-36-040



SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale:
1" = 10'
Prepared by:
J.N.
Checked by:
R.M.
Date:
04/14/2025
Project No:
225029

PRELIMINARY BOUNDARY AND TOPOGRAPHIC SURVEY MAP

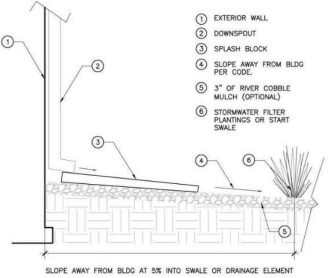
Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF SANTA CLARA

GRADING and DEMO NOTES:

1. CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAIN/DOWN SPOUTS.
2. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
3. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
4. THE CONTRACTOR SHALL REVIEW STD. DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
5. UTILIZE BEST MANAGEMENT PRACTICES (BMPs), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
6. N/A
7. TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
8. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.
9. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
10. PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL, WITH EXCEPTION:
 - a. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
 - b. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING.
11. (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.

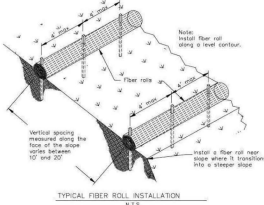


TREE PROTECTION NOTES:

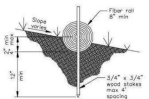
1. A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES. IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH THE DRIP LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREE(S).
2. ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A FOUR-FOOT-HIGH FENCE AROUND THE DRIP LINE, AND ARMOR AS NEEDED, THE EXTENT OF FENCING AND ARMORING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.
3. NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
4. IF THE TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER FOR THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS. PRIOR TO INITIATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED.
5. TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.
6. THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN, NO CONSTRUCTION MATERIALS NOR CHEMICAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE.
7. FIRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE.
8. THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE, AS DEFINED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE, TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DURING THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF.
9. ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON.
10. NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.
11. TREE PROTECTION REGULATIONS SHALL BE POSTED ON PROTECTIVE FENCING AROUND TREES TO BE PROTECTED.

CITY NOTE

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

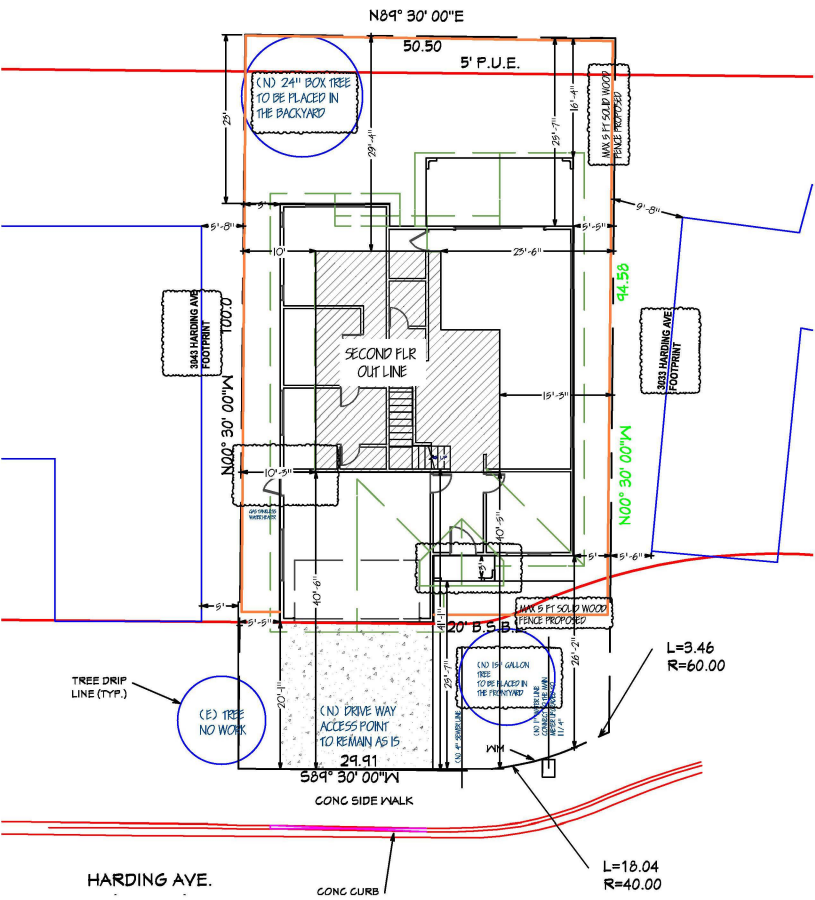


TYPICAL FIBER ROLL INSTALLATION



ENTRENCHMENT DETAIL

D1 FIBER ROLL DETAIL 1



1 PROPOSE SITE PLAN

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



ADDITION AND REMODELING FOR:

**3037 HARDING AVE.,
RESIDENCE**

3037 HARDING AVE.
SANTA CLARA, CA 95051

REVISION TABLE:

NO.	DATE	DESCRIPTION
1		PLANNING RESPONSE
2		SCHEMATIC
3		
4		
5		
6		
7		
8		
9		
10		

PRIME
DESIGN & BUILD

RAMIN ZOHOOOR
PRIME DESIGN & BUILD
416 E CAMPBELL AVE.,
CAMPBELL, CA 95008
TEL: 408-497-5071
EMAIL: ZOHOOOR.RAMIN@GMAIL.COM

SHEET TITLE:

**SITE PLAN
CONDITIONS**

PROJECT ID: _____
DATE: _____
SCALE: _____
DRAWN BY: RAMIN ZOHOOOR
PRIME DESIGN & BUILD

SHEET NUMBER:

A-S1

OWNERSHIP:

RAMIN ZOHOOOR
PRIME DESIGN & BUILD
TEL: 408-497-5071
EMAIL: ZOHOOOR.RAMIN@GMAIL.COM

PLUMBING NOTE:

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

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

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

NON-SLIP-JOINT TRAP TO BE USED

ALL BATHROOMS TYP. NOTES:

1. PROPOSED SHOWER HEAD AND CONTROL VALVE LOCATION

2. SHOWER DOOR MUST BE SIZED AND OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING. GLASS DOORS MUST BE TEMPERED.

SAFETY GLAZING (I.E. TEMPERED) IN DOORS AND PANELS OF ALL SHOWER AND BATHTUB ENCLOSURES. CRC R308.4

3. SHOWERS AND TUBSHOWERS ARE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.

4. SHOWER AND TUBSHOWERS WALLS HAVE A SMOOTH, HARD, NON ABSORBENT SURFACE (E.G. CERAMIC TILE) OVER AN APPROVED MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET.

5. A MINIMUM INTERIOR FLOOR AREA OF 1.024 SQ.FT INCHES.

6. CAPABLE OF ENCOMPASSING 30-INCH CIRCLE.

7. THE FINISHED FLOOR OF THE RECEPTOR MUST SLOPE UNIFORMLY FROM THE SIDES TOWARD THE DRAIN NOT LESS THAN 1/4" PER FOOT AND NOT MORE THAN 1/2" PER FOOT.

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

1. SHOWER CONTROL VALVE & RAIN SHOWER HEAD NOT DISCHARGING DIRECT AT THE ENTRANCE.

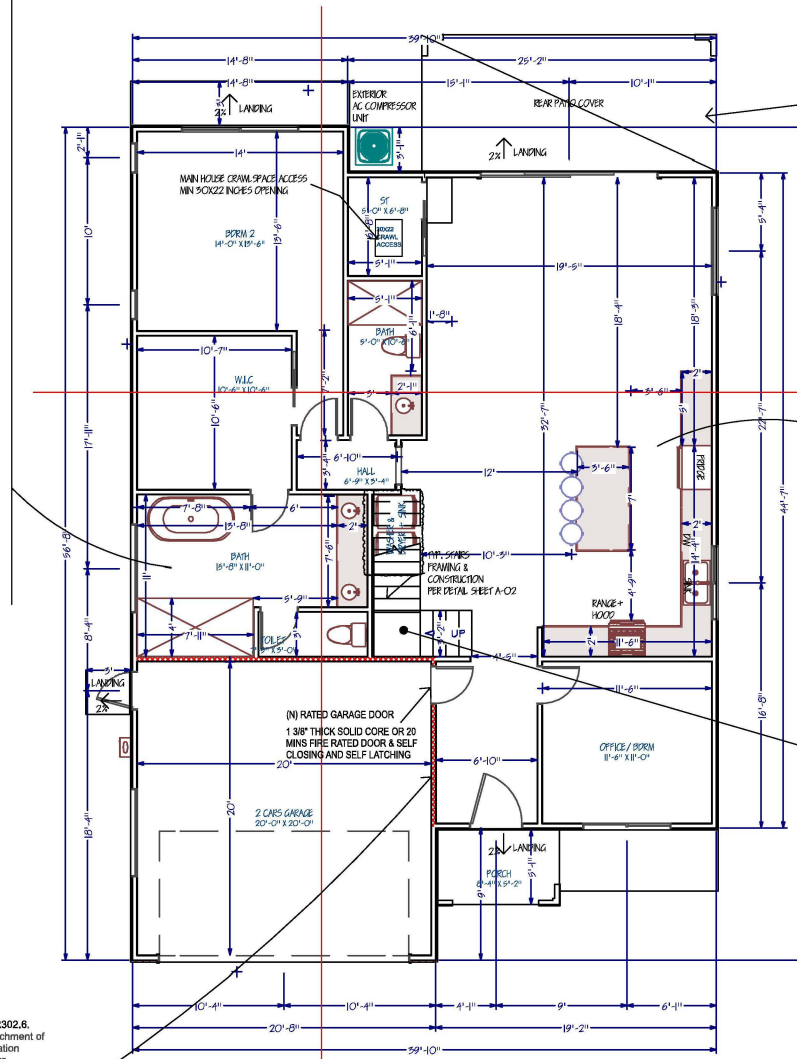
2. DRAIN AND SLOPE TO DRAIN TO SHOWER RECEPTORS.

FINISHED FLOOR OF THE RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TOWARD THE DRAIN NOT LESS THAN 1/8 INCH PER FOOT, NOR MORE THAN 1/2 INCH PER FOOT PER CPC 408.5

3. SHOWER RECEPTORS SHALL BE TESTED FOR WATERTIGHTNESS BY FILLING WITH WATER TO THE LEVEL OF THE ROUGH THRESHOLD PER CPC 408.3.5

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

CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEADS DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING TO THE SPRAY. 408.3 (2022 CPC)



(N) FIRE RATED WALL / CEILING

PER CRC TABLE R302.6

Garage and/or carport shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall. A separation is not required between the dwelling unit and a carport, provided the carport is entirely open on two or more sides and there are not enclosed areas above.

1. From habitable rooms above the garage PROVIDE Not less than 5/8-inch Type X gypsum board or equivalent
2. Garages located less than 3 feet from a dwelling unit PROVIDE Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area
3. From the residence and attics PROVIDE Not less than 1/2-inch gypsum board or equivalent applied to the garage side

PROPOSE FLOOR PLAN
FIRST FLOOR

1

1/8" = 1'-0"

LEGEND:

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

GARAGE WALL SEPARATION
HOUSE

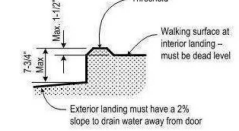
GRAPHIC SCALE : 1/8" = 1'-0"



TYPICAL AT ALL LANDINGS:

AT EACH LANDING FOR EXTERIOR DOOR, MINIMUM 36 INCH DEEP LANDING AND NOTE MORE THAN 7-3/4 INCHES LOWER THAN THRESHOLD FOR IN-SWINGING DOOR AND NOT MORE THAN 1 1/2" LOWER FOR OUT-SWINGING DOOR. W/ 2% SLOPE PER DETAIL "D1"

THE NEW STEP SHALL HAVE A TREAD DEPTH OF 10 INCHES MINIMUM PLUS TREAD NOSING AND A RISER HEIGHT OF 7.75 INCHES MAXIMUM PER CRC R311.6.5.1.



MECHANICAL NOTES:

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

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

VENT 3 FT AWAY FROM ANY OPENINGS

ONLY AREA OF ENCLOSED, ACCESSIBLE SPACE UNDER THE STAIRS, TO BE PROVIDED WITH 1/2" GYPSUM BOARD ON THE ENCLOSED SIDE OF THE WALLS, UNDER-STAIRS SURFACE, & SOFFITS. [CRC R302.7]

HOUSE NUMBER NOTES:

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

EXISTING AND REMODELING FOR:

**3037 HARDING AVE.,
RESIDENCE**

3037 HARDING AVE.
SANTA CLARA, CA 95051

REVISION TABLE:

PLANNING RESPONSE

DATE: 10/24/21

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LEGEND:

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

FIRST FLOOR
OUTLINE PER
SHEET A-01

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



PLUMBING NOTE:

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

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

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

NON-SLIP-JOINT TRAP TO BE USED

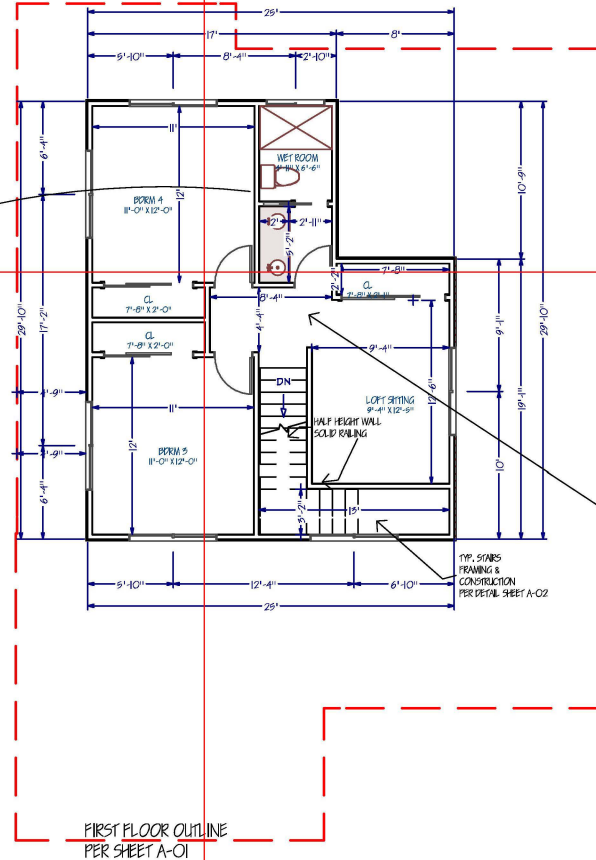
ALL BATHROOMS TYP. NOTES:

- SHOWERS TO HAVE CURB - NO CURBLESS BEING PROPOSED

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

SHOWER TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE TYPE.CPC 438.5

1. SHOWER CONTROL VALVE & RAIN SHOWER HEAD NOT DISCHARGING DIRECT AT THE ENTRANCE.
2. DRAIN AND SLOPE TO DRAIN TO SHOWER RECEPTORS.
- FINISHED FLOOR OF THE RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TOWARD THE DRAIN NOT LESS THEN 1/8 INCH PER FOOT, NOR MORE THAN 1/2 INCH PER FOOT PER CPC 408.5
3. SHOWER RECEPTORS SHALL BE TESTED FOR WATERTIGHTNESS BY FILLING WITH WATER TO THE LEVEL OF THE ROUGH THRESHOLD PER CPC 408.7.5



FIRST FLOOR OUTLINE
PER SHEET A-01

SECTION A-A
SHEET A-02

SECTION B-B
SHEET B-03

CMC Section 304.4 Appliances in Attics and Under-Floor Spaces.

An attic or under-floor space in which an appliance is installed shall be accessible through an opening and passageway not less than the largest component of the appliance, and not less than 22 inches by 30 inches (559 mm by 762 mm).

304.4.1 Length of Passageway.

Where the height of the passageway is less than 6 feet (1829 mm), the distance from the passageway access to the appliance shall not exceed 20 feet (6096 mm) measured along the center line of the passageway. [NFPA 54-9.5.1.1]

304.4.2 Width of Passageway.

The passageway shall be unobstructed and shall have solid flooring not less than 24 inches (610 mm) wide from the entrance opening to the appliance. [NFPA 54-9.5.1.2]

304.4.3 Work Platform.

A level working platform or grade surface not less than 30 inches (762 mm) by 30 inches (762 mm) shall be provided in front of the service side of the appliance. [NFPA 54-9.5.2]
Exception: A working platform need not be provided where the furnace is capable of being serviced from the required access opening. The furnace service side shall not exceed 12 inches (305 mm) from the access opening.

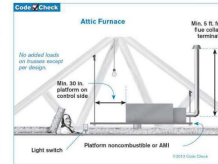
304.4.4 Lighting and Convenience Outlet.

A permanent 120-volt receptacle outlet and lighting fixture shall be installed near the appliance. The switch controlling the lighting fixture shall be located at the entrance to the passageway. [NFPA 54-9.5.3]

904.10 Furnace (Upright and Horizontal).

Upright furnaces shall be permitted to be installed in an attic, furred, or under-floor space exceeding 5 feet (1524 mm) in height, provided the required listings and furnace and duct clearances are observed. Horizontal furnaces shall be permitted to be installed in an attic, furred, or under-floor space, provided the required listings and furnace and duct clearances are observed.

ATTIC FURNACE TYP. DETAILS



ADDITION AND REMODELING FOR:

3037 HARDING AVE., RESIDENCE

3037 HARDING AVE.
SANTA CLARA, CA 95051

REVISION TABLE:

PLANNING RESPONSE

NO. 1



RAMIN ZOHOOR
PRIME DESIGN & BUILD
416 E CAMPBELL AVE.,
CAMPBELL, CA 95008
TEL: 408-497-5071
EMAIL: ZOHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

PROPOSED FLOOR PLAN SECOND FLR

PROJECT ID:

DATE:

SCALE:

DRAWN BY:

RAMIN ZOHOOR
PRIME DESIGN & BUILD

SHEET NUMBER:

A-03

OWNERSHIP:

RAMIN ZOHOOR
PRIME DESIGN & BUILD
TEL: 408-497-5071
EMAIL: ZOHOOR.RAMIN@GMAIL.COM

PROPOSE FLOOR PLAN
SECOND FLOOR

1

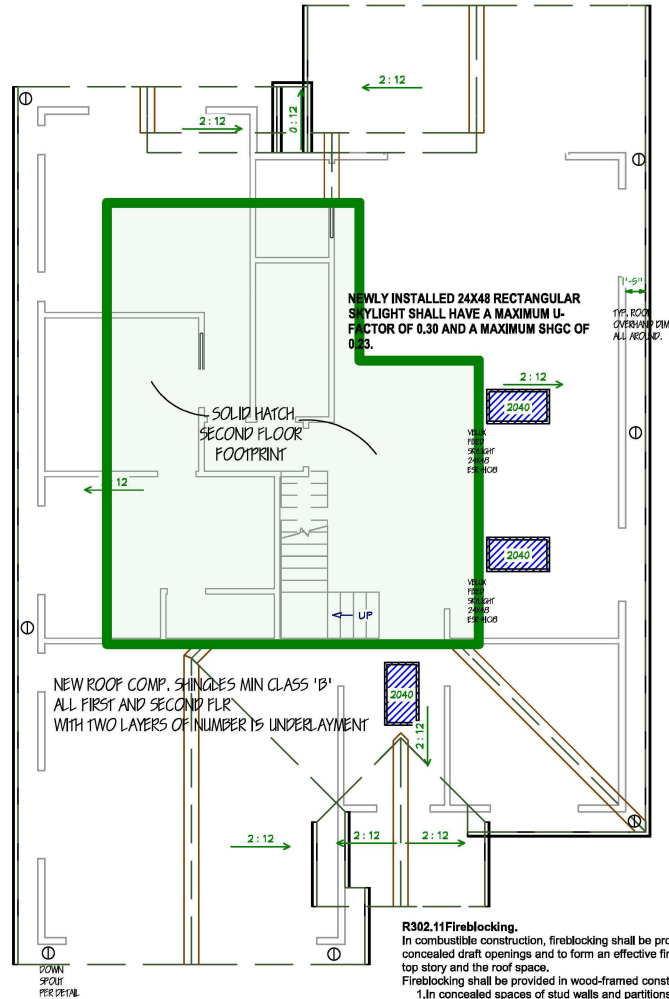
80:1/4" = 1'-0"

LEGEND:

- NEW CONSTRUCTION WALL
2X4 @ 16" O.C. WALL STUDS
OR PER STRUCTURAL DRAWINGS
- PROPOSED SKYLIGHT
24X48 SIZE INCHES
FIXED SKYLIGHT
VELUX OR SIMILAR

ICC-ES REPORTER 4108

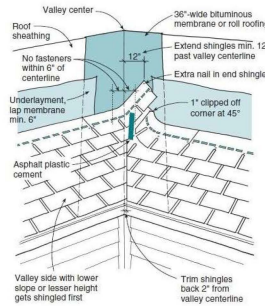
GRAPHIC SCALE: 1/4" = 1'-0"



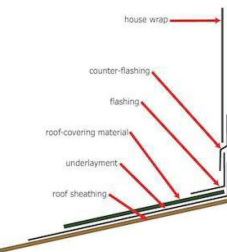
PROPOSE ROOF PLAN
FIRST FLOOR

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

ROOF PLAN PITCH AT 3:12
ALL AROUND 1ST & 2ND LEVEL

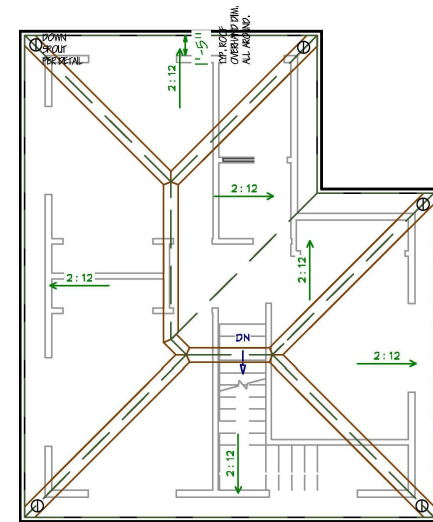


VALLEY FLASHING
DETAIL



FIRST FLR ROOF TO
SECOND FLR WALL
FLASHING

- R302.11 Fireblocking.**
In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top story and the roof space.
Fireblocking shall be provided in wood-framed construction in the following locations:
1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - 1.1. Vertically at the ceiling and floor levels.
 - 1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).
 2. At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
 3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
 4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E136 requirements.
 5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.
 6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

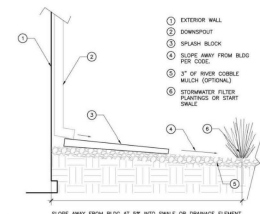


NEW ROOF COMP. SHINGLES MIN CLASS 'B'
ALL FIRST AND SECOND FLR
WITH TWO LAYERS OF NUMBER 15 UNDERLAYMENT

PROPOSE ROOF PLAN
SECOND FLOOR

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

ROOF PLAN PITCH AT 3:12
ALL AROUND 1ST & 2ND LEVEL



CITY NOTE

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

ADDITION and REMODELING FOR:

**3037 HARDING AVE.,
RESIDENCE**

3037 HARDING AVE.
SANTA CLARA, CA 95051

REVISION TABLE:
PLANNING RESPONSE
R001

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RAMIN ZOHOOOR
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416 E CAMPBELL AVE.
CAMPBELL, CA 95008
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SHEET TITLE:

**ROOF PLAN
CONDITIONS**

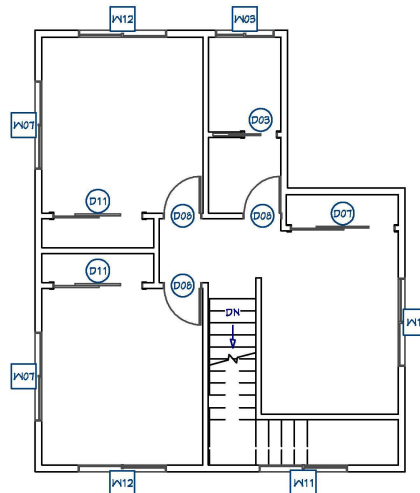
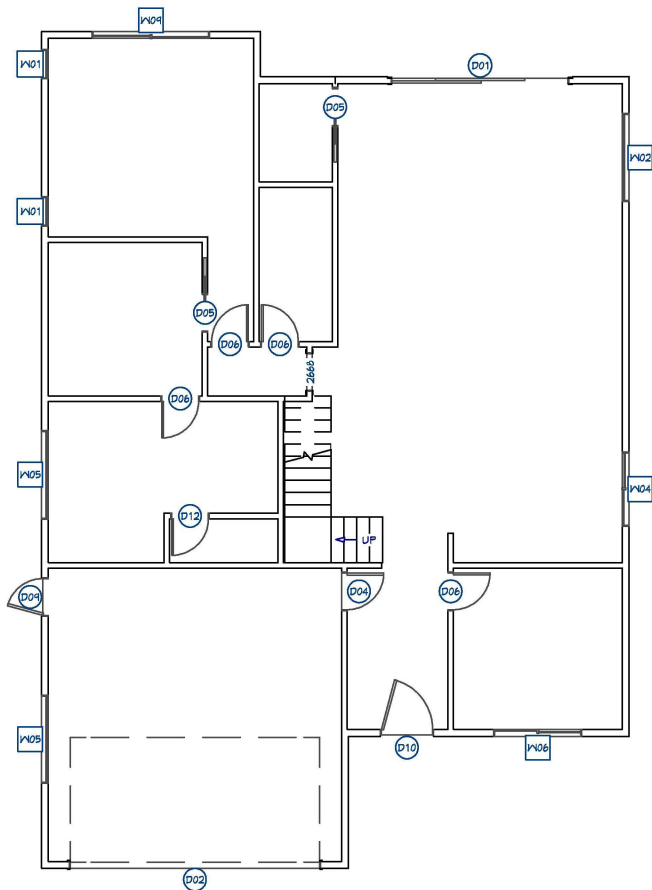
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DATE: _____
SCALE: _____
DRAWN BY: RAMIN ZOHOOOR
PRIME DESIGN & BUILD

SHEET NUMBER:

A-04

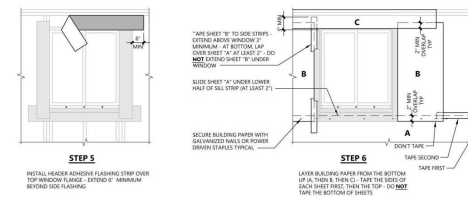
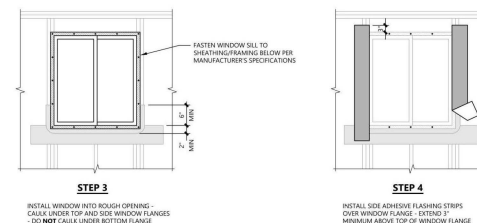
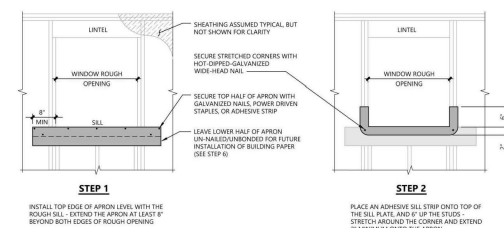
OWNER: *D. J. Johnson*
RAMIN ZOHOOOR
PRIME DESIGN & BUILD
TEL: 408-497-5071
EMAIL: ZOHOOOR.RAMIN@GMAIL.COM





DOOR SCHEDULE						
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D01	2	1	36"	80"	EXT. SLIDING GLASS PANEL	
D02	1	1	20"	102"	GARAGE-GARAGE DOOR OPENS	
D03	1	2	26"	96"	POCKET DOOR PCH	
D04	1	1	30"	96"	EXT. HINGED PANEL	
D05	2	1	30"	96"	POCKET DOOR PCH	
D06	4	1	30"	96"	HINGED DOOR PCH	
D07	1	2	36"	96"	SLIDING DOOR PCH	
D08	5	2	30"	96"	HINGED DOOR PCH	
D09	1	1	30"	96"	EXT. HINGED GLASS PANEL	
D10	1	1	42"	96"	EXT. HINGED PANEL	
D11	2	2	17"	96"	SLIDING DOOR PCH	
D12	1	1	30"	80"	HINGED DOOR PCH	

WINDOW SCHEDULE							
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	GLASS	TEMPERED	DESCRIPTION
W01	2	1	12"	64"			ANGLE CASEMENT-PR
W02	2	1	72"	64"			SINGLE CASEMENT-IL
W03	1	2	48"	36"		YES	LEFT SLIDING
W04	1	2	60"	36"		YES	RIGHT SLIDING
W05	2	1	72"	64"		YES	ANGLE SLIDING
W06	2	1	72"	64"		YES	LEFT SLIDING
W07	2	2	72"	36"		YES	LEFT SLIDING
W08	1	1	96"	60"			LEFT SLIDING
W09	2	2	72"	64"		YES	LEFT SLIDING
W10	2	2	72"	64"		YES	LEFT SLIDING
W11	2	2	72"	64"		YES	LEFT SLIDING
W12	2	2	72"	64"		YES	LEFT SLIDING



WINDOW NOTES:

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

The opening shall comply with the following minimums:

- Minimum net clear operable dimension of 24 inches in height (R310.2.1).
- Minimum net clear operable dimension 20 inches in width (R310.2.1).
- Minimum net clear operable dimension of 5.7 square feet in area. Grade floor or below grade openings shall have a minimum net clear opening of 5 sq ft (R310.2.1).
- The bottom of the clear opening shall not be greater than 44 inches measure from the floor. (R310.2.2).

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

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

ADDITION and REMODELING FOR:

3037 HARDING AVE., RESIDENCE

3037 HARDING AVE.
SANTA CLARA, CA 95051

REVISION TABLE:
PLANNING RESPONSE
R0001

NO.	DATE	DESCRIPTION
1		
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RAMIN ZOHOOR
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416 E CAMPBELL AVE.,
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SHEET TITLE:

OPENING SCHEDULES

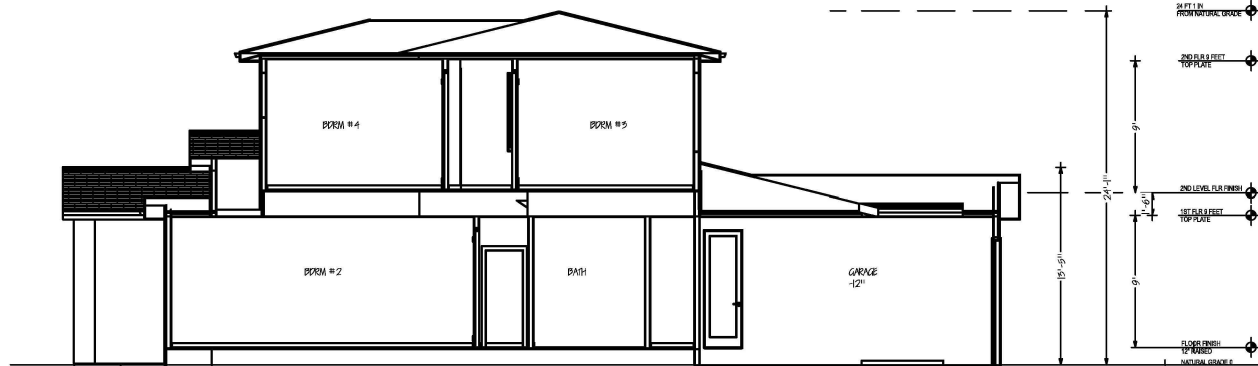
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SCALE: _____
DRAWN BY: RAMIN ZOHOOR
PRIME DESIGN & BUILD

SHEET NUMBER:

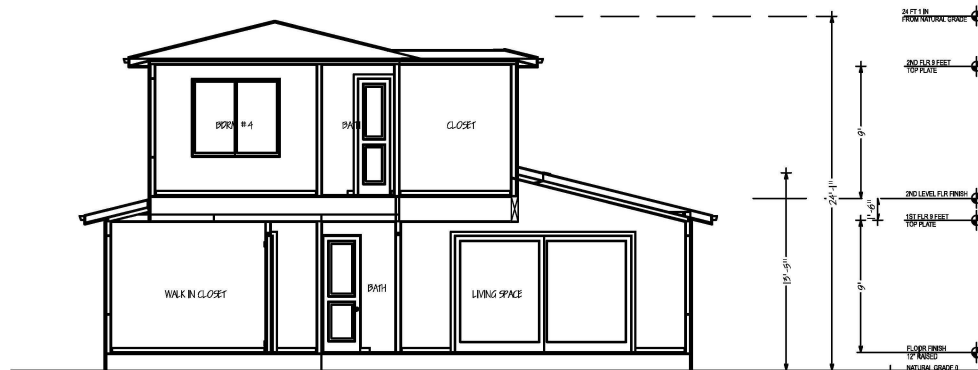
A-06

OWNERSHIP:

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EMAIL: ZOHOOR.RAMIN@GMAIL.COM



PROPOSED CROSS SECTION A-A
SC: 1/4" = 1'-0"



PROPOSED CROSS SECTION B-B
SC: 1/4" = 1'-0"

ADDITION and REMODELING FOR:

3037 HARDING AVE., RESIDENCE

3037 HARDING AVE.
SANTA CLARA, CA 95051

REVISION TABLE:
PLANNING RESPONSE
REVISION

NO.	DATE	DESCRIPTION
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RAMIN ZOHOOR
PRIME DESIGN & BUILD
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CAMPBELL, CA 95008
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SHEET TITLE:

PROPOSED SECTIONS

PROJECT ID:

DATE:

SCALE:

DRAWN BY:

RAMIN ZOHOOR
PRIME DESIGN & BUILD

SHEET NUMBER:

A-08

OWNERSHIP:

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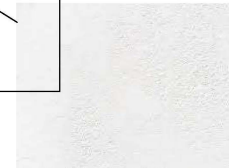
INSPIRATION PHOTO
EAVES
FASCIA BOARDS AND GUTTER BLACK COLOR



James Hardie Soffit Fiber Cement Vented Smooth Panel painted black satin finish
2X10 FASCIA
JAMES HARDY - WITH ROYAL MOLDING



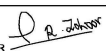
INSPIRATION PHOTO
Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles



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



Milgard C600 Ultra™
Series Fiberglass windows - "black bean color"
*ALL EXTERIOR WINDOWS TO BE FIBER GLASS
**NO WINDOW TRIM PROPOSED
*ALL EXTERIOR DOORS TO BE FIBER GLASS

ADDITION and REMODELING FOR:	
3037 HARDING AVE., RESIDENCE	
3037 HARDING AVE. SANTA CLARA, CA 95051	
REVISION TABLE: PLANNING RESPONSE 10/24/21 1 2 3 4 5 6 7 8 9 10	
 RAMIN ZOHOOR PRIME DESIGN & BUILD 416 E CAMPBELL AVE., CAMPBELL, CA 95008 TEL: 408-497-5071 EMAIL: ZOHOOR.RAMIN@GMAIL.COM	
SHEET TITLE:	
MATERIAL BOARDS	
PROJECT ID:	
DATE:	
SCALE:	
DRAWN BY: RAMIN ZOHOOR PRIME DESIGN & BUILD	
SHEET NUMBER:	
A-09	
OWNERSHIP:  RAMIN ZOHOOR PRIME DESIGN & BUILD TEL: 408-497-5071 EMAIL: ZOHOOR.RAMIN@GMAIL.COM	