



## Agenda Report

25-1589

Agenda Date: 11/19/2025

### REPORT TO DEVELOPMENT REVIEW HEARING

#### SUBJECT

Public Hearing: Action on an Architectural Review (PLN25-00295) for a 621 Square Foot First Floor Addition and a 397 Square Foot Second Floor Addition to an Existing Two-Story 2,081 Square Foot Single-Family Residence with a 500 Square Foot Attached Garage on a 7,351 Square Foot Lot at 2892 Mesquite Drive. CEQA Status: Exempt from CEQA per Section 15332.

**File No.:** PLN25-00295

**Location:** 2892 Mesquite Drive

**Applicant:** Fiona Wang

**Owner(s):** Ling Zhou

**Request:** **Architectural Review** for a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot.

#### PROJECT DATA

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

#### POINTS FOR CONSIDERATION

- The proposed project is in a residential tract that consists of single-story and two-story residences built in the ranch style architectural style popular in the 1960s as shown in the Vicinity Map on Attachment 1.
- The site consists of a two-story raised ranch style four-bedroom, two-bathroom residence built in 1955.
- There are no significant historical features in the existing residence other than the structure's age therefore not eligible to be designated a Historical Resource under Santa Clara City Code ("SCCC") 18.130.030.
- Per SCCC 18.120.020(D)(1), the request to expand an existing second story element requires Architectural Review approval through a Development Review Hearing.
- The result of the project will be a 3,164 square foot five-bedroom, five-bathroom two-story residence with a 500 square foot attached garage.
- The applicant proposes to change the architectural design of the existing residence from a raised ranch style to a contemporary eclectic architectural style with gable roofs and minimalistic massing.
- The proposed construction will consist of new stone coated metal tile roofing, masonry stucco, and stone veneer wainscoting.
- The project is consistent with the City's Single-Family & Duplex Residential Design Guidelines ("Residential Guidelines") (2014):
  - Building height and bulk is appropriate relative to the neighborhood.

- The architectural features of the proposal are appropriate for the neighborhood
- The roof materials, building materials, and finishes work in conjunction with one another and are consistent with the architectural style of the building.
- The entry feature's height as proposed is higher than the rest of the first floor roof line. Staff recommends that the height of the entry feature be reduced to match the rest of the first floor or be below it. This recommendation will be added as a Condition of Approval.
- The design went through multiple revision to ensure compliance with the SCCC and the Residential Guidelines. The roof form was simplified through the removal of a gable element by the front bay window, wainscoting was added on the front elevation, and the entry feature's size & height was reduced.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

#### **FINDINGS SUPPORTING STAFF'S RECOMMEDATION**

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

- 1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
  - The proposal is consistent with SCCC 18.38.060D as the garage still maintains the code compliant two parking spaces of at least 8.5 feet wide by 18 feet deep and
  - The proposed parking spaces are not located in the required front yard or side yard landscape areas as they are in the existing garage.
  - The vehicle parking is in an all-weather material surfaced area.
- 2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:*
  - The proposed construction would not create any traffic congestion or hazards.
  - The public streets are adequate in size to accommodate a single-family residence of this size.
  - The proposed design matches nearby residence in scale and would not impair the desirability of the neighborhood.
- 3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:*
  - Building height and bulk is appropriate relative to the neighborhood.
  - Roof materials, building materials, and finishes work in conjunction with one another and consistent with the architectural style of the building.
  - Architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.

- A tree will remain in the front yard to provide shade, soften the building, improve the streetscape, and comply with the City's Climate Action Plan.
- 4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:*
- The project is subject to the California Building Code and City Code requirements. Which serve to regulate new construction to protect public health, safety, and general welfare.
- 5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:*
- With adherence to condition P3 of the Conditions of Approval, the proposed construction is consistent with the City's Single-Family & Duplex Residential Design Guidelines (2014):
    - The project would create a house design that is compatible in scale and character with the housing types that are typical in the neighborhood as the proposed design will have similar massing to the adjacent properties.
  - The proposed construction complies with the R1-6L Zoning Districts development standards.
  - The proposed construction complies with the intent of the Santa Clara General Plan and all its policies.

### **CONDITIONS OF APPROVAL**

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

### **ENVIRONMENTAL REVIEW**

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill Development Projects), in that the project site is less than five acres, served by utilities, and complies with the General Plan.

### **PUBLIC CONTACT**

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

A public hearing notice was mailed to property owners within a 300-foot radius of the project site on November 6, 2025, to 67 owners/tenants. As of the writing of this report, planning staff has not received public comments for this application.

### **RECOMMENDATION**

**Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve**

the Architectural Review for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot at 2892 Mesquite Drive, subject to findings and conditions of approval.

Prepared by: Alex Tellez, Assistant Planner, Community Development Department

Reviewed by: Nimisha Agrawal, Senior Planner, Community Development Department

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

#### **ATTACHMENTS**

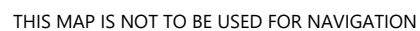
1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans





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**Attachment 2: Project Data/Compliance**

**Project Address: 2892 Mesquite Drive**  
**Zoning: R1-6L**

**Project Number: PLN25-00295**

<b>Standard</b>	<b>Existing</b>	<b>Proposed</b>	<b>Requirement</b>	<b>Complies? (Y/N)</b>
<b>Lot Area (SF) (min):</b>	7,351	7,351	6,000	Y
<b>Lot Area per Dwelling Unit (SF):</b>	7,351	7,351	--	--
<b>Building Square Footage (SF)</b>				
<b>1<sup>st</sup> Floor:</b>	1,363	1,984	--	--
<b>2<sup>nd</sup> Floor:</b>	718	1,116	--	--
<b>Garage:</b>	500	500	600 SF max	Y
<b>Porch/Patio:</b>	76	64	--	--
<b>Total:</b>	2,657	3,663	--	--
<b>Floor Area Ratio:</b>	0.36	0.49	--	--
<b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor:</b>	0.52	0.56	66% max	Y
<b>Building Coverage (%)</b>				
<b>Building Coverage (All):</b>	0.26	0.34	40% max	Y
<b>Rear Yard Accessory Building Coverage:</b>	--	--	40% max	--
<b>Main Building Setbacks (FT)</b>				
<b>Front (1<sup>st</sup> floor):</b>	17	20	20	Y
<b>(2<sup>nd</sup> floor):</b>	34	37	25	Y
<b>Left Side (1<sup>st</sup> floor):</b>	5'-0	5'	5	Y
<b>(2<sup>nd</sup> floor):</b>	9'-3	9'-3	10	Y
<b>Right Side (1<sup>st</sup> floor):</b>	6' – 11"	7	5	Y
<b>(2<sup>nd</sup> floor):</b>	32' – 11"	8' – 3"	10	Y
<b>Side, Corner:</b>	--	--	--	--
<b>Rear (1<sup>st</sup> floor):</b>	22' – 9"	22' – 9"	20	Y
<b>(2<sup>nd</sup> floor):</b>	39' – 9"	39' – 9"	20	Y
<b>Height (FT)</b>				
<b>Main building:</b>	22' – 9"	25' – 3"	25	N (Conditioning Height to 25')
<b>Accessory building:</b>	--	--	--	--
<b># of Bedrooms/Bathrooms:</b>	4/2	5/5	--	--
<b>Parking:</b>				
<b>Is the site Gov. Code 65863.2 (AB 2097) eligible?</b>				N
<b>Off-street</b>	2	2	2	Y
<b>Common Living Area (SFR)</b>	35%	47%	Min 25%	Y
<b>Open Landscaped Area (Front):</b>	2,900	3,100	--	--

## Conditions of Architectural Review Approval

### PLN25-00295/ 2892 Mesquite Drive

**Architectural Review** for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition in an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage in a 7,351 square foot lot.

#### GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is November 26, 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.

#### DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- P1. **Tree Protection (On-site).** Trees on-site shall be protected from construction activity through ISA tree care best practices.
- P2. **Roof Height.** The roof shall be 25 feet as required by the R1-6L zoning code.
- P3. **Entry Feature's Height.** The Entry Feature's height shall be less than or at the same height as the rest of the first floor's eaves.

#### DURING CONSTRUCTION

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

- P5. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- P6. **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**

- P7. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.
- P8. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P9. **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.



## GREEN BUILDING NOTES

### WATER EFFICIENCY AND CONSERVATION

PLUMBING FIXTURES (WATER CLOSETS AND URINALS) SHALL COMPLY WITH THE FOLLOWING:

1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GAL/FLUSH (COC 403.1.1)
2. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GAL/FLUSH (COC 403.1.2)
3. FITTINGS (FAUCETS AND SHOWERHEADS) HAVE ALL REQUIRED STANDARDS LISTED ON PLANS AND ARE IN ACCORDANCE TO CGC 4.303.1.3 AND CGC 403.1.4
4. AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING PROVIDED BY THE BUILDING AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH CGC 4.304

### ENHANCED DURABILITY AND REDUCED MAINTENANCE

5. ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE ROIDENT PROOFED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER CGC 4.406.1

### BUILDING MAINTENANCE AND OPERATION

6. AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER CGC 4.401.1

### ENVIRONMENTAL QUALITY

7. ANY GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTIBLE TYPE.

8. ANY WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS PER CGC 4.503.1

### POLLUTANT CONTROL

9. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER CGC 4.504.1.

10. ADHESIVE, SEALANTS AND CAULKS SHALL MEET THE VOC OR OTHER TOXIC COMPOUND LIMITS PER CGC 4.504.2.1.

11. PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER CGC 4.504.2.2.

12. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER REQUIREMENTS PER CGC 4.504.2.3.

13. DOCUMENTATION WILL BE PROVIDED, AT THE REQUEST OF THE BUILDING DIVISION, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER CGC 4.504.2.4.

14. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENT PER CGC 4.504.3.

15. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY WITH THE REQUIREMENTS PER CGC 4.504.4.

16. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING SHALL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS PER CGC 4.504.5.

### INDOOR MOISTURE CONTROL

17. A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BASE OF 30' OR LARGER CLEAN AGGREGATE UNDER A 5 ML VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER CGC 4.505.2 AND CRC R506.2.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE CHECKED PRIOR TO FINISH MATERIAL BEING APPLIED PER CGC 4.505.3.

### INDOOR AIR QUALITY AND EXHAUST

18. EXHAUST FANS, WHICH ARE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, SHALL BE PROVIDED IN EVERY BATHROOM PER CGC 4.506.1. ENVIRONMENTAL COMFORT HEATING AND AIR-CONDITIONING SYSTEM SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE WITH ANSI/ACCA 2 MANUAL, J-2004 OR EQUIVALENT; DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1, MANUAL D-2009 OR EQUIVALENT; SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH ANSI/ACCA 3, MANUAL J-2004 OR EQUIVALENT.

### INSTALLER AND SPECIAL INSPECTOR QUALIFICATION

19. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER CGC 702.1.

### VERIFICATION

20. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLAN SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH WILL SHOW SUBSTANTIAL CONFORMANCE.

## SCOPE OF WORK

1. ON THE FIRST FLOOR:
  - 1) ADD ONE NEW BEDROOM AND ONE NEW BATHROOM IN THE FRONT YARD.
  - 2) ADD NEW OFFICE IN THE REAR YARD.
  - 3) RELOCATE KITCHEN.
  - 4) REMOVE GARAGE PARTITION WALL.
2. ON THE SECOND FLOOR:
  - 1) RECONFIGURE LAYOUT.
  - 2) ADD NEW BATHROOM.
3. GENERAL:
  - 1) RELOCATE FURNACE.
  - 2) UPGRADE EXISTING ELECTRICAL METER FROM 100AMP TO 200AMP.
  4. FINALIZING 4/25/19 INSPECTION CORRECTION NOTICE.

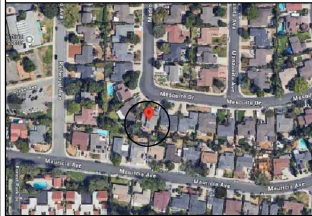
## SYMBOLS

(A)	COLUMN GRID LINE NO.	(E)	EXISTING DOOR
(NO. 1)	SECTION NO.	(NO. 1)	DOOR NO.
(NO. 1)	SECTION SHEET NO.	(NO. 1)	DOOR SCHEDULE
(NO. 1)	ELEVATION NO.	(NO. 1)	DOOR TYPE
(NO. 1)	ELEVATION SHEET NO.	(NO. 1)	INTERIOR ELEVATIONS
(NO. 1)	DETAIL NO.	(NO. 1)	INDICATOR
(NO. 1)	DETAIL SHEET NO.	(NO. 1)	ROOM NAME
		(NO. 1)	FLOOR FINISH

## BLDG DATA

LOT SIZE:	7,351 S.F.
CURRENT ZONING:	R1-BL
CURRENT USE:	RES.
EXISTING PROPERTY BUILT:	1971
(E) BUILDING FLOOR AREA:	
(E) 1st FLOOR:	1,363 S.F.
(E) 2nd FLOOR:	718 S.F.
(E) GARAGE:	500 S.F.
(E) PORCH:	76 S.F.
(E) TOTAL HABITABLE AREA:	2,081 S.F.
(E) TOTAL BUILDING AREA:	2,581 S.F.
PROPOSED BUILDING FLOOR AREA:	
(E) 1st FLOOR:	1,363 S.F.
(N) 1ST NEW ADDITION:	220 S.F.
(E) 2nd FLOOR:	718 S.F.
(N) 2ND NEW ADDITION:	379 S.F.
(N) PORCH:	64 S.F.
(E) DRIVEWAY:	600 S.F.
(N) TOTAL HABITABLE AREA:	3,099 S.F.
(N) TOTAL BUILDING AREA:	3,599 S.F.
(N) LOT COVERAGE = $2,599 / 7,351 = 0.3483 \rightarrow 34.83\% > 40\%$	
(N) 2ND FLOOR = $1,115 / 1,364 = 0.818 \rightarrow 81.8\%$	
(N) OPEN LANDSCAP AREA:	3,100 S.F.
OCCUPANCY:	RSU
CONSTRUCTION TYPE:	VI
STORY (S):	2
AUTO. FIRE SPRINKLER:	NO
DESIGN COMPLY WITH :	
CITY OF SANTA CLARA MUNICIPAL CODE	
2022 CALIFORNIA BUILDING CODE	
2022 CALIFORNIA RESIDENTIAL CODE	
2022 CALIFORNIA ELECTRICAL CODE	
2022 CALIFORNIA MECHANICAL CODE	
2022 CALIFORNIA PLUMBING CODE	
2022 CALIFORNIA FIRE CODE	
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE	
2022 CALIFORNIA ENERGY CODE	

## VICINITY MAP



## SHEET INDEX

### ARCHITECTURAL

A1.1	TITLE SHEET & PROPOSED SITE PLAN
A1.2	EXISTING SITE PLAN & AREA CALC.
A2.0	DEMOLISH NOTE EXISTING 1ST FLOOR PLAN
A2.1	NOTE EXISTING 2ND FLOOR PLAN
A2.2	PROPOSED 1ST FLOOR PLAN
A2.3	PROPOSED 2ND FLOOR PLAN
A2.4	EXISTING & PROPOSED ROOF PLAN
A3.1	EXISTING ELEVATIONS
A3.2	PROPOSED ELEVATIONS
A3.3	PROPOSED ELEVATIONS
A3.4	PROPOSED SECTION
CBCL	GREEN BUILDING CHECK LIST

## RESIDENCE ADDITION

2892 Mesquite Dr, Santa Clara, CA 95051

APN: 296-31-032

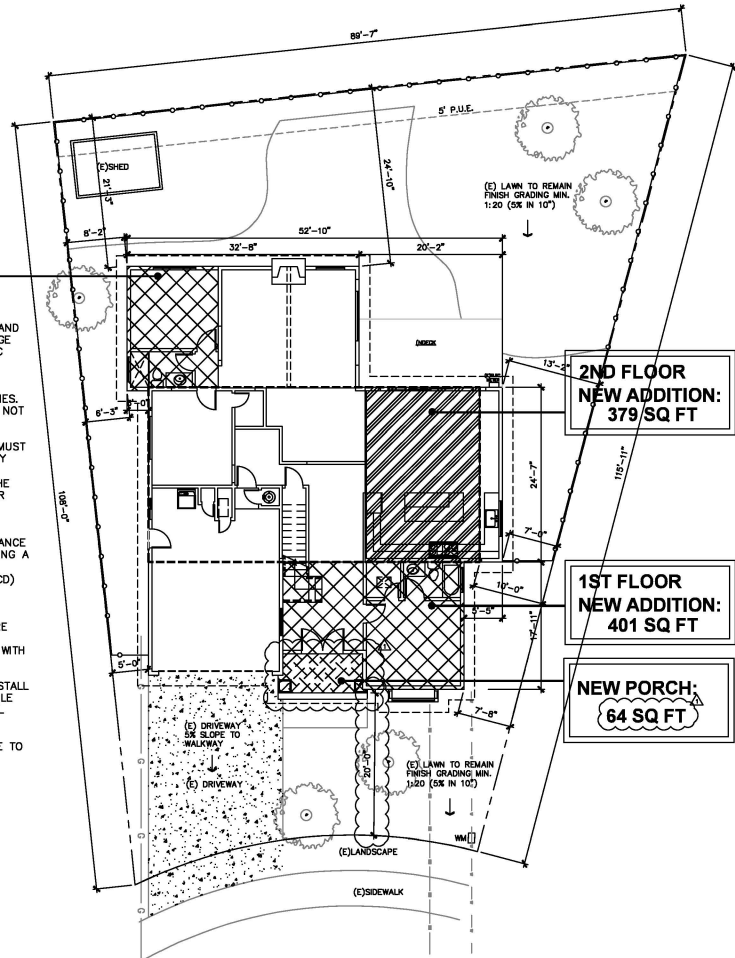
1ST FLOOR  
NEW ADDITION:  
220 SQ FT

### SITE NOTE

1. LOT DRAINAGE WILL BE 5% AWAY FROM THE BUILDING AND 2% TOWARDS THE PUBLIC RIGHT-OF-WAY. LOT DRAINAGE SHALL NOT CROSS A PROPERTY LINE. CRC R401.3, CPC 1101.2
2. ALL WET AND DRY UTILITIES TO SERVICE PROPOSED ADDITION ARE TO COME FROM EXISTING ON-SITE UTILITIES. CONNECTION WITHIN THE CITY ROW AND EASEMENTS IS NOT PERMITTED.
3. CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID CAUSING SAFETY AND/OR OPERATIONAL ISSUES FOR THE MOVEMENTS OF PEDESTRIANS, CYCLISTS AND VEHICULAR TRAFFIC.
4. PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY, OBTAIN AN ENCROACHMENT PERMIT ALONG WITH INSURANCE REQUIREMENTS FOR ALL PUBLIC IMPROVEMENTS INCLUDING A TRAFFIC CONTROL PLAN PER THE LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
5. INCREMENTAL WATER AND SEWER CONNECTION FEES ARE NOT TO BE COLLECTED AS COUNTY RECORDS INDICATE EXISTING DWELLING UNIT IS AT STANDARD OCCUPANCY WITH 4 BEDROOMS.
6. IF THE MAIN WATER SERVICE LINE WILL BE PLASTIC, INSTALL BLUE INSULATED 18 AWG COPPER TRACER WIRE SUITABLE FOR DIRECT BURIAL ADJACENT TO THE PIPE AND SHALL TERMINATE ABOVE GROUND AT BOTH ENDS.
7. NO TREES OF 38" OR GREATER IN CIRCUMFERENCE ARE TO BE REMOVED.

## LEGEND

---	PROPERTY LINE
---	ROOF LINE
---	SETBACK LINE
---	EASEMENT
---	2ND FLOOR LINE
(X)	(N) 1ST FLOOR ADDITION
(X)	(N) 2ND FLOOR ADDITION
(X)	(N) PORCH



PROPOSED SITE PLAN

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



REVISIONS	DATE
SUBMITTAL	06/30/25
RE-SUBMITTAL	09/26/25

RESIDENCE ADDITION  
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT:
SHEET TITLE:
TITLE SHEET PROPOSED SITE PLAN

DRAWN BY:	FinalW
REVIEWED BY:	-
DATE:	-
SCALE:	-
SHEET NO.:	A1.1
OF	SHEETS



RENDERING 1

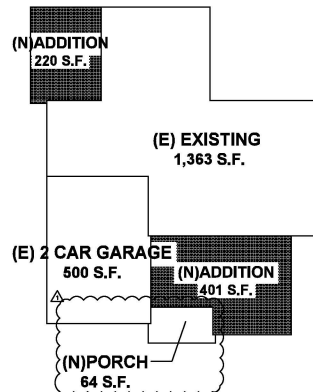


RENDERING 2

**FLOOR AREA CALCULATION DIAGRAM:**

LOT SIZE : 7,351 S.F.

(E) 1ST EXISTING FLOOR	1,363 S.F.
(E) 2ND EXISTING FLOOR	718 S.F.
(N) 1ST ADDITION FLOOR	621 S.F.
(N) 2ND ADDITION FLOOR	397 S.F.
(N) FAR	3,099 S.F.
(E) 2 CAR GARAGE	500 S.F.
(N) FRONT PORCH	64 S.F.
(N) LOT COVERAGE.	2,548 S.F.

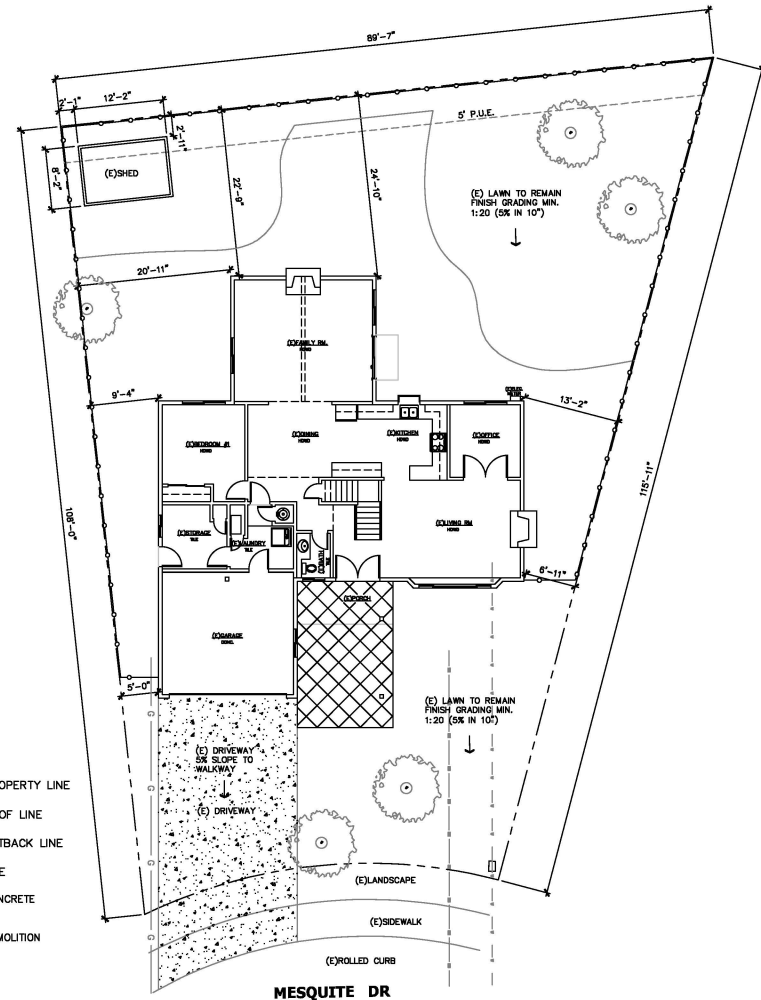


**FLOOR AREA CALC. DIAGRAM**

SCALE : 3/32" = 1'-0"

**LEGEND**

---	PROPERTY LINE
---	ROOF LINE
---	SETBACK LINE
---	P.U.E.
[Pattern]	CONCRETE
[Pattern]	DEMOLITION



**EXISTING SITE PLAN**

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



REVISIONS	DATE
SUBMITTAL	06/30/25
RE-SUBMITTAL	09/26/25

**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT:

SHEET TITLE :

**EXISTING  
SITE PLAN  
& AREA CALC**

DRAWN BY :	FinalWard
REVIEWED BY :	-
DATE :	-
SCALE :	-

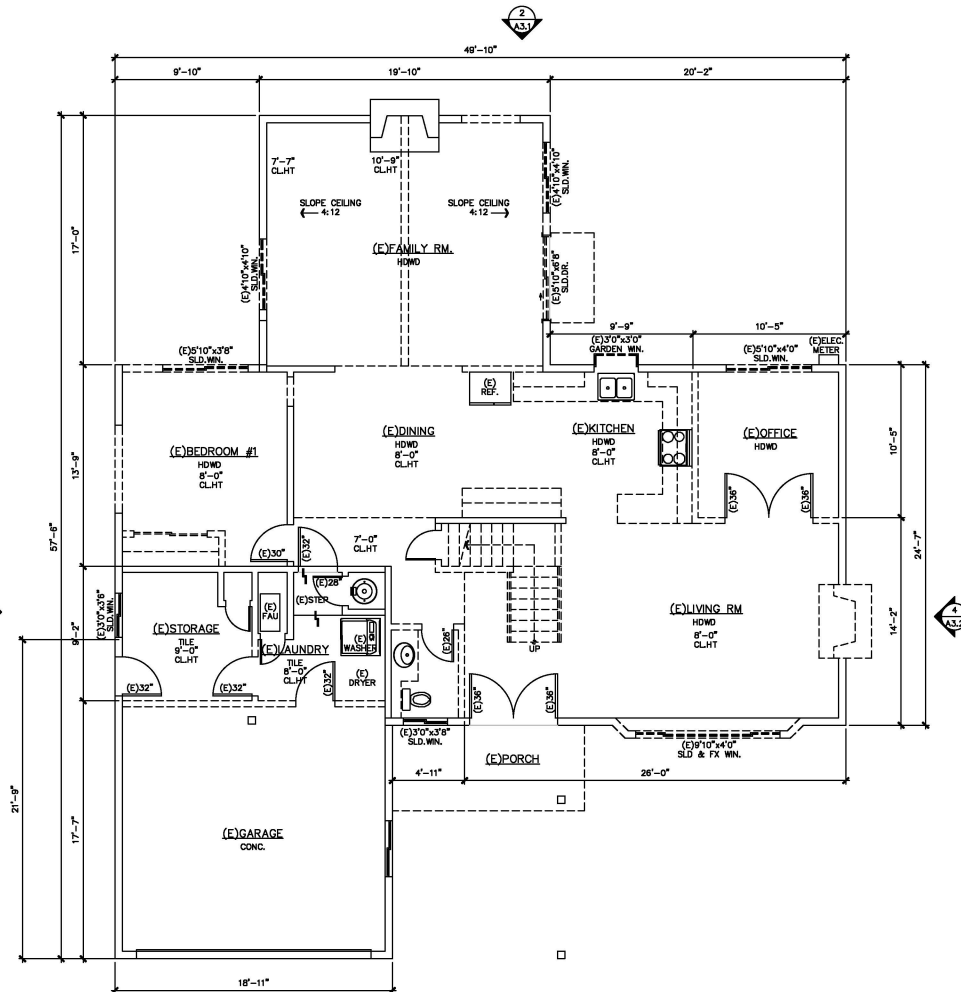
SHEET NO. :

**A1.2**

OF SHEETS

## DEMOLITION NOTES

1. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS INDICATED ON TSGG DRAWINGS OR AS OTHERWISE DIRECTED BY THE OWNER.
2. THE CONTRACTOR IS TO VIEW AND VERIFY ACTUAL CONDITIONS AT ALL LOCATIONS WHERE ALTERATIONS TO THE EXISTING BUILDING OCCUR. WHEN WALLS, PARTITIONS, AND OTHER WORK EXISTS WHERE NEW WORK IS INDICATED, ALL SUCH EXISTING WORK SHALL BE REMOVED. VERIFY ALL SUCH CONDITIONS AT THE SITE.
3. THE CONTRACTOR SHALL REPORT TO ARCHITECT ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE WORK OF THIS CONTRACT.
4. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR DEMOLITION AND REMOVAL OF DEBRIS, INCLUDING OVERTIME WORK REQUIRED.
5. THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY OF THE BUILDING LANDLORD INCLUDING, BUT NOT LIMITED TO FLOOR COVERING, CEILING GRID AND TILE, LIGHT FIXTURES, DOORS, WINDOWS, FRAMES, HARDWARE, CABINETRY, PLUMBING FIXTURES, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, PERIPHERAL ENCLOSURES, ETC.
6. THE GENERAL CONTRACTOR SHALL ERECT ALL NECESSARY PLASTIC DROP CLOTH BARRIERS TO PROTECT ADJACENT BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS.
7. THE GENERAL CONTRACTOR SHALL SURVEY ALL EXISTING FINISHED SURFACES TO INCLUDE CORNER BEADS, STOPS, ETC. FOR CHIPS, CRACKS, HOLES, DAMAGED SURFACES, AND ANY OTHER DEFECTS CAUSING AN APPEARANCE DIFFERENT FROM A NEW FINISHED INSTALLATION. THESE DEFECTIVE SURFACES SHALL BE REPAIRED OR, IF BEYOND REPAIR, THE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING AND INSTALL NEW SURFACES TO THE SATISFACTION OF TSGG AND THE OWNER.
8. THE GENERAL CONTRACTOR SHALL INSPECT ALL EXISTING SURFACES AND WHERE AS A RESULT OF DEMOLITION, FINISHED SURFACES DO NOT ALIGN, THE EXISTING SURFACE SHALL BE CUT AND PATCHED.
9. ALL DAMAGED EXISTING AREAS TO REMAIN AND EXISTING AREAS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WORK SHOWN ON DRAWINGS SHALL BE PATCHED AS REQUIRED TO MATCH IMMEDIATE EXISTING ADJACENT AREAS IN MATERIAL, FIRE-RATING, FINISH, AND COLOR, UNLESS OTHERWISE NOTED.
10. ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR RETURNED TO THE OWNER OR AS OTHERWISE DIRECTED.
11. IN ALL AREAS WHERE DEMOLITION (REMOVAL OF TILE, PARTITIONS, ETC. CAUSES AN UNEVENNESS IN THE SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISH FLOORING.
12. ALL EXPOSED LIGHT FIXTURES, WIRING, SWITCHES, CONDUIT, AND METAL MOLDINGS NOT BEING REUSED SHALL BE REMOVED AND EITHER STORED OR DISPOSED OF BY THE GENERAL CONTRACTOR AS INSTRUCTED BY THE OWNER.
13. THE GENERAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS THROUGHOUT THE SPACE UNDER DEMOLITION AS REQUIRED.
14. THE GENERAL CONTRACTOR SHALL CAP OFF BEHIND FINISHED SURFACES ALL PROJECT PLUMBING, FLOOR ELECTRICAL/TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS THAT ARE BEING ABANDONED.
15. THE GENERAL CONTRACTOR SHALL REMOVE ALL WALL CONDUITS LEFT AFTER WALL DEMOLITION INCLUDING SWITCH BOXES, PLATES, BRIDGES, OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING OR EQUIPMENT. VERIFY WITH TENANT REUSE OF EXISTING CABLING PRIOR TO REMOVAL.
16. ALL "EXISTING TO REMAIN", "EXISTING", "RELOCATED", OR "NEW" ITEMS INSTALLED BY THE GENERAL CONTRACTOR, IN ADDITION TO BEING AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION, SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF TSGG PRIOR TO BEING TURNED OVER TO THE OWNER.
17. REFER TO ENGINEERING DRAWINGS FOR REMOVAL AND/OR RELOCATION IF REQUIRED OF HAVOC DUCTS, DIFFUSERS, SPRINKLER HEADS, EXT LIGHTS, ETC.
18. SOME DOORS AND FRAMES TO BE REMOVED SHALL BE RETURNED TO OWNER. HANDLE CAREFULLY AND STORE ON SITE.



## LEGEND

- EXISTING WALLS TO REMAIN REPAIR AS REQUIRED  
- - - - - EXISTING WINDOWS WALLS AND DOORS TO BE REMOVED

## EXISTING 1ST FLOOR PLAN

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



REVISIONS	DATE
SUBMITTAL	06/30/25
RE-SUBMITTAL	09/26/25

**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT:

SHEET TITLE:

## DEMOLISH NOTES

DRAWN BY:	Fina Wong
REVIEWED BY:	-
DATE:	-
SCALE:	-

SHEET NO.:

**A2.0**

OF SHEETS



NOTES TO WINDOW AND DOOR

1. EMERGENCY EGRESS WINDOWS
- 2022 CRC SECTION R310-EMERGENCY ESCAPE AND RESCUE OPENINGS
- A. PROVIDE AT LEAST ONE WINDOW IN EACH SLEEPING ROOM, BASEMENT, AND HABITABLE ATTIC
- B. R310.2.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
- (EXCEPTION: GRADE-LEVEL OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.)
- WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES. MINIMUM OPENING HEIGHT, THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. MINIMUM OPENING WIDTH, THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.
- D. R310.1.1 OPERATIONAL CONSTRAINTS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTIONS OTHER THAN THOSE ALLOWED BY THIS SECTION AND SHALL BE OPERABLE FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.
- E. R310.2.2 WINDOW SILL HEIGHT : WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SEC. R310.2.3
2. FALL PROTECTION (CBC 1015.1 AND CRC R312.2)
- WHERE THE WINDOW OPENING (MEASURED AT THE WINDOW SILL) IS LOCATED MORE THAN 72 INCHES ABOVE THE EXTERIOR FINISHED GRADE, ANY WINDOW LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR ON THE INTERIOR SHALL BE EITHER FIXED GLAZED OR HAVE A PROTECTIVE GUARDRAIL WITH OPENINGS LESS THAN 4 INCHES.
3. 2022 CRC SECTION R308 – SAFETY OR TEMPERED GLASS WILL BE REQUIRED FOR THE FOLLOWING LOCATIONS AND OTHER HAZARDOUS LOCATIONS REQUIRED BY FORCE SECTION 308:
- A. GLAZING WITHIN 24" OF A DOOR AND WHERE BOTTOM EDGE IS LESS THAN 60" ABOVE FLOOR OR WALKING SURFACE OR WHERE TOP EDGE IS LESS THAN 60" PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE INNER SIDES OF THE INNER SIDE.
- B. WHERE THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE AND WITHIN 36" HORIZONTALLY FROM THE WALKING SURFACE OF STAIRWAYS, LANDINGS AND RAMPS AND WITHIN A 60-INCH RADIUS AND LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING.
4. TEMPERED GLAZING LABEL (2022 CRC SEC. 2406)
- WHERE REQUIRED, TEMPERED GLAZING (EXCEPT TEMPERED SPANDREL GLASS) SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ACID ETCHED, CERAMIC FIRED, LASER ETCHED, EMBOSSED), STICKERS ATTACHED TO THE WINDOW ARE NOT SUFFICIENT.
5. 2022 CRC SECTION R303 – ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. THE KITCHEN BE A DETAILABLE ROOM. (PER 2022 CRC SEC. R303.1)
- AMEND THE PLANS TO SPECIFY AND SHOW HOW NATURAL LIGHT SHALL BE PROVIDED FOR THE KITCHEN OR SHOW THAT THE KITCHEN MEETS ONE OF THE EXCEPTIONS OF (2022 CRC SEC. R303.1) OR SHOW THAT NATURAL LIGHT SHALL BE PROVIDED FROM AN ADJOINING ROOM IN ACCORDANCE. (2022 CRC SEC. R303.2)
- PLEASE SEE TITLE 24 ENERGY REPORT CF-1R FORMS FOR REAL U VALUES OF WINDOWS OR DOORS.

NOTES TO BUILDING

1. BRACED WALL PANELS SHALL BEGIN NO MORE THAN 8 FEET (2440 MM) FROM EACH END OF A BRACED WALL LINE AND SHALL BE SPACED A MAXIMUM OF 16 FEET (7620 MM) ON CENTER. (2022 CRC R602.12.5)
- IN R-3 AND U OCCUPANCIES, NO OPENINGS ARE ALLOWED IN WALLS 3 FEET OR CLOSER TO PROPERTY LINE. OPENINGS IN WALLS BETWEEN 3 FEET AND UP TO 5 FEET FROM PROPERTY LINE CAN BE UP TO 25 % OF THE WALL AREA. WALLS LESS THAN 5 FEET FROM THE PROPERTY LINE MUST BE FIRE RESISTIVE CONSTRUCTION. (2022 CRC TABLE 302.1). EAVES MUST BE PROTECTED FROM THE PROPERTY LINE EXTENDS INTO THE AREA WHERE OPENINGS ARE PROHIBITED, THIS MEANS THAT AN EAVE CAN EXTEND TO A POINT 24 INCHES FROM THE PROPERTY LINE, BUT NO CLOSER.
3. PROVIDE 2X8 @ ALL PLUMBING WALL LOAD BEARING WALL AS INDICATED ON STRUCTURE DWG.
4. PLATE WASHERS, A MINIMUM OF 0.229 INCH BY 3 INCHES BY 3 INCHES (5.8 MM BY 76 MM BY 76 MM) IN SIZE SHALL BE PROVIDED BETWEEN THE FOUNDATION SILL PLATE AND THE NUT EXCEPT WHERE APPROVED ANCHOR STRAPS ARE USED. (2022 CRC R602.11.1)
5. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048MM). (2022 CRC R401.3)
6. DUCT PENETRATION: DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM GARAGE SHALL BE CONSTRUCTED OF A MIN. NO. 26 GAGE SHEET STEEL OR OTHER PROVED MATERIALS AND SHALL NOT HAVE OPENINGS INTO THE GARAGE. (2022 CRC SEC. R302.5.2)
7. MIN. ROOM AREA: HABITABLE ROOMS, EXCEPT KITCHENS, SHALL HAVE A MIN. OF 70 SQUARE FEET OF FLOOR AREA. MIN. DIMENSION: HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FT IN ANY DIMENSION (2022 CRC SEC. R304)
8. PROVIDE CORRECT TYPE GLAZING FOR ALL GLAZING LOCATED IN HAZARDOUS LOCATIONS AS SPECIFIED IN (2022 CRC SEC. R306.4.)
9. BATHROOMS AND SHOWERS IN ALL OCCUPANCIES SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF 6- FEET ABOVE THE FLOOR. (2022 CRC SEC. R307.)
10. PROVIDE AN APPROVED ATTIC ACCESS 22"x30" WITH 30 INCHES MINIMUM VERTICAL HEADROOM. (2022 CRC SEC. R807.1)
11. ENCLOSED ACCESSIBLE SPACE NUDE STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACES, AND ANY SOFFITS PROTECTED ON THE ENCLOSE SIDE WITH 1/2 INCH GYPSUM BOARD. (2022 CRC SEC. R302.7)
12. PROVIDE ATTIC VENTILATION AS PER (2022 CRC SEC. R806 AND THE CALIFORNIA ENERGY STANDARDS COMMISSION.)
13. FACTORY BUILT FIREPLACES AND FACTORY BUILT CHIMNEYS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTING AND THE MANUFACTURER'S INSTRUCTIONS AS PER (2022 CRC SEC. R1004 AND R1005.)
14. PROVIDE UNDER FLOOR CLEARANCES AS PER 2013 CRC SECTION R317. A MINIMUM OF 12" CLEARANCE TO UNDER FLOOR GIRDERS AND 18" CLEARANCE TO FLOOR JOISTS IS REQUIRED UNLESS PRESERVATIVE-TREATED WOOD OR WOOD NATURALLY DURABLE TO DECAY IS UTILIZED. A MINIMUM 18-INCH BY 24-INCH ACCESS OPENING SHALL BE PROVIDED TO THE DRAIN. SPACE. (2022 CRC SEC. R406.4.)
15. FIRE BLOCKING AND DRAFT STOPPING SHALL BE INSTALLED ACCORDING. (2022 CRC SEC. R302.1.1.)
16. ALL GYPSUM BOARD, STUCCO, PLASTER, AND LATH SHALL BE INSTALLED. (2022 CRC CHAPTER 7.)
17. EXTERIOR WALL COVERINGS SHALL BE APPLIED. (2022 CRC SEC. R703.)
18. ALL CHIMNEYS ATTACHED TO ANY APPLIANCE OR FIREPLACE THAT BURNS SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. (2022 CRC R1003.9.2)
19. FIXTURES SHALL BE SPECIFIED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. (2022 CRC R307.1)

20. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM). (2022 CRC R401.3)

NOTES TO BATHROOM

- TUB/SHOWER REQUIREMENTS
- FOLLOWING IS A LISTING OF THE GENERAL REQUIREMENTS BASED ON THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN), AND 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS. THIS BROCHURE IS INTENDED TO PROVIDE GENERAL INFORMATION, CONTACT THE BUILDING SAFETY DIVISION FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
1. THE MIXING VALVE IN A SHOWER (INCLUDING UNDER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120°F. THE WATER-FILLER VALVE IN BATHTUBS/WHIRLPOOLS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120°F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS. (2022 CPC 408.3, 409.4)
2. NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1.024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM. (2022 CPC 406.5, 406.6)
3. SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (2022 CRC 1210 AND CRC R307.2)
4. HYDRO-MASSAGE TUBS (I.E. JACUZZI TUBS) SHALL HAVE ACCESS TO THE MOTOR BE SUPPLIED BY A GFCI PROTECTED CIRCUIT, AND BE LISTED BY A RECOGNIZED TESTING AGENCY (I.E. UL). ALL METAL CARBS, FITTINGS, PIPING OR OTHER METAL SURFACES, WITHIN 8 FEET OF THE TUB SHALL BE ATTACHED DIRECTLY TO STUDS, OVERLAPPED WITH MINIMUM GROUND HYDRO-MASSAGE TUBS SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE. (2022 CPC 680.70)
5. UNDERLAYMENT MATERIAL USED AS BACKERS FOR WALL TILE OR SOLID SURFACE MATERIALS IN TUB AND SHOWER ENCLOSURES SHALL BE EITHER GLASS MAT/FIBER-REINFORCED GYPSUM BACKING PANELS (I.E. DENS-SHEILD, DENSE ARMOR PLUS), NON-ASBESTOS FIBER-CEMENT/FIBER MAT BACK BOARD (I.E. HARDIBOARD, CEMENT BOARD). ALL MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WATER-RESISTANT GYPSUM BOARD (I.E. PURPLE BOARD) MAY BE USED IF ATTACHED DIRECTLY TO STUDS, OVERLAPPED WITH MINIMUM GROUND BUILDING PAPER AND WIRE LATH. TILE SHALL BE ATTACHED TO THE WIRE LATH. (2022 CRC 2908 AND R702.4) SHOWER FLOORS SHALL BE LINED WITH AN APPROVED SHOWER PAN OR AN ON-SITE BUILT WATERTIGHT APPROVED LINING (I.E. HOT MPO). ON-SITE BUILT SHOWER LININGS SHALL EXTEND A MINIMUM OF 3 INCHES VERTICALLY UP THE WALL AND SHALL BE SLOPED 1/4" PER FOOT TO KEEP HOLES. (2022 CPC 408.7)
6. WHEN A CURB IS PROVIDED AT A SHOWER, IT SHALL BE A MINIMUM OF 1 INCH ABOVE THE SHOWER FLOOR AND BETWEEN 2 INCHES AND 8 INCHES ABOVE THE TOP OF THE DRAIN. A WATER-TIGHT NAULING FLANGE THAT EXTENDS A MINIMUM OF 1 INCH HIGH SHALL BE INSTALLED WHERE THE SHOWER FLOOR MEETS THE VERTICAL SURFACE OF THE SHOWER COMPARTMENT. THE FINISHED FLOOR OF THE SHOWER COMPARTMENT SHALL BE UNIFORMLY SLOPED BETWEEN 1/4" AND 3/8" PER FOOT TOWARDS TO THE DRAIN. (2022 CPC 408.5) WHERE A CURB IS NOT PROVIDED AT THE SHOWER COMPARTMENT, THE ENTIRE BATHROOM SHALL BE CONSIDERED A WET LOCATION. THE FLOORING IN THE ENTIRE BATHROOM SHALL COMPLY WITH THE WATER PROOFING REQUIREMENTS DESCRIBED ABOVE FOR SHOWER FLOORS (PREVIOUS BULLET) AND ALL LIGHTING FIXTURES SHALL BE APPROVED FOR WET LOCATIONS.

- WATER CLOSET REQUIREMENTS
1. THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (2022 CPC 402.3)
2. WHEN THE WATER CLOSING (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CALKED AND SEALED TO BE WATERTIGHT. (2022 CPC 402.2)

TEMPERED GLAZING (2022 CRC 2406.4, 2403.1 AND CRC 308.1, R306.4)

TEMPERED GLAZING SHALL BE INSTALLED IN THE LOCATION WHERE BELOW. TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ACID ETCHED, CERAMIC FIRED, LASER ETCHED, OR EMBOSSED).

1. WITHIN A PORTION OF WALL ENCLOSED A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLETS.
2. WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 80 INCHES ABOVE THE WALKING SURFACE.
3. GLAZING ON THE HINGE-SIDE OF AN IN-SWINGING DOOR THAT IS INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE DOOR.

GREEN BUILDING

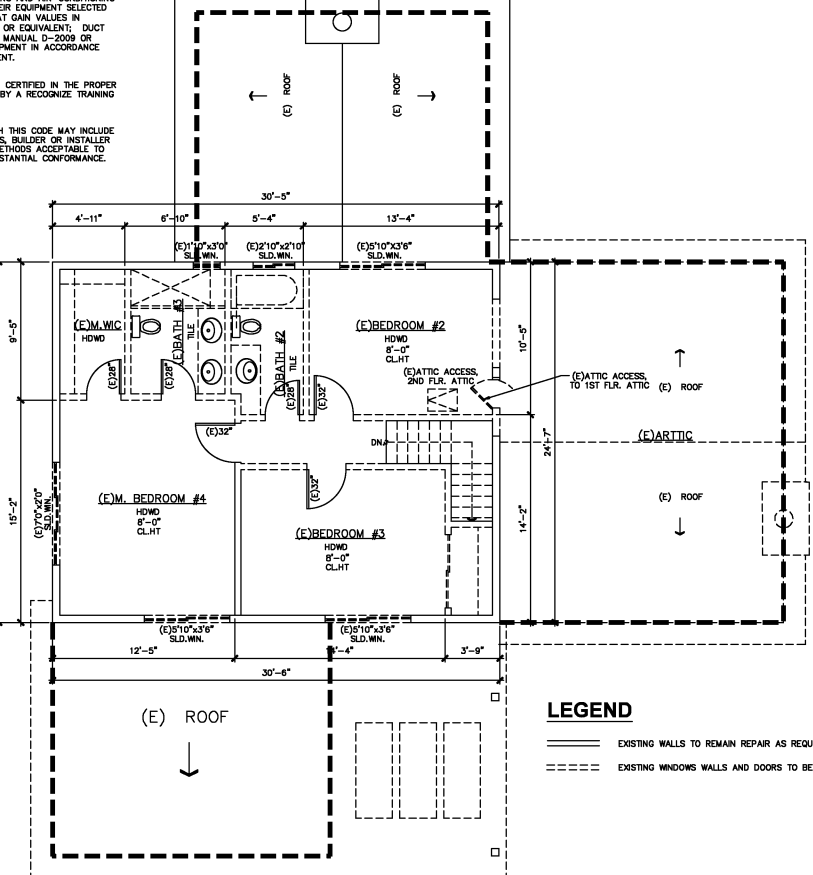
- WATER EFFICIENCY AND CONSERVATION
- PLUMBING FIXTURES (WATER CLOSURES AND URINALS) SHALL COMPLY WITH THE FOLLOWING:
1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSURES SHALL NOT EXCEED 1.28 GAL/FLUSH (COC 403.1.1)
2. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GAL/FLUSH (COC 403.1.2)
3. FITTINGS (FAUCETS AND SHOWERHEADS) HAVE ALL REQUIRED STANDARDS LISTED ON PLANS AND ARE IN ACCORDANCE TO COC 4.303.1.3 AND COC 403.1.4
4. AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH COC 4.304
- ENHANCED DURABILITY AND REDUCED MAINTENANCE
5. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE ROBERT PROTECTED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER COC 4.406.
- BUILDING MAINTENANCE AND OPERATION
6. AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER COC 4.410.1
- ENVIRONMENTAL QUALITY
7. ANY GAS PREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTIBLE TYPE.
8. ANY WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS PER COC 4.503.1.
- POLLUTANT CONTROL
9. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER COC 4.504.1.
10. ADHESIVE, SEALANTS AND CAULKS SHALL MEET THE VOC OR OTHER TOXIC COMPOUND LIMITS PER COC 4.504.2.1.

- POLLUTANT CONTROL
9. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER COC 4.504.1.
10. ADHESIVE, SEALANTS AND CAULKS SHALL MEET THE VOC OR OTHER TOXIC COMPOUND LIMITS PER COC 4.504.2.1.
11. PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER COC 4.504.2.2.
12. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MFR LIMITS FOR ROC AND OTHER REQUIREMENTS PER COC 4.504.2.3.
13. DOCUMENTATION WILL BE PROVIDED, AT THE REQUEST OF THE BUILDING DIVISION, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER COC 4.504.2.4.
14. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENT PER COC 4.504.3.
15. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY WITH THE REQUIREMENTS PER COC 4.504.4.
16. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING SHALL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS PER COC 4.504.5.
- INTERIOR MOISTURE CONTROL
17. A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER COC 4.505.2 AND CRC R506.2.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 18% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE CHECKED PRIOR TO FINISH MATERIAL BEING APPLIED. PER COC 4.505.2.
- INDOOR AIR QUALITY AND EXHAUST
18. EXHAUST FANS, WHICH ARE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, SHALL BE PROVIDED FOR EACH BATHROOM PER COC 4.506.1. ENVIRONMENTAL CONTROL HEATING AND AIR-CONDITIONING SYSTEM SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE WITH ANSI/ACCA 2 MANUAL, J-2004 OR EQUIVALENT; DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1, MANUAL D-2009 OR EQUIVALENT; SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH ANSI/ACCA 3, MANUAL S-2004 OR EQUIVALENT.

- INSTALLER AND SPECIAL INSPECTOR QUALIFICATION
19. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER COC 702.1.
- VERIFICATION
20. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH WILL SHOW SUBSTANTIAL CONFORMANCE.

NOTES TO THRESHOLDS & LANDINGS

1. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES, MEASURED IN THE DIRECTION OF TRAVEL. (2022 CRC R311.3)
2. LANDING OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1-3/4 INCH LOWER THAN TOP OF THE THRESHOLD. (2016 CRC R311.3.1) DOORS OTHER THAN REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDING OR FLOORS NOT MORE THAN 7 1/2 INCHES BELOW THE TOP OF THE THRESHOLD. (2022 CRC R311.3.2)
3. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75 INCHES IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2 INCH ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS. AND 0.5 INCHES FOR OTHER DOORS.(2022 CBC 1010.1.7 THRESHOLDS). FOR R-2 OR R-3, AND IN ADAPTABLE OR ACCESSIBLE DWELLING UNITS SEE EXCEPTION IN CBC 1010.1.7
4. LANDINGS AT DOORS, LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY, OR THE DOOR, WHICHEVER IS GREATER. DOORS IN THE FULLY OPEN POSITION MUST NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 INCHES WHERE A LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE. DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF ITS REQUIRED WIDTH. LANDING SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES (2022 CBC 1010.1.6)



LEGEND

- ===== EXISTING WALLS TO REMAIN REPAIR AS REQUIRED
- EXISTING WINDOWS WALLS AND DOORS TO BE REMO

EXISTING 2ND FLOOR PLAN

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

REVISIONS	DATE
SUBMITAL	06/30/25
RE-SUBMITAL	09/26/25

PROJECT:

2892 Mesquite Dr, Santa Clara, CA 95051

RESIDENCE ADDITION

NOTES  
EXISTING 2N  
FLOOR PLAN

DRAWN BY: *Final Work*

REVIEWED BY: -

DATE: -

SCALE: -

SHEET NO.:

A2.1

OF SHEETS

## WALL LEGEND

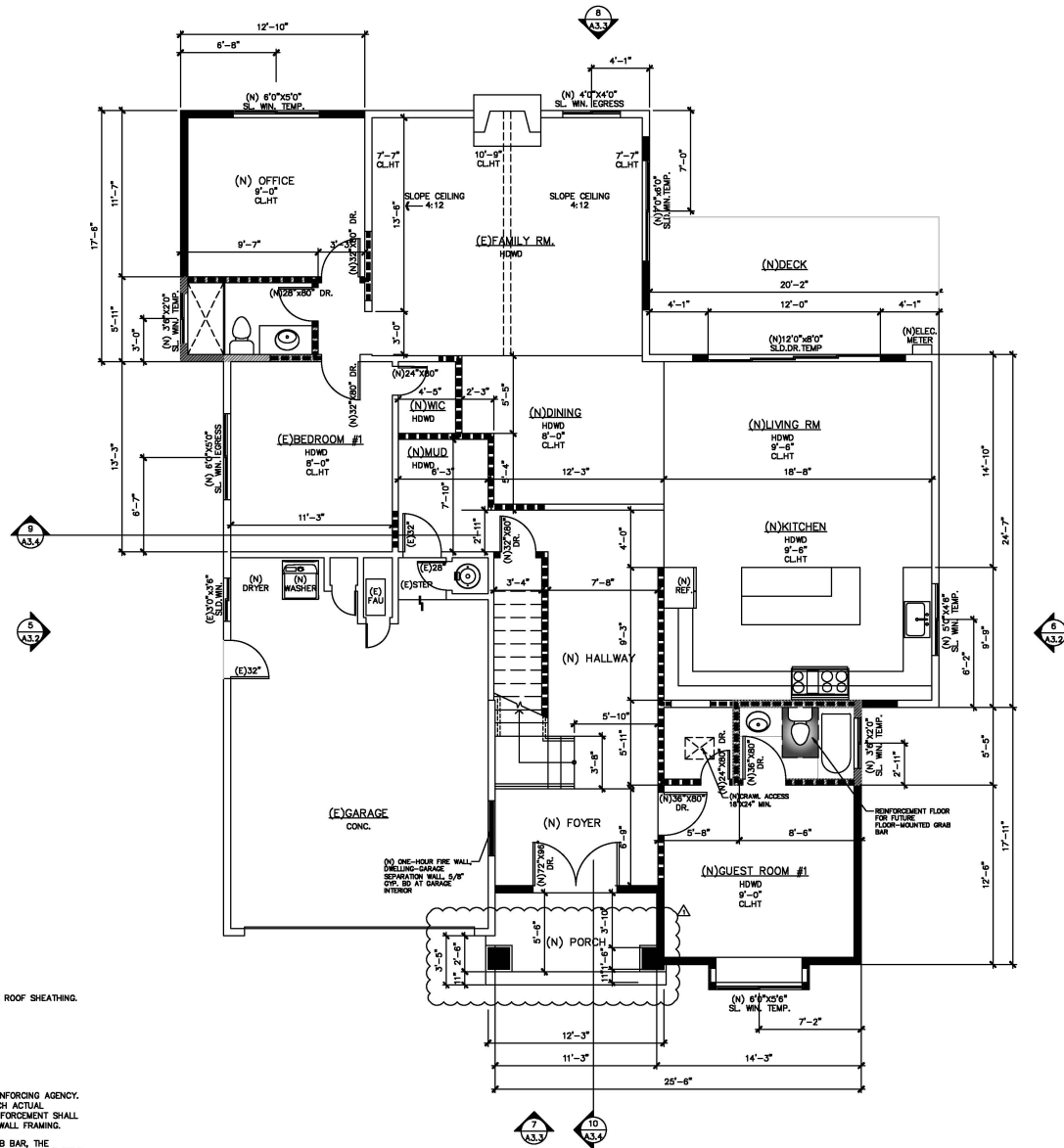
	EXISTING CONSTRUCTION TO REMAIN
	(N) FURRED WALL / COLUMN.
	NEW WOOD FRAMING WALL OUT OF 2X4 WOOD STUDS @ 16" O.C. AND IN THE EXTERIOR STUCCO 7/8" MIN. STUCCO O/ METAL LATH O/ TWO LAYERS OF GRADE 'D' BLDG. PAPER O/ PLYWOOD.
	NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES
	NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES USE WONDER BD. OR GURCOCK AS BACKING MATERIAL AND WATER PROOFED MATERIAL.
	ONE HOUR RATED WALL 2X4 WOOD STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. @ GARAGE INTERIOR SIDE.
	SAFETY GLAZING WINDOW/TEMPERED GLASS
	CRANK. ACCESS 16"x24" MIN. (2022 CRC SEC. R408.4)
	ATTIC ACCESS 22"x30" MIN. (2022 CRC SEC. R807.1) ATTIC ACCESS 36"x36" MIN. WHEN FURNACE AT ATTIC. A HEAD ROOM CLEAR HEIGHT IN A ATTIC AT LEAST 30"
	EXTERIOR STAIR STEPS, MAX 7-3/4" RISE
	SKYLIGHT 2'-0" X 4'-0"

## ONE-HOUR RATED WALL NOTE:

ONE-HOUR RATED WALL ASSEMBLY SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.

## AGING-IN-PLACE REINFORCEMENT BATHROOM FLOOR AND WALLS INSTALLATION:

1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER, [1 1/2 INCH BY 7 1/4 INCH ACTUAL (DIMENSION)] OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39 1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
3. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
4. WHERE THE CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY, OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.



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

REVISIONS	DATE
SUBMITTAL	06/30/25
RE-SUBMITTAL	09/26/25

**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT:

SHEET TITLE:

**PROPOSED 1ST FLOOR PLAN**

DRAWN BY: *Fina Wong*  
REVIEWED BY: -  
DATE: -  
SCALE: -

SHEET NO.:

**A2.2**

OF SHEETS

**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

**PROJECT:**

SHEET TITLE :

## PROPOSED 2ND FLOOR PLAN

DRAWN BY : *Fiona Wan*

REVIEWED BY : -

DATE : -

SCALE : -

**SHEET NO. :**

### A2.3

OF SHEETS

EXISTING CONSTRUCTION TO REMAIN

(N) FURRED WALL / COLUMN.

NEW WOOD FRAMING WALL OUT OF 2X4 WOOD STUDS @ 16" O.C. AND IN THE EXTERIOR STUCCO 7/8" MIN. STUCCO O/ METAL LATH O/ TWO LAYERS OF GRADE V/ BLDG. PAPER O/ PLWYWOOD.

NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES

NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES USE WOODER BO, OR DUROCK AS BACKING MATERIAL AND WATER PROOFED MATERIAL.

ONE HOUR RATED WALL 2X4 WOOD STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. @ GARAGE INTERIOR SIDE.

S.G.

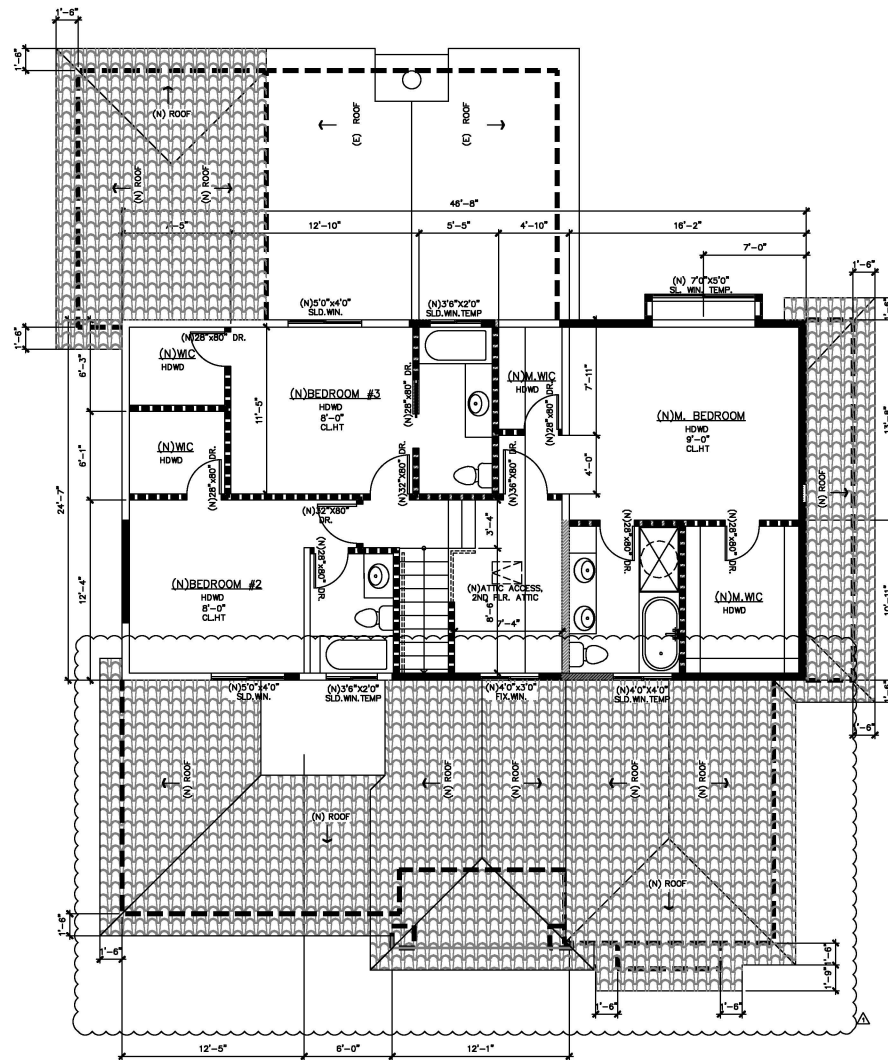
DRAWL GLAZING WINDOW/TEMPERED GLASS

SAMPLE ACCESS 18"X24" MIN. (2022 CRC SEC. R406.4)

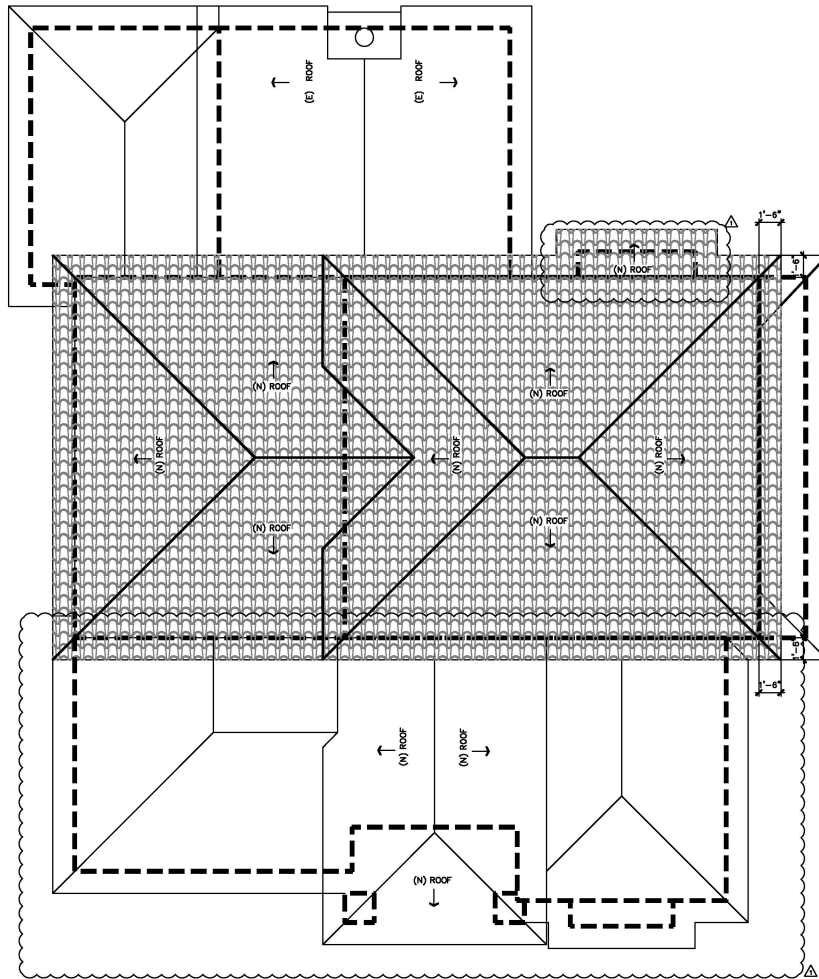
ATTIC ACCESS 22"X30" MIN. (2022 CRC SEC. R607.1)  
ATTIC ACCESS 36"X36" MIN. WHEN FURNACE AT ATTIC.  
A HEAD ROOM CLEAR HEIGHT IN A ATTIC AT LEAST 30" AT THE ATTIC ACCESS

EXTERIOR STAIR STEPS, MAX 7-3/4" RISE

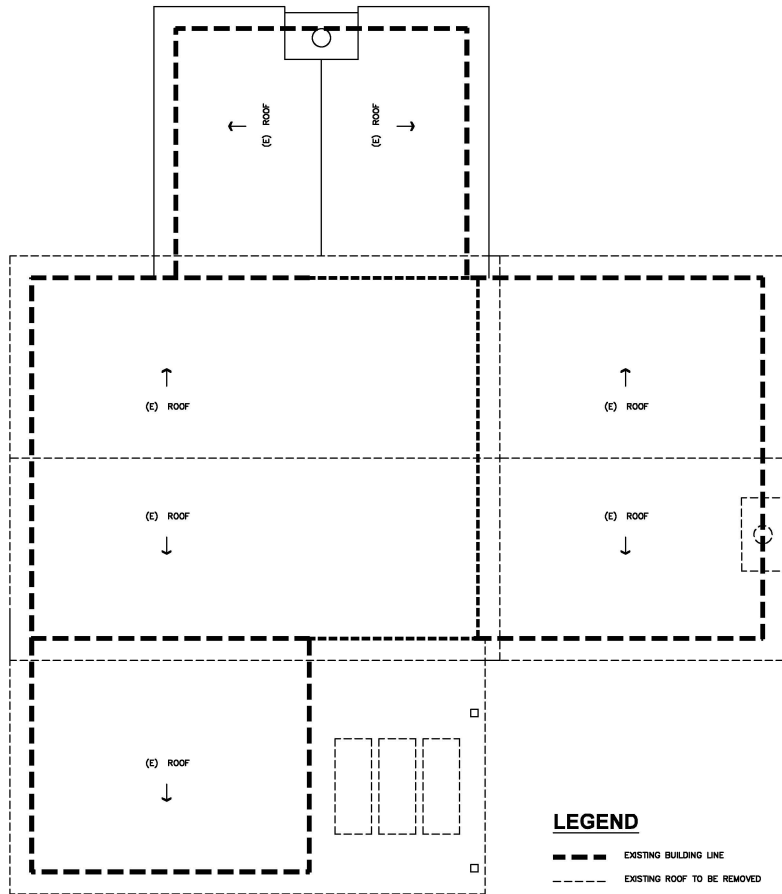
SKYLIGHT 2'-0" X 4'-0"



**PROPOSED 2ND FLOOR PLAN**  ELEV. REF.   
SCALE : 1/4" = 1'-0"



**PROPOSED ROOF PLAN**  
SCALE : 1/4" = 1'-0"



**EXISTING ROOF PLAN**  
SCALE : 1/8" = 1'-0"

REVISIONS	DATE
SUBMITTAL	06/30/25
RE-SUBMITTAL	09/26/25

**PROJECT:**

**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

**SHEET TITLE :**

**EXISTING & PROPOSED ROOF**

**DRAWN BY :** *Fima Wong*

**REVIEWED BY :** -

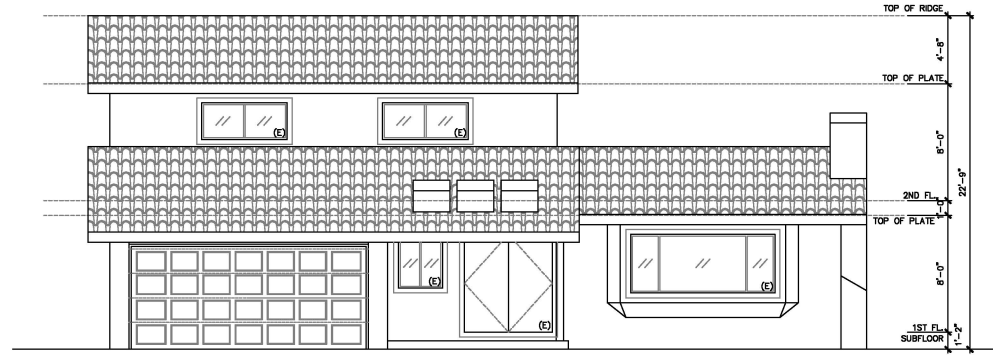
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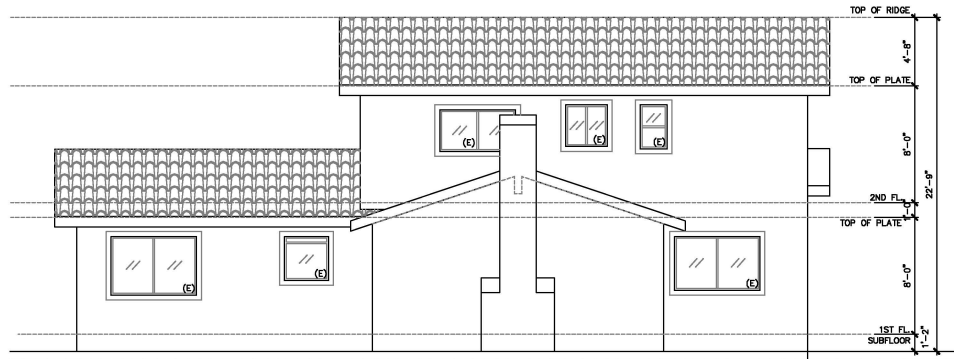
**SHEET NO. :**

**A2.4**

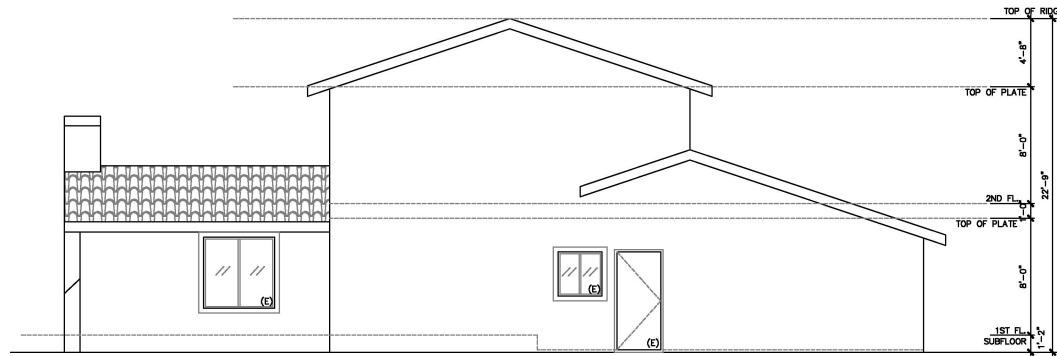
OF SHEETS



**1 NORTH EXISTING ELEVATION**  
SCALE : 1/4" = 1'-0"



**2 SOUTH EXISTING ELEVATION**  
SCALE : 1/4" = 1'-0"



**3 EAST EXISTING ELEVATION**  
SCALE : 1/4" = 1'-0"

REVISIONS	DATE
SUBMITTAL	06/30/25
RE-SUBMITTAL	09/26/25

PROJECT:

RESIDENCE ADDITION

2892 Mesquite Dr, Santa Clara, CA 95051

SHEET TITLE :

EXISTING ELEVATIONS

DRAWN BY : *Fima Wong*

REVIEWED BY : -

DATE : -

SCALE : -

SHEET NO. :

A3.1

OF SHEETS



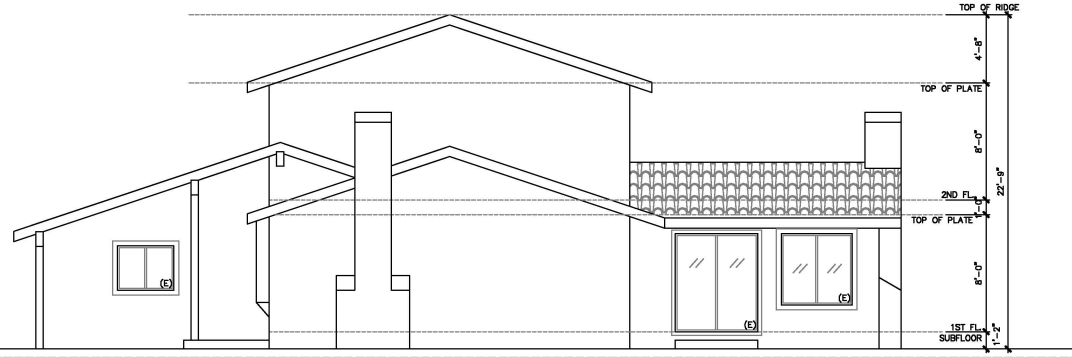
R1

Best Buy Metals  
DECRA VILLA STONE COATED METAL TILE ROOFING  
RUSTICA CLAY

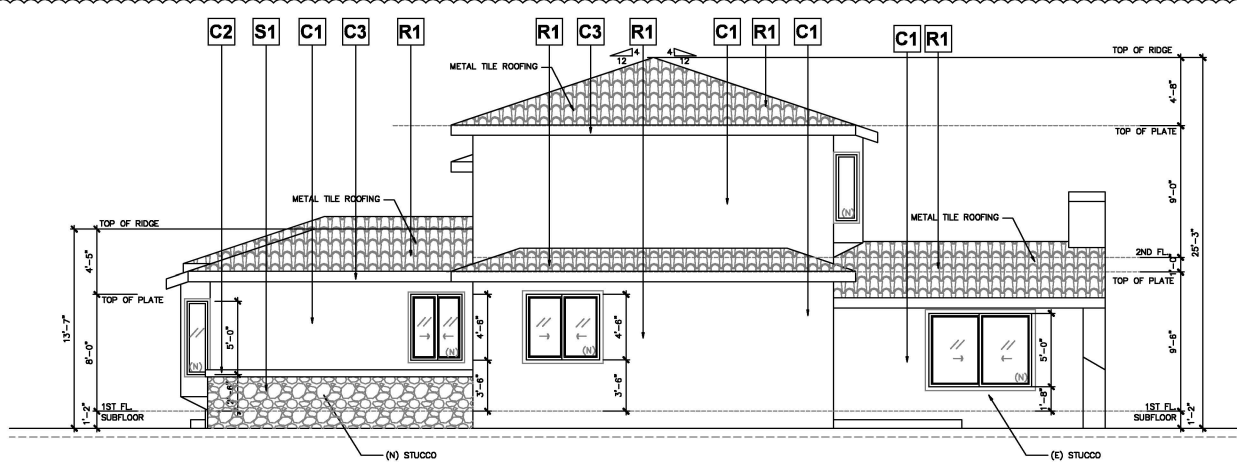


C1

BEHR  
MASONRY STUCCO & BRICK PAINTS  
MISTY COVE MS-68



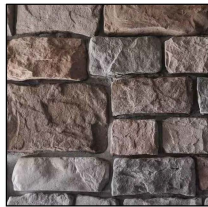
REVISIONS	DATE
SUBMITTAL	06/30/25
RE-SUBMITTAL	08/28/25



5

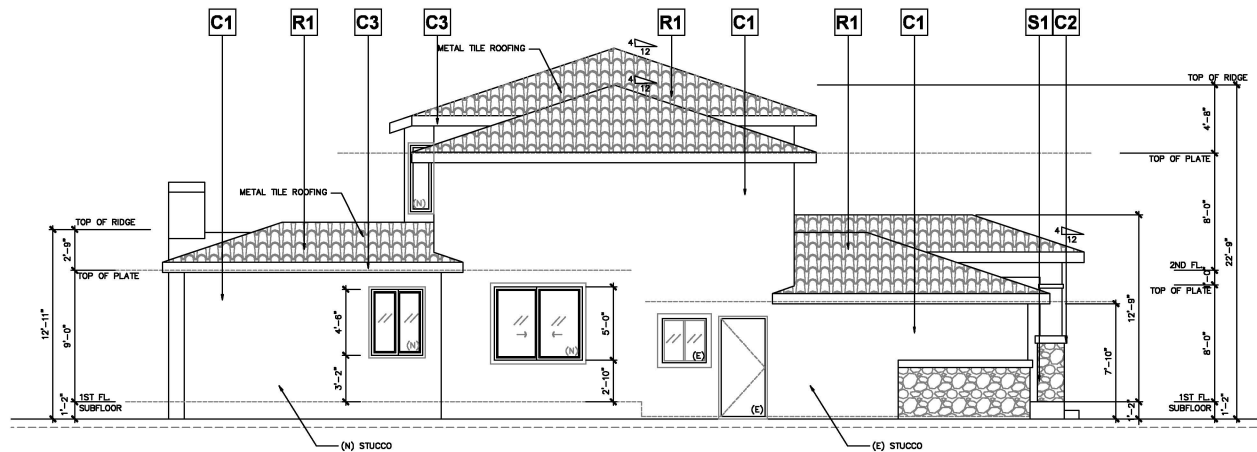
## WEST PROPOSED ELEVATION

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



S1

M-ROCK  
GEORGETOWN COBBLE STONE CONCRETE STONE VENEER  
TRADITIONAL 1.5 IN. TO 4 IN. X 5 IN. TO 9 IN.



6

## EAST PROPOSED ELEVATION

**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT:

SHEET TITLE :

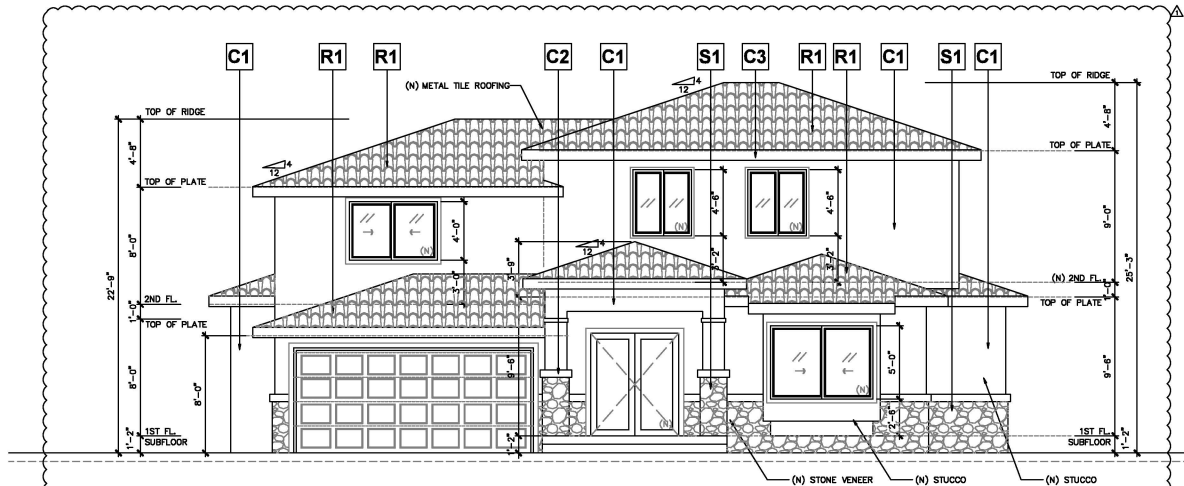
**PROPOSED ELEVATIONS**

DRAWN BY : *FinaWan*  
REVIEWED BY : -  
DATE : -  
SCALE : -

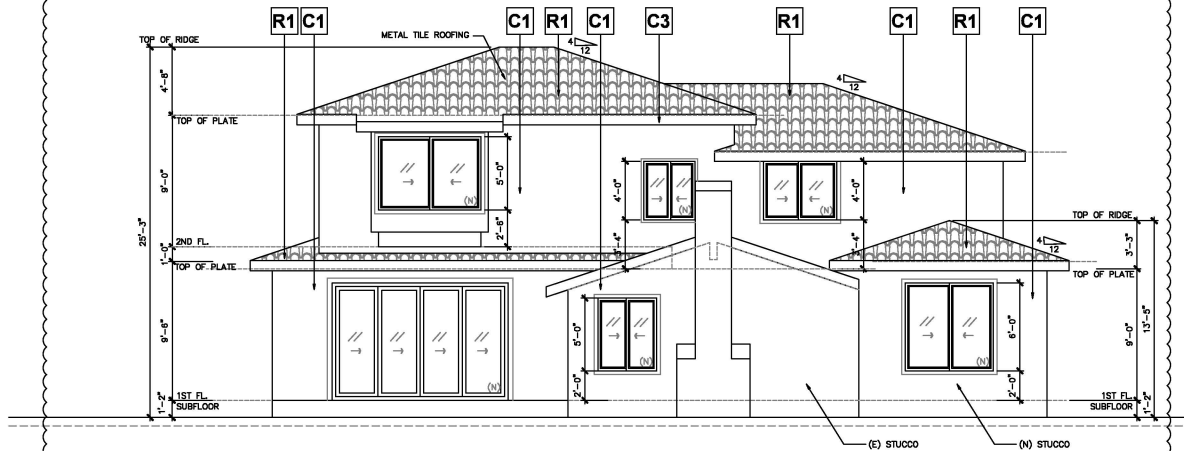
SHEET NO. :

**A3.2**

OF SHEETS



**7 NORTH PROPOSAL ELEVATION**  
SCALE : 1/4" = 1'-0"

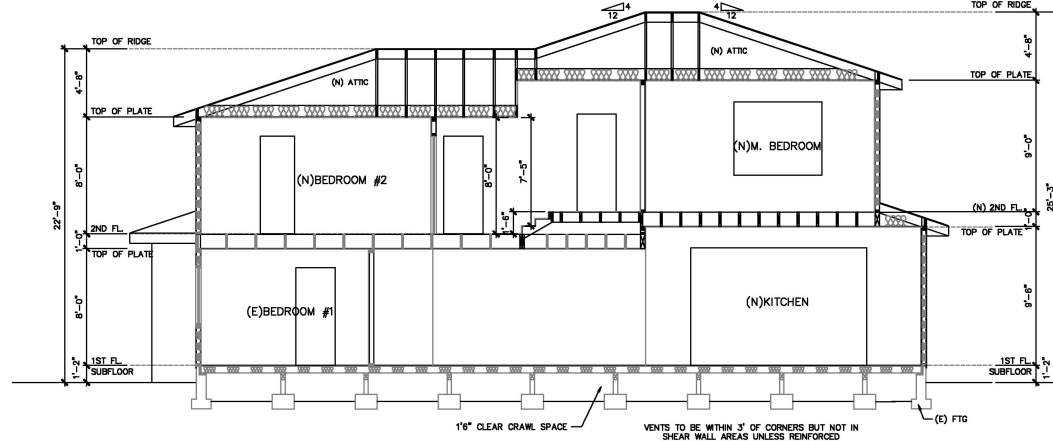


**8 NORTH PROPOSAL ELEVATION**  
SCALE : 1/4" = 1'-0"

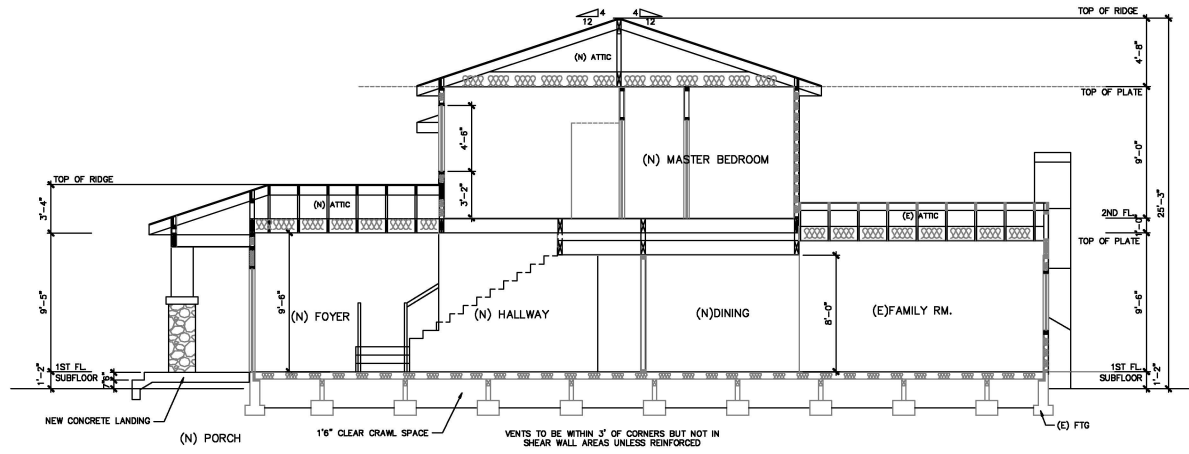
REVISIONS	DATE
SUBMITTAL	06/30/25
RE-SUBMITTAL	09/26/25

PROJECT:	<b>RESIDENCE ADDITION</b> 2892 Mesquite Dr, Santa Clara, CA 95051
<b>PROPOSED ELEVATIONS</b>	

DRAWN BY :	<i>Fima Wong</i>
REVIEWED BY :	-
DATE :	-
SCALE :	-
SHEET NO. :	<b>A3.3</b>
OF	SHEETS



**9** **PROPOSED SECTION 1**  
SCALE: 1/4" = 1'-0"



**10** **PROPOSED SECTION 2**  
SCALE: 1/4" = 1'-0"

REVISIONS	DATE
SUBMITTAL	06/30/25
RE-SUBMITTAL	09/26/25

**PROJECT:**

**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95051

**SHEET TITLE:**

**PROPOSED SECTIONS**

**DRAWN BY:** *Fina Wong*

**REVIEWED BY:** -

**DATE:** -

**SCALE:** -

**SHEET NO.:**

**A3.4**

OF SHEETS



# City of Santa Clara

## 2022 CALIFORNIA GREEN BUILDING CODE (CBC) RESIDENTIAL CHECKLIST – Effectively July 1st, 2024

*New residential buildings shall be designed to include the green building mandatory measures specified in this checklist. This checklist shall also be applied to additions or alterations to existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to the specified areas of the building and alterations.*

**BUILDING PERMIT NO.:** BLD2  
**ADDRESS:** 2892 Mesquite Dr, Santa Clara, CA 95051

**Building Information:**

<b>Building:</b> <u>Residential</u>	<b>Building Use:</b> <u>408-615-2440</u>
<b>Owner:</b> <u>Samuel Rodriguez</u>	<b>Owner Contact:</b> <u>408-615-2440</u>
<b>Permit Contact:</b> <u>408-615-2440</u>	<b>Permit Email:</b> <u>Permit@cityofsantacleara.gov</u>
<b>Architect:</b> <u>Samuel Rodriguez</u>	<b>Architect Contact:</b> <u>408-615-2440</u>

**Mandatory Measures:**

Measure	Mandatory Measure Specified in California Building Code (CBC) Section
<b>Water Conservation:</b>	
<b>110 Electric Vehicle (EV) charging for new one- and two-family dwellings:</b> New one- and two-family dwellings shall be designed to include EV charging for at least one EV parking space, and for multi-unit buildings, EV charging for at least one EV parking space, with electrical panel upgrades or new panels. Provide capacity for electric vehicle charging for minimum required Level 1 EV Ready, Level 2 EV Ready, Low Power Level 2 EV Ready as specified in CBC 4106.4.1 as amended by City of Santa Clara Reach Code Ordinance No.2026 (CBC 2022 Reach Code Section 105.30.40).	<input type="checkbox"/>
<b>Identification:</b> The roadway termination location shall be permanently and visibly marked at "Level 2 EV Ready" per CBC 4106.4.1.1 as amended by CBC 2022 Reach Code Section 105.30.40.	<input type="checkbox"/>
<b>Electric Vehicle (EV) charging for new multifamily dwellings, affordable housing, hotels, motels, and new residential parking facilities:</b> Provide electric vehicle charging for at least one EV parking space with minimum required Level 2 EV Charger, Level 1 EV Ready, Level 2 EV Ready, Low Power Level 2 EV Ready. EV Capacity as specified in CBC 4106.4.1.1 as amended by City of Santa Clara Reach Code Section 105.30.40 and 2022 California Green Building Code section 4106.4.2, whichever is more stringent.	<input type="checkbox"/>
<b>110 Electric Outlet at Bicycle Parking:</b> All multifamily residential developments shall include secured bicycle parking with electrical outlets for bicycle parking.	<input type="checkbox"/>
<b>Location:</b> EVCH shall be located adjacent to an accessible parking space, and/or on an accessible route, per CBC 4106.4.2.1.	<input type="checkbox"/>
<b>Dimension:</b> EVCH Ready spaces or EVCHs shall be minimum 15 ft long and 2 ft wide. On one's only 25' parking spaces, or less than that one, shall have at 8 ft wide access aisle. A 5 ft wide minimum space shall be permitted for wheelchair access to the EVCH. The EVCH shall be 2 ft high. Surface sloping for the EV space and the aisle shall not exceed 2.08% slope in any direction, per CBC 4106.4.2.1.1.	<input type="checkbox"/>
<b>EV Ready Spaces:</b> EVCH Ready and EVCHS spaces shall comply with the accessibility provision for EVCH Ready spaces in California Building Code Chapter 11A (Section 1107A) and Chapter 11B, per CBC 4106.4.2.1.2.	<input type="checkbox"/>
<b>EV Ready Space Signage:</b> EVCH ready spaces shall be identified by signage or pavement markings, in compliance with California Traffic Operations and Design, in the local jurisdiction Vehicle Signs and Pavement Markings (or its successor(s)), per CBC 4106.4.2.1.3.	<input type="checkbox"/>
<b>Automatic load management system (ALMS):</b> In order to increase the number of EV chargers or the number of EV parking spaces, the municipality shall be required to install a system that does not allow for loading less electrical panel capacity than would be required without ALMS, per CBC 4106.4.2.2 as amended by CBC 2022 Reach Code section 105.30.42.	<input type="checkbox"/>

BLD Permit No. \_\_\_\_\_

**Electric service (EV) charging for alterations of alterations of parking facilities serving existing multifamily buildings.** When new parking facilities, including electric vehicle charging or lighting of existing parking facilities are added or altered and the work requires a building permit, minimum 10% of total allocated parking spaces shall be electrically enabled and capable of supporting Level 2 electric vehicle supply equipment (EVSE) per CEC 430.410.4. The service panel or subpanel circuit directory shall identify the corresponding protective device and the EVSE shall be labeled with the text "EV CAPABLE."

#### ENERGY EFFICIENCY (CEC 430.1)

**California Energy Code.** The building's construction shall meet or exceed the requirements of the 2019 California Building Energy Efficiency Standards (CEC 430.1).

#### WATER EFFICIENCY AND CONSERVATION

##### INDOOR WATER USE (CEC 430.3)

**Water conserving plumbing fixtures and fittings.** Plumbing fixtures, faucets, showerheads and fittings (faucets, showerheads, pre-rinse spray wands, urinals, water closets, and fittings) shall comply with the following table. The table summarizes the prescriptive requirements of CEC 430.3.1 through 430.3.1.4.5.

**Water closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush (CEC 430.3.3.1).

**Urinals.** The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush, and all other urinals shall not exceed 0.1 gallons per flush (CEC 430.3.3.1.2).

**Showersheds.** The flow rate for single showerhead and multiple showersheds serving one shower shall not exceed 1.8 gallons per minute at 80 psi and shall be certified to the performance criteria of the U.S. EPA WaterSense certification (CEC 430.3.3.1.3).

**Residential lavatory faucets.** The flow rate shall not be more than 1.2 gallons per minute at 80 psi, and not less than 0.8 gallons per minute at 20 psi (CEC 430.3.3.1.4).

**Lavatory faucets in common and public use areas.** The flow rate shall not exceed 0.5 gallons per minute at 80 psi and 0.3 gallons per minute at 20 psi (CEC 430.3.3.1.4.5).

**Mating faucets.** The flow rate shall not deliver more than 0.2 gallons per cup (CEC 430.3.3.1.4.3).

**Kitchen faucets.** The flow rate shall not exceed 1.8 gallons per minute at 60 psi (CEC 430.3.3.1.4.4).

**Pre-rinse Spray Valves.** When installed, shall meet the requirements of Title 20 of the California Code of Regulations, and shall be equipped with a flow restrictor (CEC 430.3.3.1.4.5).

**Submitters for multifamily buildings and dwelling units in mixed-use residential/commercial buildings.** Submitters shall be installed to measure water usage of individual residential dwelling units in accordance with the following table (CEC 430.3.3.1.4.5).

**Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall meet the applicable standards referenced in Table 701.1 of the California Plumbing Code (CEC 430.3.3).

##### OUTDOOR WATER USE (CEC 430.4)

**Outdoor potable water use in landscape area.** Residential developments shall comply with the City's Water Use and Rules and Regulations, Item No. 24, as adopted by Santa Clara City Council on 11/15/16, and the California Water Efficiency (CEC 430.4.1).

#### ENHANCED DRAINAGE AND REDUCED MAINTENANCE (CEC 430.6)

**Rooting proofing.** Annual sparge around pipes, electric cables, conduits or other piping on in-slab-on-grade plates at exterior walls shall be rooted proofed by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the City of San Jose.

##### CONSTRUCTION WASTE DISPOSAL, REDUCTION AND RECYCLING (CEC 430.6)

**Construction waste management.** Recycle and/or salvage for reuse a minimum of 65% of nonhazardous construction and demolition waste in accordance with CEC 430.2, 430.3, or 430.4.4, or a 40% or more, or more if altered total construction and demolition waste management performance (CEC 430.4.3).

##### BUILDING MAINTENANCE AND OPERATION (CEC 430.10)


**An operation and maintenance manual** shall be provided to the building occupant or owner per CEC 430.10.1.

<p><b>Recycling by occupants.</b> Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for depositing, storing and collection of nonhazardous materials for recycling per <b>ASHRAE 62.1-2015</b>.</p>	<p>BLO Permit No. _____</p>
<p><b>Gas fireplaces.</b> Any installed gas fireplaces shall be a direct-vent sealed-combustion per <b>ASHRAE 62.1-2015</b>.</p>	<p><b>ENVIRONMENTAL QUALITY (C-4.503)</b></p>
<p><b>Woodstoves.</b> Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Test (NSPT) criteria as applicable and shall have a permanent label indicating they are certified to meet the emission limits per <b>ASHRAE 62.1-2015</b>. Woodstoves and pellet stoves shall also comply with Santa Clara County Chapter 15.65.</p>	<p><b>POLLUTANT CONTROL (C-4.504)</b></p>
<p><b>Covering of dust openings and protection of mechanical equipment during construction.</b> At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilation equipment, all dust and debris shall be contained within the building. This shall include, but not be limited to, steel, metal, or other methods acceptable to the City to reduce the amount of water, dust or debris, which may be released from the building per <b>ASHRAE 62.1-2015</b>.</p>	<p><b>Adhesives, sealants and caulks</b> shall meet the VOC or zero toxic compound limits per <b>ASHRAE 62.1-2015</b>.</p>
<p><b>Paints, stains and other coatings</b> shall comply with VOC limits per <b>ASHRAE 62.1-2015</b>.</p>	<p><b>Paints, stains and other coatings</b> shall meet the product-weighted blending limits for ROG and other requirements per <b>ASHRAE 62.1-2015</b>.</p>
<p><b>Aerosol paints and coatings</b> shall meet the product-weighted blending limits for ROG and other requirements per <b>ASHRAE 62.1-2015</b>.</p>	<p><b>Verification.</b> Documentation shall be provided, at the request of the Building Division, to verify that compliant VOC limit materials have been used per <b>ASHRAE 62.1-2015</b>.</p>
<p><b>Curtain systems.</b> All curtain installed in the building interior shall meet the testing and product requirements of <b>ASHRAE 62.1-2015</b>.</p>	<p><b>Resilient flooring systems.</b> Where resilient flooring is installed, at least 85% of the floor area receiving resilient flooring shall comply with the requirements of <b>ASHRAE 62.1-2015</b>.</p>
<p><b>Composite wood products.</b> Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall comply with low formaldehyde emissions standards and requirements per <b>ASHRAE 62.1-2015</b>.</p>	<p><b>INTERIOR MOISTURE CONTROL (C-4.505)</b></p>
<p><b>Concrete slab foundations.</b> Vapor retarder and capillary break shall be installed if a slab-on-ground foundation is used. If the thickness of the slab is less than 4 inches, a 15 mil vapor retarder with permeability not less than 6" shall be provided per <b>ASHRAE 62.1-2015</b>, <b>IRC R902.2.2</b> and <b>CSB C905.2.2</b> and <b>CSB C905.2.2</b>.</p>	<p><b>Moisture control of building material.</b> Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be encased when the framing members exceed 15% moisture content. Moisture control shall be checked prior to installation per <b>ASHRAE 62.1-2015</b>.</p>
<p><b>INDOOR AIR QUALITY AND EXHAUST (C-4.506)</b></p>	<p><b>Room exhaust fans.</b> Each bathroom shall be mechanically ventilated using ENERGY STAR compliant fans installed to the exterior and controlled per <b>ASHRAE 62.1-2015</b>.</p>
<p><b>ENVIRONMENTAL QUALITY (C-4.507)</b></p>	<p><b>Heating and air-conditioning system</b> shall be sized, designed and have their equipment selected using the following methods per <b>ASHRAE 62.1-2015</b>:</p>
<p>1. Heat Loss/Gain value in accordance with ANSI/ACCA 2 Manual 2-2016, ASHRAE handbook or equivalent.</p>	<p>2. Heat Load requirements are calculated according to ANSI/ACCA 1 Manual 8-2016, ASHRAE handbook or equivalent.</p>
<p>3. Sizing heating and cooling equipment per <b>ASHRAE 62.1-2015</b>.</p>	<p><b>INSTALLER AND SPECIAL INSPECTOR QUALIFICATION (C-4.508)</b></p>
<p><b>Install heating and HVAC system.</b> installers shall be trained and certified in the proper installation of HVAC systems.</p>	<p><b>Special inspection.</b> The inspection shall be performed by a qualified inspector per <b>ASHRAE 62.1-2015</b>.</p>
<p><b>Special inspection.</b> Special inspectors shall be trained and certified in the proper installation of HVAC systems.</p>	<p><b>Special inspection.</b> Special inspectors shall be trained and certified in the proper installation of HVAC systems.</p>
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BID Permit No: _____	
<b>VERIFICATION (CDC 703)</b>	
<p><b>Documentation.</b> Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the building department which will show substantial conformance per CDC 703.1.</p>	
	
<p><b>Responsible Designer's Declaration Statement</b></p> <p>I hereby certify that this project has been designed to meet the requirements of the 2022 California Green Building Standards Code.</p> <p>Name: <u>Fiona Wang</u></p> <p>Signature: <u><i>Fiona Wang</i></u></p> <p>Date: <u>06/30/2025</u></p> <p>Company: <u>Fiona Wang Design</u></p> <p>Address: <u>255 N 11th Street</u></p> <p>City: <u>San Jose</u> State: <u>CA</u> Zip: <u>95112</u></p>	
<p><b>Contractor Declaration Statement</b></p> <p>I hereby certify, as the builder or installer under the permit listed herein, that this project will be constructed to meet the requirements of the California Green Building Standards Code.</p> <p>Name: _____</p> <p>Signature: _____</p> <p>Date: _____</p> <p>License: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p>	

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

**Residential Condensate Disposal Requirements**

**Building Division: 408-615-2440**  
[Building@cityofsantacleara.gov](mailto:Building@cityofsantacleara.gov)

**Permit Center: 408-615-2420**  
[PermitCenter@cityofsantacleara.gov](mailto:PermitCenter@cityofsantacleara.gov)

**Automated Inspection Scheduling System: 408-615-2400**

## COMMERCIAL / INDUSTRIAL REQUIREMENTS

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

1. Trap and vent the air-conditioning condensate drains per the condition of the listing of the equipment and in accordance with the requirements of the Uniform Mechanical Code.
2. Terminate the condensate using one of the following methods:
  - a. To a landscaped area properly designed to accommodate the volume of condensate.
  - b. To a properly designed storm-water treatment system, e.g., a bio-retention unit.
  - c. Indirectly to the sanitary sewer, subject to all wastewater permitting requirements and fees. Contact the Environmental Services Department at 406-793-5300.
  - d. If none of the above methods is feasible, the City Building Division may allow an indirect discharge of condensate to the storm drain system. Indirect connections must be outside the building. The condensate drain line must be hard piped to the storm drain.

**Terminating the condensate to a parking lot or roof surface is not allowed.**

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**PROJECT:**

**RESIDENCE ADDITION**

**2892 Mesquite Dr, Santa Clara, CA 95051**

**SHEET TITLE :**

**GREEN  
BUILDING  
CHECK LIST**

**DRAWN BY :** *FimaWang*

**REVIEWED BY :** -

**DATE :** -

**SCALE :** -

**SHEET NO. :**

**GBCL**

**OF**

**SHEETS**