

RESOLUTION NO. 26-9545

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA,
OVERRULING THE APPEAL AND UPHOLDING THE PLANNING
COMMISSION APPROVAL OF THE ARCHITECTURAL REVIEW
PERMIT FOR 2892 MESQUITE DRIVE**

PLN26-00094 (Architectural Review Permit)

WHEREAS, on July 23, 2025, Ling Zhou (“Owner”) filed an Architectural Review Permit application (“Project”) for construction of a 680 square foot first floor addition and a 282 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage at 2892 Mesquite Drive (“Project Site”);

WHEREAS, the Project Site is currently zoned Single-Family Residential (“R1-6L”) and has a General Plan land use designation of Very Low Density Residential;

WHEREAS, the Project proposes an expansion of an existing second story in a single-family residence (“Scope of Work”);

WHEREAS, Santa Clara City Code (“SCCC”) 18.120.020 requires that this Scope of Work be approved through a Development Review Hearing;

WHEREAS, on December 10, 2025, a duly noticed Development Review Hearing was held to consider the Project, and at the conclusion of the hearing, the Development Review Officer approved the Architectural Review Permit;

WHEREAS, pursuant to SCCC Section 18.120.020.K., the decision in the Development Review Hearing is appealable to the Planning Commission in compliance with SCCC Section 18.144.020.B.;

WHEREAS, on December 17, 2025, Sorin Spanoche & Andrea Cosmin (“Applicant”) filed a timely appeal of the Development Review Hearing decision to the Planning Commission;

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WHEREAS, on February 11, 2026, the Planning Commission held a duly noticed public hearing to consider the Appeal, and at the conclusion of the hearing, the Planning Commission overruled the appeal by a vote of 4-3 and upheld the Development Review Officer’s approval of the Architectural Review Permit;

WHEREAS, pursuant to SCCC Section 18.120.020.K., the Planning Commission is appealable to the City Council in compliance with SCCC Section 18.144.020B;

WHEREAS, on February 17, 2026, Sorin Spanoche & Andrea Cosmin (“Appellants”) filed a timely appeal of the Planning Commission decision to the City Council;

WHEREAS, pursuant to SCCC Section 18.144, on March 26, 2026, notices of the public meeting for the City Council Hearing of April 7, 2026, were mailed to property owners within a 300 feet radius;

WHEREAS, pursuant to SCCC Section 18.146.020, on April 2, 2026, notices of the public hearing of April 7, 2026, were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City’s website; and

WHEREAS, on April 7, 2026, the City Council held a duly noticed public hearing to consider the Appeal during which the Council invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the City Council hereby overrules the Appeal and upholds the Approval of the Architectural Review Permit for construction of a 680 square foot first floor addition and a 282 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage located at the Project Site, subject to Conditions of Approval, attached hereto by this reference.

3. That based upon substantial evidence in the record of the hearing, including the facts stated in this resolution, the City Council hereby finds that:
- a. That any off-street parking areas, screening strips, and other facilities and improvements necessary to secure the purpose and intent of the Zoning Code and the General Plan are a part of the proposed development, in that:
 - i. The proposal is consistent with SCCC 18.38.060.D as the garage still maintains the code compliant two parking spaces of at least 8.5 feet wide by 18 feet deep.
 - ii. The proposed parking spaces are not located in the required front yard or side yard landscape areas as they are in the existing garage.
 - iii. The vehicle parking is in an all-weather material surfaced area.
 - b. 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:
 - i. The proposed construction would not create any traffic congestion or hazards.
 - ii. The public streets are adequate in size to accommodate a single-family residence of this size.
 - iii. The proposed design matches nearby residence in scale and would not impair the desirability of the neighborhood.
 - c. 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 the Zoning Code and the General Plan, in that:

- i. Building height and bulk is appropriate relative to the neighborhood.
 - ii. Roof materials, building materials, and finishes work in conjunction with one another and consistent with the architectural style of the building.
 - iii. Architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.
 - iv. 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.
 - d. 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
 - i. 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.
 - e. That the proposed development, as specified 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 Council, which set shall be maintained in the Department. 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 the Zoning Code, in that:
 - i. 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):

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- ii. As conditioned, 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.
- iii. The proposed construction complies with the R1-6L Zoning District's development standards.
- iv. The proposed construction complies with the intent of the Santa Clara General Plan and all its policies.

4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 7TH DAY OF APRIL, 2026, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Chahal, Cox, Gonzalez, Hardy, and Jain, and Mayor Gillmor
NOES:	COUNCILORS:	Park
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST: 

 NORA PIMENTEL, MMC
 ASSISTANT CITY CLERK
 CITY OF SANTA CLARA

- Attachments incorporated by reference:
1. Development Plans
 2. Conditions of Approval

CONDITIONS OF APPROVAL

SHEET INDEX

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MJH Design Works
P.O. Box 81
Woodacre, Ca,
94973

DESIGNER

Michael Hyde

BUILDING CODES

All construction shall comply with
2022 California Building Codes
2022 California Residential Code (CRC)
2022 California Building Code (CBC)
2022 California Mechanical Code (CMC)
2022 California Electrical Code (CEC)
2022 California Plumbing Code (CPC)
2022 California Fire Code (CFC)
2022 California Energy Code
2022 California Green Building



DEFERRED SUBMITTALS

PROJECT INFORMATION

AP NUMBER:
CONSTRUCTION TYPE : VS- CLASS A ROOF
ZONING: FSU SINGLE FAMILY
OCCUPANCY:
SPRINKLERS: NO
WILDFIRE URBAN INTERFACE(WUI): NO
EXISTING BEDROOMS: 4
BATHROOMS: 2.5
GARAGE: 1
PROPOSED ADDITIONAL LEVELS: 0
BEDROOMS: 5
BATHROOMS: 5.5
GARAGE: 1

DESCRIPTION OF WORK

1. ON THE FIRST FLOOR: 1) ADD ONE NEW BEDROOM AND 3 NEW BATHROOMS. ADD ONE NEW GUEST BEDROOM. 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 WATER HEATER. 2) UPGRADE EXISTING ELECTRICAL METER FROM 100AMP TO 200AMP.

GENERAL NOTES

EXTERIOR FINISH NOTES:
1. EXTERIOR FINISH TO BE FIBER CEMENT SIDING OVER 5/8 CDX PLYWOODS. WINDOW & DOOR TRIM CEDAR. MATERIAL AND COLOR BY OWNER.
2. ROOFING TO BE 50 YEAR ASPHALT OVER 30# FELT, 5/8 CDX PLYWOODS.
3. DECKING TO BE TREX OR WOOD. FINAL MATERIAL AND COLOR BY OWNER.
4. CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS TRAPS ONLY.
5. DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.
6. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.
7. ALL WOOD TO END NO CLOSER THAN 8" TO GRADE.
8. IF PROJECT IS IN THE BOUNDARIES OF THE WILDFIRE URBAN INTERFACE, CONTRACTOR TO USE AND FOLLOW ALL STATE, CITY AND COUNTY REQUIREMENTS WHICH MAY BE DIFFERENT THAN THE PLANS.

GENERAL NOTES:
THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.
WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

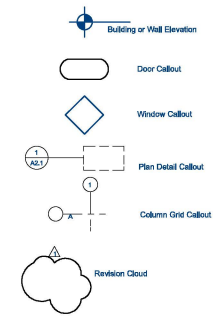
GENERAL NOTES AND SPECIFICATIONS
THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2022 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.
2022 IBC AND 2022 MGC SHALL BE USED.
THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHOD, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF MJH DESIGN WORKS DEVELOPED FOR THE EXCLUSIVE USE OF MJH DESIGN WORKS. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF (MJH DESIGN WORKS) IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

SYMBOLS



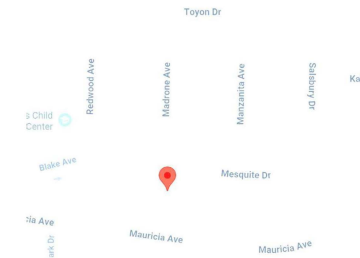
PROJECT TEAM

OWNER
Annie Zhou
2892 Mesquite Dr.
Santa Clara, California
annielingzhou@gmail.com
408-644-6416
DESIGNER
MJH Design Works
P.O. Box 81
Woodacre, California 94973
m.hyde@me.com
415-350-5152
ENGINEER

STREET VIEW



VICINITY MAP



EXISTING PROJECT DATA

YEAR BUILT	
LOT SQ.FT.:	7351
HOUSE AREA:	
FLOOR 1:	1363 SQ.FT.
FLOOR 2:	718 SQ.FT.
BASEMENT:	0 SQ.FT.
GARAGE:	500 SQ.FT.
TOTAL:	2581 SQ.FT.

LOT COVERAGE	25.34%
F.A.R.	35.11%

PROPOSED PROJECT DATA

LOT SQ.FT.:	7351
HOUSE AREA:	
FLOOR 1:	1928.51 SQ.FT.
FLOOR 2:	1000.16 SQ.FT.
BASEMENT:	0 SQ.FT.
GARAGE:	452.82 SQ.FT.
ADDED LIVING SPACE:	(800.29) SQ.FT.
TOTAL:	3381.29 SQ.FT.

LOT COVERAGE	32.39 % allowed-40%
F.A.R.	45.99 % allowed-50%

Annie Zhou addition and remodel
2892 Mesquite Dr.
Santa Clara, CA.

SHEET TITLE

TITLE SHEET

REVISION TABLE		
NO.	DATE	DESCRIPTION

DATE:

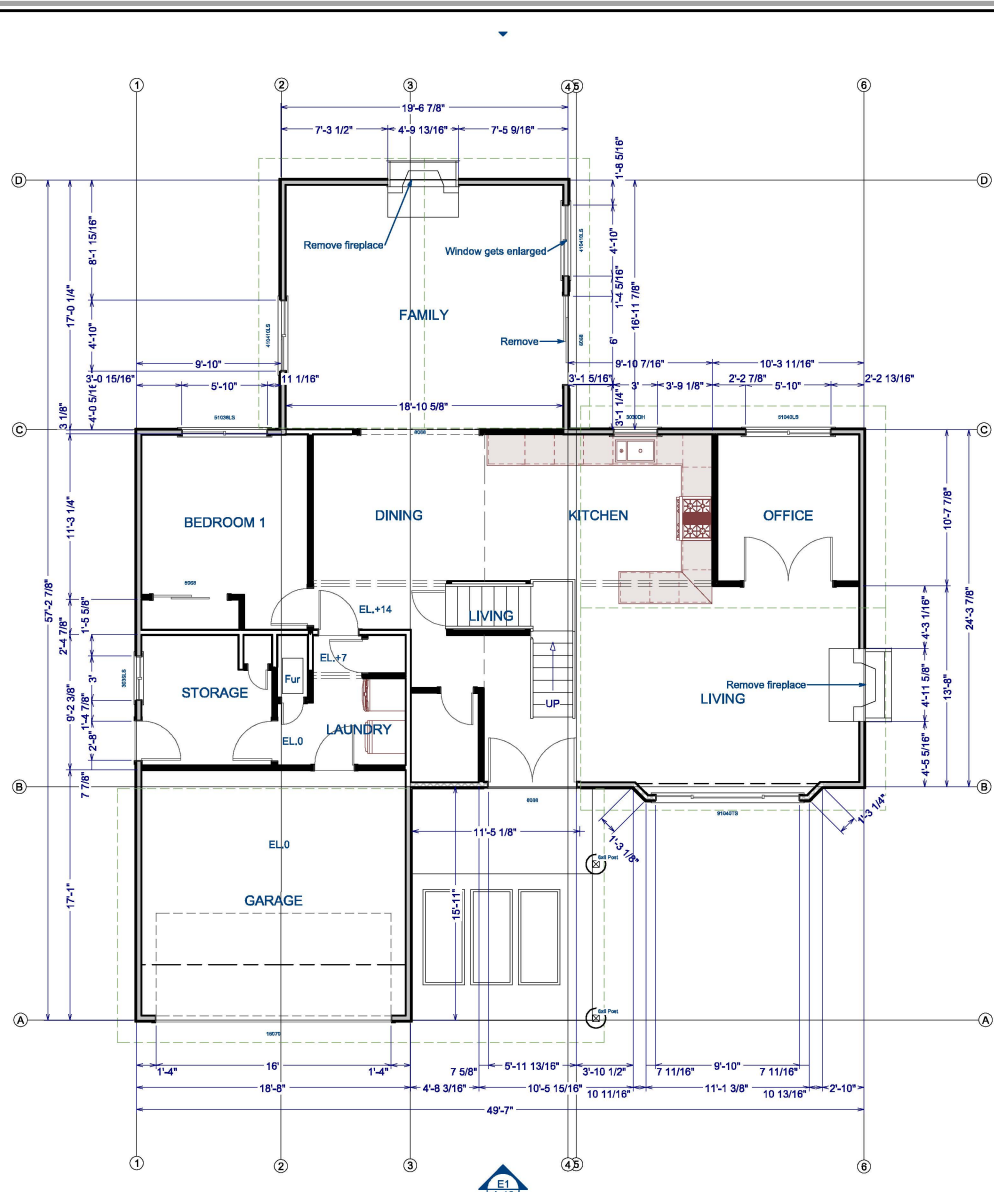
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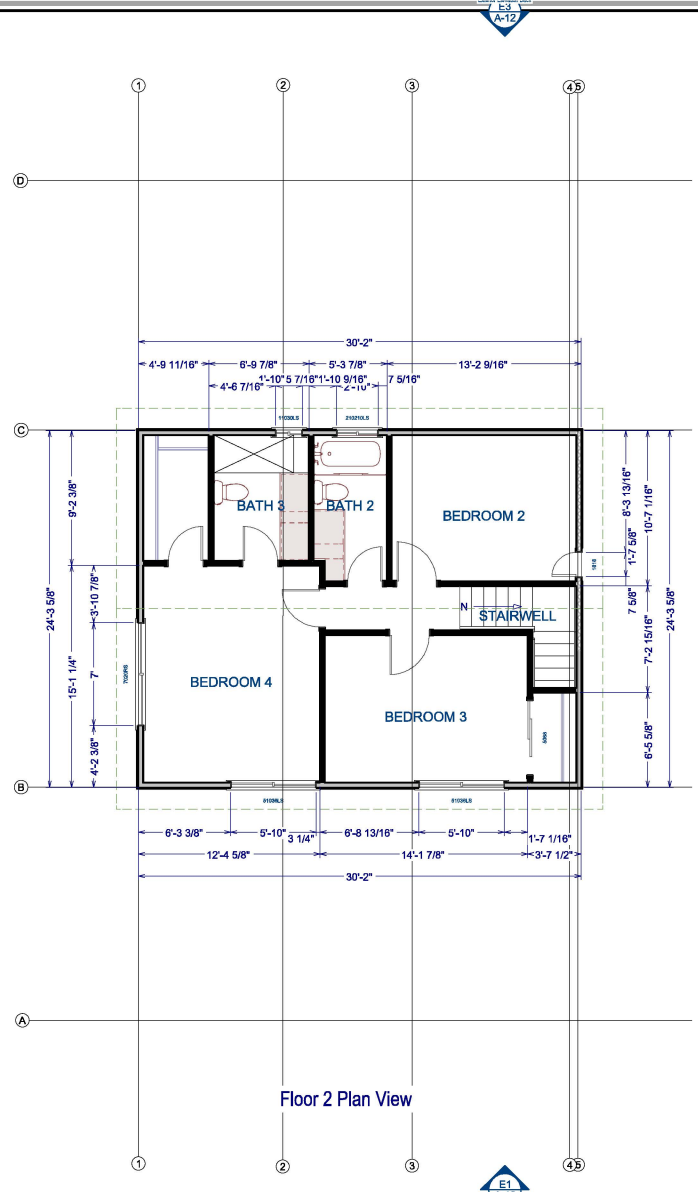
A-1

Annie Zhou addition and remodel
2892 Mesquite Dr.
Santa Clara, CA.

REVISION TABLE	
NUMBER	DATE



Floor 2 Plan View



Wall Schedule

2D SYMBOL	WALL TYPE	WALL CONSTRUCTION UPPER	WALL SCHEDULE
	INTERIOR RAILING	DRYWALL - 1/2", FIR STUD 16" OC - 3 1/2", DRYWALL - 1/2"	
	INTERIOR-4	DRYWALL - 5/8", FIR STUD 16" OC - 3 1/2", DRYWALL - 5/8"	
	INTERIOR-4 DEMO	DRYWALL - 1/2", FIR STUD 16" OC - 3 1/2", DRYWALL - 1/2"	
	ROOM DIVIDER	INSULATION - AIR GAP - 0"	
	STUCCO-4	PEBBLE DASH LIGHT - CARAMEL - 7/8", HOUSEWRAP - 1/16", PLYWOOD VERTICAL - 1/2", FIR STUD 24" OC - 3 1/2", DRYWALL - 5/8"	
	STUCCO-4, DEMO	PEBBLE DASH LIGHT - CARAMEL - 7/8", HOUSEWRAP - 1/16", PLYWOOD VERTICAL - 1/2", FIR STUD 24" OC - 3 1/2", DRYWALL - 5/8"	

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Santa Clara, CA.

SHEET TITLE
PROPOSED PLAN
FLOOR 1

REVISION TABLE	
NO.	DATE

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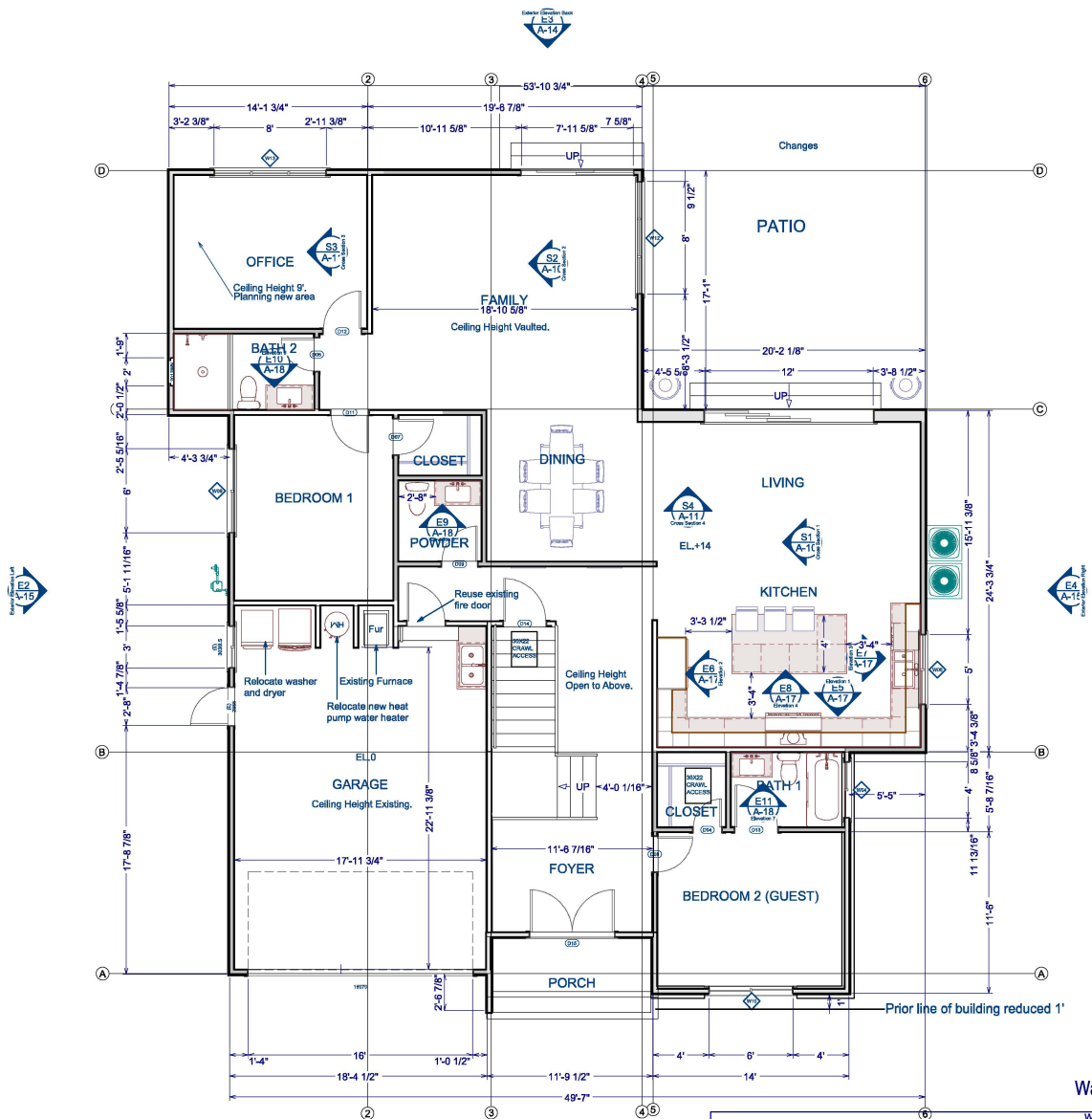
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SHEET:

A-4

SCALE:

1/4"=1'



Proposed Floor 1 Plan View

Wall Schedule

2D SYMBOL	WALL TYPE	WALL CONSTRUCTION, UPPER
	GLASS SHOWER	GLASS TEMPERED - 1/2"
	INTERIOR RAILING	DRYWALL - 1/2", FIR STUD 16" OC - 3 1/2", DRYWALL - 1/2"
	INTERIOR-4	DRYWALL - 5/8", FIR STUD 16" OC - 3 1/2", DRYWALL - 5/8"
	INTERIOR-4 NEW	DRYWALL - 5/8", FIR STUD 16" OC - 3 1/2", DRYWALL - 5/8"
	STUCCO-4	PEBBLE DASH LIGHT - CARAMEL - 7/8", HOUSEWRAP - 1/16", PLYWOOD VERTICAL - 1/2", FIR STUD 24" OC - 3 1/2", DRYWALL - 5/8"
	STUCCO-4 NEW	PEBBLE DASH LIGHT - CARAMEL - 7/8", HOUSEWRAP - 1/16", PLYWOOD VERTICAL - 1/2", FIR STUD 24" OC - 3 1/2", DRYWALL - 5/8"
	STUCCO-4 NEW, 2X10	PEBBLE DASH LIGHT - CARAMEL - 7/8", HOUSEWRAP - 1/16", PLYWOOD VERTICAL - 1/2", FIR STUD 24" OC - 9 1/2", DRYWALL - 5/8"

Annie Zhou addition and remodel
2892 Mesquite Dr.
Santa Clara, CA.

SHEET TITLE
PROPOSED PLAN
FLOOR 2

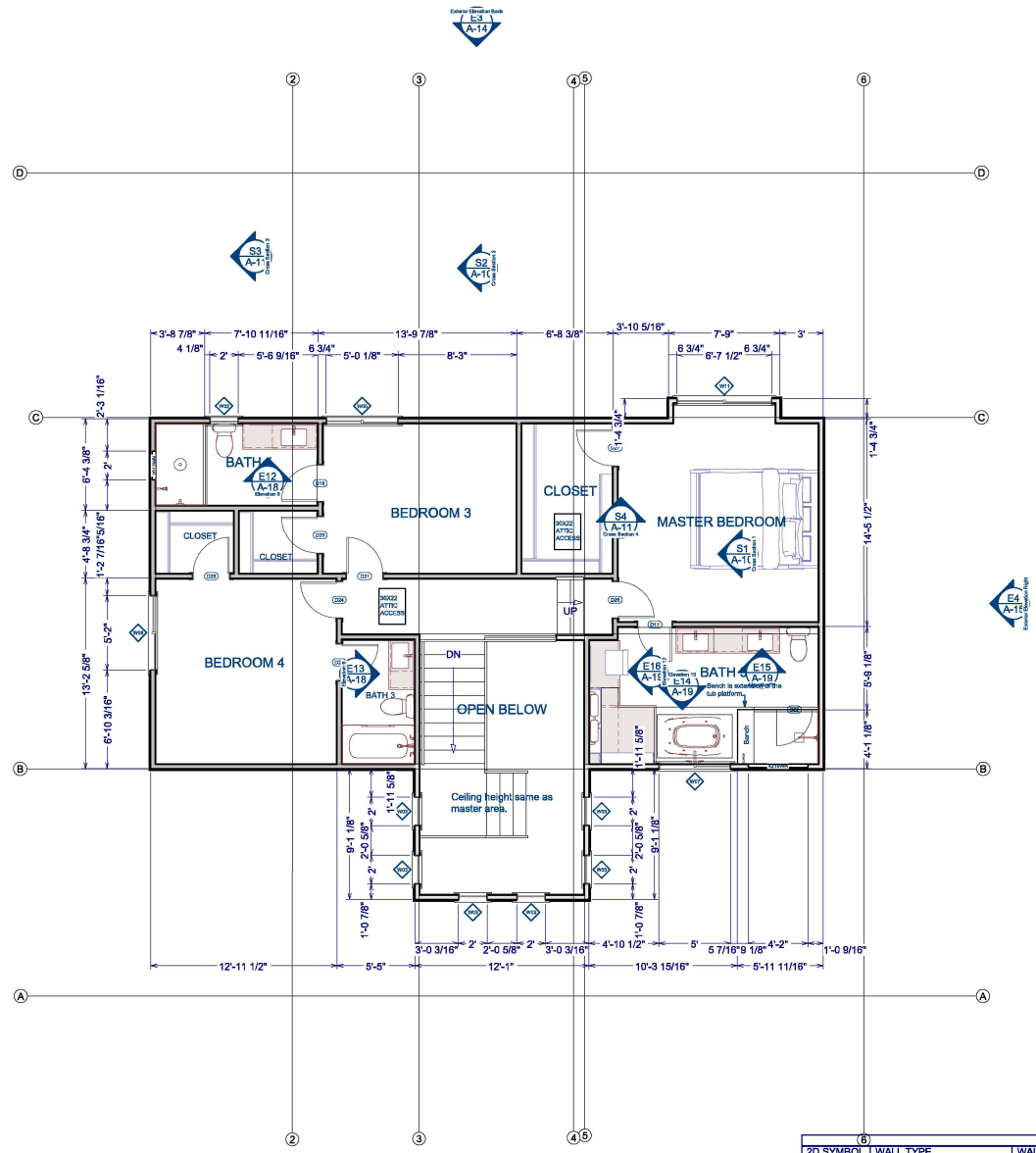
REVISION TABLE	
NUMBER	DATE

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1/18/2026

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A-5



Proposed Floor 2 Plan View

Wall Schedule

2D SYMBOL	WALL TYPE	WALL CONSTRUCTION, UPPER
	GLASS SHOWER	GLASS TEMPERED - 1/2"
	INTERIOR RAILING	DRYWALL - 1/2", FIR STUD 16" OC - 3 1/2", DRYWALL - 1/2"
	INTERIOR-4	DRYWALL - 5/8", FIR STUD 16" OC - 3 1/2", DRYWALL - 5/8"
	INTERIOR-4 NEW	DRYWALL - 5/8", FIR STUD 16" OC - 3 1/2", DRYWALL - 5/8"
	STUCCO-4	PEBBLE DASH LIGHT - CARAMEL - 7/8", HOUSEWRAP - 1/16", PLYWOOD VERTICAL - 1/2", FIR STUD 24" OC - 3 1/2", DRYWALL - 5/8"
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Annie Zhou addition and remodel
2892 Mesquite Dr.
Santa Clara, CA.

SHEET TITLE

CEILING HEIGHTS

REVISION TABLE	
NUMBER	DATE

DATE:

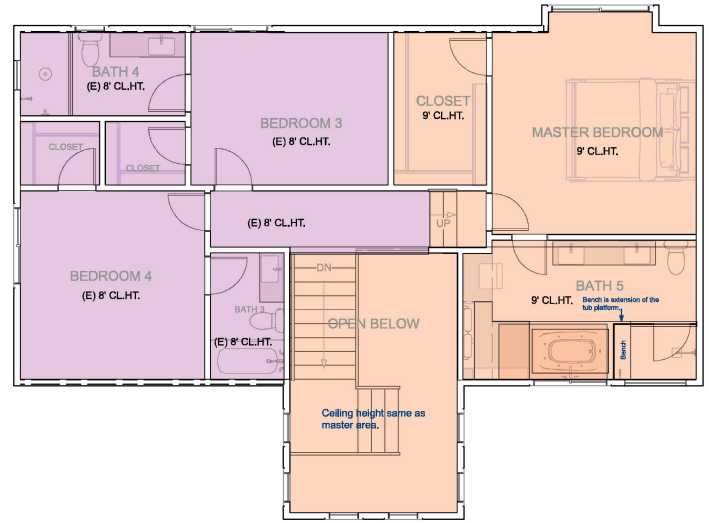
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A-6



Floor 1 Ceiling Heights

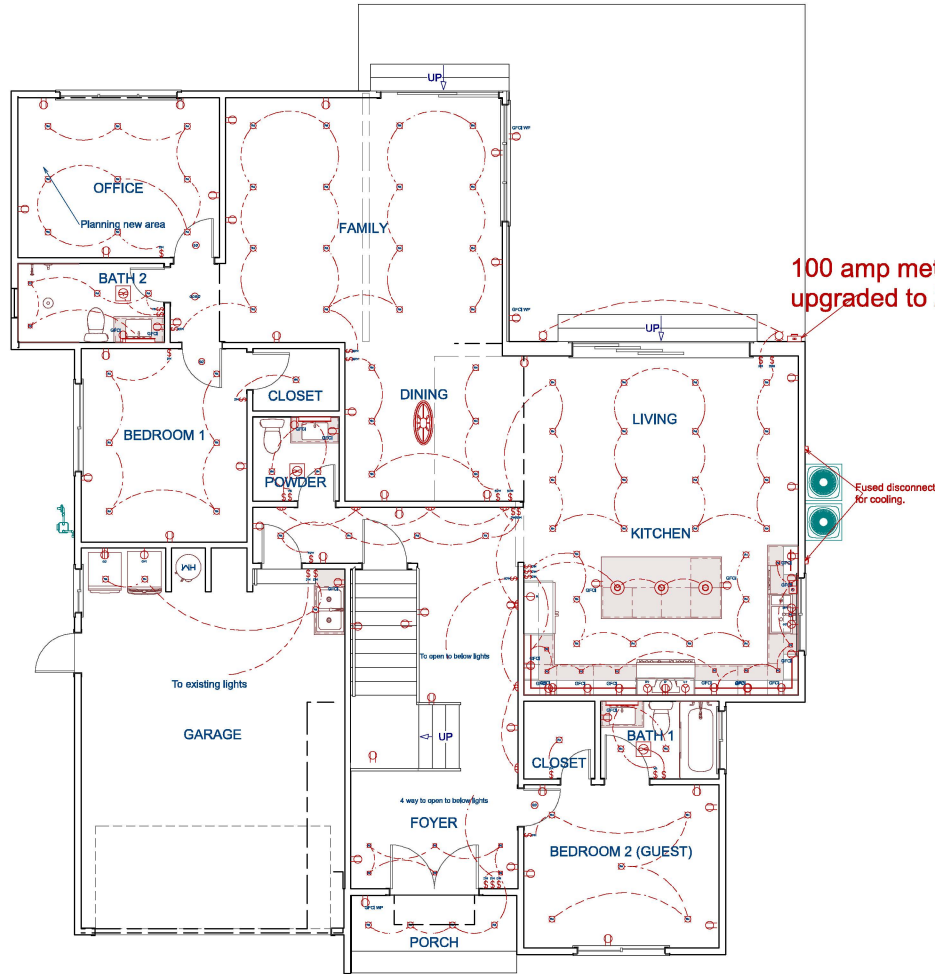


Floor 2 Ceiling Heights

ELECTRICAL NOTES

Homeowner shall do a walk-through with relevant installers to verify the exact location for the outlets, lights, switches, cable, data, phone, audio etc.

- Electrical receptacles in bathrooms, kitchens, laundry and garages shall be G.F.C.I. per national electrical code requirements.
- All areas specified in CEC 210.52, all 125 volt, 15 and 20 amp receptacles shall be listed as tamper-resistant.
- All 120v, single phase, 15 and 20 amp branch circuits supplying outlets and devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, dens, libraries, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas or similar rooms shall be protected by a listed arc-fault circuit type A.F.C.I. and located at the first receptacle outlet of the existing branch circuit. CEC 210.12(b).
- Provide one smoke detector in each bedroom and one smoke/carbon dioxide in each corridor accessing bedrooms. Connect smoke detectors to the house power and inter-connect smoke detectors so that when any one trips they all will sound. Provide battery backup for all.
Detectors to comply with UL 217 and be installed in accordance with NFPA 72 and the manufacturer's instructions. Combined smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034 (CRAC R314.1)
- Provide at least two separate 20-amp circuits for small appliances in kitchen, pantry, dining room, and similar areas with no other outlets on the circuits. CEC 210.11(c)(1), 210.52(b).
- Provide at least one 20-amp circuit for bathroom outlets, with no other outlets on the circuits. 210.11(c)(3).
- Clothes closet light fixtures shall conform to 410.16. Incandescent fixtures with open or partially enclosed lamps and pendant fixtures or lamp holders are not allowed in closets.
- Light fixtures within the outside dimension of the bathtub rim or shower curb, or in other wet locations shall be labeled "suitable for wet locations". 410.10(e) and (d).
- Fixtures and devices to be selected by home owner.
- All new lighting fixtures to be LED high efficiency. All new receptacles other than G.F.C.I protected receptacles shall be A.F.C.I protected in accordance with article 210.12 of the 2022 California Electrical Code.
- All Exterior lights to be high-efficiency and include a manual on/off switch as well as one of the following:
Photo control and motion sensor, photo control and automatic time switch control, energy management control system, per CENEC 150.0(k)(3).
- All Lighting fixtures to be controlled by either a dimmer switch or vacancy sensor switch that requires a manual on activation and automatically turns off within 30 minutes after the room is vacant.
- All fixtures shall contain bulbs that are labeled JA8-2022 (JA8-2016-E for sealed lens or recessed fixture). Screw base bulbs are permitted, except in recessed lighting fixtures. Recessed lights shall be listed as IC and AT, be sealed/caulked between the fixture housing and the ceiling, shall not contain a screw base socket, and contain bulbs marked JA-2022-E efficiency label. All outdoor lighting shall be controlled by a manual on and off switch and controlled by photocell and motion sensor.



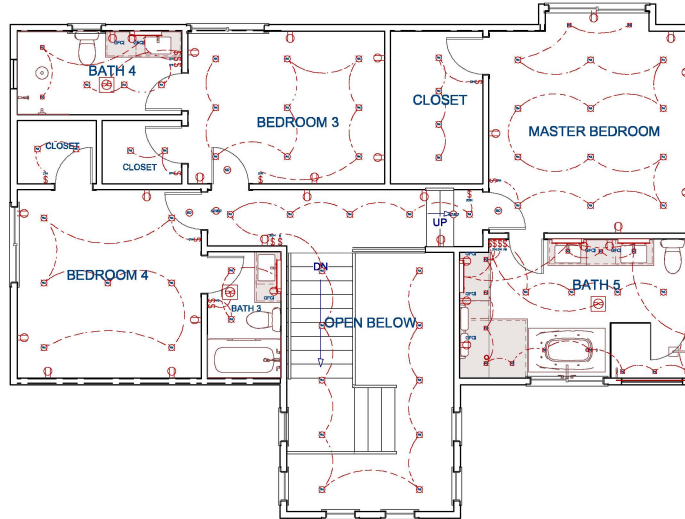
Electrical Plan View

NUMBER	DATE	REVISION	BY

ELECTRICAL NOTES

Homeowner shall do a walk-through with relevant installers to verify the exact location for the outlets, lights, switches, cable, data, phone, audio etc.

- Electrical receptacles in bathrooms, kitchens, laundry and garages shall be G.F.C.I. per national electrical code requirements.
- All areas specified in CEC 210.52, all 125 volt, 15 and 20 amp receptacles shall be listed as tamper-resistant.
- All 120v, single phase, 15 and 20 amp branch circuits supplying outlets and devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, dens, libraries, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas or similar rooms shall be protected by a listed arc-fault circuit type A.F.C.I. and located at the first receptacle outlet of the existing branch circuit. CEC 210.12(b).
- Provide one smoke detector in each bedroom and one smoke/carbon dioxide in each corridor accessing bedrooms. Connect smoke detectors to the house power and inter-connect smoke detectors so that when any one trips they all will sound. Provide battery backup for all.
Detectors to comply with UL 217 and be installed in accordance with NFPA 72 and the manufacturer's instructions. Combined smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034 (CRAC R314.1)
- Provide at least two separate 20-amp circuits for small appliances in kitchen, pantry, dining room, and similar areas with no other outlets on the circuits. CEC 210.11(c)(1), 210.52(b).
- Provide at least one 20-amp circuit for bathroom outlets, with no other outlets on the circuits. 210.11(c)(3).
- Clothes closet light fixtures shall conform to 410.16, incandescent fixtures with open or partially enclosed lamps and pendant fixtures or lamp holders are not allowed in closets.
- Light fixtures within the outside dimension of the bathtub rim or shower curb, or in other wet locations shall be labeled "suitable for wet locations". 410.10(e)and(d).
- Fixtures and devices to be selected by home owner.
- All new lighting fixtures to be LED high efficiency. All new receptacles other than G.F.C.I protected receptacles shall be A.F.C.I protected in accordance with article 210.12 of the 2022 California Electrical Code.
- All Exterior Lights to be high-efficiency and include a manual on/off switch as well as one of the following:
Photo control and motion sensor, photo control and automatic time switch control, energy management control system, per CENEC 150.0(k)(3).
- All Lighting fixtures to be controlled by either a dimmer switch or vacancy sensor switch that requires a manual on activation and automatically turns off within 30 minutes after the room is vacant.
- All fixtures shall contain bulbs that are labeled JA8-2022 (JA8-2018-E for sealed lens or recessed fixture). Screw base bulbs are permitted, except in recessed lighting fixtures.
- Recessed lights shall be listed as IC and AT, be sealed/caulked between the fixture housing and the ceiling, shall not contain a screw base socket, and contain bulbs marked JA-2022-E efficiency label.
- All outdoor lighting shall be controlled by a manual on and off switch and controlled by photocell and motion sensor.



Electrical Plan View



MJD Design Works
P.O. Box 81
Woodacre, Ca,
94973

DESIGNER

Michael Hyde

Annie Zhou addition and remodel
2892 Mesquite Dr.
Santa Clara, CA.

SHEET TITLE

ELECTRICAL
PLAN FLOOR 2

REVISION TABLE	
NUMBER	DATE

DATE:

1/18/2026

SHEET: SCALE:

A-8

GENERAL PLUMBING & HVAC NOTES

- HVAC shall have at least one zone per floor and shall be designed by the contractor.
- All plumbing fixtures within the building that are non-compliant shall be upgraded with water conserving plumbing fixtures. Non-compliant fixtures are defined by sb 407 as follows.
 - Toilets that use more than 1.6 gallons per flush.
 - Faucets that emit more than 2.2 gallons of water per minute.
 - Shower heads that emit more than 2.5 gallons of water per minute.
- All plumbing fixtures in new areas of the structure shall have maximum water flow as follows.
 - Toilets 1.28 gal. per min.
 - Bathroom faucets 1.2 gal. per min.
 - Kitchen faucets 1.8 gal. per min.
 - Shower heads 1.8 gal. per min.
 - Multiple shower heads controlled by a single valve shall not exceed 1.8 gal. per min. @ 80 psi. or only one shower outlet is to be operated at a time.
- Provide seismic anchorage for new and existing water heaters per cpc 507.2. upper strap to be at one-third of the unit and lower at least 4" above the controls.
- The furnace and water heater to serve floor 1 and floor 2 if applicable.
- Metallic gas pipe, water pipe, and foundation reinforcing bars shall be bonded to the electrical service ground.
- Dryer, water heater, kitchen and bathroom venting shall exhaust to the outside of the building and be equipped with a backdraft damper. Termination shall be at least 3' from the property line.
- Shower stalls shall encompass at least a 30" circle.
- Toilet shall have a minimum of 24" clearance in front and a clear width of 30".
- All gas lines shall be sized and approved for the appliance load. "Black" pipe shall be used inside the building and "green" pipe where underground or exposed to weather. All joints to be taped where exposed to weather.
- Tubs/showers shall be provided with individual control valves of the pressure balance or the thermostatic mixing type. The water temperature shall be at a maximum of 120 deg. F.
- Water softener unit if used, shall condition the water before entering the water heater and the cold water source.

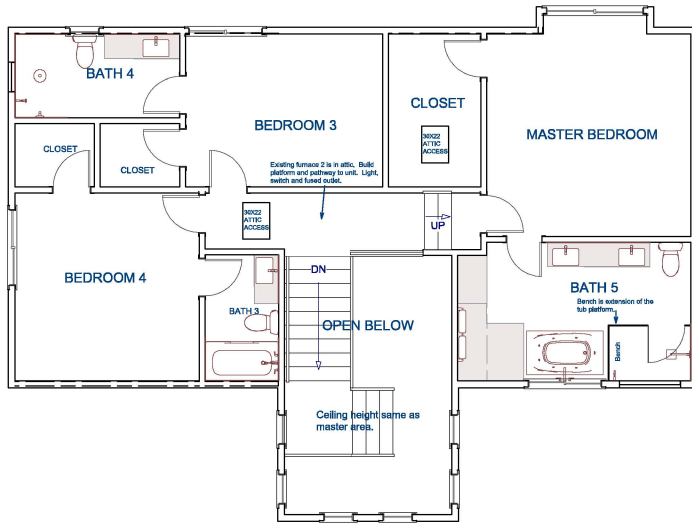
- Each hose bib shall be equipped with a back flow prevention device.
- Heat ducting shall be secured, sealed and insulated as appropriate.
- Install Diers-Shield gypsum board in at all shower areas to the ceiling.
- Insulate waste lines for sound and hot lines from water heater to fixtures.
- There shall be a minimum exhaust of 100 CFM for the kitchen as required by 403.7 of the 2022 California Mechanical Code.
- Bathroom and laundry fans shall be energy star compliant and ducted to terminate outside the building. Fans to be controlled by a humidistat. Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of less than 50% to a maximum of 80%.
- Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.
- HVAC system installers are trained and certified in the proper installation of HVAC systems. HVAC contractor to size and design the heating system. Duct systems are sized, designed, and equipment is selected using the following:

Methods:

 - Establish heat loss and heat gain values according to ANSI/ACCA 2 manual -2004 or equivalent.
 - Size duct systems according to ANSI/ACCA 1 manual d-2009 or equivalent.
 - Select heating and cooling equipment according to ANSI/ACCA 3 manual s-2004 or equivalent.

Attic and Foundation Venting

- Under floor vents to be placed if possible to allow cross ventilation.
 - 1/150 of floor area. 6"x14".
 - Openings shall be covered with corrosion resistant wire not to exceed 1/4".
 - Contractor not to locate foundation vents in shear walls 4' wide or less.
Calculation:
- Attic Ventilation
 - 1/150 of the attic floor space. No less than 40% or more than 50% will be vents located no more than 3' from the ridge. Contractor to submit a sample to owner for approval.
Calculation:



HVAC Plan View



HVAC Plan View

Prior line of building reduced 1'



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SHEET TITLE

PLUMBING & MECHANICAL PLAN

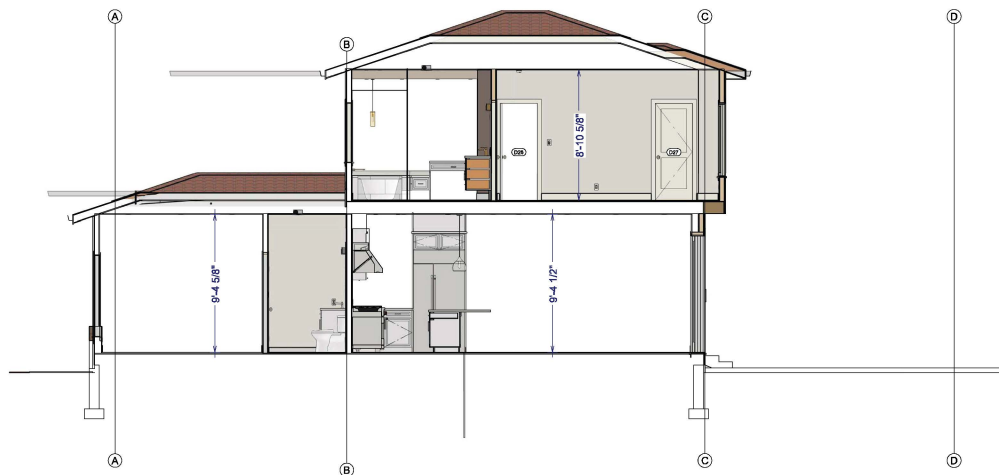
NO.	REVISION	DATE	BY

DATE:

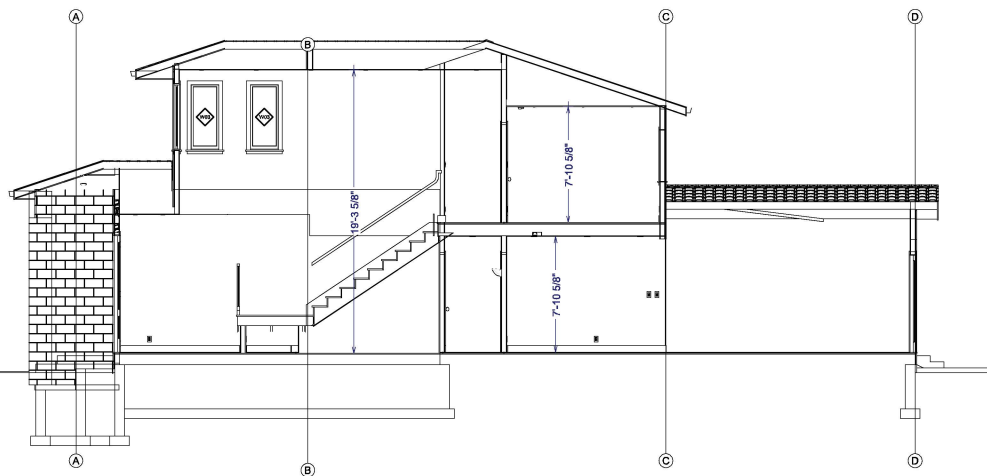
1/18/2026

SHEET: SCALE:

A-9 1/4"=1'



Cross Section 1



Cross Section 2



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SHEET TITLE

SECTIONAL VIEWS

REVISION TABLE		
NUMBER	DATE	REVISIONS BY

DATE:

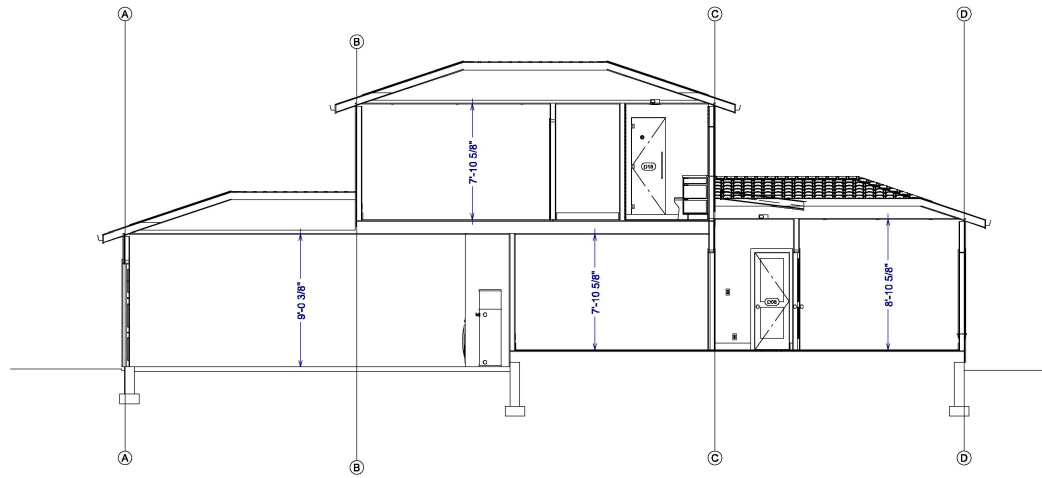
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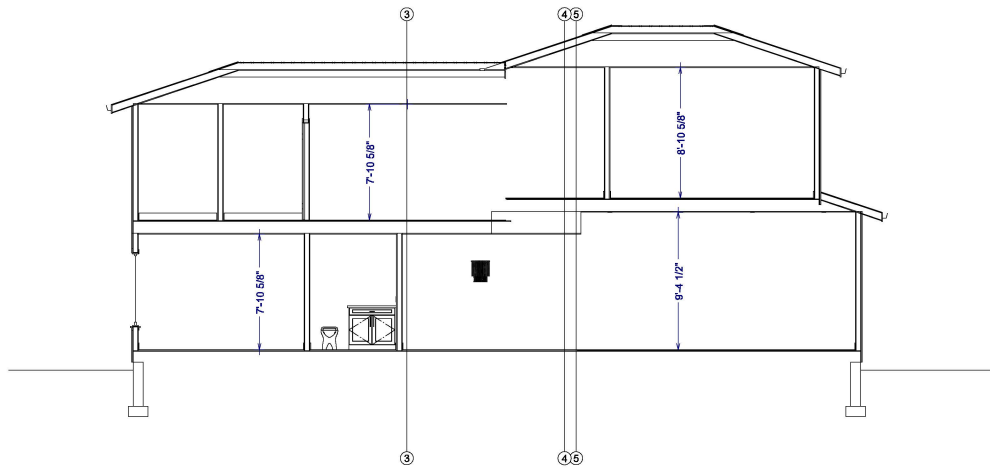
SCALE:

A-10

1/4"=1'



Cross Section 3



Cross Section 4



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SHEET TITLE

SECTIONAL VIEWS

REVISION TABLE	
NUMBER	DATE

DATE:

1/18/2026

SHEET:

SCALE:

A-11

1/4"=1'

SHEET TITLE

EXISTING EXTERIOR
ELEVATIONS

REVISION TABLE	
NO.	DATE

DATE:

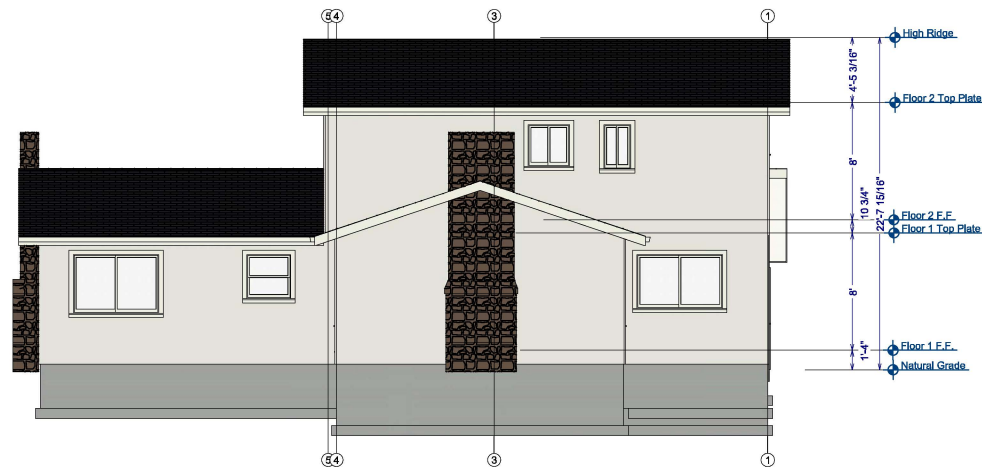
1/18/2026

SHEET: SCALE:

A-12 1/4"=1'



Exterior Elevation Front



Exterior Elevation Back

SHEET TITLE

EXISTING EXTERIOR ELEVATIONS

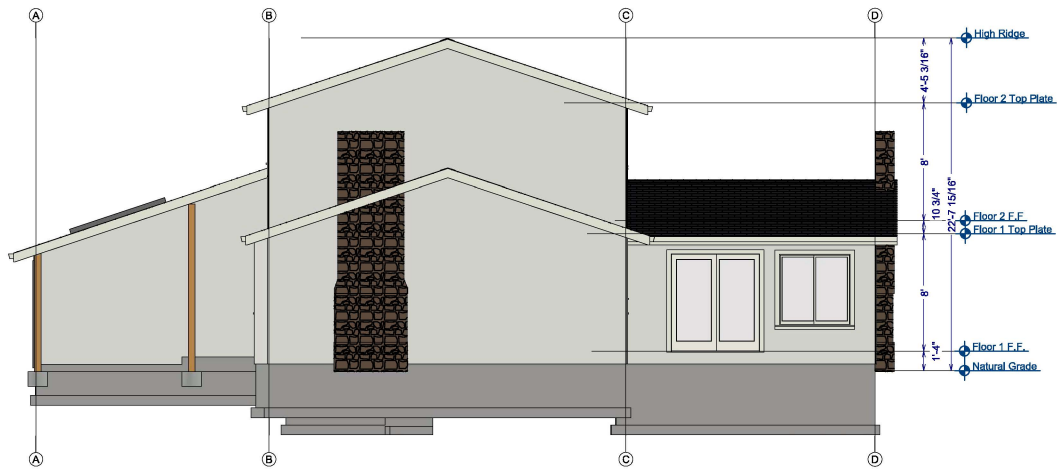
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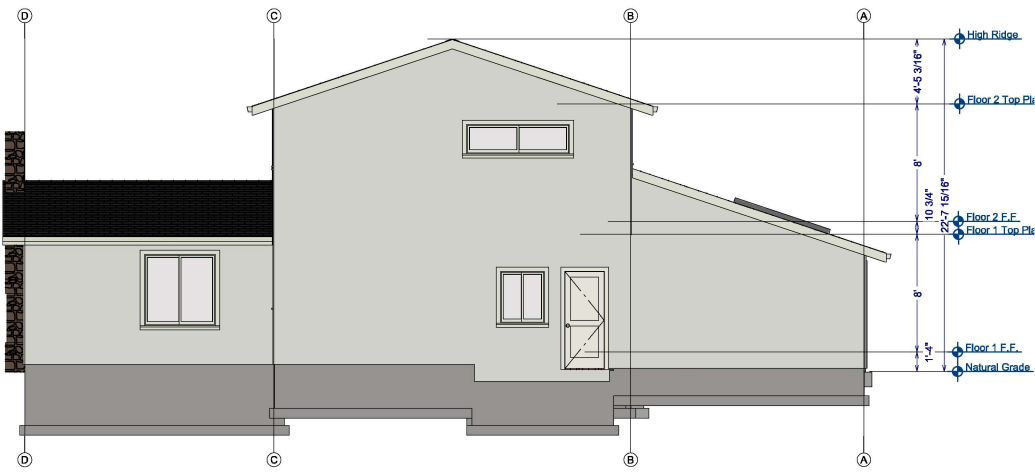
1/18/2026

SHEET: SCALE:

A-13 1/4"=1'



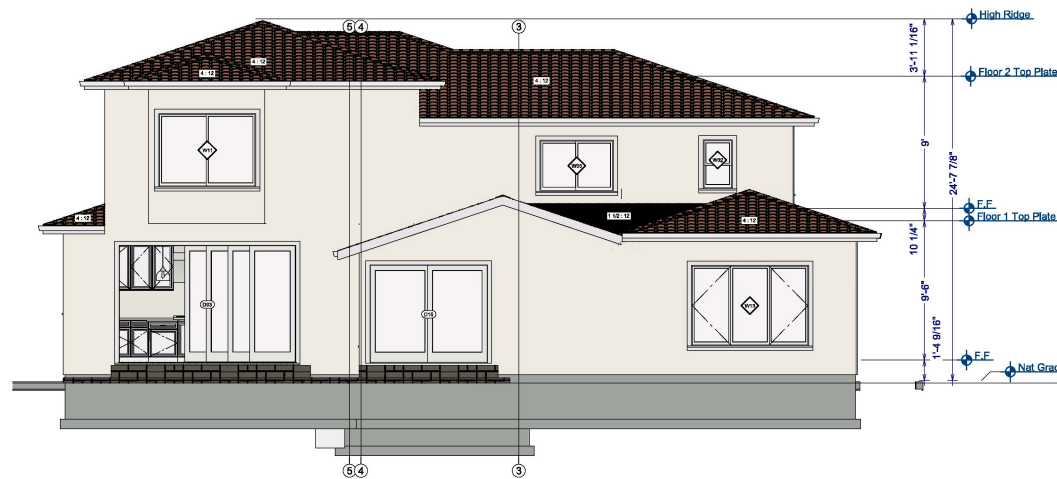
Exterior Elevation Right



Exterior Elevation Left



Exterior Elevation Front



Exterior Elevation Back



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SHEET TITLE

PROPOSED EXTERIOR
ELEVATIONS

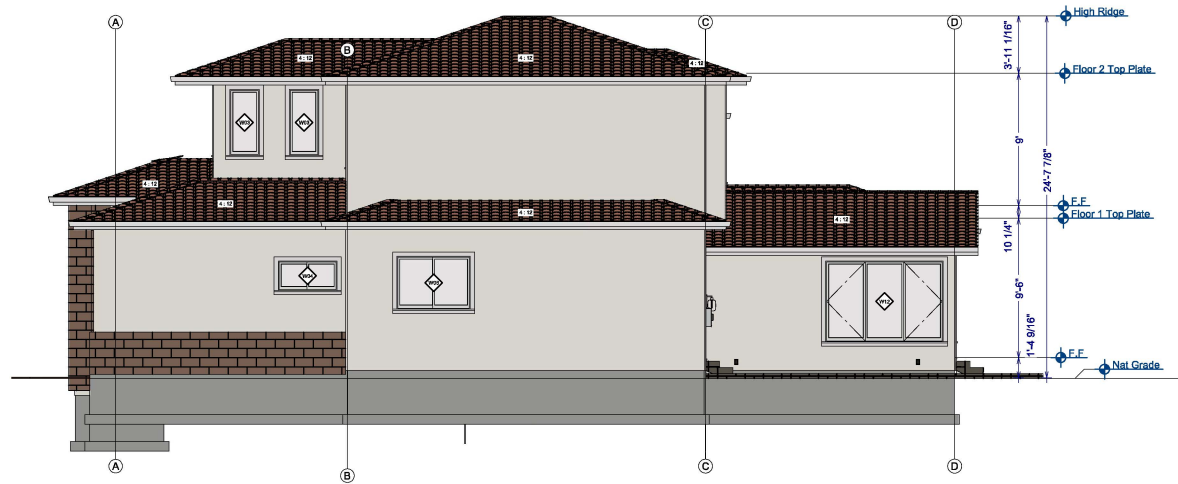
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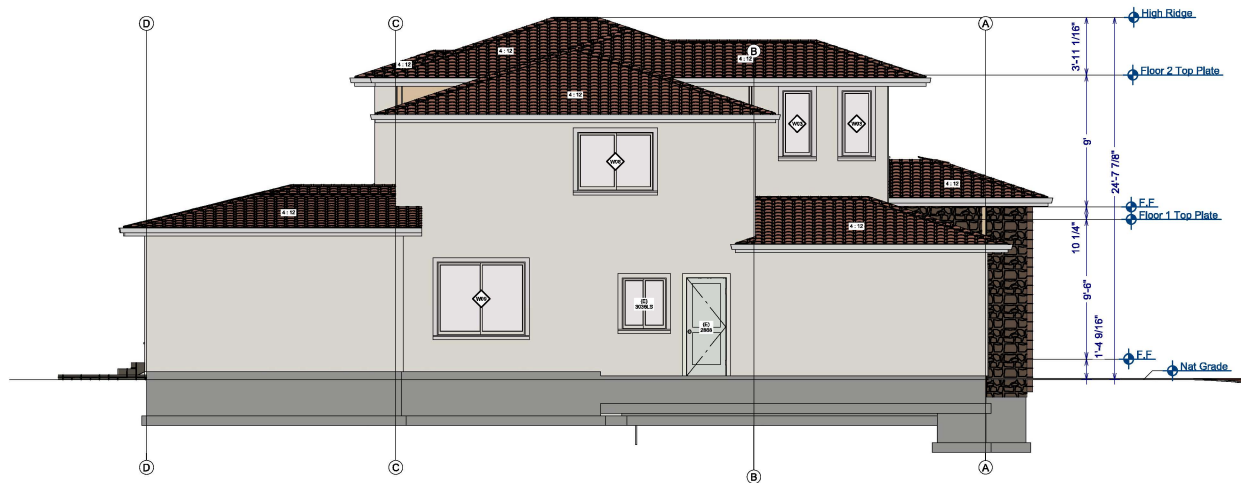
1/18/2026

SHEET: **SCALE:**

A-14 **1/4"=1'**



Exterior Elevation Right



Exterior Elevation Left



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SHEET TITLE

PROPOSED EXTERIOR ELEVATIONS

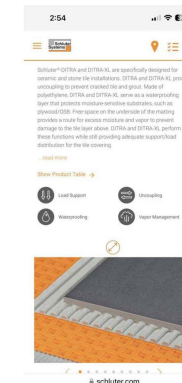
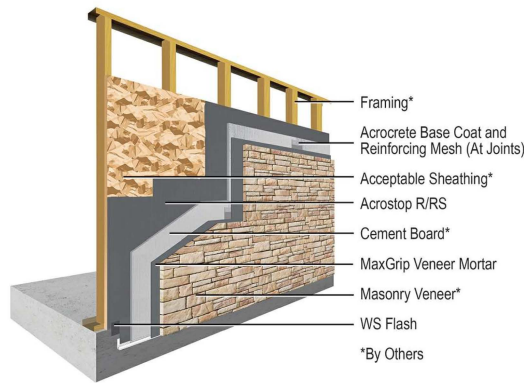
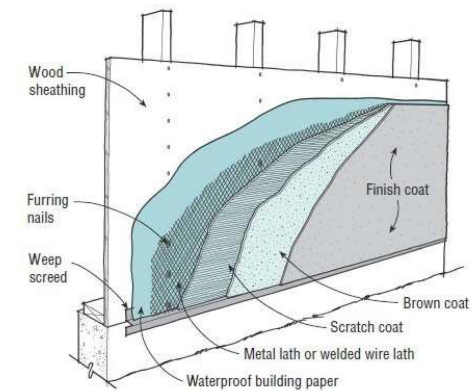
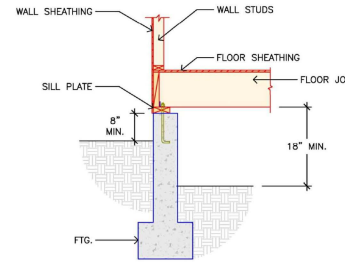
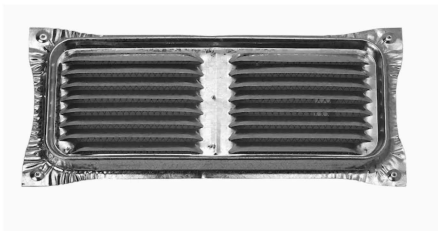
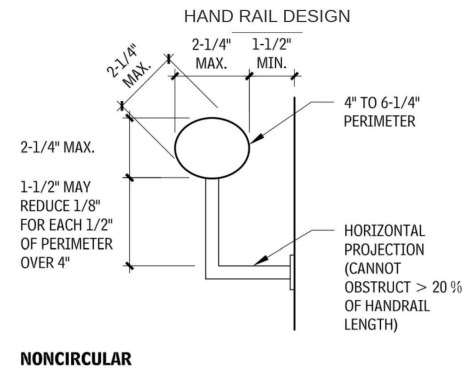
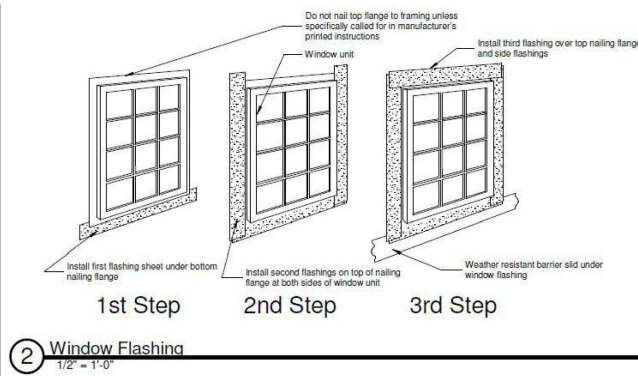
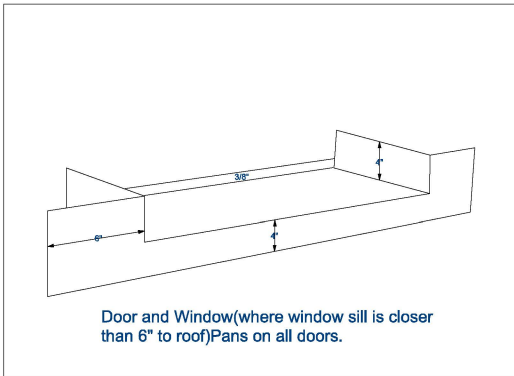
REVISION TABLE	
NUMBER	DATE

DATE:

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SHEET: SCALE:

A-15 1/4"=1'



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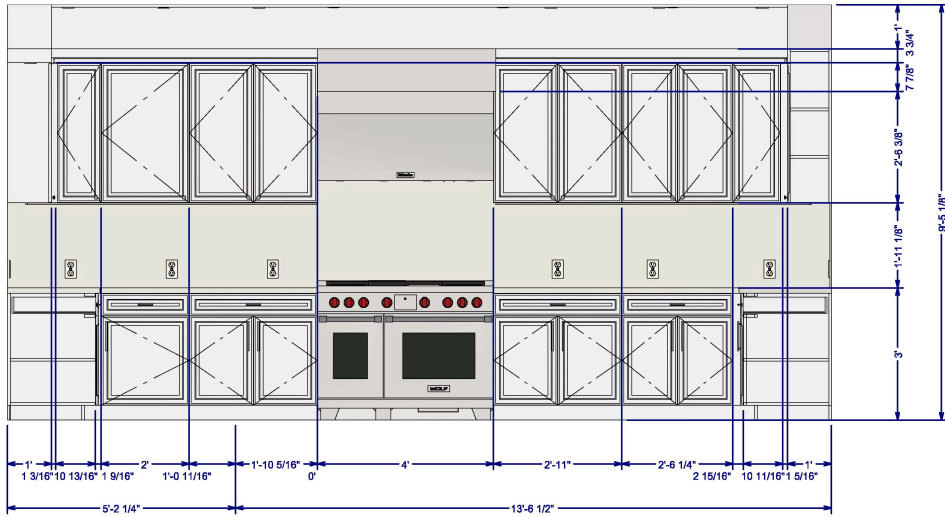
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Santa Clara, CA.

SHEET TITLE
DETAILS

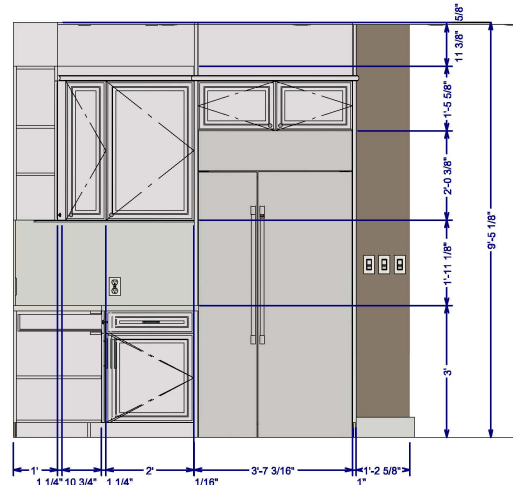
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NO.	DATE

DATE:
1/18/2026

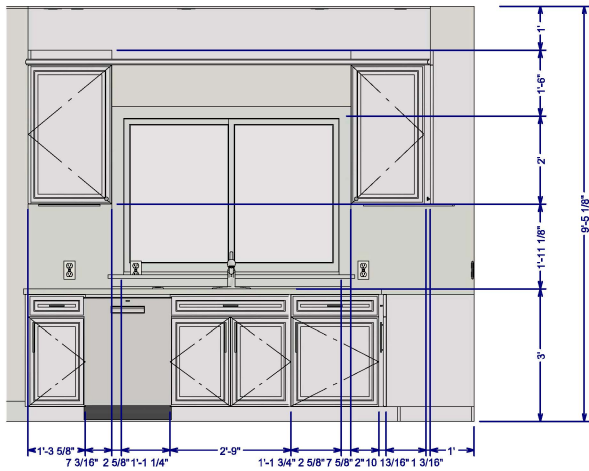
SHEET: **A-16** SCALE: **3/4"=1'**



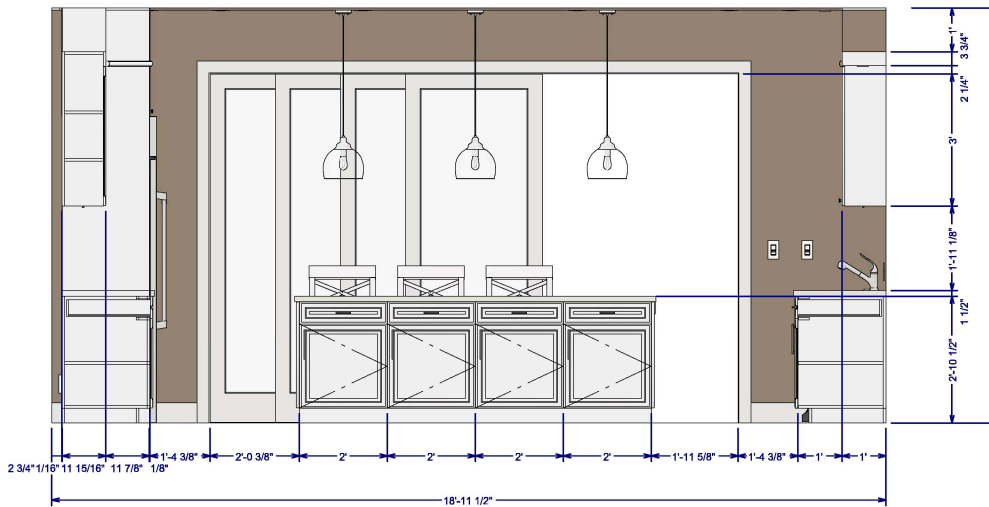
Kitchen Elevation 1



Kitchen Elevation 2



Kitchen Elevation 3



Kitchen Elevation 4



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SHEET TITLE

INTERIOR
ELEVATIONS

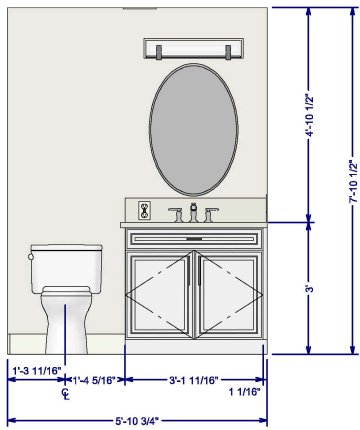
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NO.	DATE

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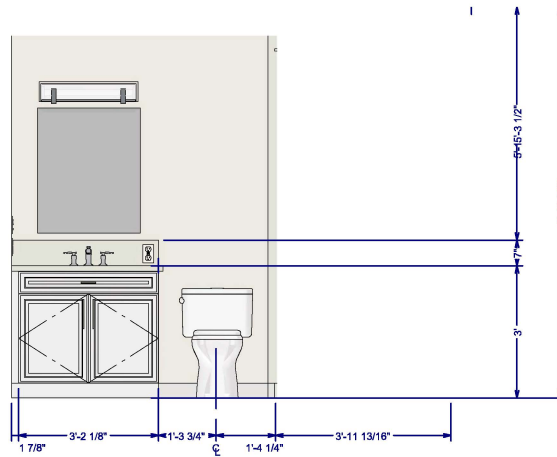
1/18/2026

SHEET: SCALE:

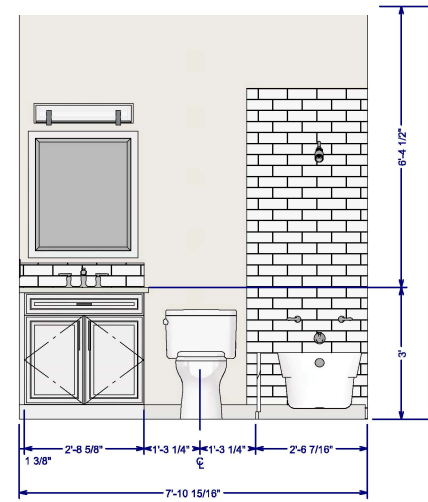
A-17 3/4"=1'



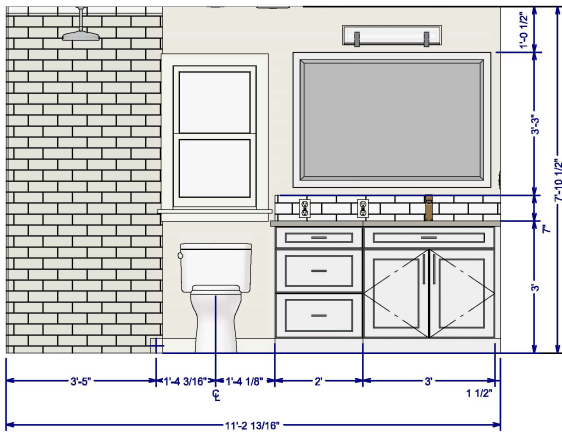
Powder Elevation 5



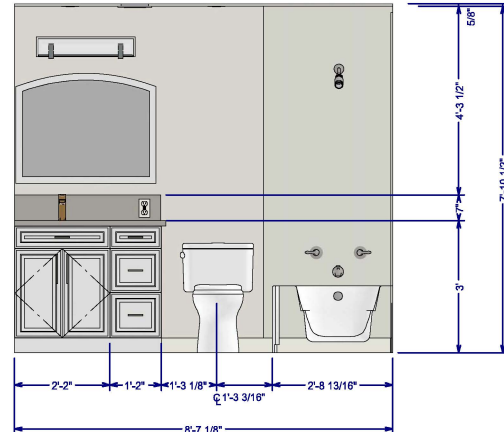
Bath 2 Elevation 6



Bath 1 Elevation 7



Bath 4 Elevation 8



Bath 3 Elevation 9



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SHEET TITLE

INTERIOR
ELEVATIONS

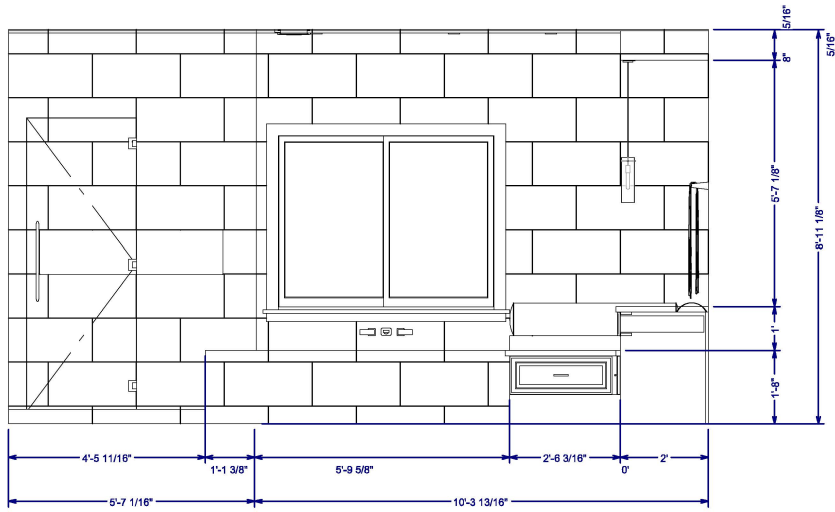
REVISION TABLE	
NUMBER	DATE

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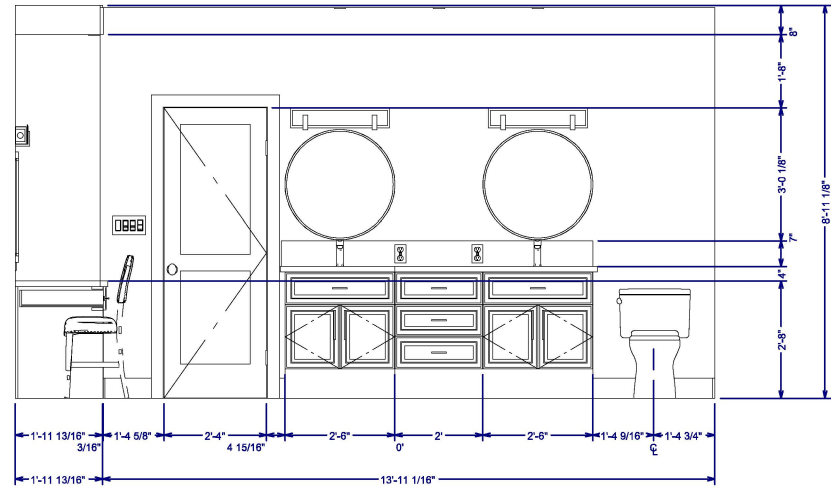
1/18/2026

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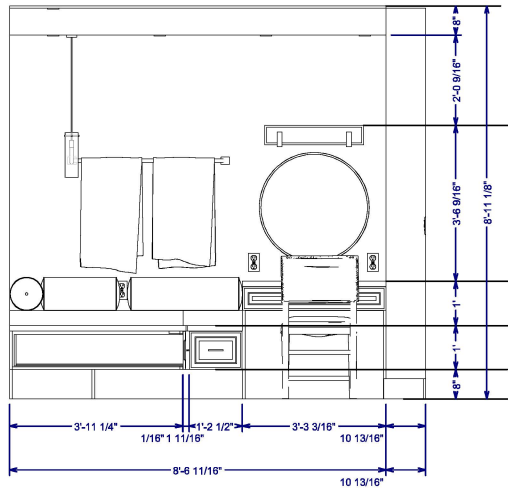
A-18 3/4"=1'



Bath 5 Elevation 10



Bath 5 Elevation 11



Bath 5 Elevation 12



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SHEET TITLE

INTERIOR
ELEVATIONS

REVISION TABLE	
NUMBER	DATE

DATE:

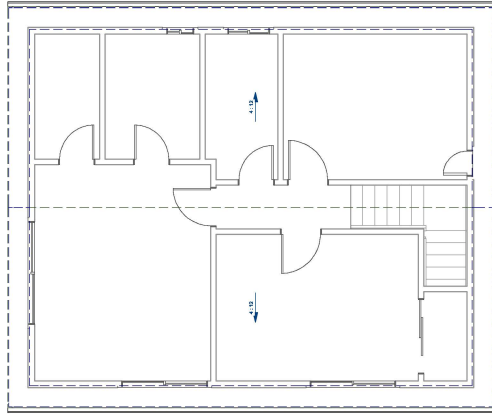
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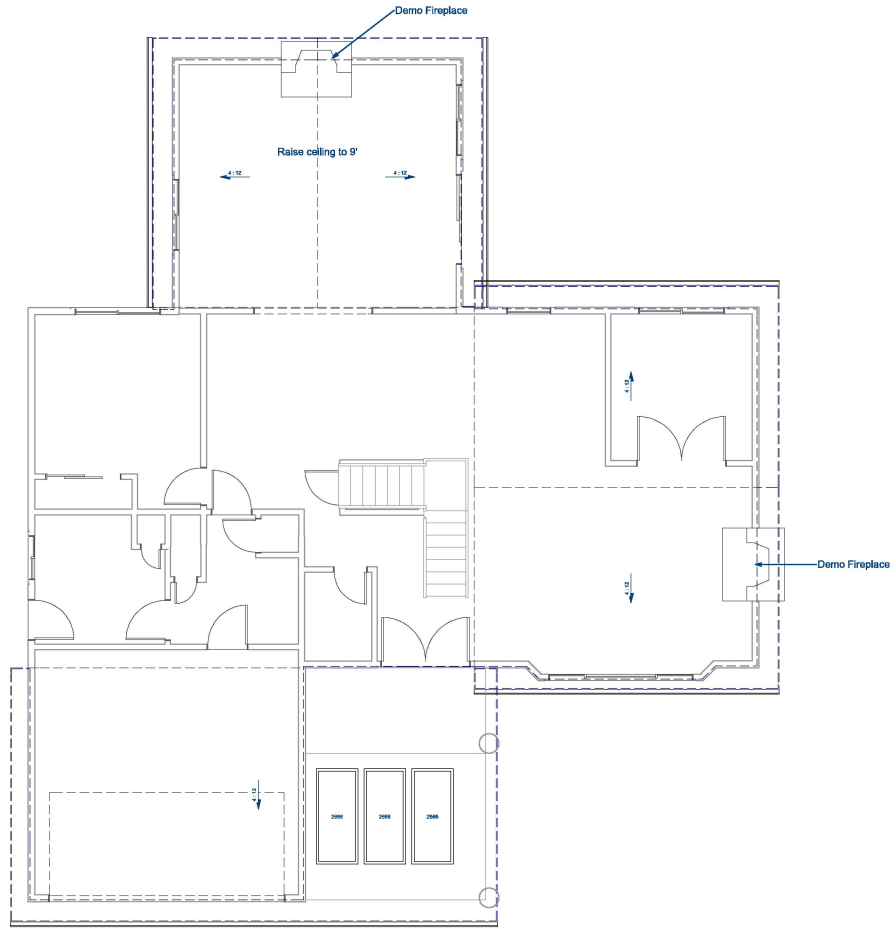
A-19

SCALE:

3/4"=1'



Floor 2 Roof Plan View



Floor 1 Roof Plan View



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SHEET TITLE

EXISTING ROOF PLAN

REVISION TABLE	
NO.	DATE

DATE:

1/18/2026

SHEET:

SCALE:

A-20

1/4"=1'



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SHEET TITLE

PROPOSED ROOF PLAN

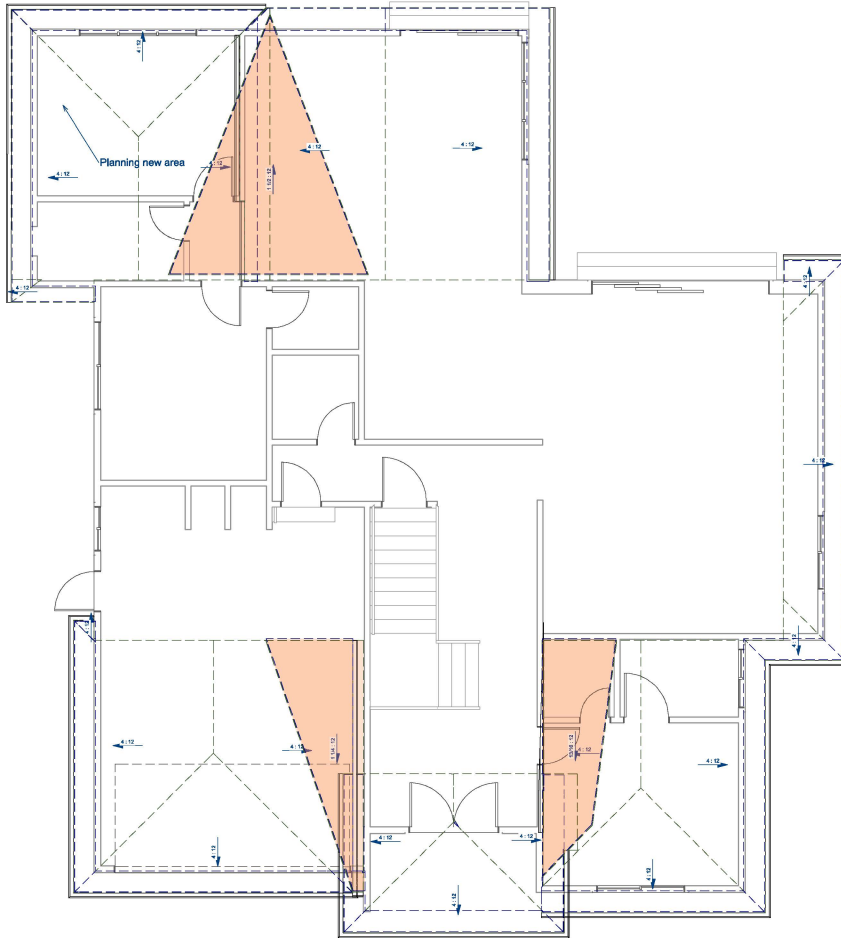
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NUMBER	DATE

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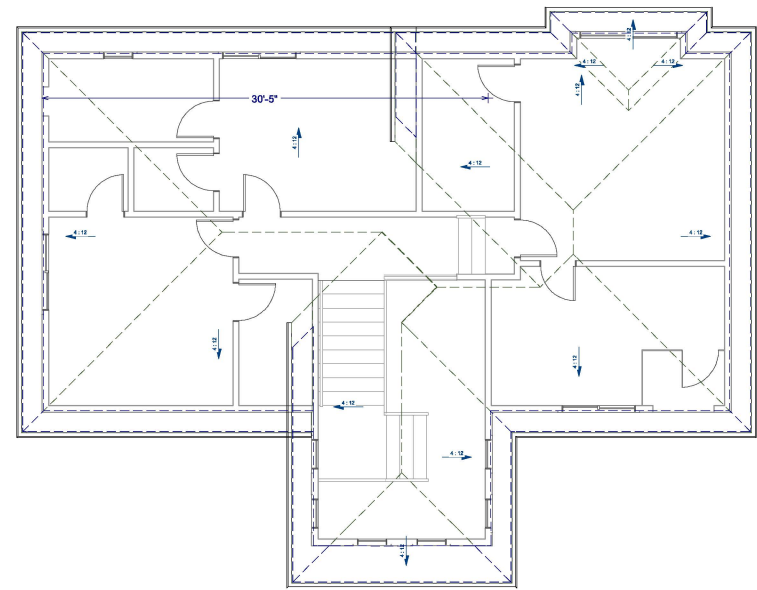
1/18/2026

SHEET: SCALE:

A-21 1/4"=1'



Floor 1 Roof Plan View



Floor 2 Roof Plan View

DOOR, WINDOWS AND GLASS NOTES

- Every bedroom shall be provided with an egress window with finish sill height not greater than 44" above the finish floor height and shall have a minimum open area of 5.7 sq.ft. egress windows shall not have an open area less than 20" wide or 24" high.
- Windows and doors to be chosen by the home owner.
- Doors between garage and living area shall be 1 3/4" tight fitting solid core doors with a rating of 60 min. door shall be self closing.
- Exterior exit doors shall be 36" min. net clear doorway shall be 32" min. door shall be operable from inside without the use of a key or any special knowledge or effort. Glazing in doors shall be dual pane safety glass with a min. U-value of 0.60.
- All glazing within 18" of the floor and or within 24" of any door are to have safety glazing. All glazing within 60" of a tub or shower floor, of a stair landing or greater than 9 sq.ft. are to have safety glazing.
- Skylights are to be glazed with tempered glass on outside and laminated glass on the inside (unless plexiglass). Glass to have a maximum clear span of 25". Frame to be attached to a 2x curb with a minimum of above roof plane. All tub and shower enclosures to be glazed with safety glass.

WINDOW SCHEDULE		NO.	SYMBOL	TYPE	ROOM	FINISH	GLASS	OPERATION	FRAME	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	
	W02	25X36	2	BATH 4	25X36	1	YES	SLR	47	24"X36" W/PCN	0.3	0.3				
	W03	24X36	2	OPEN BELOW	24X36	0			47	24"X36" W/PCN	0.3	0.3				
	W04	42X18	0	BATH 1	42X18	1	YES	S	40	42"X18" W/PCN	0.3	0.3				
	W05	30X18	0	BEDROOM 3	30X18	1	YES	T-LAN	34	30"X18" W/PCN	0.3	0.3				
	W06	36X18	0	KITCHEN	36X18	1	YES	FLD	49	36"X18" W/PCN	0.3	0.3				
	W07	36X18	0	BATH 4	36X18	1	YES	28	36"X18" W/PCN	0.3	0.3					
	W08	24X36	2	BEDROOM 4	24X36	1	YES	28	36"X18" W/PCN	0.3	0.3					
	W09	36X18	0	BEDROOM 1	36X18	1	YES	30	36"X18" W/PCN	0.3	0.3					
	W10	48X36	1	BEDROOM 2 (GUEST)	48X36	1	YES	28	48"X36" W/PCN	0.3	0.3					
	W11	36X18	0	MASTER BEDROOM	36X18	1	YES	33	36"X18" W/PCN	0.3	0.3					
	W12	36X18	1	FAMILY	36X18	1		44	36"X18" W/PCN	0.3	0.3					
	W13	36X18	1	OFFICE	36X18	1	YES	44	36"X18" W/PCN	0.3	0.3					
TOTALS												148				

Window Schedule

DOOR SCHEDULE		NO.	SYMBOL	TYPE	ROOM	FINISH	GLASS	OPERATION	FRAME	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS
	D05	YES	1	1	20X81 EX	EXT. 0-4 PANEL SLIDE GLASS PANEL									
	D06		1	1	20X81 IN	HINGED DOOR PGS									
	D08		1	1	24X36 IN	HINGED DOOR PGS									
	D09	YES	1	1	20X81 IN	HINGED GLASS SLAB									
	D07		1	1	20X81 IN	HINGED DOOR PGS									
	D08		1	1	20X81 IN	HINGED DOOR PGS									
	D09		1	1	20X81 IN	HINGED DOOR PGS									
	D11		1	1	20X81 IN	HINGED DOOR PGS									
	D12		1	1	20X81 IN	HINGED DOOR PGS									
	D13		1	1	20X81 IN	HINGED DOOR PGS									
	D14	YES	1	1	30X81 IN	HINGED DOOR PGS									
	D15	YES	1	1	60X148 EX	EXT. DOUBLE HINGED DOOR 216									

Door Schedule

	D16	YES	1	1	30X81 EX	EXT. HINGED GLASS PANEL									
	D17		1	2	24X36 IN	HINGED DOOR PGS									
	D18	YES	1	2	24X36 IN	SHOWER GLASS SLAB									
	D19		1	2	20X81 IN	HINGED DOOR PGS									
	D20		1	2	20X81 IN	HINGED DOOR PGS									
	D21		1	2	20X81 IN	HINGED DOOR PGS									
	D22	YES	1	2	20X81 IN	SHOWER GLASS SLAB									
	D23		1	2	20X81 IN	HINGED DOOR PGS									
	D24		1	2	20X81 IN	HINGED DOOR PGS									
	D25		1	2	20X81 IN	HINGED DOOR PGS									
	D26		1	2	20X81 IN	HINGED DOOR PGS									
	D27		1	2	20X81 IN	HINGED DOOR PGS									

Door Schedule



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SHEET TITLE
WINDOW & DOOR
SCHEDULE

REVISION TABLE	
NO.	DATE

DATE:

1/18/2026

SHEET: SCALE:

A-22

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Table with 2 columns: Section Number and Description. Includes sections 301.1 SCOPE, 301.2 ADDITIONS AND ALTERATIONS, 301.3 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS, 302.1 MIXED OCCUPANCY BUILDINGS, 302.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION, 4.106 SITE DEVELOPMENT, 4.106.1 PRELIMINARY, 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION, 4.106.3 GRADING AND PAVING, 4.106.4 ELECTRIC VEHICLE CHARGING FOR NEW CONSTRUCTION.

Table with 2 columns: Section Number and Description. Includes sections 4.106.4.1 MULTIFAMILY DEVELOPMENT PROJECTS WITH LESS THAN 20 DWELLING UNITS, 4.106.4.2 ELECTRIC VEHICLE CHARGING FOR NEW CONSTRUCTION, 4.106.4.3 ELECTRIC VEHICLE CHARGING FOR EXISTING BUILDINGS, 4.106.4.4 IDENTIFICATION, 4.106.4.5 ELECTRIC VEHICLE READY SPACES, 4.106.4.6 MULTIFAMILY DEVELOPMENT PROJECTS WITH MORE THAN 20 DWELLING UNITS, 4.106.4.7 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS, 4.106.4.8 WATER EFFICIENCY AND CONSERVATION, 4.106.4.9 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS, 4.106.4.10 WATER EFFICIENCY AND CONSERVATION, 4.106.4.11 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS, 4.106.4.12 WATER EFFICIENCY AND CONSERVATION, 4.106.4.13 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS, 4.106.4.14 WATER EFFICIENCY AND CONSERVATION, 4.106.4.15 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS, 4.106.4.16 WATER EFFICIENCY AND CONSERVATION, 4.106.4.17 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS, 4.106.4.18 WATER EFFICIENCY AND CONSERVATION, 4.106.4.19 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS, 4.106.4.20 WATER EFFICIENCY AND CONSERVATION.

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MJH DESIGN WORKS logo, MJH Design Works P.O. Box 81 Woodacre, Ca, 94973, Designer: Michael Hyde, Project Title: ANNIE ZHOU ADDITION AND REMODEL 2892 MESQUITE DR. SANTA CLARA, CA., Table with columns: REVISION, DATE, BY, 4.410 BUILDING MAINTENANCE AND OPERATION, 4.410.1 OPERATION AND MAINTENANCE AND OPERATION, 4.410.2 OPERATION AND MAINTENANCE AND OPERATION, 4.410.3 OPERATION AND MAINTENANCE AND OPERATION, 4.410.4 OPERATION AND MAINTENANCE AND OPERATION, 4.410.5 OPERATION AND MAINTENANCE AND OPERATION, 4.410.6 OPERATION AND MAINTENANCE AND OPERATION, 4.410.7 OPERATION AND MAINTENANCE AND OPERATION, 4.410.8 OPERATION AND MAINTENANCE AND OPERATION, 4.410.9 OPERATION AND MAINTENANCE AND OPERATION, 4.410.10 OPERATION AND MAINTENANCE AND OPERATION, 4.410.11 OPERATION AND MAINTENANCE AND OPERATION, 4.410.12 OPERATION AND MAINTENANCE AND OPERATION, 4.410.13 OPERATION AND MAINTENANCE AND OPERATION, 4.410.14 OPERATION AND MAINTENANCE AND OPERATION, 4.410.15 OPERATION AND MAINTENANCE AND OPERATION, 4.410.16 OPERATION AND MAINTENANCE AND OPERATION, 4.410.17 OPERATION AND MAINTENANCE AND OPERATION, 4.410.18 OPERATION AND MAINTENANCE AND OPERATION, 4.410.19 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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactant Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (0.0g ROG).

Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

Note: PWMIIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and contain oxygen, nitrogen and other elements. See CCR, Title 17, Section 94504(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits and any local startup of the heating, cooling and ventilating equipment; all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. 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 component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with the following:

4.504.2.1 Adhesives, Sealants and Caulks. Adhesive, sealant and caulk used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

- Adhesive, adhesive bonding primer, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAGADM Rule 1188 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rules 1188 prohibition on the use of certain toxic compounds (trifluoroethylene, ethylene dichloride, methylene chloride, perchloroethylene and isopropylalcohol), except for aerosol products, as specified in Subsection 2 below.
- Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not contain more than 16 fluid ounces) shall comply with the Rules 1188 prohibition on the use of certain toxic compounds, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definition for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.31, 4.36, and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR limits for ROG in Section 94520(a)(2) and other requirements, including prohibitions on use of certain toxic compounds, as shown in Table 1 of the Air Resources Board Suggested Control Measure, as shown in Table 1 of the California Code of Regulations, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

- Manufacturer's product specification.
- Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTI-PURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	400
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	500
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC TO PLASTIC	50
PORCELIN MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420

SEALANT PRIMERS

ARCHITECTURAL	250
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	760

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS
(GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS)

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
FLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY-FOR COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS	150
MAGNETIC CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	100
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	550
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFRESH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS.

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 91201 THROUGH 91202.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.1 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 12, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.
<https://www.cdph.ca.gov/Programs/CCDCPP/DEDC/ELM/IAQ/Pages/VOC.aspx>.

4.504.1.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 12, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.
<https://www.cdph.ca.gov/Programs/CCDCPP/DEDC/ELM/IAQ/Pages/VOC.aspx>.

4.504.1.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 12, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.
<https://www.cdph.ca.gov/Programs/CCDCPP/DEDC/ELM/IAQ/Pages/VOC.aspx>.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in AIRBQ Air Toxics Control Measure for Composite Wood (IT COR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- Product certifications and specifications.
- Chain of custody certification.
- Product label and invoice as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European EN 838 standards, and Canadian CSA O121, CSA 1151, CSA 1153 and CSA 1325 standards.
- Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 Building Envelope. Building envelopes of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

- A 4-inch (101.6 mm) thick base of 1/2 inch (12.7 mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
- Other equivalent methods approved by the enforcing agency.
- A site design registered by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. 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 percent moisture content. Moisture content shall be verified in compliance with the following:

- Moisture control shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of the building code.
- Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade and stamped in of each piece verified.
- At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturer's drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

- Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.

a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.

b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

Notes:

- For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
- Unless exempt to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

- The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE Handbook or other equivalent design software or methods.
- Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE Handbook or other equivalent design software or methods.
- Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Unlicensed persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCO]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

- Certification by a national or regional green building program or standard publisher.
- Certification by a statewide energy consulting or verification organization, such as HERI raters, building performance contractors, and home energy auditors.
- Successful completion of a third party apprenticeship training program in the appropriate trade.
- Other programs acceptable to the enforcing agency.

Notes:

- Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
- HERI raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable section.



MJH Design Works
P.O. Box 81
Woodacre, Ca,
94973

DESIGNER
Michael Hyde

Annie Zhou addition and remodel
2892 Mesquite Dr.
Santa Clara, CA.

SHEET TITLE
CAL-GREEN MANDATORY MEASURES PAGE 1

REVISION	DATE	BY	DESCRIPTION

DATE:
1/18/2026

SHEET: SCALE:
A-24



City of Santa Clara
 Building Division: 408-615-2440
 Email: Building@cityofscara.gov
 Permit Center: 408-615-2420
 Email: PermitCenter@cityofscara.gov
 Automated Inspection Scheduling System: 408-615-2400

2022 CALIFORNIA GREEN BUILDING CODE (CGC) 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 of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to the specific area of the addition or alteration.

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

MANDATORY MEASURES SPECIFIED (Please check boxes below)

Feature or Measure	Yes
SITE DEVELOPMENT (CGC 4.106)	
Storm water drainage and retention during construction. A plan shall be developed and shall be implemented to manage storm water drainage during construction per CGC 4.106.2.	<input checked="" type="checkbox"/>
Grading and paving. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings per CGC 4.106.3.	<input checked="" type="checkbox"/>
Electric vehicle (EV) charging for new one- and two-family dwellings and town-houses with attached private garages and/or parking spaces not assigned to a dwelling unit, and ADU/ADU without additional parking but with electrical panel upgrades or new panels. Provide opportunity for electric vehicle charging with minimum required Level 1 EV Ready, Level 2 EV Ready, Low Power Level 2 EV Ready as specified in CGC 4.106.4.1 as amended by City of Santa Clara. Reach Code Ordinance No.2020 (CSC 2023 Reach Code) section 15.38.040.	<input checked="" type="checkbox"/>
Identification. The recovery termination location shall be permanently and visibly marked as "Level 2 EV-READY" per CGC 4.106.4.1.1 as amended by CSC 2023 Reach Code section 15.38.040.	<input type="checkbox"/>
Electric vehicle (EV) charging for new multifamily dwellings, affordable housing, hotels, motels, and new residential parking facilities. Provide electric vehicle infrastructure and capability for electric vehicle charging with minimum required Level 2 EV Charger, Level 1 EV Ready, Level 2 EV Ready, Low Power Level 2 EV Ready, EV Capable as specified in CGC 2023 Reach Code section 15.38.040 and 2022 California Green Code section 4.106.4.2, whichever is more stringent.	<input type="checkbox"/>
110v Electrical Outlet at Bicycle Parking. At multifamily residential developments shall include secured bicycle parking with 110v electrical outlets per CGC 2023 Reach Code section 15.38.040.	<input type="checkbox"/>
Location. EVCS shall be located adjacent to an accessible parking space, and/or on an accessible route, per CGC 4.106.4.2.2.1.	<input type="checkbox"/>
Dimension. Each EV ready space or EVCS shall be minimum 18 ft long and 8 ft wide. One in every 20 charging spaces, but not less than one, shall have an 8 ft wide access aisle. A 5 ft wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet. Surface slope for this EV space and the aisle shall not exceed 2.08% slope in any direction, per CGC 4.106.4.2.2.1.1.	<input type="checkbox"/>
Accessibility. EV Ready and EVCS spaces shall comply with the accessibility provision for EV Charging stations in California Building Code Chapter 11A (section 1108A) and Chapter 11B, per CGC 4.106.4.2.2.1.2.	<input type="checkbox"/>
EV Ready Space Signage. EV ready spaces shall be identified by signage or pavement markings, in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s), per CGC 4.106.4.2.3.	<input type="checkbox"/>
Automatic load management system (ALMS) may be installed to increase the number of EV chargers or the amperage or voltage beyond the minimum requirements in this code. The option does not allow for installing less electrical panel capacity than would be required without ALMS, per CGC 4.106.4.2.2 as amended by CGC 2023 Reach Code section 15.38.040.	<input type="checkbox"/>

BLD Permit No.:

Electric vehicle (EV) charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, minimum 10% of total designated parking spaces shall be electrical vehicle charging spaces capable of supporting Level 2 electric vehicle supply equipment (EVSE) per CGC 4.106.4.3. The service panel or subpanel circuit directory shall identify the equipment protective device applicable for future EV charging purposes as "EV CAPABLE."	<input type="checkbox"/>
ENERGY EFFICIENCY (CGC 4.201)	<input checked="" type="checkbox"/>
WATER EFFICIENCY AND CONSERVATION	
INDOOR WATER USE (CGC 4.203)	
Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets, showerheads, pre-rinse spray valves) shall comply with the prescriptive requirements of Section 4.303.1.1 through 4.303.1.4.6.	<input checked="" type="checkbox"/>
Water closets: The effective flush volume of all water closets shall not exceed 1.28 gallons per flush (CGC 4.303.1.1).	<input checked="" type="checkbox"/>
Urinals: The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush, and all other urinals shall not exceed 0.6 gallons per flush (CGC 4.303.1.2).	<input type="checkbox"/>
Showerheads: The flow rate for single showerhead and multiple showerheads 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 Specification (CGC 4.303.1.3).	<input checked="" type="checkbox"/>
Residential lavatory faucets: The flow rate shall not be more than 1.2 gallons per minute at 60 psi, and not less than 0.8 gallons per minute at 20 psi (CGC 4.303.1.4.1).	<input checked="" type="checkbox"/>
Lavatory faucets in common and public use areas: The flow rate shall not exceed 0.5 gallons per minute at 60 psi (CGC 4.303.1.4.2).	<input type="checkbox"/>
Watering faucets: The flow rate shall not deliver more than 0.2 gallons per cycle (CGC 4.303.1.4.3).	<input type="checkbox"/>
Kitchen faucets: The flow rate shall not exceed 1.8 gallons per minute at 60 psi (CGC 4.303.1.4.4).	<input type="checkbox"/>
Pre-rinse Spray Valves: When installed, shall meet the requirements of Title 20 of the California Code of Regulations, and shall be equipped with an integral automatic shutoff (CGC 4.303.1.4.5).	<input type="checkbox"/>
Submersers for multifamily buildings and dwelling units in mixed-use residential/commercial buildings. Submersers shall be installed to measure water usage of individual retail dwelling units in accordance with the California Plumbing Code per CGC 4.303.2.	<input type="checkbox"/>
Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall meet the applicable standards referenced in Table 1707.1 of the California Plumbing Code per CGC 4.303.3.	<input checked="" type="checkbox"/>
OUTDOOR WATER USE (CGC 4.204)	
Outdoor potable water use in landscape areas. Residential developments shall comply with the City's Water Service and Use Rules and Regulations, Item No. 24, as adopted by Santa Clara City Code Section 13.15.180, or the California Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent, per CGC 4.304.1.	<input type="checkbox"/>
ENHANCED DURABILITY AND REDUCED MAINTENANCE (CGC 4.406)	
Roofing profile. Annular spaces around pipes, electric cables, conduits or other openings in metal/stone tiles or other roofs shall be tested/proved by doing such openings with cement mortar, concrete masonry, or similar method acceptable to the City per CGC 4.406.1.	<input type="checkbox"/>
CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING (CGC 4.408)	
Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of nonhazardous construction and demolition waste in accordance with Section 4.408.2, 4.408.3, or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance (CGC 4.408.1).	<input checked="" type="checkbox"/>
BUILDING MAINTENANCE AND OPERATION (CGC 4.410)	
An operation and maintenance manual shall be provided to the building occupant or owner per CGC 4.410.1.	<input checked="" type="checkbox"/>

BLD Permit No.:

Recycling by occupants. 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, storage and collection of nonhazardous materials for recycling per CGC 4.410.2.	<input type="checkbox"/>
ENVIRONMENTAL QUALITY (CGC 4.503)	
Gas fireplace. Any installed gas fireplaces shall be a direct-vent sealed-combustion type per CGC 4.503.1.	<input type="checkbox"/>
Woodstoves. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance standards (NSPS) emission limits as applicable and shall have a permanent label indicating they are certified to meet the emission limits per CGC 4.503.1. Woodstoves and pellet stoves shall also comply with Santa Clara City Code Chapter 15.05.	<input type="checkbox"/>
POLLUTANT CONTROL (CGC 4.504)	
Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during closure on the construction site and until final status of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal, or other methods acceptable to the City to reduce the amount of water, dust or debris, which may enter the system per CGC 4.504.1.	<input type="checkbox"/>
Adhesives, sealants and caulks shall meet the VOC or other toxic compound limits per CGC 4.504.2.1.	<input checked="" type="checkbox"/>
Paints, stains and other coatings shall comply with VOC limits per CGC 4.504.2.2.	<input checked="" type="checkbox"/>
Aerosol paints and coatings shall meet the product-weighted MIR limits for RGC and other requirements per CGC 4.504.2.3.	<input checked="" type="checkbox"/>
Verification. Documentation shall be provided, at the request of the Building Division, to verify that compliant VOC-limit finish materials have been used per CGC 4.504.2.4.	<input type="checkbox"/>
Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of CGC 4.504.3.	<input type="checkbox"/>
Resilient flooring systems. Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring shall comply with the requirements of CGC 4.504.4.	<input type="checkbox"/>
Composite wood products. 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 CGC 4.504.5.	<input type="checkbox"/>
INTERIOR MOISTURE CONTROL (CGC 4.606)	
Concrete slab foundations. Vapor retarder and capillary break shall be installed if a slab-on-grade foundation system is used. The use of a 6 mil base of 1/4" or larger clean aggregate under a 10 mil vapor retarder with joints, joints not less than 6" shall be provided per CGC 4.505.2, CRC R509.2.2, CRC R509.2.3 and CBC Section 1605.	<input type="checkbox"/>
Moisture content of building material. 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.	<input type="checkbox"/>
INDOOR AIR QUALITY AND EXHAUST (CGC 4.506)	
Bathroom exhaust fans. Each bathroom shall be mechanically ventilated using ENERGY STAR compliant fans ducted to the exterior and equipped with humidity controls system per CGC 4.506.1.	<input type="checkbox"/>
ENVIRONMENTAL COMFORT (CGC 4.507)	
Heating and air-conditioning system shall be sized, designed and have their equipment selected using the following methods per CGC 4.507.2:	<input type="checkbox"/>
1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2016, ASHRAE handbook or equivalent.	
2. Duct systems are sized according to ANSI/ACCA 1 Manual D-2016, ASHRAE handbook or equivalent.	
3. Select heating and cooling equipment in accordance with ANSI/ACCA 3 Manual S-2014 or equivalent.	
INSTALLER AND SPECIAL INSPECTOR QUALIFICATION (CGC 702)	
Installer training. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a recognized training or certification program per CGC 702.1.	<input type="checkbox"/>
Special inspection. Special inspectors employed by the City must be qualified and able to demonstrate competence in the discipline they are inspecting per CGC 702.2.	<input type="checkbox"/>

BLD Permit No.:

VERIFICATION (CGC 705)	
Documentation. 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 CGC 705.1.	<input checked="" type="checkbox"/>

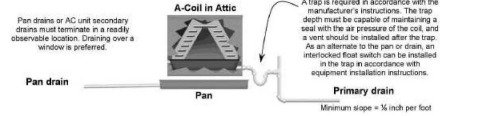
Responsible Designer's Declaration Statement		Contractor Declaration Statement	
I hereby certify that this project has been designed to meet the requirements of the 2022 California Green Building Standards Code.		I hereby certify, as the builder or installer under the permit listed herein, that this project will be constructed to meet the requirements of the California Green Building Standards Code.	
Name: <u>Fiona Wang</u>	Signature: <u>Fiona Wang</u>	Name: _____	Signature: _____
Date: <u>06/30/2025</u>	Date: _____	License: _____	Address: _____
Company: <u>Fiona Wang Design</u>	City: <u>San Jose</u>	State: <u>CA</u>	Zip: <u>95112</u>

City of Santa Clara
 Building Division: 408-615-2440
 Email: Building@cityofscara.gov
 Permit Center: 408-615-2420
 Email: PermitCenter@cityofscara.gov
 Automated Inspection Scheduling System: 408-615-2400

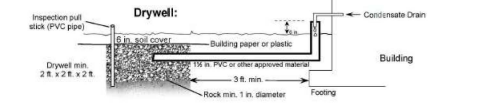
RESIDENTIAL CONDENSATE DISPOSAL REQUIREMENTS

Air conditioner cooling coils require a condensate drain with a trap in accordance with the manufacturer's instructions (CMC 310.1). The drain must discharge by gravity to a drywell or an indirect waste, or to a condensate pump that connects to an indirect waste. An indirect waste connection can be made to a janitor sink or laundry standpipe, an accessible inlet on a bathtub overflow, or to a lavatory tailpiece in the unit controlled by the same person controlling the air-conditioned space [CMC 310.6]. Condensate from a high efficiency (Category IV) furnace can be combined with the AC condensate. Condensate cannot be combined with the discharge of a temperature and pressure relief valve (CPC 608.5). Condensate waste pipes must be at least 3/4 inch in diameter and slope at least 1/4 inch per foot. Condensate pumps are allowed if interlocked to prevent AC operation during pump failure. Condensate pump discharge tubing must rise vertically to a point where it is possible to connect to a gravity condensate drain [CMC 310.1.1].

Air conditioner cooling coils in an attic or over any other area where leakage could cause damage require protection to prevent damage in the event of a blocked drain. 4 methods are acceptable: (1) a drain pan that extends fully beneath the area of the cooling unit and equipped with a separate drain line; (2) a separate drain line at a higher location in the AC unit's drain pan; (3) a drain pan without a discharge line but equipped with a water-level detection device interlocked to the appliance; (4) a water-level detection device interlocked to the appliance – typically located in the drain trap. For Methods 1 & 2, the discharge pipe must go to a location that is readily observed – typically over a window. [CMC 310.2] These requirements also apply to high-efficiency (Category IV) furnaces.



- Residential condensate is typically terminated in drywells. Drywell specifications are as follows:
- The minimum size of a residential drywell is 2-foot square by 2 foot deep.
 - The nearest edge of the drywell shall be at least 3 feet from any structure or building foundation.
 - The drywell shall be filled with minimum 1" rock.
 - The top of the drywell shall be covered with building paper or plastic sheeting with 6" of earth or concrete above the paper.
 - The condensate pipe from the cooling coil (min. 3/4") shall connect indirectly to a minimum 1 1/2 inch diameter. The indirect connection shall be made by an air break at the edge of the foundation.



COMMERCIAL / INDUSTRIAL REQUIREMENTS

- Terminating condensate discharge from commercial and industrial air-conditioning units must follow these specifications:
- Trap and vent the air-conditioning condensate drain per the condition of the listing of the equipment and in accordance with the requirements of the Uniform Mechanical Code.
 - Terminate the condensate using one of the following methods:
 - To a landscaped area properly designed to accommodate the volume of condensate.
 - To a properly designed storm-water treatment system, e.g., a bio-retention unit.
 - Indirectly to the sanitary sewer, subject to all wastewater permitting requirements and fees. Contact the Environmental Services Department at 408-793-5300.
 - 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.



MJH Design Works
 P.O. Box 81
 Woodacre, Ca,
 94973

DESIGNER
Michael Hyde

Annie Zhou addition and remodel
2892 Mesquite Dr.
Santa Clara, CA.

SHEET TITLE
GREEN BUILDING CHECK-LIST

REVISION TABLE		
NO.	DATE	DESCRIPTION

DATE:
1/18/2026

SHEET: **A-25** **SCALE:**

Conditions of Architectural Review Approval

PLN26-00094/ 2892 Mesquite Drive

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.

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 January 18, 2028
- 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. **Guest Bedroom Setback:** The proposed guest bedroom shall adhere to the prevailing development pattern in the subdivision by reducing the footprint of the proposed guest room by providing a greater front and side setback. The setbacks shall preserve the existing sight line of the adjacent property.
- P4. **Front Yard Landscape:** Bushes and code-compliant hedges shall be added to the front yard.

DURING CONSTRUCTION

- P5. **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.
- P6. **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.
- P7. **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

- P8. **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.
- P9. **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.
- P10. **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.