

**GENERAL NOTES**

- THIS CONSTRUCTION SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE AND CALIFORNIA MECHANICAL CODE AND THE 2019 CALIFORNIA RESIDENTIAL CODE.
- ANY DISCREPANCY DISCOVERED BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE START OF ANY RELATED WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
- THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGNER HARMLESS FROM ANY LIABILITY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR DESIGNER.
- THE CONTRACTOR SHALL REVIEW ALL DETAILS & PLANS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE DESIGNER FOR CLARIFICATION PRIOR TO THE START OF ANY RELATED WORK.
- SHOULD CONFLICTS OCCUR IN OR BETWEEN DRAWINGS OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONTRACTOR INVOLVED UNLESS HE SHALL HAVE ASKED FOR AND OBTAINED WRITTEN DECISION FROM DESIGNER OR OWNER AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.
- ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE.
- NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED AND ACTED UPON BY THE DESIGNER.
- DO NOT SCALE DRAWINGS. DIMENSIONS NOT GIVEN ARE TO BE CALCULATED IN THE FIELD FROM AVAILABLE DATA ELSEWHERE IN THESE SET OF PLANS OR MANUFACTURER'S SPECIFICATIONS.
- THESE DRAWINGS ARE THE SOLE PROPERTY OF THE DESIGNER. ANY REPRODUCTION, COPYING, ALTERATION OR USE OF THESE DRAWINGS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE DESIGNER IS PROHIBITED.

**DEMOLITION, BRACING AND SHORING NOTES**

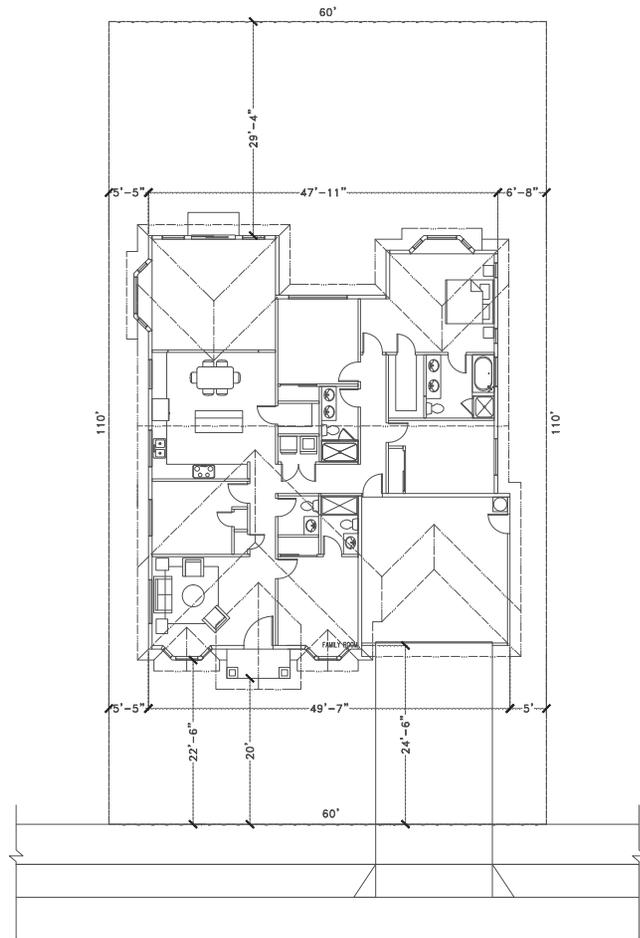
- DEMOLITION WORK CONSISTS OF FURNISHING ALL MATERIAL, SUPPLIES, EQUIPMENT, TOOLS, TRANSPORTATION, AND PERFORMING ALL LABOR AND SERVICES NECESSARY FOR, REQUIRED IN CONNECTION WITH OR PROPERLY INCIDENTAL TO PERFORMING THE DEMOLITION DRILLING, SAWCUTTING, BRACING AND SHORING, FOR STRUCTURAL MEMBERS TO PREVENT THE STRUCTURE FROM BECOMING UNSAFE DURING DEMOLITION AS SHOWN ON THE ACCOMPANY DRAWINGS.
- THE CONTRACTOR SHALL TAKE THE FOLLOWING PROTECTIVE MEASURES FOR DEMOLITION OF THE STRUCTURE:
  - PROVIDE, ERECT AND MAINTAIN LIGHTS, BARRIERS, WEATHER PROTECTION AND OTHER ITEMS AS REQUIRED FOR PROTECTION OF WORKMEN ENGAGE IN DEMOLITION OPERATION AND ADJACENT RESIDENCE OCCUPANTS.
  - DO NOT CLOSE OR OBSTRUCT STREETS OR SIDEWALKS WITHOUT PROPER PERMITS.
  - PROTECT PRIVATE PROPERTY ADJACENT TO OR ON JOBSITE, INCLUDING VENTS, UTILITY LINES, SIDEWALKS, MAIL BOXES.
  - PROTECT AND MAINTAIN TEMPORARY PROTECTION OF EXISTING STRUCTURE DESIGNATED TO REMAIN WHERE DEMOLITION AND REMOVAL WORK IS BEING DONE.
- CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURE AND THE SURROUNDING AREAS TO REMAIN.
- SPECIAL CARE SHALL BE EXERCISED TO PREVENT DAMAGE TO EXISTING UNDERGROUND UTILITIES WHICH ARE TO REMAIN DURING EXECUTION OF THIS WORK. ANY DAMAGE SHALL BE REPAIRED TO NEW CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.
- REMOVE DEMOLISHED MATERIAL FROM SITE. CLEAN UP ALL WORK RELATED TO DEMOLITION. LEAVING THE PROPERTY AND ADJACENT AREAS IN A CLEAN CONDITION.
- THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE DURING CONSTRUCTION SHALL BE MAINTAINED AT LEVELS GENERALLY ACCEPTABLE WITHIN THE CONSTRUCTION INDUSTRY BY THE USE OF BRACING, SHORING AND UNDERPINNING UNTIL THE PROPOSED STRUCTURE MODIFICATIONS ARE COMPLETED. IN NO CASE SHALL THE EXISTING STRUCTURE BE ALLOWED TO BECOME UNSAFE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY LOADING CONDITIONS DURING CONSTRUCTION AND SHALL DESIGN AND PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED DURING CONSTRUCTION.

**GOVERNING CODES:**

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

# GE & YUAN Residence

## 2375 Cimarron Drive, Santa Clara, CA 95051



## SITE PLAN

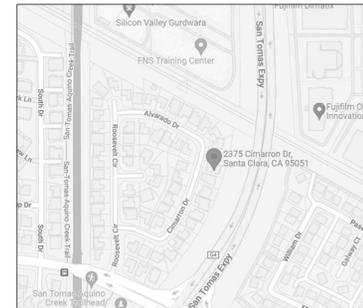
1/8" = 1'-0"



**SCOPE OF WORK**

DEMO EXISTING ONE-STORY HOME TO BUILD A NEW ONE-STORY HOME WITH 5 BEDROOMS AND 3.5 BATHROOMS

**VICINITY MAP**



**PROJECT INFORMATION**

ASSESSOR'S PARCEL No.: 224 37 015  
 ZONING: R1-6L - SINGLE FAMILY  
 TWO-STORY WOOD-FRAMED HOUSE W/ STUCCO FINISH AND COMP. SHINGLE ROOF  
 OCCUPANCY GROUP: R3 AND U  
 TYPE OF CONSTRUCTION: VB  
 BUILDING CODES: 2019 CBC AND 2019 CRC  
 BUILDING HEIGHT: 18'-0"  
 FIRE SPRINKLERS: YES

**FLOOR AREA BREAKDOWN**

LOT SIZE: 6600 SQ. FT.

	EXISTING	TOTAL (NEW)
FLOOR AREA	1608	2181.61
GARAGE	400	423.61
ENTRY PORCH ROOF	0	34.69
LOT COVERAGE: 2181.61 + 423.61 + 34.69 / 6600 = 0.399 OR 39.9%		

**PROJECT CONTACTS**

**OWNER**  
 XI GE & GUANGCHAO YUAN  
**DESIGNER & STRUCTURAL ENGINEER**  
 KENNY LUU  
 EMAIL: KENNYLUU123@YAHOO.COM

**SHEET INDEX**

- A1 - SITE PLAN / PROJECT INFORMATION
- A2 - EXISTING SITE PLAN
- A3 - NEW FLOOR PLAN
- A4 - NEW ELEVATIONS
- A5 - NEW ROOF PLAN

REVISIONS	BY

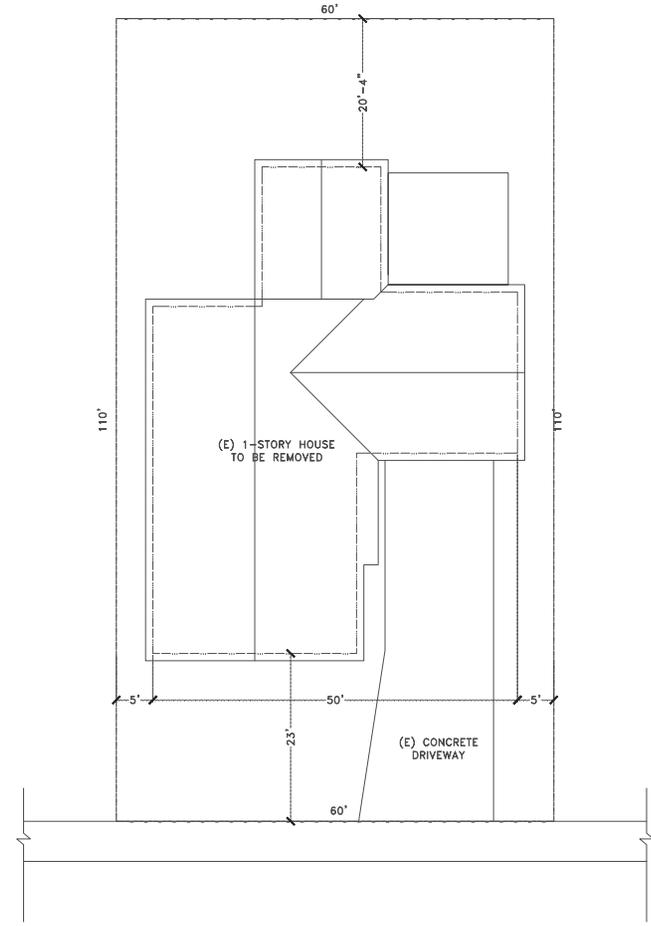
New Home for:  
**GE & YUAN Residence**  
 2375 Cimarron Drive  
 Santa Clara, CA 95051  
**SITE PLAN**

<b>DRAWN</b>
<b>CHECKED</b>
<b>DATE</b>
<b>SCALE</b>
<b>JOB NO.</b>
<b>SHEET</b>

A1

OF SHEETS

REVISIONS	BY



**(E) SITE PLAN**

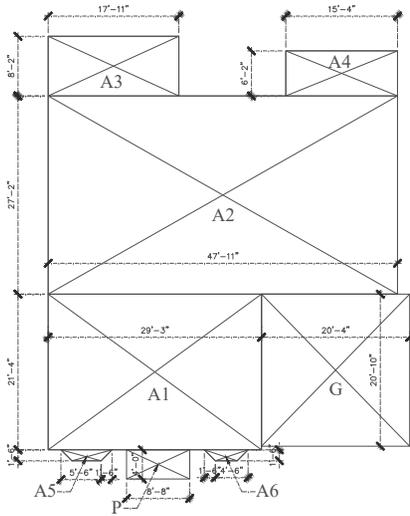
1/8" = 1'-0"



New Home for:  
 GE & YUAN Residence  
 2375 Cimarron Drive  
 Santa Clara, CA 95051  
**(E) SITE PLAN**

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

**A2**  
 OF SHEETS



**FLOOR LIVING AREA CALCULATIONS:**

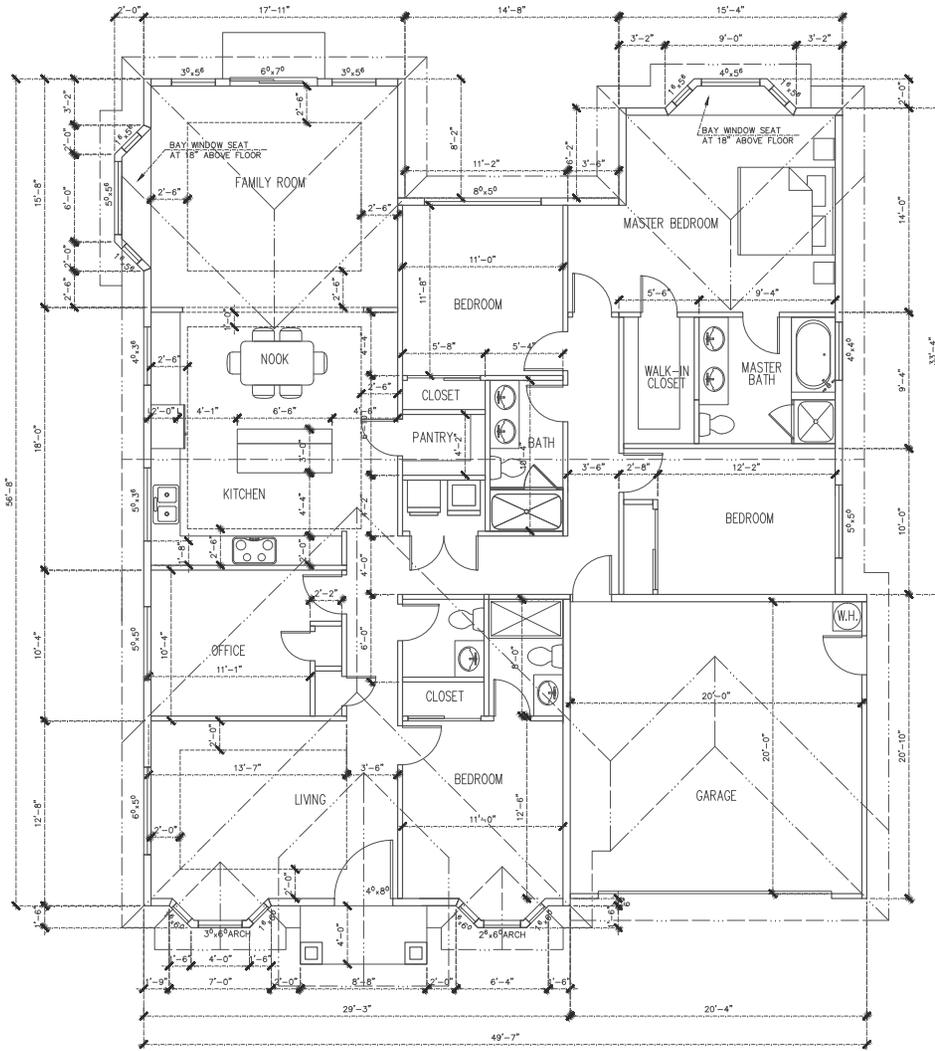
- A1= (29'-03" x 21'-04") = 624.00 SF.
- A2= (47'-11" x 27'-02") = 1301.74 SF.
- A3= (17'-11" x 08'-02") = 146.32 SF.
- A4= (15'-04" x 06'-02") = 94.55 SF.
- A5= (05'-06" x 01'-06") = 8.25 SF.
- A6= (04'-06" x 01'-06") = 6.75 SF.
- TOTAL = 2181.61 SF.

**FRONT PORCH AREA CALCULATIONS:**

P= (04'-00" x 08'-08") = 34.69 SF.

**GARAGE AREA CALCULATIONS:**

G= (20'-04" x 20'-10") = 423.61 SF.



**FLOOR PLAN**  
1/4" = 1'-0"

REVISIONS	BY

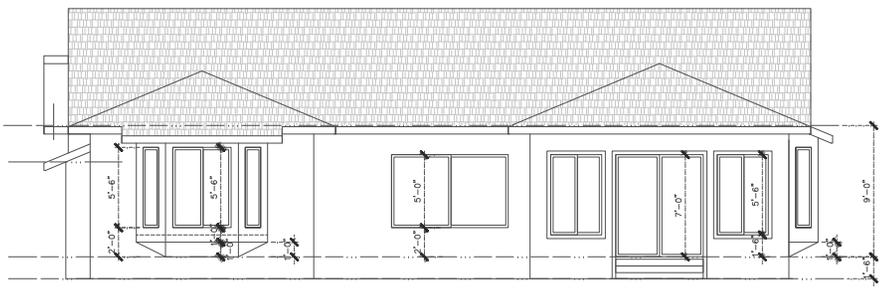
New Home for:  
GE & YUAN Residence  
2375 Cimarron Drive  
Santa Clara, CA 95051  
**FLOOR PLAN**

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

**A3**

OF SHEETS

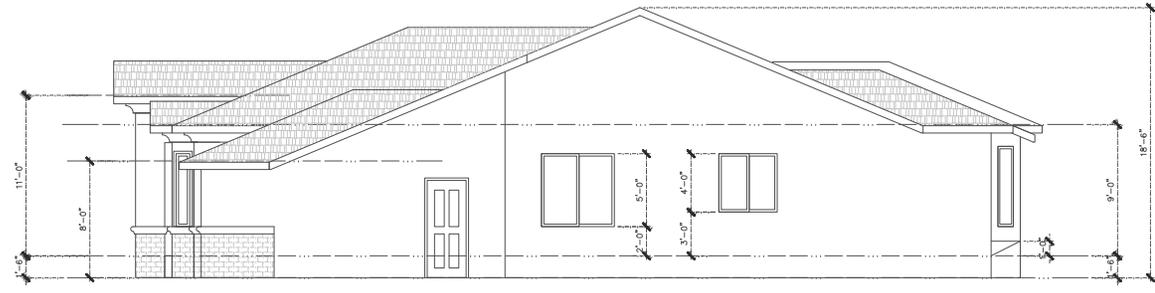
REVISIONS	BY



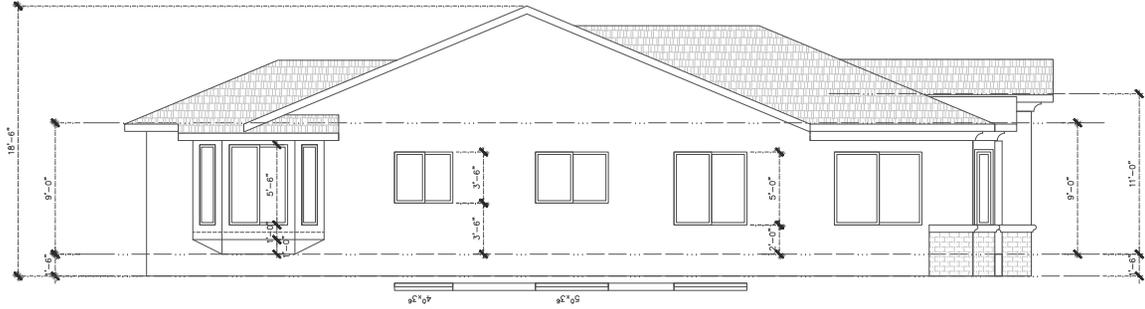
**REAR ELEVATION**  
1/4" = 1'-0"



**FRONT ELEVATION**  
1/4" = 1'-0"



**RIGHT SIDE ELEVATION**  
1/4" = 1'-0"

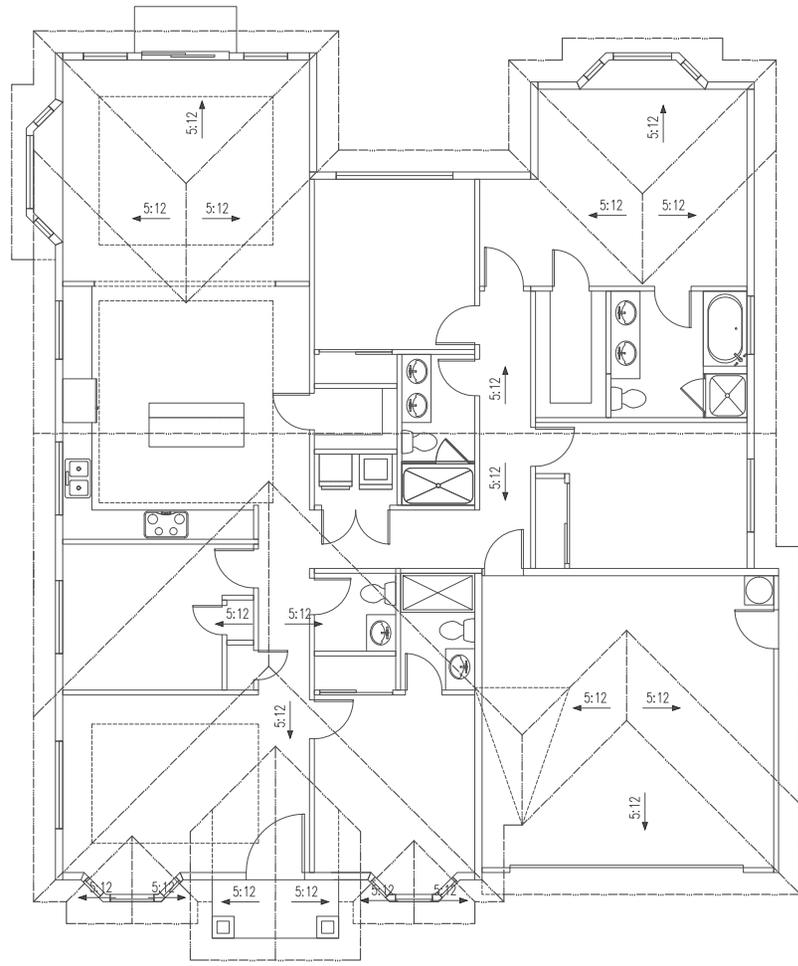


**LEFT SIDE ELEVATION**  
1/4" = 1'-0"

New Home for:  
GE & YUAN Residence  
2375 Cimarron Drive  
Santa Clara, CA 95051  
**ELEVATIONS**

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

**A4**  
OF SHEETS



**ROOF PLAN**  
 1/4" = 1'-0"

REVISIONS	BY

New Home for:  
 GE & YUAN Residence  
 2375 Cimarron Drive  
 Santa Clara, CA 95051  
**ROOF PLAN**

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

**A5**  
 OF SHEETS



# PLANNING APPLICATION

CITY OF SANTA CLARA, PLANNING DIVISION

1500 Warburton Avenue, Santa Clara, California 95050

(408) 615-2450 Fax: (408) 247-9867

E-mail [Planning@santaciaraca.gov](mailto:Planning@santaciaraca.gov)

Website: [www.santaciaraca.gov](http://www.santaciaraca.gov)

### APPLICATION FOR:

(Please check all applicable boxes)

- VARIANCE
- USE PERMIT
- ZONING CHANGE
- TENTATIVE MAP
- TENTATIVE PARCEL MAP
- LOT LINE ADJUSTMENT
- MODIFICATION
- SPECIAL PERMIT
- HISTORICAL & LANDMARKS COMMISSION
- GENERAL PLAN AMENDMENT
- OFF-SITE PARKING PERMIT
- (OTHER):

### ARCHITECTURAL REVIEW FOR:

- RESIDENTIAL
- NON-RESIDENTIAL
- MIXED-USE
- LANDSCAPE
- SIGNS
- TEMPORARY SIGNS

### FOR PLANNING STAFF USE ONLY

Checked in by: _____ on _____
Fee: _____ Receipt number: _____
PCC-SC meeting date: _____
Tentative Commission date: _____
Tentative AC meeting date: _____
File number(s): _____

### ENVIRONMENTAL REVIEW:

- EXEMPT
- NEG DEC
- EIR

Fax to: \_\_\_\_\_

Fax #: \_\_\_\_\_

Project Address: 2375 CIMARRON DRIVE

County Assessor's Parcel Number (APN): 224 - 37 - 015

Building area: 2640 square feet

Gross lot area: 6600 SF acres / square feet

Development Project Description: DEMO EXISTING ONE-STORY HOME AND BUILD NEW ONE-STORY HOME WITH 5 BEDROOMS AND 3.5 BATHROOMS

### Hazardous Wastes and Substances Statement (Calif. Gov. Code 65962.5):

This site is not included on the Hazardous Wastes and Substances Sites List

This site is on the Hazardous Wastes and Substances Sites List.

(Copies of the applicable Lists are available online at these addresses:

<https://www.envirostor.dtsc.ca.gov/public/> and <https://geotracker.waterboards.ca.gov/>)

Date of list: \_\_\_\_\_

Regulatory ID #: \_\_\_\_\_

Urban Runoff Pollution Prevention Program (URPPP) information provided to applicant (C3 data form)

Please print all information legibly, including correct zip code.

Applicant: KENNY LUU Mailing address: \_\_\_\_\_ Day phone: \_\_\_\_\_

Company: \_\_\_\_\_ City: \_\_\_\_\_ Zip code: \_\_\_\_\_

Signature: Kenny Luu E-Mail: KENNYLUU123@YAHOO.COM

Property Owner: Guangchao Yuan Mailing address: 2375 Cimarron Drive Day phone: 919-389-7240

Company: \_\_\_\_\_ City: Santa Clara Zip code: 95051

Signature: Guangchao Yuan E-Mail: gyuan.ncsu@gmail.com

NOTE: Please attach the names and full addresses, including zip codes, of all other involved parties to which you would like agendas and minutes sent.

### Statement of justification for the above APPLICATION:

This statement will be included in the staff report to the Planning Commission; a separate statement may be attached, if necessary): Contact staff for assistance on preparing a statement.

### Tentative Map / Tentative Parcel Map / Lot-Line Adjustment application only:

Engineering firm: \_\_\_\_\_ Engineer's name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_ Engineer's signature \_\_\_\_\_

**TO BE COMPLETE, IN ADDITION TO FILING THE APPROPRIATE APPLICATION FEES AND ANY REQUIRED ENVIRONMENTAL INFORMATION, THE FOLLOWING PLANS AND ADDITIONAL INFORMATION MUST ACCOMPANY THE PLANNING APPLICATION, BASED UPON THE TYPE OF REQUEST BEING MADE:**

Note: All submittals must be black line drawings. Please provide only one copy of the required plans in color, if applicable. All plans shall be folded, except plans over 20 sheets, which must be rolled individually.

<u>TYPE OF APPLICATION REQUEST</u>	<u>REQUIRED MATERIALS TO BE SUBMITTED (stapled and collated)</u>
VARIANCE, USE PERMIT, or ZONING CHANGE.....	10 COPIES of B; 10 COPIES of C; 10 COPIES of D; 1 COPY of A
MODIFICATION.....	4 COPIES of B; 4 COPIES of C; 4 COPIES of D
TENTATIVE MAP, TENTATIVE PARCEL MAP, or LOT-LINE ADJUSTMENT.....	10 COPIES of B; One (1) 8 1/2" x 11" reduction of B
HISTORICAL and LANDMARKS COMMISSION.....	4 COPIES of D; One (1) copy of A
SPECIAL PERMIT, GENERAL PLAN AMENDMENT, or TEMPORARY SIGN PERMIT, OFF-SITE PARKING PERMIT	(See Planning Division Personnel)

**Architectural Review for:**

SINGLE-FAMILY RESIDENTIAL... <input checked="" type="checkbox"/>	4 COPIES of D
RESIDENTIAL, NON-RESIDENTIAL, or MIXED-USE.....	10 COPIES of B; 10 COPIES of C; 10 COPIES of D
LANDSCAPING.....	4 COPIES of E
SIGNS.....	4 COPIES of B; 4 COPIES of L

**REQUIRED ADDITIONAL APPLICATION MATERIALS:**

- A non-refundable filing fee must accompany this application, when applicable; checks payable to the City of Santa Clara.
- Extra copies of these materials and/or additional information, such as photos or exterior-surface-material samples, may be requested by staff based upon pre-application discussions or upon review of application.
- All applications and materials, including reductions, must be LEGIBLE in order for the application to be deemed complete.
- Electronic copy of complete plan set submitted on a USB drive.
- A completed PCC submittal checklist for ALL projects going to **Project Clearance Committee (PCC)**
- 10 copies of the completed PCC submittal checklist.
- An application may be deemed incomplete and its review delayed if any of the required materials are not provided.

*\*An application may be deemed incomplete and its review delayed if any of the required materials are not provided.*

**REQUIRED PLANS:**

See the PCC submittal checklist for required information to be shown on all plan sheets.

- A.  One 8 1/2" X 11" reduction of the full plan set.
- B.  Fully dimensioned **SITE PLAN**
- C.  Fully dimensioned **FLOOR PLANS**
- D.  Fully dimensioned **ELEVATIONS**
- E.  Fully dimensioned **LANDSCAPE SITE PLAN and PLANTING PLAN**
- F.  **Green Building Checklist**
- G.  **Engineering Division Plan Requirements**
- H.  **Utility Department Plan Requirements**
- I.  **Fire Department Plan Requirements**
- J.  **Street Department Plan Requirements**
  - Completed C.3. data form
  - 3rd party verification letter for C.3 plan proposal
- K.  **Parks and Recreation Department Requirements**
- L.  **Fully dimensioned SIGN ELEVATIONS, if applicable, showing:**
  - Each sign, existing and proposed, showing materials and colors
  - The building face or marquee with proposed signs attached (except for free-standing signs)
  - Square footage of all existing and proposed signs

**REQUIRED PLANS AND APPLICATION MATERIALS FOR A SINGLE-FAMILY RESIDENCE:**

- M.  Property owner signed and completed planning application
- N.  All required fees paid
- O.  Plan set (fully dimensioned and to scale) including, but not limited to:
  - Site Plans
  - Floor Plans
  - Elevations
- P.  Other additional information if requested