



# City of Santa Clara

## Meeting Agenda

### Development Review Hearing

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Wednesday, December 10, 2025

4:00 PM

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

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

- o Via Zoom:
- o <https://santaclaraca.zoom.us/j/92950218717>  
Meeting ID: 929 5021 8717
- o Phone: 1 (669) 900-6833

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

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

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

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

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

**25-1703** [Declaration of Procedures](#)

#### **CONSENT CALENDAR**



1.     **25-1695**   [Development Review Hearing Meeting Minutes of November 19, 2025](#)

**Recommendation:** Approve the Development Review Hearing Meeting Minutes of the November 19, 2025, Meeting.

### **PUBLIC PRESENTATIONS**

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

### **GENERAL BUSINESS**

2.     **25-1682**   [Public Hearing: Action of an Architectural Review \(PLN25-00295\) for a 621 Square Foot First Floor Addition and a 397 Square Foot Second Floor Addition to an Existing Two-Story 2,081 Square Foot Single-Family Residence with a 500 Square Foot Attached Garage on a 7,351 Square Foot Lot at 2892 Mesquite Drive. CEQA Status: Exempt from CEQA per Section 15332. Continued from the November 19, 2025, Development Review Hearing.](#)

**Recommendation:** **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot at 2892 Mesquite Drive, subject to findings and conditions of approval.



3.      25-1638   [Public Hearing: Architectural Review \(PLN25-00443\) for the like-for-like replacement of windows for a property on the Historic Resource Inventory Located at 1310 Homestead Road. CEQA Status: Exempt from CEQA per Section 15331 of the CEQA Guidelines \(Class 31 - Historical Resource Restoration / Rehabilitation\).](#)

**Recommendation:** Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration / Rehabilitation) and **Approve** the Architectural Review for the removal and replacement of existing windows on a Historic Resources Inventory (HRI) residence, located at 1310 Homestead Road, subject to the findings and conditions of approval.

#### **ADJOURNMENT**

*The next regular scheduled meeting is on January 14, 2026 at 6 p.m. in the Council Chambers and via Zoom.*



## MEETING DISCLOSURES

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

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

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

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.





# City of Santa Clara

1500 Warburton Avenue  
Santa Clara, CA 95050  
[santaclaraca.gov](http://santaclaraca.gov)  
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## Agenda Report

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**25-1703**

**Agenda Date: 12/10/2025**

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The Hearing Officer for this agenda will be Sheldon Ah Sing on behalf of and delegated by the Director of Community Development Afshan Hamid.

The hearing procedure and order of input will be as follows:

1. Each project will be identified as described on the agenda.
2. For those items on the Consent Calendar, the Hearing Officer will ask if anyone wishes to speak on the item. If a separate discussion is warranted, the item will be moved to the Public Hearing portion of the agenda. If a separate discussion is not needed, the item will remain on the Consent Calendar for approval.
3. For those items listed under Public Hearing, staff will provide a brief report.
4. The applicant or their representative will have up to five minutes to speak at the microphone and should identify themselves by stating their name for the record.
5. After the applicant or their representative has spoken, any member of the public who wishes to speak on the item may provide testimony, up to two minutes per speaker, either for or against the project. All speakers are required to state their name for the record.
6. Following comments from the public, the applicant may make additional remarks for up to five minutes.
7. The Hearing Officer will then close the public hearing, and may ask staff to answer questions, respond to comments made by the applicant or the public, or further discuss the item. The Hearing Officer will then take action on the item.

**If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.**

**The Hearing Officer's actions on agenda items are final unless appealed within seven calendar days.**





# City of Santa Clara

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

## Agenda Report

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25-1695

Agenda Date: 12/10/2025

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### REPORT TO DEVELOPMENT REVIEW HEARING

#### SUBJECT

Development Review Hearing Meeting Minutes of November 19, 2025

#### RECOMMENDATION

Approve the Development Review Hearing Meeting Minutes of the November 19, 2025, Meeting.





# City of Santa Clara

## Meeting Minutes

### Development Review Hearing

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11/19/2025

4:00 PM

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

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

**Development Review Officer Sheldon Ah Sing** called the meeting to order at 4:00 p.m.

[25-1639](#)

Declaration of Procedures

**Development Review Officer Sheldon Ah Sing** read the Declaration of Procedures.



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**REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES**

None.

**CONSENT CALENDAR**

1. [25-1616](#) Development Review Hearing Meeting Minutes of October 15, 2025

**Recommendation:** Approve the Development Review Hearing Meeting Minutes of the October 15, 2025, Meeting.

**Action:** Development Review Officer Sheldon Ah Sing approved the consent calendar.

**PUBLIC PRESENTATIONS**

None.

**GENERAL BUSINESS**

2. [25-958](#) Public Hearing: Determination of Consistency with the Adopted Mitigated Negative Declaration and Action on the Architectural Review (File # PLN24-00474) to Allow the Development of 142 Residential Units and Associated On- and Off-Site Improvements for the Property Located at 1400 Coleman Avenue. CEQA Status: Adopted Mitigated Negative Declaration.

**Recommendation:** **Determine** the project to be consistent with the adopted Initial Study/Mitigated Negative Declaration (IS/MND) and **Approve** the Architectural Review to allow the development of 142 residential units and associated on-and off-site improvements for the property located at 1400 Coleman Avenue, subject to the findings and conditions of approval.

**Senior Planner Nimisha Agrawal** provided the staff presentation.

**Applicant Pamela Nieting** provided a presentation.

Public Comments: **None.**

**Action:** Development Review Officer Sheldon Ah Sing approved staff recommendation with added conditions: (1) that the stucco on the structures fronting Coleman Avenue be a smooth finish; (2) that the first floor will include a wall trellis feature for vegetation.



3. [25-1101](#) Public Hearing: Action on an Architectural Review (PLN25-00227) for a 959 Square Foot Second Story Accessory Dwelling Unit Addition to an Existing One-Story Single-Family Residence on a 5,724 Square Foot Lot at 749 Clara Vista Avenue. CEQA Status: Exempt from CEQA per Section 15332.

**Recommendation:** **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the construction of a 939 square foot second floor addition to create a 939 square foot second story Accessory Dwelling Unit in an existing one-story single-family residence on a 5,724 square foot lot at 749 Clara Vista Avenue, subject to findings and conditions of approval.

**Development Review Officer Sheldon Ah Sing** waived the staff presentation.

**Applicant Bahman Asgarzadeh Aval** contested the recorded square footage of the proposal stating the measurement was incorrect.

Public Comments: **None.**

Due to technical difficulties, the Zoom Webinar became nonresponsive and ended at 4:30 p.m. and was restarted shortly thereafter.

**Action: Development Review Officer Sheldon Ah Sing approved staff recommendation.**



4. [25-1564](#) Public Hearing: Action on the Architectural Review (PLN25-00355) for an 800 Square Foot Two Story Accessory Dwelling Unit to an Existing 2,069 Square Foot One-Story Residence located at 4939 Avenida De Los Arboles. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 -- New Construction or Conversion of Small Structures).

**Recommendation:** **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures), and **Approve** the Architectural Review for an 800-square-foot, two-story attached accessory dwelling unit (ADU), including a 105-square-foot second-story rear balcony, proposed at the rear of an existing 2,069-square-foot one-story residence.

**Development Review Officer Sheldon Ah Sing** waived the staff presentation.

**Designer Ryan Hua** was available for questions.

Public Comments: **None.**

**Action: Development Review Officer Sheldon Ah Sing approved staff recommendation.**

5. [25-1572](#) Public Hearing: Action on an Architectural Review (PLN25-00267) for the Demolition of an Existing Residential Building to Construct a 2,282 Square Foot Four-Bedroom, Three-Bathroom Two-Story Single-Family Residence with a 400 Square Foot Attached Garage on a 5,012 Square Foot Lot at 3037 Harding Avenue. CEQA Status: Exempt from CEQA per Section 15332.

**Recommendation:** **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the demolition of an existing residential building to construct a 2,282 square foot four-bedroom, three-bathroom two-story single-family residence with a 400 square foot attached garage on a 5,012 square foot lot at 3037 Harding Avenue, subject to findings and conditions of approval.

**Assistant Planner Alex Tellez** provided the staff presentation.

**Applicant Ramin Zohoor** was available for questions.

Public Comments: **None.**

**Action: Development Review Officer Sheldon Ah Sing approved staff recommendation.**



6. [25-1589](#) Public Hearing: Action on an Architectural Review (PLN25-00295) for a 621 Square Foot First Floor Addition and a 397 Square Foot Second Floor Addition to an Existing Two-Story 2,081 Square Foot Single-Family Residence with a 500 Square Foot Attached Garage on a 7,351 Square Foot Lot at 2892 Mesquite Drive. CEQA Status: Exempt from CEQA per Section 15332.

**Recommendation:** **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot at 2892 Mesquite Drive, subject to findings and conditions of approval.

**Assistant Planner Alex Tellez** provided the staff presentation.

**Applicant Fiona Wang** was online, but unable to respond to questions due to technical difficulties with the Zoom Webinar audio.

**Public Speakers:**

Due to ongoing audio technical difficulties, public speakers were informed that they would be given the opportunity to speak on this item at the next scheduled hearing.

**Action: Development Review Officer Sheldon Ah Sing continued the item date certain to the December 10, 2025 Development Review Hearing due to technical difficulties with the Zoom Webinar audio.**

**ADJOURNMENT**

The meeting adjourned at 5:01 p.m.

The next regular scheduled meeting is on Wednesday, December 10, 2025 at 6 p.m. in the City Hall Council Chambers.

The meeting recording is available on the City's website:  
<https://santaclara.legistar.com/calendar.aspx>



## MEETING DISCLOSURES

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## Agenda Report

25-1682

Agenda Date: 12/10/2025

### REPORT TO DEVELOPMENT REVIEW HEARING

#### SUBJECT

Public Hearing: Action of an Architectural Review (PLN25-00295) for a 621 Square Foot First Floor Addition and a 397 Square Foot Second Floor Addition to an Existing Two-Story 2,081 Square Foot Single-Family Residence with a 500 Square Foot Attached Garage on a 7,351 Square Foot Lot at 2892 Mesquite Drive. CEQA Status: Exempt from CEQA per Section 15332. Continued from the November 19, 2025, Development Review Hearing.

**File No.:** PLN25-00295

**Location:** 2892 Mesquite Drive

**Applicant:** Fiona Wang

**Owner(s):** Ling Zhou

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

#### PROJECT DATA

The Project Data and Compliance Table is included as Attachment 3.

#### POINTS FOR CONSIDERATION

- This item was heard at the November 19, 2025, Development Review Hearing (DRH) but due to technical difficulties with Zoom it was continued to allow for community feedback to be received.
- The November 19, 2025 DRH staff report is available as Attachment 2.
- Based on community feedback submitted prior to the November 19, 2025 DRH, the front first story addition breaks the prevailing development pattern of the subdivision and creates shadow and view impacts to the neighboring properties.
- Based on this feedback, the applicant is open to adding privacy screening to their kitchen window, hedges to the front and side yard, and a code compliant front fence.
- The changes mentioned above will help refine the proposal and get the project closer to being consistent with the City's Single-Family & Duplex Residential Design Guidelines. Staff offers the following comments and recommendations to further enhance the project design to meet the required Architectural Review findings:
  - The proposed design should minimize, to the extent possible, shading of the adjacent home and front yard. The proposal has, scale, shadow, view, and light impacts. The



development proposal shall adhere to the prevailing development pattern in the subdivision by providing a greater front setback on the proposed guest bedroom. The proposed guest bedroom shall have a reduced footprint to preserve the streetscape along the front and sight lines of the adjacent property.

This recommendation has been added to the Conditions of Approval and will be found in Attachment 4.

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

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

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



- The project is subject to the California Building Code and City Code requirements. Which serve to regulate new construction to protect public health, safety, and general welfare.

5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:*

- With adherence to condition P3 of the Conditions of Approval, the proposed construction is consistent with the City's Single-Family & Duplex Residential Design Guidelines (2014):
  - 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.
- The proposed construction complies with the R1-6L Zoning Districts development standards.
- The proposed construction complies with the intent of the Santa Clara General Plan and all its policies.

### CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 4.

### ENVIRONMENTAL REVIEW

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

### PUBLIC CONTACT

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

A public hearing notice was mailed to property owners within a 300-foot radius of the project site on November 26, 2025, to 67 owners/tenants. As of the writing of this report, planning staff has not received public comments for this application.

### RECOMMENDATION

**Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot at 2892 Mesquite Drive, subject to findings and conditions of approval.



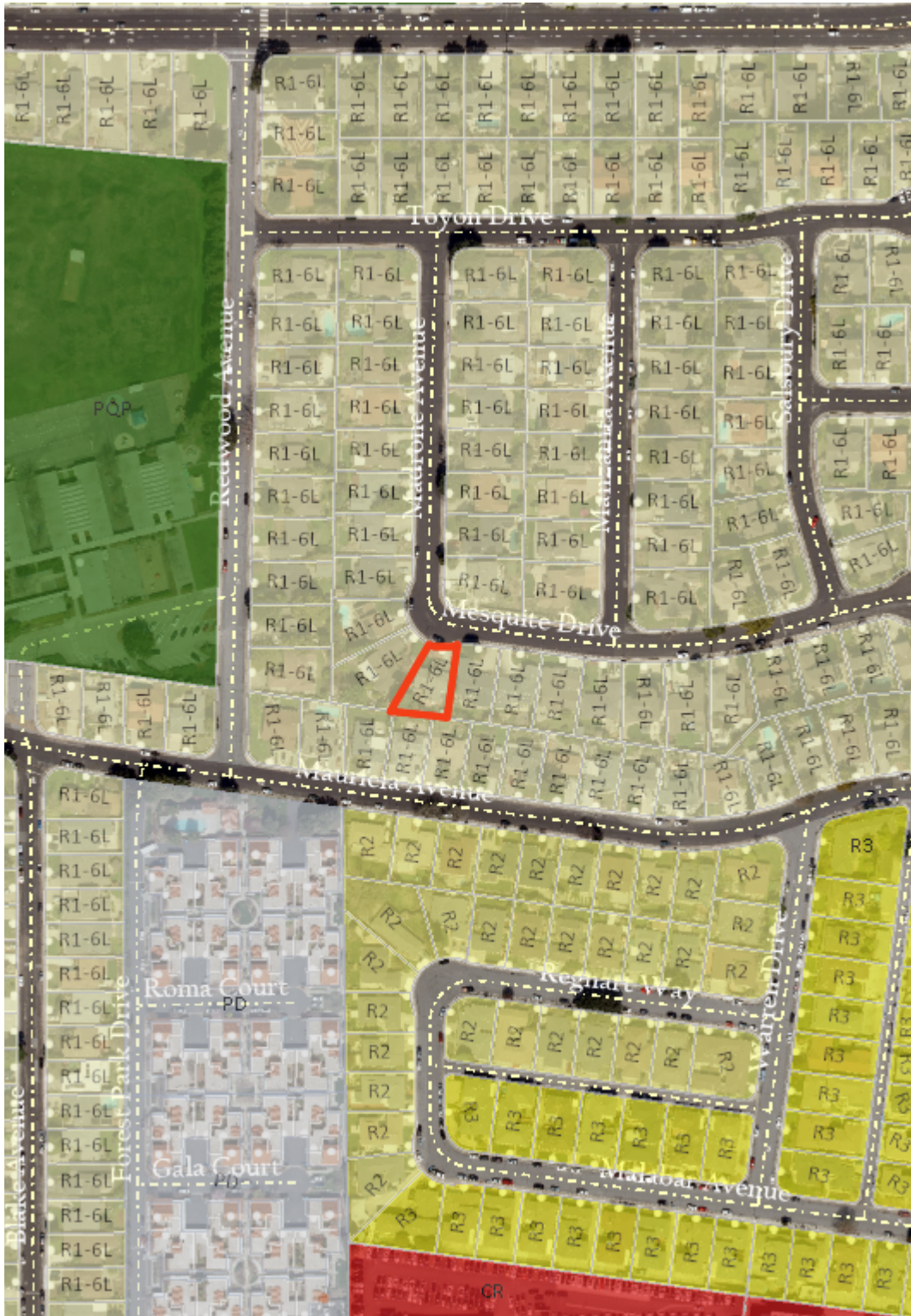
Prepared by: Alex Tellez, Assistant Planner, Community Development Department  
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

**ATTACHMENTS**

1. Vicinity Map
2. November 19, 2025 DRH Staff Report
3. Project Data and Compliance Table
4. Conditions of Approval
5. Development Plans




# Vicinity Map (Zoning) - 2892 Mesquite Drive



## Zoning

### Land Parcels

 CR - Commercial Regional

## Base Layers

### Site Addresses

 Place


 Single

 Utility

### Streets

### Land Parcels

 Land Parcels

 Common Areas

## Imagery2024

 Red: Band\_1

 Green: Band\_2

 Blue: Band\_3

## Notes:

PLN25-00295

10/29/2025 3:28:33 PM

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION





## Agenda Report

25-1589

Agenda Date: 11/19/2025

### REPORT TO DEVELOPMENT REVIEW HEARING

#### SUBJECT

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

**File No.:** PLN25-00295

**Location:** 2892 Mesquite Drive

**Applicant:** Fiona Wang

**Owner(s):** Ling Zhou

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

#### PROJECT DATA

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

#### POINTS FOR CONSIDERATION

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



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

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

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

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



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

### CONDITIONS OF APPROVAL

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

### ENVIRONMENTAL REVIEW

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

### PUBLIC CONTACT

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

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

### RECOMMENDATION

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



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

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

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

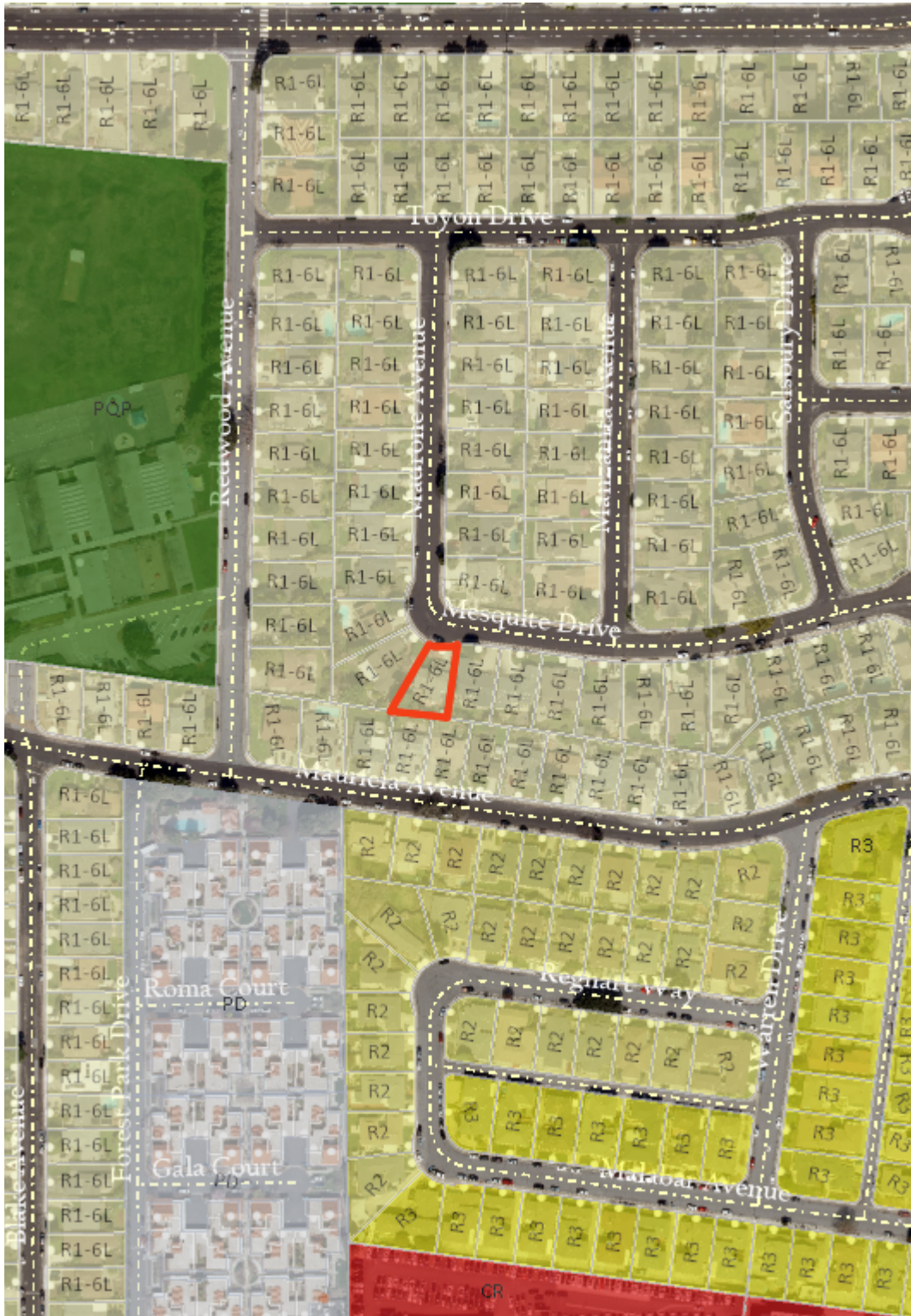
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

#### **ATTACHMENTS**

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




# Vicinity Map (Zoning) - 2892 Mesquite Drive



## Zoning

### Land Parcels

 CR - Commercial Regional

## Base Layers

### Site Addresses


 Place

 Single

 Utility

### Streets

### Land Parcels

 Land Parcels

 Common Areas

## Imagery2024

 Red: Band\_1

 Green: Band\_2

 Blue: Band\_3

## Notes:

PLN25-00295

10/29/2025 3:28:33 PM

0 200 400  
ft

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

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



**Attachment 2: Project Data/Compliance**

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

**Project Number: PLN25-00295**

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



## Conditions of Architectural Review Approval

### PLN25-00295/ 2892 Mesquite Drive

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

#### GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is November 26, 2027
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code, California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

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

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

#### DURING CONSTRUCTION

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



- P5. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- P6. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.
- E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

#### **OPERATIONAL CONDITIONS**

- P7. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.
- P8. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P9. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

#### **KEY:**

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)



**ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL**

*Permittee/Property Owner*

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

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

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

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

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

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



## GREEN BUILDING NOTES

### WATER EFFICIENCY AND CONSERVATION

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

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

### ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

### BUILDING MAINTENANCE AND OPERATION

6. AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER CGC 4.410.1

### ENVIRONMENTAL QUALITY

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

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

### POLLUTANT CONTROL

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

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

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

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

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

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

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

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

### INDOOR MOISTURE CONTROL

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

### INDOOR AIR QUALITY AND EXHAUST

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

### INSTALLER AND SPECIAL INSPECTOR QUALIFICATION

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

### VERIFICATION

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

## SCOPE OF WORK

### 1. ON THE FIRST FLOOR:

- 1) ADD ONE NEW BEDROOM AND ONE NEW BATHROOM IN THE FRONT YARD.
- 2) ADD NEW OFFICE IN THE REAR YARD.
- 3) RELOCATE KITCHEN.
- 4) REMOVE GARAGE PARTITION WALL.

### 2. ON THE SECOND FLOOR:

- 1) RECONFIGURE LAYOUT.
- 2) ADD NEW BATHROOM.

### 3. GENERAL:

- 1) RELOCATE FURNACE.
- 2) UPGRADE EXISTING ELECTRICAL METER FROM 100AMP TO 200AMP.
4. FINALIZING 4/25/19 INSPECTION CORRECTION NOTICE.

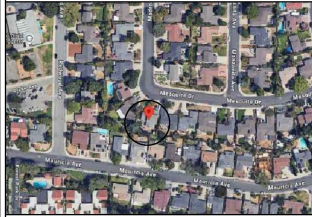
## SYMBOLS

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

## BLDG DATA

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

## VICINITY MAP



## SHEET INDEX

### ARCHITECTURAL

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

## RESIDENCE ADDITION

2892 Mesquite Dr, Santa Clara, CA 95051

APN: 296-31-032

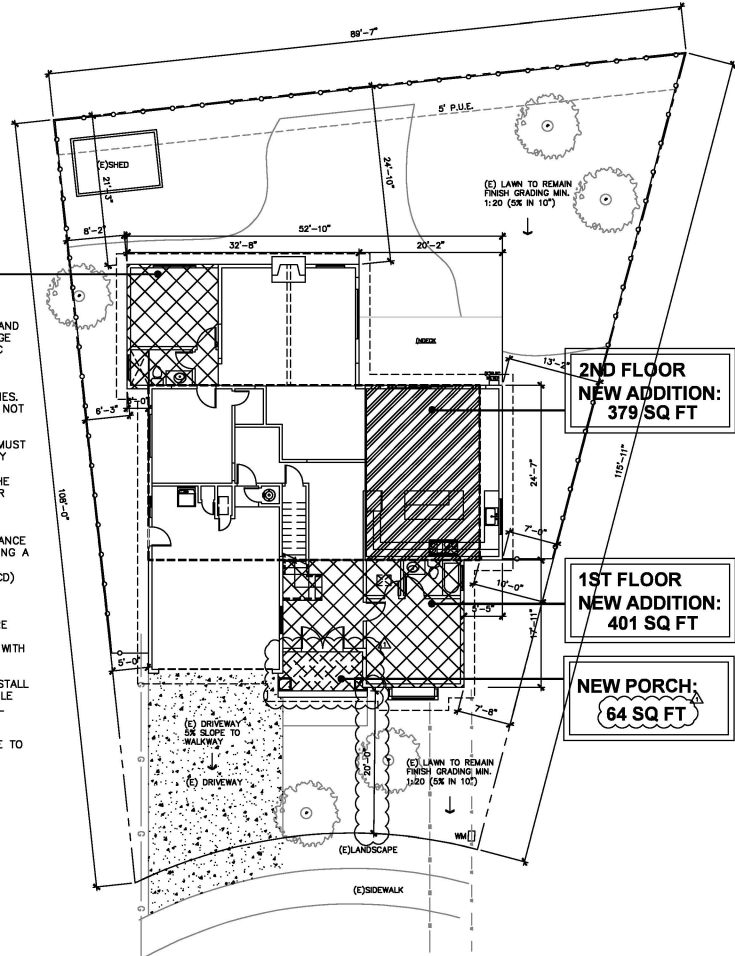
1ST FLOOR  
NEW ADDITION:  
220 SQ FT

### SITE NOTE

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

## LEGEND

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



PROPOSED SITE PLAN

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



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

RESIDENCE ADDITION  
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT:

SHEET TITLE :

TITLE SHEET  
PROPOSED  
SITE PLAN

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

SHEET NO. :

A1.1

OF SHEETS

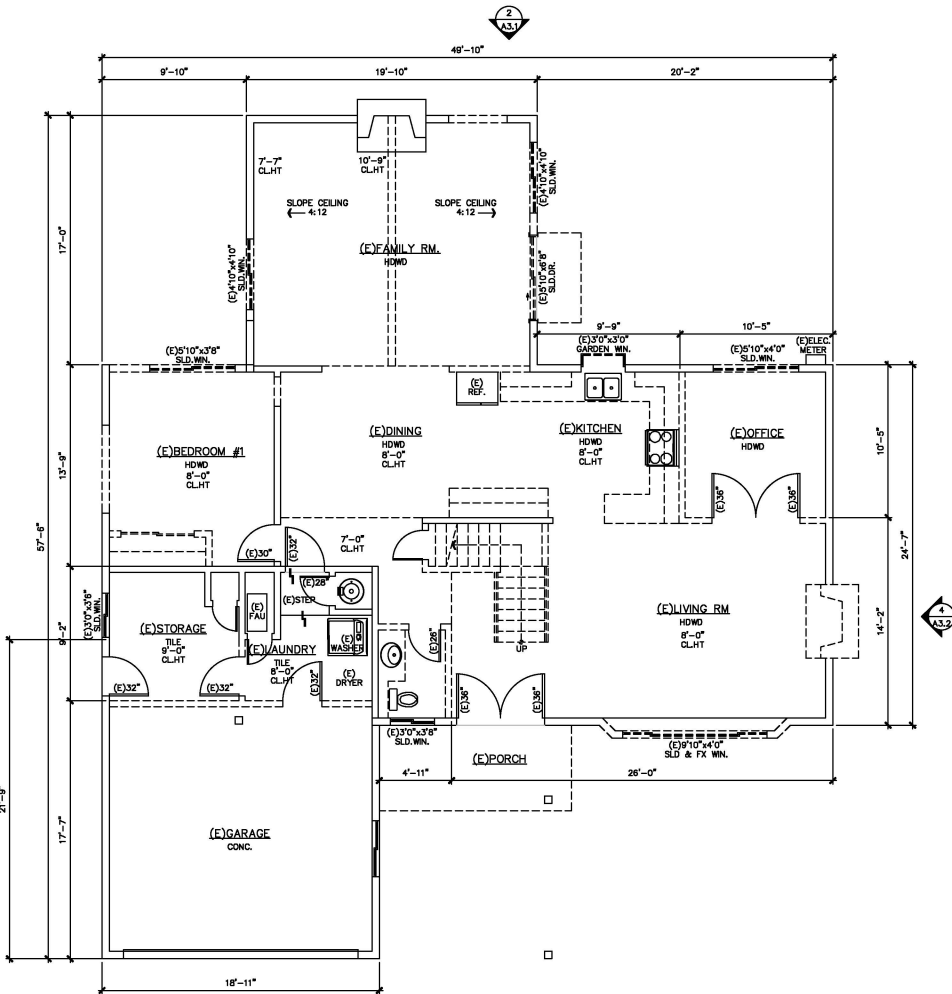






DEMOLITION NOTES

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



LEGEND

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

EXISTING 1ST FLOOR PLAN

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

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

PROJECT: RESIDENCE ADDITION  
2892 Mesquite Dr, Santa Clara, CA 95051

SHEET TITLE : DEMOLISH NOTES

DRAWN BY :	Fina Wong
REVIEWED BY :	-
DATE :	-
SCALE :	-
SHEET NO. :	A2.0
OF	SHEETS



NOTES TO WINDOW AND DOOR

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

NOTES TO BUILDING

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

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

NOTES TO BATHROOM

- TUB/SHOWER REQUIREMENTS
- FOLLOWING IS A LISTING OF THE GENERAL REQUIREMENTS BASED ON THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN), AND 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS. THIS BROCHURE IS INTENDED TO PROVIDE GENERAL INFORMATION, CONTACT THE BUILDING SAFETY DIVISION FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
1. THE MIXING VALVE IN A SHOWER (INCLUDING UNDER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120°F. THE WATER-FILLER VALVE IN BATHTUBS/WHIRLPOOLS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120°F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS. (2022 CPC 408.3, 409.4)
2. NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1.024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM. (2022 CPC 406.5, 406.6)
3. SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (2022 CRC 1210 AND CRC R307.2)
4. HYDRO-MASSAGE TUBS (I.E. JACUZZI TUBS) SHALL HAVE ACCESS TO THE MOTOR BE SUPPLIED BY A GFC PROTECTED DEREGULATED CIRCUIT, AND BE LISTED BY A RECOGNIZED TESTING AGENCY (I.E. UL). ALL METAL CARBS, FITTINGS, PIPING, OR OTHER METAL SURFACES, WITHIN 8 FEET OF THE TUB SHALL BE ATTACHED DIRECTLY TO STUDS, OVERLAPPED WITH MINIMUM 60% HYDRO-MASSAGE TUBS SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE. (2022 CPC 680.70)
5. UNDERLAYMENT MATERIAL USED AS BACKERS FOR WALL TILE OR SOLID SURFACE MATERIALS IN TUB AND SHOWER ENCLOSURES SHALL BE EITHER GLASS MAT/FIBER-REINFORCED GYPSUM BACKING PANELS (I.E. DENS-SHEILD, DENS ARMOR PLUS), NON-ASBESTOS FIBER-CEMENT/FIBER MAT BACK BOARD (I.E. HARDIBOARD, CEMENT BOARD). ALL MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WATER-RESISTANT GYPSUM BOARD (I.E. PURPLE BOARD) MAY BE USED WHEN ATTACHED DIRECTLY TO STUDS, OVERLAPPED WITH MINIMUM 6" BUILDING PAPER AND WIRE LATH. TILE SHALL BE ATTACHED TO THE WIRE LATH. (2022 CRC 3008 AND R702.4) SHOWER FLOORS SHALL BE LINED WITH AN APPROVED SHOWER PAN OR AN ON-SITE BUILT WATERTIGHT APPROVED LINING (I.E. HOT MPO). ON-SITE BUILT SHOWER LININGS SHALL EXTEND A MINIMUM OF 3 INCHES VERTICALLY UP THE WALL AND SHALL BE SLOPED 1/4" PER FOOT TO KEEP HOLES. (2022 CPC 408.7)
6. WHEN A CURB IS PROVIDED AT A SHOWER, IT SHALL BE A MINIMUM OF 1 INCH ABOVE THE SHOWER FLOOR AND BETWEEN 2 INCHES AND 8 INCHES ABOVE THE TOP OF THE DRAIN. A WATER-TIGHT NAILING FLANGE THAT EXTENDS A MINIMUM OF 1 INCH HIGH SHALL BE INSTALLED WHERE THE SHOWER FLOOR MEETS THE VERTICAL SURFACE OF THE SHOWER COMPARTMENT. THE FINISHED FLOOR OF THE SHOWER COMPARTMENT SHALL BE UNIFORMLY SLOPED BETWEEN 1/4" AND 3/8" PER FOOT TOWARDS TO THE DRAIN. (2022 CPC 408.5) WHERE A CURB IS NOT PROVIDED AT THE SHOWER COMPARTMENT, THE ENTIRE BATHROOM SHALL BE CONSIDERED A WET LOCATION. THE FLOORING IN THE ENTIRE BATHROOM SHALL COMPLY WITH THE WATER PROOFING REQUIREMENTS DESCRIBED ABOVE FOR SHOWER FLOORS (PREVIOUS BULLET) AND ALL LIGHTING FIXTURES SHALL BE APPROVED FOR WET LOCATIONS.

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

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

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

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

GREEN BUILDING

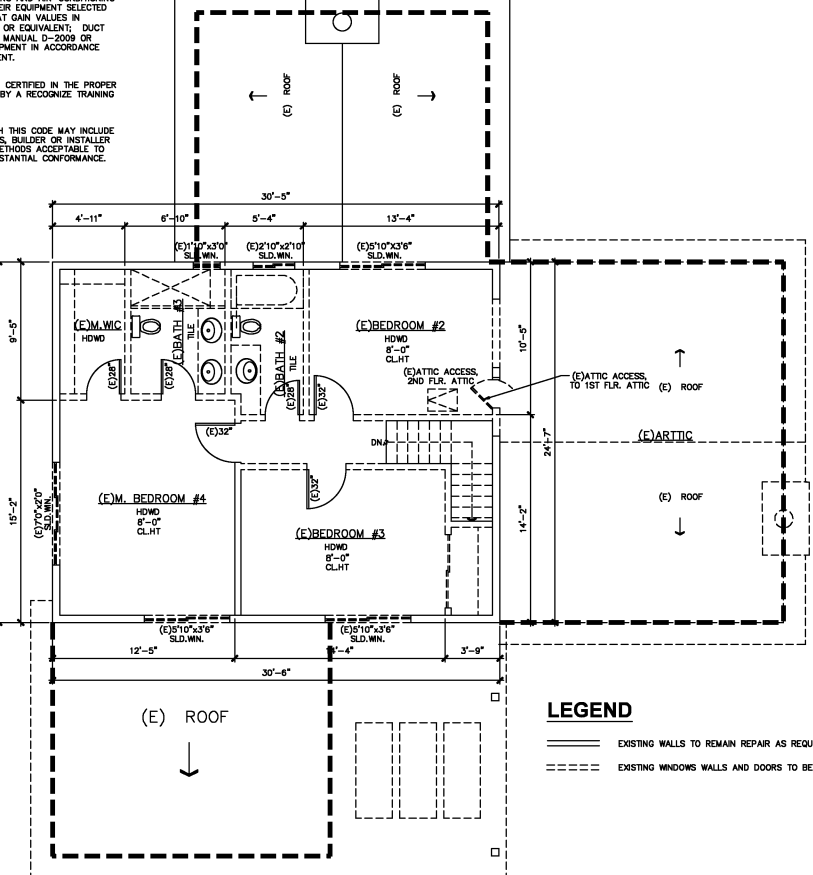
- WATER EFFICIENCY AND CONSERVATION
- PLUMBING FIXTURES (WATER CLOSURES AND URINALS) SHALL COMPLY WITH THE FOLLOWING:
1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSURES SHALL NOT EXCEED 1.28 GAL/FLUSH (COC 403.1.1)
2. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GAL/FLUSH (COC 403.1.2)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

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

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

NOTES TO THRESHOLDS & LANDINGS

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



LEGEND

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

EXISTING 2ND FLOOR PLAN

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

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

PROJECT: RESIDENCE ADDITION

2892 Mesquite Dr, Santa Clara, CA 95051

NOTES

EXISTING 2N FLOOR PLAN

DRAWN BY :	Final Work
REVIEWED BY :	-
DATE :	-
SCALE :	-
SHEET NO. :	A2.1
OF	SHEETS



## WALL LEGEND

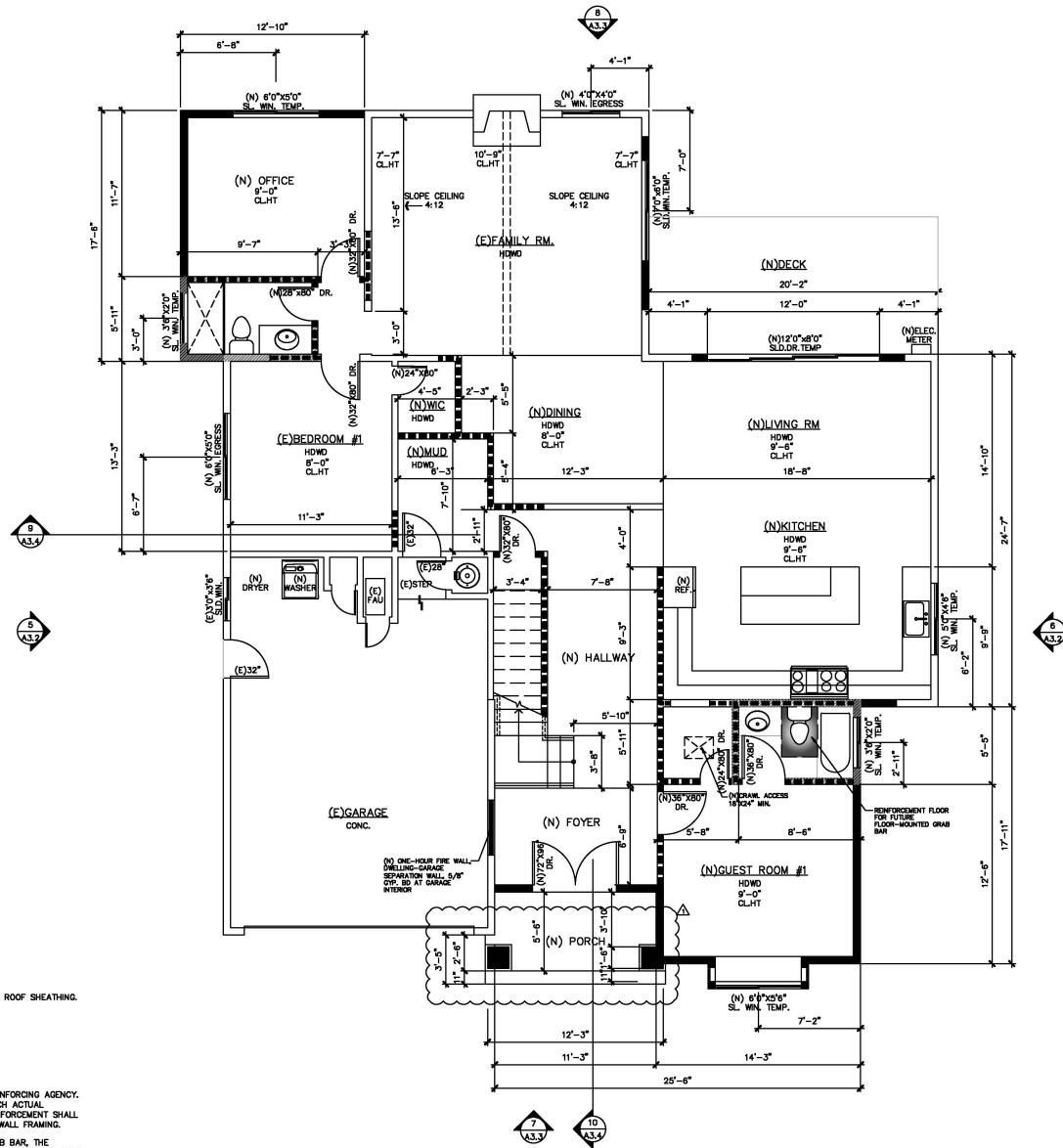
	EXISTING CONSTRUCTION TO REMAIN
	(N) FURRED WALL / COLUMN.
	NEW WOOD FRAMING WALL OUT OF 2X4 WOOD STUDS @ 16" O.C. AND IN THE EXTERIOR STUCCO 7/8" MIN. STUCCO O/ METAL LATH O/ TWO LAYERS OF GRADE 'D' BLDG. PAPER O/ PLYWOOD.
	NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES
	NEW 2X4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

## ONE-HOUR RATED WALL NOTE:

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

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

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



## PROPOSED FLOOR PLAN

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



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

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

PROJECT:

SHEET TITLE :

## PROPOSED 1ST FLOOR PLAN

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

SHEET NO. :

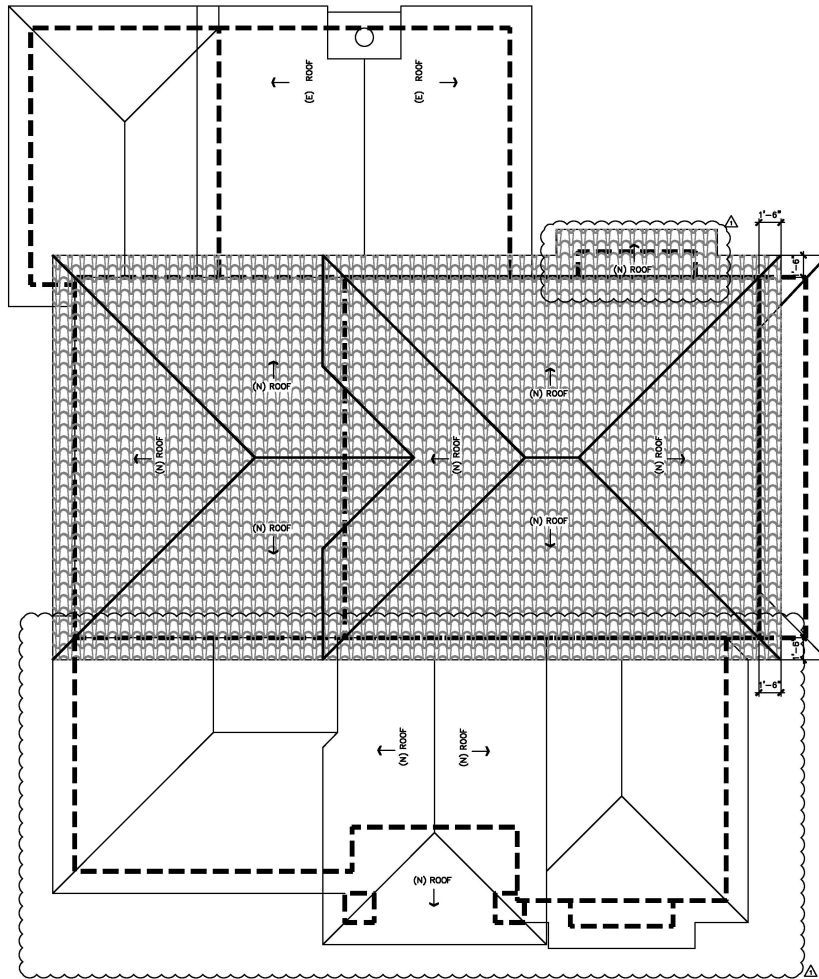
A2.2

OF SHEETS

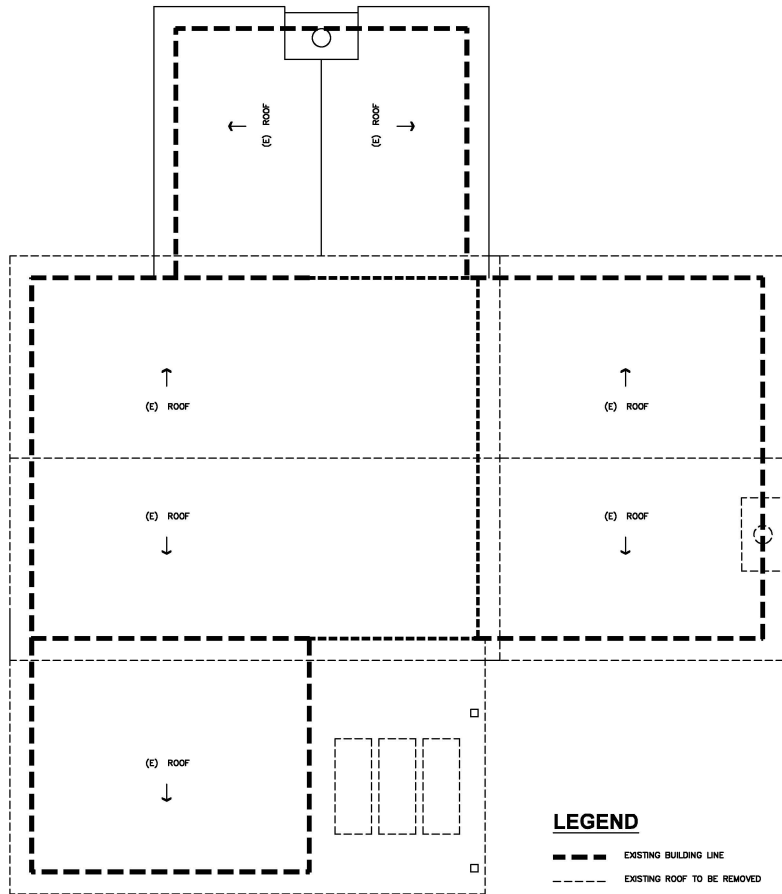








**PROPOSED ROOF PLAN**  
SCALE : 1/4" = 1'-0"



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

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

**PROJECT:**

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

**SHEET TITLE :**

**EXISTING & PROPOSED ROOF**

**DRAWN BY :** *Fima Wong*

**REVIEWED BY :** -

**DATE :** -

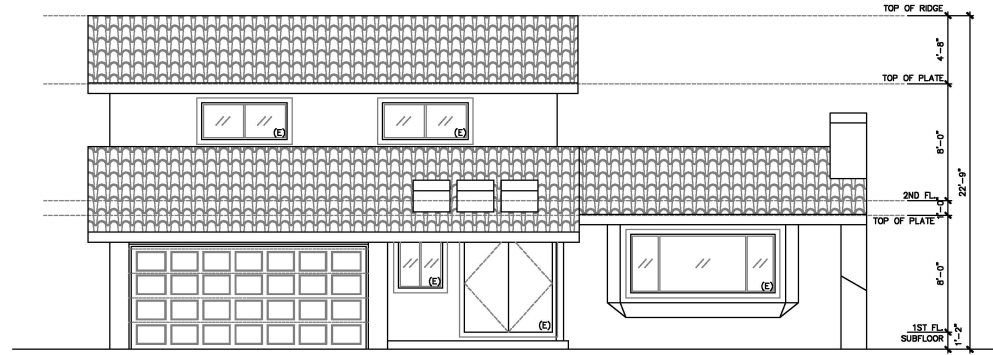
**SCALE :** -

**SHEET NO. :**

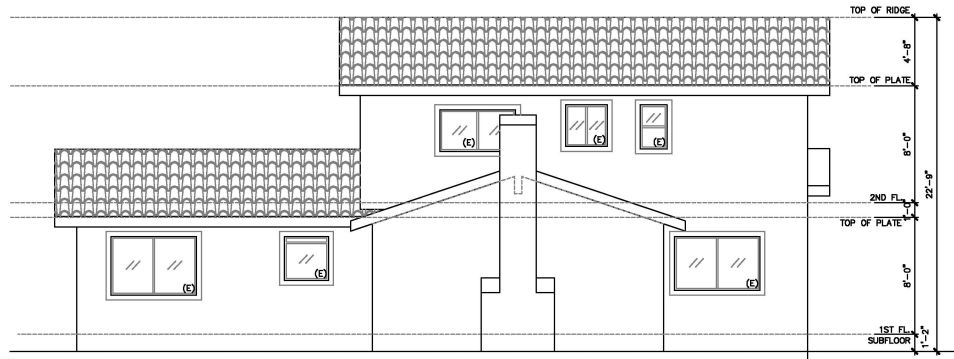
**A2.4**

OF SHEETS

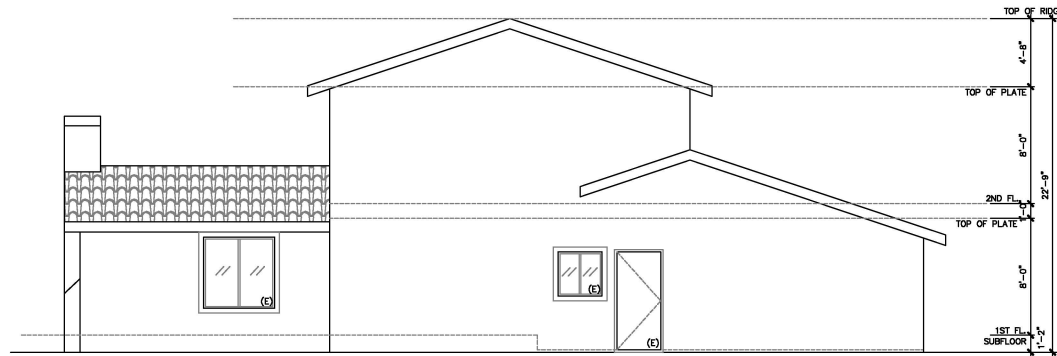




**1 NORTH EXISTING ELEVATION**  
SCALE : 1/4" = 1'-0"



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



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

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

PROJECT:

RESIDENCE ADDITION

2892 Mesquite Dr, Santa Clara, CA 95051

SHEET TITLE :

EXISTING ELEVATIONS

DRAWN BY : *Fima Wong*

REVIEWED BY : -

DATE : -

SCALE : -

SHEET NO. :

A3.1

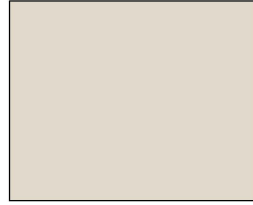
OF SHEETS





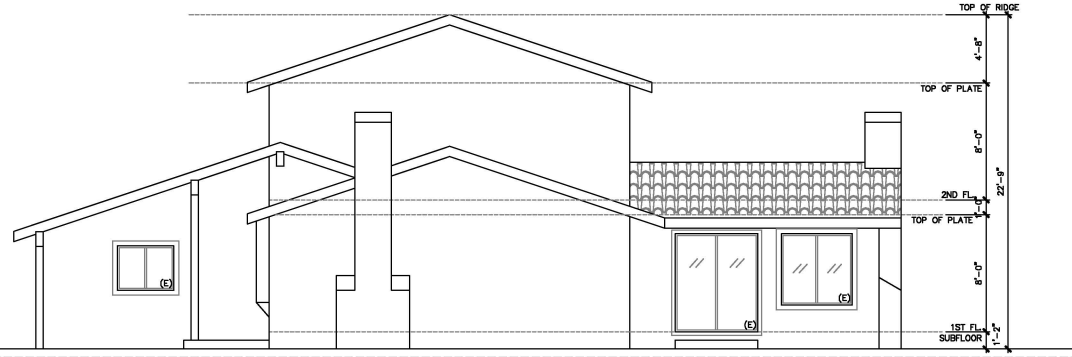
R1

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



C1

BEHR  
MASONRY STUCCO & BRICK PAINTS  
MISTY COVE MS-68\*



4

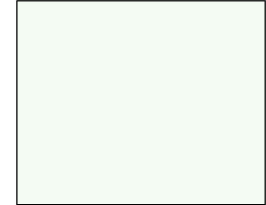
### WEST EXISTING ELEVATION

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



C2

BEHR  
MASONRY STUCCO & BRICK PAINTS  
MOUNTAIN SUMMIT MS-47\*



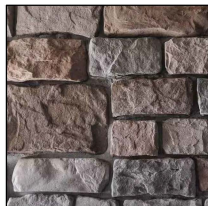
C3

BEHR  
OIL-BASE & ENAMELS URETHANE ALKYD  
WHITE 7900 (URETHANE ALKYD SATIN)

5

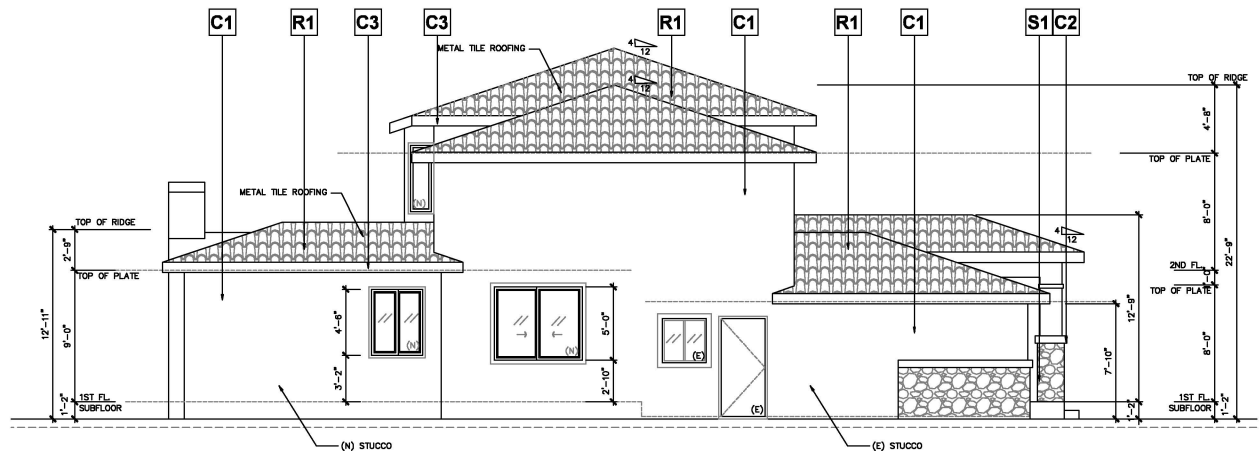
### WEST PROPOSED ELEVATION

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



S1

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



6

### EAST PROPOSED ELEVATION

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

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

PROJECT:

SHEET TITLE:

**PROPOSED ELEVATIONS**

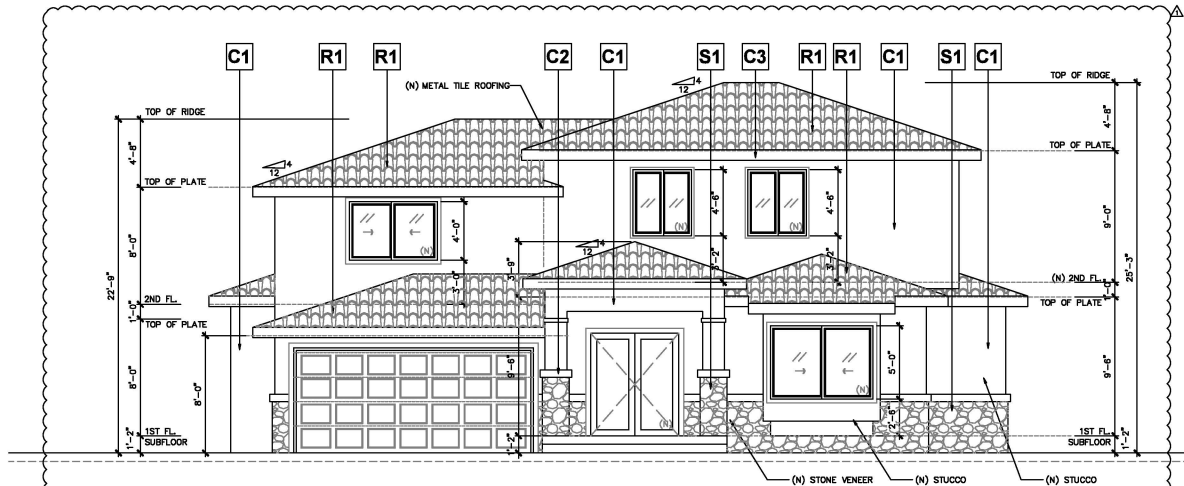
DRAWN BY: *FinaWan*  
REVIEWED BY: -  
DATE: -  
SCALE: -

SHEET NO.:

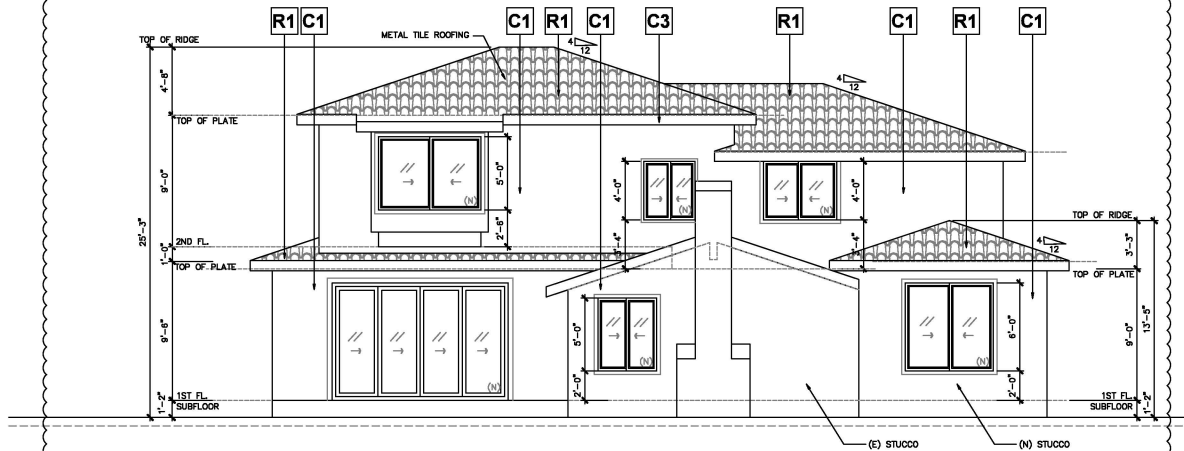
**A3.2**

OF SHEETS





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



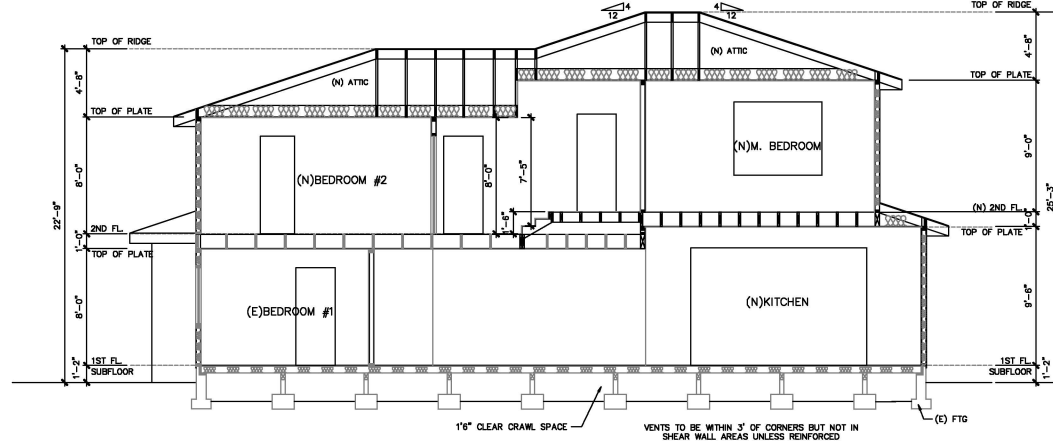
**8 NORTH PROPOSAL ELEVATION**  
SCALE : 1/4" = 1'-0"

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

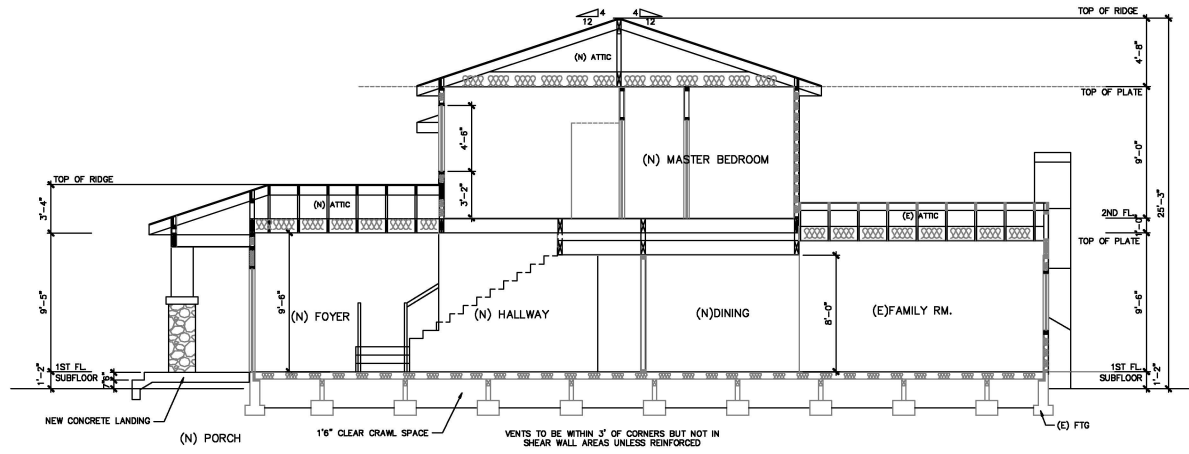
PROJECT:	<b>RESIDENCE ADDITION</b> 2892 Mesquite Dr, Santa Clara, CA 95051
<b>PROPOSED ELEVATIONS</b>	

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





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



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

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

**PROJECT:**

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

**SHEET TITLE :**

**PROPOSED SECTIONS**

**DRAWN BY :** Fina Wong

**REVIEWED BY :** -

**DATE :** -

**SCALE :** -

**SHEET NO. :**

**A3.4**

**OF** **SHEETS**



# City of Santa Clara

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

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

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

**BUILDING TYPE:** 4 **MANUALLY SPECIFIED**  
**ALTERATION:** 1 **MANUALLY SPECIFIED**  
**BASED ON:** 1 **MANUALLY SPECIFIED**

Feature or Measure	Yes
<b>3 SITE DEVELOPMENT (CBC 4.106)</b>	<input type="checkbox"/>
<b>Storm water drainage and retention during construction.</b> A plan shall be developed and submitted that be implemented to manage storm water runoff during construction and prevent it from entering buildings or public areas.	<input checked="" type="checkbox"/>
<b>Grading and paving.</b> Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings per CBC 4.106.1.1.	<input checked="" type="checkbox"/>
<b>Electric vehicle (EV) charging for new one- and two-family dwellings.</b> The capacity 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 CBC 4.106.4.2.1 shall be provided for each parking space at 100% of the total parking spaces at site 4.106.4.2.1, whichever is more stringent.	<input checked="" type="checkbox"/>
<b>110 Electric Outlet at Bicycle Parking:</b> All multifamily residential developments shall include secured bicycle parking with electric vehicle charging stations for each bicycle parking space.	<input type="checkbox"/>
<b>Location:</b> EVCharging shall be located adjacent to an accessible parking space, and/or on an accessible route, per CBC 4.106.4.2.1.	<input type="checkbox"/>
<b>Dimension:</b> EVCharging ready spaces or EVCharging shall be minimum 15 ft long and 2 ft wide. On one 15'x25' parking spaces, or less than that one, shall have at 8 ft wide access aisle. A 5 ft wide minimum space shall be permitted for the minimum width of the 15 ft x 25 ft surface. Surface slope for the EV space and the aisle shall not exceed 2.08% slope in any direction, per CBC 4.106.4.2.1.1.	<input type="checkbox"/>
<b>Location:</b> EVCharging ready spaces and EVCharging spaces shall comply with the accessibility provision for the Americans with Disabilities Building Chapter 11A (Section 1100A) and Chapter 11B, per CBC 4.106.4.2.1.2.	<input type="checkbox"/>
<b>EV Ready Space Signage</b> EV ready spaces shall be identified by signage or pavement markings, in compliance with California Traffic Operations and Design, in the state of California Vehicle Signs and Pavement Markings (or its successors), per CBC 4.106.4.2.1.3.	<input type="checkbox"/>
<b>Automatic load management system (ALMS)</b> shall be installed to increase the number of EV chargers or the number of vehicle spaces that may be occupied. The ALMS shall not allow for loading less electrical panel capacity than would be required without ALMS, per CBC 4.106.4.2.2 as amended by CBC 2022.1.	<input type="checkbox"/>

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

**Electric, mobile (EV) charging for additions or alterations of parking facilities serving existing multifamily buildings.** Electric metering devices are needed, or electrical systems or wiring of existing facilities may need to be altered or abated and the work requires a building permit, minimum 10% total additional electric capacity. Electric vehicle charging stations are available at supporting future Level 2 electric vehicle supply equipment (EVSE) per CEC 4106 4.3. The service panel or subpanel circuit directory shall identify the equipment protective device (circuit breaker) protecting the EVSE and be labeled "EV CAPABLE".

**ENERGY EFFICIENCY (CEC 4.201)**

**California Energy Code.** The building a construction shall meet or exceed the requirements of the 2022 California Building Energy Efficiency Standards per CEC 4.201.

**WATER EFFICIENCY AND CONSERVATION**

**INDOOR WATER USE (CEC 4.303)**

**Water conserving plumbing fixtures and fittings.** Plumbing fixtures, faucets, showerheads and all other fittings (faucets, showerheads, pre-rinse spray valves, etc.) shall comply with the performance requirements of CEC 4.303.1.1 through 4.303.1.4.

**Water shutoffs.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush, per CEC 4.303.1.1.

**Urinals.** The effective flush volume of wall-mount urinals shall not exceed 0.125 gallons per flush, and all other urinals shall not exceed 0.5 gallons per flush, per CEC 4.303.1.2.

**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 program, per CEC 4.303.1.3.

**Residential lavatory faucets.** The flow rate shall not be more than 1.2 gallons per minute at 80 psi, and not less than 0.6 gallons per minute at 20 psi (CEC 4.303.1.4).

**Lavatory faucets in common and public areas.** The flow rate shall not exceed 0.5 gallons per minute at 80 psi (CEC 4.303.1.4).

**Mating Faucets.** The flow rate shall not deliver more than 0.2 gallons per cycle (CEC 4.303.1.4.3).

**Kitchen Faucets.** The flow rate shall not exceed 1.0 gallons per minute at 80 psi (CEC 4.303.1.4.4).

**Pre-rinse Spray Valves.** When installed, shall meet the requirements of Title 20 of the California Code of Regulations and shall be tested and certified to the performance criteria of the U.S. EPA WaterSense program, per CEC 4.303.1.5.

**Submersers for multifamily buildings and dwelling units in mixed-use residential/commercial buildings.** Submersers shall be installed to measure water usage of individual rental dwelling units in accordance with the California Water Meter Code, per CEC 4.303.1.6.

**Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code per CEC 4.303.1.7.

**OUTDOOR WATER USE (CEC 4.304)**

**Outdoor water use and 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 County Code Section 15.115, 16.000, 16.001, 16.002, 16.003, 16.004, 16.005, 16.006, 16.007, 16.008, 16.009, 16.010, 16.011, 16.012, 16.013, 16.014, 16.015, 16.016, 16.017, 16.018, 16.019, 16.020, 16.021, 16.022, 16.023, 16.024, 16.025, 16.026, 16.027, 16.028, 16.029, 16.030, 16.031, 16.032, 16.033, 16.034, 16.035, 16.036, 16.037, 16.038, 16.039, 16.040, 16.041, 16.042, 16.043, 16.044, 16.045, 16.046, 16.047, 16.048, 16.049, 16.050, 16.051, 16.052, 16.053, 16.054, 16.055, 16.056, 16.057, 16.058, 16.059, 16.060, 16.061, 16.062, 16.063, 16.064, 16.065, 16.066, 16.067, 16.068, 16.069, 16.070, 16.071, 16.072, 16.073, 16.074, 16.075, 16.076, 16.077, 16.078, 16.079, 16.080, 16.081, 16.082, 16.083, 16.084, 16.085, 16.086, 16.087, 16.088, 16.089, 16.090, 16.091, 16.092, 16.093, 16.094, 16.095, 16.096, 16.097, 16.098, 16.099, 16.100, 16.101, 16.102, 16.103, 16.104, 16.105, 16.106, 16.107, 16.108, 16.109, 16.110, 16.111, 16.112, 16.113, 16.114, 16.115, 16.116, 16.117, 16.118, 16.119, 16.120, 16.121, 16.122, 16.123, 16.124, 16.125, 16.126, 16.127, 16.128, 16.129, 16.130, 16.131, 16.132, 16.133, 16.134, 16.135, 16.136, 16.137, 16.138, 16.139, 16.140, 16.141, 16.142, 16.143, 16.144, 16.145, 16.146, 16.147, 16.148, 16.149, 16.150, 16.151, 16.152, 16.153, 16.154, 16.155, 16.156, 16.157, 16.158, 16.159, 16.160, 16.161, 16.162, 16.163, 16.164, 16.165, 16.166, 16.167, 16.168, 16.169, 16.170, 16.171, 16.172, 16.173, 16.174, 16.175, 16.176, 16.177, 16.178, 16.179, 16.180, 16.181, 16.182, 16.183, 16.184, 16.185, 16.186, 16.187, 16.188, 16.189, 16.190, 16.191, 16.192, 16.193, 16.194, 16.195, 16.196, 16.197, 16.198, 16.199, 16.200, 16.201, 16.202, 16.203, 16.204, 16.205, 16.206, 16.207, 16.208, 16.209, 16.210, 16.211, 16.212, 16.213, 16.214, 16.215, 16.216, 16.217, 16.218, 16.219, 16.220, 16.221, 16.222, 16.223, 16.224, 16.225, 16.226, 16.227, 16.228, 16.229, 16.230, 16.231, 16.232, 16.233, 16.234, 16.235, 16.236, 16.237, 16.238, 16.239, 16.240, 16.241, 16.242, 16.243, 16.244, 16.245, 16.246, 16.247, 16.248, 16.249, 16.250, 16.251, 16.252, 16.253, 16.254, 16.255, 16.256, 16.257, 16.258, 16.259, 16.260, 16.261, 16.262, 16.263, 16.264, 16.265, 16.266, 16.267, 16.268, 16.269, 16.270, 16.271, 16.272, 16.273, 16.274, 16.275, 16.276, 16.277, 16.278, 16.279, 16.280, 16.281, 16.282, 16.283, 16.284, 16.285, 16.286, 16.287, 16.288, 16.289, 16.290, 16.291, 16.292, 16.293, 16.294, 16.295, 16.296, 16.297, 16.298, 16.299, 16.300, 16.301, 16.302, 16.303, 16.304, 16.305, 16.306, 16.307, 16.308, 16.309, 16.310, 16.311, 16.312, 16.313, 16.314, 16.315, 16.316, 16.317, 16.318, 16.319, 16.320, 16.321, 16.322, 16.323, 16.324, 16.325, 16.326, 16.327, 16.328, 16.329, 16.330, 16.331, 16.332, 16.333, 16.334, 16.335, 16.336, 16.337, 16.338, 16.339, 16.340, 16.341, 16.342, 16.343, 16.344, 16.345, 16.346, 16.347, 16.348, 16.349, 16.350, 16.351, 16.352, 16.353, 16.354, 16.355, 16.356, 16.357, 16.358, 16.359, 16.360, 16.361, 16.362, 16.363, 16.364, 16.365, 16.366, 16.367, 16.368, 16.369, 16.370, 16.371, 16.372, 16.373, 16.374, 16.375, 16.376, 16.377, 16.378, 16.379, 16.380, 16.381, 16.382, 16.383, 16.384, 16.3


	BLD Permit No. _____	
<b>Recycling by occupants.</b> Whenever 1 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for depositing, storing and collection of nonhazardous materials for recycling per CDSG 4.503.1.	<input type="checkbox"/>	
<b>ENVIRONMENTAL QUALITY (CDSG 4.503)</b>		
<b>Gas fireplaces.</b> Any installed gas fireplaces shall be a direct vent sealed-combustion-type per CDSG 4.503.1.	<input type="checkbox"/>	
<b>Woodstoves.</b> Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards emission limits as specified in the table below. A permanent label shall be affixed to the stove to meet the emission limits per CDSG 4.503.1. Woodstoves and pellet stoves shall also comply with Santa Clara City Code Chapter 15.65.	<input type="checkbox"/>	
<b>POLLUTANT CONTROL (CDSG 4.504)</b>		
<b>Covering of dust operations and protection of mechanical equipment during construction.</b> At the time of road installation, during storage on the construction site and until final startup of the heating, cooling and ventilation system, all dust and other related materials, including but not limited to, soil, sand, gravel, concrete, plastic, steel, metal, or other methods acceptable to the City to reduce the amount of water, dust or debris, which may be carried by the system, shall be controlled per CDSG 4.504.1.	<input type="checkbox"/>	
<b>Adhesives, sealants and caulks</b> shall meet the VOC or other toxic compound limits per CDSG 4.504.2.1.	<input type="checkbox"/>	
<b>Paints, stains and other coatings</b> shall meet the VOC limits per CDSG 4.504.2.2.	<input type="checkbox"/>	
<b>Aerosol paints and coatings</b> shall meet the product-weighted MIF limits for ROG and other requirements per CDSG 4.504.2.3.	<input type="checkbox"/>	
<b>Verification.</b> Documentation shall be provided, at the request of the Building Division, to verify that compliant VOC-finish materials have been used per CDSG 4.504.2.4.	<input type="checkbox"/>	
<b>Cured systems.</b> All carpet installed in the building interior shall meet the testing and product requirements of CDSG 4.504.3.	<input type="checkbox"/>	
<b>Resilient flooring systems.</b> Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring shall comply with the requirements of CDSG 4.504.3.1.	<input type="checkbox"/>	
<b>Composite wood products.</b> Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall comply with low formaldehyde emissions standards and requirements per CDSG 4.504.6.	<input type="checkbox"/>	
<b>INTERIOR MOISTURE CONTROL (with low formaldehyde emissions standards and requirements per CDSG 4.504.6)</b>		
<b>Concrete slab foundations.</b> Vapor retarder and capillary break shall be installed if a slab-on-grade foundation is installed at a thickness of 4 inches or greater. The vapor retarder shall be 10 mil vapor retarder with joints joined not less than 6" shall be installed per CDSG 4.505.2, CDSG 4.505.2.2, CDSG 4.505.2.3 and CDSG Section 15.65.	<input type="checkbox"/>	
<b>Moisture control of building material.</b> Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 15% moisture content. Framing excess shall be checked prior to final installation per CDSG 4.505.3.	<input type="checkbox"/>	
<b>INDOOR AIR QUALITY AND EXHAUST (CDSG 4.506)</b>		
<b>Bathroom exhaust fans.</b> Each bathroom shall be mechanically ventilated using ENERGY STAR compliant fan ducted to the exterior and equipped with a backdraft damper per CDSG 4.506.1.	<input type="checkbox"/>	
<b>ENVIRONMENTAL COMFORT (CDSG 4.507)</b>		
<b>Heating and air-conditioning system</b> shall be sized, designed and have their equipment selected with the following methods per CDSG 4.507.1:	<input type="checkbox"/>	
1. Heat Loss/Gain values in accordance with ANSI/ASHRAE 2 Manual J Manual, ASHRAE handbook or equivalent.	<input type="checkbox"/>	
2. Data systems are sized according to ANSI/ACCA 1 Manual D Manual, ASHRAE handbook or equivalent.	<input type="checkbox"/>	
3. Select heating and cooling equipment in accordance with ASHRAE/ACCA 1 Manual J Manual or equivalent.	<input type="checkbox"/>	
<b>INSTALLER AND SPECIAL INSPECTOR QUALIFICATION (CDSG 702)</b>		
<b>Installer training.</b> HVAC system installers shall be trained and certified in the proper installation of HVAC systems including design and equipment by a recognized training or certification program per CDSG 702.1.	<input type="checkbox"/>	
<b>Special inspection.</b> Special inspectors must be trained, must be qualified and able to demonstrate competence in the discipline they are inspecting per CDSG 702.2.	<input type="checkbox"/>	

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BLD Permit No: _____	
<b>VERIFICATION (COC 703)</b>	
<b>Documentation.</b> Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the building department which will allow substantial conformance per CSD 703.1.	
<b>Responsible Designer's Declaration Statement</b> I hereby certify that this project has been designed to meet the requirements of the 2022 California Green Building Standards Code.	<b>Contractor Declaration Statement</b> 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><i>Fiona Wang</i></u> Date: <u>06/30/2025</u> Company: <u>Fiona Wang Design</u> Address: <u>255 N 11th Street</u> City: <u>San Jose</u> State: <u>CA</u> Zip: <u>95151</u>	Name: _____ Signature: _____ Date: _____ License: _____ Address: _____ City: _____ State: _____ Zip: _____



## City of Santa Clara

The Center of Where's Possible

**Building Division** 408-615-2440  
[BuildingDivision@cityofsc.org](mailto:BuildingDivision@cityofsc.org)

**Permit Center** 408-615-2441  
[PermitCenter@cityofsc.org](mailto:PermitCenter@cityofsc.org)

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

### RESIDENTIAL CONDENSATE DISPOSAL REQUIREMENTS

*Any 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 may not be made to a junior sink or laundry assembly, (allowing access into a bathtub overflow, or to a laundry tailpiece in the unit) controlled by the same person controlling the air conditioning 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 605.6).*

*Condensate waste pipes must be at least 1/2" in diameter and slope at least 1/8" in per foot. Condensate pumps are allowed if installed to prevent AC operation during pump failure. Condensate pump discharge must flow vertically up a pipe where it is possible to connect to a gravity condensate drain (CMC 310.1).*

*Any conditioner cooling coils in an attic or on 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 unit, 2) a drain pan with a trap, 3) a drain pan with a trap and a pump, 4) a drain pan with a trap and a pump.*

## COMMERCIAL / INDUSTRIAL REQUIREMENTS

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

1. Trap and vent the air-conditioning condensate drains per the condition of the listing of the equipment and in accordance with the requirements of the Uniform Mechanical Code.
2. Terminate the condensate using one of the following methods:
  - a. To a landscaped area properly designed to accommodate the volume of condensate.
  - b. To a properly designed storm-water treatment system, e.g., a bio-retention unit.
  - c. Indirectly to the sanitary sewer, subject to all wastewater permitting requirements and fees. Contact the Environmental Services Department at 408-793-5300.
  - d. If none of the above methods is feasible, the City Building Division may allow an indirect discharge of condensate to the storm drain system. Indirect connections must be outside the building. The condensate drain line must be hard piped to the storm drain.

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

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Pan drain

A.C. Unit in Attic

Pan

Primary Drain

Minimum slope = 1/8 inch per foot

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' of earth.
- The top of the drywell shall be covered with plastic sheeting with a 6" earth or concrete above the paper.

The discharge pipe from the cooling coil (rins. 3/4") shall connect indirectly with a minimum 1½ in. diameter. The indirect connection shall be made by an air break at the edge of the foundation.

Drywell:

Inspection pit (IPC) panel

3 in. x 6 in. gully cover

Building paper or plastic

Condensate Drain

Building

Feetings

Rock min. 1 in. diameter

3 - min

16 in. PVC or CPVC max. length

Drywell min.  
2 ft x 2 ft x 2 ft

RG01 2022 Green building Residential-REVISED 07-2024.docx Page 4 of 4RM02 Residential Condensate Disposal Requirement-Revised 01-2023.docx Page 1 of 2

RM02 Residential Condensate Disposal Requirement-Revised 01-2023.docx Page 2 of 2

[illegible]

<b>PROJECT:</b>	
<b>RESIDENCE ADDITION</b> <b>2892 Mesquite Dr, Santa Clara, CA 95051</b>	
<b>SHEET TITLE :</b> <b>GREEN BUILDING CHECK LIST</b>	
<b>DRAWN BY :</b>	<i>Finale Wong</i>
<b>REVIEWED BY :</b>	-
<b>DATE :</b>	-
<b>SCALE :</b>	-
<b>SHEET NO. :</b> <b>GBCL</b>	
<b>OF</b>	<b>SHEETS</b>



**Attachment 2: Project Data/Compliance**

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

**Project Number: PLN25-00295**

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



## Conditions of Architectural Review Approval

### PLN25-00295/ 2892 Mesquite Drive

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

#### GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is December 17, 2027
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code, California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

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

- P1. **Tree Protection (On-site).** Trees on-site shall be protected from construction activity through ISA tree care best practices.
- P2. **Roof Height.** The roof shall be 25 feet as required by the R1-6L zoning code.
- P3. **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.



## GREEN BUILDING NOTES

### WATER EFFICIENCY AND CONSERVATION

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

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

### ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

### BUILDING MAINTENANCE AND OPERATION

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

### ENVIRONMENTAL QUALITY

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

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

### POLLUTANT CONTROL

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

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

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

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

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

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

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

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

### INDOOR MOISTURE CONTROL

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

### INDOOR AIR QUALITY AND EXHAUST

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

### INSTALLER AND SPECIAL INSPECTOR QUALIFICATION

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














### VERIFICATION

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

## SCOPE OF WORK

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

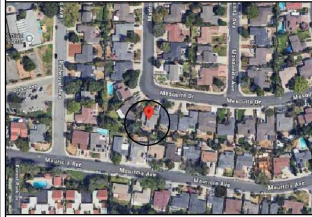
## SYMBOLS

	COLUMN GRID LINE NO.		EXISTING DOOR
	SECTION NO.		DOOR NO.
	SECTION SHEET NO.		DOOR SCHEDULE
	ELEVATION NO.		DOOR TYPE
	ELEVATION SHEET NO.		INTERIOR ELEVATIONS
			INDICATOR
			ROOM NAME
			FLOOR FINISH

## BLDG DATA

LOT SIZE:	7,351 S.F.
CURRENT ZONING:	R1-BL
CURRENT USE:	RES.
EXISTING PROPERTY BUILT:	1971
(E) BUILDING FLOOR AREA:	
(E) 1st FLOOR:	1,363 S.F.
(E) 2nd FLOOR:	718 S.F.
(E) GARAGE:	500 S.F.
(E) PORCH:	76 S.F.
(E) TOTAL HABITABLE AREA:	2,081 S.F.
(E) TOTAL BUILDING AREA:	2,581 S.F.
PROPOSED BUILDING FLOOR AREA:	
(E) 1st FLOOR:	1,363 S.F.
(N) 1ST NEW ADDITION:	220 S.F.
(E) 2nd FLOOR:	718 S.F.
(N) 2ND NEW ADDITION:	379 S.F.
(N) PORCH:	64 S.F.
(E) DRIVEWAY:	600 S.F.
(N) TOTAL HABITABLE AREA:	3,099 S.F.
(N) TOTAL BUILDING AREA:	3,599 S.F.
(N) LOT COVERAGE: $\frac{3,599}{7,351} = 0.4895 \rightarrow 48.95\% > 40\%$	
(N) 2ND FLOOR: $\frac{1,115}{1,364} = 0.818 \rightarrow 81.8\%$	
(N) OPEN LANDSCAP AREA:	3,100 S.F.
OCCUPANCY:	RS7U
CONSTRUCTION TYPE:	VI
STORY (S):	2
AUTO. FIRE SPRINKLER:	NO
DESIGN COMPLY WITH:	
CITY OF SANTA CLARA MUNICIPAL CODE	
2022 CALIFORNIA BUILDING CODE	
2022 CALIFORNIA RESIDENTIAL CODE	
2022 CALIFORNIA ELECTRICAL CODE	
2022 CALIFORNIA MECHANICAL CODE	
2022 CALIFORNIA PLUMBING CODE	
2022 CALIFORNIA FIRE CODE	
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE	
2022 CALIFORNIA ENERGY CODE	

## VICINITY MAP



## SHEET INDEX

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

## RESIDENCE ADDITION

2892 Mesquite Dr, Santa Clara, CA 95051




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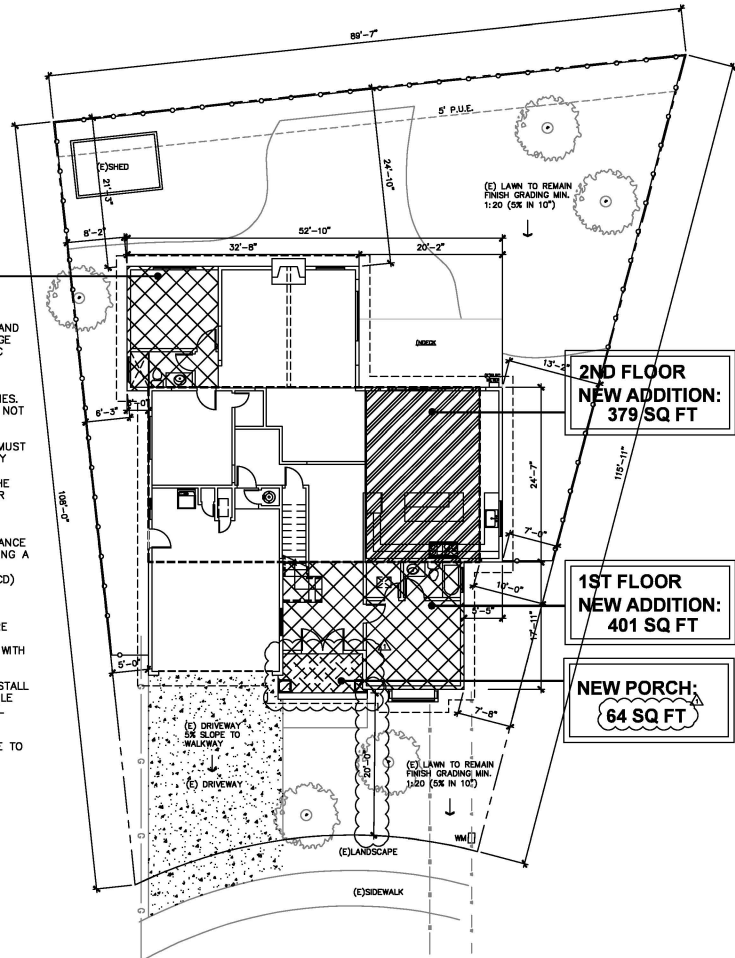
1ST FLOOR  
NEW ADDITION:  
220 SQ FT

### SITE NOTE

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

## LEGEND

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



PROPOSED SITE PLAN

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



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

RESIDENCE ADDITION  
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT:

SHEET TITLE:

TITLE SHEET  
PROPOSED  
SITE PLAN

DRAWN BY:	FinalW
REVIEWED BY:	-
DATE:	-
SCALE:	-

SHEET NO.:

A1.1

OF SHEETS





RENDERING 1

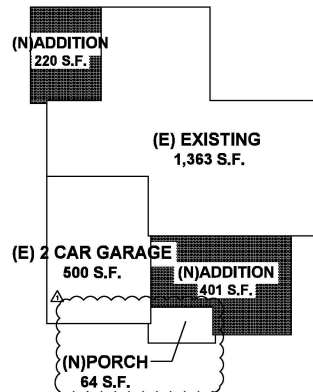


RENDERING 2

**FLOOR AREA CALCULATION DIAGRAM:**

LOT SIZE : 7,351 S.F.

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

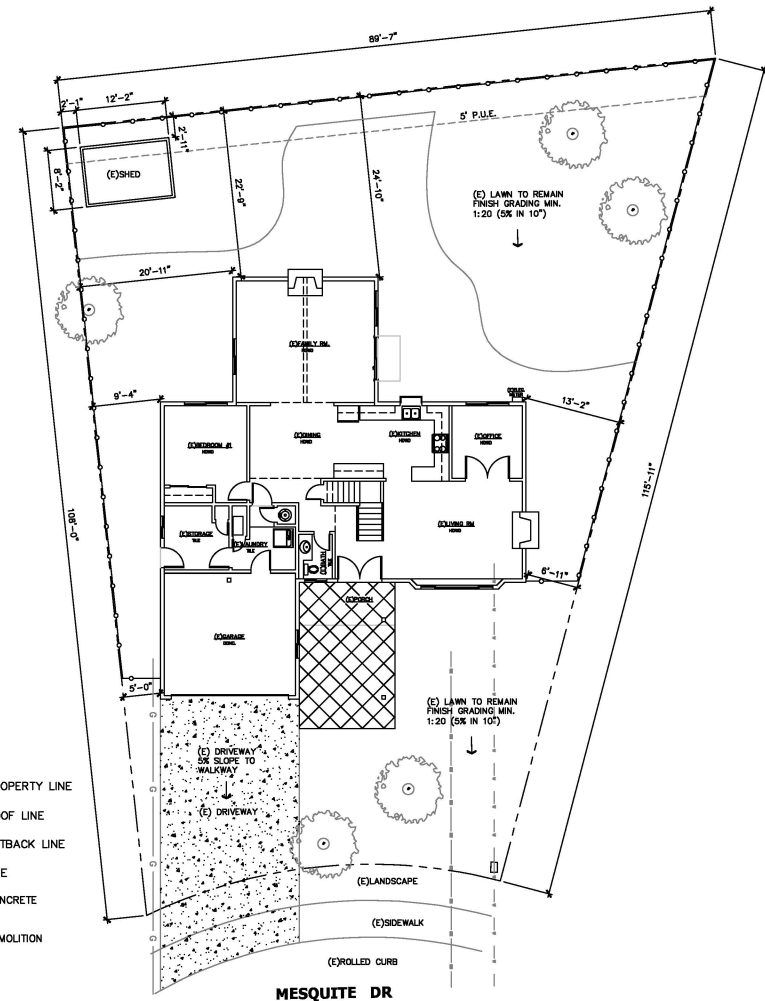


**FLOOR AREA CALC. DIAGRAM**

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

**LEGEND**

---	PROPERTY LINE
---	ROOF LINE
---	SETBACK LINE
---	P.U.E.
■	CONCRETE
■	DEMOLITION



**EXISTING SITE PLAN**

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



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

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

PROJECT:

SHEET TITLE :

**EXISTING  
SITE PLAN  
& AREA CALC**

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

SHEET NO. :

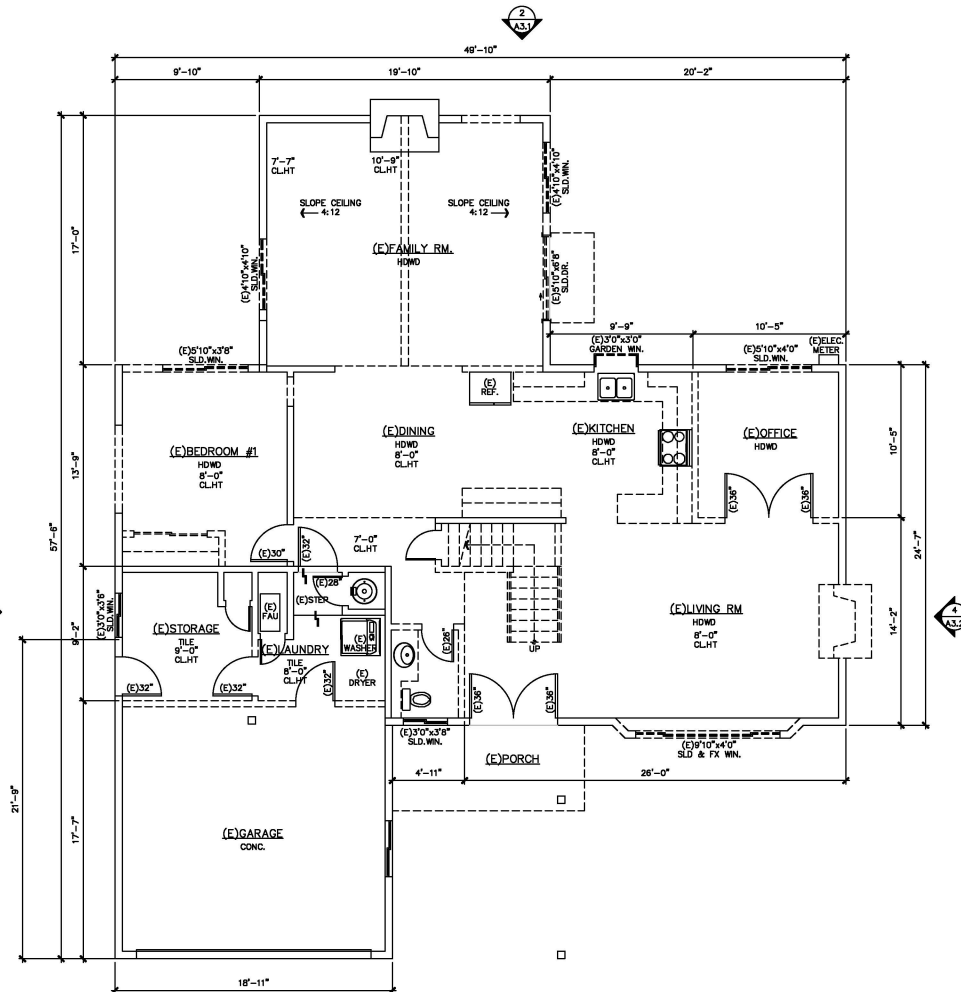
**A1.2**

OF SHEETS



## DEMOLITION NOTES

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



## LEGEND

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

## EXISTING 1ST FLOOR PLAN

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



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

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

PROJECT:

SHEET TITLE:

## DEMOLISH NOTES

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

SHEET NO.:

**A2.0**

OF SHEETS



NOTES TO WINDOW AND DOOR

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

NOTES TO BUILDING

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

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

NOTES TO BATHROOM

- TUB/SHOWER REQUIREMENTS
- FOLLOWING IS A LISTING OF THE GENERAL REQUIREMENTS BASED ON THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN), AND 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS. THIS BROCHURE IS INTENDED TO PROVIDE GENERAL INFORMATION, CONTACT THE BUILDING SAFETY DIVISION FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
1. THE MIXING VALVE IN A SHOWER (INCLUDING UNDER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120°F. THE WATER-FILLER VALVE IN BATHTUBS/WHIRLPOOLS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120°F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS. (2022 CPC 408.3, 409.4)
2. NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1.024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM. (2022 CPC 406.5, 406.6)
3. SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (2022 CRC 1210 AND CRC R307.2)
4. HYDRO-MASSAGE TUBS (I.E. JACUZZI TUBS) SHALL HAVE ACCESS TO THE MOTOR BE SUPPLIED BY A GFCI PROTECTED CIRCUIT, AND BE LISTED BY A RECOGNIZED TESTING AGENCY (I.E. UL). ALL METAL CARBS, FITTINGS, PIPING OR OTHER METAL SURFACES, WITHIN 8 FEET OF THE TUB SHALL BE ATTACHED DIRECTLY TO STUDS, OVERLAPPED WITH MINIMUM 60% HYDRO-MASSAGE TUBS SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE. (2022 CPC 680.70)
5. UNDERLAYMENT MATERIAL USED AS BACKERS FOR WALL TILE OR SOLID SURFACE MATERIALS IN TUB AND SHOWER ENCLOSURES SHALL BE EITHER GLASS MAT/FIBER-REINFORCED GYPSUM BACKING PANELS (I.E. DENS-SHEILD, DENSE ARMOR PLUS), NON-ASBESTOS FIBER-CEMENT/FIBER MAT BACK BOARD (I.E. HARDIBOARD, CEMENT BOARD). ALL MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WATER-RESISTANT GYPSUM BOARD (I.E. PURPLE BOARD) MAY BE USED WHEN ATTACHED DIRECTLY TO STUDS, OVERLAPPED WITH MINIMUM 6" BUILDING PAPER AND WIRE LATH. TILE SHALL BE ATTACHED TO THE WIRE LATH. (2022 CRC 3008 AND R702.4) SHOWER FLOORS SHALL BE LINED WITH AN APPROVED SHOWER PAN OR AN ON-SITE BUILT WATERTIGHT APPROVED LINING (I.E. HOT MPO). ON-SITE BUILT SHOWER LININGS SHALL EXTEND A MINIMUM OF 3 INCHES VERTICALLY UP THE WALL AND SHALL BE SLOPED 1/4" PER FOOT TO KEEP HOLES. (2022 CPC 408.7)
6. WHEN A CURB IS PROVIDED AT A SHOWER, IT SHALL BE A MINIMUM OF 1 INCH ABOVE THE SHOWER FLOOR AND BETWEEN 2 INCHES AND 8 INCHES ABOVE THE TOP OF THE DRAIN. A WATER-TIGHT NAILING FLANGE THAT EXTENDS A MINIMUM OF 1 INCH HIGH SHALL BE INSTALLED WHERE THE SHOWER FLOOR MEETS THE VERTICAL SURFACE OF THE SHOWER COMPARTMENT. THE FINISHED FLOOR OF THE SHOWER COMPARTMENT SHALL BE UNIFORMLY SLOPED BETWEEN 1/4" AND 3/8" PER FOOT TOWARDS TO THE DRAIN. (2022 CPC 408.5) WHERE A CURB IS NOT PROVIDED AT THE SHOWER COMPARTMENT, THE ENTIRE BATHROOM SHALL BE CONSIDERED A WET LOCATION. THE FLOORING IN THE ENTIRE BATHROOM SHALL COMPLY WITH THE WATER PROOFING REQUIREMENTS DESCRIBED ABOVE FOR SHOWER FLOORS (PREVIOUS BULLET) AND ALL LIGHTING FIXTURES SHALL BE APPROVED FOR WET LOCATIONS.

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

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

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

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

GREEN BUILDING

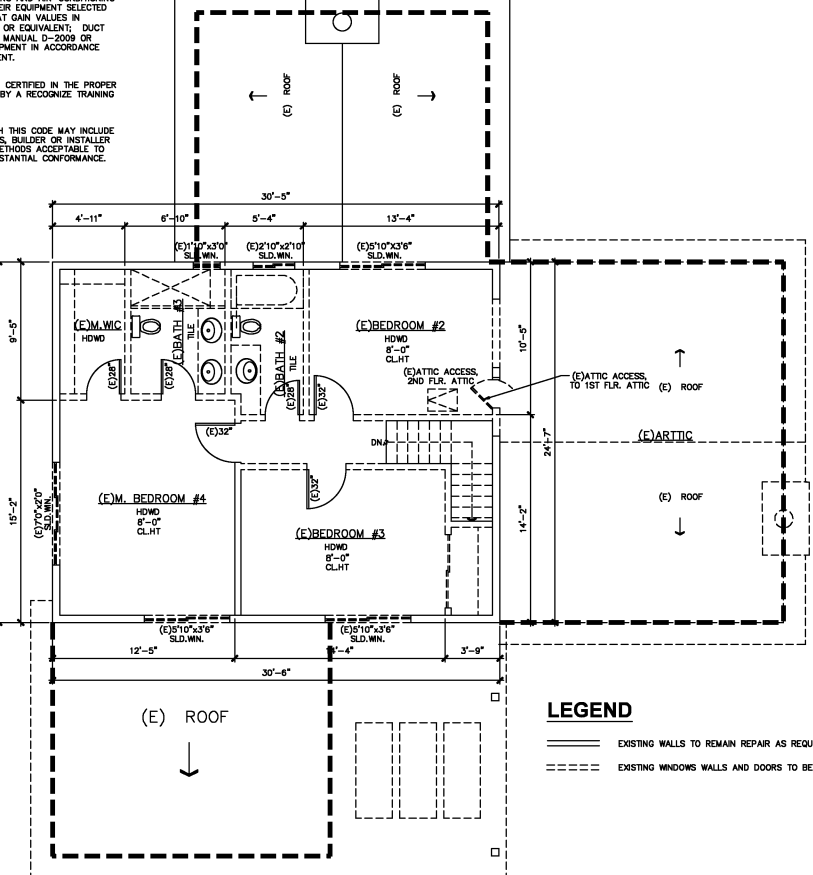
- WATER EFFICIENCY AND CONSERVATION
- PLUMBING FIXTURES (WATER CLOSURES AND URINALS) SHALL COMPLY WITH THE FOLLOWING:
1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSURES SHALL NOT EXCEED 1.28 GAL/FLUSH (COC 403.1.1)
2. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GAL/FLUSH (COC 403.1.2)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

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

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

NOTES TO THRESHOLDS & LANDINGS

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



LEGEND

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

EXISTING 2ND FLOOR PLAN

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

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

PROJECT: RESIDENCE ADDITION

2892 Mesquite Dr, Santa Clara, CA 95051

NOTES

EXISTING 2N FLOOR PLAN

DRAWN BY: *FinaW*

REVIEWED BY: -

DATE: -

SCALE: -

SHEET NO.: **A2.1**

OF SHEETS



## WALL LEGEND

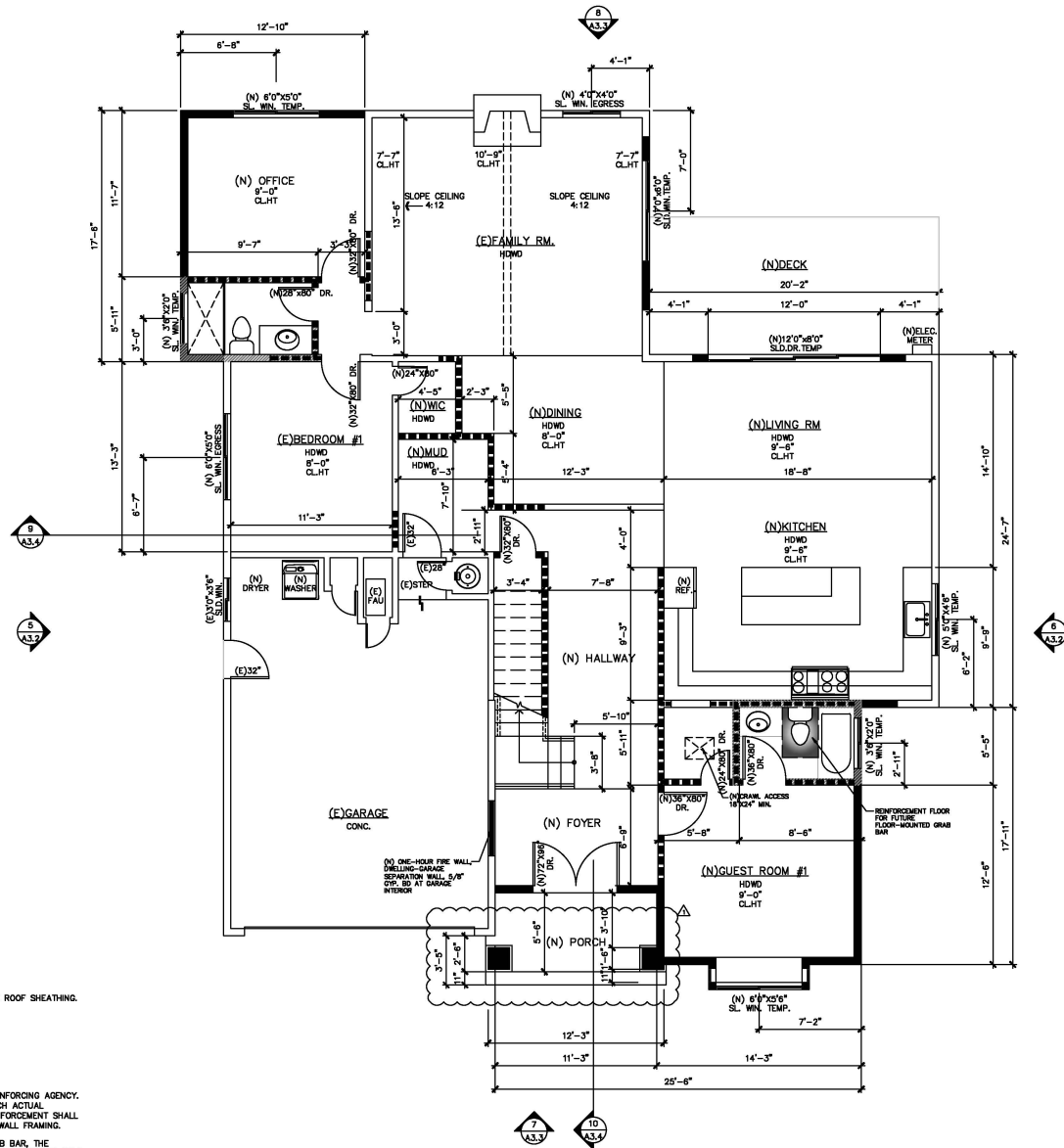
	EXISTING CONSTRUCTION TO REMAIN
	(N) FURRED WALL / COLUMN.
	NEW WOOD FRAMING WALL OUT OF 2X4 WOOD STUDS @ 16" O.C. AND IN THE EXTERIOR STUCCO 7/8" MIN. STUCCO O/ METAL LATH O/ TWO LAYERS OF GRADE 'D' BLDG. PAPER O/ PLYWOOD.
	NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES
	NEW 2X4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

## ONE-HOUR RATED WALL NOTE:

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

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

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



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

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

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

PROJECT:

SHEET TITLE:

**PROPOSED 1ST FLOOR PLAN**

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

SHEET NO.:

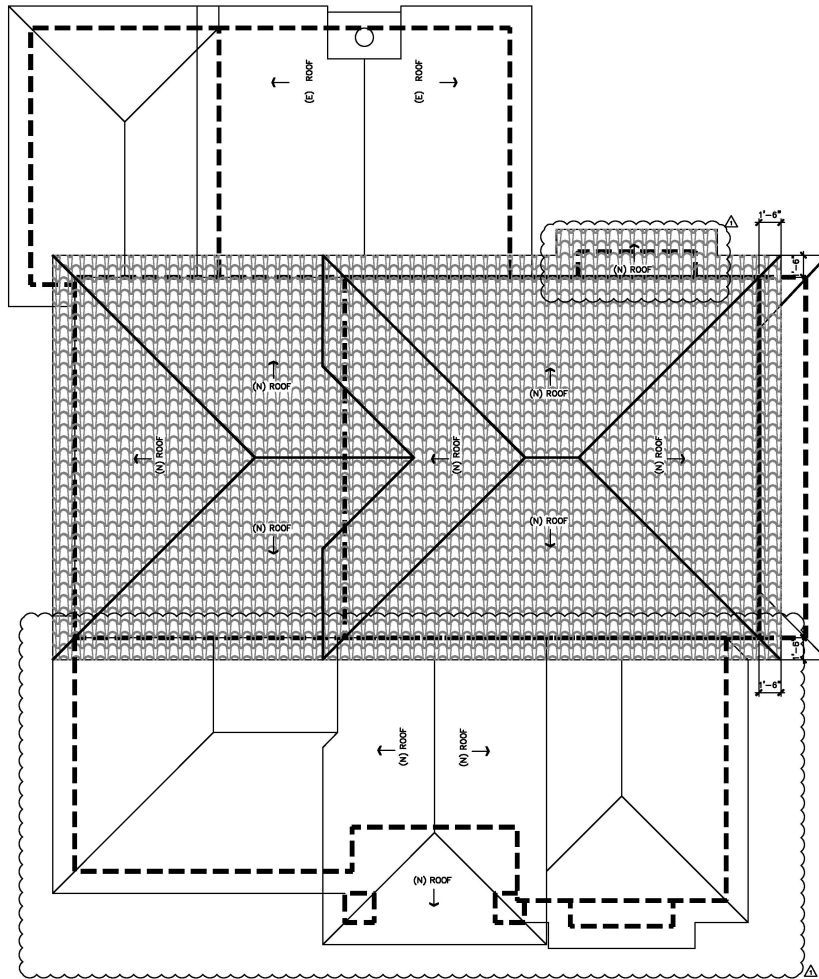
**A2.2**

OF SHEETS

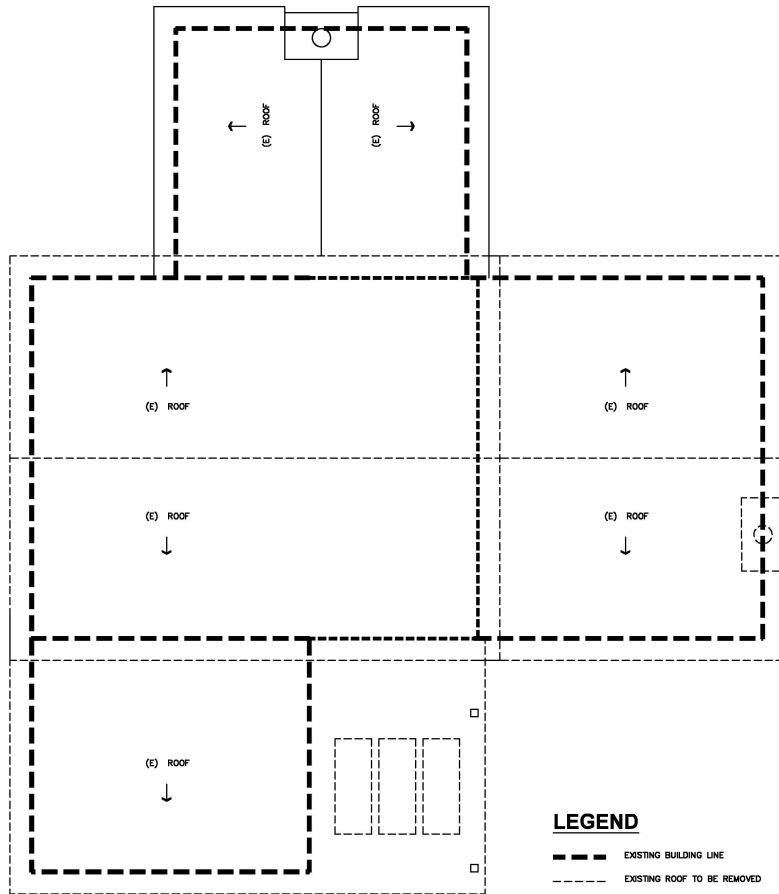








**PROPOSED ROOF PLAN**  
SCALE : 1/4" = 1'-0"



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

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

**PROJECT:**

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

**SHEET TITLE :**

**EXISTING & PROPOSED ROOF**

**DRAWN BY :** *Fima Wong*

**REVIEWED BY :** -

**DATE :** -

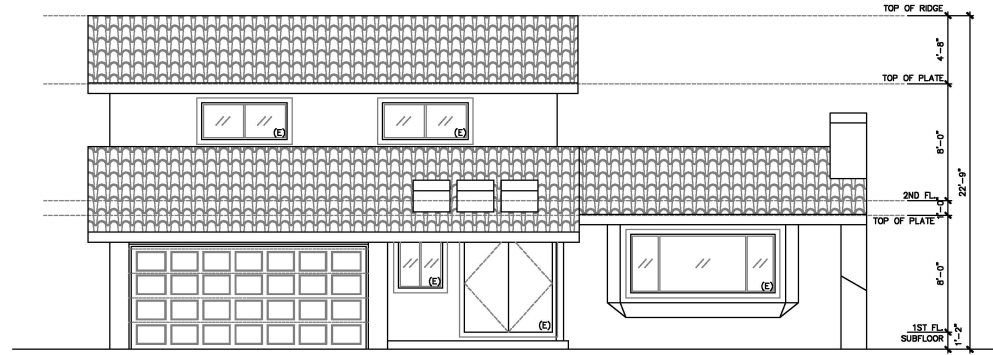
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**SHEET NO. :**

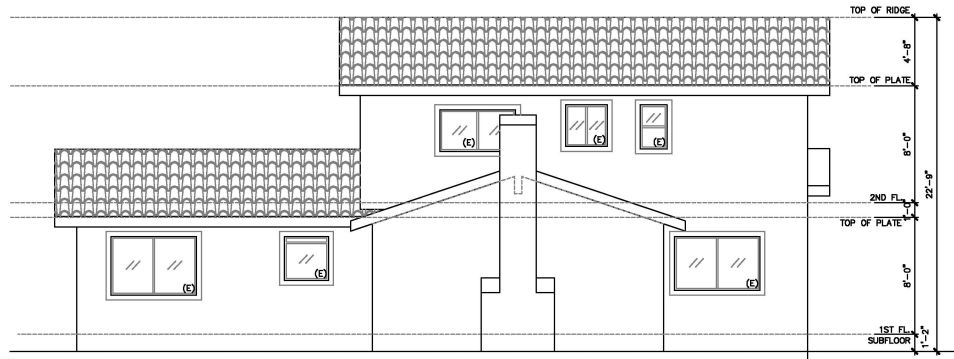
**A2.4**

OF SHEETS

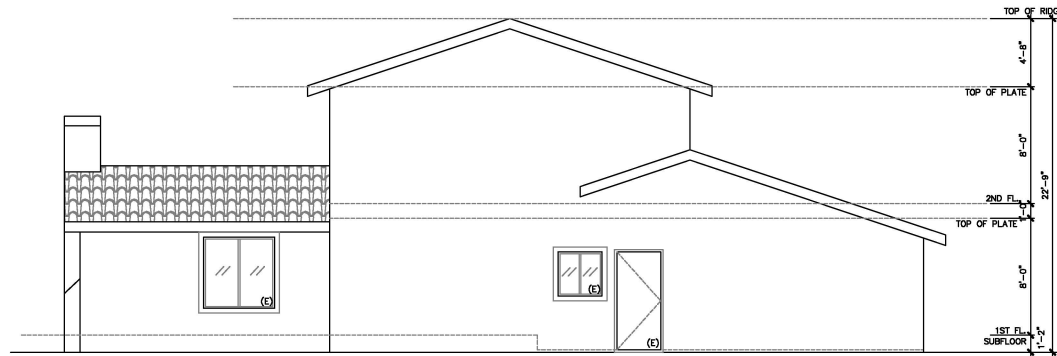




**1 NORTH EXISTING ELEVATION**  
SCALE : 1/4" = 1'-0"



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



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

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

PROJECT:

RESIDENCE ADDITION

2892 Mesquite Dr, Santa Clara, CA 95051

SHEET TITLE :

EXISTING ELEVATIONS

DRAWN BY : *Fima Wong*

REVIEWED BY : -

DATE : -

SCALE : -

SHEET NO. :

A3.1

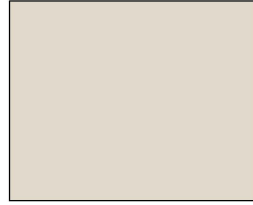
OF SHEETS





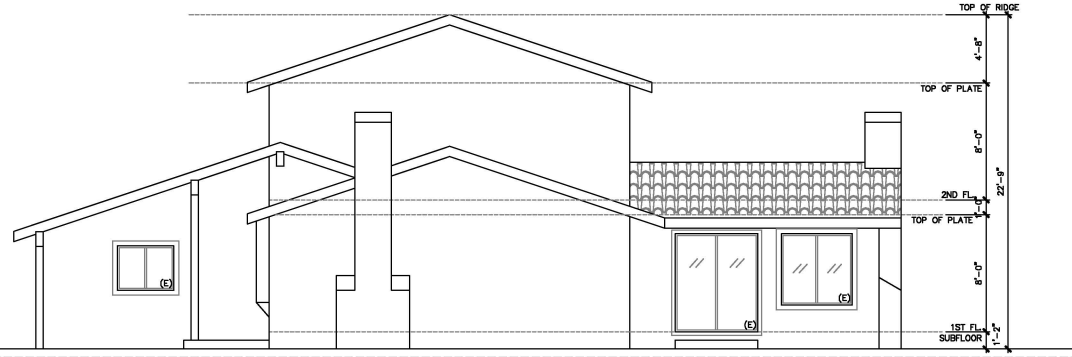
R1

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



C1

BEHR  
MASONRY STUCCO & BRICK PAINTS  
MISTY COVE MS-68\*



4

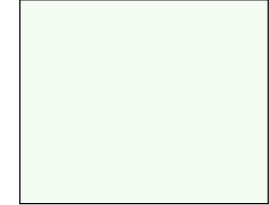
### WEST EXISTING ELEVATION

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



C2

BEHR  
MASONRY STUCCO & BRICK PAINTS  
MOUNTAIN SUMMIT MS-47\*



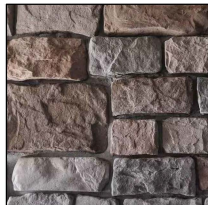
C3

BEHR  
OIL-BASE & ENAMELS URETHANE ALKYD  
WHITE 7900 (URETHANE ALKYD SATIN)

5

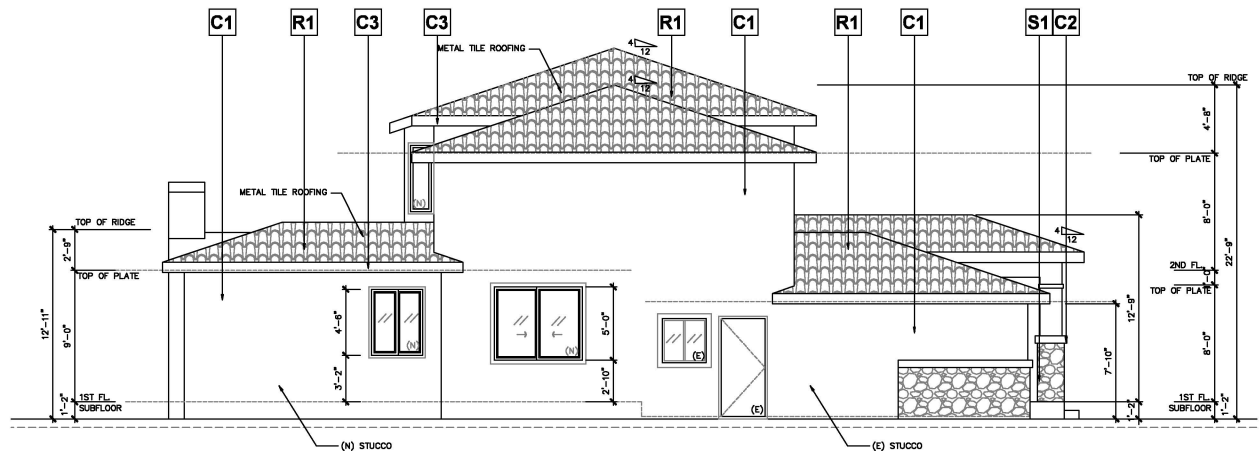
### WEST PROPOSED ELEVATION

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



S1

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



6

### EAST PROPOSED ELEVATION

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

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

PROJECT:

SHEET TITLE:

**PROPOSED ELEVATIONS**

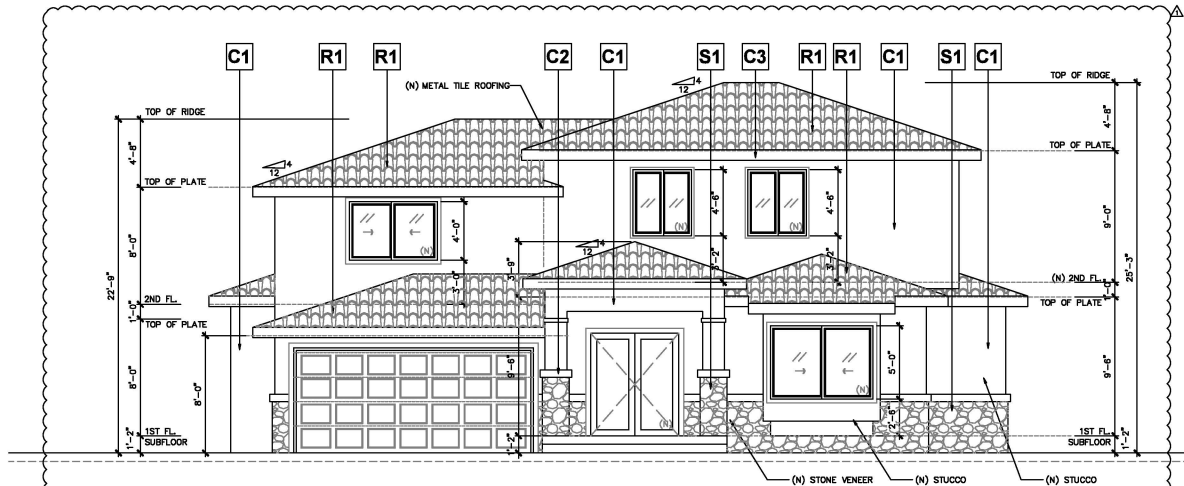
DRAWN BY: *FinaWan*  
REVIEWED BY: -  
DATE: -  
SCALE: -

SHEET NO.:

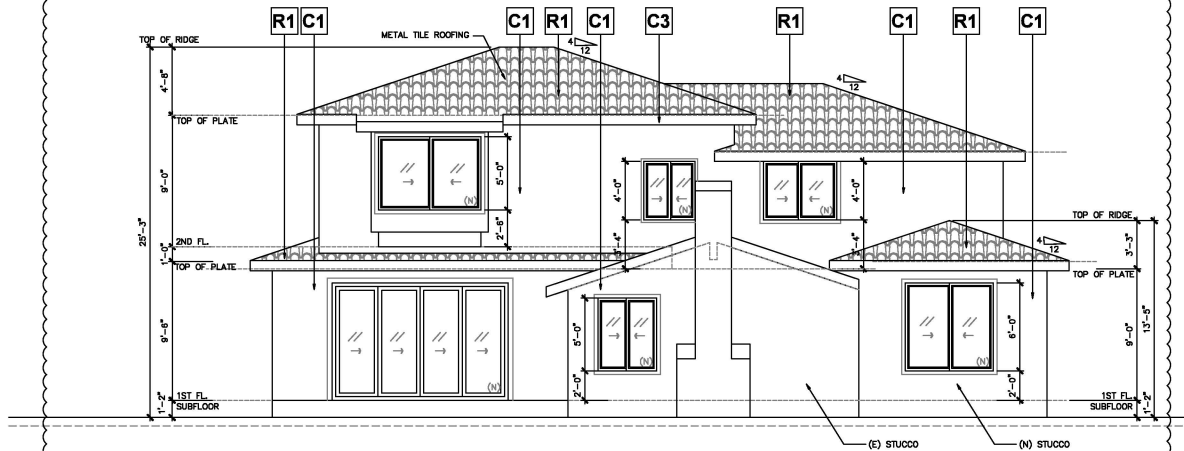
**A3.2**

OF SHEETS





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



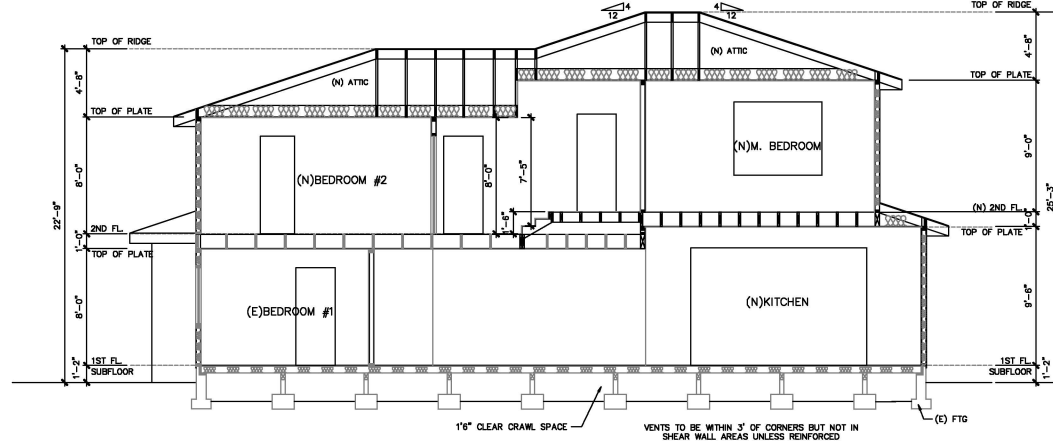
**8 NORTH PROPOSAL ELEVATION**  
SCALE : 1/4" = 1'-0"

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

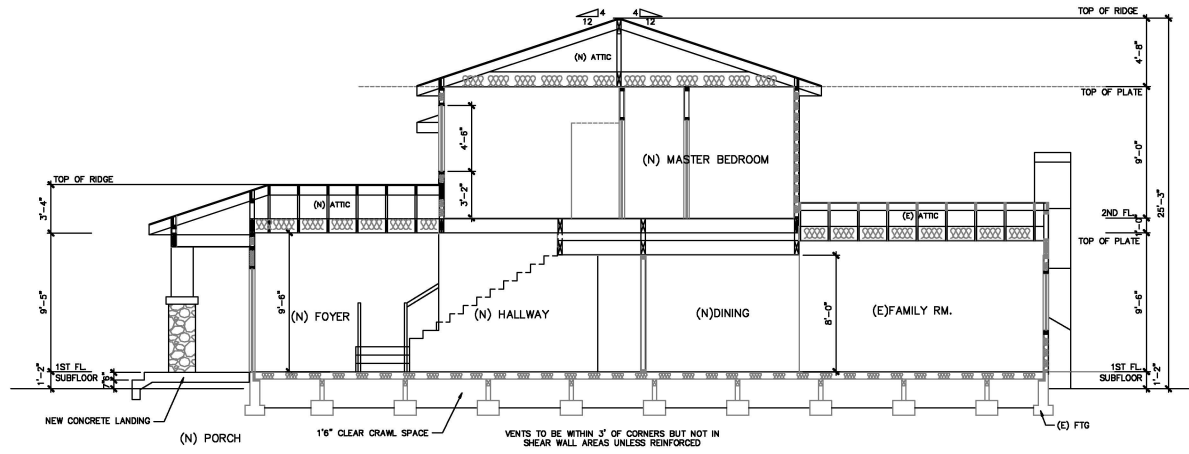
PROJECT:	<b>RESIDENCE ADDITION</b> 2892 Mesquite Dr, Santa Clara, CA 95051
<b>PROPOSED ELEVATIONS</b>	

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





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



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

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

**PROJECT:**

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

**SHEET TITLE :**

**PROPOSED SECTIONS**

**DRAWN BY :** Fina Wong

**REVIEWED BY :** -

**DATE :** -

**SCALE :** -

**SHEET NO. :**

**A3.4**

OF SHEETS



# City of Santa Clara

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

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

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


**Building Information:**

<b>Building:</b> <u>Residential</u>	<b>Building Use:</b> <u>408-615-2440</u>
<b>Permit:</b> <u>Commercial</u>	<b>Permit Number:</b> <u>408-615-2440</u>
<b>Drawn:</b> <u>Patricia Cervantes</u>	<b>Drawn Date:</b> <u>08/15/2023</u>
<b>Reviewed:</b> <u>Patricia Cervantes</u>	<b>Reviewed Date:</b> <u>08/15/2023</u>


**Mandatory Requirements:**

Requirement	Mandatory
<b>1. Feature or Measure</b>	<b>Yes</b>
<b>3.1 SITE DEVELOPMENT (CBC 4.106)</b>	
<b>Storm water drainage and retention during construction.</b> A plan shall be developed and submitted that be implemented to manage storm water runoff during construction.	<input checked="" type="checkbox"/>
<b>Grading and paving.</b> Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings per CBC 4.106.1.1.	<input checked="" type="checkbox"/>
<b>Electric vehicle (EV) charging for new one- and two-family dwellings.</b> The capacity 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 CBC 4.106.4.2.1 shall be provided for each parking space at a building unit, and ADAU/ADAU with attached parking shall be provided for each parking space at a building unit, and ADAU/ADAU with attached parking but with electrical panel upgrades or new panels. Provide capacity for electric vehicle charging with minimum required Level 2 EV Charger, Level 2 EV Ready, Low Power Level 2 EV Ready as specified in CBC 4.106.4.1 as amended by City of Santa Clara Reach Code Ordinance No.2026 (CBC 2023 Reach Code Section 10.5.30.40).	<input checked="" type="checkbox"/>
<b>Identification.</b> The roadway termination location shall be permanently and visibly marked as "Level 2 EV Ready" per CBC 4.106.4.1.1 as amended by CBC 2023 Reach Code Section 10.5.30.40.	<input checked="" type="checkbox"/>
<b>Electric vehicle (EV) charging for new multifamily dwellings, affordable housing, hotels, motels, and new residential parking lots.</b> Provide electric vehicle charging capacity 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 CBC 4.106.4.2.1 shall be provided for each parking space at a building unit, and ADAU/ADAU with attached parking shall be provided for each parking space at a building unit, and ADAU/ADAU with attached parking but with electrical panel upgrades or new panels. Provide capacity for electric vehicle charging with minimum required Level 2 EV Charger, Level 2 EV Ready, Low Power Level 2 EV Ready as specified in CBC 4.106.4.1 as amended by City of Santa Clara Reach Code Ordinance No.2026 (CBC 2023 Reach Code Section 10.5.30.40), whichever is more stringent.	<input checked="" type="checkbox"/>
<b>110. Electrical Outlet at Bicycle Parking:</b> All multifamily residential developments shall include secured bicycle parking with electrical outlets for bicycle parking.	<input checked="" type="checkbox"/>
<b>Location:</b> Each EV Ready space or EVGS shall be minimum 15 ft long and 2 ft wide. On one 15' by 25' charging space, or less than that one, shall have at least 8 ft wide access aisle. A 5 ft wide minimum aisle shall be permitted for a minimum width of the EVGS of 15 ft. Surface slope for the EV space and the aisle shall not exceed 2.08% slope in any direction, per CBC 4.106.4.2.1.1.	<input checked="" type="checkbox"/>
<b>Dimension:</b> Each EV Ready space or EVGS shall be minimum 15 ft long and 2 ft wide. On one 15' by 25' charging space, or less than that one, shall have at least 8 ft wide access aisle. A 5 ft wide minimum aisle shall be permitted for a minimum width of the EVGS of 15 ft. Surface slope for the EV space and the aisle shall not exceed 2.08% slope in any direction, per CBC 4.106.4.2.1.1.	<input checked="" type="checkbox"/>
<b>EV Ready Space Width and EVGS spaces</b> shall comply with the accessibility provision for EV charging stations in California Building Code Chapter 11A (Section 1107A) and Chapter 11B, per CBC 4.106.4.106.4.2.1.2.	<input checked="" type="checkbox"/>
<b>EV Ready Space Signage</b> EV Ready spaces shall be identified by signage or pavement markings, in compliance with California Traffic Operations and Design, in the code of signs. Direction Vehicle Signs and Pavement Markings (or its successor(s)), per CBC 4.106.4.2.1.3.	<input checked="" type="checkbox"/>
<b>Automatic load management system (ALMS)</b> shall be installed to increase the number of EV chargers or the number of vehicle spaces in the multi-unit building. The code does not allow for installing less electrical panel capacity than would be required without ALMS, per CBC 4.106.4.106.4.2.2 as amended by CBC 2023 Reach Code Section 10.5.30.40.	<input checked="" type="checkbox"/>

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

**Electric utility (EUE) charging for alterations of alterations of parking facilities serving existing multifamily buildings.** When new parking facilities, including electric vehicle charging or lighting of existing parking facilities are added or altered and the work requires a building permit, minimum 10% of total addendured parking spaces shall be electrically enabled. The City is not responsible of supplying a Level 2 electric vehicle supply equipment (EVSE) per C.G.S. § 40B-4.04. The service panel or subpanel circuit directory shall identify the corresponding protective device providing the required service to the EV charging area. 

**ENERGY EFFICIENCY (C.G.S. § 40-120)**

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

**WATER EFFICIENCY AND CONSERVATION**

**INDOOR WATER USE (C.G.S. § 40-135)**

**Water conserving plumbing fixtures and fittings.** Plumbing fixtures, faucets, showerheads and fittings (faucets, showerheads, pre-rinse spray wands, etc.) shall comply with the prescriptive requirements of C.G.S. § 40-131 through § 40-134.1.5.

**Water closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush (C.G.S. § 40-133.1.1).

**Urinals.** The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush, and all other urinals shall not exceed 0.1 gallons per flush (C.G.S. § 40-133.1.2).

**Showersheds.** The flow rate for single showerhead and multiple showersheds serving one shower shall not exceed 1.8 gallons per minute at 80 psi and shall be certified to the performance criteria of the U.S. EPA WaterSense certification (C.G.S. § 40-133.1.3).

**Residential lavatory faucets.** The flow rate shall not be more than 1.2 gallons per minute at 80 psi, and not less than 0.8 gallons per minute at 20 psi (C.G.S. § 40-133.1.4).

**Lavatory faucets in common and public use areas.** The flow rate shall not exceed 0.5 gallons per minute at 80 psi (C.G.S. § 40-133.1.5).

**Mating faucets.** The flow rate shall not deliver more than 0.2 gallons per cup (C.G.S. § 40-133.1.4.3).

**Kitchen faucets.** The flow rate shall not exceed 1.8 gallons per minute at 60 psi (C.G.S. § 40-133.1.4.1).

**Pre-rinse Spray Valves.** When installed, shall meet the requirements of Title 20 of the California Code of Regulations, and shall be equivalent to the requirements of the California Code of Regulations.

**Submersers for multifamily buildings and dwelling units in mixed-use residential/commercial buildings.** Submersers shall be installed to measure water usage of individual rental dwelling units in accordance with the California Water Efficiency (C.G.S. § 40-133.1.4.2).

**Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall meet the applicable standards referenced in Table 701.1 of the California Plumbing Code (C.G.S. § 40-133.3).

**OUTDOOR WATER USE (C.G.S. § 40-135)**

**Outdoor potable water use in landscape area.** Residential developments shall comply with the City's Water Use and Rules and Regulations, Item No. 24, as adopted by Santa Clara City Council on 11/15/16, and California Model Water Efficient Landscape Ordinance (C.G.S. § 40-135.1) or more stringent, per C.G.S. § 40-130.4.1.


**ENHANCED DRAINAGE AND REDUCED MAINTENANCE (C.G.S. § 40-140)**




**Roofing product.** Annual sparses around pipes, electric cables, conduits or other opening type in solarleak plates at exterior walls shall be kept in good condition by closing such openings with cement mortar, concrete masonry, or similar method approved by the City of Santa Clara.

**CONSTRUCTION WASTE DISPOSAL, REDUCTION AND RECYCLING (C.G.S. § 40-140B)**

**Construction waste management.** Recycle and/or salvage for reuse a minimum of 65% of nonhazardous construction and demolition waste in accordance with C.G.S. § 40-2.2, § 40-3.4, or § 40-3.4.4, or more if an approved total construction and demolition waste management ordinance (C.G.S. § 40-140B.1).

**BUILDING MAINTENANCE AND OPERATION (C.G.S. § 40-140)**


**An integral and maintenance manual** shall be provided to the building occupant or owner, per C.G.S. § 40-140.1. 

<p><b>Recycling by occupants.</b> Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for depositing, storing and collection of nonhazardous materials for recycling per <b>ENVIROMENTAL QUALITY (C.450.3)</b></p>	<p>BLO Permit No. _____</p>
<p><b>Gas fireplaces.</b> Any installed gas fireplaces shall be a direct-vent sealed-combustion per <b>ASCE 4503.1</b></p>	
<p><b>Woodstoves.</b> Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Criteria. All woodstoves and pellet stoves shall have a permanent label indicating they are certified to meet the emission limits per <b>ASCE 4503.1</b>. Woodstoves and pellet stoves shall also comply with Santa Clara County Chapter 15.65.</p>	
<p><b>POLLUTANT CONTROL (C.450.4)</b></p>	
<p><b>Covering of dust operations and protection of mechanical equipment during construction.</b> At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilation equipment, all dust and debris shall have a permanent label indicating they are certified to meet the emission limits per <b>ASCE 4503.1</b>. Woodstoves and pellet stoves shall also comply with Santa Clara County Chapter 15.65.</p>	
<p><b>Adhesives, sealants and caulks</b> shall meet the VOC or zero toxic compound limits per <b>ASCE 4504.2.1</b></p>	
<p><b>Paints, stains and other coatings</b> shall comply with VOC limits per <b>ASCE 4504.2.2</b></p>	
<p><b>Aerosol paints and coatings</b> shall meet the product-weighted blend limits for ROG and other requirements per <b>ASCE 4504.2.3</b></p>	
<p><b>Verification.</b> Documentation shall be provided, at the request of the Building Division, to verify that compliant VOC limit materials have been used per <b>ASCE 4504.2.4</b></p>	
<p><b>Coat systems.</b> All carpet installed in the building interior shall meet the testing and product requirements of <b>ASCE 4504.3</b></p>	
<p><b>Resilient flooring systems.</b> Where resilient flooring is installed, at least 85% of the floor area receiving resilient flooring shall comply with the requirements of <b>ASCE 4504.4</b></p>	
<p><b>Composite wood products.</b> Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall comply with low formaldehyde emissions standards and requirements per <b>ASCE 4504.5</b></p>	
<p><b>INTERIOR MOISTURE CONTROL (C.450.6)</b></p>	
<p><b>Concrete slab foundations.</b> Vapor retarder and capillary break shall be installed if a slab-on-ground foundation is used. If the thickness of the concrete slab is less than 4 inches, a 5-mil vapor retarder with permeability not less than 6" shall be provided per <b>ASCE 4505.2</b>, <b>CR R906.2.2</b>, <b>CR R906.2.3</b> and <b>CRB Section 1558</b></p>	
<p><b>Moisture control during building material.</b> Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be encased when the framing members exceed 15% moisture content. Moisture control shall be checked prior to installation per <b>ASCE 4505.3</b></p>	
<p><b>INDOOR AIR QUALITY AND EXHAUST (C.450.6)</b></p>	
<p><b>Room exhaust fans.</b> Each bathroom shall be mechanically ventilated using ENERGY STAR compliant fans installed to the exterior and controlled per <b>ASCE 4506.1</b></p>	
<p><b>ENVIRONMENTAL QUALITY (C.450.7)</b></p>	
<p><b>Heating and air-conditioning systems</b> shall be sized, designed and have their equipment selected using the following methods per <b>ASCE 4507.2</b></p>	
<p>1. Heat Loss/Gain value in accordance with ANSI/ACCA 2 Manual 2.01, ASHRAE handbook or equivalent.</p>	
<p>2. Heat requirements are calculated according to ANSI/ACCA 1 Manual 2.01, ASHRAE handbook or equivalent.</p>	
<p>3. Sizing heating and cooling equipment according to ANSI/ACCA 3 Manual 3.01 or equivalent.</p>	
<p><b>INSTALLER AND SPECIAL INSPECTOR QUALIFICATION (C.450.702)</b></p>	
<p><b>Install heating and HVAC system.</b> installers shall be trained and certified in the proper installation of HVAC systems.</p>	
<p>Special inspectors shall be required by a designated training or certification program per <b>CGC 702.1</b></p>	
<p><b>Special inspection.</b> Special inspectors shall be trained and certified in the proper installation of HVAC systems. The inspectors shall be required to inspect the work and shall be required to demonstrate compliance in the discipline they are inspecting per <b>CGC 702.2</b></p>	

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RG01 2022 Green Building Residential-Revised 07-2024.docx Page 2 of 4

RG01 2022 Green Building Residential-Revised 07-2024.docx Page 3 of 4

BID Permit No: _____	
<b>VERIFICATION (CDC 703)</b>	
<p><b>Documentation.</b> Upon request, verification of compliance with this code may include construction documents, plans, specifications, bidder or installer certification, inspection reports, or other methods acceptable to the building department which will show substantial conformance per CDC 703.1.</p>	
	
<b>Responsible Designer's Declaration Statement</b>	<b>Contractor Declaration Statement</b>
<p>I hereby certify that this project has been designed to meet the requirements of the 2022 California Green Building Standards Code.</p>	
<p>I hereby certify, as the builder or installer under the permit listed herein, that this project will be constructed to meet the requirements of the California Green Building Standards Code.</p>	
Name: <u>Fiona Wang</u>	Name: _____
Signature: <u><i>Fiona Wang</i></u>	Signature: _____
Date: <u>06/30/2025</u>	Date: _____
Company: <u>Fiona Wang Design</u>	License: _____
Address: <u>255 N 11th Street</u>	Address: _____
City: <u>San Jose</u> State: <u>CA</u> Zip: <u>95112</u>	City: _____ State: _____ Zip: _____

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

**Residential Condensate Disposal Requirements**

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

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

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

## COMMERCIAL / INDUSTRIAL REQUIREMENTS

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

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

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

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The diagram illustrates two methods for draining rainwater from a roof. The top method shows a drain pan with an A-coil in the attic, connected to a primary drain pipe that runs vertically through the building. The bottom method shows a drain pan with a direct connection to a primary drain pipe. Both methods include labels for components like Pan drain, Pan, Primary drain, Minirun slope, Building, Footing, and Rock mesh.

**Pan drain**

**A-Coil in Attic**

**Pan**

**Primary drain**

**Minirun slope = 1/8 inch per foot**

**Residential condensate is typically terminated in drywells. Drywell specifications are as follows:**

1. The minimum size of a residential drywell is 2-foot deep by 2-foot deep.
2. The nearest edge of the drywell shall be at least 3 feet from any wall or building foundation.
3. The drywell shall be filled with minimum 1' rock.
4. The top of the drywell shall be covered with gridding panel or plastic sheathing with 6" of earth or concrete above the pavers.
5. The condensate pipe from the cooling coil ("in") shall connect indirectly to a minimum 1½ in. drimpane. The indirect connection shall be made by an air break at the edge of the foundation.

**Drywell:**

**Inspection put stick (3' long)**

**1 in. hole cover**

**Butt-pipe or plastic**

**Condensate Drain**

**Drywell min. 2' x 2' x 2'**

**— 3 ft —**

**Rock mesh, 1 in. diameter**

**Footing**

**Building**

RG01 2022 Green building Residential-REVISED 07-2024.docx Page 4 of 4RM02 Residential Condensate Disposal Requirement-Revised 01-2023.docx Page 1 of 2

RM02 Residential Condensate Disposal Requirement-Revised 01-2023.docx Page 2 of 2

[illegible]

**PROJECT:**

**RESIDENCE ADDITION**

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

**SHEET TITLE :**

**GREEN  
BUILDING  
CHECK LIST**

<b>DRAWN BY :</b>	<i>FimaWong</i>
<b>REVIEWED BY :</b>	-
<b>DATE :</b>	-
<b>SCALE :</b>	-

**SHEET NO. :**

GBCL

OF

**SHEETS**





## Agenda Report

25-1638

Agenda Date: 12/10/2025

### REPORT TO DEVELOPMENT REVIEW HEARING

#### SUBJECT

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

**File No.:** PLN25-00443

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

**Applicant:** Guanghong Ou

**Owner(s):** Giao Nguyen

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

#### PROJECT DATA

The Project Data and Compliance Table is not included since the project only includes window replacement.

#### POINTS FOR CONSIDERATION

- The project site is in a residential neighborhood near downtown Santa Clara, surrounded by numerous HRI and Mills Act contract properties. See Vicinity Map in Attachment 1.
- The site is currently developed with multifamily residential uses and will continue to operate as such. A second, non-historic multifamily building is also located on the same parcel at 1340 Homestead Road.
- Per the Santa Clara City Code 18.120(D)(6), the request requires Architectural Review approval through a Development Review Hearing. For HRI properties, these proposals receive a recommendation from the Historical and Landmarks Commission (HLC).
- The project was heard by the HLC on December 4, 2025, to ensure consistency with the Secretary of Interior Standards for Rehabilitation and to make a recommendation to the Development Review Hearing.
- The project proposes a like-for-like replacement of all 26 existing windows to match the current design and materials. Details regarding the proposed windows are included as Attachment 2.
- The proposed project complies with the City's Single-Family and Duplex Residential Design Guidelines (2014). Specifically, the project is consistent with the guidelines, in that:
  - The window style and proportion are similar to the existing architectural style of the building.
- The proposal preserves the property's historic character and ensures that the new windows



are compatible with the building's existing architectural features.

- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There is an active code enforcement case regarding the complete interior renovation of the three units without the required permits. Interior renovations do not require a significant property alteration permit or architectural review application and will be reviewed through the Building Permit process. A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

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

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

- 1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
  - The project does not include any changes to existing off-street parking or site improvements, and therefore no adverse effects will occur.
- 2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:*
  - The project consists only of like-for-like window replacements, resulting in no changes to site access, circulation, or use.
- 3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:*
  - The proposed window replacements are wood double-hung which will match the existing historic windows in material, configuration, operation, and appearance. Because the replacement windows replicate the historic design and detailing, the work will not diminish the architectural integrity or character-defining features of the building.
- 4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:*
  - The proposed like-for-like window replacements preserve the building's historic character and do not alter site conditions.
  - The proposed like-for-like window replacements are consistent with the Secretary of the Interior Standards for Rehabilitation.
- 5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:*



- The proposed like-for-like window replacements are consistent with the City's standards. The proposal preserves the building's historic character and maintains compatibility with the scale, design, and materials of surrounding neighborhood.

### **CONDITIONS OF APPROVAL**

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

### **ENVIRONMENTAL REVIEW**

The action being considered is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration / Rehabilitation). This exemption consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior Standards.

### **PUBLIC CONTACT**

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

A public hearing notice was mailed to property owners within a 300-foot radius of the project site on November 20, 2025, to 111 property owners/tenants. As of the writing of this report, planning staff has not received public comments for this application.

### **RECOMMENDATION**

**Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration / Rehabilitation) and **Approve** the Architectural Review for the removal and replacement of existing windows on a Historic Resources Inventory (HRI) residence, located at 1310 Homestead Road, subject to the findings and conditions of approval.

Prepared by: Summer Foss, Assistant Planner, Community Development Department

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

### **ATTACHMENTS**

1. Vicinity Map
2. Window Specifications
3. Conditions of Approval
4. Development Plans





City of  
Santa Clara  
The Center of What's Possible

## Vicinity Map (Zoning) - 1310 Homestead Road



### Historic Resources

#### Historic Properties



#### Historic Resources



#### Mills Act Property



#### Potential Historic Resources



### Zoning

#### Land Parcels

DT - Downtown

DT - Downtown

MUCC - Mixed Use

Community Commercial

MUCC - Mixed Use

Community Commercial

PD - Planned Development

PQP - Public/Quasi Public

R1 - Single-Family

Residential

R1 - Single-Family

Residential

R2 - Low-Density Residential

R3 - Medium Density

Residential

### Race & Ethnicity

## Notes:

PLN25-00443

11/7/2025 4:04:54 PM

0 200 400  
ft

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



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Vu Luu

QUOTE BY : Vu Luu

SOLD TO : HIEN

PO# :

Ship Via : Ground

U-Factor Weighted Average: 0.29

Volume: 230.76

QUOTE # : JW251000A8H - Version 0

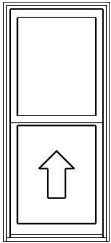
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PROJECT NAME: 1310 HOMESTEAD RD

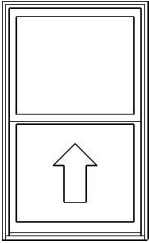
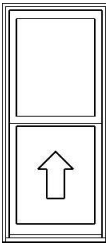
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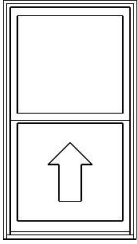
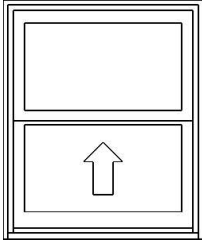
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LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	FRONT, LEFT	Frame Size : 24 X 54			
	Rough Opening : 24 3/4 X 54 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior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

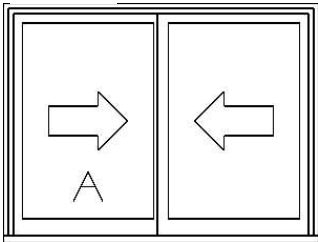
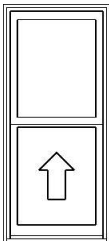


LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2	SIDE LEFT	Frame Size : 33 X 54			
	Rough Opening : 33 3/4 X 54 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan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



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

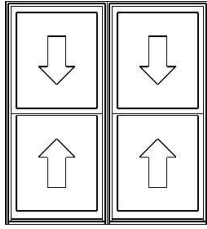


LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 6	KITCHEN, T	EWS4836			
	Rough Opening : 48 1/16 X 36 5/8	Frame Size : 47 5/16 X 35 7/8 Siteline EX Wood Sliding Window, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16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



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

**TYPE C**

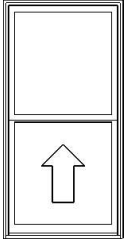
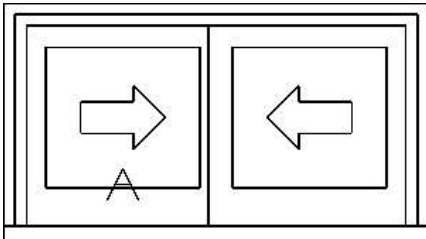


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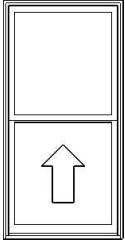
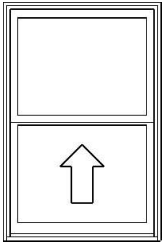
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Rough Opening : 31 3/4 X 68 3/4	Siteline Wood Double Hung, Auralast Pine,
	Natural Pine Exterior,
	Natural Interior,
	No Exterior Trim,
	4 9/16 Jamb,
	Standard Double Hung, Tan Jambliner, Concealed Jambliner
	White Hardware, ,Recessed Sash Lock,
	US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

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

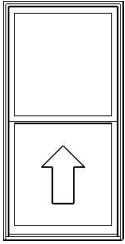


LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
		Floors)*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N-885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
Line 9	BACK BED, EG Rough Opening : 34 3/4 X 68 3/4	Frame Size : 34 X 68 Siteline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



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



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



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

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

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

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

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

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

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







[illegible][illegible][illegible]

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

Drawn By:	DC	Check By:	DC
Scale:			
Sheet Title:	TITLE 24		

Sheet No: **A0.1**

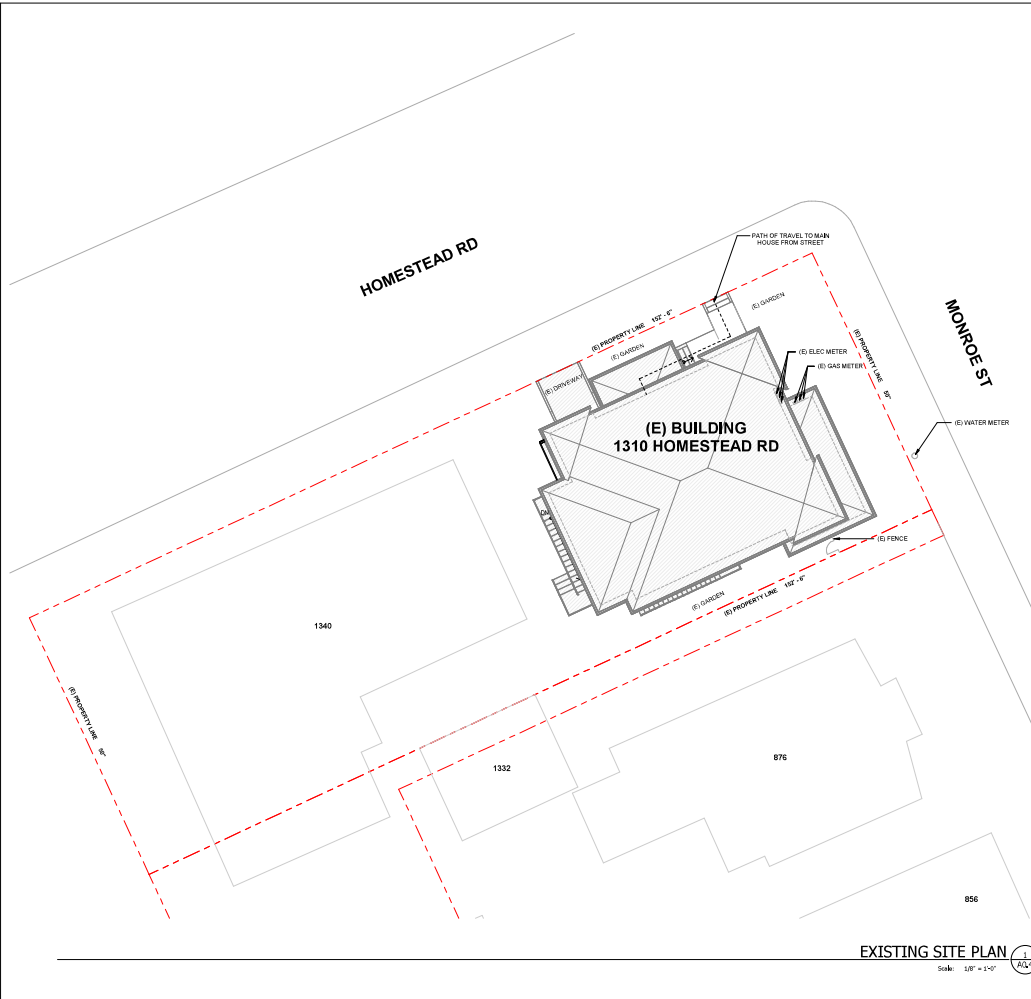


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[illegible]

**COLLABORATIVE DESIGN STUDIO**  
Collaborative Design Studio, Inc.  
Dublin, CA 94568  
+1.415.799.1318  
contact@cds-us.net

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Project Contact: Guanghong Ou  
 Email: Guanghong.Ou@cds-us.net

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Project Designer:

Danny Cao

**Client:**  
HUEY NGUYEN  
1310 HOMESTEAD ROAD  
SANTA CLARA, CA 95050  
(408) 623-5724  
HUEYCONSTRUCTIONINC@GMAIL.COM

1310  
HOMESTEAD  
ROAD

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1310 HOMESTEAD RD  
SANTA CLARA, CA 95050

[illegible]

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

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Sheet No: **A0.4**

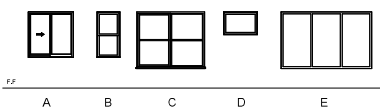








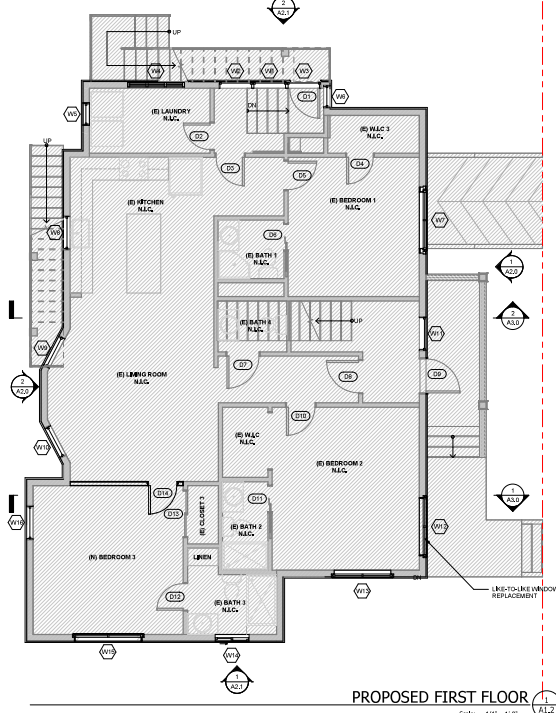




**WINDOW NOTE:**

- [illegible]

SPECIES				WINDOW SCHEDULE				TEMPERED CLASS	NOTES
NUMBER	TYPE	WIDTH	HEIGHT	HEAD	WALL	WALL	WALL		
001	O	3'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	EXISTING ENTRY
002	O	3'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	EXISTING ENTRY
003	O	3'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	EXISTING ENTRY
004	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
005	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
006	C	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
007	C	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
008	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
009	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
010	O	3'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
011	O	3'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
012	O	3'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
013	C	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
014	C	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
015	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
016	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
017	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
018	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
019	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
020	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
021	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
022	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
023	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
024	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
025	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
026	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
027	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
028	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
029	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
030	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
031	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
032	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
033	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
034	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
035	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
036	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
037	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
038	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
039	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
040	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
041	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
042	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
043	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
044	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
045	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
046	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
047	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
048	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
049	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
050	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
051	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
052	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
053	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
054	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
055	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
056	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
057	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
058	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
059	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
060	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
061	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
062	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
063	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
064	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
065	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
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069	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
070	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
071	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
072	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
073	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
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075	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
076	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
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078	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
079	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
080	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
081	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
082	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
083	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
084	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
085	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
086	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
087	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
088	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
089	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
090	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
091	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
092	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
093	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
094	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
095	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
096	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
097	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
098	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
099	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
100	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
101	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
102	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
103	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
104	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
105	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
106	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
107	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
108	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
109	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
110	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
111	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
112	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
113	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
114	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
115	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
116	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
117	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
118	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
119	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
120	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
121	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
122	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
123	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
124	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
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126	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
127	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
128	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
129	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
130	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
131	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
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140	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
141	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
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143	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
144	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
145	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
146	B	2'-0"	3'-0"	7'-0"	4'-0"	PIRANO	PAINT	NEW-ALUMINUM	NEW-GLASS
147	B	2'-							



PROPOSED FIRST FLOOR

$$\text{Scale: } 1/4" = 1'-0"$$

## GENERAL NOTES

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

COLLABORATIVE DESIGN STUDIO

CDS Project No:

Project Designer: Danny Cao  
Email: [danny.cao@cds-us.net](mailto:danny.cao@cds-us.net)

Project Designer:

Danny Cao

**Client:**

HUEY NGUYEN  
1310 HOMESTEAD ROAD  
SANTA CLARA, CA 95050  
(408) 623-5724  
HUEYCONSTRUCTIONINC@GMAIL.COM

1310  
HOMESTEAD  
ROAD

SANTA CLARA, CA 95050

[illegible]

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor becomes aware.

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Scale: 1M = 1-0"

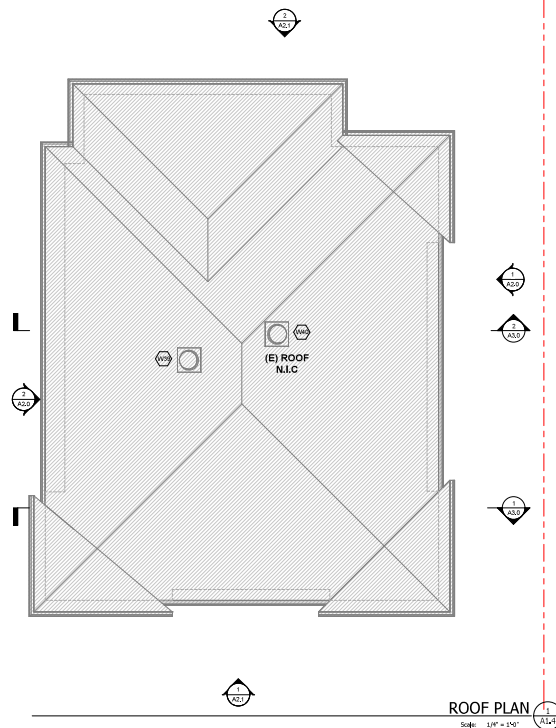
Sheet Title: **PROPOSED FLOOR PLAN**

Sheet No: **A1.2**









- [illegible]

**C | D | S**

**COLLABORATIVE DESIGN STUDIO**  
Collaborative Design Studio, Inc.  
Dublin, CA 94568  
+1.415.799.1318  
contact@cds-us.net  
cds-us.net

CDS Project No:

Project Contact: Guanghong Ou  
Email: [Guanghong.Ou@cds-us.net](mailto:Guanghong.Ou@cds-us.net)

Project Designer: Danny Cao  
Email: [danny.cao@cds-us.net](mailto:danny.cao@cds-us.net)

Project Designer.

Danny Gao

**Client:**

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(408) 623-5724  
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1310  
HOMESTEAD  
ROAD

1310 HOMESTEAD RD  
SANTA CLARA, CA 95050

[illegible]

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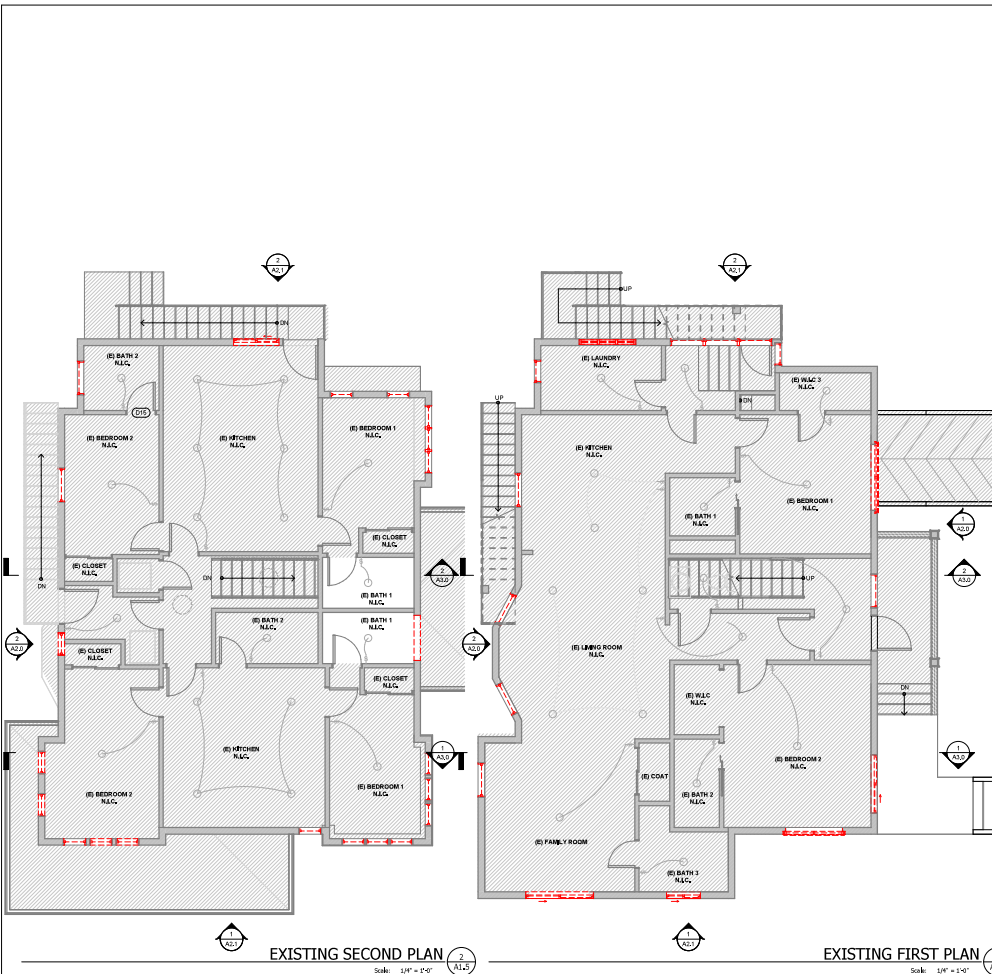
Sheet Title: PROPOSED PLAN




















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Sheet No: **A1.4**

Sheet No: **A1.4**



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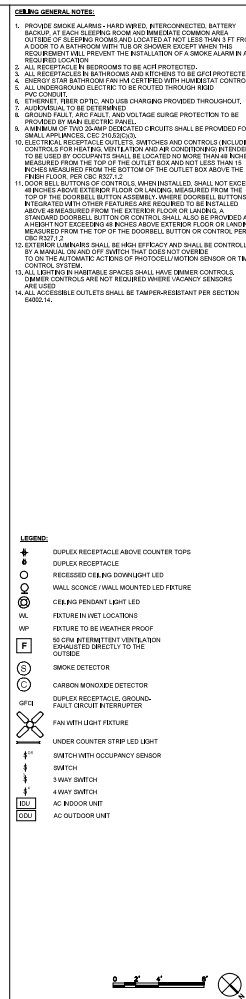
-  DUPLEX RECEPTACLE ABOVE COUNTER TOPS
-  DUPLEX RECEPTACLE
-  RECESSED CEILING DOWNLIGHT LED
-  WALL SCONCE / WALL MOUNTED LED FIXTURE
-  CEILING PENDANT LIGHT LED
-  FIXTURES IN WET LOCATIONS
-  FIXTURE TO BE WEATHER PROOF
-  EX-OUT EXTERIOR LIGHT VENTILATION EXHAUSTED DIRECTLY TO THE OUTSIDE
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
-  DUPLEX RECEPTACLE, GROUND-FIT (GFCI) CIRCUIT INTERRUPTER
-  FAN WITH LIGHT FIXTURE
-  UNDER COUNTER STRIP LED LIGHT
-  SWITCH WITH OCCUPANCY SENSOR
-  SWITCH
-  3-WAY SWITCH
-  4-WAY SWITCH
-  AC INDOOR UNIT
-  AC OUTDOOR UNIT

1310 HOMESTEAD RD  
SANTA CLARA, CA 95050

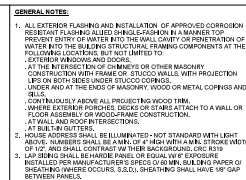
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Sheet No: **A2.0**










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

Collaborative Design Studio, Inc.  
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contact@cds-us.net  
cds-us.net

Project Contact: Guanghong Ou  
Email: Guanghong.Ou@cds-us.net

Project Designer: Danny Cao  
Email: danny.cao@cds-us.net

Project Designer

  
Danny Cao

---

**Client:**

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HUEYCONSTRUCTIONINC@GMAIL.COM

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HOMESTEAD  
ROAD

[illegible]

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

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Scale:	1/4" = 1'-0"		
Sheet Title:	BUILDING SECTIONS		

Sheet No: **A3.0**







## Conditions of Significant Property Alteration / Architectural Permit Approval

PLN25-00443 / 1310 Homestead Road

### Architectural Review for the like-for-like replacement of existing windows on a Historic Resources Inventory (HRI) residence.

#### GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Director of Community Development or designee and all appeal periods have been exhausted. The expiration date is December 10, 2027.
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code, California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

#### DURING CONSTRUCTION

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



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

**OPERATIONAL CONDITIONS**

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

**KEY:**

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)



**ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL**

*Permittee/Property Owner*

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

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

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

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

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

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





# City of Santa Clara

## Meeting Agenda

### Development Review Hearing

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Wednesday, December 10, 2025

4:00 PM

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

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

- o Via Zoom:
- o <https://santaclaraca.zoom.us/j/92950218717>  
Meeting ID: 929 5021 8717
- o Phone: 1 (669) 900-6833

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

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

**25-1703** [Declaration of Procedures](#)

#### **CONSENT CALENDAR**



1.     **25-1695**   [Development Review Hearing Meeting Minutes of November 19, 2025](#)

**Recommendation:** Approve the Development Review Hearing Meeting Minutes of the November 19, 2025, Meeting.

### **PUBLIC PRESENTATIONS**

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

### **GENERAL BUSINESS**

2.     **25-1682**   [Public Hearing: Action of an Architectural Review \(PLN25-00295\) for a 621 Square Foot First Floor Addition and a 397 Square Foot Second Floor Addition to an Existing Two-Story 2,081 Square Foot Single-Family Residence with a 500 Square Foot Attached Garage on a 7,351 Square Foot Lot at 2892 Mesquite Drive. CEQA Status: Exempt from CEQA per Section 15332. Continued from the November 19, 2025, Development Review Hearing.](#)

**Recommendation:** **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot at 2892 Mesquite Drive, subject to findings and conditions of approval.



3.      **25-1638**   [Public Hearing: Architectural Review \(PLN25-00443\) for the like-for-like replacement of windows for a property on the Historic Resource Inventory Located at 1310 Homestead Road. CEQA Status: Exempt from CEQA per Section 15331 of the CEQA Guidelines \(Class 31 - Historical Resource Restoration / Rehabilitation\).](#)

**Recommendation:** **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration / Rehabilitation) and **Approve** the Architectural Review for the removal and replacement of existing windows on a Historic Resources Inventory (HRI) residence, located at 1310 Homestead Road, subject to the findings and conditions of approval.

#### **ADJOURNMENT**

*The next regular scheduled meeting is on January 14, 2026 at 6 p.m. in the Council Chambers and via Zoom.*



## MEETING DISCLOSURES

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

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

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

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.





# City of Santa Clara

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

## Agenda Report

---

**25-1703**

**Agenda Date: 12/10/2025**

---





The Hearing Officer for this agenda will be Sheldon Ah Sing on behalf of and delegated by the Director of Community Development Afshan Hamid.

The hearing procedure and order of input will be as follows:

1. Each project will be identified as described on the agenda.
2. For those items on the Consent Calendar, the Hearing Officer will ask if anyone wishes to speak on the item. If a separate discussion is warranted, the item will be moved to the Public Hearing portion of the agenda. If a separate discussion is not needed, the item will remain on the Consent Calendar for approval.
3. For those items listed under Public Hearing, staff will provide a brief report.
4. The applicant or their representative will have up to five minutes to speak at the microphone and should identify themselves by stating their name for the record.
5. After the applicant or their representative has spoken, any member of the public who wishes to speak on the item may provide testimony, up to two minutes per speaker, either for or against the project. All speakers are required to state their name for the record.
6. Following comments from the public, the applicant may make additional remarks for up to five minutes.
7. The Hearing Officer will then close the public hearing, and may ask staff to answer questions, respond to comments made by the applicant or the public, or further discuss the item. The Hearing Officer will then take action on the item.

**If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.**

**The Hearing Officer's actions on agenda items are final unless appealed within seven calendar days.**





# City of Santa Clara

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

## Agenda Report

---

25-1695

Agenda Date: 12/10/2025

---

### REPORT TO DEVELOPMENT REVIEW HEARING

#### SUBJECT

Development Review Hearing Meeting Minutes of November 19, 2025

#### RECOMMENDATION

Approve the Development Review Hearing Meeting Minutes of the November 19, 2025, Meeting.





# City of Santa Clara

## Meeting Minutes

### Development Review Hearing

---

11/19/2025

4:00 PM

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

---

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

**Development Review Officer Sheldon Ah Sing** called the meeting to order at 4:00 p.m.

[25-1639](#)

Declaration of Procedures

**Development Review Officer Sheldon Ah Sing** read the Declaration of Procedures.



---

**REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES**

None.

**CONSENT CALENDAR**

1. [25-1616](#) Development Review Hearing Meeting Minutes of October 15, 2025

**Recommendation:** Approve the Development Review Hearing Meeting Minutes of the October 15, 2025, Meeting.

**Action:** Development Review Officer Sheldon Ah Sing approved the consent calendar.

**PUBLIC PRESENTATIONS**

None.

**GENERAL BUSINESS**

2. [25-958](#) Public Hearing: Determination of Consistency with the Adopted Mitigated Negative Declaration and Action on the Architectural Review (File # PLN24-00474) to Allow the Development of 142 Residential Units and Associated On- and Off-Site Improvements for the Property Located at 1400 Coleman Avenue. CEQA Status: Adopted Mitigated Negative Declaration.

**Recommendation:** **Determine** the project to be consistent with the adopted Initial Study/Mitigated Negative Declaration (IS/MND) and **Approve** the Architectural Review to allow the development of 142 residential units and associated on-and off-site improvements for the property located at 1400 Coleman Avenue, subject to the findings and conditions of approval.

**Senior Planner Nimisha Agrawal** provided the staff presentation.

**Applicant Pamela Nieting** provided a presentation.

Public Comments: **None.**

**Action:** Development Review Officer Sheldon Ah Sing approved staff recommendation with added conditions: (1) that the stucco on the structures fronting Coleman Avenue be a smooth finish; (2) that the first floor will include a wall trellis feature for vegetation.



3. [25-1101](#) Public Hearing: Action on an Architectural Review (PLN25-00227) for a 959 Square Foot Second Story Accessory Dwelling Unit Addition to an Existing One-Story Single-Family Residence on a 5,724 Square Foot Lot at 749 Clara Vista Avenue. CEQA Status: Exempt from CEQA per Section 15332.

**Recommendation:** **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the construction of a 939 square foot second floor addition to create a 939 square foot second story Accessory Dwelling Unit in an existing one-story single-family residence on a 5,724 square foot lot at 749 Clara Vista Avenue, subject to findings and conditions of approval.

**Development Review Officer Sheldon Ah Sing** waived the staff presentation.

**Applicant Bahman Asgarzadeh Aval** contested the recorded square footage of the proposal stating the measurement was incorrect.

Public Comments: **None.**

Due to technical difficulties, the Zoom Webinar became nonresponsive and ended at 4:30 p.m. and was restarted shortly thereafter.

**Action: Development Review Officer Sheldon Ah Sing approved staff recommendation.**



4. [25-1564](#) Public Hearing: Action on the Architectural Review (PLN25-00355) for an 800 Square Foot Two Story Accessory Dwelling Unit to an Existing 2,069 Square Foot One-Story Residence located at 4939 Avenida De Los Arboles. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 -- New Construction or Conversion of Small Structures).

**Recommendation:** **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures), and **Approve** the Architectural Review for an 800-square-foot, two-story attached accessory dwelling unit (ADU), including a 105-square-foot second-story rear balcony, proposed at the rear of an existing 2,069-square-foot one-story residence.

**Development Review Officer Sheldon Ah Sing** waived the staff presentation.

**Designer Ryan Hua** was available for questions.

Public Comments: **None.**

**Action: Development Review Officer Sheldon Ah Sing approved staff recommendation.**

5. [25-1572](#) Public Hearing: Action on an Architectural Review (PLN25-00267) for the Demolition of an Existing Residential Building to Construct a 2,282 Square Foot Four-Bedroom, Three-Bathroom Two-Story Single-Family Residence with a 400 Square Foot Attached Garage on a 5,012 Square Foot Lot at 3037 Harding Avenue. CEQA Status: Exempt from CEQA per Section 15332.

**Recommendation:** **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the demolition of an existing residential building to construct a 2,282 square foot four-bedroom, three-bathroom two-story single-family residence with a 400 square foot attached garage on a 5,012 square foot lot at 3037 Harding Avenue, subject to findings and conditions of approval.

**Assistant Planner Alex Tellez** provided the staff presentation.

**Applicant Ramin Zohoor** was available for questions.

Public Comments: **None.**

**Action: Development Review Officer Sheldon Ah Sing approved staff recommendation.**



6. [25-1589](#) Public Hearing: Action on an Architectural Review (PLN25-00295) for a 621 Square Foot First Floor Addition and a 397 Square Foot Second Floor Addition to an Existing Two-Story 2,081 Square Foot Single-Family Residence with a 500 Square Foot Attached Garage on a 7,351 Square Foot Lot at 2892 Mesquite Drive. CEQA Status: Exempt from CEQA per Section 15332.

**Recommendation:** **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot at 2892 Mesquite Drive, subject to findings and conditions of approval.

**Assistant Planner Alex Tellez** provided the staff presentation.

**Applicant Fiona Wang** was online, but unable to respond to questions due to technical difficulties with the Zoom Webinar audio.

**Public Speakers:**

Due to ongoing audio technical difficulties, public speakers were informed that they would be given the opportunity to speak on this item at the next scheduled hearing.

**Action: Development Review Officer Sheldon Ah Sing continued the item date certain to the December 10, 2025 Development Review Hearing due to technical difficulties with the Zoom Webinar audio.**

**ADJOURNMENT**

The meeting adjourned at 5:01 p.m.

The next regular scheduled meeting is on Wednesday, December 10, 2025 at 6 p.m. in the City Hall Council Chambers.

The meeting recording is available on the City's website:  
<https://santaclara.legistar.com/calendar.aspx>



## MEETING DISCLOSURES

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

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

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

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.





## Agenda Report

25-1682

Agenda Date: 12/10/2025

### REPORT TO DEVELOPMENT REVIEW HEARING

#### SUBJECT

Public Hearing: Action of an Architectural Review (PLN25-00295) for a 621 Square Foot First Floor Addition and a 397 Square Foot Second Floor Addition to an Existing Two-Story 2,081 Square Foot Single-Family Residence with a 500 Square Foot Attached Garage on a 7,351 Square Foot Lot at 2892 Mesquite Drive. CEQA Status: Exempt from CEQA per Section 15332. Continued from the November 19, 2025, Development Review Hearing.

**File No.:** PLN25-00295

**Location:** 2892 Mesquite Drive

**Applicant:** Fiona Wang

**Owner(s):** Ling Zhou

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

#### PROJECT DATA

The Project Data and Compliance Table is included as Attachment 3.

#### POINTS FOR CONSIDERATION

- This item was heard at the November 19, 2025, Development Review Hearing (DRH) but due to technical difficulties with Zoom it was continued to allow for community feedback to be received.
- The November 19, 2025 DRH staff report is available as Attachment 2.
- Based on community feedback submitted prior to the November 19, 2025 DRH, the front first story addition breaks the prevailing development pattern of the subdivision and creates shadow and view impacts to the neighboring properties.
- Based on this feedback, the applicant is open to adding privacy screening to their kitchen window, hedges to the front and side yard, and a code compliant front fence.
- The changes mentioned above will help refine the proposal and get the project closer to being consistent with the City's Single-Family & Duplex Residential Design Guidelines. Staff offers the following comments and recommendations to further enhance the project design to meet the required Architectural Review findings:
  - The proposed design should minimize, to the extent possible, shading of the adjacent home and front yard. The proposal has, scale, shadow, view, and light impacts. The



development proposal shall adhere to the prevailing development pattern in the subdivision by providing a greater front setback on the proposed guest bedroom. The proposed guest bedroom shall have a reduced footprint to preserve the streetscape along the front and sight lines of the adjacent property.

This recommendation has been added to the Conditions of Approval and will be found in Attachment 4.

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

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

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



- The project is subject to the California Building Code and City Code requirements. Which serve to regulate new construction to protect public health, safety, and general welfare.

5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:*

- With adherence to condition P3 of the Conditions of Approval, the proposed construction is consistent with the City's Single-Family & Duplex Residential Design Guidelines (2014):
  - 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.
- The proposed construction complies with the R1-6L Zoning Districts development standards.
- The proposed construction complies with the intent of the Santa Clara General Plan and all its policies.

### CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 4.

### ENVIRONMENTAL REVIEW

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

### PUBLIC CONTACT

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

A public hearing notice was mailed to property owners within a 300-foot radius of the project site on November 26, 2025, to 67 owners/tenants. As of the writing of this report, planning staff has not received public comments for this application.

### RECOMMENDATION

**Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot at 2892 Mesquite Drive, subject to findings and conditions of approval.



Prepared by: Alex Tellez, Assistant Planner, Community Development Department  
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

**ATTACHMENTS**

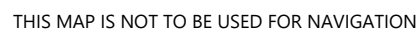
1. Vicinity Map
2. November 19, 2025 DRH Staff Report
3. Project Data and Compliance Table
4. Conditions of Approval
5. Development Plans





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## Agenda Report

25-1589

Agenda Date: 11/19/2025

### REPORT TO DEVELOPMENT REVIEW HEARING

#### SUBJECT

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

**File No.:** PLN25-00295

**Location:** 2892 Mesquite Drive

**Applicant:** Fiona Wang

**Owner(s):** Ling Zhou

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

#### PROJECT DATA

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

#### POINTS FOR CONSIDERATION

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



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

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

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

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



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

### CONDITIONS OF APPROVAL

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

### ENVIRONMENTAL REVIEW

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

### PUBLIC CONTACT

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

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

### RECOMMENDATION

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



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

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

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

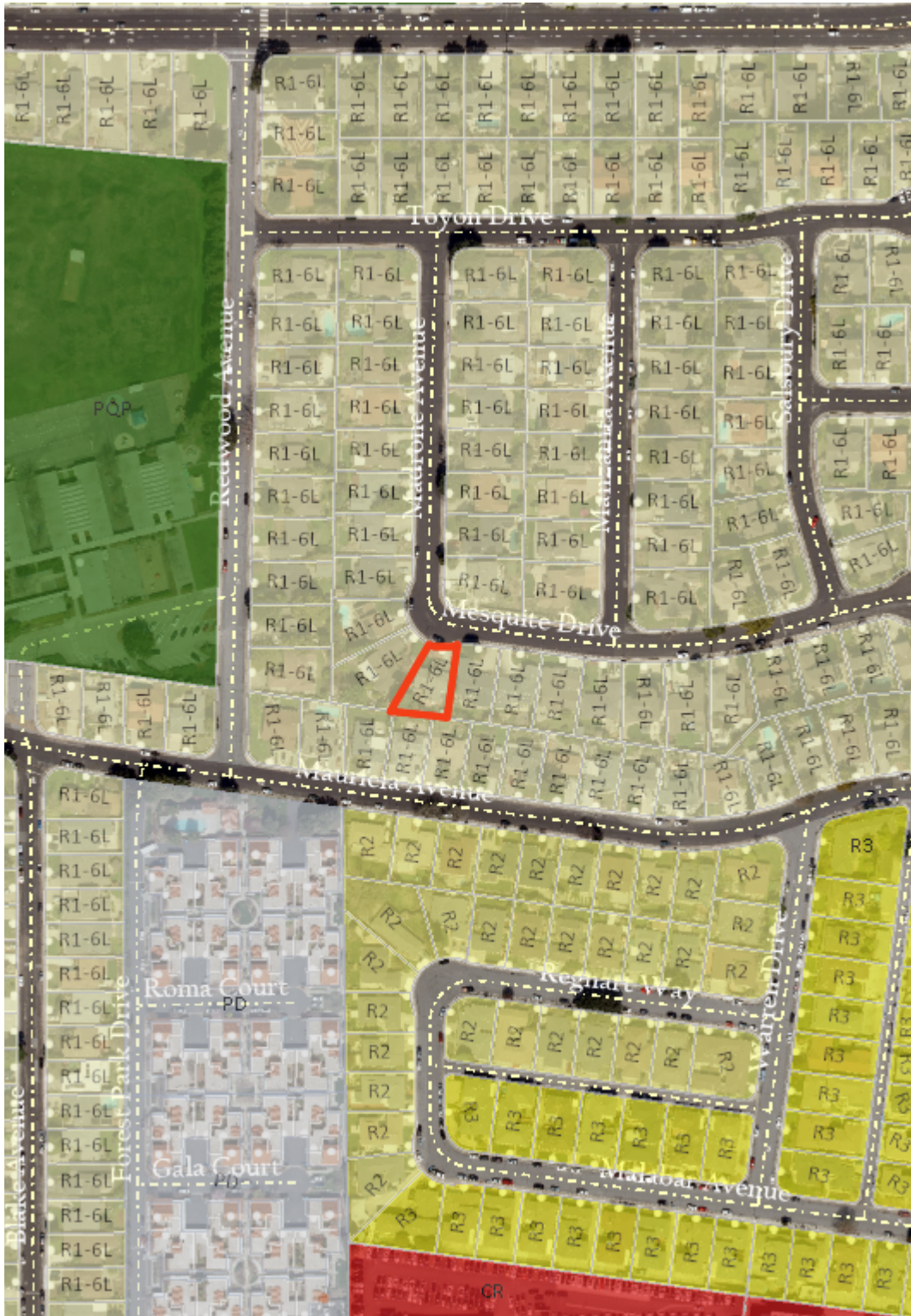
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

#### **ATTACHMENTS**

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




# Vicinity Map (Zoning) - 2892 Mesquite Drive



## Zoning

### Land Parcels

 CR - Commercial Regional

## Base Layers

### Site Addresses

 Place

 Single

 Utility

### Streets

### Land Parcels

 Land Parcels

 Common Areas

## Imagery2024

 Red: Band\_1

 Green: Band\_2

 Blue: Band\_3

## Notes:

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©City of Santa Clara

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



**Attachment 2: Project Data/Compliance**

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

**Project Number: PLN25-00295**

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



## Conditions of Architectural Review Approval

### PLN25-00295/ 2892 Mesquite Drive

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

#### GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is November 26, 2027
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code, California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

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

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

#### DURING CONSTRUCTION

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



- P5. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- P6. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.
- E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

#### **OPERATIONAL CONDITIONS**

- P7. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.
- P8. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P9. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

#### **KEY:**

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)



**ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL**

*Permittee/Property Owner*

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

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

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

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

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

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



## GREEN BUILDING NOTES

### WATER EFFICIENCY AND CONSERVATION

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

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

### ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

### BUILDING MAINTENANCE AND OPERATION

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

### ENVIRONMENTAL QUALITY

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

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

### POLLUTANT CONTROL

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

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

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

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

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

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

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

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

### INDOOR MOISTURE CONTROL

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

### INDOOR AIR QUALITY AND EXHAUST

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

### INSTALLER AND SPECIAL INSPECTOR QUALIFICATION

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















### VERIFICATION

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

## SCOPE OF WORK

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

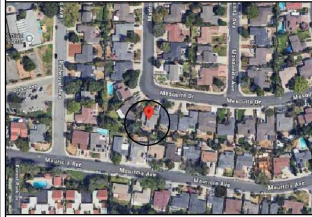
## SYMBOLS

	COLUMN GRID LINE NO.		EXISTING DOOR
	SECTION NO.		DOOR NO.
	SECTION SHEET NO.		DOOR SCHEDULE
	ELEVATION NO.		INTERIOR ELEVATIONS
	ELEVATION SHEET NO.		INDICATOR
	DETAIL NO.		ROOM NAME
	DETAIL SHEET NO.		FLOOR FINISH

## BLDG DATA

LOT SIZE:	7,351 S.F.
CURRENT ZONING:	R1-BL
CURRENT USE:	REH
EXISTING PROPERTY BUILT:	1953
(E) BUILDING FLOOR AREA:	591
(E) 1st FLOOR:	1,363 S.F.
(E) 2nd FLOOR:	718 S.F.
(E) GARAGE:	500 S.F.
(E) PORCH:	76 S.F.
(E) TOTAL HABITABLE AREA:	2,081 S.F.
(E) TOTAL BUILDING AREA:	2,581 S.F.
PROPOSED BUILDING FLOOR AREA:	
(E) 1st FLOOR:	1,363 S.F.
(N) 1ST NEW ADDITION:	220 S.F.
(E) 2nd FLOOR:	718 S.F.
(N) 2ND NEW ADDITION:	379 S.F.
(N) PORCH:	64 S.F.
(E) DRIVEWAY:	600 S.F.
(N) TOTAL HABITABLE AREA:	3,099 S.F.
(N) TOTAL BUILDING AREA:	3,599 S.F.
(N) LOT COVERAGE: $\frac{2,580}{7,351} = 0.3483 \rightarrow 34.83\% > 40\%$	
(N) 2ND FLOOR: $\frac{1,115}{1,364} = 0.818 \rightarrow 81.8\%$	
(N) OPEN LANDSCAP AREA:	3,100 S.F.
OCCUPANCY:	RS7U
CONSTRUCTION TYPE:	VI
STORY (S):	2
AUTO. FIRE SPRINKLER:	NO
DESIGN COMPLY WITH:	
CITY OF SANTA CLARA MUNICIPAL CODE	
2022 CALIFORNIA BUILDING CODE	
2022 CALIFORNIA RESIDENTIAL CODE	
2022 CALIFORNIA ELECTRICAL CODE	
2022 CALIFORNIA MECHANICAL CODE	
2022 CALIFORNIA PLUMBING CODE	
2022 CALIFORNIA FIRE CODE	
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE	
2022 CALIFORNIA ENERGY CODE	

## VICINITY MAP



## SHEET INDEX

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

## RESIDENCE ADDITION

2892 Mesquite Dr, Santa Clara, CA 95051




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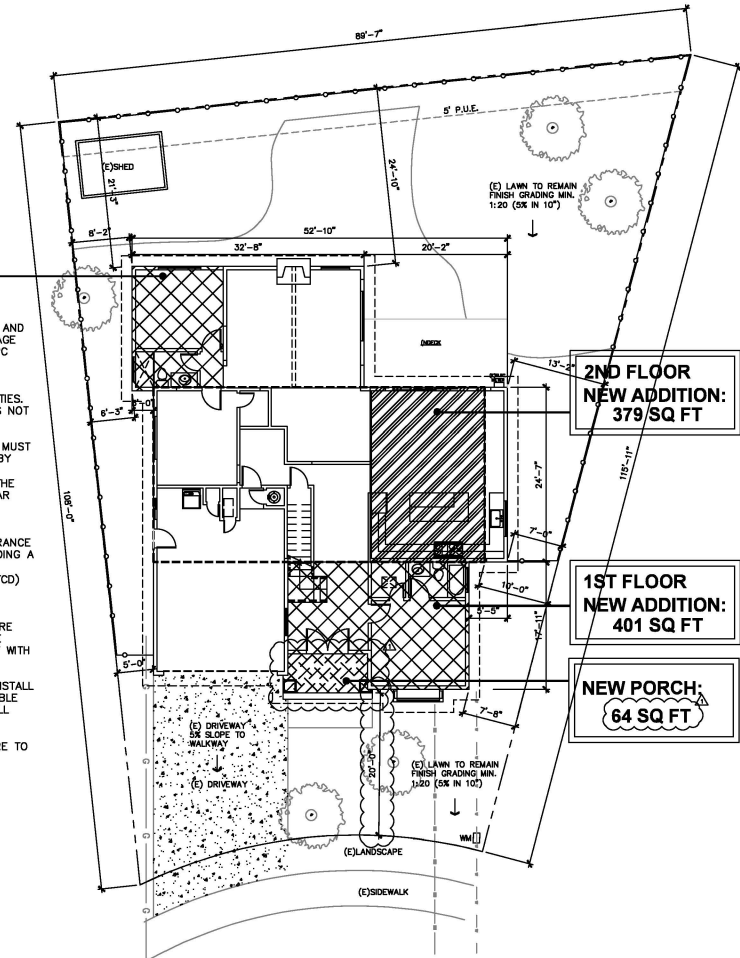
1ST FLOOR  
NEW ADDITION:  
220 SQ FT

### SITE NOTE

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

## LEGEND


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



PROPOSED SITE PLAN

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



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

RESIDENCE ADDITION  
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT:

SHEET TITLE:

TITLE SHEET  
PROPOSED  
SITE PLAN

DRAWN BY:	FinalW
REVIEWED BY:	-
DATE:	-
SCALE:	-

SHEET NO.:

A1.1

OF SHEETS

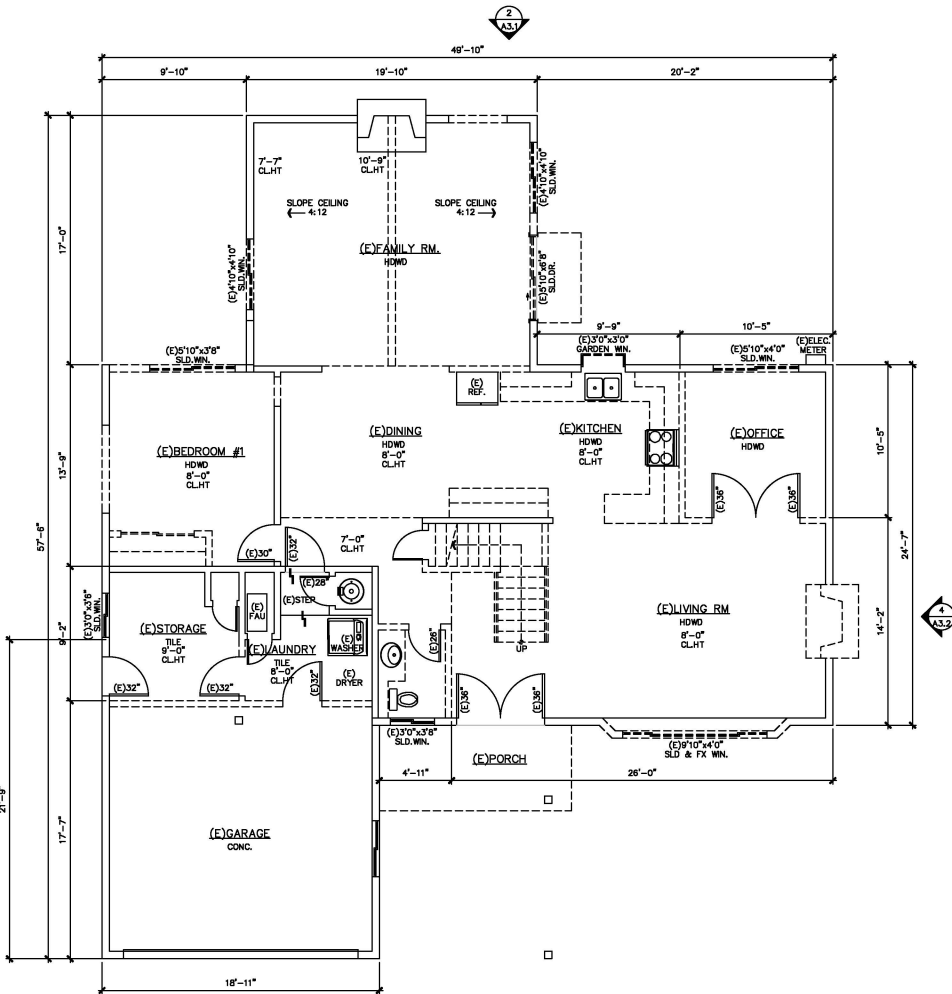






DEMOLITION NOTES

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



LEGEND

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

EXISTING 1ST FLOOR PLAN

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

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

PROJECT: RESIDENCE ADDITION

2892 Mesquite Dr, Santa Clara, CA 95051

SHEET TITLE : DEMOLISH NOTES

DRAWN BY :	Fina Wong
REVIEWED BY :	-
DATE :	-
SCALE :	-
SHEET NO. :	A2.0
OF	SHEETS



NOTES TO WINDOW AND DOOR

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

NOTES TO BUILDING

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

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

NOTES TO BATHROOM

- TUB/SHOWER REQUIREMENTS
- FOLLOWING IS A LISTING OF THE GENERAL REQUIREMENTS BASED ON THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN), AND 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS. THIS BROCHURE IS INTENDED TO PROVIDE GENERAL INFORMATION, CONTACT THE BUILDING SAFETY DIVISION FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
1. THE MIXING VALVE IN A SHOWER (INCLUDING UNDER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120°F. THE WATER-FILLER VALVE IN BATHTUBS/WHIRLPOOLS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120°F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS. (2022 CPC 408.3, 409.4)
2. NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1.024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM. (2022 CPC 406.5, 406.6)
3. SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (2022 CRC 1210 AND CRC R307.2)
4. HYDRO-MASSAGE TUBS (I.E. JACUZZI TUBS) SHALL HAVE ACCESS TO THE MOTOR BE SUPPLIED BY A GFCI PROTECTED CIRCUIT, AND BE LISTED BY A RECOGNIZED TESTING AGENCY (I.E. UL). ALL METAL CARBS, FITTINGS, PIPING OR OTHER METAL SURFACES, WITHIN 8 FEET OF THE TUB SHALL BE ATTACHED DIRECTLY TO STUDS, OVERLAPPED WITH MINIMUM GROUND HYDRO-MASSAGE TUBS SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE. (2022 CPC 680.70)
5. UNDERLAYMENT MATERIAL USED AS BACKERS FOR WALL TILE OR SOLID SURFACE MATERIALS IN TUB AND SHOWER ENCLOSURES SHALL BE EITHER GLASS MAT/FIBER-REINFORCED GYPSUM BACKING PANELS (I.E. DENS-SHEILD, DENSE ARMOR PLUS), NON-ASBESTOS FIBER-CEMENT/FIBER MAT BACK BOARD (I.E. HARDIBOARD, CEMENT BOARD). ALL MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WATER-RESISTANT GYPSUM BOARD (I.E. PURPLE BOARD) MAY BE USED WHEN ATTACHED DIRECTLY TO STUDS, OVERLAPPED WITH MINIMUM GROUND BUILDING PAPER AND WIRE LATH. TILE SHALL BE ATTACHED TO THE WIRE LATH. (2022 CRC 3008 AND R702.4) SHOWER FLOORS SHALL BE LINED WITH AN APPROVED SHOWER PAN OR AN ON-SITE BUILT WATERTIGHT APPROVED LINING (I.E. HOT MPO). ON-SITE BUILT SHOWER LININGS SHALL EXTEND A MINIMUM OF 3 INCHES VERTICALLY UP THE WALL AND SHALL BE SLOPED 1/4" PER FOOT TO KEEP HOLES. (2022 CPC 408.7)
6. WHEN A CURB IS PROVIDED AT A SHOWER, IT SHALL BE A MINIMUM OF 1 INCH ABOVE THE SHOWER FLOOR AND BETWEEN 2 INCHES AND 8 INCHES ABOVE THE TOP OF THE DRAIN. A WATER-TIGHT NAILING FLANGE THAT EXTENDS A MINIMUM OF 1 INCH HIGH SHALL BE INSTALLED WHERE THE SHOWER FLOOR MEETS THE VERTICAL SURFACE OF THE SHOWER COMPARTMENT. THE FINISHED FLOOR OF THE SHOWER COMPARTMENT SHALL BE UNIFORMLY SLOPED BETWEEN 1/4" AND 3/8" PER FOOT TOWARDS TO THE DRAIN. (2022 CPC 408.5) WHERE A CURB IS NOT PROVIDED AT THE SHOWER COMPARTMENT, THE ENTIRE BATHROOM SHALL BE CONSIDERED A WET LOCATION. THE FLOORING IN THE ENTIRE BATHROOM SHALL COMPLY WITH THE WATER PROOFING REQUIREMENTS DESCRIBED ABOVE FOR SHOWER FLOORS (PREVIOUS BULLET) AND ALL LIGHTING FIXTURES SHALL BE APPROVED FOR WET LOCATIONS.

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

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

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

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

GREEN BUILDING

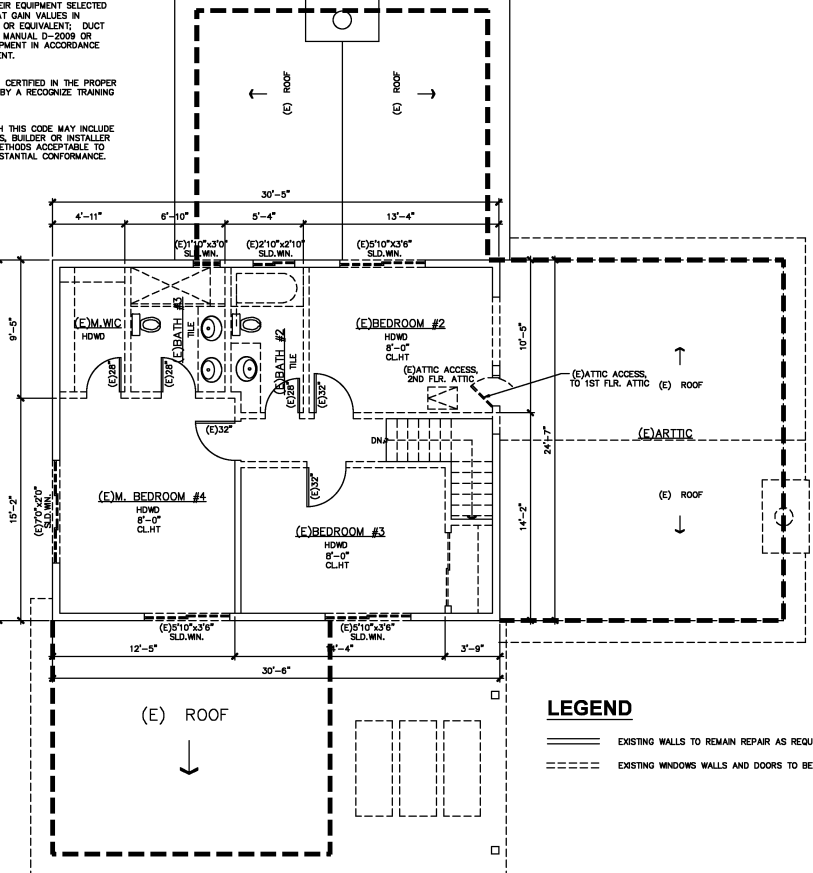
- WATER EFFICIENCY AND CONSERVATION
- PLUMBING FIXTURES (WATER CLOSURES AND URINALS) SHALL COMPLY WITH THE FOLLOWING:
1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSURES SHALL NOT EXCEED 1.28 GAL/FLUSH (COC 403.1.1)
2. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GAL/FLUSH (COC 403.1.2)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

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

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

NOTES TO THRESHOLDS & LANDINGS

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



LEGEND

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

EXISTING 2ND FLOOR PLAN

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

PROJECT: RESIDENCE ADDITION  
2892 Mesquite Dr, Santa Clara, CA 95051

NOTES  
EXISTING 2N  
FLOOR PLAN

DRAWN BY :	Final Work
REVIEWED BY :	-
DATE :	-
SCALE :	-
SHEET NO. :	A2.1
OF	SHEETS



## WALL LEGEND

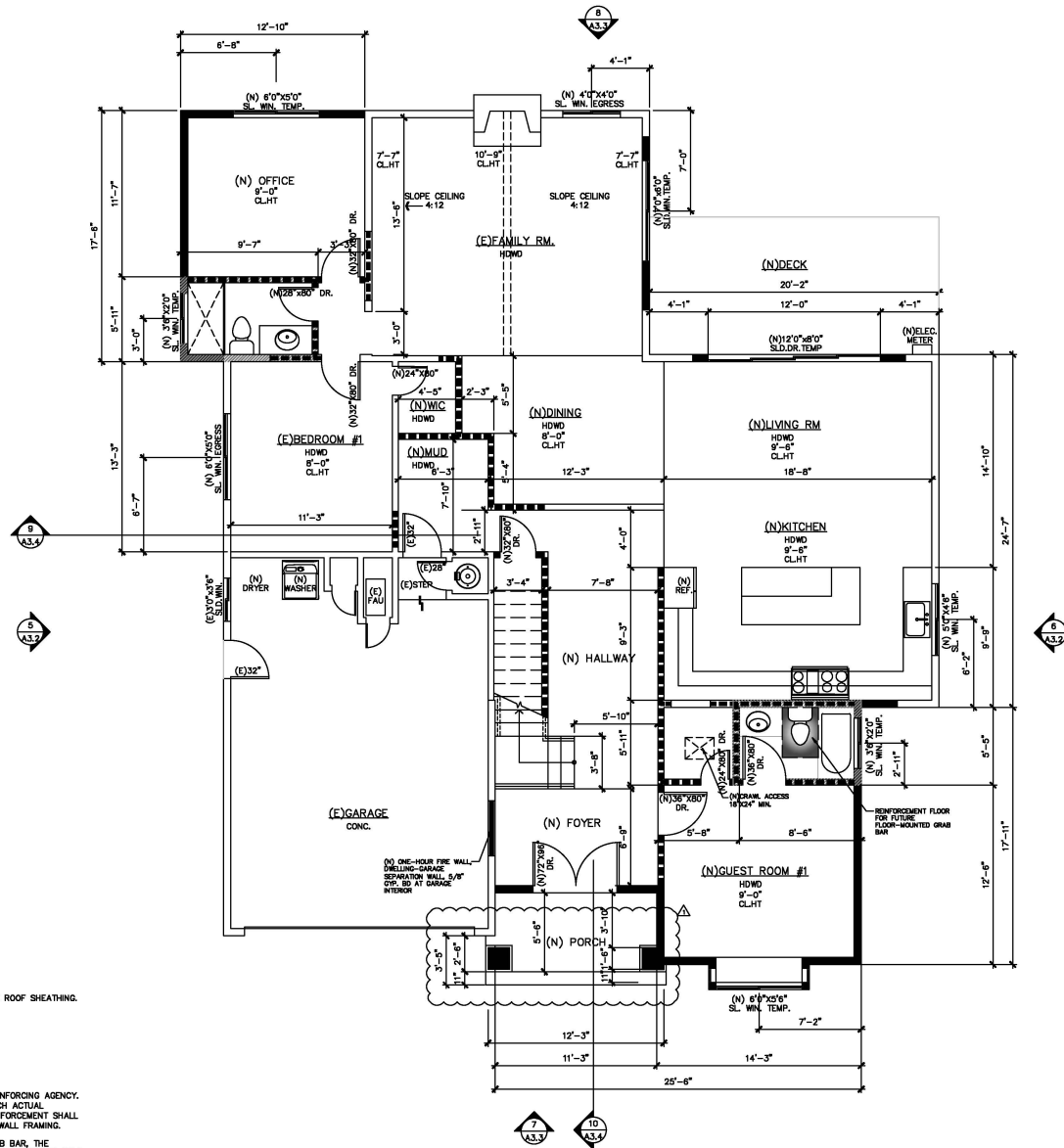
	EXISTING CONSTRUCTION TO REMAIN
	(N) FURRED WALL / COLUMN.
	NEW WOOD FRAMING WALL OUT OF 2X4 WOOD STUDS @ 16" O.C. AND IN THE EXTERIOR STUCCO 7/8" MIN. STUCCO O/ METAL LATH O/ TWO LAYERS OF GRADE 'D' BLDG. PAPER O/ PLYWOOD.
	NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES
	NEW 2X4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

## ONE-HOUR RATED WALL NOTE:

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

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

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



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

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

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

PROJECT:

SHEET TITLE:

**PROPOSED 1ST FLOOR PLAN**

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

SHEET NO.:

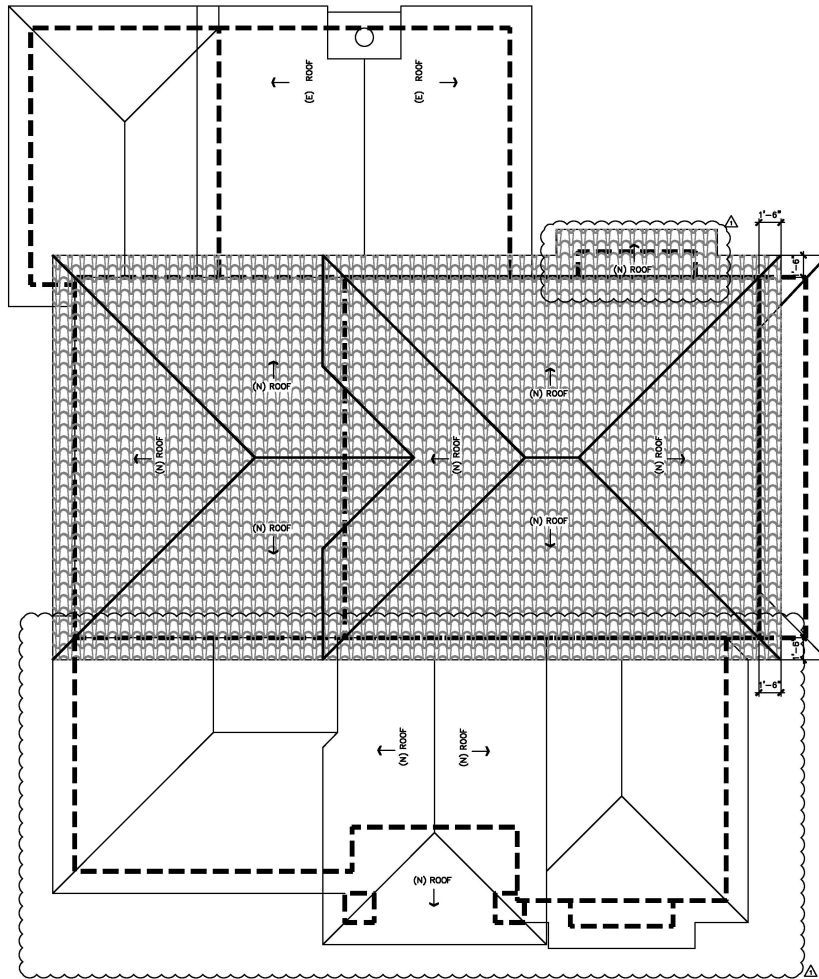
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OF SHEETS

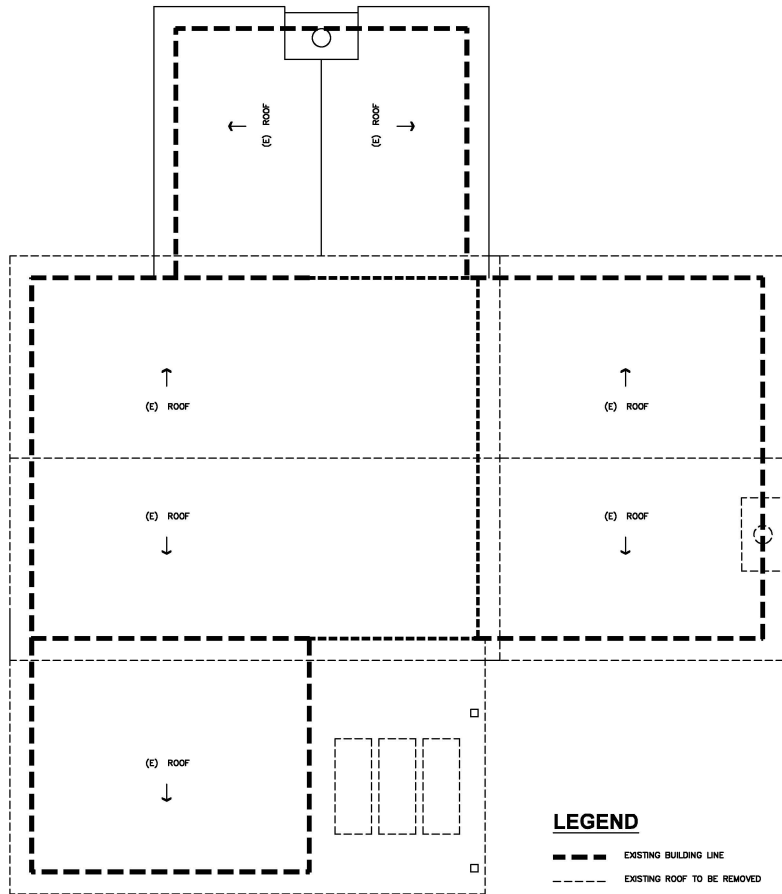








**PROPOSED ROOF PLAN**  
SCALE : 1/4" = 1'-0"



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

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

**PROJECT:**

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

**SHEET TITLE :**

**EXISTING & PROPOSED ROOF**

**DRAWN BY :** *Fima Wong*

**REVIEWED BY :** -

**DATE :** -

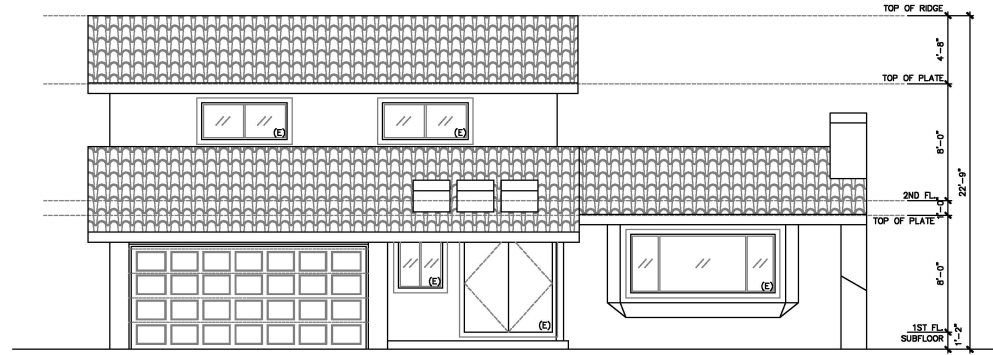
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**SHEET NO. :**

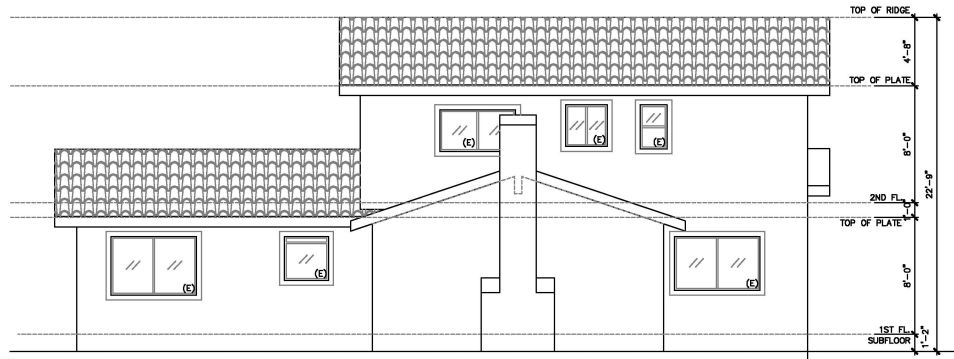
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OF SHEETS

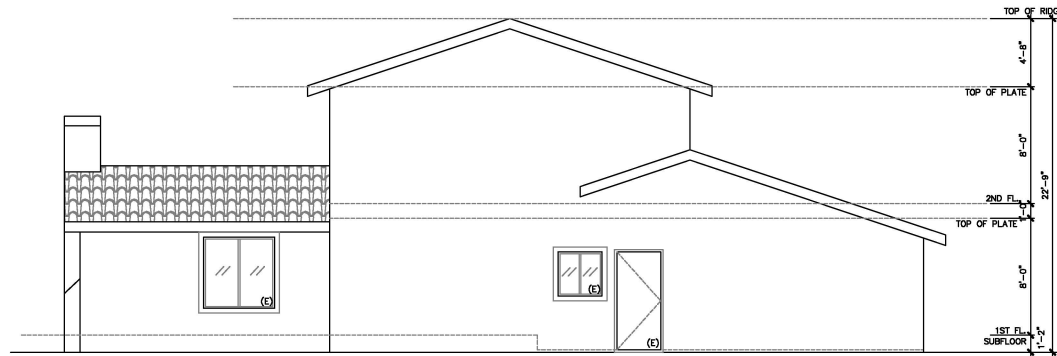




**1 NORTH EXISTING ELEVATION**  
SCALE : 1/4" = 1'-0"



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



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

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

PROJECT:

RESIDENCE ADDITION

2892 Mesquite Dr, Santa Clara, CA 95051

SHEET TITLE :

EXISTING ELEVATIONS

DRAWN BY : *Fima Wong*

REVIEWED BY : -

DATE : -

SCALE : -

SHEET NO. :

A3.1

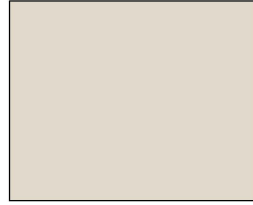
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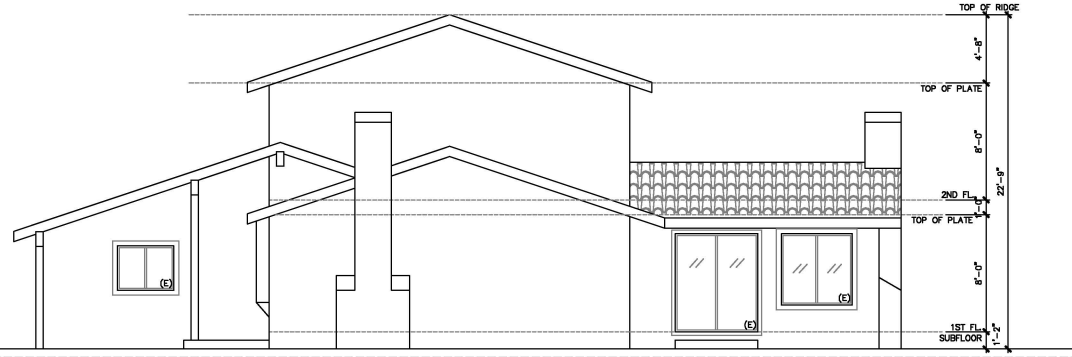
R1

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

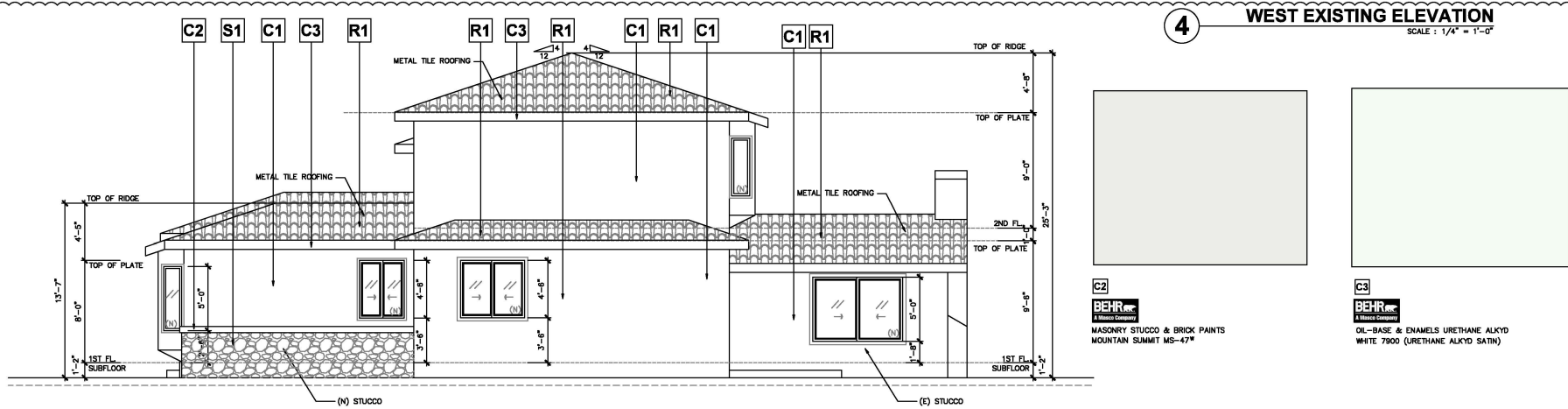


C1

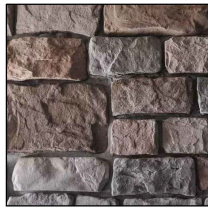
BEHR  
MASONRY STUCCO & BRICK PAINTS  
MISTY COVE MS-68\*



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

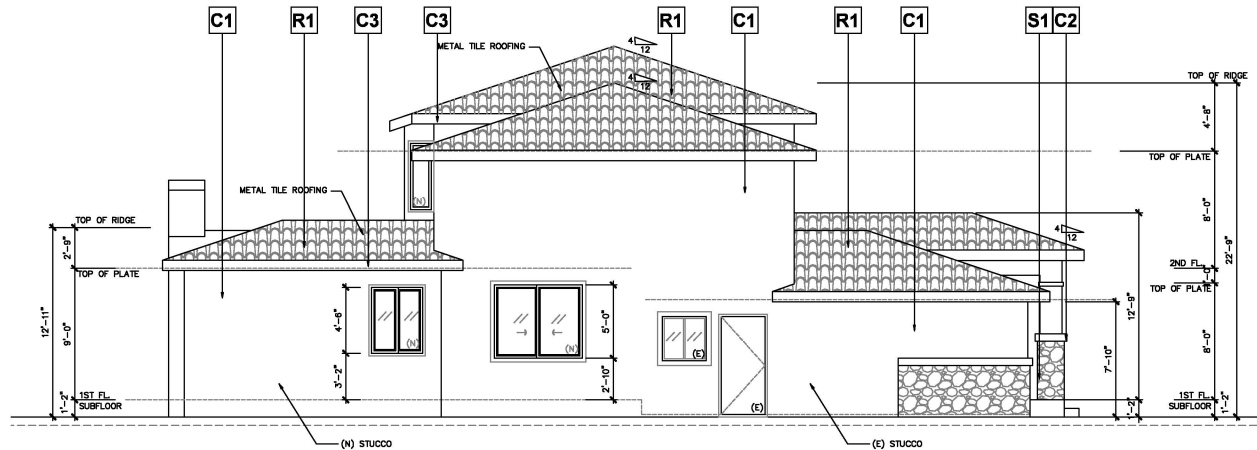


**5 WEST PROPOSED ELEVATION**  
SCALE: 1/4" = 1'-0"



S1

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



**6 EAST PROPOSED ELEVATION**

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

PROJECT:

SHEET TITLE:

**PROPOSED ELEVATIONS**

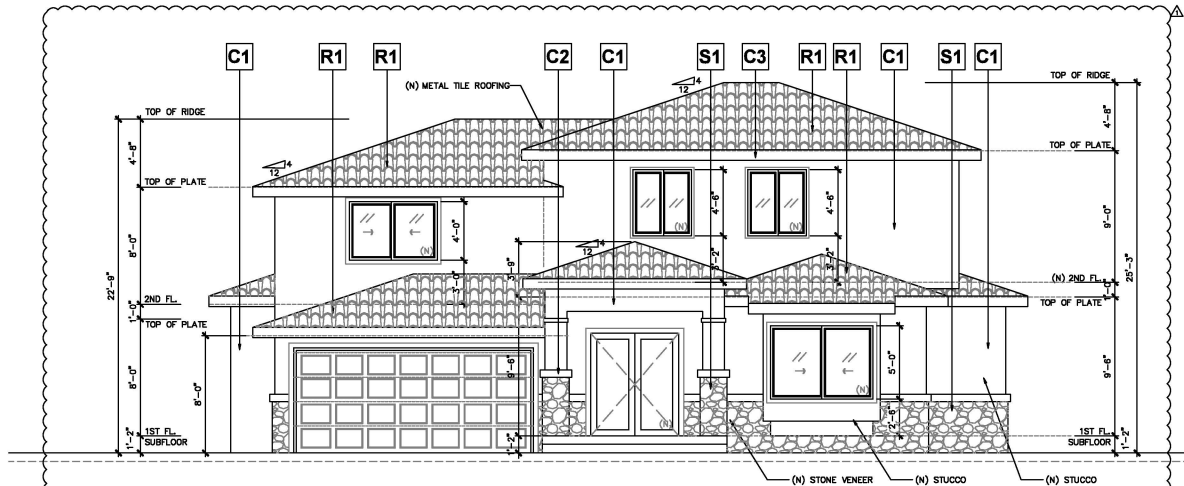
DRAWN BY: *FinaWan*  
REVIEWED BY: -  
DATE: -  
SCALE: -

SHEET NO.:

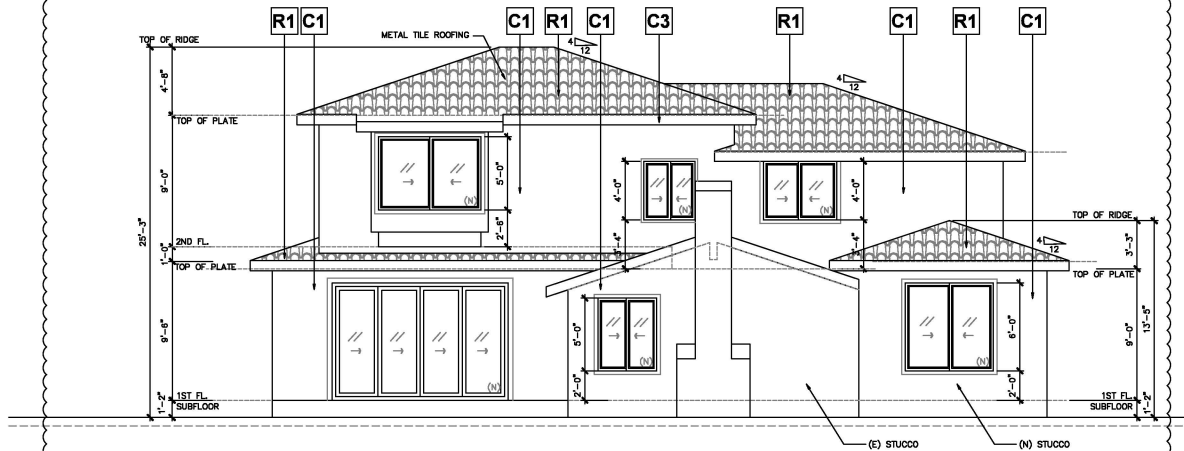
**A3.2**

OF SHEETS





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



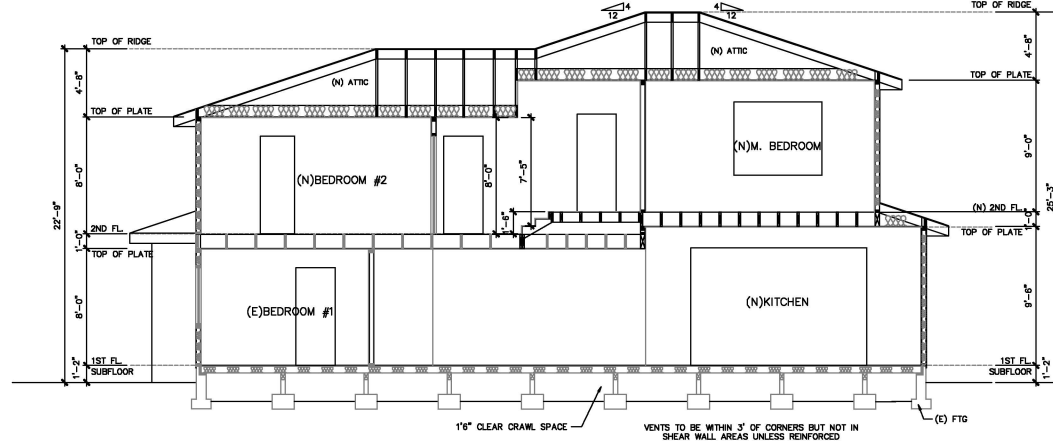
**8 NORTH PROPOSAL ELEVATION**  
SCALE : 1/4" = 1'-0"

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

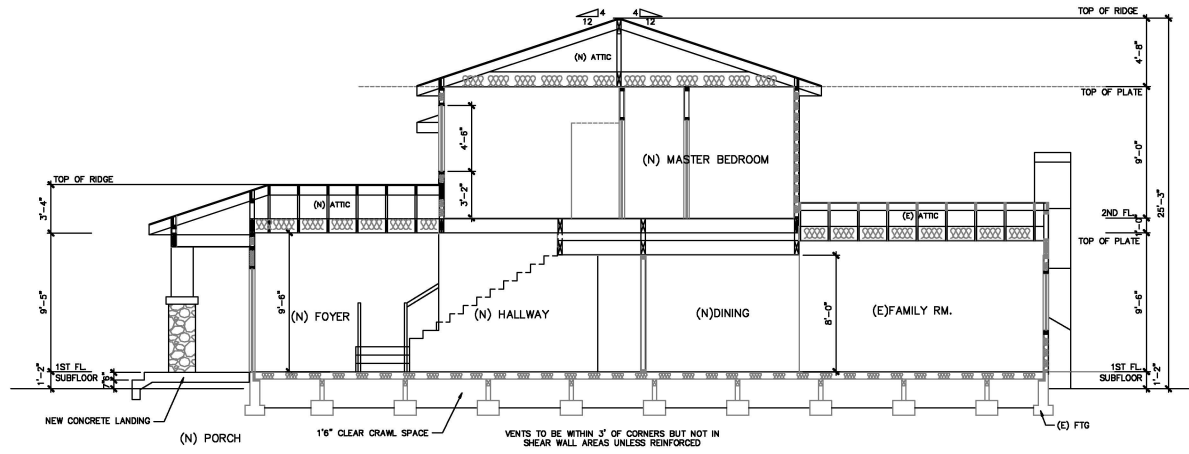
PROJECT:	<b>RESIDENCE ADDITION</b> 2892 Mesquite Dr, Santa Clara, CA 95051
<b>PROPOSED ELEVATIONS</b>	

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





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



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

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

**PROJECT:**

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

**SHEET TITLE :**

**PROPOSED SECTIONS**

**DRAWN BY :** *Fina Wong*

**REVIEWED BY :** -

**DATE :** -

**SCALE :** -

**SHEET NO. :**

**A3.4**

OF SHEETS



# City of Santa Clara

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

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

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


**Building Information:**

<b>Building:</b> <u>Residential</u>	<b>MANUALLY SPECIFIED (check boxes below)</b>
<b>Project:</b> <u>Remodel</u>	<input type="checkbox"/>
<b>Permit:</b> <u>General</u>	<input type="checkbox"/>
<b>Drawn:</b> <u>Project/General</u>	<input type="checkbox"/>
<b>Reviewed:</b> <u>Project/General</u>	<input type="checkbox"/>
<b>Checked:</b> <u>Project/General</u>	<input type="checkbox"/>
<b>Approved:</b> <u>Project/General</u>	<input type="checkbox"/>


  

Feature or Measure	Yes
<b>3. SITE DEVELOPMENT (CBC 4.106)</b>	
<b>Storm water drainage and retention during construction.</b> A plan shall be developed and submitted that be implemented to manage storm water runoff during construction.	<input checked="" type="checkbox"/>
<b>Grading and paving.</b> Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings per CBC 4.106.1.	<input checked="" type="checkbox"/>
<b>Electric vehicle (EV) charging for new one- and two-family dwellings.</b> The capacity 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 CBC 4.106.4.2.1 shall be provided for all new one- and two-family dwellings per CBC 4.106.4.2.1 as amended by City of Santa Clara Res Code Ordinance No.2026 (CBC 2022 Res Code Section 105.38.40).	<input checked="" type="checkbox"/>
<b>Identification.</b> The roadway termination location shall be permanently and visibly marked as "Level 2 EV Ready" per CBC 4.106.4.1.1 as amended by CBC 2022 Res Code Section 105.38.40.	<input checked="" type="checkbox"/>
<b>Electric vehicle (EV) charging for new multifamily dwellings, affordable housing, hotels, motels, and new residential parking lots.</b> Provide electric vehicle charging for multifamily dwellings 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 CBC 4.106.4.2.1 shall be provided for all new multifamily dwellings per CBC 4.106.4.2.1, whichever is more stringent.	<input checked="" type="checkbox"/>
<b>110. Electrical Outlet at Bicycle Parking:</b> All multifamily residential developments shall include secured bicycle parking with electrical outlets for bicycle charging.	<input checked="" type="checkbox"/>
<b>Location:</b> Each EV Ready space or EVGS shall be minimum 15 ft long and 2 ft wide. On one or every 25 parking spaces, or less than that one, shall have at least 8 ft wide access aisle. A 5 ft wide minimum aisle shall be permitted for multifamily units with a 10 ft wide access aisle. On a 10 ft wide access aisle, the aisle shall not be used to store more than 2,083 lbs of any one direction, per CBC 4.106.4.2.1.1.	<input checked="" type="checkbox"/>
<b>Dimension:</b> Each EV Ready space or EVGS shall be minimum 15 ft long and 2 ft wide. On one or every 25 parking spaces, or less than that one, shall have at least 8 ft wide access aisle. A 5 ft wide minimum aisle shall be permitted for multifamily units with a 10 ft wide access aisle. On a 10 ft wide access aisle, the aisle shall not be used to store more than 2,083 lbs of any one direction, per CBC 4.106.4.2.1.1.	<input checked="" type="checkbox"/>
<b>EV Ready Space Width and EVGS spaces</b> shall comply with the accessibility provision for EV Ready spaces in California Building Code Chapter 11A (Section 1100A) and Chapter 11B, per CBC 4.106.4.106.4.2.1.2.	<input checked="" type="checkbox"/>
<b>EV Ready Space Signage</b> EV Ready spaces shall be identified by signage or pavement markings, in compliance with California Traffic Operations and Design, in the state of California Vehicle Signs and Pavement Markings (or its successors), per CBC 4.106.4.2.1.3.	<input checked="" type="checkbox"/>
<b>Automatic load management system (ALMS)</b> shall be installed to increase the number of EV chargers or the number of vehicle spaces that can be used for EV charging. The ALMS shall not allow for loading less electrical panel capacity than would be required without ALMS, per CBC 4.106.4.106.4.2.2 as amended by CBC 2022 Res Code Section 105.38.40.	<input checked="" type="checkbox"/>

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

**Electric utility (EUE) charging for alterations of alterations of parking facilities serving existing multifamily buildings.** When new parking facilities, including electric vehicle charging or lighting of existing parking facilities are added or altered and the work requires a building permit, minimum 10% of total addendured parking spaces shall be electrically enabled. The City is not responsible for supplying a Level 2 electric vehicle supply equipment (EVSE) per C.G.S. § 40B-4.04. The service panel or subpanel circuit directory shall identify the corresponding protective device providing the required service to the EV charging area. 

**ENERGY EFFICIENCY (C.G.S. § 40-1)**

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

**WATER EFFICIENCY AND CONSERVATION**

**INDOOR WATER USE (C.G.S. § 40-135)**

**Water conserving plumbing fixtures and fittings.** Plumbing fixtures, including faucets, showers, and fittings (faucets, showers, bidets, pressure spray wands, etc.) shall comply with the prescriptive requirements of C.G.S. § 40-131 through § 40-134.1.5.

**Water closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush (C.G.S. § 40-133.1.1).

**Urinals.** The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush, and all other urinals shall not exceed 0.1 gallons per flush (C.G.S. § 40-133.1.2).

**Showersheds.** 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 certification (C.G.S. § 40-133.1.3).

**Residential lavatory faucets.** The flow rate shall not be more than 1.2 gallons per minute at 80 psi, and not less than 0.8 gallons per minute at 20 psi (C.G.S. § 40-133.1.4).

**Lavatory faucets in common and public use areas.** The flow rate shall not exceed 0.5 gallons per minute at 80 psi and 0.2 gallons per minute at 20 psi (C.G.S. § 40-133.1.5).

**Mating faucets.** The flow rate shall not deliver more than 0.2 gallons per cup (C.G.S. § 40-133.1.4.3).

**Kitchen faucets.** The flow rate shall not exceed 1.8 gallons per minute at 60 psi (C.G.S. § 40-133.1.4.4).

**Pre-rinse Spray Valves.** When installed, shall meet the requirements of Title 20 of the California Code of Regulations, and shall be equivalent to the requirements of the California Code of Regulations.

**Submersers for multifamily buildings and dwelling units in mixed-use residential/commercial buildings.** Submersers shall be installed to measure water usage of individual residential dwelling units in accordance with the California Water Efficiency (C.G.S. § 40-133.1.4.5).

**Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall meet the applicable standards referenced in Table 701.1 of the California Plumbing Code (C.G.S. § 40-133.3).

**OUTDOOR WATER USE (C.G.S. § 40-135)**

**Outdoor potable water use in landscape area.** Residential developments shall comply with the City's Water Use Policy and Rules and Regulations, Item No. 24, as adopted by Santa Clara City Council on 11/15/16, and the California Water Efficiency (C.G.S. § 40-133.1.4.5).


**ENHANCED WATER EFFICIENCY AND REDUCED MAINTENANCE (C.G.S. § 40-135)**





**Rodent proofing.** Animals' waste from pipes, electric cables, conduits or other openings in or on submeter plates at exterior walls shall be rodent proofed by closing such openings with cement mortar, concrete masonry, or similar method approved by the City of Santa Clara.

**CONSTRUCTION WASTE DISPOSAL, REDUCTION AND RECYCLING (C.G.S. § 40-140)**

**Construction waste management.** Recycle and/or salvage for reuse a minimum of 65% of nonhazardous construction and demolition waste in accordance with C.G.S. § 40-2, § 40-3.4, or § 40-3.4.4, or more if all other total construction and demolition waste management performance (C.G.S. § 40-2.1).

**BUILDING MAINTENANCE AND OPERATION (C.G.S. § 40-140)**

**An integral and total maintenance manual** shall be provided to the building occupant or owner, per C.G.S. § 40-1.1. 

<p><b>Recycling by occupants.</b> Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for depositing, storing and collection of nonhazardous materials for recycling per <b>ENVIROMENTAL QUALITY (C.450.3)</b></p>	<p>BLO Permit No. _____</p>
<p><b>Gas fireplaces.</b> Any installed gas fireplaces shall be a direct-vent sealed-combustion per <b>ASCE 4503.1</b></p>	
<p><b>Woodstoves.</b> Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Criteria. All woodstoves and pellet stoves shall have a permanent label indicating they are certified to meet the emission limits per <b>ASCE 4503.1</b>. Woodstoves and pellet stoves shall also comply with Santa Clara County Chapter 15.65.</p>	
<p><b>POLLUTANT CONTROL (C.450.4)</b></p>	
<p><b>Covering of dust operations and protection of mechanical equipment during construction.</b> At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilation equipment, all dust and debris shall have a permanent label indicating they are certified to meet the emission limits per <b>ASCE 4503.1</b>. Woodstoves and pellet stoves shall also comply with Santa Clara County Chapter 15.65.</p>	
<p><b>Adhesives, sealants and caulks</b> shall meet the VOC or zero toxic compound limits per <b>ASCE 4504.2.1</b></p>	
<p><b>Paints, stains and other coatings</b> shall comply with VOC limits per <b>ASCE 4504.2.2</b></p>	
<p><b>Aerosol paints and coatings</b> shall meet the product-weighted blend limits for ROG and other requirements per <b>ASCE 4504.2.3</b></p>	
<p><b>Verification.</b> Documentation shall be provided, at the request of the Building Division, to verify that compliant VOC limit materials have been used per <b>ASCE 4504.2.4</b></p>	
<p><b>Coat systems.</b> All carpet installed in the building interior shall meet the testing and product requirements of <b>ASCE 4504.3</b></p>	
<p><b>Resilient flooring systems.</b> Where resilient flooring is installed, at least 85% of the floor area receiving resilient flooring shall comply with the requirements of <b>ASCE 4504.4</b></p>	
<p><b>Composite wood products.</b> Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall comply with low formaldehyde emissions standards and requirements per <b>ASCE 4504.5</b></p>	
<p><b>INTERIOR MOISTURE CONTROL (C.450.6)</b></p>	
<p><b>Concrete slab foundations.</b> Vapor retarder and capillary break shall be installed if a slab-on-ground foundation is used. If the thickness of the slab is less than 4 inches, a 15 mil vapor retarder with permeability not less than 6" shall be provided per <b>ASCE 4505.2</b>, <b>CR R906.2.2</b>, <b>CR R906.2.3</b> and <b>CRBC Section 1558</b></p>	
<p><b>Moisture control during building material.</b> Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be encased when the framing members exceed 15% moisture content. Moisture control shall be checked prior to installation per <b>ASCE 4505.3</b></p>	
<p><b>INDOOR AIR QUALITY AND EXHAUST (C.450.6)</b></p>	
<p><b>Room exhaust fans.</b> Each bathroom shall be mechanically ventilated using ENERGY STAR compliant fans installed to the exterior and controlled per <b>ASCE 4506.1</b></p>	
<p><b>ENVIRONMENTAL QUALITY (C.450.7)</b></p>	
<p><b>Heating and air-conditioning systems</b> shall be sized, designed and have their equipment selected using the following methods per <b>ASCE 4507.2</b></p>	
<p>1. Heat Loss/Gain values in accordance with ANSI/ACCA 2 Manual 2.01, ASHRAE handbook or equivalent.</p>	
<p>2. Heat Transfer Area calculated according to ANSI/ACCA 1 Manual 2.01, ASHRAE handbook or equivalent.</p>	
<p>3. Sizing heating and cooling equipment according to ANSI/ACCA 3 Manual 3.01 or equivalent.</p>	
<p><b>INSTALLER AND SPECIAL INSPECTOR QUALIFICATION (C.450.702)</b></p>	
<p><b>Install heating and HVAC system.</b> installers shall be trained and certified in the proper installation of HVAC systems.</p>	
<p>Special inspectors shall be required by a designated training or certification program per <b>CGC 702.1</b></p>	
<p><b>Special inspection.</b> Special inspectors shall be trained and certified in the material to be inspected and able to demonstrate competence in the discipline they are inspecting per <b>CGC 702.2</b></p>	

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BID Permit No: _____					
VERIFICATION (CDC T03)					
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 CDC T03.1.					
<b>Responsible Designer's Declaration Statement</b>			<b>Contractor Declaration Statement</b>		
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:	Fiona Wang		Name:		
Signature:	<i>Fiona Wang</i>		Signature:		
Date:	06/30/2025		Date:		
Company:	Fiona Wang Design		License:		
Address:	255 N 11th Street		Address:		
City:	San Jose	State:	CA	Zip:	95112

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

**Residential Condensate Disposal Requirements**

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

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

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

## COMMERCIAL / INDUSTRIAL REQUIREMENTS

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

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

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

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The diagram illustrates a roof drainage system. At the top left, a 'Pan drain' is shown with a 'Pan' below it. A line representing the drain pipe leads from the pan drain to a 'Primary drain' on the right. Above the primary drain, a line goes up to an 'A-Coil in Attic'. From the attic, a line goes down to a 'Minimum slope = 1/8" per foot' section. This section leads to a 'Drywell' (drainage pipe) that runs horizontally. The drywell is shown with 'Insulation put inside (3" pol. urea)' and is connected to a 'Building' on the right. The building has a 'Footing' and a 'Rock min. 1" diameter' at its base. The drywell is also connected to a 'Roofing pipe or plastic' and a 'Butting pipe or plastic'. The drywell is labeled with 'Drywell min. 2" x 2" x 2' and '36" min.'.

Pan drain

Pan

A-Coil in Attic

Primary drain

Minimum slope = 1/8" per foot

Drywell:

Insulation put inside (3" pol. urea)

Roofing pipe or plastic

Butting pipe or plastic

Drywell min. 2" x 2" x 2'

36" min.

Rock min. 1" diameter

Footing

Building

Coordinate drain

Residential downspouts are typically terminated in drywells. Drywell specifications are as follows:

1. The minimum size of a residential drywell is 2-foot square by 2-foot deep.
2. The nearest edge of the drywell shall be at least 3 feet from a foundation or building foundation.
3. The drywell shall be filled with minimum 1" rock.
4. The top of the drywell shall be covered with a building paper or plastic sheathing with 6" of earth or concrete above the pipe.
5. The coordinate pipe from the cooling coil ("in") shall connect indirectly to a minimum 1/8 in. drainpipe. The indirect connection shall be made by an air break at the edge of the foundation.

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RM02 Residential Condensate Disposal Requirement-Revised 01-2023.docx Page 2 of 2

[illegible]

**PROJECT:**

**RESIDENCE ADDITION**

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

**SHEET TITLE :**

**GREEN  
BUILDING  
CHECK LIST**

<b>DRAWN BY :</b>	<i>FimaWong</i>
<b>REVIEWED BY :</b>	-
<b>DATE :</b>	-
<b>SCALE :</b>	-

**SHEET NO. :**

GBCL

**OF**

**SHEETS**



**Attachment 2: Project Data/Compliance**

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

**Project Number: PLN25-00295**

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



## Conditions of Architectural Review Approval

### PLN25-00295/ 2892 Mesquite Drive

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

#### GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is December 17, 2027
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code, California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

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

- P1. **Tree Protection (On-site).** Trees on-site shall be protected from construction activity through ISA tree care best practices.
- P2. **Roof Height.** The roof shall be 25 feet as required by the R1-6L zoning code.
- P3. **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.



## GREEN BUILDING NOTES

### WATER EFFICIENCY AND CONSERVATION

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

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

### ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

### BUILDING MAINTENANCE AND OPERATION

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

### ENVIRONMENTAL QUALITY

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

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

### POLLUTANT CONTROL

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

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

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

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

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

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

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

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

### INDOOR MOISTURE CONTROL

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

### INDOOR AIR QUALITY AND EXHAUST

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

### INSTALLER AND SPECIAL INSPECTOR QUALIFICATION

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

### VERIFICATION

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

## SCOPE OF WORK

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

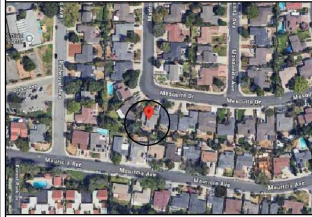
## SYMBOLS

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

## BLDG DATA

LOT SIZE:	7,351 S.F.
CURRENT ZONING:	R1-BL
CURRENT USE:	RES.
EXISTING PROPERTY BUILT:	1971
(E) BUILDING FLOOR AREA:	
(E) 1st FLOOR:	1,363 S.F.
(E) 2nd FLOOR:	718 S.F.
(E) GARAGE:	500 S.F.
(E) PORCH:	76 S.F.
(E) TOTAL HABITABLE AREA:	2,081 S.F.
(E) TOTAL BUILDING AREA:	2,581 S.F.
PROPOSED BUILDING FLOOR AREA:	
(E) 1st FLOOR:	1,363 S.F.
(N) 1ST NEW ADDITION:	220 S.F.
(E) 2nd FLOOR:	718 S.F.
(N) 2ND NEW ADDITION:	379 S.F.
(N) PORCH:	64 S.F.
(E) DRIVEWAY:	600 S.F.
(N) TOTAL HABITABLE AREA:	3,099 S.F.
(N) TOTAL BUILDING AREA:	3,599 S.F.
(N) LOT COVERAGE: $\frac{3,599}{7,351} = 0.4895 \rightarrow 48.95\% > 40\%$	
(N) 2ND FLOOR: $\frac{1,115}{1,364} = 0.818 \rightarrow 81.8\%$	
(N) OPEN LANDSCAP AREA:	3,100 S.F.
OCCUPANCY:	RSU
CONSTRUCTION TYPE:	VI
STORY (S):	2
AUTO. FIRE SPRINKLER:	NO
DESIGN COMPLY WITH:	
CITY OF SANTA CLARA MUNICIPAL CODE	
2022 CALIFORNIA BUILDING CODE	
2022 CALIFORNIA RESIDENTIAL CODE	
2022 CALIFORNIA ELECTRICAL CODE	
2022 CALIFORNIA MECHANICAL CODE	
2022 CALIFORNIA PLUMBING CODE	
2022 CALIFORNIA FIRE CODE	
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE	
2022 CALIFORNIA ENERGY CODE	

## VICINITY MAP



## SHEET INDEX

### ARCHITECTURAL

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

## RESIDENCE ADDITION

2892 Mesquite Dr, Santa Clara, CA 95051

APN: 296-31-032

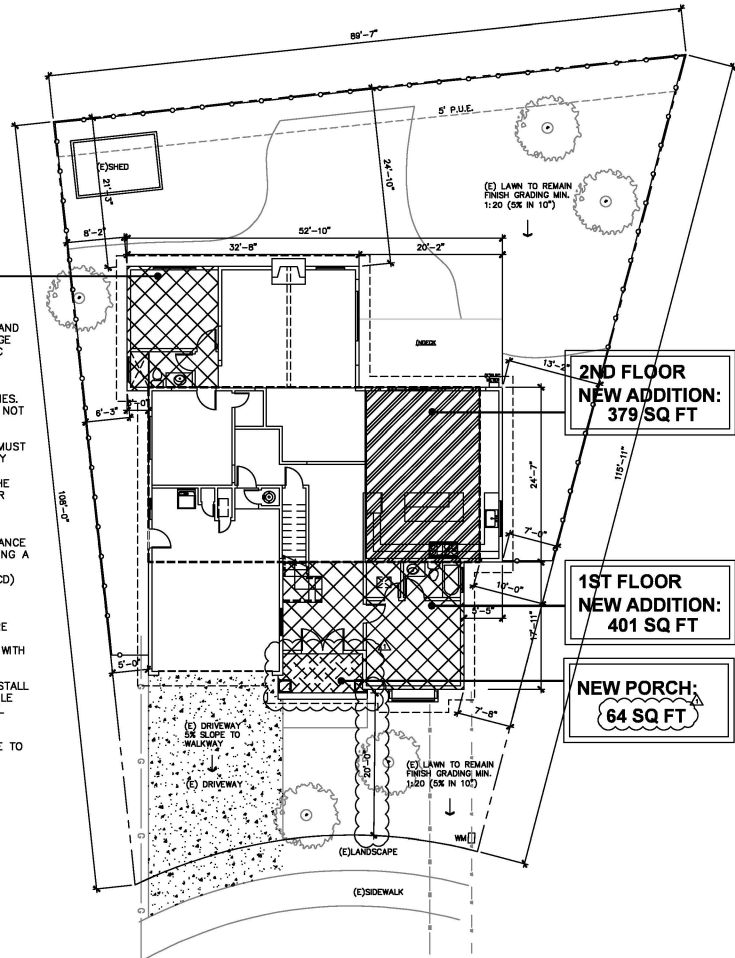
1ST FLOOR  
NEW ADDITION:  
220 SQ FT

### SITE NOTE

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

## LEGEND

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



PROPOSED SITE PLAN

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



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

RESIDENCE ADDITION  
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT:

SHEET TITLE:

TITLE SHEET  
PROPOSED  
SITE PLAN

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

SHEET NO.:

A1.1

OF SHEETS





RENDERING 1

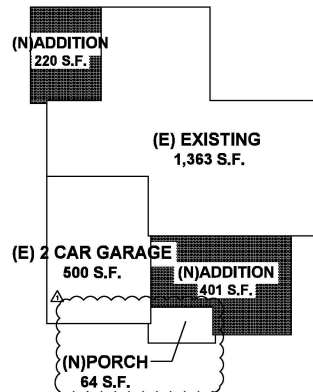


RENDERING 2

**FLOOR AREA CALCULATION DIAGRAM:**

LOT SIZE : 7,351 S.F.

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

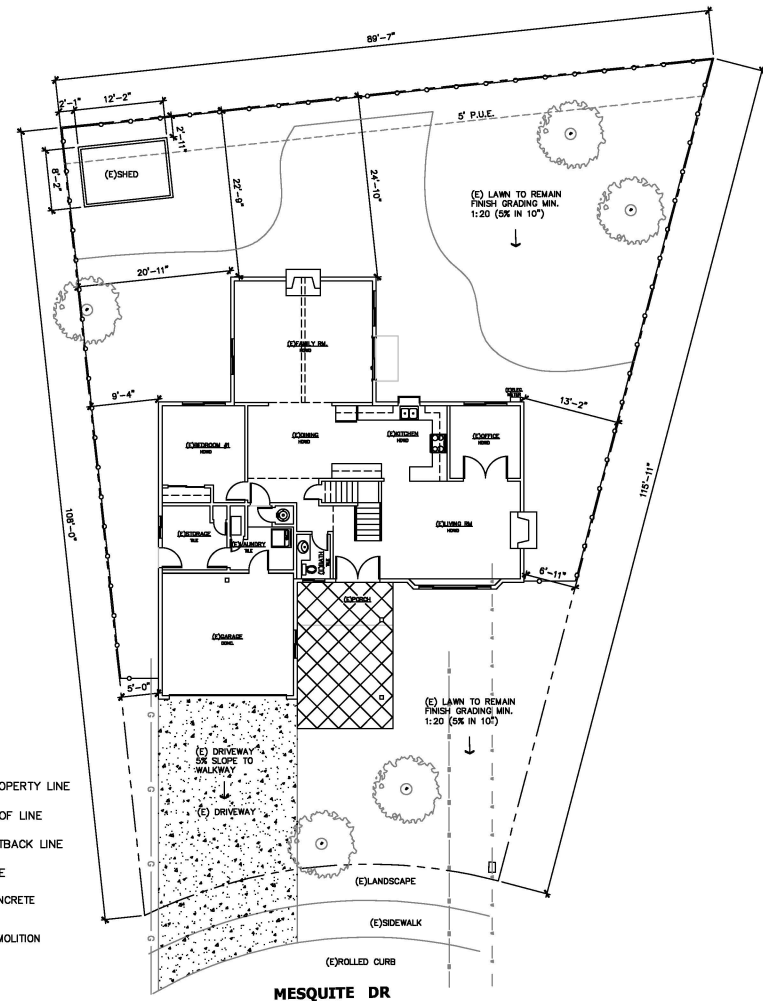


**FLOOR AREA CALC. DIAGRAM**

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

**LEGEND**

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



**EXISTING SITE PLAN**

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



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

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

PROJECT:

SHEET TITLE :

**EXISTING  
SITE PLAN  
& AREA CALC**

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

SHEET NO. :

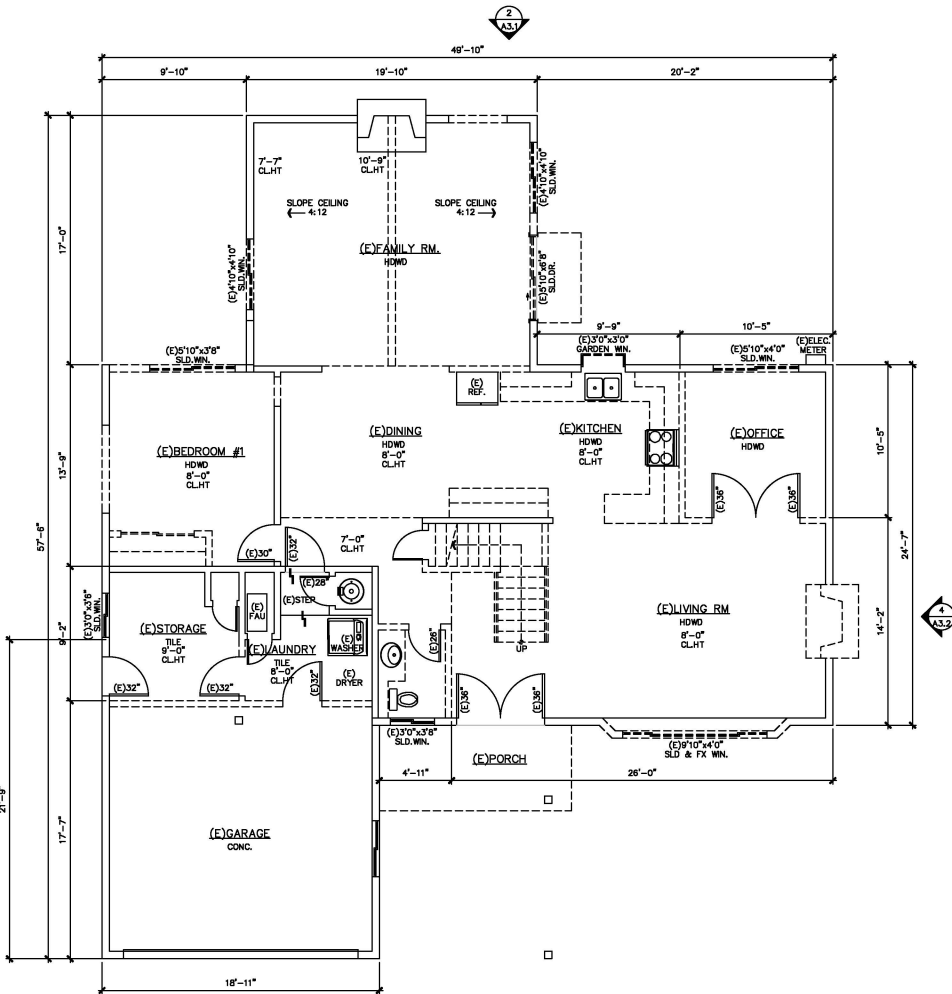
**A1.2**

OF SHEETS



DEMOLITION NOTES

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



LEGEND

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

EXISTING 1ST FLOOR PLAN

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

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

PROJECT: RESIDENCE ADDITION  
2892 Mesquite Dr, Santa Clara, CA 95051

SHEET TITLE : DEMOLISH NOTES

DRAWN BY : Fina Wong
REVIEWED BY : -
DATE : -
SCALE : -
SHEET NO. : A2.0
OF SHEETS



[illegible]

- ## NOTES TO BUILDING

1. BRACED WALL PANELS SHALL BEGIN NO MORE THAN 8 FEET (2440 MM) FROM THE CORNER OF THE WALL. BRACES SHALL BE SPACED AT A MAXIMUM OF 25 FEET (7620 MM) ON CENTER. (2022 CRC R802.1.2)
2. IN R-3 AND U OCCUPANCIES, NO OPENINGS ARE ALLOWED IN WALLS 3 FEET AND UP TO CEILING TO PROPERTY LINE. OPENINGS IN WALLS BETWEEN 3 FEET AND 15 FEET TO PROPERTY LINE SHALL BE LIMITED TO ONE PER WALL. ALL WALLS ARE TO BE FINISHED WITH A MINIMUM OF 5 FEET FROM THE PROPERTY LINE MUST BE FIRE RESISTIVE CONSTRUCTION. (2022 CRC TABLE 302.1). EAVES MUST BE PROTECTED IF ANY PART OF THEM EXPOSED TO THE EXTERIOR AREA SHALL BE PROHIBITED. THIS MEANS THAT A EAVE CAN EXTEND TO A POINT 24 INCHES FROM THE PROPERTY LINE, BUT NO LONGER.
3. PROVIDE 2X6 @ 16 PLUMBING WALL LOAD BEARING WALL AS INDICATED ON STRUCTURE DWG.
4. PLATE WEAVERS, A MINIMUM OF 0.229 INCH BY 3 INCHES BY 3 INCHES (5.8 MM BY 76 MM BY 76 MM) IN SIZE, SHALL BE PROVIDED BETWEEN THE FOUNDATION WALLS. PLATE WEAVERS SHALL BE WHERE APPROVED ANCHOR STRAPS ARE USED. (2022 CRC R802.1.1)
5. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARDOUS SLOPE. DRAINAGE TO PLATE WEAVERS SHALL BE AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048MM). (2022 CRC R302.5.3)
6. DUCT PENETRATION DUCTS IN A GARAGE AND DUCTS IN THE GLAZING WALL SHALL BE PROTECTED BY A 1/2" MIN. 28 GAGE STEEL SHEET OR OTHER PROVED MATERIAL. ALL DUCTS SHALL HAVE OPENINGS INTO THE GARAGE. (2022 CRC SEC. R302.5.2)
7. MIN. ROOM AREA: HABITABLE ROOMS, EXCEPT KITCHENS, SHALL HAVE A MIN. OF 70 SQUARE FEET OF FLOOR AREA. MIN. DIMENSION: HABITABLE ROOMS SHALL NOT BE LESS THAN 7 FT IN ANY DIMENSION (2022 CRC SEC. R304)
8. PROVIDE CORRECT TYPE GLAZING FOR ALL GLAZING LOCATED IN HAZARDOUS LOCATIONS AS SPECIFIED IN. (2022 CRC SEC. R308.4)
9. BATHROOMS AND SHOWERS IN ALL OCCUPANCIES SHALL BE FINISHED WITH A NONABSORBANT SURFACE TO A HEIGHT OF 6'-6" ABOVE THE FLOOR. (2022 CRC SEC. R307)
10. PROVIDE AN APPROVED ATTIC ACCESS 22'-0" WITH 30 INCHES MINIMUM VERTICAL CLEARANCE. (2022 CRC SEC. R807.1)
11. ENCLOSED ACCESSIVE SPACE NUDER STAIRS SHALL HAVE, UNWIND-STAIR STAIRS, AND ANY SOFFITS PROTECTED ON THE ENCLOSE SIDE WITH 1/2 INCH GYPSUM BOARD. (2022 CRC SEC. R302.7)
12. PROVIDE ATTIC VENTILATION AS PER (2022 CRC SEC. R806 AND THE CALIFORNIA ENERGY STANDARDS COMMISSION)
13. PROVIDE DRAFT FIREPLACES AS FACTORY RATED CHIMNEYS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTING AND THE MANUFACTURER'S INSTRUCTIONS AS PER (2022 CRC SEC. R1004 AND R1005.)
14. PROVIDE UNDER FLOOR CLEARANCES AS PER 2022 CRC SECTION R307.1, A MINIMUM OF 12" CLEARANCE TO UNDER FLOOR. PROVIDE 18" MIN. CLEARANCE TO FLOOR OF UNFINISHED UNDER FLOOR. PROVIDE TREATED WOOD OR WOOD ALTERNATIVE MATERIAL TO DECAY BY STOPPING, A MINIMUM 18-INCH BY 24-INCH ACCESS DOORWAY TO PROVIDE ACCESS TO UNDER FLOOR SPACE. (2022 CRC SEC. R808.4)
15. FIRE BLOCKING AND DRAFT STOPPING SHALL BE INSTALLED ACCORDING. (2022 CRC SEC. R302.11)
16. ALL GYPSUM BOARD, STUCCO, PLASTER, AND LATH SHALL BE INSTALLED. (2022 CRC CHAPTER 7)
17. EXTERIOR WALL COVERINGS SHALL BE APPLIED. (2022 CRC SEC. R703.)
18. ALL CHIMNEYS ATTACHED TO ANY APPLIANCE OR FIREPLACE THAT BURNS SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. (2022 CRC SEC. R1002)
19. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. (2022 CRC R301.1)

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

**FLOOR/SOWER REQUIREMENTS**

FOLLOWING IS A LISTING OF THE GENERAL REQUIREMENTS BASED ON THE 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2018 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS

THIS BROCHURE IS INTENDED TO PROVIDE GENERAL INFORMATION, CONTACT THE BUILDING SAFETY DIVISION FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.

THE MIRROR VALVE IN A SOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE-TESTED TO 150 PSI. THE SOWER SHALL BE WATER-FLUSH VALVE IN BATHTUBS/WHIRLPools SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120°F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO LIMIT THE TEMPERATURE OF THE WATER.

NEW OR RECONFIGURED SOWER SHALL BE A MINIMUM FINISHED INTERIOR OF 1/24 SQUARE INCHES. BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 30 INCHES.

SOWER SHALLS AND BATHTUBS WITH SOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (2022 CIRC 1210 AND CIRC R307.2)

- HYDRO-MASSAGE TUBS (i.e. JACUZZI TUBS) SHALL HAVE ACCESS TO THE WOTD AREA AND SHALL BE PROTECTED BY A FENCED PERIMETER. THEY SHALL BE LISTED BY A RECOGNIZED TESTING AGENCY (i.e. UL), ALL METAL CABLES, FITTINGS, PIPING, OR OTHER METAL SURFACES, WITHIN 5 FEET OF THE WOTD AREA SHALL BE PROTECTED BY A FENCED PERIMETER. HYDRO-MASSAGE TUBS SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE. (2002 CPC 680.70)
5. UNDERLAMENT MATERIAL USED AS BACKERS FOR WALL, TILE OR SOLID SURFACING OVER CONCRETE SHALL BE: 1) FIBER-REINFORCED GLASS CLASS M4/FIBER-REINFORCED EPXYRIM BACKING PANELS (i.e. DENSILEDGE, GENSILEDGE, U.S. Gypsum, etc.); 2) FIBERGLASS BOARD PROPERLY BONDED (i.e. HARDIBACKER, GEMENT BOARD), ALL MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. BACKERS SHALL OVERLAP 6" TO 8" AND BE PROPERLY FASTENED. WHEN ATTACHED DIRECTLY TO STUDS, OVERLAP WITH MINIMUM GRADE 4 BUILDING SCREW (i.e. 1600, 1800, 2000, 2200, 2400, 2600, 2800, 3000) AT MINIMUM 16" ON CENTER. 3) 1/2" (12.5mm) TYPE 2009 AND CIP R702-4 SHOWER FLOORS SHALL BE UNED WITH AN APPROVED SHOWER PAN OR AN ON-SITE BUILT WATERPROOF MEMBRANE (i.e. KUDOLITE, KUDOLITE PLUS, KUDOLITE PLUS EXTEND A MINIMUM OF 3 INCHES VERTICALLY UP THE WALL AND SHALL BE SLOPED AT MINIMUM OF 2% SLOPE. (2002 CPC 406.7)
- When a CURB is PROVIDED AT A SHOWER, IT SHALL BE A MINIMUM OF 1 INCH ABOVE THE SHOWER PAN. THE CURB SHALL BE 4 INCHES ABOVE THE TOP OF THE DRAIN. A WATERPROOF MAULING FLANGE THAT EXTENDS A MINIMUM OF 1 INCH TO THE TOP OF THE CURB SHALL BE INSTALLED. THE VERTICAL SURFACE OF THE SHOWER COMPARTMENT, THE FINISHED FLOOR OF THE SHOWER COMPARTMENT SHALL BE UNFORMELY SLOPED BETWEEN 1/4" AND 3/4" PER FOOT. THE FINISHED FLOOR OF THE SHOWER COMPARTMENT SHALL BE PROVIDED AT THE SHOWER COMPARTMENT, THE ENTIRE BACKROOM SHALL BE COVERED WITH A WATERPROOFING MEMBRANE. THE WATERPROOFING SHALL COMPLY WITH THE WATER PROOFING REQUIREMENTS DESCRIBED ABOVE FOR SHOWER FLOORS (PREVIOUS BULLET) AND ALL LIGHTING FIXTURES SHALL BE APPROVED FOR WOTD USE.
- WATER FLOOR REQUIREMENTS

2. WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (2022 CPC 402.2)

- TEMPERED GLAZING (2022 CRC 2406.4, 2403.1 and CRC 3081, R308.4)
- TEMPERED GLAZING SHALL BE INSTALLED IN THE LOCATIONS LISTED BELOW. TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THE GLAZING SURFACE. GLAZING SHALL BE APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ACID ETCHED, CERAMIC FIRED, LASER ETCHED, OR EMBOSSED).
1. WITHIN A PORTION OF WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET.
  2. WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
  3. GLAZING ON THE HINGE-SIDE OF AN IN-SWINGING DOOR THAT IS INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE DOOR.

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

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

- ### **DURABILITY DURABILITY AND REDUCED MAINTENANCE**
1. ANNUAL SPECS AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER EQUIPMENT SHALL BE REPAIRED AT THE OWNER'S RISK. SHALL BE RECENT PROOFED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER C.C. 4.60.1
- ### **BUILDING MAINTENANCE AND OPERATION**
6. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER C.C. 4.10.1.
- ### **ENVIRONMENTAL QUALITY**
7. ANY GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTIBLE TYPE.
8. ANY WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS PER C.C. 4.50.3.1
- ### **POLLUTANT CONTROL**
9. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED WITH TAPE, PLASTIC, STEEL METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO PREVENT ACCUMULATION OF DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER C.C. 4.50.4.1.

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

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

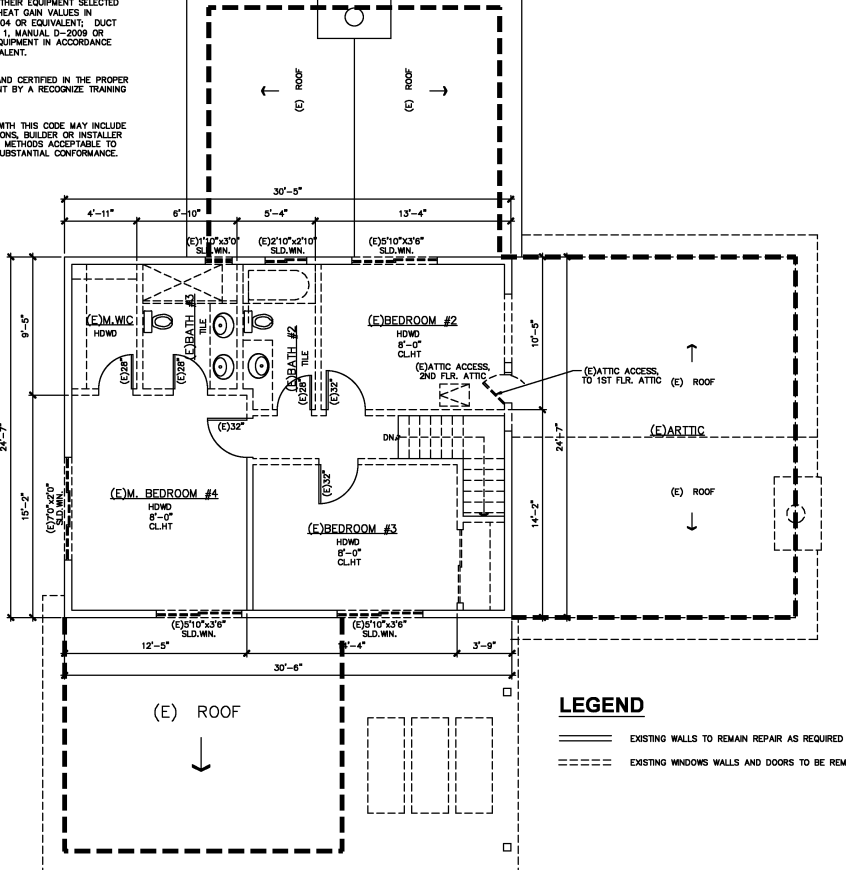
10. ADHESIVE, SEALANTS AND CAULKS SHALL MEET THE VOC OR OTHER TOXIC COMPOUND LIMITS PER CGC 4.504.2.1.
11. PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER CGC 4.504.2.2.
12. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER REQUIREMENTS PER CGC 4.504.2.3.
13. DOCUMENTATION WILL BE PROVIDED, AT THE REQUEST OF THE BUILDING DIVISION, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER CGC 4.504.2.4.
14. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIORS SHALL MEET THE TESTING AND PRODUCT REQUIREMENT PER CGC 4.504.3.
15. WHERE RESIDENT FLOORING IS INSTALLED, AT LEAST 60% OF THE FLOOR AREA RECEIVING RESIDENT FLOORING WILL COMPLY WITH THE REQUIREMENTS PER CGC 4.504.3.1.
16. HARDWOOD FLOORING, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING SHALL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS PER CGC 4.504.5.

17. A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER CGC 4.505.2 AND CRC 8506.2.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALL. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 10% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE CHECKED PRIOR TO FINISH MATERIAL BEING APPLIED PER CGC 4.505.3.

18. EXHAUST FANS, WHICH ARE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, SHALL BE PROVIDED IN EVERY BATHROOM. 1.55B. EXHAUST FANS SHALL BE PROVIDED IN EVERY BATHROOM. THE SYSTEM SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE WITH ANSI/ACCA 2 MANUAL J-2004 OR EQUIVALENT; DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1, MANUAL D-2009 OR EQUIVALENT; SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH ANSI/ACCA 3, MANUAL S-2004 OR EQUIVALENT.

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

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



**EXISTING 2ND FLOOR PLAN**   
 SCALE : 1/4" = 1'-0"

[illegible]

**RESIDENCE ADDITION**  
2892 Mesquite Dr, Santa Clara, CA 95050

**PROJECT:**

---

**SHEET TITLE :**

**NOTES**  
**EXISTING 2N**  
**FLOOR PLAN**

DRAWN BY :	<i>Fiona Wong</i>
REVIEWED BY :	-
DATE :	-
SCALE :	-
SHEET NO. :	
<b>A2.1</b>	
OF	SHEETS



## WALL LEGEND

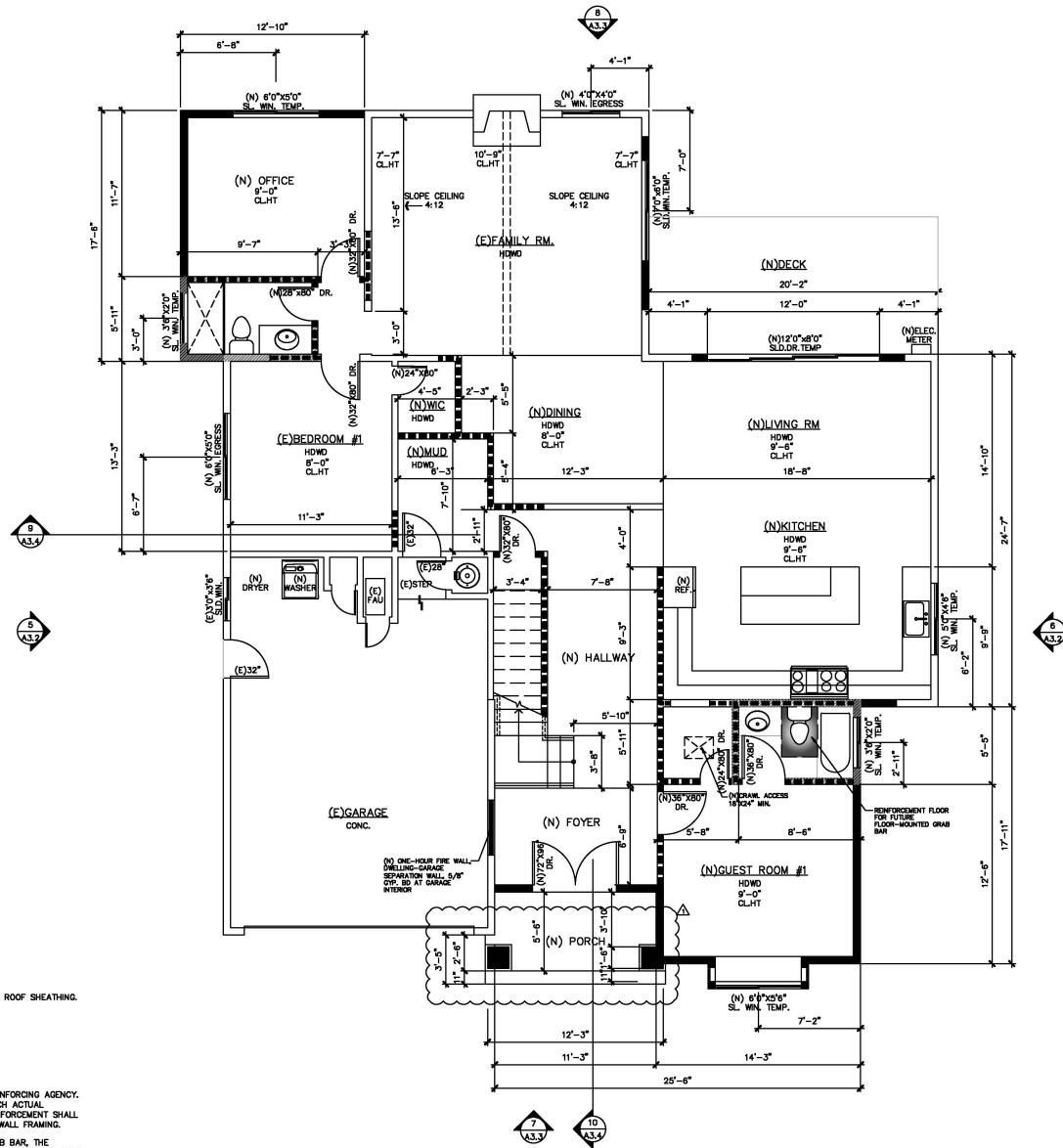
	EXISTING CONSTRUCTION TO REMAIN
	(N) FURRED WALL / COLUMN.
	NEW WOOD FRAMING WALL OUT OF 2X4 WOOD STUDS @ 16" O.C. AND IN THE EXTERIOR STUCCO 7/8" MIN. STUCCO O/ METAL LATH O/ TWO LAYERS OF GRADE 'D' BLDG. PAPER O/ PLYWOOD.
	NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES
	NEW 2X4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

## ONE-HOUR RATED WALL NOTE:

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

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

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



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

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

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

PROJECT:

SHEET TITLE:

**PROPOSED 1ST FLOOR PLAN**

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

SHEET NO.:

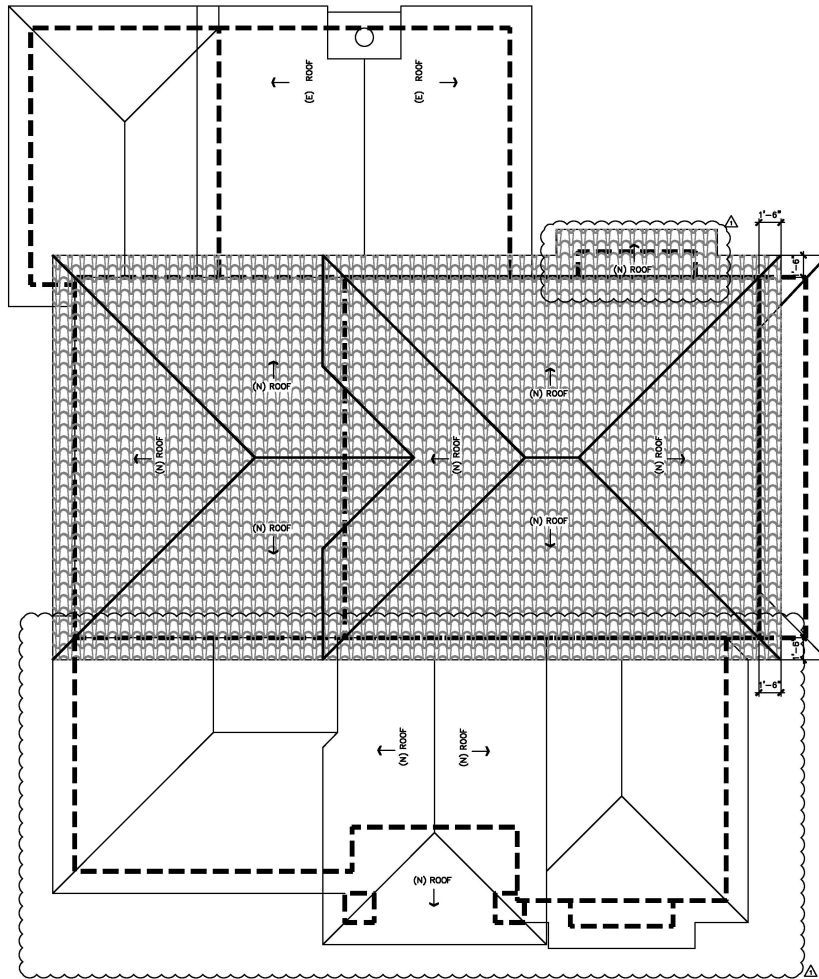
**A2.2**

OF SHEETS

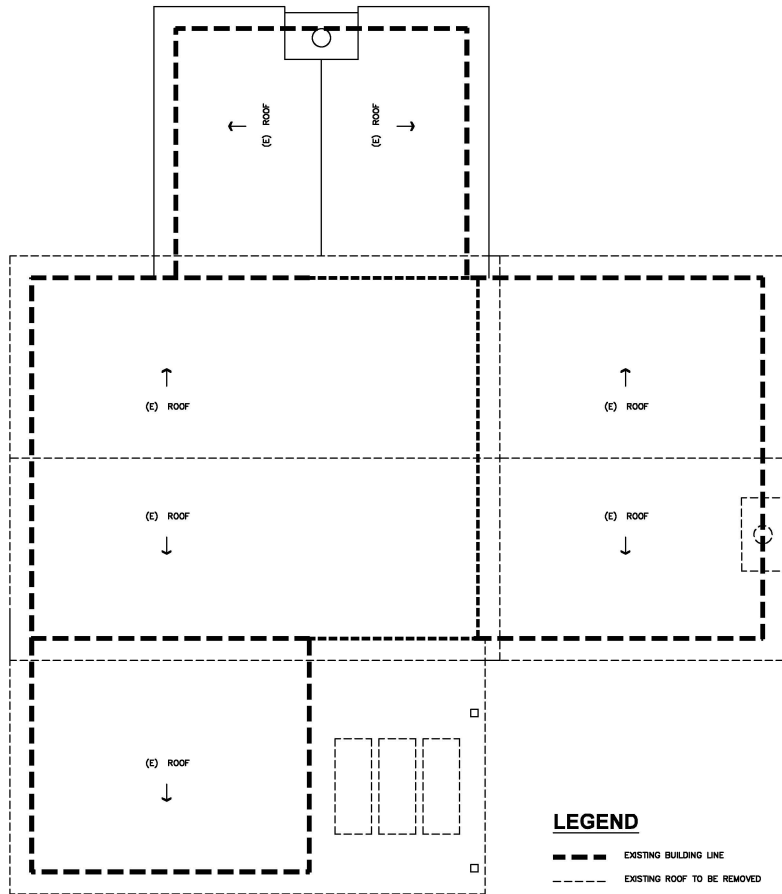








**PROPOSED ROOF PLAN**  
SCALE : 1/4" = 1'-0"



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

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

**PROJECT:**

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

**SHEET TITLE :**

**EXISTING & PROPOSED ROOF**

**DRAWN BY :** *Fima Wong*

**REVIEWED BY :** -

**DATE :** -

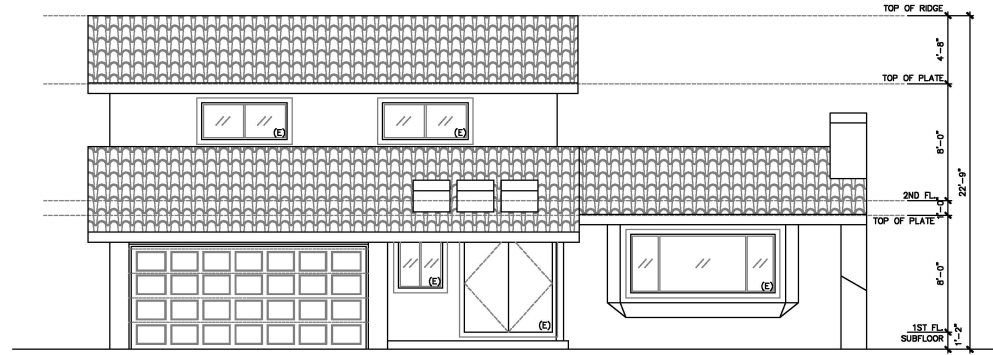
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**SHEET NO. :**

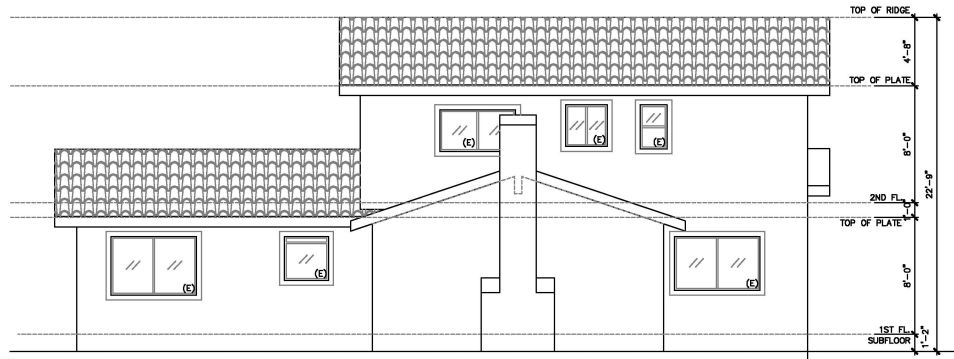
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OF SHEETS

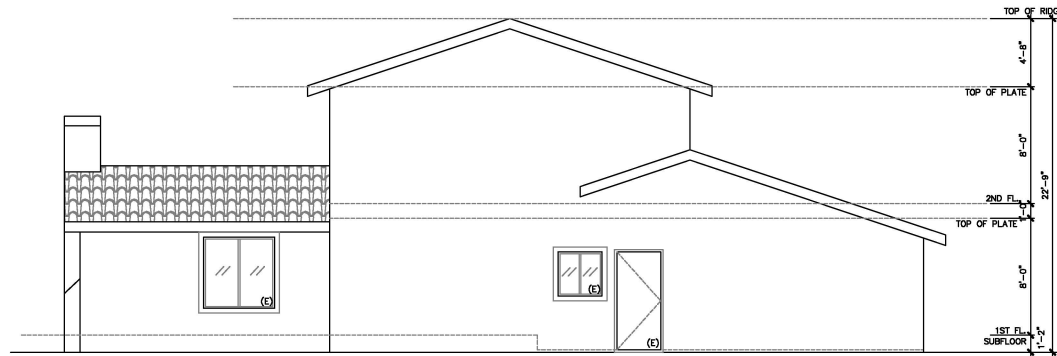




**1 NORTH EXISTING ELEVATION**  
SCALE : 1/4" = 1'-0"



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



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

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

PROJECT:

RESIDENCE ADDITION

2892 Mesquite Dr, Santa Clara, CA 95051

SHEET TITLE :

EXISTING ELEVATIONS

DRAWN BY : *Fima Wong*

REVIEWED BY : -

DATE : -

SCALE : -

SHEET NO. :

A3.1

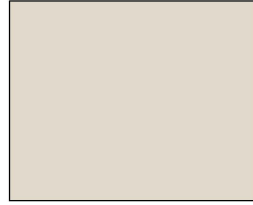
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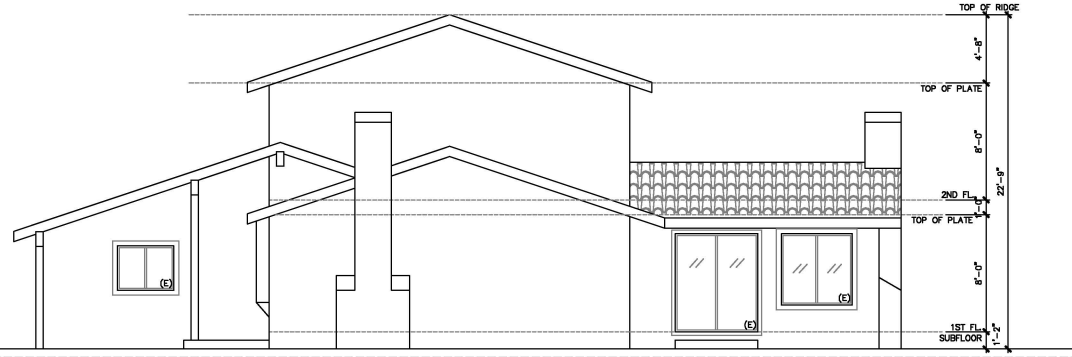
R1

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

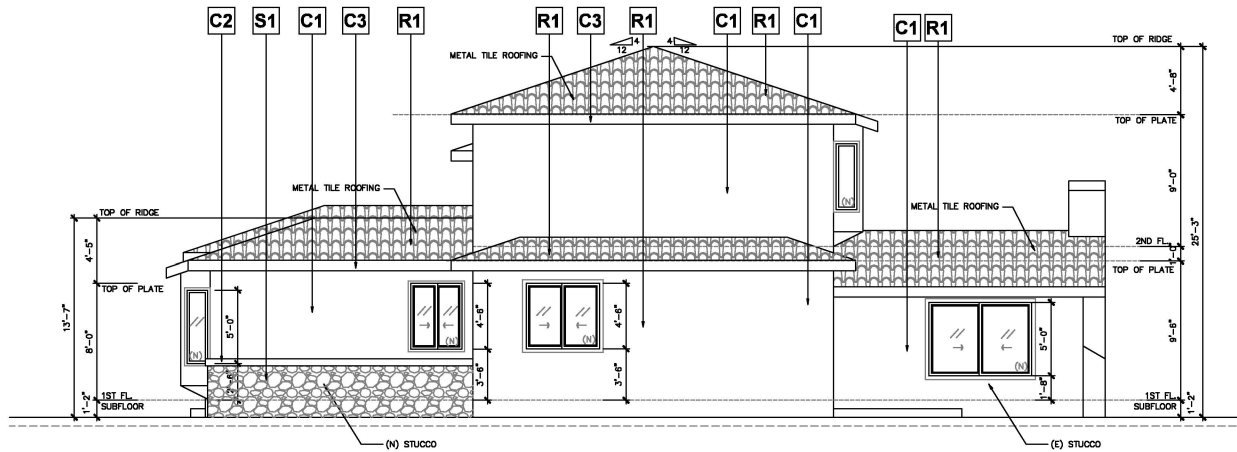


C1

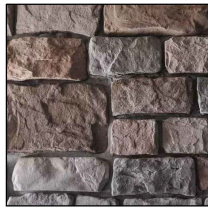
BEHR  
MASONRY STUCCO & BRICK PAINTS  
MISTY COVE MS-68\*



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

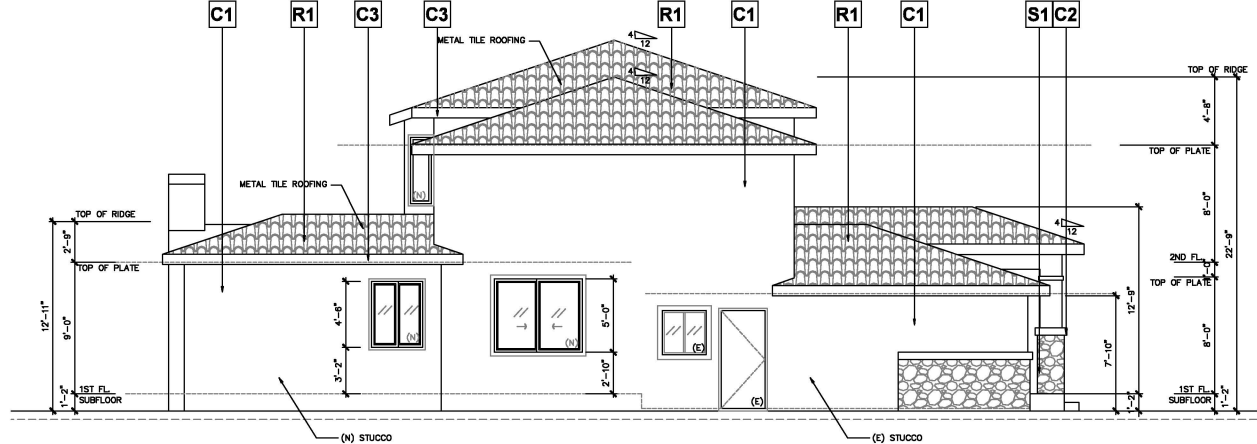


**5 WEST PROPOSED ELEVATION**  
SCALE: 1/4" = 1'-0"

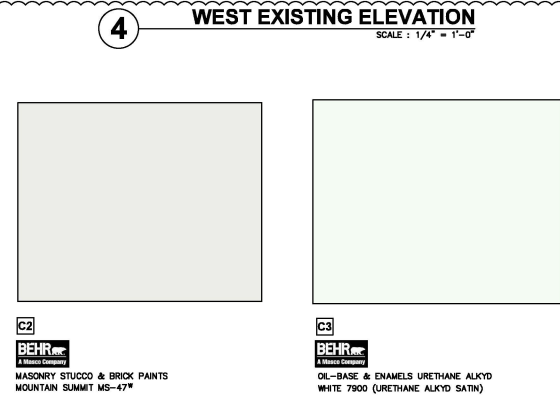


S1

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



**6 EAST PROPOSED ELEVATION**



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

PROJECT:

SHEET TITLE:

**PROPOSED ELEVATIONS**

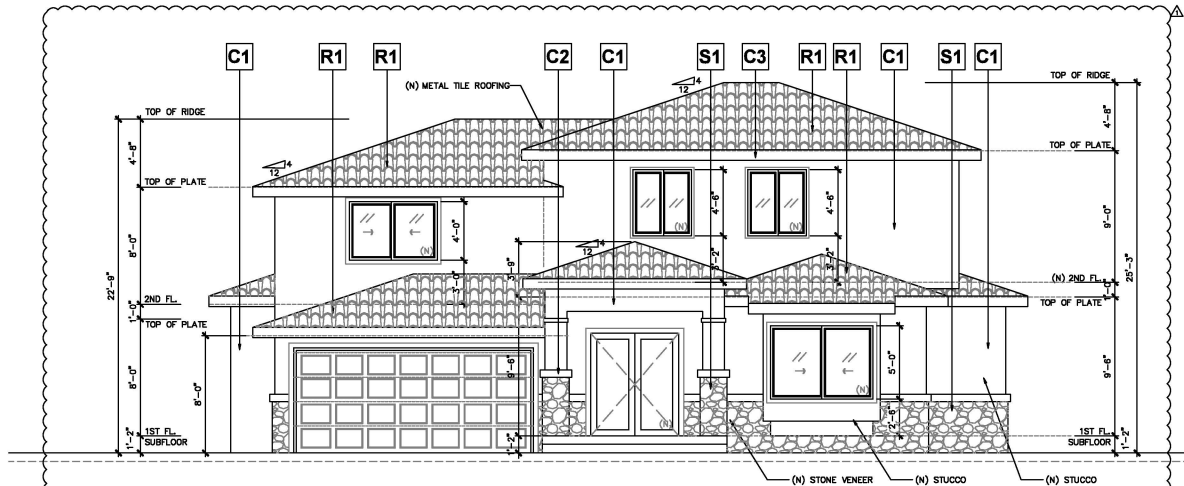
DRAWN BY: *FinaWan*  
REVIEWED BY: -  
DATE: -  
SCALE: -

SHEET NO.:

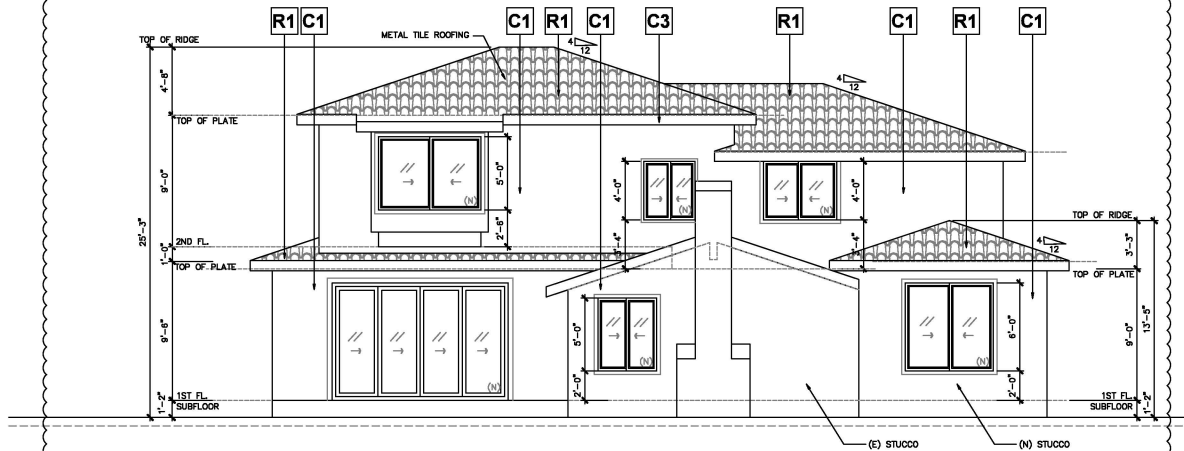
**A3.2**

OF SHEETS





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



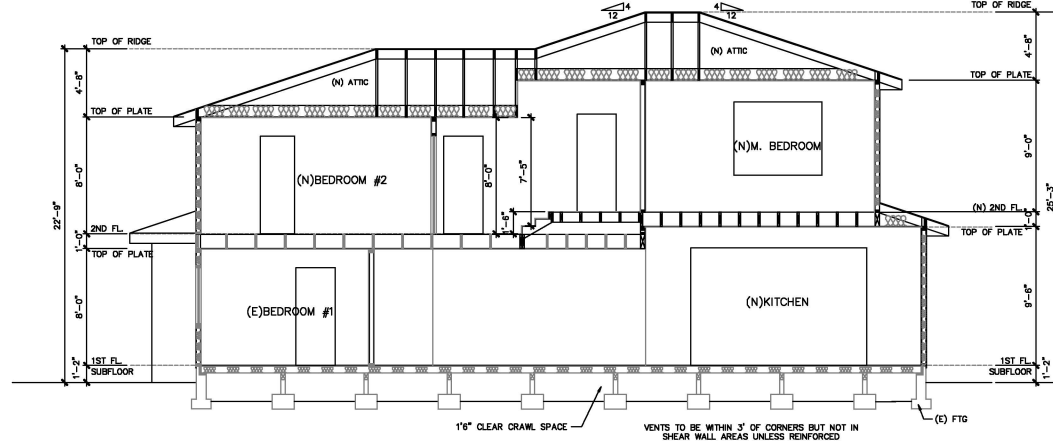
**8 NORTH PROPOSAL ELEVATION**  
SCALE : 1/4" = 1'-0"

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

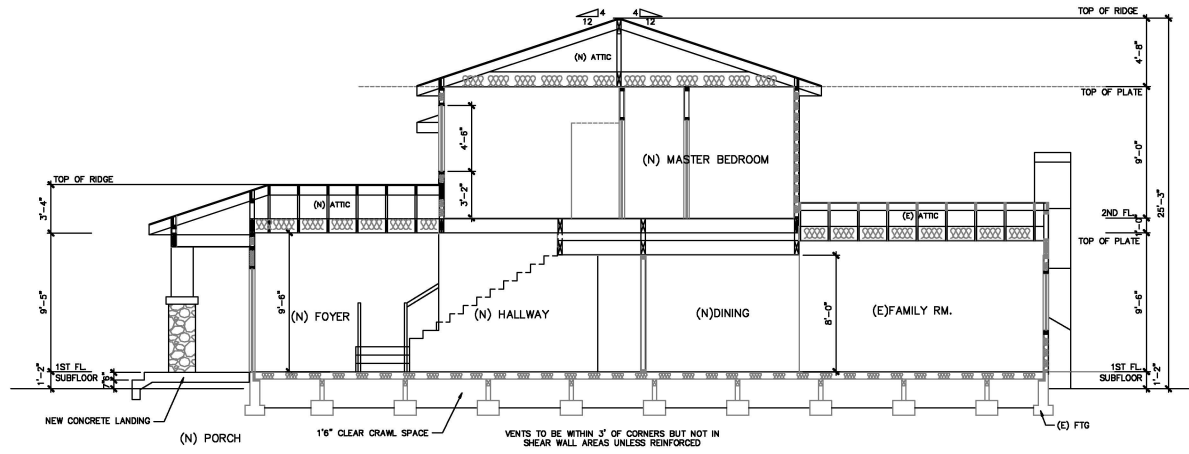
PROJECT:	<b>RESIDENCE ADDITION</b> 2892 Mesquite Dr, Santa Clara, CA 95051
SHEET TITLE :	<b>PROPOSED ELEVATIONS</b>

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





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



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

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

**PROJECT:**

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

**SHEET TITLE :**

**PROPOSED SECTIONS**

**DRAWN BY :** *Fina Wong*

**REVIEWED BY :** -

**DATE :** -

**SCALE :** -

**SHEET NO. :**

**A3.4**

OF SHEETS



# City of Santa Clara

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

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

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

**Building Type:** Single-Family Detached  
**Alteration:** Remodeling

**MANUALLY SPECIFIED EXEMPTIONS:**  
None  
*(see below)*

Feature or Measure	Yes
<b>3. SITE DEVELOPMENT (CBC 4.106)</b>	<input type="checkbox"/>
<b>Storm water drainage and retention during construction.</b> A plan shall be developed and submitted that be implemented to manage storm water during construction and prevent runoff from the construction site.	<input checked="" type="checkbox"/>
<b>Grading and paving.</b> Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings per CBC 4.106.1.	<input checked="" type="checkbox"/>
<b>Electric vehicle (EV) charging for new one- and two-family dwellings.</b> The capacity 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, or specified in CBC 4.106.1.2 shall be provided for at a dwelling unit, and ADU/ADU+ with attached parking and/or parking spaces with electrical panel upgrades or new panels. Provide capacity for electric vehicle charging with minimum required Level 2 EV Ready, Level 2 EV Ready, Low Power Level 2 EV Ready as specified in CBC 4.106.4.1 as amended by City of Santa Clara Reach Code Ordinance No.2026 (CBC 2022 Reach Code Section 10.5.30.40).	<input checked="" type="checkbox"/>
<b>Identification.</b> The roadway termination location shall be permanently and visibly marked as "Level 2 EV Ready" per CAG 4.106.4.1.1 as amended by CBC 2022 Reach Code Section 10.5.30.40.	<input checked="" type="checkbox"/>
<b>Electric vehicle (EV) charging for new multifamily dwellings, affordable housing, hotels, motels, and new residential parking lots.</b> Provide electric vehicle charging capacity 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, or specified in CBC 4.106.1.2 shall be provided for at a dwelling unit, and ADU/ADU+ with attached parking at 106.4.2, whichever is more stringent.	<input checked="" type="checkbox"/>
<b>110. Electrical Outlet at Bicycle Parking.</b> All multifamily residential developments shall include secured bicycle parking with electrical outlets for bicycle parking.	<input type="checkbox"/>
<b>Location.</b> Each EV Ready space or EVGS shall be accessible parking space, and/or on an accessible route, to the building.	<input type="checkbox"/>
<b>Dimension.</b> Each EV Ready space or EVGS shall be minimum 15 ft long and 2 ft wide. On one 15' by 25' parking spaces, or less than that one, shall have at 8 ft wide access aisle. A 5 ft wide minimum aisle shall be permitted for a minimum width of 8 ft to the 15 ft surface. Surface slope for the EV space and the aisle shall not exceed 2.08% slope in any direction, per CBC 4.106.4.2.1.1.	<input type="checkbox"/>
<b>EV Ready Spaces and EVGS spaces</b> shall comply with the accessibility provision for EV Ready spaces in California Building Code Chapter 11A (Section 1100A) and Chapter 11B, per CBC 4.106.4.2.1.2.	<input type="checkbox"/>
<b>EV Ready Space Signage.</b> EV Ready spaces shall be identified by signage or pavement markings, in compliance with California Traffic Operations and Design, in the local jurisdiction Vehicle Signs and Pavement Markings (or its successor(s)), per CBC 4.106.4.2.1.3.	<input type="checkbox"/>
<b>Automatic load management system (ALMS).</b> In order to increase the number of EV chargers or the number of EV charging spaces, the municipality shall install a system that does not allow for loading less electrical panel capacity than would be required without ALMS, per CBC 4.106.4.2.2 as amended by CBC 2022 Reach Code Section 10.5.30.42.	<input type="checkbox"/>

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

**Electric utility (EUE) charging for alterations of alterations of parking facilities serving existing multifamily buildings.** When new parking facilities, including electric vehicle charging or lighting of existing parking facilities are added or altered and the work requires a building permit, minimum 10% of total addendured parking spaces shall be electrically enabled. The City is not responsible for supplying a Level 2 electric vehicle supply equipment (EVSE) per C.G.S. § 40B-4.04. The service panel or subpanel circuit directory shall identify the corresponding protective device providing the required level of service per the NEC CAN/CSA 90.

**ENERGY EFFICIENCY (C.G.S. § 40-1)**

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

**WATER EFFICIENCY AND CONSERVATION**

**INDOOR WATER USE (C.G.S. § 40-1)**

**Water conserving plumbing fixtures and fittings.** Plumbing fixtures, faucets, showerheads and fittings (faucets, showerheads, pre-rinse spray wands, urinals, water closets, and fittings) shall comply with the following C.G.S. § 40B-3.14.5.

**Water closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush (C.G.S. § 40B-3.14.5).

**Urinals.** The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush, and all other urinals shall not exceed 0.1 gallons per flush (C.G.S. § 40B-3.14.5).

**Showersheds.** The flow rate for single showerhead and multiple showersheds serving one shower shall not exceed 1.8 gallons per minute at 80 psi and shall be certified to the performance criteria of the U.S. EPA WaterSense certification (C.G.S. § 40B-3.14.5).

**Residential lavatory faucets.** The flow rate shall not be more than 1.2 gallons per minute at 80 psi, and not less than 0.8 gallons per minute at 20 psi (C.G.S. § 40B-3.14.5).

**Lavatory faucets in common and public use areas.** The flow rate shall not exceed 0.5 gallons per minute at 80 psi and 0.2 gallons per minute at 20 psi (C.G.S. § 40B-3.14.5).

**Meating faucets.** The flow rate shall not deliver more than 2.0 gallons per cup (C.G.S. § 40B-3.14.5).

**Kitchen faucets.** The flow rate shall not exceed 1.8 gallons per minute at 60 psi (C.G.S. § 40B-3.14.5).

**Pre-rinse Spray Valves.** When installed, shall meet the requirements of Title 20 of the California Code of Regulations, and shall be equivalent to the requirements of the California Code of Regulations.

**Submitters for multifamily buildings and dwelling units in mixed-use residential/commercial buildings.** Submitters shall be installed to measure water usage of individual residential dwelling units in accordance with the following C.G.S. § 40B-3.14.5.

**Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall meet the applicable standards referenced in Table 701.1 of the California Plumbing Code (C.G.S. § 40B-3.14.5).

**OUTDOOR WATER USE (C.G.S. § 40-1)**

**Outdoor potable water use in landscape area.** Residential developments shall comply with the City's Water Use and Rules and Regulations, Item No. 24, as adopted by Santa Clara City Council on 11/15/16, and the California Water Efficiency (C.G.S. § 40B-3.14.5).

**ENHANCED DRAINAGE AND REDUCED MAINTENANCE (C.G.S. § 40-1)**

**Roofing product.** Annual sparses around pipes, electric cables, conduits or other opening type in solarleak plates at exterior walls shall be kept in good condition by closing such openings with cement mortar, concrete masonry, or similar method approved by the City of Santa Clara.



**CONSTRUCTION WASTE DISPOSAL, REDUCTION AND RECYCLING (C.G.S. § 40-1)**

**Construction waste management.** Recycle and/or salvage for reuse a minimum of 65% of nonhazardous construction and demolition waste in accordance with C.G.S. § 40B-2, § 40B-3, or § 40B-4, or a more stringent alternative total construction and demolition waste management ordinance (C.G.S. § 40B-3.14.5).

**BUILDING MAINTENANCE AND OPERATION (C.G.S. § 40-1)**

**An integral total maintenance manual** shall be provided to the building occupant or owner per C.G.S. § 40-1.1.

<p><b>Recycling by occupants.</b> Where five or more multifamily dwelling units are constructed on a building site, projects readily accessible areas that serve as buildings on the site are identified for depositing, storage and collection of nonhazardous materials for recycling per ASHRAE 2004-2005.</p>		<p><b>BLD Permit No. _____</b></p>	
<p><b>Gas fireplace.</b> Any installed gas fireplaces shall be a direct-vent sealed-combustion unit per ASHRAE 2004-2005.1</p>	<p><b>ENVIRONMENTAL QUALITY (ASHRAE 62.0-2006)</b></p>		<input type="checkbox"/>
<p><b>Woodstoves.</b> Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Program (NSPP) emissions limits as applicable and shall have a permanent label indicating they are certified to meet the emission limits per ASHRAE 2004-2005.1 Woodstoves and pellet stoves shall also comply with Santa Clara City Chapter 15.65.</p>			<input type="checkbox"/>
<p><b>POLLUTANT CONTROL (ASHRAE 62.04)</b></p>			
<p><b>Covering of dust openings and protection of mechanical equipment during construction.</b> At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilation equipment, all duct and other openings shall be covered with approved equipment with tight flaps, sheets, metal, or other methods acceptable to the City to reduce the amount of water, dust, or debris, which may enter the system per ASHRAE 62.04-2.1.</p>			<input type="checkbox"/>
<p><b>Adhesives, sealants and caulks</b> shall meet the VOC or other toxic compound limits per ASHRAE 62.04-2.1.</p>			<input type="checkbox"/>
<p><b>Paints, stains and other caulks</b> shall comply with VOC limits per ASHRAE 62.04-2.2.</p>			<input type="checkbox"/>
<p><b>Aerosol paints and caulks</b> shall meet the product-weighted MIR limits for ROC and other requirements per ASHRAE 62.04-2.3.</p>			<input type="checkbox"/>
<p><b>Verification.</b> Documentation shall be provided, at the request of the Building Division, to verify that compliant VOC limit materials have been used per ASHRAE 62.04-2.4.</p>			<input type="checkbox"/>
<p><b>Crystalline systems.</b> All carpet installed in the building interior must meet the testing and product requirements of ASHRAE 62.04-2.5.</p>			<input type="checkbox"/>
<p><b>Resilient flooring systems.</b> Where resilient flooring is installed, at least 85% of the floor area receiving resilient flooring shall comply with the requirements of ASHRAE 62.04-4.4.</p>			<input type="checkbox"/>
<p><b>Composite wood products.</b> Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall comply with low formaldehyde emissions standards and requirements per ASHRAE 62.04-6.5.</p>			<input type="checkbox"/>
<p><b>INTERIOR MOISTURE CONTROL (ASHRAE 62.06)</b></p>			
<p><b>Concrete slab foundations.</b> Vapor retarder and capillary break shall be installed if a slab-on-ground foundation is used. The use of this break is required if the slab is in contact with 10-mil vapor retarder with joints installed not less than 6" per ASHRAE 62.05-2, CRI R500-2.2, CRI R506-2.3 and CRI R508-2.3.</p>			<input type="checkbox"/>
<p><b>Moisture control of building material.</b> Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be replaced when the framing members exceed 19% moisture content. Moisture control shall be checked prior to installation and shall be being maintained per ASHRAE 62.05-3.</p>			<input type="checkbox"/>
<p><b>INDOOR AIR QUALITY AND EXHAUST (ASHRAE 62.06)</b></p>			
<p><b>Room exhaust fans.</b> Each bathroom shall be mechanically ventilated using ENERGY STAR compliant fans installed to the exterior and controlled per ASHRAE 62.06-1.</p>			<input type="checkbox"/>
<p><b>ENVIRONMENTAL CONTROL (ASHRAE 62.06)</b></p>			
<p><b>Heating and air-conditioning system</b> shall be sized, designed and have their equipment selected using the following methods per ASHRAE 62-2:</p> <ul style="list-style-type: none"> <li>1. Heat loss/gain shall be calculated in accordance with ANSI/ASHRAE 2 Manual, 2001, ASHRAE handbook or equivalent.</li> <li>2. Duct Leaks are sized according to ANSI/ASHRAE 1 Manual &amp; Manual 2, ASHRAE handbook or equivalent.</li> <li>3. Sizing heating and cooling equipment shall be in accordance with ANSI/ASHRAE 1 Manual &amp; Manual 2 or equivalent.</li> </ul>			<input type="checkbox"/>
<p><b>INSTALLER AND SPECIAL INSPECTOR QUALIFICATION (ASHRAE 720)</b></p>			
<p><b>Installing training.</b> HVAC installers shall be trained and certified in the proper installation of HVAC systems and the equipment as required by appropriate training or certification program per ASHRAE 720.</p>			<input type="checkbox"/>
<p><b>Special inspection.</b> Special inspectors shall be trained and qualified and shall be made to demonstrate competence in the discipline they are inspecting per ASHRAE 720.2.</p>			<input type="checkbox"/>

BOLD Permit No. _____	
<b>VERIFICATION (CSD 703)</b>	
<p><b>Documentation.</b> Upon request, verification of compliance with the code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the building department which will allow substantial conformance per CSD 703.1.</p> <p style="text-align: right;"></p>	
<b>Responsible Designer's Declaration Statement.</b>	<b>Contractor Declaration Statement</b>
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>	Name: _____
Signature: <u></u>	Signature: _____
Date: <u>06/30/2025</u>	Date: _____
Company: <u>Fiona Wang Design</u>	License: _____
Address: <u>255 N 11th Street</u>	Address: _____
City: <u>San Jose</u> State: <u>CA</u> Zip: <u>95112</u>	City: _____ State: _____ Zip: _____

Build@cityofsantacleara.gov', 'Permit Center: 408-615-2420', 'Email: [PermitCenter@cityofsantacleara.gov](\"mailto:PermitCenter@cityofsantacleara.gov\")', and 'Automated Inspection Scheduling System: 408-615-2400'."/>

## COMMERCIAL / INDUSTRIAL REQUIREMENTS

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

1. Trap and vent the air-conditioning condensate drains per the condition of the listing of the equipment and in accordance with the requirements of the Uniform Mechanical Code.
2. Terminate the condensate using one of the following methods:
  - a. To a landscaped area properly designed to accommodate the volume of condensate.
  - b. To a properly designed storm-water treatment system, e.g., a bio-retention unit.
  - c. Indirectly to the sanitary sewer, subject to all wastewater permitting requirements and fees. Contact the Environmental Services Department at 406-793-5300.
3. 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.**

**A-Coil in Attic**

Pan drain or AC unit secondary drain must terminate in a readily observable location. Draining over a window is preferred.

**Pan drain**

**Pan**

**Primary drain**

Minimum slope = 1/8 inch per foot

**Residential condensate is typically terminated in drywells. Drywell specifications are as follows:**

1. The minimum size of a residential drywell is 2-foot square by 2-foot deep.
2. The nearest edge of the drywell shall be at least 3 feet from any structure or building or building foundation.
3. The drywell shall be filled with minimum 1" rock.
4. The top of the drywell shall be covered with building paper or plastic sheathing with 6" of earth or concrete above the paper.
5. The condensate pipe from the cooling coil (min. 5/8") shall connect indirectly to a minimum 1 1/2 in. drainage. The indirect connection shall be made by an air break at the edge of the foundation.

**Drywell:**

Inspection pit (PVC pipe)

24 in. soil cover

Building paper or plastic

16 in. PVC or other approved material

3-8 min.

Rock min. 1 in. diameter

Footing

Carpeted Area

**Building**

[illegible]

<b>PROJECT:</b>	<h1 style="margin: 0;">RESIDENCE ADDITION</h1> <p style="font-size: 1.2em; margin: 0;">2892 Mesquite Dr, Santa Clara, CA 95051</p>
<b>SHEET TITLE :</b>	<p style="margin: 0;"><b>GREEN BUILDING CHECK LIST</b></p>

<b>DRAWN BY :</b>	<i>FimeWano</i>
<b>REVIEWED BY :</b>	-
<b>DATE :</b>	-
<b>SCALE :</b>	-

<b>SHEET NO. :</b>	<h2 style="margin: 0;">GBCL</h2>
--------------------	----------------------------------

OF
SHEETS





## Agenda Report

25-1638

Agenda Date: 12/10/2025

### REPORT TO DEVELOPMENT REVIEW HEARING

#### SUBJECT

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

**File No.:** PLN25-00443

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

**Applicant:** Guanghong Ou

**Owner(s):** Giao Nguyen

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

#### PROJECT DATA

The Project Data and Compliance Table is not included since the project only includes window replacement.

#### POINTS FOR CONSIDERATION

- The project site is in a residential neighborhood near downtown Santa Clara, surrounded by numerous HRI and Mills Act contract properties. See Vicinity Map in Attachment 1.
- The site is currently developed with multifamily residential uses and will continue to operate as such. A second, non-historic multifamily building is also located on the same parcel at 1340 Homestead Road.
- Per the Santa Clara City Code 18.120(D)(6), the request requires Architectural Review approval through a Development Review Hearing. For HRI properties, these proposals receive a recommendation from the Historical and Landmarks Commission (HLC).
- The project was heard by the HLC on December 4, 2025, to ensure consistency with the Secretary of Interior Standards for Rehabilitation and to make a recommendation to the Development Review Hearing.
- The project proposes a like-for-like replacement of all 26 existing windows to match the current design and materials. Details regarding the proposed windows are included as Attachment 2.
- The proposed project complies with the City's Single-Family and Duplex Residential Design Guidelines (2014). Specifically, the project is consistent with the guidelines, in that:
  - The window style and proportion are similar to the existing architectural style of the building.
- The proposal preserves the property's historic character and ensures that the new windows



are compatible with the building's existing architectural features.

- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There is an active code enforcement case regarding the complete interior renovation of the three units without the required permits. Interior renovations do not require a significant property alteration permit or architectural review application and will be reviewed through the Building Permit process. A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

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

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

- 1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
  - The project does not include any changes to existing off-street parking or site improvements, and therefore no adverse effects will occur.
- 2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:*
  - The project consists only of like-for-like window replacements, resulting in no changes to site access, circulation, or use.
- 3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:*
  - The proposed window replacements are wood double-hung which will match the existing historic windows in material, configuration, operation, and appearance. Because the replacement windows replicate the historic design and detailing, the work will not diminish the architectural integrity or character-defining features of the building.
- 4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:*
  - The proposed like-for-like window replacements preserve the building's historic character and do not alter site conditions.
  - The proposed like-for-like window replacements are consistent with the Secretary of the Interior Standards for Rehabilitation.
- 5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:*



- The proposed like-for-like window replacements are consistent with the City's standards. The proposal preserves the building's historic character and maintains compatibility with the scale, design, and materials of surrounding neighborhood.

### **CONDITIONS OF APPROVAL**

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

### **ENVIRONMENTAL REVIEW**

The action being considered is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration / Rehabilitation). This exemption consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior Standards.

### **PUBLIC CONTACT**

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

A public hearing notice was mailed to property owners within a 300-foot radius of the project site on November 20, 2025, to 111 property owners/tenants. As of the writing of this report, planning staff has not received public comments for this application.

### **RECOMMENDATION**

**Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration / Rehabilitation) and **Approve** the Architectural Review for the removal and replacement of existing windows on a Historic Resources Inventory (HRI) residence, located at 1310 Homestead Road, subject to the findings and conditions of approval.

Prepared by: Summer Foss, Assistant Planner, Community Development Department

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

### **ATTACHMENTS**

1. Vicinity Map
2. Window Specifications
3. Conditions of Approval
4. Development Plans





City of  
Santa Clara  
The Center of What's Possible

## Vicinity Map (Zoning) - 1310 Homestead Road



### Historic Resources

#### Historic Properties



#### Historic Resources



#### Mills Act Property



#### Potential Historic Resources



### Zoning

#### Land Parcels

DT - Downtown

DT - Downtown

MUCC - Mixed Use

Community Commercial

MUCC - Mixed Use

Community Commercial

PD - Planned Development

PQP - Public/Quasi Public

R1 - Single-Family

Residential

R1 - Single-Family

Residential

R2 - Low-Density Residential

R3 - Medium Density

Residential

### Race 1 aware

## Notes:

PLN25-00443

11/7/2025 4:04:54 PM

0 200 400  
ft

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



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Vu Luu

QUOTE BY : Vu Luu

SOLD TO : HIEN

PO# :

Ship Via : Ground

U-Factor Weighted Average: 0.29

Volume: 230.76

QUOTE # : JW251000A8H - Version 0

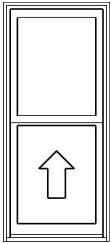
SHIP TO :

PROJECT NAME: 1310 HOMESTEAD RD

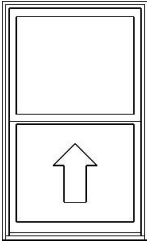
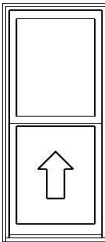
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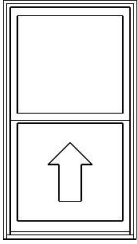
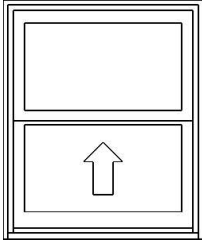
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LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	FRONT, LEFT	Frame Size : 24 X 54			
	Rough Opening : 24 3/4 X 54 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior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

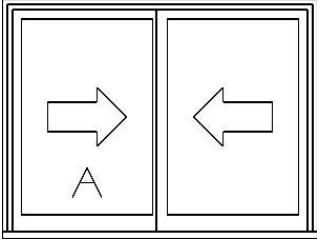
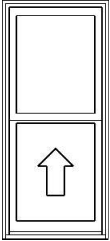


LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2	SIDE LEFT	Frame Size : 33 X 54			
	Rough Opening : 33 3/4 X 54 3/4	Siteline Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Fixed Top Sash, Tan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



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

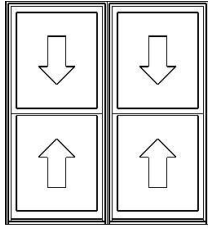


LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 6	KITCHEN, T	EWS4836			
	Rough Opening : 48 1/16 X 36 5/8	Frame Size : 47 5/16 X 35 7/8 Siteline EX Wood Sliding Window, Auralast Pine, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16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



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

**TYPE C**

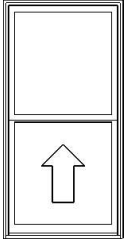
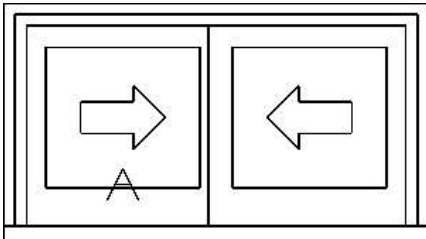


Viewed from Exterior. Scale: 1/2" =1'

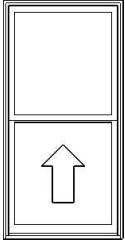
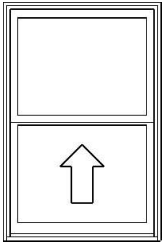
Line 8-1(A1)	Frame Size : 31 X 68
Rough Opening : 31 3/4 X 68 3/4	Siteline Wood Double Hung, Auralast Pine,
	Natural Pine Exterior,
	Natural Interior,
	No Exterior Trim,
	4 9/16 Jamb,
	Standard Double Hung, Tan Jambliner, Concealed Jambliner
	White Hardware, ,Recessed Sash Lock,
	US National-WDMA/ASTM,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

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

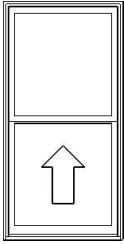


LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
		Floors)*, . U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CPD: JEL-N-885-05876-00001 PEV 2025.3.0.5323/PDV 8.056 (09/30/25)CW			
Line 9	BACK BED, EG Rough Opening : 34 3/4 X 68 3/4	Frame Size : 34 X 68 Siteline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



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



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



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

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

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

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

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

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

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







[illegible][illegible]

STATEMENT OF WORK - RESEARCH, PERFORMANCE COMPLIANCE METHOD				CISR-PP-01-01	
Project Name: CISR-PP-01-01				Calculation Date: 2015-05-01 10:00:00 (UTC-07:00)	
Project Description: 101 - Analysis				User File Name: 101-00001-01-01-0025	
<b>GENERAL INFORMATION</b>					
01	Project Name	101-00001-01-01			
02	Run Time	101-00001-01-01			
03	Project Location	101-00001-01-01			
04	OS	101-00001-01-01	06	Standard Version	101-00001-01-01
05	Run Date	101-00001-01-01	07	Software Version	101-00001-01-01
08	Client Name	101-00001-01-01	08	Test Configuration	101-00001-01-01
09	Running Time	101-00001-01-01	11	Number of Running Units	101-00001-01-01
10	Project Location	101-00001-01-01	12	Number of Running Units	101-00001-01-01
11	Address Code	101-00001-01-01	13	Number of Running Units	101-00001-01-01
12	Address Code	101-00001-01-01	14	Number of Running Units	101-00001-01-01
13	Test Configuration	101-00001-01-01	15	Number of Running Units	101-00001-01-01
14	Test Configuration	101-00001-01-01	16	Number of Running Units	101-00001-01-01
15	Test Configuration	101-00001-01-01	17	Number of Running Units	101-00001-01-01
16	Test Configuration	101-00001-01-01	18	Number of Running Units	101-00001-01-01
17	Test Configuration	101-00001-01-01	19	Number of Running Units	101-00001-01-01
18	Test Configuration	101-00001-01-01	20	Number of Running Units	101-00001-01-01
19	Test Configuration	101-00001-01-01	21	Number of Running Units	101-00001-01-01
20	Test Configuration	101-00001-01-01	22	Number of Running Units	101-00001-01-01
<b>COMPILED RESULTS</b>					
01	Building Compliance	101-00001-01-01			
02	Building Compliance	101-00001-01-01			
03	Building Compliance	101-00001-01-01			
04	Building Compliance	101-00001-01-01			
05	Building Compliance	101-00001-01-01			
06	Building Compliance	101-00001-01-01			
07	Building Compliance	101-00001-01-01			
08	Building Compliance	101-00001-01-01			
09	Building Compliance	101-00001-01-01			
10	Building Compliance	101-00001-01-01			
11	Building Compliance	101-00001-01-01			
12	Building Compliance	101-00001-01-01			
13	Building Compliance	101-00001-01-01			
14	Building Compliance	101-00001-01-01			
15	Building Compliance	101-00001-01-01			
16	Building Compliance	101-00001-01-01			
17	Building Compliance	101-00001-01-01			
18	Building Compliance	101-00001-01-01			
19	Building Compliance	101-00001-01-01			
20	Building Compliance	101-00001-01-01			
21	Building Compliance	101-00001-01-01			
22	Building Compliance	101-00001-01-01			
23	Building Compliance	101-00001-01-01			
24	Building Compliance	101-00001-01-01			
25	Building Compliance	101-00001-01-01			
26	Building Compliance	101-00001-01-01			
27	Building Compliance	101-00001-01-01			
28	Building Compliance	101-00001-01-01			
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30	Building Compliance	101-00001-01-01			
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32	Building Compliance	101-00001-01-01			
33	Building Compliance	101-00001-01-01			
34	Building Compliance	101-00001-01-01			
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36	Building Compliance	101-00001-01-01			
37	Building Compliance	101-00001-01-01			
38	Building Compliance	101-00001-01-01			
39	Building Compliance	101-00001-01-01			
40	Building Compliance	101-00001-01-01			
41	Building Compliance	101-00001-01-01			

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

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Scale:			
Sheet Title:	TITLE 24		

Sheet No: **A0.1**



Sheet No: **A0.2**



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	2022 Single-Family Residential Mandatory Requirements Summary
1/1/2025	<b>Best Practices.</b> Contractors seeking bids are prohibited from asking for a cash advance, kickback, or other form of payment. Contractors are prohibited from accepting any form of payment from a contractor or subcontractor for the purpose of securing a contract or subcontract. Contractors are prohibited from accepting any form of payment from a contractor or subcontractor for the purpose of securing a contract or subcontract.
1/1/2025	<b>Building Envelope.</b> Contractors shall ensure that all exterior walls, roofs, and foundations are properly installed and maintained. Contractors shall ensure that all exterior walls, roofs, and foundations are properly installed and maintained. Contractors shall ensure that all exterior walls, roofs, and foundations are properly installed and maintained.
1/1/2025	<b>Foundation.</b> Contractors shall ensure that all foundations are properly installed and maintained. Contractors shall ensure that all foundations are properly installed and maintained. Contractors shall ensure that all foundations are properly installed and maintained.
1/1/2025	<b>Roofing.</b> Contractors shall ensure that all roofs are properly installed and maintained. Contractors shall ensure that all roofs are properly installed and maintained. Contractors shall ensure that all roofs are properly installed and maintained.
1/1/2025	<b>Exterior Walls.</b> Contractors shall ensure that all exterior walls are properly installed and maintained. Contractors shall ensure that all exterior walls are properly installed and maintained. Contractors shall ensure that all exterior walls are properly installed and maintained.
1/1/2025	<b>Interior Walls.</b> Contractors shall ensure that all interior walls are properly installed and maintained. Contractors shall ensure that all interior walls are properly installed and maintained. Contractors shall ensure that all interior walls are properly installed and maintained.
1/1/2025	<b>Floors.</b> Contractors shall ensure that all floors are properly installed and maintained. Contractors shall ensure that all floors are properly installed and maintained. Contractors shall ensure that all floors are properly installed and maintained.
1/1/2025	<b>Windows and Doors.</b> Contractors shall ensure that all windows and doors are properly installed and maintained. Contractors shall ensure that all windows and doors are properly installed and maintained. Contractors shall ensure that all windows and doors are properly installed and maintained.
1/1/2025	<b>Basement.</b> Contractors shall ensure that all basements are properly installed and maintained. Contractors shall ensure that all basements are properly installed and maintained. Contractors shall ensure that all basements are properly installed and maintained.
1/1/2025	<b>Attic.</b> Contractors shall ensure that all attics are properly installed and maintained. Contractors shall ensure that all attics are properly installed and maintained. Contractors shall ensure that all attics are properly installed and maintained.
1/1/2025	<b>Garage.</b> Contractors shall ensure that all garages are properly installed and maintained. Contractors shall ensure that all garages are properly installed and maintained. Contractors shall ensure that all garages are properly installed and maintained.
1/1/2025	<b>Driveway.</b> Contractors shall ensure that all driveways are properly installed and maintained. Contractors shall ensure that all driveways are properly installed and maintained. Contractors shall ensure that all driveways are properly installed and maintained.
1/1/2025	<b>Landscaping.</b> Contractors shall ensure that all landscaping is properly installed and maintained. Contractors shall ensure that all landscaping is properly installed and maintained. Contractors shall ensure that all landscaping is properly installed and maintained.
1/1/2025	<b>Final Inspection.</b> Contractors shall ensure that all work is properly installed and maintained. Contractors shall ensure that all work is properly installed and maintained. Contractors shall ensure that all work is properly installed and maintained.

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**CDS**

**COLLABORATIVE DESIGN STUDIO**

Collaborative Design Studio, Inc.  
Dustin A. 94568  
+1415.789.1318  
contact@cds-us.net  
cds-us.net

---

**CDS Project No:**

Project Contact: Guangcheng Ou  
Email: Guangcheng.Ou@cgs-us.net

Project Designer: Danny Cao  
Email: danny.cao@cgs-us.net

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*[Handwritten Signature]*

Danny Cao

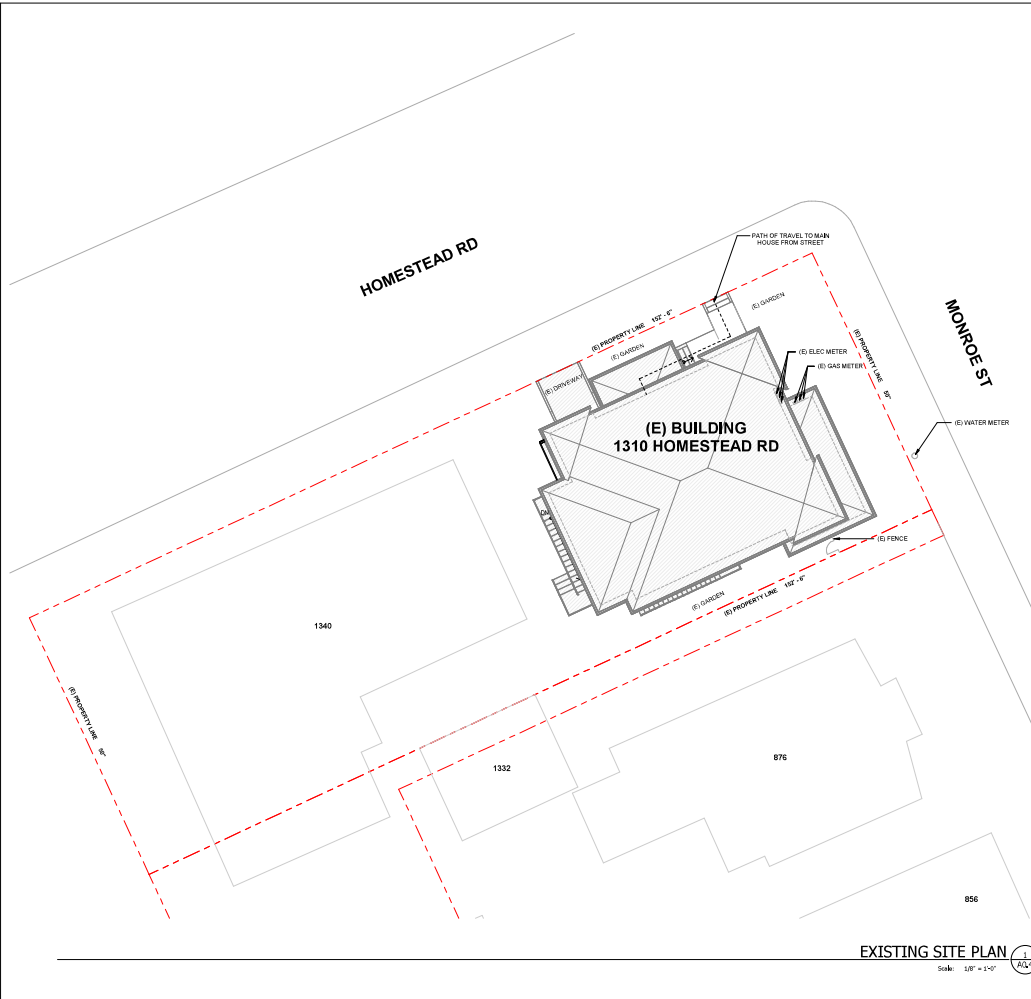
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**Client:**

NGUYEN NGUYEN  
1310 HOMESTEAD ROAD  
SANTA CLARA, CA 95050  
(650) 824-7274  
HUA@CONSTRUCTIONCIGMAIL.COM

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**COLLABORATIVE DESIGN STUDIO**  
Collaborative Design Studio, Inc.  
Dublin, CA 94568  
+1.415.799.1318  
contact@cds-us.net

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Project Contact: Guanghong Ou  
 Email: Guanghong.Ou@cds-us.net

Project Designer:

Danny Cao

HUEY NGUYEN  
1310 HOMESTEAD ROAD  
SANTA CLARA, CA 95050  
(408) 623-5724  
HUEYCONSTRUCTIONINC@GMAIL.COM

1310  
HOMESTEAD  
ROAD

1310 HOMESTEAD RD  
SANTA CLARA, CA 95050

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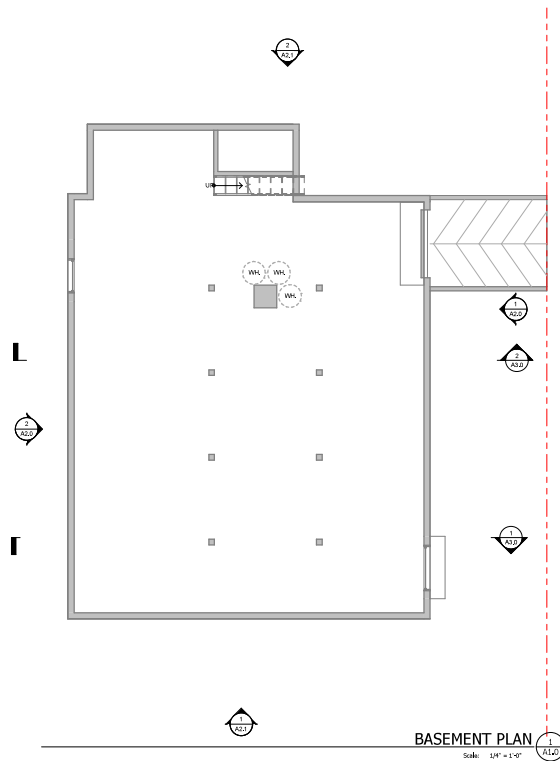
It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of

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Sheet Title: **EXISTING SITE PLAN**

Sheet No: **A0.4**






**GENERAL NOTES:**

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

**LEGEND**

	PROPOSED WALL
	EXISTING WALL
	NOT IN SCOPE

**BASEMENT PLAN**

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



1310 HOMESTEAD RD  
SANTA CLARA, CA 95050

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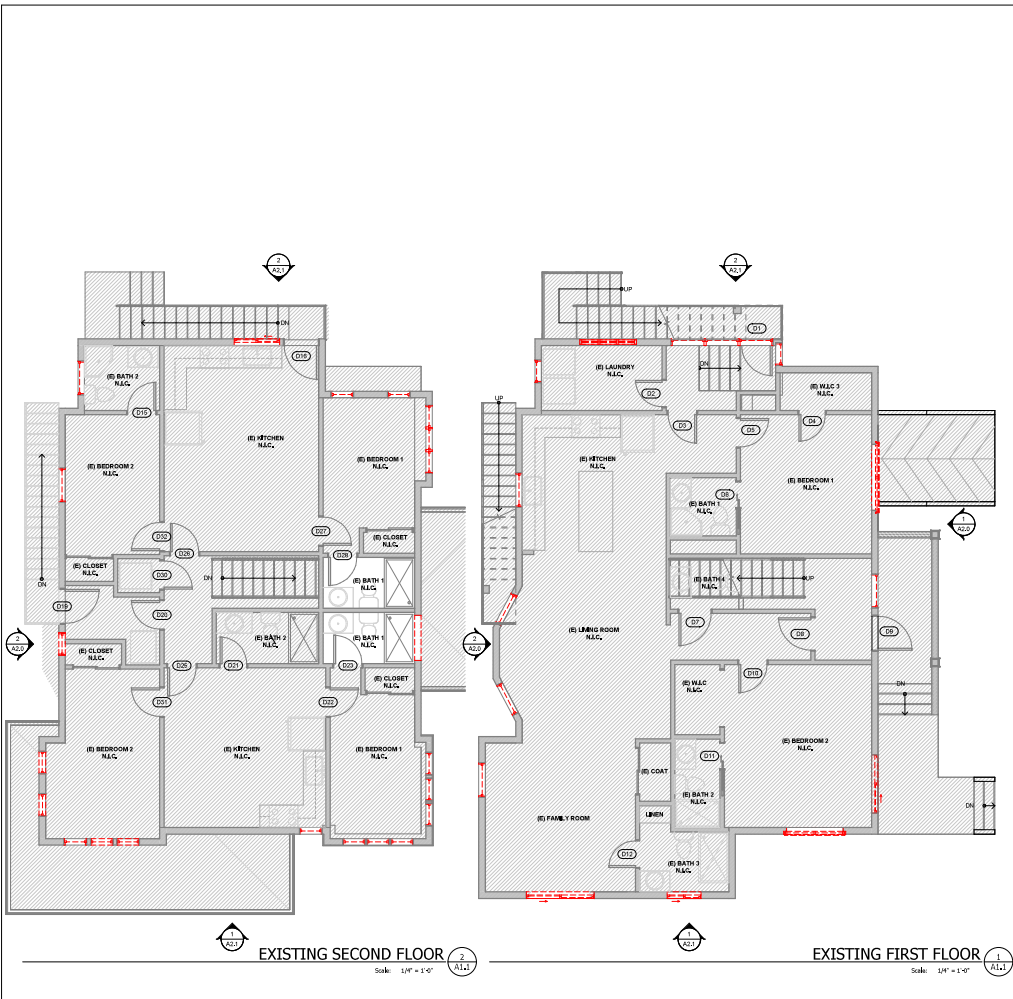
It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of

Drawn By:	DC	Check By:	DC
Scale:	1/8" = 1'-0"		

Sheet Title: **EXISTING BASEMENT PLAN**

Sheet No: **A1.0**





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

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

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

**4. STRUCTURE DISSECTION**  
 \* BEGIN DEMOLITION FROM THE ROOF AND PROCEED DOWNWARDS.  
 \* BRICK DOWN WALLS, DEBRAYING THE STRUCTURE TO ENSURE SAFETY AND PREVENT COLLAPSE.

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

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

**7. WASTE MANAGEMENT**  
 \* REMOVE AND PROPERLY DISPOSE OF ALL NON-RECYCLABLE MATERIALS IN COMPLIANCE WITH LOCAL WASTE MANAGEMENT GUIDELINES.  
 \* MAINTAIN RECORDS OF WASTE DISPOSAL, INCLUDING QUANTITIES AND DESTINATIONS OF RECYCLED AND NON-RECYCLED MATERIALS.

**8. ENVIRONMENTAL CONSIDERATIONS**  
 \* TAKE MEASURES TO MINIMIZE NOISE, VIBRATION, AND DUST POLLUTION.  
 \* ENSURE COMPLIANCE WITH ALL ENVIRONMENTAL REGULATIONS.  
 \* PROTECT REMAINING TREES, VEGETATION, AND ANY OTHER FEATURES DESIGNATED TO REMAIN.

**9. GROUND BURYING AND GEAR BROKEN BY IMPENDING APPROPRIATE SITE DAMAGE AND SEISMIC CONTROL MEASURES.**


**10. SAFETY PROTOCOLS**  
 \* MAINTAIN CLEAR EGRESS ROUTES AND USE APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT (PPE) INCLUDING HELMETS, GLOVES, MASKS, AND SAFETY BOOTS.  
 \* CONDUCT REGULAR SAFETY BRIEFINGS AND TRAINING SESSIONS FOR ALL PERSONNEL INVOLVED IN THE DEMOLITION.  
 \* ESTABLISH EMERGENCY PROCEDURES AND HAVE FIRST AID EQUIPMENT READILY AVAILABLE ON-SITE.


**11. POST-DEMOLITION**  
 \* CLEAR THE SITE OF ALL DEMOLITION DEBRIS AND PERFORM A FINAL SITE CLEANUP.  
 \* BACKFILL AND GRADE THE SITE AS SPECIFIED IN THE DEMOLITION PLAN.  
 \* OBTAIN ANY REQUIRED PUBLIC PATHWAYS OR REDISPOSING PROPERTIES TO THEIR ORIGINAL CONDITION OR BETTER.


**12. DOCUMENTATION AND REPORTING**  
 \* MAINTAIN DETAILED RECORDS OF THE DEMOLITION PROCESS, INCLUDING DAILY LOGS, PHOTOGRAPHS, AND INCIDENT REPORTS.  
 \* SUBMIT FINAL DEMOLITION REPORT TO ALL APPLICABLE AUTHORITIES, INCLUDING PROOF OF PROPER DISPOSAL OF HAZARDOUS MATERIALS AND COMPLIANCE WITH ALL LOCAL REGULATIONS.

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

**LEGEND**

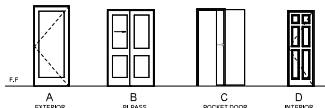
 WALL TO BE REMOVED

 EXISTING WALL

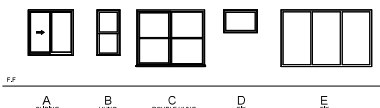


<div><div></div><div></div><div></div></div> <div><div>COLLABORATIVE DESIGN STUDIO</div><div>Collaborative Design Studio, Inc. Duluth, GA 30038 +1.415.796.1318 contact@cds-us.net cds-us.net</div></div>		
CDS Project No:		
Project Contact: Guanghong Ou Email: Guanghong.Ou@cds-us.net		
Project Designer: Danny Cao Email: danny.cao@cds-us.net		
Project Designer:		
<div><div></div><div>Danny Cao</div></div>		
Client:		
HUEY NGUYEN 1310 HOMESTEAD ROAD SANTA CLARA, CA 95050 (408) 623-5274 HUEYCONSTRUCTIONINC@GMAIL.COM		
<div><div>1310 HOMESTEAD ROAD</div><div>1310-HOMESTEAD RD SANTA CLARA, CA 95050</div></div>		
No.	Date	Description
	10/05/2020	ISSUE FOR PERMIT
<p>It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly understands by the building codes and methods of construction. It is the clients responsibility to provide the contractor with any perceived errors or omissions should be received from the architect prior to the start or during construction of the work. The client will be responsible for any delays in construction if these procedures are not followed.</p>		
Drawn By:	SAE = 1-4"	Check By: DC
Scale:	Sheet Title: EXISTING FLOOR PLANS	
Sheet No: A1.1		





- DOOR NOTES**
1. VERIFY/COORDINATE ALL DOOR SIZES WITH CHOSEN MANUFACTURER.
  2. DIMENSIONS GIVEN ARE FOR ACTUAL DOOR LEAF DIMENSIONS. COORDINATE ROUGH OPENINGS.
  3. DOOR FRAMES SHALL BE 4" OFF ADJACENT WALL OR FLOOR/CEILING UNLESS SPEC. UNLESS IT IS PERMITTED WITHIN RESIDENTIAL UNITS.
  4. FLOOR DOORS ARE CENTERED ON FLOOR/CEILING UNLESS SPEC.
  5. PROVIDE FLOOR STOPS ONLY WHERE IT WILL NOT PRESENT A TRIPPING HAZARD. USE APPROPRIATE DOOR STOP BASED ON FLOOR TYPE AND UNDERCUT.
  6. COORDINATE ENTRY DOOR HANGING WITH SECURITY CONSIDERATION.
  7. PROVIDE SAFETY OR TIMBERED GLAZING IN ALL GLASS PANELS IN REAR, SLIDING, SWINGING, OPERABLE, OR BOLD DOORS.
  8. SEE ELEVATIONS FOR OPENING DIRECTION.
  9. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
  10. WIDTH AND HEIGHT OF REAR DOOR SHALL COMPLY WITH IRC R310.2.
  11. MINIMUM REAR DOOR SHALL COMPLY WITH IRC R310.2.1.
  12. SEE FLOOR PLANS FOR DOOR LOCATIONS.
  13. AUTOMATIC GARAGE DOOR OPENERS SHALL BE LISTED IN ACCORDANCE WITH UL325.



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

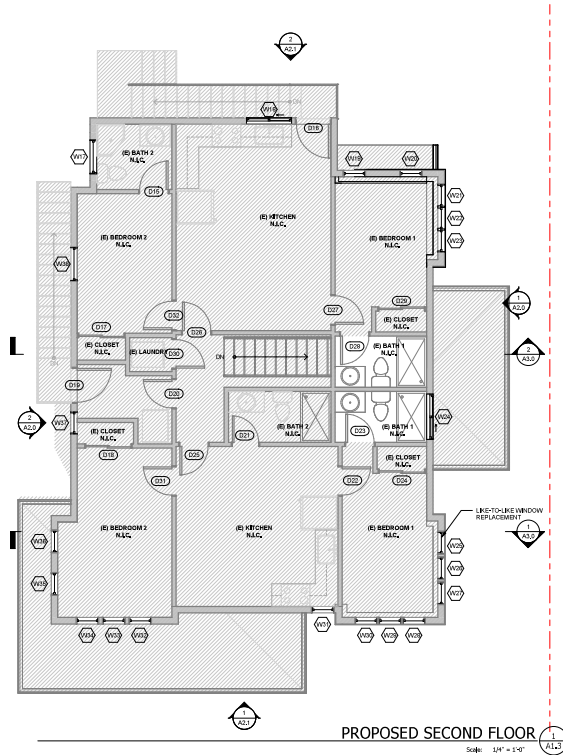
**GENERAL NOTES**

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

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

WINDOW SCHEDULE										
NUMBER	TYPE	SECTION	WIDTH	HEIGHT	HEAD	SHALL	MATERIAL	FINISH	TEMPERED GLASS	NOTES
W01	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W02	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W03	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W04	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W05	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W06	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W07	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W08	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W09	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W10	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W11	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W12	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W13	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W14	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W15	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W16	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W17	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W18	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W19	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W20	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W21	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W22	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W23	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W24	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W25	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W26	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W27	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W28	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W29	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W30	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W31	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W32	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W33	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W34	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W35	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W36	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W37	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W38	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W39	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W40	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W41	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W42	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W43	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W44	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W45	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W46	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W47	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W48	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W49	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W50	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W51	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W52	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W53	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W54	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W55	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W56	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W57	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W58	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W59	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W60	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W61	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W62	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W63	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W64	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W65	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W66	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W67	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W68	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W69	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
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W72	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W73	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W74	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W75	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W76	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W77	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
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W80	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W81	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W82	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W83	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W84	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W85	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W86	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W87	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W88	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W89	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W90	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W91	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W92	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W93	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W94	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W95	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W96	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W97	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W98	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W99	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W100	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W101	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W102	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
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W106	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W107	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W108	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W109	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W110	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W111	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W112	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W113	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W114	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W115	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W116	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W117	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W118	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W119	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W120	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W121	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W122	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W123	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W124	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W125	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W126	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W127	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W128	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W129	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W130	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W131	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W132	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W133	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W134	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W135	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W136	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W137	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W138	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W139	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W140	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W141	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W142	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W143	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W144	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W145	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD	PANET		EXISTING-ENTRY
W146	D	C-1	3'-0"	3'-0"	2'-0"	4'-0"	PT WOOD			





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

# CDS

## COLLABORATIVE DESIGN STUDIO


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Email: danny.cao@cds-us.net

Project Designer:

  
Danny Cao

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1310  
HOMESTEAD  
ROAD  
1310 HOMESTEAD RD  
SANTA CLARA, CA 95050

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

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

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Sheet Title: PROPOSED SECOND PLAN

Sheet No: A1.3





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Danny Gao

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ROAD

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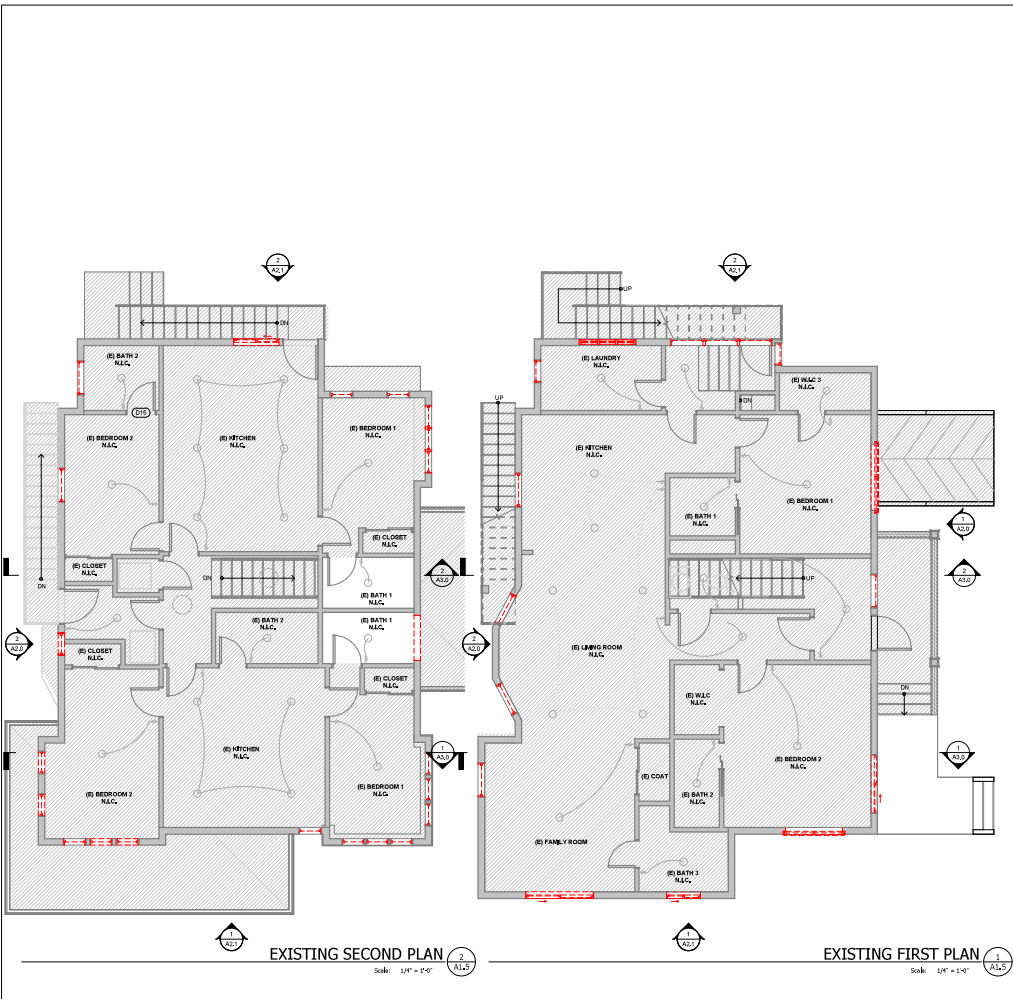
It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications, which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written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

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Sheet Title: PROPOSED PLAN

Sheet No: **A1.4**





- CRITICAL GROUNDING**
- 1. PROVIDE **SMOKE ALARMS**—HARD-WIRED, INTERCONNECTED, BATTERY BACKUP, SELF-TESTING, RATED TO LAST 10 YEARS, AND MEET ALL CODES AND OUTLET OF ALL CABLES SHALL BE SECURED TO PREVENT THE CABLES FROM BEING PULLED OUT OF THE WALLS. ALL CABLES SHALL BE PROTECTED BY A MINIMUM OF TWO INDEPENDENT MEANS TO PREVENT THE REMOVAL OF A SMOKE ALARM.
  - 2. ALL RECEPTACLES IN BEDROOMS TO BE GFCI PROTECTED.
  - 3. ALL RECEPTACLES IN BATHS TO BE GFCI PROTECTED AND GFCI PROTECTED.
  - 4. ENERGY STAR BATHROOM FAN SHALL BE CERTIFIED WITH HUMIDISTAT CONTROL AND GFCI PROTECTED.
  - 5. ALL RECEPTACLES IN KITCHEN TO BE GFCI PROTECTED.
  - 6. ALL RECEPTACLES IN LAUNDRY TO BE GFCI PROTECTED.
  - 7. ALL RECEPTACLES IN GARAGE TO BE GFCI PROTECTED.
  - 8. ALL RECEPTACLES IN ATTIC TO BE GFCI PROTECTED.
  - 9. ALL RECEPTACLES IN CLOSET TO BE GFCI PROTECTED.
  - 10. ALL RECEPTACLES IN PORCH TO BE GFCI PROTECTED.
  - 11. ALL RECEPTACLES IN PATIO TO BE GFCI PROTECTED.
  - 12. ALL RECEPTACLES IN DECK TO BE GFCI PROTECTED.
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  - 98. ALL RECEPTACLES IN PATIO TO BE GFCI PROTECTED.
  - 99. ALL RECEPTACLES IN DECK TO BE GFCI PROTECTED.
  - 100. ALL RECEPTACLES IN PORCH TO BE GFCI PROTECTED.

**CDS**

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Project Designer: Danny Cao  
Email: danny.cao@cds-us.net

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Project Designer:



Danny Cao

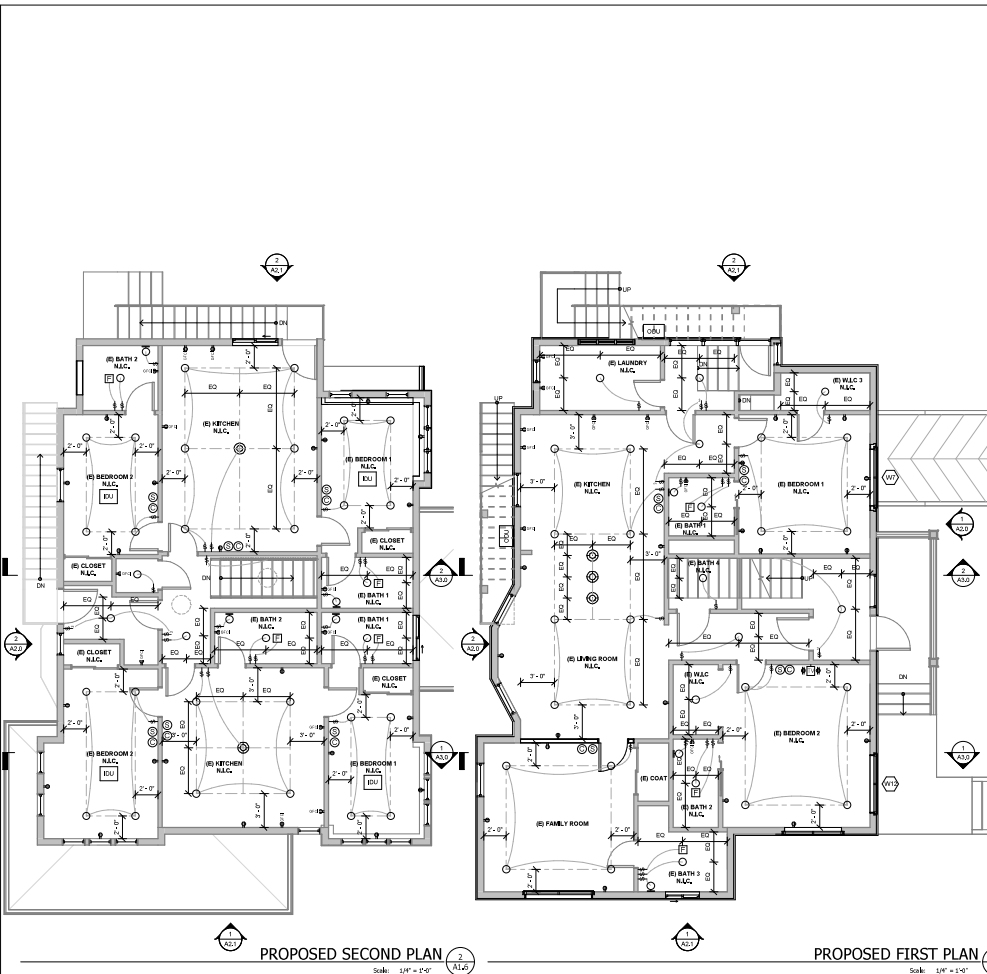
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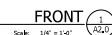
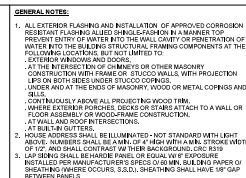


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-  DUPLEX RECEPTACLE ABOVE COUNTER TOPS
-  DUPLEX RECEPTACLE
-  RECESSED CEILING DOWNLIGHT LED
-  WALL SCONCE / WALL MOUNTED LED FIXTURE
-  CEILING PENDANT LIGHT LED
-  FIXTURES IN WET LOCATIONS
-  FIXTURE TO BE WEATHER PROOF
-  EX-OUT FURNITURE WITH VENTILATION EXHAUSTED DIRECTLY TO THE OUTSIDE
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
-  DUPLEX RECEPTACLE, GROUND-FIT / GFCI / GFI
-  FAN WITH LIGHT FIXTURE
-  UNDER COUNTER STRIP LED LIGHT
-  SWITCH WITH OCCUPANCY SENSOR
-  SWITCH
-  3-WAY SWITCH
-  4-WAY SWITCH
-  AC INDOOR UNIT
-  AC OUTDOOR UNIT

Sheet No: **A1.6**





Sheet No: **A2.0**





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

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

2. WOOD ADDRESS SHALL BE UNPAINTED - NOT STAINWASH WITH LIGHT COLORED STAIN. ADDRESS SHALL BE 1/2" HIGH WITH A WALL OF 1/2" AND SHALL CONTRAST WITH THE BACKGROUND. CCR R319 SHALL BE USED TO BEHIND ADDRESS. ADDRESS SHALL BE INSTALLED PER MANUFACTURER'S SPEC'S OF 60 MIN. BUILDING PAPER SHEATHING WHERE OCCURS. S.D.O. SHEATHING SHALL HAVE 18" GA OF SHEATHING.

Sheet No: **A2.1**






1. **SECTION DRAWINGS** PROVIDED FOR ARCHITECTURAL INTERIOR, BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OR SECTION" ORIENTATION. PROVIDE FOR FLOOR PLAN DRAWINGS FOR SECTION INFORMATION NOT SHOWN.
2. **ROOF**
  - 2.1. FOR EXTERIOR HATCHES, SEE ELEVATION FOR ROOFING MATERIALS SPEC.
  - 2.2. **FINISH GRADES** VARIATE. REFER TO CIVIL DRAWINGS FOR FINISH GRADES AND SLOPES.
  - 2.3. REFER TO STRUCTURAL DRAWINGS FOR LOCATION AND SIZES OF ALL REINFORCING, JOISTS, TRUSSES, BRACINGS, AND OTHER STRUCTURAL CONCRETE SLABS.
  - 2.4. REINFORCING, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATION OF ALL EQUIPMENT, DUCTS, PIPING, CONDUIT, ETC. PROVIDE PROPER CLASHES AND BLOODING FOR EACH AS REQUIRED.
  - 2.5. PROVIDE FOR REQUIRED ROOFING MATERIALS SPEC. (SEE SPEC. 150.0 N.B. 1.8.1.8)
  - 2.6. PROVIDE LOCATION AT VENTED PIER BLOCKS TO ALLOW AIR PASSES. ETC. AS REQUIRED FOR ALL MASONRY VENTIL. STONE & CONCRETE.
  - 2.7. PROVIDE BACKING, COORDINATE WITH SUPPLIERS FOR REQUIREMENTS.
  - 2.8. PROVIDE FOR OVERLAP, DIMENSIONS, VENT AND ACCESS REQUIREMENTS AND ROOF DRAINAGE.
3. **FIRE BLOCKING** SHALL BE INSTALLED VERTICALLY AT CEILING AND FLOOR JOINTS. PROVIDE FOR OVERLAP, DIMENSIONS, VENT AND ACCESS REQUIREMENTS AND ROOF DRAINAGE.

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Project Designer

  
Danny Cao

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Sheet Title:	BUILDING SECTIONS		

Sheet No: **A3.0**







## Conditions of Significant Property Alteration / Architectural Permit Approval

PLN25-00443 / 1310 Homestead Road

### Architectural Review for the like-for-like replacement of existing windows on a Historic Resources Inventory (HRI) residence.

#### GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Director of Community Development or designee and all appeal periods have been exhausted. The expiration date is December 10, 2027.
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code, California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

#### DURING CONSTRUCTION

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



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

**OPERATIONAL CONDITIONS**

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

**KEY:**

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)



**ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL**

*Permittee/Property Owner*

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

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

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

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

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

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