

MYCHAEL VO & WENDY HOANG' S RESIDENCE
1340 VIA DONDERA SANTA CLARA, CA 95051

STAMPED FROM CITY

BLD25-01049

REVIEWED FOR CODE
COMPLIANCE
City of Santa Clara Building Division
Ket Le
07/30/2025 12:02:23 PM



TOMMY DRAFTING

Date: APRIL 2025

Drawn: LUYEN HONG NGUYEN

Tells: (408) 876-8402
(916) 526-5881

Signed: *Thuy*

Email:helennguyen3689@gmail.com
9743 WHITE PINE WAY, ELK GROVE, CA 95624

PROJECT DATA - SITE PLAN

FIRE ACCESS PLAN

MYCHAEL VO & WENDY HOANG

Tel: (408) 726-2156

Email:mychaelvo1980@gmail.com

PROJECT DATA

OWNER: MYCHAEL VO & WENDY HOANG

EXISTING USE: SINGLE FAMILY RESIDENCE

LOCATION: 1340 VIA DONDERA SANTA CLARA, CA 95051

APN: 290-03-003

ZONING: R1

LOT GROSS SIZE: 6,148 S.F.

OCCUPANCY GROUP: R-3IU

TYPE OF CONSTRUCTION: V-B

FIRE SPRINKLER: NONE

YEAR BUILT: 1954

ALLOWABLE FLOOR AREA: 2,770 S.F.

LOT AVERAGE SLOPE: (FLAT)

MAXIMUM HEIGHT OF PROJECT: 12'-6"

NUMBER OF STORY: ADU ONE STORY

FLOOR AREA: EXISTING PROPOSAL TOTAL

DWELLING: 1,517 S.F. 991 S.F. 2,508 S.F.

GARAGE 444 S.F. 444 S.F.

TOTAL FOOTPRINT: 2,508 S.F.

FAR: 40.8%

SCOPE OF WORK

1. Construct a new detached ADU in the back (991 S.F.)

(Includes: 3 bedrooms, 1 living room, 2 bathrooms, and 1 kitchen.)

2. Convert the existing garage into a JADU.

3. Convert the family room into 1 office and 1 playroom.

4. Install a new 125-amp electric meter (The permit will be submitted to SVP)

5. A separate solar photovoltaic (PV) plan set has been added on Sheet A-16.

STRUCTURAL GENERAL NOTES

G. NAIL SCHEDULE

1. WOOD MEMBERS SHALL BE CONNECTED WITH NAILING INDICATED IN TABLE 2304.9.1 OF 2022 CBC UNLESS GREATER SIZES AND NUMBER OF NAILS ARE SHOWN OR NOTED ON DRAWINGS; NAILS EXPOSED TO WEATHER SHALL BE GALVANIZED; NAILS SHALL BE COMMON WIRE NAILS; HOLES FOR NAILS SHALL BE PROVIDED WHERE THE WOOD TENDS TO SPLIT; SPLIT WOOD MEMBERS SHOULD BE REPLACED AND REMOVED FROM THE JOB PROMPTLY. SHORT PLYWOOD NAILS FOR EQUIVALENT SHEAR VALUE MAY BE USED. SEE PLANS FOR NAIL SPACING. NAIL ROOF SHEATHING 8d @ 6" O.C. AT SUPPORTED EDGES, 8d @ 10 INCHES O.C. AT INTERMEDIATE SUPPORTS. FLOOR SHEATHING 8d @ 6" O.C. AT BOUNDARIES AND PANEL EDGES AND 8d @ 10" O.C. AT INTERMEDIATE SUPPORTS. PLYWOOD WALL SHEATHING SHALL BE NAILED PER SHEAR WALL SCHEDULE AT SHEAR WALLS, AND AT A MINIMUM OF 8d @ 6" O.C. ALL OTHER EDGES.

2. AT PRESSURE TREATED LUMBER USE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

APPLICABLE CODES

CODE COMPLIANCE

ALL CONSTRUCTION SHALL CONFORM TO ALL GOVERNING LAWS, CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

-2022 CALIFORNIA BUILDING CODES: CBC, CMC, CPC, CFC & CEC, CRC.

-2022 CA GREEN BUILDING STANDARDS CODE

-2022 CA ENERGY CODE

-CITY OF SANTA CLARA MUNICIPAL CODE

-ALL LOCAL ORDINANCES

VICINITY MAP

SHEET

INDEX

A-0

EXISTING SITE PLAN, SUMMARY, NOTES, AREA.

A-1.1

PROJECT DATA - SITE PLAN FIRE ACCESS PLAN

A-1

SITE PLAN, SUMMARY, NOTES, AREA.

A-2

PROPOSAL FLOOR AND ELECTRIC PLAN FOR ADU

A-3

ELEVATIONS PLANS FOR ADU

A-4

FOUNDATION PLANS AND ROOF FRAMING FOR ADU

A-5

DETAILS ROOF FRAMING AND DETAILS FOUNDATIONS FOR ADU

A-6

T-24 ENERGY REPORT FOR ADU

A-7

EXISTING FLOOR PLAN AND EXISTING ROOF PLANS

A-8

PROPOSAL FLOOR AND ELECTRIC PLAN FOR JADU AND EXISTING HOUSE

A-9

ELEVATIONS PLANS AND SECTIONS FOR JADU

A-10

FOUNDATION PLANS, ROOF FRAMING AND DETAILS

A-11

T-24 ENERGY REPORT FOR JADU

A-12

LOW - RISE - MANDATORY- MEASURES- SUMMARY

A-13

CG1 - CAL GREEN MANDATORY

A-14

CG2- CAL GREEN MANDATORY

A-15

FASTENING SCHEDULE

A-16

A SEPARATE SOLAR PHOTOVOLTAIC (PV)

STAMPED FROM CITY

WALKING DISTANCE TO BACK OF ADU FROM NEAREST FIRE HYDRANT:

- HYDRANT #1: 481'

- HYDRANT #2: 404'

ALL DISTANCES ARE WITHIN 600' MAX PER CFC 507.5.1

NEW ADU

(N) ADU 1342 VIA DONDERA

(E) HOUSE

Garage

(E) ELECTRIC MAIN PANEL 100 AMPS

(N) JADU 1338 VIA DONDERA

(N) ADU 1342 VIA DONDERA

(E) HOUSE 1340 VIA DONDERA

(E) SEWER CLEANOUT

(E) DRIVE WAY

(E) GRABS

(E) WATER

FIRE NOTE:

Premises Identification - The address of the residence shall be provided and placed in position that is readily visible and legible from the street fronting the property.

That this address sign should be minimum 4" high with 1/2" strike. Put a note on the plan and will be double checked during Fire inspection during the course of construction.

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

PROPERTY LINE 53.00

6'

22.0' OF TRAVEL DISTANCE

22.0' OF TRAVEL DISTANCE

5'-9"

34.0' OF TRAVEL DISTANCE

10'-4"

8'-9"

84.0' OF TRAVEL DISTANCE

116.92'

7'-3"

84.0' OF TRAVEL DISTANCE

116.92'

7'-3"

25'-5"

PROPERTY LINE 53.00

FIRE TRUCK

VIA DONDERA CITY MAINTAINED ROAD

MYCHAEL VO & WENDY HOANG' S RESIDENCE
1340 VIA DONDERA SANTA CLARA, CA 95051

STRUCTURAL GENERAL NOTES

A. GENERAL

- ALL WORK SHALL CONFORM TO CURRENT 2022 CBC, CBC, CMC, CPC, 2022 NEC, 2022 CEC, LAWS & ORDINANCES
- THE CONTRACTOR SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENTIONS & CONDITIONS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS & WHAT IS SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- ANY OMISSIONS OR CONFLICTS BETWEEN THE ARCHITECTURAL, STRUCTURAL & MECHANICAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY INSPECTOR.
- SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION, & ALLOW REASONABLE TIME FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING THE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING & GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDNCANCES. ANY DEVIATIONS MUST BE APPROVED PRIOR TO ERECTION.
- ALL CONDITIONS NOT CLEARLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE & CHARACTER AS THOSE SHOWN FOR SIMILAR CONDITIONS.

B. FOUNDATION

- FOUNDATION EXCAVATIONS SHALL BE FREE OF LOOSE MATERIAL PRIOR TO THE PLACEMENT OF ANY REINFORCING STEEL OR CONCRETE.

C. CONCRETE

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
- CONCRETE SHALL BE REGULAR WEIGHT HARD ROCK TYPE (150#CF) & AGREGATE SHALL CONFORM TO ASTM C33 U.O.N.
- CEMENT SHALL CONFORM TO ASTM C150, TYPE 1 OR 2.
- PLACEMENT OF CONCRETE SHALL BE IN CONFORMANCE WITH ACI 301.
- CONCRETE SHALL BE MACHINE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94. SUBMIT MIX DESIGN TO THE ARCHITECT FOR APPROVAL PRIOR TO PLACING CONCRETE.
- PROVIDE MINIMUM CLEAR COVER OF CONCRETE OVER REINFORCING AS FOLLOWS

D. REINFORCING STEEL

- ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A615 GRADE 60 FOR #5 AND LARGER BARS AND GRADE 40 FOR #3 & #4.
- ALL REINFORCING STEEL SHALL BE LAPPED AS NOTED BELOW, #4: 24" FOR BOTTOM BARS AND 28" FOR TOP BARS; #5: 30" FOR BOTTOM BARS AND 35" FOR TOP BARS; #6: 40" FOR BOTTOM BARS AND 46" FOR TOP BARS AT SPLICES UNLESS OTHERWISE NOTED ON PLANS. SPLICES SHALL BE LOCATED AS DETERMINED IN THE PLANS. STAGGER ALL LAPS SPLICES.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A62 AND A185.
- ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE BEFORE CONCRETE IS PLACED, USE CYT THREAD ANCHOR BOLTS ONLY.

E. STRUCTURAL & MISC. STEEL

- FABRICATION AND ERECTION TO BE IN ACCORDANCE WITH LATEST AISC SPECIFICATIONS. STRUCTURAL STEEL SHALL BE ASTM A36, EXCEPT TUBE COLUMNS WHICH ARE ASTM A500, GRADE B.
- WELDING TO BE IN ACCORDANCE WITH AWS SPECIFICATIONS. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS USING E77XX ELECTRODES.
- ALL PLATES, ETC., TO BE BOLTED TO CONCRETE ELEMENTS, SHALL NOT BE FABRICATED UNTIL THE BOLTS HAVE BEEN LOCATED IN THE FIELD.
- BOLTS SHALL BE ASTM A307 TYPE. THREADS MAY BE INCLUDED IN THE SHEAR PLANES
- STEEL TO BE SHOP PRIMED FOR, EXCEPT WHERE EMBEDDED IN CONCRETE OR TO BE WELDED.
- ALL WELDING SHALL BE CONTINUOUSLY INSPECTED BY AN INDEPENDENT INSPECTOR APPROVED BY THE BUILDING DEPARTMENT.

F. WOOD FRAME CONSTRUCTION

- GENERAL WOOD FRAMING: WOOD FRAMING THROUGHOUT THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CALIFORNIA BUILDING CODE (2022) CBC ADOPTED BY CSJ. AND THE STANDARD PRACTICES RECOMMENDED BY AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND WCLA GRADING. FOR NAILING SEE SECTION J. BOLTS IN WOOD FRAMING SHALL BE STANDARD MACHINE BOLTS WITH STANDARD MALLEABLE IRON WASHERS.
- WOOD PLATES: BEARING DIRECTLY UPON CONCRETE SHALL BE P.T.D.F.
- UNLESS OTHERWISE NOTED ON DRAWINGS OR IN SPECIFICATIONS, FRAMING MEMBERS SHALL HAVE THE FOLLOWING GRADING:

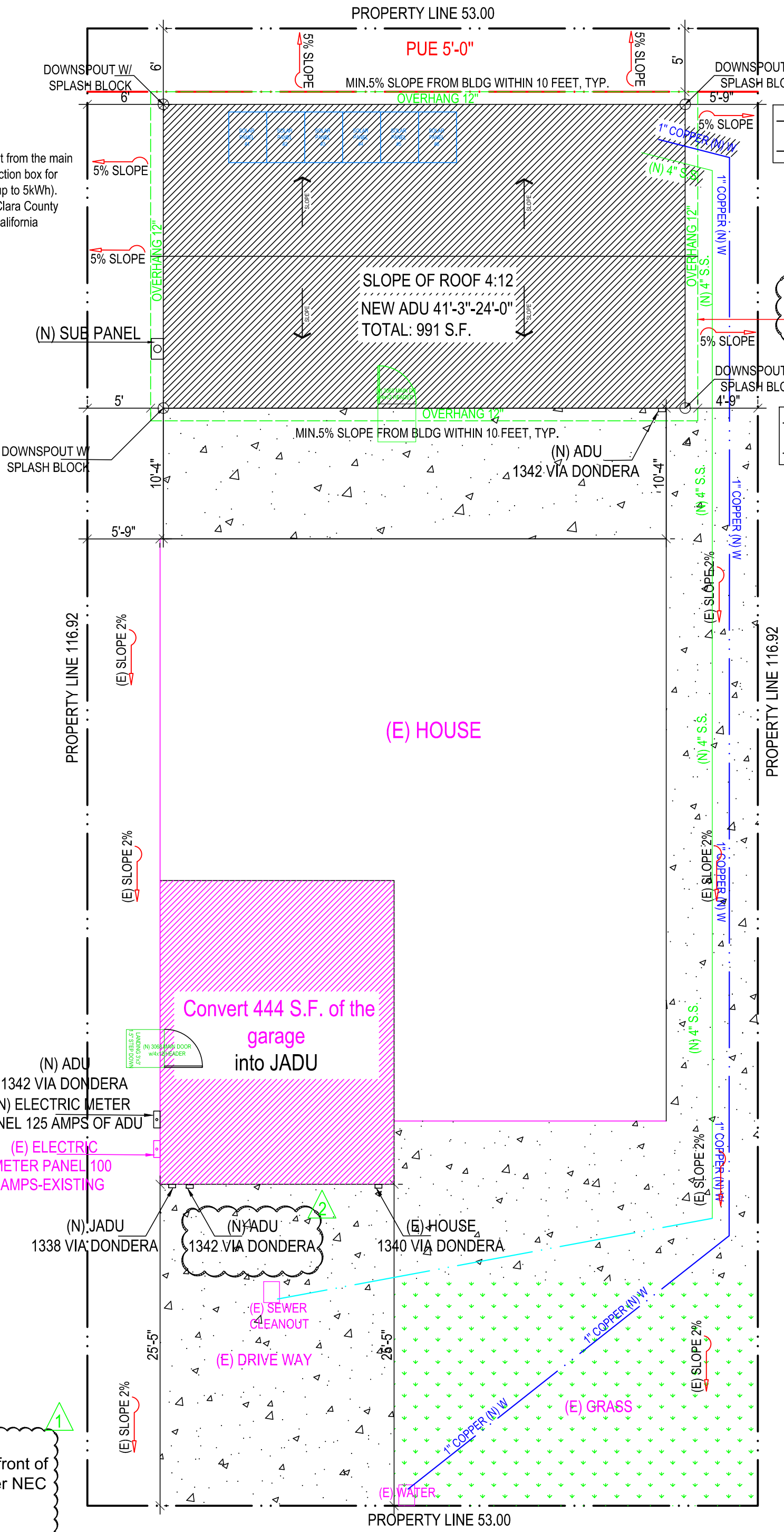
NOTE:
CROSSING PROPERTY LINES, TYP.
PLACE STRAW ROLLS AROUND
CONSTRUCTION AREA, TYP.
CONTRACTOR SHALL GRADE LOT
TO PREVENT DRAINAGE FROM

Note:
Provide a dedicated 1" EMT conduit from the main electrical panel to a designated junction box for future battery storage installation (up to 5kWh). Raceway shall comply with Santa Clara County Ordinance No. NS-1100, 135 and California Electrical Code (CEC)

(N) ELECTRIC
METER PANEL –
125 AMPS FOR
ADU
Panel dimensions:
16"W x 42"H x 6"D
(approx.)
Surface-mounted
and grouped next
to main house
panel

The house and the
ADU shall each
have a separate
electric service
disconnect.
Each disconnect
shall be installed
in a separate
enclosure and
grouped near
each other.
A permanent
address label is
required to be
provided at each
service
disconnect."

Provide minimum 36"
working clearance in front of
each electric panel per NEC
110.26(A).
Panels shall be
surface-mounted and
grouped side-by-side, facing
the same direction."



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

Water Supply Load Calculation

This document presents the water supply load calculation for the Duplex and ADUs.
The calculations follow Table 610.3 of the 2022 California Plumbing Code to determine the fixture unit counts.

Fixture Type	Quantity	Fixture Units per item	Total Fixture Units
Lavatory (BPK)	2.0	1.0	2.0
Kitchen Sink	1.0	1.5	1.5
Shower	2.0	2.0	4.0
Bathub	0.0	2.0	0.0
Toilet (1.6 GPF)	2.0	2.0	5.0
Washing Machine	1.0	2.0	2.0
Dishwasher	1.0	1.5	1.5
Hotte Bibb (Exterior)	2.0	2.5	5.0
Total			21.0

FIRE NOTE:

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That this address sign should be minimum 4" high with 1/2" strike.
Put a note on the plan and will be double checked during Fire inspection during the course of construction.

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ALLOWABLE FLOOR AREA: 2,770 S.F.
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FLOOR AREA: EXISTING PROPOSAL TOTAL
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G. NAIL SCHEDULE

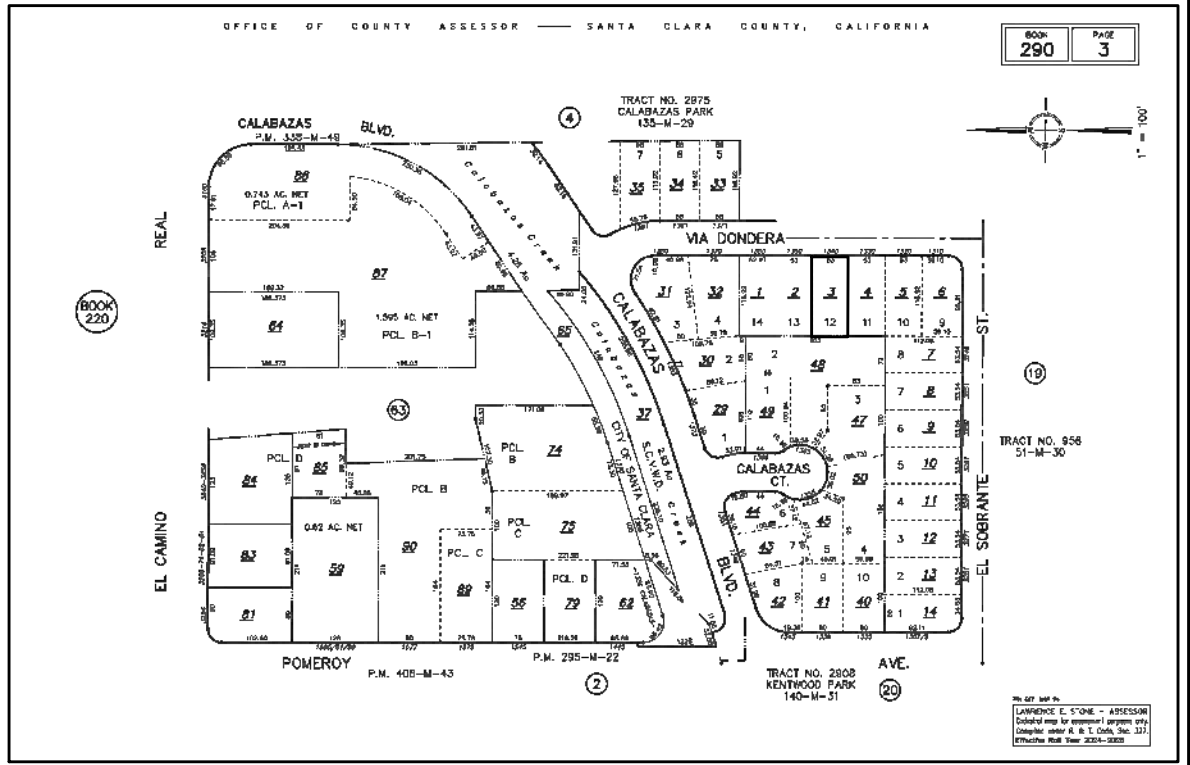
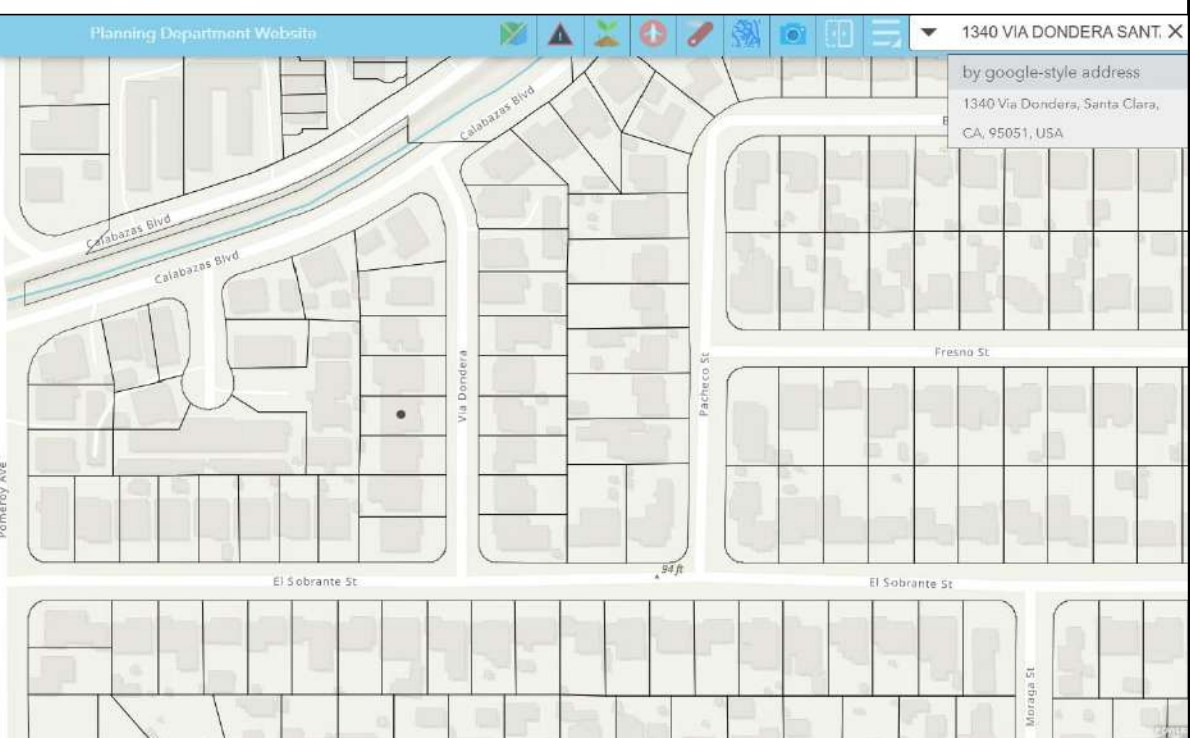
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-2022 CA ENERGY CODE
-CITY OF SANTA CLARA MUNICIPAL CODE
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VICINITY MAP



SHEET	INDEX
A-0	EXISTING SITE PLAN, SUMMARY, NOTES, AREA.
A-1.1	PROJECT DATA - SITE PLAN FIRE ACCESS PLAN
A-1	SITE PLAN, SUMMARY, NOTES, AREA.
A-2	PROPOSAL FLOOR AND ELECTRIC PLAN FOR ADU
A-3	ELEVATIONS PLANS FOR ADU
A-4	FOUNDATION PLANS AND ROOF FRAMING FOR ADU
A-5	DETAILS ROOF FRAMING AND DETAILS FOUNDATIONS FOR ADU
A-6	T-24 ENERGY REPORT FOR ADU
A-7	EXISTING FLOOR PLAN AND EXISTING ROOF PLANS
A-8	PROPOSAL FLOOR AND ELECTRIC PLAN FOR JADU AND EXISTING HOUSE
A-9	ELEVATIONS PLANS AND SECTIONS FOR JADU
A-10	FOUNDATION PLANS, ROOF FRAMING AND DETAILS
A-11	T-24 ENERGY REPORT FOR JADU
A-12	LOW - RISE - MANDATORY-MEASURES-SUMMARY
A-13	CG1 - CAL GREEN MANDATORY
A-14	CG2- CAL GREEN MANDATORY
A-15	FASTENING SCHEDULE
A-16	A SEPARATE SOLAR PHOTOVOLTAIC (PV)

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PROJECT DATA - SITE PLAN

MYCHAEL VO & WENDY HOANG

Tel: (408) 726-2156

Email: mychaelvo1980@gmail.com

REVISION	DATE	BY
1	05-26-2025	HL
2	07-10-2025	HL

Scale: AS SHOWN

SHEET NO:

A-1

FLOOR PLAN NOTES:

1. ALL CONCRETE TO BE POURED ON UNDISTURBED SOIL.

2. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE FOUNDATION GRADE RWD OR PRESSURE TREATED.

3. ALL LUMBER USED IN CONSTRUCTION LOCATED NEARER THAN 8" TO EARTH SHALL BE F.G. RWD OR P.T.

4. PROVIDE SOLID BLOCKING FOR ALL PONY WALLS LESS THAN 14" HIGH

5. PROVIDE FIRESTOPS @ CONCEALED DRAFT OPENING, CEILING LINES, FLOOR LINES, FURRED AREAS, SUSPENDED CEILINGS, STAIR STRINGERS, SHOWERS, CHIMNEY ENCLOSURES, & MID HEIGHT OF WALLS OVER 10' IN HEIGHT.

6. VERIFY MIN. 22"x30" FLOOR ACCESS. ATTIC ACCESS WITH 30" CLEARING ABOVE OPENING.

7. DOORS, WINDOWS, & SHOWER DOORS WITHIN HAZARDOUS AREAS TO BE TEMPERED.

8. ALL POSTS, BEAMS & WALLS SUPPORTING THE FLOOR/ CEILING SHALL HAVE ONE-HOUR FIRE PROTECTION.

9. ALL NEW WINDOWS AND GLASS SLIDING DOOR SHALL BE LOW-E DUAL GLAZED U.N.O.

10. MATERIAL GRADE STAMPS WILL BE CHECKED ON FRAME INSPECTION.

11. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CBC, CMC, CPC, CEC, CRC AND CFC AND THE 2022 CALIFORNIA ENERGY CODE.

12. CHANGES FROM THE APPROVED PLANS DURING CONSTRUCTION OTHER THAN 1.) CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY THE ROOF STRUCTURE, APPROVED PLAN, 2.) INTERIOR NON-STRUCTURAL WALL FINISHES; SHALL CAUSE PLAN APPROVAL AND CONSTRUCTION TO BE SUSPENDED. A NEW PLAN CHECK (FOR A NEW PLAN) SHOWING CHANGES WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE NORMAL PLAN CHECK PROCESS.

13. FIREBLOCKING WITH NON-COMBUSTIBLE MATERIAL SHALL BE PROVIDED IN OPENINGS AROUND VENTS, PIPES, DUCTS, FIREPLACES, AND SIMILAR OPENINGS PER CBC 708.2.1 (4).

14. PROVIDE SMOKE DETECTORS (HARDWIRED 110v W/BATT BACK-UP) IN EVERY BEDROOMS, THE HALL WAY TO THE BEDROOM, PROVIDE CARBON MONOXIDE SMOKE ALARM DETECTOR IN ALL SLEEPING ROOM.

15. IN EACH NEW BEDROOM, THERE IS AT LEAST ONE WINDOW, FOR EMERGENCY ESCAPE OR RESCUE: REQUIRE OPENING OF MINIMUM NET CLEAR AREA, 5.7 SQ. FT. HEIGHT 24", WIDTH 20", AND MAXIMUM FINISHED OPENING HEIGHT 44" ABOVE FINNISH FLOOR

16. NEW 3'X3' MIN. CONCRETE LANDING AT ALL NEW EXTERIOR DOOR. LANDING SHALL NOT BE LOWER THAN 7-1/2" FROM FLOOR LEVEL.

17. BATHROOM SLIDING DOOR MUST BE TEMPERED GLASS.

18. ALL NEW BEDROOM MUST BE AFCI CIRCUIT.

19. PRESSURE OR THERMOSTATIC MIXING VALVE AT THE SHOWERS AND TUBS, WHICH LIMIT WATER TEMPERATURE TO 120 DEGREES F

20. THE SHOWERS MUST HAVE INSIDE DEMENSION OF AT LEAST 30 INCHES. THE TOTAL FLOOR AREA OF A SHOWER MUST BE AT LIST 1,024 SQUARE INCHES. OPENING TO SHOWER MUST BE MIN. 24 INCHES WIDE, THE DOOR MUST BE TEMPERED GLASS.(SEE DETAILS)

NOTE: Water Fixture Flow Rate Requirements (Water Conservation) Note: All plumbing fixtures must meet the maximum flow rates below to comply with California Plumbing Code (CPC) water conservation standards.
1. Toilet • Max flow rate: 1.28 GPF (Gallons per flush) • Code: CPC 403.2.1
2. Kitchen Faucet • Max flow rate: 1.8 GPM (Gallons per minute) • Code: CPC 407.2.1.1
3. Residential Lavatory Faucet • Max flow rate: 1.2 GPM • Code: CPC 407.2.1.1
4. Shower Head • Max flow rate: 1.8 GPM • Code: CPC 408.2

NOTE: NSP - Windows/Doors Maximum U-Factor 0.30, Maximum SHGC 0.23 for Zone 12 only. NFRC labels are required for all windows & Doors.

NOTE: ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALL TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

NOTE: 1. USE "DUPROCK", WONDERBOARD, OR AN APPROVED EQUAL BEHIND GLUED-ON TILE IN TUB, BATH, OR SHOWER AREAS.
2. SEPARATE SEWER LATERAL PERMIT AND INSPECTIONS REQUIRED FROM DOT PRIOR TO CONNECTING.

NOTE: ALL ELECTRICAL RECEPTACLE OUTLETS, SWITCH, AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NOT MORE THAN 48 INCHES MEASURED TO THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED TO THE BOTTOM OF THE OUTLET BOX AND ABOVE THE FINNISH FLOOR PER SECTION R327.1.2 AGING IN PLACE REQUIREMENTS. PLEASE SEE SECTION FOR EXCEPTIONS TO THESE REQUIREMNTS

Performance Plus 60 Gall, 18 Hour Hybrid High Efficiency Smart Tank Electric Heat Pump Water Heater

It's fast. It's big. And it's smart. The Performance Plus 60 Gall, 18 Hour Hybrid High Efficiency Smart Tank Electric Heat Pump Water Heater is a game-changer for your home. It's a tankless water heater that's designed to last for up to 20 years. It's a smart water heater that's designed to save you money on your energy bills. It's a big water heater that's designed to provide you with hot water when you need it. It's a Performance Plus water heater that's designed to be the best of all worlds.

ELECTRICAL NOTES:

MOTION SENSOR WITH INTEGRAL PHOTOCONTROL

2. ALL HARDWIRED LIGHTING IN BED ROOMS BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS MUST BE HIGH EFFICACY CONTROLLED BY A MANUAL-ON MOTION SENSOR (ALL NEW LIGHTS MUST BE HIGH EFFICACY 2022 ENERGY CODE).

3. ALL HARDWIRED LIGHTING IN OTHER ROOMS (HALLWAYS, DINING ROOMS, FAMILY ROOMS AND BEDROOMS) SHALL BE HIGH EFFICACY CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR A DIMMER MUST CONTROL IT (ALL NEW LIGHTS MUST BE HIGH EFFICACY 2022 ENERGY CODE).

4. ALL SWITCHES ON A MULTIPLE SWITCHED CIRCUIT SHALL BE CONTROLLED BY THE DIMMER SWITCH ON THAT CIRCUIT

5. ALL RECESSED FIXTURES SHALL BE LABELED AS BEING CERTIFIED TO HAVE A LEAKAGE RATING OF LESS THAN 2.0 AT 75 PASCAL

6. ALL HIGH EFFICACY FIXTURES AND NON-HIGH EFFICACY FIXTURES SHALL BE SWITCHED SEPARATELY

7. SMOKE DETECTOR SYSTEM SHALL BE HARD-WIRED, INTERCONNECTED TO SOUND SIMULTANIOUSLY AND EQUIPED WITH BATTERY BACK UP.

8. MIN. 100% OF WATTAGE OF LIGHTS IN KITCHEN SHALL BE HIGH EFFICACY AND THOSE THAT ARE NOT SHALL BE SWITCHED SEPARATELY

9. LIGHTS MOUNTED TO EXTERIOR OF BUILDING SHALL BE HIGH EFFICACY OR ON A PHOTO CONTROL/MOTION SENSOR COMBINATION

LAMP POWER RATING:	MINIMUM LAMP EFFICACY:
15 watts or less	40 lumens per watt
over 15 watts to 40 watts	50 lumens per watt
over 40 watts	60 lumens per watt

NOTES:

NOTE: WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. R702.3.7.1

Note: Note the fire-resistance-rated on plan fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall and wall assemblies shall extend from the foundation to the underside of the roof sheathing or rated floor/ceiling assembly.

NOTE: ALL ELECTRICAL RECEPTACLE OUTLETS, SWITCH, AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NOT MORE THAN 48 INCHES MEASURED TO THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED TO THE BOTTOM OF THE OUTLET BOX AND ABOVE THE FINNISH FLOOR PER SECTION R327.1.2 AGING IN PLACE REQUIREMENTS. PLEASE SEE SECTION FOR EXCEPTIONS TO THESE REQUIREMNTS

Performance Plus 60 Gall, 18 Hour Hybrid High Efficiency Smart Tank Electric Heat Pump Water Heater

It's fast. It's big. And it's smart. The Performance Plus 60 Gall, 18 Hour Hybrid High Efficiency Smart Tank Electric Heat Pump Water Heater is a game-changer for your home. It's a tankless water heater that's designed to last for up to 20 years. It's a smart water heater that's designed to save you money on your energy bills. It's a big water heater that's designed to provide you with hot water when you need it. It's a Performance Plus water heater that's designed to be the best of all worlds.

PROPOSAL FLOOR PLAN ADU 991 S.F.

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

1

N.T.S.

2

GRAB BAR

N.T.S.

3

N.T.S.

4

N.T.S.

NOTE: STRAPPING AND P.T. RELIEF TO OUTSIDE ON 18" HIGH FLAT FORM

COLD WATER SUPPLY

HOT WATER RETURN

CEILING

SEISMIC STRAP @ 1/3 TOP AND BOTTOM

RUN SHOWER PAN LINER UP AND OVER CURB

NOTE: 1. SUPPORT EXHAUST STACK ABOVE ROOF WITH GUY WIRES AW REQUIRED FOR PROPER ANCHORAGE
2. TERMINATE EXHAUST DUCT 10 FT AWAY FROM ANY AIR INTAKE EQUIPMENT

RAIN HOOD WITH BIRD SCREEN

ABOVE TOP OF CURB

ROOF

EXHAUST DUCT

GALV. SHEET METAL EXHAUST DUCT.

GALV. SHEET METAL FLASHING

DRAW BAND

ELECTRICAL LEGENDS

CEILING RECEPTACLE OUTLET

DUPLEX RECEPTACLE, MTD @ 12" U.O.N.

SINGLE OUTLET

220V OUTLET

WEATHERPROOF DUPLEX OUTLET W/GFI

DUPLEX OUTLET W/GROUND FAULT INTERRUPTER

DUPLEX RECEPTACLE, MTD @ 12" U.O.N.

SPLIT WIRE WITH HALF SW/CONTROLLED SPECIAL PURPOSE

FLOOR DUPLEX RECEPTACLE OUTLET

CARBON MONOXIDE SMOKE DETECTOR W/BATTERY BACK UP

CEILING LIGHT

FLUORESCENT LIGHT

RECESSED CANISTER

FLOOR OUTLET (DBL)

SWITCH

3 WAY SWITCH

4 WAY SWITCH

DIMMER SWITCH

TIMER SWITCH

CEILING FAN

FUEL GAS

FAN TO OUTSIDE AIR

CARBON MONOXIDE SMOKE DETECTOR W/BATTERY BACK UP

INCANDESCENT LIGHT FIXTURE (CEILING)

WEATHERPROOF LIGHT FIXTURE

DISPOSAL

RECESSED LIGHT FIXTURE

GreenBuilder Series 100 CFM Wall or Ceiling Bathroom Exhaust Fan with Adjustable Humidity Sensor, ENERGY STAR (MODEL GB100H)

CHIME

PUSH BUTTON

GAS RISER

GAS STUB

HORSE BID WITH BACKFLOW PREVENTATION DEVICE

HOSE BIBB SHUT OFF VALVE

BELL / BUZZER

ELECTRICAL DISCONNECT

DECORATIVE ABOVE MIRROR BATHROOM LIGHT

CIRCUIT BREAKER

KEY

MOTION SENSOR

CHANDELIER

FLOOR SUPPLY AIR REGISTER

CEILING SUPPLY AIR REGISTER

FLUORESCENT LIGHT FIXTURE (SURFACE) SEE PLAN

CO DETECTORS U.L./SFM LISTED APPROVED

LEGEND

NEW WALL

EXISTING WALL TO REMAIN.

EXISTING WALL TO BE REMOVED

EXISTING OPENING TO BE ENCLOSED

EXISTING WINDOW TO REMAIN

EXISTING WINDOW TO BE REMOVED

EXISTING DOORS TO REMAIN

LEGEND

NEW WALL

EXISTING WALL TO REMAIN.

EXISTING WALL TO BE REMOVED

EXISTING OPENING TO BE ENCLOSED

EXISTING WINDOW TO REMAIN

EXISTING WINDOW TO BE REMOVED

EXISTING DOORS TO REMAIN

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BLD25-01049

REVIEWED FOR CODE COMPLIANCE

City of Santa Clara Building Division

Ket Le

07/30/2025 12:02:23 PM

PROPOSAL FLOOR PLAN AND ELECTRIC FOR ADU

1340 VIA DONDERA

SANTA CLARA, CA 95051

REVISION	DATE	BY
1	05-26-2025	HL
2	07-10-2025	HL

Scale: AS SHOWN

SHEET NO:

A-2

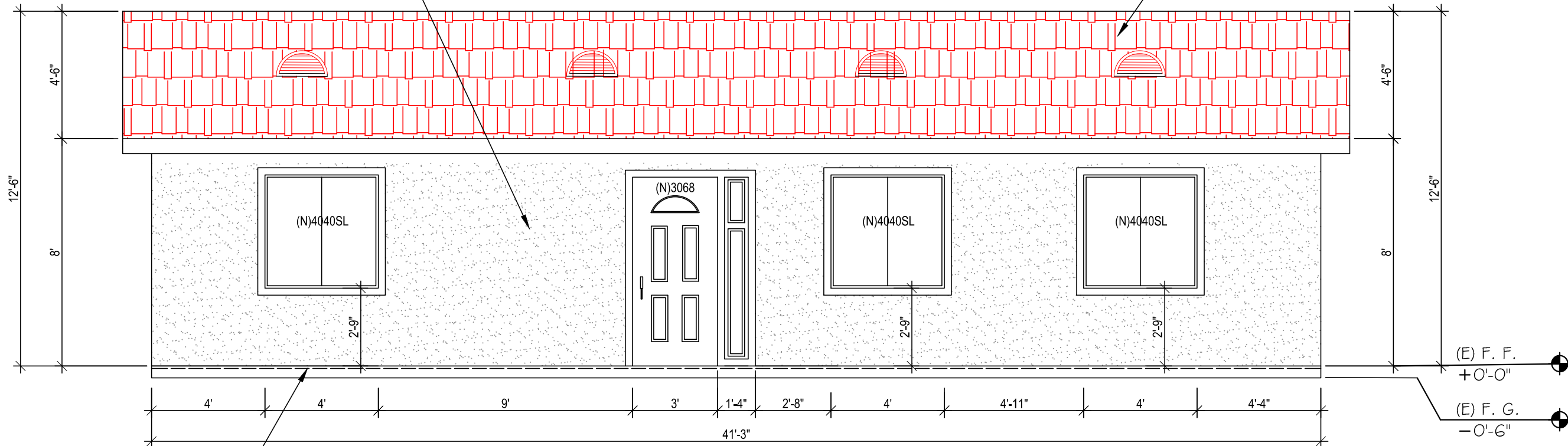
ROOF VENTILATION:

REQUIRED: ADU 991S.F.
991SF/150 = 6.6 SFx144= 951 S.I.
PROPOSED: 1,192 S.I.
2 GABLE VENT: 2x14x14 + 2x196 = 392 S.I.
DORMER VENTS: 8x 24x12 = 2x 100 = 200 S.I.
TOTAL= 1,192 S.I.

NOTE: ALL EXTERIOR STUCCO WALLS, NOTE THE
REQUIREMENT TO PROVIDE A SPACE OR DRAINAGE
MATERIAL NOT LESS THEN 3/16" ON TOP OF WATER
RESISTIVE BARRIER AT EXTERIOR SIDING MATERIAL
AS REQUIRED FOR THE EXTERIOR WALL IN MARINE
CLIMATE ZONES PER CRC R703.7.3.2

7 / 8" EXTERIOR CEMENT PLASTER (3 COATS) OVER
METAL LATH, 2 LAYER GRADE "D" BUILDING PAPER
1/2" CDX OR OSB, 2x STUDS EXTERIOR WALL (MATCH EXISTING)

(N) COMPOSITION SHINGLE (CLASS 'C' MIN.) w/1/2" CDX
OR OSB AND RADIANT BARRIER PAPER OVER
TYP. #30 FELT (COLOR MATCH WITH EXISTING)



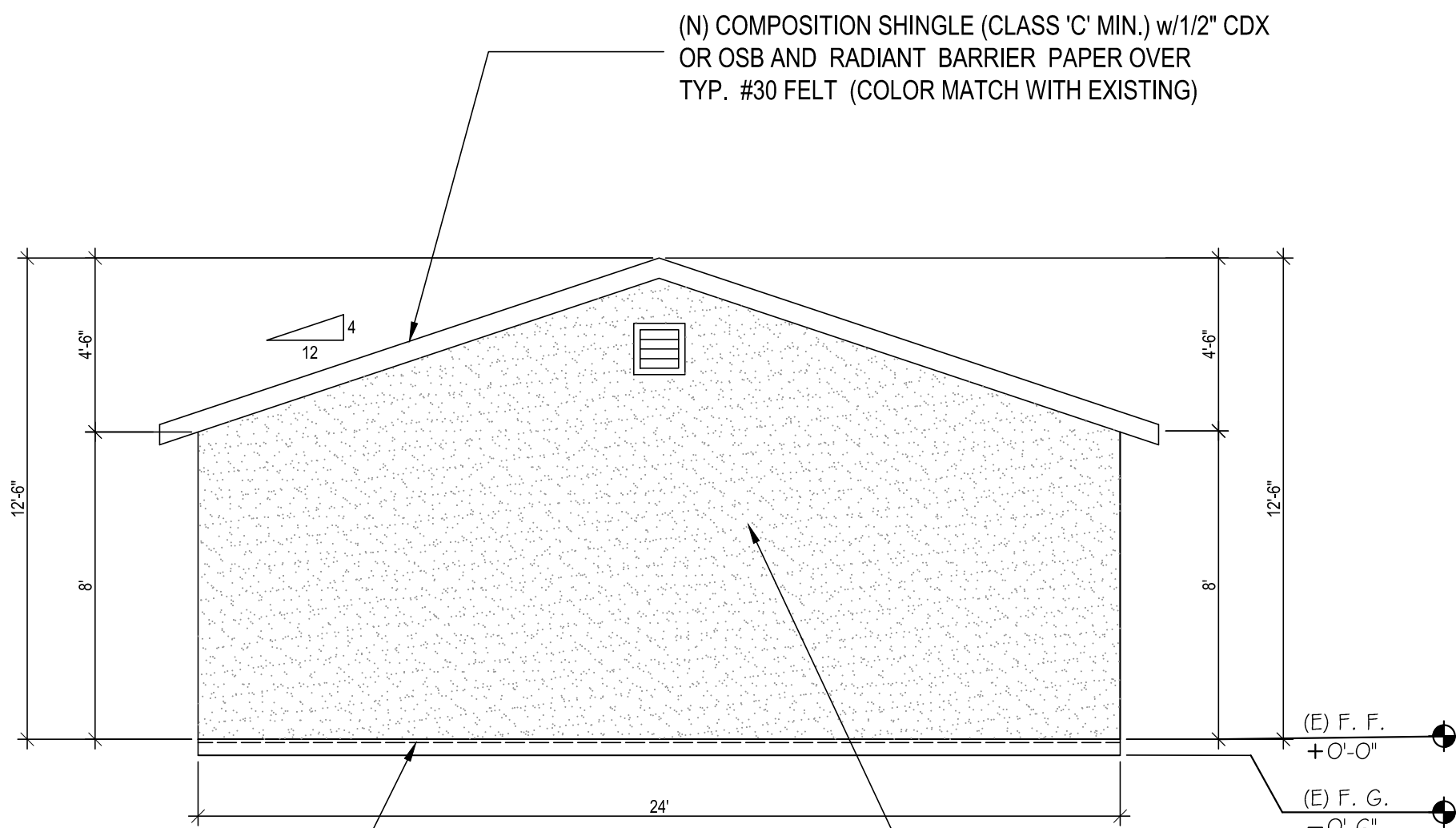
HOUSE FRONT ELEVATION
SCALE: 1 / 4" = 1'-0"

NOTE:

Required Attic Ventilation The net free ventilating
area shall not be less than 1/150 of the area of the
space ventilation. CRC R806-2 for exceptions.
a)Where roof areas are isolated from adjacent roof
areas, provide the required ventilation for each
isolated area.
b)Provide ventilation for the California framed portion
of the roof.

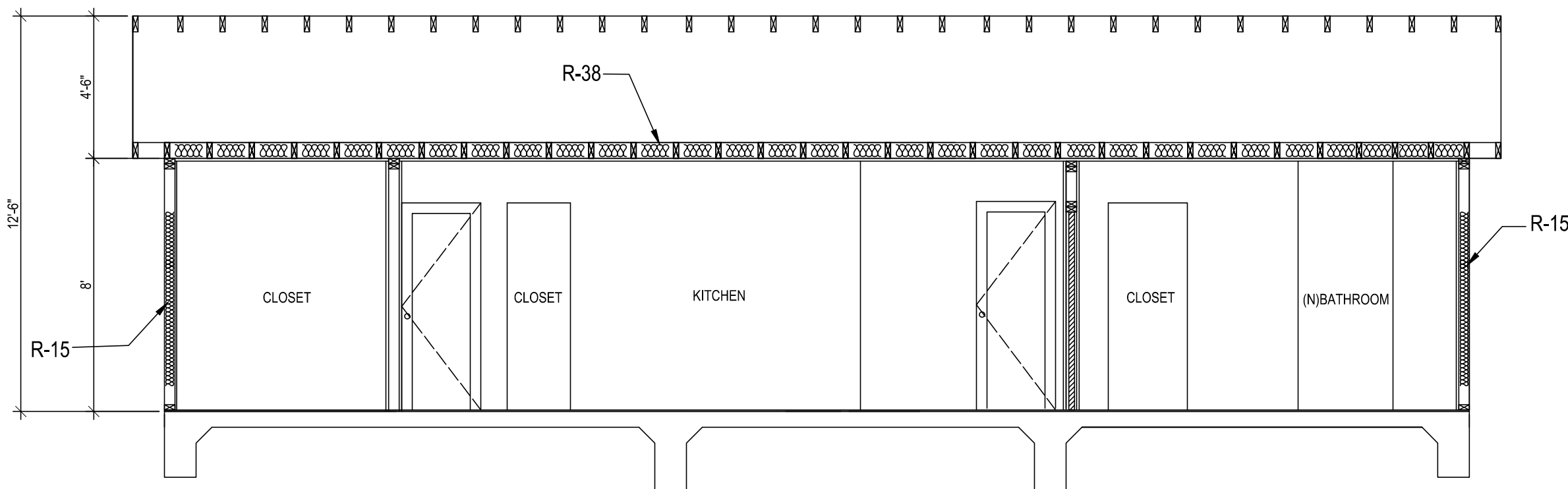
When exception to CRC16 SR806.2 is used (1/300
of the area of vented space) not less than 40
percent and not more than 50 percent of the
required ventilating area shall be provided by
ventilators located in the upper portion of the attic or
rafter space. Upper ventilators shall be located not
more than 3 feet below the ridge or highest point of
the space, measured vertically, with the balance of
the required ventilation provided by eave vents.

26 GA. GI. SHEET METAL WEEP SCREED
MIN. 4" INCHES ABOVE GRADE, 2"
INCHES ABOVE PAVED AREAS



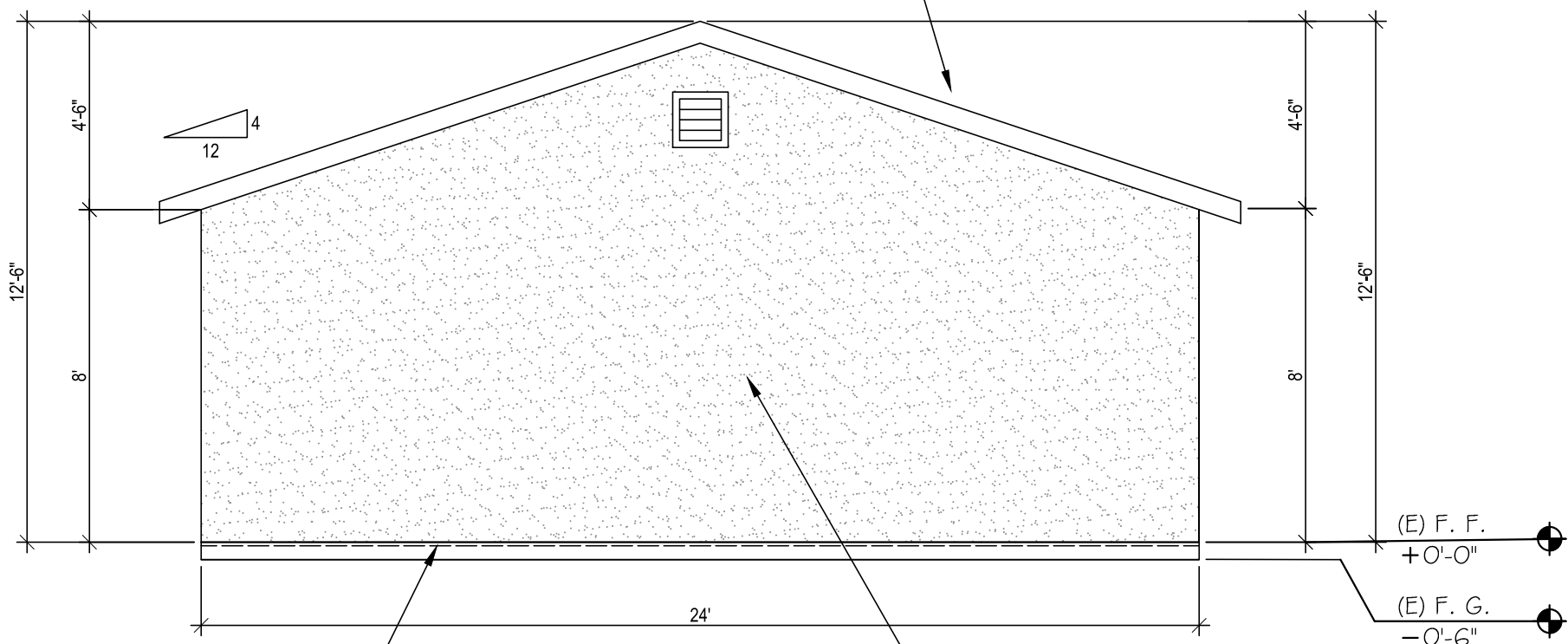
HOUSE RIGHT ELEVATION
SCALE: 1 / 4" = 1'-0"

7 / 8" EXTERIOR CEMENT
PLASTER (3 COATS) OVER
METAL LATH, 2 LAYER
GRADE "D" BUILDING PAPER
1/2" CDX OR OSB, 2x STUDS
EXTERIOR WALL (MATCH
EXISTING)



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

(N) COMPOSITION SHINGLE (CLASS 'C' MIN.) w/1/2" CDX
OR OSB AND RADIANT BARRIER PAPER OVER
TYP. #30 FELT (COLOR MATCH WITH EXISTING)

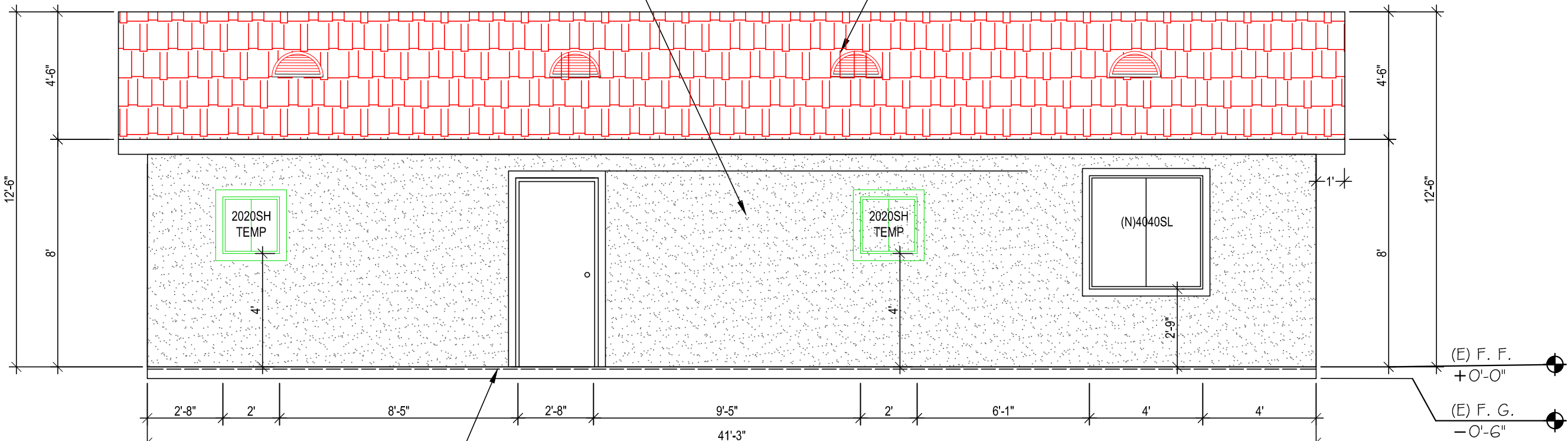


HOUSE LEFT ELEVATION
SCALE: 1 / 4" = 1'-0"

26 GA. GI. SHEET METAL WEEP SCREED
MIN. 4" INCHES ABOVE GRADE, 2"
INCHES ABOVE PAVED AREAS

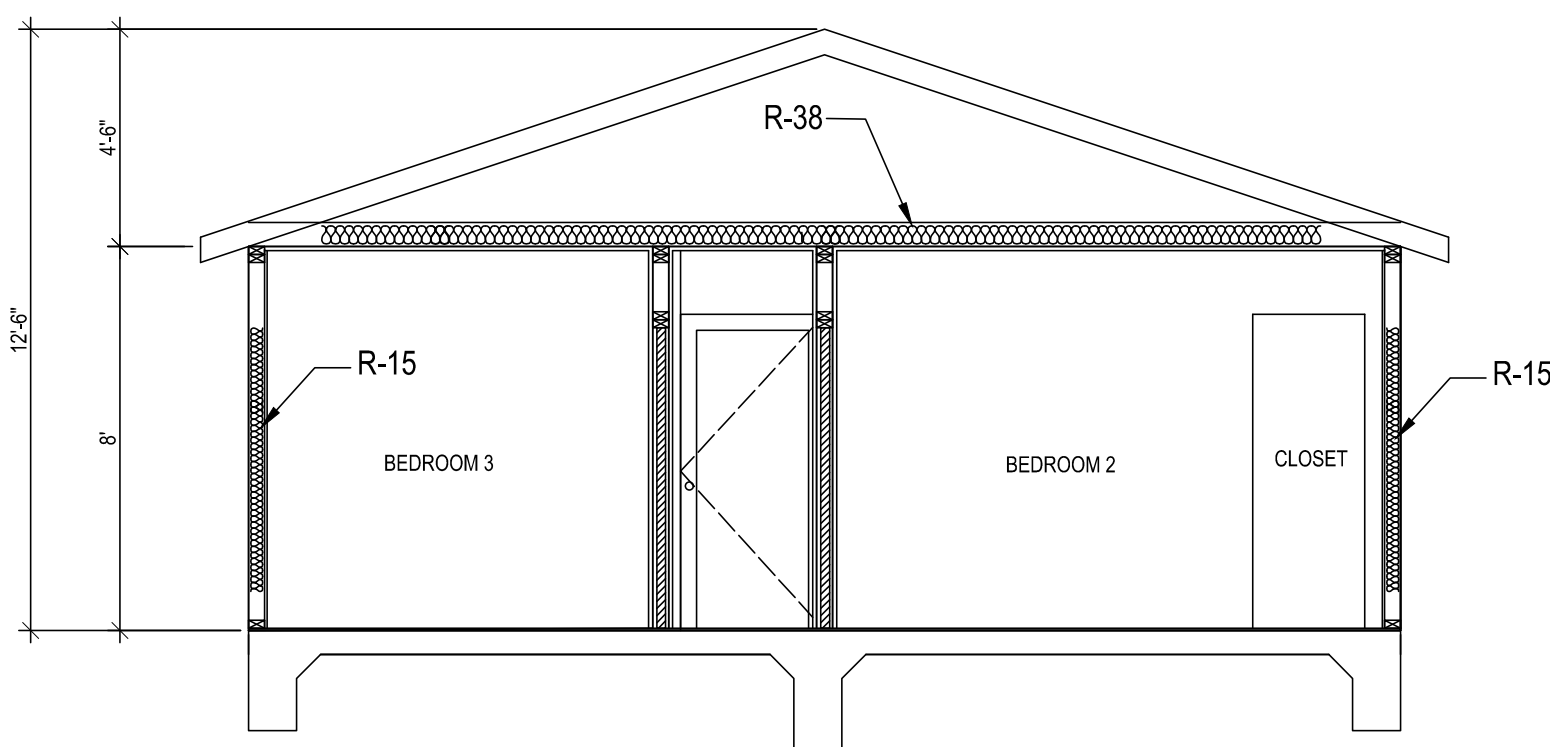
7 / 8" EXTERIOR CEMENT PLASTER (3 COATS) OVER
METAL LATH, 2 LAYER GRADE "D" BUILDING PAPER
1/2" CDX OR OSB, 2x STUDS EXTERIOR WALL (MATCH EXISTING)

(N) COMPOSITION SHINGLE (CLASS 'C' MIN.) w/1/2" CDX
OR OSB AND RADIANT BARRIER PAPER OVER
TYP. #30 FELT (COLOR MATCH WITH EXISTING)



HOUSE REAR ELEVATION
SCALE: 1 / 4" = 1'-0"

26 GA. GI. SHEET METAL WEEP SCREED
MIN. 4" INCHES ABOVE GRADE, 2"
INCHES ABOVE PAVED AREAS



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

ELEVATIONS PLAN ADU 991 S.F.
SCALE: 1 / 4" = 1'-0"

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City of Santa Clara Building Division

Ket Le

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TOMMY DRAFTING

Date: APRIL 2025

Drawn: LUUYEN HONG NGUYEN

Tells: (916) 526-5881
(408) 876-8402

Signed: *Thuy*

Email: helennguyen3689@gmail.com
9743 WHITE PINE WAY, ELK GROVE, CA 95624

ELEVATION PLANS FOR ADU
1340 VIA DONDERA
SANTA CLARA, CA 95051

REVISION	DATE	BY
1	05-26-2025	HL

Scale: AS SHOWN

SHEET NO:

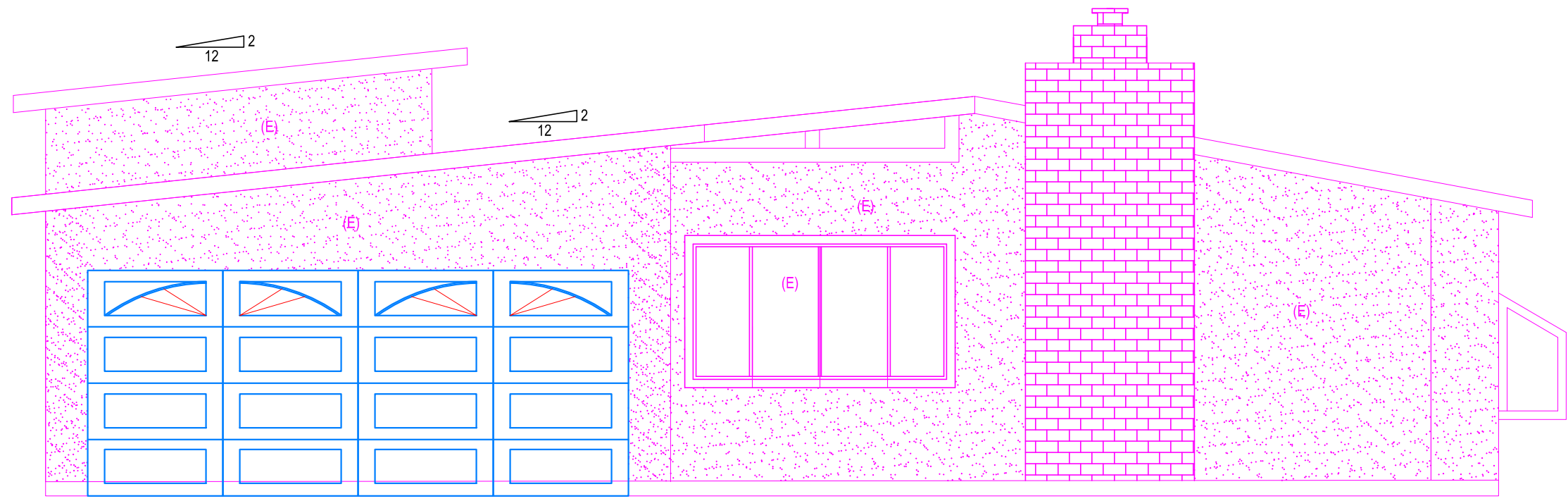
A-3

ROOF VENTILATION:
REQUIRED- JADU 444 S.F.
444 SF/150 = 3 SFx144= 432 S.I.
PROPOSED: 468 S.I.
DORMER VENTS 3x 24x12= 3x 100 = 300 S.I.
FLOOR VENTILATION:
IN FORNT 3 VENTS 3x14x4= 3x56= 168 S.I.



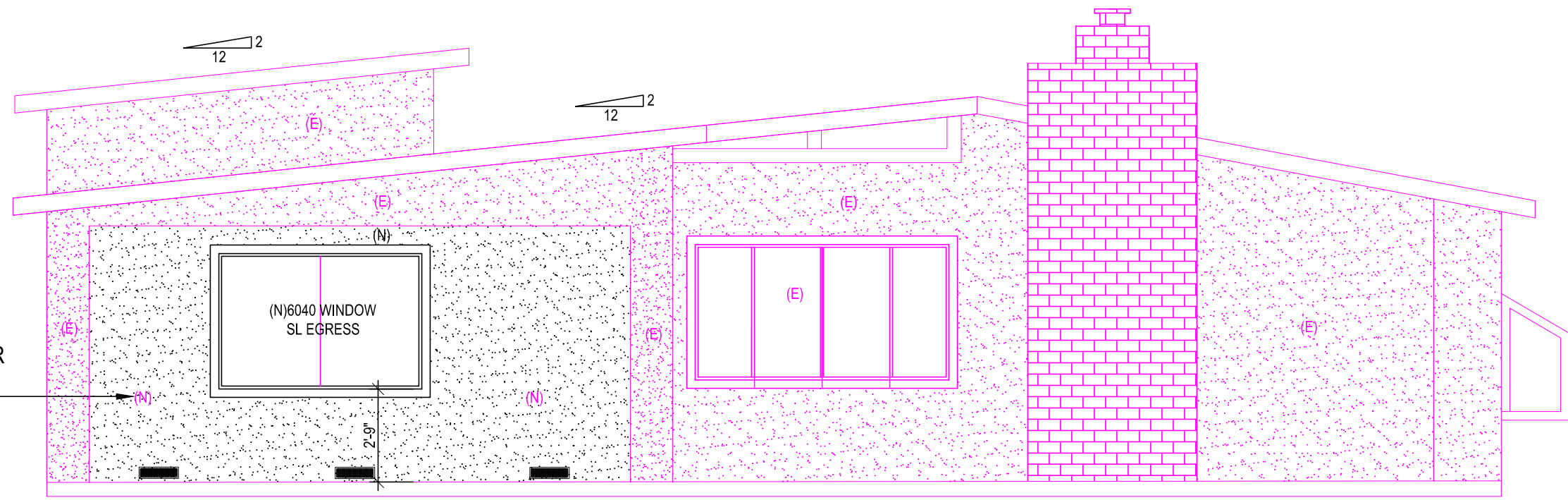
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a)Where roof areas are isolated from adjacent roof areas, provide the required ventilation for each isolated area.
b)Provide ventilation for the California framed portion of the roof.
When exception to CRC16 SR806.2 is used (1/300 of the area of vented space) not less than 40 percent and not more than 50 percent of the required ventilating area shall be provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave vents.

NOTE- ALL EXTERIOR STUCCO WALLS. NOTE THE REQUIREMENT TO PROVIDE A SPACE OR DRAINAGE MATERIAL NOT LESS THEN 3/16" ON TOP OF WATER RESISTIVE BARRIER AT EXTERIOR SIDING MATERIAL AS REQUIRED FOR THE EXTERIOR WALL IN MARINE CLIMATE ZONES PER CRC R703.7.3.2

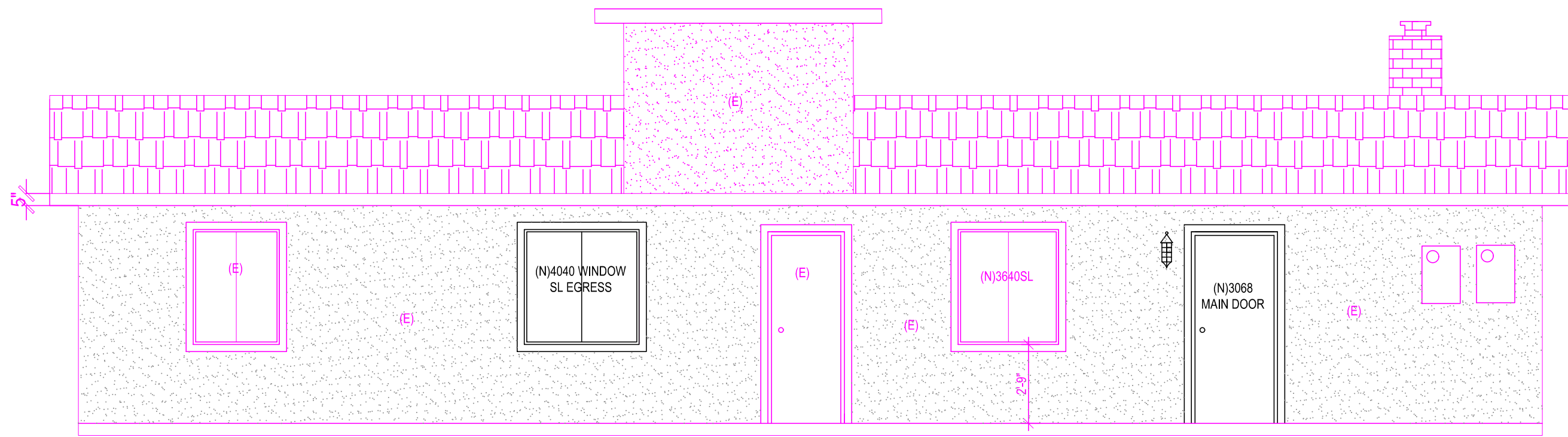


(E) HOUSE FRONT ELEVATION
SCALE: 1 / 4" = 1'-0"

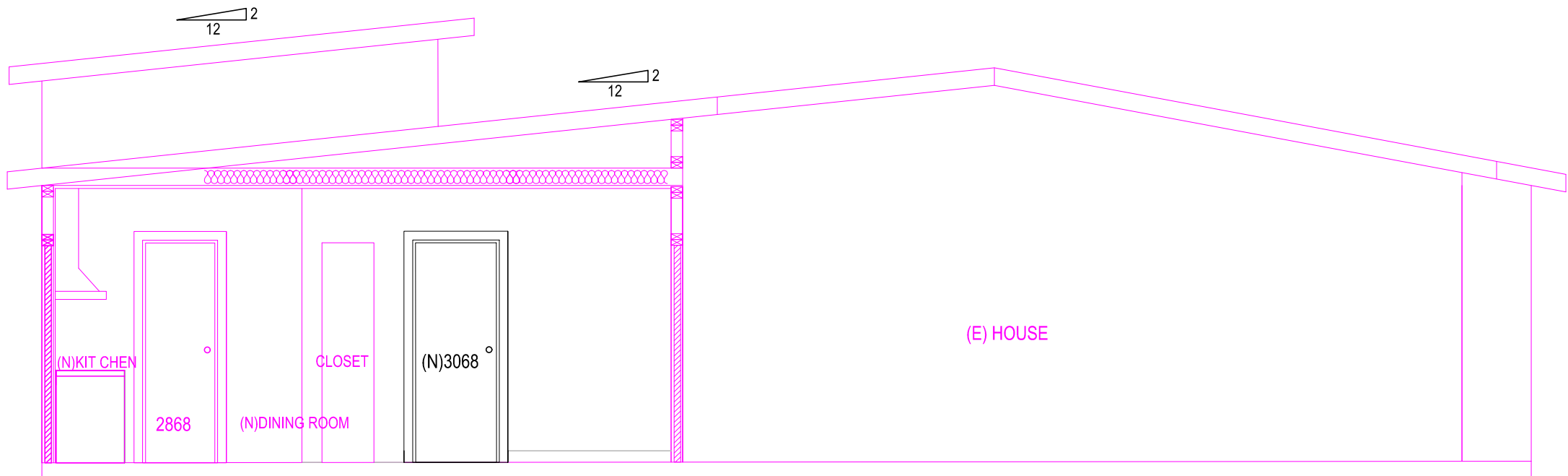
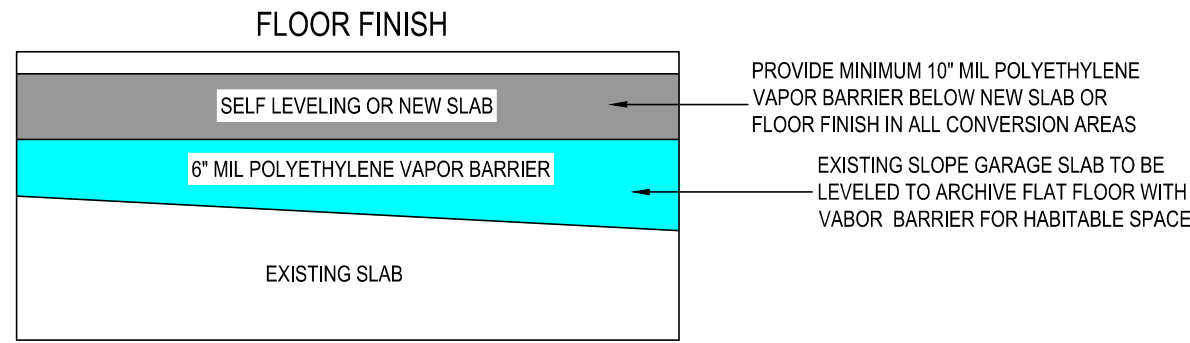
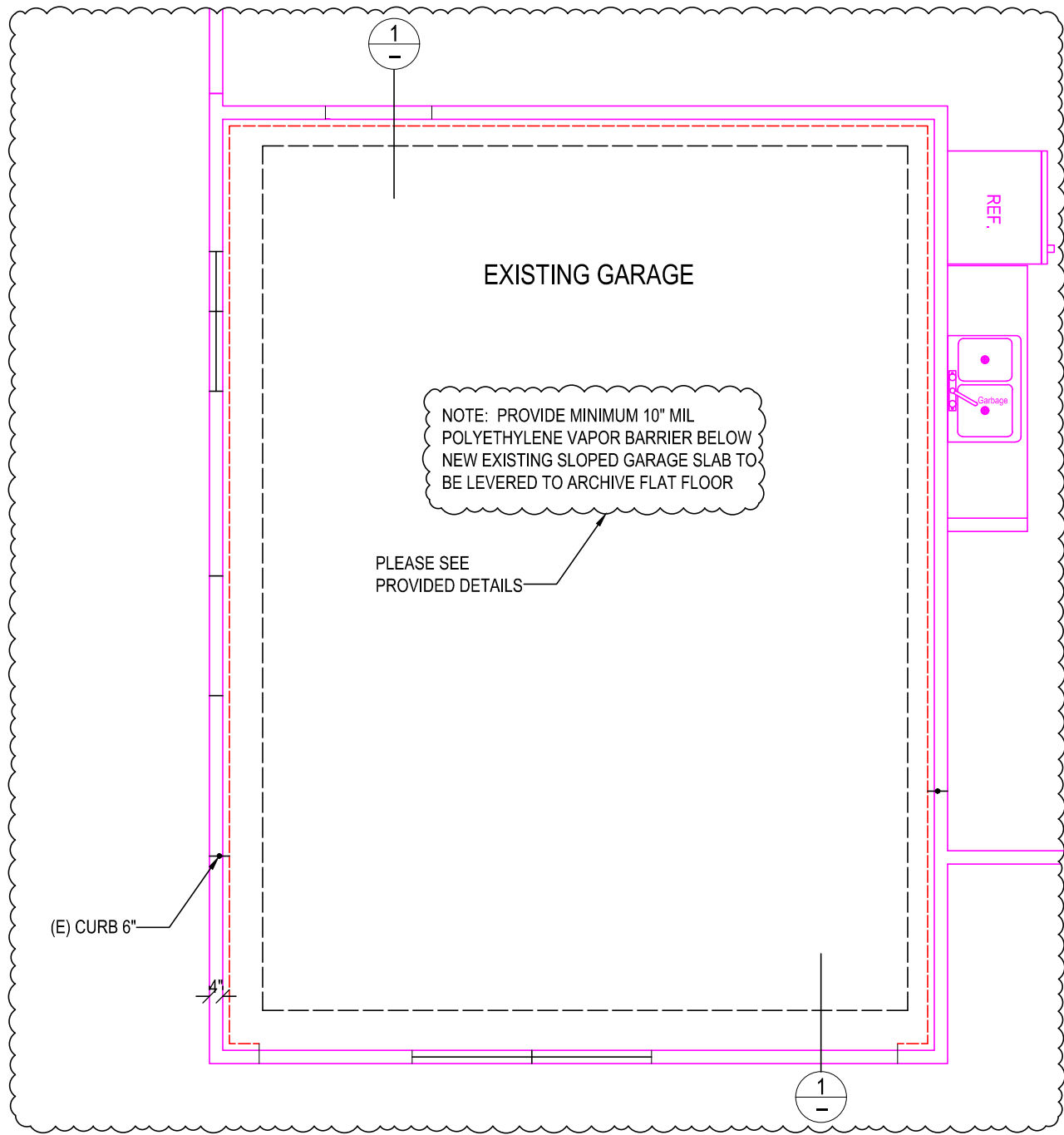
(N)7 / 8" EXTERIOR CEMENT PLASTER (3 COATS) OVER METAL LATH, 2 LAYER GRADE "D" BUILDING PAPER 1/2" CDX OR OSB , 2x STUDS EXTERIOR WALL (MATCH EXISTING)



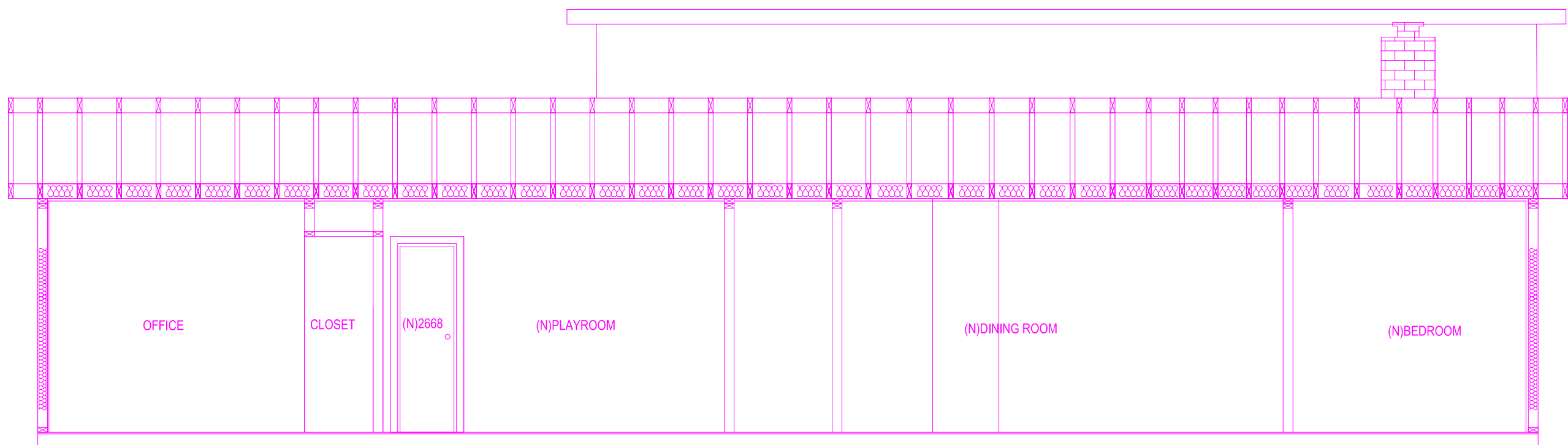
(N) HOUSE FRONT ELEVATION
SCALE: 1 / 4" = 1'-0"



HOUSE LEFT ELEVATION
SCALE: 1 / 4" = 1'-0"



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



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

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1340 VIA DONDERA
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A-9