

GENERAL NOTES

- I. GENERAL**
- ALL WORK SHALL CONFORM TO 2019 CALIFORNIA BUILDING CODES, FEDERAL, STATE AND ALL APPLICABLE LOCAL CODE REQUIREMENTS, LAWS AND ORDINANCES.
 - ALL WORK PERFORMED UNDER THIS CONTRACT SHALL INCLUDE, BUT IS NOT NECESSARILY LIMITED TO FURNISHING ALL LABOR, MATERIALS, ACCESSORIES, TOOLS, TRANSPORTATION, FEES PERMITS AND TAXES TO COMPLETE THE WORK IN PLACE.
 - DIMENSIONS AND QUANTITIES**
 - THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS. THE CONTRACTOR AND ALL HIS SUBCONTRACTORS SHALL VERIFY ALL GRADE ELEVATIONS, DIMENSIONS AND CONDITION OF THE PROJECT BEFORE PROCEEDING WITH THE WORK AND SHALL NOTIFY THE DESIGNER AND/OR ENGINEER IMMEDIATELY IN THE EVENT OF DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND OF THE DRAWINGS FOR CLARIFICATION.
 - OMISSIONS**
 - IF STRUCTURAL FEATURES OF THE CONSTRUCTION ARE NOT SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS OR GENERAL NOTES, THE CONSTRUCTION SHALL BE THE SAME AND SIMILAR CONDITIONS SHOWN ON THE DRAWINGS.
 - IN THE ABSENCE OF ANY MATERIAL DESCRIPTION IN PART OR WHOLE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL COMPONENTS NECESSARY FOR COMPLETION OF THE WORK OR SYSTEM IN SIMILAR QUALITY TO SPECIFIED CONSTRUCTION TO THE SATISFACTION OF THE OWNER, THE DESIGNER AND/OR ENGINEER. THE CONTRACTOR SHALL CONTACT THE DESIGNER IF ANY QUESTIONS ARISE.
 - ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS SHALL BE COORDINATED WITH THE ENGINEER/DESIGNER.
 - THE DESIGNER AND/OR THE ENGINEER SHALL BE EXEMPT FROM LIABILITY IF CHANGES IMPACT THE WORK AREA OR RELATED AREAS WITHOUT PRIOR CONSENT AND WRITTEN APPROVAL.
 - CODES AND ORDINANCES**
 - CODES AND ORDINANCES OF JURISDICTIONAL BODIES OR TRIBUNAL SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND SHALL TAKE PRECEDENCE OVER CONTRACT DOCUMENTS WHICH INADVERTENTLY MAY BE PREPARED AT VARIANCE WITH THE CODES AND ORDINANCE REQUIREMENTS OR CONTRACT DOCUMENTS WHICH EXCEED THE CODE AND ORDINANCE REQUIREMENTS SHALL TAKE PRECEDENCE THEREOF.
 - CONTRACTORS/SUBCONTRACTOR**
 - THE CONTRACTOR AND HIS SUBCONTRACTORS WHO WILL WORK IN THIS PROJECT SHALL EACH BE A HOLDER OF A VALID AND CURRENT LICENSE ISSUED BY THE CALIFORNIA CONTRACTORS BOARD.
 - ALL WORK OF THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES.
 - EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD SHALL PRIOR TO HIS SUBMISSION OF HIS BID OR PERFORMANCE OF HIS WORK, NOTIFY THE GENERAL CONTRACTOR AND THE GENERAL CONTRACTOR SHALL CONTACT THE DESIGNER OR OWNER OF ANY WORK CALLED OUT IN THE DRAWINGS IN HIS TRADE THAT CANNOT BE FULLY GUARANTEED.
 - TRADE NAMES AND MANUFACTURERS REFERRED TO, ARE FOR QUALITY STANDARDS ONLY. SUBSTITUTIONS WILL BE PERMITTED ONLY IF APPROVED BY THE OWNER OR DESIGNER.
 - ALL WORK SHALL NOT BE PERFORMED WHEN WEATHER CONDITIONS MAY CREATE HAZARDOUS WORKING CONDITIONS OR MAY RESULT IN FAILURE IN NORMAL WORK.
 - THE CONTRACTOR AND/OR SUBCONTRACTOR WARRANTS ALL HIS WORK TO BE PERFORMED AND ALL MATERIALS TO BE FURNISHED UNDER HIS CONTRACT AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP.
 - UPON WRITTEN NOTICE OF ANY DEFECT IN MATERIALS OR WORKMANSHIP, THE CONTRACTOR SHALL AT THE OPTION OF THE DESIGNER AND/OR ENGINEER REPAIR OR REPLACE SAID DEFECT AND ANY DAMAGED TO OR WORKMANSHIP CAUSED BY THE RESULTING FROM THE CORRECTION, REPLACEMENT OR REPAIR SHALL BE WITHOUT COST TO THE OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL HIS WORK UNDER THIS CONTRACT IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS.
 - IN ACCORDANCE WITH THE GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS WITHIN THE JOB SITE AND PROPERTY DURING THE PERFORMANCE OF HIS WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO THE NORMAL WORK HOURS.
 - THE MECHANICAL CONTRACTOR SHALL PROVIDE THE DESIGN, CALCULATIONS, LABOR, MATERIALS AND CONSTRUCTION OF THE ENTIRE INTENT OF THE HEATING, VENTILATING AND AIR-CONDITIONING SYSTEM IN CONFORMANCE WITH THE CURRENT LOCAL AND STATE CODES AND REGULATIONS INCLUDING "TITLE 24" REQUIREMENTS, PRIOR TO THE PERFORMANCE OF THE WORK. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING A HVAC PERMIT AND PAY ALL FEES REQUIRED.
 - THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE DESIGN, CALCULATIONS, LABOR, MATERIALS AND CONSTRUCTION OF THE ENTIRE INTENT OF THE COMPLETE ELECTRICAL (ALL OUTLETS AND LIGHTING) SYSTEM IN CONFORMANCE WITH THE CURRENT LOCAL AND STATE CODES AND REGULATIONS INCLUDING "TITLE 24" REQUIREMENTS, PRIOR TO THE PERFORMANCE OF THE WORK. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AN ELECTRICAL PERMIT AND PAY ALL FEES REQUIRED.
 - FOUNDATION**
 - ALLOWABLE SOIL BEARING PRESSURE TO BE 1,500 PSF.
 - FOOTINGS SHOULD EXTEND AT LEAST 18" BELOW LOWEST ADJACENT FINAL GRADE.
 - ALL FOUNDATION PLATES SHALL BE MINIMUM 2x PRESSURE TREATED DOUGLAS FIR MARKED BY APPROVED AGENCY, REFER TO SHEARWALL SCHEDULE FOR LOCATION OF REQUIRED 3x SILL PLATES. A MINIMUM OF 3"x3"x2" PLATE WASHERS SHALL BE USED AT EACH FOUNDATION ANCHOR BOLT.
 - VERIFY ALL HOLD-DOWN LOCATIONS WITH THE FRAMING PLANS. FRAMING CONTRACTOR SHALL CONFIRM LAYOUT PRIOR TO PLACEMENT OF CONCRETE.
 - FOUNDATION PLATES AND SILLS SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 1/2" DIAMETER BOLT EMBEDDED 7" MINIMUM INTO CONCRETE FOUNDATION. SPACE NOT MORE THAN 48" O.C. SEE SHEARWALL SCHEDULE FOR ADDITIONAL ANCHOR BOLT REQUIREMENTS. THERE SHALL BE A MINIMUM OF TWO (2) BOLTS PER BOARD WITH ONE (1) BOLT LOCATED WITHIN 4" TO 12" OF EACH END.
 - U.O.N. SLABS ON GRADE SHALL BE FOUR INCHES (4") THICK MINIMUM WITH #4 BARS SPACED 24" O.C. EACH WAY. OR #3 BARS SPACED 12" O.C. U.O.N. PLACED OVER TWO (2) INCHES THICK OF SAND, A 6-MIL MINIMUM VAPOR BARRIER AND A MINIMUM OF SIX (6) INCHES THICK OF GRANULAR ROCK OR A COMPACTED SUB-GRADE. SUB-GRADE COMPACTION SHALL CONFORM TO REQUIREMENTS OF THE SOIL'S REPORT AND BE DONE UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER IF APPLICABLE.
 - EPOXY GROUTING OF DOVELLS**
 - EPOXY ADHESIVE GROUT SHALL BE USED IN ALL LOCATIONS WHERE EITHER ALL-THREADED ROD OR REBAR DOVELLS ARE BEING EMBEDDED INTO EXISTING CONCRETE.
 - IN CONCRETE HOLES SHALL BE DRILLED 1/8" LARGER THAN THE BOLT OR BAR DIAMETER IMMEDIATELY PRIOR TO APPLYING EPOXY. THE HOLE SHALL BE CLEANED WITH A CIRCULAR WIRE BRUSH ATTACHED TO A DRILL MOTOR AND THEN BLOWN OUT WITH OIL FREE COMPRESSED AIR.
 - USE SIMPSON "SET-UP" EPOXY OR EQUAL INSTALL PER THE MANUFACTURERS RECOMMENDATION. USE A CALKERS GUN FITTED WITH AN EXTENSION NOZZLE THAT WILL REACH THE BOTTOM OF THE HOLE TO AVOID TRAPPING AIR WITHIN THE HOLE.

- IV. CONCRETE AND REINFORCING STEEL**
- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE ACI 318-14 AND THE 2019 CBC CODE.
 - CONCRETE FOR SLAB AND FOOTING SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS UNLESS OTHERWISE SPECIFIED IN THE SOILS REPORT OR ON THE PLANS.
 - ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED DURING PLACEMENT USING A MECHANICAL VIBRATOR.
 - CLEAR DISTANCES OF STEEL REINFORCEMENT SHALL BE 2" TO FORM SURFACE, 3" TO SURFACES IN CONTACT WITH EARTH AND 2" BETWEEN BARS.
 - STEEL REINFORCEMENT BARS SHALL BE DEFORMED AND COMPLY WITH ASTM A615 GRADE 60 FOR #4 AND #4. GRADE 60 FOR #5 BARS AND LARGER.
 - EXCEPT WHERE DETAILED ON STRUCTURAL DRAWINGS, REINFORCEMENT SHALL NOT BE DISPLACED OR CUT TO PROVIDE CLEARANCE FOR PENETRATIONS, INSERTS OR EMBEDMENTS.
 - ALL DOVELLS, ANCHOR BOLTS AND OTHER INSERTS SHALL BE WELL SECURED IN PLACE PRIOR TO POURING CONCRETE.
 - LAP ALL BARS SPICES, 50 BAR DIAMETERS IN CONCRETE OR 30" WHICHEVER IS GREATER. STAGGER SPICES. BARS SHALL BE CONTINUOUS IN LENGTH AS LONG AS POSSIBLE.
 - STANDARD HOOKS SHALL COMPLY WITH RECOMMENDED SIZE AS SHOWN ON ACI 315 MANUAL, UNLESS OTHERWISE NOTED.
 - HOLD REINFORCEMENT IN ITS TRUE HORIZONTAL AND/OR VERTICAL POSITION WITH SUFFICIENT DEVICES TO PREVENT DISPLACEMENT PRIOR TO POURING OF CONCRETE.

- V. WOOD FRAME CONSTRUCTION**
- WOOD FRAME CONSTRUCTION**
 - WOOD FRAMING THROUGHOUT THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2019 CBC AND THE STANDARD PRACTICES RECOMMENDED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND WCLA REGULATIONS FOR NAILING CBC TABLE 2304.1. BOLTS IN WOOD FRAMING SHALL BE STANDARD MACHINE BOLTS WITH STANDARD MALLEABLE IRON WASHERS.
 - JOIST HANGER AND MISCELLANEOUS CONNECTORS NOT RESTING ON OR FRAMED OVER THEIR SUPPORT SHALL BE SUPPORTED BY MEANS OF SIMPSON STRONG-TIE JOIST HANGERS. HANGERS SHALL COMPLY WITH AND BE NAILED IN ACCORDANCE WITH MANUFACTURERS ESR APPROVALS.
 - ALL FRAMING LUMBERS ARE TO BE DOUGLAS FIR LARCH, UNLESS NOTED OTHERWISE.
 - LUMBER 2x, 3x AND 4x SHALL BE STRUCTURAL NO. 2 GRADE, E=1,600 KSI OR EQUAL, UNLESS NOTED OTHERWISE.
 - LUMBER 5x & LARGER SHALL BE STRUCTURAL NO. 1 GRADE, 1,700 KSI OR EQUAL. WOOD PLATES BEARING DIRECTLY UPON CONCRETE SHALL BE PRESSURE TREATED O.F.
 - UNLESS OTHERWISE NOTED ON THE DRAWINGS, NAILING SHALL BE IN ACCORDANCE WITH TABLE 2304.1.1.
 - PLYWOOD**
 - PLYWOOD SHEATHING SHALL BE DFLA CDX OR EQUAL UNLESS OTHERWISE NOTED ON DRAWINGS. SOFTWOOD PLYWOOD USED STRUCTURALLY SHALL CONFORM TO PRODUCTS STANDARDS PS-18 AND SHALL BEAR DFLA GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. 5 PLY FLOOR SHEATHING SHALL BE 1/2" THICK (3/8") TONGUE AND GROOVED SHALL BE GLUED AND NAILED. SHEAR WALL SHEATHING SHALL BE A MINIMUM OF 1/2" THICK U.O.
 - PLYWOOD SHEATHING SHALL BE THICKNESS NOTED OR SHOWN ON DRAWINGS. PLYWOOD SHEATHINGS SHALL BE LAD WITH FACE GRAIN PERPENDICULAR TO JOISTS, RAFTERS AND TRUSSES, WITH BUTT JOINTS STAGGERED.
 - ALL EDGES OF PLYWOOD SHEETS SHALL BE SUPPORTED AND FASTENED TO JOIST, RAFTERS, TRUSSES AND BLOCKING. BLOCK ALL FREE PLYWOOD EDGES.
 - GLUED LAMINATED AND PARALLAM BEAMS**
 - GLUED LAMINATED BEAMS SHALL BE MANUFACTURED ACCORDING TO AITC "1" STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED DOUGLAS FIR "TIMBER", LATEST EDITION. THE GLUED LAMINATED MEMBERS SHALL PROVIDE STRESS VALUES THAT MEET OR EXCEED THE FOLLOWING:
 - BENDING, Fb = 2400 PSI
 - HORIZONTAL SHEAR, Fv = 200 PSI
 - COMPRESSION PERPENDICULAR TO GRAIN, Fc/T = 650 PSI
 - TENSION PARALLEL TO GRAIN, Ft = 1100 PSI
 - COMPRESSION PARALLEL TO GRAIN, Fc = 1600 PSI
 - MODULUS OF ELASTICITY, E = 1,800,000 PSI
 - ADHESIVE SHALL BE FOR WET CONDITION OF SERVICE. CONTRACTOR SHALL SUBMIT AN AITC INSPECTION CERTIFICATE TO THE ARCHITECT.
 - PARALLAM BEAMS SHALL BE TRUST JOIST PARALLAM PARALLAM STRAND LUMBER (PSL). THE PARALLAM BEAMS SHALL PROVIDE STRESS VALUES THAT MEET OR EXCEED THE FOLLOWING:
 - BENDING, Fb = 2900 PSI
 - HORIZONTAL SHEAR, Fv = 200 PSI
 - COMPRESSION PERPENDICULAR TO GRAIN, Fc/T = 750 PSI
 - TENSION PARALLEL TO GRAIN, Ft = 2025 PSI
 - COMPRESSION PARALLEL TO GRAIN, Fc = 2900 PSI
 - MODULUS OF ELASTICITY, E = 2,000,000 PSI

- SHEARWALL**
 - SEE PLANS FOR SHEARWALL LOCATIONS AND SCHEDULES.
 - ALL SHEARWALL PANELS SHALL BE 1/2" THICK STRUCTURAL 1 SHEATHING (4 PLY) UNLESS OTHERWISE SHOWN ON PLANS.
 - THE SHEARWALL ASSEMBLY SHALL RUN HORIZONTALLY AND CONTINUOUSLY TO THE NEAREST WALL OPENING OR END OF WALL UNLESS OTHERWISE INDICATED ON THE PLANS.
 - THE SHEARWALL ASSEMBLY SHALL RUN VERTICALLY AND CONTINUOUSLY TO THE NEAREST SILL OR SOLE PLATE UP TO THE TOP OF THE NEAREST TOP PLATES UNLESS OTHERWISE INDICATED IN THE PLANS.
 - ALL SHEARWALL PANEL EDGES SHALL BE BLOCKED. THE SHEARWALL PANEL SHALL BE EDGE FASTENED TO THE BLOCKING PER THE SHEARWALL SCHEDULE.
 - UNLESS OTHERWISE INDICATED ON PLANS, ALL HOLD-DOWNS AND FLOOR-FLOOR STRAPS POSTS OR STUDS AT ENDS OF SHEARWALL SHALL BE TWO (2) STUDS WITH A MINIMUM 16x16 NAIL SPACED AT 12" O.C. STAGGERED OR (1) 4x MEMBER. THE SHEARWALL PANEL SHALL BE EDGE FASTENED TO THE POSTS OR STUDS PER THE SHEARWALL SCHEDULE.
 - ALL INTERIOR SHEARWALLS SHALL BE SECURED TO SHEAR TRUSS, GABLE TRUSS, TRUSS BLOCK OR CHORDS AS SHOWN ON PLANS AS INDICATED ON THE PLANS AND AS SHOWN IN TYPICAL SHEAR TRANSFER DETAIL.
 - UNLESS OTHERWISE SPECIFIED ON PLANS, MINIMUM SHEARWALL PANEL FASTENING SHALL BE 6x COMMON NAIL SPACED 6" O.C. AROUND PANEL PERIMETER AND 12" O.C. ON FIELD.
 - PROVIDE DBL JOIST UNDER PARALLEL PARTITION WALL ABOVE AND SOLID BLKG UNDER PERPENDICULAR PARTITION WALL ABOVE.

VICINITY MAP

THIS LOT: 2091 CORTE PRIMAVERA, SANTA CLARA, CA, 95054



PROJECT INFORMATION

SITE ADDRESS: 2091 CORTE PRIMAVERA, SANTA CLARA, CA 95054
 APN: 097-43-003
 LOT AREA: 6,914 SQ. FT.
 HOMEOWNER: RIZALINO S. RIZACA

SCOPE OF WORK:

- (N) BEDROOM #5
- REMODEL (E) BATH AT GROUND FLOOR
- REMODEL (E) KITCHEN

FLOOR AREA:

(E) HOUSE	: 1,837 SQ. FT. (875 2ND FLR, 969 1ST FLR)
(N) ADDITION	: 170 SQ. FT.
TOTAL	: 2,007 SQ. FT.

(E) GARAGE : 440 SQ. FT.
 (E) COVERED PATIO : 110 SQ. FT.

TOTAL BUILDING COVERAGE (EXCLUDING 2ND FLR) : 1,679 SQ. FT.
 LOT COVERAGE : 77% = 24.28%

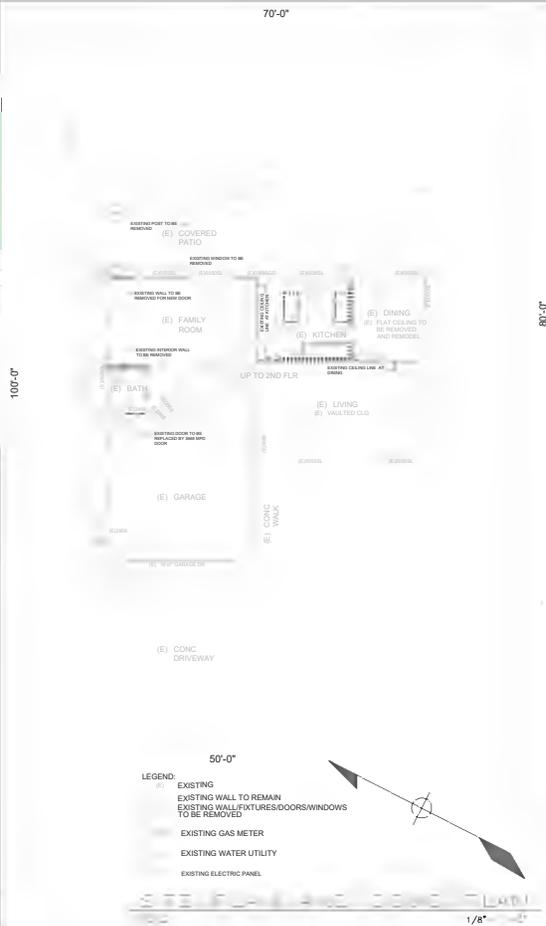
TYPE OF CONSTRUCTION: TYPE VB @ TABLE 601
 OCCUPANCY: R3 & I
 SPRINKLERED: NOT REQUIRED

APPLICABLE CODES:

- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA EXISTING BUILDING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN CODE
- 2019 CALIFORNIA ENERGY BUILDING STANDARDS CODE
- AND OTHER APPLICABLE LOCAL & STATE LAWS REGULATION

SHEET INDEX:

- SHEET 1:** GENERAL NOTES, VICINITY MAP, PROJECT INFORMATION, SITE PLAN & DEMO PLAN
- SHEET 2:** NEW GROUND FLOOR PLAN, EXISTING 2ND FLOOR PLAN, REAR ELEVATION, LEFT SIDE ELEVATION, RIGHT SIDE ELEVATION, SECTION A, SHEET NOTES
- SHEET 3:** FOUNDATION PLAN, LOWER ROOF FRAMING PLAN, SHEAR WALL SCHEDULE, SHEET NOTES
- SHEET 4:** DETAIL SHEET
- SHEET 5:** DETAIL SHEET
- SHEET 6:** TITLE 24
- SHEET 7:** MANDATORY MEASURES



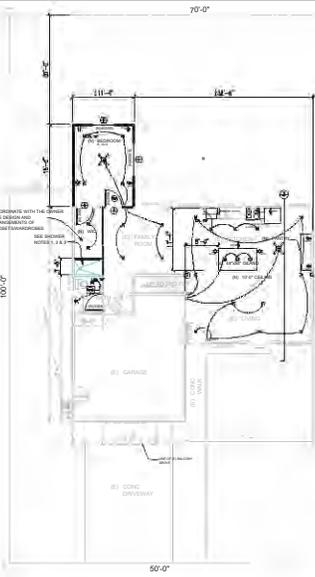
Revision/Issue Date

DRAFTED BY: MICHAEL T. PERALTA
 GENERAL CONTRACTOR
 MAXIMUM BUILDERS INC

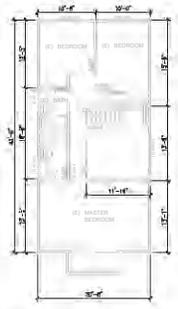
Project Name and Address: ADDITION OF BEDROOM & REMODEL OF KITCHEN COMPLEX AND BATH, 2091 CORTE PRIMAVERA, SANTA CLARA, CA 95054

Project Sheet: 1 OF 7 SHEETS

Date: 10-25-2020



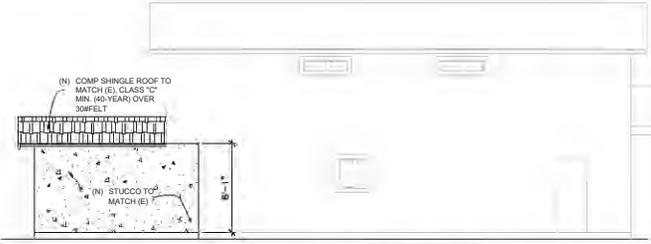
NEW GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"



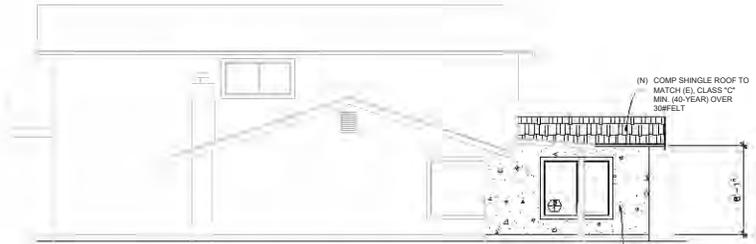
EXISTING 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"



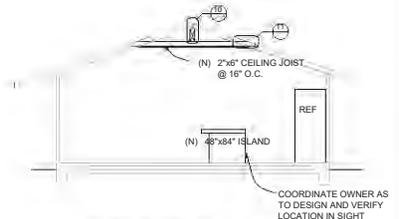
REAR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



SECTION A
SCALE: 3/16" = 1'-0"

SHEET NOTES

- SEE GENERAL NOTES ON SHEET 1.

SHOWER NOTES:

- ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1.25x5.0 INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE WALL AREAS AT SHOWER AND AT TUBS WITH SHOWERS SHALL BE CERAMIC TILE, FIBERGLASS, OR OTHER CODE APPROVED HARD AND NON ABSORBENT SURFACE TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN. SHOWER HEADS SHALL NOT DISCHARGE WATER ABOVE THE PROTECTIVE WALL SURFACE.
SHOWER OPENING IS 22 INCHES MIN.
- DOORS AND PANELS OF SHOWER AND BATH TUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED, SAFETY GLASS OR APPROVED PLASTIC.
- WATER RESISTANT GYPSUM BACKING BOARD (i.e. GREEN BOARD) SHALL NOT BE USED IN SHOWERS WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR SUBJECT TO CONTINUOUS HIGH HUMIDITY. FOR GYPSUM BOARD USED AS THE BACKER OR BASE FOR CERAMIC TILES OR OTHER NON ABSORBENT FINISH MATERIALS, PROVIDE FIBER-CEMENT, FIBER MATT REINFORCED CEMENT, GLASS MATT, GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SUCH AS WONDER-BOARD, HARD-BACKER, DENS SHIELD OR EQUIVALENT.

NOTES ON BATHROOM

- PROVIDE WATER CLOSET CLEAR SPACE NOT LESS THAN 30 INCHES (15" ON CENTER) IN WIDTH AND A 24-INCHES CLEAR SPACE IN FRONT
- ALL OUTLETS TO BE TAMPER RESISTANT OUTLETS FOR ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES FOR ALL AREAS OF SINGLE FAMILY HOME (INCLUDING THOSE INSTALLED ON THE EXTERIOR)
- BATHROOM FANS SHALL HAVE A MINIMUM 50 CFM EXHAUST RATE, AND FAN TO HAVE BACKDRAFT DAMPER. IF FAN IS PART OF INTERMITTENT WHOLE HOUSE FAN VENTILATION SYSTEM PER ASHRAE 62.2, MAXIMUM SOUND RATING OF 3-SONES IS ALLOWED AT 100 CFM.
- BATHROOM REMODEL/RENOVATION SHALL COMPLY WITH 2019 CA ENERGY SECTION 15050 FOR LIGHTING WHICH INCLUDE THE FOLLOWING:
 - ALL LIGHTING AS HIGH EFFICACY (i.e. PIN-BASED CFL, PULSE-START MH, HPS, GU-24 SOCKETS OTHER THAN LED, LED LUMINAIRES WITH INTEGRAL SOURCE, ETC) CEC TABLE 150.0-A, SCREW-BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JAR (JOINT APPENDIX B) COMPLIANT LAMPS. ALL COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JAB-2019" OR "JAB-2019-E" LUMINAIRES ARE DESIGNED APPROPRIATE FOR USE IN ENCLOSED LUMINAIRES) CEC 150.0-A(5).
 - ALL JAR COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS ARE CONTROLLED BY VACANCY SENSORS OR DIMMERS (EXCEPTION CLOSETS LESS THAN 70 SQ FT AND HALLWAYS) CEC 150.0-B(2).
 - CEILING RECESSED DOWNLIGHT LUMINAIRES
 - CEILING RECESSED DOWNLIGHT LUMINAIRES WITH INTEGRAL SOURCES

NOTES ON (N) DOORS

- INTERIOR DOORS "D1" BE 3'-0" WIDTH X 6'-8" HIGH

GREEN BUILDING NOTES:

- THE WALL AND FRAMING SHALL NOT BE ENCLOSED WHEN MOISTURE CONTENT OF FRAMING MEMBERS EXCEEDS 19%.
- THE EXHAUST FANS IN BATHROOMS WILL BE ENERGY STAR COMPLIANT, TERMINATE OUTSIDE THE BUILDING, AND WILL BE CONTROLLED BY A HUMIDITY CONTROL, CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO 80%.
- ALL WINDOWS SHALL BE DOUBLE GLAZED WITH A MINIMUM U-VALUE OF 0.40 (THE LOWER VALUE, THE BETTER, SEE T-24)
- PROVIDE INSULATION:
 - WALLS (24 STUDS) - R-13
 - ATTIC/CEILING - R-30
- ENERGY NOTES ON BATHROOM:
 - BATHROOM SHALL HAVE AT LEAST ON HIGH EFFICACY FIXTURES. ALL BATHROOM LIGHTS SHALL BE HIGH EFFICACY OR CONTROLLED BY VACANCY SENSORS.
 - HIGH EFFICACY LIGHTING, OUTDOOR LIGHTING SHALL BE CONTROLLED BY MANUAL, ON/OFF SWITCH, MOTION SENSOR, AND PHOTO CONTROL/ASTRONOMICAL CLOCK/ENERGY MANAGEMENT CONTROL SYSTEM.
 - ALL RECESSED DOWNLIGHTS SHALL BE IC RATED AND CERTIFIED AS AIR TIGHT.
- PLUMBING NOTES:
 - WATER USAGE FOR SHOWERHEADS SHALL BE MAXIMUM OF 1.8 GALLONS PER MINUTE AT 80 PSI.
 - WATER USAGE FOR TOILETS SHALL BE A MINIMUM OF 1.28 GALLONS PER FLUSH.
 - MAXIMUM FLOW RATES FOR LAVATORY FAUCETS SHALL BE 1.2 GPM AT 60 PSI MAX AND 0.80 GPM @ 20 PSI.
 - THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GPM AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GPM AT 60 PSI. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE REQUIREMENTS REFERENCED TABLE 1301.1 OF THE 2019 CALIFORNIA PLUMBING CODE, COBSC SEC. 4.303.3.2

NOTES ON SMOKE ALARMS (R314.3(C)BC 907.2.1.2)

- ONE EVERY FLOOR
 - ONE EVERY LEVEL INCLUDING BASEMENT & HABITABLE ATTIC
 - EVERY BEDROOM
 - OCCUPABLE BASEMENTS & HABITABLE ATTICS
2. POWER (R314.4(C)BC 907.2.1.4)
INTERCONNECTED DIRECT POWER WITH BATTERY BACKUP FOR NEW

- CONSTRUCTION, BUILT-IN 10 YEAR BATTERY POWER OR DIRECT POWER FOR REMODELS & ADDITIONS AND WHEN BEDROOM IS ADDED THE DIRECT POWER IS REQUIRED.
- SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING. (R314.3(C)BC 907.2.12.1).
- SPECIFIC REQUIREMENTS:
 - MIN 3" FROM BATHROOM OPENING, RETURN/SUPPLY HEAT REGISTER, TOP OF CEILING FAN BLADE.
 - MIN 20" FROM PERMANENTLY INSTALLED COOKING SURFACE, PERMITTED TO REDUCE TO 10" MIN WITH IGNITION ALARM WITH SILENCE SWITCH, AND 6" MIN WITH PHOTOELECTRIC SMOKE ALARM.
 - MAX 12" VERTICALLY DOWN FROM THE HIGHEST POINT OF THE CEILING.

NOTES ON CARBON MONOXIDE ALARMS (R315(C)BC 420.6)

- REQUIRED FOR SLEEPING QUARTERS AND SLEEPING QUARTERS WITH FUEL-BURNING APPLIANCES AND/OR WITH ATTACHED GARAGE.
- LOCATIONS:
 - ROOMS OR HALLWAYS GIVING ACCESS TO BEDROOMS
 - ONE EVERY LEVEL INCLUDING BASEMENT & HABITABLE ATTIC
 - IN BEDROOM IF GAS BURNING APPLIANCE INSTALLED WITHIN BEDROOM ON ITS ATTACHED BATHROOM.
- POWER & ALARM AUDIBILITY:
 - SMALL AS SMOKE DETECTORS

NOTES ON ELECTRICAL POWER OUTLETS

- ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT, BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
- ADDITIONAL RECEPTACLE OUTLETS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
 - 12 FEET O.C. MAX. AND WITHIN 6 FEET OF THE END OF THE WALLS.
 - ANY WALL SPACE 2 OR MORE FEET WIDE.
 - AT EACH KITCHEN AND DINING AREA COUNTER SPACE (INCLUDING ISLAND/PENINSULAR COUNTER) WIDER THAN 12 INCHES. LOCATE SO THAT NO POINT ALONG THE COUNTER WALL IS OVER 24 INCHES FROM THE RECEPTACLE.
 - WITHIN 36 INCHES OF THE OUTSIDE EDGE OF THE EACH BATHROOM BASIN AND ON THE WALL THAT IS ADJACENT TO THE BASIN.
 - IN ANY HALLWAY 10 FEET OR MORE IN LENGTH.
- PROVIDE GFCO PROTECTED OUTLETS IN THE FOLLOWING LOCATIONS:
 - BATHROOMS.
 - AT ALL KITCHEN COUNTERTOPS
 - EXTERIOR (CEC ART. 210.8(B))
- KITCHEN - PROVIDE AT LEAST TWO SEPARATE 20-AMP CIRCUITS FOR SMALL KITCHEN APPLIANCES. THESE CIRCUITS ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY. THEY CANNOT SERVE DISHWASHER, MICROWAVE, RANGE HOOD, GARAGE DISPOSAL, ETC. (CEC ART. 210.5(B)).
- PROVIDE LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES WITH LABEL "SUITABLE FOR DAMP LOCATIONS" (CEC ART 410-4.6)

ELECTRICAL/MECHANICAL LEGEND



LEGEND/ABBREVIATION



No.	Revision/Issue	Date

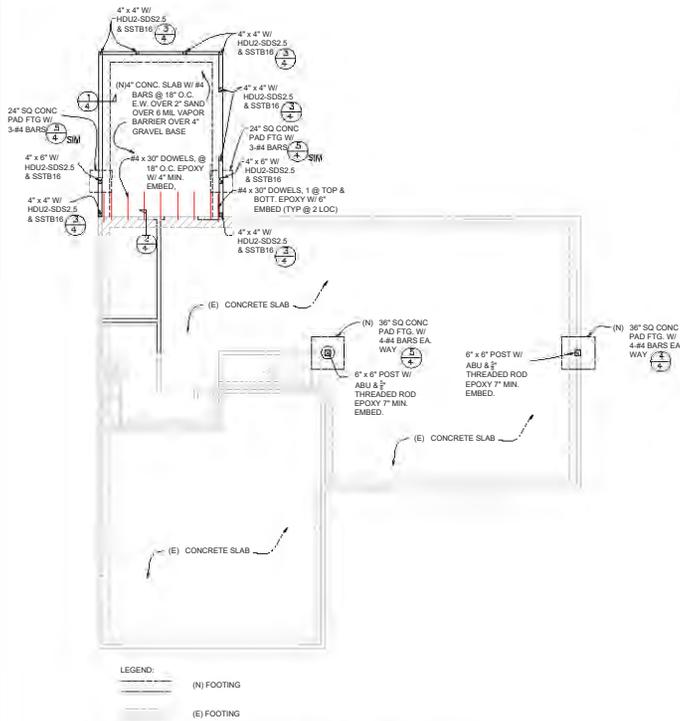
DRAFTED BY:
MICHAEL T. PERALTA
GENERAL CONTRACTOR
MAXIMUM BUILDERS INC

ADDITION OF BEDROOM & REMODEL OF KITCHEN COMPLEX AND 1/2 BATH
2091 CORTE PRIMAVERA, SANTA CLARA, CA 95054

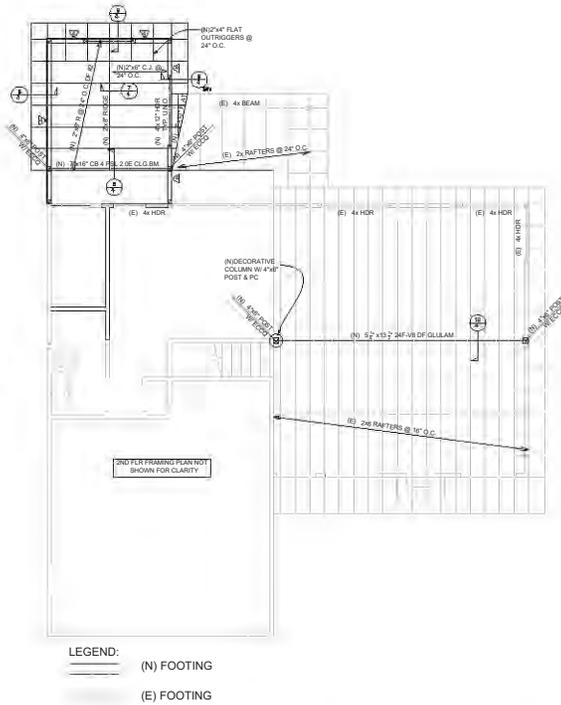
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Date: 10-25-2020
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2



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



LOWER ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

SHEARWALL SCHEDULE (SWS)				
SHEARWALL TYPE	PANEL NAILING	SILL PLATE BOLTING (FLOOR)	SILL PLATE BOLTING (FOOTING)	V (PLF)
4	3/4" PLYWOOD OR OSB W/ 8d @ 6" O.C. EDGES & 12" O.C. FIELD	3/4" PLYWOOD OR OSB W/ 8d @ 6" O.C. EDGES & 12" O.C. FIELD	3/4" x 12" @ 3'-6" O.C.	260

- NOTES**
- PANELS SHALL BE APA RATED SHEATING. APA RATED SIDING AND OTHER APA GRADES EXCEPT SPECIES GROUP 5.
 - NAILS SHALL BE COMMON OR GALVANIZED BOX.
 - PANELS SHALL BE APPLIED DIRECT TO FRAMING.
 - ANCHOR BOLTS SHALL BE EMBEDDED 7" MINIMUM INTO GRADE BEAMS.
 - ALL ANCHOR BOLTS TO BE PROVIDED WITH 3"x3"x1/2" PLATE WASHER
 - ALL EXTERIOR WALL TO BE TYPE SHEARWALL, U.N.O.

- SHEET NOTES**
- SEE GENERAL NOTES ON SHEET 1
 - ROOF SHEATING SHALL BE 3/4" THICK ODX STRUCTURAL II PLYWOOD OR APPROVED EQUAL O.S.B. SHEATING NAIL WITH 8d COMMON NAIL @ 6" O.C. AT EDGES AND 12" O.C. AT FIELD.
 - DO NOT SCALE THE PLANS. ANY UNCLEAR, MISPRINT DIMENSIONS OR DISCREPANCIES ON PLANS SHALL BROUGHT TO THE ATTENTION OF THE PROJECT DESIGNER/ENGINEER FOR REVIEW AND CLARIFICATION.
 - CONTINUOUS INSPECTION FOR INSTALLATION OF TIE-DOWN BOLTS IN THE EXISTING FOOTING SHALL BE BY THE PROJECT ENGINEER OR CITY APPROVED INSPECTION AGENCIES.

No.	Revision/Issue	Date

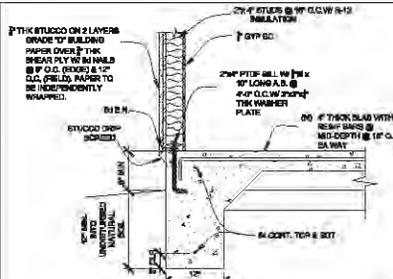
DRAFTED BY:
[Signature]
MICHAEL T. PERALTA
GENERAL CONTRACTOR
MAXIMUM BUILDERS INC

PROJECT NAME AND NUMBER:
ADDITION OF BEDROOM & REMODEL OF KITCHEN COMPLEX AND 1/2 BATH
2091 CORTE PRIMAVERA, SANTA CLARA, CA 95054

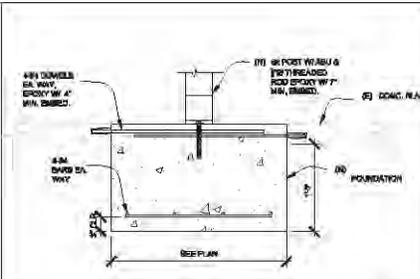
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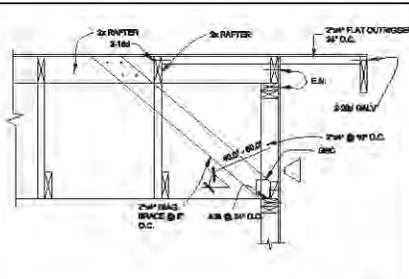
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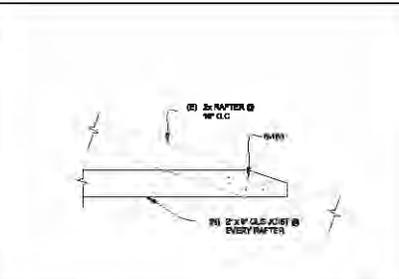
TYPICAL EDGE FOOTING DETAIL SCALE: 1" = 1'-0" 1



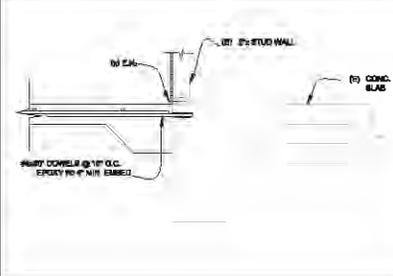
COLUMN FOOTING SCALE: 1" = 1'-0" 5



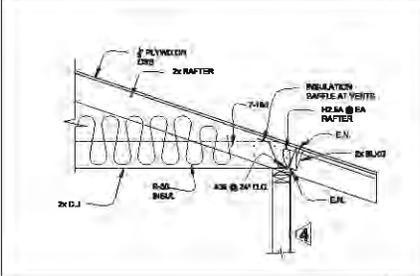
GABLE END DETAIL SCALE: 1" = 1'-0" 9



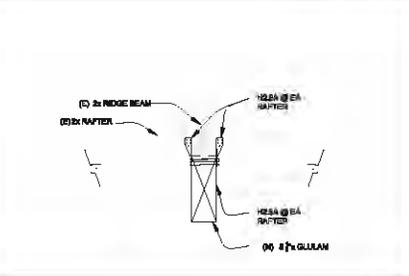
CJ TO (E) RAFTER DETAIL SCALE: 1" = 1'-0" 11



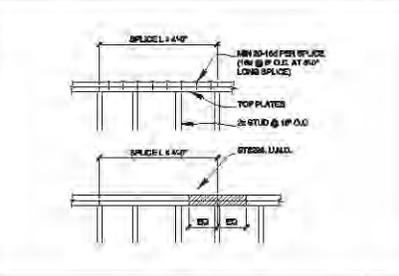
FOOTING CONNECTION DETAIL SCALE: 1" = 1'-0" 2



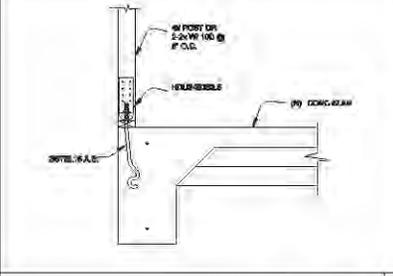
EAVE DETAIL SCALE: 1" = 1'-0" 6



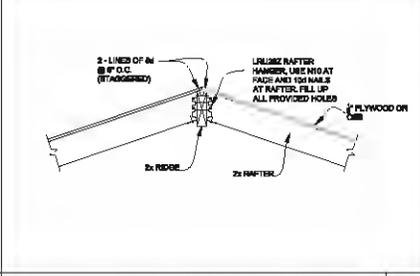
GLULAM TO RIDGE DETAIL SCALE: 1" = 1'-0" 10



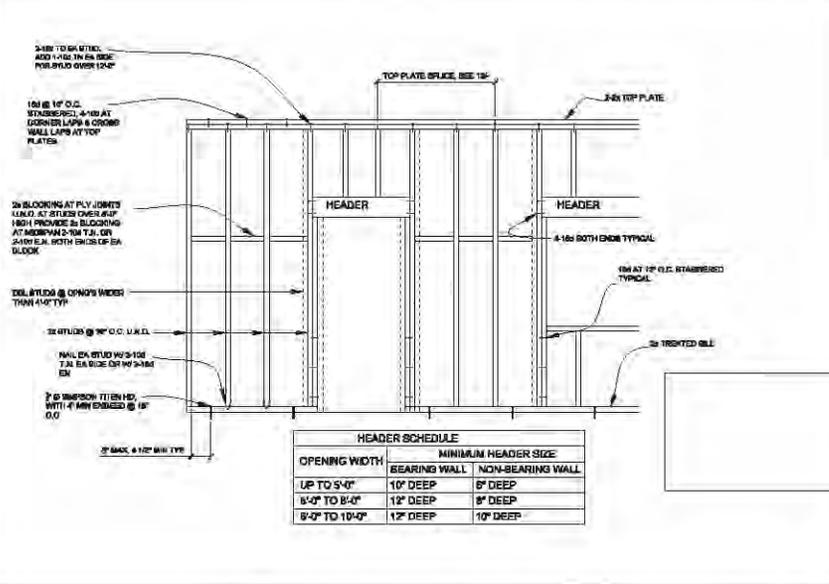
TYPICAL SPLICE PLATE DETAIL SCALE: 3/4" = 1'-0" 12



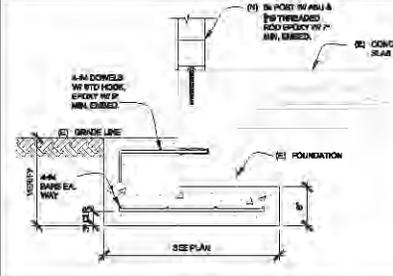
TIE DOWN DETAIL @ (N) FOOTING SCALE: 1" = 1'-0" 3



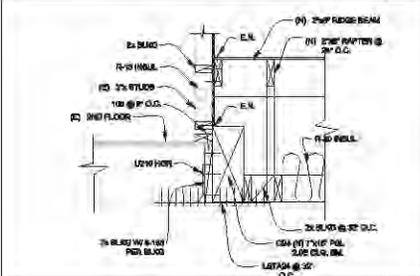
DETAIL @ RIDGE SCALE: 1" = 1'-0" 7



TYPICAL WALL FRAMING DETAIL SCALE: 3/4" = 1'-0" 13



COLUMN FOOTING @ (E) SCALE: 1" = 1'-0" 4



PSL BEAM TO (E) FJ DETAIL SCALE: 1" = 1'-0" 8

HEADER SCHEDULE		
OPENING WIDTH	MINIMUM HEADER SIZE	
	BEARING WALL	NON-BEARING WALL
UP TO 5'-0"	10" DEEP	8" DEEP
5'-0" TO 8'-0"	12" DEEP	9" DEEP
8'-0" TO 10'-0"	12" DEEP	10" DEEP

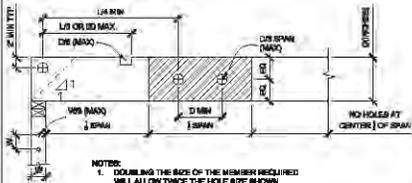
REVISION FRAME

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No.	Revision/Issue	Date
DRAFTED BY: <i>[Signature]</i>		
MICHAEL T. PERALTA GENERAL CONTRACTOR MAXIMUM BUILDERS INC		

Project Name: 03010
 ADDITION OF BEDROOM & REMODEL OF KITCHEN COMPLEX AND 1/2 BATH
 2091 CORTE PRIMAVERA, SANTA CLARA, CA 95054

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Date:	8-15-2020	
Scale:	OF 7 SHEET	

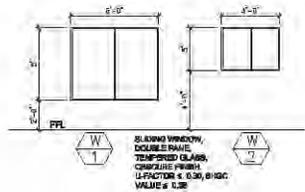


HOLES & NOTCHED @ JOIST & STUDS SCALE: 1/2" = 1'-0" 14

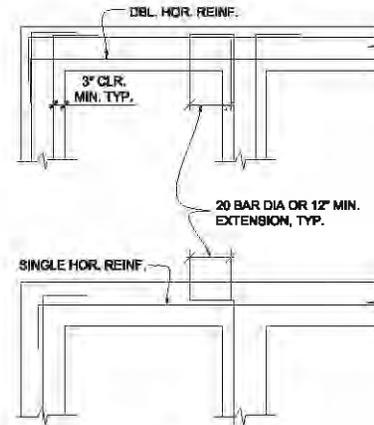
DOOR SCHEDULE

MARK	WIDTH	HEIGHT	TYPE
D1	3'-0"	6'-8"	MPD

WINDOW SCHEDULE

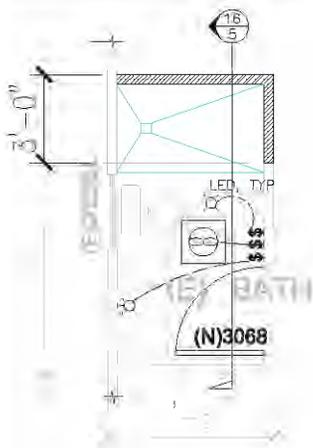
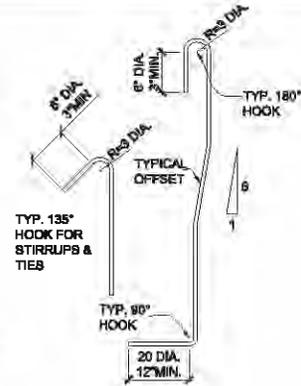


ENLARGE TOILET & BATH PLAN SCALE: 1/2" = 1'-0" 17

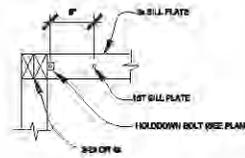


BAR SIZE	BAR DIA	48 DIA
#3	0.375"	1'-8"
#4	0.50"	2'-0"
#5	0.525"	2'-2"

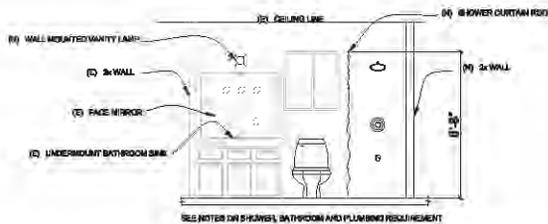
TYPICAL HOR. CONC. REINF NTS 19



ENLARGE TOILET & BATH PLAN SCALE: 1/2" = 1'-0" 15



HOLDDOWN & SILL BOLT SCALE: 1/2" = 1'-0" 18



TOILET AND BATH SECTION ELEVATION SCALE: 1/2" = 1'-0" 16

Revisy/Issue	Date
DRAFTED BY: MICHAEL T. PERALTA GENERAL CONTRACTOR MAXIMUM BUILDERS INC	

PROJECT NAME: ADDITION OF BEDROOM & REMODEL OF KITCHEN COMPLEX AND 1/2 BATH
 2091 CORTE PRIMAVERA, SANTA CLARA, CA 95054

Sheet	5
Date	10-25-2020
Scale	OF 7 SHEET

REVISION FRAME SHEET

