

ROBERTS RESIDENCE

ABBREVIATIONS	PROJECT DESCRIPTION	460 MURIEL COURT, SANTA CLARA, CA 95051	INDEX	CODE TABULATION																																																												
<p>ADJ ADJUSTABLE ALUM ALUMINUM ALT ALTERNATE ATT. ACC. ATTIC ACCESS</p> <p>BD BOARD BLD BUILDING BLK BLACK BOA BOARDS BOT BOTTOM BRKFAST BREAKFAST</p> <p>CAB CABINET CEN CENTERLINE CER CERAMIC CELG CEILING CLOZ CLOSET CLR CLEAR COLL COLLAR CONC CONCRETE CONT CONTINUOUS</p> <p>DBL DOUBLE DIM DETAIL DIA DIAMETER DIM DIMENSION DUALS FIR DOUBLE-GLASS FIR DN DOWN DR DOOR D.S DOWN SPOUT DRWS DRAWINGS</p> <p>EXT EXISTING CA EACH EG EXAMPLE ELEC ELECTRICAL ELV ELEVATION EQM EQUIPMENT EXT EXTERIOR</p> <p>F FINISH FRSH FRESH FLOOR FLR FLOOR F.P.F FACE OF FINISH F.S.F FACE OF STUD FRM FRAME FT. FEET OR FEET FURS FURRING</p> <p>GA GAUGE GAL GALLON GALV GALVANIZED G.I. GALVANIZED IRON GYPSD GYPSUM BOARD GLS GLASS GRD GRASS GRK GRK H FISH/HESHT HD HOSE DHD H.S. HOLLOW CORE H.M.D. HORIZONTAL HORIZ HORIZONTAL HRT HERT INSUL INSULATION INFO INFORMATION INT INT JSTS JOISTS</p> <p>LAM LAMINATE LWD LAMP M MASTER MATL MATERIAL METS METALS MIN MINIMUM MNT MOUNTED MAX MAXIMUM MECH MECHANICAL MEMB MEMBRANE MFR MANUFACTURE</p> <p>KEY KEY NIC NOT IN CONTRACT NUM NUMBER N/S NOT TO SCALE ON CENTER OD OUTSIDE DIAMETER OPP OPPOSITE P PLATE PLMB PLUMBING PLMB/LEADR PLUMBING/LEADR PLYWD PLYWOOD FR FRAME P.T. PRESURE TREATED PVC POLYVINYL CHLORIDE QNT QUANTITY</p> <p>R RADIIUS R/L RAIN R/WL RAIN WATER LEADER RS ROOF R/S ROOF OPENING REQ REQUIRED S.C. SOLID CORE SECT SECTION SHELF SHELF SHT SHEET SHT BREATHING SPW SPANNER SW SW SK SINK S/R SHELL & RAISE SPEC SPECIFICATIONS SQ SQUARE S/S STAINLESS STEEL STD STANDARD STR STORAGE STRUCT STRUCTURAL</p> <p>T&G TANK & GRADE THK THICKNESS TOP TOP TYP TYPICAL</p> <p>VT VENT VST VENT</p> <p>WD WIDTH W/W WITH W.C. WATER CLOSET W/O WITHOUT W/PF WATERPROOF WSC WATERSCAPING WVF WELDED WIRE FABRIC</p>	<p>PROPOSED PROJECT 2ND STORY ADDITION MASTER BEDROOM AND BATH 478 SQFT.</p>	<p>GENERAL NOTES</p> <p>1. THIS DRAWING IS AN INSTRUMENT OF SERVICE ONLY AND IS, AND SHALL REMAIN THE PROPERTY OF DESIGNER. NO REPRODUCTION OR OTHER USE SHALL BE MADE BY ANY PERSON OR FIRM WITHOUT WRITTEN PERMISSION OF DESIGNER.</p> <p>2. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE SPECIFIC SITE FOR WHICH THEY WERE PREPARED AND THE PUBLICATION THEREOF SHALL BE EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH DESIGNER WITHOUT NECESSARY VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE RESTRICTIONS.</p> <p>3. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE CITY AND COUNTY OF PROJECT JURISDICTION, SUCH AS PLANNING AND BUILDING DEPARTMENT AND HAVE BEEN REVIEWED AND THEREFORE RELEASED FOR CONSTRUCTION.</p> <p>4. EACH DRAWING IS PART OF THE SET AND IS NOT TO BE USED ALONE.</p> <p>5. IT IS THE PURPOSE OF THESE PLANS AND NOTES TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED "NIC" (NOT IN CONTRACT).</p> <p>6. DESIGNER DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE, AND NO PROVISIONS OF THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR FROM ANY LIABILITY DUE TO NEGLIGENCE, INCOMPETENCE OR ERRORS OF OMISSIONS.</p> <p>7. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY ORDINANCES, NOTHING IN THE ACCOMPANYING DOCUMENTS SHALL BE CONSIDERED TO PERMIT WORK THAT DOES NOT CONFORM TO THESE REGULATIONS.</p> <p>8. ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF DESIGNER IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY DESIGNER BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.</p> <p>9. SHOULD THE DRAWINGS FOR ANY REASON DISAGREE IN THEMSELVES OR WITH THE SPECIFICATIONS, OR THE SPECIFICATIONS DISAGREE IN THEMSELVES, THE BETTER QUALITY AND/OR THE GREATER QUANTITY OF WORK AND MATERIAL WILL BE ESTIMATED UPON, AND UNLESS OTHERWISE ORDERED IN WRITING, SHALL BE FURNISHED AND INSTALLED.</p> <p>10. NO STRUCTURAL MEMBER SHALL BE NOTCHED, BORED OR OTHERWISE MODIFIED WITHOUT PERMISSION FROM DESIGNER.</p> <p>11. ALL STRUCTURAL DRAWINGS SHALL BE REVIEWED AND APPROVED BY A CALIFORNIA LICENSED STRUCTURAL ENGINEER. ANY RECOMMENDATION SHALL BE FORWARDED TO DESIGNER FOR A PROPER REVISION PRIOR TO CONSTRUCTION.</p> <p>12. THE ASSUME PROPERTY LINE VERIFICATION IS BASED ON TOPOGRAPHIC SURVEY PROVIDED BY A CALIFORNIA LICENSED SURVEYOR OR RECORD. THEREFORE, THE ACCURACY IS NOT GUARANTEED BY DESIGNER. SEE SURVEY MAP FOR ACCURATE PROPERTY LINE AND BOUNDARY LOCATION.</p> <p>13. CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY DESIGNER REGARDING ANY CONDITION REQUIRING MODIFICATION OR CHANGE BEFORE PROCEEDING WITH THE WORK.</p> <p>14. THE CONTRACTOR AND THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE CORRECT PROGRESS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURE THAT EACH SUBCONTRACTOR PERFORMS THE WORK IN ACCORDANCE WITH ALL CODES IN A TIMELY MANNER TO ASSURE COORDINATION WITH OTHER SUBCONTRACTORS.</p> <p>15. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO THE FACE OF STUD OR CONCRETE UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FINISH FACE OF CEILING UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH WORK. NOTIFY DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.</p> <p>16. CONTRACTOR SHALL COORDINATE ANY WORK THAT MAY BE PERFORMED BY OTHER CONTRACTORS AND/OR SUBCONTRACTORS. DISCREPANCIES, IF ANY, SHOULD BE BROUGHT TO THE ATTENTION OF DESIGNER FOR RESOLUTION PRIOR TO PROCEEDING.</p>	<p>ARCHITECTURAL</p> <p>A-10 TITLE SHEET A-20 SITE PLAN A-20 DEMOLITION FLOOR PLAN A-31 FLOOR PLAN A-32 ELECTRICAL & RCP A-33 ROOF PLAN A-40 EXTERIOR ELEVATIONS A-50 SECTIONS A-60 SCHEDULE A-70 DOOR DETAILS A-71 WINDOW DETAILS A-80 DETAILS A-91 FIRE PLACE INSERT OUTSHEETS</p> <p>TITLE 24 T24 ENERGY COMPLIANCE</p> <p>STRUCTURAL</p> <p>S-1 1ST FLOOR FRAMING & FOUNDATION PLAN S-2 2ND FLOOR & LOWER ROOF FRAMING PLAN S-3 UPPER ROOF FRAMING PLAN S-4 1ST FLOOR FRAMING DETAILS S-5 2ND FLOOR FRAMING DETAILS S-6 LATERAL DETAILS</p>	<p>A.P.N. 2549225 ZONING: R-14 LOCATION: 460 MURIEL COURT SANTA CLARA, CA 95051 LOT AREA: 1090 SQUARE FEET CONSTRUCTION TYPE: V-P SINGLE FAMILY DWELLING SLOPE: LESS THAN 50% APPLICABLE BUILDING CODES: A. 200 CALIFORNIA BUILDING CODE B. 200 CALIFORNIA RESIDENTIAL CODE C. 200 CALIFORNIA MECHANICAL CODE D. 200 CALIFORNIA PLUMBING CODE E. 200 CALIFORNIA ELECTRICAL CODE F. 200 CALIFORNIA FIRE CODE G. 200 CALIFORNIA GREEN BUILDING STANDARD H. CITY OF LOS ANGELES MUNICIPAL CODE</p> <p>BUILDING CODE USED PERFORM THE WORK ACCORDING TO THE BUILDING CODES, ORDINANCES AND LAWS OF THE AUTHORITY HAVING JURISDICTION OF THE PROJECT WHICH INCLUDE BUT ARE NOT LIMITED TO: A. 200 CALIFORNIA BUILDING CODE B. 200 CALIFORNIA RESIDENTIAL CODE C. 200 CALIFORNIA MECHANICAL CODE D. 200 CALIFORNIA PLUMBING CODE E. 200 CALIFORNIA ELECTRICAL CODE F. 200 CALIFORNIA FIRE CODE G. 200 CALIFORNIA GREEN BUILDING STANDARD H. CITY OF LOS ANGELES MUNICIPAL CODE</p> <table border="1"> <thead> <tr> <th>TABULATION</th> <th>REQUIRED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>MIN. YARD SET BACK:</td> <td></td> <td></td> </tr> <tr> <td>FRONT: SOUTH (FT)</td> <td>20 FT.</td> <td>20 FT.</td> </tr> <tr> <td>SEE: EAST (WEST) (FT)</td> <td>5 FT.</td> <td>5 FT.</td> </tr> <tr> <td>REAR: NORTH (FT)</td> <td>20 FT.</td> <td>20 FT.</td> </tr> <tr> <td>MAX. HEIGHT:</td> <td></td> <td>22'-0" FT.</td> </tr> <tr> <td>PRINCIPAL PARKING:</td> <td>25 FT.</td> <td></td> </tr> <tr> <td>NUMBER OF PARKING:</td> <td></td> <td></td> </tr> <tr> <td>COVERED GARAGE:</td> <td>2</td> <td>2</td> </tr> <tr> <td>NUMBER OF STOREY:</td> <td>2</td> <td>2 STOREY</td> </tr> <tr> <td>NUMBER OF BEDROOM:</td> <td></td> <td>4</td> </tr> <tr> <td>TOTAL FLR. AREA/ SQ. FT.:</td> <td></td> <td></td> </tr> <tr> <td>FLOOR AREA RATIO (F.A.R.):</td> <td>40%</td> <td>50%</td> </tr> <tr> <td>(A) FIRST FLOOR LIVING AREA</td> <td>174 sq.ft.</td> <td>71 sq.ft.</td> </tr> <tr> <td>(B) FIRST FLOOR LIVING AREA</td> <td>71 sq.ft.</td> <td>71 sq.ft.</td> </tr> <tr> <td>TOTAL (C) LIVING AREA</td> <td>245 sq.ft.</td> <td>142 sq.ft.</td> </tr> <tr> <td>ADDITIONAL</td> <td>239 sq.ft.</td> <td>239 sq.ft.</td> </tr> <tr> <td>TOTAL LIVING AREA</td> <td>484 sq.ft.</td> <td>381 sq.ft.</td> </tr> <tr> <td>GROSS LOT AREA</td> <td>1090 sq.ft.</td> <td>1090 sq.ft.</td> </tr> <tr> <td>(GARAGE):</td> <td></td> <td>50 sq.ft.</td> </tr> </tbody> </table> <p>JURISDICTION: CITY OF SANTA CLARA 800 WASHINGTON AVENUE SANTA CLARA, CA 95050</p>	TABULATION	REQUIRED	PROPOSED	MIN. YARD SET BACK:			FRONT: SOUTH (FT)	20 FT.	20 FT.	SEE: EAST (WEST) (FT)	5 FT.	5 FT.	REAR: NORTH (FT)	20 FT.	20 FT.	MAX. HEIGHT:		22'-0" FT.	PRINCIPAL PARKING:	25 FT.		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THE CONTRACTOR, IN THE WORK OF ALL TRADE DISCIPLINES, WILL PERFORM ANY AND ALL CUTTING, PATCHING, REPAIRING, RESTORING AND THE LIKE AS NECESSARY TO COMPLETE THE WORK AND RESTORE DAMAGED OR AFFECTED SERVICES RESULTING FROM THE WORK OF THIS CONTRACT TO THEIR ORIGINAL CONDITIONS TO THE SATISFACTION OF DESIGNER AND OWNER.</p> <p>23. CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. ALL TOOLS, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.</p> <p>24. ALL CONSTRUCTION ACTIVITIES SHALL BE IN CONFORMANCE WITH THE SANTA CLARA COUNTY NOISE ORDINANCE SECTION 10-2. CONSTRUCTION ACTIVITIES ARE PROHIBITED BETWEEN THE HOURS OF 7:00 PM. AND 7:00 AM. ON WEDNESDAYS AND SATURDAYS, OR AT ANY TIME ON SUNDAYS AND LEGAL HOLIDAYS FOR THE DURATION OF CONSTRUCTION.</p> <p>25. CONSTRUCT ALL OF THE APPROPRIATED IMPROVEMENTS. CONSTRUCTION STAKING IS REQUIRED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.</p> <p>26. ALL NEW ON-SITE UTILITIES, MAINS AND SERVICES SHALL BE PLACED UNDERGROUND AND EXTENDED TO SERVE THE PROPOSED RESIDENCE.</p> <p>27. A TREE REMOVAL PERMIT WILL BE REQUIRED TO REMOVE ANY TREE WITH THE MAIN TRUNK OR STEM MEASURING 8" INCHES OR GREATER IN CIRCUMFERENCE (31 INCHES OR MORE IN DIAMETER) AT A HEIGHT OF 45 FEET ABOVE GROUND LEVEL, OR, IN THE CASE OF MULTI-TRUNK TREES, A TOTAL OF 394 INCHES IN CIRCUMFERENCE (34 INCHES IN DIAMETER) PER SECTION 66 OF THE COUNTY ORDINANCE CODE.</p> <p>28. BMP'S (BEST MANAGEMENT PRACTICES) IN EROSION AND SEDIMENT CONTROL, AS DEFINED BY THE EPA SHALL BE IMPLEMENTED DURING CONSTRUCTION TO ENSURE NO RUN-OFF ONTO NEIGHBORING PROPERTY.</p> <p>29. VERIFICATION OF REPLACEMENT OF ALL EXISTING TO REMAIN NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES AS SPECIFIED IN CALIF. CODE SECTION 101-101.8 SHALL BE PROVIDED TO THE TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION. THIS REQUIREMENT APPLIES TO ALL EXISTING TO REMAIN PLUMBING FIXTURES LOCATED WITHIN THE STRUCTURE UNDER THE SCOPE OF THIS PERMIT.</p> <p>30. ALL NEW PLUMBING FIXTURES MUST COMPLY WITH THE REDUCED FLOW RATES AS SPECIFIED INT THE 2009 CODES.</p> <p>31. THE BUILDER MUST PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 1, 10-100.6) THAT INCLUDES A LIST OF LAMP(S) INSTALLED IN THE LUMINAIRES.</p> <p>32. DOCUMENTATION SHALL BE PROVIDED PRIOR TO FINAL INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION.</p> <p>33. FINAL INSPECTION A MANUAL, CONTACT DISK, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA IN INCLUDING ITEMS 1 THROUGH 12 IN ACCORDANCE WITH CODES SECTION 4401 SHALL BE PLACED IN THE BUILDING.</p> <p>34. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OPENINGS IN SOLE/DOTTOM PLATES AT EXTERIOR SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH GEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS CODES SECTION 4404.</p>	<p>PROJECT TEAM</p> <p>OWNER ROBERTS ROBERTS 460 MURIEL CT. SANTA CLARA, CA 95051</p> <p>ARCHITECT CLINO STUDIO INC. 116 BLAUG MOUNTAIN CIRCLE PREMONT, CA 94556 TEL: (408) 765-7522</p> <p>STRUCTURAL ENGINEER ARCHENGEERING 2760 SANDERS ST. #2 SANTA CLARA, CA 95054 TEL: (408) 9592604</p> <p>ENERGY CONSULTANTS ENERGY CONSULT LLC 411 N. HARRIS BLVD. #205 SAN FERRIS, CA 95074 TEL: (414) 247-1628</p>	<p>VICINITY MAP</p> <p>SYMBOLS</p> <table border="1"> <tbody> <tr> <td>(X) DETAIL NUMBER</td> <td>(X) REFERENCE ITEM</td> </tr> <tr> <td>(XX) DETAIL SHEET</td> <td>(X) SHEET NUMBER</td> </tr> <tr> <td>(L) ELEV LETTER</td> <td>(L) REVISION NUMBER</td> </tr> <tr> <td>(L) ELEV SHEET</td> <td></td> </tr> <tr> <td>(L) PLAN REFERENCE NOTE KEY</td> <td>(L) SECTION LETTER</td> </tr> <tr> <td>(L) SECTION LETTER</td> <td>(L) SECTION SHEET</td> </tr> <tr> <td>(X) DOOR NUMBER REFERENCE KEY</td> <td></td> </tr> <tr> <td>(X) WINDOW NUMBER REFERENCE KEY</td> <td>(L) INTERIOR ELEV LETTER</td> </tr> <tr> <td></td> <td>(L) INTERIOR ELEV SHEET</td> </tr> </tbody> </table>	(X) DETAIL NUMBER	(X) REFERENCE ITEM	(XX) DETAIL SHEET	(X) SHEET NUMBER	(L) ELEV LETTER	(L) REVISION NUMBER	(L) ELEV SHEET		(L) PLAN REFERENCE NOTE KEY	(L) SECTION LETTER	(L) SECTION LETTER	(L) SECTION SHEET	(X) DOOR NUMBER REFERENCE KEY		(X) WINDOW NUMBER REFERENCE KEY	(L) INTERIOR ELEV LETTER		(L) INTERIOR ELEV SHEET																																										
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	<p>GREEN ENVIRONMENTAL QUALITY REQUIREMENTS:</p> <p>A. ALL ADHESIVES, SEALANTS, CALKES, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. CODES SECTION 4504.4.</p> <p>B. PRIOR TO FINAL INSPECTION A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER PROJECTS) MUST BE PROVIDED TO THE TOWN OF LOS GATOS BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CALKES, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETS, CUSHION AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CODES SECTION 4504.</p>			<p>DISCLAIMER</p> <p>This sheet and plans on this sheet are the property of the Designer. No part of this sheet or plans on this sheet may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the Designer. The Designer makes no representation or warranty, expressed or implied, as to the accuracy or completeness of the information on this sheet or plans on this sheet. The Designer shall not be held responsible for any errors or omissions on this sheet or plans on this sheet. The Designer shall not be held responsible for any damages or losses resulting from the use of this sheet or plans on this sheet.</p> <p>Date: _____ As NOTED Drawn: _____ Check: _____ Job: 2021-05-DRPRMD Sheet</p>																																																												

REVISIONS

178 BLACKBURN CIRCLE
SANTA CLARA, CA 95051
408-755-1722

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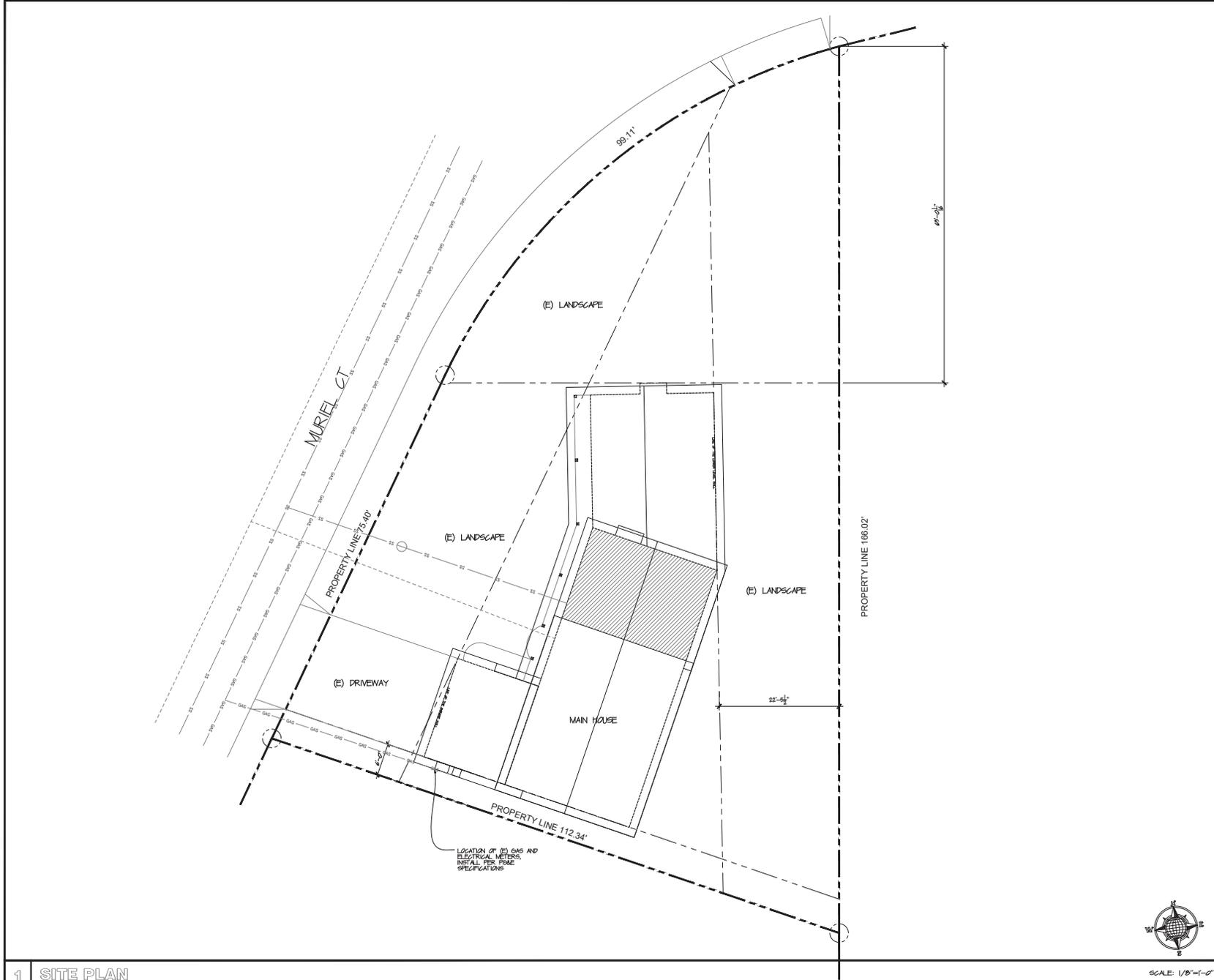
CERTIFIED ARCHITECT
NO. 51107
C-32574
Proc. 06-30-2019
STATE OF CALIFORNIA

ROBERTS RESIDENCE
460 MURIEL CT.
SANTA CLARA, CA 95051

NOT FOR CONSTRUCTION

TITLE SHEET
FILE NO.

A-1.0



NOTE

- SEE STRUCTURAL DRAWINGS FOR FOUNDATION PLAN AND DETAILS
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL DATUM PRIOR TO COMMENCEMENT OF CONSTRUCTION
- DRIVEWAY APPROACHES PER COUNTY STANDARD SEAL. THE DRIVEWAY APPROACH SHALL CONFORM TO COUNTY STANDARD SLOPES OF LESS THAN 5% GRADE WITHIN 10 FEET OF THE EDGE OF PAVEMENT, OR TO THE RIGHT OF WAY, WHICHEVER IS GREATER.

CALGREEN NOTES:

CGA. STORM WATER MANAGEMENT
 A. CONTRACTOR TO PROVIDE RETENTION BASINS OF SUFFICIENT SIZE TO RETAIN WATER ON SITE.
 B. WHERE STORM WATER IS CONVEYED TO THE PUBLIC DRAINAGE SYSTEM PROVIDE BARRIER OR WALL.
 C. CONFORMANCE TO LOCAL STORM WATER ORDINANCE.

ADDITION GREATER THAN 50% OF EXISTING SQUARE FOOTAGE. ALL OVERHEAD UTILITY SERVICES, INCLUDING TELEPHONE, ELECTRICAL, FIBER, AND ALL OTHER COMMUNICATIONS LINES SHALL BE INSTALLED UNDERGROUND.



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LEGEND



REVISIONS

NO.	DESCRIPTION



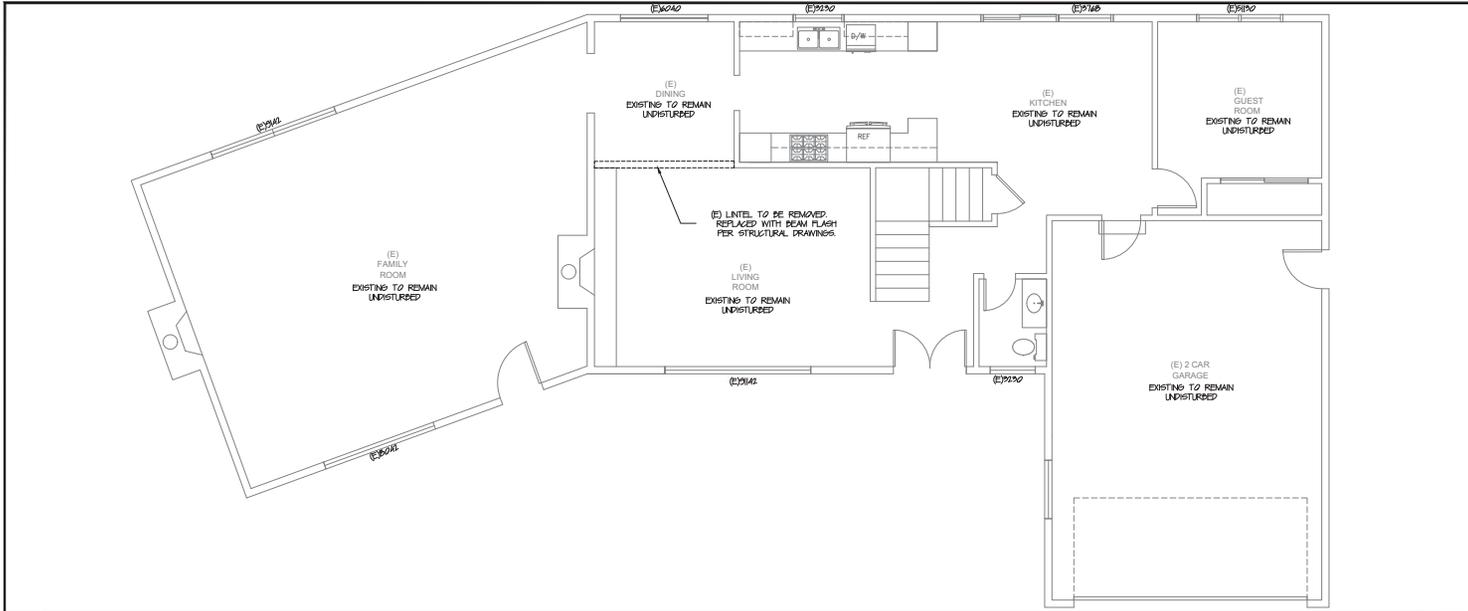
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SITE PLAN

FILE NO.

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Date: _____
 Scale: AS NOTED
 Drawn: MB Check
 Job: 2021-05-DPRRMD
 Sheet:



FLOOR PLAN KEY NOTES

----- WALL/PARTURE/CASEWORK TO BE DEMOLISHED

/// PATCH INDICATES AREA OF WORK

===== WALL/PARTURE/CASEWORK TO REMAIN

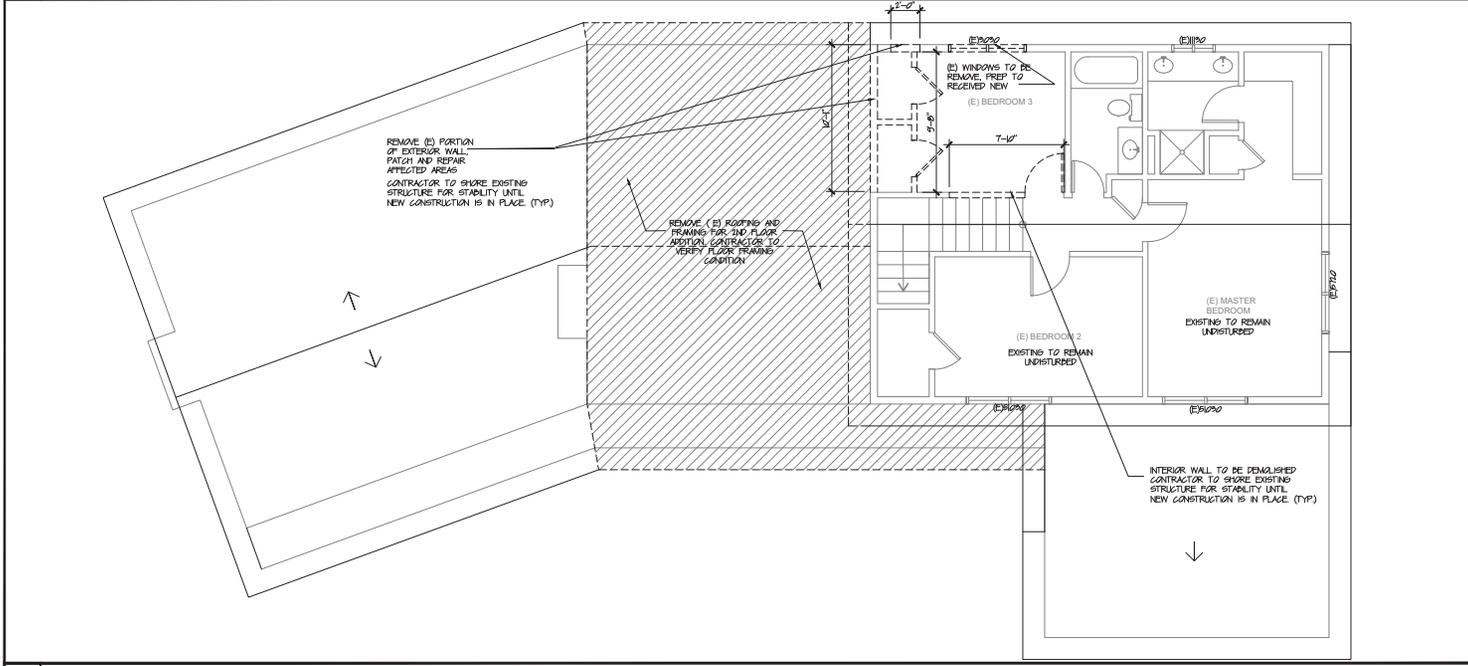
GENERAL NOTES

1. DRAWINGS REFLECTING AS-BUILT CONSTRUCTION ELEMENTS HAVE BEEN BASED ON ORIGINAL CONSTRUCTION DOCUMENTS, NOT AS-BUILT CONDITIONS. GC SHALL VERIFY (E) CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL PHYSICAL STRUCTURES/BUILDING ELEMENTS NOT INDICATED BY A "DASHED" LINE OR OTHERWISE DESIGNATED TO BE REMOVED, SHALL BE CONSIDERED (E) TO REMAIN AND PROTECTED IN PLACE.
3. ALL COMPONENTS SHOWN TO BE REMOVED ARE TO BE REMOVED IN THEIR ENTIRETY, INCLUDING ANY ASSOCIATED ACCESSORIES, ETC.; GC SHALL CAP EXPOSED ELEMENTS IN WALL, BELOW FLOOR, BACK TO PANEL, ETC.

DEMOLITION NOTES:

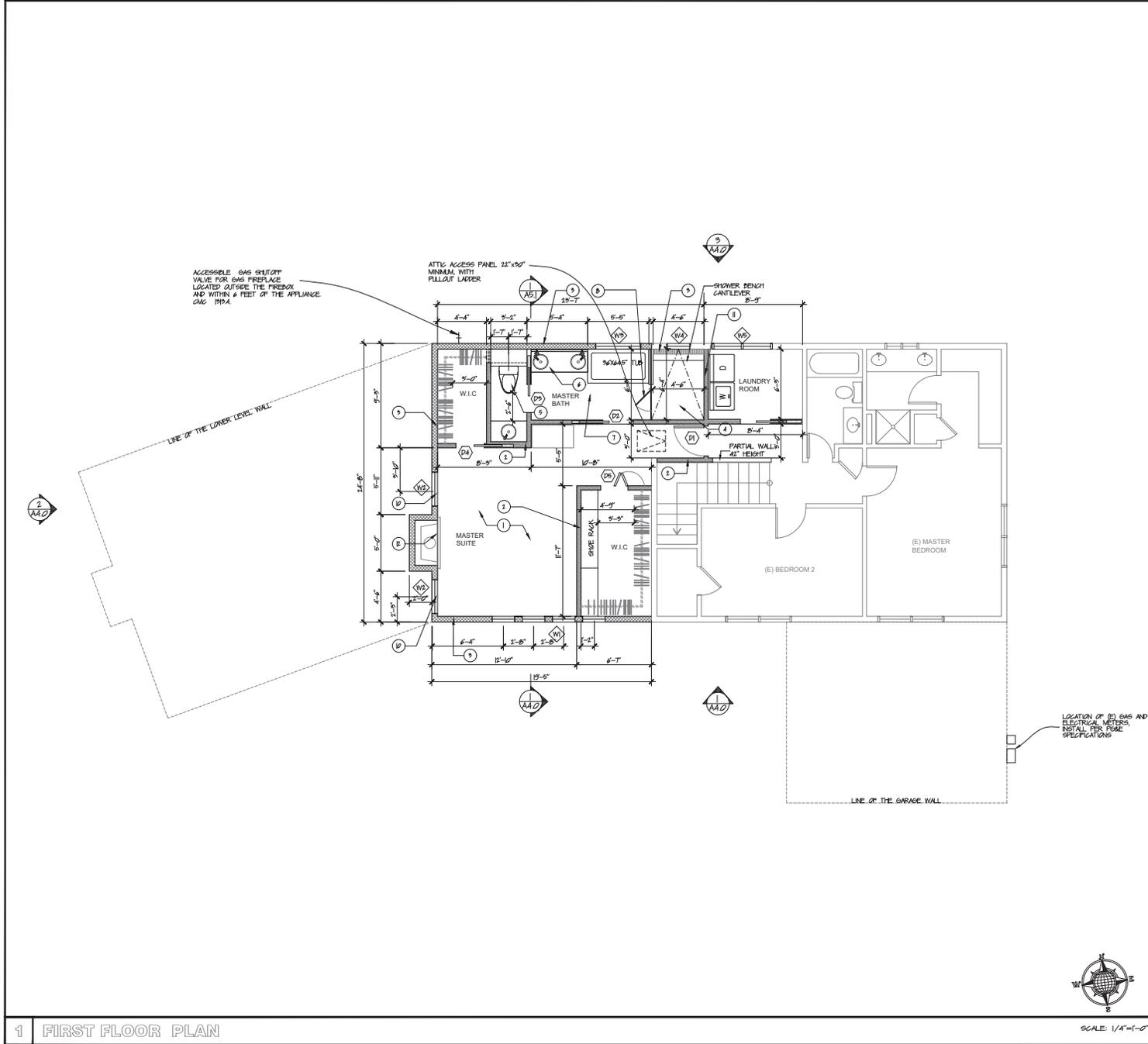
1. DEMOLITION PLAN IS PROVIDED FOR REFERENCE ONLY. GENERAL CONTRACTOR SHALL CAREFULLY COORDINATE DEMOLITION AND REMOVAL WITH NOTES AND DIMENSIONS INDICATING THE EXTENT AND NATURE OF NEW CONSTRUCTION SHOWN ELSEWHERE IN THESE DOCUMENTS.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURELY SHORING IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO THE REMOVAL OF ANY EXISTING SUPPORT STRUCTURES.
3. CAP-OFF PLUMBING, GAS, AND ELECTRICAL LINES AS REQUIRED.

1 LOWER FLOOR PLAN



2 UPPER FLOOR PLAN

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- ### KEYNOTES
- FLOORING TO BE SELECTED BY OWNER
 - INTERIOR WALLS 2x4 @ 24" O.C. 1/2" SHEET ROCK EA. SIDE SMOOTH FINISH R-19 INSULATION
 - EXTERIOR WALLS 2x6 CEMENT PLASTER FINISH - TREE GRAFT SMOOTH PLASTER FINISH OVER STUCCO LATH OVER 2 LAYERS GRADE 19' BUILDING PAPER
 - SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" (6 FT) (C.G.C. SECTION 4503.13). (N) JACKOZI TUB PROVIDE ACCESS PANEL FOR JACKOZI TUB CONTROL. MIN. AREA OF 100A SQIN FOR SHOWER (SUNKEN TUB OR EQUAL)
 - WATER CLOSET WITH 120 GPM
 - VANITY W/ MIRROR & M/C WITH MAX. FLOW RATE: 1.2 GPM AT 60 PSIG (MINIMUM SHALL NOTE BE LESS THAN 0.8 GPM AT 20 PSIG) (C.G.C. SECTION 4503.14)
 - BATHROOM FLOOR/WALL CERAMIC TILES TO BE SELECTED BY OWNER CERAMIC TILES ON GEMENT BOARD SUBSTRATE ON BATHROOM WALLS SURROUNDING TUBS AND SHOWERS. A SMOOTH, HARD, NON-ABSORBENT SURFACE CERAMIC TILES ON BATHROOM WALLS OVER A MOISTURE RESISTANT UNDERLAYMENT CEMENT, FIBER CEMENT, OR GLASS MATT GYPSUM BACKER TO A HEIGHT OF 12" ABOVE THE DRAIN INLET. SEE DETAIL 11/18/02
- NOTE: WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOUR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS.
- SHOWER DOOR MUST BE AT LEAST 22" WIDE, CFC 416
 - TRENCH DRAIN
 - EGRESS WINDOW COMPLIANCE W/ CFC 9036: MIN. OPENING AREA = 5.7 SQ. FT. FOR GRADE LEVEL AND 5.7 SQ. FT. FOR ALL LEVELS ABOVE GRADE. MIN. OPENING HEIGHT = 24" (2'-0") MIN. OPENING WIDTH = 20" (1'-8") BEDROOM EMERGENCY EGRESS OPENING IS TO BE MEASURED 4" ABOVE FINISH FLOOR
 - PROVIDE VENT TO OUTSIDE WITH A MAXIMUM LENGTH OF 16'-0" EQUIPPED WITH A BACK DRAFT DAMPER INCLUDING TWO 30 DEGREE ELBOWS AND A MINIMUM PIPE DIAMETER OF 4"
 - PROVIDE GAS SUPPLY FOR FIREPLACE UNIT OR ELECTRICAL HEATING IS WITH ELECTRICAL SYSTEM WITH HEAT TAPED NEW DRESS VENT GAS APPLIANCE FIREPLACE UNIT 3/4" PRE-PAD I.C.D. APPROVED OR EQUAL W/1" FIREPLACE W/ 1" TILE OR BRICK SURROUND & HEARTH FINISH & INSTALL PER MANUFACTURER.

- ### GENERAL NOTES
- WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS MAKE & MODEL NUMBER SHALL BE CALLED OUT PER SUPPLIERS AND/OR OWNERS SPECIFICATIONS WINDOWS TO BE DUAL-PANED (UNO)
 - ALL HEADERS SHALL BE @ 6'-8" WHERE CEILING IS 8'-0"
 - ALL EXTERIOR DOORS SHALL BE AT LEAST 1 7/8" THICK
 - ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFELY TEMPERED
 - PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES AS REQUIRED
 - SPRINKLES AND GAS VENTS, DUCTS & PIPING @ EACH FLOOR SHALL BE FIRE STOPPED
 - PROVIDE A/C/D/S SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA ALL DETECTORS TO BE INTERCONNECTED TYPICAL
 - GREEN BUILDING ITEM
 - PROVIDE FLOW RESTRICTOR ON 3 FAUCETS
 - PROVIDE FLOW RESTRICTOR ON 2 SHOWERHEADS - PROVIDE CHLORINE FILTER ON SHOWER HEAD

- ### FLOOR PLAN KEY NOTES
- (E) WALLS TO REMAIN
 - (N) VERTICAL VENT. SEND TO MATCH EXISTING
 - (N) INTERIOR WALLS 2x4 @ 24" O.C. 1/2" SHEET ROCK EA. SIDE SMOOTH FINISH WITH BATT INSULATION

NOTE ON PLANS THAT ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET-METAL, OR OTHER ACCEPTABLE METHODS AT THE TIME OF ROUGH INSTALLATION OF DURING CONSTRUCTION OF THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. (C.G.C. SECTION 4503.1)

NOTE: PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 10% MOISTURE CONTENT. (C.G.C. SECTION 4503.3)

SMOKE ALARMS AT THE FOLLOWING LOCATIONS: (1) ALL BEDROOMS (2) HALLWAYS LEADING TO BEDROOMS (3) ABOVE TOPS OF STAIRS AND (4) AT LEAST ONE AT EVERY LEVEL. (C.G.C. SECTION 903.4)

CARBON MONOXIDE ALARMS AT THE FOLLOWING LOCATIONS: (1) HALLWAYS LEADING TO BEDROOMS AND (2) AT LEAST ONE AT EVERY LEVEL. (C.G.C. SECTION 903.4)

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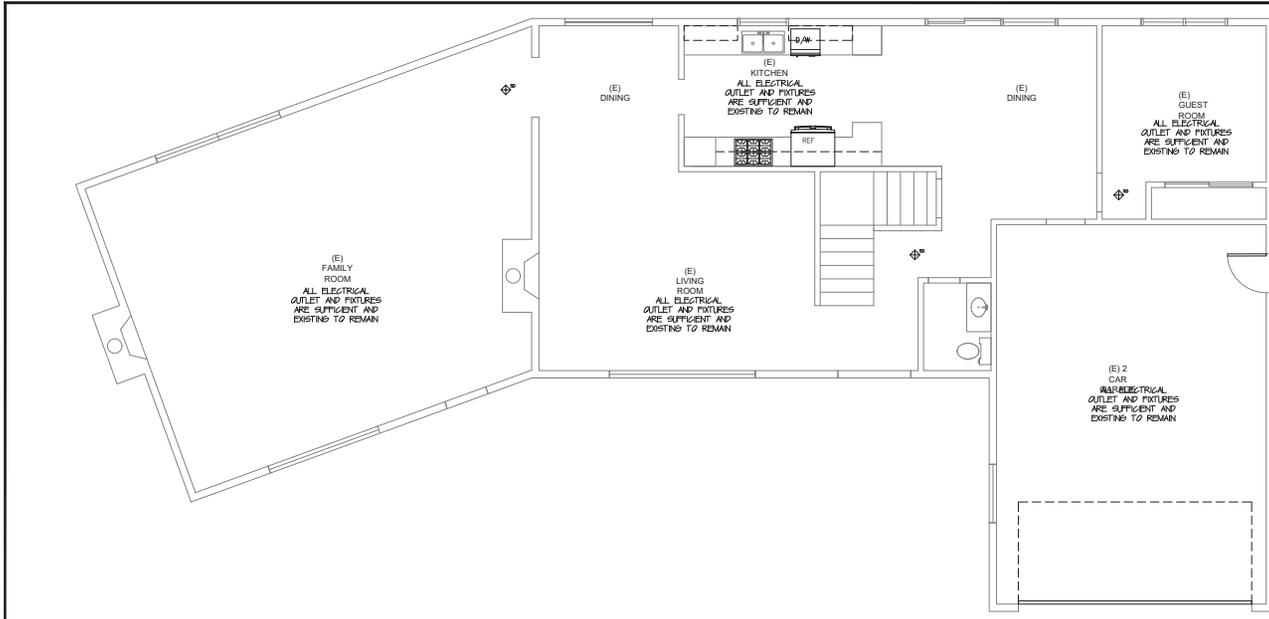
FLOOR PLAN

FILE NO. _____

A-3.1



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



D. ONE FIXTURE IN THE LAUNDRY ROOM CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR PROVIDED THE OCCUPANCY SENSOR THAT IS INITIALLY PROGRAMMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION) CEC 902(K) 21

E. SCREW-BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JWB (UNTIL APPENDIX B) COMPLIANT LAMPS. JWB COMPLIANT LIGHT SOURCES MUST BE MARKED AS JWB-ONLY OR JWB-SCREW-FIT (JWB-420-2" LUMINAIRES ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINAIRES)

F. ALL JWB COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS ARE CONTROLLED BY VACANCY SENSORS OR DIMMERS (EXCEPTIONS CLOSETS LESS THAN 10 SF AND HALLWAYS) CEC 902(K) 20

- CEILING RECESSED DOWNLIGHT LUMINAIRES
- LED LUMINAIRES WITH INTEGRAL SOURCES
- FIN-BASED LED LAMPS (1. SQUARE-RECT. 1. 6-1/4" RECESSED LED LIGHT SOURCES

G. ANY NIGHT LIGHTS, STEPS LIGHTS, AND PATH LIGHTS MUST BE HIGH EFFICACY AND CONTROLLED BY A VACANCY SENSOR. CEC 902(K) 20

H. COMPLETED OMR-LTS-01-E FORM MUST BE PROVIDED TO THE TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

I. INTERIOR LIGHTING FIXTURES AND/OR CONTROLS SHALL COMPLY WITH MANDATORY LIGHTING REQS.

J. ALL EXHAUST FANS TO BE SEPARATELY SWITCHED FROM THE LIGHTING SYSTEM.

K. BATHROOM EXHAUST FANS SHALL BE MINIMUM 50 CFM PER TABLE 51 OF ASHRAE 62.2. CONTRACTOR SHALL VERIFY ALL POWER.

L. REQUIREMENTS OF ALL APPLIANCES PRIOR TO OUTLET INSTALLATION 200 AMP ELECTRICAL PANEL IN LAUNDRY AREA

M. ALL RECEPTACLE OUTLETS TO BE TAMPER

N. RESISTANCE PER CEC 400.11

O. PROVIDE LIGHT SOURCES INTEGRAL TO DRAWERS, CABINETS, AND LINEN CLOSETS MUST BE HIGH EFFICACY AND CONTROLLED BY A VACANCY SENSOR. CEC 902(K) 20

P. ALL OUTDOOR LIGHTINGS AS HIGH EFFICACY WITH MANUAL ON/OFF SWITCH AND ONE OF THE FOLLOWING ACCORDANCE WITH CEC 902(K) 20

- PHOTOCONTROL AND MOTION SENSOR
- PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL
- HISTORICAL TIME SWITCH CONTROL
- ENERGY MANAGEMENT CONTROL SYSTEM

GABINET MANUFACTURER TO VERIFY DIMENSIONS AT SITE BEFORE FABRICATING CABINETS. SUBMIT SHOP DRAWINGS TO OWNER AS REQUIRED.

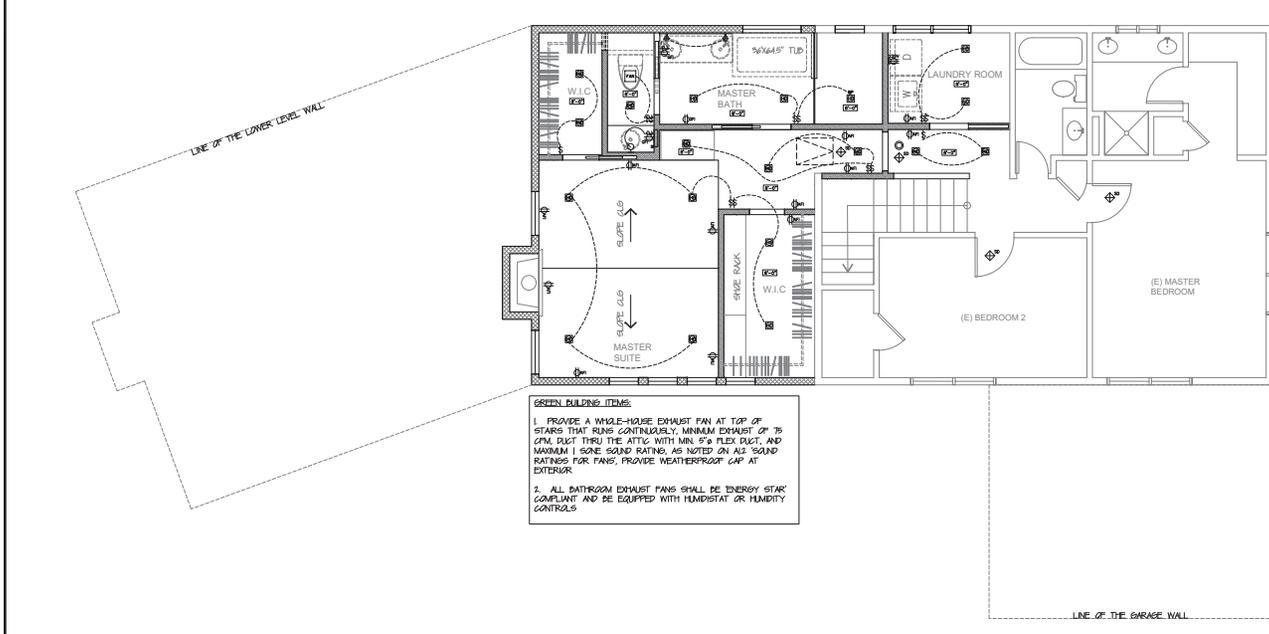
CONTRACTOR TO COORDINATE WITH OWNER & CABINET MANUFACTURER FOR SELECTION OF ALL FINISHES, HARDWARE AND INSTALLATIONS.

SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.

- ### ELECTRICAL SYMBOLS
- ⊠ DUPLEX WALL OUTLET
 - ⊠ 1/2 SWITCHED OUTLET
 - ⊠ FOUR-PLEX WALL OUTLET
 - ⊠ DUPLEX FLOOR OUTLET
 - ⊠ 200 VOLT WALL OUTLET
 - ⊠ 80 VOLT WALL OUTLET
 - ⊠ GRAB BUILT CIRCUIT INTERRUPT
 - ⊠ ARC-FULT CIRCUIT INTERRUPT
 - ⊠ SWITCHED OUTLET
 - ⊠ WATERPROOF GFI OUTLET
 - ⊠ SINGLE POLE SWITCH
 - ⊠ THREE-WAY SWITCH WITH DIMMER
 - ⊠ FOUR-WAY SWITCH
 - ⊠ DIMMER SWITCH
 - ⊠ AIR SWITCH
 - ⊠ VACANCY SENSOR
 - ⊠ RECESSED LIGHT FIXTURE
 - ⊠ HIGH EFFICACY LIGHT FIXTURE
 - ⊠ RECESSED HIGH EFFICACY WATERPROOF LIGHT FIXTURE
 - ⊠ RECESSED SPOTLIGHT FIXTURE HIGH EFFICACY
 - ⊠ PENDANT OR SURFACE LIGHT FIXTURE HIGH EFFICACY
 - ⊠ HIGH EFFICACY WALL MOUNTED FIXTURE
 - ⊠ UNDER CABINET FLUORESCENT STRIP FIXTURE
 - ⊠ JUNCTION BOX, CEILING OR WALL MOUNTED, SIZED PER CODE TABLE AND TAG WIRING, PROVIDE FILE AND CONNECTION TO EQUIPMENT
 - ⊠ SMOKE DETECTOR
 - ⊠ EXHAUST FAN
 - ⊠ EXHAUST FAN WITH FLUORESCENT LIGHT
 - ⊠ DOOR CHIME
 - ⊠ SPEAKERS
 - ⊠ CEILING FAN WITH HIGH EFFICACY FIXTURE
 - ⊠ CARBON MONOXIDE ALARM
 - ⊠ VENT

1 FIRST FLOOR ELECTRICAL AND REFLECTED CEILING PLAN EXISTING

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



1. HVAC SYSTEM SHALL BE DESIGNED AND INSTALLED ACCORDING TO ACCA MANUAL J & S

2. USE MASTIC ON ALL DUCT JOINTS AND SEAMS

3. VENTILATION HEATING AND AIR CONDITIONING SYSTEM SHALL HAVE MERV 10 FILTERS OR BETTER. CEC 902(M) 10

4. PROTECT DUCTS DURING CONSTRUCTION AND CLEAN ALL DUCTS BEFORE OCCUPANCY.

M. ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E. DRYERS, BATH AND UTILITY PANS, ETC). MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHT OR ATTIC VENTS. CEC 902.11

N. BATHROOM EXHAUST FANS MUST BE ENERGY STAR COMPLIANT. MUST BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. CEC 902.12

NO TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E. DRYERS, BATH AND UTILITY PANS, ETC). MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS. CEC 902.11

P. FIELD VERIFY A BACKWATER VALVE IS INSTALLED. TOWN CODE SECTION 400.222 REQUIRES AN APPROVED BACKWATER VALVE ON DRAINAGE PIPING SERVING FIXTURES THAT HAVE FLOOD LEVEL RINGS LESS THAN 18" ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE. CEC 400.222

Q. 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. CEC 400.10(1) & 400.11

R. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF ROBBENTS BY CLOSING SUCH OPENINGS WITH GEMENT MORTAR, CONCRETE, MASONRY, OR SIMILAR ACCEPTABLE METHODS. CEC 400.10

S. ALL LIGHTING AS HIGH EFFICACY (I.E. FIN-BASED GFL FLUORESCENT WITH P54 SOCKETS OTHER THAN LUMINAIRES WITH INTEGRAL SOURCE, ETC.) CEC TABLE 902-A

T. ONE FIXTURE IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR PROVIDED THE OCCUPANCY SENSOR THAT INITIALLY PROGRAMMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION) CEC 902(K) 21

U. ONE FIXTURE IN THE GARAGE CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR PROVIDED THE OCCUPANCY SENSOR THAT IS INITIALLY PROGRAMMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION) CEC 902(K) 21

- ### ELECTRICAL NOTES
- VERIFY THE LOCATION OF ALL FIXTURES WITH THE OWNER PRIOR TO RISE-UP
 - THESE DRAWINGS ARE DIAGRAMMATIC AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS
 - PROVIDE ELECTRICAL SERVICE AS REQUIRED TO ALL MECHANICAL UNITS AND APPLIANCES
 - PROVIDE CABLE AND TELEPHONE OUTLETS WHERE DIRECTED BY THE OWNER
 - ALL SHALL BE LUMINAIRES IN KITCHEN SHALL BE HIGH EFFICACY
 - SMOKE DETECTORS SHALL BE BOX WITH BATTERY BACKUP WHICH ARE ALDLE IN ALL BEDROOMS AND HALLWAYS LEADING TO BEDROOMS
 - ALL SMOKE DETECTORS SHALL BE CONNECTED THROUGHOUT THE HOUSE TO GO OFF AT THE SAME TIME
 - A DEDICATED 20 AMP CIRCUIT SHALL SUPPLY THE B202 BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTABLES, LIGHTS, PANS, ETC.
 - ALL EXTERIOR OUTLETS MUST BE WITHIN 18" OF FINISHED GRADE AND GFCI PROTECTED
 - MINIMUM BRANCH CIRCUIT SHALL BE INSTALLED PER CEC ART. 308 (2) (3)-(5)
 - ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEHS, BEDROOMS, SLEEPING PORCHES, ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FULT CIRCUIT INTERRUPTER. CEC 902.11
 - LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES ARE TO BE LABELED "SUITABLE FOR DAMP LOCATIONS"
 - ALL RECESSED LIGHT FIXTURES SHALL BE I-RATED OR FIXTURES NOT IDENTIFIED FOR CONTACT WITH INSULATION SHALL HAVE ALL RECESSED PARTS SPACED AT LEAST 1/2" FROM COMBUSTIBLE MATERIALS AND 3" FROM THERMAL INSULATION
 - ALL EXTERIOR LIGHTS MOUNTED TO THE BUILDING ARE TO BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL
 - LANDSCAPE LIGHTING IS EXEMPT
 - PROVIDE A GROUNDING ELECTRODE SYSTEM PER CEC SECTION 902.50
 - INTERIOR ROOMS (EX. LIVING, DINING, BEDROOM, HALLWAYS, AND CLOSETS) GREATER THAN 10 SF, SHALL BE HIGH EFFICACY OCCUPANCY SENSORS OR ON A DIMMER SWITCH PER TITLE 24 MARS, 17. 109 CEC CODE SECTION 902(K)

1 2ND FLOOR ELECTRICAL AND REFLECTED CEILING PLAN

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

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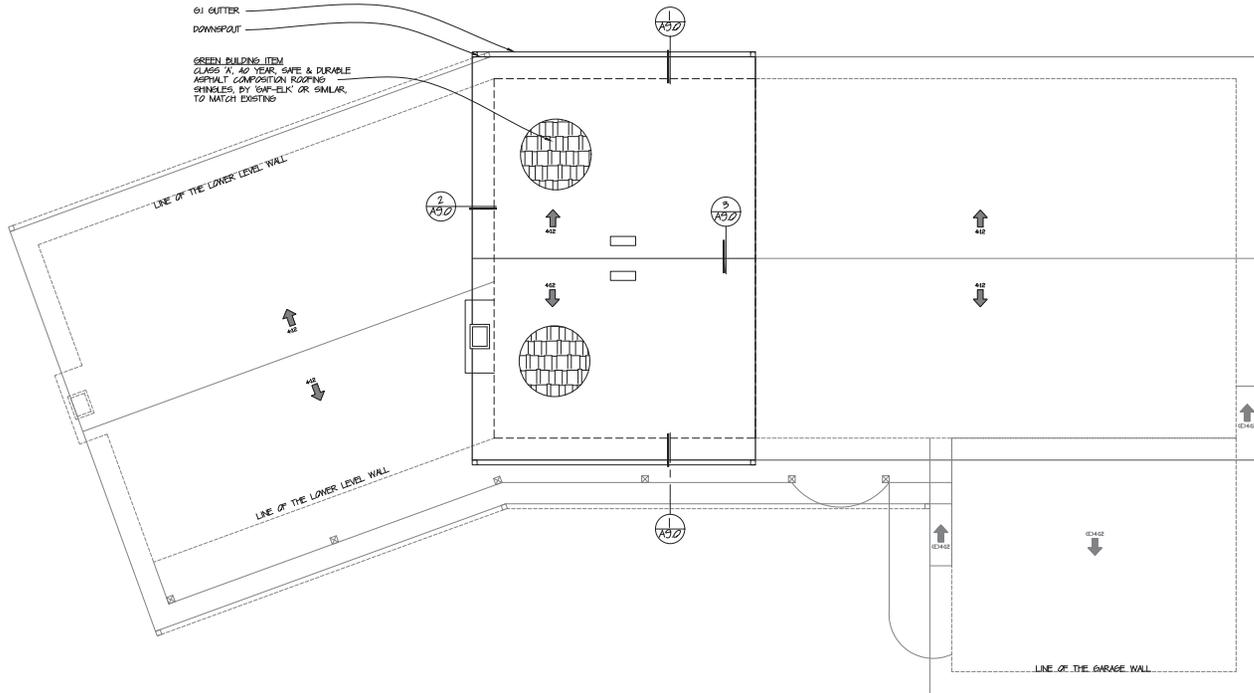
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1) GUTTER
DOWNSPOUT

GREEN BUILDING ITEM
CLASS 2, 40 YEAR, SAFE & DURABLE
ASPHALT COMPOSITION ROOFING
SHINGLES BY GAF-DURELUX OR SIMILAR
TO MATCH EXISTING

ROOF VENTILATION REQUIREMENTS

PER CBC SECTION 1209.2: THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/80 OF THE AREA OF THE SPACE BEING VENTILATED.

VENTING OF ATTIC SPACE CALCULATION:

AREA OF ATTIC FIRST FLOOR = 596 SQ.FT.
 $596 / 80 = 7.45$ SQ. FT.
 $7.45 \times 144 = 1072$ SQ. IN.
 $1072 / 2 = 536$ SQ. IN. @ EAVE

100% VENTING ACHIEVED BY THE LOW PROFILE DORMER VENTS AT A HEIGHT ABOVE 9" FROM THE EAVE.

DORMER VENT: (8X7) = 56 SQ. IN.
 W/ NET FREE VENT (NFV) = 21 SQ. IN.

200 / 21 = 9.5 LOW PROFILE DORMER VENTS

PROVIDING 21 LOW PROFILE DORMER VENTS:
 1782 SQ. IN. > 1784 SQ. IN. (OK)

ROOF VENTILATION NOTES:

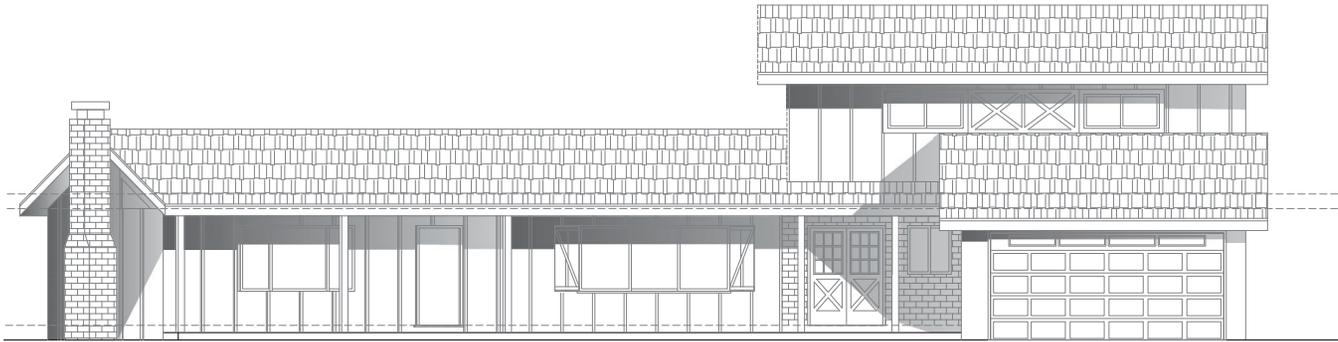
- ALL VENTILATION SPACES AT CATHEDRAL CEILINGS AND SOFFIT CONDITIONS SHALL BE PROTECTED FROM THE INSULATION BY A PREFORMED VENT CHANNEL.
- PROVIDE A 6 MIL POLYETHYLENE VAPOR BARRIER AT THE WARM SIDE OF ALL INSULATED SPACES.
- PROVIDE THREE 9" VENT HOLES THROUGH PLYWOOD UNDER CALIFORNIA FRAMING AT BOTH THE TOP AND BOTTOM OF EACH RAFTER BAY AT THE SLOPE CEILING.

SITE NOTES:

PER CAL GREEN BUILDING STANDARDS CODE, IRRIGATION CONTROLLERS MUST BE WEATHER BASED.

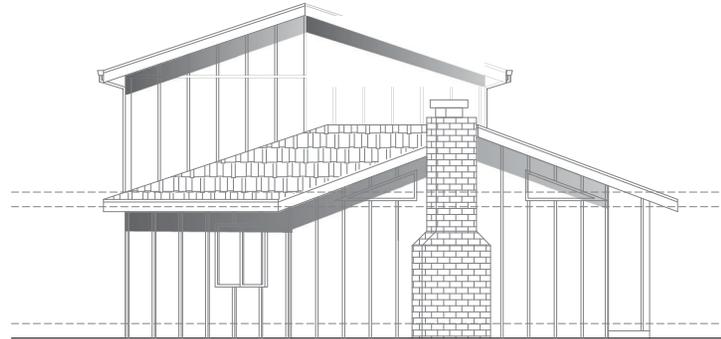
ALL ROOF AND HARD SURFACE DRAINAGE WILL BE DIRECTED TO THE STREET THRU UNDERGROUND PIPES CONNECTED AT EACH DOWNSPOUT LOCATION AND TO THE CATCH BASIN BEHIND SIDEWALK. REFERENCE CIVIL PLANS. THE PAVEDWAY SHALL HAVE AN 1/8" PER FOOT MINIMUM SLOPE TO THE STREET.

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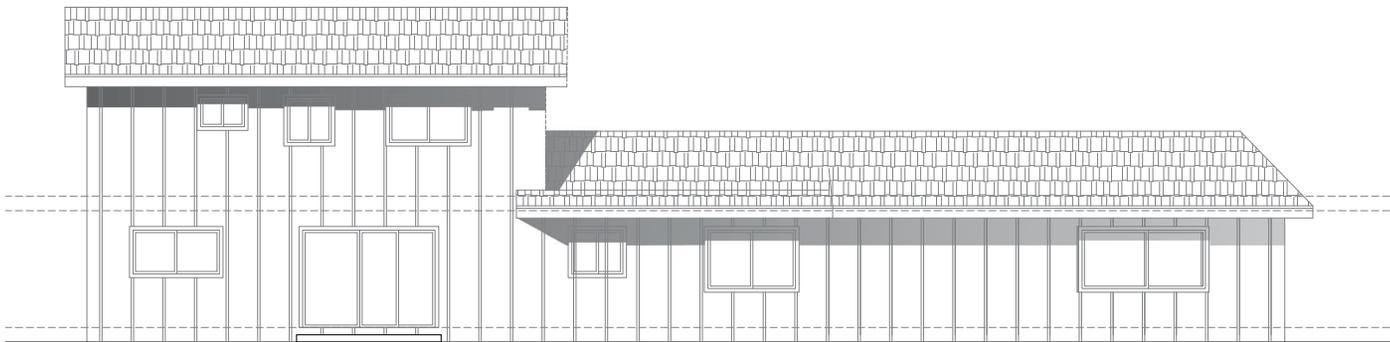
1 (E) SOUTH ELEVATION

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



1 (E) WEST ELEVATION

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



3 (E) NORTH ELEVATION

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

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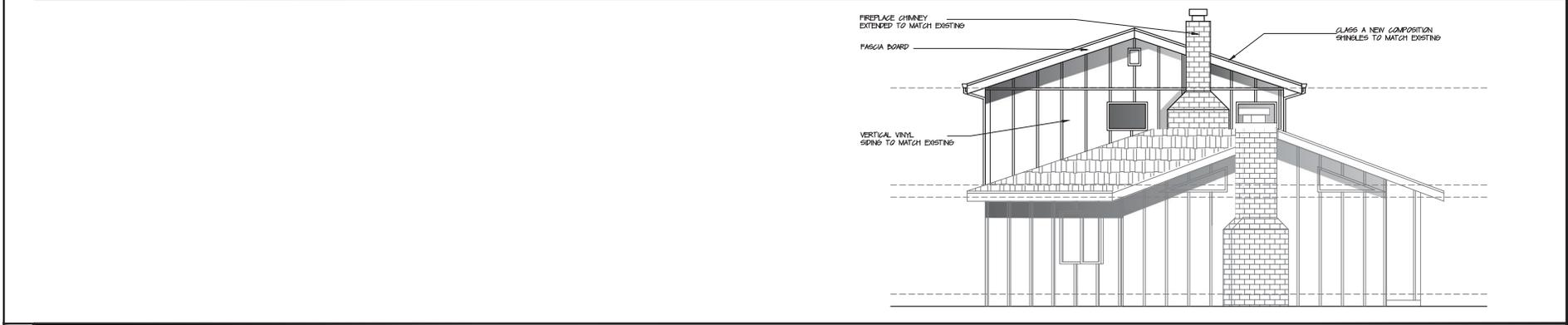
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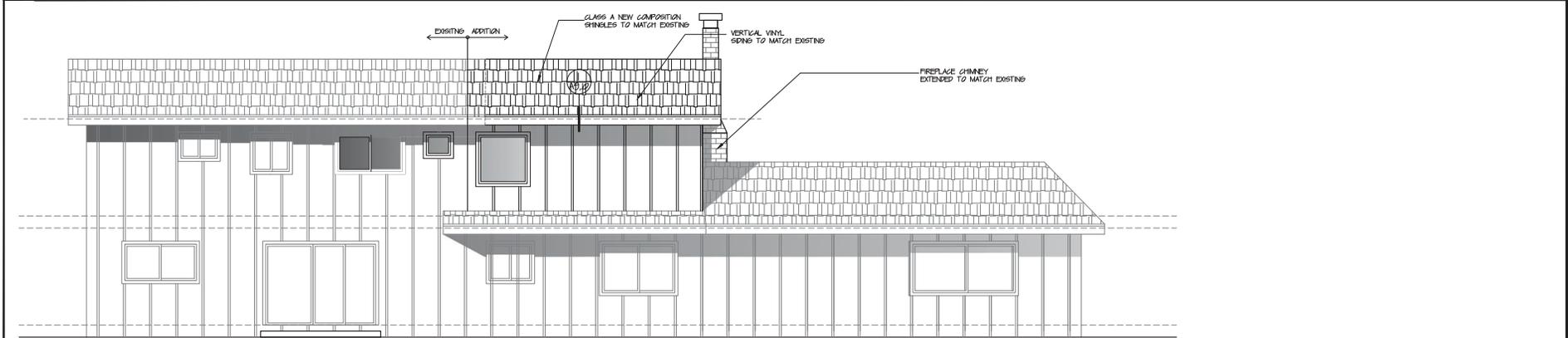
1 SOUTH ELEVATION

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



1 WEST ELEVATION

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



3 NORTH ELEVATION

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

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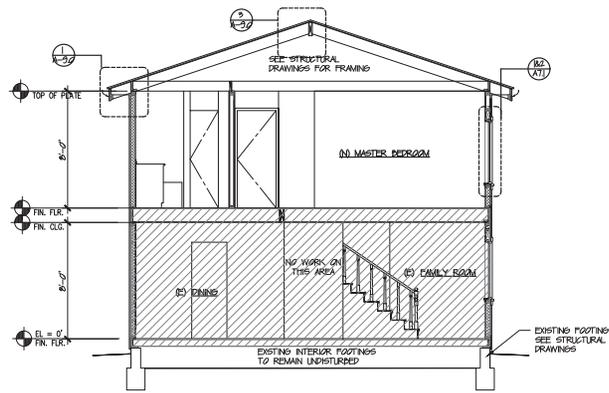
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Job: 2021-05-DPRRMD
Sheet: _____

A-4.1



1

SECTION EAST-WEST

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

REVISIONS

THE BLACK MT. CO. INC.
1400 S. 10TH ST.
SANTA ANA, CA 92701
714.241.1232



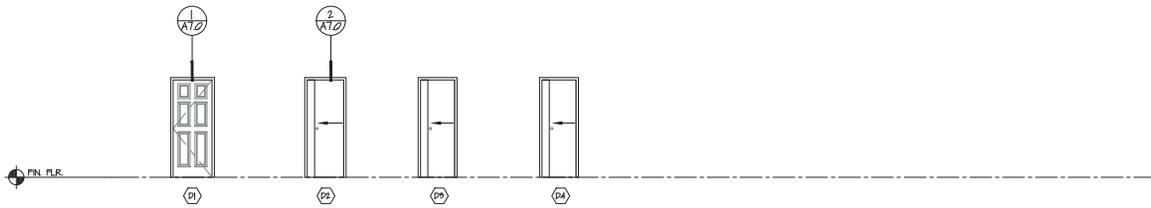
ROBERTS RESIDENCE
460 MURIEL CT.
SANTA CLARA, CA 95051

SECTIONS
FILE NO.

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Job: 2021-05-DPRRMD
Sheet:

A-5.0



DOOR SCHEDULE

NO.	SIZE		THK. INCH	DOOR		FRAME	DETAILS (SEE SHEET A-7D)			REMARKS
	W	H		DOOR TYPE	MATERIAL		HEAD	JAMB	SILL	
D1	2'-0"	6'-0"	1 3/8"	SECTIONAL PANEL	H.G.	WOOD	1	1	-	INT. SWING
D2	2'-0"	6'-0"	1 3/8"	SECTIONAL PANEL	H.G.	WOOD	2	-	-	SLIDING POCKET DOOR
D3	2'-0"	6'-0"	1 3/8"	SECTIONAL PANEL	H.G.	WOOD	2	-	-	SLIDING POCKET DOOR AT BATHROOM
D4	2'-0"	6'-0"	1 3/8"	SECTIONAL PANEL	H.G.	WOOD	2	-	-	SLIDING POCKET DOOR AT CLOSET

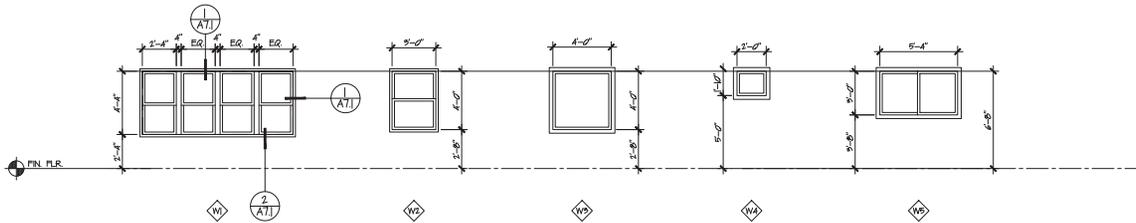
DOOR SCHEDULE NOTES:

- CONTRACTOR SHALL VERIFY ALL DOOR SIZES AND ROUGH OPENINGS IN FIELD PRIOR TO ORDERING
- VERIFY ALL DOOR STYLES AND HARDWARE WITH OWNER PRIOR TO ORDERING
- ALL EXTERIOR SWING DOORS SHALL HAVE SILL EXTENSERS
- ALL GLAZING IN DOORS SHALL BE DOUBLE PANE SAFETY GLAZING

ABBREVIATIONS

ALUM. ALUMINUM	INT. INTERIOR
ALUM. ALUMINUM CLAD WOOD	SCM. SOLID CORE WOOD
PDL. PDL	TEMP. TEMPERED
ENB. ENCASED	THK. THICK
EXT. EXTERIOR	EQ. EQUAL
GLS. GLASS	
HM. HOLLOW METAL	
H.G. HOLLOW CORE	

DOOR TYPES



WINDOW SCHEDULE

NO.	WINDOW TYPE	FRAME	GLAZING	PANE	DETAILS (SEE SHEET A-7D)			REMARKS
					HEAD	JAMB	SILL	
W1	SINGLE HUNG	ALUM.	-	PDL.	1	1	2	SEE NOTE NO. 1, 6, 8
W2	SINGLE HUNG	ALUM.	-	PDL.	1	1	2	SEE NOTE NO. 3, 4, 6, 7, & 9
W3	FIXED	ALUM.	-	PDL.	1	1	2	SEE NOTE NO. 3, 6, 7, & 9
W4	FIXED	ALUM.	-	PDL.	1	1	2	SEE NOTE NO. 3, 6, 7, & 9
W5	SLIDER	ALUM.	-	PDL.	1	1	2	SEE NOTE NO. 3, 4, 6, 7, & 9

WINDOW SCHEDULE NOTES:

- ALL WINDOWS SHALL BE AS MANUFACTURED BY ANDERSEN WINDOWS OR EQUAL. VERIFY ALL WINDOW STYLES AND HARDWARE WITH OWNER PRIOR TO ORDERING. ALL GLAZING SHALL BE INSULATED WITH A LOW E COATING. COLOR: VERIFY WITH OWNER.
- CONTRACTOR SHALL VERIFY ALL WINDOW ROUGH OPENINGS PRIOR TO ORDERING
- ALL GLAZING IN AREAS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLAZING PER CODE
- ALL OPERABLE WINDOWS SHALL BE PROVIDED WITH SCREENS
- BATHROOM WINDOWS SHALL HAVE OBSCURE GLASS. VERIFY WITH OWNER
- SEE DETAIL 21/- WINDOW TYPES FOR WINDOW OPERATION
- PROVIDE TEMPERED GLASS IN THE FOLLOWING LOCATIONS:
 - GLAZING, OPERABLE OR NONOPERABLE, ADJACENT TO A DOOR AND WITHIN THE SAME WALL PLANE AS THE DOOR WHOSE NEAREST VERTICAL EDGE IS WITHIN 24" OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 40 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN FIXED PANELS WHICH HAVE A GLAZED AREA IN EXCESS OF 2 SQ. AND THE LOWEST EDGE IS LESS THAN 18" ABOVE THE FINISHED FLOOR LEVEL OR WALKING SURFACE WITHIN 36" OF SUCH GLAZING.
- GLAZING IN ALL WINDOWS IN WALLS ADJACENT TO BATH TUBS:
 - GLAZING IN ALL WALLS ENCLOSING STARWAY AND STARWAY LANDINGS LESS THAN 60" ABOVE ANY POINT OF THE WALKING SURFACE.
- ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 57 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". WHERE WINDOWS ARE PROVIDED MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT NO MORE THAN 44" ABOVE THE FLOOR.
- PROVIDE 1/2"x2 1/2" STEEL PLATES FOR HORIZONTAL MULLIONS

WINDOW TYPES

REVISIONS

THE BLACK MT. CRL. 480 MURIEL CT. SANTA CLARA, CA 95051 408-742-1722



ROBERTS RESIDENCE
480 MURIEL CT.
SANTA CLARA, CA 95051

SCHEDULES
FILE NO.

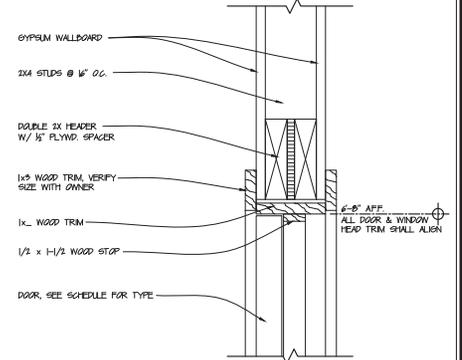
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Job: 2021-05-DPRRMD
Sheet

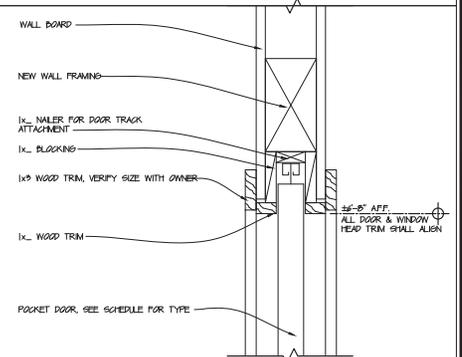
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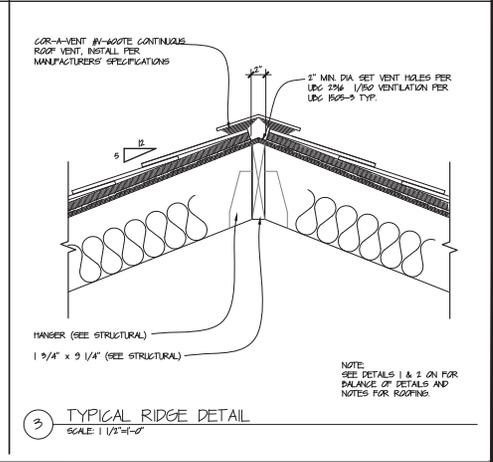
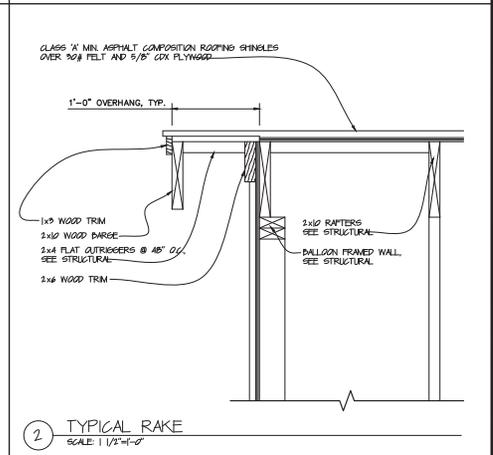
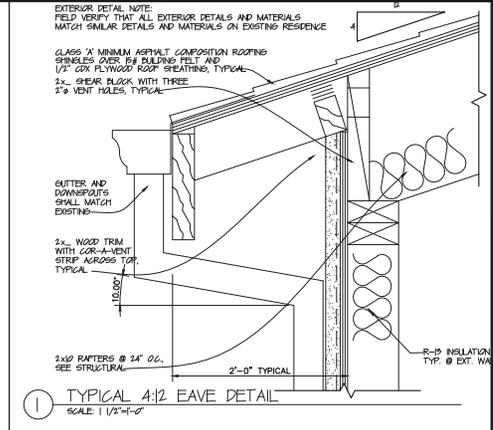
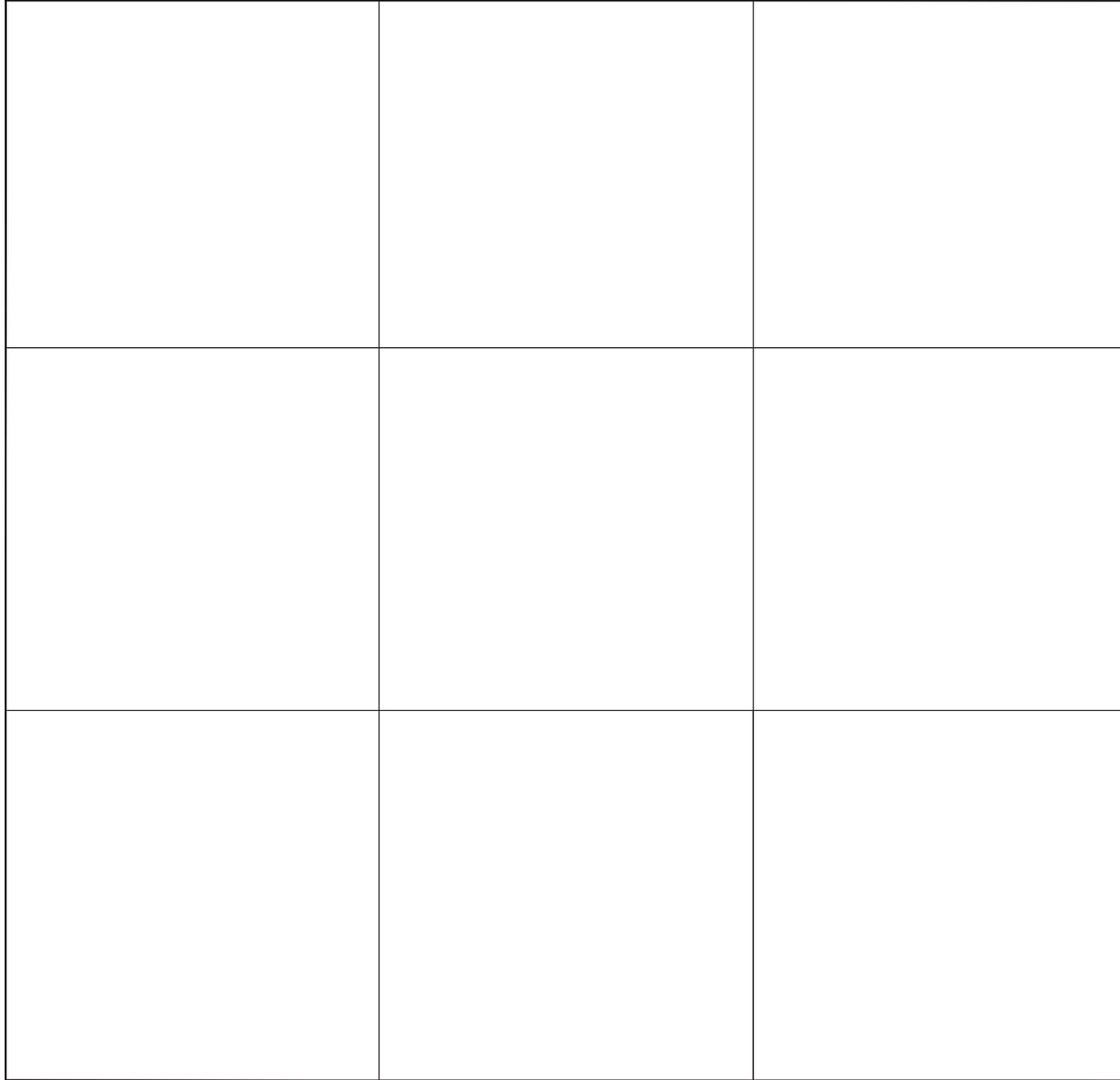
Date -
Scale 3"=1'-0"
Drawn MSB Check
Job 2021-05-DPRRMD
Sheet



1 INTERIOR DOOR HEAD (JAMB SIMILAR)
SCALE: 3/4"=1'-0"



2 INTERIOR POCKET DOOR DETAIL (JAMB SIMILAR)
SCALE: 3/4"=1'-0"



REVISIONS

178 BLACK MT. CIR.
SANTA CLARA, CA 95051
408-792-1722
www.elmbstudio.com

ELMB
STUDIO

REGISTERED ARCHITECT
C-32574
EXPIRES 06-30-2025
STATE OF CALIFORNIA

ROBERTS RESIDENCE
460 MURIEL CT.
SANTA CLARA, CA 95051

NOT FOR CONSTRUCTION

DETAILS

FILE NO.

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Date: -
Scale: 1 1/2"=1'-0"
Drawn: CL Check: MD
Job: 2021-05-DPRRMD
Sheet: A-9.0

CERTIFICATE OF COMPLIANCE
 Project Name: 460 Muriel Residence
 Calculation Description: Title 24 Analysis
 Calculation Date/Time: 2022-03-27T19:11:31-07:00
 Input File Name: 460_Muriel_addition_v20.rbc19

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 (Page 1 of 11)

GENERAL INFORMATION	
01	Project Name: 460 Muriel Residence
02	Site Title: Title 24 Analysis
03	Project Location: 460 Muriel Ct
04	City: Santa Clara
05	Standard Version: 2019
06	Zip code: 95051
07	Software Version: 2022.0.0.19
08	Climate Zone: 09C
09	From Orientation (deg): 0
10	Number of Dwelling Units: 1
11	Project Scope: Addition/Alteration
12	Number of Bedrooms: 4
13	Number of Bathrooms: 3
14	Addition Floor Area (ft²): 135
15	Number of Stories: 1
16	Existing Cond. Floor Area (ft²): 1315
17	Foundation Average U-Factor: 0.16
18	Existing Cond. Floor Area (ft²): 1313
19	Glazing Percentage (%): 19.7%
20	ADU Bedroom Count: n/a
21	ADU Conditioned Floor Area: n/a
22	Is Natural Gas Available? Yes

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	Building does not require field testing or HERS verification
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY				
Energy Use (kBtu/yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	63.75	62.47	1.28	2
Space Cooling	18.64	84.47	-65.83	-9
Water Heating	0	0	0	0
Water Heating	12.57	12.57	0	0
Self-Conditioning/Plug-in Load	n/a	0	0	n/a
Compliance Energy Total	109.96	109.51	0.45	0.3

Registration Number: 422-P1010432974-000-000-000000-0000
 Registration Date/Time: 03/29/2022 10:51
 HERS Provider: CHEERS
 Report Generated: 2022-03-27 19:12:01

CERTIFICATE OF COMPLIANCE
 Project Name: 460 Muriel Residence
 Calculation Description: Title 24 Analysis
 Calculation Date/Time: 2022-03-27T19:11:31-07:00
 Input File Name: 460_Muriel_addition_v20.rbc19

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 (Page 2 of 11)

REQUIRED SPECIAL FEATURES	
01	None

BUILDING - FEATURES INFORMATION						
Project Name	Conditional Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Identification Cooling Systems	Number of Water Heating Systems
460 Muriel Residence	2013	1	4	2	0	1

ZONE INFORMATION						
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
House	Conditioned	HVAC ex	2478	8	DHW ex	N/A
Addition	Conditioned	HVAC ex	420	8	DHW ex	N/A

Registration Number: 422-P1010432974-000-000-000000-0000
 Registration Date/Time: 03/29/2022 10:51
 HERS Provider: CHEERS
 Report Generated: 2022-03-27 19:12:01

CERTIFICATE OF COMPLIANCE
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 Input File Name: 460_Muriel_addition_v20.rbc19

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OPaque SURFACES										
Name	Zone	Construction	Admwh	Orientation	Gross Area (ft²)	Midspan and Clear Area (ft²)	ETM (ft²)	Wtd Exponant	Status	Verified Existing Condition
Ex Wall F	House	Wall ex	285	Front	504	118.79	90	none	Existing	No
Ex Wall R	House	Wall ex	125	Back	421	138.7	90	none	Existing	No
Ex Wall L	House	Wall ex	135	Right	311	112	90	none	Existing	No
Ex Wall 0	House	Wall ex	375	n/a	185	0	90	none	Existing	No
Ex Wall 90	House	Wall ex	85	n/a	289	86.9	90	none	Existing	No
Ex Wall 180	House	Wall ex	205	n/a	230	52.9	90	none	Existing	No
Add Wall F	Addition	Wall new	285	Front	371	39.56	90	none	New	n/a
Add Wall L	Addition	Wall new	15	Left	198	24	90	none	New	n/a
Add Wall R	Addition	Wall new	105	Right	171	18	90	none	New	n/a
Interior Wall Front	House+Addition	Wall int ex	n/a	n/a	128	0	n/a	none	New	n/a
Interior Wall Back	House+Addition	Wall int ex	n/a	n/a	250	18	n/a	none	Existing	No
Interior Wall Left	House+Addition	Wall int ex	n/a	n/a	144	10	n/a	none	Existing	No
Interior Wall Right	House+Addition	Wall int ex	n/a	n/a	470	70	n/a	none	New	n/a
Roof Deck	House	Floor roof ex	n/a	n/a	174	n/a	n/a	none	Existing	No
Roof Deck	House	Floor roof ex	n/a	n/a	208	n/a	n/a	none	Existing	No
Interior Floor to Ceiling	Addition	Floor int new	n/a	n/a	478	n/a	n/a	none	New	n/a
Exterior GWA1-F	Garage	Wall Gar	285	Front	157	112	90	none	Existing	No
Exterior GWA1-L	Garage	Wall Gar	15	Left	128	0	90	none	Existing	No
Exterior GWA1-R	Garage	Wall Gar	135	Right	213	0	90	none	Existing	No

Registration Number: 422-P1010432974-000-000-000000-0000
 Registration Date/Time: 03/29/2022 10:51
 HERS Provider: CHEERS
 Report Generated: 2022-03-27 19:12:01

CERTIFICATE OF COMPLIANCE
 Project Name: 460 Muriel Residence
 Calculation Description: Title 24 Analysis
 Calculation Date/Time: 2022-03-27T19:11:31-07:00
 Input File Name: 460_Muriel_addition_v20.rbc19

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ATTIC										
Name	Construction	Type	Roof Area (ft²)	Roof Resistance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition	
Attic ex	Roof ex	ventilated	4	0.1	0.85	No	No	New	n/a	
Attic ex	Roof ex	ventilated	4	0.1	0.85	No	No	Existing	No	

FENESTRATION / GLAZING															
Name	Type	Surface	Orientation	Admwh	U-Factor	SHGC	SHGC Source	U-Factor Source	SHGC Source	U-Factor Source	Status	Verified Existing Condition			
WIndow-1	Window	Ex Wall F	Front	395	3.1	0.7	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-2	Window	Ex Wall F	Front	285	5.9	0.1	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-3	Window	Ex Wall F	Front	285	5.9	0.1	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-4	Window	Ex Wall F	Front	285	5.9	0.1	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-5	Window	Ex Wall R	Back	105	3.1	0.7	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-6	Window	Ex Wall R	Back	105	3.1	0.7	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-7	Window	Ex Wall R	Back	105	3.1	0.7	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-8	Window	Ex Wall R	Back	105	3.1	0.7	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-9	Window	Ex Wall R	Back	105	3.1	0.7	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-10	Window	Ex Wall R	Back	105	3.1	0.7	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-11	Window	Ex Wall 340	Back	205	6	0.1	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-12	Window	Ex Wall 180	Back	85	9	0.1	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-13	Window	Ex Wall 90	Back	105	3.1	0.7	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-14	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-15	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-16	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-17	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-18	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-19	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-20	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-21	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-22	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-23	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-24	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-25	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-26	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-27	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-28	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-29	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-30	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-31	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-32	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-33	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-34	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-35	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-36	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-37	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-38	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-39	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-40	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-41	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-42	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-43	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-44	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-45	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-46	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-47	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-48	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-49	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-50	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-51	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-52	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-53	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		
WIndow-54	Window	Ex Wall 0	Back	285	2.1	0.3	1.0	1.0	1.0	1.0	Bug Screen	Existing	No		

CERTIFICATE OF COMPLIANCE

Project Name: 460 Muriel Residence
Calculation Date/Time: 2022-03-27T11:31:07-0800
Input File Name: 460_Muriel_addition_v2018019

CFR-PRF-01E

(Page 10 of 11)

Table with 4 columns: HVAC - FAN SYSTEMS, Name, Type, Fan Power (Watts/CFM), Name. Includes entries for Fan 01 and Fan 02.

Table with 4 columns: HVAC AIR SYSTEMS - HEAT VERIFICATION, Name, Verified Fan Flow Draw, Required Fan Efficiency (Watts/CFM). Includes entry for Fan 01.



Registration Number: 422-PD-0042070-000-0000000000
Report Version: 2022-10-20
Scheme Version: v20200902

Registration Date/Time: 2020-02-27T10:51
Report Generated: 2022-03-27 11:32:02

HEIR Profile: CHEERS
HEIR Version: 2022-03-27 11:32:02

CERTIFICATE OF COMPLIANCE

Project Name: 460 Muriel Residence
Calculation Date/Time: 2022-03-27T11:31:07-0800
Input File Name: 460_Muriel_addition_v2018019

CFR-PRF-01E

(Page 11 of 11)

NOTIFICATION AUTHORITY'S DECLARATION STATEMENT

I, the undersigned, hereby certify that this Certificate of Compliance documentation is accurate and complete.

Signature of Notary Public: Igor Pichko
Notary Public License Number: 11523-11-22nd St Lnk #2

Notary Public seal for Igor Pichko, Commission Expires 11/15/2025, Commission Number: R19-14-30005



RESPONSIBLE PERSON'S DECLARATION STATEMENT

I, the undersigned, hereby certify that this Certificate of Compliance documentation is accurate and complete.

Signature of Responsible Person: Mark Neel Bayog
Address: 1315 W 22nd St Lnk #2, Watsonville, CA 95076

Notary Public seal for Mark Neel Bayog, Commission Expires 11/15/2025, Commission Number: 00187057322

Registration Number: 422-PD-0042070-000-0000000000
Report Version: 2022-10-20
Scheme Version: v20200902

Registration Date/Time: 2020-02-27T10:51
Report Generated: 2022-03-27 11:32:02

HEIR Profile: CHEERS
HEIR Version: 2022-03-27 11:32:02

2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards may comply with all applicable mandatory measures, regardless of the compliance approach used. Review the applicable section for more information. Exceptions must apply. (01/20/20)

Table of mandatory measures for 2019 Low-Rise Residential buildings. Includes sections for Building Envelope Measures, Fenestration, Decorative Gas Appliances, and Lighting. Each entry includes a measure ID and a brief description of the requirement.

2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards may comply with all applicable mandatory measures, regardless of the compliance approach used. Review the applicable section for more information. Exceptions must apply. (01/20/20)

Table of mandatory measures for 2019 Low-Rise Residential buildings. Includes sections for Requirements for Ventilation and Indoor Air Quality, Pool and Spa Systems and Equipment, Lighting, and Solar Ready Buildings. Each entry includes a measure ID and a brief description of the requirement.

2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards may comply with all applicable mandatory measures, regardless of the compliance approach used. Review the applicable section for more information. Exceptions must apply. (01/20/20)

Table of mandatory measures for 2019 Low-Rise Residential buildings. Includes sections for Water Heating, Solar Water Heating Systems, Ducts and Fan Measures, and Electrical. Each entry includes a measure ID and a brief description of the requirement.

2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards may comply with all applicable mandatory measures, regardless of the compliance approach used. Review the applicable section for more information. Exceptions must apply. (01/20/20)

Table of mandatory measures for 2019 Low-Rise Residential buildings. Includes sections for Electrical, Solar Ready Buildings, and Lighting. Each entry includes a measure ID and a brief description of the requirement.

SHEET

T24-2

460 Muriel Ct., Santa Clara, CA 95051



Not for Construction
Please Refer to Submittals

REVISIONS

DATE	COMMENT

DATE: 12/1/2021
 DRAWN: P.S.
 SCALE: AS SHOWN
 JOB #: 21-142

1st FLOOR FRAMING & FOUNDATION PLAN

SHEET **S-1**

FOUNDATION NOTES

FLOOR FRAMING (LOADS):	NOT DESIGNED TO SUPPORT RADIANT FLOORS
EXTERIOR CEILING & PORCHES & DECKS (FINISH MATERIAL):	NOT DESIGNED TO SUPPORT STUCCO ON CEILING
BALCONY & DECK (FINISH MATERIAL):	NO DECKS / NO BALCONYS

PRIOR TO BEGINNING ANY CONSTRUCTION: CONTRACTOR / BUILDER SHALL FIELD VERIFY ALL EXISTING CONDITIONS SHOWN ON THE FRAMING PLANS & FOUNDATION PLAN (MEMBER SIZES, SPAN, DIRECTION, ETC.) IF THERE ARE ANY DISCREPANCIES, CONTACT THE ENGINEER FOR FURTHER INSTRUCTIONS.

ALL OF THE DIMENSIONS WERE PROVIDED TO THE ENGINEER BY THE OTHERS. REFER TO THE ARCHITECTURAL PLANS FOR DIMENSIONS. PLEASE FIELD VERIFY THE DIMENSIONS OF THE EXISTING STRUCTURE. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER & ARCHITECT / DESIGNER.

ANY DISCREPANCIES BETWEEN STRUCTURAL & ARCHITECTURAL PLANS, MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER & ARCHITECT / DESIGNER. THE ENGINEER MUST APPROVE ALL CHANGES OR MODIFICATIONS FROM THE STRUCTURAL DRAWINGS, PRIOR TO CONSTRUCTION.

FIELD VERIFY THE EXISTING FOUNDATION: IF THE NEW EXISTING FOUNDATION SYSTEMS DO NOT MATCH (TYPE OF FOUNDATION SYSTEM OR EMBEDMENT / DEPTH), CONTACT THE ENGINEER FOR FURTHER INSTRUCTIONS.

PROVIDE #5 TIE DOGELS TYPICAL AT (N) TO (E) FOUNDATION. EMBED 5" WITH #6T-XP EPOXY AND EXTEND 24" INTO NEW FOOTING.

THE INSTALLATION FOR THE EXPOSED RETROFIT HOLDOWN ANCHOR BOLTS MUST BE SPECIAL INSPECTED BY THE ENGINEER OF RECORD BEFORE THEIR INSTALLATION. SIMPSON #6T-XP EPOXY MUST BE USED FOR ALL RETROFIT HOLDOWN ANCHOR BOLTS. SEE DETAIL S262.

GIRDERS WITH A SPAN MORE THAN 7'-0" O.C. MUST HAVE A 2X6 DFH SCABBED TO THE SIDE OF THE GIRDER NAILED 1/4 @ 12" @ 10' STAGGERED.

MUDSILL ANCHOR BOLTS: USE 5/8" A.B., EMBEDDED 7" MIN. INTO THE CONCRETE WITH # 2x6 PLATE WASHERS. (PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDES WITH THE SHEATHING). FOR 2X6 & 3X6 MUDSILLS, THE MINIMUM DISTANCE BETWEEN FACE OF CONCRETE TO CENTER LINE OF A.B. SHALL BE 2" 3/4".

MUDSILL ANCHOR BOLT SPACING SHALL BE 4'-0" O.C. MAX. UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE. EACH PIECE OF MUDSILL MUST HAVE A MINIMUM OF 2 ANCHOR BOLTS, LOCATED NEAR THE ENDS, AND NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END. SEE DETAIL S262 FOR RETROFIT MUDSILL ANCHOR BOLTS, AS REQUIRED.

THE SPECIFICATION FOR MACHINE BOLTS, ANCHOR BOLTS, HARDWARE, & FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD, MUST COMPLY WITH THE CORROSION RESISTANCE REQUIREMENTS, FOR THE TYPE OF DECKY RESISTANT (OR TREATED) WOOD USED. (USE HOT-DIPPED ZINC-COATED GALVANIZED OR STAINLESS STEEL ANCHOR BOLTS & HARDWARE, OR PRESSURE TREATED WOOD PLATES, TYP.).

ALL HOLDOWN ANCHOR BOLTS SHALL BE IN PLACE, PRIOR TO CALLING THE FOUNDATION INSPECTION.

HOLDOWNS SHALL BE INSTALLED ON 4X MIN. POSTS U.N.O. HO2 MAY BE INSTALLED ON DOUBLE STUDS U.N.O., NAILED TOGETHER WITH 10# @ 6" O.C., STAGGER. (POSTS SUPPORTING BEAMS MUST BE THE SIZE SPECIFIED IN MEMBER CHART)

FOR SUPERIOR WITH FLOOR JOISTS @ 16" O.C.):
 USE 5/8" (MIN.) TONGUE-AND-GROOVE, EXPOSURE 1, APA FLOOR SPAN RATINGS OF 16' O.C. SPACING.
 - BLYWOOD: USE APA RATED SINGLE FLOOR GRADE, OR BETTER
 - OSB: USE APA STRUCTURAL OR EXPOSURE-1 OR BETTER.

INSTALL WITH THE EXPOSED GRAN PERPENDICULAR TO THE JOISTS. USE EXTERIOR WOOD GLUE (AT ALL SUPPORTS), MINIMUM WIDTH = 24". NAIL WITH 10# @ 6" O.C. @ EDGE AND 10' O.C. IN FIELD.

GIRDER FOOTINGS ARE EQUALLY SPACED, U.N.O. SEE PLAN
 PROVIDE DOUBLE JOISTS UNDER HALLS PARALLEL WITH JOISTS AND BLOCKS UNDER WALLS PERPENDICULAR TO JOISTS.

PROVIDE COMPRESSION BLOCKS UNDER POSTS FROM ABOVE. THE COMPRESSION BLOCKS MUST BE FULL HEIGHT WITH JOIST BLOCKS. THEY MUST BE AT LEAST THE SAME WIDTH AS POST ABOVE, AND BE AT LEAST 12" LONG, U.N.O.
 (AT T.J. FLOOR JOISTS, USE TIRESTRAND OR PARALLAM BLOCKS)

THE FLOOR MUST BE SHORED BEFORE STORING SHEET ROCK.

EXTERIOR PONT WALLS MUST BE SHEATHED AS SHEAR WALL TYPE 7, U.N.O.
 FOR LATERAL BRACING AND HOLDOWN DETAILS SEE SHEET LD.

THE FRAMING & FOUNDATION DETAILS PROVIDED, SHALL BE USED WHERE APPLICABLE.

HALLS WITH TOP PLATE HEIGHT LESS THAN (OR EQUAL) 9'-4" SHALL HAVE 2x4 DF2 STUDS @ 16" O.C. (UNLESS NOTED OTHERWISE) SEE PLAN & NOTES BELOW

HALLS WITH TOP PLATE HEIGHT GREATER THAN 9'-4" (16'-0" MAX.) SHALL HAVE 2x4 DF2 STUDS @ 16" O.C.
 (OR DOUBLE 2x4 DF2 STUDS @ 16" O.C. (U.N.O.))

HALLS WITH TOP PLATE HEIGHT GREATER THAN 16'-0" (18'-0" MAX.) SHALL HAVE 2x6 DF2 STUDS @ 16" O.C. (U.N.O.)

PROVIDE UNDER FLOOR VENTILATION WITH NET AREA NOT LESS THAN 1 SQ. FT. PER 150 SQ. FT. OF UNDER-FLOOR AREA. (PER CBC 1203.3) LOCATE VENTS BELOW WINDOWS IF POSSIBLE, SO THEY DO NOT OCCUR BELOW SHEAR WALLS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

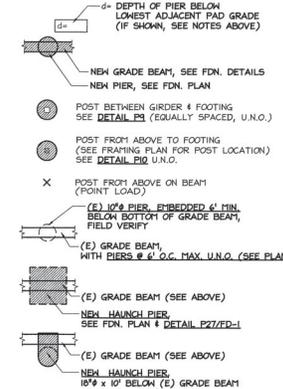
SOIL NOTES

- NO SOIL REPORT HAS PROVIDED FOR THIS PROJECT. THIS FOUNDATION PLAN WAS DESIGNED USING THE RECOMMENDATIONS PROVIDED IN THE 2009 C.B.C. 1803.3.1.4 (ALLOWABLE SKIN FRICTION= 1/6 x 1500 ALLOWABLE BEARING = 250 psf)
- IT IS ASSUMED THAT THE SITE IS SUITABLE TO SUPPORT A SINGLE FAMILY RESIDENCE ON CONVENTIONAL SPREAD FOOTINGS.
- IT IS ALSO ASSUMED THAT THE SITE IS RELATIVELY FLAT, STABLE, AND HAS GOOD DRAINAGE. (FLATLAND GRADING PROVIDED BY OTHERS)
- IT IS ASSUMED THAT THE SITE DOES NOT HAVE HIGHLY EXPANSIVE SOIL, UNDOCUMENTED FILLS, OR NON-COMPACTED FILLS.
- IT SHALL BE VERIFIED THAT PREVIOUS / EXISTING STRUCTURES ON THE SITE WERE BUILT USING SIMILAR FOUNDATION SYSTEMS & HAVE PERFORMED WELL (MINIMAL CRACKING & SETTLEMENT).
- IF SOIL OR FOUNDATION PROBLEMS ARE DISCOVERED DURING FOUNDATION EXCAVATIONS, THEY MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE WORK CAN CONTINUE. A SOIL ENGINEER THAT NEED TO BE CONSULTED BY THE OWNER, AND THE FOUNDATION DESIGN MAY NEED TO BE REDESIGNED.

CONTRACTOR / BUILDER SHALL READ, UNDERSTAND, AND FOLLOW ALL PLANS, NOTES, AND DETAILS CONTAINED IN THE STRUCTURAL DRAWINGS.

PIER LEGEND

- ALL NEW PIERS SHALL HAVE A MIN. 16" DIAMETER
- EMBED NEW PIERS 12" BELOW NEAREST ADJACENT PAD GRADE U.N.O. (SEE NOTE BELOW)
- IN ADDITION TO THE DEPTH GIVEN ON PLANS, ALL PIERS SHALL HAVE A MINIMUM EMBEDMENT OF 6" INTO NATIVE UNDISTURBED SOIL.



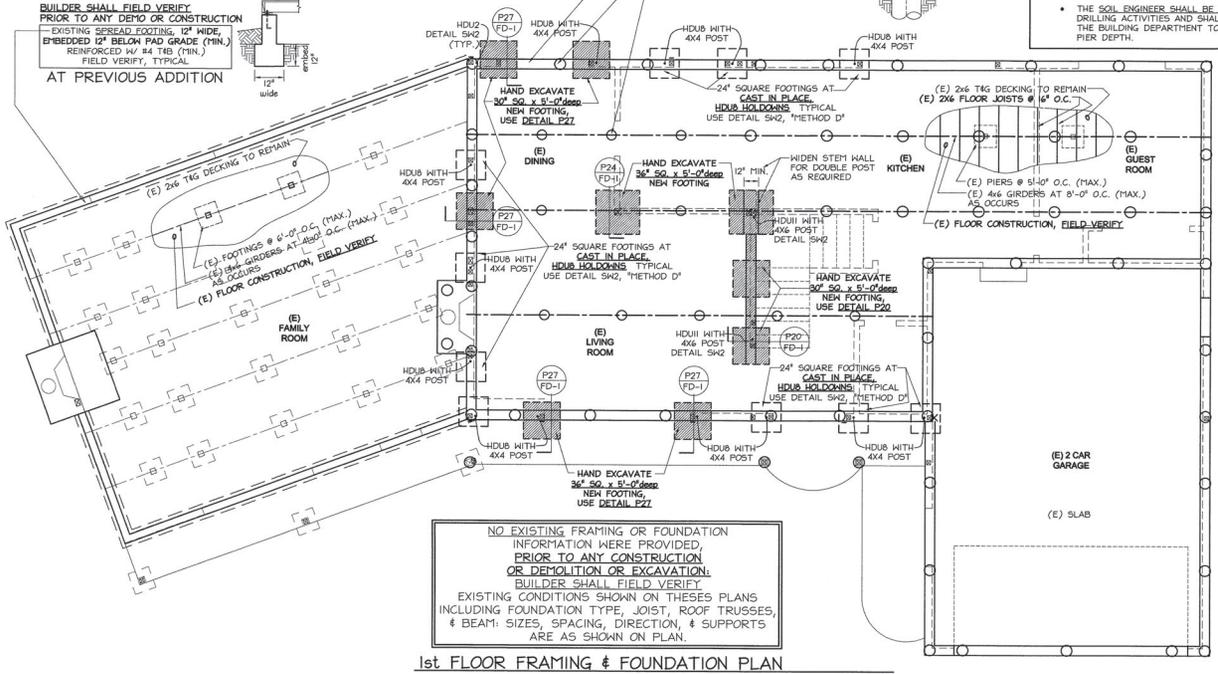
- ALL PIERS SHALL BE SPACED AT LEAST 3 x PIER Ø, APART (CENTER TO CENTER).
- THE PIER TOPS SHOULD NOT BE ALLOWED TO MUSHROOM OUT OR HAVE SPILLAGE AT THE SIDE OF THE GRADE BEAMS.
- THE SOIL ENGINEER SHALL BE PRESENT DURING PIER DRILLING ACTIVITIES AND SHALL SUBMIT A LETTER TO THE BUILDING DEPARTMENT TO VERIFY THE FINAL PIER DEPTH.

BUILDER SHALL FIELD VERIFY PRIOR TO ANY DEMO OR CONSTRUCTION:

- EXISTING GRADE BEAM, 8" WIDE & 16" DEEP (MIN.) REINFORCED W/ #4 TIES (MIN.) FIELD VERIFY, TYPICAL
- EXISTING 10" PIERS @ 6" O.C. MAX. EMBEDDED & IN. MIN. BELOW BOTTOM OF GRADE BEAM, U.N.O. FIELD VERIFY.

BUILDER SHALL FIELD VERIFY PRIOR TO ANY DEMO OR CONSTRUCTION:

- EXISTING SPREAD FOOTING, 12" WIDE, EMBEDDED 12" BELOW PAD GRADE (MIN.) REINFORCED W/ #4 TIES (MIN.) FIELD VERIFY, TYPICAL



NO EXISTING FRAMING OR FOUNDATION INFORMATION WERE PROVIDED, PRIOR TO ANY CONSTRUCTION OR DEMOLITION OR EXCAVATION. BUILDER SHALL FIELD VERIFY.
 EXISTING CONDITIONS SHOWN ON THESE PLANS INCLUDING FOUNDATION TYPE, JOIST, ROOF TRUSSES, & BEAM SIZES, SPACING, DIRECTION, & SUPPORTS ARE AS SHOWN ON PLAN.

1st FLOOR FRAMING & FOUNDATION PLAN SCALE: 1/4" = 1'-0"

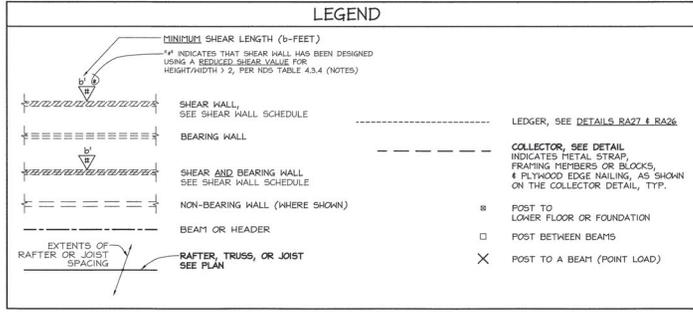
SHEETS:
 S-1
 S-2
 S-3
 FD-1
 WD-1
 MD-2
 LD-1



STRUCTURAL MEMBERS & CONNECTIONS CHART

MEM #	TYPE	SIZE	MATERIAL	SUPPORTS	CONNECTION	REMARKS
T	MANU TRUSS	TRUSS	PER MANUFACTURER'S DATA	BEARING WALLS & BEAMS	PER MANUFACTURER, HANGER PER MFR. DETAILS RT1, RT60, RT60 & DETAILS ON PLAN	SPACED @ 24" O.C.
RF1	RAFTER	2 x 6	DF#2	BEARING WALLS & BEAMS	DETAILS RA1, RA27 & DETAILS ON PLAN, U300 GLOFED/BELEWED or LR10x2 HANGERS	SPACED @ 24" O.C. MAX. SPAN = 9'-0" h
R1	BEAM	3 1/2 X 11 7/8	PARALLAM 2.0E, F1=2900	4X4 POSTS	DETAIL B1	HEADER
J1	JOIST	2 X 10	DF#1	BEARING WALLS & BEAMS	DETAILS FL1, FL2 IT9 OR US HANGERS SEE DETAILS ON PLAN	SPACED @ 16" O.C. MAX. SPAN = 15' 0"
F1	BEAM	3 1/2 X 11 1/4	PARALLAM 2.0E, F1=2900	4X6 POSTS	DETAIL B1	HEADER
F2	BEAM	5 1/4 X 9 1/4	PARALLAM 2.0E, F1=2900	4X6 POST	ECG044 + DETAIL B10	FLUSH
F3	BEAM	5 1/4 X 9 1/4	PARALLAM 2.0E, F1=2900	4X6 POST	ECG044 + DETAIL B10	FLUSH
F4	BEAM	3 1/2 X 9 1/4	PARALLAM 2.0E, F1=2900	4X4 POST (EXT. WALL)	ECG044 (ROTATE STRAPS) + DETAIL B10	FLUSH
F5	BEAM	3 1/2 X 9 1/4	PARALLAM 2.0E, F1=2900	4X4 POST (INT. WALL)	DETAIL B10 + CB	FLUSH
F6	BEAM	3 1/2 X 9 1/4	PARALLAM 2.0E, F1=2900	4X4 POST (EXT. WALL)	ECG044 + DETAIL B10	FLUSH
F6	BEAM	3 1/2 X 11 1/4	PARALLAM 2.0E, F1=2900	4X4 POSTS	DETAIL B1	HEADER

NOTE:
 FOR ALL BEAMS (IN ROOF, FLOOR, CEILING & WALL FRAMING), PROVIDE SOLID BLOCKING AT ALL SUPPORT POINTS IN ADDITION TO THE HARDWARE & CONNECTION DETAILS SPECIFIED IN THIS CHART.
 • ALL PARALLAM MUST BE E24E & F1=2900 psi. LESSER GRADES ARE NOT PERMITTED.
 • ALL GULLAM MUST BE L1E & F1=2900 psi. LESSER GRADES ARE NOT PERMITTED.
 • GULLAM BEAMS MUST BE L1E & G11ALL HAVE STANDARD CAMBER, U.N.O.
 • ALL PARALLAM, MICROLLAM & GULLAM BEAMS SHALL NOT BE EXPOSED TO MOISTURE, TYPICAL.
 • ALL 4x4 POSTS SPECIFIED IN THIS CHART, MUST BE DF#2 OR BETTER. 4x4 AND 4x6 POSTS MUST BE DF#1 OR BETTER.
 • ALL CEILING JOISTS SHALL BE (1) UNHABITABLE ATTICS WITH LIMITED STORAGE, LL-50 PSF, (CBC TABLE 2308.10.2.2)
 2x6 DF#2 @ 16" O.C. - MAX. SPAN = 12'-0"
 2x6 DF#2 @ 24" O.C. - MAX. SPAN = 10'-0"
 2x6 DF#2 @ 16" O.C. - MAX. SPAN = 10'-0"
 2x4 DF#2 @ 16" O.C. - MAX. SPAN = 10'-0"



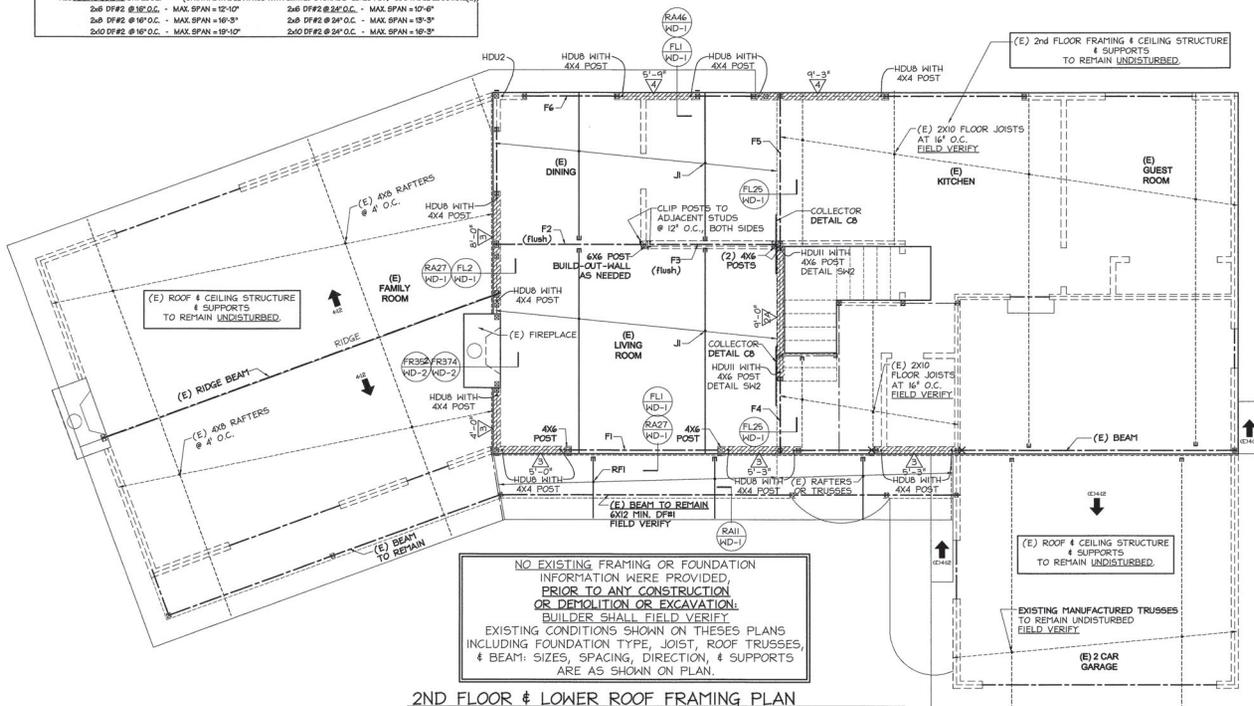
PROJECT DATA

ROOFING HEIGHT & MATERIAL (FOR NEK ROOF FRAMING)	5 psf MAX. (COMP. SHINGLE ROOFING) VERIFY WITH ARCHITECTURAL
EXTERIOR CEILING OR PORCHES & DECKS (FINISH MATERIAL)	NOT DESIGNED TO SUPPORT STUCCO ON CEILING
FLOOR FRAMING (LOADS)	NOT DESIGNED TO SUPPORT RAFTERS FLOORS
BALCONY & DECK (FINISH MATERIAL)	NO DECKS / BALCONY

ROOF & 2nd FLOOR FRAMING NOTES

- PRIOR TO BEGINNING ANY CONSTRUCTION, CONTRACTOR / BUILDER SHALL FIELD VERIFY ALL EXISTING CONDITIONS SHOWN ON THE FRAMING PLANS & FOUNDATION PLAN (MEMBER SIZES, SPAN, DIRECTION, ETC.). IF THERE ARE ANY DISCREPANCIES, CONTACT THE ENGINEER FOR FURTHER INSTRUCTIONS.**
- ALL OF THE DIMENSIONS WERE PROVIDED TO THE ENGINEER BY THE OTHERS. REFER TO THE ARCHITECTURAL PLANS FOR DIMENSIONS. PLEASE FIELD VERIFY THE DIMENSIONS OF THE EXISTING STRUCTURE. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER & ARCHITECT / DESIGNER.
 - ANY DISCREPANCIES BETWEEN STRUCTURAL & ARCHITECTURAL PLANS, MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER & ARCHITECT / DESIGNER. THE ENGINEER MUST APPROVE ALL CHANGES OR DEVIATIONS FROM THE STRUCTURAL DRAWINGS, PRIOR TO CONSTRUCTION.
 - THE EXISTING ROOF FRAMING MEMBERS ARE ONLY ADEQUATE FOR THE (E) HOOD OR CORPUSCULE SHINGLES (3 PSF) MATERIAL. IF THE OWNER REQUESTS TO REPLACE THE EXISTING MATERIAL WITH TILES (STANDARD OR LIGHT), THEN THE EXISTING ROOF FRAMING MUST BE ANALYZED.
 - THE SPECIFICATION FOR MACHINE BOLTS, ANCHOR BOLTS, HARDWARE, NAILS, SCREWS, AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD, MUST COMPLY WITH THE CORROSION RESISTANCE REQUIREMENTS, FOR THE TYPE OF DECAY RESISTANT (OR TREATED) WOOD USED. (USE HOT-DIPPED ZINC-COATED, Z-MAX, GALVANIZED OR STAINLESS STEEL, OR BETTER ANCHOR BOLTS, HARDWARE, & FASTENERS ON PRESSURE TREATED WOOD PLATES, JOIST, ETC., TYP.) ALSO SEE GENERAL NOTES, TYPICAL.
 - FOR ROOF SHEATHING, USE 1/2" (MIN.) APA SHEATHING GRADE, PLYWOOD OR OSB EXPOSURE I, WITH A ROOF SPAN RATING OF 24/16 OR BETTER. INSTALL WITH THE EXPOSED GRAIN PERPENDICULAR TO THE JOISTS, MINIMUM WIDTH = 24"
 - NAIL WITH 6d @ 6" O.C. @ EDGE AND 12" O.C. IN FIELD.
 - THE PLYWOOD DIAPHRAGM MUST BE CONTINUOUS UNDER THE CALIFORNIA FRAMING.
 - PROVIDE RADIANT BARRIER, IF REQUIRED BY T24 ENERGY REPORT.
 - PROVIDE HANGERS FOR RAFTERS AT VALLEY BEAMS.
 - ONLY SHEAR WALLS AND BEARING WALLS BELOW THE FRAMING PLANS ARE SHOWN. FOR OTHER WALLS SEE ARCHITECTURAL PLANS.
 - WALLS WITH TOP PLATE HEIGHT LESS THAN OR EQUAL TO 9'-0" SHALL HAVE: 2x4 DF#2 STUDS @ 16" O.C. (UNLESS NOTED OTHERWISE) SEE PLAN & NOTES BELOW.
 - WALLS WITH TOP PLATE HEIGHT GREATER THAN 9'-0" (14'-6" MAX.) SHALL HAVE: 2x6 DF#2 STUDS @ 16" O.C. (U.N.O.) OR DOUBLE 2x4 DF#2 STUDS @ 16" O.C. (U.N.O.)
 - WALLS WITH TOP PLATE HEIGHT GREATER THAN 14'-6" (18'-0" MAX.) SHALL HAVE: 2x6 DF#2 STUDS @ 16" O.C. (U.N.O.)
 - ALL HEADERS ON BEARING WALLS SHALL BE 4X6 DF#2 OR 4X6 DETAIL B10 @ 16" O.C. (U.N.O.)
 - EXISTING HEADERS, NOT SUPPORTING NEW LOADS, MAY REMAIN UNDISTURBED U.N.O.
 - THE FRAMING DETAILS PROVIDED, SHALL BE USED WHERE APPLICABLE.
 - FOR SHEAR WALL AND HOLD-DOWN DETAILS SEE SMT, LD-1
 - THE COLLECTOR STRAPS SHALL BE ATTACHED TO THE WALLS BEFORE THE ROOF/CEILING/FLOOR FRAMING MEMBERS ARE INSTALLED.
 - PROVIDE ST6236 STRAPS AT NEW TO EXISTING TOP PLATE SPLICES.
 - HOLD-DOWNS SHALL BE INSTALLED ON 4X MIN. POSTS U.N.O. HDU2 MAY BE INSTALLED ON DOUBLE STUDS U.N.O., NAILED TOGETHER WITH 10d @ 4" O.C., STAGGER. (POSTS SUPPORTING BEAMS MUST BE THE SIZE SPECIFIED IN MEMBER CHART)
 - THE TIE DOWNS SHOWN ON THE FRAMING PLAN ARE CONNECTING THE WALL BELOW TO THE FLOOR BELOW OR TO THE FOOTING.
 - FOR SUBFLOOR, USE 3/4" (MIN.) TONGUE-AND-GROOVE, EXPOSURE I, APA FLOOR SPAN RATING OF 24' O.C. SPACING.
 - PLYWOOD USE APA RATED SINGLE FLOOR GRADE, OR BETTER
 - OSB USE APA RATED (IF24) STRUCTURAL OR STURD-I-FLOOR OR BETTER
 - FOR DECK SUBFLOOR, USE 3/4" (MIN.) [P.T.] TONGUE-AND-GROOVE, EXPOSURE I, APA FLOOR SPAN RATING OF 24' O.C. SPACING.
 - PLYWOOD USE APA RATED SINGLE FLOOR GRADE, OR BETTER
 - OSB USE APA RATED (IF24) STRUCTURAL OR STURD-I-FLOOR OR BETTER
 - INSTALL WITH THE EXPOSED GRAIN PERPENDICULAR TO THE JOISTS. USE EXTERIOR WOOD GLUE (AT ALL SUPPORTS), MINIMUM WIDTH = 24", NAIL WITH 10d @ 6" O.C. @ EDGE AND 10" O.C. IN FIELD.
 - PROVIDE (GSM WOOD) DOUBLE JOISTS UNDER WALLS PARALLEL WITH JOISTS AND BLOCKS UNDER WALLS PERPENDICULAR TO JOISTS.
 - PROVIDE (FOR T3 FLOOR SYSTEM) DOUBLE 2-1/2" x 1/4" x 7/8" USE MICROLLAM JOISTS UNDER WALLS PARALLEL WITH JOISTS AND 1 3/4" x 1 7/8" TIMBERSTRAND USE BLOCKS UNDER WALLS PERPENDICULAR TO JOISTS.
 - THE FLOOR MUST BE SHORED BEFORE STORING SHEET ROCK.
 - PROVIDE COMPRESSION BLOCKS UNDER POSTS FROM ABOVE. THE COMPRESSION BLOCKS MUST BE FULL HEIGHT, SOLID BLOCKS. THEY MUST BE AT LEAST THE SAME WIDTH AS POST ABOVE, AND BE AT LEAST 12" LONG, U.N.O. (AT T3 FLOOR JOISTS, USE TIMBERSTRAND OR PARALLAM BLOCKS)
 - HANDRAIL DETAILS ARE TO BE PROVIDED BY THE ARCHITECT OR MANUFACTURER.
 - THE T3 CONNECTIONS AND STIFFENERS MUST COMPLY WITH MANUFACTURER'S SPECIFICATIONS.
 - PROVIDE VENTILATION FOR ENCLOSED ATTIC SPACES & RAFTER SPACES WITH NET AREA NOT LESS THAN, 1 SQ. FT. PER 50 SQ. FT. OF THE SPACE VENTED. (PER CBC 1209.2) SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

CONTRACTOR / BUILDER SHALL READ, UNDERSTAND, AND FOLLOW ALL PLANS, NOTES, AND DETAILS CONTAINED IN THE STRUCTURAL DRAWINGS.



NO EXISTING FRAMING OR FOUNDATION INFORMATION WERE PROVIDED, PRIOR TO ANY CONSTRUCTION OR DEMOLITION OR EXCAVATION. BUILDER SHALL FIELD VERIFY. EXISTING CONDITIONS SHOWN ON THESE PLANS INCLUDING FOUNDATION TYPE, JOIST, ROOF TRUSSES, & BEAM: SIZES, SPACING, DIRECTION, & SUPPORTS ARE AS SHOWN ON PLAN.

2ND FLOOR & LOWER ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"

ADVANCED RESIDENTIAL ENGINEERING
 460 MURIEL CT. SANTA CLARA, CA
 Phone: (408) 257-8004 • 2300 GANESA ST. #2, SANTA CLARA, CA 95054 • aengineer@biglight.net

ROBERTS RESIDENCE
 460 MURIEL CT. SANTA CLARA, CA

Not for Construction
 (Rev. 6/15/2021)

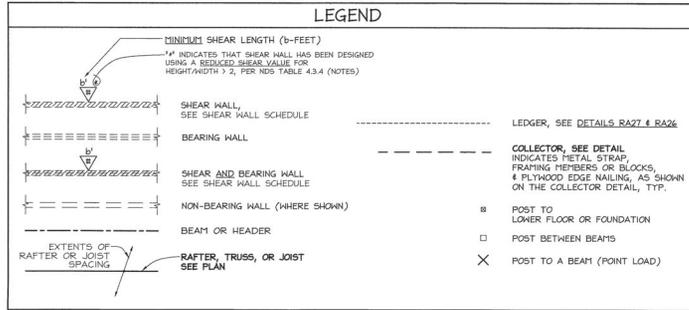
REVISIONS

DATE	COMMENT

DATE: 12/7/2021
 DRAWN: P.S.
 SCALE: AS SHOWN
 JOB #: 21-142

2ND FLOOR & LOWER ROOF FRAMING PLAN

SHEET **S-2**



STRUCTURAL MEMBERS & CONNECTIONS CHART

MEMBER	TYPE	SIZE	MATERIAL	SUPPORTS	CONNECTION	REMARKS
T	MANUFACT. TRUSS		TRUSS PER MANUFACTURER'S DATA	DEARING WALL & BEAM	PER MANUFACTURER, HANGER PER MFR. DETAIL RT1, RT2, RT3 & DETAIL ON PLAN	CEILING @ 24" O.C.
RI	BEAM	3 1/2" X 7" 1/2"	PARALAM 2,061, F1=2800	4"X POSTS	DETAIL B1	HEADER

NOTE:

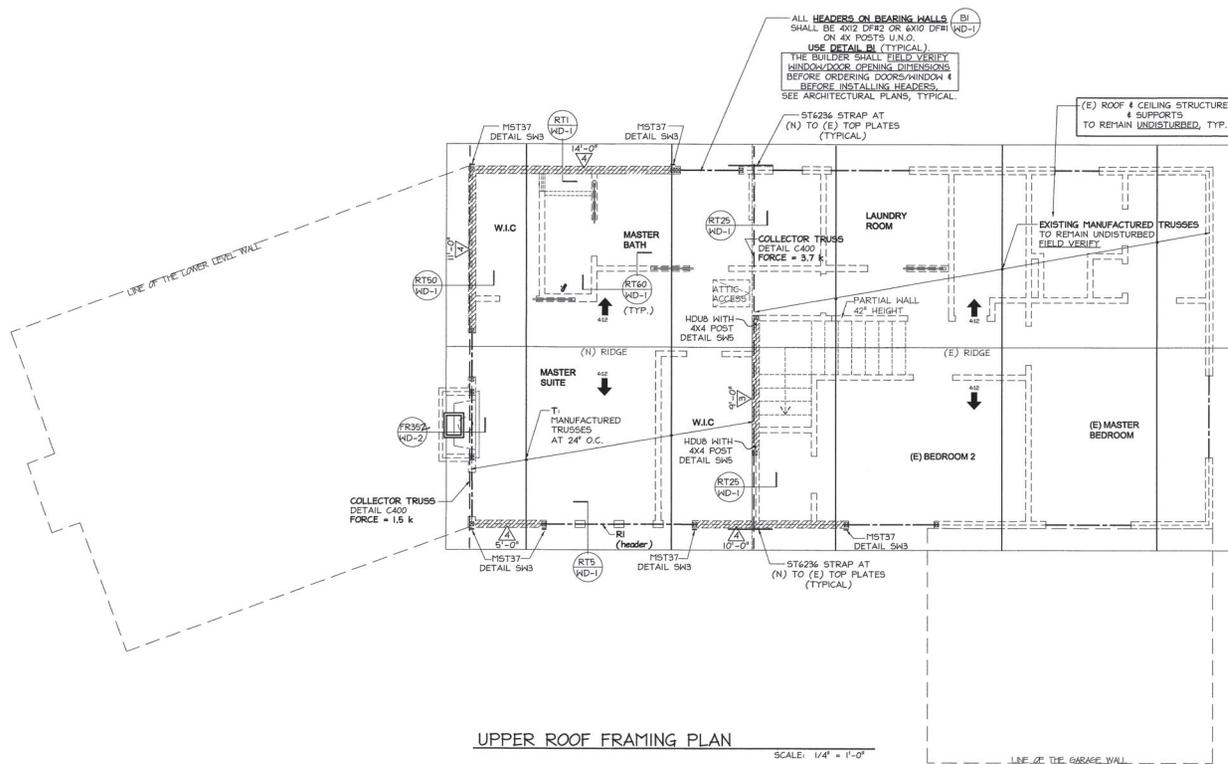
- FOR ALL BEAMS (IN ROOF, FLOOR, CEILING, & WALL FRAMING), PROVIDE SOLID BLOCKING AT ALL SUPPORT POINTS IN ADDITION TO THE HARDWARE & CONNECTION DETAILS SPECIFIED IN THIS CHART.
- ALL PARALAM MUST BE S16 & F1=2800 PER LEISER GRADING ARE NOT PERMITTED.
- ALL MOKOLAM MUST BE S16 & F1=2800 PER LEISER GRADING ARE NOT PERMITTED.
- GULAM BEAMS MUST BE S16 & SHALL HAVE STANDARD CAMBER, U.N.O.
- ALL PARALAM, MOKOLAM & GULAM BEAMS SHALL NOT BE EXPOSED TO MOISTURE, TYPICAL.
- ALL 4"X POSTS SPECIFIED IN THIS CHART, MUST BE OF #2 OR BETTER. #6s AND #8s POSTS MUST BE OF #4 OR BETTER.

PROJECT DATA

ROOFING HEIGHT & MATERIAL (FOR NEK ROOF FRAMING)	5 PSF MAX. (COMP. SHINGLE ROOFING) VERIFY WITH ARCHITECTURAL
ROOF FRAMING SYSTEM:	MANUFACTURED TRUSSES
EXTERIOR CEILING & PORCHES & DECKS (FINISH MATERIAL):	NOT DESIGNED TO SUPPORT STUCCO ON CEILING
BALCONY & DECK (FINISH MATERIAL):	NO DECKS / BALCONY

ROOF FRAMING NOTES

- PRIOR TO BEGINNING ANY CONSTRUCTION, CONTRACTOR / BUILDER SHALL FIELD VERIFY ALL EXISTING CONDITIONS SHOWN ON THE FRAMING PLANS & FOUNDATION PLAN (MEMBER SIZES, SPAN, DIRECTION, ETC.). IF THERE ARE ANY DISCREPANCIES, CONTACT THE ENGINEER FOR FURTHER INSTRUCTIONS.**
- ALL OF THE DIMENSIONS WERE PROVIDED TO THE ENGINEER BY THE OTHERS. REFER TO THE ARCHITECTURAL PLANS FOR DIMENSIONS. PLEASE FIELD VERIFY THE DIMENSIONS OF THE EXISTING STRUCTURE. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER & ARCHITECT / DESIGNER.
 - ANY DISCREPANCIES BETWEEN STRUCTURAL & ARCHITECTURAL PLANS, MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER & ARCHITECT / DESIGNER. THE ENGINEER MUST APPROVE ALL CHANGES OR CONDITIONS FROM THE STRUCTURAL DRAWINGS, PRIOR TO CONSTRUCTION.
 - THE EXISTING ROOF FRAMING MEMBERS ARE ONLY ADEQUATE FOR THE (E) ROOF OR COMPOSITION SHINGLES (3 PSF) MATERIAL. IF THE OWNER REQUESTS TO REPLACE THE (E) ROOFING MATERIAL WITH TILES (STANDARD OR LIGHT), THEN THE EXISTING ROOF FRAMING MUST BE ANALYZED.
 - THE SPECIFICATION FOR MACHINE BOLTS, ANCHOR BOLTS, HARDWARE, NAILS, SCREWS, AND FASTENERS IN CONTACT WITH PRESSURE-TREATED WOOD, MUST COMPLY WITH THE CORROSION RESISTANCE REQUIREMENTS, FOR THE TYPE OF DECAY RESISTANT (OR TREATED) WOOD USED (USE HOT-DIPPED ZINC-COATED GALVANIZED OR STAINLESS STEEL, OR BETTER ANCHOR BOLTS, HARDWARE, & FASTENERS ON PRESSURE-TREATED WOOD PLATES, JOIST, ETC., TTP.) ALSO SEE GENERAL NOTES, TYPICAL.
 - FOR ROOF SHEATHING, USE 1/2" (MIN.), APA SHEATHING GRADE, PLYWOOD OR OSB EXPOSURE I, WITH A ROOF SPAN RATING OF 24/6 OR BETTER. INSTALL WITH THE EXPOSED GRAIN PERPENDICULAR TO THE JOISTS, FINISHUM WIDTH = 24"
 - NAIL WITH 8d @ 6" O.C. @ EDGE AND 12" O.C. IN FIELD.
 - THE PLYWOOD DIAPHRAGM MUST BE CONTINUOUS UNDER THE CALIFORNIA FRAMING.
 - PROVIDE RADIANT BARRIER, IF REQUIRED BY T24 ENERGY REPORT.
 - PROVIDE HANGERS FOR RAFTERS AT VALLEY BEAMS.
 - ONLY SHEAR WALLS AND BEARING WALLS BELOW THE FRAMING PLANS ARE SHOWN. FOR OTHER WALLS SEE ARCHITECTURAL PLANS.
 - HALLS WITH TOP PLATE HEIGHT LESS THAN (OR EQUAL) 9'-4" SHALL HAVE: 2x4 DFR2 STUDS @ 16" O.C. (UNLESS NOTED OTHERWISE) SEE PLAN & NOTES BELOW
 - HALLS WITH TOP PLATE HEIGHT GREATER THAN 9'-4" (14'-6" MAX.) SHALL HAVE: 2x6 DFR2 STUDS @ 16" O.C. OR DOUBLE 2x4 DFR2 STUDS (USE DETAIL B10) @ 16" O.C. (U.N.O.)
 - HALLS WITH TOP PLATE HEIGHT GREATER THAN 14'-6" (18'-0" MAX.) SHALL HAVE: 2x6 DFR2 STUDS @ 16" O.C. (U.N.O.)
 - ALL HEADERS ON BEARING WALLS SHALL BE 4x12 DFR2 OR 6x10 DECK ON 4x POSTS, USE DETAIL B1 (U.N.O. SEE PLAN/CHART)
 - EXISTING HEADERS, NOT SUPPORTING NEK LOADS, MAY REMAIN UNDISTURBED U.N.O.
 - THE FRAMING DETAILS PROVIDED, SHALL BE USED WHERE APPLICABLE FOR SHEAR WALL AND HOLDOWN DETAILS SEE SHEET LD-1.
 - THE COLLECTOR STRAPS SHALL BE ATTACHED TO THE WALLS BEFORE THE ROOF/CEILING/FLOOR FRAMING MEMBERS ARE INSTALLED.
 - PROVIDE ST6236 STRAPS AT NEK TO EXISTING TOP PLATE SPLICES.
 - HOLDOWNS SHALL BE INSTALLED ON 4x MIN. POSTS U.N.O. HD12 MAY BE INSTALLED ON DOUBLE STUDS U.N.O., NAILED TOGETHER WITH 10d @ 6" O.C., STAGGER. (POSTS SUPPORTING BEAMS MUST BE THE SIZE SPECIFIED IN MEMBER CHART)
 - THE TIE DOWNS SHOWN ON THE FRAMING PLAN ARE CONNECTING THE WALL BELOW TO THE FLOOR BELOW OR TO THE FOOTING.
 - PROVIDE VENTILATION FOR ENCLOSED ATTIC SPACES & RAFTER SPACES WITH NET AREA NOT LESS THAN, 1.50 FT PER 150 SQ. FT. OF THE SPACE VENTED. (PER CBC (203.2) SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.



CONTRACTOR / BUILDER SHALL READ, UNDERSTAND, AND FOLLOW ALL PLANS, NOTES, AND DETAILS CONTAINED IN THE STRUCTURAL DRAWINGS.

MANUFACTURED TRUSS NOTES

- TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS AND CALCULATIONS FOR TRUSSES. THEY SHALL BE REVIEWED & APPROVED BY THE ENGINEER OF RECORD AND THE CITY BUILDING DEPARTMENT, PRIOR TO BEGINNING OF ANY SOIL EXCAVATION, FOUNDATION, OR CONSTRUCTION WORK.
- THE TRUSS MANUFACTURER MUST FOLLOW THE LAYOUT PROVIDED ON ROOF FRAMING PLANS.
 - ANY CHANGES TO THE TRUSS LAYOUT SHOWN ON THE STRUCTURAL PLANS, MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO TRUSS FABRICATION.
 - TRUSS MANUFACTURER SHALL DESIGN COLLECTOR TRUSSES FOR ALL EXTERIOR WALLS AS PROVIDED. PROVIDE PROPER FINISHES ON ROOF FRAMING PLANS. THEY MUST BE IN-LINE WITH ADJACENT WALLS U.N.O. SEE COLLECTOR DETAILS.
 - ALL GIRDER TRUSSES MUST BE SUPPORTED BY 4x POSTS, HEADER WITH 4x POSTS, OR BEAM/GIRDER TRUSS.
 - TRUSS MANUFACTURER SHALL PROVIDE ALL TRUSS CONNECTIONS.
 - SEE ARCHITECTURAL PLANS FOR MECHANICAL UNIT & ATTIC ACCESS LOCATIONS. PROVIDE ATTIC TRUSSES AS NEEDED.
 - TRUSS MANUFACTURER SHALL FIELD VERIFY BUILDING DIMENSIONS PRIOR TO TRUSS FABRICATION.

ADVANCED RESIDENTIAL ENGINEERING

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 SANTA CLARA, CA

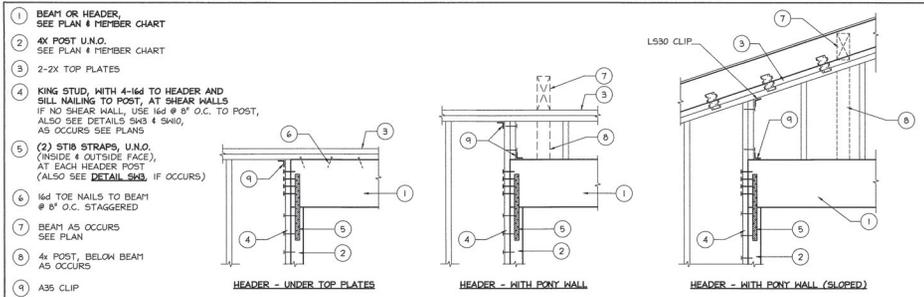
Not for Construction
 Plan City Submission

REVISIONS	
DATE	COMMENT

DATE: 12/7/2021
 DRAWN: P.S.
 SCALE: AS SHOWN
 JOB #: 21-142

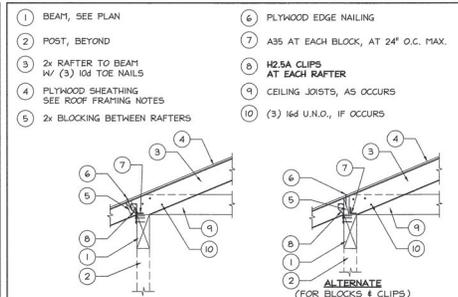
UPPER ROOF FRAMING PLAN

SHEET
S-3



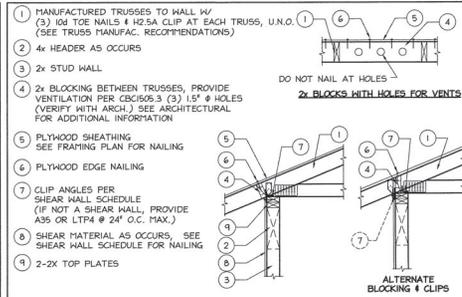
HEADER TO POST DETAIL

BI



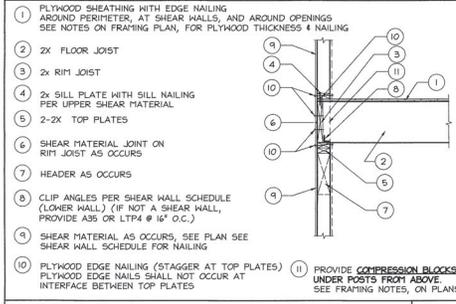
ROOF AT EAVE - EXPOSED BEAM

RA11



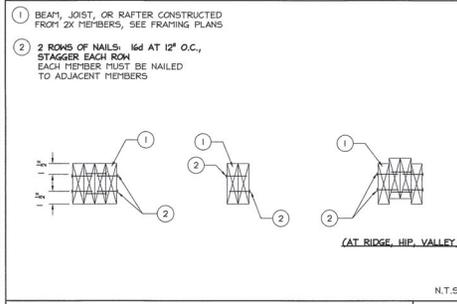
ROOF AT EAVE (TRUSS)

RT1



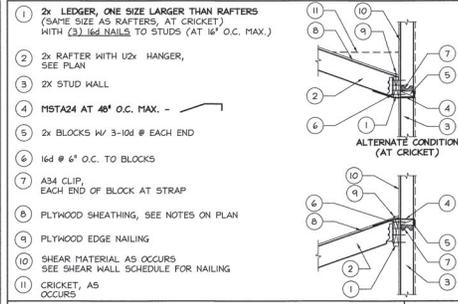
2nd FLOOR AT EXTERIOR WALL

FL1



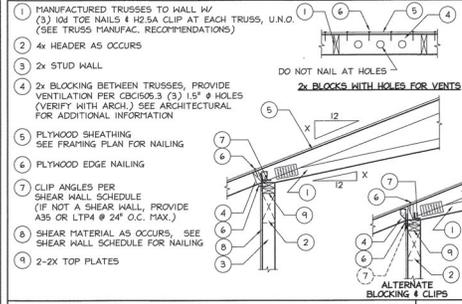
MULTIPLE MEMBER NAILING

BI00



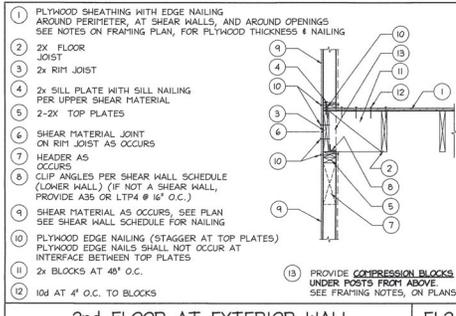
RAFTERS AT LEDGER

RA27



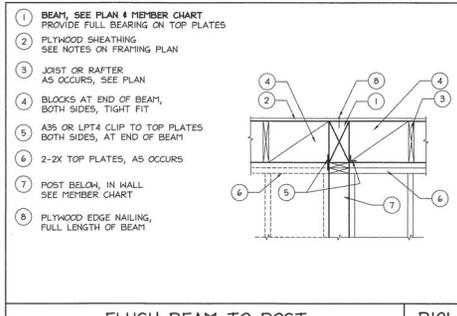
ROOF AT EAVE (TRUSS-SLOPED CEILING)

RT5



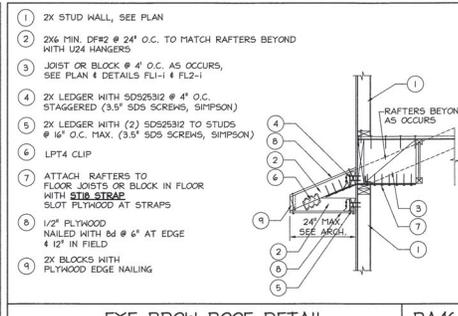
2nd FLOOR AT EXTERIOR WALL

FL2



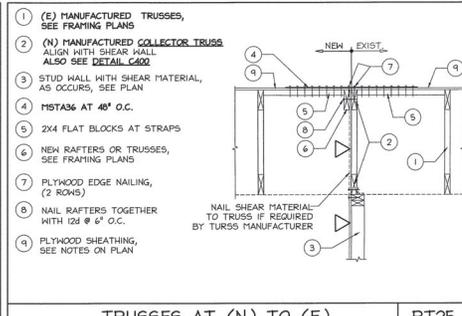
FLUSH BEAM TO POST

BI01



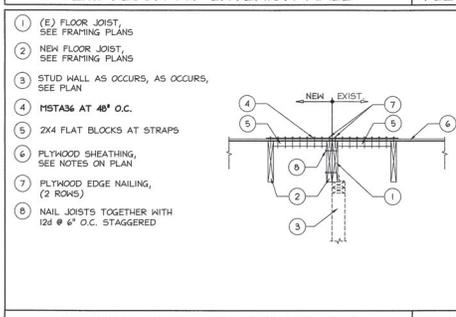
EYE-BROW ROOF DETAIL

RA46



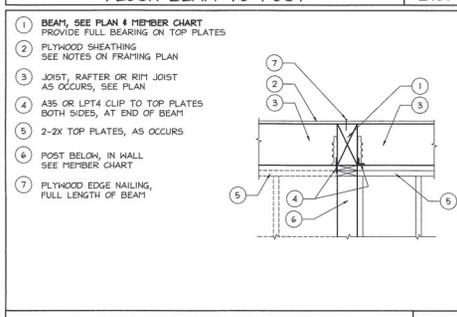
TRUSSES AT (N) TO (E)

RT25



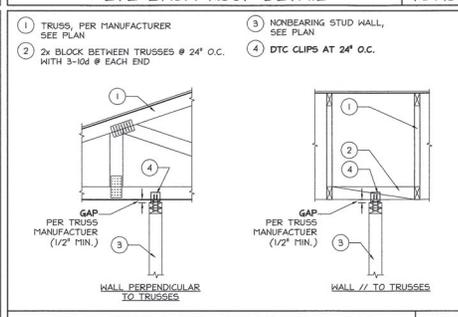
FLOOR JOIST AT (N) TO (E)

FL25



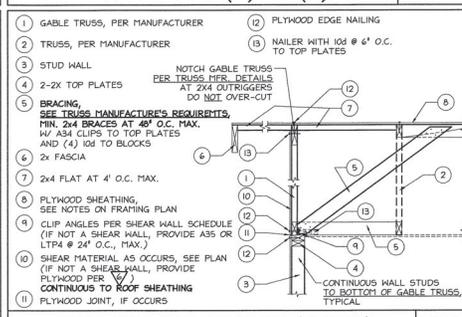
FLUSH BEAM TO POST

BI10



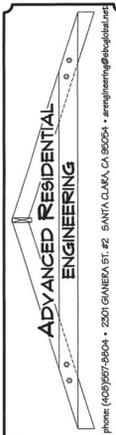
ROOF TRUSS AT NONBEARING WALL

RT60



WALL FRAMING AT RAKE (TRUSS)

RT50



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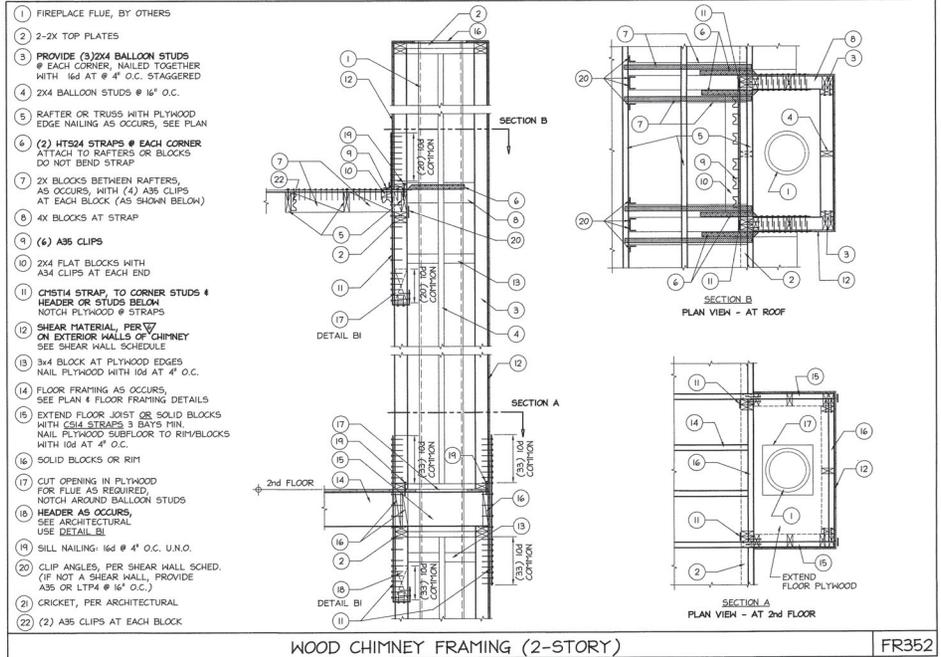
REVISIONS

DATE	COMMENT

DATE: 12/7/2021
DRAWN: P.S.
SCALE: NONE
JOB #: 21-142

WOOD FRAMING DETAILS

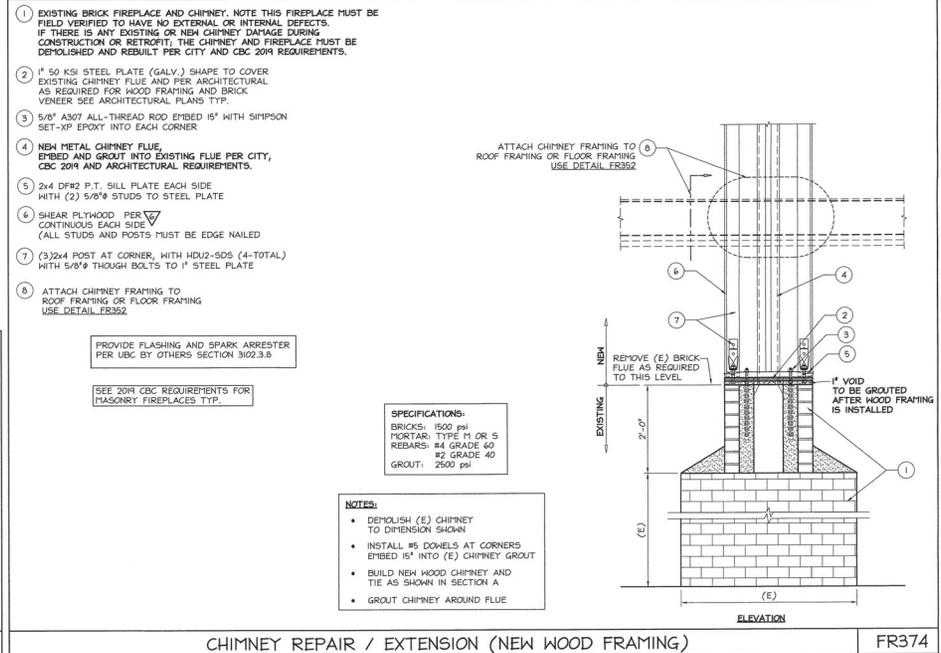
SHEET
WD-1



- 1 FIREPLACE FLUE, BY OTHERS
- 2 2-2X TOP PLATES
- 3 PROVIDE (3)2X4 BALLOON STUDS @ EACH CORNER, NAILED TOGETHER WITH 16d AT 4' O.C. STAGGERED
- 4 2X4 BALLOON STUDS @ 16" O.C.
- 5 RAFTER OR TRUSS WITH PLYWOOD EDGE NAILING AS OCCURS, SEE PLAN
- 6 (2) HTS24 STRAPS @ EACH CORNER ATTACH TO RAFTERS OR BLOCKS DO NOT BEND STRAP
- 7 2X BLOCKS BETWEEN RAFTERS, AS OCCURS, WITH (4) A35 CLIPS AT EACH BLOCK (AS SHOWN BELOW)
- 8 4X BLOCKS AT STRAP
- 9 (4) A35 CLIPS
- 10 2X4 FLAT BLOCKS WITH A34 CLIPS AT EACH END
- 11 CHS14 STRAP TO CORNER STUDS 4' HEADER OR STUDS BELOW NOTCH PLYWOOD @ STRAPS
- 12 SHEAR MATERIAL PER 7 ON EXTERIOR WALLS OF CHIMNEY SEE SHEAR WALL SCHEDULE
- 13 3/4" BLOCK AT PLYWOOD EDGES NAIL PLYWOOD WITH 10d AT 4' O.C.
- 14 FLOOR FRAMING AS OCCURS SEE PLAN 4 FLOOR FRAMING DETAILS
- 15 EXTEND FLOOR JOIST OR SOLID BLOCKS WITH CGM STRIPS 3 BATS PIN NAIL PLYWOOD SUBFLOOR TO RIM/BLOCKS WITH 10d AT 4' O.C.
- 16 SOLID BLOCKS OR RIM
- 17 CUT OPENING IN PLYWOOD FOR FLUE AS REQUIRED NOTCH AROUND BALLOON STUDS
- 18 HEADER AS OCCURS, SEE ARCHITECTURAL USE DETAIL B1
- 19 SILL NAILING: 16d @ 4' O.C. U.N.O. (IF NOT A SHEAR WALL, PROVIDE A35 OR LTP4 @ 16" O.C.)
- 20 CLIP ANGLES, PER SHEAR WALL SCHED. A35 OR LTP4 @ 16" O.C.)
- 21 CRICKET, PER ARCHITECTURAL
- 22 (2) A35 CLIPS AT EACH BLOCK

WOOD CHIMNEY FRAMING (2-STORY)

FR352



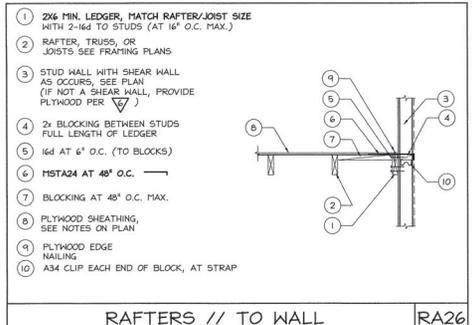
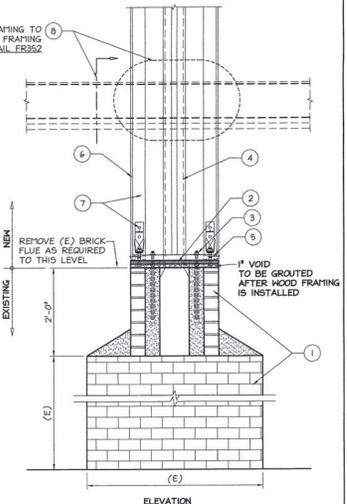
- 1 EXISTING BRICK FIREPLACE AND CHIMNEY. NOTE THIS FIREPLACE MUST BE FIELD VERIFIED TO HAVE NO EXTERNAL OR INTERNAL DEFECTS. IF THERE IS ANY EXISTING OR NEW CHIMNEY DAMAGE DURING CONSTRUCTION OR RETROFIT, THE CHIMNEY AND FIREPLACE MUST BE DEMOLISHED AND REBUILT PER CITY AND CBC 2019 REQUIREMENTS.
- 2 1" 50 KSI STEEL PLATE (GALV.) SHAPE TO COVER EXISTING CHIMNEY FLUE AND PER ARCHITECTURAL AS REQUIRED FOR WOOD FRAMING AND BRICK VENEER SEE ARCHITECTURAL PLANS TYP.
- 3 5/8" A307 ALL-THREAD ROD EMBED 15" WITH SIMPSON SET-XP EPOXY INTO EACH CORNER
- 4 NEW METAL CHIMNEY FLUE, EMBED AND GROUT INTO EXISTING FLUE PER CITY, CBC 2019 AND ARCHITECTURAL REQUIREMENTS.
- 5 2x4 DF#2 P.T. SILL PLATE EACH SIDE WITH (2) 5/8" STUDS TO STEEL PLATE
- 6 SHEAR PLYWOOD PER ARCHITECTURAL CONTINUOUS EACH SIDE (ALL STUDS AND POSTS MUST BE EDGE NAILED)
- 7 (3)2x4 POST AT CORNER, WITH HDU2-SDS (4-TOTAL) WITH 5/8" THROUGH BOLTS TO 1" STEEL PLATE
- 8 ATTACH CHIMNEY FRAMING TO ROOF FRAMING OR FLOOR FRAMING USE DETAIL FR352.

PROVIDE FLASHING AND SPARK ARRESTER PER UBC BY OTHERS SECTION 3102.3.B

SEE 2019 CBC REQUIREMENTS FOR MASONRY FIREPLACES TYP.

SPECIFICATIONS:
 BRICKS: 500 psi
 MORTAR: TYPE M OR S
 REBARS: #4 GRADE 60
 #2 GRADE 40
 GROUT: 2500 psi

- NOTES:**
- DEMOLISH (E) CHIMNEY TO DIMENSION SHOWN
 - INSTALL #5 DOVELS AT CORNERS EMBED 15" INTO (E) CHIMNEY GROUT
 - BUILD NEW WOOD CHIMNEY AND TIE AS SHOWN IN SECTION A
 - GROUT CHIMNEY AROUND FLUE



- 1 2x6 MIN. LEDGER, MATCH RAFTER/JOIST SIZE WITH 2-16d TO STUDS (AT 16" O.C. MAX.)
- 2 RAFTER, TRUSS, OR JOISTS SEE FRAMING PLANS
- 3 STUD WALL WITH SHEAR WALL AS OCCURS, SEE PLAN (IF NOT A SHEAR WALL, PROVIDE PLYWOOD PER ARCHITECTURAL)
- 4 2x BLOCKING BETWEEN STUDS FULL LENGTH OF LEDGER
- 5 16d AT 6" O.C. (TO BLOCKS)
- 6 HST24 AT 48" O.C.
- 7 BLOCKING AT 48" O.C. MAX.
- 8 PLYWOOD SHEATHING, SEE NOTES ON PLAN
- 9 PLYWOOD EDGE NAILING
- 10 A34 CLIP EACH END OF BLOCK, AT STRAP

RAFTERS // TO WALL

RA26

ADVANCED RESIDENTIAL ENGINEERING

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460 MURIEL CT.
SANTA CLARA, CA

100% PROFESSIONAL LIABILITY INSURANCE
100% WORKMANSHIP GUARANTEE
100% SATISFACTION GUARANTEE

Not for Construction
Per City Submittal

REVISIONS	
DATE	COMMENT

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 DRAWN: P.S.
 SCALE: NONE
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WOOD FRAMING DETAILS

SHEET
WD-2

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