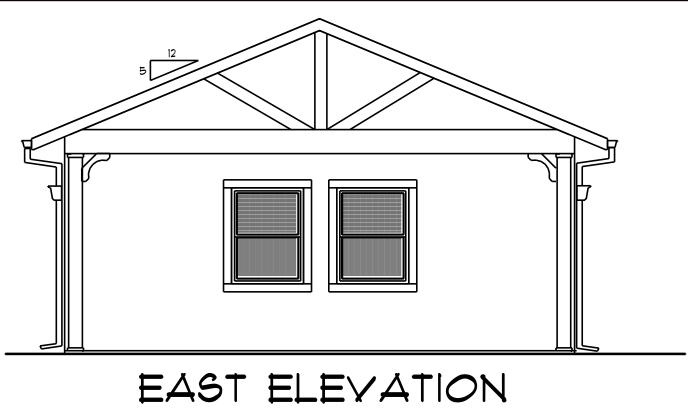


SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"

TYPE

1 EXT, DOOR 1/4 LITE

(QQ

(RR)

WINDOW SCHEDULE

MILGARD 3'-0"X 4'-0" WHITE VINYL DBL DOUBLE HUNG 36"X 48" 3

FINISH FRAME

2. CONTRACTOR TO VERIFY EGRESS REQUIREMENTS PER CBC PRIOR TO ORDERING.

3. CONTRACTOR TO VERIFY SAFETY GLASS REQUIREMENTS PER CBC PRIOR TO ORDERING.

1. CONTRACTOR TO VERIFY ROUGH OPENINGS PRIOR TO ORDERING

4. GLAZING IN WINDOWS AND SKYLIGHTS SHALL BE INSULATED PER TITLE 24.

8. ESCAPE/RESCUE WINDOWS SHALL HAVE A FINISHED SILL HEIGHT NOT MORE

DOOR SCHEDULE

. CONTRACTOR TO YERIFY ROUGH OPENINGS PRIOR TO ORDERING.

2. CONTRACTOR TO VERIFY HARDWARE MAKE, MODEL, AND FINISH WITH

3. GLAZING IN DOORS SHALL BE SAFETY GLASS PER CBC REQUIREMENTS.

5. ALL DOORS TO UNCONDITIONED SPACE SHALL BE FULLY WEATHER STRIPPED.

PP

1. YERIFY ALL DOOR MAKE AND MODELS WITH OWNER PRIOR TO ORDERING.

SIZE

SEE ENERGY COMPLIANCE FORMS.

7. ALL SKYLIGHTS TO BE VELUX OR EQUAL

THAN 44 INCHES ABOVE THE FLOOR.

OWNER PRIOR TO ORDERING.

8. INSTALL OWNERS HARDWARE.

SECTION A

SECTION B

SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

BACK OF

GARAGE

(GB

5. PROVIDE INSECT SCREENS AT ALL OPERABLE UNITS. 6. ALL WINDOWS TO BE MILGARD VINYL WINDOWS, OR EQUAL.

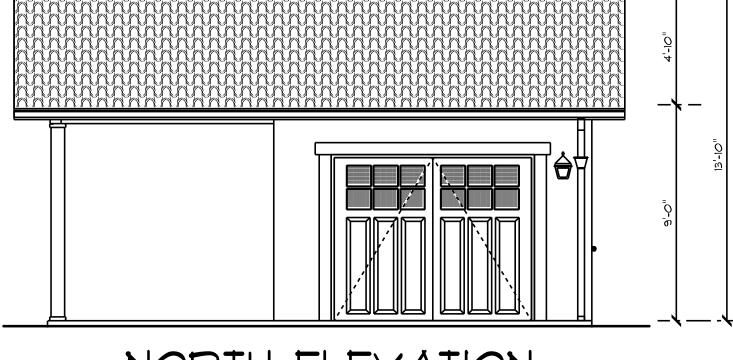
36"X80" 1-3/8" SOLID CORE

4. GLAZING IN EXTERIOR DOORS SHALL BE INSULATED

6. ALL DOORS HAVE PAINT GRADE JAMBS. (VERIFY W/ OWNER)

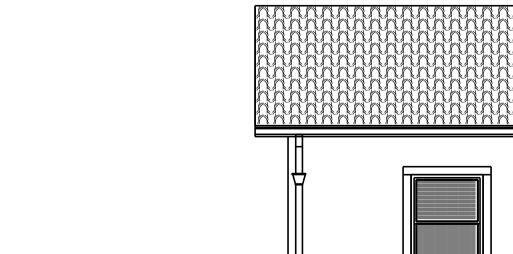
TOTAL

WINDOW NOTES:



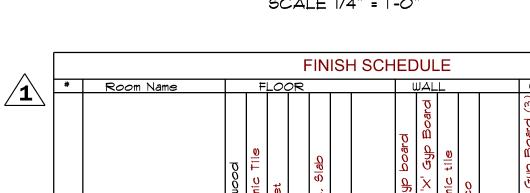
NORTH ELEVATION

SCALE 1/4" = 1'-0"



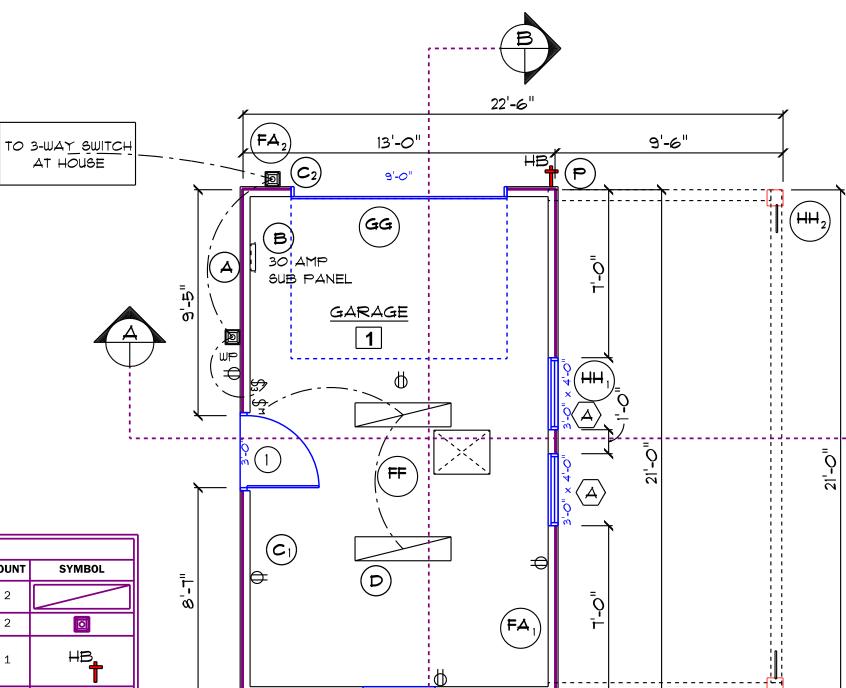
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



Garage

1. INSTALL 5/8 TYPE X GYP, BOARD ON GARAGE WALLS & CEILING. 2. INSTALL 5/8 THICK GYP. BOARD AT ALL FRAMING 24" O.C. TYPICAL



ELECTRICAL LEGEND ELECTRICAL orescent fixture Exterior LED wall mount w/ motion sensor & photocell 30 Amp sub- panel 1000 Manual on Switch - sensor Outlet GFI switch 3 way

> INDICATES ROOM NUMBER A INDICATES WINDOW LETTERS

GENERAL NOTES & SPECIFICATIONS:

The CONTRACTOR shall inspect the site and familiarize himself with all local conditions. It is the intention of these plans to provide a long lasting, weather tight and waterproof building. If the contractor finds any area in conflict with, or any detail too vague to accomplish this requirement, he shall not proceed but shall immediately so inform the owner, and request corrections or further detailing.

The CONTRACTOR shall check and verify drawings as to scale and dimensions. If any errors appear in the drawings or conflicts in these specifications, the contractor shall bring them to

the attention of the owner. Contractor to have building and fire permits on-site during inspections All construction shall meet the requirements of chapter 4, California Green Building Standards. Recycle 50% of construction and demolition waste. Provide operations # maintenance manuals for all equipment, appliances, HVAC, filters, and water heater, roof gutters and yard drainage. All adhesives, caulks, primers and sealants shall comply with local air pollution rules. All paints and coatings shall comply with VOC standards. All adhesives, sealants, caulks, paints, coatings and aerosol paint shall remain on the site for field verification by the Building Inspector. Carpets, carpet cushions and adhesives shall comply with the Carpet and Rug institutes Green Label plus program.

The contractor shall provide the Building Inspector (prior to enclosing the wall and floor framing) confirmation showing that framing members do not exceed 19% of moisture content.

GENERAL NOTES:

Provide 22"x30" attic access. FF. ATTIC ACCESS

GG. GARAGE DOOR Provide Paneled, roll-up door with auto-opener. Garage door openers to have approved safety interrupts

1. Provide 3"x4.5" foam sill for all windows. HH, FOAM TRIM 2. Provide 8' foam tapered columns at front porch.

FIRE NOTES:

R-3 & UTYPE VB construction with automatic sprinkler system complying with Chapter 35 of the 2013 CBC. The designer/installer shall submit two sets of plans, calculations, and cut sheets for the underground and overhead Residential Automatic Sprinkler system for approval. Cut sheets shall include, but not limited to piping, valves, gauges, and sprinkler heads.

1. Provide 5/8" type "X" gyp. bd. at garage walls. FA. FIRE PROTECTION 2. Min. 4" street numbers of a contrasting color, visible from street.

Slab shall be laid over 2" clean sand, over a 10 mil vapor JJ. UNDER SLAB barrier, overlapped 2' minimum. Prepared sub-grade soil to be PREPARATION thoroughly wetted 24 hours prior to slab pour.

1. 3-1/2" (R-15) fg batts at ext. walls.) LL, INSULATION

2. 10" (R-30) f.g. batts at ceilings: 3. 2" Styrofoam insulation under slab. Provide corvent 5-400 strip vents at front and rear only, V-400,

hip and ridge vents = to 1/300 of attic area.

The SHEET METAL CONTRACTOR shall design and install all flashings, meeting all applicable codes, 4 meeting the highest standards of design and installation, including priming, cleaning 4 soldering. Roof flashings shall be designed to last for the rated life of the roofing material. Contractor shall guarantee that work will be free from defects for a period of three years from date of final acceptance.

Provide EagleLite "Mission" cement tile roofing, over 30* NN. ROOFING felt. Install as per manufacturer's instructions

All roof vents, flues and chimneys to be thoroughly flashed, 00. FLASHING counter-flashed & caulked with minimum 26 gauge Gl.

All roof to wall and deck to wall joints to be thoroughly flashed with min. 26 gauge Gl.

All skylights & remaining flashing, including counter flashing, crickets, to be min. 26 gauge Gl.

Provide kick-out flashings, door sill and window head flashing in accordance with best practices. Provide sealants and caulking as necessary to assure the weather-

tight integrity of the project. Follow manufacturer's recommendations as to appropriate type of sealants and conditions of use. Provide backing for caulking as needed to ensure full adhesion across gaps.

Sand Beige stucco over paper backed wire mesh with 3 ½" weep PP, SIDING-TRIM screed at foundation plate, 4" minimum above grade (or 2" obove concrete) and 2 layers grade D paper.

QQ, GUTTERS Provide GI fascia gutters, full leaders, and tie all into perimeter drain

system, led via closed pipe to disapation area as shown on site plan.

Provide Low expansion foam applied in place at entire RR, INFILTRATION window and door perimeter. Provide full weather-striping at all exterior doors.

Thoroughly seal all penetrations of plumbing and electrical, and at all junction boxes within exterior walls.

Provide well sealed Tyvek house wrap at entire exterior.

SS, SHEAR See engineering detail sheets.

1. Provide 1/2" G.B. at 16" oc. framing GB, GYPSUM BOARD 2. Provide 5/8" G.B. at 24" oc. framing.

XX. FLOOR FINISHES

ELECTRICAL NOTES:

The ELECTRICAL CONTRACTOR shall design and install a complete system, meeting all applicable codes. The drawings show only the location and type of outlets. Wiring and Circuit Breakers shall be sized adequately to accommodate the fixtures served. Separate circuits shall be provided for appliances as required by codes. Provide tamper resistant receptacles at all locations. All new utilities shall be placed underground with no exception. All recessed luminaries shall be IC rated, electronic ballast and air-tight (AT).

RECEPTACLES

A. ELECTRIC ENTRY

New 60 Amp entry box, \$ underground service from the existing residence. B. ELECTRIC SUB PANEL Provide sub-panel as shown. Provide a UFER grounding electrode

\$ bonding of water lines C. ELECTRIC CIRCUITS 1. All receptacles in garage & exterior be GFI protected. Exterior GFI-OUTDOOR

receptacles to have waterproof covers. 2. All exterior fixtures to be high efficacy or on motion sensors with

D. LIGHTING All garage luminaries shall be high efficacy and controlled by a vacancy sensor. Said sensor shall not have a control that allows luminaries to be turned on automatically or that has an override allowing the luminaries to be always on.

PLUMBING NOTES:

The PLUMBING CONTRACTOR shall design and install a complete system, meeting all applicable codes and providing for quiet operation. The drawings show only the location and type of fixtures. Pipes shall be sized adequately to accommodate the fixtures served and insulated where required. The Plumbing Contractor shall make all necessary connections to utilities. Stop valves should be at each fixture or appliance.

Provide dielectric unions, straps and lead free solder in accordance with best practices and as

95063 st.net

DEVLIN PH. 476-4 PO BOX SANTA C devlins d

10/15/2017

MICHAEL FISHER 820 CIVIC CENTER DR SANTA CLARA, CA. 95050

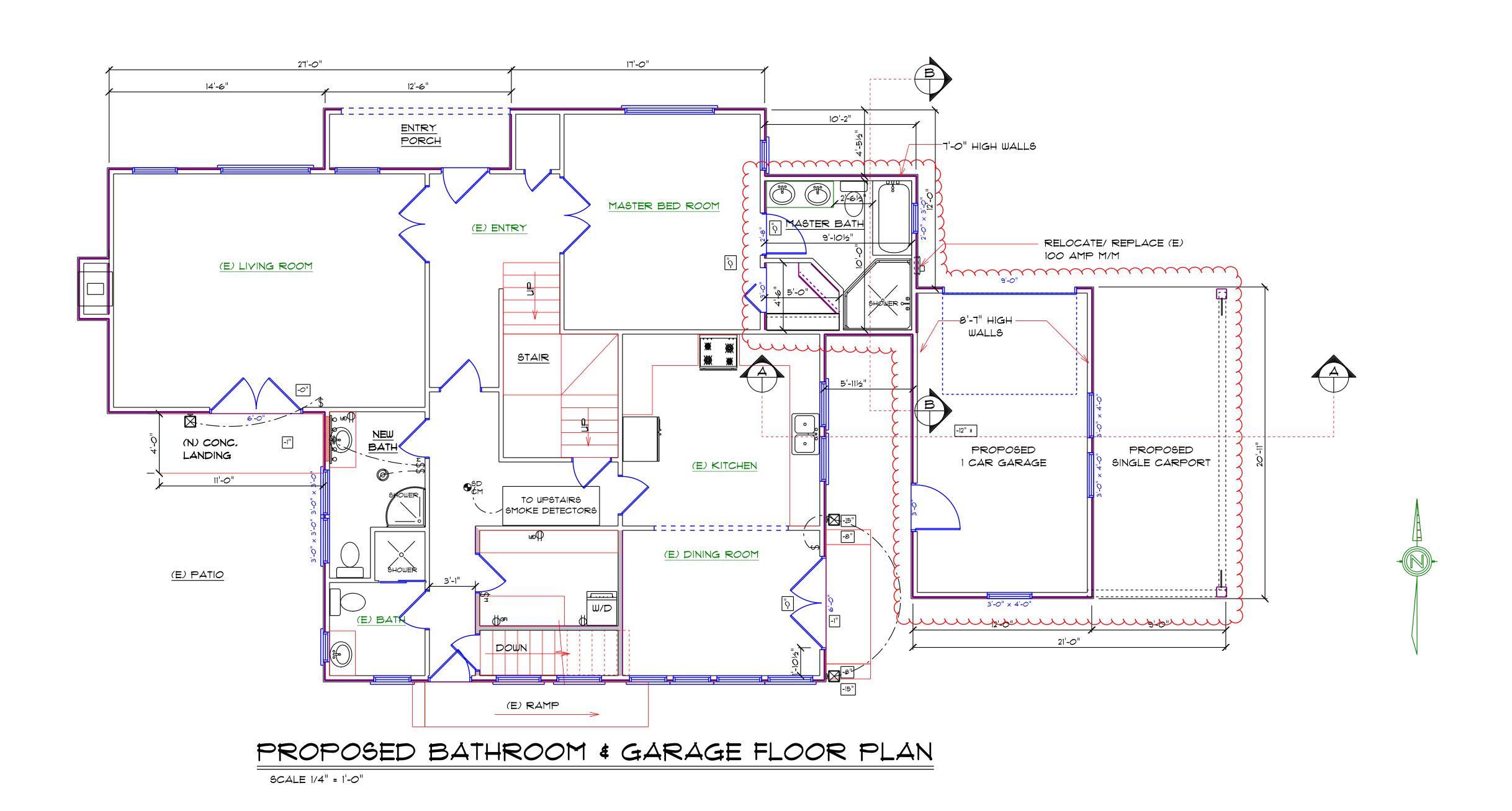
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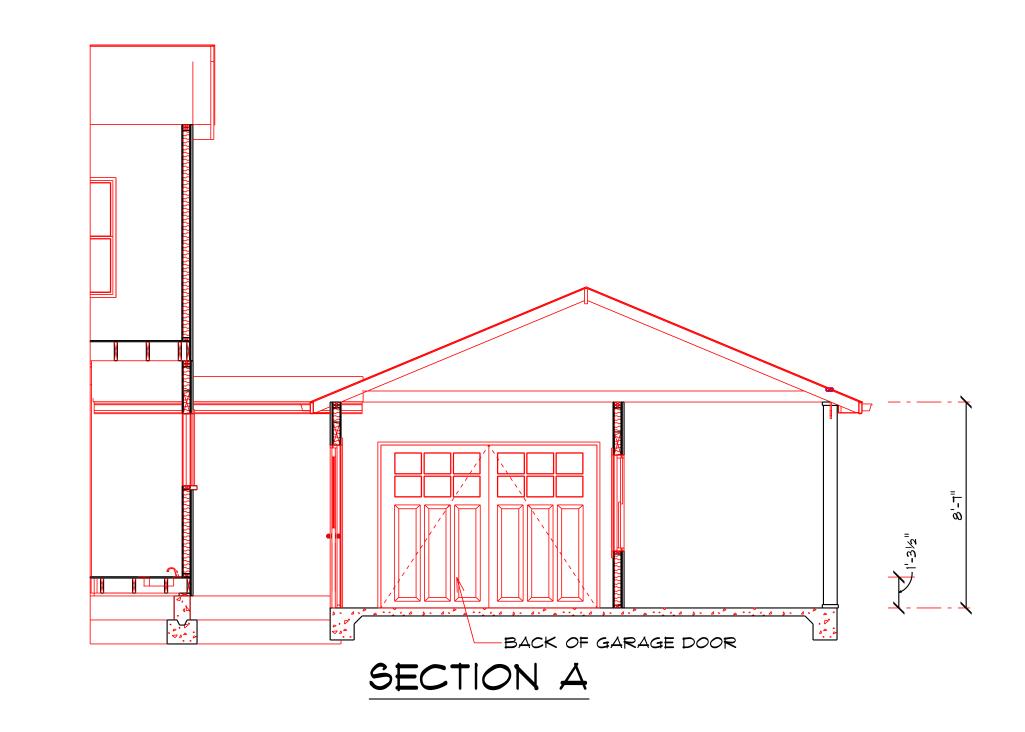
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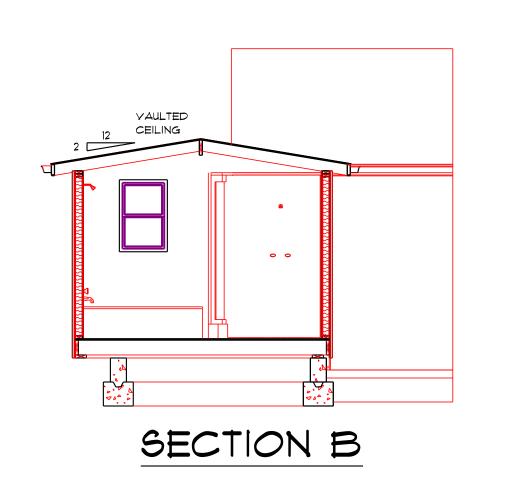
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JOB # 02015-14

Approved Aleft/4 Jarage Plan - For Reference Only

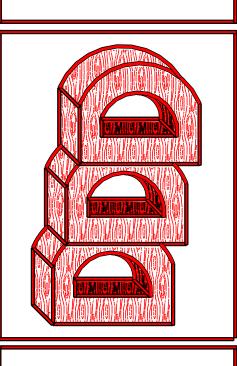






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MICHAEL FISHER 820 CIVIC CENTER DR SANTA CLARA, CA. 9505



820 CIVIC CENTER DR PROPOSED BATHROOM \$ 3AR GARAGE & CARPORT FLOOR PLAN

DATE 8/29/2018

SHEET NO.
A-2

JOB NO. 02018-04

