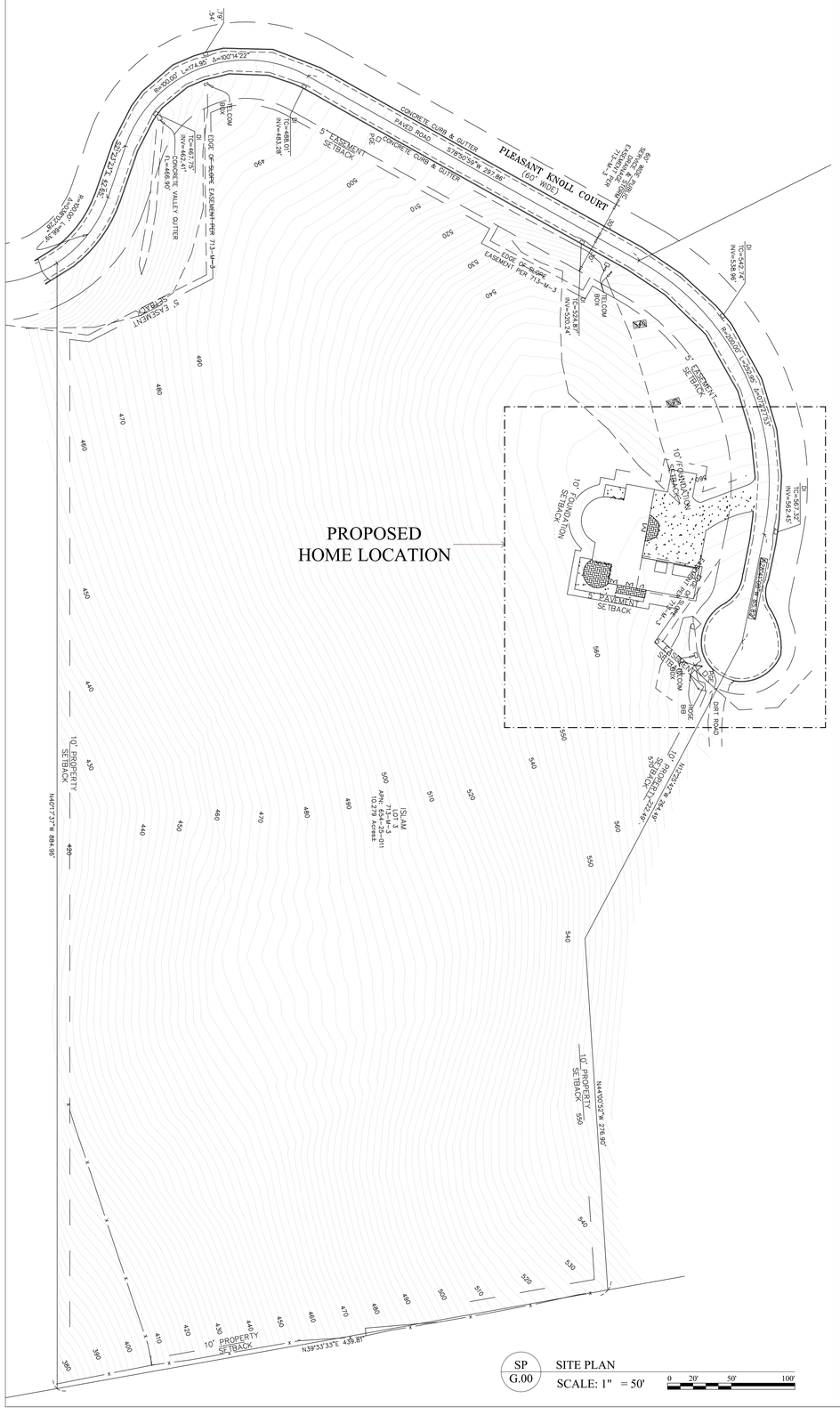


I S L A M R E S I D E N C E

3655 PLEASANT KNOLL CT.
SAN JOSE, CA. 95148

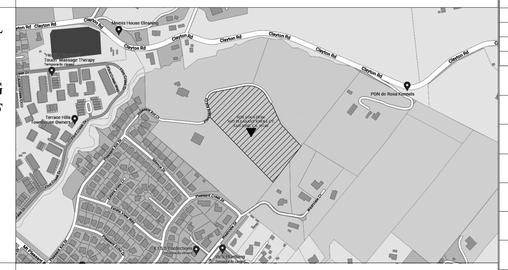
PROJECT SCOPE / APPLICABLE CODES

CONSTRUCTION OF A NEW TWO STORY 5,103 SQFT HOME WITH 4 BEDROOMS 4.5 BATHS, FULL KITCHEN AND LAUNDRY WITH 910 SQFT ATTACHED GARAGE AND RECREATIONAL SPACE.

ALL WORK DESCRIBED IN THESE DOCUMENTS SHALL COMPLY WITH THE LATEST BUILDING CONSTRUCTION CODES AND GUIDELINES, AND THOSE AMENDED AND ADOPTED BY THE TOWN OF MONTE SERENO, CA.

- 2022 CALIFORNIA BUILDING CODE
- 2023 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CAL-GREEN BUILDING STANDARDS

VICINITY MAP



SITE DATA

SITE DATA:

APN:	654-25-011
ZONING:	UNINCORPORATED
OCCUPANCY GROUP:	RESIDENTIAL DISTRICT
CONSTRUCTUION TYPE:	VA
LOT AREA:	447,796.8 SQFT / 10.28 AC
SITE AVERAGE SLOPE:	

SITE COVERAGE:

MAIN HOUSE	5,103 SQFT
ADU	N/A
GARAGE	910 SQFT
WALKWAYS / PATIOS	SQFT
POOL / SPA / FOUNTAIN	SQFT
DRIVEWAY	SQFT
TOTAL:	**SQFT**
MAX COVARAGE ALLOWED	**1,6052 SQFT**

PROJECT DIRECTORY

PROJECT OWNER / ADDRESS:	ADDNAN ISLAM 3655 PLEASANT KNOLL CT. SAN JOSE, CA 95148
PROJECT ARCHITECT:	MAURICE CAMARGO A.I.A. CAMARGO & ASSOC. ARCHITECTS MAURICE@CAMARGO.COM (408)489-1077
CIVIL ENGINEER:	LEA & BRAZE ENGINEERING, INC . ZENAB ALI; E.I.T ZALI@LEABRAZE.COM (510)887 - 4068
STRUCTURAL ENGINEER:	SUNG ENGINEERING INC. PETER SUNG P.E. PSUNG@SUNGENGR.COM
TITLE 24 CONSULTANT:	ENERGY ANALYTICA LLC. AQDUS SIDDIQUI AQDUS@ENERGYANALYTICA.COM (510)862-9282
GEOTECHNICAL ENGINEER:	HARO, KASUNICH & ASSOCIATES CHRISTOPHER A. GEORGE, P.E. CGEORGE@HAROKASUNICH.COM (831)247-7320

DRAWING SHEET INDEX

GENERAL NOTES

G1. SCOPE OF PLANS: THESE PLANS ILLUSTRATE THE NATURE AND SCOPE OF WORK TO BE PERFORMED BY THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS. ALL WORK SPECIFIED AND/OR IMPLIED IN THESE PLANS, ALL ADDENDA, CHANGE AND FIELD ORDERS, SHOP DRAWINGS, ETC. SHALL BE A PART OF THE CONTRACTOR'S AGREEMENT. SUBSTITUTIONS PROPOSED FOR THE MATERIALS AND METHODS ILLUSTRATED IN THESE PLANS SHALL BE APPROVED BY THE PROJECT ARCHITECT AND THE BUILDING DEPARTMENT PRIOR TO THE INSTALLATION OF SUCH MATERIALS OR THE PERFORMANCE OF SUCH WORK.

G2. DISCREPANCIES: DISCREPANCIES BETWEEN DRAWINGS AND/ OR SPEC'S SHALL BE REFERRED TO THE PROJECT ARCHITECT FOR CLARIFICATION BEFORE STARTING THE AFFECTED WORK.

G3. DIMENSIONS: PORTIONS OF THE PLANS ARE NOT DRAWN TO EXACT SCALE AND PRINTS ARE NOT EXACT REPRODUCTIONS OF DRAWINGS. DIMENSIONS MARKED "N.T.S." (NOT TO SCALE) ARE SUBSTANTIALLY DIFFERENT FROM THE SCALE OF THE DRAWING. DO NOT SCALE OFF OF THE DRAWINGS. USE DIMENSIONS SHOWN. ALL WINDOW, DOOR AND CABINET SIZES SHOWN ARE NOMINAL. CHECK WITH MANUF'R FOR EXACT GLAZING AND ROUGH OPENING SIZES OF DOORS AND WINDOWS.

G4. ARCHITECT OBSERVATIONS: SITE VISITS AND OBSERVATIONS OF CONSTRUCTION SHALL BE CONDUCTED BY THE ARCHITECT AT TIMES INDICATED BELOW PRIOR TO PROCEEDING WITH SUBSEQUENT CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED AT LEAST (2) WORKING DAYS PRIOR TO EACH INSPECTION.

1. FOUND. EXCAVATION, FORMS & REINF'G. JUST BEFORE PLACEMENT OF CONC.

2. FLOOR FRAMING AT ALL LEVELS BEFORE INSTALLATION OF FLOOR SHEATHING.

3. ROOF FRAMING AND SHEATHING NAILING BEFORE INSTALLATION OF ROOFING.

4. FLOOR & WALL FRAMING & SHEATHING BEFORE FINAL FRAMING INSPECTION BY COUNTY.

G5. TITLE 24 INSTALLATION CERTIFICATES: CONTRACTOR AND/ OR INSTALLER OF HVAC SYSTEMS, WATER HEATER SYSTEMS, WINDOWS, BUILDING ENVELOPE SEALANTS AND INSULATION SHALL PROVIDE INSTALLATION CERTIFICATES PER TITLE 24 CF-6R (PAGES 1-7 AND IC-1). ALL SHEETS MUST BE FILLED OUT, SIGNED BY THE INSTALLER AND SUBMITTED TO THE BUILDING DEPARTMENT AT THE TIME OF INSPECTION.

G7. GEOTECHNICAL PLAN REVIEW: THE GEOTECHNICAL ENGINEER FOR THIS PROJECT SHALL REVIEW THE FINAL FOUNDATION DESIGN FOR CONFORMANCE TO HIS RECOMMENDATIONS AND SHALL SUBMIT A LETTER DOCUMENTING THIS REVIEW TO THE BUILDING DEPARTMENT PRIOR TO OBTAINING A PERMIT.

G8. GEOTECHNICAL CONSTRUCTION OBSERVATIONS: THE PROJECT GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASES OF CONSTRUCTION PER RECOMMENDATIONS IN THE REPORT AND/OR AS DETERMINED BY THE ENGINEER DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED AT LEAST (2) WORKING DAYS PRIOR TO THE BEGINNING OF SUCH OPERATIONS AND SHALL SUBMIT A TESTING AN INSPECTION REPORT TO THE BUILDING DEPARTMENT PRIOR TO INSPECTION FINAL.

G9. PROPOSED SITE PLAN: THE PROPOSED SITE PLAN SHOWN ON THESE PLANS ARE FOR THE PURPOSE OF COUNSTRUCTION OF THE PROPOSED COTTAGE ONLY. ANY LANDSCAPE MODIFICATIONS SHOWN ON THESE PLANS ARE TO BE FUTURE AND SHALL NOT BE CONSIDERED FOR BIDDING OR APPROVAL.

G10. SPECIAL INSPECTIONS: SITE VISITS AND INSPECTIONS OF CERTAIN PORTIONS OF THE CONSTRUCTION SHALL BE CONDUCTED BY AN APPROVED SPECIAL INSPECTION AND TESTING AGENCY PER CBC CHAPTER 17 AND PER THE CONDITIONS OF THE "STRUCTURAL TESTS AND INSPECTIONS SCHEDULE" SUBMITTED TO THE BUILDING DEPARTMENT DURING THE BUILDING PERMIT APPROVAL PROCESS. THE SPECIAL INSPECTOR SHALL BE NOTIFIED AT LEAST (24) HOURS PRIOR TO EACH INSPECTION AND SPECIAL INSPECTIONS SHALL BE CONDUCTED PRIOR TO PROCEEDING WITH SUBSEQUENT CONSTRUCTION. SPECIAL INSPECTOR SHALL SUBMIT ALL WRITTEN NOTIFICATIONS, REPORTS, STATEMENTS AND FORMS REGARDING THEIR WORK TO THE BUILDING DEPARTMENT PER THE SIGNED SPECIAL INSPECTION SCHEDULE.

LICENSED ARCHITECT
MAURICE CAMARGO
C-14140
RENEWAL DATE 1/31/25
STATE OF CALIFORNIA

REVISIONS

ID	DATE	TRANSMITAL SET NAME
01	6/6/2023	INITIAL PLAN CHECK SUBMITTAL

3655 PLEASANT KNOLL CT • SAN JOSE • CALIFORNIA

CAMARGO & ASSOCIATES ARCHITECTS

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Date Printed:	6/13/2023
Project №:	2022-10
Drawn by:	FRANCISCO TORRES

Sheet
G.00

COVER SHEET

GENERAL NOTES AND SPECIFICATIONS.

GENERAL REQUIREMENTS:

1.SCOPE OF PLANS: THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THESE DOCUMENTS WERE PREPARED FOR BUILDING PERMIT ISSUANCE AND CONSTRUCTION PURPOSES. THE OWNER IS RESPONSIBLE FOR HIRING A QUALIFIED, LICENSED CONTRACTOR THAT IS KNOWLEDGEABLE AND EXPERIENCED TO PERFORM THE SCOPE OF WORK WITHIN THESE DOCUMENTS. PREPARATION OF ANY SUPPLEMENTAL DETAILS, PRODUCT SPECIFICATIONS, COORDINATION AND INSTALLATION OF ALL MATERIALS AND EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR, QUALIFIED CONSULTANT, OR MANUFACTURERS SPECIFICATIONS.

2.CONTRACTOR REQUIREMENTS: THESE PLANS ILLUSTRATE THE NATURE AND SCOPE OF WORK TO BE PERFORMED BY THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS. ALL WORK SPECIFIED AND / OR IMPLIED IN THESE PLANS, ALL ADDENDA, CHANGE AND FIELD ORDERS, SHOP DRAWINGS, ETC. SHALL BE A PART OF THE CONTRACTOR'S AGREEMENT. SUBSTITUTIONS PROPOSED FOR THE MATERIALS AND METHODS ILLUSTRATED IN THESE PLANS SHALL BE APPROVED BY THE PROJECT OWNER / ARCHITECT AND THE BUILDING DEPARTMENT PRIOR TO THE INSTALLATION OF SUCH MATERIALS OR THE PERFORMANCE OF SUCH WORK.

3.QUALITY CONTROL: SERVICES INCLUDE INSPECTIONS AND TESTS PERFORMED BY INDEPENDENT AGENCIES & GOVERNING AUTHORITIES, AS WELL AS BY THE CONTRACTOR. INSPECTION AND TESTING SERVICES ARE INTENDED TO DETERMINE COMPLIANCE OF THE WORK AND THE REQUIREMENTS SPECIFIED IN THESE DOCUMENTS. APPROVAL BY A BUILDING OFFICIAL DOES NOT MEAN APPROVAL OR FAILURE TO COMPLY WITH THESE DOCUMENTS. INSPECTIONS AND TESTING SHALL BE PERFORMED AT THE REQUEST OF THE OWNER, THE ARCHITECT DESIGNER AND / OR THE GOVERNING AGENCIES AND AS SET FORTH IN THESE DOCUMENTS. QUALITY CONTROL SERVICES ARE THE CONTRACTOR'S RESPONSIBILITY, INCLUDING THOSE SPECIFIED TO BE PERFORMED BY AN INDEPENDENT AGENCY AND NOT BY THE CONTRACTOR. THE CONTRACTOR SHALL EMPLOY AND PAY ANY INDEPENDENT AGENCY, TESTING LABORATORY OR OTI-,ER QUALIFIED FIRM TO PERFORM QUALITY CONTROL SERVICES SPECIFIED. WHERE RESULTS OF INSPECTIONS OR TESTS DO NOT INDICATE COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIR, REPLACEMENT, CORRECTION, AND RE-TEST THAT IS REQUIRED.

4.DRAWINGS AND SPECIFICATIONS: THESE DRAWINGS AND SPECIFICATIONS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTORS, SUBCONTRACTORS AND MATERIALS SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THE WORK REGARDLESS OF WHERE THE INFORMATIONOCCURS IN THESE DOCUMENTS.

5.SCALES AND MEASUREMENTS: PORTIONS OF THE PLANS ARE NOT DRAWN TO EXACT SCALE AND PRINTS ARE NOT EXACT REPRODUCTIONS OF DRAWINGS. DRAWINGS MARKED "N.T.S." (NOT TO SCALE) ARE SUBSTANTIALLY DIFFERENT FROM THE SCALE OF THE DRAWING. **DO NOT SCALE OFF OF THE DRAWINGS.** USE DIMENSIONS SHOWN.

6.DIMENSIONS: DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON THE PLANS, SECTIONS,AND DETAILS. DIMENSIONS ARE TO FACE OF STUDS, FACE OF FOUNDATION, FACE OF CONCRETE BLOCK, TOP OF SHEATHING, TOP OF SLAB, OR CENTER OF OPENINGS, U.O.N. DD NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REVIEW ANY CONFLICTS OR DISCREPENCIES WITH THE OWNER / ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

7.SITE PLAN: THE SITE PLAN PROVIDED IS NOT A SURVEY. IT IS BASED ON SITE INFORMATION PROVIDED BY THE OWNER AND IS FOR BUILDING AND SITE WORK LAYOUT ONLY. CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, SOIL CONDITIONS, GROUND WATER, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUBSTRUCTURES.

8.SITE SURVEY: A SITE SURVEY IS NOT INCLUDED IN THESE PLANS. A LICENSED SURVEYOR SHALL BE

CIVIL ENGINEERING: ALL CUT AND FILL REQUIREMENTS, AS WELL AS MATERIAL FOR SUBGRADE FILL SHALL BE INSTALLED PER RECOMMENDATION OF THE LICENSED CIVIL ENGINEER PLANS AND SPECIFICATIONS.

9.GEOTECHNICAL PLAN REVIEW: THE GEOTECHNICAL ENGINEER FOR THIS PROJECT SHALL REVIEW THE FINAL FOUNDATION DESIGN FOR CONFORMANCE TO HIS RECOMMENDATIONS AND SHALL SUBMIT A LETTER DOCUMENTING THIS REVIEW TO THE BUILDING DEPARTMENT PRIOR TO OBTAINING A PERMIT.

10.GEOTECHNICAL CONSTRUCTION OBSERVATIONS: THE PROJECT GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASES OF CONSTRUCTION PER RECOMMENDATIONS IN THE REPORT AND/OR AS DETERMINED BY THE ENGINEER DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED AT LEAST (2) WORKING DAYS PRIOR TO THE BEGINNING OF SUCH OPERATIONS AND SHALL SUBMIT A TESTING AN INSPECTION REPORT TO THE BUILDING DEPARTMENT PRIOR TO INSPECTION FINAL.

11.TITLE 24 INSTALLATION CERTIFICATES: CONTRACTOR AND / OR INSTALLER OF HVAC SYSTEMS, WATER HEATER SYSTEMS, WINDOWS, BUILDING ENVELOPE SEALANTS AND INSULATION SHALL PROVIDE INSTALLATION CERTIFICATES PER TITLE 24 CF-6R (PAGES 1-7 AND IC-1). ALL SHEETS MUST BE FILLED OUT, SIGNED BY THE INSTALLER AND SUBMITTED TO THE BUILDING DEPARTMENT AT THE TIME OF INSPECTION.

11.

CALGREEN NOTES:

CG1. DWELLING SHALL BE PREWIRED FOR THE INSTALLATION OF BATTERY STORAGE. THE PREWIRING SHALL BE IN ACCORDANCE WITH CALIFORNIA BUILDING, RESIDENTIAL, AND ELECTRICAL CODES, AND BE ADEQUATELY SIZED BY A LICENSED PROFESSIONAL TO ACCOMODATE THE BACK-UP LOADS INTALLED IN THE CRITICAL LOAD PANEL WITH A MIN. OF 5 KWH.

CG2. ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2019 CALIFORNIA PLUMBING CODE. CGBSC SECTION 4.303.2

CG3. ANNULAR SPACES AROUND PIPES, ELECRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE / BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCK OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS. CGBSC SECTION 4.406.1

CG4. A MANUAL, CONPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA WHICH INCLUDED ITEMS 1 - 10, IN ACCORDANCE WITH CGBSC SECTION 4.410.1 SHALL BE PLACED IN THE BUILDING AT FINAL INSPECTION.

CG5. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS AT THE TIME OR ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. CGBSC SECTION 4.504.1

CG6. ALL ADHESIVES , SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTIOR. CGBSC SECTION 4.504.2.4

1.

CG7. PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER / BUILDER MUST BE PROVIDED TO THE TOWN OF LOS GATOS BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVESM SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION, AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN EMISSION LIMITS SPECIFIED IN CGBSC SECTION 4.504.

CG8. PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 19% MUISTURE CONTENT. CGBSC SECTION 4.505.3.

CG9. BATHROOM EXHAUST FANS MUST BE ENERGY STAR COMPLIANT, MUST BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND MUST BE CONTROLLED BY A HUMIDISTAT WICH SHALL BE READILY ACCESSIBLE. CGBSC SECTION 4.506.

CG10. HEATING AND AIR CONDITIONING SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF CGBSC SECTION 4.507.2.

ELECTRICAL NOTES:

E1.CODES: ALL ELECTRICAL EQUIPMENT, WIRING AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE SECTIONS OF THE 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA TITLE 24 (ENERGY) REQUIREMENTS AND ALL MANUFACTURER'S SPECIFICATIONS AND LISTINGS.

E2.LISTINGS: ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LAB. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

E3.GROUND SYSTEM: THE ELECTRICAL CONTRACTOR SHALL INSTALL A ""UFER"" GROUND SYSTEM.

E4.RECESSED FIXTURES PROVIDE RECESSED FIXTURE CLEARANCE PER CEC SECTION 410-66. RECESSED FIXTURES IN INSULATED CEILINGS SHALL BE ""IC"" APPROVED FIXTURES, SHALL BE AIRTIGHT AND SHALL USE LAMPS WITH A MINIMUM EFFICACY OF 40 LUMENS.

E5.SMOKE DETECTORS: SMOKE DETECTORS SHALL BE POWERED PRIMARILY FROM PERMANENT BUILDING WIRING WITHOUT A DISCONNECT SWITCH OTHER THAN CIRCUIT BREAKERS. THE PRIMARY SOURCE OF POWER SHALL NOT BE FROM BATTERIES BUT SMOKE DETECTORS SHALL HAVE BATTERY BACKUP SYSTEMS. SMOKE DETECTORS SHALL BE AUDIBLE IN ALL SLEEPING AREAS.

E6.CARBON MONOXIDE ALARMS: CARBON MONOXIDE ALARMS SHALL BE 110V WITH BATTERY BACKUP AND SHALL BE AUDIBLE IN ALL SLEEPING ROOMS. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THIS DWELLING UNIT PER CRC R315, AND SHALL BE LISTED AS COMPLYING WITH UL 2034 AND UL 2075.

E7.ELECTRICAL BOXES: ELECTRIC SWITCH AND OUTLET BOXES ON EXTERIOR WALLS SHALL HAVE RUBBER GASKETS FOR MEDIUM INFILTRATION CONTROL. :

E8.CLOSET LIGHTS: LIGHT FIXTURES IN CLOSETS SHALL BE LISTED SURFACE OR RECESSED INCANDESCENT WITH COMPLETELY ENCLOSED LAMP OR SHALL BE LISTED SURFACE OR RECESSED FLOURESCENT TYPES. PENDANT TYPE FIXTURES SHALL NOT BE ALLOWED. FIXTURES SHALL BE LOCATED AS FOLLOWS: a.) IF BELOW 6FT. FROM THE FLOOR OR THE HIGHEST CLOTHES HANGING POLE, FIXTURES SHALL BE MIN. HORIZONTAL DISTANCE OF 24"" FROM WALLS OF CLOSET. b.) IF ABOVE 6FT. FROM THE FLOOR OR THE HIGHEST CLOTHES HANGING POLE, FIXTURES SHALL BE MIN. HORIZONTAL DISTANCE OF 12"" OR THE WIDTH OF THE SHELF (WHICHEVER IS GREATER) FROM WALLS OF CLOSET. c.) IN ANY CASE, MINIMUM CLEARANCES BETWEEN FIXTURES AND NEAREST POINT OF STORAGE SPACES SHALL BE 12"" FOR SURFACE INCANDESCENT FIXTURES, 6"" FOR RECESSED INCANDESCENT FIXTURES AND 6"" FOR SURFACE AND RECESSED FLOURESCENT FIXTURES.

E9.TUB / SHOWER: LIGHT FIXTURES MOUNTED WITHIN 3FT OF A SPA/TUB SHALL BE MOUNTED AT LEAST 8FT ABOVE THE MAX. WATER LEVEL OF THE SPA/TUB AND PER CEC SECT. 410-4.

E10.DRYER / COOKING: UNIT OUTLETS CLOTHES DRYERS AND COOKING UNITS SHALL HAVE CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND A FOUR PRONG OUTLET.

E11. OUTSIDE OUTLETS: PROVIDE OUTSIDE RECEPTACLES AT THE FRONT AND REAR OF THE HOME WITHIN 6'-12" OF GRADE WHICH ARE WATERPROOF AND GFCI PROTECTED. SEE PLAN FOR LOCATIONS.

E12.KITCHEN BRANCH CIRCUITS: PROVIDE MIN OF TWO (2) 20-AMP SMALL APPLIANCE BRANCH CIRCUITS IN THE KITCHEN WHICH ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS. THESE OUTLETS CANNOT SERVE DINING ROOM, OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES (THEY ONLY SERVE THE REQUIRED COUNTERTOP/WALL OUTLETS (INCLUDING REFRIGERATOR).

E13.BATHROOM OUTLET CIRCUITS: REQUIRED BATHROOM OUTLETS SHALL BE ON A DEDICATED 20 AMP CIRCUIT WHICH CANNOT SERVE ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC.

E14.BEDROOM BRANCH CIRCUITS: ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOM, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMULAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTOR PER CEC. 210.12

FIRE PROTECTION NOTES:

REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS, WATER SUPPLY ABD MAY CONSTRUED AS A SUBSTITUTE FOR A FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK, THE APPLICANT SHALL MAKE APPLICAION TO, AND RECEIVE FROM, THE BUILDINING DEPARTMENT ALL APPLICABLE BUILDING PERMITS FOR FIRE SPRINKLERS REQUIREMENTS.

FP1.FIRE SPRINKLER SYSTEM: A FULLY AUTOMATIC RESIDENTIAL TYPE FIRE SPRINKLER SYSTEM AND APPROVED SMOKE DETECTORS SHALL BE INSTALLED THROUGHOUT THE NEW HOUSE AND GARAGE. (3) SETS OF PLANS FOR THIS WORK SHALL BE PREPARED BY A LICENSED FIRE SPRINKLER CONTRACTOR OR ENGINEER. THESE PLANS MUST BE REVIEWED BY THE ARCHITECT AND THEN SUBMITTED TO THE BUILDING AND/OR FIRE DEPARTMENT FOR REVIEW AND PERMIT. APPROVAL AND PERMIT MUST BE OBTAINED BY THE FIRE SPRINKLER CONTRACTOR BEFORE STARTING INSTALLATION OF THE SYSTEM.

FP2.WATER SERVICE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A PERMIT APPLICATION, AND APPROPRIATE FEES TOTHIS DEPARTMENTFOR REVIEW AND APPROVAL PRIOR TO BEGINNING WORK. CRC SECT. 313.2 AS ADOPTED AND AMENDED BY LGTC.

FP3.REQUIRED FIRE FLOW: THE FIRE FLOW FOR THIS PROJECT IS 2,250 GPM AT 20 PSIRESIDUAL PRESSURE FROM A SINGLE HYDRANT. IF ANY AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE INSTALLED, THE FIRE FLOW WILL BE REDUCED BY 50% ESTABLISHING A REQUIRED ADJUSTEDFIRE FLOW OF 1125 GPM AT 20PSI RESIDUAL PRESSURE. DOCUMENTATION OF THE AVAILABILITY OF FLOW AND HOW IT WILL BE OBTAINED REQUIRED.

FP4.FIRE HYDRANT SYSTEM REQUIRED: WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED IN TO, OR WITHIN THE JURISDICTION IS MORE THAN 400FT FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS A MEASURE BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL. **EXCEPTION:** FOR GROUP R-3 AND GROUP U OCCUPANCIES, EQUIPPED THROUGHOUT WITH AN APPROVEDAUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2, OR 903.3.1.3, THE DISTANCE REQUIREMENT SHALL BE NOT MORE THAN 600FT.

FP5: WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSE BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORSTO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLYWITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND / OR FIRE SUPPRESSION WATER SUPPLY SYSTEM OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSINGCONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY APPLICANT(S). 2016 CFC SECT. 903.3.4 AND HEALTH AND SAFETY CODE 13114.7.

FP6.ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONSTO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC FONT NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE BUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE AINTAINED, CFC SECT. 505.1

FP7.CONSTRUCTION SITE FIRE SAFEY: ALL CONSTRUCTION SITES MUS COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.

FP8.WILDLAND-URBAN INTERFACE: THIS PROJECT IS LOCATED WITHING THE DESIGNATED WILDLAND-URBAN INTERFACE FIRE AREA. BUILDING CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF CALIFORNIA BUILDING CODE (CBC) CHAPTER 7A. **NOTE:** VEGETATION CLEARANCE SHALL BE IN COMPLIANCE WITH CBC SECTION 701A.3.2.4 REQUIREMENTS.

MECHANICAL NOTES:

M1.APPLICABLE CODES: ALL HVAC EQUIPMENT, DUCT WORK AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE SECTIONS OF THE UNIFORM MECHANICAL CODE, CALIF. TITLE 24 STANDARDS AND MANUFACTURER'S SPECIFICATIONS. ALL PLUMBING WORK SHALL CONFORM WITH THE UNIFORM PLUMBING CODE.

M2.LISTINGS: ALL HVAC EQUIPMENT AND ACCESSORIES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LAB. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

M3.EXHAUST FANS: ALL INTERIOR EXHAUST FANS SHALL PROVIDE 5 AIR CHANGES PER HOUR OR MORE. EXHAUST FANS AND FAN SYSTEMS SHALL HAVE BACK-DRAFT DAMPER CONTROLS.

M4.GAS PIPING: GAS PIPING SHALL NOT BE IMBEDDED IN OR BELOW CONCRETE SLABS.

M5.GAS SERVICE SHUT-OFF: AN EARTHQUAKE ACTUATED GAS SHUT-OFF VALVE SHALL BE INSTALLED. THE VALVE MUST BE CERTIFIED BY THE STATE ARCHITECT AS CONFORMING TO CALIFORNIA REFERENCED STANDARD 12-16-1 AND SHALL BE AT OR NEAR THE METER SUPPLYING GAS TO THE BUILDING.

M6. FAUCET AERATORS: FAUCET AERATORS SHALL BE DESIGNED FOR A MAXIMUM FLOW OF 2.75 GALLONS PER MINUTE.

M7.GAS APPLIANCES: ALL GAS APPLIANCES AND EQUIPMENT SHALL HAVE INTERMITTENT IGNITION DEVICES WITH NO CONTINUOUS BURNING PILOTS. EXHAUST VENTING OF APPLIANCES SHALL COMPLY WITH CHAPTER 8 OF THE CALIFORNIA MECHANICAL CODE. COMBUSTION AIR REQUIREMENTS SHALL CONFORM TO CMC CHAPTER 7.

M8.WATER CLOSETS: WATER CLOSETS SHALL HAVE WATER RESERVOIRS THAT LIMIT THE WATER USED TO NOT MORE THAN 1.28 GALLONS PER FLUSH.

M9.SHOWER HEADS: SHOWER HEADS SHALL BE DESIGNED TO ALLOW A FLOW OF NOT MORE THAN 1.8 GPM ON ANY SINGLE SHOWER HEAD. MULTIPLE SHOWERHEADS SERVING ONE SHOWER COMBINED FLOW RATE OF ALL SHWERHEADS AND / OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE – 1.8 GPM AT 80 PSI.

M10.KITCHEN AND LAVATORY FAUCETS: FAUCETS IN THE KITCHEN AND LAVATORIES SHALL COMPLY WITH THE FOLLOWING FLOW RATES PER CGBSC SECTION 4.303.1.4.1 AND SECTION 4.303.1.4.4.

A. LAVATORY FAUCETS SHALL HAVE A FLOW RATE OF 1.2 GPM at 60 PSI (MINIMUM SHALL NOT BE LESS THAN 0.8
GPM at 20 PSI).

B. KITCHEN FAUCETS – 1.8 GPM AT 60 PSI.

M11.THERMOSTATS: ONLY ""SETBACK"" THERMOSTATS CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION SHALL BE USED.

M12.PLUMBING VENTS: ALL PLUMBING VENTS SHALL BE MINIMUM 10' FROM OPERABLE SKYLIGHTS.

M13.HOSE BIBBS: HOSE BIBBS AND WATER OUTLETS WITH HOSE ATTACHMENTS SHALL HAVE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES PER CPC SECTION 603.

M14.DISHWASHERS: DISHWASHING MACHINES CONNECTED DIRECTLY TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSAL SHALL HAVE AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK/DRAIN BOARD, WHICHEVER IS HIGHER.

M15.SHOWER VALVES: ALL SHOWERS SHALL HAVE ANTI-SCALD VALVES.

M16.QUICK ACTING VALVES: ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK ACTING VALVES ARE INSTALLED (SUCH AS DISHWASHERS, CLOTHES WASHERS, ETC.) SHALL BE PROVIDED WITH DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES.

M17.DUCT TERMINATIONS: ALL ENVIRONMENTAL AIR DUCT TERMINATIONS SHALL BE MIN. 3' FROM PROPERTY LINES AND/OR ANY OPENINGS INTO THE BUILDING. FOR EXAMPLE: VENT TERMINATIONS FOR DRYER, BATH AND UTILITY FANS, ETC. MUST BE AT LEAST 3' FROM DOORS, WINDOWS, SKYLIGHTS OR ATTIC VENTS.

M18.SANITARY SEWER LINE: WHERE (4) OR MORE WATER CLOSETS ARE INSTALLED, THE SANITARY SEWER PIPE SHALL BE A MINIMUM 4"" DIAMETER. PLASTIC OR PVC SEWER PIPE SHALL BE PLACED WITH MIN. 3"" OF SAND BASE AND COVER. PIPE SHALL BE INSTALLED WITH A MIN. 1/4"" PER FOOT (2%) SLOPE AND A LISTED BACFLOW WATER VALVE SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION PER CITY REQUIREMENTS.

M19.WATER HEATERS: WATER HEATERS SHALL BE INSULATED WITH AN EXTERNAL BLANKET OF R-12 OR GREATER. INSULATE HOT WATER INLET AND OUTLET PIPES (FIRST 5'-0"" IN UNCONDITIONED SPACES) WITH EXTERNAL WRAP OF R-4 OR GREATER. ALL WATER HEATING EQUIPMENT SHALL BE CALIFORNIA ENERGY COMMISSION (CEC) CERTIFIED. HOT WATER HEATERS SHALL BE AS FOLLOWS OR EQUAL: UNIT NO. MANUF'R MODEL TYPE CAPACITY 1.) (SEE TITLE 24 FORMS, SHT. T-24) NOTE: PROVIDE METAL STRAPS FROM ADJACENT WALL SECURED TO, OR AROUND, TOP OF WATER HEATER SO AS TO PREVENT THE HORIZONTAL DISPLACEMENT OF THE WATER HEATER IN ANY DIRECTION AND TO PREVENT UNIT FROM FALLING OVER. NOTE: PROVIDE A T&P VALVE DRAIN FOR THE WATER HEATER THAT DISCHARGES TO THE EXTERIOR OF THE HOUSE

M20.FORCED AIR UNIT(S): FORCED AIR UNIT(S) SHALL BE AS FOLLOWS OR EQUAL: UNIT NO. MANUF'R MODEL SEASONAL EFFICIENCY OUTPUT CAPACITY 1.) (SEE TITLE 24 FORMS, SHT. T-24) 2.) (SEE TITLE 24 FORMS, SHT. T-24)

M21.FORCED AIR UNIT CLEARANCES: LISTED FURNACES SHALL BE INSTALLED CONFORMING WITH THE CONDITIONS OF THEIR LISTING. THE FURNACE INSTALLER SHALL LEAVE THE MANUFACTURER'S INSTALLATION AND OPERATING INSTRUCTIONS ATTACHED TO THE APPLIANCE. CLEARANCES OF LISTED FURNACES FROM COMBUSTIBLES SHALL BE AS SPECIFIED IN THE LISTING OR ON THE FURNACE RATING PLATE. UNLISTED FURNACES SHALL HAVE THE FOLLOWING CLEARANCES FROM COMBUSTIBLES (CMC TABLE 3-1): 6"" - ABOVE TOP OF CASING OR FURNACE 6"" - FROM TOP AND SIDES OF WARM-AIR BONNET OR PLENUM 18"" - FROM FRONT (UNLESS ACCESS REQUIREMENTS GREATER) 6"" - FROM SIDES OF FURNACE 6"" - FROM BACK OF FURNACE

M22.FURNACES LOCATED IN ATTIC: FURNACES LOCATED IN ATTIC SPACES SHALL BE HORIZONTAL TYPE INSTALLED PER THEIR LISTING OR PER CMC SECTIONS 304.1 AND 904.10. MINIMUM OPENING SIZE SHALL ALLOW THE LARGEST FURNACE COMPONENT TO BE REMOVED THROUGH THE OPENING AND SHALL BE NO LESS THAN 22"x30". OPENING IS TO BE LOCATED WITHIN 20 FT. OF THE FURNACE WHERE THE ATTIC PASSAGEWAY IS LESS THAN 6' HIGH. THE PASSAGEWAY FROM THE ATTIC ACCESS TO THE FURNACE MUST BE UNOBSTRUCTED AND HAVE CONTINUOUS SOLID FLOORING NOT LESS THAN 24"" WIDE. IF FURNACE EQUIPMENT AND CONTROLS CAN NOT BE SERVICED FROM THE ATTIC OPENING, PROVIDE A LEVEL WORKING PLATFORM MIN. 30"" x 30"" AND POSITIONED AS NEEDEDTO SERVICE FURNACE MOTORS AND CONTROLS. IN ANY CASE, A PERMANENT ELECTRIC OUTLET AND A LIGHT SHALL BE INSTALLED AT THE FURNACE WITH A LIGHT SWITCH AT THE ENTRANCE TO THE PASSAGEWAY FROM OPENING TO FURNACE.

M23.1-HOUR WALL / CEILINGS: HVAC DUCTS PENETRATING ONE-HOUR WALLS / CEILINGS (BETWEEN GARAGE AND HOUSE) SHALL BE CONSTRUCTED OF MINIMUM 26 GAUGE (0.019"") SHEET STEEL.

M24.DRYER VENT & SHUT-OFF: CLOTHES DRYERS SHALL HAVE A VENT TO THE OUTSIDE OF THE BUILDING AND SHALL BE A MAXIMUM 14 FEET IN LENGTH WITH TWO FEET REDUCTION FOR EACH 90 DEGREE ELBOW OVER TWO. GAS DRYERS SHALL HAVE A GAS SHUT-OFF VALVE THAT IS ACCESSIBLE WITHOUT REMOVAL OF THE DRYER AND IS WITHIN ARMS REACH.

M25.UNDERFLOOR CLEAN-OUTS: ALL PLUMBING CLEANOUTS UNDER FLOOR OF REMODELED OR ADDITION AREAS SHALL BE WITHIN 20' OF AN UNDER-FLOOR ACCESS OR SHALL BE EXTENDED TO THE EXTERIOR OF THE BUILDING.

LICENSED ARCHITECT
MAURICE CAMARGO
C-14140
RENEWAL DATE 1-31-25
STATE OF CALIFORNIA

REVISIONS

ID	DATE	TRANSMITAL SET NAME
01	6/6/2023	INITIAL PLAN CHECK SUBMITTAL

ISLAM RESIDENCE

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Date Printed:	6/13/2023
Project №:	2022-10
Drawn by:	FRANCISCO TORRES

Sheet
G.01

GENERAL INFORMATION

01	**Project Name**	Islam Residence - T24			
02	**Run Title**	Title 24 Analysis			
03	**Project Location**	3655 Pleasant Knoll Ct.			
04	**City**	San Jose	05	**Standards Version**	2019
06	**Zip code**	95148	07	**Software Version**	EnergyPro 8.3
08	**Climate Zone**	4	09	**Front Orientation (deg/ Cardinal)**	100
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	NewConstruction	13	**Number of Bedrooms**	4
14	**Addition Cond. Floor Area (ft^2)**	0	15	**Number of Stories**	1
16	**Existing Cond. Floor Area (ft^2)**	n/a	17	**Fenestration Average U-factor**	0.28
18	**Total Cond. Floor Area (ft^2)**	5103	19	**Glazing Percentage (%)**	30.90%
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	**This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.**
03	**This building incorporates one or more Special Features shown below**

ENERGY DESIGN RATING

	Energy Design Ratings		Compliance Margins	
	Efficiency[1] (EDR)	**Total[2] (EDR)**	**Efficiency[1] (EDR)**	**Total[2] (EDR)**
Standard Design	46.1	28.8		
Proposed Design	45.6	28.3	0.5	0.5

RESULT: [3] COMPLIES

1: Efficiency EDR includes improvements to the building envelope and more efficient equipment
2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
3: Building complies when efficiency and total compliance margins are greater than or equal to zero

- Standard Design PV Capacity: 3.39 kWdc
- PV System resized to 3.39 kWdc (a factor of 3.389) to achieve 'Standard Design PV' PV scaling

ENERGY USE SUMMARY

Energy Use (kTDV/ft^2-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	25.84	19.79	6.05	23.4
Space Cooling	2.3	8.58	-6.28	-273
IAQ Ventilation	2.8	2.8	0	0
Water Heating	6.73	5.74	0.99	14.7
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	**37.67**	**36.91**	**0.76**	**2**

REQUIRED PV SYSTEMS - SIMPLIFIED

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	**Exception**	**Module Type**	**Array Type**	**Power Electronics**	**CFI**	**Azimuth (deg)**	**Tilt Input**	**Array Angle (deg)**	**Tilt: (x in 12)**	**Inverter Eff (%)**	**Annual Solar Access (%)**
3.39	NA	Standard	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Floor has high level of insulation
- Slab Edge Insulation
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

Building-level Verifications:
- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood

Cooling System Verifications:
- -- None --

Heating System Verifications:
- Verified heat pump rated heating capacity

HVAC Distribution System Verifications:
- -- None --

Domestic Hot Water System Verifications:
- Pipe Insulation, All Lines

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	**Conditioned Floor Area (ft^2)**	**Number of Dwelling Units**	**Number of Bedrooms**	**Number of Zones**	**Number of Ventilation Cooling Systems**	**Number of Water Heating Systems**
Islam Residence - T24	5103	1	4	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	**Zone Type**	**HVAC System Name**	**Zone Floor Area (ft^2)**	**Avg. Ceiling Height**	**Water Heating System 1**	**Water Heating System 2**
Conditioned	Conditioned	Heat Pump Radiant Floor1	5103	13.5	DHW Sys 1	N/A

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft^2)**	**Window and Door Area (ft2)**	**Tilt (deg)**
Top Wall	Conditioned	4 Conc + 1 Insulation b	100	Front	814	112	90
Right Wall	Conditioned	4 Conc + 1 Insulation b	190	Left	853	456	90
Bottom Wall	Conditioned	4 Conc + 1 Insulation b	280	Back	1140	316	90
Left Wall	Conditioned	4 Conc + 1 Insulation b	10	Right	853	329	90
Top Wall 2	Conditioned	4 Conc + 1 Insulation b	100	Front	939	144	90
Right Wall 2	Conditioned	4 Conc + 1 Insulation b	190	Left	476	98	90
Bottom Wall 2	Conditioned	4 Conc + 1 Insulation b	280	Back	655	180	90
Left Wall 2	Conditioned	4 Conc + 1 Insulation b	10	Right	231	33	90
Interior Surface	Conditioned>>__Garage__	R-21 Wall	n/a	n/a	264	21	n/a
Roof : Laundry and Pantry	Conditioned	R-38 Roof Attic	n/a	n/a	180	n/a	n/a
Roof	Conditioned	R-38 Roof Attic	n/a	n/a	2068	n/a	n/a
Roof 2	__Garage__	R-0 Roof Attic	n/a	n/a	910	n/a	n/a
Raised Floor - Below Mast	Conditioned	R-30 Floor No Crawlspace	n/a	n/a	118	n/a	n/a
Interior Surface 2	Conditioned	R-0 Floor No Crawlspace	n/a	n/a	1950	n/a	n/a
Top Wall 3	__Garage__	R-0 Wall	100	Front	264	0	90
Right Wall 3	__Garage__	R-0 Wall	190	Left	418	72	90
Left Wall 3	__Garage__	R-0 Wall	10	Right	418	200	90

ATTIC

01	02	03	04	05	06	07	08
Name	**Construction**	**Type**	**Roof Rise (x in 12)**	**Roof Reflectance**	**Roof Emittance**	**Radiant Barrier**	**Cool Roof**
Attic __Garage__	Attic Garage Roof Cons	Ventilated	0	0.1	0.85	No	No
Attic Conditioned	Attic RoofConditioned	Ventilated	0	0.1	0.85	Yes	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft^2)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**
Window - Bedroom 1 : 3'-3	Window	Top Wall	Front	100			1	20	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Bedroom 1 : 3'-8	Window	Top Wall	Front	100			1	22	0.28	NFRC	0.23	NFRC	Bug Screen
Door - Kitchen : 5' X 9'	Window	Right Wall	Left	190			1	45	0.28	NFRC	0.23	NFRC	Bug Screen
Door - Kitchen : 5' X 9' 2	Window	Right Wall	Left	190			1	45	0.28	NFRC	0.23	NFRC	Bug Screen
Door - Dining : 12'-6 X	Window	Right Wall	Left	190			1	113	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Great Room : 7' -	Window	Right Wall	Left	190			1	116	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Great Room : 7' - 2	Window	Right Wall	Left	190			1	116	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Bedroom 1 : 8' X	Window	Bottom Wall	Back	280			1	48	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Great Room : 7' - 3	Window	Bottom Wall	Back	280			1	116	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Dining : 7'-3 X	Window	Bottom Wall	Back	280			1	44	0.28	NFRC	0.23	NFRC	Bug Screen
Door - Kitchen : 12' X 9'	Window	Bottom Wall	Back	280			1	108	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Laundry : 2'-3	Window	Left Wall	Right	10			1	9	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Bath 1: 3'-3 X	Window	Left Wall	Right	10			1	7	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Bedroom 1 : 4'-6	Window	Left Wall	Right	10			1	27	0.28	NFRC	0.23	NFRC	Bug Screen
Door - Great Room : 6' X	Window	Left Wall	Right	10			1	54	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Great Room : 7'- 4	Window	Left Wall	Right	10			1	116	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Great Room : 7'- 5	Window	Left Wall	Right	10			1	116	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Corridor : 3'-3	Window	Top Wall 2	Front	100			1	20	0.28	NFRC	0.23	NFRC	Bug Screen
Door - Corridor : 7' X 9'	Window	Top Wall 2	Front	100			1	63	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Bedroom 3 : 7' X	Window	Top Wall 2	Front	100			1	42	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Bath 3 : 2'-3 X	Window	Top Wall 2	Front	100			1	8	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Master Bath : 3'	Window	Top Wall 2	Front	100			1	11	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Master Bath : 6'	Window	Right Wall 2	Left	190			1	30	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Master Bedroom :	Window	Right Wall 2	Left	190			1	34	0.28	NFRC	0.23	NFRC	Bug Screen

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft^2)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**
Window - Master Bedroom : 2	Window	Right Wall 2	Left	190			1	34	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Bedroom 2 : 8' X	Window	Bottom Wall 2	Back	280			1	45	0.28	NFRC	0.23	NFRC	Bug Screen
Door - Study : 9' X 9'	Window	Bottom Wall 2	Back	280			1	81	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Master Bedroom : 3	Window	Bottom Wall 2	Back	280			1	34	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Master Bath : 4'	Window	Bottom Wall 2	Back	280			1	20	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Bath 2 : 3'-3 X	Window	Left Wall 2	Right	10			1	7	0.28	NFRC	0.23	NFRC	Bug Screen
Window - Bedroom 2 : 4'-6	Window	Left Wall 2	Right	10			1	26	0.28	NFRC	0.23	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	**Side of Building**	**Area (ft^2)**	**U-factor**
Entrance Door : 7' X 10'	Top Wall	70	0.2
Door - Pantry	Right Wall	21	0.2
Door	Interior Surface	21	0.2
Garage Door : 9' X 8'	Right Wall 3	72	1
Garage Door : 16' X 8'	Left Wall 3	128	1
Garage Door : 9' X 8' 2	Left Wall 3	72	1

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	**Zone**	**Area (ft^2)**	**Perimeter (ft)**	**Edge Insul. R-value and Depth**	**Edge Insul. R-value and Depth**	**Carpeted Fraction**	**Heated**
Slab-on-Grade	Conditioned	3035	0.1	R-5	16	80%	No
Slab-on-Grade 2	__Garage__	910	0.1	none	0	0%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
4 Conc + 1 Insulation b	Exterior Walls	Concrete / ICF / Brick	None	n/a	R-5 / R-5	0.085	Inside Finish: Gypsum Board Insulation/Furring: R-5 / no furring Mass Layer: 4 in. Concrete Insulation/Furring: R-5 / no furring Exterior Finish: Synthetic Stucco
R-21 Wall	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board
Attic Garage Roof Cons	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic RoofConditioned	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-0 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.481	Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-30 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-30	None / None	0.034	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	**High R-value Spray Foam Insulation**	**Building Envelope Air Leakage**	**CFMS0**
Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07
Name	**System Type**	**Distribution Type**	**Water Heater Name (#)**	**Solar Heating System**	**Compact Distribution**	**HERS Verification**
DHW Sys 1	Domestic Hot Water (DHW)	HERS Verified Pipe Insulation credit	DHW Heater 1 (1)	n/a	None	DHW Sys 1-hers-dhw

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	**Heating Element Type**	**Tank Type**	**# of Units**	**Tank Vol. (gal)**	**Energy Factor or Efficiency**	**Input Rating or Pilot**	**Tank Insulation R-value (int/Ext)**	**Standby Loss or Recovery Eff**	**1st Hr. Rating or Flow Rate**	**NEEA Heat Pump Brand or Model**	**Tank Location or Ambient Condition**
DHW Heater 1	Heat Pump	n/a	1	65	NEEA Rated	<= 12 kW	n/a	n/a	n/a	Rheem\XE65T10H D50U0 (65 gal)	Garage

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	**Pipe Insulation**	**Parallel Piping**	**Compact Distribution**	**Compact Distribution Type**	**Recirculation Control**	**Central DHW Distribution**	**Shower Drain Water Heat Recovery**
DHW Sys 1 - 1/1	Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	**System Type**	**Heating Unit Name**	**Cooling Unit Name**	**Fan Name**	**Distribution Name**	**Required Thermostat Type**	**Status**	**Verified Existing Condition**	**Heating Equipment Count**	**Cooling Equipment Count**
Heat Pump Radiant Floor1	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	New	NA	1	1

01	02	03	04	05	06	07	08	09	10	11
HVAC - HEAT PUMPS										
Name	**System Type**	**Number of Units**	**Heating**		**Cooling**		**Zonally Controlled**	**Compressor Type**	**HERS Verification**	
			HSPF/COP	**Cap 47**	**Cap 17**	**SEER**	**EER/CEER**			
Heat Pump System 1	Air to water HP	1	3.8	60000	48000	n/a	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	**Verified Airflow**	**Airflow Target**	**Verified EER**	**Verified SEER**	**Verified Refrigerant Charge**	**Verified HSPF**	**Verified Heating Cap 47**	**Verified Heating Cap 17**
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

T24 ENERGY CALCULATIONS

LICENSED ARCHITECT
MAURICE CAMARGO
C-14140
1/31/25
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS

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IAQ (INDOOR AIR QUALITY) FANS

01	02	03	04	05	06	07
Dwelling Unit	**IAQ CFM**	**IAQ Watts/CFM**	**IAQ Fan Type**	**IAQ Recovery Effectiveness - SRE**	**IAQ Recovery Effectiveness - ASRE**	**HERS Verification**
SFam IAQVentRpt	168	0.35	Exhaust	n/a	n/a	Yes

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Aqdus Siddiqui	Documentation Author Signature:
Company: Energy Analytica	Signature Date: 12/11/2022
Address: 8206 Caribou Peak Way	CEA/ HERS Certification Identification (If applicable): 819-15-30114
City/State/Zip: Elk Grove, CA 95758	Phone: (510) 862-9282

CABEC — California Association of Building Energy Consultants — CERTIFIED ENERGY ANALYST

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Maurice Camargo	Responsible Designer Signature: Maurice Camargo
Company: Camargo & Associates Architects	Date Signed: 12/15/2022
Address: 3953 Yolo Drive	License: C-14140
City/State/Zip: San Jose, CA 95136	Phone: 4084559107

Digitally signed by ConSol Home Energy Efficiency Rating System Services, Inc. (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Registration Number: 422-P010194473A-000-000-0000000-0000 Registration Date/Time: 12/15/2022 12:21 HERS Provider: CHEERS
CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Report Generated: 2022-12-11 22:11:03
Schema Version: rev 20200901

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T24 ENERGY CALCULATIONS

LICENSED ARCHITECT — MAURICE CAMARGO — C-14140 — 12/31/25 — RENEWAL DATE — STATE OF CALIFORNIA

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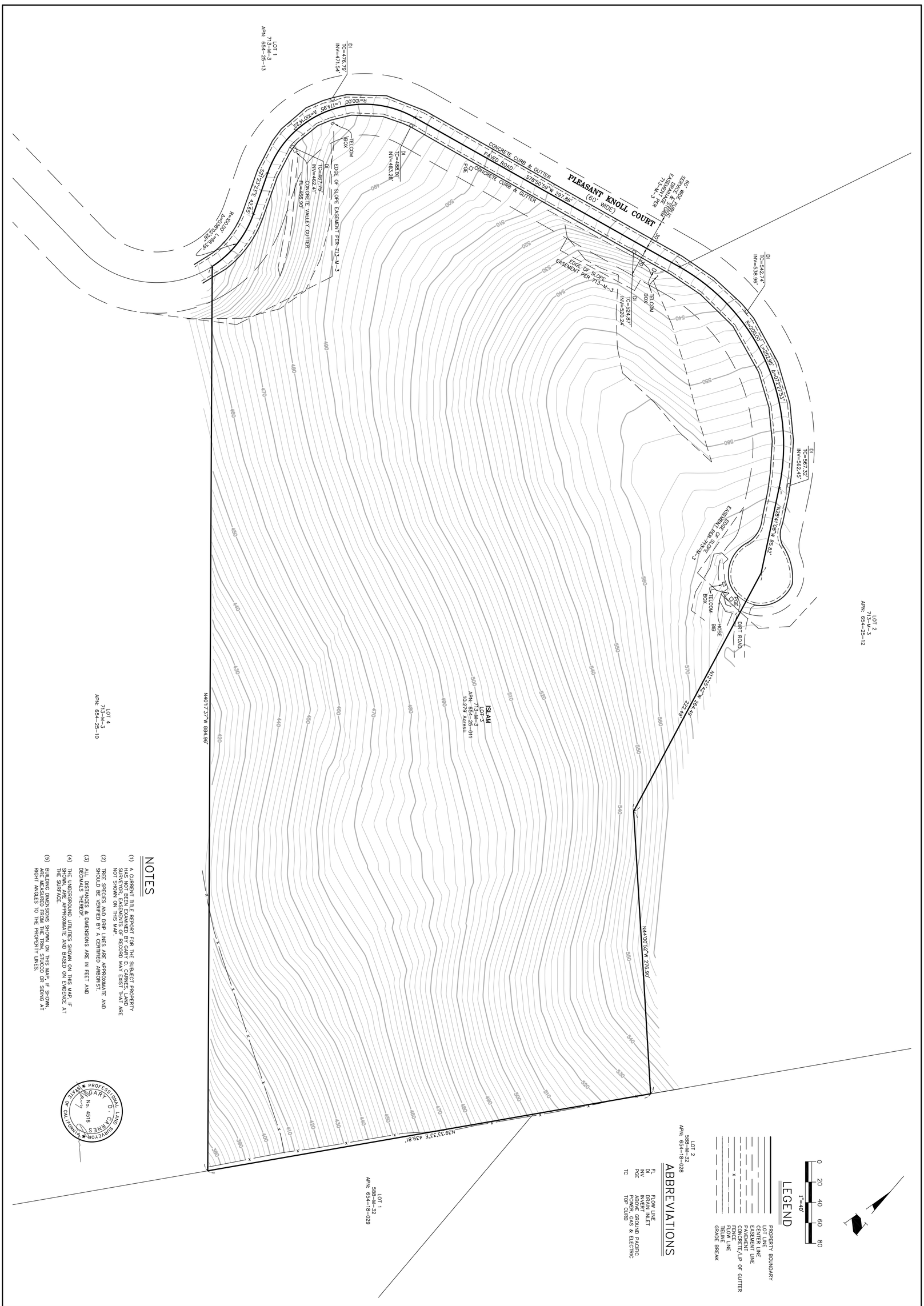


NOTES

(1) A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY GARY D. CARNES, LAND SURVEYOR. THEREFORE, ANY EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

(2) TREE SPECIES AND DRIP LINES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

(3) ALL DISTANCES & DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

(4) THE UNDERGROUND UTILITIES SHOWN ON THIS MAP, IF SHOWN, ARE APPROXIMATE AND BASED ON EVIDENCE AT THE SURFACE.

(5) BUILDING DIMENSIONS SHOWN ON THIS MAP, IF SHOWN, ARE PLOTTED FROM PROPERTY LINES AT RIGHT ANGLES TO THE PROPERTY LINES.

PROFESSIONAL LAND SURVEYOR GARY D. CARNES No. 4516 STATE OF CALIFORNIA

SHEET 1 OF 1	DATE : 05/16/2022	LIMITED TOPOGRAPHIC MAP FOR ADDNAN ISLAM 3655 PLEASANT KNOLL COURT CITY OF SAN JOSE, CALIF.	No. / DATE / REVISION
Job No. 22067 DWG: ISLAM TP	SCALE : 1" = 40' DRAWN BY : J.H. PROJ. MANAGER : G.C.		

CARNES & EKPARIAN LAND SURVEYORS

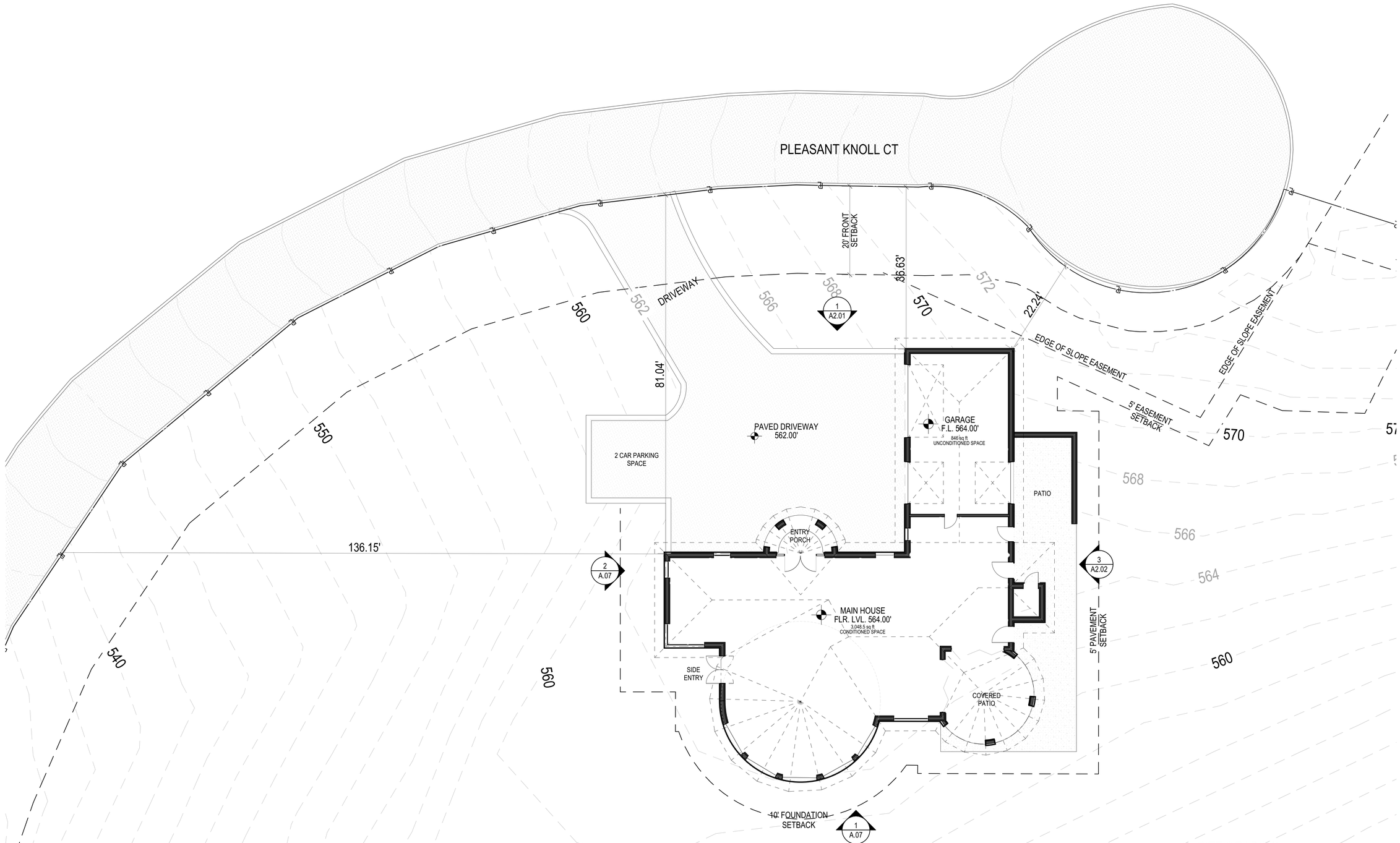
Carnes & Ekparian, Inc.

LAND SURVEYORS

9505 SUGAR BABE DRIVE GILROY, CA 95020

T: (408) 847-2013 F: (408) 846-7248

EMAIL: OFFICE@CE-PLS.COM



SITE GRADING
PER CIVIL ENGINNEER
DRAWINGS AND
SPECIFICATIONS

SP ENLARGED SITE PLAN

SCALE: 1" = 10'

0 5' 10' 20'

LICENSED ARCHITECT
MAURICE CAMARGO
C-14140
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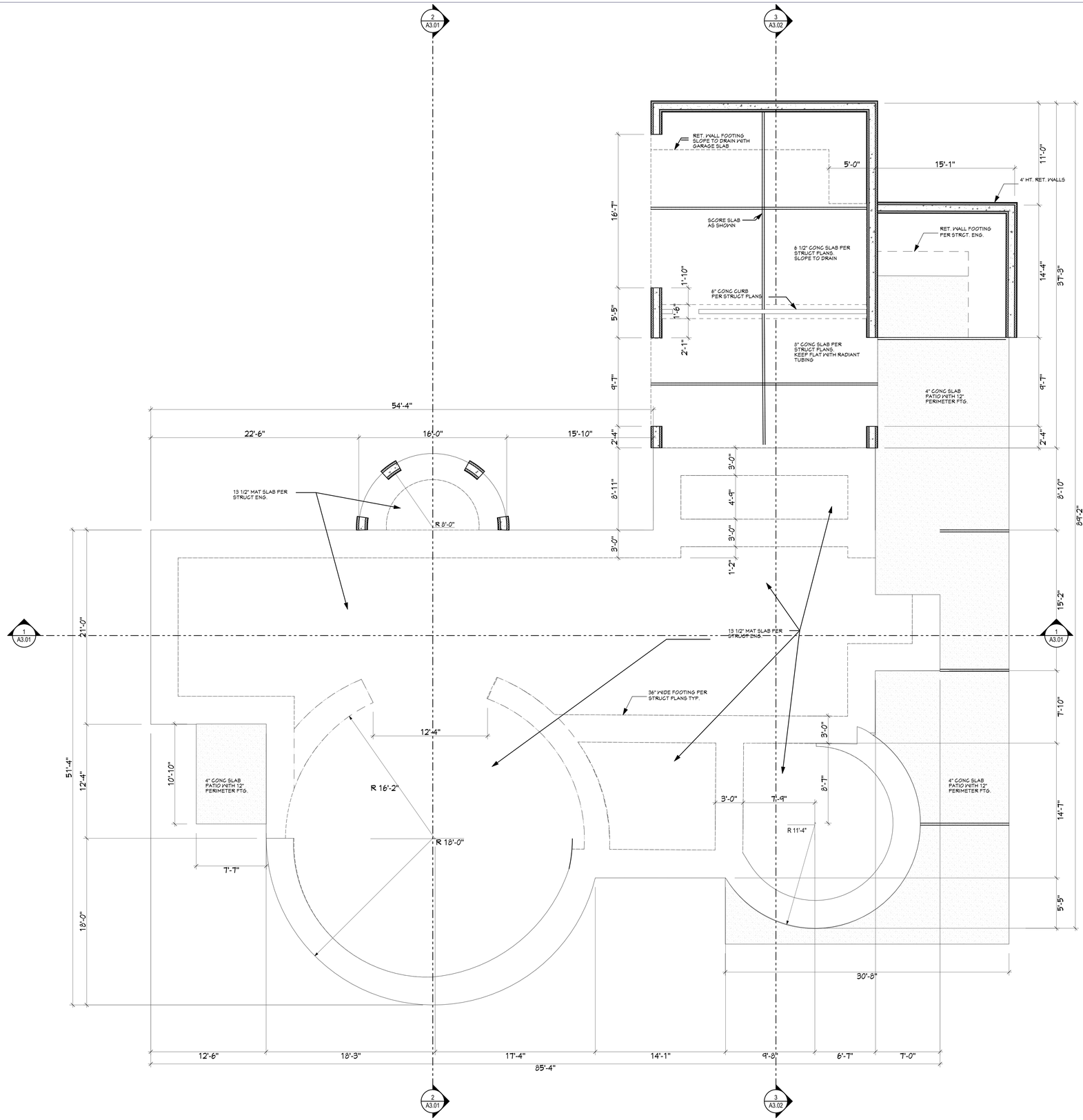

FOUNDATION PLAN

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C-14140
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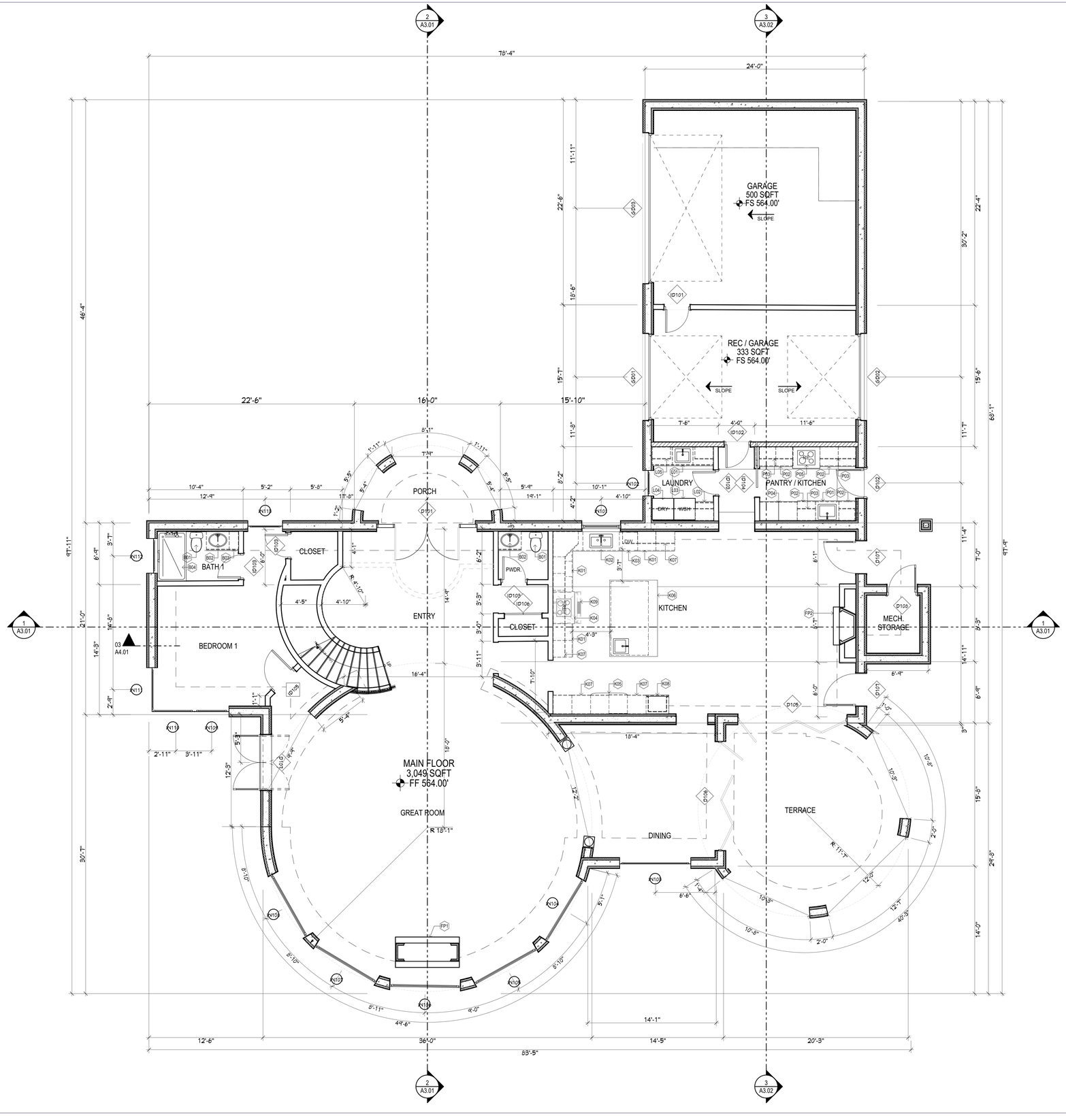

FLOOR PLAN KEY NOTE LEGEND

B01	TOILET	K08	KITCHEN STANDING CABINET WITH DOUBLE OVEN
B02	BASE CABINET WITH SINK	K09	KITCHEN RANGE HOOD
B03	BASE CABINET WITH STORAGE	L01	UTILITY SINK WITH UNDER SINK ACCESS
B04	SHOWER	L02	LAUNDRY BASE CABINET WITH STORAGE
B05	MASTER BATHROOM SHOWER	L03	ELECTRIC CLOTHES WASHER PER OWNER.
B06	MASTER BATHROOM BATH TUB	L04	ELECTRIC CLOTHES DRYER PER OWNER.
FP1	ELECTRIC FIRE PLACE PER OWNER	L05	LAUNDRY UPPER CABINET
FP2	ELECTRIC FIRE PLACE PER OWNER	P01	PANTRY / KITCHEN BASE WITH SINK
K01	KITCHEN BASE CABINET	P02	PANTRY / KITCHEN BASE CABINET
K02	KITCHEN SINK	P03	PANTRY / KITCHEN UPPER CABNINET
K03	DISH WASHER	P04	PANTRY / KITCHEN STANDING CABINET
K04	COOKING RANGE	P05	COOKING RANGE
K05	REFRIGERATOR		

WALL LEGEND

PLAN VIEW	DESCRIPTION
	EXT. WALL - 8" ICF (INSULATED CONC. FORM) BLOCK - 5/8" EXT STUCCO - GYPSUM INT.
	INT. WALL - 6" METAL STUD INT. WALL - GYPSUM BOTH SIDES
	INT. WALL - 12" METAL STUD - GYPSUM BOTH SIDES
	EXT. WALL - 6" METAL STUD - 5/8" EXT PLASTER - GYPSUM INT.
	INT. WALL - 6" METAL STUD 1HR FIRE RESISTANT WALL - U.L. DES. NO. U344 AND U356 - 1/2" GYPSUM BOTH SIDES

FLOOR PLAN NOTES:

1. A 2X8 WOODEN BACKING SHALL BE INSTALLED IN ALL BATHROOMS AT WATER CLOSET, SHOWERS, AND BATHTUBS, LOCATED AT 34IN. FROM THE FLOOR TO THE CENTER OF THE BACKING, SUITABLE FOR THE ADDITION OF GRAB BARS.
2. SHOWER AND TUB-SHOWER CONBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES FOR THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE.
3. CLEARANCES AND DIMENSIONS FOR TOILETS SHALL BE 30IN CLEAR WIDTH AND 24IN CLEARACE IN FRONT OF WATER CLOSETS. CPC 402.5.
4. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQIN OF FLOOR AREA AND ENCOMPASS A 30IN DIAMETER CIRCLE.
5. CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGES SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SP THAT THE BATHER CAN ADJUST THE VALVES BEFORE STEPPING IN TO THE SHOWER SPRAY.
6. SHOWER DOORS SHALL OPEN OUTWARD TO MAINTAIN NOT LESS THE 22IN (559MM) UNOBSTRUCTED OPENING FOR EGRESS. THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMODATE A MIN. 22IN (559MM) DOOR.
7. WHERE A COMPARTMENT OR SPACE FOR A TYPE 1 CLOTHES DRYER IS PROVIDED, NOT LESS THAN A 4IN DIAMETED (102MM) EXHAUST DUCT OF APPROVED MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 504.0.
8. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL AND SHALL HAVE SOME SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4IN NOMINAL (100MM), AND THE THICKNESS SHALL BE NOT LESS THAN 0.016IN (0.406MM).
9. DOMESTIC DRYER MOSITURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14FT (4267MM), INCLUDING TWO 90 DEGREE (1.75RAD) ELBOWS. A LENGTH OF 2FT (610mm) SHALL BE DEDUCTED FOR EACH 90 DEGREE (1.57RAD) ELBOX IN EXCESS OF TWO.
10. ATMOSPHERIC VACUUM BRAKER SHALL BE PROVIDED ON ALL EXTERIOR HOSE BIBS PER CPC 603.5.7
11. GUARDRAILS SHALL BE 42IN MIN. IN HEIGHT. NO OPENING SHALL ALLOW PASAGE OF A SPHERE OF 4IN IN DIAMETER.

MAIN FLOOR PLAN

LICENSED ARCHITECT
MAURICE CAMARGO
C-14140
1.31.25
RENEWAL DATE
STATE OF CALIFORNIA

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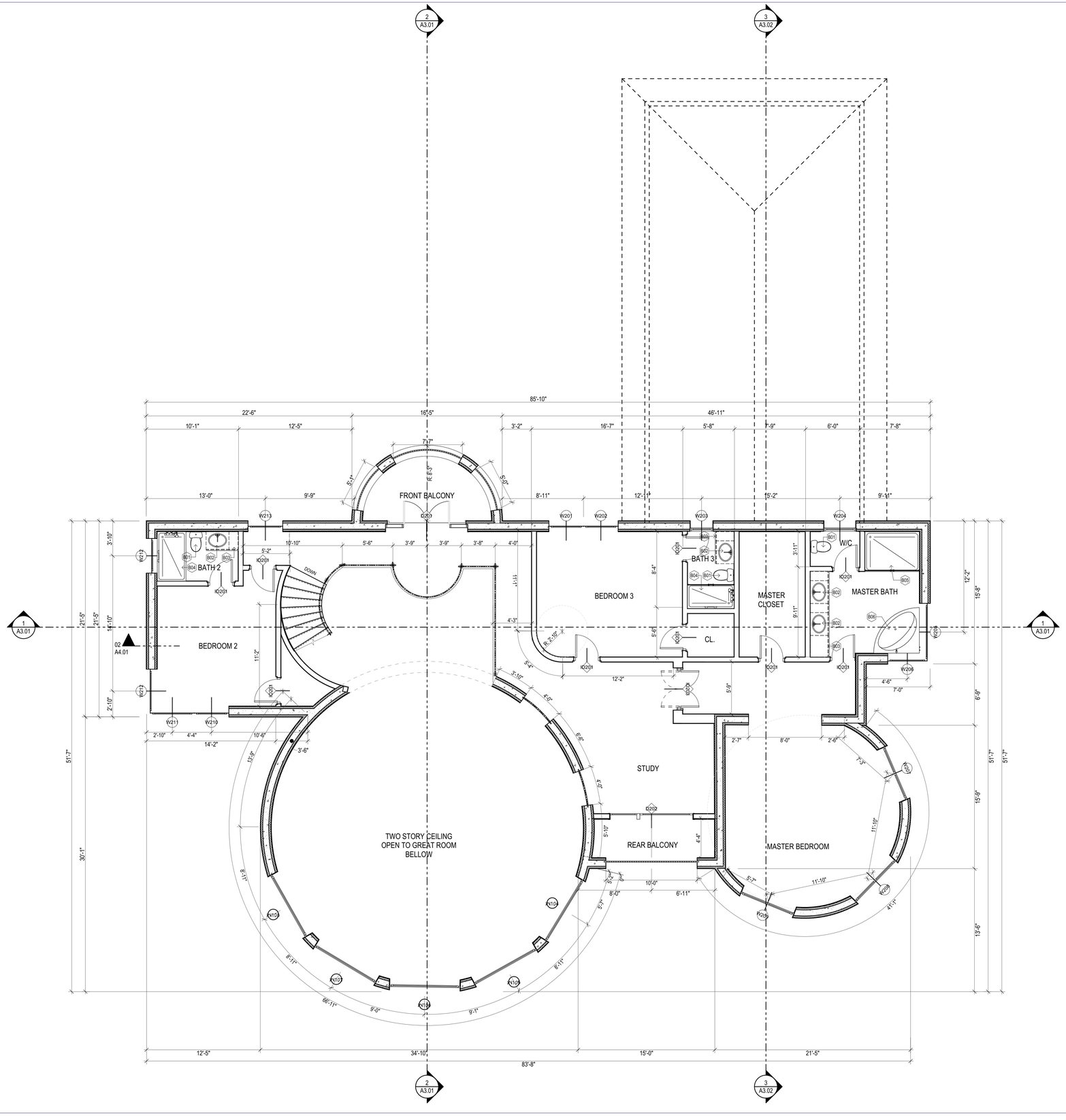

FLOOR PLAN KEY NOTE LEGEND

B01	TOILET
B02	BASE CABINET WITH SINK
B03	BASE CABINET WITH STORAGE
B04	SHOWER
B05	MASTER BATHROOM SHOWER
B06	MASTER BATHROOM BATH TUB

WALL LEGEND

PLAN VIEW	DESCRIPTION
	EXT. WALL - 8" ICF (INSULATED CONC. FORM) BLOCK - 5/8" EXT STUCCO - GYPSUM INT.
	INT. WALL - 6" METAL STUD INT. WALL - GYPSUM BOTH SIDES
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	EXT. WALL - 6" METAL STUD - 5/8" EXT PLASTER - GYPSUM INT.
	INT. WALL - 6" METAL STUD 1HR FIRE RESISTANT WALL - U.L. DES. NO. U344 AND U356 - 1/2" GYPSUM BOTH SIDES

FLOOR PLAN NOTES:

1. A 2X8 WOODEN BACKING SHALL BE INSTALLED IN ALL BATHROOMS AT WATER CLOSET, SHOWERS, AND BATHTUBS, LOCATED AT 34IN. FROM THE FLOOR TO THE CENTER OF THE BACKING, SUITABLE FOR THE ADDITION OF GRAB BARS.
2. SHOWER AND TUB-SHOWER CONBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES FOR THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE.
3. CLEARANCES AND DIMENSIONS FOR TOILETS SHALL BE 30IN CLEAR WIDTH AND 24IN CLEARACE IN FRONT OF WATER CLOSETS. CPC 402.5.
4. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQIN OF FLOOR AREA AND ENCOMPASS A 30IN DIAMETER CIRCLE.
5. CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGES SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SP THAT THE BATHER CAN ADJUST THE VALVES BEFORE STEPPING IN TO THE SHOWER SPRAY.
6. SHOWER DOORS SHALL OPEN OUTWARD TO MAINTAIN NOT LESS THE 22IN (559MM) UNOBSTRUCTED OPENING FOR EGRESS. THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMODATE A MIN. 22IN (559MM) DOOR.
7. WHERE A COMPARTMENT OR SPACE FOR A TYPE 1 CLOTHES DRYER IS PROVIDED, NOT LESS THAN A 4IN DIAMETED (102MM) EXHAUST DUCT OF APPROVED MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 504.0.
8. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL AND SHALL HAVE SOME SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4IN NOMINAL (100MM), AND THE THICKNESS SHALL BE NOT LESS THAN 0.016IN (0.406MM).
9. DOMESTIC DRYER MOSITURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14FT (4267MM), INCLUDING TWO 90 DEGREE (1.75RAD) ELBOWS. A LENGTH OF 2FT (610mm) SHALL BE DEDUCTED FOR EACH 90 DEGREE (1.57RAD) ELBOX IN EXCESS OF TWO.
10. ATMOSPHERIC VACUUM BRAKER SHALL BE PROVIDED ON ALL EXTERIOR HOSE BIBS PER CPC 603.5.7
11. GUARDRAILS SHALL BE 42IN MIN. IN HEIGHT. NO OPENING SHALL ALLOW PASAGE OF A SPHERE OF 4IN IN DIAMETER.

SECOND FLOOR PLAN

LICENSED ARCHITECT
MAURICE CAMARGO
C-14140
RENEWAL DATE
1-31-25
STATE OF CALIFORNIA

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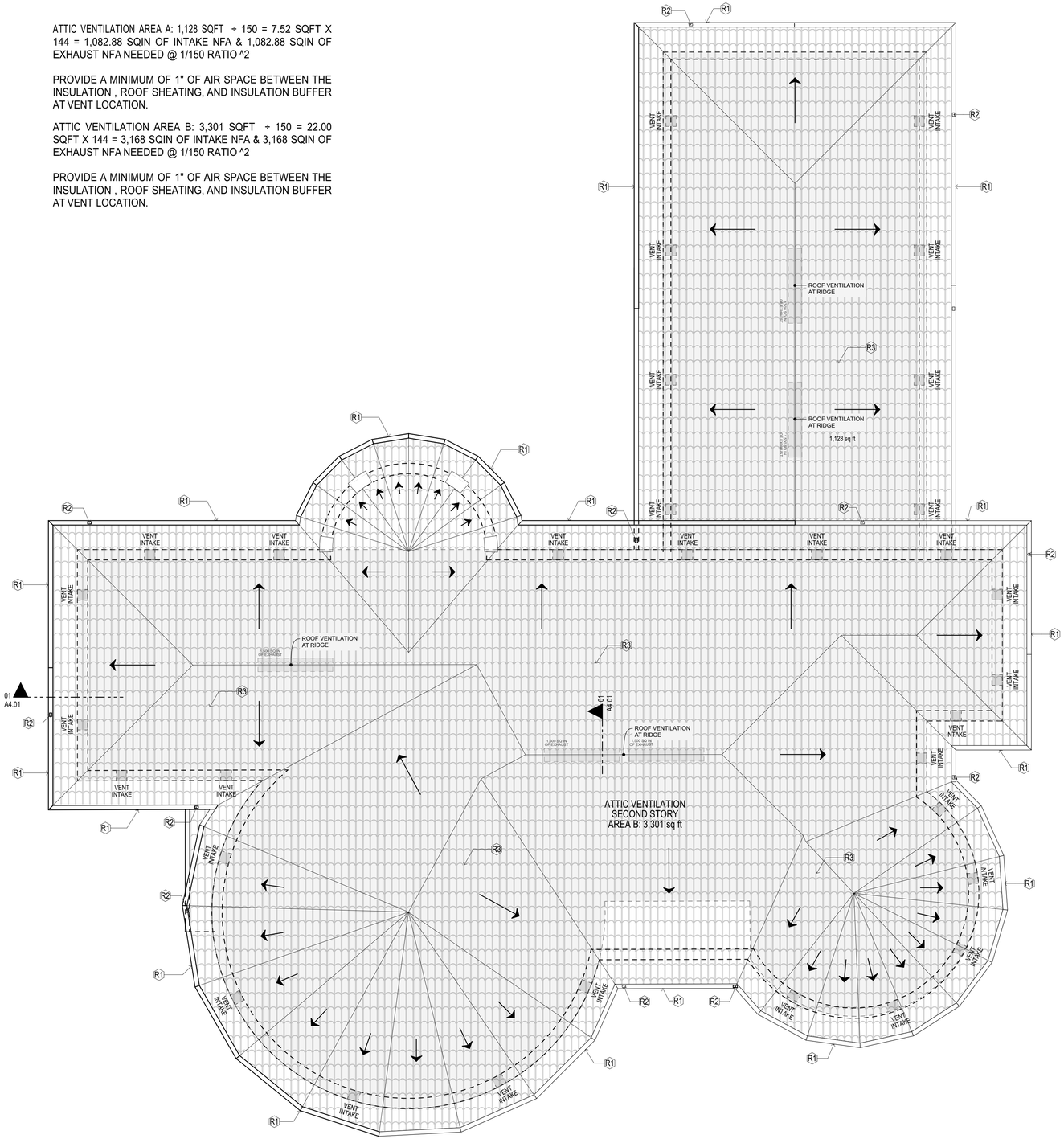
ATTIC VENTILATION AREA A: 1,128 SQFT ÷ 150 = 7.52 SQFT X 144 = 1,082.88 SQIN OF INTAKE NFA & 1,082.88 SQIN OF EXHAUST NFA NEEDED @ 1/150 RATIO ^2

PROVIDE A MINIMUM OF 1" OF AIR SPACE BETWEEN THE INSULATION , ROOF SHEATING, AND INSULATION BUFFER AT VENT LOCATION.

ATTIC VENTILATION AREA B: 3,301 SQFT ÷ 150 = 22.00 SQFT X 144 = 3,168 SQIN OF INTAKE NFA & 3,168 SQIN OF EXHAUST NFA NEEDED @ 1/150 RATIO ^2

PROVIDE A MINIMUM OF 1" OF AIR SPACE BETWEEN THE INSULATION , ROOF SHEATING, AND INSULATION BUFFER AT VENT LOCATION.



ROOF PLAN KEY NOTE LEGEND

R1	PAINTED METAL GUTTER: COLOR PER ARCHITECT.
R2	FASTENED WITH HANGERS - MATERIAL AND FINISH TO MATCH GUTTERS.
R3	3 PIECE CERAMIC TILE ROOF FINISH - INSTALL PER MANU. REC.

PLAN NOTES:

1. ROOFING: ALL ROOFING SHALL BE FIRE RETARDANT AND MINIMUM CLASS 'A' ROOFING MATERIAL.

2. ROOF VENTILATION: THE CONTRACTOR SHALL PROVIDE THE FOLLOWING MEANS OF ATTIC VENTILATION PER CRC SECTION R806: ROOF, WALL, RIDGE OR EAVE MOUNTED VENTS WITH A TOTAL NET FREE VENTILATING AREA OF 1/150 OF THE ATTIC AREA. A RATIO OF 1/300 MAY BE USED IF BETWEEN 40% AND 50% OF THIS TOTAL VENT AREA IS LOCATED IN THE UPPER PORTIONS OF THE VENTED SPACE NO MORE THAN 3' (VERTICAL) BELOW HIGHEST POINT OF THE ATTIC SPACE. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE PROVIDED BY EAVE VENTS. ALL VENT OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT MESH WITH MESH OPENINGS OF 1/16" MIN. TO 1/8" MAXIMUM. VENTS SHALL BE LOCATED SO AS TO PROVIDE CROSS VENTILATION OF EACH SEPARATE ATTIC SPACE. VENTS SHALL PROTECT AGAINST THE ENTRANCE OF BIRDS, SQUIRRELS, RODENTS, SNAKES AND SIMILAR CREATURES AS WELL AS RAIN AND SNOW. SEE ROOF VENTILATION DIAGRAM AND TABLE IN PLANS FOR SPECIFIC DESIGN.

3. THERMOPLASTIC: SINGLE-PLY MEMBRANE ROOFING (TSPMR) SHALL BE INSTALLED/ FASTENED OVER UNDERLAYMENT AND STRUCTURAL DECK PER MANUFACTURER'S INSTRUCTIONS AND PER CRC SECTION R905.16.5. ROOFING MATERIAL SHALL COMPLY WITH ASTM D 4434, ASTM D 6754, ASTM D 6878 OR CGSB CAN/CGSB 37.54. MINIMUM SLOPE FOR TSPMR ROOFS SHALL BE 1/4"" PER FOOT.

5. ROOF VALLEY FLASHINGS: ROOF VALLEY FLASHINGS TO BE INSTALLED PER ROOF SYSTEM MANUFACTURER'S INSTRUCTIONS AND LISTINGS. FLASHING SHALL BE OF CORROSION RESISTANT METAL COMPLYING WITH CBC TABLE 1507.4.3(1). THE FLASHING SHALL EXTEND AT LEAST 8"" FROM THE CENTERLINE EACH WAY AND SHALL HAVE A MIN. .75"" HIGH DIVERTER RIB AT THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4 INCHES AND INSTALLED OVER UNDERLAYMENT THE SAME AS THE REST OF THE ROOF.

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C-14140
1-31-25
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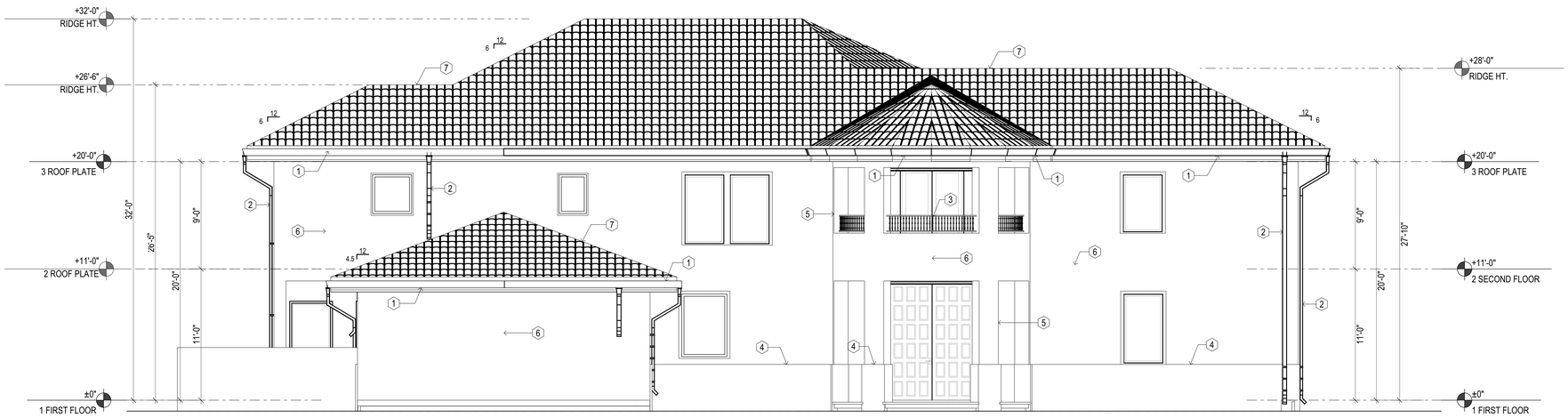
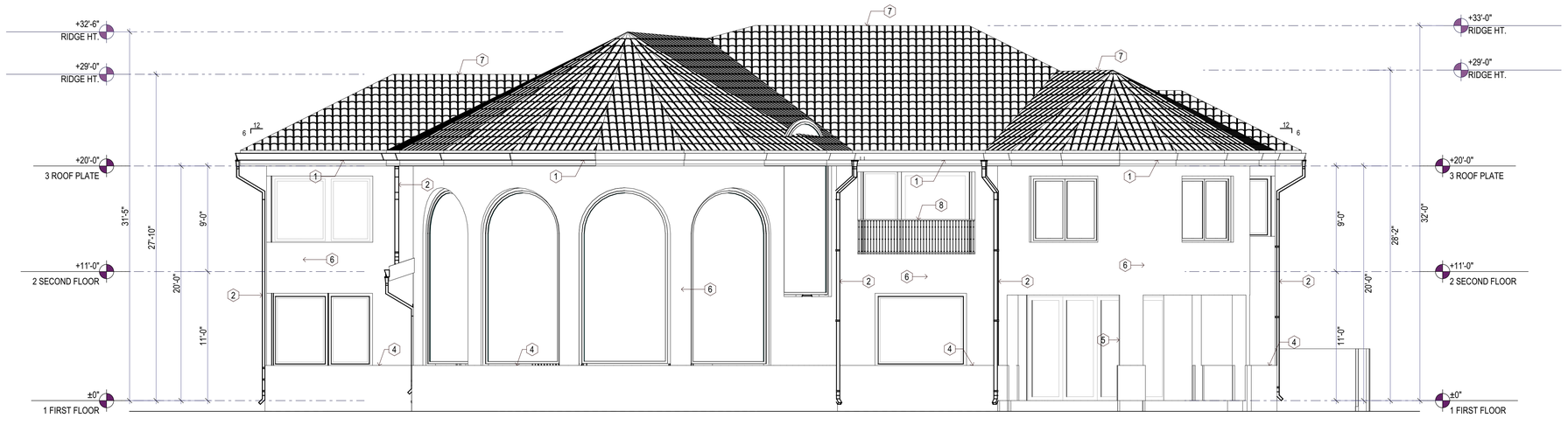
ROOF PLAN



1 NORTH ELEVATION

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



2 SOUT ELEVATION

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

ELEVATION KEY NOTE LEGEND

ID	ELEMENT	DESCRIPTION
1	GUTTER	PAINTED METAL: COLOR PER ARCHITECT.
2	DOWNSPOUT	PAINTED METAL: FASTENED WITH HANGERS - MATERIAL AND FINISH TO MATCH GUTTERS.
3	GUARDRAIL	18" BLACK WROUGHT-RAIL COLUMN MOUNTED ABOVE PARTIAL PARAPET WALL - FINISH PER ARCHITECT.
4	WAINSCOT	LIQUID ACRYLIC INTAGRATED PLASTER WITH SMOOTH TROWELLED FINISH, COLOR & TEXTURE PER ARCHITECT.
5	COLUMN	LIQUID ACRYLIC WITH SMOOTH THOWELLED FINISH WRAPPED AROUND OPENING. COLOR AND TEXTURE TO BE APPROVED BY ARCHITECT.
6	WALL	LIQUID ACRYLIC INTAGRATED PLASTER WITH SMOOTH TROWELLED FINISH, COLOR & TEXTURE PER ARCHITECT.
7	ROOF	CLAY TILE 3 PIECE WITH YELLOW, BROWN, GRAY, AND GOLD BLENDS . INSTALL PER MANUFACTURERS RECOMMENDATIONS
8	GUARDRAIL	42" BLACK WRHOUGHT-RAIL COLUMN MOUNTED - FINISH PER ARCHITECT.

EXTERIOR ELEVATIONS

LICENSED ARCHITECT
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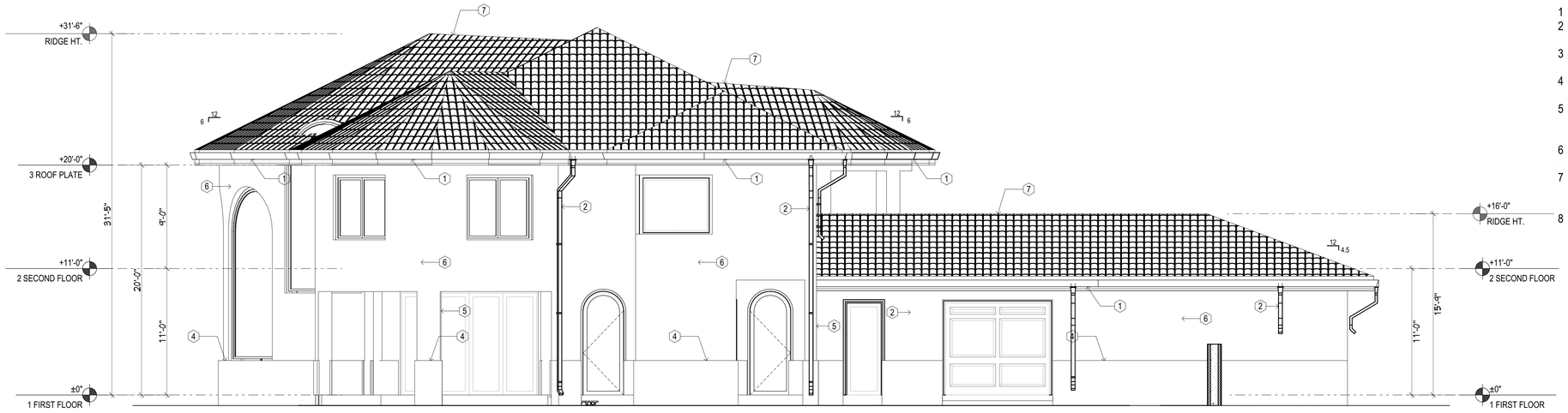
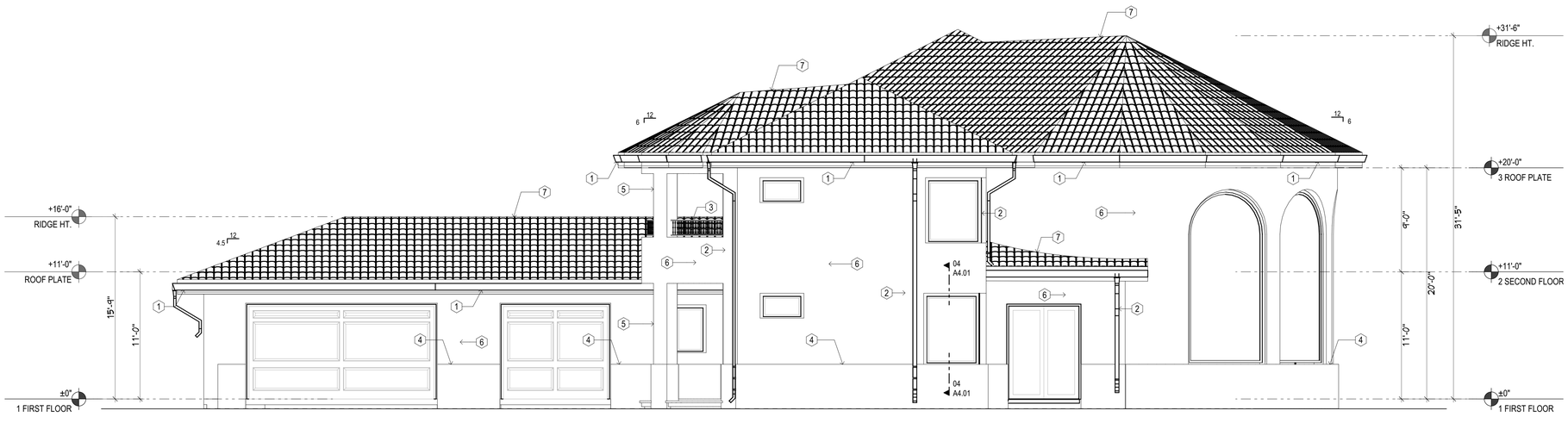


3 EAST ELEVATION

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



4 WEST ELEVATION

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

ELEVATION KEY NOTE LEGEND

ID	ELEMENT	DESCRIPTION
1	GUTTER	PAINTED METAL: COLOR PER ARCHITECT.
2	DOWNSPOUT	PAINTED METAL: FASTENED WITH HANGERS - MATERIAL AND FINISH TO MATCH GUTTERS.
3	GUARDRAIL	18" BLACK WROUGHT-RAIL COLUMN MOUNTED ABOVE PARTIAL PARAPET WALL - FINISH PER ARCHITECT.
4	WAINSCOT	LIQUID ACRYLIC INTAGRATED PLASTER WITH SMOOTH TROWELLED FINISH, COLOR & TEXTURE PER ARCHITECT.
5	COLUMN	LIQUID ACRYLIC WITH SMOOTH THOWELLED FINISH WRAPPED AROUND OPENING. COLOR AND TEXTURE TO BE APPROVED BY ARCHITECT.
6	WALL	LIQUID ACRYLIC INTAGRATED PLASTER WITH SMOOTH TROWELLED FINISH, COLOR & TEXTURE PER ARCHITECT.
7	ROOF	CLAY TILE 3 PIECE WITH YELLOW, BROWN, GRAY, AND GOLD BLENDS . INSTALL PER MANUFACTURERS RECOMMENDATIONS
8	GUARDRAIL	42" BLACK WRHOUGHT-RAIL COLUMN MOUNTED - FINISH PER ARCHITECT.

LICENSED ARCHITECT
MAURICE CAMARGO
C-14140
1-31-25
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS

ID	DATE	TRANSMITAL SET NAME
01	6/6/2023	INITIAL PLAN CHECK SUBMITTAL

ISLAM RESIDENCE

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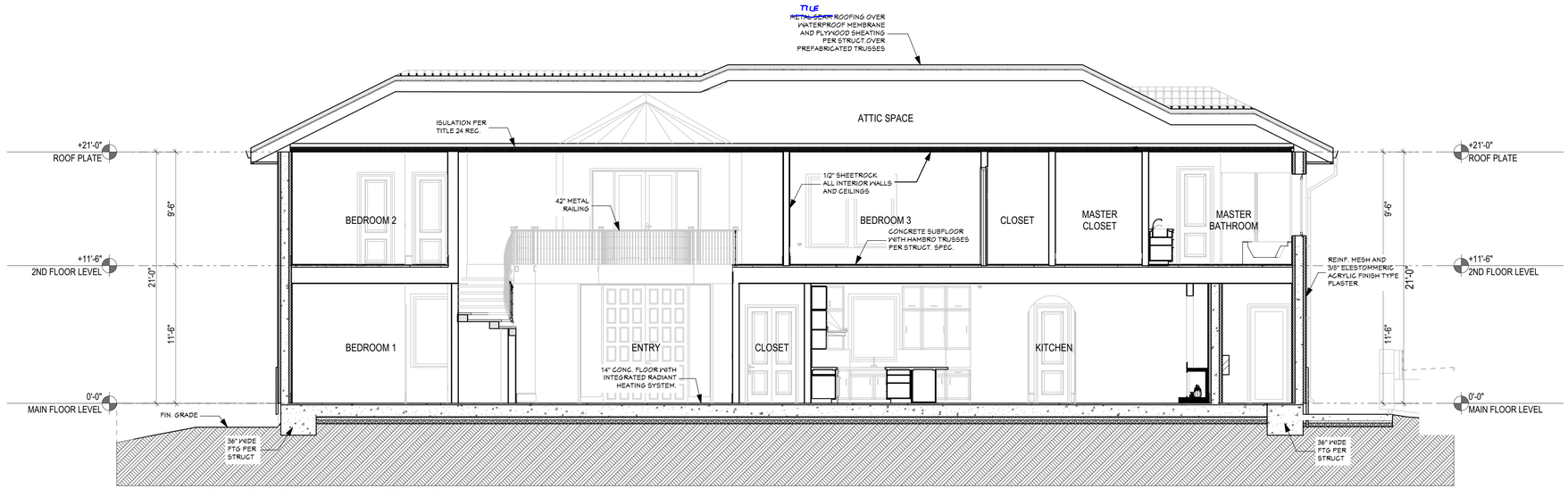
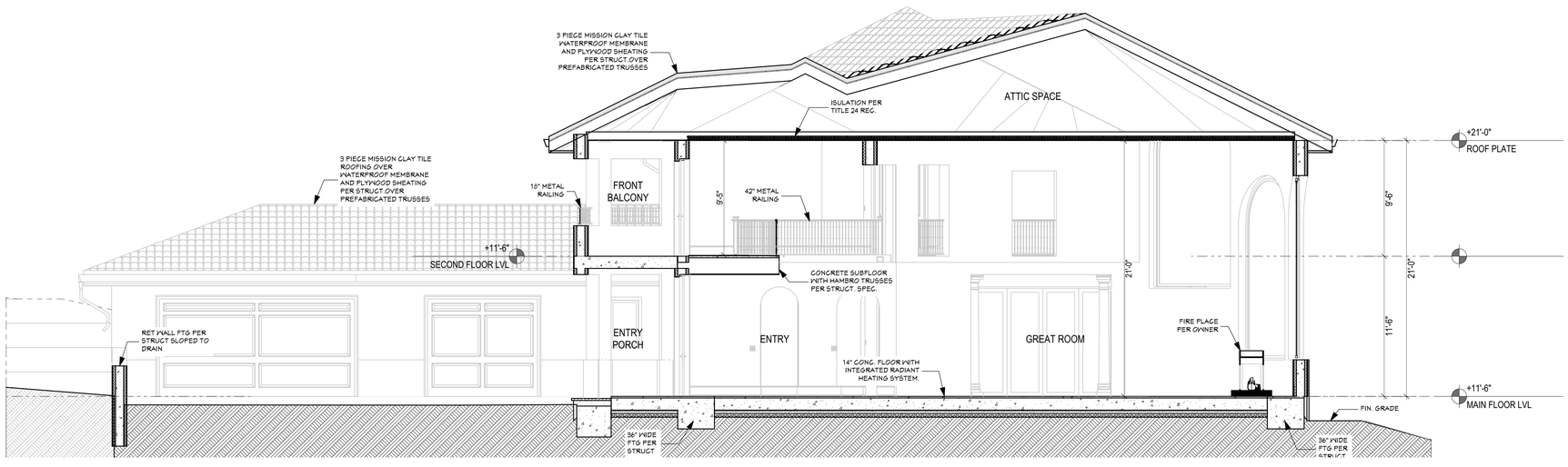
EXTERIOR ELEVATIONS



1 BUILDING SECTION A

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



2 BUILDING SECTION B

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

BUILDING SECTIONS

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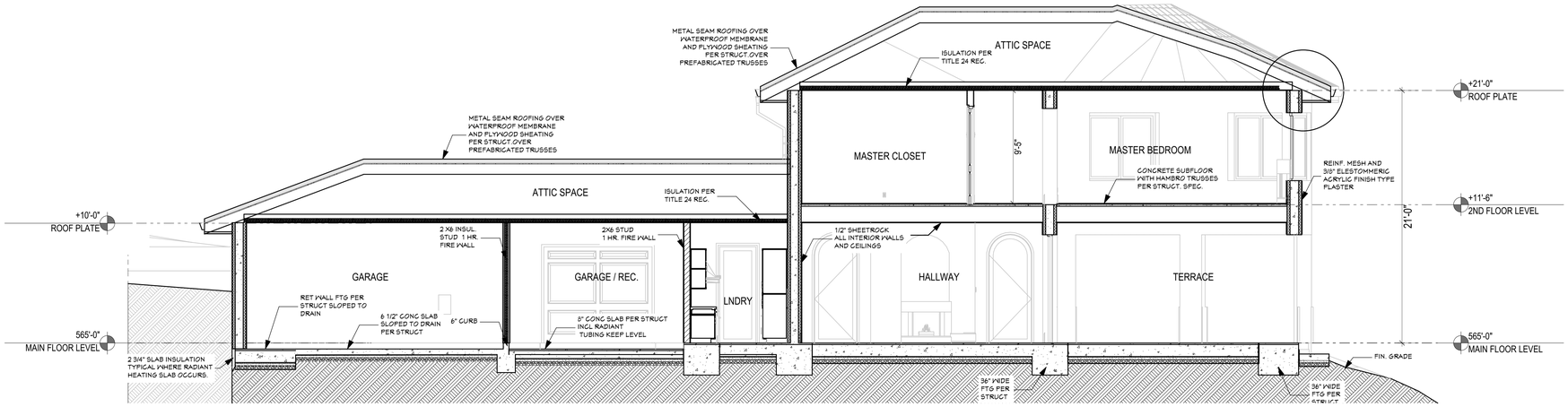

3 BUILDING SECTION C

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

BUILDING SECTIONS

LICENSED ARCHITECT
MAURICE CAMARGO
C-14140
RENEWAL DATE 11.30.25
STATE OF CALIFORNIA

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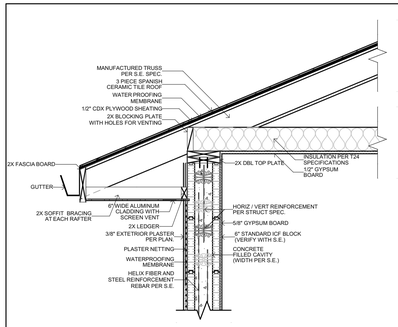
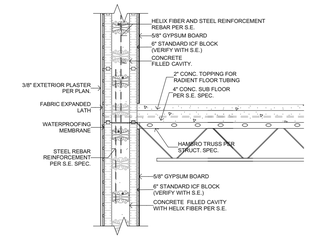
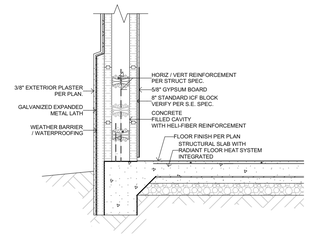


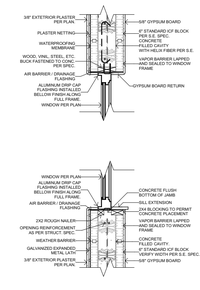
01. EAVE DETAIL
SCALE : 1/2" = 1'-0"



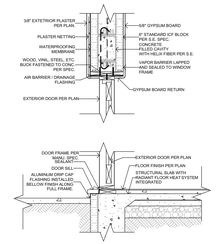
02. TRUSS TO WALL CONNECTION DETAIL
SCALE : 1/2" = 1'-0"



03. FOUNDATION DETAIL
SCALE : 1/2" = 1'-0"



04. WINDOW SILL & HEADER DETAIL
SCALE : 1/2" = 1'-0"



05. DOOR SILL & HEADER DETAIL
SCALE : 1/2" = 1'-0"

DOOR SCHEDULE

ID	DOOR LEAF			QTY	REMARKS
	NOMINAL WIDTH	NOMINAL HEIGHT	MATERIAL		
D101	11'-0"	10'-0"	SC WOOD	1	
D102	3'-0"	8'-0"	SC WOOD	1	
D105	12'-0"	9'-0"	ALUM / GLASS	1	
D106	12'-0"	9'-0"	ALUM / GLASS	1	
D107	13'-0"	26'-0"	SC WOOD	3	
D108	3'-0"	8'-0"	SC WOOD	1	
D201	9'-0"	8'-0"	SC WOOD	1	
D202	9'-0"	8'-0"	SC WOOD	1	
GD01	9'-0"	8'-0"	Undefined	1	
GD02	9'-0"	8'-0"	Undefined	1	
GD03	16'-0"	8'-0"	Undefined	1	
ID101	2'-6"	8'-0"	HM	1	
ID102	2'-6"	8'-0"	SC WOOD	1	1HR FIRE RATED DOOR
ID103	10'-0"	32'-0"	HM	4	
ID104	3'-0"	8'-0"	SC WOOD	1	
ID105	10'-0"	26'-0"	HM	3	
ID106	4'-0"	8'-0"	HM	1	
ID201	22'-6"	72'-0"	HM	9	
ID203	4'-0"	8'-0"	ALUM / GLASS	1	

DOOR NOTES

1. **EXTERIOR DOORS:** ALL EXTERIOR DOORS ARE TO BE FULLY WEATHERSTRIPPED, CERTIFIED AND LABELED FOR COMPLIANCE TO ENERGY CONSERVATION REGULATIONS. ALL FRENCH DOORS SHALL BE PAINT GRADE WOOD WITH TEMPERED, DOUBLE GLASS PANES ARRANGED AS SHOWN ON PLANS AND DOOR SCHEDULE.
2. **SAFETY GLAZING:** SAFETY GLAZING SHALL BE PROVIDED FOR DOORS COMPOSING OF GLAZING SUCH AS SWING DOORS OR SLIDING GLASS DOORS

WINDOW SCHEDULE

ID	WIDOW SIZE		TYPE	REMARKS
	NOMINAL WIDTH	NOMINAL HEIGHT		
W101	4'-0"	5'-6"	Casement	
W102	2'-6"	4'-0"	Casement	
W103	7'-6"	6'-0"	Fixed	
W104	7'-6"	15'-0"	Fixed	
W105	7'-6"	15'-0"	Fixed	
W106	7'-6"	15'-0"	Fixed	
W107	7'-6"	15'-0"	Fixed	
W108	7'-6"	15'-0"	Fixed	
W109	3'-6"	6'-0"	Casement	
W110	4'-6"	6'-0"	Fixed	
W111	4'-6"	6'-0"	Fixed	
W112	3'-6"	2'-0"	Casement	
W113	3'-6"	6'-0"	Fixed	
W201	3'-6"	6'-0"	Casement	
W202	3'-6"	6'-0"	Casement	
W203	2'-6"	3'-6"	Casement	
W204	3'-6"	3'-6"	Casement	
W205	6'-0"	5'-0"	Fixed	
W206	4'-0"	5'-0"	Fixed	
W207	6'-0"	5'-6"	Fixed	
W208	6'-0"	5'-6"	Fixed	
W209	6'-0"	5'-6"	Fixed	
W210	3'-6"	5'-6"	Casement	
W211	4'-6"	5'-6"	Fixed	
W212	8'-0"	7'-6"	Fixed	
W213	3'-6"	5'-0"	Fixed	

WINDOW NOTES:

1. WINDOWS: ALL WINDOWS SHALL BE FULLY WEATHERSTRIPPED, CERTIFIED AND LABELED FOR COMPLIANCE TO ENERGY CONSERVATION REGULATIONS. ALL WINDOWS ARE TO BE WOOD OR VINYL FRAME, DOUBLE GLAZED WITH A MAXIMUM U-VALUE PER ENERGY REPORT AND WITH PANES AS SHOWN ON PLANS AND WINDOW SCHEDULE.
2. THE NFRC TEMPORARY LABEL DISPLAYED ON THE WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
3. **SAFETY GLAZING**: SAFETY GLAZING SHALL BE PROVIDED WHERE A PANEL IS GREATER THAN 9SQFT IN AREA WHERE THE BOTTOM IS LESS THAN 18IN FROM THE FLOOR, TOP IS GREATER THAN 36" FROM THE FLOOR AND WITH 36" AF A WALKING SURFACE.

SCHEDULES & DETAILS

LICENSED ARCHITECT
MAURICE CAMARGO
C-14140
1-31-25
RENEWAL DATE
STATE OF CALIFORNIA

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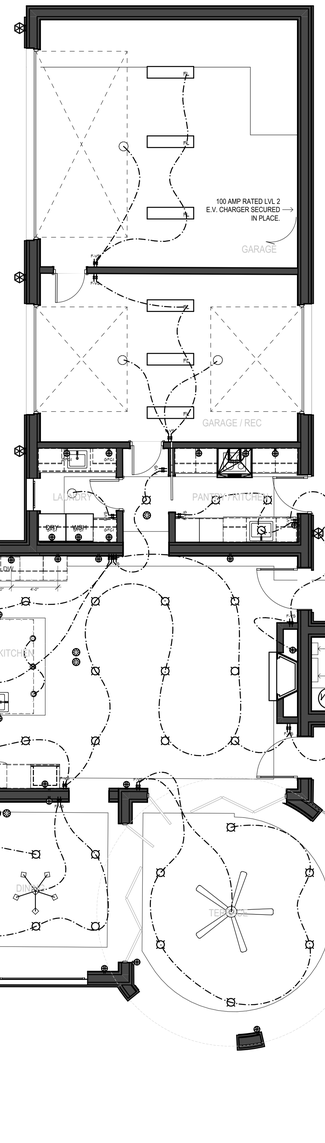

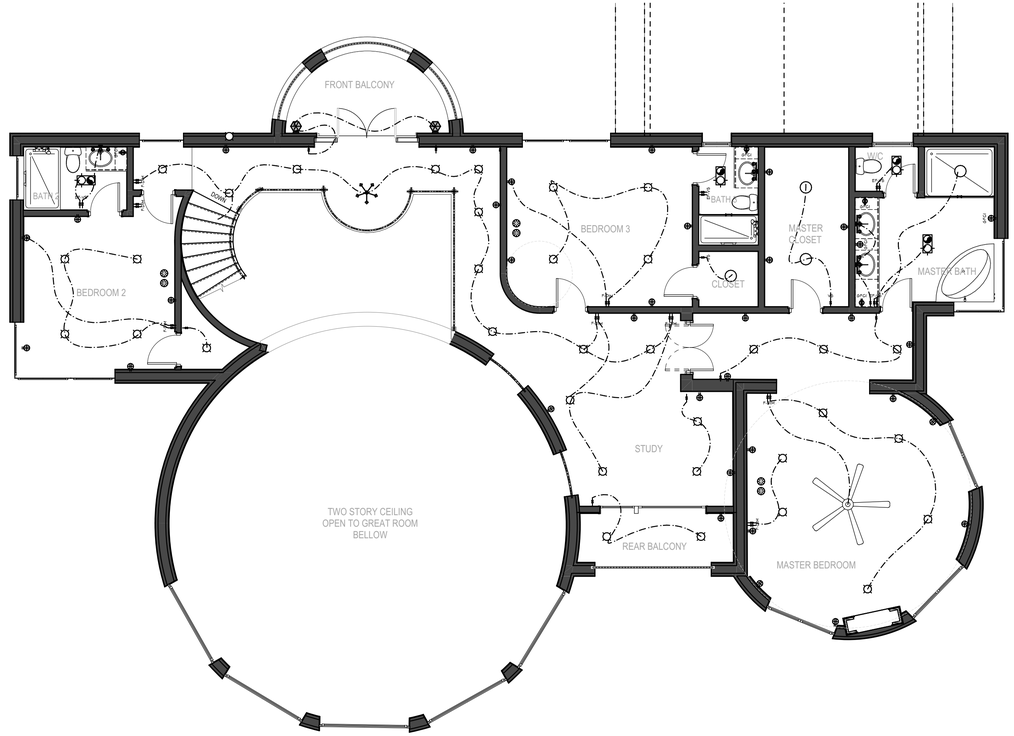

ELECTRICAL PLAN NOTES:

1. ALL LIGHTS THROUGH OUT THE RESIDENCE , INCLUDING THE GARAGE AND EXTERIOR, SHALL BE HIGH EFFICIENCY AND SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER.
1. COUNTERTOP RECEPTACLES SHALL BE INSTALLED FOR ANY COUNTER THAT IS 12 IN. WIDE OR GREATER. NO POINT ON THE KITCHEN COUNTER, MEASSURED AT WALL, MAY BE MORE THAN 24 IN. AWAY FROM A RECEPTACLE AND SHALL BE SUPPLIED BY ATLEAST TWO 20-AMPERE BRACH CIRCUITS.
2. ALL COUNTERTOP RECEPTACLES SHALL BE INSTALLED AT A MAX. HEIGHT OF 20 IN. ABOVE COUNTER TOP.
3. A PERMANENT 120V. RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR APPLIANCES.
4. ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLEPHASE, 15 AND 20 AMP OUTLETS SHALL BE PROTECTED BY AN AR-FAULT CIRCUIT INTERUPTER(S).NOTE: THIS REQUIREMENT IS FOR THE ENTIRE CIRCUIT, NOT JUST THE OUTLETS CEC. 210.12.

LIGHTING SYBOL LEGEND

SYMBOL	DESCRIPTION
	CEILING MOUNTED LIGHT FIXTURE
	CEILING MOUNTED PENDANT LIGHT FIXTURE.
	CEILING MOUNTED LIGHT AND EXHAUST FAN CONBINATION FIXTURE.
	CEILING MOUTED AND SUSPENDED FLOURSECENT LIGHT FIXTURE.
	CEILING MOUTED PEDANT LIGHT FIXTURE.
	CEILING MOUTED CHANDELIER PER OWNER.
	CEILING MOUTED VENTILATION FAN LIGHTING FIXTURE PER OWNER.
	WALL MOUNTED EXTERIOR GRADE LIGHT FIXTURE.
	WALL MOUNTED, DAMP RESISTANT VANITY LIGHT FIXTURE.

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION
GFCI	20 AMP GROUND FAULT CIRCUIT INTERRUPTER (GFCI) LISTED TYPED DUPLEX OUTLET AND SINGLE POLE LIGHT SWITCH COMBO IN 2 GANG BOX AND COMMON COVER PLATE.
GFCI	20 AMP GROUND FAULT CIRCUIT INTERRUPTER (GFCI) LISTED TYPE DUPLEX RECEPTACLE IN GANG BOX AND COMMON COVER PLATE.
	20 AMP TEMPER RESISTANT DUPLEX RECEPTACLE IN GANG BOX AND COMMON COVER PLATE.
220V	220 VOLT TEMPER RESISTANT DUPLEX RECEPTACLE IN GANG BOX AND COMMON COVER PLATE.
	ELECTRIC FIRE PLACE PER OWNER
	SD - SMOKE ALARM , CO - CARBON MONOXIDE DETECTOR WIRED AND INTERCONNECTED WITH BATTERY BACK UP.
F-DIM	SINGLE POLE LIGHT SWITCH AND DIMMER CONTROL WITH INTEGRATED FAN CONTROL UNIT IN 2 GANG BOX AND COMMON COVER PLATE.
	SINGLE POLE LIGHT SWITCH IN SINGLE GANG BOX AND COMMON COVER PLATE.
VS	SINGLE POLE LIGHT SWITCH WITH VACANCY MOTION SENSOR
F-VS	SINGLE POLE LIGHT SWITCH WITH VACANCY MOTION SENSOR AND EXHAUST FAN FIXTURE TIMER CONTROL UNIT IN 2 GANG BOX AND COMMON COVER PLATE.

MEP PLANS

LICENSED ARCHITECT
MAURICE CAMARGO
C-14140
RENEWAL DATE 1-31-25
STATE OF CALIFORNIA

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STRUCTURAL SPECIFICATIONS

GENERAL

- These notes are general and apply to the entire project except where there are specific indications to the contrary. Construction shall meet the requirements of the latest edition of the 2022 California Building Code. The above shall govern except where other applicable codes or the following notes are more restrictive.
- Structures have been designed for operational loads on completed structures. During construction, structures and parts of the structures shall be protected and/or supported by bracing and shoring wherever excessive loading may occur.
- The contractor alone is responsible for job site safety. Site review of the construction by the Architect and/or Engineer, if any, is to determine conformance with the plans and specifications. It does not encompass safety procedures or operations.
- It is the responsibility of the Contractor and Subcontractor to notify the Owner and the Architect and/or Engineer of any conditions to be found in the field to be different from those shown on the plans, or of errors or omissions on the plans, which might affect the completion of the project.
- Lay out all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings. Work details dimensions form the controlling surface points and actual material dimensions.
- Larger scale details take precedence over smaller scale details.
- Verify type and size of metal work against appropriate member size before ordering hardware.
- Hardware notes is Simpson "Strong Tie". Hardware of similar construction and equal ICC values is acceptable.
- For hardware use the maximum size bolts and nails specified in manufacturer's catalog. Nail all holes. Use special short-length nails supplied by manufacturer where common nails will exceed the width of the framing member.
- In case of conflict between structural and architectural plans, details, and/or specifications, the more restrictive condition shall apply and notify applicable parties.

CONCRETE

- All concrete work shall conform to the requirements of the latest edition of the ACI building Code (ACI-318) and the California Building Code (CBC). Detailing, fabrication, and erection of reinforcing bars shall be in accordance with the latest edition of the Manual of Standard Practices (ACI-315).
- Aggregate for the concrete mix shall conform to ASTM-C33. Cement shall conform to ASTM-C150, Type I or II.
- Concrete shall have an ultimate compressive strength of 3000 psi (28 day strength) with a 4" slump (tolerance 1").
- Water to maximum cement ratio shall be .45.
- Reinforcing steel shall be deformed bars (ASTM A615) Grade 40, except that No. 4 or larger bars shall be Grade 60. Welded wire fabric shall be per ASTM 185. Reinforcing steel in grade beams shall be securely fastened in place horizontally and vertically prior to pouring.
- Lap bars 48 diameters at splices. Hook bars 24 diameters at corners.
- Bend down top bars at ends of grade beams, such as at garage doors.
- Provide a minimum of two anchor bolts per sill piece, with one within 12" of each end.
- Concrete floor shall be screeded, wood floated and then given a steel trowel finish.
- Provide foundation vents equal in area to 1/150 of underfloor area. Locate vents on opposing sides where possible

WOOD

- Unless otherwise noted, framing lumber shall be graded as follows:
  Framing lumber (rafters, joists, purlins, etc.): DF No.2
  Beams headers and post: DF. No.1
  Hips, Valleys, Ridge bd, Ledgers: DF. No.1
  Studs: Stud grade
  Foundation sills: Pressure-treated (DF.)
  Exposed decking: California Redwood No.1
- Moisture content of all structural lumber shall be less than 19 percent.
- All Plywood shall be CDX OR OSB U.O.N. Minimum thickness shall be ½" on roof, ¾" T & G on floor and ½" on walls (where noted). Use panel clips at unsupported edges of built-up roofs. Minimum span of plywood sheathing in each direction shall not be less than 24".
- Glu-lam beams shall be Grade 24F-V4, standard camber (AITC-103) U.O.N. Provide compliance certificate to building Department. Glu-lam beams shall have metal hardware connections to posts (BC post cap minimum).

FRAMING

- All framing shall conform to chapter 23 of the 2022 California Building Code. Nailing shall be per CBC Table 2304.10.2. All nails and hardware exposed to the weather shall be galvanized. Nails shall be common wire nails U.O.N.
- All bolts for wood connections shall be conform to ASTM A307 with heavy hex heads. Malleable iron washer shall be used at all places where the bolt head or nut would otherwise bear or be in contact with the wood surface. Bolt holes in wood members shall not be drilled more than 1/8" larger than the bolt diameter.
- Balloon frame all walls with sloping ceilings or with raised ceilings. Maximum stud height for 2x4 stud is 10'-0" and for 2x6 stud 14'-0". Provide fire blocking such that maximum concealed space is 10'-0".
- Block under all perpendicular partitions. Double joists (min.) under all parallel partitions.
- Bolt multiple joists together with 1/2" machine bolts at 24" o.c. Alternate bolts between the upper 1/4 and lower 1/4 of the joist depth. Nail double joists with 16d nails at 12" o.c. (similar pattern). Nail double or multiple studs with 16d at 12" o.c. (similar pattern).
- Provide lateral support at ends of joist and rafters by blocking, rim joists or hangers. Block between joists and rafters over all supports.
- Microlam (LVL) floor joist or beam shall have grade 2.0 DF/LP/WH 6 Fb=2600 psi, Fv=285 psi, MOE=2.0x10^6 psi, ICC ESR-1387
- Parallam (PSL) beam shall have grade 2.2 DF/SP/WH/YP OR YP/RM 6 Fb=2900 psi, Fv=290 psi, MOE=2.2x10^6 psi, ICC ESR-1387
- All wood members in contact with concrete or masonry foundation surface shall be pressure treated with a preservative.
- Solid sawn members in floors shall be placed with crowns and any major knots upward.
- Posts shall be continuous from beam or header to floor or sill below. Provide at least a double stud at all bearing points under beams.
- All headers 4x12 U.O.N.
- Lap top plates 48". Nail with 16d nails.
- Maximum allowable notch is 7/8" in 2x4 studs and 1-3/8" in 2x6 studs. Maximum allowable bored hole is 1-3/8" in 2x4 studs and 2-1/8" in 2x6 studs with at lease 5/8" clear to the edge of the stud.
- Use 1x6 collar ties at 48" o.c. wherever possible. Collar ties shall be placed as low as feasible.
- Provide A35 anchor from rafter to top plate at 48" o.c. U.O.N.
- Unless otherwise noted, stagger all plywood joints in floor and roof sheathing and lay face grain perpendicular to supports. Minimum nailing for roof sheathing shall be 8d common at 6" along support edges and 12" field. Nail perimeter of diaphragm with 8d common at 4" o.c. Minimum nailing for floor sheathing shall be 10d common at 6" o.c. along supported edges and 10" field. Nail perimeter of diaphragm with 10d common at 4" o.c.
- Vertical plywood sheathing shall be blocked at all edges and shall be extended from top plate to sill of wall. Where possible, butt vertical sheathing on floor joists or blocking, leaving 3/8" gap for shrinkage. Vertical sheathing shall continue to the foundation sill if required on first floor walls. Minimum nailing is 8d at 6" edges and 12" field.
- Where plywood shear walls are interrupted by floor, provide adequate shear transfer from sole plate to blocking or joist below and from the blocking to the top plate of a wall continuation below, if any, by providing 16d common nails at the same spacing as the shear wall edge nailing U.O.N. Add 2x nailers or metal anchors as necessary.

FRAMING (CONTINUED)

- Minimum gypsum board nailing is 5d Parkerhead nail (6d for 5/8" board) at 7" o.c. edges and field.
- Holdowns are attached to 4x studs at the ends of shear walls and extend to either 4x studs or framing below or to the foundation bolts (see detail for size). Nail all double studs at holdowns together with 16d nails at 8" o.c. Where cripple walls occurs below the lower floor, install an MST172 strap holdown from the shear wall to a 4x cripple stud and a foundation holdown from the 4x cripple stud to the foundation, or bolt directly to the foundation bolt using threaded rod. The contractor shall carefully review holdown bolt embedment requirements in the Simpson Strong-Tie catalog.
- Where solid sawn wood members are framed into glu-lam members in floors, the tops of these members shall be held 3/8" above glu-lams.
- Cantilever deck joists shall be notched with hand tools to avoid overcutting.
- Field-cut ends, notches and drilled holes of preservative-treated wood shall be treated in he filed in accordance w/ AWPA MUI
- Fasteners for pressure-preservative treated and fire-retardant treated wood shall be of hot-dipped zinc coated galvanized, stainless steel, silicon bronze or copper. CBC 2304.10

STRUCTURAL STEEL

- Detailing, fabrication, and erection of structural steel shall conform to the specification and standards of the latest edition of the AISC Manual of Steel Construction.
- All structural steel plates, shapes and bars shall conform to ASTM A36.
- Steel shall be free of all scale, rust or other contaminants that would impair the bonding of the concrete to the steel.
- All structural HSS tube steel shall be A500 Grade "B". Steel bolts shall be A307.
- All steel members shall have a minimum of 2 coats of red primer, finish coat if required by owner.
- Special inspection required for all field & shop welds.

SOILS

- Slope finish exterior surface away from foundation.

PROJECT SEISMIC DESIGN DATA

A. SEISMIC IMPORTANCE FACTOR, I = 1.0 AND RISK CATEGORY = II
B. MAPPED SPECTRAL RESPONSE ACCELERATIONS, Ss = 2.125 AND S_1 = .819
C. SITE CLASS = C
D. SPECTRAL RESPONSE COEFFICIENTS, S_{DS} = 1.7 AND S_{D1} = .764
E: SEISMIC DESIGN CATEGORY = E
F. BASIC SEISMIC-FORCE-RESISTING SYSTEM(S) = WOOD PANEL SHEAR WALL
G. SEISMIC RESPONSE COEFFICIENTS(S) Cs = 0.340
H. RESPONSE MODIFICATION FACTOR(S) R = 5
I. ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE PROCEDURE

PROJECT WIND DESIGN DATA

A. BASIC WIND SPEED (3-SECOND GUST) MILES PER HOUR = 92
B. WIND IMPORTANCE FACTOR, I =1.0 AND OCCUPANCY CATEGORY = II
C. WIND EXPOSURE = C
D. INTERNAL PRESSURE COEFFICIENT, GC_{pi} = 0.18
E. DESIGN WIND PRESSURE = 8.07 PSF 00 TO 15 FEET
8.57 PSF 15 TO 20 FEET
8.98 PSF 20 TO 25 FEET

PROJECT FLOOR AND ROOF LIVE LOADS

A. FLOOR LIVE LOAD = 40 PSF
B. ROOF LIVE LOAD = 20 PSF
C. BALCONY/DECK LIVE LOAD = 60 PSF

PROJECT RAIN PRECIPITAITON DATA

A. 15-MINUTE INTENSITY = 2.37 IN
B. 60-MINUTE INTENSITY = 1.16 IN

PROJECT GEOTECHNICAL DESIGN DATA

A. A. GEOTECHNICAL REPORT : HARO, KASUNICH AND ASSOCIATES, INC.
B. SOIL BEARING PRESSURE : 1500 PSF (DEAD LOAD + LIVE LOAD)
C. SKIN FRICTION : NOT APPLICABLE

SPECIAL INSPECTION REQUIRED FOR

1. Steel placement for concrete footings, mat slab, retaining wall, and concrete walls.
2. Shop and Field Welding (City Approved 3rd Party Inspector)

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

CBC TABLE 2304.10.2 FASTENING SCHEDULE

	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[g]	SPACING AND LOCATION
	ROOF		
1.	Blocking between ceiling joists, rafters or trusses to top plate or other framing below	4 - 8d box (2 ½" × 0.113"); or 3 - 8d common (2 ½" × 0.131"); or 3-10d box (3" x 0.128"); or 3 - 3" x 0.131" nails; or 3 - 3" 14 gage staples, 7/16" crown	Each end, toenail
	Blocking between rafters or truss not at the wall top plate, to rafter or truss	2 - 8d common (2 ½" × 0.131") 2 - 3" x 0.131" nails 2 - 3" 14 gage staples	Each end, toenail
		2-16d common (3 ½" x 0.162") 3-3" x 0.131" nails 3-3" 14 gage staples	End nail
	Flat blocking to truss and web filler	16d common (3 ½" x 0.162") @ 6" o.c. 3" x 0.131" nails @ 6" o.c. 3" x 14 gage staples @ 6" o.c.	Face nail
2.	Ceiling joists to top plate	4 - 8d box (2 ½" × 0.113"); or 3-8d common (2 ½" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each joist, toenail
3.	Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (See Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (3 ½" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
4.	Ceiling joists attached to parallel rafter (heel joint) (Section 2308.7.3.1 and Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5.	Collar tie to rafter	3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
6.	Rafter or roof truss to top plate (See section 2308.7.5 and Table 2308.7.5)	3-10d common (3" x 0.148"); or 3-16d box (3 ½" x 0.135");or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	2 toenails on one side and 1 toenail on opposite side of rafter or truss
7.	Roof rafters to ridge valley or hip rafters; or roof rafter to 2" ridge beam	2-16d common (3 ½" x 0.162"); or 3-16d box (3 ½" x 0.135"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown; or	End nail
		3-10d common (3" x 0.148"); or 4-16d box (3 ½" x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Toenail
	WALL		
8.	Stud to Stud (not at braced wall panels)	16d common (3 ½" x 0.162");	24" o.c. face nail
		10d box (3" x 0.128"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	16" o.c. face nail
		16d common (3 ½" x 0.162");	16" o.c. face nail
9.	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3 ½" x 0.135");	12" o.c. face nail
		3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	12" o.c. face nail
10.	Built-up header (2" to 2" header)	16d common (3 ½" x 0.162");	16" o.c. each edge, face nail
		16d box (3 ½" x 0.135");	12" o.c. each edge, face nail
11.	Continuous header to stud	4-8d common (2 ½" x 0.131); or 4-10d box (3" x 0.128"); or 5-8d box (2 ½" x 0.113")	Toenail
		16d common (3 ½" x 0.162"); or	16" o.c. face nail
12.	Top plate to top plate	10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
13.	Top plate to top plate, at end joints	8-16d common (3 ½" x 0.162"); or 12-16d box (3 ½" x 0.135"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails; or 12-3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (min 24" lap splice length each side of end joint)
		16d common (3 ½" x 0.162"); or	16" o.c. face nail
14.	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d box (3" x 0.135"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
15.	Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (3 ½" x 0.162"); or 3-16d box (3" x 0.135"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	16" o.c. face nail
16.	Stud to top or bottom plate	3-16d common (3 ½" x 0.135"); or 4-8d common (2 ½" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-8d box (2½"x 0.128"); or 4-3" 14 gage staples, 7/16" crown	Toenail
		2-16d common (3 ½" x 0.162"); or 3-16d common (3 ½" x 0.135"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail
17.	Top plates, laps at corners and intersections	2-16d common (3 ½" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Face nail
18.	1" brace to each stud and plate	2-8d box (2 ½"x 0.113"); or 2-8d common (2 ½" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Face nail
19.	1" x 6" sheathing to each bearing	3-18d box (2 ½" x 0.113"); or 2-8d common (2 ½" x 0.131"); or 2-10d box (3" x 0.128"); or 2- 1 ¾" 16 gage staples, 1" crown	Face nail
20.	1" x 8" and wider sheathing to each bearing	3-8d common (2 ½" x 0.131"); or 3-8d box (2 ½"x 0.113"); or 3-10d box (3" x 0.128"); or 2-1 ¾" 16 gage staples, 1" crown	Face nail
		Wider than 1" x 8" 3-8d common (2 ½" x 0.131"); or 4-8d box (2 ½" x 0.113"); or 3-10d box (3" x 0.128"); or 4- 1 ¾" 16 gage staples, 1" crown	

CBC TABLE 2304.10.2 FASTENING SCHEDULE

	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[g]	SPACING AND LOCATION
	FLOOR		
21.	Joist to sill, top plate, or girder	4-8d common (2 ½" x 0.113"); 3-8d common (2 ½" x 0.131"); or floor 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Toenail
22.	Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2 ½" x 0.113")	4" o.c., toenail
		8d common (2 ½" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	6" o.c., toenail
23.	1" x 6" subfloor or less to each joist	3-8d common (2 ½" x 0.113"); or 2-8d common (2 ½" x 0.131"); or 3-10d box (3" x 0.128"); or 2- 1 ¾" 16 gage staples, 1" crown	Face nail
24.	2" subfloor to joist or girder	3-16d box (3" x 0.135"); or 2-16d common (3 ½" x 0.162")	Blind and Face nail
25.	2" plank (plank & beam - floor & roof)	3-16d box (3" x 0.135"); or 2-16d common (3 ½" x 0.162")	Each bearing, face nail
26.	Built up girders and beams, 2" lumber layers	20 common (4" x 0.192")	32" o.c. face nail at top and bottom staggered on opposite sides
		10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	24" o.c. face nail at top and bottom staggered on opposite sides
		And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail
27.	Ledger strip supporting joists or rafters	3-16d common (3 ½" x 0.162"); or 4-16d box (3 ½" x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
28.	Joist to band joist or rim joist	3-16d common (3 ½" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	End nail
29.	Bridging or blocking to joist, rafter or truss	2-8d common (2 ½" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Each end, toenail

WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING[a]

			Edges (Inches)	Intermediate Supports (Inches)
30.	⅜"- ½"	6d common or deformed (2" x 0.113"); or 2 ⅜" x0.113" nail (subfloor and wall)	6	12
		8d common or deformed (2½" x 0.131" x 0.281" head) (roof) OR RSRS-01 (2 ⅜" x 0.113") nail (roof)	6[e]	6[e]
		1 ¾" 16 gage staple, 7/16" crown (subfloor and wall)	4	8
		2 ⅜" x 0.113" x 0.266" head nail (roof)	3[f]	3[f]
		1 ¾" 16 gage staple, 7/16" crown (roof)	3[f]	3[f]
31.	19/32" – ¾"	8d common (2 ½" x 0.131"); or deformed (2" x 0.113") (subfloor and wall)	6	12
		8d common or deformed (2½" x 0.131" x 02.281" head) (roof) OR RSRS-01 (2⅜" x 0.113") nail (roof)	6[e]	6[e]
		2 ⅜" x 0.113" x 0266" head nail; or 2" 16 gage staple, 7/16" crown	4	8
32.	⅞" – 1 ¼"	10d common (3" x 0.148"); or deformed (2 ½" x 0.131" x 0.281" head)	6	12
	OTHER EXTERIOR WALL SHEATHING			
33.	½" fiberboard sheathing[b]	1 ½" x 0.120", galvanized roofing nail (7/16" head diameter); or 1 ¼" 16 gage staple with 7/16" or 1" crown	3	6
34.	25/32" fiberboard sheathing[b]	1 ¾" x 0.120" galvanized roofing nail (7/16" diameter head); or 1 ½" 16 gage staple with 7/16" or 1" crown	3	6
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
35.	¼" and less	8d common (2 ½" x 0.131"); or deformed (2" x 0.113"); or deformed (2" x 0.120")	6	12
36.	⅞"-1"	8d common (2 ½" x 0.131"); or deformed (2 ½" x 0.131"); or deformed (2" x 0.120")	6	12
37.	1 ⅛"-1 ¼"	10d common (3" x 0.148"); or deformed (2 ½" x 0.131"); or deformed (2" x 0.120")	6	12
	PANEL SIDING TO FRAMING			
38.	½" or less	6d corrosion-resistant siding (1 ½" x 0.106"); or 6d corrosion-resistant casing (2 " x 0.099")	6	12
39.	⅝"	8d corrosion-resistant siding (2 ½" x 0.128"); or 8d corrosion-resistant casing (2 ½" x 0.113")	6	12
	INTERIOR PANELING			
40.	¼"	4d casing (1 ½" x 0.080"); or 4d finish (1 ½ " x 0.072")	6	12
41.	⅜"	6d casing (2" x 0.099"); or 6d finish (2" x 0.092"); (Panel supports at 24 inches)	6	12

For SI: 1 inch = 25.4 mm.

a. Nails spaced at 6 inches at intermediate supports where spans are 48" or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafters shall be permitted to be reduced by one nail.
d. RSRS-01 is a Roof Sheathing Rink Shank nail meeting the specifications in ASTM F1667.
e. Tabulated fastener requirements apply where the ultimate design wind speed is less than 140mph. For wood structural panel roof sheathing attached to gable-end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed is greater than 130 mph in Exposure B or greater than 110 mph in Exposure C. Spacing exceeding 6 inches on center at intermediate supports shall be permitted where the fastening is designed per the AWC NDS.
f. Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph.
g. Nails and staples are carbon steel meeting the specifications of ASTM F1667. Connections using nails and staples of other materials, such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11.

REGISTERED PROFESSIONAL ENGINEER
PETER K. SUNG
No. 46256
Exp. 12-31-24
CIVIL
STATE OF CALIFORNIA

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CIVIL ENGINEERS
29300 KOHOUTEK WAY, SUITE 190
UNION CITY, CA. 94587
(510) 475-2500
FAX (510) 475-7913

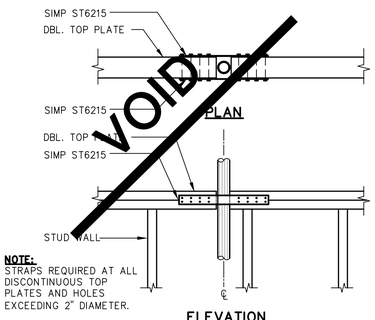
ISLAM RESIDENCE
3655 PLEASANT KNOLL COURT
SAN JOSE, CALIFORNIA

REVISIONS/DATE	BY

Engineer: PS/ES
Drafter: RC
Date: 5/26/2023
Scale: AS NOTED
Job No: 222348

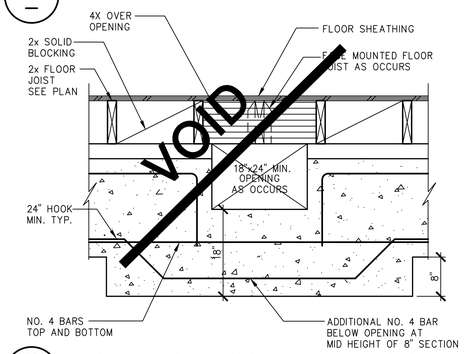
SHEET
STD1

DRAWING NAME: O:\Projects\2022 JOBS\222348- ISLAM (CAD)\STRUCTURAL\STRUCT (DAB) 05.03.23\222348-STD1.dwg
PLOT DATE: 05-26-23 PLOTTED BY: emoreles

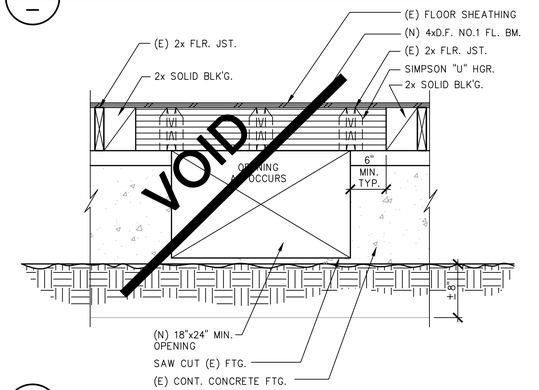


NOTE:
STRAPS REQUIRED AT ALL DISCONTINUOUS TOP PLATES AND HOLES EXCEEDING 2" DIAMETER.

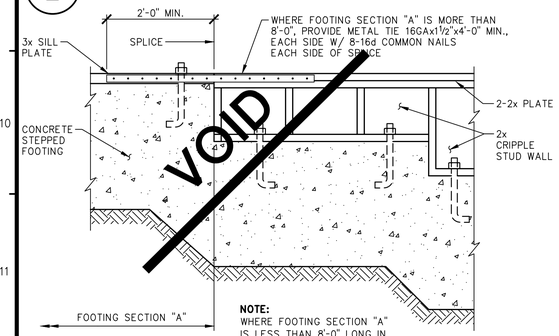
10 — TYPICAL TOP PLATE STRAPS



11 — TYPICAL CRAWL SPACE ACCESS OPENING

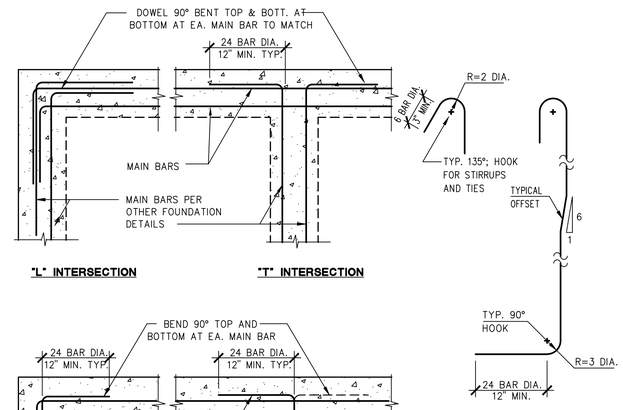


12 — TYPICAL CRAWL SPACE ACCESS OPENING



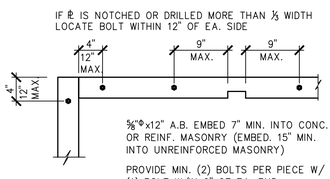
NOTE:
WHERE FOOTING SECTION "A" IS LESS THAN 8'-0" LONG IN A 25'-0" TOTAL LENGTH WALL, PROVIDE BRACING AT CRIPPLE STUD WALL

13 — STEPPED FOOTING CONNECTION



HORIZONTAL SPLICE SCHED.		
BAR SIZE	BAR DIA.	48 DIA.
#3	0.375"	1'-6"
#4	0.5"	2'-0"
#5	0.625"	2'-6"
#6	0.75"	3'-0"
#7	0.875"	3'-6"

7 — TYP. HORIZONTAL CONCRETE REINFORCEMENT



⅝"Φx12" A.B. EMBED 7" MIN. INTO CONC. OR REINF. MASONRY (EMBED. 15" MIN. INTO UNREINFORCED MASONRY)

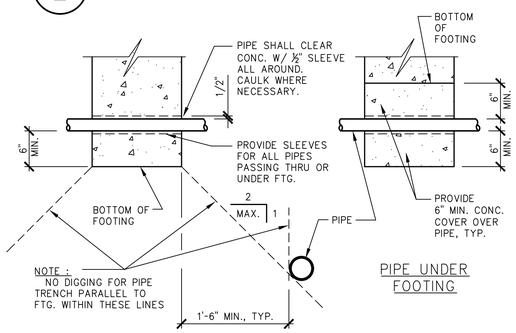
PROVIDE MIN. (2) BOLTS PER PIECE W/ (1) BOLT W/IN 9" OF EA. END.

SPACE A.B.'s AT 48" O.C. FOR ONE STORY AND 48" O.C. AT TWO STORY BUILDING AREAS.

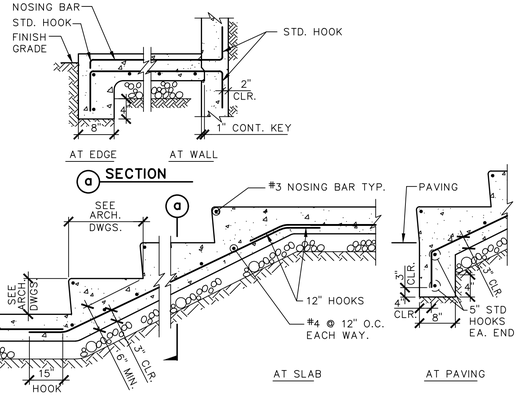
A NUT AND 3"x3"x¼" STL. PLATE WASHER ON EA. BOLT STL PLATE WASHER SHALL EXTEND TO WITHIN ½" OF THE EDGE OF THE SILL PLATE ON THE SIDE(S) WITH SHEATHING. SLOTTED HOLE WASHERS ARE ACCEPTABLE PER SECTION 4.3.6.4.3 OF THE SDPWS

MUDSILL SHALL BE 3x P.T.D.F. No. 1 (U.O.N.)

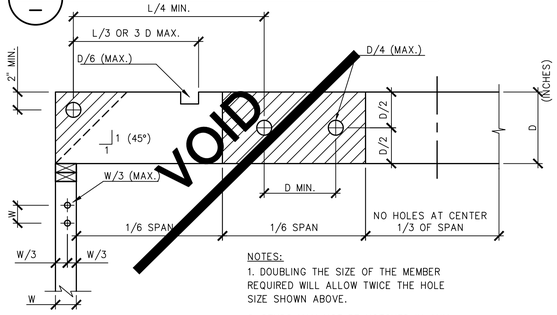
8 — SILL PLATE DETAIL



9 — PIPE THRU FTG. AND PARALLEL TO FTG.



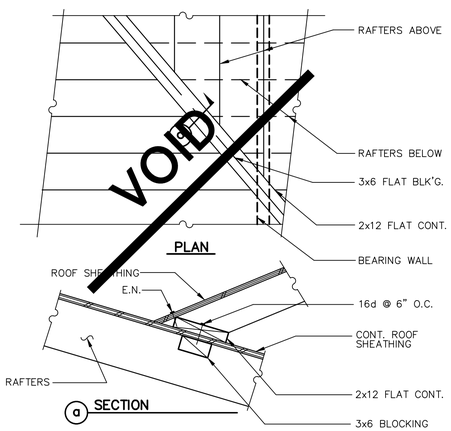
4 — SLAB ON GRADE



NOTES:
1. DOUBLING THE SIZE OF THE MEMBER REQUIRED WILL ALLOW TWICE THE HOLE SIZE SHOWN ABOVE.

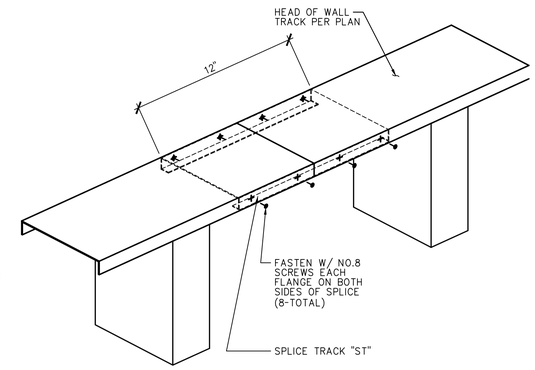
2. STUDS MAY NOT BE NOTCHED IN ANY CASE.

5 — HOLES & NOTCHES AT JOIST & STUD

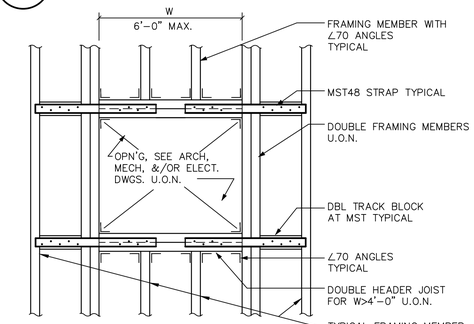


EAVE DETAIL
SCALE : 1' = 1'-0"

6 — TYPICAL CALIFORNIA FRAMING

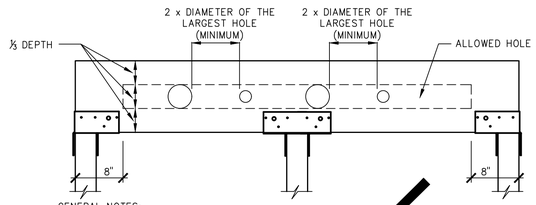


1 — TYPICAL TOP PLATE SPLICE



2 — OPENING IN FRAME AROUND HORIZ. DIAPHRAGM SEE PLAN FOR LOCATION

1.55E TIMBERSTRAND® LSL HEADERS AND BEAMS

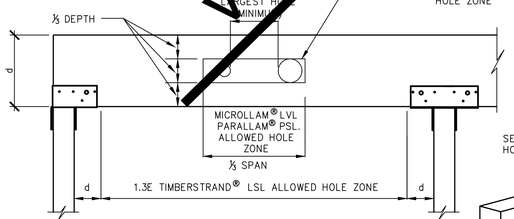


HEADER DEPTH	MAXIMUM ROUND HOLE SIZE
9¼"-9½"	3"
11¼"-11⅞"	3⅜"
14" TO 16"	4⅝"

GENERAL NOTES:
No rectangular holes
No holes in headers or beams in plank orientation

SEE ILLUSTRATION FOR ALLOWED HOLE ZONE

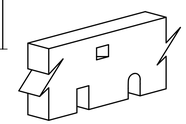
PSL AND LVL BEAMS



BEAM DEPTH	MAXIMUM ROUND HOLE SIZE
4⅜"	1"
5½"	1¾"
7¼" TO 20"	2"

SEE ILLUSTRATION FOR ALLOWED HOLE ZONE

GENERAL NOTES:
Allowed hole zone suitable for uniformly loaded headers and beams only.
No rectangular holes
No holes in cantilevers.
No holes in headers or beams in plank orientation



DO NOT cut, notch, or drill holes in headers except as indicated in the illustrations and tables above.

3 — ALLOWABLE HOLES

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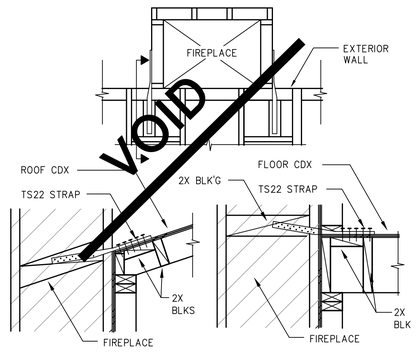
ISLAM RESIDENCE
3655 PLEASANT KNOLL COURT
SAN JOSE, CALIFORNIA

REVISIONS/DATE BY

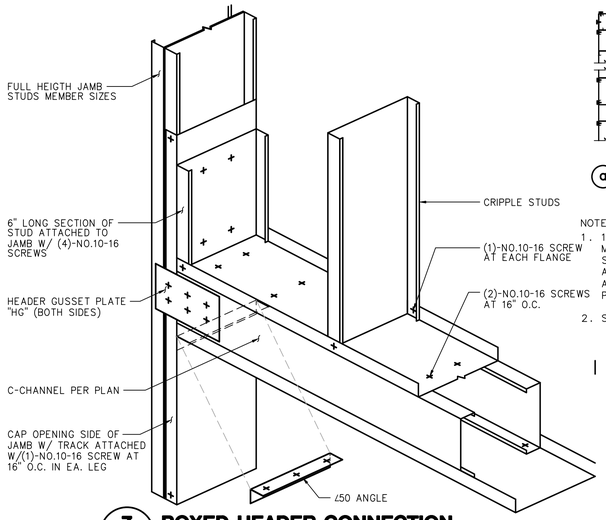
Engineer: PS/ES
Drafter: RC
Date: 5/26/2023
Scale: AS NOTED
Job No: 222348

SHEET
STD2

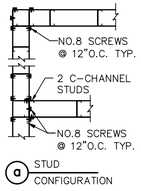
DRAWING NAME: O:\Projects\2022 JOBS\222348- ISLAM (CAO)\STRUCTURAL\STRUCT (DAB) 05.03.23\222348-STD2.dwg
PLOT DATE: 05-26-23 PLOTTED BY: emorales



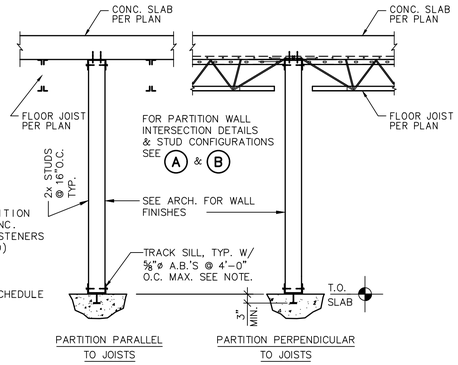
10 — TYPICAL METALTIE FOR WOOD FRAME CHIMNEY



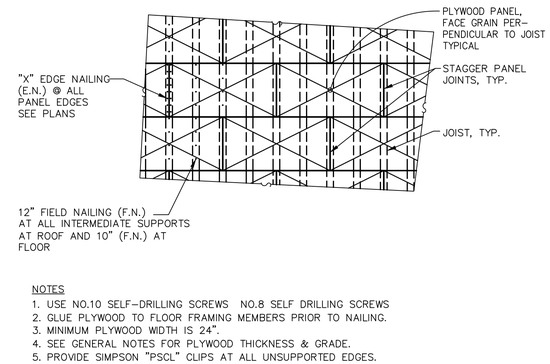
7 — BOXED HEADER CONNECTION



NOTES:
1. 18 GAGE TRACK AT PARTITION MAY BE FASTENED TO CONC. SLAB WITH PDPA-100 FASTENERS AT 8'-0" O.C. (STAGGERED) AND SHALL BE INSTALLED PER ICC REPORT.
2. SEE PLAN FOR HEADER SCHEDULE

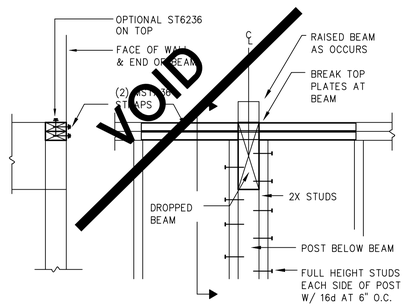


4 — NON-STRUCTURAL PARTITION



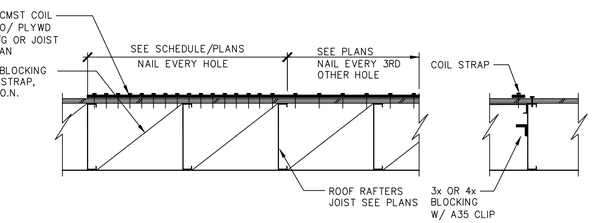
NOTES
1. USE NO.10 SELF-DRILLING SCREWS NO.8 SELF DRILLING SCREWS
2. GLUE PLYWOOD TO FLOOR FRAMING MEMBERS PRIOR TO NAILING.
3. MINIMUM PLYWOOD WIDTH IS 24".
4. SEE GENERAL NOTES FOR PLYWOOD THICKNESS & GRADE.
5. PROVIDE SIMPSON "PSCL" CLIPS AT ALL UNSUPPORTED EDGES.

1 — PLYWOOD SHEATHING AT ROOF AND FLOORS UNBLOCKED



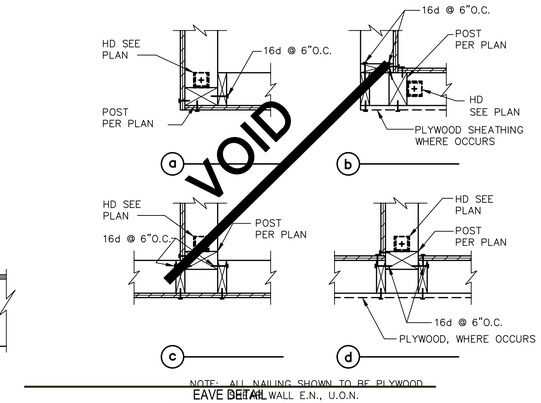
11 — TYPICAL TOP PLATE SPLICE AT BEAM CONNECTION

NOTE :
OFFSET COIL STRAP AND PROVIDE SOLID TRACK BLK'G WHEN STUD WALL FRAMES ABOVE COLLECTOR LINE SEE a

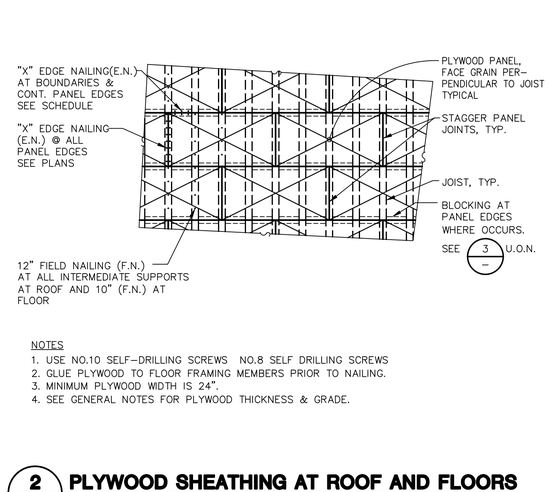


a SECTION

8 — TYPICAL COIL STRAP DRAG CONNECTION AT ROOF

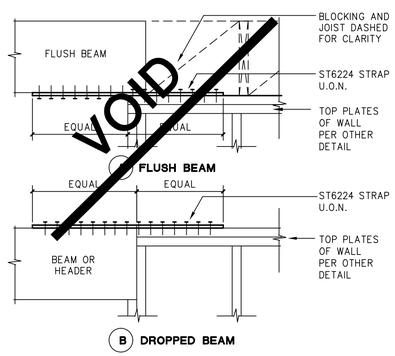


5 — SHEAR WALL INTERSECTIONS



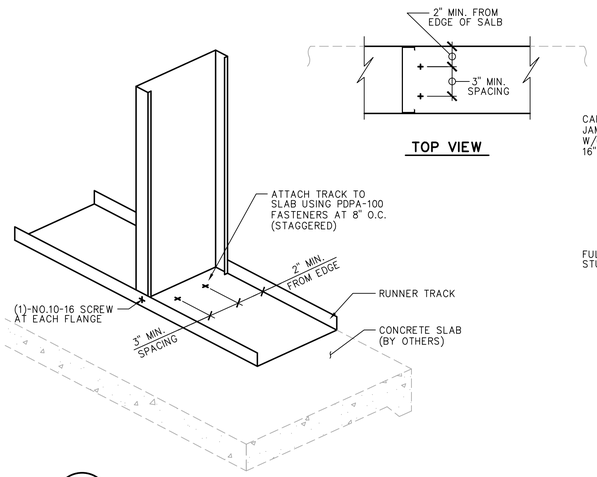
NOTES
1. USE NO.10 SELF-DRILLING SCREWS NO.8 SELF DRILLING SCREWS
2. GLUE PLYWOOD TO FLOOR FRAMING MEMBERS PRIOR TO NAILING.
3. MINIMUM PLYWOOD WIDTH IS 24".
4. SEE GENERAL NOTES FOR PLYWOOD THICKNESS & GRADE.

2 — PLYWOOD SHEATHING AT ROOF AND FLOORS REQUIRING SPECIAL BLOCKING AND EDGE NAIL SEE PLAN FOR LOCATION

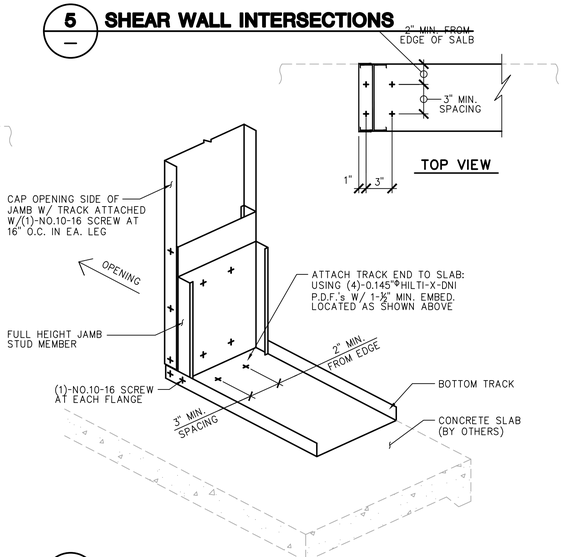


B DROPPED BEAM

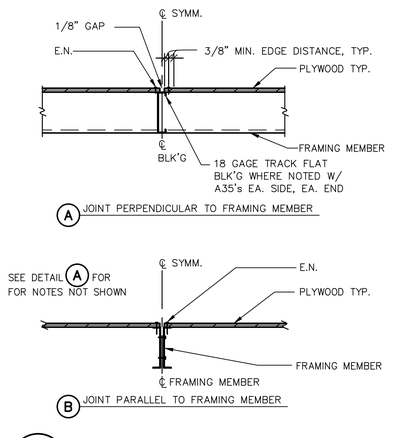
12 — TYPICAL SHEAR COLLECTOR STRAP



9 — STUD TO TRACK DETAIL



6 — DOOR JAMB ANCHORAGE



A JOINT PERPENDICULAR TO FRAMING MEMBER

B JOINT PARALLEL TO FRAMING MEMBER

3 — PLYWOOD NAILING

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ISLAM RESIDENCE
3655 PLEASANT KNOLL COURT
SAN JOSE, CALIFORNIA

REVISIONS/DATE	BY

Engineer:	PS/ES
Drafter:	RC
Date:	5/26/2023
Scale:	AS NOTED
Job No:	222348

SHEET
STD3

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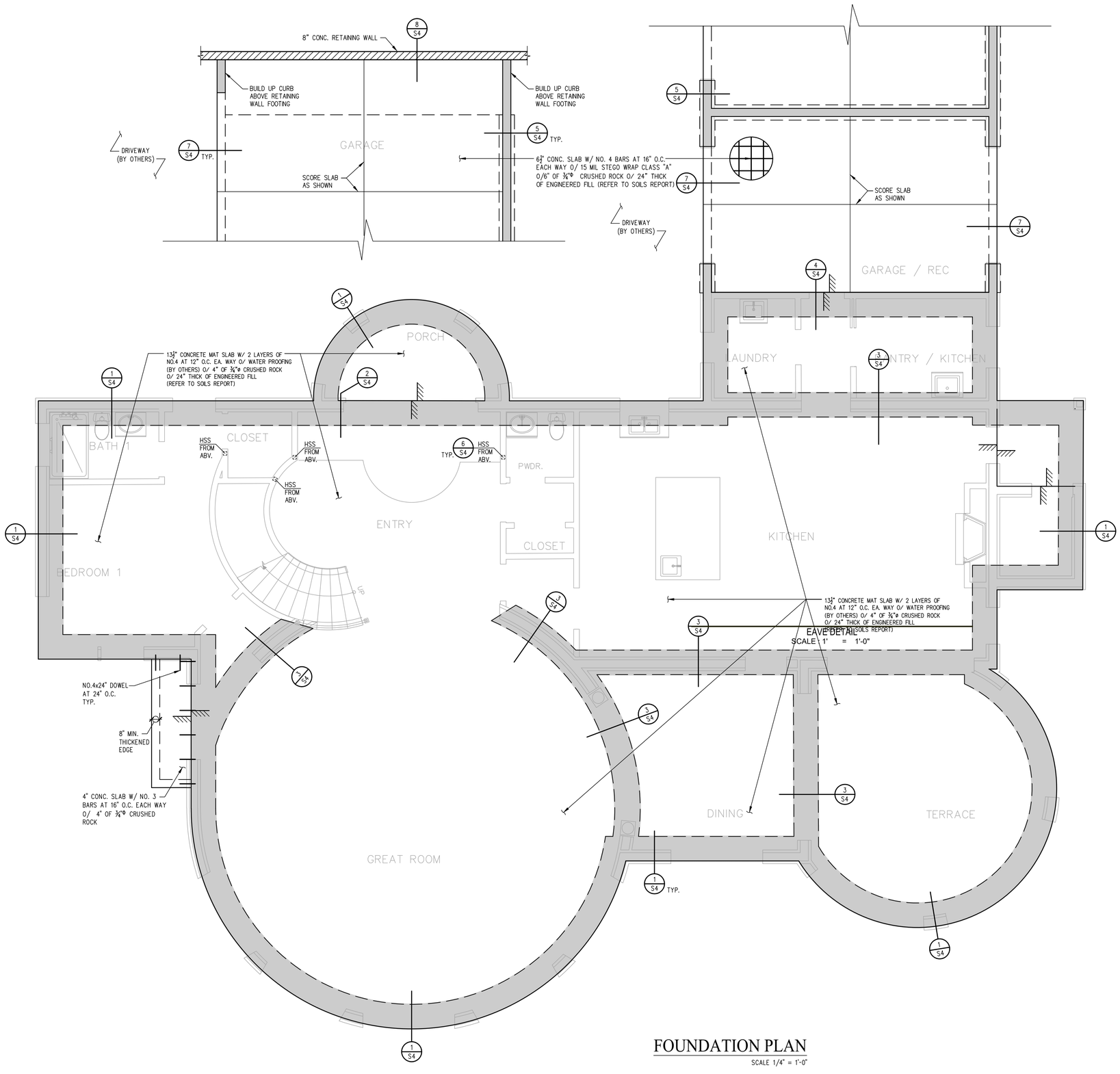

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

LEGEND AND NOTES

- 36" WIDE FOOTING W/ 3-NO.5 TOP, 2-NO.5 MIDDLE & 3-NO.5 BOTTOM W/ NO.3 TIES AT 12" O.C.
- 18" WIDE CONTINUOUS FOOTING WITH 4-NO.4 BARS 1-TOP, 1-MIDDLE AND 2-BOTTOM W/ NO.4 VERTICAL BAR AT 24" O.C.
- NEW 8" THICK CONCRETE RETAINING WALL
- S.A.D. — DENOTES CHANGE IN GRADE SEE ARCH'L PLANS
- HSS ABOVE — DENOTES HSS FROM ABOVE

SOILS ENGINEER: HARO, KASUNICH AND ASSOCIATES, INC.
REPORT # 12150 DATED APRIL 13, 2023
PHONE NUMBER 831-722-4175

PLAN REVIEW, CONSTRUCTION OBSERVATION AND TESTING

HARO, KASUNICH AND ASSOCIATES MUST BE PROVIDED AN OPPORTUNITY TO REVIEW PROJECT PLANS PRIOR TO CONSTRUCTION TO EVALUATE IF OUR RECOMMENDATIONS HAVE BEEN PROPERLY INTERPRETED AND IMPLEMENTED. WE SHOULD ALSO OBSERVE FOUNDATION EXCAVATIONS AND PROVIDE EARTHWORK OBSERVATION AND COMPACTION TESTING SERVICES DURING CONSTRUCTION. THIS ALLOWS US TO CONFIRM ANTICIPATED SOIL CONDITIONS AND EVALUATE CONFORMANCE WITH OUR RECOMMENDATIONS AND PROJECT PLANS. IF WE DO NOT REVIEW THE PLANS OR PROVIDE OBSERVATION AND TESTING SERVICES DURING EARTHWORK, WE ASSUME NO RESPONSIBILITY FOR MISINTERPRETATION OF OUR RECOMMENDATIONS.

NOTE:
ALL INDICATED DIMENSION SHALL TAKE PRECEDENCE OVER ANY SCALE MEASUREMENTS. DO NOT SCALE DRAWINGS.

REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.

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SAN JOSE, CALIFORNIA

REVISIONS/DATE BY

Engineer:	PS/ES
Drafter:	RC
Date:	5/26/2023
Scale:	AS NOTED
Job No:	222348

SHEET
S1

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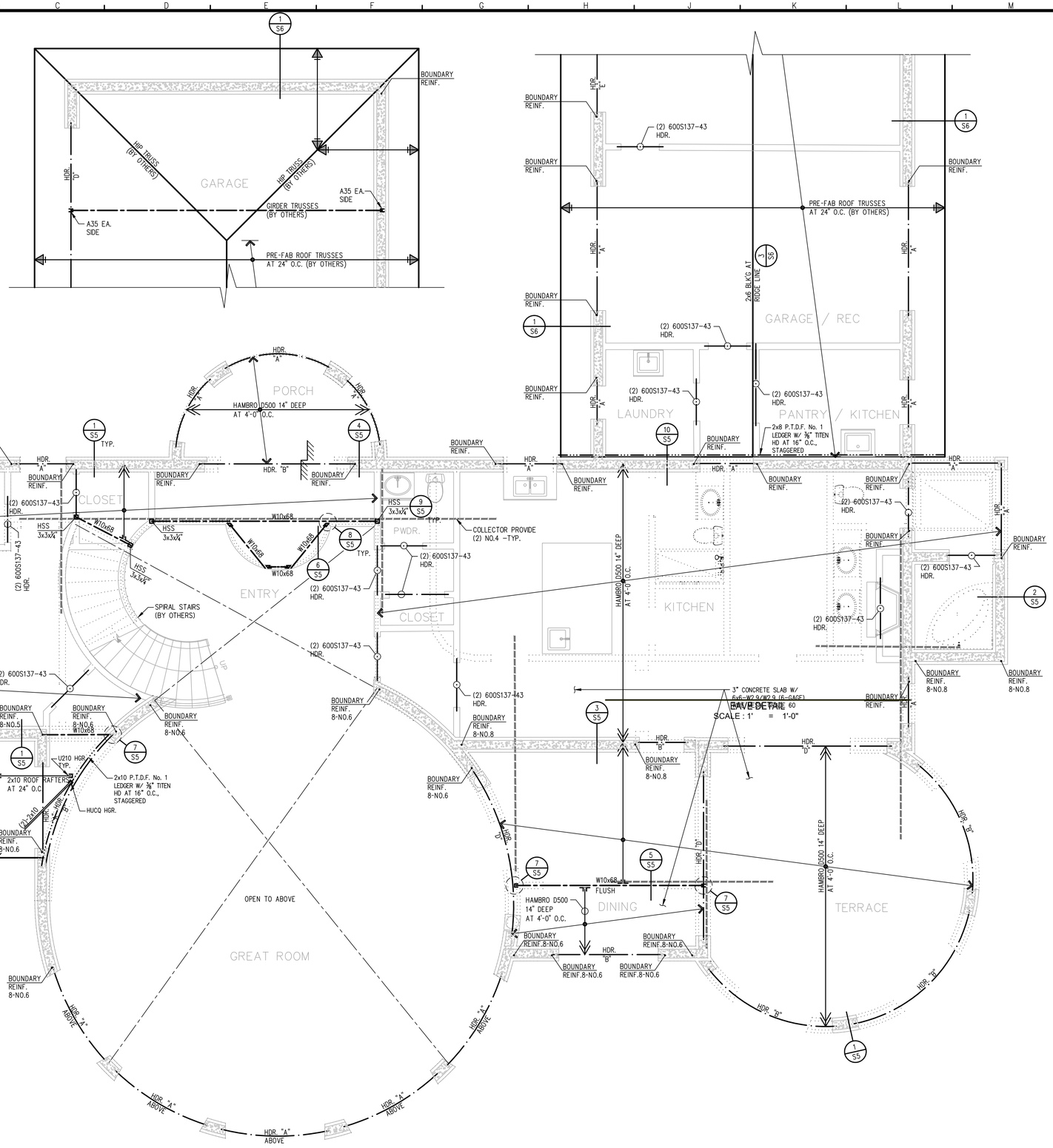

SECOND FLOOR / LOWER ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

LEGEND AND NOTES

ROOF RAFTERS : 2x10 D.F. NO. 2 OR BETTER AT 24" O.C., TYP. (U.O.N.)

FLOOR JOIST : HAMBRO D500 x 14" DEEP AT 4'-0" O.C., TYP. (U.O.N.)

PRE-FAB WOOD ROOF TRUSSES AT 24" O.C. (BY OTHERS)

NOTE :

PRE-FABRICATED ROOF TRUSSES
PRIOR TO FABRICATION OF TRUSSES TWO COPIES OF THE FOLLOWING MATERIAL BEARING APPROVAL OF THE DESIGNER (STAMPED AND SIGNED BY THE MANUFACTURER'S ENGINEER) MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AT LEAST TWO WEEKS PRIOR TO FRAME INSPECTION.
1. TRUSS LAYOUT DRAWINGS
2. TRUSS CALCULATION AND DETAILS
TRUSS DESIGN MUST CONFORM TO LATEST C.B.C. CODE.

	DESIGN GRAVITY LOAD	
	LIVE LOAD	DEAD LOAD
TOP CHORD	20 psf	22 psf
BOTTOM CHORD	0 psf	5 psf

* INCLUDES 4 PSF SOLAR PANEL LOAD

DESIGN ROOF TRUSSES TO INCLUDE LOADS DUE TO MECHANICAL EQUIPMENT REFER TO ARCHITECTURAL AND DRAWINGS FOR MECHANICAL EQUIPMENT LOCATION, DIMENSIONS AND LOAD INFORMATION.
REFER TO PLANS FOR ANY LATERAL LOAD AT COLLECTOR TRUSS AND DESIGN ACCORDINGLY

* CONCRETE HEADER REINFORCEMENT SCHEDULE

HEADER TYPE	"BD" BEAM DEPTH (MIN.)	TOP REINF.	BOTT. REINF.	VERTICAL REINFORCEMENT
"A"	12" (U.O.N.)	(2)-NO.4	(2)-NO.4	NO.3 TIES AT 12" O.C.
"B"	12" (U.O.N.)	(2)-NO.5	(2)-NO.5	NO.3 TIES AT 12" O.C.
"C"	12" (U.O.N.)	(2)-NO.6	(2)-NO.6	NO.3 TIES AT 12" O.C.
"D"	20" (U.O.N.)	(3)-NO.4	(3)-NO.6	NO.3 TIES AT 12" O.C.
"E"	20" (U.O.N.)	(2)-NO.4	(2)-NO.6	NO.3 TIES AT 12" O.C.

BOUNDARY REINF. — DENOTES BOUNDARY REINFORCEMENT (6-NO.5, U.O.N.)

HEADERS: (2) 600S137-43

DENOTES 8" CONCRETE WALL (U.O.N.)

DENOTES FLUSH OR DROP BEAMS: (SEE FRAMING PLAN FOR SIZES & LOCATION)
-DIMENSIONAL LUMBER: D.F. No. 1, TYP. (U.O.N.)
-STRUCTURAL COMPOSITE LUMBER: ICC No. ESR 1387
MICRO=LAM LAMINATED VENEER LUMBER (LVL) E=2.0 x 10^6 PSI
PARALLAM PARALLEL STRAND LUMBER (PSL) E=2.2 x 10^6 PSI
-GLU-LAM BEAM: GRADE 24F-V4, STANDARD CAMBER, TYP. (U.O.N.)
-STEEL BEAM: HOLLOW STRUCTURAL STEEL (HSS), A500 GRADE "B"
WIDE FLANGE (W), Fy=36 KSI, TYP. (U.O.N.)
(SPECIAL INSPECTION REQUIRED FOR ALL WELDS)

LEDGER 2x8 P.T.D.F. No. 1 OR BETTER W/ ⅜" TITEN HD AT 16" O.C., STAGGERED TYP. (U.O.N.)

DENOTES (COLLECTOR) 2-NO.4 BAR

HIPS, VALLEYS, RIDGE BOARD: 2x6 D.F. NO. 1 OR BETTER, U.O.N.

DENOTES 4x OR 6x POST, SEE PLAN

DENOTES HSS OR TS COLUMN, SEE PLAN

DENOTES 4x OR 6x KING POST, SEE PLAN

DENOTES WALL FROM ABOVE

HORIZONTAL DIAPHRAGMS

ROOF: 1/2" COX PLYWOOD WITH 8d COMMON NAILS @ 4" O.C. BOUNDARY, 6" O.C. EDGES, AND 12" O.C. FIELD. (UNBLOCKED UNLESS OTHERWISE NOTED ON PLANS)

HORIZONTAL DIAPHRAGMS

FLOORS: 3" CONCRETE SLAB W/ 6x6-W2.9/W2.9 (6-GAGE) WIREMESH GRADE 60 (PLACE AT CENTER OF SLAB) O/ ½" PLYWOOD FORM

NOTE:
ALL INDICATED DIMENSION SHALL TAKE PRECEDENCE OVER ANY SCALE MEASUREMENTS. DO NOT SCALE DRAWINGS.

REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ROOF/ATTIC VENTILATION.

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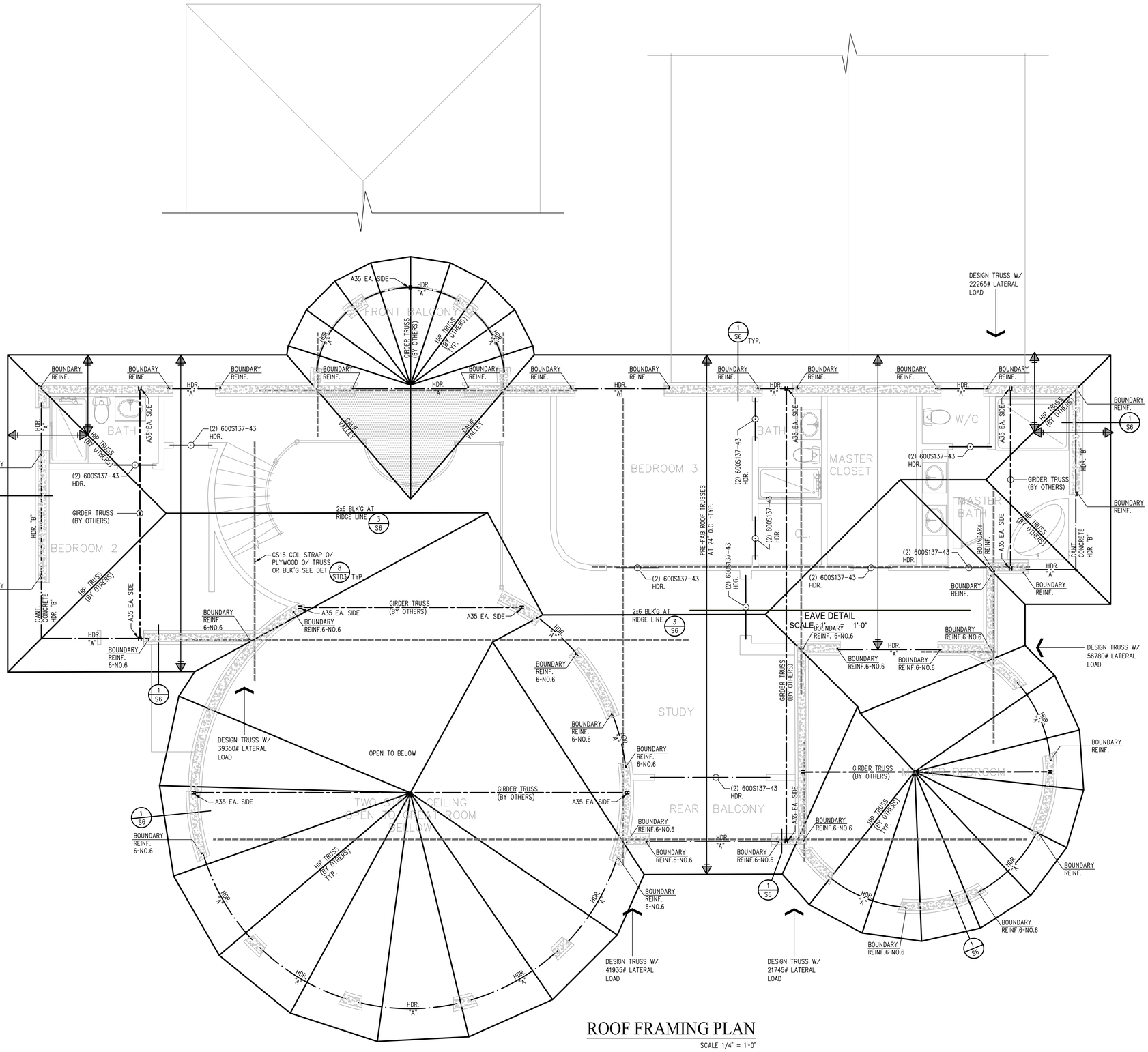
REVISIONS/DATE BY

Engineer: PS/ES
Drafter: RC
Date: 5/26/2023
Scale: AS NOTED
Job No: 222348

SHEET
S2

PLOT DATE: 05-26-23 PLOTTED BY: emorales



ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

LEGEND AND NOTES

PRE-FAB WOOD ROOF TRUSSES AT 24" O.C. (BY OTHERS)

NOTE :

PRE-FABRICATED ROOF TRUSSES
PRIOR TO FABRICATION OF TRUSSES TWO COPIES OF THE FOLLOWING MATERIAL BEARING APPROVAL OF THE DESIGNER (STAMPED AND SIGNED BY THE MANUFACTURER'S ENGINEER) MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AT LEAST TWO WEEKS PRIOR TO FRAME INSPECTION.
1. TRUSS LAYOUT DRAWINGS
2. TRUSS CALCULATION AND DETAILS

TRUSS DESIGN MUST CONFORM TO LATEST C.B.C. CODE.

	DESIGN GRAVITY LOAD	
	LIVE LOAD	DEAD LOAD
TOP CHORD	20 psf	22 psf
BOTTOM CHORD	0 psf	5 psf

* INCLUDES 4 PSF SOLAR PANEL LOAD

DESIGN ROOF TRUSSES TO INCLUDE LOADS DUE TO MECHANICAL EQUIPMENT
REFER TO ARCHITECTURAL AND DRAWINGS FOR MECHANICAL EQUIPMENT LOCATION, DIMENSIONS AND LOAD INFORMATION.
REFER TO PLANS FOR ANY LATERAL LOAD AT COLLECTOR TRUSS AND DESIGN ACCORDINGLY

* CONCRETE HEADER REINFORCEMENT SCHEDULE

HEADER TYPE	"BD" BEAM DEPTH (MIN.)	TOP REINF.	BOTT. REINF.	VERTICAL REINFORCEMENT
"A"	12" (U.O.N.)	(2)-NO.4	(2)-NO.4	NO.3 TIES AT 12" O.C.
"B"	12" (U.O.N.)	(2)-NO.5	(2)-NO.5	NO.3 TIES AT 12" O.C.

BOUNDARY REINF. — DENOTES BOUNDARY REINFORCEMENT (6-NO.5, U.O.N.)

HEADERS: (2) 600S137-43

SHADED AREAS DENOTE AREAS OF "CALIFORNIA FRAMING" CONTINUE PLYWOOD THROUGH AT ROOF BELOW, USE 2x6 FALSE FRAMING AT 24" O.C.

DENOTES 8" CONCRETE WALL

DENOTES GIRDER TRUSS (BY OTHERS)

DENOTES SIMPSON COIL STRAP (COLLECTOR) CS16 -EXTEND 24" MIN INTO SHEAR WALL-TYP. (U.O.N.) 8 STD.1

HIPS, VALLEYS, RIDGE BOARD: 2x6 D.F. NO. 1 OR BETTER, U.O.N.

HORIZONTAL DIAPHRAGMS

ROOF: 1/2" CDX PLYWOOD WITH 8d COMMON NAILS @ 4" O.C. BOUNDARY, 6" O.C. EDGES, AND 12" O.C. FIELD. (UNBLOCKED UNLESS OTHERWISE NOTED ON PLANS)

NOTE:
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SHEET
S3

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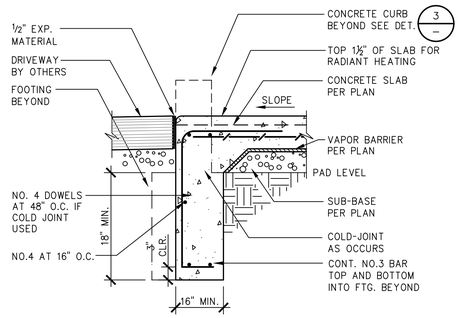

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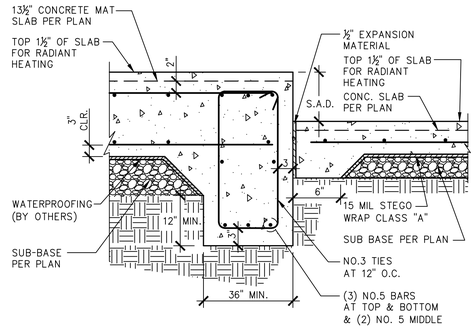

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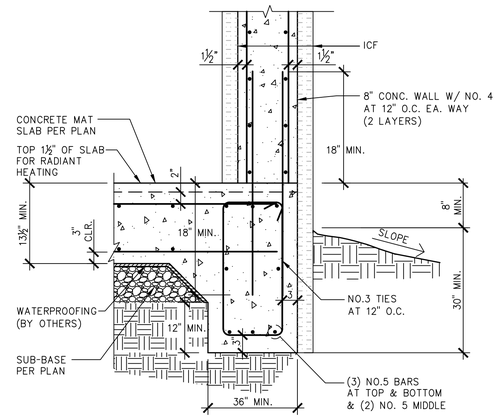

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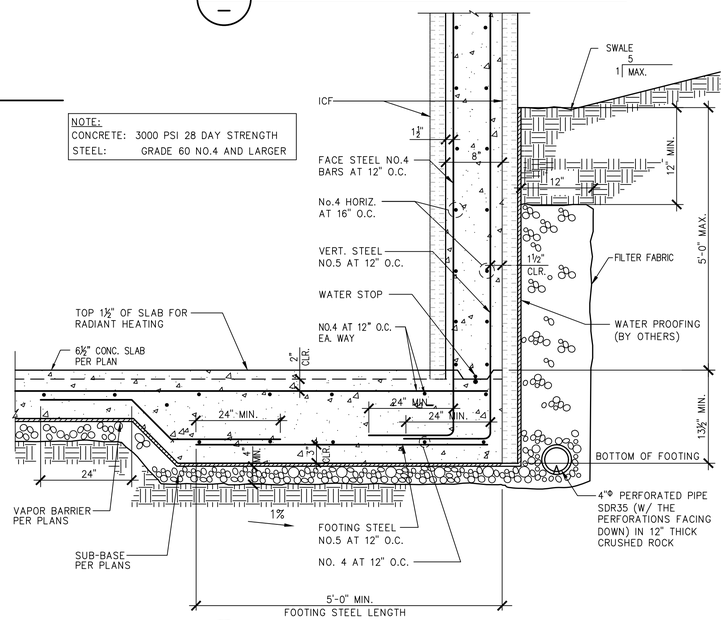
10/—

NOTE:
CONCRETE: 3000 PSI 28 DAY STRENGTH
STEEL: GRADE 60 NO.4 AND LARGER



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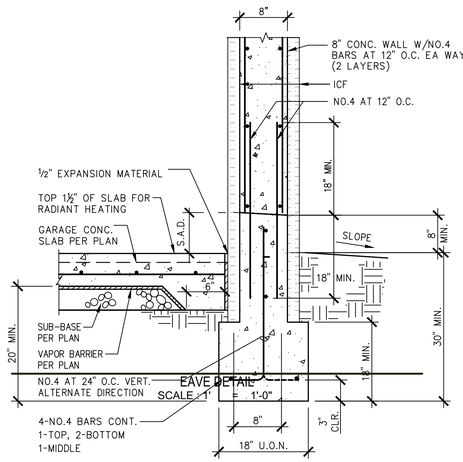

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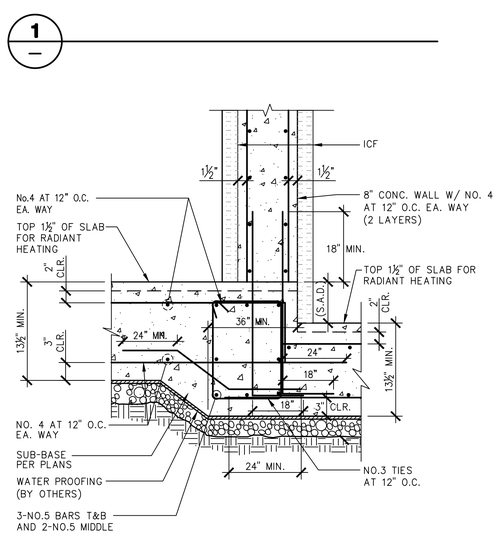

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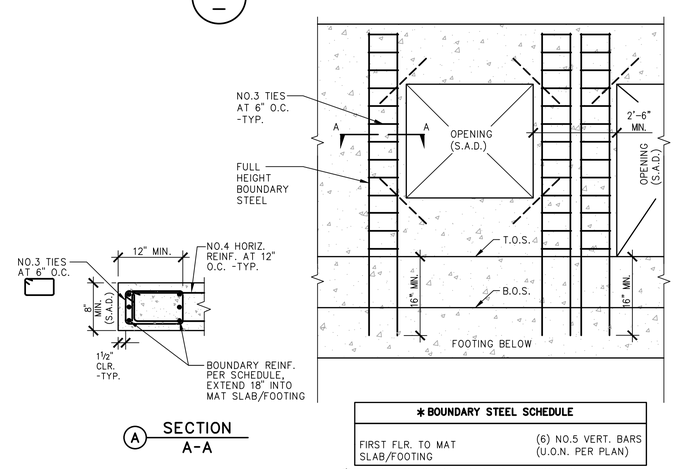


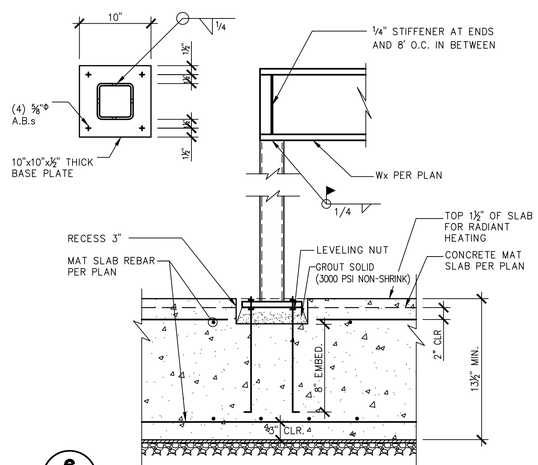
A SECTION A-A

9/—

*** BOUNDARY STEEL SCHEDULE**

FIRST FLR. TO MAT SLAB/FOOTING	(6) NO.5 VERT. BARS (U.O.N. PER PLAN)

* SEE PLANS FOR BOUNDARY STEEL LOCATION



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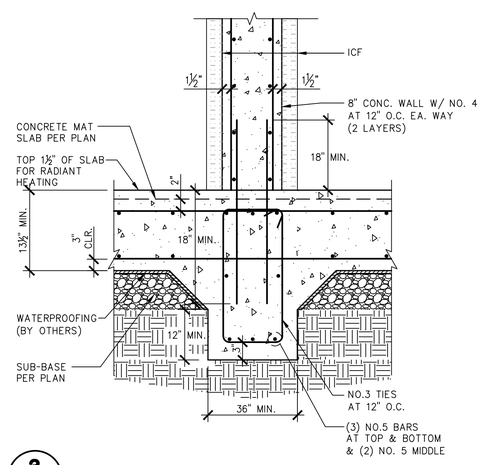

3/—

11/—

12/—

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SHEET

S4

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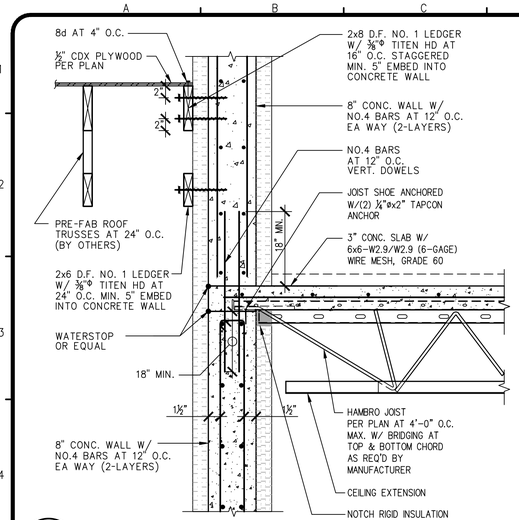
PLOT DATE: 05-26-23 PLOTTED BY: emorales



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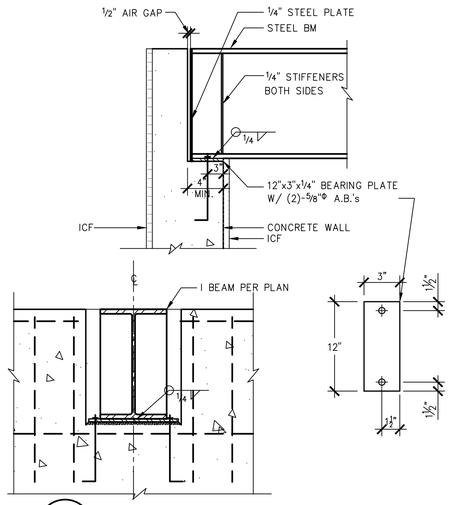

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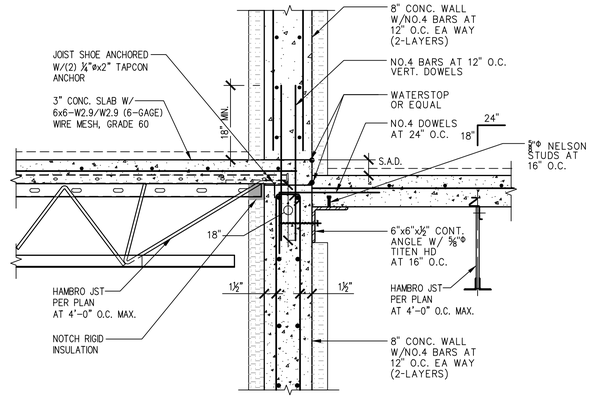

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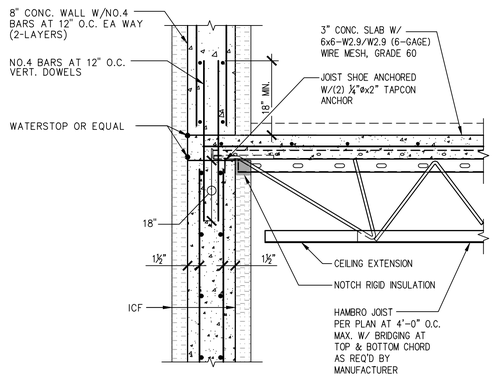


1

SPECIAL INSPECTION REQUIRED FOR ALL WELDS

11

8

2

SPECIAL INSPECTION REQUIRED FOR ALL WELDS

12

9

3

REGISTERED PROFESSIONAL ENGINEER
PETER K. SUNG
No. 46256
Exp. 12-31-24
CIVIL
STATE OF CALIFORNIA

SUNG ENGINEERING, INC.
CIVIL ENGINEERS
29300 KOHOUTEK WAY, SUITE 190
UNION CITY, CA. 94587
(510) 475-7900
FAX (510) 475-7913

ISLAM RESIDENCE
3655 PLEASANT KNOLL COURT
SAN JOSE, CALIFORNIA

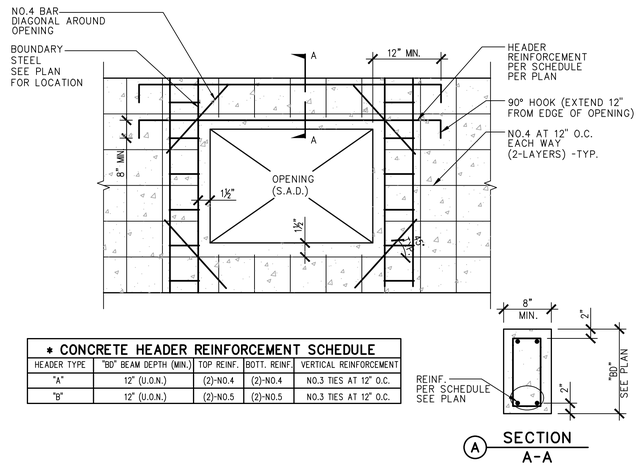
REVISIONS/DATE	BY

Engineer:	PS/ES
Drafter:	RC
Date:	5/26/2023
Scale:	AS NOTED
Job No:	222348

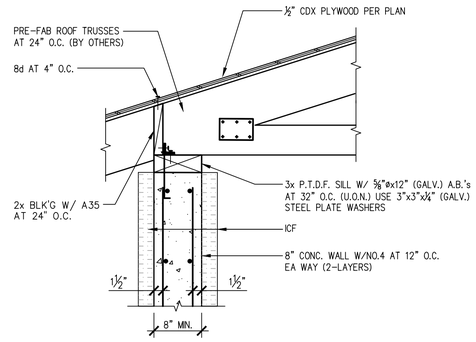
SHEET

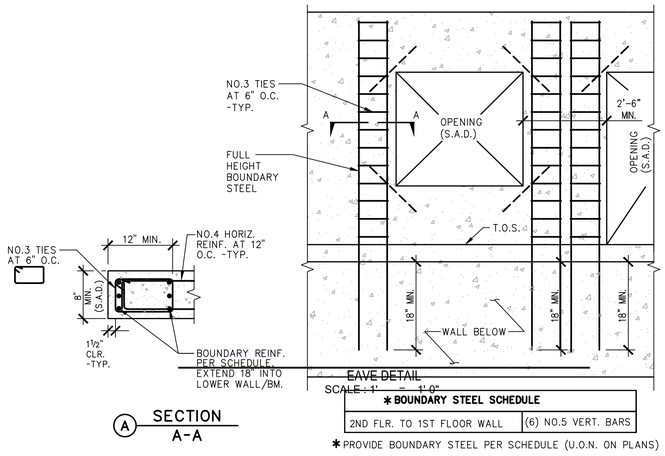
S5

DRAWING NAME: O:\Projects\2022 JOBS\222348- ISLAM (CAD)\STRUCTURAL\STRUCT (OAB) 05.03.23\222348-S5.dwg
PLOT DATE: 05-26-23 PLOTTED BY: emorales



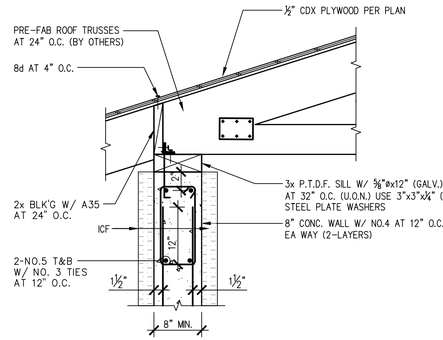
* CONCRETE HEADER REINFORCEMENT SCHEDULE				
HEADER TYPE	"BD" BEAM DEPTH (MIN.)	TOP REINF.	BOTT. REINF.	VERTICAL REINFORCEMENT
"A"	12" (U.O.N.)	(2)-NO.4	(2)-NO.4	NO.3 TIES AT 12" O.C.
"B"	12" (U.O.N.)	(2)-NO.5	(2)-NO.5	NO.3 TIES AT 12" O.C.

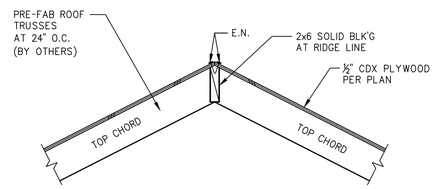




* BOUNDARY STEEL SCHEDULE	
2ND FLR. TO 1ST FLOOR WALL	(6) NO.5 VERT. BARS

* PROVIDE BOUNDARY STEEL PER SCHEDULE (U.O.N. ON PLANS)





10 — 7 — 4 — 1

11 — 8 — 5 — 2

12 — 9 — 6 — 3

SUNG ENGINEERING, INC.
CIVIL ENGINEERS
29300 KOHOUTEK WAY, SUITE 190
UNION CITY, CA. 94587
OFFICE (510) 475-7900
FAX (510) 475-7913

REGISTERED PROFESSIONAL ENGINEER
PETER K. SUNG
No. 46256
Exp. 12-31-24
CIVIL
STATE OF CALIFORNIA

ISLAM RESIDENCE
3655 PLEASANT KNOLL COURT
SAN JOSE, CALIFORNIA

REVISIONS/DATE BY

Engineer: PS/ES
Drafter: RC
Date: 5/26/2023
Scale: AS NOTED
Job No: 222348

SHEET

S6

DRAWING NAME: O:\Project\2022 JOBS\222348- ISLAM (CAD)\STRUCTURAL\STRUCT (OAB) 05.03.23\222348-S6.dwg
PLOT DATE: 05-26-23 PLOTTED BY: emorales

ENGINEERED PLANS FOR ON-SITE WASTEWATER TREATMENT SYSTEM [OWTS]
3655 PLEASANT KNOLL COURT
SAN JOSE, CALIFORNIA

REFERENCES

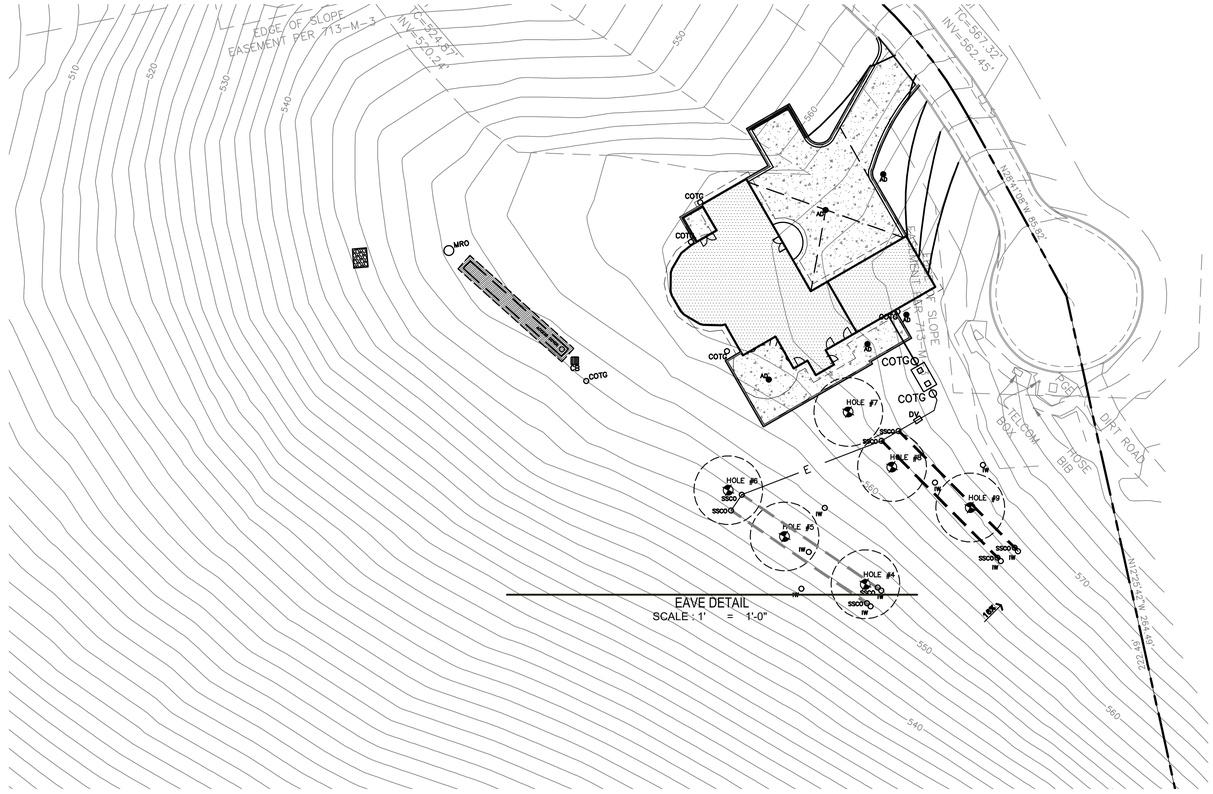
THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY XXXX ENGINEERING, ENTITLED;
   "TOPOGRAPHIC SURVEY"
   3655 PLEASANT KNOLL COURT
   SAN JOSE, CA
2. SITE PLAN BY CAMARGO & ASSOCIATES ARCHITECTS ENTITLED:
   "SITE PLAN"
   3655 PLEASANT KNOLL COURT
   SAN JOSE, CA

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ABBREVIATIONS

AD	AREA DRAIN
BFP	BACKFLOW PREVENTOR
CB	CATCH BASIN
℄	CENTER LINE
CO	CLEANOUT
DIV	DIVERSION VALVE
E	EFFLUENT
ELEV	ELEVATIONS
(E)	EXISTING
FL	FLOW LINE
INV	INVERT ELEVATION
JT	JOINT TRENCH
LNDG	LANDING
MM AX	MAXIMUM
MIN	MINIMUM
(N)	NEW
NTS	NOT TO SCALE
O.C.	ON CENTER
ℙ	PROPERTY LINE
RIM	RIM ELEVATION
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
TW/FG	TOP OF WALL/FINISH GRADE
TYP	TYPICAL
W/	WITH
W, WL	WATER LINE



LEGEND

PROPOSED	DESCRIPTION
	BOUNDARY
	PRIMARY LEACH LINE
	EXPANSION LEACH LINE
	RETAINING WALL
	LANDSCAPE RETAINING WALL
TL	TIGHTLINE
E	EFFLUENT LINE
	SET BACK LINE
W	WATER LINE
X	FENCE LINE
P	PRESSURE LINE
JT	JOINT TRENCH
SUB	SUBDRAIN LINE
	GRADING LIMIT LINE
DIV	DIVERSION VALVE
ISR	INSPECTION RISER
IW	INSPECTION WELL
DS	DOWNSPOUT
SSCO	SANITARY SEWER CLEANOUT
BFP	BACKFLOW PREVENTOR
AD	AREA DRAIN
SL	SEPTIC LID
222.57 INV	SPOT ELEVATION
200	CONTOURS

GENERAL INSTALLATION NOTES:

PERMITS:
CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM SHALL NOT COMMENCE WITHOUT WRITTEN APPROVAL FROM THE CITY OF MILPITAS AND SANTA CLARA COUNTY ENVIRONMENTAL HEALTH SERVICES.

PLAN CHANGES:
CHANGES TO THE PLANS OR SPECIFICATIONS SHALL BE MADE ONLY AFTER CONSULTATION WITH AND APPROVAL OF THE DESIGNER AND PERMITTING AGENCY.

INSTALLATION:
ALL INSTALLATION WORK SHALL BE IN ACCORDANCE WITH COUNTY OF SANTA CLARA.

LOCATION OF THE SEPTIC TANK AND LEACHING TRENCHES:
LOCATIONS SHOWN ON THE PLANS ARE SUBJECT TO ADJUSTMENT IN THE FIELD BY DESIGNER WITH APPROVAL OF THE PERMITTING AGENCY. TRENCHES SHALL BE INSTALLED ALONG LEVEL CONTOUR TO ENSURE THE TRENCH BOTTOM IS MAINTAINED LEVEL THROUGHOUT THE ENTIRE LENGTH. A TRIPOD-MOUNTED LASER SHALL BE REQUIRED ON SITE.

SANTA CLARA COUNTY OWTS SETBACKS:

MINIMUM DISTANCES (IN FEET) MEASURED FROM:	DISPOSAL FEILD	SEPTIC TANK
ALL WELLS AND SPRINGS	100'	100'
WATERCOURSES* (TOP OF BANK)	100'	100'
RESERVOIRS (HIGHWATER MARK)	200'	200'
CUT OR STEEP EMBANKMENTS (TOP OF CUT)	4 X H**	10 FEET
STEEP SLOPES***	4 X H**	10 FEET
DRAINAGE/SWALE	50'	50'
FOUNDATION	10'	5'
PROPERTY LINE	10'	10'
SEPTIC TANKS	6'	N/A
SWIMMING POOL	25'	25'
ROAD EASEMENT, PAVEMENT, OR DRIVEWAY	5'	5'
PONDS AND LANSLIDES	100'	100'
CLOSED DRAIN PIPE OR CULVERT	10'	10'
LINED DRAINAGE DITCH	15'	15'
UNLINED EARTHEN CHANNEL OR V-DITCH	25'	25'
ENERGY DISSIPATERS****	10' X 20'	10' X 20'
TREES 12" (OR GREATER) IN ø MEASURED @ 4.5' TALL	15'	15'

* WATERCOURSE – A RUNNING STREAM FED ROM PERMANENT OR NATURAL SOURCES, INCLUDING RIVERS, CREEKS, RUNS, AND RIVULETS. THERE MUST BE A STREAM, USUALLY FLOWING IN A PARTICULAR DIRECTION (THROUGH IT NEED NOT FLOW CONTINUOUSLY) IN A DEFINITE CHANNEL, HAVING A BED OR BANKS AND USUALLY DISCHARGING INTO SOME STREAM OR BODY OF WATER.

** H EQUALS THE HEIGHT OF UT OR EMBANKMENT IN FEET. THIS SETBACK DISTANCE REQUIREMENT MUST NOT BE LESS THAN 25 FEET OR MORE THAN 100 FEET.

*** AS DEFINED BY THE REGIONAL WATER QUALITY CONTROL BOARD HAVING JURISDICTION, BUT NOT EXCEEDING 67 PERCENT.

(M) NO PRIVATE SEWAGE DISPOSAL SYSTEM MAY BE APPROVED ON ANY PARCEL OF LAND WHERE PERCOLATION RATE EXCEEDS 120 MIN./INCH OR IS LESS THAN ONE MIN/INCH.

(N) NO PART OF ANY PRIVATE SEWAGE DISPOSAL SYSTEM MAY CROSS ANY PROPERTY LINE.

(O) UPON NOTICE FROM THE DIRECTOR THAT WORK ON THE SEWAGE DISPOSAL SYSTEM IS BEING CONDUCTED IN VIOLATION OF THIS CHAPTER, OR IN AN UNSAFE OR DANGEROUS MANNER, THE WORK MUST BE IMMEDIATELY STOPPED. THE STOP-WORK MUST BE ISSUED TO THE OWNER OF THE PROPERTY INVOLVED, OR THE OWNER'S AGENT, OR THE PERSON DOING THE WORK. IT MUST STATE THE CONDITIONS UNDER WHICH WORK MAY B RESUMERD.NO PRIVATE SEWAGE DISPOSAL SYSTEM MAY BE APPROVED ON ANY PARCEL OF LAND WHERE PERCOLATOIN RATE EXCEEDS 120 MIN/INCH OR IS LESS THAN ONE MIN/INCH.

**** ENERGY DISSIPATERS – 10 FEET DOWNSLOPE AND 20 FEET TO THE SIDE.

*****PER PAGE 24 OF 199 OF THE COUNTY LAND USE MANUAL.

CONVENTIONAL SYSTEM LEACH LINE CALCULATIONS:

PERCOLATION RATE BASED ON FIELD DATA WAS OBSERVED TO BE 8 MPI. IN ACCORDANCE WITH TABLE 1 (SECTION 3 BACK OF PAGE 3-18) OF THE SANTA CLARA COUNTY ONSITE SYSTEMS MANUAL THE APPLICATION RATE IS 0.960 GPD/SQFT.

HOME IS PROPOSED WITH 4 BEDROOMS THEREFORE, WASTEWATER FLOW IS 525 GAL/DAY PER TABLE 3-1 (SECTION 3) OF THE SANTA CLARA COUNTY ONSITE SYSTEMS MANUAL.

REQUIRED LENGTH CALCULATED BY THE EQUATION SUPPLIED ON PAGE 3-17 OF THE SANTA CLARA COUNTY ONSITE SYSTEMS MANUAL (SECTION 3) THAT STATES:

TRENCH LENGTH = Q/(R*A)
Q=FLOW RATE (GPD)
R=WASTEWATER APPLICATION RATE (GPD/SQFT)
A=TOTAL INFILTRATIVE AREA PER LINEAR FOOT (SQFT)
[4 SQFT STANDARD]

REQUIRED TRENCH LENGTH FOR 100% CAPACITY CALCULATION (OWTS ORDINANCE REQUIRES 2 100% FIELD "PRIMARY AND SECONDARY"):
525/(4*0.960) = 137 FT REQUIRED

TOTAL CONVENTIONAL DISPERSAL TRENCH LENGTH REQUIRED = 274 LINEAR FEET

SEE DISPERSAL TRENCH TABLE ON SHEET SS-2 FOR BREAKDOWN OF LEACH LINE LENGTH PROVIDED IN EACH FIELD.

NOTE:
COUNTY REQUIRES LEACH LINES TO BE STAKED OUT BY A SURVEYOR PRIOR TO INSTALLATION. FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING
(510)887-4086 EXT 116.
aabaya@leabraze.com

SEPTIC TANK AND DRAINFIELD CONSTRUCTION NOTES:

1. INSTALL A 1500-GALLON CONCRETE PRECAST SEPTIC TANK.
2. INSTALL GAS-TIGHT RISER TO GRADE.
3. INSTALL A LANGLEY HILL QUARRY DIVERSION VALVE.
4. INSTALL A DUAL LEACHING SYSTEM SEPARATED BY A DIVERSION VALVE.

STAKING NOTES:

LEA & BRAZE SHALL STAKE OUT PROPOSED SEPTIC SYSTEM FOR VERIFICATION BY SANTA CLARA COUNTY ENVIRONMENTAL HEALTH PRIOR TO SITE INSPECTION

SHEET INDEX:

AREA BELOW IS FOR SANTA CLARA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH USE ONLY:

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

ISLAM RESIDENCE
3655 PLEASANT KNOLL COURT
SAN JOSE, CALIFORNIA
APN: 654-25-011
UNINCORPORATED SANTA CLARA COUNTY

OWTS TITLE SHEET

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:	2221253
DATE:	05-02-23
SCALE:	AS NOTED
DESIGN BY:	ZA
CHECKED BY:	JH

SHEET NO:
OWTS SS-1
01 OF 03 SHEETS

SEPTIC SYSTEM KEYNOTES 1 TO 2

1. INSTALL (N) 1500-GALLON PRECAST CONCRETE SEPTIC TANK. SEE DETAIL 1 ON SHEET SS-3.
2. INSTALL PRIMARY AND SECONDARY SYSTEM AS SHOWN - SEE DETAIL 5 ON SHEET SS-3.

CONVENTIONAL SYSTEM LEACH LINE CALCULATIONS:

PERCOLATION RATE BASED ON FIELD DATA WAS OBSERVED TO BE 8 MPI. IN ACCORDANCE WITH TABLE 1 (SECTION 3 BACK OF PAGE 3-18) OF THE SANTA CLARA COUNTY ONSITE SYSTEMS MANUAL THE APPLICATION RATE IS 0.960 GPD/SQFT.

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[4 SQFT STANDARD]

REQUIRED TRENCH LENGTH FOR 100% CAPACITY CALCULATION (OWTS ORDINANCE REQUIRES 2 100% FIELD "PRIMARY AND SECONDARY"):
525/(4*0.960) = 137 FT REQUIRED

TOTAL CONVENTIONAL DISPERSAL TRENCH LENGTH REQUIRED = 274 LINEAR FEET

DISPERSAL TRENCH TABLE

#	PRIMARY DRAINFIELD LENGTH OF INFILTRATOR
1	(N) PRIMARY 70 LF
2	(N) PRIMARY 70 LF
TOTAL PRIMARY LENGTH: 140 LF	
#	SECONDARY DRAINFIELD LENGTH OF INFILTRATOR
3	(N) SECONDARY 70 LF
4	(N) SECONDARY 70 LF
TOTAL SECONDARY LENGTH: 140 LF	
TOTAL CONVENTIONAL DISPERSAL TRENCH LENGTH PROVIDED: 280 LF	

0 10 20 40

SCALE: 1" = 20'

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

CALL 1-800-642-2444 BEFORE YOU DIG 811 UNDERGROUND SERVICE ALERT

TREE PROTECTION NOTE: SEVERED ROOTS 1" OR LARGER TO BE CUT SQUARELY WITH A SHARP TOOL, COVERED WITH BURLAP, AND KEPT MOIST UNTIL BACKFILLED. TREE PROTECTION TO BE IN ACCORDANCE WITH THE ARBORIST REPORT.

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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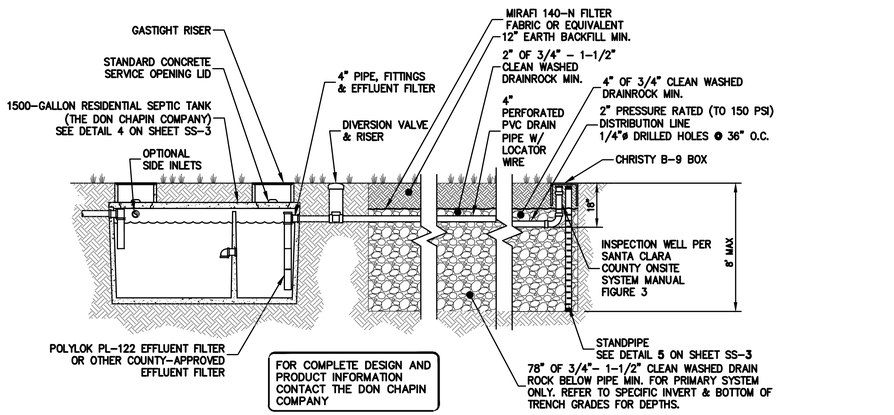
REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

ISLAM RESIDENCE
3655 PLEASANT KNOLL COURT
SAN JOSE, CALIFORNIA
APN: 654-25-011
UNINCORPORATED SANTA CLARA COUNTY

SEPTIC SYSTEM ENGINEERED PLAN

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-

JOB NO: 2221253
DATE: 05-02-23
SCALE: AS NOTED
DESIGN BY: ZA
CHECKED BY: JH
SHEET NO: OWTS SS-2
02 OF 03 SHEETS



LIQUID CAPACITY REQUIRED: 1500 GALLONS (6 BEDROOMS)
DOSING CAPACITY REQUIRED: 150 GALLONS (150 GALLONS/BEDROOM PER SANTA CLARA COUNTY OWTS MANUAL 1500 GALLON MIN. FOR RESIDENTIAL USAGE)
BOX DESIGN LOAD: NON-TRAFFIC, UP TO 3 FEET OF SOIL COVER, MAXIMUM 500 PSF.

1 / SS-3 **RESIDENTIAL SEPTIC TANK**
NTS

County of Santa Clara - Department of Environemntal Health
SOIL PERCOLATION TEST RECORDED MEASUREMENTS

OWNER/APPLICANT: Adnan Islam	**SR#:**	**PLN FILE #**
LOCATION: 3655 Pleasant Knoll Court	**REHS/RCE:**	
CONTACT PERSON: John Halbom	**PHONE:** (408) 965-8478	**TEST DATE 1:** 12/12/2022 **TEST DATE 2:** 02/17/2023

HOLE #7		DEPTH = 5.0' (TEST DATE: 02/17/23)				
TIME		WATER LEVEL				
START	FINISH	START	FINISH	△MIN	△INCH	MPI
13:00	13:30	28 2/8	24 4/8	30	3 6/8	8.00
13:30	14:00	28	24 3/8	30	3 5/8	8.28
14:00	14:30	28 2/8	24 5/8	30	3 5/8	8.28
14:30	15:00	28	24 4/8	30	3 4/8	8.57
STABLE						
			Stabilized MPI		8.28	

HOLE #8		DEPTH = 5.0' (TEST DATE: 02/17/23)				
TIME		WATER LEVEL				
START	FINISH	START	FINISH	△MIN	△INCH	MPI
13:03	13:33	28	23 1/2	30	4 4/8	6.67
13:33	14:03	28	23 5/8	30	4 3/8	6.86
14:03	14:33	28	23 5/8	30	4 3/8	6.86
14:33	15:03	28	23 5/8	30	4 3/8	6.86
STABLE						
			Stabilized MPI		6.81	

HOLE #9		DEPTH = 5.0' (TEST DATE: 02/17/23)				
TIME		WATER LEVEL				
START	FINISH	START	FINISH	△MIN	△INCH	MPI
15:15	15:20	28	22 4/8	30	5 4/8	5.45
15:20	15:25	28	22 6/8	30	5 2/8	5.71
15:25	15:30	28 1/8	22 6/8	30	5 3/8	5.58
STABLE						
			Stabilized MPI		5.58	

HOLE #4		DEPTH = 5.0' (TEST DATE: 12/12/22)				
TIME		WATER LEVEL				
START	FINISH	START	FINISH	△MIN	△INCH	MPI
3:09	3:39	12 1/8	9 1/8	30	3	10.00
3:39	4:09	12 2/8	9 3/8	30	2 7/8	10.43
4:09	4:39	12 2/8				
STABLE						
			Stabilized MPI		10.22	

HOLE #5		DEPTH = 5.0' (TEST DATE: 12/12/22)				
TIME		WATER LEVEL				
START	FINISH	START	FINISH	△MIN	△INCH	MPI
3:12	3:42	11 4/8	8 2/8	30	3 2/8	9.23
3:42	4:12	11 4/8	8 2/8	30	3 2/8	9.23
4:12	4:42	11 4/8				
STABLE						
			Stabilized MPI		9.23	

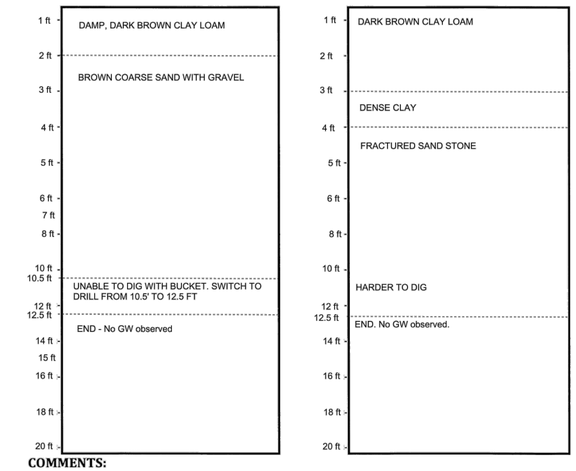
HOLE #6		DEPTH = 5.0' (TEST DATE: 12/12/22)				
TIME		WATER LEVEL				
START	FINISH	START	FINISH	△MIN	△INCH	MPI
3:15	3:45	13 7/8	10	30	3 7/8	7.74
3:45	4:15	13 7/8	10	30	3 7/8	7.74
4:15	4:45	14				
STABLE						
			Stabilized MPI		7.74	

HOLE			1	2	3	4	5	6
Stablized MPI	R		8.28	6.81	5.58	10.22	9.23	7.74
Adjusted Stabilized MPI	$R_1=R \times 1.4$		0.93	0.47	7.82	14.30	12.92	10.84
Average Adjusted Stabilized MPI	$R_2=(\Sigma R_1)/\#Holes$		7.879984467					
# Bedrooms	FOR OFFICE USE ONLY	TANK SIZE (Gal):	LEACH LINE (feet)					

2 / SS-3 **PERCOLATION TEST**
NTS

SOIL PROFILE RESULTS

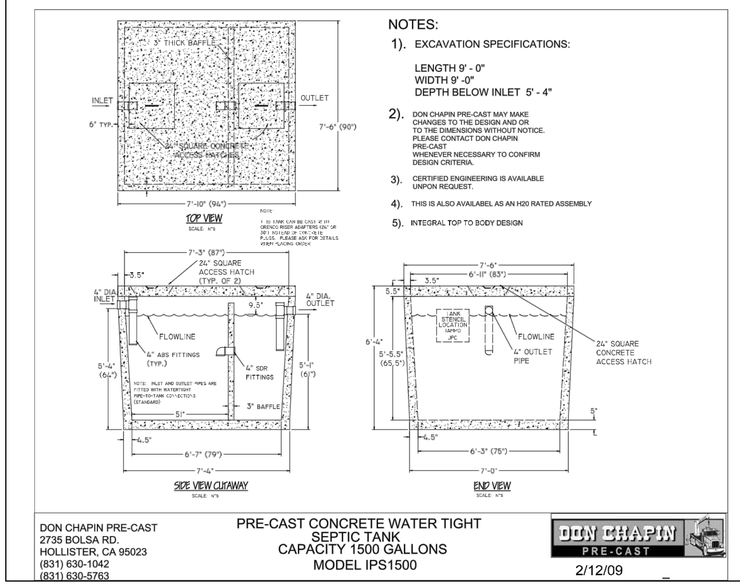
SR #: 0869987 **DATE OF INSPECTION:** 11/22/2022
APN #: 654-25-011 **OWNER:** Islam
APPLICANT: J. Halbom
SITE ADDRESS: 3655 Pleasant Knoll Court, San Jose
CONDUCTED BY: J. Halbom **CHECKED BY:** R. Chung



COMMENTS:

3 / SS-3 **SOIL PROFILE**
NTS

Rev. 3/



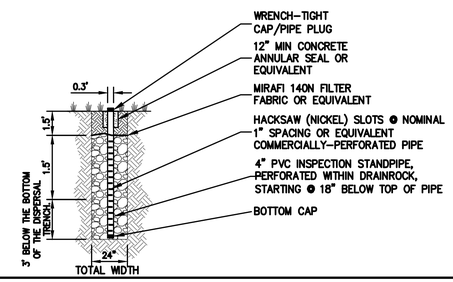
DON CHAPIN PRE-CAST
2735 BOLSA RD.
HOLLISTER, CA 95023
(831) 630-1042
(831) 630-5763

PRE-CAST CONCRETE WATER TIGHT
SEPTIC TANK
CAPACITY 1500 GALLONS
MODEL IPS1500

DON CHAPIN PRE-CAST
2/12/09

4 / SS-3 **SEPTIC TANK**
NTS

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



INSPECTION STANDPIPE NOTE:
THREE INSPECTION STANDPIPES SHALL BE INSTALLED WITHIN AND AROUND TRENCH SYSTEMS.
ONE (1) SHALL BE LOCATED UPSLOPE OF THE DISPERSAL FIELD (10-15' AWAY).
ONE (1) SHALL BE LOCATED WITHIN THE DISPERSAL FIELD (TYPICALLY BETWEEN TRENCHES AND NEAR CENTER OF FIELD).
ONE (1) SHALL BE LOCATED DOWN-SLOPE OF THE DISPERSAL FIELD (10-25' AWAY).

5 / SS-3 **INSPECTION STANDPIPE**
NTS

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

ISLAM RESIDENCE
3655 PLEASANT KNOLL COURT
SAN JOSE, CALIFORNIA
APN: 654-25-011
UNINCORPORATED SANTA CLARA COUNTY

CONVENTIONAL OWTS DETAILS

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-

JOB NO:	2221253
DATE:	05-02-23
SCALE:	AS NOTED
DESIGN BY:	ZA
CHECKED BY:	JH

SHEET NO:
OWTS SS-3
OF 03 SHEETS