

HOUSE REMODEL AND TWO STORY ADDITION

AT: 2120 CHURCH AVENUE

SAN MARTIN, CA 95046

Scope of Work	
1.	Remodel of existing 1167 sq. ft. living space plus proposed 630 sq. ft. additional living space at lower floor and 1145 sq. ft. at proposed second floor addition. (1.5 bathrooms, 1 office, 1 bedroom and 1 guest bedroom at lower floor and 1 bedroom, 1 master bedroom and 2 full bathrooms at proposed second floor.)
2.	A 1046 sq. ft. 3-car garage and 25 sq. ft. utility room is proposed.
2.	124 sq. ft. of rear porch to remain plus 337 sq. ft. to be added to porch.
3.	242 sq. ft. front porch to be added.

GENERAL SPECIFICATIONS

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS OF THE SITE AND EXISTING CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IN WRITING. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE DRAWINGS OR CALCULATIONS.
- ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OR THE DESIGNER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITY LINES AND CONNECTIONS INCLUDING SEWER, WATER, GAS, AND ELECTRIC SERVICES BEFORE AND DURING HIS WORK.
- WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
- NO PIPES, DUCTS, SLEEVES, CHASES, ETC., SHALL BE PLACED IN SLABS, FOOTING, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED, NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC., UNLESS OTHERWISE NOTED. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXPECTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO ENSURE THAT ALL PROPERTY IS PROTECTED DURING THIS OPERATION. ANY DAMAGES OR CHANGED CONDITIONS SHALL BE REPAIRED AND RESTORED TO A CONDITION EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF THE WORK. CONTRACTOR SHALL RESTORE ANY DAMAGE AT HIS OWN EXPENSE.
- THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE DESIGN ENGINEER. THE DESIGNER, THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS,

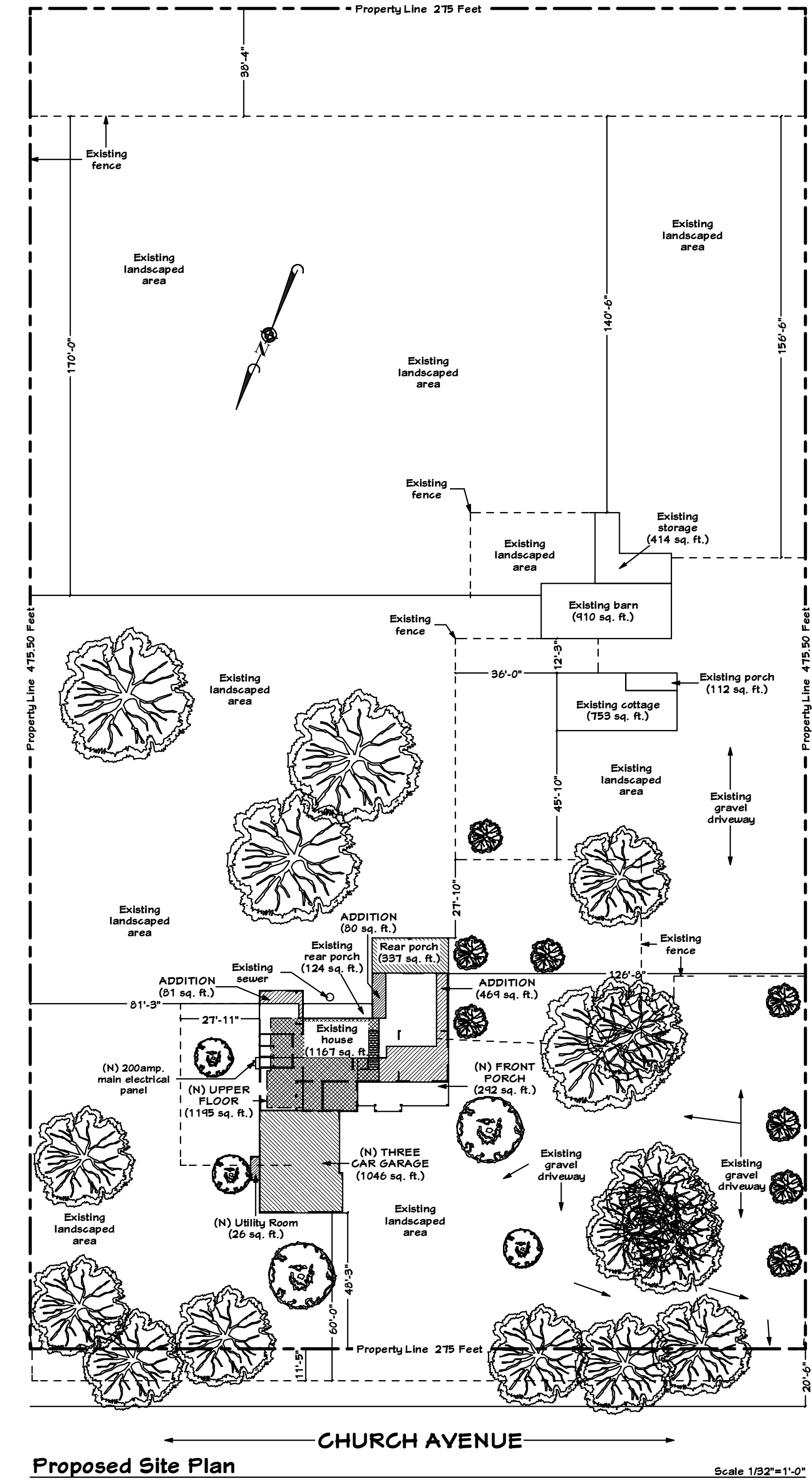
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A-6	Existing and Proposed Rear Elevations
A-7	Existing and Proposed Left Side Elevations
A-8	Existing and Proposed Right Side Elevations

DESIGN & PLANNING DATA				
DESCRIPTION	EXISTING	PROPOSED	TOTAL	ZONING ORDINANCE
LOT AREA	130,762.5 SQ. FT.	---	---	---
LOT WIDTH	275 FEET	---	---	---
LOT DEPTH	475.50 FEET	---	---	---
FRONT	See Site Plan	---	---	---
REAR	---	---	---	---
LEFT SIDE	---	---	---	---
RIGHT SIDE	---	---	---	---
SQ. FT. OF LIVING AREA AT MAIN HOUSE-LOWER FLOOR	1167 SQ. FT.	630 SQ. FT.	1797 SQ. FT.	---
SQ. FT. OF LIVING AREA AT MAIN HOUSE-UPPER FLOOR	---	1145 SQ. FT.	1145 SQ. FT.	---
SQ. FT. OF REAR PORCH AT MAIN HOUSE	124 SQ. FT.	337 SQ. FT.	461 SQ. FT.	---
SQ. FT. OF FRONT PORCH AT MAIN HOUSE	---	242 SQ. FT.	242 SQ. FT.	---
SQ. FT. OF LIVING AREA AT EXISTING COTTAGE	753 SQ. FT.	---	753 SQ. FT.	---
SQ. FT. OF PORCH AT EXISTING COTTAGE	112 SQ. FT.	---	112 SQ. FT.	---
SQ. FT. OF STORAGE	414 SQ. FT.	---	414 SQ. FT.	---
SQ. FT. OF BARN	410 SQ. FT.	---	410 SQ. FT.	---
SQ. FT. OF PROPOSED GARAGE	---	1046 SQ. FT.	1046 SQ. FT.	---
SQ. FT. OF PROPOSED UTILITY ROOM	---	26 SQ. FT.	26 SQ. FT.	---
BUILDING COVERAGE	3400 SQ. FT. (2.66 %)	2331 SQ. FT. (1.78 %)	5811 SQ. FT. (4.44 %)	---
SQ. FT. OF BOTH FLOORS	3400 SQ. FT. (2.66 %)	3526 SQ. FT. (2.70 %)	7006 SQ. FT. (5.36 %)	---
PARKING	THREE CAR GARAGE	---	(3) CAR	---
USE OF BUILDING	SINGLE FAMILY	SINGLE FAMILY	---	---

Occupancy group: R3(U), Type(s) of construction: VB, 2022 CALIFORNIA RESIDENTIAL CODE
 WIND LOAD = 110 M.P.H., ROOF LIVE LOAD = 20 psf, FLOOR LIVE LOAD = 40 psf.
 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA FIRE CODE. Code editions under which this project is to be approved
 AND ALL OTHER STATE, MUNICIPAL, AND LOCAL ORDINANCES, CODES, RULES AND REGULATIONS.



VICINITY MAP NOT TO SCALE



Proposed Site Plan Scale 1/32" = 1'-0"

Owner Info:
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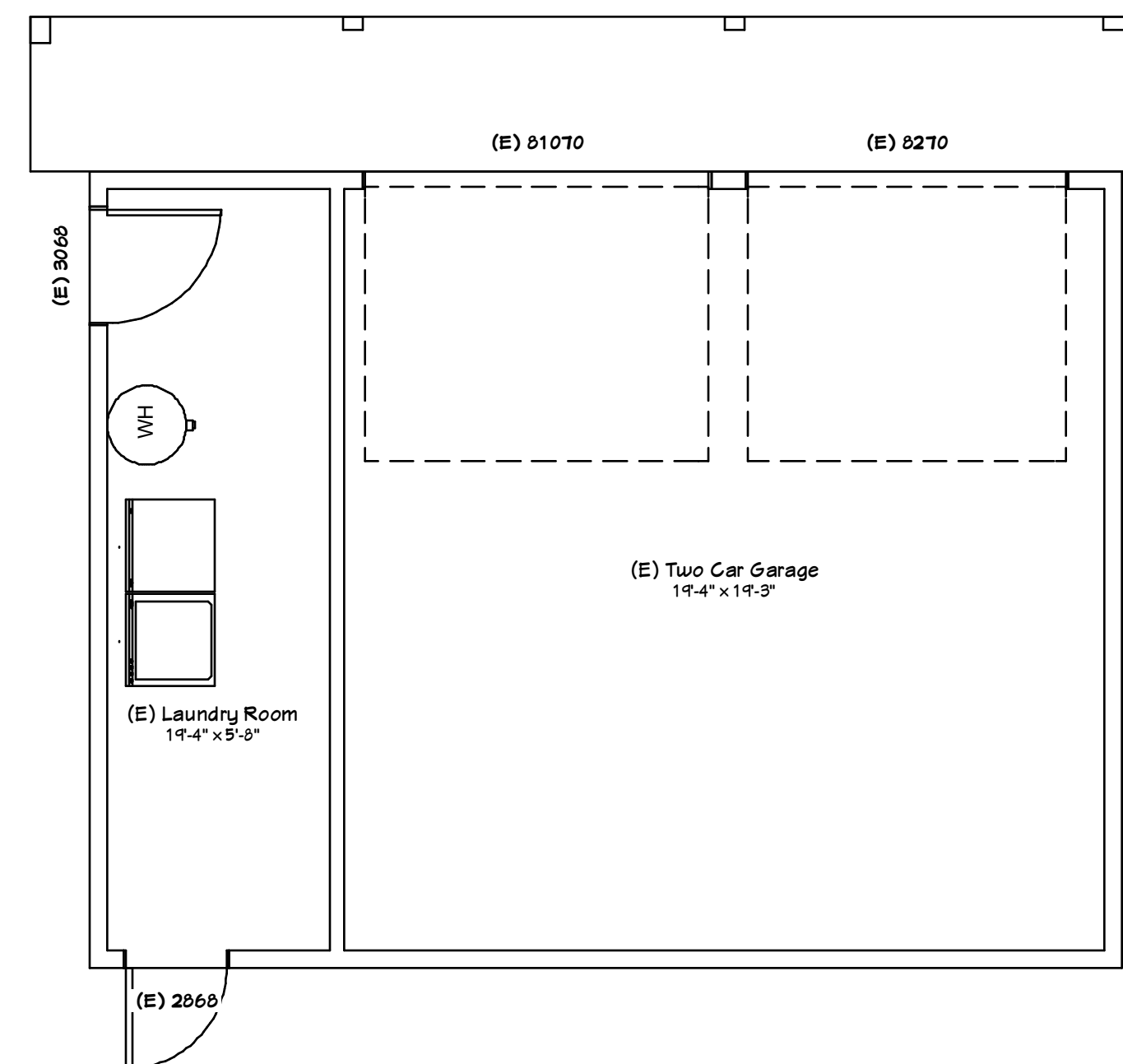
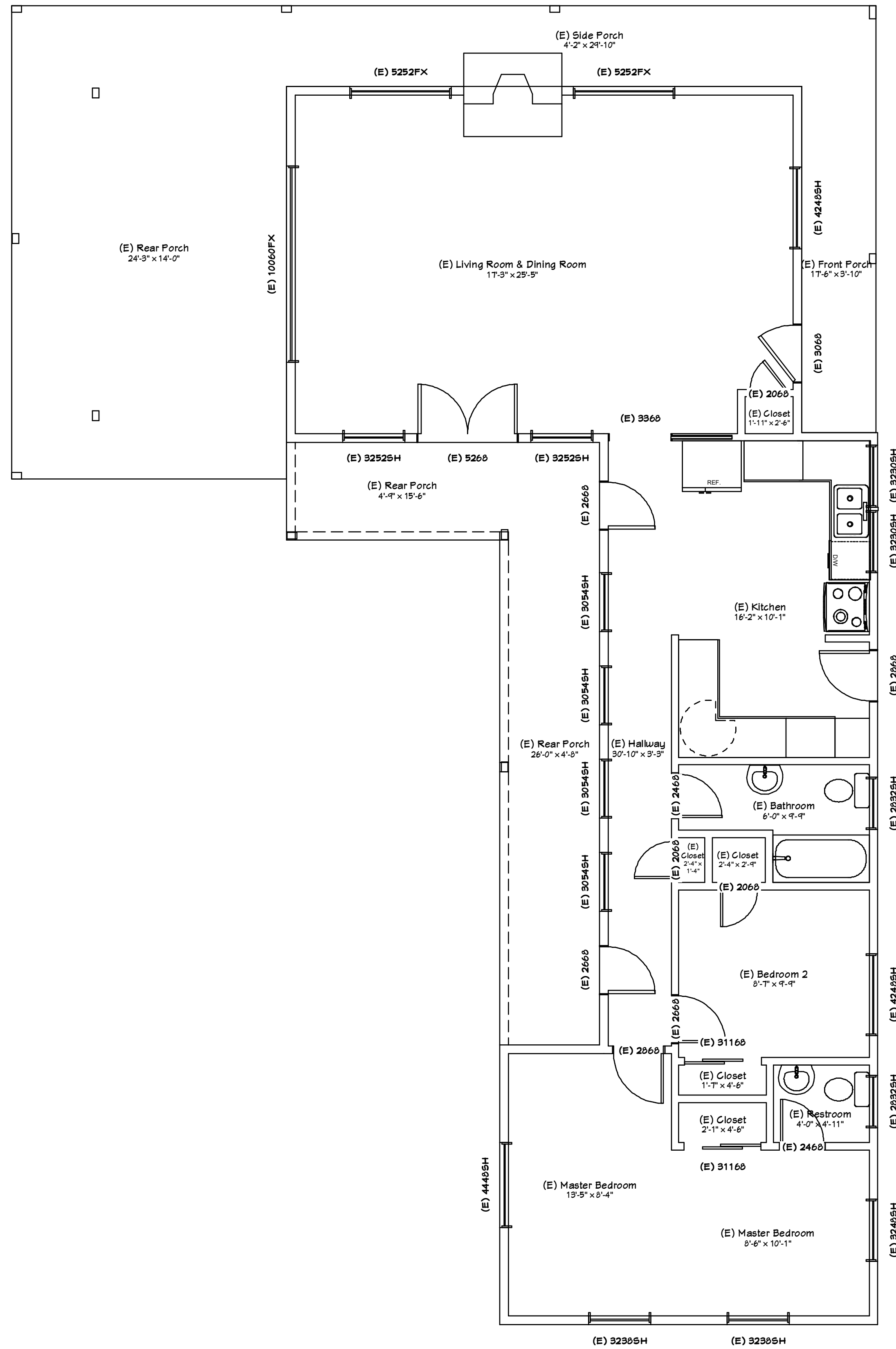


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 AT: 2120 CHURCH AVENUE
 SAN MARTIN, CA 95046

DATE: March 27, 2024

REVISIONS

Sheet **A-1**
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EXISTING FLOOR PLAN

Scale 1/4" = 1' - 0"

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NO.	DESCRIPTION

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**SECTION RT03
EXTERIOR COVERING**

2022 CRC SECTION RT03 EXTERIOR COVERING

RT03.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section RT03.4.

RT03.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior cladding as required by Section RT03.2 and a means of draining to the exterior water that penetrates the exterior cladding.

Exceptions:
1. A weather-resistant exterior wall envelope shall not be required over concrete or masonry walls designed in accordance with Chapter 6 and flashed according to Section RT03.4 or RT03.8.

RT03.1.2 Wind resistance. Wall coverings, backing materials and their attachments shall be capable of resisting wind loads in accordance with Tables R301.2(2) and R301.2(3). Wind-pressure resistance of the siding, soffit and backing materials shall be determined by ASTM E530 or other applicable standard test methods. Where wind-pressure resistance is determined by design analysis, data from approved design standards and analysis conforming to generally accepted engineering practice shall be used to evaluate the siding, soffit and backing material and its fastening.

RT03.2 Water-resistive barrier. Not fewer than one layer of water-resistive barrier shall be applied over studs or sheathing of all exterior walls with flashing as indicated in Section RT03.4, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer. The water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section RT03.1. Water-resistive barrier materials shall comply with one of the following:

1. No. 15 felt complying with ASTM D226, Type 1.
2. ASTM E2556, Type 1 or 2.
3. ASTM E931 in accordance with Section RT03.1.1.
4. Other approved materials in accordance with the manufacturer's installation instructions.

No. 15 asphalt felt and water-resistive barriers complying with ASTM E2556 shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm), and where joints occur, shall be lapped not less than 6 inches (152 mm).

RT03.3 Fasteners. Exterior wall coverings and roof overhang soffits shall be securely fastened with aluminum, galvanized, stainless steel or rust-preventative coated nails or staples in accordance with Table RT03.3(1) or with other approved corrosion-resistant fasteners in accordance with the wall covering manufacturer's installation instructions. Nails and staples shall comply with ASTM F1667. Nails shall be 1-head, modified round head, or round head with smooth or deformed shanks. Staples shall have a minimum crown width of 7/16 inch (11.1 mm) outside diameter and be manufactured of minimum 16-gage wire. Where fiberboard, gypsum, or foam plastic sheathing backing is used, nails or staples shall be driven into the studs. Where wood or wood structural panel sheathing is used, fasteners shall be driven into studs unless otherwise permitted to be driven into sheathing in accordance with either the siding manufacturer's installation instructions or Table RT03.5.3.

RT03.3.4 Minimum fastener length and penetration. Fasteners shall have the greater of the minimum length specified in Table RT03.3(1) or as required to provide a minimum penetration into framing as follows:

1. Fasteners for horizontal aluminum siding, steel siding, particleboard panel siding, wood structural panel siding in accordance with ANSI/APA/PF 210, fiber-cement panel siding and fiber-cement lap siding installed over foam plastic sheathing shall penetrate not less than 1 1/2 inches (38mm) into framing or shall be in accordance with the manufacturer's installation instructions.
2. Fasteners for hardboard panel and lap siding shall penetrate not less than 1 1/2 inches (38 mm) into framing.
3. Fasteners for vinyl siding and insulated vinyl siding installed over wood or wood structural panel sheathing shall penetrate not less than 1 1/2 inches (32 mm) into sheathing and framing combined. Vinyl siding and insulated vinyl siding shall be permitted to be installed with fasteners penetrating into or through wood or wood structural sheathing of minimum thickness as specified by the manufacturer's instructions or test report, with or without penetration into the framing. Where the fastener penetrates fully through the sheathing, the end of the fastener shall extend not less than 1/4 inch (6.4mm) beyond the opposite face of the sheathing. Fasteners for vinyl siding and insulated vinyl siding installed over foam plastic sheathing shall be in accordance with Section RT03.11.2. Fasteners for vinyl siding and insulated vinyl siding installed over fiberboard or gypsum sheathing shall penetrate not less than 1 1/2 inches (32 mm) into framing.
4. Fasteners for vertical or horizontal wood siding shall penetrate not less than 1 1/2 inches (38mm) into studs, studs and wood sheathing combined, or blocking.
5. Fasteners for siding material installed over foam plastic sheathing shall have sufficient length to accommodate foam plastic sheathing thickness and to penetrate framing or sheathing and framing combined, as specified in Items 1 through 4.

RT03.4 Flashing. Approved corrosion-resistant flashing shall be applied single-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at the following locations:

1. Exterior window and door openings. Flashing at exterior window and door openings shall be installed in accordance with Section RT03.4.1.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly or wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

RT03.5.1 Vertical wood siding. Wood siding applied vertically shall be nailed to horizontal nailing strips or blocking set not more than 24 inches (610 mm) on center.

RT03.5.2 Panel siding. 3/8-inch (9.5 mm) wood structural panel siding shall not be applied directly to studs spaced more than 16 inches (406 mm) on center where long dimension is parallel to studs. Wood structural panel siding 7/16 inch (11.1 mm) or thinner shall not be applied directly to studs spaced more than 24 inches (610 mm) on center. The stud spacing shall not exceed the panel span rating provided by the manufacturer unless the panels are installed with the face grain perpendicular to the studs or over sheathing approved for that stud spacing.

Joints in wood, hardboard or wood structural panel siding shall be made as follows unless otherwise approved. Vertical joints in panel siding shall occur over framing members, unless wood or wood structural panel sheathing is used, and shall be shiplapped or covered with a batten. Horizontal joints in panel siding shall be lapped not less than 1 inch (25mm) or shall be shiplapped or flashed with Z-flashing and occur over solid blocking, wood or wood structural panel sheathing.

RT03.5.3 Horizontal wood siding. Horizontal lap siding shall be installed in accordance with the manufacturer's recommendations. Where there are no recommendations the siding shall be lapped not less than 1 inch (25 mm), or 1/2 inch (12.7 mm) if rabbeted, and shall have the ends caulked, covered with a batten or sealed and installed over a strip of flashing.

RT03.7 Exterior plaster (stucco). Installation of these materials shall be in compliance with ASTM C926, ASTM C1063 and the provisions of this code.

RT03.7.1 Lath. Lath and lath attachments shall be of corrosion-resistant materials in accordance with ASTM C1063. Expanded metal, welded wire, or woven wire lath shall be attached to wood framing members or furring. Where the exterior plaster is serving as wall bracing in accordance with Table R602.10.4, the lath shall be attached directly to framing. The lath shall be attached with 1 1/2-inch-long (38 mm), 11-gage nails having a 7/16-inch (11.1 mm) head, or 7/8-inch-long (22.2 mm), 16-gage staples, spaced not more than 7 inches (178 mm) on center along framing members or furring and not more than 24 inches (610 mm) on center between framing members or furring, or as otherwise approved. Additional fastening between wood framing members shall not be prohibited. Lath attachments to cold-formed steel framing or to masonry, stone, or concrete substrates shall be in accordance with ASTM C1063. Where lath is installed directly over foam sheathing, lath connections shall also be in accordance with Section RT03.15, RT03.16 or RT03.17. Where lath is attached to furring shall be in accordance with RT03.15, RT03.16 or RT03.17.

Exception: Lath is not required over masonry, cast-in-place concrete, precast concrete or stone substrates prepared in accordance with ASTM C1063.

RT03.7.2 Plaster. Plastering with cement plaster shall be in accordance with ASTM C926. Cement materials shall be in accordance with one of the following:

1. Masonry cement conforming to ASTM C91 Type M, S or N.
2. Portland cement conforming to ASTM C150 Type I, II, or III.
3. Blended hydraulic cement conforming to ASTM C595 Type IP, IS (< 70), IL, or IT (S < 70).
4. Hydraulic cement conforming to ASTM C1157 Type GU, HE, MS, HS, or MH.
5. Plastic (stucco) cement conforming to ASTM C1329.

Plaster shall be not less than three coats where applied over metal lath or wire lath and shall be not less than two coats where applied over masonry, concrete, pressure-preservative-treated wood or decay-resistant wood as specified in Section R511.1 or gypsum backing. If the plaster surface is completely covered by veneer or other facing material or is completely concealed, plaster application need be only two coats, provided the total thickness is as set forth in Table RT02.1(1).

On wood-frame construction with an on-grade floor slab system, exterior plaster shall be applied to cover, but not extend below, lath, paper and screed. The proportion of aggregate to cementitious materials shall be as set forth in Table RT02.1(3).

RT03.7.2.1 Weepscreeds. A minimum 0.014-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 3/4 inch (19 mm), shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C926. The weep screed shall be placed not less than 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

RT03.7.4 Application. Each coat shall be kept in a moist condition for at least 48 hours prior to application of the next coat.

RT03.7.5 Curing. The finish coat for two-coat cement plaster shall not be applied sooner than seven days after application of the first coat. For three-coat cement plaster, the second coat shall not be applied sooner than 48 hours after application of the first coat. The finish coat for three-coat cement plaster shall not be applied sooner than seven days after application of the second coat.

**SECTION R905
REQUIREMENTS FOR
ROOF COVERINGS**

2022 CRC R905.2.2 Slope. Asphalt shingles shall be used only on roof slopes of two units vertical in 12 units horizontal (17-percent slope) or greater. For roof slopes from two units vertical in 12 units horizontal (17-percent slope) up to four units vertical in 12 units horizontal (33-percent slope), double underlayment application is required in accordance with Section R905.1.1.

R905.1.1 Underlayment. Underlayment for asphalt shingles, clay and concrete tile, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles, wood shakes, metal roof panels and photovoltaic shingles shall conform to the applicable standards listed in this chapter. Underlayment materials required to comply with ASTM D226, D1910, D4649 and D675 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R905.1.1(1). Underlayment shall be applied in accordance with Table R905.1.1(2). Underlayment shall be attached in accordance with Table R905.1.1(3).

R905.2.4.1 Wind resistance of asphalt shingles. Asphalt shingles shall be tested in accordance with ASTM D7159. Asphalt shingles shall meet the classification requirements of Table R905.2.4.1 for the appropriate ultimate design wind speed. Asphalt shingle packaging shall bear a label to indicate compliance with ASTM D7159 and the required classification in Table R905.2.4.1.

R905.2.5 Fasteners. Fasteners for asphalt shingles shall be galvanized steel, stainless steel, aluminum or copper roofing nails, minimum 12-gage (0.105 inch (3 mm)) shank with a minimum 3/8-inch-diameter (9.5 mm) head, complying with ASTM F1667, of a length to penetrate through the roofing materials and not less than 1/4 inch (14.1 mm) into the roof sheathing. Where the roof sheathing is less than 1/4 inch (14.1 mm) thick, the fasteners shall penetrate through the sheathing.

R905.2.6 Attachment. Asphalt shingles shall have the minimum number of fasteners required by the manufacturer's approved installation instructions, but not less than four fasteners per strip shingle or two fasteners per individual shingle. Where the roof slope exceeds 2:1 units vertical in 12 units horizontal (21:12, 175-percent slope), shingles shall be installed in accordance with the manufacturer's approved installation instructions.

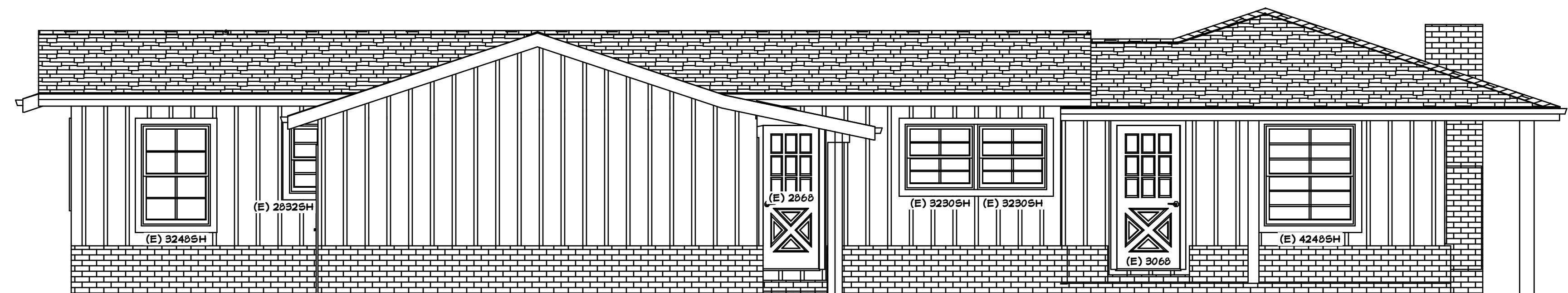
From TABLE R905.1.1(2) for Asphalt shingles Section R905.2 Underlayment application. For roof slopes from two units vertical in 12 units horizontal (2:12), up to four units vertical in 12 units horizontal (4:12), underlayment shall be two layers applied in the following manner: apply a 19-inch strip of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 14 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet. For roof slopes of four units vertical in 12 units horizontal (4:12) or greater, underlayment shall be one layer applied in the following manner: underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.

R905.2.8.2 Valleys. Valley linings shall be installed in accordance with the manufacturer's instructions before applying shingles. Valley linings of the following types shall be permitted:

1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion-resistant metals in Table R905.2.8.2.
2. For open valleys, valley lining of two piles of mineral-surfaced roll roofing, complying with ASTM D3904 or ASTM D6380 Class M, shall be permitted. The bottom layer shall be 16 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.
3. For closed valleys (valley covered with shingles), valley lining of one ply of smooth roll roofing complying with ASTM D6380 and not less than 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer-modified bitumen underlayment complying with ASTM D1970 shall be permitted in lieu of the lining material.



PROPOSED FRONT FINISH ELEVATION



EXISTING FRONT FINISH ELEVATION

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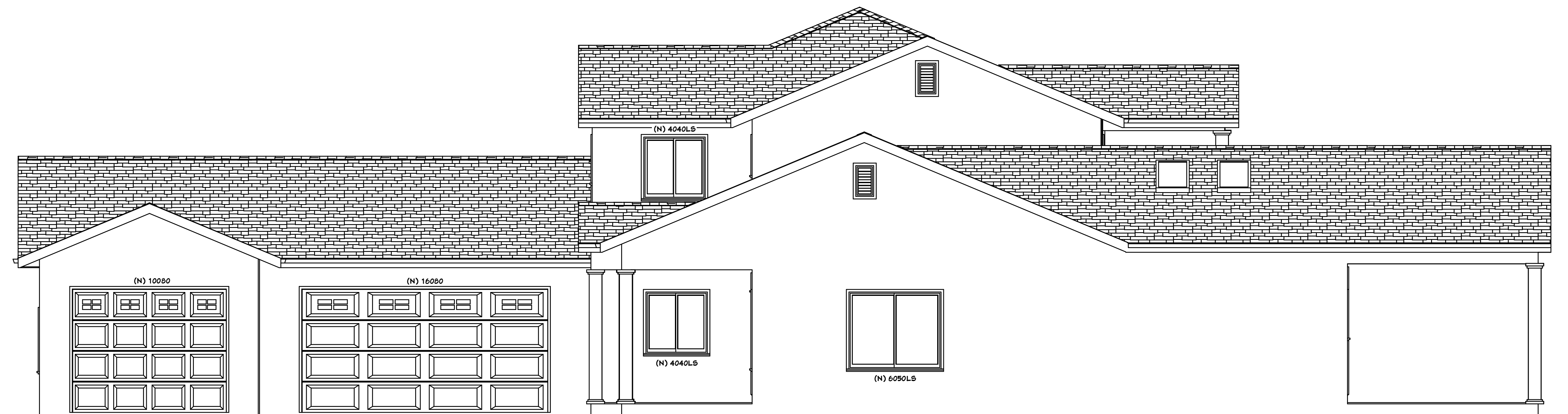
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REVISIONS

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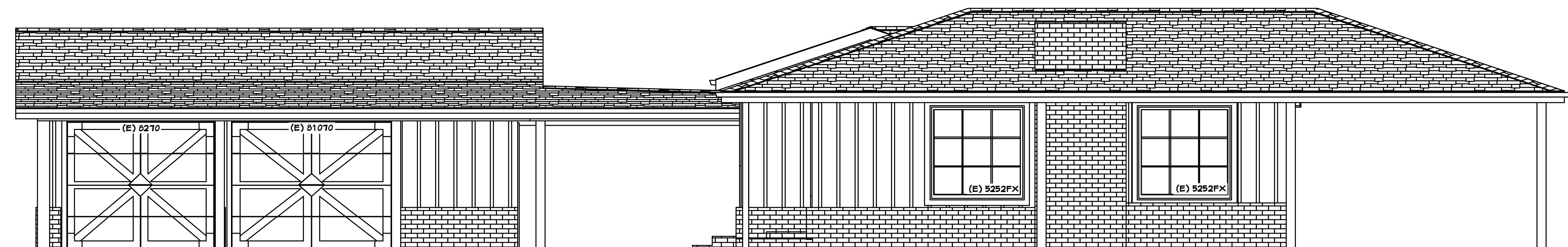
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PROPOSED RIGHT SIDE FINISH ELEVATION

SCALE 1/4"=1'-0"



EXISTING RIGHT SIDE FINISH ELEVATION

SCALE 1/4"=1'-0"

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