

GENERAL NOTES:

- GENERAL CONTRACTOR (GC) SHALL VERIFY ALL FIELD CONDITION & DIMENSION OF WORK ON PLAN AS TO PROPOSE IMPROVEMENT AT JOB SITE & NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- GC SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS OF THE PROJECT & BE RESPONSIBLE FOR ALL WORKS NEED TO COMPLETE THE PROJECT.
- ALL EXTERIOR DOORS & WINDOWS SHALL BE WEATHER STRIPPED OR SEALED, CAULKING SHALL MATCH ADJ. MATERIAL COLOR.
- GC SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM PREMISES.
- GC SHALL RETAIN LICENSED SURVEYOR TO LAYOUT BUILDING PAD, ELEVATION & UTILITY LINE
- GC SHALL BE RESPONSIBLE FOR ALL TEMPORARY LOADING CONDITIONS DURING CONSTRUCTION AND SHALL DESIGN AND PROVIDE TEMPORARY BRACING AND SHORING AS THE REQUIRED DURING CONSTRUCTION.

FLOOR PLAN NOTES:

NOT ALL OF NOTES MAY PERTAIN TO THIS PROJECT; THEY ARE HERE FOR EXAMPLES OF THE CORRECT WAY OF HANDLING BUILDING REQUIREMENTS

- IN EVERY BEDROOM AND BASEMENT, PROVIDE ONE OPEN ABLE ESCAPE WINDOW MEETING ALL OF THE FOLLOWING: AN OPEN ABLE AREA OF NOT LESS THAN 5.7 S.F., A MINIMUM CLEAR 24 INCH HEIGHT AND 20 INCH WIDTH, AND A SILL HEIGHT NOT OVER 44 INCHES ABOVE THE FLOOR. (CRC R310)
- ALL WINDOWS AND SLIDING DOOR SHALL BE DOUBLE GLAZED.
- ALL GLAZING IN HAZARDOUS LOCATION MUST BE IDENTIFIED BY A LABEL AS SAFETY GLAZING.
- SMOKE DETECTOR: HARD WIRED WITH BATTERY BACKUP IN NEW CONSTRUCTION AND BATTERY IN EXISTING.
- THE LANDING SURFACE SHALL BE 3/8" WIDE MIN. AND NOT EXCEED 1" MAX. BELOW THE FINISH FLOOR. MAXIMUM 7.75" RISE, MINIMUM 10" RUN. THE LARGEST RISE OR RUN MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE SLOPE OF ALL EXTERIOR LANDING SHALL BE 2% INCH MAX. AWAY FROM THE BUILDING AND MAX. ALLOWED THRESHOLD HEIGHT 7.75" (FOR INWARD SWING) PER CRC R311.3.1 & R311.3.2.
- PLUMBING CODE FIXTURE REQUIREMENT PER 2016 CAL GREEN 4.303.1.4.1:
SHOWERHEADS MAX. 2.0 GPM @ 80 PSI
LAVATORY FAUCET MAX. 1.2 GPM @ 60 PSI
KITCHEN FAUCET MAX. 1.8 GPM
WATER CLOSET MAX. 1.28 GALLONS PER FLUSH
- AN ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) SHALL BE PROTECTED ALL RECEPTACLES IN THE HOME THAT ARE NOT PART OF THE GFCI CIRCUIT. (CEC 210-12(B)).
- RECEPTACLES AT KITCHEN SINK AND GARAGE TO BE GFCI PROTECTED. CEC 210-8.
- ALL NEW OR REPLACE BEDROOM WINDOWS SHALL COMPLY WITH EGRESS REQUIREMENT PER CBC SECTION 1026.2 AND 1026.3.
- AT LEAST ONE RECEPTACLE OUTLET AT THE KITCHEN ISLAND AND/OR PENINSULA COUNTERS. THE RECEPTACLE SHALL BE OF GFCI AND NOT FACING UP. CEC 210-52(C)(2) AND 210-52(C)(3).
- HOSE BIBBS SHALL BE FITTED WITH A NON-REMOVABLE BACKFLOW DEVICE.
- PROVIDE 1/2" PLYWOOD OR 1/2" OSB FOR ALL EXTERIOR WALL W/ 100 NAILS 6" EDGE & 10" FIELD.
- WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE THE FLOOR PER CRC R307.2. WALLS MUST BE FINISHED WITH A NON-ABSORBENT SURFACE, DRAIN AT SHOWERS OR TUB WITH SHOWER MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT.
- THE WATER CLOSET SHALL HAVE CLEAR SPACE OF 15" ON EACH SIDE OF CENTER LINE AND 24" IN THE FRONT. CPC SECTION 407.6.
- A MINIMUM 12" ACCESS PANEL TO BATH TUB TRAP CONNECTION IS REQUIRED.
- ALL SHOWERS AND TUB SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE.
- THE SHOWER DOOR TO OPEN A MINIMUM OF 22" UNOBSTRUCTED OPENING.
- GLASS ENCLOSURE DOOR AND PANEL MUST BE LABELED CATEGORY II. SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1.024 SQ. IN. OF FLOOR AREA.
- NEW OR REPLACEMENT WATER HEATER: SHALL BE TRAP TO THE WALL IN TO PLACE ONE IN THE UPPER 1/3 OF TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MIN. OF 4" ABOVE THE CONTROL COMPARTMENTS SHALL HAVE TWO OPENING LOCATED WITHIN UPPER AND LOWER 12" OF THE WEATHERPROOF ENCLOSURE FOR COMBUSTION AIR. EACH OPENING SHALL HAVE AN AREA OF AT LEAST 1 SQ. INCH PER 4,000 BTU/HR. DOOR SERVING THE COMPARTMENT SHALL BE AT LEAST 24" WIDE. PAD SUPPORTING WATER HEATER SHALL BE A MINIMUM 3" ABOVE GRADE.
- STAIRWAYS AND LANDING (CRC R311.7)
MAXIMUM RISE=7-3/4", MINIMUM RUN=10" FROM NOSING TO NOSING. A NOSING MEASURING 3/4" MIN. TO 1 1/4" MAX. IS REQUIRED ON STAIRS WHERE THE TREAD DEPTH IS LESS THAN 11". A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER LANDING. (CRC R311.3.1 & R311.3.2)
- LOCAL EXHAUST, THE KITCHEN, ALL UTILITY ROOMS, AND EACH ROOM WITH WATER CLOSET MUST BE PROVIDED WITH A LOCAL EXHAUST FAN EVEN IF THERE ARE OPERABLE WINDOWS:
a. KITCHEN EXHAUST: AN EXHAUST FAN PROVIDED 5 AIR CHANGES PER HOUR IS REQUIRED. THE KITCHEN HOOD CAN BE USED TO MEET THIS REQUIREMENT, BUT MUST BE DUCTED TO THE OUTSIDE. IDENTIFY A HOOD ON THE PLANS AND SPECIFY THAT IT IS DUCTED TO THE EXTERIOR. THE KITCHEN HOOD SHALL BE MIN. 100 CFM EXHAUST INDOOR AIR REQUIREMENTS PER 2016 CAL GREEN CODE SECTION 150.0(D) AND ASHRAE 62.2.
b. BATHROOM EXHAUST: SHOW ON THE PLANS ALL BATHROOM EXHAUST FANS AND SIZE. THEY MUST BE 40 CFM MINIMUM.
- GARAGE, LAUNDRY ROOM AND/OR UTILITY ROOM LIGHTING SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY VACANCY SENSOR. IF THE VACANCY SENSOR IS PROVIDED, IT SHOULD FURTHER BE INDICATED TO TURN-OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH. CA ENERGY CODE 15(K)(5).
- OTHER AREA OF THE HOME (BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS, ETC.) SHALL BE HIGH EFFICACY, OR SHALL BE CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS. FURTHER INDICATE THAT THE VACANCY SENSOR MUST TURN-OFF AUTOMATICALLY WHEN NO ONE IS PRESENT WITH THE ROOM AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH SWITCH. ALSO NOT THAT CLOSETS LESS THAN 70-SQ.FT. ARE EXEMPT FROM LIGHTING REQUIREMENTS. CA ENERGY 150(K)(7).
- OUTDOOR LIGHTING ATTACHED TO THE BUILDING, MUST BE HIGH EFFICACY, OR CONTROLLED BY A MANUAL ON/OFF SWITCH WITH MOTION SENSOR OR PHOTO-CONTROL DEVICES. NOTE THAT THE MANUAL SWITCH SHALL NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF MOTION SENSOR OR PHOTO CONTROLLED DEVICES. NOTE THAT LIGHTING NOT ATTACHED TO THE BUILDING (I.E. LANDSCAPER LIGHTING) IS EXEMPT. CA ENERGY CODE 150(K)(9).

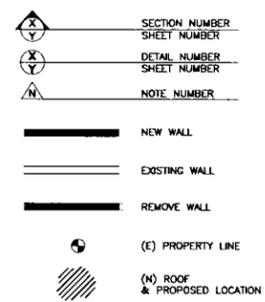
NEW DWELLING ADDITION:

1502 BITTERN DR, SUNNYVALE, CA 94087

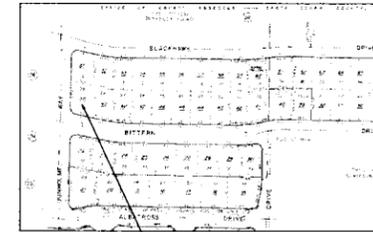
SMOKE AND CARBON MONOXIDE ALARMS REQUIREMENT:

- SMOKE DETECTOR: HARD WIRED WITH BATTERY BACK UP IN NEW CONSTRUCTION AND BATTERY IN EXISTING.
- CARBON MONOXIDE (CO) ALARMS ARE PROVIDED OUTSIDE EACH SEPARATE SLEEPING AREA IN IMMEDIATE VICINITY OF EACH BEDROOM, AND AT LEAST ON EACH LEVEL.

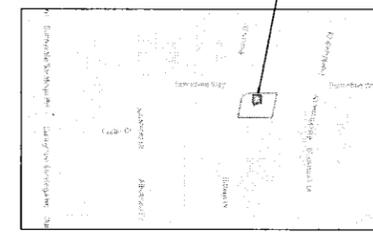
LEGEND:



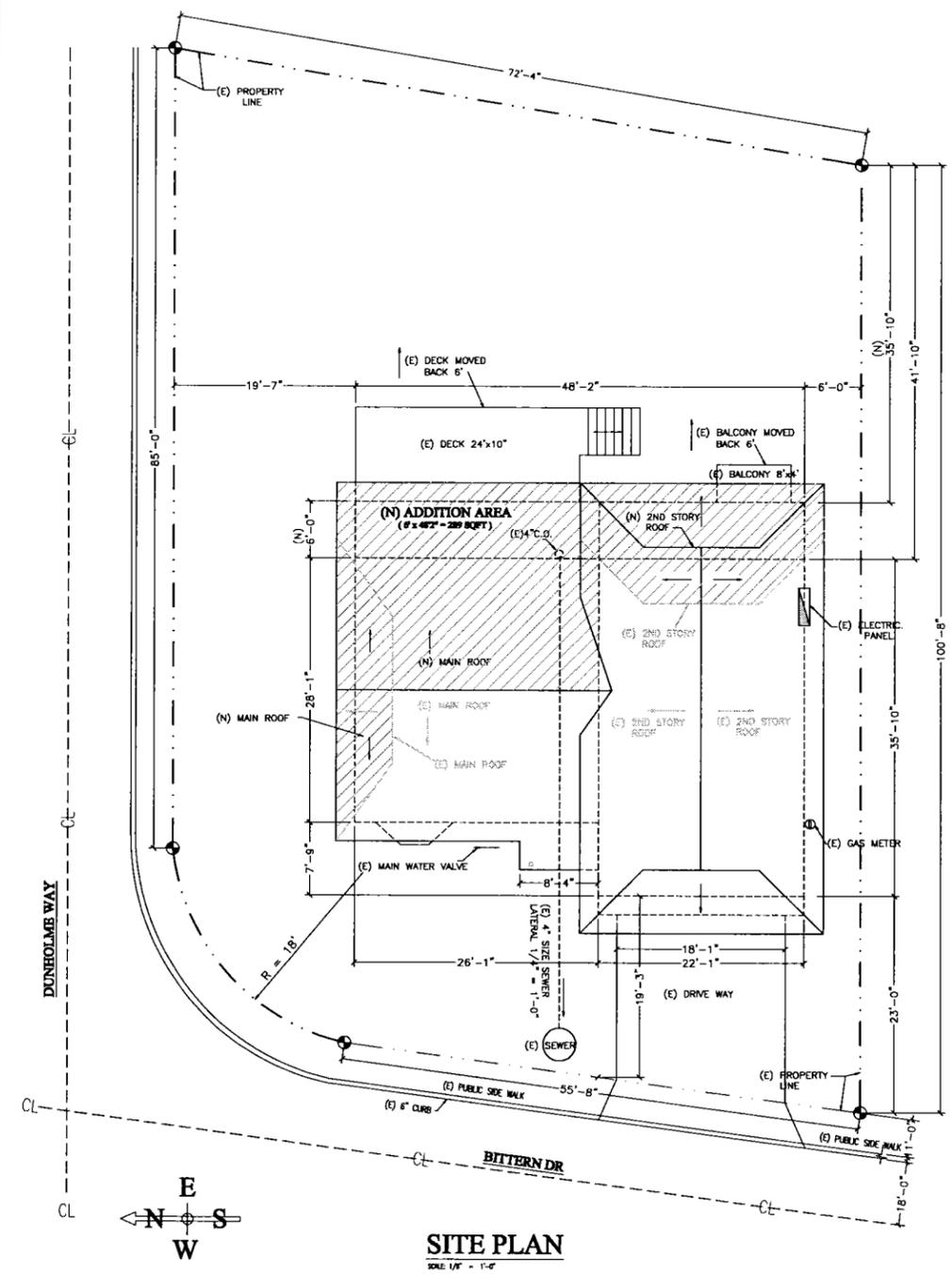
TRACT MAP:



VICINITY MAP:



FRONT VIEW:



GENERAL NOTES:

- THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR AND MATERIALS AND SERVICES NECESSARY FOR COMPLETION OF ALL WORK SHOWN, PRESCRIBED, OR REASONABLY IMPLIED BUT NOT LIMITED TO THE EXPLICITLY INDICATED IN THE CONTRACT DOCUMENT.
- DO NOT SCALE THESE DRAWINGS.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES ORDINANCES, AND REGULATIONS AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL AND PERMITS FOR ALL DESIGN/BUILD SYSTEMS, HE/SHE SHALL ALSO BE RESPONSIBLE THAT THE SYSTEMS MEET ALL APPLICABLE CODE REQUIREMENTS.
- WHERE APPLICABLE STRUCTURAL, PLUMBING, ELECTRICAL, MECHANICAL, CIVIL AND LANDSCAPE DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS, THE CONTRACTOR SHALL REVIEW ALL PLANS AND DRAWINGS IN THE EVENT OF CONFLICTING STATEMENTS, INSUFFICIENT INFORMATION OR ERRORS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNERS TO OBTAIN CLARIFICATION BEFORE ANY WORK IS BEGUN. WORK INSTALLED WHERE CONFLICTING CONDITIONS, EXIST SHALL BE CORRECTED AT CONTRACTORS EXPENSE.
- DETAILS NOTED AS TYPICAL SHALL IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION OF THE PROJECT.
- WHENEVER AN ARTICLE DEVICE OR PIECE OF EQUIPMENT IS SHOWN, INDICATED, OR REFERRED TO ON THE DRAWINGS OR THESE NOTES IN THE SINGULAR NUMBER SUCH REFERENCES APPLY TO AS MANY SUCH ARTICLES AS REQUIRED TO COMPLETE THE INSTALLATION.
- THE GENERAL CONTRACTOR OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES OR UNIDENTIFIED CONDITIONS TO DESIGNER FOR SOLUTION BEFORE ANY WORK IS BEGUN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, AND PROCEDURES EMPLOYED IN PERFORMANCE OF WORK IN, ON OR ABOUT JOB SITE. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL WORK PERFORMED BY SUB.
- UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED BORED OR OTHERWISE MODIFIED WITHOUT PERMISSION FROM THE DESIGNER.

APPLICATION CODES:

- 2016 CBC (CALIFORNIA BUILDING CODE)
- 2016 CRC (CALIFORNIA RESIDENTIAL CODE)
- 2016 CEC (CALIFORNIA ELECTRICAL CODE)
- 2016 CMC (CALIFORNIA MECHANICAL CODE)
- 2016 CPC (CALIFORNIA PLUMBING CODE)
- 2016 CFC (CALIFORNIA FIRE CODE)
- 2016 CGCB (CALIFORNIA GREEN BUILDING CODE)
- 2016 T-24 (CALIFORNIA ENERGY EFFICIENCY STANDARDS) - CITY OF SUNNYVALE ORDINANCES, RULES & REGULATION.

PROJECT DATA:

ZONING RD
 APN # 309-39-050
 (LOT 29, TRACT #3562)
 GROUP OF OCCUPANCY: R3/U
 TYPE OF CONSTRUCTION: V-B
 LOT SIZE: 7,235 SQFT
 EXISTING LIVING AREA: 1,916 SQFT
 BASEMENT: +728 SQFT
 GARAGE: +440 SQFT
 ADDITION AREA: +417 SQFT
 NEW LIVING AREA: 3,501 SQFT
 FLOOR AREA RATIO (F.A.R.) 48.3%

SCOPE OF WORK:

- COMPACTING LOT SITE, BUILD A NEW ADDITION 420 SQFT
- FOUNDATION, PLUMBING, ELECTRICAL, MECHANICAL, FRAMING, DRY WALL TILE ROOF, LAMINATE FLOOR....
- REMODEL KITCHEN & REMODEL M/BATHROOM.
- INSTALL ALL NEW WINDOWS BY PAGE# 4 OF B IN TITLE 24.

SHEET INDEX:

- T-S SITE PLAN - VICINITY MAP
- GENERAL NOTES - INFORMATION
- A-1 EXISTING & NEW FLOOR PLAN
- A-2 POSTS, BEAM LOCATIONS & SECTION PLANS
- A-3 ELEVATIONS PLAN
- A-4 ROOF & FOUNDATION PLAN
- E-1 ELECTRICAL PLAN
- A-5 DETAILS
- A-6 DETAILS
- T- TITLE 24
- CG-1, CG-2 CAL GREEN CHECKLIST

CONSULTANTS:

DESIGNER: HTD DRAFTING DESIGN
 3241 DUNDONALD CT,
 SAN JOSE, CA 95121
 (925) 383-8340
 email: thuongdesigner2017@gmail.com

CIVIL ENGINEER: _____

TITLE 24 ANALYST: TITLE24EZ.COM

CONTRACTOR: HTD & MASON CONSTRUCTION
 (408) 550-3766
 Email: htdarchitect@gmail.com

OWNER: MOISE NAHOURAII
 (408) 314-8696

REVISION	BY

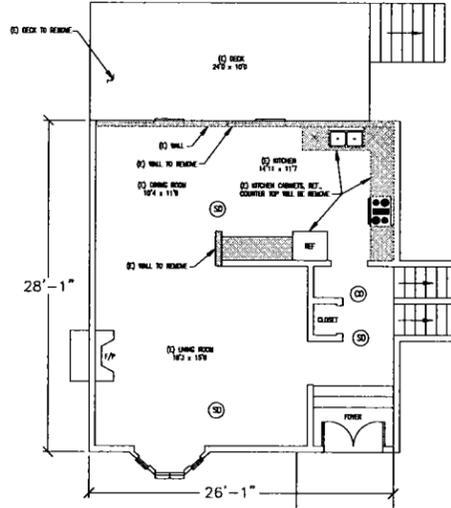
HTD Drafting Design & Construction
 3241 Dundonald Court, San Jose, Ca. 95121
 Tel: (925) 383-8340 / (408) 550-3766
 Email: thuongdesigner2017@gmail.com

TITLE SHEET

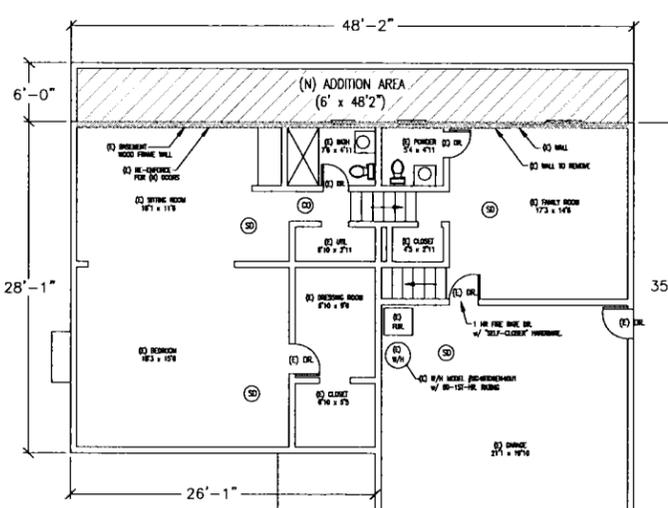
Project Name and Address:
**TWO STORY-NEW ADDITION FOR:
 MOISE NAHOURAII
 1502 BITTERN DR
 SUNNYVALE, CA. 94087**

Date: SEP 12, 2017
 Scale: AS SHOWN
 Drawn: T. PHAM
 Job #:

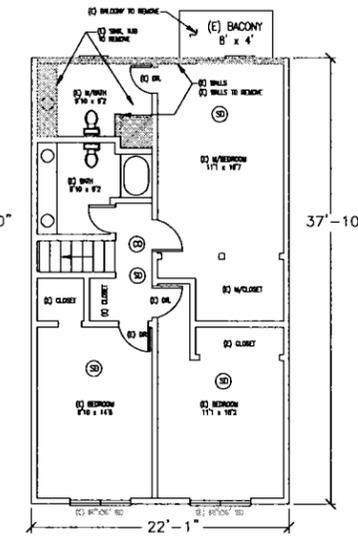
SHEET
T - S



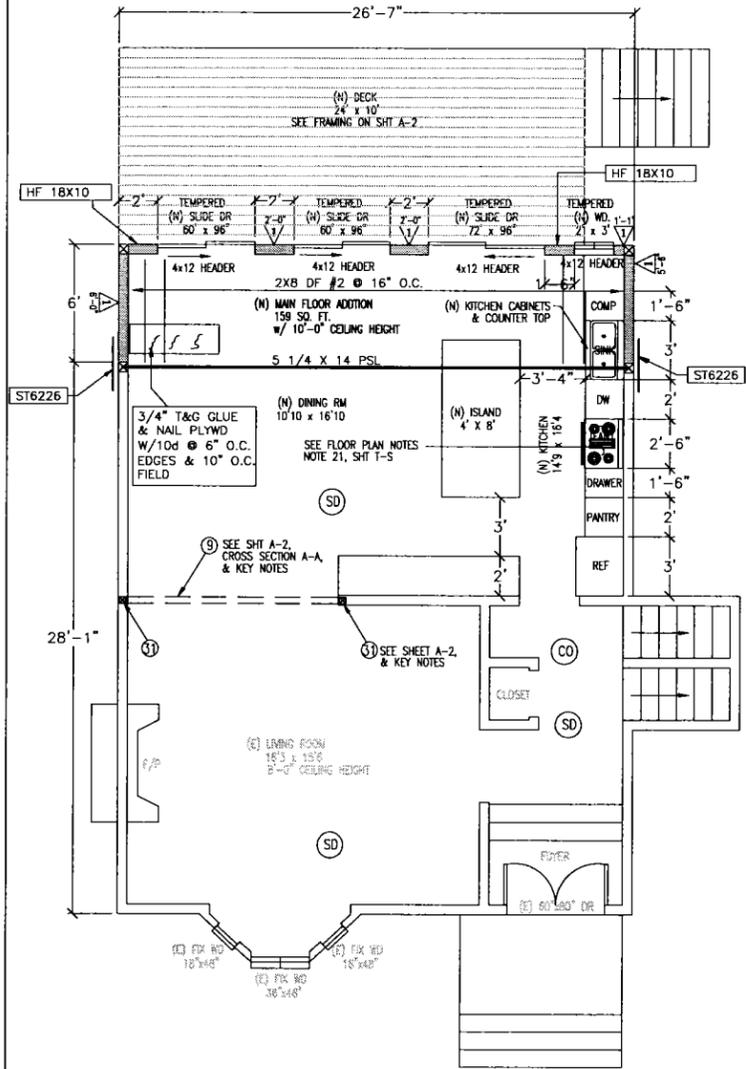
EXISTING MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



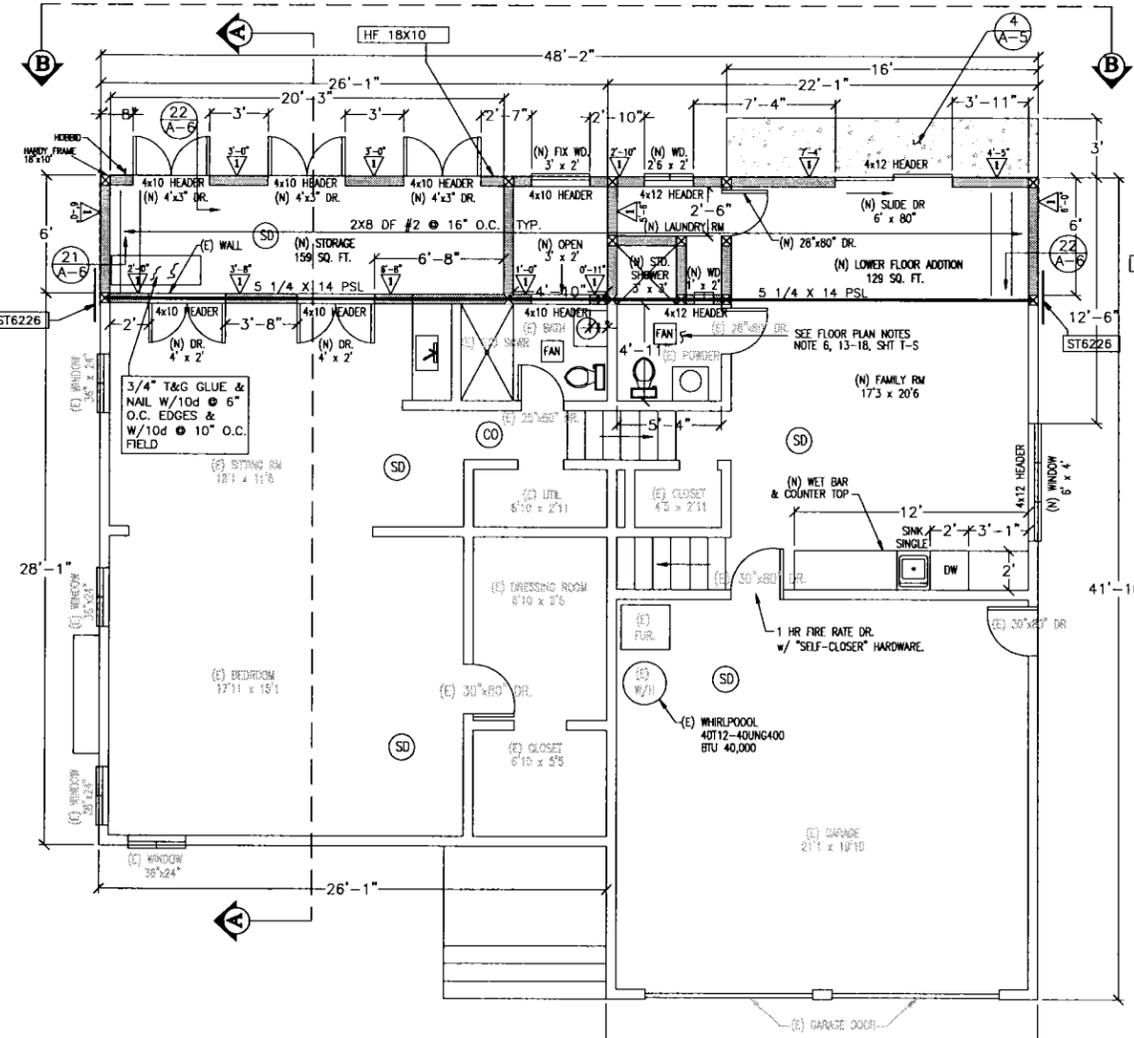
EXISTING BASEMENT & LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



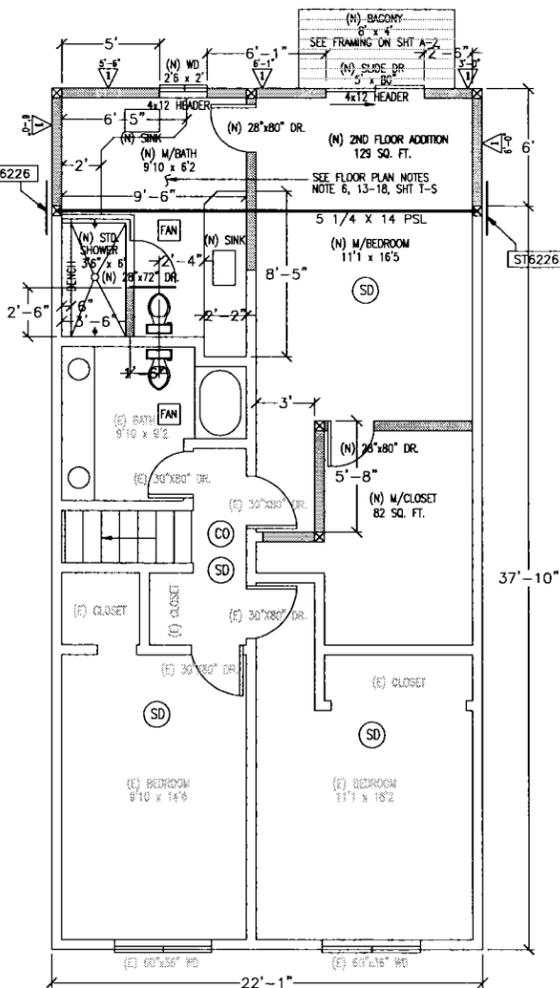
EXISTING UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



NEW MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



NEW BASEMENT & LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



NEW UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISION	BY

HTD
Drafting Design & Construction
3241 Dunderwood Court, San Jose, CA 95121
Tel: (925) 383-8340 / (408) 550-3768
Email: htddesigner2017@gmail.com

EXISTING FLOOR PLANS
NEW PROPOSED FLOOR PLANS

Project Name and Address:
TWO STORY-NEW ADDITION FOR:
MOISE NAHOURAI
1502 BITTERN DR
SUNNYVALE, CA. 94087

Date: SEP 12, 2017
Scale: AS NOTED
Drawn: T. PHAM
Signature:

SHEET
A - 1

ELEVATION NOTES:

1. A WEEP SCREED SHALL BE PROVIDED AT THE FOUNDATION PLATE LINE ON ALL WALLS COVERED WITH EXTERIOR FINISH. THE SCREED SHALL BE PLACED A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS.
2. SEE "ROOF PLAN NOTES" ON SHEET A-1
3. ALL NEW ROOF VENT OPENINGS TO BE PROTECTED WITH HOT DIPPED GALVANIZED STEEL WIRE MESH WITH 1/4" MAXIMUM OPENINGS.

ROOF NOTES:

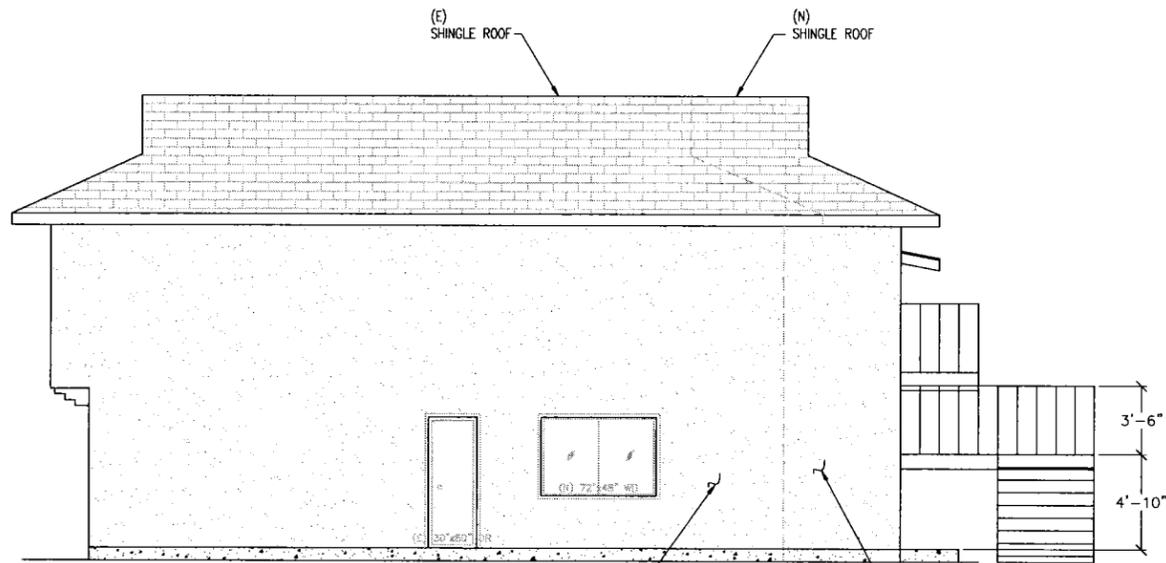
1. ROOF TO BE SHINGLE TILE AS SELECTED BY OWNER. INSTALLED PER MFR. REQ'DS O/ # 30 FELT. OVER 1/2" RADIANT BARRIER. w/ 8d NAILS/ 6" @ EDGE / 12" FIELD.
2. GUTTERS TO BE 5" 26 Ga. G.I. FILL "OGEE" FASCIA GUTTER. O/ 2x FASCIA BOARD w/ 3"x2" G.I. DOWNSPOUTS.
3. FLASHING INSTALLED AT WALL AND ROOF INTERSECTIONS AT GUTTERS WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN No. 26 GALVANIZED SHEET AND EXTEND MINIMUM 8" INTO ROOFING OR WALL INSTALL PER INDUSTRIAL STANDARD.
4. ROOF TO INCLUDE FLASBAND AT RIDGE, HIP AND HIP STARTERS.
5. ALL NEW ROOF VENT OPENINGS TO BE COVERED 1/4" CORROSION RESISTANT METAL MESH.

VENTILATION CALCULATION FOR ADDITION

REQUIRED VENT AT ROOF SPACE	PROVIDED
$(289 \text{ SF} \times 144) / 150 = 277 \text{ SQ. IN.}$	(2) 14"x12" LOUVER VENT AT GEBEL $\leq 336 \text{ SQ. IN.}$

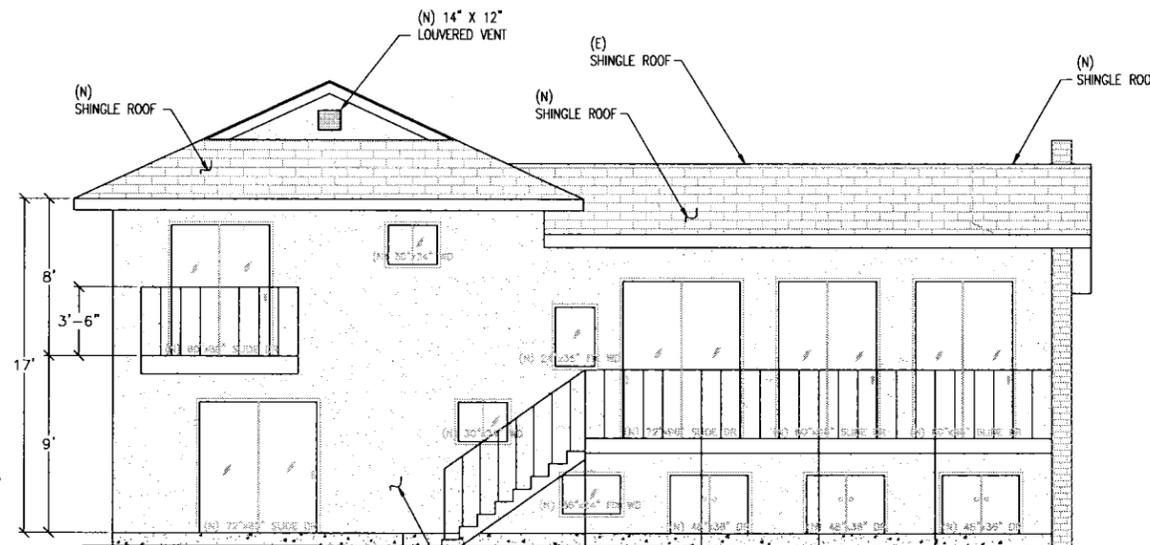
REVISION	BY

HTD
 Drafting Design
 & Construction
 3241 Quindora Court, San Jose, Ca. 95121
 Tel: (925) 363-8340 / (408) 556-3788
 Email: htddesign@2017@gmail.com



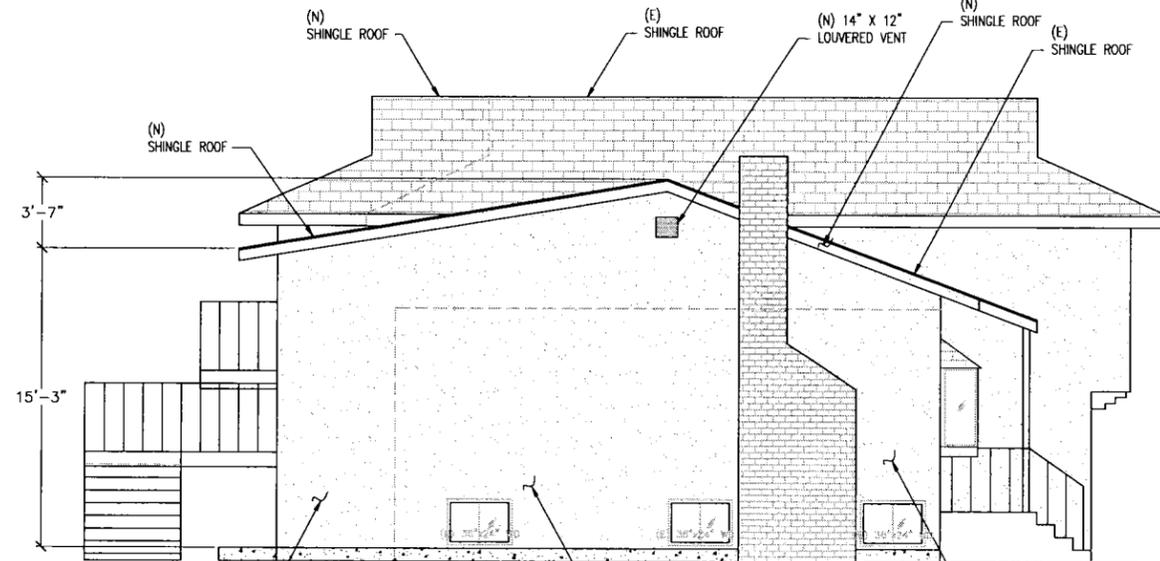
RIGHT ELEVATION

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



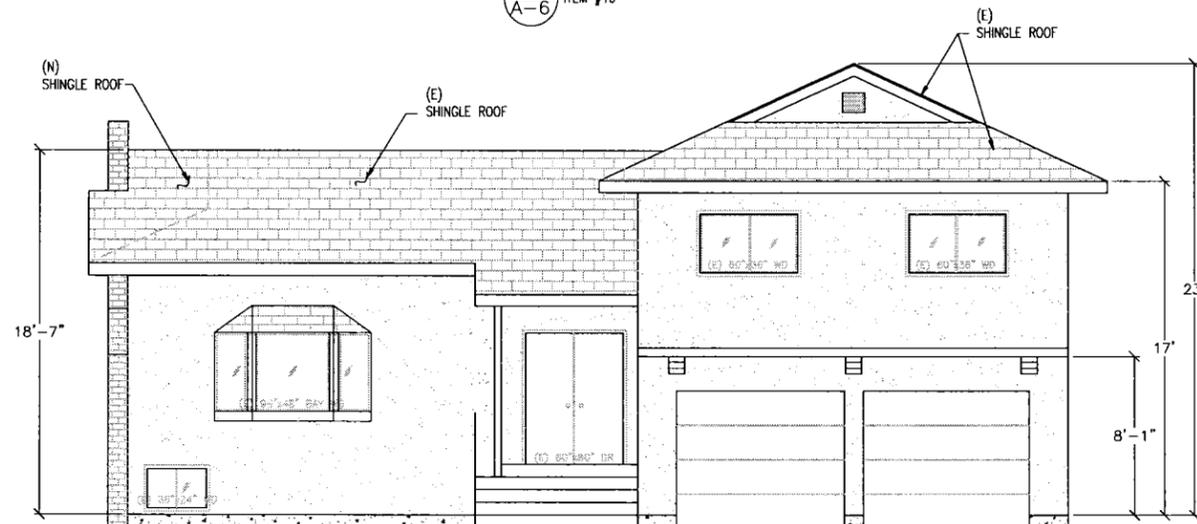
REAR ELEVATION

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



LEFT ELEVATION

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



FRONT ELEVATION

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

ELEVATIONS PLAN
 ELEVATION NOTES
 ROOF NOTES
 VENTILATION CALCULATION

Project Name and Address:
**TWO STORY-NEW ADDITION FOR:
 MOISE NAHOURAI**
 1502 BITTERN DR
 SUNNYVALE, CA 94087

Date: SEP 12, 2017
 Scale: AS NOTED
 Drawn: T. PHAM
 Job #:

SHEET

A - 3

	TYPE	BOLTS IN WOOD POST	ANCHOR BOLT IN NEW CONC. FOUNDATION	ANCHOR BOLT DIAM. W/MIN. EMB. IN EPOXY GROUTED HOLES
●	HDU2 OR PHD2A	2-5/8" # / (2) 4	Ø28	5/8" # W/12" EMB
	HDU5 OR PHD5A	2-3/8" # / 4	Ø28	3/4" # W/12" EMB
	HDU6 OR HD6A	2-7/8" # / 4	Ø28	7/8" # W/12" EMB
	HDU6 OR HD6A	3-7/8" # / 4	Ø28	7/8" # W/12" EMB
	MST48		N/A	N/A

JOIST SPAN SCHEDULE.					
Size	Spacing	DOUGLAS FIR		HEM FIR	
		#1	#2	#1	#2
CEILING JOISTS					
2x4					
2x6	16" o.c.	18'-1"	17'-8"	17'-4"	16'-6"
2x8	16" o.c.	23'-10"	22'-10"	22'-10"	21'-9"
2x8	24" o.c.	19'-11"	18'-6"	19'-6"	18'-6"
RAFTERS					
2x6	16" o.c.	13'-11"	13'-2"	13'-7"	12'-9"
2x6	24" o.c.	11'-5"	10'-9"	11'-1"	10'-5"
2x8	16" o.c.	17'-10"	16'-9"	17'-4"	16'-3"
2x8	24" o.c.	14'-7"	13'-8"	14'-2"	13'-3"

NAILING SCHEDULE:

- | | |
|----------------------------------------------------------|----------------|
| 1- Joist to sill or girder, Toe nail | 3-8d |
| 2- Bridging to joist, Toe nail ea. end | 2-8d |
| 3- 1x6 sub fl. to ea. joist, Face nail | 2-8d |
| 4- Wider than 1x6 sub fl. to ea. joist, Face nail | 3-8d |
| 5- 2" Sub fl. to joist or girder, Blind or Face nail | 2-16d |
| 6- Sole plate to jst. or blocking, Face nail | 16d @ 16" o.c. |
| 7- Sole plate to jst. or blocking @ braced wall panel | 3-16d |
| 8- Top plate to stud, End nail | 2-16d |
| 9- Stud to sole plate, Toe or End nail | 4-8d |
| 10- Double stud, Face nail | 16d @ 24" o.c. |
| 11- Double top plates, Face nail | 16d @ 16" o.c. |
| 12- Double top plate lap splice, Face nail | 8-16d |
| 13- Block'g between jst or rafter to top plate, Toe nail | 3-8d |
| 14- Rim jst. to top plate, Toe nail | 8d @ 6" o.c. |
| 15- Top plate, Lap, Intersection, Face nail | 2-16d |
| 16- Continuous header, two pieces, End nail | 3-8d |
| 17- Ceiling jst. to plate, Toe nail | 4-8d |
| 18- Continuous header to stud, Toe nail | 3-16d |
| 19- Ceiling jst. lap over partition, Face nail | 3-16d |
| 20- Ceiling jst. to parallel rafter, face nail | 3-16d |

LEGEND:

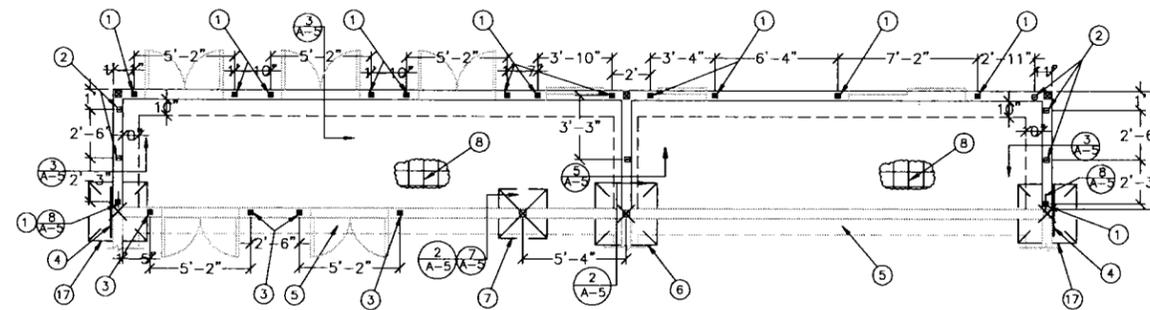
- ☒ 5/8"x20" SSTB20 A.B./HDU2 w/4x4 POST
- ⊕ 5/8"x12" EMBERMENT ANCHOR BOLTS w/ 3x3x1/4" WASHER @ 48" O.C. WITHIN 12" OF EACH END
- ⊙ 5/8"x16" THREAT ROD w/EXPOSY 3x3x1/4" WASHER @ 48" O.C. WITHIN 12" OF EACH END
- NEW FOOTING FOUNDATION

ROOF AND CEILING FRAMING PLAN NOTES:

- PROVIDE DBL. ROOF FRAMING MEMBER AROUND ROOF OPENING (WHERE OCCURS)
- PROVIDE DBL. CEILING FRAMING MEMBER AROUND CEILING OPENING (WHERE OCCURS)
- COORDINATE WITH ARCHITECTURAL DRAWING FOR ROOF VENTILATION
- DENOTES 4X4 POST AT 2X4 STUDS WALL AND 4X6 POST AT 2X6 STUDS WALL. ON ROOF PLAN AND BELOW FRAMING U.O.N.
- DENOTES 2X4 STUD AT STUD WALL AND 2X6 STUDS WALL ON ROOF PLAN AND BELOW FRAMING U.O.N.
- DENOTES 4X4 POST ABOVE BEAM OR HEADER U.O.N.
- PROVIDE RADIANT BARRIER AT (N) ROOF AREA.

FOUNDATION AND FLOOR FRAMING PLAN NOTES:

- CONTRACTOR TO VERIFY (E) CONTINUE SPREAD FOOTING (IF DRILLED PIERS OR P.T. SLAB OCCUR CONTACT STRUCTURAL ENGINEER FOR FURTHER RECOMMENDATIONS. TYP. AT EXISTING FOOTINGS)
- EXCAVATION SHALL BE MADE AS NEAR AS POSSIBLE TO THE LINES REQUIRED BY THE FOOTING. NO MATERIAL IS TO BE OVER EXCAVATED.
- VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY OWNER PRIOR TO EXCAVATION IN THE EVENT SUCH UTILITIES ARE ENCOUNTERED.
- SETBACK CONDITIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO TRENCHING AND FORMING FOUNDATION. THE FOUNDATION SUB-CONTRACTOR SHALL COORDINATE WITH G.C. AND THE OWNER OR SURVEYOR.
- USE 2X6 STUDS @ 16" O.C. AT SHEAR WALL WITH PLUMBING
- USE DBL. 2X4 STUDS @ 16" O.C. AT EXTERIOR WALL HEIGHT OVER 10 FT WALL
- USE 2X4 STUDS @ 16" O.C. ELSEWHERE U.O.N.
- USE 6X HEADER AT 2X6 STUDS WALL U.O.N.
- USE 4X HEADER AT 2X4 STUDS WALL U.O.N.
- PROVIDE MIN. 4X FULL HEIGHT POST AT EACH END OF SHEAR WALL U.O.N. ON THE PLAN.
- ALL METAL ANCHORS, FASTENERS, CONNECTORS, ETC., THAT WILL BE IN CONTACT WITH PRESSURE TREATED LUMBER MUST BE DIPPED GALVANIZED OR OTHER APPROVED CORROSION RESISTANT MATERIAL.
- HOLES AT EXISTING FOUNDATION TO BE CLEAN AND DOWELS, ANCHOR BOLTS AND HOLDOWN ANCHORS TO BE SET PRIOR TO CALLING THE ENGINEER OF RECORD AT (408) 717-0809 FOR EPOXY OBSERVATION. THE OBSERVATION REPORT SHALL BE PROVIDED TO CITY PRIOR TO FINAL INSPECTION.
- ANCHOR BOLTS AND HOLDOWN ANCHORS TO BE SET AND POSITIONED IN PLACE AT THE NEW FOUNDATION PRIOR TO CALLING FOR FOUNDATION INSPECTION.

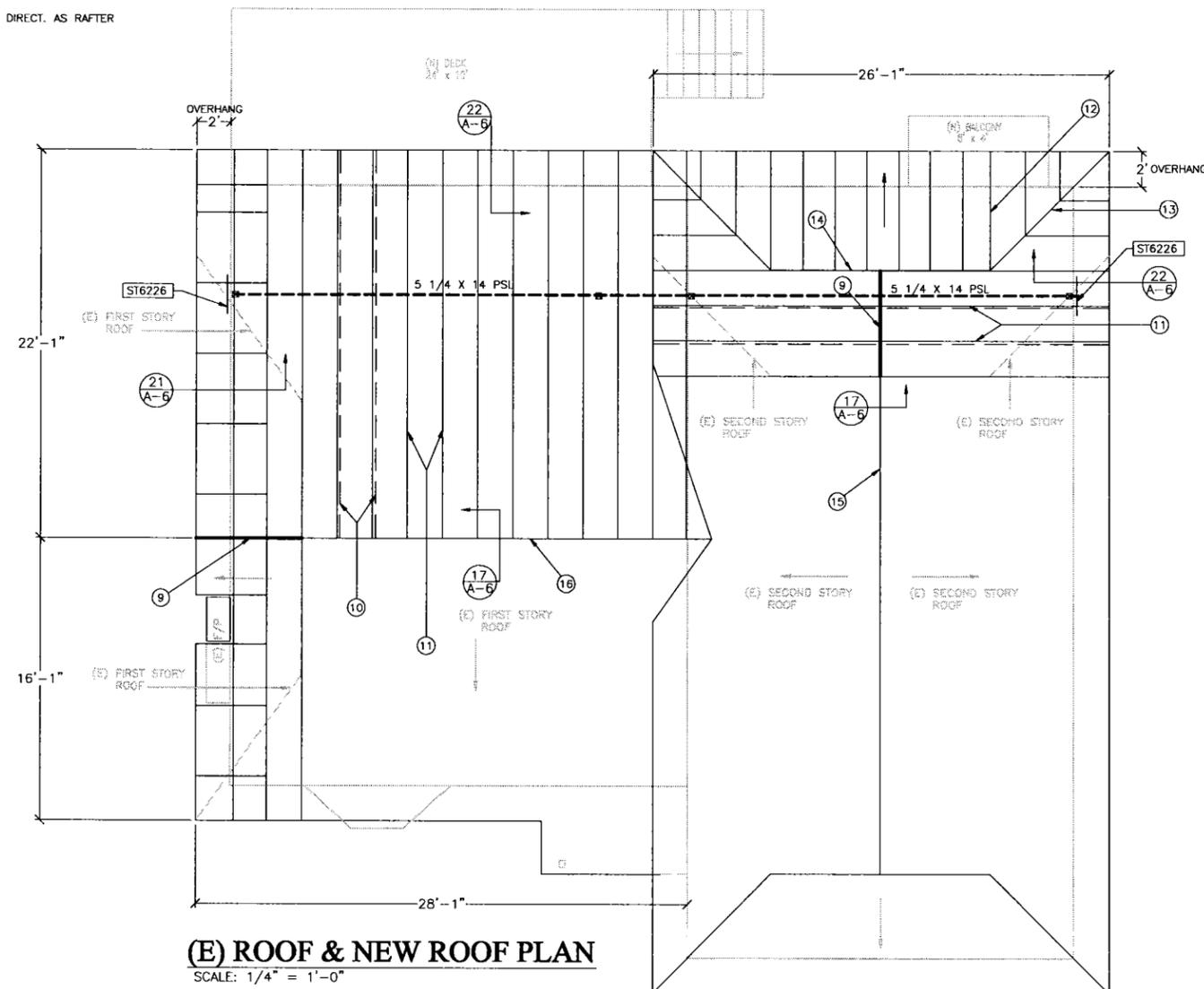


FOUNDATION PLAN

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

KEY NOTES:

- SSTB20/HDU2, 4x4 POST
- 5/8"x12" EMBERMENT ANCHOR BOLTS w/ 3x3x1/4" WASHER @ 48" O.C. WITHIN 12" OF EACH END.
- 5/8"x16" THREAT ROD w/ EXPOSY 3x3x1/4" WASHER @ 48" O.C. WITHIN 12" OF EACH END.
- MST37 STRAP CONN. NEW TO EXIST. FRAMING BASE.
- (E) FOUNDATION
- 38" SQ. C.B. FOOTING DETAIL 2 SHT A-5
- 30" SQ. C.B. FOOTING DETAIL 2 SHT A-5
- 4" CONC. SLAB w/ #4 @ 18" O.C. E.W. o/2" SAND & 6 MIL. MIN. MEMBRANE o/4" COMPACTED BASE ROCK.
- (N) 2x10 RIDGE
- 2x8 CEILING JOIST @ 16" O.C. RUN SAME DIRECT. AS RAFTER
- 2x8 RAFTER @ 16" O.C. TYP. U.O.N.
- 2x8 RAFTER @ 16" O.C. w/ LSU26 TYP.
- 2x8 HIP RIDGE w/ HRC HANGER TYP.
- (N) SECOND STORY ROOF.
- (E) SECOND STORY ROOF.
- (E) FIRST STORY ROOF.
- 36" SQ. C.B. FOOTING DETAIL 2 SHT A-5



(E) ROOF & NEW ROOF PLAN

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

REVISION	BY

HTD
Drafting Design & Construction
3241 Dundee Court, San Jose, Ca. 95121
Tel: (925) 383-8340 / (408) 550-3786
Email: thuongdesigner2017@gmail.com

**ROOF PLAN
FOUNDATION PLAN**

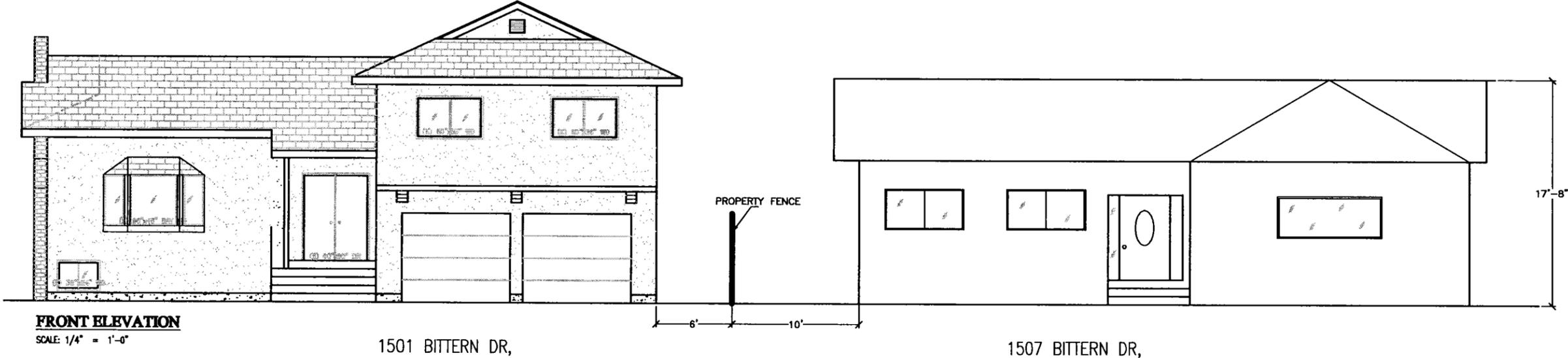
Project Name and Address:
**TWO STORY-NEW ADDITION FOR:
MOISE NAHOURAI
1502 BITTERN DR
SUNNYVALE, CA. 94087**

Date: SEP 12, 2017
Scale: AS NOTED
Drawn: T. PHAM
Job #:

**SHEET
A - 4**

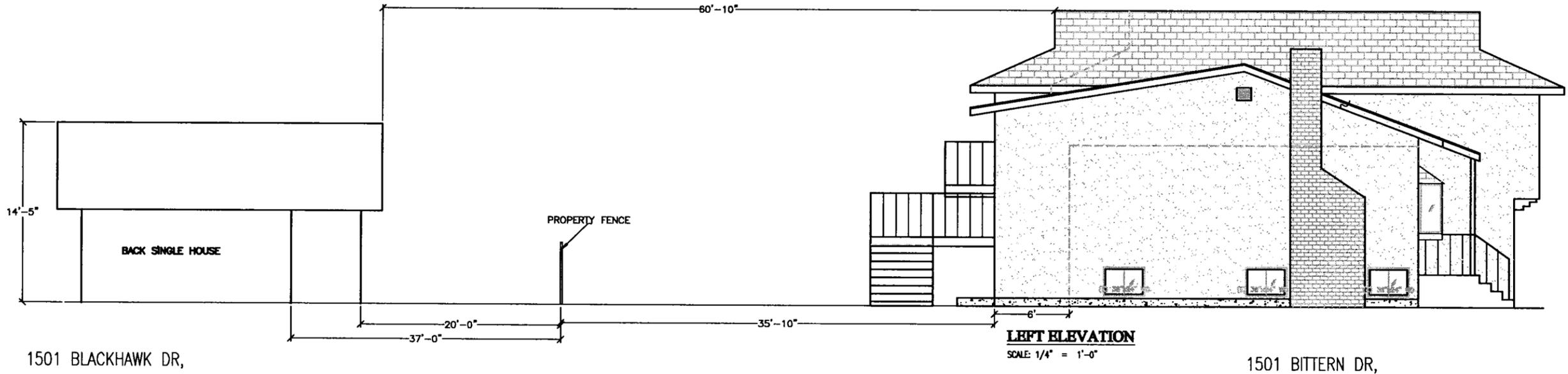
STREETSCAPE ELEVATION

DUNHOLME WAY

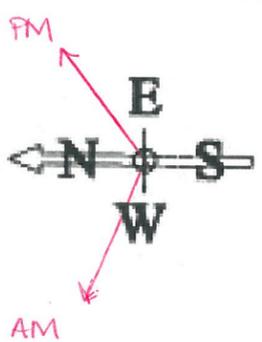
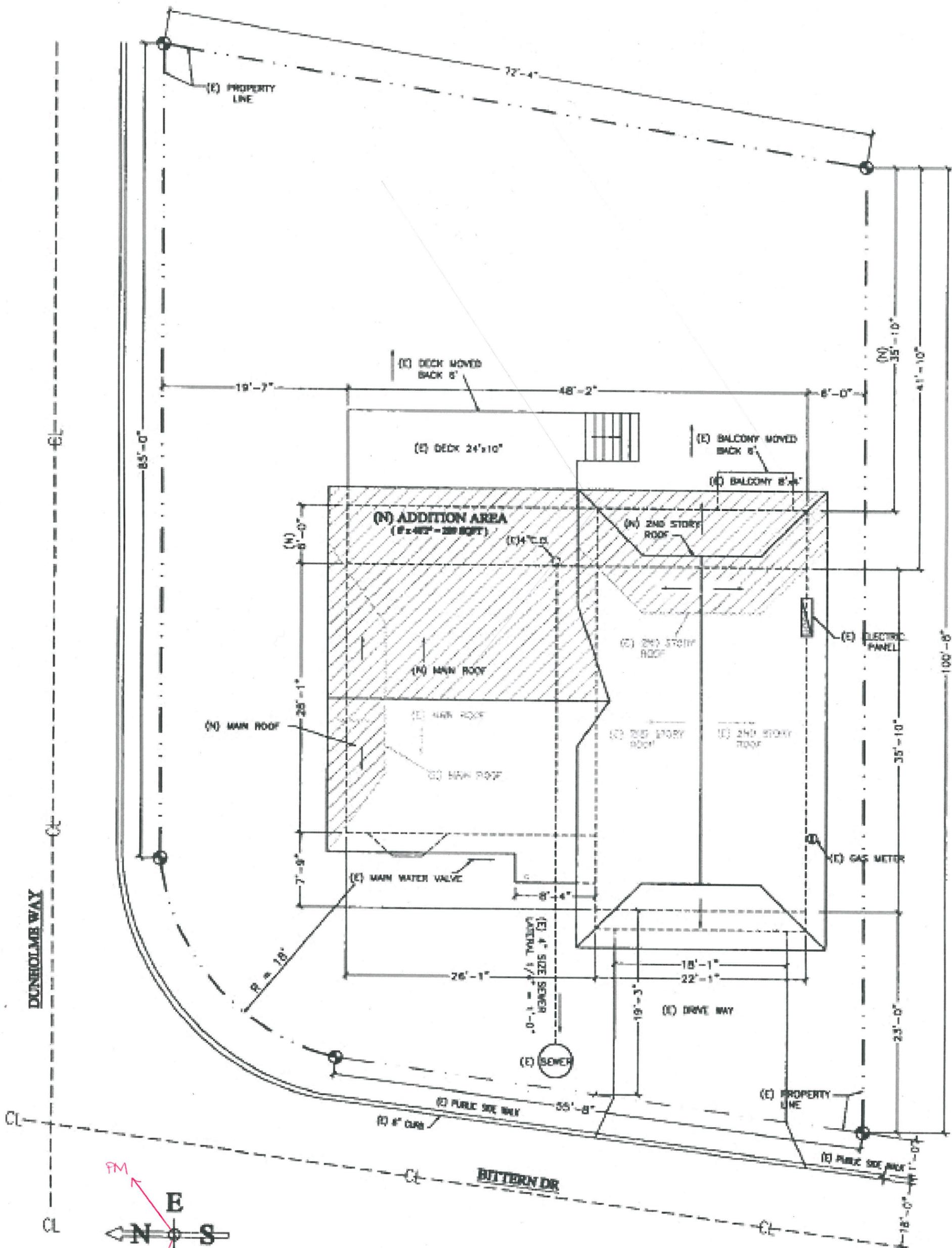


View From BITTERN DRIVE

BLACKHAWK DR



View From DUNHOLME WAY



SITE PLAN

ENC. 14 - T-1

SHADING PLAN