

NEW MIRAMONTE RESIDENCE TBD JOHNSTON ROAD PLEASANTON, CA

RECEIVED on 01/11/2024 CDLP23-02056
By Contra Costa County
Department of Conservation and Development

BUILDING CODE CRITERIA

2022 CALIFORNIA BUILDING CODE (2021 IBC WITH STATE AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (2021 UMC WITH STATE AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (2021 UPC WITH STATE AMENDMENTS)
2022 CALIFORNIA ELECTRIC CODE (2021 NEC WITH STATE AMENDMENTS)
CALIFORNIA ENERGY CODE, 2022
COUNTY OF CONTRA COSTA CONSTRUCTION ORDINANCES

STRUCTURAL DESIGN CRITERIA	
Roof LL	20 /16 psf
Attic LL	10 psf
Floor LL	40 psf
Wind Speed	110 mph
Wind Exposure	C
Site Class	D
Seismic Design Category	D
SDS	1.373
V =	0.196W
Importance Factor	1.0

CONSTRUCTION TYPE: V-B
OCCUPANCY TYPE: R-3

APN: 204-120-015-1 ZONED R-L

TOTAL LIVING AREA 2194 sf

COVER'D PORCHES 364 sf
282 sf
646 sf

GARAGE 536 sf
TOTAL AREA 3376 sf



FRONT ELEVATION

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

SHYER-K ENGINEERING
ARCHITECTURAL ENGINEERING DESIGN
980 MAIN CREEK ROAD
WEAVER, ID 83672
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kshyer@shyer-k.com

SITE PLAN, FRONT ELEVATION,
DETAILS AND NOTES

MIRAMONTE RESIDENCE
TBD JOHNSTON ROAD
PLEASANTON, CA

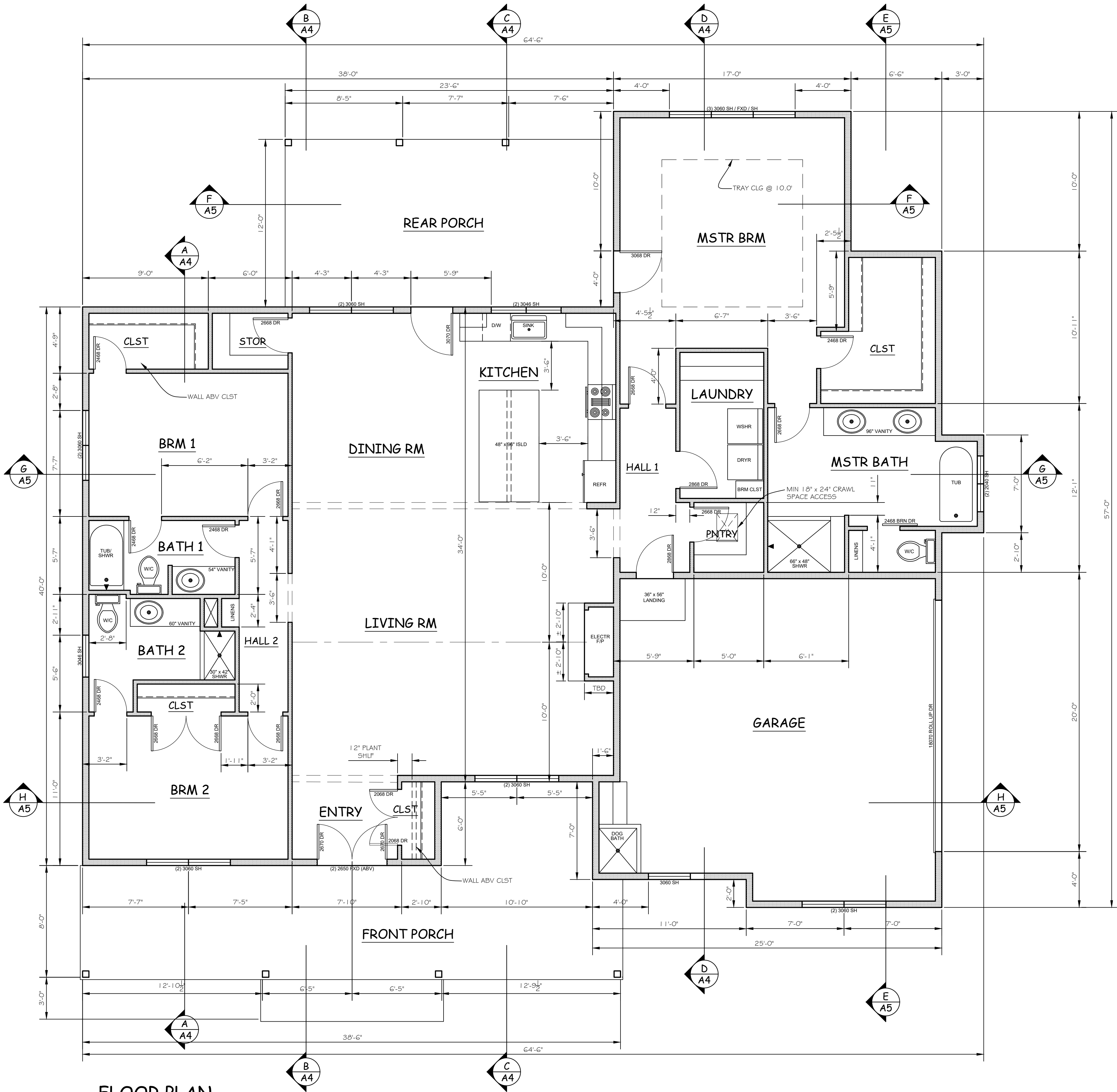
DATE
JUNE 2023
SCALE
AS SHOWN
DRAWN BY
K.S. WRIGHT
DWG FILE
23.09

DRAWING NO.
A1
SHT 1 OF 6

w/h HVAC
attic access?

FOUNDATION NOTES:

- A. Provide R-19 insulation in all new floor areas U.O.N.
- B. Provide metal foundation vents per venting calculations on Foundation Plan. Do not block (e) vents.
- C. Provide solid blocking under walls that run perpendicular to floor joists. Provide double floor joists under walls running parallel to floor joists.
- D. Provide new crawl space access. Minimum 18" x 24". See plan for location. Use joist hangers as needed.



FLOOR PLAN

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

ELEVATIONS,
DETAILS AND NOTES

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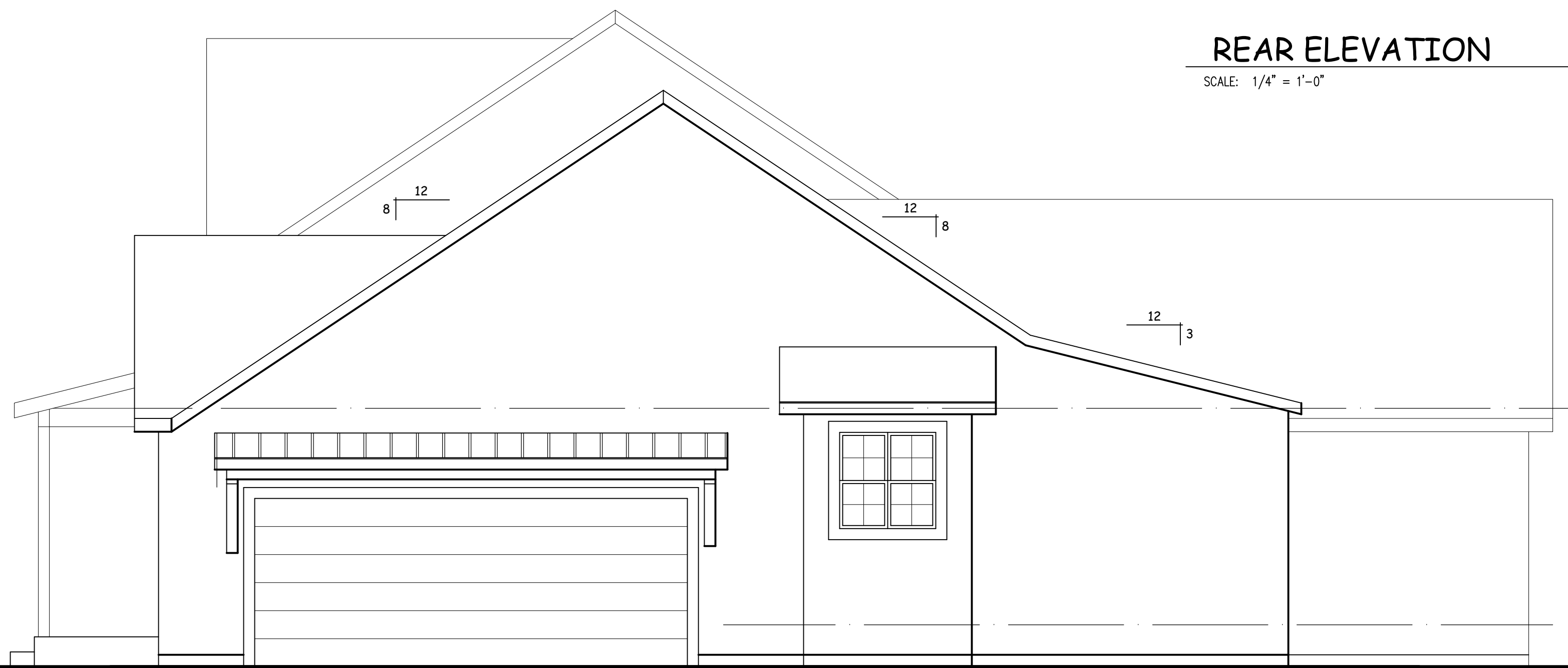


REAR ELEVATION

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

WINDOW & GLAZING NOTES:

- Minimum window area shall be 8% of the floor area of any habitable space with 4% of the area operable. CRC Section R303.1.
- Bedroom windows shall comply with CRC R310.1 for egress. Windows shall have a minimum net clear openable area of 5.7 sf w/ a minimum net clear openable height of 24". The minimum net clear openable width dimension shall be 20". Egress windows shall have a maximum finished sill height of not more than 44" above the floor.
- Glazing in an individual fixed or operable panels adjacent to a door where the nearest vertical edge is within a 24" arc of either vertical edge of the door in a closed position and where the bottom edge of the glazing is less than 60" above the walking surface shall be safety glazing. CRC Section R308.4.
- Provide safety glazing where windows are within 18" of the floor and/or when adjacent to all stairways and landings.
- Safety glazing is required for all doors and enclosures for all bathtubs, showers, hot tubs, whirlpools, saunas, steam rooms. Hinged shower doors shall open outward.
- All new door and window returns shall be minimum 3" (2 studs) wide, U.O.N.
- Windows shall be dual paned, insulated. All windows shall be **Milgard Tuscan Series** with **vinyl** frames. Title 24 calls to match.
- All windows shall be labeled in accordance with T-24 requirements. All windows and glass doors have U-Factor = 0.35 and SHGC = 0.35.
- All exterior doors and windows shall have a head ht. of 7'-0" U.O.N. on the plans.

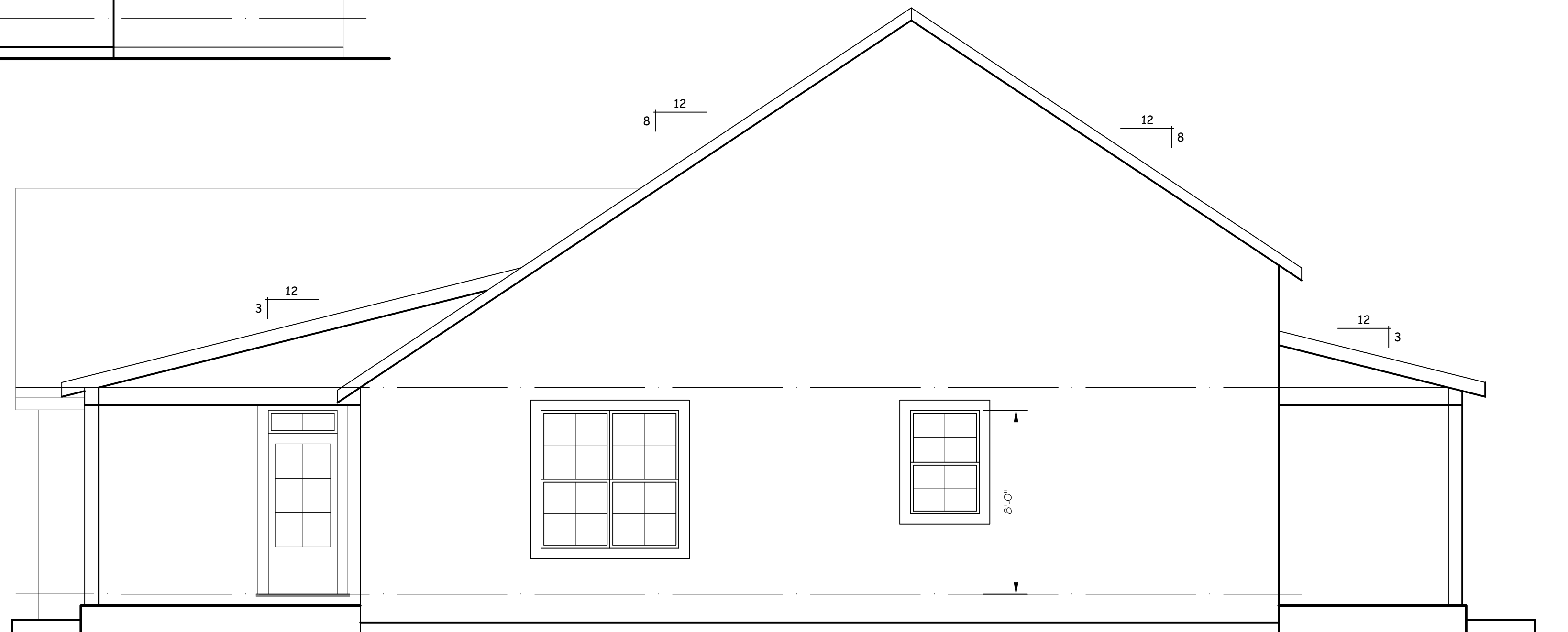


RIGHT ELEVATION

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

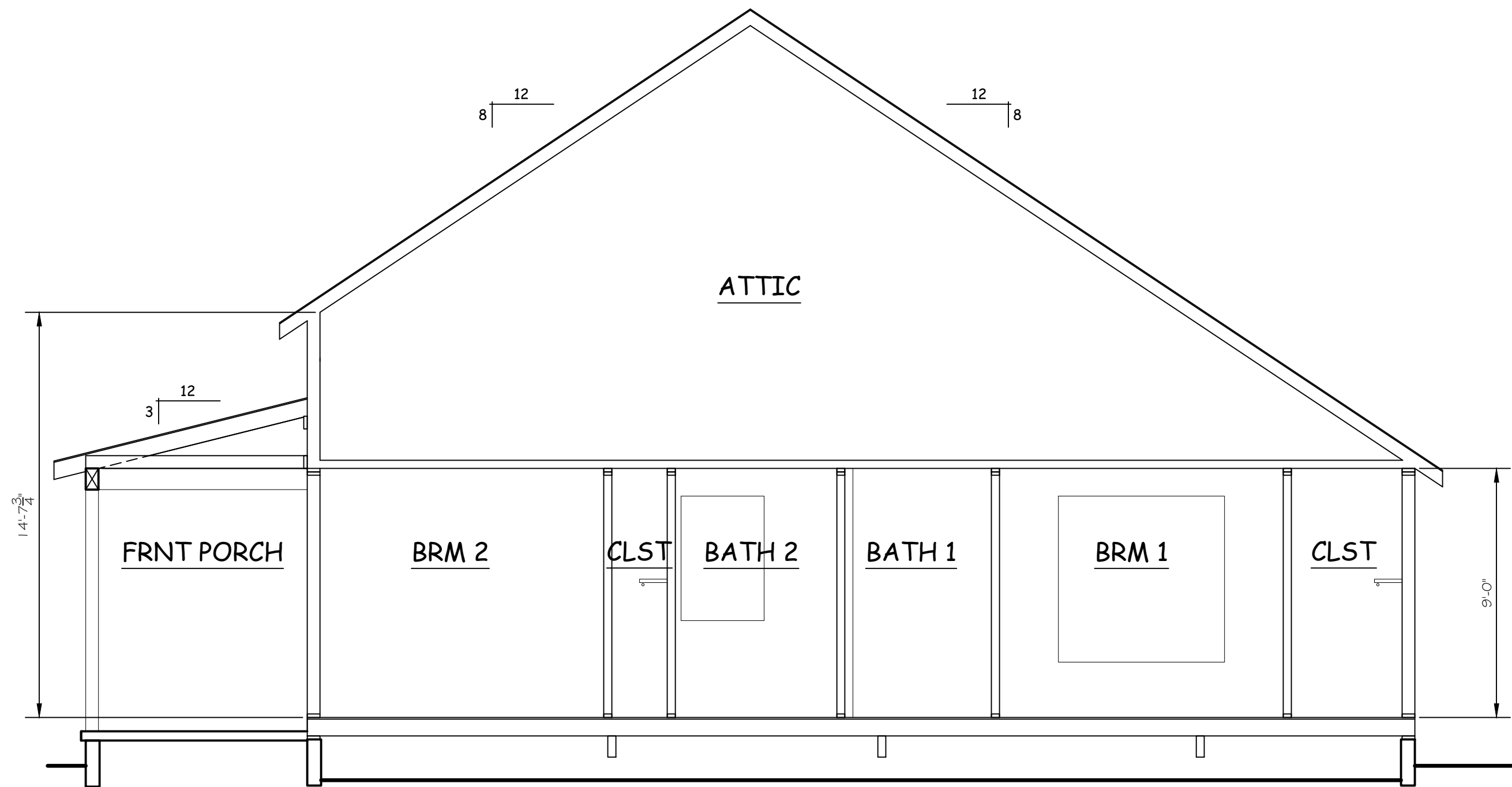
FRAMING NOTES:

- Provide min. R-30 insulation in all attic spaces U.O.N. Provide R-15 insulation in all under floor areas.
- Exterior walls shall be 2x 6 studs @ 16" o.c. U.O.N. Use 2x 4 studs @ 16" o.c for interior walls, U.O.N.
- All exterior walls and walls common to the house & garage shall have R-13 insulation.
- Provide metal gutters & downspouts.
- Provide attic venting per venting calculations.
- Provide 2x wood fascia at all eaves.
- New walls and ceilings common to house & garage shall be of fire resistive constr. sheathed w/ 5/8" Type X sheetrock on the garage side from the fdn. to the underside of roof sheathing. Include all posts, beams, ceilings and walls of garage adjacent to and supporting residence.
- Door(s) common to garage and house shall be 20 min. labeled, tight fitting w/ weather stripping. Door(s) shall be self-closing and self-latching.
- Provide min. 22" x 30" attic access w/ weather stripping having min. clr. ht. of 30" in location shown on fir. plan. Provide switch lighting w/in reach of access door.

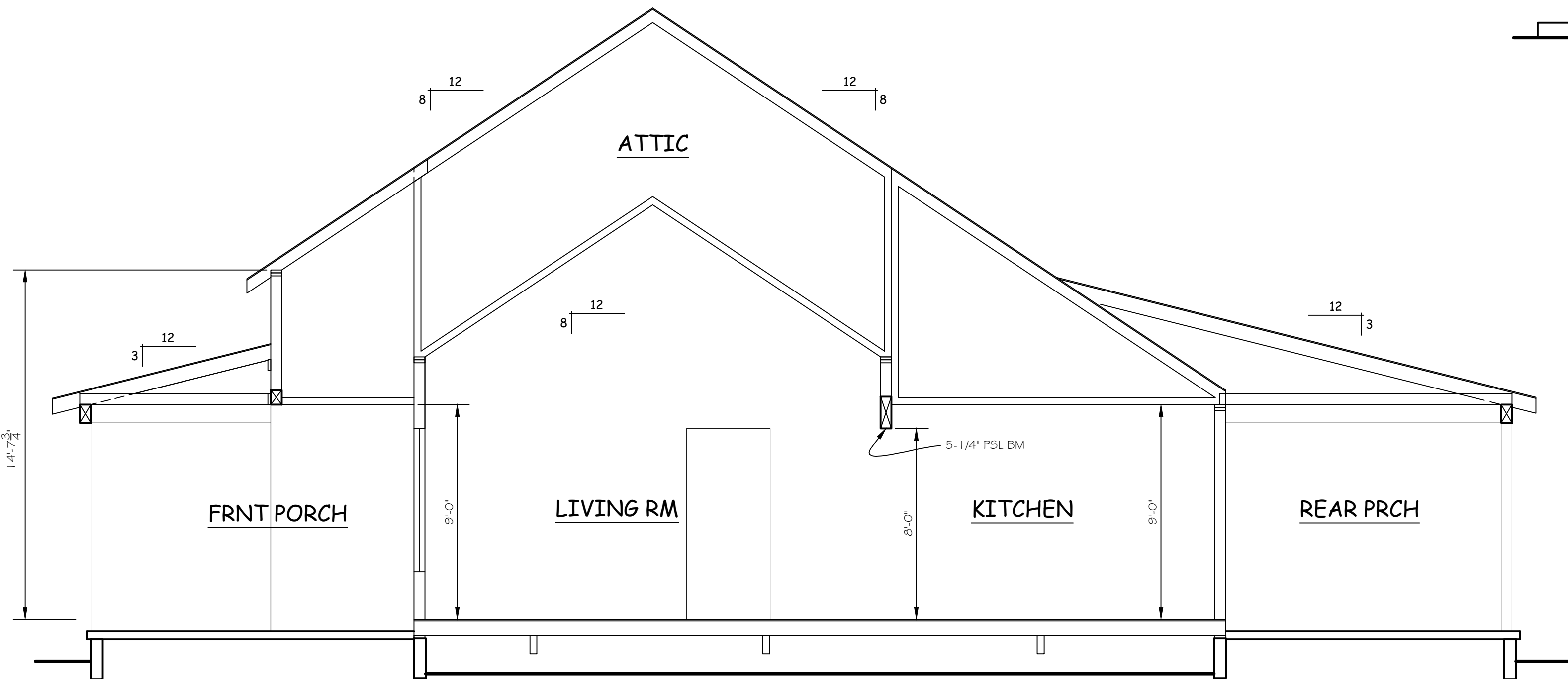


LEFT ELEVATION

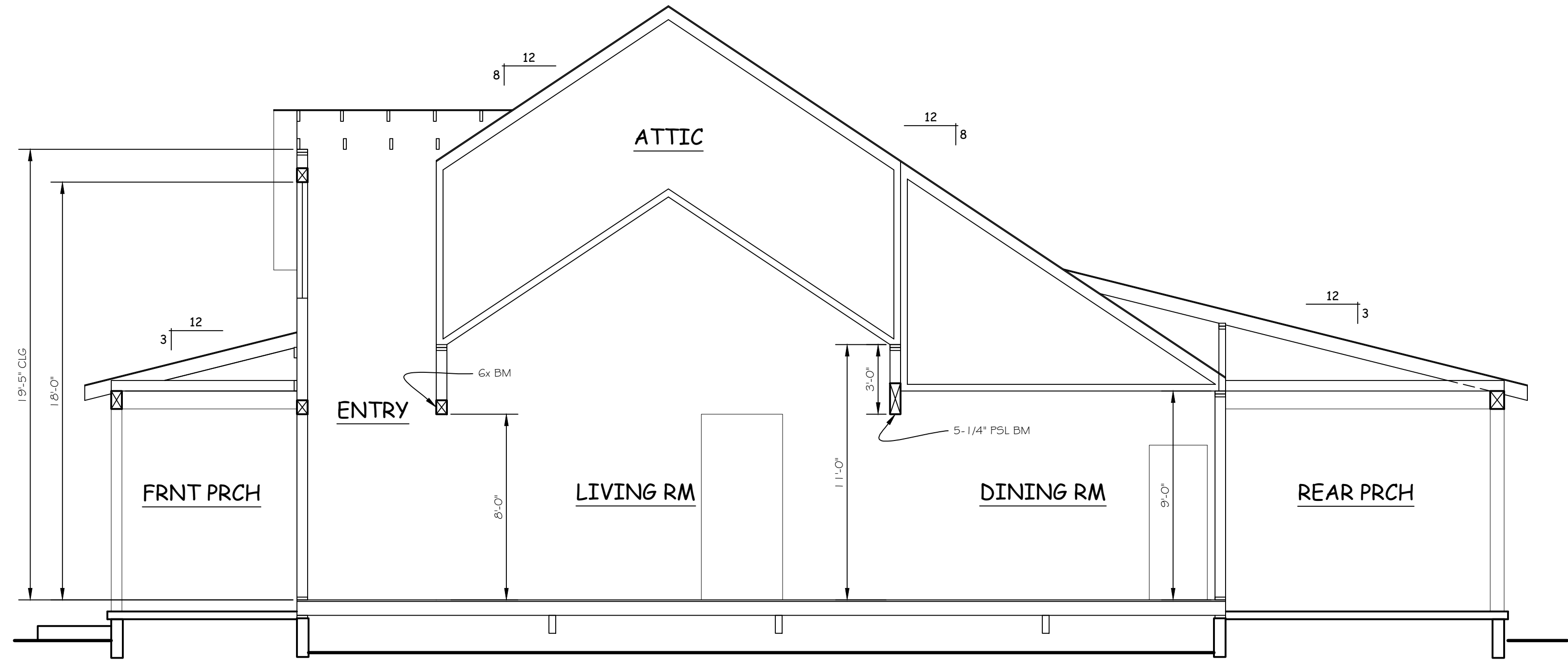
SCALE: 1/4" = 1'-0"



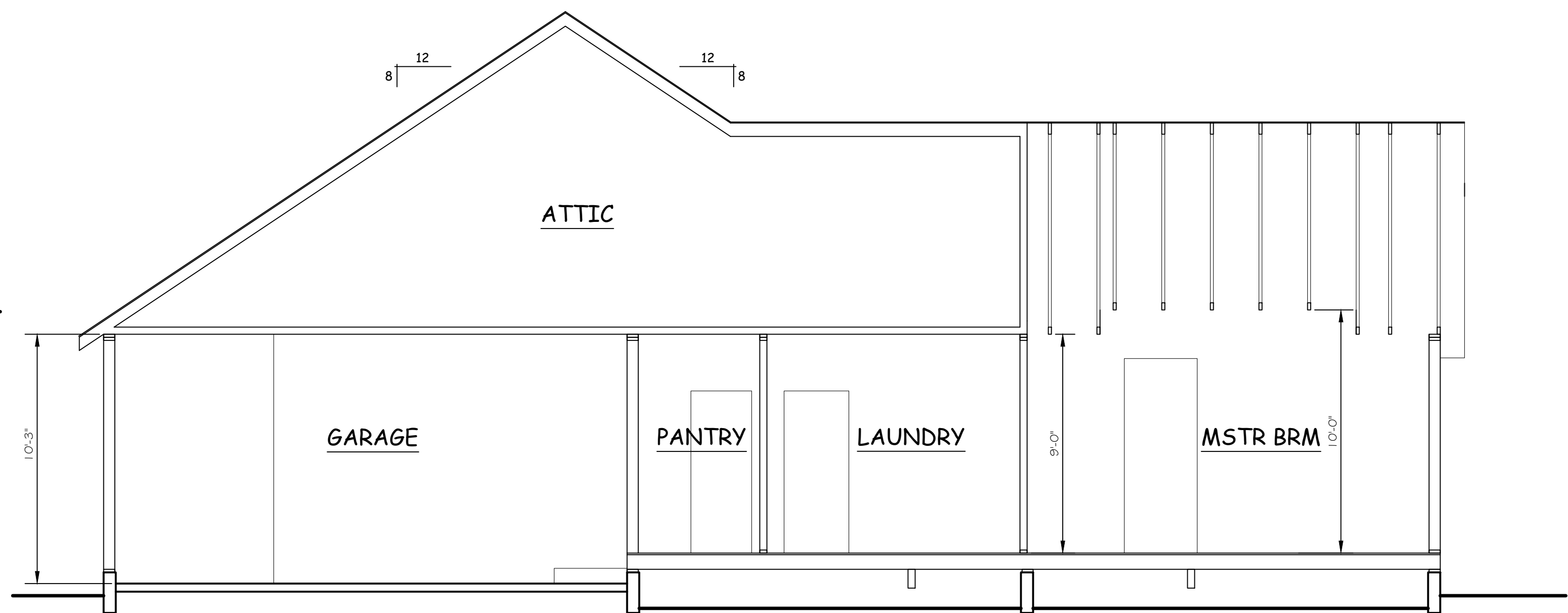
A
A4 SECTION
SCALE: 1/4" = 1'-0"



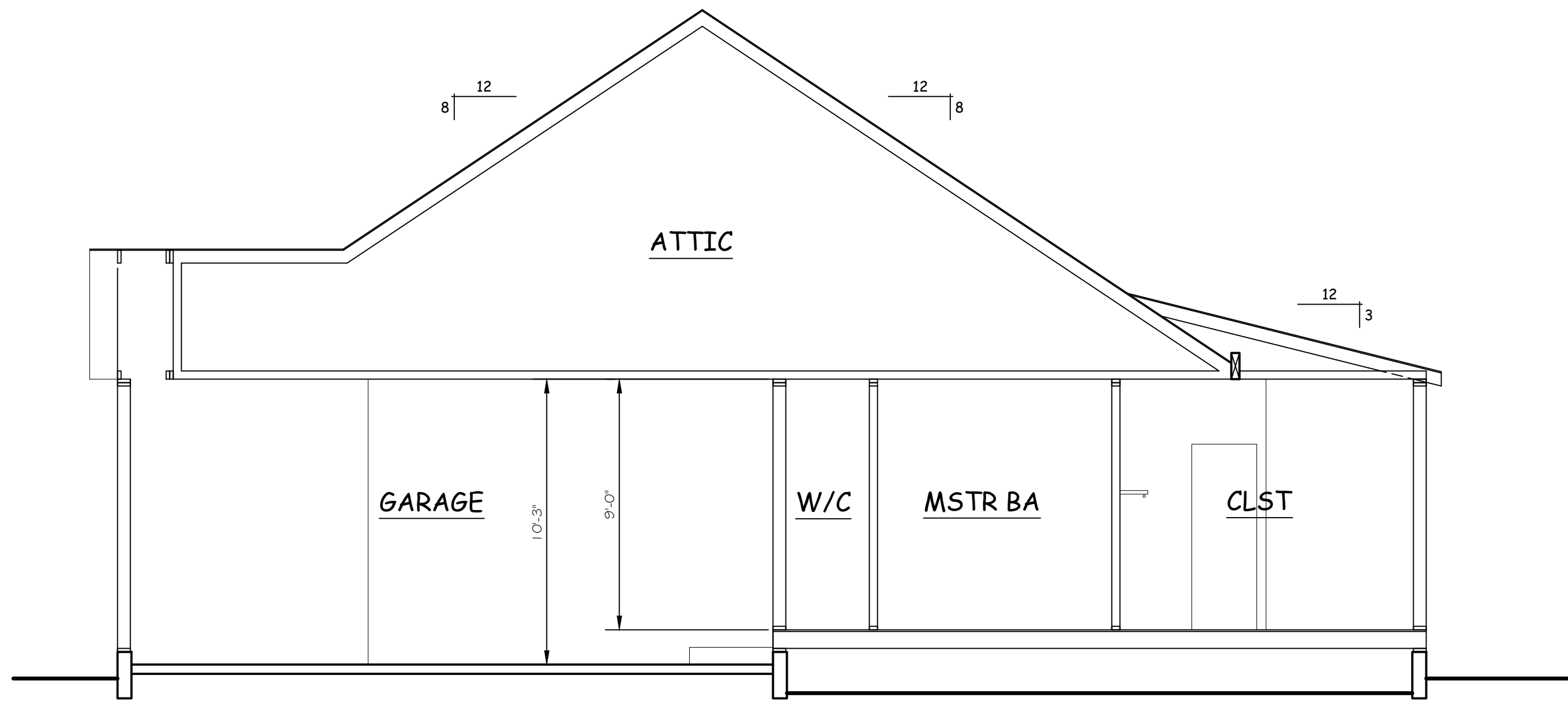
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A4 SECTION
SCALE: 1/4" = 1'-0"



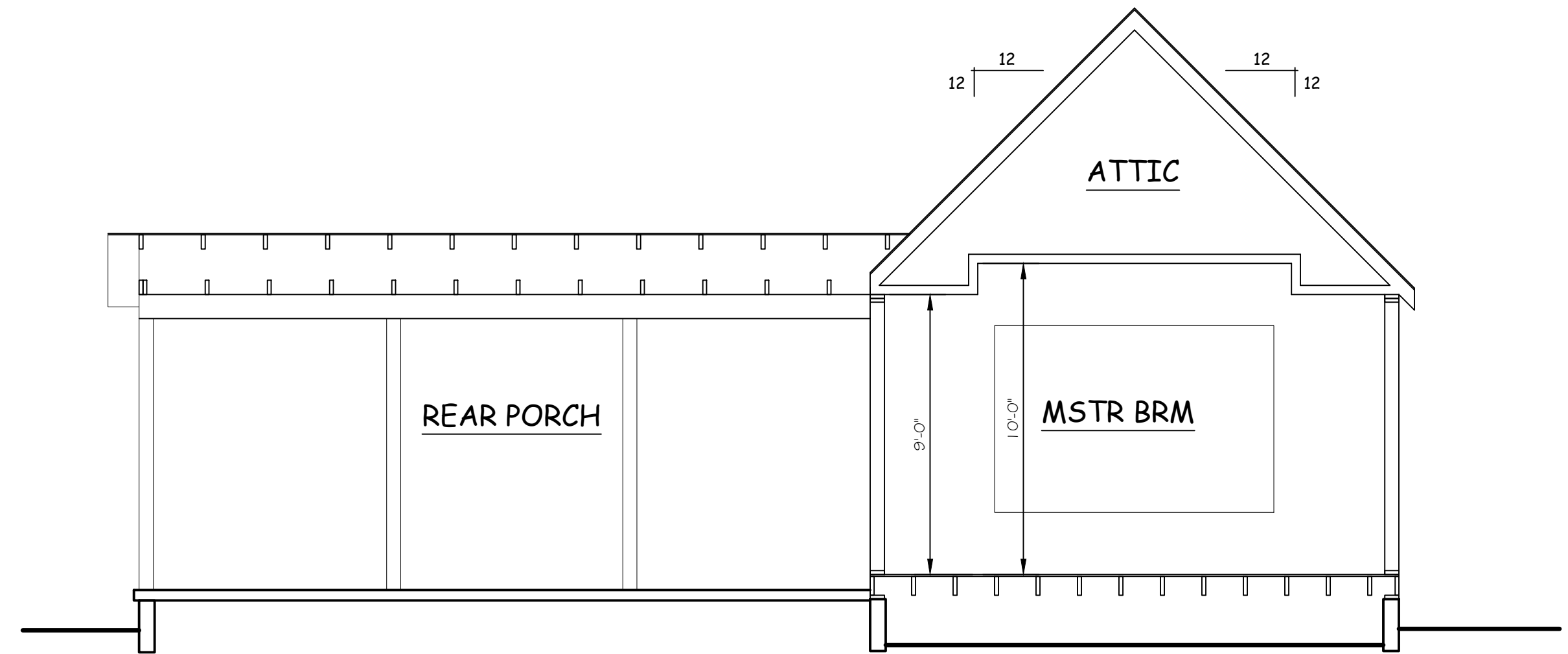
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A4 SECTION
SCALE: 1/4" = 1'-0"



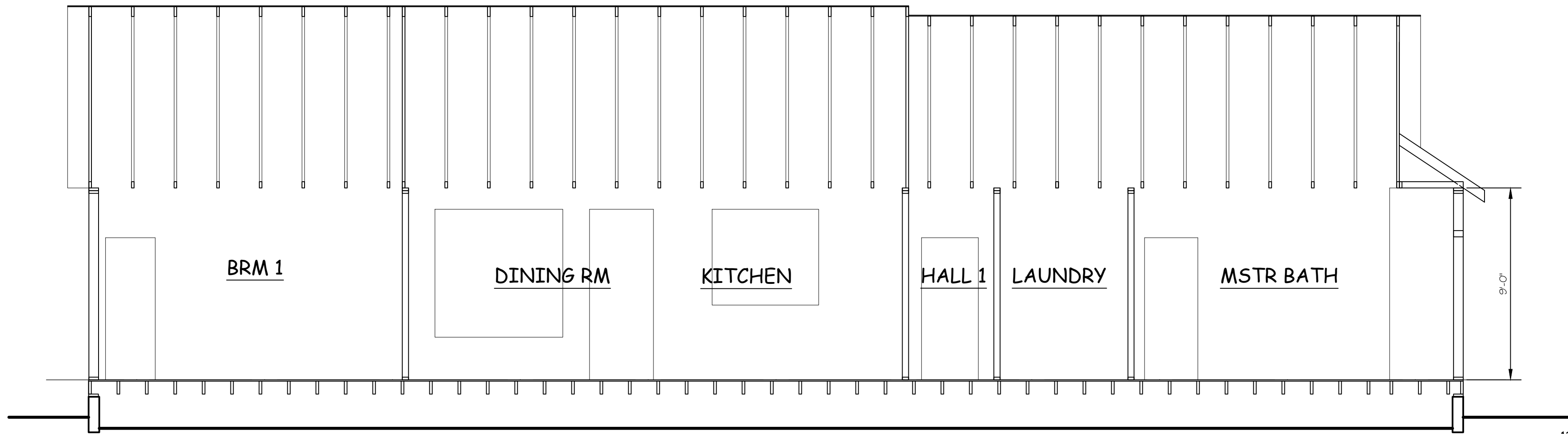
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A4 SECTION
SCALE: 1/4" = 1'-0"



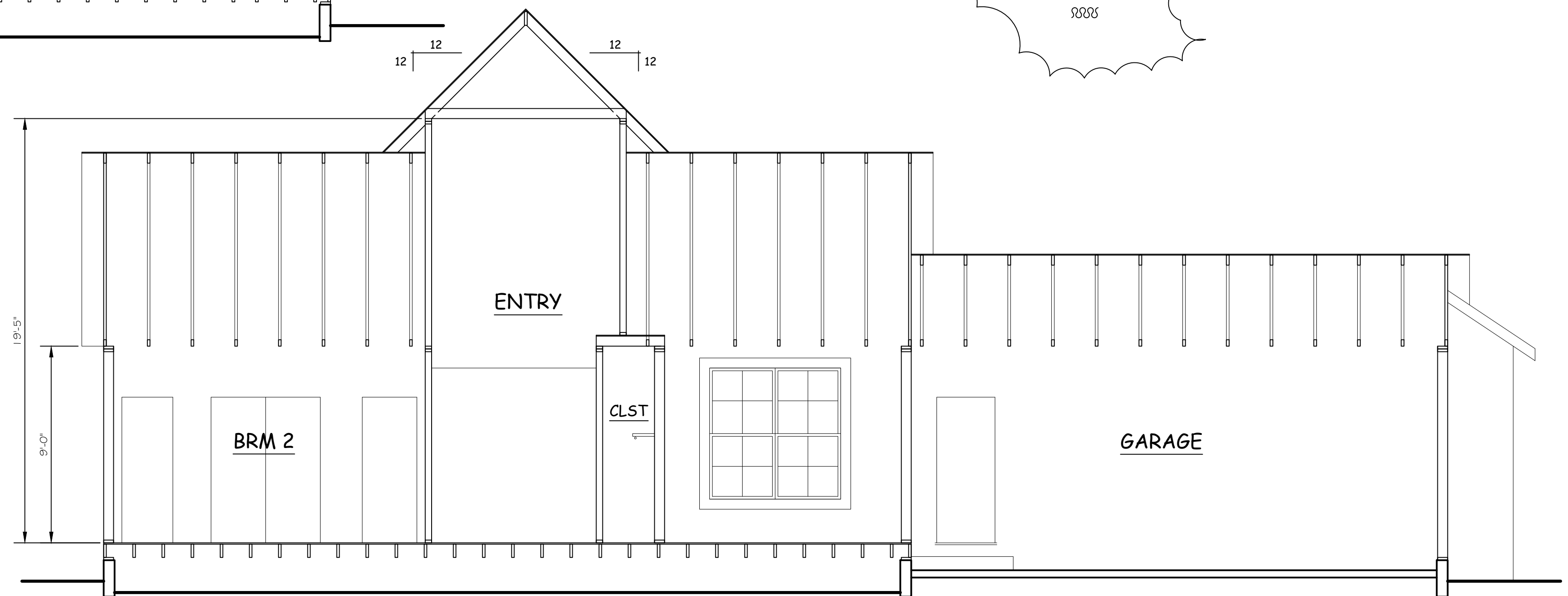
E
A5 SECTION
SCALE: 1/4" = 1'-0"



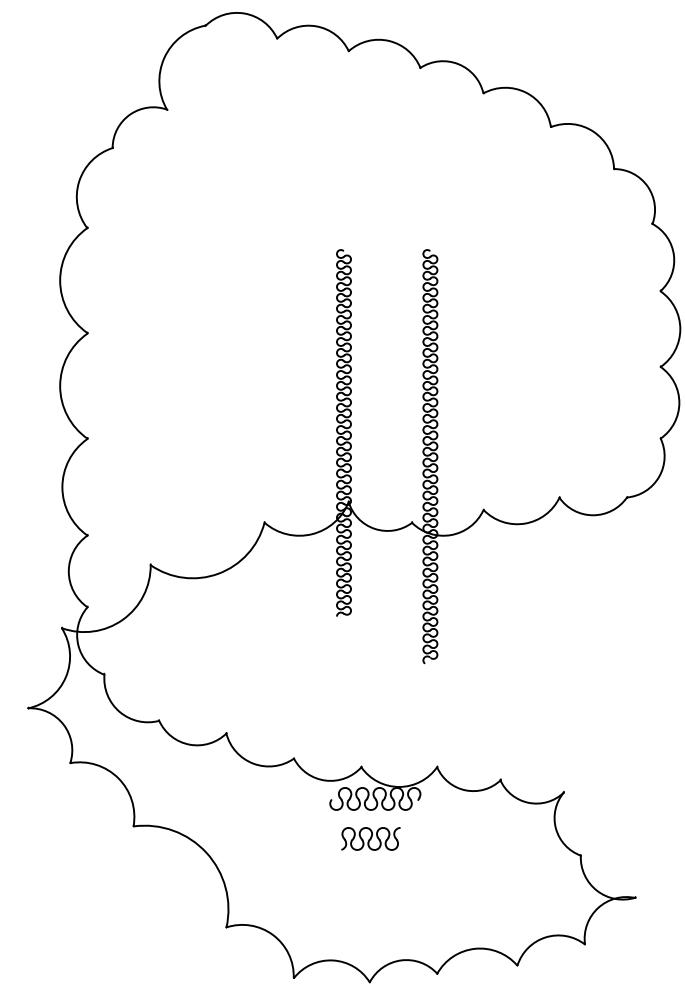
F
A5 SECTION
SCALE: 1/4" = 1'-0"



G
A5 SECTION
SCALE: 1/4" = 1'-0"



H
A5 SECTION
SCALE: 1/4" = 1'-0"



A. Pre-fabricated timber trusses shall be designed and fabricated with ICC approved plate fasteners. Lumber used in trusses shall be Douglas Fir. Trusses shall be designed by a registered Civil Engineer, licensed in California; design calculations and shop drawings shall be provided for review by the engineer of record, then submitted to the Building Department.

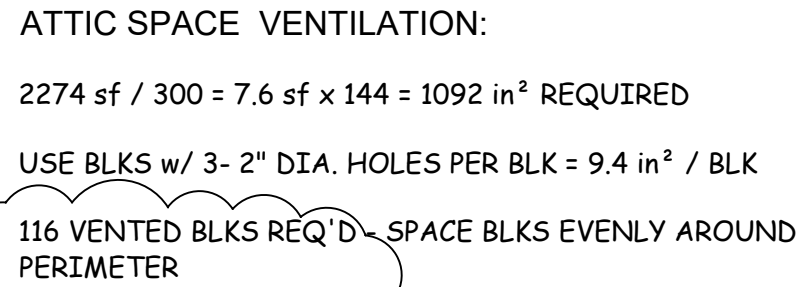
Roof trusses: Top chord loading: DL = 17 psf
LL = 16 psf Top Chord shall be min 2x 6

Bottom chord loading: $DL = 5 \text{ psf}$
 $LL = 10 \text{ psf}^*$ * Not simultaneous with top chord LL
 $TL = 38 \text{ psf}$

1. Install all backing, blocking and stripping required for the work of other trades.

J. Brace all trusses and pre-fabricated wood joists during erection and after permanent installation.

K Review prior to installation: Prior to installation of trusses, two copies of the following materials bearing the approval of the Engineer of Record (Shaer-K Engineering) in the form of a separate letter must be submitted to the Building Official for review at least two weeks prior to frame inspection: (1) truss layout drawings; and (2) truss calculations and details showing axial and bending stresses and joint designs, clearly indicating that designs conform to the 2020 CBC.



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