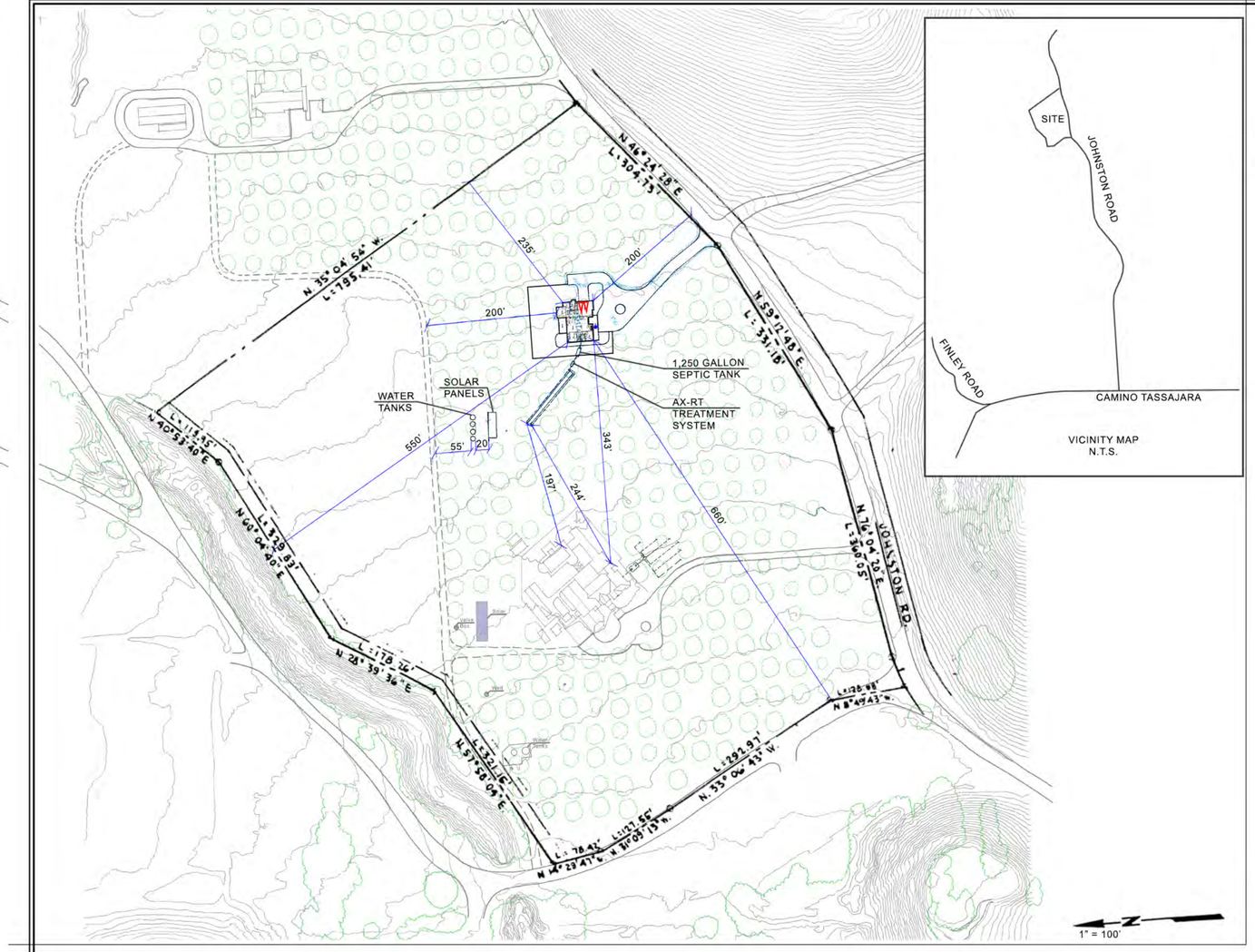

RECEIVED on 01/11/2024 CDLP23-02056
By Contra Costa County
Department of Conservation and Development

NEW MIRAMONTE RESIDENCE
TBD JOHNSTON ROAD
PLEASANTON, CA

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"

SHOVER-K ENGINEERING
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kserke@yahoo.com

FOR Plann'g Apprv 7.23

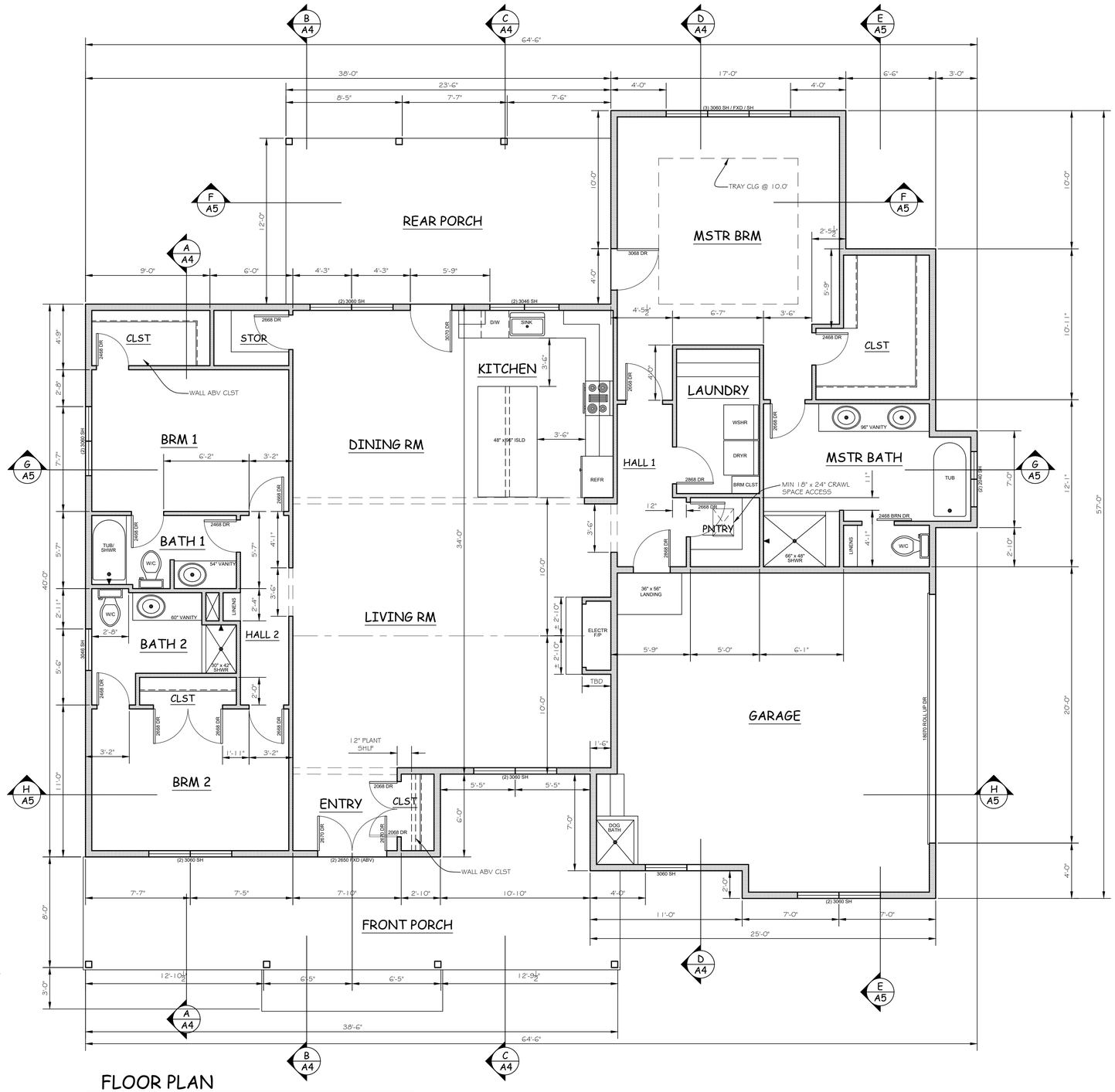
SITE PLAN, FRONT ELEVATION, DETAILS AND NOTES

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?



FLOOR PLAN

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

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.

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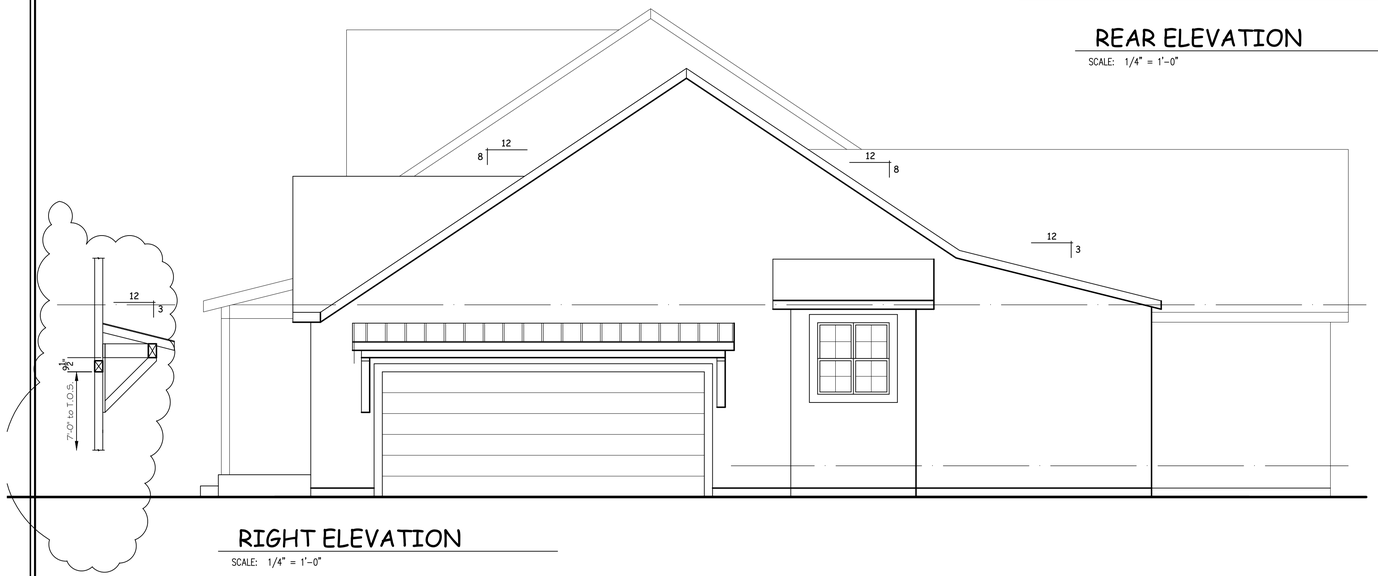
FLOOR PLAN, DETAILS AND NOTES

MIRAMONTE RESIDENCE
TBD JOHNSTON ROAD
PLEASANTON, CA

DATE	JUNE 2023
SCALE	AS SHOWN
DRAWN BY	K.S.WRIGHT
DWG FILE:	23.09
DRAWING NO.	A2
SHT	2 OF 6

REAR ELEVATION

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



RIGHT ELEVATION

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

WINDOW & GLAZING NOTES:

A. Minimum window area shall be 8% of the floor area of any habitable space with 4% of the area operable. CRC Section R303.1.

B. Bedroom windows shall comply with CRC R310.1 for egress. Windows shall have a minimum net clear openable are 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.

C. 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.

D. Provide safety glazing where windows are within 18" of the floor and/or when adjacent to all stairways and landings.

E. 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.

F. All new door and window returns shall be minimum 3" (2 studs) wide, U.O.N.

G. Windows shall be dual paned, insulated. All windows shall be **Milgard Tuscany Series** with **vinyl** frames. Title 24 calcs to match.

H. 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.

I. All exterior doors and windows shall have a head ht. of 7'-0" U.O.N. on the plans.

FRAMING NOTES:

A. Provide min. R-30 insulation in all attic spaces U.O.N. Provide R-15 insulation in all under floor areas.

B. 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.

C. All exterior walls and walls common to the house & garage shall have R-13 insulation.

D. Provide metal gutters & downspouts.

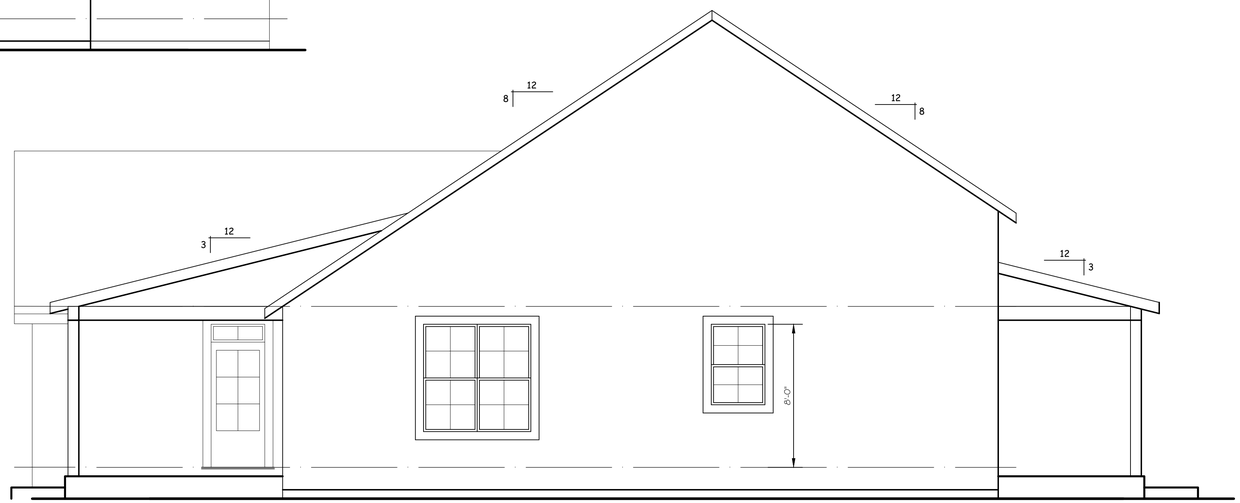
E. Provide attic venting per venting calculations.

F. Provide 2x wood facia at all eaves.

G. 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.

H. 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.

I. Provide min. 22" x 30" attic access w/ weather stripping having min. clr. ht. of 30" in location shown on flr. plan. Provide switch lighting w/in reach of access door.



LEFT ELEVATION

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

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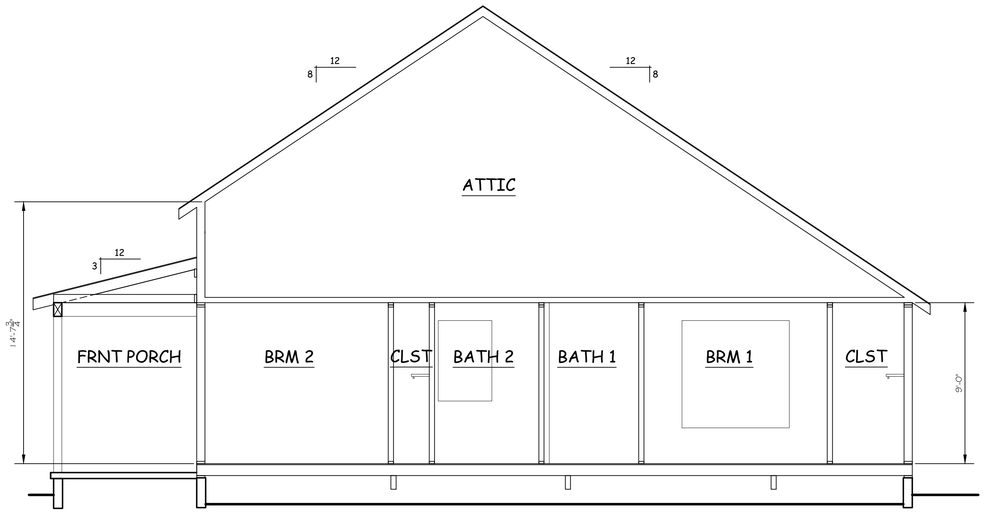
FOR Plann'g Apprvl 7.23

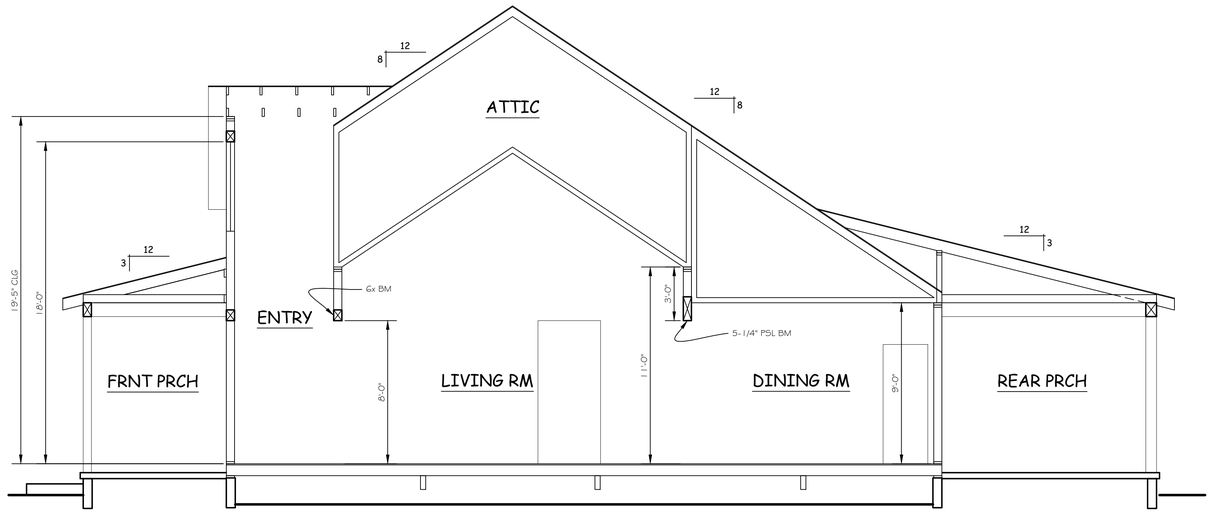
ELEVATIONS, DETAILS AND NOTES

MIRAMONTE RESIDENCE
TBD JOHNSTON ROAD
PLEASANTON, CA

DATE: JUNE 2023
SCALE: AS SHOWN
DRAWN BY: K.S.WRIGHT
DWG FILE: 23.09
DRAWING NO. A3
SHT 3 OF 6



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



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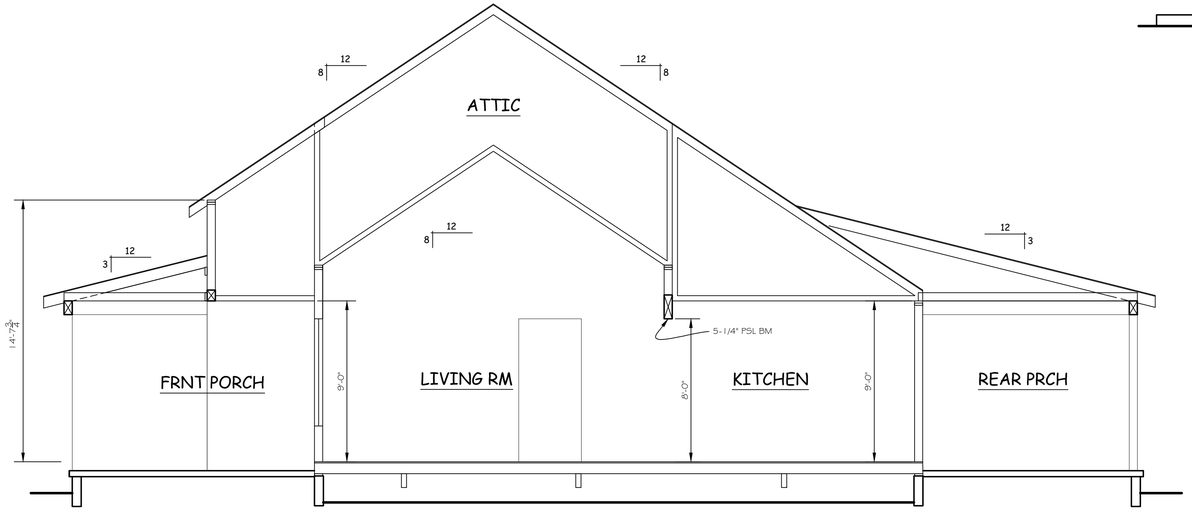
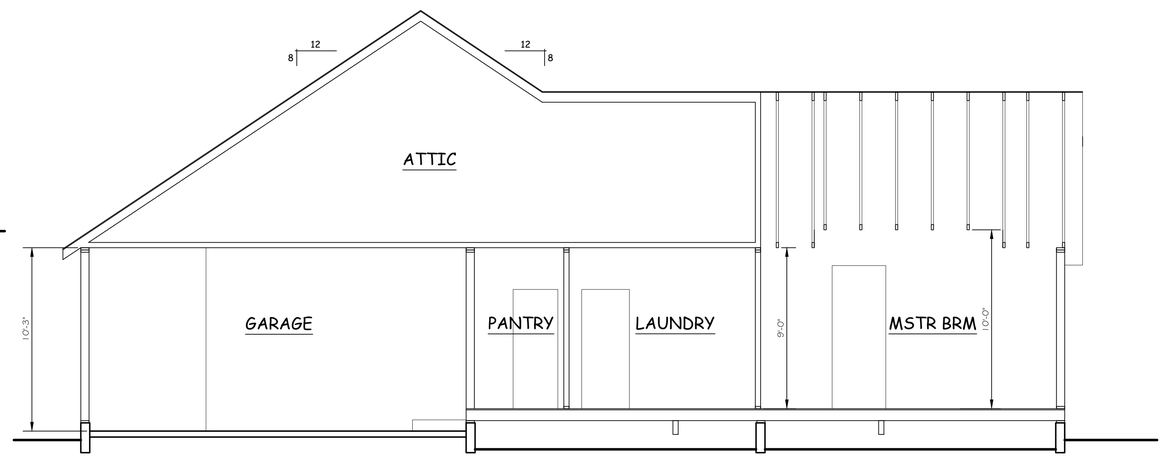


C
A4
SECTION
SCALE: 1/4" = 1'-0"



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

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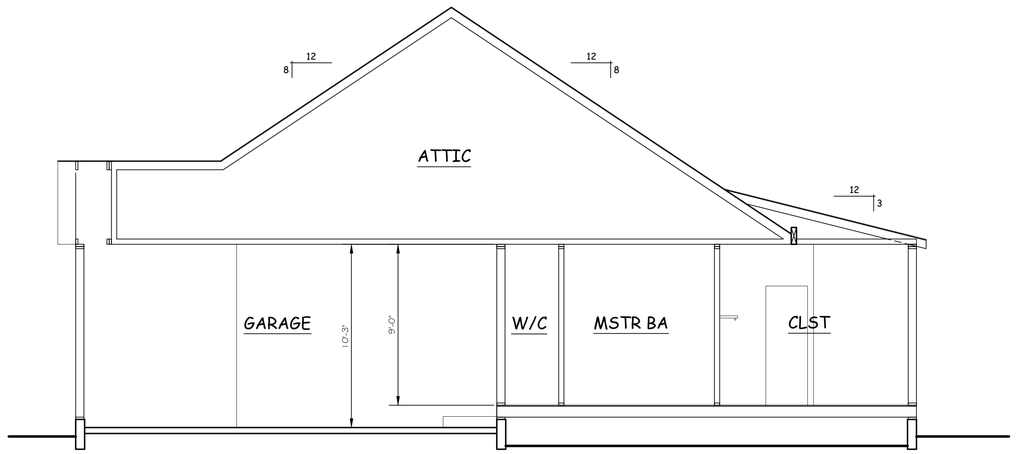
FOR Plann'g Apprvl 7.23

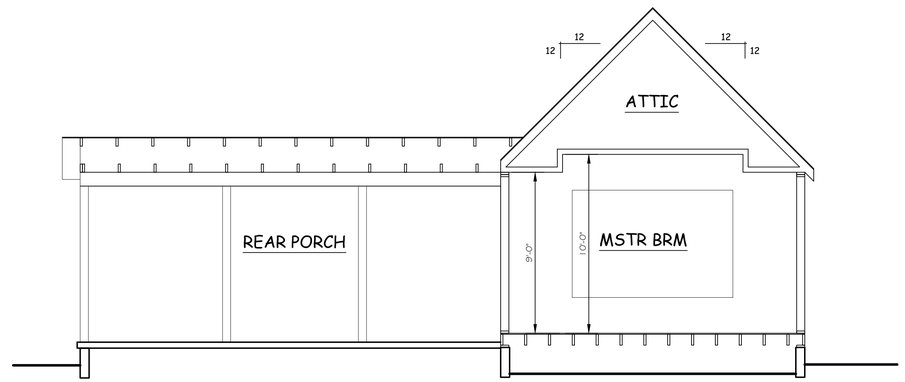
BUILDING SECTIONS, DETAILS AND NOTES

MIRAMONTE RESIDENCE
TBD JOHNSTON ROAD
PLEASANTON, CA

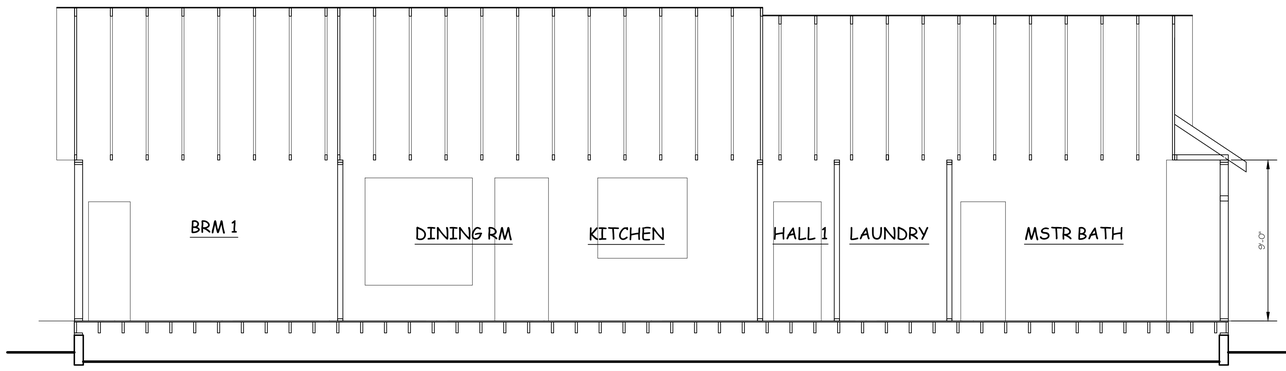
DATE: JUNE 2023
SCALE: AS SHOWN
DRAWN BY: K.S.WRIGHT
DWG FILE: 23.09
DRAWING NO.: A4
SHT 4 OF 6



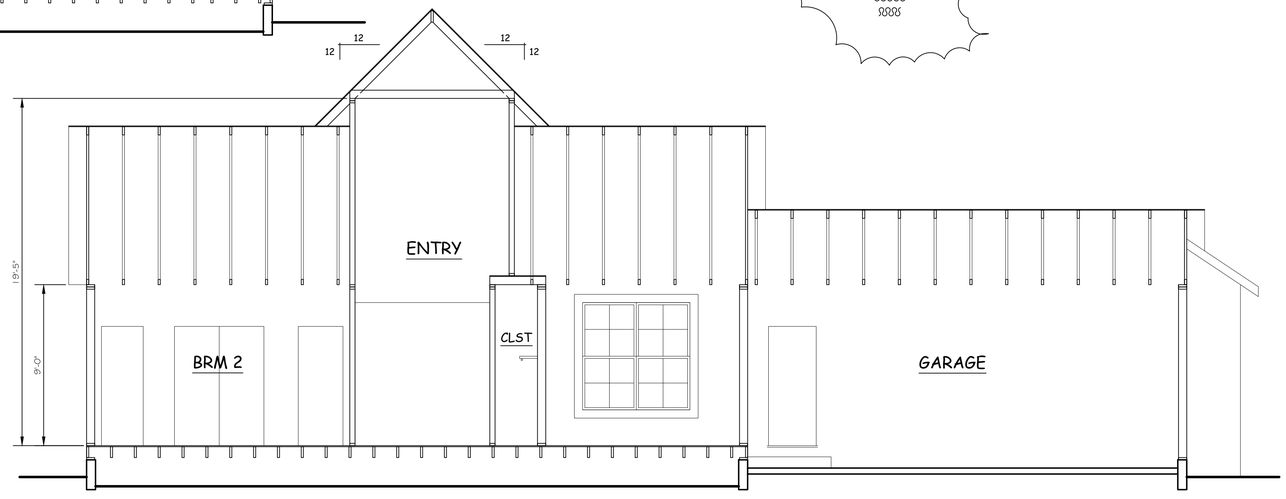
E/A5 SECTION
SCALE: 1/4" = 1'-0"



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



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



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

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BUILDING SECTIONS, 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. A5
SHT 5 OF 6

PRE-MANUFACTURED ROOF TRUSSES

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.

1. Unless noted otherwise on the drawings, truss loading shall conform to the following:

Roof trusses:	Top chord loading:	DL = 17 psf LL = 16 psf	Top Chord shall be min 2x 6
	Bottom chord loading:	DL = 5 psf LL = 10 psf*	* Not simultaneous with top chord LL
		TL = 38 psf	

B. Truss manufacturer shall supply all hangers, clips, plates, blocks, bridging, and all other items relative to their units.

C. All trusses shall be delivered to the site, bundle wrapped and piece-marked for locations. Trusses shall not be field cut.

D. Connector plates: All connector plates shall be a minimum thickness of 0.036" and shall be of steel meeting the requirements of ASTM A446 Grade A as a minimum, hot dipped galvanized per ASTM A525, G60 coating (unless placed in highly corrosive environments).

E. Girder trusses: Design special trusses for same criteria as standard trusses including the effects of tributary loads from in-framing members. See framing plan for truss layouts. The truss manufacturer shall submit the design and detail of all connectors required to transfer loads to the special trusses, U.N.O. on the plans.

F. Collector trusses: Design special trusses for same criteria as standard trusses including the effects of lateral loads as noted on framing plans. See framing plan for truss layouts. The truss manufacturer shall submit the design and detail of all connectors required to transfer loads to the special trusses, U.N.O. on the plans.

G. Provide minimum of (2) studs below the bearing points of all girder and hip trusses and carry down to foundation level, typical.

H. Execution:

1. Inspect the installed work of other trades and verify that such work has been so installed as to allow rough carpentry to produce surfaces to the required design.

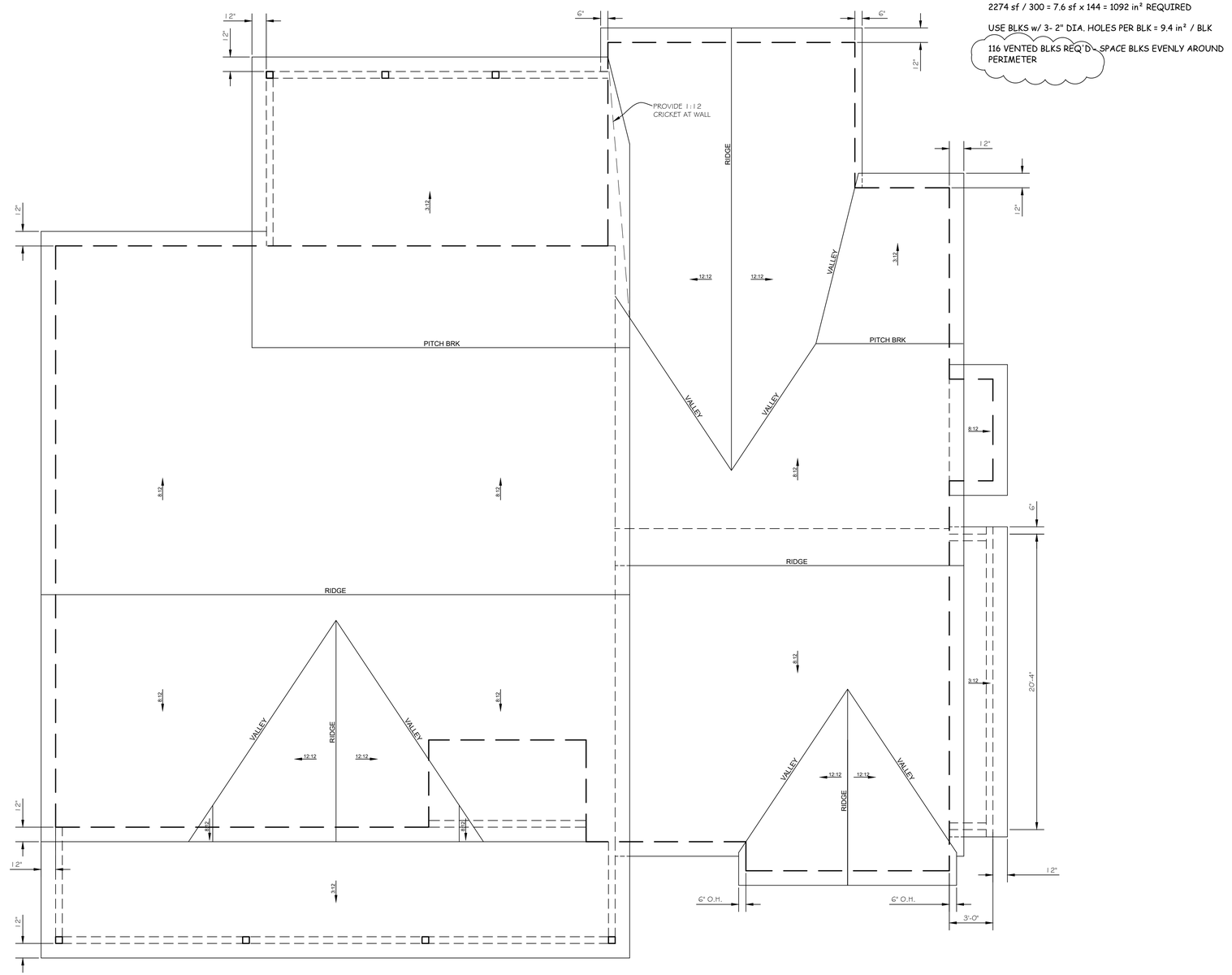
2. Provide all permanent structural cross bracing to ensure overall rigidity of the diaphragm in accordance with the architectural and engineering plans for the structure.

3. Cut all wood members for a tight fit. Do not shim. Erect all members straight, plumb, and accurately located.

I. 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.



ROOF PLAN

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

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FOR Plann'g Approv 7.23

ROOF PLAN
DETAILS AND NOTES

MIRAMONTE RESIDENCE
TBD JOHNSTON ROAD
PLEASANTON, CA

DATE: FEB 2020
SCALE: AS SHOWN
DRAWN BY: K.S.WRIGHT
DWG FILE: 2020.12
DRAWING NO. A6
SHT 6 OF 6