

A REMODEL FOR



14344 LA RINCONADA DRIVE LOS GATOS CA 95032

NOTE TO CONTRACTOR

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS, THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF MICHELLE MINER DESIGN, AND REQUIRES ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERROR IS FOUND ON PLAN OF ANY KIND NOTIFY MICHELLE MINER DESIGN. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF MICHELLE MINER DESIGN. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK, NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MICHELLE MINER DESIGN. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MICHELLE MINER DESIGN.

SPECIAL NOTES

BEFORE YOU START CONSTRUCTION REVIEW ALL SHEETS CAREFULLY. READ THE GREEN CHECKLIST SHEETS AND THE TITLE 34 SHEETS FOR REQUIREMENTS AS RULES HAVE CHANGED AND THERE MAY BE THINGS YOU ARE NOT EXPECTING

SCOPE OF WORK

ADD 120 S.F. OF LIVING SPACE TO BECOME LAUNDRY
ADD 908 S.F. GARAGE

ANALYSIS

ASSESSOR'S PARCEL # 409-14-019
LOT AREA: 21,690 S.F.
ZONING: R1-8
TYPE OF CONSTRUCTION: V-B
OCCUPANCY RATING: R-3, U
EXISTING USE: SINGLE FAMILY RES.
SLOPE OF LOT FLAT LOT
FLOOD ZONE X
HISTORIC NO
FIRE SPRINKLERS NO
WUI NO
STORIES ONE

EXISTING
EXISTING LIVING: 1430 S.F.
EXISTING SHED: 120 S.F.
TOTAL EXISTING 1550 S.F.
PROPOSED
NEW LIVING 120 S.F.
NEW GARAGE 908 S.F.
TOTAL SQUARE FOOTAGE 2468 S.F.

TOTAL COVERAGE 2468 S.F.
MAX FAR FOR HOUSE 4772 S.F.
MAX FAR FOR GARAGE 1150 S.F.
MAX LOT COVERAGE (40%) 8676 S.F.

CITY STAMP AREA

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GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND OTHER REQUIREMENTS WHICH HAVE BEEN ADOPTED BY THE LOCAL JURISDICTION OR ARE OTHERWISE APPLICABLE TO THIS PROJECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
- IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
- THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
- EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
- ANY PROPOSED SHUT DOWN OF UTILITIES SHALL BE REGISTERED IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
- ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOURS SHALL BE MADE IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
- PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 718 OF THE CURRENT ADOPTED EDITION OF C.B.C.
- EXITING NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSES) OF THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.
- JOB COPIES OF THE APPROVED BUILDING PLANS, REVISIONS, AND DEFERRED SUBMITTALS SHALL BE ON-SITE DURING INSPECTIONS.

CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.

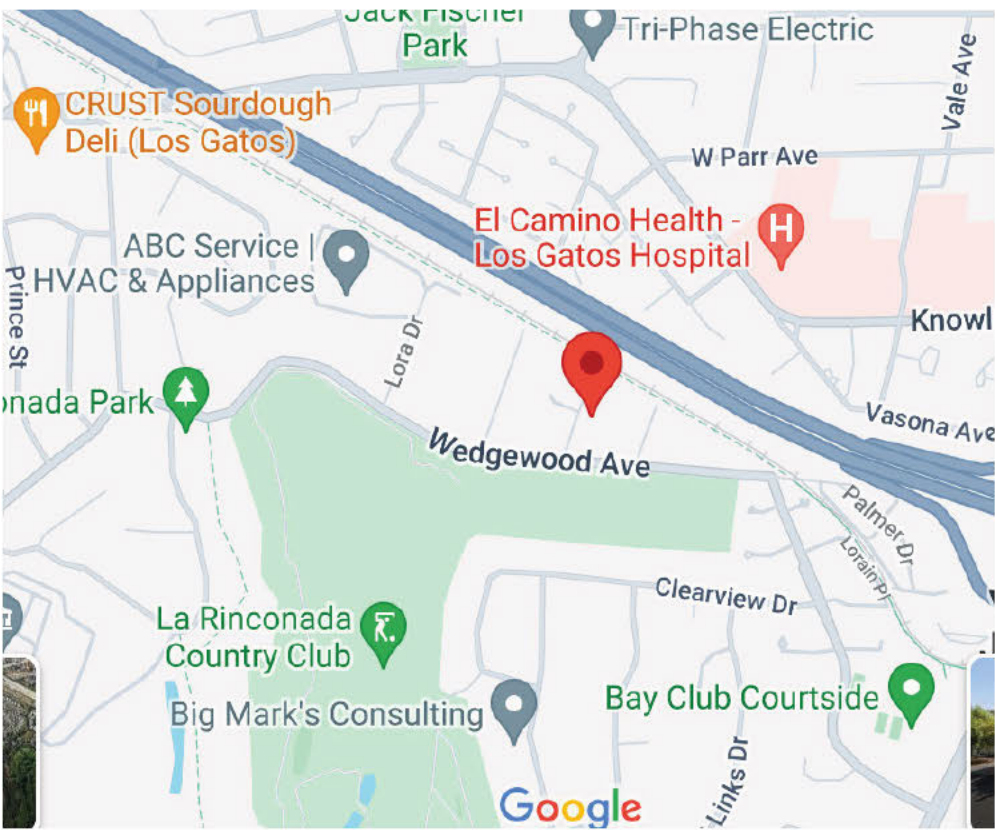
NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.

A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER.

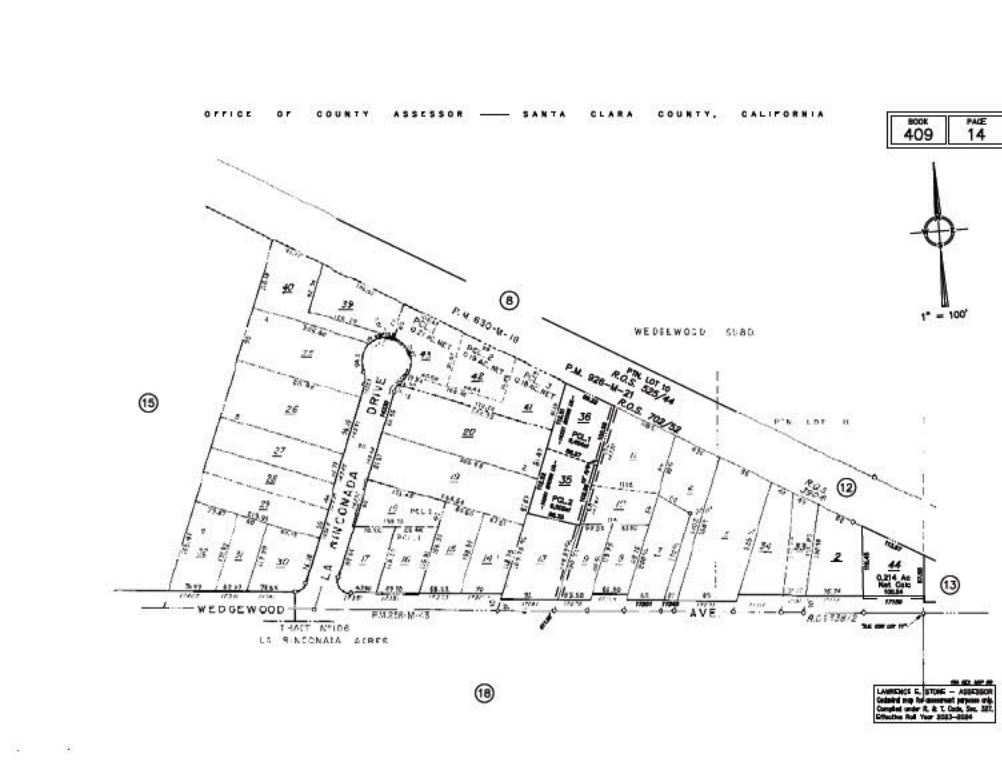
ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.

THE PROJECT SHALL HAVE A SIGNAGE VIEWABLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS: MON-FRI FROM 7:30 AM TO 6 PM, SATURDAYS FROM 9AM TO 5 PM.

VICINITY MAP



PARCEL MAP



APPLICABLE CODE

ALL CONSTRUCTION SHALL COMPLY WITH:

- 2022 CALIF. FIRE CODE
- 2022 CALIF. BLDG CODE
- 2022 CALIF. RESIDENTIAL CODE
- 2022 CALIF. MECH. CODE
- 2022 CALIF. PLUMB'G CODE
- 2022 CALIF. ELEC. CODE
- 2022 CALIF. ENERGY CODES
- 2022 CALIF. GREEN BUILDING CODES
- ANY OTHER APPLICABLE LOCAL & STATE LAWS & REGULATIONS.

PERSONAE

OWNER

14344 LA RINCONADA DRIVE
LOS GATOS CA 95032

DESIGNER
MICHELLE MINER DESIGN
MICHELLE MINER
18488 PROSPECT RD. #6
SARATOGA, CA 95070
SHELMINER@AOL.COM
408-396-0984

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<i>Michelle Miner</i>		
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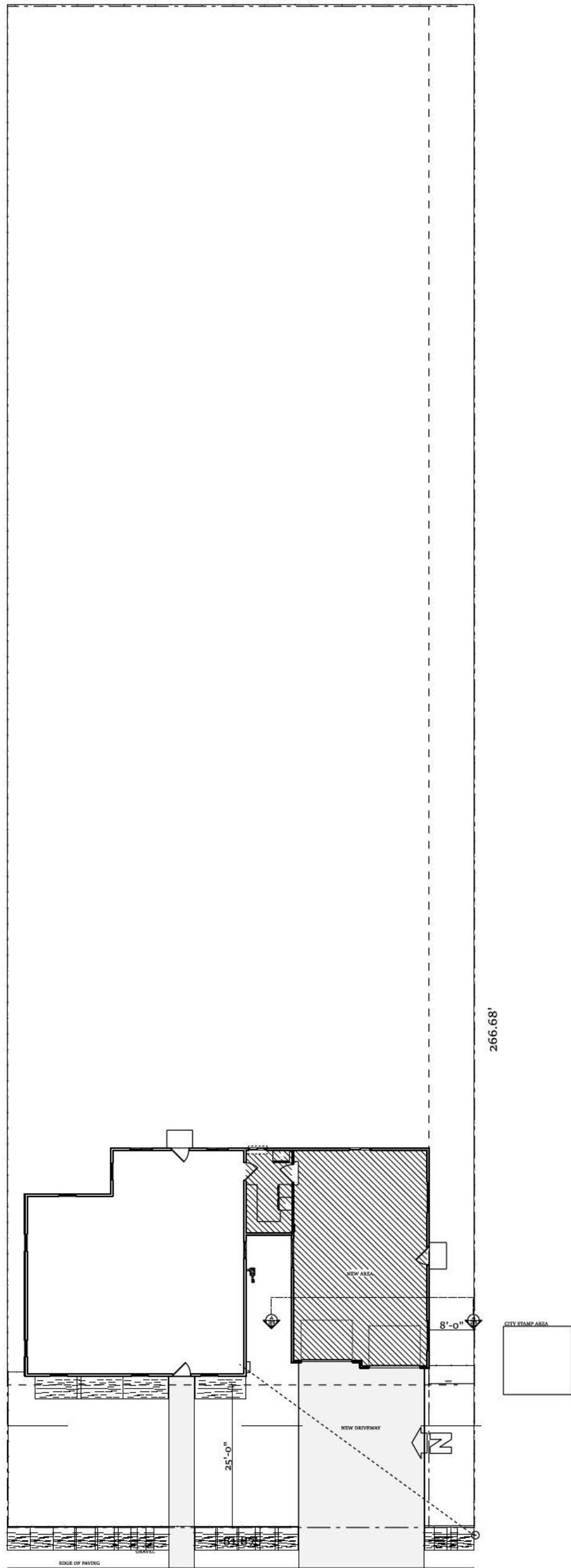
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SCALE AS SHOWN
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PAGE: 2/13 SITE PLAN

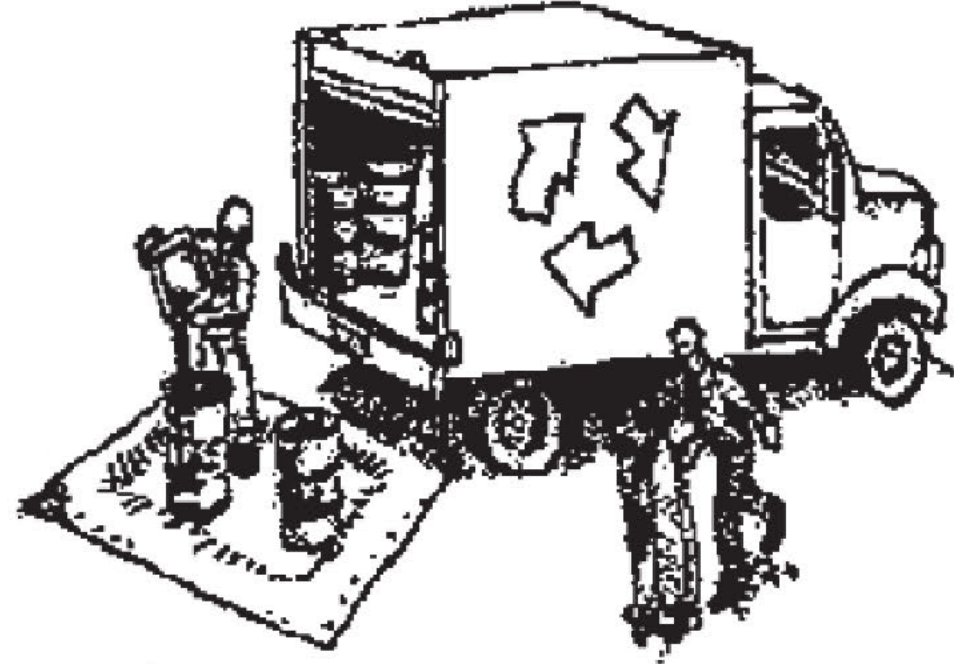


SITE PLAN
SCALE: 1" = 20'-0"

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



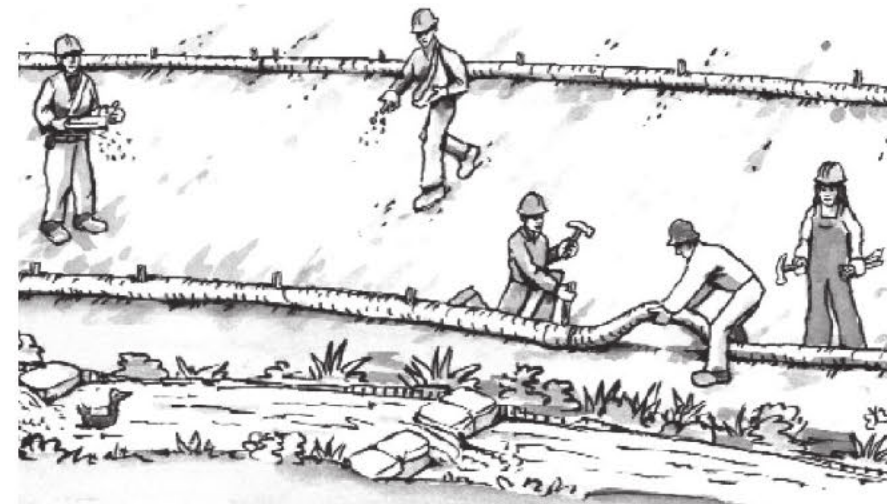
Maintenance and Parking

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

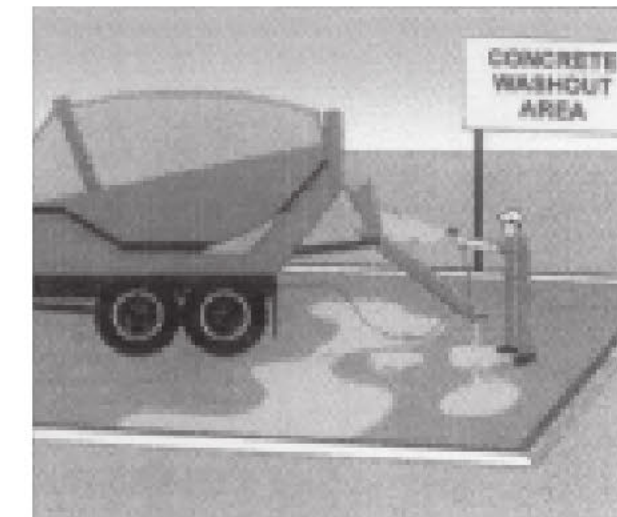
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



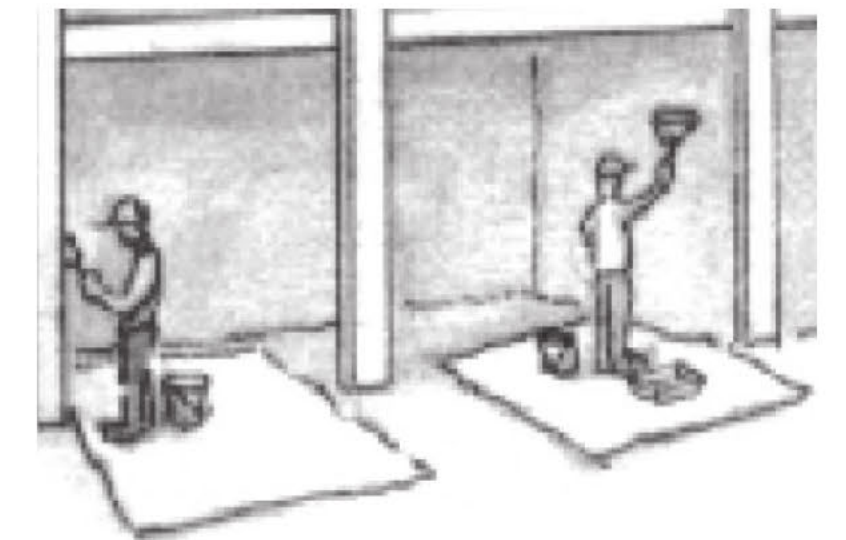
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.



Santa Clara Valley
Urban Runoff
Pollution Prevention Program

Storm drain polluters may be liable for fines of up to \$10,000 per day!

^c
(January 2023)

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

REVISIONS

REV #	DATE	BY

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Michelle Miner

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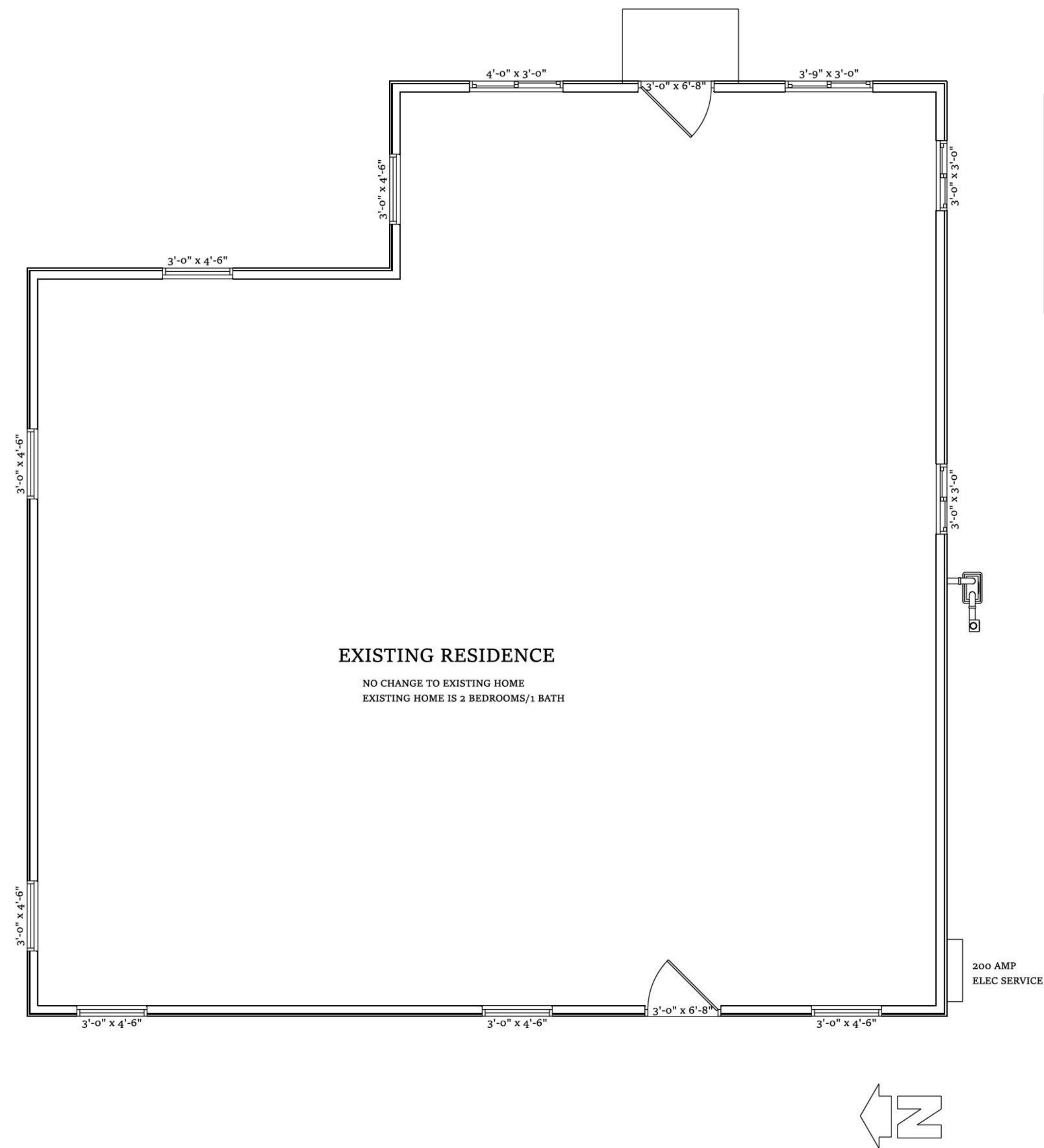
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EXISTING FLOOR PLAN



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

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NEW FLOOR PLAN

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LEGEND

EXISTING WALLS

NEW WALLS

ALL NEW EXTERIOR WALLS TO BE 2X4

ALL NEW INTERIOR WALLS TO BE 2X4

NOTES

SEE WINDOW AND DOOR SHEET FOR MORE DETAILS

CONTRACTOR TO FIELD VERIFY ALL EXISTING OPENINGS

SIZES BEFORE ORDERING WINDOWS AND DOORS

ATTIC VENTILATION CALC'S:

120 S.F. / 150 = 0.8 S.F.
BALANCE 50% INTAKE, 50% EXHAUST = 0.4 S.F.
0.4 S.F. (144) = 57.6 S.I. INTAKE AND 57.6 S.I. EXHAUST

INTAKE DRILLED EAVE VENTS

32 L.F. / 1.33 = 24 BLKS
24 BLKS (3) = 72 HOLES

72 (3-142)(1.563) = 353 S.I.

EXHAUST VENTS

16 LINEAR FEET OF RIDGE
55 LINEAR FEET (18) S.I. PER FOOT = 280 S.I.
(OR GABLE VENTS OR COMBINATION)

FOUNDATION VENTILATION CALC'S:

120 S.F. / 150 / .58 = 2 VENTS SPACED EQ.

FOR CROSS VENTILATION. USE 6" X 14" VULCAN
SCREENED FND VENTS OR APPROVED EQ.

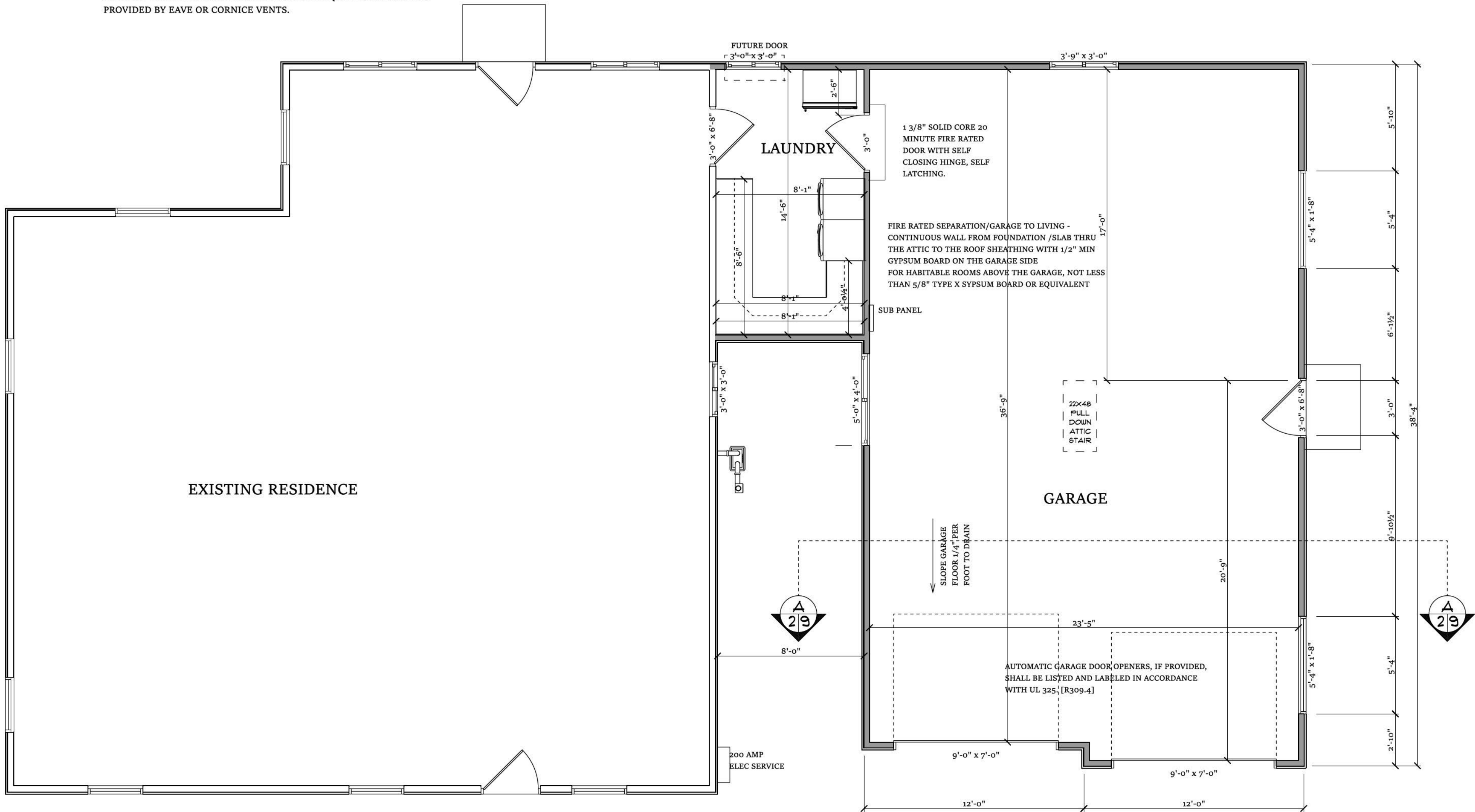
REPLACE ANY VENTS THAT ARE COVERED
BY NEW CONSTRUCTION

DRYER MOISTURE EXHAUST DUCT TO OUTSIDE OF BUILDING WITH
BACKDRAFT DAMPER, MAXIMUM COMBINED LENGTH OF 14 FEET
w/ 2 ELBOWS UNLESS OTHERWISE PERMITTED BY MANUFACTURER
AND APPROVED BY BUILDING OFFICIAL; MAINTAIN MIN. 36"
SEPARATION FROM BUILDING OPENINGS AT EXHAUST WALL VENT

PROVIDE RECESSED DRYER VENT BOX AND RECESSED WASHER
HOOK UPS. SEE DETAIL 17 ON INTERIOR FINISH SHEET FOR
CONCEPT. CONTRACTOR TO SELECT BOXES
VERIFY LOCATION OF DRYER VENT WITH OWNERS DRYER TO
INSURE PROPER INSTALL LOCATION

- A) DOOR SHALL HAVE A MINIMUM CLEAR HEIGHT OF 80 INCHES,
MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE
STOP
B) DOOR SHALL BE READILY OPENABLE FROM THE INSIDE THE DWELLING
WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
C) A SLOPE AT THE EXTERIOR LANDING SHALL NOT EXCEED 2%. CRC R311.3.
D) LANDING AT THE EGRESS DOOR SHALL NOT BE MORE THAN 1/2 INCHES
LOWER THAN THE TOP OF THE THRESHOLD. LANDING SHALL NOT BE MORE
THAN 7-7/8 INCHES LOWER THAN THE TOP OF THE THRESHOLD WHERE
DOOR DOES NOT SWING OVER THE LANDING. CRC R311.3.1

- ✱ DRILL ALL 2X BLOCKING W/ (3) 2 1/2" DIA. HOLES
& 2" CONT. SCREENED VENTS
- 50% OF THE REQUIRED VENTILATING AREA WILL BE PROVIDED
BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE
SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR
CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION
PROVIDED BY EAVE OR CORNICE VENTS.

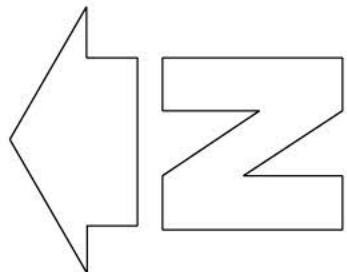


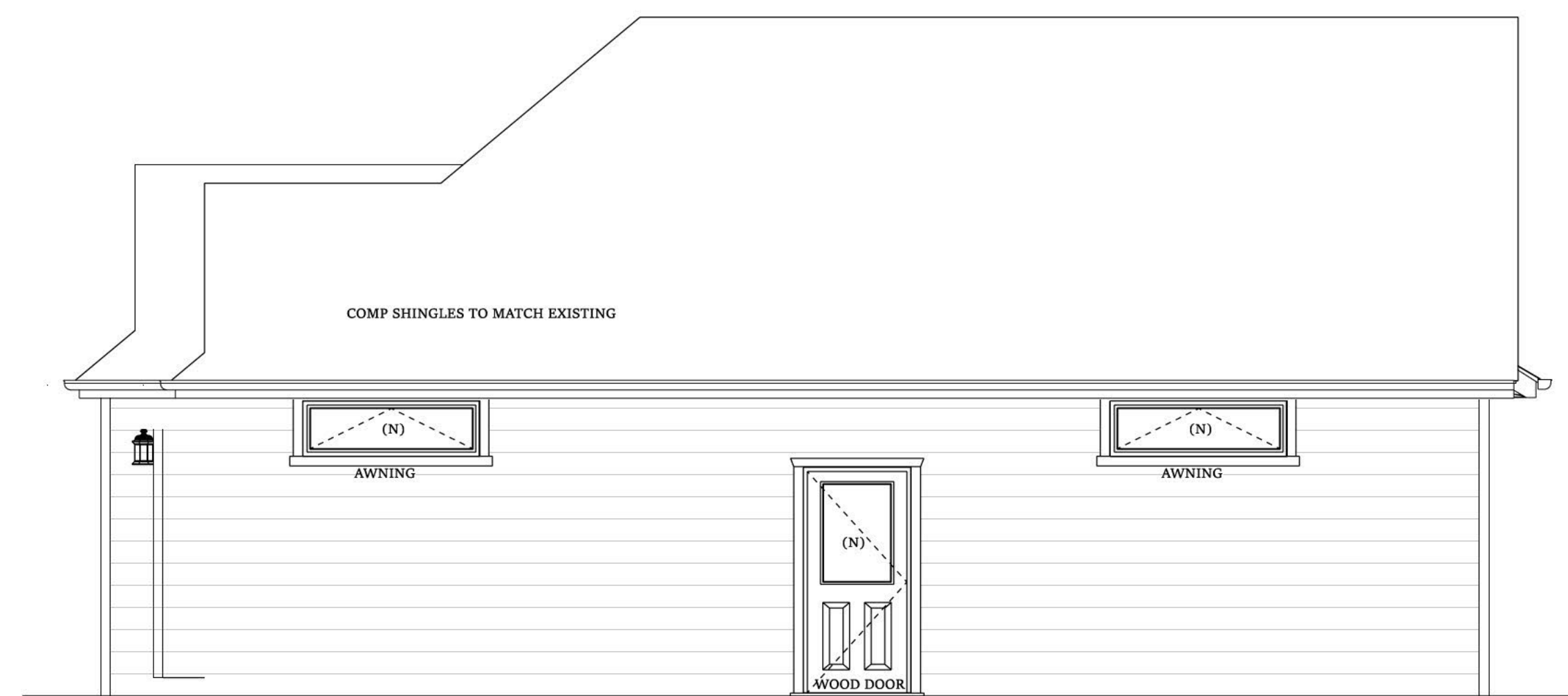
CITY STAMP AREA

EXISTING LINEAR EXTERIOR WALLS = 154'
EXTERIOR WALLS TO BE REMOVED = 15' (10%)

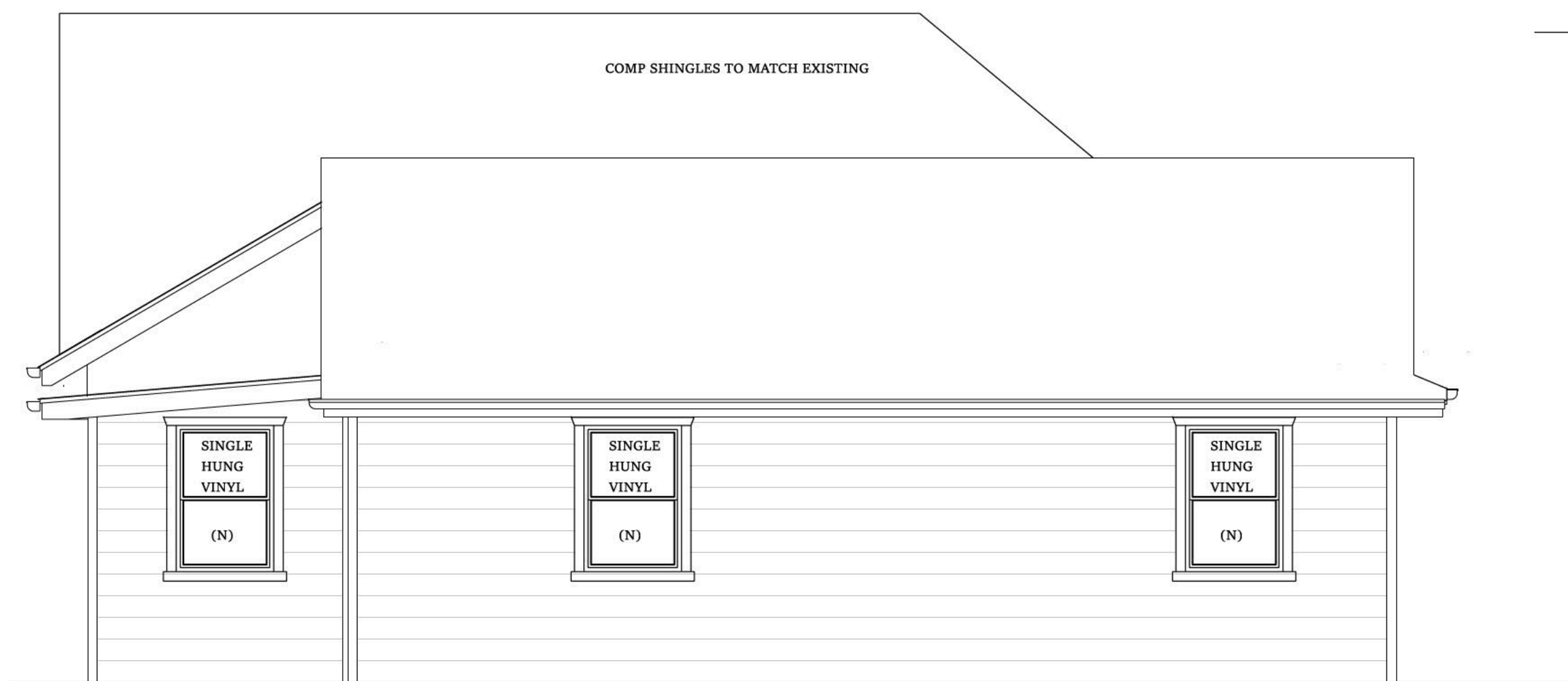
NO WALLS REMOVED FROM FRONT OF EXISTING HOME

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

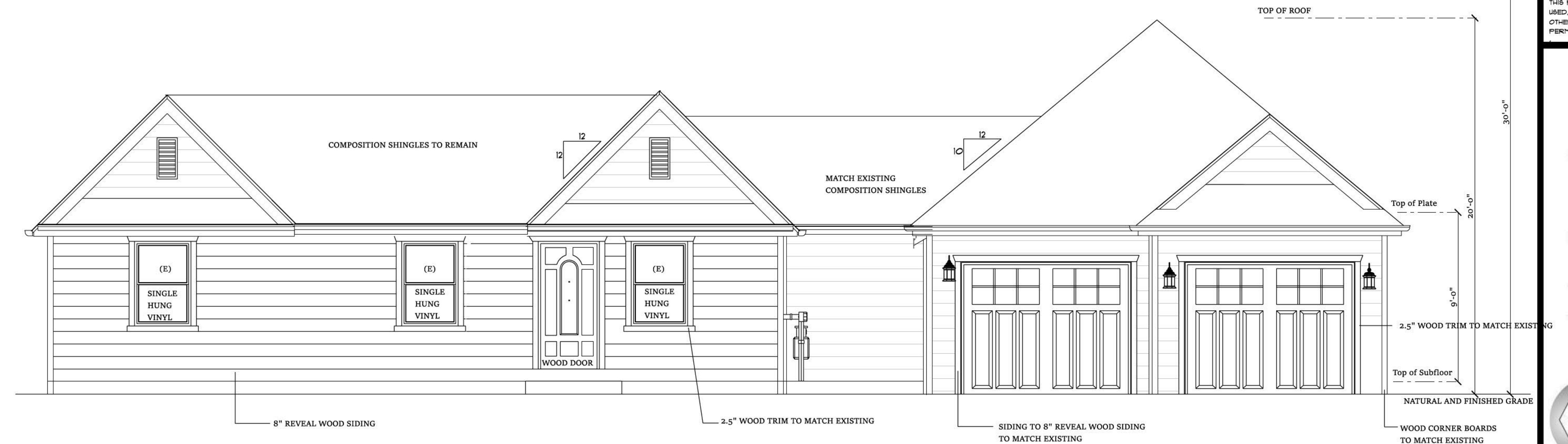




1/4" RIGHT SIDE ELEVATION



1/4" LEFT SIDE ELEVATION



1/4" FRONT ELEVATION



1/4" REAR ELEVATION

REVISIONS

REV	DATE	BY

DESIGNER'S SIGNATURE

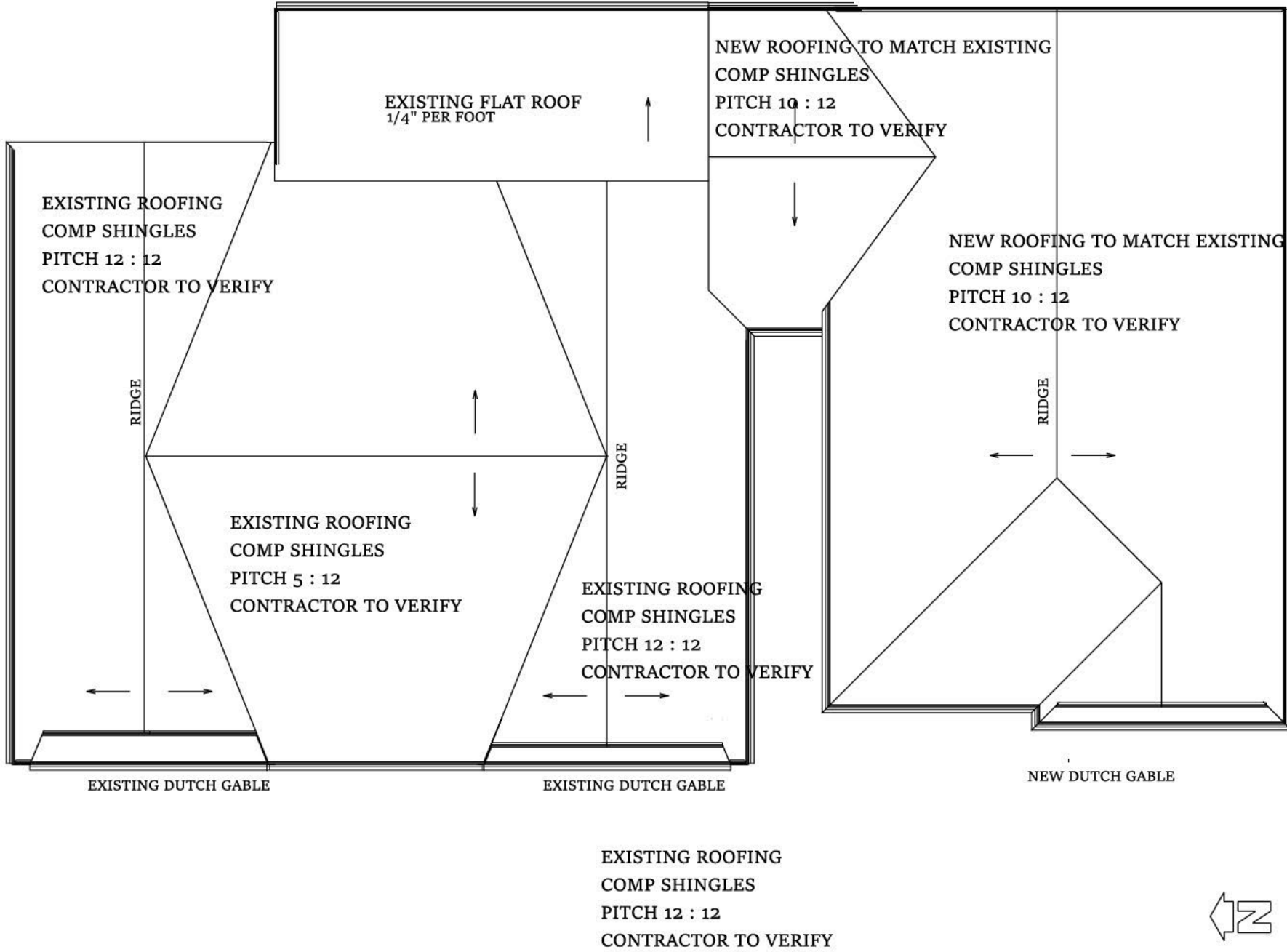
Michelle Miner

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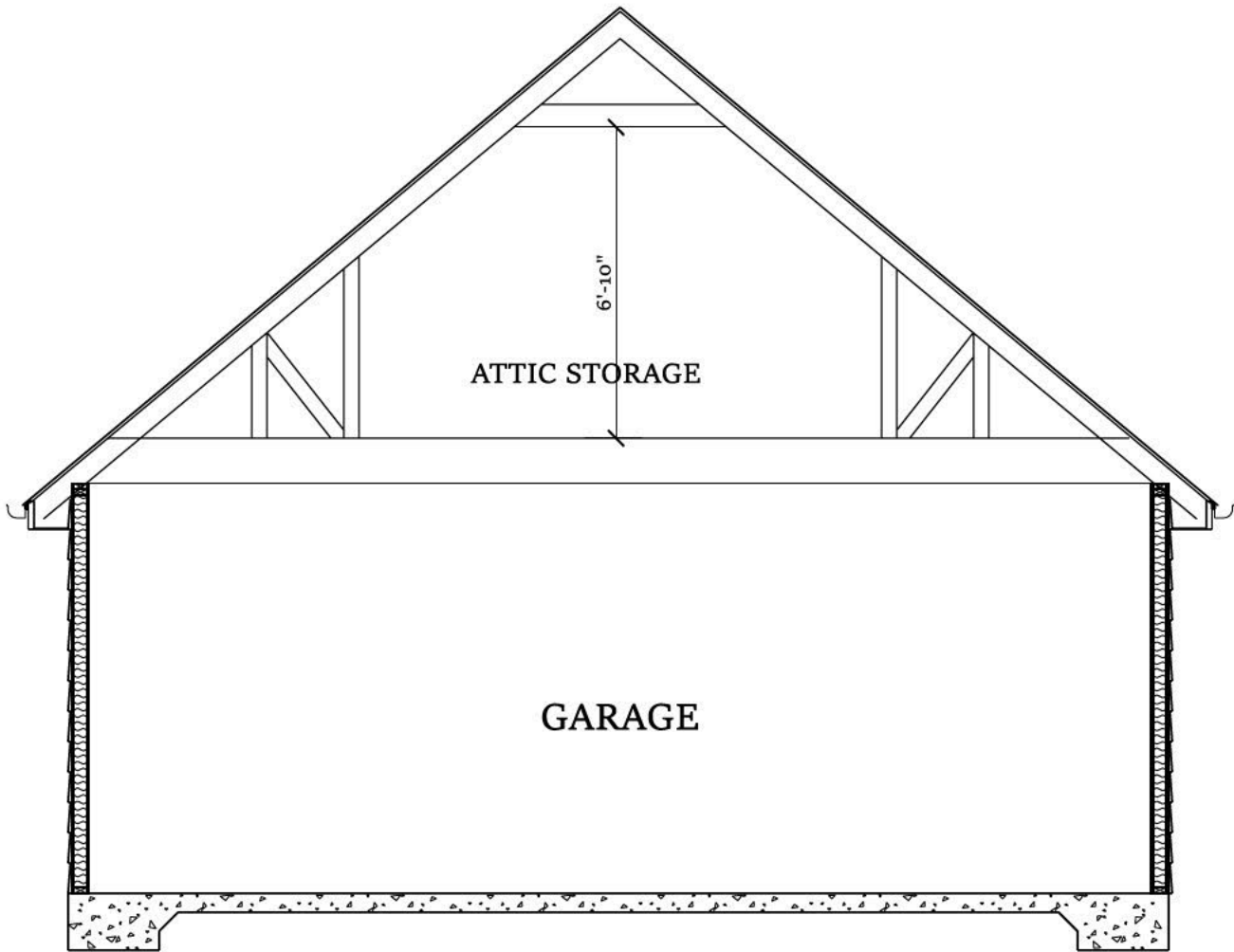
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ROOF PLAN
SCALE: 1/8" = 1'-0"



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

ROOF PLAN NOTES

ROOFING:
CLASS "A" COMPOSITION SHINGLES, COLOR TO BE SELECTED BY OWNER.
OVER MIN-15 LB. ROOFING FELT. INSTALL PER MANUF. SPECS.
ROOFING FASTENERS ARE TO BE CORROSION RESISTANT IN ACCORDANCE WITH CRC R905.2.5

BUILT-UP ROOF, CLASS "A"
28 LB. BASE PLY, ATTACHED MECHANICALLY 9" OC EDGES, AND 18" OC FIELD. INNER PILES, 1:1 LB. FELT W/ MIN. 25 LB. MOPPING. 78 LB. MINERAL SURFACE CAP SHEET. MIN. SLOPE AT BUILT-UP ROOF: 1/2" PER FOOT.
(WATER TO DRAIN ONTO SLOPED ROOF.)

FLASHING & COUNTERFLASHING:
26 GAUGE STEEL, U.O.N., AS REQUIRED AT JUNCTURE OF ROOF AND VERTICAL SURFACES. SEE SHEET METAL NOTES ON NOTES SHEET

VALLEY FLASHING:
26 GAUGE GALV. STEEL OVER 15 LB. FELT. CRICKETS SIMILAR.

GUTTERS & DOWNSPOUTS:
5" GALV. STEEL. GUTTER o OR MATCH EXISTING STYLE IF REMODEL.
2 1/4" DIA ROUND GALV. STEEL DOWN SPOUTS. PROVIDE BASKET STRAINER AND SPLASH-BLOCK AT EACH DOWNSPOUT AT GROUND LEVEL..

SKYLIGHTS:
USE VELUX RESIDENTIAL, WDMA (WINDOW AND DOOR MANUFACTURING ASSOCIATION) HALLMARK CERTIFICATION #426-H-679 (FOR VENTED) AND #426-H-675 (FOR FIXED). SEE PLAN FOR SKYLIGHT SIZE. PER CRC R308.6-9 TESTING AND LABELING-UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LAB, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING, AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA 101/L.S.2/NAFS.

PLUMBING VENTS:
PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED. CPC 906.2


ROOF INSULATION NOTES:
MAINTAIN MIN 1" AIRSPACE BETWEEN THERMAL BATT INSULATION AND ROOF SHEATHING. BAFFLE INSULATION AT VENTS AS NECESSARY.
AT FRAMING CAVITIES THAT CANNOT BE PROPERLY VENTED, FILL CAVITY WITH SPRAY-IN-PLACE MEDIUM-DENSITY SEMI-RIGID CLOSED-CELL POLYURETHANE FOAM INSULATION. COMPLIES AS AIR BARRIER AND THERMAL INSULATION IN COMPLIANCE WITH CRC R806.5

REVISIONS		
REV #	DATE	BY
DESIGNER'S SIGNATURE		
<i>Michelle Miner</i>		
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SECTIONS & ROOF PLAN

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