El Gato Residence

15605 El Gato Lane
Los Gatos, CA 95032

GENERAL CONDITIONS/NOTES

1. All material stored on the site shall be properly stacked and protected to prevent damage and deterioration until use. Failure to protect materials may be cause for rejection of work.

2. All construction and materials shall be as specified and/or as required by the adopted edition of the California Building Code and all local and national codes and authorities which are applicable.

3. All products, materials and finishes to be installed per manufacturers specifications--no exceptions.

4. All required Exit doors shall be operable from the inside without the use of a key or special knowledge or effort.

5. The General Contractor shall verify all dimensions and site conditions prior to commencing any work. The General Contractor shall notify the Architect / Owner of any discrepancy of these plans and specifications.

6. The General Contractor shall maintain the job site in a clean, orderly condition free of debris and litter, Each subcontractor immediately upon completion of each phase of his work shall remove all trash and debris as a result of his operation. The job site shall be left clean and swept each day by the end of work that day.

7. No portion of the work requiring a shop drawing or sample submission shall be commenced until the submission has been reviewed and acted upon by the Architect / Owner. All such portions of work shall be in accordance with the reviewed shop drawings and samples.

8. The contractor shall confine operations at the site to areas permitted by law, ordinances, permits and the contract documents, and shall not unreasonably encumber the site with any material or equipment.

9. Should an error appear in specifications or drawings, or in work done by others, affecting this work, notify the Architect at once for instructions as to procedure. If contractor proceeds with work affected without instructions from the Architect, the contractor shall make good any resulting damage or defect.

10. Should conflict occur in or between drawings and specifications or where detail references on contract drawings have been omitted, contractor is deemed to have estimated the most expensive materials and construction involved unless he shall have asked for and obtained written decision from Architect as to which method or materials will be required.

11. All patching, repairing and replacing of materials and surfaces cut or damaged in execution of work shall be done with applicable materials so that surfaces replaced will, upon completion, match surrounding similar surfaces

12. See documents prepared by the Civil Engineering, if applicable, for all finish grades, drainage and site details. Review all site utility documents, landscape and irrigation documents prior or commencement of any under grounding or trenching. Notify the Architect immediately of any discrepancies of the contract documents.

13. Construction contractor and his subcontractors agree that in accordance with generally accepted construction practices, construction contractor and his subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not limited to normal working hours, and construction contractor and his subcontractors further agree to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of design professional as identified in item # 14 of these general conditions.

14. General Contractors, Sub-contractors, Builders, and Owner are to check all drawings for errors and omissions prior to commencement of construction. Any errors and/or omissions must be reported immediately to the Architect in writing prior to commencement of construction. The Architect will not take liability for any errors and/or omissions not reported immediately in writing prior to commencement of construction. The Architect's liability for the total project shall not exceed one thousand dollars.

15. All screws/nails in finish woodwork to be countersunk and filled smooth with putty to match finish.

16. If the manufacturer's specifications and applicable codes are not consistent with each other, notify the architect immediately prior to commencement of any work and await direction or contractor accepts full responsibility of work completed..

17. All gypsum board to be a minimum of 5/8" TYPE "X" sheetrock, smooth finish or as otherwise indicated on drawings. Install as needed to meet applicable codes. Use radiused corners.

18. Electrical, Mechanical, Plumbing, Fire Extinguishing System and Fire Alarm System to be Design/Build.

19. A delta ("Δ") symbol located at the top right hand corner of any drawing indicates that drawing has been significantly revised and should be treated as an entirely new drawing.

20. Contractor to protect all interior spaces (as required) from any weather, theft, or vandalism.

21. All walls floors and ceilings are to be finished to match existing adjacent surfaces. All new finishes and fixtures are to be approved by owner or architect, prior to installation.

22. Relocate or install new plumbing, gas, and electrical lines (as required) for the new construction.

23. Contractor to dispose of all debris at an approved dump site per all Town, County, State and Federal regulations.

24. Contractor to notify owner and architect if he suspects that any asbestos is on site and stop work immediately until authorities have proved the work to be safe.

25. Smoke detectors shall be installed in all bedrooms and halls.

26. All roof flashings to be primed and painted with rust proof paint.

27. Bidding
– The contractor needs to examine all the drawings and the site conditions if they are different from the drawings verify all the existing conditions on site and notify the architect prior to any construction

Please bid for max. of 10 colors in a bid, not exceeding 4 colors in any given room at a time.

28. All wood coming in contact with concrete must be pressure treated, typical.

29. Contractor & sub-contractor's responsibility to make sure that all materials installation & craftsmanship for this project meets all applicable codes.

30. Incorporate best management practice (cbmp's) into construction plans & incorporate post construction water run-off measures into project plans in accordance with the city's urban run-off pollution prevention program.

31. All exterior plaster finish shall be 7/8" smooth cement plaster finish unless otherwise noted.

32. Plaster expansion joints should meet the following criteria or as shown on the drawings.
a. no length should be greater than 18 ft. in either direction.
b. no panel should exceed 144 sq. ft. for vertical applications
c. no panel should exceed 100 sq. ft. for horizontal, curved, or angular sections d. no length-to-width ratio should exceed 2 ½ to 1 in any given panel.

33. Flashing provider to prime and paint with rust proof paint all flashings.

PROJECT DATA

ASSESSOR'S PARCEL NUMBER:	523-22-010
ZONING:	R1-8
LAND USE DESIGNATION:	SINGLE FAMILY
NAME OF OWNER:	MALISIC, NATASHA / LAZOVIC, DARKO 15605 El Gato Lane, Los Gatos PHONE: – 408-621-2921
NET SQUARE FOOTAGE OF LOT:	8,135.00 SF
EXISTING AREA:	1,100.00 SF
EXISTING AREA OF GARAGE: NON HABITABLE AREA	276.00 SQ.FT.
EXISTING SHED	168.00 SQ.FT.
EXISTING HOUSE TO BE DEMOLISHED	
NEW MAIN HOUSE HABITABLE AREA (FAR) FAR = ALLOWED – 2,643 SF	2,513.16 SF
NEW GARAGE AREA– FAR FAR ALLOWABLE – 742 SF	431.71 SF
TOTAL JUNIOR ADU AREA: MAX ALLOWED = 500 SF	**483.77 SF**
LOT COVERAGE (EXCLUDES ADU)	**3,303.47 SF= 40.6% REQUESTING AN EXCEPTION ON THE LOT COVERAGE**
COVERED SIDE PORCH	**292.00 SF**
HEIGHT	± 19'11"
NO. OF FLOORS:	1
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUP:	R-3 / U
HOUSE IS FIRE SPRINKLERED	YES

DEFERRED SUBMITTALS

FIRE SPRINKLERS

PV ARRAY UNDER SEPARATE PERMIT BY PV INSTALLER

NOTE:

A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE ENERGY CALCULATIONS COMPLIANCE MODELING. THE SEPARATE PV SYSTEM PERMIT MUST BE FILED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

THIS RESIDENCE WILL COMPLY WITH THE TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE SECTION 6.70.020 AND 6.120.020

PART 1.0,	CALIFORNIA ADMINISTRATIVE CODE
PART 2.0,	2019 CALIFORNIA BUILDING CODE (CBC)
PART 2.5,	2019 CALIFORNIA RESIDENTIAL CODE (CRC)
PART 3.0,	2019 CALIFORNIA ELECTRIC CODE (CEC)
PART 4.0,	2019 CALIFORNIA MECHANICAL CODE (CMC)
PART 5.0,	2019 CALIFORNIA PLUMBING CODE
PART 6.0,	2019 CALIFORNIA ENERGY CODE
PART 9.0,	2019 CALIFORNIA FIRE CODE
PART 11.0,	2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

THE APPLICABLE CODES ARE AS AMENDED BY THE STATE OF **CALIFORNIA** AND THE TOWN OF LOS GATOS

CALIFORNIA CODE OF REGULATIONS TITLE 24, PARTS 1-12, INCLUDING LOCALLY ADOPTED ENERGY REACH CODES.

NOTE:

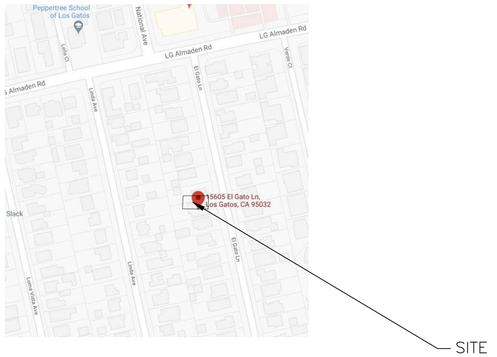
Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
a. Building pad elevation
b. Finish floor elevation
c. Foundation corner locations
d. Retaining wall(s) locations and elevations

SHEET INDEX

SCOPE OF WORK

1. DEMOLISH EXISTING HOUSE AND GARAGE
2. NEW 2513.16 SF 3 BEDROOM, 3.5 BATH
3. NEW 431.71 SF GARAGE
4. NEW JADU OF 483.77 SF
5. NEW ELECTRICAL, PLUMBING FOR THIS HOUSE AS SHOWN
6. REQUESTING VARIANCE FOR 1 CAR COVERED GARAGE PARKING AND ONE PARKING ON DRIVEWAY

NOTE: – QII VERIFICATION REQUIRED PER TITLE 24-CONTRACTOR TO REVIEW CALIFORNIA ENERGY COMMISSION FORMS CF2R-ENV-21-H & CF2R-ENV-22-H (PER 2019 CODE, REV. 1/19).



LOCATION MAP

I AM THE RESPONSIBLE ARCHITECT OF RECORD ON THIS PROJECT AND WILL BE RESPONSIBLE FOR REVIEWING AND COORDINATING ALL SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING DEFERRED SUBMITTALS, FOR COMPATIBILITY WITH THE OVERALL DESIGN OF THE BUILDING.

ARCHITECT

ARCHANA JAIN
1631 VILLARITA DR
CAMPBELL, CA 95008

PHONE: (408) 679-2333
AJSDESIGNS@HOTMAIL.COM

CIVIL ENGINEER

STERLING CONSULTANTS
DILIP KISHNANI
11040 BOLLINGER CANYON ROAD,
SUITE E-102
SAN RAMON, CA 94582
1sterlingconsultants@gmail.com
PHONE: 925-705-3633

STRUCTURAL ENGINEER

ARUN SHAH & ASSOCIATES
43072 CHRISTY ST
FREMONT, CA 94538
PHONE: 510-220-4264

GEOTECH

FOUNDATION ENGINEERING CONSULTANTS
3984 WASHINGTON BLVD, #236
FREMONT, CA 94538
PHONE: 510-371-5019

FIRE NOTES:

1. ADDRESS NUMBERS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMBERS SHALL BE MIN. 4" HIGH WITH A MINIMUM STROKE OF 0.5". WHERE ACCESS BY A MEANS OF PRIVATE ROAD AND BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, A POLE OR OTHER SIGN SHALL BE USED TO IDENTIFY THE STRUCTURE.
2. PROVIDE FIRE SPRINKLERS IN CONCEALED SPACES

STAMP

DESIGN AJ'S

El Gato Residence
15605 El Gato Lane
Los Gatos, CA 95032

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Ren. 08-30-2021
STATE OF CALIFORNIA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. PLEASE DO NOT SCALE THE DWG.
3. ANY DISCREPANCY OR ERROR IN DWG AND FIELD NEED TO BE BROUGHT TO THE ATTENTION OF ARCHITECT PRIOR TO CONSTRUCTION.
4. THESE PLANS AND PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.
5.

SHEET NAME :

COVER SHEET

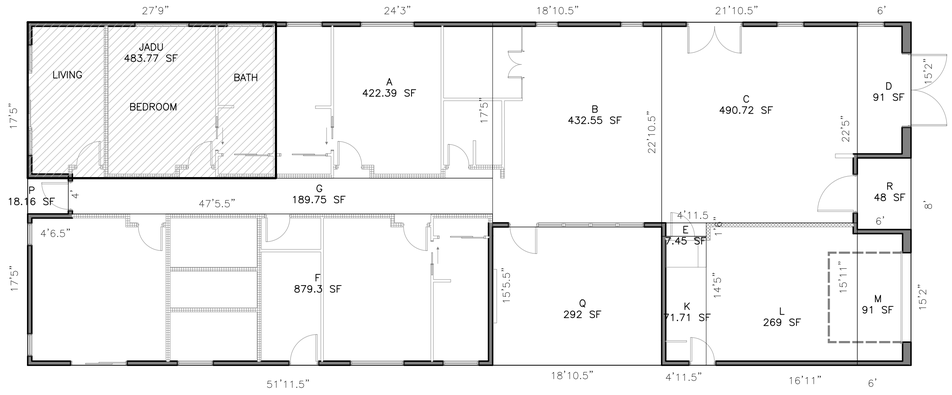
REVISIONS	BY

DRAWN:	
CHECKED:	
DATE:	11/26/20
SCALE:	AS SHOWN
JOB No.:	
SHEET No.:	A0.1

EXHIBIT 10

El Gato Residence

15605 El Gato Lane
Los Gatos, CA 95032



FAR AND LOT COVERAGE DIAGRAM
SCALE 1/8"=1'0"

FAR CALCULATIONS			JADU			
A	422.39					
B	432.55		**AREA**	**483.77 SF**		
C	490.72		**MAX ALLOWED 500 SF**			
D	91					
E	7.45					
F	879.3					
G	189.75					
TOTAL MAIN HOUSE-HABITABLE AREA	**2513.16**		**LOT COVERAGE**			
LESS THAN	**2643 SF ALLOWED**		TOTAL MAIN HOUSE-HABITABLE AREA	2513.6		
			GARAGE	431.71		
GARAGE			P	18.16		
			Q	292		
K	71.71		R	48		
L	269					
M	91		**TOTAL**	**3303.47**		
GARAGE	**431.71**		**LOT SIZE**	**8135**		
LESS THAN	**742 SF ALLOWED**		**LOT COVERAGE**	**40.60%**		
			REQUESTING EXCEPTION TO LOT COVERAGE			

AJ's DESIGN

El Gato Residence
15605 El Gato Lane
Los Gatos, CA 95032

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Ren. 06-30-2021
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5.

SHEET NAME :

AREA CALCULATIONS

REVISIONS	BY

DRAWN:	
CHECKED:	
DATE:	11/26/20
SCALE:	AS SHOWN
JOB No.:	
SHEET No.:	A0.1A

Single Family GreenPoint Checklist

date: _____

Build It Green
Smart Solutions From The Ground Up

The GreenPoint Checklist is based on the various green features incorporated into the home and is the basis for the GreenPoint Rated program. A home can be considered green if it fulfills the prerequisites, earns at least 50 points, and meets the minimum points per category: Energy (30), Indoor Air Quality/ Health (5), Resources (6), and Water (9). Please contact Build It Green for a list of qualified GreenPoint Raters if you are interested in pursuing third-party verification.
The green building practices listed below are described in the New Home Construction Green Building Guidelines, available at www.builditgreen.org.

El Gato Residence	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
A. SITE		Points Available Per Measure				
1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees						
a. Protect Topsoil from Erosion and Reuse after Construction	2	1				1
b. Limit and Delineate Construction Footprint for Maximum Protection	1					1
2. Deconstruct Instead of Demolishing Existing Buildings On Site	0				3	
3. Recycle Job Site Construction Waste (Including Green Waste)						
a. *Minimum 50% Waste Diversion by Weight (Recycling or Reuse) – Required*	0				R	
b. Minimum 65% Diversion by Weight (Recycling or Reuse)	2				2	
c. Minimum 80% Diversion by Weight (Recycling or Reuse)	0				2	
4. Use Recycled Content Aggregate (Minimum 25%)						
a. Walkway and Driveway	1				1	
b. Roadway Base	0				1	
Total Points Available in Site = 12	6					
B. FOUNDATION		Points Available Per Measure				
1. Replace Portland Cement in Concrete with Recycled Flyash or Slag						
a. Minimum 20% Flyash or Slag	0				1	
b. Minimum 25% Flyash or Slag	0				1	
2. Use Frost-Protected Shallow Foundation in Cold Areas (C.E.C. Climate Zone 16)	0				3	
3. Use Radon Resistant Construction (In At-Risk Locations Only)	0			1		
4. Design and Build Structural Pest Controls						
a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers	1				1	
b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	1				1	
Total Points Available in Foundation = 8	2					
C. LANDSCAPING		Points Available Per Measure				
1. Construct Resource-Efficient Landscapes						
a. No Invasive Species Listed by Cal-IPC Are Planted	1					1
b. No Plant Species Will Require Hedging	1				1	
c. 75% of Plants Are Drought-tolerant California Natives, Mediterranean, or Other Appropriate Species	3					3
2. Use Fire-Safe Landscaping Techniques	1	1				
3. Minimize Turf Areas in Landscape Installed by Builder						
a. All Turf Will Have a Water Requirement Less than or Equal to Tall Fescue (≤0.8 plant factor)	0					2
b. Turf Shall Not Be Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide	0					2
c. Turf is ≤33% of Landscaped Area (total 2 points)	2					2
d. Turf is ≤10% of Landscaped Area (total 4 points)	2					2
4. Plant Shade Trees	0					3
5. Group Plants by Water Needs (Hydrozoning)	2					2
6. Install High-Efficiency Irrigation Systems						
a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers	2					2
b. System Has Smart Controllers	0					3
7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil	3					3
8. Mulch All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement	0					2
9. Use 50% Salvaged or Recycled-Content Materials for 50% of Non-Plant Landscape Elements	1				1	
10. Reduce Light Pollution by Shielding Fixtures and/or Directing Light Downward	1	1				
Total Points Available in Landscaping = 31	18					
D. STRUCTURAL FRAME & BUILDING ENVELOPE		Points Available Per Measure				
1. Apply Optimal Value Engineering						
a. Place Rafters and Studs at 24-Inch On Center Framing	1				1	
b. Size Door and Window Headers for Load	1				1	
c. Use Only Jack and Cripple Studs Required for Load	0				1	
2. Use Engineered Lumber						
a. Beams and Headers	0				1	
b. Insulated Engineered Headers	1		1			
c. Wood I-Joists or Web Trusses for Floors	0				1	
d. Wood I-Joists for Roof Rafters	0				1	
e. Engineered or Finger-Jointed Studs for Vertical Applications	0				1	
f. Oriented Strand Board for Subfloor	0				1	
g. Oriented Strand Board for Wall and Roof Sheathing	0				1	
3. Use FSC-Certified Wood						
a. Dimensional Lumber, Studs and Timber: Minimum 40%	0				2	
b. Dimensional Lumber, Studs and Timber: Minimum 70%	0				2	
c. Panel Products: Minimum 40%	0				1	
d. Panel Products: Minimum 70%	0				1	
4. Use Solid Wall Systems (Includes SIPs, ICFs, & Any Non-Stick Frame Assembly)						
a. Floors	0		2		2	
b. Walls	0		2		2	
c. Roofs	0		2		2	
5. Reduce Pollution Entering the Home from the Garage						

El Gato Residence	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
a. Tightly Seal the Air Barrier between Garage and Living Area	1			1		
b. Install Garage Exhaust Fan OR Build a Detached Garage	0			1		
6. Design Energy Heels on Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)	1		1			
7. Design Roof Trusses to Accommodate Ductwork	1		1			
8. Use Recycled-Content Steel Studs for 90% of Interior Wall Framing	0				1	
9. Thermal Mass Walls: 5/8-Inch Drywall on All Interior Walls or Walls Weighing more than 40 lb/sq.ft.	1		1			
10. Install Overhangs and Gutters						
a. Minimum 16-Inch Overhangs and Gutters	0				1	
b. Minimum 24-Inch Overhangs and Gutters	0		1			
Total Points Available in Structural Building Frame and Envelope = 36	7					
E. EXTERIOR FINISH		Points Available Per Measure				
1. Use Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking	0				2	
2. Install a Rain Screen Wall System	0				2	
3. Use Durable and Noncombustible Siding Materials	1				1	
4. Select Durable and Noncombustible Roofing Materials	2				2	
Total Points Available in Exterior Finish = 7	3					
F. INSULATION		Points Available Per Measure				
1. Install Insulation with 75% Recycled Content						
a. Walls and/or Floors	1				1	
b. Ceilings	1				1	
2. Install Insulation that is Low-Emitting (Certified Section 01350)						
a. Walls and/or Floors	0			1		
b. Ceilings	0			1		
3. Inspect Quality of Insulation Installation before Applying Drywall	1		1			
Total Points Available in Insulation = 5	3					
G. PLUMBING		Points Available Per Measure				
1. Distribute Domestic Hot Water Efficiently (Maximum 7 Points)						
a. Insulate Hot Water Pipes from Water Heater to Kitchen	2		1			1
b. Insulate All Hot Water Pipes	2		1			1
c. Use Engineered Parallel Piping	0					1
d. Use Engineered Parallel Piping with Demand Controlled Circulation Loop	0					1
e. Use Structured Plumbing with Demand Controlled Circulation Loop	0		1			2
f. Use Central Core Plumbing	0		1		1	2
2. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 gpf)	4					4
Total Points Available in Plumbing = Total 12	4					
H. HEATING, VENTILATION & AIR CONDITIONING		Points Available Per Measure				
1. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations	0		4			
2. Install Sealed Combustion Units						
a. Furnaces	2			2		
b. Water Heaters	2			2		
3. Install Zoned, Hydronic Radiant Heating with Slab Edge Insulation	0		1	1		
4. Install High Efficiency Air Conditioning with Environmentally Responsible Refrigerants	0	1				
5. Design and Install Effective Ductwork						
a. Install HVAC Unit and Ductwork within Conditioned Space	3		3			
b. Use Duct Mastic on All Duct Joints and Seams	1		1			
c. Install Ductwork under Attic Insulation (Buried Ducts)	0		1			
d. Pressure Balance the Ductwork System	1		1			
e. Protect Ducts during Construction and Clean All Ducts before Occupancy	1		1			
6. Install High Efficiency HVAC Filter (MERV 6+)	1			1		
7. Don't Install Fireplace or Install Sealed Gas Fireplaces with Efficiency Rating Not Less Than 60% using CSA Standards	1			1		
8. Install Effective Exhaust Systems in Bathrooms and Kitchens						
a. Install ENERGY STAR Bathroom Fans Vented to the Outside	1			1		
b. All Bathroom Fans Are on Timer or Humidistat	1			1		
c. Install Kitchen Range Hood Vented to the Outside	1			1		
9. Install Mechanical Ventilation System for Cooling (Maximum 4 Points)						
a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms	0		1			
b. Install Whole House Fan with Variable Speeds	0		1			
c. Automatically Controlled Integrated System	0		2			
d. Automatically Controlled Integrated System with Variable Speed Control	0		3			
10. Install Mechanical Fresh Air Ventilation System (Maximum 3 Points)						
a. Any Whole House Ventilation System That Meets ASHRAE 62.2	0		2			
b. Install Air-to-Air Heat Exchanger that meets ASHRAE 62.2	0		1	2		
11. Install Carbon Monoxide Alarm(s)	0			1		
Total Points Available in Heating, Ventilation and Air Conditioning = 30	15					
I. RENEWABLE ENERGY		Points Available Per Measure				
1. Pre-Plumb for Solar Hot Water Heating	0		4			
2. Install Solar Water Heating System	0		10			
3. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft² of South-Facing Roof	0		2			
4. Install Photovoltaic (PV) Panels						
a. 30% of electric needs OR 1.2 kW (total 6 points)	6		6			
b. 60% of electric needs OR 2.4kW (total 12 points)	6		6			
c. 90% of electric need OR 3.6 kW (total 18 points)	6		6			
Total Available Points in Renewable Energy = 28	18					
J. BUILDING PERFORMANCE		Points Available Per Measure				
1. Diagnostic Evaluations						
a. House Passes Blower Door Test	0		1			

El Gato Residence	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
b. House Passes Combustion Safety Backdraft Test	0			1		
15% **2. Design and Build High Performance Homes - % above Title 24 - minimum 15%** *Required*	30		≥30			
3. House Obtains ENERGY STAR with Indoor Air Package Certification - *Pilot Measure* (Total 45 points; read comment)	0			5	2	
Total Available Points in Building Performance = 39	30					
K. FINISHES		Points Available Per Measure				
1. Design Entryways to Reduce Tracked in Contaminants	1			1		
2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)						
a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs (Flat) and <150 gpl VOCs (Non-Flat))	1			1		
b. Zero-VOC- Interior Wall/Ceiling Paints (<5 gpl VOCs (Flat))	0			3		
3. Use Low VOC, Water-Based Wood Finishes (<250 gpl VOCs)	0			2		
4. Use Low-VOC Caulk and Construction Adhesives (<70 gpl VOCs) for All Adhesives	2			2		
5. Use Recycled-Content Paint	0				1	
6. Use Environmentally Preferable Materials for Interior Finish: A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed						
a. Cabinets (50% Minimum)	0				1	
b. Interior Trim (50% Minimum)	0				1	
c. Shelving (50% Minimum)	0				1	
d. Doors (50% Minimum)	0				1	
e. Countertops (50% Minimum)	0				1	
7. Reduce Formaldehyde in Interior Finish (CA Section 01350)						
a. Subfloor & Stair Treads (50% Minimum)	0			1		
b. Cabinets & Countertops (50% Minimum)	0			1		
c. Interior Trim (50% Minimum)	0			1		
d. Shelving (50% Minimum)	0			1		
8. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb	0			3		
Total Available Points in Finishes = 21	4					
L. FLOORING		Points Available Per Measure				
1. Use Environmentally Preferable Flooring: A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete. *Flooring Adhesives Must Have <50 gpl VOCs.*						
a. Minimum 15% of Floor Area	0				1	
b. Minimum 50% of Floor Area	0				1	
c. Minimum 50% of Floor Area	0				1	
d. Minimum 75% of Floor Area	0				1	
2. Thermal Mass Floors: Floor Covering Other than Carpet on 50% or More of Concrete Floors	1		1			
3. Flooring Meets Section 01350 or CRI Green Label Plus Requirements (50% Minimum)	0			2		
Total Available Points in Flooring = 7	1					
M. APPLIANCES AND LIGHTING		Points Available Per Measure				
1. Install Water and Energy Efficient Dishwasher						
a. ENERGY STAR (total 1 point)	1		1			
b. Dishwasher Uses No More than 6.5 Gallons/Cycle (total 2 points)	1					1
2. Install ENERGY STAR Clothes Washing Machine with Water Factor of 6 or Less						
a. Meets Energy Star and CEE Tier 2 requirements (modified energy factor 2.0, Water Factor 6.0) (total 3 points)	3		1			2
b. Meets Energy Star and CEE Tier 3 requirements (modified energy factor 2.2, Water Factor 4.5 or less) (total 5 points)	0					2
3. Install ENERGY STAR Refrigerator						
a. ENERGY STAR Qualified 6 < 20 Cubic Feet Capacity	1		1			
b. ENERGY STAR Qualified 6, < 20 Cubic Feet Capacity	0		1			
4. Install Built-In Recycling Center	0					
a. Built-In Recycling Center	0				2	
b. Built-In Composting Center	0				1	
Total Available Points in Appliances and Lighting = 12	4					
N. OTHER		Points Available Per Measure				
1. Incorporate GreenPoint Rated Checklist in Blueprints - *Required*	0				R	
2. Develop Homeowner Manual of Green Features/Benefits	0		1	1		1
3. Community Design Measures & Local Priorities: See the Community Planning & Design section in Chapter 4 of the New Home Guidelines for measures. Maximum of 20 points for suggested measures. Local requirements may also be listed here.						
Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
4. Innovation: List innovative measures that meet the green building objectives of the Guidelines. Enter up to a maximum combined total of 20 pts. See Innovation Checklist for suggested measures, using the link to the right.					Build It Green Checklists and Guidelines	
Innovation in **Community**: Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
Innovation in **Energy**: Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
Innovation in **IAQ/Health**: Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
Innovation in **Resources**: Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
Innovation in **Water**: Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
Total Available Points in Other = 43	0					

Summary

Total Available Points in Specific Categories*		4+	96+	42+	66+	43+
Minimum Points Required in Specific Categories		0	30	5	6	9

El Gato Residence	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Total Points Achieved	**117**	**3**	**65**	**14**	**13**	**22**

Project has not yet met the following recommended minimum requirements:
- *Total Project Score of At Least 50 Points*

DESIGN

El Gato Residence

15605 El Gato Lane
Los Gatos, CA 95032

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Ren. 06-30-2021
STATE OF CALIFORNIA

GENERAL NOTES :

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4. THESE PLANS AND PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.
5. COPYRIGHT © OF ARCHANA JAIN.

SHEET NAME :

BUILD IT GREEN

REVISIONS	BY

DRAWN:

CHECKED:

DATE: 11/26/20

SCALE: AS SHOWN

JOB No.:

SHEET No.:

A1.0

NOTES:

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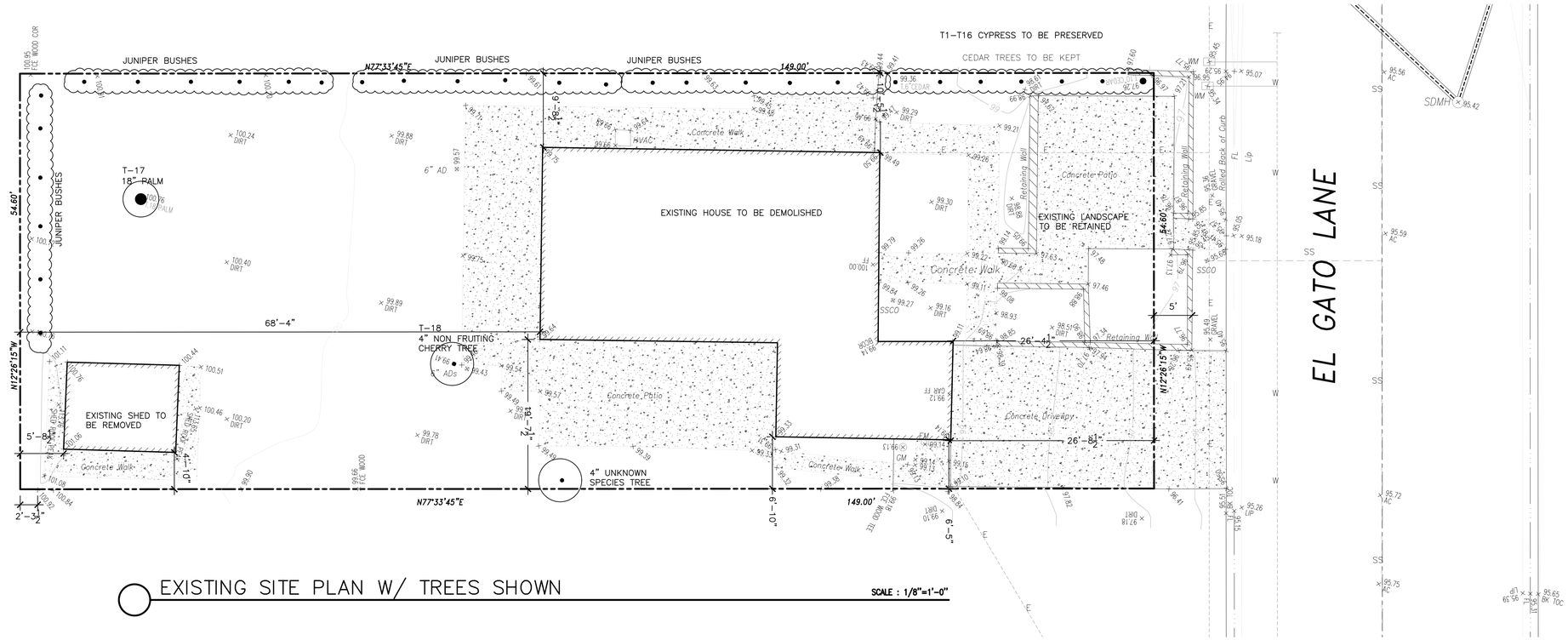
SLOPE AWAY FROM EXTERIOR FOUNDATIONS TO BE 6" MIN WITHIN 10 FEET (5% MIN). AT IMPERVIOUS SURFACES, A MIN. 2% SLOPE IS PERMITTED



EXISTING SITE PLAN W/ TREES SHOWN

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

N

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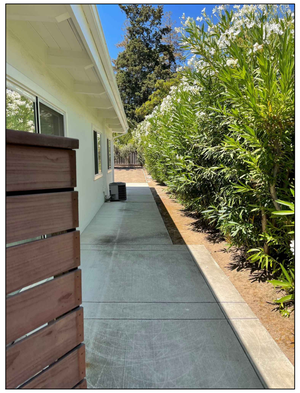
SHEET NAME :

EXISTING
SITE PLAN

REVISIONS	BY

DRAWN:	
CHECKED:	
DATE:	11/26/20
SCALE:	AS SHOWN
JOB No.:	
SHEET No.:	A1.1



SIDE YARD WITH JUNIPER BUSHES TO BE REMOVED

TREES TO BE REMOVED		
TREE NUMBER	TREE DIAMETER	TREE NAME
T1	4"	UNKNOWN SPECIES
T2	4"	NON FRUITING CHERRY
T3	18"	PALM
T4	2" TO 3"	JUNIPER

EXISTING SITE PLAN WITH TREES TO BE REMOVED

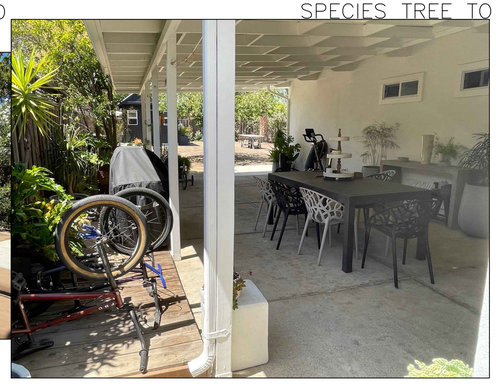
SCALE : 1/8"=1'-0"

REAR YARD WITH JUNIPER BUSHES AND NON FRUITING CHERRY TREE TO BE REMOVED

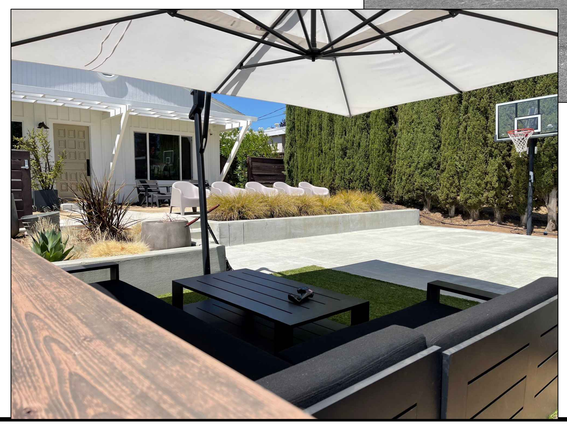
SIDE YARD W/UNKNOWN SPECIES TREE TO BE REMOVED

FRONT OF THE HOUSE WITH THE CEDAR TREES TO BE PRESERVED

REAR YARD WITH JUNIPER BUSHES AND PALM TREE TO BE REMOVED



SIDE YARD



FRONT LANDSCAPED YARD

N

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SHEET NAME :

EXISTING SITE /TREE REMOVAL PLAN WITH SITE PHOTOS

REVISIONS	BY

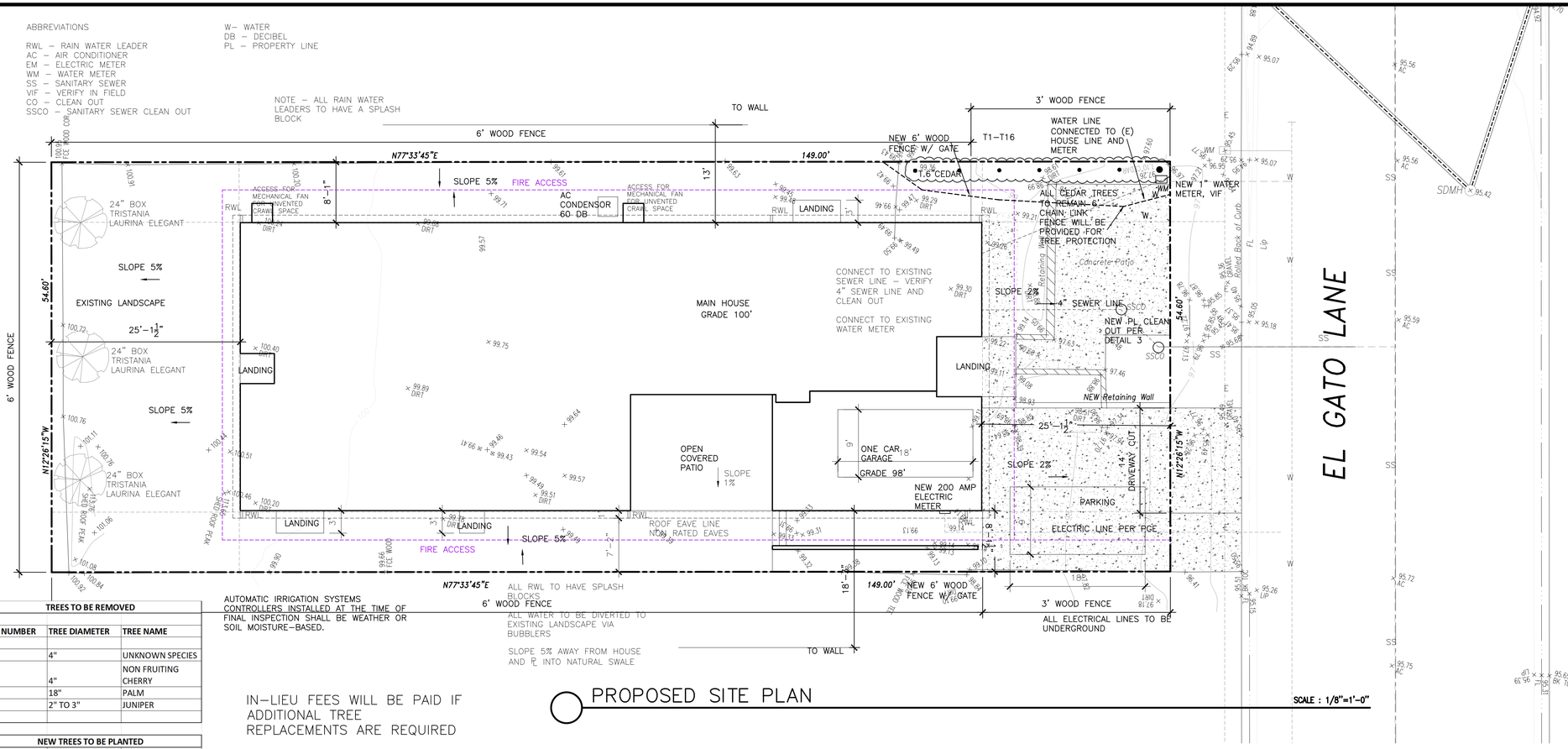
DRAWN:	
CHECKED:	
DATE:	11/26/20
SCALE:	AS SHOWN
JOB No.:	
SHEET No.:	A1.1A

ABBREVIATIONS

RWL – RAIN WATER LEADER
AC – AIR CONDITIONER
EM – ELECTRIC METER
WM – WATER METER
SS – SANITARY SEWER
VIF – VERIFY IN FIELD
CO – CLEAN OUT
SSCO – SANITARY SEWER CLEAN OUT

W– WATER
DB – DECIBEL
PL – PROPERTY LINE

NOTE – ALL RAIN WATER LEADERS TO HAVE A SPLASH BLOCK



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T2	4"	NON FRUITING CHERRY
T3	18"	PALM
T4	2" TO 3"	JUNIPER

NEW TREES TO BE PLANTED		
3 TREES	TRISTANIA LAURINA ELEGANT	24" BOX

AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE–BASED.

ALL RWL TO HAVE SPLASH BLOCKS

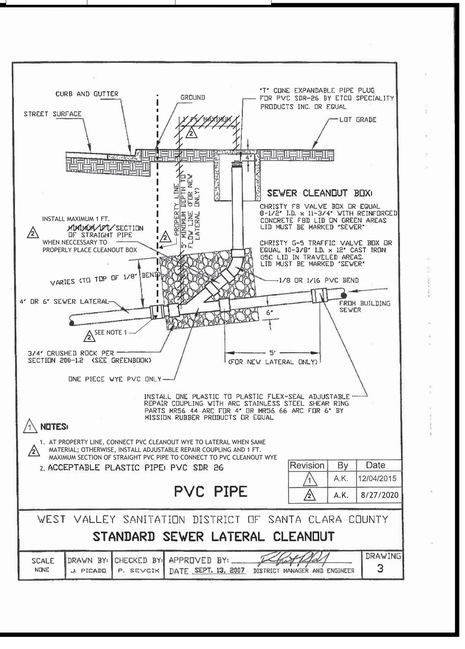
ALL WATER TO BE DIVERTED TO EXISTING LANDSCAPE VIA BUBBLERS

SLOPE 5% AWAY FROM HOUSE AND PL INTO NATURAL SWALE

IN–LIEU FEES WILL BE PAID IF ADDITIONAL TREE REPLACEMENTS ARE REQUIRED

PROPOSED SITE PLAN

SCALE : 1/8"=1'–0"



NOTES:
1. CONSTRUCTION RELATED MATERIALS, EQUIPMENT ETC MIST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY PUBLIC WORKS DEPT. THIS IS TO AVOID CAUSING SAFETY AND/OR OPERATIONAL ISSUES FOR THE MOVEMENTS OF PEDESTRIANS CYCLISTS AND VEHICULAR TRAFFIC

2. PLEASE REGISTER WITH GREEN HALO SYSTEMS AT SUNNYVALE. WASTETRACKING.COM – FOR CONSTRUCTION DEBRIS

1) CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND ENSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.

2) UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS THE SOIL.

3) ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPED AREAS.

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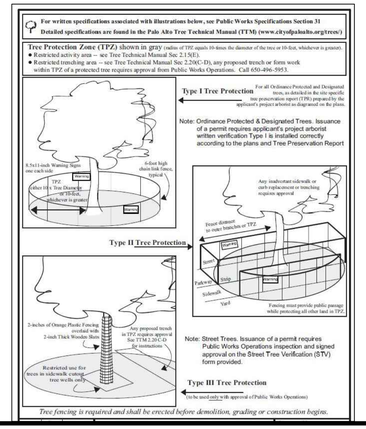

CALGREEN GENERAL NOTES

1. JOINTS AND OPENINGS; ANNULAR SPACES AND AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
2. A MIN. OF 65% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE.
3. WHERE LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.
4. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS), LOW EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERINGS INSTITUTE (RFCI) FLOORSCORE PROGRAM.
5. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.

N

DESIGN

El Gato Residence

15605 El Gato Lane

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LICENSED ARCHITECT ARCHANA R JAIN C 31760 Ren. 06-30-2021 STATE OF CALIFORNIA

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SHEET NAME :
PROPOSED SITE PLAN

REVISIONS	BY

DRAWN:
CHECKED:
DATE: 11/26/20
SCALE: AS SHOWN
JOB No.:
SHEET No.:
A1.2

PROPOSED VICINITY SITE PLAN

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

N

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C 31760
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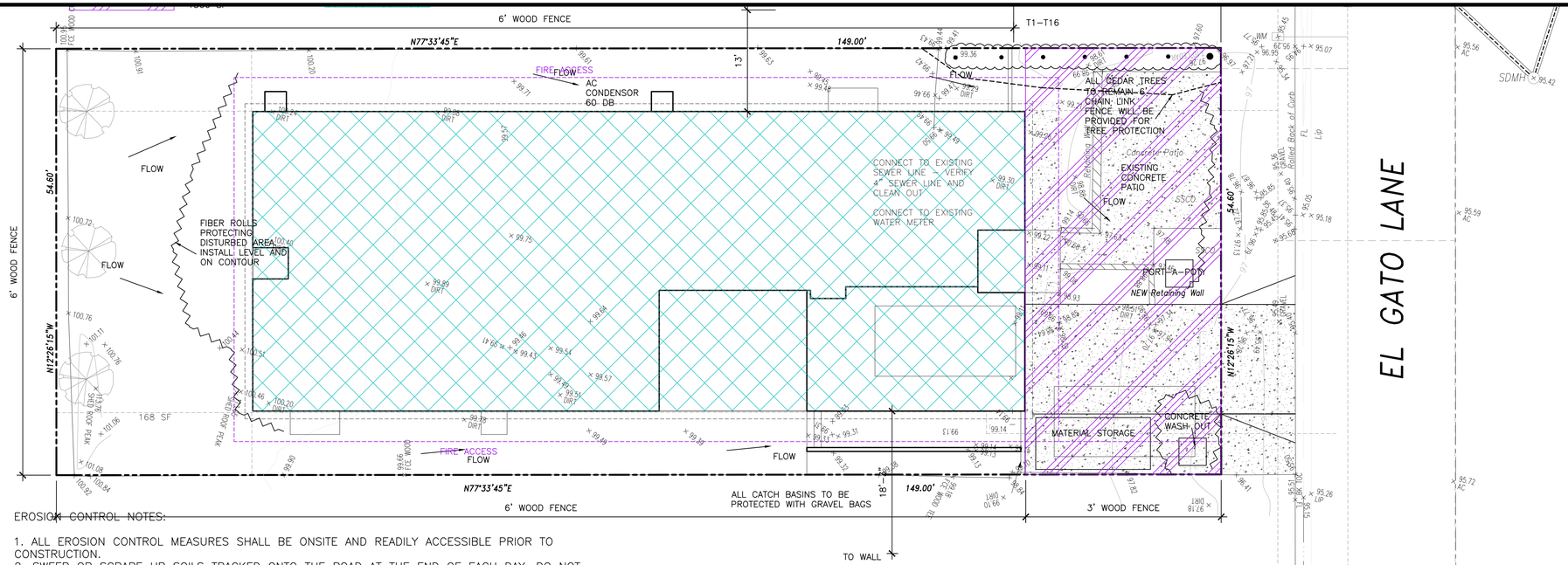
SHEET NAME :

PROPOSED VICINITY SITE PLAN

REVISIONS	BY

DRAWN:	
CHECKED:	
DATE:	11/26/20
SCALE:	AS SHOWN
JOB No.:	
SHEET No.:	A1.2A

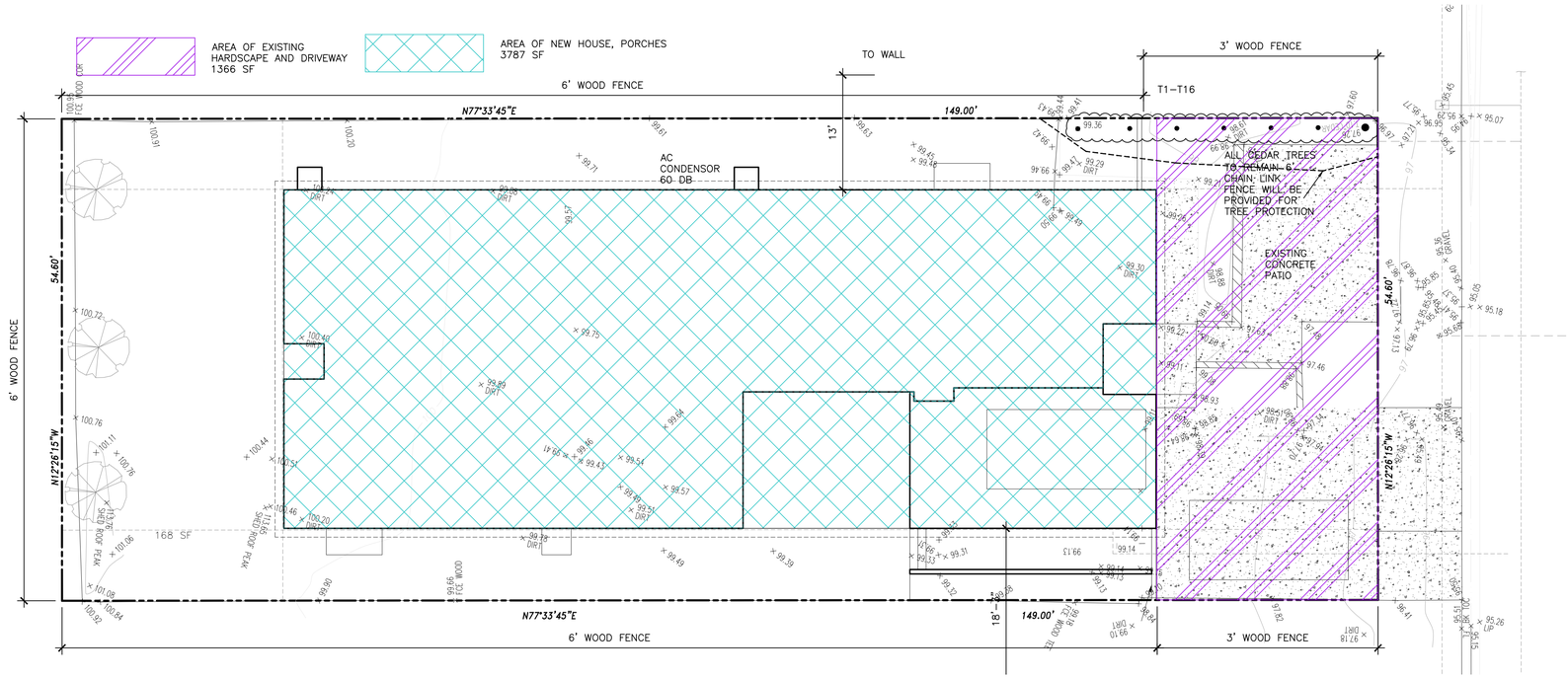


EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE ONSITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION.
2. SWEEP OR SCRAPE UP SOILS TRACKED ONTO THE ROAD AT THE END OF EACH DAY. DO NOT HOSE INTO STREET, GUTTER OR STORM DRAIN
3. REVEGETATE DISTURBED AREAS, EXPOSED BARE DIRT SHALL BE COVERED WITH MULCH, JUT NETTING OR OTHER EROSION CONTROL BLANKET.
4. ALL TEMPORARY STOCKPILES SHALL BE COVERED WITH 6MIL PLASTIC SHEETS, SUITABLY ANCHORED.
5. THE SITE SHALL BE MONITORED BY THE CONTRACTOR / OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING

1 EROSION CONTROL PLAN

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



2 AREA OF DISTURBANCE PLAN

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

IMPERVIOUS AREA CALCULATIONS	AREA /SF	
EXISTING HOUSE & GARAGE TO BE REMOVED	1408	
EXISTING CONCRETE PAD TO BE REMOVED	1195	
EXISTING DRIVEWAY AND WALKWAYS TO BE KEPT	1366	
EXISTING SHED TO BE REMOVED	169	
CONCRETE WALK AROUND SHED	132	
TOTAL IMPERVIOUS AREA	**4270**	
TOTAL NEW IMPERVIOUS AREAS		
NEW HOUSE INCLUDING PORCH	3787	
EXISTING DRIVEWAY AND WALKWAYS TO BE KEPT	1366	
CONCRETE WALK AROUND SHED	132	
TOTAL IMPERVIOUS AREA	**5285**	
NET INCREASE IN IMPERVIOUS AREA	**1015**	

AS THE NET IMPERVIOUS AREA IS LESS THAN 2400 SF – WE ARE EXEMPT FROM GRADING AND DRAINAGE PERMIT.

AJ's DESIGN

El Gato Residence

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SHEET NAME :

EROSION CONTROL PLAN

REVISIONS	BY

DRAWN:

CHECKED:

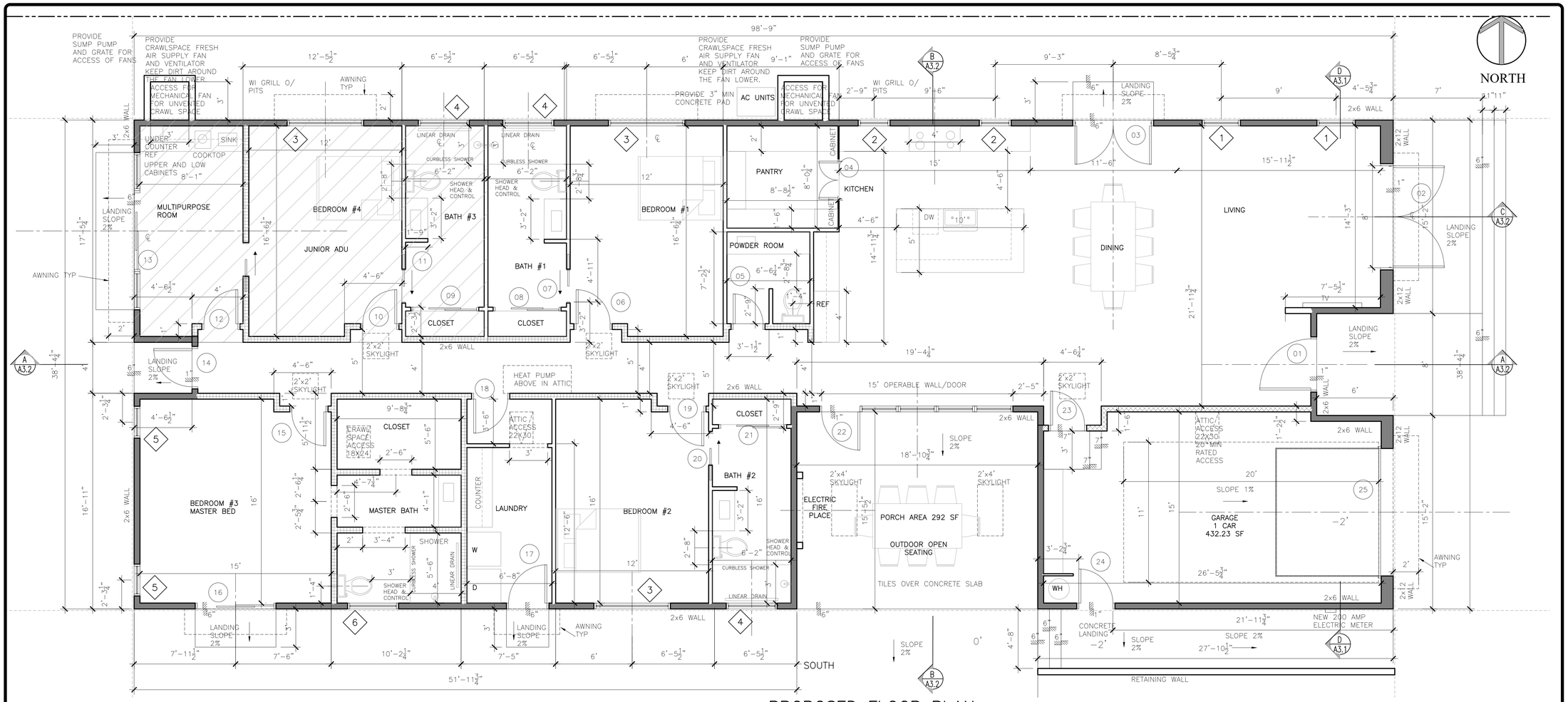
DATE: 11/26/20

SCALE: AS SHOWN

JOB No.:

SHEET No.:

A1.3



PROPOSED FLOOR PLAN

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

GENERAL NOTES:

1. DIMENSIONS AT DOORS ARE FINISHED DOOR DIMENSIONS.
2. BUILDING SHALL BE BUILT IN ACCORDANCE WITH ALL APPLICABLE FEDERAL STATE AND LOCAL CODES & REGULATIONS.
3. CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHER PER LOCAL FIRE MARSHAL.
4. VERIFY IN FIELD ALL DIMENSIONS; CONTACT ARCHITECT IMMEDIATELY WITH ANY DISCREPANCIES.
5. TRENCHING AND/OR CORING OF SLAB FOR ELECTRICAL SHALL BE COORDINATED WITH STRUCTURAL.
6. ALL BATHROOMS TO HAVE 5/8" 'FIBERROCK' AQUA TOUGH PANEL TOWARDS INTERIOR SIDE OR CEMENTITIOUS BACKER BOARD.

   SHOWER AND TUB WALLS TO BE A SMOOTH, HARD, NON ABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDER LAYMENT TO A HEIGHT OF 72" ABOVE DRAIN INLET PER CRC 307.2
7. FOR EXTERIOR WALL TREATMENT SEE ELEVATIONS.
8. ALL ARCHITECTURAL GLAZING WITHIN 24" OF DOORS SHALL BE TEMPERED, INCLUDING GLAZING IN DOORS.
9. PROVIDE EXTERIOR THRESHOLD, SWEEPS & WEATHER-STRIPPING AT ALL EXTERIOR DOORS.
10. BUILDING ADDRESS NUMBERS SHALL BE MINIMUM 6" HIGH AND BE OF CONTRASTING COLORS.
11. SEE SITE PLAN FOR EXPANSION AND CONTROL JOINT LOCATIONS.
12. SEAL ALL PLUMBING, ELECTRICAL AND OTHER PENETRATIONS OF FOUNDATION WALLS BOTH ABOVE AND BELOW GRADE.
13. ALL PENETRATIONS BETWEEN EXTERIOR OR CRAWLSPACE AND ENVELOP TO BE COMPLETELY SEALED.
14. ALL INSULATION TO BE INSTALLED TO CEC QII STANDARDS
15. ALL SETBACKS ARE TO THE EXTERIOR FINISH
16. SHEETROCK THE INSIDE OF FIREPLACE WITH ⅝" TYPE 'X' SHEETROCK AND FIRETAPE PRIOR TO INSTALLING FIREPLACE. TYPICAL
17. LAVATORY FAUCETS MAX 1.2 GPM MEASURED AT 60 PSI, MIN 0.8 GPM AT 20 PSI PER SECTION 402.1.2 CPC 2019 AND SECTION 4.303.1.4 OF 2019 CGBC
18. KITCHEN FAUCETS MAX 1.5 GPM MEASURED AT 60 PSI, PER SECTION 402.1.2 CPC 2019, 4.303.1.4.4 OF 2019 CGBC, AND A4.303.1 OF 2019 CGBC.
19. SHOWERS MAX 1.8 GPM MEASURED AT 80 PSI, PER SECTION 402.1.1 CPC 2019 AND SECTION 4.303.1.3 OF 2019 CGBC
20. TOILETS NOT TO EXCEED 1.28 GALLONS PER FLUSH, PER SECTION 402.1.1 CPC 2019 AND SECTION 4.303.1 OF 2019 CGBC
21. ALL SHOWER DOORS TO BE MIN 22" WITH TEMPERED GLASS
22. PROVIDE CONCRETE-ENCASED GROUNDING ELECTRODE (UFER). MIN 20' OF ½" UNCOATED REBAR OR #4 COPPER WIRE TO BE ENCASED IN 2" OF CONC. IN THE BOTTOM OF THE FOOTING.
23. ALL KITCHEN HOODS TO BE HERS CERTIFIED
24. WATER-CONSERVING APPLIANCES: DISHWASHER OR CLOTHES WASHER TO BE ENERGY STAR (CALGREEN A4.303.3)"

1. ALL INTERIOR WALLS TO BE INSULATION U.O.N.
2. ALL NEW WALLS TO BE 2x6 UNLESS OTHERWISE NOTED
3. ALL WALLS / CEILING LEVEL 5 FINISH

CRAWL SPACE VENT CALCULATIONS:

CRAWL SPACE – UNVENTED CRAWL SPACE
PROVIDE TJERNLUND CRAWL SPACE VENTILATOR – MODEL VD2

VOLUME OF CRAWL SPACE = 2996 SF x 2' = 5992 CU.FT / 15

= 400 CFM OF VENTILATION REQUIRED

PROVIDE 2– VD2 VENTILATOR

INSTALL PER MANUFACTURER'S INSTRUCTIONS SEE SHEET A9.4
PROVIDE DIRT CLEARANCE AROUND THE FAN FOR PROPER VENTILATION

2–6" DUCTS PROVIDED

MECHANICAL VENTILATION AS PER ASHRAE 62.2 WILL BE PROVIDED VIA THE HVAC DUCT SYSTEM OR A SEPARATE DUCTED SYSTEM TO BE DETERMINED AND DESIGNED BY INSTALLING HVAC CONTRACTOR. DESIGN AND CALCULATIONS WILL BE PROVIDED TO BUILDING OFFICIAL.

RECIRCULATION: NO HOT WATER RECIRCULATION UNLESS LISTED IN CF1R.

PIPE INSULATION: INSTALL ≥1" FOAM INSULATION ON ENTIRE RUN OF HOT WATER AND RECIRCULATION PIPING WITH A DIAMETER OF ≤1"; PIPES OF DIAMETER >1" – <2" TO HAVE INSULATION AT LEAST AS THICK AS THE DIAMETER OF THE PIPE; ≥2" INSULATION ON PIPES ≥2" DIAMETER. INCLUDE INSULATION ON PIPES IN WALLS. INSULATE 5' OF COLD WATER PIPING ADJACENT TO WATER HEATER. PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. INSULATION SHALL BUTT SECURELY AGAINST ALL FRAMING MEMBERS. ALL ELBOWS AND TEES SHALL BE FULLY INSULATED. WHERE INSULATION IS REQUIRED, NO PIPING SHALL BE VISIBLE DUE TO INSULATION VOIDS, AND ALL INSULATION SHALL FIT TIGHTLY TO THE PIPE. METAL PIPING THAT PENETRATES METAL FRAMING SHALL USE GROMMETS, PLUGS, WRAPPING OR OTHER INSULATING MATERIAL TO ASSURE THAT NO CONTACT IS MADE WITH THE METAL FRAMING. PIPE INSULATION TO BE HERS VERIFIED. (RA4.4.1&14; ENERGY CODE § 150 (J) 2; PLUMBING CODE § 609.11–12)

NOTES:

ALL INTERIOR AND EXTERIOR WALLS TO RECEIVE INSULATION

PROVIDE BLOCKING FOR ALL TOWEL BARS, TV BRACKETS, KITCHEN CABINETS, BARN DOOR, LIGHTS, FANS ETC AS NEEDED FOR 250 LB CAPACITY

PROVIDE REGISTERS CENTERED TO ROOMS

WOOD BACKING 2X8 MIN AT ALL BATHROOM WALLS, AT WC'S, SHOWERS AND BATHTUBS LOCATED 34" FROM FLOOR TO CENTER OF BACKING, SUITABLE FOR FUTURE GRAB BAR INSTALLATION

NOTES:

ALL INTERIOR AND EXTERIOR WALLS TO RECEIVE INSULATION

REMOVE EXISTING BLOWN IN INSULATION FROM ATTIC AND PROVIDE NW INSULATION IN ATTIC AND CRAWL SPACE

PROVIDE BLOCKING FOR ALL TOWEL BARS, TV BRACKETS, KITCHEN CABINETS, BARN DOOR, LIGHTS, FANS ETC AS NEEDED FOR 250 LB CAPACITY

PROVIDE REGISTERS CENTERED TO ROOMS

NEW EXTERIOR WALL 2x6 / 2X10 WITH PLASTER FINISH UON — 3 / A9.1
NEW INTERIOR WALLS 2x4 AS SHOWN — 7 / A9.1
NEW INTERIOR WALLS 2x6 AS SHOWN — 7 / A9.1
GARAGE WALL ONE HOUR RATED — 6 / A9.1

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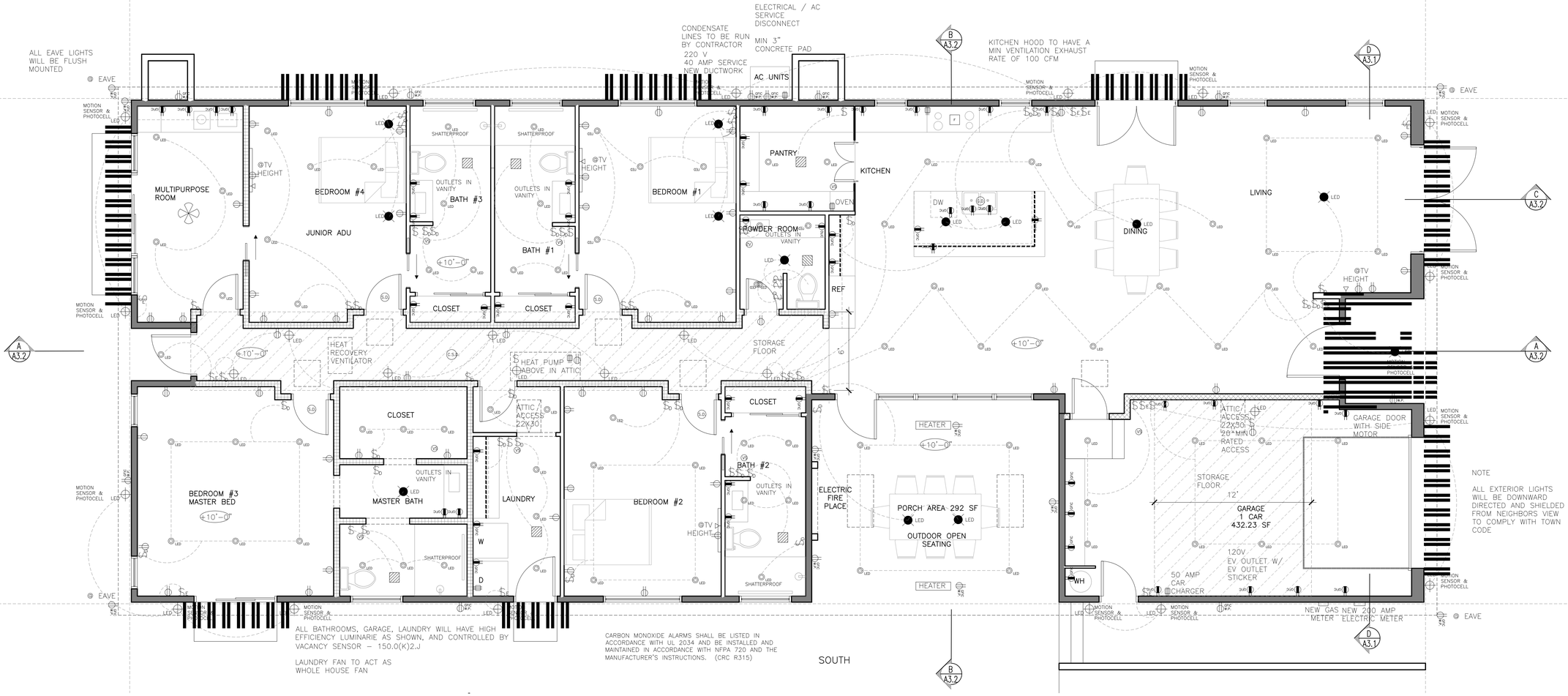
SHEET NAME :
PROPOSED FLOOR PLAN

REVISIONS	BY

DRAWN:	
CHECKED:	
DATE:	11/26/20
SCALE:	AS SHOWN
JOB No.:	
SHEET No.:	A2.1



LEGEND

- CHANDELIER/PENDANT
- SURFACE MOUNTED FIXTURE
- WP WATERPROOF SURFACE MOUNTED FIXTURE
- UNDER–CABINET LED STRIP
- LED PANEL – FLUSH MOUNTED PROVIDED BY CLIENT
- LIGHT SWITCH
- E LIGHT SWITCH FOR EXTERIOR LIGHTS SEE NOTE
- D DIMMER SWITCH
- LED 4" LED DOWN LIGHTS – HIGH EFFICACY– CA TITLE 24 COMPLIANT – LITHONIA 4BPMW LED 30K 90CRI 2700K
  EXTERIOR LIGHTS 3" ADJUSTABLE DOWNLIGHT
- SPOTLIGHT FLUSH GIMBAL RING 440–WH WHITE GIMBAL RING
- LED WALL SCONCE EXTERIOR CALIFORNIA T–24 COMPLAINT
- EXHAUST FAN W/ LED LIGHT PANASONIC WHISPER QUIET, NIGHT LIGHT, HUMIDISTAT – 50–80% HUMIDITY LIGHT TO BE CONTROLLED BY SEPARATE SWITCH AND FAN ON SEPARATE SWITCH
- EXHAUST FAN – PANASONIC QUIET HUMIDISTAT – 50–80% HUMIDITY LIGHT TO BE CONTROLLED BY SEPARATE SWITCH AND FAN ON SEPARATE SWITCH
- F COOKTOP FAN
- DUPLEX OUTLET AFCI
- FOURPLEX OUTLET AFCI
- GFIC GFIC OUTLET
- GFIC GFIC WATER PROOF OUTLET FOR EXTERIOR
- S.D SMOKE DETECTOR
- 220V OUTLET
- ETHERNET – CABLE – TELEPHONE ON 2 SEPARATE OUTLETS, & COAX CABLE
- SPEAKERS
- 9'–6" CEILING HEIGHT
- G.D GARBAGE DISPOSAL
- C.S.D CARBON MONOXIDE SMOKE DETECTOR
- CEILING FAN
- DOOR BELL CHIME
- HEAT LAMP
- V VACANCY SENSOR
- SECURITY CAMERA
- ALL BATHROOM EXHAUST FANS ARE FROM PANASONIC WHISPER QUIET– AIR VOLUME – 100 CFM OR HIGHER, VERIFY W/ CLIENT
- LED TRACK LIGHT
- BROAN SSQTKE080 80 CFM – WHISPER QUIET

REFER TO SHEET A2.2A FOR REFLECTED CEILING PLAN NOTES

PROPOSED REFLECTED CEILING PLAN

SCALE : 1/4"=1'–0"

HVAC SIZING: HEATING AND AIR–CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J–2011 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS; DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D–2014 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS; SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S–2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. IF AIR CONDITIONING IS INSTALLED, MANUAL S CALCULATIONS MUST BE PROVIDED SHOWING THE SELECTED EQUIPMENT TOTAL COOLING CAPACITY IS NOT MORE THAN 115% OF TOTAL CALCULATED COOLING LOAD. (CALGREEN 4.507.2)"

WHOLE HOUSE VENTILATION FAN TO CONTINUOUSLY RUN PER DESIGNED VENTILATION RATE. PROVIDE A LABEL AT CONTROL SWITCH WHICH READ "FAN TO BE LEFT ON FOR INDOOR AIR QUALITY".
4"ø EXHAUST DUCT THRU ROOF WITH RAIN CAP.

Qfan = 0.03Afloor + 7.5(Nbr + 1)

Qfan = 0.03x2996 + 7.5 (4+1)
Qfan =127.38 CFM
Qfan provided = 128 cfm– 4" dia duct

LAUNDRY FAN TO ACT AS WHOLE HOUSE FAN

RECIRCULATION: NO HOT WATER RECIRCULATION UNLESS LISTED IN CF1R.

PIPE INSULATION: INSTALL ≥1" FOAM INSULATION ON ENTIRE RUN OF HOT WATER AND RECIRCULATION PIPING WITH A DIAMETER OF ≤1": PIPES OF DIAMETER >1" – <2" TO HAVE INSULATION AT LEAST AS THICK AS THE DIAMETER OF THE PIPE; ≥2" INSULATION ON PIPES ≥2" DIAMETER. INCLUDE INSULATION ON PIPES IN WALLS. INSULATE 5' OF COLD WATER PIPING ADJACENT TO WATER HEATER. PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. INSULATION SHALL BUTT SECURELY AGAINST ALL FRAMING MEMBERS. ALL ELBOWS AND TEES SHALL BE FULLY INSULATED. WHERE INSULATION IS REQUIRED, NO PIPING SHALL BE VISIBLE DUE TO INSULATION VOIDS, AND ALL INSULATION SHALL FIT TIGHTLY TO THE PIPE. METAL PIPING THAT PENETRATES METAL FRAMING SHALL USE GROMMETS, PLUGS, WRAPPING OR OTHER INSULATING MATERIAL TO ASSURE THAT NO CONTACT IS MADE WITH THE METAL FRAMING. PIPE INSULATION TO BE HERS VERIFIED. (RA4.4.1&14; ENERGY CODE § 150 (J) 2; PLUMBING CODE § 609.11–12)

NOTE

ALL EXTERIOR LIGHTS WILL BE DOWNWARD DIRECTED AND SHIELDED FROM NEIGHBORS VIEW TO COMPLY WITH TOWN CODE

NORTH

DESIGN A's

El Gato Residence

15605 El Gato Lane
Los Gatos, CA 95032

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Ren. 06–30–2021
STATE OF CALIFORNIA

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SHEET No.:	A2.2

LEGEND

- CHANDELIER/PENDANT
- SURFACE MOUNTED FIXTURE
- WP — WATERPROOF SURFACE MOUNTED FIXTURE
- UNDER–CABINET LED STRIP
- LED PANEL – FLUSH MOUNTED PROVIDED BY CLIENT
- LIGHT SWITCH
- LE — LIGHT SWITCH FOR EXTERIOR LIGHTS SEE NOTE
- D — DIMMER SWITCH
- LED — 4" LED DOWN LIGHTS – HIGH EFFICACY– CA TITLE 24 COMPLIANT – LITHONIA 4BPMW LED 30K 90CRI 2700K EXTERIOR LIGHTS 3" ADJUSTABLE DOWNLIGHT
- SPOTLIGHT FLUSH GIMBAL RING 440–WH WHITE GIMBAL RING
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- FOURPLEX OUTLET AFCI
- GFIC — GFIC OUTLET
- GFIC — GFIC WATER PROOF OUTLET FOR EXTERIOR
- SD — SMOKE DETECTOR
- 220V OUTLET
- ETHERNET – CABLE – TELEPHONE ON 2 SEPARATE OUTLETS, & COAX CABLE
- SPEAKERS
- 9'–6" — CEILING HEIGHT
- GD — GARBAGE DISPOSAL
- CSD — CARBON MONOXIDE SMOKE DETECTOR
- CEILING FAN
- DOOR BELL CHIME
- HEAT LAMP
- V — VACANCY SENSOR
- SECURITY CAMERA

ALL BATHROOM EXHAUST FANS ARE FROM PANASONIC WHISPER QUIET– AIR VOLUME – 100 CFM OR HIGHER, VERIFY W/ CLIENT

- LED — TRACK LIGHT

BROAN SSQTKE080
80 CFM – WHISPER QUIET

BATHROOM REMODEL REQUIREMENTS:

- PROVIDE WATERPROOFED MATERIAL AT SHOWER WALLS
- BATHROOMS SHALL HAVE A SEPARATE 20A CIRCUIT [CEC 210.11(C) (3)] WITH AT LEAST ONE GFCI WALL RECEPTACLE WITHIN 36 IN. OF EACH BASIN [CEC 210.8(A)(1); CEC 210.52(D)].
- ALL BATHROOM LIGHTING WILL BE HIGH EFFICACY LUMINAIRE.
- EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS. (CEES 150.0 (O))
- EXHAUST FANS ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. (CA ENERGY EFFICIENCY STANDARDS SECTION 150)
- EXHAUST FANS SHALL TERMINATE A MIN OF 3' FROM OPENINGS INTO THE BUILDING. (CMC 504.5) EXHAUST FANS AT SHOWER SHALL BE LISTED FOR WET LOCATION AND SHALL BE GFCI PROTECTED. (CEC 210) UNLESS FUNCTIONING AS A COMPONENT OF THE WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- SHOWER ENCLOSURE DOORS SHALL OPEN OUTWARD AND MAINTAIN 22" CLEARANCE (CPC 408.5) SHOWER COMPARTMENT SHALL BE MIN 1024 SQ. IN. ENCOMPASSING A 30" CIRCLE (CPC 408.6)

GROUNDING ELECTRODE CONDUCTOR TO UFER GROUND TO BE MIN #4 FOR A 200 AMP SERVICE

NOTE FOR ALL BATHROOMS:

PROVIDE DEDICATED 20 AMP CIRCUIT FOR ALL BATHROOM OUTLETS. THE CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC.
*EXCEPTION – WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOMS HALL BE PERMITTED TO BE SUPPLIED) CEC 210.11(C)(3) AND 210.52 (D)

PROVIDE MANUAL–ON VACANCY SENSOR THAT COMPLIES WITH CEC SECTION 119 (D) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON.

NOTE :

TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE MIN. OF 3' FROM ANY OPENINGS INTO THE BUILDING (I.E. DRYERS, BATH AND UTILITY SANS ETC. MUST BE 3' AWAY FROM DOORS, WINDOWS, OPENINGS, SKYLIGHTS OR ATTIC VENTS) CMC 504.5

ALL ELECTRICAL RECEPTACLES SHALL BE TAMPER PROOF PER ARTICLE 406.12 AND 210.52 CEC 2019.– ALL 125 V, 15 AND 20 AMP RECEPTACLES FOR ALL AREAS OF SINGLE FAMILY HOME.

EAVES TO HAVE WP OUTLETS AND HOOKS FOR CHRISTMAS LIGHTS.

ALL BATHROOM AND KITCHEN OUTLETS TO BE GFIC OUTLETS

ALL CARBON MONOXIDE DETECTORS TO BE INTERCONNECTED –SECTION R315 – 2019 CRC CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP PER CRC R315.1.1

SMOKE DETECTORS SHALL BE INTERCONNECTED AND HARD WIRED WITH A BATTERY BACKUP.– R314– 2019 CRC

ALL KITCHEN OUTLETS TO BE AT 48" O.C. PER NEC 210–52

ALL SHOWER LIGHTS TO BE SHATTERPROOF AND DAMPPROOF.

BATHROOM FANS A MIN 50 CFM EXHAUST RATE, AND FAN TO HAVE BACKDRAFT DAMPER. IF FAN IS PART OF INTERMITTENT WHOLE HOUSE FAN VENTILATION SYSTEM PER ASHRAE 62.2, MAX SOUND RATING OF 3 SONES IS ALLOWED AT 100 CFM, PER ASHRAE 62.2 AND 2019 ENERGY CODE.

CENTRAL HEATING EQUIPMENTS TO HAVE DEDICATED CIRCUITS. A/S ARE PERMITTED TO USE THE SAME CIRCUIT – SECTION 422.12 OF 2019 CEC.

LAUNDRY OUTLET IS A DEDICATED CIRCUIT, PER SECTION 210.11C – CEC 2019

DINING ROOM, KITCHEN, BREAKFAST ROOM AND KITCHEN COUNTERTOP OUTLETS ARE REQUIRED TO BE ON AT LEAST 2 DEDICATED CIRCUITS, PER SECTION 210.52B(2) OF THE 2019 CEC.

LAUNDRY AREA AND WITHIN 6 FEET OF SINK FOR REFRIGERATOR AND GARBAGE DISPOSAL (210.8A)

LIGHT FIXTURES SHALL BE CENTERED WITHIN EACH ROOM, U.O.N.

COORDINATE EXACT LIGHT FIXTURE AND MECH. DIFFUSER LOCATION WITH ARCHITECT IN THE FIELD.

ALL RECESSED LUMINARIES IN INSULATED CEILING SHALL BE IC RATED, ELECTRONIC BALLAST AND AIR TIGHT (AT).

SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN 3' OF BATHROOM DOOR, FAN OR SUPPLY REGISTERS. IONIZATION SMOKE ALARMS MUST NOT BE INSTALLED WITHIN 20 FEET HORIZONTAL OF COOKING APPLIANCES, PHOTOELECTRIC MAY BE INSTALLED 10 FEET HORIZONTAL OF COOKING APPLIANCES

ALL 120–VOLT, SINGLE–PHASE, 15– AND 20–AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC–FAULT CIRCUIT INTERRUPTER. (CEC 210.12)

ALL RECEPTACLES IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS (WHERE RECEPTACLES SERVE COUNTER TOP SURFACES), LAUNDRY AREA, SINKS (WITHIN 6 FEET OF THE EDGE OF THE SINKS, BATHTUBS, OR SHOWERS), SHALL HAVE GROUND–FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION. (CEC 210.8)

IN ALL AREAS SPECIFIED IN 210.52, ALL 125–VOLT, 15– AND 20– AMPERE RECEPTACLES SHALL BE LISTED TAMPER–RESISTANT RECEPTACLES. (CEC 406.12)

TABLE 150.0-A
CLASSIFICATION OF HIGH-EFFICACY LIGHT SOURCES

HIGH-EFFICACY LIGHT SOURCES	
Luminaires installed with only the lighting technologies in this table shall be classified as high efficacy	
Light sources in this column, other than those installed in ceiling recessed downlight luminaires, are classified as high efficacy and are not required to comply with Reference Joint Appendix JA8	Light sources in this column shall be certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and be marked as meeting JA8.
1. Pin-based linear or compact fluorescent light sources using electronic ballasts.	8. All light sources in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150.0(k)1C.
2. Pulse-start metal halide.	9. GU-24 sockets containing LED light sources.
3. High pressure sodium.	10. Any light source not otherwise listed in this table and certified to the Commission as complying with Joint Appendix 8.
4. GU-24 sockets containing light sources other than LEDs.[a,b]	
5. Luminaires with hardwired high frequency generator and induction lamp.	
6. Inseparable SSL luminaires that are installed outdoors.	
7. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.	

Notes:
a. GU-24 sockets containing light sources such as compact fluorescent lamps and induction lamps.
b. California Title 20 Section 1605(k)3 does not allow incandescent sources to have a GU-24 base.

- RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FT. FROM ANY OUTLET, INCLUDING ANY WALL SPACE 2 FT. WIDE OR GREATER. NOTE: A FIXED PANEL OF A SLIDING GLASS DOOR IS CONSIDERED WALL SPACE. [CEC 210.52(A)].
- IN KITCHENS, BREAKFAST ROOMS, PANTRIES AND DINING ROOMS A MINIMUM OF 2–20A CIRCUITS SHALL BE PROVIDED [CEC 210.11(C) (1)]. COUNTER SPACE RECEPTACLES SHALL BE GFCI [CEC 210.8(A)] AND INSTALLED:
- AT EACH WALL COUNTER SPACE THAT IS 12 IN. OR GREATER [CEC 210.52(C)(1)] ;
- NO MORE THAN 48 IN. OC. [CEC 210.52 (C)(1)];
- MAXIMUM 24 IN. FROM THE END OF THE COUNTER [CEC 210.52 (C)(1)];
- MAXIMUM 20 IN. ABOVE COUNTER SURFACE [CEC 210.52) (C)(5)];
- ON ISLAND COUNTER SPACES (ONE RECEPTACLE MIN.) NOT MORE THAN 12 IN. BELOW COUNTER SURFACE [CEC 210.52(C)(5) EXCEPTION]. AN ISLAND WITH LESS THAN 12"BEHIND A RANGE TOP OF SINK IS CONSIDERED AS DIVIDING THE COUNTERTOP INTO TWO SEPARATE SPACES [CEC 210.52(C)(2)].
- ON PENINSULAR COUNTER SPACES (ONE RECEPTACLE MIN.) NOT MORE THAN 12 IN. BELOW COUNTER SURFACE [CEC 210.52(C)(5) EXCEPTION])

ELECTRICAL NOTES:

MICROWAVE TO BE ON DEDICATED CIRCUIT

ALL EXTERIOR OUTLETS TO BE GFIC & WATERPROOF OUTLETS

IN ADDITION TO WHAT IS INDICATED ON KITCHEN FLOOR PLANS CONTRACTOR SHALL ENSURE THAT NO POINT ALONG COUNTER WALL IS OVER 24" FROM GFCI TYPE RECEPTACLE AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12" PER CEC CODE 210–52(C)
CONTRACTOR AND SUB–CONTRACTOR TO COMPLY WITH ALL APPLICABLE CURRENT CODES AND MAKE NECESSARY CHANGES

KITCHEN ISLAND – OUTLETS ARE REQUIRED BUT OUTLET CANNOT BE PLACED BELOW COUNTER IF THE COUNTER IF THE COUNTER HAS AN OVERHANG OF MORE THAN 6" BEYOND THE COUNTER SUPPORT WALL AND CANNOT BE MORE THAN 12" BELOW THE COUNTERTOP, PER SECTION 210.52C – 2019 CEC. KNEE SPACE –10" MAX.

IN ADDITION TO WHAT IS INDICATED ON FLOOR PLANS IN BEDROOMS AND LIVING SPACES CONTRACTOR SHALL ENSURE THAT NO POINT ALONG PERIMETER WALLS (MEASURED HORIZONTALLY) IS OVER 6' FROM RECEPTACLES AND ON ANY WALL 24" OR MORE IN WIDTH PER CEC CODE 210–52 (A)(1)(2)

ANTI–HAMMER DEVICE TO BE INSTALLED AT DISHWASHER

ALL MECHANICAL, PLUMBING, ELECTRICAL AND SIMILAR PENETRATIONS OF THE FLOOR OR TOP PLATES SHALL BE CAULKED WITH A RESIDENTIAL RATED FIRE CAULK WITH AN ASTM E136 RATING

ALL BATHROOM RECEPTACLES, OUTDOOR & KITCHEN, COUNTER RECEPTACLES SHALL BE GFCI. PROVIDE (1) DETACHED CIRCUIT FOR BATHROOM RECEPTACLES ONLY.

ALL PLASTIC CONDUIT OR CABLE IN 1 HOUR WALL SHALL BE "F" RATING.

LAYOUT IS FOR "MUST HAVES", CONTRACTOR TO ADD PLUGS AS NEEDED TO COMPLY WITH CODE.

ALL BRANCH CIRCUIT THAT SUPPLY 120 VOLT, SINGLE PHASE, 15 AND 20AMP BRANCH CIRCUIT SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY A LISTED ARC–FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER CEC 210.12

ALL VENTILATION HEATING AND AIR CONDITIONING SYSTEMS TO HAVE MERV 13 FILTERS OF BETTER.

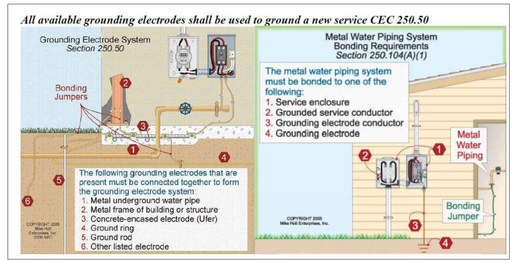
PROVIDE NEST THERMOSTAT FOR THE 2 FLOORS

KITCHEN RANGE HOODS: HERS–VERIFIED MIN. VENTILATION AIRFLOW PER ASHRAE 62.2, SECTION 5 AND MAX. SOUND RATING PER ASHRAE 62.2, SECTION 7.2 (3 SONES AT ONE OR MORE AIRFLOW SETTINGS ≥ 100 CFM).

COORDINATE LOCATION OF RETURNS, SUPPLY AND REGISTERS ON SITE WITH CONTRACTOR AND MECHANICAL SUB CONTRACTOR.

ALL FURNACES AND DUCTS TO BE SIZED PER MANUAL J, D & S

a) RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS SHALL BE LISTED FOR ZERO CLEARANCE, SHALL BE CERTIFIED AS AIRTIGHT (INCLUDING EXHAUST FAN HOUSINGS), SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, SHALL NOT CONTAIN SCREW BASE SOCKETS, AND ALL LIGHT SOURCES SHALL BE MARKED WITH "JA8–2019–E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JA8.
b) ALL FORWARD PHASE CUT DIMMERS USED WITH LED LIGHT SOURCES SHALL COMPLY WITH NEMA SSL 7A.
c) EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM.
d) LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.
e) IN BATHROOMS GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
f) DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES (EXCEPTIONS: LUMINAIRES IN CLOSETS LESS THAN 70 SQ. FT. AND IN HALLWAYS).
g) UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
h) RESIDENTIAL OUTDOOR LIGHTING TO BE HIGH–EFFICACY, CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC FUNCTION OF PHOTOCONTROL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS.



For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

PROPOSED REFLECTED CEILING PLAN NOTES

SCALE : 1/4"=1'–0"

DESIGN

El Gato Residence

15605 El Gato Lane
Los Gatos, CA 95032

LICENSED ARCHITECT
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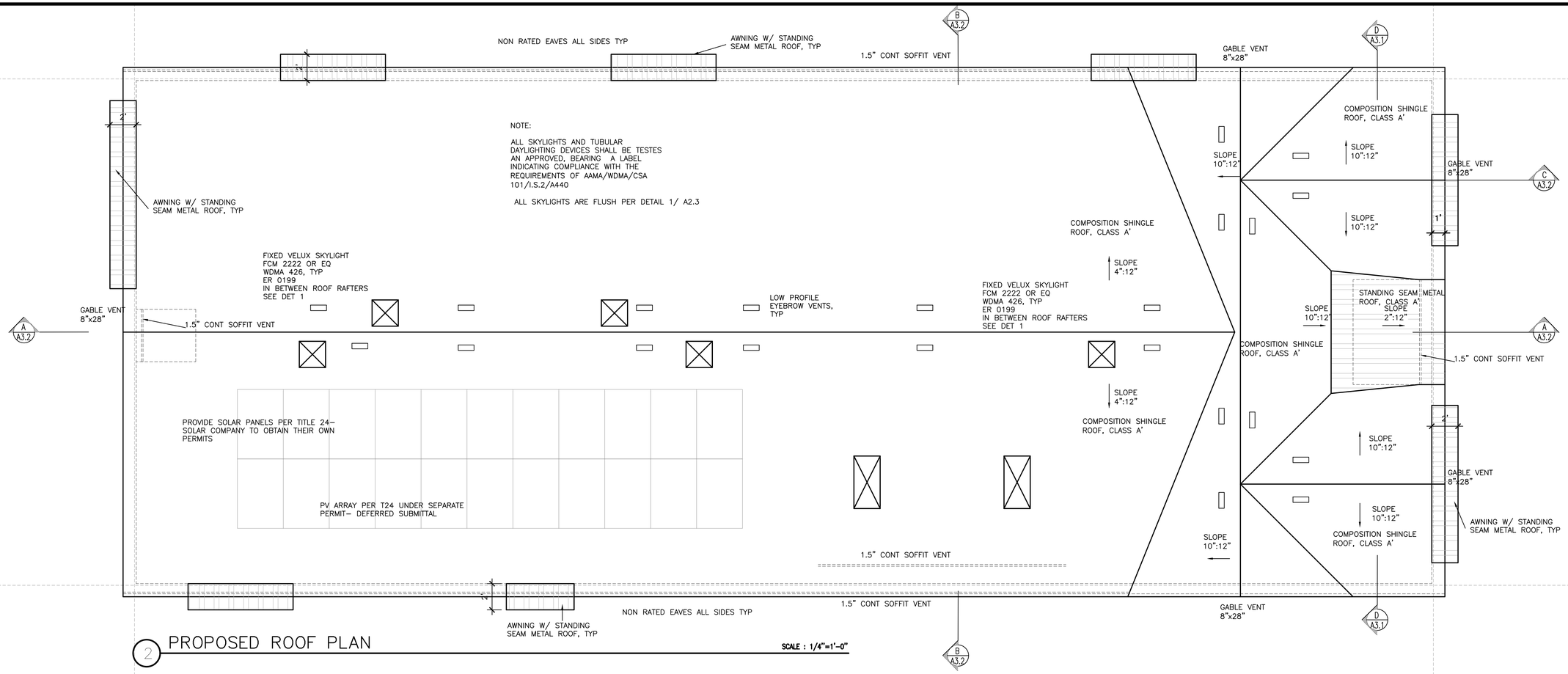


2 PROPOSED ROOF PLAN

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

ROOF VENT CALCULATIONS:

VENTING OF ATTIC SPACE CALCULATIONS

ATTIC SPACE = 3787 SQ.FT.

3787/150= 25 SQ.FT

25x 144 = 3600 SQ.IN. REQUIRED

ADD 5% FOR SCREENS ETC = 3780 SQ.IN

50% VENTING ACHIEVED BY THE LOW PROFILE DORMER VENTS AT A HEIGHT OF ABOVE 3' FROM THE EAVE

LOW PROFILE EACH VENT = 81 SQ.IN

22 LOW PROFILE VENTS = 1782 SQ.IN

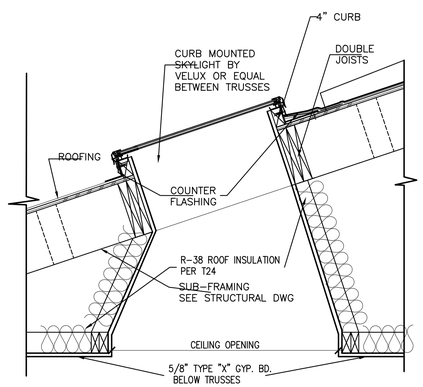
5 GABLE VENTS – 5x8x28= 1120 SQ.IN

EACH BLOCK TO HAVE 3–2"ø HOLES = 9.42 SQ.IN

100 BLOCKS = 942 SQ.IN

3844 SQ.IN VENT PROVIDED

1.5" CONTINUOUS SOFFIT VENT PROVIDED AT SOFFITS



1 SKYLIGHT DETAIL

SCALE : 1"=1'-0"

03.02.03-12/4/03 -012 -SKYLIGHT -

ROOF PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL ROOF OPENINGS AND EQUIPMENT PLATFORMS REQUIRED.
2. DUCT ALL ROOF EXHAUST VENTS/FANS TO THEIR RESPECTIVE OPENINGS IN ROOM BELOW
3. ALL ROOF AREAS SHALL SLOPE A MINIMUM OF 1/4":12"
4. CONTRACTOR SHALL CONFIRM THAT ALL ROOF AREAS ARE PROVIDED WITH POSITIVE DRAINAGE PRIOR TO SHEATHING. ALL ROOF DRAINS SHALL BE LOCATED AT THE LOWEST POINT OF THE ROOF TAKING INTO CONSIDERATION THE CAMBER OF BEAMS AND DEFLECTION OF CANTILEVERS.
5. PROVIDE FLASHING AND COUNTER FLASHING AT MECHANICAL EQUIPMENT CURBS.
6. ROOFING CONTRACTOR SHALL PROVIDE A CERTIFICATE STATING THAT THE ROOF HAS BEEN APPLIED PER MANUFACTURER'S RECOMMENDATIONS.
7. REFER TO PLUMBING DRAWINGS FOR PLUMBING VENTS AND PIPES THROUGH ROOF THAT MAY NOT BE SHOWN ON THIS PLAN. PROVIDE FLASHING AND COUNTER FLASHING AT MECHANICAL EQUIPMENT CURBS AND TOILET VENTS. ALL FLASHINGS AND VENTS TO BE PAINTED WITH RUST PROOF PAINT.
8. REFER TO MECHANICAL DRAWINGS FOR OPENING DUCTS AND VENTS THROUGH ROOF WHICH MAY NOT BE SHOWN ON THIS ROOF
9. ALL OPENINGS ON ROOF LARGER THAN 8'X8' SHALL BE PROTECTED WITH BURGLAR BARS PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. THE BARS SHALL NOT EXCEED 5" O.C.
10. ROOFING CONTRACTOR SHALL PROVIDE A 10 YEAR ROOF WARRANTY FOR NEW ROOF INSTALLED.
11. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING
12. ALL ROOF MATERIALS AND ACCESSORIES ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
13. ALL ROOF PENETRATIONS ARE TO BE INSTALLED PER MANUFACTURER DETAILS.
14. ALL BATHROOM AND KITCHEN VENTS TO BE LOCATED AWAY FROM THE FRONT ELEVATION – FRONT PART OF ROOF AND GARAGE, AS MUCH AS POSSIBLE.

NOTE:

1. ALL FLASHINGS WILL BE 26 GA GI U.O.N
2. ALL GUTTERS WILL BE 26 GA GI U.O.N
3. ALL ROOFS, TERRACES AND DECKS WILL BE CLASS "A"
4. ALL RAIN WATER LEADERS IN THE WALLS AND POSTS TO BE OF CAST IRON
5. ALL VALLEY FLASHINGS TO BE 26 GA GI INSTALLED OVER A MIN. 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72 POUND MINERAL SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D3909 RUNNING THE FULL LENGTH OF THE VALLEY
6. ALL GUTTERS TO HAVE SCREENS

NORTH

DESIGN

El Gato Residence

15605 El Gato Lane

Los Gatos, CA 95032

LICENSED ARCHITECT ARCHANA R JAIN C 31760 Exp. 06-30-2021 STATE OF CALIFORNIA

GENERAL NOTES :

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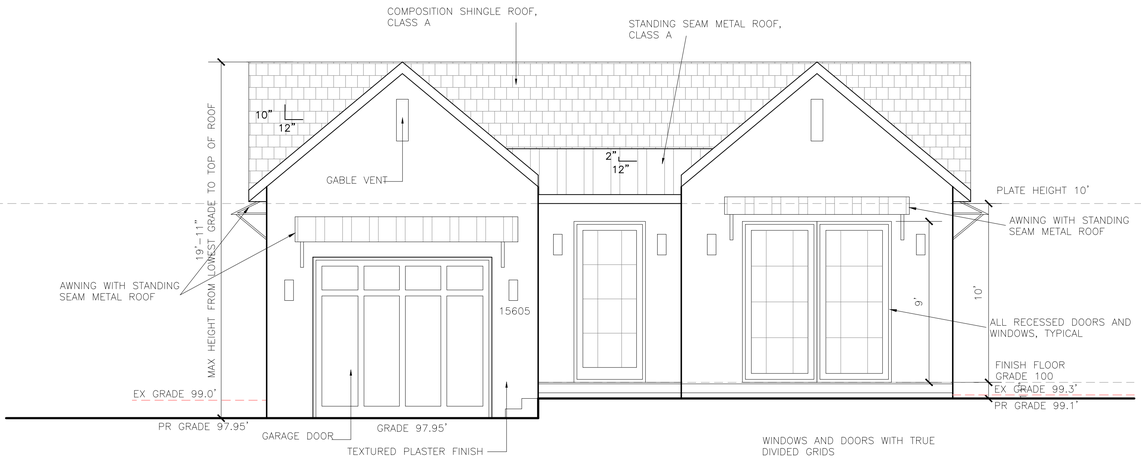
SHEET NAME :

PROPOSED ROOF PLAN

REVISIONS	BY

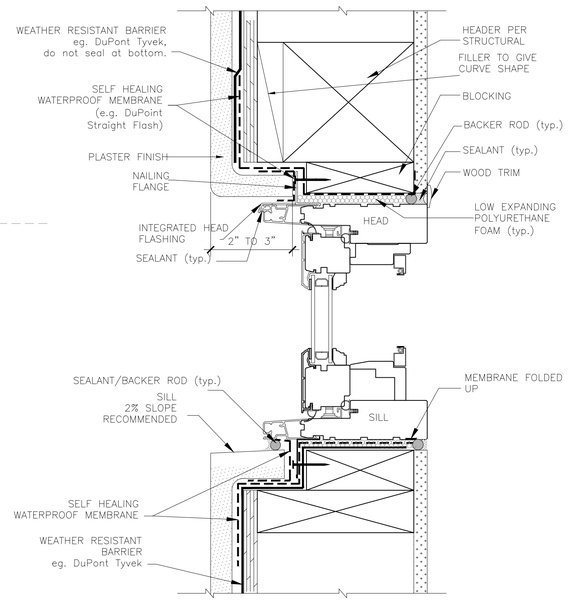
DRAWN:	
CHECKED:	
DATE:	11/26/20
SCALE:	AS SHOWN
JOB No.:	
SHEET No.:	A2.3



1 PROPOSED FRONT EAST ELEVATION

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

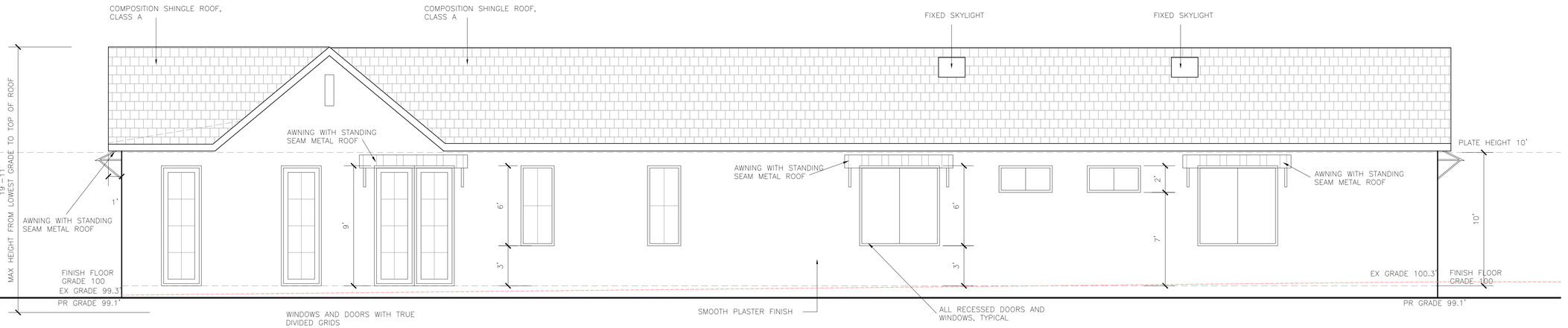
REFER TO MANUFACTURER'S INSTALLATION GUIDE FOR INSTALLATION AND WATERPROOFING & WEATHERPROOFING DETAILS



3 WINDOW HEAD AND SILL DETAIL

SCALE: 3/16"=1'-0"

09.03.02 -6/15/10 -064 -WINDOW -ARJ



2 PROPOSED NORTH SIDE ELEVATION

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

NOTE FOR ADDRESSING

THE CONTRASTING ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. (CRC 319.1)

DESIGN

El Gato Residence

15605 El Gato Lane

Los Gatos, CA 95032

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Ren. 06-30-2021
STATE OF CALIFORNIA

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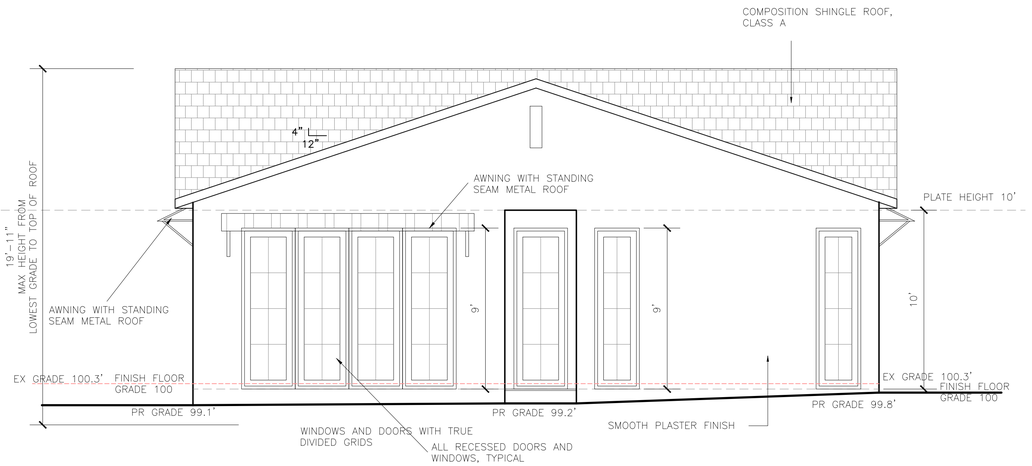
SHEET NAME :

PROPOSED ELEVATIONS

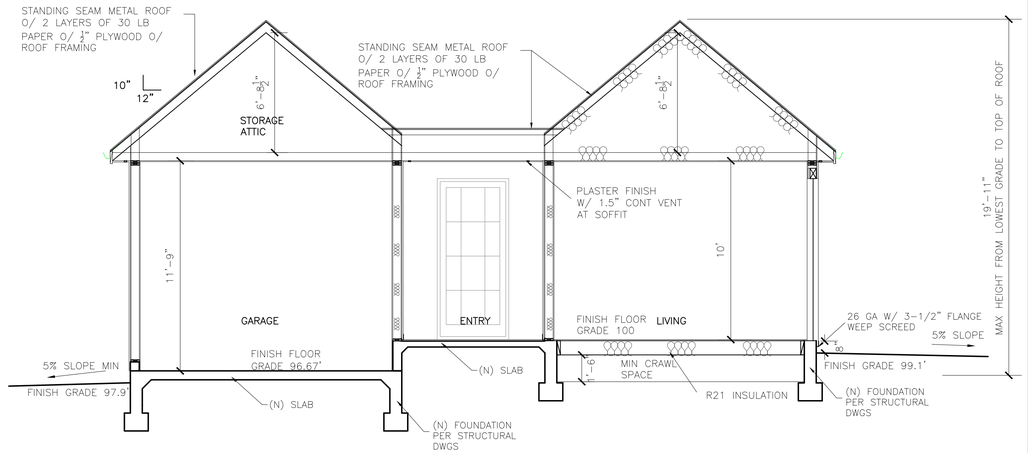
REVISIONS	BY

DRAWN:	
CHECKED:	
DATE:	11/26/20
SCALE:	AS SHOWN
JOB No.:	
SHEET No.:	A3.0



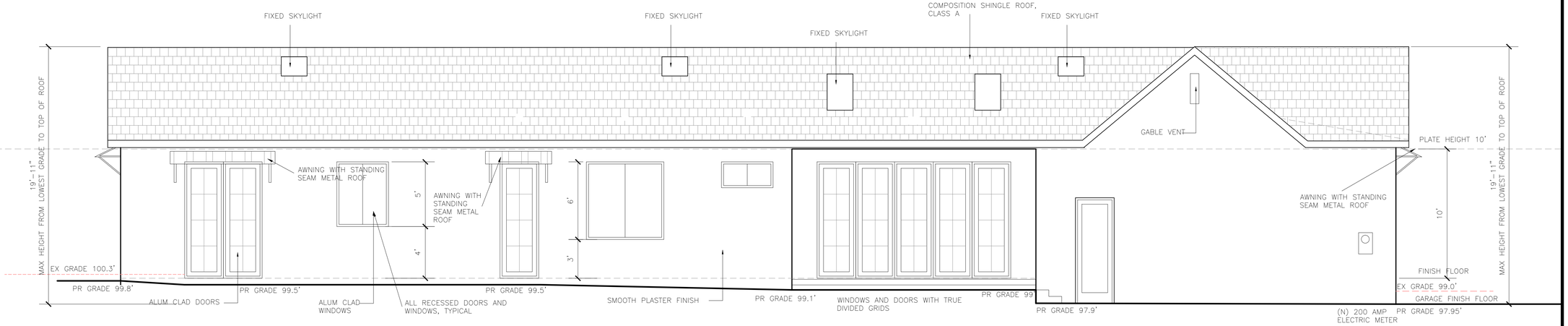
1 PROPOSED REAR WEST ELEVATION

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



3 SECTION D-D

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



2 PROPOSED SOUTH SIDE ELEVATION

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

NOTE FOR ADDRESSING

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DESIGN

El Gato Residence

15605 El Gato Lane

Los Gatos, CA 95032

LICENSED ARCHITECT ARCHANA R JAIN C 31760 Ren. 08-30-2021 STATE OF CALIFORNIA

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SHEET NAME :

PROPOSED ELEVATIONS

REVISIONS	BY

DRAWN:

CHECKED:

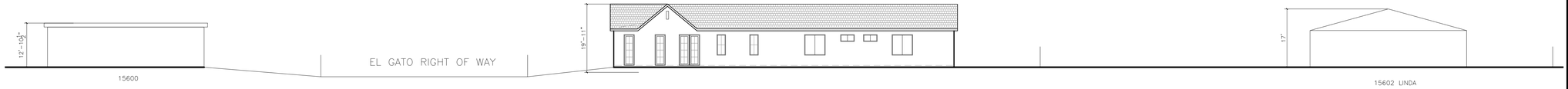
DATE: 11/26/20

SCALE: AS SHOWN

JOB No.:

SHEET No.:

A3.1



1 SIDE EEVATION WITH SECTION OF SIDE NEIGHBORS CONTEXT

SCALE : 1/16"=1'-0"

2 FRONT ELEVTAION OF 5 NEIGHBORS EXACTLY OPPOSITE

SCALE : 1/16"=1'-0"

3 PROPOSED FRONT EAST ELEVATION
STREETSCAPE

SCALE : 1/16"=1'-0"

DESIGN

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SHEET NAME :

PROPOSED SITE ELEVATIONS

REVISIONS	BY

DRAWN:

CHECKED:

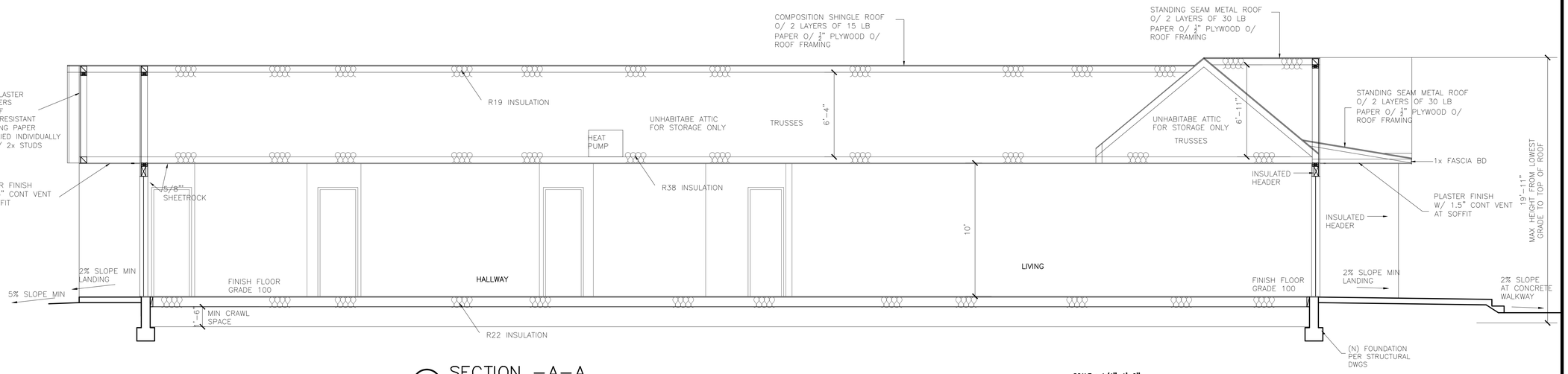
DATE: 11/26/20

SCALE: AS SHOWN

JOB No.:

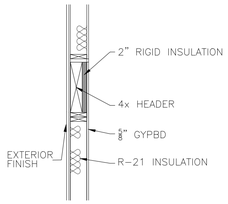
SHEET No.:

A3.0A

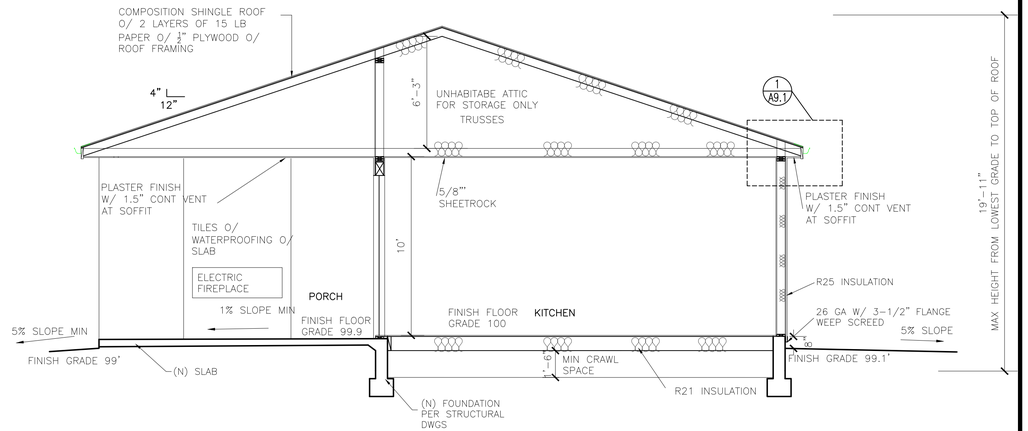


1 SECTION -A-A

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

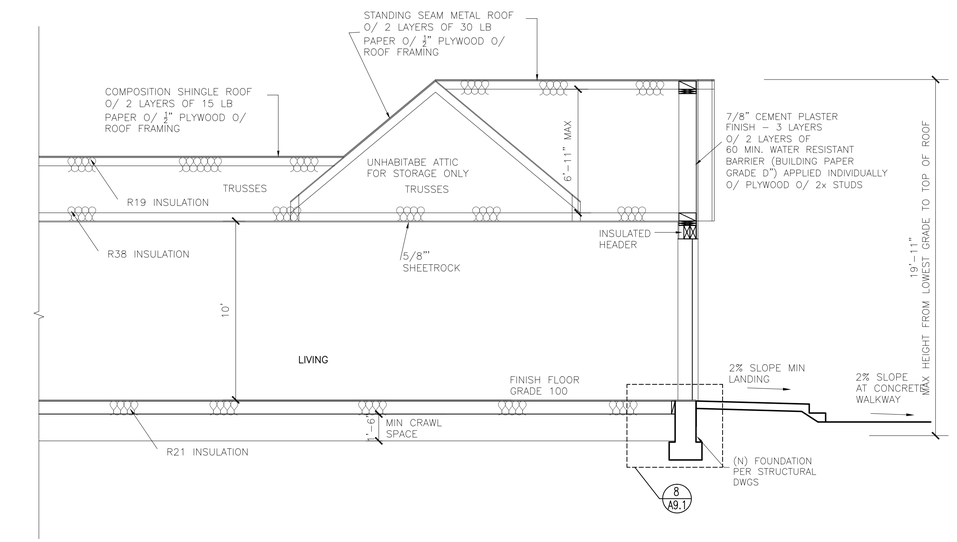


INSULATED
HEADER DETAIL



2 SECTION -B-B

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



3 SECTION -C

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

DESIGN

El Gato Residence

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Ren. 06-30-2021
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5.

SHEET NAME :

SECTIONS

REVISIONS	BY

DRAWN:

CHECKED:

DATE: 11/26/20

SCALE: AS SHOWN

JOB No.:

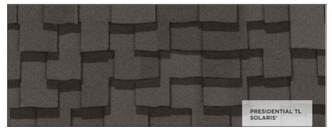
SHEET No.:

A3.2

ACCENT ROOF OVER AWNINGS – STANDING SEAM METAL ROOF, DARK BRONZE
NON REFLECTIVE MATT FINISH

Pavel 9 1/2" High Textured Black LED Outdoor Wall Light

EXTERIOR LIGHTS – DOWNWARD FACING



ROOF – COMPOSITION SHINGLE
PRESIDENTIAL ROOF, CLASS A,
COOL ROOF, CHARCOAL BLACK

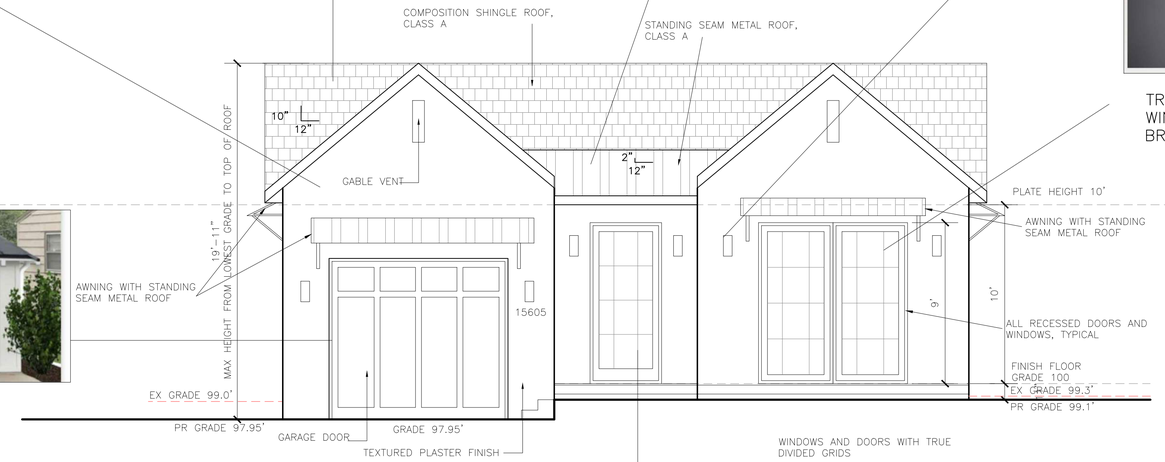
ACCENT ROOF OVER ENTRY AND AWNINGS – STANDING SEAM METAL ROOF, DARK BRONZE
NON REFLECTIVE MATT FINISH

Swiss Coffee
OC-45

EXTERIOR WALL COLOR
BENJAMIN MOORE OR EQ
SWISS COFFEE

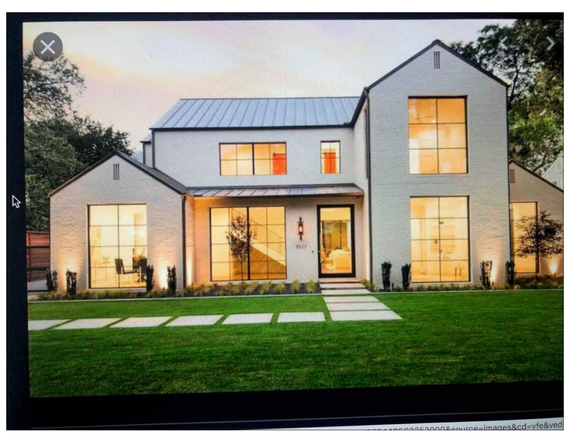
TRUE DIVIDED GRIDS FOR WINDOWS AND DOORS TYP, BRONZE COLOR

CARRIAGE STYLE GARAGE DOOR

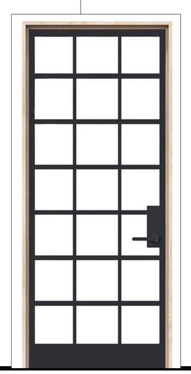


1 PROPOSED FRONT EAST ELEVATION

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



DOORS AND WINDOWS ARE RECESSED 2" TO 3" TO GIVE THE DEPTH TO THE OPENINGS
INSPIRATIONAL IMAGE



DARK BRONZE FRONT DOOR WITH TRUE DIVIDED GRIDS

DESIGN

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Ren. 06-30-2021
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SHEET NAME :

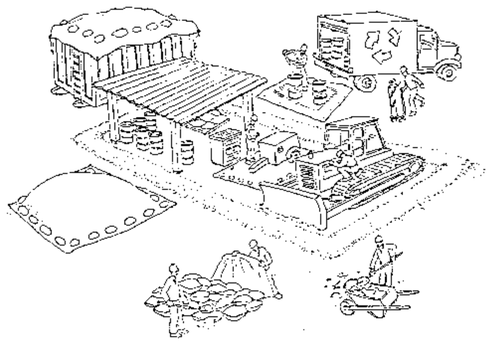
COLOR AND MATERIALS

REVISIONS	BY

DRAWN:
CHECKED:
DATE: 11/26/20
SCALE: AS SHOWN
JOB No.:
SHEET No.:

A3.3

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✔ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✔ Use (but don't overuse) reclaimed water for dust control as needed.
- ✔ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✔ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✔ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✔ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✔ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✔ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✔ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✔ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✔ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✔ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✔ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✔ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✔ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✔ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✔ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✔ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.

- ✔ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✔ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✔ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✔ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✔ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

- ✔ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✔ Be sure to call your city's storm drain inspector 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✔ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✔ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✔ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✔ Do not pave during wet weather or when rain is forecast.
- ✔ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✔ Place drip pans or absorbent material under paving equipment when not in use.
- ✔ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✔ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✔ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✔ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✔ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✔ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✔ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

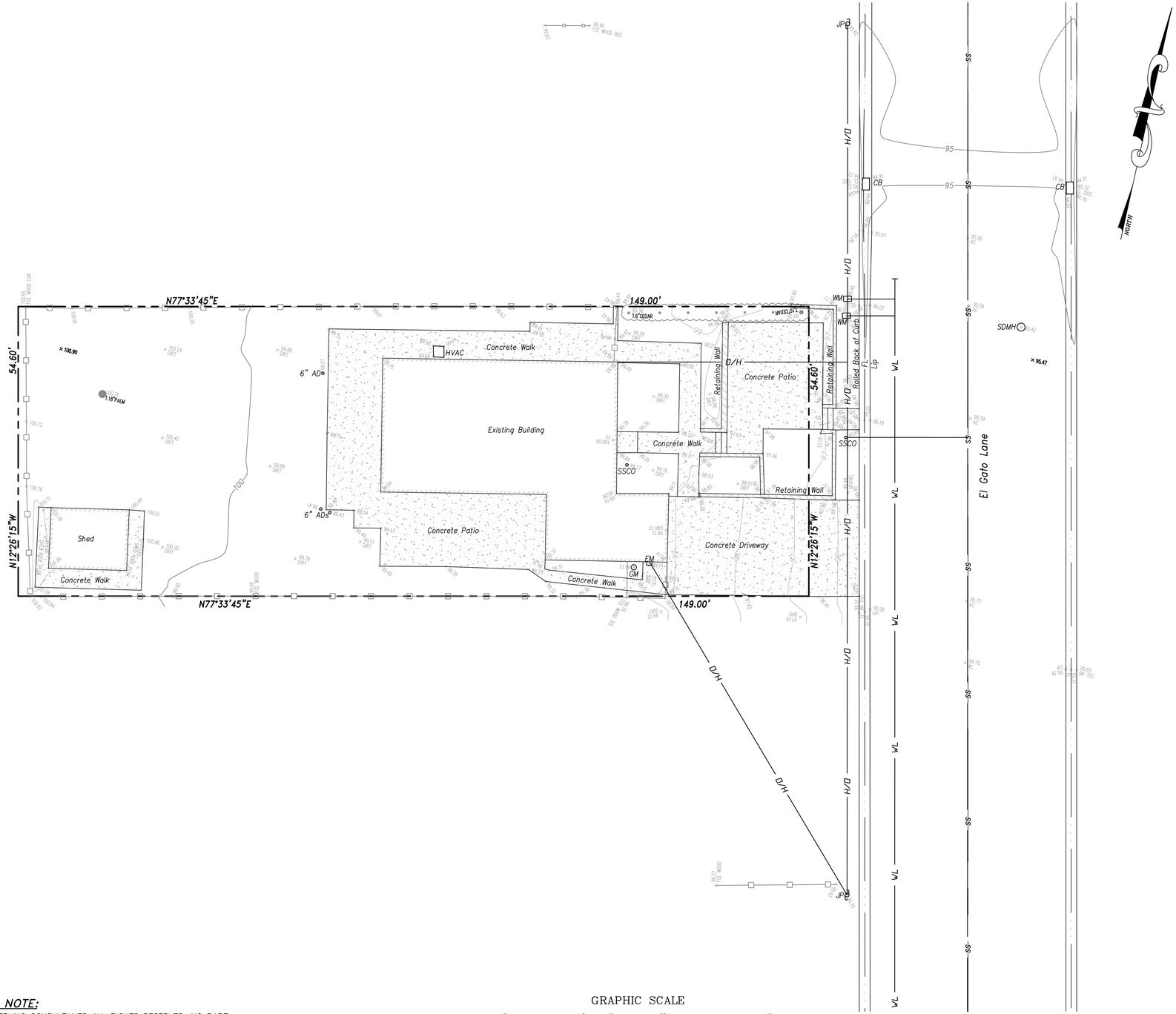
- ✔ Never rinse paint brushes or materials in a gutter or street!
- ✔ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✔ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✔ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

B A S M A A Bay Area Stormwater Management Agencies Association

Bay Area Stormwater Management Agencies Association (BASMAA)

1-888-BAYWISE

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



LEGEND

SYMBOL	DESCRIPTIONS
	BOUNDARY / RIGHT-OF-WAY LINE
	EASEMENT LINE
	CENTERLINE (℄)
LOW SIDE / HIGH SIDE	RETAINING WALL
— EX. SS —	SANITARY SEWER LINE AND MANHOLE OR CLEANOUT
	DRAIN INLET
2%	PERCENT GRADE
× 607.0	EXISTING GRADE ELEVATION
185	EXISTING CONTOUR w/ ELEVATION
	EXISTING TREE w/ DBH

ABBREVIATIONS	
AC	AIR CONDITIONER UNIT
AD	AREA DRAIN
AP	ASPHALT PAVEMENT
BFP	BACKFLOW PREVENTOR
BSI	BUILDING SETBACK LINE
BSW	BACK OF WALK
BW	BOTTOM OF WALL (EXPOSED FACE)
CONC.	CONCRETE
DBH	DIAMETER AT BREAST HEIGHT
DI	DRAINAGE INLET
DM	DEADMAN ANCHOR
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GARAGE ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE ELEVATION
FW	FACE OF WALL
GM	GAS METER
JP	JOINT POLE
MB	MAILBOX
O/H	OVERHEAD
PB	PULLBOX
PL	PROPERTY LINE
PSE	PUBLIC SERVICE EASMENT
PUE	PUBLIC UTILITY EASEMENT
R=	RADIUS OF CURVE
Δ=	INCLUDED ANGLE OF CURVE
L=	LENGTH OF CURVE
SSCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
VG	VALLEY GUTTER
SL	STREET LIGHT
WCE	WIRE CLEARANCE EASEMENT
WM	WATER METER
WV	WATER VALVE
WW	WALKWAY

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

GROSS LOT AREA = 8,135 SQ. FT. (0.1868 ACRES)

VERTICAL DATUM: ASSUMED ELEVATION OF 100.00' AT THE EXISTING BUILDING FINISHED FLOOR

BASIS OF BEARINGS: N 12°26'15" W ALONG THE OCCUPATIONAL CENTERLINE OF EL GATO LANE, BEARING AS SHOWN ON TRACT 1168, EL GATO TERRACE, BOOK 48 OF MAPS AT PAGE 13, S.C.C.R.

BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY OR UNDER DIRECTION OF HELMUT KORSTICK, PLS 7739.

LICENSED LAND SURVEYOR HELMUT R. KORSTICK No. 7739 STATE OF CALIFORNIA

DATE: DECEMBER 28, 2020					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER DILIP S. KISHNANI C 51620 STATE OF CALIFORNIA

PREPARED BY:

STERLING CONSULTANTS

46560 FREMONT BOULEVARD, UNIT NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:

NATASHA MALISIC & DARKO LAZOVIC
15605 EL GATO LANE
LOS GATOS, CA 95032

APN: 523-22-010

15605 EL GATO LANE

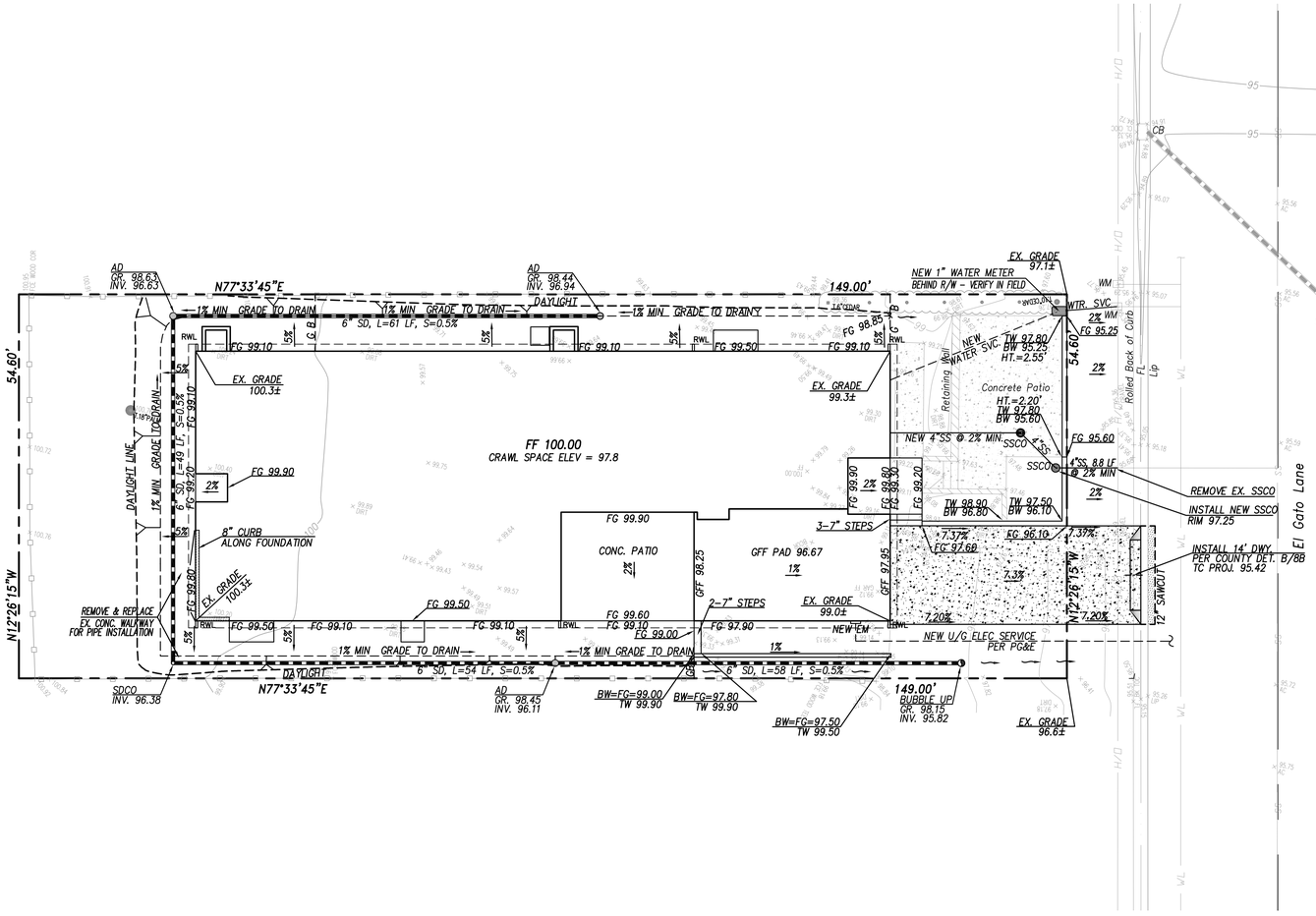
BOUNDARY & TOPOGRAPHIC SURVEY

CITY OF LOS GATOS SANTA CLARA COUNTY CALIFORNIA

SHEET NO. C1

JOB NO. 2020-512

PRINTED: DECEMBER 28, 2020



ABBREVIATIONS

AC	AIR CONDITIONER UNIT
AD	AREA DRAIN
AP	ASPHALT PAVEMENT
BFP	BACKFLOW PREVENTOR
BSI	BUILDING SETBACK LINE
BSW	BACK OF WALK
BW	BOTTOM OF WALL (EXPOSED FACE)
CONC.	CONCRETE
DBH	DIAMETER AT BREAST HEIGHT
DI	DRAINAGE INLET
DM	DEADMAN ANCHOR
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GARAGE ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE ELEVATION
FW	FACE OF WALL
GM	GAS METER
JP	JOINT POLE
MB	MAILBOX
O/H	OVERHEAD
PB	PULLBOX
PL	PROPERTY LINE
PSE	PUBLIC SERVICE EASMENT
PUE	PUBLIC UTILITY EASEMENT
R=	RADIUS OF CURVE
Δ=	INCLUDED ANGLE OF CURVE
L=	LENGTH OF CURVE
SSCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
VC	VALLEY GUTTER
SL	STREET LIGHT
WCE	WIRE CLEARANCE EASEMENT
WM	WATER METER
WV	WATER VALVE
WW	WALKWAY

GRADING NOTES:

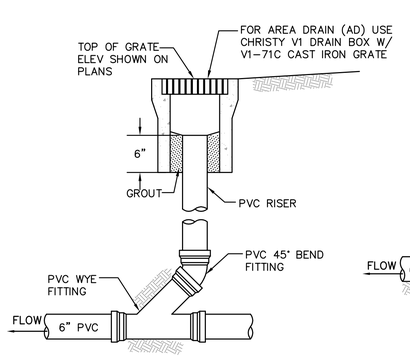
1. SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
4. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
5. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEPT PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
7. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
8. FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEPT.
9. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
10. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
11. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
12. EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY OF LOS GATOS'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.

EARTHWORK SUMMARY

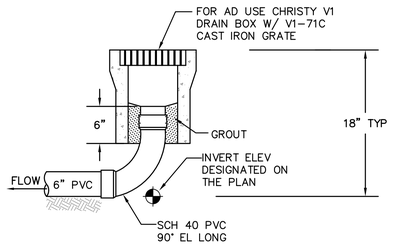
MEASURED RAW CUT (OUTSIDE FOOTPRINT) :	230	CY
MEASURED RAW FILL (OUTSIDE FOOTPRINT) :	0	CY
MEASURED RAW CUT (WITHIN FOOTPRINT) :	85	CY
MEASURED RAW FILL (WITHIN FOOTPRINT) :	0	CY
ESTIMATED EXPORT:	**315**	**CY**

EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BID AND OR CONTRACT AMOUNTS UPON THIER OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.

NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.



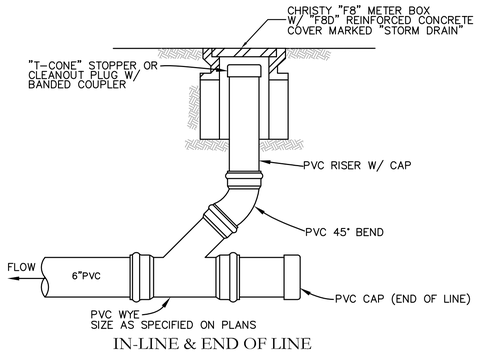
IN-LINE



END OF LINE

AREA DRAIN - DETAIL

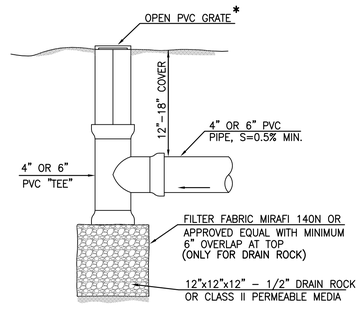
NOT TO SCALE



IN-LINE & END OF LINE

STORM DRAIN CLEANOUT

NOT TO SCALE



* USE FLAT TOP GRATES FOR LAWN AREAS AND DOMED OR ATRIUM GRATES WHERE MOWING OR TRIPPING IS NOT OF CONCERN & CAST IRON GRATES IN PARKING AREAS.

BUBBLE UP DETAIL

NOT TO SCALE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DATE: OCTOBER 1, 2021
SCALE: AS NOTED
DRAWN: DSK
DESIGNED: DSK
ENGINEER: DSK
MANAGER: DSK

NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER DILIP S. KISHAWI C 51620 STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, UNIT NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:

NATASHA MALISIC & DARKO LAZOVIC
15605 EL GATO LANE
LOS GATOS, CA 95032

APN: 523-22-010

15605 EL GATO LANE

GRADING & DRAINAGE PLAN

CITY OF LOS GATOS SANTA CLARA COUNTY CALIFORNIA

SHEET NO. C1
1 OF 1 SHEETS
JOB NO. 2020-512

STRUCTURAL NOTES

A. CRITERIA

1. DESIGN CONFORMS TO CALIFORNIA BUILDING CODE, 2019 EDITION.

2. DESIGN DEAD LOADS:

   FLOOR = 15 PSF ROOF = 17 PSF

3. DESIGN LIVE LOADS:

   FLOOR = 40 PSF ROOF = 20 PSF

4. WIND AND SEISMIC:

   RISK CATEGORY = II
   SITE CLASS = D, S_s = 2.309,
   S_1 = 0.832; S_{DS} = 1.847, S_{D1}= 0.777, C_S (ASD) = 0.264,
   DESIGN BASE SHEAR V_{ASD}= 29 KIPS
   SEISMIC DESIGN CATEGORY = E
   IMPORTANCE FACTOR I = 1.0
   STRUCTURAL SYSTEM FACTOR R = 6.5 (WOOD FRAME)
   SEISMIC ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
   WIND SPEED 92 MPH EXPOSURE B
   INTERNAL PRESSURE COEFF. GC_{pi} = +0.18, −0.18
   qz = 10 PSF (ASD)

B. STRUCTURAL DRAWINGS

1. NOTES, TYPICAL DETAILS AND SCHEDULES APPLY TO ALL STRUCTURAL WORK UNLESS NOTED OTHERWISE. FOR CONDITIONS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS OF A SIMILAR NATURE. VERIFY APPLICABILITY WITH THE ENGINEER IF NEEDED.

2. COMPARE STRUCTURAL DRAWINGS WITH THE VARIOUS OTHER DRAWINGS AND SPECIFICATIONS BEFORE COMMENCING THE WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED.

3. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION.

4. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS AND SPECIFICATIONS FOR INSERTS, SLEEVES, BLOCK OUTS AND OTHER CONDITIONS.

5. SEE ARCHITECTURAL DRAWINGS FOR ALL WATERPROOFING AND DAMP−PROOFING DETAILS.

6. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER IN WRITING, DURING THE BIDDING PERIOD, OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE PROJECT SPECIFICATIONS, OR OF ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS. UPON RECEIPT OF SUCH INFORMATION, THE OWNER WILL SEND WRITTEN CLARIFICATIONS TO ALL CONCERNED.

C. CONSTRUCTION

1. ALL WORK SHALL CONFORM TO CALIFORNIA BUILDING CODE 2019 EDITION AND THE REQUIREMENTS OF COUNTY OF SANTA CLARA.

2. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY. THE ENGINEER'S PRESENCE OR REVIEW OF THE WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S METHODS OR MEASURES.

3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE TO CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL SHORING, BRACING, AND SOIL RETENTION SYSTEMS NEEDED TO BRING THE PROJECT TO ITS PERMANENT (AS DESIGNED) CONDITION.

4. THE CONTRACTOR'S TEMPORARY MEASURES SHALL BE ARRANGED OR DESIGNED TO NOT ALTER OR AFFECT THE PERMANENT STRUCTURE.

5. ENGINEER IS NOT RESPONSIBLE FOR THE CONCRETE FLAT WORK INCLUDING CONCRETE DRIVEWAY, WALKWAY, DOOR PADS AND OTHER SIMILAR ITEMS. IMAGES AND/OR DIMENSIONS GIVEN FOR THE FLAT WORK ARE INTENDED TO BE CONCEPTUAL. CONTRACTOR SHALL FOLLOW OWNER'S SPECIFICATIONS FOR FINAL LOCATION GEOMETRY AND DIMENSIONS.

6. UNLESS SPECIFIED ON THE STRUCTURAL FRAMING PLANS, MECHANICAL AND PLUMBING EQUIPMENT, TO BE PLACED OVER OR SUSPENDED OFF THE STRUCTURAL MEMBERS, SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.

D. FOUNDATIONS/SITE PREPARATION

FOUNDATION DESIGN IS BASED ON THE RECOMMENDATIONS OF FOUNDATION ENGINEERING CONSULTANTS, INC. REPORT DATED JAN 8, 2021

ALLOWABLE BEARING PRESSURE = 1,800 PSF DL + LL
1/3 INCREASE FOR LATERAL LOADS PERMITTED
BOTTOM OF FOOTING = MIN 24" BELOW INTERIOR PAD GRADE

1. ALL SITE GRADING, FILLS AND SOIL PREPARATION SHALL CONFORM TO MINIMUM REQUIREMENTS OF CBC CHAPTER 18 AND ALL WORK SHALL BE DONE UNDER THE SUPERVISION OF THE OWNER'S SOIL TESTING LABORATORY OR A SOILS ENGINEER.

2. FOOTINGS SHALL EXTEND TO SUCH DEPTH AS TO BEAR ON FIRM, UNDISTURBED SOIL. FOOTING DEPTHS SHOWN ON THE DRAWINGS ARE MINIMUM DEPTHS. FOOTINGS MAY BE POURED IN NEAT EXCAVATED TRENCHES, PROVIDED PRECAUTIONS ARE TAKEN TO INSURE NO CAVING OR SLUFFING OCCURS WHICH WILL RESULT IN UNSUITABLE BASE CONDITIONS OR INCLUSION OF SOIL MATERIAL IN THE CONCRETE WORK. TRENCHES FOR FOOTINGS SHALL BE COMPACTED.

3. MATERIALS FOR SUB−CAPILLARY BREAK UNDER CONCRETE SLABS ON GRADE SHALL BE FREE−DRAINING GRAVEL OR CRUSHED ROCK. NOT MORE THAN 10% OF ROCK MAY PASS A NO. 10 SIEVE (U.S. SERIES) AND NOT MORE THAN 2% MAY PASS A NO. 100 SIEVE (U.S. SERIES). ROCK COURSE SHALL BE ROLLED TO A SMOOTH SURFACE. A 2" MINIMUM LAYER OF SAND SHALL BE PLACED OVER THE SUB−SLAB VAPOR BARRIER OR MEMBRANE. MOISTEN SAND JUST BEFORE POURING CONCRETE SLAB.

6. FOOTING EXCAVATIONS SHALL BE CLEANED OF LOOSE SOILS. NO CONCRETE SHALL BE POURED INTO OR AGAINST SUB GRADE CONTAINING FREE WATER. OVER EXCAVATED AREA MUST BE BACKFILLED WITH LEAN CONCRETE.

7. CONTINUOUS FOOTINGS AND TIE BEAMS MAY BE POURED IN NEAT TRENCHES DIRECTLY AGAINST THE SOIL WITHOUT SIDE FORMS IF SPECIAL PRECAUTION IS TAKEN TO PREVENT EARTH AND DEBRIS FROM FALLING INTO TRENCHES.

E. CONCRETE WORK

1. FORMS SHALL BE PROPERLY CONSTRUCTED CONFORMING TO CONCRETE SURFACES AS SHOWN ON THE DRAWINGS, SUFFICIENTLY TIGHT TO PREVENT LEAKAGE, SUFFICIENTLY STRONG AND BRACED TO MAINTAIN THEIR SHAPE AND ALIGNMENT UNTIL NO LONGER NEEDED TO SUPPORT THE CONCRETE. FORMS SHALL NOT BE REMOVED UNTIL THE CONCRETE HAS ATTAINED SUFFICIENT STRENGTH TO WITHSTAND ALL LOADS TO BE IMPOSED WITHOUT EXCESSIVE STRESS, CREEP OR DEFLECTION.

2. PIPES OTHER THAN ELECTRICAL CONDUITS 1−INCH DIAMETER MAXIMUM SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY THE ENGINEER.

3. ALL REINFORCING, EMBEDMENT, INSERTS, ETC., SHALL BE POSITIVELY SECURED IN PROPER LOCATION BEFORE CONCRETE IS PLACED. PROVIDE SUFFICIENT SUPPORTS TO PREVENT DISPLACEMENT DURING PLACING AND FINISHING OPERATIONS.

4. CONCRETE SHALL BE READY MIXED CONFORMING TO ASTM C94, HAVING THE FOLLOWING MINIMUM 28−DAY ULTIMATE COMPRESSIVE STRENGTHS AND UNIT WEIGHTS:

   SLAB ON GRADE, FOOTINGS, WALLS: 4,000 PSI, DESIGN BASED ON 2,500 PSI

5. USE MINIMUM 5 SACKS OF CEMENT PER CUBIC YARD FOR 2,500−PSI CONCRETE & 6 SACKS FOR 4,000 PSI CONCRETE.

6. SLUMP SHALL BE THE MINIMUM CONSISTENT WITH PROPER PLACING, IN GENERAL:

   FOOTINGS, SLAB ON GRADE: 3½" TO 4½"

7. USE 1½" MAXIMUM AGGREGATE WHEREVER CLEARANCES PERMIT. USE 3/4" MAXIMUM AGGREGATE ONLY WHERE NECESSARY FOR PROPER PLACING, SUCH AS IN THIN SECTIONS, ETC. ALL CONCRETE EXCEPT SLABS ON GRADE 6" THICK OR LESS SHALL BE MECHANICALLY VIBRATED TO COMPLETELY FILL THE FORMS WITHOUT CAUSING UNDUE SEGREGATION.

8. HORIZONTAL CONSTRUCTION JOINTS SHALL BE LOCATED AS SHOWN ON THE ARCHITECTURAL DRAWINGS. HARDENED CONCRETE SURFACES SHALL BE CLEANED BY SANDBLASTING OR OTHER APPROVED MEANS TO EXPOSE FIRMLY EMBEDDED AGGREGATES BEFORE POURING ADDITIONAL CONCRETE IN CONTACT WITH THESE SURFACES.

9. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.

10. CONCRETE USED FOR FOUNDATION AND SLAB−ON−GRADE SHALL HAVE 25% OR MORE FLYASH, SLAG, SILICA FUME OR RICE HULL ASH REPLACING CEMENT PER CALGREEN A4.403.2 & A4.405.3 DOCUMENTATION SHALL BE SUBMITTED TO THE ARCHITECT & ENGINEER.

F. CONCRETE REINFORCING STEEL

1. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60.

2. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS OUTLINED IN THE LATEST EDITION OF THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318 AND THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315.

3. UNLESS OTHERWISE NOTED, MAINTAIN COVERAGE TO FACE OF BARS AS FOLLOWS.

   A. CONCRETE CAST AGAINST EARTH 3"
   B. FORMED SURFACES EXPOSED TO EARTH OR WEATHER 2" NO. 5 AND SMALLER, WIRE MESH: 1½"

4. REINFORCING SHALL BE CONTINUOUS WITH SPLICES ONLY WHERE SHOWN.

5. LAP BARS 48 DIAMETERS UNLESS OTHERWISE NOTED. SPLICES TO BE STAGGERED SO THAT HALF OR LESS OF BARS ARE LAPPED AT ONE POINT.

6. BEAM REINFORCING SHALL NOT BE SLEEVED OR OTHERWISE INTERRUPTED EXCEPT AS SHOWN ON THE STRUCTURAL DRAWINGS.

G. CARPENTRY

1. STUD WALLS SHOWN ON PLANS ARE BEARING OR SHEAR WALLS BELOW FRAMING LEVEL. UNLESS OTHERWISE NOTED, ALL EXTERIOR STUD WALLS SHALL BE 2x6 AND INTERIOR WALLS SHALL BE 2x4 OR 2x6 AT 16" O.C. WALLS WITH PLUMBING SHALL BE 2x6

2. PROVIDE TWO STUDS UNDER ALL 4x10 AND LARGER BEAMS OR HEADERS AT SPANS 6 FEET OR LONGER, UNLESS OTHERWISE NOTED ON DRAWINGS. WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE CALLED FOR ON DRAWINGS, THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION. FIRE BLOCKS, BACKING FOR INTERIOR FINISHES, NON−BEARING WALLS AND OTHER NON−STRUCTURAL FRAMING ARE NOT NECESSARILY SHOWN ON STRUCTURAL DRAWINGS.

3. MINIMUM FRAMING NAILING SHALL CONFORM TO 2019 CBC TABLE 2304.10.1. BLOCK JOISTS AT ALL SUPPORTS. NAIL DOUBLED JOISTS WITH 16d AT 12" O.C., STAGGERED.

4. BRIDGING SHALL BE 2x SOLID BLOCKS, INSTALLED AS FOLLOWS:
   FLOOR JOISTS MORE THAN 10" DEPTH: 8'−0" O.C. MAXIMUM, NOT MORE THAN 8'−0" FROM SUPPORT.
   FLOOR JOISTS MORE THAN 12" DEPTH: 4'−0" O.C. MAXIMUM, NOT MORE THAN 4'−0" FROM SUPPORT.

5. TIMBER FASTENERS INDICATED ON DRAWINGS SHALL BE "SIMPSON STRONG−TIE" AS MANUFACTURED BY SIMPSON COMPANY, OR APPROVED EQUAL. FASTENERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ICC APPROVAL, WITH A NAIL OR BOLT PROVIDED FOR EACH PUNCHED HOLE. FASTENERS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMPSON STANDARD FASTENERS OR APPROVED EQUAL.

6. FRAMING LUMBER SHALL CONFORM TO THE FOLLOWING, MINIMUM STANDARDS:

   2x AND 3x MUD SILLS D.F. NO. 2 OR BETTER PRESSURE TREATED
   2x AND 3x STUDS D.F. NO. 2
   4x AND 6x POSTS D.F. NO. 1
   2x AND 4x ROOF FRAMING D.F. NO. 2
   2x AND 4x FLOOR FRAMING D.F. NO. 2
   6x ROOF AND FLOOR FRAMING D.F. NO. 1

   LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION.

7. ANCHOR/SILL BOLTS SHALL BE OF A307 GRADE AND SHALL BE HOT DIPPED ZINC−COATED GALVANIZED STEEL. THE COATING WEIGHTS FOR ZINC−COATED FASTENERS SHALL BE PER ASTM A153.

8. ANY WOOD EXPOSED TO WEATHER, IN CONTACT WITH CONCRETE OR SOILS SHALL BE REDWOOD OR PRESSURE TREATED.

H. PLYWOOD

1. ALL STRUCTURAL PLYWOOD SHALL BE GRADE CC EXTERIOR OR CD INTERIOR WITH EXTERIOR GLUE. ALL PLYWOOD SHALL CONFORM TO CBC 2303 AND CBC 2306, AND TO U.S. PRODUCT STANDARD PS1−09, AND SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. OSB MAY BE SUBSTITUTED PROVIDED THE OSB SHEATHING CONFORMS TO APA (NER 108) STRUCTURAL I RATED SHEATHING. PARTICLE BOARD IS NOT ALLOWED.

2. ALL STRUCTURAL PLYWOOD NOTED ON THE DRAWINGS SHALL CONFORM TO THE FOLLOWING:

USE	THICKNESS	SPAN RATING
ROOF SHEATHING	15/32"	32/16
FLOOR SHEATHING	1⅛" T&G	48/24
WALL SHEATHING	15/32"	24/0

3. UNLESS OTHERWISE NOTED, PLYWOOD NAILS SHALL BE COMMON. APPROVED FASTENERS TO BE SUBSTITUTED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE COMMON NAIL SPECIFIED.

4. ROOF SHEATHING: PLYWOOD ROOF SHEATHING SHALL BE LAID WITH THE GRAIN OF THE OUTER PLIES PERPENDICULAR TO THE FRAMING MEMBERS AND END JOINTS SHALL BE STAGGERED. BLOCK ALL UNSUPPORTED EDGES OF PLYWOOD SHEATHING WHERE SHOWN ON PLANS. TYPICAL NAILING SHALL BE 10d @ 6" O.C. AT ALL SUPPORTED EDGES & WHERE BOUNDARY NAILING (B.N.) IS NOTED. FIELD NAILING SHALL BE 10d @ 12" O.C.

5. FLOOR SHEATHING: PLYWOOD FLOOR SHEATHING SHALL BE LAID WITH THE GRAIN OF THE OUTER PLIES PERPENDICULAR TO THE FRAMING MEMBERS AND END JOINTS SHALL BE STAGGERED. FIELD GLUE TO ALL SUPPORTS AND T&G EDGES PER APA, AFG−01. TYPICAL NAILING SHALL BE 10d AT 6" O.C. AT ALL SUPPORTED EDGES AND WHERE BOUNDARY NAILING (B.N.) IS NOTED, AND 10d AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS.

I. FABRICATED BEAMS

1. FABRICATED BEAMS SHALL BE AS MANUFACTURED BY BOISE CASCADE ENGINEERED WOOD PRODUCTS OR iLEVEL BY WEYERHAEUSER AND SHALL PROVIDE STRESS VALUES THAT MEET THE FOLLOWING:

   BENDING, F_b = 2,900 PSI
   HORIZONTAL SHEAR, F_v = 285 PSI
   MODULUS OF ELASTICITY, E = 2,200,000 PSI

2. OTHER MANUFACTURED BEAMS MAY BE SUBSTITUTED PROVIDED THEY MEET OR EXCEED THE ABOVE VALUES.

3. GLULAM BEAMS SHALL BE MANUFACTURED ACCORDING TO AITC 117, THE STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED DOUGLAS FIR TIMBER", LATEST EDITION. THE MEMBERS SHALL PROVIDE STRESS VALUES THAT MEET OR EXCEED THE FOLLOWING: F_b = 2,400 PSI, F_v = 265 PSI, E = 1,800,000 PSI

4. ADHESIVE SHALL BE FOR WET CONDITIONS OF SERVICE, CONTRACTOR SHALL SUBMIT AITC INSPECTION CERTIFICATE TO OWNER.

5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO FABRICATION FOR REVIEW.

J. I−JOISTS

1. I−JOISTS SHALL BE AS MANUFACTURED BY BOISE CASCADE CORPORATION OR I−LEVEL TRUSS JOIST. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND ICC ESR−1336 OR ESR−1153. CONTRACTOR SHALL CAREFULLY READ THE MANUFACTURERS PRODUCT INSTALLATION MANUAL FOR SPECIAL INSTRUCTIONS INCLUDING NAILING SCHEDULE.

2. JOIST HANGARS: ALL I−JOIST HANGARS SHALL BE FACE MOUNTED "IUT" TYPE WHEN NAILING TO LAMINATED BEAMS AND TOP FLANGE "ITT" TYPE WHEN CONNECTED TO 4x OR 6x BEAMS PER SIMPSONS CATALOG.

3. RIM JOISTS: UNLESS NOTED OTHERWISE, ALL RIM JOISTS SHALL BE 1¼x TIMBERSTRAND LSL RIM BOARD PER ICC ESR−1387 OR VERSA−RIM PER ICC ESR−1040.

4. BLOCKING:

a AT SUPPORTS: I−JOIST BLOCKING SHALL BE PROVIDED BETWEEN FLOOR JOISTS AT TWO ENDS AND AT EACH SUPPORTING POINT SUCH AS BEARING WALLS, STRUCTURAL BEAMS, ETC. BLOCKING MAY BE OMITTED AT THE ENDS OF FLOOR JOISTS WHERE THEY ARE NAILED DIRECTLY TO A HEADER, BEAM OR RIM JOIST.

b PARALLEL PARTITIONS: WHERE PARTITIONS ABOVE THE JOISTS ARE IN A PARALLEL DIRECTION, I−JOIST BLOCKING BETWEEN TWO ADJACENT JOISTS SPACED AT 24−INCHES O.C. SHALL BE INSTALLED UNDERNEATH THE PARTITIONS ALONG ITS ENTIRE LENGTH.

c PERPENDICULAR PARTITIONS: WHERE PARTITIONS ABOVE THE JOISTS ARE IN A PERPENDICULAR DIRECTION, CONTINUOUS I−JOIST BLOCKING SHALL BE INSTALLED DIRECTLY UNDERNEATH THE PARTITION.

d WHEN I−JOIST IS USED AS BLOCKING, IT SHALL BE MOUNTED WITH U212 HANGARS.

e ALL I−JOIST BLOCKING OTHER THAN THOSE LOCATED UNDERNEATH THE SHEAR WALL SHALL BE HELD IN PLACE WITH 16d SINKERS AT 8−INCHES O.C. VERTICALLY APPLIED THROUGH THE BOTTOM CHORD. FOR VERSA−RIM OR SIMILAR VERTICAL LAMINATED MEMBER PROVIDE A34 AT 16−INCHES O.C.

K. NAILING SCHEDULE

THE CONNECTIONS LISTED ARE THE MINIMUM PERMISSIBLE. USE COMMON WIRE NAILS FOR ALL NAILED CONNECTIONS. NAILS DRIVEN PERPENDICULAR TO THE GRAIN SHALL BE USED INSTEAD OF TOE NAILS WHERE POSSIBLE. USE HOT− DIPPED ZINC COATED GALVANIZED OR STAINLESS STEEL NAILS WHEN NAILING INTO PRESSURE−PRESERVATIVE TREATED AND FIRE−RETARDANT TREATED WOOD.

JOIST TO SILL (PLATE) OR GIRDER, TOENAIL 3−8d
BRIDGING TO JOIST, TOENAIL EACH END 2−8d
TRUSS TO TOP PLATE 3−16d TOE NAILS MIN. U.O.N.

SOLE PLATE TO JOIST OR BLOCKING:
FACE NAIL 16d @ 16"
BRACED WALL PANELS 3−16d @ 16"
TOP PLATE TO STUD, END NAIL 2−16d

STUD TO SOLE PLATE:
TOENAIL 4−8d
END NAIL 2−16d (2−20d @ 3x PLATES)
DOUBLE STUDS, TYPICAL FACE NAIL 16d @ 24"

DOUBLED TOP PLATES:
FACE NAIL 16d @ 16"
LAP SPLICE 8−16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE 3−8d
RIM JOIST TO TOP PLATE, TOENAIL 8d @ 6"
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL 2−16d
RAFTER TO PLATE, TOE NAIL 3−8d
1" BRACE TO EACH STUD AND PLATE, FACE NAIL 2−8d
BUILT−UP CORNER STUDS 16d @ 24"

COMMON WIRE NAILS SHALL BE AS FOLLOWS:

SIZE PENNY	DIAMETER INCHES	WIRE GAGE	PENETRATION INCHES
8d	0.131	10¼	1½
10d	0.148	9	1⅝
16d	0.162	8	1¾

PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT. 1½ INCHES OF PENETRATION FOR 10d AND 16d NAILS IS ACCEPTABLE FOR TOP PLATES AND DOUBLED 2x MEMBERS. WHERE THE NAIL PENETRATION WILL BE LESS THAN SPECIFIED, INCREASE NAIL LENGTH (SIZE) TO OBTAIN THE PENETRATION REQUIRED FOR THE NAIL SPECIFIED.

NOTES CONTINUED ON SHEET S1.2

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MALISIC RESIDENCE

15605 EL GATO LANE,
LOS GATOS, CA 95032

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3.		
4.		
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STRUCTURAL NOTES

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JOB	2021
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OF 8 SHEETS

NOTES CONTINUED FROM SHEET S1.1

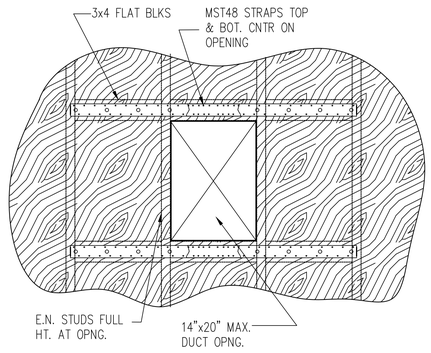
L. TESTING AND INSPECTION

12. PROVIDE "SPECIAL INSPECTIONS" FOR ITEMS AS REQUIRED BY THE COUNTY OF SANTA CLARA AND CALIFORNIA BUILDING CODE, 2019 EDITION, INCLUDING THE FOLLOWING:

    a. BOLTS INSTALLED IN CONCRETE
    b. NAILING INSPECTIONS OF SHEAR WALLS AND ROOF SYSTEMS USED AS SHEAR DIAPHRAGMS

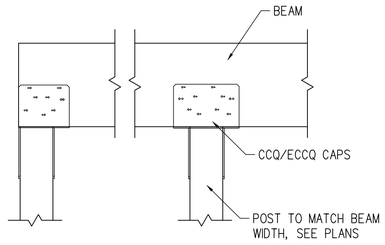
    FRAMING & SHEAR WALL INSPECTION WILL BE DONE BY ARUN SHAH & ASSOCIATES. PROVIDE MINIMUM 72 HOURS OF NOTICE PRIOR TO CALLING FOR INSPECTION (WEEKENDS & HOLIDAYS ARE EXCLUDED).

M. STRUCTURAL DRAWINGS INDEX:



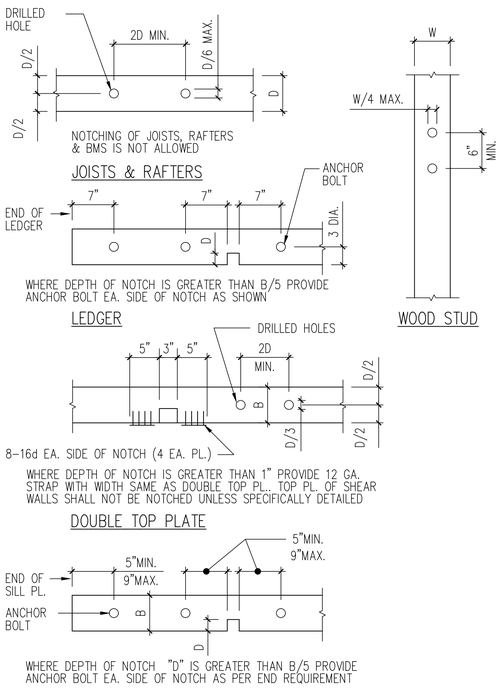
7 FLOOR/ROOF/SHEAR WALL OPENINGS

1"=1'-0"



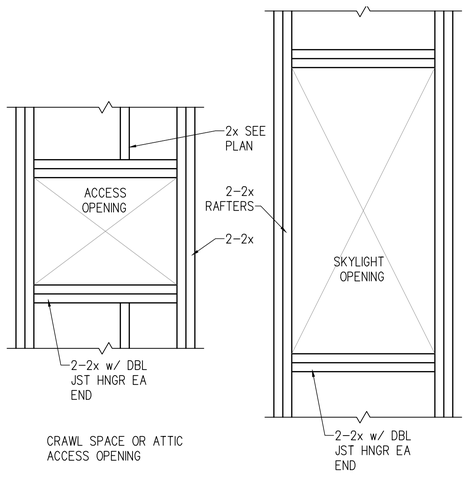
8 BEAM TO POST CONNECTION

1"=1'-0"



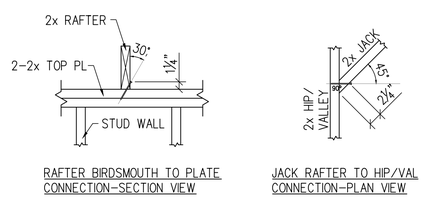
11 FLOOR-CEILING-ROOF OPENINGS

1"=1'-0"



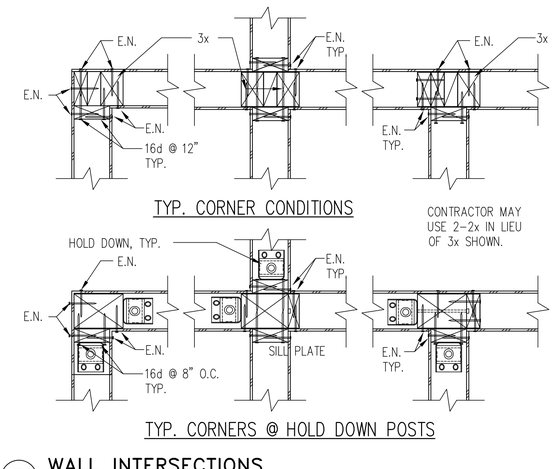
9 TYPICAL HOLE & NOTCHING

NTS



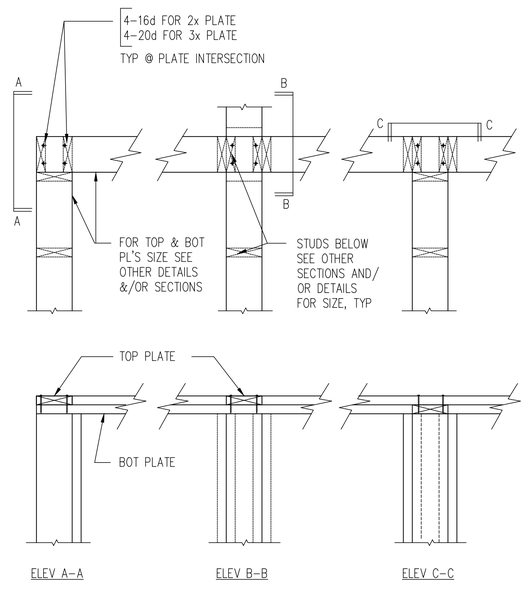
4 TOENAILING DETAILS

1"=1'-0"



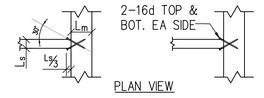
5 WALL INTERSECTIONS

1 1/2"=1'-0"



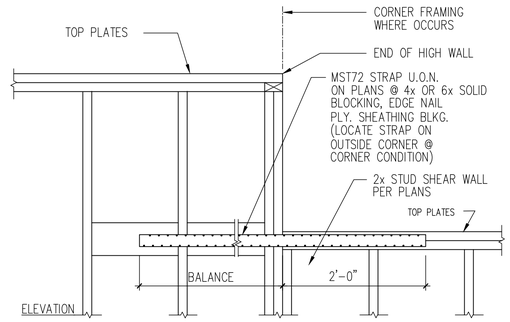
6 TYPICAL INTERSECTION AT TOP PLATE

1"=1'-0"



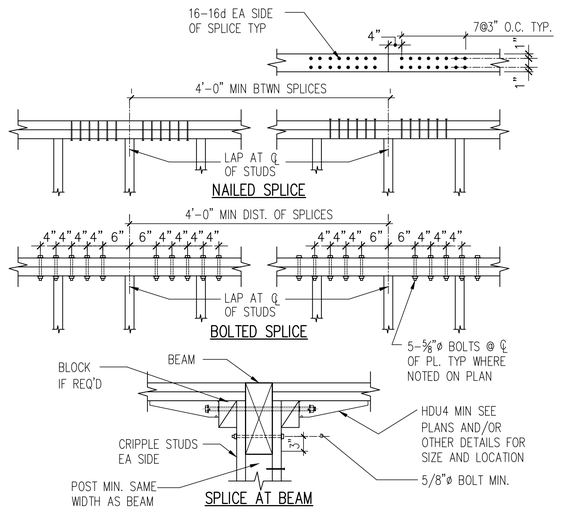
1 C.J. TO C.B TOE NAIL CONNECTION

1"=1'-0"



2 STRAP AT TOP PLATE

1"=1'-0"



3 TOP PLATE SPLICE DETAIL

1"=1'-0"

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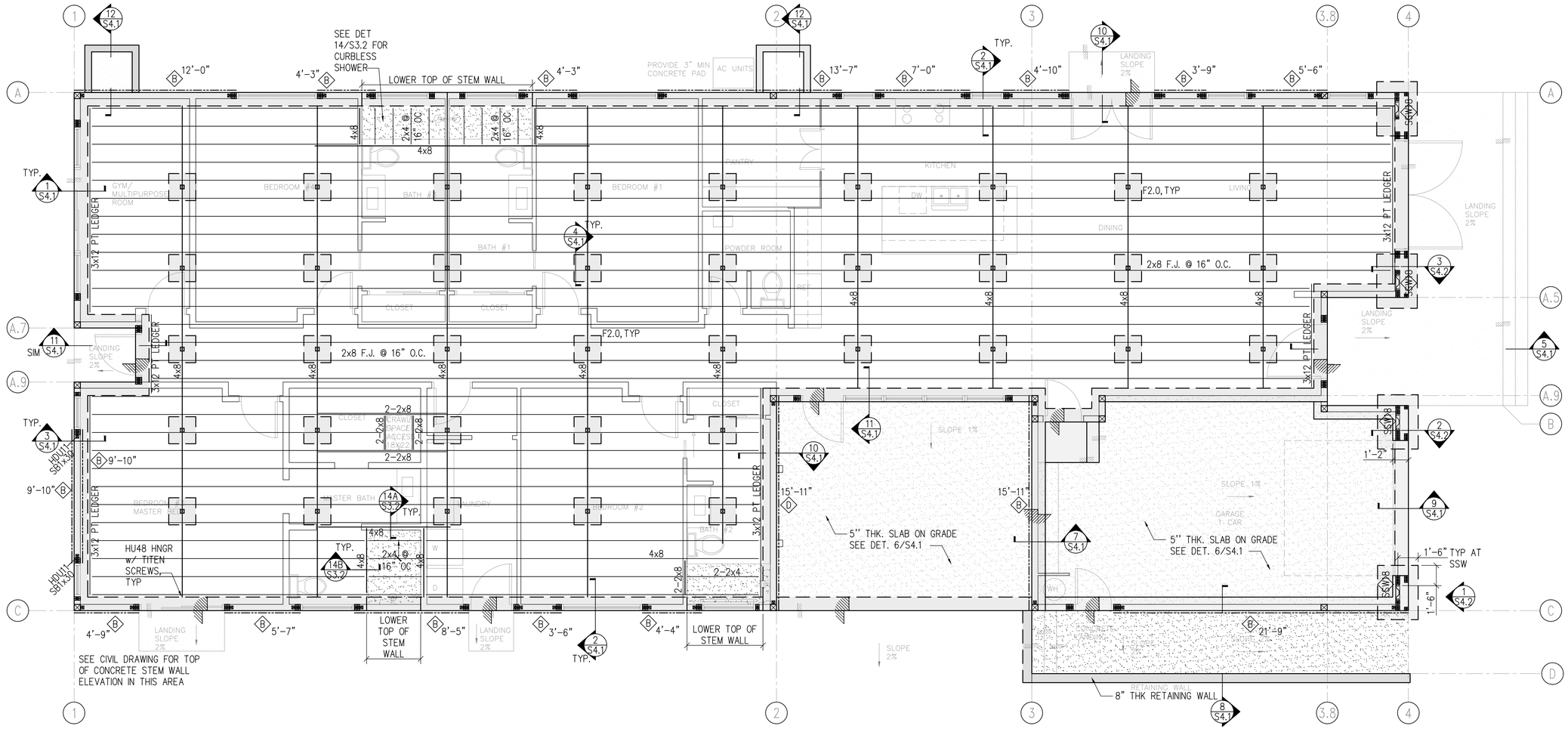

1 FOUNDATION PLAN

1/4"=1'-0"

N

SSW8 INDICATES SIMPSON STRONG WALL SSW18x10 ON CONC STEM WALL

SHEAR WALL LEGEND:

A
5'-0"

BOX DENOTES TYPE OF SHEAR WALL BELOW ROOF, SEE SHEET S3.1 FOR SCHEDULE
BOX SIDE DENOTES SIDE OF SHEAR WALL SHEATHING
DENOTES LENGTH OF SHEAR WALL

FLOOR FRAMING NOTES:

1. SEE SHEET S1.1 & S1.2 FOR STRUCTURAL NOTES.
2. FOR TYPICAL WOOD FRAME DETAILS ON SHEETS S1.2, S3.1–S3.2.
3. PROVIDE SOLID BLOCKS AT ALL POSTS AND HOLDOWNS ABOVE TO BEARING BELOW.
4. PROVIDE SOLID BLOCKS AT ALL INTERIOR BEARING WALLS U.O.N. IN SHEAR WALL SCHEDULE.
5. LAYOUT OF JOISTS & FRAMING SHALL BE COORDINATED WITH LOCATION OF PLUMBING FIXTURES & WITH PLUMBING/MECHANICAL RUNS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLING FRAMING.
6. USE RPS STRAP TIES WHERE PLATES ARE NOTCHED FOR ELECTRICAL OR PLUMBING WORK.
7. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL FRAMING REQUIREMENTS.

FOUNDATION NOTES:

1. HOLDOWN ANCHOR AND SILL BOLTS SHALL BE SET AND POSITIONED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.
2. SEE SHEET S1.1 & S1.2 FOR STRUCTURAL NOTES AND SHEETS S3.1~S3.3 FOR FRAMING DETAILS, SHEET S4.1 FOR FOUNDATION DETAILS. SEE SHEET S3.1 FOR SHEAR WALL SCHEDULE.
3. THE CONTRACTOR SHALL PROVIDE ALL MEASURES & PRECAUTIONS NECESSARY TO PREVENT DAMAGE & MINIMIZE SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION INSIDE OR OUTSIDE OF PROJECT LIMITS CAUSED BY CONSTRUCTION TECHNIQUES OR MOVEMENT OF THE SOIL RETENTION SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. POSTS SUPPORTING BEAMS SHALL BE MINIMUM 4x THE WIDTH OF BEAM ABOVE OR THE WALL THICKNESS TYP. U.O.N. FOR POSTS AT ENDS OF SHEAR WALLS SEE NOTES ON SHEET S3.1.

FOOTING SCHEDULE			
TYPE	SIZE	DEPTH	REINF
F2.0	2'-0" x 2'-0"	2'-0"	2-#4 E.W.

HOLDOWN SCHEDULE:

UNLESS NOTED OTHERWISE ON PLANS, PROVIDE AT EACH END OF SHEAR WALLS. POST SIZE NOTED HERE IS MINIMUM UNLESS LARGER POST IS SHOWN ON PLAN

SHEAR WALL	HOLDOWN	ANCHOR ROD	MIN POST
TYPE A	HDU4 (4,565 LBS)	SSTB24	2-2x OR 4x
TYPE B	HDU5 (5,645 LBS)	SSTB24	2-2x OR 4x
TYPE C	HDU8 (7,870 LBS)	SB7/8x24	6x
TYPE D	HDU11 (9,535 LBS)	SB1x30	6x
DBL SIDED	SEE PLAN	SEE PLAN	6x

DEEPEN FOOTINGS AT ANCHOR ROD LOCATIONS, WHERE REQUIRED TO MAINTAIN MINIMUM 5" COVER.

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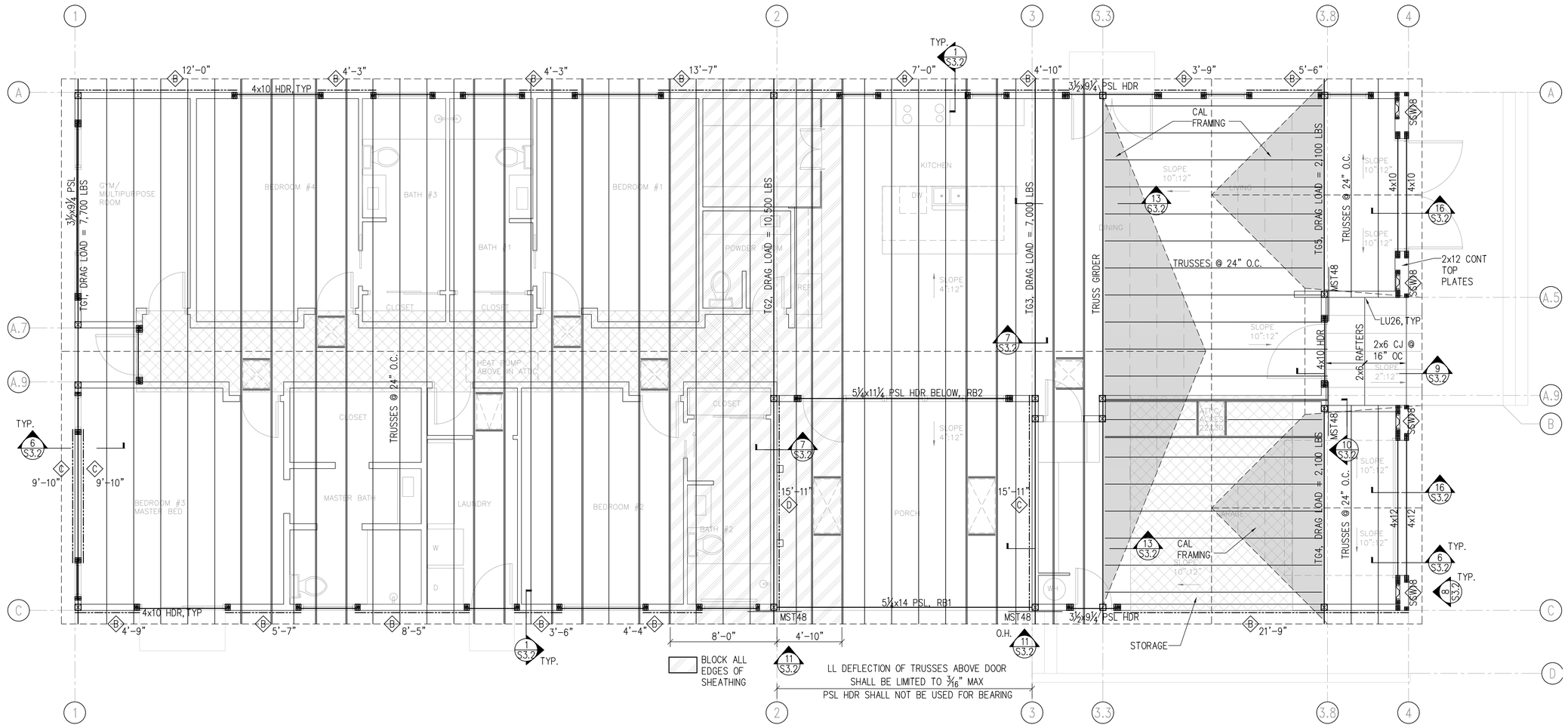

SHEAR WALL LEGEND:

BOX DENOTES TYPE OF SHEAR WALL BELOW ROOF,
SEE SHEET S3.1 FOR SCHEDULE
BOX SIDE DENOTES SIDE OF SHEAR WALL SHEATHING
DENOTES LENGTH OF SHEAR WALL

A NEW SHEAR WALL

ROOF FRAMING NOTES:

1. SEE SHEET S1.1 FOR SPECIFICATIONS AND DESIGN CRITERIA.
2. PROVIDE MINIMUM 4x POST UNDER EACH BEAM AND THE POST SHALL BE CARRIED DOWN TO FOUNDATION.
3. ROOF SHEATHING SHALL BE UNBLOCKED, UNLESS OTHERWISE NOTED ON PLAN.
4. THE DESIGN OF ROOF FRAMING ALLOWS FOR 5 PSF DEAD LOAD FOR COMPOSITION TILE ROOFING MATERIAL. ANY CHANGES TO THE ROOFING MATERIAL SHALL BE BROUGHT TO THE ENGINEERS AND TRUSS DESIGNERS ATTENTION PRIOR TO SUBSTITUTING THE MATERIAL.
5. NON-BEARING INTERIOR WALLS SHALL NOT BE USED AS BEARING SUPPORTS.
6. AT CALIFORNIA FRAMING PROVIDE 2x4 RAFTERS. PROVIDE 2x STRUTS @ 24" O.C. WHEN RAFTER SPACING EXCEEDS 6'-0". COLLAR TIES ARE NOT A SUBSTITUTE OR REPLACEMENT FOR STRUTS. ROOF RAFTERS SHALL BE COMPLETELY SHEATHED UNDER CAL FRAMING. PLACE 2x SLEEPERS AT 48" O.C. PARALLEL TO VALLEY PAD.
7. PROVIDE 2-FT.x2-FT. OPENING IN MAIN ROOF UNDER CAL-FRAMING FOR ATTIC VENTILATION.
8. ROOF FRAMING SHOWN IS CONCEPTUAL ACTUAL LAYOUT MAY BE DIFFERENT ON SITE. CONTRACTOR SHALL COORDINATE WITH TRUSS SUPPLIER BEFORE BEGINNING ANY WORK.
9. CONTRACTOR SHALL BRING DISCREPANCIES ENCOUNTERED ON SITE TO ARCHITECT AND STRUCTURAL ENGINEER'S ATTENTION FOR RESOLUTION.

1 ROOF FRAMING PLAN ABOVE 1ST FLOOR 1/4"=1'-0"

N

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ROOF FRAMING PLAN

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OF 8 SHEETS

SHEAR WALL SCHEDULE

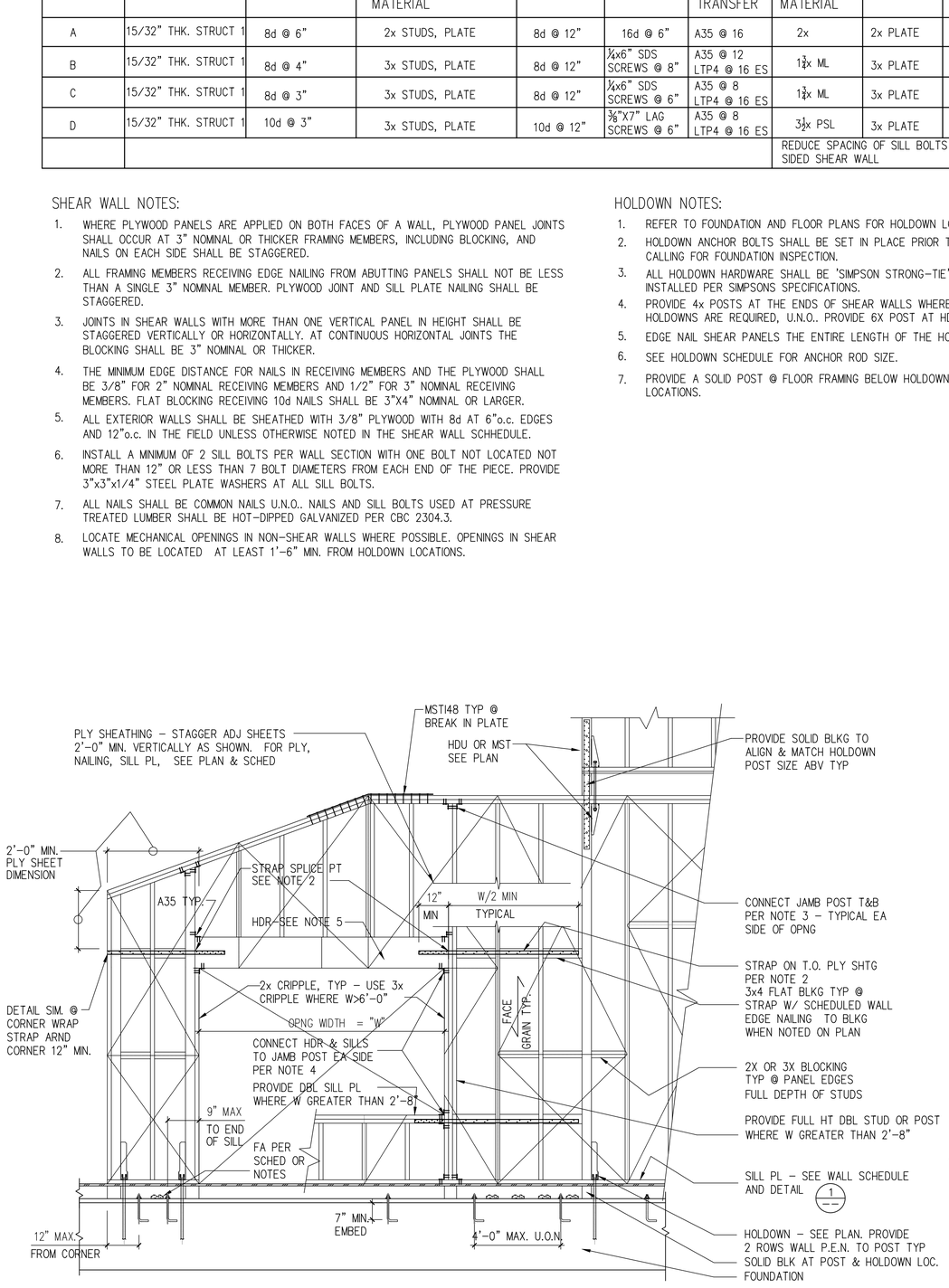
SYMBOL	SHEATHING	EDGE NAIL	ADJOINING SHEAR PANEL EDGE MATERIAL	FIELD NAIL	PLATE NAIL	RIM OR BLOCKING TRANSFER	RIM OR BLOCKING MATERIAL	MUD SILL MATERIAL	SHEAR CAP.	5/8"ø SILL BOLT
A	15/32" THK. STRUCT 1	8d @ 6"	2x STUDS, PLATE	8d @ 12"	16d @ 6"	A35 @ 16	2x	2x PLATE	280 PLF	48" O.C.
B	15/32" THK. STRUCT 1	8d @ 4"	3x STUDS, PLATE	8d @ 12"	¼x6" SDS SCREWS @ 8"	A35 @ 12 LTP4 @ 16 ES	1¾x ML	3x PLATE	430 PLF	32" O.C.
C	15/32" THK. STRUCT 1	8d @ 3"	3x STUDS, PLATE	8d @ 12"	¼x6" SDS SCREWS @ 6"	A35 @ 8 LTP4 @ 16 ES	1¾x ML	3x PLATE	550 PLF	24" O.C.
D	15/32" THK. STRUCT 1	10d @ 3"	3x STUDS, PLATE	10d @ 12"	⅜"X7" LAG SCREWS @ 6"	A35 @ 8 LTP4 @ 16 ES	3½x PSL	3x PLATE	665 PLF	24" O.C.
							REDUCE SPACING OF SILL BOLTS TO HALF FOR DOUBLE SIDED SHEAR WALL			

SHEAR WALL NOTES:

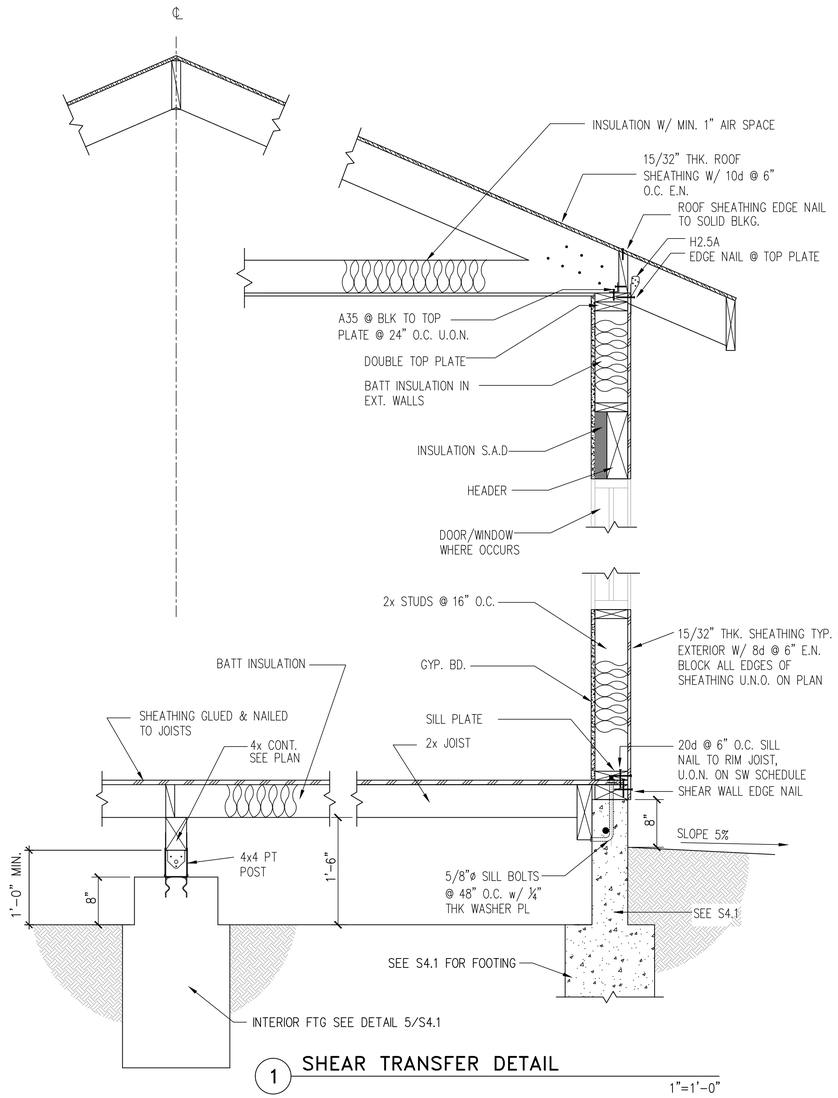
1. WHERE PLYWOOD PANELS ARE APPLIED ON BOTH FACES OF A WALL, PLYWOOD PANEL JOINTS SHALL OCCUR AT 3" NOMINAL OR THICKER FRAMING MEMBERS, INCLUDING BLOCKING, AND NAILS ON EACH SIDE SHALL BE STAGGERED.
2. ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER. PLYWOOD JOINT AND SILL PLATE NAILING SHALL BE STAGGERED.
3. JOINTS IN SHEAR WALLS WITH MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL BE STAGGERED VERTICALLY OR HORIZONTALLY. AT CONTINUOUS HORIZONTAL JOINTS THE BLOCKING SHALL BE 3" NOMINAL OR THICKER.
4. THE MINIMUM EDGE DISTANCE FOR NAILS IN RECEIVING MEMBERS AND THE PLYWOOD SHALL BE 3/8" FOR 2" NOMINAL RECEIVING MEMBERS AND 1/2" FOR 3" NOMINAL RECEIVING MEMBERS. FLAT BLOCKING RECEIVING 10d NAILS SHALL BE 3"X4" NOMINAL OR LARGER.
5. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 3/8" PLYWOOD WITH 8d AT 6"o.c. EDGES AND 12"o.c. IN THE FIELD UNLESS OTHERWISE NOTED IN THE SHEAR WALL SCHHEDULE.
6. INSTALL A MINIMUM OF 2 SILL BOLTS PER WALL SECTION WITH ONE BOLT NOT LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PIECE. PROVIDE 3"x3"x1/4" STEEL PLATE WASHERS AT ALL SILL BOLTS.
7. ALL NAILS SHALL BE COMMON NAILS U.N.O.. NAILS AND SILL BOLTS USED AT PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED PER CBC 2304.3.
8. LOCATE MECHANICAL OPENINGS IN NON-SHEAR WALLS WHERE POSSIBLE. OPENINGS IN SHEAR WALLS TO BE LOCATED AT LEAST 1'-6" MIN. FROM HOLDOWN LOCATIONS.

HOLDOWN NOTES:

1. REFER TO FOUNDATION AND FLOOR PLANS FOR HOLDOWN LOCATIONS.
2. HOLDOWN ANCHOR BOLTS SHALL BE SET IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.
3. ALL HOLDOWN HARDWARE SHALL BE 'SIMPSON STRONG-TIE' AND INSTALLED PER SIMPSONS SPECIFICATIONS.
4. PROVIDE 4x POSTS AT THE ENDS OF SHEAR WALLS WHERE HOLDOWNS ARE REQUIRED, U.N.O.. PROVIDE 6X POST AT HD15.
5. EDGE NAIL SHEAR PANELS THE ENTIRE LENGTH OF THE HOLDOWN POST.
6. SEE HOLDOWN SCHEDULE FOR ANCHOR ROD SIZE.
7. PROVIDE A SOLID POST @ FLOOR FRAMING BELOW HOLDOWN POST LOCATIONS.



4 TYP. SHEAR WALL FRAMING DETAIL
SIM. @ NON-BEARING WALLS NTS



1 SHEAR TRANSFER DETAIL
1"=1'-0"

TYPICAL WALL FRAMING NOTES:

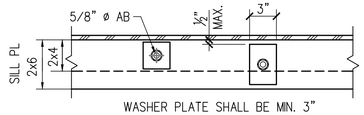
1. ALL NAILING NOT SHOWN IS PER NAILING SCHEDULE OR AS DETAILED ELSEWHERE.
2. PROVIDE STRAPS @ T&B CORNERS OF ALL WALL OPENINGS PER THE FOLLOWING SCHEDULE:
   - OPNG UPTO 4'-0" WIDE: CS20 STRAP W/ MIN. 10-8d EA. SIDE OF SPLICE PT
   - OPNG GREATER THAN 4'-0" WIDE: CS16 STRAP W/ MIN 16-8d EA SIDE OF SPLICE PT

   DISTRIBUTE NAILING EVENLY ALONG BLKG W/ 6-8d MINIMUM TO EA BLOCK FACE. PROVIDE STRAP EA SIDE OF WALL
3. CONNECT JAMB POSTS T&B AS FOLLOWS:
   - W LESS THAN 4'-0" WIDE: TOEN PER SCHED
   - W UPTO 8'-0" WIDE: A23 CLIP T&B

   SEE DRAWINGS FOR OTHER CONDITIONS.
4. CONNECT HDRS & SILLS TO JAMB POSTS EA SIDE AS FOLLOWS:
   - W LESS THAN 4'-0" WIDE: NAIL PER SCHED
   - W GREATER THAN 6'-0" WIDE: A35 CLIP 1 SIDE OF POST
   - W LESS THAN 8'-0" WIDE: A35 CLIP EA SIDE OF POST

   SEE DRAWINGS FOR OTHER CONDITIONS
5. UNLESS OTHERWISE SHOWN ON PLAN, PROVIDE HEADERS @ T.O. OPNGS AS FOLLOWS:
   - W LESS THAN 4'-0" WIDE: HDR DEPTH = 6" NOM
   - W LESS THAN 6'-0" WIDE: HDR DEPTH = 8" NOM
   - W UPTO 8'-0" WIDE: HDR DEPTH = 12" NOM

   HEADERS TO BE SOLID TIMBERS W/ THICKNESS SAME AS WALL STUDS.



WASHER PLATE SHALL BE MIN. 3" WIDE x 1/4" THICK AND EDGE NOT MORE THAN 1/2" FROM SHEATHING

3 WASHER PLATE SIZE
1 1/2"=1'-0"

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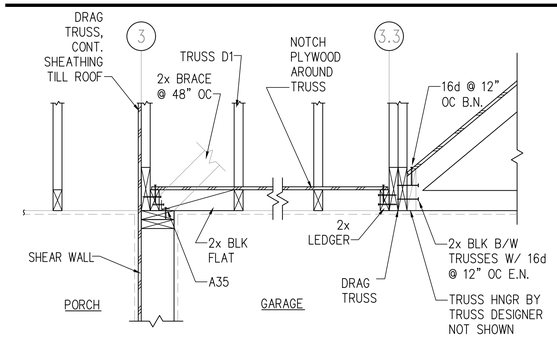
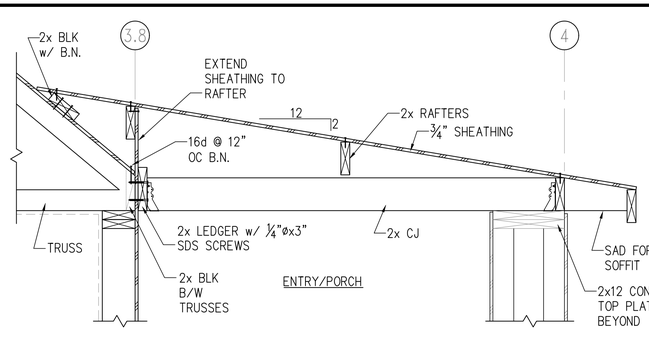
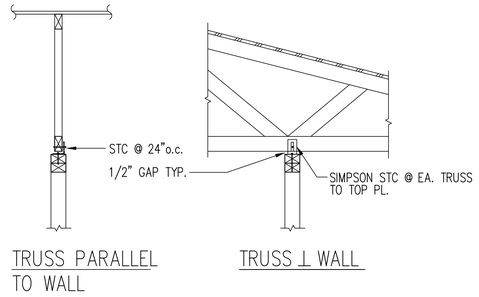


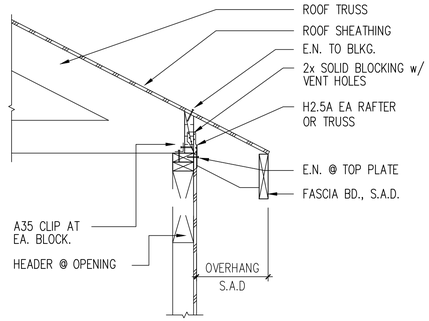
13 SECTION THRU PORCH & GARAGE WALL
1"=1'-0"



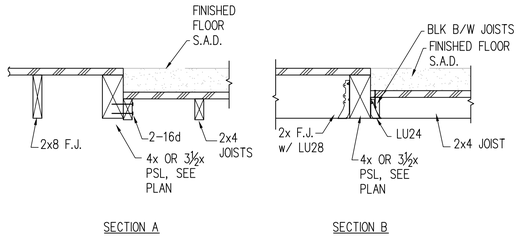
9 SECTION THRU ENTRY PORCH
1"=1'-0"



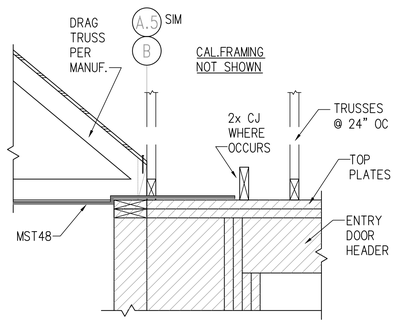
5 ROOF TRUSS AT NON-BEARING WALL
1"=1'-0"



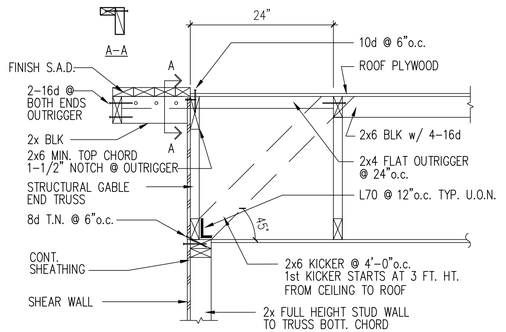
1 TYPICAL EAVE
1"=1'-0"



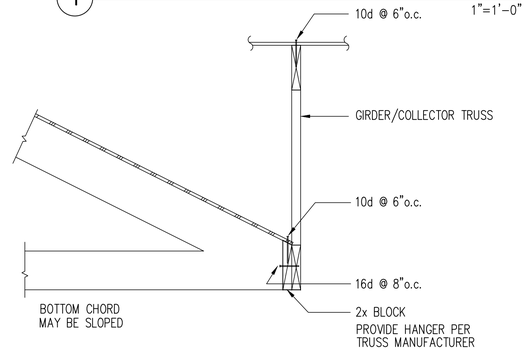
14 CURBLESS SHOWER
1"=1'-0"



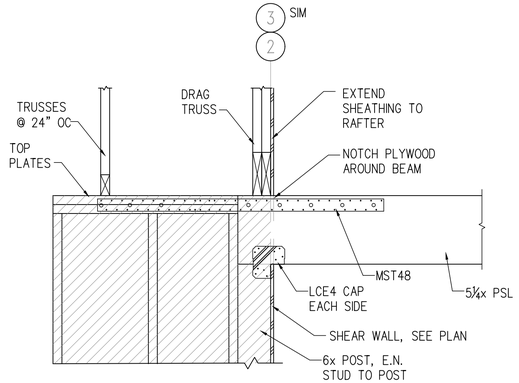
10 BEAM TO WALL STRAP ALONG GRIDLINE 3.8
1"=1'-0"



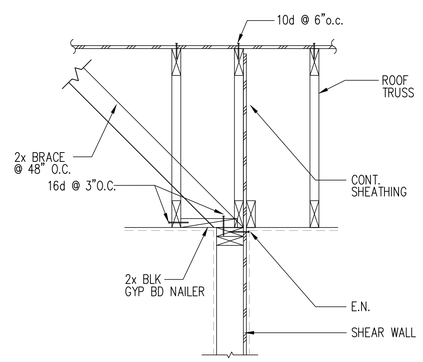
6 ROOF GABLE END
1"=1'-0"



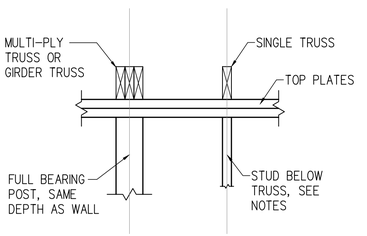
2 ROOF TRUSS TO GIRDER TRUSS
1"=1'-0"



11 BEAM TO WALL STRAP ALONG GRIDLINE C
1"=1'-0"



7 ROOF COLLECTOR TRUSS TO INT. WALL
1"=1'-0"



FOLLOWING STUDS/POST SHALL BE PROVIDED U.O.N. ON PLANS.
STUD WALL WITH 2x STUDS @ 16" O.C. MAX:

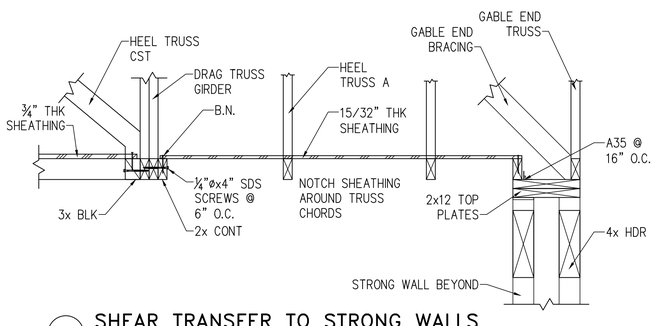
2x4 TOP PLATES, DF #2:

< 1,500 LBS. NO ADDITIONAL STUD REQD
> 1,500 LBS & < 2,500 LBS. ONE STUD UNDER TRUSS
> 2,500 LBS & < 4,000 LBS TWO STUDS OR 4x UNDER TRUSS
> 4,000 LBS SOLID POST UNDER TRUSS

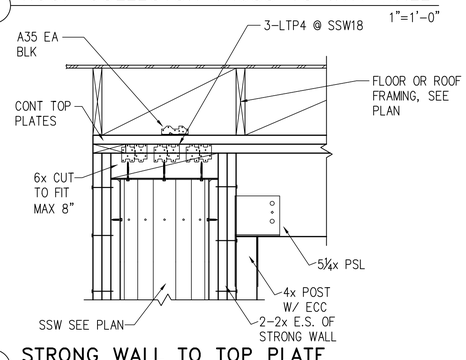
2x6 TOP PLATES, DF #2:

< 2,000 LBS NO ADDITIONAL STUDS
> 2,000 LBS & < 4,000 LBS ONE STUD UNDER TRUSS
> 4,000 LBS & < 6,000 LBS TWO STUDS UNDER TRUSS
> 6,000 LBS SOLID POST UNDER TRUSS

4 TRUSS SUPPORT AT TOP PLATES
1"=1'-0"



16 SHEAR TRANSFER TO STRONG WALLS
1"=1'-0"



8 STRONG WALL TO TOP PLATE CONNECTION
1"=1'-0"

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REGISTERED PROFESSIONAL ENGINEER ARUN SHAH No. S4345 Exp. 06/30/21 STRUCTURAL STATE OF CALIFORNIA

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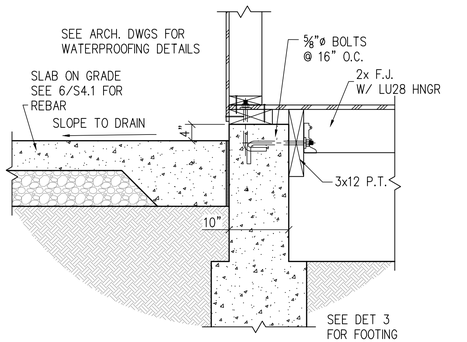
Engineer's electronic or digital seal & signature is effective only as to that version of this document as originally published by the Engineer. Engineer is not responsible for any subsequent modification, corruption, or unauthorized use of such document. To verify the validity or applicability of the seal & signature, contact Arun Shah & Associates.

SUB	DATE	SUBMITTAL
1.	03/15/21	CLIENT REVIEW
2.	04/19/21	PLAN CHECK
3.		
4.		
5.		

FRAMING DETAILS

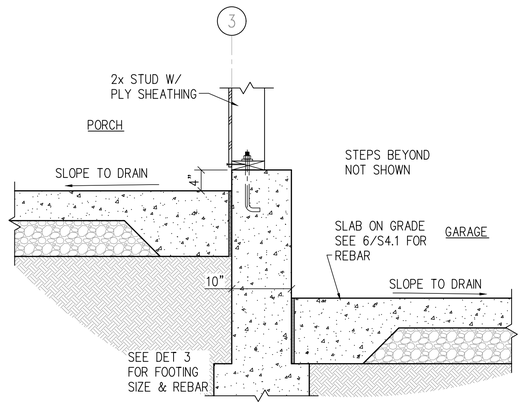
CONTRACT DATE	2021
ISSUE DATE	04/19/2021
SCALE	
DRAWN	HM/AS
JOB	2021
SHEET	S3.2

OF 8 SHEETS



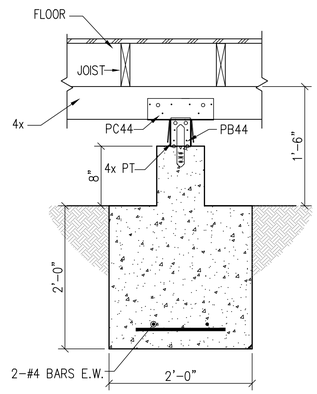
10 SECTION AT PORCH

1"=1'-0"



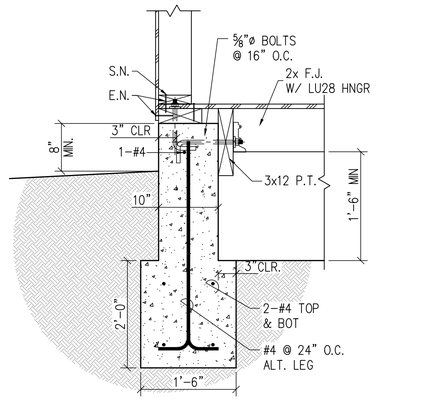
7 FOOTING AT GARAGE & PORCH WALL

1"=1'-0"



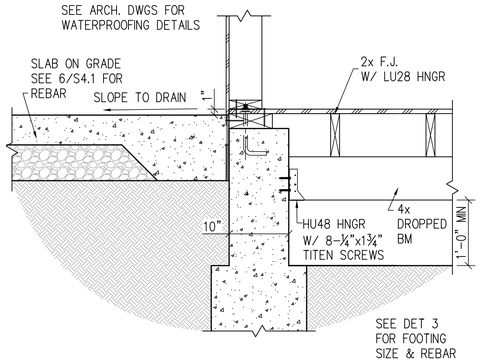
4 INTERIOR POST

1"=1'-0"



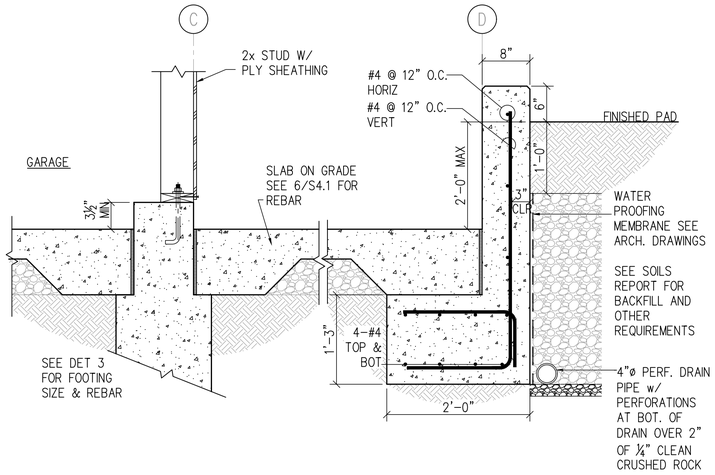
1 FOOTING AT EXTERIOR WALL

1"=1'-0"



12 CRAWL SPACE VENT

1"=1'-0"

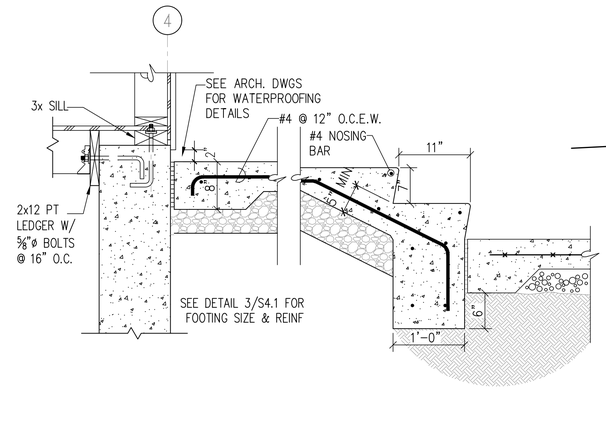


11 SECTION THRU PORCH

1"=1'-0"

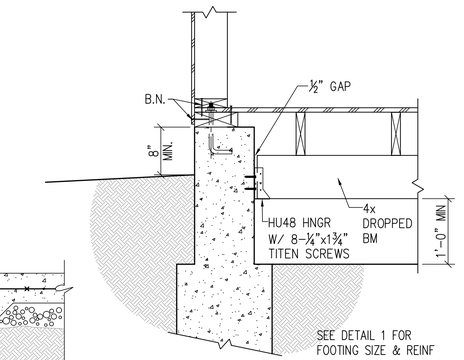
8 SECTION THRU RET. WALL

1"=1'-0"



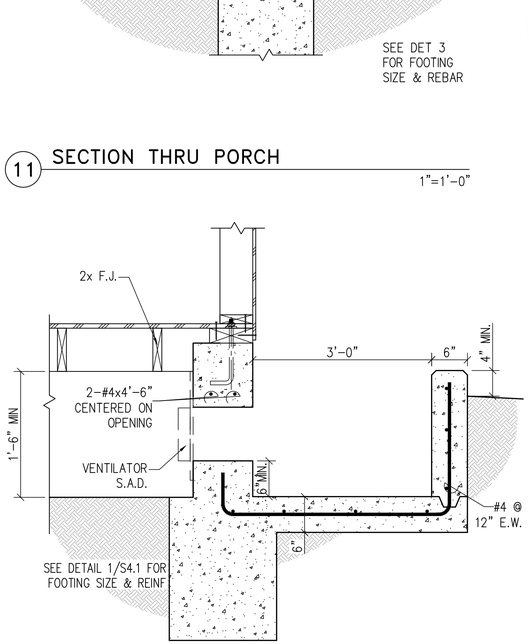
5 SECTION THRU ENTRY DOOR

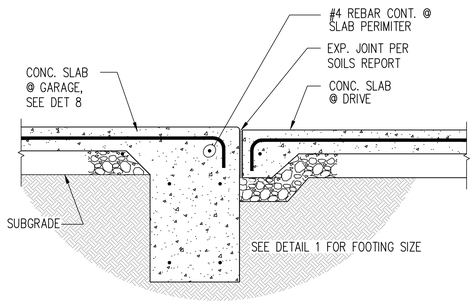
1"=1'-0"

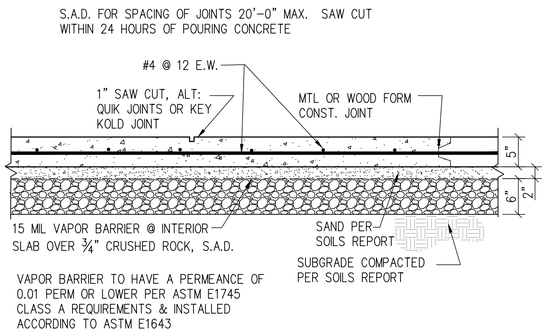


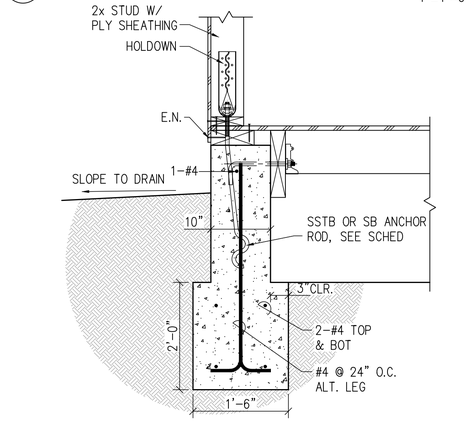
2 FOOTING AT EXTERIOR WALL

1"=1'-0"









9 FOOTING AT GARAGE DOOR

1"=1'-0"

6 SLAB ON GRADE

1"=1'-0"

3 HOLDOWN AT STEM WALL

1"=1'-0"

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SUB	DATE	SUBMITTAL
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FOUNDATION DETAILS

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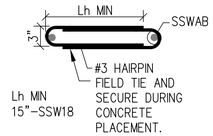
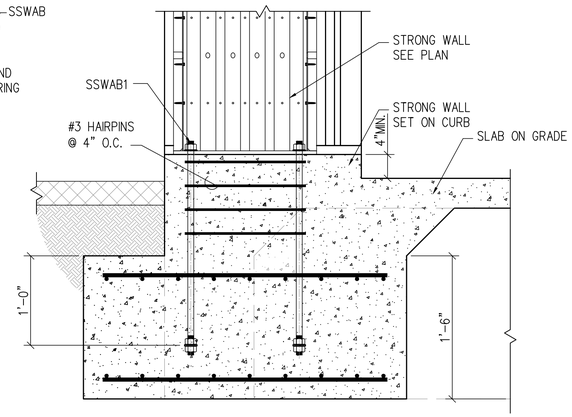
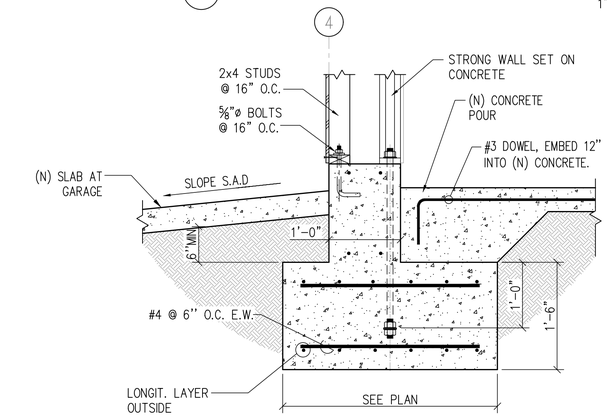
SHEET	S4.1

OF 8 SHEETS

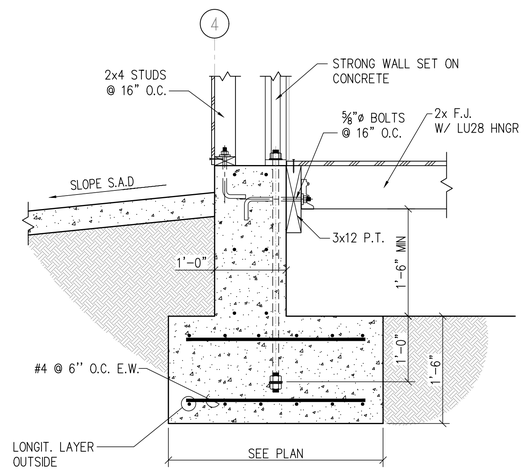




1 STRONG WALL FOUNDATION 1"=1'-0"



2 SECTION THRU STRONG WALL AT GARAGE 1"=1'-0"



3 SECTION THRU STRONG WALL AT LIVING ROOM 1"=1'-0"

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MALISIC
RESIDENCE

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