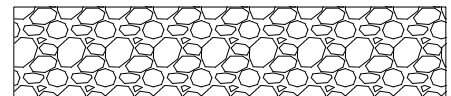

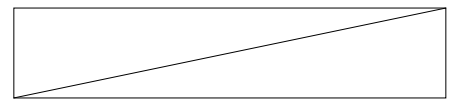
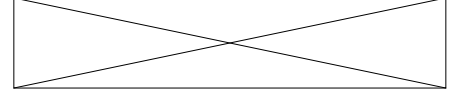

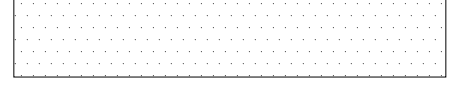

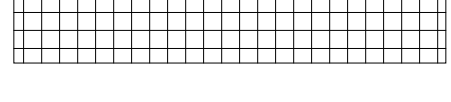


MATERIAL SYMBOLS				ABBREVIATIONS							
	BASE ROCK	AB AC AD ADJ. AFF ALUM. ALT. ARCH. AVG. AWC COVERING	ANCHOR BOLT ASPHALT CONCRETE AREA DRAIN ADJACENT ABOVE FINISH FLOOR ALUMINUM ALTERNATE ARCHITECT/ARCHITECTURAL AVERAGE ACOUSTICAL WALL	EN. ENCL. EP. EQUIP. EXT. FA FD FDC	EDGE NAILING ENCLOSURE ELECTRICAL PANEL EQUIPMENT EXTERIOR FIRE ALARM FLOOR DRAIN FIRE DEPARTMENT CONNECTION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOOR FIRE HYDRANT FIRE HOSE CABINET FINISH FLOW LINE FLASHING FLOOR FLUORESCENT FACE OF CONCRETE FACE OF STUD FACE OF WALL FIBERGLASS REINFORCED	LAV. LB LBS LF LL LS LVL MAX. MECH. MFD. MFR. MICRO. MIN. MISC. MTC. MTL. (N) NIC NA NTS	LAVATORY LAG BOLT POUND LINEAR FOOT LIVE LOAD LAG SCREW LAMINATED VENEER LUMBER MAXIMUM MACH. BOLT MECHANICAL MANUFACTURED MANUFACTURER MICROWAVE MINIMUM MISCELLANEOUS MOUNTED METAL NEW NOT IN CONTRACT NOT APPLICABLE NOT TO SCALE	SF S.F.S.D. DRAWINGS SHTG. SHWR. SIM. S.M.D. SPEC. S.P.D. DRAWINGS S.D.S. DRAWINGS S.S. SS S.T.C.A. COEFFICIENT STD. STL. STRUC. SUSP. SYS.	SQUARE FOOT SEE FOOD SERVICE DRAWINGS SHEATHING SHOWER SIMILAR SEE MECHANICAL DRAWINGS SPECIFICATION SEE PLUMBING SEE STRUCTURAL S.D.S. DRAWINGS STAINLESS STEEL SOLID SURFACE SOUND TRANSMISSION STANDARD STEEL STRUCTURAL SUSPENDED SYSTEM		
	EXISTING WALL SECTION	BD. BLDG. BLKG. BRZ. BTM. BTWN. BUR BW	BOARD BUILDING BLOCKING BRONZE BOTTOM BETWEEN BUILT UP ROOFING BOTH WAYS	FE FEC FF FH FHC FIN. FL FLSHG. FLR. FLUOR. FOC FOS FOW FRP PLASTIC FRMG. FT. FTG.	FE FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOOR FIRE HYDRANT FIRE HOSE CABINET FINISH FLOW LINE FLASHING FLOOR FLUORESCENT FACE OF CONCRETE FACE OF STUD FACE OF WALL FIBERGLASS REINFORCED	GAUGE GALVANIZED GENERAL CONTRACTOR GLUE LAMINATED BEAM GIRDER GALVANIZED SHEET METAL GYPSUM WALL BOARD	PL. PLF PLAM. PLYWD. PNT. PSF PT PVC. PVMT.	PLATE POUNDS PER LINEAL FOOT PLASTIC LAMINATE PLYWOOD PAINT POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED POLYVINYLCHLORIDE PAVEMENT	U.O.N. UNLESS OTHERWISE NOTED VCT VENT. VENTILATION/VENTILATOR VERT. V.I.F.		
	WOOD MEMBER (BLOCKING)	CB CF CG CJ CLKG. CLG. CLR. CMU CO. COTG. COL. CONC. CONT.	CATCH BASIN CUBIC FEET CORNER GUARD CONTROL JOINT CAULKING CEILING CLEAR CONCRETE MASONRY UNIT CLEANOUT CLEANOUT TO GRADE COLUMN CONCRETE CONTINUOUS	CB CF CG CJ CLKG. CLG. CLR. CMU CO. COTG. COL. CONC. CONT.	CATCH BASIN CUBIC FEET CORNER GUARD CONTROL JOINT CAULKING CEILING CLEAR CONCRETE MASONRY UNIT CLEANOUT CLEANOUT TO GRADE COLUMN CONCRETE CONTINUOUS	DBL. DEPT. DF. DIA. DIAG. DIM. DISP. DL DN. DR. DWG. DW	DOUBLE DEPARTMENT DOUGLAS FIR DIAMETER DIAGONAL DIMENSION DISPENSER DEAD LOAD DOWN DOOR DRAWING DISHWASHER	HB HD HGR. HM. HORIZ. HOUR HT. HVC CONDITIONING HW	HOSE BIBB HOLDOWN HANGER HOLLOW METAL HORIZONTAL HOUR HEIGHT HEATING/VENTILATING/AIR HOT WATER	W/ WD. WH WDW. W/O WP. WSCT. WT. WWF	WITH WATER CLOSET WOOD WATER HEATER WINDOW WITHOUT WATERPROOF WAINSCOT WEIGHT WELDED WIRE FABRIC
	WOOD MEMBER (CONTINUOUS, NOMINAL SIZE INDICATED)	CB CF CG CJ CLKG. CLG. CLR. CMU CO. COTG. COL. CONC. CONT.	CATCH BASIN CUBIC FEET CORNER GUARD CONTROL JOINT CAULKING CEILING CLEAR CONCRETE MASONRY UNIT CLEANOUT CLEANOUT TO GRADE COLUMN CONCRETE CONTINUOUS	CB CF CG CJ CLKG. CLG. CLR. CMU CO. COTG. COL. CONC. CONT.	CATCH BASIN CUBIC FEET CORNER GUARD CONTROL JOINT CAULKING CEILING CLEAR CONCRETE MASONRY UNIT CLEANOUT CLEANOUT TO GRADE COLUMN CONCRETE CONTINUOUS	DBL. DEPT. DF. DIA. DIAG. DIM. DISP. DL DN. DR. DWG. DW	DOUBLE DEPARTMENT DOUGLAS FIR DIAMETER DIAGONAL DIMENSION DISPENSER DEAD LOAD DOWN DOOR DRAWING DISHWASHER	HB HD HGR. HM. HORIZ. HOUR HT. HVC CONDITIONING HW	HOSE BIBB HOLDOWN HANGER HOLLOW METAL HORIZONTAL HOUR HEIGHT HEATING/VENTILATING/AIR HOT WATER	W/ WD. WH WDW. W/O WP. WSCT. WT. WWF	WITH WATER CLOSET WOOD WATER HEATER WINDOW WITHOUT WATERPROOF WAINSCOT WEIGHT WELDED WIRE FABRIC
	PLYWOOD	CPT. CT CTR. CW	CARPET CERAMIC TILE CENTER COLD WATER	CPT. CT CTR. CW	CARPET CERAMIC TILE CENTER COLD WATER	IN. INFO. INSUL. INT.	INCH/INCHES INFORMATION INSULATION INTERIOR	RM. RO RWL	ROOM ROUGH OPENING RAINWATER LEADER	SCHED. SD SEC. S.E.D	SCHEDULE STORM DRAIN SECTION SEE ELECTRICAL DRAWINGS
	GYPSUM WALL BOARD SECTION	COTG. COL. CONC. CONT.	CLEANOUT TO GRADE COLUMN CONCRETE CONTINUOUS	COTG. COL. CONC. CONT.	CLEANOUT TO GRADE COLUMN CONCRETE CONTINUOUS	IN. INFO. INSUL. INT.	INCH/INCHES INFORMATION INSULATION INTERIOR	RM. RO RWL	ROOM ROUGH OPENING RAINWATER LEADER	SCHED. SD SEC. S.E.D	SCHEDULE STORM DRAIN SECTION SEE ELECTRICAL DRAWINGS
	METAL (STEEL OR IRON)	CPT. CT CTR. CW	CARPET CERAMIC TILE CENTER COLD WATER	CPT. CT CTR. CW	CARPET CERAMIC TILE CENTER COLD WATER	IN. INFO. INSUL. INT.	INCH/INCHES INFORMATION INSULATION INTERIOR	RM. RO RWL	ROOM ROUGH OPENING RAINWATER LEADER	SCHED. SD SEC. S.E.D	SCHEDULE STORM DRAIN SECTION SEE ELECTRICAL DRAWINGS
	RIGID INSULATION BOARD OR TILE	CPT. CT CTR. CW	CARPET CERAMIC TILE CENTER COLD WATER	CPT. CT CTR. CW	CARPET CERAMIC TILE CENTER COLD WATER	IN. INFO. INSUL. INT.	INCH/INCHES INFORMATION INSULATION INTERIOR	RM. RO RWL	ROOM ROUGH OPENING RAINWATER LEADER	SCHED. SD SEC. S.E.D	SCHEDULE STORM DRAIN SECTION SEE ELECTRICAL DRAWINGS
SYMBOLS		& ∠ @ ⊥ ° Δ ∅ ⊥	AND ANGLE AT PLUS OR MINUS DEGREES POUND DELTA DIAMETER FLOWLINE	≥ ≤ ± #	GREATER THAN OR EQUAL TO LESS THAN OR EQUAL TO PLUS OR MINUS POUND						



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ADDITION
517 SAN BENITO
LOS GATOS, CA 95030

REV.	DATE	DESCRIPTION
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02 11 21 PRE-BUILDING RE-SUBMIT

3.2.2. Full range of variation

03.10.22 BUILDING REVISION SUBMITTAL06.10.22 BUILDING REVISION SUBMITTAL

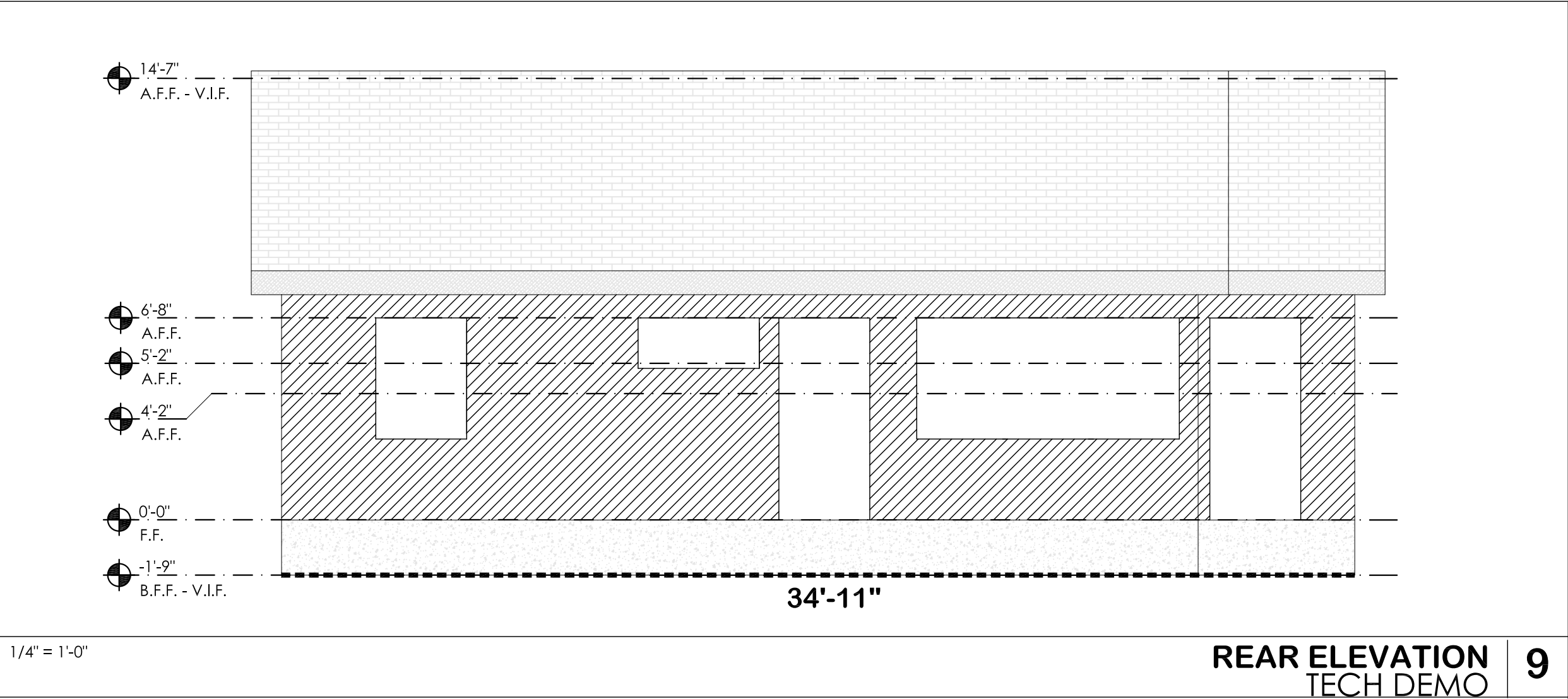
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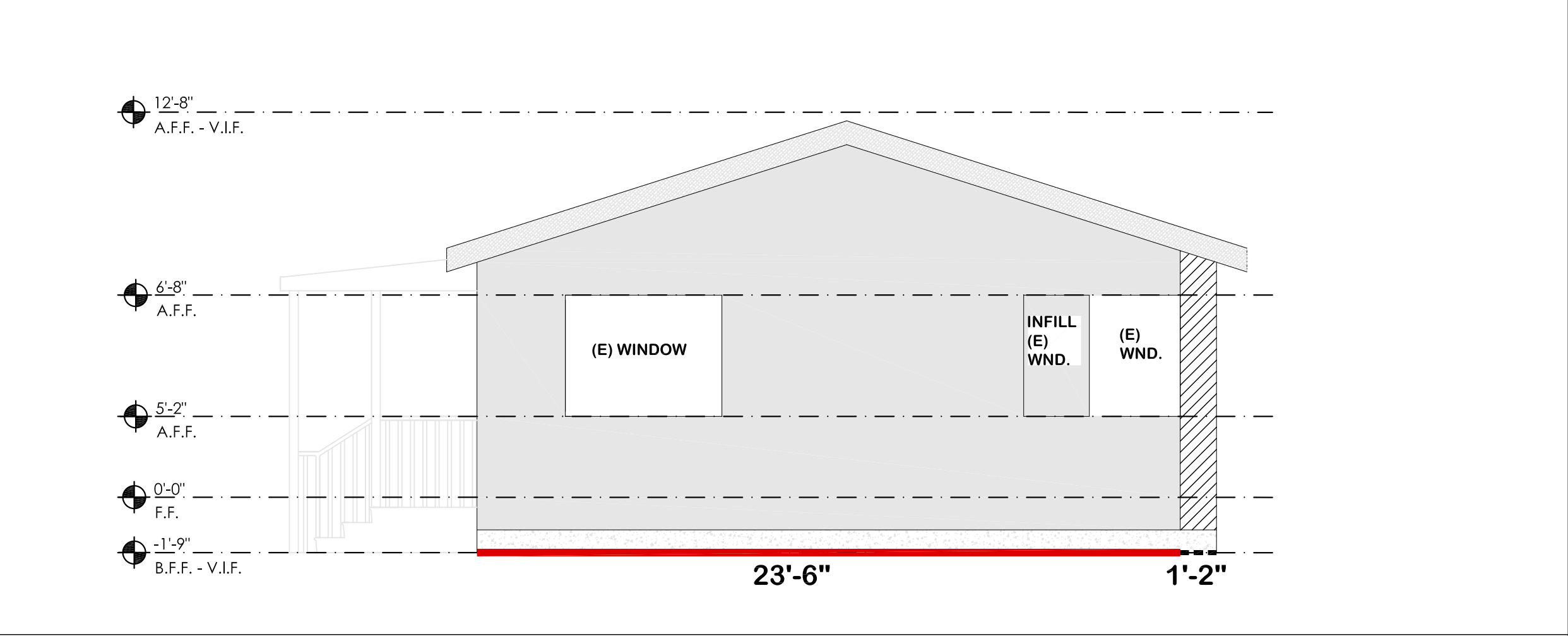
DATE: 09-18-20 SCALE:
 DRAWN BY: JTG PROJECT NUMBER: 2006-1

AO.4

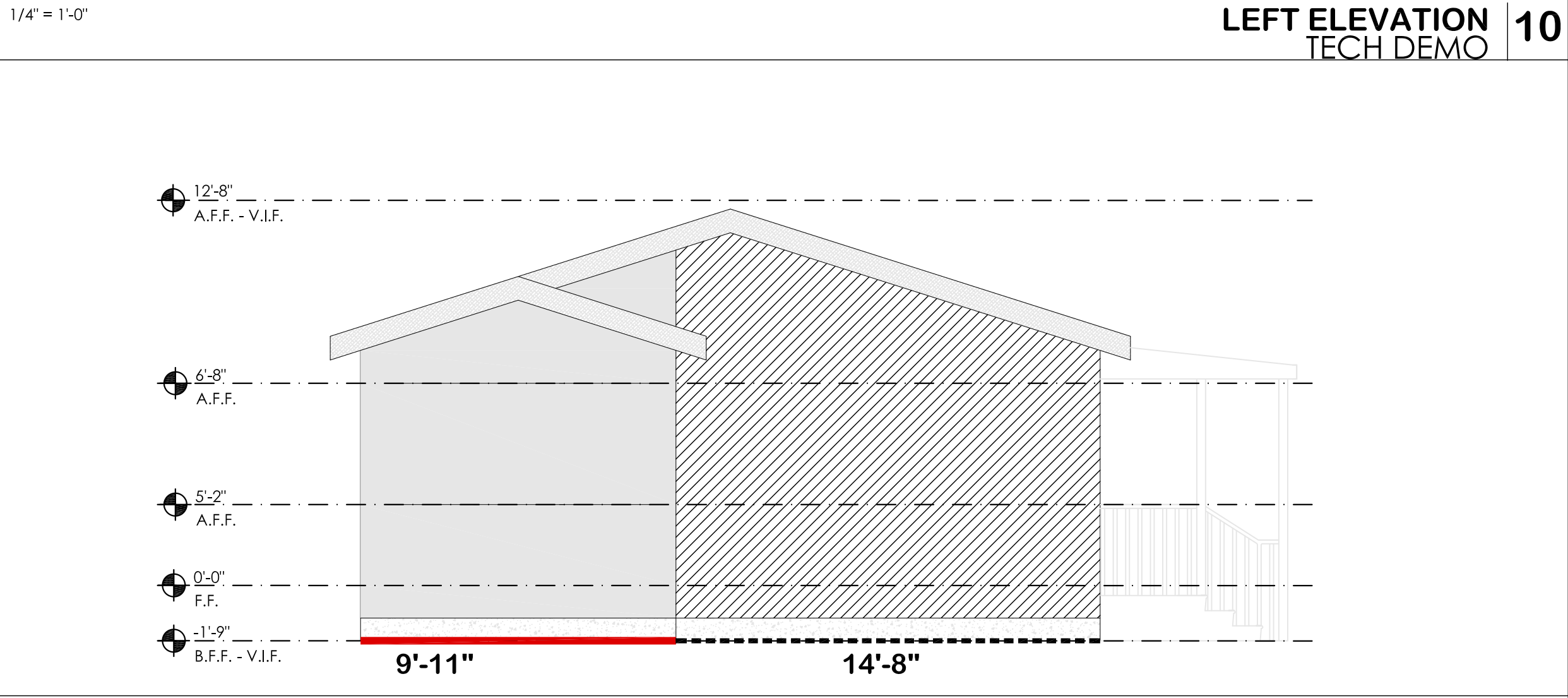
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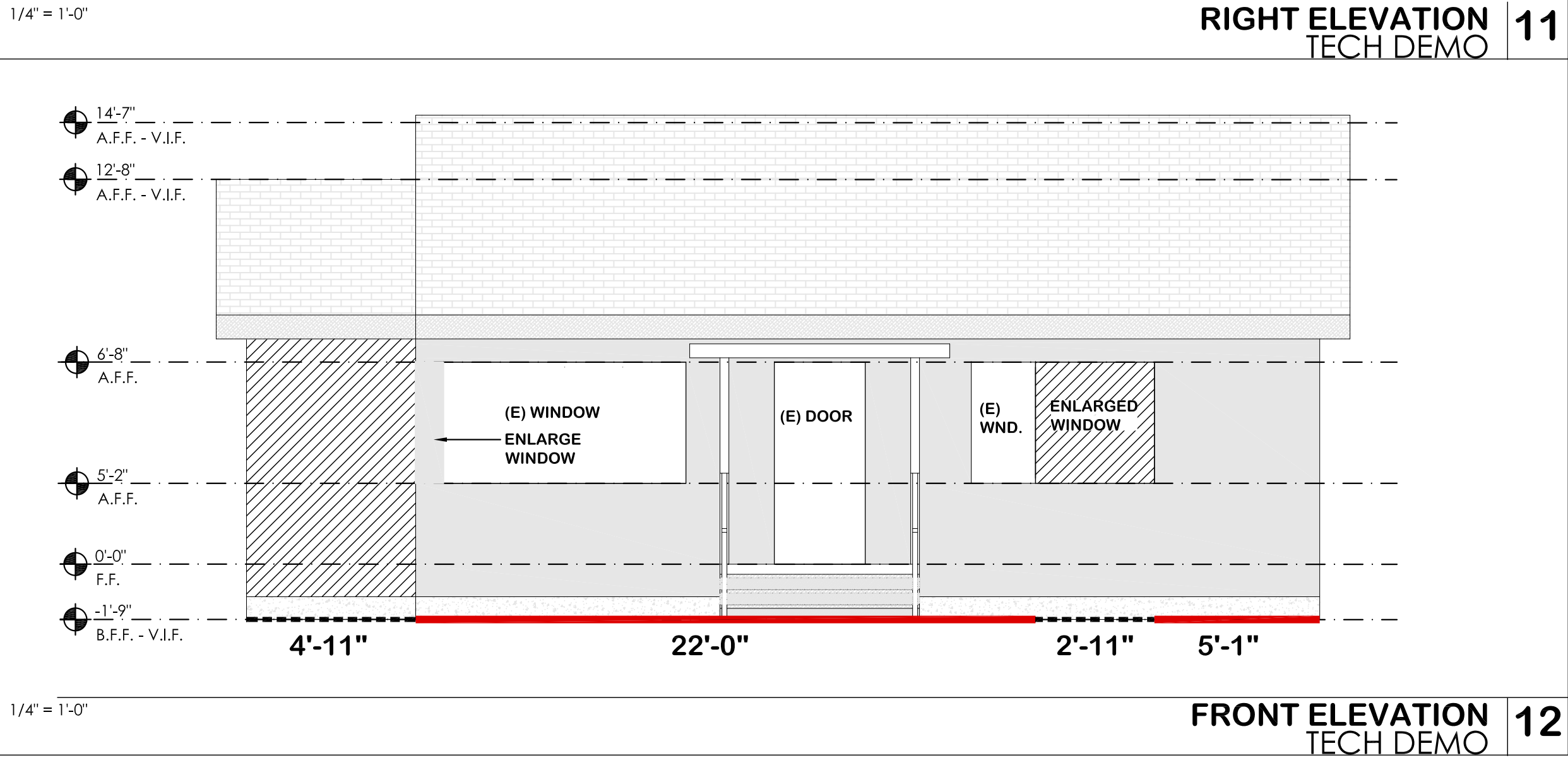
REAR ELEVATION
TECH DEMO 9



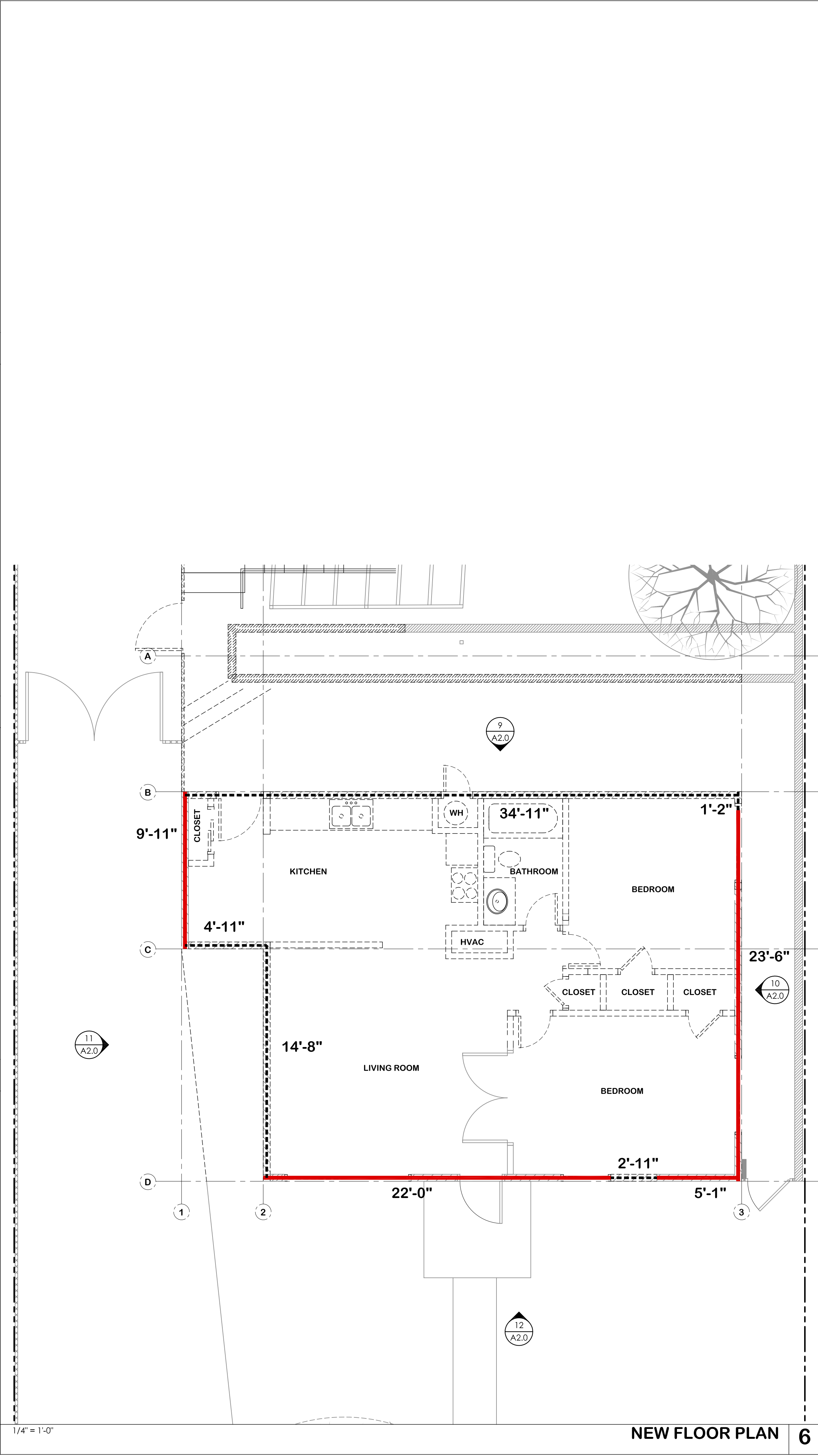
LEFT ELEVATION
TECH DEMO 10



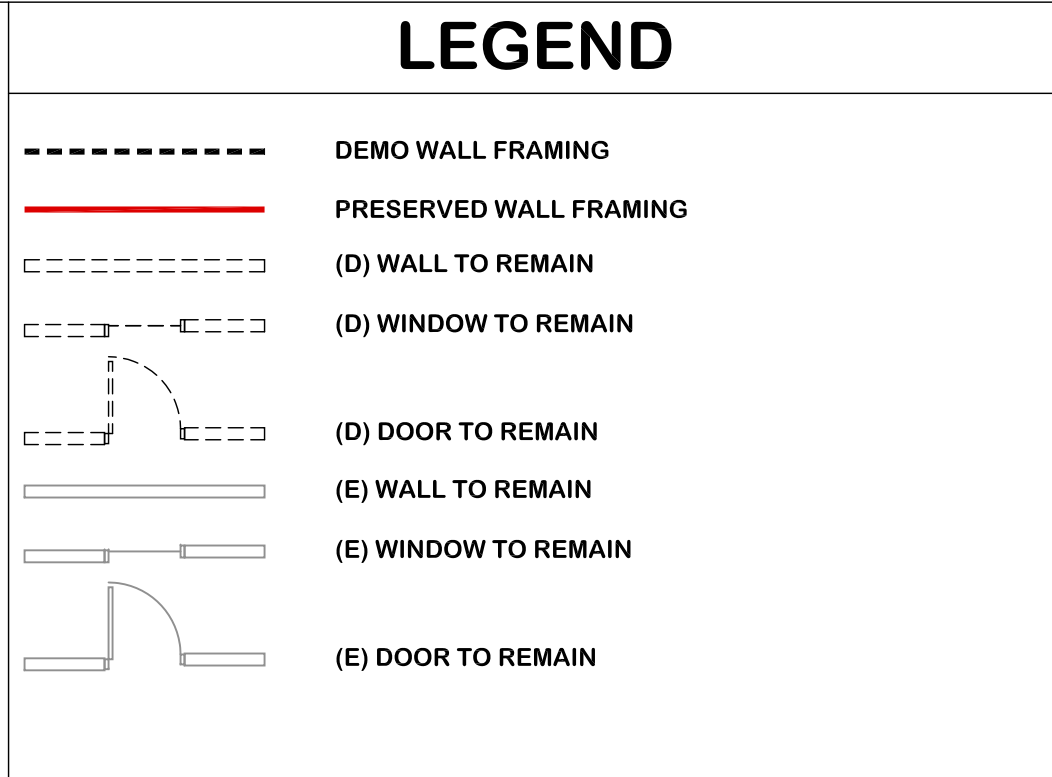
RIGHT ELEVATION
TECH DEMO 11



FRONT ELEVATION
TECH DEMO 12



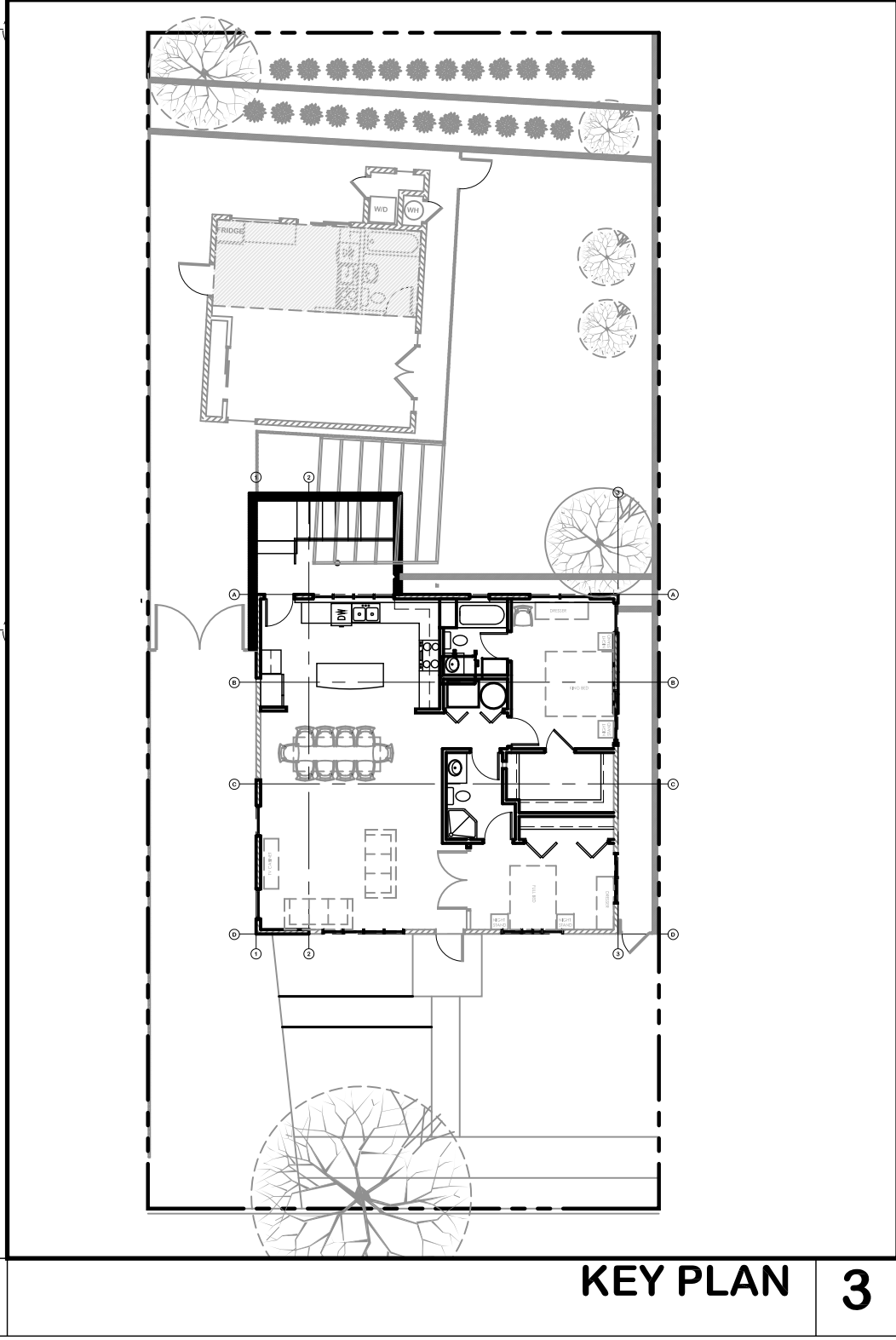
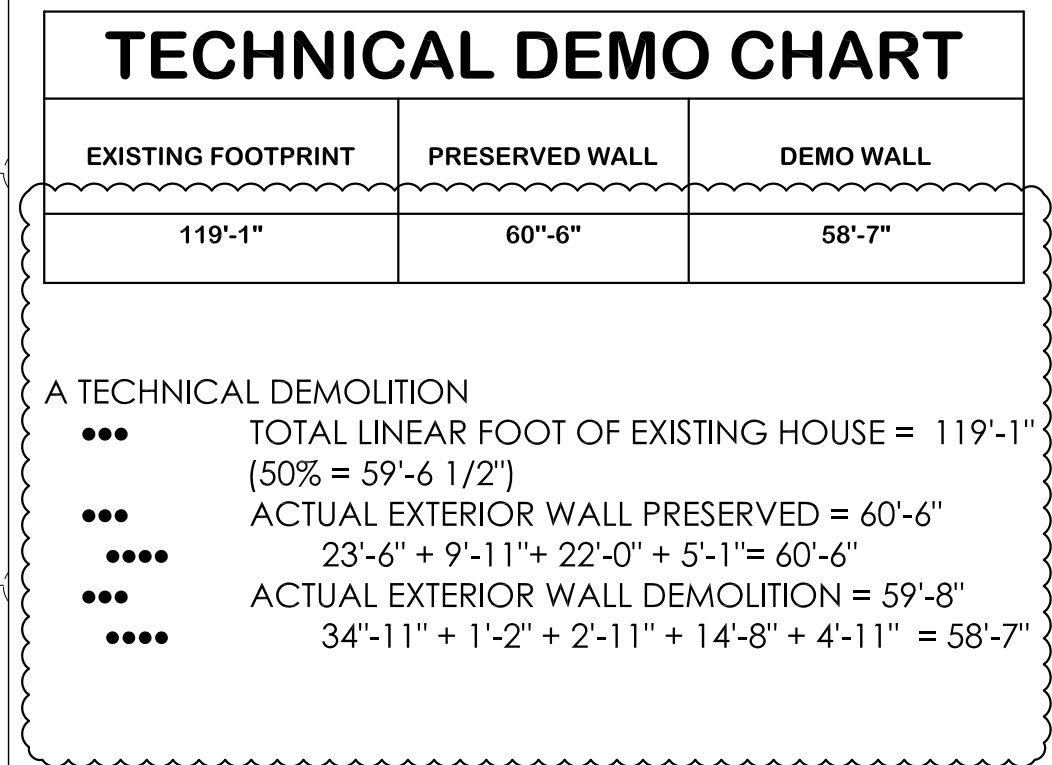
NEW FLOOR PLAN 6



KEY NOTES

E1 NOT USED

TECHNICAL DEMOLITION



KEY PLAN 3



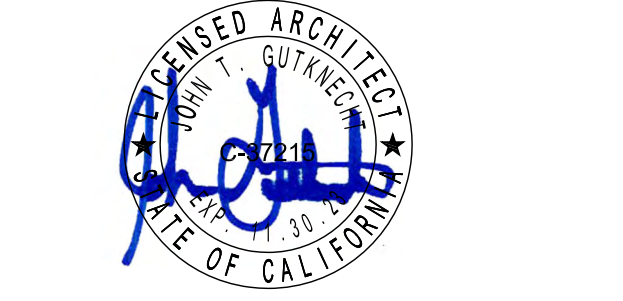
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SAN BENITO RESIDENCE
ADDITION
517 SAN BENITO
LOS GATOS, CA 95030

PUBLISHED SETS		
REV.	DATE	DESCRIPTION
01.18.21	PRE-BUILDING SUBMITTAL	
1	02.11.21	PRE-BUILDING RE-SUBMITTAL
2	03.17.21	PRE-BUILDING RE-SUBMITTAL
09.08.21	BUILDING RE-SUBMITTAL	
09.28.21	BUILDING RE-SUBMITTAL	
01.31.22	KITCHEN & ROOF REVISION	
02.11.22	BUILDING REVISION SUBMITTAL	
03.02.22	BUILDING REVISION SUBMITTAL	
03.10.22	BUILDING REVISION SUBMITTAL	
06.03.22	BUILDING REVISION SUBMITTAL	
06.10.22	BUILDING REVISION SUBMITTAL	

APPROVAL STAMP

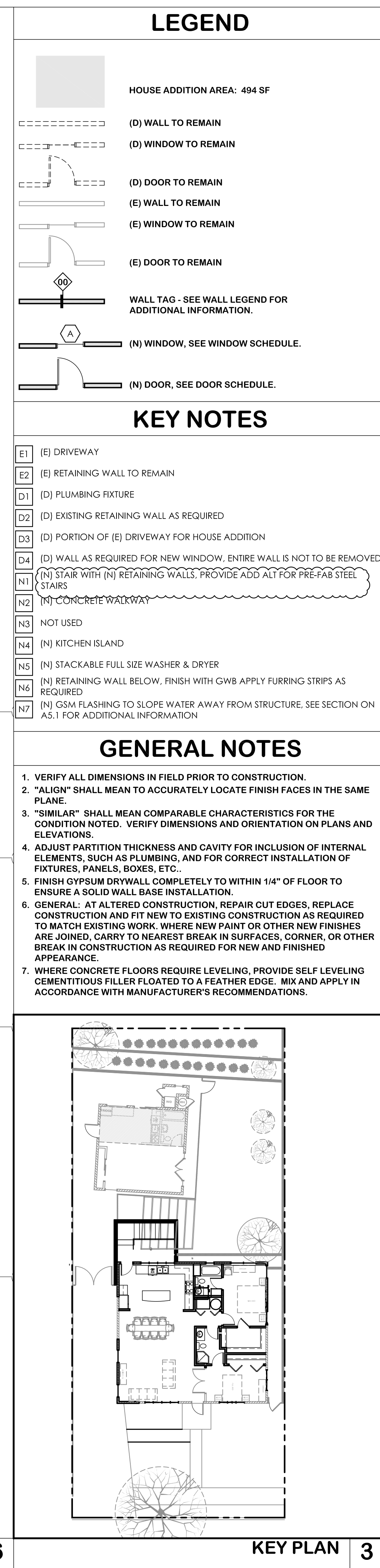
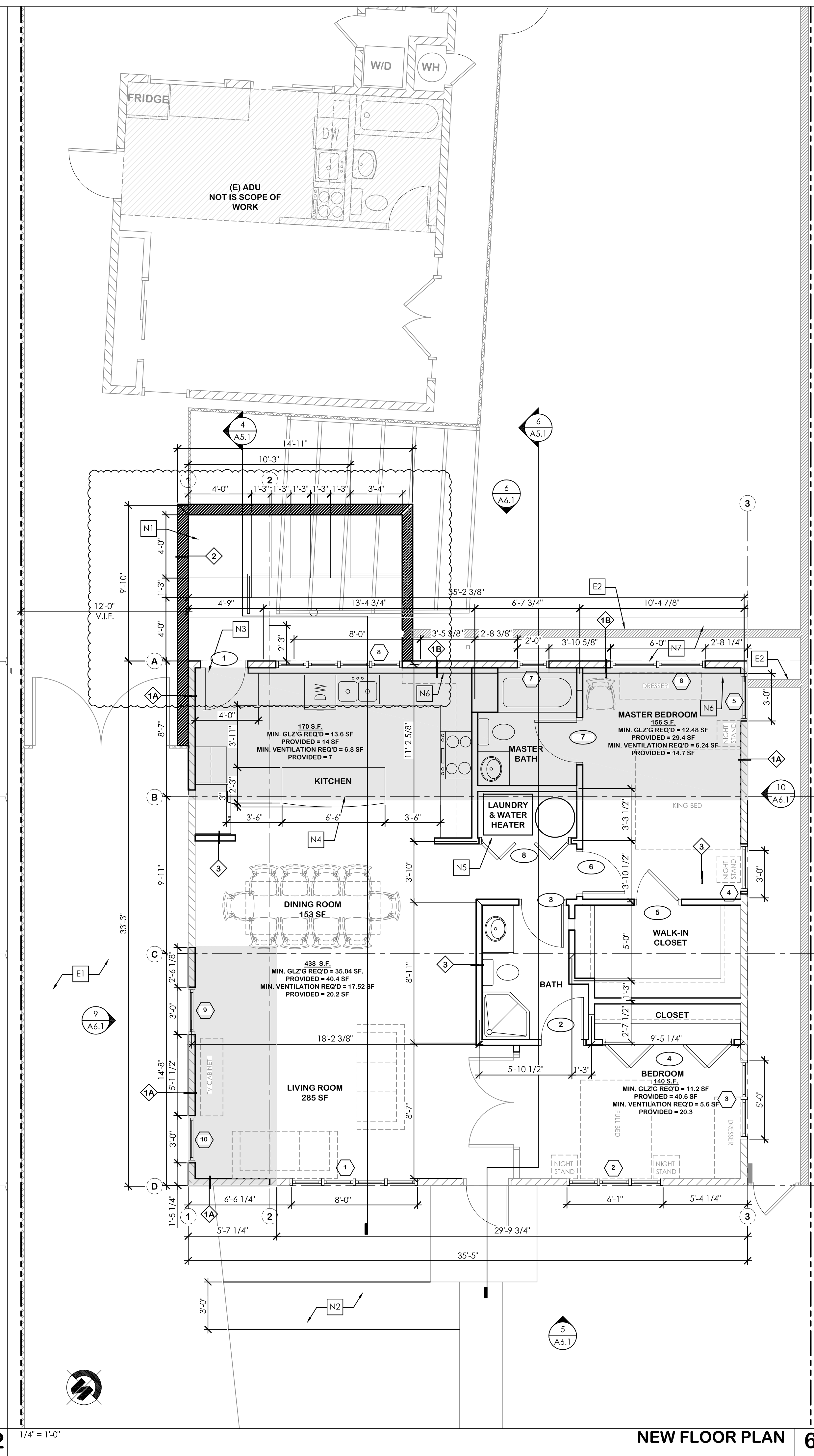
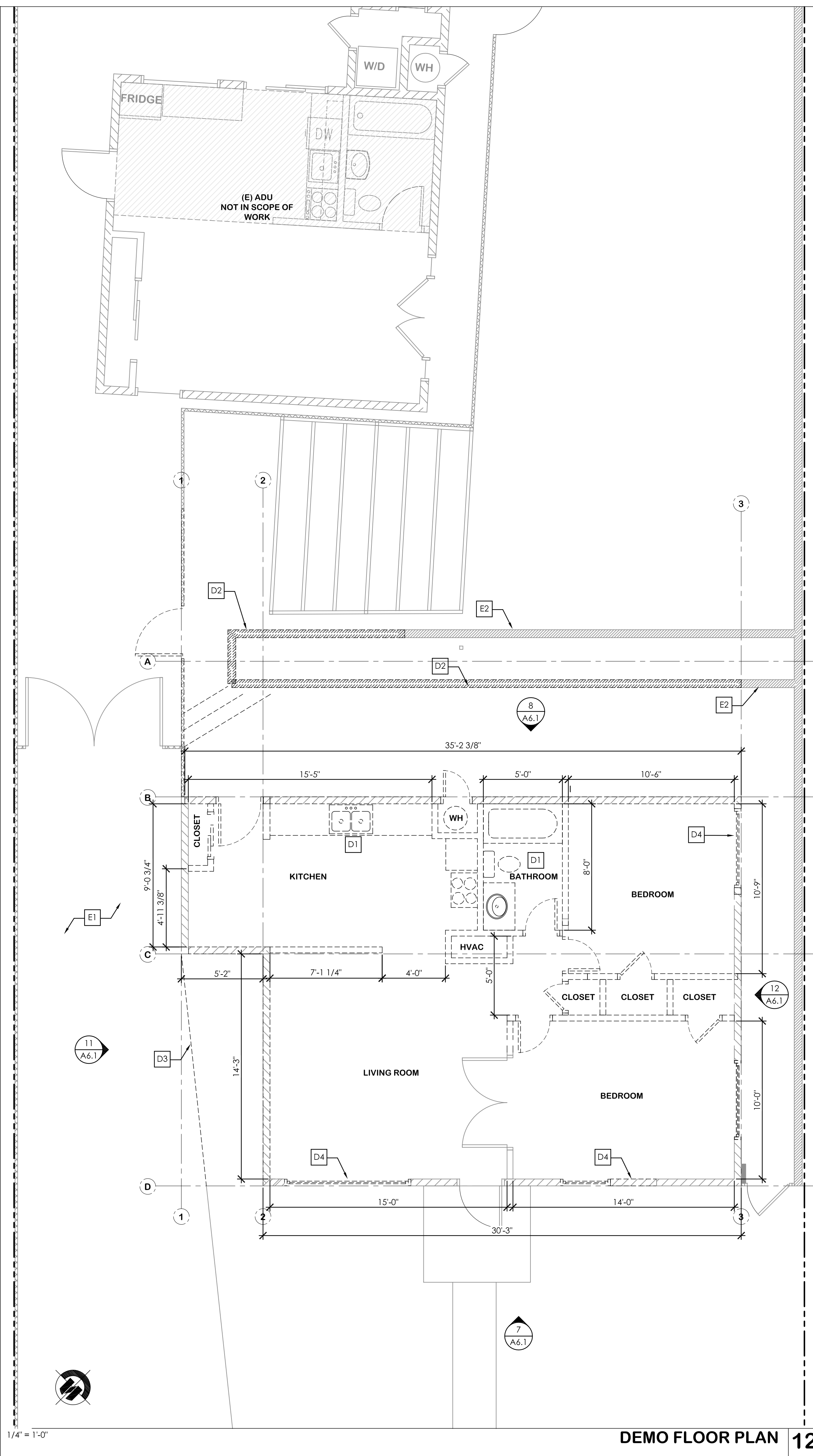



TECHNICAL DEMO DIAGRAM

DATE: 06.16.2022
SCALE: 1/4" = 1'-0"
DRAWN BY: JTG
PROJECT NUMBER: 2006-1

TOWN OF LOS GATOS
BUILDING DIVISION

A2.0





JTG ARCHITECTURE
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ADDITION
517 SAN BENITO
LOS GATOS, CA 95030

PUBLISHED SETS

REV. DATE	DESCRIPTION
	01.18.21 PRE-BUILDING SUBMITTAL
1	02.11.21 PRE-BUILDING RE-SUBMITTAL
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	03.02.22 BUILDING REVISION SUBMITTAL
	03.10.22 BUILDING REVISION SUBMITTAL
	06.03.22 BUILDING REVISION SUBMITTAL
	06.10.22 BUILDING REVISION SUBMITTAL

APPROVAL STAMP



DEMO & NEW FLOOR PLANS

DRAWN BY
JTG

DATE
06.16.2022

SCALE
AS SHOWN

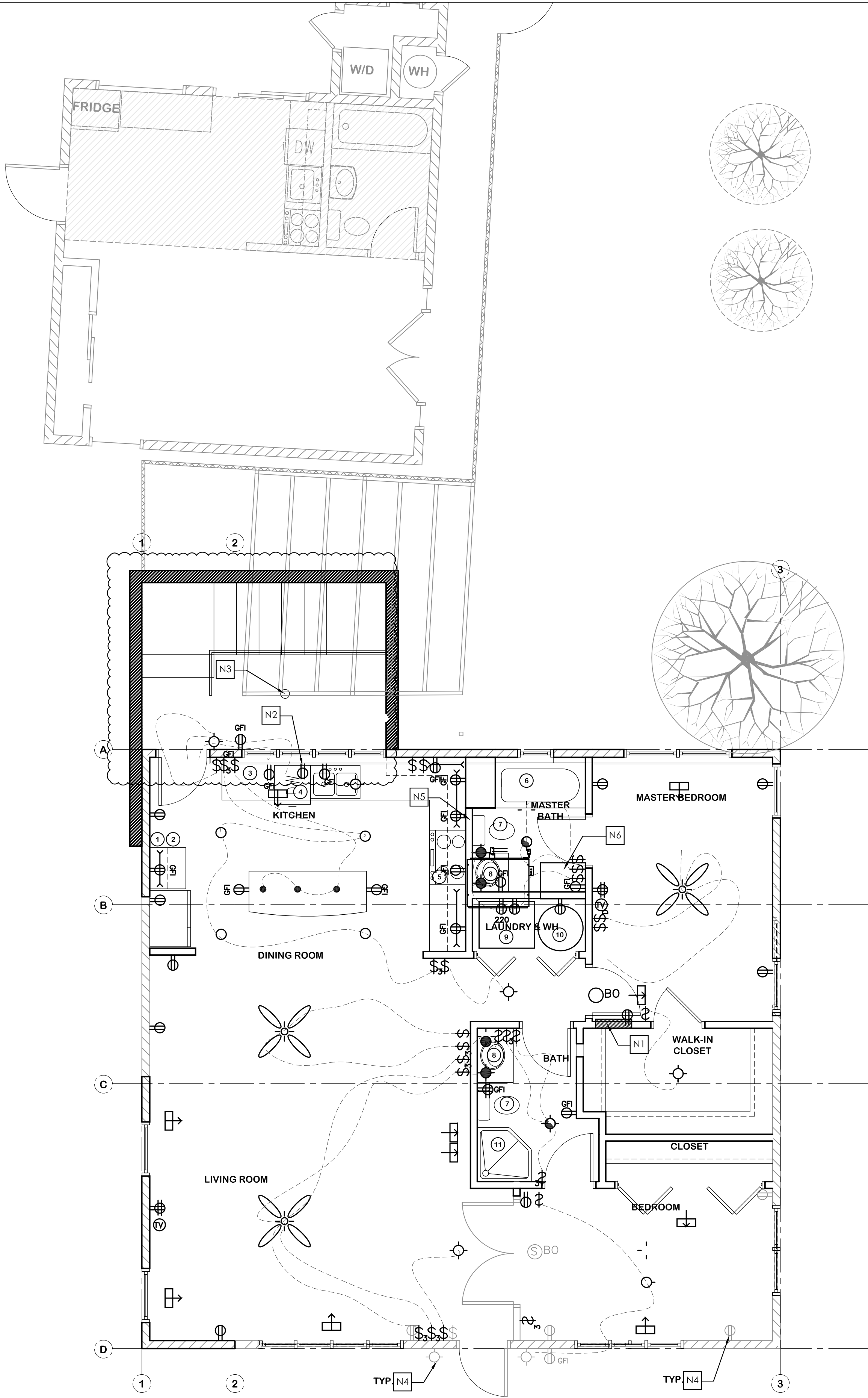
PROJECT NUMBER
2006-1

PLAN NO. A2.1

A2.1

ELECTRICAL, PLUMBING, MECHANICAL NOTES:

- REVIEW THE LOCATIONS OF SWITCHES, OUTLETS, LIGHTS, ETC. WITH THE OWNER AT THE TIME OF BOX ROUGH IN PRIOR TO FINAL WIRING.
- CONTRACTOR TO PROVIDE HEATING DUCT LAYOUT TO OWNER FOR APPROVAL PRIOR TO START OF CONSTRUCTION.
- ALL RECEPTACLES IN BATHROOM, KITCHEN, LAUNDRY, GARAGE, UTILITY, OUTDOORS AND CRAWL SPACE TO BE GFI PROTECTED. SEE CEC 210-8(A).
- PROVIDE RECEPTACLES AT KITCHEN COUNTER SO THAT NO POINT IS MORE THAN 24" FROM A RECEPTACLE (INCLUDING ISLANDS AND BAR TYPE COUNTERS). KITCHEN PENINSULA COUNTER TOP SHALL HAVE RECEPTACLES INSTALLED SO THAT NO POINT ALONG THE CENTERLINE OF THE LONG DIMENSION IS MORE THAN 24 INCHES (48" ON CENTERS) MEASURED HORIZONTALLY FROM A RECEPTACLE IN THAT SPACE. THESE RECEPTACLES SHALL BE INSTALLED ABOVE, OR WITHIN 12" BELOW THE COUNTER TOP ON THE KITCHEN SIDE. A PENINSULA COUNTER TOP IS MEASURED FROM THE CONNECTING EDGE.
- ALL RECEPTACLES IN KITCHEN TO BE GFI PROTECTED.
- PROVIDE SEPARATE CIRCUITS FOR DISHWASHER, GARBAGE DISPOSAL, MICROWAVE, REFRIGERATOR AND TRASH COMPACTOR.
- MINIMUM TWO SMALL 20 AMP. APPLIANCE CIRCUITS FOR KITCHEN.
- PROVIDE RECEPTACLES ON ALL WALLS 2' AND GREATER, WITHIN 6' OF DOORS, 12' ON CENTER (INCLUDING FIXED PORTIONS OF SLIDING GLASS DOORS, ETC.) AND ONE PER 10' OF HALLWAY. ALL RECEPTACLES IN GARAGES TO BE GFI PROTECTED.
- 24" MINIMUM OFFSET BETWEEN OUTLETS ON OPPOSITE SIDE OF GARAGE-TO-HOUSE OCCUPANCY SEPARATION WALLS.
- PROVIDE SINGLE STATION SMOKE ALARM MOUNTED ON CEILING OR WALL AT A POINT CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO ROOMS FOR SLEEPING PURPOSES, AND IN EACH SLEEPING ROOM. FOR SLEEPING ROOMS ON AN UPPER LEVEL, THE SMOKE ALARM SHALL BE PLACED AT THE CENTER OF THE CEILING DIRECTLY ABOVE THE STAIRWAY. ALARMS OR ALL DETECTORS SHALL BE AUDIBLE AT THE LIVING AREAS. A MINIMUM OF ONE SMOKE ALARM IS REQUIRED ON EACH FLOOR. SEE CRC R314.3 THROUGH CRC R314.5 FOR POWER SOURCE REQUIREMENTS.
- LIGHTS IN CLOSETS SHALL HAVE THE FOLLOWING CLEARANCES TO COMBUSTIBLES/SHELVES:
 - SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE AN ENCLOSED BULB AND SHALL BE A MINIMUM OF 12" FROM THE NOSING OF SHEVLING.
 - FLUORESCENT FIXTURES AND RECESSED FIXTURES TO HAVE MINIMUM 6" CLEARANCE.
- ALL RECESSED CAN LIGHTS IN INSULATED CEILINGS TO BE ICAT RATED AND COVERED WITH A FULL BLANKET OF INSULATION. CANS SHALL BE CAULKED SEALED TO SHEETROCK OR PROVIDED WITH AN AIR-TIGHT GASKETED RIM.
- PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL HOSE BIBBS.
- PROVIDE TEMPERATURE AND PRESSURE RELIEF VALVE FOR WATER HEATER(S) TO TERMINATE OUTSIDE OF THE BUILDING WITHOUT BEING TRAPPED.
- PROVIDE EXPANSION TANK FOR THE WATER HEATER.
- PROVIDE SEISMIC STRAPPING AT THE WATER HEATER. SEISMIC ANCHORAGE OF WATER HEATER TO INCLUDE ANCHORS OR STRAPS AT POINTS WITHIN THE UPPER AND LOWER ONE THIRD OF ITS VERTICAL DIMENSION, THE LOWER ANCHOR OR STRAP BEING LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROLS. SEE CPC.
- DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER AND A MINIMUM 3' AWAY FROM ANY OPENINGS.
- DRYER TO VENT OUTSIDE OF BUILDING AND BE A MAXIMUM 25' IN LENGTH WITH 2.5 FEET REDUCTIN FOR EACH 45 DEGREE ELBOW AND 5 FEET REDUCTION FOR EACH 90 DEGREE ELBOW.
- DEDICATE A 30 AMP. BRANCH CIRCUIT FOR LAUNDRY ROOM (TO SERVE NO OTHER AREAS). CEC 220.54.
- PROVIDE INDIVIDUAL PRESSURE BALANCE OR TEMPERATURE CONTROL VALVES AT EACH SHOWER OR TUB/SHOWER.
- PROVIDE DEDICATED CIRCUIT FOR FORCE AIR UNIT.
- FUEL GAS PIPING FOR THE WATER HEATER AND FURNACES SHALL COMPLY WITH CMC.
- HIGH EFFICACY LUMINAIRES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS. TO DETERMINE THE MINIMUM LAMP EFFICACY CATEGORY, ONLY THE WATTS OF THE LAMP (NOT THE BALLAST) CAN BE CONSIDERED. [SECTION 150(k)1 OF 2008 BUILDING ENERGY EFFICIENCY STANDARD]. 2010 CALIFORNIA ENERGY CODE.
- EXTERIOR LIGHTS SHALL BE MARKED SUITABLE FOR WET USE. CEC 410.10(A).
- SEPARATE 20-AMP BRANCH CIRCUIT(S) SERVING BATHROOM OUTLETS PER CEC 210.11(C)(3).
- APPROVED AIRGAP FITTING AT DISHWASHER TO WASTE CONNECTION PER CPC.
- COMBUSTION AIR OPENING SIZES AND LOCATIONS AT MECHANICAL ROOM SHALL COMPLY WITH CMC 701 THROUGH CMC 707 AND CPC 507.1.1 FOR FURNACE AND WATER HEATER.
- LIGHT FIXTURES IN TUBS OR SHOWERS SHALL BE LABELLED 'SUITABLE FOR DAMP LOCATIONS' PER CEC 410.10(D).
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER AT ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS. (2010 CEC SECTION 210.12).
- PERMANENT LUMINAIRES IN KITCHEN SHALL BE HIGH EFFICACY LUMINAIRES EXCEPT IF 50% OR LESS OF THE TOTAL RATED WATTAGE OF PERMANENT LUMINAIRES ARE NOT HIGH EFFICACY AND ARE CONTROLLED BY SEPARATE SWITCHES. [EXCEPTION TO SECTION 150(k)8 OF 2008 BUILDING ENERGY EFFICIENCY STANDARD]. 2010 CALIFORNIA ENERGY CODE. LIGHTING IN AREAS ADJACENT TO KITCHEN CONSIDERED KITCHEN LIGHTING IF NOT ON SEPARATE SWITCH FROM KITCHEN LIGHTING.
- PERMANENT LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES UNLESS LUMINAIRES ARE CONTROLLED A MANUAL-ON OCCUPANCY SENSOR [EXCEPTION TO SECTION 150(k)10 OF 2008 BUILDING ENERGY EFFICIENCY STANDARD]. 2010 CALIFORNIA ENERGY CODE.
- PERMANENT LUMINAIRES IN ROOMS OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES UNLESS LUMINAIRES CONTROLLED BY DIMMER SWITCHES, MANUAL- ON OCCUPANCY SENSOR, OR LOCATED IN CLOSETS LESS THAN 70 S.F. [EXCEPTIONS 1.2 TO SECTION 150(k)11 OF 2008 BUILDING ENERGY EFFICIENCY STANDARD]. 2010 CALIFORNIA ENERGY CODE.
- PERMANENT OUTDOOR LUMINAIRES MOUNTED TO THE BUILDINGS SHALL BE HIGH EFFICACY LUMINAIRES UNLESS THEY ARE CONTROLLED BY MANUAL- ON OCCUPANCY SENSOR OR LOCATED IN OR AROUND SWIMMING POOLS AND OR WATER FEATURES. [EXCEPTIONS 1.2 TO SECTION 150(k)13 OF 2008 BUILDING ENERGY EFFICIENCY STANDARD]. 2010 CALIFORNIA ENERGY CODE.
- THE MAXIMUM HOT WATER TEMP. DISCHARGING FROM THE BATHTUB AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEGREE F. (CPC 415.5).
- AN ILLUMINATED ADDRESS NUMBER TO BE PROVIDED VISIBLE FROM THE STREET AT THE FRONT PROPERTY PER CRC.
- MAINTAIN WORKING CLEARANCE PER CEC 110.16 AT ALL SUB PANELS.
- COOKTOP HOOD EXHAUST TERMINATION MUST BE 4 FEET FROM ANY WINDOWS OR DOORS.
- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED. SEE CEC 210.12(B).
- ALL 125-VOLT, SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACE, UNFINISHED BASEMENT, KITCHENS AND COUNTERTOP, SURFACES WITHIN 6 FEET (1.83M) OF WET BAR SINKS OR KITCHEN SINKS, SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL. SEE CEC SECTION 210.8(A).
- ALL 125-VOLT, 15- AND 20- AMPERE RECETACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11.
- BASE MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 411.
- HYDROMASSAGE BATHTUB AT MASTER BATHROOM SHALL CONFORM TO CEC 680.70, GFCI PROTECTED WITH MOTOR ACCESS.
- WHEN A WATER HEATER IS LOCATED IN AN ATTIC OR FURRED SPACE WHERE DAMAGE MAY RESULT FROM A LEAKING WATER HEATER, A WATERTIGHT PAN OF CORROSION RESISTANT MATERIAL SHALL BE INSTALLED BENEATH THE WATER HEATER WITH A MINIMUM THREE QUARTER (3/4) INCH (19.1MM) DIAMETER DRAIN TO AN APPROVED LOCATION PER CPC SECTION 510.
- HEATING AND COOLING EQUIPMENT GENERATING A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE, PROVIDED THE PILOTS, BURNERS OR HEATING ELEMENTS AND SWITCHES ARE AT LEAST 18" ABOVE THE FLOOR LEVEL PER CMC SECTION 308.



KEY NOTES

- | | |
|----|--|
| N1 | (N) ELECTRICAL PANEL |
| N2 | OUTLET SHALL BE UNDER COUNTER |
| N3 | EXTERIOR DRAIN WITH VERTICAL PERFORATED DRAIN PIPE |
| N4 | (E) ELECTRICAL FIXTURE, V.I.F. |
| N5 | (N) FURNACE LOCATION IN ATTIC |
| N6 | (N) ATTIC ACCESS HATCH |

LEGEND

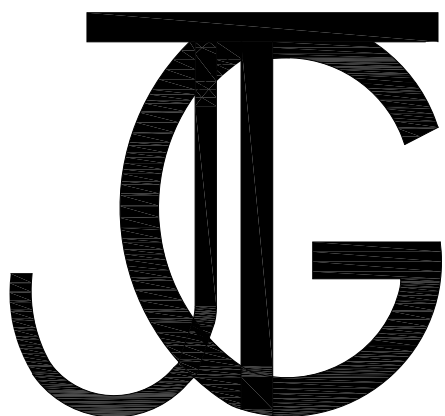
- | | |
|--|---|
| | CLG. MNT'D LIGHT FIXTURE |
| | CLG. MNT'D FAN LIGHT COMBO FIXTURE |
| | WALL MOUNTED VANITY LIGHTING |
| | CLG. MNT'D FAN |
| | 4" RECESSED CAN |
| | LOW VOLT. PENDANT |
| | DUPLEX OUTLET. GROUND FAULT INTERRUPTED |
| | DUPLEX OUTLET |
| | QUAD OUTLET |
| | DUPLEX OUTLET. 1/2 W/ SWITCH OVERRIDE |
| | DEDICATED CIRCUIT |
| | TELEVISION CABLE HOOK UP |
| | LIGHT SWITCH |
| | DIMMER SWITCH |
| | 3 WAY SWITCH |
| | SUPPLY REGISTER |
| | RETURN REGISTER |
| | FLUORESCENT LIGHT FIXTURE |
| | BATTERY OPERATED SMOKE DETECTOR W/ LOW BATTERY SIGNAL |
| | CEILING BLADE FAN/LIGHT COMBO |

GENERAL NOTES

- MECHANICAL EQUIPMENT SHALL BE LOCATED IN ROOF TRUSSES
- ALL REGISTER SHALL BE CEILING MOUNTED W/ REGISTER TO MATCH CEILING COLOR
- PROVIDE LIGHT NEAR HVAC EQUIPMENT AND SWITCH AT ATTIC ACCESS
- INSTALL AC UNITS IN ATTIC & PROVIDE DRIP PAN
- VERIFY ALL PHONE/DATA/TV LOCATIONS W/ OWNER
- ALL EXTERIOR LIGHTING WILL BE DOWNWARD DIRECTED WITH BULBS SHIELDED FROM NEIGHBORS VIEW

FIXTURE SCHEDULE

- UPPER CABINET MICROWAVE
GE PROFILE
STYLE: 2.2 CU FT OR APPROVED EQAUL
COLOR: STAINLESS STEEL
PART NUMBER: PES727SLSS
- RANGE
GE PROFILE
STYLE: 5.3 CU SMOOTH SURFACE ELECTRIC RANGE OR APPROVED EQAUL
COLOR: STAINLESS STEEL
PART NUMBER: JS645SLSS
- DISHWASHER
GE (ENERGY STAR)
STYLE: DRY BOOST 48 DECIBEL
COLOR: STAINLESS STEEL
PART NUMBER: GDT645SYNFS
- KITCHEN SINK
KOHLER
STYLE: KOHLER TOCCATA 33" DOUBLE BASIN TOP MOUNT
PART NUMBER: K-3847-4-NA
COLOR: 18 GAUGE STAINLESS STEEL
FAUCET: KOHLER BELLERA PULL DOWN KITCHEN
FLOW RATE: 1.5 GPM
PART NUMBER: K-560-VS
GARBAGE DISPOSAL: INSINKERATOR - 3/4 HP OR APPROVED EQUAL
- REFIGERATOR
GE 24.8 CU FT FRENCH DOOR (ENERGY STAR)
COLOR: STAINLESS STEEL
PART NUMBER: GNE25JSKSS
- TUB SHOWER
KOHLER
STYLE: KOHLER ARCHER THREE WALL ALCOVE SOAKING TUB OR APPROVED EQUAL
PART NUMBER: K-1946-LA-0
COLOR: WHITE
FAUCET: KOHLER ALTEO TUB & SHOWER
FLOW RATE: 1.75 GPM
PART NUMBER: K-TS45104-4G-CP
- FLOOR MOUNTED TOILET
KOHLER
STYLE: MISENO BELLA OR APPROVED EQUAL
FLOW RATE: 1.28 GPF
COLOR: WHITE
PART NUMBER: MNO1500C
- BATHROOM SINK
KOHLER
STYLE: ARCHER 22-5/8" DROP IN SINK OR APPROVED EQUAL
PART NUMBER: K-3256-8-0
COLOR: WHITE
FAUCET: KOHLER CORALAI WIDESPREAD FAUCET OR APPROVED EQUAL
FLOW RATE: 1.2 GPM
PART NUMBER: K-15261-4RA-CP
- STACKABLE FULL SIZE WASHER DRYER
LG (ENERGY STAR)
STYLE: 4.5 CU FT WASHER & 7.4 CU FT DRYER OR APPROVED EQUAL
PART NUMBER: K-3256-8-0
COLOR: WHITE
PART NUMBER: WKEX200HWA
- WATER HEATER
RHEEM
STYLE: 50 GAL. PRESTIGE SMART ELECTRIC OR APPROVED EQUAL
PART NUMBER: PROPE50-M2-RH92-CS
- SHOWER
PAPAYA
STYLE: 36X36X72 CORNER SHOWER KIT OR APPROVED EQUAL
PART NUMBER: 105545-000-129-103
COLOR: WHITE
FAUCET: KOHLER ALTEO SHOWER
FLOW RATE: 1.75 GPM
PART NUMBER: K-TLS45106-4-SHOWER-CA-CP



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SAN BENITO RESIDENCE

ADDITION
517 SAN BENITO
LOS GATOS, CA 95030

PUBLISHED SETS

REV.	DATE	DESCRIPTION
	01.18.21	PRE-BUILDING SUBMITTAL
1	02.11.21	PRE-BUILDING RE-SUBMITTAL
2	03.17.21	PRE-BUILDING RE-SUBMITTAL
	09.08.21	BUILDING RE-SUBMITTAL
	09.28.21	BUILDING RE-SUBMITTAL
	01.31.22	KITCHEN & ROOF REVISION
	02.11.22	BUILDING REVISION SUBMITTAL
	03.02.22	BUILDING REVISION SUBMITTAL
	03.10.22	BUILDING REVISION SUBMITTAL
	06.03.22	BUILDING REVISION SUBMITTAL
	06.10.22	BUILDING REVISION SUBMITTAL

APPROVAL STAMP

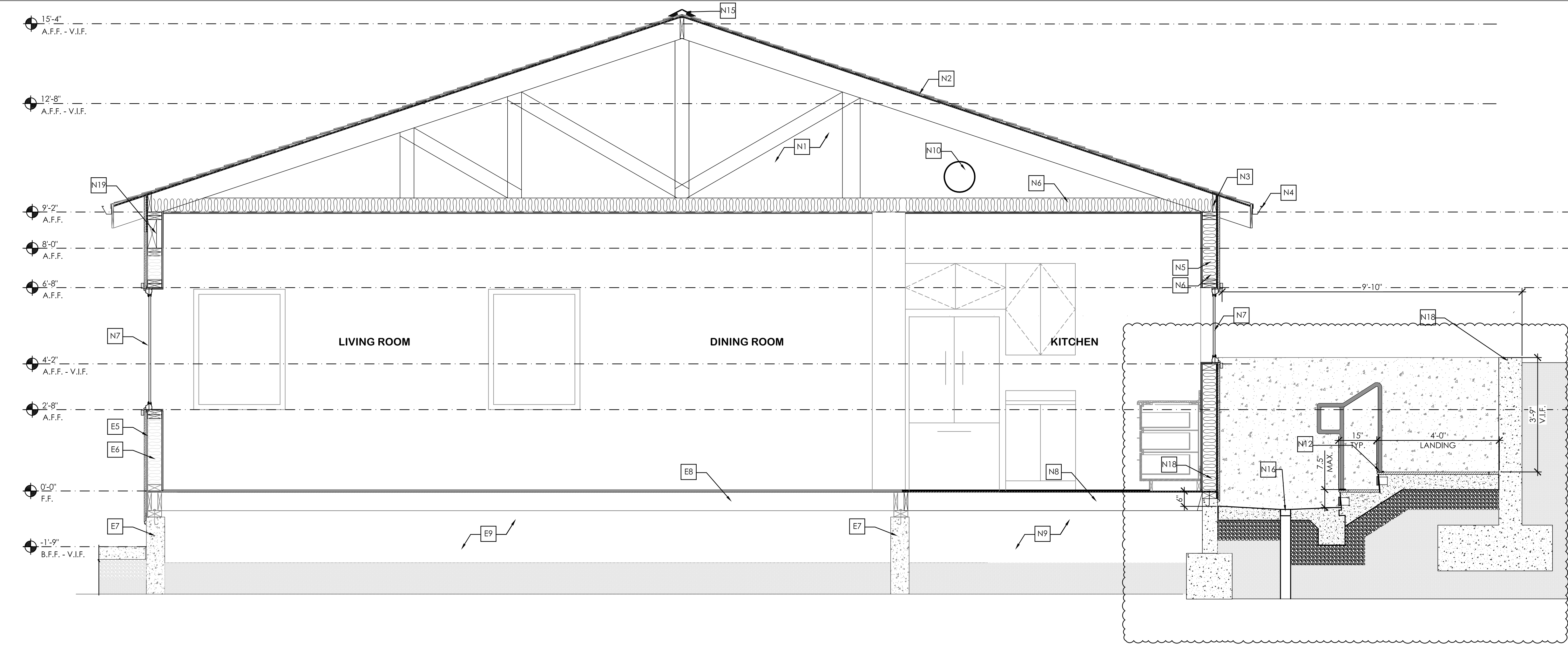


MECH & ELECT FLOOR PLANS

DATE: 06.16.2022
DRAWN BY: JTG
PROJECT NUMBER: 2006-1

TOWN OF LOS GATOS
BUILDING DIVISION

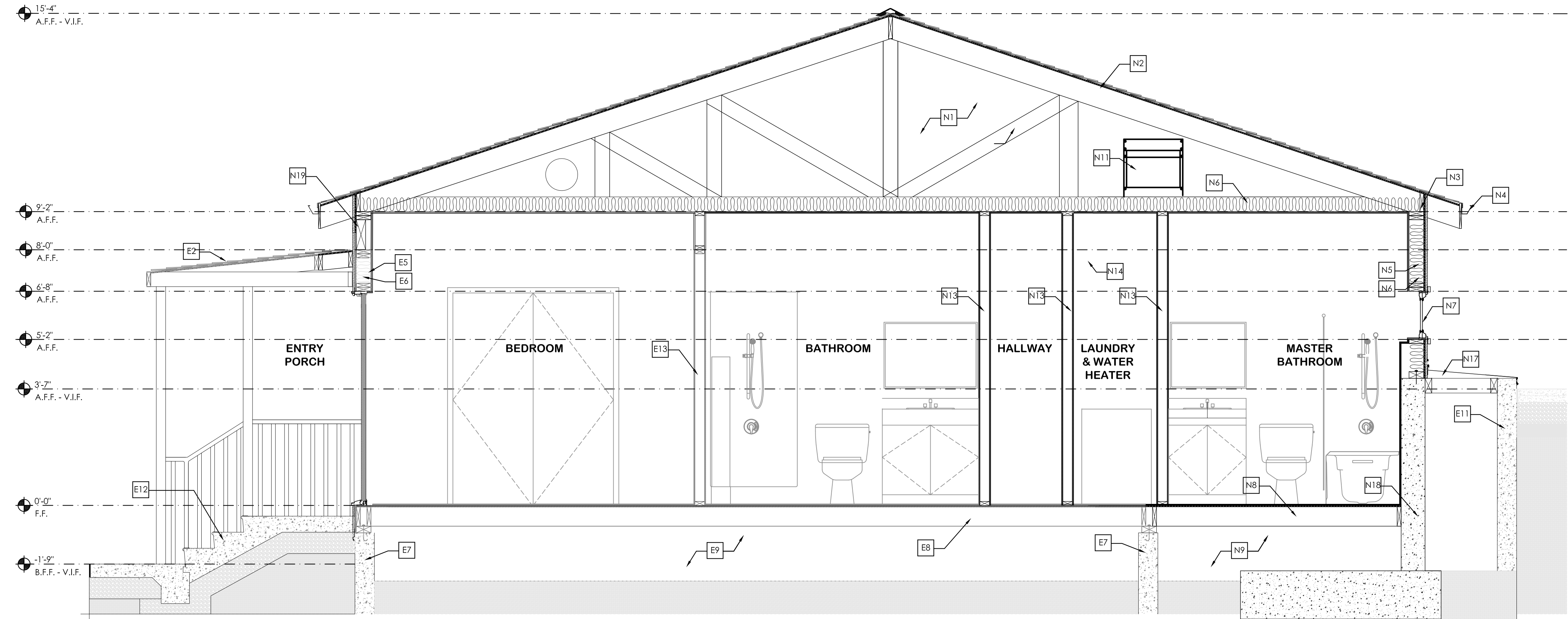
A2.2



1/2" = 1'-0"

CROSS SECTION

4



1/2" = 1'-0"

CROSS SECTION

6

KEY NOTES

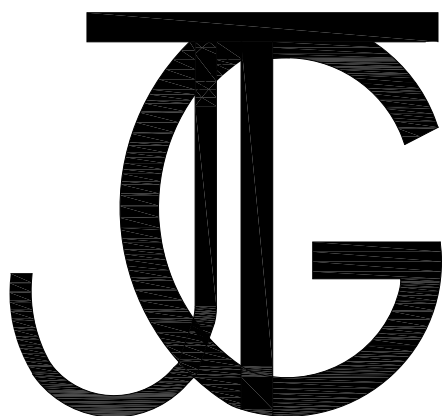
- E1 (E) ROOF TRUSS
- E2 (E) ASPHALT SHINGLES
- E3 (E) EAVE VENTILATION
- E4 (E) GUTTER
- E5 (E) EXTERIOR WALL
- E6 (E) BATT INSULATION
- E7 (E) CONCRETE FOUNDATION
- E8 (E) FLOOR JOIST
- E9 (E) 18" MIN CRAWL SPACE
- N10 (E) HVAC DUCT, V.I.F.
- E11 (E) RETAINING WALL
- E12 (E) CONCRETE STAIRS
- E13 (E) INTERIOR WALL
- N1 (N) TRUSS
- N2 (N) ASPHALT SHINGLES TO MATCH (E)
- N3 (N) EAVE VENTILATION, SEE CALC BELOW FOR QUANTITY
- N4 (N) GUTTER
- N5 (N) 2X6 EXTERIOR WALL
- N6 (N) BATT INSULATION
- N7 (N) EXTERIOR WINDOW
- N8 (N) FLOOR JOIST TO MATCH (E)
- N9 (E) 18" MIN CRAWL SPACE TO MATCH (E)
- N10 (N) HVAC DUCT TO MATCH (E)
- N11 (N) HVAC AIR HANDLING UNIT
- N12 (N) CONCRETE STAIRS WITH OPTIONAL EMBEDDED LIGHTS, PROVIDE ADD ALT FOR PRE-FAB STEEL STAIRS
- N13 (N) INTERIOR WALL
- N14 (N) HEADER WITH WOOD POST AS REQUIRED
- N15 (N) RIDGE VENT, SEE CALC BELOW FOR REQUIRED LINEAR FEET
- N16 (N) DRAIN WITH VERTICAL PERFORATED DRAIN PIPE
- N17 (N) PREFINISHED GSM COPING WITH SEALANTS AND COUNTER FLASHING
- N18 (N) RETAINING WALL, S.S.D
- N19 (N) 4X12 WITH 2X4 TOP PLATE

ATTIC VENTILATION CALC.

HOUSE SQUARE FOOT = 1,290
VENTILATION REQUIRED 1,290/300 = 4.3 SF OR 619 SI OF VENTILATION REQUIRED
309.5 SI AT UPPER 1/3 AND 309.5 SI LOWER 1/3 OF ROOF.
EAVE VENT = 4" ROUND MINI LOUVER BY GIBALTAR INDUSTRIES = 2.9 NET FREE AREA
309.5/2.9 = 107 VENTS REQUIRED
RIDGE VENT = CONTINUOUS VENT BY CORAVENT V-300 SEIRES = 13.5 SI
309.5/13.5 = 23 LINEAR FEET REQUIRED

GENERAL NOTES

- VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
- "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- "SIMILAR" SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- ADJUST PARTITION THICKNESS AND CAVITY FOR INCLUSION OF INTERNAL ELEMENTS, SUCH AS PLUMBING, AND FOR CORRECT INSTALLATION OF FIXTURES, PANELS, BOXES, ETC..
- FINISH GYPSUM DRYWALL COMPLETELY TO WITHIN 1/4" OF FLOOR TO ENSURE A SOLID WALL BASE INSTALLATION.
- GENERAL: AT ALTERED CONSTRUCTION, REPAIR CUT EDGES, REPLACE CONSTRUCTION AND FIT NEW TO EXISTING CONSTRUCTION AS REQUIRED TO MATCH EXISTING WORK. WHERE NEW PAINT OR OTHER NEW FINISHES ARE JOINED, CARRY TO NEAREST BREAK IN SURFACES, CORNER, OR OTHER BREAK IN CONSTRUCTION AS REQUIRED FOR NEW AND FINISHED APPEARANCE.
- WHERE CONCRETE FLOORS REQUIRE LEVELING, PROVIDE SELF LEVELING CEMENTITIOUS FILLER FLOATED TO A FEATHER EDGE. MIX AND APPLY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



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SAN BENITO RESIDENCE ADDITION 517 SAN BENITO LOS GATOS, CA 95030

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APPROVAL STAMP



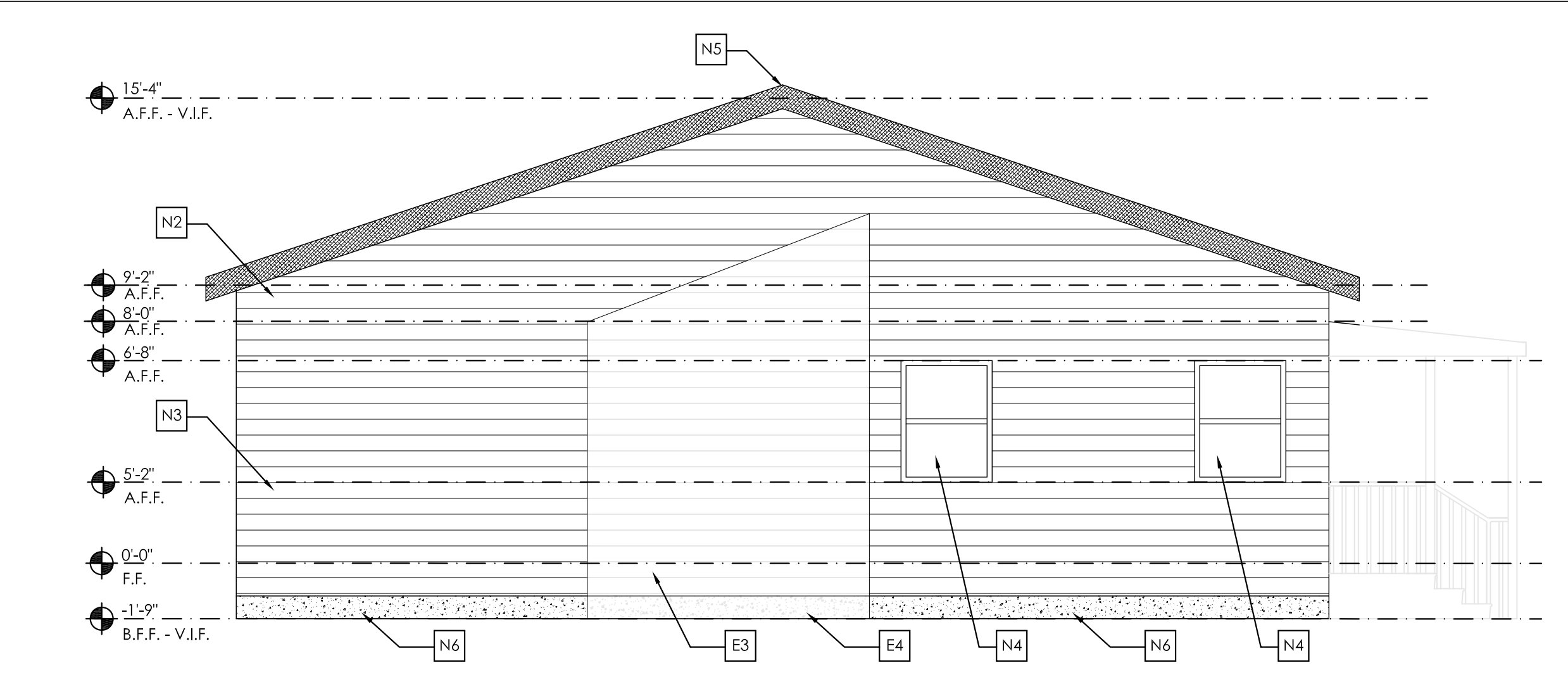
HOUSE SECTIONS

DATE: 06.16.22 SCALE: 1/8" = 1'-0"
DRAWN BY: JTG PROJECT NUMBER: 2006-1

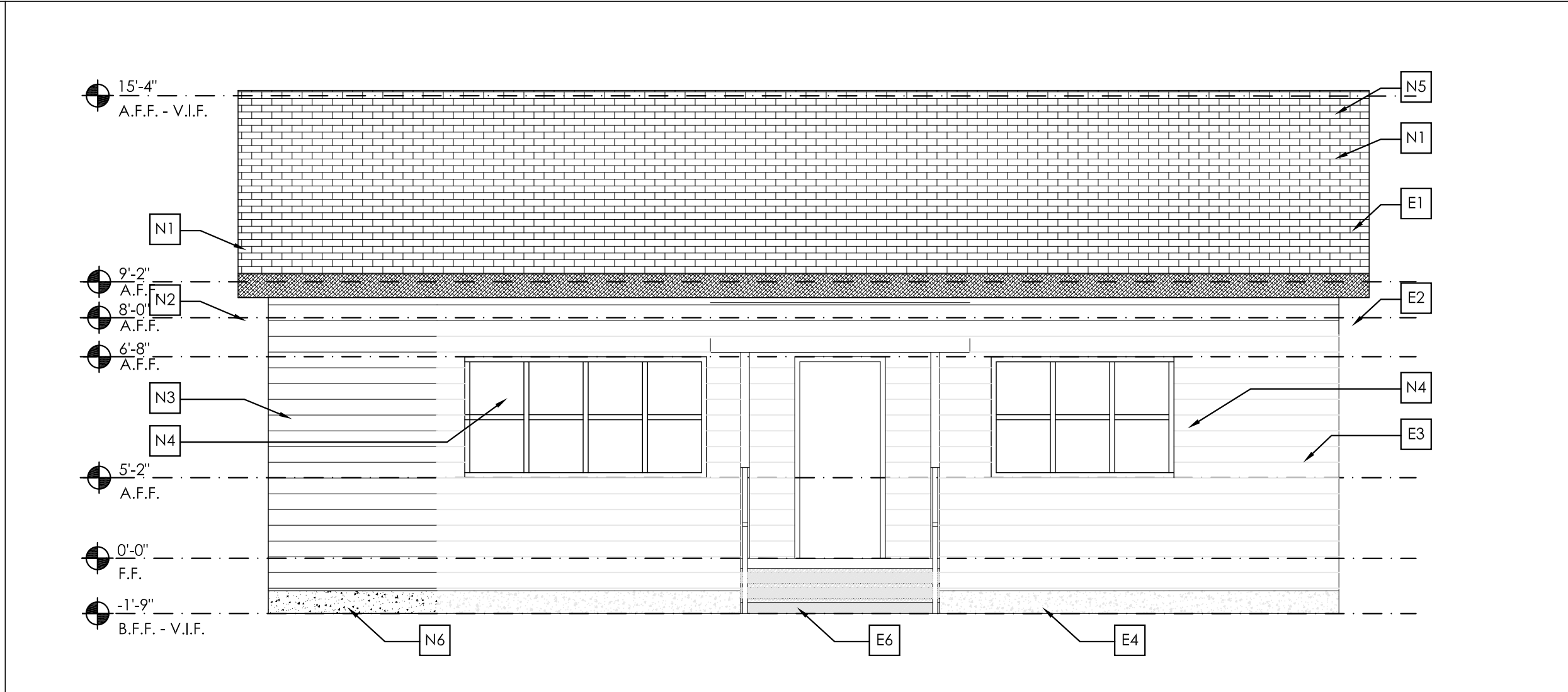
06.16.2022

TOWN OF LOS GATOS
BUILDING DIVISION

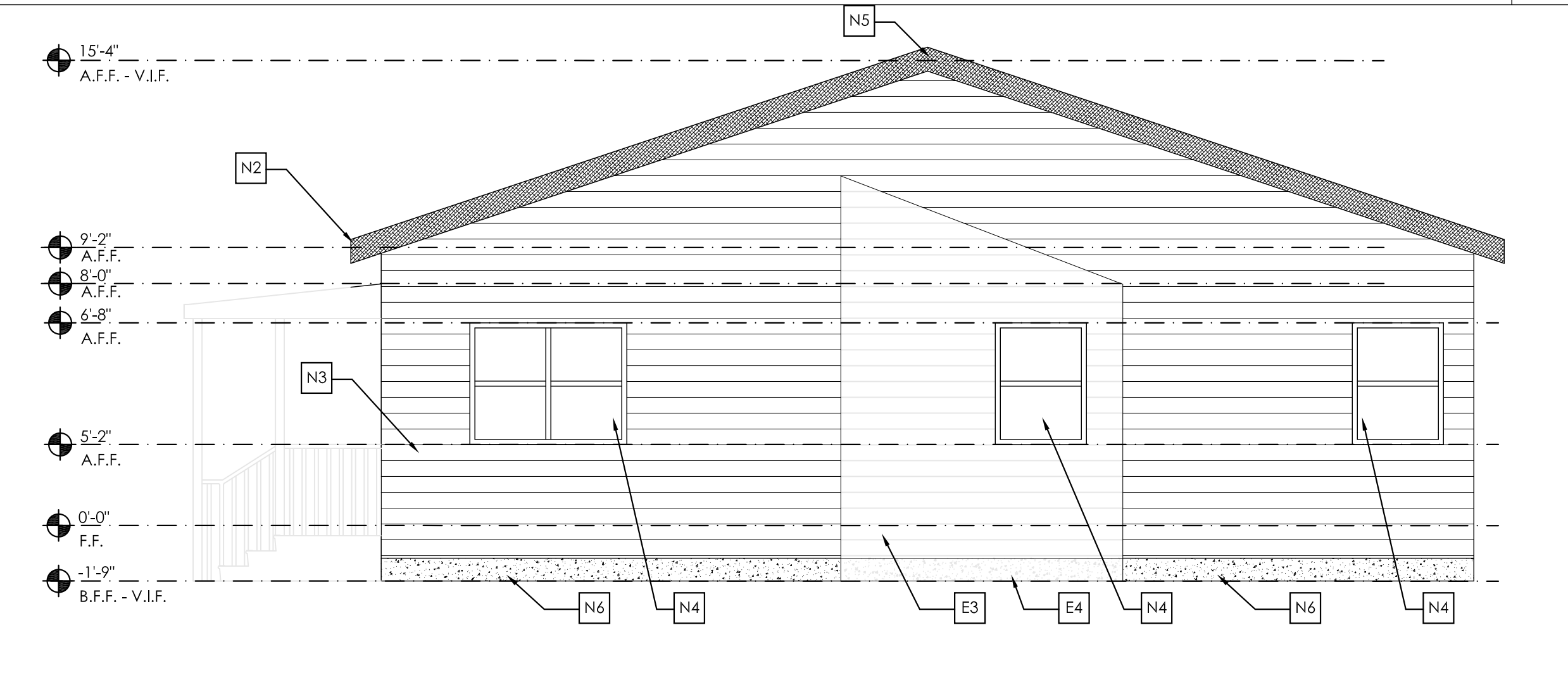
A5.1



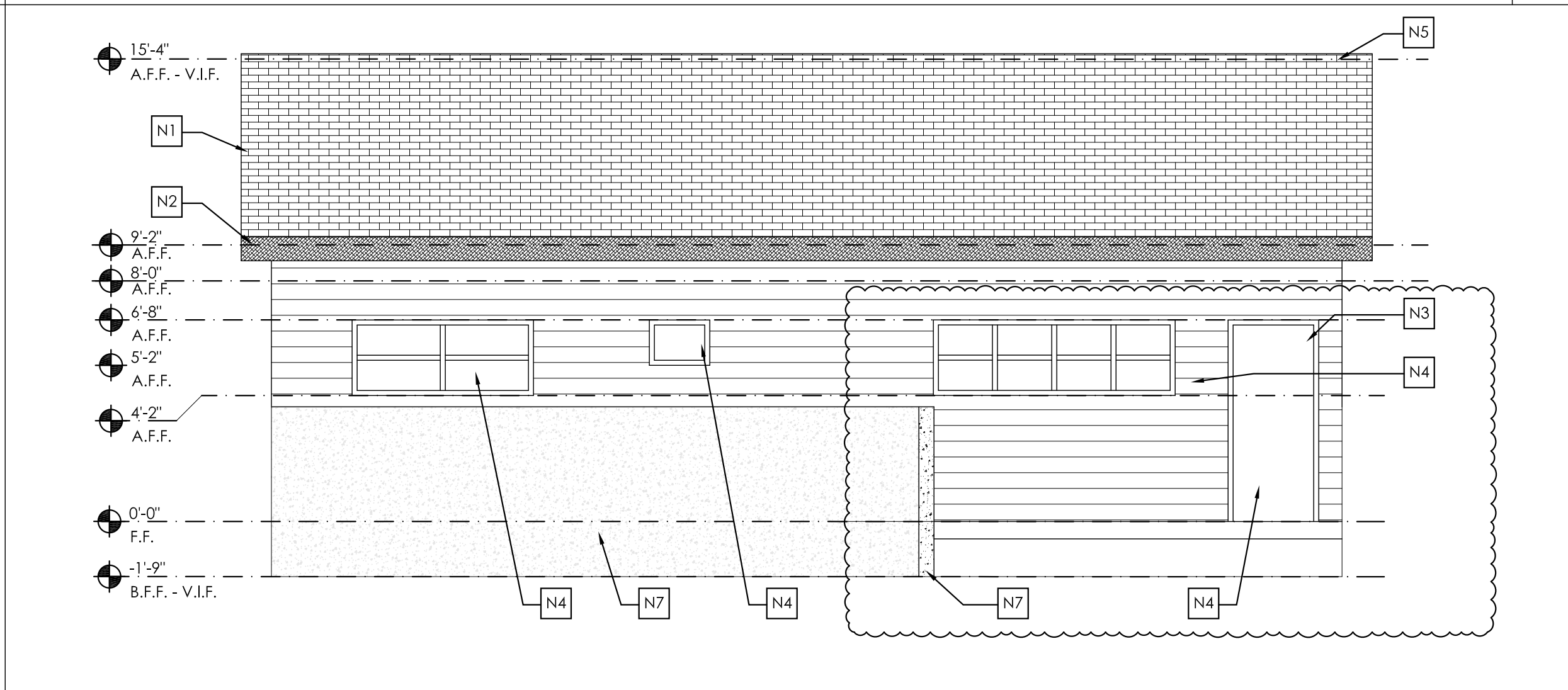
PROPOSED LEFT ELEVATION 9



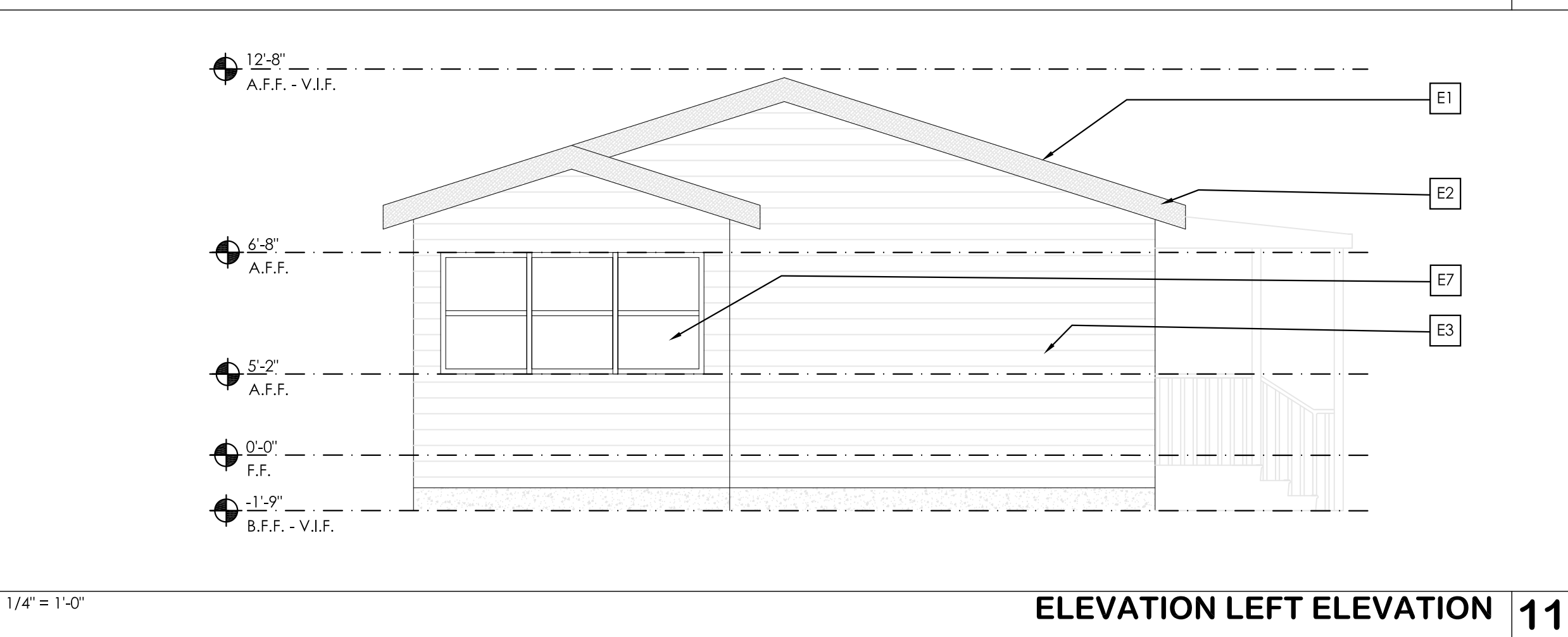
PROPOSED FRONT ELEVATION 5



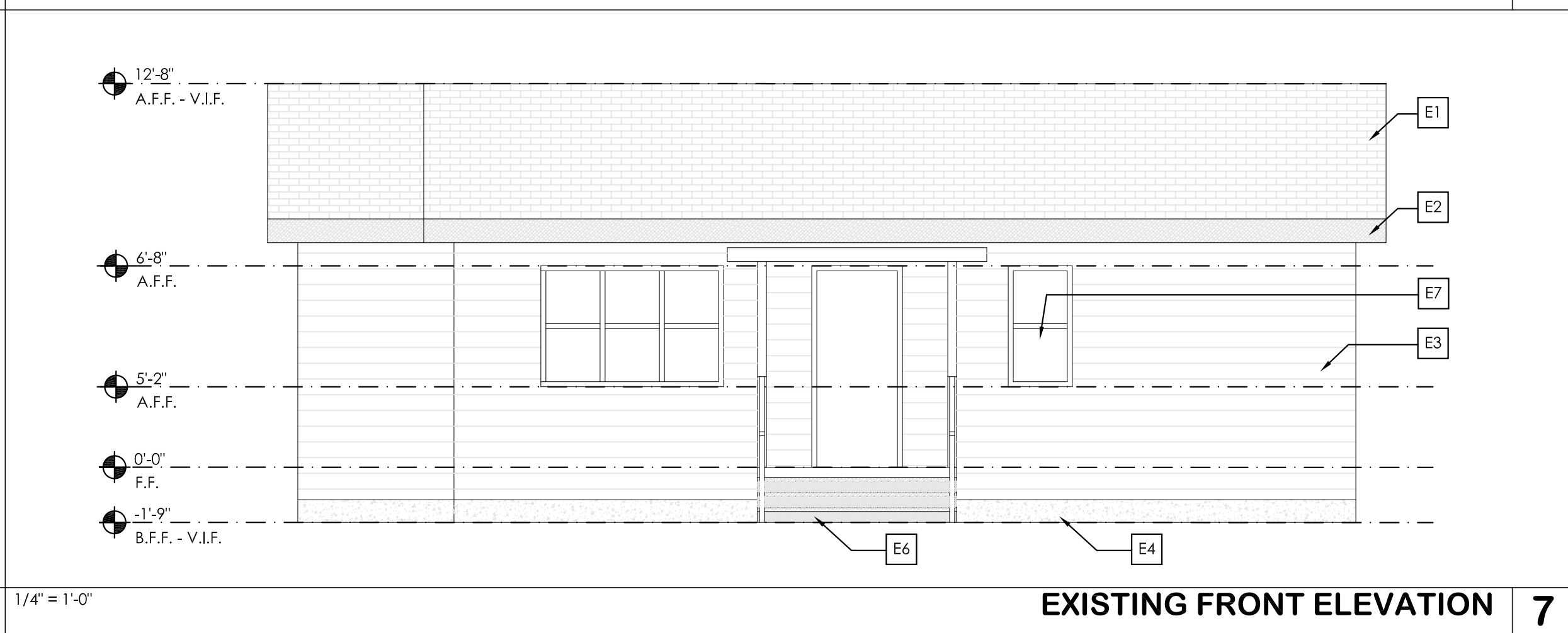
PROPOSED RIGHT ELEVATION 10



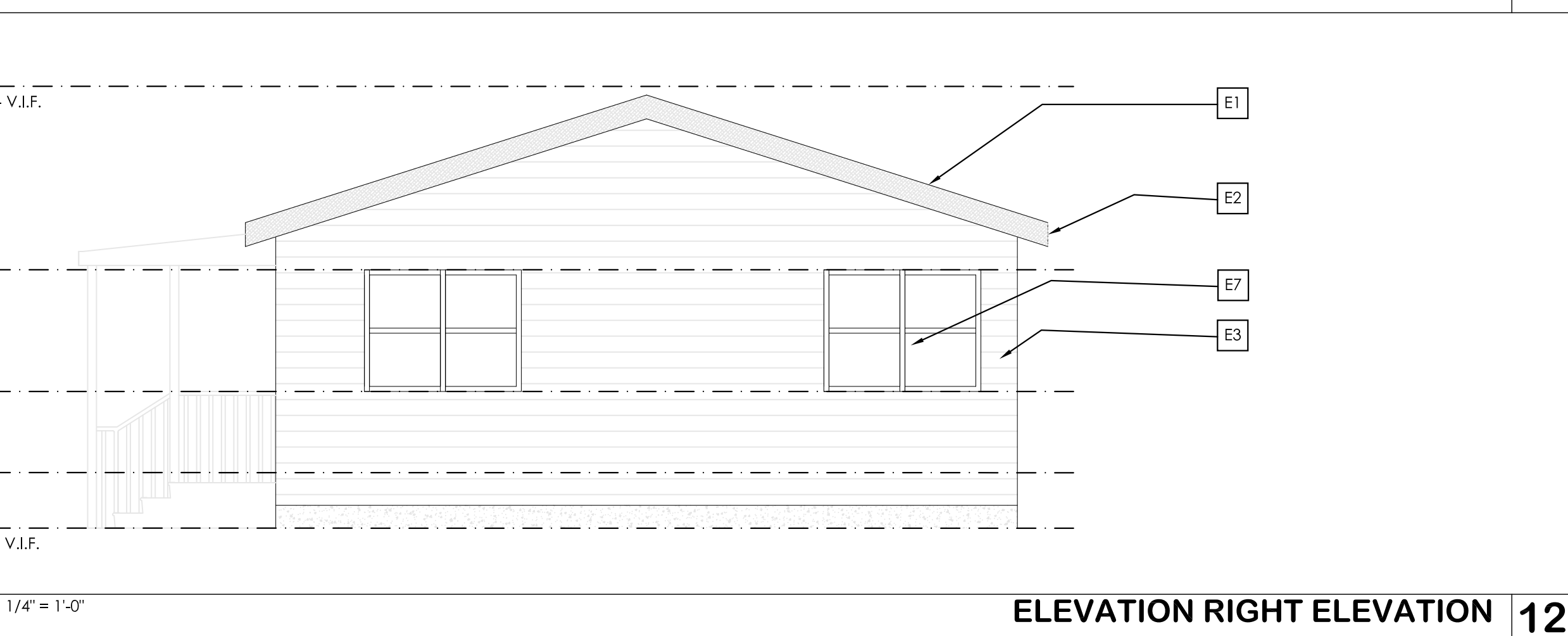
PROPOSED REAR ELEVATION 6



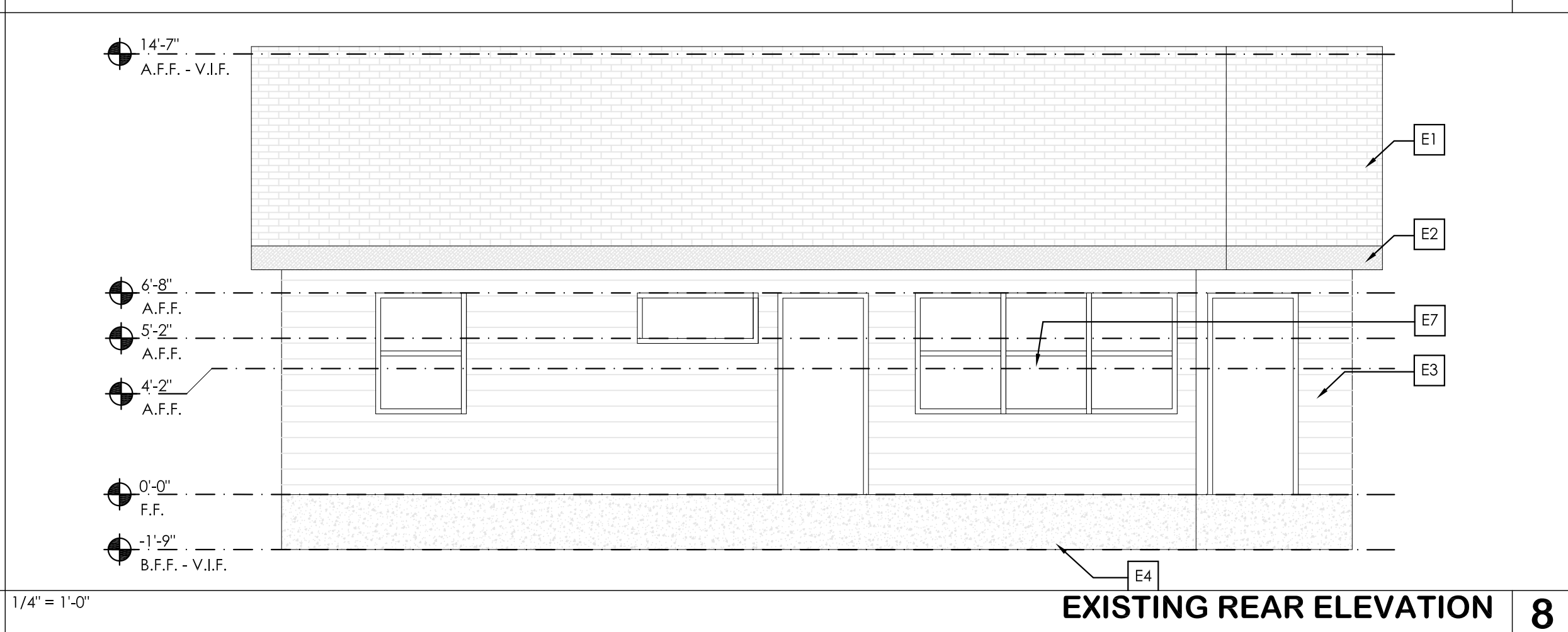
ELEVATION LEFT ELEVATION 11



EXISTING FRONT ELEVATION 7



ELEVATION RIGHT ELEVATION 12



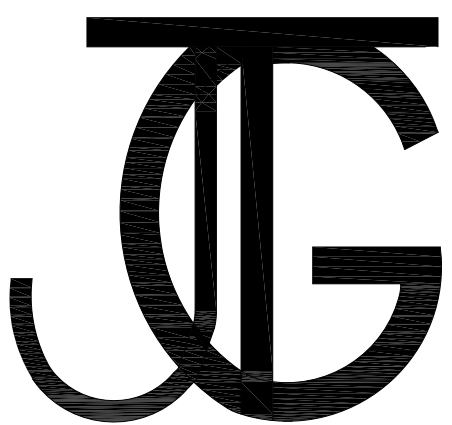
EXISTING REAR ELEVATION 8

KEY NOTES

- E1 (E) ROOF TRUSS WITH (E) ASPHALT SHINGLES TO BE REMOVED
- E2 (E) FACIA BOARD
- E3 (E) EXTERIOR WALL
- E4 (E) CONCRETE FOUNDATION
- E5 (E) RETAINING WALL
- E6 (E) CONCRETE STAIRS
- E7 (E) WINDOW
- N1 (N) FRAMED TRUSS WITH (N) ASPHALT SHINGLES TO MATCH (E)
- N2 (N) FACIA BOARD
- N3 (N) 2X6 EXTERIOR WALL
- N4 (N) EXTERIOR WINDOW OR DOOR
- N5 (N) RIDGE VENT
- N6 (N) CONCRETE FOUNDATION TO MATCH (E)
- N7 (N) CONCRETE RETAINING WALL TO MATCH (E)

GENERAL NOTES

- ALL EXTERIOR LIGHTING WILL BE DOWNWARD DIRECTED WITH BULBS SHIELDED FROM NEIGHBORS VIEW
- ALL NEW SIDING WILL MATCH EXISTING



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APPROVAL STAMP



HOUSE
ELEVATIONS

DATE: 06.16.2022 SCALE: 1/4" = 1'-0"
DRAWN BY: JTG PROJECT NUMBER: 2006-1
PLANNED BY: JTG

TOWN OF LOS GATOS
BUILDING DIVISION

A6.1