Mandatory Measures Checklist: Residential

MF-1

NOTE: Low-rise residential buildings subject to the Standards must comply with all applicable mandatory requirements of the compliance statement name, Items marked with an asterisk (*) may be enforced by the building official after the permit application is approved. Items marked on the Certificate of Compliance. Where this checklist is completed and signed by the person responsible for the design, and where applicable, by the engineer responsible for the design, it may be submitted to the building official as evidence of compliance with the mandatory measures checklist. May also achieve compliance at the discretion of the building official only.

DESCRIPTION	DESIGNER	ENFORCEMENT
Building Envelope Measures		
* §116(a). Minimum R-19 ceiling insulation.	✓	
§116(b). Loose fill insulation manufacturer's labeled R-Value.	N/A	
* §116(c). Minimum R-11 wall insulation or labeled with glazing not applied to exterior mass walls.	✓	
* §116(d). Minimum R-19 raised floor insulation in heated floors; minimum R-4 in a concrete raised floor.	✓	
§116(e). Slab edge insulation: water absorption rate no greater than 3.0%, water vapor transmission rate no greater than 4.0 perm/inch.	N/A	
§116. Insulation certified or installed meets California Energy Commission quality standards.	✓	
Exterior Insulation Finish Systems (EIFS)		
§116-17. Penetration Products, Exterior Doors and Windows/Glazed Doors		
a. Doors and windows/glazed doors/glazed and exterior/glazed openings designed to limit air leakage	✓	
b. Glazed/glazed transition products have been rated with certified U-value, and certified condensation.		
c. Exterior doors and windows/weatherproof, all joints and penetrations caulked and sealed.		
§116(g). Vapor barriers mandatory in Climate Zones 14 and 16 only.	N/A	
§116(h). Vented attic/low barrier insulation to comply with §151 meets Commission quality standards.		
§116(i). Installation of Fireplaces, Decorative Gas Appliances and Gas Logs		
1. Masonry and factory-built fireplaces have:		
a. Closeable metal or glass door		
b. Outside air intake with damper and control		
c. Flue damper and control		
2. No continuous burning gas pilot allowed.	N/A	
Space Conditioning, Water Heating and Plumbing System Measures		
§110-13, 150(k) equipment, water heaters, showerheads, and faucets certified by the Commission.	✓	
§150(l). Ballast, luminaires on all applicable heating systems.	✓	
§150(j). Pipe and Tank Insulation		
1. Without hot water tanks (e.g., ambient storage tanks or boiling water hot water tanks) have insulation with a minimum R-12 for storage tanks between one and two inches thick.		
2. First 5 feet (1.5 m) of cold and hot water pipes from storage tank or heater insulated to R-4 or greater.		
3. All buried or external piping insulated in accordance with the requirements of the energy system.	N/A	
4. Cooling systems piping below 60°F insulated.		
5. Piping insulation for heating source are: indirect hot water fan.		
* §150(m). Ducts and Fans		
1. Ducts constructed, installed and sealed to comply with SMC Sections 1202 and 1204; ducts insulated to a minimum of R-4.2 if in attic, R-8 if in other unconditioned areas, and entirely within conditioned space.	✓	
2. Exhaust fan systems have back-draft or automatic dampers.		
3. Ceiling ventilating systems serving conditioned spaces have either automatic or manual, accessible, readily operated dampers.	N/A	
§114. Pool and Spa Heating Systems and Equipment		
1. System is certified with 78% thermal efficiency, on-off switch, weatherproof operating instructions, no standby appliance heating and no pilot light.	N/A	
2. System is installed with:		
a. Controls having a 24 hour timer, that will allow for turning off heating and circulating system to operate during periods of non-use, and		
b. Controls capable of sensing temperature and shutting off operation when the temperature is above the desired temperature.		
3. Pool system has directional inlets and a circulation pump time switch.	✓	
§115. Gas-fired central furnace, pool heater, spa heater or fan-assisted cooking appliance have no continuously burning pilot light. (Exception: Non-mechanical cooking appliances with pilot < 150 Btu/hr.)		
Lighting Measures		
§150(k). All fluorescent or general lighting in bathrooms and rooms with water closets and fluorescent cooking fixtures in the kitchen (when) are:	V	

Revised January 1992

Certificate of Compliance: Residential

(Page 1 of 2) CF-1R

Project Title: TROTTER RESIDENCE (ADDITION) — Date: 12/15/93

Project Address: 389 LOS GATOS BLVD, LOS GATOS, CA — Building Permit #

Name: TOM GRANGE — Telephone: 415-574-0773 — Plan Check Date

Address: [illegible] — City: [illegible] — Zip: [illegible] — Field Check / Date

Compliance Method: Prescriptive, Point Balance or Computer — Climate Zone — Enforcement Agency Use Only

GENERAL INFORMATION

Total Conditioned Floor Area: 1935 ft²

Building Type: ☐ Single Family ☐ Multi-Family ☒ Addition ☐ Existing Plus Addition

Front Orientation: 180 North / East / South / West / All Orientations (Input orientation for simplified and simple area)

Number of Dwelling Units: 1

Floor Construction Type: Slab / Raised Floor (circle one or both)

BUILDING SHELL INSULATION

Component Type	Insulation R-Value	Construction Assembly U-Value	Location/Comments (attic, to garage, typical, etc.)
Wall	0	0.393	ALL
Wall			
Roof	11	0.071	ATTIC
Roof			
Floor	0	0.101	OVER CRIPPLE / CRAWL SPACE
Floor			
Slab Edge	N/R		

FENESTRATION

Fenestration Orientation	Area (ft²)	Fenestration U-Value	Shading Devices: Interior (roller blind, etc.)	Shading Devices: Exterior (roof/awnings, etc.)	Overhang (Depth)	Framing Type (metal/wood/vinyl)
Front (5)	30	1.1	BLINDS	AWNING	YES	WOOD
Front ( )						
Left ( )	120	1.1	BLINDS		YES	WOOD
Left ( )						
Rear ( )	43.5	1.1	BLINDS		NO	WOOD
Rear ( )						
Right ( )	78	1.1	BLINDS		YES	WOOD
Right ( )						
Skylight						
Skylight						

THERMAL MASS

Type/Covering (bathrooms, tile, etc.)	Area (ft²)	Thickness (inches)	Location/Description (kitchen, bath, etc.)
N/A			

Revised January 1992

Certificate of Compliance: Residential

(Page 2 of 2) CF-1R

Project Title: TROTTER RESIDENCE (EXISTING) — Date: 12/15/93

HVAC SYSTEMS

Note: Input hydronic or baseboard hydronic data under Water Heating Systems, except Design Heating Load.

Heating Equipment Type (furnace, heat pump, etc.)	Minimum Efficiency (AFUE/HSPF/COP)	Distribution Type and Location (ducts, etc.)	Duct or Piping R-Value	Thermostat Type
W/AC (HEAT PUMP)	(UNKNOWN)	(ENTIRE HOUSE)	N/A	
+ BOILER		W/ DUCTS		

Cooling Equipment Type (air conditioner, heat pump, evap. cooling)	Minimum Efficiency (SEER)	Duct Location (attic, etc.)	Duct R-Value	Thermostat Type	Configuration (split or package)
N/A					

WATER HEATING SYSTEMS

Water Heater Type	Distribution Type	Number in System	Rated[1] Input (kW or Btu/hr)	Tank Capacity (gallons)	Energy[1] Factor or Recovery Efficiency	Standby[1] Loss (%)	External Tank Insulation R-Value
GAS		1	42,000	50			

1. For wood gas storage (wood heater) (1.70 EF) (heat pump) (0.90 EF) (electric heater) and fossil (gas) water heaters, list Energy Factor. For boilers/steam gas water heaters, list Rated Input and Recovery Efficiency.

SPECIAL FEATURES/REMARKS (Add extra sheets if necessary)

COMPLIANCE STATEMENT

This certificate of compliance lists the building features and performance specifications needed to comply with Title 24, Parts 1 and 6, of the California Code of Regulations, and the administrative regulations to implement them. This certificate has been signed by the individuals with envelope design responsibility. Where this certificate of compliance is submitted for a single building plan to be built in multiple orientations, any shading feature that is varied is indicated in the Special Features/Remarks section.

Designer or Owner (per Business & Professions Code)	Documentation Author
Name: T. RAUSCH GRANGE	Name: T. RAUSCH GRANGE
Title/Firm: T&A DESIGN	Title/Firm: T&A DESIGN
Address: 31 BRUANT RD BURLINGAME CA	Address: 31 BRUANT RD BURLINGAME, CA
Telephone: 415-574-0773	Telephone: 415-574-0773
Date Signed: 12/15/93	Date Signed: 12/15/93

Enforcement Agency

Name / Title / Agency / Telephone

(Signature required by code) (Date)

Revised January 1992

Certificate of Compliance: Residential

(Page 1 of 2) CF-1R

Project Title: TROTTER RESIDENCE (EXISTING PLUS ADDITION) — Date: 12/15/93

Project Address: 389 LOS GATOS BLVD LOS GATOS, CA — Building Permit #

Name: TOM GRANGE — Telephone: 415-574-0773 — Plan Check Date

Address: [illegible] — City: [illegible] — Zip: [illegible] — Field Check / Date

Compliance Method: Prescriptive, Point Balance or Computer — Climate Zone — Enforcement Agency Use Only

GENERAL INFORMATION

Total Conditioned Floor Area: 1935 ft²

Building Type: ☐ Single Family ☐ Multi-Family ☒ Addition ☐ Existing Plus Addition

Front Orientation: 180 North / East / South / West / All Orientations (Input orientation for simplified and simple area)

Number of Dwelling Units: 1

Floor Construction Type: Slab / Raised Floor (circle one or both)

BUILDING SHELL INSULATION

Component Type	Insulation R-Value	Construction Assembly U-Value	Location/Comments (attic, to garage, typical, etc.)
Wall	0	0.393	EXISTING
Wall	19	0.064	NEW 2X6
Roof	11	0.071	EXISTING
Roof	19	0.035	NEW RAFTERS
Floor	0	0.101	EXISTING
Floor	N/R	0.033	NEW 2X10
Slab Edge	N/A		

FENESTRATION

Fenestration Orientation	Area (ft²)	Fenestration U-Value	Shading Devices: Interior (roller blind, etc.)	Shading Devices: Exterior (roof/awnings, etc.)	Overhang (Depth)	Framing Type (metal/wood/vinyl)
Front (5)	30	1.1	BLINDS	AWNING	YES	WOOD
Front ( )	96	1.1	BLINDS		NO	WOOD
Left ( )	120	1.1	BLINDS		YES	WOOD
Left ( )						
Rear ( )	43.5	1.1	BLINDS		NO	WOOD
Rear ( )						
Right ( )	78	1.1	BLINDS		YES	WOOD
Right ( )						
Skylight						
Skylight						

THERMAL MASS

Type/Covering (bathrooms, tile, etc.)	Area (ft²)	Thickness (inches)	Location/Description (kitchen, bath, etc.)
N/A			

Revised January 1992

Certificate of Compliance: Residential

(Page 2 of 2) CF-1R

Project Title: TROTTER RESIDENCE (EXISTING PLUS ADDITION) — Date: 12/15/93

HVAC SYSTEMS

Note: Input hydronic or baseboard hydronic data under Water Heating Systems, except Design Heating Load.

Heating Equipment Type (furnace, heat pump, etc.)	Minimum Efficiency (AFUE/HSPF/COP)	Distribution Type and Location (ducts, etc.)	Duct or Piping R-Value	Thermostat Type
GAS FURNACE (HEAT PUMP)	80% (UNKNOWN)	DUCTS (GARAGE)	4	STANDARD

Cooling Equipment Type (air conditioner, heat pump, evap. cooling)	Minimum Efficiency (SEER)	Duct Location (attic, etc.)	Duct R-Value	Thermostat Type	Configuration (split or package)
N/A					

WATER HEATING SYSTEMS

Water Heater Type	Distribution Type	Number in System	Rated[1] Input (kW or Btu/hr)	Tank Capacity (gallons)	Energy[1] Factor or Recovery Efficiency	Standby[1] Loss (%)	External Tank Insulation R-Value
GAS		1	42,000	50			

1. For wood gas storage (wood heater) (1.70 EF) (heat pump) (0.90 EF) (electric heater) and fossil (gas) water heaters, list Energy Factor. For boilers/steam gas water heaters, list Rated Input and Recovery Efficiency.

SPECIAL FEATURES/REMARKS (Add extra sheets if necessary)

COMPLIANCE STATEMENT

This certificate of compliance lists the building features and performance specifications needed to comply with Title 24, Parts 1 and 6, of the California Code of Regulations, and the administrative regulations to implement them. This certificate has been signed by the individuals with envelope design responsibility. Where this certificate of compliance is submitted for a single building plan to be built in multiple orientations, any shading feature that is varied is indicated in the Special Features/Remarks section.

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Date Signed: 12/15/93	Date Signed: 12/15/93

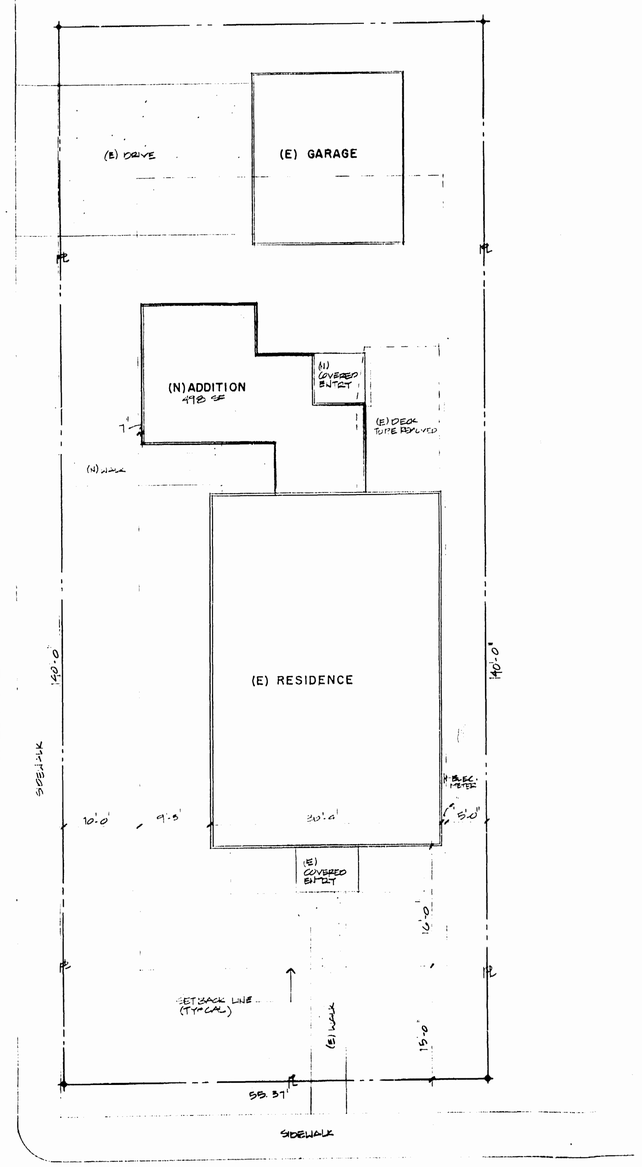
Enforcement Agency

Name / Title / Agency / Telephone

(Signature required by code) (Date)

Revised January 1992

② TITLE 24



① PLOT PLAN
1/8" = 1'-0"

TABULATIONS

APN	529-20-031
LOT SIZE	7752 S.F.
BUILDING COVERAGE	
(E) HOUSE	1429 S.F.
(E) GARAGE	460 S.F.
(E) COVERED ENTRY	50 S.F.
(E) AREA TOTAL	1939 S.F.
(E) LOT COVERAGE	25 %
PROPOSED ADDITION	498 S.F.
PROPOSED CON ENTRY	46 S.F.
PROPOSED TOTAL	2483 S.F.
PROPOSED COVERAGE	32 %

GENERAL NOTES

Contractor shall protect all new and existing materials and construction from damage which may occur from construction, demolition, dust, water, etc. and shall leave the premises clean and in an orderly manner.

Contractor is responsible for making all work plumb, level, of sound construction, and in compliance with all local building codes.

Contractor to verify all conditions prior to the execution of the work, and notify the architect of any inconsistencies which affect the work to be done.

General contractor and all subcontractors are responsible for obtaining permits prior to commencing the work.

All plan dimensions are to face of stud unless otherwise noted. In areas where dimensions are shown to a countertop, dimension is to edge of countertop.

Written dimensions shall take precedence over scaled dimensions.

All angles are 45 or 90 degrees unless otherwise noted.

Comply with requirements of 1991 edition of California State Building Codes, City building codes and ordinances,the 1991 Uniform Plumbing Code, the 1991 Uniform Mechanical Codel, and the 1990 National Electric Code.

B93-000190
Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY [illegible] 1/3/94
THE STAMPING OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF ANY VIOLATION OF ANY TOWN OR STATE LAW.

RECEIVED
DEC 17 1993
TOWN OF LOS GATOS
BUILDING/ENGINEERING

REVISIONS	BY

T.R.G. ASSOCIATES
ARCHITECTURE - PLANNING
21 DWIGHT RD. BURLINGAME, CA 94010 (415) 579-0773

LICENSED ARCHITECT
[illegible]
Exp. 6-30-94

RESIDENCE
ADDITION & REMODEL
LOS GATOS, CALIFORNIA

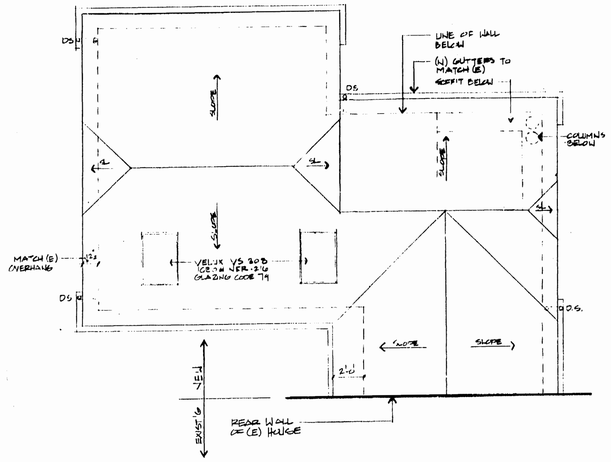
TROTTER
ADDITION & REMODEL
389 LOS GATOS BLVD.

PLOT PLAN
TITLE 24

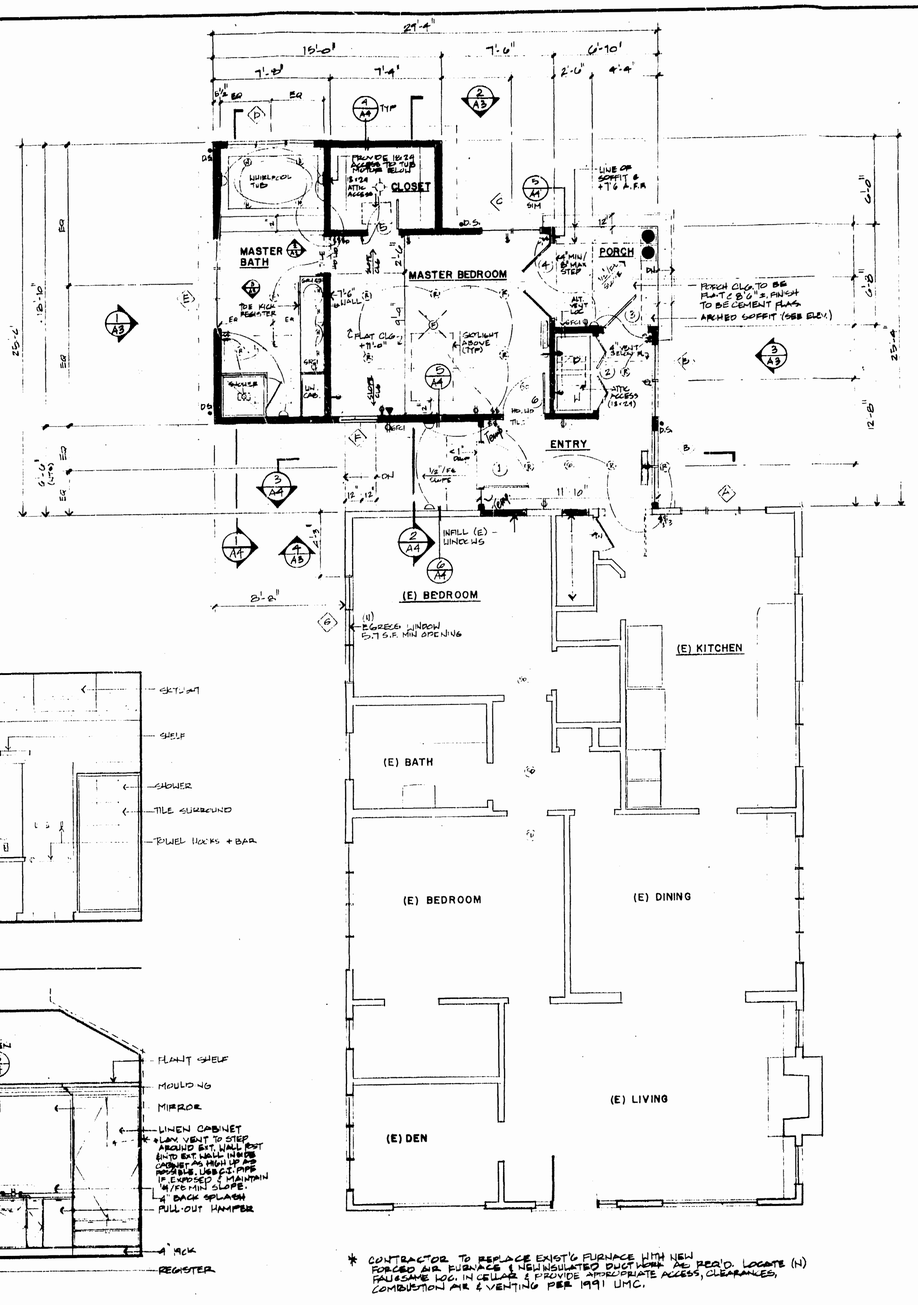
Date 12-17-93
Scale AS NOTED
Drawn TRG
Job
Sheet A-1
Of Sheets

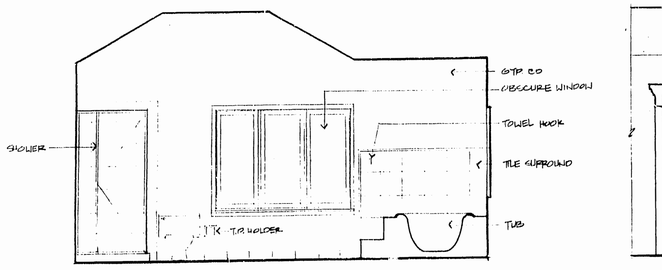
24 X

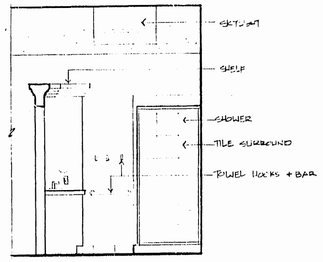
ATTACHMENT 5



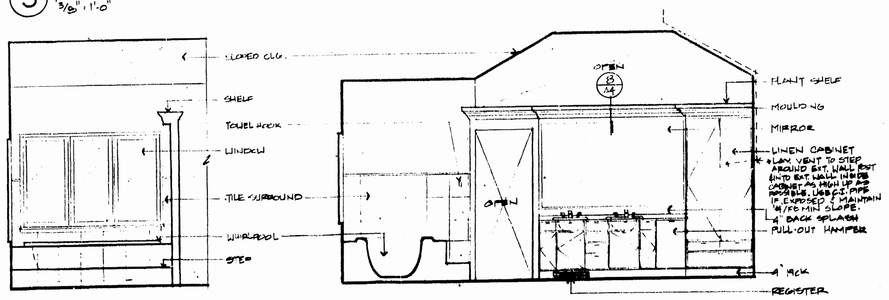
4 ROOF PLAN
1/4" 1'-0"







3 BATHROOM ELEVATIONS
3/8" = 1'-0"



2 BATHROOM ELEVATIONS
3/8" = 1'-0"

* CONTRACTOR TO REPLACE EXIST'G FURNACE WITH NEW FORCED AIR FURNACE & NEW INSULATED DUCT WORK AS REQ'D. LOCATE (N) FAU/SCAMB ICG. IN CELLAR & PROVIDE APPROPRIATE ACCESS, CLEARANCES, COMBUSTION AIR & VENTING PER 1991 UMC.

1 FLOOR PLAN
1/4" = 1'-0"

PLAN LEGEND

- PARTITION TO BE REMOVED
- WALL TO REMAIN
- NEW WALL
- DUPLEX RECEPTICAL
- GFCI — GROUND FAULT INTERUPTED
- 240V DRYER OUTLET
- FLOOR REGISTER
- WALL MNTD FIXTURE (SCONCE)
- RECESSED CAN LIGHT
- RECESSED FLOURESCENT
- RECESSED HALOGEN
- SURFACE MNTD CLG. FIXTURE
- CLG. FAN
- TELEPHONE JACK
- SWITCH
- DIMMER SWITCH
- 3 WAY SWITCH
- DOWNSPOUT
- SMOKE DETECTOR
- EXHAUST FAN

WINDOW SCHEDULE

MARK	TYPE	MANU	UNIT #	REMARKS
A	DBL. HUNG	PELLA	D1620 D2420	(2) SIDES MIDDLE
B	DBL HUNG	"	D2422	(2) UNITS
C	CASEMENT	"	C2454	(2) UNITS*
D	CASEMENT	"	C2448 C2448	SIDES (2) FIXED — ALL UNITS TEMPERED OBSCURE GLASS
E	CASEMENT	"	C2454 C2454	(2) SIDES MDL. FIXED — ALL UNITS TEMPERED OBSCURE GLASS
F	CASEMENT	"	C3054	TEMPERED
G	CASEMENT	"	C2854 C2854	SIDE UNITS (EGRESS) MDL UNIT (FIXED)

* NOTE: ALL MULTIPLE UNITS TO BE FACTORY MULLED, OBTAIN R.O. FROM MANUFACTURER

DOOR SCHEDULE

MARK	TYPE	SIZE	COMMENTS
1	HD/GLASS	3'-6" x 1 3/4"	W/ 2 SIDELIGHTS SELECT BY OWNER
2	DBL BI-FOLD	5'-0" x 6'-8"	LOUVERED
3	FRENCH	3'-0" x 6'-8"	TEMPERED GLASS
4	FRENCH	5'-0" x 6'-8"	"
5	PANEL	2'-8" x 6'-8"	MATCH (E)
6	"	2'-8" x 6'-8"	MATCH (E)

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY _____ DATE _____
THE ISSUANCE OF A PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE PLAN WHEN THE SAME VIOLATES ANY TOWN OR STATE LAW

REVISIONS	BY

T.R.G. ASSOCIATES
ARCHITECTURE · PLANNING
21 DWIGHT RD. BURLINGAME, CA 94010 (415) 579-0273

LICENSED ARCHITECT — TIMOTHY R. GLOVER — No. C-22122 — STATE OF CALIFORNIA

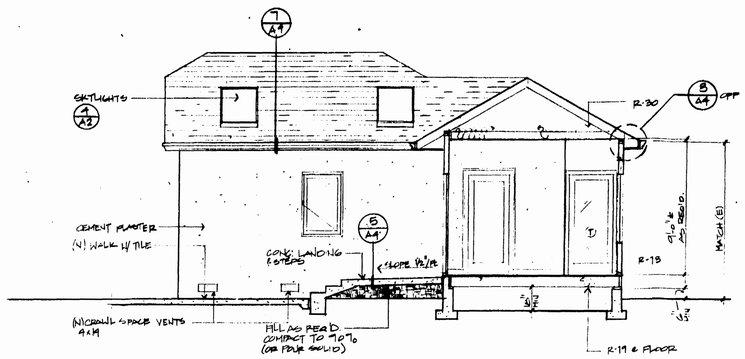
RESIDENCE
ADDITION & REMODEL
LOS GATOS, CALIFORNIA

TROTTER
380 LOS GATOS BLVD.

FLOOR PLAN
ROOF PLAN
INTERIOR ELEVATIONS

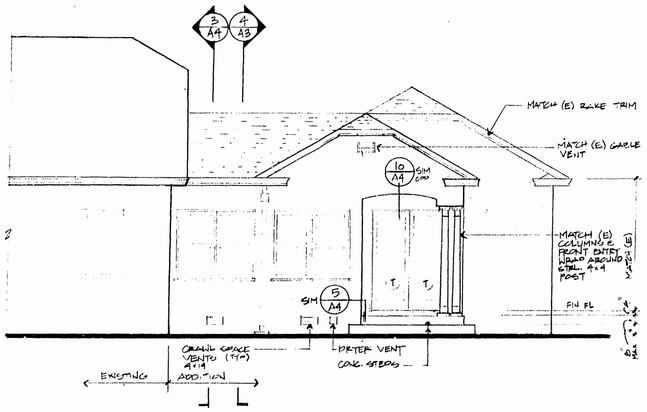
Date 12-17-93
Scale As Noted
Drawn TRG
Job
Sheet A-2 Of Sheets

24 X



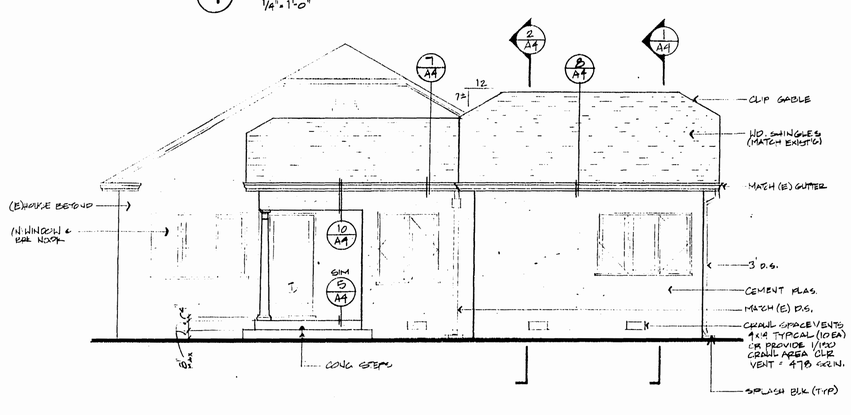
4 SECTION / SOUTH ELEVATION

1/4" = 1'-0"



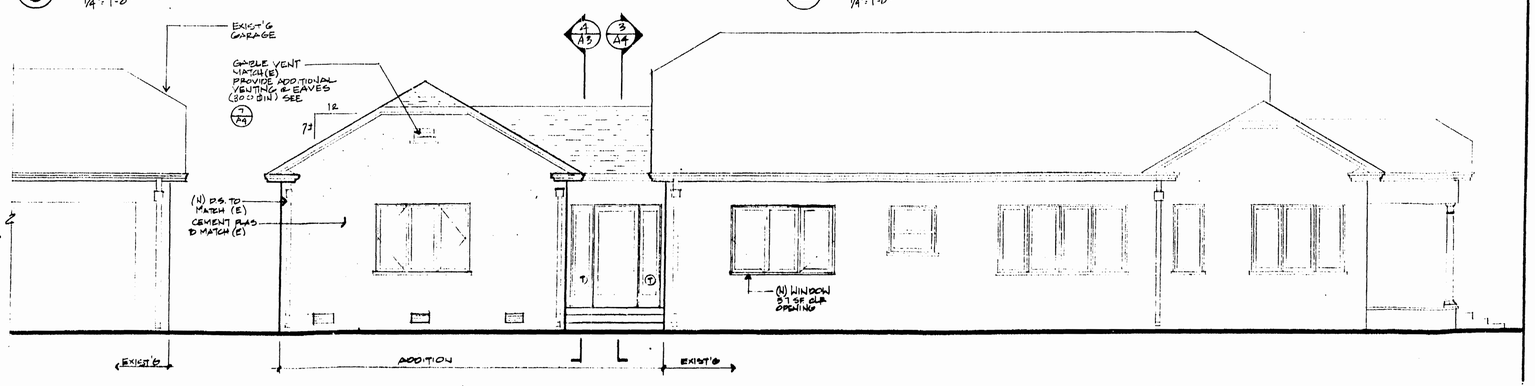
3 EAST ELEVATION

1/4" = 1'-0"



2 NORTH ELEVATION

1/4" = 1'-0"



1 WEST ELEVATION

1/4" = 1'-0"

CARPENTRY

Temporary shoring and bracing necessary to support the incomplete structure is the responsibility of the contractor.

All exterior wall, exposed floor, and roof construction shall be built to minimize infiltration and comply with Title 24 Energy Standards.

Erect wood framing members true to lines and levels. Do not deviate from true alignment more than 1/4" in eight feet.

Space framing members at 16" O.C. unless otherwise indicated.

Install furring, blocking, backing, and nailers to receive and conceal work of other trades. Install required fireblocking per UBC.

No major structural members shall be cut unless approved in advance in writing by the Engineer.

Place floor and roof sheathing with end joints staggered. Place perpendicular to framing members.

Glue all plywood floor sheathing in accordance with APA APG-D1.

All screws and nails used for attachment of siding, fascia s, shall be corrosion resistant, hot dipped galvanized or the equivalent.

Plywood shall be covered by a minimum of 15# building paper. Building paper shall be lapped a minimum of 2 inches at horizontal joints and 6 inches at vertical joints.

ROOFS, GUTTERS & FLASHING

New wood shingle roofing shall match existing as closely as possible. Owner to see and approve sample prior to installation.

Shingles shall be applied over 30# min. roofing felts.

All roof penetrations to be flashed for positive drainage away from penetration.

Existing drainage system shall be modified and drains/downspouts relocated as necessary where new construction occurs.

New gutters and downspouts to be 26 gauge galvanized steel sloped to drain at 1/16" per foot, and shall be installed to comply with UPC Apendix D. Tie all new downspouts into storm drainage system unless otherwise noted on drawings.

Metal gutters and downspouts not factory finished to be primed and painted using approved paint in accordance with manufacturers recommendations.

Where flashing work is not otherwise shown or specified, conform to details and requirements set forth in reference standard.

Secure flashings in place using standard concealed type fasteners.

Install flashings to ensure diversion of moisture to exterior. Ensure building or kraft paper underlayment is installed under metal flashings.

Lock flashing seams and end joints. Fit tight in place. Make corners square, surfaces true and straight in plane, and lines accurate to profiles.

WINDOWS & DOORS

All new doors and windows shall be installed in accordance with CEC Infiltration/Exfiltration Controls (Sec. 2-5317 of Building Energy Efficiency Standards).

Windows to be Pozzi wood windows or approved equal.

Glass in fixed units, operable units, and glass doors shall be clear, insulated glass unless otherwise noted on drawings.

Roof windows shall be Velux or approved equal equal, and shall have laminated glass with appropriate IOBO number.

Head heights of new windows and doors to align with existing window and door heights unless otherwise noted on drawings.

All interior doors shall be paint grade and shall be hung with "Stanley" or "Grant" hardware. Owner to approve style of doors. Finishes to be selected by owner.

Door lock shall be "Schlage" or approved equal. Finish to be selected by owner.

All operable windows to be fitted with screens.

HEATING & COOLING

Mechanical contractor to calculate required size of new furnace. New furnace to be rated for high efficiency. New ductwork to be pre insulated, and run in most efficient manner possible. Contractor also to verify compliances with California Title 24 Energy Code.

Registers and return air locations to be verified for efficiency by mechanical contractor. Architect to be notified of any necessary changes.

Appearance of any new registers and grilles to be approved by owner.

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED

BY _____ DATE _____

THE ISSUANCE OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY TOWN OR STATE LAW.

REVISIONS	BY

T.R.G. ASSOCIATES
ARCHITECTURE · PLANNING
21 DWIGHT RD. BURLINGAME, CA 94010 (415) 579-0772

T. RANDOLPH GRANGE — LICENSED ARCHITECT — 6-6-94 — RENEWAL 8/31/95 — STATE OF CALIFORNIA

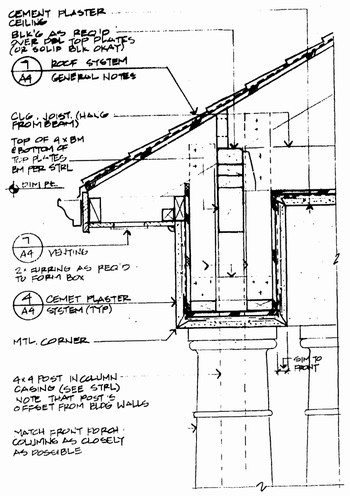
TROTTER RESIDENCE
ADDITION & REMODEL
3890 LOS GATOS BLVD. LOS GATOS, CALIFORNIA

EXTERIOR ELEVATIONS

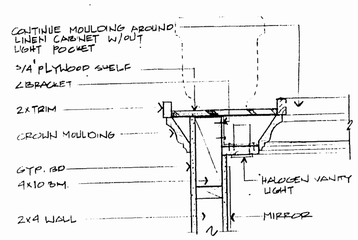
Date 12-17-93
Scale AS NOTED
Drawn TRG
Job
Sheet A-3 Of Sheets

24 X 36

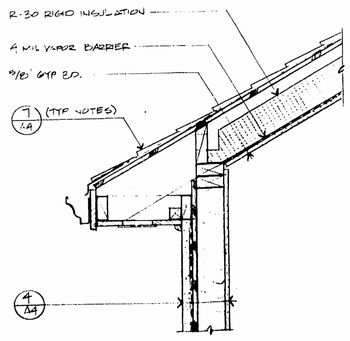
24 X



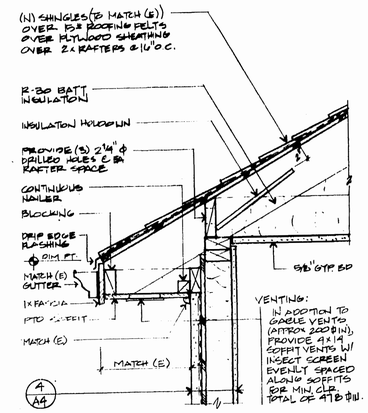
10 SOFFIT at PORCH
1½" = 1'-0"



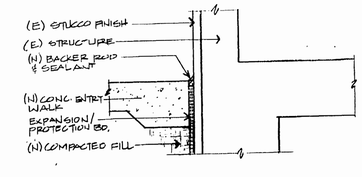
9 SHELF SECTION
1½" = 1'-0"



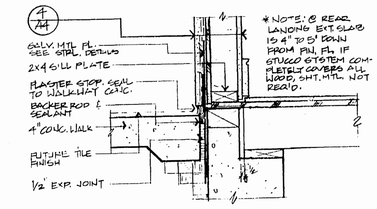
8 EAVE at VAULTED CLG
1½" = 1'-0"



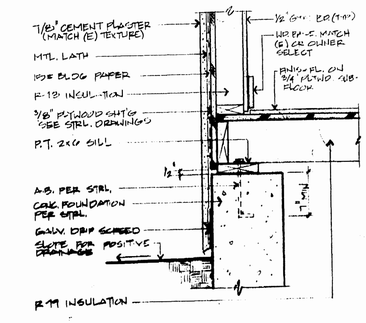
7 TYPICAL EAVE
1½" = 1'-0"



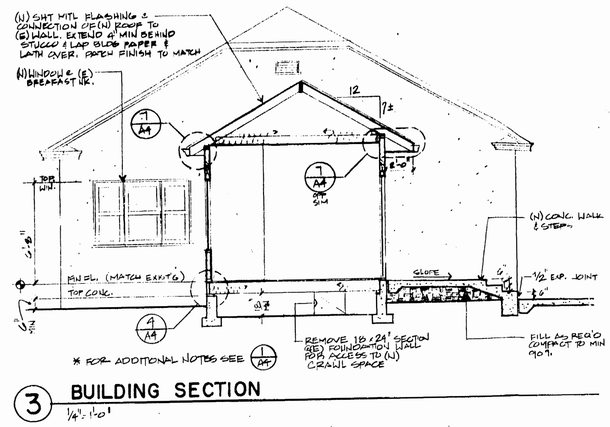
6 NEW WALK at EXISTING WALL
1½" = 1'-0"



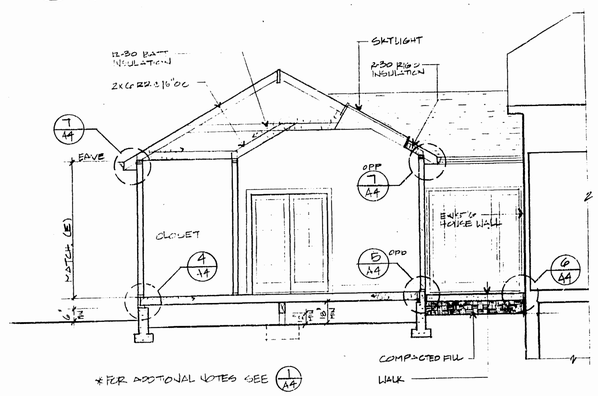
5 ENTRY WALK at WALL
1½" = 1'-0"



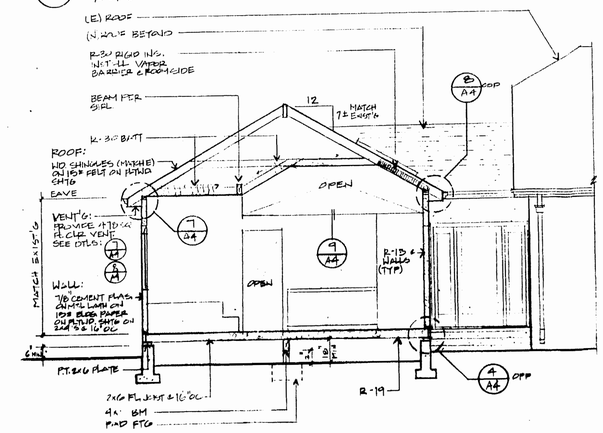
4 TYPICAL WALL BASE
1½" = 1'-0"



3 BUILDING SECTION
¼" = 1'-0"



2 BUILDING SECTION
¼" = 1'-0"



1 BUILDING SECTION
¼" = 1'-0"

INSULATION/VENTILATION

Insulation shall be as follows unless otherwise noted:

Walls- R-13 fiberglass with integral vapor barrier.
Ceiling- R-30 fiberglass with integral vapor barrier.
Ceiling R-30 rigid- Insted vapor barrier on inside face of framing.
Floors- R-19 fiberglass with integral vapor barrier.

Install insulation with factory applied membrane facing warm side of building spaces. Fit tight within framing spaces, tight behind mechanical or electrical services within the plane of insulation.

Install foam sealant to prevent air infiltration around windows and doors, through plate penetrations, at corner joints, and any cracks in the exterior envelope.

Contractor to provide uniform cross ventilation at attic and at crawl space equal to 1/150 of the area of the space ventilated. Vent openings to be vermit proof and have insect screen of corrosion resistant metal mesh.

Bathroom vent fan shall provide a complete change of air every 15 minutes. Vent shall discharge to the outdoors at a point not less than 5 feet from any openable window.

FINISHES

New exterior stucco shall match existing stucco.

Gypsium board walls and ceilings to be 1/2" gypsum board, except for ceilings where joist spacing exceeds 16", in which case gypsum board shall be 5/8". "Green board" shall be used at all bathroom walls and other wet area walls as required.

Contractor shall use paint from an approved manufacturer: Sherwin Williams, Glidden, Benjamin Moore, Kelly Moore, or Pittsburg Paint.

Exterior paint to match existing. Contractor is responsible for proper preparation of all painted surfaces in accordance with manufacturers recommendations.

All interior painting shall consist of 1 coat of primer and 2 coats of finish. Contractor shall insure that all painted surfaces are prepared in accordance with manufacturer's recommendations. owners to select colors.

At tub and shower areas, tile shall be installed over 1/2" "wonderboard" or mortar bed and metal lath. Wall tile in non wet areas shall be installed over "green board". Floor tile shall be installed over minimum 1/4" concrete floor board.

Carefully plan tile layouts. Where possible, lay out work so that no tile less than half size occurs. align joints in both directions unless otherwise shown.

Ensure tile joins are uniform in width (1/16 inch at bathroom), watertight, without voids, cracks, excess mortar or grout.

Allow tile to set a minimum of 48 hours prior to grouting.

PLUMBING

All new plumbing fixtures shall be installed with Sec 2-5314 (a,b&c) of Building Efficiency Standards.

New plumbing shall comply with Sec 2-5352(f) of Building Energy Efficiency Standards.

All fixtures and finishes to be selected by the owner. Contractor shall provide any samples of specifications required by the owner.

All supply and waste piping to be securely fastened and strapped to structure in walls under-floor and in attic.

Hot water piping to be insulated.

Provide hot and cold water shut-off valves for each new area of plumbing

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY _____ DATE _____
THE STAMPING OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF ANY VIOLATION OF ANY TOWN OR STATE LAWS.

REVISIONS	BY

T.R.G. ASSOCIATES
ARCHITECTURE · PLANNING
21 DWIGHT RD. BURLINGAME, CA 94010 (415) 579-6773

LICENSED ARCHITECT T. RANDOLPH GRANGE No. C-12,225 RENEWAL 7/31/89 STATE OF CALIFORNIA

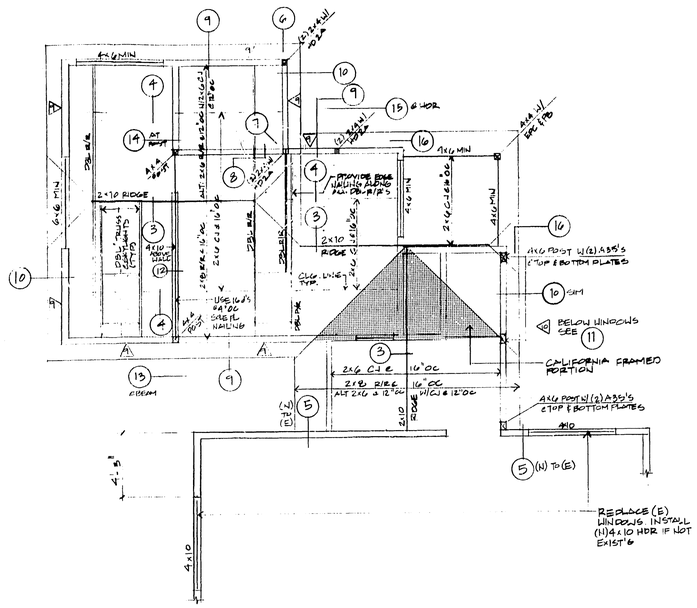
RESIDENCE
ADDITION & REMODEL
LOS GATOS CALIFORNIA

TROTTER
389 LOS GATOS BLVD.

BUILDING SECTIONS
DETAILS

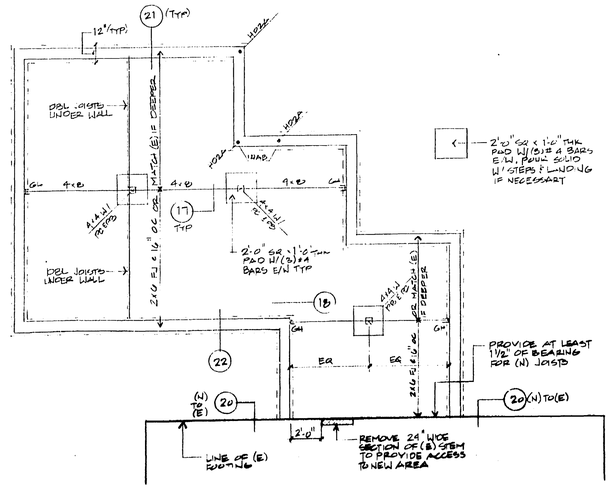
Date 12-17-98
Scale/As NOTED
Drawn TRG
Job
Sheet A-4 Of Sheets

24 X



2 FRAMING PLAN

1/4" = 1'-0"



1 FOUNDATION / FLOOR FRAMING PLAN

1/4" = 1'-0"

MIKE MAHMOUDAIN LIC. # C35053
EXP. 9/30/95. RESPONSIBLE ONLY FOR THE PORTIONS OF THE STRUCTURE COVERED BY THE ATTACHED CALCULATIONS.

FIRST FLOOR FRAMING / FOUNDATION PLAN NOTES:

- SEE SPECIFICATIONS ON SHEET S3 FOR FURTHER REQUIREMENTS.
- USE 2X FLOOR JOISTS AT 16" O.C. DEPTH TO MATCH DEPTH OF EXISTING JOISTS. PROVIDE SOLID BLOCKING AT MID SPAN OR 8' O.C. WHICHEVER IS LESS.
- PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL NON BEARING WALLS. ALL DOUBLE JOISTS SHALL BE JOINED TOGETHER WITH TWO ROWS OF 16d NAILS AT 8" O.C. STAGGERED.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT SIZES AND LOCATIONS OF OPENINGS IN WALLS AND FLOOR, CONTRACTOR SHALL COORDINATE WITH ALL TRADES FOR THEIR SPECIFIC REQUIREMENTS PRIOR TO ANY FRAMING.
- USE 3/4" APA RATED FLOOR SHEATHING WITH 10d NAILS AT 6" O.C. EDGES AND 10" O.C. FIELD. BLOCKING IS NOT REQUIRED, GLUE FIRST.
- ALL CONTINUOUS FOOTINGS SHALL BE AT LEAST 12" WIDE AND 12" BELOW LOWEST ADJACENT GRADE, AND REINFORCED WITH (1) #4 BAR AT TOP AND (1) #4 BAR AT BOTTOM. SEE DETAIL 19 FOR REINFORCING LAYOUT REQUIREMENTS.
- PROVIDE 1/2" DIAMETER X 10" A.B. AT 48" O.C. WITH A MIN OF (2) BOLTS PER PANEL.
- THE FINISH EXCAVATIONS FOR FOUNDATIONS SHALL BE CLEAN AND TRUE TO THE LINE WITH ALL LOOSE MATERIAL REMOVED. EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER AND SHALL BE CHECKED, AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO PLACEMENT OF ANY CONCRETE.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY AND REQUIRED SHORING.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

ROOF FRAMING PLAN NOTES:

- SEE SPECIFICATIONS ON SHEET S-3 FOR FURTHER REQUIREMENTS.
- USE 2X ROOF RAFTERS AS INDICATED ON THE DRAWINGS, ROOFING WEIGHT SHALL NOT EXCEED 410 LBS PER 100 SQUARE FEET.
- PROVIDE DOUBLE FRAMING AROUND ALL OPENINGS, SEE ARCHITECTURAL DRAWINGS FOR LOCATION AND SIZE OF OPENINGS.
- PROVIDE MINIMUM NAILING IN ACCORDANCE WITH TABLE 25-Q OF U.B.C., UNLESS OTHERWISE CALLED FOR ON THE PLAN.
- USE 1/2" APA RATED ROOF SHEATHING WITH 8d NAILS AT 6" O.C. EDGES AND 12" O.C. FIELD (BLOCKING IS NOT REQUIRED). WITH MINIMUM PLYWOOD SHEET DIMENSION OF 24", UNLESS ALL EDGES OF THE UNDERSIZED SHEETS ARE SUPPORTED BY FRAMING MEMBERS OR 2X4 FLAT BLOCKING.
- USE 2X4 STUDS AT 16" O.C. FOR WALL FRAMING, SEE DETAIL 1 FOR ALLOWABLE NOTCH AND HOLE SIZES IN STUDS. SEE DETAIL 2 FOR TYPICAL WALL FRAMING.
- △ INDICATES SHEAR WALL, SEE SCHEDULE ON SHEET S-3
- REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
By _____ Date _____
Approval of these plans does not permit the violation of any section of the Uniform Building Code or other ordinances of the jurisdiction. Approval is granted on the condition that the person responsible for the preparation of these plans is responsible for their accuracy and that any changes or omissions shall be corrected when discovered.

REVISIONS	BY

T.R.G. ASSOCIATES
ARCHITECTURE · PLANNING
21 DWIGHT RD. BURLINGAME, CA 94010 (415) 579-4773

MIKE MAHMOUDIAN & ASSOCIATES
Consulting Engineers
840 HINCKLEY ROAD, SUITE 123
BURLINGAME, CA 94010
TEL. (415) 697-2001

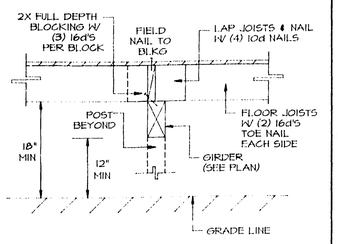
REGISTERED PROFESSIONAL ENGINEER MIKE M. MAHMOUDIAN No. C035053 EXP. 9/30/95 STATE OF CALIFORNIA

RESIDENCE
TROTTER ADDITION & REMODEL
389 LOS GATOS BLVD. LOS GATOS, CALIFORNIA

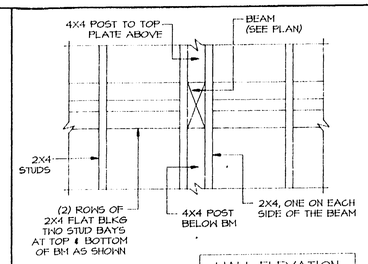
FOUNDATION
FRAMING

Date 12-17-93
Scale AS NOTED
Drawn TRG
Job
Sheet S-1
Of Sheets

24 X

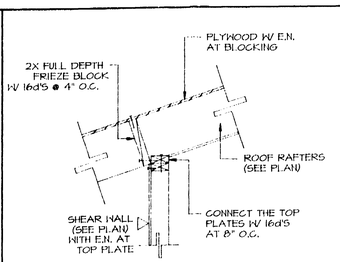


17 JOISTS AT GIRDER NTS

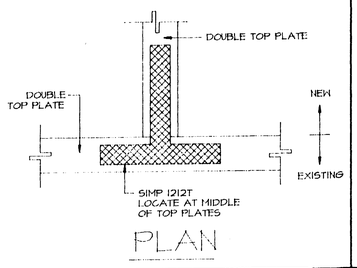


WALL ELEVATION

13 FRAMING DETAIL NTS

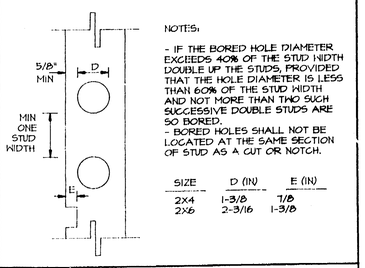


9 SHEAR TRANSFER NTS



PLAN

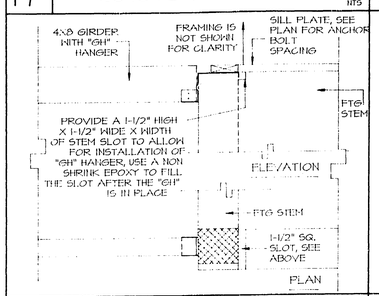
5 (N) TO (E) WALL NTS



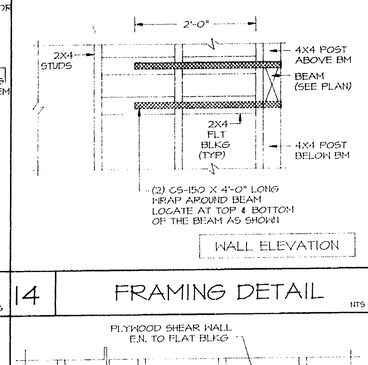
NOTES:
- IF THE BORED HOLE DIAMETER EXCEEDS 40% OF THE STUD WIDTH DOUBLE UP THE STUDS, PROVIDED THAT THE HOLE DIAMETER IS LESS THAN 60% OF THE STUD WIDTH AND NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLE STUDS ARE SO BORED.
- BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

SIZE	D (IN)	E (IN)
2X4	1-3/8	7/8
2X6	2-3/16	1-3/8

1 ALLOWABLE HOLES & NOTCHES IN LOAD-BEARING STUDS NTS

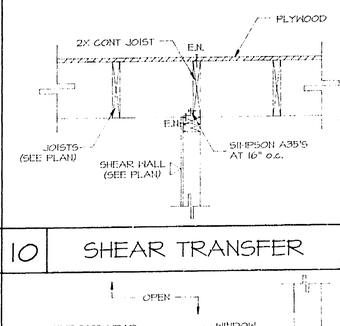


18 GIRDER AT FTG STEM NTS

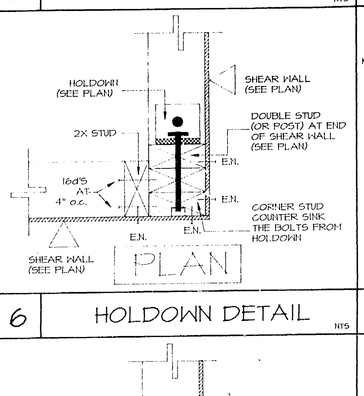


WALL ELEVATION

14 FRAMING DETAIL NTS

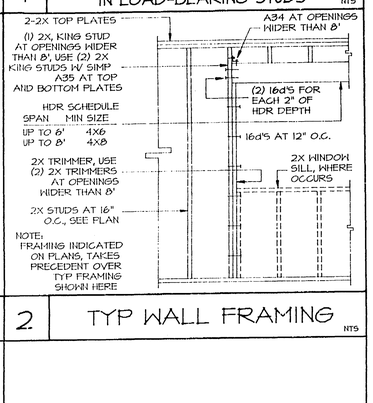


10 SHEAR TRANSFER NTS

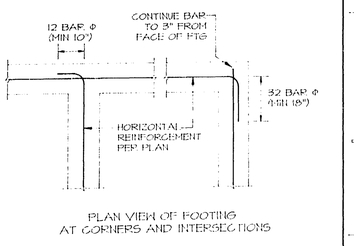


PLAN

6 HOLDOWN DETAIL NTS

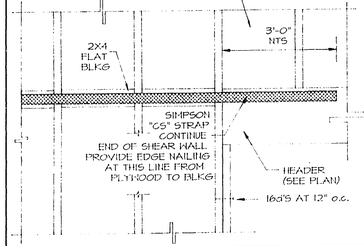


2. TYP WALL FRAMING NTS

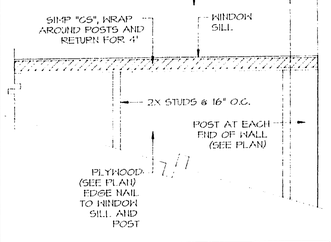


PLAN VIEW OF FOOTING AT CORNERS AND INTERSECTIONS

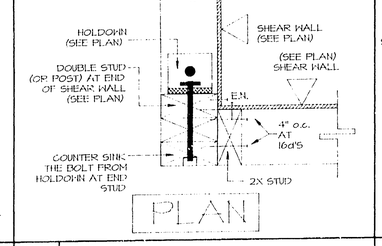
19 CONTINUOUS FOOTING REINFORCEMENT LAYOUT NTS



15 SHEAR WALL FRAMING NTS

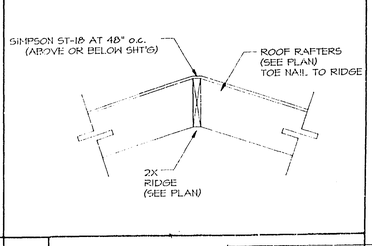


11 SHEAR PANEL BELOW WINDOW NTS

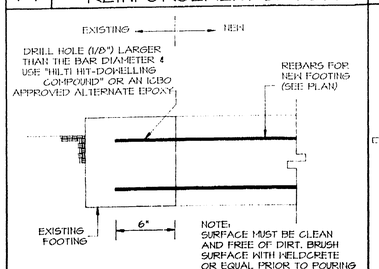


PLAN

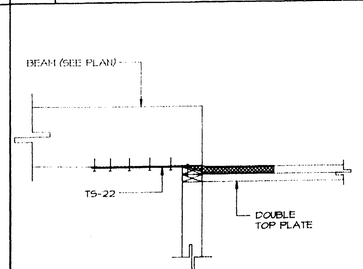
7 HOLDOWN DETAIL NTS



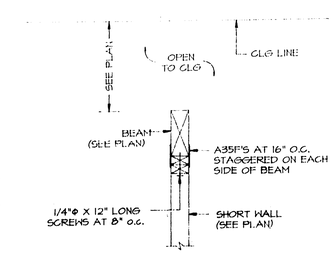
3 ROOF RIDGE



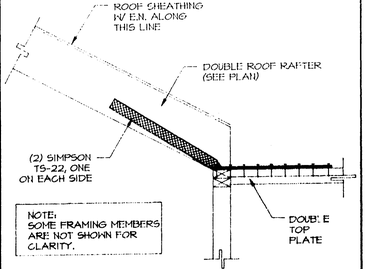
20 (N) TO (E) FOOTING NTS



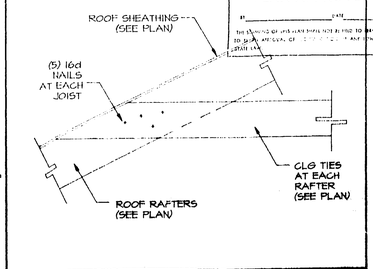
16 DRAG DETAIL NTS



12 FRAMING DETAIL NTS



8 DRAG DETAIL NTS



4 CLG JOISTS AT RAFTERS NTS

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY _____ DATE _____

REVISIONS	BY

MIKE MAHMOUDIAN & ASSOCIATES
Consulting Engineers
840 HINCKLEY ROAD, SUITE 123
BURLINGAME, CA 94010
TEL. (415) 697-2001

MIKE MAHMOUDIAN LIC. # C35053
EXP. 6/30/95, RESPONSIBLE ONLY FOR THE STRUCTURAL DESIGN COVERED BY THE ATTACHED CALCULATIONS.

REGISTERED PROFESSIONAL ENGINEER MAHMOUDIAN No. C035053 CIVIL STATE OF CALIFORNIA

TROTTER RESIDENCE ADDITION
389 LOS GATOS BLVD.
LOS GATOS, CA

DATE	12/16/98
SCALE	AS NOTED
DRAWN	MM
JOB	4801
SHEET	S-2
OF	SHEETS

24 X

STRUCTURAL MATERIALS SPECIFICATIONS

UNLESS OTHERWISE NOTED HEREIN, STRUCTURAL MATERIALS SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS.

GENERAL REQUIREMENTS:

1. Contractor shall verify all dimensions, elevations, and conditions of the site and existing conditions prior to commencing construction. If there are any discrepancies between the existing conditions and the drawings and specifications, the Contractor shall notify the Owner immediately in writing. In no case shall dimensions be scaled from plans, sections, or details on the drawings or calculations.
2. All construction shall be in accordance with the 1991 Uniform Building Code.
3. All omissions and conflicts between the various elements of the working drawings and/or specifications shall be brought to the attention of the Engineer before proceeding with any work so involved.
4. The Contractor shall locate and protect all existing Utility lines and connections including sewer, water, gas, and electric services before and during his work.
5. Where a construction detail is not shown or noted, the detail shall be the same as for other similar work.
6. No pipes, ducts, sleeves, chases, etc., shall be placed in slabs, footing, beams, or walls unless specifically shown or noted, nor shall any structural member be cut for pipes, ducts, etc., unless otherwise noted. Contractor shall obtain prior approval for installation of any additional pipes, ducts, etc.
7. Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the Owner or the Engineer.
8. Contractor shall take precautionary measures to ensure that all property is protected during this operation. Any damage or changed conditions shall be repaired and restored to a condition equal to that existing at the commencement of the work. Contractor shall restore any damage at his own expense.

REGULATORY REQUIREMENTS:

1. All work shall comply with applicable Federal Laws, State statutes, local ordinances, and the regulations of agencies having jurisdiction. The Contractor shall assume full responsibility for complying with the construction safety orders of the State Division of Industrial Safety, the regulations of the Federal and State Occupational Safety and Health Administrations, and such other agencies governing the Contractor's acts. The Contractor shall be responsible for and hold harmless the Design Engineer for any damages and/or penalties resulting from his failure to comply with the said laws, statutes, ordinances, and regulations.
2. The design, adequacy and safety of erection bracing, shoring, temporary supports, etc., is the responsibility of the Contractor, and has not been considered by the Design Engineer. The Contractor is responsible for the stability of the structure prior to the application of all shear walls, roof and floor diaphragms and finished materials, and shall provide required bracing to provide stability.
3. No alternate methods of construction or substitutions shall be allowed without prior approval of the Engineer.

SITE WORK AND FOUNDATION:

1. SOIL DESIGN PRESSURE 1000 PSF (assumed, no soils report available)
2. All excavations for footings shall have firm level bottoms in undisturbed natural soil or approved compacted fill. Excavations shall be kept free of standing water. Where excavations have been made to a depth greater than indicated such additional depth shall be filled with concrete as specified for the footings. Fill materials shall be free from debris, vegetable matter, and other foreign substances.
3. No pipes and conduits shall extend under isolated column footings or under continuous wall footings unless specifically detailed or approved by the Engineer and the Building Official.
4. The finish excavations for Foundations shall be neat and true to line with all loose material removed.
5. Foundation excavations shall be kept free of loose material and standing water and shall be checked and approved by the Building Official PRIOR to the placement of Concrete.
6. Contractor shall provide all necessary temporary shoring.

REINFORCED CONCRETE:

1. Cement shall conform to ASTM C150 type II or V. Water shall be clean, fresh, free from detrimental quantities of acids, alkalis, and organic materials.
2. Aggregates for normal weight Concrete shall conform to ASTM C33, maximum size of aggregate shall be 1".
3. Aggregates for light-weight Concrete shall conform to ASTM C330
4. Ready-Mix Concrete shall be mixed and delivered in accordance with ASTM C94.
5. Concrete shall have a minimum compressive strength at 28 days of 2,500 PSI, unless otherwise noted.
6. Admixtures shall comply with ASTM A94 and be of a type that increases the workability of the Concrete but shall not be considered to reduce the specified minimum cement content. Calcium Chloride shall not be used.
7. There shall be a minimum of 5-1/2 sacks of cement per cubic yard of Concrete (for f'c = 2500).
8. Concrete work shall conform to all requirements of ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS", except as modified herein.
9. Refer to the Architectural Drawings for inserts, grooves, ornaments, clips, or other required elements to be cast in Concrete.
10. No conduit placed in a Concrete slab shall have an outside diameter greater than 1/3 the thickness of the slab. No conduit shall be embedded in a slab that is less than 3-1/2". Minimum clear distance between conduits shall not be less than 6".
11. All concrete shall be thoroughly compacted by a mechanical vibrator during the operation of placing and shall be thoroughly worked around reinforcement and embedded fixtures and into the corners of forms.
12. Concrete in contact with forms shall be cured by one of the following methods to prevent premature drying of Concrete for at least 7 days:
    a. Application of absorptive mats or fabric kept continuously wet;
    b. Application of waterproof sheet materials conforming to ASTM C171;
    c. Application of a curing compound conforming to ASTM C309. The compound shall not be used on any surface against which additional concrete or other material is to be bonded.

REINFORCING STEEL:

1. Steel Bars shall conform to ASTM A615 and be Grade 60 except that No. 3 and No. 4 bars used as ties or stirrups may be Grade 40. Steel bars shall not be welded.
2. Tie wire shall be 16 gauge, black annealed and conform to ASTM A29.
3. Wire fabric shall conform to ASTM A185.
4. Reinforcing detailing, bending, and placing shall be in accordance with the Concrete Reinforcing Steel Institute's "MANUAL OF STANDARD PRACTICE", latest edition.
5. Reinforcing steel shall be provided with the following dimension of cover for cast-in-place concrete:
    a. CONCRETE DEPOSITED AGAINST EARTH ..... 3"
    b. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
        #6 THROUGH # 18 BARS ..... 2"
        #5 BARS AND SMALLER ..... 1-1/2"
    c. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
        SLABS, WALLS, JOISTS:
        #14 AND # 18 BARS ..... 2"
        #11 BARS AND SMALLER .. 1-1/2"
        BEAMS, COLUMNS:
        PRIMARY REINFORCEMENT .... 1-1/2"
        STIRRUPS, TIES, SPIRALS .... 1-1/2"
6. All reinforcing steel, anchor bolts, dowels, and inserts shall be positively secured in position prior to placing of concrete or grout. Vertical bars in Masonry walls shall be positioned as detailed and shall be tied in position at top and bottom and at intervals of not less than 192 bar diameters. All reinforcing bar bends shall be made cold.
7. Lap splices of reinforcing bars in Concrete shall be Class C tension splices as defined in ACI 318 latest edition unless otherwise noted. Lap splices of reinforcing bars in Masonry shall be 40 bar diameters, or 16" minimum.
8. Dowels between footings and walls shall be the same grade, size, and spacing as that of the wall reinforcing unless otherwise noted.

STRUCTURAL WOOD:

1. All solid framing lumber shall be DOUGLAS FIR LARCH (D.O.L.), grade marked and conform to the standard grading and dressing rules of the West Coast Lumber Inspection Bureau. Wood grades shall be as follows:
    a. JOISTS AND RAFTERS ..... GRADE # 2
    b. HAULING AND SUBMAILING ..... GRADE # 1
    c. BEAMS AND HEADERS ..... GRADE # 1
    d. LEDGERS ..... GRADE # 2
    e. PLATES ..... GRADE # 2
    f. 2X4 STUDS TO 8'-0" LONG ..... STUD GRADE
    g. 2X4 STUDS 8'-1" TO 14'-0" LONG ..... GRADE # 2
    h. OTHER STUDS ..... GRADE # 2
    i. POSTS ..... GRADE # 1
2. Untreated lumber shall be dry and well seasoned, and the moisture content shall not exceed 19%. All lumber shall be air seasoned not less than 30 days before being covered with finished materials. Store all lumber off ground, considerably ventilated, and covered.
3. All nails shown on the drawings shall be common wire nails, and conform to table 25-Q of U.B.C., unless otherwise noted. Noted machine bolts shall conform to ASTM A307.
4. Manufactured hardware shall be ICBO approved. Design is based on Simpson Company ICBO 1211/2388/1148. Where rough carpentry is exposed to weather or in ground contact, provide fasteners and anchorages with a hot-dip zinc coating unless otherwise noted. Installation shall comply with the manufacturers recommendations. All bolt heads and nuts bearing on wood shall have standard cut washers. All bolt holes in wood shall be drilled 1/32" diameter larger than the bolt diameter.
5. All framing shall be in accordance with the requirements of chapter 25 of the Uniform Building Code, unless otherwise noted. Install joists and beams with the crown edge up. provide all necessary bridging, blocking , and fire blockings.
6. Cutting, notching or drilling of studs or sawn joists is to be permitted only as detailed by the Engineer.
7. All wood resting on concrete or masonry shall be pressure treated. Anchor bolts shall be placed within 9" from the end of a plate or from a notch and spaced at intervals noted on the plan, but no more than 6'-0" o.c. with a minimum of two bolts per plate.
8. Provide double joists under all parallel non bearing walls. Provide steel straps at pipes as required by chapter 25 of the U.B.C.

PLYWOOD WEATHING:

1. All wood product panels (plywood, composite, waterboard, oriented strand board, structural particleboard) shall comply with U.S. Product Standard PS 1 or shall comply with the American Plywood Association standards for APA Structural Use Panels, ICBO NER-108. Panels which may have any edge or surface permanently exposed to the weather or to the moisture shall be classified as Exterior. The spacing in inches of roof and floor supports over which panels are applied shall not exceed the Span Rating stamped on the panels. panel thickness shall be as shown on the drawings. panels shall be identified with the appropriate grade mark of the American Plywood Association as follows:
    a. Plywood roof sheathing shall be APA Rated Sheathing Exposure 1.
    b. Plywood wall sheathing shall be APA Rated Sheathing Exposure 1.
    c. Plywood floor sheathing shall be APA rated Sheathing Exposure 1or APA Rated Sturd-I-Floor Exposure 1.

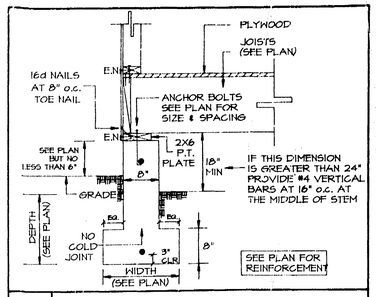
STRUCTURAL ABBREVIATIONS

The following list applies only to Structural Drawings.

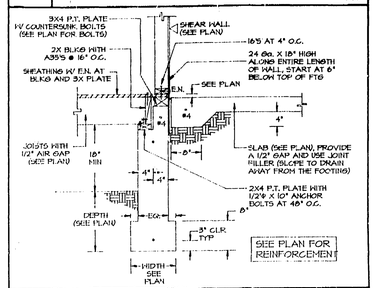
ALT	Alternate	GLB	Glue Laminated Beam
A.B.	Anchor Bolt	HGR	Hanger
BLK'G	Blocking	HT	Height
BM	Beam	"	Inch
BOF	Bottom Of Footing	k	King Post
BOTT	Bottom	KS	King Stud
C	Channel, Steel	L	Angle, Steel
CANT	Cantilevered	LVL	Laminated Veneer Lumber
CL	Center Line	MAX	Maximum
CONT	Continuous	MIN	Minimum
C.J.	Ceiling Joist	ML	Micro Lam by Trass Joist
d	Penny, Nail	MB.	Machine Bolt
DBL	Double	NTS	Not To Scale
DF	Douglas Fir	O.C.	On Center
ø	Diameter	PC	Steel Pipe Column
DO	Ditto	PL	Property Line
D.J.	Deck Joist	R/R	Roof Rafter
EQ.	Equal	SQ.	Square
E/E	Each End	STD	Standard
E/F	Each Face	THK.	Thick
E/S	Each Side	TS	Tube Steel
E/W	Each Way	U.N.O.	Unless Noted Otherwise
FOS	Face Of Stud	W	Wide Flange Beam - Steel
FT	Foot	W	With
FTG	Footing	W/O	Without
F.J.	Floor Joist	&	And
ga	Gauge	/	Per
		@	At

SHEAR WALL SCHEDULE

1. 3/8" plywood sheathing with 8d common nails at 6" o.c. edges and 12" o.c. field. Block all edges ..... 264 plf
2. 3/8" plywood sheathing with 8d common nails at 4" o.c. edges and 12" o.c. field. Block all edges ..... 364 plf
3. 3/8" plywood sheathing with 8d common nails at 3" o.c. edges and 12" o.c. field. Block all edges ..... 442 plf
4. 3/8" plywood sheathing with 8d common nails at 2" o.c. edges and 12" o.c. field. Block all edges. Framing at adjoining panel edges shall be 3" nominal or wider and edge nailing shall be staggered ..... 636 plf
5. 1/2" plywood sheathing with 10d common nails at 2" o.c. edges and 12" o.c. field. Block all edges. Framing at adjoining panel edges shall be 3" nominal or wider and edge nailing shall be staggered ..... 770 plf



21 TYP EXTERIOR FOOTING NTS



22 FTG BETWEEN HOUSE AND PATIO NTS

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY _____ DATE _____
THE STAMPING OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF ANY VIOLATION OF ANY TOWN OR STATE LAW.

REVISIONS	BY

MIKE MAHMOUDIAN & ASSOCIATES
Consulting Engineers
840 HINCKLEY ROAD, SUITE 123
BURLINGAME, CA 94010
TEL. (415) 697-2001

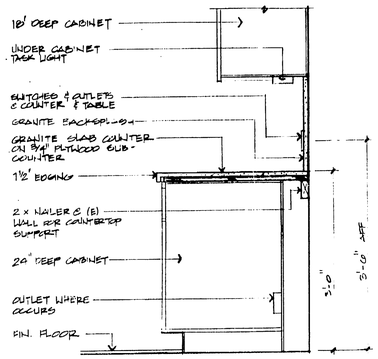
MIKE MAHMOUDIAN, LIC. # C35653
HIRE MAHMOUDIAN IS RESPONSIBLE ONLY FOR THE PORTIONS OF THE STRUCTURE COVERED BY THE ATTACHED CALCULATIONS.

PROFESSIONAL ENGINEER M. MAHMOUDIAN No. C035653 Exp. 6-30-94 CIVIL STATE OF CALIFORNIA

TROTTER RESIDENCE ADDITION
389 LOS GATOS BLVD.
LOS GATOS, CA

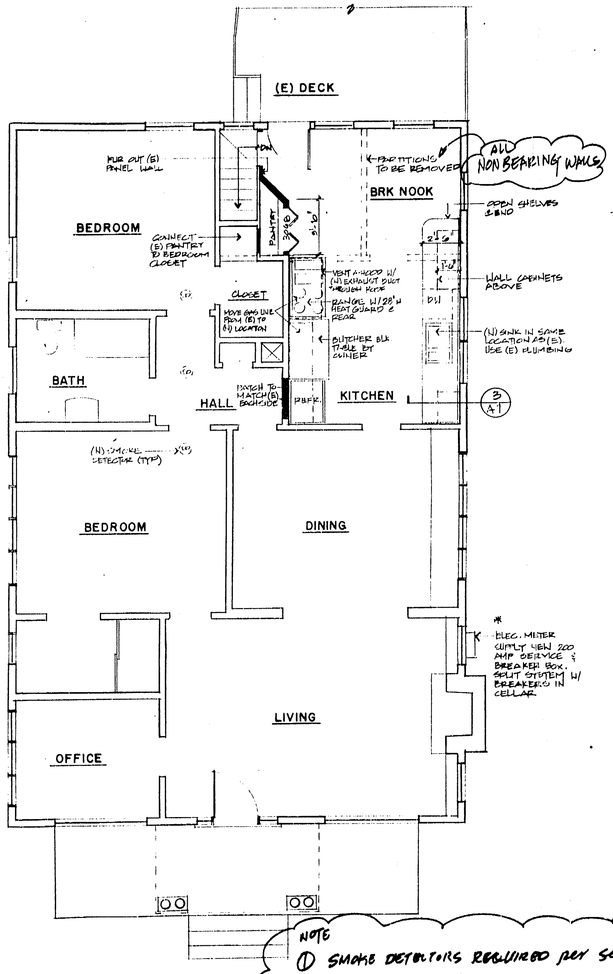
DATE 12/16/93
SCALE AS NOTED
DRAWN MM
JOB 9301
SHEET S-3

24 X



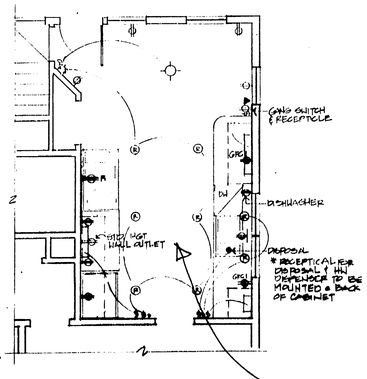
3 SECTION at COUNTER

1" = 1'-0"



CIRCUITS

(1) 50 AMP / 240V @ NEW RANGE
(2) 20 AMP SMALL APPLIANCE @ COUNTER
(1) 20 AMP REFRIGERATOR
(1) 20 AMP MICROWAVE (BELOW TABLE)
(1) 15 AMP DISHWASHER
(1) 15 AMP DISPOSAL
(1) 20 AMP @ VENT A HOOD
(1) 20 AMP GENERAL LIGHTING & BRK. NOOK



2 KITCHEN ELECTRICAL

NOTE
① SMOKE DETECTORS REQUIRED per Sec. 1210 UBC.
② General lighting in kitchen shall be fluor LT. per T24

1 FLOOR PLAN

1/4" = 1'-0"

PLAN LEGEND

- PARTITION TO BE REMOVED
- PARTITION TO REMAIN
- NEW PARTITION
- DUPLEX OUTLET
- SPLIT RECEPTICLE
- GFCI GROUND FAULT INTERUPTED
- 240 V RANGE OUTLET
- SWITCH
- 3 WAY SWITCH
- DIMMER SWITCH
- SD SMOKE DETECTOR
- UNDER CABINET FLUORESCENT
- RECESSED CAN
- HANGING PENDANT LIGHT
- QUADRUPLEX RECEPTICLE
- TELEPHONE

GENERAL NOTES

Contractor shall protect all new and existing materials and construction from damage which may occur from construction, demolition, dust, water, etc. and shall leave the premises clean and in an orderly manner.

Contractor is responsible for making all work plumb, level, of sound construction, and in compliance with all local building codes.

Contractor to verify all conditions prior to the execution of the work, and notify the architect of any inconsistencies which affect the work to be done.

General contractor and all subcontractors are responsible for obtaining permits prior to commencing the work.

All plan dimensions are to face of stud unless otherwise noted. In areas where dimensions are shown to a countertop, dimension is to edge of countertop.

Written dimensions shall take precedence over scaled dimensions.

All angles are 45 or 90 degrees unless otherwise noted.

Comply with requirements of 1991 edition of California State Building Codes, and the 1990 National Electric Code.

B26335

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY [signature] 9/27/95

REVISIONS	BY

T. RANDOLPH GRANGE AIA
ARCHITECTURE - PLANNING
21 ONEIDA RD. BURLINGAME, CA 94010 (415) 579-0779

RESIDENCE
TROTTER KITCHEN REMODEL
389 LOS GATOS BLVD. LOS GATOS, CA

KITCHEN PLAN DETAILS

Date 9/15/95
Scale AS NOTED
Drawn TRG
Job 9506

Sheet A-1 Of Sheets

24 X

TOWN OF LOS GATOS

110 E. MAIN ST., LOS GATOS, CA 95030
BUILDING INSPECTION DEPARTMENT • PHONE 354-6878

Mike.

INSPECTION REQUESTS PHONE 354-6877

B93-000198
B 21589 1

APPLICANT PERMIT

BUILDING ADDRESS / STREET, AVE., BLVD., ETC	SUITE OR APT. NO
389 LOS GATOS BLVD	
USE OF EXISTING BUILDING: PLS	DATE: 12/20/93
OWNER: JOHN TROTTER	PH
ADDRESS: 32 LOS GATOS BLVD	SUITE OR APT. NO
CITY: LOS GATOS	ZIP
ARCHITECT [] ENGINEER [] DESIGNER []	PH
ADDRESS	SUITE OR APT. NO
CITY	ZIP
CONTRACTOR: Mike Crest	PH: 356-9536
ADDRESS: 324 McCoy Ave	SUITE OR APT. NO
CITY: Los Gatos	ZIP
STATE LICENSE: 394734	TOWN LICENSE

TYPE OF WORK	RES.	COMM.	ADDING SQUARE FOOTAGE	
NEW BUILDING	[]	[]	BASEMENT	SQ FT
ROOM ADDITION	[X]	[]	1ST FLOOR 498	SQ FT
2nd STORY ROOM ADDITION	[]	[]	2nd FLOOR	SQ FT
ALTER REPAIR REMODEL	[]	[]	GARAGE	SQ FT
POOL [] GARAGE []	[]	[]		SQ FT
DEMOLITION	[]	[]	TOTAL	SQ FT
OTHER				

NO OF STORIES: 1	SIZE OF LOT: 775	NO OF LIVING UNITS: 1
APN: 529-20-031	EXISTING SQUARE FOOTAGE: 1425	

DESCRIPTION OF WORK: MASTER BED ROOM Add

ESTIMATED VALUATION: $ 41,042.76

LENDING AGENCY / ADDRESS

HAZARDOUS MATERIALS DECLARATION: If this application is for commercial use indicate if the intended occupancy will use hazardous materials [] Yes [] NO

CONTRACTORS DECLARATION

I CERTIFY THAT I AM PROPERLY LICENSED BY THE STATE OF CALIFORNIA CONTRACTOR'S LICENSE LAW

SIGNATURE X Mike Crest

COMPLETE A OR B

WORKER'S COMPENSATION DECLARATION

A I HEREBY AFFIRM THAT I HAVE A POLICY OF WORKER'S COMPENSATION INSURANCE A CERTIFIED COPY OF A CERTIFICATE OF THAT INSURANCE IS HEREWITH FURNISHED, AND ON FILE WITH THE TOWN I FURTHER AFFIRM THAT I SHALL KEEP THE INSURANCE IN EFFECT THROUGHOUT THE JOB.

SIGNATURE X Mike Crest

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKER'S COMPENSATION LAWS OF CALIFORNIA.

SIGNATURE X

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

SIGNATURE X Mike Crest

REQ FINAL INSP []	PFM DEPT	PERMIT APPROVALS	DATE
REQ FINAL INSP []	PLAN DEPT		12/22/93
REQ FINAL INSP []	ENGINEERING DEPT		1/4/93
REQ FINAL INSP []	FIRE DEPT		12/24/93
	BUILDING DEPT		1/3/94

FRONT SB		FEES AND TAXES	
REAR SB	PERMIT ISSUANCE	BldgPrmt	$ 20.00
LEFT SB	BUILDING PERMIT	BldgPrmt	399.00
RIGHT SB	TITLE - 24	Title24F	199.50
USE ZONE	SEISMIC TAX	SMIP 5%	0.21
		SMIP 95% 3.15	3.98
SEWER NO. 0135	PLAN CHECK	PChkBldg	91
TYPE GROUP	MICRO BUILDING	MicroBldg	40.70
TYPE CONST	CONSTRUCTION TAX	ConstCap	89.64
FIRE SPRINKLER []	UTILITY TAX	ConstUnd	89.64
P.C.A. []	PARK TAX	ConstPrk	199.25
P.C.E. []	PLANNING PLAN CHECK	PchkPlan	79.80
P.C.I.C. []	Permit Issue	PchkMicro	7.98
P.C. NEW RES. BLDG []		MicroPln	
P.C. NEW COMM. BLDG []	STORM DRAIN BNDL	Basin Z	164.31
P.C. RES. ADD []	Hauling fees		14.94
C.O.F.O. TYPICALLY []	Gen Plan Updt	TOTAL $	308.21

INSPECTION RECORD

Total : $ 1337.83

* Original home garden type pool

PAID JAN 4 1994 #21550

VALIDATION JAN 4 1994

LA 1337.83

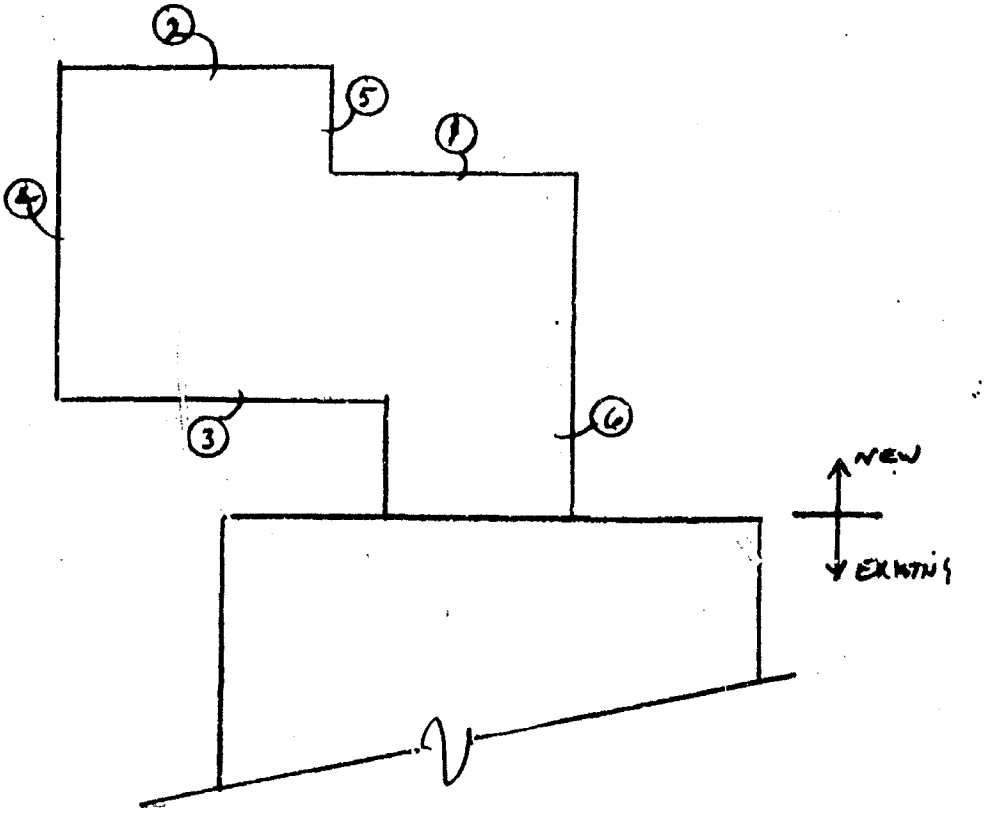
APPROVALS

	DATE	INSPECTOR'S SIG
FOUNDATION LOCATION FORMS, MATERIALS	1-12-94	
UNDER FLOOR GIRDERS JOISTS U.F. INTERIOR SHEAR	1-14-94	
EXTERIOR SHEAR WALL & ROOF NAIL	2-2-94	
ROUGH FRAME	2-16-94	
EXTERIOR LATH	2-24-94	
INSULATION	2-21-94	
SHEETROCK	2-24-94	
BUILDING CODE FINAL		
BUILDING PERMIT FINAL	4-22-94	

WHITE 1 - PERMIT RECORD 2 - INTERIM RECORD 3 - PERMITTEE 4 - TOWN CLERK

[redacted]
MIKE MAHMOUDIAN
& ASSOCIATES
CONSULTING ENGINEERS

DESIGNED BY MM
JOB NO. 1301 DATE 12-93 SHEET B



PARTIAL FLOOR PLAN

JOB NO: 4301
DATE: 12-93
SHEET: 1

WOOD TRUSS WITH ELEVATED BOTTOM CHORD

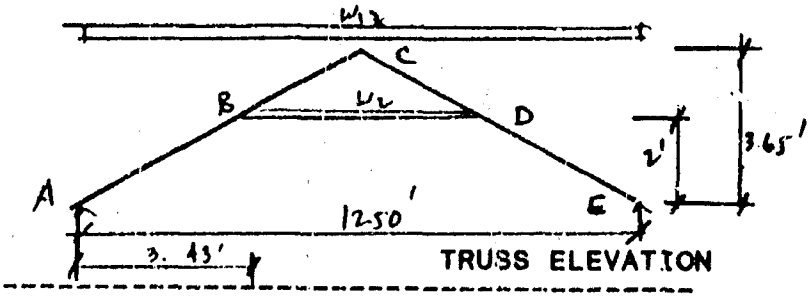
Description: Trusses at Master bedroom

Dead Load=	10	psf
Live Load=	16	"
Total =	26	psf
L.D.F. =	1.25	
Clg Load =	6	psf
L =	12.50	ft
L1 =	3.43	"
h =	2.00	"
H =	3.65	"
Trusses at	16	inches o.c.
Pitch =	7 : 12	
Angle =	30.3	Degrees
w1 =	35	plf
w2 =	8	"
R =	239	lbs

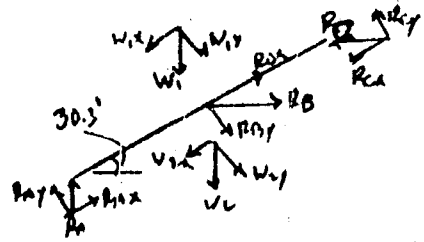
Sum (M about c) = 0

Therfore:

RB =	458	lbs
RC =	458	"
W1 =	217	"
W2 =	23	lbs
RBx =	396	"
RBy =	231	"
RCx =	396	"
RCy =	231	"
RAx =	121	"
RAy =	207	"
W1x =	109	"
W1y =	187	"
W2x =	11	"
W2y =	19	"



TRUSS ELEVATION



FREE BODY DIAGRAM

Members AC & CE

Fb =	1,250	psi
Fv =	95	"
E =	1.7E+06	"
Fc =	1,000	"
b =	1.50	in
d =	5.50	"

Member BD

Fb =	1,250	psi
Ft =	1,000	"
E =	1.7E+06	psi
b =	1.50	in
d =	5.50	"

Members AC & CE

M =	616	ft-lbs	Use 2 X 8 AT 16 inches O.C.
fb =	978	psi	
fc =	48	"	>> fc/Fc+fb/Fb = 0.83 < 1.25 , O.K.
			Check Shear >> A (req) = 2.92 in^2 >> O.K.

Member BD

T =	458	lbs	
M =	32	ft-lbs	Use 2 X 6 AT 16 inches O.C.
ft =	56	psi	
fb =	61	"	>> ft/FT+fb/Fb = 0.10 < 1 >> O.K.
			Deflection = 0.03 in >> O.K.

Connections

Load = 458 lbs Use Bolts (1=YES, 0=NO) = 0

using 16d nails for connection, no of nails req'd = 5

See next sheet for 912-6

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