

1 Orchard St.

B99-000106

Final

Office Copy



**FIRE DEPARTMENT
SANTA CLARA COUNTY**
14700 Winchester Blvd., Los Gatos, CA 95032-1818
(408) 378-4010 (phone) • (408) 378-9342 (fax)

CONTROL NUMBER: **B99-000106**
PLAN REVIEW NUMBER: **99-0465**

PLAN REVIEW COMMENTS

CODE/NO.	SHEET	NO.	REMARKS								
			Review of proposed 770 square foot addition to an existing single family residence. The new total area for this structure now becomes 2,767 square feet including garage. This project is located within the hazardous fire area.								
		1	Required Fire Flow: Required fire flow for this project is 1,000 GPM at 20 psi residual pressure. The required fire flow is not (*) available from area water mains and fire hydrant(s) which are spaced at the required spacing. (*)-Flow is less than 1,000 gallons per minute.								
UFC 903.2		2	Required Fire Flow Option (Single Family Dwellings): Provide required fire flow from fire hydrants spaced at a maximum of 500 feet OR Provide an approved fire sprinkler system throughout all portions of the building. The fire sprinkler system shall conform to National Fire Protection Association Standard #13D, 1994 Edition, and local ordinance requirements. Valving shall be installed per Fire Department Standard Detail & Specifications W-1/V-1								
LQMC 6.30.050		3	Proposed roofing material shall meet the Class "A" criteria for fire protection per Town Ordinance.								
			Submittal disapproved pending receipt of revised title sheet or written response from applicant indicating intention of installation of a residential fire sprinkler system throughout the building.								
			AMENDED 4/8/99: Received written confirmation from applicant indicating intention to comply with item #2 above by providing an approved residential fire sprinkler system throughout the entire structure. A State of California licensed fire protection contractor shall submit plans, calculations, a completed permit application and appropriate fees for review and approval prior to beginning their work. Conditional approval to issue building permit pending compliance with the above noted conditions prior to final inspection.								
DISTRICT	PLANS	SHEET	NEW	NO.	AS	OCCUPANCY	COUNTY	TYPE	PERMITTEE	DATE	PAGE
LGA	☒	☐	☐	☐	☐	R-3/U-1	V-N		Matthew Tollick	3/3/99	1 of 1
RECEIVED						NO.	LOAD	DESCRIPTION			
1 & 2						770 SQ FT		Residential Construction	Hokanson, Wayne		
NAME OF PROJECT						1		Orchard St			

A California Fire Protection District serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga



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March 26, 1999

LGT9917

Town of Los Gatos
Building Department
110 E. Main Street
P. O. Box 949
Los Gatos, CA 95031

Attention: Bill Bruckart, Senior Building Inspector

Re: Plan Check Review: **SFD ADDITION + REMODEL & NEW GARAGE**
TOLLOCK RESIDENCE (First Recheck)
Address: **1 ORCHARD STREET**
City Number: **B99-000106**

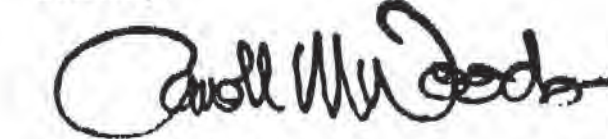
Dear Mr. Bruckart:

We have reviewed the annotated letter dated March 9, 1999; the revised plans (2 sets) dated March 20, 1999 submitted by Matt Tollick & Company; and structural calculations (1 booklet) not dated, submitted by Papa Engineers in response to our plan check letter of March 9, 1999 with respect to the above referenced project.

We find these documents satisfactory subject to the following condition:

1. The Title 24 Energy Compliance form CF-1R on sheet 9 shall be signed by the owner or designer.

Sincerely,


Carroll M. Woods
Civil Engineer



KUTZMANN & ASSOCIATES, INC.
39355 California St., Suite 200 Fremont, CA 94538 ☐ TEL: (510) 796-3003 ☐ FAX: (510) 796-9422



TOWN OF LOS GATOS

PARKS AND PUBLIC WORKS
(408) 354-4883
FAX (408) 354-7593

Civic Center
110 E. Main Street
P.O. Box 949
Los Gatos, CA 95031

March 10, 1999

Matthew Tollick

LOCATION OF JOB: 1 Orchard Street - remodel, addition to sf, new garage

PERMIT NUMBER: B99-000108

Dear Mr. Tollick:

PLAN CHECK COMMENTS

RESPONSE

1. See attached plan check comments from Kutzmann & Associates, Inc.
2. The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (Size 24" X 36") is available at the Building Department service counter.
3. Submit three sets of corrected plans to the Building Department for further review. All plans shall be "WET" signed and stamped by responsible design professional.
4. Issuance of the Building permit requires approval from:
 - a) Planning Department: Martin Atkins 354-6879
 - b) Your project School District certificate of approval from any of the following:
 - i) Los Gatos School District: 395-5570
 - ii) Campbell Union School District: 378-3405
 - iii) Union School District: 377-8010
 - iv) Campbell Union High School District: 371-0960
 - * Note: obtain the School district form from the Town Building Department, once the plan check is approved.

Very truly yours,

Darlene Monroe

DARLENE MONROE
Interim Plan Check Engineer

DM:sb

H:\BEE\SUB\PLAN\ORCHARD 1

INCORPORATED AUGUST 10, 1887

1 Orchard St.
March 9, 1999

Page 1 of 3
LGT9917

General Comments:

1. Indicate subject lot on vicinity map. See sheet 1.
2. Show fireplaces on site or roof plan.
3. Show extent of deck at rear of house on plan and ceiling heights on section drawing.
4. Provide complete details for the proposed stairs in the public right of way. Detail stair width, rise, run, handrails, etc. City Public Works Department shall approve work in right of way.

Architectural Comments:

1. All habitable rooms within a dwelling unit shall be provided with natural light by means of exterior glazed opening with an area not less than one tenth of the floor area of such rooms per Section 1203.2. See new bedroom #2. Also verify egress requirements per Section 310.4.
2. Provide manufacturer and UL or ICBO number on the plans for the roofing with a required Class A or better rating per Town ordinance. Indicate the Grade, length, species, and type of shake per Section 1507.13. Indicate compliance with Table No. 15-B-2. Built-up roof deck shall be approved for walking surface and Class A fire-rating.
3. Provide exhaust fan for laundry room and water closet compartments at basement bathrooms. Exhaust fans must connect directly to the outside and must provide 5 air changes per hour. They must terminate 3 feet from any openings into the building and be provided with back draft dampers. Section 1203.3.
4. Provide safety glazing for windows within 24" of a door. See window at bathroom #3 on first floor and window #3 by door 17 in bath 1.
5. Clarify and indicate on plans all existing window types.
6. Factory-built fireplace and chimney:
 - a. Note on the plans that the fireplace and chimney shall be installed in accordance with their listing and the manufacturer's instructions as specified in the Mechanical Code.
 - b. Dimension the hearth extensions and note that it shall conform to the conditions of the listing and the manufacturer's installation instructions. Section 3102.5
 - c. Dimension height of chimney above roof in compliance with Table No. 31-B.

March 9, 1999

LGT9917

Town of Los Gatos
Building Department
110 E. Main Street
P. O. Box 949
Los Gatos, CA 95031

Attention: Bill Bruckart, Senior Building Inspector

Re: Plan Review: SFD ADDITION + REMODEL & NEW GARAGE
TOLLICK RESIDENCE

City Number: B99-000108
Address: 1 ORCHARD STREET

Dear Mr. Bruckart:

We have received the following documents which we will retain until final approval:

1. Plans: (2) Sets of Sheets 1 thru 8 dated December 12, 1998 and prepared by Matt Tollick & Company.
2. Structural Calculations: (1) Booklet, not dated, and prepared by Popa Engineers.
3. Energy Calculations: (1) Booklet dated February 17, 1999 and prepared by All Structural.
4. Soil Report: None included.

These documents were reviewed for their conformance to the 1994 Uniform Building, Plumbing and Mechanical Codes, the 1993 National Electrical Code and the State Energy Conservation Standards as contained in the 1995 State Building Code, Title 24, California Administrative Code.

Our comments are contained in the attached list.

Please submit an itemized response letter describing all corrections and their locations in the revised project documents. All revisions must be clouded and the revised documents shall be complete sets.

Sincerely,

Kei Chan
Structural Engineer

1 Orchard St.
March 9, 1999

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- d. Indicate spark arrester. Section 3102.3.8
7. Provide seismic strapping for water heater.
8. Provide details of the glass block construction including the reinforcing, expansion joints and mortar joints. Section 2110.
9. Provide a landing at all exterior doors. For inswinging doors the maximum change in elevation from the threshold to the landing is 8 inches. For outswinging doors the maximum is 1 inch. The width of the landing shall be at least the width of the door and the length shall be at least 3 feet. Sections 1004.9 & 1004.10
10. Attic area:
 - a. Provide access (22 x 30" min.) to the new attic area with 30" headroom. (Note: If the furnace location is in the attic, the access opening shall be 30 x 30" min.). Section 1505.1 Show on both the architectural & structural drawings.
 - b. Provide ventilation for the attic area and any enclosed rafter spaces. Note the number, size and location of the vents. The net ventilating area shall be equal to 1/150th of the space to be ventilated. Section 1505.3
11. Indicate the rise and run of new steps. See steps by new bedroom 2.

Mechanical, Electrical and Plumbing Comments:

1. Indicate the size and location of the combustion air openings for the new furnace and water heater space. One combustion air opening shall be located within the upper 12 inches of the enclosure and one opening shall be located within the lower 12 inches of the enclosure. Section 702.1 UMC.
2. Water outlets with hose attachments and hose bibs must have approved non-removable type back-flow prevention devices installed. UPC Section 1003(i).
3. Showers and tub/shower combinations shall be provided with individual control valves of the thermostatic mixing or pressure balance type. UPC Section 410.7

If you have any questions regarding the above comments, please call Jim Lau at (510) 796-3003.

Energy Comments:

1 Orchard St.
March 9, 1999

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1. Revise the plans to incorporate the Title 24 Energy Compliance forms CF-1R and MF-1R into the reproducible plans. Provide the signature of the responsible designer.

2. Provide glass doors and combustion air ducts at fireplaces. See family room and master bedroom.

If you have any questions regarding the above ENERGY comments please call Carroll Woods at (510) 796-3003.

Structural Comments:

1. Provide soils report to verify the pier design criteria. Alternately, design the pier for 1/6th of 1000 psf per Section 1807.10. We will defer reviewing the foundation design at this time.

2. Note on the plans to field verify the removed walls on existing second floor are non-structural, otherwise provide engineering design to account for the removed structural walls.

3. The ceiling beam loads over dining room do not appear to have included the tributary roof loads and exterior wall loads. Revise.

4. The existing foundation shall be designed to support the post loads from the ceiling beam over dining room.

5. There should be opening on first floor framing plan for the stair. Provide framing details and framing arrangement for the opening on first floor framing plan.

6. The structural portion of the drawing sets appear to be drawn by the designer. The engineer of record should review, approve, stamp and sign the structural drawing sets. We will defer further review further since there might be additional details, modifications, revisions after the engineer's review.

If you have any questions regarding the above STRUCTURAL comments please call Kei Chan at (510) 796-3003.

Certificate of Compliance: Residential (Page 1 of 2) **CF-1R**

Addit'n for #1 Orchard Street Residence 2/17/1999

#1 Orchard Street, Los Gatos

Project Address: [Redacted] Telephone: [Redacted]

All Structural [Redacted]

Documentation Number 4

Package D Compliance Methods (Package, Point System or Computer) Compliance Zone Enforcement Agency Use Only

RECEIVED FEB 17 1999

GENERAL INFORMATION

Total Conditioned Floor Area: 383. Ft²

Building Type: Single Family Addition

Front Orientation: 45 North / South / East / West / All Orientation

Number of Dwelling Units: 1

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

Component Type	Insulation R-Value	Construction Assembly U-Value	Location / Comments (select language, typical, etc.)
Wall	R13	0.068	Town of Los Gatos
Roof	R30	0.038	LANDING DEPARTMENT
Floor	R19	0.037	PLAN APPROVED
Slab Edge			

Fenestration Orientation	New Area (sf)	Fenestration U-Value	Removed	New-Removed	Overhang yes/no	Framing Type (metal/wood/vinyl)
Front						
Left	8	0.80		8		wood
Right	23	0.80		23		wood
Skylight	30	0.80	15	15		wood
TOTAL	61		15	46	< 0.2 X 383	O.K.

Type/Covering (slab/exposed, tile, etc.)	Area (sf)	Thickness (inches)	Location/Description (kitchen, bath, etc.)
Slab	383	3 1/2	Thermal Mass
Gypsum Board	422	5/2	Res. 2.36x383 = 903
			1.50x383 = 569
			0.50x422 = 211
			Total = 900 O.K.

Revised December 1992

Certificate of Compliance: Residential (Page 2 of 2) **CF-1R**

Addition for #1 Orchard Street Residence 2/17/1999

Project Title Date

HVAC SYSTEM

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

Heating Equipment Type (furnace, heat pump, etc.)	Minimum Efficiency (AFUE/HPSPF)	Distribution Type and Location (ducts, radiators, etc.)	Duct or Piping R-Value	Thermostat Type	Heat Pump Configuration (split or package)
Gas Furnace	78%		R-4.2	Set back	

Cooling Equipment Type (air conditioner, heat pump, etc.)	Minimum Efficiency (SEER)	Duct Location (attic, etc.)	Duct R-Value	Thermostat Type	Configuration (split or package)
A.C.	10.00		R-4.2	Set back	

Water Heater Type	Distribution Type	Number in System	Rated Input (kW or Btu/hr)	Tank Capacity (gallons)	Energy Factor or Recovery Efficiency	Stanby Loss (%)	External Tank Insulation R-Value
Storage gas	Hot water rec.	1		50 gal	0.53	N/A	R12

1. For small gas storage (rated input <= 75,000 Btu/hr), electric resistance and heat pump water heaters, list Energy Factor. For large gas storage water heaters (rated input >= 75,000 Btu/hr), list Rated Input, Recovery Efficiency and Standby Loss. For instantaneous gas water heaters, list Rated Input and Recovery Efficiency.

SPECIAL FEATURES / REMARKS (Add extra sheets if necessary)

COMPLIANCE STATMENT

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 individual with overall design responsibility. When this certificate of compliance is submitted for a single building plan to be built in multiple orientations, any shading feature that varied is indicated in Special Feature / Remarks section.

Designer or Owner (per Business & Professions Code)

Name: Matt Tolich
Title/Firm: Matt Tolich & CO
Address: [Redacted]
Telephone: [Redacted]
Lic#: [Redacted]

(Signature) _____ (Date) 2/17/1999

Enforcement Agency

Name: _____
Title: _____
Agency: _____
Telephone: _____

(Signature/Stamp) _____ (Date)

Documentation Author

Name: George Deo
Title/Firm: ALL STRUCTURAL
Address: 14303 Berman Lane
San Jose, CA 95134
Telephone: (408) 558-0342

(Signature) *George Deo* (Date) 2/17/1999

Mandatory Measures Checklist: Residential **MF-1R**

NOTE: Lowrise residential buildings subject to the Standards must contain these measures regardless of the compliance approach used. Items marked with an asterisk (*) may be superseded by more stringent compliance requirements listed on the Certificate of Compliance. When this checklist is incorporated into the permit documents, the features noted shall be considered by all parties as binding minimum component performance specifications for the mandatory measures whether they are shown elsewhere in the documents or on this checklist only.

DESCRIPTION	DESIGNER	ENFORCEMENT
Building Envelope Measures		
* §150(a): Minimum R-19 ceiling insulation.	R-20	
§150(b): Loose fill insulation manufacturer's labeled R-Value.		
* §150(c): Minimum R-13 wall insulation in framed walls (does not apply to exterior masonry walls).	R-13	
* §150(d): Minimum R-13 insulated floor insulation in framed floors; minimum R-8 in concrete raised floors.	N/A	
§150(e): Slab edge insulation - water absorption rate no greater than 0.3%, water vapor transmission rate no greater than 2.0 perm-inch.	✓	
§116: Insulation specified or installed meets California Energy Commission quality standards. Indicate type and form.	✓	
§116-17: Fenestration Products, Exterior Doors and Infiltration/Exfiltration Controls		
a. Doors and windows between conditioned and unconditioned spaces designed to limit air leakage.	✓	
b. Manufactured fenestration products have label with certified U-value, and infiltration certification.		
c. Exterior doors and windows weathertight; all joints and penetrations caulked and sealed.	N/A	
§150(g): Vapor barriers mandatory in Climate Zones 14 and 16 only.		
§150(h): Special infiltration barrier installed to comply with §151 meets Commission quality standards.		
§150(i): Installation of Fireplaces, Decorative Gas Appliances and Gas Logs		
1. Masonry and factory-built fireplaces have:		
a. Closeable metal or glass door	N/A	
b. Outside air intake with damper and control		
c. Flue damper and control		
2. No continuous burning gas pilots allowed.		
Space Conditioning, Water Heating and Plumbing System Measures		
§110-13: HVAC equipment, water heaters, showerheads and faucets certified by the Commission.	✓	
§150(j): Setback thermostat on all applicable heating systems.	✓	
§150(k): Pipe and Tank Insulation		
1. Indirect hot water tanks (e.g., unfired storage tanks or backup solar hot water tanks) have insulation blanket (R-12 or greater) or combined interior/exterior insulation (R-12 or greater).	✓	
2. First 5 feet of pipes closest to water heater tank, non-recirculating systems, insulated (R-4 or greater).		
3. All buried or exposed piping insulated in recirculating sections of hot water system.		
4. Cooling system piping below 55°F insulated.		
5. Piping insulated between heating source and indirect hot water tank.		
* §150(m): Ducts and Fans		
1. Ducts constructed, insulated and sealed to comply with UMC Sections 1002 and 1004; ducts insulated to a minimum installed value of R-4.2 or ducts enclosed entirely within conditioned space.	✓	
2. Exhaust fan systems have backdraft or automatic dampers		
3. Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operated dampers.		
§114: Pool and Spa Heating Systems and Equipment		
1. Systems is certified with 70% thermal efficiency, on-off switch, weatherproof operating instructions, no electric resistance heating and no pilot light.	N/A	
2. System is installed with:		
a. At least 3" pipe between filter and heater for future solar heating.	N/A	
b. Cover for outdoor pool or outdoor spa.		
3. Pool system has directional intake and a circulation pump time switch.		
§119: Gas-fired central furnace, pool heater, spa heater or household cooling appliances have no continuous burning pilot light. (Exception: Non-electrical cooling appliances with pilot < 100 Btu/hr).	✓	
Lighting Measures		
§100(c): 40 lumens/square foot or greater for general lighting in kitchens and rooms with water closets; and recessed ceiling fixtures IC (insulation cover) approved.	✓	

Revised January 1992

Received
MAR 2 4 1999
Kutzmann & Assoc.

RECEIVED
MAR 22 1999

STRUCTURAL CALCULATIONS

**** TOLLOCK RESIDENCE ****
Additions
1 Orchard Street
Los Gatos California
JOB NUMBER = 99020

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
No. C22885
Exp. 3/31/01
CIVIL
STATE OF CALIFORNIA

PLAN CHECK

THIS ENGINEERING DESIGN IS FOR THE AREA OF ADDITIONS SHOWN, ONLY. NO WARRANTY AS TO THE QUALITY OR THE STRUCTURAL INTEGRITY OF THE EXISTING HOUSE IS IMPLIED OR IMPLIED BEYOND WHAT IS EXPRESSLY WRITTEN IN THE CALCULATIONS AND ON THE PLANS. BY ACCEPTING THIS WORK, THE OWNER ACKNOWLEDGES THE ENGINEER'S LIMITED LIABILITY.

POPA ENGINEERS
GOLDEN VALLEY OFFICE CENTER
2542 South Bascom Avenue - Suite 102 - Campbell, California 95008
Phone: (408) 559-4202 FAX: (408) 559-3628

GENERAL NOTES

- THE FOLLOWING SPECIFICATIONS SHALL CONFORM TO THE 1994 UNIFORM BUILDING CODE AND ANY OTHER CITY ORDINANCES WHICH ARE IN FORCE AT THE TIME OF THIS PROJECT.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS, PRIOR TO STARTING ANY FIELD WORK.
- ANY DEVIATION CALLED BY THE FIELD CONDITIONS, OR ANY CONDITIONS DIFFERENT FROM THOSE INDICATED ON PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION. ANY DISCREPANCY NOT REPORTED TO THE ENGINEER, WILL ABSOLVE THE ENGINEER FROM ANY LIABILITY.
- TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE PROVIDED.
- DIMENSIONS SHOWN ON PLANS OR DETAILS TAKE PRECEDENCE OVER SCALES SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL WORK IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.

STRUCTURAL STEEL

- STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. (A-36) SPECIFICATIONS AND TO THE A.I.S.C. SPECIFICATIONS FOR FABRICATION AND ERECTION.
- ALL BOLTS SHALL CONFORM TO A.S.T.M. (A-307) FOR UNFINISHED BOLTS.
- ALL BOLT HOLES IN STEEL MEMBERS SHALL BE TRUE, BURNING OF HOLES FOR CONNECTIONS WILL NOT BE PERMITTED.
- PROVIDE FULL BEARING ON UNTHREADED PORTION OF BOLT SHANK FOR ALL STEEL CONNECTIONS.
- PROVIDE LEVELING NUTS FOR ALL BOLTS AT BEAM SEATS AND COLUMN BASE PLATES.
- ALL NUTS FOR STRUCTURAL STEEL CONNECTIONS SHALL BE HEAVY HEXAGONAL NUTS.
- ALL WELDING SHALL BE AS INDICATED ON THE DETAILS AND PERFORMED IN A QUALIFIED SHOP, UNDER CONTINUOUS INSPECTION PER U.S.C.1701. FIELD WELDING, OTHER THAN MISCELLANEOUS TACK WELDING, IS NOT PERMITTED, UNLESS NOTED OTHERWISE IN THE DETAILS.

LUMBER

- WOOD MEMBERS LESS THAN 4" IN WIDTH SHALL BE DOUGLAS FIR NO. 2 AND 4" OR WIDER SHALL BE DOUGLAS FIR NO. 1, UNLESS NOTED OTHERWISE ON PLANS.
- UNLESS NOTED OTHERWISE ON PLANS, ALL NAILING SHALL BE PER UNIFORM BUILDING CODE, TABLE NO. 23-1-Q.
- ALL CONNECTING HARDWARE SHALL BE SIMPSON COMPANY TYPE OR EQUAL, AND INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, UNLESS NOTED OTHERWISE ON PLANS.
- GLU-LAMINATED BEAMS SHALL BE OF A GRADE COMBINATION PROVIDING A MINIMUM Fb=2400 psi. CAMBER AS INDICATED ON PLANS.
- ROOF SHEATHING SHALL BE MIN. 1/2" CDX WITH EXTERIOR GLUE, GROUP 2. EXPOSED SHEATHING AT ROOF OVERHANG SHALL BE AS INDICATED ON THE ARCHITECT'S DRAWINGS.
- WALL SHEATHING, IF REQUIRED, SHALL BE MIN. 3/8" CDX PLYWOOD WITH EXTERIOR GLUE, GROUP 2.
- FLOOR SHEATHING SHALL BE T&G INT-2PA WITH EXTERIOR GLUE, GROUP 2. SEE PLANS FOR SIZE.
- BEARING AND NONBEARING WALLS SHALL HAVE DOUBLE TOP PLATES, LAPPED AT INTERSECTIONS. PLATE JOINTS SHALL BE STAGGERED 4'-0" MIN. AS INDICATED ON THE STRUCTURAL DETAILS.
- UNLESS NOTED OTHERWISE ON PLANS, WALLS SHALL BE OF 2 x 4 STUDS (STUD GRADE OR BETTER) AT 16" ON CENTER.
- ALL HEADERS ARE AS NOTED ON PLANS.
- ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR OR REDWOOD.
- HOLES FOR BOLTS SHALL BE BORED WITH A BIT 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. ALL BOLTS SHALL BE RETIGHTENED PRIOR TO APPLICATION OF PLYWOOD, GYP. BOARD, ETC.
- STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY NOTED OR DETAILED.
- 2x SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.
- ALL BOLTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS UNDER HEAD AND NUT, UNLESS NOTED OTHERWISE.

CONCRETE

- CONCRETE FOR SLABS ON GROUND, BEAM FOOTINGS OR PIERS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 2500 psi AT 28 DAYS, UNLESS NOTED OTHERWISE ON PLANS.
- MAXIMUM AGGREGATE SIZE SHALL BE 3/4", AND MAXIMUM SLUMP SHALL BE 4 1/2".
- ANCHOR BOLTS, HOLD-DOWN BOLTS, DOWELS, AND OTHER REQUIRED INSERTS, SHALL BE POSITIONED AND FIRMLY SECURED IN PLACE, BEFORE CONCRETE IS POURED.
- CONTRACTOR SHALL TAKE ALL THE NECESSARY MEASURES TO PROVIDE A PROPER COMPACTION OF THE CONCRETE.
- THE EXCAVATED BOTTOM OF ALL FOOTINGS SHALL EXTEND TO ELEVATIONS SHOWN ON THE DETAILS AND THE FOOTINGS SHALL BE POURED IN NEAT EXCAVATIONS, WITHOUT SIDE FORMS AS POSSIBLE.

REINFORCING STEEL

- REINFORCING STEEL SHALL BE DEFORMED BARS, CONFORMING TO ASTM A615-40 REQUIREMENTS AND WELDED WIRE MESH PER ASTM SPECIFICATION A-185.
- BARS NO. 4 AND SMALLER SHALL BE OF GRADE 40, AND BARS NO. 5 AND LARGER SHALL BE OF GRADE 60.
- ALL REINFORCING BARS SHALL BE CLEAN OF ANY RUST, OR FOREIGN MATERIALS.
- ALL REINFORCING SPLICES SHALL BE LAPPED A MINIMUM OF 30 BAR DIAMETERS BUT NOT LESS THAN 24".
- CONCRETE COVERAGE FOR REINFORCEMENT SHALL BE:
 - 3" WHERE POURED AGAINST EARTH.
 - 2" WHERE POURED AGAINST FORMS.
 - 1" FOR SLABS POURED AGAINST FORMS.
- SEE PLAN FOR QUANTITY AND LOCATION OF ANCHOR BOLTS, LOCATE BOLTS WITHIN 12" FROM CORNERS AND BUTT JOINTS.

SOILS

- CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH ALL OF THE SOILS INVESTIGATION REPORT REQUIREMENTS AND RECOMMENDATIONS, AND TAKE ALL THE NECESSARY MEASURES FOR A CORRECT AND COMPLETE IMPLEMENTATION OF SUCH REQUIREMENTS, IN THE FIELD.

CONCRETE MASONRY

-ALL MASONRY WORK SHALL BE REINFORCED GROUTED MASONRY AND CONFORM TO THE 1994 UNIFORM BUILDING CODE AND SHALL BE 88816 LIGHTWEIGHT UNITS WITH MAX. LINEAR SHRINKAGE OF 0.06%, PER A.S.T.M. (C-90-52), GRADE A. NO CONTINUOUS INSPECTION REQUIRED.

-MORTAR MIX SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT TO NOT MORE THAN THREE PARTS SAND. GROUT MIX SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT TO NOT MORE THAN THREE PARTS SAND AND NOT LESS THAN TWO PARTS PEA GRAVEL.

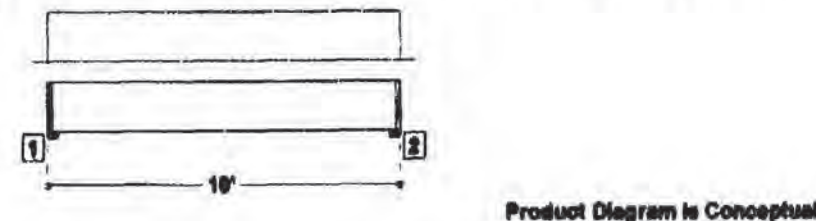
-WALLS TO BE GROUTED IN 4' MAXIMUM LIFTS, UNLESS HIGH LIFT GROUT PROCEDURES (WITH BLOCKOUTS) ARE USED. ALL REINFORCING SHALL HAVE A MINIMUM COVERAGE OF 1/2" OF GROUT. ALL BOLTS SHALL HAVE A MINIMUM COVERAGE OF 1" OF GROUT.

-NO PIPES OR DUCTS SHALL BE PLACED IN MASONRY WALLS UNLESS SPECIFICALLY NOTED OR DETAILED.

-DOWELS IN CONCRETE FOR MASONRY WALLS SHALL BE 2-NO. 4 OR AS INDICATED ON THE DETAILS.

-ALL RETAINING BLOCK WALLS SHALL BE PROVIDED WITH AN APPROVED MOISTURE BARRIER ON THE DIRT SIDE. SEE ARCHITECT'S DRAWINGS.

TERRACE JOISTS
USE 2x14 @ 16" o.c. AND RIP FOR SLOPE BUT NO MORE THAN 4"
1.5" x 8.25" 1.6E SOLID SAWN DOUGLAS FIR #2 @ 16.0" o/c
THIS PRODUCT MEETS OR EXCEEDS THE SET DESIGN CONTROLS FOR THE APPLICATION AND LOADS LISTED



LOADS:

Analysis for JOIST MEMBER Supporting FLOOR - RES. Application: Loads(per): 80 Live at 100% duration, 35 Dead, 0 Partition

SUPPORTS:

	INPUT	BEARING	JUSTIFICATION	REACTIONS(bk.)		
	WIDTH	LENGTH		LIVE/DEAD/TOTAL	DETAIL	OTHER
1	2x4 plate	3.50"	3.5"	Left Face	400 / 233 / 633	
2	2x4 plate	3.50"	3.5"	Right Face	400 / 233 / 633	Blocking

DESIGN CONTROLS:

	MAXIMUM	DESIGN	CONTROL	CONTROL	LOCATION
Shear(b)	807	807	879	Passed(57%)	LT. end Span 1 under Floor loading
Moment(b)	1454	1454	1972	Passed(74%)	MID Span 1 under Floor loading
Live Defl.(in)	0.086	0.240	Passed(L999+)		MID Span 1 under Floor loading
Total Defl.(in)		0.152	0.479	Passed(L757)	MID Span 1 under Floor loading

- Allowable moment was increased for repetitive member usage.
- Deflection Criteria: STANDARD(L1480, TL240).
- Bracing(LU): All compression edges (top and bottom) must be braced at 6' 11" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- The allowable shear stress (F_v) has not been increased due to the potential of splits, checks and shakes. See NDS for applicability of increase.

ADDITIONAL NOTES:

- IMPORTANT! The analysis presented is output from software developed by True Joist MacMillan (TJM). The specific product application, input design loads, and stated dimensions have been provided by the software user. This output has not been reviewed by a TJM Associate.
- Solid sawn lumber analysis is in accordance with 1991 NDS methodology and is solely presented for comparison purposes. Program limitations and assumptions about this analysis are available through the software's On-line Help. True Joist MacMillan does not warrant the analysis nor the performance of solid sawn lumber materials.
- Allowable Stress Design methodology was used for Code UBC analyzing the solid sawn lumber material listed above.

OPERATOR NOTES

USE 2x14 @ 16" o.c. AND RIP FOR SLOPE BUT NOT LESS THAN 2x10

PROJECT INFORMATION

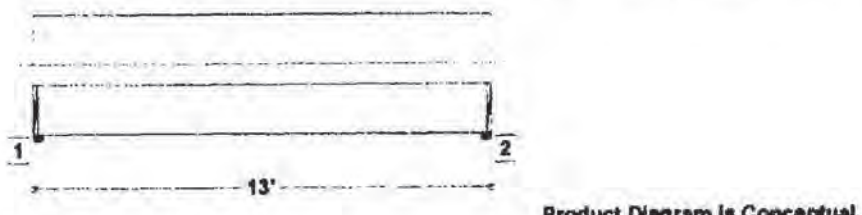
TOLLICK RESIDENCE ADDITIONS

OPERATOR INFORMATION:

POPA ENGINEERS Inc.
2542 S. Bascom Ave. #102
Campbell, CA 95008
John P.

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TERRACE JOISTS AT MORE THAN 10'-0" SPAN
1.5" x 8.25" 1.6E SOLID SAWN DOUGLAS FIR #2 @ 12.0" o/c
USE 2x14 @ 16" o.c. AND RIP FOR SLOPE BUT NO MORE THAN 4"
THIS PRODUCT MEETS OR EXCEEDS THE SET DESIGN CONTROLS FOR THE APPLICATION AND LOADS LISTED



LOADS:

Analysis for JOIST MEMBER Supporting FLOOR - RES. Application: Loads(per): 60 Live at 100% duration, 35 Dead, 0 Partition

SUPPORTS:

	INPUT	BEARING	JUSTIFICATION	REACTIONS(bk.)		
	WIDTH	LENGTH		LIVE/DEAD/TOTAL	DETAIL	OTHER
1	2x4 plate	3.50"	3.5"	Left Face	390 / 227 / 617	
2	2x4 plate	3.50"	3.5"	Right Face	390 / 227 / 617	Blocking

DESIGN CONTROLS:

	MAXIMUM	DESIGN	CONTROL	CONTROL	LOCATION
Shear(b)	598	517	879	Passed(59%)	LT. end Span 1 under Floor loading
Moment(b)	1880	1880	1972	Passed(52%)	MID Span 1 under Floor loading
Live Defl.(in)		0.214	0.315	Passed(L700)	MID Span 1 under Floor loading
Total Defl.(in)		0.339	0.629	Passed(L446)	MID Span 1 under Floor loading

- Allowable moment was increased for repetitive member usage.
- Deflection Criteria: STANDARD(L1480, TL240).
- Bracing(LU): All compression edges (top and bottom) must be braced at 6' o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- The allowable shear stress (F_v) has not been increased due to the potential of splits, checks and shakes. See NDS for applicability of increase.

ADDITIONAL NOTES:

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- Solid sawn lumber analysis is in accordance with 1991 NDS methodology and is solely presented for comparison purposes. Program limitations and assumptions about this analysis are available through the software's On-line Help. True Joist MacMillan does not warrant the analysis nor the performance of solid sawn lumber materials.
- Allowable Stress Design methodology was used for Code UBC analyzing the solid sawn lumber material listed above.

OPERATOR NOTES

USE 2x12 @ 12" o.c. AND RIP FOR SLOPE BUT NOT LESS THAN 2x10

PROJECT INFORMATION

TOLLICK RESIDENCE ADDITIONS

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Campbell, CA 95008
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TERRACE BEAM OVGARAGE
DROPPED
5.25" x 11.875" 2.0E Parallam® PSL
THIS PRODUCT MEETS OR EXCEEDS THE SET DESIGN CONTROLS FOR THE APPLICATION AND LOADS LISTED



LOADS:

Analysis for BEAM MEMBER Supporting FLOOR - RES. Application: Tributary Load Width: 10'
Loads(per): 60 Live at 100% duration, 35 Dead, 0 Partition

SUPPORTS:

	INPUT	BEARING	JUSTIFICATION	REACTIONS(bk.)		
	WIDTH	LENGTH		LIVE/DEAD/TOTAL	DETAIL	OTHER
1	2x4 plate	3.50"	3.042"	Left Face	4200 / 2586 / 6786	Detail A3 1.25' LSL Rim
2	2x4 plate	3.50"	3.042"	Right Face	4200 / 2586 / 6786	Detail A3 1.25' LSL Rim

- See TJM SPECIFIER'S / BUILDER'S GUIDES for details: A3.
- Bearing length requirement exceeds input at support(s) 1, 2. Supplemental hardware is required to satisfy bearing requirements.

DESIGN CONTROLS:

	MAXIMUM	DESIGN	CONTROL	CONTROL	LOCATION
Shear(b)	8625	5544	12053	Passed(40%)	LT. end Span 1 under Floor loading
Moment(b)	22635	22635	29554	Passed(76%)	MID Span 1 under Floor loading
Live Defl.(in)		0.347	0.456	Passed(L472)	MID Span 1 under Floor loading
Total Defl.(in)		0.561	0.653	Passed(L222)	MID Span 1 under Floor loading

- Deflection Criteria: STANDARD(L1480, TL240).
- Bracing(LU): All compression edges (top and bottom) must be braced at 2' 8" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.

ADDITIONAL NOTES:

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PROJECT INFORMATION

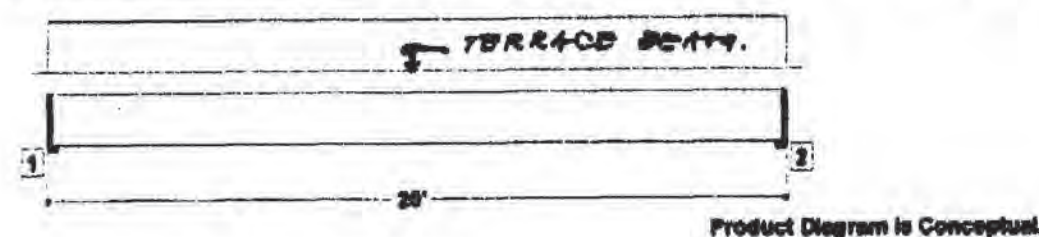
TOLLICK RESIDENCE ADDITIONS

OPERATOR INFORMATION:

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Campbell, CA 95008
John P.

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TERRACE BEAM OVER GARAGE
3.5" x 11.875" 2.0E Parallam® PSL
 11/11/2008 10:58:58 AM
 Page 1 of 1
 THIS PRODUCT MEETS OR EXCEEDS THE SET DESIGN CONTROLS FOR THE APPLICATION AND LOADS LISTED



LOADS:
 Analysis for BEAM MEMBER Supporting FLOOR - RES. Application. Tributary Load Width: 7' 0"
 Loads (psf): 60 Live at 100% duration, 35 Dead, 0 Partition, and:
 TYPE CLASS LIVE DEAD LOCATION APPLICATION COMMENT
 Point (psf) Roof (1.25) 4200 2508 10' Adds to

SUPPORTS:
 INPUT BEARING REACTION(S) LOCATION
 WIDTH LENGTH JUSTIFICATION LIVE/DEAD TOTAL DETAIL OTHER
 1 2nd plate 3.50' 2.25' Left Face 3700 (R1.25) / 2533 / 6233 Detail A3 1.25' LSL Rim
 2 2nd plate 3.50' 2.25' Right Face 3700 (R1.25) / 2533 / 6233 Detail A3 1.25' LSL Rim
 - See T.J.M. SPECIFIER'S / BUILDER'S GUIDES for details: A3.

DESIGN CONTROLS:
 MAXIMUM DESIGN CONTROL CONTROL LOCATION
 Shear (lb) 6186 5819 23863 Passed(25%) LT and Span 1 under Roof loading
 Moment (ft-lb) 47006 47006 67803 Passed(89%) MID Span 1 under Roof loading
 Live Defl (in) 0.561 0.656 Passed(L/253) MID Span 1 under Roof loading
 Total Defl (in) 0.934 0.983 Passed(L/253) MID Span 1 under Roof loading
 - Deflection Criteria: STANDARD(L/360, TL/240).
 - Bracing (LUL): All compression edges (top and bottom) must be braced at 2' 8" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.

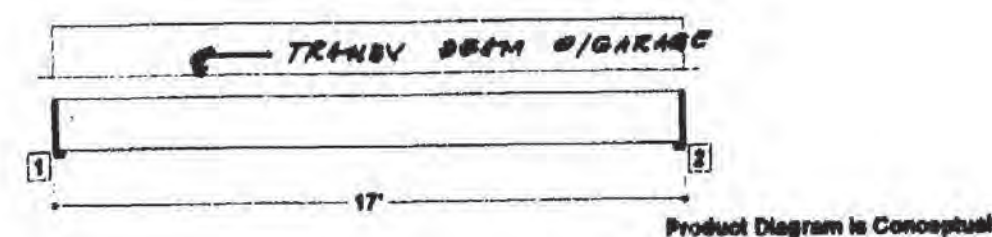
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PROJECT INFORMATION:
 TOLLICK RESIDENCE ADDITIONS

OPERATOR INFORMATION:
 POPA ENGINEERS Inc.
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 Campbell, CA 95008
 John P.

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GARAGE DOOR HEADER
5.25" x 14" 2.0E Parallam® PSL
 11/11/2008 11:07:06 AM
 Page 1 of 1
 THIS PRODUCT MEETS OR EXCEEDS THE SET DESIGN CONTROLS FOR THE APPLICATION AND LOADS LISTED



LOADS:
 Analysis for BEAM MEMBER Supporting FLOOR - RES. Application. Tributary Load Width: 0'
 Loads (psf): 60 Live at 100% duration, 35 Dead, 0 Partition, and:
 TYPE CLASS LIVE DEAD LOCATION APPLICATION COMMENT
 Point (psf) Roof (1.25) 3700 2533 4' Adds to

SUPPORTS:
 INPUT BEARING REACTION(S) LOCATION
 WIDTH LENGTH JUSTIFICATION LIVE/DEAD TOTAL DETAIL OTHER
 1 2nd plate 3.50' 4.048' Left Face 5306 (R1.25) / 3533 / 8032 Detail A3 1.25' LSL Rim
 2 2nd plate 3.50' 2.54' Right Face 3451 (R1.25) / 2286 / 5095 Detail A3 1.25' LSL Rim
 - See T.J.M. SPECIFIER'S / BUILDER'S GUIDES for details: A3.
 - Bearing length requirement exceeds input at support(s) 1, 2. Supplemental hardware is required to satisfy bearing requirements.

DESIGN CONTROLS:
 MAXIMUM DESIGN CONTROL CONTROL LOCATION
 Shear (lb) 8649 8306 17792 Passed(47%) LT and Span 1 under Roof loading
 Moment (ft-lb) 31301 31301 60326 Passed(61%) MID Span 1 under Roof loading
 Live Defl (in) 0.411 0.506 Passed(L/487) MID Span 1 under Roof loading
 Total Defl (in) 0.690 0.833 Passed(L/201) MID Span 1 under Roof loading
 - Deflection Criteria: STANDARD(L/360, TL/240).
 - Bracing (LUL): All compression edges (top and bottom) must be braced at 2' 8" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.

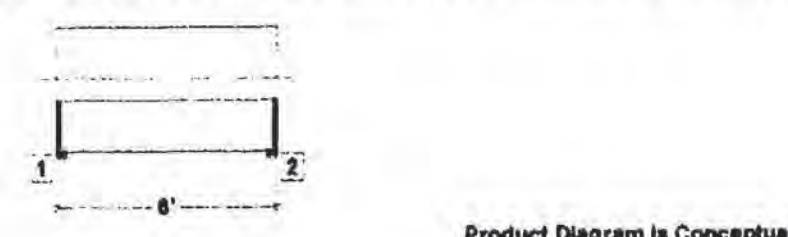
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PROJECT INFORMATION:
 TOLLICK RESIDENCE ADDITIONS

OPERATOR INFORMATION:
 POPA ENGINEERS Inc.
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 Campbell, CA 95008
 John P.

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HEADER AT NEW BATHROOM
3.5" x 11.875" 2.0E Parallam® PSL
 11/11/2008 10:57:17 AM
 Page 1 of 1
 THIS PRODUCT MEETS OR EXCEEDS THE SET DESIGN CONTROLS FOR THE APPLICATION AND LOADS LISTED



LOADS:
 Analysis for BEAM MEMBER Supporting FLOOR - RES. Application. Tributary Load Width: 7'
 Loads (psf): 60 Live at 100% duration, 35 Dead, 0 Partition, and:
 TYPE CLASS LIVE DEAD LOCATION APPLICATION COMMENT
 Uniform (psf) Roof (1.25) 786 613 0 to 5

SUPPORTS:
 INPUT BEARING REACTION(S) LOCATION
 WIDTH LENGTH JUSTIFICATION LIVE/DEAD TOTAL DETAIL OTHER
 1 2nd plate 3.50' 2.25' Left Face 1260 / 774 / 2034 Detail A3 1.25' LSL Rim
 2 2nd plate 3.50' 2.25' Right Face 1260 / 774 / 2034 Detail A3 1.25' LSL Rim
 - See T.J.M. SPECIFIER'S / BUILDER'S GUIDES for details: A3.

DESIGN CONTROLS:
 MAXIMUM DESIGN CONTROL CONTROL LOCATION
 Shear (lb) 1021 1185 8035 Passed(57%) LT and Span 1 under Floor loading
 Moment (ft-lb) 2721 2721 19902 Passed(14%) MID Span 1 under Floor loading
 Live Defl (in) 0.015 0.159 Passed(L/999+) MID Span 1 under Floor loading
 Total Defl (in) 0.024 0.283 Passed(L/999+) MID Span 1 under Floor loading
 - Deflection Criteria: STANDARD(L/360, TL/240).
 - Bracing (LUL): All compression edges (top and bottom) must be braced at 2' 8" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.

ADDITIONAL NOTES:
 - IMPORTANT! The analysis presented is output from software developed by Trus Joist MacMillan (TJM). TJM warrants the sizing of its products by this software will be accomplished in accordance with TJM product design criteria and code accepted design values. The specific product application, input design loads, and stated dimensions have been provided by the software user. This output has not been reviewed by a TJM Associate.
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PROJECT INFORMATION:
 TOLLICK RESIDENCE ADDITIONS

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HEADER AT NEW DOOR AT BATHROOM
3.5" x 11.875" 2.0E Parallam® PSL
 11/11/2008 11:09:08 AM
 Page 1 of 1
 THIS PRODUCT MEETS OR EXCEEDS THE SET DESIGN CONTROLS FOR THE APPLICATION AND LOADS LISTED



LOADS:
 Analysis for BEAM MEMBER Supporting FLOOR - RES. Application. Tributary Load Width: 1'
 Loads (psf): 60 Live at 100% duration, 35 Dead, 0 Partition, and:
 TYPE CLASS LIVE DEAD LOCATION APPLICATION COMMENT
 Uniform (psf) Roof (1.25) 786 613 0 to 5

SUPPORTS:
 INPUT BEARING REACTION(S) LOCATION
 WIDTH LENGTH JUSTIFICATION LIVE/DEAD TOTAL DETAIL OTHER
 1 2nd plate 3.50' 2.378' Left Face 1970 (R1.25) / 1565 / 3535 Detail A3 1.25' LSL Rim
 2 2nd plate 3.50' 2.378' Right Face 1970 (R1.25) / 1565 / 3535 Detail A3 1.25' LSL Rim
 - See T.J.M. SPECIFIER'S / BUILDER'S GUIDES for details: A3.
 - Bearing length requirement exceeds input at support(s) 1, 2. Supplemental hardware is required to satisfy bearing requirements.

DESIGN CONTROLS:
 MAXIMUM DESIGN CONTROL CONTROL LOCATION
 Shear (lb) 3299 1723 10044 Passed(17%) LT and Span 1 under Roof loading
 Moment (ft-lb) 3649 3649 24818 Passed(15%) MID Span 1 under Roof loading
 Live Defl (in) 0.015 0.159 Passed(L/999+) MID Span 1 under Roof loading
 Total Defl (in) 0.026 0.233 Passed(L/999+) MID Span 1 under Roof loading
 - Deflection Criteria: STANDARD(L/360, TL/240).
 - Bracing (LUL): All compression edges (top and bottom) must be braced at 2' 8" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.

ADDITIONAL NOTES:
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 - Allowable Stress Design methodology was used for Code UBC analyzing the TJM Residential product listed above.

PROJECT INFORMATION:
 TOLLICK RESIDENCE ADDITIONS

OPERATOR INFORMATION:
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CEILING BEAM ORDNING ROOM
7" x 14" 2.0E Parallel PSL

THIS PRODUCT MEETS OR EXCEEDS THE SET DESIGN CONTROLS FOR THE APPLICATION AND LOADS LISTED



LOADS:
Analysis for BEAM MEMBER Supporting FLOOR - RES. Application: Tributary Load Width: 1'
Load(s): 12 Live at 100% duration, 18 Dead, 0 Partition, and
TYPE CLASS LIVE DEAD LOCATION APPLICATION COMMENT
Uniform(s) Roof (1.25) 300 300 0 to 20' Replace ← L.F.F.S FROM RIDE END WALL ABOVE INCL. 485.5"

SUPPORTS:
INPUT BEARING REACTION(s)
WIDTH LENGTH JUSTIFICATION LIVE/DEAD TOTAL DETAIL OTHER
1 2x4 plate 3.50' 2.824' Left Face 3000 (R1.25) / 4207 / 7807 Detail A3 1.25" LSL Rm
2 2x4 plate 3.50' 2.824' Right Face 3000 (R1.25) / 4207 / 7807 Detail A3 1.25" LSL Rm
Use T&M SPECIFIERS / BUILDER'S GUIDES for details: A3.
Bearing length requirement exceeds input at support(s) 1, 2. Supplemental hardware is required to satisfy bearing requirements.

DESIGN CONTROLS:
MAXIMUM DESIGN CONTROL CONTROL LOCATION
Shear(s) 7877 0908 23053 Passed(20%) L7 and Span 1 under Roof loading
Moment(s) 3744 37744 Passed(20%) L7 and Span 1 under Roof loading
Live Def (in) 0.300 0.150 Passed(100%) MID Span 1 under Roof loading
Total Def (in) 0.805 0.983 Passed(127%) MID Span 1 under Roof loading
Deflection Criteria: STANDARD LLS(200, 11, L240).
Bracing(L): All compression edges (top and bottom) must be braced at 2' 0" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.

ADDITIONAL NOTES:
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OBJECT INFORMATION
TALLICK RESIDENCE

OPERATOR INFORMATION:
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Campbell, CA 95008
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LATERAL ANALYSIS

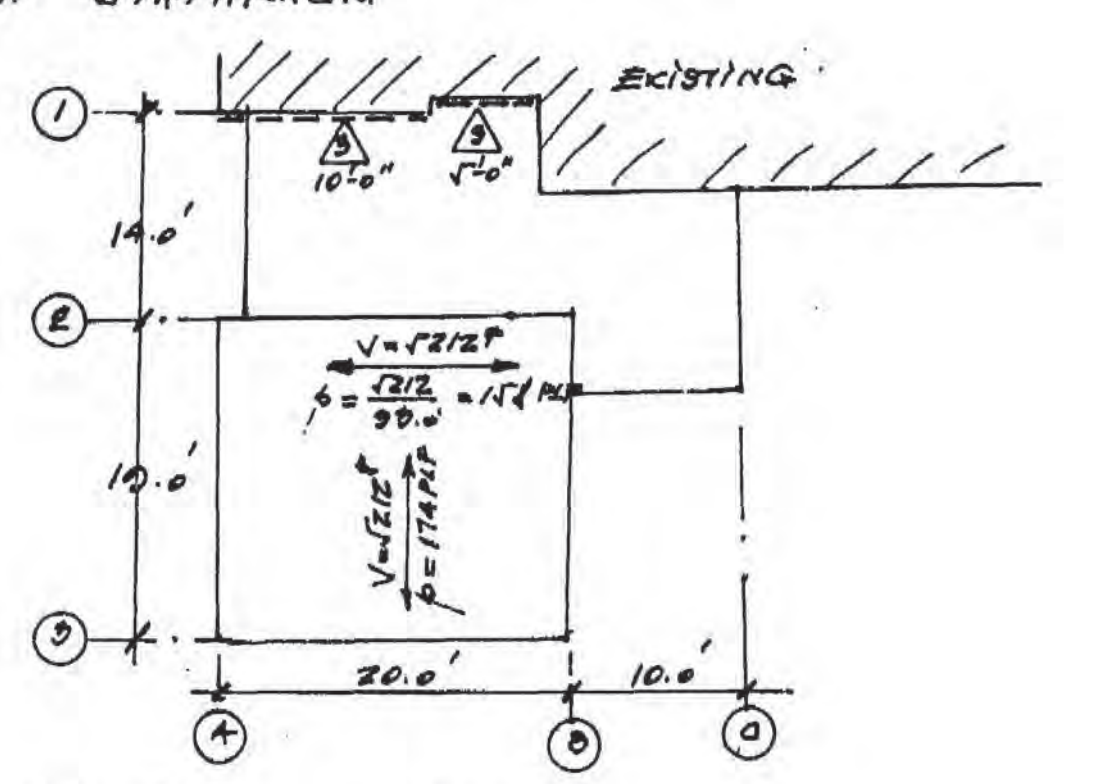
E.O.
 $H_{OL} = (20.0 \times 2.1) + (13 \times 1.4) + (13 \times 1.4)(95+9) + 8 \times 15(91.0-91.0) = 97592.5$

$V.E.O. = 14 \times 97592.5 = 1366295$

$H.I.N.S. = 11.0 \text{ PSF} \times 99.0 \times (4+2) = 2178$

E.O. GOVERNS BOTH DIRECTIONS:

RIDE DIAPHRAGM



$S = 174 \times 20 / 2 \times 10 = 872 \text{ PLF}$

$T = 0 = 174 \times 20 \times 10 = 3480$

USE 3" PLATE WITH 10 @ 8" E.N. 10" E.F.N.

USE 2-2x4 TOP PLATE WITH 8-10 @ 16" AT OVERLAPS

SEAR WALLS:
 $V_f = (152 \times 1.5 + 9180) / (10+7) = 274 \text{ PLF}$

DATE: **POPA ENGINEERS INC.**
STRUCTURAL ENGINEERING CONSULTANTS
Golden Valley Office Center • 2542 S. Beacon Ave. • Campbell, CA 95008
Phone: (408) 558-4202 Suite 102 Fax: (408) 558-3658

$V_1 = 14 \times 10 \times 14 / (10+4) = 191.0 \text{ PLF}$

$V_2 = 10 \times 10 \times 14 / (10+10) = 70.0 \text{ PLF}$

$V_3 = 20 \times 10 \times 14 = 2800$

$V_4 = 20 \times 10 \times 14 / 8.5 = 307 \text{ PLF}$

$V_5 = 10 \times 10 \times 14 / (4.5+5.5) = 87 \text{ PLF}$

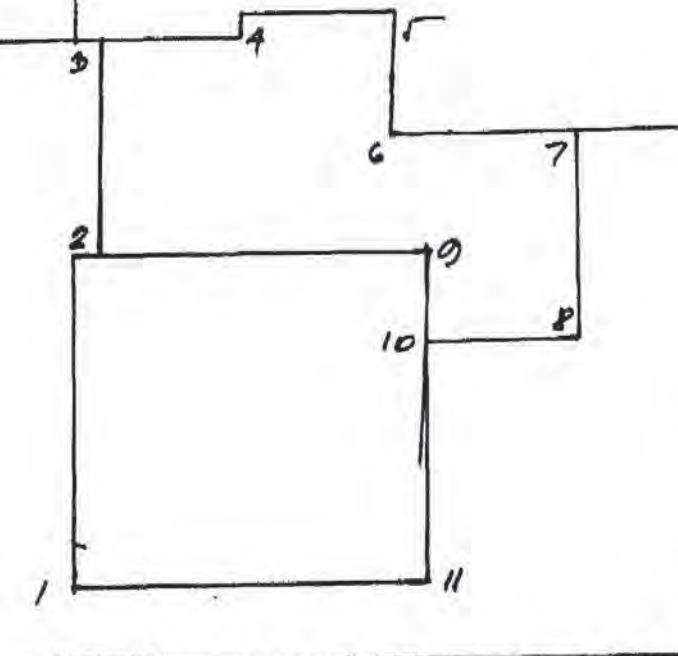
OVERTURNING $T.C. = 84 - 1/2 W_{OL} \cdot L$

WALL	V (PLF)	H (FT)	L (FT)	1/2 W _{OL} (PLF)	T.C. (LB)	NO'S.
V ₁	279.0	2.0	10.0	88.0	1072.0	MTT280
V ₂	191.0	2.0	10.0	88.0	1782.0	OK
V ₃	307.0	2.0	10.0	88.0	1782.0	OK
V ₄	307.0	2.0	10.0	88.0	1782.0	OK
V ₅	87.0	2.0	10.0	88.0	1782.0	MTT280
V ₆	307.0	2.0	10.0	88.0	1782.0	MTT280
V ₇	87.0	2.0	10.0	88.0	1782.0	MTT280

DATE: **POPA ENGINEERS INC.**
STRUCTURAL ENGINEERING CONSULTANTS
Golden Valley Office Center • 2542 S. Beacon Ave. • Campbell, CA 95008
Phone: (408) 558-4202 Suite 102 Fax: (408) 558-3658

FOUNDATIONS

LINE LOADS:



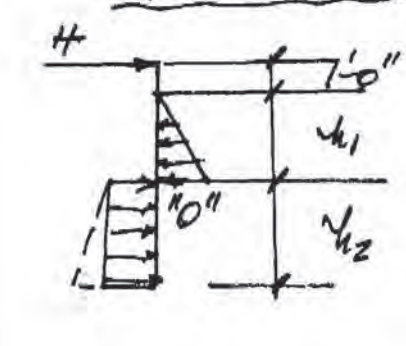
LINE	RIDE	WALL	EXISTING	TOTAL	MAX PER SPAC
1-2	175.0	128.0	—	303.0	8'0"
2-3	108.0	—	—	108.0	8'0"
3-4	170.0	—	—	170.0	8'0"
4-5	170.0	—	—	170.0	8'0"
5-6	170.0	—	—	170.0	8'0"
6-7	170.0	—	—	170.0	8'0"
7-8	170.0	—	—	170.0	8'0"
8-10	170.0	—	—	170.0	8'0"
10-11	170.0	—	—	170.0	8'0"
11-12	170.0	—	—	170.0	8'0"
12-13	170.0	—	—	170.0	8'0"

TRY 16" PIERS x 8'-0" DEEP (UNDISTURBED SOIL).
BASED UBC: NO
FRICTION = 1000 X (1/2) X 10' = 2000 PSF
PASSIVE PRESSURE = 300 PSF
PIER CAPACITY: $P_{cap} = 3.14 \times 1.98 \times 200 (8'-1') = 48,000$
OK actual loads / capacity

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CONCRETE = 2500 PSI $f_c = 10$
 STEEL = 40 KSI $f_y = 20$
 $A_s = 2.2 \text{ in}^2$
 $d = 20"$
 $49 = 10 \times (2) / 8 \times 20 = .019$
 $K = .146$ $J = .05$
 $M_{CAP} = (E) \times (20 \times 10) \times 20 \times (.05) / 2 = 6324.0 \text{ ft-lb}$

MAX. ALLOW. LINE LOAD TO FOOTINGS AS DETERMINED BY
 PIER W. BASE = 10' $L = 10'$
 SPACING L
 4.0' 1620 PLF
 5.0' 1218 PLF
 6.0' 975 PLF
 7.0' 812 PLF
 8.0' 609 PLF GOVERNS. 700 PLF

CHECK EMBELEMMENT:

 $H = E.C. = 8 \times 150 \text{ PLF} = 1200'$
 $\sqrt{A_1/2} \geq 1200$ $\sqrt{A_1} \geq \sqrt{240000} = 490$
 $M_{OT} = 1200 (1.0 \times 2.0) - 1200 \times 2.0 / 2 = 1200$
 $\sqrt{A_2/2} \geq 3520$ $\sqrt{A_2} \geq \sqrt{2464000} = 1570$
 TOTAL DEPTH = 1.0 + 2.0 + 2.0 = 5.0 FT
 SAT 8" OK

DATE	POPA ENGINEERS Inc.	JOB NO.
DESIGNED BY	STRUCTURAL ENGINEERING CONSULTANTS	
CHECKED BY	Golden Valley Office Center • 2542 S. Bascom Ave. • Campbell, CA 95008 Phone: (408) 558-4202 Suite 102 Fax: (408) 558-3629	01

REINFORCEMENT:
 USE EQUIVALENT SQUARE SECTION.
 $144 \text{ AREA} = \sqrt{3.14 \times 12^2} = 10.5 \text{ in } d = 7.0'$
 4# $A_s = 1.58$
 4# @ 11" $A_s \text{ NEC} = 3520 \times 12 / 20000 \times 1.0 \times (11) = .95 \text{ in}^2$
 USE 2#4 $A_s = .4 \text{ in}^2$
 $49 = 10 \times (4) / 10.5 \times 7.0 = .054$
 $K = .28$ $J = .01 \rightarrow .28$

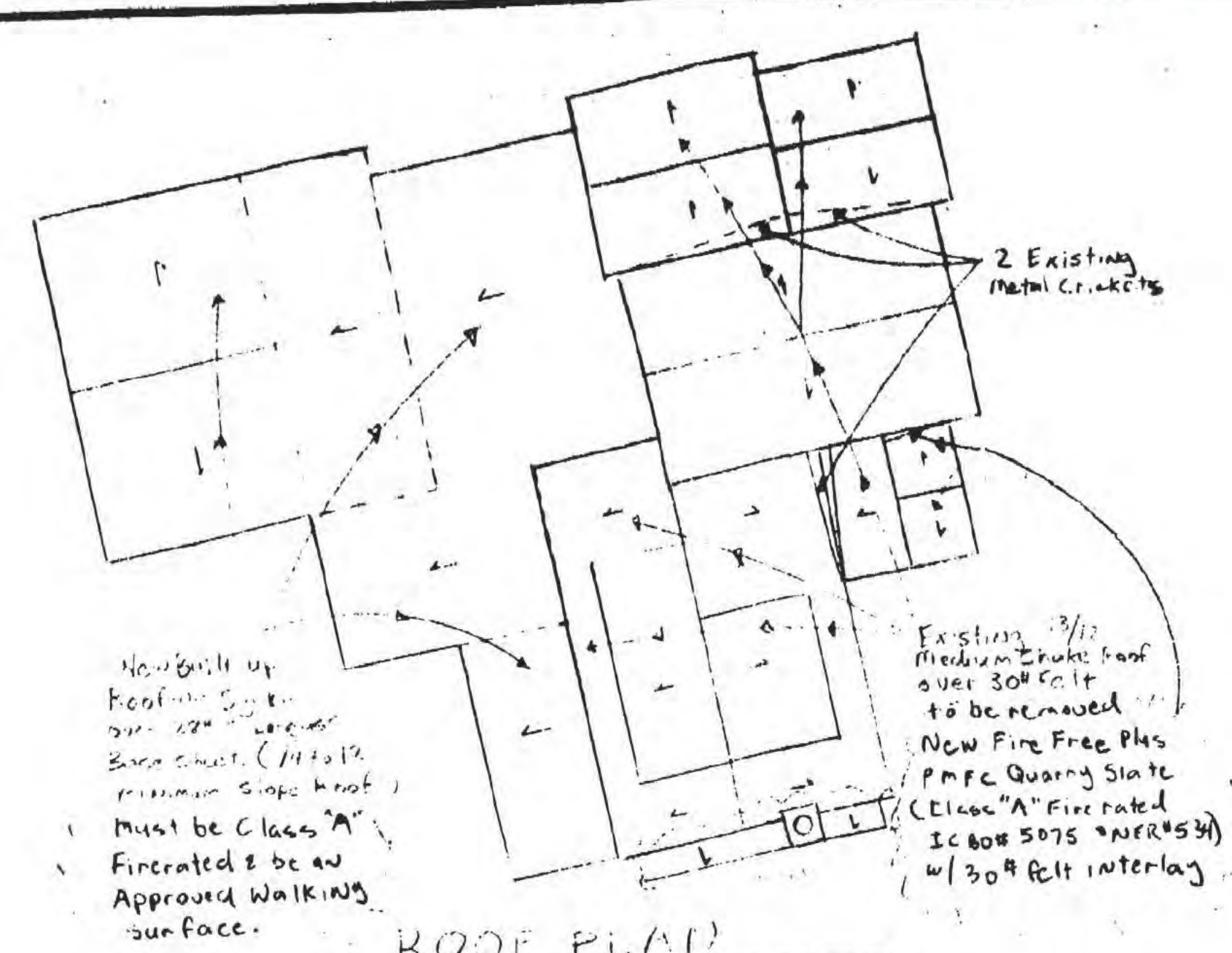
DATE	POPA ENGINEERS Inc.	JOB NO.
DESIGNED BY	STRUCTURAL ENGINEERING CONSULTANTS	
CHECKED BY	Golden Valley Office Center • 2542 S. Bascom Ave. • Campbell, CA 95008 Phone: (408) 558-4202 Suite 102 Fax: (408) 558-3629	01

TOWN OF LOS GATOS
 BUILDING DEPARTMENT
 RE: TOLLICK RESIDENCE 1 ORCHARD STREET
 ANSWERS TO PLAN CHECK - STRUCTURAL
 ITEM: 1. NO SOILS REPORT. ALLOW SOIL = 1000 PSF
 ALLOWABLE FRICTION = 1000/10 = 100.0 PSF
 PIERS WERE RECALCULATED USING THIS VALUE
 AND THE 1.25 (CA) FOR RUDF LL.
 2. O.K.
 3. THE COMPUTER RUN SHOWS:
 UNIT (PLF) RUDF (1.25) 11.300 $N = 300$ -
 THERE ARE LOADS FROM RUDF & WALL. PLS. CHECK AGAIN.
 4. O.K. SEE PIERS.
 5. G. OK.



DATE	POPA ENGINEERS Inc.	JOB NO.
DESIGNED BY	STRUCTURAL ENGINEERING CONSULTANTS	
CHECKED BY	Golden Valley Office Center • 2542 S. Bascom Ave. • Campbell, CA 95008 Phone: (408) 558-4202 Suite 102 Fax: (408) 558-3629	01

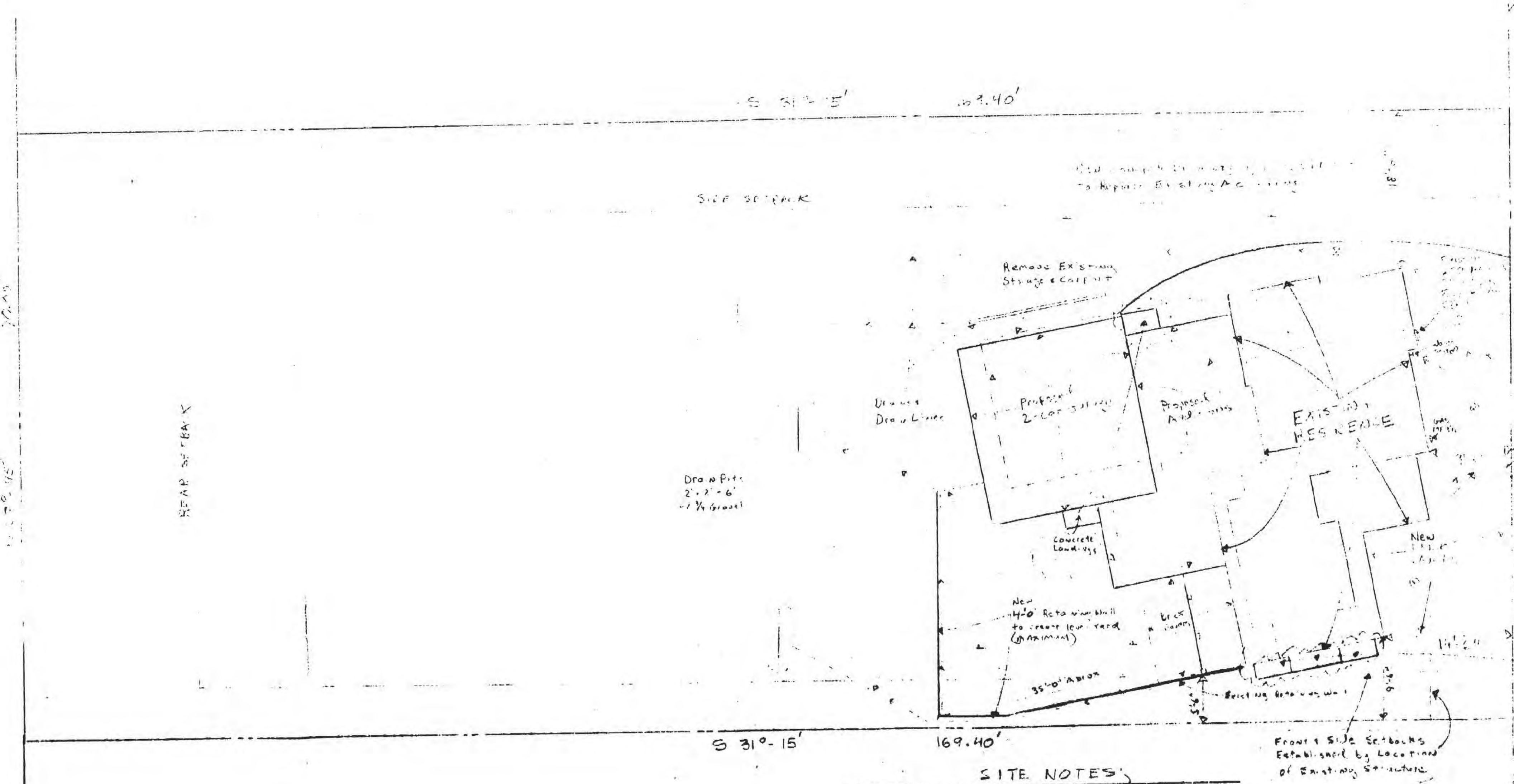
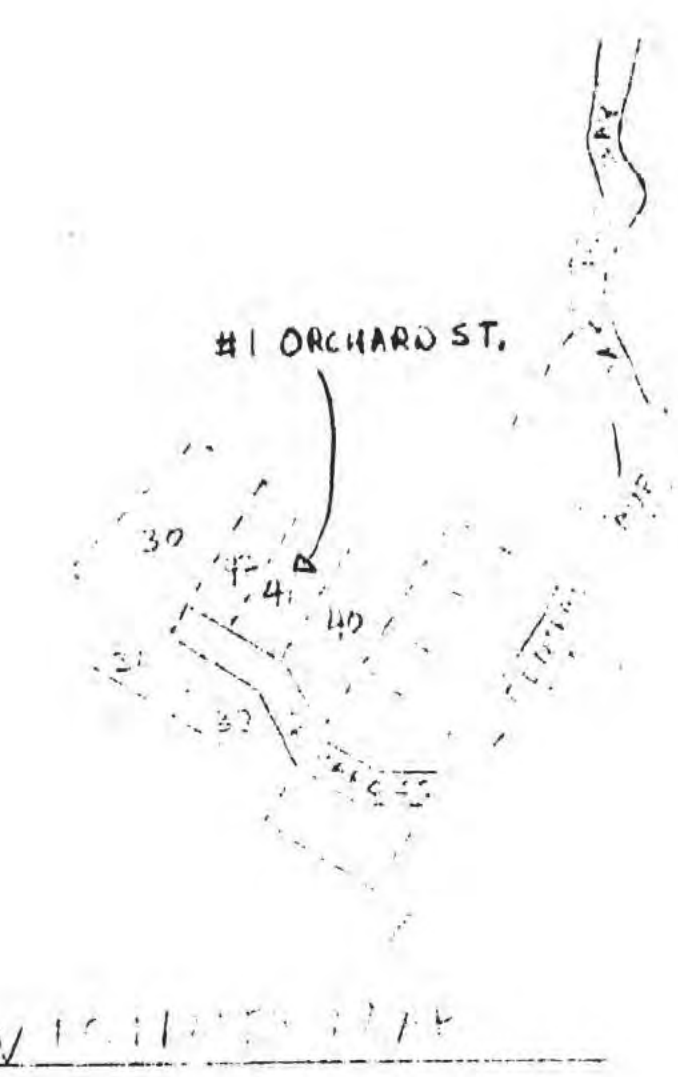
#1 ORCHARD STREET
LOS GATOS, CA 95030
REMODEL, ROOM ADDITIONS &
GARAGE ADDITION



Roof Plan
1/2" = 1'-0"
NOTE:
Roof to comply
w/ Table No. 15-B-2

LOT INFORMATION

APN#	529-32-011
2011 AG- A-1	10,000 sq ft
LOT SIZE	11,958 sq ft
EXISTING FLOOR AREA	1,997 sq ft
Proposed Addition	350 sq ft
Proposed Garage	400 sq ft
Total Proposed	750 sq ft



- SITE NOTES:
- 1) Downspouts to Discharge to Splash Blocks & Away from Foundation
 - 2) Shape Final Grade to Drain 2% Away from Building
 - 3) Collect Driveway Discharge in 3" P.V.C. Pipe & Discharge to Rear Landscape
 - 4) All Work in Public Right-of-Way will Require a separate Construction Encroachment Permit
 - 5) No Trees shall be removed without Proper Permit

SITE PLAN
1/8" = 1'-0"

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
DATE: 3-2-99

PLANNING DEPARTMENT
APPROVED
THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROVIDED OR TO WHAT IS SHOWN AS EXISTING, MAY REQUIRE A SEPARATE APPROVAL.
APPROVED: [Signature]
DATE: 3-2-99
RECEIVED
MAR 22 1999
BPP-000106
Received
MAR 24 1999
Kutzmann & Assoc.

#1 ORCHARD STREET, LOS GATOS, CA
REMODEL, ROOM ADDITIONS & GARAGE ADDITION
SCALE: NOTED
DATE: 12-12-98
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
Kutzmann & Assoc.

ABBREVIATIONS, SYMBOLS & NOTES

OC	ON CENTER
EX	Existing
OP	Operable
SC	Solid Core
DBL	Double
GL	Glazing
Temp	Tempored
W.S.	Weatherstripping
SD	Smoke Detector; See Add'l Notes (Sheet 8)
D.C.	Dedicated Circuit
D.W.	Dishwasher (20 amp D.C.)
G.D.	Garbage Disposal (20 amp D.C.)
M.W.	Microwave (20 amp D.C.)
FLO	Fluorescent Light (40 Lumens/Per Watt Minimum)
W.P.C.	Water Proof Cover
GFI	Ground Fault Interrupter
DL	U.L. Listed for Lamp Location w/ Plastic LENS
IC	IC Rated Recessed Light
IC	IC Rated Recessed Light & Fan; See Notes
Window	Window must meet EGRESS UBC Section 310.4
Water Closet	(16 per bath floor)
Supply Registers	
Telephone & Cable Outlets	
Switch, 3 way & 4 way	
Electrical Receptacle Outlet	
Moseb. b. water outlets w/ hose attachment; and faucets must have approved non-siphon type drain w/ floor protection device installed	

NOTES

- 1) Fireplaces & chimneys shall be installed in accordance with their listing and the manufacturer's instructions. See Notes in the mechanical code.
- 2) Hearth extensions shall conform to the conditions of the listing and the manufacturer's installation instructions. (See 310.5)
- 3) Provide glass doors and combustion air ducts at fireplaces.

STAIRWAYS & HANDRAILS

1. One-hour fire-resisting construction on the stair side.
2. 1 1/2 inch wide solid self-closing light-diffusing door or a 20 mesh fire-rated glass door.
3. Minimum 20 gage in thickness for air duct passing through the wall and no opening into the garage, does not need fire stamps.
4. Structural members supporting the horizontal separation shall be protected by equivalent fire-resisting construction.

STAIRWAYS & HANDRAILS

194 UBC Section 1009 and 1009.1

1. Stairways: 36-inch minimum width, 8-inch maximum rise, 9-inch minimum run, and 6 feet 8-inch minimum handroom.
2. Landings: same as stairway width or 44 inches.
3. Handrails: not required less than 4 floors, placed between 34 and 38 inches high, minimum 12 inch extension at top and bottom floors, returned ends or in safety terminals, 1 1/4 to 2 inches handgrip.
4. Open side of stairway and guardrail protection: When area is more than 30 inches above grade or floor, it shall be protected by a minimum 36-inch high guardrail with intermediate rails no placed such that a 4 inch sphere cannot pass through.
5. Enclosed usable under stairway protected with 5/8 type X gypsum board.
6. Handrails shall be designed such that the maximum concentrated load shall not exceed 200 pounds, and the maximum uniform load shall not exceed 30 pounds per linear foot.

Smoke Detectors

194 UBC Section 310.9.1

1. Hard wired power source and battery back up for new construction.
2. Detector shall be installed in each sleeping room and in the corridor access to sleeping area.

WINDOW & DOOR SCHEDULE

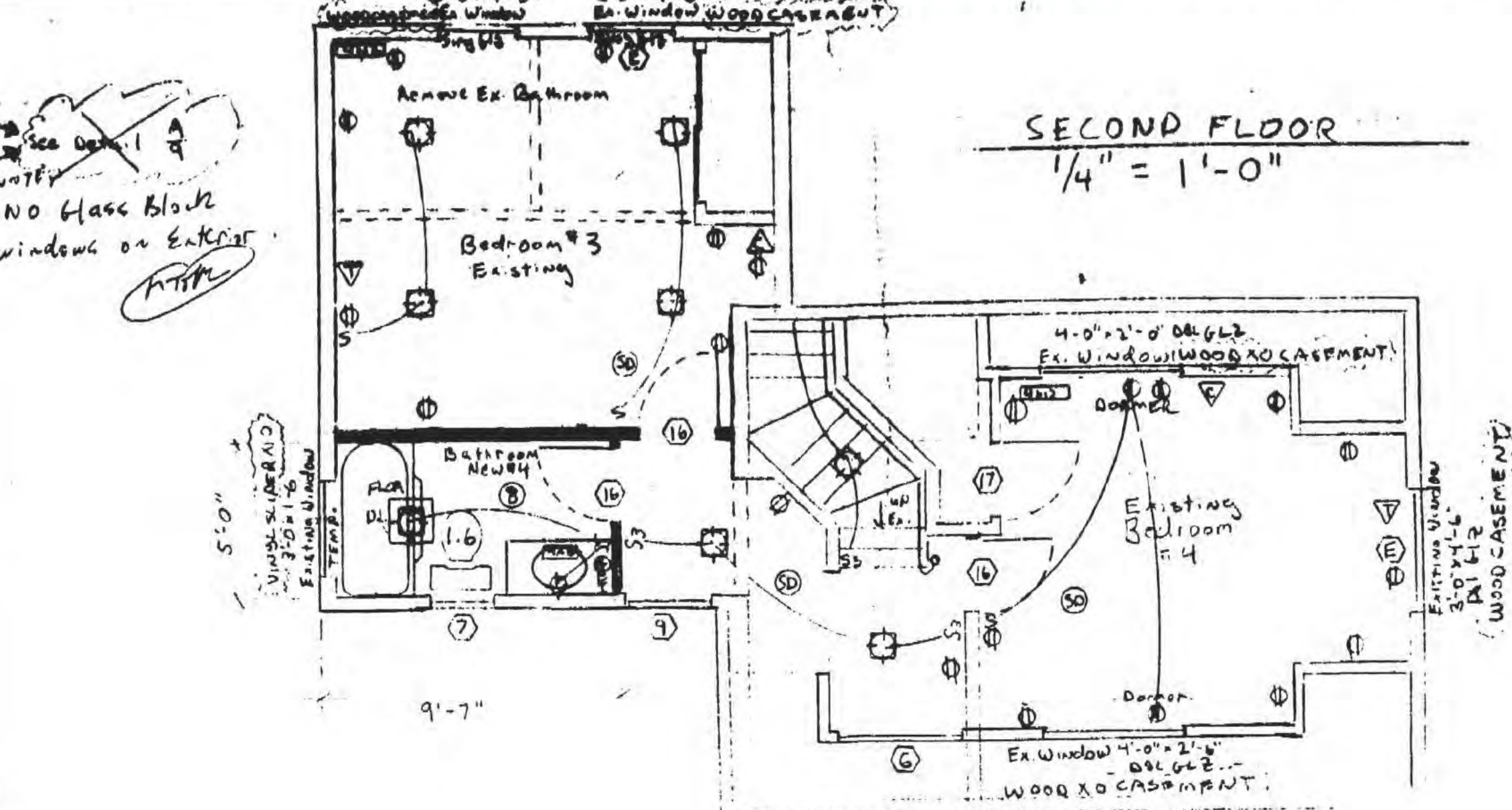
Size	Type	Notes
4'-6" x 5'-0"	Wood Slider	Single
5'-0" x 5'-0"	Wood Slider	Temp. DBL GLZ.
5'-0" x 4'-0"	Wood Slider	DBL GLZ. Temp.
2'-8" x 4'-9"	Wood DBL Hung	DBL GLZ.
5'-0" x 1'-6"	Wood Slider	DBL GLZ. Temp.
4'-0" x 2'-6"	Wood Slider	DBL GLZ.
1'-8" x 4'-0"	Wood DBL Hung	DBL GLZ.
3'-0" x 5'-5"	Wood DBL Hung	DBL GLZ.
2'-4" x 4'-6"	Wood DBL Hung	DBL GLZ.
3'-0" x 4'-9"	Steel Entry Door	6-5/8" x 4-1/2" DBL GLZ.
3'-0" x 6'-8"	1 hr Fire-Rate Masonry	8-5/8" x 4-1/2" DBL GLZ.
1'-8" x 3'-11"	5'-0" DBL Hung	DBL GLZ.
5'-8" x 6'-8"	5'-0" DBL Hung	DBL GLZ.
3'-0" x 6'-8"	Wood DBL Hung	DBL GLZ.
3'-0" x 4'-8"	Wood DBL Hung	DBL GLZ.
2'-6" x 6'-8"	Masonry 6-Panel Door	S.C. 5-1/2" Bete.
2'-4" x 6'-8"	Masonry 6-Panel Door	S.C. 5-1/2" Bete.
2'-10" x 6'-8"	Masonry 6-Panel Door	S.C. 5-1/2" Bete.
2'-6" x 6'-8"	Masonry 6-Panel Door	S.C. 5-1/2" Bete.
2'-4" x 6'-8"	Masonry 6-Panel Door	S.C. 5-1/2" Bete.
2'-4" x 6'-8"	Pair of Masonry Sliding	S.C. 5-1/2" Bete.
1'-8" x 7'-0"	Steel-Rolling Ins. Door	6-5/8" x 4-1/2" DBL GLZ.
2'-6" x 6'-8"	Wood Glass Door (Temp.)	6-5/8" x 4-1/2" DBL GLZ.

Kitchen & Bathroom Notes

- 1) GFI Protection is required for all all receptacles within six feet of sinks as required per NEC (Article 210-8a).
- 2) First switch to minimum 40 Lumens/ watt fixtures in Kitchen & Bathroom, as required per Title 24 Mandatory Measures.
- 3) Exhaust fans must connect directly to the outside & must provide 5 air changes per hour. They must terminate 3 feet from any opening into the building and be provided with a backdraft damper (See Section 1207.2).
- 4) Showers and tub/shower combinations shall be provided with and shall control valves or the thermostatic mixing or pressure balance type. UBC Section 410.7

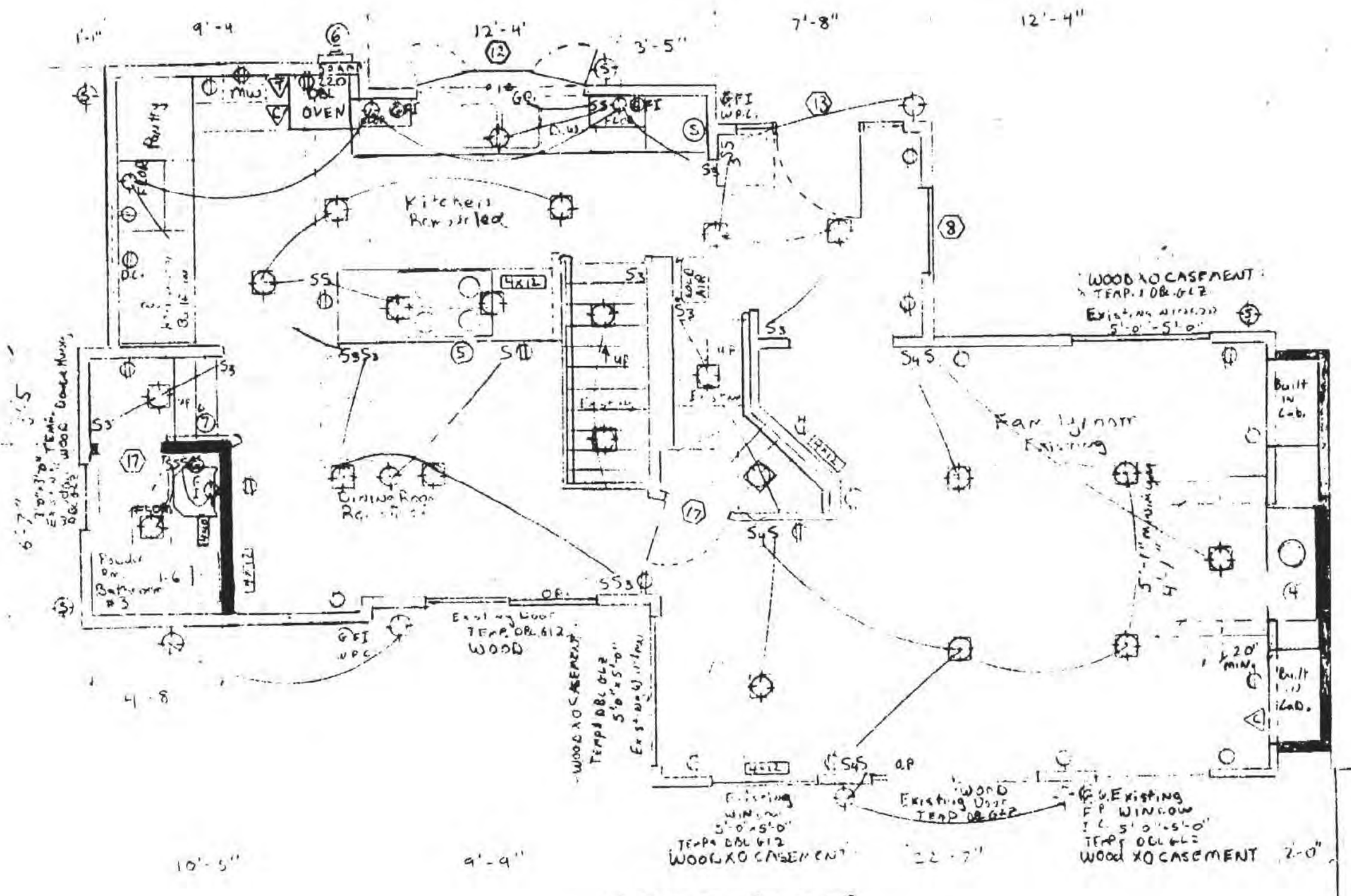
SECOND FLOOR

1/4" = 1'-0"



FIRST FLOOR

1/4" = 1'-0"



Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED

NOTES

- 1) 12" x 42" High-Side Hat Tube. See Notes, 'Whirlpool Rater' (Sheet 8)
- 2) Recessed Insulated Ceiling Light in a completely enclosed Lamp (Sheet 8)
- 3) Enclosed Sealed Gas Fireplace, Heat 11610 SL 750 TR (ADA LISTED). See Notes, Factory Built Fireplaces
- 4) Gas Fireplace, Marco # DBL GLZ. 1680 # 2672. See Notes, Factory Built Fireplaces
- 5) Thermador Gas Stove (Unit Below) thru under floor a terminate to the exterior
- 6) Existing 200 Amp Service Panel (Overhead)
- 7) See Notes, Stairways & Handrails, RISE 7" (total 21") & RUN 11" (total 22")
- 8) All Bathroom each protected by a Dedicated GFI circuit. (Notes Sheet 8)
- 9) All Shower Doors and Enclosures shall have Tempered Glass
- 10) One New 60 Gallon Water Heater (5660) on Concrete Pad per UBC, Sec. 510.5. Provide seismic strapping for water heater.
- 11) One New Forced-Air Furnace (on Concrete Pad)
- 12) 100,000 BTU & 80% A/E U.E. (See Notes Sheet 8)
- 13) 3/4" Type X Sheetrock at Walls & Dry Rot remove & Complete Garage Ceiling & First floor all to create 1 hr Firewall minimum; See Notes;

FLOOR PLAN LEGEND

Existing Walls	---
New Walls	---
Remove Walls	---

Note: Field verify that removed walls on existing second floor are non-structural. Provide engineering design to account for removed structural walls.

GENERAL NOTES

- 1) ALL WORK SHALL COMPLY WITH 1994 U.B.C., U.M.C., U.P.C., & 1993 DEC
- 2) ALL MEASUREMENTS ARE FROM FACE OF EXISTING FIELD DIMENSIONS UNLESS FIELD
- 3) Provide a landing at all exterior doors.

For windows doors the maximum change in elevation from threshold to the landing is 8 inches. For outside windows doors the maximum is 1 inch. The width of the landing shall be at least the width of the door and the landing shall be at least 48 inches wide.

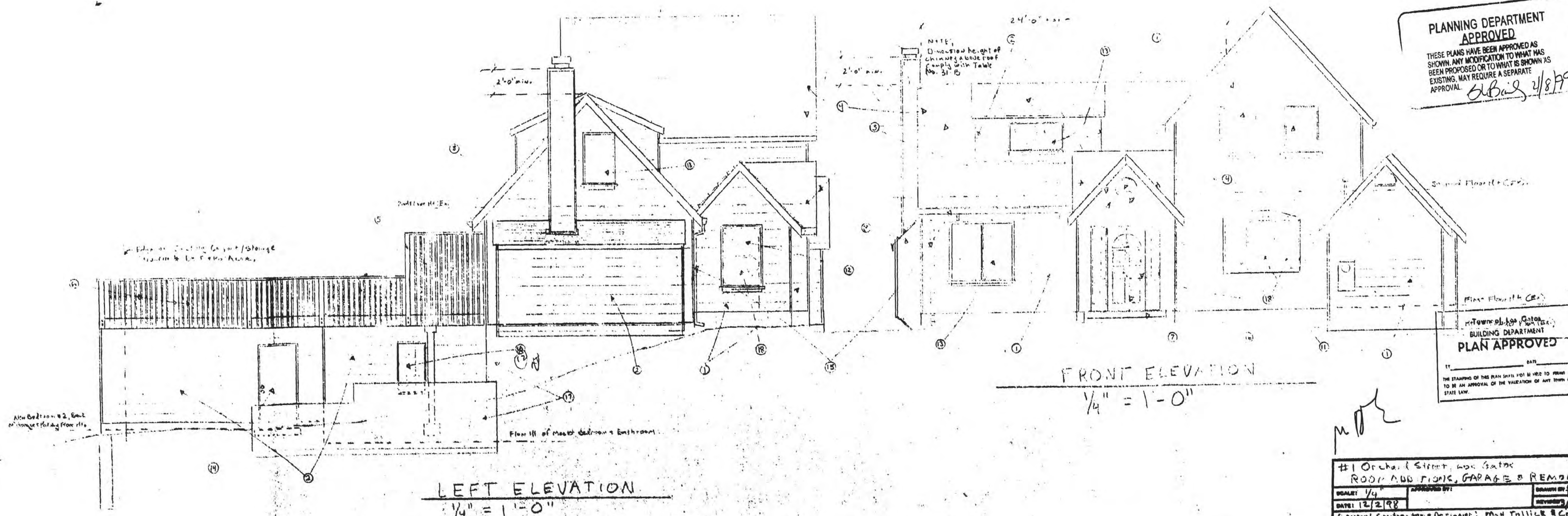
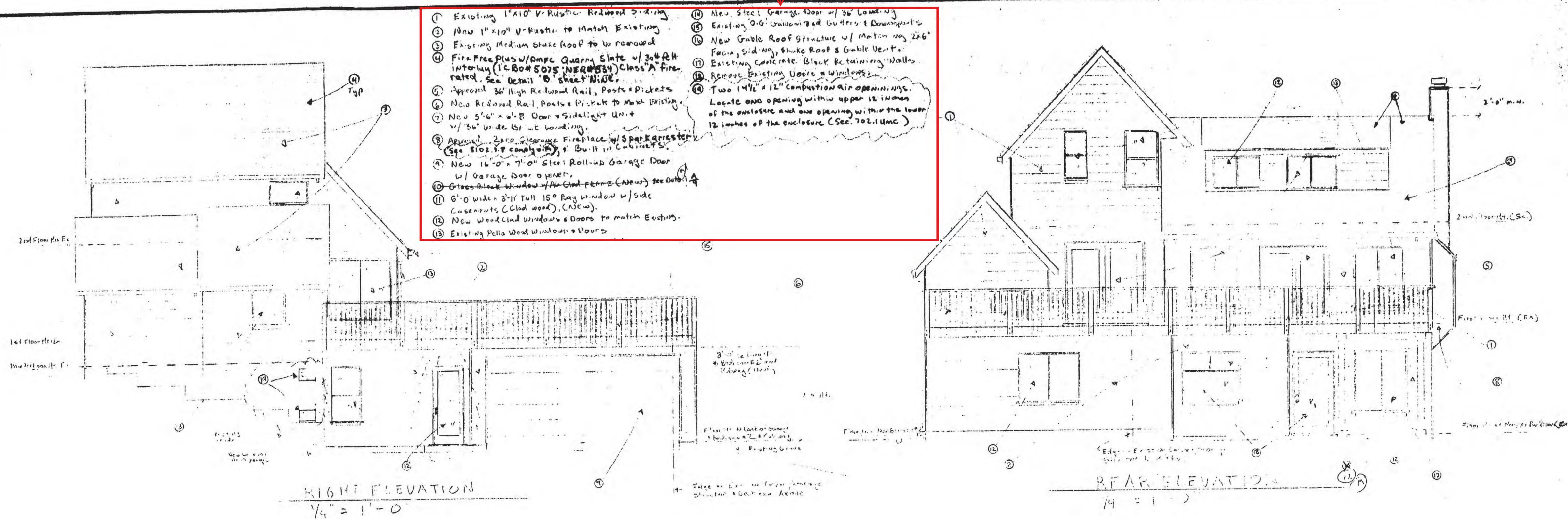
REMOVE 4 Rpm. ALL EXISTING GARAGE AT #1 ORCHARD STREET

DATE: 11/12/92	APPROVED BY: [Signature]	DESIGNED BY: [Signature]
REVISION: GENERAL CONTRACTOR - [Signature]	MAINTAINED BY: [Signature]	OWNER: MATTHEW POLICE
TWO		

Remodel the existing 1997 SF residence, 350 SF additions, New 420 SF garage

- Existing 1"x10" Rustic Redwood Siding
- New 1"x10" Rustic to match existing
- Existing Roof to be removed
- Class "A" Fire Rated - See Detail & Note
- Approved 36" high Redwood Rail, Posts & Pickets
- New Redwood Rail Posts & Pickets to match existing
- New 5'-6" x 6'-8" Door & Sidelight Unit w/ 36" wide clear opening
- Approved zero-clearance fireplace w/ spark arrestor - Built in cabinets
- New 16'-0" x 7'-0" Steel Roll-up Garage Door w/ Garage Door Opener
- 6'-0" wide x 3'-1" tall 150° Bay Window w/ side casements (Clad wood), (NEW)
- New wood-clad windows & doors to match existing
- Existing Wood Windows & Doors

- New Steel Garage Door w/ Side Loading
- Existing 9'-6" Galvanized Gutters & Downspouts
- New Gable Roof Structure w/ Motion Mtg 2x6" Facing Siding, Shake Roof & Gable Vents
- Existing Concrete Block Retaining Walls
- Remove Existing Doors & Windows
- Two 14 1/2" x 12" Combustion Air Openings. Locate one opening within the upper 12 inches of the enclosure and one opening within the lower 12 inches of the enclosure



PLANNING DEPARTMENT
APPROVED
THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING, MAY REQUIRE A SEPARATE APPROVAL.
C.B. 2/8/99

TOWN OF ASH FOLIO 10
BUILDING DEPARTMENT
PLAN APPROVED
DATE: 12/2/98

#1 Orchard Street, Waco, Texas
ROOM ADDITION, GARAGE & REMODEL
OWNER: JAMES J. JONES
DATE: 12/2/98
DESIGNED BY: JAMES J. JONES
GENERAL CONTRACTOR & DESIGNER: JAMES J. JONES
OWNER: JAMES J. JONES
FOUR

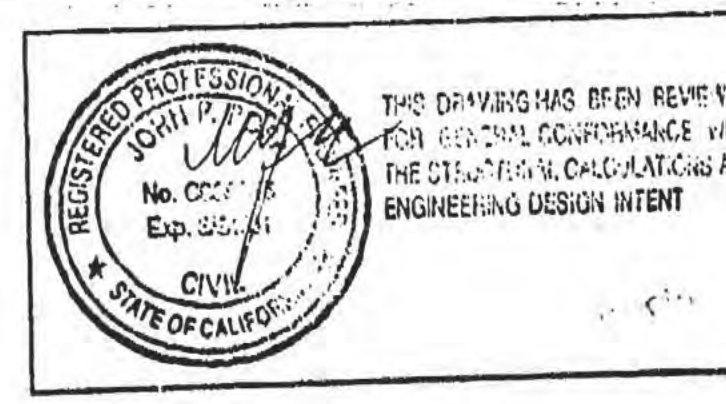
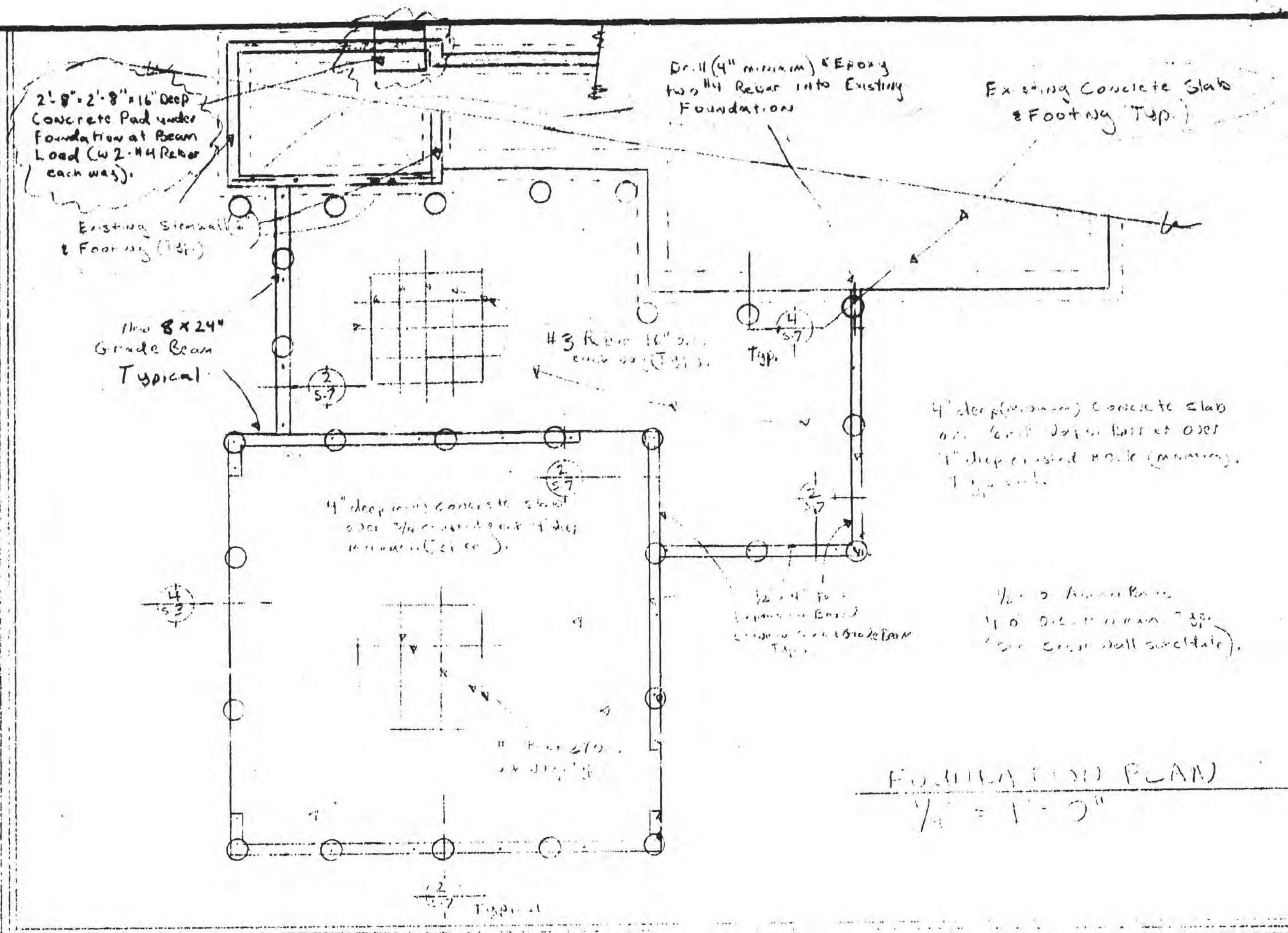
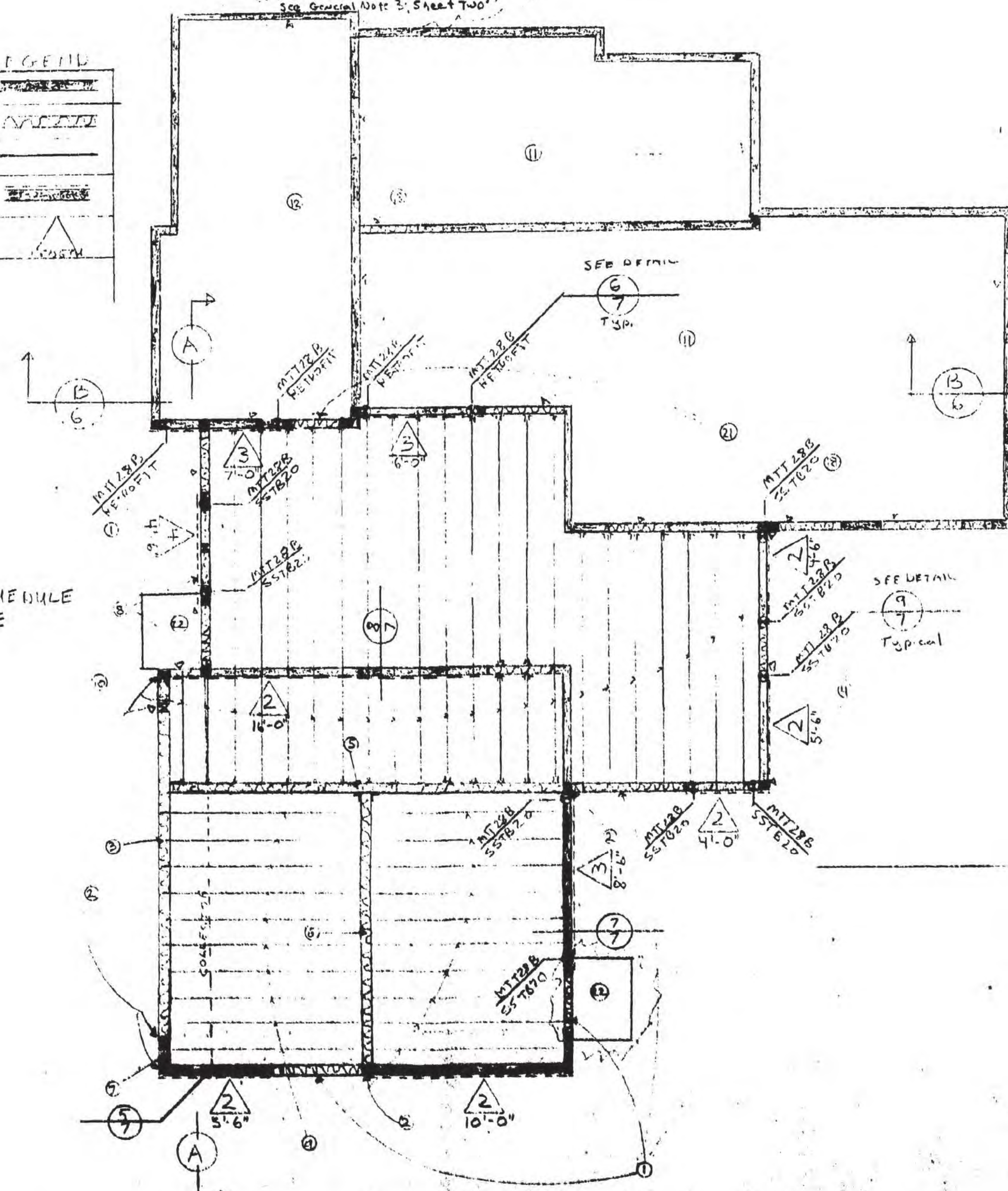
- FRAMING NOTES:**
- 1) 4"x12" D.F. 2x10 Header
 - 2) 4"x6" D.F. 1x8 Posts
 - 3) 5/4"x14" Parallel 2x6 w/ 18" @ Posts
 - 4) 4"x4" D.F. 1x6 Posts (TYP)
 - 5) 7"x16" Parallel 2x6 Detail 1 - Sheet 7
 - 6) 5/4"x14" Parallel 2x6 w/ H45125/12
 - 7) 2"x6" Wall @ Front of Garage
 - 8) 2"x4" D.F. 2x6 Header 16" O.C. (TYP)
 - 9) 2"x12" D.F. 1x10 min. 2x10 to create
 - 10) 1/4" 1x12 Sill (C4-210 Hangers, 16" O.C.)
 - 11) 2"x16" L.F. 1x12 Sill 10 min. 2"x10" to create 1/4" 1x12 slope (C4-210 Hangers, 16" O.C.)
 - 12) Existing 2"x10" Floor Joists 16" O.C.
 - 13) Existing 2"x6" Floor Joists 16" O.C.
 - 14) 3/8" 1x6 Plywood (TYP) 3/4" @ 12" O.C. Field
 - 15) 1/2" 1x6 Plywood 6" O.C. @ Plate
 - 16) 3/4" 1x6 Plywood (8x6 6" O.C. edge & 10" O.C. Field)
 - 17) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 18) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 19) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
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 - 81) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 82) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 83) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 84) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 85) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 86) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 87) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 88) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 89) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 90) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 91) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 92) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 93) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 94) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 95) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 96) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 97) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 98) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 99) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin
 - 100) 1/2" 1x6 Plywood 6" O.C. @ Log Cabin

- GENERAL FRAMING NOTES:**
- 1) ALL New Framing Shall Comply With Chapter 23 & Table 23-1-Q of 1994 U.B.C.
 - 2) Supply Ventilation to All Roof Areas (1 sq. ft. per 150 sq. ft.)
- Notes: Supply Approximately 3 1/2 sq. ft. of Ventilation w/ 2" Holes w/ 1/4" bolted Screws, at Blower or Rim Joist.
- See Notes, Sheet 8

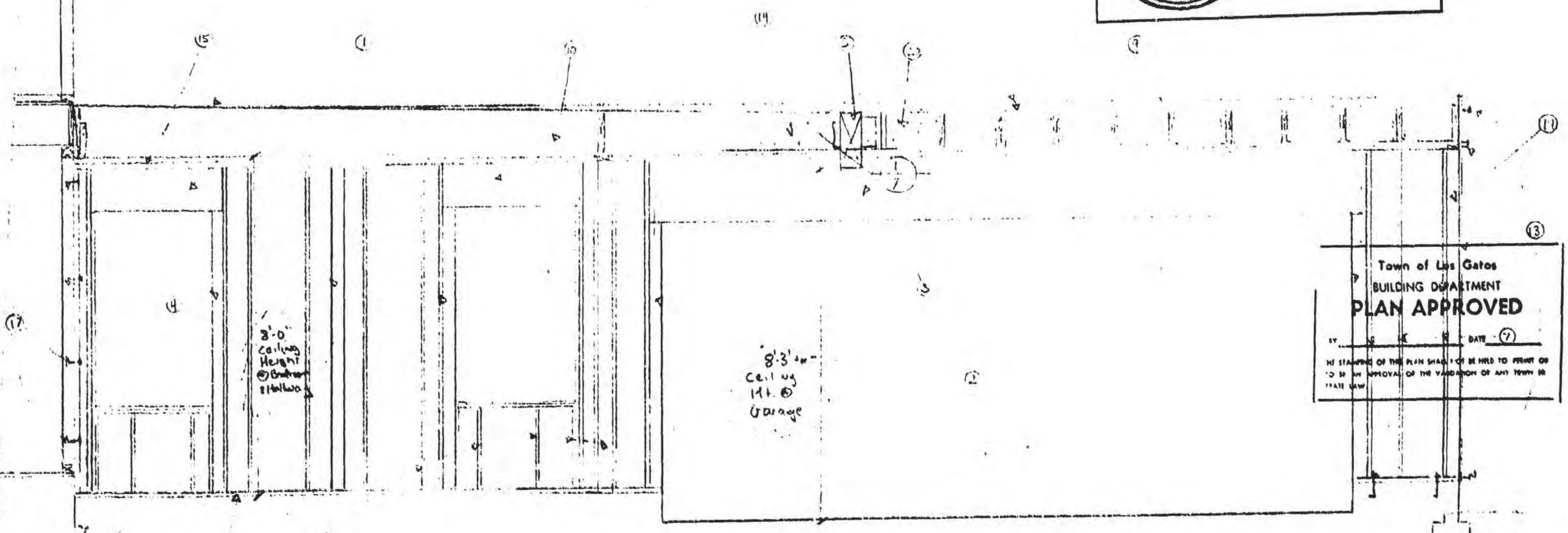
FRAMING PLAN (BASEMENT LEVEL)

BEARING WALLS	---
HEADERS & BEAMS	---
2" @ RAFTERS	---
SHEAR WALLS	---
LENGTH OF SHEAR	---

NOTE:
SHEAR WALL SCHEDULE ON SHEET THREE



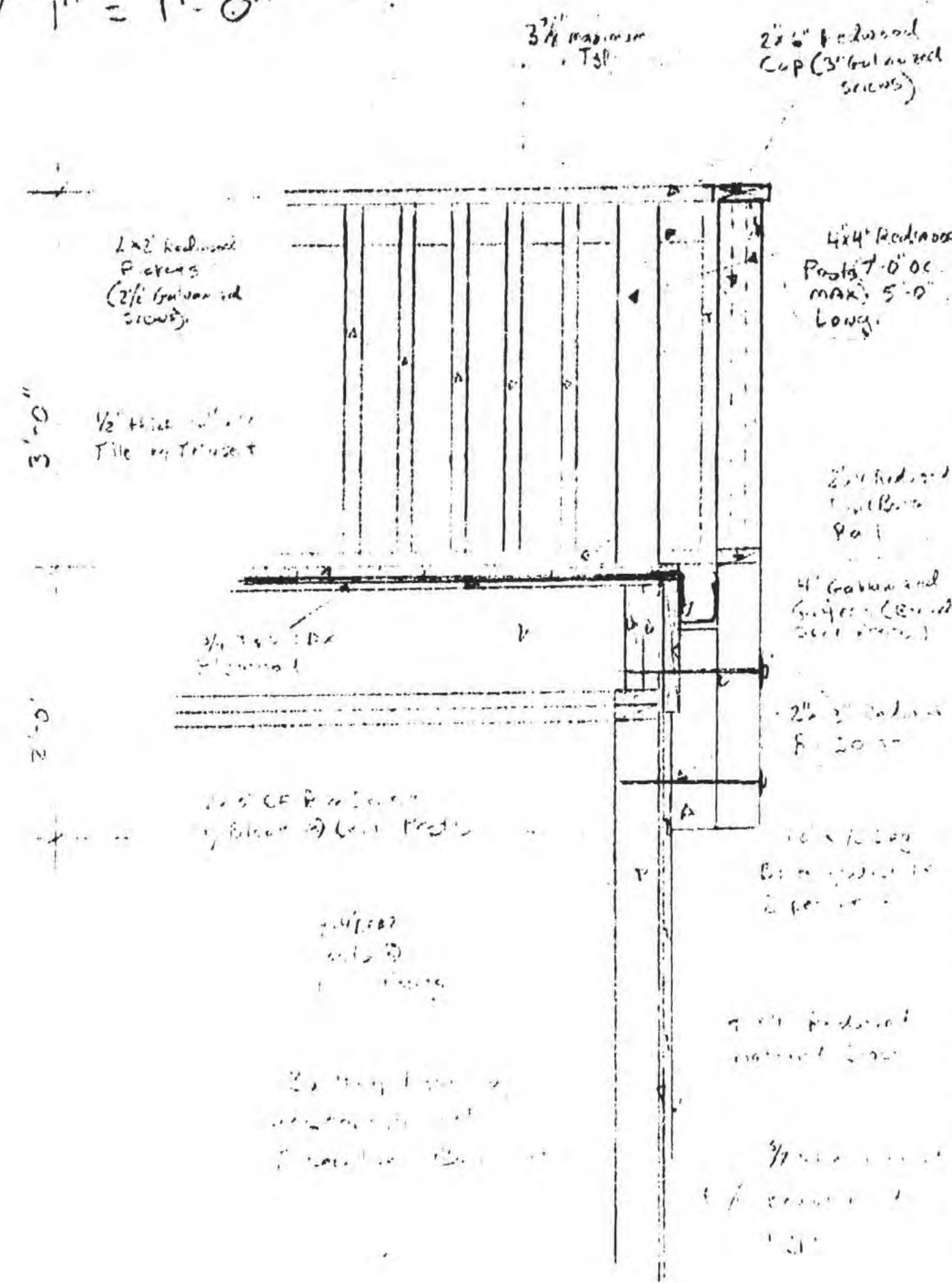
FRAMING SECTION
1/2" = 1'-0"



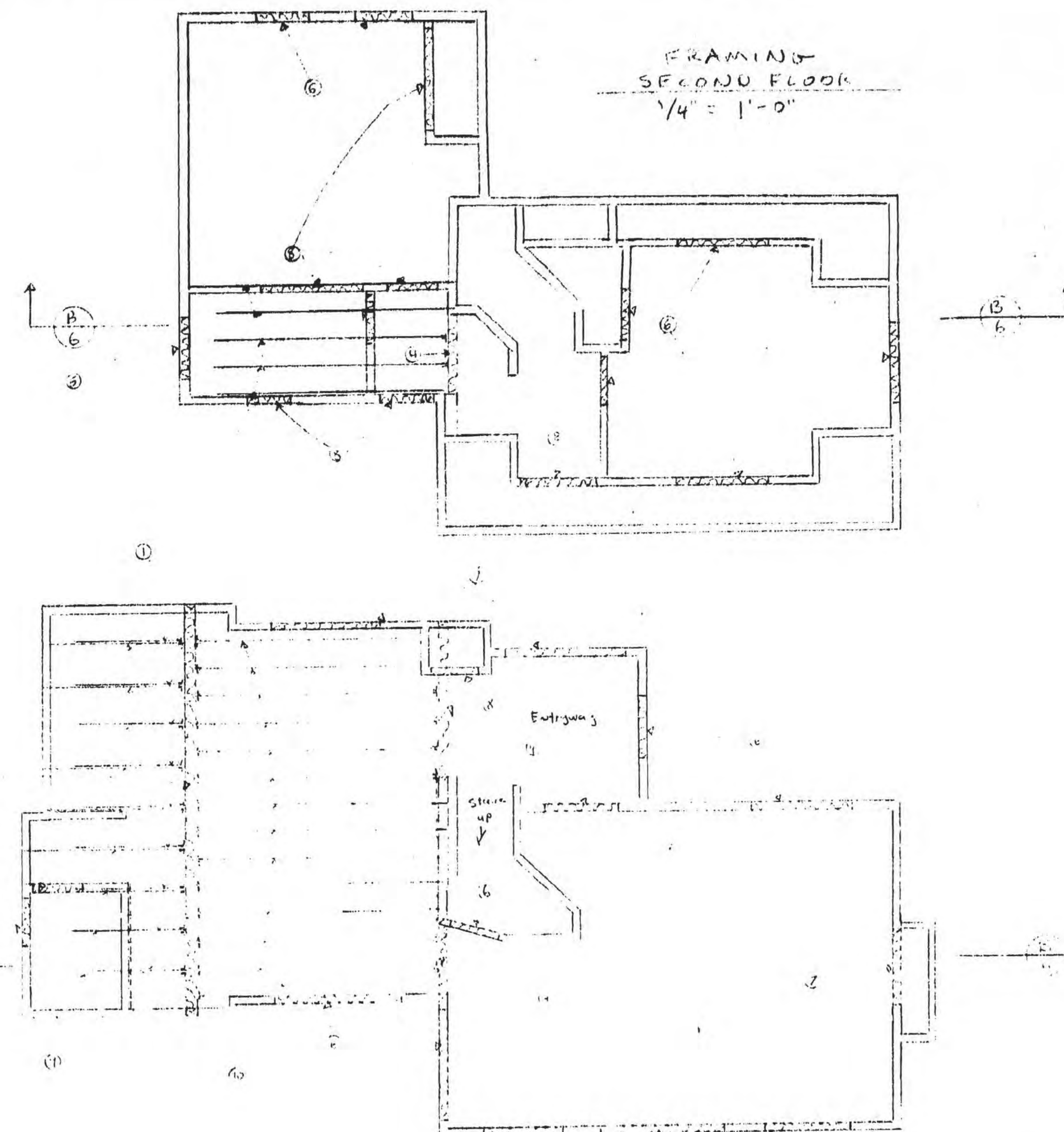
FOUNDATION & FRAMING PLANS
SIT: #1 ORCA RD STREET, LOS GATOS

SCALE: NOTED	APPROVED: [Signature]
DATE: [Date]	REVISION: [Revision]
GENERAL CONTRACTOR & DESIGNER: [Signature]	
OWNER: [Signature]	

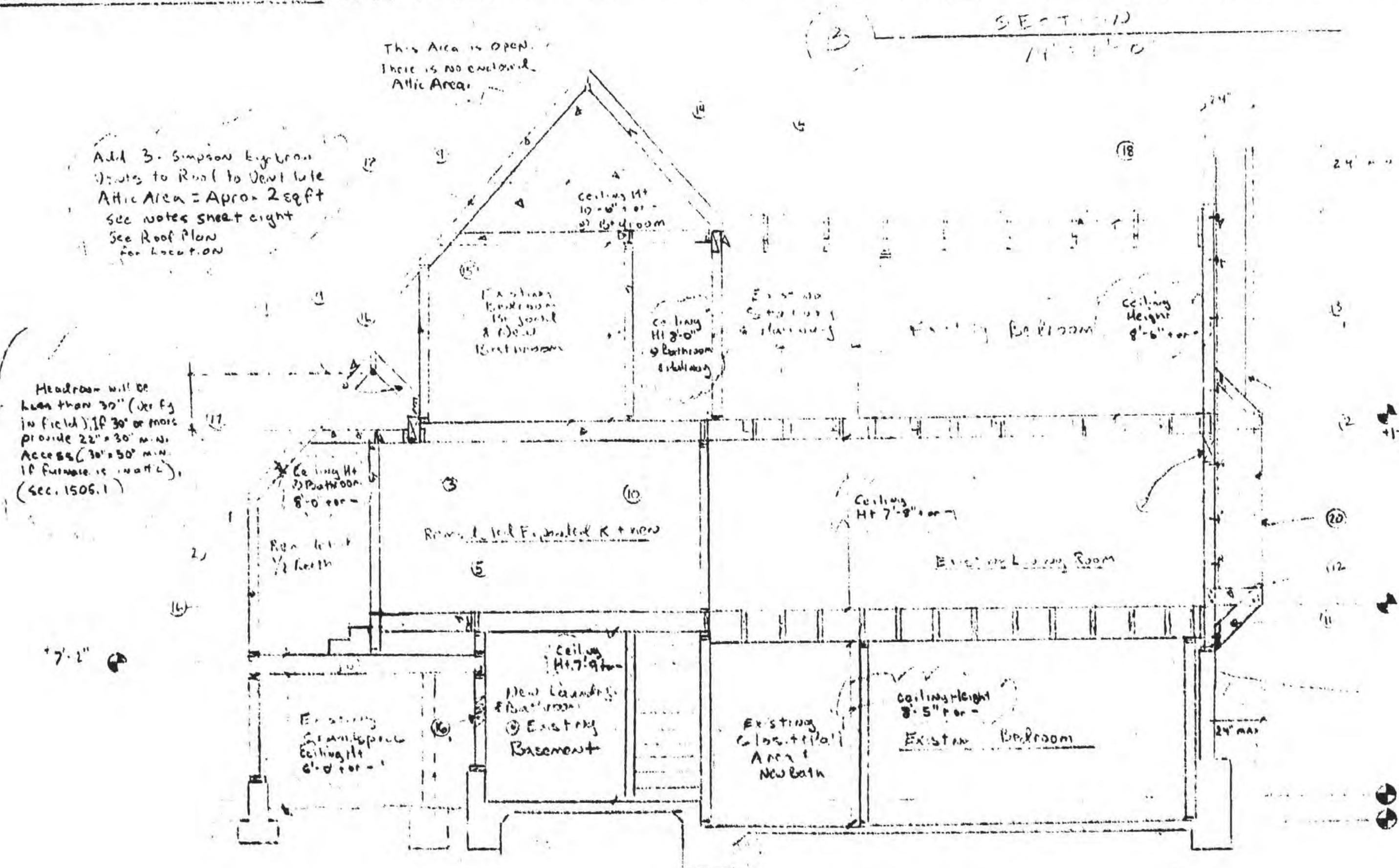
FIVE



FR
SF 60
1/4"



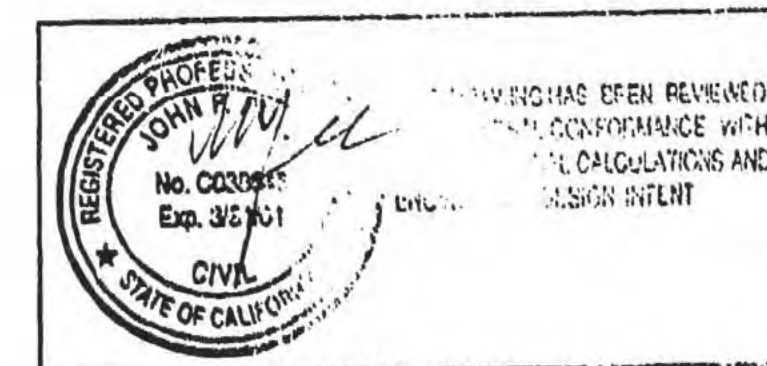
SECTION
11:10



FRATINGS NOTES

- [illegible]

FRANK
FIRST FLOOR
Y1-1-0



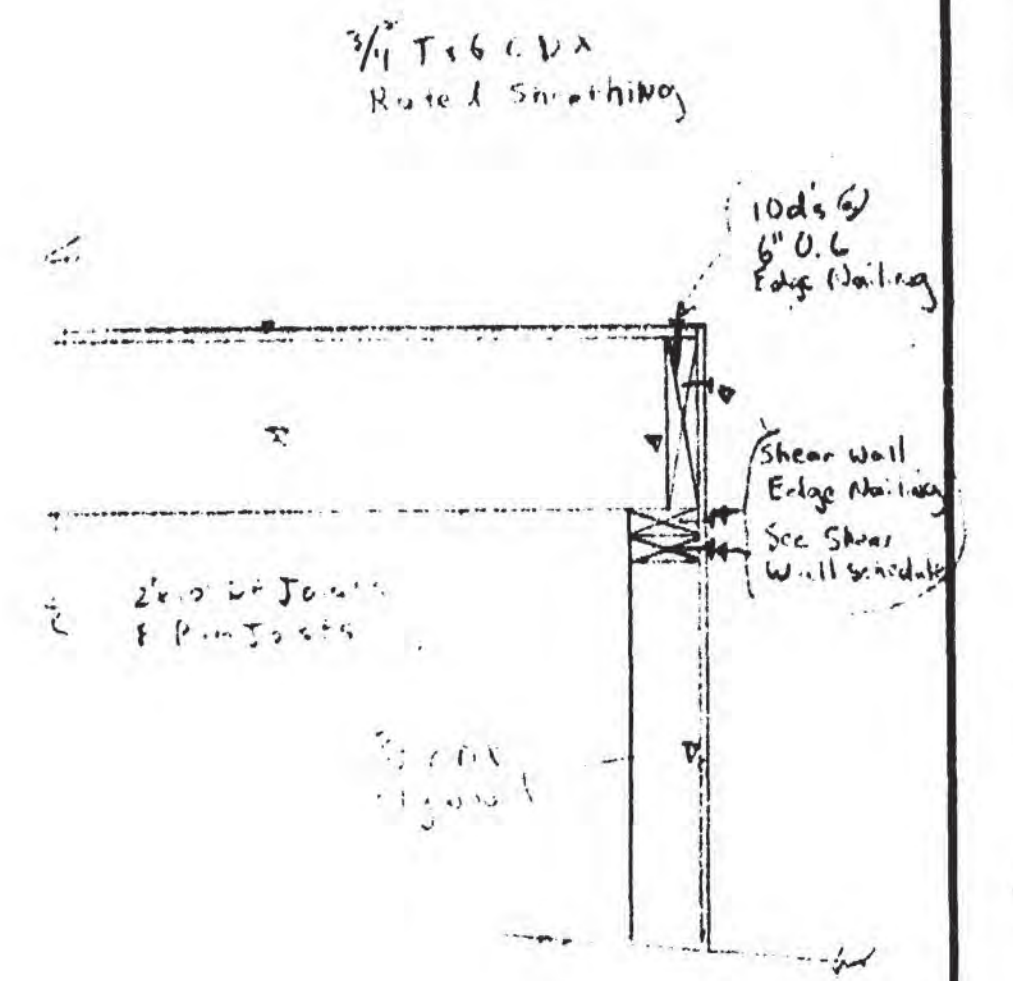
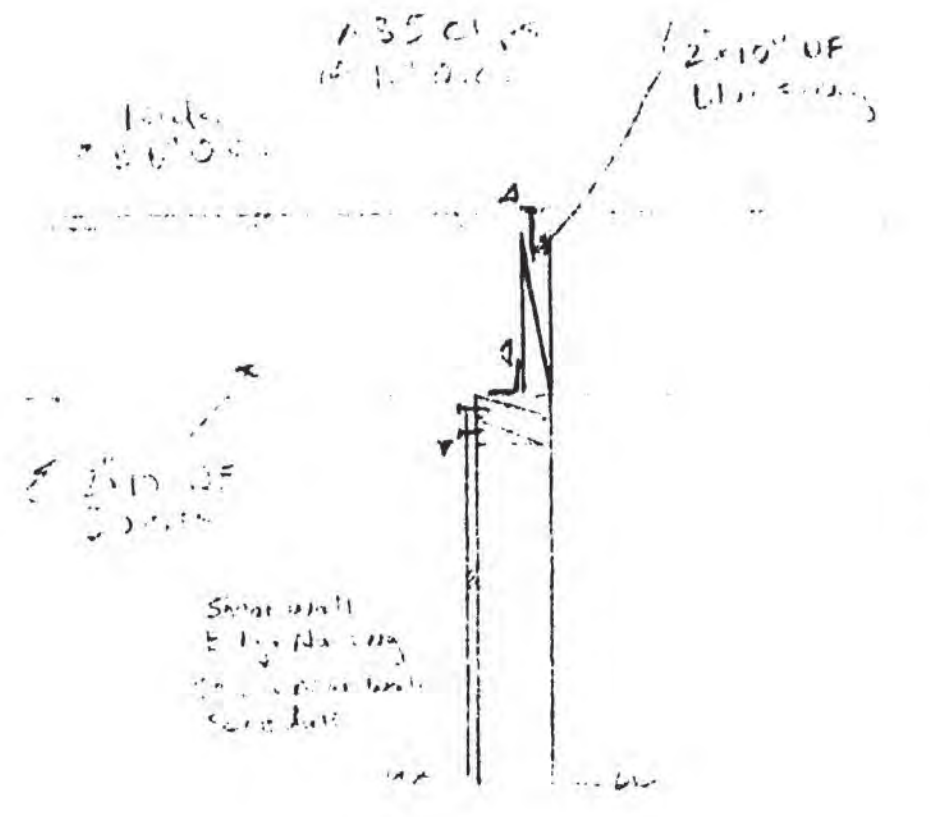
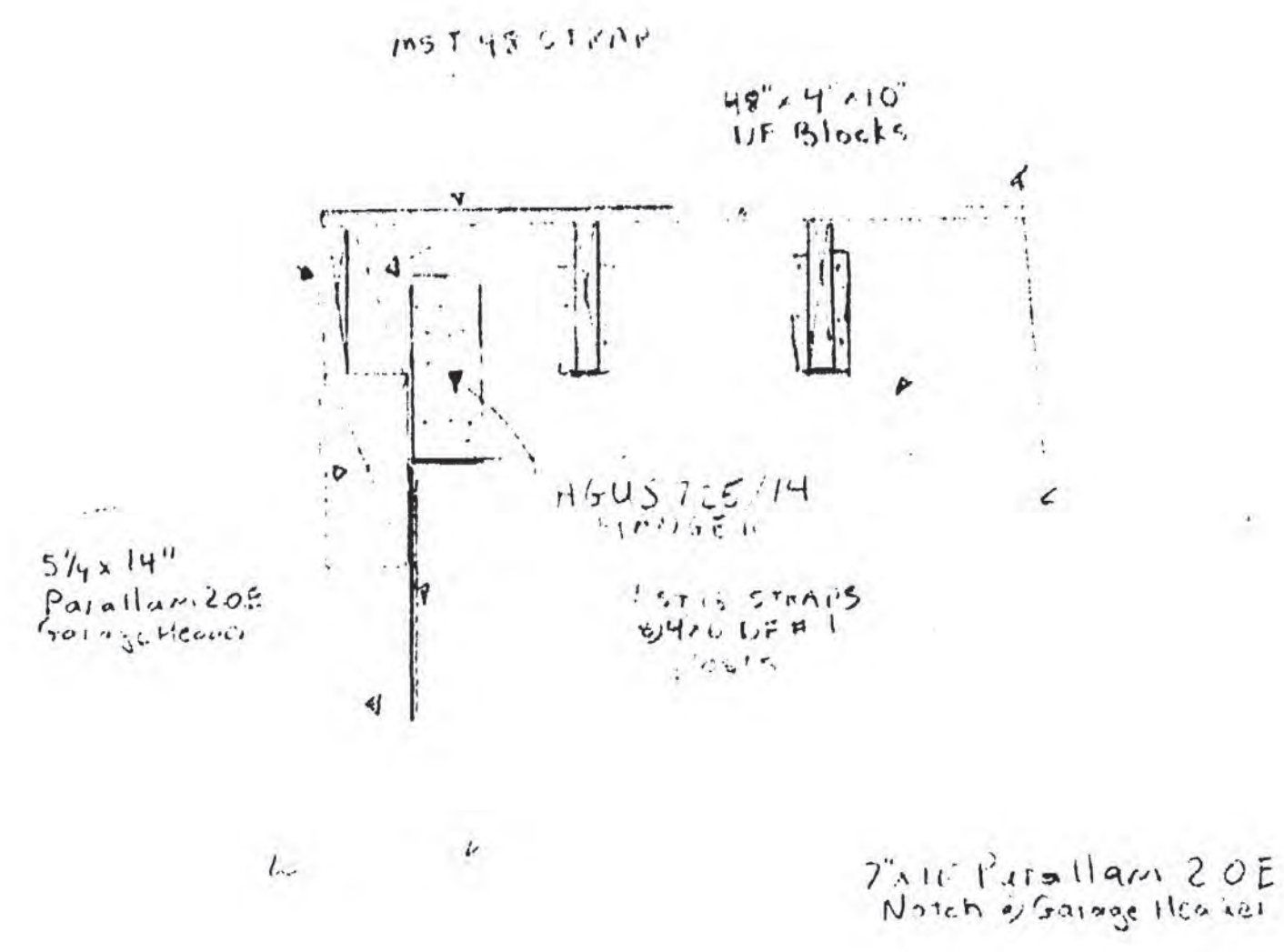
(8) Euler's Reciprocity Theorem

14. Don't forget to check the
15. Chapter 22 & 23
22-1-0 or 12-1-0.



M. J. R.

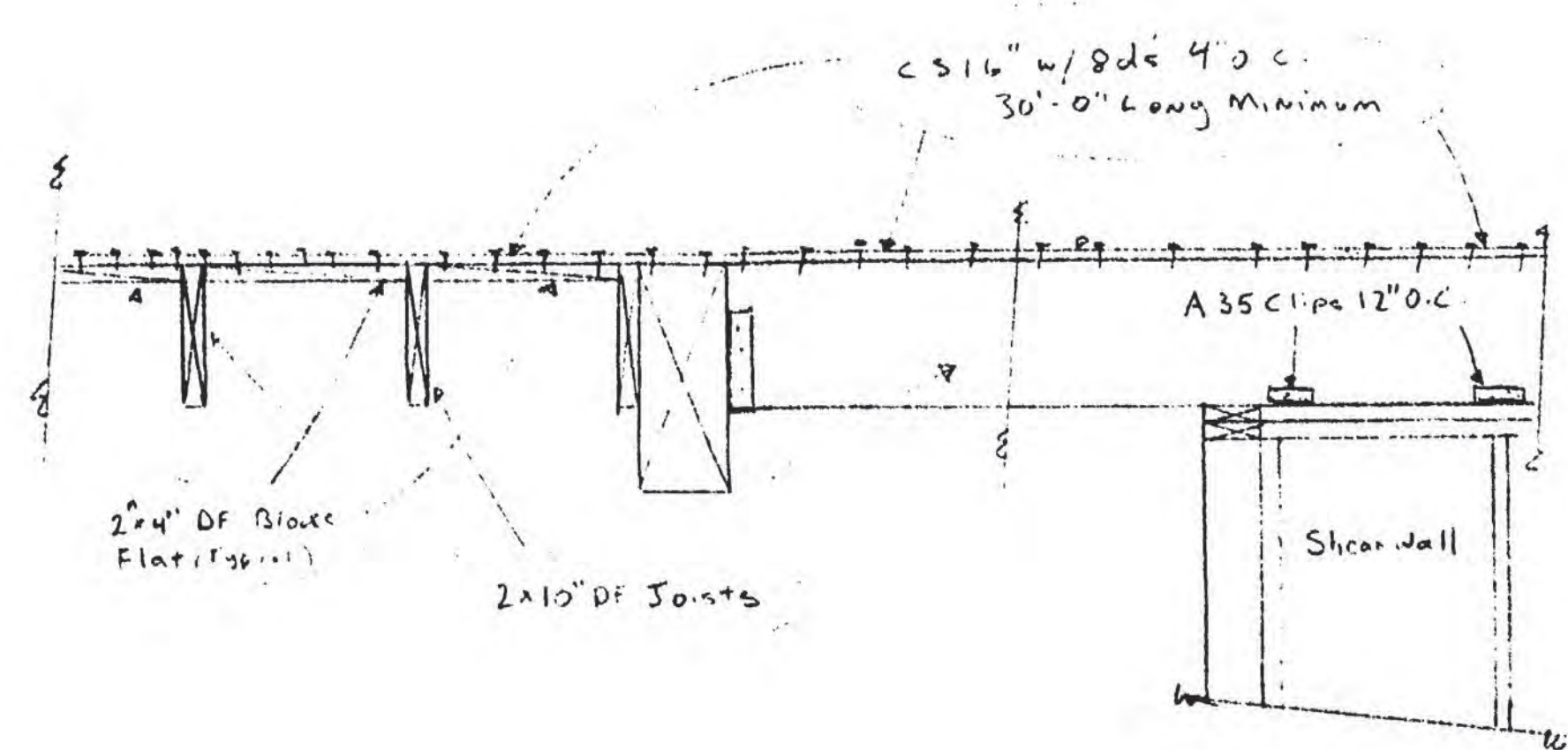
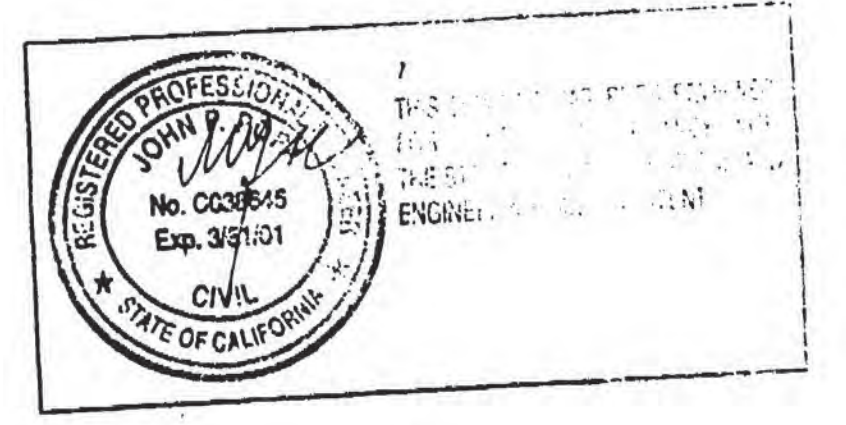
51414 ORCHARD STREET LOS ANGELES, CA 90030		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DESIGNED BY: ALM TRAC
DATE: 11/2/99		REVISED: 5/01
OWNER: Matthew Pollock		
GENERAL CONTRACTOR: 040110040 LOCAL PHONE: 310-545-1129		
		SHOWNING NUMBER: SIX



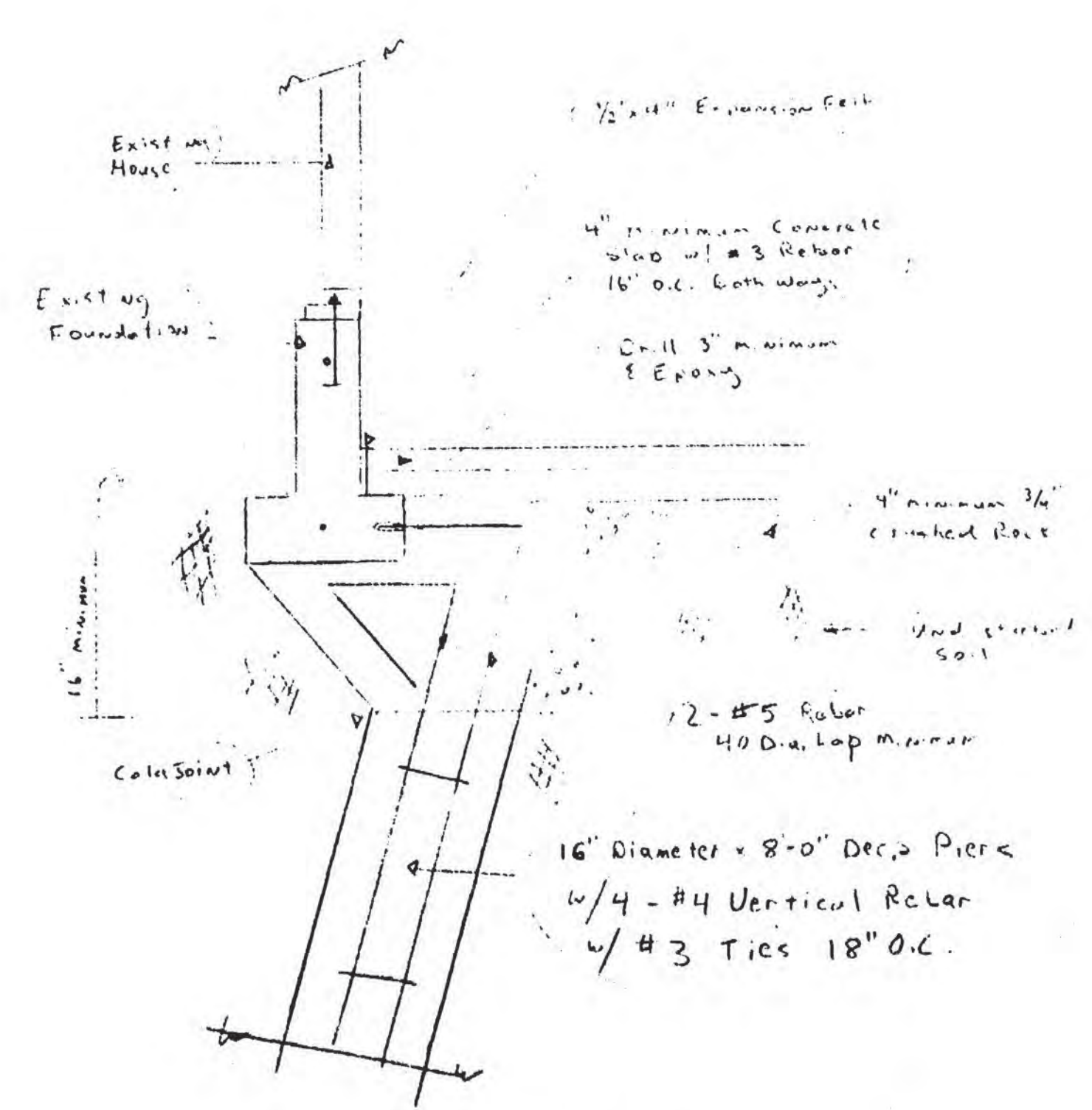
1 BEAM DETAIL
1/2" = 1'-0"

6 SHEAR TRANSFER
1/2" = 1'-0"

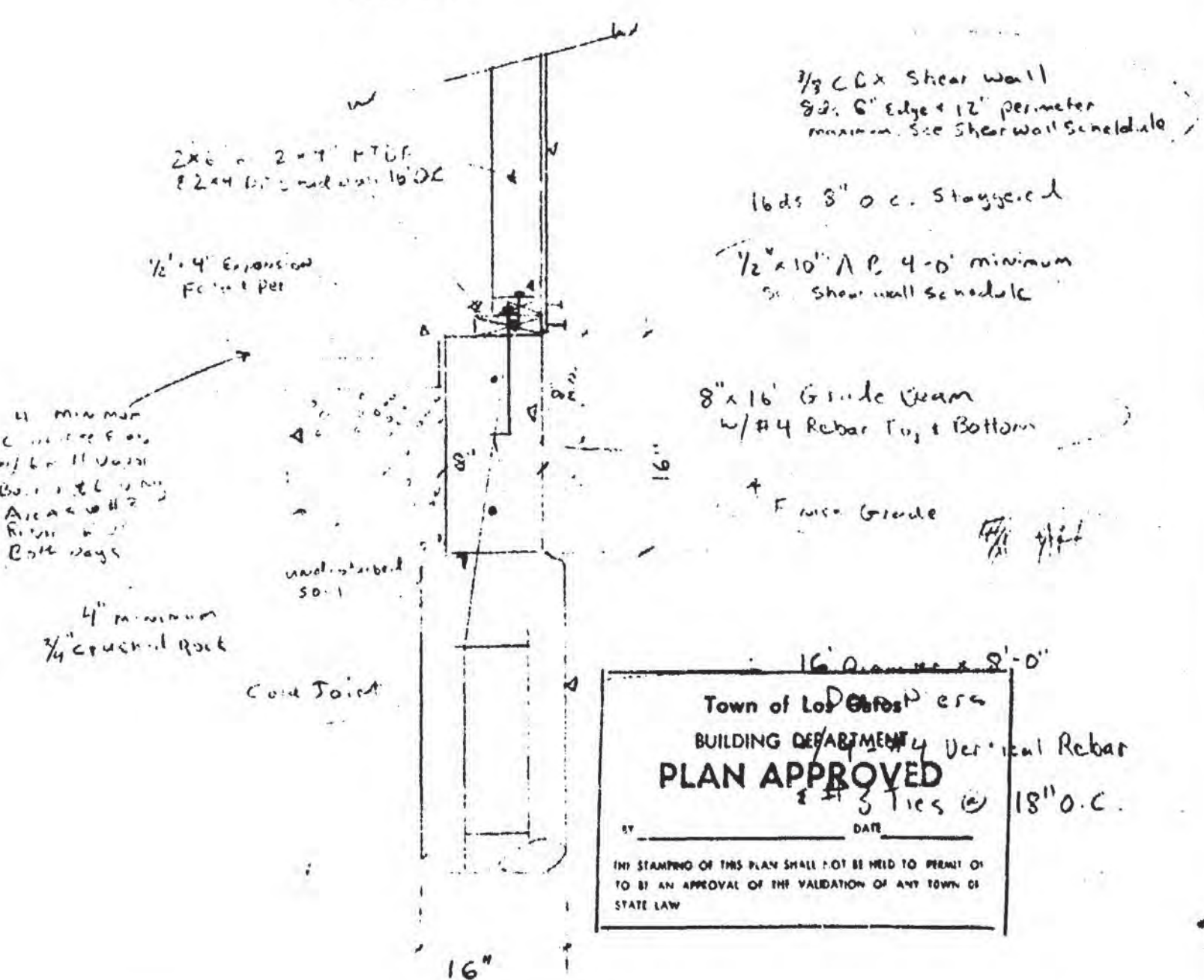
7 SHEAR TRANSFER
1/2" = 1'-0"



5 COLLECTOR DETAIL
1/2" = 1'-0"



2 FOUNDATION DETAIL
1/2" = 1'-0"



2 FOUNDATION DETAIL
1/2" = 1'-0"

DETAILS @ SITE #1 ORCHARD STREET LOS GATOS, CA			
SCALE: 1/2" = 1'-0"	DESIGNED BY: JOHN B. B. P. A.	DRAWN BY: M. J. R.	CHECKED BY: M. J. R.
DATE: 2.15.01	PROJECT NO: 559-4202	REVISION: 1	REVISION: 2
OFFICIAL CONTRACT FOR: L.V. # 515438			APPROVED FOR: SEVEN
BY: JOHN B. B. P. A.			

The following code details shall be shown on plan:
Water Use 1994 Uniform Building Code for code book
1994 UPC Section 410.1

1. The water closet shall be located in a clear space not less than 30 inches in width.
2. The clear space in front of the water closet shall not be less than 34 inches.

Water Closet

1. Showers and sub-shower combinations shall be provided with individual pressure balance or thermostatic mixing control valves.
2. The maximum mixed water setting shall be 120 degrees Fahrenheit.
3. Water heater thermostats shall not be considered as suitable for meeting this requirement.

Whirlpool Bathtub

1994 UPC Section 413.0, 1993 NEC Section 680-41

1. A removable panel of sufficient dimension shall be provided to access the pump.
2. The circulation pump shall be located above the crown weir of the trap.
3. The pump and the circulation piping shall be self-draining to minimize water retention.
4. Suction fittings on whirlpool bathtubs shall comply with the listed standards.
5. Receptacles that provide power for whirlpool bathtub shall be ground-fault circuit-interrupter protected.
6. Whirlpool bathtub shall be hardwired with a disconnect switch within sight of the appliance. Wiring shall comply with listing on appliance.

Smoke Detector

1994 UBC Section 310.9.1

1. Hard wired power source and battery back up for new construction.
2. Detector shall be installed in each sleeping room and in the corridor access to sleeping area.

Attic Access and Ventilation

1994 UBC Section 1505

1. Attics with a maximum vertical height of 30 inches or more require access.
2. Minimum access opening is 22 inches by 30 inches.
3. Minimum headroom for the access is 30 inches.
4. Enclosed attics and enclosed rafter spaces shall have cross ventilation area of not less than 1/150 of the space ventilated.
5. Ventilating openings shall be covered with metal mesh with maximum 1/8 inch opening.

Under-Floor Clearance, Access and Ventilation

1994 UBC Section 2317

1. Clearance for untreated wood: minimum 18 inches for joists and 12 inches for girder.
2. Accessible under-floor area shall be provided with a minimum 18-inch by 24-inch opening.
3. Under-floor area shall be ventilated by openings of a net area of not less than 1/150 of the under-floor area. Openings shall be protected by metal mesh with 1/4 inch maximum opening.

Under-Floor Furnace

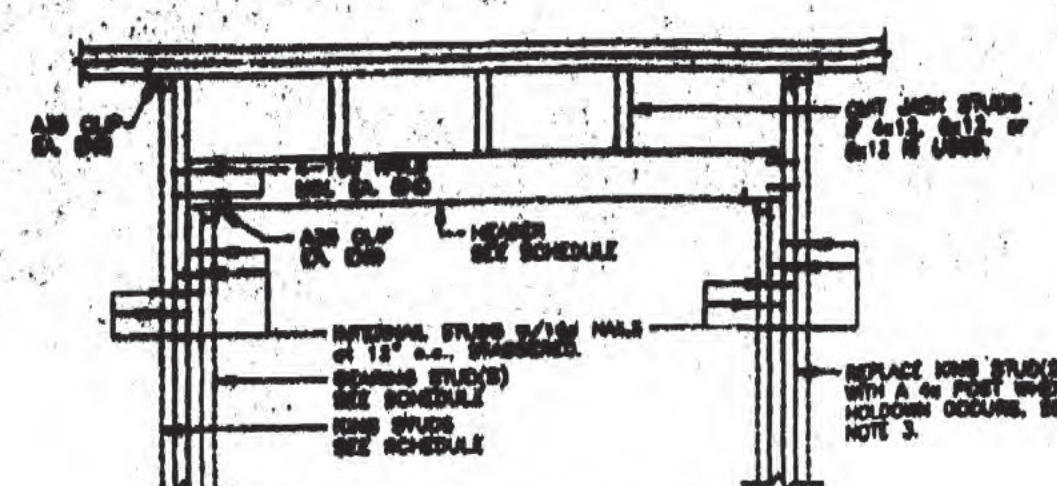
1994 UBC Section 1503

1. A continuous accessible opening and passageway with minimum of 30 X 30 inches in size or as large as the largest piece of the equipment.
2. Access opening shall be through an exterior wall of the building or a trap door within the building.
3. Maximum 20 feet travel path from access opening to the front of the furnace burner.
4. Furnace supported from the ground shall rest on a concrete slab not less than 3 inches above adjoining ground level.
5. Suspended furnace shall have a clearance of at least 8 inches from the ground.
6. A permanent electric outlet and lighting fixture.

Fixtures in Closets

1993 NEC Article 410-8

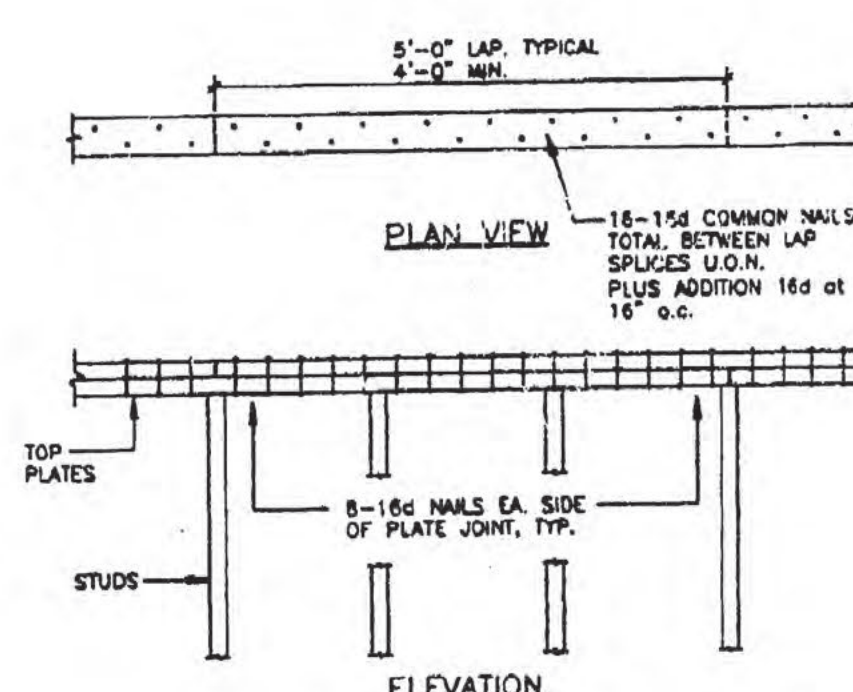
1. A surface-mounted or recessed incandescent fixture with a completely enclosed lamp, or a surface-mounted or recessed fluorescent fixture.



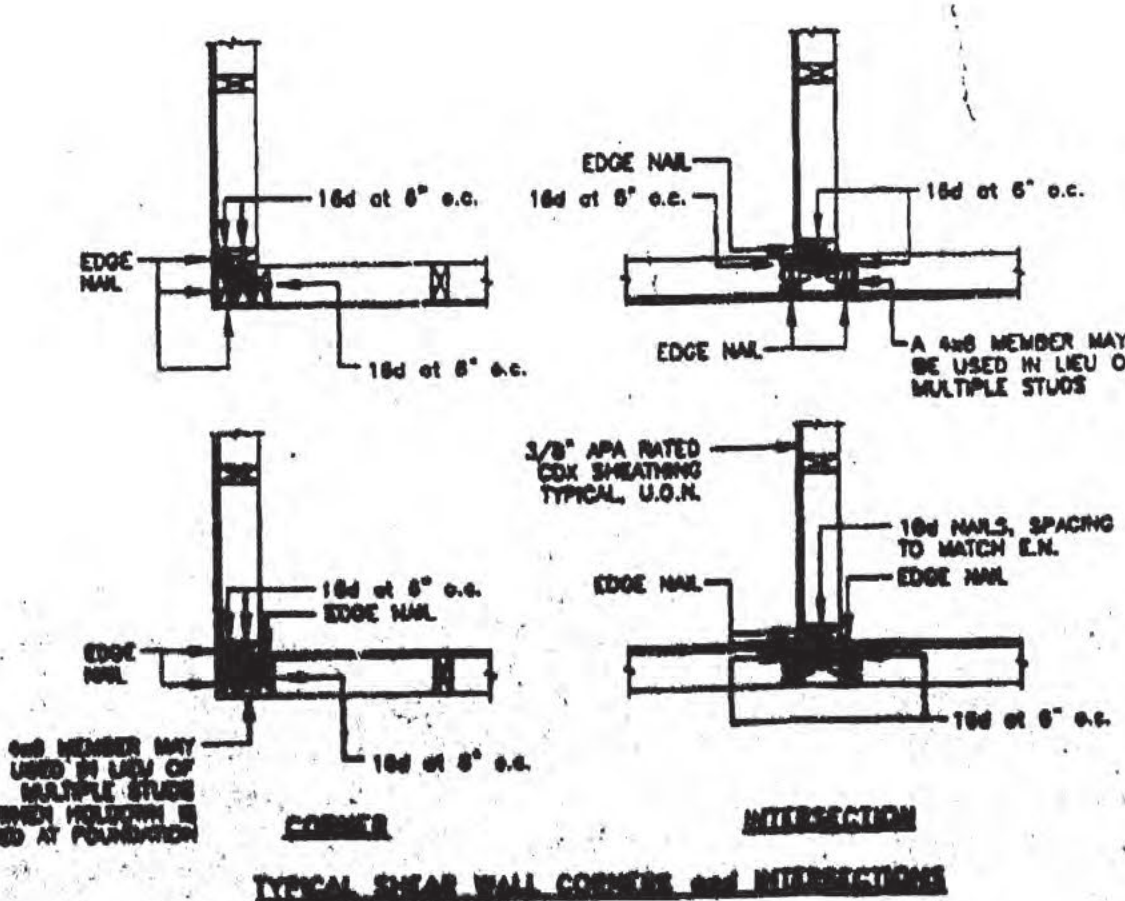
WIDTH OF OPENING	STUDS	NO. OF STUDS	NO. OF HEADERS
0-10"	2"	2	2
10-14"	2"	3	3
14-18"	2"	4	4
18-22"	2"	5	5
22-26"	2"	6	6
26-30"	2"	7	7
30-34"	2"	8	8
34-38"	2"	9	9
38-42"	2"	10	10
42-46"	2"	11	11
46-50"	2"	12	12
50-54"	2"	13	13
54-58"	2"	14	14
58-62"	2"	15	15
62-66"	2"	16	16
66-70"	2"	17	17
70-74"	2"	18	18
74-78"	2"	19	19
78-82"	2"	20	20
82-86"	2"	21	21
86-90"	2"	22	22
90-94"	2"	23	23
94-98"	2"	24	24
98-102"	2"	25	25
102-106"	2"	26	26
106-110"	2"	27	27
110-114"	2"	28	28
114-118"	2"	29	29
118-122"	2"	30	30

1. AT EXTERIOR AND INTERIOR WALLS, A 4x12 (OFF) HEADER MAY BE USED IN LIEU OF THE HEADERS NOTED IN THE TABLE. GIRT JACK STUDS 8" DIA. IS FIELD TYPICAL.
2. HEADERS NOTED IN THE TABLE SHALL BE PROVIDED OVER ALL WINDOWS, DOORS, AND OTHER OPENINGS UNLESS OTHERWISE NOTED ON PLANS.
3. WHEN HOLD-DOWN BETWEEN FLOORS OR AT FOUNDATION OCCURS, REPLACE 2x4 (KING STUDS) WITH A 4x12 (OFF) DEPTH TO MATCH STUDS. THE 4x12 CLIP MAY BE SELECTED AT THE FOUNDATION LEVEL WHEN HOLD-DOWN IS USED.
4. FOR HEADERS SUPPORTING ROOF OR FLOOR ONLY, ONE BEARING STUD MAY BE USED IN LIEU OF TWO UNLESS OTHERWISE NOTED ON PLANS. FOR HEADERS SUPPORTING BEAMS, USE TWO BEARING STUDS.

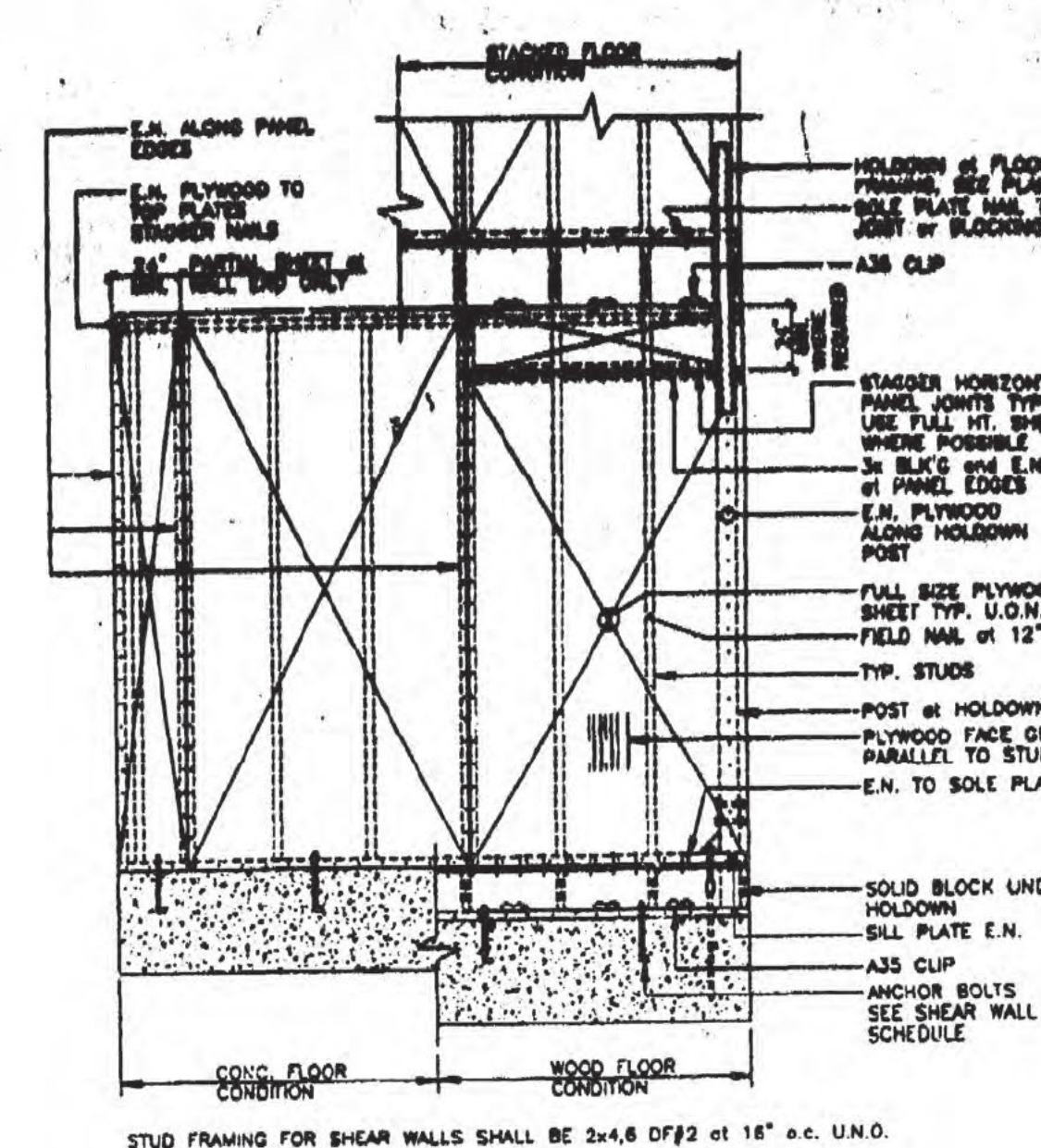
HEADER SCHEDULE
NO SCALE
DET. 001 8



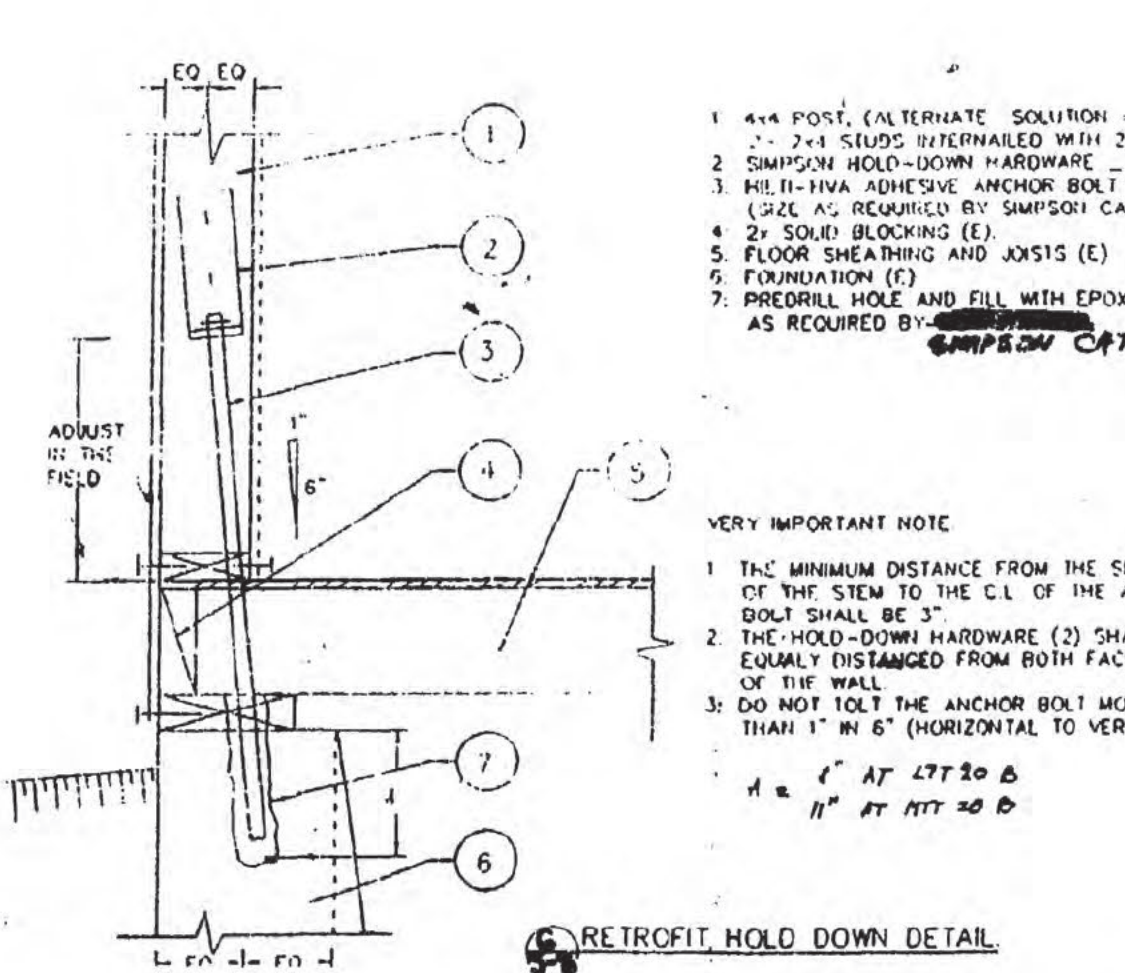
TYPICAL TOP PLATE
DETAIL
NO SCALE
DET. 001 8



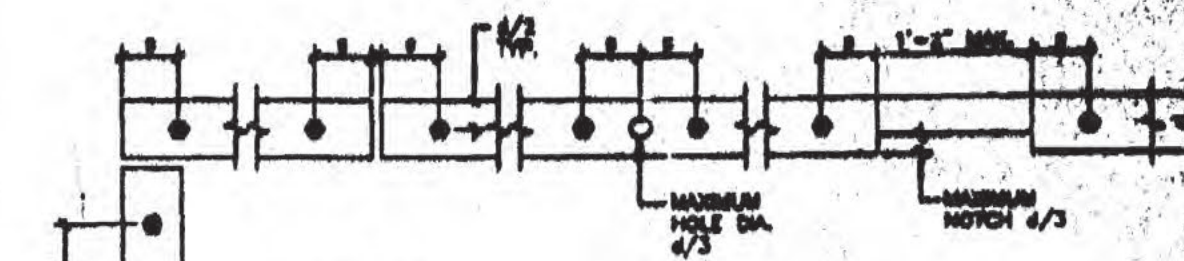
TYPICAL SHEAR WALL CORNER AND INTERSECTIONS
PLAN DETAIL
DET. 001 8



TYPICAL SHEAR WALL FRAMING ELEVATION
DETAIL
NO SCALE
DET. 001 8



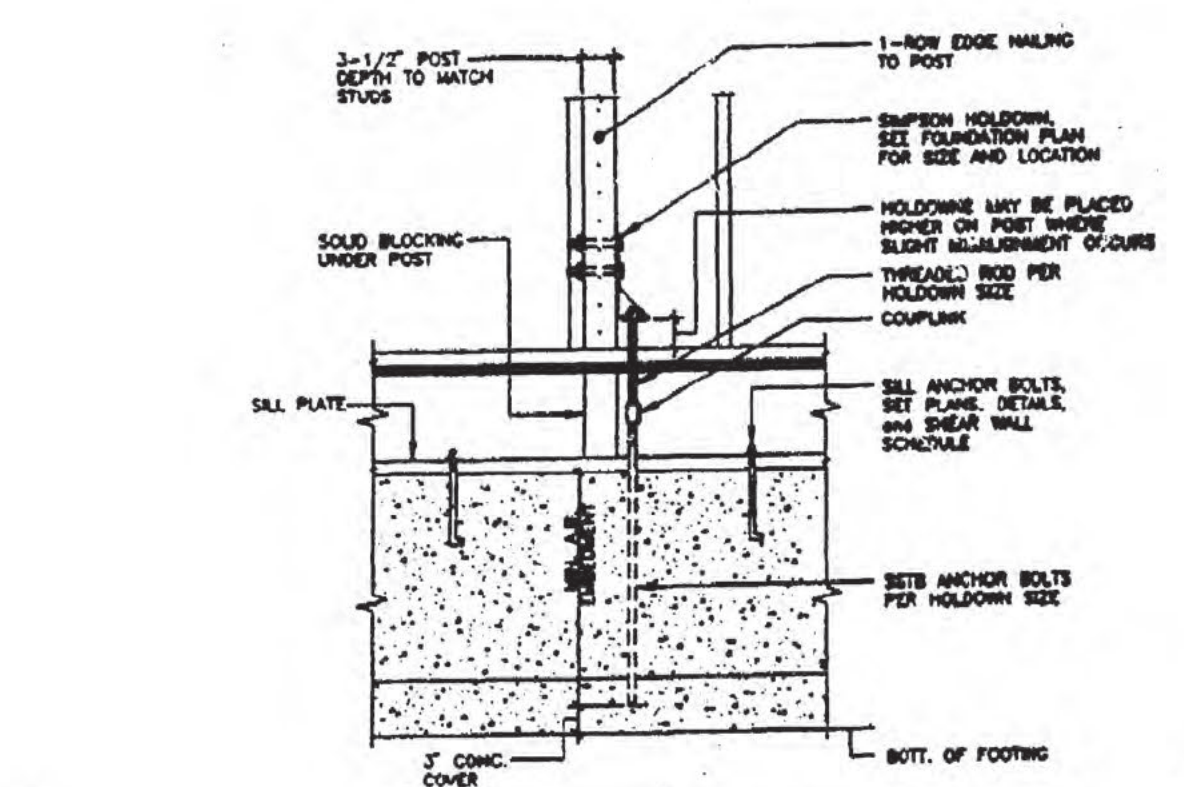
RETROFIT HOLD DOWN DETAIL
DETAIL
NO SCALE
DET. 001 8



TYPICAL ANCHOR BOLT AND SILL PLATE
DETAIL
NO SCALE
DET. 001 8

1. ALL SILL PLATES SHALL BE PRESSURE TREATED DOUGLASS FIR LUMBER. SEE FOUNDATION DETAIL FOR SIZE OF SILL PLATE.
2. THE "X" DIMENSION SHALL BE GREATER THAN OR EQUAL TO THE DEPTH OF THE SILL STUDS.
3. ANCHOR BOLTS FOR ALL SHEAR OR BEARING WALLS SHALL BE 1/2" DIA. 18" LONG SPACED AT 4'-0" O.C. WITH STRAPPING WIRELESS OTHERWISE NOTED. SEE SHEAR WALL SCHEDULE FOR TYPICAL SPACING OF ANCHOR BOLTS.
4. AT EXISTING FOUNDATION, USE SIMPSON "SET" HIGH STRENGTH EPOXY. SEE SHEAR TRANSFER AT EXISTING FOUNDATION DETAIL FOR SIZE AND SPACING OF ANCHOR BOLTS.
5. EACH SILL PLATE OR SHEAR WALL PANEL SHALL HAVE TWO ANCHOR BOLTS MINIMUM.
6. THE "Y" DIMENSION SHALL BE 3 1/4" MINIMUM AND 12" MAXIMUM.

TYPICAL ANCHOR BOLT AND SILL PLATE
DETAIL
NO SCALE
DET. 001 8



TYPICAL HOLD DOWN DETAIL
DETAIL
NO SCALE
DET. 001 8

HOLD DOWN	TYPE	MIN. DIA.	MIN. L.	MIN. S.	MIN. T.
1x4	1x4	1/2"	12"	12"	12"
2x4	2x4	1/2"	12"	12"	12"
4x4	4x4	1/2"	12"	12"	12"
6x6	6x6	1/2"	12"	12"	12"
8x8	8x8	1/2"	12"	12"	12"
10x10	10x10	1/2"	12"	12"	12"
12x12	12x12	1/2"	12"	12"	12"
14x14	14x14	1/2"	12"	12"	12"
16x16	16x16	1/2"	12"	12"	12"
18x18	18x18	1/2"	12"	12"	12"
20x20	20x20	1/2"	12"	12"	12"
22x22	22x22	1/2"	12"	12"	12"
24x24	24x24	1/2"	12"	12"	12"
26x26	26x26	1/2"	12"	12"	12"
28x28	28x28	1/2"	12"	12"	12"
30x30	30x30	1/2"	12"	12"	12"
32x32	32x32	1/2"	12"	12"	12"
34x34	34x34	1/2"	12"	12"	12"
36x36	36x36	1/2"	12"	12"	12"
38x38	38x38	1/2"	12"	12"	12"
40x40	40x40	1/2"	12"	12"	12"
42x42	42x42	1/2"	12"	12"	12"
44x44	44x44	1/2"	12"	12"	12"
46x46	46x46	1/2"	12"	12"	12"
48x48	48x48	1/2"	12"	12"	12"
50x50	50x50	1/2"	12"	12"	12"
52x52	52x52	1/2"	12"	12"	12"
54x54	54x54	1/2"	12"	12"	12"
56x56	56x56	1/2"	12"	12"	12"
58x58	58x58	1/2"	12"	12"	12"
60x60	60x60	1/2"	12"	12"	12"
62x62	62x62	1/2"	12"	12"	12"
64x64	64x64	1/2"	12"	12"	12"
66x66	66x66	1/2"	12"	12"	12"
68x68	68x68	1/2"	12"	12"	12"
70x70	70x70	1/2"	12"	12"	12"
72x72	72x72	1/2"	12"	12"	12"
74x74	74x74	1/2"	12"	12"	12"
76x76	76x76	1/2"	12"	12"	12"
78x78	78x78	1/2"	12"	12"	12"
80x80	80x80	1/2"	12"	12"	12"
82x82	82x82	1/2"	12"	12"	12"
84x84	84x84	1/2"	12"	12"	12"
86x86	86x86	1/2"	12"	12"	12"
88x88	88x88	1/2"	12"	12"	12"
90x90	90x90	1/2"	12"	12"	12"
92x92	92x92	1/2"	12"	12"	12"
94x94	94x94	1/2"	12"	12"	12"
96x96	96x96	1/2"	12"	12"	12"
98x98	98x98	1/2"	12"	12"	12"
100x100	100x100	1/2"	12"	12"	12"

TYPICAL HOLD DOWN DETAIL
DETAIL
NO SCALE
DET. 001 8

APPROVED
BUILDING DEPARTMENT

DATE

THE STAMPING OF THIS SEAL SHALL NOT BE USED TO JUDGE OR CONSIDER THE QUALITY OF THE VIBRATION OF ANY TOWER OR

DATE

REVIEWED
DESIGNER'S INTENT

DATE

REVIEWED
DESIGNER'S INTENT

DATE

REVIEWED
DESIGNER'S INTENT

DATE

REVIEWED
DESIGNER'S INTENT

DATE

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DESIGNER'S INTENT

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DESIGNER'S INTENT

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REVIEWED
DESIGNER'S INTENT

DATE

REVIEWED
DESIGNER'S INTENT

DATE

Certificate of Compliance: Residential (Page 1 of 2) **CF-1R**

Project Title: Addition for #1 Orchard Street Residence
Address: #1 Orchard Street, Los Angeles
Permit Number: (408)558-0340
Project Owner: [Signature]
Project Manager: [Signature]

GENERAL INFORMATION
Total Conditioned Floor Area: 351.77
Building Type: Single Family
Number of Dwelling Units: 1
Floor Construction Type: Slab / Raised Floor
Orientation: North / South / East / West / All Orientation

BUILDING SHELL INSULATION

Component	Type	Insulation	Assembly	Location / Comments
Wall	B13	0.08		
Roof	B30	0.08		
Floor	B19	0.037		
Slab Edge				

FENESTRATION

Orientation	New Area (sf)	Removed	New-Removed	Overhang	Framing Type
Front					wood
Left	8	0.02	8		wood
Right	23	0.02	23		wood
Rear	30	0.02	15	15	wood
Skylight					
TOTAL	61	0.04	48	< 0.2 X 353	O.K.

THERMAL MASS

Type/Covering	Area (sf)	Thickness (inches)	Location/Description (Kitchen, bath, etc.)
Slab	342	3/4	Thermal Mass
Basement Floor	422	5/8	Thermal Mass
TOTAL	764	0.50/0.422 x 211	O.K.

Certificate of Compliance: Residential (Page 2 of 2) **CF-1R**

Project Title: Addition for #1 Orchard Street Residence
Address: #1 Orchard Street, Los Angeles
Permit Number: (408)558-0340

HVAC SYSTEM
Heating Equipment: Gas Furnace
Minimum Efficiency (AFUE/SPF): 78%
Duct or Piping R-Value: R-4.2
Thermostat Type: Set back

Cooling Equipment: A/C
Minimum Efficiency (SEER): 10.00
Duct Location (attic, etc.): R-4.2
Thermostat Type: Set back

WATER HEATING SYSTEM

Water Heater Type	Distribution Type	Number in System	Rated Input (kW or Btu/hr)	Tank Capacity (gallons)	Energy Factor or Recovery Efficiency	Standby Loss (%)	External Tank Insulation R-Value
Storage gals.	Hot water rec.	1	50 gal	0.53	N/A	R12	

1. For small gas storage (rated input < 75,000 Btu/hr), electric resistance and heat pump water heaters, list Energy Factor. For large gas storage water heaters (rated input > 75,000 Btu/hr), list Rated Input, Recovery Efficiency and Standby Loss. For instantaneous 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 individual with overall design responsibility. When this certificate of compliance is submitted for a single building plan to be built in multiple jurisdictions, any shading feature that varied is indicated in Special Feature / Remarks section.

Designer or Owner (per Business & Professions Code)
Name: Matt Toland & Co.
Address: 17780 Wilshire Blvd., Los Angeles, CA 90044
Telephone: (310) 558-3812
Signature: [Signature] **Date:** 2/17/1999

Documentation Author
Name: George Dico
Address: 14603 Buena Vista, San Jose, CA 95134
Telephone: (408) 558-0340
Signature: [Signature] **Date:** 2/17/1999

Enforcement Agency
Name: [Blank]
Title: [Blank]
Signature: [Blank] **Date:** [Blank]

Mandatory Measures Checklist: Residential **MF-1**

NOTE: Low-rise residential buildings subject to the Standards must contain these measures regardless of the compliance approach used. Items marked with an asterisk (*) may be superseded by more stringent compliance requirements listed on the Certificate of Compliance. When this checklist is incorporated into the permit documents, the feature noted shall be considered by all parties as binding minimum component performance specifications for the mandatory measures whether they are shown elsewhere in the documents or on this checklist only.

DESCRIPTION	DESIGNER	ENFORCEMENT
Building Envelope Measures		
* §150(a): Minimum R-19 ceiling insulation.	8.30	
§150(b): Loose fill insulation manufacturer's labeled R-Value.	8.30	
* §150(c): Minimum R-13 wall insulation in framed walls (does not apply to exterior mass walls).	N/A	
* §150(d): Minimum R-13 rigid floor insulation in framed floors; minimum R-8 in concrete raised floors.	N/A	
§150(e): Slab edge insulation - water absorption rate no greater than 0.3%, water vapor transmission rate no greater than 2.0 perm-inch.	✓	
§150(f): Insulation specified or installed meets California Energy Commission quality standards. Indicate type and form.	✓	
§150(g): Fenestration Products, Exterior Doors and Infiltration/Exfiltration Controls	✓	
a. Doors and windows between conditioned and unconditioned spaces designed to limit air leakage.	✓	
b. Manufactured fenestration products have label with certified U-value, and infiltration certification.	✓	
c. Exterior doors and windows weathertight; all joints and penetrations caulked and sealed.	✓	
§150(h): Vapor barriers mandatory in Climate Zones 14 and 16 only.	✓	
§150(i): Special infiltration barrier installed to comply with §151 needs Commission quality standards.	✓	
§150(j): Installation of Fireplaces, Decorative Gas Appliances and Gas Logs	✓	
1. Masonry and factory-built fireplaces have:	✓	
a. Corrosion-resistant metal or glass door.	✓	
b. Outside air intake with damper and control.	✓	
c. Flue damper and control.	✓	
2. No continuous burning gas pilots allowed.	✓	
Space Conditioning, Water Heating and Plumbing System Measures		
§110-13: HVAC equipment, water heaters, showerheads and faucets certified by the Commission.	✓	
§130(b): Setback thermostat on all applicable heating systems.	✓	
§150(l): Pipe and Tank Insulation	✓	
1. Indirect hot water tanks (e.g., unvented storage tanks or backup solar hot water tanks) have insulation (R-13 or greater) or combined exterior/interior insulation (R-18 or greater).	✓	
2. First 5 feet of pipes closest to water heater tank, non-recirculating systems, insulated (R-4 or greater).	✓	
3. All buried or exposed piping insulated in recirculating sections of hot water system.	✓	
4. Cooling system piping below 50°F insulated.	✓	
5. Piping insulated between heating source and indirect hot water tank.	✓	
* §150(m): Ducts and Fans	✓	
1. Ducts constructed, installed and sealed to comply with UMC Sections 1002 and 1004; ducts insulated to a minimum installed value of R-4.2 or ducts enclosed entirely within conditioned space.	✓	
2. Exhaust fan systems have backdraft or automatic dampers.	✓	
3. Gravity venting systems serving conditioned spaces have either automatic or readily accessible, manually operated dampers.	✓	
§114: Pool and Spa Heating Systems and Equipment	✓	
1. System is certified with 70% thermal efficiency, on-off switch, weatherproof operating instructions, no electric resistance heating and no pilot light.	✓	
2. System is installed with:	✓	
a. At least 3/8" pipe between filter and heater for future solar heating.	✓	
b. Cover for outdoor pools or outdoor spa.	✓	
3. Pool system has directional valves and a circulation pump time switch.	✓	
§115: Gas-fired central furnace, pool heater, spa heater or household cooking appliances have no continuously burning pilot light. (Exception: Non-electric cooking appliances with pilot < 100 Btu/hr.)	✓	
Lighting Measures	✓	
§170(b): 40 lumen/foot or greater for general lighting in kitchens and rooms with water closets; and recessed ceiling fixtures IC (insulation cover) approved.	✓	

Revised January 1992

RECON POLYMER MODIFIED FIBER CEMENT

RUSTIC SHAKE

COLORS: Light Brown, Gray, Dark Brown

QUARRY SLATE

COLORS: Green, Black, Dark Gray**

For sales or product information please contact:
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 P.O. Box 5659
 Eugene, OR 97405
 Tel: 1-800-347-3773
 Fax: 1-800-790-7121
 info@re-con.com

Detail Drawings

Aluminum Clad Wood Window

Wood Window

Aluminum Window

Wood Interior Panel

Aluminum Shower Panel

Town of Los Angeles BUILDING DEPARTMENT PLAN APPROVED

#1 ORCHARD STREET

SCALE: [Blank] **APPROVED BY:** [Blank] **DRAWN BY:** [Blank]

DATE: 3 **REVISED:** [Blank]

UNIVERSITY DESIGNER: Matthew Toland **REVISIONS:** NINE