

**GENERAL NOTES**

- CONTRACTOR SHALL STUDY THE DRAWINGS, SPECIFICATIONS AND FIELD CONDITIONS BEFORE COMMENCING WITH THE WORK INVOLVED. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE OWNER IN WRITING FOR CORRECTIONS OR CLARIFICATION.
- PROVIDE SHORING AT ALL TIMES WHEN ALTERING VERTICAL MEMBERS. CONTRACTOR SHALL VERIFY ACTUAL CONDITIONS AND REPORT IN WRITING TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.
- THE AREA OF GLASS IN WINDOWS LIMITED TO 20% OF THE FLOOR ADDITION PLUS THE AREA OF ANY GLASS THAT WAS ELIMINATED IN THE ORIGINAL RESIDENCE WALL AREA WHERE THE NEW ADDITION IS ATTACHED. ALL NEW WINDOWS SHALL BE DUAL-GLAZED.
- ALL WINDOWS ARE TO BE WEATHER STRIPPED.
- SMOKE DETECTORS SHALL BE INSTALLED IN AREAS GIVING ACCESS TO SLEEPING ROOMS ON OR NEAR THE CEILING, IN EACH SLEEPING ROOM (CBC 310.9.1-4).
- ATTIC VENTILATION, EQUAL TO 1/150 OF SPACE VENTILATED, SHALL BE PROVIDED OR AS REQUIRED FOR FORCED AIR UNIT.
- UTILITY LINES AND ACCESSORIES FOUND AT THE SITE THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE RELOCATED AS NECESSARY. THE CONTRACTOR SHALL OBTAIN ANY BUILDING PERMIT REQUIRED.
- ALL WOOD IN CONTACT WITH CONCRETE AND FOUNDATION SILLS SHALL BE PRESSURE TREATED.
- PROVIDE CORROSION RESISTED WEEP SCREED AT FOUNDATION PLATE LINE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING, 4" MINIMUM HEIGHT ABOVE GRADE.
- WALLS CONTAINING 3" OR 4" DIAMETER DRAIN/WASTE/VENT PIPING SHALL BE SIZED TO ALLOW CUTTING/NOTCHING/BORING (2 X 6 MIN.).
- CAULK/SEAL ALL PENETRATIONS TO TOP AND BOTTOM PLATES.
- CAULK/SEAL ALL EXTERIOR BOTTOM PLATES.
- INSULATION : WALLS R-15 / CEILING R-30 / FLOOR R-19
- ALL EXTERIOR FINISH MATERIAL TO MATCH EXISTING IN TYPE AND COLOR.
- ALL NEW ELECTRICAL WIRING SHALL BE COPPER
- PROVIDE SEPARATE INSPECTION FOR EACH PHASE OF EXTERIOR PLASTER AS FOLLOWS : SCRATCH COAT, BROWN COAT, COLOR COAT [STAPLES ARE NOT PERMITTED FOR ATTACHING WIRE ]
- BUILDING PAPER TO BE USED # 60 FOR STUCCO THAT DOES NOT HAVE PLYWOOD BACKING.
- DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.
- DISTANCE FROM FACE OF THE FOUNDATION TO PROPERTY LINE TO BE ZONING SETBACK PLUS WALL FINISH THICKNESS (MINIMUM).
- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
- THE INSULATION INSTALLER AND THE CONTRACTOR SHALL POST A SIGNED CERTIFICATE OF COMPLIANCE IN A CONSPICUOUS LOCATION IN THE BUILDING. THIS CERTIFICATE SHALL STATE THAT THE INSTALLATIONS AND MATERIALS CONFORM TO THE APPROPRIATE SECTIONS OF THE CALIFORNIA ADMINISTRATIVE CODE, TITLES 20 AND 24 AND SHALL SPECIFY THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND WHEN LOOSE FILL IS INSTALLED, SHALL STATE THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTURER'S LABELED DENSITY FOR THE DESIRED R-VALUE.
- ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK U.N.O. (SEE PLAN FOR SIZE). AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.
- ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK. (SEE PLAN FOR SIZE). AT DOUBLE FRENCH DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR W/ TEMP. GL.
- CONTRACTOR SHALL VERIFY WITH WINDOW MANUFACTURER THAT ALL ESCAPE OR RESCUE WINDOWS HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 FT. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" AND THE BOTTOM OF THE CLEAR OPENING NO GREATER THAN 44" ABOVE THE FLOOR (C.R.C. R310.1). WINDOWS NOT MEETING THESE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER.
- DUCTS PENETRATING WALL OR CEILING PENETRATIONS BETWEEN GARAGE AND DWELLING UNIT SHALL BE CONSTRUCTED OF 26 GAGE MIN. SHEET METAL AND SHALL HAVE NO OPENING INTO GARAGE -PER SEC R302.5.2
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND AN OBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS,PUMPS, VALVES, METERS, APPURTENANCE ETC.) OR THE LOCATION OF THE HOOK UPS.
- THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHEATHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. EFFORTS TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/ OR ADDITIONAL EXPENSES
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION,EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- WATER HEATER MUST BE STRAPPED TO WALL (SEC.5013 LAF-C)
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS,REPAIRS,OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000) (R314.2)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS,REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000) EXISTING DWELLING OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM WITH ACCORDANCE WITH SECTION R315.1 CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNITS FOR WHICH THE PERMIT WAS OBTAINED (R315.2).
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENING IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELES OVER THE AREA OF THE ROOM. AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (R303.1)

**GENERAL REQUIREMENTS**

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CBC, CRC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND HIS JURISDICTION.
- SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL,ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.
- ALL PROPERTY LINES,EASEMENTS,AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
- A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND OR F FOUNDATION TRENCHING.(BMC 9-1-13392.3)
- WATER SHALL BE PROVIDED ON THE SITE AND USES TO CONTROL DUST.
- TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. (BMC 9-1-1-3305)
- THE FINISH GRADE SHALL SLOPE A MIN. OF 3% OR 6" TO A POINT 10 FEET FROM BUILDING FOUNDATION OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2%. (CRC R401.3)
- THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM 12" OR PLUS 2% (CRC R403.1.7.3)

**FIRE PROTECTION**

- AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND EACH STORY AND BASEMENT FOR DWELLING WITH MORE THAN ONE STORY.SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF A ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT.IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL (R314).
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS,WITHIN WHICH FEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES,CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNITS SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT (R315)

**SCOPE OF WORK**

PROPOSED POOL HOUSE 469 SQ.FT.

**PROPERTY INFORMATION**

PAGE	DESCRIPTION
A1	SITE PLAN & PROJECT INFO
A1.1	SITE PLAN
A2	FLOOR AND ELECTRICAL PLAN
A2.1	ROOF PLAN, FRAMING PLAN
A3	FOUNDATIONS & FLOOR FRAMING
A4	ELEVATIONS AND SECTIONS
A5	FOUNDATION & FRAMING DETAILS
G1	TYPE-V SHEET
G2	GREEN CODE

**PROPERTY INFORMATION**

ASSESSOR'S ID NO: 510-26-022  
 ADDRESS: 19910 SUNSET DRIVE LOS GATOS, CA 95030  
 PROPERTY TYPE: SINGLE FAMILY RESIDENTIAL

**PROPERTY BOUNDARY DESCRIPTION**

TR- -  
 LOT 26

**BUILDING DESCRIPTION**

EXISTING SQUARE FOOTAGE: 2,863  
 YEAR BUILT / EFFECTIVE YEAR BUILT: 1924/1964  
 BEDROOMS / BATHROOMS 3/2  
 UNITS 1  
 STORIES 1

**SQUARE FOOTAGE**

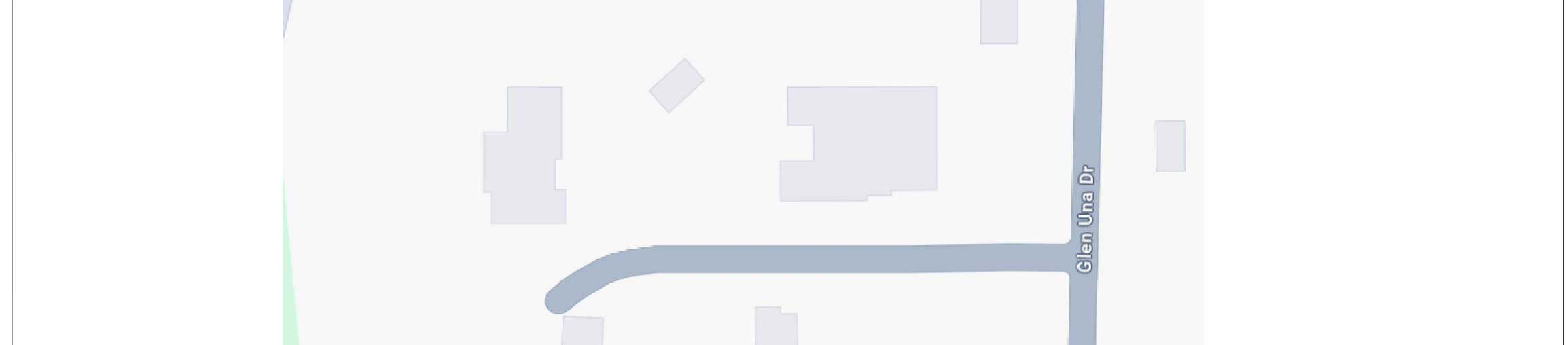
LOT AREA	38,768 SQ.FT.
EXISTING SFD:	2,863 SQ.FT.
Garage/Parking	750 SQ.FT.
NEW POOL HOUSE	469 SQ.FT.
RATIO	10.52%

**RESIDENTIAL GENERAL REQUIREMENTS CHECK LIST**

- CONCRETE STRENGTH: 2,500 P.S.I. PER 2022 CRC R404.1.2.3.1, @ 28 DAYS. USE TYPE II OR V CEMENT. SPECIAL INSPECTION IS NOT REQ'D.
- STEEL REINFORCEMENT: GRADE 60, DEFORMED. PER CRC R404.1.2.3.7.1
- ANCHOR BOLTS: A-307.
- LUMBER: USE DOUGLAS FIR, LARCH No. 2 OR BETTER UNLESS OTHERWISE NOCOTED ON FRAMING PLANS.
- USE 2-15# FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC. 2501.4.
- ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES INCLUDING LOCAL AMENDMENTS.

**RESIDENTIAL GENERAL REQUIREMENTS CHECK LIST**

- THE FOLLOWING IS INTENDED AS AN ATTACHMENT FOR CONSTRUCTION AND GRADING PLANS AND REPRESENT THE MINIMUM STANDARDS OF HOUSEKEEPING WHICH MUST BE IMPLEMENTED ON ALL CONSTRUCTION SITES REGARDLESS OF SIZE.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE OR WIND.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO HE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIAN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DIPOSED OF AS SOLID WASTE
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS/DENuded OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSIO P EROSION BY WIND AND WATER.
- AS PER AMC SEC. 18.38.015 ADU LESS THAN 800 SF DO NOT GET INCLUDED IN THE LOT COVERAGE CALCULATIO. THE LOT COVERAGE SHALL BE LIMITED TO MAIN HOME AND ADDITION.



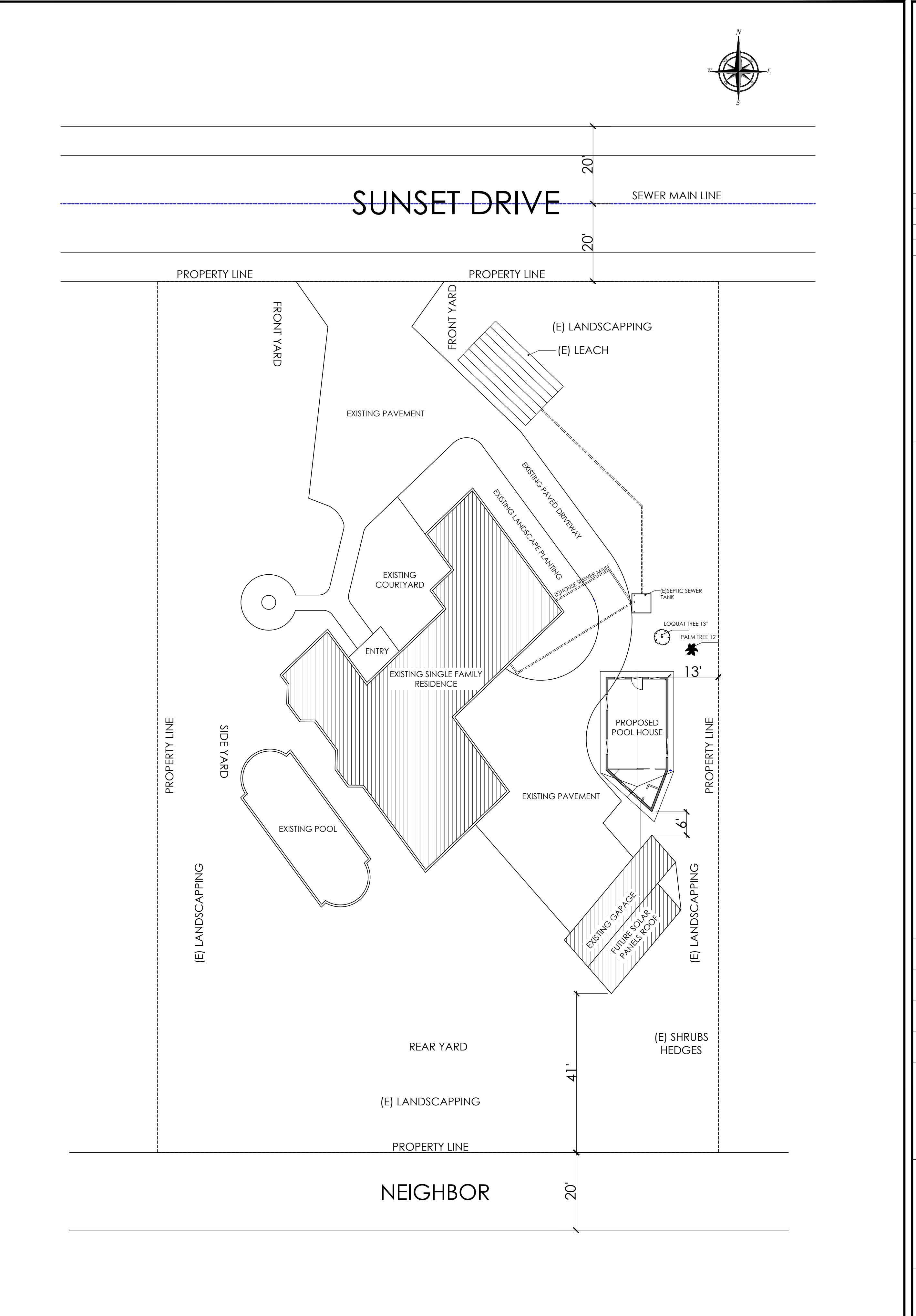
**VICINITY MAP**

**ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES**

- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE INTERNATIONAL CODE COUNCIL
- 2022 CALIFORNIA BUILDING CODE (C.B.C.)
- 2022 CALIFORNIA BUILDING ENERGY STANDARDS
- 2022 CALIFORNIA RESIDENTIAL CODE (C.R.C.)
- 2023 LA FIRE CODE (LAF-C)
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- CITY MUNICIPAL CODE

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EXISTING UTILITY  
**SITE PLAN**  
 SCALE : 1/16" = 1'-0"

REVISION	BY

PROJECT: **PROPOSED POOL HOUSE**  
 ADDRESS: **19910 SUNSET DRIVE LOS GATOS, CA 95030**

DRAWN BY

CHECKED BY

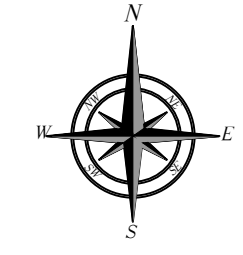
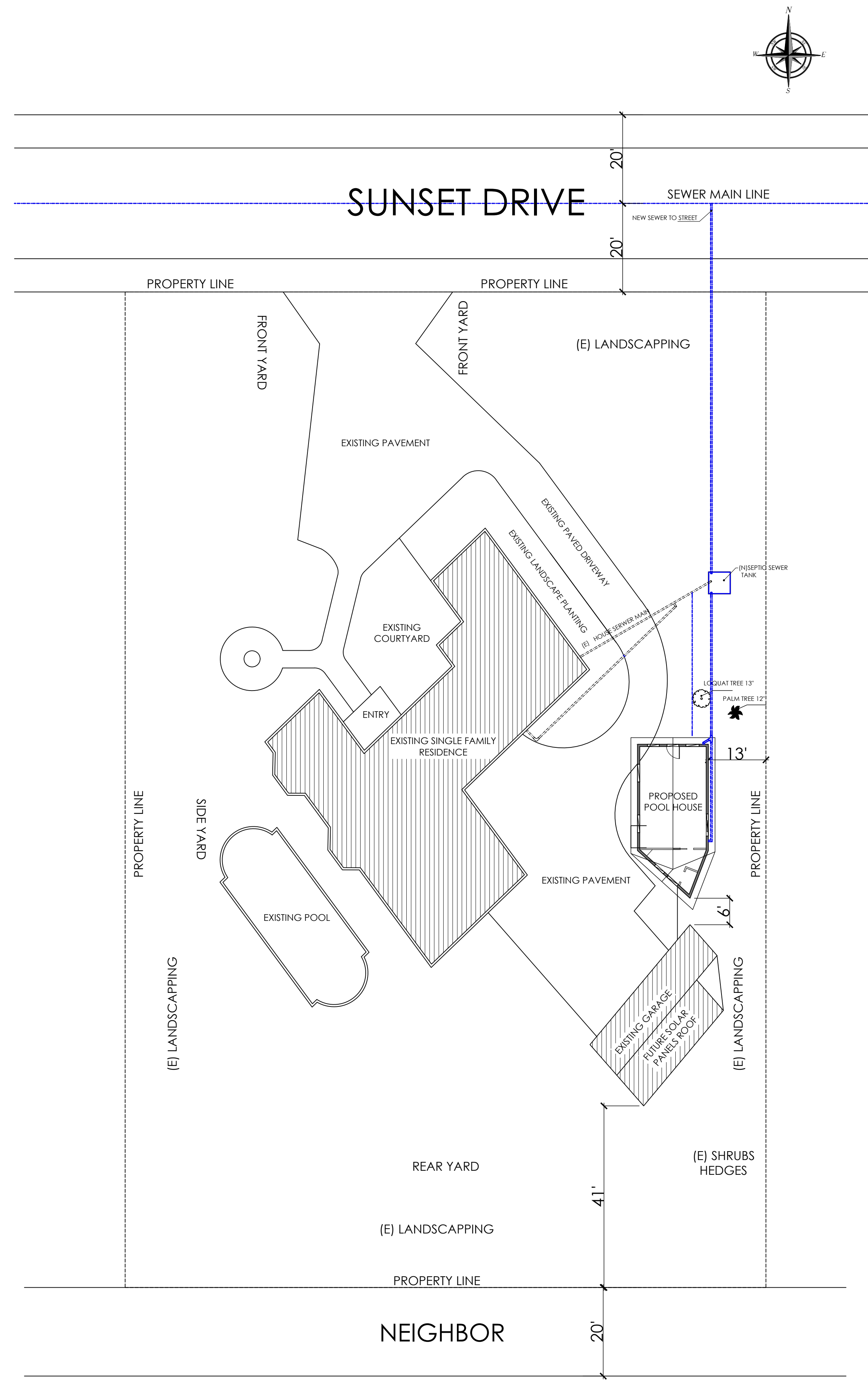
DESIGN BY  
**JOSE ZAMBRANO**

SIGNATURE

PROJECT DATA,  
 VICINITY MAP &  
 SITE PLAN

**A1**





PROPOSED UTILITY  
**SITE PLAN**  
 SCALE : 1/16" = 1'-0"

REVISION	BY

PROJECT: **PROPOSED POOL HOUSE**  
 ADDRESS: **19910 SUNSET DRIVE LOS GATOS, CA 95030**

DRAWN BY  
 CHECKED BY  
 DESIGN BY  
**JOSE ZAMBRANO**

SIGNATURE

PROJECT DATA.  
 VICINITY MAP &  
 SITE PLAN

**ARCHITECTURAL NOTES**

- PROVIDE 72" HIGH NON ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.
- SIZE OF SHOWER STALL TO COMPLY WITH CPC 412.7, 1024 SQ. IN. MINIMUM INTERIOR AND ENCOMPASSING 30" CIRCLE. DOOR SHALL SWING TO THE OUTSIDE.
- LOW FLOW TOILETS (1.28 GALLON/FLUSH) - SHOWERHEADS (2.0 GPM @ 80 PSI) - FAUCETS (2.0 GPM @ 60 PSI)
- PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE FOR SHOWERS AND TUB SHOWERS.
- PROVIDE KEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS.
- DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.
- CLOTHES DRYER MOISTURE EXHAUST DUCT IS LIMITED TO 14 FEET WITH 2 ELBOWS FROM THE CLOTHES DRYER TO POINT OF TERMINATION REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF 2.
- UNIT SKYLIGHTS SHALL BE LABELED BY L.A. CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING.
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE UPDATED FOR LOW WATER CONSUMPTION.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
- NEW OR REPLACEMENT WATER HEATED SHALL BE STRAPPED TO THE WALL IN TWO ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4" ABOVE THE CONTROLS. (P.C.510.5) LOW IN EXCESS OF 2.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- KITCHEN SINK LAVATORIES, BATHUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- BATHUB AND SHOWER FLOORS, WALL ABOVE BATHUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (R307.2).
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6' CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL. (R303.1)
- A COPY OF THE EVALUATION REPORT AND/ OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMP' OF 68°F AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES. PROTECT, PRESERVATIVE AND END USE PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
- PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF ANGELES TO REMOVE ANY GRAFFITI WITHIN 7 DAYS OF THE GRAFFITI BEING APPLIED. (6304)

**ADDITIONAL NOTES**

- HABITABLE SPACES SHALL HAVE CEILING HEIGHT OF NO LESS THAN 7'-6". KITCHENS, LAUNDRY ROOM, CORRIDORS AND BATHROOMS SHALL HAVE CEILING HEIGHT NOT LESS THAN 7'.
- PROVIDE 1 ESCAPE WINDOW IN EACH BEDROOM MEETING ALL OF THE FOLLOWING: AN OPENABLE AREA NOT LESS THAN 5.7 SQ.FT. MIN. CLEAR 24" HEIGHT AND 20" WIDTH AND SILL NOT OVER 44" ABOVE FLOOR
- SHOWER WALLS MUST BE FINISHED TO A HEIGHT OF 72" ABOVE DRAIN W/ MOISTURE RESISTIVE TILE OR APPROVED EQUAL.
- MAX. FLOW RATE STANDARDS SET BY THE CALIFORNIA ENERGY COMMISSION: WATER CLOSETS 1.28 GPF, SHOWERHEADS 2.0 GPM, LAUNDRY FAUCETS 1.5 GPM, SINK FAUCETS 1.5 GPM, AND KITCHEN FAUCETS 1.8 GPM.
- EXTERIOR WALLS WITHIN 3 FEET OF PROPERTY LINE (SPRINKLERS) OR 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS) REQUIRE 1-HOUR FIRE RATING FOR EXPOSURE TO BOTH SIDES
- PROJECTIONS: -PROHIBITED WITHIN 2 FEET OF PROPERTY LINE -1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (SPRINKLERS) -1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
- OPENINGS: -PROHIBITED WITHIN 3FT OF PROPERTY LINE -MAXIMUM 25% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS)
- PENETRATIONS: -1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (SPRINKLERS) -1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (WITHOUT SPRINKLERS)

**UTILITY NOTES**

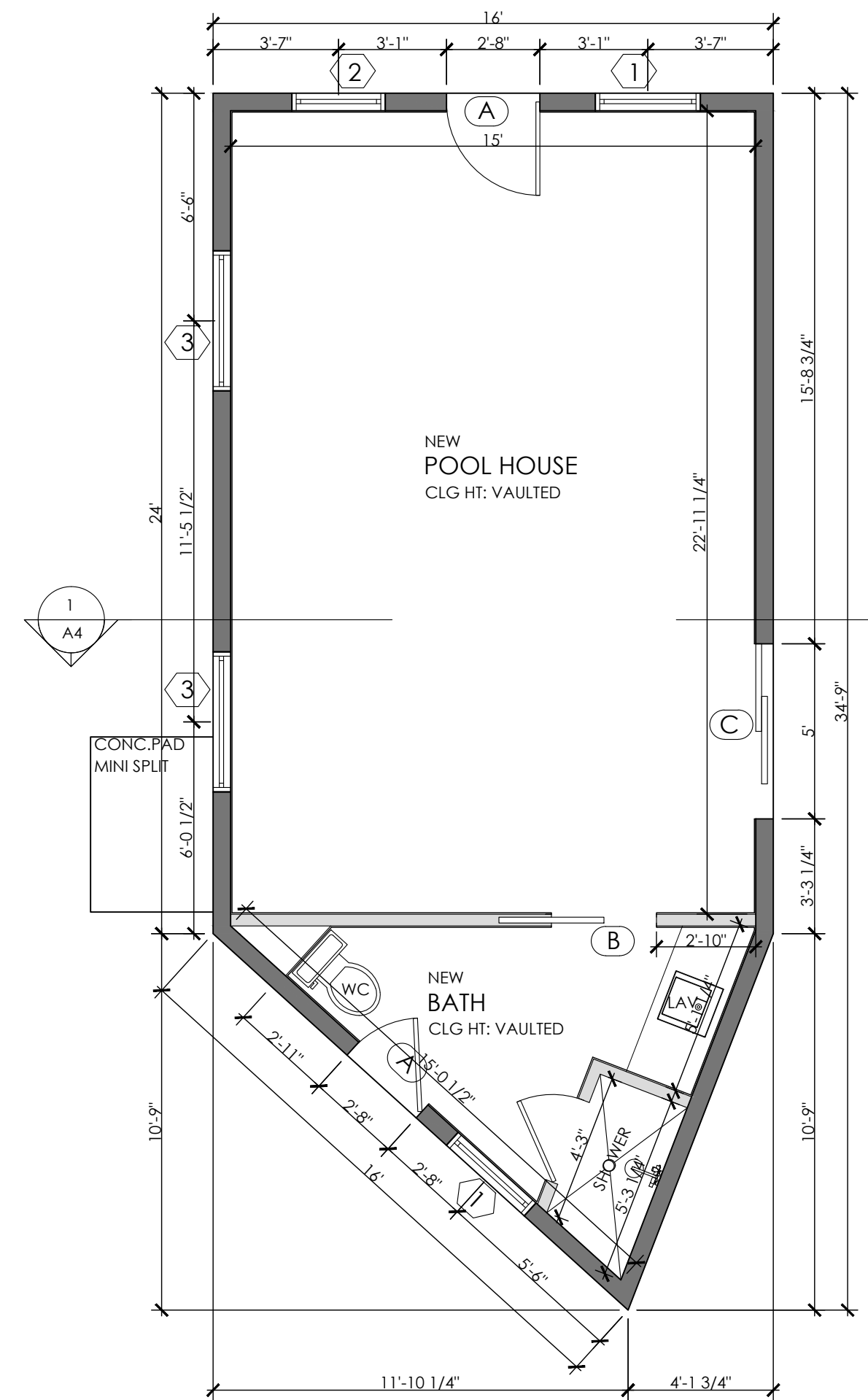
- ALL BRANCH CIRCUITS SUPPLYING RECEPTACLES SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER (AFCI)
- ALL 120-VOLT SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUIT SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS SHALL BE AFCI PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210.12 (A)(1). AT KITCHEN COUNTER SPACE, RECEPTACLES SHALL BE INDICATED AS COMBINATION AFCI/GFCI
- TAMPER RESISTANT RECEPTACLES IN ALL AREAS SPECIFIED IN SECTION 210.52 ALL 125-VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES
- NEW BOXES USED AT LUMINAIRES OR LAMP HOLDER OUTLETS IN A CEILING SHALL BE REQUIRED TO SUPPORT A LUMINAIRE WEIGHING A MINIMUM OF 50 LBS. BOXES USED AT LUMINAIRE OUTLETS IN WALL SHALL BE DESIGNED FOR THE PURPOSE AND SHALL BE MARKED ON THE INTERIOR INDICATING THE MAXIMUM WEIGHT OF LUMINAIRE PERMITTED. IF OTHER THAN 50 LBS. OUTLET BOXES OR SYSTEMS USED AS THE SOLE SUPPORT OF CEILING FANS SHALL BE LISTED AND MARKED BY THE MANUFACTURE AS SUITABLE FOR THIS PURPOSE. (314.27 CEC)
- ALL LEAD LUMINAIRES ARE REQUIRED TO BE CONTROLLED BY NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) SSL-7A-COMPLIANT DIMMER UNLESS THEY ARE CONTROLLED BY A VACANCY SENSOR OR AN OCCUPANCY SENSOR. THE COMBINED USE OF NEMA SSL-7A-COMPLIANT DIMMER WITH LED LUMINAIRES CAN SENSURE FLICKER FREE OPERATION WHEN THE LUMINAIRE IS DIMMED. (2019 RESIDENTIAL COMPLIANCE MANUAL 6.3.1(C))
- IN BATHROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THIS SPACES MUST BE CONTROLLED BY AN OCCUPANT SENSOR OR A VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF A OCCUPANT SENSOR IS INSTALLED, IT MUST BE INITIALLY CONFIGURED TO MANUAL-ON OPERATION USING THE MANUAL CONTROL REQUIRED UNDER SECTION 150.0(K)2(C).

**ADDITIONAL NOTES**

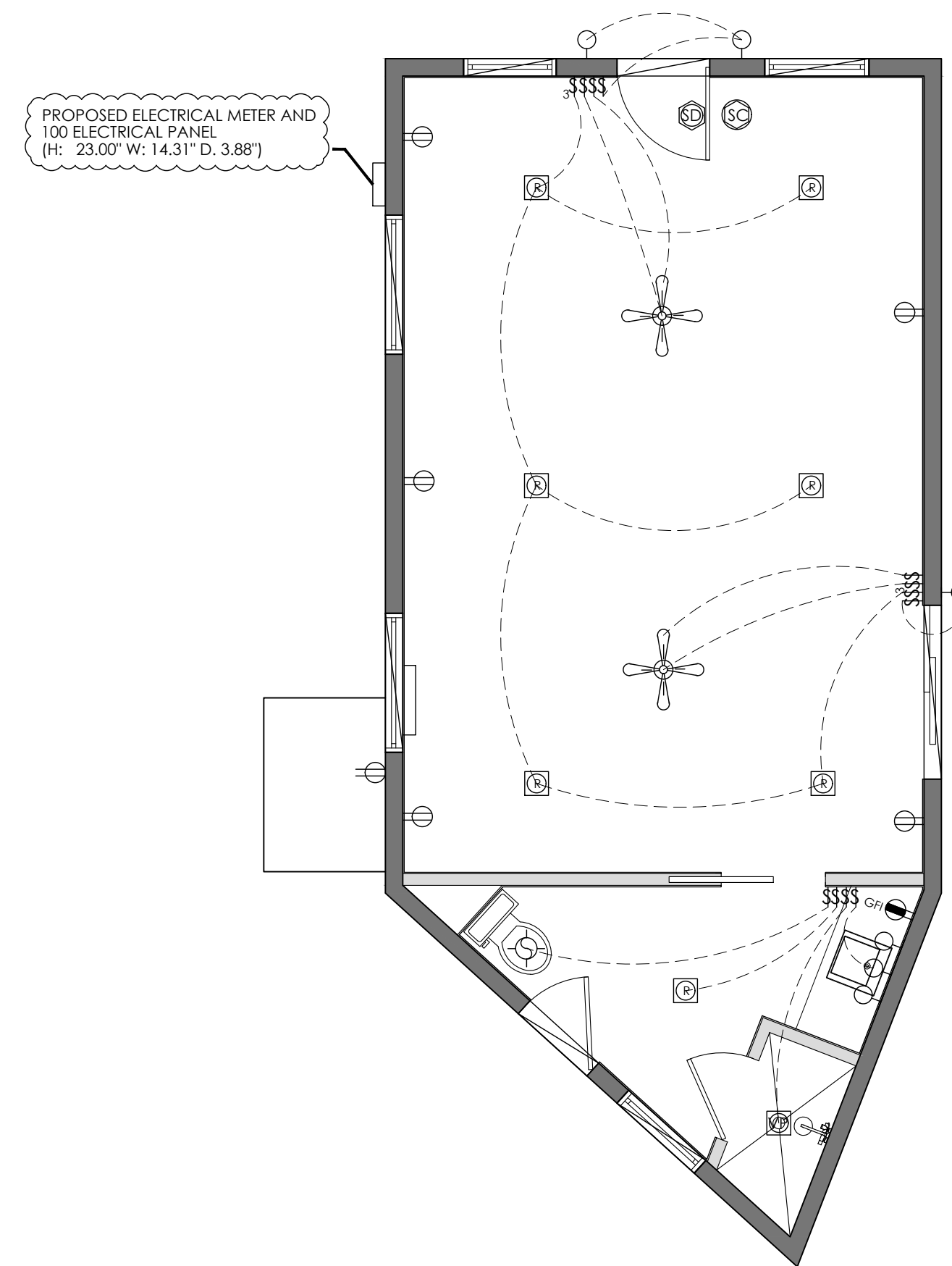
- PROVIDE A MINIMUM OF (2) 20 AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED. CEC 210-52(B) (2)
- PROVIDE A MINIMUM OF (1) 20 AMP LAUNDRY BRANCH CIRCUIT. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. CEC 210-23(A).
- A MINIMUM OF (1) 20-AMP CIRCUIT FOR BATHROOM(S) OUTLET. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM CEC 210-23
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR.
- OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING, OR TO OTHER BUILDING ON THE SAME LOT, MUST MEET THE REQUIREMENT IN ITEM 150.0(K)3(A) (ON AND OFF SWITCH) AND THE REQUIREMENTS IN EITHER ITEM 150.0(K)3(B) (PHOTOCELL AND MOTION SENSOR) OR ITEM 150.0(K)3(A) (PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS)
- ALL LUMINAIRES SHALL BE HIGH EFFICACY -PER SECTION 150.0(K)1.A.
- CIRCUIT SHALL HAVE NO OTHER OUTLETS. CEC 210-23(A).

**ELECTRICAL KEY:**

- DUPLEX OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- DUPLEX OUTLET BELOW COUNTER
- SPLIT SWITCHED OUTLET
- CEILING OUTLET
- FLOOR OUTLET
- SPLIT SWITCHED FLOOR OUTLET
- 4 GANG FLOOR OUTLET
- GFI
- GFI/WP
- 220V OUTLET
- EXHAUST FAN
- EXHAUST FAN / LIGHT
- RECESSED CAN LIGHT
- RECESSED FLUORESCENT
- EYEBALL LIGHT
- VAPOR PROTECTED LIGHT
- RECESSED WALL OUTLET
- RECESSED MR15
- CEILING LIGHT
- PENDANT LIGHT
- WALL LIGHT
- WALL LIGHT
- SINGLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- RHEOSTAT
- CABLE T.V. JACK
- HIGH SPEED INTERNET
- BUTTON
- PHONE JACK
- SMOKE DETECTOR
- SMOKE/CARBON DETECTOR (DIRECT WIRE W/ BATT)
- INTERCOM
- DISCONNECT SWITCH
- ELECTRIC METER
- DIRECT WIRE
- 1 BULB FLUORESCENT
- 2 BULB FLUORESCENT
- VANITY LIGHTS
- JB FOR CEILING FAN
- CHIMES
- FLOOD LIGHT
- JUNCTION BOX
- SPEAKER HARD WIRE
- CENTRAL VACUUM ACCESS
- GAS STUB
- HOSE BIB
- 1-#5 GROUND FOR ELEC
- CENTRAL VAC
- GAS APP W/H
- 300 AMP ELEC PANEL
- 225 AMP ELEC PANEL
- 100 AMP ELEC PANEL
- CEILING FAN W/LIGHT



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



PROPOSED  
**2 ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE						
QTY	MARK	OPENING SIZE	TICK	DOOR TYPE	SCREEN	FRAME
2	(A)	2'-8"W X 6'-8" H	1 3/4"	EXTERIOR DOOR	WOOD	WOOD
1	(B)	3'-0"W X 6'-8" H	1 3/8"	INT. BATH POCKET DOOR	WOOD	WOOD
1	(C)	5'-0"W X 6'-8" H	1 3/8"	EXT. SLIDING DOOR	GLASS	ALUMINUM

WINDOW SCHEDULE							
QTY	MARK	SIZE	TYPE	FRAME	SCREEN	SHGCU-FACTOR	
2	(1)	3'-0"W X 4'-6" H	SINGLE HUNG WINDOW	WOOD	Y	0.23	0.3
1	(2)	2'-8"W X 4'-6" H	SINGLE HUNG WINDOW	WOOD	Y	0.23	0.3
2	(3)	4'-0"W X 1'-0" H	SINGLE HUNG WINDOW	WOOD	Y	0.23	0.3

NOTE:  
1. BEDROOM EGRESS WINDOWS HAVE A MINIMUM CLEAR OPENING AREA OF 5.7 SF. ABOVE THE GRADE FLOOR AND 5 SQ.FT. ON THE GRADE FLOOR. A MIN. NET HEIGHT OF 24" AND MIN. NET WIDTH OF 20", AND SILL HEIGHT NOT MORE THAN 44" MAX. ABOVE FINISH FLOOR.  
2. THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.  
3. SHOWER AND TUB ENCLOSURES SHALL BE TEMPERED (CBC 2406.4) WINDOWS AT SHOWERS AND TUBS SHALL BE TEMPERED.

WATER FIXTURE	
WATER CLOSET	1.28 GALLONS/FLUSH
URINALS	0.5 GALLONS/FLUSH
SINGLE SHOWERHEADS	2 GPM @ 80 PSI
MULTIPLE SHOWERHEADS / COMBINATED SHOWERHEADS	2 GPM @ 80 PSI FOR ALL
LAVATORY FAUCETS, RESIDENTIAL	1.2 GPM @ 60 PSI
LAVATORY FAUCETS, NORESIDENTIAL	0.5 GPM @ 60 PSI
METERING FAUCETS	0.25 GALLONS PER CYCLE
KITCHEN FAUCETS	1.8 GALLONS/FLUSH AT 60 PSI

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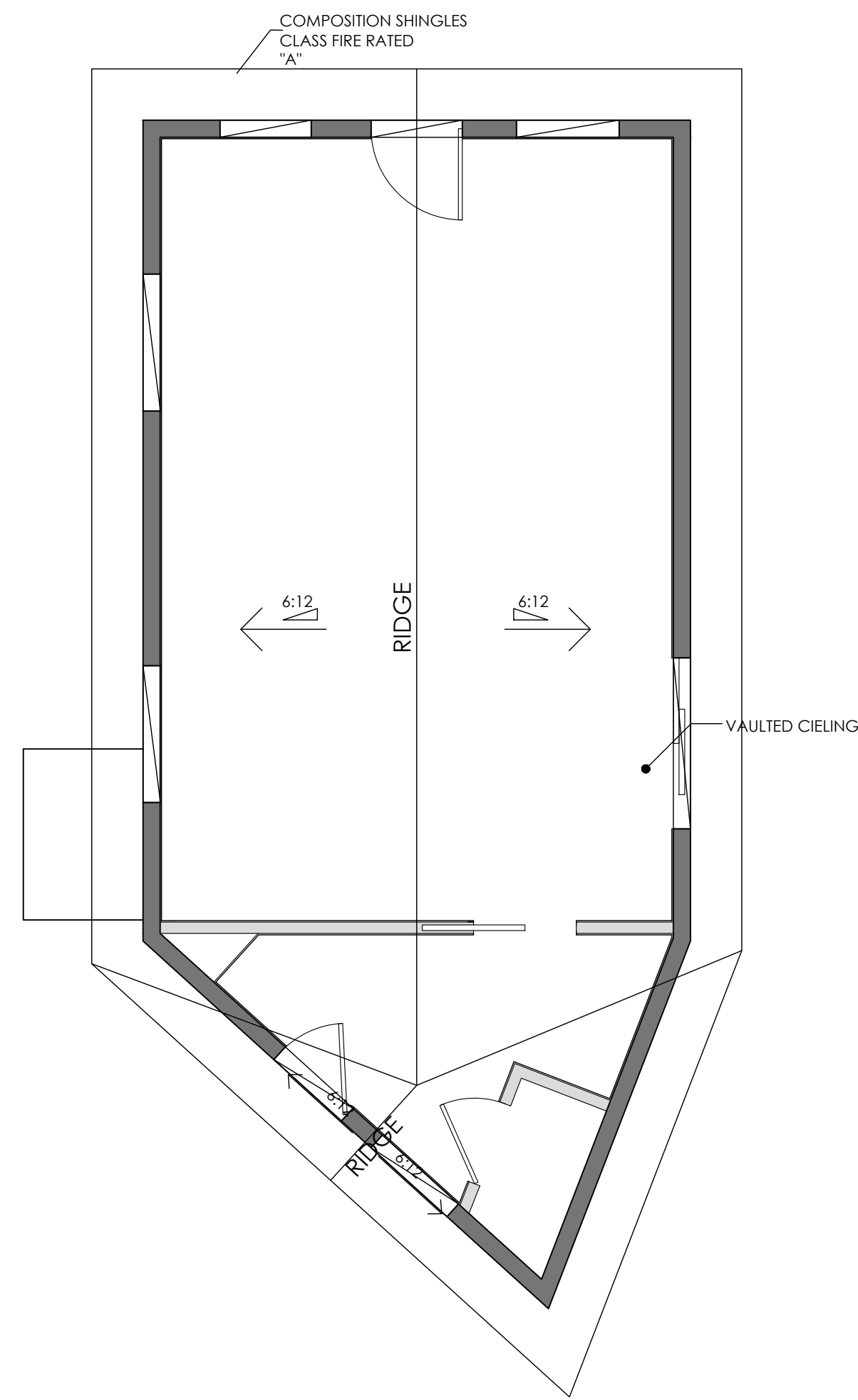
PROJECT: **PROPOSED POOL HOUSE**  
ADDRESS: **19910 SUNSET DRIVE LOS GATOS, CA 95030**

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CHECKED BY  
DESIGN BY  
**JOSE ZAMBRANO**

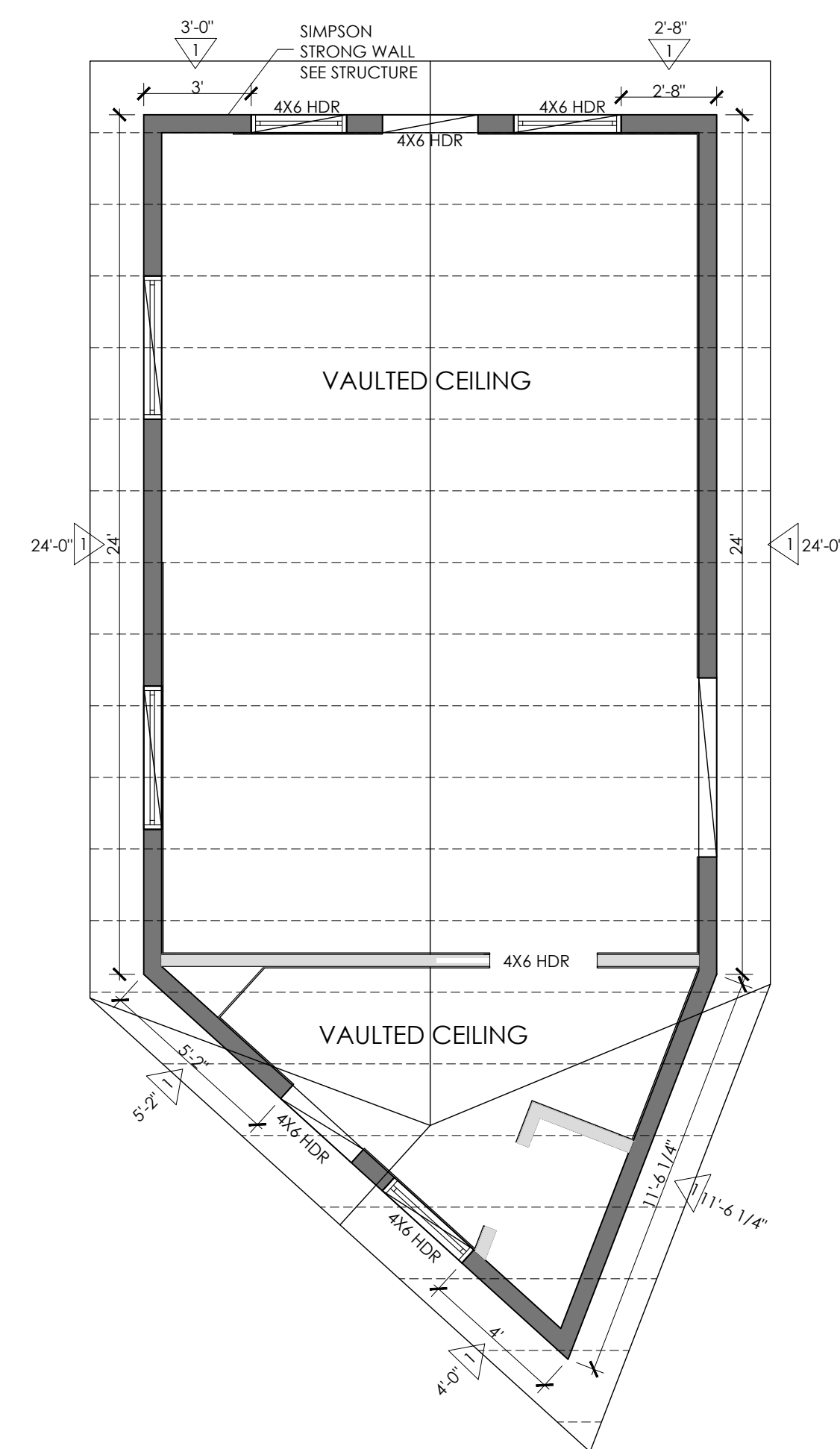
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FLOOR PLANS  
& ELECTRICAL PLAN

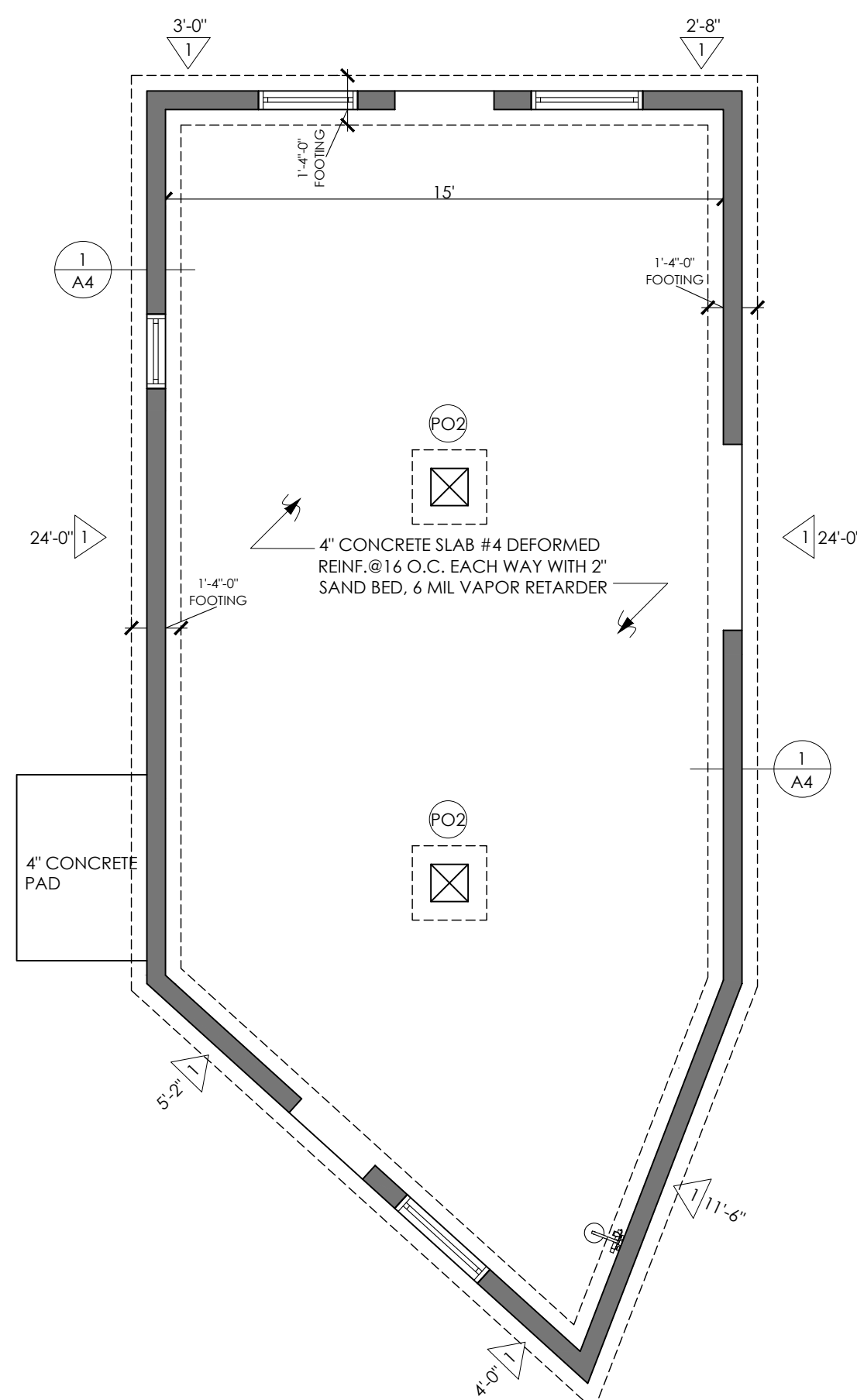
**A2**



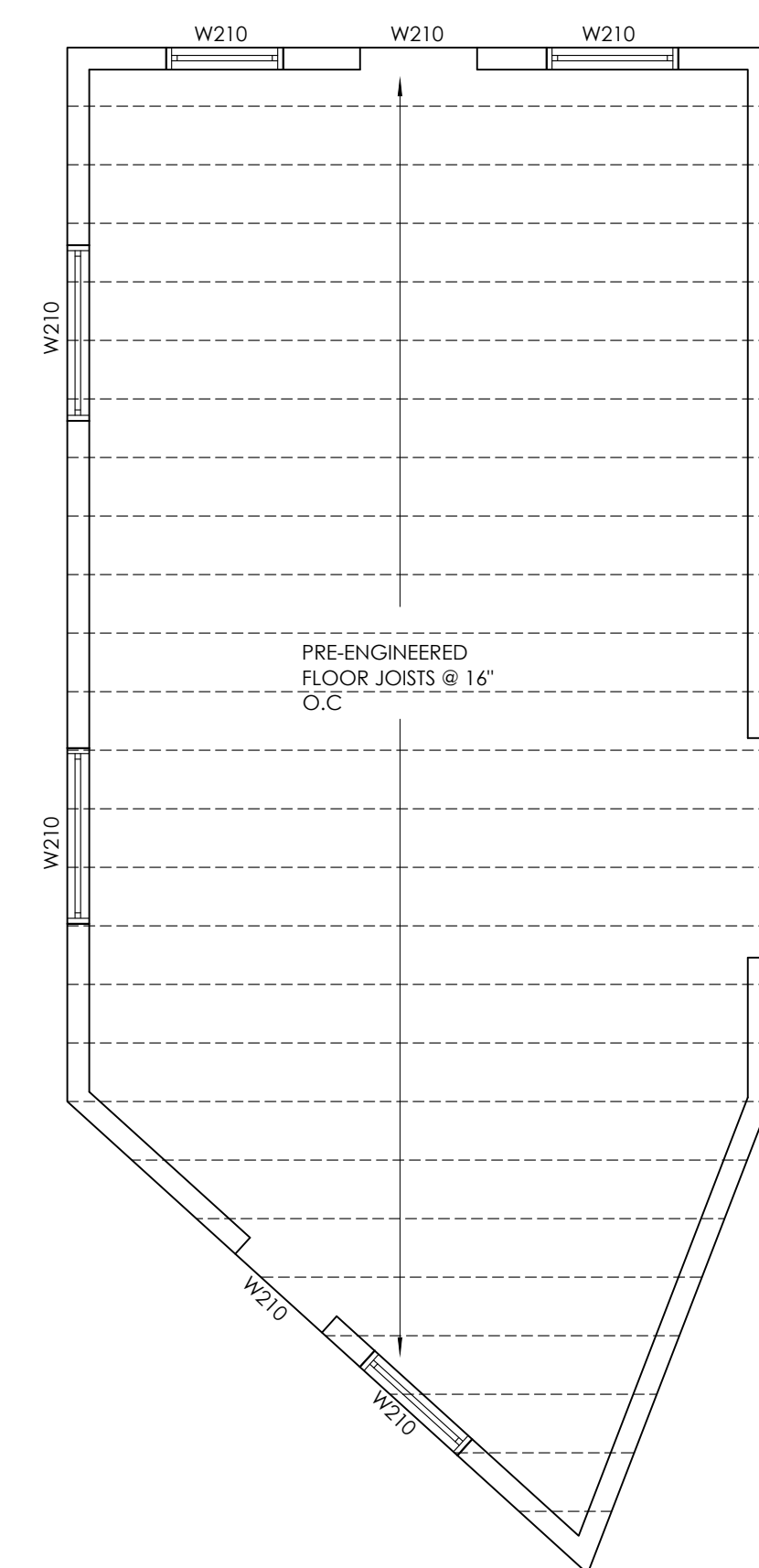
PROPOSED  
**1/ROOF PLAN**  
SCALE: 1/4" = 1'-0"



PROPOSED  
**2/ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



PROPOSED  
**3/FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



PROPOSED  
**4/FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

REVISION	BY

PROJECT: **PROPOSED POOL HOUSE**  
ADDRESS: **19910 SUNSET DRIVE LOS GATOS, CA 95030**

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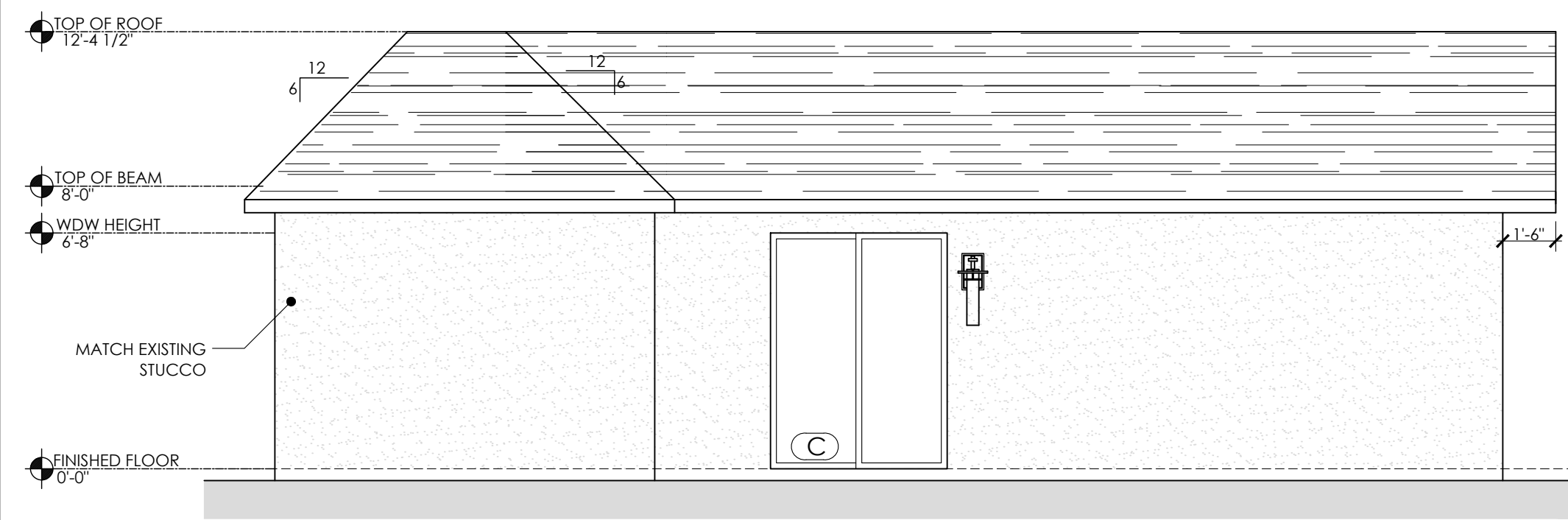
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**JOSE ZAMBRANO**

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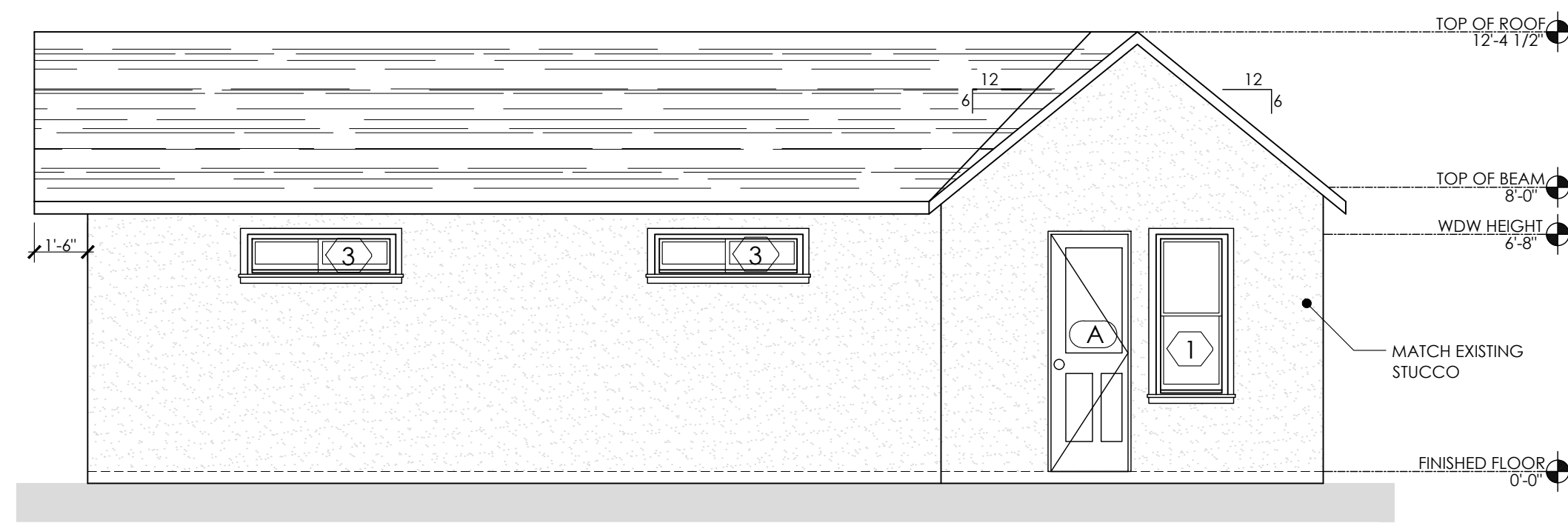
ROOF, FOUNDATION  
& FRAMING PLAN

**A2.1**

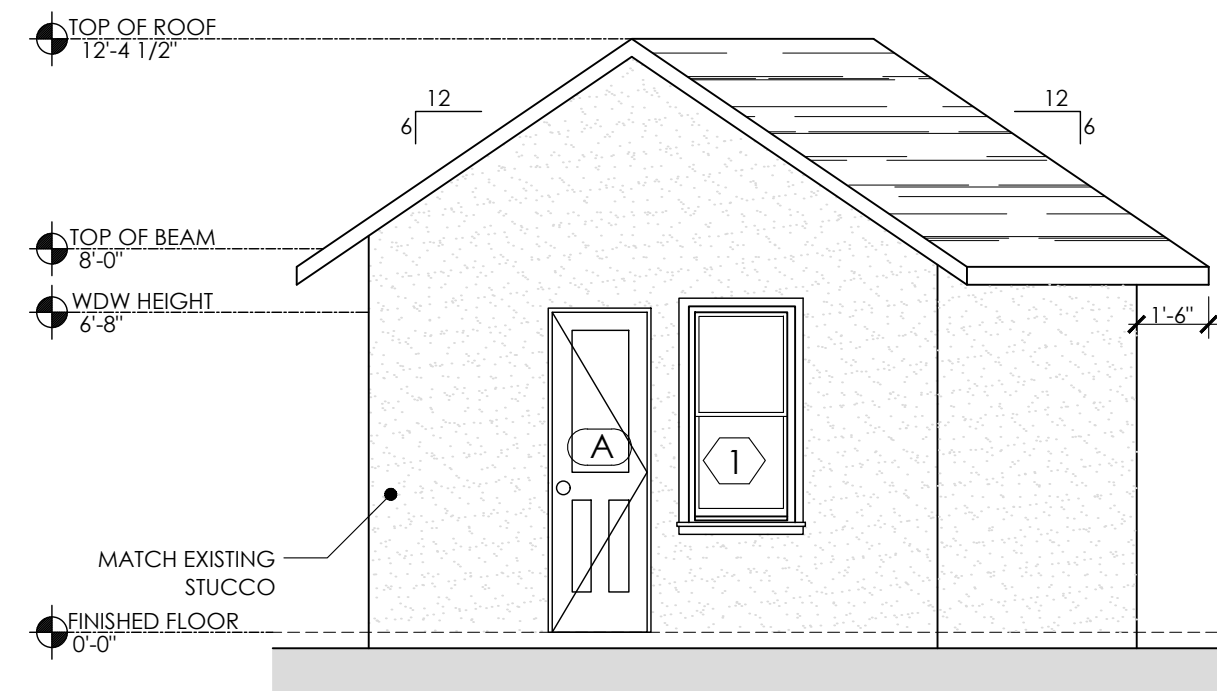




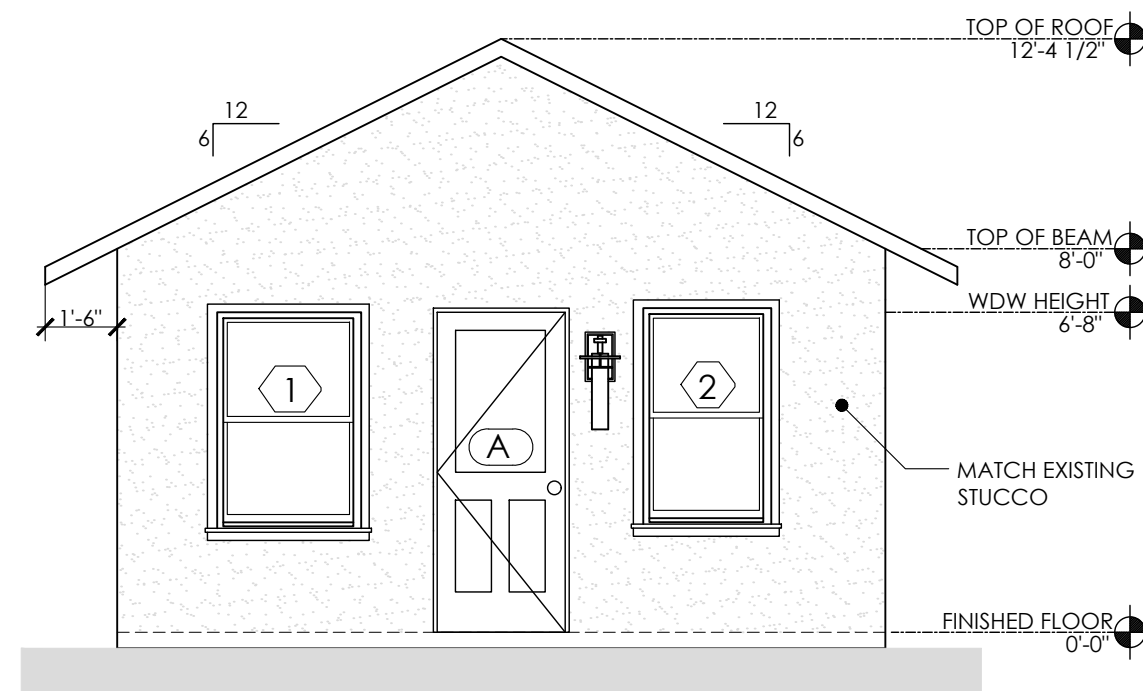
**1/EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



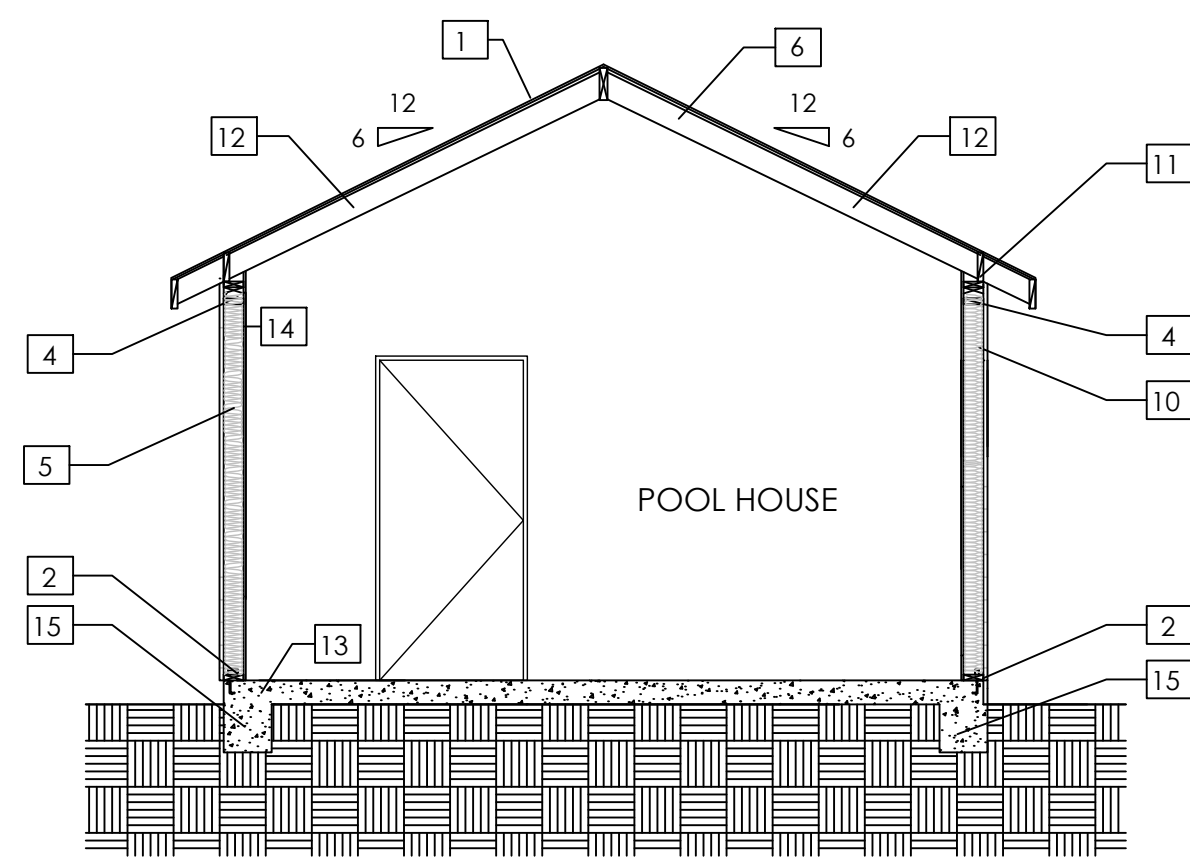
**3/WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**2/SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**4/NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



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

Section Keynotes	
MARK	DESCRIPTION
1	COMPOSITION SHINGLES OVER #15 FELT CLASS "A" (TYP) CERTAINTED OR SIMILAR ESR-1389, 3537 ICC-ES
2	3"x4" SILL PLATE W/ 5/8" DIA ANCHOR BOLTS
4	DOUBLE 2x4 TOP PLATE AT EXTERIOR & BEARING WALLS TYPE DOUGLAS FIR GRADE #2
5	R-13 FIBERBATT INSULATION SEE ENERGY CALCS
6	R-30 FIBERBATT INSULATION SEE ENERGY CALCS
7	2"x6" R.R. @ 16" O.C. TYPE DOUGLAS FIR GRADE #2
8	2"x8" C.J. @ 16" O.C. TYPE DOUGLAS FIR GRADE #2 SEE STRUCTURAL
10	4"x6" HEADER TYPE DOUGLAS FIR GRADE #1
11	2"X SOLID BLOCK W/ FRAMING ANCHOR EA. BLOCK TYPE DOUGLAS FIR GRADE #2
12	2"X RIDGE TYPE DOUGLAS FIR GRADE #2
13	26 GA. CORROSION- RESISTANT WEEP SCREED
14	1/2" GYP BOARD
15	12" FOOTING

Section Keynotes	
MARK	DESCRIPTION
18	HORIZONTAL GRAB BAR
19	FLIP UP GRAB BAR
20	HAND-HELD SHOWER HEAD

Elevation Keynotes	
MARK	Keynote text
A-1	COMPOSITION SHINGLES OVER #15 FELT CLASS "A"
A-7	MINI SPLIT CONDENSER (SEE T-24)
A-8	WATER HEATER (SEE T-24)
A-9	EXTERIOR WALL LAMP
A-16	WATER GUTTER

**ROOF PLAN NOTES**

INDICATES ROOF SLOPE AND DIRECTION, U.N.O.  
6:12

INDICATES STANDARD ROOF PITCH, U.N.O.  
12 (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

**ATTIC VENT CALCULATION**

PROVIDE 1 SQ. IN. OF VENTILATION PER 150 SQ. IN. OF ATTIC SPACE.  
PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. R806, (U.B.C. 1505.3).

**AREA-2 PROPOSED ADDITION**

VENTILATION REQUIRED:	
ATTIC AREA	616 SQFT. /150 = 4.10 SQ FT. 4.10X 144 = 591.36 SQIN.
VENTILATION PROVIDED:	
HIGH	
(3) O'HAGIN EXHAUST VENT	72 SQIN. EA. = 216 SQ IN.
LOW	
(3) 14X6 INTAKE VENT	65 SQIN. EA. = 195 SQ IN.
SUBTOTAL HIGH VENTILATION:	
TOTAL VENTILATION PROVIDED:	591.36 SQ IN.

TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS	SPACING OF FASTENERS
<b>ROOF</b>			
1	Blocking between joist or rafters to top plate, toe nail	3-8d (2 1/2"x0.113")	-
2	Ceiling joists to plate, toe nail	3-8d (2 1/2"x0.113")	-
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	-
4	Collar tie rafter, face nail or 1 1/4"x20 gage ridge strap	3-10d (3"x0.128")	-
5	Rafter to plate, toe nail	2-16d (3 1/2"x0.135")	-
6	Roof rafters to ridge, valley or hip rafters: toe nail	4-16d (3 1/2"x0.135")	-
	face nail	3-16d (3 1/2"x0.135")	-
<b>WALL</b>			
7	Built-up corner studs	10d (3"x0.128")	24" o.c.
8	Built-up header, two pieces with 1/2" spacer	1-6d (3 1/2"x0.135")	16" o.c. along each edge
9	Continued header, two pieces	1-6d (3 1/2"x0.135")	16" o.c. along each edge
10	Continued header to stud, toe nail	4-8d (2 1/2"x0.113")	-
11	Double studs, face nail	10d (3"x0.128")	24" o.c.
12	Double top plate, face nail	10d (3"x0.128")	24" o.c.
13	Double top plate, minimum 48-inch offset of end joints, face nail in lapped area	8-16d (3 1/2"x0.135")	-
14	Sole plate to joist or blocking, face nail	1-6d (3 1/2"x0.135")	16" o.c.
15	Sole plate to joist or blocking at baced wall panels	3-16d (3 1/2"x0.135")	16" o.c.
16	stud to sole plate, toe nail	3-8d (2 1/2"x0.113")	-
17	Top or sole plate to stud, end nail	2-16d (3 1/2"x0.135")	-
18	Top plates, laps at corners and intersections, face nail	2-10d (3"x0.128")	-
19	1" brace to each stud and plate, face nail	2-8d (2 1/2"x0.113") 2 staples 1 3/4"	-
20	1"x6" sheathing to each bearing, face nail	2-8d (2 1/2"x0.113") 2 staples 1 3/4"	-
21	1"x8" sheathing to each bearing, face nail	2-8d (2 1/2"x0.113") 3 staples 1 3/4"	-
22	Wider than 1"x8" sheathing to each bearing, face nail	3-8d (2 1/2"x0.113") 4 staples 1 3/4"	-
<b>FLOOR</b>			
23	Joist to sill or girder, toe nail	3-8d (2 1/2"x0.113")	-
24	1"x6" subfloor or less to each joist, face nail	2-8d (2 1/2"x0.113") 2 staples 1 3/4"	-
25	2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2"x0.135")	-
26	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2"x0.113")	6" o.c.
27	2" planks (planks & beam-floor & roof)	2-16d (3 1/2"x0.135")	at each bearing
28	Built-up girders and beams, 2-inch lumber layers	10d (3"x0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and of each splice.
29	Ledger strip supporting joists or rafters	3-16d (3 1/2"x0.135")	At each joist or rafter

TABLE R602.3(1) continued FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER	SPACING OF FASTENERS	
			EDGES (INCHES)	INTERMEDIATE c,c SUPPORTS
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing				
30	3/8" - 1/2"	6d common (2"x0.113") nail (subfloor wall) 8d common (2"x0.131") nail (roof)	6	12 9
31	5/16" - 1/2"	6d common (2"x0.113") nail (subfloor wall) 8d common (2"x0.131") nail (roof)	6	12 9
32	19/32" - 1"	8d common (2"x0.131")	6	12 9
33	1 1/8" - 1 1/4"	10d common (3"x0.148") nail or 8d (2 1/2"x0.131") deformed nail	6	12
Other wall sheathing				
34	1/2" structural cellulose fiberboard sheathing	1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga. 1 1/4" long	3	6
35	25/32" structural cellulose fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga. 1 1/2" long	3	6
36	1/2" gypsum sheathing	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 5/8" screws. Type W or S	7	7
37	5/8" gypsum sheathing	1 3/4" galvanized roofing nail; staple galvanized, 1 5/8" long; 1 5/8" screws. Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
38	3/4" and less	6d deformed (2"x0.120") nail or 8d common (2 1/2"x0.131") nail	6	12
39	7/8" - 1"	8d deformed (2 1/2"x0.131") nail or 8d deformed (2 1/2"x0.120") nail	6	12
40	1 1/8" - 1"	10d common (3"x0.148") nail or 8d deformed (2 1/2"x0.120") nail	6	12

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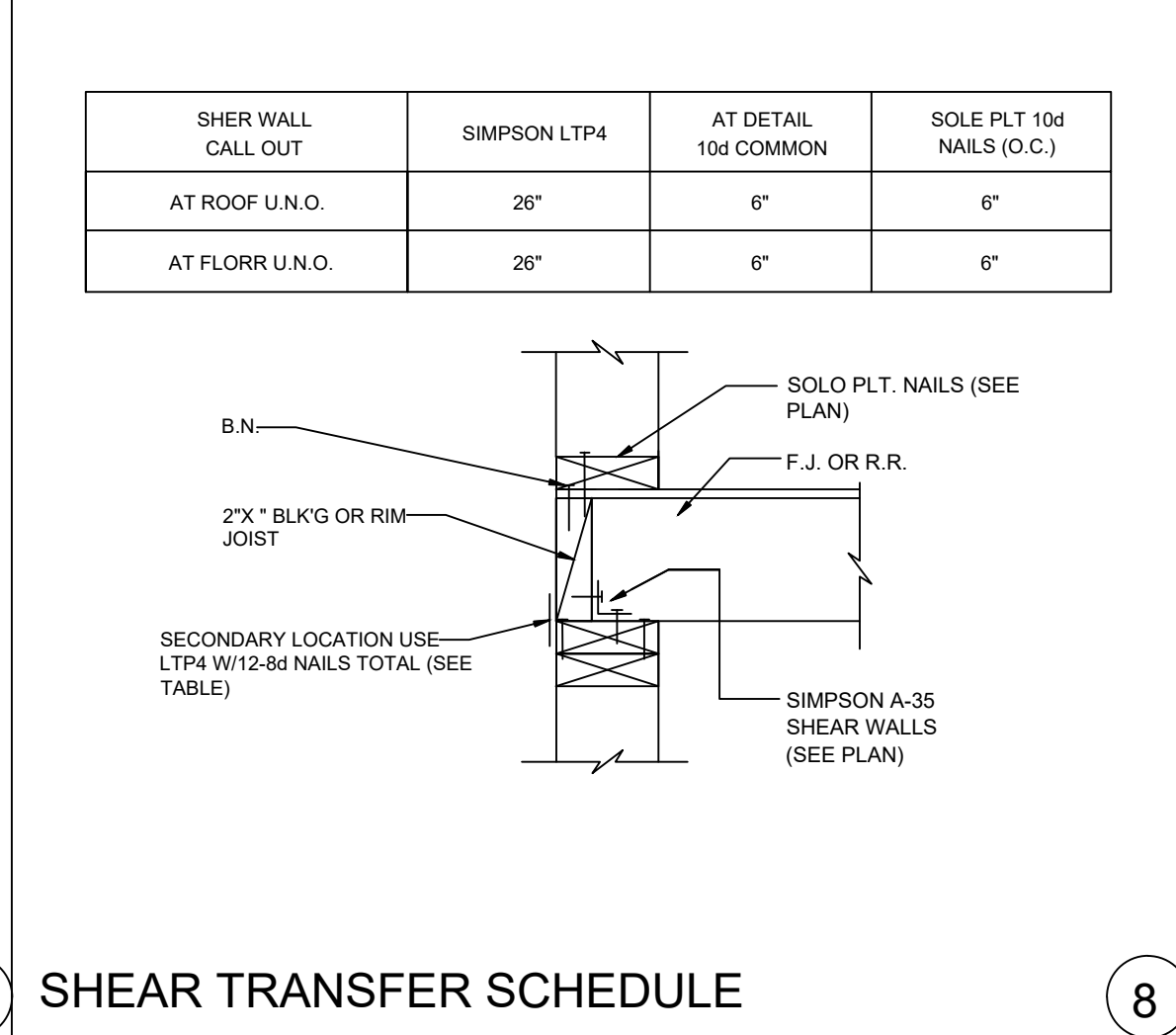
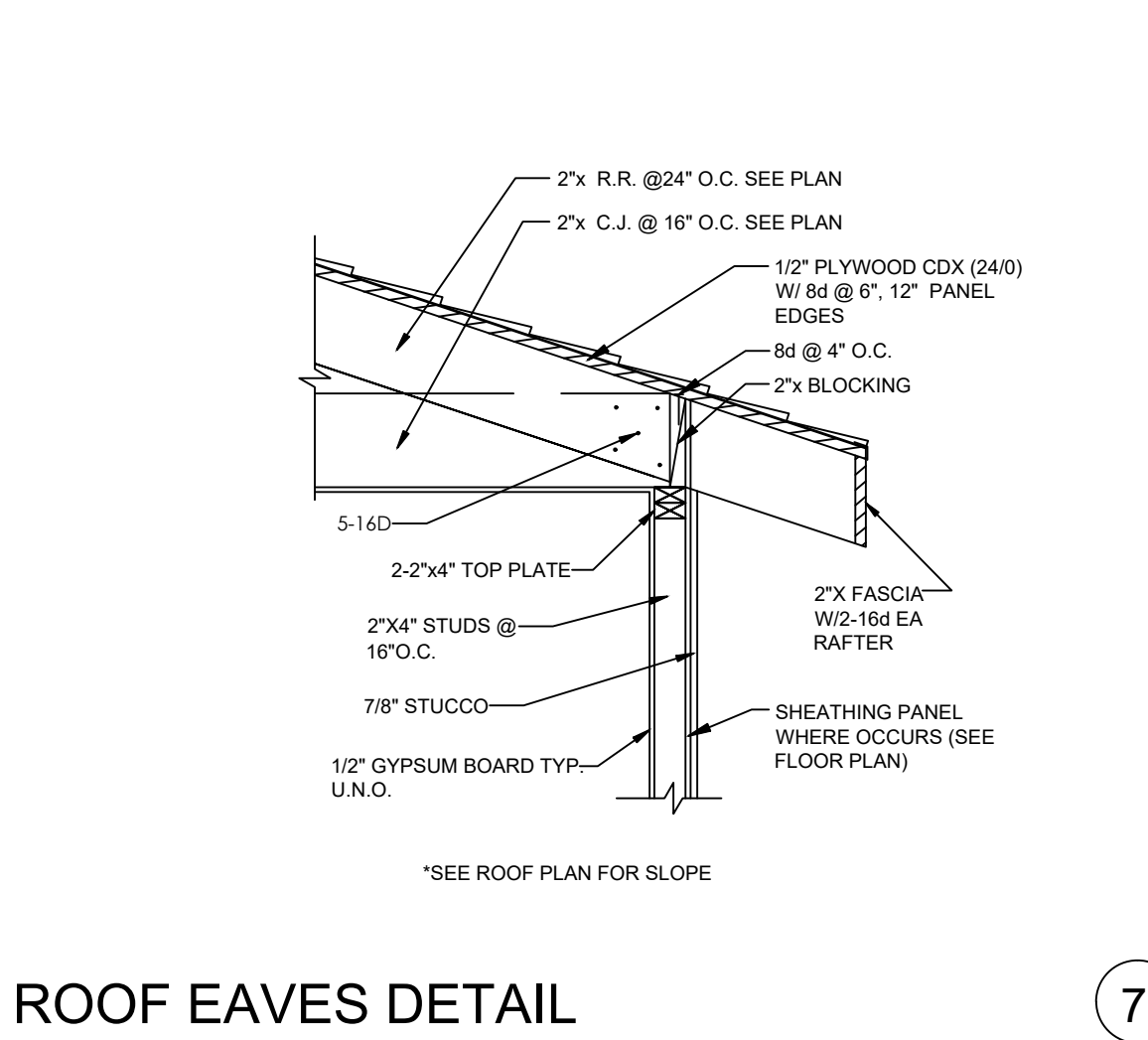
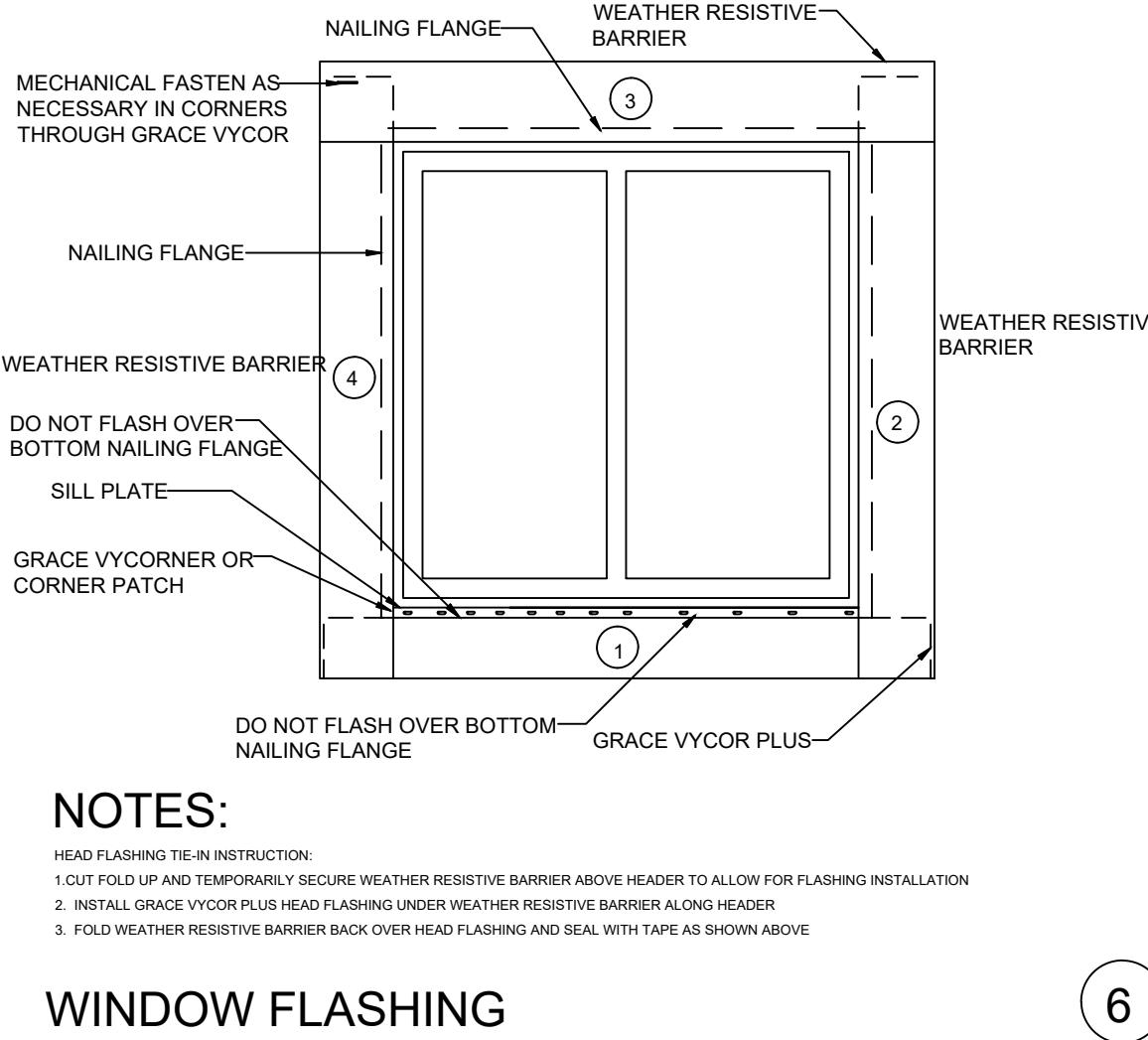
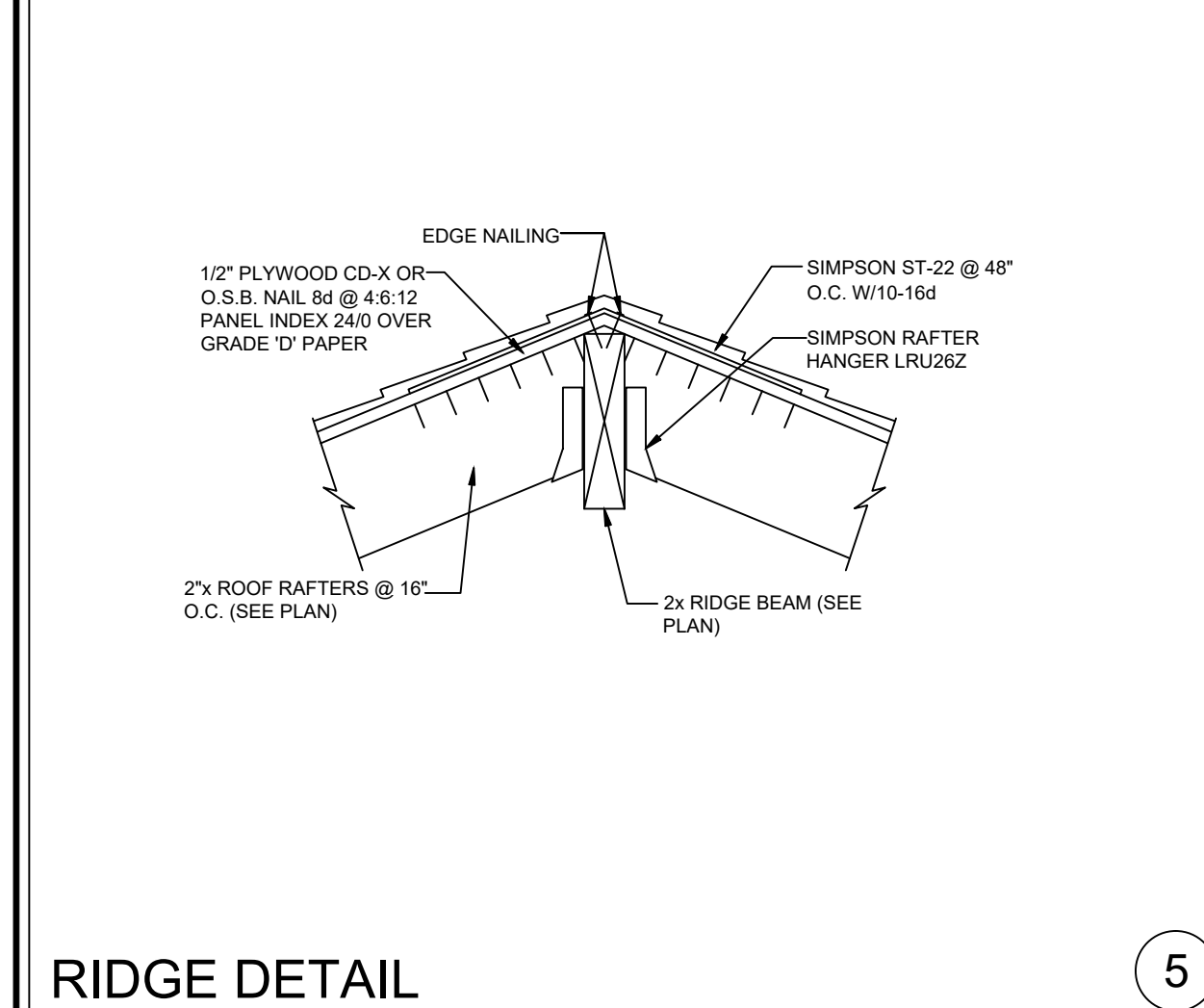
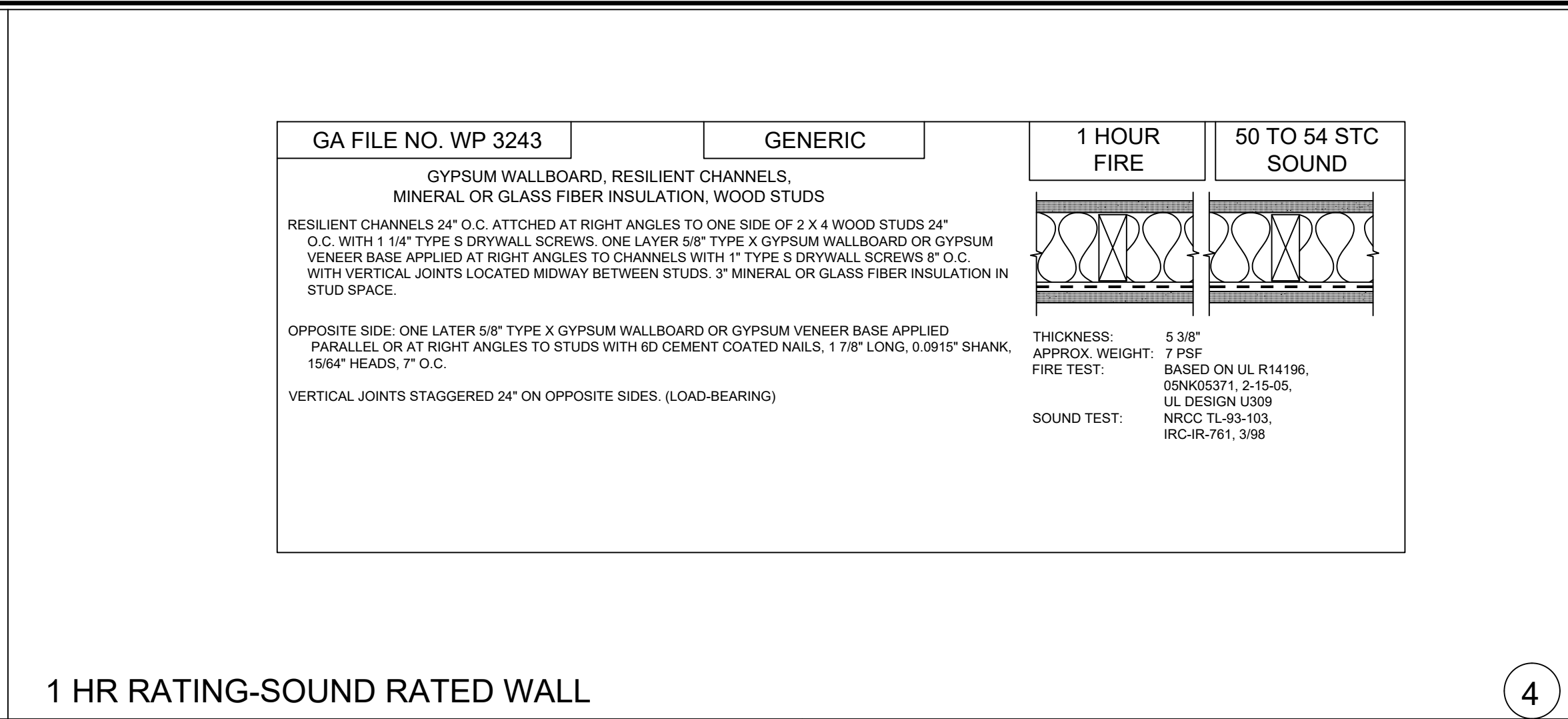
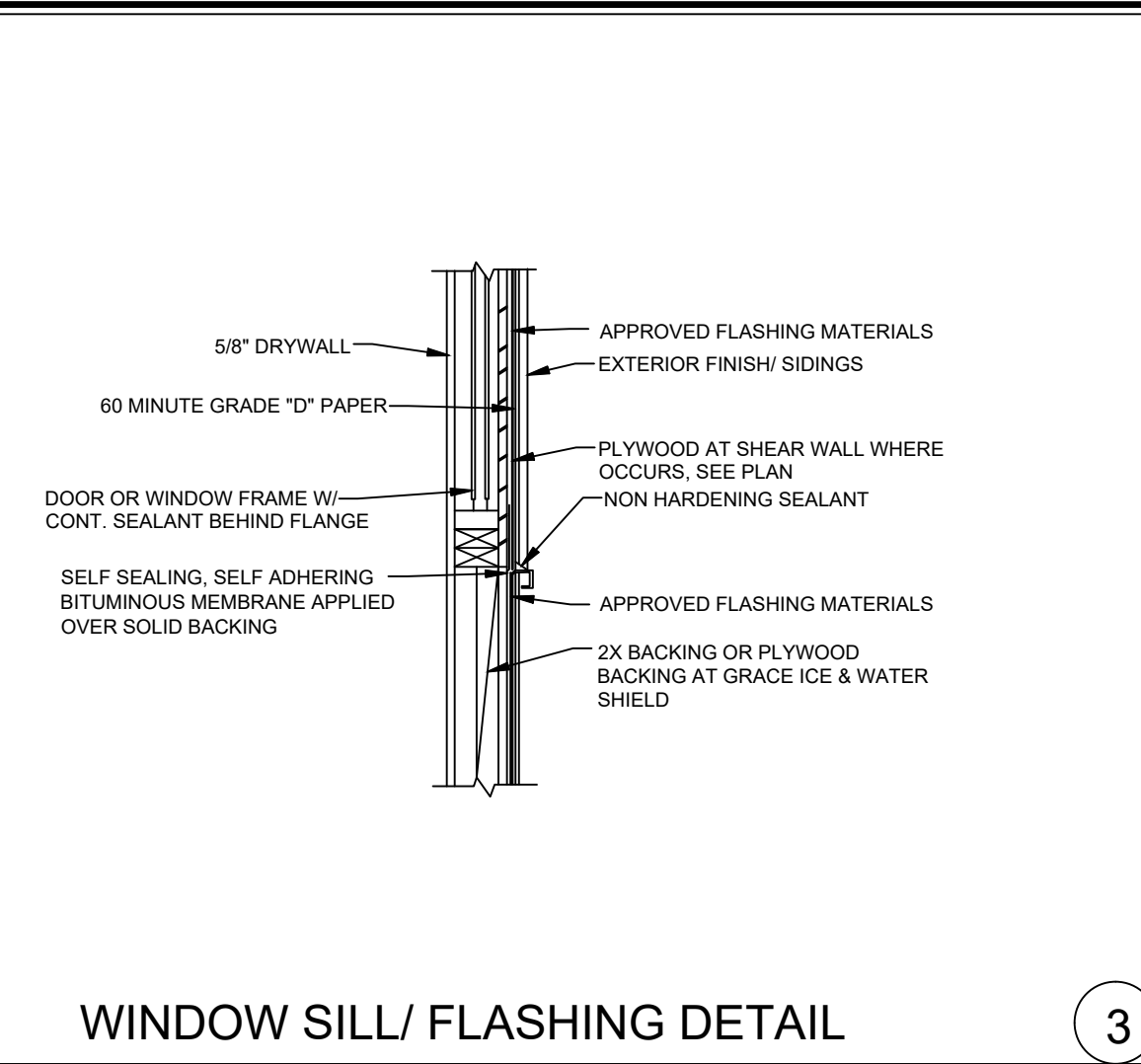
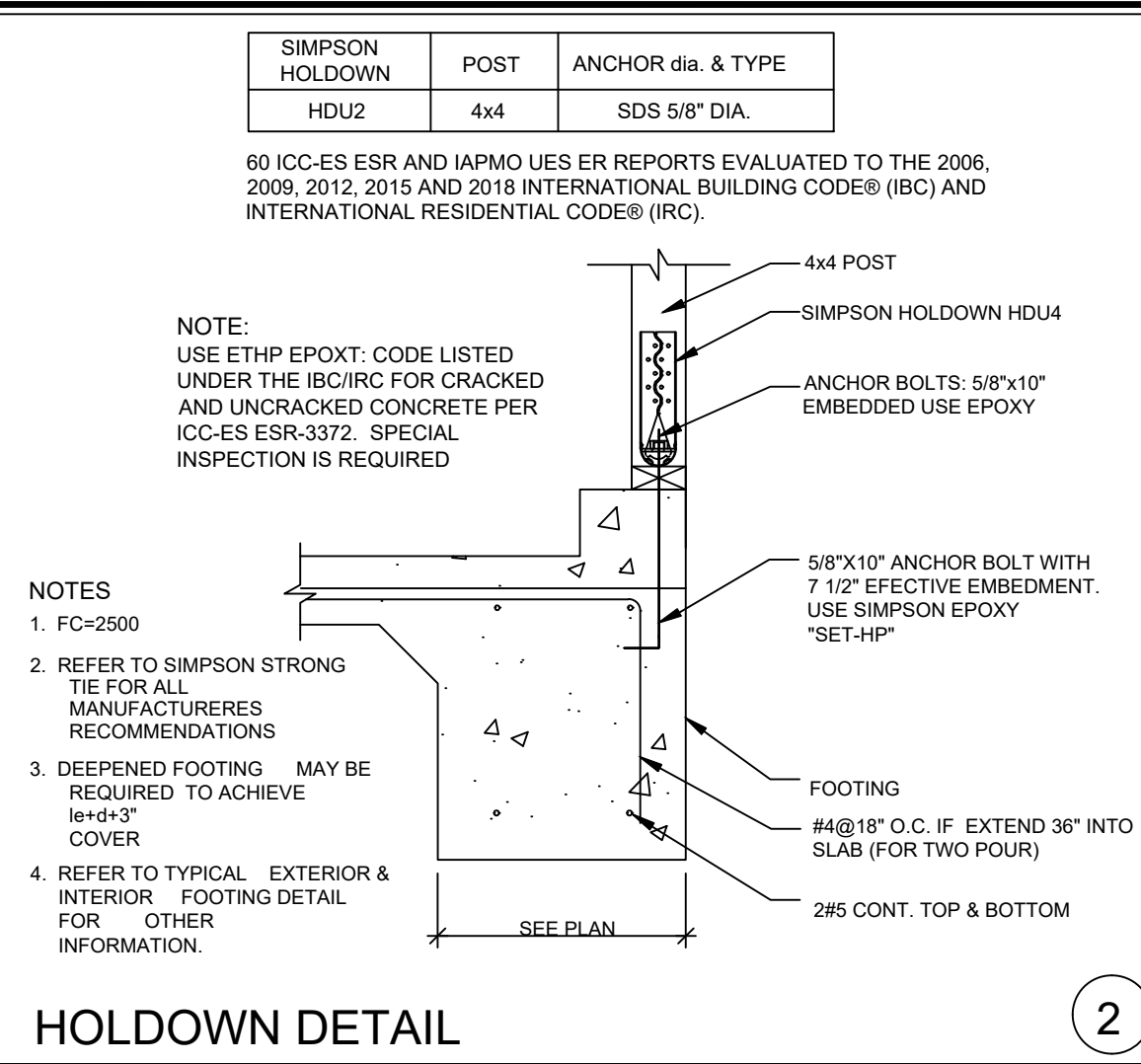
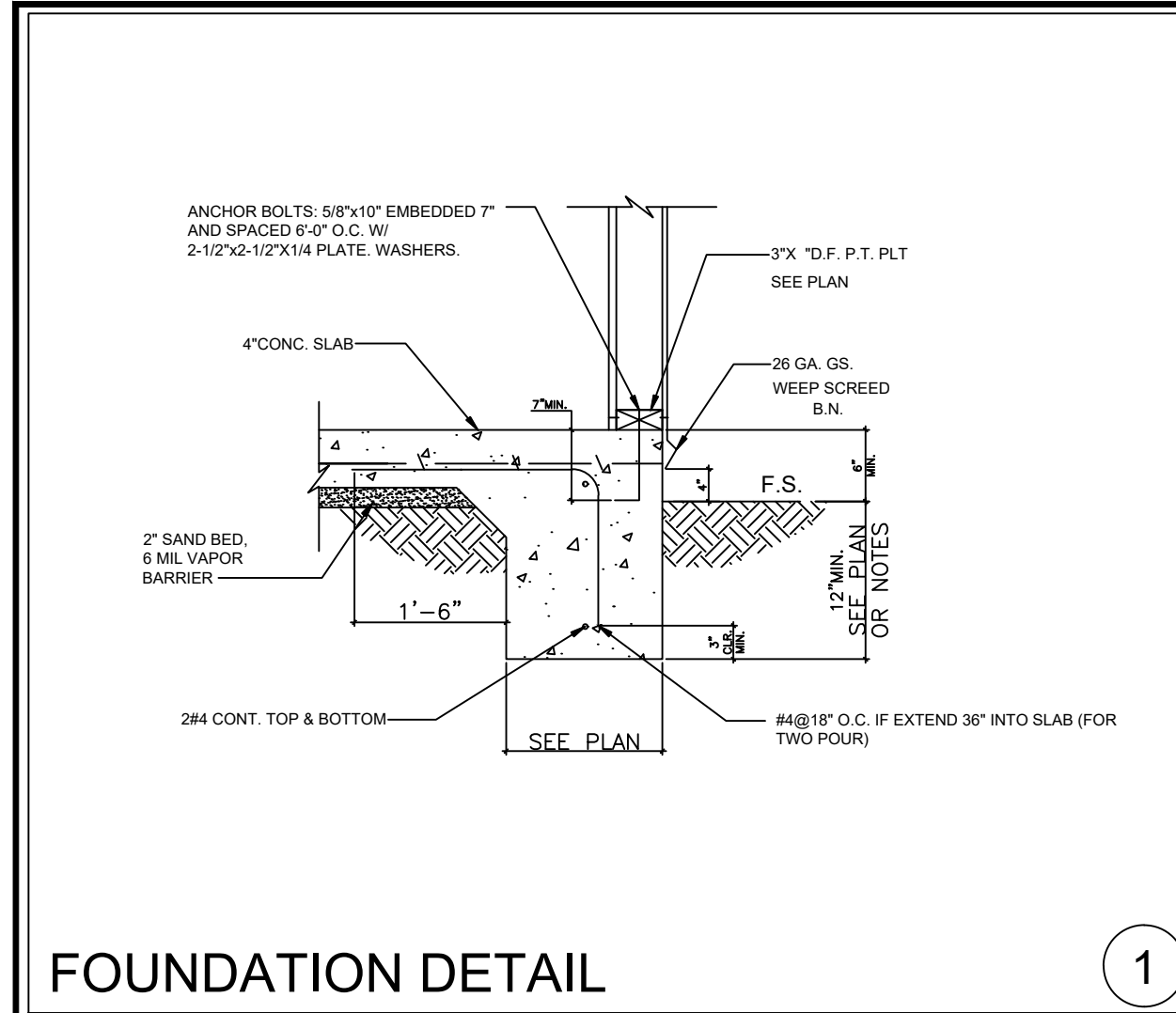
PROJECT: **PROPOSED POOL HOUSE**  
ADDRESS: **19910 SUNSET DRIVE LOS GATOS, CA 95030**

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DESIGN BY  
**JOSE ZAMBRANO**

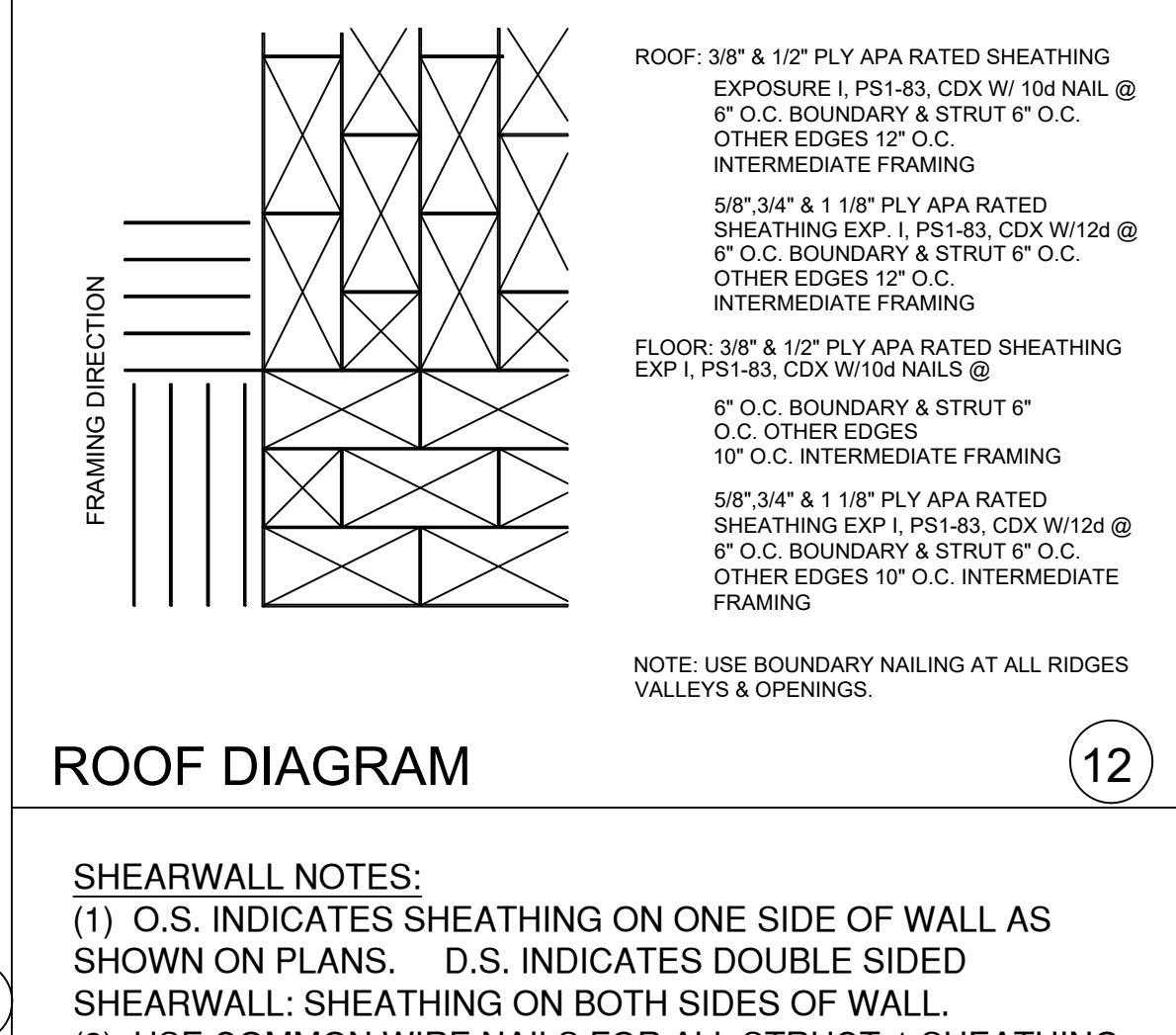
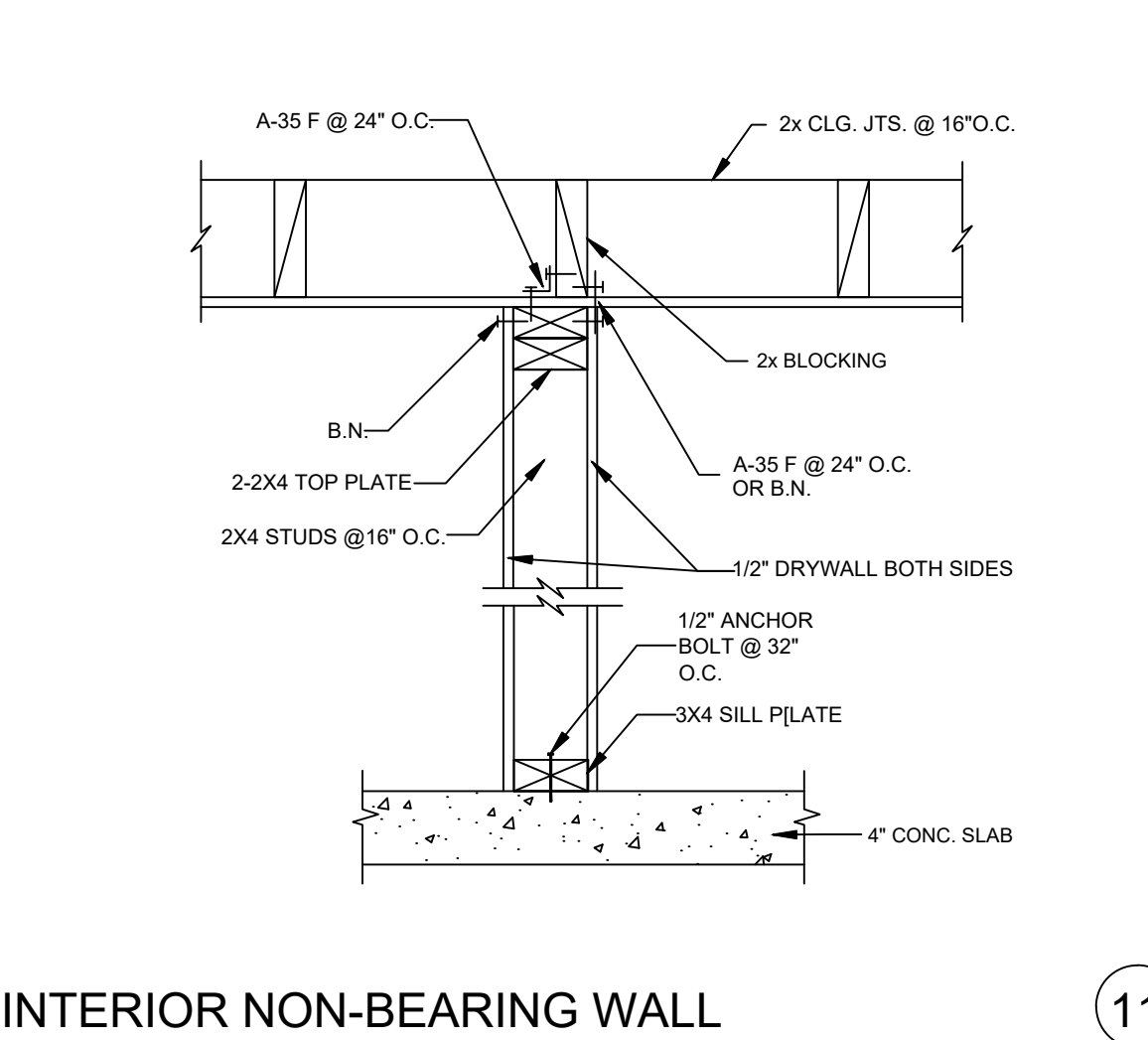
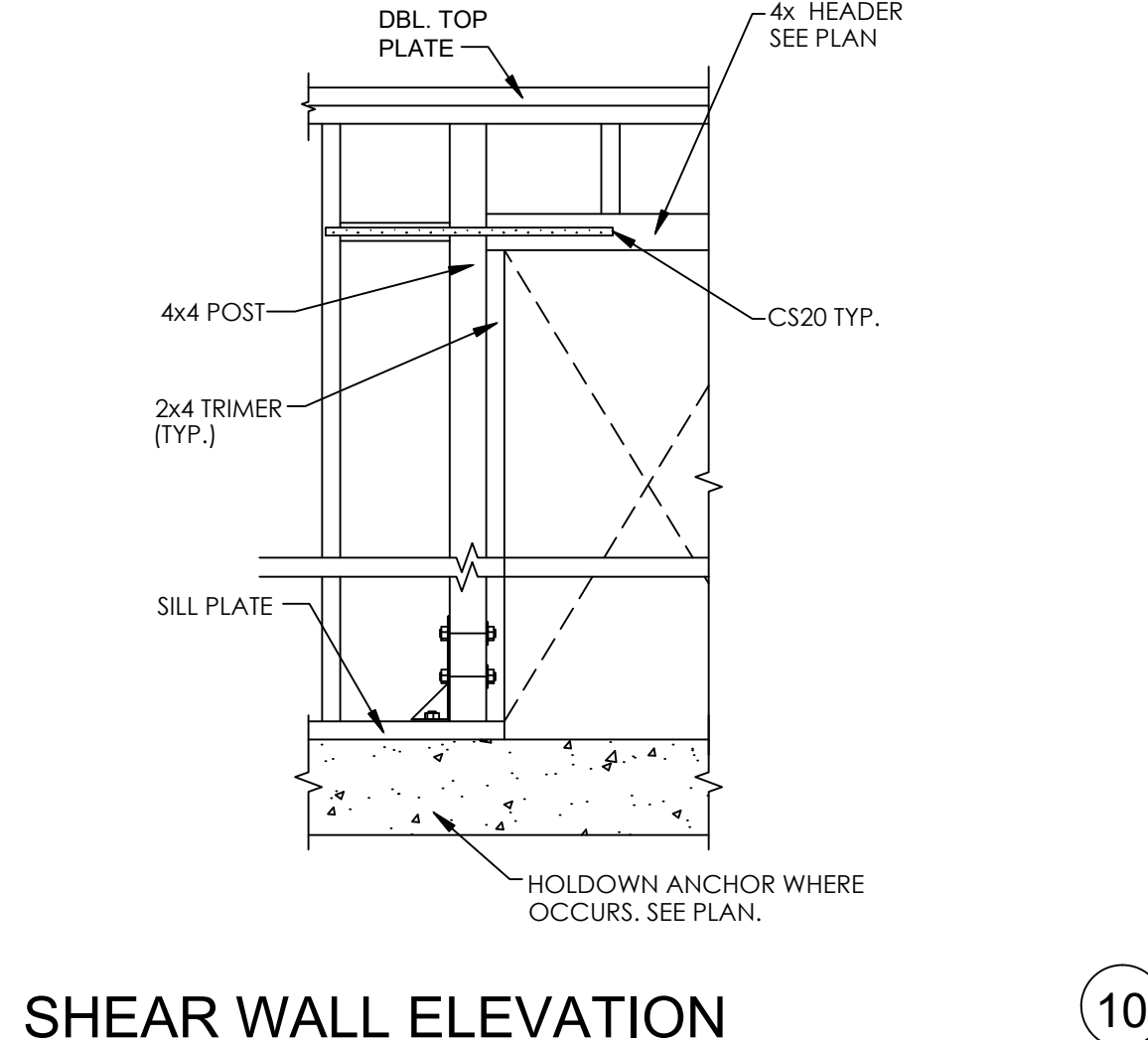
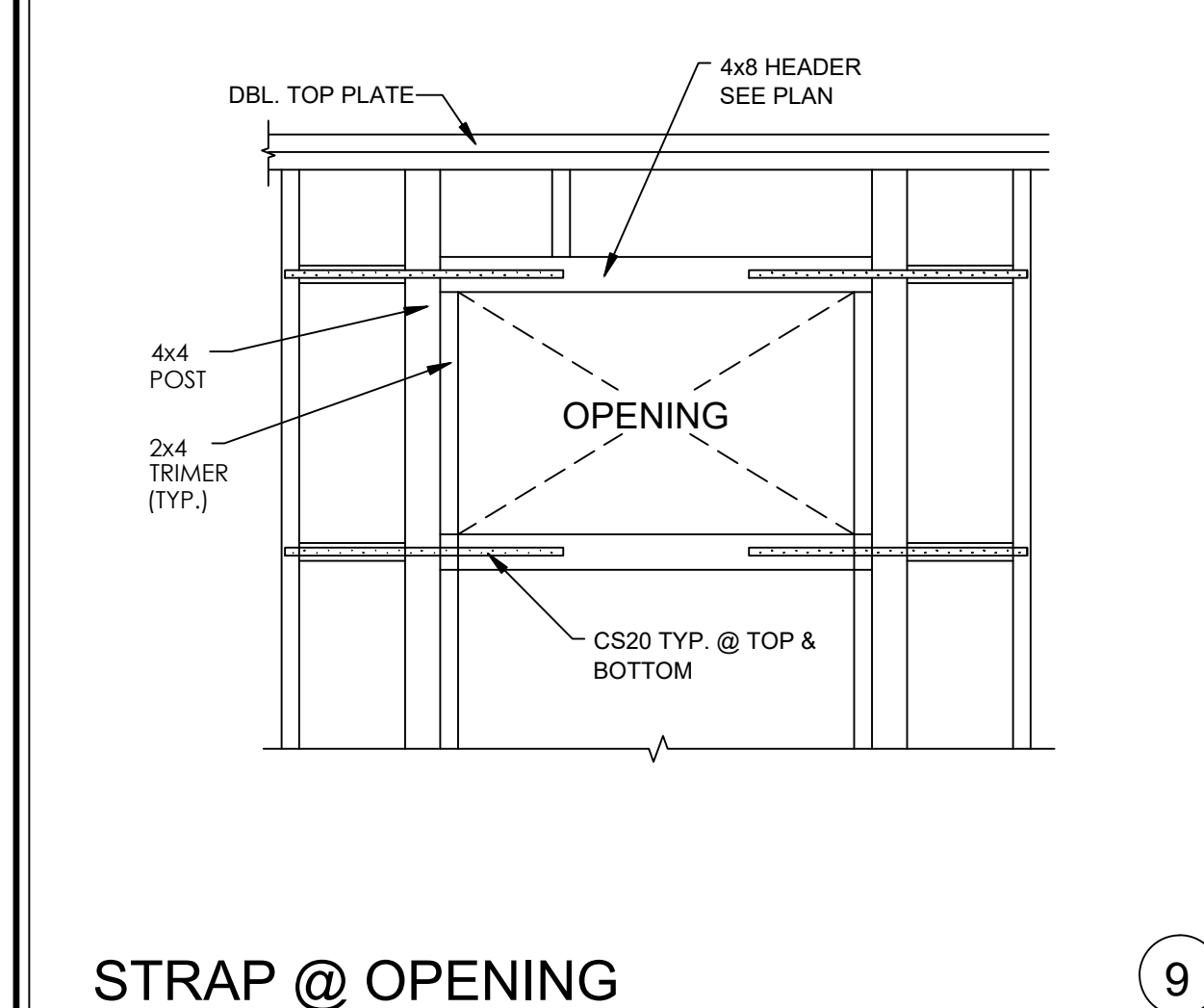
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ELEVATIONS AND SECTIONS

**A3**



MARK	SIZE (W x LGTH x THK)	REINF. (E.W. BOT.)	CAPACITY (KIPS)
1.5	1'-6"x1'-6"x12"	2 - #4	3
2	2'-0"x2'-0"x12"	3 - #4	5
2.5	2'-6"x2'-6"x12"	4 - #4	8
3	3'-0"x3'-0"x12"	3 - #5	12
3.5	3'-6"x3'-6"x12"	3 - #5	17
4	4'-0"x4'-0"x12"	4 - #5	22
4.5	4'-6"x4'-6"x12"	4 - #5	27
5	5'-0"x5'-0"x12"	5 - #5	34
6	6'-0"x6'-0"x15"	5 - #6	47
7	7'-0"x7'-0"x15"	6 - #6	64
8	8'-0"x8'-0"x18"	6 - #7	82
9	9'-0"x9'-0"x18"	7 - #7	103



SOIL BEARING PRESSURE OF 1500 PSF.

BEARING AND EXTERIOR WALLS		NON - BEARING WALLS	
OPENING WIDTH	HEADER SIZE	OPENING WIDTH	HEADER SIZE
6'-0" OR LESS	4X6	8'-0" OR LESS	4X6
6'-1" TO 8'-0"	4X8	8'-1" TO 12'-0"	4X8
8'-1" TO 10'-0"	4X10		

NOTE: USE 6X LINTEL MEMBERS IN 2X6 STUDS WALLS

OPENING WIDTH	NUMBER OF FULL - HEIGHT STUDS		
	ALL EXTERIOR WALLS	INTERIOR BRG. WALLS	INTERIOR NO - BEARING WALLS
7'-0" OR LESS	2	2	1
7'-1" TO 10'-0"	3	2	1
OVER 10'-0"	4	2	1

NOTE: OMIT FULL-HT. STUDS WHERE POST FOR HOLDDOWN ANCHOR OCCURS. SEE PLAN AND TYPICAL HOLDDOWN DETAIL.

CEILING JOIST SCHEDULE	
CLEAR SPAN "L"	JOIST SIZE & SPACING
8'-9" OR LESS	2X4 @ 16"
8'-9" TO 12'-10"	2X6 @ 16"
12'-10" TO 16'-3"	2X8 @ 16"
16'-3" TO 19'-10"	2X10 @ 16"

(1) SPANS BASED ON 2022 CBC TABLE 2308.7.1(2)

MARK	SHEATHING (1)	NAIL SIZE (2)	EDGE NAIL SPACING	FIELD NAIL SPACING	SILL TO WOOD CONN. (1)	SILL TO CONC. CONN. (1)	ALLOW SHEAR (PLF)	SHEAR WALL TYPE (3)
△	15/32 STRI .I.O.S.	10d	6"	12"	SDS1/4"x6" @ 16"	2x: 5/8" Ø A.B. @ 33x2;" 5/8" Ø A.B. @ 48"	340	I
△	15/32 STRI .I.O.S.	10d	4"	12"	SDS1/4"x6" @ 12"	3x: 5/8" Ø A.B. @ 32"	510	II
△	15/32 STRI .I.O.S.	10d	3" STGR (4)	12"	SDS1/4"x6" @ 9"	3x: 5/8" Ø A.B. @ 24"	665	II
△	15/32 STRI .I.O.S.	10d	2" STGR (4)	12"	SDS1/4"x6" @ 6"	3x: 5/8" Ø A.B. @ 16"	870	II
△	15/32 STRI .I.D.S.	10d	4"	12"	SDS1/4"x6" @ 6"	3x: 5/8" Ø A.B. @ 16"	1020	III
△	15/32 STRI .I.D.S.	10d	3" STGR (4)	12"	SDS1/4"x6" @ 4"	3x: 5/8" Ø A.B. @ 12"	1330	IV
△	15/32 STRI .I.D.S.	10d	2" STGR (4)	12"	SDS1/4"x6" @ 3"	3x: 5/8" Ø A.B. @ 8"	1740	IV

REVISION	BY

PROJECT: PROPOSED POOL HOUSE  
 ADDRESS: 19910 SUNSET DRIVE LOS GATOS, CA 95030

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 CHECKED BY  
 DESIGN BY JOSE ZAMBRANO

SIGNATURE

FOUNDATION & FRAMING DETAILS

A4



**WOOD FRAME PRESCRIPTIVE PROVISIONS  
 ONE STORY RESIDENTIAL CONSTRUCTION ONLY**  
 (Formerly known as Type V Shee)

The wood frame prescriptive provisions are for one and two family dwellings and townhouses of wood frame construction, not exceeding one story in height. This Information Bulletin is for information and reference only and is not a substitute for accurate drawings prepared for each proposed construction project.

LARC refers to the Los Angeles City Residential Code. The number following R references the code section within the Los Angeles City Residential Code.

All buildings erected using provisions detailed herein must comply with restrictions listed below:

- Roof and floor boundary elements shall not cantilever past exterior wall line(s) below.
- This prescriptive provisions shall not be used for irregular structures located in Seismic Design Categories C, D0, D1, and D2 per 2023 LARC Section R301.2.2.2.5.

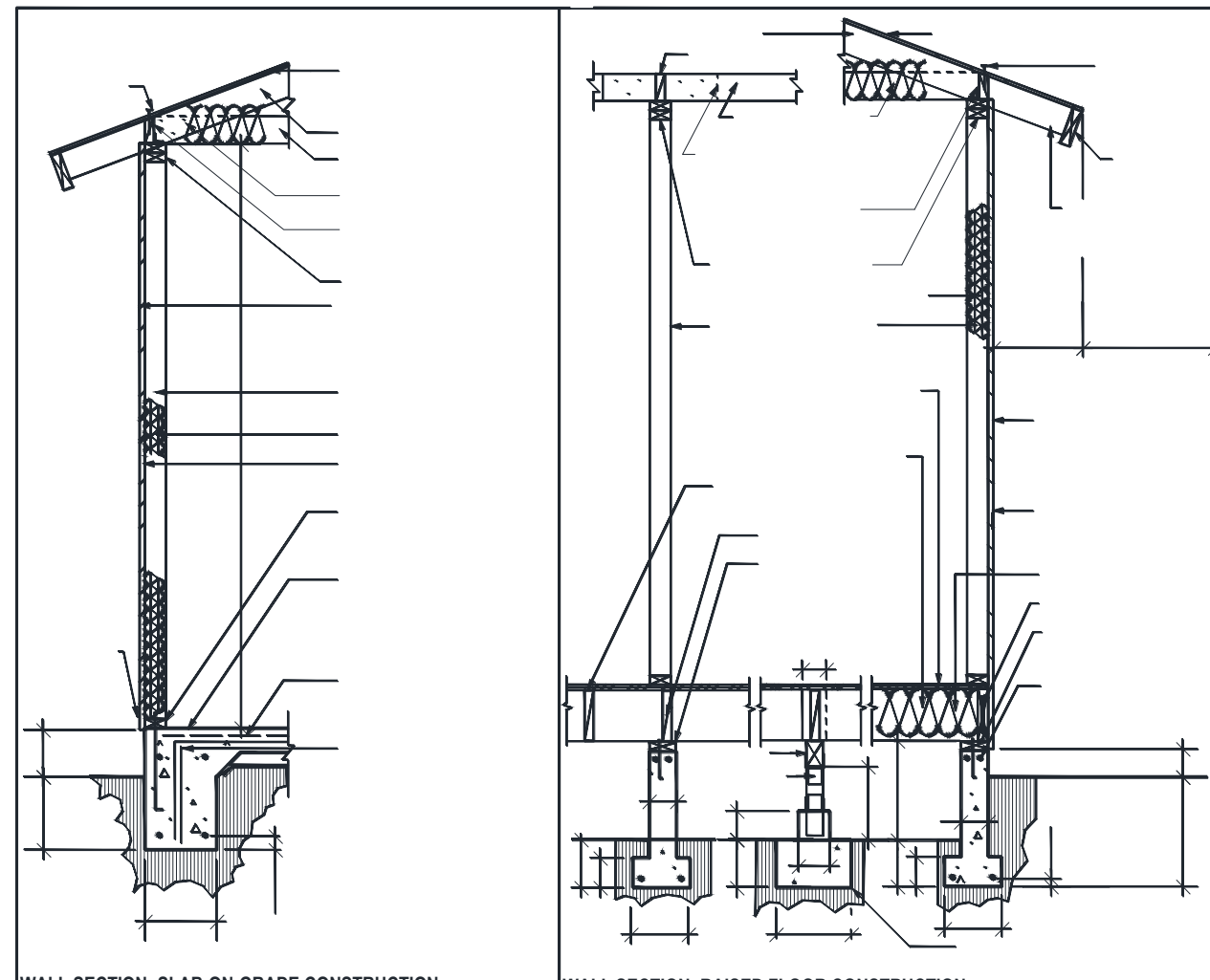
**FOOTINGS ON EXPANSIVE SOILS**

Footings systems on expansive soil shall be constructed in a manner that will minimize damage to the structure from movement of the soil. All soil in the City of Los Angeles is considered expansive unless proven otherwise by an approved soils report.

- Depth of footings below the natural and finished grades shall not be less than 24 inches for exterior and 18 inches for interior footings.
- Exterior walls and interior bearing walls shall be supported on continuous footings.
- Footings shall be reinforced with four 1/2-inch diameter deformed reinforcing bars. Two bars shall be placed 4 inches from the bottom of the footing and two bars within 4 inches from the top of the footing. Reinforcement shall have a minimum 3-inch concrete cover for concrete cast against earth and reinforcement not exceeding 5/8-inch shall have minimum 1-1/2-inch concrete cover when not cast against earth.
- Concrete floor slabs on grade shall be placed on a 4-inch fill of coarse aggregate or on a 2-inch sand bed covered with a minimum 6 mil moisture barrier membrane. The slabs shall be at least 3-1/2 inches thick and shall be reinforced with 1/2" diameter deformed reinforcing bars. Reinforcing bars shall be spaced at intervals not exceeding 16 inches each way.
- The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to placing the concrete.
- All drainage adjacent to footings shall be conducted away from the structure by a 3-ft wide sloped apron draining into an approved non-erosive device.

**ENERGY REQUIREMENTS**

All work must comply with the State of California Title 24 Energy Requirements.



**WALL SECTION: SLAB-ON-GRADE CONSTRUCTION**  
**WALL SECTION: RAISED FLOOR CONSTRUCTION**

NOTES:  
 1. Anchor bolts 1/2" x 10" embedded 7" and spaced maximum @ 6" with 0.229" x 3" x 3" plate washers, minimum 2 anchor bolts per pier, located not more than 12" or less than 7" bolt diameters from each end of the pier.  
 2. All foundation plates or sills and sleepers on a concrete or masonry slab, which is in direct contact with earth, and sills that rest on concrete or masonry foundations shall be preservative treated wood (AWPA U1) and field cut ends, notches, and drilled holes shall be field treated in accordance with AWPA M1. Fasteners (other than anchor bolts) in preservative treated wood or fire retardant treated wood shall be of hot dipped zinc coated galvanized steel or stainless steel.  
 3. Minimum concrete strength 2,500-psi.  
 4. Exterior walls, bearing walls and braced wall panels require continuous footings R403.1.  
 5. 2x3/2" plywood required for 24" joist spacing.  
 6. Where interior walls are shear walls, wall framing and sheathing shall extend to the roof sheathing.  
 7. Footings on or adjacent to slopes shall meet the requirements of Section R403.1.7.  
 8. Walls separating units in townhouses shall be provided with parapet in accordance with R302.2.2.  
 9. Projects located in the Very High Fire Hazard Severity Zone (VHFHSZ) must also incorporate the requirements of Section R337 into the design.  
 10. Exterior walls of dwellings and accessory structures closer than 5-ft. (non-sprinklered) 3-ft. (sprinklered) to the property line shall be 1-hr fire-resistance rated construction.  
 11. No openings other than approved foundation vents shall be permitted in the exterior walls of dwellings and accessory buildings where the exterior wall is less than 3-ft. to the property line.  
 12. The area of exterior wall openings of non-sprinklered dwellings and accessory buildings located < 3-ft. and < 5-ft. to the property line shall be limited to 25% of the wall area. Exterior wall openings are unlimited when exterior walls are located > 5-ft. for non-sprinklered buildings and > 3-ft. for sprinklered buildings.  
 13. Eaves shall be of 1-hr fire-resistive construction on the underside when located between 2-ft. and 5-ft. from the property line for non-sprinklered buildings and between 2-ft. and 3-ft. from the property line for sprinklered buildings. Detached garages within 2-4 ft. of a property line may have a maximum 4-inch eave, provided the eave does not extend over the property line and is allowed by the Zoning Code.  
 14. Eaves shall not project more than 4" for each one foot of required side yard, and shall provide a minimum 30" clear space between the eave and the property line (LAMC 12.2C(2)(b)).  
 15. Exterior plaster (stucco) walls shall be provided with a corrosion resistant weep screed complying with Section R703.7.2.1

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**Table 1**  
 ALLOWABLE SPANS FOR DF #2 ROOF RAFTERS (DF-LARCH) (T-R802.4.1(1))  
 Ceiling not attached to rafters, L/A = 110  
 Minimum Roof Slope: 3:12  
 Dead Load: 10 psf (asphalt shingles or similar)  
 Live Load: 20 psf

RAFTER SIZE	SPACING	ALLOWABLE SPAN
2x6	24"	11'-11"
	16"	14'-7"
	12"	16'-10"
2x8	24"	13'-6"
	16"	16'-5"
	12"	21'-4"
2x10	24"	18'-5"
	16"	22'-6"
	12"	28'-0"
2x12	24"	21'-4"
	16"	26'-0"
	12"	28'-0"

**Table 2**  
 ALLOWABLE SPANS FOR DF #2 ROOF RAFTERS (DF-LARCH) (T-R802.4.1(1))  
 Ceiling attached to rafters, L/A = 180  
 Minimum Roof Slope: 3:12  
 Dead Load: 20 psf (2" clay tile or similar)  
 Live Load: 20 psf

RAFTER SIZE	SPACING	ALLOWABLE SPAN
2x6	24"	10'-4"
	16"	12'-7"
	12"	14'-7"
2x8	24"	13'-0"
	16"	16'-0"
	12"	18'-5"
2x10	24"	19'-11"
	16"	19'-6"
	12"	22'-6"
2x12	24"	18'-6"
	16"	22'-6"
	12"	28'-0"

Design as a truss system  
 Minimum 3:12 slope

**Table 3**  
 ALLOWABLE SPANS FOR DF #2 ROOF RAFTERS (DF-LARCH) (T-R802.4.1(2))  
 Ceiling attached to rafters, L/A = 240  
 Dead Load: 10 psf (asphalt shingles or similar, includes drywall and insulation)  
 Live Load: 20 psf

RAFTER SIZE	SPACING	ALLOWABLE SPAN
2x6	24"	11'-11"
	16"	14'-1"
	12"	15'-6"
2x8	24"	15'-4"
	16"	18'-5"
	12"	20'-5"
2x10	24"	22'-6"
	16"	26'-0"
	12"	28'-0"
2x12	24"	21'-4"
	16"	26'-0"
	12"	28'-0"

**Table 4**  
 ALLOWABLE SPANS FOR DF #2 ROOF RAFTERS (DF-LARCH) (T-R802.4.1(2))  
 Ceiling attached to rafters, L/A = 240  
 Dead Load: 20 psf (2" clay tile or similar, includes drywall and insulation)  
 Live Load: 20 psf

RAFTER SIZE	SPACING	ALLOWABLE SPAN
2x6	24"	10'-4"
	16"	12'-7"
	12"	14'-7"
2x8	24"	13'-0"
	16"	16'-0"
	12"	18'-5"
2x10	24"	19'-11"
	16"	19'-6"
	12"	22'-6"
2x12	24"	18'-6"
	16"	22'-6"
	12"	28'-0"

Design as a post and beam

- Rafter spans shall be measured along the horizontal projection of the rafter.

**Table 5**  
 ALLOWABLE SPANS FOR DF #2 CEILING JOISTS (DF-LARCH) (T-R802.5.1(2))  
 Dead Load: 10 psf  
 Live Load: 20 psf  
 L/A = 240

JOIST SIZE	SPACING	ALLOWABLE SPAN
2x4	24"	7'-3"
	16"	8'-11"
	12"	9'-10"
2x6	24"	10'-8"
	16"	13'-0"
	12"	15'-0"
2x8	24"	13'-6"
	16"	16'-4"
	12"	19'-1"
2x10	24"	16'-5"
	16"	20'-2"
	12"	23'-3"

**Table 6**  
 RAFTER TIE CONNECTION  
 ROOF LIVE LOAD 20-PSF (Table R802.5.1(1))  
 Minimum number of 16d common nails at rafter tie connection.

RAFTER SLOPE	TIE SPACING	ROOF SPAN (FT)		
		12	24	36
3:12	16"	4	7	10
	24"	5	10	15
	16"	3	5	8
4:12	24"	4	8	11
	16"	3	4	6
	24"	3	6	9
5:12	16"	3	3	5
	24"	3	5	7
	24"	3	5	7

- When rafters are clinched, nailing may be reduced 25%.
- The rafter ties shall be minimum 2 x 4.

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**Table 7**  
 ALLOWABLE SPANS FOR DF #2 HEADERS FOR EXTERIOR BEARING WALLS  
 Max. Roof/Ceiling Dead Load: 20 psf  
 Max Live Load 20 psf (T-R802.7(1))<sup>1,2,3</sup>

SIZE	12-ft Building Width		24-ft Building Width		36-ft Building Width	
	NJ	NJ	NJ	NJ	NJ	NJ
2-2x6	6'-0"	1	4'-7"	1	3'-10"	1
	7'-7"	1	5'-9"	1	4'-10"	2
2-2x10	9'-0"	1	6'-10"	2	5'-9"	2
	10'-7"	2	8'-1"	2	6'-10"	2
3-2x8	9'-5"	1	7'-3"	1	6'-1"	1
	11'-3"	1	8'-7"	1	7'-3"	2
3-2x12	13'-2"	1	10'-1"	2	8'-6"	2

- Building width is perpendicular to ridge measured to exterior walls.
- NJ= Number of Jack Studs required to support each end of a header.
- Tributary width is the effective length that the member supports.

**Table 9**  
 ALLOWABLE SPANS FOR DF #2 FLOOR JOISTS (DF-LARCH) (T-R802.3.1(2))  
 Light Dead Load: 10 psf  
 Live Load: 40 psf  
 L/A = 360

JOIST SIZE	SPACING	ALLOWABLE SPAN	
		6-8" Tributary Width	8-12" Tributary Width
2x4	24"	8'-5"	9'-9"
	16"	10'-9"	12'-9"
	12"	12'-9"	14'-2"
2x6	24"	10'-5"	12'-9"
	16"	12'-9"	15'-7"
	12"	15'-7"	18'-0"
2x8	24"	14'-9"	18'-0"
	16"	18'-1"	21'-4"
	12"	20'-11"	23'-3"
2x10	24"	18'-0"	21'-4"
	16"	21'-4"	24'-8"
	12"	24'-8"	28'-0"

**Table 10**  
 ALLOWABLE SPANS FOR DF #2 FLOOR GIRDERS SUPPORTING ONE FLOOR ONLY (T-R802.7(2))  
 Max. Live Load: 20 psf

SIZE	12-ft Building Width		24-ft Building Width		36-ft Building Width	
	NJ	NJ	NJ	NJ	NJ	NJ
2-2x6	6'-1"	1	4'-4"	1	3'-6"	1
	7'-9"	1	5'-5"	1	4'-5"	2
2-2x10	9'-2"	1	6'-6"	2	5'-5"	2
	10'-9"	1	7'-7"	2	6'-3"	2
3-2x8	9'-8"	1	6'-10"	1	5'-7"	1
	11'-5"	1	8'-1"	1	6'-7"	2
3-2x12	13'-6"	1	9'-6"	2	7'-9"	2

- Building width is perpendicular to ridge measured to exterior walls.
- Minimum 4x post.
- Minimum 4x6 post for 36' building width and 3-2x12 member.

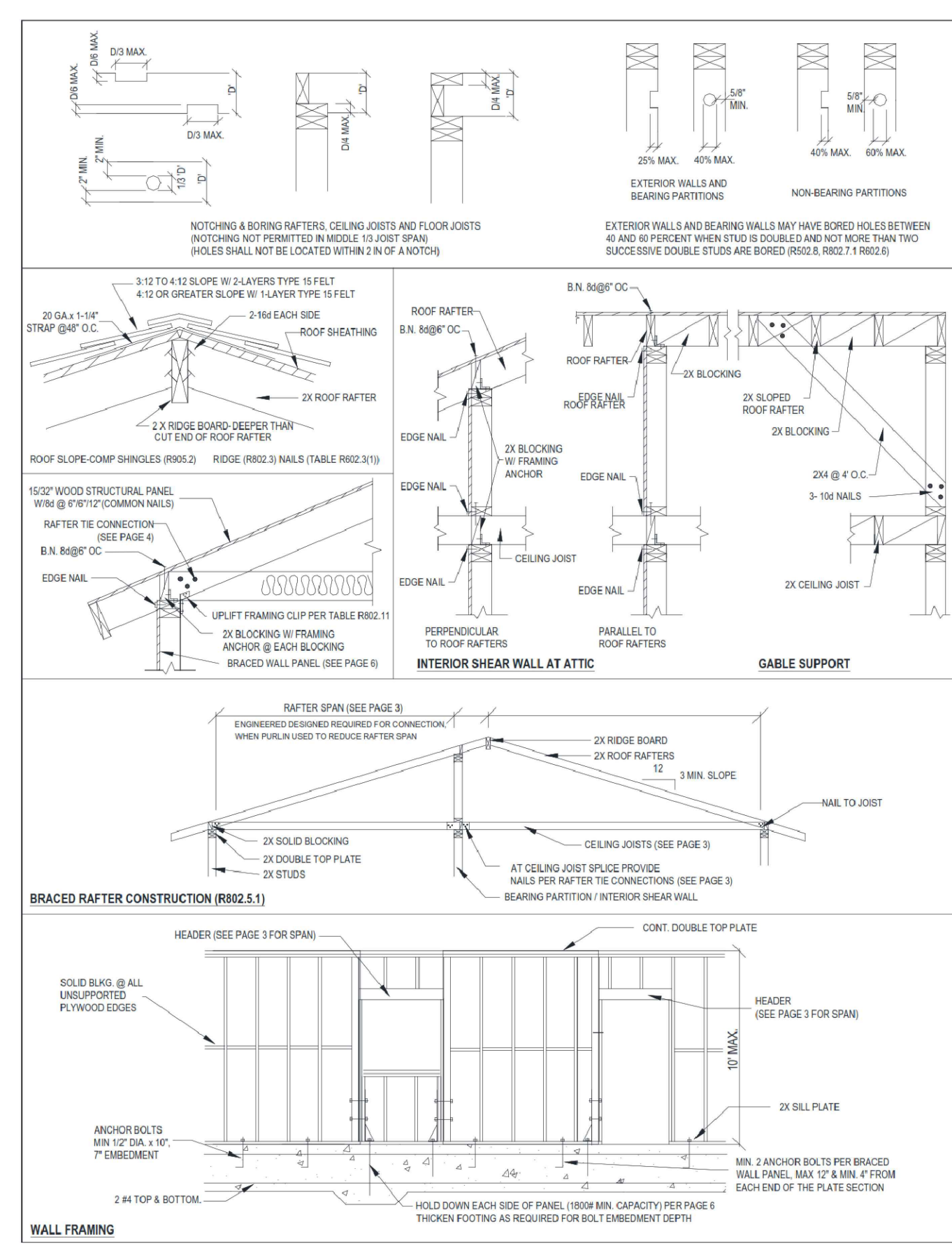
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**ALLOWABLE SPANS AND LOADS FOR WOOD STRUCTURAL PANEL SHEATHING AND SINGLE-FLOOR GRADES CONTINUOUS OVER TWO OR MORE SPANS WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS** NOTE: APPLIES TO PANELS 24" OR WIDER (T-R803.2.1(1)).

PANEL SPAN RATING	SHEATHING GRADES		ROOF		FLOOR	
	MINIMUM PANEL THICKNESS (INCHES)	MAXIMUM SPAN (INCHES)	EDGE SUPPORT	NO EDGE SUPPORT	TOTAL LOAD	LIVE LOAD
24/0	3/8	24	20	40	30	30
24/16	7/16	24	24	50	40	16
32/16	15/32, 1/2	32	28	60	30	16
40/20	19/32, 5/8	40	32	40	30	20
48/24	23/32, 3/4	48	36	45	35	24

CONNECTION	FASTENING	REMARKS
Blocking between joists or rafters to top plate	Roof 4-8d box (2-1/2" x 0.113") Toe nail	
Ceiling joist to plate	4-8d box (2-1/2" x 0.113") Toe nail	
Ceiling joist not attached to parallel rafter, lips over partitions	4-10d box (3" x 0.128") Face nail	
Collar tie rafter, face nail or 1 1/2" 2x-gage ridge strap	4-10d box (3" x 0.128") Face nail	
Rafter or roof truss to plate	3-16d box nails (3-1/2" x 0.135") or 3-10d common nails (3" x 0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss.
Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d box (3-1/2" x 0.135"), or 3-10d common (3-1/2" x 0.148") 3-16d box (3-1/2" x 0.135") or 2-16d common (3-1/2" x 0.162")	Toe nail End nail
Stud to Stud (not braced wall panels)	Wall 16d common (3-1/2" x 0.162") 24" o.c. face nail 16" o.c. face nail	
Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3" x 0.128") 16d common (3-1/2" x 0.135") 16d common (3-1/2" x 0.162") 16" o.c. face nail	12" o.c. face nail 12" o.c. face nail
Abutting Studs at intersecting wall corners, face nail	16d (3-1/2" x 0.135") 12" o.c.	
Built-up header (2" to 2" header with 1/2" spacer)	16d common (3-1/2" x 0.162") 16" o.c. each edge face nail	
Continuous header to stud	5-8d box (2-1/2" x 0.113") Toe nail	
Top plate to top plate	4-8d common (2-1/2" x 0.131") Toe nail	
Double top plate splice	16d common (3-1/2" x 0.162") 16" o.c. face nail 12" o.c. face nail	
Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3-1/2" x 0.162") 16" o.c. face nail	
Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3-1/2" x 0.135"), or 2-16d common (3-1/2" x 0.162") 4-8d box (2-1/2" x 0.113") 16" o.c. face nail	3 each 16" o.c. face nail 2 each 16" o.c. face nail
Top or bottom plate to stud	3-16d box (3-1/2" x 0.135"), or 4-8d common (2-1/2" x 0.131") toe nail	
Top plates, lap at corners and intersections	3-16d common (3-1/2" x 0.135"), or 2-16d common (3-1/2" x 0.162") Face nail	
Joist to sill, top plate or girder	4-8d box (2-1/2" x 0.113"), or 3-8d common (2-1/2" x 0.131), or 3-10d box (3" x 0.128") Toe nail	
Rim Joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2-1/2" x 0.113") 4" o.c. 8d common (3-1/2" x 0.131"), or 10d box (3" x 0.128") 6" o.c.	
Band or rim joist to joist	3-16d common (3-1/2" x 0.135"), or 4-10d box (3" x 0.128") End nail	
Built-up girders and beams, 2-inch lumber layers	20d common (4" x 0.192"), or Nail each layer as follows: 32" o.c. at top and bottom and staggered. 10d box (3" x 0.128"), or 24" o.c. face nail at top and bottom staggered on opposite sides	
Ledger strip supporting joists or rafters	AND 2-20d common (4" x 0.192"), or 3-10d box (3" x 0.128") Face nail at ends and at each splice	
Bringing to Joist	4-16d box (3-1/2" x 0.135"), or 3-16d common (3-1/2" x 0.162), or 4-10d box (3" x 0.128") At each joist or rafter, face nail	
	2-10d (3" x 0.128") Each end, toe nail	

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