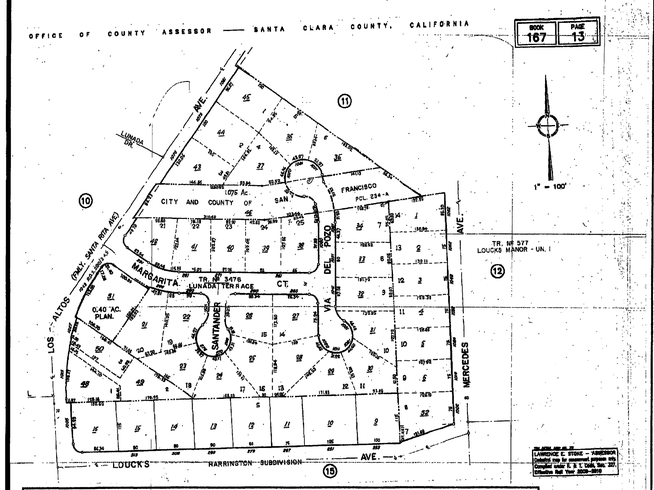


GENERAL NOTES

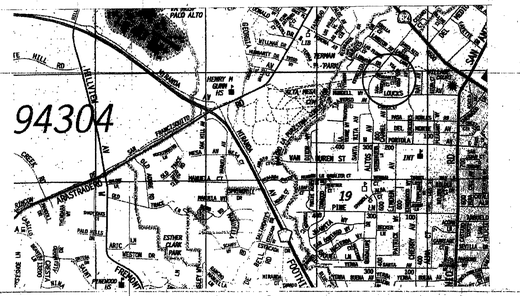
1. THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES.....

A) 2010 CALIFORNIA BUILDING CODE (CBC 2010)
B) 2010 CALIFORNIA RESIDENTIAL CODE
C) 2010 CALIFORNIA ELECTRICAL CODE
D) 2010 CALIFORNIA MECHANICAL CODE
E) 2010 CALIFORNIA PLUMBING CODE
F) 2010 CALIFORNIA ENERGY CODE
G) 2010 CALIFORNIA GREEN BUILDING CODE
H) 2010 CALIFORNIA FIRE CODE

(AND ALL STATE OF CALIFORNIA CITY, COUNTY AND MUNICIPAL CODES)

2. INTERPRETATION OF DRAWINGS-FOR ARRANGEMENT OF FLOORS, GENERAL FINISH AND MEASUREMENTS, REFERENCE MUST BE MADE TO THE DRAWINGS. SHOULD ANY DIFFERENCE APPEAR BETWEEN SCALE MEASUREMENT AND FIGURES OR BETWEEN WORKING OF SPECIFICATIONS AND LETTERING ON DRAWINGS, THE SPECIFICATION SHALL IN ALL CASES TAKE PRECEDENCE. IF ANY ERROR THAT IS NOT EXPLAINED EITHER BY REFERENCE TO THE DRAWINGS OR SPECIFICATIONS BECAMES APPARENT, THE CONSTRACTOR SHALL REFER THEM TO THE DRAFTSMAN DESIGNER FOR CORRECTION BEFORE PROCEEDING WITH THE WORK (CONTRACTOR IS NOT TO SCALE DRAWINGS), DRAWINGS DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS

3. ERRORS AND OMISSIONS: IN THE EVENT THAT AN ACUTE ERRORS OR OMISSIONS MAY EXIST ON THE PLAN, IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER/DRAFTMAN PRIOR TO THE COMMENCEMENT OF WORK, FAILURE TO DO SUCH, WILL RELIEVE DESIGNER OF RESPONSIBILITY COMMENCEMENT OF WORK, FAILURE TO DO SUCH WILL RELIEVE DESIGNER OF RESPONSIBILITY.



VICINITY MAP

PROJECT SUMMARY TABLE

NET LOT AREA:	10,800 SQ. FT.		
	EXISTING	CHANGE IN	TOTAL PROPOSED
% OF FRONT YARD PAVING	N/A	N/A	___ SQ. FT. (___ %)
HABITABLE LIVING AREA: (INCLUDES HABITABLE BASEMENT AREA)	2,908 SQUARE FEET	396 SQUARE FEET	3,304 SQUARE FEET
NON-HABITABLE AREA:	400 SQUARE FEET	NONE	400

	EXISTING	PROPOSED	ALLOWED /REQUIRED
LOT COVERAGE: (Land area covered by all structures that Are over 6 feet In height)	2,587 SQUARE FEET (24%)	2,653 SQUARE FEET (25%)	3,240 SQUARE FEET (0.3%)
FLOOR AREA:	1ST FLOOR S.F. 1,172 S.F. 2ND FLOOR S.F. 1,092 S.F. TOTAL: 2,264 S.F. (.21%)	1ST FLOOR S.F. 1,238 S.F 2ND FLOOR S.F. 1422 S.F TOTAL: 2,660 S.F. (.25%)	3,780 S.F. OR 35%
SETBACKS:			
Front	25 FEET	25 FEET	25 FEET
Rear	25 FEET	25 FEET	25 FEET
Right Side	10 FEET	10 FEET	10 FEET
Left Side	15 FEET	15 FEET	15 FEET
HEIGHT:	23'-6" FEET	23'-6" FEET	23'-6" FEET

PROJECT INFORMATION

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDINGS CODES

A) 2010 CALIFORNIA BUILDING CODE (CBC 2010) BASED ON THE 2009 EDITION OF THE IBC
B) 2010 CALIFORNIA RESIDENTIAL CODE BASED ON 2009 EDITION OF THE IRC
C) 2010 CALIFORNIA PLUMBING CODE, BASED ON 2009 UPC
D) 2010 CALIFORNIA MECHANICAL CODE, BASED ON 2009 UMC
E) 2010 CALIFORNIA ELECTRICAL CODE BASED ON 2008 NEC
F) 2010 CALIFORNIA EXISTING BUILDING CODE
G) 2009 INTERNATIONAL EXISTING BUILDING CODE
H) 2008 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
I) 2010 CALIFORNIA GREEN BUILDINGS STANDARDS CODE

(AND ALL STATE OF CALIFORNIA CITY COUNTY & MUNICIPAL CODES)

PROJECT PROPOSAL

1.... PROPOSED BEDROOM & BATHROOM 2 STORY ADDITION
2.... PROPOSED 1ST LEVEL VESTIBULE WITH CIRCULAR STAIRCASE

PROJ. LOC/OWNER

JUDY P. FUSCO
1075 LOS ALTOS AVENUE
LOS ALTOS, CA 94022
(650) 380-0510

PARKING REQ'D
2 MINIMUM

PROPERTY INFORMATION

A) PARCEL NUMBER 167-13-043
B) ZONING DISTRICT ..... R-1-10 (SFR)
C) LOT SIZE .....10,800 S.F. (VERIFY)
D) GENERAL PLAN ..... SINGLE FAMILY SMALL LOT

CBC 2010 / CONSTRUCTION INFORMATION

A) CONSTRUCTION TYPE: ... VB
B) NUMBERS OF STORIES: ... 2
C) OCCUPANCY GROUP: ...R-3/U
D) YEAR BUILT: 1966

BUILDING SQ. FTG/LOT COVERAGE/FLOOR AREA RATIO (FAR)

1) (E) RESIDENCE: ..... 2,264 S.F.
A) 1ST LEVEL: .... 1,172 S.F. B) 2ND LEVEL: .... 1,092 S.F.
2) (E) GARAGE: (20X20) ..... 400 S.F.
3) (E) REAR PATIO: (INCLUDED REAR PATIO ROOM 144 S.F.) ..... 515 S.F.
4) (E) ACCESSORY BUILDING: ..... 500 S.F.
5) PROPOSED 2 STORY ADDITION: ..... 396 S.F.
A) 1ST LEVEL: .. 66 S.F. B) 2ND LEVEL: .. 330 S.F.

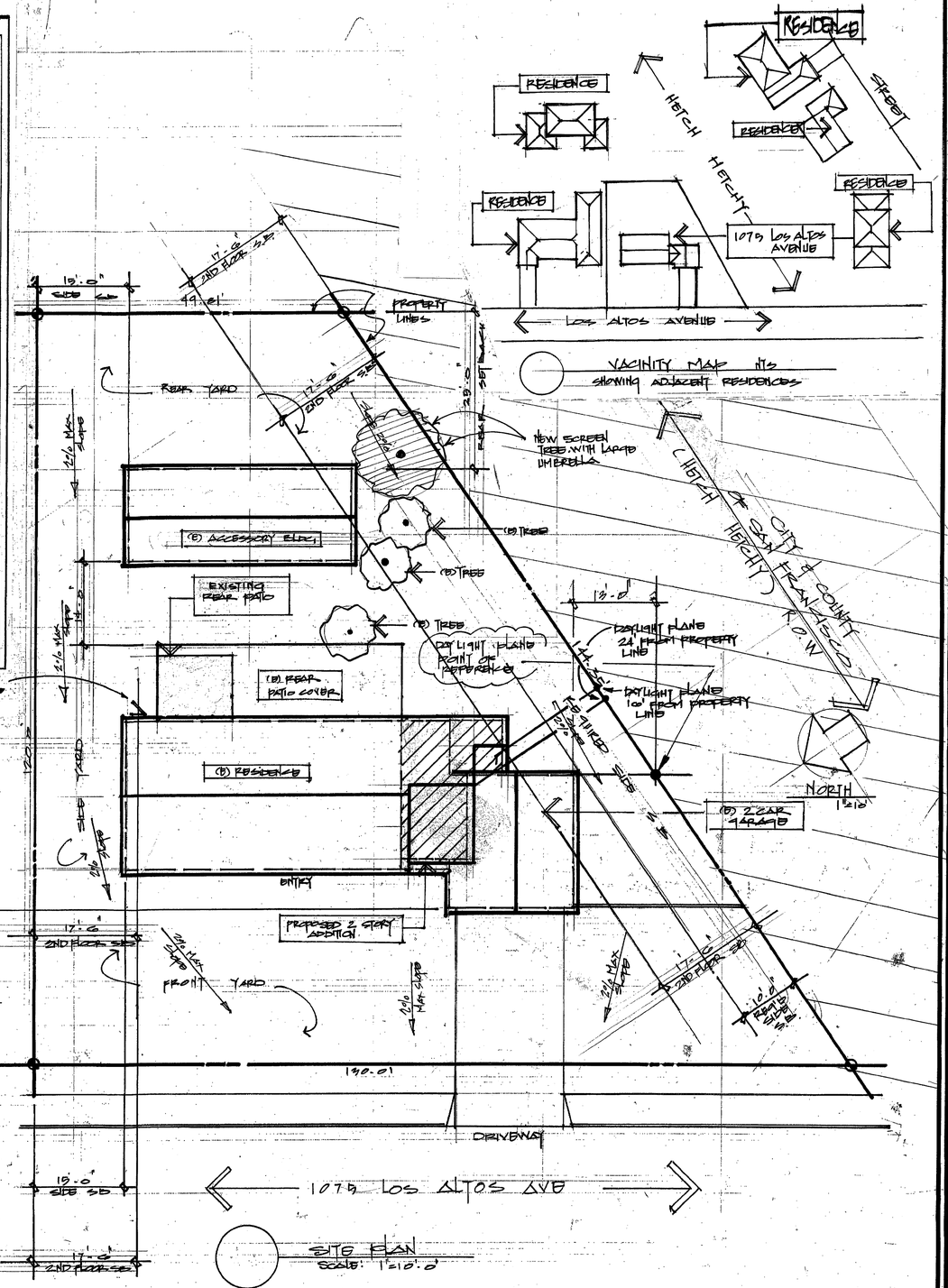
A) MAX. FAR: ..... 35% OR 3,780 S.F.
B) ACT. FAR: ..... 34% OR 3,704 S.F.
A) MAX. LOT COVERAGE: ..... 30% OR 3,240 S.F.
B) ACT. LOT COVERAGE: ..... 25% OR 2,653 S.F.

SCOPE OF WORK

A) PROPOSED BEDROOM & BATHROOM 2 STORY ADDITION
B) PROPOSED 1ST LEVEL VESTIBULE WITH CIRCULAR STAIRCASE

SHEET INDEX

NO.	DATE	DESCRIPTION
1.	7/25/2013	SITE PLAN
1A.	7/25/2013	BLUEPRINT FOR A CLEAN BAY
2.	7/25/2013	ELEVATIONS
3.	7/25/2013	(E) 1ST FLOOR PLAN
4.	7/25/2013	(E) 2ND FLOOR PLAN
5.	7/25/2013	PROPOSED 1ST FLOOR PLAN
6.	7/25/2013	PROPOSED 2ND FLOOR PLAN
7.	7/25/2013	CROSS SECTION
8.	7/25/2013	DETAIL SHEET
T-24	7/25/2013	TITLE - 24
S1.		STRUCTURAL
S2.		STRUCTURAL
S3.		STRUCTURAL



OWNER:
JUDY P. FUSCO
1075 LOS ALTOS AVE
LOS ALTOS, CA 94022
PHONE: (650) 380-0510

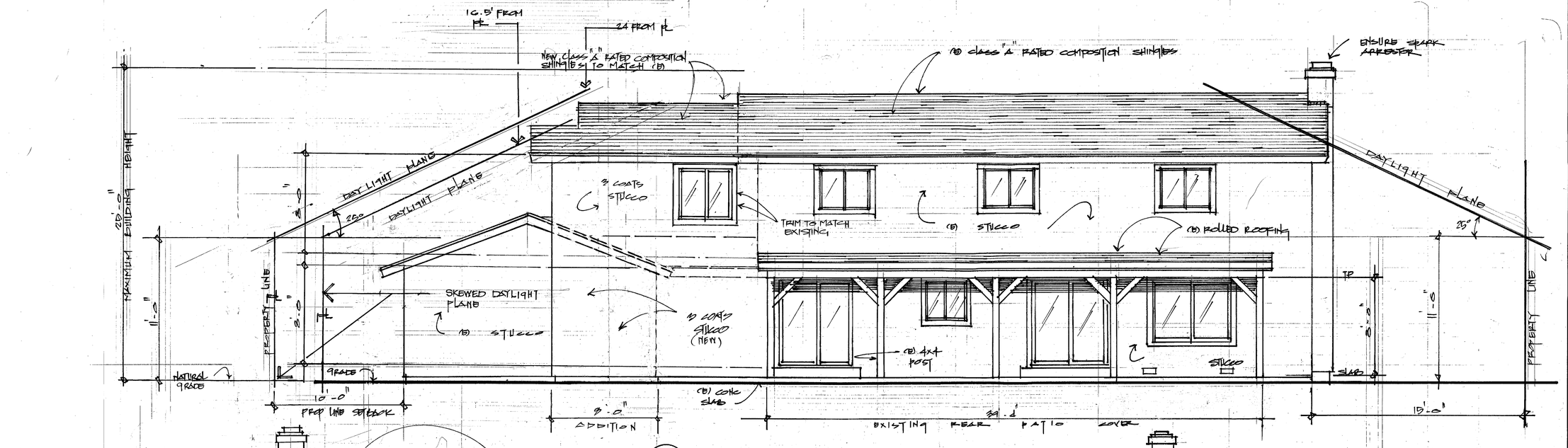
Professional Design Consultants
3033 Moorpark Ave. #73 San Jose, CA 95128
(408) 294-7660

REVISIONS
DATE:

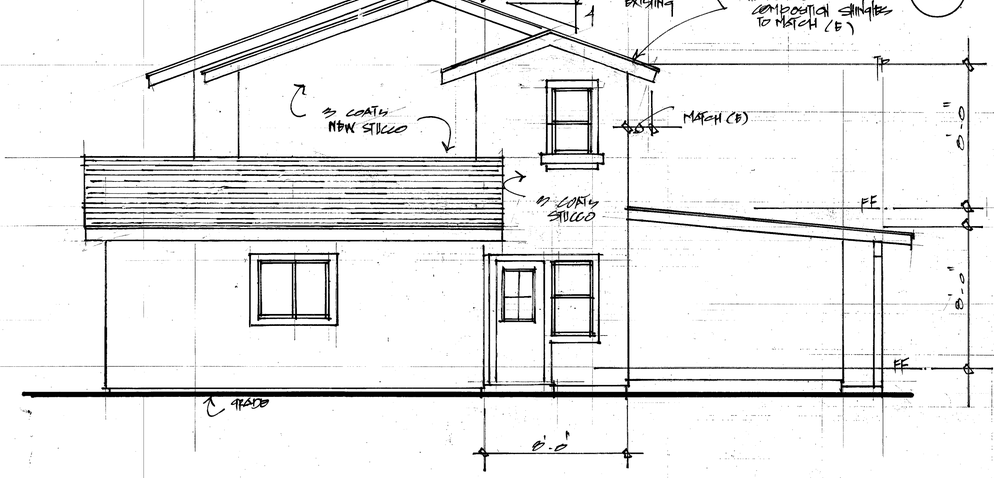
PROPOSED 2 STORY ADDITION

DATE:
SCALE: 1"=10'-0"
DRAWN: ERG
JOB:

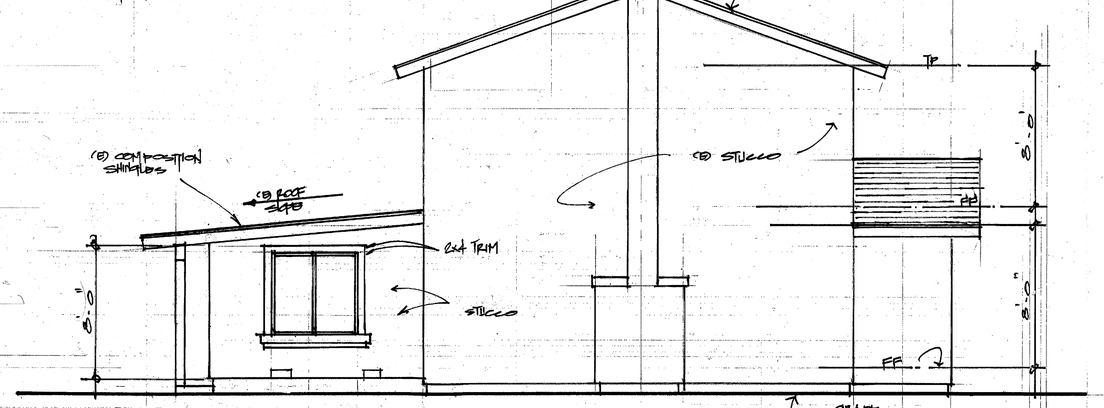
1
OF SHEETS



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



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS

DATE:

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(408) 294-7060

AUGUSTINE DESIGNS

OWNER:
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1075 LOS ALTOS AVE
LOS ALTOS, CA 94022
PHONE: (650) 380-0510

PROPOSED 2 STORY ADDITION

DATE:
SCALE:
DRAWN:
JOB:

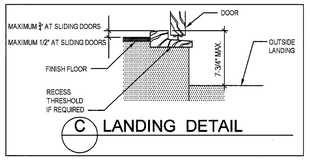
2
OF SHEETS

ELECTRICAL/ MECHANICAL LEGEND

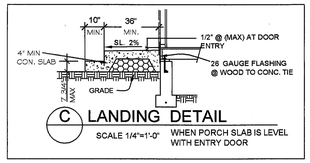
	EXISTING WALLS		CHIME
	NEW WALLS		DOORBELL PUSHBUTTON
	WALLS TO BE REMOVED		COMB. EXHAUST & LIGHT FIXT
	CLOSE WALLS		ELECT. FAN
	DUPLEX RECEPTABLE OUTLET		HEAT LAMP
GFIC	GROUND FAULT INTERUPT CIRCUIT		HEATER REGIST.
W.P.	DUP. REC. OUTLET W/GROUND		CEILING AIR REGISTER
	FOUR PLEX RECEPTICLE		WATER HEATER
	220 V RECEPTABLE OUTLET		FURNACE
	RECESSED CEILING LIGHT		HOSE BIBB
HE	HIGH EFFICACY LIGHT	CMA	CARBON MONOXIDE ALARMS
	WALL LIGHT		INTERCOM
WP	WATERPROOF WALL LIGHT FIXTURE		ELECT. METER & MAIN PANEL
	FLUORESCENT LIGHT		ELECTRICAL SUB-PANEL
	SMALL FLUORESCENT FIXTURE		RECESSED LIGHT
	SPOTLIGHT		DISPOSAL
$	WALL SWITCH		CONCRETE
$3	THREE-WAY SWITCH		STUCCO
$4	FOUR-WAY SWITCH	(E)	EXISTING
	SMOKE DETECTOR	H.S.	HORIZONTAL SLIDER
	TELEPHONE OUTLET	S.H.	SINGLE HUNG
	TV/ CABLE OUTLET	FIX.	FIXED GLASS

ELECTRICAL NOTE : (CIRCUITS AND BEDROOMS TO BE AFCI)
ALL BEDROOMS CIRCUITS SHALL BE LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTERS PROTECTED AT THE PANEL. CIRCUITS INCLUDE LUMINARY CIRCUITS, HARD-WIRED SMOKE DETECTORS, AND RECEPTACLE OUTLETS. ROOMS WHITIN BEDROOMS (SSUCH AS CLOSETS AND OPEN BATHROOMS/ VANITIES) SHALL ALSO BE INCLUDED. PER SECTION 2010 CEC.

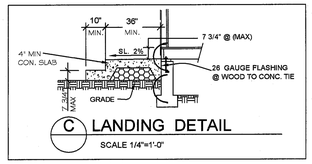
NEW ELECTRICAL LIGHTING IN GARAGE, KITCHEN & LAUNDRY ROOM TO BE HIGH EFFICIENCY LUMINARIES PER TITLE 24



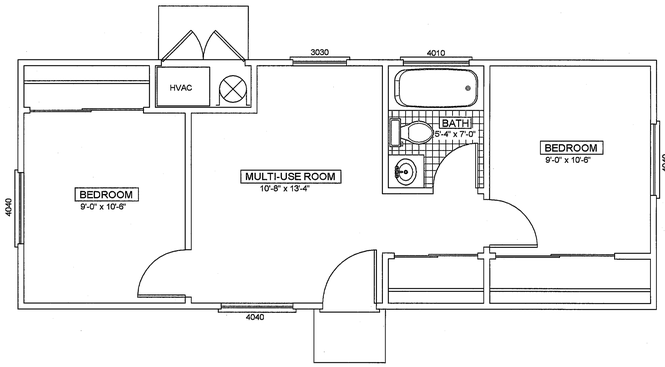
C LANDING DETAIL



C LANDING DETAIL
SCALE 1/4"=1'-0" WHEN PORCH SLAB IS LEVEL WITH ENTRY DOOR

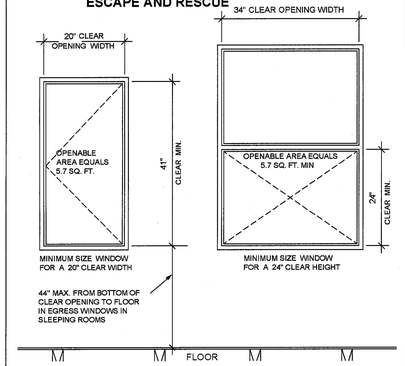


C LANDING DETAIL
SCALE 1/4"=1'-0"



EXISTING ACCESSORY BUILDING
(500 SF) SCALE: 1/4" = 1'-0"

RESIDENTIAL EGRESS WINDOWS (2010 CBC) EMERGENCY ESCAPE AND RESCUE



Because so many fire deaths occur when occupants of residential buildings are asleep at the time of a fire, the 2010 California Building Code (CBC), Section 1029 requires that:

- Basements in dwelling units and
- Every sleeping room below the fourth story

Shall have at least one operable window or exterior door opening approved for emergency escape and rescue. Such openings shall open directly into a public way or to a yard or court that opens to public way.

- The net clear openable area shall be no less than 5.7 square feet (5 square feet for grade floor openings and basement window wells).
- In addition to the above requirement, the net clear openable height dimension shall be a minimum of 24 inches. The net clear openable width dimension shall be a minimum of 20 inches (Note: using both minimum figures will not obtain the required 5.7 square feet.)

GENERAL NOTES

1. PLANS TO COMPLY WITH CONVENTIONAL CONSTRUCTION PROVISIONS AS STATED IN 2010 CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODES (i.e., 2009 IRC, IBC, UMC, UPC, AND 2008 NEC. CBC, CMC, CPC AND CEC AS AMMENDED BY STATE OF CALIFORNIA AND ALL CITY & MUNICIPAL CODES **(PROJECT LOCATED TO SPECIFY SEISMIC DESIGN CATEGORY E.)**
2. **INTERPRETATION OF DRAWINGS** FOR ARRANGEMENT OF FLOORS, GENERAL FINISH, AND MEASUREMENTS, REFERENCE MUST BE MADE TO THE DRAWINGS, SHOULD ANY DIFERENCE APPEAR BETWEEN SCALE MEASUREMENT AND FIGURES OR BETWEEN WORDING OF SPECIFICATIONS & LETTERING ON DRAWINGS. THE SPECIFICATION SHALL IN ALL CASES TAKE PRECEDENCE . IF ANY ERROR THAT IS NOT EXPLAINED EITHER BY REFERENCE TO THE DRAWINGS. CONTRACTOR TO INFORM DRAFTSMAN DESIGNER, FOR CORRECTION BEFORE PROCEEDING WITH THE WORK (CONTRACTOR IS NOT TO SCALE DRAWINGS).
3. **ERRORS AND OMISSIONS** . IN THE EVENT THAT AN ACUTE ERROR OR OMISSION MAY EXIST ON THE PLAN IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER, DRAFTSMAN PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SUCH, WILL RELIEVE DESIGNER OF RESPONSIBILITY.
4. **SMOKE DETECTORS.**
PROVIDE 1 EACH SMOKE DETECTOR IN ALL SLEEPING ROOMS AND AT A POINT CENTRALLY LOCATED IN AN AREA GIVING ACCESS TO THE SLEEPING ROOMS.
A) POWER SOURCE: IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTOR SHALL RECIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW, WIRING SHALL BE PERMANENT AND WITHOUT A DESCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS OR IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDING WICH UNDER GO ALTERATIONS, REPAIRS OR ADDITIONS AS REGULATED BY CBC 2010
B) LOCATION WITHIN DWELLING UNITS: IN DWELING UNITS, A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS. THE SMOKE DETECTOR SHALL BE INSTALLED IN THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA A DETECTOR SHALL BE INSTALLED ON EACH LEVEL WHEN SLEEPING ROOMS ARE ON AN UPPER. LEVEL IN CLOSE PORIXIMITY TO THE STAIRWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OR A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (610 MM) OR MORE. SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.

INSULATION: CEILING .....R-30 BATT INSULATION (NEW CONST. ONLY)
WALLS.....R-13 BATT INSULATION (NEW CONST. ONLY)
FLOOR .....R-19 FLOOR INSULATION
ACCESS: UNDERFLOOR .....18" x 24" MIN. SQ. (IF WOOD FLOOR)
CEILING .....22" x 30" MIN. W/30" CLEAR HEIGHT.
WINDOW..... APPROVED DOUBLE GLAZED

NOTE: ALL OPENING, ALL DOORS, WINDOWS, ETC. TO BE CALUKED OR FULLY WEATHER STRIPPED.

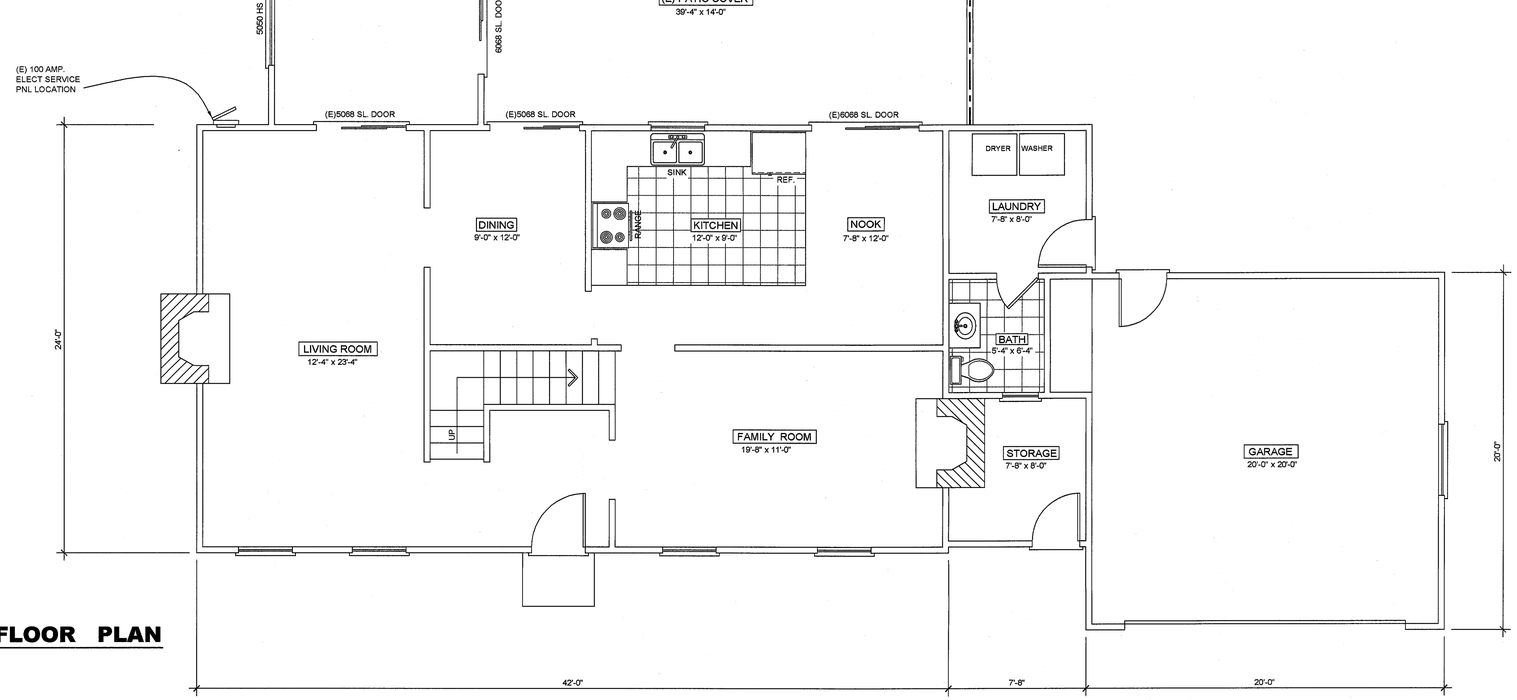
6. **SUPPLEMENT TO TITLE 24 FOR RESIDENTIAL ADDITIONS.**
   1. ROOF SHEATHING WITH RADIANT BARRIER ON UNDERSIDE OF SHEATS SHALL BE INSTALLED.
   2. ALL WINDOWS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENCY OF .40 OR BETTER.
   3. WALL SHEATHING @ GABLE ENDS (ABOVE CEILING) SHALL HAVE RADIANT BARRIER PER MFGR. INSTALLATION INSTRUCTIONS
   4. ALL SEALING TAPE ON HEAT/ AC DUCTS SHALL BE UL181 (LISTED AND LABELED).
   5. THE WRAPS (FOR DUCTS) MUST BE UV RESISTANT AND HAVE 150 LBS. OF BURST STRENGTH.
6. **WINDOWS / BATHROOM NOTES**
   1. ALL NEW WINDOW TO BE APROVED DOUBLE GLAZED (WITH BEDROOM WINDOWS HAVING A MIN. 24" x 24" SQ. OPENING) WINDOWS IN SLEEPING ROOM SHALL MEET EGRESS INGRESS REQUIRMENTS WITH OPENINGS TO BE MINIMUM 5.7 SQ.FT. MINIMUM WIDTH 20" MINIMUM HEIGHT 24" AND MAXIMUM OF 44" ABOVE FINISHED FLOOR TO BOTTOM OF WINDOW.
   2. ALL HEADERS USED OVER DOORS, WINDOW AND ANY NECESSARY OPENINGS TO BE 4 x 12 DF# 1 OR BETTER, UNLESS OTHERWISE SPECIFIED.
   3. ALL GLAZING IN OR WITHIN 24" OF DOORS, OVER 9 SQUARE FEET AND WITHIN 18" OF FLOOR AND ALL GLAZING IN SHOWERS OR BATHTUBS TO BE SAFETY GLASS.
   4. BATHROOM FINISH NOTE .... ENSURE A SMOOTH , HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72" ABOVE THE DRAIN INLET FOR SHOWER PER CBC 1210.3
   5. WATER CLOSETS IN ALL BATHROOMS TO BE MAXIMUM 1.6 GALLONS PER FLUSH.

GENERAL INTERIOR NOTES

1. ALL LANDING AT MAIN ENTRY DOOR TO BE NOT MORE THAN 1/2" BELLOW THE DOOR'S THRESHOLD PER CRC 311.3.1.
2. ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM, OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS PER CPC 906.2.
3. ALL BATHTUB AND SHOWER FLOORS AND WALLS TO BE FINISHED WITH A NONABSORBENT SURFACE UP TO A HEIGHT OF 6 FEET (72") ABOVE FLOOR PER CRC 307.2.
4. PROVIDE EXHAUST FAN KITCHEN AREA FOR LOCAL VENTILATION INDOOR AIR QUALITY REQUIREMENTS PER 2010 CALIFORNIA ENERGY CODE SECTION 150.(0) AND ASHRAE 62.2. OTHERWISE SPECIFY KITCHEN HOOD RANGE TO BE 100 CFM MINIMUM.
5. PROVIDE CARBON MONOXIDE ALARMS OUTSIDE EACH BEDROOM PER CRC 315.2.
6. ENSURE AFCI PROTECTED RECEPTACLES IN LIVING ROOM PER CEC 210.12
7. ALL EXTERIOR RECEPTACLES TO BE GFCI PROTECTED.
8. ALL 125-VOLT, 15-AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11.
9. PROVIDE SEPARATE SWITCHES FOR ALL EXHAUST FANS IN BATHROOMS PER CALIFORNIA ENERGY CODE 150(K)(6).

SPECIAL ELECTRICAL NOTES

A ... All lights in the kitchen to be high efficacy luminaries or comply with the exceptions as follows:
1) At least 50% of the installed wattage must be high efficacy.
2) Provide completed CF-6R-LTG-01 form confirming required wattage clearly identify on the plans the location and type of lightinf fixtures in the kitchen, corresponding to the fixtures specified on the CF-6R-LTG-01.
3) High efficacy lighting must be switched separately from low efficacy lighting. Clearly show and identify switch types and locations on the plans.



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS
DATE:

Professional Design Consultants
3033 Moorpark Ave. #7 San Jose, CA 95128
(408) 294-7060

AUGUSTINE DESIGNS

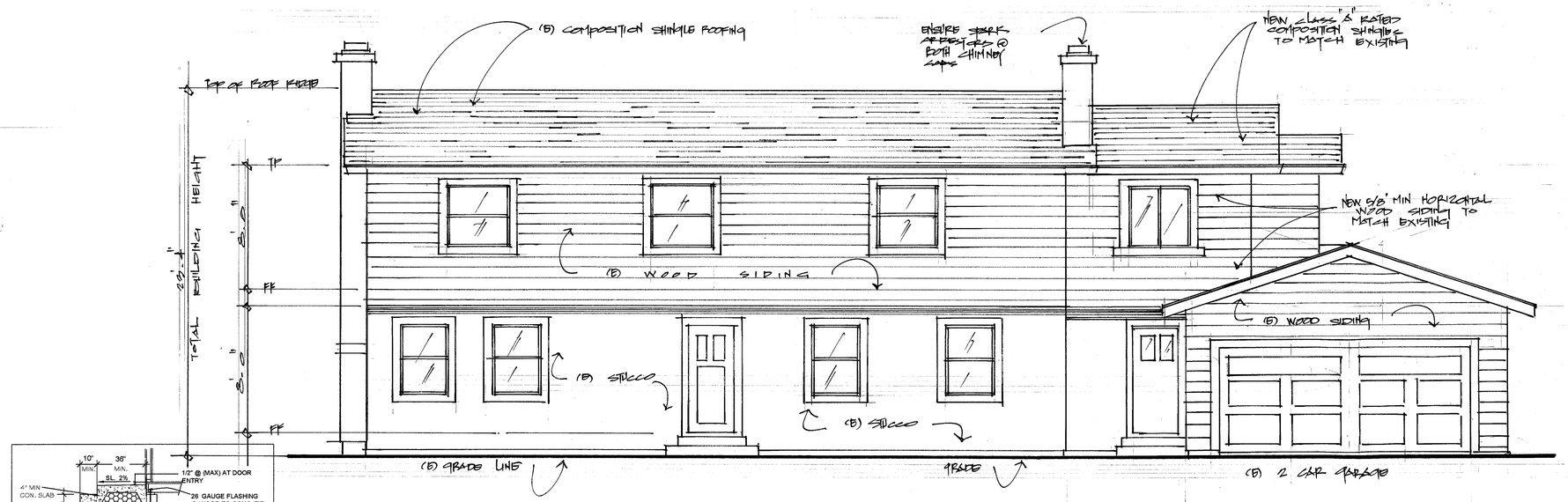
OWNER
JUDY FUSCO
1075 LOS ALTOS AVE
LOS ALTO CA. 94022
PHONE: (650) 380 0510

PROPOSED 2 STORY ADDITION

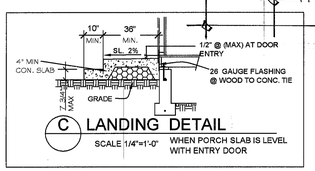
DATE: 03/30/2013
SCALE: 1/4" = 1'-0"
DRAWN: GAM
JOB:

3
OF 3 SHEETS

LEANN GUZMAN\PROPOSED FLOOR PLAN1.dwg

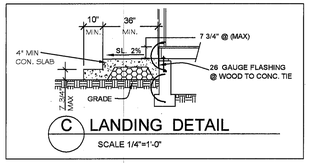


FRONT ELEVATION (WEST)
SCALE: 1/4"=1'-0"



C LANDING DETAIL
SCALE 1/4"=1'-0"

WHEN PORCH SLAB IS LEVEL WITH ENTRY DOOR



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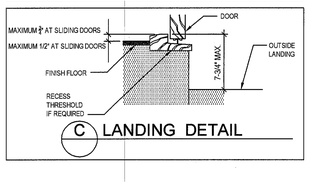
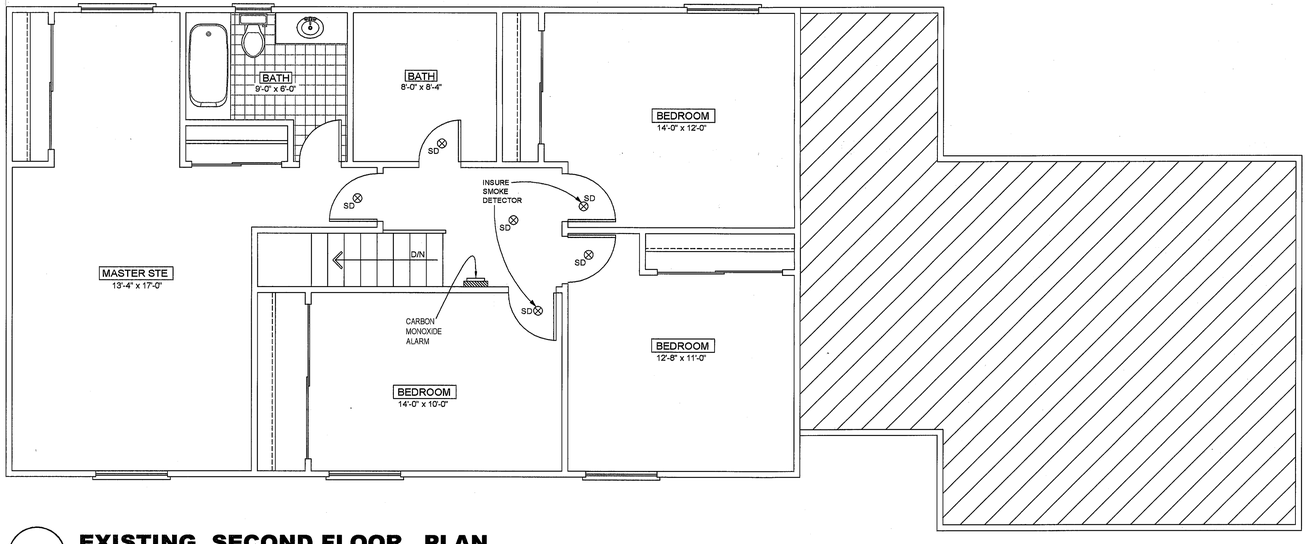
SCALE 1/4"=1'-0"



C LANDING DETAIL



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL INTERIOR NOTES

1. ALL LANDING AT MAIN ENTRY DOOR TO BE NOT MORE THAN 1/2" BELLOW THE DOOR'S THRESHOLD PER CRC 311.3.1.
2. ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM, OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS PER CPC 906.2.
3. ALL BATHTUB AND SHOWER FLOORS AND WALLS TO BE FINISHED WITH A NONABSORBENT SURFACE UP TO A HEIGHT OF 6 FEET (72") ABOVE FLOOR PER CRC 307.2.
4. PROVIDE EXHAUST FAN KITCHEN AREA FOR LOCAL VENTILATION INDOOR AIR QUALITY REQUIREMENTS PER 2010 CALIFORNIA ENERGY CODE SECTION 150 (O) AND ASHRAE 62.2. OTHERWISE SPECIFY KITCHEN HOOD RANGE TO BE 100 CFM MINIMUM.
5. PROVIDE CARBON MONOXIDE ALARMS OUTSIDE EACH BEDROOM PER CRC 315.2.
6. ENSURE AFCI PROTECTED RECEPTACLES IN LIVING ROOM PER CEC 210.12
7. ALL EXTERIOR RECEPTACLES TO BE GFCI PROTECTED.
8. ALL 125-VOLT, 15-AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11.
9. PROVIDE SEPARATE SWITCHES FOR ALL EXHAUST FANS IN BATHROOMS PER CALIFORNIA ENERGY CODE 150(K)(6).

GENERAL NOTES

1. PLANS TO COMPLY WITH CONVENTIONAL CONSTRUCTION PROVISIONS AS STATED IN 2010 CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODES (i.e., 2009 IRC, IBC, UMC, UPC, AND 2008 NEC. CBC, CMC, CPC AND CEC AS AMMENDED BY STATE OF CALIFORNIA AND ALL CITY & MUNICIPAL CODES **(PROJECT LOCATED TO SPECIFY SEISMIC DESIGN CATEGORY E.)**
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3. **ERRORS AND OMISSIONS** . IN THE EVENT THAT AN ACUTE ERROR OR OMISSION MAY EXIST ON THE PLAN IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER, DRAFTSMAN PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SUCH, WILL RELIEVE DESIGNER OF RESPONSIBILITY.
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   B) LOCATION WITHIN DWELLING UNITS: IN DWELING UNITS, A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS. THE SMOKE DETECTOR SHALL BE INSTALLED IN THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA A DETECTOR SHALL BE INSTALLED ON EACH LEVEL WHEN SLEEPING ROOMS ARE ON AN UPPER. LEVEL IN CLOSE PORXIMITY TO THE STAIRWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OR A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (610 MM) OR MORE. SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.

INSULATION: CEILING .....R-30 BATT INSULATION (NEW CONST. ONLY)
WALLS.....R-13 BATT INSULATION (NEW CONST. ONLY)
FLOOR.....R-19 FLOOR INSULATION
ACCESS: UNDERFLOOR .....18" x 24" MIN. SQ. (IF WOOD FLOOR)
CEILING .....22" x 30" MIN. W/30" CLEAR HEIGHT.
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NOTE: ALL OPENING, ALL DOORS, WINDOWS, ETC. TO BE CALUKED OR FULLY WEATHER STRIPPED.

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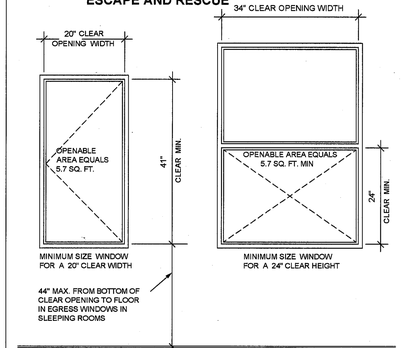
RESIDENTIAL EGRESS WINDOWS (2010 CBC) EMERGENCY ESCAPE AND RESCUE



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- Basements in dwelling units and
- Every sleeping room below the fourth story

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NEW ELECTRICAL LIGHTING IN GARAGE, KITCHEN & LAUNDRY ROOM TO BE HIGH EFFICIENCY LUMINARIES PER TITLE 24

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REVISIONS

DATE:

Professional Design Consultants
3033 Moorpark Ave. #7 San Jose, Ca 95128
(408) 294-7060
AUGUSTINE DESIGNS

OWNER
JUDY FUSCO
1075 LOS ALTOS AVE
LOS ALTO CA. 94022
PHONE: (650) 380 0510

PROPOSED 2 STORY ADDITION

DATE: 03/30/2013

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

DRAWN: GAM

JOB:

4 OF SHEETS

LUANN GUSMAN PROPOSED FLOOR PLAN1.dwg

ELECTRICAL/ MECHANICAL LEGEND

	EXISTING WALLS		CHIME
	NEW WALLS		DOORBELL PUSHBUTTON
	WALLS TO BE REMOVED		COMB. EXHAUST & LIGHT FIXT
	CLOSE WALLS		ELECT. FAN
	DUPLEX RECEPTABLE OUTLET		HEAT LAMP
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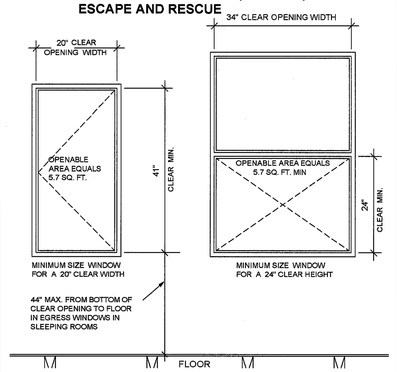

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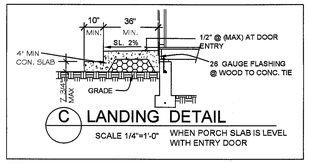

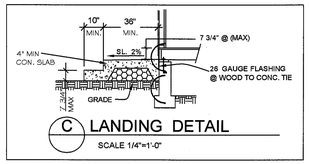

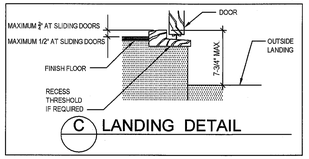

GENERAL INTERIOR NOTES

1. ALL LANDING AT MAIN ENTRY DOOR TO BE NOT MORE THAN 1/2" BELLOW THE DOOR'S THRESHOLD PER CRC 311.3.1.
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WALLS.....R-13 BATT INSULATION (NEW CONST. ONLY)
FLOOR ..... R-19 FLOOR INSULATION
ACCESS: UNDERFLOOR .....18" x 24" MIN. SQ. (IF WOOD FLOOR)
CEILING ..... 22" x 30" MIN. WIDE CLEAR HEIGHT.
WINDOW..... APPROVED DOUBLE GLAZED

NOTE: ALL OPENING, ALL DOORS, WINDOWS, ETC. TO BE CALUKED OR FULLY WEATHER STRIPPED.

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   2. ALL HEADERS USED OVER DOORS, WINDOW AND ANY NECESSARY OPENINGS TO BE 4 x 12 DF# 1 OR BETTER, UNLESS OTHERWISE SPECIFIED.
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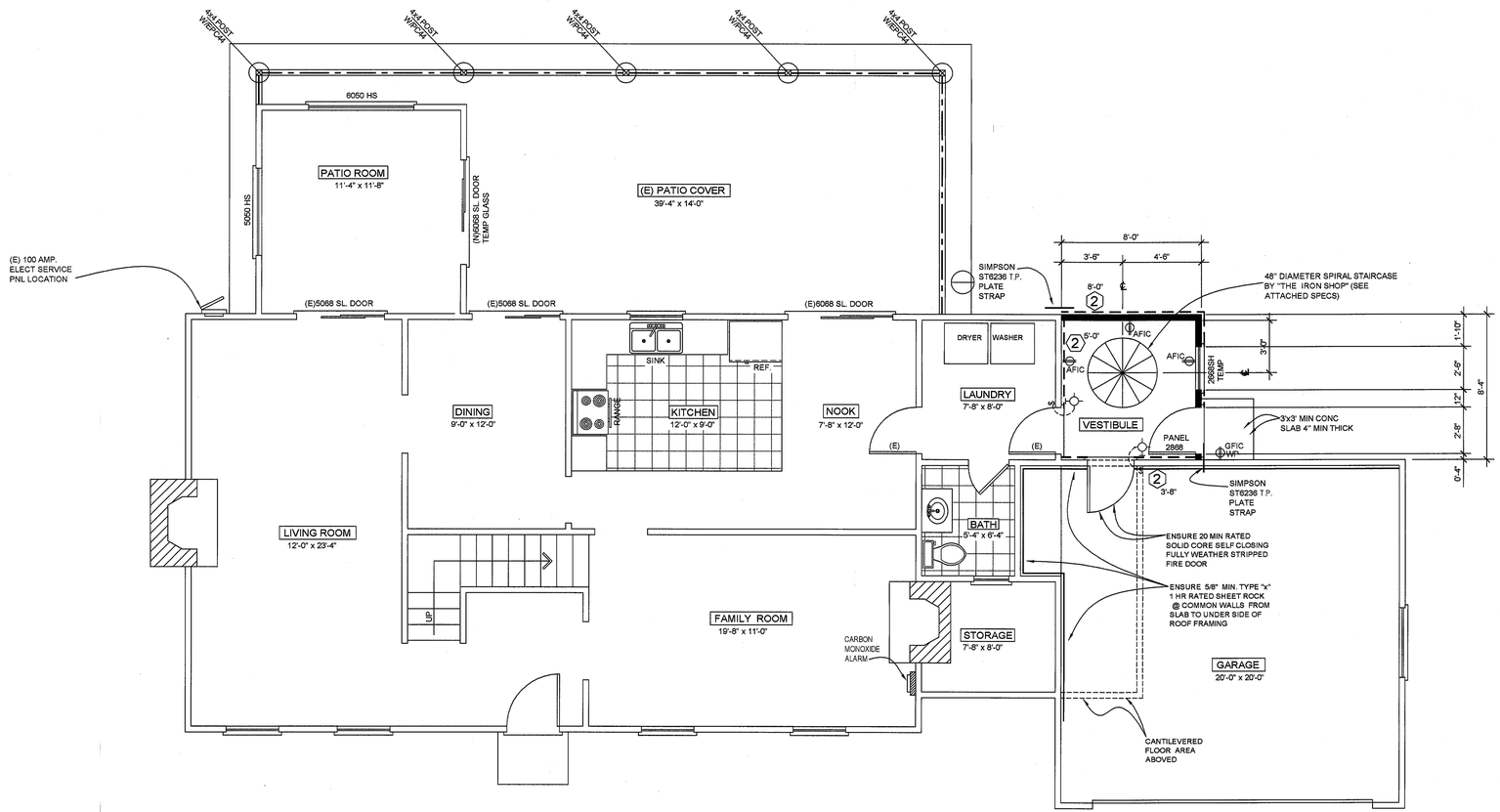
RESIDENTIAL BATHROOMS REMODELS

- All receptacles to be GFIC protected. New / additions to bathrooms shall have a dedicated 20-amp circuit. (2007 CEC 210.8 and 210.11)
- Jacuzzis/ spas shall have motor access and a dedicated circuit (2007 CEC 680.60)
- Lighting shall be high efficiency fixtures (e.g. fluorescent) or they are controled by a manual on occupancy sensor and certified pe (California Title 24 Section 150 k 6)
- Lighting fixtures located within 3' horizontally and 8' vertically of the bathtub rim or shower stall thershold shall be listed for a damp location, or listed for wet locations where subject to shower spray. (CEC 410.4)
- Any new/replaced tub/shower mixing valve shall be pressure balancing set at a max. 120° F. Shower stalls shall be a minumum of 1024 sq. in with a clear center dimension of 30" and the door dimension shall be 24" minimum (2007 CPC 407.6)
- The water closet shall be a 30" width clearance (15" on center) and 24" clearance in the front (2007 CPC 407.6)
- Separate Switch for fans and lighting (Calf 150 K7)



PROPOSED FIRST FLOOR PLAN

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

REVISIONS

DATE:

Professional Design Consultants
3033 Moorpark Ave. #7 San Jose, CA 95128
(408) 294-7060

AUGUSTINE DESIGNS

OWNER
JUDY FUSCO
1075 LOS ALTOS AVE
LOS ALTO CA. 94022
PHONE: (650) 380 0510

PROPOSED 2 STORY ADDITION

DATE: 03/30/2013

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

DRAWN: GAM

JOB:

5 OF SHEETS

LUANA SUZANN PROPOSED FLOOR PLAN.dwg

ELECTRICAL/ MECHANICAL LEGEND

	EXISTING WALLS		CHIME
	NEW WALLS		DOORBELL PUSHBUTTON
	WALLS TO BE REMOVED		COMB. EXHAUST & LIGHT FIXT
	CLOSE WALLS		ELECT. FAN
	DUPLEX RECEPTABLE OUTLET		HEAT LAMP
GFIC	GROUND FAULT INTERUPT CIRCUIT		HEATER REGIST.
W.P.	DUP. REC. OUTLET W/GROUND		CEILING AIR REGISTER
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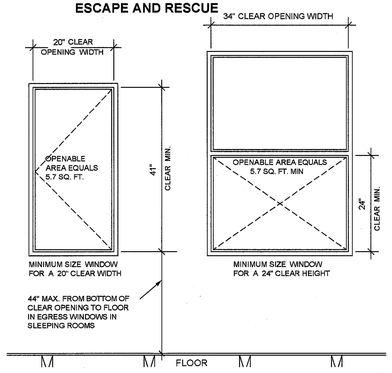

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2) Provide completed CF-6R-LTG-01 form confirming required wattage clearly identify on the plans the location and type of lightint fixtures in the kitchen, corresponding to the fixtures specified on the CF-6R-LTG-01.
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GENERAL INTERIOR NOTES

1. ALL LANDING AT MAIN ENTRY DOOR TO BE NOT MORE THAN 1/2" BELLOW THE DOOR'S THRESHOLD PER CRC 311.3.1.
2. ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM, OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS PER CPC 906.2.
3. ALL BATHTUB AND SHOWER FLOORS AND WALLS TO BE FINISHED WITH A NONABSORBENT SURFACE UP TO A HEIGHT OF 6 FEET (72") ABOVE FLOOR PER CRC 307.2.
4. PROVIDE EXHAUST FAN KITCHEN AREA FOR LOCAL VENTILATION INDOOR AIR QUALITY REQUIREMENTS PER 2010 CALIFORNIA ENERGY CODE SECTION 150 (0) AND ASHRAE 62.2. OTHERWISE SPECIFY KITCHEN HOOD RANGE TO BE 100 CFM MINIMUM.
5. PROVIDE CARBON MONOXIDE ALARMS OUTSIDE EACH BEDROOM PER CRC 315.2.
6. ENSURE AFCI PROTECTED RECEPTACLES IN LIVING ROOM PER CEC 210.12
7. ALL EXTERIOR RECEPTACLES TO BE GFCI PROTECTED.
8. ALL 125-VOLT, 15-AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11.
9. PROVIDE SEPARATE SWITCHES FOR ALL EXHAUST FANS IN BATHROOMS PER CALIFORNIA ENERGY CODE 150(K)(6).

GENERAL NOTES

1. PLANS TO COMPLY WITH CONVENTIONAL CONSTRUCTION PROVISIONS AS STATED IN 2010 CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODES (i.e., 2009 IRC, ISC, UMC, UPC, AND 2008 NEC. CBC, CMC, CPC AND CEC AS AMMENDED BY STATE OF CALIFORNIA AND ALL CITY & MUNICIPAL CODES **(PROJECT LOCATED TO SPECIFY SEISMIC DESIGN CATEGORY E.)**
2. **INTERPRETATION OF DRAWINGS** FOR ARRANGEMENT OF FLOORS, GENERAL FINISH, AND MEASUREMENTS, REFERENCE MUST BE MADE TO THE DRAWINGS, SHOULD ANY DIFERENCE APPEAR BETWEEN SCALE MEASUREMENT AND FIGURES OR BETWEEN WORDING OF SPECIFICATIONS & LETTERING ON DRAWINGS. THE SPECIFICATION SHALL IN ALL CASES TAKE PRECEDENCE . IF ANY ERROR THAT IS NOT EXPLAINED EITHER BY REFERENCE TO THE DRAWINGS. CONTRACTOR TO INFORM DRAFTSMAN DESIGNER, FOR CORRECTION BEFORE PROCEEDING WITH THE WORK (CONTRACTOR IS NOT TO SCALE DRAWINGS).
3. **ERRORS AND OMISSIONS** . IN THE EVENT THAT AN ACUTE ERROR OR OMISSION MAY EXIST ON THE PLAN IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER, DRAFTSMAN PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SUCH, WILL RELIEVE DESIGNER OF RESPONSIBILITY.
4. **SMOKE DETECTORS.**
PROVIDE 1 EACH SMOKE DETECTOR IN ALL SLEEPING ROOMS AND AT A POINT CENTRALLY LOCATED IN AN AREA GIVING ACCESS TO THE SLEEPING ROOMS.
A) POWER SOURCE: IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTOR SHALL RECIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP . THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW; WIRING SHALL BE PERMANENT AND WITHOUT A DESCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS OR IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDING WICH UNDER GO ALTERATIONS , REPAIRS OR ADDITIONS AS REGULATED BY CBC 2010
B) LOCATION WITHIN DWELLING UNITS: IN DWELING UNITS, A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS, THE SMOKE DETECTOR SHALL BE INSTALLED IN THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA A DETECTOR SHALL BE INSTALLED ON EACH LEVEL WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL IN CLOSE PORXIMITY TO THE STAIRWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OR A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (610 MM) OR MORE. SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.

INSULATION: CEILING .....R-30 BATT INSULATION (NEW CONST. ONLY)
WALLS .....R-13 BATT INSULATION (NEW CONST. ONLY)
FLOOR .....R-19 FLOOR INSULATION
ACCESS: UNDERFLOOR .....18" x 24" MIN. SQ. (IF WOOD FLOOR)
CEILING .....22" x 30" MIN. W/30" CLEAR HEIGHT.
WINDOW.....APPROVED DOUBLE GLAZED

NOTE: ALL OPENING, ALL DOORS, WINDOWS, ETC. TO BE CALUKED OR FULLY WEATHER STRIPPED.

5. **SUPPLEMENT TO TITLE 24 FOR RESIDENTIAL ADDITIONS.**
1. ROOF SHEATHING WITH RADIANT BARRIER ON UNDERSIDE OF SHEATG SHALL BE INSTALLED.
2. ALL WINDOWS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENCY OF .40 OR BETTER.
3. WALL SHEATHING @ GABLE ENDS (ABOVE CEILING) SHALL HAVE RADIANT BARRIER PER MFGR. INSTALLATION INSTRUCTIONS
4. ALL SEALING TAPE ON HEAT/ AC DUCTS SHALL BE UL181 (LISTED AND LABELED).
5. THE WRAPS (FOR DUCTS) MUST BE UV RESISTANT AND HAVE 150 LBS. OF BURST STRENGTH.

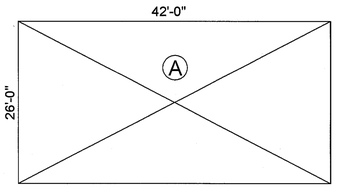
6. **WINDOWS / BATHROOM NOTES**
1. ALL NEW WINDOW TO BE APROVED DOUBLE GLAZED (WITH BEDROOM WINDOWS HAVING A MIN. 24" x 24" SQ. OPENING) WINDOWS IN SLEEPING ROOM SHALL MEET EGRESS INGRESS REQUIRMENTS WITH OPENINGS TO BE MINIMUM 5.7 SQ.FT. MINIMUM WIDTH 20" MINIMUM HEIGHT 24" AND MAXIMUM OF 44" ABOVE FINISHED FLOOR TO BOTTOM OF WINDOW.
2. ALL HEADERS USED OVER DOORS, WINDOW AND ANY NECESSARY OPENINGS TO BE 4 x 12 DF# 1 OR BETTER, UNLESS OTHERWISE SPECIFIED.
3. ALL GLAZING IN OR WITHIN 24" OF DOORS, OVER 9 SQUARE FEET AND WITHIN 18" OF FLOOR AND ALL GLAZING IN SHOWERS OR BATHTUBS TO BE SAFETY GLASS.
4. BATHROOM FINISH NOTE .... ENSURE A SMOOTH , HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72" ABOVE THE DRAIN INLET FOR SHOWER PER CBC 1210.3
5. WATER CLOSETS IN ALL BATHROOMS TO BE MAXIMUM 1.6 GALLONS PER FLUSH.

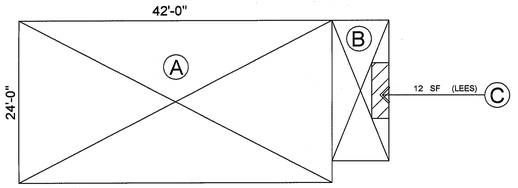
FLOOR AREA AND COVERAGE CALCULATIONS		
SECTION	DIMENSIONS	AREA
A	26'- 0" x 42'- 0"	1092 SF
B		
TOTAL FLOOR AREA = 1092 Sq. Ft		

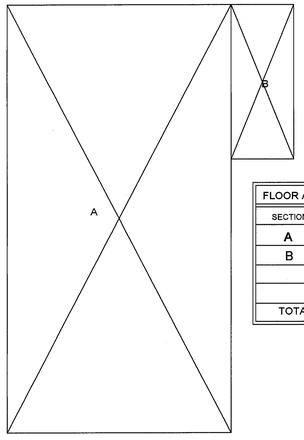
(E) SECOND FLOOR PLAN

FLOOR AREA AND COVERAGE CALCULATIONS		
SECTION	DIMENSIONS	AREA
A	24'- 0" x 42'- 0"	1008 SF
B	22'- 0" x 8'- 0"	176 SF
C	6'- 0" x 2'- 0"	— 12 SF (LEES)
TOTAL FLOOR AREA = 1172 Sq. Ft		

(E) FIRST FLOOR PLAN

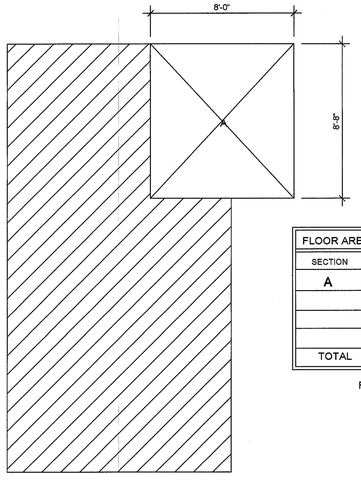






FLOOR AREA AND COVERAGE CALCULATIONS		
SECTION	DIMENSIONS	AREA
A	12'- 6" x 24'- 0"	300.0 sq. ft.
B	3'- 6" x 8'- 8"	30.0 sq. ft.
TOTAL FLOOR AREA = 330.0 sq. ft		

SECOND FLOOR PLAN

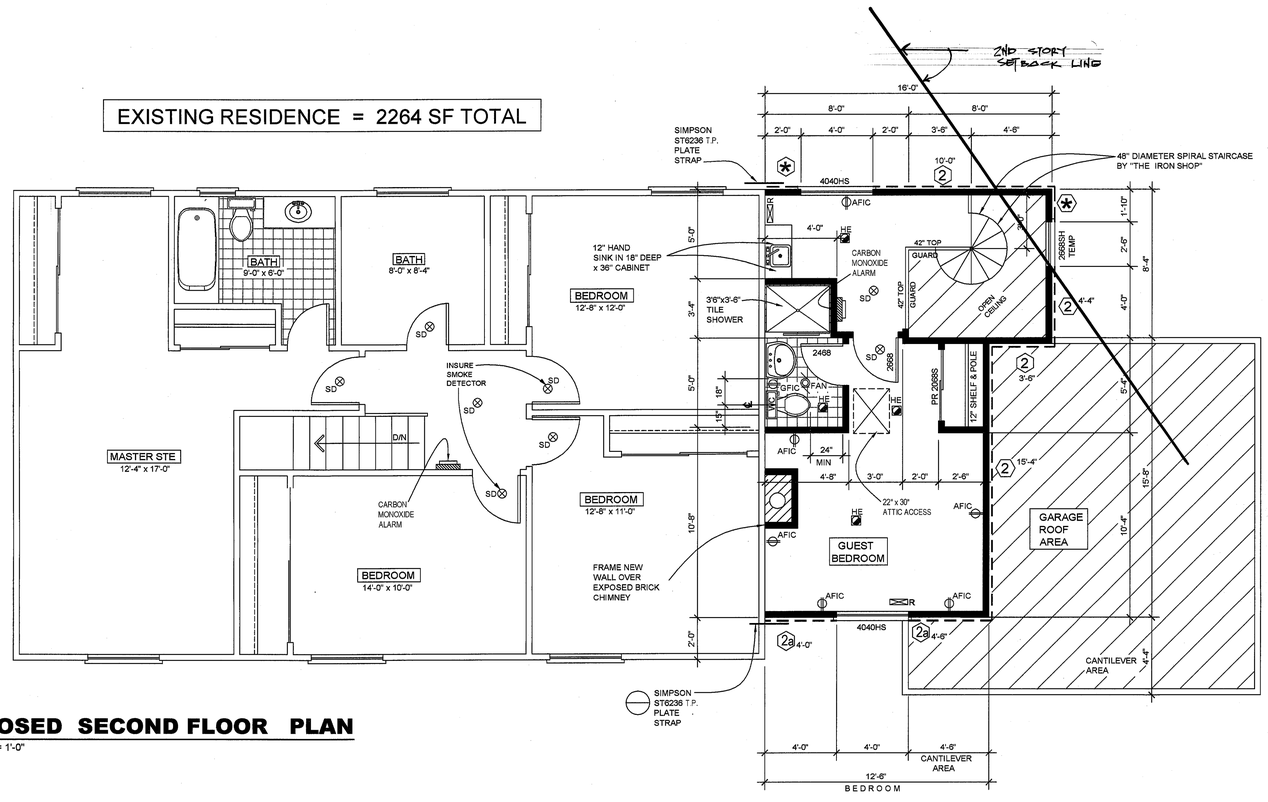


TOTAL NEW AREA
396 SF

FLOOR AREA AND COVERAGE CALCULATIONS		
SECTION	DIMENSIONS	AREA
A	8'- 0" x 8'- 8"	70.0 sq. ft.
TOTAL FLOOR AREA = 70.0 sq. ft		

FIRST FLOOR PLAN

EXISTING RESIDENCE = 2264 SF TOTAL



PROPOSED SECOND FLOOR PLAN

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

Professional Design Consultants
3033 Moorpark Ave. # 7 San Jose, CA 95128
(408) 294-7060

AUGUSTINE DESIGNS

REVISIONS
DATE:

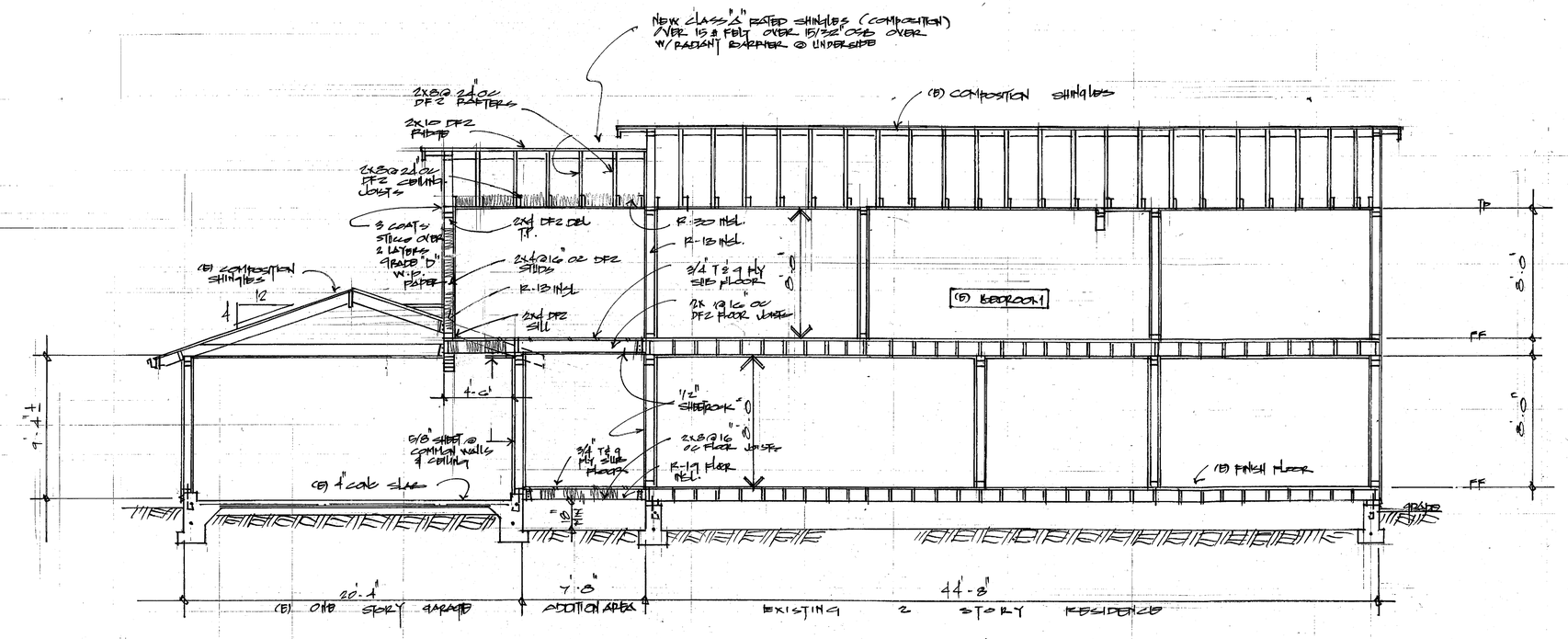
OWNER
JUDY FUSCO
1075 LOS ALTOS AVE
LOS ALTO CA. 94022
PHONE: (650) 380 0510

PROPOSED 2 STORY ADDITION

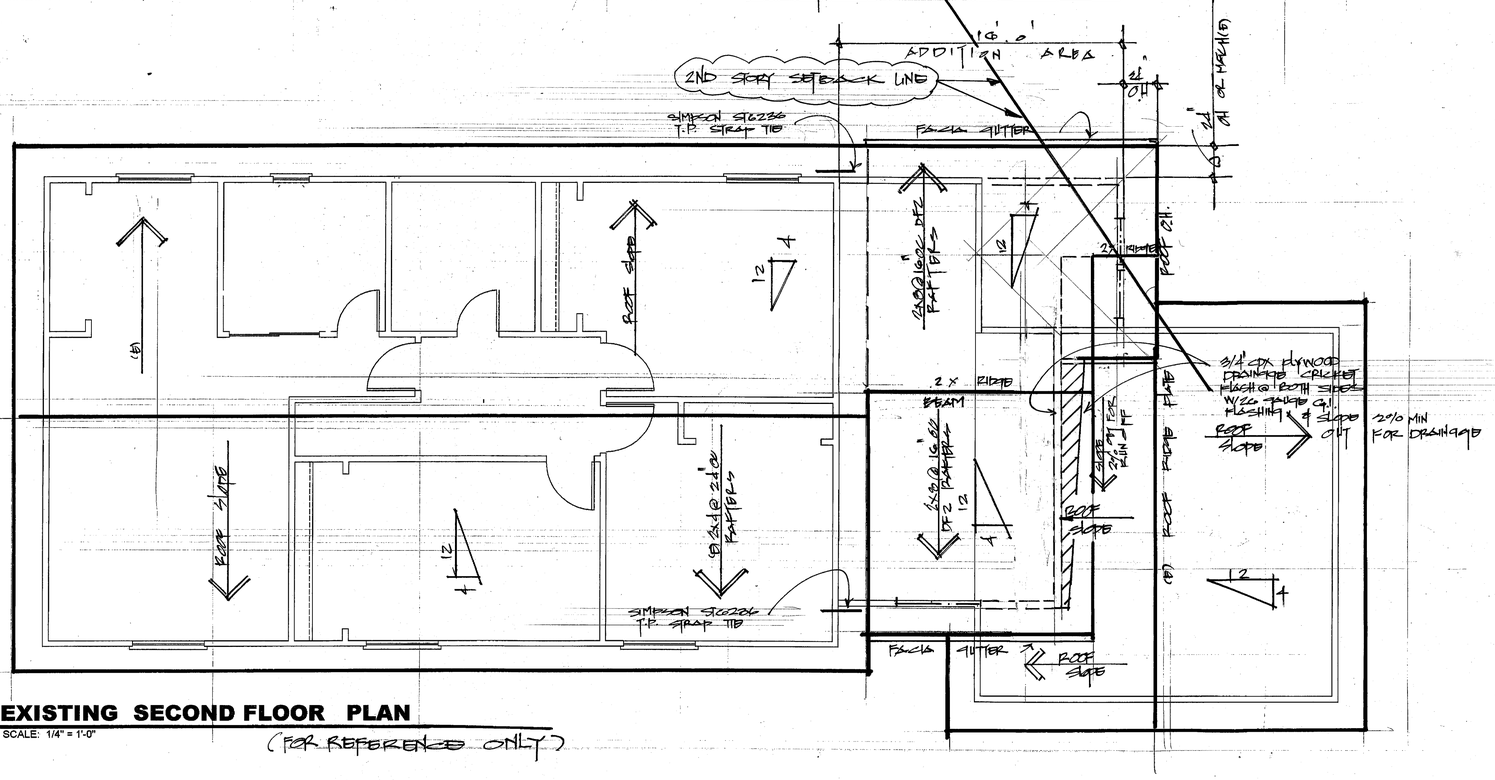
DATE: 03/30/2013
SCALE: 1/4" = 1'-0"
DRAWN: GAM
JOB:

6
OF SHEETS

LEANE GUSMAN PROPOSED FLOOR PLAN.dwg



SECTION THRU RESIDENCE



EXISTING SECOND FLOOR PLAN

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

(FOR REFERENCE ONLY)

GENERAL NOTES

1. PLANS TO COMPLY WITH CONVENTIONAL CONSTRUCTION PROVISIONS AS STATED IN 2010 CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODES (i.e., 2009 IRC, IBC, UMC, UPC, AND 2008 NEC, CBC, CMC, CPC AND CEC AS AMENDED BY STATE OF CALIFORNIA AND ALL CITY & MUNICIPAL CODES **(PROJECT LOCATED TO SPECIFY SEISMIC DESIGN CATEGORY D.)**
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   A) POWER SOURCE: IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTOR SHALL REGIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DESCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS OR IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDING WICH UNDER GO ALTERATIONS, REPAIRS OR ADDITIONS AS REGULATED BY CBC 2019
   B) LOCATION WITHIN DWELLING UNITS: IN DWELING UNITS, A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS. THE SMOKE DETECTOR SHALL BE INSTALLED IN THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA A DETECTOR SHALL BE INSTALLED ON EACH LEVEL WHEN SLEEPING ROOMS ARE ON AN UPPER. LEVEL IN CLOSE PORXIMITY TO THE STAIRWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OR A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (610 MM) OR MORE. SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.

   INSULATION: CEILING ..... R-30 BATT INSULATION (NEW CONST. ONLY)
   WALLS..... R-13 BATT INSULATION (NEW CONST. ONLY)
   FLOOR..... R-19 FLOOR INSULATION
   ACCESS: UNDERFLOOR ..... 18" x 24" MIN. SQ. (IF WOOD FLOOR)
   CEILING ..... 22" x 30" MIN. W/30" CLEAR HEIGHT.
   WINDOW..... APPROVED DOUBLE GLAZED

   NOTE: ALL OPENING, ALL DOORS, WINDOWS, ETC. TO BE CALUKED OR FULLY WEATHER STRIPPED.
5. **SUPPLEMENT TO TITLE 24 FOR RESIDENTIAL ADDITIONS.**
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   3. WALL SHEATHING @ GABLE ENDS (ABOVE CEILING) SHALL HAVE RADIANT BARRIER PER MFGR. INSTALLATION INSTRUCTIONS
   4. ALL SEALING TAPE ON HEAT/ AC DUCTS SHALL BE UL181 (LISTED AND LABELED).
   5. THE WRAPS (FOR DUCTS) MUST BE UV RESISTANT AND HAVE 150 LBS. OF BURST STRENGTH.
6. **WINDOWS / BATHROOM NOTES**
   1. ALL NEW WINDOW TO BE APROVED DOUBLE GLAZED (WITH BEDROOM WINDOWS HAVING A MIN. 24" x 24" SQ. OPENING) WINDOWS IN SLEEPING ROOM SHALL MEET EGRESS INGRESS REQUIRMENTS WITH OPENINGS TO BE MINIMUM 5.7 SQ.FT. MINIMUM WIDTH 20" MINIMUM HEIGHT 24" AND MMUM OF 44" ABOVE FINISHED FLOOR TO BOTTOM OF WINDOW.
   2. ALL HEADERS USED OVER DOORS, WINDOW AND ANY NECESSARY OPENINGS TO BE 4 x 12 DF# 1 OR BETTER, UNLESS OTHERWISE SPECIFIED.
   3. ALL GLAZING IN OR WITHIN 24" OF DOORS, OVER 9 SQUARE FEET AND WITHIN 18" OF FLOOR AND ALL GLAZING IN SHOWERS OR BATHTUBS TO BE SAFETY GLASS.
   4. BATHROOM FINISH NOTE .... ENBURE A SMOOTH , HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72" ABOVE THE DRAIN INLET FOR SHOWER PER CBC 1210.3
   5. WATER CLOSETS IN ALL BATHROOMS TO BE MAXIMUM 1.6 GALLONS PER FLUSH.

ELECTRICAL/ MECHANICAL LEGEND

	EXISTING WALLS		CHIME
	NEW WALLS		DOORBELL PUSHBUTTON
	WALLS TO BE REMOVED		COMB. EXHAUST & LIGHT FIXT
	CLOSE WALLS		ELECT. FAN
	DUPLEX RECEPTABLE OUTLET		HEAT LAMP
GFIC	GROUND FAULT INTERUPT CIRCUIT		HEATER REGIST.
W.P.	DUP. REC. OUTLET W/GROUND		CEILING AIR REGISTER
	FOUR PLEX RECEPTICLE		WATER HEATER
	220 V RECEPTABLE OUTLET		FURNACE
	RECESSED CEILING LIGHT		HOSE BIBB
HE	HIGH EFFICACY LIGHT	CMA	CARBON MONOXIDE ALARMS
	WALL LIGHT		INTERCOM
W.P.	WATERPROOF WALL LIGHT FIXTURE		ELECT. METER & MAIN PANEL
	FLUORESCENT LIGHT		ELECTRICAL SUB-PANEL
	SMALL FLUORESCENT FIXTURE		RECESSED LIGHT
	SPOTLIGHT		DISPOSAL
$	WALL SWITCH		CONCRETE
$3	THREE-WAY SWITCH		STUCCO
$4	FOUR-WAY SWITCH	(E)	EXISTING
	SMOKE DETECTOR	H.S.	HORIZONTAL SLIDER
	TELEPHONE OUTLET	S.H.	SINGLE HUNG
	TV/ CABLE OUTLET	FIX.	FIXED GLASS

ELECTRICAL NOTE : (CIRCUITS AND BEDROOMS TO BE AFCI)
ALL BEDROOMS CIRCUITS SHALL BE LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTERS PROTECTED AT THE PANEL. CIRCUITS INCLUDE LUMINARY CIRCUITS, HARD-WIRED SMOKE DETECTORS, AND RECEPTACLE OUTLETS. ROOMS WHITIN BEDROOMS (SSUCH AS CLOSETS AND OPEN BATHROOMS/ VANITIES) SHALL ALSO BE INCLUDED. PER SECTION 2010 CEC.

NEW ELECTRICAL LIGHTING IN GARAGE, KITCHEN & LAUNDRY ROOM TO BE HIGH EFFICIENCY LUMINARIES PER TITLE 24

REVISIONS

DATE:

Professional Design Consultants
3033 Hoorpark Ave. #7 San Jose, CA 95128
(408) 294-7060

AUGUSTINE DESIGNS

OWNER
JUDY FUSCO
1075 LOS ALTOS AVE
LOS ALTO CA. 94022
PHONE: (650) 380 0510

PROPOSED 2 STORY ADDITION

DATE:

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

DRAWN: GAM

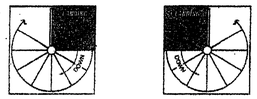
JOB:

7

OF 5SHEETS

SPIRAL STAIR KIT LAYOUTS

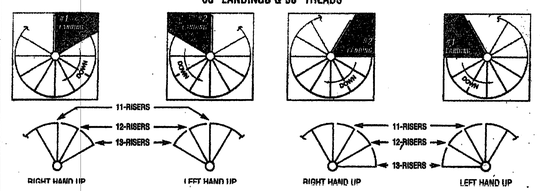
LAYOUT FOR STANDARD 3'-6", 4'-0", 4'-6" DIAMETER AND CODE SPIRAL STAIR KITS WITH 90° LANDINGS & 30° TREADS



LAYOUT FOR STANDARD 5'-0", 5'-6", 6'-0", 6'-6", 7'-0" DIAMETER SPIRAL STAIR KITS WITH 22½° TREADS

11-RISER KITS CONTAIN 13-TREADS AND 1-LANDING MAKING A 225° TURN
12-RISER KITS CONTAIN 15-TREADS AND 1-LANDING MAKING A 247½° TURN
13-RISER KITS CONTAIN 17-TREADS AND 1-LANDING MAKING A 270° TURN

LAYOUT FOR 5'-0", 5'-6", 6'-0" DIAMETER CODE SPIRAL STAIR KITS WITH 60° LANDINGS & 30° TREADS



11-RISER KITS CONTAIN 10-TREADS AND 1-LANDING MAKING A 300° TURN
12-RISER KITS CONTAIN 11-TREADS AND 1-LANDING MAKING A 330° TURN
13-RISER KITS CONTAIN 12-TREADS AND 1-LANDING MAKING A 360° TURN

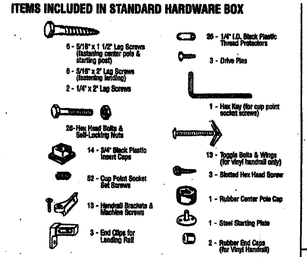
All Spiral Stair Kits are reversible and can be installed either right or left hand up, unless ordered with a solid oak, or preformed handrail.

***Note:** If a layout was provided by The Iron Shop for your specific installation, it should be used. If you have any layout questions, please call The Iron Shop location where your Kit was purchased prior to installation.*

THE IRON SHOP

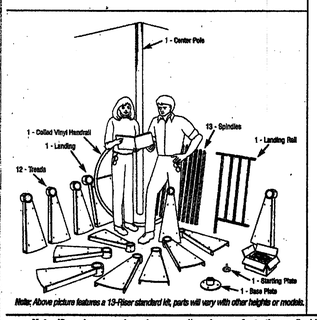
SPIRAL STAIR KIT (13 RISER) COMPONENTS

ITEMS INCLUDED IN STANDARD HARDWARE BOX

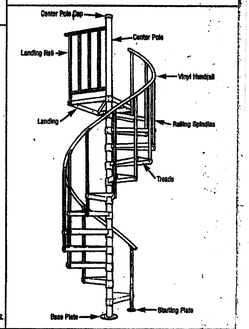


TOOLS NEEDED FOR INSTALLATION

Safety Goggles
Tape Measure
Level
Plumb Bob
Screwdrivers (Standard & Phillips)
Ladder
Hammer
Hack Saw
Adjustable Wrench
Square Metal File
5/32" Electric Drill
1/4" Drill Bit (Pilot Hole for Vinyl Handrail)
1/2" Drill Bit (Lag into Wood Floor)
5/8" Drill Bit (Toggle Bolt for Vinyl-Handrail only)
7/16" Drill Bit (Lag through Landing)
9/64" Drill Bit (Self Tapping Screws)
3/16" Masonry Drill Bit & 9/16" x 1 1/4" Plastic or Fiber Concrete Anchors (If being fastened to concrete floor)
9/64" Drill Bit



Note: Above picture features a 13-Riser standard kit, parts will vary with other heights or models.

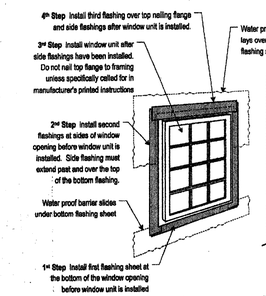


***Note:** If you have purchased accessories, please refer to the applicable Instructions to ensure use of proper hardware.*

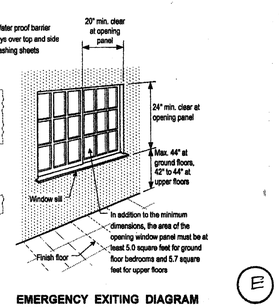
THE IRON SHOP

WEATHER FLASHING AT WINDOWS

Windows shall be flashed as required by the manufacturer's printed instructions. Regardless of the type of manufacturer and as a minimum, all windows shall be flashed as shown below. The flashing material can be Kraft waterproof building paper or 15 or 30 pound asphalt saturated organic felt. There are also commercially available pre-made flashings with self-sticking backs, which aid in installation. Most flashing strips are approximately six inches wide.

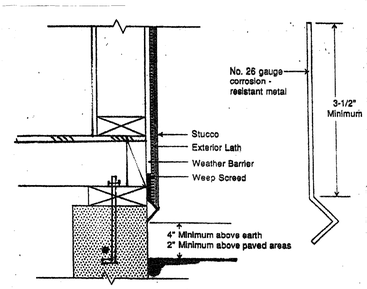


FLASHING AT WINDOWS



EMERGENCY EXITING DIAGRAM FROM A BEDROOM WINDOW

(B)



(C) WEEP SCREEDS Section 2506.5 NTS

WALL FRAMING

1. STUDS SUPPORTING FLOORS AND BEARING WALLS SHALL BE A MINIMUM 2 X 4 AND SPACED NOT MORE THAN 16 INCHES ON CENTER. STUD SPACING AT INCHES ON CENTER MAY BE USED FOR WALL SUPPORTING THE CEILING AND ROOF ONLY.
2. STUDS THAT ARE 2X MAY BE USED AT 16 INCHES OR 24 INCHES ON CENTER FOR NON-BEARING PARTITIONS ONLY. TOP PLATES SHALL BE DOUBLED AND SPLICES SHALL BE OFFSET MINIMUM OF 48 INCHES NAILED WITH 16D AT EIGHT INCHES ON CENTER WITHIN 48 INCHES OF LAPS. WHERE TOP OR BOTTOM PLATES ARE CUT OR PARTIALLY CUT FOR PASSAGE OF PIPES, A METAL TIE 1/8 INCH X 11/2 INCH SHALL BE FASTENED TO EACH SIDE OF PLATE WITH FOUR 16D NAILS.
3. ALL BEARING WALLS AND PARTITIONS SHALL HAVE DOUBLE TOP PLATES, WITH JOINTS IN TOP PLATES STAGGERED NOT LESS THAN FOUR FEET. TOP PLATES SHALL BE LAPPED AT CORNERS AND INTERSECTIONS.
4. IN EXTERIOR WALL AND BEARING PARTITIONS, ANY WOOD STUD MAY BE CUT ORNOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. CUTTING OR NOTCHING TO A DEPTH NOT GREATER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED IN NON BEARING PARTITIONS SUPPORTING NO LOADS. A HOLE NOT GREATER THAN 40 PERCENT OF THE STUD WIDTH MAY BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60 PERCENT OF THE WIDTH OF THE STUD IS PERMITTED IN NOT-BEARING PARTITIONS OR IN ANY WALL WHERE EACH BORED STUD IS DOUBLED PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE BORED. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF A CUT OR NOTCH.
5. ALL EXTERIOR WALLS AND MAIN INTERIOR PARTITIONS SHALL BE AFFECTIVELY BRACED. ALL OPENINGS IN BEARING WALL SHALL BE PROVIDED WITH HEADERS TO SUPPORT LOADS. WALLS SHALL BE EFFECTIVELY FIRE STOPPED WITH 2X MATERIAL AT FLOOR, CEILING, AND STAIRWAYS. FIRE STOPPING SHALL BE PROVIDED AT A MAXIMUM OF TEN FOOT INTERVALS.
6. ALL OPENINGS FOUR FEET WIDE OR LESS MAY HAVE DOUBLE STUDS ON EDGE AND ALL OPENINGS MORE THAN FOUR FEET WIDE SHALL HAVE HEADERS OF SUFFICIENT SIZE TO SUPPORT THE LOAD. HEADERS SHALL HAVE NOT LESS THAN 11/2 INCH SOLID BEARING TO THE FLOOR. ANGLES AND CORNERS WHERE WALLS AND PARTITIONS MEET SHALL BE FRAMED SOLID SO THAT NO LATH OR OTHER WALL COVERING CAN EXTENDTHROUGH FROM ROOM TO ROOM.
7. ALL WALLS AND PARTITIONS SHALL BE EFFECTIVELY FIRE STOPPED WITH TWO INCH LUMBER OR ⅝ INCH GYPSUM BOARD THE FULL WIDTH OF THE STUDS AT THE FLOOR, CEILING AND BETWEEN THE FLOOR AND CEILING AT INTERVALS NOT TO EXCEED TEN FEET VERTICALLY OR HORIZONTALLY.
8. ALL WOOD FRAME WALLS COVERED WITH PLASTER, TILE, OR SIMILAR MATERIALS WHICH ARE SUBJECT TO WATER SPLASH BE PROTECTED WITH 15 POUND ASPHALT-SATURATED FELT.

THE IRON SHOP

The Leading Manufacturer of Spiral Stair Kits ™

ENGINEERING ANALYSIS OF STEEL AND ALUMINUM SPIRAL STAIR KITS

5'-0", 5'-6", 6'-0", 6'-6", 7'-0" DIAMETER CODE STAIRS

MODEL NO.: STANDARD #111

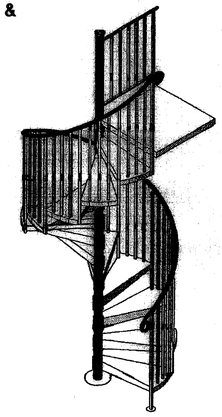
CODE: 2011 CITY OF LOS ANGELES BUILDING CODE, 2010 C.B.C. / 2010 I.R.C. & 2009 I.B.C. & 2009 I.R.C.

LOS ANGELES CITY LICENSED FABRICATOR #1150

LOS ANGELES CITY STANDARD PLAN #111

CITY OF SAN DIEGO STANDARD MASTER PLAN #25

PTS PROJECT: #231316



THIS ANALYSIS VALID ONLY WITH WET SEAL & SIGNATURE OF ENGINEER

REGISTERED PROFESSIONAL ENGINEER DONALD E. WOOD No. 23276 Exp. 12-31-13 CIVIL STATE OF CALIFORNIA

SEP 18 '12

WOOD Engineering, Inc.
10940 FOOTHILL BOULEVARD
RANCHO CUCAMONGA, CA 91730
(909) 605-1000 - FAX (909) 605-8899

Plant & Showroom
O. Box 547
0 Reed Road
omali, PA 19008
10) 544-7100
30) 523-7429
x (610) 544-7297

Southern Showroom & Warehouse
6556 Superior Ave
Sarasota, FL 34231
(813) 923-1479
(800) 648-6990
Fax (813) 923-6176

Southwest Showroom & Warehouse
8718 Westpark Drive
Houston, TX 77063
(713) 789-0048
(800) 438-4766
Fax (713) 789-0720

Midwest Showroom & Warehouse:
886 Cambridge Drive
Elk Grove Vil., IL 60007
(708) 952-9010
(800) 453-4766
Fax (708) 952-0496

Northeast Showroom & Warehouse:
500 West Avenue
Stamford, CT 06902
(203) 325-8468
(800) 523-4766
Fax (203) 967-4677

West Coast Showroom
P. O. Box 3008
3949/D Guasti Rd.
Ontario, CA. 91761-0901
(909) 605-1000
(800) 382-4766
Fax(909) 605-8899

WOOD Engineering, Inc. — Structural Engineering, City of Energy Commercial & Residential Building Design — 10940 FOOTHILL BOULEVARD, RANCHO CUCAMONGA, CA 91730, (909) 989-2087 - FAX (909) 989-8160

SUBJECT: SPIRAL STAIRWAY — SHEET NO. 1 of 93 — JOB NO. 85-82 — DATE 1-7-11 — FOR THE IRON SHOP — DESIGNED BY SM

SPIRAL STAIRWAY

MODEL NO.: STANDARD #111

CODE: 2011 CITY OF LOS ANGELES BUILDING CODE -
2010 CALIFORNIA BUILDING CODE WITH
L.A. CITY AMENDMENTS, 2010 C.B.C. & 2009 I.B.C.
2010 CALIFORNIA RESIDENTIAL CODE &
2009 INTERNATIONAL RESIDENTIAL CODE.

LOADS

D.L. = 10.0 P.S.F.
L.L. = 40.0 P.S.F. (OR 10 P.S.F. SNOW) OR 300# CONC. LOAD AT EDGE OF TREAD OR 300# ON 4 SQ. IN.
T.L. = 50.0 P.S.F.

OTHER LOADS

20 P.L.F. IN I-3, F, H, & S OCCUPANCIES NOT ACCESSIBLE TO GENERAL PUBLIC. N/A
50 P.L.F. AT TOP OF HANDRAIL (NON-RESIDENTIAL)
200 LB. ON HANDRAIL IN ANY DIRECTION
50# ON ONE SQ. FT. ON INTERMEDIATE RAILS (NOT REQUIRED SIMULTANEOUSLY WITH ABOVE OTHER LOADS)
ONE-THIRD ALLOWABLE STRESS INCREASE NOT PERMITTED WITH OTHER LOADS. (1607.11.3 DELETED).

SPIRAL STAIRWAY REQUIREMENTS

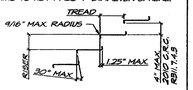
1) (1009.1) WIDTH = 44" MINIMUM BUT, FOR SPIRAL, EXCEPTION 2, 26" MINIMUM PER 1009.9, AT 6' BELOW HANDRAIL.

2) (1009.2) HEADROOM = 80" MINIMUM BUT, FOR SPIRAL, EXCEPTION, 78" MINIMUM PER 1009.9.

3) (1009.4) TREADS = 11" MINIMUM,
RISERS = 4" MINIMUM & 7" MAXIMUM
BUT, FOR SPIRAL, EXCEPTION 3,
TREAD = 7.5" MINIMUM AT 12" FROM NARROW END AND RISER = 9.5" MAXIMUM PER 1009.

4) (1009.4.4) TOLERANCE BETWEEN LARGEST AND SMALLEST TREAD OR RISER SHALL NOT EXCEED 0.375 INCH.

5) (1009.4.5) EXCEPTIONS SOLID RISER NOT REQUIRED FOR SPIRAL STAIR BUT C.R.C. / I.R.C. LIMITS OPENING TO NOT PASS 4" DIAMETER SPHERE.

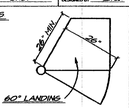


WOOD Engineering, Inc. — Structural Engineering, City of Energy Commercial & Residential Building Design — 10940 FOOTHILL BOULEVARD, RANCHO CUCAMONGA, CA 91730, (909) 989-2087 - FAX (909) 989-8160

SUBJECT: SPIRAL STAIRWAY — SHEET NO. 3 of — JOB NO. 85-82 — DATE 1-7-11 — FOR THE IRON SHOP — DESIGNED BY SM

SPIRAL STAIRWAY REQUIREMENTS

6) (1009.5) LANDING WIDTH MUST EQUAL WIDTH OF STAIR. LANDING DIMENSION IN DIRECTION OF TRAVEL MUST EQUAL OR EXCEED WIDTH OF STAIRS. DOORS SHALL NOT OPEN OVER LANDING.



7) (1009.6.1) WALKING SURFACES SHALL BE A SOLID SURFACE. EXCEPTION, OPENINGS PERMITTED THAT WILL NOT PASS 1/2" DIAMETER SPHERE ELONGATED OPENINGS SHALL BE PERPENDICULAR TO TRAVEL.

8) (1009.6.2) OUTDOOR STAIRS SHALL HAVE SLOPE NOT TO EXCEED 2% TO PREVENT WATER ACCUMULATION ON WALKING SURFACES.

9) (1009.6.3) USEABLE SPACE UNDER SPIRAL STAIRS SHALL NOT BE ENCLOSED.

10) (1009.1) I.D. FT. MAXIMUM BETWEEN FLOOR LEVELS OR LANDINGS.

11) (1009.9) SPIRAL STAIRS MAY BE USED AS A MEANS OF EGRESS ONLY WITHIN DWELLING UNITS OR FROM A SPACE NOT MORE THAN 250 SQ.FT. AND SERVING NOT MORE THAN 5 OCCUPANTS OR FROM GALLERIES, CATWALKS, AND GRIDIRONS IN ACCORDANCE WITH SECTION 1015.6.

WOOD Engineering, Inc. — Structural Engineering, City of Energy Commercial & Residential Building Design — 10940 FOOTHILL BOULEVARD, RANCHO CUCAMONGA, CA 91730, (909) 989-2087 - FAX (909) 989-8160

SUBJECT: SPIRAL STAIRWAY — SHEET NO. 4 of — JOB NO. 85-82 — DATE 1-7-11 — FOR THE IRON SHOP — DESIGNED BY SM

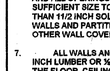
SPIRAL STAIRWAY REQUIREMENTS

12) (1009.12) HANDRAILS. HANDRAILS BOTH SIDES, BUT, FOR SPIRAL STAIRS, EXCEPTION 2, HANDRAIL ON ONE SIDE IS PERMITTED.

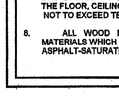
13) (1009.2) HANDRAIL HEIGHT = 34" MINIMUM & 38" MAXIMUM.

14) (1009.3) HANDRAIL GRASP TYPE I OR TYPE II.
CIRCULAR, 1.25" MINIMUM & 2" MAXIMUM.
NON-CIRCULAR, 4" MINIMUM & 6.25" MAXIMUM PERIMETER & 2.25" MAXIMUM CROSS-SECTION.
HANDRAILS WITH PERIMETER GREATER THAN 6.25" SHALL COMPLY WITH TYPE II DIMENSIONS OR EQUIVALENT GRASPABILITY. EDGES SHALL HAVE 0.01 INCH MINIMUM RADIUS.

15) (1012.4) HANDRAIL GRIP SURFACE SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS. (NEWEL POSTS PERMITTED IN R-3)



16) (1012.6) HANDRAIL EXTENSIONS. EXTEND HANDRAIL 12" AT TOP & BOTTOM & RETURN TO GUARD, EXCEPT HANDRAILS IN DWELLINGS NEED ONLY EXTEND FROM TOP RISER TO BOTTOM RISER (NOT REQUIRED TO BE ACCESSIBLE).



REVISIONS
DATE:

Professional Design Consultants
3033 Moorpark Ave., # 7 San Jose, CA 95128
(408) 294-7060

AUGUSTINE DESIGNS

OWNER:
JUDY P. FUSCO
1075 LOS ALTOS AVE
LOS ALTOS, CA 94022
PHONE: (650) 380-0510

PROPOSED 2 STORY ADDITION

DATE:
SCALE:
DRAWN:
JOB:

8 OF SHEETS

Prescriptive Certificate of Compliance: CF-1R ADD
Residential *Additions* (Page 1 of 5)

Site Address: 1075 Los Altos Ave Los Altos CA 94022 | Enforcement Agency: | Date: 7/25/2013

General Information

Project Name: Single Family 2 story Addition | Climate Zone #: 1 | # of Stories: 2

Building Type: ☑ Single Family ☐ Multi Family | Circle the Front Orientation: (N) E, S, W or Degrees North

Conditioned Floor Area of Addition (CFA): 396 | New Addition Size: ☐ Less than or equal to 100 ft² ☑ Less than or equal to 1000 ft² *(Do not use this form for additions greater than 1000 ft²)*

NOTE: For Alterations to an existing home, submit a completed CF-1R-ALT Form.
Exception: Existing HVAC systems that are replaced or altered to serve the addition may be included on the CF-1R -ADD Form.

PRESCRIPTIVE ENVELOPE REQUIREMENTS FOR ADDITIONS

For standard wood and assemblies meeting the Cavity R-value only.

- *For 100 ft² additions; the Proposed values must be equal or greater than the Standard column or when indicated when using Package D, "Pkg D". Enter values in the shaded Proposed Columns.*
- *For less than 1,000 ft² additions must comply with "Pkg D" requirements unless indicated in the Standard Column. To meet "Pkg D" minimum energy compliance requirements, see RCM Appendix B, Table 151-C or §152(b) in the RCM. Enter values in the shaded Proposed Columns.*

Size of Addition	100 ft² or less				Less than 1,000 ft²			
Component	Standard		Proposed		Comment	Standard	Proposed	Comment
Ceiling Insulation	R-19				Minimum	Pkg D	R-30	Table 151-C
Wall Insulation	R-13				Minimum	R-13	R-13	Minimum
Floor Insulation	R-13				Minimum	Pkg D	R-19	Table 151-C
Fenestration	U-factor	SHGC	U-factor	SHGC	Enter Values From *"Fenestration Proposed Areas"* Page 2 of 5	U-factor / Pkg D	U-factor / SHGC	Enter Values From *"Fenestration Proposed Areas"* Page 2 of 5
	0.40	Pkg D				0.40 / Pkg D	.40 / .40	
Maximum Glazing Area	50 ft² ≥			ft²	Enter Values From *"Addition Allowed Fenestration Areas"* Page 3 of 5	Addition Alone[1]	79 ft²	
						For West-Facing Orientation[2,3]	20 ft²	
Radiant Barrier	N/A					Pkg D	Table 151-C	
Roofing	N/A		See Roofing Products Below			Pkg D	See Roofing Products Below	

OPAQUE SURFACE DETAILS For the furred portioned of Mass Walls see Furring Strips Construction Table below.

A	B	C	D	E	F	G	H	I	J
		Proposed See Note		Standard	Values From JA4 Table				
Tag/ ID[1]	Assembly Name or Type[2]	Framing Material and Size[2]	Thickness, Spacing or Other[2]	U-factor[4]	JA4 Table Number[5]	Framed Cavity R-values[6]	Continuous Insulation R-Value[7]	JA4 Assembly Cell Value[8]	Proposed Assembly U-factor[9]
		✓	✓	✓	✓	✓	✓	✓	✓

Note: For furred assemblies, accounting for Continuous Insulation R-value, see Page JA4-3 and Equation 4-1. For calculating furred walls use the Mass and Furring Construction table below.

Prescriptive Certificate of Compliance: CF-1R ADD
Residential *Additions* (Page 2 of 5)

Site Address: 1075 Los Altos Ave Los Altos CA | Enforcement Agency: | Date: 7/25/2013

1. For Tag/ID indicate the identification name that matches the building plans.
2. Indicate the Assembly Name or type: Roof/Ceiling, Walls, Floors, Slabs, Crawl Space, Doors and etc...Indicate in column G the Frame material and Size: For Wood, Metal, Metal Buildings, Mass, enter 2x4, 2x6, or etc... see JA4 for other possible frame type assemblies.
3. Enter the thickness for mass in inches or Spacing between framing members enter; 16"or 24"OC; or Other for all other assembly description such as Concrete Sandwich Panel, Spandrel Panel, Logs, Straw Bale Panel, and etc...
4. Based on the Climate Zone; enter the equivalent U-factor found in JA4 Table based on the R-Value from Table 151-C
5. Enter the Table number that closely resembles the proposed assembly.
6. Enter the R-value that is being installed in the wall cavity or between the framing; otherwise, enter "0".
7. Enter the Continuous Insulation R-value for the proposed assembly; otherwise, enter "0".
8. Enter the row and column of the U-factor value based on Column F Table Number and enter the Assembly U-factor in Column J.
9. The Proposed Assembly U-factor, Column J, must be equal to or less than the Standard U-factor in Column E to comply.

FURRING STRIPS CONSTRUCTION TABLE FOR MASS WALLS ONLY

A	B	C	D	E	F	G	H	I	J	K	L	M
	Proposed Properties of Masonry and Concrete Walls From Reference Joint Appendix Table 4.3.5, 4.3.6, 4.3.7				Added Interior or Exterior Insulation in Furring Space from Reference Joint Appendix Table 4.3.13							
Mass Thickness[1]	Assembly Name or Type[2]	JA4 Table Number[2]	JA4 Mass Cell Value[2]	Mass U-Factor[2]	Interior or Exterior of Insulation Layer	Frame Thickness	Framed Type Wood or Metal	Furring Cavity R-value	Mod Assembly Cell Value[3]	Effective R-value[3]	Final Assembly U-factor[3,4]	Comment
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

1. Indicate the Mass Thickness from Reference Joint Appendix JA.
2. Indicate the Assembly Name or type: Roof/Ceiling, Walls, Floors, Slabs, Crawl Space, Doors and etc...Indicate the Frame type and Size: For Wood, Metal, Metal Buildings, Mass, enter 2x4, 2x6, or etc... see JA4 for other possible frame type assemblies.
3. Enter the Table number that closely resembles the proposed assembly.
4. Enter the row and column of the U-factor value.
5. Enter the Effective R-value listed in the JA4 Table Number.
6. The Final Assembly is calculated by using Equation 4-1 or Equation 4-4 of the Reference Joint Appendix JA4. Enter the value in Column L.
7. Insert the Final Assembly U-factor value back on to the Opaque Surface Details table in Column J.

FENESTRATION PROPOSED AREAS

Fenestration Type and Frame (Window, Glass Door or Skylight)	Orientation (North, East, South, West)	Proposed Area[1] (ft²)	Maximum U-factor[2,3]	Maximum SHGC[2,3,4]	NFRC or Default Values[5]
1 Window	North	16 SF.	.40	.40	✓
1 Window	South	16 SF.	.40	.40	✓
None	East	✓	.40	.40	✓
2 Windows	West	20 SF.	.40	.40	✓
	Total	52 SF.			

1. Fenestration area is the area of total glazed product (i.e. glass plus frame). Exception: When a door is less than 50% glass, the fenestration area may be the glass area plus a "2 inch frame" around the glass.
2. Enter value from Component Package D Requirements in Table 151-C.
3. Actual fenestration products installed and as indicated in CF-6R-ENV Form shall be equivalent to or have a lower U-factor and/or a lower SHGC value than that specified on the Fenestration Proposed Area table above.
4. Submit a completed WS-3R Form if a reduced SHGC is calculated with exterior shading.
5. If applicable at this stage enter "NFRC" for NFRC Certified windows or "CEC "Default" values found in Table 116-A or B.

Prescriptive Certificate of Compliance: CF-1R ADD
Residential *Additions* (Page 3 of 5)

Site Address: 1075 Los Altos Ave Los Altos CA | Enforcement Agency: | Date: 7/25/2013

ADDITION ALLOWED FENESTRATION AREAS

	A	B	C	D	E		F
	CFA of Addition ft²	Allowed % of CFA	Allowed Area (A x B)	Area Removed[2] ft²	Maximum Allowed Area (C+D)		Proposed Area[2] (Table Above)
Total Fenestration Area[2]	396	0.20	79	8	87	≥	52
West Fenestration Area[3,4] (Required In CZ's 2, 4 & 7-15)	396	0.05	20	8	28	≥	20

1. West Fenestration Area includes west-sloping skylights and any skylights with a pitch less than 1:12.
2. Glass removed to make way for the addition.
3. For additions less than 1,000 ft² the standards allows glazing removed during the remodel to be added to the glazing area allowance. The maximum allowed glazing area for the addition is the CFA x 20% + glass removed to make way for the addition.
4. In climate zones 2, 4, 7-15, no more than 5% of the CFA is allowed for west-facing glazing plus west-facing glass area removed to make way for the addition. The maximum allowed west-facing glazing area is the CFA x 5% + west-facing glass removed to make way for the addition.
5. To meet compliance, the Proposed Area must be less than or equal to the Total Allowed Area for BOTH the Total and West Fenestration Areas.

ROOFING PRODUCTS (COOL ROOFS) §151(f)12

Check applicable box below if the roof addition is exempt from the roofing product "Cool Roof" requirements. Note: If any one of the boxes are checked below, the Aged Solar Reflectance and Thermal Emittance requirements for roofing products in §118(i) are not applicable. Do not fill table below.

☐ Roofing compliance Not Required in Climate Zones 1-12, 14, and 16 with a Low-Sloped. Less or 2:12 pitch.
☐ Roofing compliance Not Required in Climate Zones 1 through 9 and 16 with a Steep-Sloped. Roofs pitch greater than 2:12 and product weight less than 5lb/ft².
☐ Roofing area covered by building integrated; photovoltaic panels and solar thermal panels are exempt from the above Cool Roof criteria
☐ Roof constructions that have thermal mass over the roof membrane with at least 25 lb/ft² is exempt from the above Cool Roof criteria.

Note: If no CRRC-1 label is available, this compliance method cannot be used, use the Performance Approach to show compliance, otherwise, check the applicable box below if Exempt from the Roofing Products "Cool Roof" Requirement:

CRRC Product ID Number[1]	Roof Slope ≤ 2:12	Roof Slope > 2:12	Product Weight < 5lb/ft²	Product Weight ≥ 5lb/ft²	Product Type[2]	Aged Solar Reflectance[2,4]	Thermal Emittance	SRI[5]
✓	☐	☐	☐	☐	✓	☐[4] ✓	✓	✓
	☐	☐	☐	☐		☐[4]		
	☐	☐	☐	☐		☐[4]		
	☐	☐	☐	☐		☐[4]		
	☐	☐	☐	☐		☐[4]		

1. The CRRC Product ID Number can be obtained from the Cool Roof Rating Council's Rated Product Directory at www.coolroofs.org/products/search.php.
2. Indicate the type of product is being used for the roof top, i.e. single-ply roof, asphalt roof, metal roof, etc.
3. If the Aged Reflectance is not available in the Cool Roof Rating Council's Rated Product Directory then use the Initial Reflectance value from the same directory and use the equation (0.2+0.7(Product – 0.2) to obtain a calculated aged value. Where p is the Initial Solar Reflectance.
4. Check box if the Aged Reflectance is a calculated value using the equation above.
5. Calculate the SRI value by using the SRI- Worksheet at http://www.energy.ca.gov/title24/ and enter the resulting value in the SRI Column above and attach accopy of the SRI- Worksheet to the CF-1R.

To apply Liquid Field Applied Coatings, the coating must be applied across the entire roof surface and meet the dry mil thickness or coverage recommended by the coatings manufacturer and meet minimum performance requirements listed in §118(i)4. Select the applicable coating:

☐ Aluminum-Pigmented Asphalt Roof Coating ☐ Cement-Based Roof Coating ☐ Other _____

Prescriptive Certificate of Compliance: CF-1R ADD
Residential *Additions* (Page 4 of 5)

Site Address: 1075 Los Altos Ave Los Altos CA | Enforcement Agency: | Date: 7/25/2013

HVAC SYSTEMS - HEATING

Heating Equipment Type and Capacity[1,2,3]	Minimum Efficiency (AFUE or HSPF)	Distribution Type and Location[3]	Duct or Piping Insulation R-Value	Thermostat Type	Configuration (Central, Split, Space, Package or Hydronic)
(E) 80,000 BTU	82.9	Ducts	R-6	Auto	Central
FOR				Setback	

1. Indicate Heating Type (Central Furnace, Wall Furnace, Heat pump, Boiler, Electric Resistance, etc.)
2. Electric resistance heating is allowed only in Component Package C, or except where electric heating is supplemental (i.e., if total capacity ≤ 2 KW or 7,000 Btu/hr electric heating is controlled by a time-limiting device not exceeding 30 minutes). See §151(b)3 exception.
3. Refer to the HERS Verification section on Pages 3 and 4 of the CF-1R-ADD Form for additional requirements and check applicable boxes.
4. Indicate Type or Location (Ducts, Hydronic in Floor, Radiators, etc.)

HVAC SYSTEMS - COOLING

Cooling Equipment Type and Capacity[1,2]	Minimum Efficiency (SEER/EER or COP)	Distribution Type and Location[3]	Duct or Piping Insulation R-Value	Thermostat Type	Configuration (Central, Split, Space, Package or Hydronic)
✓	✓	✓	✓	✓	✓

1. Indicate Cooling Type (AIC, Heat pump, Evap. Cooling, etc).
2. Refer to the HERS Verification section on Pages 3 and 4 of the CF-1R-ADD Form for additional requirements and check applicable boxes.
3. Indicate Type or Location (Ducts, Hydronic in Floor, Radiators, etc.)

WATER HEATING

List water heaters and boilers for both domestic hot water (DHW) heaters and hydronic space heating. Individual dwelling DHW heaters must be storage gas or propane fired, non-recirculating, and may not exceed 50 gallons. If no natural gas is connected to the building, an electric storage DHW heater less than 50 gallons with an energy factor greater than 0.90 may be used. Hot water pipe insulation from the DHW heater to the kitchen(s) and on all underground hot water pipes is required in all component packages in all climate zones.

Water Heater Type/Fuel Type[1]	Distribution Type (Standard, Recirculating)[2]	Number In System	Tank Capacity (gal)	Energy Factor or Thermal Efficiency	External Tank Insulation R-Value[3]
Gas Storage	Standard	Existing	40	Energy	R-7

1. Indicate Type (Storage Gas, Heat Pump, Instantaneous, etc.)
2. Recirculating systems serving multiple dwelling units shall meet the recirculation requirements of §150(n). The Prescriptive requirements do not allow the installation of a recirculating water heating system for single dwelling units.
3. The water heating tank and pipes shall be insulated to meet the requirements of §150(j).

SPECIAL FEATURES The enforcement agency should pay special attention to the Special Features specified in this checklist below. These items may require written justification and documentation and special verification. Applicable special features shall be marked with a YES and be specified within the plans.

Radiant Barrier (Roof)
☑ YES ☐ NO Required in Climate Zones 2, 4, and 8-15 for additions larger than 100 ft².

Slab Edge (Perimeter) Insulation
☐ YES ☑ NO In Climate Zone 16 under Component Package D, R-7 insulation is required.

Heated Slab Insulation
☐ YES ☑ NO Slab edge insulation required for heated slabs in all Climate Zones. See details in Table 118-A of the standards.

Raised Slab Insulation
☐ YES ☑ NO In Climate Zones 1, 2, 11, 13, 14 & 16 R-8 insulation is required, and in Climate Zones 12 & 15 R-4 insulation is required under Component Package D.

Thermal Mass - To obtain Compliance Credit for the installation of thermal mass, use the Performance Approach.

Mandatory Measures Summary MF-1R
Residential (Page 1 of 3)

Site Address: 1075 Los Altos Ave Los Altos CA | Enforcement Agency: | Date: 7/25/2013

NOTE: Low-rise residential buildings subject to the Standards must comply with all applicable mandatory measures listed, regardless of the compliance approach used. More stringent energy measures listed on the Certificate of Compliance (CF-1R, CF-1R-ADD, or CF-1R-ALT Form) shall supersede the items marked with an asterisk (*) below. This Mandatory Measures Summary shall be incorporated into the permit documents and the applicable features shall be considered by all parties as minimum component performance specifications whether they are shown elsewhere in the documents or in this summary. Submit all applicable sections of the MF-1R Form with plans.

DESCRIPTION

Building Envelope Measures:

§116(a)1: Doors and windows between conditioned and unconditioned spaces are manufactured to limit air leakage.
§116(a)4: Fenestration products (except field-fabricated windows) have a label listing the certified U-Factor, certified Solar Heat Gain Coefficient (SHGC), and infiltration that meets the requirements of §10-111(a).
§117: Exterior doors and windows are weather-stripped; all joints and penetrations are caulked and sealed.
§118(a): Insulation specified or installed meets Standards for Insulating Material. Indicate type and include on CF-6R Form.
§118(i): The thermal emittance and solar reflectance values of the cool roofing material meets the requirements of §118(i) when the installation of a Cool Roof is specified on the CF-1R Form.
*§150(a): Minimum R-19 insulation in wood-frame ceiling or equivalent U-factor.
§150(b): Loose fill insulation shall conform with manufacturer's installed design labeled R-Value.
*§150(c): Minimum R-13 insulation in wood-frame wall or equivalent U-factor.
*§150(d): Minimum R-13 insulation in raised wood-frame floor or equivalent U-factor.
§150(f): Air retarding wrap is tested, labeled, and installed according to ASTM E1677-95(2000) when specified on the CF-1R Form.
§150(g): Mandatory Vapor barrier installed in Climate Zones 14 or 16.
§150(l): Water absorption rate for slab edge insulation material alone without facings is no greater than 0.3%; water vapor permeance rate is no greater than 2.0 perm/inch and shall be protected from physical damage and UV light deterioration.

Fireplaces, Decorative Gas Appliances and Gas Log Measures:

§150(e)1A: Masonry or factory-built fireplaces have a closable metal or glass door covering the entire opening of the firebox.
§150(e)1B: Masonry or factory-built fireplaces have a combustion outside air intake, which is at least six square inches in area and is equipped with a with a readily accessible, operable, and tight-fitting damper and or a combustion-air control device.
§150(e)2: Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.

Space Conditioning, Water Heating and Plumbing System Measures:

§110-§113: HVAC equipment, water heaters, showerheads, faucets and all other regulated appliances are certified by the Energy Commission.
§113(c)5: Water heating recirculation loops serving multiple dwelling units and High-Rise residential occupancies meet the air release valve, backflow prevention, pump isolation valve, and recirculation loop connection requirements of §113(c)5.
§115: Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces, household cooking appliances (appliances with an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt), and pool and spa heaters.
§150(h): Heating and/or cooling loads are calculated in accordance with ASHRAE, SMACNA or ACCA.
§150(i): Heating systems are equipped with thermostats that meet the setback requirements of Section 112(c).
§150(j)1A: Storage gas water heaters rated with an Energy Factor no greater than the federal minimal standard are externally wrapped with insulation having an installed thermal resistance of R-12 or greater.
§150(j)1B: Unfired storage tanks, such as storage tanks or backup tanks for solar water-heating system, or other indirect hot water tanks have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§150(j)2: First 5 feet of hot and cold water pipes closest to water heater tank, non-recirculating systems, and entire length of recirculating sections of hot water pipes are insulated per Standards Table 150-B.
§150(j)2: Cooling system piping (suction, chilled water, or brine lines),and piping insulated between heating source and indirect hot water tank shall be insulated to Table 150-B and Equation 150-A.
§150(j)2: Pipe insulation for steam hydronic heating systems or hot water systems >15 psi, meets the requirements of Standards Table 123-A.
§150(j)3A: Insulation is protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§150(j)3A: Insulation for chilled water piping and refrigerant suction lines includes a vapor retardant or is enclosed entirely in conditioned space.

Mandatory Measures Summary MF-1R
Residential (Page 2 of 3)

Site Address: 1075 Los Altos Ave Los Altos CA | Enforcement Agency: | Date: 7/25/2013

§150(j)4: Solar water-heating systems and/or collectors are certified by the Solar Rating and Certification Corporation.

Ducts and Fans Measures:

§150(m)1: All air-distribution system ducts and plenums installed, are sealed and insulated to meet the requirements of CMC Sections 601, 602, 603, 604, 605 and Standard 6-5; supply-air and return-air ducts and plenums are insulated to a minimum installed level of R-4.2 or enclosed entirely in conditioned space. Openings shall be sealed with mastic, tape or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape shall be used
§150(m)1: Building cavities, support platforms for air handlers, and plenums defined or constructed with materials other than sealed sheet metal, duct board or flexible duct shall not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms shall not be compressed to cause reductions in the cross-sectional area of the ducts.
§150(m)2D: Joints and seams of duct systems and their components shall not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§150(m)7: Exhaust fan systems have back draft or automatic dampers.
§150(m)8: Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operated dampers.
§150(m)9: Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Cellular foam insulation shall be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation that can cause degradation of the material.
§150(m)10: Flexible ducts cannot have porous inner cores.
§150(o): All dwelling units shall meet the requirements of ANSI/ASHRAE Standard 62.2-2007 Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings. Window operation is not a permissible method of providing the Whole Building Ventilation required in Section 4 of that Standard.

Pool and Spa Heating Systems and Equipment Measures:

§114(a): Any pool or spa heating system shall be certified to have: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater; a permanent weatherproof plate or card with operating instructions; and shall not use electric resistance heating or a pilot light.
§114(b)1: Any pool or spa heating equipment shall be installed with at least 36" of pipe between filter and heater, or dedicated suction and return lines, or built-up connections for future solar heating.
§114(b)2: Outdoor pools or spas that have a heat pump or gas heater shall have a cover.
§114(b)3: Pools shall have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§150(p): Residential pool systems or equipment meet the pump sizing, flow rate, piping, filters, and valve requirements of §150(p).

Residential Lighting Measures:

§150(k)1: High efficacy luminaires or LED Light Engine with Integral Heat Sink has an efficacy that is no lower than the efficacies contained in Table 150-C and is not a low efficacy luminaire as specified by §150(k)2.
§150(k)3: The wattage of permanently installed luminaires shall be determined as specified by §130(d).
§150(k)4: Ballasts for fluorescent lamps rated 13 Watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.
§150(k)5: Permanently installed night lights and night lights integral to a permanently installed luminaire or exhaust fan shall contain only high efficacy lamps meeting the minimum efficacies contained in Table 150-C and shall not contain a line-voltage socket or line-voltage lamp holder; OR shall be rated to consume no more than five watts of power as determined by §130(d), and shall not contain a medium screw-base socket.
§150(k)6: Lighting integral to exhaust fans, in rooms other than kitchens, shall meet the applicable requirements of §150(k).
§150(k)7: All switching devices and controls shall meet the requirements of §150(k)7.
§150(k)8: A minimum of 50 percent of the total rated wattage of permanently installed lighting in kitchens shall be high efficacy.
EXCEPTION: Up to 50 watts for dwelling units less than or equal to 2,500 ft² or 100 watts for dwelling units larger than 2,500 ft² may be exempt from the 50% high efficacy requirement when: all low efficacy luminaires in the kitchen are controlled by a manual on occupant sensor, dimmer, energy management system (EMCS), or a multi-scene programmable control system; and all permanently installed luminaries in garages, laundry rooms, closets greater than 70 square feet, and utility rooms are high efficacy and controlled by a manual-on occupant sensor.
§150(k)9: Permanently installed lighting that is internal to cabinets shall use no more than 20 watts of power per linear foot of illuminated cabinet.
§150(k)10: Permanently installed luminaires in bathrooms, attached and detached garages, laundry rooms, closets and utility rooms shall be high efficacy.

Mandatory Measures Summary MF-1R
Residential (Page 3 of 3)

Site Address: 1075 Los Altos Ave Los Altos CA | Enforcement Agency: | Date: 7/25/13

EXCEPTION 1: Permanently installed low efficacy luminaires shall be allowed provided that they are controlled by a manual-on occupant sensor certified to comply with the applicable requirements of §119.
EXCEPTION 2: Permanently installed low efficacy luminaires in closets less than 70 square feet are not required to be controlled by a manual-on occupant sensor.
§150(k)11: Permanently installed luminaires located in rooms or areas other than in kitchens, bathrooms, garages, laundry rooms, closets, and utility rooms shall be high efficacy luminaires.
EXCEPTION 1: Permanently installed low efficacy luminaires shall be allowed provided they are controlled by either a dimmer switch that complies with the applicable requirements of §119, or by a manual-on occupant sensor that complies with the applicable requirements of §119.
EXCEPTION 2: Lighting in detached storage building less than 1000 square feet located on a residential site is not required to comply with §150(k)11.
§150(k)12: Luminaires recessed into insulated ceilings shall be listed for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; and have a label that certifies the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283; and be sealed with a gasket or caulk between the luminaire housing and ceiling.
§150(k)13: Luminaires providing outdoor lighting, including lighting for private patios in low-rise residential buildings with four or more dwelling units, entrances, balconies, and porches, which are permanently mounted to a residential building or to other buildings on the same lot shall be high efficacy.
EXCEPTION 1: Permanently installed outdoor low efficacy luminaires shall be allowed provided that they are controlled by a manual on/off switch, a motion sensor not having an override or bypass switch that disables the motion sensor, and one of the following controls: a photocontrol not having an override or bypass switch that disables the photocontrol; OR an astronomical time clock not having an override or bypass switch that disables the astronomical time clock; OR an energy management control system (EMCS) not having an override or bypass switch that allows the luminaire to be always on
EXCEPTION 2: Outdoor luminaires used to comply with Exception1 to §150(k)13 may be controlled by a temporary override switch which bypasses the motion sensing function provided that the motion sensor is automatically reactivated within six hours.
EXCEPTION 3: Permanently installed luminaires in or around swimming pool, water features, or other location subject to Article 680 of the California Electric Code need not be high efficacy luminaires.
§150(k)14: Internally illuminated address signs shall comply with Section 148; OR not contain a screw-base socket, and consume no more than five watts of power as determined according to §130(d).
§150(k)15: Lighting for parking lots and carports with a total of for 8 or more vehicles per site shall comply with the applicable requirements in Sections 130, 132, 134, and 147. Lighting for parking garages for 8 or more vehicles shall comply with the applicable requirements of Sections 130, 131, 134, and 146
§150(k)16: Permanently installed lighting in the enclosed, non-dwelling spaces of low-rise residential buildings with four or more dwelling units shall be high efficacy luminaires.
EXCEPTION: Permanently installed low efficacy luminaires shall be allowed provided that they are controlled by an occupant sensor(s) certified to comply with the applicable requirements of §119.

Prescriptive Certificate of Compliance: CF-1R ADD
Residential *Additions* (Page 5 of 5)

Site Address: 1075 Los Altos Ave Los Altos CA | Enforcement Agency: | Date: 7/25/13

HERS VERIFICATION SUMMARY - The enforcement agency should pay special attention to the HERS Measures specified in this checklist below. A completed and signed CF-4R Form for all the measures specified shall be submitted to the building inspector before final inspection.

Duct Sealing & Testing *HERS verification is required for this measure.*

☐ YES ☑ NO In all Climate Zones, if a new space-conditioning system (HVAC equipment and ducting) is installed to serve the addition alone, the ducts are to be sealed and tested per §151(f)10.
☐ YES ☑ NO In Climate Zones 2 and 9-16, if more than 40 linear feet of new or replacement ducts are installed in unconditioned space to serve the addition, the ducts are to be sealed and tested per §152(b)1D. ☐ **EXCEPTION: Existing duct systems that are extended, which are constructed, insulated or sealed with asbestos.**
☐ YES ☑ NO In Climate Zones 2 and 9-16, if the existing HVAC equipment is replaced (including replacement of the air handler, outdoor condensing unit of a split system, cooling or heating coil, or the furnace heat exchanger) and will serve the addition, the ducts are to be sealed and tested per §152(b)1E.
☐ **EXCEPTION: Duct systems that are documented to have been previously sealed confirmed through HERS verification in accordance with procedures in the Reference Residential Appendix RA3.**
☐ **EXCEPTION: Duct systems with less than 40 linear feet in unconditioned space.**
☐ **EXCEPTION: Existing duct systems constructed, insulated or sealed with asbestos.**

Refrigerant Charge - Split System HERS *verification is required for this measure.*

☐ YES ☑ NO In Climate Zones 2 and 8-15, if a newly ducted split A/C or heat pump is installed to serve the addition alone, a refrigerant charge measurement shall be verified per §151(f)7A.
☐ YES ☑ NO In Climate Zones 2 and 8-15, if the existing HVAC equipment is replaced (including replacement of the air handler, outdoor condensing unit of a split system, cooling or heating coil, or the furnace heat exchanger) and will serve the addition, a refrigerant charge measurement shall be verified per §152(b)1F.

Central Fan Integrated Ventilation System – Airflow and Fan Watt Draw - do not apply for additions 1,000 ft² or less.

Ducted Split Systems - Air Conditioners and Heat Pumps: Airflow and Fan Watt Draw *HERS verification is required.*

☐ YES ☑ NO In Climate Zones 10 through 15, if a new space-conditioning system (HVAC equipment and ducting) is installed to serve the addition alone, the airflow and fan watt draw shall be verified per §151(f)7B.
☐ YES ☑ NO In Climate Zones 10 through 15, if the existing space-conditioning system (HVAC equipment and ducting) is replaced and will serve the addition, the airflow and fan watt draw shall be verified per §152(b)1F.

Documentation Author's Declaration Statement

- **I certify that this Certificate of Compliance documentation is accurate and complete.**

Name: Bonan R. Augustine | Signature: | Date: 7/25/2013
Company: Augustine Designs | If Applicable ☐ CEA or ☐ CEPE (Certification #):
Address: 3033 Moorpark Ave Ste 1 | Phone: (408) 294-7060
City/State/Zip: San Jose CA 95128

Responsible Building Designer's Declaration Statement

- I am eligible under Division 3 of the California Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
- I certify that the energy features and performance specifications for the building design identified on this Certificate of Compliance conform to the requirements of Title 24, Parts 1 and 6 of the California Code of Regulations.
- The building design features identified on this Certificate of Compliance are consistent with the information provided to document this building design on the other applicable compliance forms, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Name: Bonan R. Augustine | Signature: | Date: 7/25/2013
Company: Augustine Designs | License:
Address: 3033 Moorpark Ave Ste 1 | Phone: (408) 294-7060
City/State/Zip: San Jose CA 95128

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300.

REVISIONS
DATE:

Professional Design Consultants
3033 Moorpark Ave. #7 San Jose, CA 95128
(408) 294-7060

AUGUSTINE DESIGNS

OWNER: JUDY P. FUSCO
1075 LOS ALTOS AVE
LOS ALTOS, CA 94022
PHONE: (650) 380-0510

TITLE 24 (ENERGY FORMS)

DATE:
SCALE:
DRAWN:
JOB:

T – 24
OF SHEETS

GENERAL NOTES

THESE PLANS ARE A BUILDER'S SET. THIS CONSULTING ENGINEER WAS CONTRACTED TO PROVIDE A BUILDER'S SET WITH THE AGREEMENT THAT AN EXPERIENCED AND KNOWLEDGEABLE CONTRACTOR SHALL CONSTRUCT THIS PROJECT. THE PLANS CONTAIN INFORMATION FOR GENERAL CONSTRUCTION AND BUILDING PERMIT PURPOSES ONLY AND ARE NOT EXTENSIVELY DETAILED NOR ARE SPECIFICATIONS PROVIDED. FOR ITEMS, METHODS AND/OR MATERIALS NOT SHOWN, THE MINIMUM REQUIREMENT OF THE 2010 CBC SHALL GOVERN.

ANY OR PART OF ALL SYSTEMS, MATERIALS, CONNECTIONS, AND DETAILS NOT SPECIFICALLY PROVIDED IN THESE PLANS ARE THE SOLE AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY VERIFY AND INSTALL. THE ENGINEER DOES NOT PROVIDE CONTINUOUS CONSTRUCTION OBSERVATION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY AND CONSTRUCTION STANDARDS FOR THIS PROJECT.

THE ENGINEER IS NOT RESPONSIBLE FOR THE FABRICATION, ERECTION, AND/OR JOB SAFETY. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL SHORING, BRACING, FORM WORK, ETC., AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THE BUILDING.

SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAKE CERTAIN THAT THE SHOP DRAWINGS AND CONSTRUCTION ARE IN CONFORMANCE WITH THE LATEST ARCHITECTURAL AND STRUCTURAL DRAWINGS. AT LEAST 3 WEEKS BEFORE FABRICATION, THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ENGINEER/ARCHITECT FOR REVIEW TO DETERMINE GENERAL COMPLIANCE WITH THE DRAWINGS. OUR REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE IN COMPLIANCE WITH THE LATEST DRAWINGS.

THE CONTRACTOR SHALL GIVE ENGINEER 72 HOURS MINIMUM NOTICE AS TO THE TIME OF THE SITE OBSERVATION FOR ANY OBSERVATION REQUIRED BY CBC 2010 SECTION 1710 OR ANY OTHERS WHICH MAY BE REQUIRED. ALL WRITTEN SITE OBSERVATIONS/INSPECTIONS REPORTS BY THE REGULATORY AGENCY SHALL BE COPIED TO THE ENGINEER.

FOUNDATION:

FOUNDATION DESIGN WAS BASED ON THE MINIMUM REQUIREMENTS OF CHAPTER 18 OF THE 2010 CALIFORNIA BUILDING CODE.

CONCRETE NOTES:

A. CONCRETE SHALL CONFORM TO ASTM-94 AND SHALL HAVE A 28 DAY (MINIMUM) COMPRESSIVE STRENGTH OF 2500 PSI. SPECIAL INSPECTION IS NOT REQUIRED.
B. LARGEST AGGREGATE : 3/4 INCH. MAX.
C. SLUMP: 4 INCHES MAX.
D. REINFORCING SHALL BE FREE OF LOOSE RUST OR OTHER DELETERIOUS COATING.
E. USE Fy=60 ksi, TYPICAL AND 40 KSI FOR TIES AND STIRRUPS.
F. REINFORCING MIN. COVER SHALL BE AS FOLLOWS:

CONCRETE CAST AGAINST EARTH	3 INCHES
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER	2 INCHES
NOT EXPOSED TO EARTH OR WEATHER	1 1/2 INCH

G. REINFORCING STEEL SHOP DRAWINGS SHALL BE SUBMITTED BY CONTRACTOR FOR REVIEW & APPROVAL BY ENGINEER, AT LEAST 3– WEEKS BEFORE FABRICATION.

CARPENTRY:

A. STUDS: 2x STUD– STRUCTURAL NO. 2
B. RAFTERS AND JOISTS: STRUCTURAL NO. 1
C. PLATES, BLOCKS AND MISCELLANEOUS: CONSTRUCTION GRADE
D. POSTS: 4x AND 6x – STRUCTURAL NO. 1
E. CONCEALED BEAMS – STRUCTURAL NO. 1.
F. EXPOSED BEAMS: STRUCTURAL NO. 1 APPEARANCE GRADE, FOHC.
G. ROOF PLYWOOD: 1/2 INCH 24/16 CD–X
FLOOR PLYWOOD: 3/4 INCH (48/24) T&G EDGES WITH EXT. GLUE, U.O.N. ON PLANS.
SHEARWALLS: 1/2 INCH STR. I PLYWOOD. ALL PLYWOOD TO CONFORM TO A.P.A. STD. PS–1.
H. SILL PLATES: PRESSURE–TREATED DOUGLAS FIR. ALL SILL PLATE ANCHOR BOLTS SHALL HAVE 3"x3"x1/4" WASHERS, TYP. ALL ANCHOR BOLTS SHALL BE 5/8" @ 4'–0" o.c., UNLESS NOTED OTHERWISE ON SHEARWALL SCHEDULE.
I. GLUE FOR FLOOR CONSTRUCTION: APA PERFORMANCE SPECIF. AFG–01.
J. FASTENERS, HANGERS AND CONNECTIONS: SIMPSON STRONG TIE (AS NOTED ON THE DRAWINGS), OR APPROVED EQUAL. CONTRACTOR SHALL DEMONSTRATE WITH CALCULATIONS THAT PROPOSED SUBSTITUTION MEET OR EXCEED THE CAPACITY AND QUALITY OF FASTENERS ORIGINALLY SPECIFIED.
BOLTS AND NUTS SHALL BE ASTM A 307 STEEL. ALL BOLT TREAD AND NUTS THAT BEAR ON WOOD SHALL HAVE MALLEABLE IRON WASHERS IF EXPOSED OR CUT WASHER IF CONCEALED.
K. NAILING: AS NOTED ON DRAWINGS. IF NOT SHOWN ON DRAWINGS, NAILING OF FRAMING COMPONENTS SHALL CONFORM TO CBC 2010 TABLE 2304.9.1, AS A MINIMUM. ALL NAILS SHALL BE COMMON WIRE GAUGE. IF POWER DRIVEN NAILS ARE TO BE USED, SUBMIT CERTIFICATION FOR WIRE GAUGE, LENGTH AND HEAD DIAMETER FOR REVIEW, IF NOT EQUAL TO COMMON WIRE SPECS.
L. GLULAMS (WHERE REQUIRED): GLULAMS SHALL BE INDUSTRIAL GRADE IF CONCEALED AND ARCHITECTURAL GRADE IF EXPOSED, AND SHALL HAVE 1600 FEET RADIUS CAMBER, UNLESS NOTED OTHERWISE. GLULAMS THAT ARE CONTINUOUS OVER A SUPPORT SHALL HAVE TENSION LAMINATIONS ON TOP OF BEAM. MARK TOP AND ORIENTATION OF ALL GLULAMS.
Fb = 2400 PSI; Fc = 690 PSI; Fv = 165 PSI; E = 1,800,000 PSI
SUBMIT AITC CERTIFICATIONS FOR ALL GLULAM BEAMS.
M. HORIZONTAL AND VERTICAL WOOD STRUCTURAL MEMBERS USED IN EXPOSED DECKS, BALCONIES, PORCHES OR SUPPORTING MOISTURE PERMEABLE FLOOR OR ROOF SHALL BE PRESSURE TREATED OR MATERIALS OF NATURAL RESISTANCE TO DECAY.
N. MANUFACTURED BEAM AND JOISTS: ALL MANUFACTURED BEAM AND JOISTS (i.e. "TRUSS JOIST MACMILLAN'S FRAME WORKS" PARALLAM, MICROLLAM AND TJI) USED ON THESE PLANS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUES:

1. 3 1/2" WIDE AND LARGER :
SHEAR MODULUS OF ELASTICITY ——— G = 12500 PSI
MODULUS OF ELASTICITY ——— E = 2.0x10E6 PSI
FLEXURAL STRESS ——— Fb = 2900 PSI
COMPRESSION PERPENDICULAR TO GRAIN, PARALLEL TO WIDE FACE OF STRANDS ——— Fc = 650 PSI
COMPRESSION PARALLEL TO GRAIN ——— Fc = 2900 PSI
HORIZONTAL SHEAR PERPENDICULAR TO WIDE FACE OF STRAND ——— Fv = 240 PSI

2. 1 7/8" WIDE AND LESS:
SHEAR MODULUS OF ELASTICITY ——— G = 11250 PSI
MODULUS OF ELASTICITY ——— E = 1.8x10E6 PSI
FLEXURAL STRESS ——— Fb = 2250 PSI
COMPRESSION PERPENDICULAR TO GRAIN, PARALLEL TO GLUE ——— Fc = 750 PSI
COMPRESSION PARALLEL TO GRAIN HORIZONTAL SHEAR PERPENDICULAR TO GLUE LINE ——— Fc = 285 PSI

ALL BLOCKING AND NAILING SHALL CONFORM WITH THE MANUFACTURER'S RECOMMENDATION. EQUIVALENT PRODUCTS MAY BE SUBSTITUTED, AND THE PROVIDED ICBO REPORT SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.

O. ALL NEW FRAMING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION.

QUALITY ASSURANCE:

A. ADDITIONAL CONTRACTOR SUBMITTALS:
1. UPON REQUEST, CERTIFICATION THAT THE MATERIALS BEING USED MEET THE REQUIREMENTS SPECIFIED.
2. MANUFACTURER'S DATA FOR GROUTS AND EPOXIES.

B. OBSERVATION: THE ENGINEER WILL VISIT THE PROJECT SITE AS DICTATED BY CONSTRUCTION PROGRESS TO MAKE GENERAL OBSERVATIONS ON THE WORK FOR GENERAL CONFORMANCE TO THE DESIGN INTENT.

C. GENERAL:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF ALL MATERIALS USED ON THE PROJECT AND SHALL BEAR THE BURDEN OF PROOF THAT THE MATERIALS USED COMPLY WITH THE PROJECT REQUIREMENTS.

DRAWING INDEX

DESIGN CRITERIA: (PER CBC 1603.1.4 AND 1603.1.5)

A. WIND: 85 MPH, EXPOSURE C, I=1.0
B. SEISMIC: SDC–D, I=1.0, Sds=1.713, R=6.5

DESIGN LOADS:

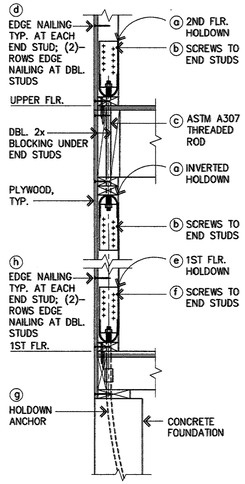
A. ROOF: D.L. = 10 PSF, L.L. = 20 PSF
B. FLOOR: D.L. = 12 PSF, L.L. = 40 PSF

REQUIRED STRUCTURAL OBSERVATIONS: (PER CBC 1710)

A. PLACEMENT OF FOUNDATION REBARS
B. EPOXY INSTALLED ANCHOR BOLTS AND REBAR DOWELS
C. SHEAR WALL HOLDOWNS AND SHEAR NAILING

APPLICABLE CODES:

ALL CONSTRUCTION SHALL CONFORM TO 2010 CBC, CMC, CPC, CEC, 2008 CA ENERGY CODE, AND CITY OF LOS ALTOS CODES AND ORDINANCES



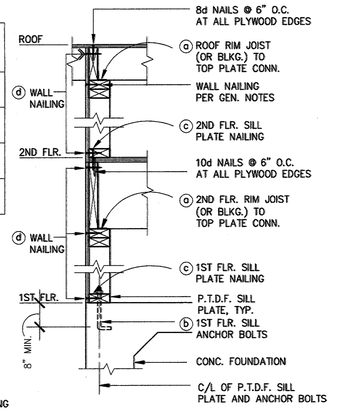
	HOLDOWN MARK		
	HDU2	HDU5	HDU8
a	HDU2–SDS2.5	HDU5–SDS2.5	HDU8–SDS2.5
b	(6) – SDS1/4x2–1/2	(14) – SDS1/4x2–1/2	(20) – SDS1/4x2–1/2
c	(1)–5/8"ø	(1)–5/8"ø	(1)–7/8"ø
d	2–ROWS 10d NAILS @ 6" O.C.	2–ROWS 10d NAILS @ 4" O.C.	2–ROWS 10d NAILS @ 3" O.C.
e	HDU2–SDS2.5	HDU5–SDS2.5	HDU8–SDS2.5
f	(6) – SDS1/4x2–1/2	(14) – SDS1/4x2–1/2	(20) – SDS1/4x2–1/2
g	SSTB20 OR 5/8"ø A307 WITH SET–XP EPOXY, 12" EMBEDMENT	SSTB24 OR 5/8"ø A307 WITH SET–XP EPOXY, 16" EMBEDMENT	SB7/8x24 OR 7/8"ø A307 WITH SET–XP EPOXY, 18" EMBEDMENT
h	2–ROWS 10d NAILS @ 6" O.C.	2–ROWS 10d NAILS @ 4" O.C.	2–ROWS 10d NAILS @ 3" O.C.

2 **HOLDOWN SCHEDULE**
NOT TO SCALE

MARK	TOP PLATE ANCHOR SPACING (a)	SILL PLATE ANCHOR BOLT SPACING (b)	SILL PLATE NAILING SPACING (c)	PLYWOOD EDGE NAILING SPACING (d)	PLYWOOD THK. (STR. NO 1)	ALLOWABLE SHEAR STRESS (LB./FT.)
2	SIMPSON A35 @ 6" O.C.	5/8"ø A..B @ 12" O.C.	20d NAILS @ 3" O.C.	10d NAILS @ 2" O.C.	1/2"	870
3	SIMPSON A35 @ 8" O.C.	5/8"ø A..B @ 16" O.C.	20d NAILS @ 4" O.C.	10d NAILS @ 3" O.C.	1/2"	665
4	SIMPSON A35 @ 10" O.C.	5/8"ø A..B @ 24" O.C.	20d NAILS @ 5" O.C.	10d NAILS @ 4" O.C.	1/2"	510
6	SIMPSON A35 @ 16" O.C.	5/8"ø A..B @ 32" O.C.	20d NAILS @ 6" O.C.	10d NAILS @ 6" O.C.	1/2"	340

NOTES:

1. WHERE (2)–ROWS OF DIAPHRAGM NAILING OR ANCHORS ARE CALLED OUT, PROVIDE A MINIMUM OF 3–1/2" WIDE BLOCKING OR (2)–ROWS 1–3/4" WIDE BLOCKING.
2. WHERE "HEX 3" NAILING ON (2)– SIDES ARE CALLED OUT, PROVIDE PLYWOOD SHEATHING ON BOTH SIDES OF SHEAR WALL AND 3x STUDS (MIN.) @ 16" O.C. MAX., 4x P.T.D.F. SILL PLATE AND 3/4"ø A.B. @ 10" O.C.
3. WHERE "HEX 2" NAILING ON (2)– SIDES ARE CALLED OUT, PROVIDE PLYWOOD SHEATHING ON BOTH SIDES OF SHEAR WALL AND 3x STUDS (MIN.) @ 16" O.C. MAX., 4x P.T.D.F. SILL PLATE AND 3/4"ø A.B. @ 8" O.C.
4. AT EXISTING CONCRETE FOUNDATION, PROVIDE 5/8"ø ALLTHREAD EPOXY ANCHOR BOLTS WITH 8" MINIMUM EMBEDMENT IN DRILLED HOLS FILLED WITH SIMPSON SET–XP EPOXY.
5. ALL FIELD NAILING SHALL BE 10d @ 12" O.C., U.O.N.
6. WHERE ALLOWABLE SHEAR VALUES EXCEED 350 POUNDS PER FOOT, FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3–INCH NOMINAL MEMBER. ALL PLYWOOD JOINTS AND SILL PLATE NAILING SHALL BE STAGGERED.
7. FOR HEX 4, 3, 2 SHEAR WALLS, PROVIDE 3x STUD CONSTRUCTION INCLUDING DOUBLE 2x TOP PLATES AND 3x (OR DOUBLE 2x) PRESSURE–TREATED SILL PLATES.
8. ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF 1/4"x3"x3" HOT–DIP GALVANIZED STEEL PLATE WASHER.



1 **SHEAR WALL FASTENER SCHEDULE**
NOT TO SCALE

ABBREVIATIONS

&	AND
@	AT
A.B.	ANCHOR BOLT
ARCH.	ARCHITECTURAL
BLDG.	BUILDING
BLK'G.	BLOCKING
BM.	BEAM
B.O.	BOTTOM OF
BOT.	BOTTOM
℄	CENTER LINE
C.J.	CONSTRUCTION JOINT
CLR.	CLEAR
COL.	COLUMN
CONN.	CONNECTION
CONT.	CONTINUOUS
C.P.	COMPLETE PENETRATION
CTR.	CENTER
DET.	DETAIL
	DIAMETER
D.F.	DOUGLAS FIR
DWG.	DRAWING
(E)	EXISTING
EA.	EACH
E.F.	EACH FACE
EL.	ELEVATION
ELECT.	ELECTRICAL
E.W.	EACH WAY
EXT.	EXTERIOR
FDN.	FOUNDATION
FIN.	FINISH
FL.	FLOOR
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.S.	FAR SIDE
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GLB	GLU–LAMINATED BEAM
HD	HOLD DOWN
HORIZ.	HORIZONTAL
HT.	HEIGHT
INT.	INTERIOR
JT.	JOINT
L.L.H.	LONG LEG HORIZONTAL
L.L.V.	LONG LEG VERTICAL
LT.	LIGHT
M.B.	UNFINISHED MACHINE BOLTS
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
NS	NEAR SIDE
NTS	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPN'G.	OPENING
OPP.	OPPOSITE
PL	PLATE
PLY	PLYWOOD
PSL	PARALLEL STRAND LUMBER
PT.	POINT
PTN.	PARTITION
REF.	REFERENCE
REINF.	REINFORCEMENT
REQ'D.	REQUIRED
RWD.	REDWOOD
S.A.D.	SEE ARCHITECTURAL DRAWING
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATIONS
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
SYM.	SYMMETRUCAL
T & B	TOP AND BOTTOM
T & G	TONGE AND GROOVE
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.C.P.	TOP OF CONCRETE PAVEMENT
T.O.D.	TOP OF DECK
T.O.F.	TOP OF FOOTING
T.O.M.	TOP OF MASONRY
T.O.S.	TOP OF STEEL
T.P.	TOP OF PLATE
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W/	WITH
W/O	WITHOUT
WF	WIDE FLANGE
W.P.	WORK POINT
WT.	WEIGHT

REVISIONS	BY
REVIEW SET 08/13	JPA

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STRUCTURAL GENERAL NOTES

ADDITION TO THE
FUSCO RESIDENCE
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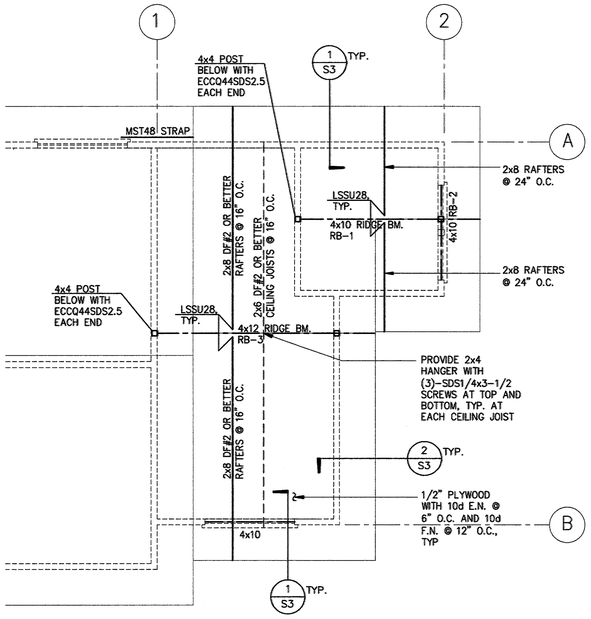
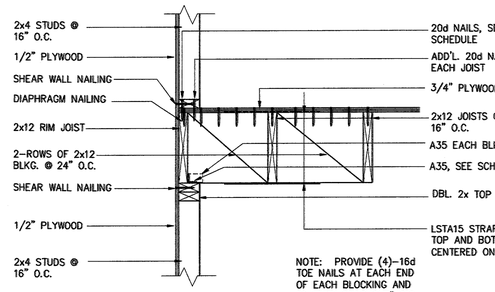
LOS ALTOS, CA 94022

DRAWN BY:	JA
CHECKED BY:	JPA
DATE:	AUGUST 20, 2013
SCALE:	AS NOTED
JOB NUMBER:	2132639
SHEET:	S1



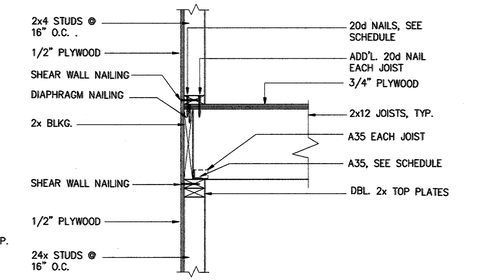
ROOF FRAMING PLAN

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



2 FLOOR JOISTS PARALLEL TO EXTERIOR WALL

NOT TO SCALE



1 JOISTS PERPENDICULAR TO EXTERIOR WALL

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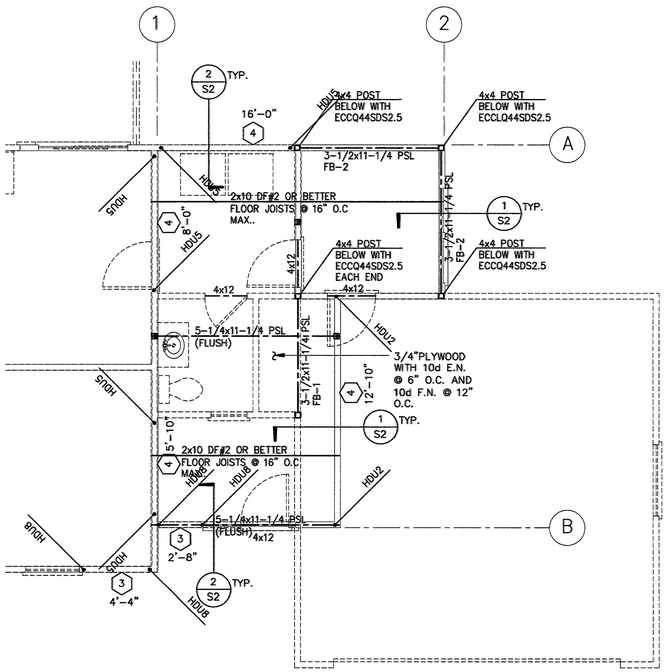


SECOND FLOOR FRAMING PLAN

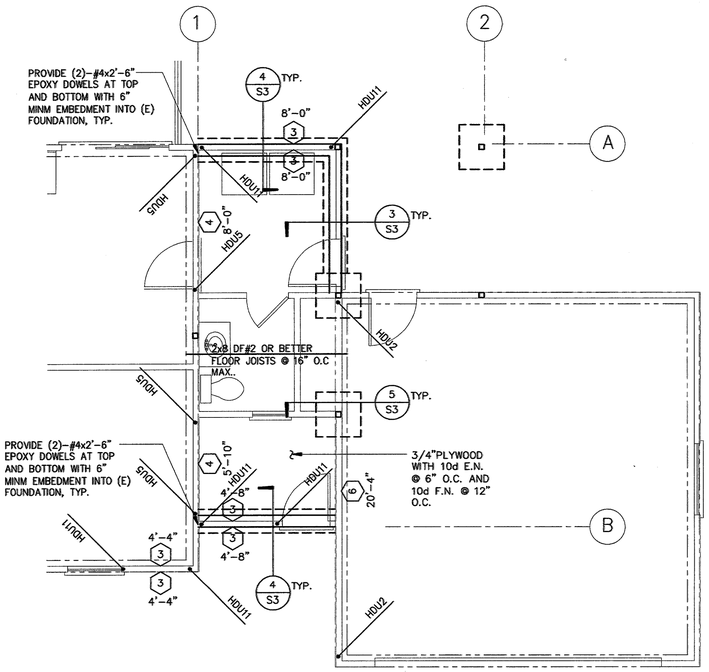
SCALE : 1/4" = 1'-0"

LEGEND

6, 4, 3, 2 — PLYWOOD SHEAR WALL WITH SPACING OF EDGE NAILING AS INDICATED PER "SHEAR WALL FASTENER SCHEDULE" ON DETAIL 1/S-1

8'-0" — LENGTH OF PLYWOOD SHEAR PANEL

HDU2 — HOLDOWN (BY SIMPSON STRONG-TIE) ON MINIMUM OF (2)-2x STUDS, UNLESS OTHERWISE NOTED AS 4x OR 6x STUD. ALL FASTENERS SHALL BE AS PER MANUFACTURER'S SPECIFICATIONS, SEE DETAIL 2/S-1



FOUNDATION PLAN

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

REVISIONS	BY
REVIEW SET 08/13	JPA

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FOUNDATION PLAN, SECOND FLOOR FRAMING PLAN

ADDITION TO THE
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DRAWN BY:	JA
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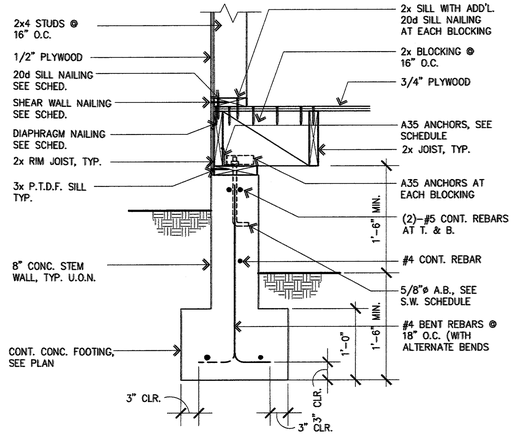
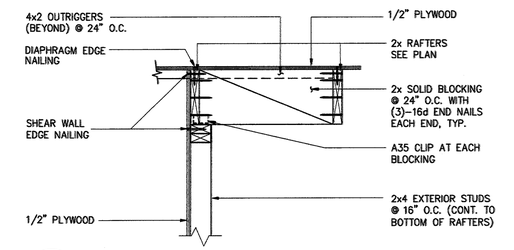
DATE	AUGUST 20, 2013
SCALE:	AS NOTED
JOB NUMBER:	2132639
SHEET:	S2



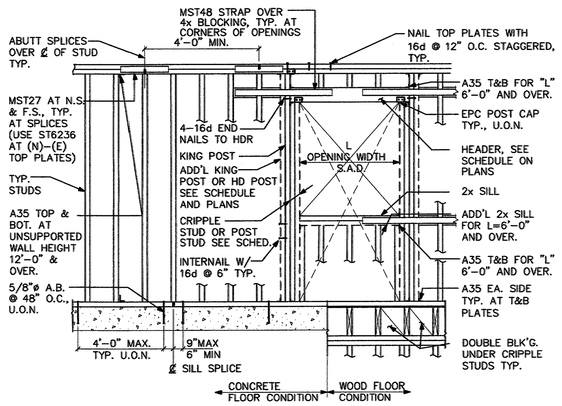
4 **EXTERIOR WALL-FOOTING DETAIL**

NOT TO SCALE



2 **ROOF-EXTERIOR WALL SHEAR TRANSFER DETAIL**

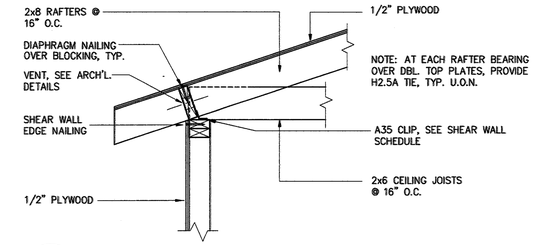
NOT TO SCALE



"L" OPENING WIDTH (MAX.)	ALL WALLS			EXTERIOR WALL			INTERIOR WALL		
	KING POST			CRIPPLE STUDS/POSTS			CRIPPLE STUDS/POSTS		
	LEVEL			LEVEL			LEVEL		
	3RD	2ND	1ST	3RD	2ND	1ST	3RD	2ND	1ST
3'-6"	–	(1)2x	(1)2x	–	(2)2x4	(2)2x4	–	(2)2x4	(2)2x4
5'-0"	–	(2)2x	(2)2x	–	(2)2x4	(3)2x4	–	(2)2x4	(3)2x4
7'-0"	–	(2)2x	(2)2x	–	(2)2x4	4x4	–	(3)2x4	4x4
8'-6"	–	(3)2x	(3)2x	–	4x4	4x6	–	4x4	4x6

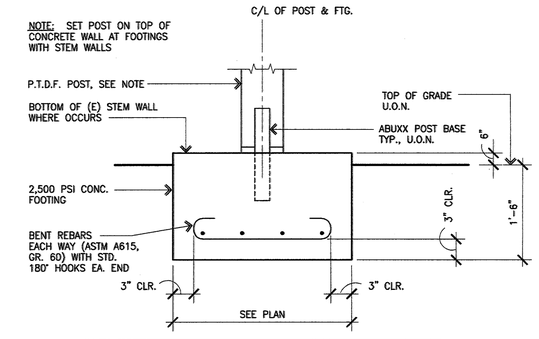
6 **TYPICAL WALL FRAMING ELEVATION**

NOT TO SCALE



1 **ROOF-EXTERIOR WALL SHEAR TRANSFER DETAIL**

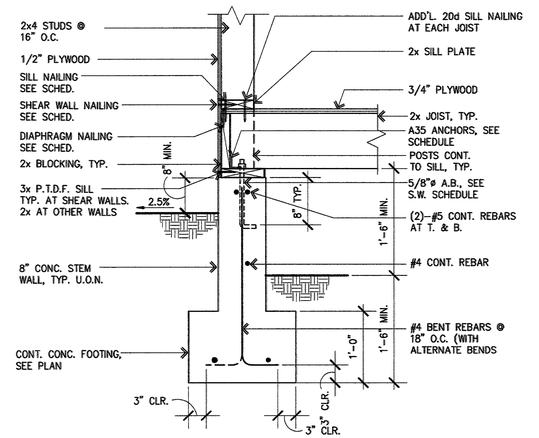
NOT TO SCALE



MARK	WIDTH	LENGTH	REBARS	REMARKS
F1	1'-6"	1'-6"	(2)-#4 EA. WAY	NOT USED
F2	2'-6"	2'-6"	(3)-#4 EA. WAY	
F3	3'-6"	3'-6"	(4)-#5 EA. WAY	NOT USED
F4	4'-6"	4'-6"	(5)-#5 EA. WAY	NOT USED

5 **TYPICAL ISOLATED SPREAD FOOTING**

N.T.S.



3 **EXTERIOR WALL-FOOTING DETAIL**

NOT TO SCALE

REVISIONS	BY
REVIEW SET 08/13	JPA

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ROOF FRAMING PLAN

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DATE: AUGUST 20, 2013
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