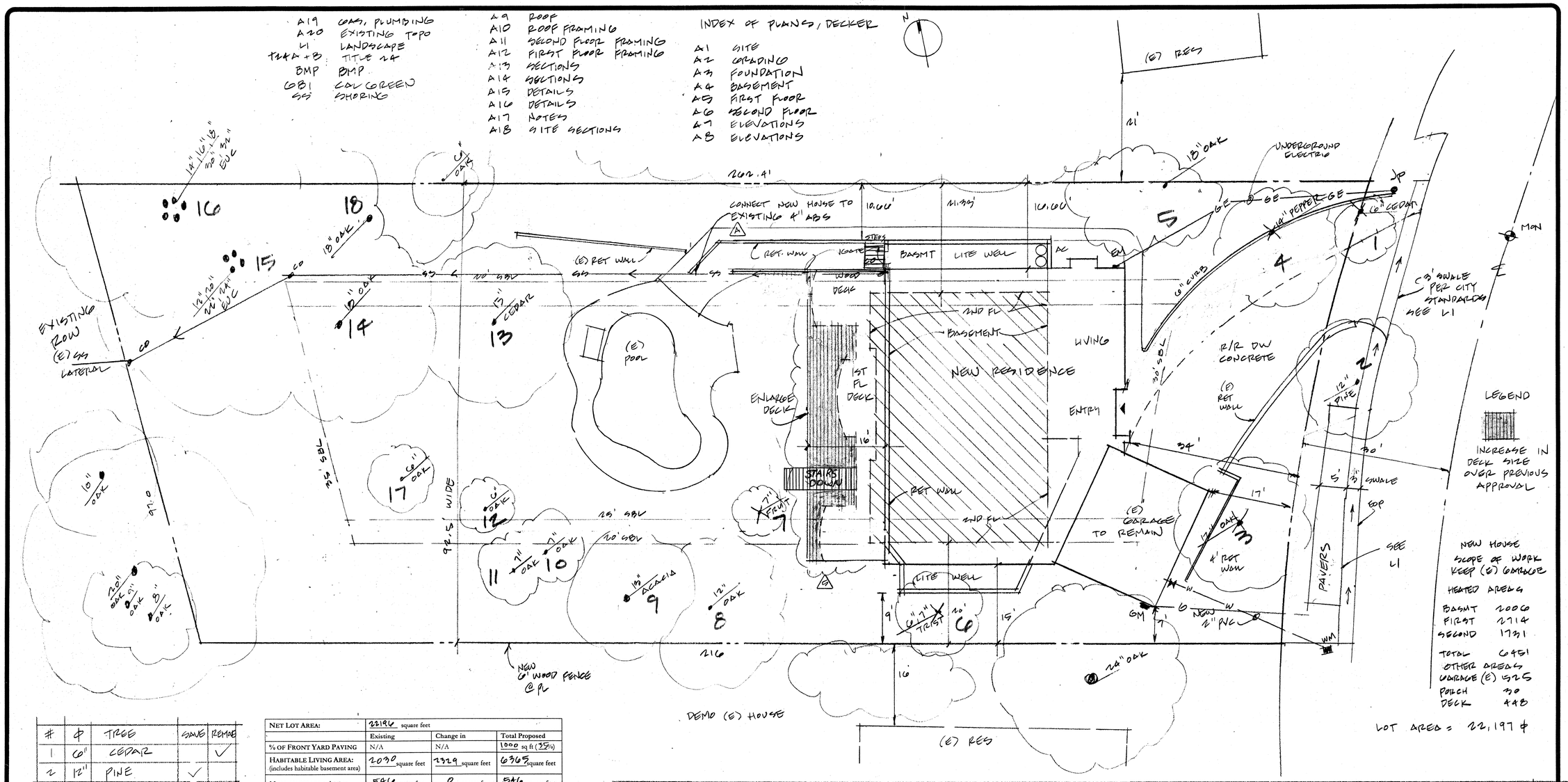
A19 GAS, PLUMBING
A20 EXISTING TOPO
L1 LANDSCAPE
T24A+B TITLE 24
BMP BMP
CGBI CALGREEN
SS SHORING

A9 ROOF
A10 ROOF FRAMING
A11 SECOND FLOOR FRAMING
A12 FIRST FLOOR FRAMING
A13 SECTIONS
A14 SECTIONS
A15 DETAILS
A16 DETAILS
A17 NOTES
A18 SITE SECTIONS

INDEX OF PLANS, DECKER

A1 SITE
A2 GRADING
A3 FOUNDATION
A4 BASEMENT
A5 FIRST FLOOR
A6 SECOND FLOOR
A7 ELEVATIONS
A8 ELEVATIONS




SITE PLAN 1"=10' 1

LEGEND

INCREASE IN DECK SIZE OVER PREVIOUS APPROVAL

NEW HOUSE
SCOPE OF WORK
KEEP (E) GARAGE

HEATED AREAS

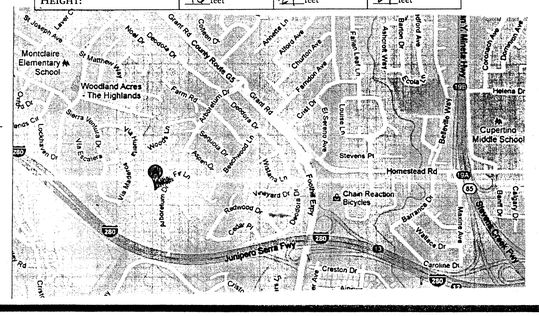
| | |
|---|---|
| BASMT | 2006 |
| FIRST | 2714 |
| SECOND | 1731 |
| TOTAL | 6451 |
| OTHER AREAS | |
| GARAGE (E) | 525 |
| PORCH | 30 |
| DECK | 448 |

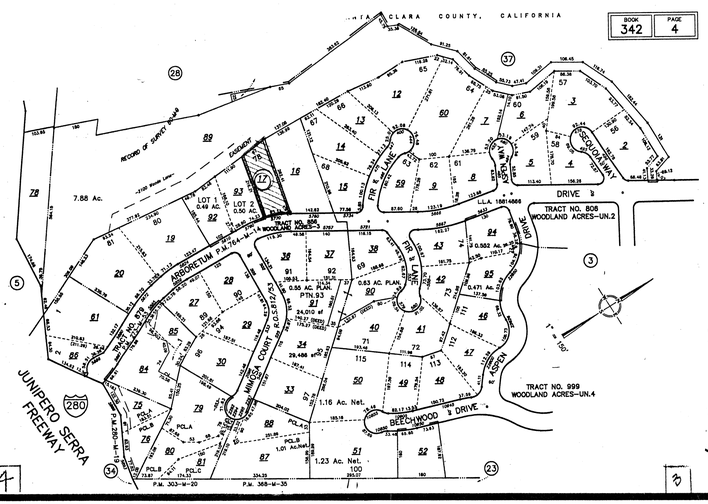
| # | ø | TREE | SAVE | REMOVE |
|---|---|---|---|---|
| 1 | 6" | CEDAR | | ✓ |
| 2 | 12" | PINE | ✓ | |
| 3 | 12" | OAK | ✓ | |
| 4 | 14" | PEPPER | | ✓ |
| 5 | 18" | OAK | ✓ | |
| 6 | 7" | TRISTANIA | | ✓ |
| 7 | 7" | FRUIT | | ✓ |
| 8 | 12" | OAK | | |
| 9 | 13" | ACACIA | | |
| 10 | 7" | OAK | | |
| 11 | 7" | OAK | | |
| 12 | 6" | OAK | | |
| 13 | 13" | CEDAR | | |
| 14 | 18" | OAK | | |
| 15 | 12"+ | EUCALYPTUS | | |
| 16 | 14"+ | EUCALYPTUS | | |
| 17 | 6" | OAK | ✓ | |

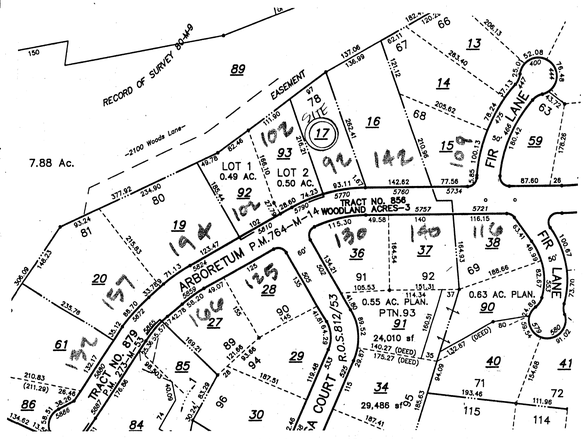
| NET LOT AREA: | 22197 square feet | | |
|---|---|---|---|
| | Existing | Change in | Total Proposed |
| % OF FRONT YARD PAVING | N/A | N/A | 1000 sq ft (35%) |
| HABITABLE LIVING AREA: (includes habitable basement area) | 2030 square feet | 4329 square feet | 6359 square feet |
| NON- HABITABLE AREA: | 546 square feet | 0 square feet | 546 square feet |

BASEMENT: 2006 ±

| | Existing | Proposed | Allowed/Required |
|---|---|---|---|
| LOT COVERAGE: (Land area covered by all structures that are over 6 feet in height) | 2602 square feet (12%) | 3259 square feet (15%) | 5544 square feet (25%) |
| FLOOR AREA: | 2602 square feet (12%) | 4970 square feet (22%) | 4970 square feet (22%) |
| SETBACKS: | | | |
| Front | 17 feet | 17 feet/34 | 30 feet |
| Rear | 134 feet | 134 feet | 35 feet |
| Right side | 8 feet | 16 feet/16/20 | 20 feet/25 |
| Left side | 7 feet | 7 feet/16/20 | 20 feet/25 |
| HEIGHT: | 16 feet | 27 feet | 27 feet |




WIDTHS OF NEARBY LOTS 2

| REVISIONS | BY |
|---|---|
| 11.12.12 | |
| 3.30.13 | |
| 5.5.13 | |
| A 5.24.13 | |
| 6.6.13 | |
| 9.17.13 4 | |
| 5 1.26.15 | |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APN 392-4-17

ENLARGE DECK 5

DECKER RESIDENCE, REMODEL (E) GARAGE, VARIANCE.

5770 ARBORETUM DR
LOS GATOS

SITE PLAN

| | |
|---|---|
| DRAWN | |
| CHECKED | |
| DATE | 10.2.12 |
| SCALE | 1"=10' |
| JOB NO. | DECKER |
| SHEET | A1 |
| OF | SHEETS |

C.T.I. VALUELINE (800) 262-1300

1. SHOWER & TUB/SHOWERS ARE PROVIDED W/PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROL. ALSO HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUF. INSURRECTION TO DELIVER A MAX MIXED WATER SETTING OF 120 F. THE WATER/HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTRL, FOR MEETING THIS PROVISION
2. SIZE OF WATER CLOSET TO BE 1.5 GALLONS PER FLUSH (TYP.)
3. CERAMIC TILE OVER MOISTURE RESISTANCE UNDERLAYMENT TO A HEIGHT 70" ABOVE THE DRAIN INLET (TYP. U.O.N.)
4. ALL RECEPTACLE OUTLETS @ KITCHEN, BATHROOMS SHALL BE GFIC (TYP.)
5. (2) SEISMIC STRAPS @ WATER HEATER, ALSO PROVIDE PRESSURE RELIEF VALVE W/DRAIN TO OUTSIDE. ALSO PROVIDE APPROVED EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTEN OPERATION FOR THE TERMAL EXPANSION CONTROL
6. PROVIDE SMOOTH METAL DCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE W/BACKDRAFT DAMPER
7. ALL LIGHT FIXTURES @ EXTERIOR TO BE LABLED "SUITABLE FOR DAMLOCATION" (TYP.)
8. PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL HOSE BIBBS (TYP.)
9. 1 3/8" SOLID CORE SELF CLOSE DOOR
10. 5/8" TYPE 'X' G.W.B. @ WALLS, CEILING, POSTS & BEAMS AND UNDER STAIR

## 2010 LIGHTING

| | |
|---|---|
| Kitchen | High efficacy OR Up to 50% of the total wattage can be low efficacy. All high-efficacy and low-efficacy lighting must be controlled separately. *Switch location requirement removed* |
| Bathroom | High efficacy OR Manual-on occupancy sensor |
| Garage | High efficacy OR Manual-on occupancy sensor |
| Laundry Room | High efficacy OR Manual-on occupancy sensor |
| Utility Room | High efficacy OR Manual-on occupancy sensor |
| All other interior rooms (e.g., living room, dining room, bedrooms, hallways) except closets less than 70 sq. ft. | High efficacy OR Manual-on occupancy sensor OR Dimmer |
| Outdoor lighting attached to buildings | High efficacy OR Controlled by motion sensor + photocontrol |

SHEAR BOTH SIDES

3/8" CDX, 8d @ EDGES 4" O.C.
SILL PLATED NAILING (2) 16d @ 3"
5/8" ANCHOR BOLT 16" O.C.
TOP PLATE A35 @ 6" O.C.

## Shear Wall Schedule

NAIL FIELD 12" O.C. OBOX

| Shear Wall Type | 1 | 2 | 3 |
|---|---|---|---|
| 3/8" CDX Plywood 8d @ EDGES | 6" oc | 4" oc | 3" oc |
| Sill Plate Nailing | 16d @ 6" | 16d @ 4" | 16d @ 3" |
| 5/8" Anchor Bolts @ | 4' oc | 32" oc | 24" oc |
| Top Plate A35 clip @ | 16" oc | 12" oc | 10" oc |

## LEGEND

- DUPLEX
- SURF. LITE
- FLOOR LITE
- RECESSED FIXT.
- WALL WASHER
- GFI DUPLEX
- WATERPROOF GFI
- 220 V. OUTLET
- SWITCH
- 3-WAY SWITCH
- GAS OUTLET
- HOSE BIBB
- EXHAUST FAN
- TRACK LITE
- FLOOR DAYLITE CLG.
- HEAT REGISTER
- WALL REGISTER
- DRYER VENT
- SMOKE DET. AC/DC
- FAN/FLOOR COMBO
- FLOOR RECESSED
- CARBON MONOXIDE DET, AC/DC, INTERC

HOLDOWNS (SIMPSON)

- HDU2 - SB 5/8
- HDU4 - SB 5/8
- HDU5 - SB 5/8
- MST 48, MST 60, MST 70 } FLOOR TIES

- SEE A18 FOR HD INSTALLATION
- SB, TYP, AT HD ANCHORS
- SEE 4/A18

**608.0 Water Pressure, Pressure Regulators, Pressure Relief Valves, and Vacuum Relief Valves**

**608.1 Inadequate Water Pressure.** Whenever the water pressure in the main or other source of supply will not provide a residual water pressure of at least fifteen (15) pounds per square inch (103.4 kPa), after allowing for friction and other pressure losses, a tank and a pump or other means which will provide said fifteen (15) pound (103.4 kPa) pressure shall be installed. Whenever fixtures and/or fixture fittings are installed, which require residual pressure higher than fifteen (15) pounds per square inch (103.4 kPa), that minimum residual pressure shall be provided.

**608.2 Excessive Water Pressure.** Where local static water pressure is in excess of eighty (80) pounds per square inch (552 kPa), an approved type pressure regulator preceded by an adequate strainer shall be installed and the static pressure reduced to eighty (80) pounds per square inch (552 kPa) or less. For potable water services up to and including one and one-half (1-1/2) inch (38 mm) regulators, provision shall be made to prevent pressure on the building side of the regulator from exceeding main supply pressure. Approved regulators with integral bypasses are acceptable. Each such regulator and strainer shall be accessibly located and shall have the strainer readily accessible for cleaning without removing the regulator or strainer body or disconnecting the supply piping. All pipe size determinations shall be based on eighty (80) percent of the reduced pressure when using Table 6-5.

**608.3** Any water system provided with a check valve or a pressure regulating device which does not have a bypass feature at its source shall be provided with an approved, listed, adequately sized pressure relief valve.

Any water system containing storage water heating equipment shall be provided with an approved, listed, adequately sized combination pressure and temperature relief valve, except for listed non-storage instantaneous heaters having an inside diameter of not more than three (3) inches (76 mm). Each such approved combination temperature and pressure relief valve shall be installed on the water heating device in an approved location based on its listing requirements and the manufacturer's instructions. Each such combination temperature and pressure relief valve shall be provided with a drain as required in Section 608.5.

In addition to the required pressure or combination pressure and temperature relief valve, an approved, listed expansion tank or other device designed for intermittent operation for thermal expansion control shall be installed whenever the building supply pressure is greater than the required relief valve pressure setting or when any device is installed that prevents pressure relief through the building supply. The tank or device shall be sized in accordance with the manufacturer's recommendation.

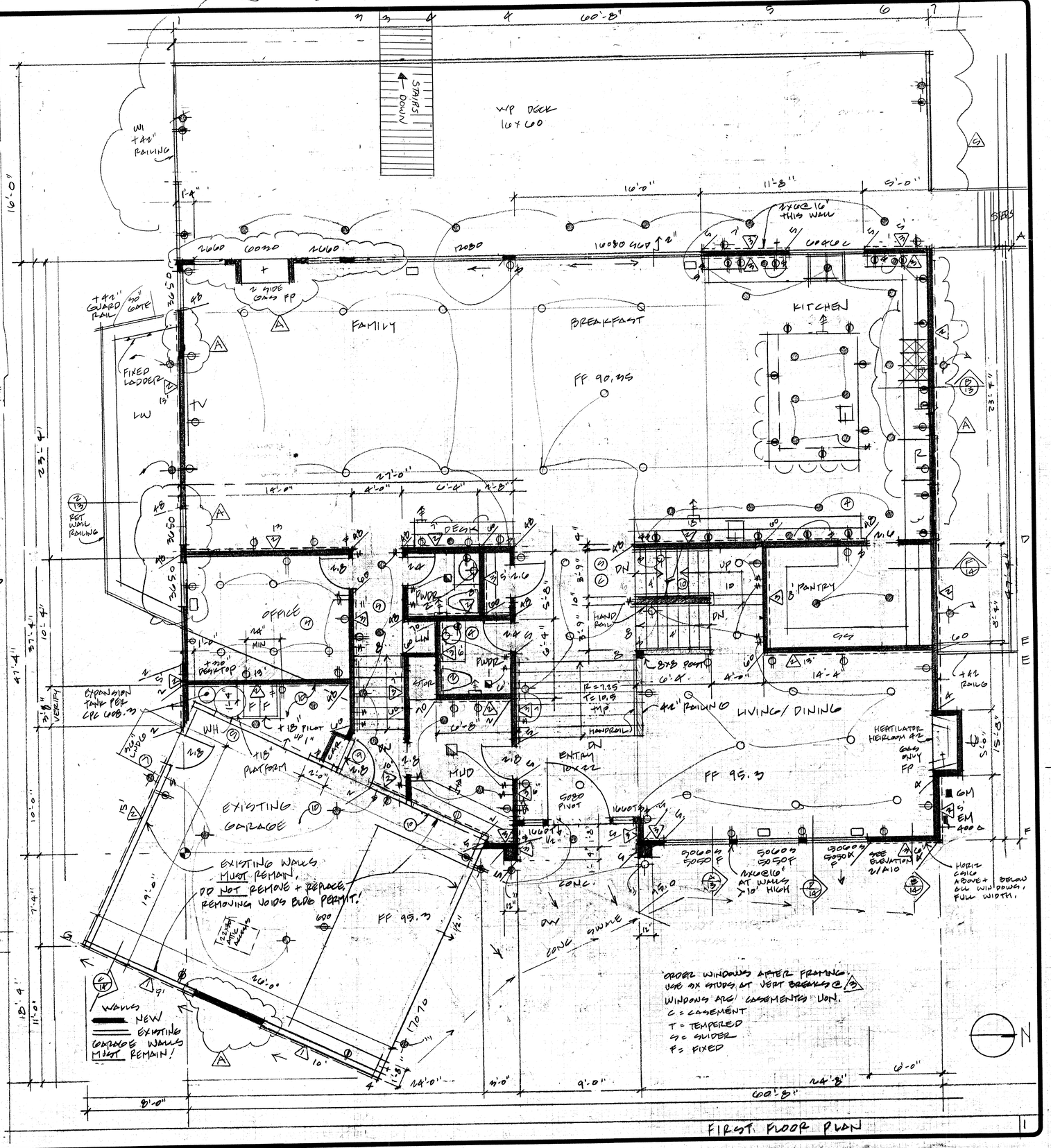
**608.4** Each pressure relief valve shall be an approved automatic type with drain, and each such relief valve shall be set at a pressure of not more than one hundred fifty (150) pounds per square inch (1035 kPa). No shutoff valve shall be installed between the relief valve and the system or in the drain line.

**608.5** Relief valves located inside a building shall be provided with a drain, not smaller than the relief valve outlet, of galvanized steel, hard drawn copper piping and fittings, CPVC, or listed relief valve drain tube with fittings which will not reduce the internal bore of the pipe or tubing (straight lengths as opposed to coils) and shall extend from the valve to the outside of the building with the end of the pipe not more than two (2) feet (610 mm) nor less than six (6) inches (152 mm) above the ground or the flood level of the area receiving the discharge and pointing downward. Such drains may terminate at other approved locations. No part of such drain pipe shall be trapped and the terminal end of the drain pipe shall not be threaded.

**608.6** Any water heating device connected to a separate storage tank and having valves between said heater and tank shall be provided with an approved water pressure relief valve.

**608.7 Vacuum Relief Valves.** Where a hot water storage tank or an indirect water heater is located at an elevation above the fixture outlets in the hot water system, a vacuum relief valve shall be installed on the storage tank or heater.

***An expansion tank is required where backflow prevention devices are installed. CPC Sec. 608.3. A backflow prevention device shall be installed since the building is required to have an automatic sprinkler system. CPC Sec. 603.0, 603.1 and 603.2; and Fire Department Condition of Approval #3. Pressure reducing devices, if required, are a separate subject which is regulated by CPC Sec. 608.2.***




| REVISIONS | BY |
|---|---|
| 3.30.13 | |
| 5.15.13 | |
| 5.24.13 | |
| 11.25.13 | |
| 1.14.14 | A |
| 1.26.15 | |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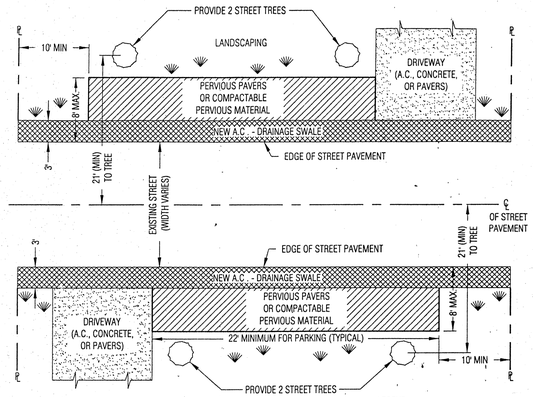
DECKER

FIRST FLOOR PLAN

| | |
|---|---|
| DRAWN | |
| CHECKED | |
| DATE | 10.2.12 |
| SCALE | 1/4" = 1'-0" |
| JOB NO. | DECKER |
| SHEET | A5 |
| OF | SHEETS |

C.T.I./VALUELINE (800) 262-1300




**PLAN VIEW**

NOTES:

1. **IF THE STREET PAVEMENT WIDTH IS 36 FEET OR GREATER,** NO SHOULDER IMPROVEMENTS ARE PERMITTED WITH THE EXCEPTION OF LANDSCAPING AND IRRIGATION.
2. POLICY DOES NOT APPLY FOR REPAIRS, RESEALING, AND REPAVING IN KIND OF EXISTING SHOULDERS, NOR DOES IT REQUIRE THAT SHOULDERS MUST BE PAVED.
3. THE SHOULDER OF A NEWLY CONSTRUCTED OR 50% OR GREATER SQUARE FOOTAGE REMODELED RESIDENCE IS REQUIRED TO BE BROUGHT INTO COMPLIANCE WITH THIS POLICY.

LEGEND:

- A.C. ASPHALT CONCRETE
- ℘ PROPERTY LINE
- ℄ CENTERLINE
- EXISTING OR NEW LANDSCAPING
- STREET TREE (NEW OR EXISTING)
- NEW PERMEABLE SURFACE
- NEW A.C. - DRAINAGE SWALE

Approved: City Engineer — Date 1/4/10

CITY OF LOS ALTOS, CALIFORNIA — INCORPORATED DECEMBER 1952

| REVISION | |
|---|---|
| Description | Date |
| | |
| | |
| | |
| | |

**ENGINEERING DIVISION**

**SHOULDER PAVING POLICY**

**SU-20** 3

STANDARD DETAILS MAY 2010

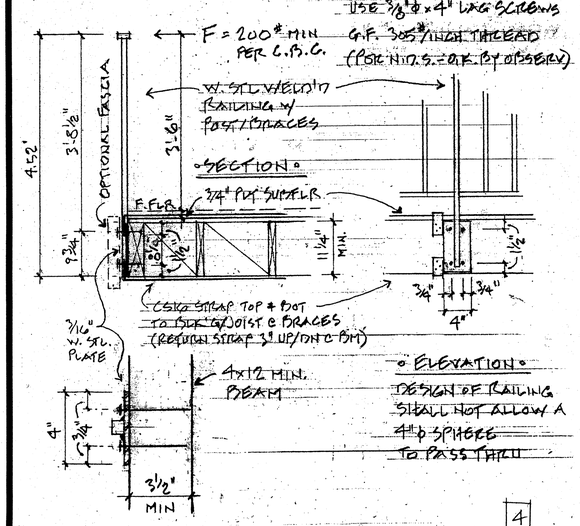
RAILING CONNECTION: POSTS/BRACES 6' O.C. MAX.

$T = \frac{200 \times 4.52'}{.8125'} = 1112.62^{\#} \div 2$ BOLTS $= 556.31^{\#}$

USE 3/8"ø x 4" LAG SCREWS

F = 200# MIN PER C.B.C.

G.F. 305#/INCH THREAD (FOR N.D.S. = O.K. BY OBSERV)



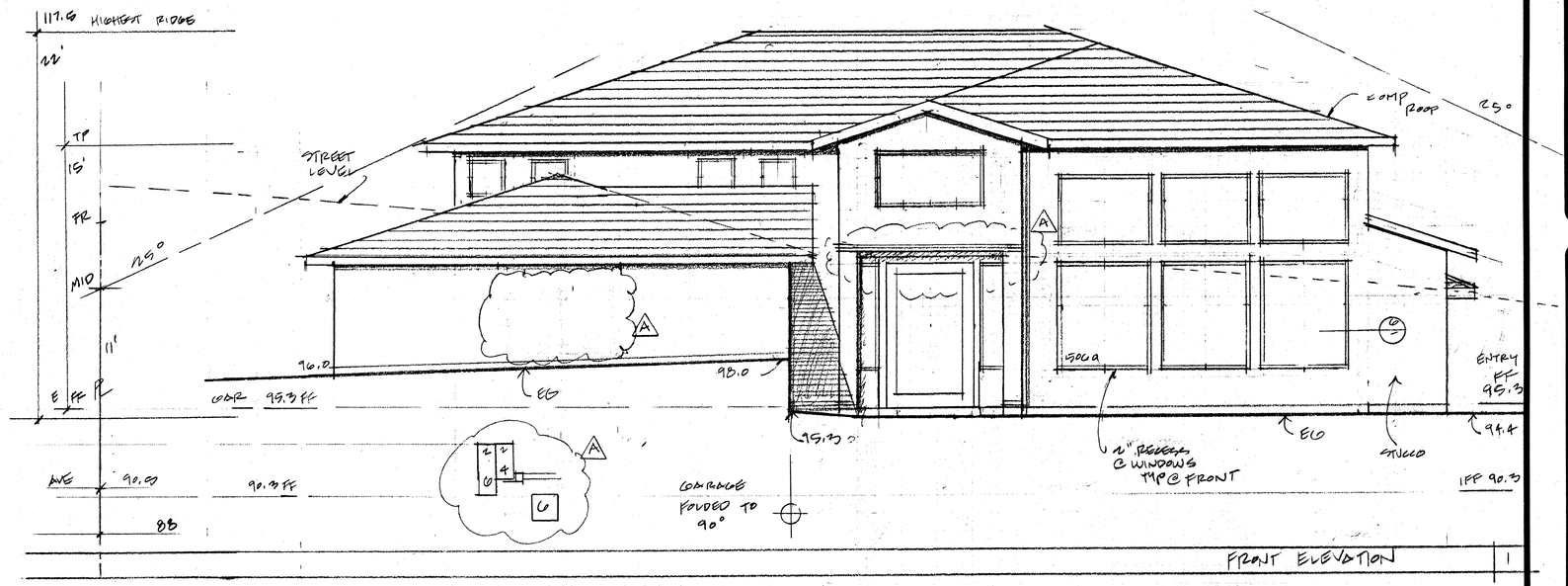

• SECTION •

• ELEVATION •

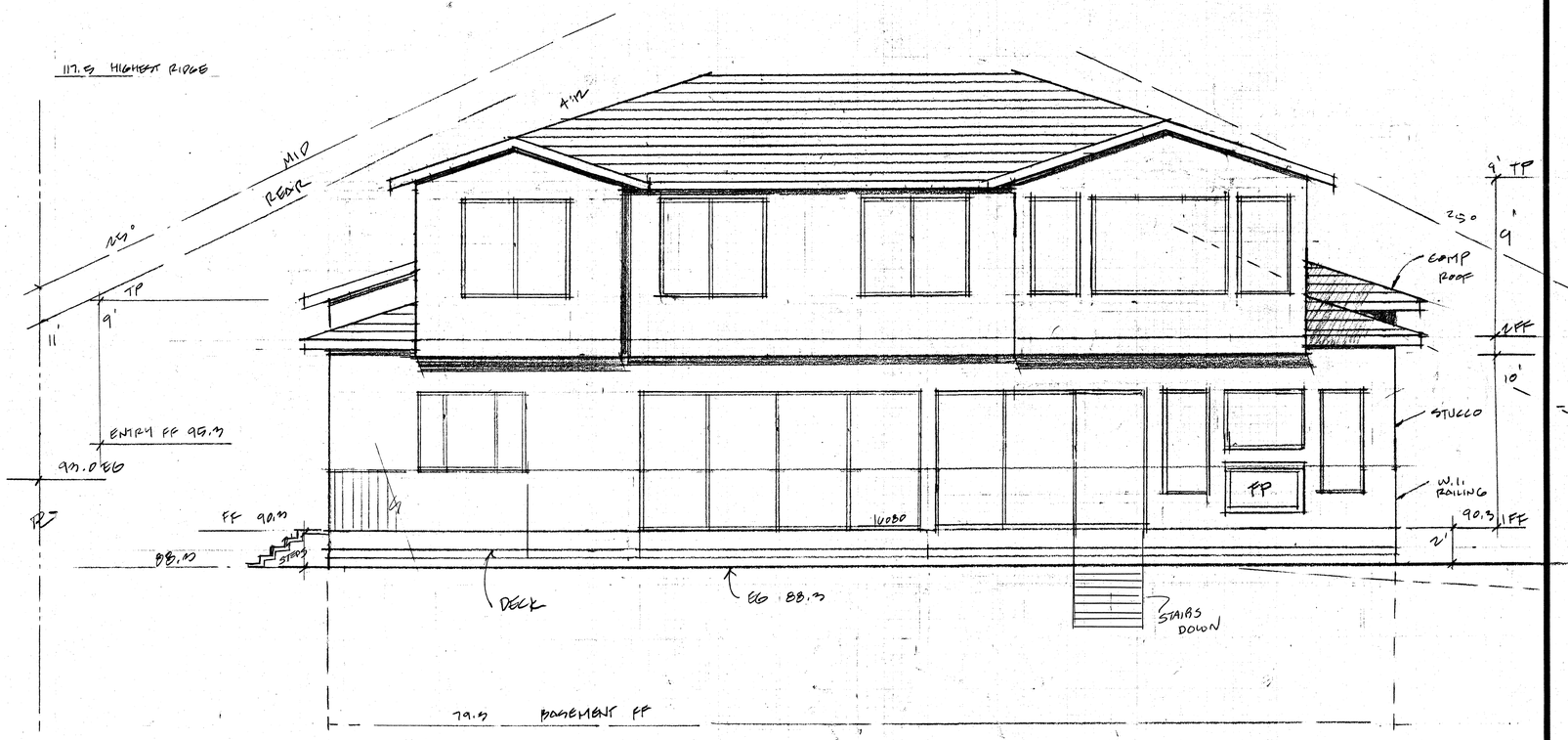
DESIGN OF RAILING SHALL NOT ALLOW A 4"ø SPHERE TO PASS THRU

4

• PLAN VIEW •




FRONT ELEVATION 1




REAR ELEVATION 2

| REVISIONS | BY |
|---|---|
| 3.30.12 | |
| 5.9.12 | |
| 5.24.13 | |
| 11.25.13 | |
| 1.14.14 | A |
| | |
| | |
| | |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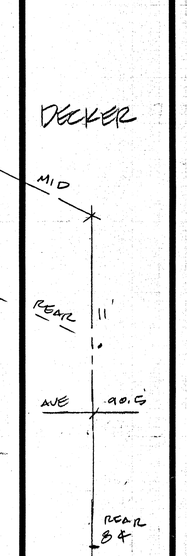
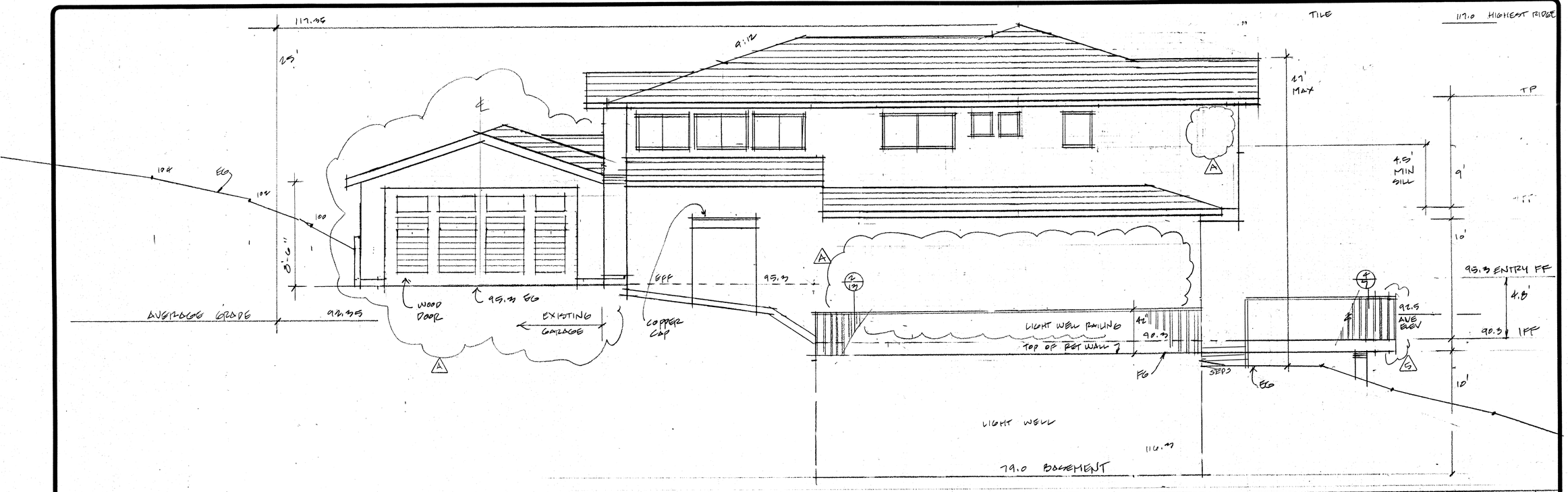
DECKER



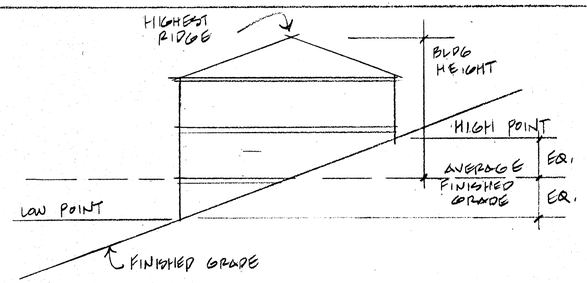

ELEVATIONS PARKING

| | |
|---|---|
| DRAWN | |
| CHECKED | |
| DATE | 10.2.12 |
| SCALE | 1/4"=1'-0" |
| JOB NO. | DECKER |
| SHEET | A7 |
| OF | SHEETS |

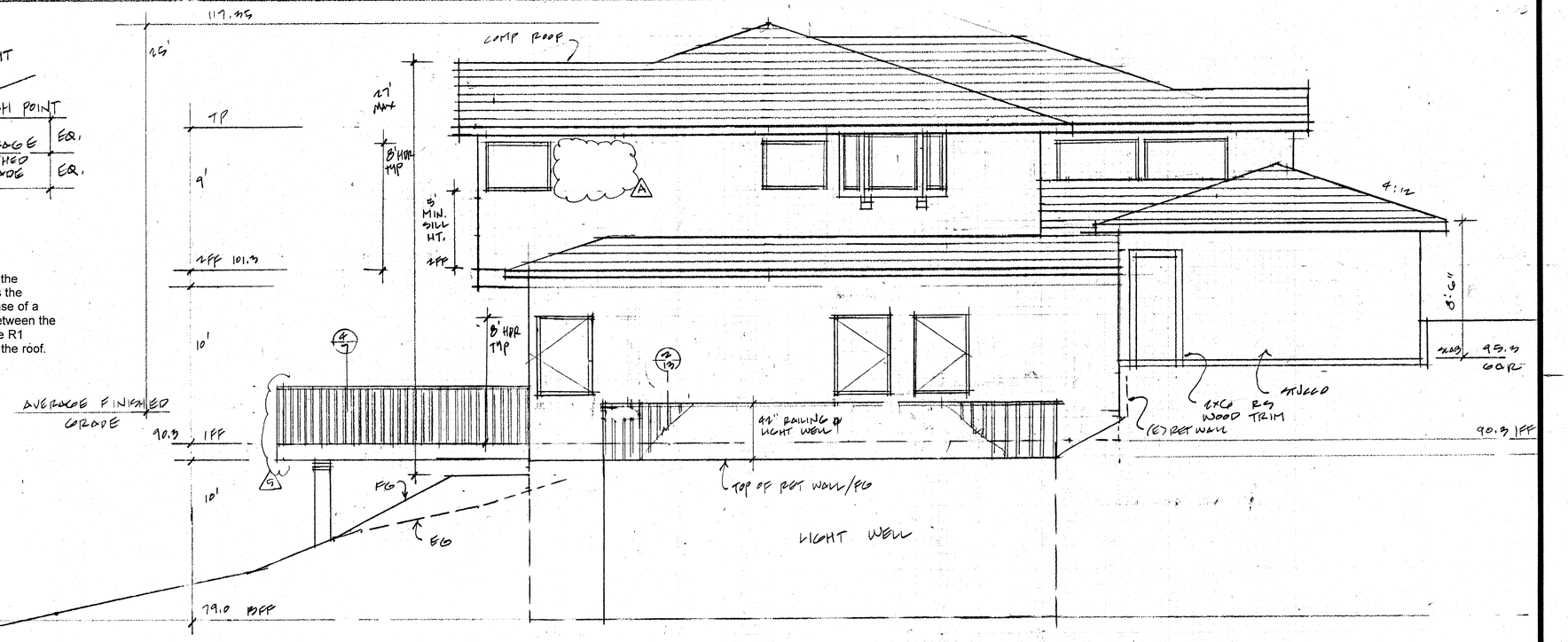
C.T.I./VALUELINE (800) 262-1300




RIGHT ELEVATION 1




**14.66.230 - Height limitations—Measurement.**
The vertical dimension shall be measured from the average elevation of the finished lot grade at the front, rear, or side of the building, whichever has the greater height, to the highest point of the ceiling of the top story in the case of a flat roof; to the deck line of a mansard roof; and to the average height between the plate and ridge of a gable, hip, or gambrel roof; provided, however, in the R1 Districts the vertical dimension shall be measured to the highest point of the roof.




LEFT ELEVATION 2

| REVISIONS | BY |
|---|---|
| 3.30.13 | |
| 5.5.13 | |
| 5.24.13 | |
| 11.25.13 | |
| 1.14.14 | A |
| 1.20.15 | G |
| | |
| | |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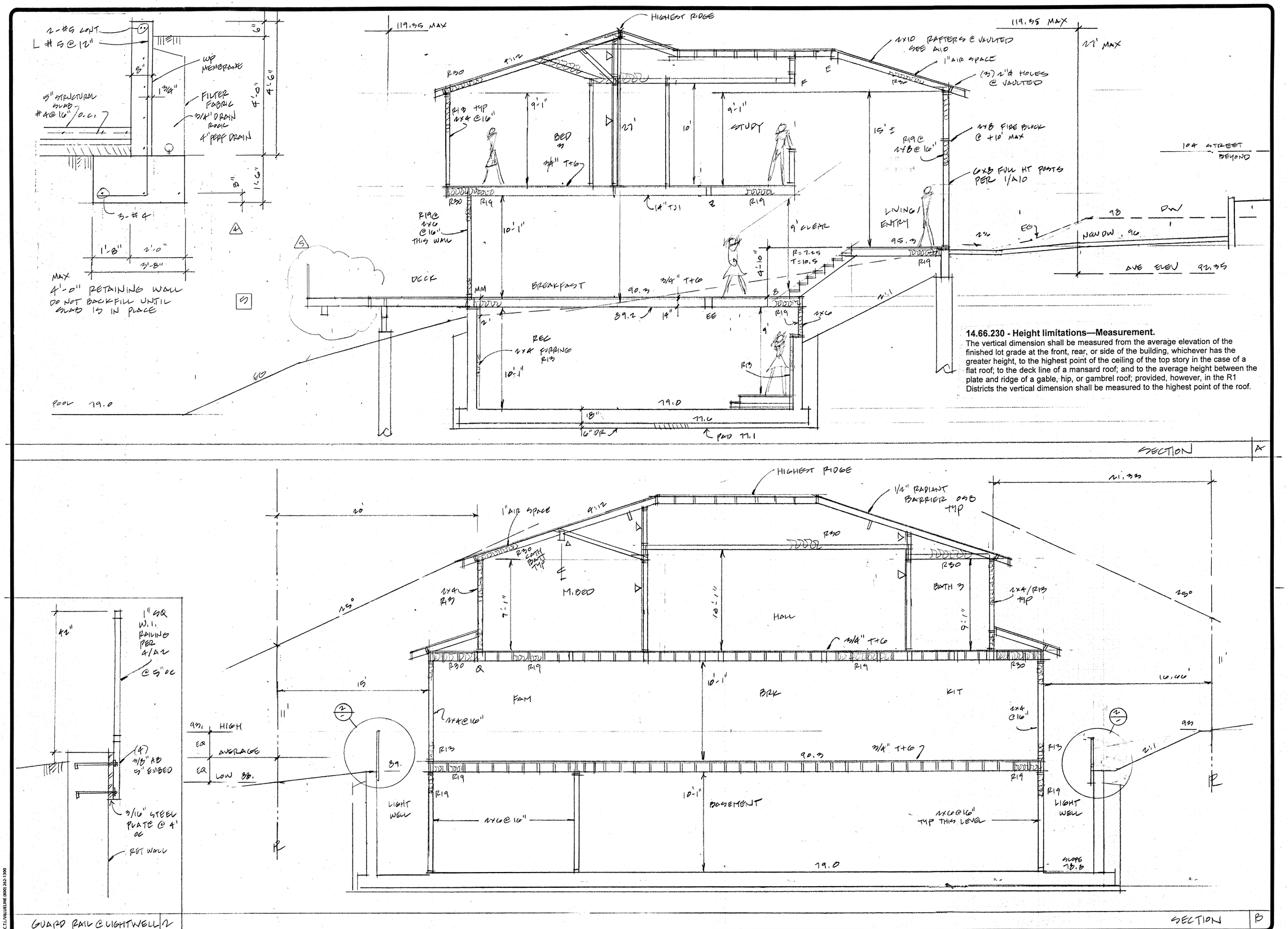
DECKER 7

ELEVATIONS

| | |
|---|---|
| DRAWN | |
| CHECKED | |
| DATE | 10.2.12 |
| SCALE | 1/4" |
| JOB NO. | DECKER |
| SHEET | A8 |
| OF | SHEETS |

C.T.J. VALUELINE (800) 262-1300

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| REVISIONS | BY |
|---|---|
| 3.30.13 | |
| 5.5.13 | |
| 5.24.13 | |
| 4 9.17.13 | |
| 5 1.26.15 | |


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DECKER

SECTIONS

| | |
|---|---|
| DRAWN | |
| CHECKED | |
| DATE | 10.2.12 |
| SCALE | 1/4" |
| JOB NO. | DECKER |
| SHEET | A13 |
| OF | SHEETS |

C.T.J./VALUELINE (800) 262-1300