VADASZ & NOLAND RESIDENCE

LOS GATOS — CALIFORNIA

SCOPE OF WORK

(P) REAR/ FRONT ADDITION (499 SF)
-REMODEL PORTION OF (E) HOME INTO A 2- CAR GARAGE, 486 SF

PROJECT DIRECTORY

OWNER:	CATHERINE VADASZ & LAMAR NOLAND 14340 BROWNS LN, LOS GATOS, CA 95032 [redacted]
ARCHITECT:	GKW ARCHITECTS INC. 710 E. MCGLINCY LN. STE 109, CAMPBELL CA 95008 (408) 315-2125 | GORDONKWONG@GKWARCHITECTS.COM
STRUCTURAL ENGINEER:	A.S. ASSOCIATES | ARMEN SHAMAMIAN 88 E 6TH STREET SUITE 404, PITTSBURG, CA 94565 (408) 666-6933 | ARMEN.ASASSOCIATES@GMAIL.COM
CONTRACTOR:	MORELAND GENERAL CONSTRUCTION INC | LAMAR NOLAN 500 W HAMILTON AVE #112005 CAMPBELL, CA 95008 (408) 8306164 | LAMARNOLAND@OUTLOOK.COM
T24 ENERGY REPORT:	CARSTAIRS ENERGY INC. | TIMOTHY CARSTAIRS 2238 BAYVIEW HEIGHTS DRIVE SUITE E, LOS OSOS, CA 93402 (805) 904-9048 | TITLE24@YAHOO.COM

PROJECT INFORMATION

PROJECT LOCATION:	14340 BROWNS LN, LOS GATOS, CA 95032
APN:	409-14-010
ZONING:	R-1-8
OCCUPANCY:	R-3 (MAIN DWELLING), U (GARAGE)
GENERAL PLAN:	LOW DENSITY RESIDENTIAL
FLOOD ZONE:	D
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
LOT SIZE:	6,893 SF
CONSTRUCTION TYPE:	VB - UNSPRINKLERED
HISTORICAL PRESERVATION COMMITTEE OF LOS GATOS:	PHST-24-019- APPROVED & REMOVED PROPERTY FROM THE HISTORIC RESOURCES INVENTORY (PROJECT PLANNER: ERIN WALTERS)
MAX. HEIGHT:	30 FT
MAX. LOT COVERAGE: (P) LOT COVERAGE:	40% = 2,757.2 / 6,893 SF **26.5%** = 1,826 SF / 6,893 SF - 40% (OK)
MAX. F.A.R.:	0.31 FOR RESIDENCE (PER LOS GATOS MUNI CODE SEC. 29.40.075) 0.087 FOR GARAGE (PER SEC. 29.40.075)
SETBACKS:	
FRONT:	25 FT
REAR:	20 FT
SIDE:	8 FT

FLOOR AREA BREAKDOWN:

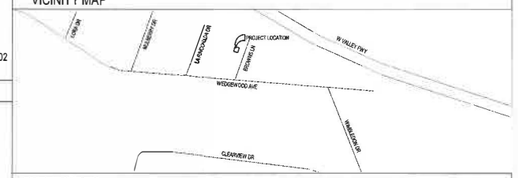
EXISTING (SINGLE STORY)	
(E) MAIN DWELLING:	841 SF
(E) GARAGE:	486 SF
(P) ADDITION:	499 SF
FAR CALCULATIONS	
MAX FAR, PRIMARY HOUSE = 0.31 x 6,893 =	2,136.83 SF
MAX FAR, GARAGE = 0.087 x 6,893 =	599.69 SF
(E) PRIMARY HOUSE =	**841 SF** < 2,274.69 SF (OK)
(P) PRIMARY HOUSE =	**1,340 SF** < 2,274.69 SF (OK)
(E) GARAGE =	**486 SF** < 652.76 SF (OK)

PUBLIC WORKS AND SITE PLAN NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING AREA ADJACENT TO WORK IS LEFT IN A CLEAN CONDITION.
2. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
3. CONTRACTOR SHALL SCRAPE ALL SMOKE OR FIRE DAMAGED MEMBERS CLEAN. ANY FRAMING MEMBERS THAT LOSE MORE THAN 1/16" OF MATERIAL PER SURFACE MUST BE REPLACED OR REPAIRED. SMOKE DAMAGED MEMBERS MUST BE CLEANED AND SEALED.
4. CONTRACTOR IS RESPONSIBLE FOR ALL TEST, INSPECTIONS AND PROCEDURAL REQUIREMENTS PER CITY OF SAN JOSE
5. OPERABLE SMOKE DETECTORS MUST BE IN PLACE PRIOR TO RE-OCCUPY DWELLINGS PER C.M.C. SECTION 17.20.540
6. PLUMBING & ELECTRICAL SURVEY REQUIRED FOR METER RELEASE.
7. ADDITIONS, ALTERATIONS OR REPAIRS SHALL CONFORM TO ANY BUILDING OR STRUCTURE WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ALL THE REQUIREMENTS OF THE UBC, PROVIDED THE ADDITION ALTERATION OR REPAIR CONFORMS TO THAT REQUIRED FOR NEW BUILDING OR STRUCTURE PER CBC SECTION 3403.2.
8. CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITY CONNECTIONS. CONTRACTOR TO PROVIDE ALL NEW UTILITY CONNECTIONS AND/ OR UPGRADE EXISTING AS REQUIRED. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AS REQUIRED BY GOVERNING AGENCIES.
9. CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND APPROVALS INCLUDING ASBESTOS ABATEMENT AS PART OF THE BASE BID
10. PER CGBSC 301.1.1 - RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURES REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
11. PER CGBSC 301.1.1 - WHERE ADDITION OR ALTERATION INCREASED THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE, THE REQUIREMENTS OF CALGreen CHAPTER 4 SHALL APPLY ONLY TO AND WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.

3D MODEL

VICINITY MAP

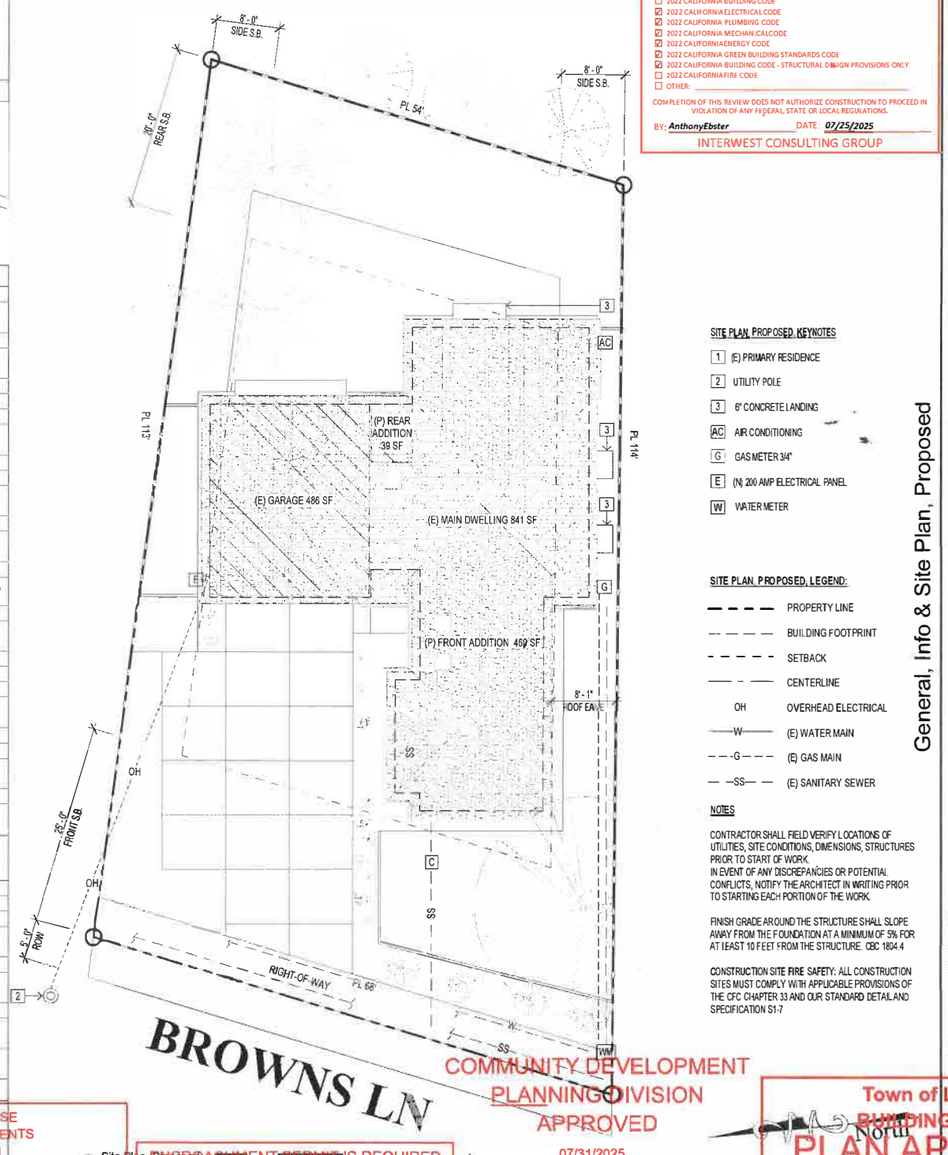


SHEET INDEX

Sheet Number	Sheet Name
General	
G0.0	General, Info & Site Plan, Proposed
G1.0	General, Notes/ Symbols & Site Plan, Existing Demolition/ Utilities
G2.0	General, Historical Report & Los Gatos Approval Letter
G2.1	General, Historical Report & Los Gatos Approval Letter
G2.2	General, Historical Report & Los Gatos Approval Letter
G3.0	General, Green Building Checklist 1
G3.1	General, Green Building Checklist 2
G4.0	General, BMP's
G5.0	General, Streetscape & Shadow / Sun Study
G6.0	General, Technical Demolition Diagram
Topographic	
T-1	Surveyor, Boundary And Topography
Architectural	
A100	Architectural, 1st Level, Existing
A101	Architectural, 1st Level, Proposed, Wall Schedule & Floor Area Diagram, Proposed
A102	Architectural, Roof Plan, Existing & Proposed
A200	Architectural, Elevations, Existing & Proposed
A300	Architectural, Section, Proposed
A400	Architectural, Window, Door & Details
A500	3-D VIEWS
A600	Architectural, Skylight Specification
Structural	
S-0	Structural, General Notes & Specifications
S-1	Structural, Foundation & Wall Framing
S-2	Structural, Cieling Framing Plan
S-3	Structural, Roof Framing Plan
SD-1	Structural, Foundation Section & Details
SD-2	Structural, Roof Framing Details
SD-3	Structural, Shear Wall Schedule, Sections & Details
SD-5	Structural, Typical Framing Details
WSWH1	
S-4	Structural, Simpson Strong Wall Typ. Details
WSWH2	
S-5	Structural, Simpson Strong Wall Typ. Framing Detials
Electrical	
E1	Electrical
Mechanical	
M1	Mechanical & Plumbing
Title 24	
T.24-1	Title 24 Energy Report
T.24-2	Title 24 Energy Report

APPLICABLE CODES

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- CITY OF LOS GATOS MUNICIPAL CODE
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS



1 Site Plan, Proposed
1/8" = 1'-0"

0' 2' 4' 8' 16'

SITE PLAN, PROPOSED, KEYNOTES

1. (E) PRIMARY RESIDENCE
2. UTILITY POLE
3. 6" CONCRETE LANDING
AC. AIR CONDITIONING
G. GAS METER 3/4"
E. (N) 200 AMP ELECTRICAL PANEL
W. WATER METER

SITE PLAN, PROPOSED, LEGEND:

- PROPERTY LINE
- BUILDING FOOTPRINT
- SETBACK
- CENTERLINE
- OH OVERHEAD ELECTRICAL
- W (E) WATER MAIN
- G (E) GAS MAIN
- SS (E) SANITARY SEWER

NOTES

CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITIES, SITE CONDITIONS, DIMENSIONS, STRUCTURES PRIOR TO START OF WORK.
IN EVENT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS, NOTIFY THE ARCHITECT IN WRITING PRIOR TO STARTING EACH PORTION OF THE WORK.

FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM OF 5% FOR AT LEAST 10 FEET FROM THE STRUCTURE. CBC 1804.4

CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7

REVIEWED FOR CODE COMPLIANCE
USING THE FOLLOWING CODES:
- ☑ 2022 CALIFORNIA RESIDENTIAL CODE
- ☐ 2022 CALIFORNIA BUILDING CODE
- ☑ 2022 CALIFORNIA ELECTRICAL CODE
- ☑ 2022 CALIFORNIA PLUMBING CODE
- ☑ 2022 CALIFORNIA MECHANICAL CODE
- ☑ 2022 CALIFORNIA ENERGY CODE
- ☑ 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- ☑ 2022 CALIFORNIA BUILDING CODE - STRUCTURAL DESIGN PROVISIONS ONLY
- ☐ 2022 CALIFORNIA FIRE CODE
- ☐ OTHER:

COMPLETION OF THIS REVIEW DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL REGULATIONS.
BY: AnthonyEbster DATE: 07/25/2025
INTERWEST CONSULTING GROUP

SCHEDULE FINAL INSPECTIONS PLEASE CONTACT THE FOLLOWING DEPARTMENTS SEVEN (7) DAYS IN ADVANCE OF FINAL BUILDING INSPECTION:
☐ PLANNING DIVISION: (408) 354-6874
☐ ENGINEERING/PUBLIC WORKS: (408) 399-5771
☑ SANTA CLARA COUNTY FIRE DISTRICT: (408) 378-4010
☑ WEST VALLEY SANITATION DISTRICT: (408) 378-2407
☐ SANTA CLARA CO. ENVIR. HEALTH: (408) 918-3400

ENCROACHMENT PERMIT IS REQUIRED WHEN WORKING IN THE PUBLIC RIGHT-OF-WAY
ENGINEERING DEPARTMENT
41 MILES AVENUE, LOS GATOS
(408) 399-5771

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
07/31/2025
HENRY READ
THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

Town of Los Gatos
BUILDING DIVISION
PLAN APPROVED
BY Robert Gray
DATE 07/31/2025
7/10/2025 3:09:26 PM
Plan check approval of documents does not authorize construction to proceed in violation of any federal, state, nor local regulations.

LICENSED ARCHITECT — GORDON K WONG — C-34045 — RENEWAL 08/31/2025 — STATE OF CALIFORNIA

STEVEN RAMIREZ
PROJECT REPRESENTATIVES
710 E. MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121
(408)796-1846

GORDON K WONG, ARCHITECT
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008
(408) 794-1845 LIC# 34045
GKW Architects.com

GKW ARCHITECTS — RESIDENTIAL/COMMERCIAL

Residential Remodel & Addition
14340 Browns Ln
Los Gatos, CA 95032

General, Info & Site Plan, Proposed

Revision Schedule

Number	Description	Date
1	Building Revision 1	2025.04.16
2	Building Revision 2	2025.06.13
3	Building Revision 3	2025.07.01
	0	

General, Info & Site Plan, Proposed
North
G0.0
SCALE AS INDICATED
DATE 07/31/2025

EXHIBIT 2

ABBREVIATIONS

A	
ABV	ABOVE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADDL	ADDITIONAL
AFF	ABOVE FINISH FLOOR
ASPH	ASPHALT
B	
BITUM	BITUMINOUS
BKG	BACKING
BLDG	BUILDING
BM	BEAM
BR	BACKER ROD
BUR	BUILT-UP-ROOF
BDR	BEDROOM
BW	BOTTOM OF WALL
C	
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CF	CUBIC FEET
CJ	CONTROL JOINT
CL	CLOSET
CTL	CENTERLINE
CLG	CEILING
CONC	CONCRETE
CPT	CARPET
D	
D	DECK
DR	DRAIN
E	
(E)	EXISTING
E	EAST
ELEC	ELECTRICAL
EP	ELECTRICAL PANEL
EXT	EXTERIOR
F	
FDN	FOUNDATION
FH	FIRE HYDRANT
FIN	FINISH
FF	FINISH FLOOR
FL	FLOW LINE
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FR	FIRE RATED
FS	FLOOR SINK
FSL	FIRE SPRINKLER
FTG	FOOTING
FURR	FURRING
G	
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GND	GROUND
GWB	GYPSUM WALL BOARD
GYP	GYSUM
H	
HDBD	HARDBOARD
HDR	HEADER
HDWR	HARDWARE
HDWD	HARDWOOD
HTR	HEATER
HVAC	HEATING, VENT. & A.C.
I	
IN	INCH
INCAND	INCANDESCENT
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J	
JST	JOIST
JT	JOINT
K	
K	KIPS
KIT	KITCHEN
KP	KICK PLATE
L	
LOC	LOCATION
LT	LIGHT
M	
MB	MACHINE BOLT
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MH	MANHOLE
MSC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NOM	NOMINAL
NP	NO PARKING
NR	NON-RATED
NTS	NOT TO SCALE
O	
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER/ DIMENSION
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALL
P	
PENN	PENETRATION
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PLATE
PL	PROPERTY LINE
PLAS	PLASTER
PLBG	PLUMBING
PLWD	PLYWOOD
PNL	PANEL
POC	POINT OF CONNECTION
PP	PERMEABLE PAVERS
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
PTR	PRESSURE TREATED
PTRWDQ	PRESSURE TREATED WOOD
Q	
QTY	QUANTITY
R	
R	REVEAL OR RISER
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REF	REFERENCE
REFL	REFLECTED
REFR	REFRIGERATOR
RET	RETAINING OR RETARDANT
REG	REGISTER
RO	ROUGH OPENING
S	
SCD	SEE CIVIL DRAWINGS
SCHD	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SF	SQUARE FOOT OR FEET
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SJ	SEISMIC JOINT
SL	SEALANT
SLD	SEE LANDSCAPE DRAWINGS
SM	SHEET METAL
SMD	SEE MECHANICAL DRAWINGS
SOF	SOFFIT
SOG	SLAB ON GRADE
SPD	SEE PLUMBING DRAWINGS
SPEC/S	SPECIFICATION
SQ	SQUARE
SS	SANITARY SEWER
SSD	SEE STRUCTURAL DRAWINGS
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRL	STRUCTURAL
SY	SQUARE YARD
T	
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TC	TOP OF CURB
TOC	TOP OF CONCRETE
TOP	TOP OF PAVING
TOS	TOP OF STEEL
TRD	TREAD
TW	TOP OF WALL
U	
UL	UNDERWRITERS LABORATORIES
UTIL	UTILITIES
V	
VCP	VITREOUS CLAY PIPE
VERT	VERTICAL
VTR	VENT THROUGH ROOF
W	
W	WEST OR WIDTH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
W/O	WITHOUT
WP	WATER PROOF
WPT	WORKING POINT
WR	WATER RESISTANT

GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO NATIONAL, CITY, STATE, LOCAL CODES AND ORDINANCES WHICH MAY BE IN EFFECT. ALL MATERIALS, INSTALLATION PROCEDURES AND PLANS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE CONTRACTOR;S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK.
3. THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME. SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
4. NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
5. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
6. ALL WORK SHALL COMPLY WITH AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. THE GENERAL CONTRACTOR SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIR ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIM OR HERSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS OR HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS OR HER NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS OR HER WORK.
8. ALL WORK SHALL BE COORDINATED WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ARCHITECTURAL, FIRE PROTECTION AND LIGHTING DRAWINGS APPLYING TO THIS PROJECT PRIOR TO SUBMITTING SHOP DRAWINGS FOR FABRICATION APPROVAL.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL INVOLVED PARTIES AND PREPARE SHOP DRAWINGS.
10. ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
11. THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING, SHORING, AND PROTECTING ALL WORK DURING CONSTRUCTION, AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
13. ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOOD AND MATERIALS ON SIDEWALK AND/ OR STREET SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
14. OWNERSHIP OF DRAWINGS: THESE DRAWINGS ARE THE PROPERTY OF GKW ARCHITECTS -- GORDON WONG, ARCHITECT, THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS APPROVED BY THE ARCHITECT.
15. LIMITATION OF THE WORK: THE LIMITS OF THE WORK ARE ESTABLISHED BY THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING TRADESMEN WITH THESE LIMITS.
16. ANY EXISTING TO REMAIN SHALL BE IN GOOD CONDITION PRIOR TO THE PLANNING FINAL INSPECTION.
17. NEW LANDSCAPING SHALL COMPLY WITH STATE WATER EFFICIENCY STANDARDS.

GRAPHIC SYMBOLS

CONCRETE PAD

BUILDING SECTION

DETAIL REFERENCE

APPROXIMATE LINE OF WORK

INTERIOR ELEVATION

A00 WINDOW TYPE

WALL TYPE

1 REVISION

X# OR # KEY NOTE

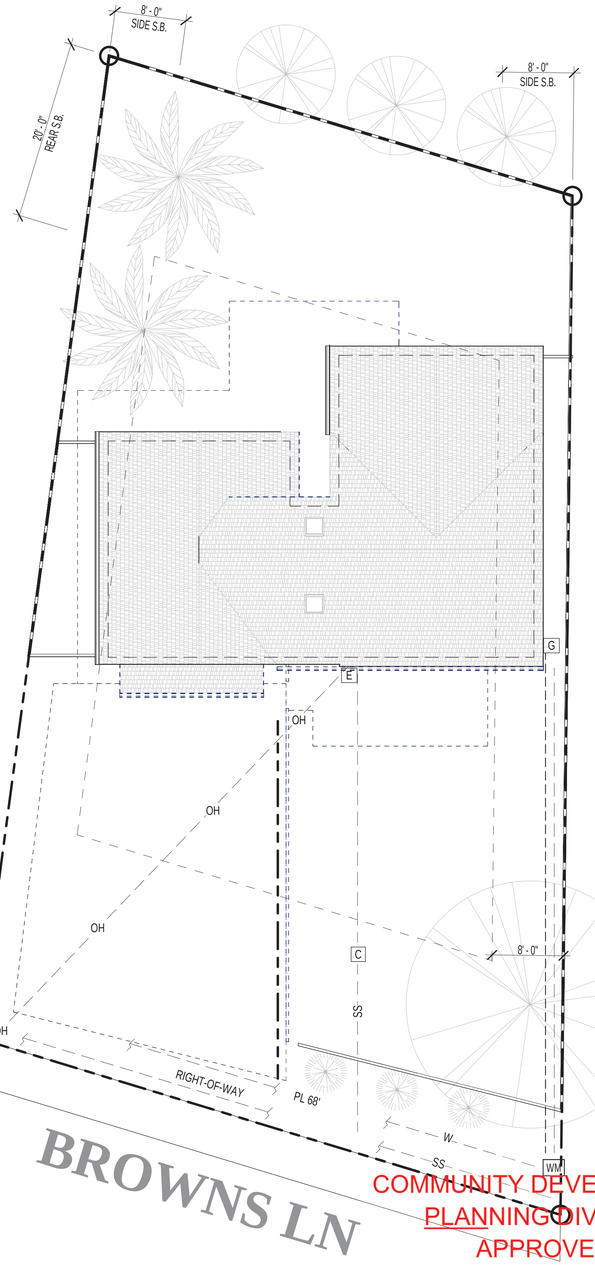
Name / Elevation DATUM REFERENCE

101A DOOR TYPE

REMOVE

1.00 ROOM TAG

REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP



1 Site Plan, Existing
1/8" = 1'-0"

0' 2' 4' 8' 16'

SITE PLAN, EXISTING, KEYNOTES

1	PRIMARY RESIDENCE
2	UTILITY POLE
G	GAS METER 3/4"
E	100 AMP ELECTRICAL PANEL
W	WATER METER
C	CLEAN OUT

SITE PLAN, EXISTING, LEGEND:

- PROPERTY LINE
- BUILDING FOOTPRINT
- SETBACK
- CENTERLINE
- OH — OVERHEAD ELECTRICAL
- W — WATER MAIN
- G — GAS MAIN
- SS — SANITARY SEWER

NOTES

CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITIES, SITE CONDITIONS, DIMENSIONS, STRUCTURES PRIOR TO START OF WORK.
IN EVENT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS, NOTIFY THE ARCHITECT IN WRITING PRIOR TO STARTING EACH PORTION OF THE WORK.

FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM OF 5% FOR AT LEAST 10 FEET FROM THE STRUCTURE. CBC 1804.4

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
07/31/2025

North

PLAN REVIEW APPROVAL
07.31.2025
TOWN OF LOS GATOS
BUILDING DIVISION

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

General, Notes/ Symbols & Site Plan, Existing Demolition/ Utilities

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2025
No. C-34045
STATE OF CALIFORNIA

STEVEN RAMIREZ
PROJECT REPRESENTATIVES
7106 MCCLINCY LANE SUITE 109
CAMPBELL, CA 95121
(408)796-1845

GORDON K WONG, ARCHITECT
7106 MCCLINCY LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1845 LIC# 34045
GKW Architects.com

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

Residential Remodel & Addition
14340 Browns Ln
Los Gatos, CA 95032

Revision Schedule

Number	Description	Date
1	Building Revision 1	2025.04.16

General, Notes/ Symbols & Site Plan, Existing Demolition/ Utilities

G1.0

SCALE AS INDICATED

7/1/2025 3:51:53 PM

History of 14340 Browns Lane, Los Gatos, CA 95032
APN 409-14-010

Bonnie Montgomery, Historical Consultant
421 N 5th St
San Jose, CA 95112
bayandvalleybooks@gmail.com
408-439-9073

The parcel 409-14-010 was in unincorporated Santa Clara County until it came under the jurisdiction of the Town of Los Gatos on February 23, 1979, with the Wedgewood No. 9 annexation. Only two County documents were available upon request: (1) the Assessor's Residential Unit Property Record, which documented changes from 1966 to 1998, and (2) a single county building permit from 1974 for a new water heater. A search of Town of Los Gatos building department microfiche yielded documents from 1979 to 1998. These documents will be described in the chronology that follows.

Being so recently annexed into the Town of Los Gatos, this parcel did not appear during a search at the Los Gatos Public Library on the Los Gatos Sanborn maps available between 1884 and 1944. Likewise, it is absent from the 1941 Tax Assessment. The property does not appear on the 1989 Anne Bloomfield Historic Resource Survey forms.

The history prepared here relies on Polk's directory listings, county assessor's records, county official records, recorded maps, aerial photographs, newspaper articles, Town of Los Gatos and County of Santa Clara building permits, and genealogical resources as referenced in the footnotes and attached to this history as figures.

The property's legal description places it in a portion of Lot 10 of the Wedgewood Subdivision of the Maud E. Parr Tract, surveyed in February 1889 (Figure 1).[1] In 1903, the San Jose-Los Gatos Interurban Railway Company purchased the right-of-way across the Wedgewood Subdivision, creating a triangle of land bounded by Smith Creek on the west, the railroad to the north, and Wedgewood Avenue on the south, as shown on the 1929 McMillan and McMillian Official Map of Santa Clara County (Figure 2).[2]

The Santa Clara County Assessor gives 1936 as the build date for this property, but an aerial photograph taken on August 1, 1939, shows that this parcel was still orchard land (Figure 3).[3] To the west of this parcel was a recently surveyed cul-de-sac, La Rinconada Drive, as shown on the subdivision map of Tract No. 106, La Rinconada Acres (Figure 4).[4] Mrs. E. I. Barron subdivided this tract, and she also owned the portions of Lots 10 and 11 east of this subdivision. On December 20, 1939, Ethel I. Barron and her husband William S. Barron sold 10 acres of Lots 8, 9, 10, and 11 of the Wedgewood Subdivision, including the subject parcel, to the San Jose Abstract and Title Insurance Company.[5]

The parcel appears to have been exclusively a rental property and difficult to trace through official recorded documents from 1939 to 1978. Aerial photographs, census records, directory listings, and newspaper articles suggest that at least some part of the dwelling had been built by 1955.

On an aerial photograph taken on April 25, 1948 (Figure 5), Browns Lane and some neighboring houses are visible, but the resolution is not adequate to determine whether trees or structures are on the parcel.[6] On the 1950 census, John W. Brown, his wife Mary Vera, and their six daughters are living on a rural route along Wedgewood Avenue. One of their neighbors is Bedford Forrest and his family. Like John W. Brown, Bedford was a carpenter born in Texas. The Bedford Forrest family was reported living at 14340 Browns Lane in a blurb published in the July 7, 1955, issue of the *Los Gatos Times-Saratoga Observer*, which announced their son Olon's service in the Navy.[7]

A June 9, 1956, aerial photograph also has poor resolution (Figure 6). A May 15, 1965, aerial photograph clearly shows the house to the south and the garage to the north (Figure 7). The house was advertised for rent as a three-bedroom unfurnished house in the March 24, 1961, issue of the San Jose *Evening News*. Starting with the 1962 Los Gatos city directory, the property is listed in the reverse Los Gatos city directory. The tenants were: in 1962, Pierre and Gaby Leidelmeyer; in 1964, Willy F. and Mira A. Ferns; in 1965, "no return"; and in 1967, Richard Dalton. The address is listed in the Los Gatos section of the San Jose Suburban city directory between 1968 and 1974. The tenants were: in 1968, 1969, and 1970, Wesley E. Chambers, a carpenter, and his wife Sharon; in 1971, 1972, and 1974, Kenneth Watrous, an employee for the Coca-Cola Bottling Company, and his wife Bonnie.

In 1966, the County Assessor visited the parcel, measured the buildings on the site, and took a photo of the front elevation. According to the Residential Unit Property Record (Figure 8), the house was 748 square feet with a living room, kitchen, bathroom, and two bedrooms. It was of wood-frame construction on a raised concrete foundation. It had a side-gable roof with a front porch under the eaves. The detached garage was 440 square feet with a garage door along the full width of the front elevation and a front-facing gable roof. A shed or garage in the backyard was not measured, because no tax was assessed (NTA).

On October 16, 1974, then-owner Francisco Diaz received a building permit from the County of Santa Clara (No. 20204) for a new water heater. That is the only building permit in the records of the Santa Clara County Planning Department. On January 6, 1978, Francisco and Zulima Diaz granted the parcel to Louis C. and Marilyn D. Franckx.[8] Mr. and Mrs. Franckx lived in Saratoga, and this property continued as a rental property.

On February 23, 1979, the Wedgewood No. 9 annexation placed this parcel under the jurisdiction of the Town of Los Gatos. Soon afterward, the tenants complained to the Town of Los Gatos about the condition of the property. The building department inspected the property on March 21, 1979. The inspector described a one-story wood-frame dwelling with at least two rear additions. The garage had been converted to a separate living unit around March 1978, not long after the Franckx became the new landlords. The space between the dwelling and garage had been filled in with a kitchen. The structure in the backyard labeled a "shed, garage" on the assessor's Residential Unit Property Record was described by the inspector as a "large wood frame metal roof patio cover…with open gas barbecue." The 21 code deficiencies and violations observed are listed in Figure 9. Mr. and Mrs. Franckx received an electrical permit on September 13, 1990 (No. E 18124) for outlets, appliances, and service equipment (Figure 10). Mr. Franckx died on September 5, 1994, in San Francisco. On August 3, 1995, Marilyn D. Franckx sold the property to Peter Miklos Vadasz and Cathleen Joyce Vadasz.[9]

On March 11, 1998, Peter and Cathleen Vadasz received Permit No. B98-00206 to "repair & replace sheetrock, insulate exterior wall (Figure 11); Permit No. E98-000103 for "electrical for rewiring" (Figure 12); Permit No. P98-000105 for "plumbing to remodel furnace, replace old plumbing (Figure 13); and Permit No. M98-00075 for "mechanical for furnace" (Figure 14). A hand-drawn floor plan was also approved, presumably to show how the interior spaces would be reconfigured with new sheetrock. The extensive remodel did not entirely match the plans; for example, the front entry is in the space between the original house and the garage instead of from the kitchen. On August 7, 2019, Peter Miklos Vadasz granted the parcel to the current owner, Cathleen Joyce Vadasz, as her sole and separate property.[10]

FIGURES

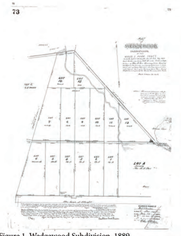


Figure 1. Wedgewood Subdivision, 1889.

Figure 2. Wedgewood Subdivision, 1929.

Figure 3. August 1, 1939, aerial photograph superimposed on Santa Clara County Surveyor Record Index map. Parcel is highlighted in red.

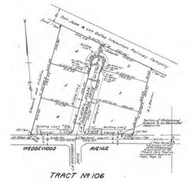


Figure 4. La Rinconada Acres tract map, just west of parcel, subdivided in 1939.

Figure 5. April 25, 1948, aerial photograph with parcel highlighted in red.

Figure 6. June 9, 1956, aerial photograph with parcel highlighted in red.

Figure 7. May 15, 1965, aerial photograph with parcel highlighted in red.

Figure 8. Page 1 SANTA CLARA COUNTY RESIDENTIAL UNIT PROPERTY RECORD

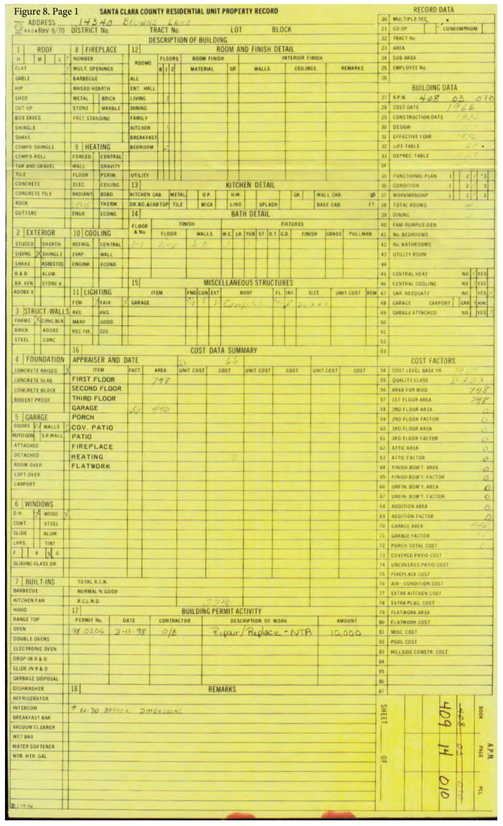


Figure 8. Page 2

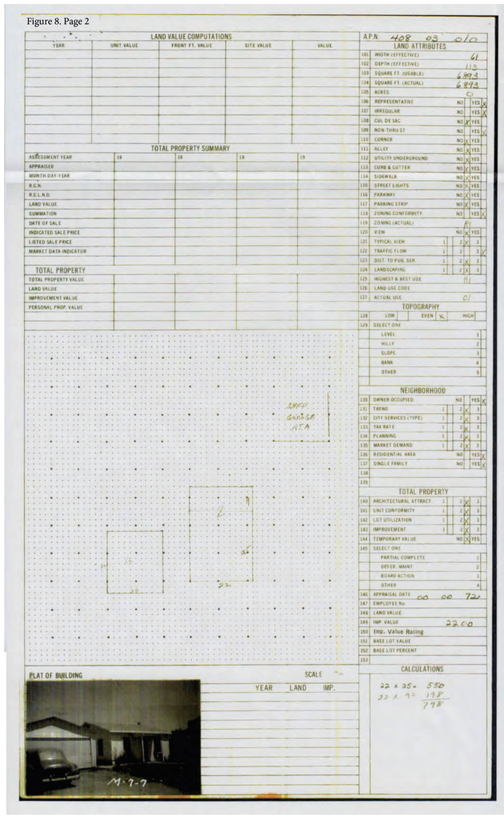


Figure 9. Page 1

Inspection Report — March 21, 1979
14340 Browns Lane — A. Watson

Inspected property in response to complaint from occupants Yates and Van Rooy. Interior inspection made of right side unit only.

Building Description
One story wood frame - original dwelling added to at least twice at the rear. Garage converted to living unit (approximately March, 1978); kitchen added to side between original dwelling. Large wood frame metal roof patio cover at rear with open gas barbecue.

Code Deficiencies and Violation Observed

1. Bedrooms, living room and kitchen lack sufficient electrical outlets causing extensive use of extension cords.
2. Light fixture in rear bedroom energized by using zip cord wire.
3. Rear bedroom, bathroom and utility room not provided required ceiling height.
4. Electrical receptical not provided with cover plate and not properly secured.
5. Modification to electric service and wiring installed does not comply with electrical code.
6. Electric main service inadequate to serve two units.
7. Circuits to unit not provided with proper overcurrent protection.
8. Wiring at service, south side of building and patio area is exposed - open conductors, open splices, unprotected.
9. Roof leak in living room.
10. 4" vent from toilet in utility room damaged and of unapproved material.
11. Sink in bathroom is not vented, connected improperly and outside plubing of unapproved material.
12. Roll and roof framing of original dwelling infected and deteriorated in numberous locations by dryrot and termites.
13. Roof and wall framing of rear utility room structurally unsound.
14. Roof framing of patio roof structure is structurally unsound.
15. Open barbecue under patio roof is fire hazard.
16. Gas line to barbecue area of unapproved material for underground gas line.
17. Garage converted to living unit without permit or inspection.
18. Gas vent from garage improperly installed.

--continued--

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
07/31/2025

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

PLAN REVIEW APPROVAL
07.31.2025
TOWN OF LOS GATOS
BUILDING DIVISION

REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2025
C-34045
STATE OF CALIFORNIA

STEVEN RAMIREZ
PROJECT REPRESENTATIVES
711 E. MCGLINCY LANE, SUITE 109
CAMPBELL, CA 95121
(408)796-1845

GORDON K WONG, ARCHITECT
711E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1845 LIC# 34045
GKW Architects.com

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

General, Historical Report & Los Gatos Approval Letter

Residential Remodel & Addition
14340 Browns Ln
Los Gatos, CA 95032

Revision Schedule

Number	Description	Date

General, Historical Report & Los Gatos Approval Letter

G2.0

SCALE AS INDICATED

6/12/2025 5:45:37 PM

REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP

Figure 9. Page 2

Inspection Report - 14340 Browns Lane

-2-

19. Electric circuit to garage unit is not provided required overcurrent protection.
20. Plumbing at rear of garage unit from bathroom is of unapproved material.
21. Use of property for two living units is in violation of county and town zoning regulations.

Figure 10.

TOWN OF LOS GATOS
BUILDING INSPECTION DEPARTMENT • PHONE 354-6876
INSPECTION REQUESTS PHONE 354-6877

E 18124 1

ITEM	NO. OF ITEMS	AMOUNT	$ FEE
OUTDOOR LIGHTS		.75 EA	
INDOOR LIGHTS		.75 EA	
SWITCHES		.75 EA	
RECEPTACLES, OUTLETS	3	.75 EA	2.25
RESIDENTIAL: OVEN, COOK TOP, RANGE, WALL AIR-COND., SPACE HEATER, DISPOSER, DISHWASHER, WATER HEATER, WASHING MACH., CLOTHES DRYERS, OTHER SMALL APPLIANCES, 1 KW OR LESS	2	3.00 EA	6.00
COMMERCIAL: MEDICAL & DENTAL DEVICES, FOOD & BEVERAGE CABINETS, ILLUMINATED SHOW CASES, DRINK FOUNTAINS, VENDING MACH., LAUNDRY MACH., OTHER SMALL APPLIANCES 1 KW OR LESS		3.00 EA	
LARGE APPLIANCES, POWER APPARATUS, HEATING & AIR COND. EQUIP., COOKING & BAKING EQUIP., OTHER LARGE APPLIANCES & APPARATUS OVER 1 KW		7.50 EA	
OVER 10 KW		15.00 EA	
OVER 50 KW		30.00 EA	
OVER 100 KW		45.00 EA	
BUSWAY (PER 100 FEET)		4.50 EA	
SIGNS		15.00 EA	
SERVICE EQUIP. NOT OVER 200 AMPS	1	18.50 EA	18.50
SERVICE EQUIP. OVER 200 AMPS		37.50 EA	
SERVICE EQUIP. OVER 600 VOLTS		75.00 EA	
SUBPANEL		11.00 EA	
MISC. APPARATUS CONDUITS & CONDUCTORS		11.00 EA	
TEMPORARY POWER POLE		15.00 EA	
TEMPORARY LIGHTING SYSTEM		7.50 EA	
SWIMMING POOL SYSTEM		30.00 EA	
NEW RESIDENTIAL CONST.			
ELECTRICAL PLAN CHECK FEE			
ISSUANCE OF PERMIT			15.00
TOTAL FEES			

BUILDING ADDRESS: 14340 Browns Lane
USE OF BUILDING: Residential
OWNER: Branckx PHONE: 415-921-3401
MAIL ADDRESS: 2750 Greenwich St
CITY: San Francisco ZIP: 94123
CONTRACTOR: Almaden Electric PHONE: 370-7545
MAIL ADDRESS: 190 Dillon Ave Unit F
CITY: Campbell, CA ZIP: 95008
STATE LICENSE: 436288 C-10 TOWN LICENSE: 1382

NOTICE:
1. SIGNS ARE REGULATED, SEE PLANNING DEPT.
2. OUTDOOR LIGHTS ARE REGULATED AGAINST SHINING ON OTHER PROPERTIES, AND PUBLIC RIGHT-OF-WAYS. SHOESTRING LIGHTING NOT PERMITTED.

GROUP | USE ZONE | PROCESSED BY

INSPECTION RECORD

CONTRACTORS DECLARATION

COMPLETE A OR B

WORKER'S COMPENSATION DECLARATION

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

VALIDATION

APPROVALS

Figure 11.

TOWN OF LOS GATOS
BUILDING INSPECTION DEPARTMENT

Permit Number: B98-000206

Work Description: REPAIR & REPLACE SHEETROCK, INSULATE EXTERIOR WALL

Building Address: 14340 BROWNS LN
Owner...........: VADASZ PETER MIKLOS & CATHLEEN
Address.......: 14340 BROWNS LN
City..........: LOS GATOS CA
Contractor......: OWNER/BUILDER
License.......: 000000
Address.......: SAME
City..........:
Business Lic..:
Arch\Eng\Design.:
License.......:
Address.......:
City..........:
Valuation.......: 10,000.00
Total Sq.Ft.....: Livable Sq.Ft.:
Class Code......: 434 Bldg Count: 001 Unit Count: 000

Status..: ISSUED
Applied.: 03/11/1998
Approved: 03/11/1998
Issued..: 03/11/1998
Expires.: 09/07/1998

PERMIT FEES

Permit Issuance.:	25.00	Park Tax.........:	.00
Building Permit.:	163.00	Planning Plan Ck.:	.00
Title-24........:	.00	Micro Planning...:	.00
Seismic Tax.....:	1.00	Storm Drain Eng..:	.00
Plan Check......:	105.95	Road Impact Fee..:	36.99
Micro Building..:	.00	Computer Services:	6.52
Construction Tax:	.00	Electrical Fee...:	
Utility Tax.....:	.00	Plumbing Fee.....:	
Gen Pln Updt....:	.00	Mechanical Fee...:	

Total Calculated Fees: 301.47
Total Additional Fees: .00
Total Fees Due.......: 301.47
Total Payments.......: .00
BALANCE DUE..........: 301.47

CONTRACTORS DECLARATION
I certify that I am properly licensed by the State of California Contractors License Law.
Signature X
COMPLETE A or B
WORKER'S COMPENSATION DECLARATION
A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.
Signature X
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.
Signature X Cathy Vadasz
CERTIFICATION OF PERMIT ISSUANCE
I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.
Signature X Cathy Vadasz

Figure 12.

Permit Number: E98-000103

Work Description: ELEC FOR REWIRING

Building Address: 14340 BROWNS LN
Owner...........: VADASZ PETER MIKLOS & CATHLEEN
Address.......: 14340 BROWNS LN
City..........: LOS GATOS CA
Zip...........: 95030
Contractor......: OWNER/BUILDER
License.......: 000000
Address.......: SAME
City..........:
Zip...........:
Business Lic..:

Status..: ISSUED
Applied.: 03/11/1998
Approved:
Issued..: 03/11/1998
Expires.: 09/07/1998

--Square Footage--
New Residence: Remodel: Commercial:

PERMIT FEES

Permit Issuance......:	25.00
Plan Check Fee.......:	16.81
New Resident.........:	.00
Remodel..............:	.00
Commercial...........:	.00
Detail Electrical Fee:	67.25

Total Calculated Fees: 109.06
Total Additional Fees: .00
Total Fees Due.......: 109.06
Total Payments.......: .00
BALANCE DUE..........: 109.06

CONTRACTORS DECLARATION
I certify that I am properly licensed by the State of California Contractors License Law.
Signature X
COMPLETE A or B
WORKER'S COMPENSATION DECLARATION
A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.
Signature X
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.
Signature X Cathy Vadasz
CERTIFICATION OF PERMIT ISSUANCE
I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.
Signature X Cathy Vadasz
NOTICE:
1. Signs are regulated, See Planning Dept. for requirements
2. Outdoor lights are regulated against shining on other properties, shoestring lighting is not permitted.

Figure 13.

Permit Number: P98-000105

Work Description: PLUM TO REMODEL FURNACE REPLACE OLD PLUM

Building Address: 14340 BROWNS LN
Owner...........: VADASZ PETER MIKLOS & CATHLEEN
Address.......: 14340 BROWNS LN
City..........: LOS GATOS CA
Zip...........: 95030
Contractor......: OWNER/BUILDER
License.......: 000000
Address.......: SAME
City..........:
Zip...........:
Business Lic..:

Status..: ISSUED
Applied.: 03/11/1998
Approved: 03/11/1998
Issued..: 03/11/1998
Expires.: 09/07/1998

--Square Footage--
New Residence: Remodel: Commercial:

PERMIT FEES

Permit Issuance......:	25.00
Plan Check Fee.......:	13.00
New Residential......:	.00
Remodel..............:	.00
Commercial...........:	.00
Detail Plumbing Fee..:	52.00

Total Calculated Fees: 90.00
Total Additional Fees: .00
Total Fees Due.......: 90.00
Total Payments.......: .00
BALANCE DUE..........: 90.00

CONTRACTORS DECLARATION
I certify that I am properly licensed by the State of California Contractors License Law.
Signature X
COMPLETE A or B
WORKER'S COMPENSATION DECLARATION
A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.
Signature X
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.
Signature X Cathy Vadasz
CERTIFICATION OF PERMIT ISSUANCE
I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.
Signature X Cathy Vadasz

Figure 14.

Permit Number: M98-000075

Work Description: MECH FOR FURNANCE

Building Address: 14340 BROWNS LN
Owner...........: VADASZ PETER MIKLOS & CATHLEEN
Address.......: 14340 BROWNS LN
City..........: LOS GATOS CA
Zip...........: 95030
Contractor......: OWNER/BUILDER
License.......: 000000
Address.......: SAME
City..........:
Zip...........:
Business Lic..:

Status..: ISSUED
Applied.: 03/11/1998
Approved: 03/11/1998
Issued..: 03/11/1998
Expires.: 09/07/1998

--Square Footage--
New Residence: Remodel: Commercial:

PERMIT FEES

Permit Issuance......:	25.00
Plan Check Fee.......:	10.25
New Residential......:	.00
Remodel..............:	.00
Commercial...........:	.00
Detail Mechanical Fee:	41.00

Total Calculated Fees: 76.25
Total Additional Fees: .00
Total Fees Due.......: 76.25
Total Payments.......: .00
BALANCE DUE..........: 76.25

CONTRACTORS DECLARATION
I certify that I am properly licensed by the State of California Contractors License Law.
Signature X
COMPLETE A or B
WORKER'S COMPENSATION DECLARATION
A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.
Signature X
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.
Signature X Cathy Vadasz
CERTIFICATION OF PERMIT ISSUANCE
I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.
Signature X Cathy Vadasz
NOTICE: All new mechanical equipment shall be screened and the screening shall match the building in terms of material and color. Noise levels from the equipment shall not exceed what is permitted by Section 16.20.035 of the Town of Los Gatos Code.

TOWN OF LOS GATOS

OWNER-BUILDER VERIFICATION

ATTENTION OWNER-BUILDERS!

IF YOU PLAN TO IMPROVE YOUR PROPERTY AND EMPLOY PERSONS OTHER THAN YOUR IMMEDIATE FAMILY, THE FOLLOWING INFORMATION WILL BE OF BENEFIT TO YOU. STATE AND FEDERAL LAWS REQUIRE THAT YOU:

1. REGISTER WITH THE STATE AND FEDERAL GOVERNMENTS AS AN EMPLOYER.
2. WITHHOLD AND REMIT INCOME TAX FOR EACH EMPLOYEE.
3. PAY SOCIAL SECURITY COSTS ON EACH EMPLOYEE.
4. WITHHOLD AND REMIT SOCIAL SECURITY COSTS ON EACH EMPLOYEE.
5. PAY WORKER'S COMPENSATION INSURANCE COSTS ON EACH EMPLOYEE.
6. WITHHOLD AND REMIT DISABILITY INSURANCE COSTS FOR EACH EMPLOYEE.
7. PAY UNEMPLOYMENT INSURANCE COSTS ON EACH EMPLOYEE.

YOU MAY CONSTRUCT IMPROVEMENTS FOR SALE ONLY UNDER SPECIFIC, LIMITED CONDITIONS.

YOU MAY CONSTRUCT IMPROVEMENTS FOR RENTAL-OCCUPANCY ONLY UNDER SPECIFIC, LIMITED CONDITIONS.

YOU MAY SUBCONTRACT PORTIONS OF THE CONSTRUCTION TO ANY PERSON OR FIRM, BUT THEY MUST BE LICENSED BY THE STATE OF CALIFORNIA.

INFORMATION ABOUT INSURANCE, LIEN LAWS, AND OTHER CONSTRUCTION MATTERS MAY BE OBTAINED FROM THE CONTRACTORS STATE LICENSE BOARD AND VARIOUS BUSINESS AND TRADE ASSOCIATIONS.

Please complete and return this information at your earliest opportunity to avoid unnecessary delay in processing and issuing your Building Permit.

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement: ✓ (yes) or ___ (no).
2. I have signed an application for a Building permit for the proposed work: ✓ (yes) or ___ (no).

I AGREE TO CHECK THAT EACH SUBCONTRACTOR HAS A VALID TOWN OF LOS GATOS BUSINESS LICENSE BEFORE THEY BEGIN WORK. (YOU MAY VERIFY BUSINESS LICENSE STATUS WITH THE FINANCE DEPARTMENT AT 354-6835).

Cathy Vadasz (SIGNATURE) 3·11·98 (DATE)

Property Owner: Vadasz
Address: 14340 Brown (Of job site)

B98-000206 P98-000105
E98-000103 M98-000075

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
07/31/2025

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

PLAN REVIEW APPROVAL
07.31.2025
TOWN OF LOS GATOS
BUILDING DIVISION

General, Historical Report & Los Gatos Approval Letter

LICENSED ARCHITECT GORDON K WONG C-34045 RENEWAL 08/31/2025 STATE OF CALIFORNIA

STEVEN RAMIREZ
PROJECT REPRESENTATIVES
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121
(408)796-1845

GORDON K WONG, ARCHITECT
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1845 LIC# 34045
GKW Architects.com

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

Residential Remodel & Addition
14340 Browns Ln
Los Gatos, CA 95032

Revision Schedule

Number	Description	Date

General, Historical Report & Los Gatos Approval Letter

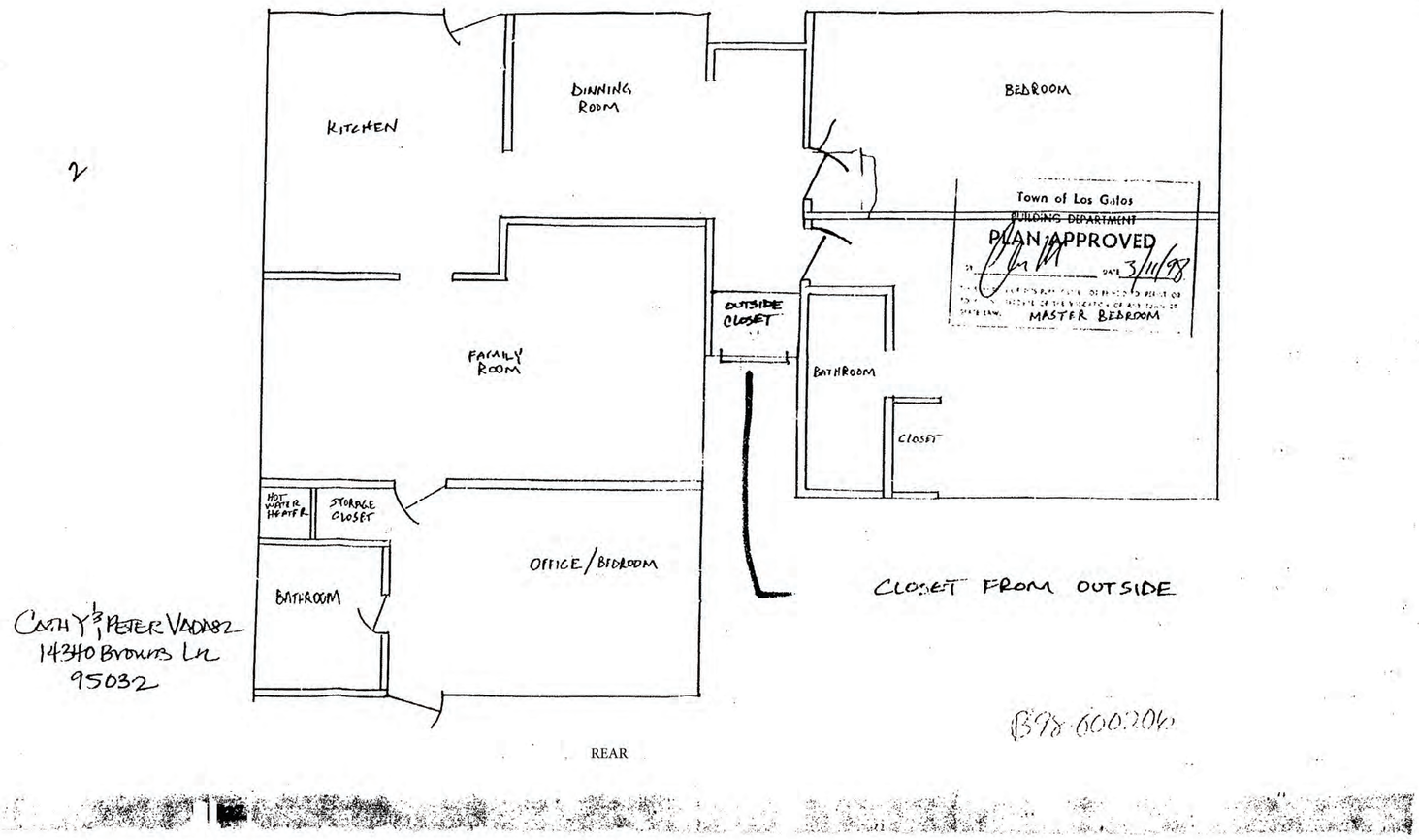
G2.1

SCALE AS INDICATED

6/12/2025 5:45:56 PM

Figure 15.

FRONT



REAR

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
(408) 354-6872 Fax (408) 354-7593

CIVIC CENTER
110 E. MAIN STREET
LOS GATOS, CA 95030

September 26, 2024

Gordon K Wong
710 E McGlincy Lane Suite 109
Campbell, CA 95032
Via email

RE: 14340 Browns Lane
Request for Review PHST-24-019

Requesting Approval to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 409-14-010. Exempt Pursuant to CEQA Guidelines, Section 15061(b)(3).
Property Owner: Cathleen Joyce Vadasz
Applicant: Gordon K. Wong
Project Planner: Erin Walters

On September 24, 2024, the Los Gatos Historic Preservation Committee recommended approval of the above request to the Community Development Director. The request was approved by the Community Development Director on September 26, 2024.

PLEASE NOTE: Pursuant to Sections 29.20.255 and 29.20.260 of the Town Code, this decision may be appealed to the Planning Commission by any interested person as defined by Town Code Section 29.10.020 within 10 days on forms available online with fees paid. Final deadline is 4:00 p.m. on that 10th day. Therefore, this action should not be considered final, and no permits by the Town will be issued until the appeal period has passed.

If you have any questions, please contact project planner Erin Walters by phone at (408) 354-6867 or by email at EWalters@losgatosca.gov.

Best regards,

Sean Mullin, AICP on behalf of
Erin Walters
Associate Planner

cc: Cathleen Joyce Vadasz, via email

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REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
07/31/2025

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

PLAN REVIEW APPROVAL
07.31.2025
TOWN OF LOS GATOS
BUILDING DIVISION

LICENSED ARCHITECT
GORDON K WONG
No. C-34045
RENEWAL 08/31/2025
STATE OF CALIFORNIA

STEVEN RAMIREZ
PROJECT REPRESENTATIVES
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121
(408)796-1845

GORDON K WONG, ARCHITECT
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1845 LIC# 34045
GKW Architects.com

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

General, Historical Report & Los Gatos Approval Letter

Residential Remodel & Addition
14340 Browns Ln
Los Gatos, CA 95032

Revision Schedule

Number	Description	Date

General, Historical Report & Los Gatos Approval Letter

G2.2

SCALE AS INDICATED

6/12/2025 5:46:06 PM

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP

Y = YES
N/A = NOT APPLICABLE
RESPONSIBLE PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code.*

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope.
The purpose of this chapter is to define means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

4.502.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels or structural composite lumber, oriented strandboard, glued laminated timber, prescriptive wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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PLAN CHECK/APPROVAL
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BUILDING DIVISION

THESE PLANS HAVE BEEN REVIEWED AND SHOWN ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[4]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.

   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
07/31/2025

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

PLAN REVIEW APPROVAL
07.31.2025
TOWN OF LOS GATOS
BUILDING DIVISION

Santa Clara Valley Urban Runoff Pollution Prevention Program

Construction Best Management Practices (BMPs)

West Valley Clean Water Authority
Campbell • Los Gatos • Monte Sereno • Saratoga

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control

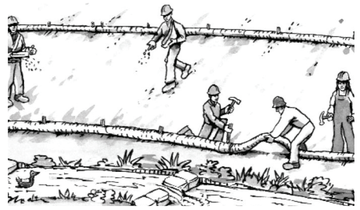
Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.

  Ensure all subcontractors working onsite are implementing appropriate BMPs.

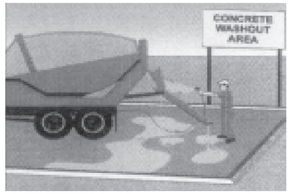
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering



Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work

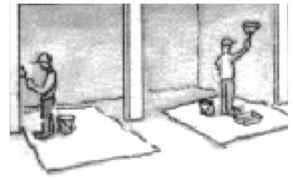
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paintcontainers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead- based paint removal requires a state-certified contractor.

Copper Architectural Features

Discharges to storm drains generated by installing, cleaning, treating or washing copper architectural features, is a violation of the municipal stormwater ordinance and may be subject to a fine. These BMPs must be implemented to prevent prohibited discharges to storm drains:

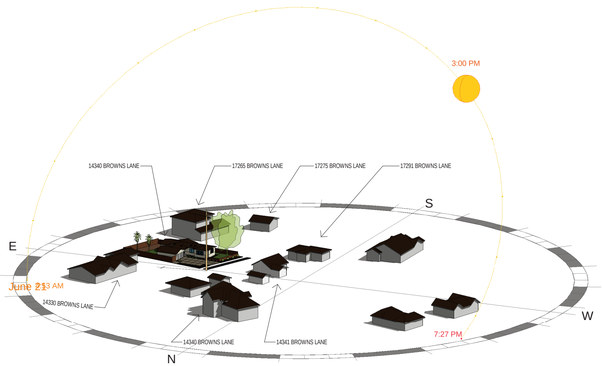
During Installation

- ❑ If possible, purchase copper materials that have been pre-patinated at the factory.
- ❑ If patination done on site, implement one or more of the following BMPs:
  1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  2. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  3. Collect the rinse water in a tank and haul off-site for proper disposal.
- ❑ Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

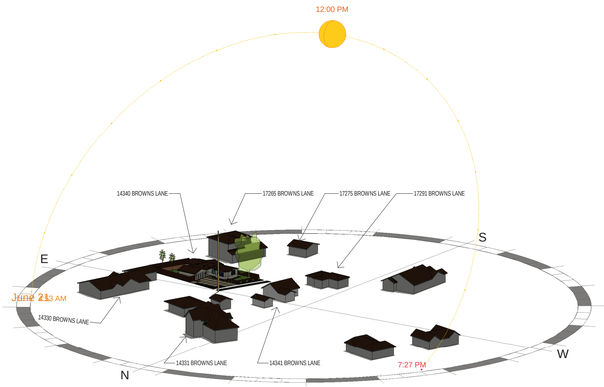
During Maintenance such as, power washing roof, re-patination, or re-application of impervious coating:

- ❑ Block storm drain inlets as needed to prevent runoff from entering storm drains.
- ❑ Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

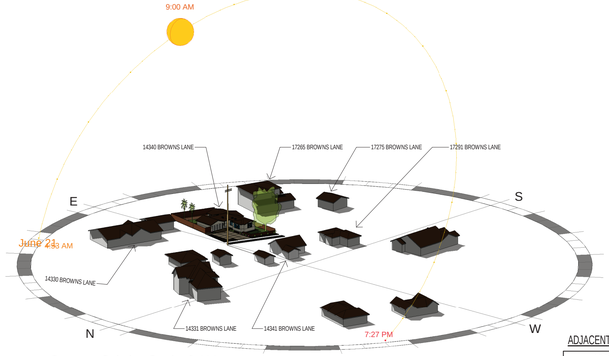
Storm drain polluters may be liable for fines of up to $10,000 per day!



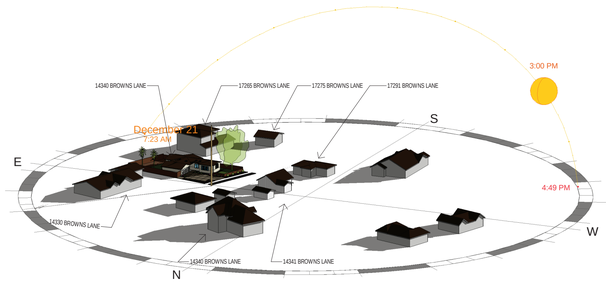
3 Summer Solstice Study, 3 PM



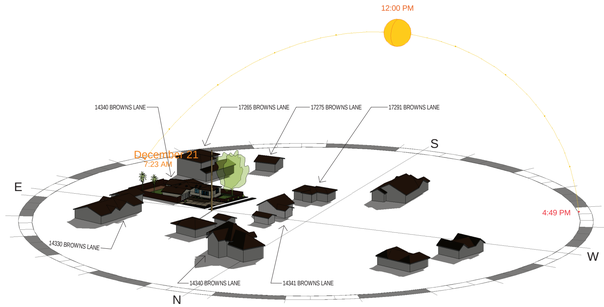
2 Summer Solstice Study, 12 PM



1 Summer Solstice Study, 9 AM



6 Winter Solstice Study, 3 PM



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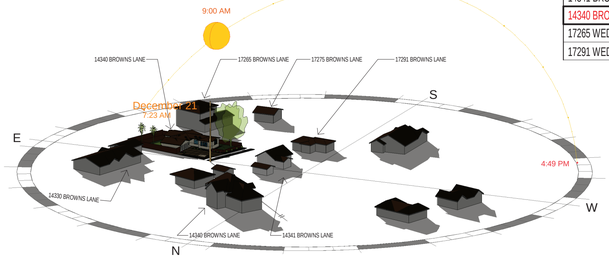
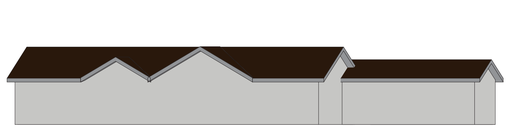


4 Winter Solstice Study, 9 AM

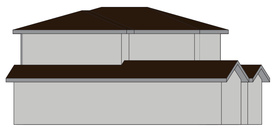
ADJACENT NEIGHBORHOOD ANALYSIS

ADDRESS	BUILDING HEIGHT (FT)	# OF STORIES	COMMENTS
14330 BROWNS	17 FT	1	
14331 BROWNS	16 FT	1	
14341 BROWNS	29.75 FT	2	
14340 BROWNS	12 FT	1	
17265 WEDGEWOOD	26.5 FT	2	
17291 WEDGEWOOD	28 FT	2	



14330 BROWNS LN

14340 BROWNS LN



17265 BROWNS LN

7 Streetscape, Across Subject Property, West
1/16" = 1'-0"

17291 WEDGEWOOD AVE (TAKEN FROM BROWNS LN)

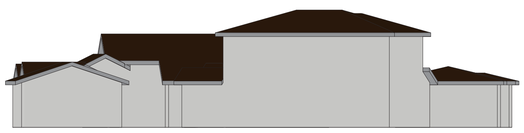
14361 BROWNS LN

14331 BROWNS LN

14330 BROWNS LN

14341 BROWNS LN

17275 WEDGEWOOD AVE (TAKEN FROM WEDGEWOOD)



8 Streetscape, Across Subject Property, East
1/16" = 1'-0"

COMMUNITY DEVELOPMENT
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TOWN OF LOS GATOS
BUILDING DIVISION

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FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP

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ARCHITECTS
RESIDENTIAL/COMMERCIAL

Residential Remodel & Addition
14340 Browns Ln
Los Gatos, CA 95032

Revision Schedule

Number	Description	Date

General, Streetscape & Shadow / Sun Study

G5.0

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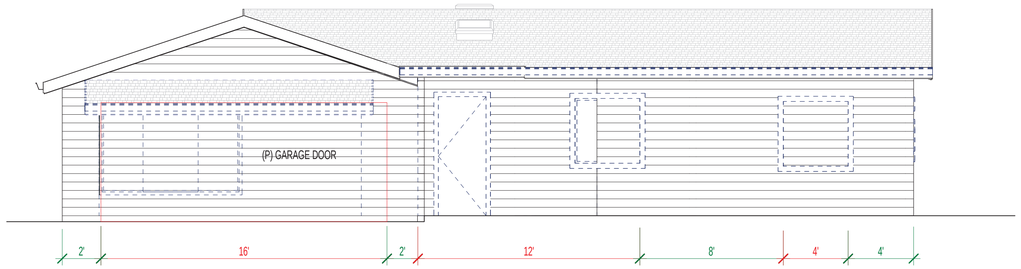
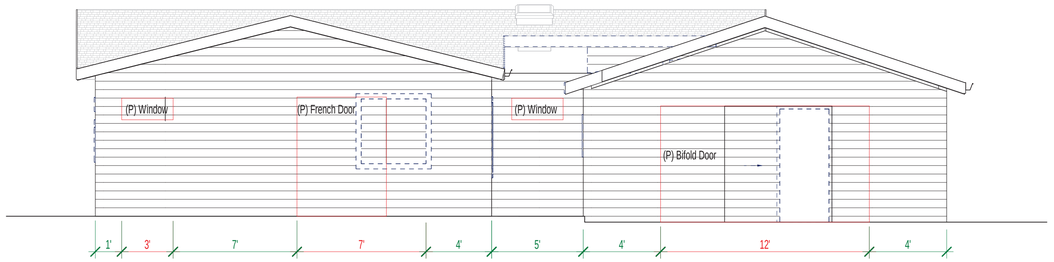
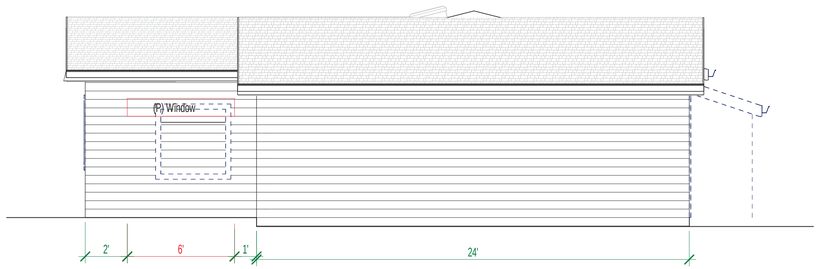


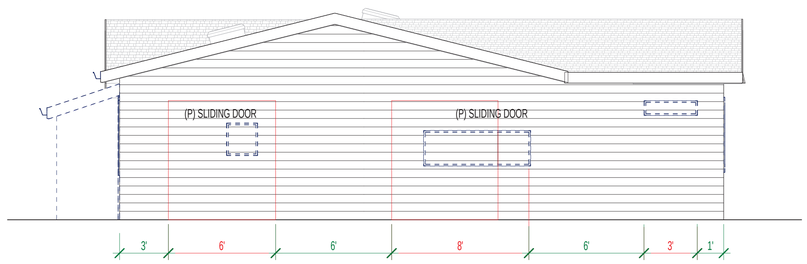
2 Front Side, West Demolition Elevation
1/4" = 1'-0"



3 Rear Side, East Demolition Elevation
1/4" = 1'-0"



4 Left Side, North Demolition Elevation
1/4" = 1'-0"

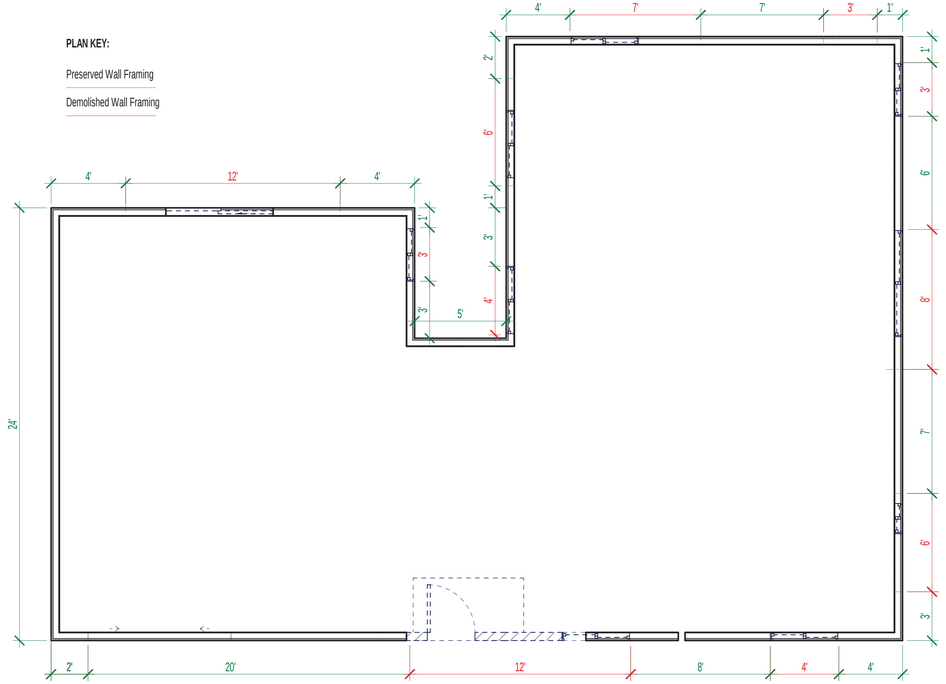


5 Right Side, South Demolition Elevation
1/4" = 1'-0"

PLAN KEY:

Preserved Wall Framing

Demolished Wall Framing



1 F.F, Technical Demolition Diagram
1/4" = 1'-0"

TECHNICAL DEMOLITION ANALYSIS

	EXISTING FOOTPRINT (FT)	WIDTH OF PRESERVED WALL FRAMING IN LINEAR FEET (INCLUDING EXISTING OPENINGS)	WIDTH OF DEMOLISHED WALL FRAMING IN LINEAR FEET (INCLUDING NW AND ENLARGED OPENINGS)
1ST FLOOR	174 FT	92 FT	84 FT
TOTAL:	174 FT	92 FT	84 FT

SINCE 92' IS GREATER THAN 84', THEN NO TECH DEMO

North

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TOWN OF LOS GATOS
BUILDING DIVISION

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Jul 25, 2025
INTERWEST CONSULTING GROUP

LICENSED ARCHITECT
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14340 Browns Ln
Los Gatos, CA 95032

Revision Schedule

Number	Description	Date

General, Technical Demolition Diagram

G6.0

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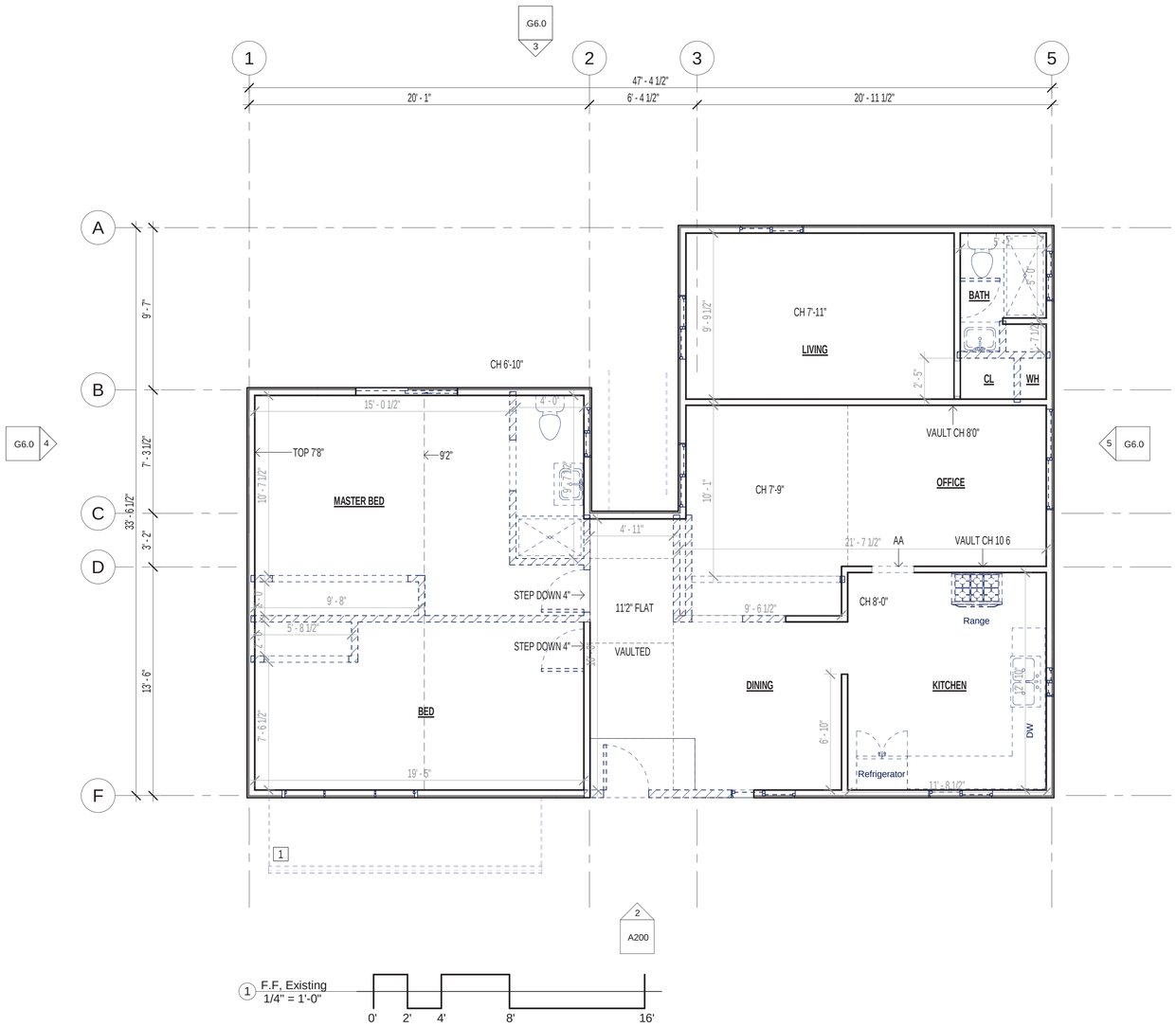
General, Technical Demolition Diagram



FLOOR PLAN, EXISTING, KEYNOTES:

1 DEMOLISH ROOF OVERHANG

FLOOR PLAN, EXISTING, LEGEND:

AA ATTIC ACCESS

UA UNDERFLOOR ACCESS

(T) TEMPERED

(EG) EGRESS

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Residential Remodel & Addition
14340 Browns Ln
Los Gatos, CA 95032

Revision Schedule

Number	Description	Date

Architectural, 1st Level, Existing

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PLANNING DIVISION
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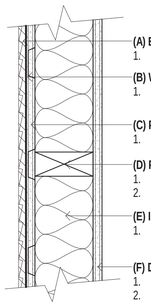
07.31.2025
TOWN OF LOS GATOS
BUILDING DIVISION



(A) EXTERIOR FINISH
1. HARDIE BOARD HORIZONTAL SIDING

(B) W.P. MEMBRANE
1. GRADE "D" BLDG. PAPER (2 LAYERS)

(C) PLYWD. SHEATHING
1. 1/2" CDXPLYWOOD

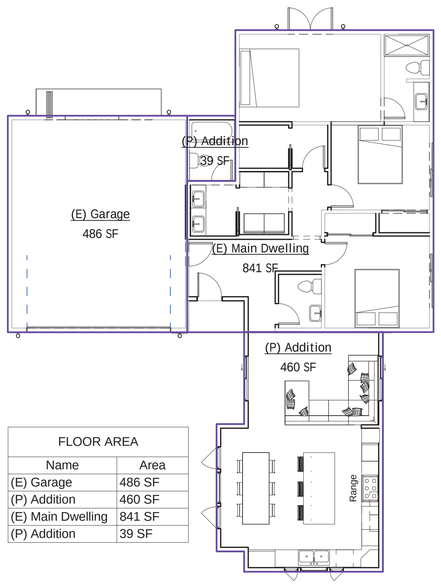
(D) FRAMING/ STUD
1. 2X4 WOOD
2. 2x6 WOOD

(E) INSULATION
1. WALL INSULATION, SEE T 24

(F) DRYWALL
1. 1/2" GYP. BD.
2. 5/8" GYP BRD, TYPE X

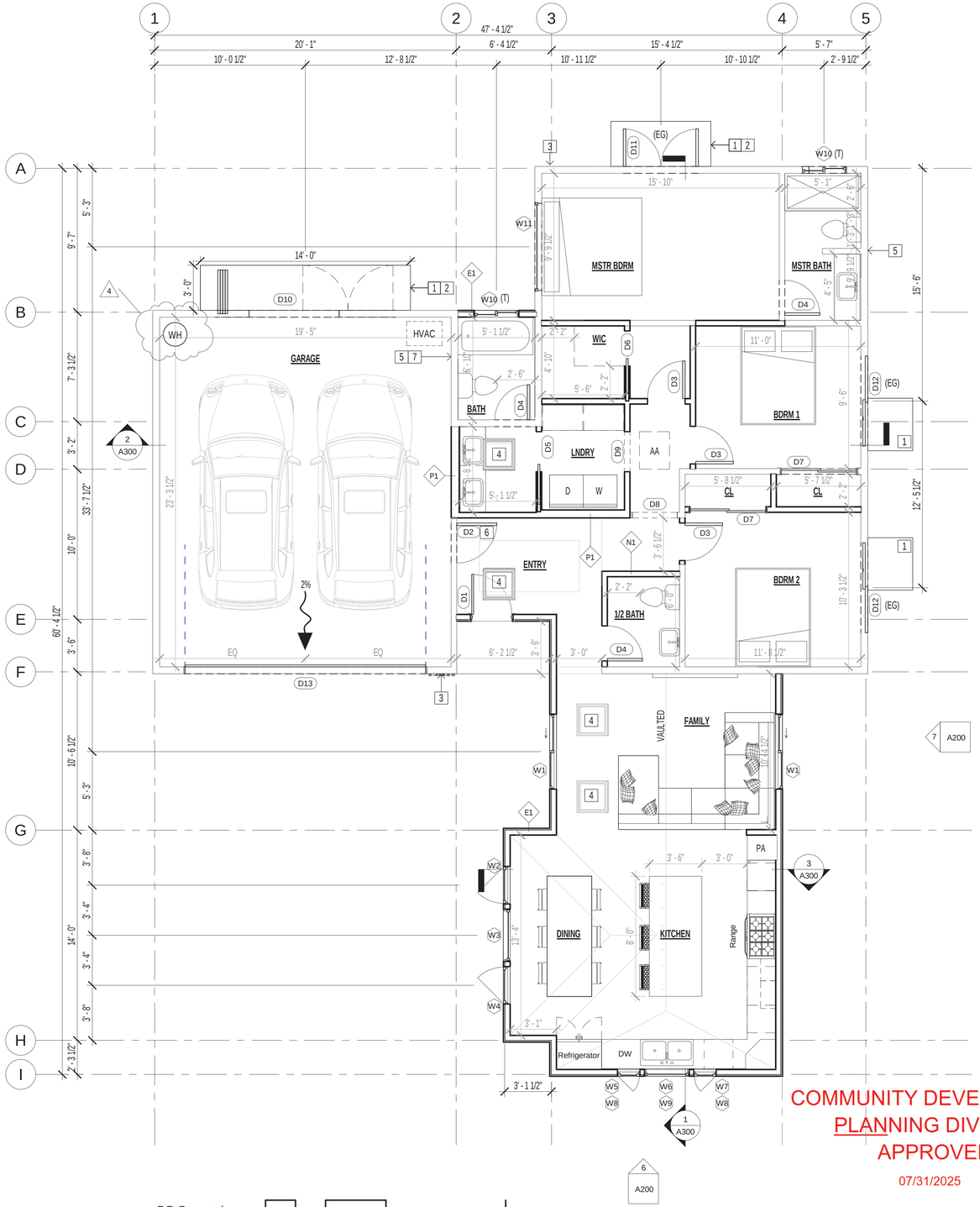
WALL TYPES: WALL ASSEMBLY:

- E1 — (A1, B1, C1, D1, E1, F1)
- N1 — (F1,D1,F1)
- P1 — (F1, D2, F1)



FLOOR AREA	
Name	Area
(E) Garage	486 SF
(P) Addition	460 SF
(E) Main Dwelling	841 SF
(P) Addition	39 SF

2 F.F, Proposed
1/8" = 1'-0"



1 F.F, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

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FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP

FLOOR PLAN, PROPOSED, KEYNOTES:

1	LANDING MINIMUM 36" DEEP LANDING AND NOT MORE THAN 1 1/2" LOWER THAN THRESHOLD FOR OUTSWINGING DOORS
2	6" CONCRETE STEP
3	HOSE BIB
4	SKYLIGHT
5	FURRED OUT PLUMBING WALL
6	CRC R302.5.1 1 3/8" SOLID WOOD (CLOSING & SELF LATCHING)
7	CMC 305.1.1 PROVIDE APPLIANCE PROTECTION POST (WATER HEATER)

FLOOR PLAN, PROPOSED, LEGEND:

AA	ATTIC ACCESS
UA	UNDERFLOOR ACCESS
(T)	TEMPERED
(EG)	EGRESS

NOTES:

1. DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. CRC SECTION R308.4.5
2. WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS.
   CRC SECTIONS R307.2 AND R702.4
3. GRAY ELEMENTS TO REPRESENT EXISTING AND BLACK ELEMENTS TO REPRESENT PROPOSED
4. PER 2022 CPC 408
   1. A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQUARE INCHES.
   2. CAPABLE OF ENCOMPASSING 30-INCH CIRCLE.
   3. THE FINISHED FLOOR OF THE RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TOWARD THE DRAIN NOT LESS THAN 1/4" PER FOOT AND NOT MORE THAN 1/2" PER FOOT.
   4. SHOWERS AND TUB/SHOWERS ARE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.
   5. SHOWER AND TUB/ SHOWER WALLS HAVE A SMOOTH, HARD, NONABSORBENT SURFACE OVER AN APPROVED MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET PER 2022 CRC.
   6. PROPOSED WINDOWS TO MATCH EXISTING WOOD WINDOWS/ WOOD TRIM 3 1/2 MIN. (NOTE: VINYL CLAD WOOD ALLOWED)- TO BE DETERMINED BY OWNER
   7. CONTRACTOR TO VERIFY ALL DIMENSIONS AND DESIGNS ON SITE.

COMMUNITY DEVELOPMENT
PLANNING DIVISION
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ARCHITECTS
RESIDENTIAL/COMMERCIAL

Residential Remodel & Addition
14340 Browns Ln
Los Gatos, CA 95032

Revision Schedule

Number	Description	Date
1	Building Revision 1	2025.04.16
2	Building Revision 2	2025.06.12
4	Building Revision 4	2025.07.22

Architectural, 1st Level, Proposed, Wall Schedule & Floor Area Diagram, Proposed

A101

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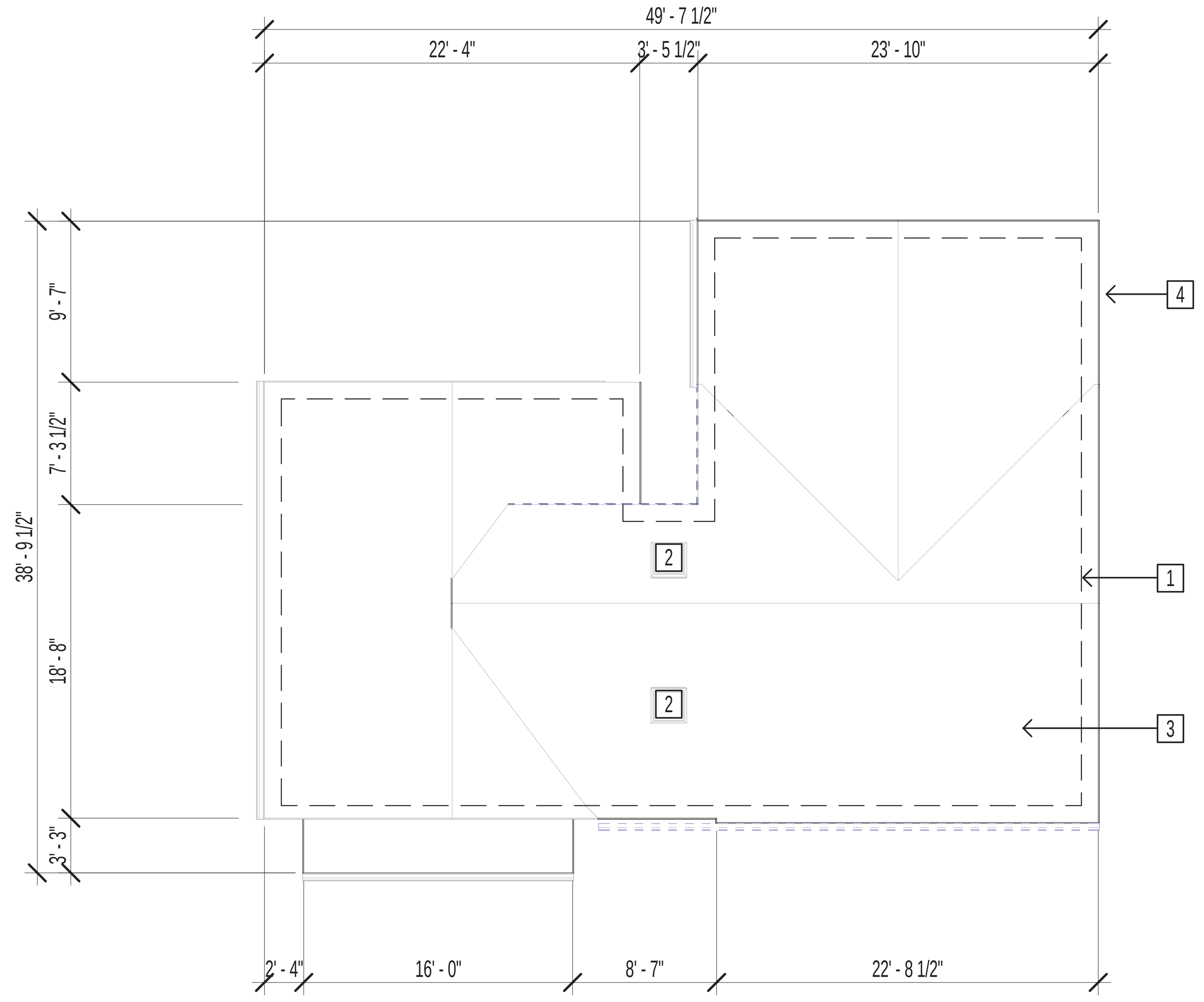
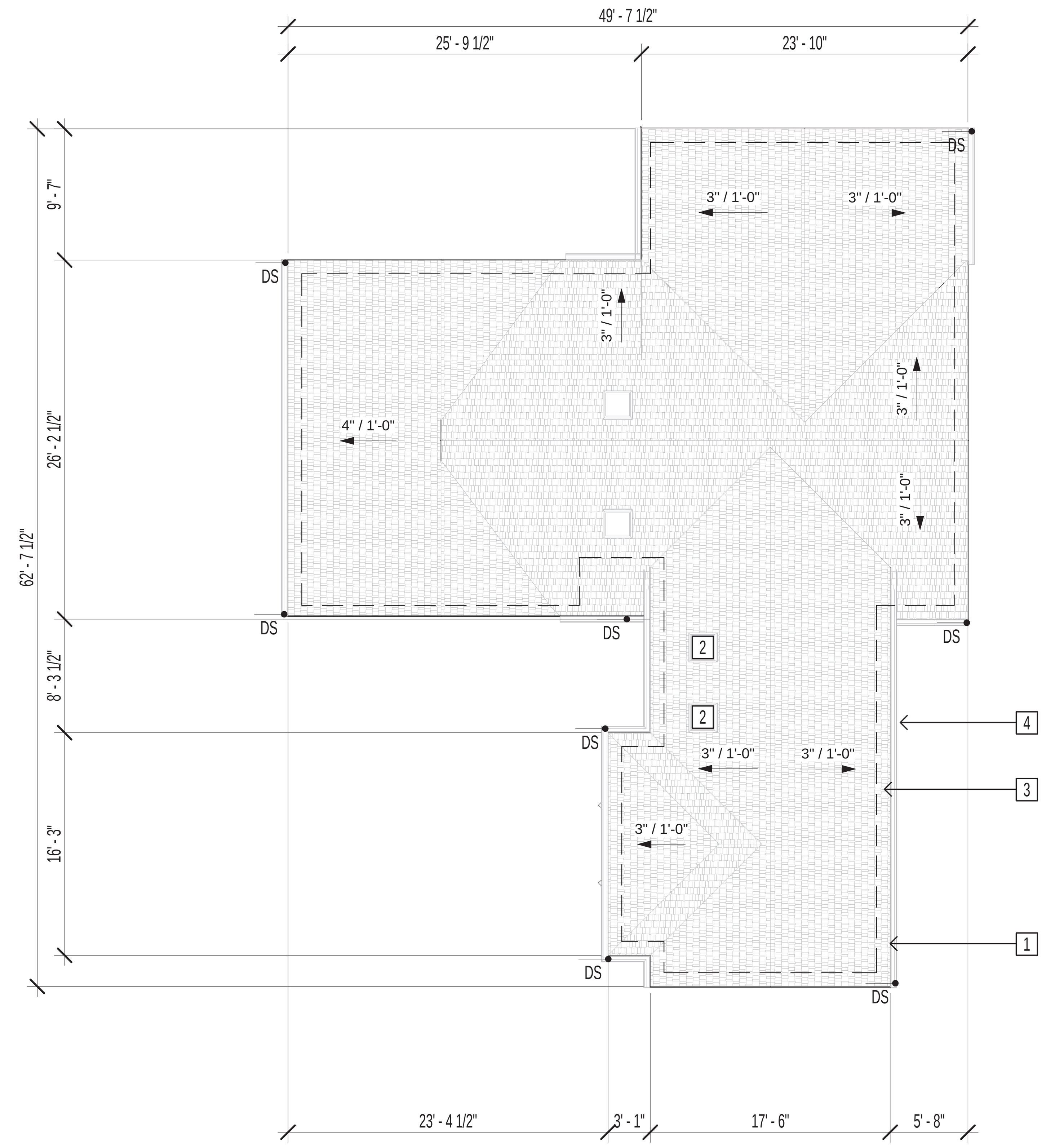


3 Roof Plan, Existing
1/8" = 1'-0"



2 Roof Plan, Proposed
1/8" = 1'-0"

ROOF PLAN, EXISTING, KEYNOTES

1 BUILDING OUTLINE
2 SKYLIGHTS
3 COMPOSITION ROOF SHINGLES
4 FASCIA & GUTTER

ROOF PLAN, EXISTING, NOTES

1. ELEMENTS IN BLUE DASH LINES ARE TO BE DEMOLISHED
2. ELEMENTS IN BLACK LINE ARE EXISTING TO REMAIN

ROOF PLAN, PROPOSED, KEYNOTES

1 BUILDING OUTLINE
2 SKYLIGHTS
3 COMPOSITION ROOF SHINGLES
4 FASCIA & GUTTER

PROPOSED ROOF PLAN LEGEND

DS — DOWNSPOUT
— — — BUILDING OUTLINE
SL — SKYLIGHT

NOTE:

1. PARTIAL ROOF IS VAULTED, SPRAY FOAM INSULATION APPLIED DIRECTLY TO UNDERSIDE ROOF FRAMING. PER CRC R806.5

ROOF PLAN, PROPOSED, KEYNOTES

- STATE LAW REQUIRES A FIRE RATING OF CLASS C OR BETTER
- ALL PROPOSED GUTTERS & DOWNSPOUTS TO BE GSM PAINTED
- D.S. INDICATES 2" X 3" G.A. DOWNSPOUTS LOCATED AS SHOWN

(P) ATTIC VENTILATION CALCULATIONS

(P) TOTAL ATTIC AREA =	37.33 SF
37.33 SF / 150 = .25 SF X 144 SI =	36 SI (REQ)
AREA ALLOCATED TO SOFFIT VENT HOLES:	18 SI
N.F.A (3 X 3" DIAMETER VENT HOLES) =	21.2 SI
18 SI / 21.2 SI = .85 =	1 VENTS
21.2 X 1 =	21.2 SI
AREA ALLOCATED TO RIDGE VENT:	36 SI -157 SI = 121 SI (REQUIRED)
RIDGE VENT :	18 SI PER LINEAL FT
121 SI / 18 SI = 6.7 =	7 LINEAR FT
18 SI X 7 =	126 SI
(A) TOTAL VENTLATION PROVIDED =	21.2 SI + 126 SI = 147.2 > 36 SI (REQ) = {OK}

Architectural, Roof Plan, Existing & Proposed

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Los Gatos, CA 95032

Revision Schedule

Number	Description	Date

Architectural, Roof Plan, Existing & Proposed

A102

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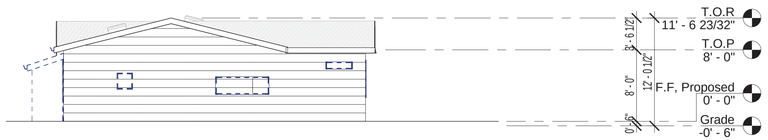
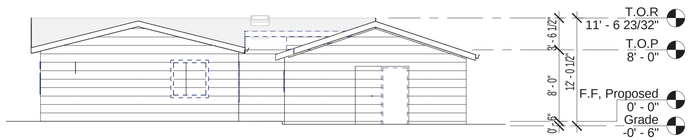


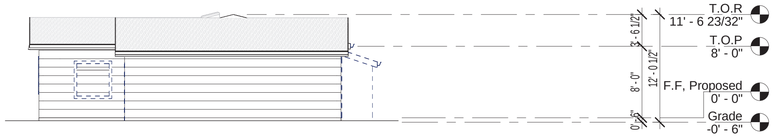
3 South
1/8" = 1'-0"

0' 4' 8' 16' 32'



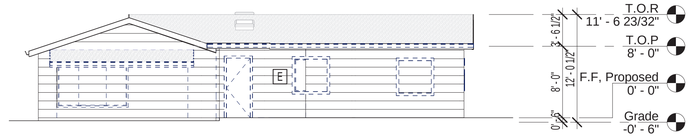
1 East
1/8" = 1'-0"

0' 4' 8' 16' 32'



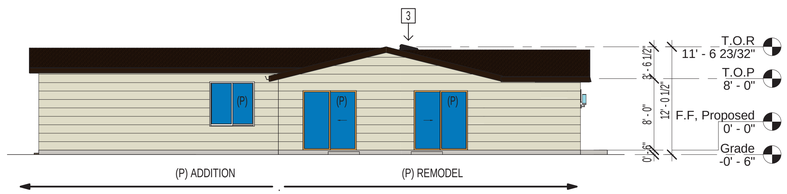
4 North
1/8" = 1'-0"

0' 4' 8' 16' 32'



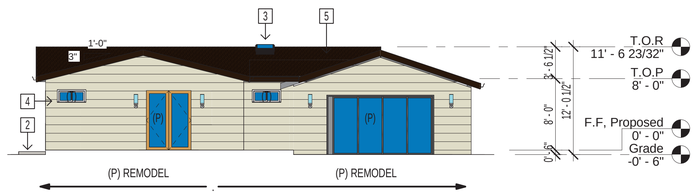
2 West
1/8" = 1'-0"

0' 4' 8' 16' 32'



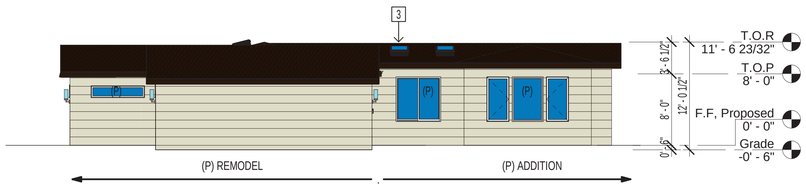
7 South, Proposed
1/8" = 1'-0"

0' 4' 8' 16' 32'



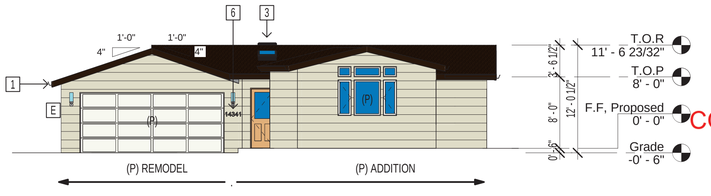
5 East, Proposed
1/8" = 1'-0"

0' 4' 8' 16' 32'



8 North, Proposed
1/8" = 1'-0"

0' 4' 8' 16' 32'



6 West, Proposed
1/8" = 1'-0"

0' 4' 8' 16' 32'

ELEVATION, EXISTING, KEYNOTES:

E	100 AMP ELECTRICAL PANEL
1	FASCIA BOARD & GUTTER
2	LANDING
(D)	DEMOLISHED
(P)	PROPOSED
(T)	TEMPERED
(E)	EXISTING

GENERAL NOTES:

1. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, EXISTING CONDITIONS, UTILITIES, STRUCTURES, AND DESIGN ON SITE.
2. BLUE DASHED ELEMENTS TO REPRESENT DEMOLISHED

ELEVATION, PROPOSED, KEYNOTES:

E	200 AMP ELECTRICAL PANEL
1	FASCIA BOARD & GUTTER
2	LANDING
3	SKYLIGHTS
4	HARDIE BOARD HORIZONTAL SIDING
5	ASPHALT SHINGLES
6	ADDRESS NUMBERS
(P)	PROPOSED
(T)	TEMPERED
(E)	EXISTING

ELEVATION, PROPOSED, NOTES

1. ELEMENTS IN GRAY LINES ARE EXISTING
2. ELEMENTS IN BLACK LINE ARE PROPOSED
3. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 6 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM)

REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
07/31/2025

PLAN REVIEW APPROVAL
07.31.2025
TOWN OF LOS GATOS
BUILDING DIVISION

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2025
C-34045
STATE OF CALIFORNIA

STEVEN RAMIREZ
PROJECT REPRESENTATIVES
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GKW Architects.com

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

Residential Remodel & Addition
14340 Browns Ln
Los Gatos, CA 95032

Revision Schedule

Number	Description	Date
1	Building Revision 1	2025.04.16

Architectural, Elevations, Existing & Proposed

A200

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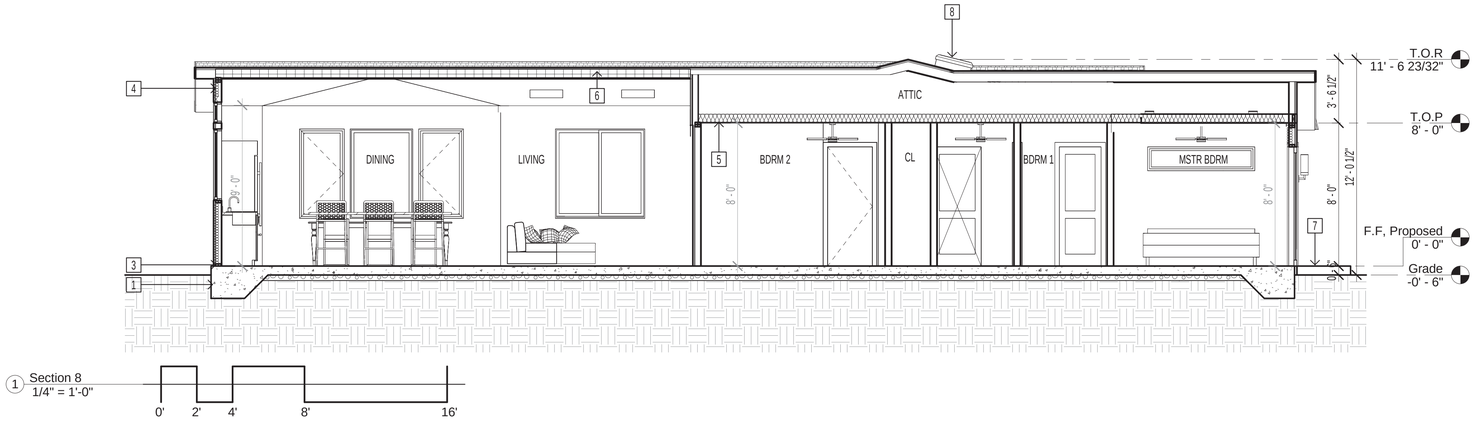
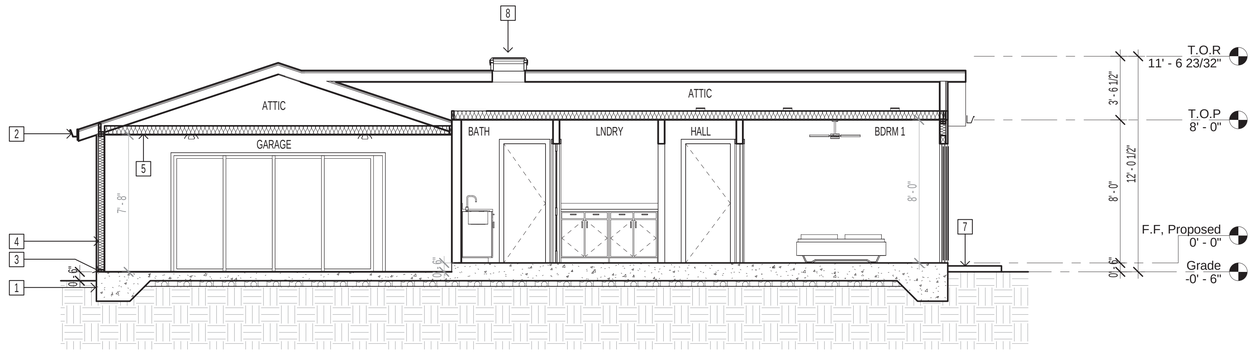
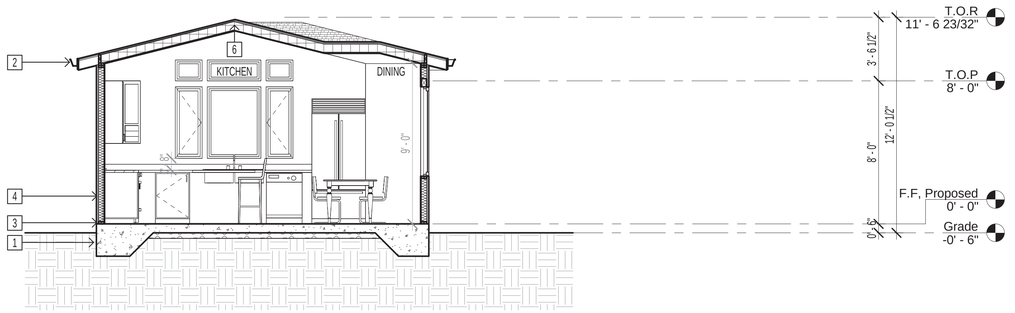


1 Section 8
1/4" = 1'-0"
0' 2' 4' 8' 16'



2 Section 9
1/4" = 1'-0"
0' 2' 4' 8' 16'



3 Section 11
1/4" = 1'-0"
0' 2' 4' 8' 16'

REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP

SECTION, PROPOSED, KEYNOTES:

1. FOUNDATION, S.S.D.
2. FASCIA AND GUTTER
3. P.T SILL PLATE , S.S.D.
4. EXTERIOR WALL INSULATION R-15, SEE TITLE-24
5. CEILING INSULATION R-11, SEE TITLE-24
6. R-38 RIGID INSULATION, SPRAY FOAM @ VAULT CIELING SEE TITLE-24
7. CONCRETE STEP 6"
8. SKY LIGHTS

NOTES:

1. LAYOUT IS SCHEMATIC ONLY-CONTRACTOR SHALL SIZE ALL NECESSARY EQUIPMENT TO FURNISH COMPLETE HEATING SYSTEM.
2. ALL MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND STANDARDS
3. SEE TITLE 24 COMPLIANCE NOTES ON SHEET "TITLE-24" FOR ADDITIONAL NOTES
4. ALL DUCT WORK SHALL BE INSULATED.
5. PROVIDE & INSTALL NEW COPPER PIPING SIZE IN ACCORDANCE W/ UPC.
6. INSTALL 5 1/2" BATT INSULATION IN OTHERWISE UNINSULATED STUD SPACES CONTAINING PLUMBING PIPING.
7. PROVIDE & INSTALL NEW COPPER PIPING SIZE IN ACCORDANCE W/ UPC (WHERE APPLICABLE)
8. HOSE BIB SHALL BE PROVIDED W/ APPROVED LISTED BACK FLOW PERVENTION DEVICES OF THE NON-REMOVABLE TYPE.
9. A GAS PIPING ISOMETRIC WILL BE VERIFIED IN THE FIELD. IT IS NOT REQUIRED AT A TIME OF PLAN CHECK.

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
07/31/2025

PLAN REVIEW APPROVAL
07.31.2025
TOWN OF LOS GATOS
BUILDING DIVISION

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LICENSED ARCHITECT
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ARCHITECTS
RESIDENTIAL/COMMERCIAL

Residential Remodel & Addition
14340 Browns Ln
Los Gatos, CA 95032

Revision Schedule

Number	Description	Date

Architectural, Section, Proposed

A300

SCALE AS INDICATED

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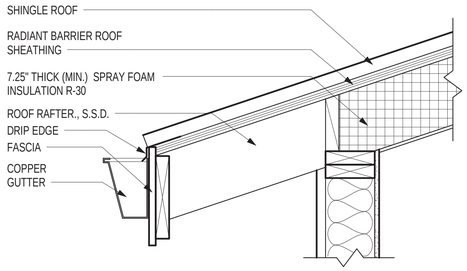
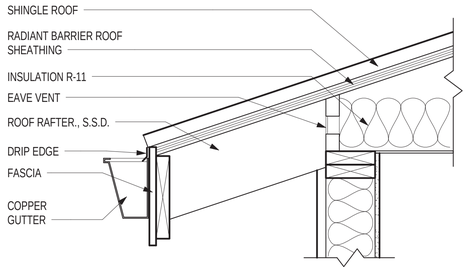
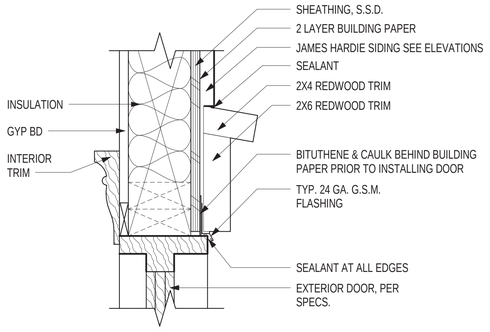


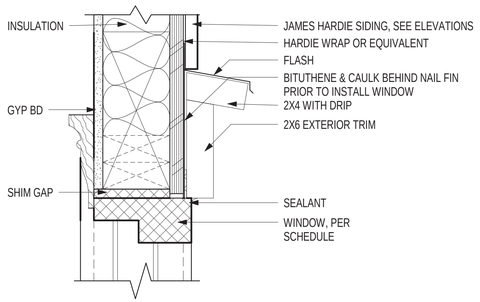
5 Roof Eave @ Vaulted Ceiling
1 1/2" = 1'-0"



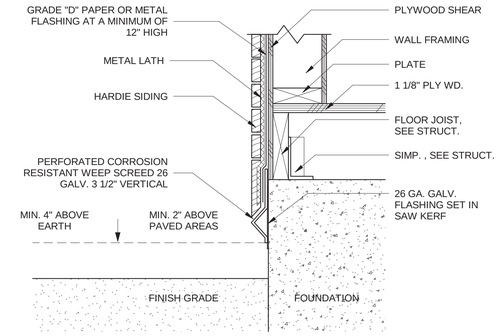
1 Roof Eave @ Flat Ceiling
1 1/2" = 1'-0"



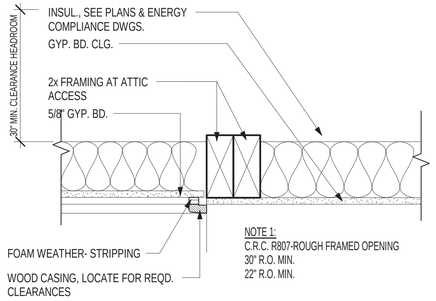
6 Exterior Door/Trim
3" = 1'-0"



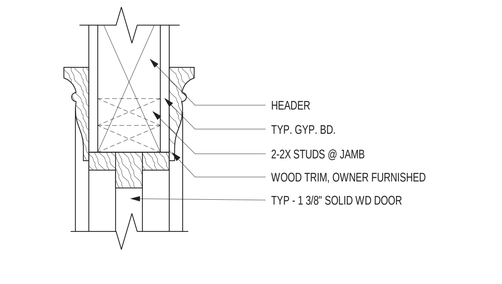
2 Window Head & Jamb / Trim
3" = 1'-0"



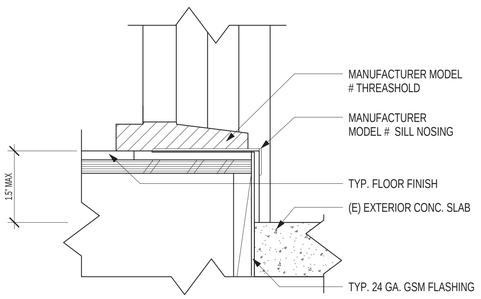
7 Hardie Weep Screed
1 1/2" = 1'-0"



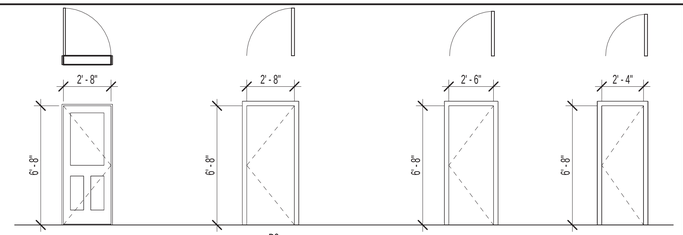
3 Attic Access
3" = 1'-0"

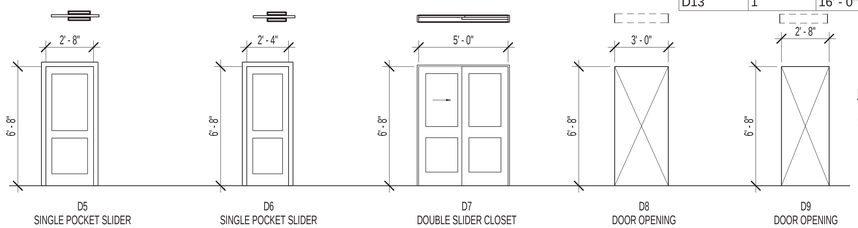


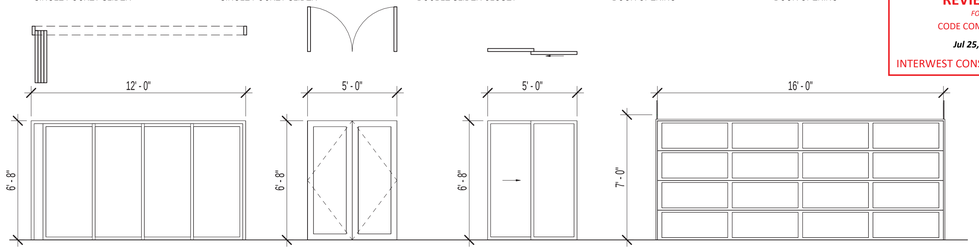
8 Interior Door/Trim
3" = 1'-0"



4 Exterior Door Sill
3" = 1'-0"







Door Schedule				
Mark	Count	Width	Height	Tempered
D1	1	2' - 8"	6' - 8"	YES
D2	1	2' - 8"	6' - 8"	
D3	3	2' - 6"	6' - 8"	
D4	3	2' - 4"	6' - 8"	
D5	1	2' - 8"	6' - 8"	
D6	1	2' - 4"	6' - 8"	
D7	2	5' - 0"	6' - 8"	
D8	1	3' - 0"	6' - 8"	
D9	1	2' - 8"	6' - 8"	
D10	1	12' - 0"	6' - 8"	YES
D11	1	5' - 0"	6' - 8"	YES
D12	2	6' - 0"	6' - 8"	YES
D13	1	16' - 0"	6' - 8"	

DOOR NOTES:

1. REQUIRED EGRESS DOORWAYS SHALL HAVE A MINIMUM 32" CLEAR WIDTH (MEASURED WITH DOOR OPEN 90º AND NOT LESS THAN 6'-6" CLEAR IN HEIGHT. CRC R311.2

REVIEWED
FOR
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Jul 25, 2025
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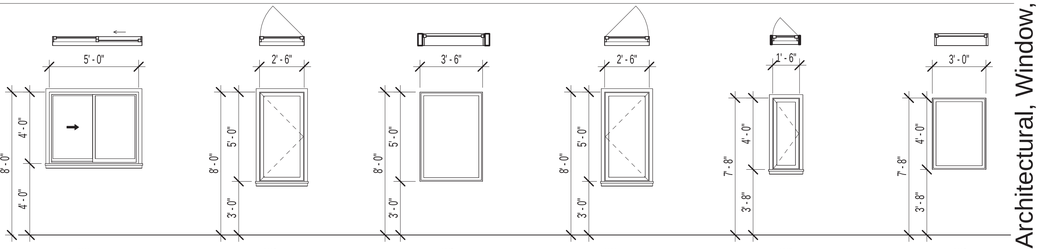

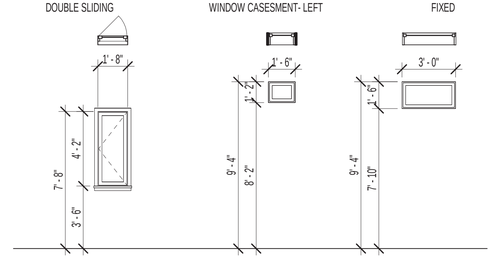

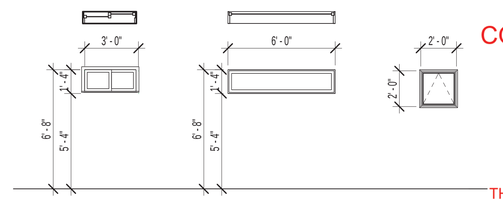

WINDOW NOTES:

1. EVERY SLEEPING ROOM, HABITABLE ATTICS, AND BASEMENTS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. EGRESS WINDOWS SHALL HAVE A MIN NET CLEAR OPENING AREA OF 5.7 SF, MIN NET CLEAR OPENING HEIGHT 24", MIN NET CLEAR OPENING WIDTH 20". EGRESS WINDOWS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FINISH FLOOR. EXCEPTION: GRADE FLOOR OPENINGS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SF.

Window Schedule						
Type Mark	Count	Width	Height	Sill Height	Head Height	Tempered
W1	2	5' - 0"	5' - 0"	2' - 8"	7' - 8"	
W2	1	2' - 6"	5' - 0"	2' - 8"	7' - 8"	
W3	1	3' - 6"	5' - 0"	2' - 8"	7' - 8"	
W4	1	2' - 6"	5' - 0"	2' - 8"	7' - 8"	
W5	1	1' - 6"	4' - 0"	3' - 8"	7' - 8"	
W6	1	3' - 0"	4' - 0"	3' - 8"	7' - 8"	
W7	1	1' - 6"	4' - 0"	3' - 8"	7' - 8"	
W8	2	1' - 6"	1' - 2"	8' - 0"	9' - 2"	
W9	1	3' - 0"	1' - 2"	8' - 0"	9' - 2"	
W10	2	3' - 0"	1' - 4"	5' - 4"	6' - 8"	
W11	1	6' - 0"	1' - 4"	5' - 4"	6' - 8"	
WS1	2	2' - 0"	2' - 0"			

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
7/31/2025
PLAN REVIEW APPROVAL
07.31.2025
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TOWN OF LOS GATOS
BUILDING DIVISION

LICENSED ARCHITECT
GORDON K WONG
REGISTERED
C-34045
RENEWAL 08/31/2025
STATE OF CALIFORNIA

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GKW Architects.com

ARCHITECTS
RESIDENTIAL/COMMERCIAL

Residential Remodel & Addition
14340 Browns Ln
Los Gatos, CA 95032

Revision Schedule

Number	Description	Date
1	Building Revision 1	2025.04.16

Architectural, Window, Door & Details

A400

SCALE AS INDICATED

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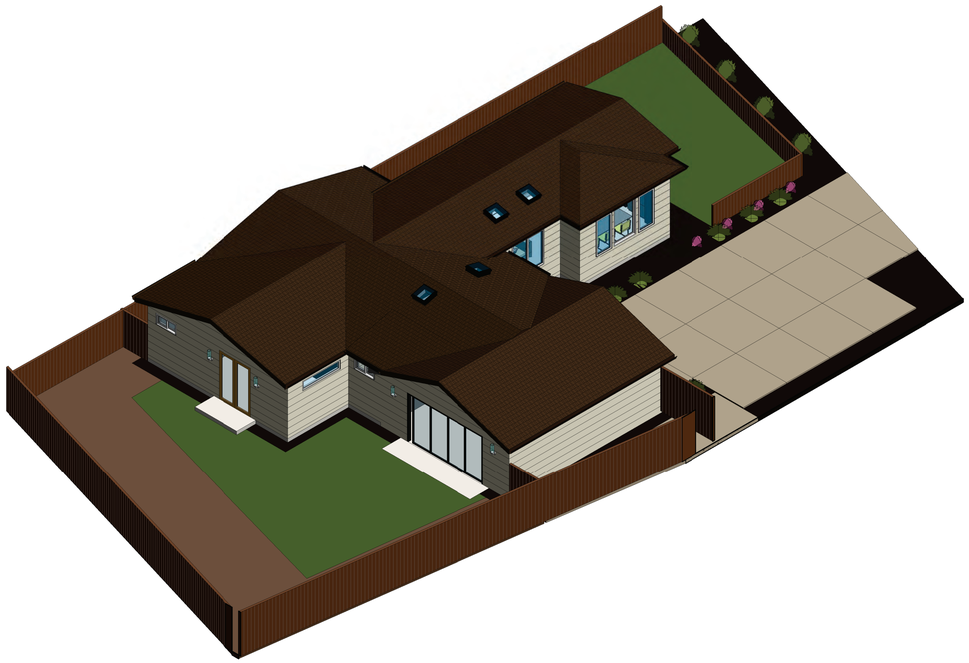

REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2025
C-34045
STATE OF CALIFORNIA

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ARCHITECTS
RESIDENTIAL/COMMERCIAL

Residential Remodel & Addition
14340 Browns Ln
Los Gatos, CA 95032

Revision Schedule

Number	Description	Date

3-D VIEWS

A500

SCALE AS INDICATED

6/12/2025 5:45:00 PM

3-D VIEWS

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
07/31/2025

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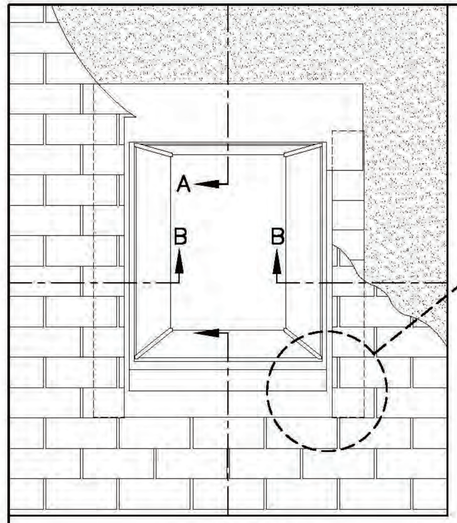
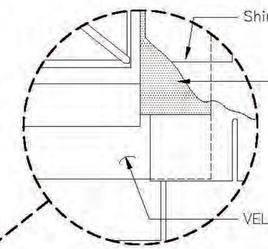
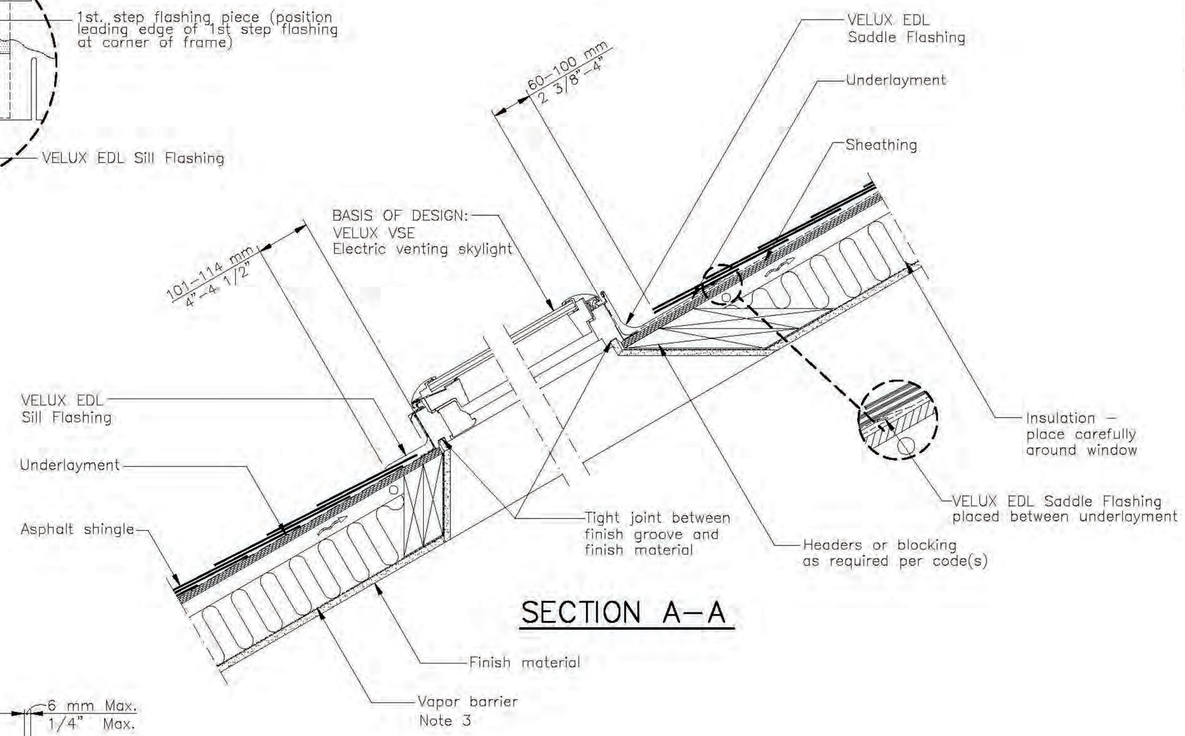
PLAN REVIEW APPROVAL
07.31.2025
TOWN OF LOS GATOS
BUILDING DIVISION

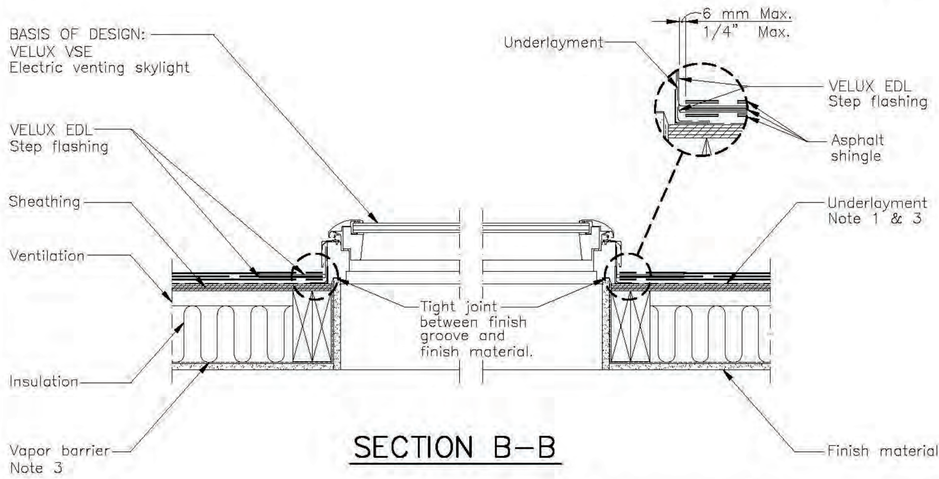


ELEVATION

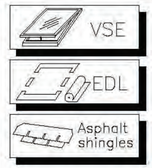




SECTION A–A



SECTION B–B



GENERAL NOTES

1. Wrap frame in ZOZ 216 adhesive underlayment provided with VELUX flashing.
2. Underlayment to be folded up against all sides of frame.
3. Vapor barrier should be used to avoid moisture.

This drawing is an instrument of service and is provided for informational use only.

VELUX
Sky–Product Management

VELUX
1418 Evans Pond Road
Greenwood, SC 29649
1–800–88–VELUX
www.VELUXUSA.com

	Name	Date
Drawn by	JDH	Apr 10
Checked by	WQ, JL	Apr 10
Drawing No.		

VSE–Residential/Commercial
Roof Section (Cathedral Ceiling with Asphalt Shingles)

VSE–02–1208

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2025
C-34045
STATE OF CALIFORNIA

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ARCHITECTS
RESIDENTIAL/COMMERCIAL

Architectural, Skylight Specification

Residential Remodel & Addition
14340 Browns Ln
Los Gatos, CA 95032

Revision Schedule

Number	Description	Date

Architectural, Skylight Specification

A600

SCALE AS INDICATED

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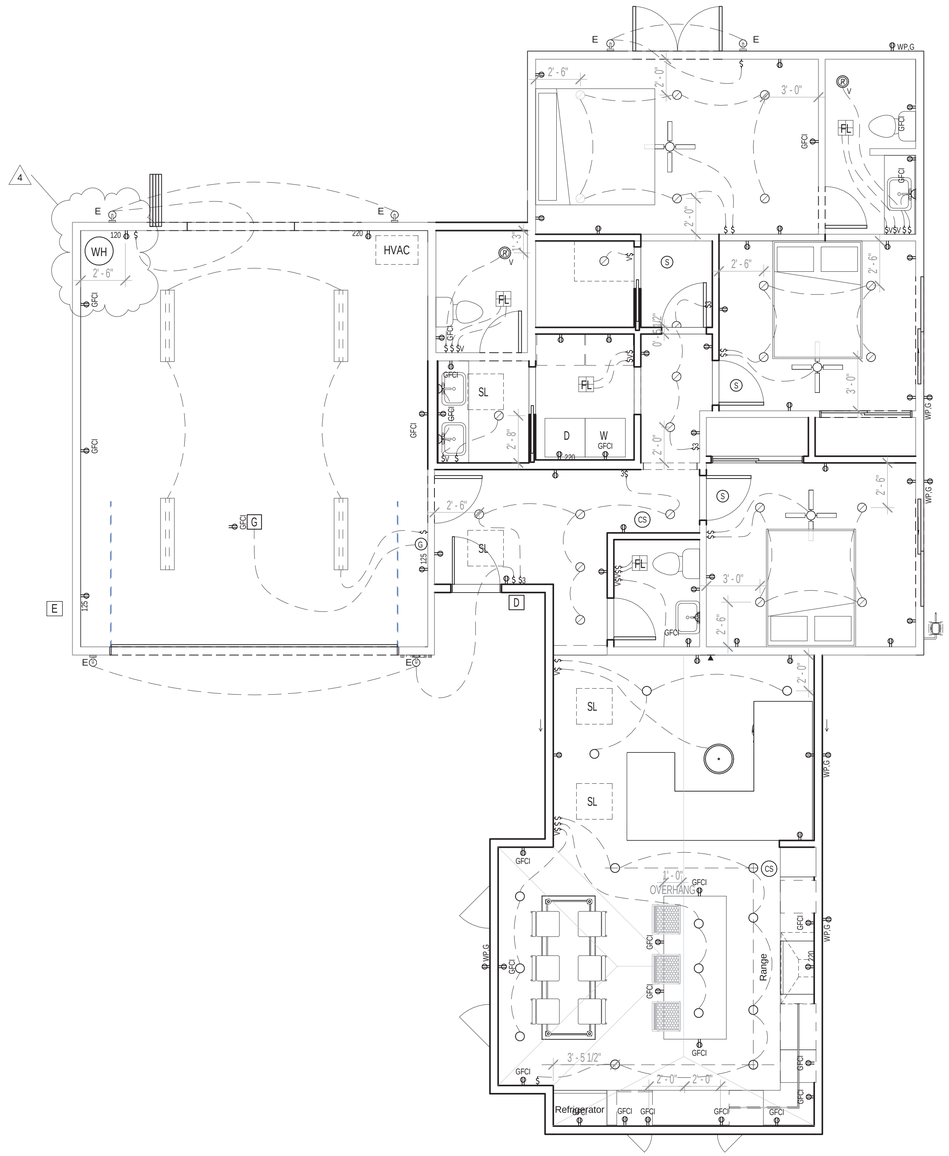

2 F.F. Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

ELECTRICAL & LIGHTING LEGEND

- RECESSED, 3" LED OR APPROVED EQUAL
- (R)V — RECESSED, VAPOR PROOF, 3"
- FL — EXHAUST FAN W/ LIGHT, TO BE 50CFM MIN. FOR INTERMITTENT VENTILATION
- $ — SWITCH/ SINGLE POLE (ALL LIGHTING IN HABITABLE SPACES SHALL HAVE READILIY ACCESSIBLE WALL MOUNTED DIMMING CONTROLS)
- $3 — SWITCH/ THREE - WAY(ALL LIGHTING IN HABITABLE SPACES SHALL HAVE READILIY ACCESSIBLE WALL MOUNTED DIMMING CONTROLS)
- $V — SWITCH/ VACANCY SENSOR/ SINGLE POLE
- DATA
- LED SHOP LIGHTS
- PENDANT LIGHT (MEDIUM)
- PENDANT LIGHT (LARGE)
- PENDANT FAN/LIGHT
- WALL SCONCE
- WALL MOUNT EXTERIOR LIGHT, DOWNLIT
- (S) — SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACK-UP PER CRC 314.6 SMOKE ALARMS TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL THE ALARMS PER CRC R314.4
- (CS) — SMOKE & CARBON MONOXIDE DETECTOR MIN 3'-0" AWAY FROM ENTRANCE OF BATHROOMS PER CRC R314.3
- AC CONDENSER
- E — ELECTRICAL PANEL, 200 AMP
- OUTLET, AFCI
- GFCI — OUTLET, GFCI
- DISP — OUTLET, FOOD DISPOSAL
- REF — OUTLET, REFRIGERATOR
- 120 — OUTLET, GFCI, 120 OUTLET
- 125 — OUTLET, GFCI, 125 OUTLET
- 220 — OUTLET, 220 OUTLET
- DW — OUTLET, DISHWASHER
- WP.G — OUTLET, GFCI, WATERPROOF
- D — DOORBELL, MOUNT HEIGHT SHALL NOT EXCEED 48 INCHES FROM THE TOP OF THE DOORBELL ASSEMBLY ABOVE ADJACENT EXTERIOR FLOOR/LANDING, PER CRC 327.1.4
- ADU HOOD — ADU-DEMAND CONTROLLED MECHANICAL EXHAUST SYSTEM MIN 300 CFM INTERMITTENT VENTILATION
- HOOD — MAIN RESIDENCE HOOD, HVI- OR AHAM- CERTIFIED, MIN 110 CFM PER CENC TABLE 150.0-G
- G — GARAGE LIFT MOTOR - GFCI PROTECTED
- UNDER CABINET LIGHTING
- HVAC — AIR MECH. UNIT, LOCATED IN THE GARAGE

RESIDENTIAL LIGHTING REQUIREMENTS CA ENERGY CODE SECTION 150(K)

1.A. LUMINAIRE REQUIREMENTS: LUMINAIRE EFFICACY - ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH TABLE 150.0-A. **1.C. RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.** LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL THE FOLLOWING REQUIREMENTS SECTION 150(K)C.**1.F. LIGHTING INTEGRAL TO EXHAUST FANS.** LIGHTING INTEGRAL TO EXHAUST FANS SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 15O(K).

1.G. SCREW BASED LUMINAIRES. SCREW BASED LUMINAIRES SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS: THE LUMINAIRES SHALL NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS; AND THE LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8; AND THE INSTALLED LAMPS SHALL BE MARKED WITH "JA8-2016" OR "JA8-2016-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JA8.

1.H. ENCLOSED LUMINAIRES. LIGHT SOURCES THAT ARE NOT MARKED "JA8-2016-E" SHALL NOT BE INSTALLED IN ENCLOSED LUMINAIRES.

1.I.TAMPER RESISTANT RECEPTACLES ALL NEW AND REPLACED DUPLEX RECEPTACLES SHALL BE LISTED "TAMPER-RESISTANT RECEPTACLES. CEC ART. 406.12 **1.J.ARC-FAULT** ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

2.J.PLANS TO COMPLY WITH INTERIOR LIGHTING SWITCHING DEVICED AND CONTROLS. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR. **2.K.** DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8.
EXCEPTION 1 TO SECTION 150.0(K)2K: LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET.
EXCEPTION 2 TO SECTION 150.0(K)2K: LUMINAIRES IN HALLWAYS.

GENERAL NOTES

1. CONTRACTOR AND OWNER TO VERIFY ALL DESIGNS AND DIMENSIONS ON SITE.
2. OWNER MAY USE ALTERNATIVE COMPLIANT EQUIPMENT/FIXTURES
3. RECEPTACLE OUTLETS, SWITCHES, THEMOSTATS, AND CONTROLS UDED BY THE OCCUPANTS SHALL BE LOCATED A MINIMUM OF 15 INCHES MEASURED TO THE BOTTOM OF THE OUTLET BOX, AND MAXIMUM 48 INCHES MEASURED TO THE TOP OF THE OUTLET BOX, ABOVE FINISH FLOOR, PER CRC 327.1.2
4. PERMANENTLY MOUNTED OUTDOOR LIGHTING IS TO BE HIGH-EFFICACY, TO BE CONTROLLED BY AN ON/OFF SWITCH, AND INCLUDE ONE (1) OF THE FOLLOWING ADDITIONAL CONTROL TYPES PER CENC SECTION 150.0(K)3A:
   A. PHOTOCELL AND MOTION SENSOR
   B. PHOTOCELL AND AUTOMATIC TIME SWITCH CONTROL
   C. ASTRONOMICAL TIME CLOCK CONTROL
   D. ENERGY MANAGEMENT CONTROL SYSTEM
5. GFCI PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY DISHWASHERS (CEC 210.8(D)
6. RECEPTACLES ARE TO BE LOCATED NO MORE THAN 12" BELOW THE COUNTERTOP WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6" BEYOND ITS SUPPORT BASE (CEC 210.52(C)(2)
7. GFCI RECEPTACLES WITHIN 24" OF BOTH SIDES OF THE KITCHEN SINK. THE MAXIMUM SPACING BETWEEN RECEPTACLES ON THE SAME COUNTERTOP SPACE IS 4 FT. MEASURED ALONG THE WALL LINE.
8.

REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
07/31/2025

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

PLAN REVIEW APPROVAL
07.31.2025
TOWN OF LOS GATOS
BUILDING DIVISION

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2026
No. C-34045
STATE OF CALIFORNIA

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Residential Remodel & Addition
14340 Browns Ln
Los Gatos, CA 95032

Revision Schedule

Number	Description	Date
1	Building Revision 1	2025.04.16
2	Building Revision 2	2025.06.12
3	Building Revision 3	2025.07.01 0
4	Building Revision 4	2025.07.22

Electrical

E1

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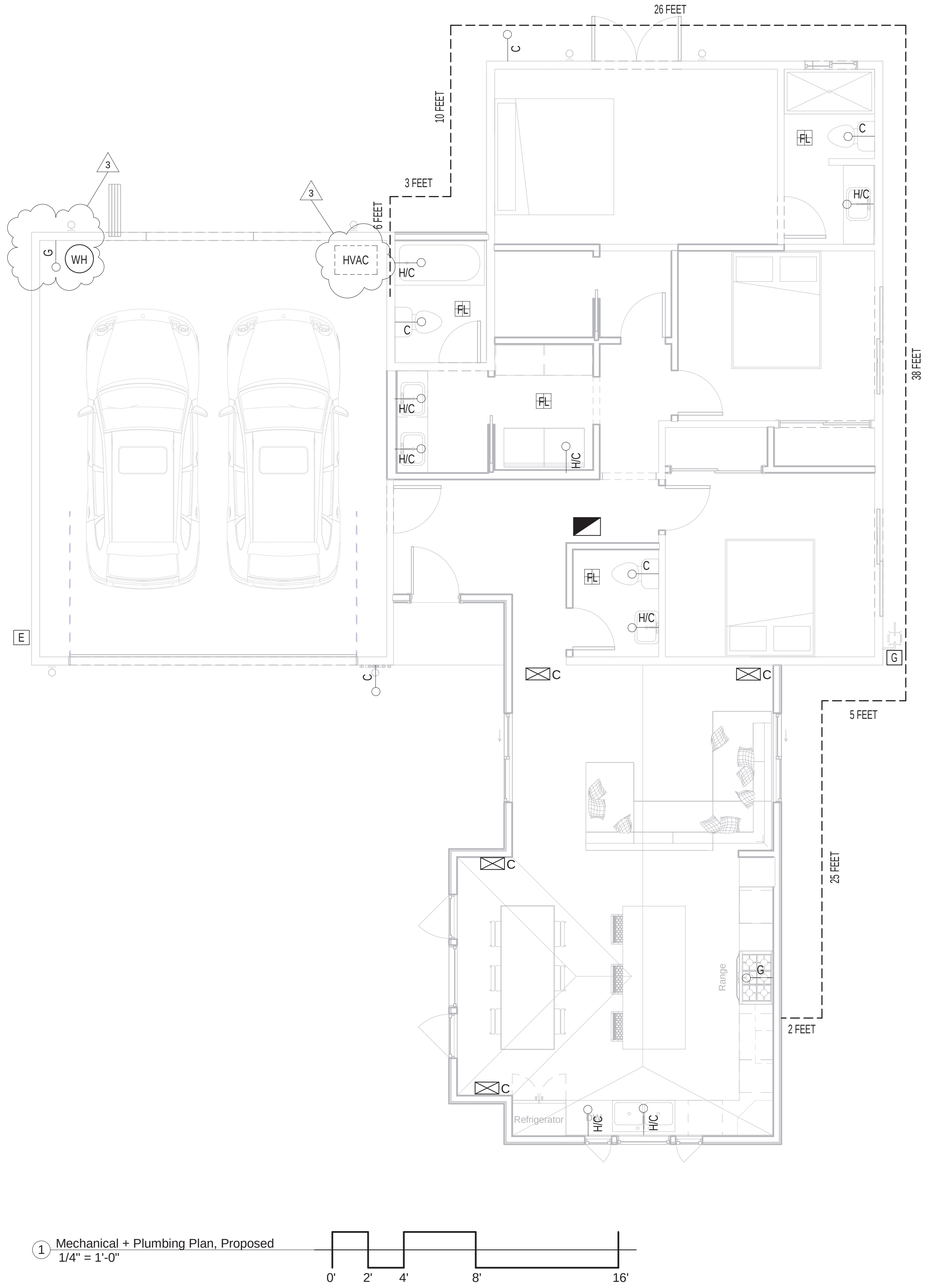
Electrical



1 Mechanical + Plumbing Plan, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

MECHANICAL / PLUMBING SYMBOLS

- AIR, RETURN
- C — AIR, DIFFUSER, CEILING
- AC — AIR CONDITIONER CONDENSER
- V — UNDERFLOOR VENTS
- E — ELECTRICAL PANEL, 200 AMPS
- H/C — HOT & COLD WATER
- C — COLD WATER
- G — GAS
- WH — WATER HEATER TANKLESS, GAS
- HVAC — AIR MECH. UNIT, LOCATED IN THE GARAGE
- G — GAS METER, 3/4"
- UA — CRAWL SPACE ACCESS, 18" X 24" MIN.
- AA — ATTIC ACCESS, 22" X 30" MIN.
- FL — EXHAUST FAN VENT
- HOOD — RANGE HOOD, 100 CFM
- G — GAS METER

PER CPC TABLE 1208.4.1 APPROXIMATE GAS INPUT FOR TYP. APPLIANCES

SIZING GAS PIPING SYSTEM, CPC 1215.0 & TABLE 1215.2(2)

(N) GAS LINE, NOMINAL	1 1/4"
LENGTH	115 FT
CAPACITY	400 CFH

MAIN HOUSE, GAS APPLIANCES — INPUT BTU
CF PER HR
(1,100 BTU/CF = 1 CF/H FOR NATURAL GAS)

RANGE	65,000	BTU	59	CFH
FURNACE	100,000	BTU	91	CFH
WATER HEATER	200,000	BTU	182	CFH
TOTAL	332 CFH < 400 CFH ALLOWED			

MECHANICAL & PLUMBING NOTES

1. SEE TITLE 24 COMPLICANCE NOTES ON SHEET "TITLE-24" FOR ADDITIONAL NOTES
2. INSTALL 5 1/2" BATT INSULATION IN OTHERWISE UNINSULATED STUD SPACES CONTAINING PLUMBING PIPING.
3. A GAS PIPING ISOMETRIC WILL BE VERIFIED IN THE FIELD. IT IS NOT REQUIRED AT A TIME OF PLAN CHECK.

GENERAL NOTES

1. ALL SYMBOLS IN GRAY ARE EXISTING. ALL SYMBOLS IN BLACK ARE PROPOSED
2. CONTRACTOR AND OWNER TO VERIFY ALL DESIGNS AND DIMENSIONS ON SITE.
3. OWNER MAY USE ALTERNATIVE COMPLIANT EQUIPMENT/FIXTURES
4. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS. CGBSC SECTION 4.406.1
5. LAYOUT IS SCHEMATIC ONLY-CONTRACTOR SHALL SIZE ALL NECESSARY EQUIPMENT TO FURNISH COMPLETE HEATING SYSTEM.
6. ALL MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND STANDARDS.
7. ALL DUCT WORK SHALL BE INSULATED.
8. INSTALL 3 1/2" BATT INSULATION IN OTHERWISE UNINSULATED STUD SPACES CONTAINING PLUMBING PIPING.
9. PROVIDE & INSTALL NEW COPPER PIPING SIZE IN ACCORDANCE W/ UPC (WHERE APPLICABLE).
10. KITCHEN HOODS, BATHROOM FANS AND OTHER EXHAUST FAN DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK DRAFT DAMPER. WHEN THE EXHAUST FAN OPERATES CONTINUOUSLY A BACK DRAFT DAMPER IS NOT REQUIRED.CMC 504.1
11. DRYER EXHAUST DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERITCAL LENGTH OF 14' INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDICATED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. CMC 504.4.2.1
12. WATER HEATERS AND FURNACES INSTALLED IN A GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE BUT ARE NOT PART OF THE LIVING SPACE SHALL BE INSTALLED SO THAT ALL BURNERS AND BURNER IGNITION DEVISED ARE LOCATED NOT LESS THAN 18" ABOVE THE FLORR UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. SUCH APPPLIANCES SHALL BE PROTECTS FROM AUTO IMPACT. CPC 507.13 & 507.13.1
13. CPC 1208.1
    A. LOCATION OF METER.
    B. TOTAL DEVELOPED LENGTH OF PIPING TO THE MOST REMOTE APPLIANCE ON THE LONGEST RUN OF PIPE.
    C. PIPING MATERIALS AND 2022 CPC TABLE USED FOR SIZING. IF PROPRIETARY MATERIALS ARE PROPOSED, THE LISTING FOR THE MATERIAL SHALL BE PROVIDED TO SHOW THE DESIGN COMPLIES WITH THE MANUFACTURER'S INSTALLATION AND LISTING.
    D. PIPE SIZING AND LENGTH FOR EACH PIPE SEGMENT. (NFPA USES 1,000 BTU/CU.FT.)
    E. ALL GAS APPLIANCES AND CORRESPONDING BTUS. (PER 2022 ENERGY CODE 150.0(N), PROVIDE A GAS SUPPLY LINE WITH THE CAPACITY TO PROVIDE A MINIMUM OF 200,000 BTU/HR. TO EACH WATER HEATER)
    F. APPLIANCE DEMAND IN BTUS FOR EACH PIPE SEGMENT AND TOTAL DEMAND AT METER.
    G. PROTECTION FROM WEATHER IF APPLICABLE.
11. 2022 CPC 408
    A. A MINIMUM INTERIOIR FLOOR AREA OF 1,024 SQUARE INCHES
    B. CAPABLE OF ENCOMPASSING 30-INCH CIRCLE
    C. THE FINISHED FLOOR OF THE RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TOWARD THE DRAIN NOT LESS THAN 1/4" PER FOOT AND NOT MORE THAN 1/2" PER FOOT
    D. SHOWERS AND TUB/SHOWERS ARE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS
    E. SHOWERS AND TUB/SHOWERS WALLS HAVE A SMOOTH, HARD, NONABSORBENT SURFACE OVER AN APPROVED MOISUTRE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET PER 2022 CRC.

WATER EFFECIENCY AND CONSERVATION

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTING (FAUCET AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTIONS 4303.1.1 THROUGH 4303.1.4.4.
WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GPF. TANK-TYPE WATER CLOSTES SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
SINGLE SHOWERHEADS. SHOWERHEADS SHALL HAVE A MAX FLOW RATE OF NOT MORE THAN 1.8 GPM AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.
RESIDENTIAL LAVATORY FAUCETS. MAXIMUM FLOW RATE OF LAVATORY FAUCETS SHALL BE 0.5 GPM AT 60 PSI (MINIMUM SHALL NOT BE LESS THAN 0.2 GPM AT 20 PSI). CGBSC SECTION 4.303.1.4.1
KITCHEN FAUCETS. THE MAX FLOW RATE OF KITCHEN FAUCET SHALL NOT EXCEED 1.8 GPM AT 60 PSI.
4.506 INDOOR ARE QUALITY AND EXHAUST. BATHROOM EXHAUST FANS BE ENERGY STAR DUCTED TO OUTSIDE. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% -80%.
4.507.2 HEATING AND AIR CONDITIONING SYSTEM DESIGN. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSIIACCA 2 MANUAL J-2011 OR EQUIVALENT
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL D-2014 OR EQUIVALENT.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2014 OR EQUIVALENT

PER ASHRAE 62.2 & 2016 CEC
BATHROOM FANS SHALL HAVE A MINIMUM 50 CFM EXHAUST RATE, AND FAN TO HAVE BACKDRAFT DAMPER. IF FAN IS PART OF INTERMITTENT WHOLE HOUSE FAN VENTILATION SYSTEM PER ASHRAE 62.2, MAXIMUM SOUND RATING OF 3 SONES IS ALLOWED AT 100 CFM.

REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
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COMMUNITY DEVELOPMENT
PLANNING DIVISION
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07/31/2025

PLAN REVIEW APPROVAL
07.31.2025
TOWN OF LOS GATOS
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ARCHITECTS
RESIDENTIAL/COMMERCIAL

Residential Remodel & Addition
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Los Gatos, CA 95032

Mechanical & Plumbing

Revision Schedule

Number	Description	Date
1	Building Revision 1	2025.04.16
3	Building Revision 3	2025.07.01
		0

Mechanical & Plumbing

M1

SCALE AS INDICATED

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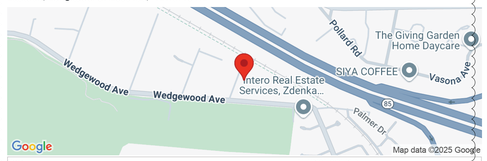
COVER SHEET

GENERAL NOTES AND SPECIFICATIONS

OSHPD

14340 Browns Ln, Los Gatos, CA 95032, USA

Latitude, Longitude: 37.2599198, -121.9719412



Date	5/18/2025, 3:56:33 PM
Design Code Reference Document	ASCE7-22
Risk Category	II
Site Class	Default

Type	Value	Description (Data)
S_S	2.45	The MCE_R spectral response acceleration at 0.2 seconds for Site Class BC, in units of g.
S_1	0.98	The MCE_R spectral response acceleration at 1 second for Site Class BC, in units of g.
S_{MS}	2.56	$S_{MS} = 1.5 \times S_{DS}$, the Risk-Targeted Maximum Considered Earthquake (MCE_R) spectral response acceleration for short periods (of the two-period spectrum) and the user-specified Site Class.
S_{M1}	2.32	$S_{M1} = 1.5 \times S_{D1}$, the MCE_R spectral response acceleration for 1 second (of the two-period spectrum) and the user-specified Site Class.
S_{DS}	1.7	The design spectral response acceleration for short periods (of the two-period spectrum) and the user-specified Site Class, in units of g.
S_{D1}	1.55	The design spectral response acceleration for 1 second (of the two-period spectrum) and the user-specified Site Class, in units of g

Type	Value	Description (Data Contd.)
SDC	E	Seismic design category
PGA_M	0.91	PGA_M, the Geometric-Mean Maximum Considered Earthquake (MCE_G) peak ground acceleration for the user-specified Site Class, in units of g
T_S	0.909	$T_S = S_{D1}/S_{DS}$, in seconds, for construction of the two-period design spectrum
T_0	0.182	$T_0 = 0.2 \times T_S$, in seconds, for construction of the two-period design response spectrum
T_L	12	T_L, the long-period transition period, in seconds, for construction of the two-period design response spectrum

STRUCTURAL DESIGN CRITERIA - INFORMATION TO BE INCLUDED ON PLANS®

LOADING	Floor dead load(s) and live load(s) used in design including any live load reductions applied (itemize by area).	DL=12PSF LL=40PSF NO LIVE LOAD REDUCTION
	Roof dead and live loads	DL=15PSF LL=20PSF NO LIVE LOAD REDUCTION
	Guardrails	N/A

WIND	Ultimate design wind speeds:	95 mph for risk category II buildings & other structures.
	Wind exposure category	B
	Applicable internal pressure coefficient	0.18
	Components and cladding wind pressure (psf) Overhand	16.2

SEISMIC	Seismic importance factor	I
	Mapped spectral response accelerations, Ss & S1	S_S= 2.45, S_1=0.98
	Site class	D
	Spectral response coefficients, S_{DS} & S_{D1}	S_{DS}= 1.7, S_{D1}= 1.55
	Seismic design category: SDC	E S1>0.75
	Basic seismic force resisting system(s)	BEARING WALL SYSTEM Light frame (wood)walls sheathed w/wood structural panels rated for shear resistance
	Design base shear (kips)	15.08kips
	Seismic response coefficient(s), Cs	0.3015
	Response modification factor(s), R	R=6.5 Wo=3.0 Cd= 4.0
	Seismic analysis procedure used	The "Equivalent Lateral Force Procedure" According to the Provisions of ASCE 7-16 Section 12.8

b

PROJECT WIND DATA
WIND FORCE APPLICATION:
WIND PER SIMPLIFIED PROVISIONS FOR LOW RISE BUILDINGS
Section 16-9.6.4 main wind force resisting system
Section 1609 Wind Loads:

Basic Wind Speed (3-Seconds Gust),	= 110mph
Wind Importance factor, I	= 1.0
Wind Exposure	= B
Minimum wind pressure:	= 18.2psf

LIST OF STRUCTURAL OBSERVATION

SPECIAL INSPECTION FORM
1-SHEAR WALLS FOR TYPE 4 AND LESS
2- STEEL VELDS LARGER THAN 3/16" (CONTINOUS INSPECTIONS)
BOTTOM OF FOUTING (PERIODIC)
HOLDOWNS IN PLACE (PERIODIC)

SECTION: 1.0 - INDEX TO STRUCTURAL DRAWING:

DWG. NO.	TITLE
GENERAL NOTES & SPECIFICATIONS:	
S-0	COVER SHEET, GENERAL NOTES & SPECIFICATIONS
PLANS:	
S-1	PLAN-FND AND WALL FRAMING
S-2	PLAN - ROOF FRAMING
SD-1	FOUNDATION DETAILS
SD-2	ROOF FRAMING DETAILS
SD-3	SHEAR WALL SCHEDULE SECTIONS & DETAILS
SD-5	TYPICAL FRAMING DETAILS
WSWH1	SIMPSON STRONG WALL TYP DETAILS
WSWH2	SIMPSON STRONG WALL TYP. FRAMING DETAILS

b

1. BUILDING CODES:

CALIFORNIA BUILDING CODE CBC 2022

2. SAFETY:

DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES.

3. EARTH WORK (IF USED):

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES, INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, AND UTILITIES, IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES.

4. SHOP DRAWINGS (WHEN REQUIRED):

SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATION.

5. DETAILS:

DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS AND NOTES OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW BY THE ARCHITECT/ENGINEER.

6. OPENINGS:

OPENINGS IN SHEARWALLS NOT PERMITED UNLESS APROVED BY THE PROJECT ENGINEER IN WRITTING.

7. MODIFICATIONS:

ALL INFORMATION SHOWN ON THE DRAWINGS, RELATIVE TO EXISTING CONDITIOINS, IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT/ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.

8. SHORING:

IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, AND FORMWORK, ETC., AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THIS BUILDING.

9. BRACING:

DO ALL TEMPORARY BRACING AS REQUIRED TO HOLD THE VARIOUS ELEMENTS IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED.

10. DRAWINGS AND SPECIFICATIONS:

THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, INCLUDING, BUT NOT LIMITED TO, BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING THE CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER, WHETHER OF MATERIAL OF WORK, AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALIITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DOCUMENTS, BUT DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

11. TEMPORARY MATERIAL STORAGE:

WHERE CONSTRUCTION MATERIALS ARE TEMPORARILY STORED ON FLOOR, THEY SHALL BE DISTRIBUTED SO THAT THE LOAD DOES NOT EXCEED DESIGN LIVE LOAD. ADEQUATE SHORING AND/OR BRACING SHALL BE PROVIDED WHERE STRUCTURAL MEMBERS HAVE NOT ATTAINED DESIGN STRENGTH.

12. ASTM DESIGNATIONS:

ASTM DESIGNATIONS AND ALL STANDARDS REFER TO THE LATEST AMENDMENTS.

13. VERIFYING DIMENSIONS:

THE CONTRACTOR SHALL TAKE ALL MEASUREMENTS AT THE BUILDING AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH ANY WORK. SHOULD ANY VARIATION BE FOUND, THE MATTER SHALL BE REFERRED TO ENGINEER FOR JUDGMENT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FITTING OF HIS/HER WORK IN PLACE.

14. DISCREPANCIES:

IF, IN THE OPINION OF THE CONTRACTOR, ANY WORK IS SHOWN ON THE DRAWINGS OR DETAILS IN A MANNER AS WILL MAKE IT IMPOSSIBLE TO PRODUCE A FIRST QUALITY PIECE OF WORK, OR SHOULD DISCREPANCIES APPEAR BETWEEN THE DRAWINGS AND/OR DETAILS, HE/SHE SHALL REFER THE SAME TO THE ARCHITECT/ENGINEER FOR INTERPRETATION BEFORE PROCEEDING WITH THE WORK. IF THE CONTRACTOR FAILS TO MAKE SUCH REFERENCE TO THE ARCHITECT/ENGINEER, NO EXCUSE WILL THEREAFTER BE ENTERTAINED FOR FAILURE TO CARRY OUT THE WORK IN A SATISFACTORY MANNER, AS DIRECTED.

15. ORDER OF PREFERENCE:

FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALE DIMENSIONS. DETAILS TAKE PREFERENCE OVER SMALLER DETAILS OR SCALE DRAWINGS.

16. LOCATION OF PREFERENCE:

UNLESS NOTED OTHERWISE, REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND LOCATION OF STRUCTURES.

17. SCALING FROM STRUCTURAL DRAWINGS:

SCALING FROM STRUCTURAL DRAWINGS IS NOT PERMITTED. FOR FIELD LAYOUT PURPOSES, DO NOT SCALE FROM STRUCTURAL DRAWINGS. MISPLACED WORK MAY BE SUBJECT TO REMOVAL OF COMPLETED WORK.

18. COORDINATION OF WORK:

CONTRACTOR SHALL VERIFY ALL STRUCTURAL PLANS AND DIMENSIONS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND SITE DRAWINGS. IN CASE OF DISCREPANCY, NOTIFY THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF WORK.

19. CUTTING STRUCTURAL MEMBERS:

CUTTING OR DRILLING OF HOLES IN STRUCTURAL MEMBERS TO FACILITATE CONSTRUCTION DETAILS, AS PER TRADITION OF CONTRACTOR'S PRACTIVE OR FOR OTHER TRADES TO PROCEED, SHALL BE DONE ONLY AFTER ENGINEER'S EXPRESS AUTHORIZATION.

20. CONSTRUCTION DRAWINGS:

THE CONTRACTOR SHALL KEEP AT THE SITE OF THE WORK ONE COPY OF PLANS AND SPECIFICATIONS SIGNED AND APPROVED BY THE BUILDING DEPARTMENT AND SHALL AT ALL TIMES GIVE THE ENGINEER AND OTHERS ACCESS THERETO. ANYTHING SHOWN ON THE PLANS AND NOT MENTIONED IN THE SPECIFICATIONS OR MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE PLANS SHALL HAVE THE SAME EFFECT AS IF SHOWN OR MENTIONED RESPECTIVELY IN BOTH. IN CASE OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE PLANS, DETAILS OR SPECIFICATIONS, THE ONE REQUIRING GREATER QUANTITY OR SUPERIOR QUALITY SHALL PREVAIL, AS DECIDED BY THE ENGINEER. ANY DISCREPANCY BETWEEN FIGURES AND DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER, WHOSE DECISION THEREON SHALL BE CONCLUSIVE.

21. CORRECTION OF WORK:

ALL WORK, ALL MATERIALS, WHETHER INCORPORATED IN THE WORK OR NOT, ALL PROCESSES OR MANUFACTURE, AND ALL METHODS OF CONSTRUCTION, SHALL BE AT ALL TIMES AND PLACES, SUBJECT TO THE INSPECTION OF THE ENGINEER WHO SHALL BE THE FINAL JUDGE OF THE QUALITY AND SUITABILITY OF THE ENGINEERING WORK. SHOULD THEY FAIL TO MEET HIS APPROVAL, THEY SHALL BE FORTHWITH RECONSTRUCTED, MADE GOOD, REPLACED AND/OR CORRECTED AS THE CASE MAY BE, BY THE CONTRACTOR AT HIS OWN EXPENSE. ACCEPTANCE OF WORKMANSHIP AND MATERIALS BY THE OWNER SHALL NOT RELIEVE THE CONTRACTOR FROM LEGAL LIABILITIES PERTAINING TO THE STRUCTURAL INTEGRITY OF THE PROJECT.

22. LUMBER FRAMING NOTES:

PRESSURE TREATED LUMBER:

a) ALL SILL PLATES WHICH REST ON CONCRETE SLAB OR MASONRY, END OF WOOD GIRDERS, OR BEAMS HAVING CLEARANCE OF LESS THAN 1/2" ON TOP, SIDES, AND ENDS.
b) WOOD SIDING, SHEATHING, AND WALL FRAMING HAVING CLEARANCE OF LESS THAN 6" FROM GROUND.
c) ALL WOOD IN CONTACT WITH GROUND WHICH SUPPORTS PERMANENT STRUCTURE(S).
d) MEMBERS SUPPORTING BALCONIES, PORCHES, OR SIMILAR APPURTENACES WHEN EXPOSED TO THE WEATHER AND ELEMENTS.

23. REMOVAL OF DEBRIS:

THE UNDER-FLOOR GRADE SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIALS.

24. DETAILS:

FRAMING DETAILS NOT SHOWN ON THE DRAWINGS SHALL BE FRAMED SIMILAR TO TYPICAL DETAIL AS SHOWN ON THE DRAWINGS.

25. STRUCTURAL LUMBER GRADES:

DF LARCH-DRY:
STRUCTURAL LUMBER SHALL CONFORM TO FOLLOWING WCLIB MINIMUM GRADES, UNLESS NOTED OTHERWISE:
a) HORIZONTAL 2x FRAMING..#2 OR BETTER
b) 4x BEAMS, HEADERS, SPECIAL MEMBERS...................#1
c) STUDS...#2 OR BETTER
d) 4x & 6x POSTS..#1

MAXIMUM MOISTURE CONTENT SHALL BE 19% AT TIME OF INSTALLATION. LUMBER OF 2 INCH AND LESS NOMINAL THICKNESS DRIED TO 15% MOISTURE CONTENT PRIOR TO DELIVERY TO SITE.

26. NAILING:

FOR SCHEDULE OF MINIMUM NAILING, SEE TABLE 2304.10.2 CBC OR DESIGN DRAWINGS. NAILING SHALL BE WITH COMMON WIRE NAILS, UNLESS NOTED OTHERWISE. MACHINE-DRIVEN MAY BE USED ONLY WITH PERMISSION OF THE ENGINEER.
NAILS AND FASTENERS FOR USE IN PRESSURE-TREATED LUMBER SHALL BE HOT-DIPPED (HDG 200) GALVANIZED PER ASTM A153 SPECIFICATIONS.

27. FASTENERS:

BOLTS AND LAG SCREWS BEARING ON WOOD SHALL HAVE WASHERS. BOLTS IN CONNECTIONS SHALL BE RE-TIGHTENED JUST BEFORE CLOSING IN OF WALLS.

28. EXTERIOR METAL CONNECTORS AND HARDWARE USED IN CONJUNCTION WITH UNTREATED WOOD

ALL EXTERIOR METAL CONNECTORS AND HARDWARE USED IN CONJUNCTION OF UNTREATED WOOD SHALL BE GALVANIZED (G185) 1.85 OZ. OF ZINC PER SQUARE FOOT OF SURFACE(HOT-DIPPED GALVANIZED PER ASTM A653 TOTAL BOTH SIDES). FASTENERS USED WITH SUCH DEVICES SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153 SPECIFICATION

29. METAL CONNECTORS AND HARDWARE USED IN CONJUNCTION WITH TREATED WOOD

ALL EXTERIOR METAL CONNECTORS AND HARDWARE USED IN CONJUNCTION OF UNTREATED WOOD SHALL BE 14 GA. AND THICKER, WITH MINIMUM COATING WEIGHT OF 2.0 OZ. OF ZINC PER SQUARE FOOT OF SURFACE (HOT-DIPPED GALVANIZED PER ASTM A123 TOTAL BOTH SIDES). FASTENERS USED WITH SUCH DEVICES SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153 SPECIFICATION.

30. PRESSURE TREATED WOOD:

PRESSURE TREATED WOOD SHALL HAVE ACTUAL RETENTION LEVELS GREATER THAN 0.40 PCF FOR ACQ AND MCQ AND 0.41 PSF FOR CBA-A OR 0.21 PCF FOR CA-B GROUND CONTACT LEVEL, CBC §2303.1.9 FOR PRESERVATIVE-TREATED WOOD: LUMBER, TIMBER, PLYWOOD, PILES AND POLES SUPPORTING PERMANENT STRUCTURES REQUIRED BY SECTION 2304.12 TO BE PRESERVATIVE TREATED SHALL CONFORM TO AWPA U1 AND M4.

31. BORATE TREATED WOODS SHALL NOT BE USED FOR OUTDOOR USE. TREATED WOOD HAVING EXCESS SURFACE CHEMICALS ARE CORROSIVE. STAINLESS STEEL FASTENERS AND HARDWARE SHALL BE USED IN CONJUNCTION WITH HIGHLY CORROSIVE WOOD ELEMENTS

32. CONCRETE:

33. STRENGTH & QUALITY:

CONCRETE STRENGTHS AT 28 DAYS SHALL BE f' c = 2500 PSI, OR AS INDICATED AS FOLLOWS:

CONCRETE QUALITY:

CONCRETE USE	STRENGTH	SLUMP	AGG. SIZE
STEPS & PATIOS	2500 PSI @ 28 DAYS	4 1/2"	3/4"
FOUNDATIONS	2500 PSI @ 28 DAYS	4 1/2"	3/4"
CONCRETE STOOPS	2500 PSI @ 28 DAYS	4 1/2"	3/4"
LEAN CONCRETE	2000 PSI @ 28 DAYS	4"	3/4"

34. CEMENT:

ALL CEMENT SHALL CONFORM TO ASTM C-150, TYPE II, UNLESS ALKALINE SOILS ARE PRESENT.

35. AGGREGATES:

ALL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE REGULAR WEIGHT HARD ROCK TYPE (150 #/PCF). AGGREGATES SHALL CONFORM TO ASTM C-33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN .005. CONCRETE MIX SHALL CONTAIN UP TO 15% ASH.

36. CURING:

CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF FIVE (5) DAYS AFTER PLACEMENT. APPROVED CURING COMPOUNDS MAY BE USED IN LIEU OF MOIST CURING.

38. STRENGTH TESTS:

STRENGTH TESTS OF CONCRETE MAY BE REQUIRED AS PER CHAPTER 19 OF C.B.C. PLACEMENT OF CONCRETE AND REINFORCING STEEL SHALL BE INSPECTED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA.

39. KEYED CONSTRUCTION JOINTS:

KEYED CONSTRUCTION JOINTS SHALL BE USED IN ALL CASES. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED AND ALL LITTER SHALL BE REMOVED. ALL VERTICAL JOINTS SHALL BE THOROUGHLY WETTED AND SLUSHED WITH A COAT OF NEAT CEMENT IMMEDIATELY BEFORE PLACING NEW CONCRETE.

40. SLEEVES:

SLEEVES NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE LOCATED BY THE TRADES INVOLVED AND SHALL BE CHECKED WITH ALL TRADES TO INSURE PROPER PLACEMENT OF OPENING, SLEEVES, CONDUITS, ETC., RELATING TO THE WORK.

41. INSERTS:

ALL ITEMS TO BE CAST IN CONCRETE, SUCH AS REINFORCING BARS, DOWELS, BOLTS, ANCHORS, PIPES, SLEEVES, ETC., SHALL BE SECURELY POSITIONED IN THE FORMS BEFORE PLACING THE CONCRETE.

EXPANSION BOLTS FOR MUD SILL MAY BE USED IN LIEU OF EMBEDDED BOLTS , AS PER ENGINEER'S DIRECTION ONLY.

42. SEGREGATION OF AGGREGATES:

CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL SO AS TO CAUSE SEGREGATION OF AGGREGATES. USE HOPPERS, CHUTES, OR TRUNKS OF VARYING LENGTHS SO THAT THE FREE, UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED FIVE FEET, AND A SUFFICIENT NUMBER SHALL BE USED TO ENSURE THE CONCRETE SHALL BE KEPT LEVEL AT ALL TIMES.

43. DOWELING:

ALL SLABS SHALL BE DOWELED INTO FOUNDATIONS WITH BARS OF THE SAME SIZE AND SPACING AS THE FOUNDATION BARS, EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE.

44. SPLICES:

SPLICES IN CONTINUOUS REINFORCEMENT AS USED, SHALL HAVE A LAP OF 30 BAR DIAMETERS BUT NOT LESS THAN 18 INCHES, AND THE SPLICES IN ADJACENT BARS SHALL NOT BE LESS THAN 5'-0" APART. ALL REINFORCING STEEL SHALL BE SECURELY WIRED AND PROPERLY SUPPORTED ABOVE GROUND AND AWAY FROM THE FORMS.

45. CHAIRS:

PROVIDE CONCRETE CHAIRS TO SUPPORT BOTTOM OR TOP BARS AND HOLD THE SAME IN SECURED POSITIONS.

46. CONSTRUCTION JOINTS:

CONSTRUCTION JOINTS SHALL HAVE ENTIRE SURFACE REMOVED TO EXPOSE CLEAN AGGREGATE SOLIDLY EMBEDDED. THE CONTRACTOR SHALL OBTAIN THE ENGINEER'S APPROVAL FOR CONSTRUCTION JOINT LOCATION OTHER THAN DETAILED OR SPECIFIED IN ALL SLABS AND EQUIPMENT FOUNDATIONS.

47. PIPES:

PIPES, OTHER THAN ELECTRICAL CONDUITS, SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE, EXCEPT WHERE SPECIFICALLY APPROVED BY THE ENGINEER.

48. GROUT:

GROUT, IF USED, SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT TO NOT MORE THAN TWO PARTS SAND. DRYPACKING OR NON-SHRINK GROUTING SHALL HAVE MIN. ULTIMATE COMPRESSIVE STRENGTH OF 5000 PSI @ 7 DAYS.

49. MISCELLANEOUS ITEMS:

REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR MISCELLANEOUS ITEMS TO BE CAST INTO CONCRETE. DO NOT CUT OR DEFORM PRIMARY REINFORCING BARS WITHOUT CONSENT OF THE ENGINEER.

50. FINISH:

EXPOSED EXTERIOR SLABS AND RAMPS ON GRADE SHALL HAVE A BROOMED FINISH. CONCRETE TO RECEIVE RESILIENT TILE OR DUSTPROOFING SHALL RECEIVE A STEEL TROWEL FINISH. INTERIOR SLAB EXPOSED TO VEHICULAR MOVEMENT SHALL BE THOROUGHLY CONSOLIDATED BY VIBRATING AND THE TOP OF THE CONCRETE SHALL BE BROUGHT TO PROPER ELEVATION BY SCREEDING, TAMPING, AND FLOATING. THE SURFACE SHALL BE TROWELLED UNTIL SMOOTH AND RELATIVELY FREE OF DEFECTS AND TROWELED MARKS.

51. BOLTS:

BOLTS EMBEDDED IN CONCRETE SHALL BE ASTM A-307, UNLESS NOTED OTHERWISE.

52. VIBRATION:

VIBRATION OF CONCRETE SHALL BE IN ACCORDANCE WITH THE GENERAL PROVISIONS OUTLINED IN PORTLAND CEMENT ASSOCIATION SPECIFICATIONS ST26. PLACEMENT OF CONCRETE SHALL BE IN CONFORMANCE WITH THE ACI SPEC. 301.

53. REBAR COVER:

MINIMUM COVERAGE SHALL BE AS FOLLOWS:

3"	WHERE CONCRETE IS DEPOSITED DIRECTLY AGAINST GROUND, EXCEPT SLABS ON GRADE.
2"	WHERE CONCRETE IS EXPOSED TO GROUND BUT PLACED IN FORMS.
1 1/2"	FOR MAIN BARS IN RETAINING WALLS
1 1/2"	FOR BARS IN STEPS
1 1/2"	FOR BARS IN SLABS ON GRADE.

54. BOLTS IN CONCRETE OR CONCRETE SLAB:

LENGTH OF EMBEDMENT OF ANCHOR BOLTS IN CONCRETE, OTHER THAN COLUMN ANCHOR BOLTS, SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED, OR UNLESS DETAILED OTHERWISE ON TEH STRUCTURALL DRAWINGS:

SIZE OF BOLT	LENTGH OF EMBEDMENT
5/8"	7"
3/4"	12"

55. DRILLED AND DRYPACKED OR GROUTED BOLTS:

DRILLED AND DRYPACKED OR GROUTED BOLTS SHALL HAVE 1" CLEAR FROM BOLT TO EDGE OF HOLE.

56. CHAMFER:

ALL EXPOSED CONCRETE CORNERS SHALL HAVE 3/4" CHAMFER UNLESS NOTED OTHERWISE.

57. FORMS (IF USED):

FORMS:
FORMS SHALL BE OF SUBSTANTIALLY BUILT AND OF SUFFICIENT STRENGTH AND RIGIDITY TO PROVIDE SAFE WORKING CONDITIONS AT ALL TIMES, AND TO PRODUCE FINISHED CONCRETE OF PRECISE SIZE AND SHAPE AS SHOWN ON DRAWINGS. THEIR ASSEMBLY SHALL PERMIT REMOVAL IN PROPER SEQUENCE WITHOUT DAMAGE TO CONCRETE. FORM WORK SHALL BE CLEAN AND FREE OF SAW DUST, PAPER, DIRT, AND DEBRIS WHEN CONCRETE IS PLACED THEREIN.

BEFORE CONCRETE IS PLACED:
BEFORE CONCRETE IS PLACED, ALL ELEMENTS TO BE BUILT IN FORMS SHALL BE CHECKED FOR COMPLETENESS, SIZE, AND LOCATION. FORMS SHALL BE CONSTRUCTED OF MATERIALS WHICH SHALL PRODUCE CONCRETE SURFACES SUITABLE AS INTENDED. JOINTS IN FORM WORK SHALL BE SUFFICIENTLY TIGHT, WELL-BACKED AND SHORED TO PREVENT THE LEAKAGE OF CEMENT PASTE AND TO PROVIDE SMOOTH SURFACE, FREE OF OBJECTIONABLE OFFSETS, FORM MARKS, AND PROJECTIONS. OBJECTIOINABLE PROJECTIONS REMAINING AFTER FORMS HAVE BEEN STRIPPED SHALL BE REMOVED BY MEANS OF MACHINE GRINDING.

FORM TIES:
FORM TIES, IF USED, SHALL HAVE REMOVABLE PLASTIC CONES.

58. TOLERANCES:

FORM WORK:
FORM WORK SHALL BE SET TO PRODUCE CONCRETE WHICH IS TRUE TO DIMENSIONS AND ELEVATIONS SHOWN ON THE DRAWINGS AND TO WITHIN THE FOLLOWING TOLERANCES:

FINISHED CONCRETE SURFACE:
FINISHED CONCRETE SURFACE SHALL NOT VARY FROM PLAN LOCATIONS SHOWN ON THE DRAWINGS BY MORE THAN 1/4 INCH IN ANY 10 FT.

VARIATIONS FOR CONCRETE STEPS:
VARIATIONS FOR CONCRETE STEPS SHALL NOT EXCEED 1/8 INCH AT TREAD AND RISERS.

59. REINFORCEMENT:

REINFORCEMENT BARS:
ALL REINFORCING STEEL SHALL BE GRADE 60 FOR #4 AND LARGER. ALL BARS SHALL BE NEW BILLET DEFORMED BARS AS PER ASTM-A615 SPECIFICATION.

60. DEFERRED ITEMS MATERIAL CERTIFICATE SUBMITTALS:

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

61. "OSB" PANELS:

THE CONTRACTOR SHALL PROVIDE I.C.C. CERTIFICATES FOR THE CYCLIC LATERAL LOAD AND EQUIVALENCY CALCULATIONS FOR THE OSB PANELS TO THE ENGINEER FOR APPROVAL PRIOR TO SUPPLY AND INSTALLATION OF SUCH PANELS.

62. NOTE:
"OSB" SHALL NOT BE USED IN WET OR MOIST ENVIRONMENT.

63. OR EQUAL PRODUCTS

ALL STRUCTURAL COMPONENT EQUAL PRODUCTS SHALL BE SUBJECT TO ENGINEER'S WRITTEN APPROVAL PRIOR TO DELIVERY TO THE JOB SITE AND INSTALLATION.

REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP

WOOD FRAME ENGINEERING OBSERVATION (CBC 2022 & NDS 2018)

1.0 GENERAL WALL AND FLOOR FRAMING:

1. All components must be in conformance with the size, spacing and arrangements as shown in the structural plans and wood framing standards
2. Specifically observe the wall corner details. Connection of the walls to the floor framing system
3. Size and spacing of the studs, and the floor beams/girders. joist and beam specifications
4. Length of the cantilevers, post to beam and post to floor connections, crush blocks
5. Roof framing member size (if roof framing is truss system, verify that truss size and spacing is in conformity with the approved plans and truss layout plans

2.0 OBSERVATION OF THE EXTERIOR WOOD SHEAR WALLS:

1. Check shear wall type:
2. Sill plate size
3. Anchor bolt spacing and edge distance
4. Size and proper installation of the holdowns
5. Size and spacing of the studs
6. Size of the shear wall boundary element
7. Type and thickness of the plywood
8. Shear wall perimeter and field nail size and spacing
9. Top plate size and splice details
10. Seismic clip connection of the top plate to the rim joist or blocking
11. Upper-level floor sole plate size and nailing
12. Upper-level floor shear wall type, thickness of the plywood
13. Upper-level floor shear wall nail size and spacing at the boundary, panel edges and field
14. Upper-level shear wall stud size and spacing
15. Size and proper installation of the floor-to-floor tiedown
16. Upper-level top plate size and splicing details
17. Seismic clip connection of the top plate to the rim joist or blocking

3.0 UPPER-LEVEL FLOOR

1. Diaphragm thickness, material specification
2. Diaphragm perimeter and field nail size and spacing
3. Connection of the diaphragm to the supporting framing
4. Spacing of the upper-level floor joists

4.0 ROOF DIAPHRAGM

1. Diaphragm thickness, material specification
2. Diaphragm perimeter and field nail size and spacing
3. Connection of the diaphragm to the supporting framing (truss or rafters, etc)
4. Spacing of the roof framing members
5. NOTE: all interior and exterior shear walls must be connected to the bottom of roof diaphragm

LIST OF SPECIAL INSPECTRIONS BY SPECIAL INSPECTION AGENCY

1. ALL SHEAR WALL AND ROOF DIAPHRAGM NAIL SPACING 4in ON CENTERS & LESS SHALL BE INPECTED BY A SPECIAL INSPECTION AGENCY

Special Inspection & Testing Agreement Page 2 of 6 Revision 08/2021

TOWN OF LOS GATOS
SPECIAL INSPECTION AND TESTING SCHEDULE

BROWNS REMODEL/ADDITION
Project Name
14340 BROWNS LANE LOS GATOS, CA 95032
Project Address

Building Application Number
Date
Testing Inspection Agency or Special Inspector

REINFORCED CONCRETE, GUNITE, GROUT & MORTAR:

Concrete	Gunite	Grout	Mortar	
				Aggregate Tests
				Reinforcing Test
				Mix Designs
				Reinforcing Placement
				Batch Plant Inspection
				Inspect Placing
				Cast Specimens
				Pick-up Samples
				Compression Tests

STRUCTURAL STEEL/WELDING:

	Sample & Test
X	(List specific members below)
	Shop Material Identification
X	Welding Inspection _X_ Shop _X_ Field
	Ultrasonic Inspection ____ Shop ____ Field
	High Strength Bolting Inspection
	Type Bolts ___N___X___F
	Metal Deck Welding Inspection
	Reinforcing Steel Welding Inspection

PRECAST / PRESTRESSED CONCRETE:

Piles	Post-tens	Pre-tens	Cladding	
				Aggregate Tests
				Reinforcing Test/Samples
				Tendon Tests
				Mix Designs
				Reinforcing Placement
				Invert Placement
				Concrete Batching
				Concrete Placement
				Installation Inspection
				Cast Samples
				Pick-up Samples
				Compression Tests
				Stressing Inspection

FIREPROOFING:

	Placement Inspection
	Density Tests
	Thickness Test
	Inspect Batching

INSULATING CONCRETE:

	Sample & Test
	Placement Inspection
	Unit Weights

FILL MATERIAL:

	Acceptance Tests
	Placement Inspection
	Field Density
	Inspection of Pad & Trenches by
	Soils Engineer
	Compaction Report or Pad Certification
	Required prior to concrete pour

MASONRY:

______ Special Inspection Stresses Used
______ Preliminary Acceptance Tests (Masonry Units, Wall Prisms)
______ Subsequent Tests (Mortar, Grout, Field Wall Prisms)
______ Placement Inspection of Units

POXY BOLTING:
Type: DOWELS EPOXY IN PLACE

OTHER TESTS OR INSPECTIONS:
SHEARWALLS TYPE 4, TYPE 3, TYPE 2 & 2 SIDED SHEAR WALLS
SPECIAL INSPECTION OF STEEL FRAME WELDS 1/4 AND GREATER

STRUCTURAL WOOD:

	Inspection of Glu-Lam Fab. AITC Certificate
	Inspection of Truss Joist Fab, Manuf. Certificate
	Sample & Test Components
	Sample & Test
	List specific members below
	Shop Material Identification

PAVING/ASPHALT CONCRETE:

	Core/Test
	Field Inspection
	Field Report for Parking Lot
	Sub-grade compaction Report
	AB Compaction
	Rock Depth and Asphalt Thickness

Town of Los Gatos Community Development – Building Department
110 E. Main Street, Los Gatos, CA 95030 (408) 354-6874

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
07/31/2025

PLAN REVIEW APPROVAL
07.31.2025
TOWN OF LOS GATOS
BUILDING DIVISION

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

NOTE#1:
WORK STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS. DO NOT SCALE FROM STRUCTURAL DRAWINGS. FOR DIMENSIONS, REFER TO ARCHITECTURAL PLANS & DETAILS.

THIS DOCUMENT IS PROPERTY OF A.S. ASSOCIATES. THE TECHNICAL INFORMATION, IDEAS, AND DESIGN DETAILS HEREIN MAY BE DISCLOSED ONLY TO THOSE GOVERNMENTAL AGENCIES, HAVING JURISDICTION OVER THIS PROJECT, WHO NEED THEM IN THE PERFORMANCE OF OFFICAL DUTIES. THESE PLANS MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED IN WHOLE OR PARTIALLY, IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN CONSENT OF A.S. ASSOCIATES.

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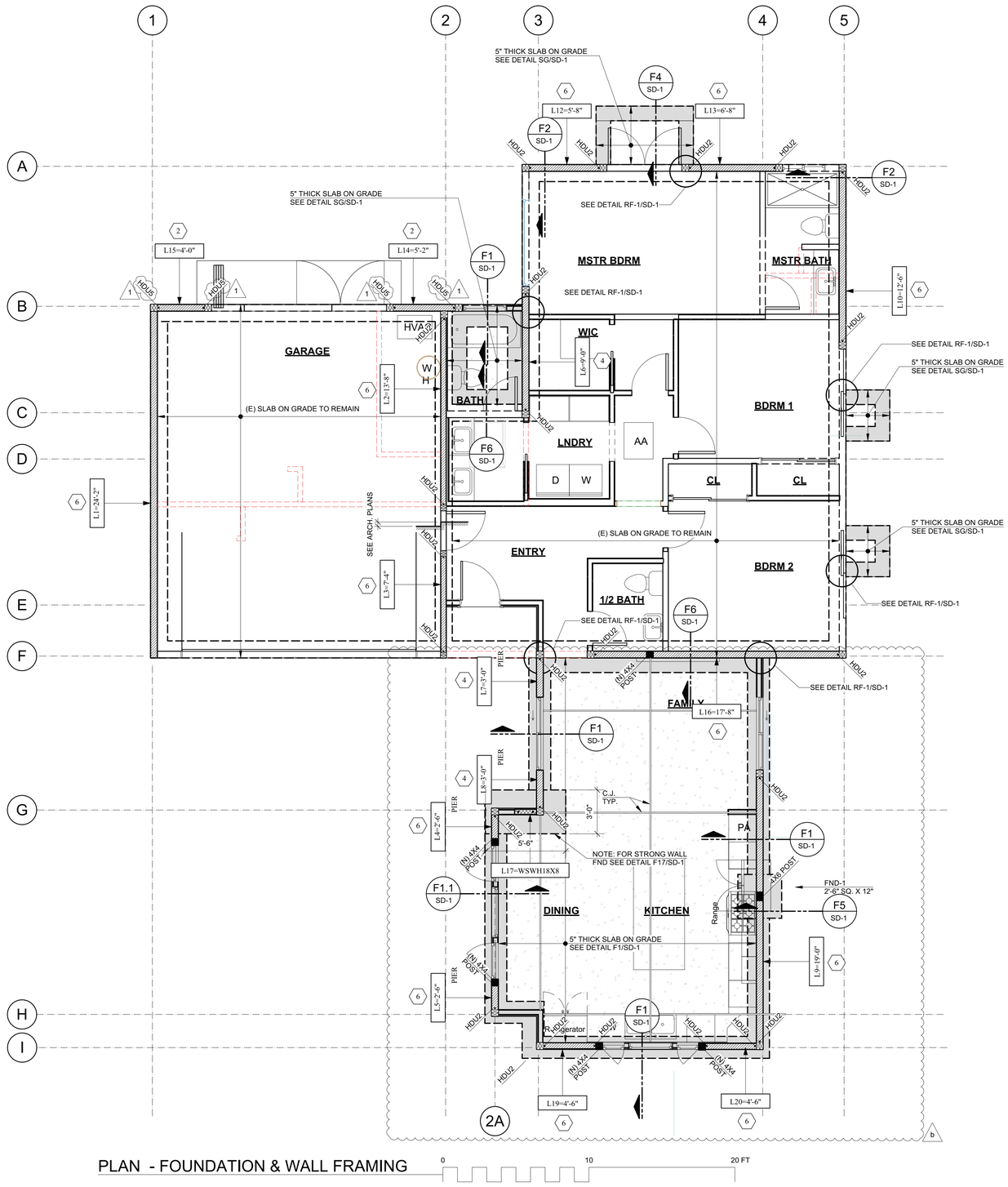
NO.	DATE	REVISION
a	FEB-14-2025	ISSUED FOR COORDINATION
0	FEB 19-2025	ISSUED FOR PLAN REVIEW
1	APR 9-2025	ISSUED PER PLAN CHECK COMMENTS DATED 3-17-25
b	MAY 19-2025	ISSUED PER PLAN ARCHITECTURAL CHANGES
3		

DRAWING TITLE: -

JOB TITLE:
MAC-NOLAD RESIDENCE
RESIDENTIAL REMODEL
14340 BROWNS LANE
LOS GATOS, CA 95032

ARMEN SHAMAMIAN
CIVIL
C-022760
EXP. DATE 12-31-25

DATE: FEB 1-2025
SCALE: AS NOTED
DRAWN BY: H.S.
CHECKED BY: A. S.
PROJECT NO. 025046.45
DRAWING NO. S-0



PLAN - FOUNDATION & WALL FRAMING

1. FASTENERS & CONNECTION HARDWARE:

BOLTS AND LAG SCREWS BEARING ON WOOD SHALL HAVE WASHERS. BOLTS IN CONNECTIONS SHALL BE RE-TIGHTENED JUST BEFORE CLOSING IN OF WALLS.

2. **METAL CONNECTORS AND HARDWARE USED IN CONJUNCTION WITH UNTREATED WOOD**
ALL EXTERIOR METAL CONNECTORS AND HARDWARE USED IN CONJUNCTION WITH UNTREATED WOOD SHALL BE GALVANIZED (G185) 1.85 OZ. OF ZINC PER SQUARE FOOT OF SURFACE (HOT-DIPPED GALVANIZED ER ASTM 53 TOTAL BOTH SIDES). FASTENERS USED WITH SUCH DEVICES SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153 SPECIFICATION

3. **METAL CONNECTORS AND HARDWARE USED IN CONJUNCTION WITH TREATED WOOD**
ALL EXTERIOR & INTERIOR METAL CONNECTORS AND HARDWARE USED IN CONJUNCTION TREATED WOOD SHALL BE 14 GA. AND THICKER, WITH MINIMUM COATING WEIGHT OF 2.0 OZ. OF ZINC PER SQUARE FOOT OF SURFACE (HOT- DIPPED GALVANIZED PER ASTM A123 TOTAL BOTH SIDES). FASTENERS USED WITH SUCH DEVICES SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153 SPECIFICATION.

4. **PRESSURE TREATED WOOD:**
PRESSURE TREATED WOOD SHALL HAVE ACTUAL RETENTION LEVELS GREATER THAN 0.40 PCF. FOR ACQ AND MCQ AND 0.41 PSF FOR CBA-A OR 0.21 PCF FOR CA-B GROUND CONTACT LEVEL. BORATE TREATED WOODS SHALL NOT BE USED FOR OUTDOOR USE. TREATED WOOD HAVING EXCESS SURFACE CHEMICALS ARE CORROSIVE. USE STAINLESS STEEL HARDWARE AND CONNECTORS IN CONJUNCTION WITH SUCH WOOD ELEMENTS

5. **ICC-ESR CURRENT REPORT**
a) ALL FASTENERS AND HARDWARE SHALL HAVE CURRENT ICC-ESR REPORT.
b) FASTENERS ARE DESIGNED BASED ON COMMON NAILS. USE OF NILS OTHER THAN AS SPECIFIED SHALL REQUIRE REDESIGN RECONSIDERATION OF THE NAILS SPACING AND LENGTH OF PENETRATION

GRID	WALL LENGTH & TOP PATE HEIGHT in ft	SHEAR WAL CONNECTORS	BASE SHEAR & SHEAR TYPE
1	**L1=24.1**	A35@16"OC 5/8" A.B @32 HD not required	Type 6
2	**L.2= 13.24 L.3= 7.33 Σ=20.57**	A35@16"OC 5/8" A.B @24" HDU2	Type 6
2A	**L.4=2.8' pier W=9 L.5=2.67 pier Σ= 14.47**	A35@16"OC 5/8" A.B @24" HDU2	Type 6
3	**L6=9.5', H=8' L.7=3, pier H=9 W=5' L.8=3' pier Σ= 20.5'**	A35@16"OC 5/8" A.B @24" HDU2	Type 4
4	**L9=19, H=9**	A35@16"OC 5/8" A.B @32" HDU2	Type 6
5	**L10=12.5', H=8' L11= not used Σ=12.5'**	A35@16"OC 5/8" A.B @32" HDU2	Type 6
A	**L12=5.67, H=8 L13==6.67' Σ=12.33'**	A35@16"OC 5/8" A.B @16" HDU2	Type 6
B	**L15=4' H=8 L14=5.2' Σ=9.2'**	A35@16"OC 5/8" A.B @16" HDU5	Type 2
F	**L16=17.67, H=8**	A35@16"OC 5/8" A.B @32" HDU2	Type 6
G	**L17=2', H=9' WSWH24X9**		SEE FNDL17
I	**L18=4.5', H=9 L19=4.5' Σ= 9.0'**	A35@16"OC 5/8" A.B @24" HDU2	Type 6

b

2.0TOP PLATE NOTES:
2.1ALL TOP PLATES SHALL BE MIN. TWO- 2X AND MATCH THE WIDTH OF STUD IT IS BEARING ON.
2.2ALL WALL STUDS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48 INCHES.
2.3FOR TOP PLATE SPLICE DETAIL SEE DWG "TYPICAL SECTIONS & DETAILS" DWG. SD-5

CORNER REINFORCING STRAPS:
2. 4 ALL BUILDING EXTERIOR CORNERS SHALL BE REINFORCED AT TOP PLATES LEVEL PER "TYPICAL PLATE @ CORNERS & INTERSECTIONS" SHOWN ON "TYPICAL SECTIONS & DETAILS" DWG. SD-5
3.0STUD NOTES:
3.1ALL EXTERIOR STUDS SHALL BE 2X4 AT 16" O.C., UNLESS NOTED OTHERWISE ON THE PLANS.
LISTED HEIGHTS ARE DISTANCES BETWEEN POINTS OF LATERAL SUPPORTS PLACED PERPENDICULAR TO THE PLANE OF WALL "HINGED" STUDS ARE NOT PERMITTED.

3.2GABLE WALL STUD NOTE:
GABLE STUDS SHALL BE CONTINUOUS FROM TOP OF FLOOR SOLE PLATE TO THE BOTTOM OF THE TOP PLATES. ALL GABLE WALL TOP PLATES SHALL BE LATERALLY SUPPORTED. HINGING OF THE STUDS IS NOT PERMITTED. TYPICAL.

NOTE #6
FOR SAWN LUMBER JOIST HANGER SEE DWG SD-5.
NOTE #7
FOR NOTCHING WOOD STUDS, SOLE PLATES, TOP PLATES AND PIPES IN WALL SEE DETAILS ON DWG SD-5.
NOTE # 8
1.0 HEADER NOTES:
1.1 ALL OPENINGS SHALL BE FRAMED WITH A HEADER. HEADER SIZE SHALL BE PER "HEADER" SHOWN ON THE ROOF FRAMING PLAN.
1.2 MIN. HEADER WIDTH DIMENSION SHALL BE THE SAME AS THE WALL STUD.
2.0 TOP PLATE NOTES:
2.1 ALL TOP PLATES SHALL BE MIN. TWO- 2X 4 AND MATCH THE WIDTH OF STUD IT IS BEARING ON.
2.2 ALL WALL STUDS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48 INCHES.
2.3 FOR TOP PLATE SPLICE DETAIL SEE DWG "TYPICAL SECTIONS & DETAILS" DWG. SD-5

NOTE#9

CORNER REINFORCING STRAPS:
2. 4 ALL BUILDING EXTERIOR CORNERS SHALL BE REINFORCED AT TOP PLATES LEVEL PER "TYPICAL PLATE @ CORNERS & INTERSECTIONS" SHOWN ON "TYPICAL SECTIONS & DETAILS" DWG. SD-5
3.0 STUD NOTES:
3.1 ALL EXTERIOR STUDS SHALL BE 2X4 AT 24" O.C., UNLESS NOTED OTHERWISE ON THE PLANS.
LISTED HEIGHTS ARE DISTANCES BETWEEN POINTS OF LATERAL SUPPORTS PLACED PERPENDICULAR TO THE PLANE OF WALL "HINGED" STUDS ARE NOT PERMITTED.
3.2 GABLE WALL STUD NOTE:
GABLE STUDS SHALL BE CONTINUOUS FROM TOP OF FLOOR SOLE PLATE TO THE BOTTOM OF THE TOP PLATES. ALL GABLE WALL TOP PLATES SHALL BE LATERALLY SUPPORTED. HINGING OF THE STUDS IS NOT PERMITTED. TYPICAL.

NOTE #10
ADU SLAB ON GRADE
1 5" THICK CONCRETE SLAB W/ # 4 REINF. BARS @ 12 - INCH ON CENTERS EACH WAY.
PLACE 1--#4 CONTINUOUS. BAR AT ALL SLAB EDGES AND AT THE VICINITY OF THE CONTINUOUS. JOINTS. TYPICAL.

2. ALL CONT. JOINTS SHALL BE IN PLACE NO LATER THAN 24 HOURS FROM START OF PLACING OF CONCRETE.

3. SLAB ON GRADE SHALL NOT BE CONNECTED TO THE FOUNDATIONS U.N.O. ON THE PLANS. SEE "DETAIL SG" ON DWG SD-1.

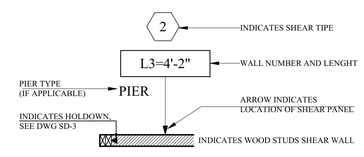
5. SUB-BASE SHALL BE CRUSHED STONE 3/4" MAX. & 5" THICK PLACED ON COMPACTED SOIL WITH 2" WASHED SAND & E.P.D.M. MEMBRANE WATERPROOFING OR ENGINEER APPROVED EQUAL

NOTE
WOOD FOUNDATION OF ANY SORT IS NOT PERMITTED FOR THIS PROJECT

REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP

LEGEND

SHEAR WALL NOTATIONS:



NOTE:

INDICATES TYPE OF SHEAR WALL INCLUDING CONNECTION OF:
a. BLOCKING TO TOP PLATES
b. BLOCKING TO SILL OR SOLE PLATE
c. SILL PLATE ANCHOR BOLT SPACING
d. SIZE OF SILL PLATE
e. SOLE PLATE NAILING
f. SHEAR PLYWOOD NAILING
g. SOLE PLATE NAILING
NOTE
h. ALL OTHER REQUIREMENTS PERTAINING TO SHEAR WALL AS NOTED IN SHEAR WALL SCHEDULE SHOWN ON DWG **SD-3**. WORK THIS SYMBOL ⬡ WITH "SHEAR WALL TABLE 1.0" SCHEDULE SHOWN ON DWG **SD-3**.

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
07/31/2025

WORK STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS. DO NOT SCALE FROM STRUCTURAL DRAWINGS. FOR DIMENSIONS, REFER TO ARCHITECTURAL PLANS & DETAILS.

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

PLAN REVIEW APPROVAL
DATE: 7/31/2025
TOWN OF LOS GATOS
BUILDING DIVISION

FND & WALL FRAMING PLAN

A. S. Associates
ENGINEERS & PLANNERS
88 EAST 6TH STREET UNIT 404
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(408) 896-6933
armen.asassociates@gmail.com

NO.	DATE	REVISION
A	FEB-14-2025	ISSUED FOR COORDINATION
A	FEB 19-2025	ISSUED FOR PLAN REVIEW
A1	APR 9-2025	ISSUED PER PLAN CHECK COMMENTS DATED 3-17-25
A	MAY 19-2025	ISSUED PER PLAN ARCHITECTURAL CHANGES

DRAWING TITLE:
JOB TITLE: MAC-NOLAD RESIDENCE
RESIDENTIAL REMODEL
14340 BROWNS LANE
LOS GATOS, CA 95032

REGISTERED PROFESSIONAL ENGINEER
ARMEN SHAMAMIAN
CIVIL
C-022760
EXP. DATE 12. 31. 25
STATE OF CALIFORNIA

DATE: FEB 1-2025
SCALE: AS NOTED
DRAWN BY: H.S.
CHECKED BY: A. S.

PROJECT NO. 025046.45
DRAWING NO. S-1

REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP

PLAN - CEILING FRAMING

0 10 20 FT

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
07/31/2025

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ARMEN SHAMAMIAN
CIVIL
C-022760
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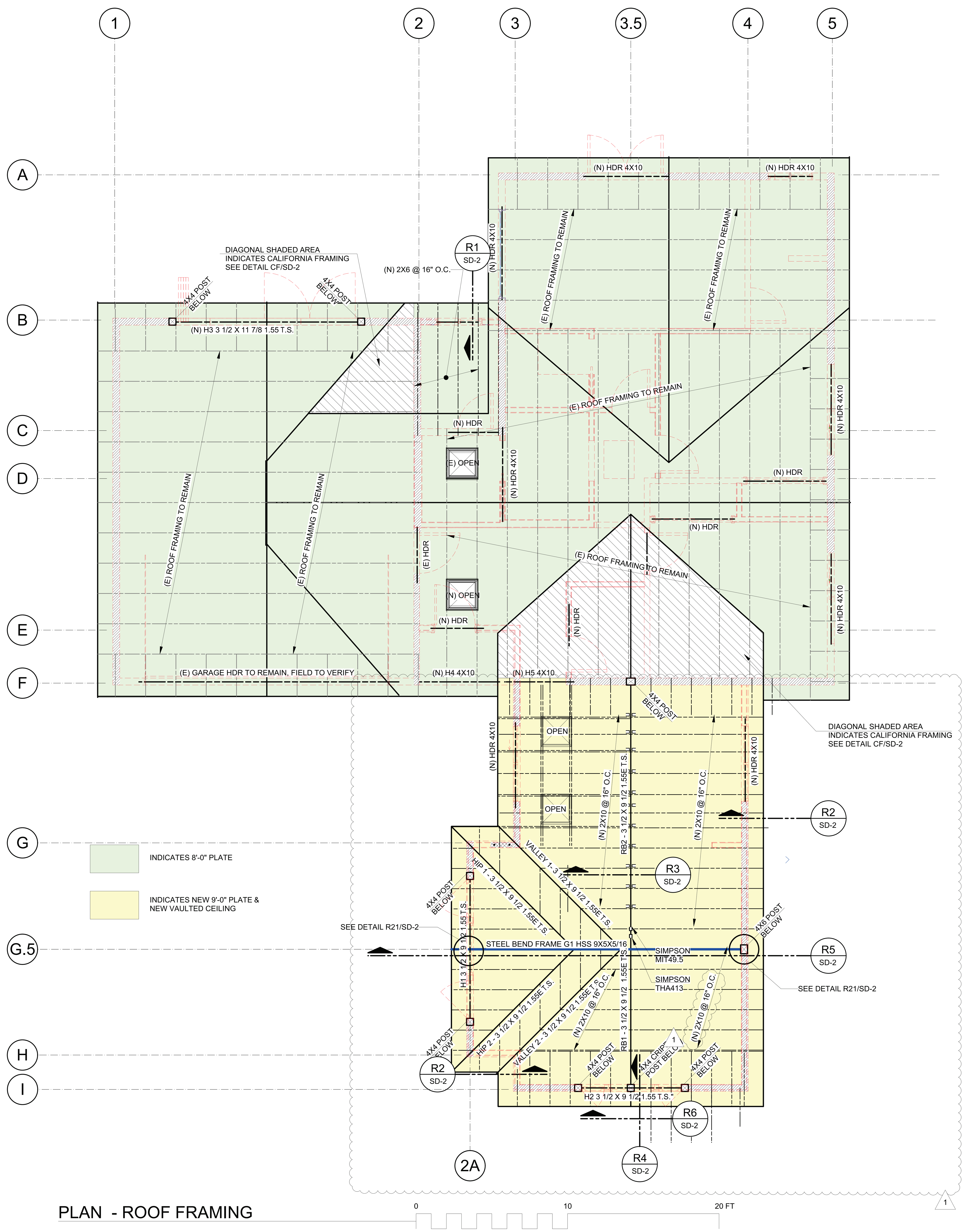
STATE OF CALIFORNIA

DATE: FEB 1-2025
SCALE: AS NOTED
DRAWN BY: H.S.
CHECKED BY: A. S.

PROJECT NO. 025046.45

STRUCTURAL
CEILING FRAMING PLAN

DRAWING NO. S-2



PLAN - ROOF FRAMING

STRUCTURAL STEEL SPECIFICATIONS

1.0 ASTM DESIGNATION:

1.1 DESIGNATIONS, DIMENSIONS & PROPERTIES OF HOT ROLLED SHAPES SPECIFIED HEREIN ARE PUBLISHED IN ASTM SPECIFICATION A6/A6M, STANDARD SPECIFICATION FOR GENERAL REQUIREMENTS FOR ROLLED STEEL PLATES, SHAPES, SHEET PILING AND BARS FOR STRUCTURAL USE.

1.2 HOT ROLLED SHAPES: WIDE FLANGES, CHANNELS, ANGLES ST SECTIONS SHALL CONFORM TO ASTM A992 FY=50-60, FU=65 GR50 UNLESS NOTED OTHERWISE.

1.3 ROUND, RECTANGULAR, & SQUARE STRUCTURAL STEEL TUBING (TS) SHALL CONFORM TO ASTM A500, GRADE "B" (FY = 50 KSI) SPECIFICATION.

1.4 BASE PLATES SHALL CONFORM TO ASTM A36.

1.5 BASE PLATE ANCHOR BOLTS SHALL CONFORM TO ASTM A36.

1.6 STIFF & GUSSET PLATES SHALL CONFORM TO ASTM A36.

2.0 WORKMANSHIP:

1.7 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE CURRENT ISSUE OF THE A.I.S.C. SPECIFICATIONS.

1.8 ALL SHOP CONNECTIONS SHALL BE WELDED. WELDING SHALL BE DONE IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE AMERICAN WELDING SOCIETY SPECIFICATIONS AND RECOMMENDATIONS.

1.9 ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS & SUBJECT TO "SPECIAL INSPECTION" BY AN AUTHORIZED SPECIAL INSPECTION AGENCY.

1.10 THE INSPECTION OF WELDING SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE PROVISIONS OF SECTION 6 OF THE AWS STRUCTURAL WELDING CODE - STEEL, D1.1.

1.11 BURNING FOR ENLARGEMENT OF HOLES IN CONNECTIONS AND BASE PLATES IS NOT PERMITTED.

3.0 SUBMITTALS:

1.12 SUBMIT SHOP DRAWINGS & MATERIAL CERTIFICATES, IN TRIPLICATES, TO THE ENGINEER OF THE RECORD FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION.

4.0 WELDING NOTES:

1. WELDING & INSPECTION SHALL BE IN ACCORDANCE WITH AWSND1.1, LATEST EDITION.
2. WELDING FILLER METAL SHALL HAVE A MINIMUM V-NOTCH TOUGHNESS OF 20FT-LB AT 00 F (USE OF E70T-4 OR NS-3M IS NOT PERMITTED).
3. ALL WELDS SHALL BE STARTED AND ENDED WITH A MINIMUM LENGTH OF ONE (1) INCH ON WELD TABS ("RUN OFF" TABS) EXCEPT AT ACCESS HOLES IN BEAM/GIRDER WEBS. ALL WELD TABS SHALL BE REMOVED, THE AFFECTED AREA GROUND SMOOTH AND MAGNETIC PARTICLE TESTED FOR DEFECTS.
4. IF BACKING BARS ARE USED UNDER THE BOTTOM BEAM FLANGE TO COLUMN FLANGE CGP GROOVE WELD, THE BACKING BAR SHALL BE REMOVED, THE REMOVED AREA GROUND TO SOUND, BRIGHT METAL AND THE AREA MAGNETIC PARTICLE TESTED FOR DEFECTS. A REINFORCING FILLET WELD, AT LEAST ¼ OF THE BOTTOM FLANGE THICKNESS BUT NOT GREATER THAN 3/8", SHALL BE PLACED IN THIS LOCATION.
5. IF BACKING BAR IS USED UNDER THE TOP TO BEAM FLANGE TO COLUMN CGP (CENTRAL GAUGING/OR GROUNDING POINT) GROOVE WELD, AND IS NOT REMOVED, THE BACKING BAR SHALL BE ATTACHED TO THE COLUMN AND BEAM FLANGES BY EITHER A FILLET WELD ALONG THE COMPLETE BAR LENGTH OF THE UNDER SIDE OF THE BAR, OR BY A PARTIAL PENETRATION WELD FROM THE UNDERSIDE OF THE BAR, FOR THE FULL LENGTH OF THE BAR.
6. "WELD DAMS" ARE NOT PERMITTED.
7. ALL GROOVE WELDS SHALL BE ULTRASONICALLY (UT) EXAMINED FOR THE FULL LENGTH. BACKING BAR REMOVAL AREAS AND FILLET WELDS ON CONTINUITY PLATES SHALL BE EXAMINED FOR THE FULL LENGTH BY THE MAGNETIC PARTICLE TESTING (MPT) METHOD.
8. SUBMIT STEEL "SHOP DRAWINGS" & COMPLETE WELDING PROCEDURE TO THE ENGINEER OF THE RECORD AND THE BUILDING OFFICIAL FOR APPROVAL PRIOR TO ANY WELDING IS COMMENCED.

CHEDULE OF ROOF/CEILING RAFTERS & HANGERS

JOIST / RAFTER SIZE	SIMPSON – FACE MOUNT HANGER FOR SOILID SAWN D/F LUMBER ONLY	NOTES
2X6	LU26	
2-2X6	LU26-2	
2X8	LU26	
2-2X8	HU28-2	
2X10	LU210	
2-2X10	U210-2	
2X12	LU210	
4X6	U46	
4X8	HU48	
4X10	HU410	
4X12	HU412	

NOTES:
1. See plans where slopped/ hangers are required
2. For specification of slopped/skewed hangers see structural plans
3. FILL ALL ROUND & TRIANGULAR NAIL HOLES
4. All steel connectors shall be Simpson product. For use of other product written approval of the engineer of the record is required.

SCHEDULE OF CEILING AND ROOF BEAMS AND RELATED STEEL HARDWARE

LOCATION	MEMBER SIZE	RELATED HARDWARE	NOTES
ROOF	RAFTER: 2X10	LU28	
ROOF	RB1: 3 ½ X 9 ½ , 1.55E TIMBERSTAND LSL	MIT49.5	
ROOF	BB2: 3 ½ X 9 ½ , 2.2E PARALLAM PSL	THA413	
ROOF	VALLEY 1: 3 1/2X 9 ½ 1.55E, TS, PSL	LSSR410Z	
ROOF	VALLEY 2 : 3 1/2X 9 ½ 1.55E, TS, PSL	LSSR410Z	
ROOF	HIP1: 3 1/2X 9 ½ 1.55E, TS, PSL	LSSR410Z	
ROOF	HIP2: 3 1/2X 9 ½ 1.55E, TS, PSL	LSSR410Z	
ROOF	GIRDER G1: HSS9X5X5/16	WELDED STEEL PLATE	SUPPORTED BY POSTS

SCHEDULE OF THE HEADERS

MEMBER	HEADER NUMBER & SIZE	SUPPORT	NOTES
HEADER	H1: 3 1/2X11 7/8 1.55E TS LSL	4X4 POSTS	GRID LINE 3.7
HEADER	H2: 3 1/2X9 1/2 1.55E TS LSL	4X4 POST	GID LINE 1
HEADER	H3: 3 1/2X9 1/2 1.55E TS LSL	4X4 POST	GRID LINE B
HEADER	H4 & H5: 4X10 DF No. 1	2-2X4 TRIMMER	GRID LINE E

ROOF DIAPHRAGM SPECIFICATION:

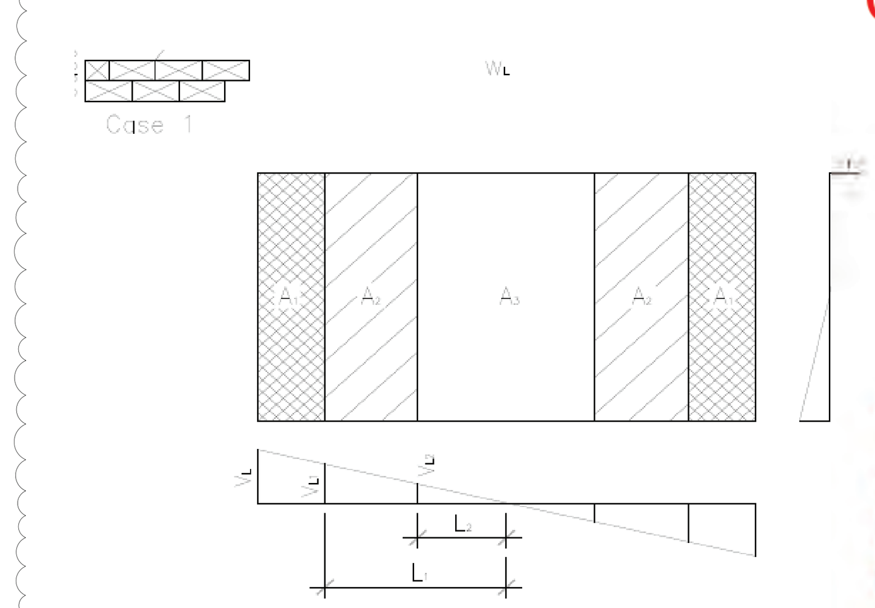
ROOF DIAPHRAGM SPECIFICATION:

ROOF DIAPHRAGM SHALL BE **UNBLOCKED**, (UNLESS NOTED OTHERWISE ON THE ROOF FRAMING PLAN) DOC SP-1 OR SP-2 (APA OR TECO PERFORMANCE RATED, 15/32-INCH THICK, STRUCTURAL C-DX, PLYWOOD PANEL RATING 48/16, WITH 8d COMMON NAILS WITH MIN.1 5/8" PENETRATION, SPACED AT 6" O.C. AT DIAPHRAGM BOUNDARIES, ROOF SHEAR COLLECTOR MEMBERS & AT CONTINUOUS PANEL EDGES, & 6" O.C. NAIL SPACING AT OTHER PLYWOOD EDGES & 12" O.C. @ FIELD.

PLYWOOD JOINTS SHALL OCCUR AT THE CENTER OF FRAMING MEMBERS OR BLOCKING. THE MINIMUM EDGE DISTANCE FOR NAILS IN RECEIVING MEMBERS AND PLYWOOD SHALL BE 3/8- INCH FOR 2-INCH NOMINAL RECEIVING MEMBERS & 1 1/2-INCH FOR 3-INCH NOMINAL RECEIVING MEMBERS.

FLAT BLOCKING RECEIVING 10d NAILS SHALL BE 3-INCH BY 4-INCH NOMINAL OR LARGER.

NO PANEL SHALL BE LESS THAN 24" IN WIDTH. PROVIDE 1/8" GAP BETWEEN ALL PLYWOOD EDGES. SEE DETAIL ON DWG SD-1



COMMUNITY DEVELOPMENT
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INDICATES BEARING WALL BELLOW

INDICATES CS14 ROOF DRAG
SEE DETAIL FD14/SD-3.1

REB	INDICATES ROOF EDGE BEAM
RB	INDICATES ROOF BEAM
B	INDICATES FLOOR BEAM
EB	EDGE BEAM (@ SECOND FLOOR & LOWER ROOF)
HDR	INDICATES HEADER, SEE HEADER SCHEDULE DWG SD-5 FOR SIZE

NOTE:

INDICATES TYPE OF SHEAR WALL INCLUDING

CONNECTION OF:

a. BLOCKING TO TOP PLATES
b. BLOCKING TO SILL OR SOLE PLATE
c. SILL PLATE ANCHOR BOLT SPACING
d. SIZE OF SILL PLATE
e. SOLE PLATE NAILING
f. SHEAR PLYWOOD NAILING
g. SOLE PLATE NAILING

AND

h. ALL OTHER REQUIREMENTS PERTAINING TO SHEAR WALL AS NOTED IN SHEAR WALL SCHEDULE SHOWN ON DWG **SD-3**. WORK THIS SYMBOL WITH "SHEAR WALL TABLE 1.0" SCHEDULE SHOWN ON DWG **SD-3**.

PLAN REVIEW APPROVAL
07.31.2025
TOWN OF LOS GATOS
BUILDING DIVISION

ROOF
FRAMING PLAN

A. S. Associates
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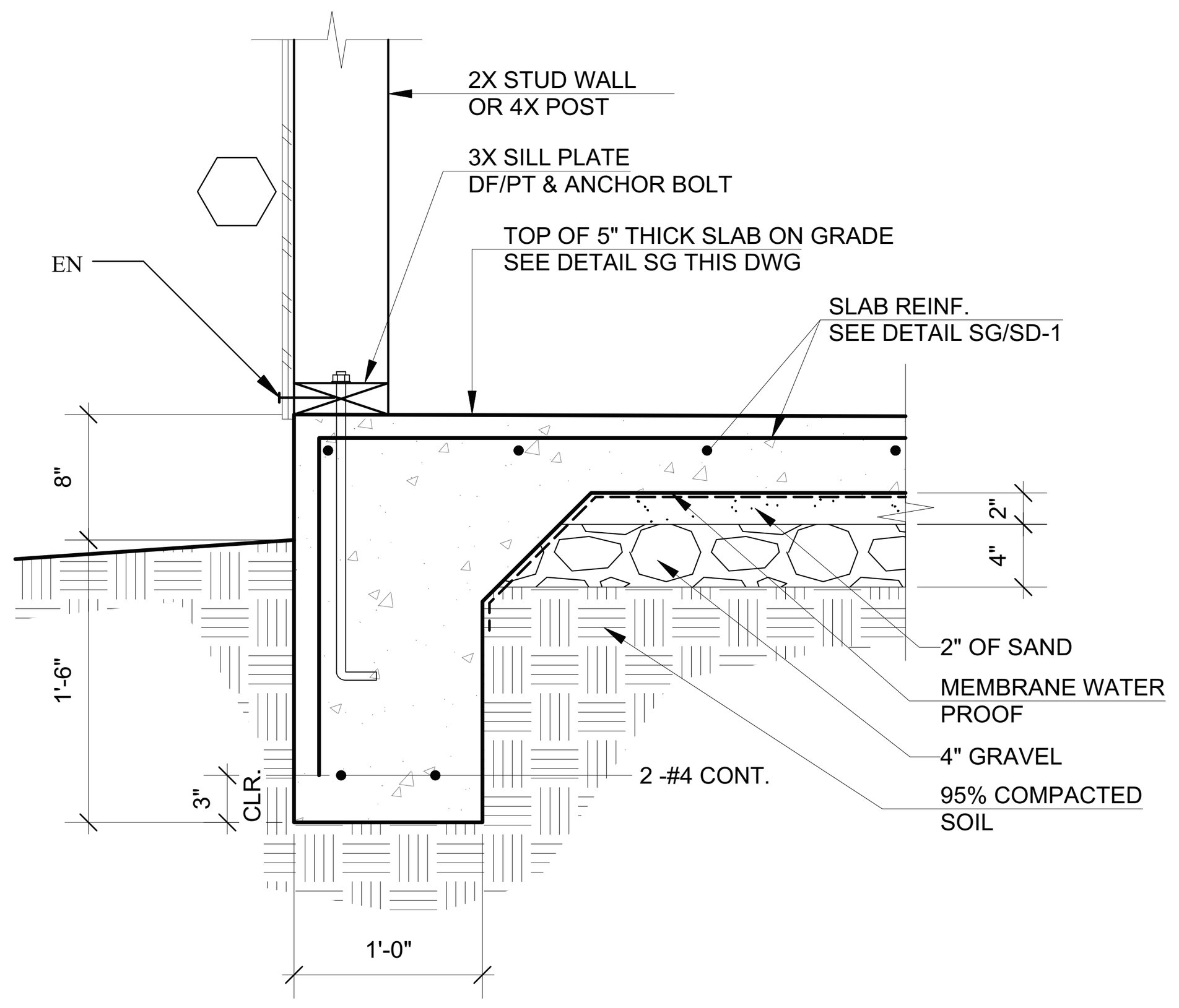
RESIDENTIAL REMODEL
14340 BROWNS LANE
LOS GATOS, CA 95032

REGISTERED PROFESSIONAL ENGINEER
ARMEN SHAMAMIAN
CIVIL
C-022760
EXP. DATE 12-31-25
STATE OF CALIFORNIA

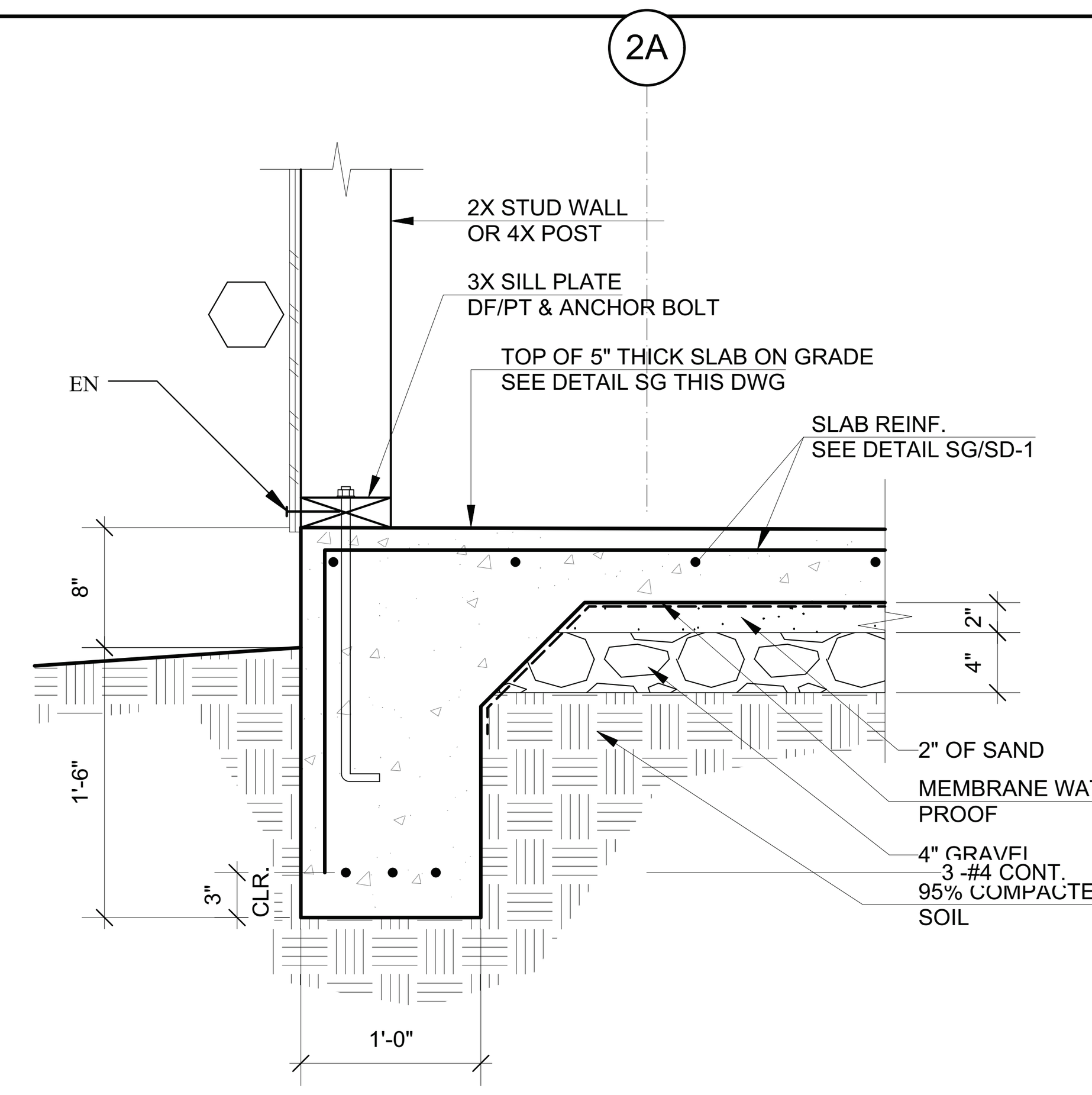
DATE: FEB 1-2025
SCALE: AS NOTED
DRAWN BY: H.S.
CHECKED BY: A. S.

PROJECT NO. 025046.45

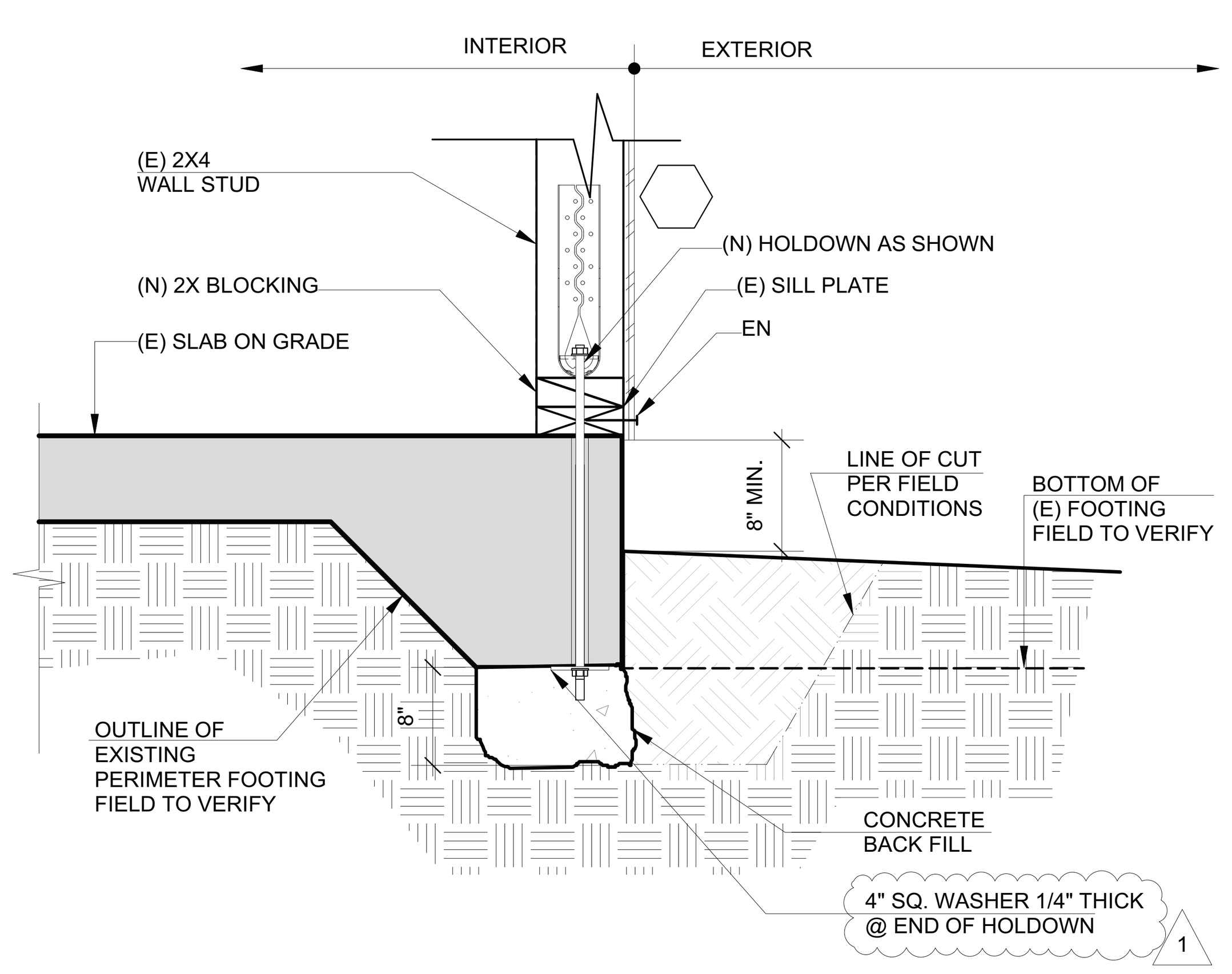
DRAWING NO. S-3



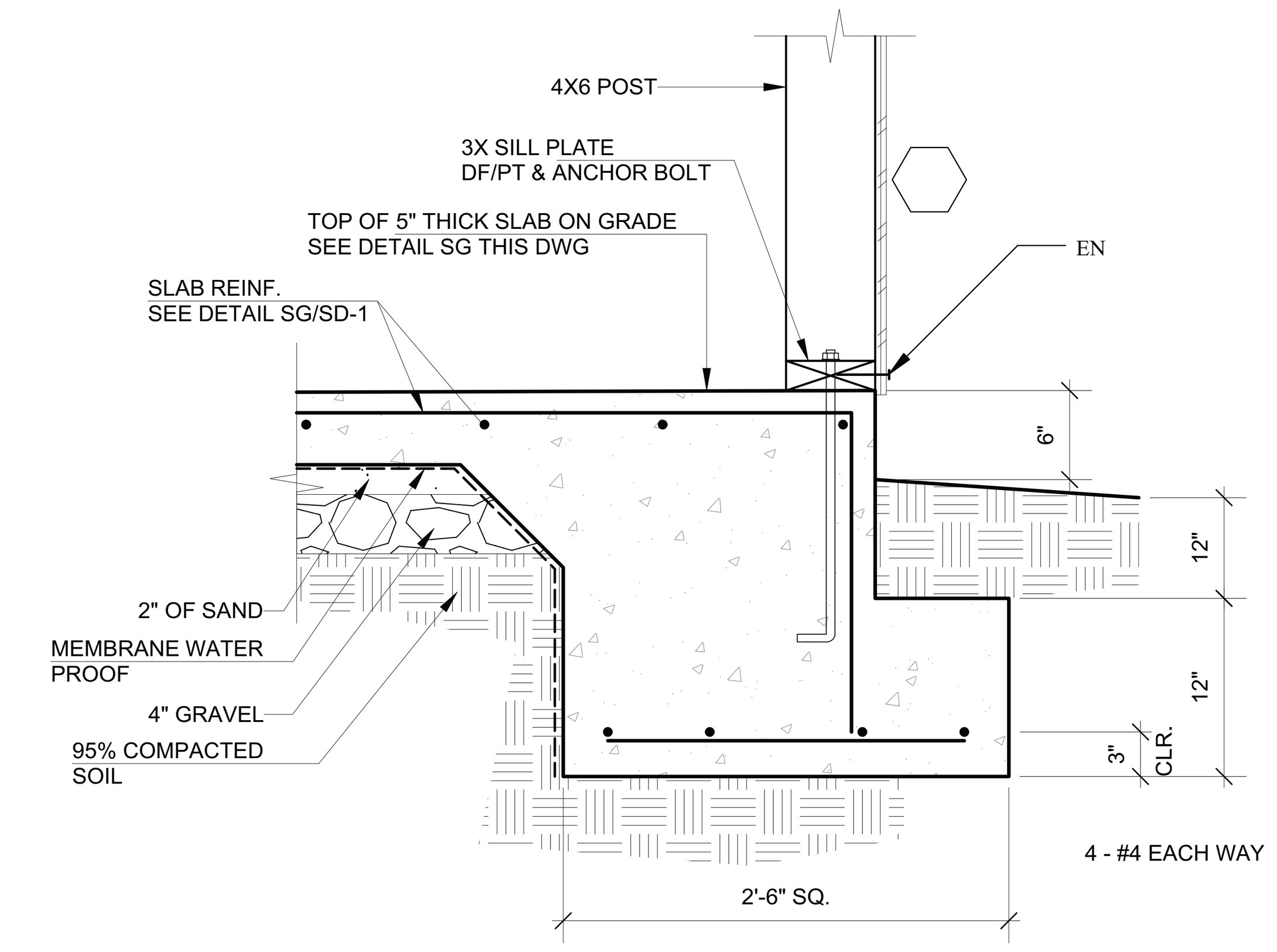
F1 SECTION
TYP. PERIMETER FOOTING



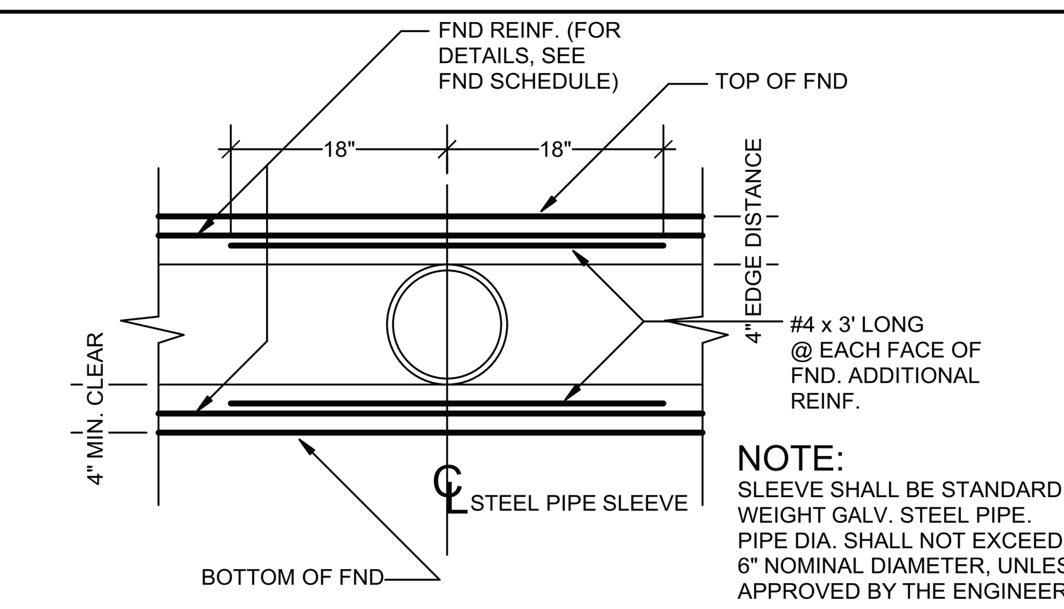
F1.1 SECTION
TYP. PERIMETER FOOTING



F2 SECTION
TYP. HOLDOWN ANCHORAGE @ EXISTING FND



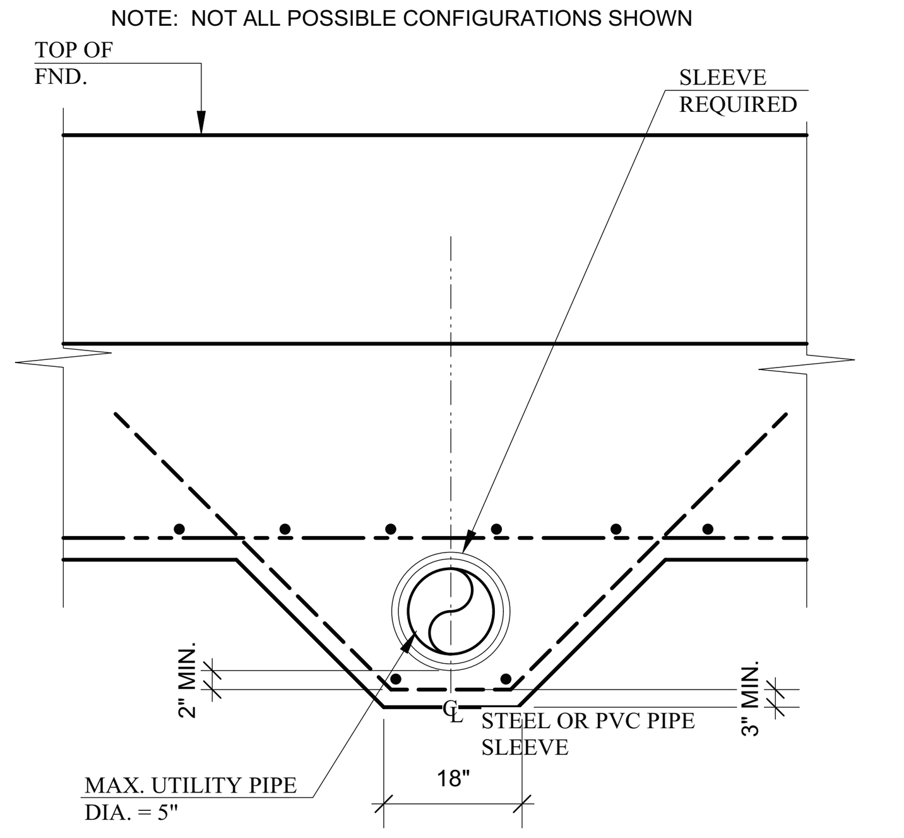
F5 SECTION
TYP. PERIMETER FOOTING



NOTE:
SLEEVE SHALL BE STANDARD WEIGHT GALV. STEEL PIPE. PIPE DIA. SHALL NOT EXCEED 6" NOMINAL DIAMETER, UNLESS APPROVED BY THE ENGINEER.

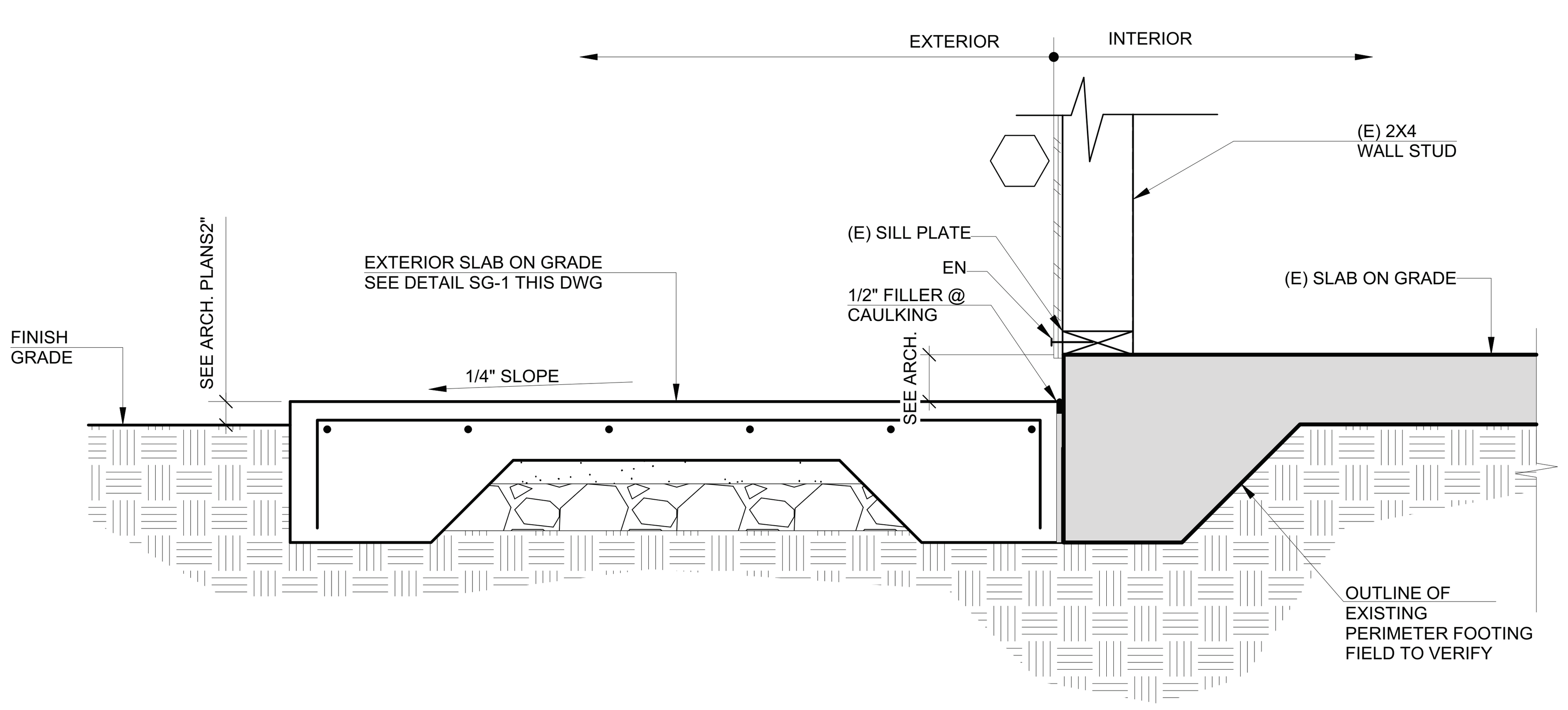
DETAIL SLV
TYP. ELEVATION OF STEEL PIPE SLEEVE THROUGH CONC. FOUNDATION OR CONC. WALL

NOTE: NOT ALL POSSIBLE CONFIGURATIONS SHOWN

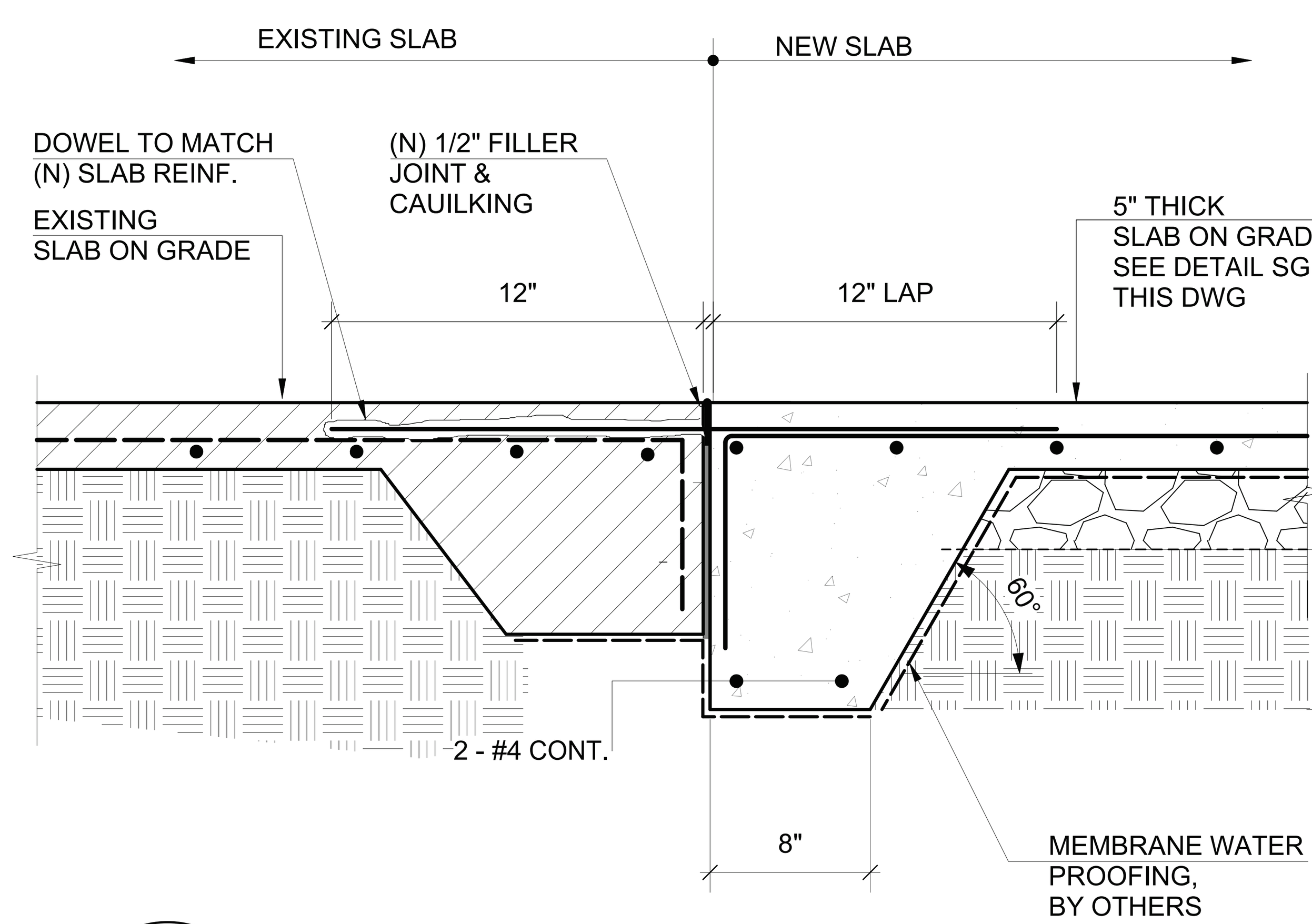


DETAIL SLV-1
TYP. ELEVATION OF STEEL PIPE UNDER CONCRETE FOOTING

NOTE: NOT ALL POSSIBLE CONFIGUARIONS SHOWN

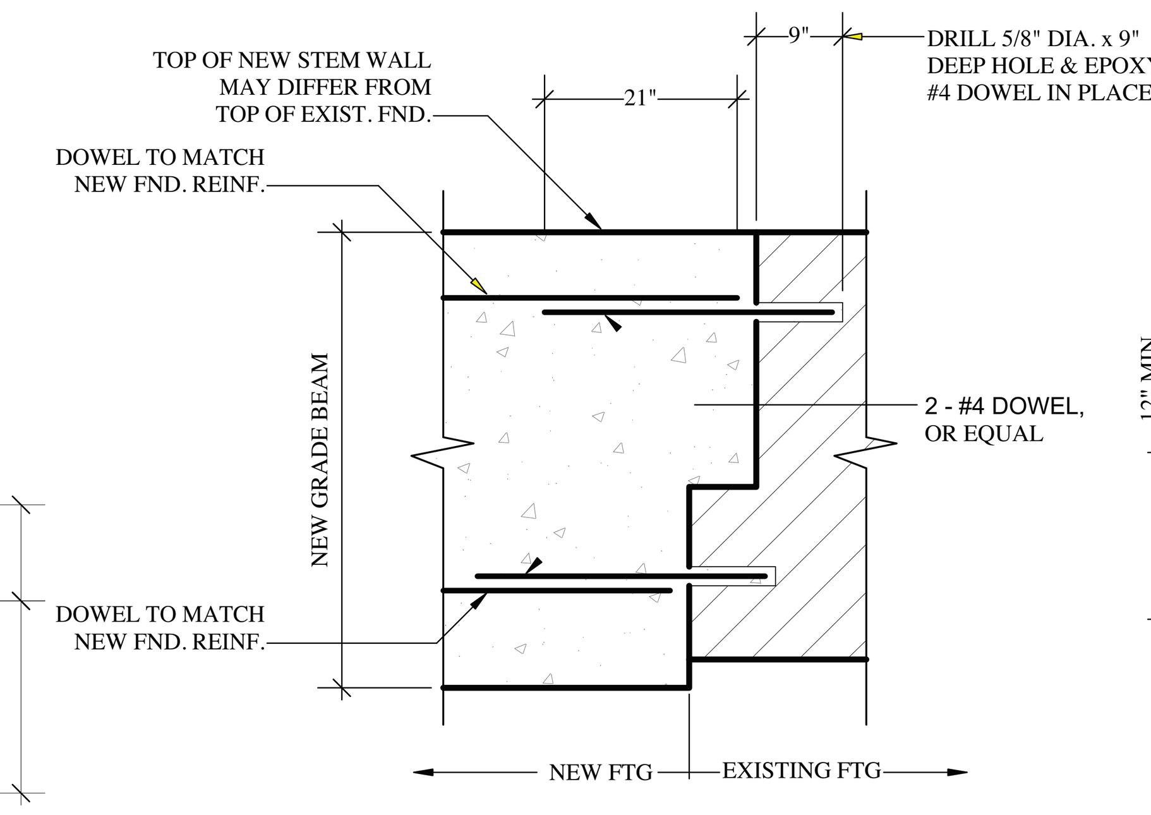


F4 SECTION
TYP. PERIMETER FOOTING @ EXTERIOR LANDING

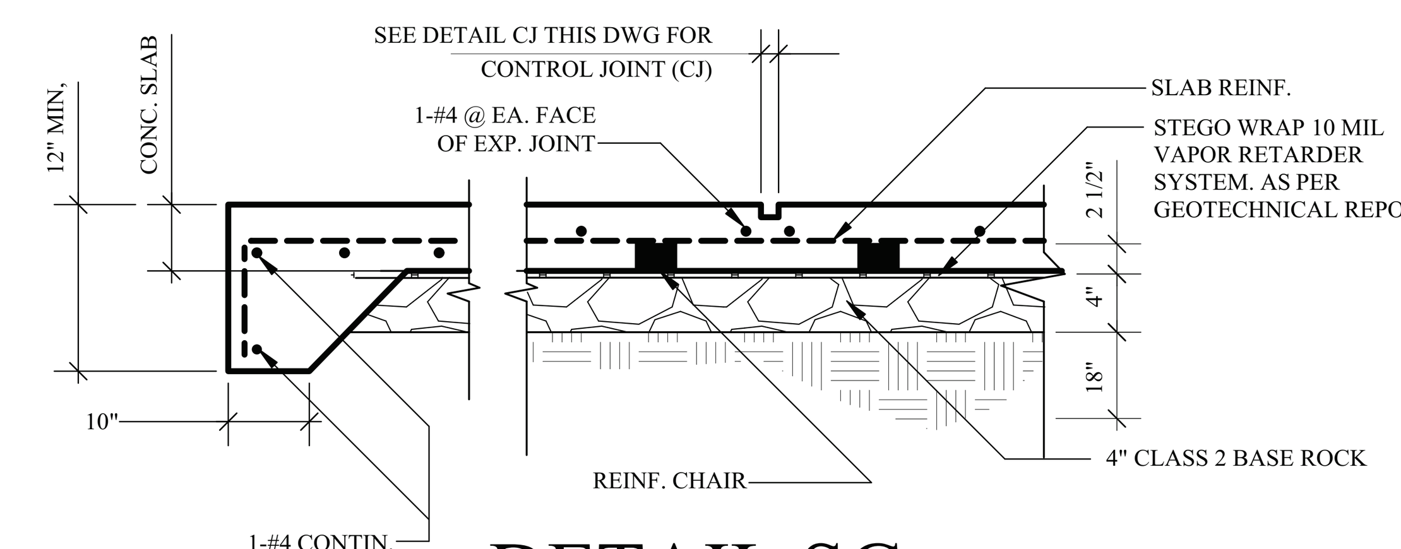


F6 / S-1 SECTION
TYP. SECTION THROUGH (E) PERIMETER FOOTING, HOLDOWN RETROFIT

@ EXISTING STEPED FOOTING WALL



DETAIL RF-1
TYP. DETAIL OF CONNECTING NEW FOUNDATION TO EXISTING FOUNDATION

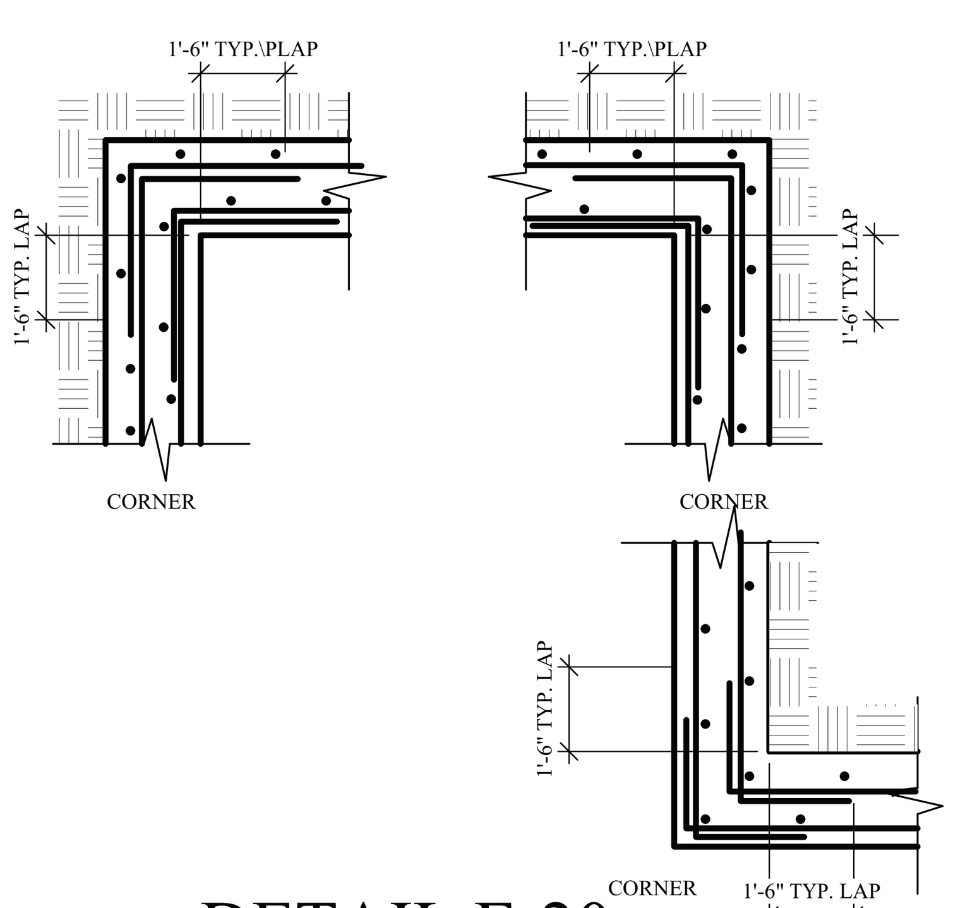


DETAIL SG
TYP. INTERIOR SLAB ON GRADE

INTERIOR SLAB ON GRADE

1. 5" CONCRETE SLAB WITH #4 REINF. BARS @ 12" O.C., EACH WAY.
2. PLACE 1- #4 CONTINUOUS BAR AT ALL SLAB EDGES AND AT THE VICINITY OF THE CONTINUOUS JOINTS. TYP.
3. ALL CONTROL JOINTS SHALL BE IN PLACE NO LATER THAN 24 HOURS FROM START OF PLACING OF CONCRETE.
4. SUB-BASE SHALL BE COMPRISED BY VAPOR RETARDER OVER PERMEABLE MATERIAL SEE **"DETAIL SG," THIS DWG.**
5. SOIL COMPACTION AND SUB-BASE SHALL BE PREPARED UNDER SUPERVISION OF A GEOTECHNICAL ENGINEER.
6. SUBGRADE PREPARATION PER GEOTECHNICAL REPORT TIME 17, 18 & 19

REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP



DETAIL F-20
TYP. FOUNDATION REINF.
STEM WALL REINF. DETAIL (SIMILAR)

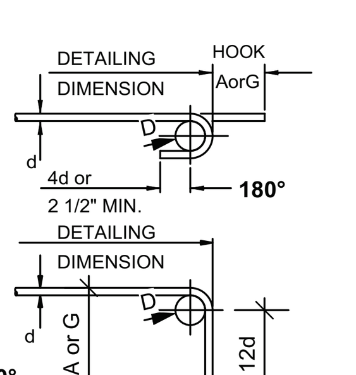
NOTE: NOT ALL POSSIBLE CONFIGURATIONS SHOWN

STANDARD HOOKS
ALL SPECIFIC SIZES RECOMMENDED BY CRSI BELOW MEET MINIMUM REQUIREMENTS OF ACI 318.

RECOMMENDED END HOOKS
ALL GRADES OF STEEL (MINIMUM YIELD STRENGTHS)

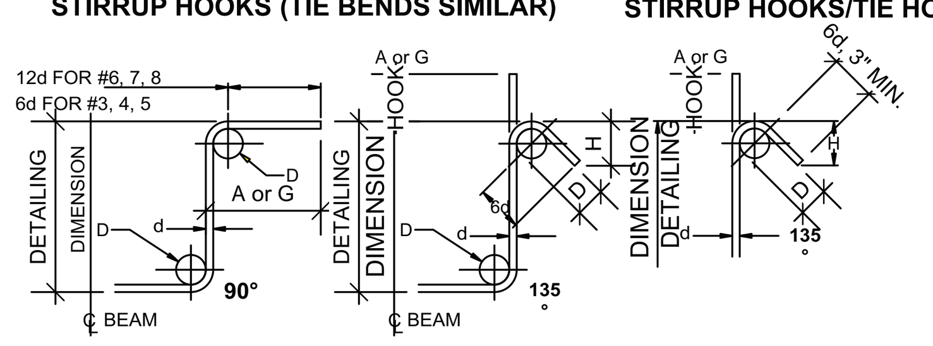
D = FINISHED INSIDE BEND DIAMETER
d = BAR DIAMETER

BAR SIZE	180° HOOKS			90° HOOKS
	D	A or G	J	A or G
#3	2 1/4"	5"	3"	6"
#4	3"	6"	4"	8"
#5	3 3/4"	7"	5"	10"



STIRRUP HOOKS (TIE BENDS SIMILAR)

STIRRUP HOOKS/TIE HOOKS



STIRRUPS (TIES SIMILAR)

STIRRUP AND TIE HOOK DIMENSIONS

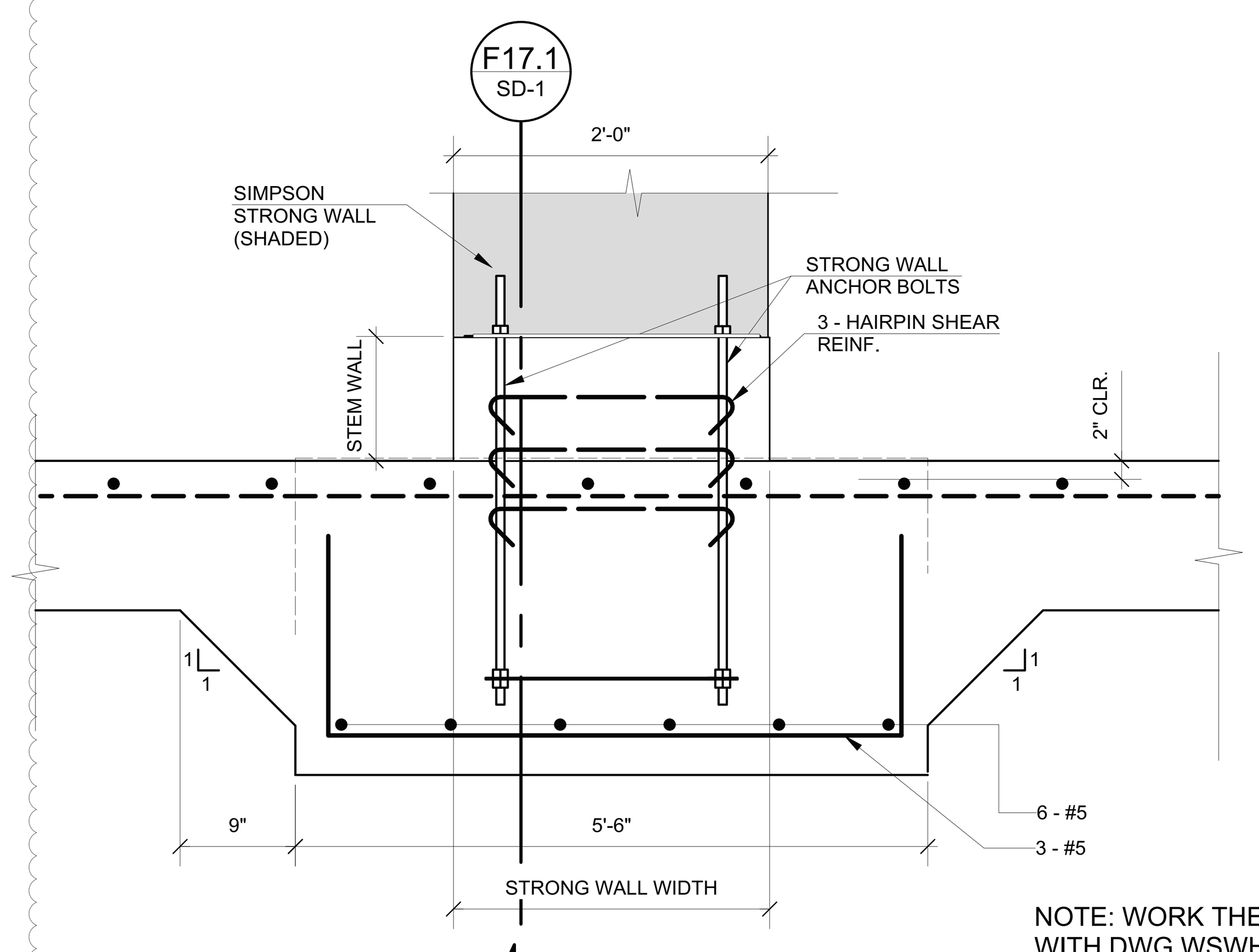
BAR SIZE	D	90° HOOK	135° HOOK	
		HOOK A or G	HOOK A or G	H* APPROX.
#3	1 1/2"	4"	4"	2 1/2"
#4	2"	4 1/2"	4 1/2"	3"
#5	2 1/2"	6"	5 1/2"	3 3/4"

*H DIMENSION IS APPROXIMATE

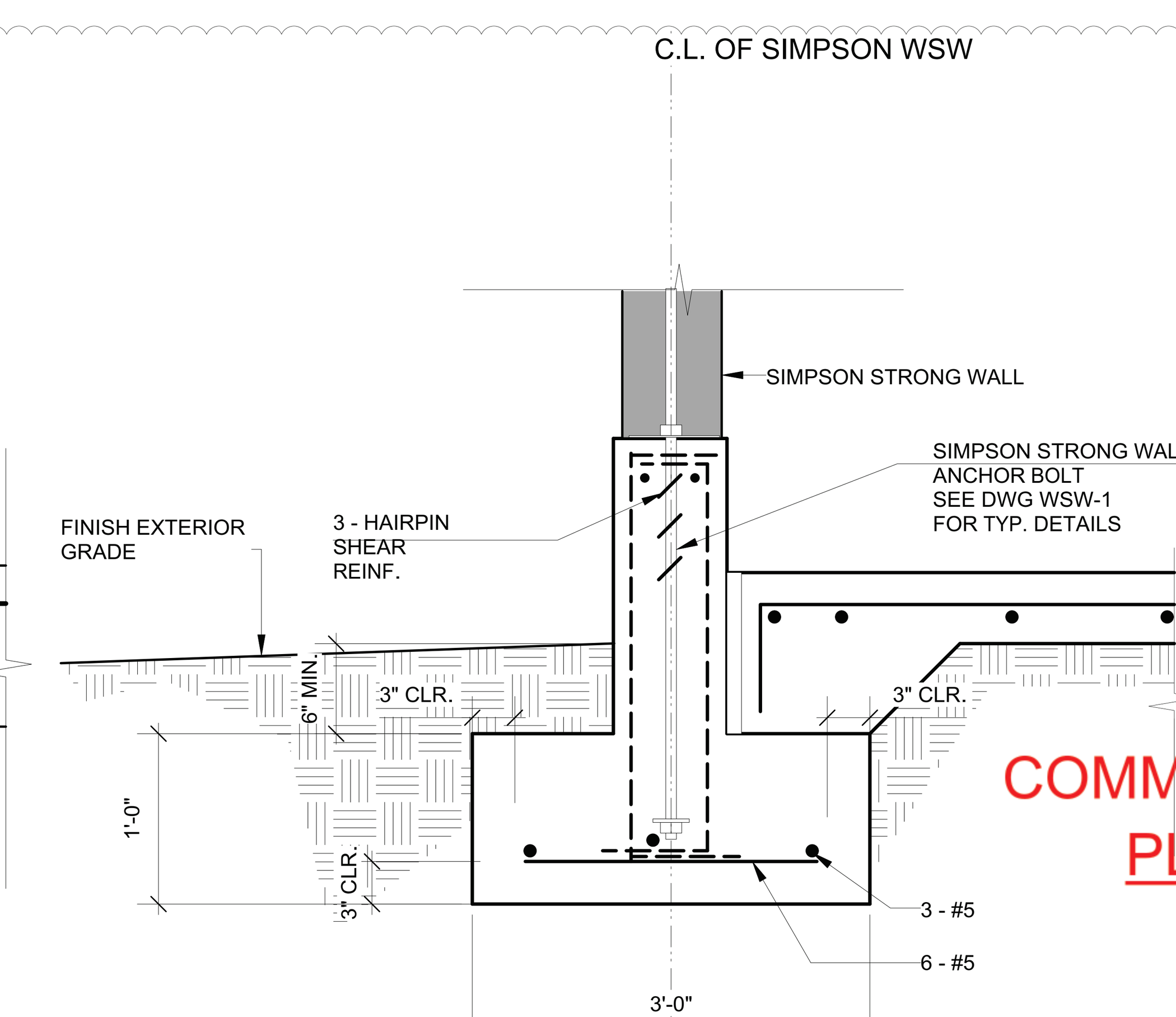
SEISMIC STIRRUP/ TIE HOOK DIMENSIONS

BAR SIZE	D	135° HOOK	
		HOOK A or G	H* APPROX.
#3	1 1/2"	4 1/4"	3"
#4	2"	4 1/2"	3"
#5	2 1/2"	5 1/2"	3 3/4"

*H DIMENSION IS APPROXIMATE

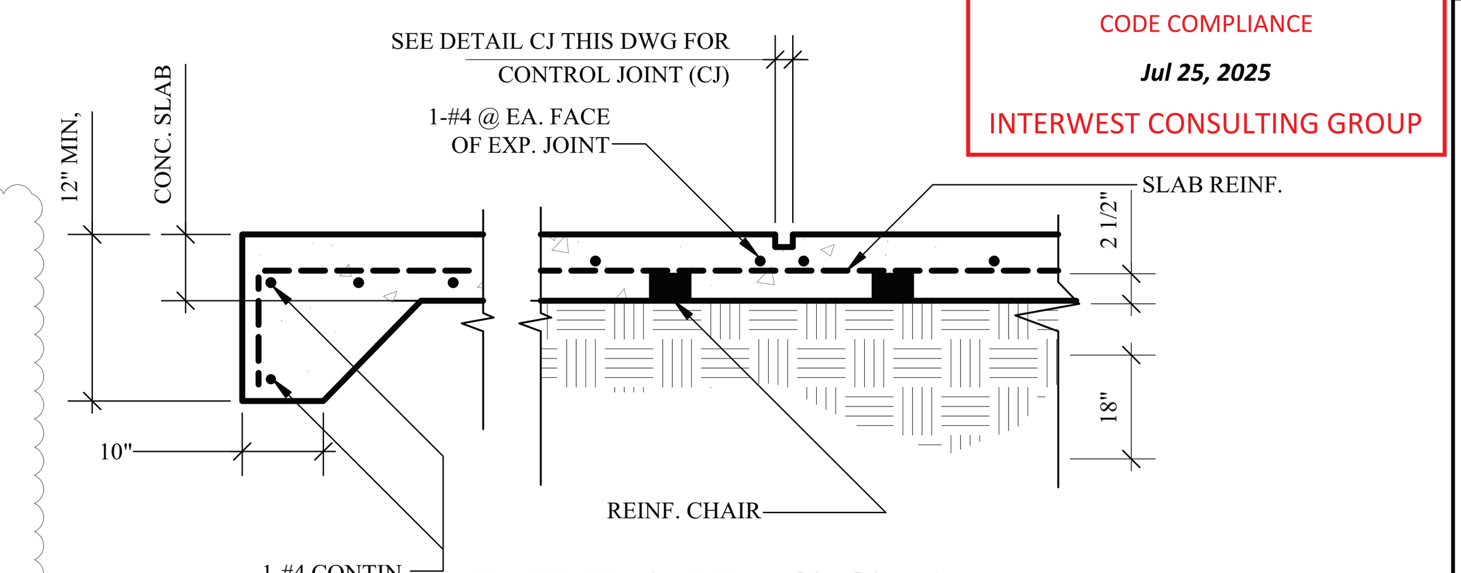


SECTION F17
TYPICAL STRONG WALL FOOTING
NOT TO SCALE
NOT ALL POSSIBLE CONF. SHOWN



NOTE: WORK THESE DETAILS WITH DWG WSWH1 & WSWH2

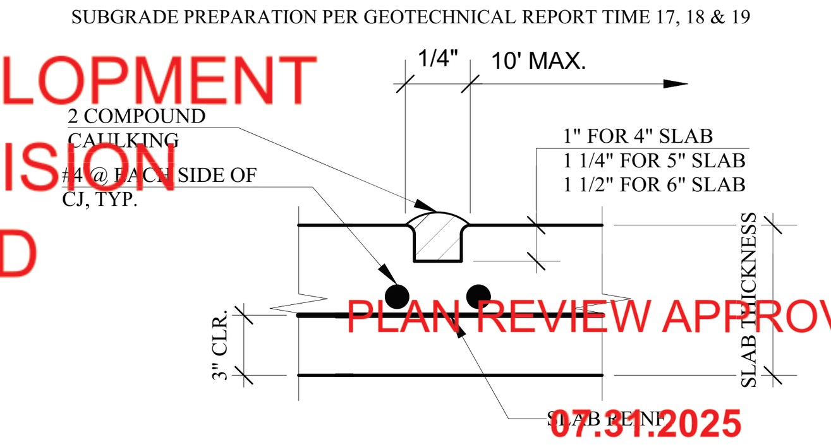
SECTION F17.1
TYPICAL STRONG WALL FOOTING @ EXTERIOR WALL
NOT TO SCALE
NOT ALL POSSIBLE CONF. SHOWN



DETAIL SG-1
TYP. EXTERIOR SLAB ON GRADE

EXTERIOR SLAB ON GRADE

1. 5" CONCRETE SLAB WITH #4 REINF. BARS @ 12" O.C., EACH WAY.
2. PLACE 1- #4 CONTINUOUS BAR AT ALL SLAB EDGES AND AT THE VICINITY OF THE CONTINUOUS JOINTS. TYP.
3. ALL CONTROL JOINTS SHALL BE IN PLACE NO LATER THAN 24 HOURS FROM START OF PLACING OF CONCRETE.
4. SEE **"DETAIL SG-1," THIS DWG.**
5. SOIL COMPACTION AND SUB-BASE SHALL BE PREPARED UNDER SUPERVISION OF A GEOTECHNICAL ENGINEER.
SUBGRADE PREPARATION PER GEOTECHNICAL REPORT TIME 17, 18 & 19



C.J. DETAIL
TYPICAL CONTROL JOINT
NOT TO SCALE
SEE THIS DETAIL WITH DETAIL SG THIS DWG

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
07/31/2025

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

PLAN REVIEW APPROVAL
07.31.2025
TOWN OF LOS GATOS
BUILDING DIVISION

A. S. Associates
ENGINEERS & PLANNERS
88 EAST 6TH STREET UNIT 404
PITTSBURG, CA. 94565
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NO.	DATE	REVISION
a	FEB-14-2025	ISSUED FOR COORDINATION
b	FEB 19-2025	ISSUED FOR PLAN REVIEW
c	APR 9-2025	ISSUED PER PLAN CHECK COMMENTS DATED 3-17-25
d	MAY 19-2025	ISSUED PER PLAN ARCHITECTURAL CHANGES

DRAWING TITLE: -

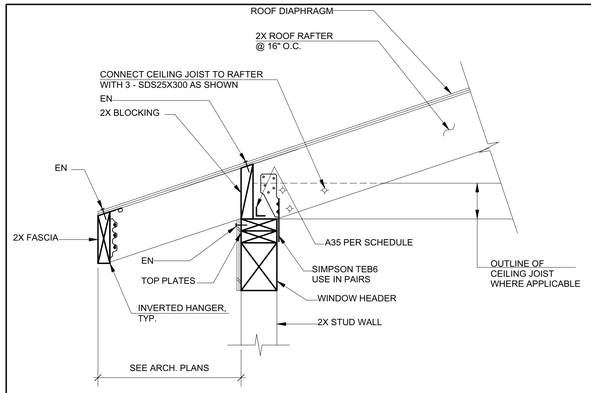
JOB TITLE: MAC-NOLAD RESIDENCE
RESIDENTIAL REMODEL
14340 BROWNS LANE
LOS GATOS, CA 95032

REGISTERED PROFESSIONAL ENGINEER
ARMEN SHAMAMIAN
CIVIL
C-022760
EXP. DATE 12-31-25
STATE OF CALIFORNIA

DATE: FEB 1-2025
SCALE: AS NOTED
DRAWN BY: H.S.
CHECKED BY: A. S.
PROJECT NO. 025046.45

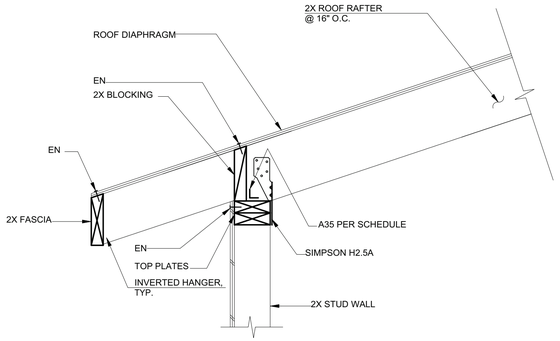
FOUNDATION
SECTIONS & DETAILS

DRAWING NO. SD-1



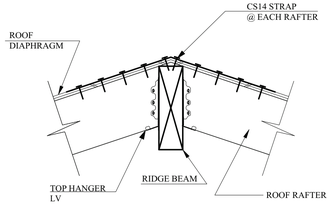
DETAIL R-1

ROOF EAVE @ FLAT CEILING
NOT ALL POSSIBLE CONFIGURATIONS SHOWN
NOT TO SCALE



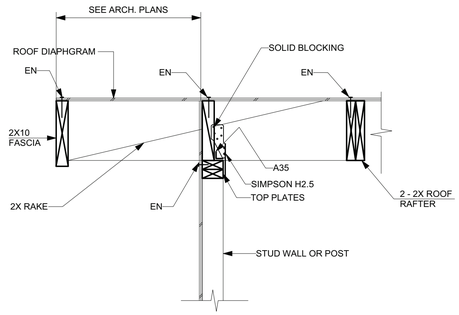
DETAIL R-2

ROOF EAVE @ VAULTED CEILING
NOT ALL POSSIBLE CONFIGURATIONS SHOWN
NOT TO SCALE



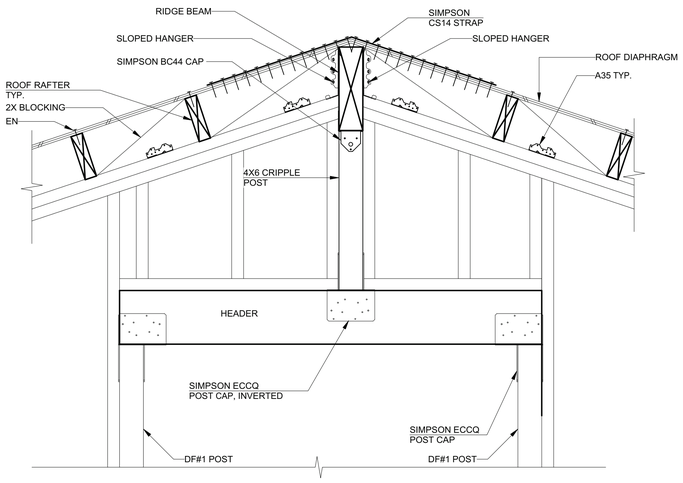
DETAIL R-3

RIDGE BEAM FRAMING
NOT ALL POSSIBLE CONFIGURATIONS SHOWN
NOT TO SCALE



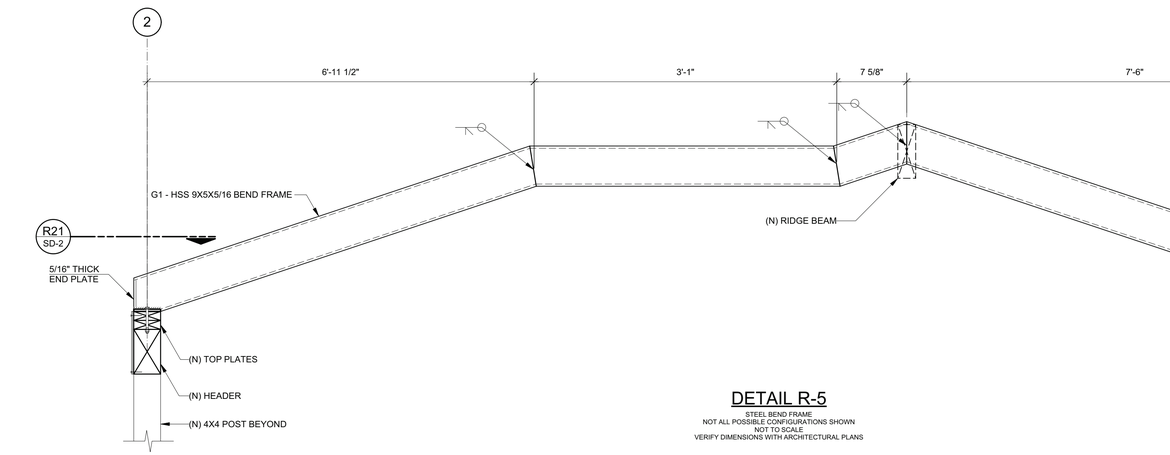
DETAIL R-4

TYP. RAKE DETAIL
NOT ALL POSSIBLE CONFIGURATIONS SHOWN
NOT TO SCALE



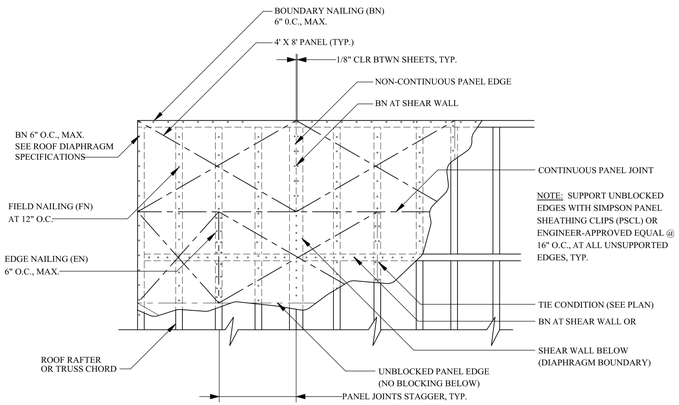
DETAIL R-6

TYPICAL CRIPPE POST OVER HEADER
NOT TO SCALE
NOT ALL POSSIBLE CONF. SHOWN



DETAIL R-5

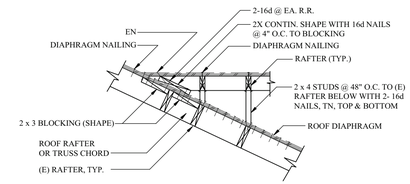
STEEL BEND FRAME
NOT ALL POSSIBLE CONFIGURATIONS SHOWN
NOT TO SCALE
VERIFY DIMENSIONS WITH ARCHITECTURAL PLANS



DETAIL RD-1

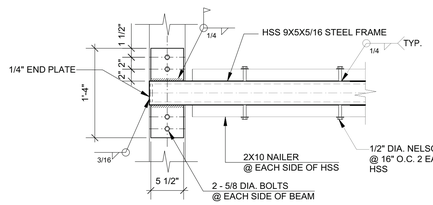
TYP. ROOF DIAPHRAGM LAYOUT

EN = EDGE NAILING
DN = DIAPHRAGM NAILING
BN = PANEL BOUNDARY NAILING
NOTE: NOT ALL POSSIBLE CONF. SHOWN



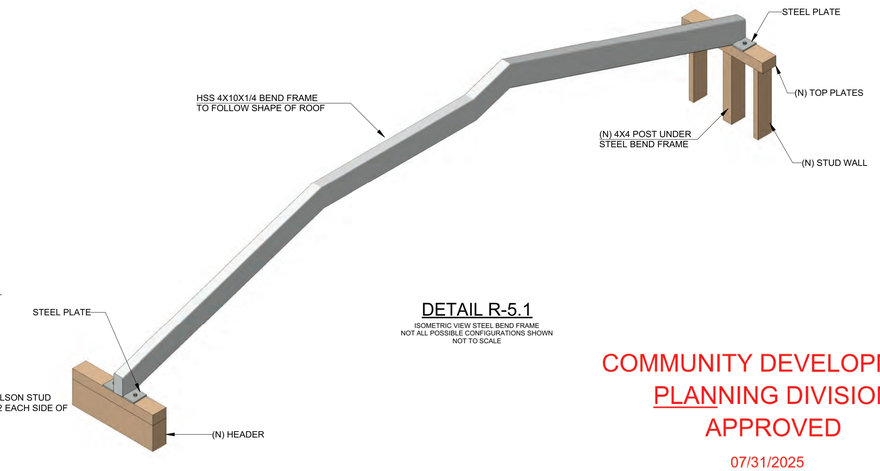
DETAIL CF

TYP. CALIFORNIA FRAMING DETAIL
NOTE: NOT ALL POSSIBLE CONFIGURATIONS SHOWN



DETAIL R-21

STEEL FRAME CONNECTION TO TOP PLATES @ GRIDLINE F.5
NOT TO SCALE
NOT ALL POSSIBLE CONF. SHOWN



DETAIL R-5.1

ISOMETRIC VIEW STEEL BEND FRAME
NOT ALL POSSIBLE CONFIGURATIONS SHOWN
NOT TO SCALE

REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP

A. S. Associates
ENGINEERS & PLANNERS
88 EAST 6TH STREET UNIT 404
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(408) 886-6933
amein.asassociates@gmail.com

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DRAWING TITLE: -
JOB TITLE: MAC-NOLAD RESIDENCE
RESIDENTIAL REMODEL
14340 BROWNS LANE
LOS GATOS, CA 95032

REGISTERED PROFESSIONAL ENGINEER
ARMIN SHAMMAN
CIVIL
C.022760
EXP. DATE 12. 31. 25
STATE OF CALIFORNIA

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
07/31/2025

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

PLAN REVIEW APPROVAL
07.31.2025
TOWN OF LOS GATOS
BUILDING DIVISION

DATE: FEB 1-2025
SCALE: AS NOTED
DRAWN BY: H.S.
CHECKED BY: A. S.

PROJECT NO.
025046.45

DRAWING NO.
SD-2

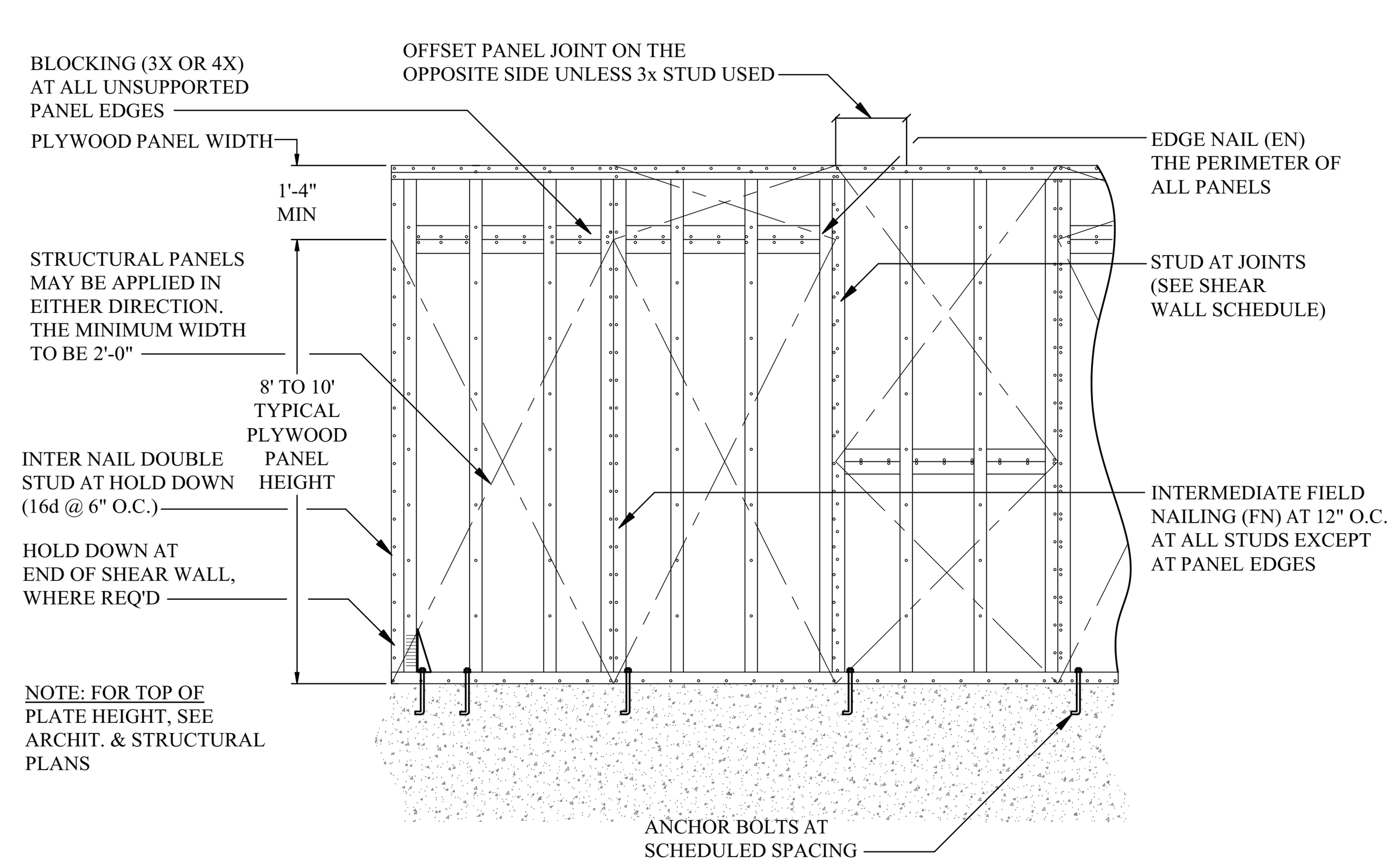
SHEAR WALL NOTES:

1. SHEAR WALL PLYWOOD PANEL GRADE: SHEAR WALL OR SHEAR PANEL SHALL BE EITHER PLYWOOD SHEATHING THICKNESS SHALL BE AS SHOWN IN THE SHEAR WALL SCHEDULE. SHEAR PLYWOOD SHALL BE C-DX, STRUCTURAL GRADE II, OR OSB ENGINEERED WOOD. OSB SHALL HAVE I.C.B.O. APPROVED TESTING FOR ***CYCLIC*** LATERAL FORCE. **OSB SHALL NOT BE USED IN WET SEASONS OR UNDER WET CONDITIONS.**
2. NAILS SHALL BE COMMON NAILS OR GALVANIZED COMMON NAILS
3. NAIL SIZE AND SPACING SHALL BE AS PER SHEAR WALL SCHEDULE. NAILING SHALL BE APPLIED TO ALL DIAPHRAGM BOUNDARIES AND PLYWOOD PANEL EDGES. NAIL SPACING AT INTERMEDIATE FRAMING MEMBERS SHALL BE AT 12" O.C. UNLESS NOTED OTHERWISE.
4. FLOOR DIAPHRAGM SHALL BE NAILED INDEPENDENT FROM SOLE PLATE NAILING.
5. PROVIDE (SEE SCHEDULE) NOMINAL OR WIDER BLOCKING AT ALL UNSUPPORTED PANEL EDGES OF SHEAR WALLS.
6. UNLESS NOTES OR SHOWN OTHERWISE ON THE PLANS, WALLS BETWEEN SHEAR WALLS OR SHEAR PANELS SHALL RECEIVE PLYWOOD (THICKNESS TO MATCH SHEAR PLYWOOD) WITH (SEE SCHEDULE) NAILS AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. AT FIELD.
7. WHERE 16d NAILS ARE USED AND SUCH NAIL SPACING IS 3" O.C. OR LESS USE 3-INCH NOMINAL.
8. NAIL HEAD SHALL NOT PENETRATE THE EXTREME FIBER OF PLYWOOD PANEL. (SEE DETAIL W-2)
9. IN HORIZ. PLYWOOD DIAPHRAGM NO PANEL LESS THAN 24" WIDE MAY BE USED.
10. SHEAR WALL MATERIAL SHALL EXTEND TO THE EDGE OF DOOR AND WINDOW OPENINGS. USE "C" CUT AT DOORWAY AND WINDOWS.
11. WHEN STUDS ARE DIRECTLY PLACED ON TOP OF SILL AND/OR SOLE PLATE AND THE SHEAR PANEL IS SHEARED AT EACH FACE, THE WIDTH OF THE SILL OR SOLE PLATE SHALL BE THE SAME AS THE STUD WIDTH.
12. SHEAR WALL PENETRATION SHALL BE SUBJECT TO OBTAINING PRIOR APPROVAL FROM ENGINEER. (FOR SMALL OPENINGS SEE DETAIL W-4)
13. SHEAR PANEL STUD SHALL BE 2X4 (MIN) SPACED @ 16" O.C., EXCEPT AS NOTED ON THE SHEAR WALL SCHEDULE.

TYPICAL SHEAR WALL TABLE 2-6 (SCHEDULE OF FASTENERS)

Shear wall designation	Type 6	Type 4	Type 3	Type 2	NOTES
Shear value per foot of wall	260 plf (panels applied directly to framing)	380 plf (panels applied directly to framing)	490 plf (panels applied directly to framing)	640 plf (panels applied directly to framing)	
Panel grade (LAYER PLY WOOD) Use of OSB is subject to express approval of the Engineer.	Structural Panels sheathing	Structural Panels sheathing	Structural Panels sheathing	Structural Panels sheathing	SHEAR WALL PANEL SHALL BE 5 PLY PLYWOOD, BLOCKED, DOC SP-1 OR SP-2 (APA OR TECO PERFORMANCE RATED, 15/32 -INCH THICK STRUCTURAL C-DX, PLYWOOD PANEL RATING 42/16. OSB shall not be used IN MOIST CONDITIONS
Panel thickness	15/32"	15/32"	15/32"	15/32"	
Panel nailing	8d (2 1/2"x0.131 common) 2 ½"x0.113" galvanized box) @ 6"/12" (min fastener penetration 1 3/8")	8d (2 1/2"x0.131 common) 3"x0.148" galvanized box) @ 4"/12" (min fastener penetration 1 1/2")	8d (2 1/2"x0.131 common) 3"x0.128" galvanized box) @ 3"/12" (min fastener penetration 1 1/2")	8d (2 1/2"x0.131 common) 3"x0.128" galvanized box) @ 2"/12" (min fastener penetration 1 1/2")	RIM JOIST OR BLOCKING RECEIVING SIMPSON SDS 250X600 SCREWS SHALL BE (TJI) ENGINEERED WOOD 3/12" X THICK MINIMUM.
Sole plate size & fastener spaced at	2x with 16d @ 6" O/C	2x with 16d @ 6" O/C	2x with SDS25X500 @ 8" O/C	2x with SDS25X500 @ 6" O/C	Rim joist receiving SDS25X 500 shall be a 3" x member
A35 seismic clip connection to top plate&/ or sole/sill plate	20" O/C	16" O/C	12" O/C	10" O/C	
Sill plate size DF/PT) placed on concrete	2X	2X	3X (see note a)	3X (see note a)	3XSILL PLATE SHALL NOT BE LESS THAN A SINGLE 3X MEMBER
Panel boundary members (min. size)	2-2X	2-2X	3X	3X (see note a)	3XSILL PLATE SHALL NOT BE LESS THAN A SINGLE 3X MEMBER
Sill Plate Anchor bolt size, length & spacing	5/8" Øx10" @ 48" O/C	5/8"Øx10" @ 28" O/C	5/8"Øx12" @ 22" O/C	5/8"Ø x 12" @ 16" O/C	

NOTE: WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND FASTENERS SPACING IS LESS THAN 6" O/C , OM EITHER SIDE , PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3-INCH NOMINAL OR THICKER AT ADJOINING PANEL EDGES.

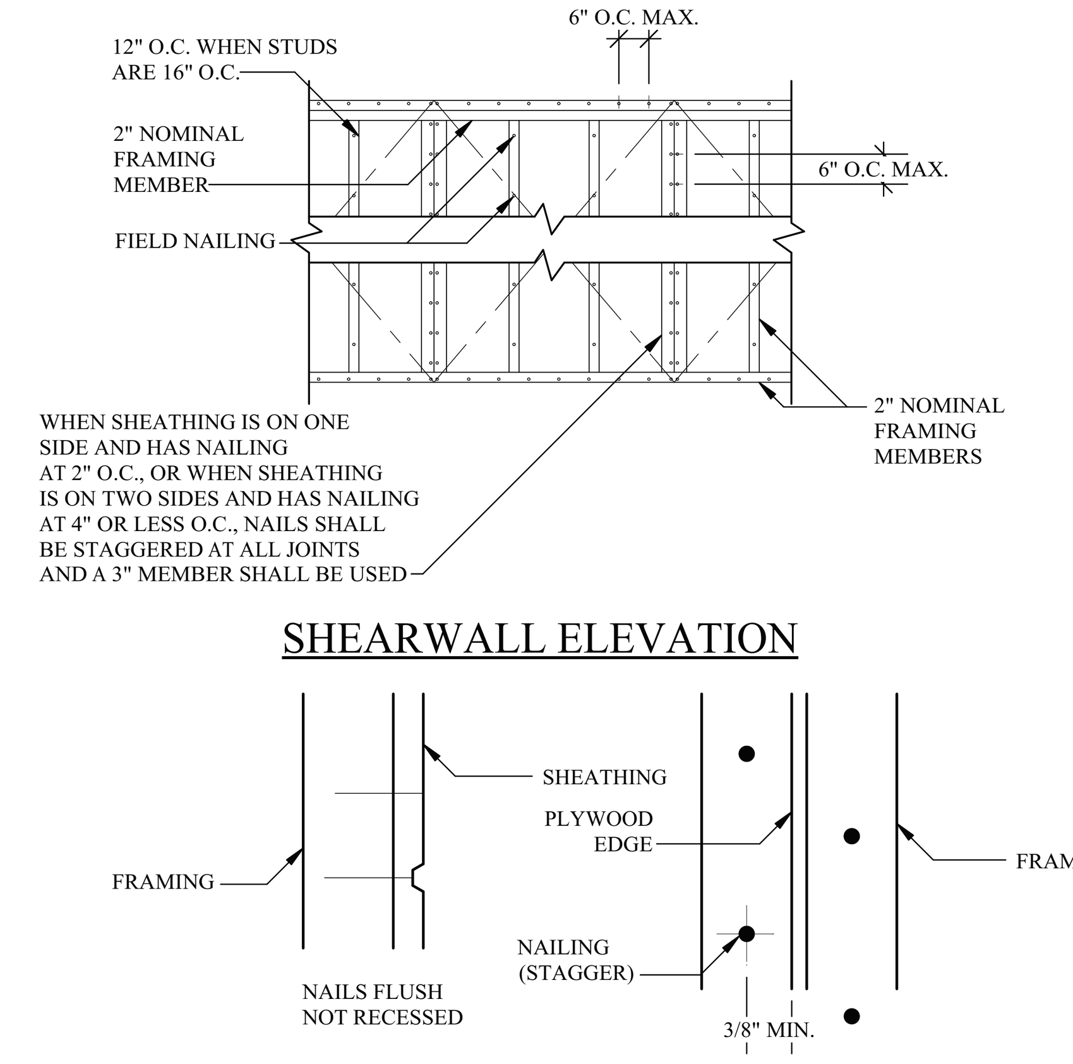


DETAIL W-1

TYP. SHEAR WALL ELEVATION

WORK THIS DETAIL WITH SHEAR WALL SCHEDULE

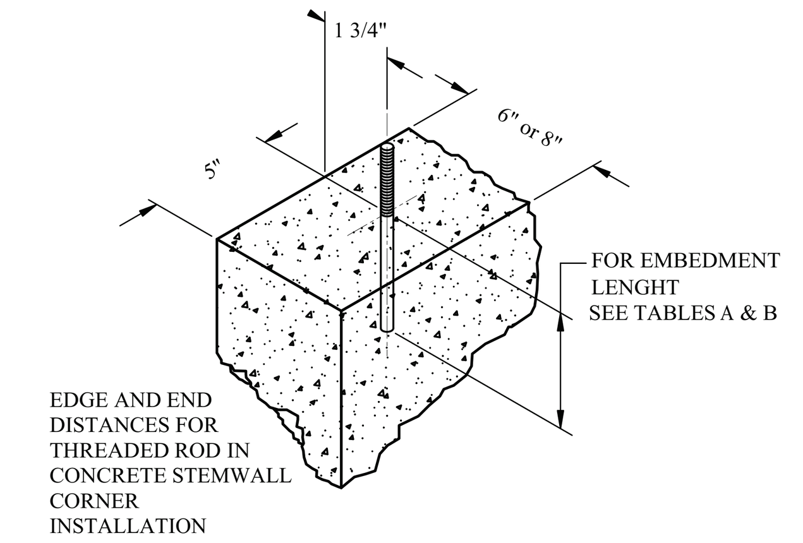
NOTE: NOT ALL POSSIBLE CONFIGURATIONS SHOWN



SHEARWALL ELEVATION

NAIL PENETRATION

PANEL EDGE NAILING



INSTALLATION:

- DRILL HOLE TO SPECIFIED DIAMETER AND DEPTH. REMOVE DUST FROM HOLE WITH OIL-FREE COMPRESSED AIR. CLEAN WITH NYLON BRUSH AND BLOW OUT REMAINING DUST. DUST LEFT IN HOLE WILL REDUCE EPOXY'S HOLDING CAPACITY.
- DISPENSE A BEAD OF EPOXY-TIE OFF TO THE SIDE TO CHECK FOR PROPER MIXTURE, SHOWN BY A UNIFORM GRAY COLOR BEFORE USING. FILL HOLE HALFWAY, STARTING FROM THE BOTTOM OF THE HOLE TO AVOID AIR POCKETS.
- WITHDRAW NOZZLE AS HOLE FILLS UP. ANCHORS MUST BE CLEAN AND OIL FREE. INSERT ANCHOR, TURNING SLOWLY UNTIL ANCHOR HITS THE BOTTOM OF THE HOLE. DO NOT DISTURB WHILE SETTING.

TABLE A

CURE TIME	40° F	60° F	80° F	100° F
SET	72 HRS	24 HRS	20 HRS	16 HRS

TABLE B

SILL PLATE SHEAR LOADS BASED ON CONCRETE STRENGTH

STUD DIA.	DRILL BIT DIA.	MIN. EMBED.	EDGE DIST.	END DIST.	AVG. ULT. SHEAR LOAD	ALLOW. SHEAR LOAD f 'c ≥ 2000 psi
PARALLEL TO PLATE						
5/8	3/4	5	1 3/4	7 1/2	8000	2000
PERPENDICULAR TO PLATE						
5/8	3/4	5	1 3/4	7 1/2	2360	590

1. THE ALLOWABLE LOAD FOR THE CONNECTOR WILL BE THE LESSER OF THE WOOD BEARING CAPACITY OR CONCRETE STRENGTH.

TABLE C

TENSION LOADS FOR THREADED ROD ANCHORS IN CONCRETE FOUNDATION STEMWALL INSTALLATION

STUD DIA.	DRILL BIT DIA.	MIN. EMBED.	MIN. WALL THICKNESS	MIN. EDGE DIST.	MIN. END DIST.	AVG. ULT. TENSION LOAD	ALLOW. SHEAR LOAD f 'c ≥ 2000 psi (100)	(133)
SET								
5/8	3/4	10	6	1 3/4	5	23000	5750	7665
7/8	1	15	8	1 3/4	5	33600	8400	11200

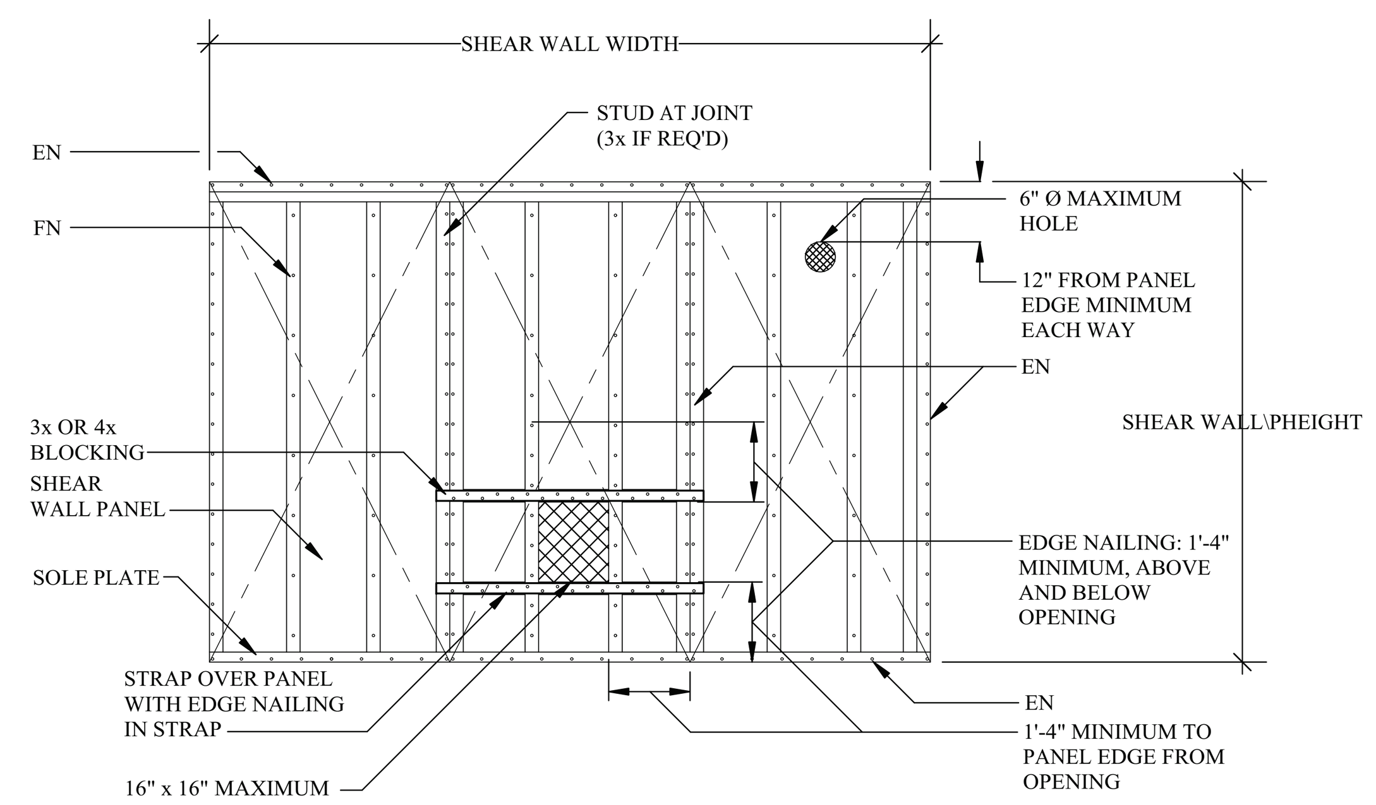
DETAIL RFB-1

TYP. INSTALLATION OF RETROFIT BOLTS FOR HOLDOWNS & SILL PLATE ANCHOR BOLTS

NOTE:
1. SPECIAL INSPECTION IS REQUIRED FOR ALL EPOXIED BOLTS.
2. USE SIMPSON HIGH STRENGTH EPOXY TYPE "SET," XP ICC-ES ESR 2508

NOTE: NOT ALL POSSIBLE CONFIGURATIONS ARE SHOWN

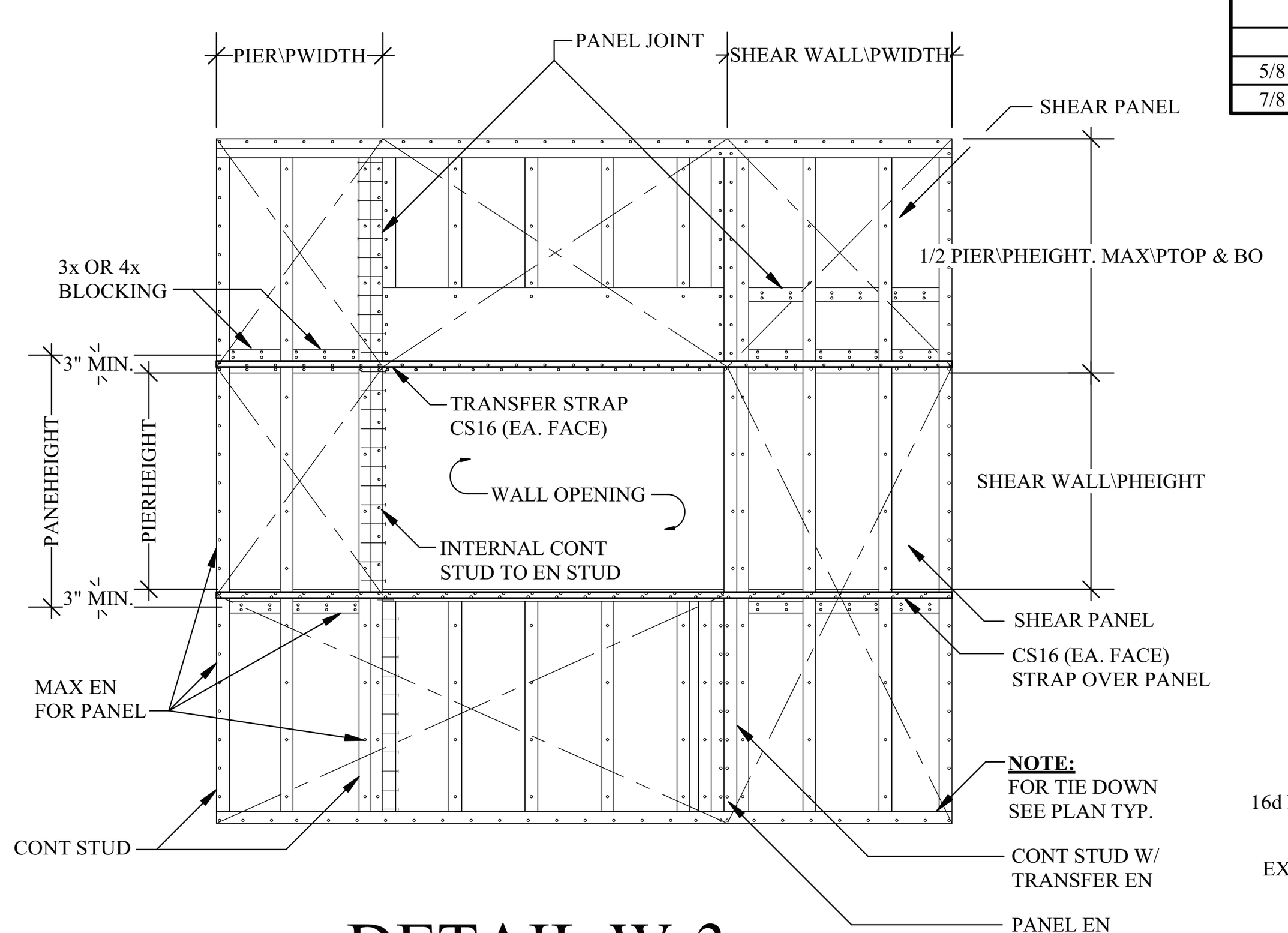
SD-07174a



DETAIL W-4

SMALL SHEAR WALL OPENING

NOTE: NOT ALL POSSIBLE CONFIGURATIONS SHOWN

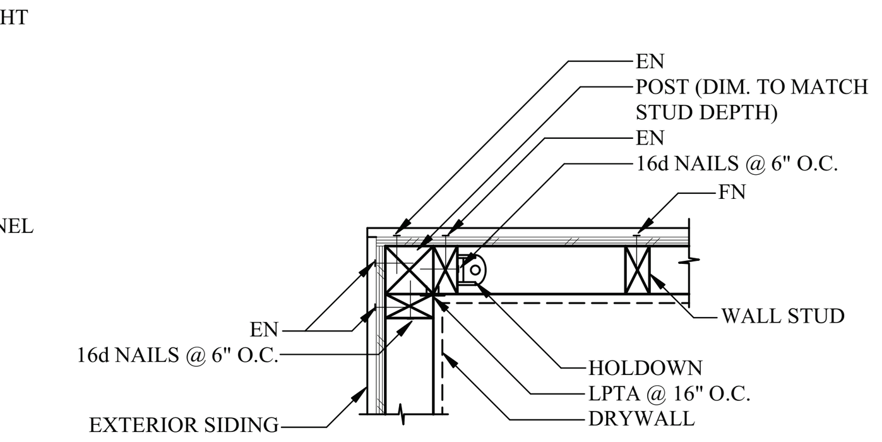


DETAIL W-3

(SEE PLAN)

WORK THIS DETAIL WITH SHEAR WALL SCHEDULE

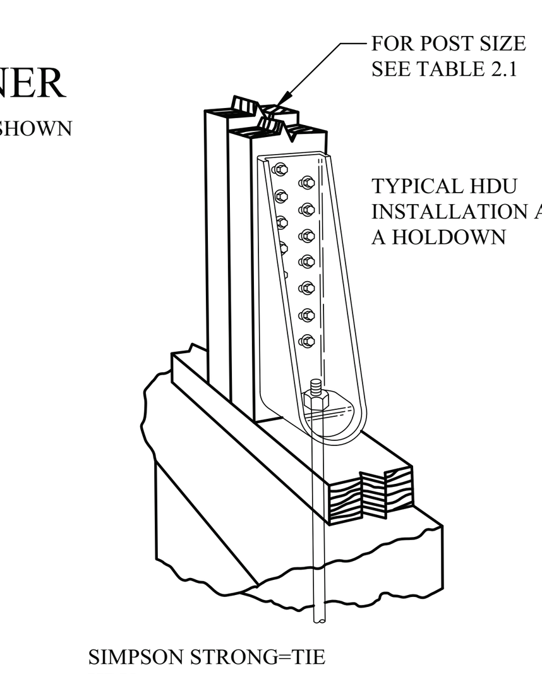
NOTE: NOT ALL POSSIBLE CONFIGURATIONS SHOWN



DETAIL WC-1

PLAN-SHEAR WALL CORNER

NOTE: NOT ALL POSSIBLE CONFIGURATIONS ARE SHOWN

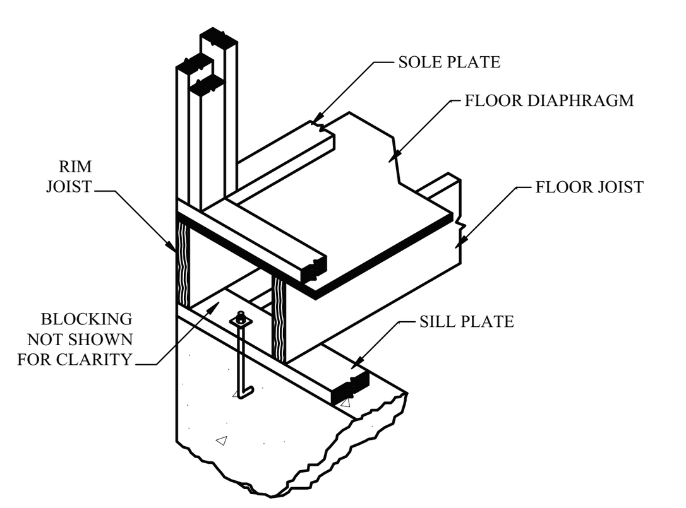


FRAMING NOTATIONS

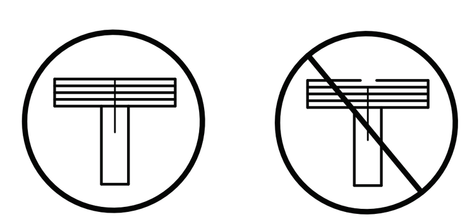
NOTE #1

EXTERIOR PLYWOOD NOTE:

UNLESS NOTED OR SHOWN OTHERWISE ON THE PLANS, ALL EXTERIOR WALLS SHALL BE PLYWOOD SHEATHED. WALLS BETWEEN SHEAR WALLS, SHEAR PANELS, OR BEYOND SHEAR WALLS SHALL RECEIVE PLYWOOD (THICKNESS TO MATCH SHEAR PLYWOOD) WITH 8d NAILS AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. AT FIELD.



FRAMING NOTATIONS



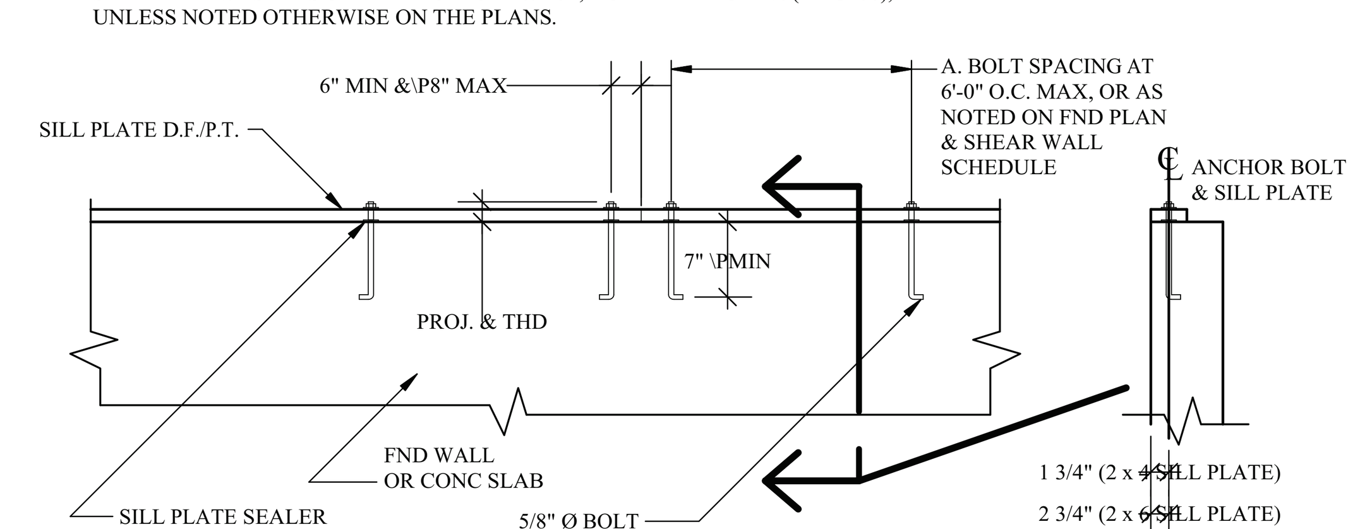
LOAD-PATH FASTENERS:

DIAPHRAGM SHEATHIING NAILS OR OTHER APPROVED CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH SURFACE OF SHEATHING.

SILL PLATE SHALL BE 2 x 4 MIN. DF/PT (SEE SHEAR WALL (SCHEDULE). UNLESS NOTED OTHERWISE ON THE FOUNDATION PLAN. PLACE SILL PLATE AS FOLLOWS:

1. AT EXTERIOR STEM WALLS: PLACE LONGITUDINAL FACE OF THE SILL PLATE FLUSH WITH EXTERIOR FACE OF THE STEM WALL.
2. AT INTERIOR STEM WALLS: THE CENTERLINE OF THE SILL PLATE SHALL COINCIDE WITH THE CENTERLINE OF THE STEM WALL.
3. NAILS PENETRATING PRESSURE-TREATED (PT) SILL PLATE SHALL BE HOT DIPPED GALVANIZED(HDG200).

ANCHOR BOLTS SHALL BE 5/8" DIA. x 1'-0" LONG SPACED AT 6'-0" ON CENTERS. UNLESS OTHERWISE NOTED ON FND PLAN FOR SPECIAL ANCHOR BOLT SPACING UNDER THE SHEAR PANELS PLACE ANCHOR BOLTS AT THE CENTERLINE OF THE SILL PLATE. SILL PLATE WASHERS SHALL BE 3" x 3" x 0.229", HOT DIPPED GALV. (HDG200), UNLESS NOTED OTHERWISE ON THE PLANS.

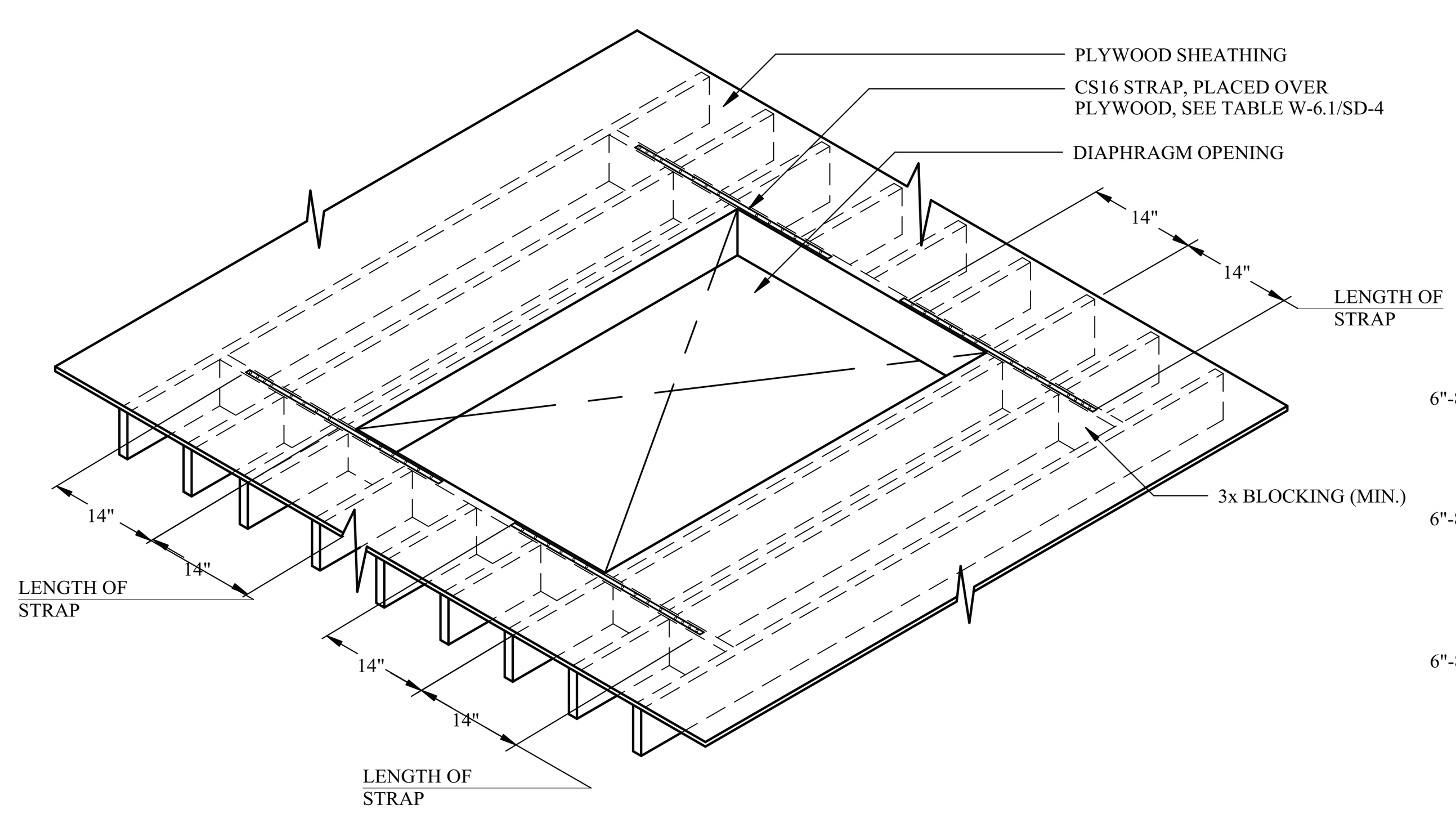


TYP. ANCHOR BOLT SPACING

HOLDOWN MODEL	STEMWALL WIDTH	SSTB DIA.	SDS SCREWS	MIN. WOOD MEMBER THICKNESS
HDU2	8"	5/8 SSTB20	6-SDS 1/4" X 2 1/2"	3"
HDU4	8"	5/8 SSTB20	10-SDS 1/4" X 2 1/2"	3"
HDU4	8"	5/8 SSTB24	14-SDS 1/4" X 2 1/2"	3"

NOTE:
1. LOCATE THE BOLT FOR THE CENTERLINE DISTANCE OFF THE FACE OF THE STUD (CL), AND THE APPROPRIATE LENGTH NEEDED TO CLEAR THE STAND OFF DISTANCE (SO).
2. STEMWALL FOUNDATION SHALL BE MONO POUR

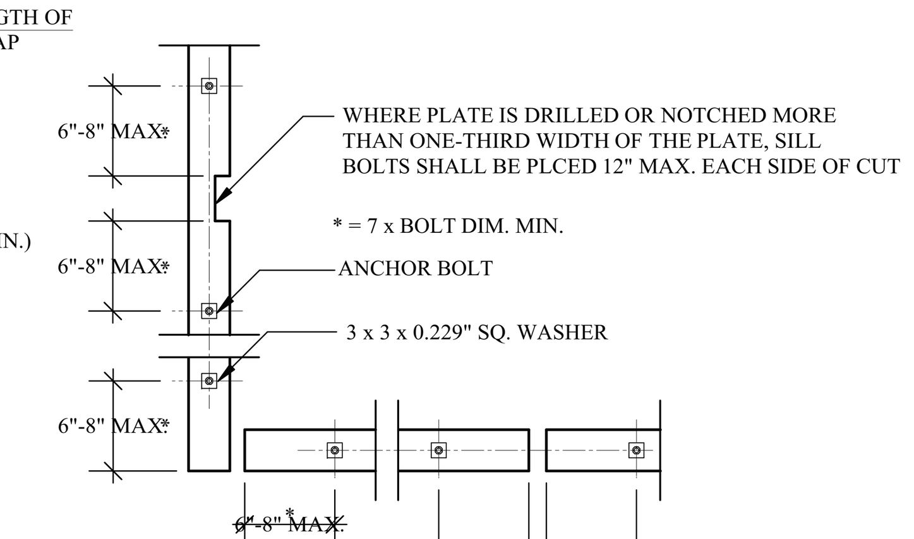
TABLE 2.1



DETAIL W-5

TYP. OPENING DETAIL IN FLOOR AND ROOF DIAPHRAGM

NOTE: NOT ALL POSSIBLE CONFIGURATIONS SHOWN

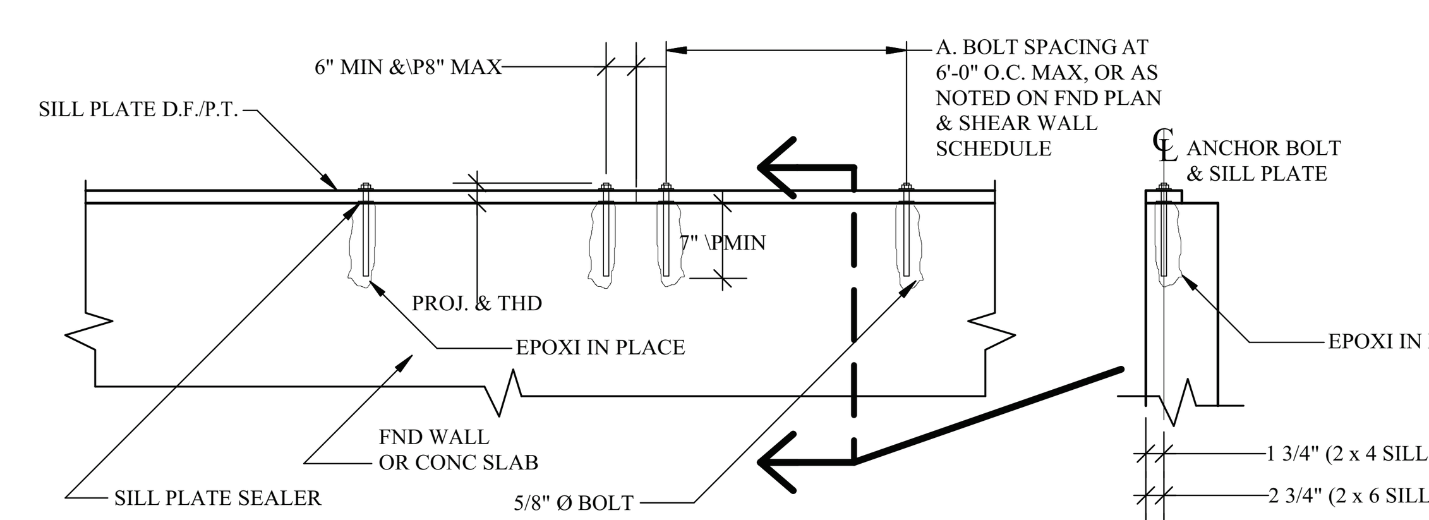


TYP. LAYOUT FOR SILL PLATES

DETAIL AB-1

SILL PLATE & ANCHOR BOLTS

NOTE: NOT ALL POSSIBLE CONFIGURATIONS SHOWN

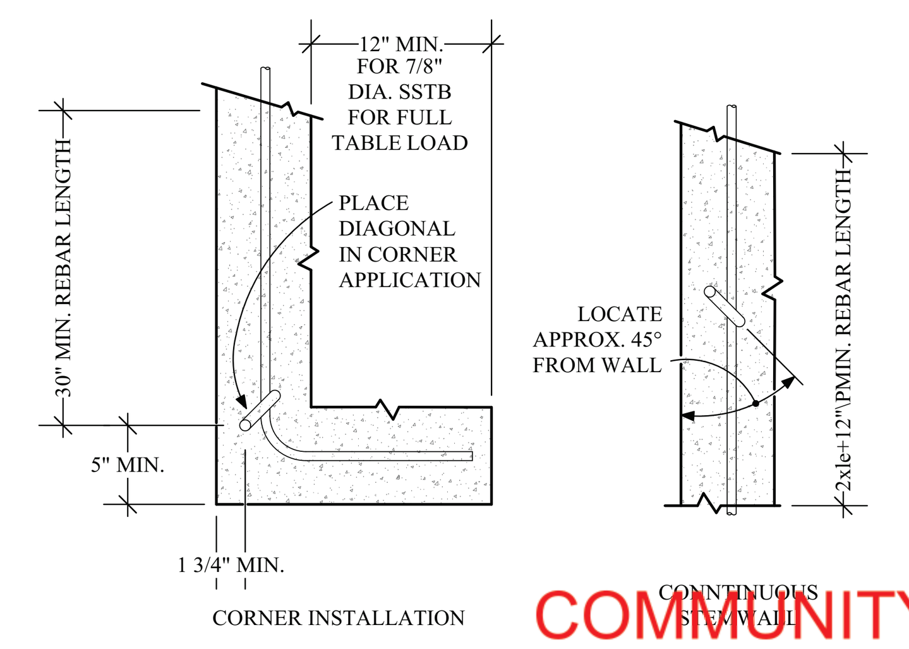


TYP. EPOXY ANCHOR BOLT SPACING

DETAIL AB-1

SILL PLATE & ANCHOR BOLTS

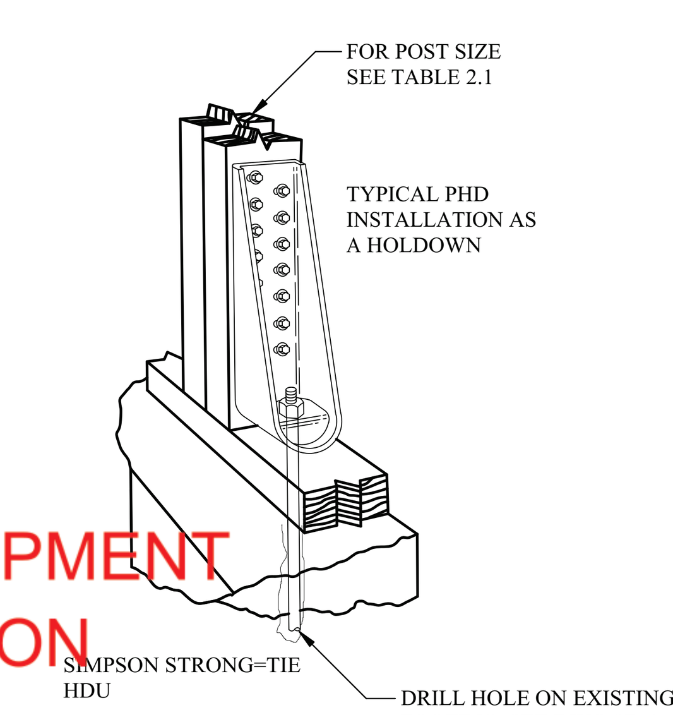
NOTE: NOT ALL POSSIBLE CONFIGURATIONS SHOWN



DETAIL HB-1

TYP. HOLDOWN ANCHOR BOLT INSTALLATION

NOTE: ALL HOLDOWN INSTALLATION AND PARTS THEREOF SHALL BE PER MANUFACTURER'S SPECIFICATIONS



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NO.	DATE	REVISION
a	FEB-14-2025	ISSUED FOR COORDINATION
0	FEB 19-2025	ISSUED FOR PLAN REVIEW
1	APR 9-2025	ISSUED PER PLAN CHECK COMMENTS DATED 3-17-25
b	MAY 19-2025	ISSUED PER PLAN ARCHITECTURAL CHANGES
3		

JOB TITLE: MAC-NOLAD RESIDENCE RESIDENTIAL REMODEL
14340 BROWNS LANE
LOS GATOS, CA 95032

DRAWING TITLE: -

REGISTERED PROFESSIONAL ENGINEER ARMEN SHAMAMYAN CIVIL C-022760 EXP. DATE 12-31-25 STATE OF CALIFORNIA

DATE: FEB 1-2025
SCALE: AS NOTED
DRAWN BY: H.S.
CHECKED BY: A. S.

PROJECT NO.: 025046.45

SHEAR WALL SCHEDULE, SECTIONS & DETAILS

DRAWING NO.: SD-3

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

ITEM	DECRITION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER [a,b,c]	SPACING OF FASTENERS	
		Roof		
1	Blocking between joist or rafters to top plate, teo nail	3-8d (2 1/2 x 0.0113")		
2	Ceiling joist to plate, toe nail	3-8d (2 1/2 x 0.0113")		
3	Ceiling joist not attached to parallel rafter, laps over partitions, face nail	3-10d		
4	Collar tie rafter, face nail or 1 1/4" x 20 gage ridge strap	3-10d(3" x 0.128"		
5	Rafter to plate, toe nail	2-16d(3 1/2" x 0.135")		
6	Roof rafters to ridge, valley or hip rafters: toe nail / face nail	4-16d(3 1/2" x 0.135") / 3-16d(3 1/2" x 0.135")		
		Wall		
7	Built-up corner tuds	10d(3" x 0.128"	24" o.c.	
8	Buit-up header, two pieces with 1/2" spacer	16d(3 1/2" x 0.135")	16" o.c. along each edge	
9	Continued header, two pieces	16d(3 1/2" x 0.135")	16" o.c. along each edge	
10	Continuous header to stud, toe nail	4-8d(2 1/2" x 0.113")		
11	Double studs, face nail	10d(3" x 0.128")	24" o.c.	
12	Double top plates, face nail	10d(3" x 0.128")	24" o.c.	
13	Double top plates, minimum 48" offset of end joints, face nail in lapped area	8-16d(3 1/2" x 0.135")		
14	Sole plate to joist or blocking, face nail	16d(3 1/2" x 0.135")	16" o.c.	
15	Sole plate to joist or blocking at braced wall panels	3-16d(3 1/2" x 0.135")	16" o.c.	
16	Stud to sole plate, toe nail	3-8d(2 1/2" x 0.113") or 2-16d(3 1/2" x 0.135")		
17	top or sole plate to stud, end nail	2-16d(3 1/2" x 0.135")		
18	top plates, laps at corners and intersections, face nail	2- 10d(3" x 0.128")		
19	1" brace to each stud plate, face nail	2-8d(2 1/2" x 0.113") 2 staples 1 3/4"		
20	1" x 6" sheathing to each bearing, face nail	2-8d(2 1/2" x 0.113") 2 staples 1 3/4"		
21	1" x 8" sheathing to each bearing, face nail	2-8d(2 1/2" x 0.113") 2 staples 1 3/4"		
22	Wider than 1" x 8" sheathing to each bearig, face nail	3-8d(2 1/2" x 0.113") 4 staples 1 3/4"		
		Floor		
23	Joist to sill or girder, toe nail	3-8d(2 1/2" x 0.113")		
24		2-8d(2 1/2" x 0.113") 2 staples 1 3/4"		
25	1" x 6" subfloor or less to each joist, face nail	2-16d(3 1/2" x 0.135")		
26	Rim joist to top plate, toe nail (roof applications also)	8d(2 1/2" x 0.113")	6" o.c.	
27	2" planks (plank beam - floor & roof)	2-16d(3 1/2" x 0.135")	at each bearing	
28	Built-up girders and beams, 2" lumber layers	10d(3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice	
29	Ledger strip supporting joist or rafters	3-16d(3 1/2" x 0.135")	At each joist or rafter	
30	3/8" - 1/2"	6D common (2" x 0.113") nail (subfloor wall) 8D common (2 1/2" x 0.131") nail (roof)	6	12[g]
31	5/16" - 1/2"	6D common (2" x 0.113") nail (subfloor wall) 8D common (2 1/2" x 0.131") nail (roof)	6	12[g]
32	19/32" - 1"	8D common (2 1/2" x 0.131") nail (roof)	6	12[g]
33	1 1/8" - 1 1/4"	10D common (3" x 0.148") nail or 8D common (2 1/2" x 0.131") deformed nail	6	12
		Other wall sheathing[h]		
34	1/2" structural cellulosic fiberboard sheathing	1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/4" long	3	6
35	25/32" structural cellulosic fiberboard sheathing	1 3/4" galv. roofing nail, 7/16" crown or 1" crown staple 16ga., 1 1/2" long	3	6
36	1/2" gypsum sheathing	1 1/2" galv. roofing nail; staple galv. 1 1/2" long; 1 1/4 screws. Type W or S	7	7
37	5/8" gypsum sheathing	1 3/4" galv. roofing nail; staple galv. 1 5/8" long; 1 5/8" screws. Type W or S	7	7
		Wood structural panels, combination subfloor underlayment to framing		
38	3/4" and less	6d deformed (2" x 0.120") nail or 8d common (2 1/2" x 0.131") nail	6	12
39	7/8" - 1"	8d common (2 1/2" x 0.131") nail or 8d deformed (2 1/2" x 0.120") nail	6	12
40	1 1/8" - 1 1/4"	10d common (3" x 0.148) nail or 8d detormed (2 1/2 x 0.120") nail	6	12

For SI: 1 inch = 24.4 mm., 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; lksi = 6.895 MPa.

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framig and sheathing connections shall have minimum average bending yield strenghts as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ski for sank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have minimun 716 inch diameter crown wdth.
c. Nails shall be spaced at not more than 6" o.c. at all supports where spans are 48" or greater.
d. 4-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2)
f. For regions having basic wind speed of 110 mph or greater, 8d deformed (2 1/2" x 0.120) nails shall be used for attaching plywood and wood stuctural panelroof sheathing to framing within minimum 48" distance from gable end walls, if mean roof height is more than 25' up to 35' max.
g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6" on center. When basic speed is greather than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6" o.c. for minimum 48" distance from ridges, eaves and gable end walls; and 4" o.c. to gable wall end framing.
h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM c 208
i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blockin. Blocking of roof or floor sheathing panel edges perpendicular to the framing memebers need not to be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing memebers or solid blocking.

HEADER SCHEDULE

(UNLESS OTHERWISE NOTED ON PLANS)

	MAX SPAN	HEADER SIZE	REMARKS	
SHEAR & BEARING WALLS FIRST LEVEL	4'-0"	4x12	ON EDGE/	DOUBLE TRIMMER (SINGLE TRIMMER @ PART. WALL ONLY)
	6'-0"	4x12	ON EDGE/	DOUBLE TRIMMER
	8'-0"	4x12	ON EDGE/	DOUBLE TRIMMER
	10'-0"	4x14	ON EDGE/	DOUBLE TRIMMER

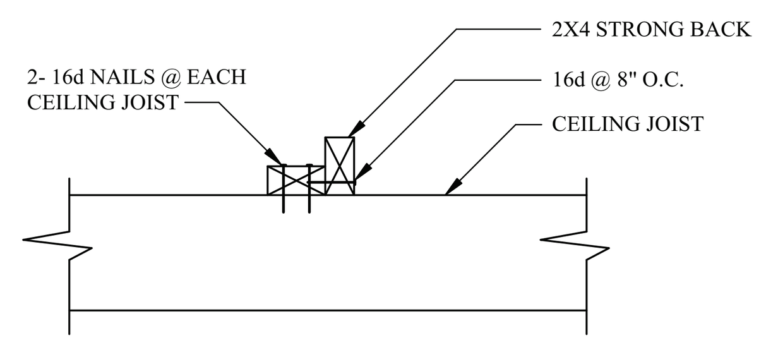
NOTE:
HEADERS SHALL BE 6x MEMBERS IN 2X6 STUD WALLS, TYP.

JOIST HANGER SCHEDULE

UNLESS NOTED OTHERWISE ON THE PLANS, JOIST AND BEAM HANGERS SHALL BE AS FOLLOWS:

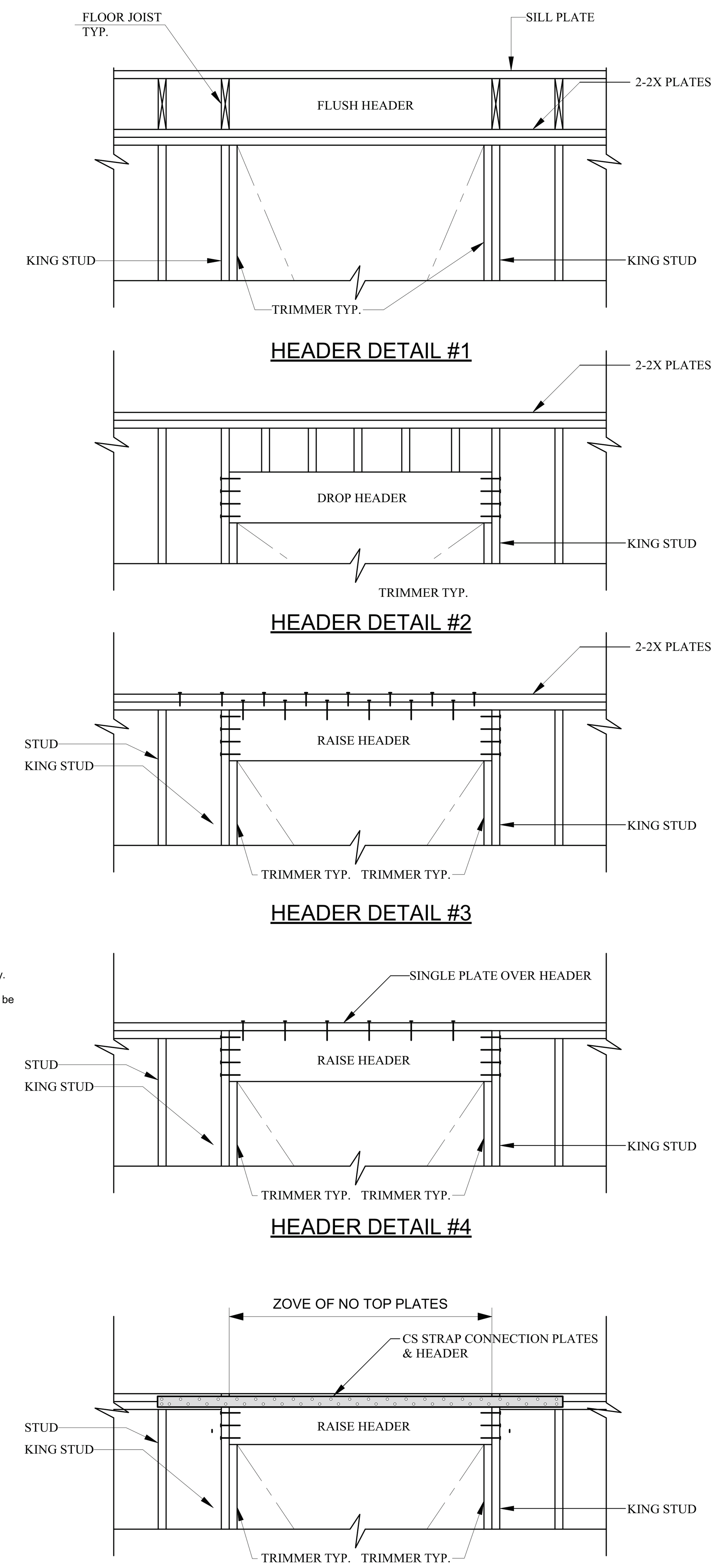
JOIST SIZE	JOIST HANGER MODEL NO.	FASTENERS HEADER	FASTENERS JOIST	REMARKS
2X4 2X6 2X8 2X10 2X12 2X14	U24 U26 U26 U210 U210 U214	4-16d 6-16d 6-16d 10-16d 10-16d 12-16d	2-10dx1 1/2 4-10dx1 1/2 4-10dx1 1/2 6-10dx1 1/2 6-10dx1 1/2 8-10dx1 1/2	JOIST NAILS MUST BE DRIVEN AT AN ANGLE THROUGH THE JOIST INTO HEADER.
4X8 4X10 4X12 4X14 4X16	HUS48 HUS410 HUS412 HUS412TF HUS414TF	6-16d 8-16d 10-16d 10-16d 12-16d	6-16d 8-16d 10-16d 8-16d 8-16d	JOIST NAILS MUST BE DRIVEN AT AN ANGLE THROUGH THE JOIST INTO HEADER.
6X6 6X8 6X10 6X12 6X14 6X16	HU66TF HU68TF HU610TF HU612TF HU614TF HU616TF	10-16d 12-16d 14-16d 16-16d 18-16d 20-16d	4-16d 4-16d 6-16d 6-16d 8-16d 8-16d	THE MINIMUM HEADER OR LEDGER SIZE SHALL BE 3x

NOTE: FOR ADDITIONAL INFORMATION & DETAILS, REFER TO SIMPSON STRONG-TIE CONNECTORS CATALOG.



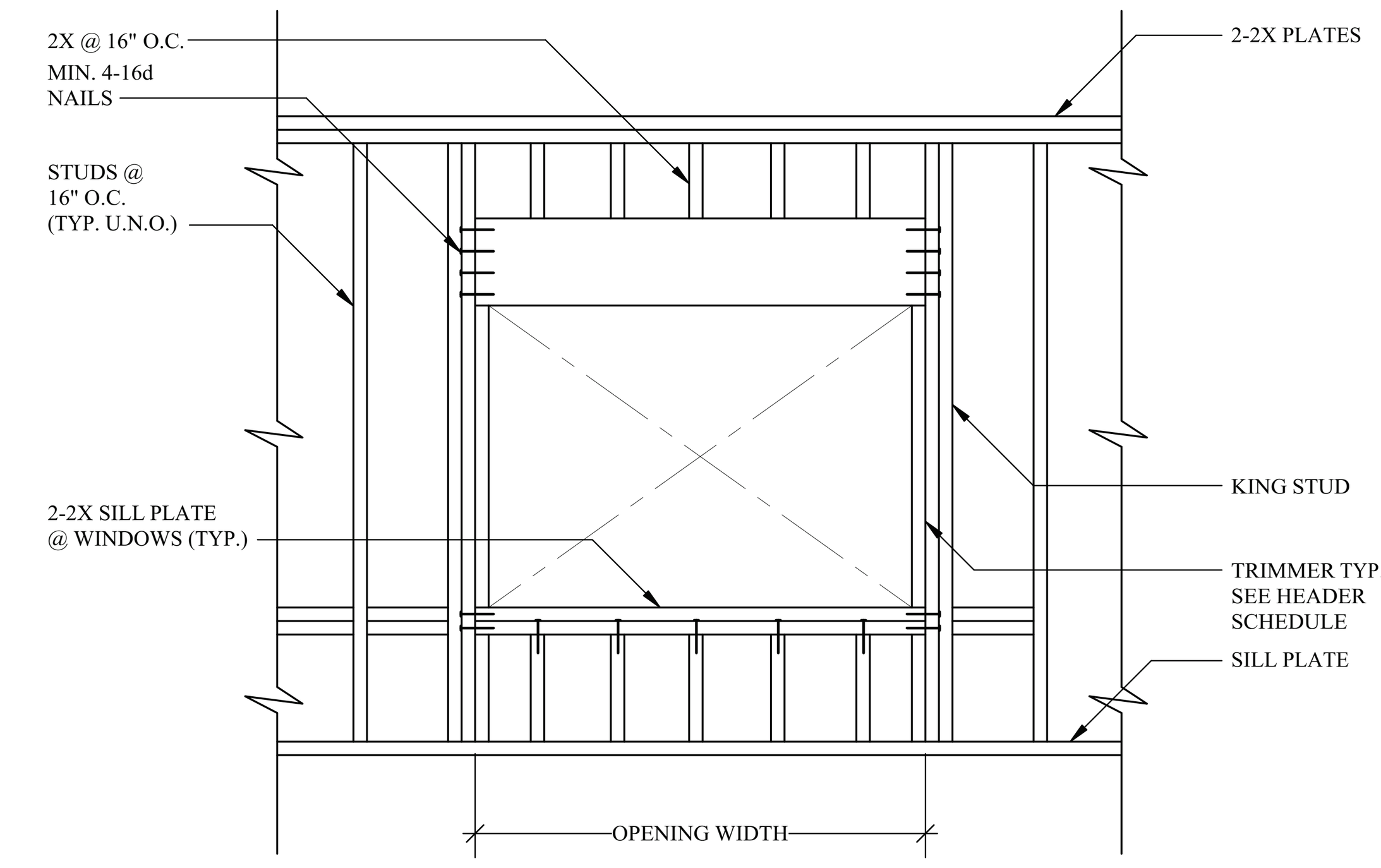
DETAIL SB
TYP. STRONG BACK DETAIL

NOT ALL POSSIBLE CONFIGURATIONS SHOWN



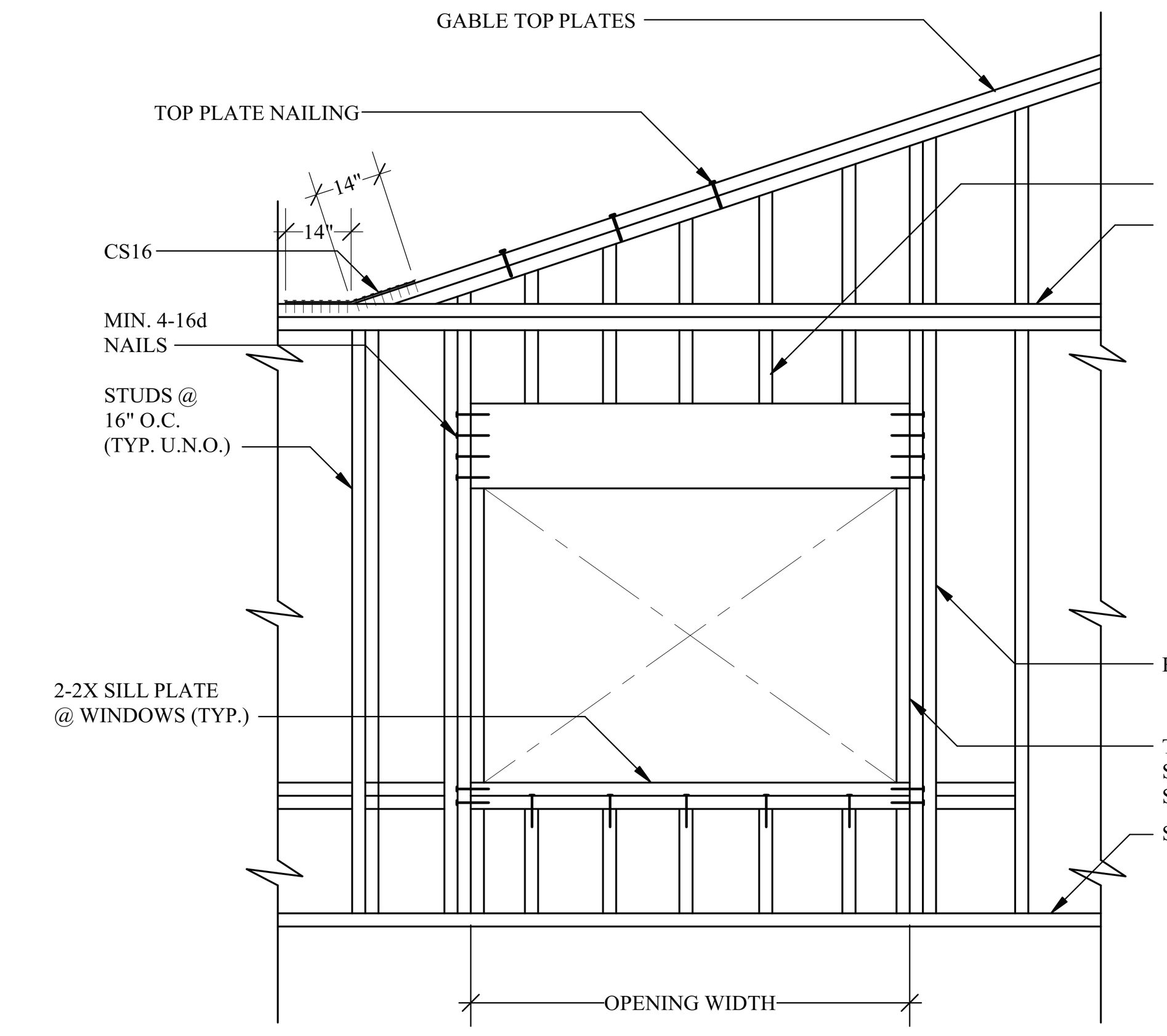
DETAIL HDR
TYPICAL HEADER CONDITIONS

TYPICAL INSTALLATION OF HEADERS OTHERWISE NOTED ON PLANS
WORK THIS DETAILS WITH HEADER SCHEDULE OR PLANS
NOT ALL POSSIBLE CONFIGURATIONS SHOWN



DETAIL WO
OPENING DETAILS IN PARTITION WALL

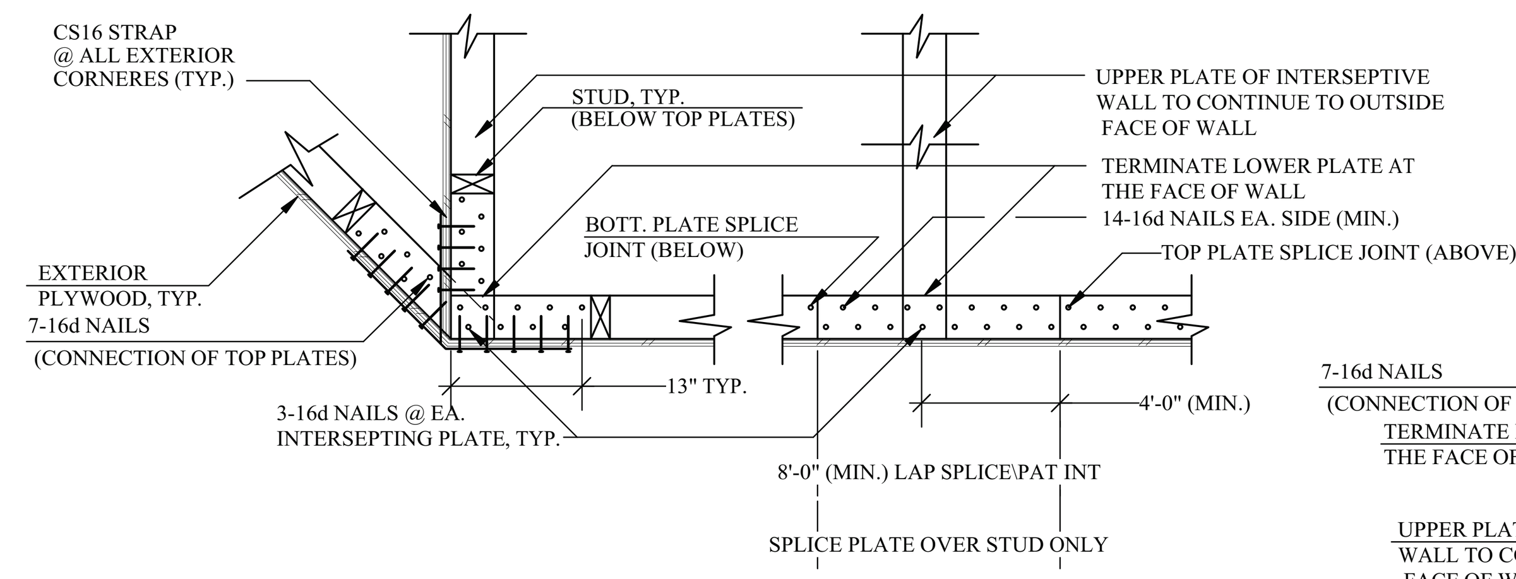
NOT ALL POSSIBLE CONFIGURATIONS SHOWN



DETAIL WO-1
OPENING DETAILS IN GABLE WALL

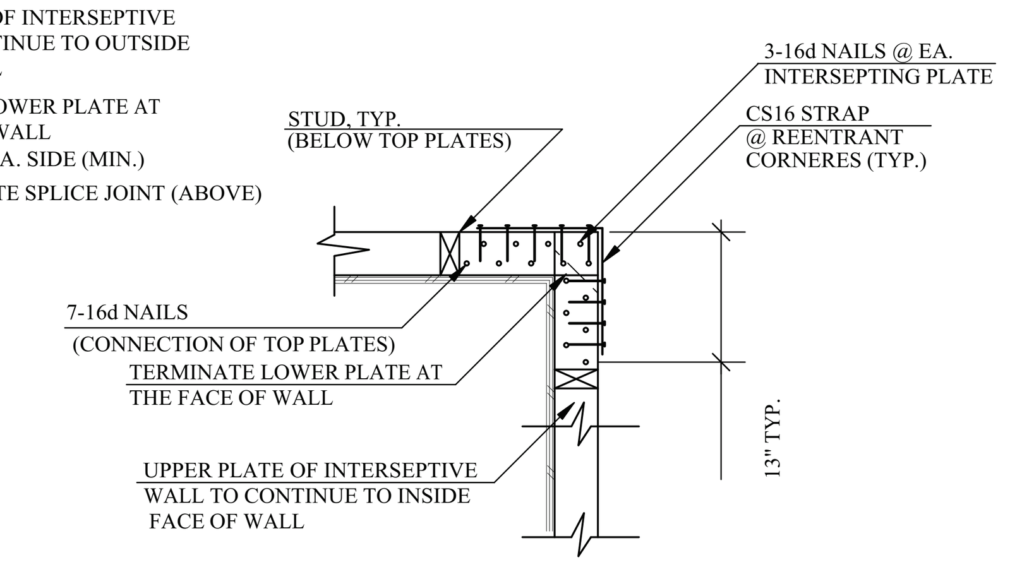
NOT ALL POSSIBLE CONFIGURATIONS SHOWN

REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP



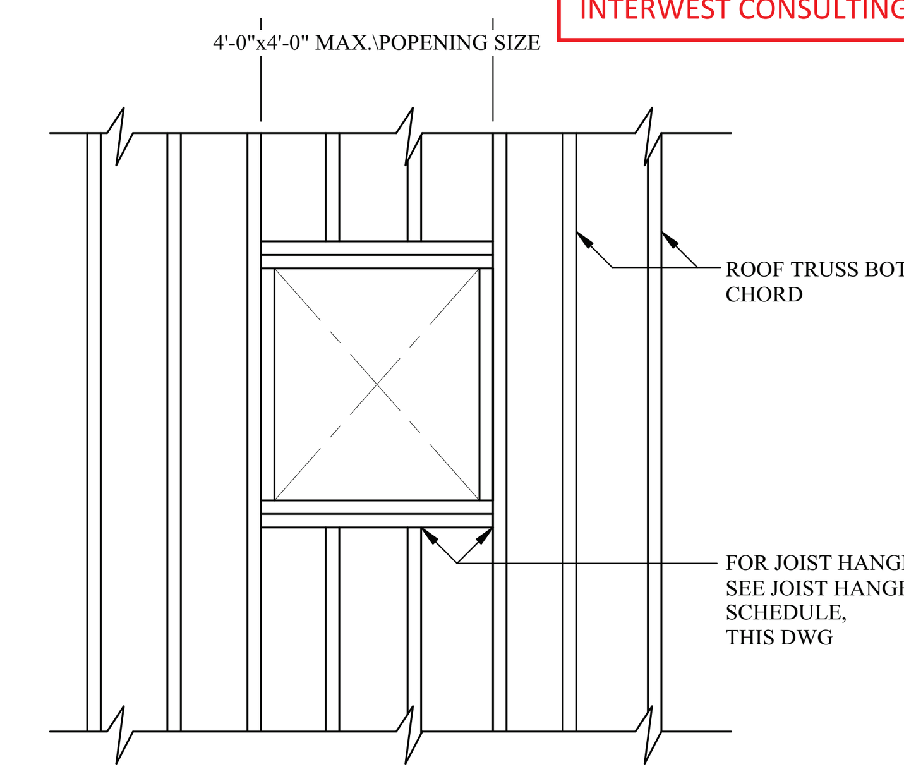
DETAIL CR
TYPICAL PLATE LAP @ CORNERS & INTERSECTIONS

NOT ALL POSSIBLE CONFIGURATIONS SHOWN



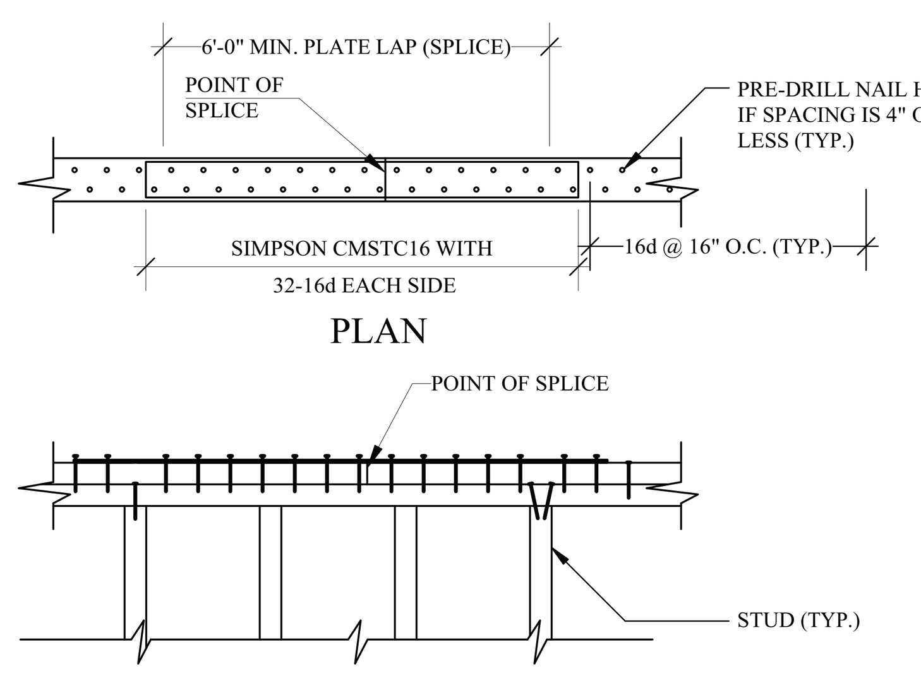
BUILDING EXTERIOR WALL REENTRANT CORNER

NOT ALL POSSIBLE CONFIGURATIONS SHOWN



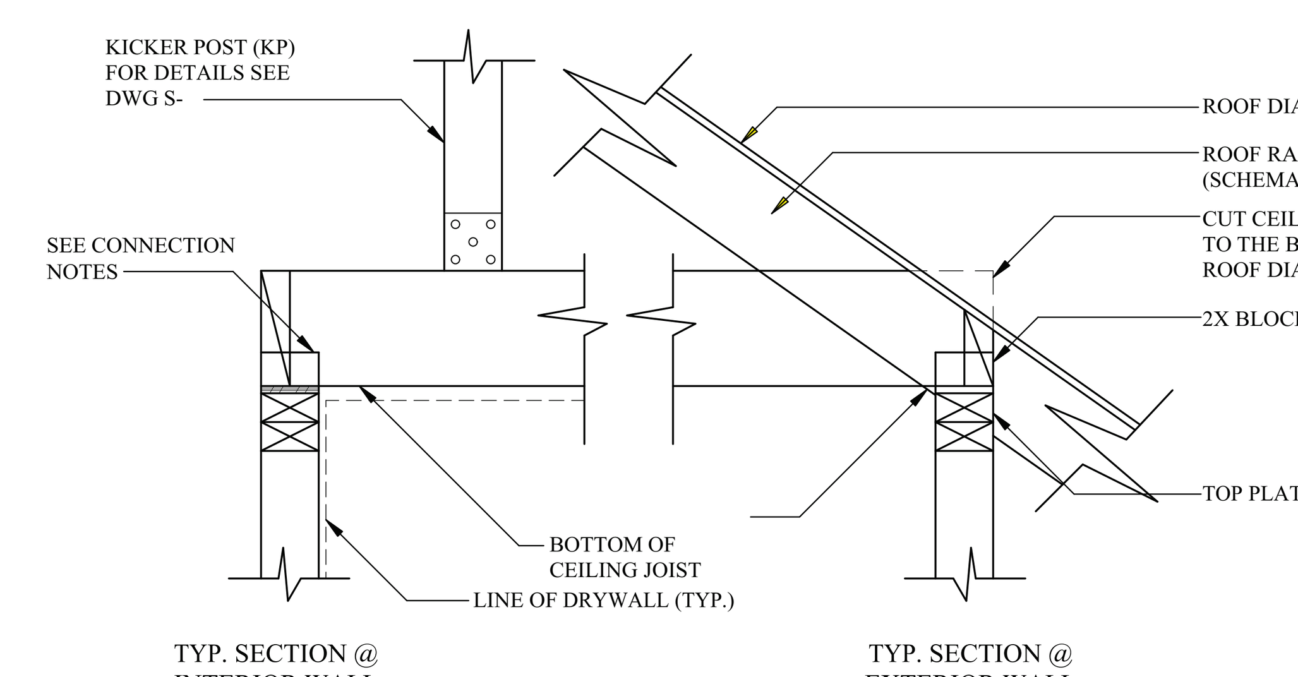
DETAIL CO
TYP. OPENING DETAIL IN CEILING FRAMING

NOT ALL POSSIBLE CONFIGURATIONS SHOWN

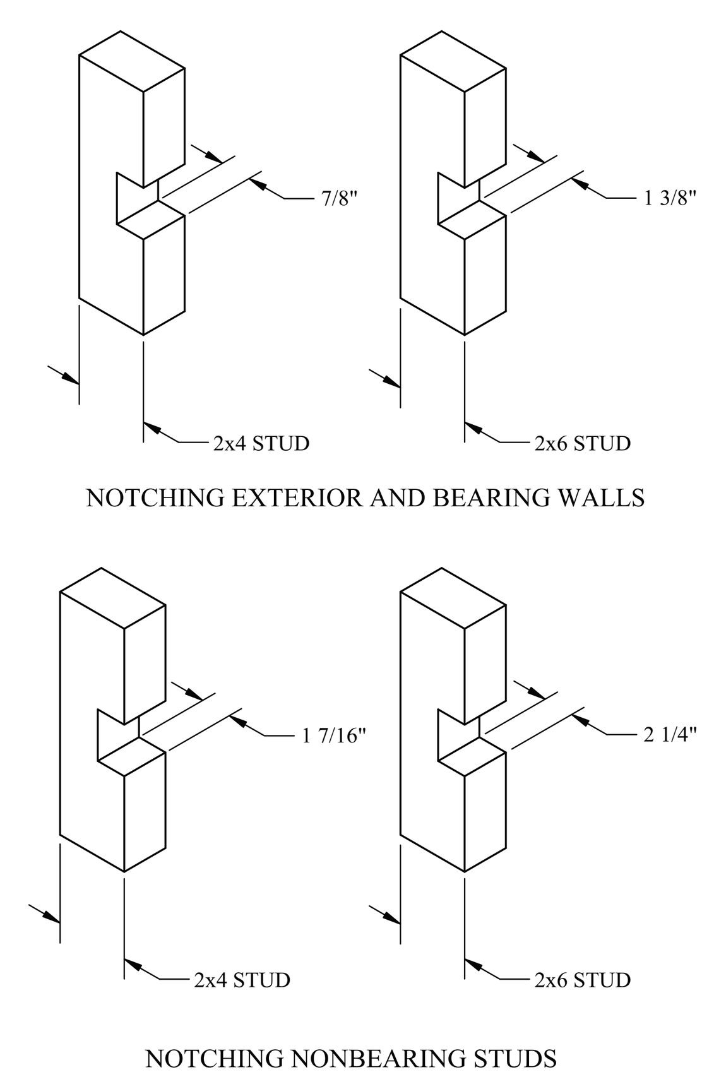


DETAIL TP-1
PLATE SPLICE DETAIL @ GRIDLINE "A"

NOT ALL POSSIBLE CONFIGURATIONS SHOWN

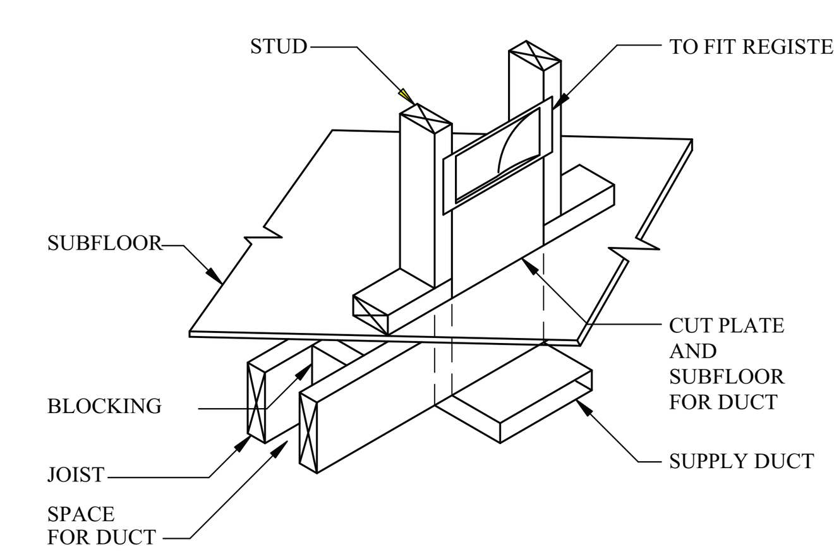


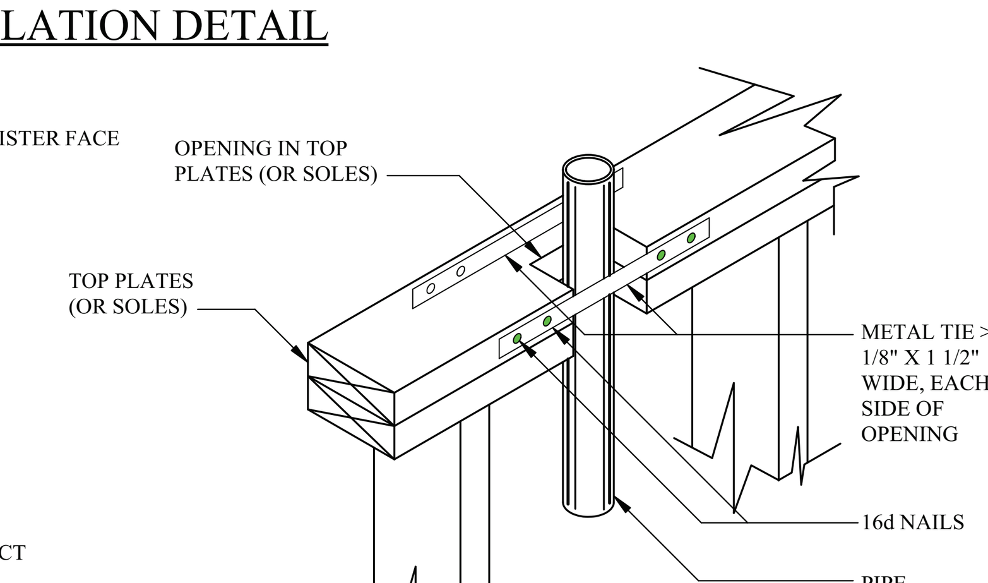
DETAIL RSB
TYP. ROOF SUPPORT BEAM INSTALLATION DETAIL



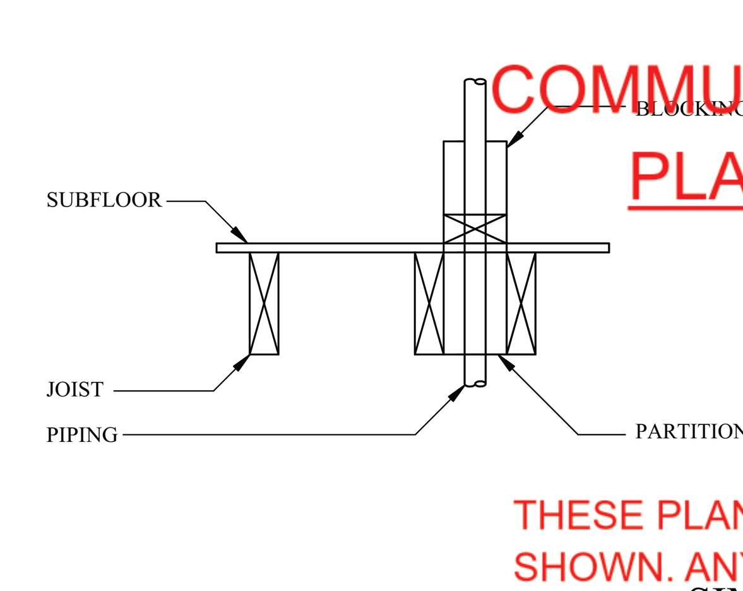
DETAIL WN
NOTCHING WOOD STUDS

NOT ALL POSSIBLE CONFIGURATIONS SHOWN

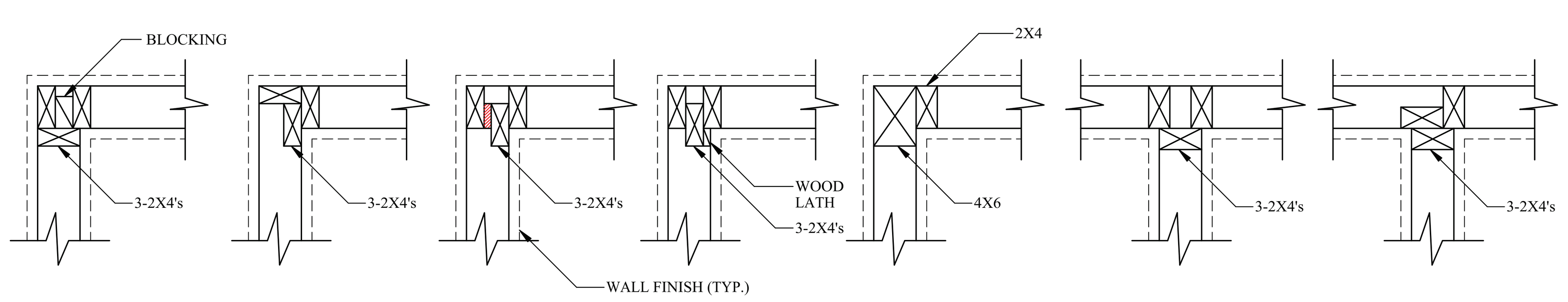




PIPES IN WALLS:
STUD PARTITIONS CONTAINING HEATING, OR OTHER PIPES SHALL BE FRAMED AND THE JOINTS UNDERNEATH SO SPACED AS TO GIVE PROPER CLEARANCE FOR THE PIPING. WHERE A PARTITION CONTAINING SUCH PIPING RUNS PARALLEL TO THE FLOOR JOISTS, THE JOISTS UNDERNEATH SUCH PARTITIONS SHALL BE DOUBLED AND SPACED TO PERMIT THE PASSAGE OF SUCH PIPES AND SHALL BE BRIDGED. WHERE PLUMBING, HEATING, OR OTHER PIPES ARE PLACED IN OR PARTLY IN A PARTITION, NECESSITATING THE CUTTING OF THE SOLES OR PLATES, A METAL TIE NOT LESS THAN 1/8 INCH THICK AND 1-1/2 INCHES WIDE SHALL BE FASTENED TO THE PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN FOUR 16d NAILS.

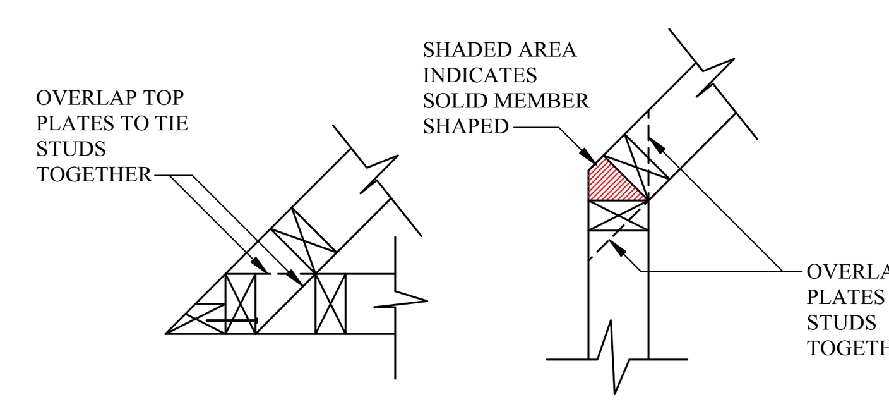


SIMPSON HSS @ STUD WITH PIPE PENETRATION (TYPICAL)



TYP. CORNER & INTERSECTING WALL FRAMING DETAIL (BEARING & PARTITION WALLS ONLY)

DETAIL CS
NOT ALL POSSIBLE CONFIGURATIONS SHOWN



NON-RIGHT ANGLE WALL CORNERS

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
07/31/2025

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

PLAN REVIEW APPROVAL
07.31.2025
TOWN OF LOS GATOS
BUILDING DIVISION

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14340 BROWNS LANE
LOS GATOS, CA 95032

DRAWING TITLE: -

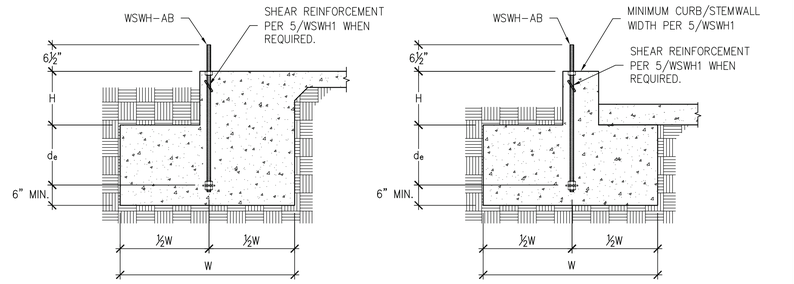
REGISTERED PROFESSIONAL ENGINEER
ARMEN SHAMAMIAN
CIVIL
C-022760
EXP. DATE 12-31-25
STATE OF CALIFORNIA

DATE: FEB 1-2025
SCALE: AS NOTED
DRAWN BY: H.S.
CHECKED BY: A. S.

PROJECT NO.
025046.45

TYPICAL SECTIONS & DETAILS

DRAWING NO.
SD-5

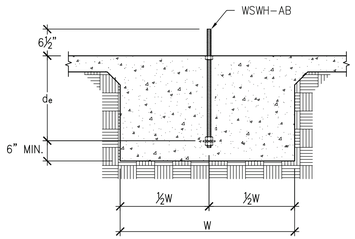


SLAB ON GRADE FOUNDATION

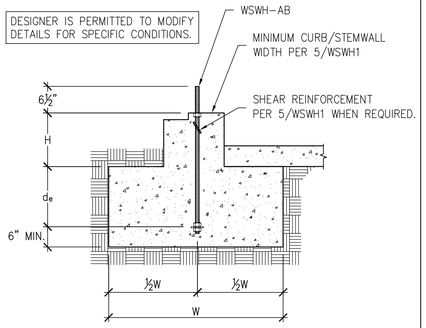
CURB OR STEMWALL FOUNDATION

NOTES :
1. SEE 2/WSWH1 FOR DIMENSIONS AND ADDITIONAL NOTES.
2. SEE 5/WSWH1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
3. MAXIMUM H = l_e–d_e. SEE 3/WSWH1 AND 4/WSWH1 FOR l_e.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

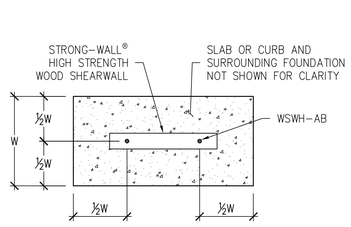


INTERIOR FOUNDATION



BRICK LEDGE FOUNDATION

STRONG–WALL® WSWH ANCHORAGE – TYPICAL SECTIONS | 1



FOUNDATION PLAN VIEW

NOTES :
1. ANCHORAGE DESIGNS CONFORM TO ACI 318–11 APPENDIX D, ACI 318–14 CHAPTER 17 AND ACI 318–19 CHAPTER 17 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSWH–AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A193 GRADE B7).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C–F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318–11 SECTION D.3.3.4.3, ACI 318–14 SECTION 17.2.3.4.3 AND ACI 318–19 SECTION 17.10.5.3.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. REFER TO 1/WSWH1 FOR d_e.

WSWH ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	33	11
			17,100	35	12
		HIGH STRENGTH	34,100	52	18
			36,800	55	19
	UNCRACKED	STANDARD	15,700	28	10
			17,100	30	10
		HIGH STRENGTH	33,500	45	15
			36,800	48	16
WIND	CRACKED	STANDARD	6,200	16	6
			11,400	24	8
			17,100	32	11
		HIGH STRENGTH	21,100	36	12
			27,300	42	14
			34,100	48	16
			36,800	51	17
	UNCRACKED	STANDARD	6,400	14	6
			12,500	22	8
			17,100	28	10
		HIGH STRENGTH	22,900	33	11
			26,400	36	12
			34,200	42	14
			36,800	44	15

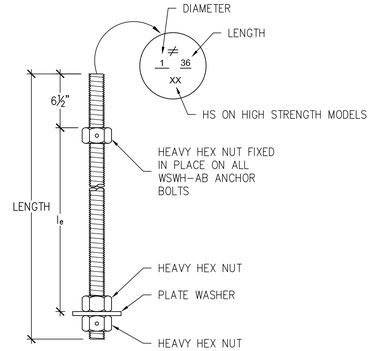
WSWH ANCHORAGE SOLUTIONS FOR 3000 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	31	11
			17,100	33	11
		HIGH STRENGTH	33,900	49	17
			36,800	52	18
	UNCRACKED	STANDARD	16,300	27	9
			17,100	28	10
		HIGH STRENGTH	34,000	43	15
			36,800	46	16
WIND	CRACKED	STANDARD	5,600	14	6
			10,200	21	7
			17,100	30	10
		HIGH STRENGTH	20,000	33	11
			26,500	39	13
			33,600	45	15
			36,800	48	16
	UNCRACKED	STANDARD	6,200	13	6
			12,800	21	7
			17,100	26	9
		HIGH STRENGTH	21,800	30	10
			28,900	36	12
			33,100	39	13
			36,800	42	14

WSWH ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE

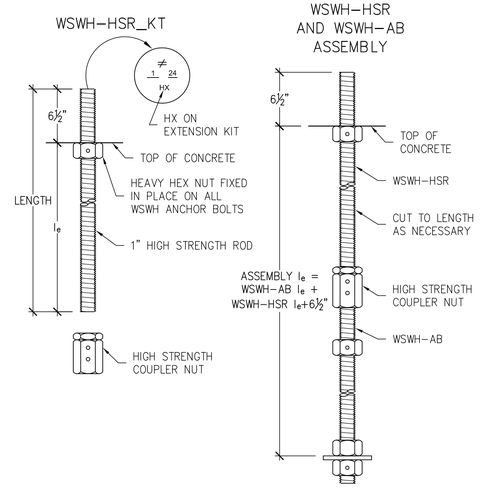
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	27	9
			17,100	29	10
		HIGH STRENGTH	34,700	44	15
			36,800	46	16
	UNCRACKED	STANDARD	15,700	23	8
			17,100	25	9
		HIGH STRENGTH	33,900	38	13
			36,800	40	14
WIND	CRACKED	STANDARD	6,800	14	6
			11,600	20	7
			17,100	26	9
		HIGH STRENGTH	21,400	30	10
			28,400	36	12
			32,400	39	13
			36,800	43	15
	UNCRACKED	STANDARD	6,800	12	6
			12,400	18	6
			17,100	23	8
		HIGH STRENGTH	22,800	27	9
			26,700	30	10
			30,700	33	11
			36,800	37	13

STRONG–WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI | 2



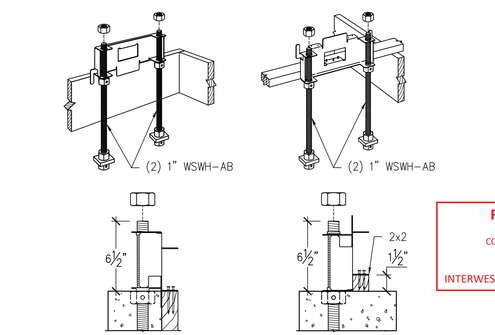
WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH–AB1x24	1"	24"	15½"
	WSWH–AB1x24HS	1"	24"	15½"
	WSWH–AB1x30	1"	30"	21½"
	WSWH–AB1x30HS	1"	30"	21½"
	WSWH–AB1x36	1"	36"	27½"
	WSWH–AB1x36HS	1"	36"	27½"

WSWH ANCHOR BOLTS | 3

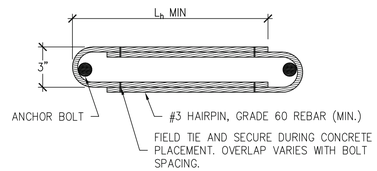


WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH–HSR1x24KT	1"	24"	17½"
	WSWH–HSR1x36KT	1"	36"	29½"

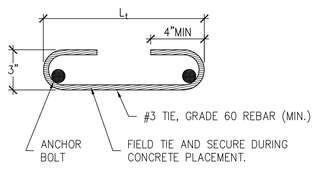
WSWH ANCHOR BOLT EXTENSION | 4



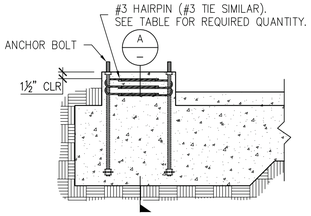
WSWH ANCHOR BOLT TEMPLATES | 6



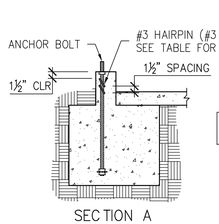
HAIRPIN SHEAR REINFORCEMENT



TIE SHEAR REINFORCEMENT



HAIRPIN INSTALLATION
(GARAGE CURB SHOWN. OTHER FOOTING TYPES SIMILAR.)



SECTION A

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

STRONG–WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE

MODEL	SEISMIC[3] L_t OR L_h (in.)	SEISMIC[3] SHEAR REINFORCEMENT	SEISMIC[3] MIN. CURB/STEMWALL WIDTH (in.)	WIND[4] SHEAR REINFORCEMENT	WIND[4] MIN. CURB/STEMWALL WIDTH (in.)	WIND[4] ASD ALLOWABLE SHEAR LOAD, V (lb.) UNCRACKED	WIND[4] ASD ALLOWABLE SHEAR LOAD, V (lb.) CRACKED
WSWH12	10¼	(1) #3 TIE	6	SEE NOTE 7	6	1,080	770
WSWH18	15	(2) #3 HAIRPINS[5,6]	6	(1) #3 HAIRPIN	6	HAIRPIN REINF. ACHIEVES MAX. ALLOW SHEAR LOAD OF THE WSWH	
WSWH24	19	(2) #3 HAIRPINS[5]	6	(2) #3 HAIRPINS[5]	6		

NOTES :
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318–19 AND ACI 318–14 AND ASSUME MINIMUM 2,500 PSI CONCRETE.
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC SHEAR REINFORCEMENT DESIGNS CONFORM TO ACI 318–19, SECTION 17.10.6.3, ACI 318–14, SECTION 17.2.3.5.3.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
5. ADDITIONAL TIES MAY BE REQUIRED AT GARAGE CURB OR STEMWALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.
6. USE (1) #3 HAIRPIN FOR WSWH18 WHEN STANDARD STRENGTH ANCHOR IS USED.
7. USE (1) #3 TIE FOR WSWH12 WHEN PANEL DESIGN SHEAR FORCE EXCEEDS TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
8. #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSWH SHEAR ANCHORAGE SOLUTIONS.
9. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318–11 SECTION D.8.2, ACI 318–14 SECTION 17.7.2 AND ACI 318–19 SECTION D.8.2.
10. THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE.

STRONG–WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS | 5

NO.	DATE	REVISIONS
0	02-26-2021	FIRST RELEASE - 2018 IBC
1	03-16-2021	2021 IBC REVISIONS

REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP

SIMPSON Strong-Tie, Co. Inc.
• 5956 W. Las Positas Blvd.
Pleasanton, CA 94588
• Tel: (800) 999-5099
• • Website: www.strongtie.com

SIMPSON Strong-Tie THERE IS NO EQUAL.

STRONG-WALL® WSWH
ANCHORAGE DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie THERE IS NO EQUAL.

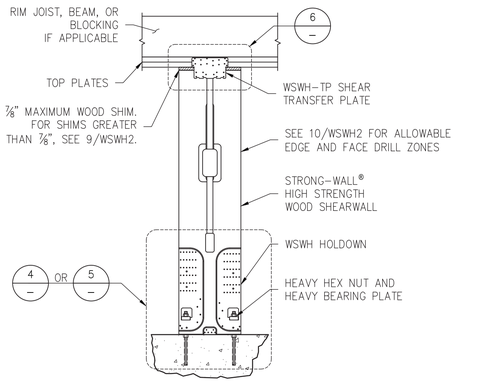
NAME	
DATE	03-16-2021
SCALE	N.T.S.
CHECKED	
SHEET	WSWH1
OF	SHEETS
JOB NO.	

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS		TOTAL WALL WEIGHT (lb.)
			QUANTITY	DIA. (in.)	
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH18x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH18x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370
WSWH24x16	24	192	2	1	420
WSWH18x20	18	240	2	1	390
WSWH24x20	24	240	2	1	520

NOTES :
1. FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74½".
2. ALL PANELS COME WITH PRE-ATTACHED HOLDOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
3. ALL PANELS ARE 3½" THICK.

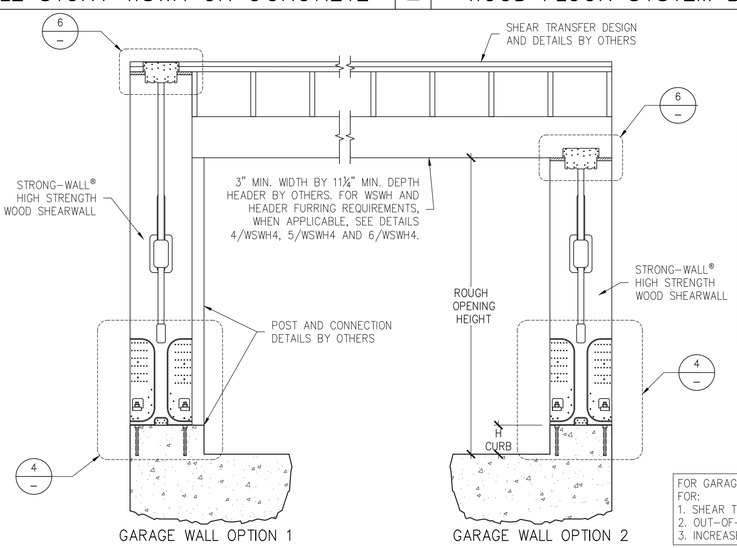
STRONG-WALL® WSWH MODELS | 1



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

SINGLE STORY WSWH ON CONCRETE | 2



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

WHEN WSWH-PS STRAPS OMITTED, ALLOWABLE SHEAR VALUES FOR STANDARD PANEL APPLY.

GARAGE HEADER ROUGH OPENING HEIGHT

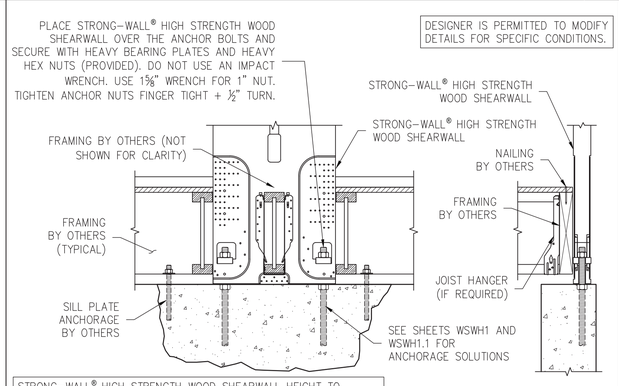
MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7 WSWH18x7 WSWH24x7	78"	5½"	6'-11½"
		6"	7'-0"
WSWH12x8 WSWH18x8 WSWH24x8	85½"	0"	7'-1½"
	93¾"	5½"	8'-2¾"
		6"	8'-3¼"

NOTES :
1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74½".
2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

FOR GARAGE WALL OPTION 2, DESIGNER SHALL DESIGN AND DETAIL FOR:
1. SHEAR TRANSFER
2. OUT-OF-PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

ALTERNATE WSWH GARAGE FRONT OPTIONS | 3

STANDARD INSTALLATION BASE CONNECTION | 4



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

WOOD FLOOR SYSTEM BASE CONNECTION | 5

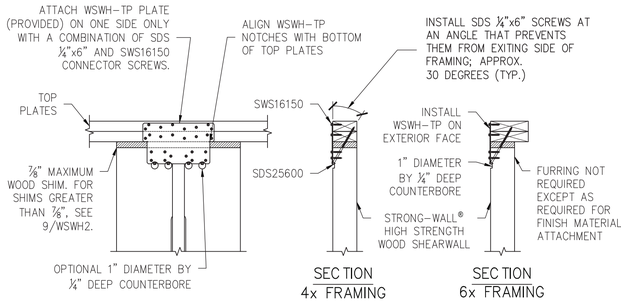
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL HEIGHT TO INCLUDE THE DEPTH OF THE FLOOR SYSTEM AND SHALL BE INSTALLED DIRECTLY ON THE FOUNDATION. SPECIFY PANEL HEIGHT FROM TOP OF FOUNDATION TO UNDERSIDE OF TOP PLATES OR BEAM.

RAKE WALL | 6

TOP CONNECTION | 6

WSWH-TP CONNECTION		
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8

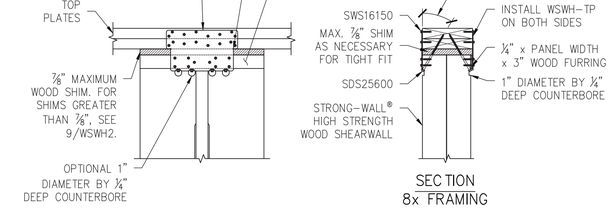
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



BACK-TO-BACK TOP CONNECTION | 7

WSWH-TP CONNECTION		
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	28	4
WSWH-TP18	52	8
WSWH-TP24	92	16

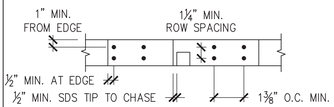
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



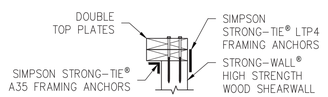
QTY. OF SDS¼"x6" SCREWS REQ'D.	
WSWH12	4
WSWH18	8
WSWH24	16

EDGE DISTANCE FOR SCREWS		
SLOPE	A (in.)	B (in.)
0:12-4:12	2	3
5:12-8:12	1½	4½
9:12-12:12	1½	5½

NOTES :
1. MAINTAIN END DISTANCES TO PREVENT SCREWS FROM PENETRATING THROUGH THE OUTER EDGES.
2. INSTALL SCREWS PERPENDICULAR TO THE TOP PLATE.
3. EDGE DISTANCES ASSUME DOUBLE TOP PLATE.

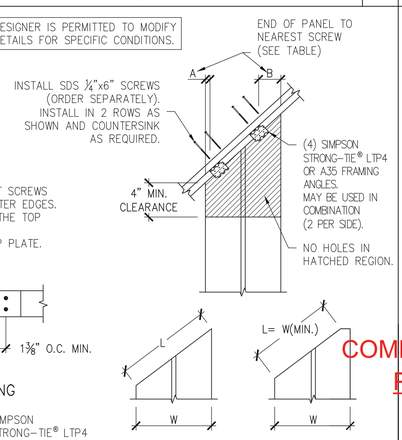


PLAN VIEW
SDS SCREW SPACING



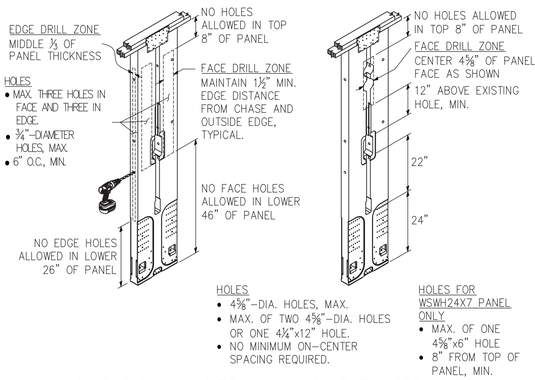
SECTION VIEW
2X6 OR WIDER FRAMING

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



INSTALLATION NOTES :
1. ACTUAL CUT LENGTH (L) MUST BE GREATER THAN OR EQUAL TO PANEL WIDTH (W).
2. THIS DETAIL APPLICABLE FOR SLOPES UP TO 12:12.
3. PANELS TALLER THAN 12' MUST BE DESIGNED FOR THE APPLICATION.

TOP OF WALL HEIGHT ADJUSTMENTS | 9



DESIGNER SHALL DESIGN AND DETAIL FOR:
1. SHEAR TRANSFER
2. OUT-OF-PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

FOR 8" TO 12" BLOCK DEPTHS:
ATTACH SIMPSON STRONG-TIE® CS16 STRAPS AT EDGE OF WSWH PANEL (EACH SIDE) USING 10dx1½" NAILS
SHIM BLOCK HEIGHTS GREATER THAN 8" AND UP TO 10":
- 8 NAILS INTO BLOCK
- 8 NAILS INTO WSWH PANEL

SHIM BLOCK HEIGHTS GREATER THAN 10" AND UP TO 12":
- 10 NAILS INTO BLOCK
- 10 NAILS INTO WSWH PANEL

TRIM ZONE AND ALLOWABLE HOLES | 10

1. STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001-2008 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SB SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE DESIGNER.
7. SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.
9. SEE ICC-ES ESR-2652 OR CITY OF LOS ANGELES RR25730 AS APPLICABLE FOR ADDITIONAL INFORMATION.

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
07/31/2025

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

PLAN REVIEW APPROVAL
07.31.2025
TOWN OF LOS GATOS
BUILDING DIVISION

TITLE & NOTES | 11

NO.	DATE	REVISIONS
0	11-20-2020	FIRST RELEASE - 2018 IBC
1	03-16-2021	2021 IBC REVISIONS

REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP

SIMPSON Strong-Tie, Co. Inc.
• 5956 W. Las Positas Blvd.
• Pleasanton, CA 94588
• Tel: (800) 999-5099
• Website: www.strongtie.com

SIMPSON Strong-Tie THERE IS NO EQUAL

STRONG-WALL® WSWH
FRAMING DETAILS
ENGINEERED DESIGNS

NAME	
DATE	03-16-2021
SCALE	N.T.S.
CHECKED	
SHEET	WSWH2
OF	SHEETS
JOB NO.	

GENERAL INFORMATION					
01	Project Name	Browns Lane Addition			
02	Run Title	Title 24 Analysis			
03	Project Location	14340 Browns Lane			
04	City	Los Gatos	05	Standards Version	2022
06	Zip code	95032	07	Software Version	EnergyPro 9.4
08	Climate Zone	4	09	Front Orientation (deg/ Cardinal)	270
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	3
14	Addition Cond. Floor Area (ft^2)	499	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	841	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft^2)	1340	19	Glazing Percentage (%)	20.64%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	Building does not require field testing or HERS verification
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	0	36.92	0	36.62	0	0.3
Space Cooling	0	49.55	0	48.93	0	0.62
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	49.14	0	49.14	0	0
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	**0**	**135.61**	**0**	**134.69**	**0**	**0.92**
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	8.3	0	8.3		
Appl. & Cooking	0	31.1	0	31.09		
Plug Loads	0	42.3	0	42.3		
Outdoor Lighting	0	1.75	0	1.75		
TOTAL COMPLIANCE	**0**	**219.06**	**0**	**218.13**		

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	37.71	37.45	0.26	0.69
Net EUI[2]	37.71	37.45	0.26	0.69

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• New ductwork added is less than 25 ft. in length

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Browns Lane Addition	1340	1	3	2	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
Existing Living Area	Conditioned	HVAC System1	841	8	DHW Sys 1	Existing Unchanged
New Living Area	Conditioned	HVAC System1	499	9	DHW Sys 1	New

REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Front Wall	Existing Living Area	R-0 Wall	270	Front	40	0	90	none	Existing	No
Left Wall	Existing Living Area	R-0 Wall	0	Left	80	6	90	none	Existing	No
Rear Wall	Existing Living Area	R-0 Wall	90	Back	176	37.3	90	none	Existing	No
Right Wall	Existing Living Area	R-0 Wall	180	Right	272	80	90	none	Existing	No
Front Wall 2	New Living Area	R-15 Wall	270	Front	252	49.1	90	Extension	New	n/a
Left Wall 2	New Living Area	R-15 Wall	0	Left	297	65	90	Extension	New	n/a
Rear Wall 2	New Living Area	R-15 Wall	90	Back	99	4	90	Extension	New	n/a
Right Wall 2	New Living Area	R-15 Wall	180	Right	261	25	90	Extension	New	n/a
Interior Surface	Existing Living Area>>__Garage__	R-0 Wall1	n/a	n/a	136	17.8	n/a		Existing	No
Interior Surface 2	New Living Area>>__Garage__	R-15 Wall1	n/a	n/a	32	0	n/a		New	n/a
Interior Surface 3	New Living Area>>Existing Living Area	R-0 Wall1	n/a	n/a	320	0	n/a		New	n/a
Roof 4	Existing Living Area	R-11 Roof Attic	n/a	n/a	827	n/a	n/a		Existing	No
Front Wall 3	__Garage__	R-0 Wall	270	Front	160	0	90	none	Existing	No
Left Wall 3	__Garage__	R-0 Wall	0	Left	192	0	90	none	Existing	No
Rear Wall 3	__Garage__	R-0 Wall	90	Back	160	0	90	none	Existing	No
Right Wall 3	__Garage__	R-0 Wall	180	Right	192	0	90	none	Existing	No

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof	Existing Living Area	R-11 Roof Attic1	270	Front	14.1	14	3	0.1	0.85	No	Existing	No	
Roof 2	New Living Area	R-38 Roof No Attic	270	Front	499	14	3	0.1	0.85	No	New	n/a	
Roof 3	__Garage__	R-0 Roof No Attic	0	Left	486	0	3	0.1	0.85	No	Existing	No	

ATTIC

01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic Existing Living Area	Attic RoofExisting Living Area	Ventilated	3	0.1	0.85	No	No	Existing	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
W12	Window	Left Wall	Left	0			1	6	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
Door D11	Window	Rear Wall	Back	90			1	33.3	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
W11	Window	Rear Wall	Back	90			1	4	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
Door D12	Window	Right Wall	Right	180			1	40	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
Door D12 2	Window	Right Wall	Right	180			1	40	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
W7	Window	Front Wall 2	Front	270			1	6	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
W8	Window	Front Wall 2	Front	270			1	2.3	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
W9	Window	Front Wall 2	Front	270			1	4	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
W6	Window	Front Wall 2	Front	270			1	10.7	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
W8 2	Window	Front Wall 2	Front	270			1	2.3	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
W5	Window	Front Wall 2	Front	270			1	6	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
W4	Window	Left Wall 2	Left	0			1	12.5	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
W3	Window	Left Wall 2	Left	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
W2	Window	Left Wall 2	Left	0			1	12.5	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
W1	Window	Left Wall 2	Left	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
W11 2	Window	Rear Wall 2	Back	90			1	4	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
W4 2	Window	Right Wall 2	Right	180			1	12.5	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
W2 2	Window	Right Wall 2	Right	180			1	12.5	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
Skylight	Skylight	Roof	Front	270			1	7	1.19	Table 110.6-A	0.83	Table 110.6-B		Existing	No
Skylight 2	Skylight	Roof	Front	270			1	7	1.19	Table 110.6-A	0.83	Table 110.6-B		Existing	No
WS1	Skylight	Roof 2	Front	270			1	7	0.3	NFRC	0.23	NFRC		New	NA
WS1 2	Skylight	Roof 2	Front	270			1	7	0.3	NFRC	0.23	NFRC		New	NA

Carstairs Energy Inc.
2238 Bayview Heights Drive, Suite E
Los Osos, CA 93402
805-904-9048
title24@yahoo.com
www.carstairsenergy.com

Browns Lane Addition

OPAQUE DOORS

01	02	03	04	05	06
Name	Side of Building	Area (ft^2)	U-factor	Status	Verified Existing Condition
D1	Front Wall 2	17.8	0.2	New	n/a
D2	Interior Surface	17.8	0.2	Altered	No

SLAB FLOORS

01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab	Existing Living Area	841	61	none	0	80%	No	Existing	No
Slab 2	New Living Area	499	101	none	0	100%	No	New	n/a
Slab 3	__Garage__	486	88	none	0	0%	No	Existing	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.484	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
R-11 Roof Attic1	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-11	None / None	0.085	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-11 / 2x4 Inside Finish: Gypsum Board
R-38 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.03	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board
R-0 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
R-15 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board
Attic RoofExisting Living Area	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-11 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-11	None / None	0.081	Over Ceiling Joists: R-1.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)	Existing	No	

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heater Fuel Type	Tank Type	Tank Units	Tank Vol. (gal)	Energy Factor or Efficiency	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
DHW Heater 1	Gas	Small Storage	1	50	EF	0.53	Btu/Hr	75000	0	80	n/a		Existing	No

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
07/31/2025

PLAN REVIEW APPROVAL

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

TOWN OF LOS GATOS
BUILDING DIVISION

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Status	Verified Existing Condition	Existing HVAC System
HVAC System1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	Air Distribution System 1	Existing	No	

HVAC - HEATING UNIT TYPES

01	02	03	04	05
Name	System Type	Number of Units	Heating Efficiency	Heating Unit Brand
Heating Component 1	Central gas furnace	1	AFUE - 80	n/a

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts >= 25 ft
			Supply	Return	Supply	Return	Supply	Return							
Air Distribution System 1	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Existing (not specified)	Air Distribution System 1-hers-dist	Existing + New	No		No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	n/a

HERS RATER VERIFICATION OF EXISTING CONDITIONS

OVERHANGS AND FINS - VERIFIED AND ALTERED

This section does not apply to this project.

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Timothy Carstairs, CEA, HERS, GPR	Documentation Author Signature:
Company: Carstairs Energy Inc.	Signature Date: 5/27/2025
Address: 2238 Bayview Heights Drive, Suite E	CEA/ HERS Certification Identification (If applicable): R19-06-30151
City/State/Zip: Los Osos, CA 93402	Phone: 805-904-9048

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

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

Responsible Designer Name: Gordon K Wong	Responsible Designer Signature: DocuSigned by: GORDON WONG 2A1F6B37D5AC405...
Company: GKW Architects	Date Signed: 05/27/2025
Address: 710E McGlincy Ln Suite 109	License: C-34045
City/State/Zip: Campbell, CA 95121	Phone: 408-796-1845

REVIEWED
FOR
CODE COMPLIANCE
Jul 25, 2025
INTERWEST CONSULTING GROUP

RESIDENTIAL MEASURES SUMMARY RMS-1

Project Name: *Browns Lane Addition*	Building Type: ☑ Single Family ☐ Addition Alone ☐ Multi Family ☑ Existing+ Addition/Alteration	Date: *5/27/2025*
Project Address: *14340 Browns Lane Los Gatos*	California Energy Climate Zone: *CA Climate Zone 04*; Total Cond. Floor Area: *1,340*; Addition: *499*	# of Units: *1*

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	Wood Framed	- no insulation	40		Existing
Wall	Wood Framed	- no insulation	74		Existing
Wall	Wood Framed	- no insulation	139		Existing
Wall	Wood Framed	- no insulation	192		Existing
Roof	Wood Framed Attic	R 11	827		Existing
Slab	Unheated Slab-on-Grade	- no insulation	841	Perim = 61'	Existing
Demising	Wood Framed	- no insulation	118		Existing
Wall	Wood Framed	R 15	203		New

FENESTRATION Total Area: 277 Glazing Percentage: 20.6% New/Altered Average U-Factor: 0.30

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Left (N)	6.0	0.300	0.23	none	none	N/A	Altered
Rear (E)	37.3	0.300	0.23	none	none	N/A	Altered
Right (S)	80.0	0.300	0.23	none	none	N/A	Altered
Skylight	14.0	1.190	0.83	none	none	N/A	Existing
Front (W)	45.3	0.300	0.23	none	none	N/A	New
Left (N)	65.0	0.300	0.23	none	none	N/A	New
Rear (E)	4.0	0.300	0.23	none	none	N/A	New
Right (S)	25.0	0.300	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Gas Central Furnace	80% AFUE	No Cooling	14.0 SEER	Setback	Existing

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	Ducted	Ducted	n/a	n/a	Altered

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

RESIDENTIAL MEASURES SUMMARY RMS-1

Project Name: *Browns Lane Addition*	Building Type: ☑ Single Family ☐ Addition Alone ☐ Multi Family ☑ Existing+ Addition/Alteration	Date: *5/27/2025*
Project Address: *14340 Browns Lane Los Gatos*	California Energy Climate Zone: *CA Climate Zone 04*; Total Cond. Floor Area: *1,340*; Addition: *499*	# of Units: *1*

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Door	Opaque Door	R-5	18		New
Wall	Wood Framed	R 15	232		New
Wall	Wood Framed	R 15	95		New
Wall	Wood Framed	R 15	236		New
Roof	Wood Framed Rafter	R 38	485		New
Slab	Unheated Slab-on-Grade	- no insulation	499	Perim = 101'	New
Demising	Wood Framed	R 15	32		New
Demising	Wood Framed	- no insulation	320		New

FENESTRATION Total Area: 277 Glazing Percentage: 20.6% New/Altered Average U-Factor: 0.30

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

[illegible]

Fireplaces, Decorative Gas Appliances, and Gas Log:

[illegible]

Space Conditioning, Water Heating, and Plumbing System:

[illegible]

§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment` maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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2022 Single-Family Residential Mandatory Requirements Summary

[illegible]

Ventilation and Indoor Air Quality:

[illegible]

Pool and Spa Systems and Equipment:

[illegible]

Lighting:

[illegible]

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. *
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

Electric and Energy Storage Ready:

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COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
07/31/2025

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

PLAN REVIEW APPROVAL
07.31.2025
TOWN OF LOS GATOS
BUILDING DIVISION

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Browns Lane Addition

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