ADDITION & REMODELING OF THE HOUSE
446 SAN BENITO AVE, LOS GATOS, CA 95030
APN - 410-16-051

SCOPE OF WORK

1. ADDITION ON LEFT AND REAR SIDE OF THE HOUSE.
2. REMODELING OF THE HOUSE
3. UPGRADE ELECTRIC SERVICE / PANEL TO 200 AMPS

DRAWING INDEX

PROJECT DATA

LOT AREA = 7,200 SQ FT (0.1653 ACRES)

FAR ALLOWED = 0.35-($\frac{A-S}{S}$ X 0.20) = 0.35-($\frac{7200-5}{5}$ X 0.20) = 0.33

FLOOR AREA ALLOWED = 0.33 X 7200 = 2376 SQ FT

GARAGE FAR ALLOWED = 0.10-($\frac{A-S}{S}$ X 0.07) = 0.10-($\frac{7200-5}{5}$ X 0.07) = 0.094

GARAGE FLOOR AREA ALLOWED = 0.094 X 7200 = 677 SQ FT

MAX LOT COVERAGE - 40% (7200 SQ FT) = 2880 SQ FT

		EXISTING	PROPOSED	ADDITION / REDUCTION
a.	LIV NG AREA			
	FIRST FLOOR	845* SQ FT	1151 SQ FT	+ 306 SQ FT
	SECOND FLOOR	0 SQ FT	1224 SQ FT	+1224 SQ FT
b.	GARAGE	240 SQ FT	626 SQ FT	+386 SQ FT
c.	FRONT PORCH	111 SQ FT	322 SQ FT	+211 SQ FT
d.	REAR DECK (1ST FLOOR)	0 SQ FT	316 SQ FT	+ 316 SQ FT
e.	REAR DECK (2ND FLOOR)	0 SQ FT	203 SQ FT	+203 SQ FT
TOTAL FLOOR AREA		845 SQ FT (PERMITTED)	2375 SQ FT < 2376 SQ FT (33%)	+ 1530 SQ FT
TOTAL LOT COVERAGE		956 SQ FT	2415 SQ FT < 2880 SQ FT(40%)	

(* 60 SQ FT OF EXISTING LIVING SPACE IS CONVERTED INTO THE GARAGE SPACE. THUS FOR ENERGY REPORT EXISTING LIVING AREA IS TAKEN 765 SQ FT ADDITION AREA AS 366 SQ FT)

PROJECT INFORMATION

APN	-	410-16-051
ZONING	-	RM-512
		EXISTING PROPOSED
BEDROOMS	-	2 4
BATHROOMS	-	1 4
GARAGE	-	1 CAR 2 CAR
CONSTRUCTION TYPE	-	V-B (NON-SPRINKLERED)
OCCUPANCY	-	R3U SINGLE FAMILY RESIDENTIAL WITH ATTACHED GARAGE
STORIES	-	2

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
ALL APPLICABLE LOCAL, COUNTY & FEDERAL CODES, LAWS AND REGULATIONS

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH ADOPTED ORDINANCES AND POLICIES OF THE GOVERNING AGENCY AND THE LATEST ADOPTED ADDITIONS OF THE FOLLOWING 2022 CALIFORNIA RESIDENTIAL AND BUILDING CODE (CBC, CRC), CALIFORNIA ELECTRICAL CODE 2022, CALIFORNIA ENERGY CODE 2022, AND 2022 CALIFORNIA GREEN BUILDING CODE.
- THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESSES OF THE WORK, ALL THE REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, GRADES AND OTHER CONDITIONS AND HE SHALL CORRELATE ALL SUCH ITEMS AT THE JOB SITE, HE SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION AND/OR CORRECTION PRIOR TO BEGINNING ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORK AND COORDINATION OF ALL TRADES AND THE GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOUR SHOWN IN THESE PLANS TO RENDER THE JOB COMPLETE.

CHANGES TO THE PLAN DURING CONSTRUCTION OTHER THAN:

1. CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY ROOF STRUCTURE.
2. INTERIOR DOOR AND ZERO CLARENCE FIREPLACE RELOCATION SHOWN ON THE APPROVE PLANS
3. A SINGLE NON BEARING WALL RELOCATION WHEN NOT CREATING AN ADDITIONAL ROOM AND
4. INTERIOR NON - STRUCTURAL WALL FINISHES;

SHALL CAUSE PLANS APPROVAL AND CONSTRUCTION TO BE SUSPENDED, A NEW PLAN CHECK (FOR THE NEW PLAN CHANGES) WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE COMMON PLAN CHECK PROCESS.

CALGREEN NOTES:

PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CAL-GREEN SECTION 301.1 FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY , EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLAINT FLOW RATES WILL NEED TO BE UPGRADED, WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6gpf WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 gpf. SHOWER HEADS WITH A FLOW GREATER THAN 2.5gpm WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 gpm @80 psi SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 gpm WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 gpm @60 psi (OR 1.8 gpm @60 psi FOR KITCHEN FAUCETS)

VICINITY MAP

APN MAP

APPROVAL STAMP

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
PH. NO.: [redacted]
EMAIL [redacted]

LICENSED PROFESSIONAL ENGINEER
JITENDER SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
COVER SHEET

DATE
03/03/2025

SCALE
NTS

SHEET
A0

ATTACHMENT 4

SYMBOLS

- PROPERTY LINE
- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- NEW WALL
- NEW ADDITION

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

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
PH. NO.: [redacted]
EMAIL:[redacted]

REVISIONS	NUMBER	DATE	DESCRIPTION

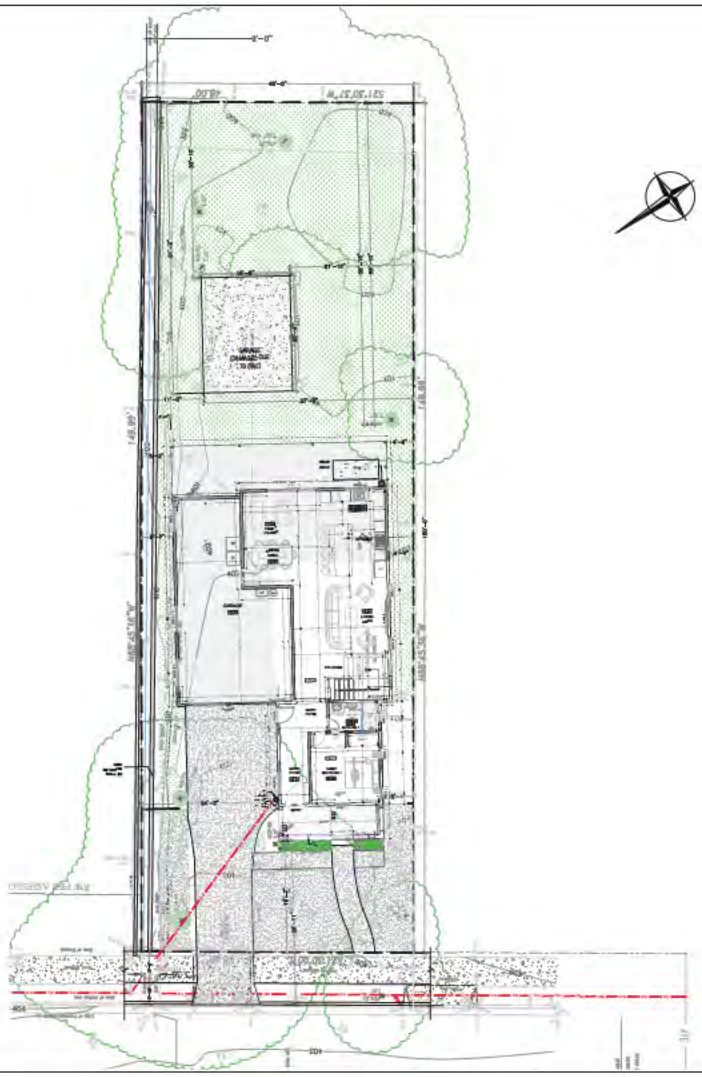
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING SITE PLAN

DATE
03/03/2025

SCALE
1/8 "=1'-0"

SHEET
A1.1



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

SYMBOLS

- PROPERTY LINE
- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- NEW WALL
- NEW ADDITION

NOTES:-
PROPERTY LINE DIMENSIONS ARE TAKEN FROM THE APN MAP.

FIRE ACCESS NOTES
BUILDING ADDRESS: IS TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE PUBLIC STREET. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

REFRIGERANT SUCTION LINE NOTES
COMPLY WITH CMC 1207.3 REFRIGERANT SUCTION LINE LOCATED OUTSIDE SHALL HAVE PIPE INSULATION AND BE PROTECTED BY COVER WITH UV RESISTANCE AND CLASS I OR II VAPOR RETARDER.

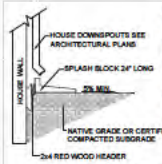
SITE DRAINAGE & GRADING NOTES
1. SPLASH BLOCK TO BE PLACED BELOW EACH DOWN SPOUT.
2. THE SITE SHOULD BE FINE GRADED TO PROVIDE MIN. 5% SLOPE AWAY FROM BUILDING PERIMETER & ADJACENT PROPERTY LINES. IN NO CASE SHALL THE FINISH GRADING RESULT IN AN INCREASE IN SHEET FLOW ONTO ADJACENT PROPERTIES.
3. DRAINED WATER FROM IMPERVIOUS SURFACES TO BE DIRECTED TO THE LANDSCAPED AREA AT A SLOPE OF 2%.

RESIDENTIAL LANDINGS & THRESHOLDS SECTIONS R311.3 & R311.7.4

R311.3 FLOORS AND LANDING AT EXTERIOR DOORS
THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY EACH WIDTH OF LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDING SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED ¼ UNIT VERTICAL IN 12 UNITS HORIZONTAL (2PERCENT)

R311.3.1 FLOOR ELEVATIONS AT REQUIRED EGRESS DOORS
LANDING OR FLOORS AT THE REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1½ INCHES LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7¾ INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

FIRE SAFETY NOTES
1. Smoking shall be prohibited except in approved area. Signs shall be posted in accordance with section 310.
2.(a) Combustible debris, rubbish and waste material shall not be accumulated within buildings.
(b) Combustible debris, rubbish and waste material shall be removed from building at the end of each work shift.
3. Where rubbish containers with capacity exceeding 5.33 cubic feet (40 gallons) (0.15m³) are used for temporary storage of combustible debris, rubbish and waste material, they shall have tight-fitting or self-closing lids. Such rubbish containers shall be constructed entirely of materials that comply with either of the following:
(i) Noncombustible materials.
(ii) Materials that meet a peak rate of heat released not exceeding 300kW/m² when tested in accordance with ASTM E1354 at an incident heat influx of 50kW/m² in the horizontal orientation.
4. Materials susceptible to spontaneous ignition shall not be disposed of by burning on the site unless approved.
5. Combustible debris, rubbish and waste material shall not be disposed of by burning on the site unless approved.
6. Temporary wiring for electrical power and lighting installations used in connection with the construction, alteration or demolition of buildings, structures, equipment or similar activities shall comply with the Californian Electrical Code.
7.(a). Storage of flammable and combustible liquids shall be in accordance with section 5704.
(b). The storage, use and handling of flammable and combustible liquids at construction sites shall be in accordance with section 5706.2. Ventilation shall be provided for operations involving the application of materials containing flammable solvents.
(c). Flammable and combustible liquid storage areas shall be maintained clear of combustible vegetation and waste materials. Such storage areas shall not be used for the storage of combustible materials.
(d) leaking vessels shall be immediately repaired or taken out of service and spills shall be cleaned up and disposed off properly.
8. Approved vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30480mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads,capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
9. Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with section 906 and sized for not less than ordinary hazard as follows:
1. At each stairway on all floor levels where combustible materials have accumulated.
2. In every storage and constructions shed.
3. Additional portable fire extinguishers shall be provided where special hazards exist including but not limited to, the storage and use of flammable and combustible liquids.



SPLASH BLOCK DETAIL

NOTE: SPLASH BLOCKS TO BE INSTALLED AT ALL DOWNSPOUTS. TO ENSURE ROOF WATER IS DIRECTED AWAY FROM THE FOUNDATION. ANY EXISTING DOWNSPOUTS THAT CONNECT DIRECTLY TO THE STORM DRAIN SYSTEM SHALL BE DISCONNECTED AND DIRECTED TOWARDS LANDSCAPED AREAS.

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
PH. NO.: [redacted]
EMAIL:[redacted]

REVISIONS		
NUMBER	DATE	DESCRIPTION

PROJECT :-
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
PROPOSED SITE PLAN

DATE
03/03/2025

SCALE
1/8"=1'-0"

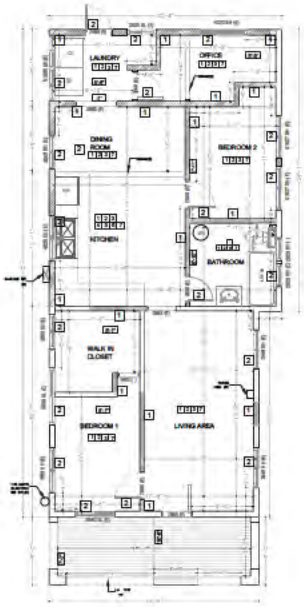
SHEET
A1.2

SYMBOLS

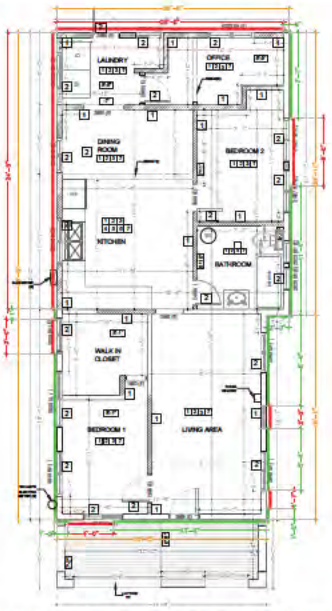
- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- NEW WALL

LEGEND

1. EXISTING WALL TO BE REMOVED
2. EXISTING DOOR/WINDOW TO BE REMOVED
3. EXISTING LIGHT FIXTURES TO BE REMOVED
4. EXISTING PLUMBING FIXTURES TO BE REMOVED
5. EXISTING APPLIANCES TO BE REMOVED
6. EXISTING CABINETRY TO BE REMOVED
7. EXISTING FLOORING TO BE REMOVED



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



TECHNICAL DEMOLITION DIAGRAM
SCALE 1/4" = 1'-0"

EXISTING WALLS	EXISTING AREA	DEMO AREA	TOTAL DEMO / ALTERED AREA	%TOTAL DEMO/ ALTERED AREA	
FRONT WALL	132.58 SQ FT	16.33 SQ FT	16.33 SQ FT	12.31%	LESS THAN 25 % OK
LEFT WALL	347.58 SQ FT	208.36 SQ FT	208.36 SQ FT	59.94%	
RIGHT WALL	347.58 SQ FT	35.07 SQ FT	35.07 SQ FT	10.08%	
REAR WALL	168.70 SQ FT	161.66 SQ FT	161.66 SQ FT	97.56%	
TOTAL WALL	993.44 SQ FT	421.42 SQ FT	421.42 SQ FT	42.42%	LESS THAN 50 % OK

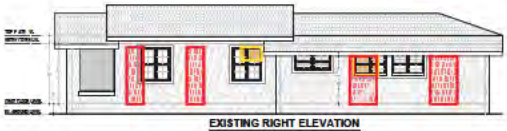
	EXIST NG FOOTPR NT (LINER FEET)	W DTH OF PRESERVED WALL FRAM NG IN L NEAR FEET (NCLUD NG EXISTING OPEN NGS)	WIDTH OF DEMOLISHED WALL FRAMING N LINEAR FEET (INCLUDING NEW AND ENLARGED OPEN NGS)
TOTAL	127'	70'	81'
FRONT WALL	18'-6"	13'-8"	4'

SINCE 70' IS GREATER THAN 57', THEN NO TECH DEMO
TOTAL DEMOLITION OF EXISTING EXTERIOR WALL IS LESS THAN 50% = $\frac{421}{993}$ = 48.03%
TOTAL REMOVAL OF WALL AREA FACING PUBLIC STREET IS LESS THAN 25% = $\frac{16}{132}$ = 21.62%

EXISTING WALL FRAMING
PRESERVED WALL FRAMING
DEMOLISHED WALL FRAMING

DEMOLISHED WALL
REMODEL NG WALL

EXISTING FRONT ELEVATION
SCALE 3/16" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE 3/16" = 1'-0"

EXISTING REAR ELEVATION
SCALE 3/16" = 1'-0"

EXISTING LEFT ELEVATION
SCALE 3/16" = 1'-0"

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
PH. NO.: [redacted]3
EMAIL:[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

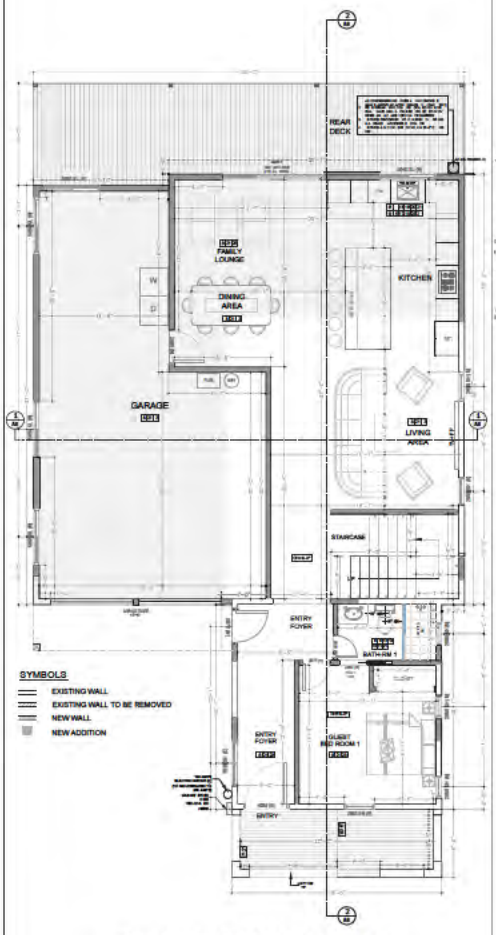
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING & TECHNICAL DEMOLITION FLOOR PLAN

DATE
03/03/2025

SCALE
AS SHOWN IN PLAN

SHEET
A2



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

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

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
PH. NO.: [redacted]
EMAIL:[redacted]

REVISIONS	DESCRIPTION	DATE
NUMBER		

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
PROPOSED FLOOR PLANS

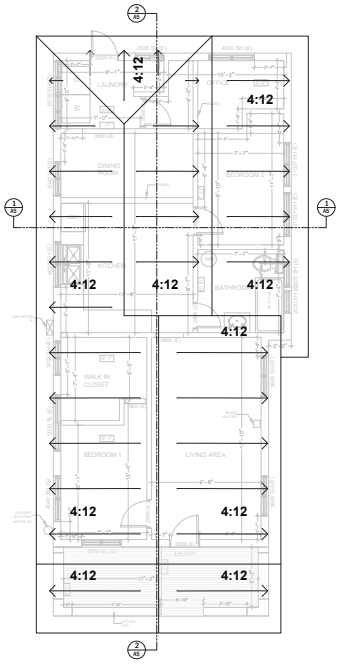
DATE
03/03/2025

SCALE
1/4"=1'-0"

SHEET
A3

R15 INSULATION

ECOTOUCH® PINK® FIBERGLAS™ INSULATION



EXISTING ROOF PLAN

SCALE 1/4" = 1'-0"

OWNER :-

RAJ KUMARI
& DEVENDRA

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
PH. NO.: 4[redacted]
EMAIL:[redacted]

DEVENDRA SINGH DESHWAL
C 89732

REVISIONS		
NUMBER	DATE	DESCRIPTION

PROJECT :

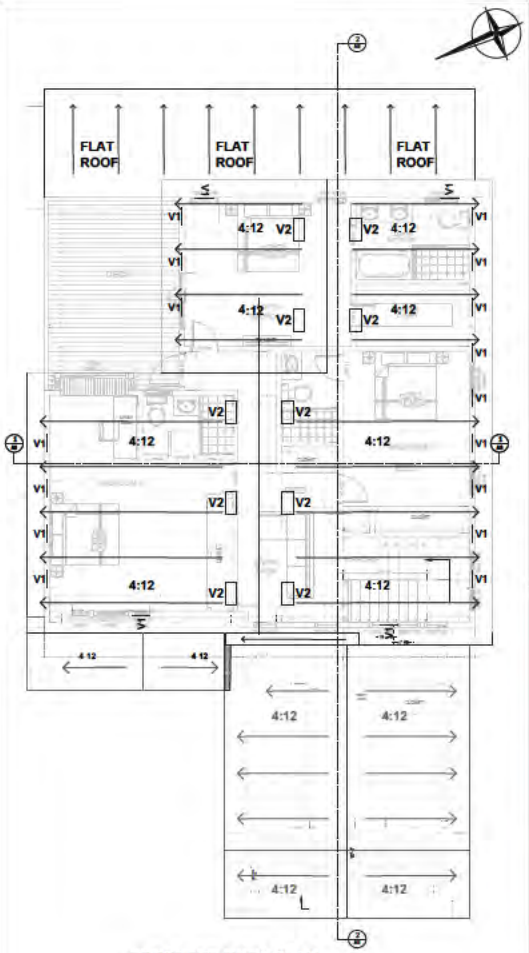
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING ROOF PLAN

DATE
03/03/2025

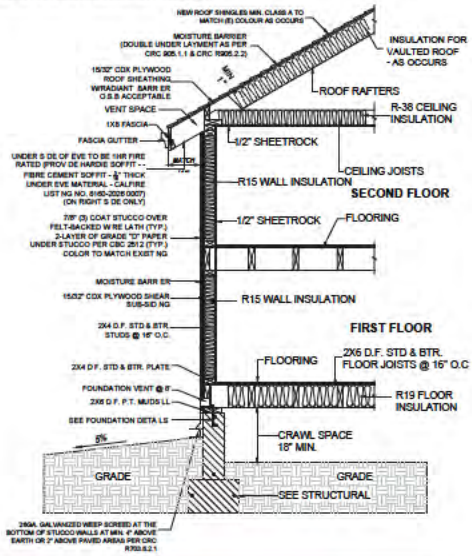
SCALE
1/4"=1'

SHEET
A4.1



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

ENERGY/ANALYSIS REPORT



FENESTRATION/GLAZING:
U-FACTOR ≤ 0.30
SHGC ≤ 0.23

REQUIRED SPECIAL FEATURES

THE FOLLOW NG ARE FEATURES THAT MUST BE INSTALLED AS CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS.

- INDOOR A R QUALITY, BALANCED FAN
- IAQ VENTILATION SYSTEM: AS LOW AS 0.927273 W/CFM
- IAQ VENTILATION SYSTEM HEAT RECOVERY: M N MUM 55 SRE AND 82 ASRE
- IAQ VENTILATION SYSTEM: SUPPLY OUTSIDE AIR INLET, F LTER, AND HSRV CORES ACCESSIBLE PER RACM REFERENCE MANUAL
- IAQ VENTILATION SYSTEM: FAULT NDICATOR DISPLAY

HERS FEATURE SUMMARY:

THE FOLLOW NG IS A SUMMARY OF THE FEATURES THAT MUST BE F ELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS. REGISTERED CF2RS AND CF3RS ARE REQU RED TO BE COMPLETED N THE HERS REGISTRY

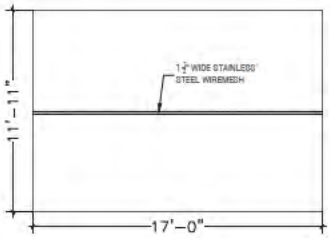
- • INDOOR AIR QUALITY VENTILATION
- • KITCHEN RANGE HOOD
- • MINIMUM AIRFLOW
- • VERIF ED SEER/ASEER2
- • FAN EFFICACY WATTS/CFM
- • DUCT LEAKAGE TEST NG

ATTIC SPACE VENTING CALCULATIONS FOR NEW ADDITION AT ROOFING:-

SECOND FLOOR AREA ADDITION = 1229 SQ FT
ADDITIONAL VENTS REQUIRED = 1229.0 / 150 = 8.19 SQ.FT / HT = 1179.84 SQ.IN
PROVIDE: 1. 2X2 VENT @ 16" O.C.C (7.00 SQ.IN.) X (12" (FO) = 648.00 SQ.IN = 684.00 SQ.IN
2. 2X2 VENT @ 16" O.C.C (7.00 SQ.IN.) X (12" (FO) = 648.00 SQ.IN = 684.00 SQ.IN
(CALCULATED ATTIC AREA = 2400 SQ.FT)
OR NO. (SPA = 150 SQ.IN) / 10 VNTS = 1368.00 SQ.IN
TOTAL = 1368.00 SQ.IN > 1179.84 SQ.IN

CRAWLSPACE VENTING CALCULATIONS FOR NEW ADDITION:
*Required = 306 sq.ft. * 1/150 = 2.04 Sq.Ft * 144 = 293.76 Sq.In*
= Required
*(1) 13" x 6" = 90 Sq.In for each * 4 = 360 Sq.In > 293.76 Sq. In (Okay)*

-One ventilation opening shall be within 3 feet of each corner of the building but not in shear wall areas unless reinforced and detailed.
-Contractor to make up for any existing blocked crawl space vents.



INVERTED CEILING PLAN OF DECK
(FOR VENTILATION DETAILS)

DECK VENTILATION CALCULATIONS :-
REQUIRED = 203 x1/150 = 1.35 SQ.FT x144 = 194.88 SQ.IN.
PROVIDE:
VENTILATION STRIPS = 16 FT LONG 1½" WIDE STAINLESS STEEL WIRE MESH - (16 X 12 X 1.5) X 1 = 288 SQ IN > 194.88 SQ IN

ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
PROPOSED ROOF PLAN

DATE
03/03/2025
SCALE
1/4"=1'
SHEET
A4.2

BROAN

Fresh Air Systems - 160 CFM

HRV

Top ports: B16H65RT
Side ports: B16H65RS

35 to 59 CFM @ 0.2 in. w.g.
35 to 80 CFM @ 0.4 in. w.g.

Unit Description

- 28L of 68% at 32°F and 63% at -13°F (64 CFM)
- Temp sync 8°
- Recirculate mode
- Recirculate defrost
- Tanned door, corrosion resistant galvanized steel
- Thin-shave molded insulation shell, no air leaking (expanded polystyrene, UL 94 HF-1 certified)
- Three constant airflow anti-balancing device (patent pending)
- Motorized damper (no additional backdraft damper required)
- Integrated "snap-in" drain system installed in warmth with no additional parts (drain hose included)
- 5' power cord
- Unit electrical characteristics:
  120 volts, 60 Hz, 2.5 A, 110 W
- Sound: 7.2 2 dBA at 150 CFM @ 0.4 in. w.g.
  (0.1 dBA at 64 CFM @ 0.2 in. w.g.)

Controls

There are 4 optional main controls and 2 optional auxiliary controls available. Refer to Wall Control specification sheet for more information.

Core

- Polypropylene crossflow core, (recyclable)
  Dimensions: 12" × 12" × 1" (30.5 cm × 30.5 cm × 2.5 cm)

Filters

- MERV 8 grade washable standard filter (included)
- Optional MERV 13 grade filter (part no. 127128)

Options

- Complete line of registers and diffusers
- Compatible with In-Tandem transition (part no. TYKO) (for units produced up to 110 CFM only)

Defrost System

Homeshield™ Defrosting System
No negative pressure is created by air exhausted to the outdoors since the air is recirculated into the house, helping to prevent any backdraft.

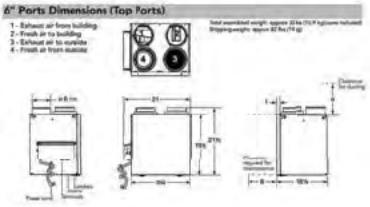
Fan Curves with Virtuo

Thanks to VirtuoAir Technology™, no need to balance the unit manually. Built PMSM motors are controlled by an artificial intelligence performing 120 readings per minute thus processing this information to maintain the requested airflow.

For optimal installation, Virtuo will ensure a balanced ventilation at every selected speed regardless of the exterior conditions, the type of connection, the variable speed furnace/AHU, the stack effect, the filter clogging and so on. This results in peace of mind for installers and users knowing that the unit will always remain balanced and that it will maintain its maximum heat/energy recovery efficiency.

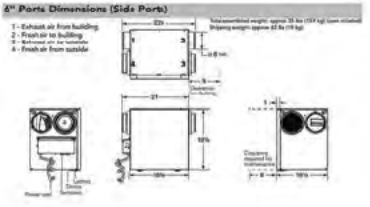
6" Ports Dimensions (Top Ports)

1 - Exhaust air from building
2 - Fresh air to building
3 - Exhaust air to outside
4 - Fresh air from outside



6" Ports Dimensions (Side Ports)

1 - Exhaust air from building
2 - Fresh air to building
3 - Exhaust air to outside
4 - Fresh air from outside



Energy Performance

Requirements and Standards

- UL 1812 compliant (safety)
- Could be installed in compliance with CSA F326
- Performance tested as per CSA C439 Standard
- Compliant with Prop.65

- This product earned the ENERGY STAR® by meeting strict energy efficiency guidelines set by Natural Resources Canada and the US EPA. This product meets ENERGY STAR requirements only when used in Canada.
- Can be used to comply with California Title 24 2019 Part 6 Fault Indicator Display Requirements

Project:	Remarks:
Location:	
Part no.:	
Qty:	
Specification by:	Date:

BROAN HVI

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

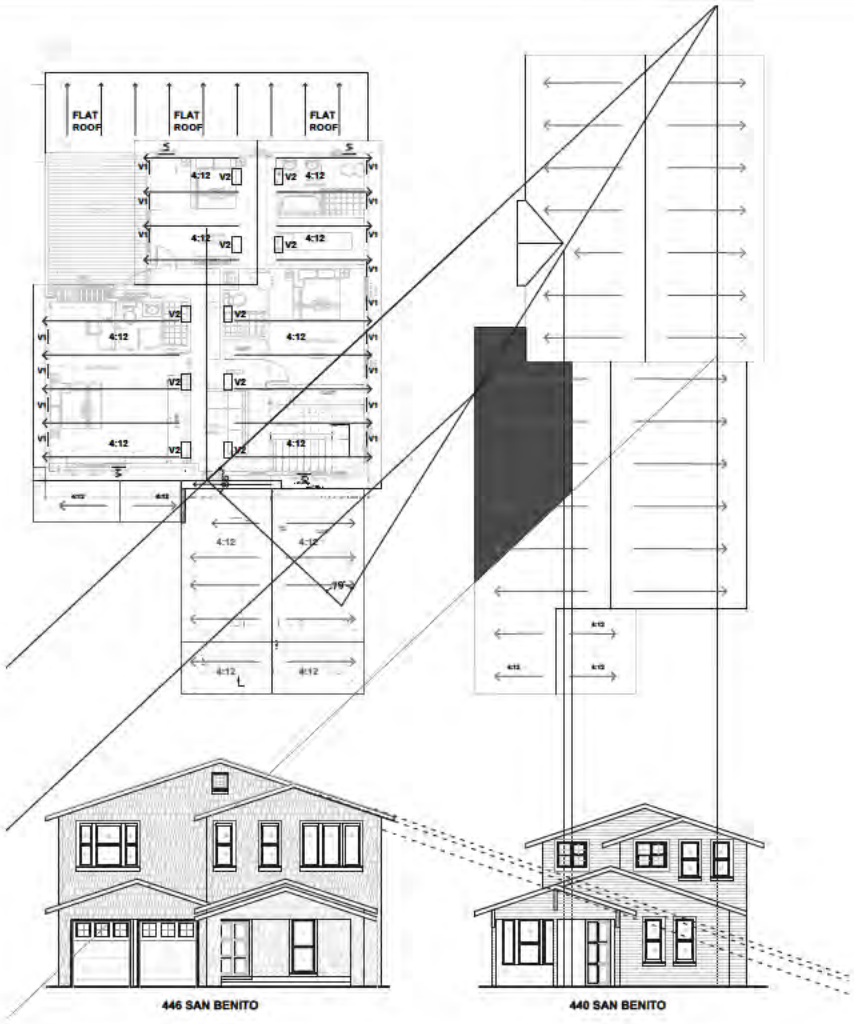
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
HRV FAN DETAILS

DATE
03/03/2025

SCALE
1/4"=1'

SHEET
A4.3



OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS	NUMBER	DATE	DESCRIPTION

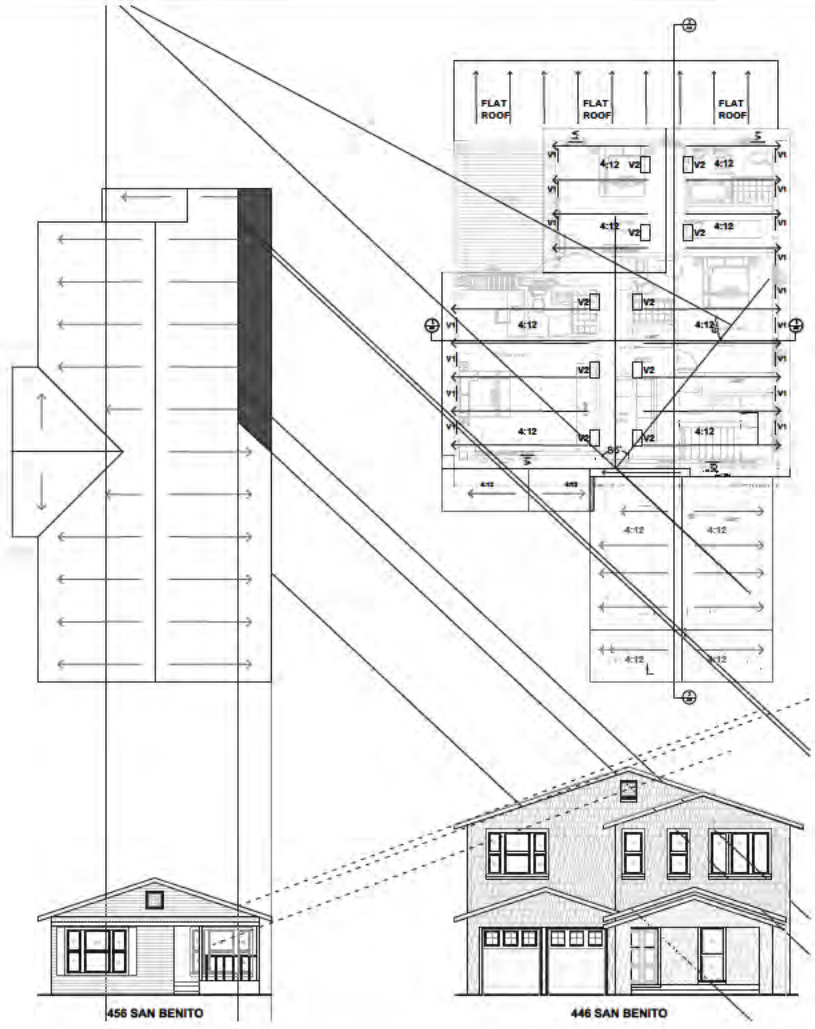
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
SOLAR ANALYSIS 1

DATE
03/03/2025

SCALE
3/16"=1'

SHEET
A4.4



OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT,
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
SOLAR ANALYSIS 2

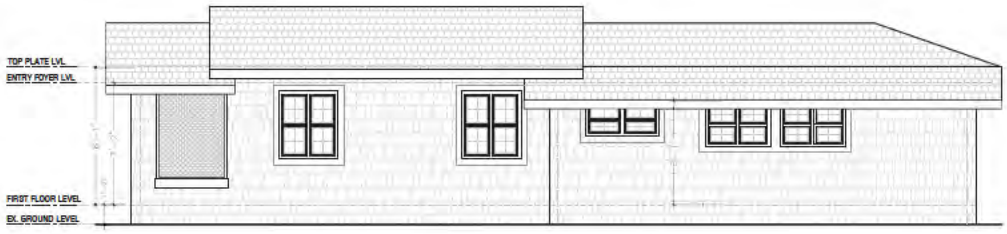
DATE
03/03/2025

SCALE
3/16"=1'

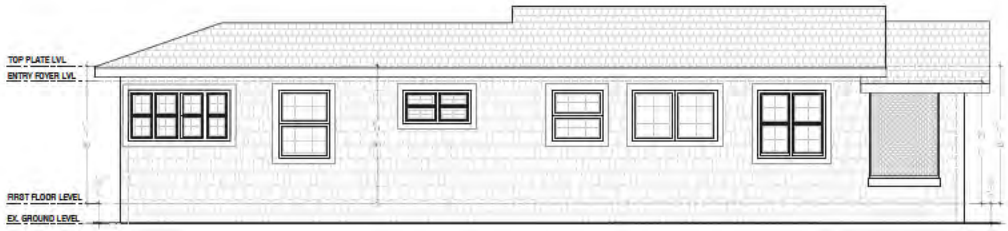
SHEET
A4.5

EXISTING FRONT ELEVATION
SCALE 3/8" = 1'-0"

EXISTING REAR ELEVATION
SCALE 3/8" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE 3/8" = 1'-0"



EXISTING LEFT ELEVATION
SCALE 3/8" = 1'-0"

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING ELEVATIONS

DATE
03/03/2025

SCALE
3/8"=1'-0"

SHEET
A5.1

PROPOSED FRONT ELEVATION
SCALE 1/4" = 1'-0"

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

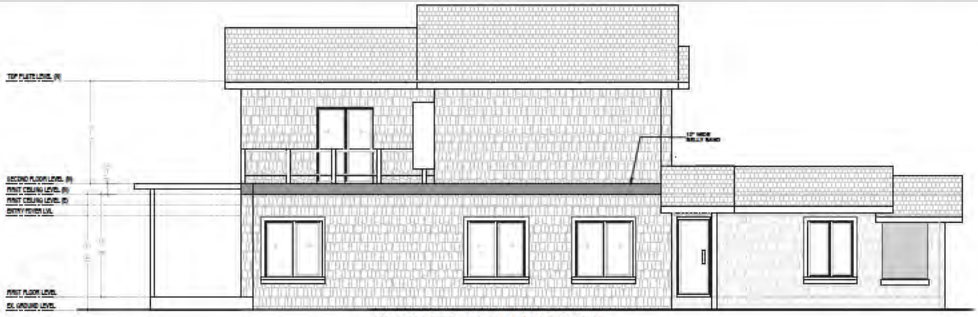
ELEVATIONS NOTES (STUCCO)

1. STUCCO IS TO BE APPLIED WITH A 3 COAT APPLICATION WHEN APPLIED OVERMETAL LATH OR W RE LATH PER CRC R703.6.2.
2. PROVIDE WEEP SCREED AT THE BOTTOM OF STUCCO WALLS AT A LOCATION A MIN MUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS PER CRC R703.6.2.1.
3. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE THE STUCCO IS APPLIED OVER WOOD SHEATHING PER CRC R703.6.3.
4. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT FREIZE BLOCK.
5. PROVIDE GALVANIZED STEEL METAL FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS AS PER CBC 1503.2. ALSO PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
6. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.

ELEVATIONS NOTES (WOOD SIDING)

1. WOOD PLANKS TO BE FIXED OVER WATER RESISTANT BARRIER (ONE LAYER OF NO 15 ASPHALT FELT) OVER SEATING AS PER R703.1 CRC 2022 (COMPLYING WITH ASTM D226 - TYPE I) - MATCHING TO EXIST N

PROPOSED RIGHT ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE 1/4" = 1'-0"

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
PROPOSED ELEVATIONS

DATE
03/03/2025

SCALE
1/4"=1'-0"

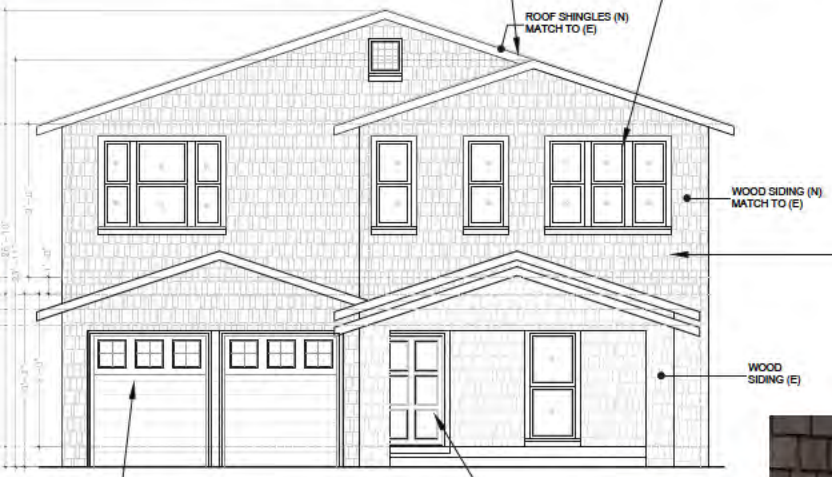
SHEET
A5.2

Broken White
KMW47

STUCCO FINISH
WITH BROKEN WHITE
KMW47 PAINT
(ON REAR ELEVATION)

MIN.CLASS A SHINGLES

(ANDERSEN WINDOW)
100 series single-hung window
- WHITE EXTERIOR



PROPOSED FRONT ELEVATION
SCALE 3/8" = 1'-0"

GARAGE DOOR

MAIN DOOR

WOOD SIDING

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
MATERIAL SHEET

DATE
03/03/2025

SCALE
3/8"=1'-0"

SHEET
A5.3

PROPOSED RIGHT SIDE VIEW

PROPOSED LEFT SIDE VIEW

OWNER :-

RAJ KUMARI
& DEVENDRA

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :

(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-

PROPOSED 3D VIEWS

DATE
03/03/2025

SCALE
1/4"=1'

SHEET
A5.4

OWNER :-

RAJ KUMARI
& DEVENDRA

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT,
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :

(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-

STREET -SCAPE

DATE
03/03/2025

SCALE
1/8"=1'-0"

SHEET
A5.5

PROPOSED SECTION - 1/A6

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

PROPOSED SECTION - 2/A6

SCALE : 3/8"=1'-0"

OWNER :-

RAJ KUMARI & DEVENDRA

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :

(ADDITION & REMODELING OF EXISTING HOUSE)

446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-

PROPOSED SECTIONS

DATE
03/03/2025

SCALE
1/4"=1'-0"

SHEET
A6

461 MONTEREY AVE | 459 MONTEREY AVE | 453 MONTEREY AVE | 451 MONTEREY AVE | 443 MONTEREY AVE

HOUSES **ROW OF CONTEXT TO REAR / ADJACENT** OF THE HOUSE

458 SAN BENITO AVE | 456 SAN BENITO AVE | 446 SAN BENITO AVE | 440 SAN BENITO AVE | 438 SAN BENITO AVE

HOUSES **ROW OF CONTEXT** TO THE HOUSE

SAN BENITO ROAD

459 SAN BENITO AVE | 455 SAN BENITO AVE | 445 SAN BENITO AVE | 447 SAN BENITO AVE | 437 SAN BENITO AVE

HOUSES **ROW OF CONTEXT TO FRONT** OF THE HOUSE

ADDRESS	LIVING AREA
440 San Benito Ave, LOS GATOS, CA 95030	**2902 SQ FT**
456 San Benito Ave, LOS GATOS, CA 95030	**3143 SQ FT**
458 San Benito Ave, LOS GATOS, CA 95030	**2982 SQ FT**
438 San Benito Ave, LOS GATOS, CA 95030	**2396 SQ FT**
456 San Benito Ave, LOS GATOS, CA 95030	**1500 SQ FT**

ADDRESS	LIVING AREA
455 San Benito Ave, LOS GATOS, CA 95030	**2982 SQ FT**
445 San Benito Ave, LOS GATOS, CA 95030	**3566 SQ FT**
447 San Benito Ave, LOS GATOS, CA 95030	**650 SQ FT**
437 San Benito Ave, LOS GATOS, CA 95030	**1008 SQ FT**
459 San Benito Ave, LOS GATOS, CA 95030	**1370 SQ FT**

ADDRESS	LIVING AREA
461 Monterey Ave LOS GATOS, CA 95030	**3271 SQ FT**
453 Monterey Ave LOS GATOS, CA 95030	**1377 SQ FT**
451 Monterey Ave LOS GATOS, CA 95030	**1366 SQ FT**
443 Monterey Ave LOS GATOS, CA 95030	**576 SQ FT**
446 San Benito Ave, LOS GATOS, CA 95030	**2365 SQ FT**

THE LIVING AREA OF 446 San Benito Ave, LOS GATOS, CA 95030 IS **NOT BIGGEST**

OWNER :-

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DESIGNER :-

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PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :

(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

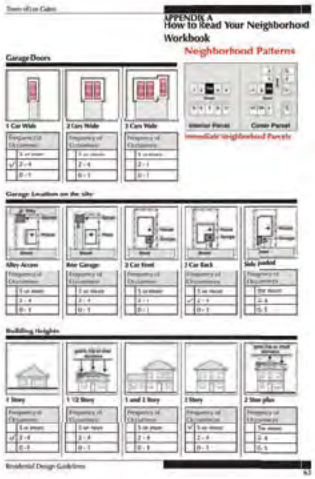
SHEET TITLE:-

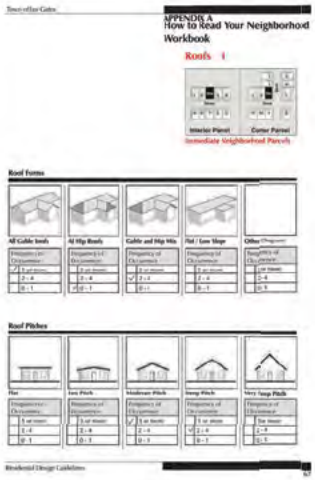
CONTEXT PHOTO GRAPHS

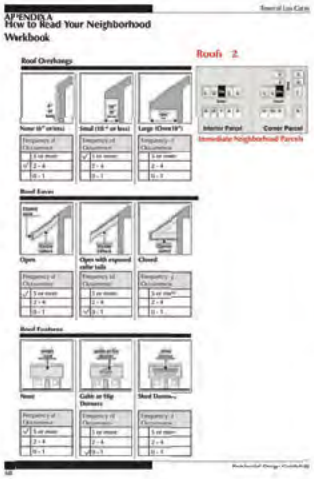
DATE
03/03/2025

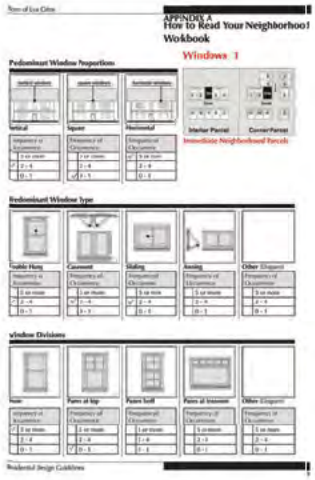
SCALE
NTS

SHEET
A7









OWNER :-

RAJ KUMARI & DEVENDRA

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS		
NUMBER	DATE	DESCRIPTION

PROJECT :

(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

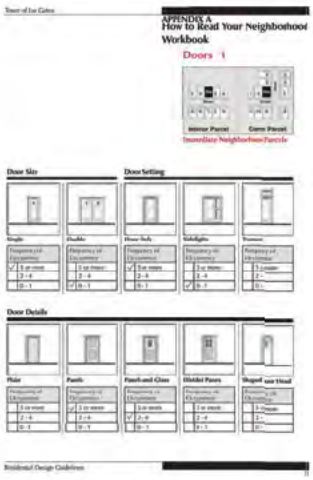
SHEET TITLE:-

NEIGHBOR--HOOD SURVEY 1

DATE
03/03/2025

SCALE
NTS

SHEET
A7.1



Town of Los Gatos

APPENDIX A
How to Read Your Neighborhood Workbook

Doors 1

Interior Parcel | Corner Parcel

Immediate Neighborhood Parcels

Door Size

Single | Double

Door Setting

Door Style | Sidelights | Transom

Door Details

Plain | Panels | Panels and Glass | Divided Panes | Shaped Top Head

Residential Design Guidelines

Town of Los Gatos

APPENDIX A
How to Read Your Neighborhood Workbook

Accent Materials in the neighborhood

Stone Wall Bases
Brick Wall Bases
Stone Chimneys
Brick Chimneys
Other

Materials

Interior Parcels | Corner Parcel

Immediate Neighborhood Parcels

Primary Wall Materials

Wood Siding | Shingles | Stucco | Brick or Stone | Mix of Materials

Roof Materials

Composition Shingles | Wood Shakes | Tile or Concrete Flat | Tile or Concrete Arched | Metal

Town of Los Gatos

APPENDIX A
How to Read Your Neighborhood Workbook

Accent Details

Interior Parcel | Corner Parcel

Immediate Neighborhood Parcels

Front Yard Fence | Front Yard Entry Arbor | Trellises

Stone or Brick Base | Stone or Brick Chimneys | Shutters | Brackets | Cable Infill System

Shaped / Detailed Entry Cornices | Column Caps and Bases | Detailed Columns and Railings | Half Timber Beams | Towers / Turrets

Other Distinctive Features in the Immediate Neighborhood (Within the parcels shown and the Broader Neighborhood (Within 1 block)

Residential Design Guidelines

Town of Los Gatos

APPENDIX A
How to Read Your Neighborhood Workbook

Summary of predominant neighborhood characteristics

Select those with three or more examples in the Immediate Neighborhood

Neighborhood Patterns

Garage Doors | Garage Location on the Site | Building Height

Architectural Styles

Form and Massing

Street Presence | Entries

Residential Design Guidelines

Town of Los Gatos

APPENDIX A
How to Read Your Neighborhood Workbook

Roofs

Roof Form | Roof Overhangs | Roof Eaves

Roof Pitches | Roof Features

Windows

Predominant Window Proportion | Window Divisions | Window Coverings

Predominant Window Type | Window Material | Special Window Shape

Residential Design Guidelines

Town of Los Gatos

APPENDIX A
How to Read Your Neighborhood Workbook

Doors

Door Size | Door Setting | Door Detail

Materials

Accent Materials Common to the Immediate Neighborhood | Primary Wall Materials | Roof Materials

Accent Details

Other Distinctive Features in the immediate neighborhood

Other Distinctive Features in the broader neighborhood (Within one block each direction)

Residential Design Guidelines

OWNER :-

RAJ KUMARI
& DEVENDRA

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070

[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :

(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

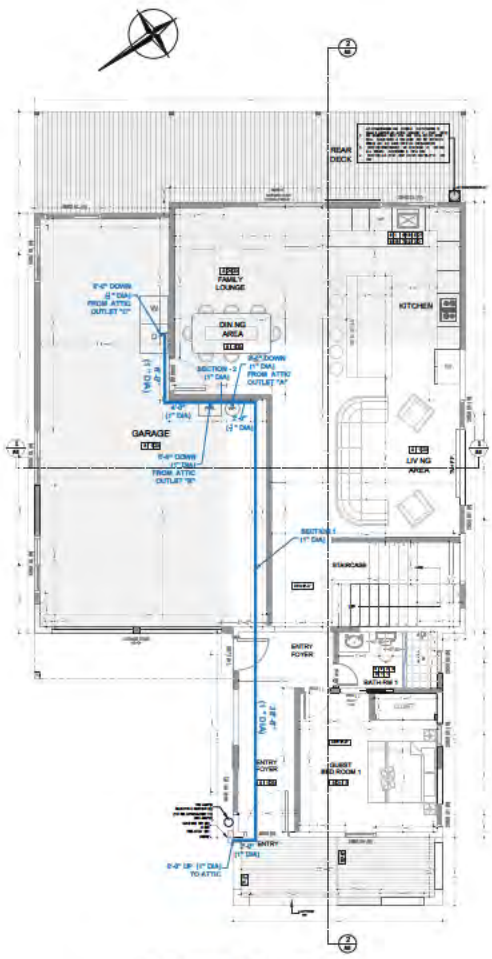
SHEET TITLE:-

NEIGHBOR--HOOD SURVEY 2

DATE
03/03/2025

SCALE
NTS

SHEET
A7.2



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

CALCULATION OF GAS PIPE SIZES AS PER CALIFORNIA PLUMBING CODE -2022

446 San Benito Ave, Los Gatos, CA-95030

APPLIANCES	BTU/HR / Cu ft OF GAS PER HR	OUTLET/ SECTION	CUMULATIVE Cu FT HF / For OUTLET/ SECTIONS	LENGTH OF OUTLET/ SECTION	CUMULATIVE LENGHT OF MOST REMOTE OUTLET	SIZE OF REQ. PIPE	REMARKS
Cloth Dryer	35000/32	OUTLET C	32	19'	15'+9'+2'+9'+51'=86' SAY 90'	1/2"	
FURNACE	100000/91	OUTLET B	91	9'		3/4"	
		Section 2	123	2'		1"	
Tank Water Heater (50 Gallons)	50000/45	OUTLET A	45	6'		1/2"	
		SECTION 1	186	51'		1"	

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
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20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

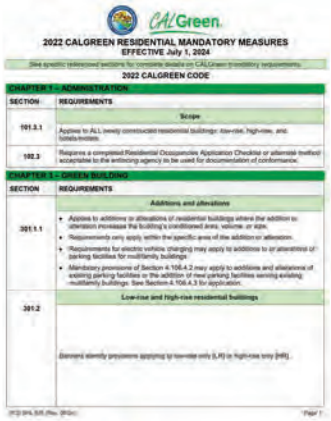
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
GAS LINE DIAGRAM & CALCULATION

DATE
03/03/2025

SCALE
1/4"=1'-0"

SHEET
M1



CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE July 1, 2024

See specific referenced sections for complete details on CALGreen mandatory requirements.

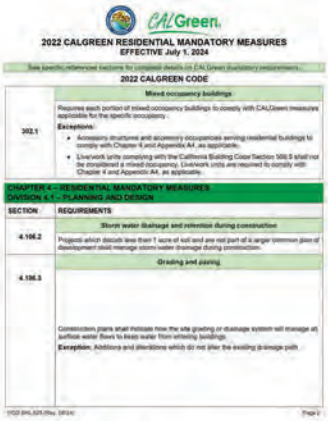
2022 CALGREEN CODE

CHAPTER 1 – ADMINISTRATION

SECTION	REQUIREMENTS
	Scope
101.3.1	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.
102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.

CHAPTER 3 – GREEN BUILDING

SECTION	REQUIREMENTS
	Additions and alterations
301.1.1	• Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. • Requirements only apply within the specific area of the addition or alteration. • Requirements for electric vehicle charging may apply to additions or to alterations of parking facilities for multifamily buildings. • Mandatory provisions of Section 4.106.4.2 may apply to additions and alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.
	Low-rise and high-rise residential buildings
301.2	Element's identify provisions applying to low-rise only (LR) or high-rise only (HR).



CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE July 1, 2024

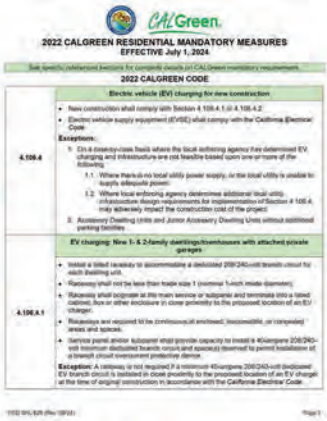
See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

	Mixed occupancy buildings
302.1	Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy. **Exceptions:** • Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable. • Live/work units complying with the California Building Code Section 508.5 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.

CHAPTER 4 – RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 – PLANNING AND DESIGN

SECTION	REQUIREMENTS
	Storm water drainage and retention during construction
4.106.2	Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
	Grading and paving
4.106.3	Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. **Exception:** Additions and alterations which do not alter the existing drainage path.



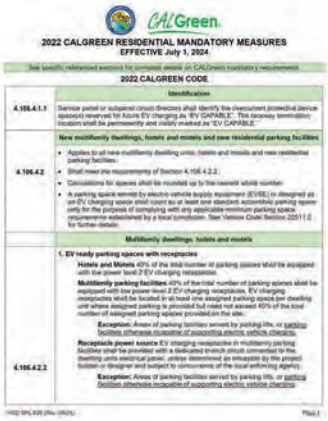
CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE July 1, 2024

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

	Electric vehicle (EV) charging for new construction
4.106.4	• New construction shall comply with Section 4.106.4.1 or 4.106.4.2. • Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code. **Exceptions:** 1. Dry-type, group R-3 dwelling units and townhouses with attached private garages where the building is permitted on or after January 1, 2023, and has a dedicated parking space and is provided with a minimum of one complete electrical circuit per dwelling unit in accordance with California Electrical Code Article 210.11(C)(3). The service panel shall be labeled as required by California Electrical Code Article 408.4(B) to indicate that the circuit is intended for an EV charger. 2. Accessory Dwelling Units and Junior Accessory Dwelling Units without additional parking facilities.
	EV charging: One- & 2-family dwellings/townhouses with attached private garages
4.106.4.1	• Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. • Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). • Raceway shall originate at the main service or subpanel and 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. • 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. **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 proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.



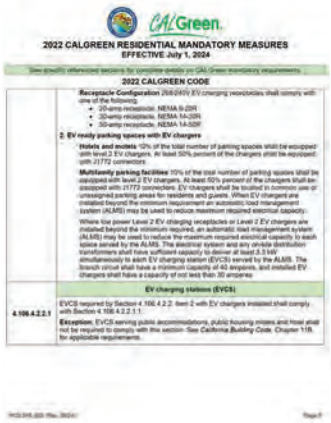
CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE July 1, 2024

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

	Identification
4.106.4.1.1	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."
	New multifamily dwellings, hotels and motels and new residential parking facilities
4.106.4.2	• Applies to all new multifamily dwelling units, hotels and motels and new residential parking facilities. • Shall meet the requirements of Section 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 (EVSE) or designed as an 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.
	Multifamily dwellings, hotels and motels
4.106.4.2.2	**1. EV ready parking spaces with receptacles** **Hotels and Motels** 40% of the total number of parking spaces shall be equipped with low power level 2 EV charging receptacles. **Multifamily parking facilities** 40% of the total number of parking spaces shall be equipped with low power level 2 EV charging receptacles. EV charging receptacles shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed 40% of the total number of assigned parking spaces provided on the site. **Exception:** Areas of parking facilities served by parking lifts, or parking facilities otherwise incapable of supporting electric vehicle chargers. **Receptacle power source** EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling units electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency. **Exception:** Areas of parking facilities served by parking lifts, or parking facilities otherwise incapable of supporting electric vehicle charging.



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2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE July 1, 2024

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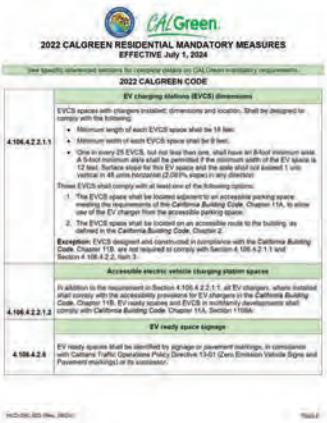
2022 CALGREEN CODE

	Receptacle Configuration 208/240V EV charging receptacles shall comply with one of the following: • 20-amp receptacle, NEMA 6-20R • 30-amp receptacle, NEMA 14-30R • 50-amp receptacle, NEMA 14-50R **2. EV ready parking spaces with EV chargers** **Hotels and motels** 10% of the total number of parking spaces shall be equipped with level 2 EV chargers. At least 50% percent of the chargers shall be equipped with J1772 connectors. **Multifamily parking facilities** 10% of the total number of parking spaces shall be equipped with level 2 EV chargers. At least 50% percent of the chargers shall be equipped with J1772 connectors. EV chargers shall be located in common use or unassigned parking areas for residents and guests. When EV chargers are installed beyond the minimum requirement an automatic load management system (ALMS) may be used to reduce maximum required electrical capacity. Where low power Level 2 EV charging receptacles or Level 2 EV chargers 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 EV chargers shall have a capacity of not less than 30 amperes.
	EV charging stations (EVCS)
4.106.4.2.2.1	EVCS required by Section 4.106.4.2.2, Item 2 with EV chargers installed shall comply with Section 4.106.4.2.2.1.1. **Exception:** EVCS serving public accommodations, public housing misses and hotel shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.



CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE July 1, 2024

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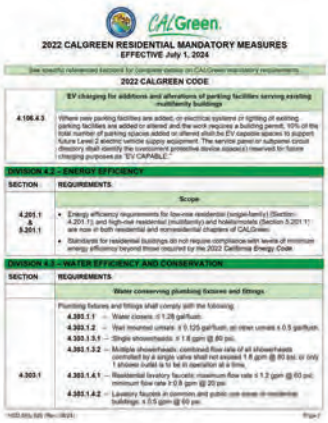
2022 CALGREEN CODE

	EV charging stations (EVCS) dimensions
4.106.4.2.2.1.1	EVCS spaces with chargers installed, dimensions and location. Shall be designed to comply with the following: • Minimum length of each EVCS space shall be 18 feet. • Minimum width of each EVCS space shall be 9 feet. • One in every 25 EVCS, but not less than one, shall have an 8-foot minimum aisle. A 5-foot minimum aisle shall be permitted if the minimum width of the EV space is 12 feet. Such a aisle for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.08% slope) in any direction. Those EVCS shall comply with at least one of the following options: 1. The EVCS 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 EVCS space shall be located on an accessible route to the building, as defined in the *California Building Code*, Chapter 2. **Exception:** EVCS designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.
	Accessible electric vehicle charging station spaces
4.106.4.2.2.1.2	In addition to the requirement in Section 4.106.4.2.2.1.1, all EV chargers, where 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.
	EV ready space signage
4.106.4.2.5	EV ready spaces shall be identified by signage or pavement markings, in accordance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement markings) or its successor.



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2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE July 1, 2024

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

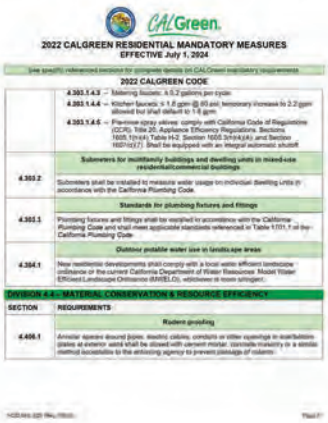
	EV charging for additions and alterations of parking facilities serving existing multifamily buildings
4.106.4.3	Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, 10% of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future charging as an "EV CAPABLE."

DIVISION 4.2 – ENERGY EFFICIENCY

SECTION	REQUIREMENTS
	Scope
4.201.1 & 5.201.1	• Energy efficiency requirements for low-rise residential (single-family) (Section 4.201.1) and high-rise residential (multifamily) and hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. • Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2022 California Energy Code.

DIVISION 4.3 – WATER EFFICIENCY AND CONSERVATION

SECTION	REQUIREMENTS
	Water conserving plumbing fixtures and fittings
4.303.1	Plumbing fixtures and fittings shall comply with the following: **4.303.1.1** – Water closets ≤ 1.28 gal/flush. **4.303.1.2** – Wall mounted urinals ≤ 0.125 gal/flush, or urinal urinals ≤ 0.5 gal/flush. **4.303.1.3.1** – Single showerheads ≤ 1.8 gpm @ 80 psi. **4.303.1.3.2** – Multiple showerheads, combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time. **4.303.1.4.1** – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi. **4.303.1.4.2** – Lavatory faucets in common and public use areas in residential buildings: ≤ 0.5 gpm @ 60 psi.



CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE July 1, 2024

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

	4.303.1.4.3 – Metering faucets: ≤ 0.2 gallons per cycle. **4.303.1.4.4** – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to ≤ 1.8 gpm. **4.303.1.4.5** – Pre-rinse spray valves: comply with California Code of Regulations (CCR), Title 20, Appliance Efficiency Regulations, Sections 1605.1(h)(4), Table H-2, Section 1605.3(h)(4)(A), and Section 1607(c)(7). Shall be equipped with an integral automatic shutoff.
	Submeters for multifamily buildings and dwelling units in mixed-use residential/commercial buildings
4.303.2	Submeters shall be installed to measure water usage on individual dwelling units in accordance with the California Plumbing Code.
	Standards for plumbing fixtures and fittings
4.303.3	Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.
	Outdoor potable water use in landscape areas
4.304.1	New 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.

DIVISION 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY

SECTION	REQUIREMENTS
	Rodent proofing
4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.

OWNER :-

RAJ KUMARI
& DEVENDRA

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

LICENSED PROFESSIONAL ENGINEER
NITISH SINGH
C 89732
CIVIL
STATE OF CALIFORNIA

PROJECT :

(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-

CAL GREEN RESIDENTIAL MANDATORY MEASURES -1

DATE
03/03/2025

SCALE
NTS

SHEET
CG1

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE July 1, 2024

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

Construction waste management

4.408.1

- Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous 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.

Provide documentation to the enforcing agency per Section 4.408.5

Exceptions:

1. Excavated soil and land-clearing debris
2. Alternative waste reduction methods developed by working with local enforcing 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.

Construction waste management plan

4.408.2

Submit a construction waste management plan that meets Items 1 through 5

Waste management company

4.408.3

Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1

Waste stream reduction alternative

4.408.4 & 4.408.4.1

- Low-rise residential projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
- Projects that generate a total combined weight of construction and demolition waste disposed 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.

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2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE July 1, 2024

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2022 CALGREEN CODE

Operation and maintenance manual

4.410.1

At the time of final inspection, a manual, compact disc, web-based reference, or other media acceptable to the enforcing agency which covers 12 specific subject areas shall be placed in the building.

Recycling by occupants

4.410.2

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 is identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, 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 not required to comply with the organic waste portions of this section.

DIVISION 4.5 – ENVIRONMENTAL QUALITY

SECTION	REQUIREMENTS
	Fireplaces – General
4.503.1	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 all applicable local ordinances.
	Protection of mechanical equipment during construction
4.504.1	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 intake and distribution component openings shall be covered. Tape, plastic, Sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.

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2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE July 1, 2024

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2022 CALGREEN CODE

Adhesives, sealants and caulks

4.504.2.1

Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution control 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 shall also 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.
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 CCR, Title 17, commencing with Section 94507.

Paints and coatings

4.504.2.2

Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board 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.

Aerosol paints and coatings

4.504.2.3 & 4.504.2.4

- 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 CCR, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.
- Documentation is required per Section 4.504.2.4.

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE July 1, 2024

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2022 CALGREEN CODE

Carpet systems

4.504.3

Carpet installed in the building interior shall meet the testing and product 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 (also known as Specification 01350).

Carpet cushion

4.504.3.1

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 (also known as Specification 01350).

Carpet adhesive

4.504.3.2

Carpet adhesives shall meet the requirements of Table 4.504.1

Resilient flooring systems

4.504.4

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 (also known as Specification 01350).

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE July 1, 2024

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2022 CALGREEN CODE

Composite wood products

4.504.5 & 4.504.5.1

- Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxic Control Measure for Composite Wood (CCR, Title 17, Section 93120 et seq.) as shown in Table 4.504.5
- Documentation is required per Section 4.504.5.1
- Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-jointed lumber, all as specified in CCR, Title 17, Section 93120.1(a).

Concrete slab foundations

4.505.2

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

Capillary break

4.505.2.1

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

1. A 4-inch thick base of ¼ inch or larger clean aggregate shall be provided with a vapor retarder 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.

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE July 1, 2024

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2022 CALGREEN CODE

Moisture content of building materials

4.505.3

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% moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8.
2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified.
3. At least 3 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. Manufacturing/drying recommendations shall be followed for wet-applied insulation products prior to enclosure.

Bathroom exhaust fans

4.506.1

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 manual or automatic adjustment between a relative humidity range of ≤50% to a maximum of 80%.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in.

Note: For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Lighting integral to bathroom exhaust fans shall comply with California Energy Code.

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE July 1, 2024

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2022 CALGREEN CODE

Heating and air-conditioning system design

4.507.2

Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2016 (*Residential Load Calculation*), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D – 2016 (*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 systems function are acceptable.

CHAPTER 7 – INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

SECTION	REQUIREMENTS
	Installer training
702.1	Heating, ventilation, and air conditioning (HVAC) system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a recognized training or certification program. 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 substantial energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.

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EFFECTIVE July 1, 2024

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2022 CALGREEN CODE

Special inspection

702.2

When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.

Documentation

703.1

Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

OWNER :-

RAJ KUMARI & DEVENDRA

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER — NITISH SINGH — C 89732 — CIVIL — STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :-

(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

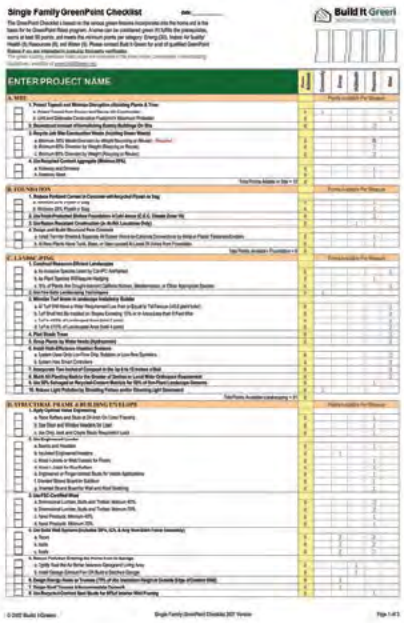
SHEET TITLE:-

CAL GREEN RESIDENTIAL MANDATORY MEASURES -2

DATE
03/03/2025

SCALE
NTS

SHEET
CG2



Single Family GreenPoint Checklist

Build It Green

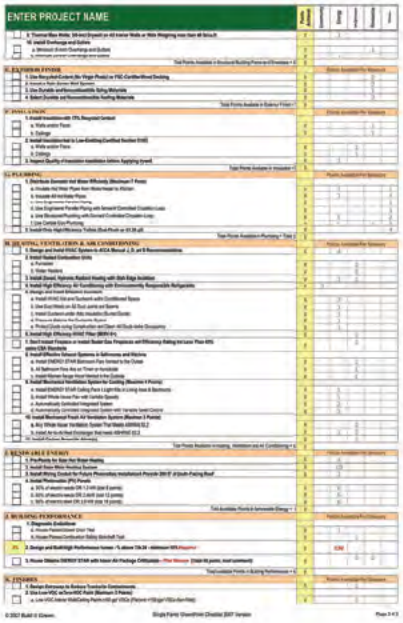
ENTER PROJECT NAME

A. SITE

B. FOUNDATION

C. LANDSCAPING

D. STRUCTURAL FRAME & BUILDING ENVELOPE



ENTER PROJECT NAME

E. EXTERIOR FINISH

F. ROOFING

G. PLUMBING

H. HEATING, VENTILATION & AIR CONDITIONING

I. LIGHTING & ELECTRICAL

J. INSULATION PERFORMANCE

K. FINISHES

ENTER PROJECT NAME

Summary

Project has not yet met the following recommended minimum requirements:

- Total Points (only at 45 Level) 50 Points

OWNER :-

RAJ KUMARI
& DEVENDRA

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070

[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :

(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-

CAL GREENS RESIDENTIAL MANDATORY CHECKLIST

DATE
03/03/2025

SCALE
NTS

SHEET
CG3

Santa Clara Valley Urban Runoff Pollution Prevention Program

Construction Best Management Practices (BMPs)

West Valley Clean Water Authority

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

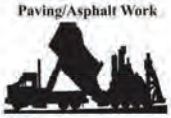
Concrete Management

- ❑ 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 drain, 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 paint containers 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!

February 2024, WYCWA 4/24

OWNER :-

RAJ KUMARI & DEVENDRA

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER — NITISH SINGH — C 89732 — CIVIL — STATE OF CALIFORNIA

REVISIONS	DATE	DESCRIPTION
NUMBER		

PROJECT :

(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-

CONSTRUCTION BEST MANAGEMENT PRACTICES

DATE
03/03/2025

SCALE
NTS

SHEET
CBMP

Clean Bay Blue Print

Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Fremont requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with **City of Fremont** Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- 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 water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, 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 on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.

- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and arrange disposal of contaminated soil according to their instructions.

Dewatering operations

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off-site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.

- Be sure to notify and obtain approval from the Engineer 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout area that will not allow discharge of wash water into the underlying soil or onto the surrounding areas.

- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

Painting

- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

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

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

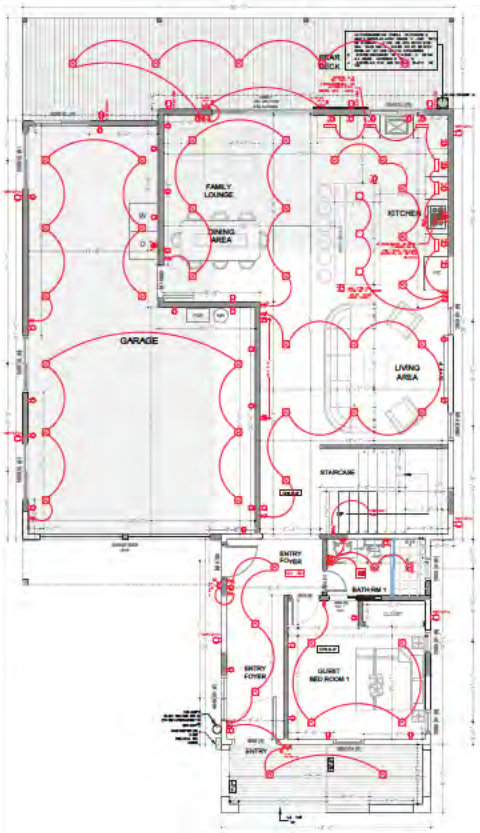
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
CLEAN BAY BLUE PRINT

DATE
03/03/2025

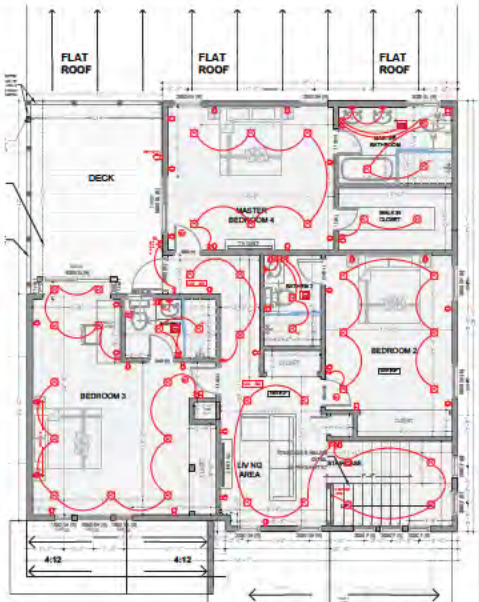
SCALE
NTS

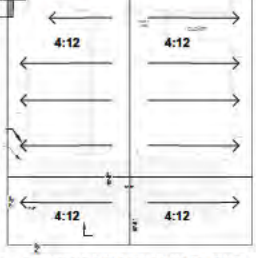
SHEET
CB



PROPOSED FIRST FLOOR LIGHTING & ELECTRICAL PLAN

SCALE 1/4" = 1'





PROPOSED SECOND FLOOR LIGHTING & ELECTRICAL PLAN

SCALE 1/4" = 1'

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	RECEPTACLE (BATHROOM) PHOTO - MOTION - WP RECEPTACLE (BATHROOM) PHOTO - MOTION - WP
	Ventilation Fans Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures Surface/Pendant, Recessed, Recessed for Wet Location, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures Flush Mounted, Wall Mounted
	Chandelier Light Fixture
	Exhaust Fan + Light Combo
	240V Receptacle
	110V Receptacles Duplex, Weather Proof, GFCI
	Switches Single Pole, Weather Proof, 2-Way, 4-Way
	Switches Dimmer, Timer, Occupancy Sensor
	Smoke Detector Ceiling Mounted, Wall Mounted
	Under Cabinet Light
	Carbon Monoxide + Smoke Detector Combo

RECEPTACLES & LIGHTS IN AREAS NOT SHOWN STAYS AS IT IS.

OWNER :-

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20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS		
NUMBER	DATE	DESCRIPTION

PROJECT :

(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-

PROPOSED LIGHTING & ELECTRICAL FLOOR PLANS

DATE
03/03/2025

SCALE
1/4" =1'

SHEET
E1

GENERAL NOTES:

[illegible]

FOUNDATION/CONCRETE NOTES:

[illegible]

SHEARWALL NOTES:

[illegible]

SPECIAL INSPECTION

[illegible]

ABBREVIATION

[illegible]

WOOD NOTES:

[illegible]

NOTE:

CONTRACTOR TO TAKE ALL PRECAUTIONS FOR SHORING/SUPPORTING THE EXISTING STRUCTURE/ROOF BEFORE DEMOLISHING THE WALLS ETC. TILL THE BEAMS ARE PUT IN PLACE AS PER PLAN & ALL ELEMENTS RESTING/SUPPORTED ON WALL ARE ATTACHED TO THE NEW BEAM WITH APPROPRIATE SIMPSON FITTINGS.

1. [illegible]
2. [illegible]

PLYWOOD SHEATHING NOTES:

[illegible]

DESIGN CRITERIA

[illegible]

SEISMIC DESIGN DATA

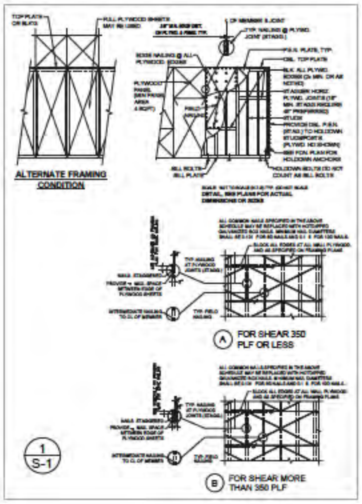
[illegible]

WIND LOADS

[illegible]

SCHEDULE OF SHEARWALL

MARK	SHEATHING APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 32/16	NO. OF SIDES	EDGE NAIL	FIELD NAIL	PLATE NAIL	SHEAR CLIP	MUDSILL ANCHORS		ALLOWABLE SHEAR (#/')
							2X MUDSILL	3X MUDSILL	
A	[illegible]	Single	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
B	[illegible]	Single	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C	[illegible]	Single	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
2C	[illegible]	Double	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
D	[illegible]	Single	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
2D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]



ALTERNATE FRAMING CONDITION

(A) FOR SHEAR 350 PLF OR LESS

(B) FOR SHEAR MORE THAN 350 PLF

OWNER :-

RAJ KUMARI
& DEVENDRA

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :-

(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

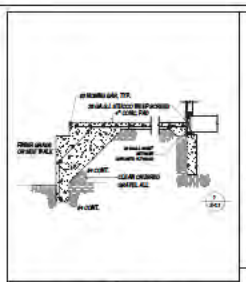
SHEET TITLE:-

STRUCTURAL NOTES AND DETAILS

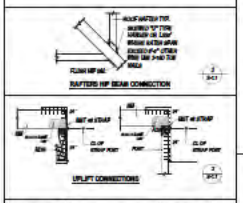
DATE
03/03/2025

SCALE
AS SHOWN ON PLANS

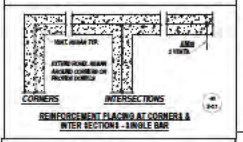
SHEET
S1



RAFTERS HIP BEAM CONNECTION

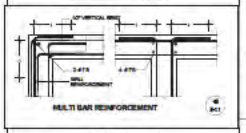


UPLIFT CONNECTIONS

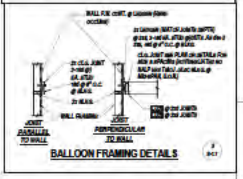


CORNERS INTERSECTIONS

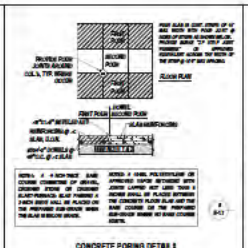
REINFORCEMENT PLACING AT CORNERS & INTER SECTIONS - SINGLE BAR



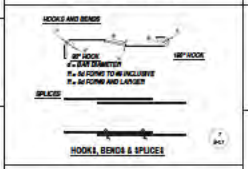
MULTI BAR REINFORCEMENT



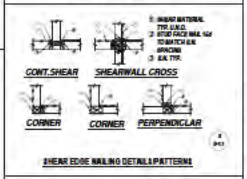
BALLOON FRAMING DETAILS



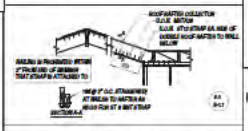
CONCRETE PORING DETAILS

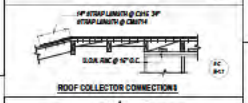


HOOKS, BENDS & SPLICES

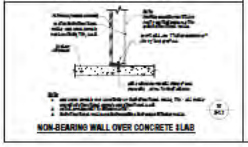


SHEAR EDGE NAILING DETAILS PATTERN1

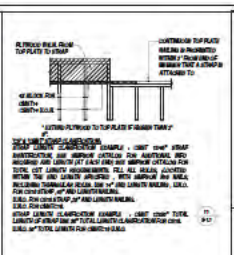


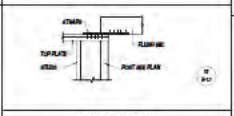


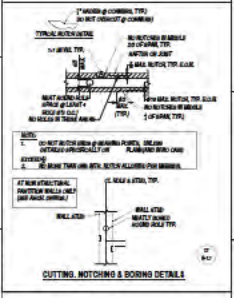
ROOF COLLECTOR CONNECTIONS



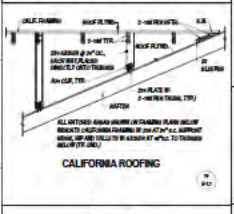
NON-BEARING WALL OVER CONCRETE SLAB



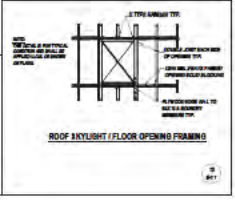




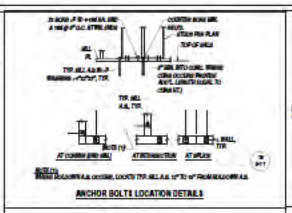
CUTTING, NOTCHING & BORING DETAILS



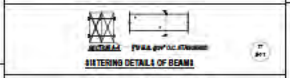
CALIFORNIA ROOFING



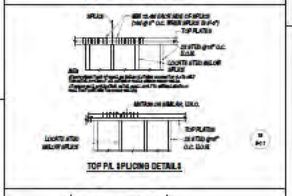
ROOF SKYLIGHT / FLOOR OPENING FRAMING



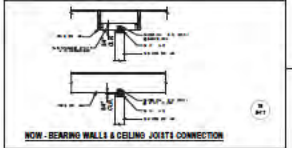
ANCHOR BOLTS LOCATION DETAILS



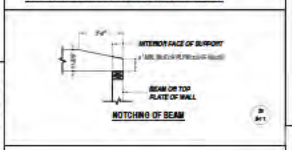
MITERING DETAILS OF BEAMS



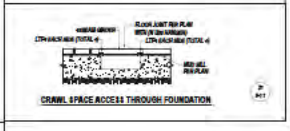
TOP P/L SPLICING DETAILS



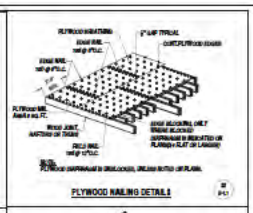
NON - BEARING WALLS & CEILING JOISTS CONNECTION



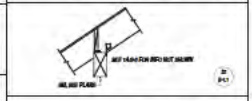
NOTCHING OF BEAM

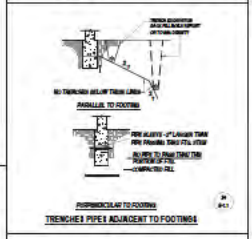


CRAWL SPACE ACCESS THROUGH FOUNDATION

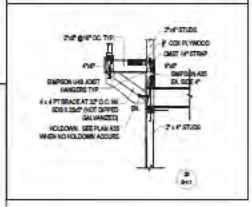


PLYWOOD NAILING DETAILS





TRENCHES PIPES ADJACENT TO FOOTINGS



OWNER :-
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& DEVENDRA

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20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS		
NUMBER	DATE	DESCRIPTION

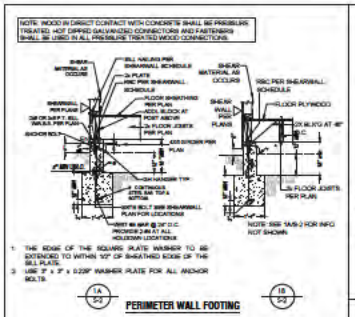
PROJECT :-
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
STRUCTURAL NOTES AND DETAILS

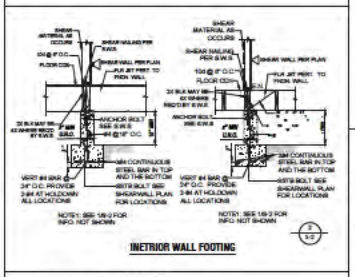
DATE
03/03/2025

SCALE
AS SHOWN ON PLANS

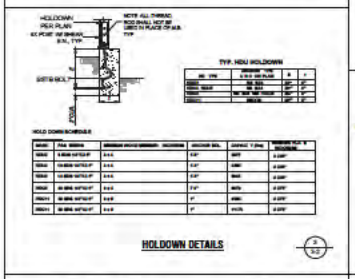
SHEET
S1.1



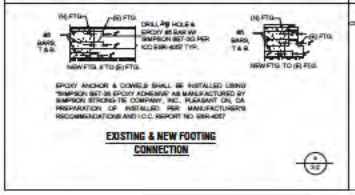
PERIMETER WALL FOOTING



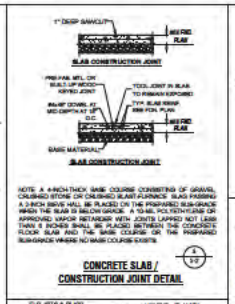
INETRIOR WALL FOOTING



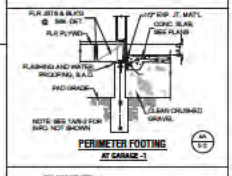
HOLDOWN DETAILS



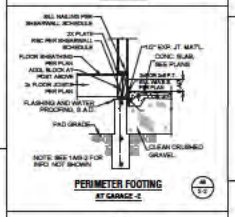
EXISTING & NEW FOOTING CONNECTION



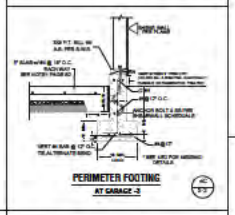
CONCRETE SLAB / CONSTRUCTION JOINT DETAIL



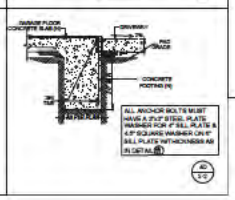
PERIMETER FOOTING AT GARAGE -1

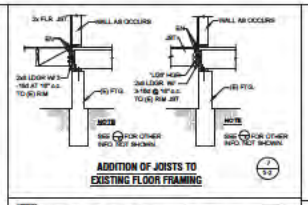


PERIMETER FOOTING AT GARAGE -2

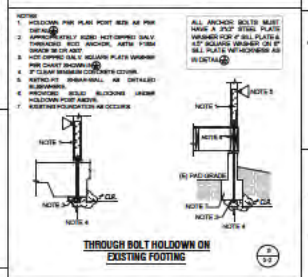


PERIMETER FOOTING AT GARAGE -3

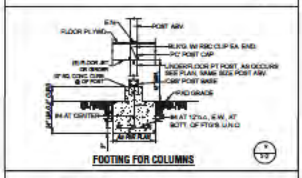




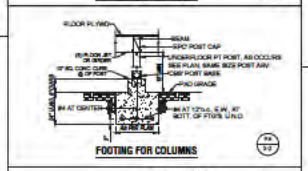
ADDITION OF JOISTS TO EXISTING FLOOR FRAMING



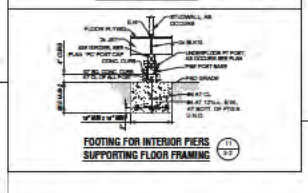
THROUGH BOLT HOLDOWN ON EXISTING FOOTING



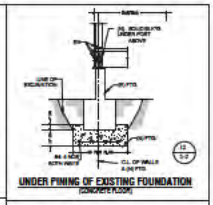
FOOTING FOR COLUMNS



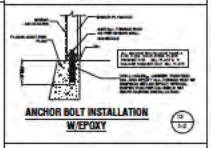
FOOTING FOR COLUMNS



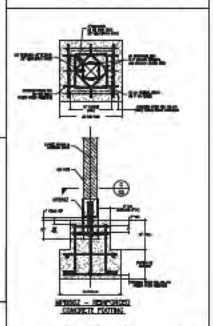
FOOTING FOR INTERIOR PIERS SUPPORTING FLOOR FRAMING



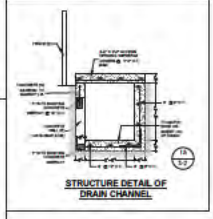
UNDER PINING OF EXISTING FOUNDATION



ANCHOR BOLT INSTALLATION W/EPOXY



PORCH COLUMN FOOTING - 2



STRUCTURE DETAIL OF DRAIN CHANNEL

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS	DESCRIPTION	DATE
NUMBER		

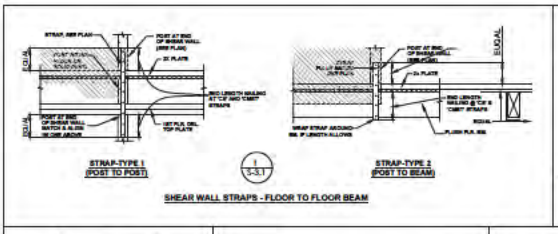
PROJECT :-
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
TYPICAL FRAMING DETAILS

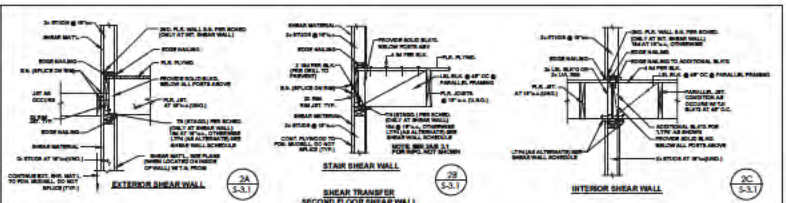
DATE
03/03/2025

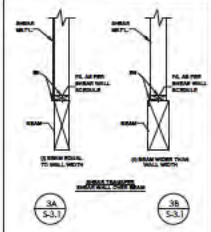
SCALE
AS SHOWN ON PLANS

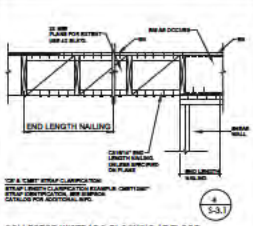
SHEET
S2



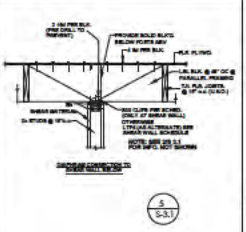
SHEAR WALL STRAPS - FLOOR TO FLOOR BEAM

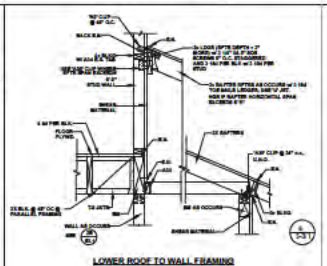




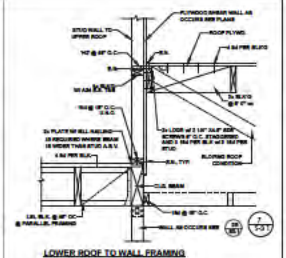


COLLECTOR W/STRAP & BLOCKING AT FLOOR

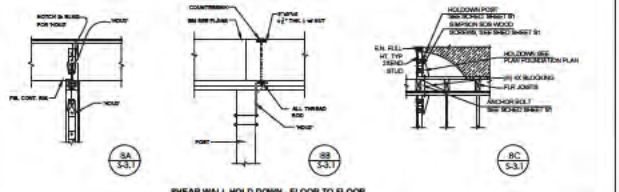




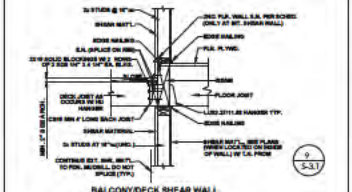
LOWER ROOF TO WALL FRAMING



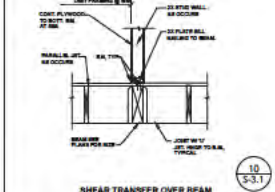
LOWER ROOF TO WALL FRAMING



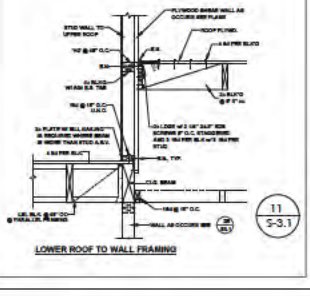
SHEAR WALL HOLD DOWN - FLOOR TO FLOOR



BALCONY/DECK SHEAR WALL



SHEAR TRANSFER OVER BEAM



LOWER ROOF TO WALL FRAMING

OWNER :-
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& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

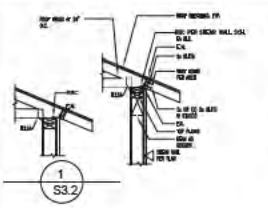
PROJECT :-
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
TYPICAL FRAMING DETAILS

DATE
03/03/2025

SCALE
AS SHOWN ON PLANS

SHEET
S3.1



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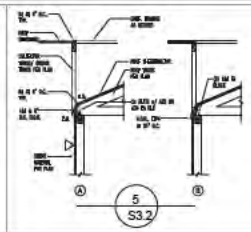
S3.2



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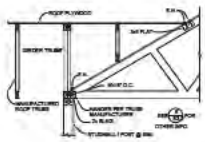
S3.2



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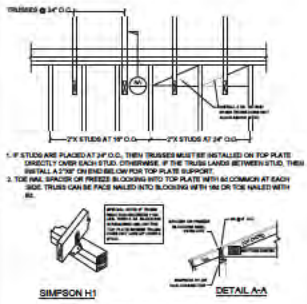
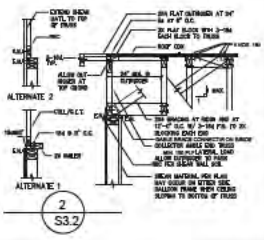
S3.2





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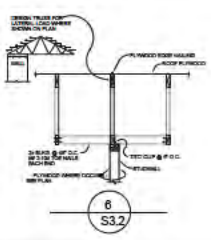

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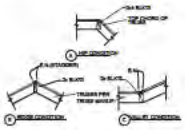

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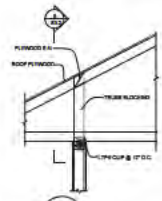

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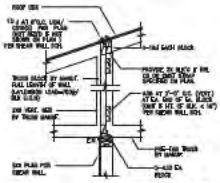

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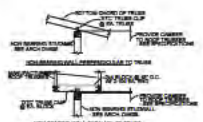

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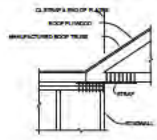
S3.2

12
S3.2



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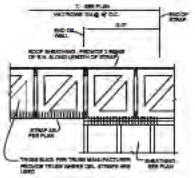

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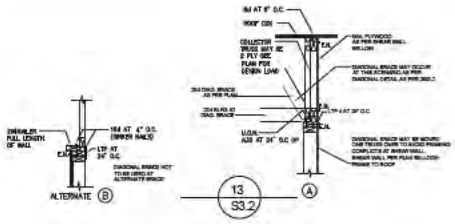


13
S3.2

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS	DATE	DESCRIPTION
NUMBER		

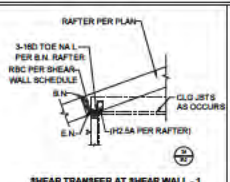
PROJECT :-
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
TYPICAL FRAMING DETAILS

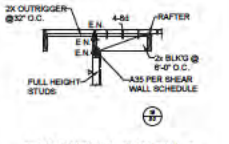
DATE
03/03/2025

SCALE
AS SHOWN ON PLANS

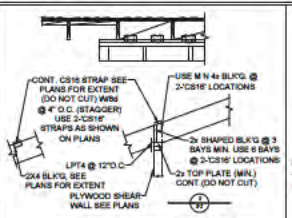
SHEET
S3.2



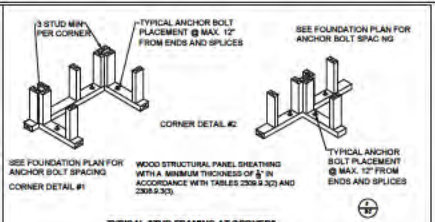
SHEAR TRANSFER AT SHEAR WALL - 1



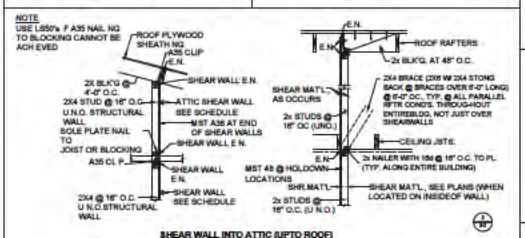
SHEAR TRANSFER AT SHEAR WALL - 2



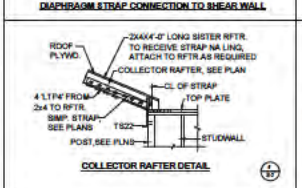
DIAPHRAGM STRAP CONNECTION TO SHEAR WALL



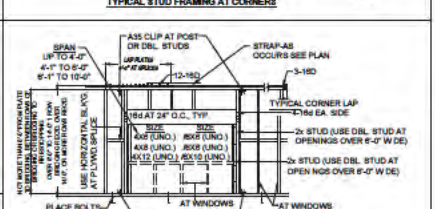
TYPICAL STUD FRAMING AT CORNERS



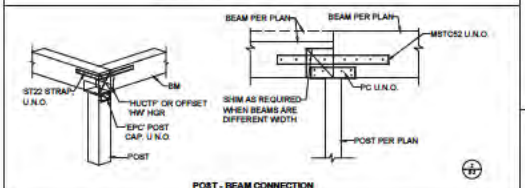
SHEAR WALL INTO ATTIC (UPTO ROOF)



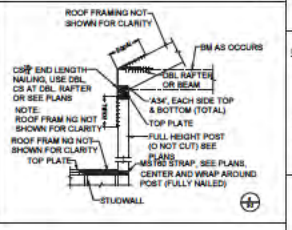
COLLECTOR RAFTER DETAIL

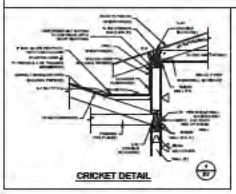


WALL FRAMING DETAILS - TYP.



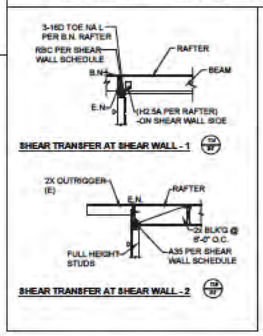
POST - BEAM CONNECTION





SILL ANCHORS AND P.T.D.F. MUDSILLS:

1. ALL NON-SHEAR WALL S LLS SHALL BE ATTACHED TO THE FOUNDATION WITH A MINIMUM OF A SIMPSON ½" X12" ANCHORS AT 4'-0" O.C. (U.N.O.) EACH PIECE OF S LL PLATE IS TO HAVE A M N MUM OF 2 ANCHORS PER PIECE 12" MAXIMUM FROM EACH END. EMBED ANCHORS 7" MIN. INTO CONCRETE.
2. ALL PLATES ON CONCRETE OR MASONARY SHALL BE PRESSURE TREATED DOUGLAS F R (P.T.D.F.).
3. WHERE REQUIRED, USE HOT D PPED GALVANIZED ANCHOR BOLTS, NAILS AND HARDWARES THAT ARE ATTACHED TO P.T.D.F. MUDS LL , PER RELEVANT CITY CODE REQUIREMENTS.



SHEAR TRANSFER AT SHEAR WALL - 1

SHEAR TRANSFER AT SHEAR WALL - 2

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

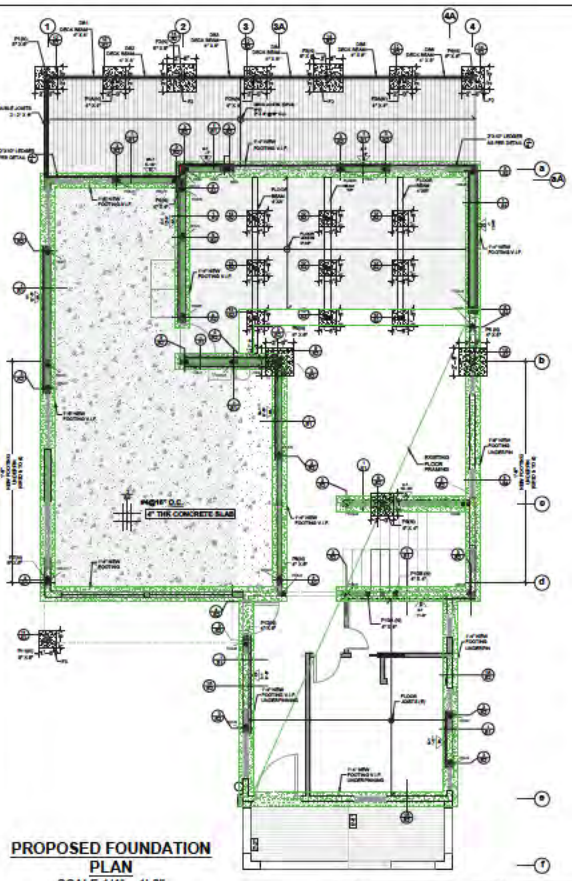
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
TYPICAL FRAMING DETAILS

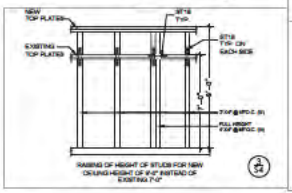
DATE
03/03/2025

SCALE
AS SHOWN ON PLANS

SHEET
S3



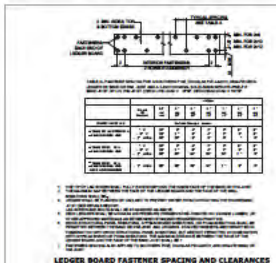
PROPOSED FOUNDATION PLAN
SCALE 1/4" = 1'-0"



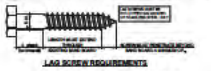
RAISING OF HEIGHT OF STUDS FOR NEW CEILING HEIGHT OF 9'-0" INSTEAD OF EXISTING 7'-0"

COLS	COLS SIZE	Size of Footing Length x Width			Reinf.
P7, P3, P5, P6	P7 - 6'-0" x 2'-0"	2'-6" x 2'-6"	F1	12"	TWos - #4 Bothways
P1, P1A, P2A, P3A, P4	P1 - 5'-0" x 2'-0"	2'-0" x 2'-0"	F2	12"	TWos - #4 Bothways
P3.1	P3.1 - 4'-0" x 2'-0"	1'-6" x 1'-6"	F3	12"	TWos - #4 Bothways

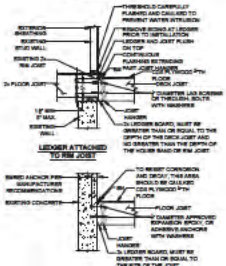
NOTES:
1. Columns P7, P8, P9, P10A, P10B are minimum required. Perimeter footing is sufficient, hence No footing is required.
2. Columns P10 are shown beams.



LEDGER BOARD FASTENER SPACING AND CLEARANCES



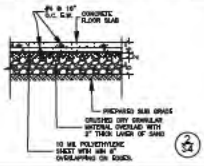
LAG SCREW REQUIREMENTS



LEDGER ATTACHED TO RIM JOIST

LEDGER ATTACHED TO FOUNDATION

LEDGER ATTACHMENT DETAILS



NOTE:
WOOD IN DIRECT CONTACT WITH CONCRETE AND AT EXPOSED WEATHER CONDITIONS SHALL BE PRESSURE TREATED. HOT DIPPED GALVANIZED CONNECTORS AND FASTENERS SHALL BE USED IN ALL PRESSURE TREATED WOOD CONNECTIONS

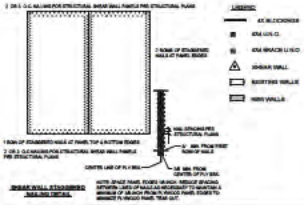
NOTE:
1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATIONS OF (E) FOUNDATION AND FRAMING COMPATIBILITY WITH STRUCTURAL PLANS AT THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE ENGINEER BEFORE PROCEEDING FURTHER.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR TAKING ALL THE SAFETY PRECAUTIONS DURING EXECUTION OF WORK.

GENERAL CONSTRUCTION
1. UNLESS SUPPORTED LATERALLY BY ADEQUATE FRAMING, THE MAXIMUM ALLOWABLE HEIGHT SHALL BE 14'-0" FOR 2"x4" @ 16" STUD WALL AND 20'-0" FOR A 2"x6" @ 16" STUD WALL (U.N.O.).
2. JOISTS SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING OR END HANGERS AT EACH END AND AT EACH SUPPORT. SOLID BLOCKING SHALL NOT BE LESS THAN 2" THICK (NOMINAL) AND THE FULL DEPTH OF THE JOISTS.
3. THE ENDS OF JOISTS, BEAMS, AND GIRDERS SHALL HAVE AT LEAST 1½" OF BEARING ON WOOD OR METAL AND 3" OF BEARING ON CONCRETE OF MASONRY, (U.N.O.).
4. WHEN BOLTS ARE IN USE A WASHER NOT LESS THAN A STANDARD CUT WASHER OR A METAL PLATE OR STRAP IN LIEU THEREOF, SHALL BE BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT.

SILL ANCHORS AND P.T.D.F. MUDSILLS:
1. ALL NON-SHEAR WALL SILLS SHALL BE ATTACHED TO THE FOUNDATION WITH A MINIMUM OF A SIMPSON ⅝"Ø X12" ANCHORS AT 4'-0" O.C. (U.N.O.) EACH PIECE OF SILL PLATE IS TO HAVE A MINIMUM OF 2 ANCHORS PER PIECE 12" MAXIMUM FROM EACH END. EMBED ANCHORS 7"MIN. INTO CONCRETE.
2. ALL PLATES ON CONCRETE OR MASONARY SHALL BE PRESSURE TREATED DOUGLAS FIR (P.T.D.F.).
3. WHERE REQUIRED, USE HOT DIPPED GALVANIZED ANCHOR BOLTS, NAILS AND HARDWARES THAT ARE ATTACHED TO P.T.D.F. MUDSILL , PER RELEVANT CITY CODE REQUIREMENTS.

FOUNDATION NOTE:
ALL ANCHOR BOLTS NOT SHOWN ARE TO BE ⅝" DIA.X12" A307 ANCHOR BOLT AT 4'-0" O.C. W/3"X3"X0.229" WASHER PLATE. SEE PLAN FOR SPECIAL ANCHOR BOLT REFERENCE AT SHEAR WALLS.
1. ALL HOLDDOWNS SHOWN ON THIS PLAN TO BE CONNECTED FROM POST IN WALL TO FOOTING BELOW (UNO) AND TO BE INSTALLED PER SIMPSON CO. SPECIFICATIONS.
2. STITCH NAIL ALL DOUBLE OR TRIPLE MEMBERS W/16d @ 4" o.c., STAGGERED (TYP.).
3. SEE SHEET S1 FOR STRUCTURAL SPECIFICATIONS AND GENERAL NOTES.

FRAMING NOTE:
1. PROVIDE A 2-2X POST BELOW ALL BEAM ENDS UNLESS A LARGER POST IS SPECIFIED.
2. NAIL SHEAR MATERIAL WITH TWO ROWS OR EDGE NAILING TO ALL POSTS ATTACHED TO HOLDDOWN ANCHOR STRAPS.
3. ALL SPECIFIED BLOCKING IS TO BE INSTALLED "TIGHT" BETWEEN ADJACENT MEMBERS.
4. DO NOT OVERRIDE NAILS INTO PLYWOOD. IF NAIL GUN IS USED, GUN SHOULD BE ADJUSTED TO UNDERDRIVE NAIL, THEN NAILS ARE TO BE HAND DRIVEN SO THE HEAD OF THE NAIL IS FLUSH WITH THE FACE OF THE PLYWOOD.
5. AT NAILED CONNECTIONS, CARE IS TO BE TAKEN DURING CONSTRUCTION TO ENSURE THAT SPLITTING OF WOOD DOES NOT OCCUR. ANY SPLIT MEMBERS SHALL BE REMOVED AND REPLACED USING THE METHOD OF ATTACHING SPECIFIED CONNECTORS IN A WAY TO PREVENT SPLITTING.



SHEAR WALL SCHEDULE AND NAILING DETAIL

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS	DESCRIPTION	DATE
NUMBER		

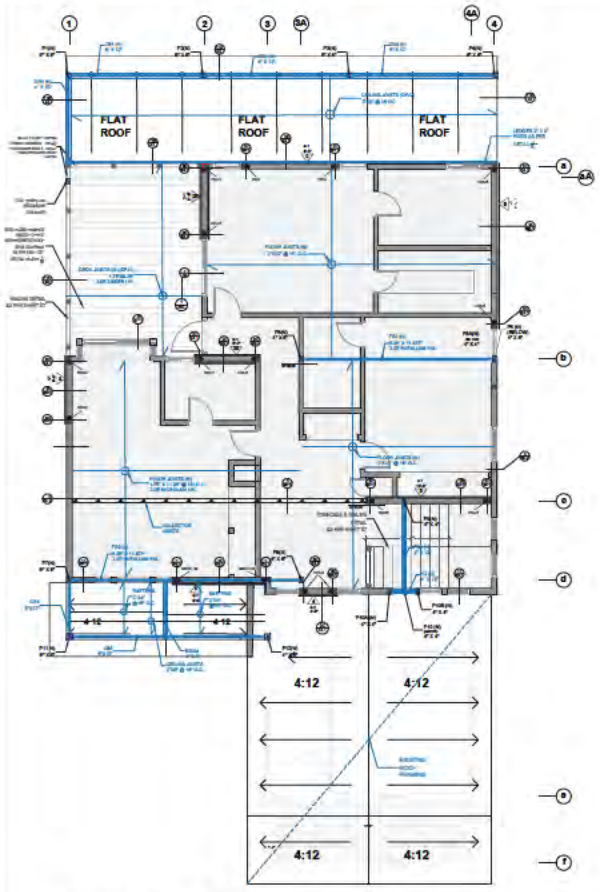
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
PROPOSED FOUNDATION PLAN & DETAILS

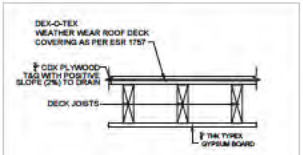
DATE
03/03/2025

SCALE
AS SHOWN ON PLANS

SHEET
S4



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



TYPICAL TILE DECKING/BALCONY

NOTE: THE DECKING/BALCONY MAY ALSO BE FINISHED WITH SOME ALTERNATE WATER PROOF FLOORING SYSTEM LIKE WITH DEX-O-TEX- AS PER ESR 1757 OR EQUIVALENT

1 / S5

NOTE:

WOOD IN DIRECT CONTACT WITH CONCRETE AND EXPOSED TO WEATHER CONDITIONS SHALL BE PRESSURE TREATED, HOT DIPPED GALVANIZED CONNECTORS AND FASTENERS SHALL BE USED IN ALL PRESSURE TREATED WOOD CONNECTIONS

NOTE

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATIONS OF (E) FOUNDATION AND FRAMING COMPATIBILITY WITH STRUCTURAL PLANS AT THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHTH TO THE NOTICE OF THE ENGINEER BEFORE PROCEEDING FURTHER.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR TAKING ALL THE SAFETY PRECAUTIONS DURING EXECUTION OF WORK.

GENERAL CONSTRUCTION

1. UNLESS SUPPORTED LATERALLY BY ADEQUATE FRAM NG, THE MAXIMUM ALLOWABLE HEIGHT SHALL BE 14'-0" FOR 2"x4" @ 16" STUD WALL AND 20'-0" FOR A 2"x6" @ 16" STUD WALL (U.N.O.).
2. JOISTS SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING OR END HANGERS AT EACH END AND AT EACH SUPPORT. SOLID BLOCK NG SHALL NOT BE LESS THAN 2" THICK (NOM NAL) AND THE FULL DEPTH OF THE JOISTS.
3. THE ENDS OF JOISTS, BEAMS, AND GIRDERS SHALL HAVE AT LEAST 1½" OF BEARING ON WOOD OR METAL AND 3" OF BEARING ON CONCRETE OF MASONRY, (U.N.O.).
4. WHEN BOLTS ARE IN USE A WASHER NOT LESS THAN A STANDARD CUT WASHER OR A METAL PLATE OR STRAP N L EU THEREOF, SHALL BE BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT.

FRAMING NOTE:

1. PROVIDE A 3-2X POST BELOW ALL BEAM ENDS UNLESS A LARGER POST IS SPECIFIED.
2. NAIL SHEAR MATERIAL WITH TWO ROWS OR EDGE NA L NG TO ALL POSTS ATTACHED TO HOLDDOWN ANCHOR STRAPS.
3. ALL SPECIFIED BLOCKING IS TO BE INSTALLED "TIGHT" BETWEEN ADJACENT MEMBERS.
4. DO NOT OVERR DE NAILS INTO PLYWOOD. IF NA L GUN IS USED, GUN SHOULD BE ADJUSTED TO UNDERDRIVE NAIL, THEN NA LS ARE TO BE HAND DRIVEN SO THE HEAD OF THE NA L IS FLUSH WITH THE FACE OF THE PLYWOOD.
5. AT NA LED CONNECTIONS, CARE IS TO BE TAKEN DUR NG CONSTRUCTION TO ENSURE THAT SPLITTING OF WOOD DOES NOT OCCUR. ANY SPLIT MEMBERS SHALL BE REMOVED AND REPLACED USING THE METHOD OF ATTACHING SPECIFIED CONNECTORS N A WAY TO PREVENT SPLITTING.

PARALLAM/LULAM BEAM HANGER SCHEDULE	
5¼" X 11⅞"	HGLTV 3.511
5¼" X 11⅞"	HGLTV 5.37 H = 11 875
7" X 11⅞"	HGLTV 7

POST BEAM CONNECTION SCHEDULE

BEAM W DTH	POST SIZE (MIN.)	WALL STUD SIZE	BEAM TO POST CONNECTION	
			END	INTERMEDIATE
3½" PSL	4"x4"	2x4 STUD	ECCQ44SBS2.5	CCQ44SBS2.5
	4"x6"	2x6 STUD	ECCQ46SBS2.5	CCQ46SBS2.5
	4"x8"	2x4 STUD	ECCQ48SLS2.5	CCQ48SLS2.5
5¼" PSL	6"x6"	2x6 STUD	ECCQ66SBS2.5	CCQ66SBS2.5
	6"x8"	2x6 STUD	ECCQ68SBS2.5	CCQ68SBS2.5
	4"x8"	2x4 STUD	ECCQ27-4SDS2.5	CCQ27-4SDS2.5
7" PSL	6"x6"	2x6 STUD	ECCQ27-6SDS2.5	CCQ27-6SDS2.5
	6"x8"	2x6 STUD	ECCQ27-6SDS2.5	CCQ27-6SDS2.5
5.75" GLULAM	6"x6"	2x6 STUD	ECCQ69-6SDS2.5	CCQ69-6SDS2.5
	4"x8"	2x4 STUD	ECCQ69-4SDS2.5	CCQ69-4SDS2.5

FLOOR SHEATHING
- SHALL BE 23/32" (3/4") APA RATED SHEATHING, EXPOSURE 1, 5PAN RATING 40/20.

ROOF SHEATHING
- SHALL BE 15/32" APA RATED SHEATHING, EXPOSURE 1, 5PAN RATING 32/16.

ALL WOOD STRUCTURAL PANELS PERMANENTLY EXPOSED TO WEATHER SHALL BE EXTERIOR VS EXPOSURE 1 AS REFERENCED ABOVE.

ALL UNBLOCKED ROOF AND FLOOR SHEATHING EDGES SHALL BE TONGUE-AND-GROOVE, AS AN ALTERNATIVE, UNBLOCKED ROOF SHEATHING MAYBE SUPPORTED WITH PLYWOOD CLEATS OR EDGE CLIPS.

ENGINEERED LUMBER

ALL ENGINEERED LUMBER BEAMS SHALL BE BY TRUS-JOIST MICRO.LLAM, BOISE, IDAHO:

LVL - LAMINATED VENEER LUMBER SHALL BE 1.9E MICRO.LLAM LVL
2OM BOARDS AND BLOCKING, 1.5E TIMBERSTRAND FOR JOISTS, BEAMS AND HEADERS

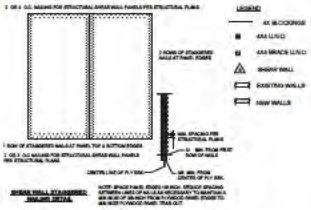
LSL - LAMINATED STRAND LUMBER SHALL BE 1.3E T IMBERSTRAND FOR STUDS,
PSL - PARALLEL STRAND LUMBER SHALL BE 2.0E PARALLEL PSL
PARALLEL STRAND LUMBER (PSL): FB = 2900 PSI FC
(PERPENDICULAR TO GRAIN) = 750 PSI FC (PARALLEL TO GRAIN) = 2900 PSI FV
(PARALLEL TO GRAIN) = 290 PSI E = 2,000,000 PSI

STRUCTURAL GLUED LAMINATED HARDWOOD TIMBER:

E-RATED: HARDWOOD 5.125x12.375 (18F-E1)

SAWN LUMBER: 4X LUMBER DF #2

NOTE: INTERIOR WALLS SHYP. WALL: MINIMUM OF 1 LAYER OF 1/2 INCH GYPSBOARD EACH SIDE, 5D COOLER NAILS @ 7 INCHES O.C. ALL STUDS TOP AND BOTTOM PLATES



SHEAR WALL STRAIGHNING ENGLAND DETAIL

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS	DATE	DESCRIPTION
NUMBER		

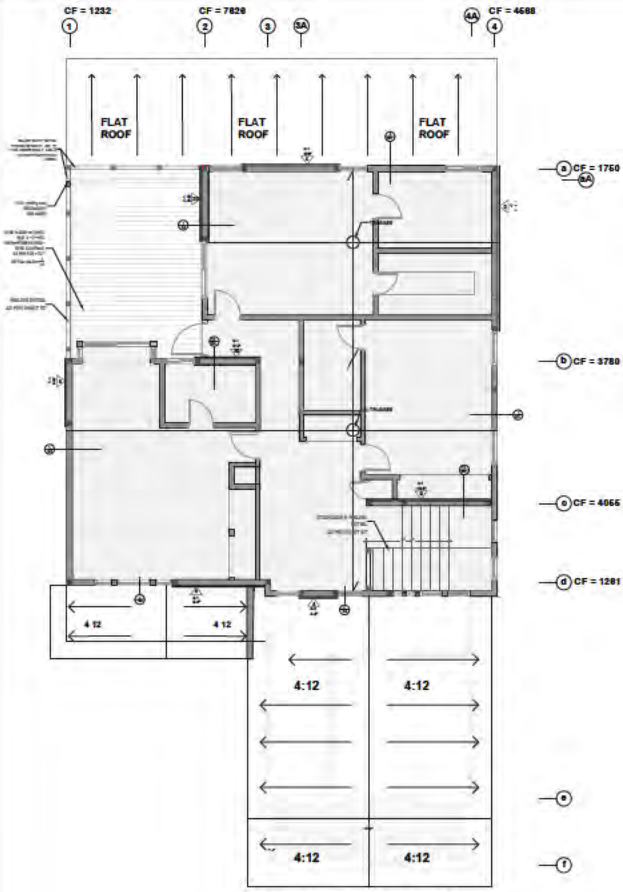
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
PROPOSED ROOFING AND CEILING FRAMING DETAILS

DATE
03/03/2025

SCALE
AS SHOWN ON PLANS

SHEET
S5



PROPOSED ROOFING / CEILING FRAMING PLAN
SCALE 1/4" = 1'-0"

NOTE:
WOOD IN DIRECT CONTACT WITH CONCRETE AND EXPOSED TO WEATHER CONDITIONS SHALL BE PRESSURE TREATED, HOT DIPPED GALVANIZED CONNECTORS AND FASTENERS SHALL BE USED IN ALL PRESSURE TREATED WOOD CONNECTIONS

NOTE
1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATIONS OF (E) FOUNDATION AND FRAMING COMPATIBILITY WITH STRUCTURAL PLANS AT THE JOB SITE, ANY DISCREPANCY SHALL BE BROUGHTH TO THE NOTICE OF THE ENGINEER BEFORE PROCEEDING FURTHER.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR TAKING ALL THE SAFETY PRECAUTIONS DURING EXECUTION OF WORK.

GENERAL CONSTRUCTION
1. UNLESS SUPPORTED LATERALLY BY ADEQUATE FRAM NG, THE MAXIMUM ALLOWABLE HEIGHT SHALL BE 14'-0" FOR 2"x4" @ 16" STUD WALL AND 20'-0" FOR A 2"x6" @ 16" STUD WALL (U.N.O.).
2. JOISTS SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING OR END HANGERS AT EACH END AND AT EACH SUPPORT. SOLID BLOCK NG SHALL NOT BE LESS THAN 2" THICK (NOM NAL) AND THE FULL DEPTH OF THE JOISTS.
3. THE ENDS OF JOISTS, BEAMS, AND GIRDERS SHALL HAVE AT LEAST 1½" OF BEARING ON WOOD OR METAL AND 3" OF BEARING ON CONCRETE OF MASONRY, (U.N.O.).
4. WHEN BOLTS ARE IN USE A WASHER NOT LESS THAN A STANDARD CUT WASHER OR A METAL PLATE OR STRAP N L EU THEREOF, SHALL BE BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT.

FRAMING NOTE:
1. PROVIDE A 3-2X POST BELOW ALL BEAM ENDS UNLESS A LARGER POST IS SPECIFIED.
2. NAIL SHEAR MATERIAL WITH TWO ROWS OR EDGE NA L NG TO ALL POSTS ATTACHED TO HOLDDOWN ANCHOR STRAPS.
3. ALL SPECIFIED BLOCKING IS TO BE INSTALLED "TIGHT" BETWEEN ADJACENT MEMBERS.
4. DO NOT OVERR DE NAILS INTO PLYWOOD. IF NA L GUN IS USED, GUN SHOULD BE ADJUSTED TO UNDERDRIVE NAIL, THEN NA LS ARE TO BE HAND DRIVEN SO THE HEAD OF THE NA L IS FLUSH WITH THE FACE OF THE PLYWOOD.
5. AT NA LED CONNECTIONS, CARE IS TO BE TAKEN DUR NG CONSTRUCTION TO ENSURE THAT SPLITTING OF WOOD DOES NOT OCCUR. ANY SPLIT MEMBERS SHALL BE REMOVED AND REPLACED USING THE METHOD OF ATTACHING SPECIFIED CONNECTORS N A WAY TO PREVENT SPLITTING.

PARALLAM/LULAM BEAM HANGER SCHEDULE	
5¼" X 11⅞"	HGLTV 3.511
5¼" X 11⅞"	HGLTV 5.37 H = 11 875
7" X 11⅞"	HGLTV 7

POST BEAM CONNECTION SCHEDULE

BEAM W DTH	POST SIZE (MIN.)	WALL STUD SIZE	BEAM TO POST CONNECTION	
			END	INTERMEDIATE
3½" PSL	4"x4"	2x4 STUD	ECCQ44SDS2.5	CCQ44SDS2.5
	4"x6"	2x6 STUD	ECCQ46SDS2.5	CCQ46SDS2.5
	4"x8"	2x4 STUD	ECCQ48LSC2.5	CCQ48SDS2.5
5¼" PSL	6"x6"	2x6 STUD	ECCQ66SDS2.5	CCQ66SDS2.5
	6"x8"	2x6 STUD	ECCQ68SDS2.5	CCQ68SDS2.5
7" PSL	6"x8"	2x4 STUD	ECCQ7-48SDS2.5	CCQ7-48SDS2.5
	8"x8"	2x6 STUD	ECCQ7-88SDS2.5	CCQ7-88SDS2.5
	8"x8"	2x6 STUD	ECCQ7-88SDS2.5	CCQ7-88SDS2.5
5.75" GLULAM	4"x8"	2x4 STUD	ECCQ48LSC2.5	CCQ48SDS2.5

FLOOR SHEATHING
- SHALL BE 23/32" (3/4") APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 48/24.

ROOF SHEATHING
- SHALL BE 15/32" APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 32/16.

ALL WOOD STRUCTURAL PANELS PERMANENTLY EXPOSED TO WEATHER SHALL BE EXTERIOR VS EXPOSURE 1 AS REFERENCED ABOVE.

ALL UNBLOCKED ROOF AND FLOOR SHEATHING EDGES SHALL BE TONGUE-AND-GROOVE. AS AN ALTERNATIVE, UNBLOCKED ROOF SHEATHING MAY BE SUPPORTED WITH PLYWOOD CLIPS OR EDGE CLIPS.

ENGINEERED LUMBER
ALL ENGINEERED LUMBER BEAMS SHALL BE BY TRUS JOIST MACMILLAN, BOISE, IDAHO:

LVL - LAMINATED VENEER LUMBER SHALL BE 1.9E MICRO=LLAM LVL
2OM SCARFOR AND BLOCKING 1.5E TIMBERSTRAND FOR JOISTS, BEAMS AND HEADERS

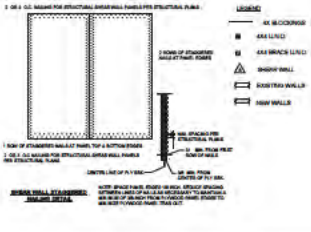
LSL - LAMINATED STRAND LUMBER SHALL BE 1.3E T IMBERSTRAND FOR STUDS,
PSL - PARALLEL STRAND LUMBER SHALL BE 2.0E PARALLEL PSL
PARALLEL STRAND LUMBER (PSL): FB = 2900 PSI FC
(PERPENDICULAR TO GRAIND) = 750 PSI FC (PARALLEL TO GRAIN) = 2400 PSI FV
(PARALLEL TO GRAIN) = 290 PSI E = 2,000,000 PSI

STRUCTURAL GLUED LAMINATED HARDWOOD TIMBER:

E-RATED HARDWOOD E 125/13.2/25 (155-E1)

SAWN LUMBER: 4X LUMBER DF #2

NOTE: INTERIOR WALLS/SHY. WALL: MINIMUM OF 1 LAYER OF ½" INCH GYPBOARD EACH SIDE, 5D COOLER NAILS @ 7 INCHES O.C. ALL STUDS TOP AND BOTTOM PLATES



SHEARW WALL STAGGERED ENDLAND DETAIL

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS	DESCRIPTION	DATE
NUMBER		

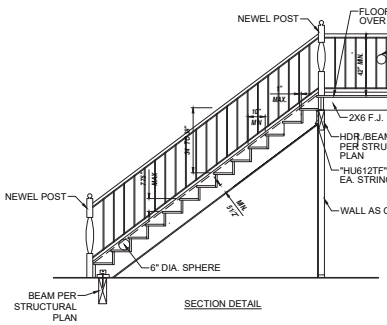
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
PROPOSED ROOFING AND CEILING FRAMING DETAILS

DATE
03/03/2025

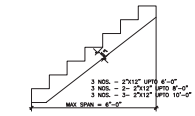
SCALE
AS SHOWN ON PLANS

SHEET
S6



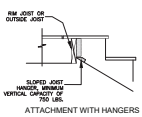
SECTION DETAIL

TYPICAL DETAIL OF STAIRS



CUT STRINGER DETAILS

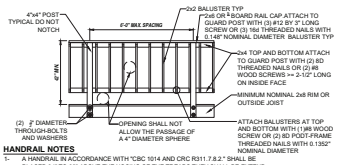
STAIR STRINGER REQUIREMENTS



ATTACHMENT WITH HANGERS

STAIR STRINGER ATTACHMENT DETAILS

NOTE: ALL FASTENERS IN CONTACT WITH PRESERVATIVE TREATED WOOD TO BE OF HOT-DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER PER THE 2016 CBC SECTION 2304.10.5.1

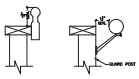


HANDRAIL NOTES

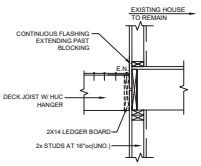
1- A HANDRAIL IN ACCORDANCE WITH "CBC 1014 AND CRC R311.7.8.2." SHALL BE PLACED 34" TO 38" ABOVE THE NOSING OF THE TREADS THEY SHALL BE EXTEND BAR TO TOP FOUNDATION REINF. CONTINUOUS THE FULL LENGTH OF THE STAIRS.
2- EVERY STAIRWAY SHALL HAVE 6'-8" HEADROOM.
3- THE TOP OF GUARDRAILS IS MIN. 42 INCHES IN HEIGHT.
4- OPEN GUARDRAILS AND HANDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
5- HANDRAIL HANDGRIP SIZE 1 1/4" TO 2" SMOOTH. AND IT SHALL BE MINIMUM 1 1/2" BETWEEN WALL AND HANDRAIL.
6- HANDRAIL SHALL RETURN TO THE WALL OR TERMINATE AT NEWEL POST.

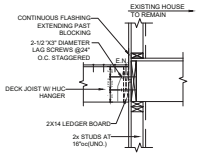
NOTE: HANDRAIL & GUARD-RAIL TO BE DESIGNED FOR A LIVE LOAD OF 20 POUNDS / LINEAR FOOT APPLIED EITHER HORIZ., OR VERT. DOWNWARD AT THE TOP RAIL.

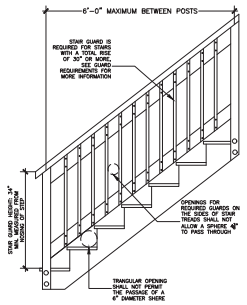
HANDRAIL GRIP SIZE



HANDRAIL MOUNTED TO GUARD

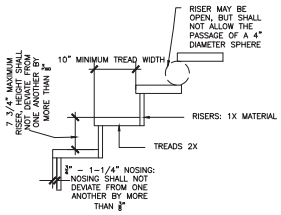




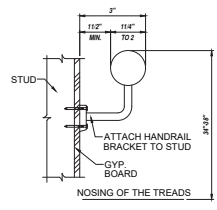


STAIR GUARD REQUIREMENTS

1
S7

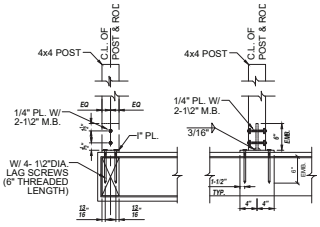


TREAD RISER DETAIL



TYPICAL HANDRAIL DETAIL AS CRC SECTIONS R311
N.T.S.

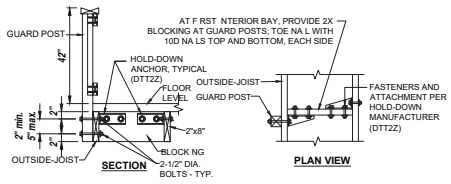
TYPICAL STAIR RAILING DETAIL



STAIRS NOTES:

1- A HANDRAIL IN ACCORDANCE WITH "CBC 1014 AND CRC R311.7.8.2." SHALL BE PLACED 34" TO 38" ABOVE THE NOSING OF THE TREADS THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.
2- EVERY STAIRWAY SHALL HAVE 6'-8" HEADROOM.
3- THE TOP OF GUARDRAILS IS MIN. 42 INCHES IN HEIGHT.
4- OPEN GUARDRAILS AND HANDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
5- HANDRAIL HANDGRIP SIZE 1 1/4" TO 2" SMOOTH. AND IT SHALL BE MINIMUM 1 1/2" BETWEEN WALL AND HANDRAIL.
6- HANDRAIL SHALL RETURN TO THE WALL OR TERMINATE AT NEWEL POST.

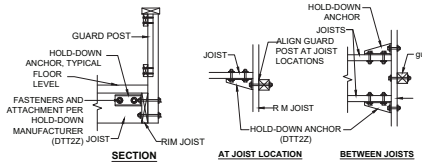
2
S7



SECTION

PLAN VIEW

GUARD POST-TO-OUTSIDE JOIST DETAIL



SECTION

AT JOIST LOCATION

BETWEEN JOISTS

PLAN VIEW

GUARD POST-TO-RIM JOIST DETAIL

3
S7

OWNER :-

RAJ KUMARI & DEVENDRA

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER DEVENDRA SINGH DESHWAL C 89732 CIVIL STATE OF CALIFORNIA

REVISIONS	DESCRIPTION	DATE
NUMBER		

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
STAIRCASE & RAILING DETAILS

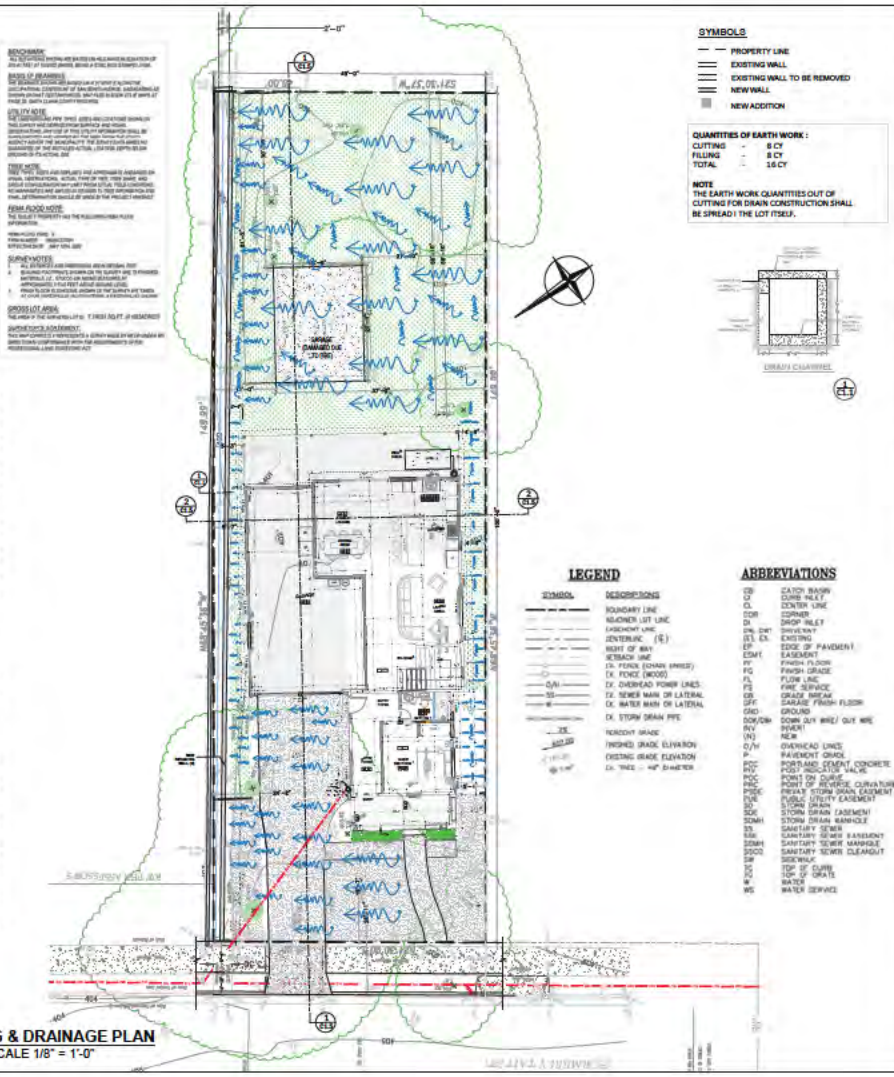
DATE
03/03/2025

SCALE
NTS

SHEET
S7

TOWN OF LOS GATOS STANDARD GRADING NOTES

1. ALL WORK SHALL CONFORM TO CHAPTER 12 OF THE CODE OF THE TOWN OF LOS GATOS, THE ADOPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS SPECIFIED OTHERWISE ON THESE PLANS AND DETAILS.
2. NO WORK MAY BE STARTED ON-SITE WITHOUT AN APPROVED GRADING PLAN AND A GRADING PERMIT ISSUED BY THE TOWN OF LOS GATOS, PARKS AND PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030.
3. A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT (408) 399-5771 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE:
   a. A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
   b. ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
4. APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
5. APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING, EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.
6. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO BE DISPOSED OF AT APPROVED LOCATION(S).
7. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 A MINIMUM OF FORTY-EIGHT (48) HOURS BUT NOT MORE THAN FOURTEEN (14) DAYS PRIOR TO COMMENCING ALL WORK.
8. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
9. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.
10. THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
11. HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING, FOR THE FOLLOWING ITEMS:
   a. RETAINING WALL: TOP OF WALL ELEVATIONS AND LOCATIONS (ALL WALLS TO BE PERMITTED SEPARATELY AND APPLIED FOR AT THE TOWN OF LOS GATOS BUILDING DIVISION).
   b. TOE AND TOP OF CUT AND FILL SLOPES.
12. PRIOR TO ISSUANCE OF ANY PERMIT, THE APPLICANT'S SOILS ENGINEER SHALL REVIEW THE FINAL GRADING AND DRAINAGE PLANS TO ENSURE THAT DESIGNS FOR FOUNDATIONS, RETAINING WALLS, SITE GRADING, AND SITE DRAINAGE ARE IN ACCORDANCE WITH THEIR RECOMMENDATIONS AND THE PEER REVIEW COMMENTS. THE APPLICANT'S SOILS ENGINEER'S APPROVAL SHALL THEN BE CONVEYED TO THE TOWN EITHER BY LETTER OR BY SIGNING THE PLANS. **VERY MINOR GRADING IS BEING DONE & THEREFORE, SOIL ENGINEER IS NOT EMPLOYED. GRADING PERMIT IS REQUIRED FOR MODIFICATION OF DRAIN CHANNEL ONLY.** REFERENCE REPORT NO. _____, DATED _____, 20 ____, LETTER NO. _____, DATED _____, 20 ____, SHALL BE THOROUGHLY COMPLIED WITH. BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/LETTERS ARE HEREBY APPENDED AND MADE A PART OF THIS GRADING PLAN.
13. DURING CONSTRUCTION, ALL EXCAVATIONS AND GRADING SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING ANY GRADING. THE ENGINEER SHALL BE ON-SITE TO VERIFY THAT THE ACTUAL CONDITIONS ARE AS ANTICIPATED IN THE DESIGN-LEVEL GEOTECHNICAL REPORT AND/OR PROVIDE APPROPRIATE CHANGES TO THE REPORT RECOMMENDATIONS, AS NECESSARY. ALL UNOBSERVED AND/OR UNAPPROVED GRADING SHALL BE REMOVED AND REPLACED UNDER SOILS ENGINEER OBSERVANCE (THE TOWN INSPECTOR SHALL BE MADE AWARE OF ANY REQUIRED CHANGES PRIOR TO WORK BEING PERFORMED).
14. THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHOULD BE DOCUMENTED IN AN "AS- BUILT" LETTER/REPORT PREPARED BY THE APPLICANTS' SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
15. ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE (1) WEEK IN ADVANCE OF CLOSURE AND NO CLOSURE SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC OR PRIVATE RIGHT-OF-WAY.
16. THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND/PROTECTION TO THE PUBLIC AT ALL TIMES.
17. OWNER/APPLICANT: _____**RAJ KUMARI & DEVENDRA**_____PHONE: _**4083818053**_
18. GENERAL CONTRACTOR (IF AVAILABLE): ___**UNICORN BUILDER**_____PHONE: _408.3181051_
19. GRADING CONTRACTOR (IF AVAILABLE): ___**UNICORN BUILDER**_____PHONE: _**4083818053**_
20. CUT: ___R___CY EXPORT: ___0___ CY
    FILL: ____R____CY IMPORT: ___0___CY
21. WATER SHALL BE AVAILABLE ON THE SITE AT ALL TIMES DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL.
22. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHALL BE REQUIRED. TREE REMOVAL PERMITS ARE REQUIRED PRIOR TO THE APPROVAL OF ALL PLANS.
23. A TOWN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A STATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN STATE RIGHT-OF-WAY (IF APPLICABLE). THE PERMITTEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES.
24. NO CROSSLOT DRAINAGE WILL BE PERMITTED WITHOUT SATISFACTORY STORMWATER ACCEPTANCE DEED/FACILITIES. ALL DRAINAGE SHALL BE DIRECTED TO THE STREET OR OTHER ACCEPTABLE DRAINAGE FACILITY VIA A NON-EROSIVE METHOD AS APPROVED BY THE TOWN ENGINEER.
25. IT IS THE RESPONSIBILITY OF CONTRACTOR AND/OR OWNER TO MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT-OF-WAY IS CLEANED UP ON A DAILY BASIS. MUD, SILT, CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE TOWN'S STORM DRAINS.
26. GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF DEBRIS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN PENALTIES AND/OR THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENSE.
27. GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN AND/OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE TOWN OF LOS GATOS STORM WATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANY OTHER PERMITS/REQUIREMENTS ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. PLANS (INCLUDING ALL UPDATES) SHALL BE ON-SITE AT ALL TIMES. NO DIRECT STORMWATER DISCHARGES FROM THE DEVELOPMENT WILL BE ALLOWED ONTO TOWN STREETS OR INTO THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHODS. MAINTENANCE OF PRIVATE STORMWATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED AND ADEQUATELY OPERATING STORMWATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHOD SHALL BE CONSIDERED A VIOLATION OF THE ABOVE REFERENCED PERMIT AND THE TOWN OF LOS GATOS STORMWATER ORDINANCE.



GRADING & DRAINAGE PLAN

SCALE 1/8" = 1'-0"

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS		
NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
GRADING & DRAINAGE PLAN

DATE
03/03/2025

SCALE
1/8"=1'-0"

SHEET
C1.1

GENERAL SITE PREPARATION AND GRADING

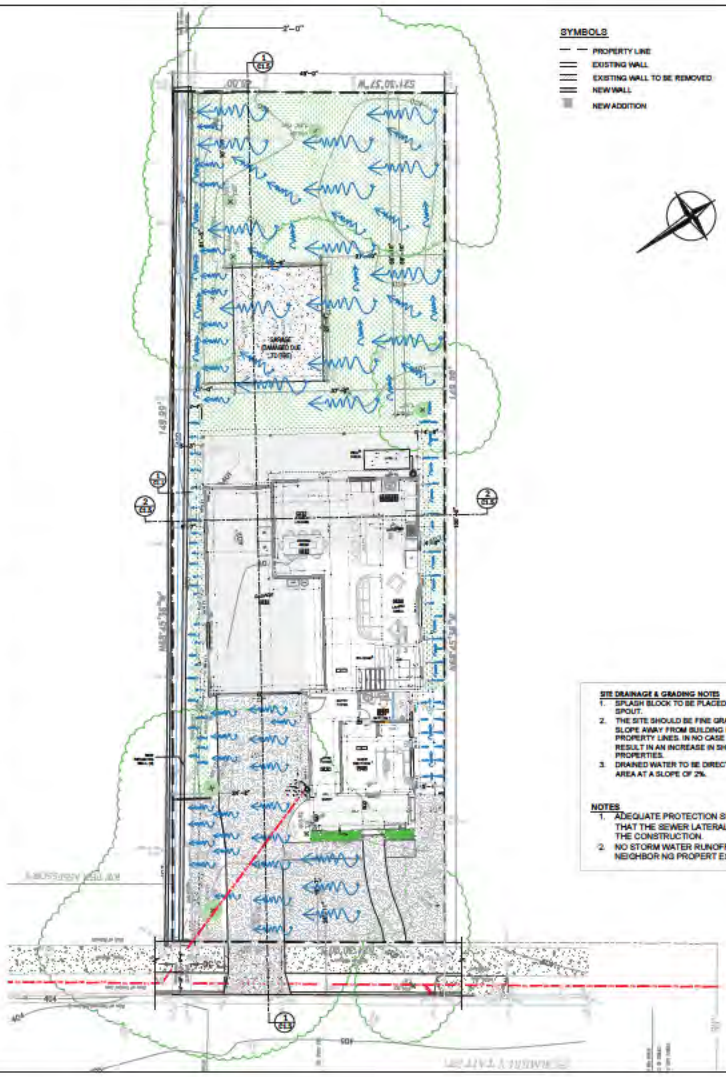
1. PRIOR TO GRADING, THE PROPOSED BUILDING PAD AND DRIVEWAY, WITH A MINIMUM 3.0 FEET OFFSET, IF APPLICABLE, SHOULD BE CLEARED OF ALL OBSTRUCTIONS AND DELETERIOUS MATERIALS SUCH AS EXISTING FOUNDATION, ASPHALT, UTILITIES, PIPES, SURFACE OR SUBSURFACE STRUCTURES, AND ORGANIC TOP SOIL. THESE OBJECTS SHALL BE ACCURATELY LOCATED ON THE GRADING PLANS TO ASSIST THE FIELD ENGINEER IN ESTABLISHING PROPER CONTROL OVER THEIR REMOVAL OR RELOCATION.
2. IT IS ESTIMATED THAT STRIPPING DEPTHS OF ORGANIC TOP SOIL MAY BE IN THE ORDER OF 6 TO 12 INCHES AND UP TO 6.0 FEET FOR TREE ROOTS. THE FINAL DEPTH OF STRIPPING SHOULD BE VERIFIED BY FLA IN THE FIELD. THE PREDOMINANTLY ORGANIC MATERIAL FROM THE STRIPPING SHOULD BE REMOVED FROM THE SITE OR TO USE AS FUTURE LANDSCAPING SOIL ONLY. ANY DEPRESSIONS LEFT BY THE REMOVAL OF OBSTRUCTIONS AND DELETERIOUS MATERIALS SHALL BE CLEANED OF ALL DEBRIS TO EXPOSE NATIVE SUBGRADE.
3. FOLLOWING THE REMOVAL OF OBSTRUCTIONS AND DELETERIOUS MATERIALS, ANY LOOSE FILL MATERIAL OR WET SOIL IS ENCOUNTERED ON-SITE IN AREAS THAT WILL OR MAY AFFECT THE PROPOSED STRUCTURE(S) SHOULD BE OVER-EXCAVATED. THE EXTENT OF THE OVER-EXCAVATION SHOULD BE DETERMINED BY FLA ON-SITE DURING GRADING.
4. THE EXPOSED NATIVE COMPETENT SOIL SHOULD THEN BE; EXCAVATED TO PROPOSED GRADE, IF APPLICABLE, SCARIFIED IN THE UPPER 8 INCHES, AND BE WATERED OR AERATED AS NECESSARY TO BRING THE SOILS TO A MOISTURE CONTENT 2.0 PERCENT ABOVE THE OPTIMUM MOISTURE AMOUNT. THE SUBGRADE SHOULD THEN BE UNIFORMLY COMPACTED TO A MINIMUM DEGREE OF RELATIVE COMPACTION OF 90 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 LABORATORY TEST PROCEDURE AND TESTED BY FLA IN THE FIELD FOR QUALITY CONTROL PER ASTM D6938.
5. FOLLOWING THE INITIAL COMPACTION OF THE NATIVE SOIL, FILLS, EITHER CLEAN NATIVE SOIL OR IMPORT SOIL, CAN BE USED TO ESTABLISH DESIRED GRADE. FOR CONCRETE SLAB ON GRADE, NATIVE EXPANSIVE SOIL SHOULD BE EXCAVATED AND REPLACED WITH A MINIMUM 18 INCHES OF SANDY SOIL IMPORT, AS OUTLINED IN ITEM 16 BELOW. THIS FILL SHOULD BE PLACED IN LIFTS NOT EXCEEDING 4 TO 8 INCHES IN FLUFF THICKNESS, DEPENDENT ON COMPACTION EQUIPMENT. EACH FILL LIFT SHOULD THEN BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90 PERCENT, AT 2% ABOVE OPTIMUM MOISTURE CONTENT. EACH LAYER SHALL BE SPREAD EVENLY AND THOROUGHLY AND SHALL BE BLADE MIXED TO PROVIDE UNIFORMITY OF THE SOIL IN EACH LAYER. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER THE ENTIRE FILL AREA AND CONTINUED UNTIL THE REQUIRED DENSITY IS OBTAINED. FLA SHOULD BE NOTIFIED TO TEST THE COMPACTED SOIL FOR QUALITY CONTROL AT EVERY 12 INCHES IN VERTICAL FILL.
6. SHOULD SELECT IMPORT MATERIAL BE USED TO ESTABLISH THE PROPER GRADING FOR THE PROPOSED DEVELOPMENT, THE IMPORT MATERIAL SHOULD (A) BE FREE OF ORGANIC MATERIAL; (B) HAVE A PLASTICITY INDEX BETWEEN FOUR (4) AND TWELVE (12); (C) BE NO MORE THAN 15% PASSING THE NO. 200 SIEVE; (D) NOT CONTAIN ROCKS OR LUMPS OVER 4 INCHES IN GREATEST DIMENSION. THE IMPORT FILL SHOULD BE APPROVED BY FLA BEFORE IT IS TRANSPORTED TO THE SITE.
7. AFTER GRADING IS COMPLETED AND THE FIELD ENGINEER HAS FINISHED HIS OBSERVATION OF THE GRADING WORK, NO FURTHER EXCAVATION OR FILL SHALL BE DONE EXCEPT WITH THE APPROVAL OF AND UNDER THE OBSERVATION OF THE FIELD ENGINEER.
8. IT SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR AND/OR THE GENERAL CONTRACTOR TO PREVENT EROSION OF THE FRESHLY GRADED AREAS DURING CONSTRUCTION AND UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION MEASURES HAVE BEEN INSTALLED.
9. IN THE EVENT THAT ANY UNUSUAL CONDITION NOT COVERED BY THE SPECIAL PROVISIONS IS ENCOUNTERED DURING THE GRADING OPERATIONS, THE SOIL ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR FURTHER RECOMMENDATION.

SLOPE

10. IN GENERAL, ALL FILL SLOPES SHOULD NOT BE STEEPER THAN 2:1 (HORIZONTAL TO VERTICAL). CUT SLOPES IN STIFF NATURAL MATERIALS SHOULD NOT EXCEED 2:1.
11. SHOULD FILL SOIL BE NEEDED ON A SLOPE, A SHEAR KEY MUST BE ESTABLISHED AT THE TOE OF ALL FILL SLOPES WHERE THE NATURAL HILL SLOPE EXCEEDS 5:1 (HORIZONTAL: VERTICAL). THE SHEAR KEY MUST BE AT LEAST 10 FEET IN WIDTH AND 2 FEET CUT INTO THE NATIVE STIFF MATERIAL. THE BOTTOM OF THE KEYWAY EXCAVATION SHOULD BE SLOPING BACK INTO THE HILLSIDE AT A MINIMUM GRADIENT OF 5 PERCENT. THE LOCATION AND DEPTH OF THE KEYWAY AND SUBDRAIN SHOULD BE DETERMINED BY FLA DURING GRADING OPERATIONS. SUBSEQUENT BENCHES SHOULD BE PLACED AT VERTICAL HEIGHTS OF 2 FEET AND SHOULD EXTEND HORIZONTALLY INTO THE HILLSIDE WHERE STIFF MATERIAL IS EXPOSED. THE SHEAR KEY CAN BE NEGLECTED IF A RETAINING WALL IS BUILT TO RETAIN THE FILL SOIL. BENCHES MUST STILL BE CONSTRUCTED.
12. DURING THE GRADING OPERATIONS, FILL SLOPES MUST BE COMPACTED AND SHOULD BE OVER-CONSTRUCTED. AT THE COMPLETION OF GRADING OPERATIONS, THE EXCESS FILL OR LOOSE SOILS EXISTING ON THE SLOPES SHOULD BE CUT TO FIRM MATERIAL AND GRADED TO ADEQUATELY DESIGN SLOPE GRADE. TRACK-WALKING OF THE SLOPE SURFACE SHOULD ONLY BE UTILIZED TO SEAL THE SURFACE.
13. BEFORE WORK IS STOPPED DUE TO HEAVY RAINS, A POSITIVE GRADIENT AWAY FROM SLOPES SHOULD BE PROVIDED TO CARRY SURFACE RUNOFF WATER AWAY FROM THE SLOPE AND TO AREAS WHERE EROSION CAN BE CONTROLLED. AFTER THE COMPLETION OF SLOPE GRADING, THE EXPOSED SLOPES SHOULD BE PLANTED WITH DEEP-ROOTED NATIVE PLANTS TO MINIMIZE EROSION. AFTER GRADING IS COMPLETED AND FLA HAS FINISHED THE OBSERVATION OF THE WORK, NO FURTHER GRADING SHALL BE DONE UNLESS IT IS APPROVED BY FLA. SOME MINOR EROSION ON SLOPES SHOULD BE EXPECTED. THUS, PERIODIC MAINTENANCE IS REQUIRED.

GENERAL EXCAVATION OF NEW FOUNDATION AND/OR RETAINING WALL

14. THE GENERAL CONTRACTOR SHOULD CAREFULLY IMPLEMENT THE SAFETY PLAN ACCORDING TO THE RECOMMENDATIONS OF CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (CAL OSHA.) THE CONTRACTORS SHOULD BE RESPONSIBLE FOR THE STABILITY OF ALL TEMPORARY CUT SLOPES AND TRENCHES EXCAVATED AT THE SITE, AND DESIGN AND CONSTRUCT OF ANY REQUIRED SHORING SYSTEM. UNSTABLE MATERIALS ENCOUNTERED ON THE SLOPES DURING THE EXCAVATION AND BACKFILL SHOULD BE REMOVED, EVEN IF THIS REQUIRES CUTTING THE SLOPE BACK AT FLATTER INCLINATIONS.
15. IT IS RECOMMENDED THAT MONITOR POINTS SHOULD BE MARKED ON THE SURROUNDING STRUCTURES PRIOR TO THE EXCAVATION. THESE MONITOR POINTS SHOULD BE MONITORED PERIODICALLY BY THE CONTRACTOR UNTIL NEW FOUNDATION/RETAINING WALL ARE BUILT TO ENSURE THAT THE SURROUNDING STRUCTURES ARE NOT AFFECTED BY THE CONSTRUCTION.
16. BEFORE ANY MAJOR GRADING AND THE NEW FOOTING, OR WHERE NEW FOOTING IS DEEP ENOUGH TO BE COUNTED AS RETAINING WALL CAN BE EXCAVATED, THE ADJACENT FOUNDATION SHOULD BE VERIFIED AND UNDERPINNED, AS NECESSARY, TO AT LEAST 36 INCHES BELOW THE BOTTOM OF THE PROPOSED EXCAVATION. IF SEQUENCED CONSTRUCTION IS TO BE PERFORMED THEN UNDERPINNING OF THE ADJACENT FOUNDATION MAY NOT BE NECESSARY, NOR IS SHORING.
17. AFTER UNDERPINNING, BEFORE ANY MAJOR EXCAVATION, TEMPORARY SHORING SYSTEMS OR OSHA CUT SLOPES CAN BE CONSTRUCTED AROUND THE EXCAVATED AREA FOR THE SAFETY OF THE CONSTRUCTION WORKERS AND FOR THE PROTECTION OF THE ADJACENT/NEIGHBORS' EXISTING STRUCTURES, IF NEEDED.
18. IF THE LOCATION IS SUITABLE FOR A TEMPORARY OPEN CUT FOR THE PROPOSED EXCAVATION, THE LOWER 4.0 FEET OF EXCAVATION MAY BE VERTICALLY CUT. THE UPPER PART OF THE SLOPE MAY BE CUT BACK AT THE MAXIMUM ALLOWABLE SLOPE GRADIENT IS 1:1 (HORIZONTAL: VERTICAL).
19. IF THE LOCATION IS NOT SUITABLE FOR A TEMPORARY OPEN CUT FOR THE EXCAVATION, A TEMPORARY SHORING SYSTEM SHOULD BE DESIGNED BY THE GENERAL CONTRACTOR AND CAN BE ACHIEVED BY CONSTRUCTING SOLDIER PIERS. THE PIERS SHOULD HAVE A MINIMUM DIAMETER OF 16 INCHES AND A MINIMUM EMBEDMENT OF 10.0 FEET BELOW THE EXCAVATION SUBGRADE AND EQUALLY SPACED AT MAXIMUM 3-HIERS-DIAMETER APART, CENTER ON CENTER. STEEL REINFORCEMENT WILL BE DETERMINED BY THE STRUCTURAL ENGINEER. THESE SOLDIER PIERS CAN BE FILLED WITH LEAN CONCRETE PER STRUCTURAL ENGINEER'S CALCULATION OR BE DESIGNED AS PERMANENT STRUCTURE.
20. THE PIERS SHOULD BE DESIGNED WITH AN ALLOWABLE SKIN FRICTION OF 300 P.S.F., AND TO RESIST A LATERAL EARTH PRESSURE OF 55 P.C.F. (EQUIVALENT FLUID PRESSURE). RESISTANCE TO LATERAL FORCE MAY BE PROVIDED BY PASSIVE EARTH PRESSURES MOBILIZED ALONG THE PIER LENGTH 36 INCHES BELOW THE DEPTH OF THE EXCAVATION SUBGRADE. PASSIVE EARTH PRESSURES MAY BE COMPUTED AS AN EQUIVALENT FLUID WEIGHING 300 POUNDS PER CUBIC FOOT ACTING OVER 2 PIER DIAMETERS FOR A MAXIMUM OF 2,000 P.S.F.
21. IF THE ADJACENT BUILDING/FOOTING IS NOT UNDERPINNED, AN ADDITIONAL PRESSURE MAY APPLY AND IS EQUAL TO ONE-HALF OF THE SURCHARGED PRESSURE RESULTING FROM THE ADJACENT BUILDING/FOOTING STRUCTURES SHOULD BE ASSUMED TO ACT AGAINST THE TOP OF THE SHORING.
22. THE EXCAVATION FOR NEW FOOTING AND RETAINING WALL, WHERE APPLICABLE, MAY BE DONE IN SECTIONS PER GENERAL CONTRACTOR'S DECISION. THE SECTIONS SHOULD CONSIST OF 6.0 FEET MAXIMUM HORIZONTAL EXCAVATED SECTION WHILE ADJACENT 12.0 FEET SECTIONS REMAIN UNDISTURBED. ONCE THE EXCAVATED 6.0 FEET SECTION IS COMPLETED WITH SPECIFIED RETAINING WALL/NEW FOOTING AND CONCRETE HAS ACHIEVED MINIMUM 2,500 P.SI STRENGTH OR HIGHER. THE ADJACENT 6.0 FEET OR LESS CAN BE EXCAVATED. IF SECTION EXCAVATION IS PERFORMED, SHORING AND/OR UNDERPINNING MAY NOT BE NECESSARY.
23. IT IS NOTED THAT FLA SHOULD BE GIVEN THE CHANCE TO OBSERVE THE EXCAVATION PROCESS FOR SOIL AND STABILITY VERIFICATION. THE CONTRACTOR SHOULD PAY EXTRA ATTENTION TO THE MOVEMENTS OF ADJACENT BUILDINGS. IF MOVEMENT IS OBSERVED, THE EXCAVATION SHOULD STOP IMMEDIATELY AND SHORING AND/UNDERPINNING SHOULD BE INSTALLED AS SOON AS POSSIBLE.



GRADING & DRAINAGE PLAN

SCALE 1/8" = 1'-0"

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS		
NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
GRADING & DRAINAGE PLAN 2

DATE
03/03/2025

SCALE
1/8"=1'-0"

SHEET
C1.2

CONDITIONS TO BE OBSERVED:

1. THE OWNER/APPLICANT SHALL ENSURE THAT BEST MANAGEMENT PRACTICES (BMPS) AS PER BMP SHEET ARE FOLLOWED TO PREVENT DISCHARGE OF SOIL OR ANY CONSTRUCTION MATERIAL INTO THE GUTTER, STORM DRAIN SYSTEM, OR CREEK.

2. THE PROPERTY OWNER/APPLICANT SHALL APPLY FOR AND OBTAIN A TEMPORARY ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT FOR WORK IN THE CITY PUBLIC RIGHT-OF-WAY, EASEMENTS OR PROPERTY IN WHICH THE CITY HOLDS AN INTEREST, INCLUDING DRIVEWAY, SIDEWALK, SEWER CONNECTIONS, SEWER CLEAN-OUTS, CURB DRAINS OR STORM DRAIN CONNECTIONS OR PLACEMENT OF A DEBRIS BOX IN CITY RIGHT-OF-WAY.

3. FAILURE TO COMPLY WITH ANY PERMITS CONDITION ANY RESULT IN A "STOP WORK ORDER" OR OTHER PENALTY.

4. ALL CONSTRUCTION AND RELATED ACTIVITIES WHICH REQUIRE A CITY PERMIT SHALL BE ALLOWED ONLY DURING THE HOURS OF 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY AND 10:00 A.M. TO 5:00 P.M., SATURDAY. NO CONSTRUCTION ACTIVITY OR RELATED ACTIVITIES SHALL BE ALLOWED OUTSIDE OF THE AFOREMENTIONED HOURS OR NO SUNDAYS AND THE FOLLOWING HOLIDAYS: NEW YEAR'S DAY, PRESIDENT'S DAY, MEMORIAL DAY, 4TH OF JULY, LABOR DAY, THANKSGIVING DAY AND CHRISTMAS DAY. ALL GASOLINE POWERED CONSTRUCTION EQUIPMENT SHALL BE EQUIPPED WITH AN OPERATING MUFFLER OR BAFFLING SYSTEM AS ORIGINALLY PROVIDED BY THE MANUFACTURER AND NO MODIFICATION TO THESE SYSTEM IS PERMITTED.

5. STREET, SIDEWALKS AND CURBS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY PROPERTY OWNER/APPLICANT. PHOTOGRAPHS OR VIDEO OF BEFORE CONDITION ARE RECOMMENDED.

6. STORM WATER SHALL BE DIRECTED ONSITE TO A VEGETATED AREA OR THE CITY STORM SYSTEM.

CONSTRUCTION ACTIVITY NOTES:

1. OBTAIN BUILDING PERMIT PRIOR TO START OF ANY WORK.

2. TO MINIMIZE IMPACT OF CONSTRUCTION ON NEIGHBORS, THE PROJECT SHALL:

A) SECURE CONSTRUCTION SITE WITH APPROPRIATE SAFETY MEASURES (FENCING AND LOCKS) AT ALL TIMES TO ENSURE SAFETY OF SITE AND NEIGHBORS.

B) MEASURES TO CONTROL NOISE BY LIMITING CONSTRUCTION HOURS TO THOSE ALLOWED BY THE SUNNYVALE MUNICIPAL CODE, AVOIDING SENSITIVE EARLY MORNING AND EVENING HOURS, AND APPROPRIATELY SCHEDULING USE OF NOISE-GENERATING EQUIPMENT.

C) USE 'QUIET' MODELS OF AIR COMPRESSORS AND OTHER STATIONARY NOISE SOURCES WHERE SUCH TECHNOLOGY EXISTS.

D) EQUIP ALL INTERNAL COMBUSTION ENGINE-DRIVEN EQUIPMENT WITH MUFFLERS, WHICH ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT.

E) LOCATE ALL STATIONARY NOISE-GENERATING EQUIPMENT, SUCH AS AIR COMPRESSORS AND PORTABLE POWER GENERATORS, AS FAR AWAY AS POSSIBLE FROM NEIGHBORING.

F) LOCATE STAGING AREAS AND CONSTRUCTION MATERIAL AREAS AS FAR AWAY AS POSSIBLE FROM NEIGHBORING RESIDENCES.

G) PROHIBIT UNNECESSARY IDLING OF INTERNAL COMBUSTION ENGINE-DRIVEN EQUIPMENT AND VEHICLES.

H) MANAGE CONSTRUCTION PARKING SO THAT NEIGHBORS ARE NOT IMPACTED BY CONSTRUCTION VEHICLES. WHEN THE SITE PERMITS, ALL CONSTRUCTION PARKING SHALL BE ON-SITE AND NOT ON THE PUBLIC STREETS.

I) DESIGNATE A "DISTURBANCE COORDINATOR" WHO WOULD BE RESPONSIBLE FOR RESPONDING TO ANY LOCAL COMPLAINTS ABOUT CONSTRUCTION NOISE. THE DISTURBANCE COORDINATOR WILL DETERMINE THE CAUSE OF THE NOISE COMPLAINT AND WILL REQUIRE THAT REASONABLE MEASURES WARRANTED TO CORRECT THE PROBLEM BE IMPLEMENTED. CONSPICUOUSLY POST THE NAME AND TELEPHONE NUMBER OF THE DISTURBANCE COORDINATOR AT THE CONSTRUCTION SITE.

J) DELIVERY HOURS SHALL COMPLY WITH FREMONT MUNICIPAL CODE:

I) DELIVERY HOURS ARE LIMITED TO DAYTIME (PERIOD FROM 7:00 A.M. TO 10:00 P.M. DAILY) ONLY.

II) NIGHT TIME DELIVERY (PERIOD FROM 10 P.M. TO 7:00 A.M. DAILY) IS PROHIBITED.

CONSTRUCTION OPERATION PLAN
SCALE 1/8" = 1'-0"

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
CONSTRU--CTION OPERATION PLAN

DATE
03/03/2025

SCALE
1/8"=1'-0"

SHEET
C1.3

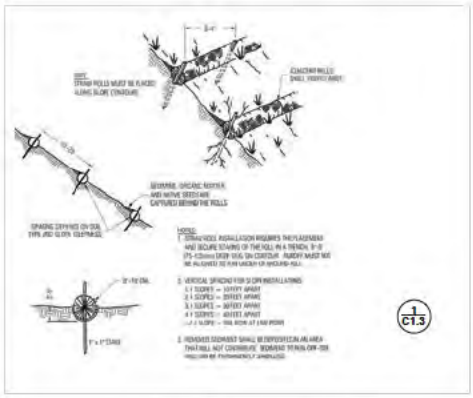
SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL CONFORM TO ABAG STANDARDS, TOWN STANDARDS AND THE APPROVAL OF THE TOWN'S ENGINEERING DEPARTMENT.
2. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE ON SITE BY SEPTEMBER 15TH AND IN PLACE BY OCTOBER 1ST.
3. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MA NTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APR L 30TH, WHICHEVER IS LONGER.
4. IN THE EVENT OF RA N, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
6. PROJECTS MUST HAVE ALL CUT AND FILL SLOPES PROTECTED BY AND DISTURBED AREAS BY ONE OF THE FOLLOWNG MEASURES OR THE COMBINATION OF THEM: TEMPORARY SEED NG AND MULCHING, PERMANENT SEEDING AND MULCHING, HYDROMULCHING-HYDROSEEDING, EROSION CONTROL BLANKETS/GEOTEXT LES, AND FIBER ROLLS;
7. ANY AREAS OF DISTURBED SOIL SHALL BE SEEDED OR REPLANTED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO OCTOBER 1ST, OR FINAL INSPECTION, WHICHEVER IS SOONER.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY TOWN'S ENGINEERING DEPARTMENT OR BU LD NG OFFICIALS.
9. PROJECTS SHALL PREVENT ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRA N SYSTEM.

FIBRE ROLL INSTALLATION DETAILS :

FAILURE TO IMPLEMENT EROSION CONTROL MEASURES DURING PERIODS OF RAINFALL MAY RESULT IN A PROH BITION OF ANY ADDITIONAL CONSTRUCTION DURING THE REMAINDER OF THE RAINY SEASON.

1. PREPARE THE SLOPE BEFORE BEGINNING INSTALLATION.
2. DIG SMALL TRENCHES ACROSS THE SLOPE ON THE CONTOUR.
3. THE TRENCH DEPTH SHOULD BE ¼ TO 1/3 OF THE THICKNESS OF THE ROLL, AND THE WIDTH
4. SHOULD EQUAL THE ROLL DIAMETER, IN ORDER TO PROVIDE AREA TO BACKFILL THE TRENCH
5. IT IS CRITICAL THAT ROLLS ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, AND PARALLEL TO THE SLOPE CONTOUR.
6. START BU LD NG TRENCHES AND INSTALLING ROLLS FROM THE BOTTOM OF THE SLOPE AND WORK UP.
7. IT IS RECOMMENDED THAT PILOT HOLES BE DRIVEN THROUGH THE FIBER ROLL. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE ROLL AND NTO THE SOIL FOR THE WOODEN STAKES.
8. TURN THE ENDS OF THE F BER ROLL UP SLOPE TO PREVENT RUNOFF FROM GO NG AROUND THE ROLL.
9. STAKE FIBER ROLLS INTO THE TRENCH. DRIVE STAKES AT THE END OF EACH FIBER ROLL AND SPACED 4 FT MAXIMUM ON USE WOOD STAKES WITH A NOM NAL CLASSIFICATION OF 0.75 BY 0.75 N. AND MIN MUM LENGTH OF 24 IN.
10. F MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT A BUTTED. SEE TYPICAL FIBER ROLL INSTALLATION DETA LS BELOW



1 / C1.3

EROSION CONTROL PLAN
SCALE 1/8" = 1'-0"

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

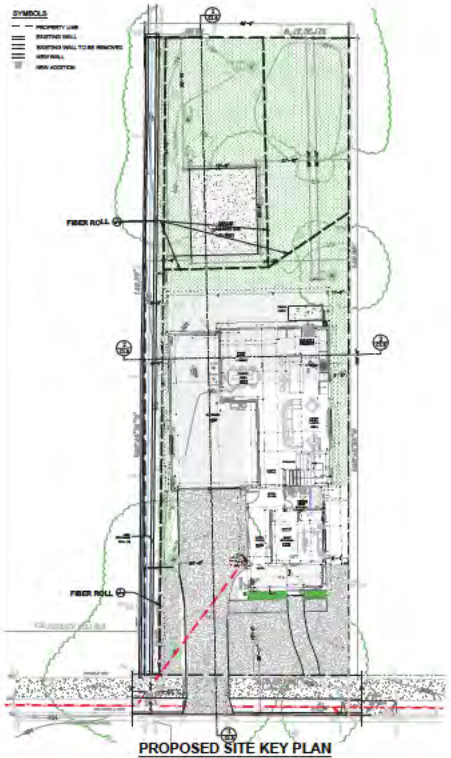
SHEET TITLE:-
EROSION CONTROL PLAN

DATE
03/03/2025

SCALE
1/8"=1'-0"

SHEET
C1.4

PROPOSED SITE KEY PLAN 1/C1.5
SCALE 3/16" = 1'-0"



PROPOSED SITE KEY PLAN
SCALE 3/32" = 1'-0"

PROPOSED SITE KEY PLAN 2/C1.5
SCALE 3/16" = 1'-0"

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
PROPOSED SITE SECTION

DATE
03/03/2025

SCALE
AS SHOWN ON PLANS

SHEET
C1.5

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