

GENERAL NOTES:

SURVEYING CONTROLS: HORIZONTAL & VERTICAL CONTROLS SHALL BE SET & CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING PRIOR TO CONSTRUCTION.

EROSION CONTROL: PRIOR TO FOUNDATION INSPECTION BY THE CITY, A LICENSED LAND SURVEYOR OF RECORD SHALL PROVIDE A WRITTEN CERTIFICATE THAT ALL BUILDING SETBACKS COMPLY WITH THE APPLICABLE PLANS.

ENCROACHMENT PERMIT: APPLICANT (OWNER) SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ANY & ALL IMPROVEMENTS IN ANY CITY RIGHT-OF-WAY OR CITY EASEMENT INCLUDING THE STORMWATER SHALE PRIOR TO COMMENCEMENT OF THE WORK.

CONSTRUCTION WADDLERS SHALL BE INSTALLED ALONG STREET SIDES TO PREVENT EROSION DURING RAINY SEASON.

SILT AND MUD IN PUBLIC RIGHT-OF-WAY: IT IS THE RESPONSIBILITY OF THE CONTRACTOR & HOMEOWNER TO MAKE SURE THAT ALL SILT TRACKED INTO THE PUBLIC RIGHT-OF-WAY IS CLEANED UP ON A DAILY BASIS. MUD, SILT, CONCRETE & OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE STORM DRAINS.

CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 99 & STANDARD DETAIL 1 SPECIFICATION 9-1.

A COMPLETED CFC-175-016 FORM MUST BE PROVIDED TO THE CITY/TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

THE BUILDER MUST PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 1 §10-109(b)) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES.

WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR, SUBCONTRACTOR OR CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, & TO COMPLY WITH THE REQUIREMENTS OF THE PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF THE SYSTEM UNDER CONSTRUCTION. A COMPLETE PERMIT APPLICATION TO THE FIRE DEPARTMENT FOR REVIEW & APPROVAL PRIOR TO BEGINNING THEIR WORK. CFC § 909.5 & HEALTH & SAFETY CODE 19114.7.

A. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, & AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. C685C SECTION 4.504.2.4.

B. PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER PROJECTS) MUST BE PROVIDED TO THE TOWN OF LOS GATOS BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, GUBSON & ADHESIVE), RESILIENT FLOORING SYSTEMS, & COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN C685C SECTION 4.504.

ALL PUBLIC UTILITY SERVICES SERVING THIS PROPERTY SHALL BE PLACED UNDERGROUND. THE APPLICANT SHOULD CONTACT P&E IMMEDIATELY AFTER BUILDING PERMIT TO START THE APPLICATION PROCESS FOR UNDERGROUNDING UTILITIES WHICH CAN TAKE UP TO 6-8 MONTHS.

PRIOR TO BUILDING PERMIT FINAL INSPECTION, A LETTER FROM A CA LICENSED LANDSCAPE ARCHITECT CERTIFYING THE LANDSCAPING & VEGETATION CLEARANCE REQUIREMENTS HAVE BEEN COMPLETED AS PRESCRIBED IN CALIF. FIRE CODE § 4906 & 4907 INCLUDING CALIF. PUBLIC RESOURCES CODE 4041 OR CALIF. GOVERNMENT CODE §192, CFC § 909.1.5.

DOCUMENTATION SHALL BE PROVIDED PRIOR TO FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION. C685C § 4.409.5.

EXCAVATION CUTS EXCEEDING 5' TYPICALLY REQUIRE A DOSH PERMIT. ALL EXCAVATIONS MUST CONFORM TO APPLICABLE OSHA & CAL-OSHA REQUIREMENTS. CONTACT CALIF. DEPARTMENT OF OCCUPATIONAL SAFETY & HEALTH (DOSH) FOR INFORMATION ABOUT REQUIRED PERMITS. DOSH'S LOCAL OFFICE: (510) 784-2821. PRIOR TO EXCAVATION, THE EXCAVATION CONTRACTOR SHALL SUBMIT PROOFS TO THE TOWN BUILDING INSPECTOR, THAT SHOWS HE OR SHE HAS RECEIVED SUCH A PERMIT FROM DOSH.

FIRE DEPARTMENT:

WATER SUPPLY REQUIREMENTS:
POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR, SUBCONTRACTOR OR CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, & TO COMPLY WITH THE REQUIREMENTS OF THE PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF THE SYSTEM UNDER CONSTRUCTION. A COMPLETE PERMIT APPLICATION TO THE FIRE DEPARTMENT FOR REVIEW & APPROVAL PRIOR TO BEGINNING THEIR WORK. CFC § 909.5 & HEALTH & SAFETY CODE 19114.7.

CONSTRUCTION SITE FIRE SAFETY:
ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 99 & STANDARD DETAIL 901.

ADDRESS IDENTIFICATION:
PROVIDE ADDRESS NUMBERS PLAINLY LEGIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. 4" HIGH WITH A MIN. 3/16" STROKE WIDTH OF 1/4". WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD & THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC 909.1, CFC 9514.

FIRE SPRINKLERS REQUIRED:
AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM ISD SHALL BE INSTALLED. THE OWNER, & ANY CONTRACTOR OR SUBCONTRACTOR ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIF. LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETE PERMIT APPLICATION TO THE FIRE DEPARTMENT FOR REVIEW & APPROVAL PRIOR TO BEGINNING THEIR WORK. CFC § 919.2.

EMERGENCY GATE/ACCESS GATE REQUIREMENTS:
GATE INSTALLATIONS SHALL CONFORM WITH FIRE DEPARTMENT STANDARD DETAILS & SPECIFICATIONS 6-1 & 6-2. WHEN OPEN SHALL NOT OBSTRUCT ANY PORTION OF THE REQUIRED WIDTH FOR EMERGENCY ACCESS ROADWAYS OR DRIVEWAYS. LOCKS, IF PROVIDED, SHALL BE FIRE DEPARTMENT APPROVED PRIOR TO INSTALLATION. GATES ACROSS THE EMERGENCY ACCESS ROADWAYS SHALL BE EQUIPPED WITH AN APPROVED ACCESS DEVICES. MANUAL GATES SHALL HAVE AN APPROVED KNOX PADLOCK. CFC § 909.6 & 906.

REQUIRED SPECIAL FEATURES:

- INDOOR AIR QUALITY, BALANCED FAN
- IAQ VENTILATION SYSTEM: AS LOW AS 475 W/CFM
- IAQ VENTILATION SYSTEM HEAT RECOVERY: MIN 65 SRE & 68 AS/E
- IAQ VENTILATION SYSTEM: SUPPLY OUTSIDE AIR INLET, FILTER, & H/ERY CORES ACCESSIBLE PER ROOM REFERENCE MANUAL.
- IAQ VENTILATION SYSTEM: FAULT INDICATOR DISPLAY.
- NON-STANDARD DUCT LOCATION (ANY LOCATION OTHER THAN ATTIC)
- SOLAR WATER HEATING CREDIT, SINGLE FAMILY BUILDING.
- COMPACT DISTRIBUTION SYSTEM BASIC CREDIT.
- NORTHWEST ENERGY EFFICIENCY ALLIANCE RATED HEAT PUMP WATER HEATER/SPECIFIC BRAND/MODEL, OR EQUIVALENT, MUST BE INSTALLED.

INSTALL 4.56 KWDC SOLAR SYSTEM. A SEPARATE PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE ENERGY CALCULATIONS COMPLIANCE MODELING. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

HERS VERIFICATION REQUIRED FOR:

- QUALITY INSULATION INSTALLATION.
- INDOOR AIR QUALITY VENTILATION.
- THE KITCHEN RANGE HOOD.
- MIN. AIRFLOW
- VERIFIED SEER/SEER2
- VERIFIED REFRIGERANT CHARGE.
- FAN EFFICACY WATTS/CFM
- VERIFIED HSPF2
- VERIFIED HEAT PUMP RATED HEATING CAPACITY.
- DUCT LEAK TESTING

PROVIDE BRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

Note:
The geotechnical aspects of the construction should be performed in accordance with the recommendations of the geotechnical report prepared by Murray Engineers, Inc. dated January 25, 2018 and the report update and supplemental recommendations letter dated December 6, 2024. Murray Engineers, Inc. should be provided with at least 48 hours advance notification (650-559-9980) of the construction of any geotechnical aspects of the project and should be present to observe and test the grading, foundation, and drainage installation phases of the project.



NOTE:
ADU TO BE UNDER A SEPARATE MINISTERIAL PERMIT.

THIS PROJECT IS LOCATED IN THE WILDLAND URBAN INTERFACE



| PROJECT DIRECTORY | |
|---|--|
| ARCHITECT: Kohlsaatt & Associates 51 University Ave. Ste. L Los Gatos, Ca 95030 | ENERGY CONSULTANT: Monterey Energy Group 26465 Carmel Rancho Blvd. Ste 8 Carmel, CA 93923 Tel: (408) 395-2555 |
| STRUCTURAL ENGINEER: 4X Engineering Inc. 1885 Meridian Ave. San Jose, Ca. 95125 Tel: (408) 642-5464 | SOIL ENGINEER: Murray Engineers Inc. 935 Fremont Ave. Los Altos, Ca. 94024 Tel: (650) 559-9980 |
| CIVIL ENGINEER: Lea & Braze Engineering Inc. 2495 Industrial Pkwy West Hayward, CA. 94545 TEL (510) 887-4086 | |
| SCOPE OF WORK | |
| NEW 576 SF ADU WITH 576 SF COVERED OUTDOOR KITCHEN, 4,009 SF POOL DECK & 1,152 SF BELOW GRADE STORAGE. ADD NEW WOOD/WIRE FENCE ON 2' STONE WALL ON SOUTH & WEST SIDE OF VINEYARD. | |
| CODE COMPLIANCE | |
| THIS PROJECT SHALL COMPLY WITH THE 2022 CBC, CRC, CEC, CMC, CFC, CALIF ENERGY CODE, CHCC, CFC, CEBC, CALGREEN AS WELL AS ALL APPLICABLE STATE & LOCAL CODES. | |
| DEFERRED SUBMITTAL | |
| HANDRAILS, GUARDRAILS, SPRINKLERS, SOLAR SYSTEM THESE DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW & COORDINATION; FOLLOWING THE COMPLETION OF PROJECT/ENGINEER REVIEW & COORDINATION, A SUBMITTAL TO THE TOWN SHALL BE MADE (FOR TOWN REVIEW & APPROVAL), WHICH SHALL INCLUDE A LETTER STATING THIS REVIEW & COORDINATION HAS BEEN PERFORMED & COMPLETED & PLANS & CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (E.G., WITH REGARD TO GEOMETRY, LOAD CONDITIONS, ETC.) WITH NO EXCEPTIONS. CFC § 1013.4.1 | |

| PROJECT DATA | | | |
|----------------------------------|--|-----------------------------------|--|
| PROJECT ADDRESS: | 16135 & 16139 CERRO VISTA DR. LOS GATOS, CA 95032 | OWNER: | RUBEN & JOY CABALLERO 16135 CERRO VISTA DR. LOS GATOS, CA. 95032 (669) 222-9220 |
| APN#: | 597-20-018 | ZONING: | HR 2 1/2 |
| OCCUPANCY GROUP: | R-3/U | CONSTRUCTION TYPE: | V-B |
| SPRINKLERS: | YES | GROSS & NET SITE AREA: | 10.22 ACRES, 445,125 SF 445,125 SF - 60% = 178,050 SF |
| AVERAGE SLOPE: | 39% | ALLOWABLE ADU AREA: | 1,200 SF |
| EXISTING FLOOR AREA: | | PROPOSED STRUCTURE: | |
| EXISTING RESIDENCE: | | ACCESSORY STRUCTURES: | |
| MAIN LEVEL | 3,264 SF | ADU | 576 SF |
| SECOND LEVEL | 2,291 SF | UNDER FLOOR EXCEED 4' | 56 SF |
| BASEMENT | 491 SF | OUTDOOR KITCHEN | 576 SF |
| GARAGE | 936 SF | MECH/CRAWL SPACE | 1036 SF |
| | | STONE POOL DECK | 4,009 SF |
| TOTAL FLOOR AREA = | 6,988 SF | | |
| SITE AREAS: | EXISTING | ADDITION | PROPOSED |
| RESIDENCE & GARAGE | 4,044 SF | 0 SF | 4,044 SF |
| CARPORT | 233 SF | 0 SF | 233 SF |
| LOGGIA | 724 SF | 0 SF | 724 SF |
| ADU | 0 SF | 576 SF | 576 SF |
| OUTDOOR KITCHEN | 0 SF | 576 SF | 576 SF |
| TOTAL BUILDING COVERAGE | 5,081 SF | 1,152 SF | 6,233 SF |
| POOL & SPA | 1,238 SF | 0 SF | 1,238 SF |
| PATIO & CONC. PATHS | 4,982 SF | 707 SF | 5,789 SF |
| DRIVEWAY | 1601 SF | 0 SF | 1601 SF |
| TOTAL IMPERVIOUS COVERAGE | 13,821 SF = 3.01% | 707 SF | 14,608 SF = 3.28% |

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REVISIONS

| | |
|---|-----------------------------|
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KOHLSAATT & ASSOCIATES ARCHITECTURE
51 UNIVERSITY AVE. STE. L, LOS GATOS, CA 95030 • (408) 395-2555

THE CABALLERO'S
A NEW ADU & OUTDOOR KITCHEN FOR:
16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

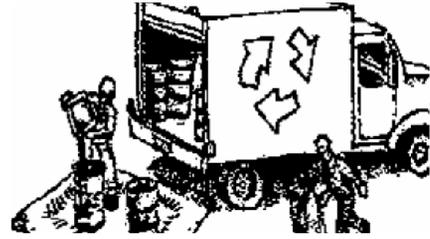
COVER SHEET

DATE: 7/12/24
SCALE: AS SHOWN

SHEET
A-1
1 OF 35

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.

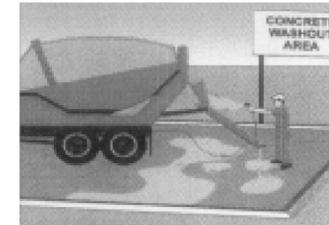
Contaminated Soils

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

Landscaping

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

Concrete Management & Dewatering



Concrete Management

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

Dewatering

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

Paving/Asphalt Work



Paving

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

Sawcutting & Asphalt/Concrete Removal

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

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:

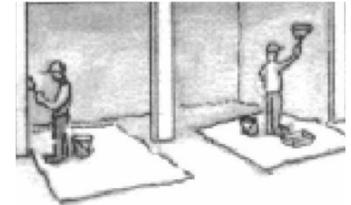
During Installation

- 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:
 - 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.
 - Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
 - 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.

Painting & Paint Removal



Painting Cleanup and Removal

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



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

CAL GREEN MANDATORY MEASURES 2022

| MANDATORY FEATURE OR MEASURE | VERIFICATION | |
|---|-------------------------------------|--------------------------|
| | REQUIREMENTS | |
| PLANNING & DESIGN | | |
| Site Development: | | |
| 4.106.2 A plan is developed and implemented to manage storm water drainage during construction. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.106.4.1 Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 3 percent of total parking spaces, as specified, for multifamily dwellings. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General | | |
| 4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| WATER EFFICIENCY AND CONSERVATION | | |
| Indoor Water Use | | |
| 4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets & showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.303.1.1 1.20 gpm for water closets | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.303.1.2 1.8 gpm @ 60psi for showers | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.303.1.3 1.2 gpm @ 60psi for lavatory faucets | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.303.1.4 1.8 gpm @ 60psi for kitchen faucets | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.303.3 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.303.1.4.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Outdoor Water Use | | |
| 4.304.1 Residential developments shall comply with a local water efficient landscape ordinance or the current Calif. Dept. of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MATERIAL CONSERVATION & RESOURCE EFFICIENCY | | |
| Enhanced Durability & Reduced Maintenance | | |
| 4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Construction Waste Reduction, Disposal, & Recycling | | |
| 4.409.1 Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with one of the following: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1. Comply with a more stringent local construction & demolition waste management ordinance; or | | |
| 2. A construction waste management plan, per Section 4.409.2; or | | |
| 3. A waste management company, per Section 4.409.3; or | | |
| 4. The waste stream reduction alternative, per Section 4.409.4 | | |
| Building Maintenance & Operation | | |
| 4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ENVIRONMENTAL QUALITY | | |
| Fireplaces | | |
| 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 applicable local ordinances. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Pollutant Control | | |
| 4.504.1 Duct openings and other related air distribution component openings shall be covered during construction. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for VOC and other toxic compounds. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.504.3 Carpet and carpet systems shall be compliant with VOC limits. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.504.4 80% of floor area receiving resilient flooring shall comply with specified VOC criteria. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish shall comply with low formaldehyde emission standards. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Interior Moisture Control | | |
| 4.505.2 Vapor retarder and capillary break in installed at slab on grade foundation. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Indoor Air Quality and Exhaust | | |
| 4.506.1 Each bathroom shall be provided with the following: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1. ENERGY STAR fans ducted to terminate outside the building; | | |
| 2. Fans must be controlled by a humidity control (separate or build-in); OR function as a component of a whole-house ventilation system; | | |
| 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of 50% to a maximum of 80%. | | |
| Environmental Comfort | | |
| 4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent. | | |
| 2. Size duct systems according to ANSI/ACCA 1 Manual D-2016 or equivalent. | | |
| 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent. | | |
| INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS | | |
| Qualifications | | |
| TO2.1 HVAC system installers are trained and certified in the proper installation of HVAC systems. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| TO2.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Verifications | | |
| TO3.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

WILDLAND-URBAN INTERFACE

ROOF VALLEYS:
VALLEYS & GUTTERS SHALL BE 26 GAUGE GALV. SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF 12LB MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3409, AT LEAST 36" WIDE THE FULL LENGTH OF THE VALLEY. GUTTERS WILL HAVE THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES & DEBRIS IN THE GUTTER, AS REQ'D PER SEC. R537.5.3 & R537.5.4 TYP.

VENTS:
WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, & UNDERFLOOR VENTILATION SHALL BE IN ACCORDANCE WITH SECTION 1203 OF THE CBC & SECTIONS R537.1 THROUGH R537.6.5 OF THIS SECTION TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS & FLAME THROUGH THE VENTILATION OPENING. R537.6.1

EXTERIOR WALLS:
EXTERIOR WALL COVERINGS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL & EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF & TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. R537.1.3

ENCLOSED EAVES & EAVE SOFFITS:
THE EXPOSED UNDERSIDE OF ENCLOSED EAVES HAVING EITHER A BOXED-IN EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OF THE FOLLOWING:

1. NONCOMBUSTIBLE MATERIAL.
2. IGNITION RESISTANT MATERIAL.
3. ONE LAYER OF 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT.
4. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT INCLUDING ASSEMBLIES USING THE GYPSUM PANEL & SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
5. BOXED EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN EITHER OF THE FOLLOWING:
 - 5.1 5PM STANDARD 12-7A-3 OR ASTM E817
 - EXCEPTIONS: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:
 1. GABLE END OVERHANGS & ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS.
 2. FASCIA & OTHER ARCHITECTURAL TRIM BOARDS. CBC R537.1.5

UNDERFLOOR PROTECTION:
UNDERFLOOR AREAS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS. PER SEC. R537.1.9 TYP.

EXTERIOR GLAZING:
EXTERIOR GLAZING SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE. PER R537.2.2

EXTERIOR DOORS:
EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD 5PM 12-7A-1 OR SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES & RAILS NOT LESS THAN 1 3/4" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MIN. PER R537.2.3

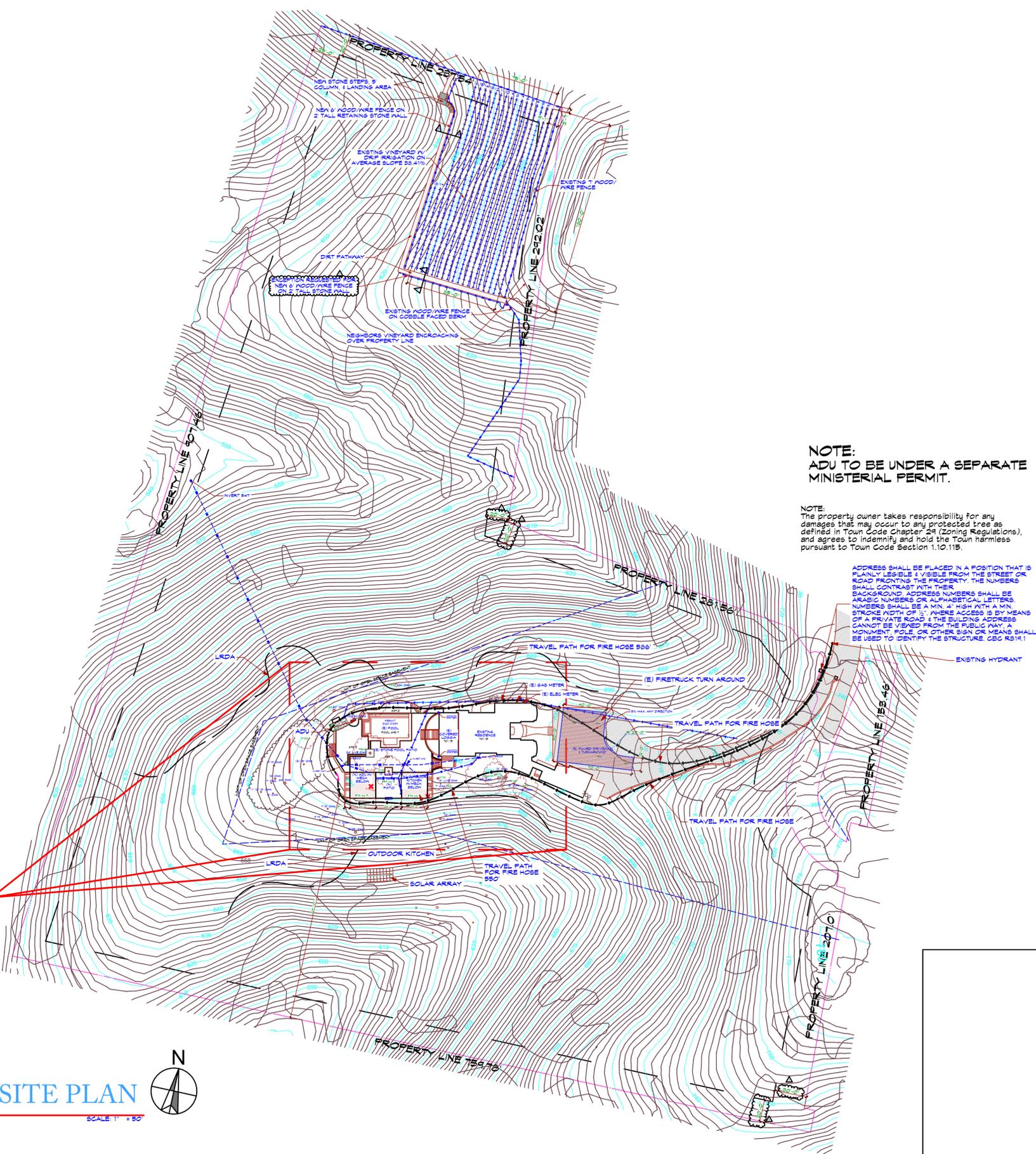
GUTTERS:
GUTTER SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. CBC R537.5.4

OPEN ROOF EAVES:
THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:

1. NONCOMBUSTIBLE MATERIAL.
2. IGNITION RESISTANT MATERIAL.
3. ONE LAYER OF 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK.
4. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL & SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.

- EXCEPTIONS:**
1. SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MIN. NOMINAL DIMENSION OF 2".
 2. SOLID WOOD BLOCKING INSTALLED BETWEEN RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MIN. NOMINAL DIMENSION OF 2".
 3. GABLE END OVERHANGS & ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS.
 4. FASCIA & OTHER ARCHITECTURAL TRIM BOARDS.
- CBC R537.1.4

ENLARGED SITE PLAN



NOTE:
ADU TO BE UNDER A SEPARATE MINISTERIAL PERMIT.

NOTE:
The property owner takes responsibility for any damages that may occur to any protected tree as defined in Town Code Chapter 24 (Zoning Regulations), and agrees to identify and hold the Town harmless pursuant to Town Code Section 1.10.11B.

ADDRESS SHALL BE PLACED IN A POSITION THAT IS FLANLY LEGIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. 4" HIGH WITH A MIN. STROKE WIDTH OF 1/8". WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD & THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CBC R531.1

REVISIONS

| | |
|---|------------------------------|
| 5 | PLAN CHECK COMMENTS 12/5/25 |
| 2 | PLAN CHECK COMMENTS 2/20/25 |
| 3 | PLAN CHECK COMMENTS 4/12/25 |
| 4 | PLAN CHECK COMMENTS 10/27/25 |

KOHLISAAT & ASSOCIATES ARCHITECTURE
51 UNIVERSITY AVE., T. LOS GATOS, CA 95030 • (408) 395-2555

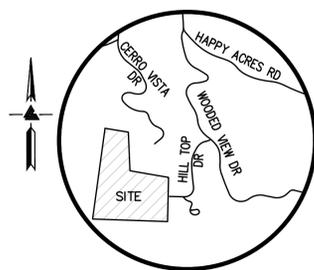
THE CABALLERO'S
A NEW ADU & OUTDOOR KITCHEN FOR:
16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

SITE PLAN

DATE: 7/12/24
SCALE: AS SHOWN
SHEET
A-3
3 OF 35



SHEET LAYOUT



VICINITY MAP
NO SCALE

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
 UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
 BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY STEWART TITLE COMPANY, ORDER NO. 01180-275773, DATED AS OF JUNE 21, 2017

BENCHMARK

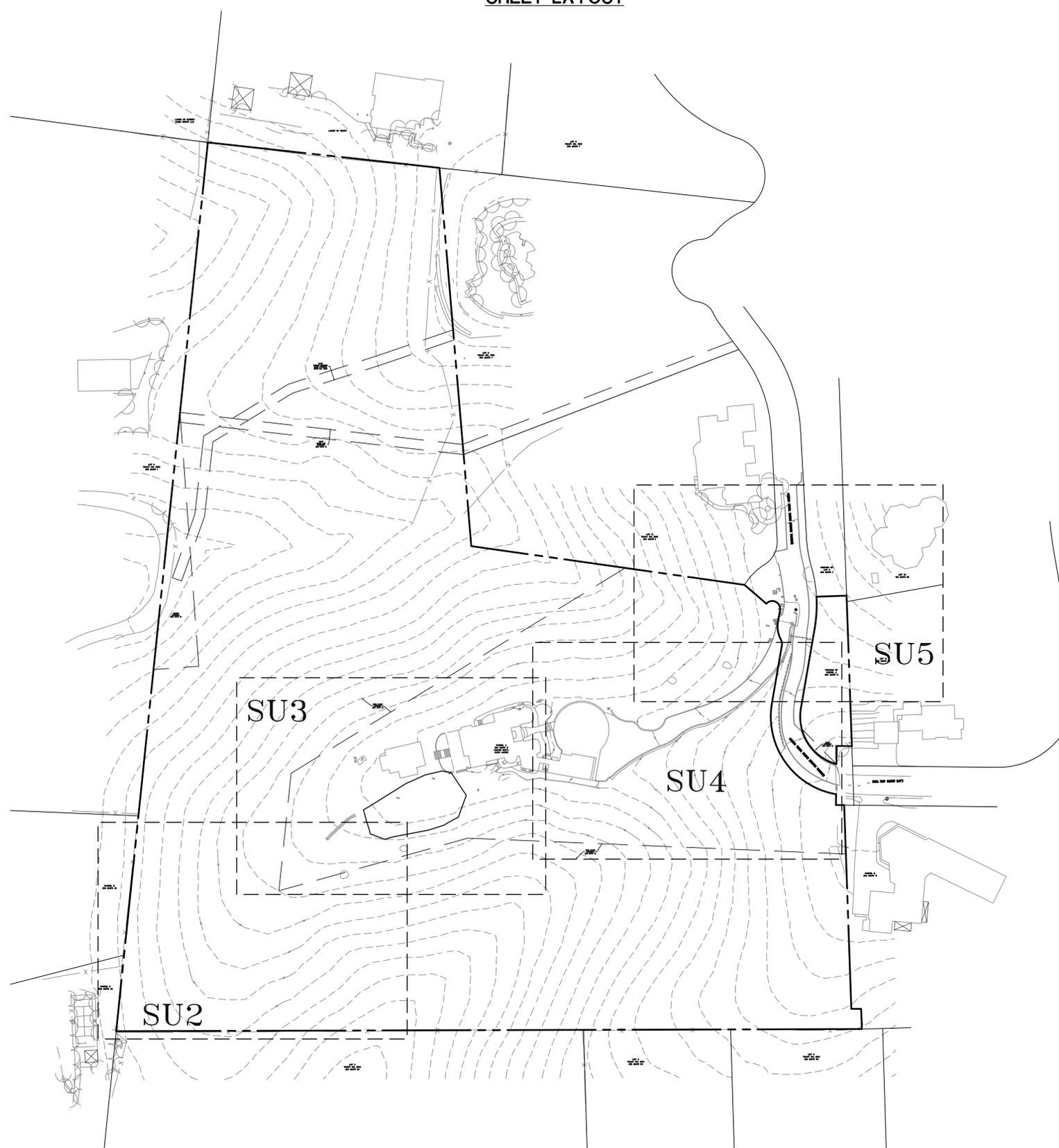
LOS GATOS BENCHMARK LG49
 SET BRASS DISK IN MONUMENT WELL STAMPED "LG49" IN THE CUL DE SAC OF LEOTAR COURT
 ELEVATION = 521.97'
 (NGVD 29 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
 MAG AND SHINER SET IN ASPHALT
 ELEVATION = 736.17'
 (NGVD 29 DATUM)

TREE NOTE

TREE SIZE, TYPE AND DRIFLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

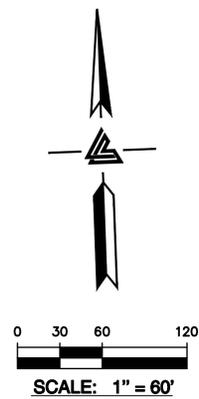


UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

LEGEND AND NOTES

- BOUNDARY LINE
- - - BUILDING OVERHANG LINE
- - - EASEMENT
- - - FENCE LINE
- x - FLOW LINE
- - - - - FLOW LINE
- SD - - - - - STORM DRAIN LINE
- A/C AIR CONDITIONING UNIT
- AD AREA DRAIN
- B BFP BACK FLOW PREVENTER
- ⊕ BENCHMARK
- BOL BOLLARD
- BW BOTTOM RETAINING WALL
- CATV CABLE TV BOX
- ▤ CB CATCH BASIN
- CO CLEAN-OUT
- EB ELECTRICAL BOX
- EM ELECTRICAL METER
- FF FINISH FLOOR
- ⊗ FIRE HYDRANT
- FL FLOW LINE
- GM GAS METER
- ⊗ GV GAS VALVE
- INV INVERT
- ⊗ ICV IRRIGATION CONTROL VALVE
- KP KEY PAD
- M- MULTI-TRUNK TREE
- PGE PG&E BOX
- ⊗ PILLAR, SIMILAR
- PE POOL EQUIPMENT
- RCP REINFORCED CONCRETE PIPE
- R RISER
- RP ROOF PEAK
- SSCO SANITARY SEWER CLEAN-OUT
- SP STANDPIPE
- ↑ STREET SIGN
- TEL TELEPHONE BOX
- TC TOP OF CURB
- TW TOP OF RETAINING WALL
- TOS TOP OF SLAB
- VLT UTILITY VAULT
- WM WATER METER
- ⊗ WV WATER VALVE
- XXX.XX SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE
- DECOMPOSED GRANITE
- GRAVEL
- LAWN
- PAVERS
- RIVER ROCK
- STONE



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 REGIONAL OFFICES:
 SAN JOSE
 REDWOOD CITY
 PLEASANTON
 SAN JOSE
 SAN LUIS OBISPO
 WWW.LEABRAZE.COM

16135 CERRO VISTA DRIVE
 LOS GATOS
 CALIFORNIA

TOPOGRAPHIC SURVEY

| | |
|-------------|----------|
| TOPO UPDATE | DB |
| 3-28-24 | |
| TOPO UPDATE | DDR |
| 12-14-23 | |
| REVISIONS | BY |
| JOB NO: | 2212078 |
| DATE: | 10-26-17 |
| SCALE: | 1"=60' |
| BNDY BY: | MT |
| FIELD BY: | EH/ES |
| DRAWN BY: | DB |
| SHEET NO: | |

SU1
 1 OF 5 SHEETS



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 SACRAMENTO REGION
 BAY AREA REGION
 1000 S. GARDENWAY, WEST
 ROSELAND, CA 95661
 HAYWARD, CALIFORNIA 94545
 (P) (510) 887-4086 (P) (916) 966-1338
 (F) (510) 887-3019 (F) (916) 797-1363
 WWW.LEA.BRAZE.COM

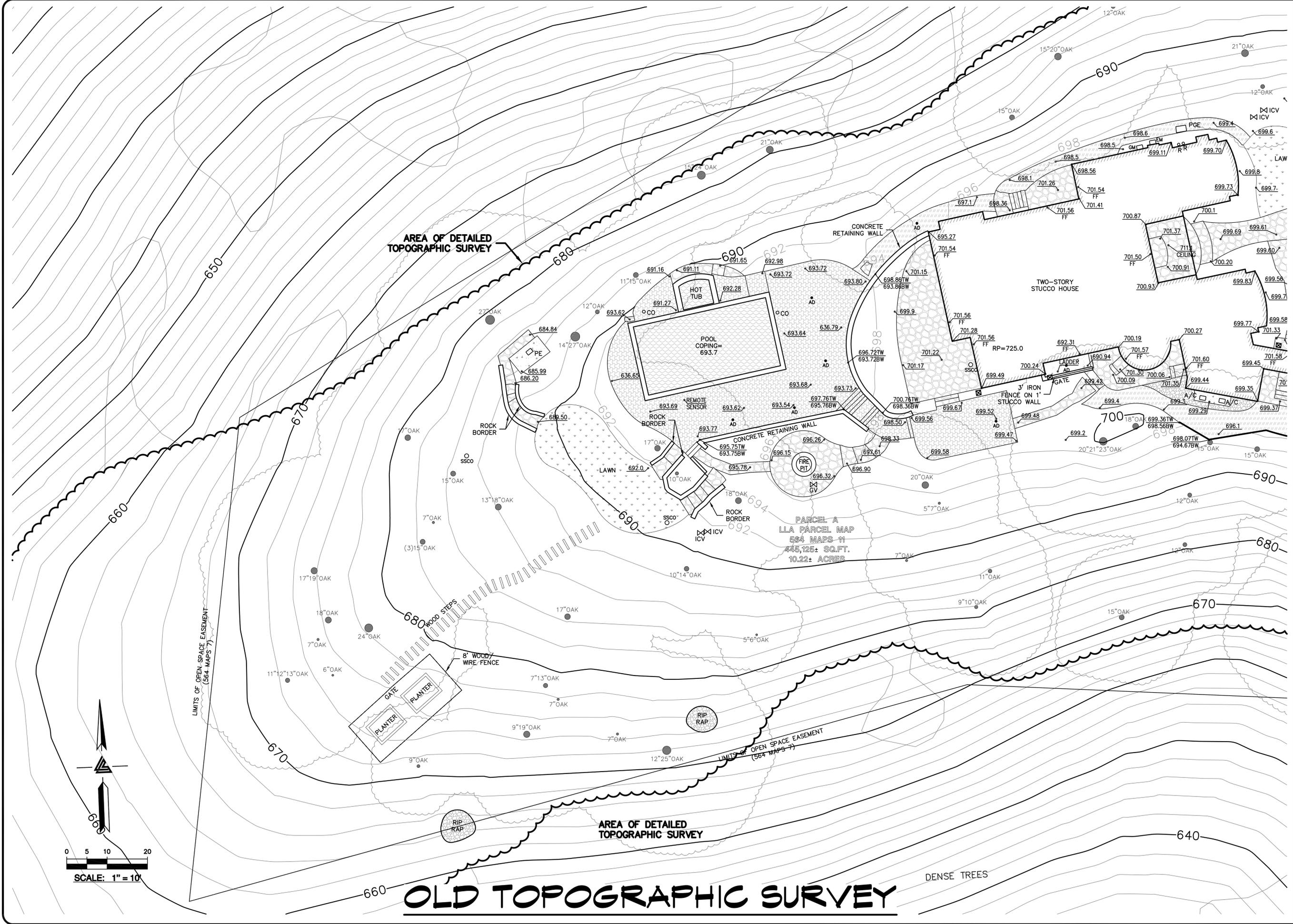
**16135 CERRO VISTA DRIVE
 LOS GATOS
 CALIFORNIA**

SANTA CLARA COUNTY
 APN: 537-30-018

**TOPOGRAPHIC
 SURVEY**

| | |
|----------------|----------|
| REVISIONS | BY |
| 11-30-17 | RM |
| TITLE REPORT | RM |
| 11-16-17 | RM |
| ADDED OVERALL | RM |
| SHEET 11-14-17 | |
| REVISIONS | BY |
| JOB NO: | 2171076 |
| DATE: | 10-26-17 |
| SCALE: | 1" = 10' |
| FIELD BY: | EH |
| DRAWN BY: | DB |
| SHEET NO: | |

SUB
 3 OF 6 SHEETS

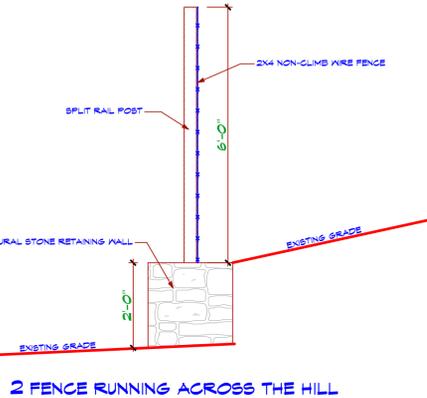
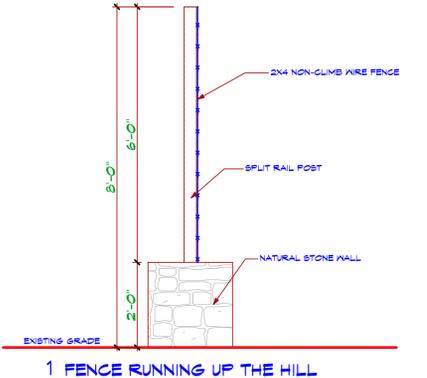
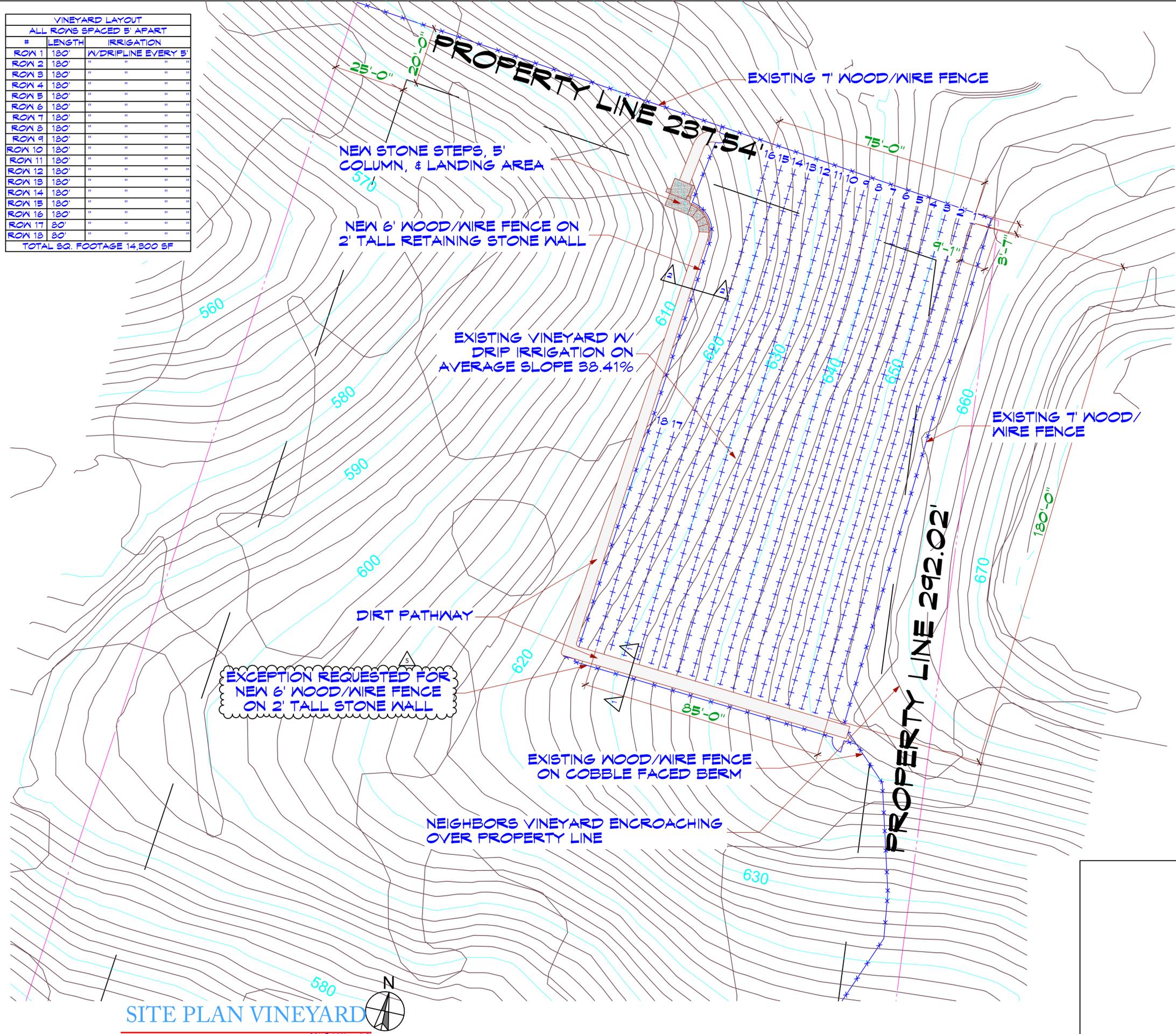


SCALE: 1" = 10'

OLD TOPOGRAPHIC SURVEY



| VINEYARD LAYOUT | | |
|--------------------------|--------|---------------------|
| ALL ROWS SPACED 5' APART | | |
| # | LENGTH | IRRIGATION |
| ROW 1 | 180' | N/DRIPLINE EVERY 5' |
| ROW 2 | 180' | " " " " " " |
| ROW 3 | 180' | " " " " " " |
| ROW 4 | 180' | " " " " " " |
| ROW 5 | 180' | " " " " " " |
| ROW 6 | 180' | " " " " " " |
| ROW 7 | 180' | " " " " " " |
| ROW 8 | 180' | " " " " " " |
| ROW 9 | 180' | " " " " " " |
| ROW 10 | 180' | " " " " " " |
| ROW 11 | 180' | " " " " " " |
| ROW 12 | 180' | " " " " " " |
| ROW 13 | 180' | " " " " " " |
| ROW 14 | 180' | " " " " " " |
| ROW 15 | 180' | " " " " " " |
| ROW 16 | 180' | " " " " " " |
| ROW 17 | 180' | " " " " " " |
| ROW 18 | 180' | " " " " " " |
| TOTAL SQ. FOOTAGE | | 14,800 SF |



SITE PLAN VINEYARD



SCALE: 1/16" = 1'-0"

REVISIONS

| | |
|---|------------------------------|
| 4 | PLAN CHECK COMMENTS 10/27/23 |
| 5 | PLAN CHECK COMMENTS 12/5/23 |

KOHLSAAT & ASSOCIATES
ARCHITECTURE
51 UNIVERSITY AVE., T. • LOS GATOS, CA • 95032 • (408) 395-2555



A NEW ADU & OUTDOOR KITCHEN FOR:
THE CABALLERO'S
16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE: The architect is not responsible for any deviations or alterations and conditions, prior to starting any field work. The architect is not responsible for field conditions or any conditions different from those indicated on the plans and is not brought to the architect's attention prior to installation.

VINEYARD SITE PLAN

DATE: 7/12/24

SCALE: AS SHOWN

SHEET

A-3.1

1 OF 25

NOTE: The property owner takes responsibility for any damages that may occur to any protected tree as defined in Town Code Chapter 29 (Zoning Regulations), and agrees to indemnify and hold the Town harmless pursuant to Town Code Section 1.10.115.

KOHLSAAT & ASSOCIATES
ARCHITECTURE
51 UNIVERSITY AVE., T. LOS GATOS, CA. 95030 • (408) 395-2555



A NEW ADU & OUTDOOR KITCHEN FOR:
THE CABALLERO'S
16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE: The contractor shall verify all dimensions, elevations and conditions, prior to starting any field work. The contractor shall be held responsible for any conditions different from those indicated on the plans and file brought. The contractor shall obtain permission prior to any modification.

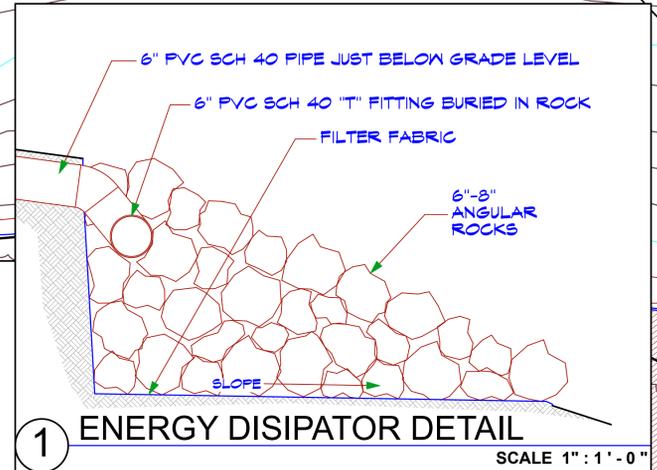
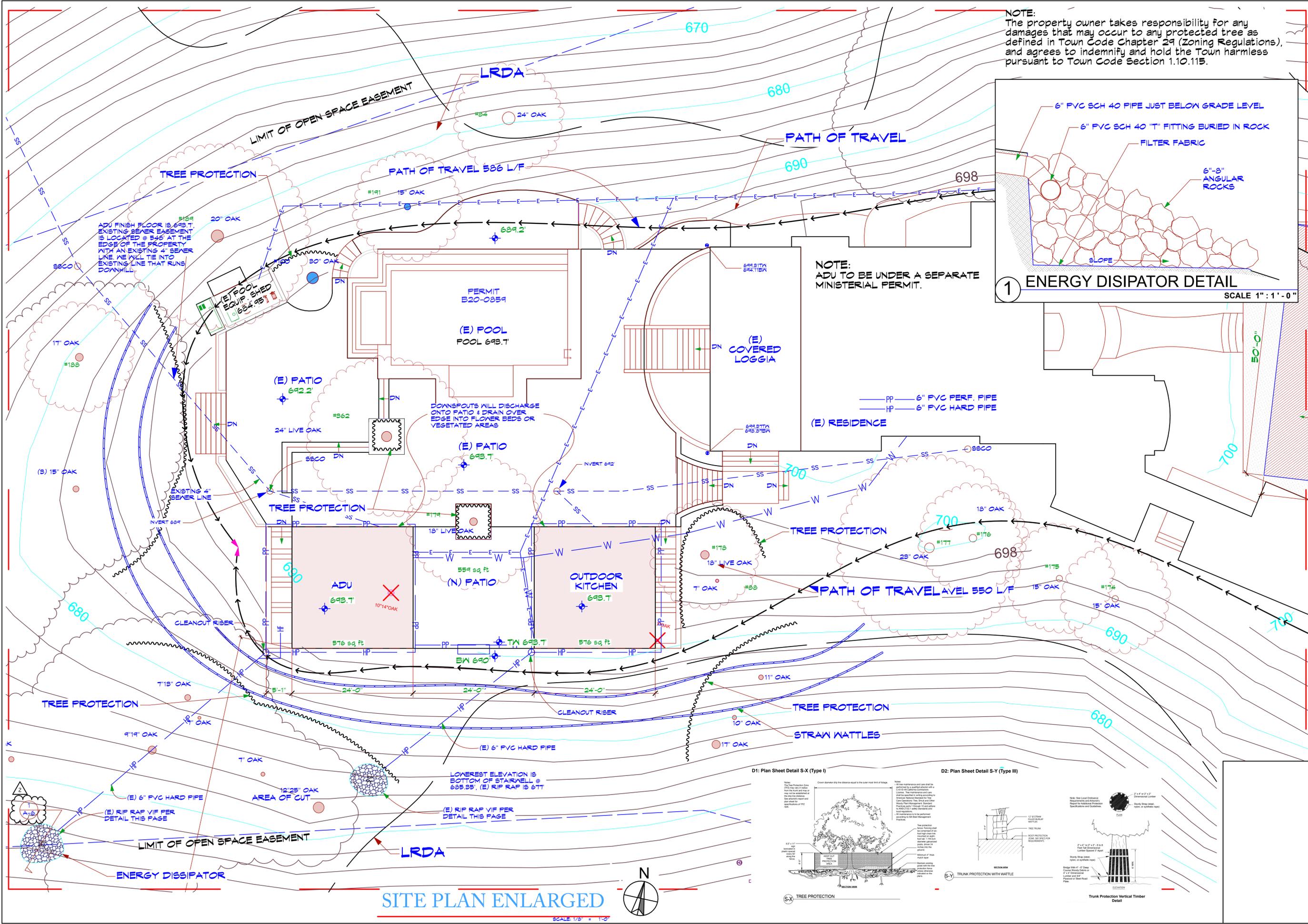
ENLARGED DRAINAGE & GRADING PLAN

DATE: 7/12/24

SCALE: AS SHOWN

SHEET

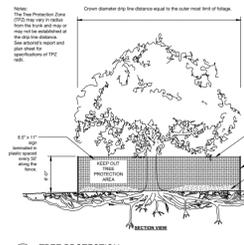
A-4
2 OF 25



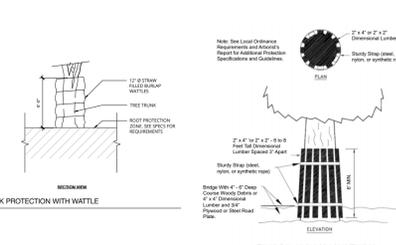
NOTE: ADU TO BE UNDER A SEPARATE MINISTERIAL PERMIT.

PP — 6" PVC PERF. PIPE
HP — 6" PVC HARD PIPE

D1: Plan Sheet Detail S-X (Type I)



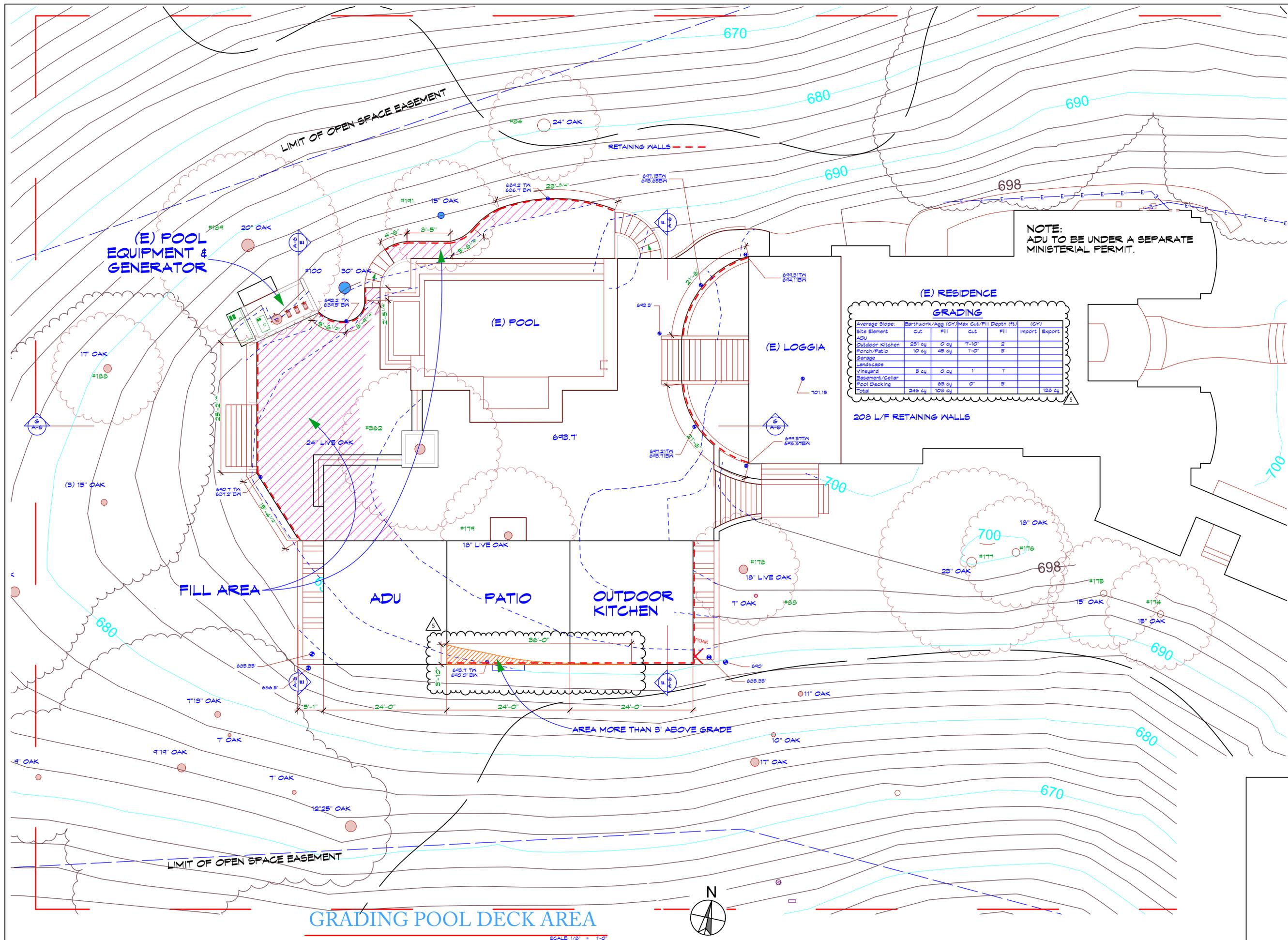
D2: Plan Sheet Detail S-Y (Type II)



SITE PLAN ENLARGED

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





NOTE:
ADU TO BE UNDER A SEPARATE
MINISTERIAL PERMIT.

(E) RESIDENCE GRADING

| Average Slope: | Earthwork/Agg (CY) | Max Cut/Fill Depth (ft) | (CY) |
|-----------------|--------------------|-------------------------|---------------|
| Site Element | Cut | Fill | Import/Export |
| ADU | | | |
| Outdoor Kitchen | 281 cy | 0 cy | 7'-10" 2' |
| Porch/Patio | 10 cy | 48 cy | 1'-0" 3' |
| Garage | | | |
| Landscape | | | |
| Vineyard | 5 cy | 0 cy | 1' 1' |
| Basement/Cellar | | | |
| Pool Decking | | 65 cy | 0" 3' |
| Total | 246 cy | 108 cy | 158 cy |

REVISIONS

| | |
|---|------------------------------|
| 4 | PLAN CHECK COMMENTS 10/27/25 |
| 5 | PLAN CHECK COMMENTS 12/5/25 |

KOHLSAAT & ASSOCIATES
ARCHITECTURE

51 UNIVERSITY AVE., T. • LOS GATOS, CA • 95032 • (408) 395-2555

REGISTERED ARCHITECT
KARLA KOHLSAAT
NOV. 2, 2025
STATE OF CALIFORNIA

A NEW ADU & OUTDOOR KITCHEN FOR:
THE CABALLERO'S
16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE: The contractor shall verify all dimensions, elevations and conditions, prior to starting any field work. The contractor shall be responsible for field conditions, or any conditions different from those indicated on the plans, and shall be brought to the architect's attention prior to installation.

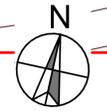
GRADING POOL AREA

DATE: 7/12/24

SCALE: AS SHOWN

SHEET
A-5
1 OF 25

GRADING POOL DECK AREA



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

REVISIONS

| | |
|---|------------------------------|
| 4 | PLAN CHECK COMMENTS 10/27/23 |
| 5 | PLAN CHECK COMMENTS 12/5/23 |

NOTE:
ADU TO BE UNDER A SEPARATE
MINISTERIAL PERMIT.

KOHLSAAT & ASSOCIATES
ARCHITECTURE
51 UNIVERSITY AVE., T. • LOS GATOS, CA • 95032 • (408) 395-2555



A NEW ADU & OUTDOOR KITCHEN FOR:
THE CABALLERO'S
16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE:
The contractor shall verify all dimensions, elevations and conditions, prior to starting any field work. The contractor shall be held responsible for any conditions different from those indicated on the plans shall be brought to the architect's attention prior to installation.

GRADING SECTIONS

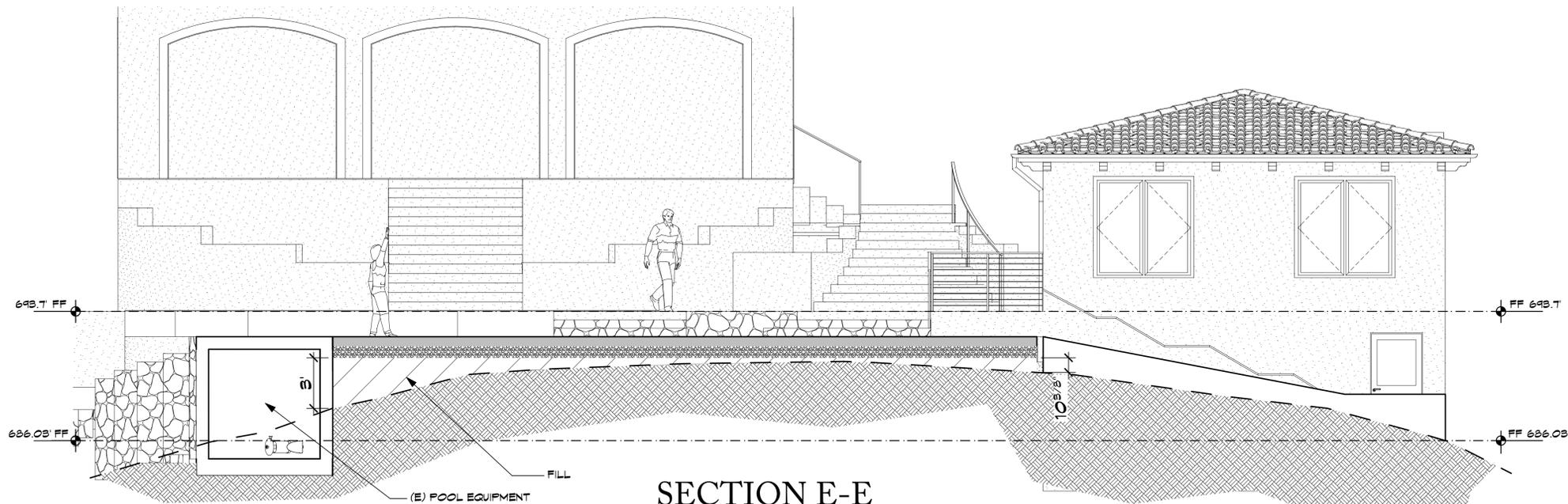
DATE: 7/12/24

SCALE: AS SHOWN

SHEET

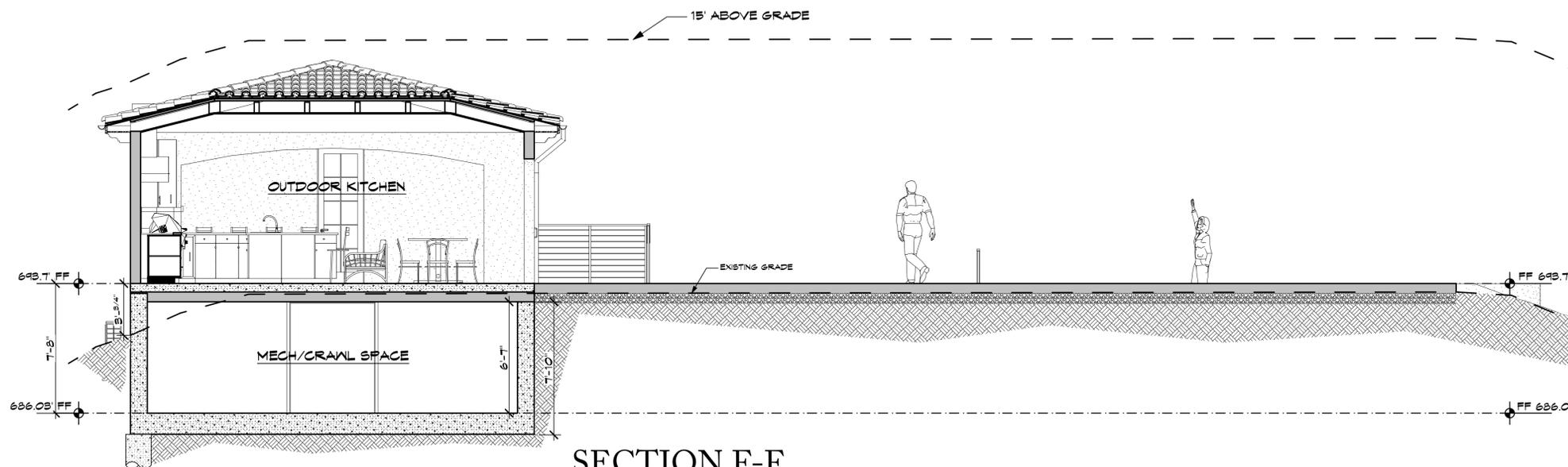
A-6

10 OF 35



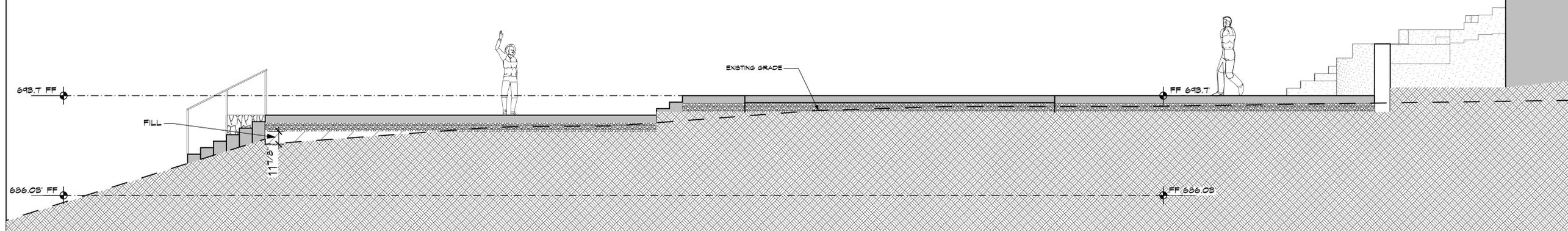
SECTION E-E

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



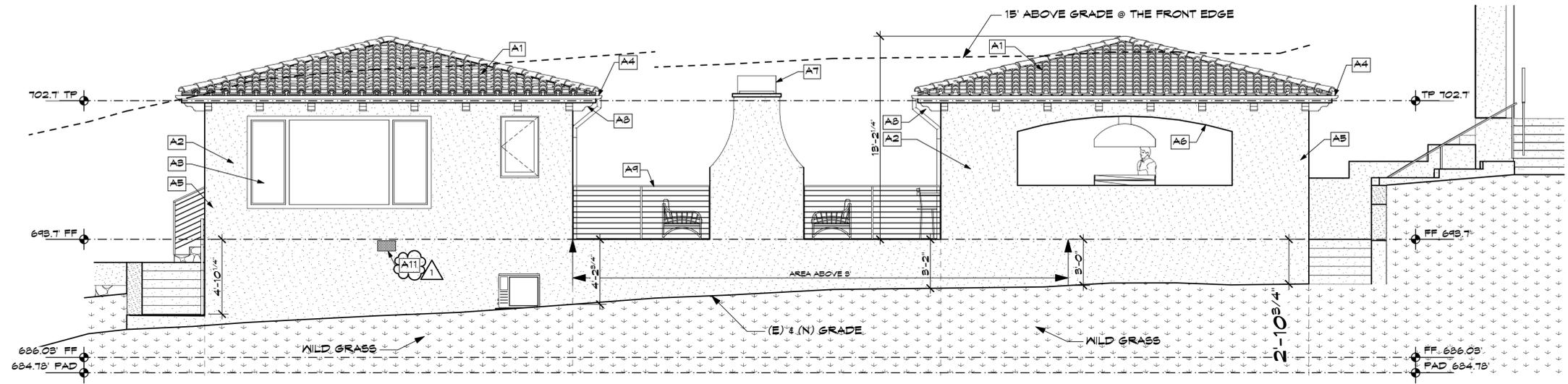
SECTION F-F

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

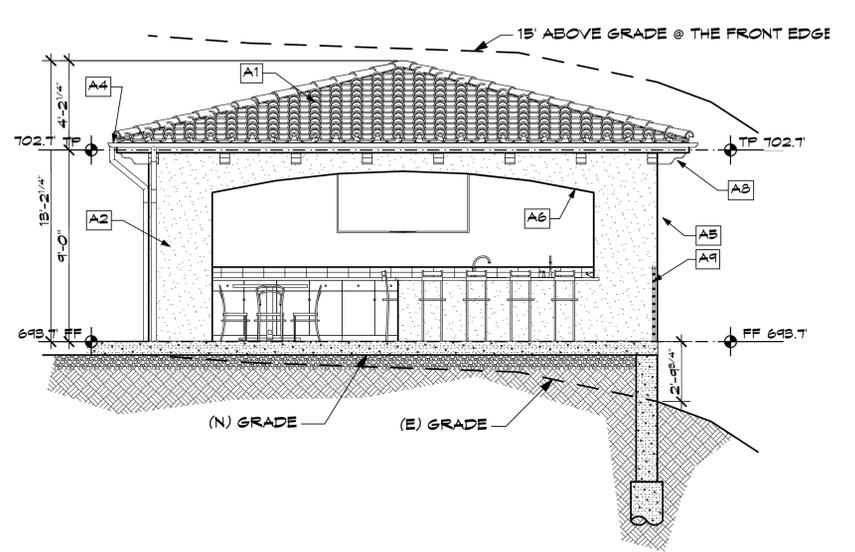


SECTION G-G

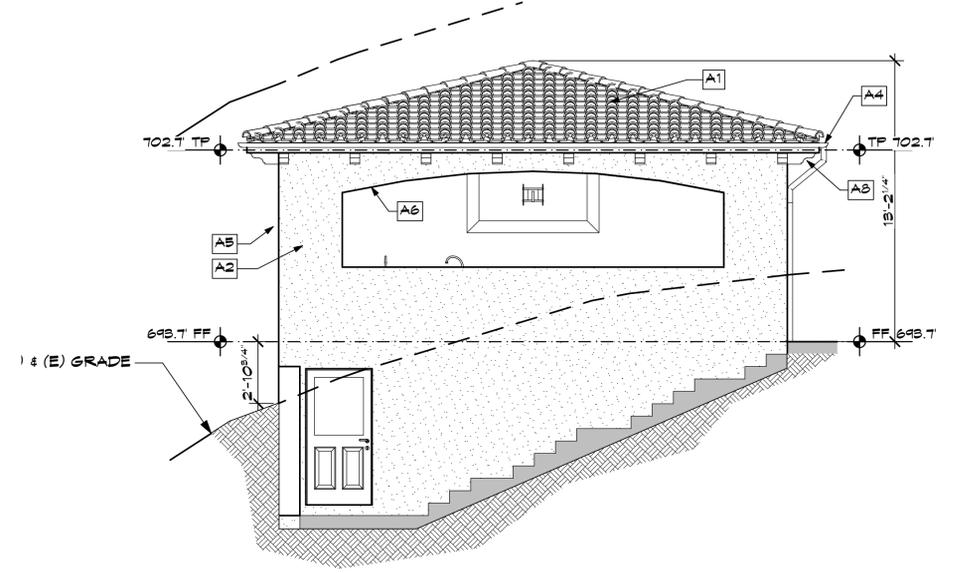
SCALE: 1/4" = 1'-0"



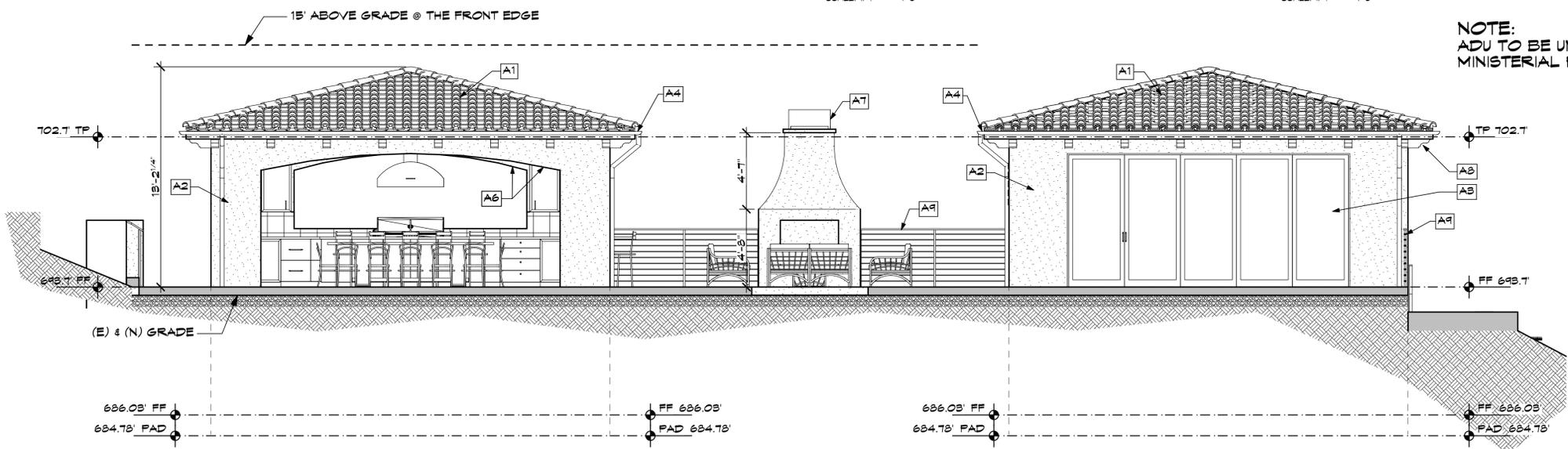
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

NOTE:
ADU TO BE UNDER A SEPARATE
MINISTERIAL PERMIT.

| REVISIONS | |
|-----------|-----------------------------|
| 5 | PLAN CHECK COMMENTS 12/8/25 |

KOHLSAAT & ASSOCIATES
ARCHITECTURE
51 UNIVERSITY AVE., T. LOS GATOS, CA. 95030 • (408) 395-2555



A NEW ADU & OUTDOOR KITCHEN FOR:
THE CABALLERO'S
16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE: The architect shall verify all dimensions, elevations and conditions, prior to starting any field work. The architect shall be held responsible for any conditions different from those indicated on the plans and be brought to the architect's attention prior to installation.

OUTDOOR KITCHEN ELEVATIONS

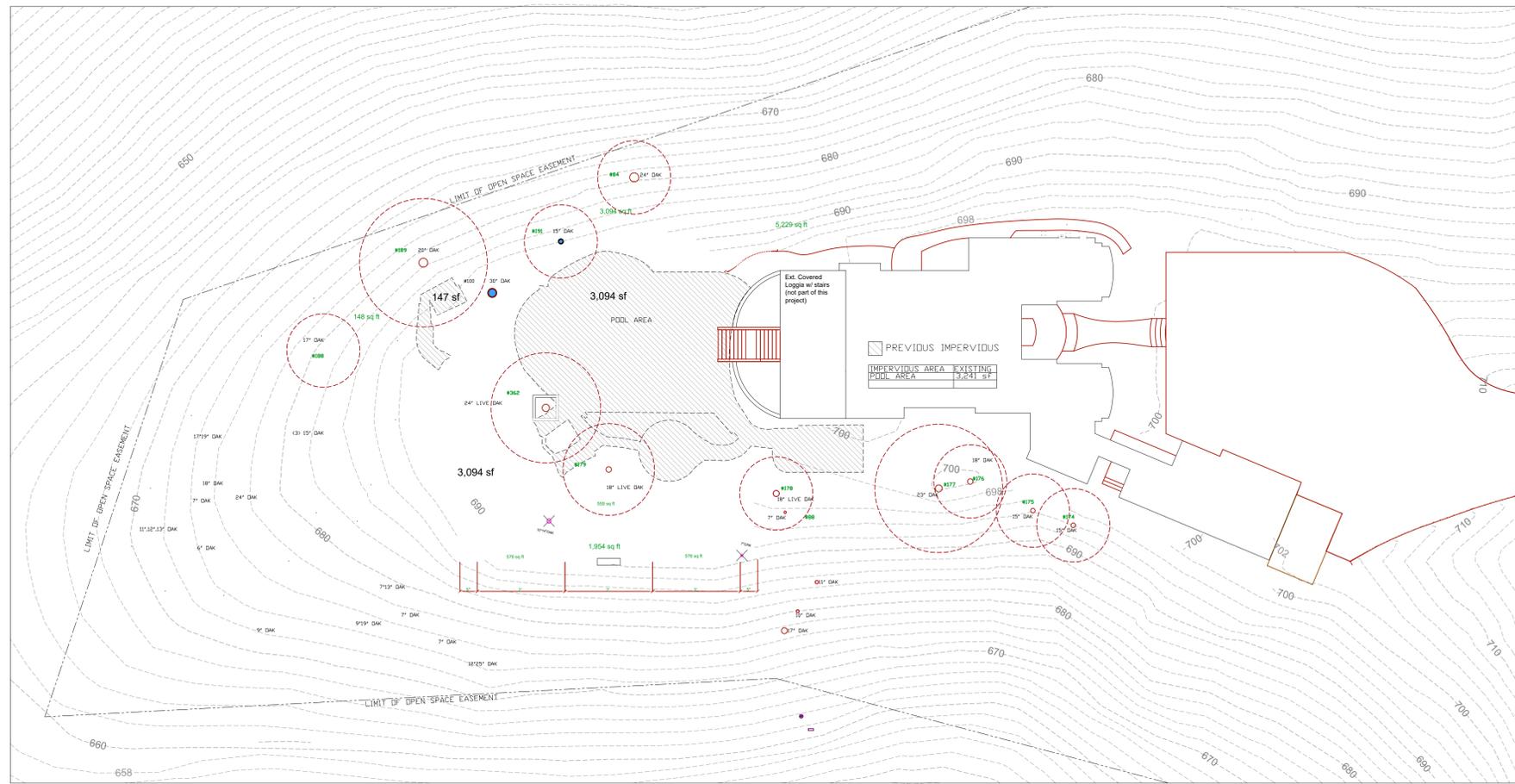
DATE: 7/12/24

SCALE: AS SHOWN

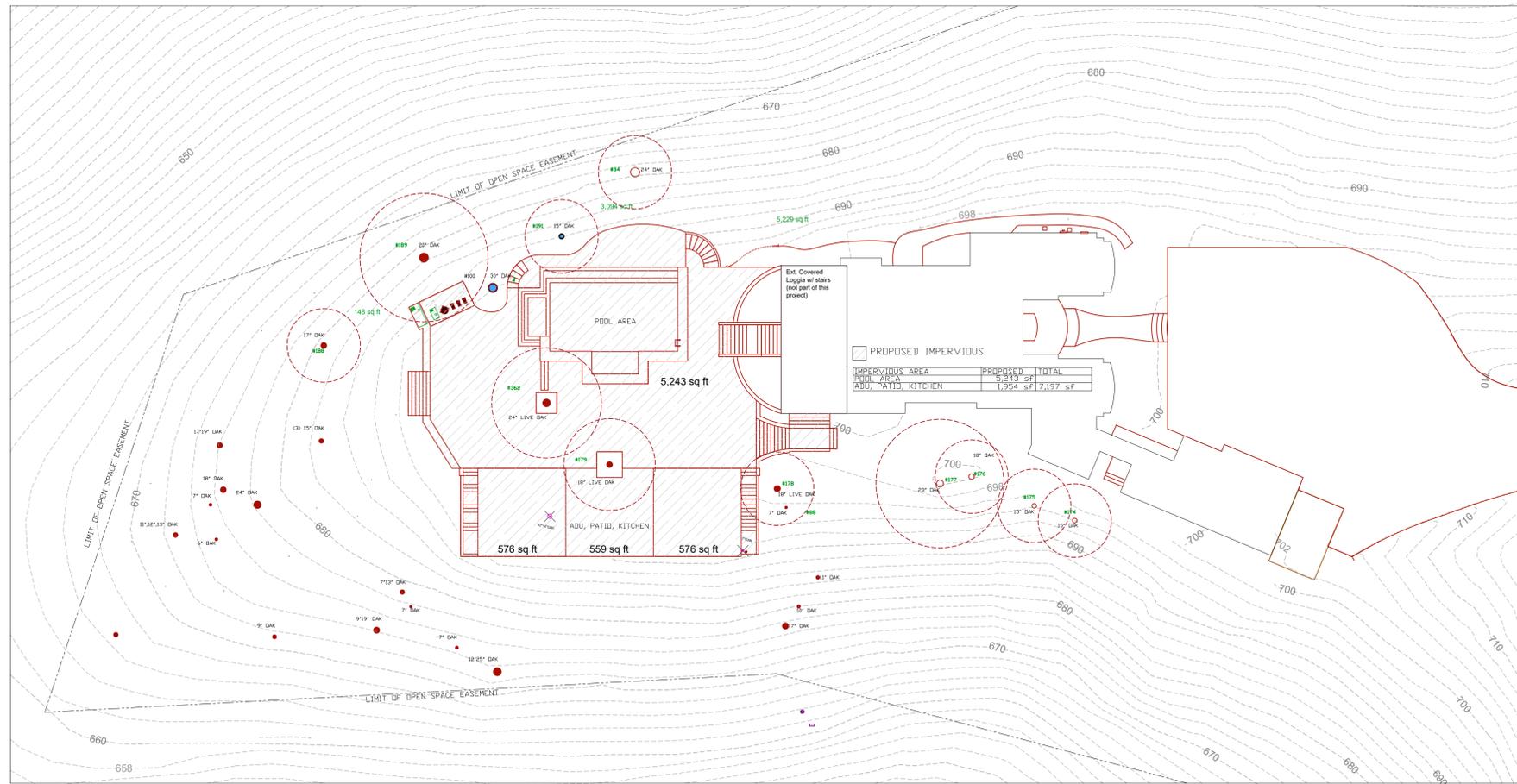
SHEET

A-6.5

11 OF 35



Existing Impervious Surface



Proposed Impervious Surface



REVISIONS BY

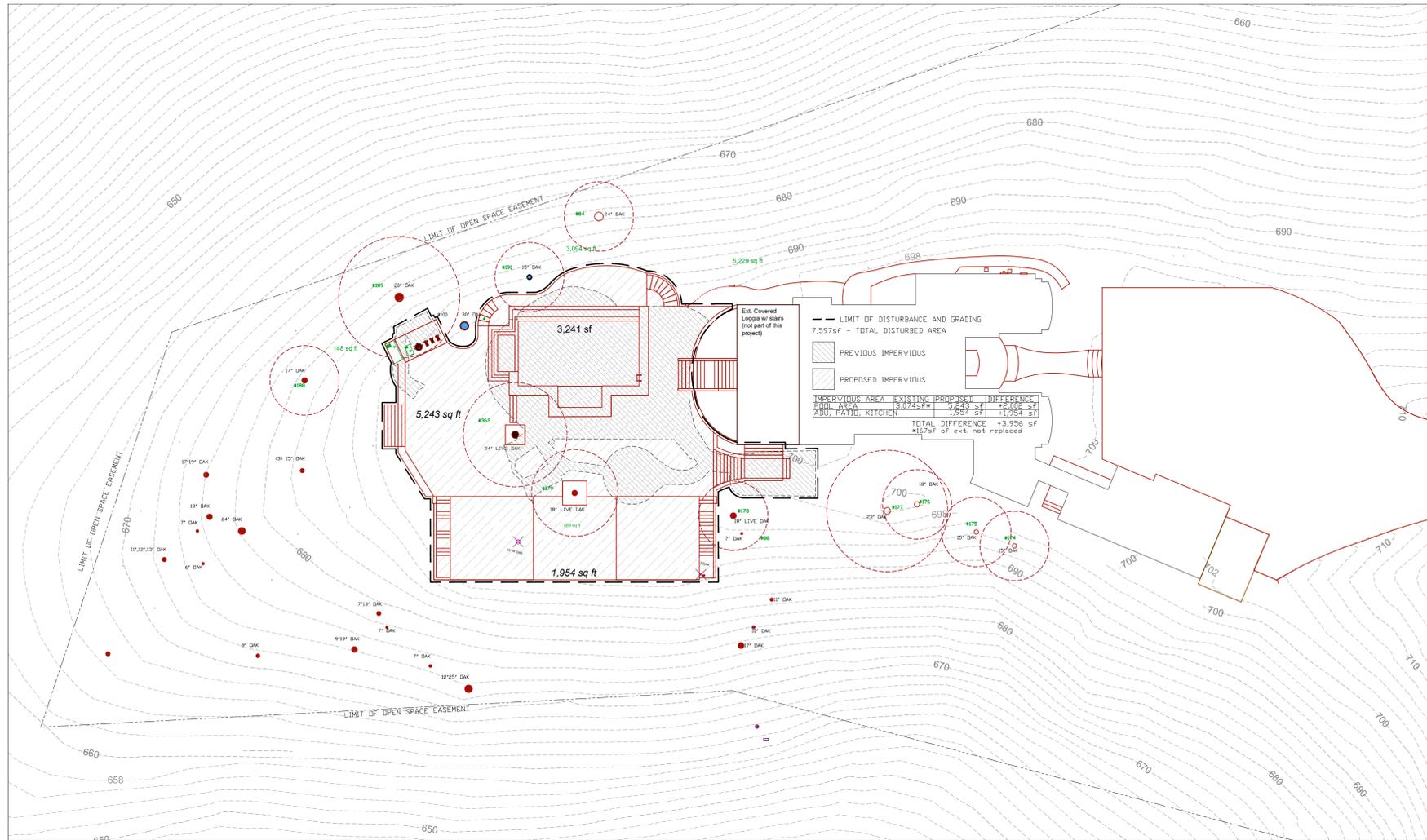
David R. Fox & Company, Landscape Architecture
 1188 Koenig Avenue San Jose CA 95128
 408-761-0212 phone david@foxla.net



Existing Impervious Area
 Proposed Impervious Area

Caballero Residence
 16135 Cerro Vista, APN 537-30-018
 Los Gatos California

Date 9-25-25
 Scale 1"=20'-0"
 Drawn DRF
 Job Caballero
 Sheet L1.0
 Of 1 Sheets



Existing Impervious Surface over Proposed Impervious Surface

| Total Site Area (sqft) | Impervious Area (IA) Table | | | | |
|--|---|----------------------------------|----------------------------------|----------------------------|-----------------------------------|
| | 1. Total Existing (Pre-project) Area (sqft) | 2. Existing Area Retained (sqft) | 3. Existing Area Replaced (sqft) | 4. New Area Created (sqft) | 5. Total Post-Project Area (sqft) |
| 445,423sf | | | | | 7,197sf |
| Project Totals | | | | | |
| Impervious Area (IA) | | | | | |
| a. Total on-site IA | 3,241 | 3,074 | 3,074 | 7,197 | 7,197 |
| b. Total off-site IA | 0 | | 0 | 0 | 0 |
| c. Total Project IA (a+b) | 3,241 | | 3,074 | 7,197 | 7,197 |
| d. Total new and replaced | | | 7,197 | | |
| Pervious Area (PA) | | | | | |
| e. Total on-site PA | 0 | | | | 0 |
| f. Total off-site PA | 0 | | | | 0 |
| g. Total Project PA (e+f) | 0 | | | | 0 |
| Total project area (c+g) | 3,241 | | | | 7,197 |
| Percent Replacement: (Existing on-site IA Replaced + Existing Total on-site IA) x 100% 42.7% | | | | | |



NPDES Stormwater Compliance
Small Projects Worksheet

Small Projects are development and redevelopment projects that are subject to approval and/or permits and that create and/or replace at least 2,500 sq. ft. but less than 5,000 sq. ft. of impervious surface, and detached single-family home projects that create and/or replace at least 2,500 sq. ft. but less than 10,000 sq. ft. of impervious surface (as of July 1, 2023, per MRP 3.0 Provision C.3.i).

An impervious surface is a surface covering or pavement that prevents the land's natural ability to absorb and infiltrate rainfall/stormwater. Impervious surfaces include, but are not limited to rooftops, walkways, paved patios, driveways, parking lots, storage areas, impervious concrete and asphalt, and any other continuous watertight pavement or covering. Pervious pavement, underlain with pervious soil or pervious storage material (e.g., drain rock), that infiltrates rainfall at a rate equal to or greater than surrounding unpaved areas OR that stores and infiltrates the water quality design volume specified in Provision C.3.d of the Municipal Regional Stormwater Permit (MRP), is not considered an impervious surface.

Small Projects must implement at least one of six specified Low Impact Development (LID) Site Design measures. Check one or more that will be applied to your project.

- Direct roof runoff into cisterns or rain barrels for reuse.
- Direct roof runoff onto vegetated areas.
- Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
- Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
- Construct sidewalks, walkways, and/or patios with permeable surfaces.
- Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

Project Information

Applicant/Developer Name: Gary Kohlsaatt

Project Address: 16135 Cerro Vista, APN 537-30-018

Project Description: Replacement of existing impervious area with new patio, pool and ADU

Total new or replaced impervious area: 7,197 sf (3,074sf replaced, 3,956sf new)

Please return form to: _____

20240827_Small_Projects_Worksheet



David R. Fox & Company Landscape Architecture
408-781-0212 phone dave@foxla.net

Ext. and Proposed Area Overlay
Impervious Area Table
NPDES Small Projects wrksh

Caballero Residence
16135 Cerro Vista, APN 537-30-018
Los Gatos, California

Date 9-25-25
Scale 1"=20'-0"
Drawn DRF
Job Caballero
Sheet
L1.1
Of _____ Sheets

ARCHITECTURAL NOTES

OPENABLE WINDOW AREA
 OPENABLE WINDOW AREA IN HABITABLE ROOMS MUST BE 4% OF THE FLOOR AREA FOR VENTILATION. EMERGENCY ESCAPE OPENINGS IN HABITABLE ROOMS SHALL BE 5.7 SF AT GRADE LEVEL ROOMS 1.1 T SF AT ALL OTHER LEVELS. MIN. DIMENSIONS OF HIGH AND 20" WIDE 1 SHALL NOT EXCEED 44" ABOVE FLOOR. THE EMERGENCY ESCAPE OPENING SHALL BE OPENABLE FROM INSIDE TO EXTERIOR. SEPARATE TOOLS, ALL EGRESS WINDOWS WITH TWO OR MORE LATCHES SHALL HAVE THE LATCHES INTERCONNECTED & OPERABLE FROM THE LOWEST LATCH. R502.1, R510.

GLAZING CERTIFICATION
 ALL NEW GLAZING (FENESTRATIONS) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE UNVALUED.

EXTERIOR DOORS
 ALL EXTERIOR DOORS SHALL BE SOLID CORE DOORS. 1 1/2" STILES AND RALES NOT LESS THAN 1 1/2" THICK AND FIELD PANELS NOT LESS THAN 1 1/2" THICK. ALL GLAZING SHALL BE DUAL GLAZED AND TEMPERED.

SAFETY GLAZING
 GLAZING IN THE FOLLOWING LOCATIONS SHALL BE OF SAFETY GLAZING MATERIAL IN ACCORDANCE WITH CRC SECTION R503.4:
 a) FIXED GLAZING PANELS OF SLIDING DOOR ASSEMBLIES & PANELS IN SWINGING DOORS.
 b) ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR WHEN CLOSED & THE BOTTOM EDGE IS WITHIN 60" ABOVE THE WALKING SURFACE.
 c) DOORS, EXTERIOR WINDOWS & ENCLOSURES FOR BATHUBS & SHOWERS & IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE & DRAIN OUTLET GLAZING WHERE THE AREA OF THE INDIVIDUAL PANE IS MORE THAN 15 SQUARE FEET. THE BOTTOM EDGE IS LESS THAN 18 INCHES FROM THE FLOOR. THE TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FLOOR & ONE OR MORE WALKING SURFACES IS WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

SHOWER WINDOWS
 WINDOWS IN SHOWERS SHALL BE MADE FROM MATERIALS THAT ARE NOT ADVERSELY AFFECTED BY MOISTURE. GLAZING SHALL BE TEMPERED. CRC R501.2 R503.4

WOODEN BACKING
 MINIMUM 2"x8" WOODEN BACKING SHALL BE PROVIDED IN ALL BATHROOM WALLS AT WATER CLOSETS, SHOWERS, BATHUBS AND TUBS. BACKING SHALL BE LOCATED 34" FROM THE FLOOR. FURTHER, PROVIDE BACKING FOR GRAB BARS FOR TOILETS ON FIRST FLOOR.

FINISHES
 PROVIDE 5/8" GYP. BOARD AT ALL INTERIOR WALL & CEILING LOCATIONS.
 INTERIOR WALL AND CEILING FINISHES SHALL BE LOW-VOC (200 GPM FL. VOCs (NON-FLAT) AND 150 VOCs (NON-FLAT GLOSS)).
 FLOOR FINISHES SHALL BE LOW VOC, WATER BASED OR ALKALINE. CONSTRUCTION ADHESIVES SHALL BE LOW VOC (40 GPM VOCs).
 TO REMOVE FORMALDEHYDE IN INTERIOR FINISHES A MINIMUM OF 50% OF INTERIOR TRIM SHALL BE POPLAR OR ALDER.

ACCESS
 UNDER FLOOR: ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM 18" X 24". OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16" X 24". R403.4

ATTIC
 BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 50 SQ. FEET & HAVE A VERTICAL HEIGHT OF 30" OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" X 30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHEN THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEIGHT FROM THE ATTIC SPACE SHALL BE 30" ABOVE POINT ABOVE THE ATTIC CEILING MEASURED VERTICALLY FROM THE BOTTOM OF THE CEILING FRAMING MEMBERS. R507.1

LANDING
 FLOORS & LANDINGS AT EXTERIOR DOORS, THERE SHALL BE FLOORS & LANDINGS OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4" UNIT VERTICAL IN 12 UNIT HORIZONTAL (2%). R511.3

RESIDENTIAL TOWN ACCESSIBILITY STANDARDS
 THE RESIDENCE SHALL BE DESIGNED WITH ADAPTABILITY FEATURES FOR A SINGLE FAMILY RESIDENCE PER TOWN RESOLUTION 1994-01:
 A. WOODEN BACKING (2" X 8" MINIMUM) SHALL BE PROVIDED IN ALL BATHROOM WALLS, AT WATER CLOSETS, SHOWERS AND BATHUBS AT 34" FROM THE FLOOR TO THE CENTER OF THE BACKING. SUITABLE FOR THE INSTALLATION OF GRAB BARS.
 B. ALL PASSAGE DOORS SHALL BE AT LEAST 32" WIDE ON THE ACCESSIBLE FLOOR.
 C. PRIMARY ENTRANCE SHALL BE A 36" WIDE DOOR MINIMUM INCLUDING A 3"x6" LEVEL LANDING. NO PORCHES OR TERRACES SHALL BE LOCATED AT THE IMMEDIATE INTERIOR FLOOR LEVEL WITH AN 18" CLEARANCE AT THE INTERIOR STRIKE EDGE.
 D. DOOR BUZZER, BELL OR CHIME SHALL BE HARD WIRED AT PRIMARY ENTRANCE.

A1.0 STRUCTURE
 A1.1 6" NOM. STUD WALL
 8" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
 A1.2 10" NOM. STUD WALL
 1 1/2" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
 A1.3 8" CONCRETE RETAINING WALL
 8" CONCRETE RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAIL.
 A1.4 12" CONCRETE RETAINING WALL
 12" CONCRETE RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAIL.
 A1.5 EXTERIOR LANDINGS
 FLOORS & LANDINGS AT EXTERIOR DOORS, THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4" UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%). CRC R511.3 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS, LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1" LOWER THAN THE TOP OF THE THRESHOLD. EXCEPT THE EXTERIOR LANDING OF THE FLOOR SHALL NOT BE MORE THAN 7/8" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. CRC R511.3.1

A1.6 TEMPERED GLASS
 SEE ARCHITECTURAL NOTES FOR SAFETY GLAZING

A1.7 PROTECTION OF WOOD & WOOD BASED PRODUCTS AGAINST DECAY
 LOCATION REQUIRED:
 PROTECTION OF WOOD & WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH ANFA U1 FOR THE SPECIES. PRODUCT PRESERVATIVE & END USE PRESERVATIVE SHALL BE LISTED IN SECTION 4 OF ANFA U1. WOOD SIDING, SHEATHING & WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS, & SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. R511.1

A1.8 STAIRWAYS
 STAIRWAY WIDTH, STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT & BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY & THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT & BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS & LANDINGS, SHALL NOT BE LESS THAN 31 1/2" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE & 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. THE MAXIMUM RISER HEIGHT SHALL BE 7 1/2". THE MINIMUM TREAD DEPTH SHALL BE 10" AT STAIRS WITH MORE THAN THREE RISERS. PROVIDE MIN. ONE 1 1/2" O TO 2" STAIR HANDRAIL 34" TO 38" ABOVE STAIR NOSING WITH NO SHARP EDGES. HANDRAILS MAY PROJECT A MAX. OF 4 1/2" INTO REQUIRED WIDTH OF STAIRWAY & SHALL PROVIDE 1 1/2" SPACE BETWEEN WALL & HANDRAIL. HANDRAILS SHALL BE CONTINUOUS FROM TOP TO BOTTOM & TERMINATE AT NEVEL POSTS OR RETURN TO WALL. PROVIDE BALUSTERS, WHERE REQUIRED SUCH THAT A 4 1/2" DIA. SPHERE CANNOT PASS THROUGH. RAIL FABRICATOR SHALL PROVIDE SHOP DRUGS, SPBBS, & CALCS FOR APPROVAL BY ARCHITECT. CRC R512

A1.9 HANDRAIL @ STAIR
 AT STAIRS WITH MORE THAN THREE RISERS, PROVIDE MIN. ONE 1 1/2" O TO 2" STAIR HANDRAIL 34" TO 38" ABOVE STAIR NOSING WITH NO SHARP EDGES. HANDRAILS MAY PROJECT A MAX. OF 4 1/2" INTO REQUIRED WIDTH OF STAIRWAY & SHALL PROVIDE 1 1/2" SPACE BETWEEN WALL & HANDRAIL. HANDRAILS SHALL BE CONTINUOUS FROM TOP TO BOTTOM & TERMINATE AT NEVEL POSTS OR RETURN TO WALL. PROVIDE BALUSTERS, WHERE REQUIRED SUCH THAT A 4 1/2" DIA. SPHERE CANNOT PASS THROUGH. RAIL FABRICATOR SHALL PROVIDE SHOP DRUGS, SPBBS, & CALCS FOR APPROVAL BY ARCHITECT. CRC R512

A1.10 GUARDS @ BALCONY
 PROVIDE 42" H. GUARDRAIL AT LANDINGS, WALKWAYS, BALCONIES & SIMILAR WALKING SURFACES WITH ADJACENT OPENINGS MORE THAN 30" ABOVE FLOOR OR GRADE BELOW. PROVIDE BALUSTERS SPACED SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH. RAIL FABRICATOR SHALL PROVIDE SHOP DRUGS, SPBBS, & CALCS FOR APPROVAL BY ARCHITECT. CRC R513

A1.11 FRONT DOOR
 PRIMARY ENTRANCE SHALL BE A 36" WIDE DOOR MINIMUM INCLUDING A 3"x6" LEVEL LANDING. NO MORE THAN 1" OUT OF PLANE WITH THE IMMEDIATE INTERIOR FLOOR LEVEL WITH AN 18" CLEARANCE AT THE INTERIOR STRIKE EDGE.

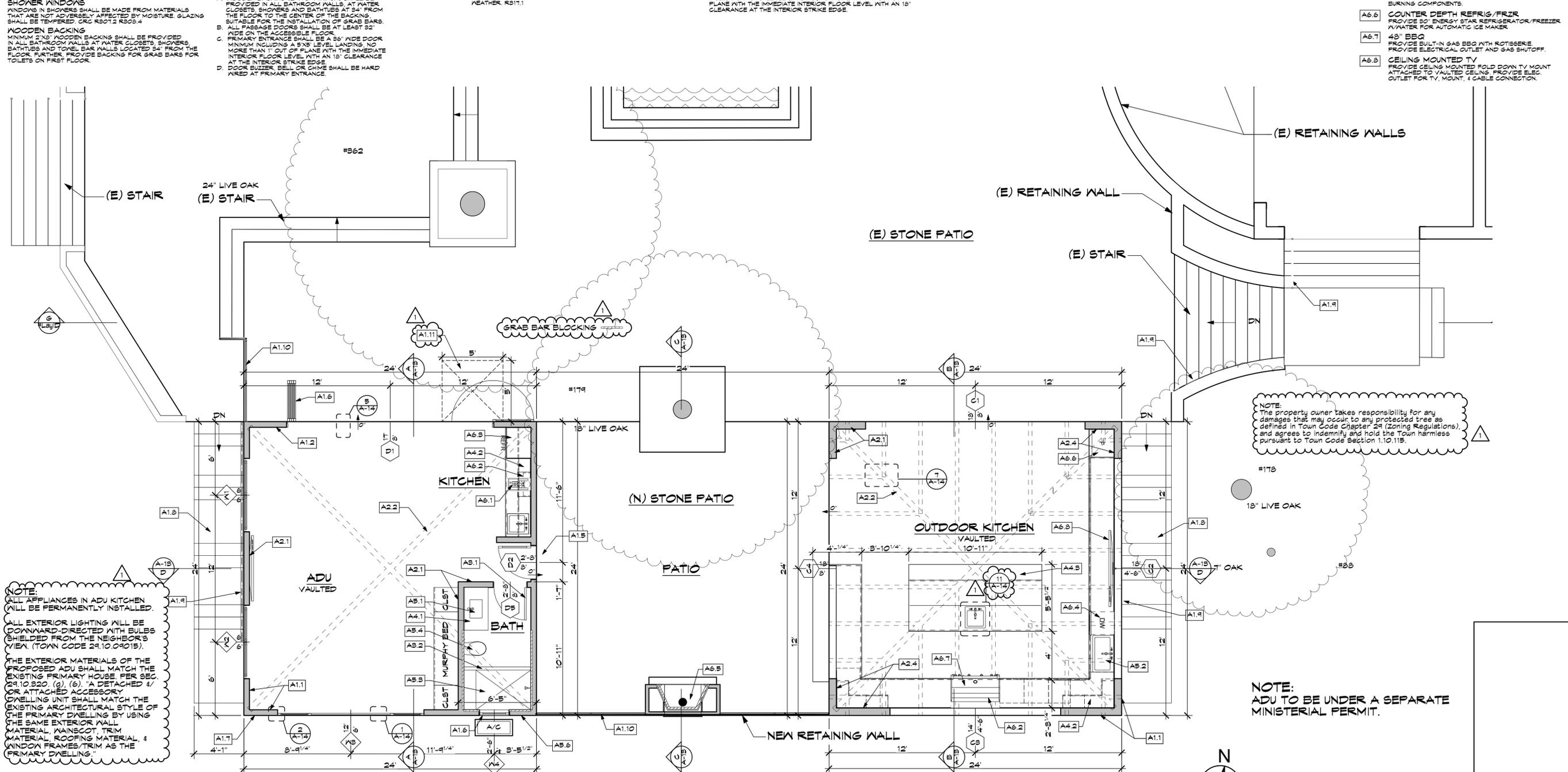
A2.0 FINISHES
 A2.1 5/8" GYPSUM BOARD
 5/8" GYPSUM BOARD SHALL BE APPLIED THROUGH OUT THE RESIDENCE. TYP. U.O.N.
 A2.2 EXPOSED BEAMS
 5/8" EXPOSED HIP RAFTERS, NON STRUCTURAL.
 A2.3 EXPOSED BEAMS
 4x8 EXPOSED RAFTERS 1/2x2x16 FLOORING ON TOP 1/2" CDX SHEATHING ON TOP.
 A2.4 SMOOTH COAT PLASTER CEMENT
 INTEGRAL COLOR SMOOTH 3 COAT STUCCO W/ ANTI-FRACURE MEMBRANE O/CORROSION RESISTANT METAL WIRE MESH O/1 1/2" TYPE "X" GYPSUM BOARD SHALL BE APPLIED TO THE CEILING UNDER HABITABLE AREAS. TYP. U.O.N.
 A2.5 1/2" TYPE "X" GYPSUM BOARD
 1/2" TYPE "X" GYPSUM BOARD SHALL BE APPLIED TO THE CEILING UNDER HABITABLE AREAS. TYP. U.O.N.

A3.0 FENESTRATION
 A3.1 SOLID CORE DOOR
 PROVIDE SOLID CORE 20 MIN. RATED DOOR WITH SELF CLOSER AND WEATHER STRIPPING, TIGHTLY SEAL TO CREATE AIR BARRIER.
 A3.2 SAFETY GLASS SHOWER DOORS
 PROVIDE FULLY TEMPERED, LAMINATED SAFETY GLASS SHOWER ENCLOSURE AND DOOR. SHOWER DOOR SHALL HAVE A MIN. CLEAR FINISHED OPENING OF 22" MIN.

A4.0 CABINETRY
 A4.1 BUILT-IN VANITY
 BUILT-IN ENCLOSED VANITY
 A4.2 BUILT-IN CABINETS
 UPPER & LOWER CABINETS AND COUNTERTOPS
 A4.3 ISLAND COUNTER
 LOWER CABINETS W/COUNTER & SEATING AREA

A5.0 PLUMBING
 A5.1 RECT. SINK(S) IN VANITY CABINET
 PROVIDE AIR SWITCH FOR DISPOSAL. PROVIDE COVER FOR SINK WHEN NOT IN USE.
 A5.2 LARGE SINGLE SINK W/ DISPOSAL
 PROVIDE AIR SWITCH FOR DISPOSAL. PROVIDE COVER FOR SINK WHEN NOT IN USE.
 A5.3 TILED SHOWER
 SHOWER STALL WITH WATER PROOF PAN & KETSSET TILE FULL HEIGHT ABOVE FLOOR LINE OVER FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS & FIBER-REINFORCED GYPSUM BACKERS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOUR RETARDER IN SHOWER OR BATHUB COMPARTMENTS. R507.2 & R502.4 R502.5 SHOWER & TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. CPC 409.3
 A5.4 HIGH-EFFICIENCY TOILET
 PROVIDE ONLY HIGH-EFFICIENCY DUAL-FLUSH OR 1.28 GPF TOILETS. NO FIXTURE SHALL BE SET CLOSER THAN 18" FROM ITS CENTER TO A SIDE WALL. THE CLEAR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24". CPC 402.8
 A5.5 HYBRID ELECTRIC HEAT PUMP W/H
 INSTALL L&S INVERTER HEAT PUMP WATER HEATER MODEL #RPH3001M W/ INLET & OUTLET DUCT KIT TO EXTERIOR OF ENCLOSURE PER MANUFACTURER'S INSTRUCTIONS. INSTALL VIBRATING STRAPS AT TOP & BOTTOM & PRESSURE RELIEF VALVE W/ OUTLET TO EXTERIOR.
 A5.6 ANNULAR SPACES
 ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN FLATES OR FOUNDATIONS SHALL BE PROTECTED AGAINST EXTERIOR WEATHER BY GLAZING THE OPENING WITH CEMENT MORTAR OR CONCRETE MASONRY. CGSBC 4.406.1
 A5.7 DRAIN
 FLOOR DRAIN TO DAYLIGHT DOWNHILL

A6.0 APPLIANCES, FIREPLACES, ETC.
 A6.1 12" INDUCTION COOKTOP
 PROVIDE 120V POWER SOURCE ON SEPARATE CIRCUIT.
 A6.2 RANGE VENT HOOD
 PROVIDE 100-150 CFM INTERMITTENT AIR-FLOW DEMAND CONTROL OR CONTINUOUS MECHANICAL EXHAUST SYSTEM FOR THE KITCHEN RANGE HOOD/ MICROVAE HOOD COMBINATION WITH A SOUND RATING OF 5 SONES OR LESS. OR SHOWN AN EXHAUST FAN IN THE KITCHEN CAPABLE OF PROVIDING AT LEAST 2 AIR CHANGES PER HOUR. CPC § 180.0102B & 180.0101G FOR THE KITCHEN HOOD W/ LIGHT & VENTED TO EXTERIOR. PROVIDE NECESSARY POWER SOURCE WHERE COMBUSTION APPLIANCES OR SOLID FUEL BURNING APPLIANCES ARE LOCATED INSIDE THE PRESSURE BOUNDARY. THE MAXIMUM ALLOWABLE NET EXHAUST FLOW OF THE TWO LARGEST EXHAUST FANS SHALL NOT EXCEED 18 CFM PER 100 SQ FT OF OCCUPIABLE SPACE WHEN OPERATING AT FULL CAPACITY. IF THE DESIGNED TOTAL NET FLOW EXCEEDS THIS LIMIT THE NET EXHAUST FLOW MUST BE REDUCED BY REDUCING THE EXHAUST FLOW OR PROVIDING COMPENSATING OUTDOOR AIRFLOW. (NOTE: MAKE-UP AIR FAN IS INSTALLED IT MUST BE ELECTRICALLY INTERLOCKED WITH THE LARGEST EXHAUST FAN). ASHRAE 62.2, § 6.4
 A6.3 UNDERCOUNTER REFRIG./FRZ
 PROVIDE 24" ENERGY STAR REFRIGERATOR/FREEZER W/WATER FOR AUTOMATIC ICE MAKER.
 A6.4 DISHWASHER
 PROVIDE ENERGY STAR DISHWASHER USING ≤ 3.5 GA/ CYCLE & ≤ 270 KW/HR. NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OF FOOT WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING. THE DISHWASHER AIR GAP SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MARKING AT THE DISHWASHER MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MARKING AT DRAINBOARD. (WHICHEVER IS HIGHER. CPC § 801.3
 A6.5 42" GAS FIREPLACE
 PROVIDE 120V, 15 AMP JUNCTION BOX & ACCESSIBLE GAS SHUT-OFF VALVE FOR BODERN 42" GAS FIREPLACE ANSI Z223.1, ESR-2516. GAS FIREPLACES IN THE TOWN OF LOS GATOS SHALL HAVE NO WOOD BURNING COMPONENTS.
 A6.6 COUNTER DEPTH REFRIG./FRZ
 PROVIDE 30" ENERGY STAR REFRIGERATOR/FREEZER W/WATER FOR AUTOMATIC ICE MAKER.
 A6.7 48" BBQ
 PROVIDE BUILT-IN GAS BBQ WITH ROTISSERIE PROVIDE ELECTRICAL OUTLET AND GAS SHUT-OFF.
 A6.8 CEILING MOUNTED TV
 PROVIDE CEILING MOUNTED FOLD-DOWN TV MOUNT ATTACHED TO VAULTED CEILING. PROVIDE ELEC. OUTLET FOR TV, MOUNT, & CABLE CONNECTION.



NOTE:
 ALL APPLIANCES IN ADU KITCHEN WILL BE PERMANENTLY INSTALLED.
 ALL EXTERIOR LIGHTING WILL BE DOWNWARD-DIRECTED WITH BULBS SHIELDED FROM THE NEIGHBOR'S VIEW. (TOWN CODE 24.10.09015).
 THE EXTERIOR MATERIALS OF THE PROPOSED ADU SHALL MATCH THE EXISTING PRIMARY HOUSE. PER SEC. 24.10.020 (g), (6), A DETACHED 1/2 OR ATTACHED ACCESSORY DWELLING UNIT SHALL MATCH THE EXISTING ARCHITECTURAL STYLE OF THE PRIMARY DWELLING BY USING THE SAME EXTERIOR WALL MATERIAL, MAINSCOTT TRIM MATERIAL, ROOFING MATERIAL, & WINDOW FRAMES/TRIM AS THE PRIMARY DWELLING."

ADU FLOOR PLAN

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

REVISIONS

| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |
| | |

KOHLISAAT & ASSOCIATES ARCHITECTURE
 51 UNIVERSITY OF CALIFORNIA AVENUE, SUITE 200, LOS GATOS, CA 95030 • (408) 395-2555



A NEW ADU & OUTDOOR KITCHEN FOR:
THE CABALLERO'S
 16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

ADU FLOOR PLAN
 DATE: 7/12/24
 SCALE: AS SHOWN
 SHEET
A-8
 15 OF 35

ADU FLOOR PLAN
 DATE: 7/12/24
 SCALE: AS SHOWN
 SHEET
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 15 OF 35

ARCHITECTURAL NOTES

OPENABLE WINDOW AREA
 OPENABLE WINDOW AREA IN HABITABLE ROOMS MUST BE 4% OF THE FLOOR AREA FOR VENTILATION. EMERGENCY ESCAPE OPENINGS IN HABITABLE ROOMS SHALL BE 5.7 SF AT GRADE LEVEL ROOMS 1.5 FT SF AT ALL OTHER LEVELS. MIN. DIMENSIONS OF 20" HIGH AND 20" WIDE (SHALL NOT EXCEED 44" ABOVE FLOOR). THE OPENING SHALL BE OPENABLE FROM THE INSIDE TO THE OUTSIDE OR SEPARATE TOOLS. ALL EGRESS WINDOWS WITH TWO OR MORE LATCHES SHALL HAVE THE LATCHES INTERCONNECTED & OPERABLE FROM THE LOWEST LATCH. R502.1, R510.

GLAZING CERTIFICATION
 ALL NEW GLAZING (PENETRATIONS) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE UNIFIED COLOR.

EXTERIOR DOORS
 ALL EXTERIOR DOORS SHALL BE SOLID CORE DOORS. IV STILES AND RAILS NOT LESS THAN 1 1/2" THICK AND FIELD PANELS NOT LESS THAN 1 1/2" THICK. ALL GLAZING SHALL BE DUAL GLAZED AND TEMPERED.

SAFETY GLAZING
 GLAZING IN THE FOLLOWING LOCATIONS SHALL BE OF SAFETY GLAZING MATERIAL IN ACCORDANCE WITH CRC SECTION R503.4:
 a) FIXED GLAZING PANELS IN SLIDING DOOR ASSEMBLIES & PANELS IN SWINGING DOORS.
 b) ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR WHEN CLOSED & THE BOTTOM EDGE IS WITHIN 60" ABOVE THE WALKING SURFACE.
 c) DOORS, EXTERIOR WINDOWS & ENCLOSURES FOR BATHUBS & SHOWERS & IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE & DRAIN OUTLET GLAZING WHERE THE AREA OF THE INDIVIDUAL PANE IS LESS THAN 18 INCHES FROM THE FLOOR, THE TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FLOOR & ONE OR MORE WALKING SURFACES IS WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

SHOWER WINDOWS
 WINDOWS IN SHOWERS SHALL BE MADE FROM MATERIALS THAT ARE NOT ADVERSELY AFFECTED BY MOISTURE. GLAZING SHALL BE TEMPERED. CRC R501.2 R503.4

WOODEN BACKING
 MINIMUM 2"x8" WOODEN BACKING SHALL BE PROVIDED IN ALL BATHROOM WALLS AT WATER CLOSETS, SHOWERS, BATHTUBS AND TONEL BAR WALLS LOCATED 34" FROM THE FLOOR. FURTHER, PROVIDE BACKING FOR GRAB BARS FOR TOILETS ON FIRST FLOOR.

FINISHES
 PROVIDE 5/8" GYP. BOARD AT ALL INTERIOR WALL & CEILING LOCATIONS.
 INTERIOR WALL AND CEILING FINISHES SHALL BE LOW-VOC (100 GFL VOCs (NON-FLAT) AND 150 VOCs (NON-FLAT GLOSS)).
 FLOOR FINISHES SHALL BE LOW VOC, WATER BASED (250 GFL VOCs).
 CAULK & CONSTRUCTION ADHESIVES SHALL BE LOW VOC (100 GFL VOCs).
 TO REDUCE FORMALDEHYDE IN INTERIOR FINISHES A MINIMUM OF 50% OF INTERIOR TRIM SHALL BE POPLAR OR OTHER.

ACCESS
 UNDER FLOOR:
 ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM 18" X 24". OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16" X 24". R403.4

ATTIC
 BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 90 SQ FEET & HAVE A VERTICAL HEIGHT OF 30" OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" X 30" AND SHALL BE A LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHEN THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30" AT SOME POINT ABOVE THE ATTIC ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF THE CEILING FRAMING MEMBERS. R301.1

LANDING
 FLOORS & LANDINGS AT EXTERIOR DOORS, THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4" UNIT VERTICAL IN 12 UNIT HORIZONTAL (2%). R311.3

RESIDENTIAL TOWN ACCESSIBILITY STANDARDS
 THE RESIDENCE SHALL BE DESIGNED WITH ADAPTABILITY FEATURES FOR A SINGLE FAMILY RESIDENCE PER TOWN RESOLUTION 1994-01:
 A. WOODEN BACKING (2" X 8" MINIMUM) SHALL BE PROVIDED IN ALL BATHROOM WALLS, AT WATER CLOSETS, SHOWERS AND BATHTUBS AT 34" FROM THE FLOOR TO THE CENTER OF THE BACKING. SUITABLE FOR THE INSTALLATION OF GRAB BARS.
 B. ALL PASSAGE DOORS SHALL BE AT LEAST 32" WIDE ON THE ACCESSIBLE FLOOR.
 C. PRIMARY ENTRANCE SHALL BE A 36" WIDE DOOR MINIMUM INCLUDING A 3"X6" LEVEL LANDING, NO MORE THAN 1/2" OUT OF PLANE WITH THE IMMEDIATE INTERIOR FLOOR LEVEL WITH AN 18" CLEARANCE AT THE INTERIOR STRIKE EDGE.
 D. DOOR BUZZER, BELL OR CHIME SHALL BE HARD WIRED AT PRIMARY ENTRANCE.

A1.0 STRUCTURE

- A1.1 6" NOM. STUD WALL
- A1.2 10" NOM. STUD WALL
- A1.3 8" CONCRETE RETAINING WALL
- A1.4 12" CONCRETE RETAINING WALL
- A1.5 EXTERIOR LANDINGS
- A1.6 TEMPERED GLASS
- A1.7 PROTECTION OF WOOD & WOOD BASED PRODUCTS AGAINST DECAY

A1.8 STAIRWAYS

- A1.8 STAIRWAYS
- A1.9 HANDRAIL @ STAIR
- A1.10 GUARDS @ BALCONY
- A1.11 FRONT DOOR

A2.0 FINISHES

- A2.1 5/8" GYPSUM BOARD
- A2.2 EXPOSED BEAMS
- A2.3 EXPOSED BEAMS
- A2.4 SMOOTH COAT PLASTER CEMENT
- A2.5 5/8" TYPE 'X' GYPSUM BOARD
- A3.0 FENESTRATION
- A3.1 SOLID CORE DOOR
- A3.2 SAFETY GLASS SHOWER DOORS
- A4.0 CABINETRY
- A4.1 BUILT-IN VANITY
- A4.2 BUILT-IN CABINETS
- A4.3 ISLAND COUNTER

A5.0 PLUMBING

- A5.1 RECT. SINK(S) IN VANITY CABINET
- A5.2 LARGE SINGLE SINK W/DISPOSAL
- A5.3 TILED SHOWER
- A5.4 HIGH-EFFICIENCY TOILET
- A5.5 HYBRID ELECTRIC HEAT PUMP W/H
- A5.6 ANNULAR SPACES
- A5.7 DRAIN

A6.0 APPLIANCES, FIREPLACES, ETC.

- A6.1 12" INDUCTION COOKTOP
- A6.2 RANGE VENT HOOD
- A6.3 UNDERCOUNTER REFRIG./FRZR
- A6.4 DISHWASHER
- A6.5 42" GAS FIREPLACE
- A6.6 COUNTER DEPTH REFRIG./FRZR
- A6.7 48" BBQ
- A6.8 CEILING MOUNTED TV

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|---------|
| 1 | PLAN CHECK | 2/20/25 |
| 2 | COMMENTS | |

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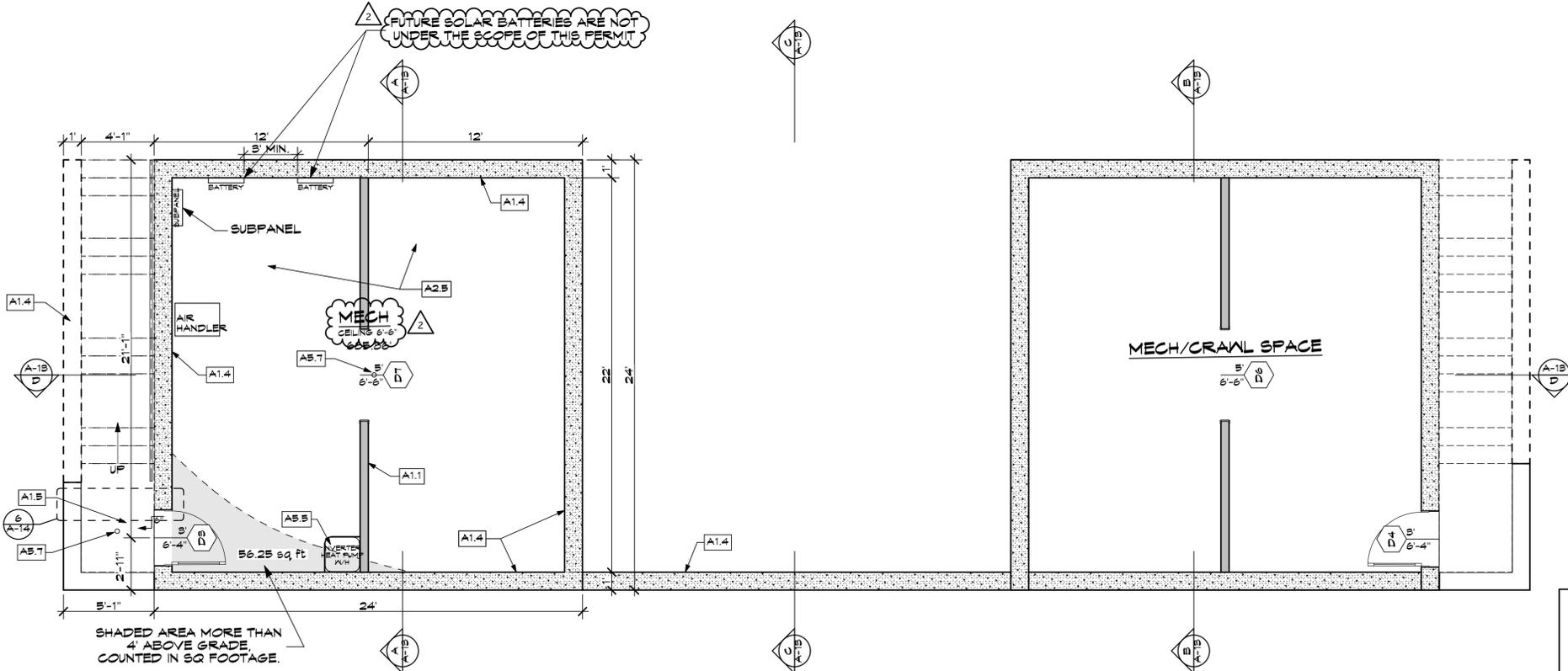


A NEW ADU & OUTDOOR KITCHEN FOR:
THE CABALLERO'S
 16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE: CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS, AND CONDITIONS, PRIOR TO STARTING ANY FIELD WORK. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS, AND CONDITIONS, PRIOR TO STARTING ANY FIELD WORK. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS, AND CONDITIONS, PRIOR TO STARTING ANY FIELD WORK.

BELOW GRADE MECH/CRAWL SPACE
 DATE: 7/12/24
 SCALE: AS SHOWN
 SHEET
A-9
 16 OF 35

NOTE:
 ADU TO BE UNDER A SEPARATE MINISTERIAL PERMIT.



BELOW GRADE MECHANICAL/CRAWL SPACE PLAN



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

| Door & Window Schedule | | | | | | | | | | |
|------------------------|-------------------|---------------|-----------------------|---------|--------------------------------|----------------|--------|---------------|--------|---------------|
| ID | Room | Nominal W x H | View from Reveal Side | Type | Frame Material | Tempered Glass | Screen | Remarks | Egress | Header Height |
| C1 | Outdoor Kitchen | 18'-0"x8'-0" | | Opening | Stucco | No | No | | No | 8'-0" |
| C2 | Outdoor Kitchen | 18'-0"x4'-6" | | Opening | Stucco | No | No | | No | 8'-0" |
| C3 | Outdoor Kitchen | 14'-0"x4'-6" | | Opening | Stucco | No | No | | No | 8'-0" |
| C4 | Outdoor Kitchen | 18'-0"x8'-0" | | Opening | Stucco | No | No | | No | 8'-0" |
| D1 | ADU to pool | 17'-0"x8'-0" | | Bifold | Alum Clad Wood Frame | Yes | No | | Yes | 8'-0" |
| D2 | Exterior ADU Bath | 2'-8"x8'-0" | | Swing | Solid Core Wood 1 3/4" w/Glass | Yes | No | Frosted Glass | No | 8'-0" |
| D3 | Storage | 8'-0"x6'-4" | | Swing | Solid Core Wood 1 3/4" w/Glass | Yes | No | | No | 6'-4" |
| D4 | Storage | 8'-0"x6'-4" | | Swing | Solid Core Wood 1 3/4" w/Glass | Yes | No | | No | 6'-4" |
| D5 | ADU Bath | 2'-8"x8'-0" | | Swing | Solid Core Wood 1 3/4" | Yes | No | | No | 8'-0" |
| D6 | Storage | 5'-0"x6'-6" | | Opening | Wood Frame | No | No | | No | 6'-6" |
| D7 | Storage | 5'-0"x6'-6" | | Opening | Wood Frame | No | No | | No | 6'-6" |

| Door & Window Schedule | | | | | | | | | | |
|------------------------|----------|---------------|-----------------------|-----------------|----------------------|----------------|--------|---------|--------|---------------|
| ID | Room | Nominal W x H | View from Reveal Side | Type | Frame Material | Tempered Glass | Screen | Remarks | Egress | Header Height |
| W1 | ADU | 6'-0"x6'-0" | | Double Casement | Wood Frame | No | No | | No | 8'-0" |
| W2 | ADU | 6'-0"x6'-0" | | Double Casement | Alum Clad Wood Frame | No | Yes | | No | 8'-0" |
| W3 | ADU | 12'-0"x6'-0" | | XOX Casement | Alum Clad Wood Frame | No | Yes | | No | 8'-0" |
| W4 | ADU Bath | 2'-6"x4'-0" | | Casement | Alum Clad Wood Frame | Yes | Yes | | No | 8'-0" |

NOTE:
THIS PROJECT IS LOCATED IN THE WILDLAND URBAN INTERFACE. ALL WINDOWS TO HAVE AT LEAST ONE PANE TEMPERED GLASS

REVISIONS

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 51 UNIVERSITY AVE., T. • LOS GATOS, CA • 95032 • (408) 395-2555

REGISTERED ARCHITECT
 STATE OF CALIFORNIA
 NO. 20828

A NEW ADU & OUTDOOR KITCHEN FOR:
THE CABALLERO'S
 16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE: Contractor shall verify all dimensions, elevations and conditions, prior to starting any field work. Any deviations, omissions or any conditions different from those indicated on the plans shall be brought to the architect's attention prior to installation.

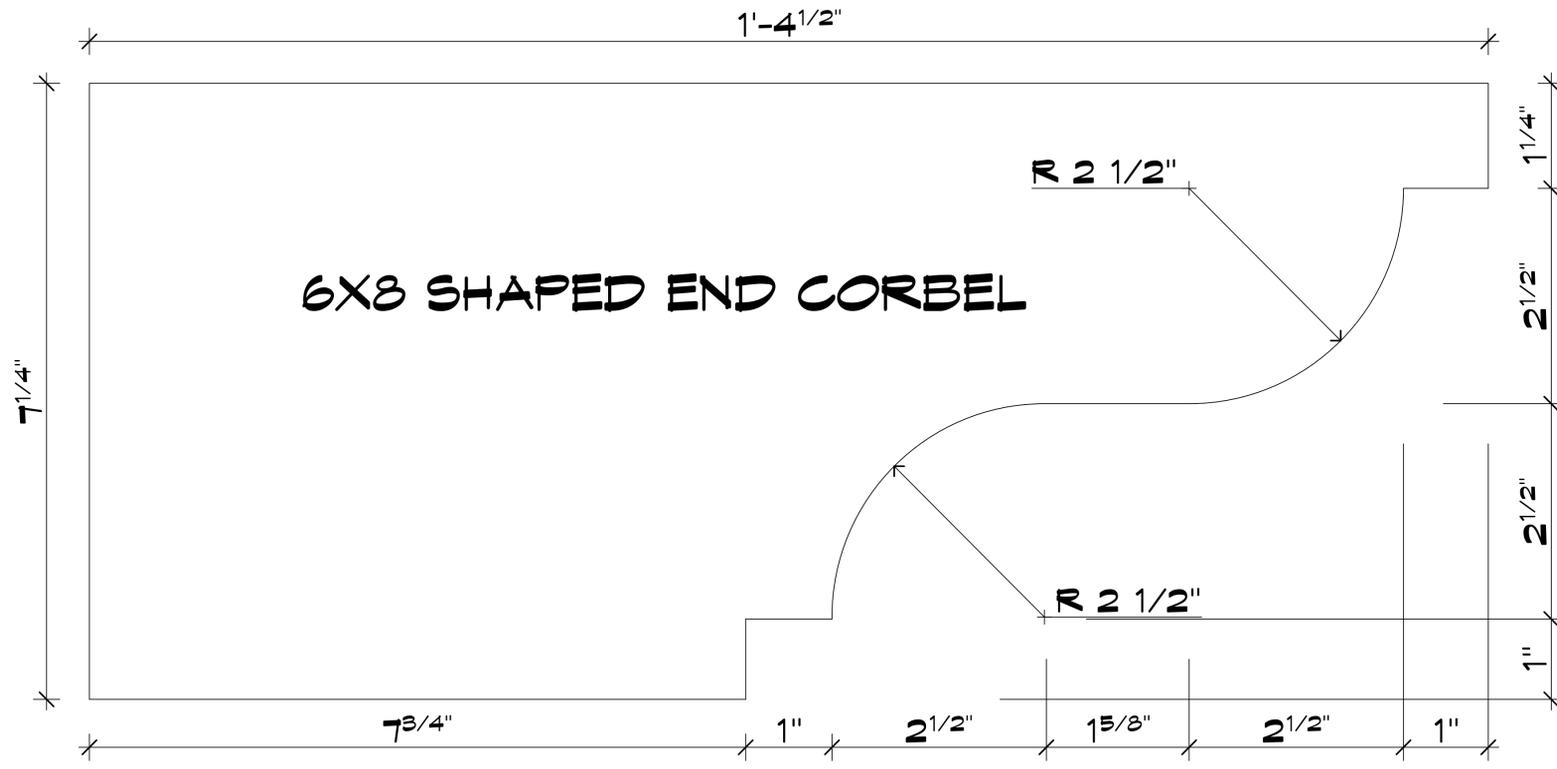
DOOR & WINDOW SCHEDULE

DATE: 7/12/24
 SCALE: AS SHOWN

SHEET
A-10
 17 OF 35

CAL GREEN MANDATORY MEASURES 2022

| MANDATORY FEATURE OR MEASURE | VERIFICATION | |
|---|-------------------------------------|--------------------------|
| | REQUIREMENTS | |
| PLANNING & DESIGN | | |
| Site Development: | | |
| 4.106.2 A plan is developed and implemented to manage storm water drainage during construction. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.106.4.1 Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 3 percent of total parking spaces, as specified, for multifamily dwellings. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| General | | |
| 4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| WATER EFFICIENCY AND CONSERVATION | | |
| Indoor Water Use | | |
| 4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets & showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i. 1.28 gpf for water closets | | |
| ii. 1.9 gpm @ 60psi for showers | | |
| iii. 1.2 gpm @ 60psi for lavatory faucets | | |
| iv. 1.9 rpm @ 60psi for kitchen faucets | | |
| 4.303.3 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.303.1.4.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Outdoor Water Use | | |
| 4.304.1 Residential developments shall comply with a local water efficient landscape ordinance or the current Calif. Dept. of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| MATERIAL CONSERVATION & RESOURCE EFFICIENCY | | |
| Enhanced Durability & Reduced Maintenance | | |
| 4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in places at exterior walls shall be protected against the passage of rodents by capping such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Construction Waste Reduction, Disposal, & Recycling | | |
| 4.403.1 Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with one of the following: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1. Comply with a more stringent local construction & demolition waste management ordinance; or | | |
| 2. A construction waste management plan, per Section 4.403.2; or | | |
| 3. A waste management company, per Section 4.403.3; or | | |
| 4. The waste stream reduction alternative, per Section 4.403.4 | | |
| Building Maintenance & Operation | | |
| 4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ENVIRONMENTAL QUALITY | | |
| Fireplaces | | |
| 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 applicable local ordinances. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Pollutant Control | | |
| 4.504.1 Duct openings and other related air distribution component openings shall be covered during construction. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for VOC and other toxic compounds. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.504.3 Carpet and carpet systems shall be compliant with VOC limits. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.504.4 80% of floor area receiving resilient flooring shall comply with specified VOC criteria. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Interior Moisture Control | | |
| 4.505.2 Vapor retarder and capillary break in installed at slab on grade foundation. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Indoor Air Quality and Exhaust | | |
| 4.506.1 Each bathroom shall be provided with the following: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1. ENERGY STAR fans ducted to terminate outside the building | | |
| 2. Fans must be controlled by a humidity control (separate or build-in); OR function as a component of a whole-house ventilation system. | | |
| 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of 50% to a maximum of 80%. | | |
| Environmental Comfort | | |
| 4.507.2. Duct systems are sized, designed, and equipment is selected using the following methods: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent. | | |
| 2. Size duct systems according to ANSI/ACCA 1 Manual D-2016 or equivalent. | | |
| 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent. | | |
| INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS | | |
| Qualifications | | |
| T02.1 HVAC system installers are trained and certified in the proper installation of HVAC systems. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| T02.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Verifications | | |
| T03.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



UNDER EAVE CORBEL

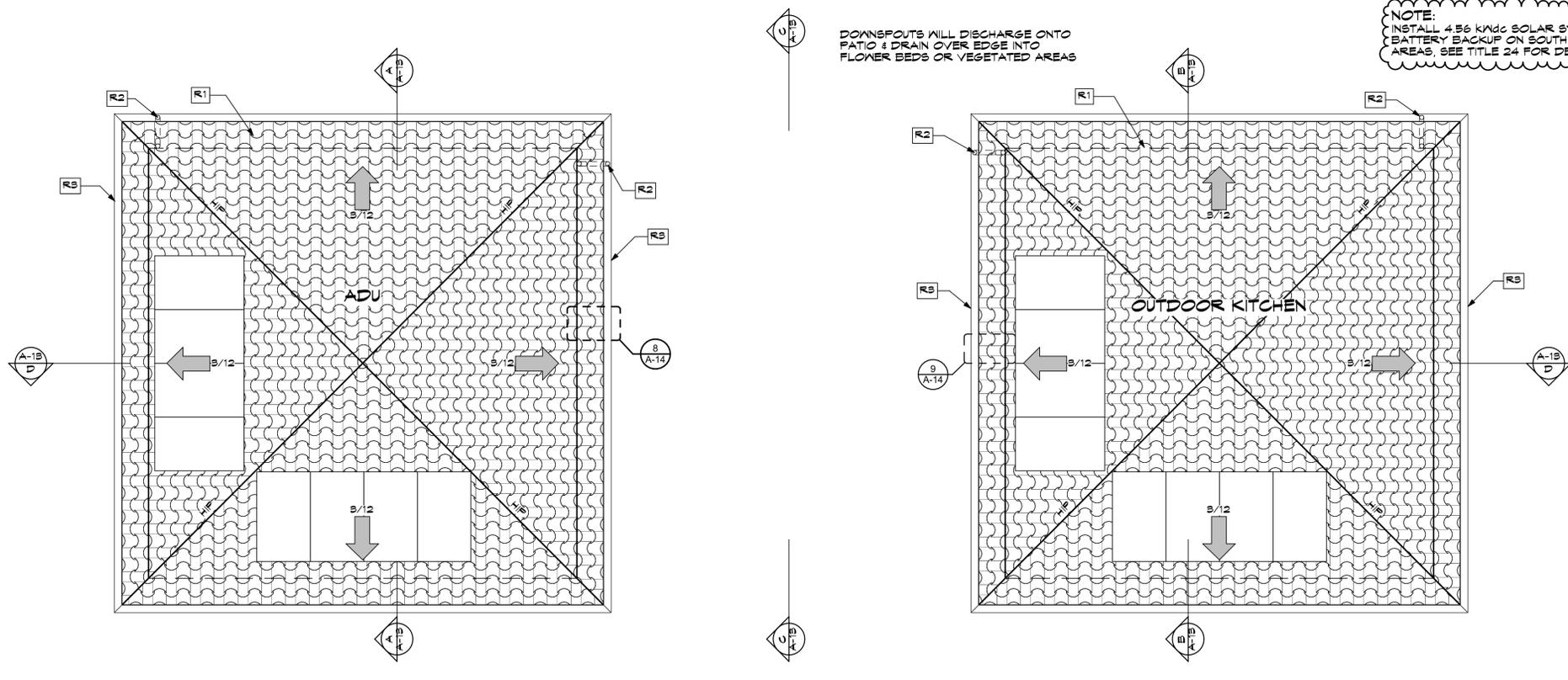
SCALE: 1" = 1'-0"

ROOF LEGEND

- R1** CLASS 'A' ROOF ASSEMBLY, 2-PIECE CLAY BARREL TILE ROOF BY REDLANDS O/1 LAYER T2 "GARGLASS" MINERAL-SURFACED CAP SHEET BY GAF, OR EQUAL OR BETTER U.O.N.
- R2** 3" ROUND COPPER DOWNSPOUT TO SPLASH BLOCKS DIRECTED TO VEGETATED AREAS
- R3** PROVIDE 5" HALF ROUND COPPER GUTTERS W/COVER THAT PREVENTS THE ACCUMULATION OF LEAVES & DEBRIS

NOTE:
INSTALL 4.56 KWdc SOLAR SYSTEM W/13 kWh BATTERY BACKUP ON SOUTH & WEST ROOF AREAS. SEE TITLE 24 FOR DETAILS.

NOTE:
DOWNSPOUTS WILL DISCHARGE ONTO PATIO & DRAIN OVER EDGE INTO FLOWER BEDS OR VEGETATED AREAS



NOTE:
NO ATTIC VENTILATION REQUIRED, SPRAY FOAM INSULATION USED FOR CONDITIONED ATTIC AREA FOR WILDLAND URBAN INTERFACE

ROOF PLAN

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

NOTE:
ADU TO BE UNDER A SEPARATE MINISTERIAL PERMIT.

REVISIONS

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A NEW ADU & OUTDOOR KITCHEN FOR:
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16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE: The contractor shall verify all dimensions, elevations and conditions, prior to starting any field work. The contractor shall be responsible for field conditions different from those indicated on the plans and shall be responsible for obtaining all necessary permits prior to installation.

ROOF PLAN

DATE: 7/12/24

SCALE: AS SHOWN

SHEET

A-11

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NOTE: Contractor shall verify all dimensions, elevations and conditions, prior to starting any field work. Contractor shall be held responsible for any conditions different from those indicated on the plans and be brought to the attention of the architect prior to installation.

ELEVATIONS

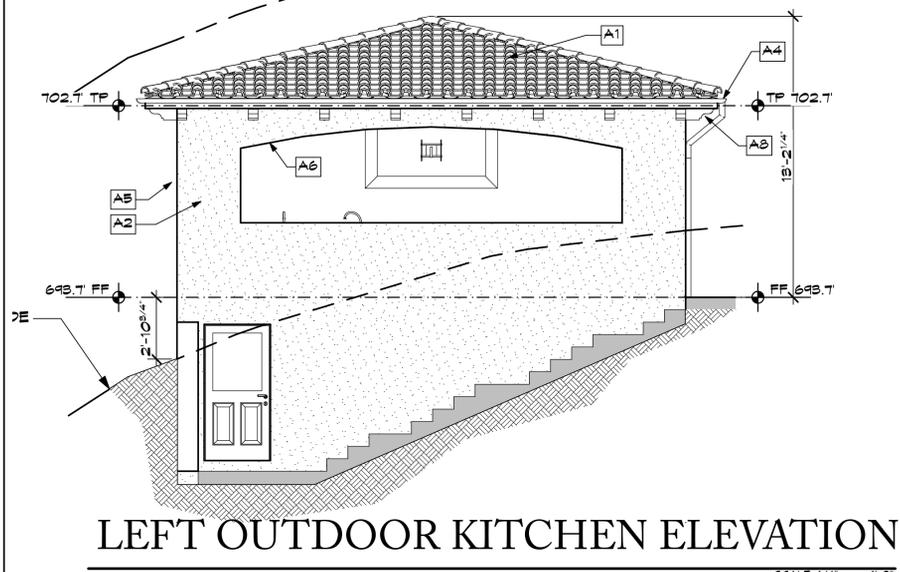
DATE: 7/12/24

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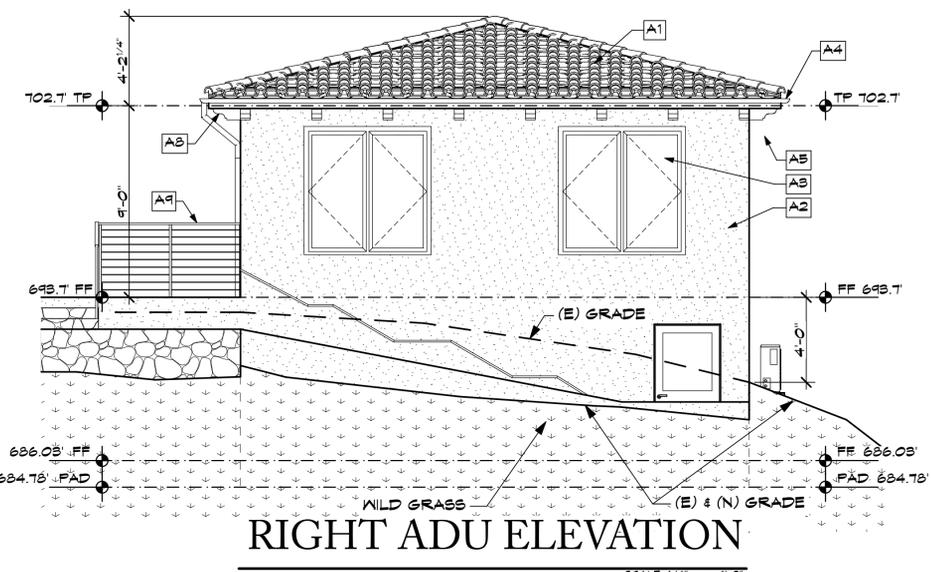
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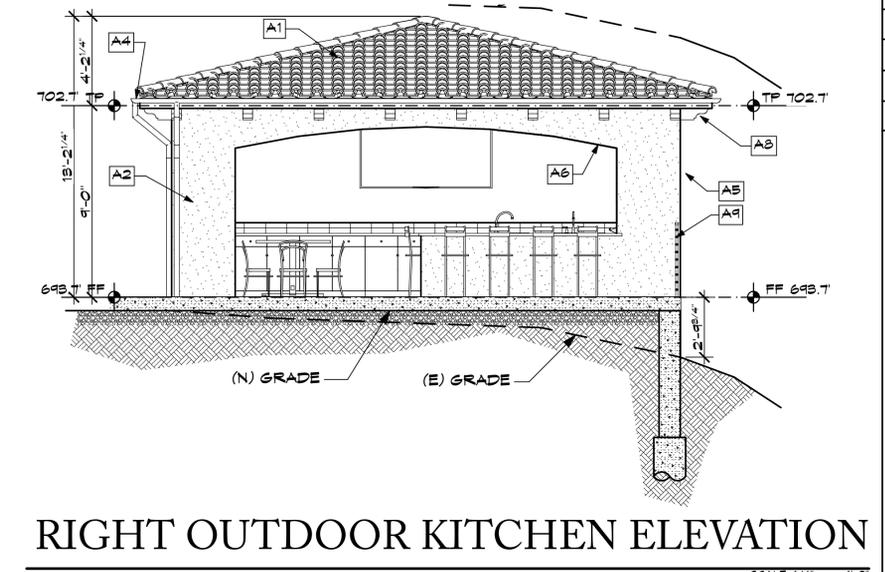
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LEFT OUTDOOR KITCHEN ELEVATION
SCALE: 1/4" = 1'-0"



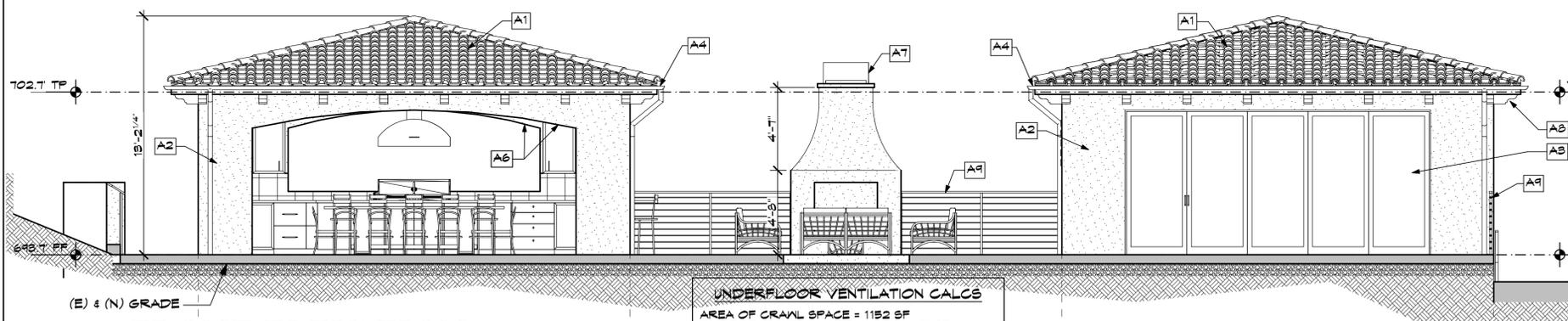
RIGHT ADU ELEVATION
SCALE: 1/4" = 1'-0"



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

NOTE:
INTEGRAL COLOR STUCCO (OMAHA TAN #5034 DAVIS COLORS LRV 28.71) SHALL MATCH THE RESIDENCE FOR THE ADU, OUTDOOR KITCHEN, & FIREPLACE. ROOFING, RAILING, TRIM SHALL ALSO MATCH

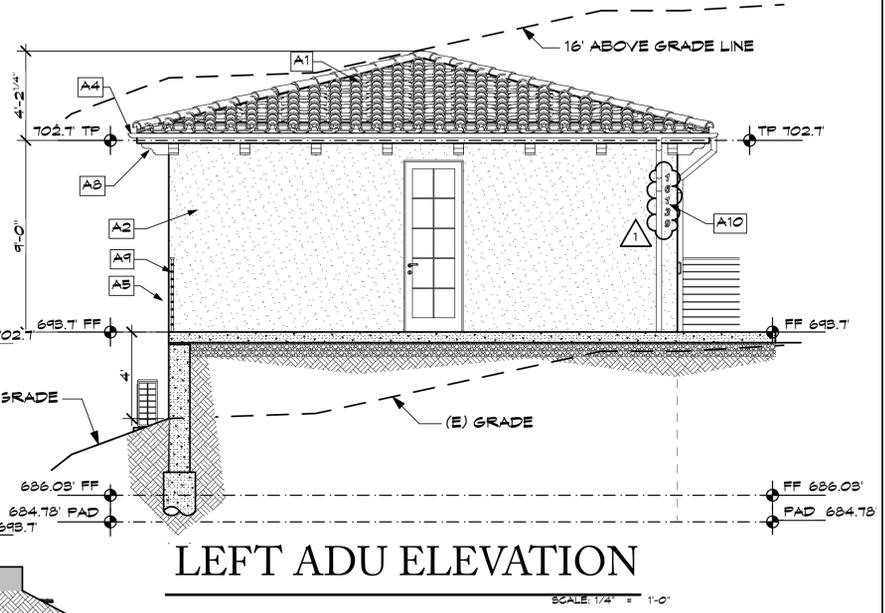
NOTE:
ADU TO BE UNDER A SEPARATE MINISTERIAL PERMIT.



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

UNDERFLOOR VENTILATION CALCS
AREA OF CRAWL SPACE = 1152 SF
REQ'D VENT AREA = 1152 / 1500 = .77 SF = 111 SQ. IN.
FOUNDATION VENT AREA = 8" X 14" = 62 SQ. IN.
REQ'S NUMBER OF FOUNDATION VENTS = 111 / 62 = 2 VENTS
PROVIDE 2 VULCAN SCREENED FOUNDATION VENTS COVERED 1/2" WIRE MESH AT CRAWL SPACE PERIMETER, DISTRIBUTE EVENLY.

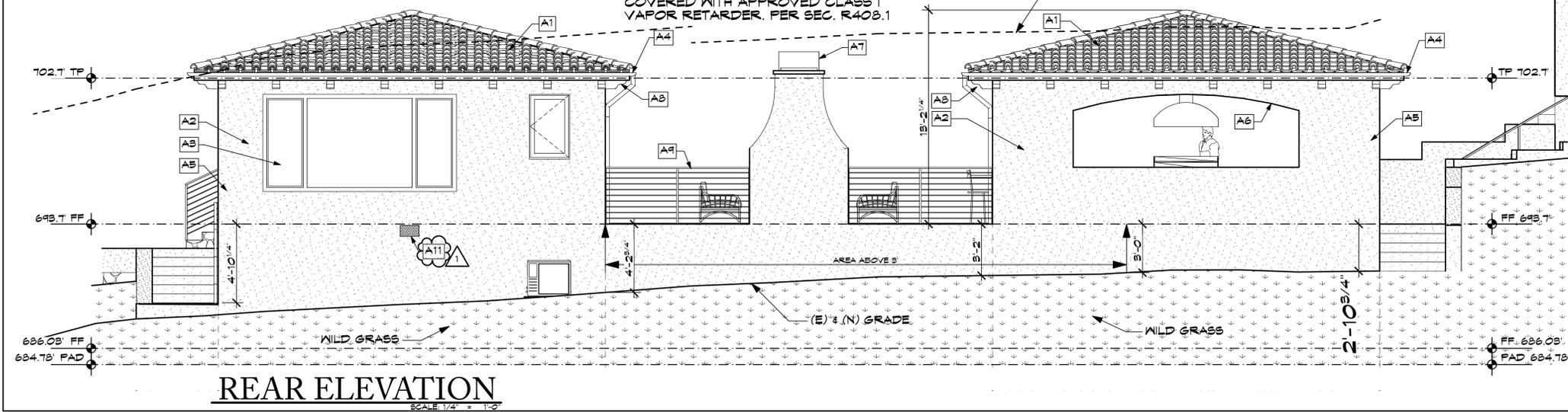
UNDER FLOOR AREA WILL BE COVERED WITH APPROVED CLASS I VAPOR RETARDER. PER SEC. R403.1



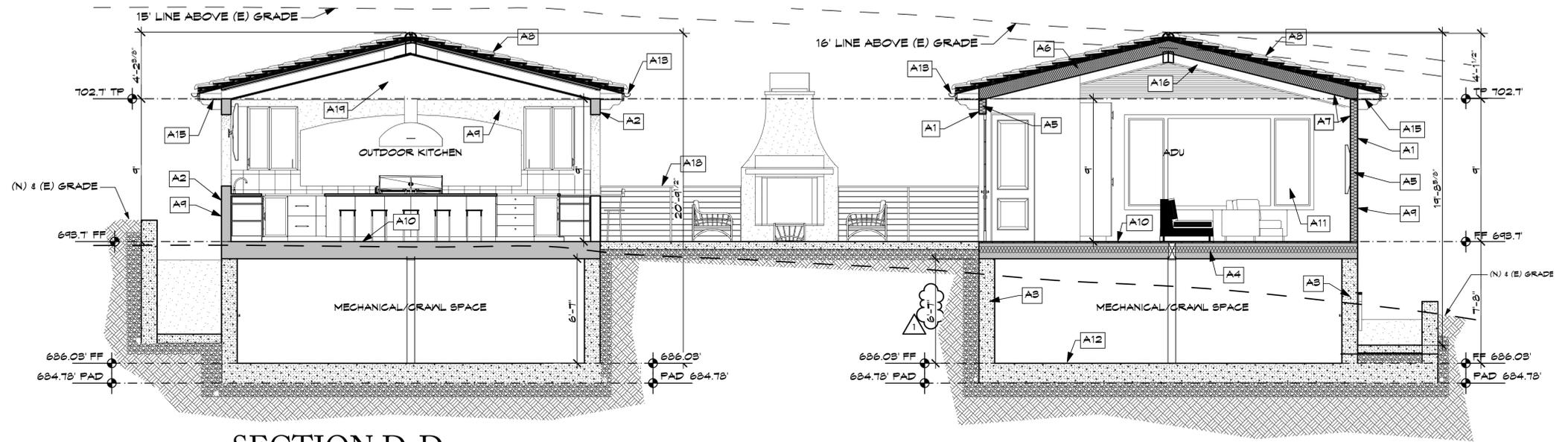
LEFT ADU ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION LEGEND

- A1** ROOFING
CLASS A ROOF ASSEMBLY, 2-PIECE CLAY BARREL TILE
ROOF BY REDLANDS O/1 LAYER T2" GAFGLASS MINERAL-SURFACED CAP SHEET BY GAF, OR EQUAL OR BETTER O/2" CDX PLYWOOD SHEATHING U.O.N.
- A2** EXTERIOR WALL FINISH
INTEGRAL COLOR SMOOTH 3 COAT PLASTER CEMENT O/ CORROSION RESISTANT METAL WIRE MESH O/1 LAYER STUCCONRAP O/1 LAYER TYVEK HOMEWRAP O/2" CDX PLYWOOD SHEATHING
- A3** WINDOWS
ALUM. GLAD WOOD FRAMED WINDOWS
- A4** GUTTERS
5" HALF ROUND COPPER GUTTER W/ A GUTTER COVER THAT PREVENTS THE ACCUMULATION OF LEAVES & DEBRIS
- A5** DOWNSPOUTS
5" ROUND COPPER DOWNSPOUT TO SPLASH BLOCKS DIRECTED TO VEGETATED AREAS
- A6** ARCHED OPENINGS
PROVIDE STUCCO ARCHED OPENINGS. SHOULDER TO BE SAME HEIGHT ALL AROUND.
- A7** CHIMNEY
PROVIDE APPROVED TERMINATION CAP W/DECORATIVE SHROUD W/SPARK ARRESTER
- A8** CORBELS
6X3 STAINED WOOD SHAPED CORBELS. SEE ARCHITECT FOR PROFILE
- A9** RAILING
42" HIGH WROUGHT IRON RAILING. STYLE TBD.
- A10** SITE ADDRESS
ADDRESS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2". WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD & THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CBC R314.1
- A11** FOUNDATION VENTS
PROVIDE VULCAN 8X14 FOUNDATION VENTS, W/ APPROVED WITH A NET FREE AREA OF 62" PER VENT. LISTING 9FM 8165-2142.0502



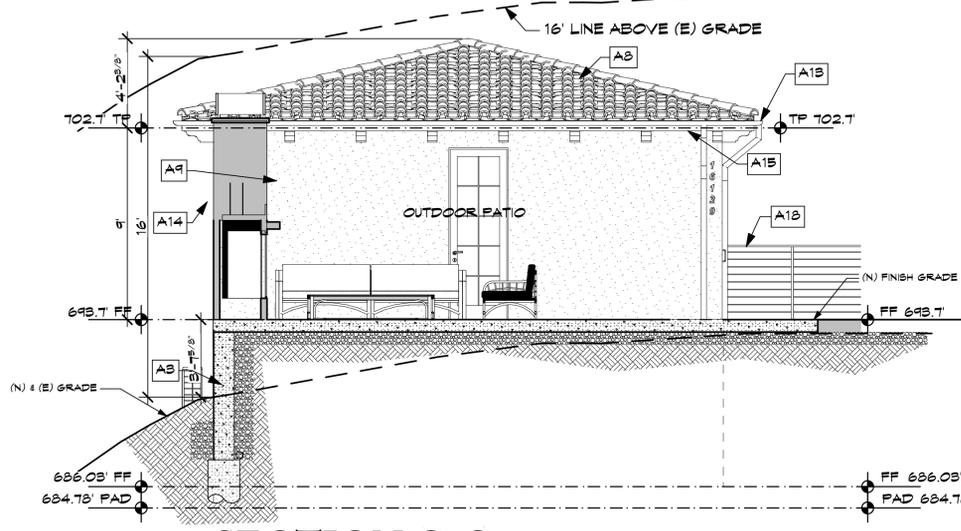
REAR ELEVATION
SCALE: 1/4" = 1'-0"



SECTION D-D

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

NOTE:
ADU TO BE UNDER A SEPARATE MINISTERIAL PERMIT.

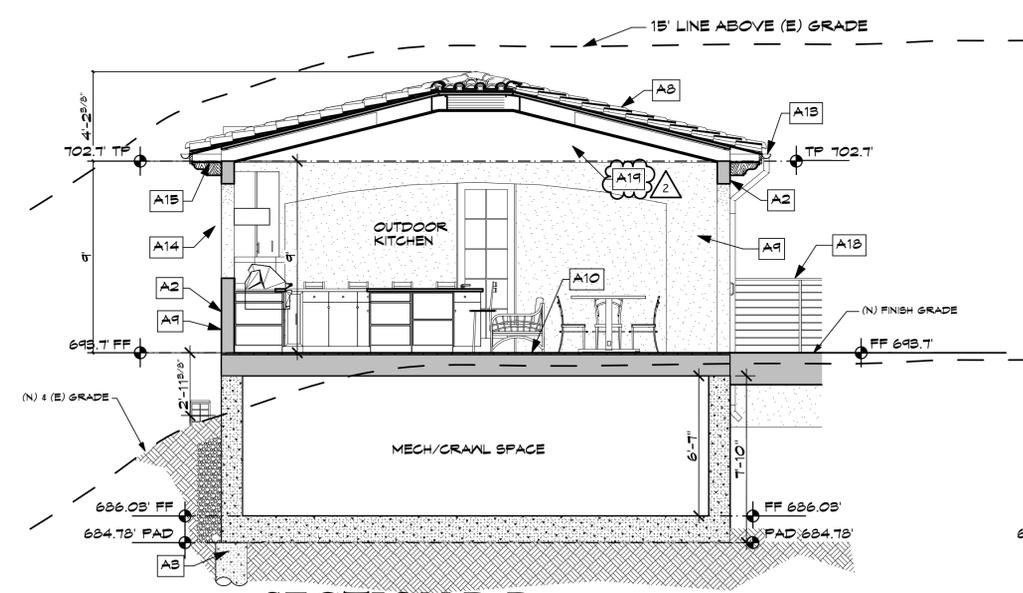


SECTION C-C

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

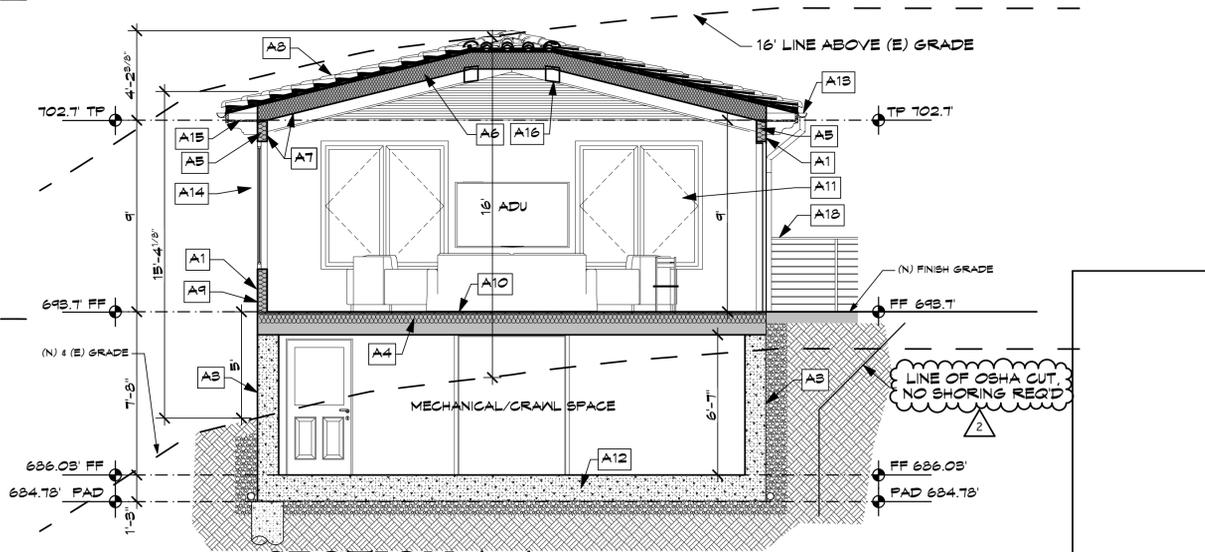
ARCHITECTURAL SECTION NOTES

- A1 6" NOM. STUD WALL
5/2" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
- A2 8" NOM. STUD WALL
7/4" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
- A3 12" CONCRETE RETAINING WALL
12" TH. CONCRETE RETAINING WALL
- A4 FLOOR INSULATION TYP.
PROVIDE R-30 LOW-EMITTING BATT INSULATION PER TITLE 24
- A5 WALL INSULATION TYP.
PROVIDE R-23 LOW-EMITTING BATT INSULATION PER TITLE 24
- A6 CLOSED CELL CEILING INSULATION
APPLY R-38 HEATLOK® HFO FRO CLOSED CELL SPRAY FOAM INSULATION TO UNDERSIDE OF ROOF SHEATHING. R-VALUE 1.4 PER INCH. SEE TITLE 24 FOR R VALUES REQUIRED. IAPMO UES-565
- A7 WALL & CEILING FINISH
3/8" GYP. BD. TYP. @ WALLS & CEILING
- A8 2-PIECE BARREL CLAY TILE ROOFING
CLASS 'A' ROOF ASSEMBLY. 2-PIECE CLAY BARREL TILE ROOF BY REDLANDS O/1 LAYER 1/2" GAFGLASS® MINERAL-SURFACED CAP SHEET BY GAF OR EQUAL OR BETTER O/1/2" GDX PLYWOOD RADIANT BARRIER SHEATHING U.O.N.
- A9 EXTERIOR WALL FINISH
INTEGRAL COLOR SMOOTH 8 COAT STUCCO MANUFACTURE MEMBRANE O/CORROSION RESISTANT METAL WIRE MESH O/2 LAYERS GRADE 'D' BUILDING PAPER O/1/2" CDX PLYWOOD SHEATHING
- A10 FLOOR SHEATHING
1 1/8" T&G PLYWOOD FLOOR SHEATHING
- A11 WINDOWS & DOORS
ALUM. FRAMED WINDOWS & DOORS. CORNER WINDOWS TO HAVE BREAK METAL WRAP
- A12 CONCRETE SLAB ON GRADE FOUNDATION
15" THICK CONCRETE SLAB ON GRADE FOUNDATION
- A13 GUTTERS
6" HALF ROUND COPPER GUTTERS W/A GUTTER COVER THAT PREVENTS THE ACCUMULATION OF LEAVES & DEBRIS
- A14 DOWNSPOUTS
3" ROUND COPPER DOWNSPOUTS TO SPLASH BLOCKS DIRECTED TO VEGETATED AREAS
- A15 CLOSED OVERHANGS
PROVIDE PLASTER CEMENT AT OVERHANGS TO CREATE CLOSED SOFFIT
- A16 WOOD BEAMS
PROVIDE EXPOSED STAINED WOOD BEAMS
- A17 RAISED WOOD FLOOR
INSTALL 12" RAISED WOOD FLOOR FOR WINE COOLER
- A18 HORIZONTAL METAL RAILINGS
PROVIDE 42" H. GUARDRAIL AT LANDINGS, WALKWAYS, BALCONIES & SIMILAR WALKING SURFACES WITH ADJACENT OPENINGS MORE THAN 30" ABOVE FLOOR OR GRADE BELOW. PROVIDE BALUSTERS SPACED SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH. RAIL FABRICATOR SHALL PROVIDE SHOP DRAWS, SPECS, & CALCS FOR APPROVAL BY ARCHITECT. CRC RS12
- A19 3/8" DENSGLOSS® FIRESHIELD®
APPLY 3/8" DENSGLOSS® FIRESHIELD® TO UNDERSIDE OF RAFTERS



SECTION B-B

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



SECTION A-A

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



NOTE: Manufacturer's instructions, all dimensions, elevations and conditions, prior to starting any field work. Verify field conditions or any conditions different from those indicated on the plans shall be brought to the architect's attention prior to installation.

DETAILS

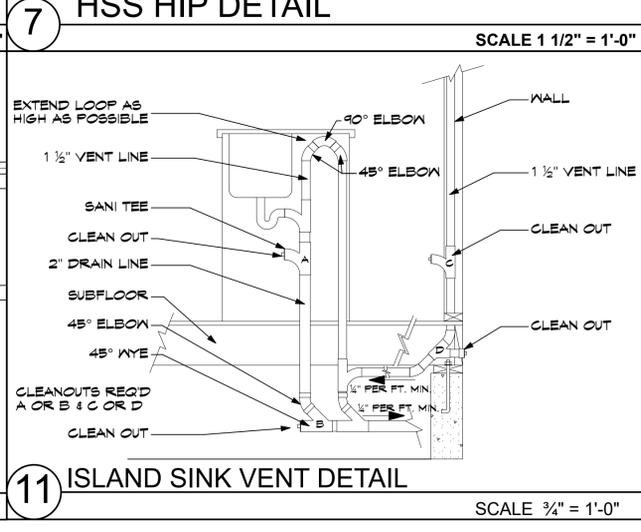
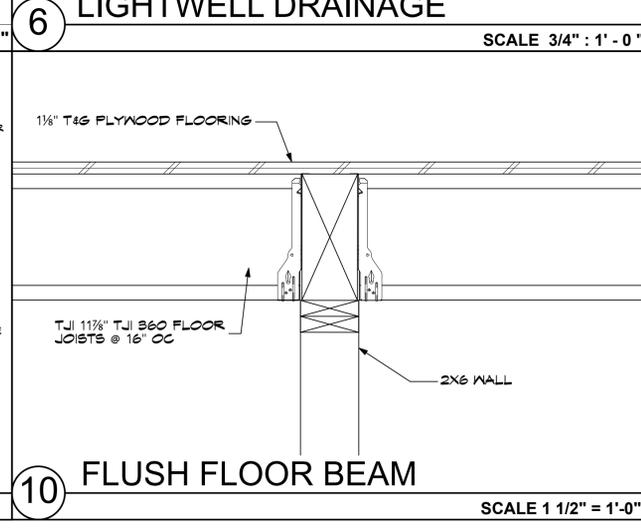
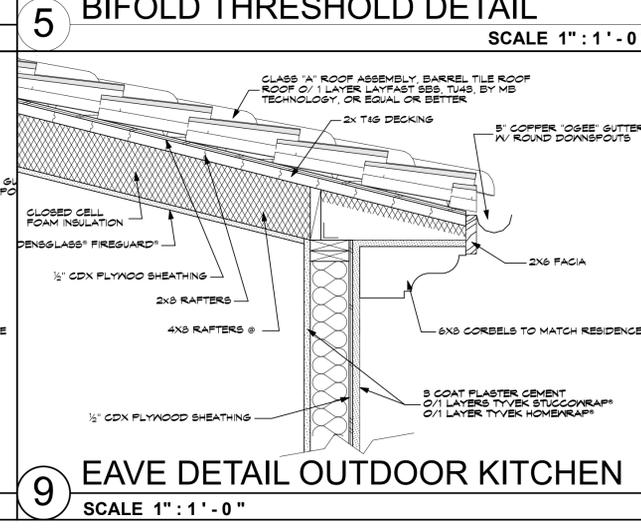
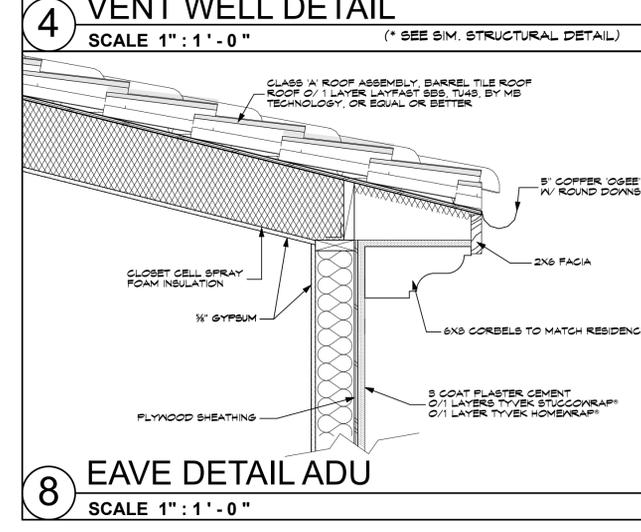
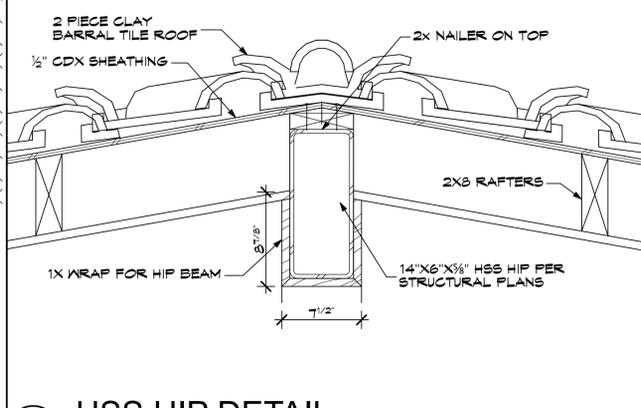
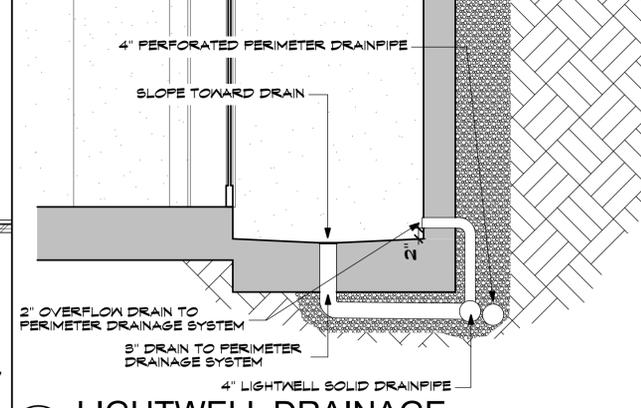
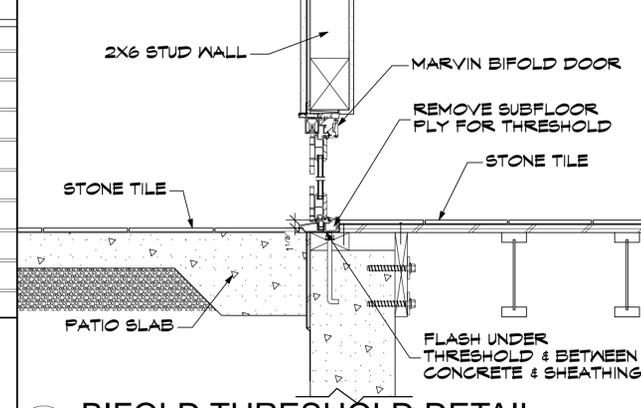
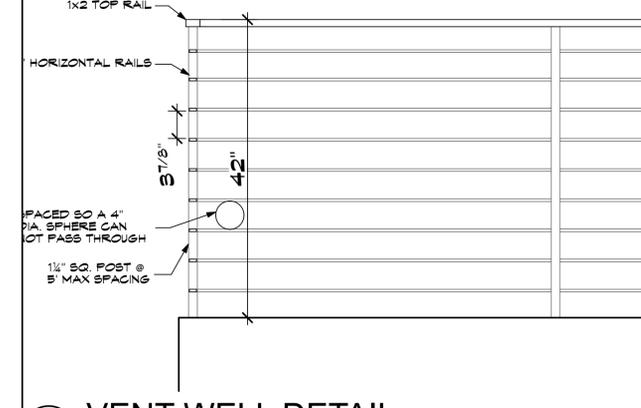
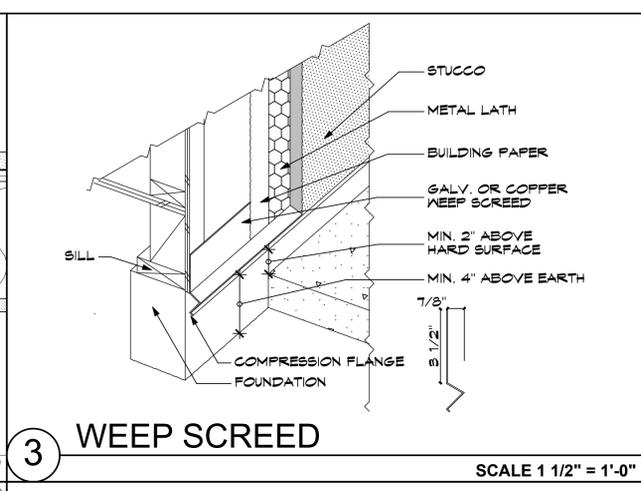
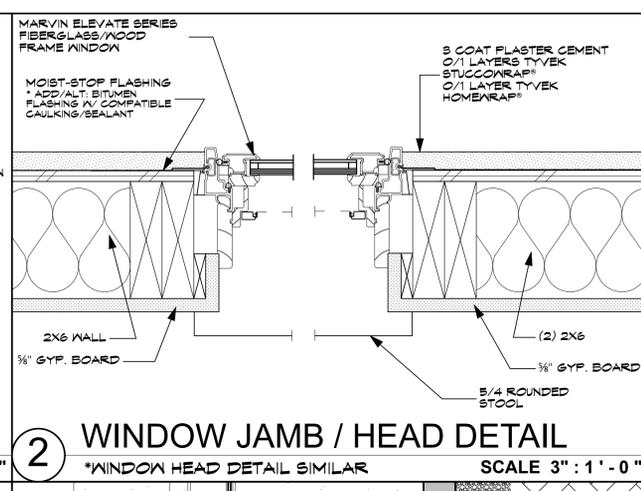
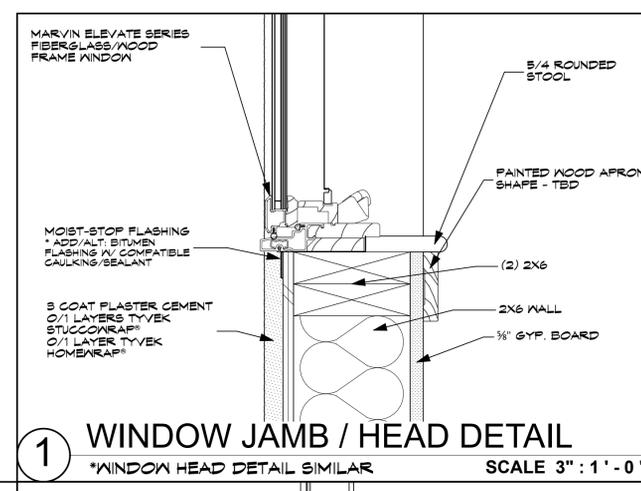
DATE: 7/12/24

SCALE: AS SHOWN

SHEET

A-14

21 OF 25



ELEC./MECH. NOTES

EXHAUST AIR
THE DISCHARGE POINT FOR EXHAUST AIR SHALL BE AT LEAST 3 FT. FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. CMC 804.4

HOSE BIBBS
ALL HOSE BIBBS TO HAVE BACKFLOW PREVENTION DEVICES. CPC 603.4.6

ANTI-HAMMER VALVES
PROVIDE ANTI-HAMMER VALVES WITH ACCESS PANELS AT DISHWASHER AND WASHING MACHINE. CPC 604.10

AIR DUCTS
ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 20 GA. MIN. CRC 8002.9.2

SHOWERS
PROVIDE INDIVIDUAL CONTROL VALVES FOR THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. CPC 403.9

ELEC. BOND @ W.H. PIPES
PROVIDE ELECTRICAL BOND BETWEEN INTERIOR GAS LINES AND HOT AND COLD LINES AT WATER HEATER. CEC 250.104

PIPING
ALL HOT WATER PIPES SHALL BE INSULATED FULL LENGTH. ALL PIPING SHALL BE ENGINEERED PARALLEL W/ DEMAND CONTROLLED CIRCULATION PUMP. CPC 604.11, CPC 604.15.1

SMOKE/CARBON MONOXIDE DETECTORS
SMOKE DETECTORS SHALL BE INTERCONNECTED WITH BATTERY BACKUP IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. ALARMS SHALL BE INSTALLED IN ALL SLEEPING ROOMS & OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, NOT LESS THAN 5' FROM BATHROOMS, MORE THAN 20' FROM ANY COOKING APPLIANCE. NO ALARMS & INSTRUCTIONS SHALL BE INSTALLED UNLESS THEY HAVE BEEN TESTED & APPROVED BY THE SITE MARSHALL PRIOR TO INSTALLATION. EVIDENCE MUST BE PRESENTED TO THE BUILDING DEPARTMENT PRIOR TO INSTALLATION. PER CRC 814.915

HVAC SYSTEM
DESIGN HVAC SYSTEM TO ACCA MANUAL J, D, & S RECOMMENDATIONS. INSTALL UNIT AND DUCTWORK WITHIN CONDITIONED SPACE. USE DUCT MASTIC ON ALL DUCT JOINTS & SEAL. PROTECT DUCTS DURING CONSTRUCTION AND CLEAN BEFORE OCCUPANCY. PRESSURE RELIEVE THE DUCTWORK SYSTEM. PROVIDE HIGH EFFICIENCY HVAC FILTER (MERV 15).

WALL & FLOOR PENETRATIONS
ALL MECHANICAL, PLUMBING, ELECTRICAL AND SIMILAR PENETRATIONS OF THE FLOOR AND CEILING SHALL BE FIRE CAULKED WITH A RESIDENTIAL RATED CAULK WITH AN ASTM RATING OF E136.

GFCI OUTLETS
GROUNDED FAULT CIRCUIT INTERRUPTERS ARE REQUIRED TO PROTECT THE RECEPTACLES IN BATHROOMS, GARAGES, OUTDOORS, KITCHENS, & LAUNDRY AREAS, & DISHWASHER BRANCH CIRCUITS. GFCI RECEPTACLES CAN BE USED ON AN ARC-FAULT PROTECTED CIRCUIT. CEC 210.8

APPLIANCE BRANCH CIRCUITS
PROVIDE TWO APPLIANCE BRANCH CIRCUITS IN KITCHEN THAT ARE LIMITED TO SUPPLYING WALL OR COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, AND LIVING AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES-ONLY REQUIRED COUNTER TOP WALL OUTLETS INCLUDING REFRIGERATOR. CEC 210.80

BATHROOM DEDICATED CIRCUIT
A DEDICATED 20 AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) CEC 210.11

APFCI BRANCH CIRCUITS
ALL 120V/15 & 20 AMP ELECTRICAL CIRCUITS SUPPLYING OUTLETS (LIGHTING & RECEPTACLES) INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER OR COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUITS. PROTECTED. CEC 210.12

BATHROOM VENTILATION
BATHROOMS CONTAINING TUBS, SHOWERS OR SPAS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CMC PER CRC SECTION 8003.3. BATHROOM FANS TO BE ENERGY STAR RATED, VENTED TO THE OUTSIDE, AND CONTROLLED WITH A HUMIDISTAT SWITCH. C685C.4.905

DOOR BELL/BUZZER
DOOR BELL, BELL OR CHIME SHALL BE HARD WIRES AT THE PRIMARY ENTRANCE. DOORBELL BUTTON OR CONTROLS SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. CRC § RS21.12

RECEPTACLES
ALL RECEPTACLES SHALL BE TAMPER RESISTANT. CEC 406.12
SPACING: RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE 5' MORE THAN 6' FROM A RECEPTACLE OUTLET. ANY SPACE 2' OR MORE IN WIDTH, SPACE AFFORDED BY FIXED ROOM DIVIDERS, FLOOR OUTLETS SHALL NOT BE COUNTED AS PART OF THE REQ'D NUMBER UNLESS WITHIN 12" OF THE WALL. CEC 210.52

MECHANICAL VENTILATION
IN BATHROOMS, WATER CLOSETS COMPARTMENTS & OTHER SIMILAR ROOMS THAT DON'T HAVE THE REQUIRED NATURAL VENTILATION, PROVIDE MECHANICAL VENTILATION. THE MINIMUM VENT SHALL BE 50 CUBIC FEET PER MIN. FOR INTERMITTENT VENTILATION OR 25 CUBIC FEET PER MIN. FOR CONTINUOUS VENTILATION. PER CEC 8003.5

SHOWER HEADS:
SHOWER HEADS SHALL BE DESIGNED & INSTALLED SO THAT THEY WILL NOT EXCEED A WATER SUPPLY FLOW RATE OF 1.8 GPM MEASURED AT 80 PSI. CPC 403.2

FAUCETS:
FAUCETS AT KITCHENS, LAVATORIES, WET BARS, LAUNDRY SINKS, OR OTHER SIMILAR USE FIXTURES SHALL BE MANUFACTURED WITH A WATER SUPPLY FLOW RATE OF 1.2 GPM AT 80 PSI. ALL OTHERS 1.2 @ 60 PSI. CPC 407

HIGH EFFICIENCY TOILETS
NEW WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES SHALL USE NO MORE THAN 25 GALLONS PER FLUSH. CPC 411

LIGHTING
LUMINAIRE REQUIREMENTS
LUMINAIRE EFFICACY: ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0.4.
BE LISTED, AS DEFINED IN SECTION 100.1 FOR ZERO CLEARANCE INSULATION CONTACT (C) BY UNDERWRITERS LABORATORIES OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY; & II. HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT ITS PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; & III. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING & CEILING; & IV. FOR LUMINAIRES WITH HARDWIRED BALLASTS OR DRIVERS, ALIGN BALLAST OR DRIVER MAINTENANCE & REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW THE CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING; & V. SHALL NOT CONTACT SCREW BASE SOCKETS. INCLUDING THE ELEVATED TEMPERATURE REQUIREMENTS; & THAT ARE MARKED "IAS-2022-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JAS.
A. SCREEN-BASED LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JAS. EXCEPT LUMINAIRES WITH HARDWIRED BALLASTS FOR HIGH INTENSITY DISCHARGE LAMPS. JAS COMPLIANT LIGHT SOURCES MUST BE MARKED AS "IAS-2022-E" OR "IAS-2022-E" (IAS-2022-E LUMINAIRES ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINAIRES). CEC 150.0.4.6
B. ALL JAS COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS ARE CONTROLLED BY DIMMERS OR DIMMERS (EXCEPTION CLOSETS LESS THAN 10 SF & HALLWAYS. CEC 150.0.4.7.2).
C. AT LEAST ONE FIXTURE IN THE SHOP CONTROLLED BY A VACANCY SENSOR. CEC 150.0.4.8
ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY WITH MANUAL ON/OFF SWITCH & ONE OF THE FOLLOWING IN ACCORDANCE WITH CEC 150.0.4.9:
I. PHOTOCELL & AUTOMATIC TIME SWITCH CONTROL
II. PHOTOCELL & MOTION SENSOR
III. ENERGY MANAGEMENT CONTROL SYSTEMS
IV. ENERGY MANAGEMENT CONTROL SYSTEMS
D. A COMPLETED CDR-LTS-01-E FORM MUST BE PROVIDED TO THE CITY/TOWN BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.
E. AT LEAST ONE FIXTURE IN BATHROOMS, UTILITY, LAUNDRY, & GARAGES MUST BE CONTROLLED BY A VACANCY SENSOR.

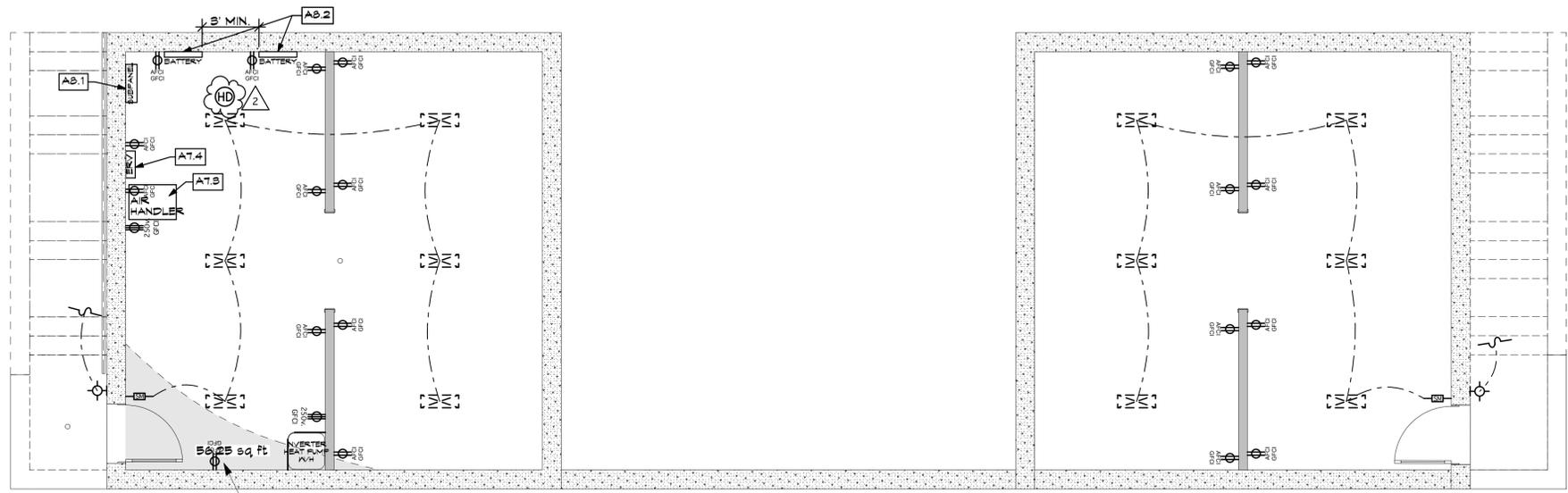
AGING-IN-PLACE
ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, & CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION, & AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX & NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. CEC § RS21.1

- A7.0 MECHANICAL**
- A7.1 BATHROOM FANS
MECHANICAL EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT & DUCTED TO TERMINATE OUTSIDE THE BUILDING. & SHALL BE CONTROLLED BY A HUMIDISTAT THAT IS CAPABLE OF ADJUSTING THE RELATIVE HUMIDITY BETWEEN 50%-80%. C685C.4.905.
 - A7.2 HEAT PUMP CONDENSER UNIT
PROVIDE HIGH EFFICIENCY A.C. UNIT W/ ENVIRONMENTALLY RESPONSIBLE REFRIGERANTS ANCHORED ON AN APPROVED PAD THAT IS A MIN. OF 5' ABOVE THE FINISHED GRADE OR LANDSCAPING.
 - A7.3 MINI SPLIT DUCTED UNIT
PROVIDE DUCTED MINI SPLIT UNIT. PROVIDE ELECTRICAL CONNECTION AS REQ'D PER MANUFACTURER'S INSTRUCTIONS.
 - A7.4 ENERGY RECOVERY VENTILATION
FANASONIC FV-10VEG2 ENERGY RECOVERY VENTILATION UNIT 50-100 CFM. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
 - A7.5 CEILING FAN
PROVIDE ELECTRICAL CONNECTION & JUNCTION BOX CAPABLE OF HOLDING A 300W CEILING FAN.
 - A7.6 HEAT DETECTOR
HEAT DETECTOR LISTED & INTERCONNECTED TO THE SMOKE ALARMS. SHALL BE INSTALLED IN LOCATIONS WITHIN DWELLING UNITS (ATTACHED GARAGES WHERE SMOKE ALARMS CANNOT BE INSTALLED BASED ON THEIR LISTING. RS23.7
- A8.0 ELECTRICAL**
- A8.1 POWER SUB-PANEL 100 AMP
SUB-PANEL SIZE TO BE DETERMINED BY ELECTRICIAN
 - A8.2 FUTURE BATTERY BACKUP
INSTALL A DEDICATED 1" MIN. RACEWAY FROM THE MAIN SERVICE TO A SUBPANEL THAT SUPPLIES THE BRANCH CIRCUITS. LABEL SUBPANEL MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKUP LOAD CIRCUITS. ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS.

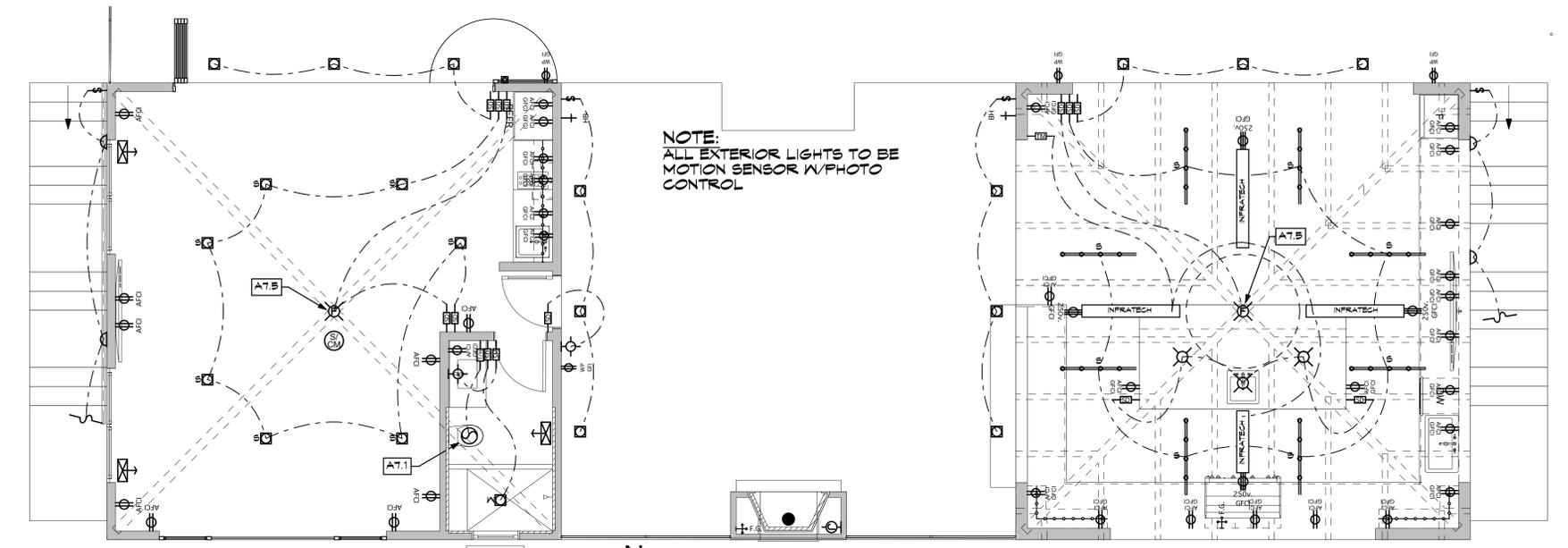
ELECTRIC/MECHANICAL LEGEND

| | |
|--|--|
| | 250V. OUTLET @ 42" OFF FLOOR (N.O.) |
| | 125V. DUPLEX AFCI OUTLET |
| | 125V. DUPLEX AFCI/GFCI OUTLET |
| | 125V. WEATHER PROOF GFCI OUTLET |
| | 125V. 1/2 HOT DUPLEX OUTLET |
| | 125V. QUADRUPLEX OUTLET |
| | 125V. DUPLEX FLOOR OUTLET |
| | ELECTRIC VEHICLE CHARGING STATION |
| | JUNCTION BOX |
| | WALL SWITCH |
| | DIMMER SWITCH |
| | MANUAL ON MOTION SWITCH |
| | (MOTION SENSOR SHALL ONLY BE OPERATIONAL WHEN IN ON POSITION) |
| | HUMIDISTAT TIMER |
| | HARDWIRED DOORBELL/BUZZER |
| | 4" RECESSED LED CAN AT/C |
| | SURFACE MOUNTED TRACK LED LIGHTS |
| | SURFACE MOUNTED LED FIXTURE |
| | CEILING MOUNT, UL LISTED T8B RATED JUNCTION BOX FOR LIGHT OR FAN |
| | WALL MTD LED FIXTURE |
| | WALL MOUNTED LED STEP LIGHT |
| | HEADER MTD LED LIGHT |
| | UNDER CABINET LED LIGHTS |
| | SURFACE MOUNTED LED LIGHTS |
| | SMOKE DETECTOR/CARBON MONOXIDE DETECTOR COMBO |
| | HEAT DETECTOR, HARDWIRED, INTERCONNECTED |
| | 100 CFM EXHAUST FAN - ENERGY STAR RATED, VENTED TO EXTERIOR |
| | 270 CFM FANTECH PB210-2 EXHAUST FAN-ENERGY STAR-VENTED TO EXT. |
| | PANASONIC FV-10VEG2 ENERGY RECOVERY VENTILATION UNIT, 50-100 CFM |
| | FLOOR REGISTER |
| | HOSE BIBB |
| | SUB-PANEL |

W INDICATES NET LOCATION
S INDICATES SLOPED LOCATION



ELEC/MECH LOWER PLAN
SCALE 1/4" = 1'-0"



ELEC/MECH MAIN PLAN
SCALE 1/4" = 1'-0"

REVISIONS

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KOHLISAAT & ASSOCIATES
ARCHITECTURE
51 UNIVERSITY AVE., T. LOS GATOS, CA. 95030 • (408) 395-2555



A NEW ADU & OUTDOOR KITCHEN FOR:
THE CABALLERO'S
16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

ELEC/MECH PLAN
DATE: 7/12/24
SCALE: AS SHOWN
SHEET
m-1
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NOTE: All dimensions are in feet, all elevations are in feet. All materials, finishes, and conditions, prior to starting any field work, shall be subject to field conditions or any conditions different from those indicated on the plans shall be brought to the attention of the architect prior to installation.