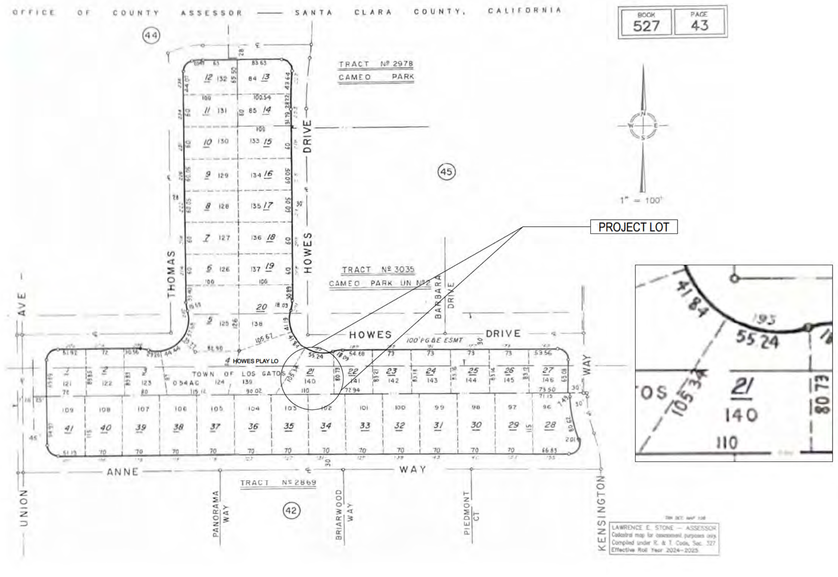
GOEL RESIDENCE
MULTI-LEVEL ADDITIONS

VINCINTY MAP
NTS

EXTERIOR FRONT
IMAGE

ASSESSOR'S MAP
NTS



BUILDING INFORMATION
APN: 527-43-021
ZONING: R-1:8

PROJECT ADDRESS:
193 HOWES DR
LOS GATOS, CA 95032
SANTA CLARA COUNTY

CODES:
CALIFORNIA BUILDING CODE 2022
CALIFORNIA FIRE CODE 2022
CALIFORNIA ELECTRICAL CODE 2022
CALIFORNIA MECHANICAL CODE 2022
CALIFORNIA PLUMBING CODE 2022
CALIFORNIA GREEN BUILDING STANDARDS CODE 2022
RESIDENTIAL BUILDING CODE 2022
ENERGY CODE 2022
LOS GATOS MUNICIPAL CODE

OCCUPANCY: R-3/U
CONSTRUCTION TYPE: V-B
NUMBER OF STORIES: 1 EXISTING, 2 PROPOSED
SPRINKLERS: NO

SI E INFORMA ION

APN	527 43 021	
ZONING	R1 8	
LO AREA	6970 SQ F (IRREGULAR SHAPE)	
EXIS ING		
	SQUARE FOO AGE	1088
	BEDROOMS	2
	BA HS	1 5
	GARAGE SF	482
	FAR	15 61%
	FOO PRIN	1540
	LO COVERAGE	22 2%
PROPOSED		
	ADDI ION SF	1240
	O AL SF	2328
	BEDROOMS	3
	BA HS	3
	GARAGE SF	482
	FAR	33 4%
	FOO PRIN	1935
	LO COVERAGE	27 8%
	HEIGH ABOVE GRADE	23' 8"
SE BACKS		
	FRON (NO CHANGE)	27' 5"
	REAR (NO CHANGE)	20' 0"
	LEF (NO CHANGE)	5' 8"
	RIGH (PROPOSED 8 0)	19' 3"
	R 1 8 REQUIREMEN S	
	FRON	25'
	REAR	20'
	SIDE	8'
PARKING	SPACES	2

HE P NCIL CORD NO CON IN PPRED BLE N UR L SLOPE ONLY S NO NO FOUND ION OR IN GE (3% MINIMUM FOR NF (SIDE S WHICH DOES NO PPRO HE VER GE LO SLOPE DE SIGNIN ION

SCOPE OF WORK
- 1240 SQ FT ADDITION
  - LEVEL 1 ADDITION: 364 SF
  - LEVEL 2 ADDITION: 876 SF
- TOTAL AREA OF WORK: 2328 SF
- LEVEL 1
  - OPEN AND EXPAND KITCHEN
  - NEW STAIR ACCESS TO LEVEL 2 IN LIVING
  - NEW GREAT ROOM
  - NEW FAMILY
  - DEMOLISH BRICK FIREPLACE
  - CONVERT BEDROOM 2 TO OFFICE
  - REMOVE POWDER ROOM
  - EXPAND LAUNDRY INTO HALL PASSAGE WITH STORAGE CABINETRY
  - RELOCATE ELECTRICAL PANEL
- LEVEL 2
  - NEW PRIMARY SUITE
  - NEW JACK & JILL BEDROOM/BATH SUITE
- NEW CABINETRY, PLUMBING, LIGHTING, WIRING, APPLIANCES, FINISHES
- ESTIMATED VALUATION: TBD

PROJECT DIRECTORY
OWNER:
NEERAJ GOEL
193 HOWES DR
LOS GATOS, CA 95032
[redacted]

DESIGNER:
SEIGO DESIGNS & INTERIORS, LLC
6754 BERNAL AVE. #740-118
PLEASANTON CA 94566

JAMES WOODARD CID #6958
JWOODARD@SEIGODESIGNS.COM
925.399.1487

LAURA CUDA
262.237.4749
LCUDA@SEIGODESIGNS.COM

CONTRACTOR:
TBD

ENGINEER:
TBD

SHEET INDEX

PROJECT NOTES
- SEE SHEETS NOTES A / NOTES B FOR GENERAL NOTES, SITE NOTES AND CODE COMPLIANCE
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON THE PLANS TAKE PRECEDENCE OVER SCALING
- SPECIFICATIONS IF INCLUDED SUPERCEDE DRAWINGS SHOULD A DISCREPANCY BETWEEN SPECIFICATION AND DRAWINGS OCCUR
- **CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT (USA) AT 811 OR 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.**

SYMBOLS INDEX

D##	DOOR
W##	WINDOW
C##	CABINET
#	FINISH
#	PLAN NOTES
A	COMPLIANCE NOTES

DEFERRED SUBMITTALS
- TRUSS

DESIGN REVISION ACKNOWLEDGEMENT AND RECEIPT

REV S ON MEMO LOG					
DATE	NUMBER	PERM T	DES GN	REC EVED BY	SHEET

SEIGO designs

CALIFORNIA COUNCIL FOR INTERIOR DESIGN CERTIFICATION
CCIDC
JAMES WOODARD
CERTIFIED INTERIOR DESIGNER
EXPIRES 06/22/27 CID#6958

SEIGO DESIGNS & INTERIORS
6754 BERNAL AVE. #740-118
PLEASANTON, CA 94566
(925)399-1487

DATE: 5/7/2026
SCALE: AS NOTED
DRAWN BY: JMW / LCC

REVISIONS			
NO	DATE	DESCRIPTION	BY

PROJECT: MULTI-LEVEL ADDITIONS
GOEL RESIDENCE
193 HOWES DR
LOS GATOS,CA 95032

SHEET NAME:
COVER SHEET

A1.0

EXHIBIT 8

GreenPoint Rated Existing Home Checklist

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

This checklist is used to track projects seeking a Whole House or Elements Label using the GreenPoint Rated Existing Home Rating System. The minimum requirements for each liable are listed in the project summary at the end of this checklist. Selected measures can be awarded points allocated by the percentage of presence of the measure in the home. The measure or practice must be found in at least 10% of the home to earn points.

Instructions: Column A is a dropdown menue with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the apropriate points will appear in the yellow "points acheived" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated Existing Home Rating Manual, available at www.builditgreen.org/greenpointrated

GreenPoint Rated Existing Home Checklist Version 2.1.3

Build It Green®

Enter Label: **Whole House**

Points Achieved:

0	0	20	0	3	0	6	0	8	0
Community		Energy		IAQ/Health		Resources		Water	

Project Name	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
AA. COMMUNITY			Possible Points			
TBD	**1. Home Is Located within 1/2 Mile of a Major Transit Stop**	2				
	2. Compact Development & House Size					
	a. Density of 10 Units per Acre or Greater (Enter units/acre)					
TBD	b. Home Size Efficiency (5 points is average, points awarded based on home size)				2	1–9
	3. Pedestrian and Bicycle Access/ Alternative Transportation					
	a. Site has Pedestrian Access Within ½ Mile of neighborhood services:					
	TIER 1: 1) Day Care 2) Community Center 3) Public Park					
	4) Drug Store 5) Restaurant 6) School					
	7) Library 8) Farmer's Market 9) After School Programs					
	10) Convenience Store Where Meal & Produce are Sold					
	TIER 2: 1) Bank 2) Place of Worship 3) Laundry/Cleaners					
	4) Hardware 5) Theater/Entertainment 6) Fitness/Gym					
	7) Post Office 8) Senior Care Facility 9) Medical/Dental					
	10) Hair Care 11) Commercial Office of Major Employer 12) Full Supermarket					
TBD	5 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1			
TBD	10 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1			
TBD	b. Access to A Dedicated Pedestrian Pathway to Places of Recreational Interest within 1/2 Mile		1			
TBD	c. At Least Two of the Following Traffic-Calming Strategies Installed within 1/4 mile: Designated Bicycle Lanes are Present on Roadways; Ten-Foot Vehicle Travel Lanes; Street Crossings Closest to Site are Located Less Than 300 Feet Apart; Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands		1			
	4. Safety & Social Gathering					
TBD	a. Front Entrance Has Views from the Inside to Outside Callers		1			
TBD	b. Front Entrance Can be Seen from the Street and/or from Other Front Doors		1			
TBD	c. Porch (min. 100sf) Oriented to Streets and Public Spaces		1			
	5. Diverse Households					
TBD	a. Home Has at Least One Zero-Step Entrance (prerequisite for 5b. And 5c.)		1			
TBD	b. All Main Floor Interior Doors & Passageways Have a Min. 32-inch Clear Passage Space		1			
TBD	c. Home includes at Least a Half-Bath on the Ground Floor with Blocking for Grab Bars		1			
TBD	d. Lot Includes Full-Function Independent Rental Unit		1			
	Total Points Available in Community = 26					
A. SITE			Possible Points			
TBD	**1. Protect Existing Topsoil from Erosion and Reuse after Construction**		1			1
	2. Divert Construction and Demolition Waste					
TBD	a. Divert All Cardboard, Concrete, Asphalt and Metals (Required for both Whole House and Elements, if Applicable)	N			R	
TBD	b. Divert 25% C&D Waste Excluding All Cardboard, Concrete, Asphalt and Metals				2	
TBD	**3. Construction IAQ Management Plan**			2		

Project Name	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Total Points Available in Site = 6						
B. FOUNDATION			Possible Points			
	1. Replace Portland Cement in Concrete with Recycled Flyash or Slag					
TBD	a. Minimum 20% Flyash and/or Slag Content				1	
TBD	b. Minimum 30% Flyash and/or Slag Content				1	
TBD	**2. Moisture Source Verification and Correction (Required for Whole House)**	N			R	R
	3. Retrofit Crawl Space to Control Moisture					
TBD	a. Control Ground Moisture with Vapor Barrier			2		
TBD	b. Foundation Drainage System				2	
TBD	**4. Pest Inspection and Correction**				1	
	5. Design and Build Structural Pest Controls					
TBD	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers				1	
TBD	b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation				1	
TBD	**6. Radon Testing and Correction or Radon Resistant Construction**			1		
	Total Points Available in Foundation = 10					
C. LANDSCAPE			Possible Points			
No	**Is the landscape area <15% of the total site area? (only 3 points available in this section for projects with <15% landscape area)**					
	1. Resource-Efficient Landscapes					
TBD	a. No Invasive Species Listed by Cal-IPC Are Planted					1
TBD	b. No Plant Species Require Shearing				1	
TBD	c. 59% of Plants Are California Natives or Mediterranean Climate Species					3
TBD	**2. Fire-Safe Landscaping Techniques**		1			
	3. Minimal Turf Areas					
TBD	a. Turf Not Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide					2
TBD	b. Turf is <25% of Landscaped Area					2
TBD	c. Turf is <10% of Landscaped Area or eliminated					2
TBD	**4. Shade Trees Planted**		1			1
TBD	**5. Plants Grouped by Water Needs (Hydrozoning)**					2
	6. High-Efficiency Irrigation Systems Installed					
TBD	a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers					2
TBD	b. System Has Smart Controllers					3
TBD	**7. Compost and Recycle Garden Trimmings on Site**					1
TBD	**8. Mulch in All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement**					2
TBD	**9. Use Environmentally Preferable Materials for Non-Plant Landscape Elements and Fencing**				1	
TBD	**10. Light Pollution Reduced by Shielding Fixtures and Directing Light Downward**		1			
	11. Rain Water Harvesting System (1 point for ≤ 350 gallons, 2 points for > 350 gallons)					
TBD	a. Cistern(s) is Less Than 750 Gallons					1
TBD	b. Cistern(s) is 750 to 2,500 Gallons					1
TBD	c. Cistern(s) is Greater Than 2,500 Gallons					1
TBD	**12. Soil Amended with Compost**				1	1
	Total Points Available in Landscape = 32					
D. STRUCTURAL FRAME & BUILDING ENVELOPE			Possible Points			
	1. Optimal Value Engineering					
TBD	a. Place Rafters & Studs at 24-Inch On Center Framing				1	
TBD	b. Size Door & Window Headers for Load				1	
TBD	c. Use Only Jack & Cripple Studs Required for Load				1	
	2. Use Engineered Lumber					
TBD	a. Engineered Beams & Headers				1	
TBD	b. Insulated Headers			1		
TBD	c. Engineered Lumber for Floors				1	
TBD	d. Engineered Lumber for Roof Rafters				1	
TBD	e. Engineered or Finger-Jointed Studs for Vertical Applications				1	
TBD	f. Oriented Strand Board for Subfloor				1	
TBD	g. Oriented Strand Board Wall and Roof Sheathing				1	
	3. FSC Certified Wood					
TBD	a. Dimensional Lumber, Studs, and Timber				4	
TBD	b. Panel Products				2	
	4. Solid Wall Systems (includes SIPs, ICFs, & Any Non-Stick Frame Assembly)					
TBD	a. Floors			2		2
TBD	b. Walls			2		2
TBD	c. Roofs			2		2

Project Name	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	5. Reduce Pollution Entering the Home from the Garage					
TBD	a Tightly Seal the Air Barrier between Garage and Living Area			1		
TBD	b. Install Garage Exhaust Fan OR Have a Detached Garage			1		
TBD	**6. Energy Heels on Roof Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)**		1			
	7. Overhangs and Gutters					
TBD	a. Minimum 16-Inch Overhangs and Gutters				1	
TBD	b. Minimum 24-Inch Overhangs and Gutters		1			
	8. Retrofit/ Upgrade Structure for Lateral Load Reinforcement for Wind or Seismic					
TBD	a. Partial Lateral Load Reinforcement Upgrades/ Retrofits				1	
TBD	b. Lateral Load Reinforcement Upgrades/ Retrofits for Entire home				3	
TBD	**9. Sound Exterior Assemblies (Required for Whole House)**	N			R	
	Total Points Available in Structural Frame & Building Envelope = 36					
E. EXTERIOR FINISH			Possible Points			
TBD	**1. Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking**				2	
TBD	**2. Rain Screen Wall System Installed**				2	
TBD	**3. Durable & Noncombustible Cladding Materials**				3	
TBD	**4. Durable & Fire-Resistant Roofing Materials or Assembly**				2	
	Total Points Available in Exterior Finish = 7					
F. INSULATION			Possible Points			
	1. Install Insulation with 30% Post-Consumer Recycled Content					
TBD	a. Walls and Floors				1	
TBD	b. Ceilings				1	
	2. Install Insulation that is Low-Emitting (Certified CA Rsidential Section 01350)					
TBD	a. Walls and Floors			1		
TBD	b. Ceilings			1		
TBD	**3. Inspect Quality of Insulation Installation before Applying Drywall**		1			
	Total Points Available in Insulation = 5					
G. PLUMBING			Possible Points			
	1. Distribute Domestic Hot Water Efficiently					
TBD	a. Insulate All Accessible Hot Water Pipes (prerequisite for 1b. and 1c.)			1		1
TBD	b. Locate Water Heater Within 12' Of All Water Fixtures, as measured in plan			1		1
TBD	c. Install On-Demand Circulation Control Pump			1		1
TBD	**2. High-Efficiency Toilets (Dual-Flush or ≤ 1.28 gpf)**					2
	3. Water Efficient Fixtures					
TBD	a. All Fixtures Meet Federal Energy Policy Act (Toilets: 1.6 gpf, Sinks: 2.2 gpm, Showers: 2.5 gpm) (Required For Whole House)	N				R
TBD	b. High-Efficiency Showerheads Use ≤ 1.8 gpm at 80 psi					3
TBD	c. Bathroom Faucets Use < 1.2 gpm			1		1
TBD	**4. Plumbing Survey (No Plumbing Leaks) (Required for Whole House and Elements)**	N				R
	Total Points Available in Plumbing = 13					
H. HEATING, VENTILATION & AIR CONDITIONING			Possible Points			
	1. General HVAC Equipment Verification and Correction					
TBD	a. Visual Survey of Installation of HVAC Equipment (Required for Whole House and Elements)	N		R		
TBD	b. Conduct Diagnostic Testing to Evaluate System			2		
TBD	c. Conduct Flow Hood Test and Assess Delivery of Air			1		
TBD	d. Air Conditioning Comprerssor Operates Properly and Refrigerant Charge is Optimal			1		
TBD	**2. Design and Install HVAC System to ACCA Manuals J, D and S**			4		
	3. Sealed Combustion Units					
TBD	a. Furnaces			2		
TBD	b.Water heaters			2		
TBD	**4. Zoned, Hydronic Radiant Heating**		1	1		
TBD	**5. High Efficiency Air Conditioning Air conditioning with Environmentally Responsible Refrigerants**	1				
	6. Effective Ductwork Installation					
TBD	a. New Ductwork and HVAC unit Installed Within Conditioned Space			1		
TBD	b. Duct Mastic Used on All Ducts, Joints and Seams			1		
TBD	c. Ductwork System is Pressure Relieved			1		
TBD	**7. High Efficiency HVAC Filter (MERV 13+)**				1	
TBD	**8. No Fireplace OR Sealed Gas Fireplaces with Efficiency Rating ≥60% using CSA Standards**				1	
	9. Effective Exhaust Systems Installed in Bathrooms and Kitchens					
TBD	a. ENERGY STAR Bathroom Fans Vented to the Outside				1	
TBD	b. All Bathroom Fans are on Timer or Humidistat				1	
TBD	c. Kitchen Range Hood Vented to the Outside				1	

Project Name	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates					
TBD	a. Doors			1		
TBD	b. Cabinets and Countertops			2		
TBD	c. Interior Trim and Shelving			1		
TBD	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**			3		
	Total Points Available in Finishes = 21					
L. FLOORING			Possible Points			
TBD	**1. Environmentally Preferable Flooring: A) FSC-Certified Wood B) Reclaimed or Refinished C) Rapidly Renewable D) Recycled-Content, E) Exposed Concrete F) Local** ***Flooring Adhesives Must Have <70 gpl VOCs and sealer must meet SCAQMD Rule 1113.***				4	
TBD	**2. Thermal Mass Floors**		1			
TBD	**3. Flooring Meets CA Section 01350 or CRI Green Label Plus Requirements**			2		
	Total Points Available in Flooring = 7					
M. APPLIANCES AND LIGHTING			Possible Points			
TBD	**1. ENERGY STAR Dishwashor (Must Meet Current Specifications) (Mutually Exclusive with J3)**		1			1
	2. ENERGY STAR Clothes Washing Machine with Water Factor of 3.2 or Less					
TBD	a. Meets CEE Tier 2 Requirements (Modified Energy Factor 2.92, Water Factor 3.2)		1			2
TBD	b. Meets CEE Advanced Tier Requirements (Modified Energy Factor 3.10, Water Factor 3.0)					2
	3. ENERGY STAR Refrigerator Installed					
TBD	a. ENERGY STAR Qualified & < 25 cu.ft.Capacity (Mutually Exclusive with J3)		1			
TBD	b. ENERGY STAR Qualified & < 20 cu.ft.Capacity (Mutually Exclusive with J3)		1			
	4. Built-In Recycling & Composting Center					
TBD	a. Built-In Recycling Center				2	
TBD	b. Built-In Composting Center				1	
TBD	**5. Electrical Survey (Required for Whole House)**	N			R	
TBD	**6. Verification of Entire Electrical System**				2	
TBD	**7. Energy Efficient Lighting**		1			
TBD	**8.Low- Mercury Lamps (Linear and Compact Flourescent)**				1	
TBD	**9. Lighting Controls Installed**		1			
	Total Points Available in Appliances and Lighting = 13+					
N. OTHER			Possible Points			
TBD	**1. Incorporate GreenPoint Checklist in Blueprints Or Distribute Checklist (Required for Whole House and Elements)**	N	R			
TBD	**2. Develop Homeowner Manual of Green Features/Benefits**		1			1
	3. Hazardous Waste Testing					
TBD	a. Lead Testing Interior, Exterior and Soil			1		
TBD	b. Asbestos Testing and Remediation			1		
TBD	**4. Gas Shut Off Valve (motion/ non-motion)**			1	1	
	Total Points Available in Other = 6					
P. INNOVATIONS			Possible Points			
	AA. Community: No Innovation Measures At This Time					
	A. Site					
TBD	1. Cool Site	1				
	B. Foundation: No Innovation Measures At This Time					
	C. Landscaping					
TBD	1. Irrigation System Uses Recycled Wastewater					1
	D. Structural Frame and Building Envelope					
	1. Design, Build and Maintain Structural Pest and Rot Controls					
TBD	a. Locate All Wood (Siding, Trim, Structure) At Least 12 Inches Above Soil				1	
TBD	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood			1		
TBD	2. Use Moisture Resistant Materials and Practices in Wet Areas of Kitchen, Bathrooms, Utility Rooms, and Baserents			1		
	3. Use FSC-Certified Engineered Lumber					
TBD	a. Engineered Beams and Headers				1	
TBD	b. Insulated Engineered Headers				1	
TBD	c. Wood I-Joists or Web Trusses for Floors				1	
TBD	d. Wood I-Joists for Roof Rafters				1	
TBD	e. Engineered or Finger-Jointed Studs for Vertical Applications				1	
TBD	f. Roof Trusses				1	

Project Name	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	E. Exterior Finish					
TBD	1. Green Roofs (25% or Roof Area Minimum)	2	2			
	F. Insulation: No Innovation Measures At This Time					
	G. Plumbing					
TBD	1. Greywater Pre-Plumbing (Includes Clothes Washer at Minimum)					1
TBD	2. Grawater System Operational (Includes Clothes Washer at Minimum)					2
TBD	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)					1
TBD	4. Composting or Waterless Toilet					1
TBD	5. Install Drain Water Heat-Recovery System		1			
	H. Heating, Ventilation and Air Conditioning (HVAC)					
TBD	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7)			1		
	I. Renewable Energy: No innovation Measures At This Time					
	J. Building Performance					
TBD	1. Test Total Supply Air Flow Rates		1			
TBD	2. Energy Budget Analysis (J3) Completed By CEPE		1			
	K. Finishes: No Innovation Measures At This Time.					
	L. Flooring: No Innovation Measures At This Time.					
	M. Appliances: No Innovation Measures At This Time.					
	N. Other					
TBD	1. Homebuilder's Management Staff Are Certified Green Building Professionals	1				
TBD	2. Comprehensive Owner's Manual and Homeowner Education Walkthroughs	1				
	3. Additional Innovations: List innovative measures that meet green building objectives. Points will be assessed by Build It Green and the GreenPoint Rater.					
TBD	a. Describe Innovation Here and Enter Possible Points in Columns L-P					
TBD	b. Describe Innovation Here and Enter Possible Points in Columns L-P					
TBD	c. Describe Innovation Here and Enter Possible Points in Columns L-P					
TBD	d. Describe Innovation Here and Enter Possible Points in Columns L-P					
TBD	e. Describe Innovation Here and Enter Possible Points in Columns L-P					
TBD	f. Describe Innovation Here and Enter Possible Points in Columns L-P					
TBD	g. Describe Innovation Here and Enter Possible Points in Columns L-P					
TBD	h. Describe Innovation Here and Enter Possible Points in Columns L-P					
	Total Points Available in Innovation = 26+					
Summary						
	Total Available Points 224+	25	83	46	76	47
	Minimum Points Required (Whole House) 50		20	5	6	8
	Minimum Points Required (Elements) 25		8	2	2	4
	Total Points Achieved					

SEIGO designs

CALIFORNIA COUNCIL FOR INTERIOR DESIGN CERTIFICATION

CCIDC

JAMES WOODARD
CERTIFIED INTERIOR DESIGNER
EXPIRES 06/22/27 CID#6958

SEIGO DESIGNS & INTERIORS
6754 BERNAL AVE. #740-118
PLEASANTON, CA 94566
(925)399-1487

DATE: 5/7/2026

SCALE: AS NOTED

DRAWN BY: JMW / LCC

REVISIONS

NO	DATE	DESCRIPTION	BY

PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
BUILD IT GREEN
CHECKLIST

A1.1

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

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

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

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

4.106 SITE DEVELOPMENT

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

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

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

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

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

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

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

Exception: Additions and alterations not altering the drainage path.

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

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

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

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

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

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

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

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

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

Exceptions:

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

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

Notes:

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

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

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

Exception: Areas of parking facilities served by parking lifts.

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

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

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

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

Notes:

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

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

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

Exception: Areas of parking facilities served by parking lifts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Notes:

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

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

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

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

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

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

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

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

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

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

4.303.1.3 Showerheads.

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

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

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

4.303.1.4 Faucets.

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

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

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

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

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

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

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

TABLE H-2

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

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

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

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

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

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

TABLE - MAXIMUM FIXTURE WATER USE

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

4.304 OUTDOOR WATER USE

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

NOTES:

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

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

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

Exceptions:

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

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

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

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

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

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

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

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

Notes:

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

4.410 BUILDING MAINTENANCE AND OPERATION

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

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

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

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

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

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

SECTION 4.502 DEFINITIONS

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

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

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

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

SEIGO designs

CALIFORNIA COUNCIL FOR INTERIOR DESIGN CERTIFICATION
CCIDC
JAMES WOODARD
CERTIFIED INTERIOR DESIGNER
EXPIRES 06/22/27 CID#6958

SEIGO DESIGNS & INTERIORS
6754 BERNAL AVE. #740-118
PLEASANTON, CA 94566
(925)399-1487

DATE: 5/7/2026
SCALE: AS NOTED
DRAWN BY: JMW / LCC

REVISIONS

NO	DATE	DESCRIPTION	BY

PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS,CA 95032

SHEET NAME:
GREEN BUILDING CODE

A1.2

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

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

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

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

4.503 FIREPLACES

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

4.504 POLLUTANT CONTROL

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

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

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

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

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

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

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

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

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

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

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

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

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

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

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

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

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

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

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

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

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

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

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

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

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

4.505 INTERIOR MOISTURE CONTROL

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

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

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

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

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

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

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

4.506 INDOOR AIR QUALITY AND EXHAUST

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

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

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

4.507 ENVIRONMENTAL COMFORT

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

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

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

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

703 VERIFICATIONS

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

SEIGO designs

CALIFORNIA COUNCIL FOR INTERIOR DESIGN CERTIFICATION
CCIDC
JAMES WOODARD
CERTIFIED INTERIOR DESIGNER
EXPIRES 06/22/27 CID#6958

SEIGO DESIGNS & INTERIORS
6754 BERNAL AVE. #740-118
PLEASANTON, CA 94566
(925)399-1487

DATE: 5/7/2026
SCALE: AS NOTED
DRAWN BY: JMW / LCC

REVISIONS

NO	DATE	DESCRIPTION	BY

PROJECT: MULTI-LEVEL ADDITIONS
GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
GREEN BUILDING CODE

A1.3

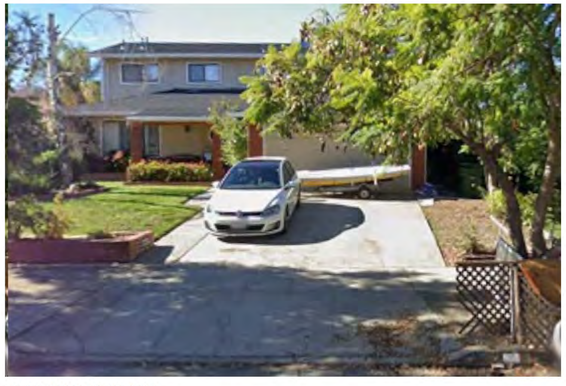
SAMPLE OF EXISTING 2-STORY HOMES IN NEIGHBORHOOD:

- 211 Howes Dr
- 219 Howes Dr
- 259 Howes Ct
- 255 Howes Ct
- 253 Howes Ct
- 123 Anne Way
- 127 Anne Way
- 135 Anne Way
- 139 Anne Way
- 144 Anne Way
- 105 H debrand Dr
- 293 Herschner Ct
- 295 Herschner Ct
- 287 Herschner Ct
- 259 Herschner Ct

255 HOWES CT

211 HOWES DR

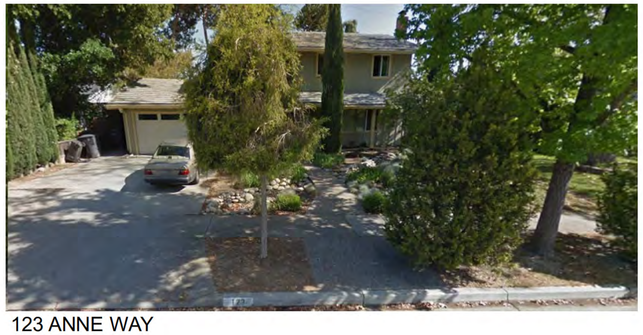
253 HOWES CT



219 HOWES DR

127 ANNE WAY

259 HOWES CT



123 ANNE WAY

PROJECT DESCRIPTION LETTER:

SEIGO DESIGNS & INTERIORS

Los Gatos Planning Division
110 E. Main Street, Los Gatos, CA 95030
408.354.6872

December 3, 2025

PROJECT DESCRIPTION & LETTER OF JUSTIFICATION
193 Howes Drive – Minor Residential Application (MR-25-012)
Applicant: Seigo Designs | **Owner:** Neeraj Goel | **APN:** 527-43-021 | **Zoning:** R-1:8

1. Project Overview
This project proposes a **modest second-story addition** totaling **1,240 sq. ft.** to an existing one-story home on a uniquely shaped lot adjacent to the **Howes Drive Play Lot**. The design maintains a predominantly **one-story appearance from the street**, places the second story toward the center of the lot, and incorporates revisions responding to Town comments and recommendations from the **Cannon Design Group**.

2. Response to Los Gatos Comment #6
6a. Largest FAR in the Immediate Neighborhood?
No. The proposed FAR is **not the largest**. Several surrounding homes, including **127 Anne Way (two-story)** and larger one-story homes at **201, 205, and 206 Howes Drive**, present equal or greater visible massing. Due to the parcel's narrowed frontage and adjacency to open space, the proposed mass appears smaller than many nearby structures.
6b. Tallest in the Immediate Neighborhood?
No. The proposed ridge of **~23'6"** is **lower than** the nearby two-story home at **127 Anne Way (~26 ft)** and is consistent with neighborhood height patterns. The second story is recessed behind the front façade, reducing perceived height.
6c. RDG Compliance
The project complies with the Residential Design Guidelines:

- **Massing (RDG 3.3):** The revised design adds articulation, varied roof planes, and breaks in wall surfaces to reduce two-story massing.
- **Windows (RDG 3.7):** Upper-level windows now follow consistent proportions and patterns, reduced in variety per consultant recommendations.
- **Materials (RDG 3.8):** Stucco and painted wood trim match surrounding homes; final material revisions follow consultant guidance.
- **Neighborhood Context:** The design retains ranch-style proportions and a low street profile.

6d. Compatibility with the Immediate Neighborhood
Compatibility is achieved through:

- **Centered second story** away from adjacent properties
- **Deep front setback** matching neighborhood rhythm
- **Traditional roof forms** (4:12 pitch) consistent with nearby homes
- **Shadow study** showing minimal impacts and most shading falling on the play lot
- **Open-space adjacency** which significantly reduces visibility from neighbors' private yards

6754 Bernal Ave.
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SEIGO DESIGNS & INTERIORS

6e. Privacy Standards Compliance

- No second-story windows directly face neighboring primary living areas.
- East/west windows use higher sill heights or modest sizing.
- Most upper-story glazing faces the **play lot**, not private yards.
- Window revisions follow RDG privacy guidelines and Cannon Design Group recommendations.

3. Response to Cannon Design Group Recommendations
Revisions include:

1. Additional articulation and eave extensions to break up two-story rear massing
2. More uniform window sizing and layout
3. Simplified window patterns in the Great Room
4. Materials adjusted for neighborhood sensitivity

These revisions meet or exceed the consultant's recommendations.

4. Neighbor Outreach Summary (Los Gatos Requirement #9)
From **10/19/2025 to 11/08/2025**, outreach was completed to 13 nearby properties on Howes Dr, Barbara Dr, Anne Way, Regent Dr, and Leigh Ave.
All neighbors who responded expressed support or no objection.
No concerns were raised regarding height, FAR, massing, privacy, or shading.
Key Findings:

- No privacy concerns were raised.
- Neighbors noted that the second story faces the **play lot**, reducing visual impact.
- Several expressed support for improving the home.
- No objections were received

A spreadsheet of neighbor responses shall be submitted.

5. Conclusion
The revised project at **193 Howes Drive**:

- Is **not the tallest** nor the **largest FAR** in the immediate neighborhood
- Complies fully with the **Residential Design Guidelines**
- Incorporates all Town and consulting architect recommendations
- Demonstrates minimal massing, shadow, and privacy impacts
- Has **clear neighbor support and no objections**

The applicant respectfully requests approval of the revised design.

Thank you,
James Woodard, Seigo Designs and Interiors, LLC

6754 Bernal Ave.
#740-118
Pleasanton, CA 94566
USA

Phone 925 399-1487
Email info@seigodesigns.com
Web site www.seigodesigns.com

SEIGO designs

CALIFORNIA COUNCIL FOR INTERIOR DESIGN CERTIFICATION
CCIDC
JAMES WOODARD
CERTIFIED INTERIOR DESIGNER
EXPIRES 06/22/27 CID#6958

SEIGO DESIGNS & INTERIORS
6754 BERNAL AVE. #740-118
PLEASANTON, CA 94566
(925)399-1487

DATE: 5/7/2026

SCALE: AS NOTED

DRAWN BY: JMW / LCC

REVISIONS			
NO	DATE	DESCRIPTION	BY

PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
PROJECT DESCRIPTION

A1.4

- NOTE: A SURVEY WAS NOT PREPARED FOR THIS PROJECT. VERIFY IN FIELD.
SITE MEASUREMENTS ARE BASED ON PHYSICAL LANDMARKS, LOT DIMENSIONS ARE PER ASSESSOR'S MAP.
- NO TREES OF NOTABLE SIZE ON THE PROPERTY. (E) TREES SHALL NOT BE AFFECTED
-AVERAGE SLOPE OF LOT: APPROXIMATELY 0% (ESSENTIALLY FLAT, WITH ONLY REQUIRED DRAINAGE AWAY FROM STRUCTURE).

FLOOR AREA SUMMARY:

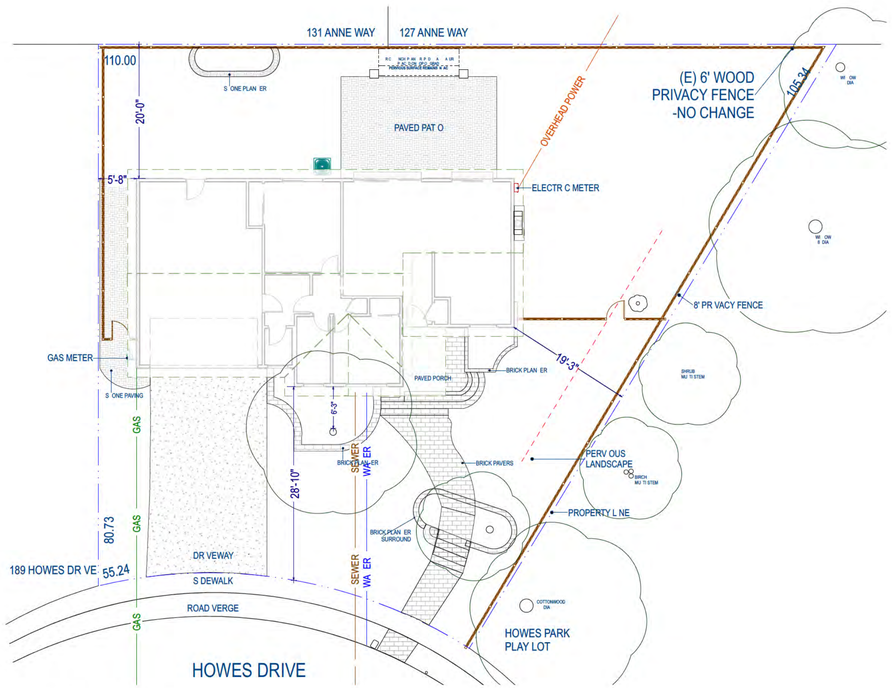
	EX ST NG	PROPOSED	TOTAL
2ND FLOOR	N/A	876 S F	876 S F
1ST FLOOR	1 088 S F	364 S F	1 452 S F
TOTAL	1 088 S F	1 240 S F	2 328 S F
(MAX ALLOWED HOUSE)			2 328 S F
GARAGE	499 S F	0 S F	499 S F
(MAX ALLOWED GARAGE)			659 S F

SETBACK JUSTIFICATION:

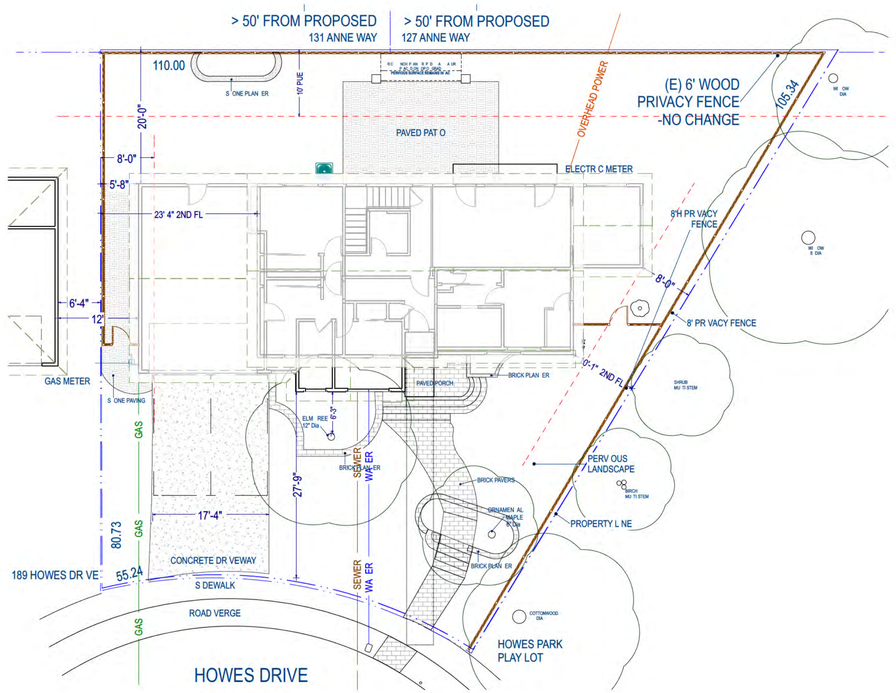
1. THE PROPOSED ADDITION DOES NOT INCREASE ANY NONCONFORMITY.
THE ENCROACHED EAST (LEFT) SIDE SETBACK OF 5'-8" IS EXISTING, OTHERWISE THE R-1:8 SETBACKS ARE COMPLIANT.

2. DUE TO THE PROPERTY S IRREGULAR LOT SHAPE, THE EXISTING STRUCTURE WAS BUILT WITH A LEGAL NONCONFORMING LEFT-SIDE SETBACK. THE PROPOSED WORK DOES NOT EXPAND OR INCREASE THIS CONDITION IN ANY WAY; ALL NEW CONSTRUCTION IS PLACED FULLY WITHIN THE EXISTING FOOTPRINT. THE PROJECT THEREFORE MAINTAINS THE EXISTING NONCONFORMITY WITHOUT INTENSIFYING IT.

3. THE SECOND STORY IS PLACED ENTIRELY WITHIN THE EXISTING FOOTPRINT, ENSURING NO FURTHER REDUCTION OF THE 25-FT FRONT, 8-FT SIDE, OR 20-FT REAR SETBACKS. BECAUSE THE LOT SHAPE AND THE ADJACENCY TO THE PUBLIC PLAY LOT LIMIT EXPANSION OPTIONS, PLACING NEW AREA ABOVE THE EXISTING STRUCTURE YIELDS THE **LEAST IMPACTFUL SOLUTION**



1 EXISTING
SCALE 3/32" = 1'-0"



2 PROPOSED
SCALE 3/32" = 1'-0"

SITE PLAN NOTES:

- SEE SHEETS NOTES A/NOTES B FOR GENERAL NOTES AND CODE COMPLIANCE
- **CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT (USA) AT 811 OR 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.**
- THE BUILDING ADDRESS NUMBERS SHALL BE ILLUMINATED AND PLACED IN APPOSITION THAT IS LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (2022 CRC R319). THE NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE OF ½".
- SEISMIC AUTOMATIC SHUT-OFF VALVE TO BE INSTALLED AT THE GAS METER OR PROPANE TANK
- EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATIONS DERIVED FROM AVAILABLE RECORDS.
- DRAINAGE SLOPE OF GRADE AWAY FROM EXTERIOR FOUNDATIONS TO BE 6 INCHES MINIMUM WITHIN 10 FEET (5% MINIMUM). AT IMPERVIOUS SURFACES, A MINIMUM 2% SLOPE IS PERMITTED. [CRC §R401.3]

***TREES SHALL BE SHALL BE PROTECTED PER MUNICIPAL CODE 17.16:**
17.16.070 PROTECTION OF EXISTING TREES.
ALL PERSONS SHALL COMPLY W TH THE FOLLOW NG PRECAUT ONS
1 PR OR TO THE COMMENCEMENT OF CONSTRUCT ON NSTALL A STURDY FENCE AT THE DR PL NE OF ANY TREE WH CH W LL BE AFFECTED BY THE CONSTRUCT ON AND PROH B T ANY STORAGE OF CONSTRUCT ON MATER ALS OR OTHER MATER ALS NS DE THE FENCE THE DR PL NE SHALL NOT BE ALTERED N ANY WAY SO AS TO NCREASE THE ENCROACHMENT OF THE CONSTRUCT ON
2 PROH B T EXCAVAT ON GRAD NG DRA NAGE AND LEVEL NG W TH N THE DR PL NE OF THE TREE UNLESS APPROVED BY THE D RECTOR
3 PROH B T D SPOSAL OR DEPOS T NG OF O L GASOL NE CHEM CALS OR OTHER HARMFUL MATER ALS W TH N THE DR PL NE OR N DRA NAGE CHANNELS SWALES OR AREAS THAT MAY LEAD TO THE DR PL NE
4 PROH B T THE ATTACHMENT OF W RES S GNS AND ROPES TO ANY HER TAGE TREE
5 DES GN UT L TY SERV CES AND RR GAT ON L NES TO BE LOCATED OUTS DE OF THE DR PL NE WHEN FEAS BLE
6 RETA N THE SERV CES OF A CERT F ED OR CONSULT NG ARBOR ST FOR PER OD C MON TOR NG OF THE PROJECT S TE AND THE HEALTH OF THOSE TREES TO BE PRESERVED THE CERT F ED OR CONSULT NG ARBOR ST SHALL BE PRESENT WHENEVER ACT V T ES OCCUR WH CH POSE A POTENT AL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED
7 THE D RECTOR SHALL BE NOT F ED OF ANY DAMAGE THAT OCCURS TO A TREE DUR NG CONSTRUCT ON SO THAT PROPER TREATMENT MAY BE ADM N STERED

TRENCH DEPTH FOR BOTH SEWER AND WATER SHALL BE CPC 314-314.4 COMPLIANT
ELECTRICAL TRENCH SHALL COMPLY WITH CEC 300.5

TRENCH DEPTH NOTES:
ELECTRICAL
* CAUT ON TAPE REQU RED 6 BELOW GRADE
* ALL BUR ED CONDU T N FLOOD ZONE W LL BE REQU RED TO BE WATER T GHT TO 1 FOOT ABOVE BFE
D RECT BUR AL CABLES
24" M N BELOW GRADE OR BY L ST NG SPEC F CAT ON OF CABLE
R G D CONDU T W TH CONDUCTORS
18" M N BELOW GRADE
24" M N UNDER DR VEWAYS STREET ETC
R G D NONMETALL C CONDU T W TH CONDUCTORS
18" M N BELOW GRADE
SCH 80 FOR R SER PROTECT ON TO PANEL BOX OR
8 FT ABOVE GROUND
24" M N UNDER DR VEWAYS STREETS ETC
RES DENT AL BRANCH C RCU TS
120 VOLTS OR LESS W TH GF C PROTECT ON (MAX 20 AMPS)
12" M N BELOW GRADE N R G D CONDU T
C RCU TS FOR CONTROL OF LANDSCAPE L GHT NG OR RR GAT ON
30 VOLTS OR LESS W TH TYPE OF CABLES
6" M N BELOW GRADE
* LOW VOLTAGE DOES NOT REQU RE CAUT ON TAPE
WATER PLUMBING
P V C (APPROVED FOR EXTER OR LOCAT ONS ONLY)
12" M N BELOW GRADE PROTECTED AT ALL OTHER LOCAT ONS
FERROUS METAL OR NONFERROUS METAL
12" M N BELOW GRADE
GAS PLUMBING
* NO LP GAS PLUMB NG APPROVED UNDER CONCRETE SLABS
* ALL CONNECT ONS TO BE WRAPPED
FERROUS (COATED METAL) GAS PLUMB NG
12" BELOW GRADE
18" BELOW GRADE FOR MOB LE HOME NSTALLAT ONS
PLAST C GAS P P NG (W TH L STED METALL C R SERS)
18" BELOW GRADE (TO A PO NT 6" ABOVE GRADE) W TH ELECTR CALLY CONT NUOUS NSULATED #18 AWG YELLOW COPPER TRACER W RE OR APPROVED TRACER TAPE AND SHALL TERM NATE ABOVE GRADE AT EACH END
SEWER PLUMBING (UPC 7183)
ABS
M N 12" BELOW GRADE W TH N 2' OF ANY STRUCTURE ALL OTHER AREAS PROTECTED FROM SUN L GHT PHYS CAL DAMAGE AND FROST
ALL ELECTR CAL GAS WATER & ABS PLUMB NG SUGGESTED TO BE M N OF 4" SEPARAT ON SAME TRENCH
* T P SEPARAT ON OF P PES S SUGGESTED F THERE S EVER A PROBLEM T S EAS ER TO F X/REPA R WHEN SEPARATED

N

IMPERVIOUS SURFACES:
- EXISTING: 1400 SF
- PROPOSED: 2084

SITE INFORMATION

APN	527-43-021	
ZONING	R1:8	
LOT AREA	6970 SQ FT (RREGULAR SHAPE)	
EXISTING		
	SQUARE FOOTAGE	1088
	BEDROOMS	2
	BATHS	1.5
	GARAGE SF	482
	FAR	15.61%
	FOOTPRINT	1546
	LOT COVERAGE	22.2%
PROPOSED		
	ADDITION SF	1240
	TOTAL SF	2328
	BEDROOMS	4
	BATHS	3
	GARAGE SF	482
	FAR	33.4%
	FOOTPRINT	1935
	LOT COVERAGE	27.8%
	HEIGHT ABOVE GRADE	23'-6"
SETBACKS		
	FRONT (NO CHANGE)	27'-9"
	REAR (NO CHANGE)	20'-0"
	LEFT (NO CHANGE)	5'-8"
	RIGHT (PROPOSED 8'-0")	19'-3"
	R-1:8 REQUIREMENTS:	
	FRONT	25'
	REAR	20'
	SIDE	8'
PARKING	SPACES:	2

THE PARCEL DOES NOT CONTA N APPREC ABLE NATURAL SLOPE ONLY STANDARD FOUNDAT ON DRA NAGE (5% M N MUM FOR 10 FT) EX STS WH CH DOES NOT AFFECT THE AVERAGE LOT SLOPE DETERM NAT ON

SEIGO designs

CALIFORNIA COUNCIL FOR INTERIOR DESIGN CERTIFICATION
CCIDC
JAMES WOODARD
CERTIFIED INTERIOR DESIGNER
EXPIRES 06/22/27 CID#6958

SEIGO DESIGNS & INTERIORS
6754 BERNAL AVE. #740-118
PLEASANTON, CA 94566
(925)399-1487

DATE: 5/7/2026
SCALE: AS NOTED
DRAWN BY: JMW / LCC

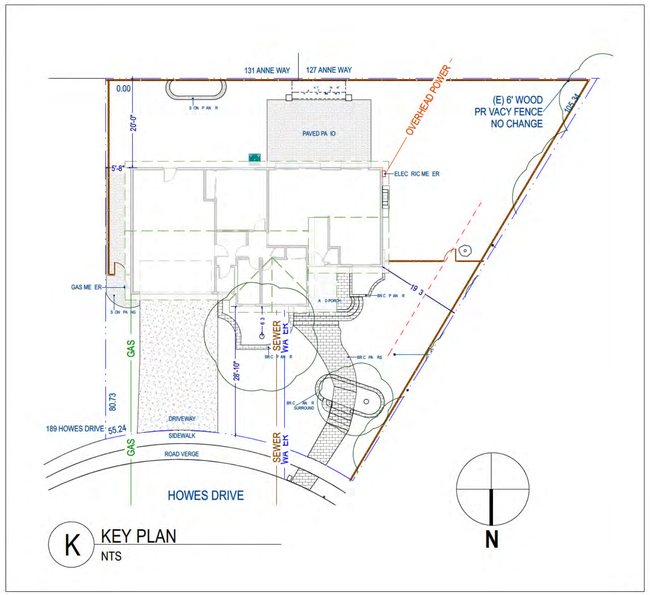
REVISIONS

NO	DATE	DESCRIPTION	BY

PROJECT: MULTI-LEVEL ADDITIONS
GOEL RESIDENCE
193 HOWES DR
LOS GATOS,CA 95032

SHEET NAME:
SITE PLAN

A2.0



K KEY PLAN
NTS

1 FRONT -NORTH
NTS

2 LEFT -EAST
NTS

5 PLAYLOT'S FENCELINE TREES
NTS

3 REAR -SOUTH
NTS

4 RIGHT-WEST
NTS

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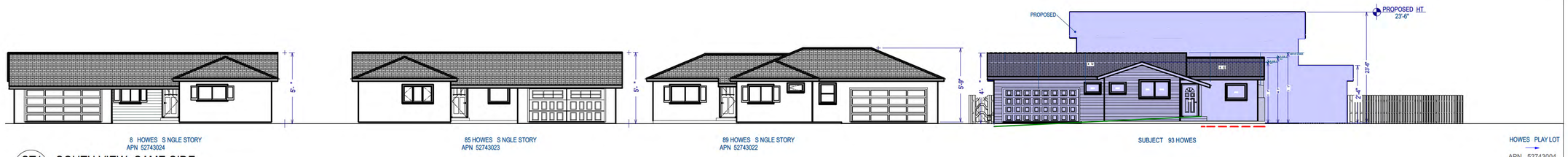
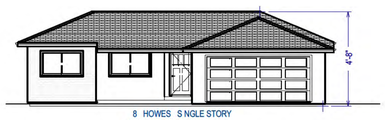
193 HOWES DR
LOS GATOS, CA 95032

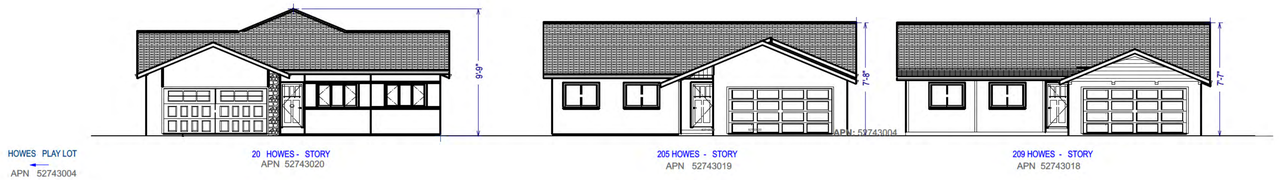
SHEET NAME:
PHOTOS OF EXISTING

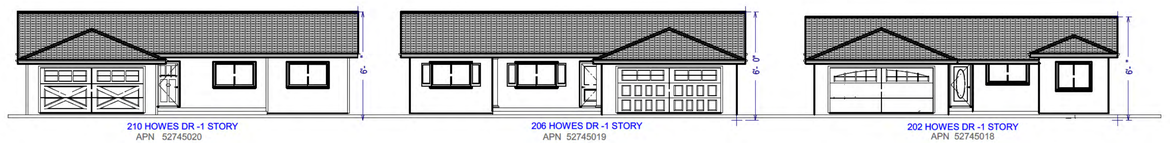
A2.1



ST1
A2.3
SOUTH VIEW- SAME SIDE
NTS

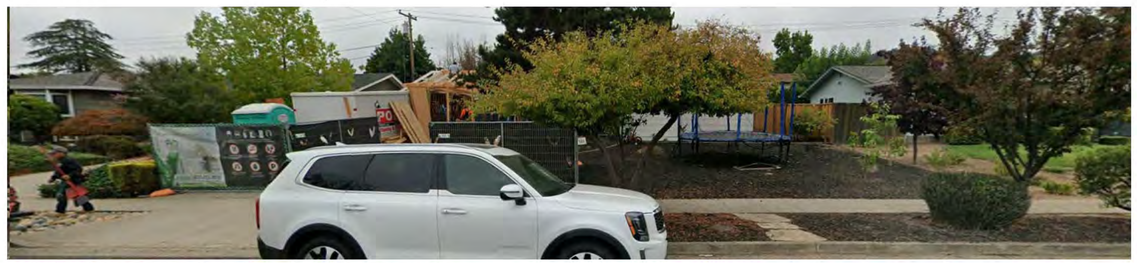






-EXISTING 2-STORY HOMES IN NEIGHBORHOOD:

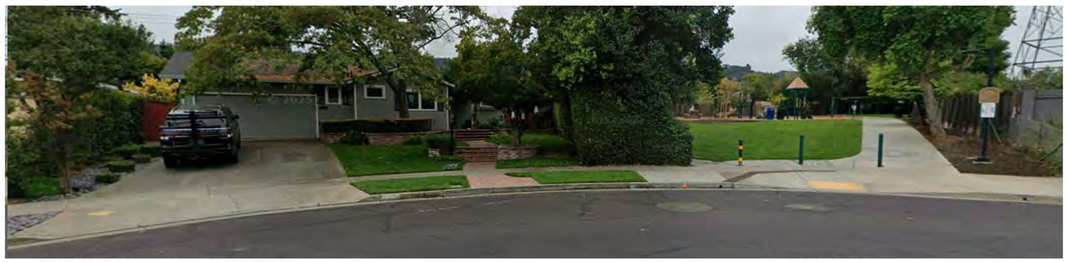
- 211 Howes Dr
- 219 Howes Dr
- 259 Howes Ct
- 255 Howes Ct
- 253 Howes Ct
- 123 Anne Way
- 127 Anne Way
- 135 Anne Way
- 139 Anne Way
- 144 Anne Way
- 105 H debrand Dr
- 293 Herschner Ct
- 295 Herschner Ct
- 287 Herschner Ct
- 259 Herschner Ct



SOUTH VIEW -SAME SIDE -181 HOWES DR (adu & jadu permits 2024)

SOUTH VIEW -SAME SIDE -185 HOWES DR

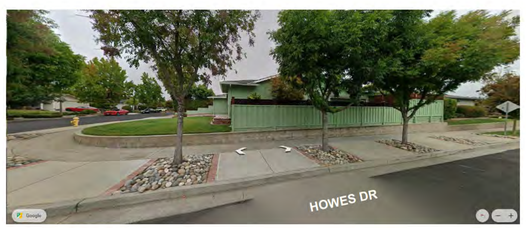
SOUTH VIEW -SAME SIDE -189 HOWES DR



SOUTH VIEW -SAME SIDE -193 HOWES DR

HOWES PLAY LOT

HOWES PLAY LOT -AT THE BEND IN HOWES



NORTH(west) VIEW -201 HOWES DR

NORTH VIEW -202 HOWES DR

NORTH VIEW -203 BARBARA DR

SEIGO designs

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DATE: 5/7/2026

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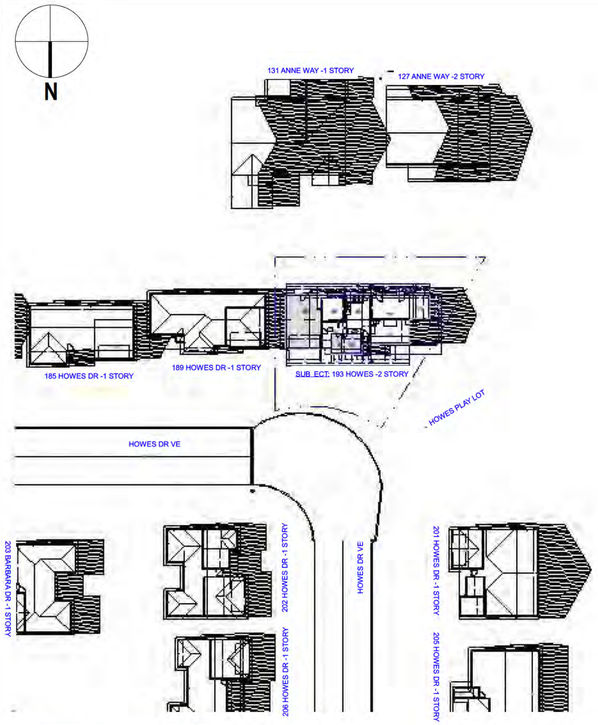
REVISIONS			
NO	DATE	DESCRIPTION	BY

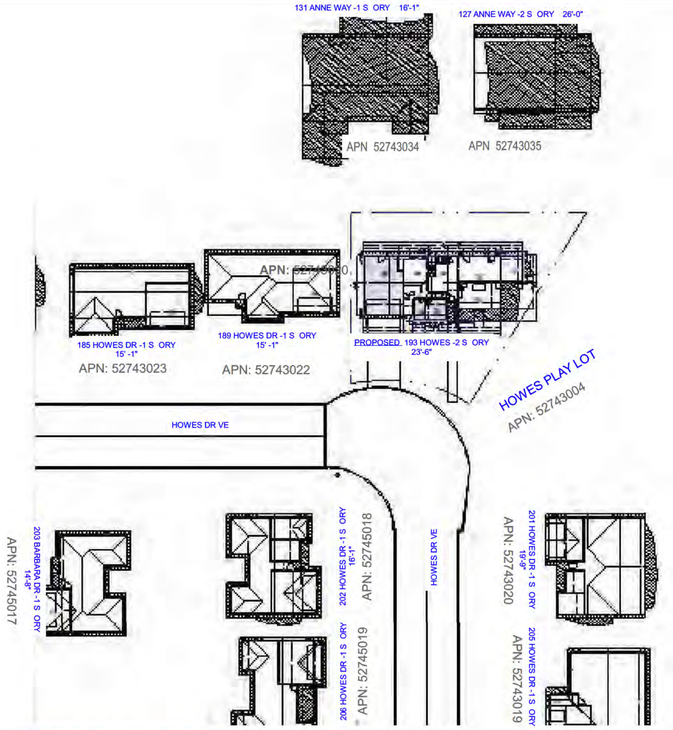
PROJECT: MULTI-LEVEL ADDITIONS
GOEL RESIDENCE
193 HOWES DR
LOS GATOS,CA 95032

SHEET NAME:
STREETSCAPE

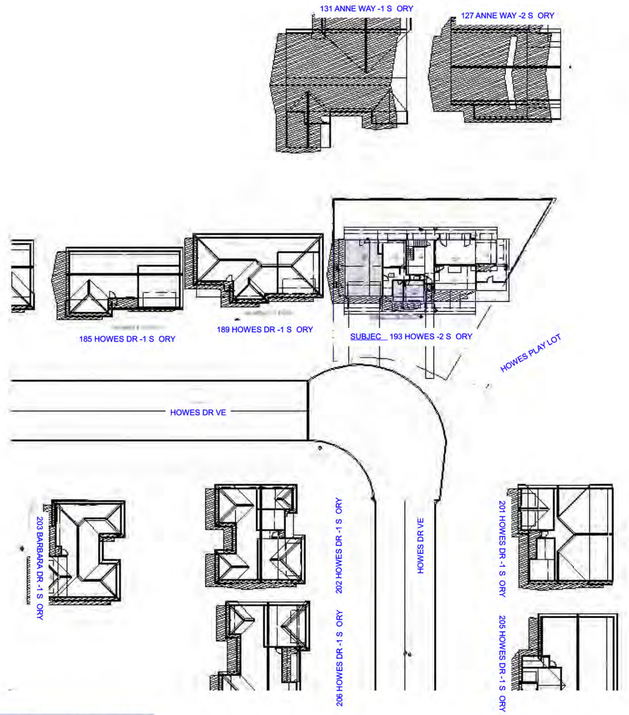
A2.3



JUNE 21, 9AM

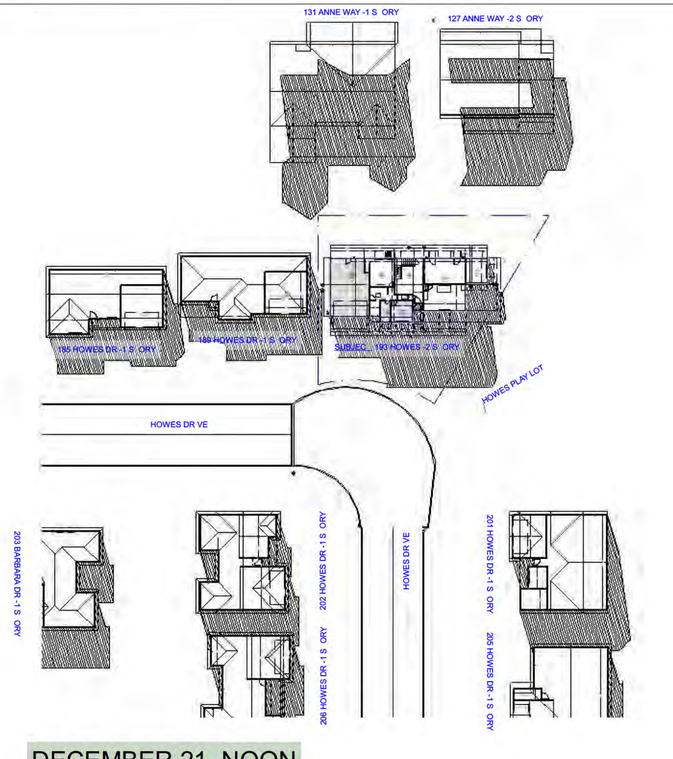


JUNE 21, NOON

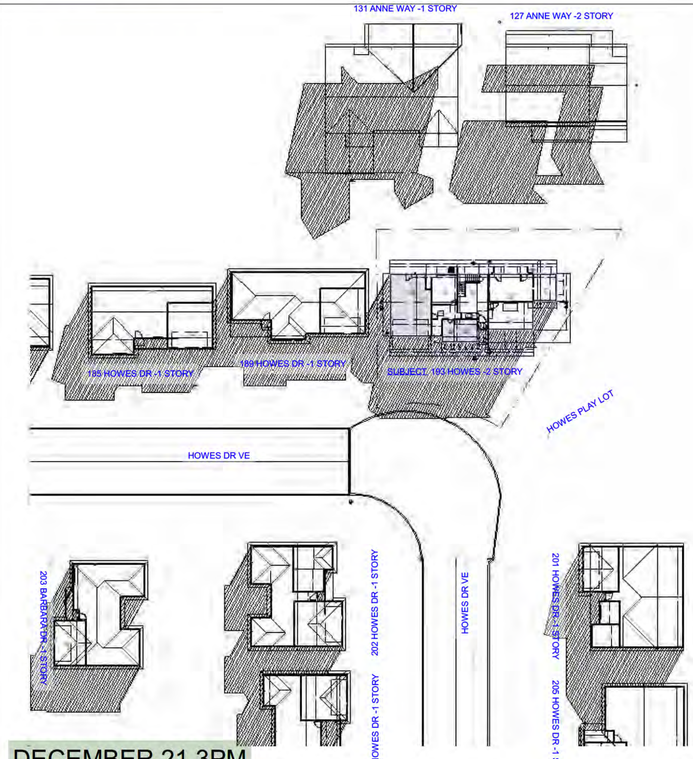


JUNE 21,3PM

DECEMBER 21, 9AM



DECEMBER 21, NOON



DECEMBER 21,3PM

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DATE: 5/7/2026

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REVISIONS

NO	DATE	DESCRIPTION	BY

PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
SHADOW STUDY

A2.4

EXISTING NOTES:

- SEE NOTES A/NOTES B FOR GENERAL NOTES & CODE COMPLIANCE
- FIELD VERIFICATION OF EXISTING CONDITIONS & DIMENSIONS PER BUILDER PRIOR TO DEMO
- HW & HVAC PER T24
- NO WORK IN NOTED GRAY AREAS
- ELECTRICAL PANEL 100A, SERVICE SHALL BE UPGRADED

KEY NOTES

	DES GN NOTES
1	AREA OF 620 SF LEVEL 1 ADD T ON
2	RELOCATE AND UPDATE 100A ELECTR CAL PANEL AND METER
3	GAS METER
4	EXPAND K TCHEN
5	DEMO BR CK F REPLACE
6	4X12 BEAM 97" AFF
7	ALTER L V NG TO FAC L TATE STA R ACCESS TO LEVEL 2
8	CONVERT BEDROOM TO OFF CE
9	REMOVE DOORS DOORWAY TO REMA N
10	OPEN AND EXPAND LAUNDRY W TH STORAGE
11	DEMOL SH POWDER FOR CAB NETRY STORAGE
12	L KE-FOR-L KE REMODEL
13	NO WORK

TECHNICAL DEMOLITION CALCULATION:

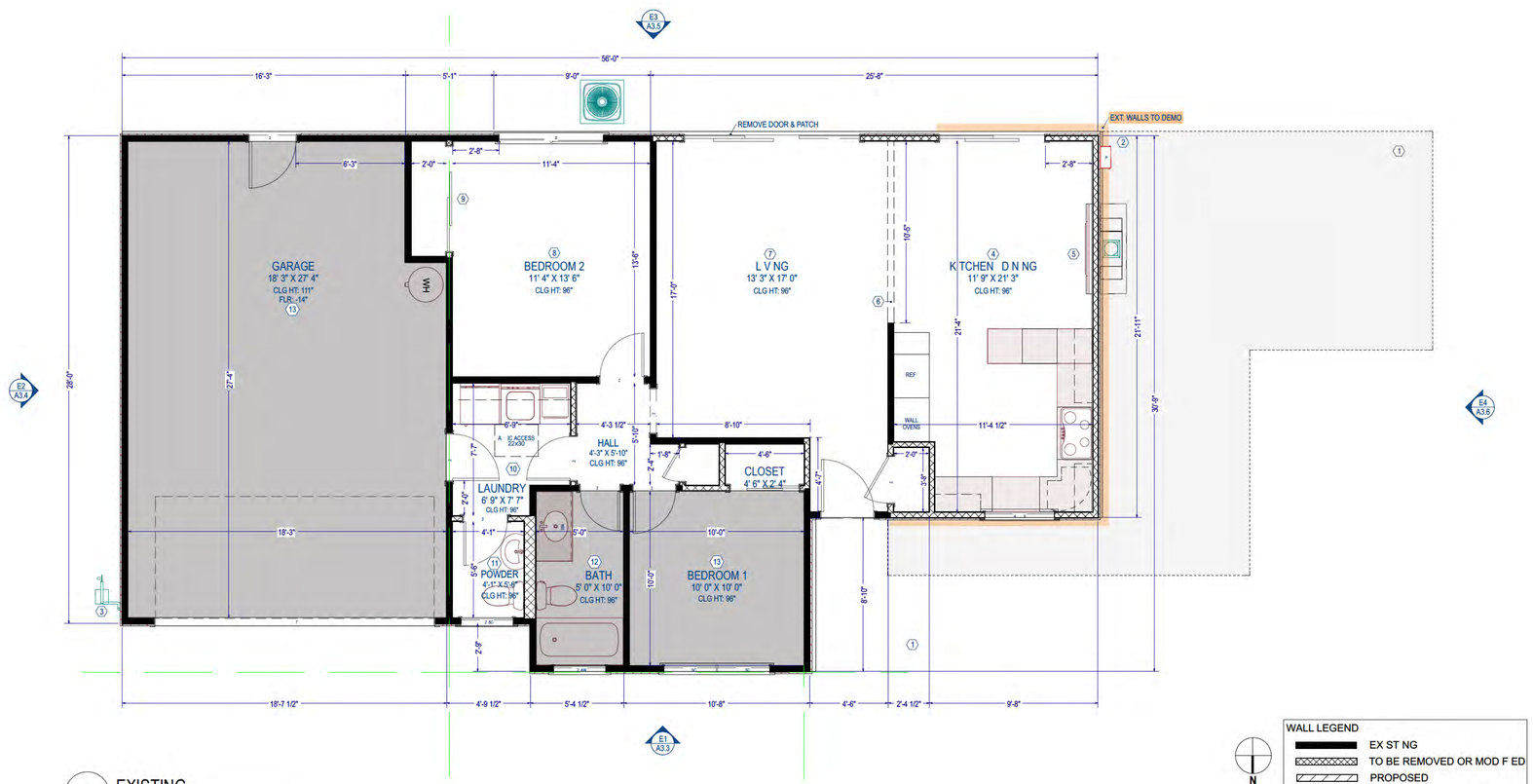
(Per Town of Los Gatos Demolition Policy – Zoning Regulations 29.10.020)

Existing Structure	Preserved Wall Framing (LF)	Demolished Wall Framing (LF)
1st Floor:	174'-4" LF	146'-4" LF	28'-2" LF
2nd Floor:	0 LF	0 LF	0 LF
Total:	174'-4" LF	146'-4" LF	28'-2" LF

- Preserved = **146'-4" LF**
- Demolished = **28'-2" LF**

140 LF > 35 LF → NO TECH DEMO

* MEASUREMENTS ILLUSTRATED ON EXTERIOR ELEVATIONS



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

SEIGO designs

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NO	DATE	DESCRIPTION	BY

PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
EXISTING FLOOR PLAN

A3.0

PROPOSED PLAN NOTES:

- SEE SHEETS NOTES A/NOTES B FOR CODE COMPLIANCE
- HW & HVAC **TBD**
- EXISTING WINDOWS AND DOORS TO REMAIN UNLESS OTHERWISE NOTED; HEADER SIZES / OPENINGS ARE NOMINAL AND SHALL BE VERIFIED IN FIELD.
- SHOWER DRAIN TO BE CENTERED UON
- CABINETS IN PLAN AND SCHEDULE FOR REFERENCE ONLY. SEE CABINET MANUFACTURER / VENDOR SPECIFICATIONS. DETAILS PER DRAWINGS (NOT ATTACHED); CONTRACTOR TO PROVIDE BACKING IN WALLS WHERE REQUIRED TO SUPPORT CABINET
- ELECTRIC PANEL 100A
- **STAIRWELLS ARE INCLUDED IN SQUARE FOOTAGE PROVIDED**

PLAN NOTES	
1	100A ELECTRICAL PANEL
2	DEMO NON-STRUCTURAL WALL
3	ELECTRIC METER
4	GAS METER
5	HEADER CHANGE
6	INDUCTION COOKTOP, HOOD VENT 100 CFM MIN
7	LAUNDRY, DEDICATED CIRCUIT, !!NOTE VENTING!!
8	NEW DRYER, WASHER, WATER HOOKUP
9	NO WORK OR CHANGES IN GRAY AREAS
10	PROPOSED 221 SF ADDITION
11	PROPOSED 85 SF COND. SPACE TO (E) DWELLING
12	RANGE, ??GAS LINE MOVED??
13	RELOCATE ENTRANCE
14	TANKLESS WATER HEATERS, ??GAS OR ELECTRIC?? **TBD**

COMPLIANCE NOTES

(A) F RE-RES STANT CONSTRUCT ON GARAGE / CARPORTS
- SOL D WOOD / SOL D/HONEYCOMB-CORE STEEL 1-3/8" OR TH CKER DOOR OR 20-M NUTE F RE-RATED DOOR BETWEEN THE GARAGE AND RES DENCE DOORS SHALL BE SELF-LATCH NG AND EQU PPED W TH A SELF-CLOS NG OR AUTOMAT C-CLOS NG DEV CE - 2022 CRC R302 5 1
- PART T ON 1/5" OR GREATER GYPSUM BOARD (OR EQ) APPL ED TO THE GARAGE S DE - 2022 CRC R302 6 T TLE 24 PART 2 5
- CE L NG SEPARAT ON 5/8" TYPE X GYPSUM BOARD (OR EQ) - 2022 CRC R302 6

(B) EGRESS W TH NET OPEN NG 5 7 SQFT HE GHT OF 24" W DTH 20" BOTTOM AFF 44" OR GREATER - CRC R310 2 1-3 2022

(C) BATH EXHAUST FANS
- BATHROOM EXHAUST FANS SHALL PROV DE A RATE OF 50CFM M N MUM FOR NTERM TTENT OPERAT ON AND 20CFM M N MUM FOR CONT NUOUS OPERAT ON 2022 CMC 405 3 1
- ALL BATH FANS THAT SERVE A TUB OR SHOWER AREA SHALL BE ENERGY STAR COMPL ANT W TH HUM D TY CONTROLS AND TERM NAT NG TO THE EXTER OR OF THE BU LD NG EXHAUST FANS SHALL BE ENERGY STAR RATED DEV CES W TH 50-80 HUM D TY CONTROL 2022 CGBSC 4 506 1

(D) SHOWER CONTROL VALVES TO HAVE AN ANT -SCALD CAPAC TY W TH A H GH L M T STOP OF 120° - 2022 CPC 408 3 2

(E) RANGE HOOD SHALL HAVE A CAPTURE EFF C ENCY (CE) RAT NG OF 85% OR A M N MUM FLOW RATE OF 280 CFM CEnC 150 0(O)1G

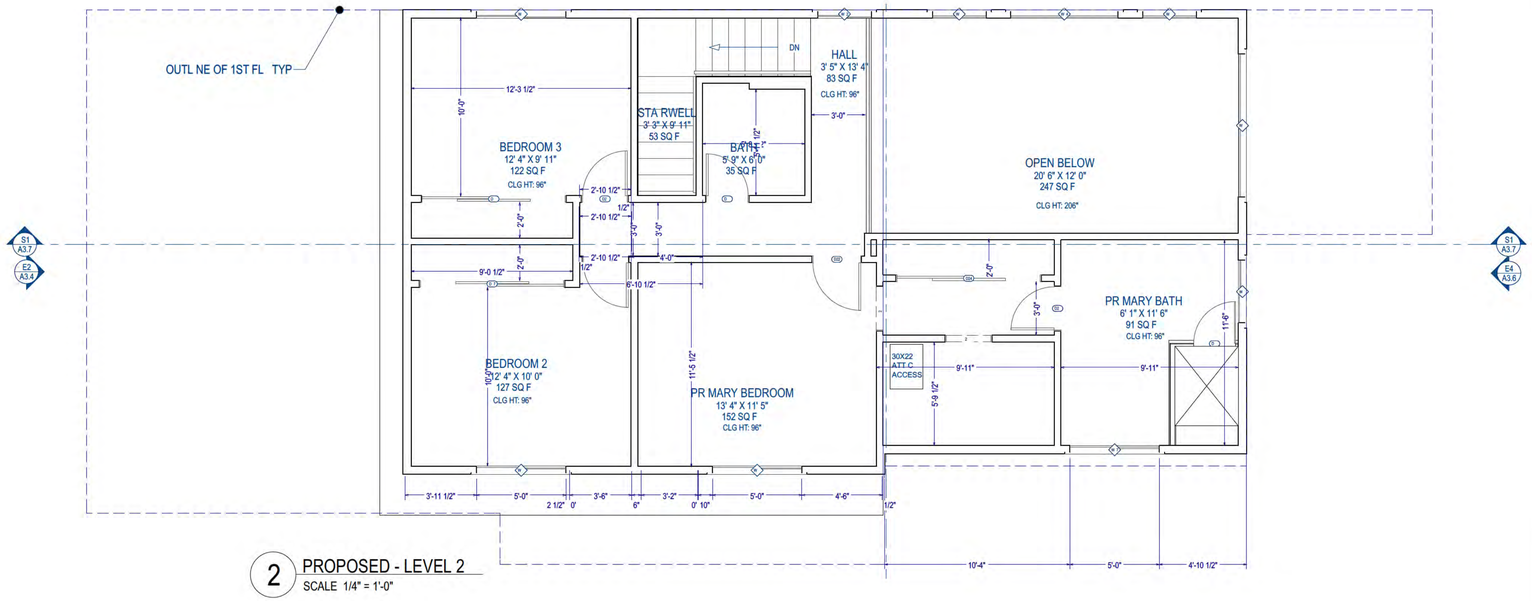
(F) 20AMP DED CATED C RCU T TO BE NSTALLED FOR 240-VOLT CLOTHES DRYER CEC 210 11(C)(2) 210 52(F) 2022 T TLE 24 105 0(V)

(G) EXTER OR RECEPTACLE OUTLET TO BE READ LY ACCESS BLE FROM GRADE AND LESS THAN 6 5 FEET ABOVE GRADE AT THE FRONT AND BACK OF THE DWELL NG CEC 210 52(E)(1)

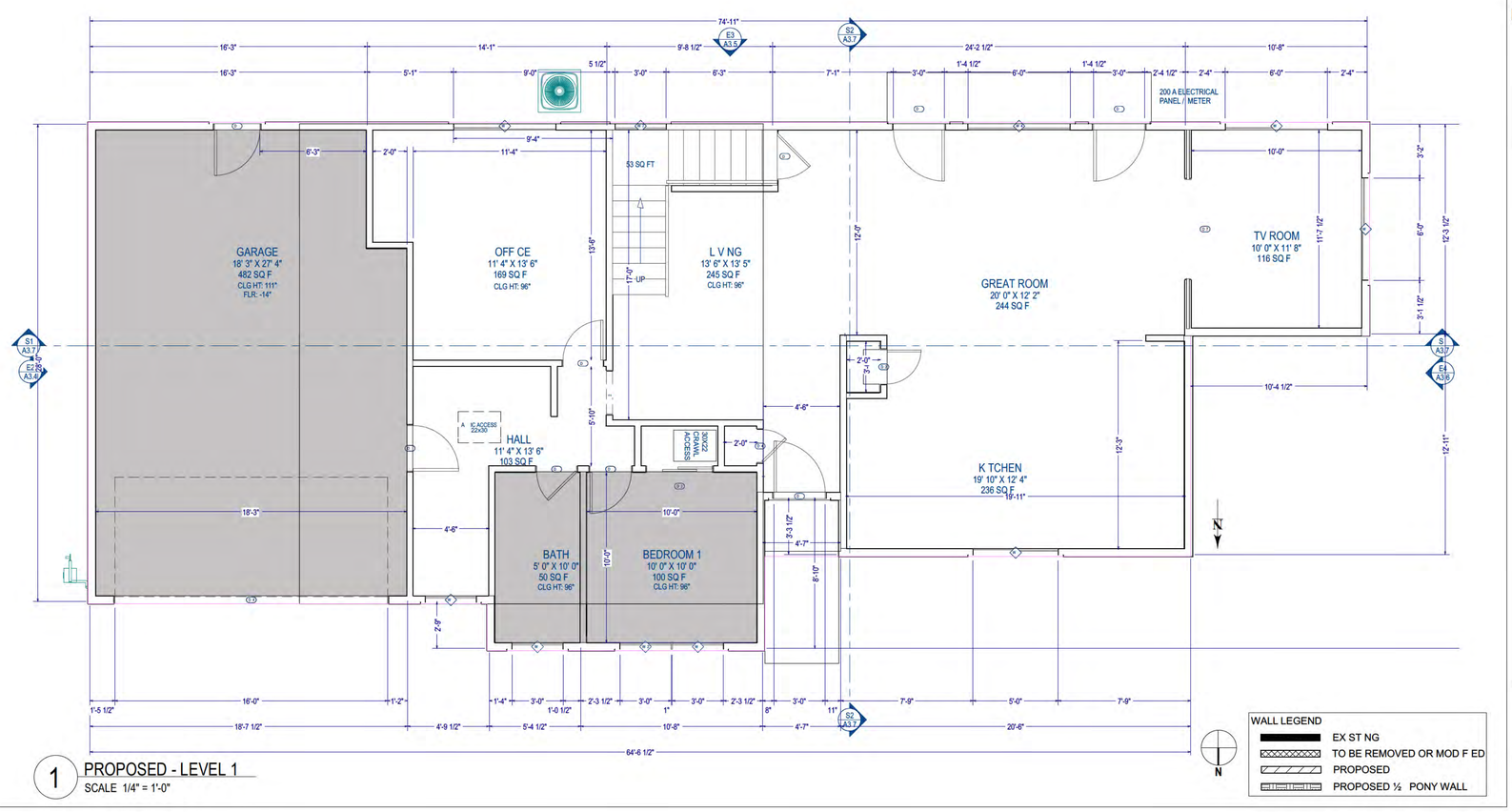
(H) EXTER OR L GHT NG SHALL BE CONTROLLED BY A MANUAL ON AND OFF SW TCH W TH ACT ONS OF E THER
- A PHOTOCELL OR E THER A MOT ON SENSOR OR AN AUTOMAT C T ME SW TCH CONTROL OR
- AN ASTRONOM CAL T ME CLOCK CONTROL CENC 150 0(K)3

FLOOR AREA BREAKDOWN (LGMC §29.10.020)

	Existing	Proposed	Total
1st Floor (Living)	1,088 s.f.	364 s.f.	1,452 s.f.
2nd Floor (Living)	N/A	823 s.f.	823 s.f.
Stairwell (counted on 2nd floor only)	N/A	53 s.f.	53 s.f.
TOTAL HOUSE (FAR) (MAX ALLOWED HOUSE)	1,088 s.f.	1,240 s.f.	2,328 s.f. 2,328 s.f.



2 PROPOSED - LEVEL 2
SCALE 1/4" = 1'-0"



1 PROPOSED - LEVEL 1
SCALE 1/4" = 1'-0"

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PROJECT: MULTI-LEVEL ADDITIONS

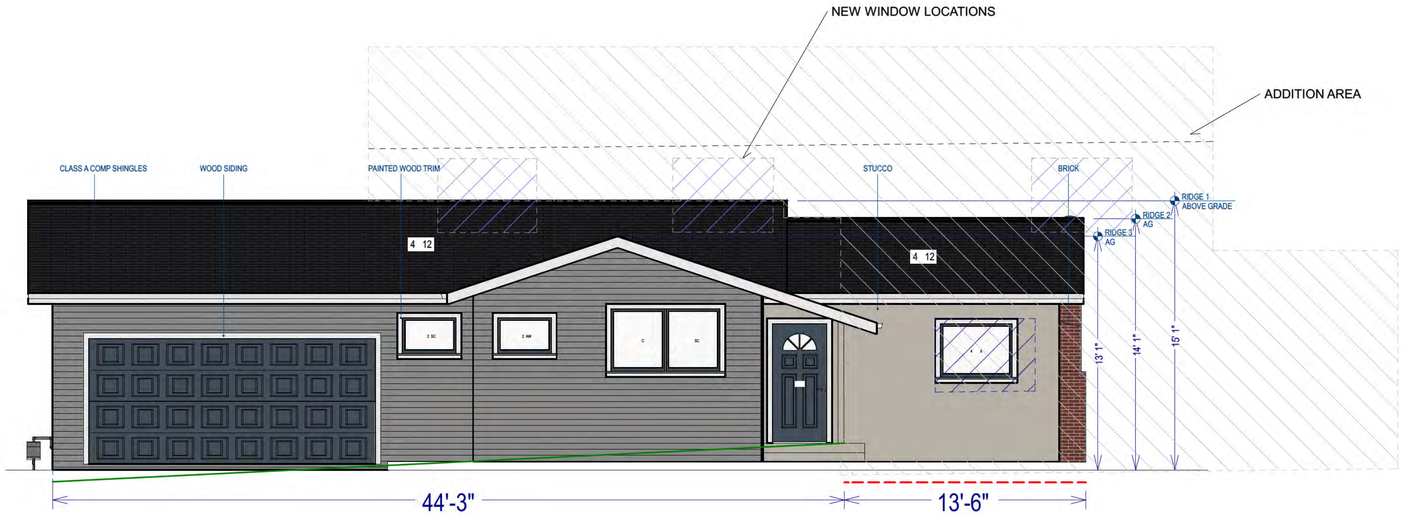
GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
PROPOSED FLOOR PLAN

A3.1

EXISTING EXT. ELEVATION NOTES:
- MATERIALS/FINISHES AS SHOWN
- NO CHANGE TO GRADE

WALL DEMO
PRESERVE- LINEAR FT
DEMO- LINEAR FT



E1 / A3.3 FRONT -NORTH
SCALE 1/4" = 1'-0"

PROPOSED EXT. ELEVATION NOTES:
- DOORS AND WINDOWS AS LABELED, SEE SCHEDULES
- NEW EXTERIOR MATERIALS
  - ROOF - COMP SHINGLES, CLASS A
  - WALLS - STUCCO
  - WALL ACCENT -STAINED WOOD V BOARDS
  - TRIM - PAINTED WOOD
- ROOFING SHALL BE TESTED IN ACCORDANCE WITH UL790 OR ASTM E108

(#) WINDOWS (#) DOORS

- NEW W NDOWS TO MATCH THE EX ST NG ONES N STYLE AND MATER AL WH TE V NYL
- ALL PERMANENT EXTER OR L GHT F XTURES SHOULD UT L ZE SH ELDS SO THAT NO BULB S V S BLE AND TO ENSURE THAT L GHT S D RECTED TO THE GROUND SURFACE AND DOES NOT SP LL L GHT ONTO NE GHBOR NG PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES
- NO SKYL GHTS ARE PROPOSED

E5 / A3.3 FRONT -NORTH
SCALE 1/4" = 1'-0"

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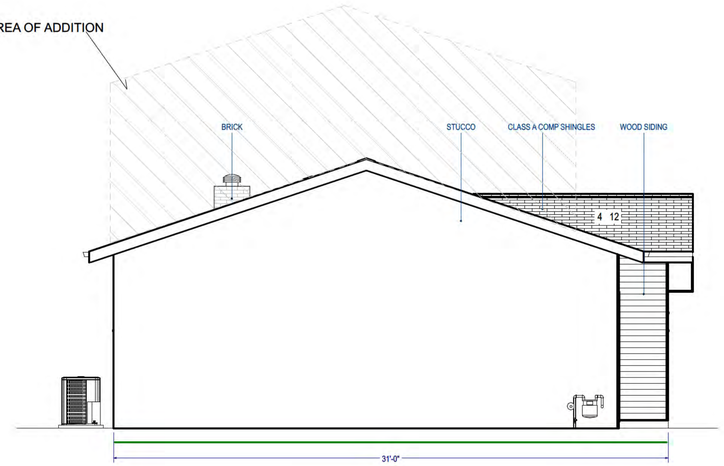
GOEL RESIDENCE
193 HOWES DR
LOS GATOS,CA 95032

SHEET NAME:
EXTERIOR ELEVATIONS

A3.3

EXISTING EXT. ELEVATION NOTES:
- MATERIALS/FINISHES AS SHOWN
- NO CHANGE TO GRADE

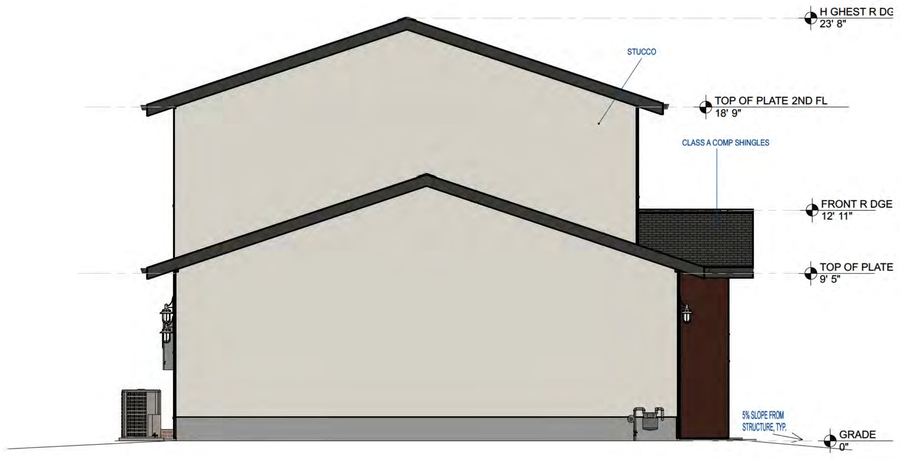
WALL DEMO	
PRESERVE- LINEAR FT	———
DEMO- LINEAR FT	- - - - - - - - - - - - - - -



E2 / A3.4 LEFT -EAST
SCALE 1/4" = 1'-0"

PROPOSED EXT. ELEVATION NOTES:
- DOORS AND WINDOWS AS LABELED, SEE SCHEDULES
- NEW EXTERIOR MATERIALS
  - ROOF - COMP SHINGLES, CLASS A
  - WALLS - STUCCO
  - WALL ACCENT -STAINED WOOD V BOARDS
  - TRIM - PAINTED WOOD
- ROOFING SHALL BE TESTED IN ACCORDANCE WITH UL790 OR ASTM E108

◇ # WINDOWS ⬭ # DOORS



E6 / A3.4 LEFT -EAST
SCALE 1/4" = 1'-0"

SEIGO designs

CALIFORNIA COUNCIL FOR INTERIOR DESIGN CERTIFICATION
CCIDC
JAMES WOODARD
CERTIFIED INTERIOR DESIGNER
EXPIRES 06/22/27 CID#6958

SEIGO DESIGNS & INTERIORS
6754 BERNAL AVE. #740-118
PLEASANTON, CA 94566
(925)399-1487

DATE: 5/7/2026

SCALE: AS NOTED

DRAWN BY: JMW / LCC

REVISIONS			
NO	DATE	DESCRIPTION	BY

PROJECT: MULTI-LEVEL ADDITIONS

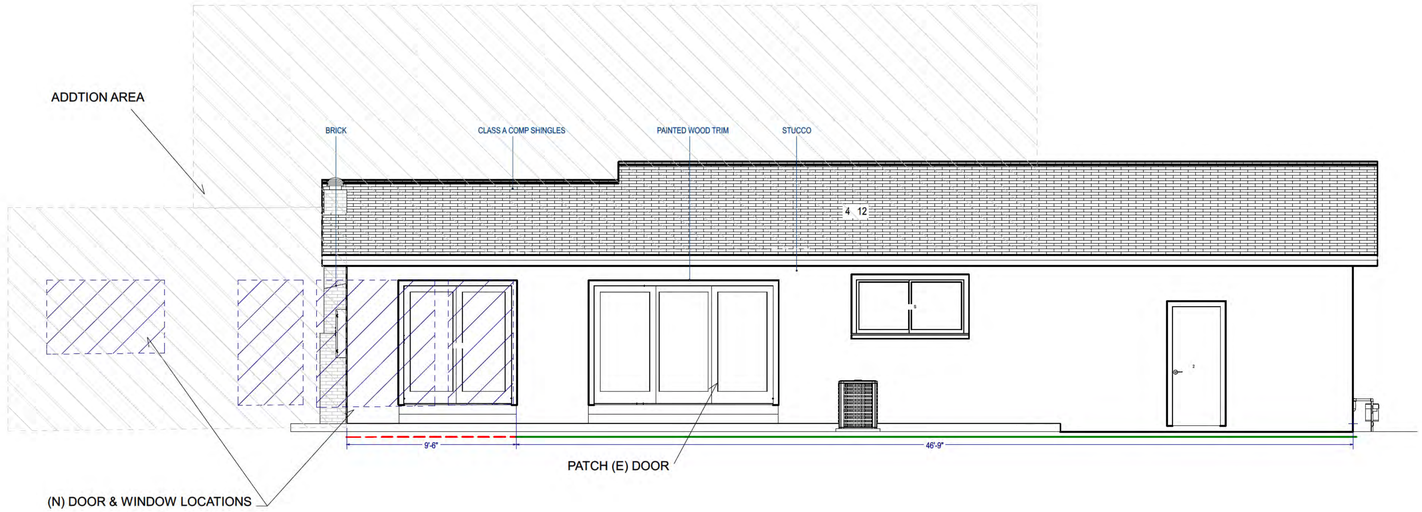
GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
EXTERIOR ELEVATIONS

A3.4

EXISTING EXT. ELEVATION NOTES:
- MATERIALS/FINISHES AS SHOWN
- NO CHANGE TO GRADE

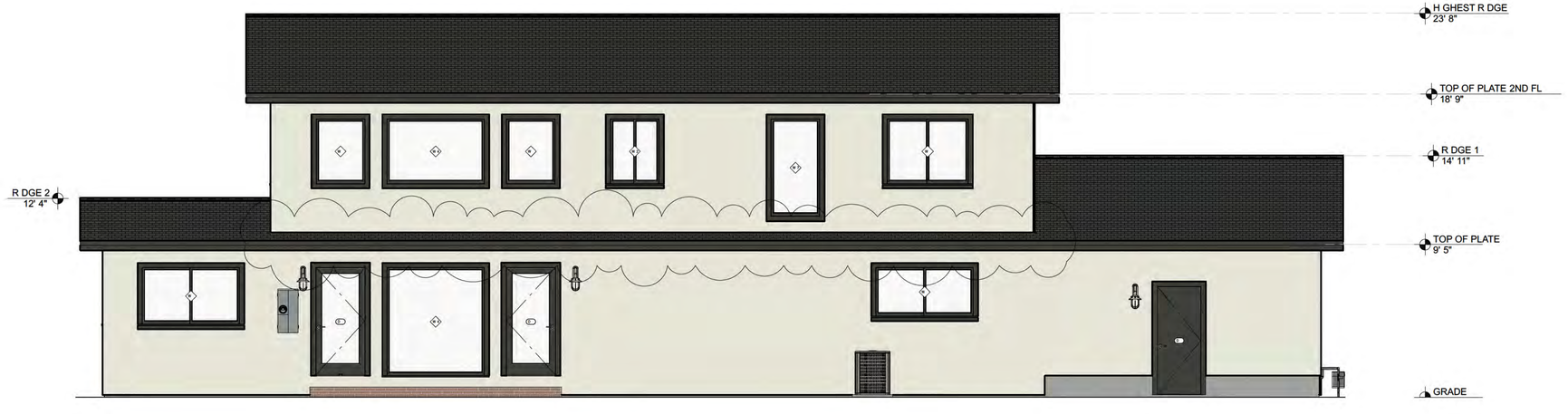
WALL DEMO	
PRESERVE- LINEAR FT	———
DEMO- LINEAR FT	- - - - - - - - - - - - - - -



E3 / A3.5 REAR-SOUTH
SCALE 1/4" = 1'-0"

PROPOSED EXT. ELEVATION NOTES:
- DOORS AND WINDOWS AS LABELED, SEE SCHEDULES
- NEW EXTERIOR MATERIALS
  - ROOF - COMP SHINGLES, CLASS A
  - WALLS - STUCCO
  - WALL ACCENT -STAINED WOOD V BOARDS
  - TRIM - PAINTED WOOD
- ROOFING SHALL BE TESTED IN ACCORDANCE WITH UL790 OR ASTM E108

◇ # WINDOWS (#) DOORS



E7 / A3.5 REAR-SOUTH
SCALE 1/4" = 1'-0"

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REVISIONS			
NO	DATE	DESCRIPTION	BY

PROJECT: MULTI-LEVEL ADDITIONS

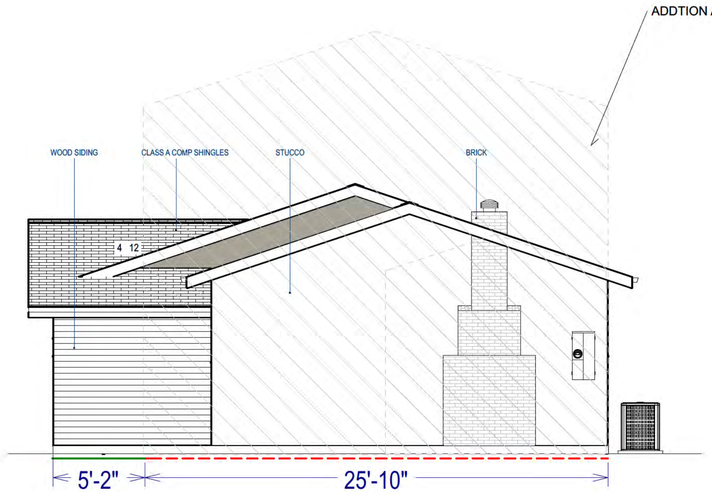
GOEL RESIDENCE
193 HOWES DR
LOS GATOS,CA 95032

SHEET NAME:
EXTERIOR ELEVATIONS

A3.5

EXISTING EXT. ELEVATION NOTES:
- MATERIALS/FINISHES AS SHOWN
- NO CHANGE TO GRADE

WALL DEMO	
PRESERVE- LINEAR FT	———
DEMO- LINEAR FT	- - - - - - - - - - - - - - -



E4 / A3.6 RIGHT -WEST
SCALE 1/4" = 1'-0"

PROPOSED EXT. ELEVATION NOTES:
- DOORS AND WINDOWS AS LABELED, SEE SCHEDULES
- NEW EXTERIOR MATERIALS
  - ROOF - COMP SHINGLES, CLASS A
  - WALLS - STUCCO
  - WALL ACCENT -STAINED WOOD V BOARDS
  - TRIM - PAINTED WOOD
- ROOFING SHALL BE TESTED IN ACCORDANCE WITH UL790 OR ASTM E108

◇ # WINDOWS (#) DOORS

E8 / A3.6 RIGHT -WEST
SCALE 1/4" = 1'-0"

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REVISIONS			
NO	DATE	DESCRIPTION	BY

PROJECT: MULTI-LEVEL ADDITIONS

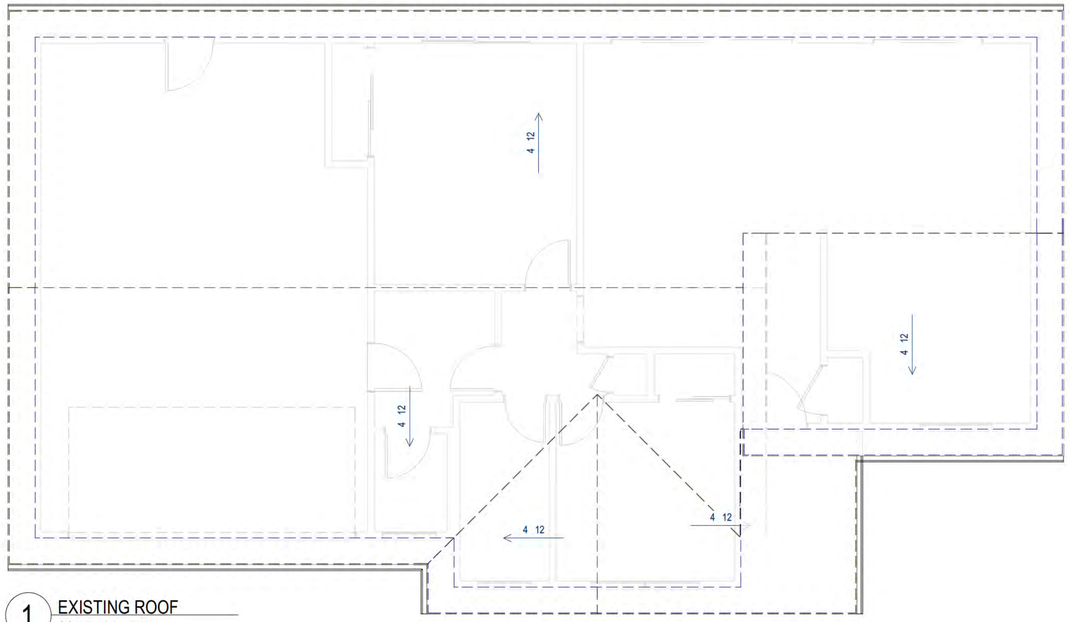
GOEL RESIDENCE
193 HOWES DR
LOS GATOS,CA 95032

SHEET NAME:
EXTERIOR ELEVATIONS

A3.6

ROOF PLAN

NOTES:
- MATCH EXISTING ROOF PITCH, EAVE DEPTH
- VERIFY IN FIELD ROOF PITCH, EAVE DEPTH. ROOF PITCH AND EAVES SHALL EQUAL EXISTING.
- ROOFING SHALL BE TESTED IN ACCORDANCE WITH UL790 OR ASTM E108
- NO SKYLIGHTS PROPOSED



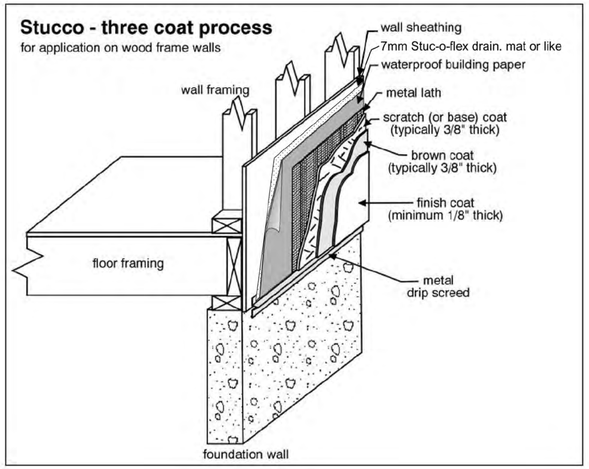
1 EXISTING ROOF
SCALE 1/4" = 1'-0"

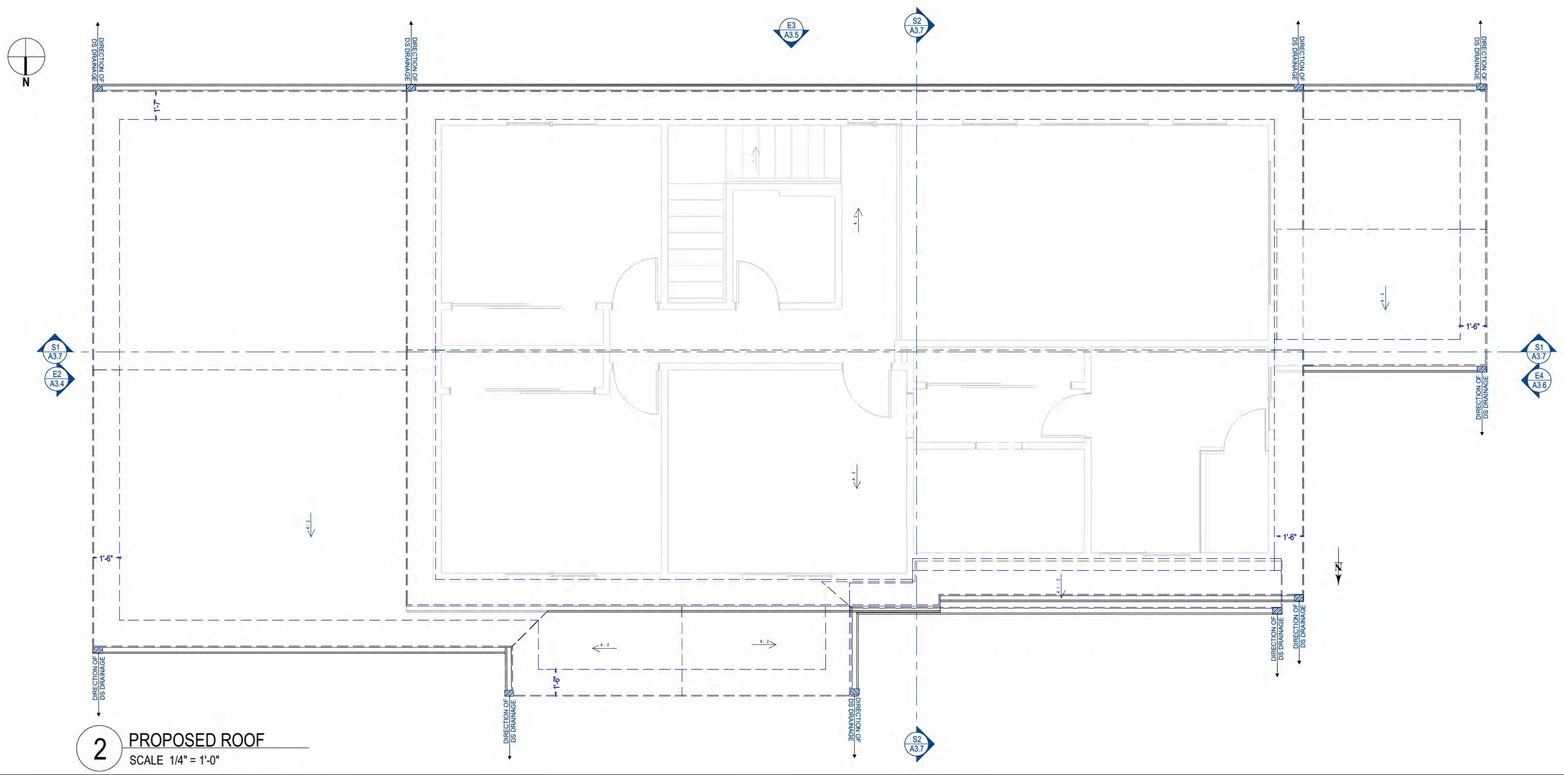
VENTILATION

ATTIC VENTILATION
ROOF VENT = 12 5 SQ N NFA / LF
OWENS CORNING VENTSURE RIGID ROLL RIDGE VENT OR EQUAL
EAVE VENT = 10 SQ N NFA / LF
OWENS CORNING VENTSURE INFLOW INTAKE VENT OR EQUAL
[NFA NE FREE AREA]

ATT C AREA = 1061 SF
D V DED BY 150 SF REQU RED VENT AREA 7 10 SF
NTAKE FREE A R NEEDED 3 55 SF / 511 SQ N
EX AUST FREE A R NEEDED 3 55 SF / 511 SQ N
PROV DE 41 LF R DGE VENT = 3 56 SF
PROV DE 52 LF EAVE VENT = 3 61 SF
VENT LAT ON PROV DED = 7 17 SF

FOUNDATION VENTILATION
UNDER FLOOR AREA = 484 SF
D V DE BY 150 SF REQU RED AREA OF 3 23 SF / 465 SQ N
FOUNDAT ON VENT 8"x16" 128 SQ N / VENT (0 89 SF / VENT)
S LVER METALS V26F OR EQUAL
PROV DE 4 V26F = 3 56 SF





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

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DATE: 5/7/2026
SCALE: AS NOTED
DRAWN BY: JMW / LCC

REVISIONS			
NO	DATE	DESCRIPTION	BY

PROJECT: MULTI-LEVEL ADDITIONS

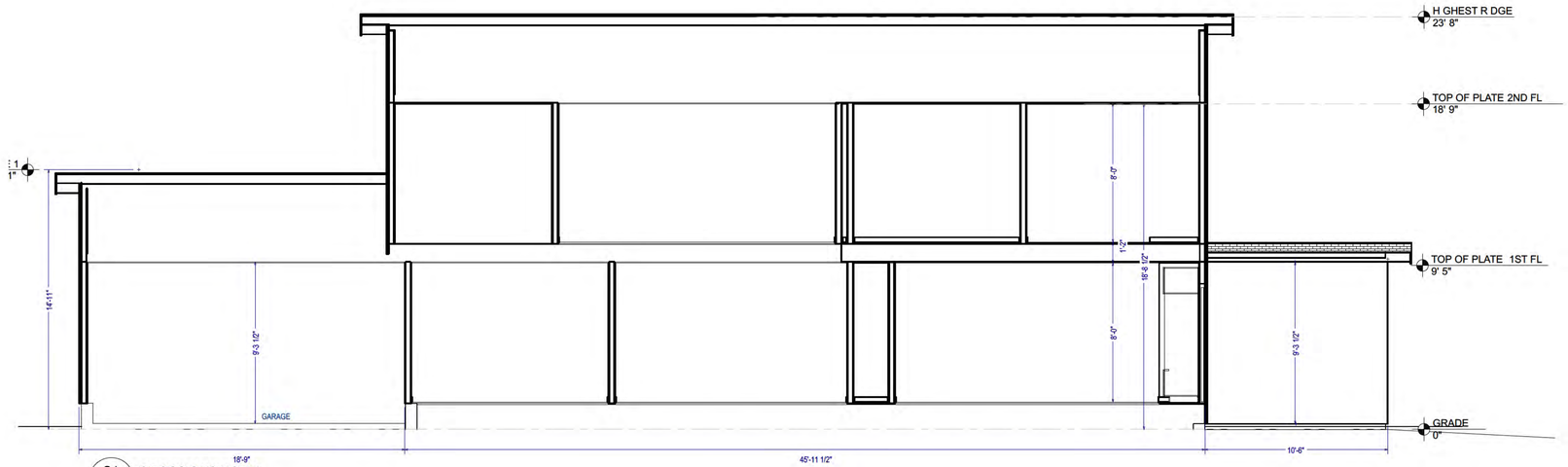
GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

SHEET NAME:
ROOF PLAN

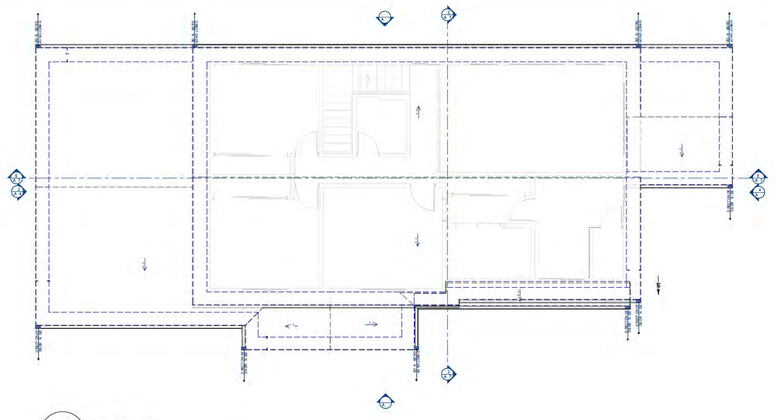
A3.7

CROSS SECTIONS

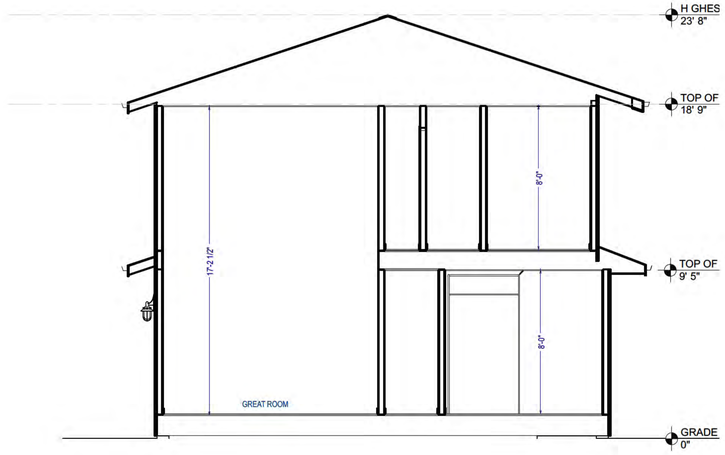
NOTES:
- R-tbd INSULATION IN NEW EXTERIOR WALLS
- R-TBD INSULATION IN ATTIC



S1 / A7.0 CROSS SECTION 1
SCALE 1/4" 1'-0"



K KEY PLAN
SCALE 1/8" = 1'-0"



S2 / A7.0 CROSS SECTION 2
SCALE 1/4" = 1'-0"

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(925)399-1487

DATE: 5/7/2026

SCALE: AS NOTED

DRAWN BY: JMW / LCC

REVISIONS			
NO	DATE	DESCRIPTION	BY

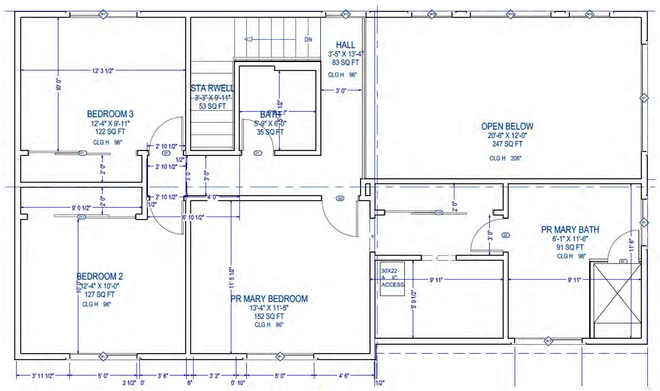
PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS, CA 95032

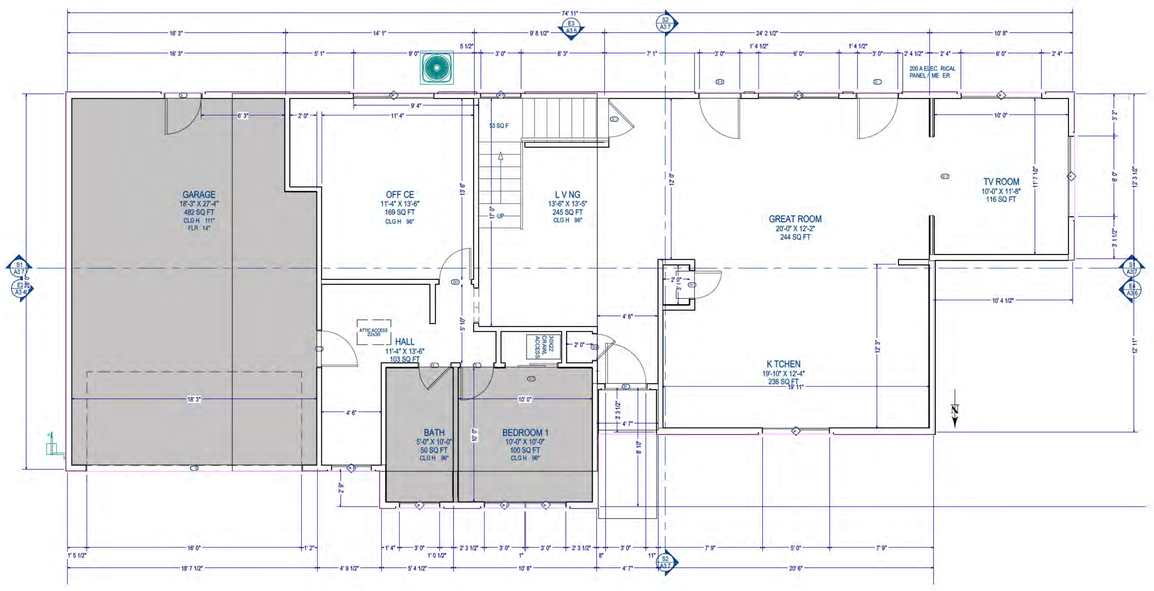
SHEET NAME:
CROSS SECTIONS

A3.8

SCHEDULES



2 PROPOSED - LEVEL 2
SCALE 1/4" = 1'-0"



1 PROPOSED - LEVEL 1
SCALE 1/4" = 1'-0"

***E/N - EXISTING / NEW**
EXISTING WINDOW AND DOORS TO REMAIN UNLESS OTHERWISE NOTED

DOOR SCHEDULE

#	E/N/R	FLR	ROOM	DESCRIPTION	DIMENSIONS	QTY	COMMENTS
D01	N	1	UNDER-STAIRS	HINGED-DOOR P04	32"X80"X1 3/8" L IN	1	
D02		1	CLOSET/BEDROOM 1	SLIDER-DOOR P04	(2) 24"X80"X1 3/8" R IN	1	
D03	E	1	GARAGE	EXT. HINGED-SLAB	32"X80"X1 3/4" R EX	1	
D04	E	1	GARAGE	GARAGE-GARAGE DOOR CHD05	192"X84"X1 3/4"	1	
D05	N	1	GREAT ROOM	EXT. HINGED-GLASS PANEL	36"X80"X1 3/4" L EX	1	
D06	N	1	GREAT ROOM	EXT. HINGED-GLASS PANEL	36"X80"X1 3/4" R EX	1	
D07	N	1	GREAT ROOM /TV ROOM	EXT. DOUBLE POCKET-GLASS PANEL	(2) 35"X80"X1 3/4" L/R EX	1	
D08	E	1	HALL/BATH	HINGED-DOOR P04	28"X80"X1 3/8" L IN	1	
D09	E	1	HALL/BEDROOM 1	HINGED-DOOR P04	28 15/16"X80"X1 3/8" R IN	1	
D10	E	1	HALL/GARAGE	EXT. HINGED-SLAB	32"X80"X1 3/4" R EX	1	FIRE-RATED
D11		1	HALL/OFFICE	HINGED-DOOR P04	28"X80"X1 3/8" R IN	1	
D12		1	KITCHEN/CLOSET	HINGED-GLASS PANEL	24"X80"X1 3/8" L IN	1	
D13	E	1	LIVING	EXT. HINGED-DOOR E25	36"X80"X1 3/4" L EX	1	
D14		1	LIVING/CLOSET	HINGED-DOOR P04	23"X80"X1 3/8" R IN	1	
D15		1	UNSPECIFIED	EXT. HINGED-DOOR E21	36"X80"X1 3/4" L EX	2	
D16		2	BATH/PRIMARY BATH	SHOWER-GLASS SLAB	28"X80"X1/2" R	1	
D17		2	CLOSET/BEDROOM 2	SLIDER-DOOR P04	(2) 49"X80"X1 3/8" L IN	1	
D18		2	CLOSET/BEDROOM 3	SLIDER-DOOR P04	(2) 49"X80"X1 3/8" L IN	1	
D19		2	HALL/BATH	HINGED-DOOR P04	28"X80"X1 3/8" L IN	1	
D20		2	HALL/BEDROOM 2	HINGED-DOOR P04	30"X80"X1 3/8" L IN	1	
D21		2	HALL/BEDROOM 3	HINGED-DOOR P04	30"X80"X1 3/8" R IN	1	
D22		2	HALL/PRIMARY BEDROOM	HINGED-DOOR P04	32"X80"X1 3/8" L IN	1	
D23		2	WALK-IN CLOSET/PRIMARY BATH	HINGED-DOOR P04	29"X80"X1 3/8" L IN	1	
D24		2	WALK-IN CLOSET/WALK-IN CLOSET	SLIDER-DOOR P04	(2) 49"X80"X1 3/8" L IN	1	

NO SKYLIGHTS PROPOSED

WINDOW SCHEDULE

#	E/N/R	FLR	ROOM	DESCRIPTION	DIMENSIONS	AFF	QTY	COMMENTS
W01	E	1	BATH	SINGLE AWNING	36"X24"AW	56"	1	TEMPERED
W02	E	1	BEDROOM 1	SINGLE CASEMENT-HL	36"X42"SC	38"	1	EGRESS
W03	E	1	BEDROOM 1	SINGLE CASEMENT-HR	36"X42"SC	38"	1	EGRESS
W04	N	1	GREAT ROOM	FIXED GLASS	72"X80"FX	0"	1	
W05	E	1	HALL	SINGLE CASEMENT-HL	36"X24"SC	60"	1	TEMPERED
W06	E	1	KITCHEN	LEFT SLIDING	60"X42"LS	38"	1	
W07	N	1	LIVING	FIXED GLASS	36"X72"FX	118"	1	
W08	E	1	OFFICE	LEFT SLIDING	72"X36"LS	44"	1	EGRESS
W09	N	1	TV ROOM	LEFT SLIDING	72"X42"LS	38"	2	
W10	N	2	BEDROOM 2	LEFT SLIDING	60"X42"LS	38"	1	
W11	N	2	BEDROOM 3	LEFT SLIDING	60"X48"LS	32"	1	
W12	N	2	HALL	LEFT SLIDING	36"X48"LS	32"	1	
W13	N	2	OPEN BELOW	FIXED GLASS	96"X48"FX	32"	1	
W14	N	2	OPEN BELOW	FIXED GLASS	72"X48"FX	32"	1	
W15	N	2	OPEN BELOW	FIXED GLASS	36"X48"FX	32"	2	
W16	N	2	PRIMARY BATH	LEFT SLIDING	42"X48"LS	32"	1	
W17	N	2	PRIMARY BATH	LEFT SLIDING	60"X42"LS	38"	1	
W18	N	2	PRIMARY BEDROOM	LEFT SLIDING	60"X42"LS	38"	1	

CABINETS IN PLAN AND SCHEDULE FOR REFERENCE ONLY.
SEE CABINET MANUFACTURER / VENDOR SPECIFICATIONS FOR INSTALL

CABINET SCHEDULE

#	FLR	ROOM	DESCRIPTION	DIMENSIONS	QTY
C01	1	HALL	BASE CABINET	72"X18"X18"	1
C02	1	HALL	WALL CABINET	72"X12"X24"	1
C03	1	HALL	BASE CABINET	30"X24"X36"	1
C04	1	HALL	WALL CABINET	30"X12"X39"	1
C05	1	HALL	WALL CABINET	33"X12"X39"	2
C06	1	KITCHEN	BASE CABINET	24"X24"X36"	4
C07	1	KITCHEN	BASE CABINET	36"X24"X36"	3
C08	1	KITCHEN	UTILITY CABINET	48"X24"X93"	1
C09	1	KITCHEN	BASE CABINET	18"X24"X36"	1
C10	1	KITCHEN	UTILITY CABINET	30"X24"X93"	1
C11	1	KITCHEN	BASE CABINET	48"X12"X18"	2
C12	1	KITCHEN	BASE CABINET	45"X24"X36"	2
C13	1	KITCHEN	CORNER WALL CABINET	24"X24"X39"	2
C14	1	KITCHEN	WALL CABINET	24"X12"X39"	2
C15	1	KITCHEN	BASE CABINET	30"X24"X36"	2
C16	1	KITCHEN	WALL CABINET	30"X12"X39"	1
C17	1	KITCHEN	BASE CABINET	4"X36"X36"	2
C18	1	KITCHEN	BASE CABINET	27"X24"X36"	2
C19	1	KITCHEN	WALL CABINET FILLER	1 7/16"X12"X39"	1
C20	1	KITCHEN	WALL CABINET	54"X12"X39"	2
C21	2	BEDROOM 2	BASE CABINET	41 1/4"X24"X30"	1
C22	2	BEDROOM 2	BASE CABINET	65"X18"X18"	1
C23	2	BEDROOM 2	UTILITY CABINET	41 1/8"X18"X93"	1
C24	2	BEDROOM 2	WALL CABINET	41 1/8"X12"X63"	1
C25	2	BEDROOM 3	BASE CABINET	63"X18"X18"	1
C26	2	BEDROOM 3	BASE CABINET	39"X24"X30"	1
C27	2	BEDROOM 3	WALL CABINET	39"X12"X63"	1
C28	2	BEDROOM 3	UTILITY CABINET	39"X18"X93"	1
C29	2	PRIMARY BEDROOM	BASE CABINET	39"X24"X30"	1
C30	2	PRIMARY BEDROOM	BASE CABINET	39 15/16"X18"X18"	2
C31	2	PRIMARY BEDROOM	UTILITY CABINET	38"X16"X93"	1
C32	2	PRIMARY BEDROOM	WALL CABINET	39"X12"X63"	1

SEIGO designs

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PLEASANTON, CA 94566
(925)399-1487

DATE: 5/7/2026

SCALE: AS NOTED

DRAWN BY: JMW / LCC

REVISIONS

NO	DATE	DESCRIPTION	BY

PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS,CA 95032

SHEET NAME:
SCHEDULES

A4.0

GENERAL NOTES:

A BU LD NG CODES ALL WORK SHALL COMPLY W TH THE APPL CABLE REQU REMENTS OF THE CAL FORN A BU LD NG CODE CAL FORN A MECHAN CAL CODE CAL FORN A PLUMB NG CODE CAL FORN A ELECTR CAL CODE AS WELL AS THE STATE AND LOCAL BU LD NG CODES

B SHOULD ERRORS OM SS ONS OR D SCREPANC ES APPEAR N DRAW NGS OR SPEC F CAT ONS OR N THE WORK DONE BY OTHERS AFFECT NG TH S WORK THE DES GNER SHALL BE NOT F ED AT ONCE AND SHALL SSUE NSTRUCT ONS AS TO PROCEED F THE CONTRACTOR PROCEEDS W THOUT CONTACT NG THE DES GNER AND/OR OWNER THE CONTRACTOR SHALL BE L ABLE FOR ANY EXPENS VE THAT MAY RESULT

C DETA LED DRAW NG AND SPEC F CAT ONS TAKE PRECEDENCE OVER GENERAL DRAW NG AND SPEC F CAT ONS D MENS ONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS

D THE CONTRACTOR SHALL CONFORM TO AND AB DE BY ALL LOCAL C TY COUNTY AND STATE BU LD NG AND SAFETY LAWS SUCH LAWS SHALL BE CONS DERED A PART OF THESE SPEC F CAT ONS AND THE PROV S ONS OF SUCH REGULAT ONS SHALL BE OBSERVED THE CONTRACTOR SHALL NOT FY THE DES GNER F DRAW NGS OR SPEC F CAT ONS THAT ARE AT VAR ANCE SHOULD THE CONTRACTOR PERFORM ANY WORK CONTRARY TO SUCH LAWS OR REGULAT ONS THE CONTRACTOR SHALL BEAR ALL SUCH COSTS AR S NG

E SCOPE ALL WORK NECESSARY ND CATED OR REASONABLY NFERRED OR REQU RED BY CODES AS L STED N "A" SHALL BE COMPLETED FOR A COMPLETE AND PROPER F N SHED JOB

F PERM TS THE GENERAL BU LD NG PERM T & PLAN CHECK FEES SHALL BE SECURED & PA D FOR BY THE OWNER ALL OTHER PERM TS SHALL BE TAKEN OUT & PA D FOR BY E THER THE GENERAL BU LD NG CONTRACTOR OR BY THE SUBCONTRACTOR D RECTLY RESPONS BLE

G ALTERNATES DES GNS MATER ALS EQU PMENT PRODUCTS & CONSTRUCT ON METHODS OTHER THAN THOSE DESCR BED BELOW OR ND CATED ON THE DRAW NGS MAY BE CONS DERED FOR USE PROV DED THEY ARE F RST APPROVED N WR T NG BY THE OWNER DES GNER PREVA L NG ENG NEER & GOVERN NG AUTHOR TY

H NTENT ON THE NTENT ON OF THE DOCUMENTS S TO NCLUDE ALL LABOR MATER ALS EQU PMENT & TRANSPORTAT ON NECESSARY FOR THE COMPLET ON OF THE WORK CHANGE ORDERS THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTER NG ADD NG TO OR DEDUCT NG FROM THE SCOPE OF WORK THE CONTRACT SUM BE NG ADJUSTED ACCORD NGLY

J CUTT NG & PATCH NG ALL TRADES SHALL DO THE R OWN CUTT NG F TT NG PATCH NG ETC

K CLEAN UP ALL TRADES SHALL AT ALL T MES KEEP THE PREM SES FREE FROM ACCUMULAT ONS OF WASTE MATER ALS OR RUBB SH FROM & ABOUT THE BU LD NG AND ALL THE R TOOLS SCAFFOLD NG & SURPLUS MATER ALS & LEAVE THE JOB N A BROOM-CLEAN COND T ON NCLUD NG REMOV NG ALL LABELS ST CKERS PA NT SMEARS ETC FROM L GHT NG F XTURES PLUMB NG F XTURES GLASS SURFACES F N SH HARDWARE CAB NETS COUNTERTOP ETC

L TEMPORARY TO LETS THE GENERAL CONTRACTOR SHALL PROV DE TEMPORARY TO LET FAC L T ES FOR ALL TRADES UNT L THE COMPLET ON OF THE PROJECT

M L NES & LEVELS THE CONTRACTOR SHALL BE RESPONS BLE FOR THE ACCURACY OF THE BU LD NG L NES & LEVELS THE CONTRACTOR SHALL COMPARE CAREFULLY THE L NES & LEVELS SHOWN ON THE DRAW NGS W TH EX ST NG LEVELS FOR LOCAT ON & CONSTRUCT ON OF THE WORK & D SCREPANC ES BEFORE PROCEED NG W THOUT CONTACT NG THE OWNER & DES GNER THE CONTRACTOR SHALL BE L ABLE FOR ANY EXPENSE THAT MAY RESULTS

N HOMEOWNER W LL TAKE ANY NECESSARY PRECAUT ONS TO REMOVE OR RELOCATE TEMS OF VALUE TO BE REUSED AND/OR SAVED OR N ANY DANGER OR BE NG DAMAGED DUE TO THE CONSTRUCT ON PROCESS

SITE NOTES:

1. CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.

2. NEW RAINWATER DOWNSPOUTS, IF ANY, SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.

3. ADDRESS IDENTIFICATION
   BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH (12.7MM). PER CBC [F] 502.1, CRC R319.1

4. SEISMIC AUTOMATIC SHUT-OFF VALVE TO BE INSTALLED AT THE GAS METER OR PROPANE TANK.

2022 CAL GREEN CODE- EFFECTIVE 01/01/23

- WATER CONSERV NG PLUMB NG F XTURES & F TT NGS
  * ALL NONCOMPL ANT PLUMB NG F XTURES W LL BE REPLACED W TH WATER-CONSERV NG PLUMB NG F XTURES PER CAL FORN A C V L CODE 1101 1
  - 4 303 1 1 WATER CLOSETS LESS THAN OR EQUAL TO 1 28GAL/FLUSH
  - 4 303 1 2 UR NALS LESS THAN OR EQUAL TO 0 125 GAL/FLUSH FOR WALL MOUNT AND 0 5 GAL/FLUSH FOR ALL OTHER UR NALS
  - 4 303 1 3 1 S NGLE SHOWERHEADS LESS THAN OR EQUAL TO 1 8 GPM @ 80 PS
  - 4 303 1 3 2 MULT PLE SHOWERHEADS COMB NED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A S NGLE VALVE SHALL NOT EXCEED 1 8 GPM @ 80 PS OR ONLY ONE SHOWER OUTLET S TO BE N OPERAT ON AT ONE T ME
  - 4 303 1 4 1 LAVATORY FAUCET TO BE 1 2 GM @ 60PS MAX MUM THE M N MUM FLOW RATE SHALL NOT BE LESS THAN 0 8 GPM @ 20 PS
  - 4 303 1 4 2 LAVATORY FAUCETS N COMMON AND PUBL C USE AREAS OF RES DENT AL BU LD NG LESS THAN OR EQUAL TO 0 5 GPM @ 60 PS
  - 4 303 1 4 3 METER NG FAUCETS LESS THAN OR EQUAL TO 0 2 GALLONS PER CYCLE
  - 4 303 1 4 4 K TCHEN FAUCETS LESS THAN OR EQUAL TO 1 8 GPM @ 60 PS
  - 4 506 1 EACH BATHROOM SHALL BE MECHAN CALLY VENT LATED W TH AN "ENERGY STAR" COMPL ANT EXHAUST FAN BE DUCTED TO TERM NATE OUTS DE THE BU LD NG AND BE CONTROLLED BY A HUM D TY CONTROL HUM D TY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELAT VE HUM D TY RANGE OF LESS THAN 50% TO A MAX MUM OF 80%
  - 5 303 3 1 TO LETS [TO HAVE] A MAX MUM FLOW RATE OF 1 28 GPF
- FENESTRAT ON
  - NEW AND REPLACEMENT W NDOWS AND SKYL GHTS SHALL COMPLY W TH THE FENESTRAT ON REQU REMENTS N THE CAL FORN A ENERGY CODE T TLE 24 PART 6 SECT ON 110 6
- F REPLACES
  - 4 503 1 ANY NSTALLED GAS F REPLACE SHALL BE A D RECT-VENT SEALED-COMBUST ON TYPE

EMERGENCY ESCAPE AND RESCUE OPENINGS AND DOORS

- 2022 CRC, TITLE 24 PART 2.5
  - R310.2.1 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M²)
  - R310.2.2 THE NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610MM), WIDTH SHALL BE 20 INCHES (508 MM)
  - R310.2.3 THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES (1118MM) MEASURED FROM THE FLOOR
  - R310.3 WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL BE A SIDE-HINGED DOOR OR A SLIDING DOOR

MEANS OF EGRESS

- 2022 CBC, TITLE 24 PART 2
  - 1003.2 CEILING HEIGHT: SHALL NOT BE LESS THAN 7 FEET 6 INCHES ABOVE THE FINISHED FLOOR
- 2022 CRC, TITLE 24 PART 2.5
  - R310.2.1 ALL NEW/REMODELED BEDROOMS TO HAVE EMERGENCY EGRESS WINDOWS WITH A MINIMUM 24" HEIGHT, MINIMUM 20" WIDTH OR A MINIMUM 5.7SQFT OPENING; FINISHED SILL NO HIGHER THAN 44" AFF
  - R311.1 THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
  - R311.2 NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE CLEAR MINIMUM WIDTH OF 32 INCHES AT A 90-DEGREE OPENING. THE CLEAR HEIGHT OF THE OPENING SHALL BE A MINIMUM OF 78 INCHES (1961MM).
  - R311.3 THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. LANDINGS SHALL BE A MINIMUM OF 36 INCHES (914MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%).
  - R311.3.1 LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1.5 INCHES (38MM) LOWER THAN THE TOP OF THE THRESHOLD.
  - R311.6 THE WIDTH OF THE HALLWAY SHALL NOT BE LESS THAN 3 FEET (914MM)
  - R311.7.1 STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES (914MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEAD ROOM HEIGHT. THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HANDRAIL HEIGHT SHALL NOT BE LESS THAN 31.5 INCHES (787MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698MM) WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES.
  - R311.7.2 THE HEADROOM IN STAIRWAYS SHALL NOT BE LESS THAN 6 FEET 8 INCHES (2032MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.
  - R311.7.3 A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET 7 INCHES (3835 MM) BETWEEN FLOOR LEVELS OR LANDINGS.
  - R311.7.6 THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL NOT BE LESS THAN THE WIDTH OF THE FLIGHT SERVED. WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE DEPTH IN THE DIRECTION OF TRAVEL SHALL NOT BE LESS THAN 36 INCHES (914MM).
  - R311.7.7 THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NOT STEEPER THAN 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2% SLOPE).

FIRE-RESISTANT CONSTRUCTION: GARAGE / CARPORTS

- 2022 CRC, TITLE 24 PART 2.5
  - R302.5.1 OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES (35MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1-3/8 INCHES (35MM) THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE.
  - R302.6 THE GARAGE AND/OR CARPORT SHALL BE SEPARATED AS REQUIRED:
    - FROM THE RESIDENCE AND ATTICS - NOT LESS THAN 1/5-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
    - FROM HABITABLE ROOMS ABOVE THE GARAGE/CARPORT - NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT
    - GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT - NOT LESS THAN 1/5-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

VENTILATION NOTES:

- ENV RONMENTAL A R DUCT EXHAUST FOR THE LAUNDRY BATHROOM K TCHEN AND OTHER EXHAUST FAN DUCTS SHALL TERM NATE OUTS DE THE BU LD NG
  - THE FAN SHALL RUN NTERM TTENTLY (ON DEMAND) OR CONT NUOUSLY
  - A READ LY ACCESS BLE MANUAL CONTROL DES GNED TO BE OPERATED AS NEEDED OR AN AUTOMAT C CONTROL SHALL BE PROV DED FOR NTERM TTENT OPERAT ONS CMC 405 3 405 4
- THE EXHAUST DUCT SHALL HAVE A BACK DRAFT DAMPER HOWEVER WHEN THE EXHAUST FAN OPERATES CONT NUOUSLY A BACK DRAFT DAMPER S NOT REQU RED
- BATHROOM EXHAUST FANS SHALL PROV DE A RATE OF 50CFM M N MUM FOR NTERM TTENT OPERAT ON AND 20CFM M N MUM FOR CONT NUOUS OPERAT ON CMC 405 3 1
- K TCHEN EXHAUST FANS SHALL PROV DED A RATE OF100 CFM M N MUM FOR NTERM TTENT RANGE HOOD OPERAT ON OR 300CFM M N MUM FOR MECHAN CAL EXHAUST FANS NCL DOWNDRAFT APPL ANCES
  - FOR CONT NUOUS OPERATED VENT LAT ON THE EXHAUST RATE SHALL NOT BE LESS THAN 5 A R CHANGES PER HOUR BASED ON ENCLOSED K TCHEN VOLUME
- EXHAUST FANS SHALL BE ENERGY STAR RATED DEV CES W TH 50-80 HUM D TY CONTROL CALGREEN 4 506 1
- THE TERM NAT ON OF ALL ENV RONMENTAL A R DUCTS SHALL BE A M N MUM OF 3 FEET FROM ANY OPEN NGS NTO THE BU LD NG SUCH AS DOORS W NDOWS SKYL GHTS OR ATT C VENTS 3 FEET FROM A PROPERTY L NE AND 10 FEET FROM A FORCED-A R NLET CMC 502 2 1

INTERIORS

- LIGHT AND VENTILATION: 2022 TITLE CRC, R303.1
  - HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS. THE OPENABLE AREA TO THE OUTDOORS SHALL NOT BE LESS THAN 4% OF THE FLOOR AREA.
- **HABITABLE SPACE DIMENSIONS**
  - 2022 TITLE 24 CBC, 1208
    - 1208.1 HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL BE NOT LESS THAN 7 FEET (2134MM). KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FEET (914MM) BETWEEN COUNTER FRONTS AND APPLIANCES OR WALLS.
    - 1208.2 OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL NOT HAVE A CEILING HEIGHT LESS THAN 7 FEET 6 INCHES (2286MM) ABOVE THE FINISHED FLOOR. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL NOT HAVE A CEILING HEIGHT LESS THAN 7 FEET (2134MM) ABOVE THE FINISHED FLOOR.
    - 1208.3 EVERY DWELLING UNIT SHALL NOT HAVE LESS THAN ONE ROOM THAT SHALL NOT HAVE LESS THAN 120 SQUARE FEET (11.2M²) OF NET FLOOR AREA. OTHER HABITABLE ROOMS SHALL NOT HAVE A NET FLOOR AREA OF 70 SQUARE FEET (6.5M²).
    - 1208.4 EFFICIENCY DWELLING UNITS SHALL HAVE A LIVING ROOM OF NOT LESS THAN 190 SQUARE FEET (17.7M²) OF FLOOR AREA, BE PROVIDED WITH A SEPARATE CLOSET, BE PROVIDED WITH A KITCHEN SINK, COOKING APPLIANCE AND REFRIGERATOR (EACH HAVING A CLEAR WORKING SPACE OF NOT LESS THAN 30 INCHES IN FRONT), AND BE PROVIDED WITH A SEPARATE BATHROOM CONTAINING A WATER CLOSET, LAVATORY AND BATHTUB OR SHOWER.
  - 2022 TITLE 24 CRC, R304
    - R304.1 HABITABLE ROOMS SHALL NOT HAVE A FLOOR AREA LESS THAN 70 SQUARE FEET (6.5M²). A KITCHEN IS AN EXCEPTION.
    - R304.2 HABITABLE ROOMS SHALL NOT BE LESS THAN 7 FEET (2134MM) IN ANY HORIZONTAL DIMENSION. A KITCHEN IS AN EXCEPTION.
    - R304.3 PORTIONS OF A ROOM WITH A SLOPING CEILING MEASURING LESS THAN 5 FEET (1524MM) OR A FURRED CEILING MEASURING LESS THAN 7 FEET (2134MM) FROM THE FINISHED FLOOR TO THE FINISHED CEILING SHALL NOT BE CONSIDERED AS CONTRIBUTING TO THE MINIMUM REQUIRED HABITABLE AREA.
  - 2022 TITLE 24 CRC, R305
    - R305.1 HABITABLE SPACE, HALLWAYS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL NOT HAVE A CEILING HEIGHT LESS THAN 7 FEET (2134MM). BATHROOMS, TOILET ROOMS, AND LAUNDRY ROOMS SHALL NOT HAVE A CEILING HEIGHT LESS THAN 6 FEET 8 INCHES (2032MM).
    - R305.1.1 PORTIONS OF BASEMENTS THAT DO NOT CONTAIN HABITABLE SPACES OR HALLWAYS SHALL NOT HAVE A CEILING HEIGHT LESS THAN 6 FEET 8 INCHES (2032MM).
- **CRAWL AND ATTIC SPACE DIMENSIONS**
  - 2022 TITLE 24 CBC, 1209
    - 1209.1 CRAWL SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESS OPENING THAT SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES (457MM BY 610MM).
    - 1209.2 AN OPENING NOT LESS THAN 20 INCHES BY 30 INCHES (559MM BY 762MM) SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES (762MM). CLEAR HEADROOM OF NOT LESS THAN 30 INCHES (762MM) SHALL BE PROVIDED IN THE ATTIC SPACE AT OR ABOVE THE ACCESS OPENING.
- **BATH SPACES**
  - 2022 TITLE 24 CBC, 1210
    - 1210.2.3 SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES (1829MM) ABOVE THE DRAIN INLET.
    - 1210.2.4 BUILT-IN TUBS WITH SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND ADJACENT WALL.
  - 2022 TITLE 24 CRC, 307 AND 702
    - 307.2 BATHTUB AND SHOWER FLOORS AND WALLS ABOVE THE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT SHALL NOT EXTEND TO A HEIGHT LESS THAN 6 FEET (1829MM) ABOVE THE FLOOR.
    - 702.3.7 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILINGS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.
    - 702.3.7.1 WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE IS DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
  - 2022 TITLE 24 CPC,408
    - 408.6 ALL NEW SHOWERS TO BE 1024 SQUARE INCHES MINIMUM AND CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE
    - 408.5 THE HEIGHT OF SHOWER THRESHOLD TO COMPLY WITH CPC 408.5.
    - 408.5 THE TOP OF THE DRAIN TO BE A MINIMUM 2 INCHES AND MAXIMUM 9 INCHES BELOW THE TOP OF THE THRESHOLD.
    - SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN A 22" MIN. UNOBSTRUCTED OPENING FOR EGRESS PER CPC.

SMOKE AND CARBON MONOXIDE ALARMS

*SMOKE ALARMS SHALL BE INSTALLED PER MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. ALL BATTERY POWERED SMOKE ALARMS SHALL HAVE A 10-YEAR BATTERY.
*CONTRACTOR TO FIELD VERIFY SMOKE ALARMS IN ALL BEDROOMS AND AT ALL CEILING HEIGHT CHANGES.
*CONTRACTOR TO FIELD VERIFY SMOKE ALARMS AS REQUIRED BY R314.1, R314.2

- 2022 TITLE 24 CBC, [F] 907.2.11.2; CRC, R314.3
  - SMOKE ALARMS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, EACH STORY OF THE BUILDING, BASEMENTS AND HABITABLE ATTICS
  - SMOKE ALARMS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ROOM OPEN TO THE HALLWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO A HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (610MM) OR MORE
- 2022 TITLE 24 CBC, [F] 907.2.11.8; CRC, R314.3.3
  - NFPA 72 SECTION 29.8.3.4 SPECIFIC LOCATION REQUIREMENTS
    - SHALL NOT BE LOCATED WHERE AMBIENT CONDITIONS ARE OUTSIDE THE LIMITS SPECIFIED BY THE MANUFACTURER'S PUBLISHED INSTRUCTIONS
    - SHALL NOT BE LOCATED WITHIN UNFINISHED ATTICS OR GARAGES OR IN OTHER SPACES WHERE TEMPERATURES CAN FALL BELOW 40°F (4°C) OR EXCEED 100°F (38°C)
    - SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE
      - **THE ALARM OR DETECTOR SHALL BE EITHER A PHOTOELECTRIC SMOKE ALARM OR IONIZATION ALARM WITH AN ALARM-SILENCING SWITCH IF PLACED CLOSER THAN 20 FEET FROM A PERMANENTLY INSTALLED COOKING DEVICE.
    - SHALL NOT BE INSTALLED LESS THAN A 3-FOOT (0.91M) HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A REQUIRED SMOKE ALARM
    - SHALL NOT BE INSTALLED WITHIN A 36-INCH (910MM) HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW FROM THOSE REGISTERS
    - SHALL NOT BE INSTALLED WITHIN A 36-INCH (910MM) HORIZONTAL PATH FROM THE TIP OF THE BLADE OF A CEILING-SUSPENDED FAN
    - SHALL BE LOCATED TO DETECT SMOKE RISING IN A STAIRWAY WITHOUT AN INTERVENING DOOR OR OBSTRUCTION
    - SHALL BE LOCATED ON THE BASEMENT CEILING NEAR THE ENTRY TO THE STAIRS FOR STAIRWAYS LEADING UP FROM A BASEMENT
    - SHALL BE INSTALLED ON THE HIGHEST PORTION OF A TRAY-SHAPED (COFFERED) CEILING WITHIN 12 INCHES (300MM) VERTICALLY DOWN FROM THE HIGHEST POINT
    - ALARMS / DETECTORS INSTALLED IN ROOMS WITH JOISTS OR BEAMS SHALL COMPLY WITH THE NFPA 17.7.3.2.4 REQUIREMENTS
- 2022 TITLE 24 CRC, R315
  *CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS.
  *CONTRACTOR TO FIELD VERIFY CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS R315.1, R315.2
  - FOR EXISTING BUILDINGS AND NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE OR FIREPLACE AND/OR HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.
  - WHERE AN ADDITION IS MADE TO AN EXISTING DWELLING, OR A FUEL-BURNING HEATER, APPLIANCE OR FIREPLACE IS ADDED TO AN EXISTING DWELLING, NOT PREVIOUSLY REQUIRED TO BE PROVIDED WITH CARBON MONOXIDE ALARMS, NEW CARBON MONOXIDE ALARMS SHALL BE INSTALLED.
  - COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL COMPLY WITH SECTION R315 AND ALL REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL FOR SMOKE ALARMS. R315.4

RESIDENTIAL SKYLIGHTS

*SKYLIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS (INCLUDING NEW FLASHING)

- 2022 CRC TITLE 24, PART 2.5, R308.6.2
  - GLAZING MATERIALS SHALL BE LIMITED TO LAMINATED GLASS WITH NOT LESS THAN A 0.015-INCH (0.38MM) POLYVINYL BUTYRAL INTERLAYER FOR GLASS PANES 16 SQUARE FEET (1.5M²) OR LESS, FULLY TEMPERED GLASS, HEAT-STRENGTHENED GLASS, WIRED GLASS, APPROVED RIGID PLASTIC
- 2022 CRC TITLE 24, PART 2.5, R308.6.8
  - UNIT SKYLIGHTS INSTALLED IN A ROOF WITH A PITCH LESS THAN 3:12 (25% SLOPE) SHALL BE MOUNTED ON A CURB EXTENDING A MINIMUM OF 4 INCHES (102MM) ABOVE THE ROOF PLANE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER
- 2022 CEC TITLE 24, PART 6, 110.6 - TABLE 110.6-A
  - DEFAULT SKYLIGHT FENESTRATION U-FACTOR
    - METAL FRAME SINGLE PANE TO BE 1.98, NONMETAL FRAME SINGLE PANE TO BE 1.47
    - METAL FRAME DOUBLE PANE TO BE 1.3, NONMETAL FRAME DOUBLE PANE TO BE 0.84
- 2022 CEC TITLE 24, PART 6, 110.6 - TABLE 110.6-A
  - DEFAULT SKYLIGHT FENESTRATION U-FACTOR
    - METAL FRAME SINGLE PANE TO BE 1.98, NONMETAL FRAME SINGLE PANE TO BE 1.47
    - METAL FRAME DOUBLE PANE TO BE 1.3, NONMETAL FRAME DOUBLE PANE TO BE 0.84
- 2022 CEC TITLE 24, PART 6, 150.0(q)
  - FENESTRATION, INCLUDING SKYLIGHT PRODUCTS MUST HAVE a max mum U-factor of 0.45 and THE AREA-WEIGHTED AVERAGE U-FACTOR OF ALL FENESTRATION, INCLUDING SKYLIGHT PRODUCTS, SHALL NOT EXCEED 0.45
- 2022 CBC TITLE 24, PART 2, 2610.0
  - LIGHT TRANSMITTING PLASTIC SKYLIGHT GLAZING
    - 2610.3 SHALL NOT SLOPE LESS THAN 4:12
    - 2610.4 SHALL HAVE A MAXIMUM AREA WITHIN THE CURB OF 100 SQUARE FEET (9.3M²)
    - 2610.6 SKYLIGHTS SHALL BE SEPARATED FROM EACH OTHER BY A DISTANCE NOT LESS THAN 4 FEET (1219 MM) IN A HORIZONTAL PLANE
    - 2610.7 WHERE EXTERIOR WALL OPENINGS ARE REQUIRED TO BE PROTECTED (FIRE-RATED CONSTRUCTION), A SKYLIGHT SHALL NOT BE INSTALLED WITHIN 6 FEET (1829MM) OF SUCH EXTERIOR WALL
- 2022 CPC TITLE 24, PART 2, 906.2
  - OPERABLE SKYLIGHTS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ALL PLUMBING VENTS OR THE VENT SHALL TERMINATE 3 FEET FROM ANY ENVIRONMENTAL AIR VENT

SEIGO designs

CALIFORNIA COUNCIL FOR INTERIOR DESIGN CERTIFICATION
CCIDC
JAMES WOODARD
CERTIFIED INTERIOR DESIGNER
EXPIRES 06/22/27 CID#6958

SEIGO DESIGNS & INTERIORS
6754 BERNAL AVE. #740-118
PLEASANTON, CA 94566
(925)399-1487

DATE: 5/7/2026

SCALE: AS NOTED

DRAWN BY: JMW / LCC

REVISIONS

NO	DATE	DESCRIPTION	BY

PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS,CA 95032

SHEET NAME:
NOTES A

A5.0

Electrical Notes:
All permits applied for after January 1 2023 must comply with the 2022 24 standards
California residential code title 24 part 2 5
California energy code title 24 part 6 [building energy efficiency standards] section 150 mandatory features and devices
California electrical code title 24 part 3
California green building standards code title 24 part 11

detectors/alarms - SEE SHEET NOTES A

outlets and circuits

*Final location of all outlets shall be verified with the owner at time of inspection

- GROUND-FAULT C RCU T- NTERRUPT ON SHALL BE PROV DED ON NEWLY NSTALLED RECEPTACLE OUTLETS N DWELL NG UN T LOCAT ONS SPEC F ED N CEC 210 8(A)(1) THROUGH (A)(11) CEC 210 8(A)
- FOR NEW STRUCTURES AND ADD T ONS TO EX ST NG STRUCTURES A CONCRETE ENCASED GROUND ELECTRODE SHALL BE NSTALLED TH S SHALL CONS ST OF 20' OF 1/2" M N MUM D AMETER BARE OR Z NC COATED REBAR OR BARE COPPER W RE N THE PORT ON OF THE FOOT NG N CONTACT W TH THE EARTH CEC 250 52(A)(3)
- H REPA R OR REPLACEMENT OF ELECTR CAL W R NG AND EQU PMENT UNDERGO NG REPA R W TH L KE MATER AL SHALL BE PERM TTED EXCEPT [PMC 20 10 110]
  - REPLACEMENT OF RECEPTACLES SHALL COMPLY W TH CEC406 4(D) ARC-FAULT C RCU T- NTERRUPTER TYPE AND GROUND-FAULT C RCU T- NTERRUPTER TYPE RECEPTACLES SHALL BE NSTALLED N A READ LY ACCESS BLE LOCAT ON CEC 406 4(D)(1)
  - A NON-GROUND NG-TYPE RECEPTACLE SHALL BE PERM TTED TO BE REPLACED W TH A GROUND NG-TYPE RECEPTACLE WHERE SUPPL ED THROUGH A GROUND-FAULT C RCU T NTERRUPTER GROUND NG-TYPE RECEPTACLES OR THE R COVER PLATES SHALL BE MARKED "GFC PROTECTED" AND "NO EQU PMENT GROUND " V S BLE AFTER NSTALLAT ON AN EQU PMENT GROUND NG CONDUCTOR SHALL NOT BE CONNECTED BETWEEN THE GROUND NG-TYPE RECEPTACLES CEC 406 4(D)(2)
  - PLUG FUSES OF THE ED SON-BASE TYPE SHALL BE USED FOR REPLACEMENTS ONLY WHERE THERE S NO EV DENCE OF OVER FUS NG OR TAMPER NG CEC 240 51(B)
- RECEPTACLES SHALL BE NO MORE THAN 6 FEET MEASURED HOR ZONTALLY ALONG THE FLOOR L NE OF ANY WALL SPACE FROM A RECEPTACLE OUTLET CEC 210 52(A)(1)
- WALLS 2 FEET W DE OR GREATER AND UNBROKEN BY THE FLOOR L NE SHALL HAVE AN OUTLET CEC 210 52(A)(2)
- ALL RECEPTACLES TO BE NSTALLED NOT MORE THAN 5'-6" ABOVE THE FLOOR SHALL BE TAMPER-RES STANT CEC 406 12
- RECEPTACLES SERV NG THE K TCHEN COUNTERTOPS SHALL BE GFC /AFC PROTECTED AND TAMPER RES STANT CEC 210 8(A)(6) AND 406 12
  - RECEPTACLE OUTLETS SHALL BE NSTALLED A MAX MUM OF 24 NCHES FROM A RECEPTACLE OUTLET N THAT SPACE CEC 210 52(C)(1)
  - SLAND AND PEN NSULAR COUNTERTOPS SHALL HAVE AT LEAST ONE RECEPTACLE 9 SQUARE FEET OR FRACT ON THEREOF OF THE COUNTERTOP AND FOR ADD T ONAL 18 SQUARE FEET OR FRACT ON THEREOF AT LEAST ONE RECEPTACLE OUTLET SHALL BE LOCATED W TH N 2 FEET OF THE OUTER END OF A PEN NSULAR COUNTERTOP CEC 210 52(C)(2)
  - RECEPTACLE OUTLETS SHALL BE NO MORE THAN 20 NCHES ABOVE THE COUNTERTOP BELOW THE COUNTERTOP RECEPTACLE OUTLETS SHALL BE NSTALLED NO MORE THAN 12 NCHES AND SHALL NOT BE NSTALLED WHERE THE COUNTER EXTENDS MORE THAN 6 NCHES BEYOND TS SUPPORT BASE CEC 210 52(C)(3)
- ALL RECEPTACLES N BATHROOMS LAUNDRY AREAS AT OR BELOW GRADE CRAWL SPACES BASEMENTS OR OTHER NDOOR DAMP/WET LOCAT ONS SHALL BE GFC PROTECTED CEC 210 8
  - AT LEAST ONE BATHROOM RECEPTACLE OUTLET SHALL BE NSTALLED W TH N 3 FEET OF THE OUTS DE EDGE OF EACH BAS N CEC 210 52(D)
  - AT LEAST ONE RECEPTACLE N AREAS DES GNATED FOR LAUNDRY EQU PMENT CEC 210 52(F)
- AT LEAST ONE GARAGE RECEPTACLE OUTLET SHALL BE NSTALLED N THE N EACH VEH CLE BAY AND NOT MORE THAN 5 5 FEET ABOVE THE FLOOR CEC 210 52(G)(1)
- HALLWAYS 10 L NEAR FEET OR GREATER SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET CEC210 52(H)
- SEPARATE FOYERS GREATER THAN 60 SQUARE FEET SHALL HAVE RECEPTACLES LOCATED N EACH UN NTERRUPTED WALL SPACE 3 FEET OR W DER
- ALL EXTER OR RECEPTACLES SHALL BE GFC WATERPROOF AND TAMPER RES STANT AND NSTALLED W TH N 6 1/2 FT ABOVE GRADE AT THE FRONT AND BACK OF THE DWELL NG CEC 210 8(A)(3) 406 9(B) 210 52(E)
- ALL 120 VOLT S NGLE PHASE 15- AND 20- AMPERE BRANCH C RCU TS SUPPLY NG OUTLETS NSTALLED N DWELL NG UN T K TCHENS FAM LY ROOMS D N NG ROOMS L V NG ROOMS BEDROOMS SUNROOMS RECREAT ON ROOMS CLOSETS HALLWAYS LAUNDRY AREAS OR S M LAR ROOMS OR AREAS SHALL BE PROTECTED BY A L STED COMB NAT ON-TYPE ARC FAULT C RCU T NTERRUPTER NSTALLED TO PROV DE PROTECT ON OF THE BRANCH C RCU T CEC 210 12(A)
- TWO OR MORE 20-AMPERE SMALL-APPL ANCE BRANCH C RCU TS FOR THE K TCHEN L M TED TO SUPPLY NG WALL AND COUNTER SPACE SHALL BE PROV DED FOR ALL RECEPTACLE OUTLETS CEC 210 11 (C)(1)
- BATHROOM RECEPTACLE OUTLETS TO BE SUPPL ED BY AT LEAST ONE DED CATED 120-VOLT 20 AMP BRANCH C RCU T CEC 210 11(C)(3)
- 30 AMP DED CATED C RCU T TO BE NSTALLED FOR 220- AND 240-VOLT CLOTHES DRYER CEC 220 54 NFPA 70 2020
- WHERE A BOX S USED AS THE SOLE SUPPORT OF A CE L NG SUSPENDED (PADDLE) FAN THE BOX SHALL BE L STED FOR THE APPL CAT ON AND FOR THE WE GHT OF THE FAN TO BE SUPPORTED AS PER CEC 314 27(C) AND 422 18

interior fixtures and switching

- All proposed lighting shall be high efficacy in accordance with table 150 0-A CEnC 150 0(k)(1)(A)
- D MM NG CONTROLS-L GHT NG N HAB TABLE SPACES NCLUD NG BUT NOT L M TED TO L V NG D N NG K TCHEN & BEDROOMS SHALL HAVE ARE READ LY ACCESS BLE WALL-MOUNTED D MM NG CONTROLS THAT ALLOW THE L GHT NG TO BE MANUALLY ADJUSTED UP & DOWN FORWARD PHASE CUT D MMERS CONTROLL NG LED L GHT SOURCES N THESE SPACES SHALL COMPLY W TH NEMA SSL 7A 150 0(K)2F
- ANY RECESSED DOWNL GHT LUM NA RES TO BE TYPE " C" N NSULATED AREAS
- ANY RECESSED DOWNL GHT LUM NA RES SHALL NOT CONTA N SCREW BASE LAMP SOCKETS AND HAVE A LABEL THAT CERT F ES THE LUM NA RES S A RT GHT W TH A R LEAKAGE LESS THAN 2 0 CFM AT 75 PASCAL L GHTS SHALL BE SEALED NSTALLED PER MANUFACTURER'S NSTRUCT ONS TO MA NTA N A RT GHTNESS BETWEEN THE LUM NA RES HOUS NG AND CE L NG AND MEET THE CLEARANCE AND NSTALLAT ON REQU REMENTS OF CAL FORN A ELECTR CAL CODE SECT ON 410 116 CENC 150(K)1C
- ALL RECESSED DOWNL GHT LUM NA RES LOCATED N CATHEDRAL CE L NGS TO BE D RECT ONAL F XTURES
- LUM NA RES PERM TTED N CLOTHES CLOSET TO BE ANY OF THE FOLLOW NG
  - SURFACE-MOUNTED OR RECESSED NCANDESCENT OR LED LUM NA RES W TH COMPLETELY ENCLOSED L GHT SOURCES
  - SURFACE-MOUNTED OR RECESSED FLUORESCENT LUM NA RES
  - SURFACE-MOUNTED FLUORESCENT OR LED LUM NA RES DENT F ED AS SU TABLE FOR NSTALLAT ON W TH N THE CLOTHES CLOSET STORAGE CEC 410 16
- LUM NA RES NSTALLED N WET OR DAMP LOCAT ONS (NCL TUB OR SHOWER ENCLOSURES) SHALL BE MARKED "SU TABLE FOR WET LOCAT ONS" OR "SU TABLE FOR DAMP LOCAT ONS" CEC 410 10(A)
- A LUM NA RE NSTALLED N A TUB OR SHOWER AREA SHALL HAVE NO PARTS OF CORD-CONNECTED LUM NA RES CHA N- CABLE- OR CORD-SUSPENDED (PADDLE) FANS LOCATED W TH N 3 FT HOR ZONTALLY AND 8 FT VERT CALLY FROM THE TOP OF THE BATHTUB R M OR SHOWER STALL THRESHOLD CEC 410 10(D)
  - TH S ZONE S ALL-ENCOMPASS NG AND NCLUDES THE SPACE D RECTLY OVER THE TUB OR SHOWER
  - LUM NA RES LOCATED WHERE SUBJECT TO SHOWER SPRAY SHALL BE MARKED SU TABLE FOR WET LOCAT ONS
- ALL L GHT NG SHALL HAVE READ LY ACCESS BLE WALL-MOUNTED CONTROLS THAT ALLOW MANUAL ON AND OFF SW TCH NG CENC 150 0(K)2A
- L GHT SW TCHES TO BE MOUNTED AT 48" AFF UNLESS OTHERW SE NOTED
- NO CONTROLS SHALL BYPASS A D MMER OCCUPANT SENSOR OR VACANCY SENSOR FUNCT ON WHERE THAT D MMER OR SENSOR HAS BEEN NSTALLED TO COMPLY W TH SECT ON CEC 150 0(K) CENC 150 0(K)2B

Electrical Notes CONTINUED:
All permits applied for after January 1 2023 must comply with the 2022 24 standards
California residential code title 24 part 2 5
California energy code title 24 part 6 [building energy efficiency standards] section 150 mandatory features and devices
California electrical code title 24 part 3
California green building standards code title 24 part 11

interior fixtures and switching cont

- All proposed l ght ng shall be h gh eff cacy n accordance w th table 150.0-A. CEnC 150.0(k)(1)(A).
- AT LEAST ONE NSTALLED LUM NA RE N BATHROOMS, GARAGES, LAUNDRY ROOMS, UT L TY ROOMS AND WALK- N CLOSETS SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROV D NG AUTOMAT C-OFF FUNCT ON. cenc 150(K)2E
- NTEGRATED L GHT NG OF EXHAUST FANS SHALL BE CONTROLLED NDEPENDENTLY FROM THE FANS. CEnC 150(K)2G
- UNDERCAB NET, UNDERSHELF, NTER OR D SPLAY CAB NET, SW TCHED OUTLETS TO BE CONTROLLED SEPARATELY FROM CE L NG- NSTALLED L GHT NG CEnC 150(K)2G

exterior fixtures and switching

- ALL OUTDOOR ELECTR CAL EQU PMENT SHALL BE WEATHERPROOF
- EXTER OR WP GFC PROTECTED OUTLETS TO HAVE BUBBLE COVER
- AT LEAST ONE RECEPTACLE OUTLET READ LY ACCESS BLE FROM GRADE AND NOT MORE THAN 6 5 FEET ABOVE GRADE LEVEL SHALL BE NSTALLED AT THE FRONT AND BACK OF THE DWELL NG CEC 210 52(E)(1)
- PERMANENTLY MOUNTED EXTER OR L GHT NG SHALL BE CONTROLLED BY A MANUAL ON AND OFF SW TCH THAT PERM TS THE AUTOMAT C ACT ONS OF E THER L STED BELOW
  - A PHOTOCELL OR E THER A MOT ON SENSOR OR AN AUTOMAT C T ME SW TCH CONTROL OR
  - AN ASTRONOM CAL T ME CLOCK CONTROL CENC 150 0(K)3

SEIGO designs

CALIFORNIA COUNCIL FOR INTERIOR DESIGN CERTIFICATION
CCIDC
JAMES WOODARD
CERTIFIED INTERIOR DESIGNER
EXPIRES 06/22/27 CID#6958

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DATE: 5/7/2026

SCALE: AS NOTED

DRAWN BY: JMW / LCC

REVISIONS			
NO	DATE	DESCRIPTION	BY

PROJECT: MULTI-LEVEL ADDITIONS

GOEL RESIDENCE
193 HOWES DR
LOS GATOS,CA 95032

SHEET NAME:
NOTES B

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