VALLAMDAS RESIDENCE

LOS GATOS — CALIFORNIA

SCOPE OF WORK

ZONE CHANGE APPLICATION :

-ZONE CHANGE REQUEST FROM O TO R-1:8 (TO BE APPROVED WITH ARCHITECTURAL & SITE REVIEW)

~~**MINOR RESIDENTIAL APPLICATION : RESIDENTIAL REMODEL & ADDITION**~~

~~-DEMOLISH NO MORE THAN 50% OF EXISTING ONE - STORY SINGLE FAMILY RESIDENCE~~

~~-PROPOSED ADDITION TWO - STORY SINGLE FAMILY RESIDENCE~~

ARCHITECTURAL & SITE REVIEW:

- DEMOLITION OF EXISTING ONE-STORY SINGLE FAMILY RESIDENCE
- ~~DEMOLITION OF EXISTING DETACHED GARAGE & ADU~~
- PROPOSED NEW CONSTRUCTION (RESIDENTIAL BUILDING - TWO-STORY SINGLE FAMILY RESIDENCE

BUILDING INFORMATION MODEL

PROJECT INFORMATION

OWNER:	RAVI KIRAN VALLAMDAS 14331 CAPRI DRIVE, LOS GATOS, CA 95032 (408) 807-3229 | RAVI.JSP@GMAIL.COM
ARCHITECT:	GKW ARCHITECTS, INC. GORDON K WONG, AIA, LEED GA, CSLB 710 E MCGLINCY LANE SUITE 109, CAMPBELL CA 95008 (408) 315-2125 | GORDONKWONG@GKWARCHITECTS.COM
PROJECT LOCATION:	14331 CAPRI DRIVE, LOS GATOS, CA 95032
APN:	406-32-004
ZONING:	O ZONE CONVERTED TO R-1:8 ZONE
(E) LOT AREA:	13,092 SF / 0.3 ACRES
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	TYP- VB
MAX. HEIGHT:	30 FT
MAX. STORIES:	2
(E) STORIES:	1 STORY
(P) STORIES:	2 STORIES

(E) SETBACKS PER ZONE O:

FRONT:	25 FT
SIDE, INTERIOR:	10 FT
SIDE, ABUTTING:	15 FT
REAR:	20 FT

(P) SETBACKS PER ZONE R-1:8:

FRONT:	25 FT
SIDE, INTERIOR:	8 FT
SIDE, ABUTTING:	15 FT
REAR:	20 FT

FLOOR AREA BREAKDOWN:

(E) FIRST FLOOR AREA (PRIMARY):	1,128 SF
(E) DETACHED ADU:	~1150 SF (TO BE REMAINED)
(E) SHED + (E) PARTIAL ENCLOSURE:	~123 SF + 242 SF (TO BE DEMO)
(E) TOTAL FLOOR AREA:	**2,401 SF**
(P) FIRST FLOOR AREA (PRIMARY):	1,637 SF
(P) SECOND FLOOR AREA (PRIMARY):	1,536 SF
(P) ATTACHED GARAGE:	498 SF
(P) TOTAL FLOOR AREA:	**3,173 SF (PRIMARY) + 1150 SF (ADU) = 4,323 SF**
MAX. FAR ALLOWED (ADU):	1,200 SF
MAX. FAR ALLOWED (MAIN RESIDENCE):	+/- 3,797 SF (28.6%)
(E) FAR:	8%
(P) FAR:	24.2% [OK]
MAX. GARAGE ALLOWED:	+/- 1,008 SF
(P) GARAGE:	498 SF [OK[

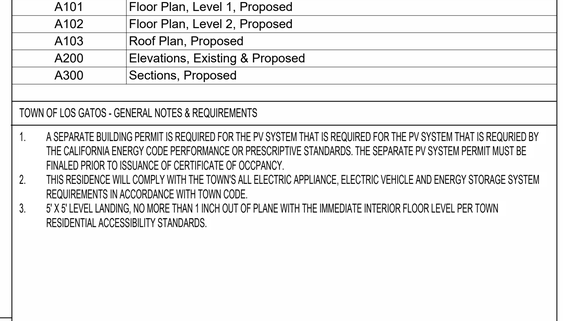
LOT COVERAGE:

MAX LOT COVERAGE:	**40%** (13,092 SF X .40 = 5,237 SF)
PROPOSED LOT COVERAGE	2,914.6 SF / 13,092 SF = **22.26% [OK]**
AVG. SLOPE OF THE PROPERTY:	**1.53%**
FIRE SPRINKLERS:	**PROVIDED**

APPLICABLE CODES

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

VICINITY MAP



SHEET INDEX

Sheet List

Sheet Number	Sheet Name
General	
G000	Project Info & Site Plan, Proposed
G001	Abbreviations, Notes, & Site Plan, Existing
G002.1	General, Green Building Check List
G002.2	General, Green Building Check List
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G004	Neighborhood & Adjacent Building Analysis
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G006	Site Analysis & Details
G007	Tree Protection Plan
G008	Landscape Plan, Proposed
Survey	
T1	Topo & Boundary Survey
Civil	
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C1.1	Cross Section
C2	Utility Plan
C3	Erosion Control Plan
C4	Detail Sheet
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A100.1	Floor Plan, Existing, Detached ADU
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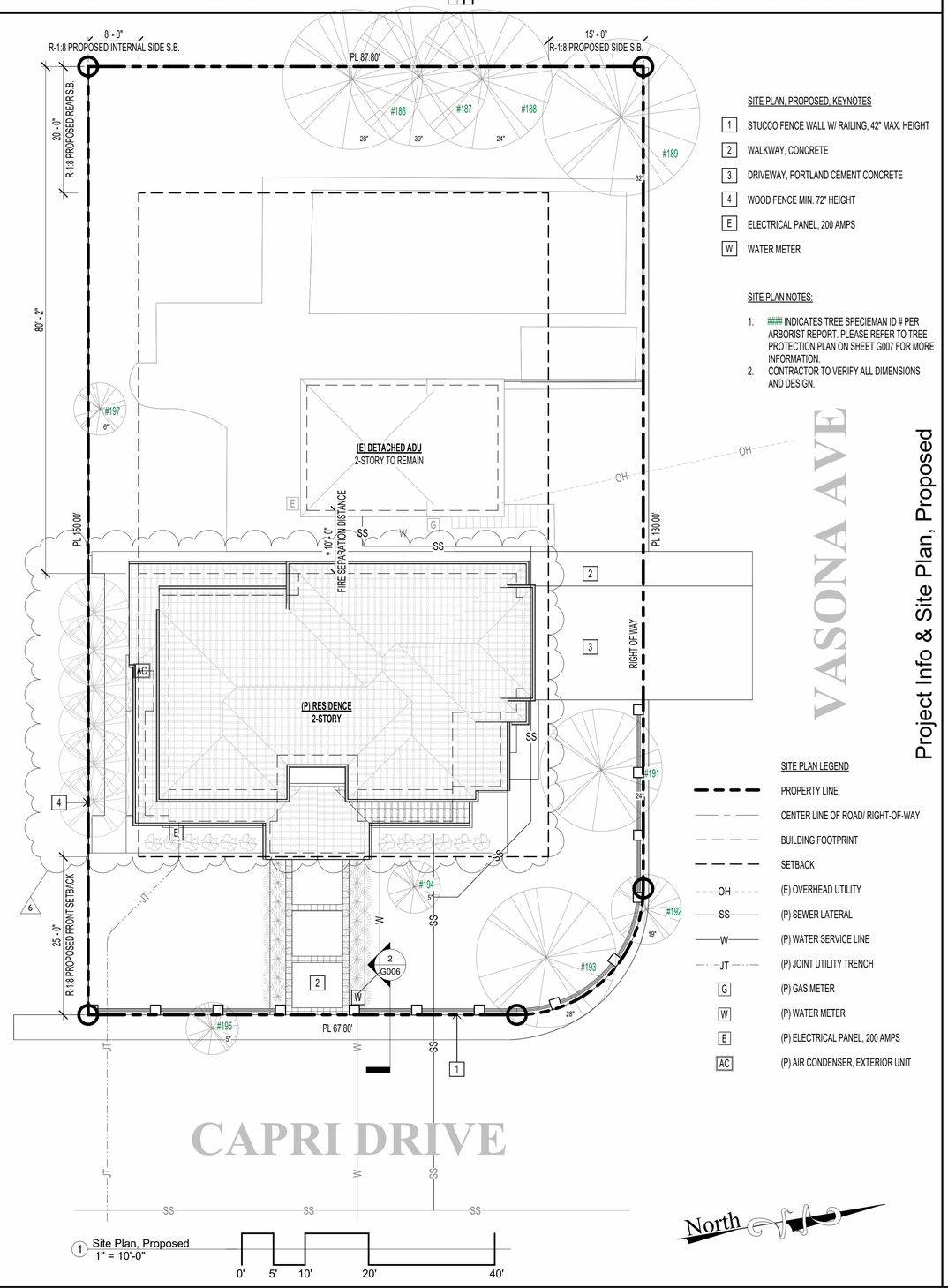
A103	Roof Plan, Proposed
A200	Elevations, Existing & Proposed
A300	Sections, Proposed

TOWN OF LOS GATOS - GENERAL NOTES & REQUIREMENTS

1. A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED FOR THE PV SYSTEM THAT IS REQURIED BY THE CALIFORNIA ENERGY CODE PERFORMANCE OR PRESCRIPTIVE STANDARDS. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCPANCY.
2. THIS RESIDENCE WILL COMPLY WITH THE TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE.
3. 5' X 5' LEVEL LANDING, NO MORE THAN 1 INCH OUT OF PLANE WITH THE IMMEDIATE INTERIOR FLOOR LEVEL PER TOWN RESIDENTIAL ACCESSIBILITY STANDARDS.



1 Site Plan, Proposed
1" = 10'-0"

SITE PLAN, PROPOSED, KEYNOTES

1	STUCCO FENCE WALL W/ RAILING, 42" MAX. HEIGHT
2	WALKWAY, CONCRETE
3	DRIVEWAY, PORTLAND CEMENT CONCRETE
4	WOOD FENCE MIN. 72" HEIGHT
E	ELECTRICAL PANEL, 200 AMPS
W	WATER METER

SITE PLAN NOTES:

1. #### INDICATES TREE SPECIEMAN ID # PER ARBORIST REPORT. PLEASE REFER TO TREE PROTECTION PLAN ON SHEET G007 FOR MORE INFORMATION.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND DESIGN.

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

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KEVIN YU PROJECT REP
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GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Project Info & Site Plan, Proposed

G000

SCALE 1" = 10'-0"

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ATTACHMENT 9

ABBREVIATIONS

A	
ABV	ABOVE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADDL	ADDITIONAL
AFF	ABOVE FINISH FLOOR
ASPH	ASPHALT
B	
BITUM	BITUMINOUS
BKG	BACKING
BLDG	BUILDING
BM	BEAM
BR	BACKER ROD
BUR	BUILT-UP-ROOF
BDR	BEDROOM
BW	BOTTOM OF WALL
C	
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CF	CUBIC FEET
CJ	CONTROL JOINT
CL	CLOSET
CTL	CENTERLINE
CLG	CEILING
CONC	CONCRETE
CPT	CARPET
D	
D	DECK
DR	DRAIN
E	
(E)	EXISTING
E	EAST
ELEC	ELECTRICAL
EP	ELECTRICAL PANEL
EXT	EXTERIOR
F	
FDN	FOUNDATION
FH	FIRE HYDRANT
FIN	FINISH
FF	FINISH FLOOR
FL	FLOW LINE
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FR	FIRE RATED
FS	FLOOR SINK
FSL	FIRE SPRINKLER
FTG	FOOTING
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GND	GROUND
GWB	GYPSUM WALL BOARD
GYP	GYSUM
H	
HDBD	HARDBOARD
HDR	HEADER
HDWR	HARDWARE
HDWD	HARDWOOD
HTR	HEATER
HVAC	HEATING, VENT. & A.C.
I	
IN	INCH
INCAND	INCANDESCENT
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J	
JST	JOIST
JT	JOINT
K	
K	KIPS
KIT	KITCHEN
KP	KICK PLATE
L	
LOC	LOCATION
LT	LIGHT
M	
MB	MACHINE BOLT
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MH	MANHOLE
MSC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL

N	
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NOM	NOMINAL
NP	NO PARKING
NR	NON-RATED
NTS	NOT TO SCALE
O	
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER/ DIMENSION
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
	OWNER FURNISHED OWNER INSTALL
OFOI	
P	
P	PROPOSED
(P)	PENETRATION
PENN	PERFORATED
PERF	PERPENDICULAR
PERP	PLATE
PL	PROPERTY LINE
PL	PLASTER
PLAS	PLUMBING
PLBG	PLYWOOD
PLWD	PANEL
PNL	POINT OF CONNECTION
POC	PERMEABLE PAVERS
PP	PREFABRICATED
PREFAB	POUNDS PER SQUARE FOOT
PSF	POUNDS PER SQUARE INCH
PSI	PAINTED
PTD	PRESSURE TREATED
PTR	PRESSURE TREATED WOOD
PTRWDQ	
Q	
QTY	QUANTITY
R	
R	REVEAL OR RISER
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REF	REFERENCE
REFL	REFLECTED
REFR	REFRIGERATOR
RET	RETAINING OR RETARDANT
	REGISTER
SEG	ROUGH OPENING
SCD	SEE CIVIL DRAWINGS
SCHD	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SF	SQUARE FOOT OR FEET
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SJ	SEISMIC JOINT
SL	SEALANT
SLD	SEE LANDSCAPE DRAWINGS
SM	SHEET METAL
SMD	SEE MECHANICAL DRAWINGS
SOF	SOFFIT
SOG	SLAB ON GRADE
SPD	SEE PLUMBING DRAWINGS
SPEC/S	SPECIFICATION
SQ	SQUARE
SS	SANITARY SEWER
SSD	SEE STRUCTURAL DRAWINGS
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRL	STRUCTURAL
SY	SQUARE YARD
T	
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TC	TOP OF CURB
TOC	TOP OF CONCRETE
TOP	TOP OF PAVING
TOS	TOP OF STEEL
TRD	TREAD
TW	TOP OF WALL
U	
UL	UNDERWRITERS LABORATORIES
UTIL	UTILITIES
V	
VCP	VITREOUS CLAY PIPE
VERT	VERTICAL
VTR	VENT THROUGH ROOF
W	
W	WEST OR WIDTH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
W/O	WITHOUT
WP	WATER PROOF
WPT	WORKING POINT
WR	WATER RESISTANT

GENERAL NOTES

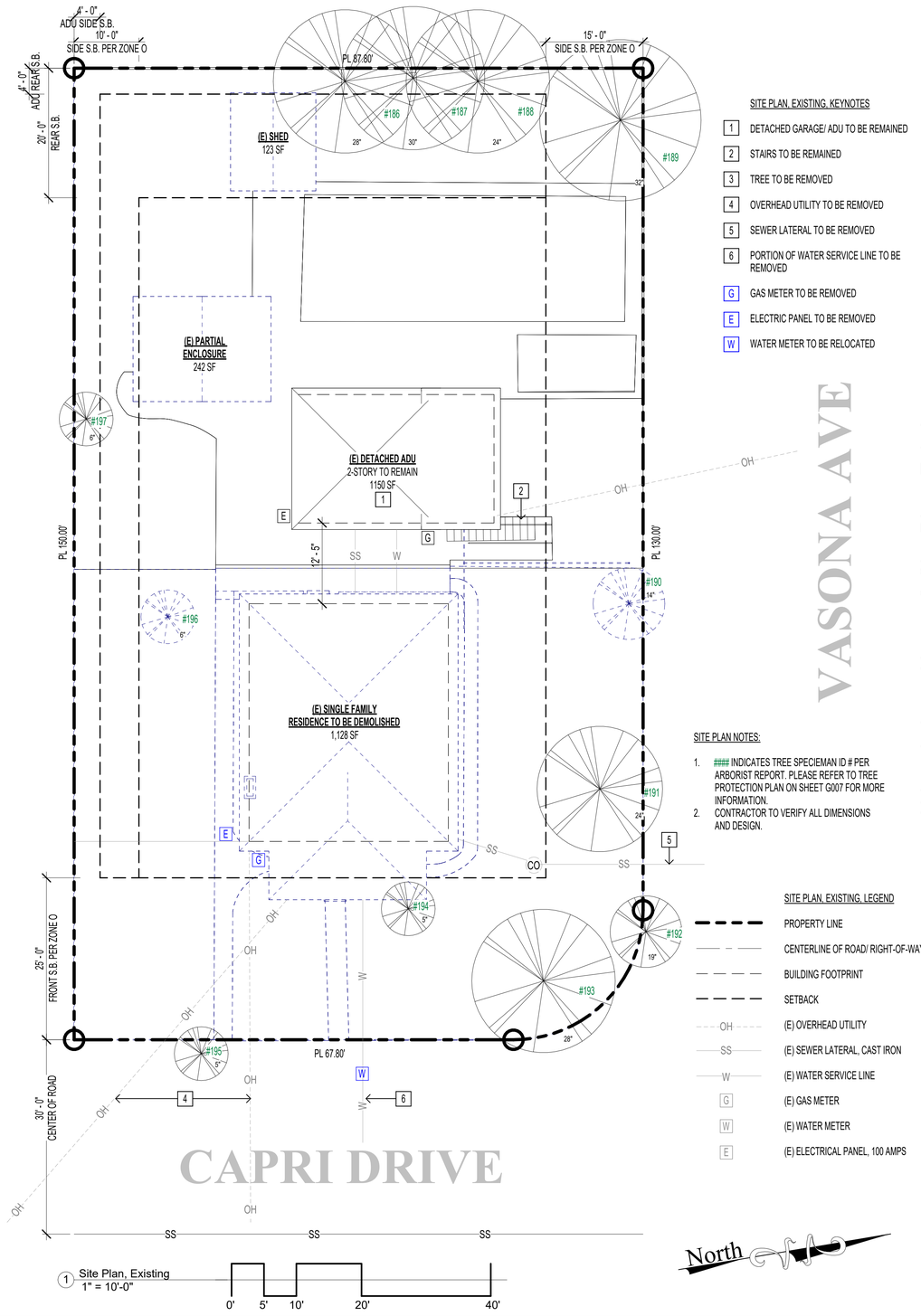
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT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

SITE PLAN & PUBLIC WORK NOTES

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

GRAPHIC SYMBOLS

CONCRETE PAD
BUILDING SECTION
DETAIL REFERENCE
APPROXIMATE LINE OF WORK
INTERIOR ELEVATION
A00 WINDOW TYPE
WALL TYPE
1 REVISION
OR # KEY NOTE
Name / Elevation DATUM REFERENCE
101A DOOR TYPE
REMOVE
1.00 ROOM TAG



SITE PLAN, EXISTING, KEYNOTES

1. DETACHED GARAGE/ ADU TO BE REMAINED
2. STAIRS TO BE REMAINED
3. TREE TO BE REMOVED
4. OVERHEAD UTILITY TO BE REMOVED
5. SEWER LATERAL TO BE REMOVED
6. PORTION OF WATER SERVICE LINE TO BE REMOVED

G GAS METER TO BE REMOVED
E ELECTRIC PANEL TO BE REMOVED
W WATER METER TO BE RELOCATED

SITE PLAN NOTES:

1. #### INDICATES TREE SPECIEMAN ID # PER ARBORIST REPORT. PLEASE REFER TO TREE PROTECTION PLAN ON SHEET G007 FOR MORE INFORMATION.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND DESIGN.

SITE PLAN, EXISTING, LEGEND

- PROPERTY LINE
- CENTERLINE OF ROAD/ RIGHT-OF-WAY
- BUILDING FOOTPRINT
- SETBACK
- OH (E) OVERHEAD UTILITY
- SS (E) SEWER LATERAL, CAST IRON
- W (E) WATER SERVICE LINE
- G (E) GAS METER
- W (E) WATER METER
- E (E) ELECTRICAL PANEL, 100 AMPS

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

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VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision		
#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Abbreviations, Notes, & Site Plan, Existing

G001

SCALE As indicated

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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.)

Checklist columns: Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

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

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

4.106 SITE DEVELOPMENT

[Y ✓] **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.

[Y ✓] **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)

[Y ✓] **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.

[N/A ✓] **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.

[N/A ✓] **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".

[N/A ✓] **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.

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

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

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

Exceptions:

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

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

Notes:

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

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

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

Exception: Areas of parking facilities served by parking lifts.

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

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

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

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

Notes:

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

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

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

Exception: Areas of parking facilities served by parking lifts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[N/A ✓] **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

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

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

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

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

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

4.303.1.3 Showerheads.

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

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

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

4.303.1.4 Faucets.

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

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

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

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

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

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

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

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES 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)]

[Y ✓] **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*.

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

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

TABLE - MAXIMUM FIXTURE WATER USE

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

4.304 OUTDOOR WATER USE

[N/A ✓] **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

[Y ✓] **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

[Y ✓] **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.

[Y ✓] **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.

[Y ✓] **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.

[N/A ✓] **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

[Y ✓] **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

[Y ✓] **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.

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

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

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The 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 outside atmosphere.

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

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ARCHITECTS
RESIDENTIAL / COMMERCIAL

General, Green Building Check List

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

General, Green Building Check List

G002.1

SCALE

7/16/2025 2:42:56 PM

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 O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[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, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

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

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

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

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

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

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

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

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

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

Notes:

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

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

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

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

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

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

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

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

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

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

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

GORDON K WONG, ARCHITECT Lic# 34045 KEVIN YU PROJECT REP
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GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

General, Green Building Check List

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

General, Green Building Check List

G002.2

SCALE

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(I) EXISTING PARTIAL ENCLOSURE

(E) EXISTING SINGLE FAMILY RESIDENCE - SIDE PERSPECTIVE

(A) EXISTING SINGLE FAMILY RESIDENCE - FRONT PERSPECTIVE

(J) EXISTING SHED

(F) EXISTING TREES

(B) EXISTING SINGLE FAMILY RESIDENCE - SIDE PERSPECTIVE

(K) EXISTING DETACHED ADU & PARTIAL ENCLOSURE

(G) EXISTING TREES

(C) EXISTING SINGLE FAMILY RESIDENCE - SIDE PERSPECTIVE

(L) EXISTING DETACHED ADU & ACCESSORY STRUCTURES

(H) EXISTING SINGLE FAMILY RESIDENCE & DETACHED ADU

(D) EXISTING SINGLE FAMILY RESIDENCE - REAR PERSPECTIVE

FLOOR AREA BREAKDOWN @ SITE

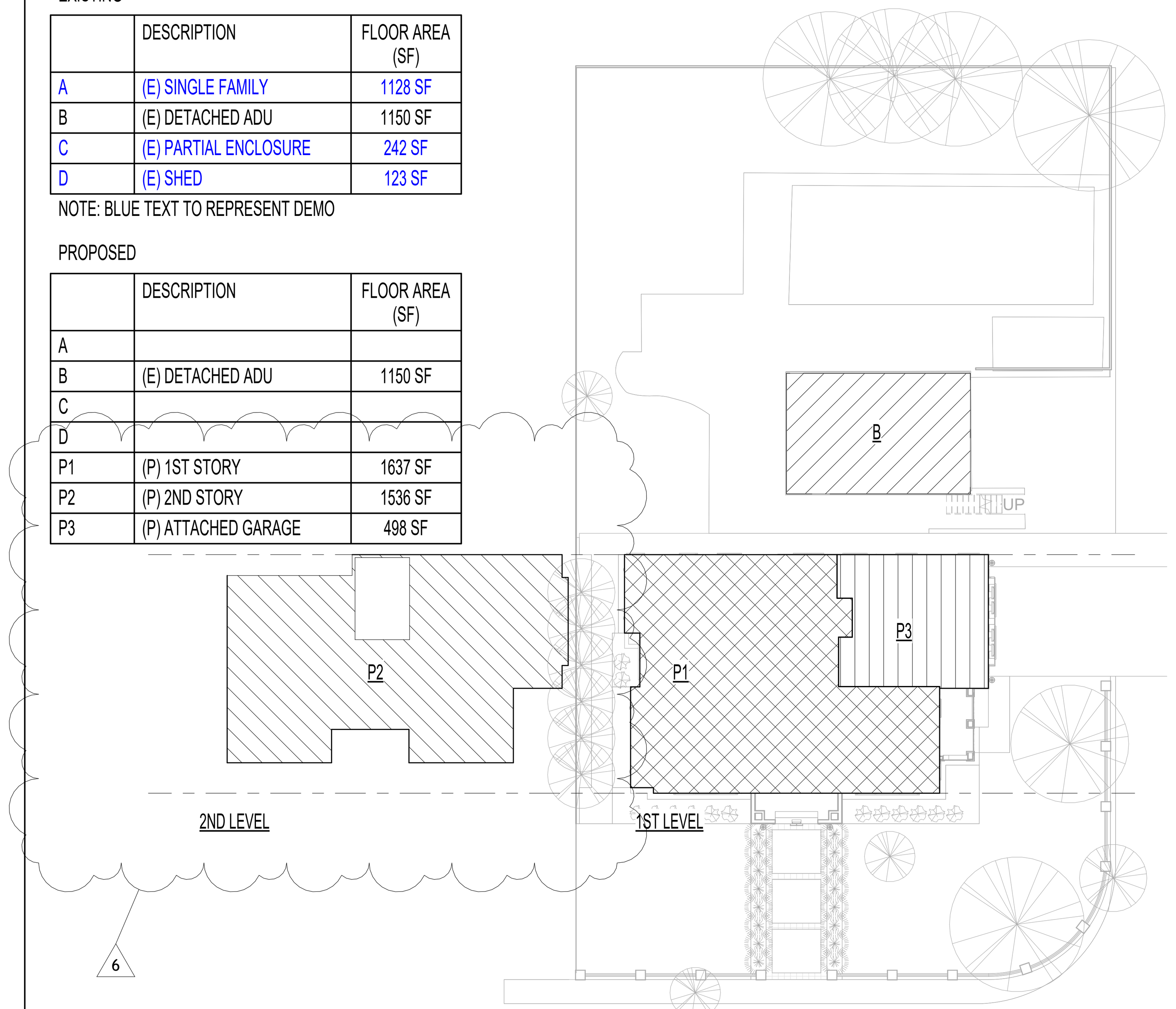
EXISTING

	DESCRIPTION	FLOOR AREA (SF)
A	(E) SINGLE FAMILY	1128 SF
B	(E) DETACHED ADU	1150 SF
C	(E) PARTIAL ENCLOSURE	242 SF
D	(E) SHED	123 SF

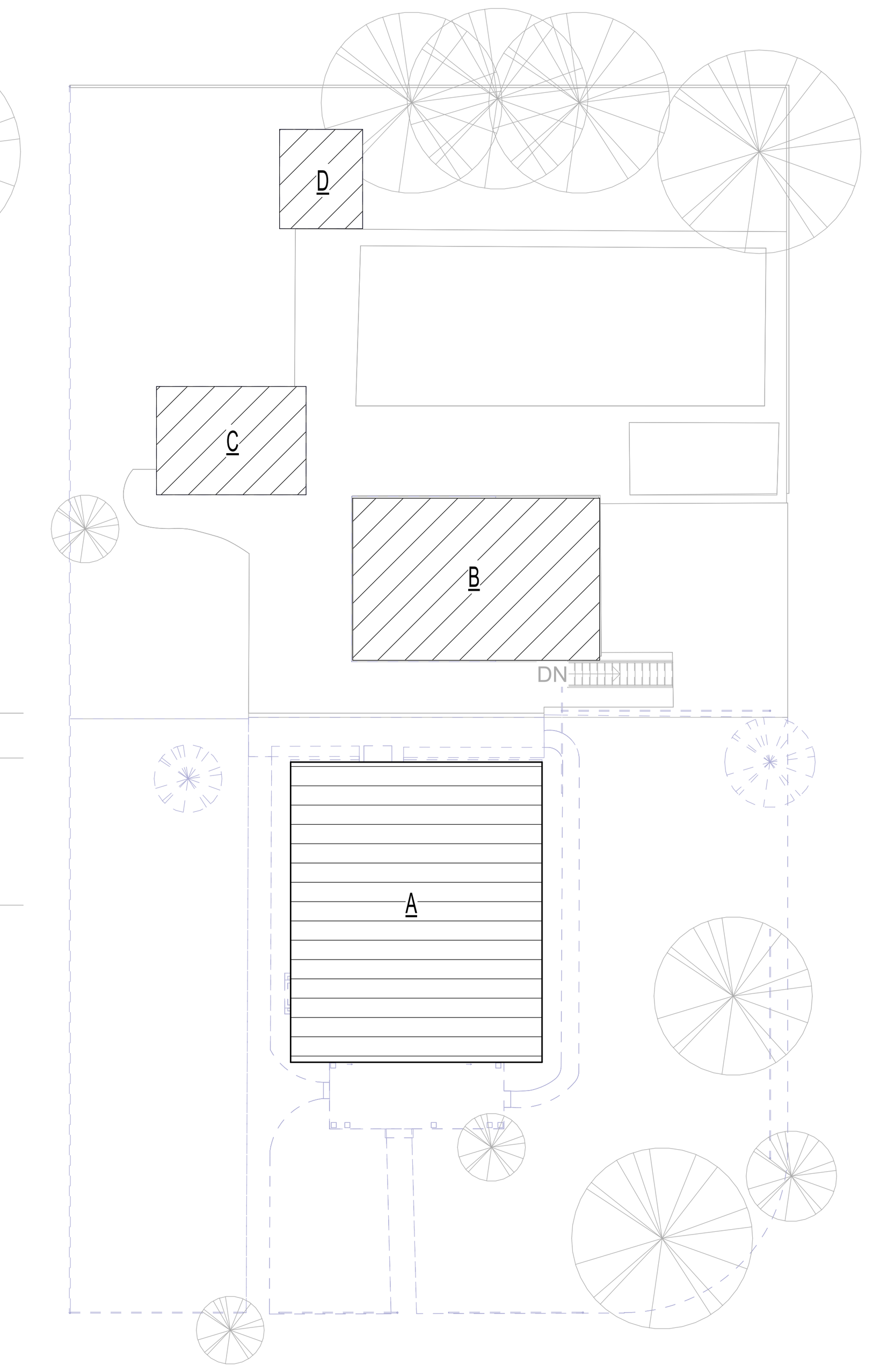
NOTE: BLUE TEXT TO REPRESENT DEMO

PROPOSED

	DESCRIPTION	FLOOR AREA (SF)
A		
B	(E) DETACHED ADU	1150 SF
C		
D		
P1	(P) 1ST STORY	1637 SF
P2	(P) 2ND STORY	1536 SF
P3	(P) ATTACHED GARAGE	498 SF



2 Site Area Analysis, Proposed
1" = 20'-0"



1 Site Area Analysis, Existing
1" = 20'-0"

MAX SF CALCULATION (MAIN RESIDENCE)

(E) LOT AREA:	13,092 SF
FAR =	0.35 - (([A - 5] / 25) X 0.20)
FAR =	0.35 - 0.064
FAR =	0.284
MAX SF =	**+/- 3,797 SF**

PROPOSED SF CALCULATION (MAIN RESIDENCE)

(E) RESIDENCE:	**1,128 SF TO BE DEMO'D**
(E) DETACHED ADU	**1,150 SF TO BE REMAINED**
PORTION OF (E) RESIDENCE TO BE CONVERTED TO GARAGE:	**N/A**
(P) FIRST FLOOR AREA:	**1,637 SF**
(P) SECOND FLOOR AREA:	**1,536 SF**
(P) ATTACHED GARAGE	**498 SF**

SUMMARY (SF) AFTER CHANGES

(N) LVL 1:	**1,637 SF**
(N) LVL 2:	**1,536 SF**
TOTAL SF (MAIN RESIDENCE):	**3,173 SF**
(N) GARAGE:	**498 SF**

6

PROJECT PLAN

1. HISTORICAL LIST REMOVAL (TOWN'S HISTORIC PRESERVATION COMMITTEE) - APPROVED
2. OFFICE ZONING TO R-1 ZONING CONVERSION
3. PLANNING PHASE
4. BUILDING PHASE

PROJECT SETBACKS (AFTER REZONE)

PER R-1:8 ZONING

FRONT SETBACK:	25 FT
SIDE SETBACK:	8 FT
REAR SETBACK:	20 FT
SIDE ABUTTING:	15 FT

Existing Conditions & Proposed Analysis

LICENSED ARCHITECT
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RENEWAL 08/31/2023
C-34045
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ARCHITECTS
RESIDENTIAL/COMMERCIAL

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Existing Conditions & Proposed Analysis

G003

SCALE As indicated

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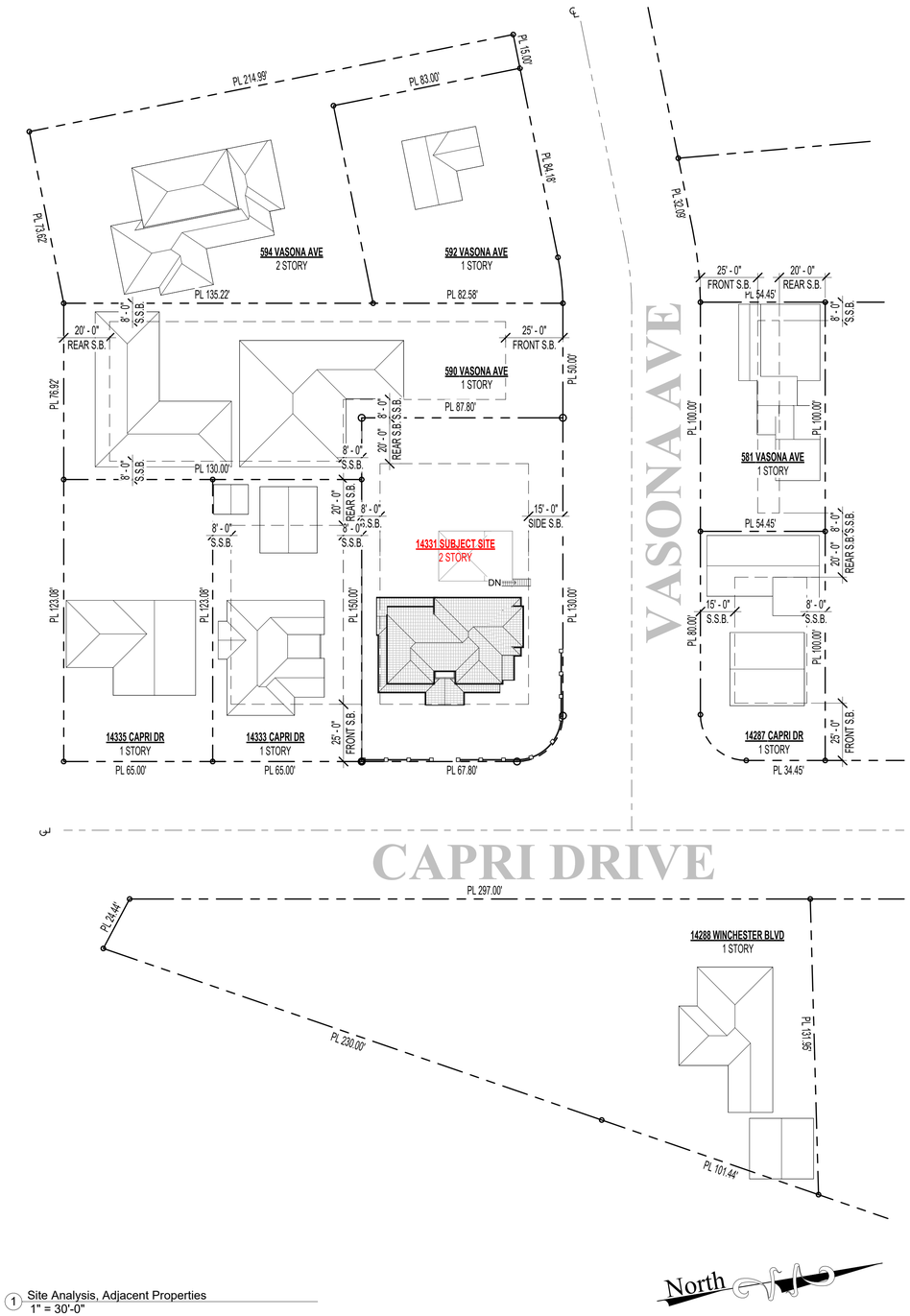


1 Site Analysis, Adjacent Properties
1" = 30'-0"

14288 WINCHESTER BLVD, LOS GATOS, CA 95032

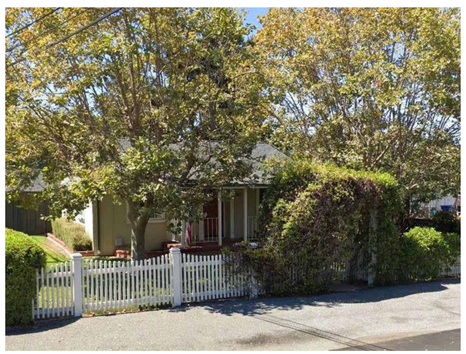
14333 CAPRI DR, LOS GATOS, CA 95032

14335 CAPRI DR, LOS GATOS, CA 95032

590 VASONA AVE, LOS GATOS, CA 95032

592 VASONA AVE, LOS GATOS, CA 95032

594 VASONA AVE, LOS GATOS, CA 95032



14287 CAPRI DR, LOS GATOS, CA 95032

581 VASONA AVE, LOS GATOS, CA 95032

Neighborhood & Adjacent Building Analysis

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08.31.2023
C-34045
STATE OF CALIFORNIA

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GK ARCHITECTS
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VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision		
#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Neighborhood & Adjacent Building Analysis

G004

SCALE 1" = 30'-0"

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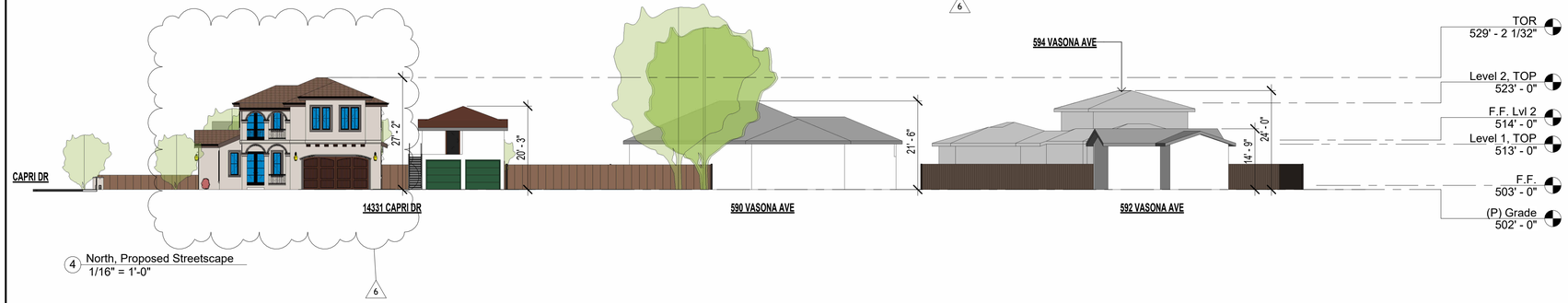
1 East, Proposed Streetscape
1/16" = 1'-0"



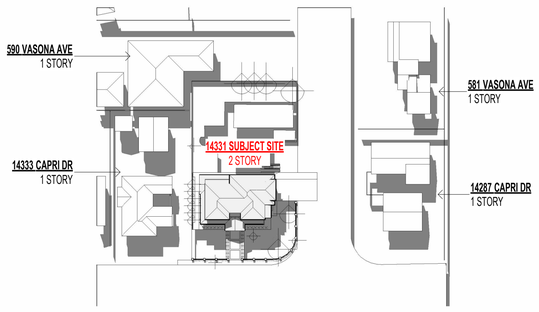
4 North, Proposed Streetscape
1/16" = 1'-0"

CAPRI DR STREETSCAPE ELEVATIONS:

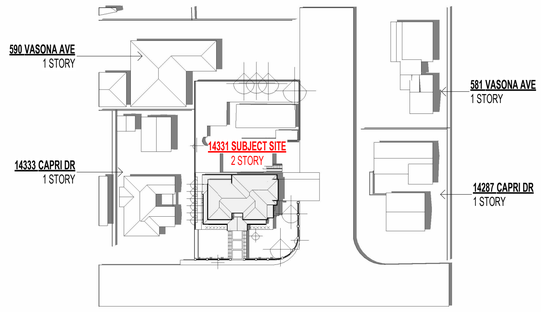
1. ADDRESS:	14335 CAPRI DR, LOS GATOS, CA 95032
APN:	406-32-006
HEIGHT:	~16.5 FT
2. ADDRESS:	14333 CAPRI DR, LOS GATOS, CA 95032
APN:	406-32-005
HEIGHT:	~15 FT
3. ADDRESS:	14287 CAPRI DR, LOS GATOS, CA 95032
APN:	406-28-015
HEIGHT:	~14 FT

VASEONA AVE STREETSCAPE ELEVATIONS:

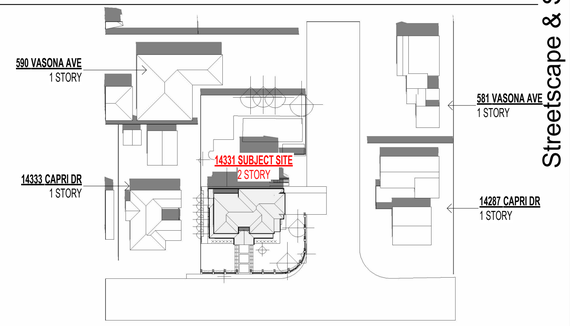
1. ADDRESS:	590 VASONA AVE, LOS GATOS, CA 95032
APN:	406-32-003
HEIGHT:	~21.5 FT
2. ADDRESS:	592 VASONA AVE, LOS GATOS, CA 95032
APN:	406-32-049
HEIGHT:	~14.75 FT
3. ADDRESS:	594 VASONA AVE, LOS GATOS, CA 95032
APN:	406-32-048
HEIGHT:	~24 FT



5 Summer Solstice 3PM

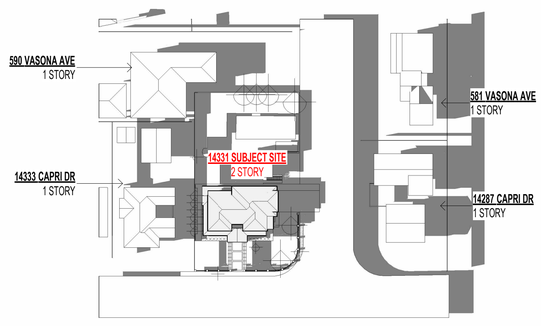


3 Summer Solstice Noon



2 Summer Solstice 9AM

8 Winter Solstice 3PM



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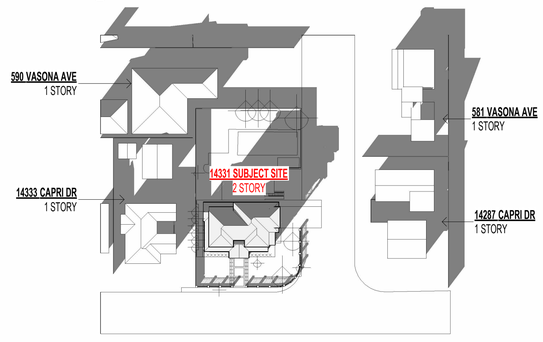

6 Winter Solstice 9AM

Streetscape & Shadow Study

LICENSED ARCHITECT
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RENEWAL 08/31/2023
C-34045
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GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
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5	2025.04.30	PLANNING

Streetscape & Shadow Study

G005

SCALE 1/16" = 1'-0"

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ASSHTO	
PUBLIC STREET POSTED SPEED LIMIT (MPH)	MINIMUM DISTANCE (FT)
25	200
30	250
35	325
40	400

SITE ANALYSIS, PROPOSED, KEYNOTES

1. VEHICLE, TYP.
2. CORNER SIGHT TRIANGLE PER TOWN OF LOS GATOS STD. PLAN NO. ST-232
3. TRAFFIC VIEW AREA PER TOWN OF LOS GATOS STD. PLAN NO. ST-232

590 VASONA AVE

PL 87.80'

(E) DETACHED ADU
2-STORY

(P) RESIDENCE

PL 130.00'

199' - 6"
PER TOWN STANDARD PLANS ST-232

SURFACE TRANSITION

10' - 0"

5' - 0"

VASONA AVE

14335 CAPRI DR

14333 CAPRI DR

14287 CAPRI DR

14287 CAPRI DR

14287 CAPRI DR

14' - 6"

16' - 0"

20' - 0"

10' - 0"

30' - 0"
DISTANCE TO STREET CL.

30' - 0"
DISTANCE TO STREET CL.

24'

29' - 6"

20' - 0"

2
G006

2

28'

10' - 6"

PL 67.80'

5'

199' - 6"
PER TOWN STANDARD PLANS ST-232

47' - 3"

SURFACE TRANSITION

30' - 0"
DISTANCE TO STREET CL.

14' - 0"

16' - 0"

3

1

200' - 0"
DISTANCE PER ASSHTO

200' - 0"
DISTANCE PER ASSHTO

North

CAPRI DRIVE

1 Site Analysis, Proposed
1/16" = 1'-0"

PROPERTY LINE

3' - 0"

PUBLIC STREET

SUBJECT PROPERTY

(E) Grade

(E) Grade
501' - 7 11/32"

NOTES:

1. FOLIAGE AT MATURITY AND BERM, IF ANY, SHALL NOT EXCEED 3 FT IN HEIGHT
2. A VISUAL CLEARANCE FROM THE STREET TO 15 FT IN HEIGHT SHALL BE MAINTAINED WITH ALL TREE FOLIAGE WITHIN THE SITE TRIANGLE.
3. A VISUAL CLEARANCE FROM THE SIDEWALK TO 7 FT IN HEIGHT SHALL BE MAINTAINED WITH ALL TREE FOLIAGE WITHIN THE SITE TRIANGE.

2 Section, Street Visual Clearance
1/4" = 1'-0"

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Site Analysis & Details

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Site Analysis & Details

G006

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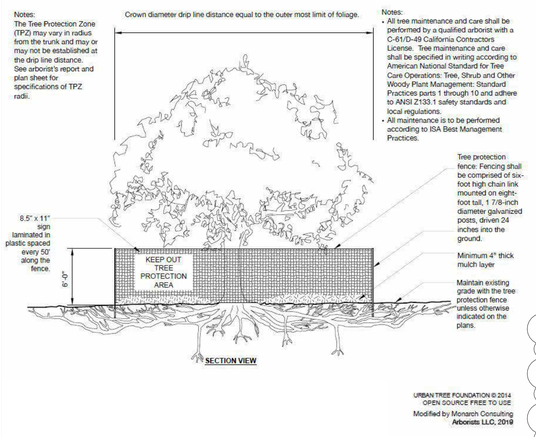
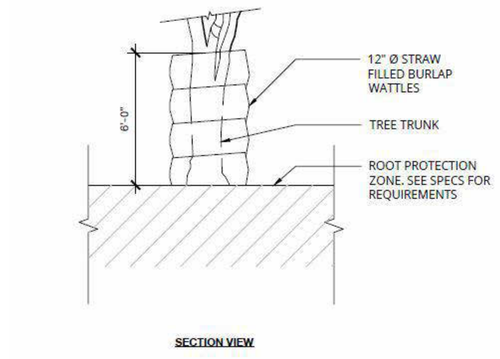
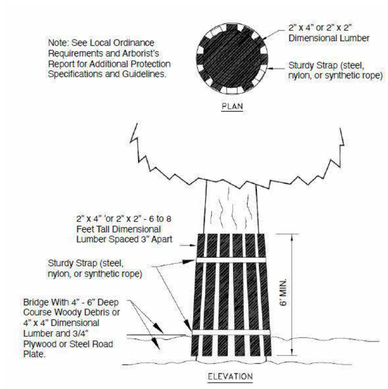


3 Type I Tree Protection
NTS



4 Type II Tree Protection
NTS



5 Type III Tree Protection
NTS

TABLE 1: TREE INVENTORY & ASSESSMENT TABLES
PER ARBORIST REPORT DATED DEC 4, 2023

EXISTING

ID #	TREE SPECIES	TRUNK DIAMETER (IN)	CANOPY DIAMETER (IN)	PHYSICAL CONDITION	EXPECTED IMPACT	PROTECTION STATUS	SAVED, REMOVED, OR PRUNED	REASON FOR REMOVAL
186	INCENSE CEDAR (CALOSEDRUS DECURRENS)	34	30	GOOD	LOW	PROTECTED	SAVED	
187	COAST LIVE OAK (QUERCUS AGRIFOLIA)	30	35	GOOD	LOW	PROTECTED	SAVED	
188	JUNIPER (JUNIPERUS CHINENSIS)	6, 10, 8	15	FAIR	LOW	PROTECTED	SAVED	
189	INCENSE CEDAR (CALOCEDRUS DECURRENS)	36	35	POOR	LOW	PROTECTED	SAVED	
190	OLIVE (OLEA EUROPAEA)	12, 14	25	GOOD	MODERATE	PROTECTED	REMOVED	LOCATION IS IN CONFLICT WITH THE PROPOSED DRIVEWAY
191	OLIVE (OLEA EUROPAEA)	13, 10, 23	25	GOOD	MODERATE	PROTECTED	PRUNED	
192	FAN PALM (WASHINTONIA ROBUSTA)	19	15	GOOD	LOW	EXEMPT	SAVED	
193	STONE PINE (PINUS PINEA)	28	35	FAIR	LOW	PROTECTED	PRUNED	
194	ORANGE (CITRUS SINENSIS)	5, 6	10	FAIR	LOW	EXEMPT	SAVED	
195	PITTOSPORUM (PITTOSPORUM UNDULATUM)	5, 5, 5, 5, 2	10	FAIR	LOW	PROTECTED	SAVED	
196	ORANGE (CITRUS SINENSIS)	6, 6	10	GOOD	HIGH	EXEMPT	REMOVED	LOCATION IS IN CONFLICT WITH THE PROPOSED BUILDING FOOT PRINT
197	CAMPHOR (CAMPHORA CINNAMOMUM)	6	10	FAIR	LOW	PROTECTED	SAVED	

PROPOSED

ID #	TREE SPECIES	INITIAL PLANTING SIZE	SIZE @ MATURITY HEIGHT (FT)	SIZE @ MATURITY WIDTH OF DRIPLINE (FT)	FENCING	---	---	REASON FOR PROPOSE
A	KINDRED SPIRIT HYBRID OAK (QUERCUS X NADLER)	24"	30	6	---	---	---	REPLACEMENT REQUIREMENT PER CANOPY SIZE OF REMOVED TREE
B	KINDRED SPIRIT HYBRID OAK (QUERCUS X NADLER)	24"	30	6	---	---	---	REPLACEMENT REQUIREMENT PER CANOPY SIZE OF REMOVED TREE
C	KINDRED SPIRIT HYBRID OAK (QUERCUS X NADLER)	24"	30	6	---	---	---	REPLACEMENT REQUIREMENT PER CANOPY SIZE OF REMOVED TREE
D	KINDRED SPIRIT HYBRID OAK (QUERCUS X NADLER)	24"	30	6	---	---	---	PRIVACY SCREENING
E	KINDRED SPIRIT HYBRID OAK (QUERCUS X NADLER)	24"	30	6	---	---	---	PRIVACY SCREENING
F	KINDRED SPIRIT HYBRID OAK (QUERCUS X NADLER)	24"	30	6	---	---	---	PRIVACY SCREENING

TABLE 2: TOWN OF LOS GATOS TREE CANOPY - REPLACEMENT STANDARD

CANOPY SIZE OF REMOVED TREE (1)	REPLACEMENT REQUIREMENT (2)(4)	SINGLE FAMILY RESIDENTIAL REPLACEMENT OPTION (3) (4)
10 FT OR LESS	TWO 24 INCH BOX TREES	TWO 15 GALLON TREES
MORE THAN 10 FT TO 25 FT	THREE 24 INCH BOX TREES	THREE 15 GALLON TREES
MORE THAN 25 FT TO 40 FT	FOUR 24 INCH BOX TREES OR TWO 36 INCH BOX TREES	FOUR 15 GALLON TREES
MORE THAN 40 FT TO 55 FT	SIX 24 INCH BOX TREES; OR THREE 36 INCH BOX TREES	NOT AVAILABLE
GREATER THAN 55 FT	TEN 24 INCH BOX TREES; OR FIVE 36 INCH BOX TREES	NOT AVAILABLE

MITIGATION FOR REMOVAL PER ARBORIST'S RECOMMENDATIONS:

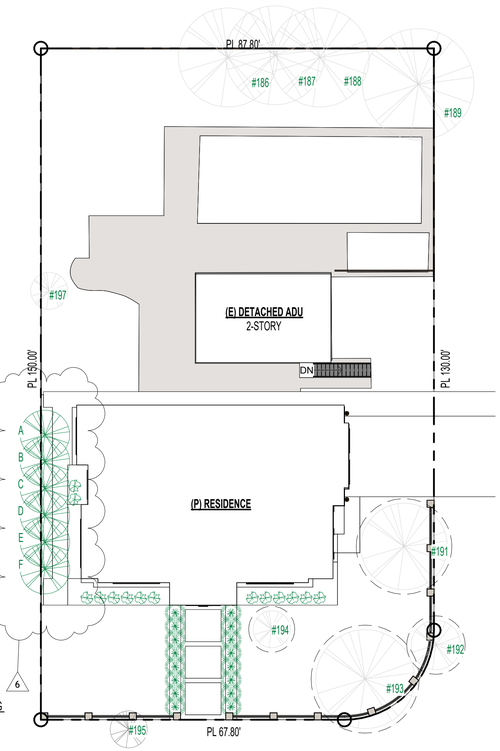
THE TABLE ABOVE INDICATES THE RECOMMENDED REPLACEMENT VALUES (TABLE 2).
1. TO MEASURE AN ASYMMETRICAL CANOPY OF A TREE, THE WIDEST MEASUREMENT SHALL BE USED TO DETERMINE CANOPY SIZE.
2. OFTEN, IT IS NOT POSSIBLE TO REPLACE A SINGLE LARGE, OLDER TREE WITH AN EQUIVALENT TREE(S). IN THIS CASE, THE TREE MAY BE REPLACED WITH A COMBINATION OF BOTH THE TREE CANOPY REPLACEMENT STANDARD AND IN-LIEU PAYMENT IN AN AMOUNT SET FORTH BY TOWN COUNCIL RESOLUTION PAID TO THE TOWN TREE REPLACEMENT FUND.
3. SINGLE FAMILY RESIDENTIAL REPLACEMENT OPTION IS AVAILABLE FOR DEVELOPED SINGLE FAMILY RESIDENTIAL LOTS UNDER 10,000 SQUARE FEET THAT ARE NOT SUBJECT TO THE TOWN'S HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES. ALL 15-GALLON TREES MUST BE PLANTED ON-SITE. ANY IN-LIEU FEES FOR SINGLE FAMILY RESIDENTIAL SHALL BE BASED ON 24" BOX TREE RATES AS ADOPTED BY TOWN COUNCIL.
4. REPLACEMENT TREES SHALL BE APPROVED BY THE TOWN ARBORIST AND SHALL BE OF A SPECIES SUITED TO THE AVAILABLE PLANTING LOCATION, PROXIMITY TO STRUCTURES, OVERHEAD CLEARANCES, SOIL TYPE, COMPATIBILITY WITH SURROUNDING CANOPY AND OTHER RELEVANT FACTORS. REPLACEMENT WITH NATIVE SPECIES SHALL BE STRONGLY ENCOURAGED. REPLACEMENT REQUIREMENTS IN THE HILLSIDES SHALL COMPLY WITH THE HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES APPENDIX A AND SECTION 29.10.0987 SPECIAL PROVISIONS - HILLSIDES.

SECTION 29.10.1005 - PROTECTION OF TREES DURING CONSTRUCTION:

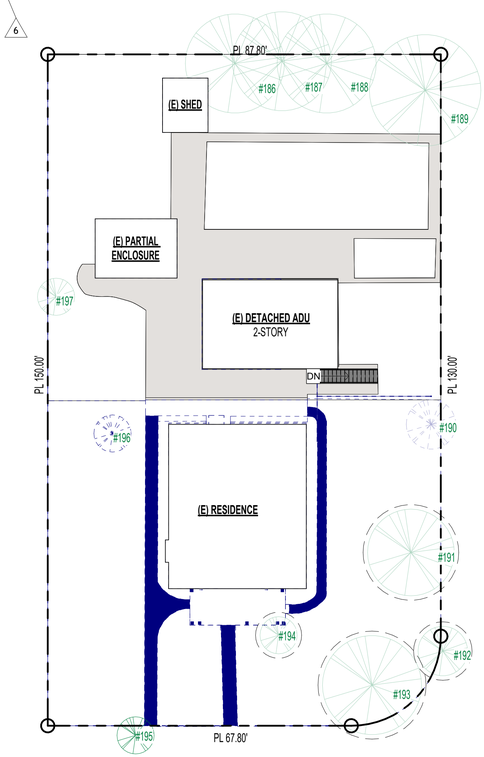
TREE PROTECTION ZONES & FENCE SPECIFICATIONS
1. **SIZE AND MATERIALS**: SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVER INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2) FEET AT NO MORE THAN TEN-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.
2. **AREA TYPE TO BE FENCED**: TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST. TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP; CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES. TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN); ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM TH EGROUND TO THE FIRST BRANCH WITH TWO-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.
3. **DURATION OF TYPE I, II, III FENCING**: FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING, OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.
4. **WARNING SIGN**: EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN EIGHT AND ONE-HALF-INCH BY ELEVEN-INCH SIGN STATING: "WARNING - TREE PROTECTION ZONE - THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025." TEXT ON THE SIGNS SHOULD BE IN BOTH ENGLISH AND SPANISH (APPENDIX E).

PLAN NOTES PER ARBORIST'S RECOMMENDATIONS:

1. PLACE 4 - 6 INCHES OF MULCH INSIDE THE TREE PROTECTION ZONE. INSTALL TEMPORARY IRRIGATION OR SOAKED HOSES IN THE TPZ. MONITOR WATERING TIMES OR AMOUNTS TO ENSURE ADEQUATE SOIL SATURATION. (A 5/8 " SOAKER HOSE REQUIRES ABOUT 200 MINUTES TO DELIVER ONE INCH OF WATER TO A GARDEN. THIS NUMBER IS AFFECTED BY THE LENGTH OF THE HOSE AND THE OVERALL RATE OF FLOW FROM THE FAUCET. A GOOD RULE OF THUMB IS TO EXPECT ABOUT ½ GPM AS A STANDARD FAUCET FLOW RATE.) INFREQUENT DEEPER WATERING IS PREFERRED.
2. ALL TREE MAINTENANCE AND CARE SHALL BE PERFORMED BY A QUALIFIED ARBORIST WITH A C-61/D-49 CALIFORNIA CONTRACTORS LICENSE. TREE MAINTENANCE AND CARE SHALL BE SPECIFIED IN WRITING ACCORDING TO AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS: TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT: STANDARD PRACTICES PARTS 1 THROUGH 10 AND ADHERE TO ANSI Z133.1 SAFETY STANDARDS AND LOCAL REGULATIONS. ALL MAINTENANCE IS TO BE PERFORMED ACCORDING TO ISA BEST MANAGEMENT PRACTICES.
3. REFER TO APPENDIX D FOR GENERAL TREE PROTECTION GUIDELINES INCLUDING RECOMMENDATIONS FOR ARBORIST ASSISTANCE WHILE WORKING UNDER TREES, TRENCHING, OR EXCAVATION WITHIN A TREES DRIP LINE OR DESIGNATED TPZ/CRZ.
4. PROVIDE A COPY OF THIS REPORT TO ALL CONTRACTORS AND PROJECT MANAGERS, INCLUDING THE ARCHITECT, CIVIL ENGINEER, AND LANDSCAPE DESIGNER OR ARCHITECT. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL PARTIES ARE FAMILIAR WITH THIS DOCUMENT. ARRANGE A PRE-CONSTRUCTION MEETING WITH THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT TO VERIFY TREE PROTECTION IS IN PLACE, WITH THE CORRECT MATERIALS, AND AT PROPER DISTANCES.



2 Tree Plan, Proposed
1/16" = 1'-0"



1 Tree Plan, Existing
1/16" = 1'-0"

0' 8' 16' 32' 64'

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Tree Protection Plan

G007

SCALE As indicated

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NERIUM

LAVANDULA

PITTOSPORUM

LOMANDRA

QUERCUS X NADLER

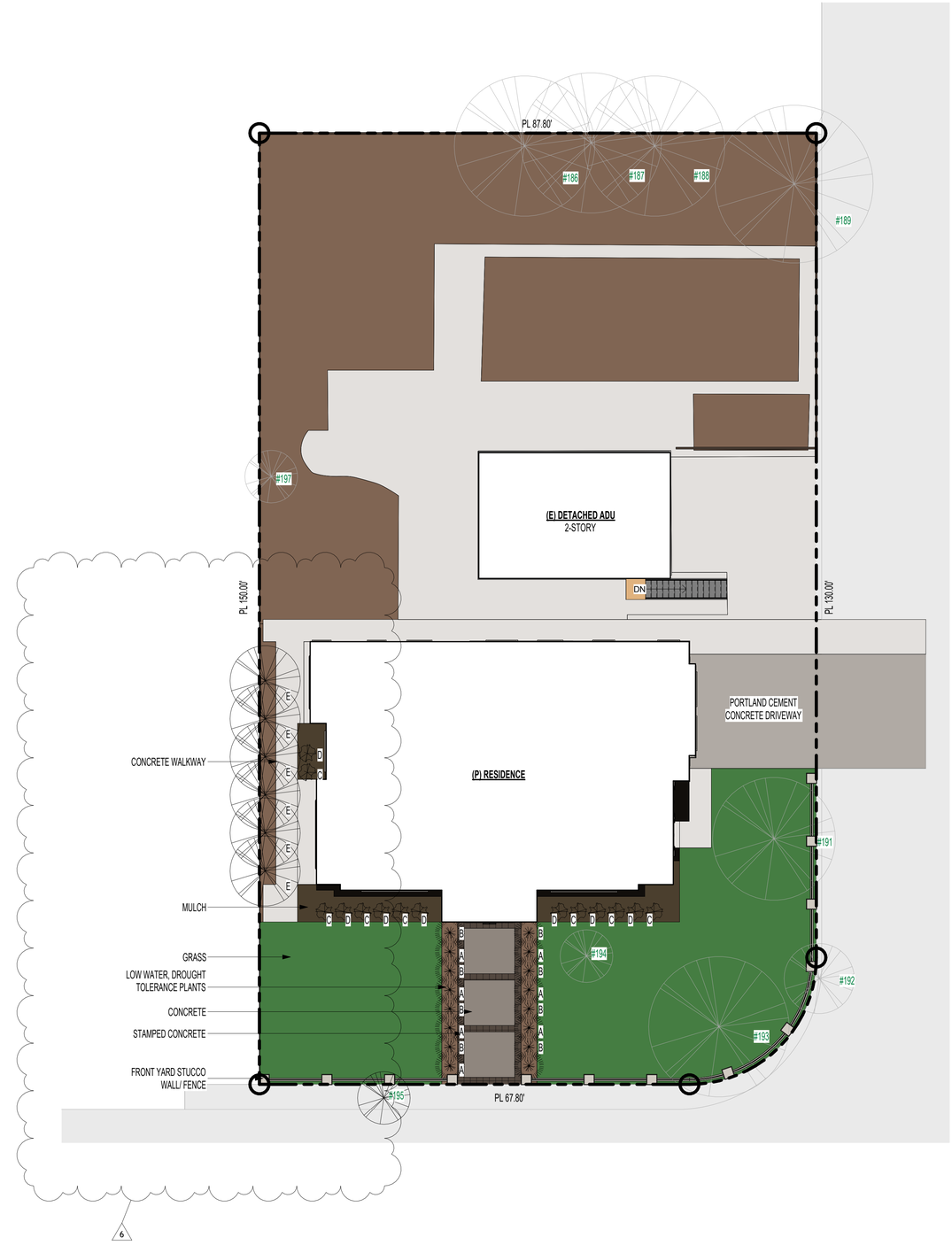
PLANT LEGEND AND NOTES

SYMBOL	SPECIES	SIZE	WATER	WUCOLS
A	NERIUM DEANDAR PETITE PINK	5 GALLON	LOW	0.3
B	LAVANDULA MUNSTEAD	5 GALLON	LOW	0.3
C	PITTOSPORUM TOBIRA	5 GALLON	LOW	0.3
D	LOMANDRA BREEZE	5 GALLON	LOW	0.3
E	QUERCUS X NADLER	24-INCH BOX	LOW	0.3

6

NOTES:

1. VERIFY LANDSCAPE DEMOLITION PRIOR TO CONSTRUCTION
2. PROTECT EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION.
3. CONTRACTOR TO SUBMIT SOIL SAMPLE TO LAB FOR FERTILITY ANALYSIS AND RECOMMENDATIONS FOR SOIL PREPARATION PRIOR TO PLANTING (IF NEEDED).
4. VERIFY LOCATION OF ALL UNDERGROUND UTILTIES PRIOR TO CONSTRUCTION AND ADJUST LOCATION OF PROPOSED TREES, ETC. AS NEEDED.
5. DOUBLE STAKE ALL TREES.
6. VERIFY LAYOUT OF PLANTING IN FIELD.
7. SPREAD 3" OF WOOD CHIP MULCH (PROCHIP EARTHTONE) OR EQUAL. SHREDDED BARK WILL NOT BE ACCEPTED.



6

1 Landscape Plan, Proposed
1" = 10'-0"

0' 5' 10' 20' 40'

Landscape Plan, Proposed

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Landscape Plan, Proposed

G008

SCALE 1" = 10'-0"

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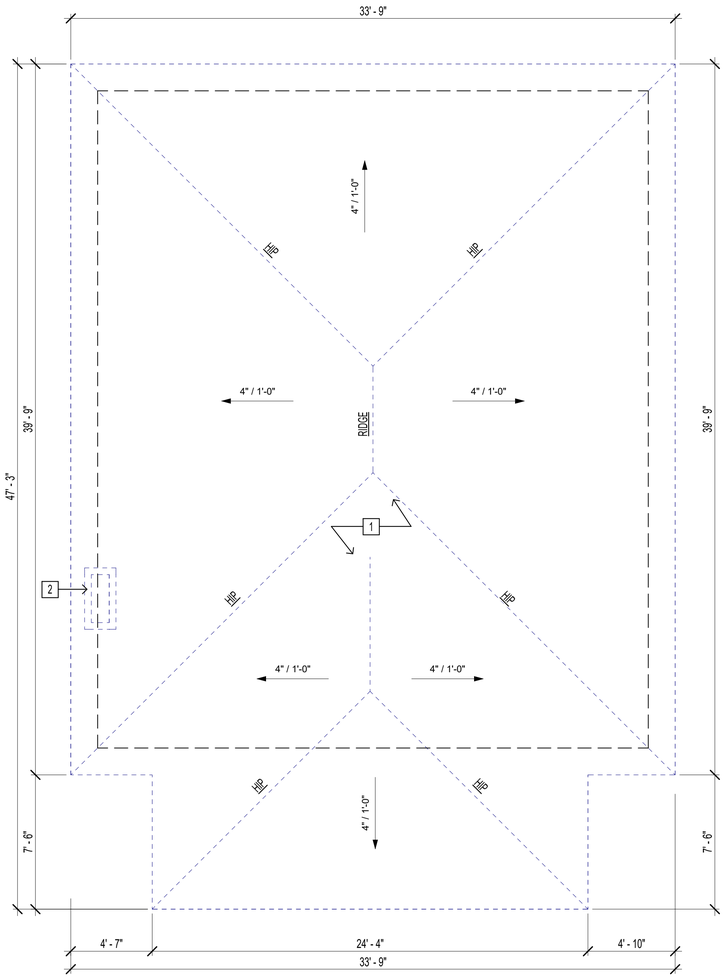
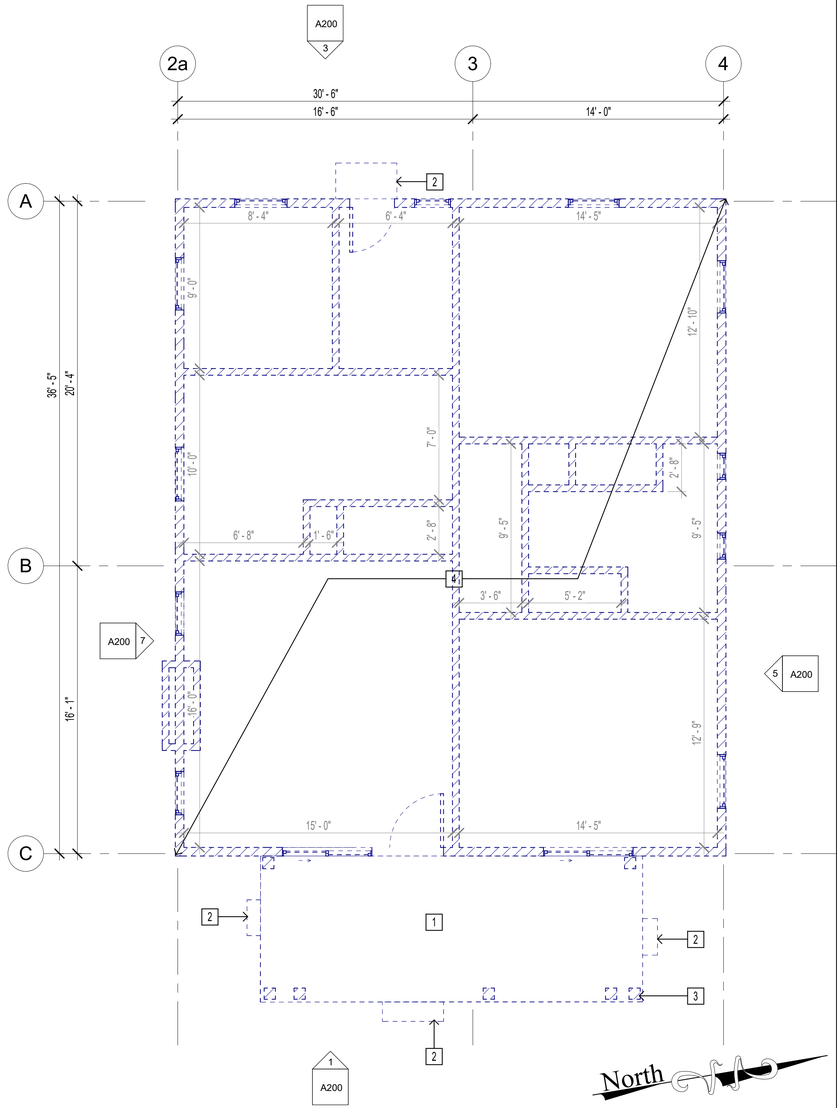


2 Roof Plan, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'



1 Floor Plan, Lvl 1, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'

FLOOR PLAN, EXISTING, KEYNOTES

1 CONCRETE PORCH TO BE DEMO'D
2 CONCRETE STEP TO BE DEMO'D
3 POST TO BE DEMO'D
4 RESIDENCE TO BE DEMO'D

ROOF PLAN, EXISTING, KEYNOTES

1 ROOF TO BE DEMO'D
2 CHIMNEY TO BE DEMO'D

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL FIELD MEASUREMENTS.
2. REFER TO ELEVATIONS FOR ALL EXT. ELEMENTS ALIGNMENT.
3. ELEMENTS IS GRAY ARE EXISTING WHILE ELEMENTS IN BLACK ARE PROPOSED.
4. LANDING MINIMUM 36" DEEP LANDING AND NOT MORE THAN 1 1/2" LOWER THAN TRESHOLD FOR OUTSWINING DOORS.
5. WINDOWS HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44 INCHES ABOVE THE FLOOR OPENS DIRECTLY TO STREET, PUBLIC ALLEY YARD, OR COURT THAT OPENS TO A PUBLIC RIGHT OF WAY. CRC SECTION R310
6. DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. CRC SECTION R308.4 ..5
7. WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. CRC R307.2 AND R702.4
8. CLEAR SPACE AROUND A TOILET SHALL MEASURE A MINIMUM 15" FROM CENTERLINE OF TOILET TO WALL OR BARRIOR ON EACH SIDE, AND A MINIMUM 24" IN FRONT OF THE TOILET.
9. SHOWER PAN DIMENSIONS MUST BE A MINIMUM AREA OF 1024 SQ. INCHES AND A MINIMUM FINISH DIMENSION OF 30" IN ANY DIRECTION.
10. SHOWER DOORS SHALL OPEN A MINIMUM 22" UNOBSTRUCTED OPENING FOR EGRESS.
11. STAIR RISE (MAXIMUM 7 - 3/4") AND RUN (MINIMUM 10") FROM NOSING TO NOSING. WHERE TREAD DEPTH IS LESS THAN 11", A NOSING OF 3/4" MINIMUM TO 1-1/4" MAXIMUM IS REQUIRED.
12. PLEASE SEE WALL SCHEDULES ON SHEET A400
13. PLEASE SEE WINDOW & DOOR SCHEDULES ON SHEET A400

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Floor & Roof Plans, Existing

A100

SCALE 1/4" = 1'-0"

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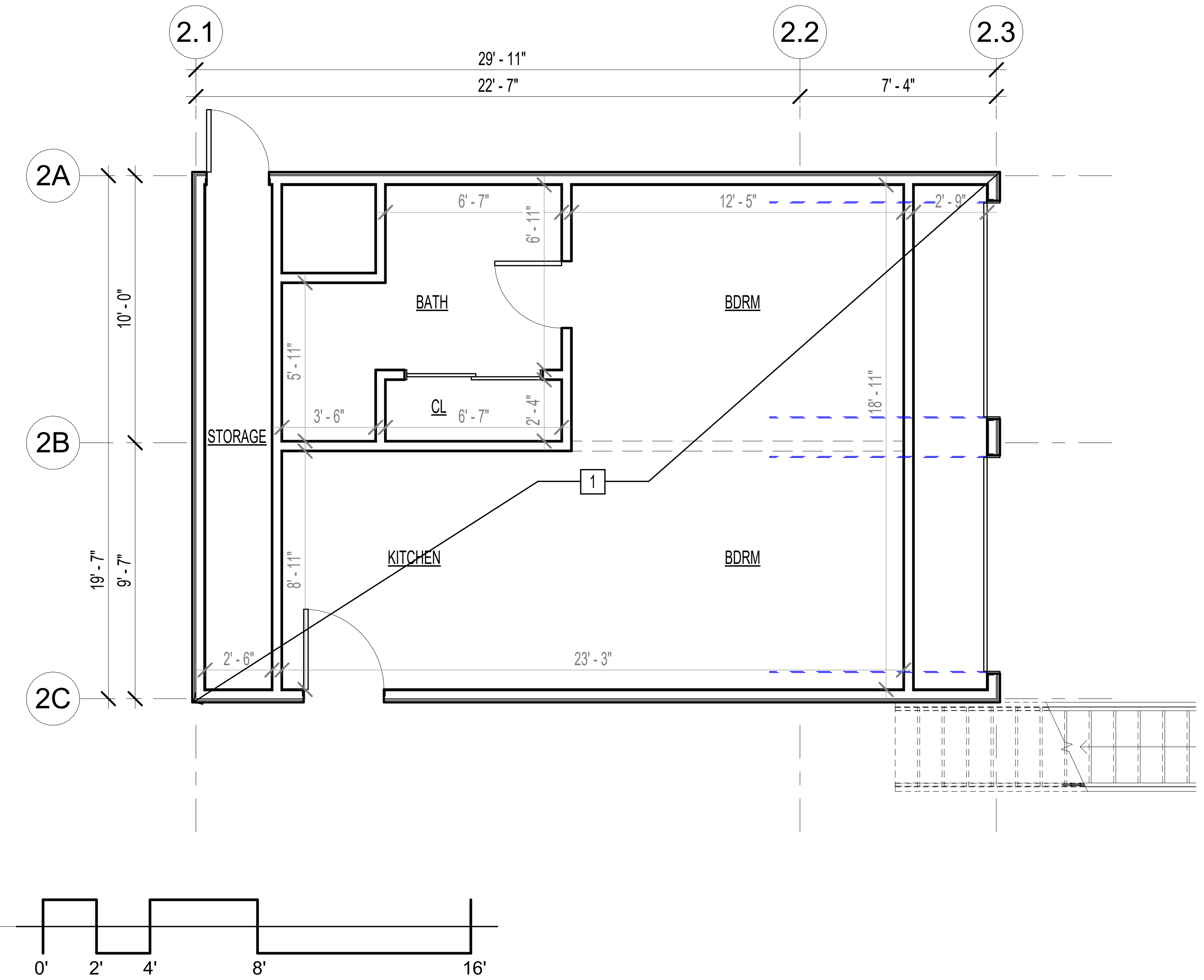
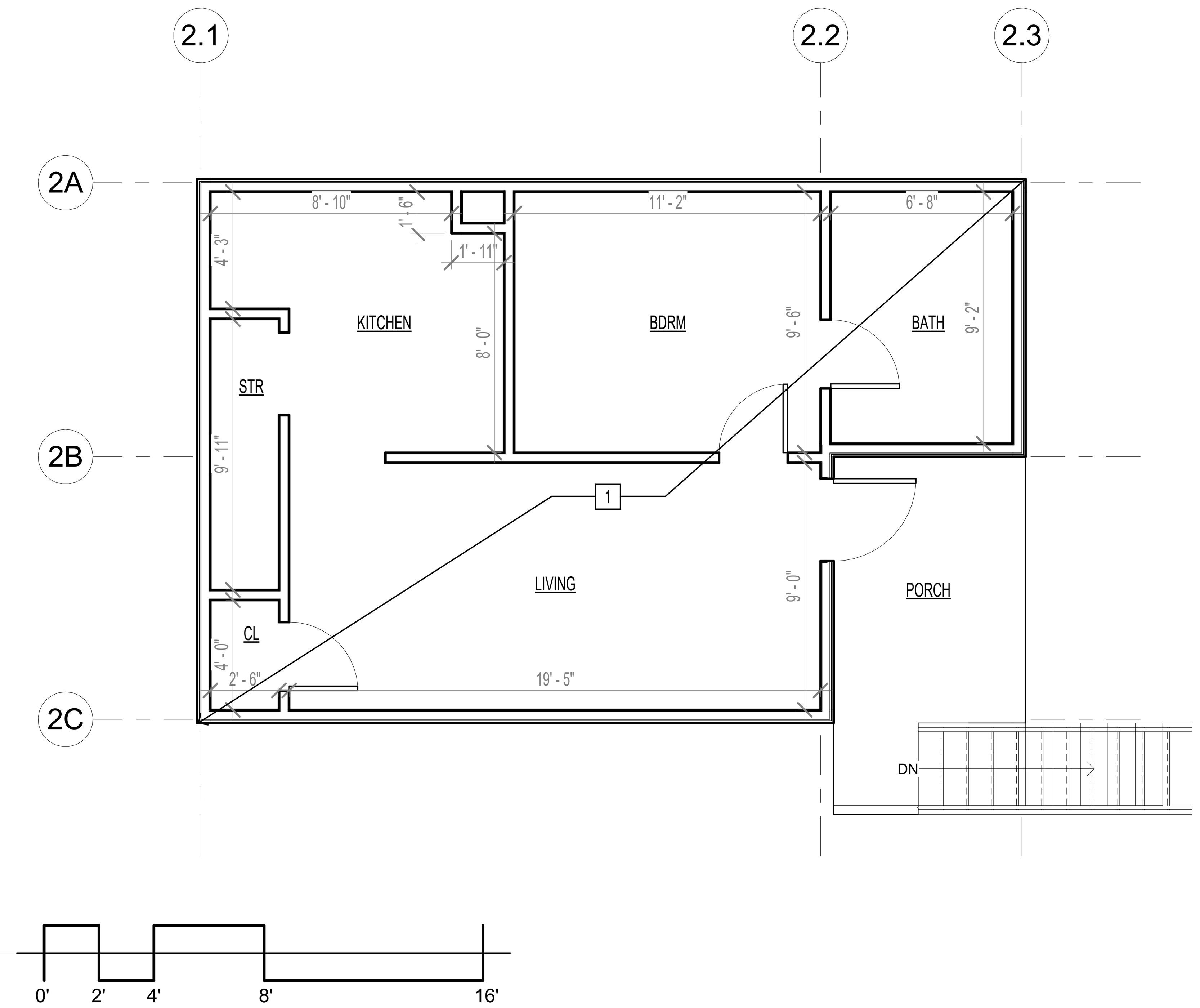


① ADU Plan, Lvl 1, Existing
1/4" = 1'-0"



② ADU Plan, Lvl 2, Existing
1/4" = 1'-0"

FLOOR PLAN, EXISTING, KEYNOTES

1 DETACHED ADU TO BE REMAINED

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL FIELD MEASUREMENTS.
2. REFER TO ELEVATIONS FOR ALL EXT. ELEMENTS ALIGNMENT.

Floor Plan, Existing, Detached ADU

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

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VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Floor Plan,
Existing,
Detached ADU

A100.1

SCALE 1/4" = 1'-0"

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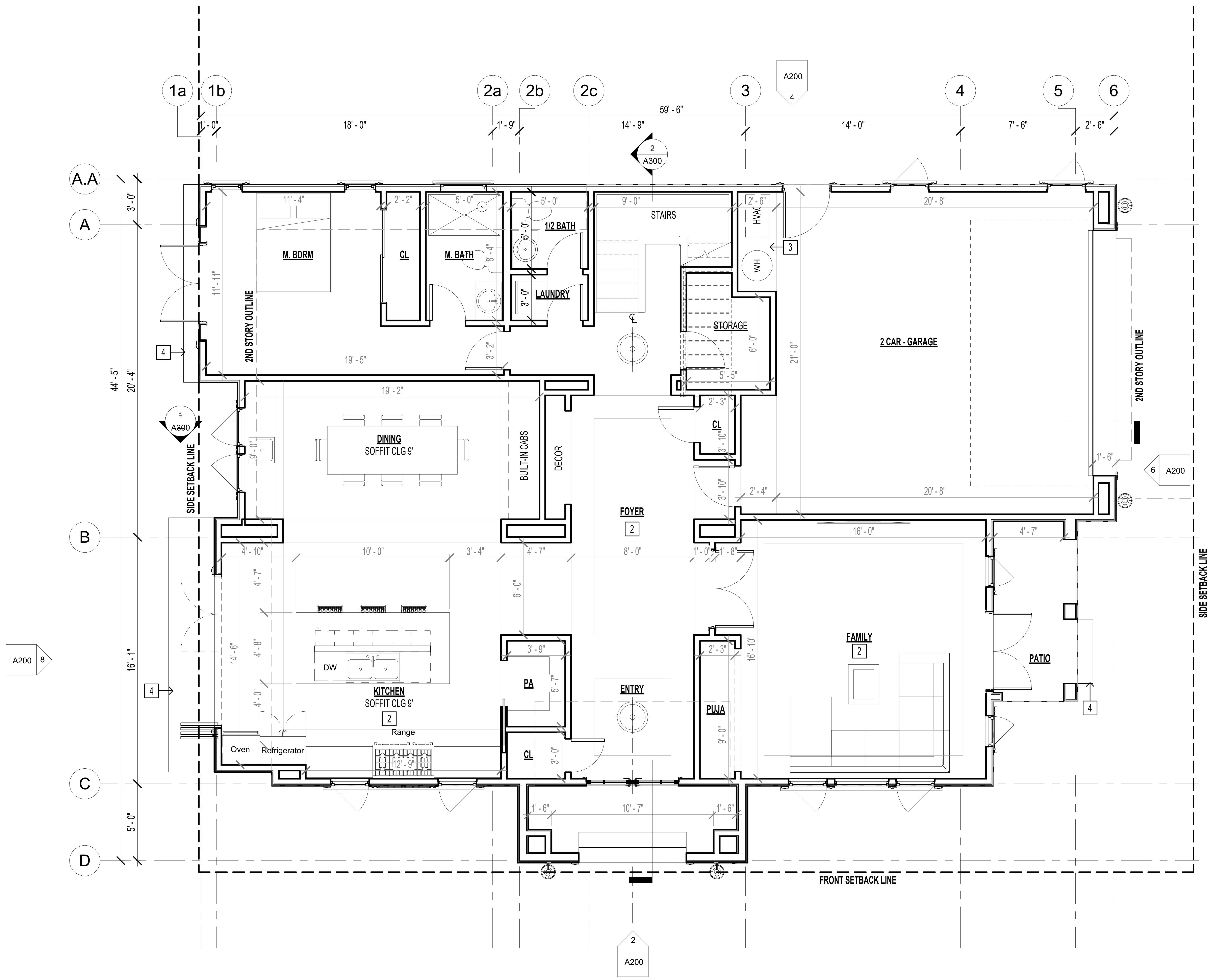
Floor Plan, Level 1, Proposed



1 Floor Plan, Lvl 1,Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

North

FLOOR PLAN, PROPOSED, KEYNOTES

1. DECOR
2. COFFERED CEILING
3. RAISED PLATFORM
4. CONCRETE STEP DOWN

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL FIELD MEASUREMENTS.
2. REFER TO ELEVATIONS FOR ALL EXT. ELEMENTS ALIGNMENT.
3. ELEMENTS IS GRAY ARE EXISTING WHILE ELEMENTS IN BLACK ARE PROPOSED.
4. LANDING MINIMUM 36" DEEP LANDING AND NOT MORE THAN 1 1/2" LOWER THAN TRESHOLD FOR OUTSWINING DOORS.
5. WINDOWS HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44 INCHES ABOVE THE FLOOR OPENS DIRECTLY TO STREET, PUBLIC ALLEY YARD, OR COURT THAT OPENS TO A PUBLIC RIGHT OF WAY. CRC SECTION R310
6. DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. CRC SECTION R308.4..5
7. WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. CRC R307.2 AND R702.4
8. CLEAR SPACE AROUND A TOILET SHALL MEASURE A MNIMUM 15" FROM CENTERLINE OF TOILET TO WALL OR BARRIOR ON EACH SIDE, AND A MINIMUM 24" IN FRONT OF THE TOILET.
9. SHOWER PAN DIMENSIONS MUST BE A MINIMUM AREA OF 1024 SQ. INCHES AND A MINIMUM FINISH DIMENSION OF 30" IN ANY DIRECTION.
10. SHOWER DOORS SHALL OPEN A MINIMUM 22" UNOBSTRUCTED OPENING FOR EGRESS.
11. STAIR RISE (MAXIMUM 7 - 3/4") AND RUN (MINIMUM 10") FROM NOSING TO NOSING. WHERE TREAD DEPTH IS LESS THAN 11", A NOSING OF 3/4" MINIMUM TO 1-1/4" MAXIMUM IS REQUIRED.
12. PLEASE SEE WALL SCHEDULES ON SHEET A400
13. PLEASE SEE WINDOW & DOOR SCHEDULES ON SHEET A400

LICENSED ARCHITECT GORDON K WONG C-34045 RENEWAL 08/31/2023 STATE OF CALIFORNIA

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Floor Plan, Level 1, Proposed

A101

SCALE 1/4" = 1'-0"

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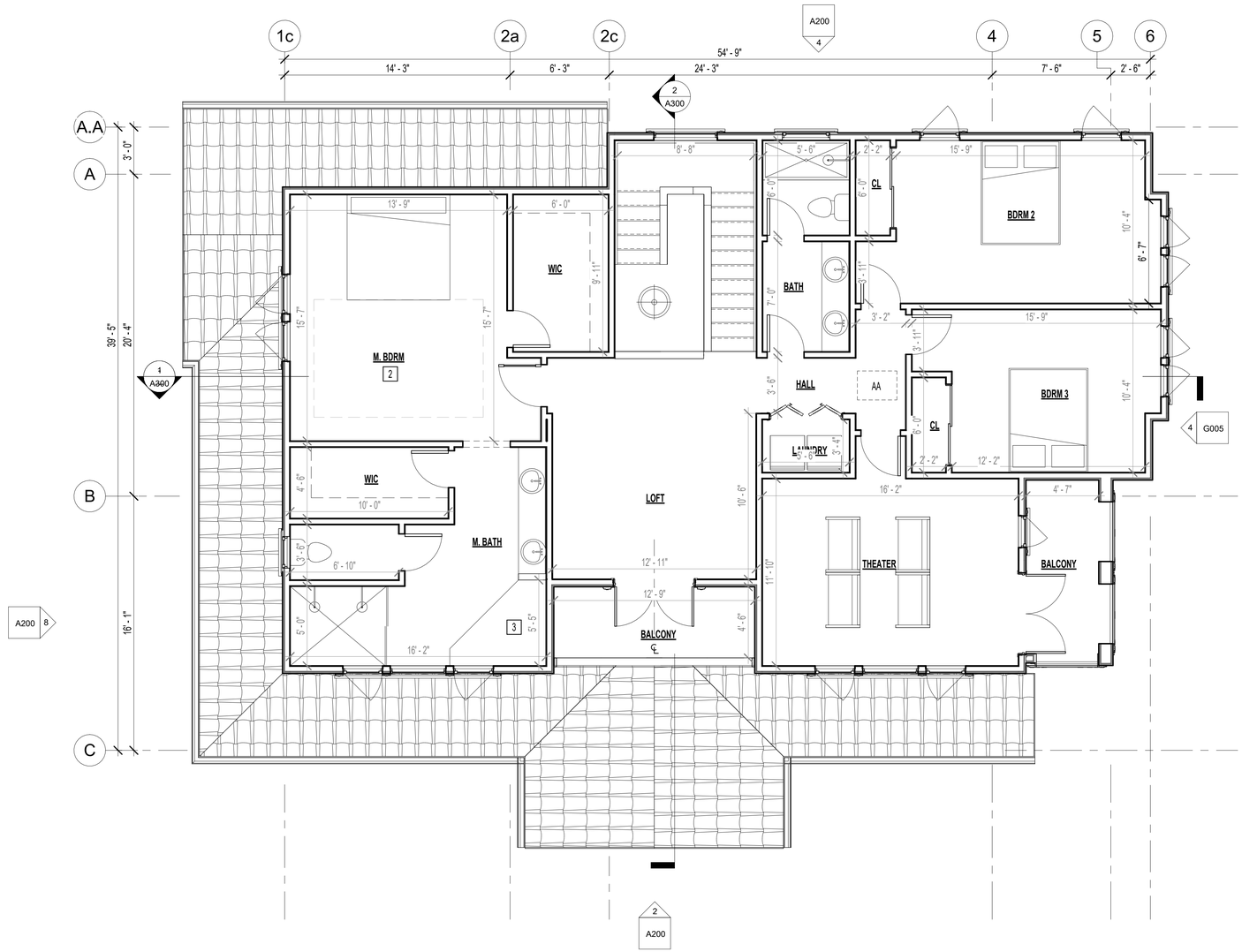

1 Floor Plan, Lvl 2, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

North

FLOOR PLAN, PROPOSED, KEYNOTES

1 DECOR

2 COFFERED CEILING

3 JACUZZI TUB

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL FIELD MEASUREMENTS.
2. REFER TO ELEVATIONS FOR ALL EXT. ELEMENTS ALIGNMENT.
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12. PLEASE SEE WALL SCHEDULES ON SHEET A400
13. PLEASE SEE WINDOW & DOOR SCHEDULES ON SHEET A400

LICENSED ARCHITECT
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GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

Floor Plan, Level 2, Proposed

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

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Floor Plan, Level 2, Proposed

A102

SCALE 1/4" = 1'-0"

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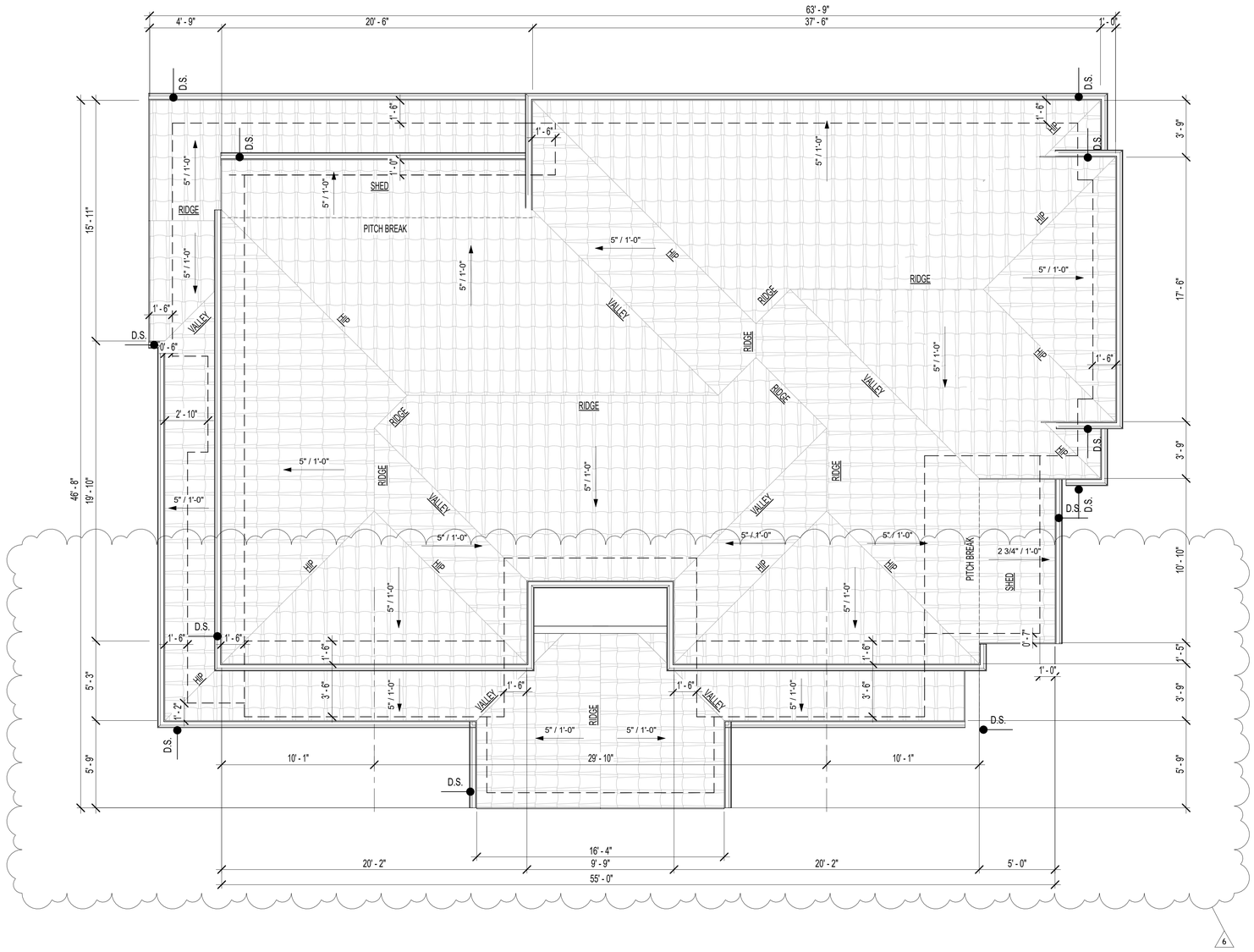

1 Roof Plan, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

North

ROOF PLAN, PROPOSED, KEYNOTES

1. CLAY TILE ROOF, MIN. CLASS C RATING
2. FASCIA
3. GUTTER
4. DOWNSPOUTS

LICENSED ARCHITECT
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RENEWAL 08.31.2023
C-34045
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GORDON K WONG, ARCHITECT LIC# 34045 KEVIN YU PROJECT REP
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GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

VALLAMDAS RESIDENCE

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Roof Plan, Proposed

A103

SCALE 1/4" = 1'-0"

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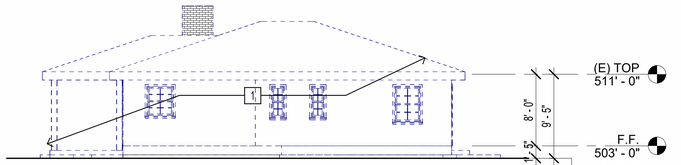
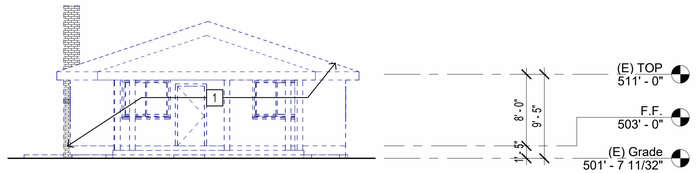
Roof Plan, Proposed



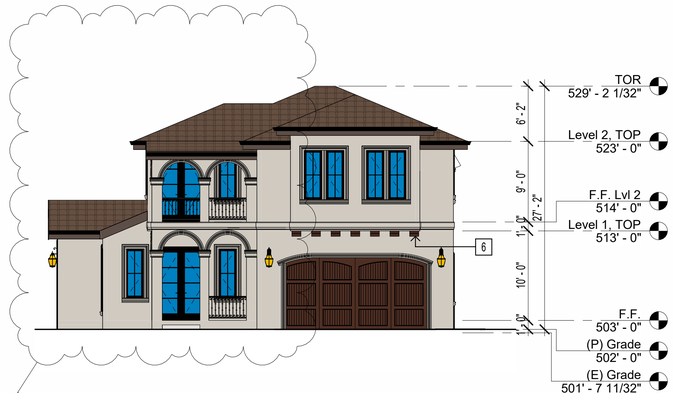
5 North, Existing
1/8" = 1'-0"

0' 4' 8' 16' 32'



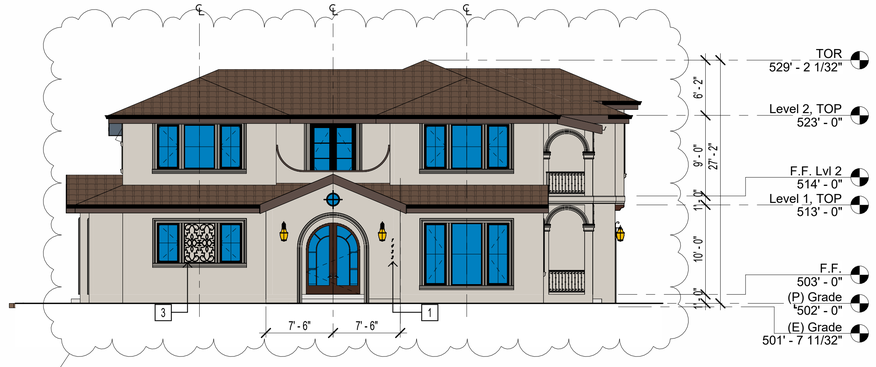
1 East, Existing
1/8" = 1'-0"

0' 4' 8' 16' 32'



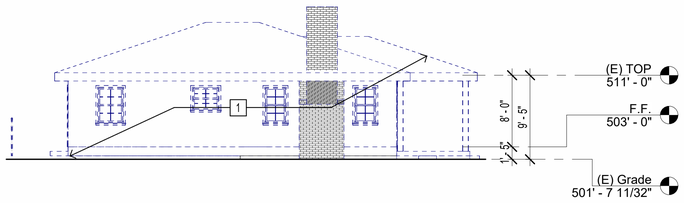
6 North, Proposed
1/8" = 1'-0"

0' 4' 8' 16' 32'



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

0' 4' 8' 16' 32'

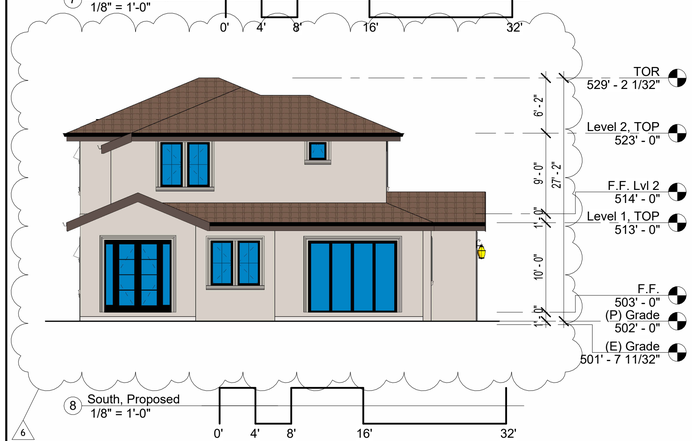


7 South, Existing
1/8" = 1'-0"

0' 4' 8' 16' 32'

3 West, Existing
1/8" = 1'-0"

0' 4' 8' 16' 32'



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

0' 4' 8' 16' 32'

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

0' 4' 8' 16' 32'

ELEVATIONS, EXISTING, KEYNOTES

1 BUILDING TO BE DEMOLISHED

ELEVATIONS, EXISTING, KEYNOTES

ELEVATIONS, PROPOSED, KEYNOTES

1 ADDRESS IDENTIFICATION PER SCCFD STANDARDS

2 EXTERIOR WALL LIGHTING

3 ARCHITECTURAL FEATURE - WROUGHT IRON DECOR

4 RAILING

5 STUCCO TRIM

6 CORBEL

NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSION AND DESIGN ON SITE.
2. **ADDRESS IDENTIFICATION:** NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 6 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDIGN CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1
3. ALL EXTERIOR LIGHTING WILL BE DOWNWARN DIRECTED WITH BULBS SHIELDED FROM VIEW.

MATERIAL & COLOR, LEGEND

CLAY ROOF TILES, BROWN
VEREA

GARAGE DOOR, SPANISH STYLE
WOOD STAINED FINISH,
CUSTOM

STUCCO, ACCESSIBLE BEIGE
SHERWIN WILLIAMS

ACCORDION DOOR,
ALUMINUM W/ BLACK PAINT
PANORAMIC SLIDING

FASICA BOARD, REDWOOD
PAINTED FINISH W/ VAN DYKE BROWN
SHERWIN WILLIAMS

WINDOW,
400 SERIES
ANDERSEN

GUTTER
ALUMINUM W/ BLACK PAINT
GUTTER SUPPLY

RAILING
WROUGHT IRON
CUSTOM

Elevations, Existing & Proposed

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

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Elevations, Existing & Proposed

A200

SCALE As indicated

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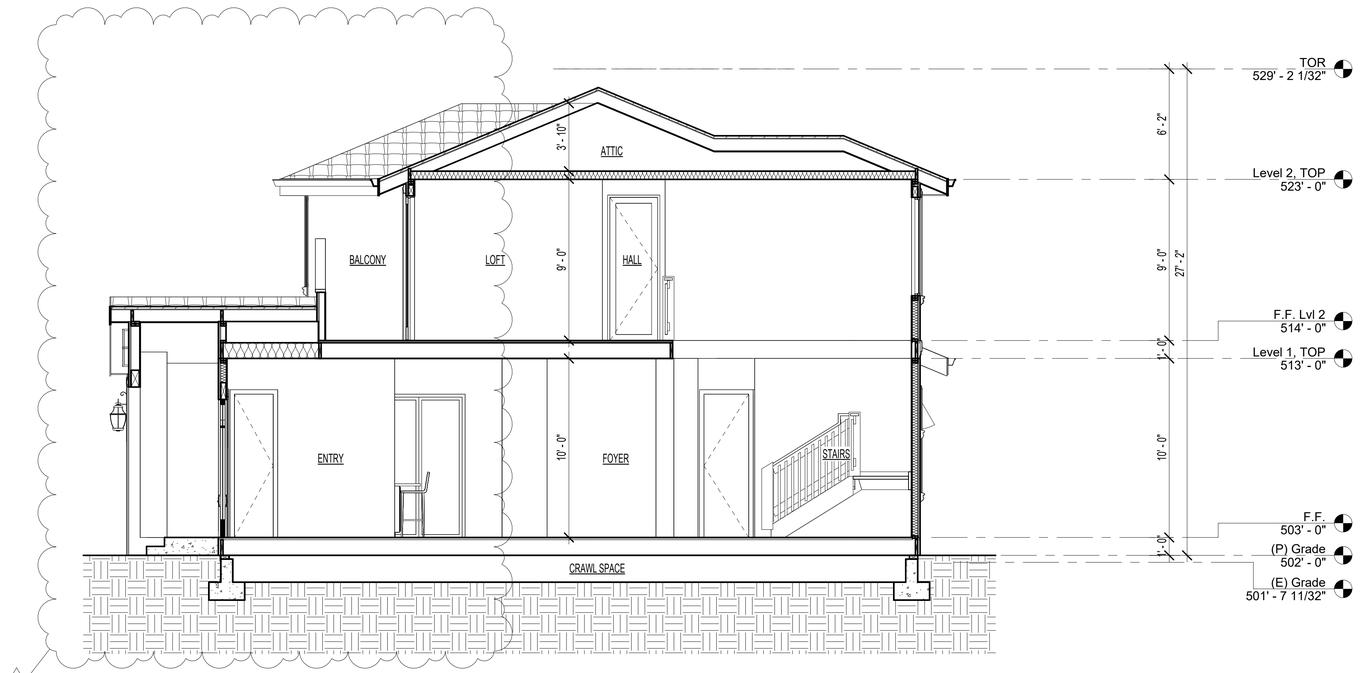
1 Section AA
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 Section BB
1/4" = 1'-0"

0' 2' 4' 8' 16'

SECTIONS, PROPOSED, KEYNOTES

1 DECOR

2 COFFERED CEILING

GENERAL SECTION NOTES:

1. PROVIDE MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES, S.S.D.
2. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS, OR STAGGERED STUDS PER C.R.C. SECTION R302.11 AS FOLLOWS,
   A. VERTICALLY AT THE CEILING AND FLOOR LEVELS
   B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'
3. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS PER CRC SECTION R302.11.
4. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN PER CRC SECTION 302.11.
5. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILIGNS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTOIN. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
7. WITHIN CONCEALED SPACES OF EXTERIOR WALL FINISH AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED TO BE COMBUSTIBLE CONSTRUCTION PER CBC SECTION 1406, OR WHERE ERECTED WITH COMBUSTIBLE FRAMES AT MAXIMUM INTERVALS OF 20 FEET, SO THAT THERE WILL BE NO OPEN SPACE EXCEEDING 100 SQUARE FEET PER CBC SECTION 717.26
8. WHERE WOOD FURRING STRIPS ARE USED, THEY SHALL BE ON AN APPROVED WOOD OF NATURAL DECAY RESISTANCE OR PRESERVATIVE-TREATED WOOD. IF CONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH 4-INCH MINIMUM SEPARATION BETWEEN SECTIONS PER CBC SECTION 717.2.6

EXCEPTIONS: (PER CBC 717.2.6)

2. FIREBLOCKING SHALL NOT BE REQUIRED WHERE INSTALLED ON NONCOMBUSTIBLE FRAMING AND THE FACE OF THE EXTERIOR WALL FINISH EXPOSED TO THE CONCEALED SPACE IS COVERED BY ONE OF THE FOLLOWING MATERTIALS:
   2.1 ALUMINUM HAVING A MINIMUM THICKNESS OF 0.019 INCH.
   2.2 CORROSION-RESISTANT STEEL HAVING A BASE METAL. THICKNESS NOT LESS THAN 0.016 INCH AT ANY POINT.
   2.3 OTHER APPROVED NONCOMBUSTIBLE MATERIALS

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GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

Sections, Proposed

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LOS GATOS, CA 95032

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Sections, Proposed

A300

SCALE 1/4" = 1'-0"

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