

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)

PROJECT INFORMATION

OWNER:

Ravi Kiran Vallamdass
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 McJuncy 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): 1,874 SF

(P) ATTACHED GARAGE: 498 SF

(P) TOTAL FLOOR AREA: 3,511 SF (PRIMARY) + 1150 SF (ADU) = 4,661 SF

MAX. FAR ALLOWED (ADU): 1,200 SF

MAX. FAR ALLOWED (MAIN RESIDENCE): +/- 3,797 SF (28.6%)

(E) FAR: 8%

(P) FAR: 26.8% [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: 2,944.78 SF / 13,092 SF = 22.5% [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

BUILDING INFORMATION MODEL

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
G003	Existing Conditions & Proposed Analysis
G004	Neighborhood & Adjacent Building Analysis
G005	Streetscape & Shadow Study
G006	Site Analysis & Details
G007	Tree Protection Plan
G008	Landscape Plan, Proposed
Survey	
T1	Topo & Boundary Survey
Civil	
C1	Grading & Drainage Plan
C1.1	Cross Section
C2	Utility Plan
C3	Erosion Control Plan
C4	Detail Sheet
C4.1	Detail Sheet
C5	Construction BMPs
Architectural	
A100	Floor & Roof Plans, Existing
A100.1	Floor Plan, Existing, Detached ADU
A101	Floor Plan, Level 1, Proposed
A102	Floor Plan, Level 2, Proposed
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 REQUIRED BY THE CALIFORNIA ENERGY CODE PERFORMANCE OR PRESCRIPTIVE STANDARDS. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

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.

VALLAMDAS RESIDENCE

LOS GATOS — CALIFORNIA

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.

SITE PLAN LEGEND

PROPERTY LINE

CENTER LINE OF ROAD/ RIGHT-OF-WAY

BUILDING FOOTPRINT

SETBACK

OH

(E) OVERHEAD UTILITY

SS

(P) SEWER LATERAL

W

(P) WATER SERVICE LINE

JT

(P) JOINT UTILITY TRENCH

G

(P) GAS METER

W

(P) WATER METER

E

(P) ELECTRICAL PANEL, 200 AMPS

AC

(P) AIR CONDENSER, EXTERIOR UNIT

Project Info & Site Plan, Proposed

VALLAMDAS RESIDENCE

14331 Capri Drive
LOS GATOS, CA 95032

G000

SCALE 1" = 10'-0"

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LICENSED ARCHITECT
GORDON K WONG
RESIDENTIAL COMMERCIAL
C-34045

GORDON K WONG, ARCHITECT LUCI 34045
710 E MCGJUNCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 315-2125
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ARCHITECTS
RESIDENTIAL COMMERCIAL

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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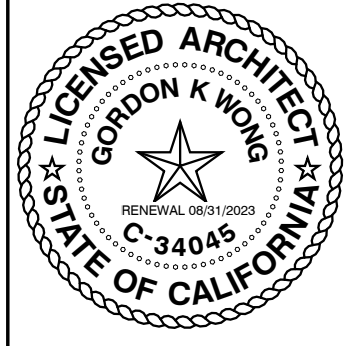
California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

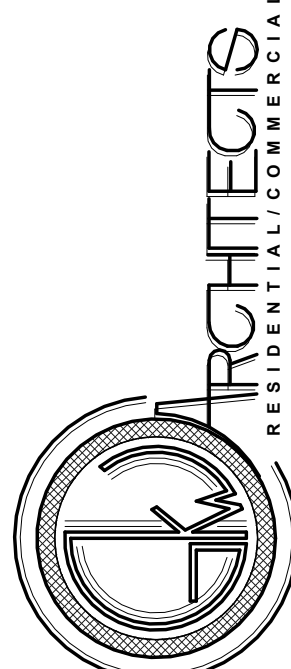
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

<div><div>Y</div><div>NA</div><div>RESPON. PARTY</div></div> <div>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. <p>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.</p>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. <p>Exceptions:</p><ol style="list-style-type: none">[HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.[HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.DIVISION 4.1 PLANNING AND DESIGN ABBREVIATION DEFINITIONS: BSC Department of Housing and Community Development SSC 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 NewCHAPTER 4 RESIDENTIAL MANDATORY MEASURES SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls. 4.106 SITE DEVELOPMENT 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of land and are not part of a larger development plan shall comply with the following measures: <ol style="list-style-type: none">Retention basins of sufficient size shall be utilized to retain storm water on the site.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.Compliance with a lawfully enacted storm water management ordinance.Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: <ol style="list-style-type: none">SwalesWater collection and disposal systemsFrench drainsWater retention gardensOther water measures which keep surface water away from buildings and aid in groundwater recharge.<p>Exception: Additions and alterations not altering the drainage path.</p>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. <p>Exceptions:</p><ol style="list-style-type: none">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:<ol style="list-style-type: none">Where there is no local utility power supply or the local utility is unable to supply adequate power.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.Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.<p>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. <p>Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.</p><p>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".</p></p></div>	<div><div>Y</div><div>NA</div><div>RESPON. PARTY</div></div> <div>4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details. 4.106.4.2.1 Multifamily 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. <p>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.</p><p>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.</p><p>Exceptions:</p><ol style="list-style-type: none">When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.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.<p>Notes:</p><ol style="list-style-type: none">Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.<p>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.</p><p>Exception: Areas of parking facilities served by parking lifts.</p>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. <p>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.</p><p>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.</p><p>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.</p><p>Notes:</p><ol style="list-style-type: none">Construction documents shall show locations of future EV spaces.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.<p>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.</p><p>Exception: Areas of parking facilities served by parking lifts.</p><p>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.</p><p>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.</p>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. <p>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.</p>4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options: <ol style="list-style-type: none">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.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. <p>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.</p>4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following: <ol style="list-style-type: none">The minimum length of each EV space shall be 18 feet (5486 mm).The minimum width of each EV space shall be 9 feet (2743 mm).<p>3 One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle, 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).</p><ol style="list-style-type: none">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. <p>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.</p><p>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.</p><p>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.</p></div>	<div><div>Y</div><div>NA</div><div>RESPON. PARTY</div></div> <div><p>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.</p>4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. <p>Notes:</p><ol style="list-style-type: none">Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.DIVISION 4.2 ENERGY EFFICIENCY 4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4. <p>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.</p>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. <p>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.</p>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. <p>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.</p><p>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.</p><p>Note: A hand-held shower shall be considered a showerhead.</p>4.303.1.4 Faucets. <p>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 80 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.</p><p>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 80 psi.</p><p>4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.</p><p>4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 80 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 80 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 80 psi.</p><p>Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.</p><p>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.</p><p>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)(A) and Section 1605.3 (h)(4)(A).</p><table><tr><th colspan="2">TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019</th></tr><tr><th>PRODUCT CLASS [spray force in ounce force (ozf)]</th><th>MAXIMUM FLOW RATE (gpm)</th></tr><tr><td>Product Class 1 (≤ 5.0 ozf)</td><td>1.00</td></tr><tr><td>Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)</td><td>1.20</td></tr><tr><td>Product Class 3 (> 8.0 ozf)</td><td>1.28</td></tr></table><p>Title 20 Section 1605.3 (h)(4)(A): Commercial pre-rinse spray valves 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)</p>4.303.2 Submersers for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submersers shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.<p>NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.</p><table><tr><th colspan="2">TABLE - MAXIMUM FIXTURE WATER USE</th></tr><tr><th>FIXTURE TYPE</th><th>FLOW RATE</th></tr><tr><td>SHOWER HEADS (RESIDENTIAL)</td><td>1.8 GMP @ 80 PSI</td></tr><tr><td>LAVATORY FAUCETS (RESIDENTIAL)</td><td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td></tr><tr><td>LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS</td><td>0.5 GPM @ 60 PSI</td></tr><tr><td>KITCHEN FAUCETS</td><td>1.8 GPM @ 60 PSI</td></tr><tr><td>METERING FAUCETS</td><td>0.2 GAL/CYCLE</td></tr><tr><td>WATER CLOSET</td><td>1.28 GAL/FLUSH</td></tr><tr><td>URINALS</td><td>0.125 GAL/INDIVIDUAL</td></tr></table></div>	TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019		PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)	Product Class 1 (≤ 5.0 ozf)	1.00	Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20	Product Class 3 (> 8.0 ozf)	1.28	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/INDIVIDUAL	<div><div>Y</div><div>NA</div><div>RESPON. PARTY</div></div> <div>4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. <p>NOTES:</p><ol style="list-style-type: none">The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annual spaces around pipes, electric cables, conduits or other openings in soffit/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. <p>Exceptions:</p><ol style="list-style-type: none">Excavated soil and land-clearing debris.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.The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. <p>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.</p><p>2 Specify if construction and demolition waste materials will be sorted on-site (source separated) or recycled to the jobsite.</p><p>3 Identify diversion facilities where the construction and demolition waste material collected will be taken.</p><p>4 Identify construction methods employed to reduce the amount of construction and demolition waste generated.</p><p>5 Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.</p>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. <p>Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.</p>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. <p>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.</p>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. <p>NOTES:</p><ol style="list-style-type: none">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.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 RECOVERY 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of first possession, 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: <ol style="list-style-type: none">Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.Operation and maintenance instructions for the following:<ol style="list-style-type: none">Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances.Roof and yard drainage, including gutters and downspouts.Space conditioning systems, including condensers and air filters.Landscape irrigation systems.Water reuse systems.Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.Public transportation and/or carpool options available in the area.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.Information about water-conserving landscape and irrigation design and controllers which conserve water.Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.Information about state solar energy and incentive programs available.A copy of all special inspection verifications required by the enforcing agency or this code.Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.Information and/or drawings identifying the location of grab bar reinforcements.<p>Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42645.82 (a)(4)(A) et seq. are not required to comply with this section with organic waste portion of this section.</p>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) AGRI-FIBER PRODUCTS. Agri-fiber products include wheatboard, strawboard, panel substrates and door cores, not including lumber, 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 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.</div>
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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.



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VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

General, Green Building Check List

Project Schedule Revision		
#	REV DATE	DESCRIPTION
△	2024.11.29	PLANNING
△	2024.06.06	PLANNING
△	2024.09.11	PLANNING
△	2025.01.08	PLANNING
△	2025.04.30	PLANNING

General, Green
Building Check
List

G002.1

SCALE

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

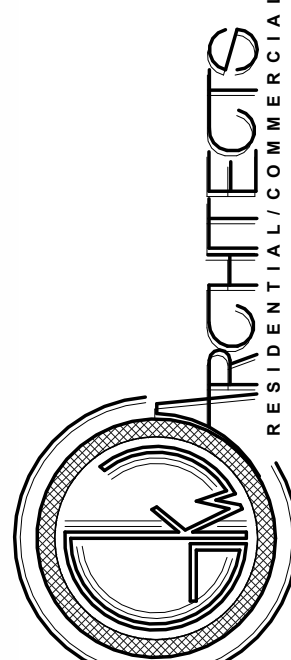
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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<p>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 ROG).</p> <p>Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.</p> <p>MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.</p> <p>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).</p> <p>Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).</p> <p>REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.</p> <p>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).</p> <p>4.503 FIREPLACES</p> <p>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.</p> <p>4.504 POLLUTANT CONTROL</p> <p>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.</p> <p>4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.</p> <p>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:</p> <ol style="list-style-type: none">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.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. <p>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 4.2.1, 4.26, 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.</p> <p>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(a)(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 6, Rule 49.</p> <p>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:</p> <ol style="list-style-type: none">Manufacturer's product specification.Field verification of on-site product containers. <p>TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2}</p> <table><thead><tr><th colspan="2">(Less Water and Less Exempt Compounds in Grams per Liter)</th></tr><tr><th>ARCHITECTURAL APPLICATIONS</th><th>VOC LIMIT</th></tr></thead><tbody><tr><td>INDOOR CARPET ADHESIVES</td><td>50</td></tr><tr><td>CARPET PAD ADHESIVES</td><td>50</td></tr><tr><td>OUTDOOR CARPET ADHESIVES</td><td>150</td></tr><tr><td>WOOD FLOORING ADHESIVES</td><td>100</td></tr><tr><td>RUBBER FLOOR ADHESIVES</td><td>60</td></tr><tr><td>SUBFLOOR ADHESIVES</td><td>50</td></tr><tr><td>CERAMIC TILE ADHESIVES</td><td>65</td></tr><tr><td>VCT & ASPHALT TILE ADHESIVES</td><td>50</td></tr><tr><td>DRYWALL & PANEL ADHESIVES</td><td>50</td></tr><tr><td>COVE BASE ADHESIVES</td><td>50</td></tr><tr><td>MULTIPURPOSE CONSTRUCTION ADHESIVE</td><td>70</td></tr><tr><td>STRUCTURAL GLAZING ADHESIVES</td><td>100</td></tr><tr><td>SINGLE-PLY ROOF MEMBRANE ADHESIVES</td><td>250</td></tr><tr><td>OTHER ADHESIVES NOT LISTED</td><td>50</td></tr><tr><td colspan="2">SPECIALTY APPLICATIONS</td></tr><tr><td>PVC WELDING</td><td>510</td></tr><tr><td>CPVC WELDING</td><td>490</td></tr><tr><td>ABS WELDING</td><td>325</td></tr><tr><td>PLASTIC CEMENT WELDING</td><td>250</td></tr><tr><td>ADHESIVE PRIMER FOR PLASTIC</td><td>550</td></tr><tr><td>CONTACT ADHESIVE</td><td>80</td></tr><tr><td>SPECIAL PURPOSE CONTACT ADHESIVE</td><td>250</td></tr><tr><td>STRUCTURAL WOOD MEMBER ADHESIVE</td><td>140</td></tr><tr><td>TOP & TRIM ADHESIVE</td><td>250</td></tr><tr><td colspan="2">SUBSTRATE SPECIFIC APPLICATIONS</td></tr><tr><td>METAL TO METAL</td><td>30</td></tr><tr><td>PLASTIC FOAMS</td><td>50</td></tr><tr><td>POROUS MATERIAL (EXCEPT WOOD)</td><td>50</td></tr><tr><td>WOOD</td><td>30</td></tr><tr><td>FIBERGLASS</td><td>80</td></tr></tbody></table> <p>1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.</p> <p>2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.</p>				(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																										
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<p>TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS_{1,2}</p> <p>GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS</p> <table><thead><tr><th>COATING CATEGORY</th><th>VOC LIMIT</th></tr></thead><tbody><tr><td>FLAT COATINGS</td><td>50</td></tr><tr><td>NON-FLAT COATINGS</td><td>100</td></tr><tr><td>NONFLAT-HIGH GLOSS COATINGS</td><td>150</td></tr><tr><td colspan="2">SPECIALTY COATINGS</td></tr><tr><td>ALUMINUM ROOF COATINGS</td><td>400</td></tr><tr><td>BASEMENT SPECIALTY COATINGS</td><td>400</td></tr><tr><td>BITUMINOUS ROOF COATINGS</td><td>50</td></tr><tr><td>BITUMINOUS ROOF PRIMERS</td><td>350</td></tr><tr><td>BOND BREAKERS</td><td>350</td></tr><tr><td>CONCRETE CURING COMPOUNDS</td><td>350</td></tr><tr><td>CONCRETE/MASONRY SEALERS</td><td>100</td></tr><tr><td>DRIVEWAY SEALERS</td><td>50</td></tr><tr><td>DRY FOG COATINGS</td><td>150</td></tr><tr><td>FAUX FINISHING COATINGS</td><td>350</td></tr><tr><td>FIRE RESISTIVE COATINGS</td><td>350</td></tr><tr><td>FLOOR COATINGS</td><td>100</td></tr><tr><td>FORM-RELEASE COMPOUNDS</td><td>250</td></tr><tr><td>GRAPHIC ARTS COATINGS (SIGN PAINTS)</td><td>500</td></tr><tr><td>HIGH TEMPERATURE COATINGS</td><td>420</td></tr><tr><td>INDUSTRIAL MAINTENANCE COATINGS</td><td>250</td></tr><tr><td>LOW SOLIDS COATINGS¹</td><td>120</td></tr><tr><td>MAGNESITE CEMENT COATINGS</td><td>450</td></tr><tr><td>MASTIC TEXTURE COATINGS</td><td>100</td></tr><tr><td>METALLIC PIGMENTED COATINGS</td><td>500</td></tr><tr><td>MULTICOLOR COATINGS</td><td>250</td></tr><tr><td>PRETREATMENT WASH PRIMERS</td><td>420</td></tr><tr><td>PRIMERS, SEALERS, & UNDERCOATERS</td><td>100</td></tr><tr><td>REACTIVE PENETRATING SEALERS</td><td>350</td></tr><tr><td>RECYCLED COATINGS</td><td>250</td></tr><tr><td>ROOF COATINGS</td><td>50</td></tr><tr><td>RUST PREVENTATIVE COATINGS</td><td>250</td></tr><tr><td>SHELLACS</td><td></td></tr><tr><td>CLEAR</td><td>730</td></tr><tr><td>OPAQUE</td><td>550</td></tr><tr><td>SPECIALTY PRIMERS, SEALERS & UNDERCOATERS</td><td>100</td></tr><tr><td>STAINS</td><td>250</td></tr><tr><td>STONE CONSOLIDANTS</td><td>450</td></tr><tr><td>SWIMMING POOL COATINGS</td><td>340</td></tr><tr><td>TRAFFIC MARKING COATINGS</td><td>100</td></tr><tr><td>TUB & TILE REFINISH COATINGS</td><td>420</td></tr><tr><td>WATERPROOFING MEMBRANES</td><td>250</td></tr><tr><td>WOOD COATINGS</td><td>275</td></tr><tr><td>WOOD PRESERVATIVES</td><td>350</td></tr><tr><td>ZINC-RICH PRIMERS</td><td>340</td></tr></tbody></table> <p>1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS</p> <p>2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.</p> <p>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.</p>				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
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<p>TABLE 4.504.5 - FORMALDEHYDE LIMITS:</p> <table><thead><tr><th>PRODUCT</th><th>CURRENT LIMIT</th></tr></thead><tbody><tr><td>HARDWOOD PLYWOOD VENEER CORE</td><td>0.05</td></tr><tr><td>HARDWOOD PLYWOOD COMPOSITE CORE</td><td>0.05</td></tr><tr><td>PARTICLE BOARD</td><td>0.09</td></tr><tr><td>MEDIUM DENSITY FIBERBOARD</td><td>0.11</td></tr><tr><td>THIN MEDIUM DENSITY FIBERBOARD</td><td>0.13</td></tr></tbody></table> <p>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.</p> <p>2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).</p>				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	0.13																																																																														
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<p>DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)</p> <p>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 Carpet Specification 01350)</p> <p>See California Department of Public Health's website for certification programs and testing labs.</p> <p>https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx.</p> <p>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 Carpet Specification 01350)</p> <p>See California Department of Public Health's website for certification programs and testing labs.</p> <p>https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx.</p> <p>4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.</p> <p>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 Carpet Specification 01350)</p> <p>See California Department of Public Health's website for certification programs and testing labs.</p> <p>https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx.</p> <p>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</p> <p>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:</p> <ol style="list-style-type: none">Product certifications and specifications.Chain of custody certifications.Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).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 0225 standards.Other methods acceptable to the enforcing agency. <p>4.505 INTERIOR MOISTURE CONTROL</p> <p>4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.</p> <p>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.</p> <p>4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:</p> <ol style="list-style-type: none">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 curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-08.Other equivalent methods approved by the enforcing agency.A slab design specified by a licensed design professional. <p>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:</p> <ol style="list-style-type: none">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.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.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. <p>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.</p> <p>4.506 INDOOR AIR QUALITY AND EXHAUST</p> <p>4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:</p> <ol style="list-style-type: none">Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.<ol style="list-style-type: none">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.A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in). <p>Notes:</p> <ol style="list-style-type: none">For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.Lighting integral to bathroom exhaust fans shall comply with the California Energy Code. <p>4.507 ENVIRONMENTAL COMFORT</p> <p>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:</p> <ol style="list-style-type: none">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.Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods. <p>Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.</p>																																																																																													
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<p>CHAPTER 7</p> <p>INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS</p> <p>702 QUALIFICATIONS</p> <p>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:</p> <ol style="list-style-type: none">State certified apprenticeship programs.Public utility training programs.Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.Programs sponsored by manufacturing organizations.Other programs acceptable to the enforcing agency. <p>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:</p> <ol style="list-style-type: none">Certification by a national or regional green building program or standard publisher.Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.Successful completion of a third party apprentice training program in the appropriate trade.Other programs acceptable to the enforcing agency. <p>Notes:</p> <ol style="list-style-type: none">Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.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). <p>[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.</p> <p>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.</p> <p>703 VERIFICATIONS</p> <p>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.</p>																																																																																													

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.



KEVIN YU PROJECT REP
710E MCCLINCY LANE SUITE 108
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VALLAMDAS RESIDENCE

14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision		
#	REV DATE	DESCRIPTION
△	2024.11.29	PLANNING
△	2024.06.06	PLANNING
△	2024.09.11	PLANNING
△	2025.01.08	PLANNING
△	2025.04.30	PLANNING

General, Green
Building Check
List

G002.2

SCALE

5/14/2025 4:17:14 PM

General, Green Building Check List



(I) EXISTING PARTIAL ENCLOSURE



(J) EXISTING SHED



(K) EXISTING DETACHED ADU & PARTIAL ENCLOSURE



(L) EXISTING DETACHED ADU & ACCESSORY STRUCTURES



(E) EXISTING SINGLE FAMILY RESIDENCE - SIDE PERSPECTIVE



(F) EXISTING TREES



(G) EXISTING TREES



(H) EXISTING SINGLE FAMILY RESIDENCE & DETACHED ADU



(A) EXISTING SINGLE FAMILY RESIDENCE - FRONT PERSPECTIVE



(B) EXISTING SINGLE FAMILY RESIDENCE - SIDE PERSPECTIVE



(C) EXISTING SINGLE FAMILY RESIDENCE - SIDE PERSPECTIVE



(D) EXISTING SINGLE FAMILY RESIDENCE - REAR PERSPECTIVE

FLOOR AREA BREAKDOWN @ SITE

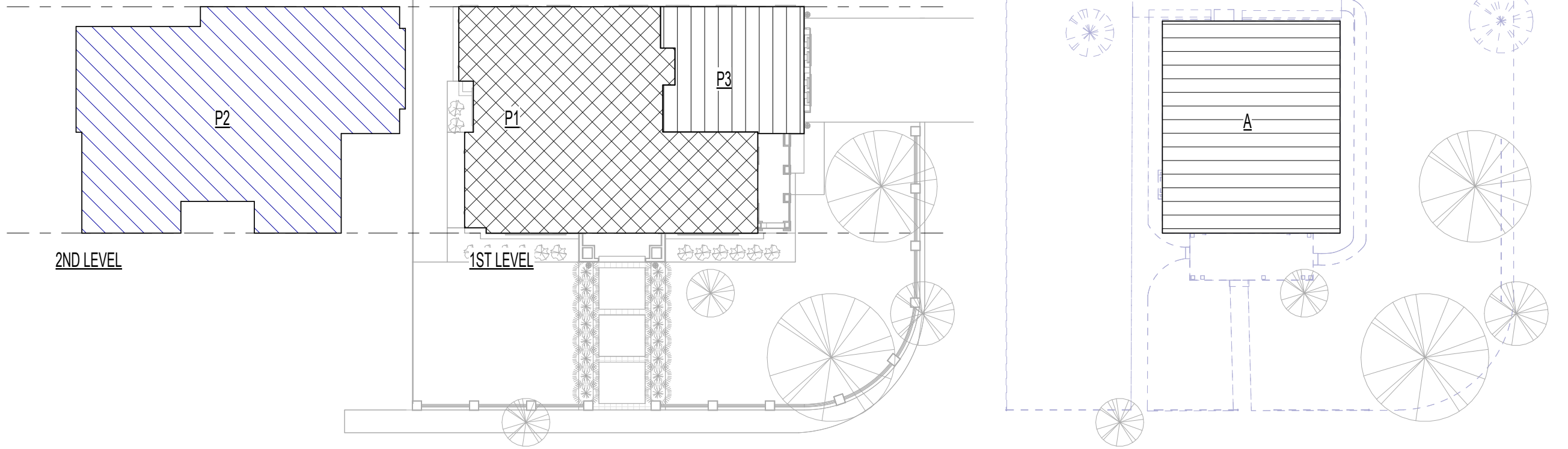
EXISTING

	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	1874 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 =	$0.35 - (([A - 5] / 25) \times 0.20)$
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:	1,874 SF
(P) ATTACHED GARAGE	498 SF

SUMMARY (SF) AFTER CHANGES

(N) LVL 1:	1,637 SF
(N) LVL 2:	1,874 SF
TOTAL SF (MAIN RESIDENCE):	3,511 SF
(N) GARAGE:	498 SF

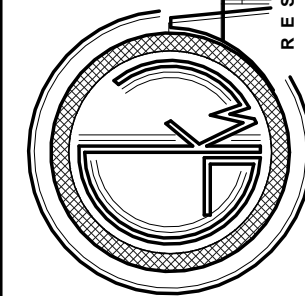
PROJECT PLAN

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



VALLAMDAS RESIDENCE

14331 Capri Drive
LOS GATOS, CA 95032



GORDON K WONG, ARCHITECT LICI 34045
710E MCCLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 315-2125
GORDONK.WONG@GKWAARCHITECTS.COM KEVINYU@GKWAARCHITECTS.COM

ARCHITECTS
RESIDENTIAL / COMMERCIAL

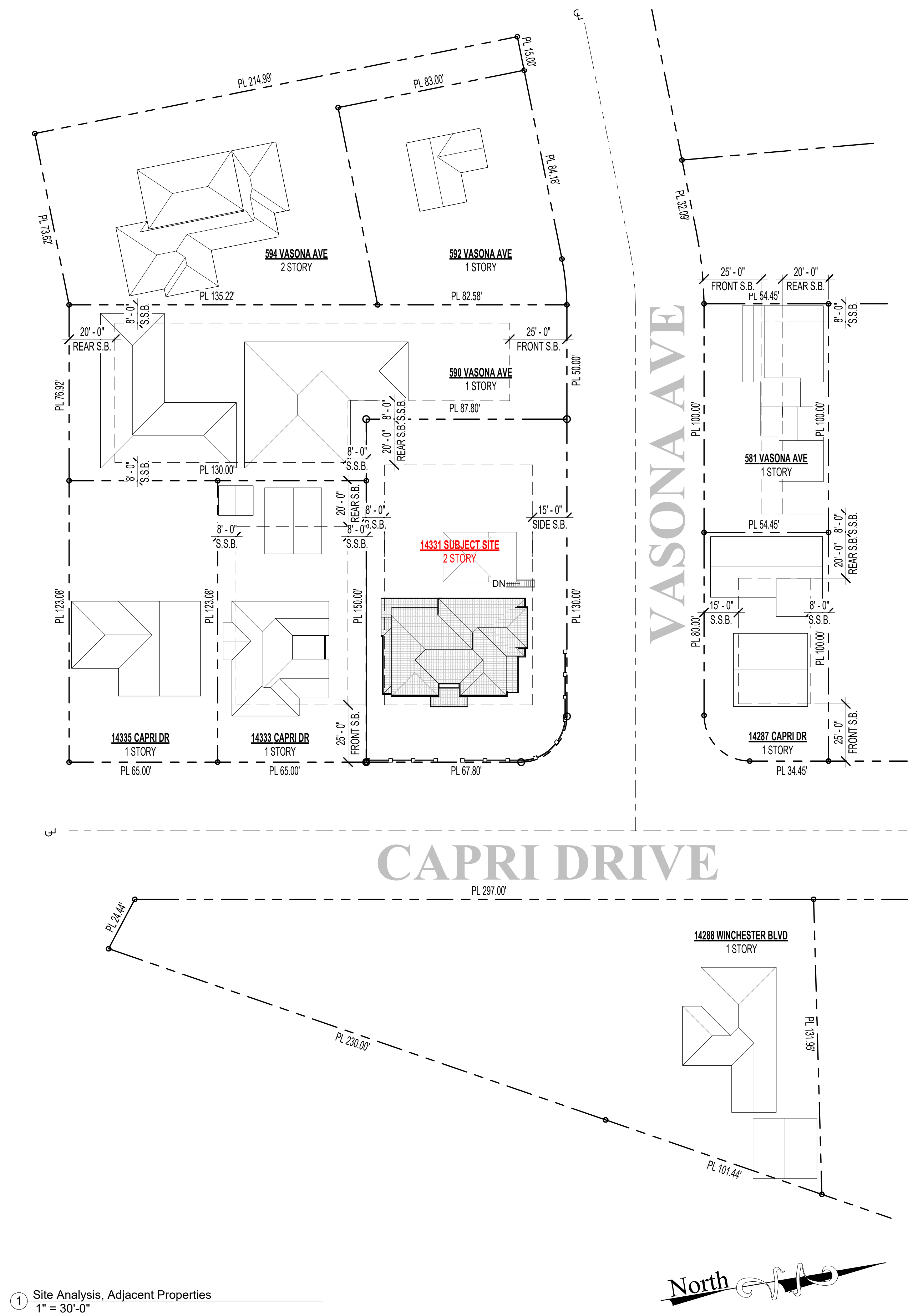
Project Schedule Revision		
#	REV DATE	DESCRIPTION
△	2024.11.29	PLANNING
△	2024.06.06	PLANNING
△	2024.09.11	PLANNING
△	2025.01.08	PLANNING
△	2025.04.30	PLANNING

Existing
Conditions &
Proposed Analysis

G003

SCALE As indicated

5/14/2025 4:17:22 PM



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



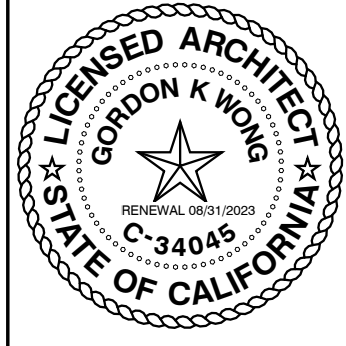
594 VASONA AVE, LOS GATOS, CA 95032



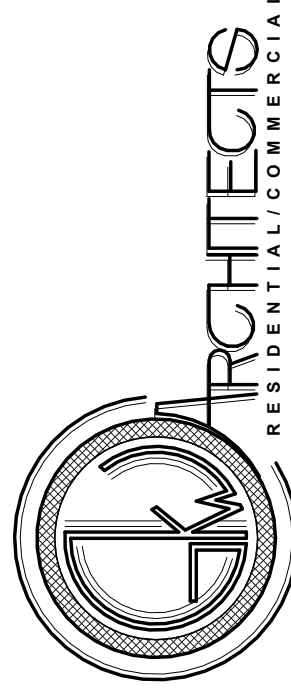
14287 CAPRI DR, LOS GATOS, CA 95032



581 VASONA AVE, LOS GATOS, CA 95032



GORDON K WONG, ARCHITECT LUCI 34045
710E MCCLINCY LANE SUITE 108
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VALLAMDAS RESIDENCE

14331 Capri Drive
LOS GATOS, CA 95032

Neighborhood & Adjacent Building Analysis

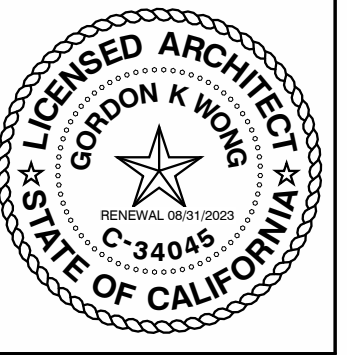
Project Schedule Revision		
#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Neighborhood & Adjacent Building Analysis

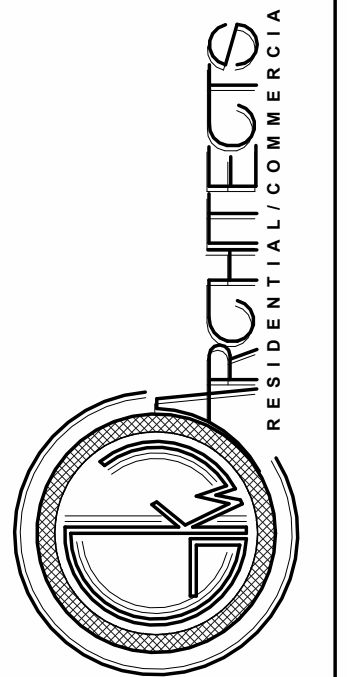
G004

SCALE 1" = 30'-0"

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GORDON K WONG, ARCHITECT LICI 34045
7106 MCCLINCY LANE SUITE 108
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VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision	
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Streetscape &
Shadow Study

G005

SCALE 1/16" = 1'-0"

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Streetscape & Shadow Study

CAPRI DR STREETSCAPE ELEVATIONS:

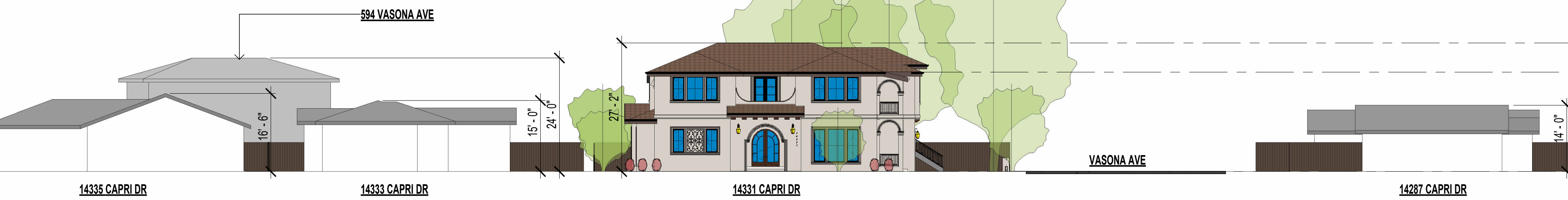
1. ADDRESS:	14335 CAPRI DR, LOS GATOS, CA 95032
APN:	406-32-006
HEIGHT:	~16.5 FT
2. ADDRESS:	14333 CAPRI DR, LOS GATOS, CA 95032
APN:	406-32-005
HEIGHT:	~15 FT
3. ADDRESS:	14287 CAPRI DR, LOS GATOS, CA 95032
APN:	406-28-015
HEIGHT:	~14 FT

VASEONA AVE STREETSCAPE ELEVATIONS:

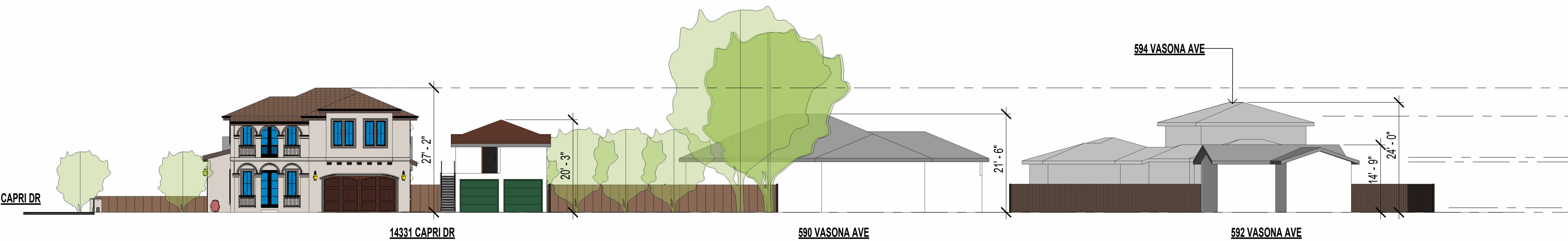
1. ADDRESS:	590 VASONA AVE, LOS GATOS, CA 95032
APN:	406-32-003
HEIGHT:	~21.5 FT
2. ADDRESS:	592 VASONA AVE, LOS GATOS, CA 95032
APN:	406-32-049
HEIGHT:	~14.75 FT
3. ADDRESS:	594 VASONA AVE, LOS GATOS, CA 95032
APN:	406-32-048
HEIGHT:	~24 FT

TOR
529' - 2 1/32"
Level 2, TOP
523' - 0"
F.F. Lvl 2
514' - 0"
Level 1, TOP
513' - 0"
F.F.
503' - 0"
(P) Grade
502' - 0"

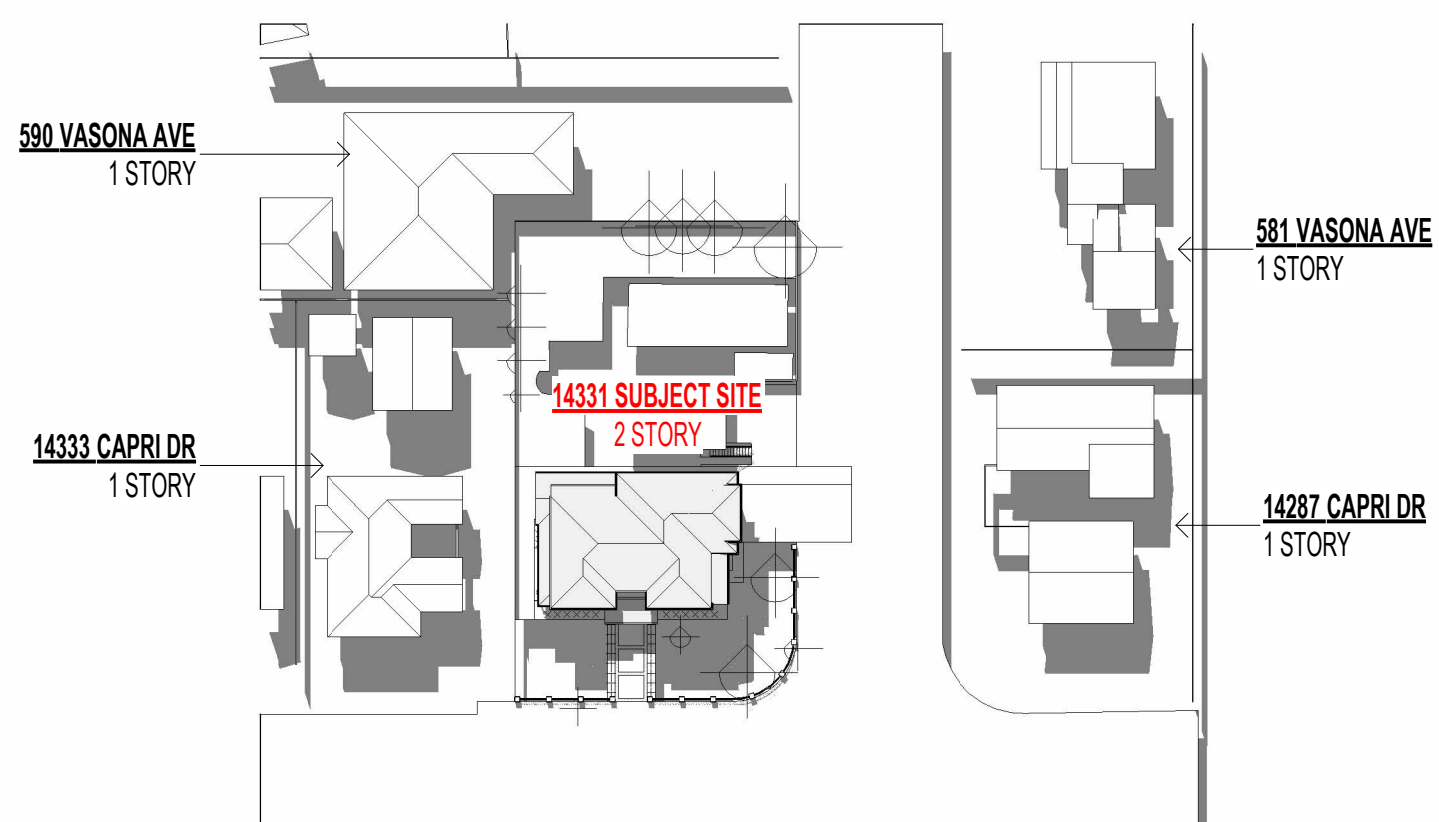
TOR
529' - 2 1/32"
Level 2, TOP
523' - 0"
F.F. Lvl 2
514' - 0"
Level 1, TOP
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502' - 0"



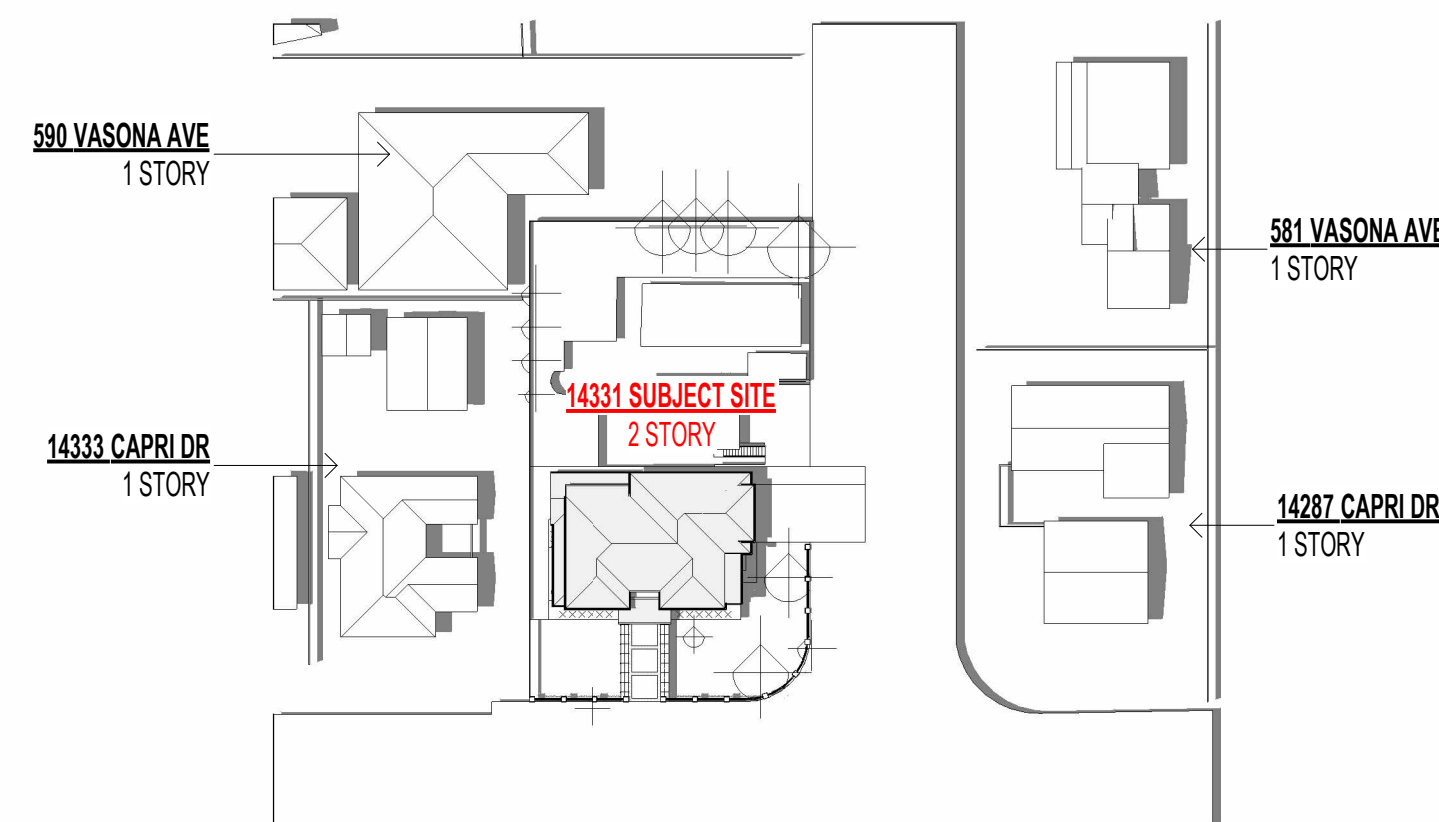
① East, Proposed Streetscape
1/16" = 1'-0"



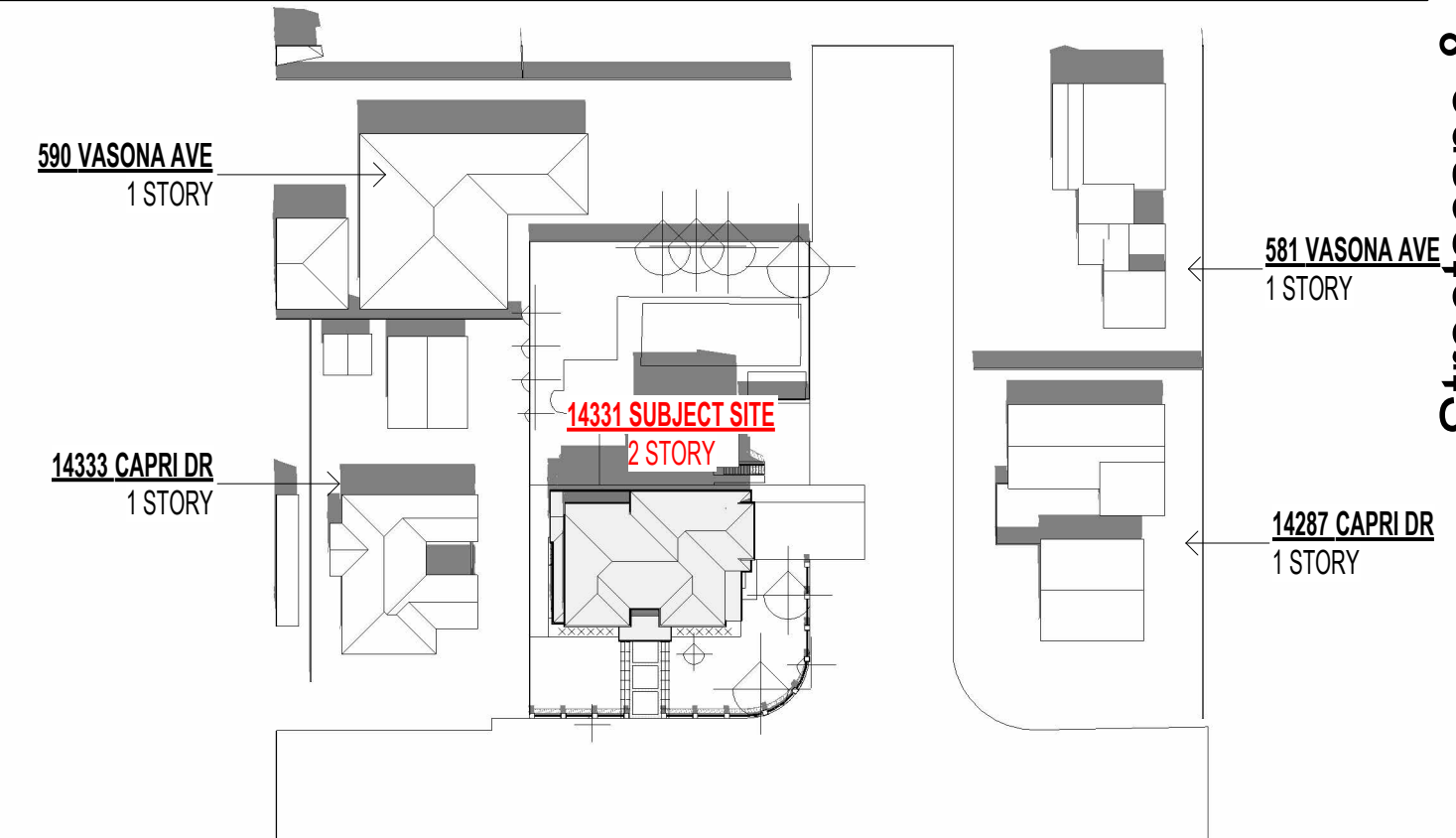
④ North, Proposed Streetscape
1/16" = 1'-0"



⑤ Summer Solstice 3PM



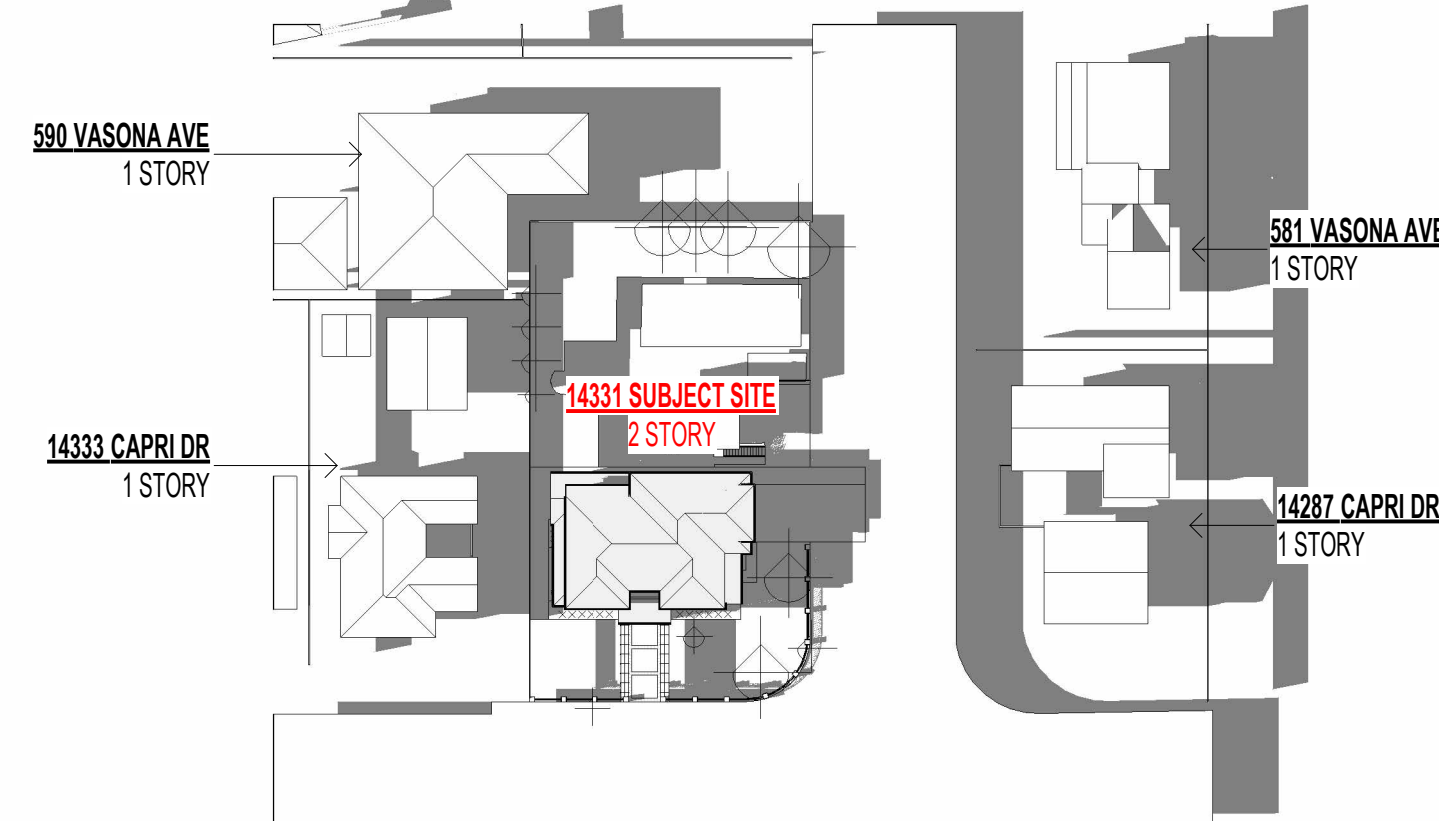
③ Summer Solstice Noon



② Summer Solstice 9AM



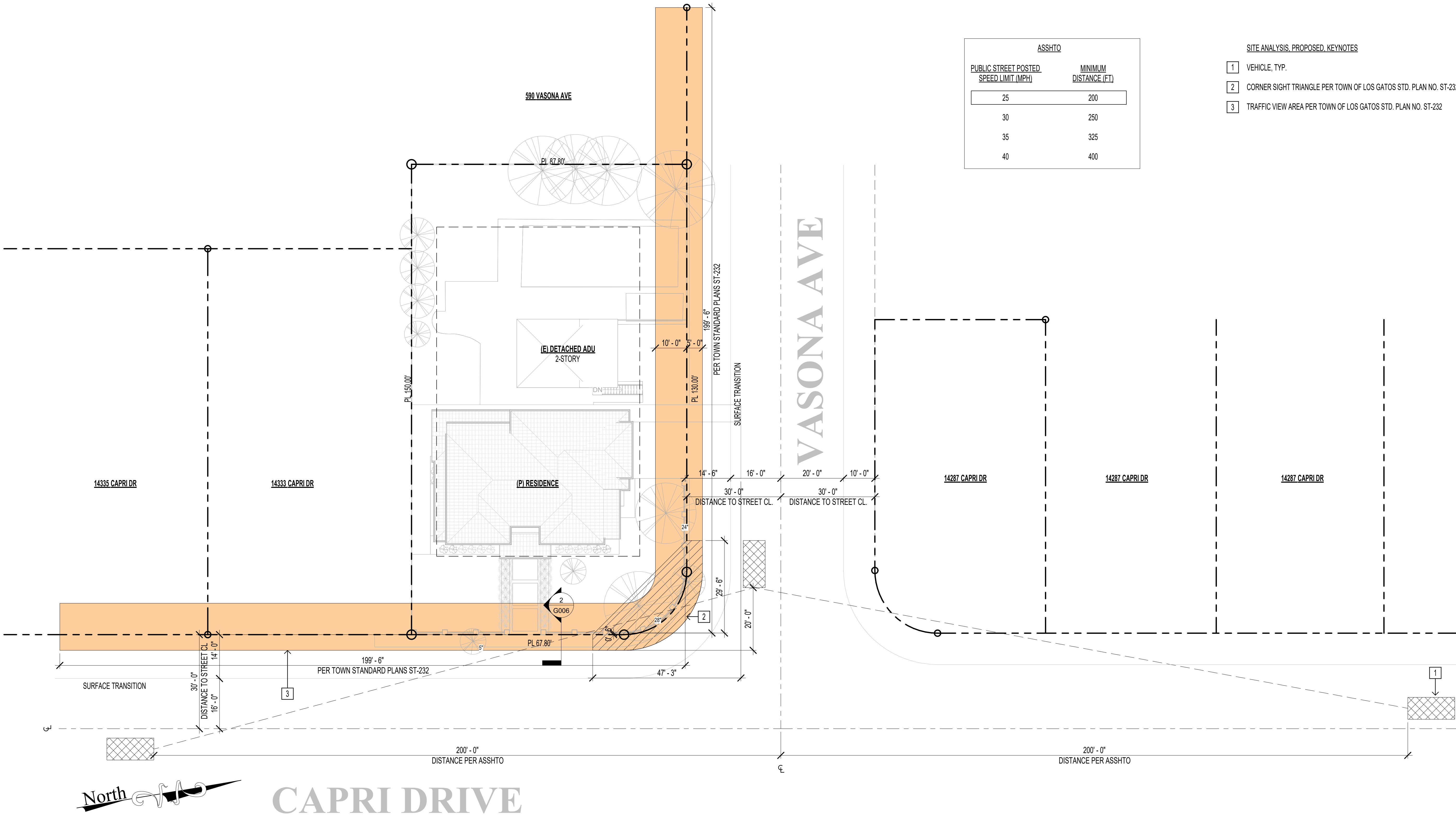
⑧ Winter Solstice 3PM



⑦ Winter Solstice Noon



⑥ Winter Solstice 9AM



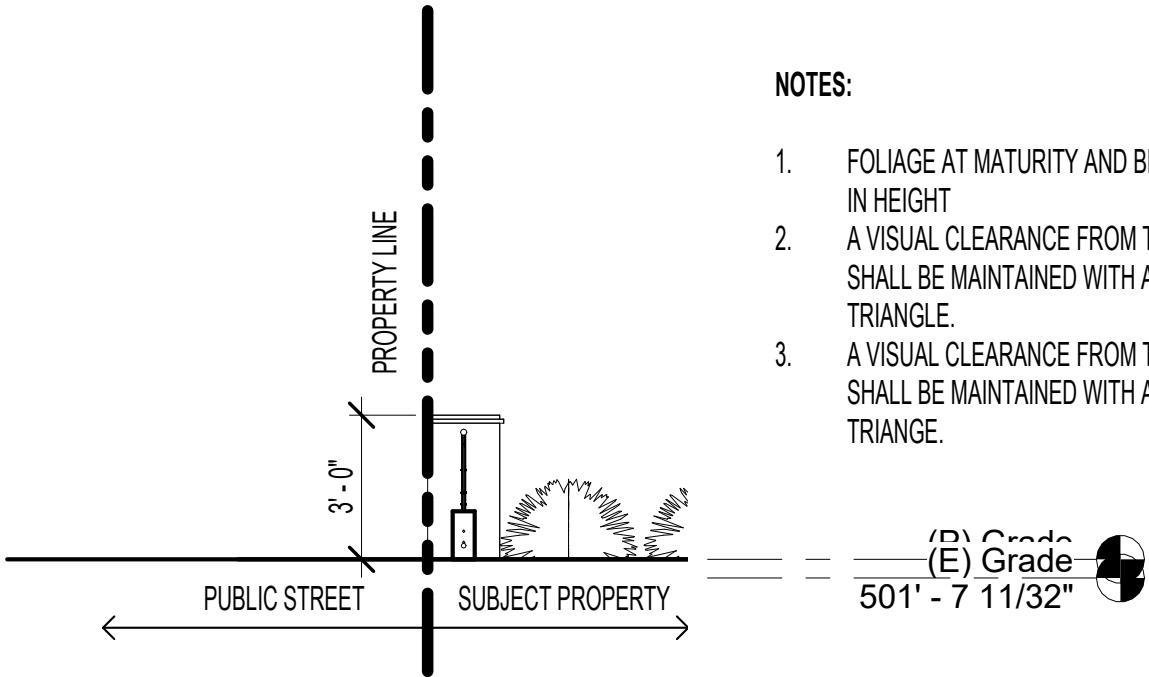
ASSHTO	
PUBLIC STREET POSTED SPEED LIMIT (MPH)	MINIMUM DISTANCE (FT)
25	200
30	250
35	325
40	400

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

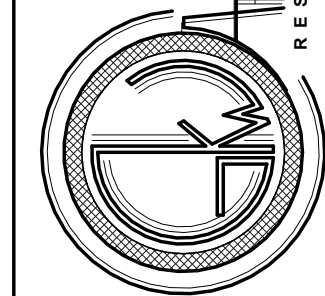
1 Site Analysis, Proposed
1/16" = 1'-0"

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



- 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 TRIANGLE.

Site Analysis & Details



VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

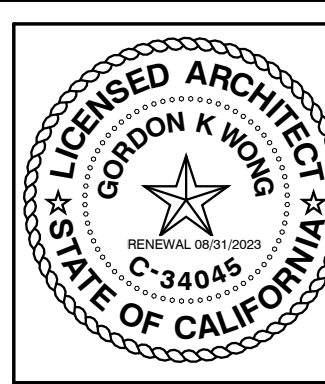
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Site Analysis & Details

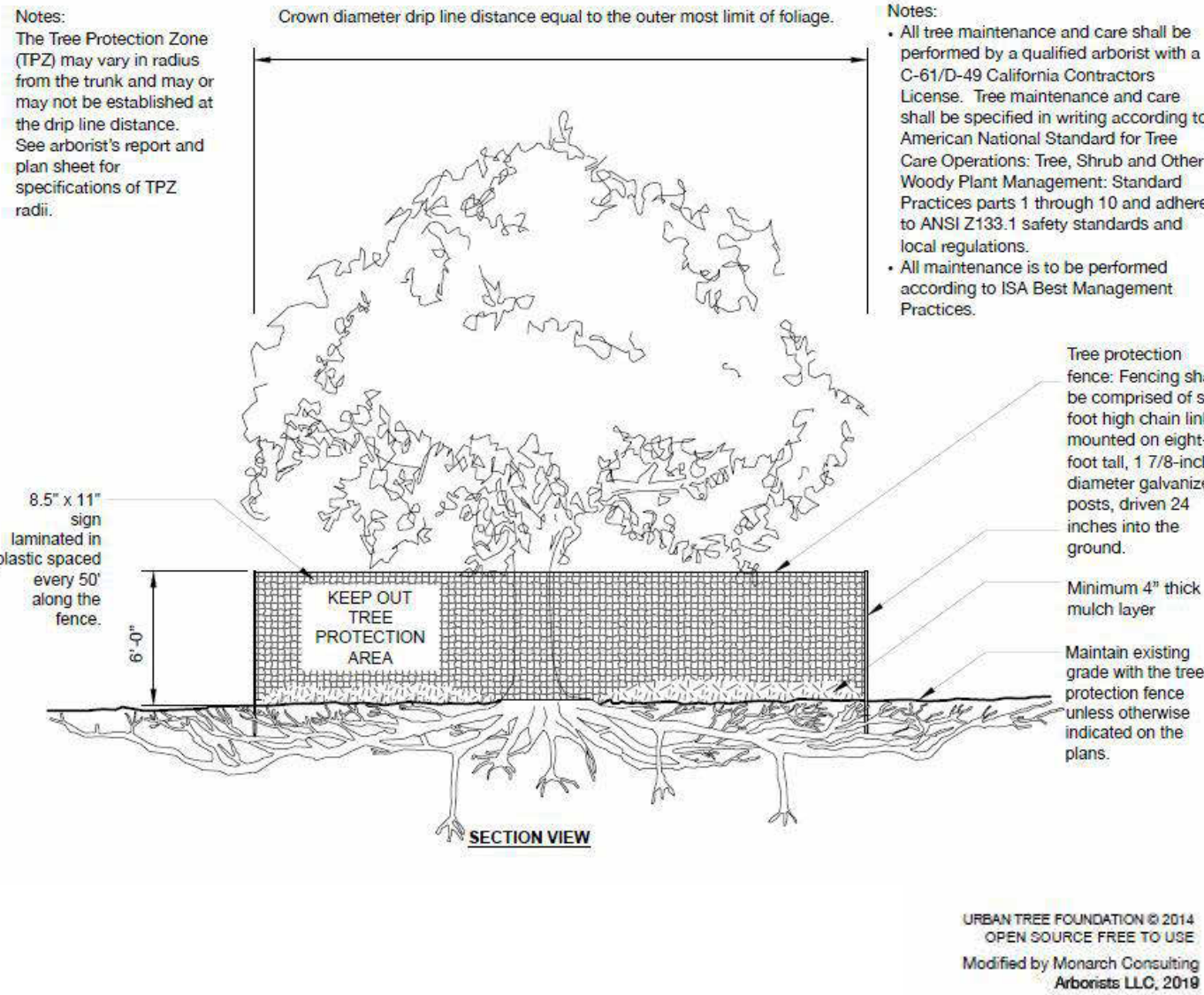
G006

SCALE As indicated

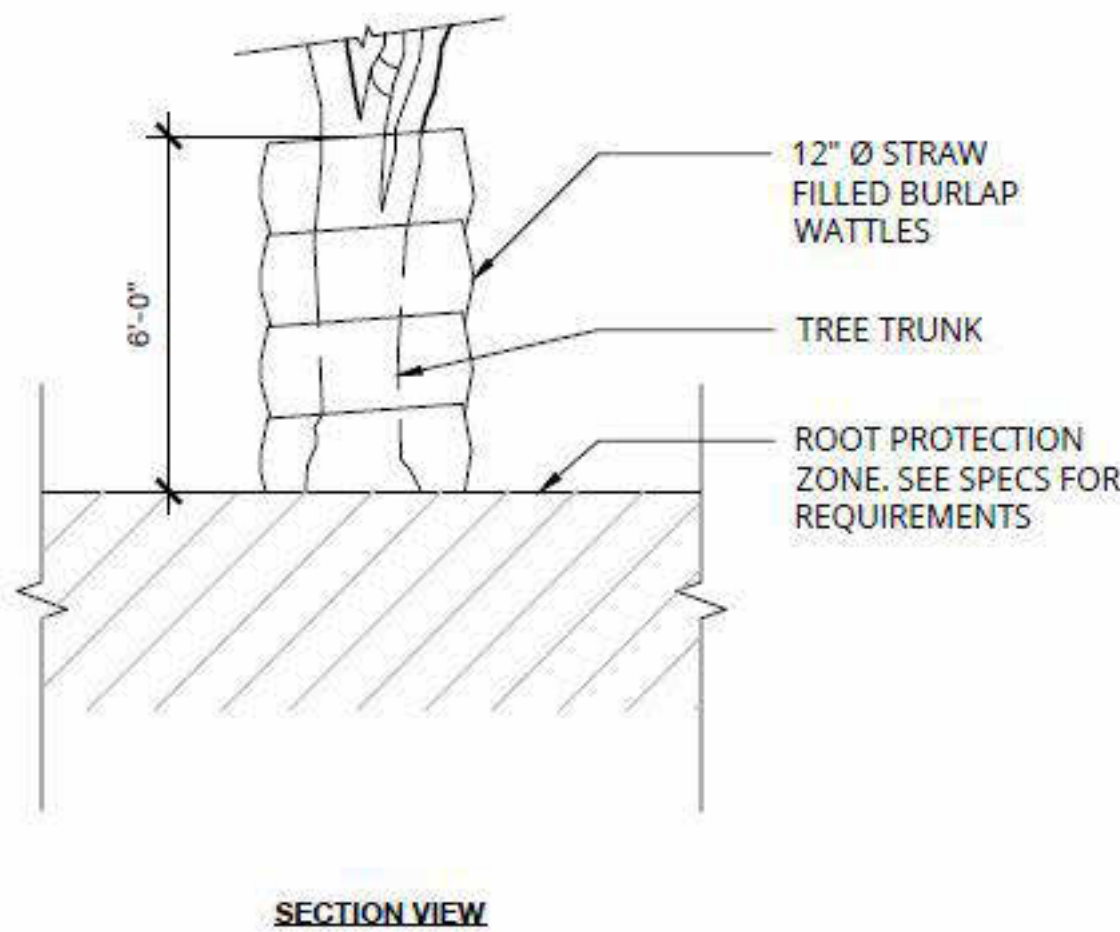
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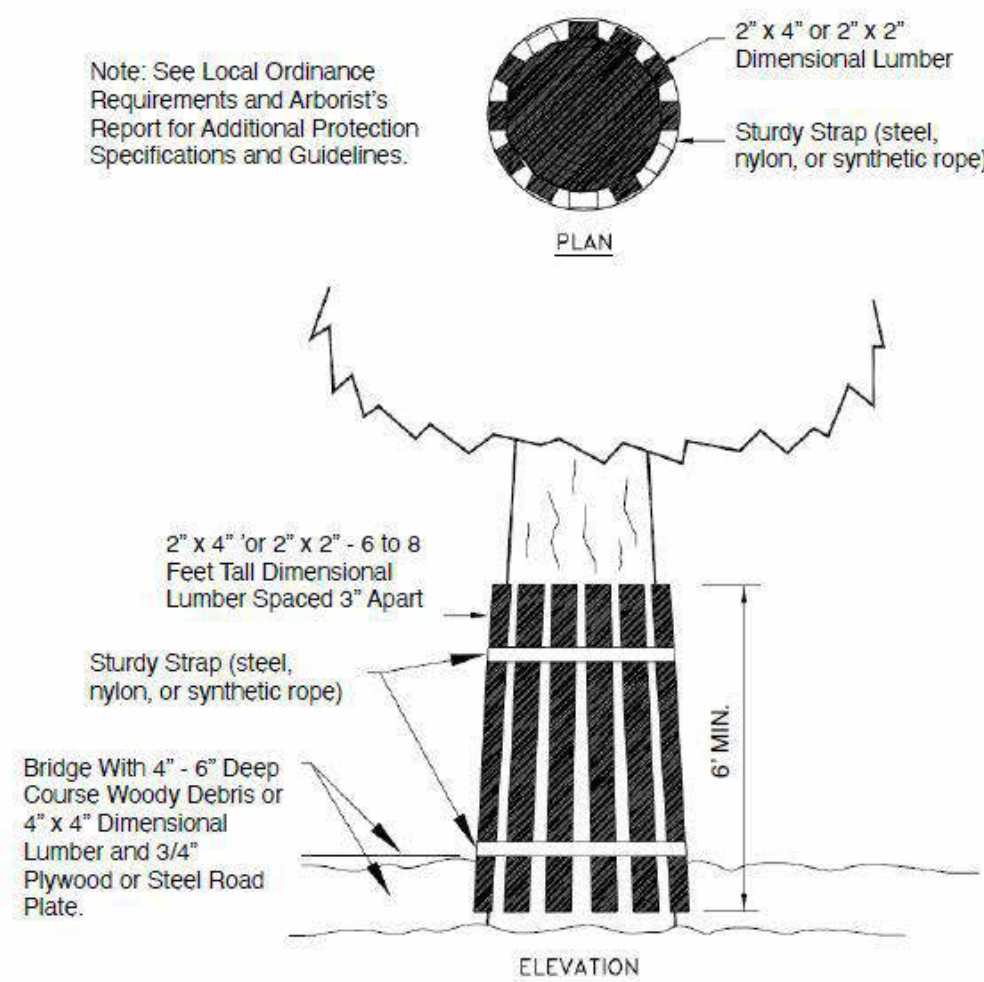
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3 Type I Tree Protection NTS



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 (CALOEDRUS 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 (CALOEDRUS 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		FENCING	---	---	REASON FOR PROPOSE
			HEIGHT (FT)	WIDTH OF DRIPLINE (FT)				
A	OLIVE (OLEA EUROPAEA)	24"	25 - 30	25 - 30	---	---	---	REPLACEMENT REQUIREMENT PER CANOPY SIZE OF REMOVED TREE
B	OLIVE (OLEA EUROPAEA)	24"	25 - 30	25 - 30	---	---	---	REPLACEMENT REQUIREMENT PER CANOPY SIZE OF REMOVED TREE
C	OLIVE (OLEA EUROPAEA)	24"	25 - 30	25 - 30	---	---	---	REPLACEMENT REQUIREMENT PER CANOPY SIZE OF REMOVED TREE

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).
- TO MEASURE AN ASYMMETRICAL CANOPY OF A TREE, THE WIDEST MEASUREMENT SHALL BE USED TO DETERMINE CANOPY SIZE.
 - 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.
 - 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.
 - 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.

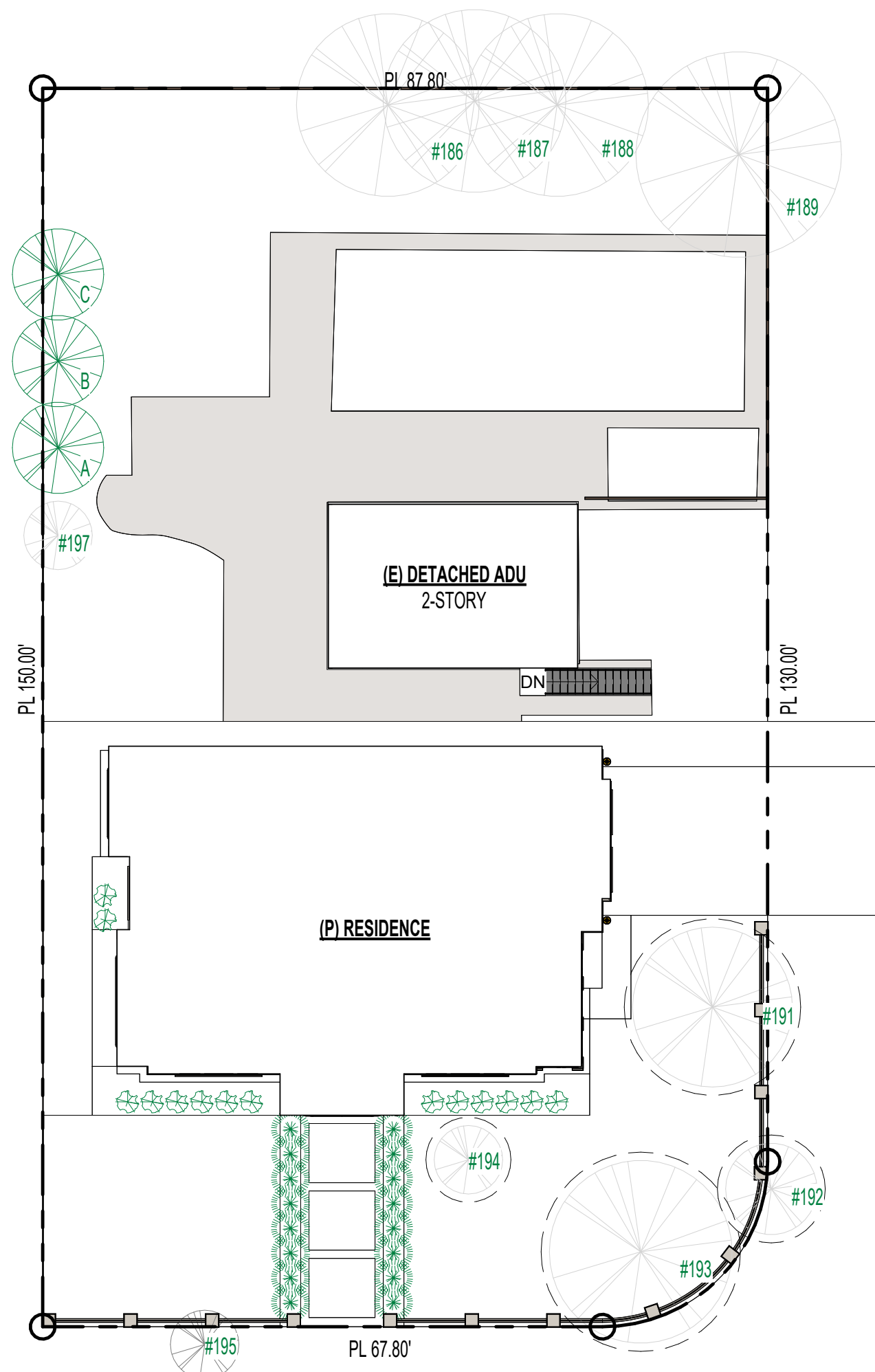
SECTION 29.10.1005 - PROTECTION OF TREES DURING CONSTRUCTION:

TREE PROTECTION ZONES & FENCE SPECIFICATIONS

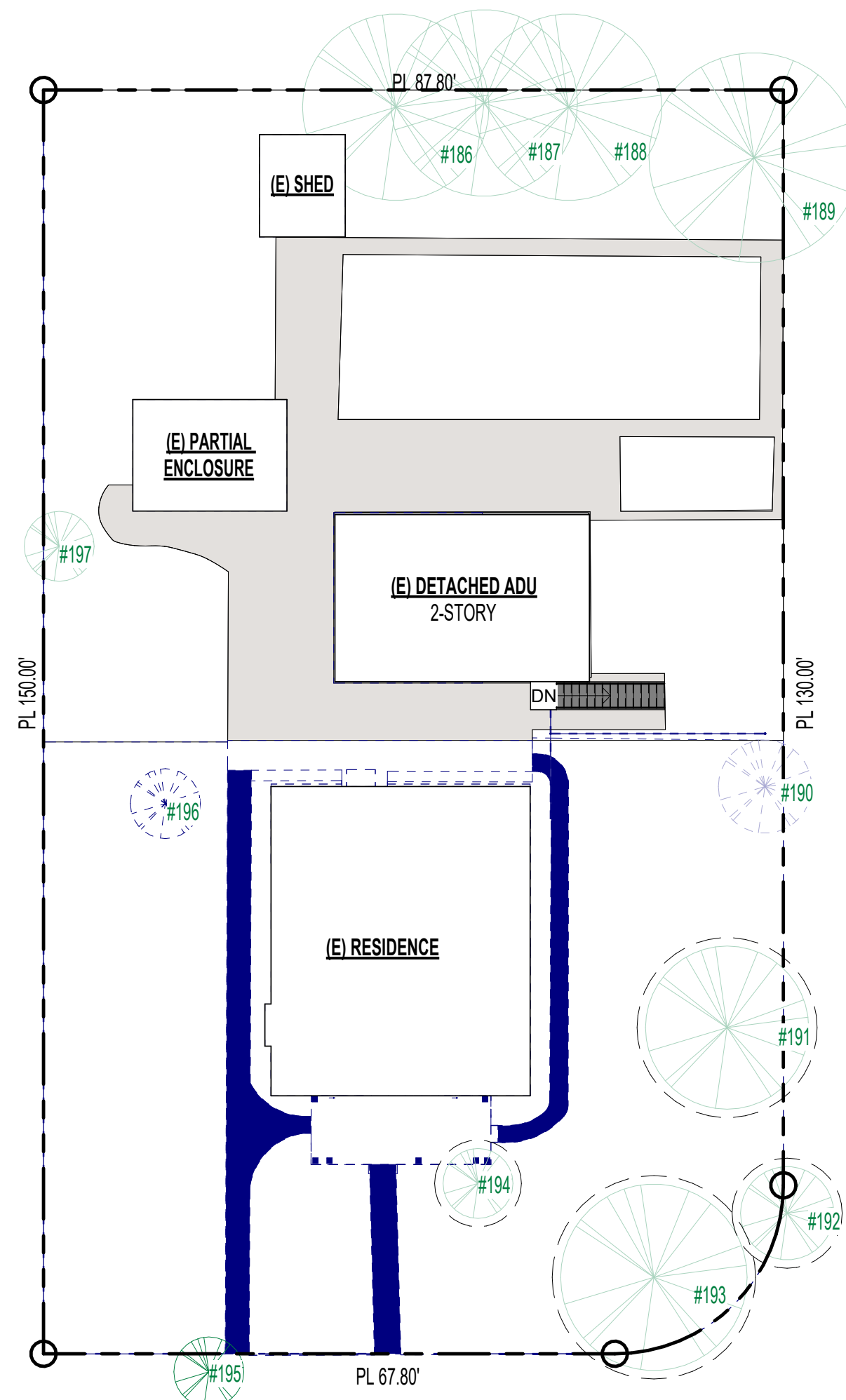
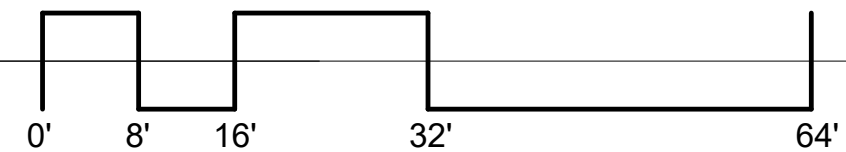
- SIZE AND MATERIALS.** SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2) FEET AT NO MORE THAN TEN-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.
- 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 THE GROUND 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.
- 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.
- 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:

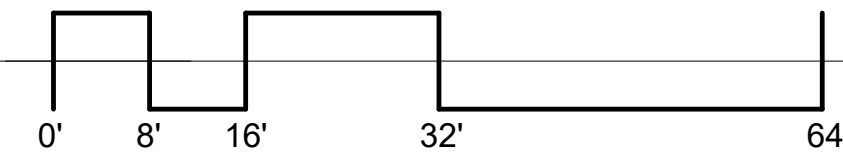
- PLACE 4 - 6 INCHES OF MULCH INSIDE THE TREE PROTECTION ZONE. INSTALL TEMPORARY IRRIGATION OR SOAKED HOSES IN THE TPZ. MONITOR WATERING TIMES OR AMOUNTS TO ENSURE ADEQUATE SOIL SATURATION. (A 5/8" SOAKER HOSE REQUIRES ABOUT 200 MINUTES TO DELIVER ONE INCH OF WATER TO A GARDEN. THIS NUMBER IS AFFECTED BY THE LENGTH OF THE HOSE AND THE OVERALL RATE OF FLOW FROM THE FAUCET. A GOOD RULE OF THUMB IS TO EXPECT ABOUT 1/2 GPM AS A STANDARD FAUCET FLOW RATE.) INFREQUENT DEEPER WATERING IS PREFERRED.
- 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.
- 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/ORZ.
- 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.



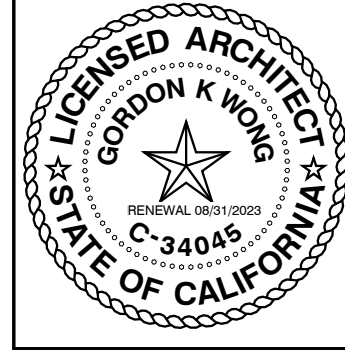
2 Tree Plan, Proposed
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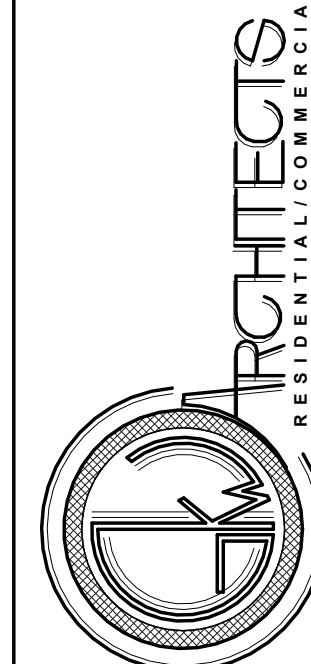
1 Tree Plan, Existing
1/16" = 1'-0"



Tree Protection Plan



GORDON K WONG, ARCHITECT LLC 34045
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△	2025.04.30	PLANNING

Tree Protection Plan

G007

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NERIUM



LAVANDULA



PITTOSPORUM



LOMANDRA



OLEA

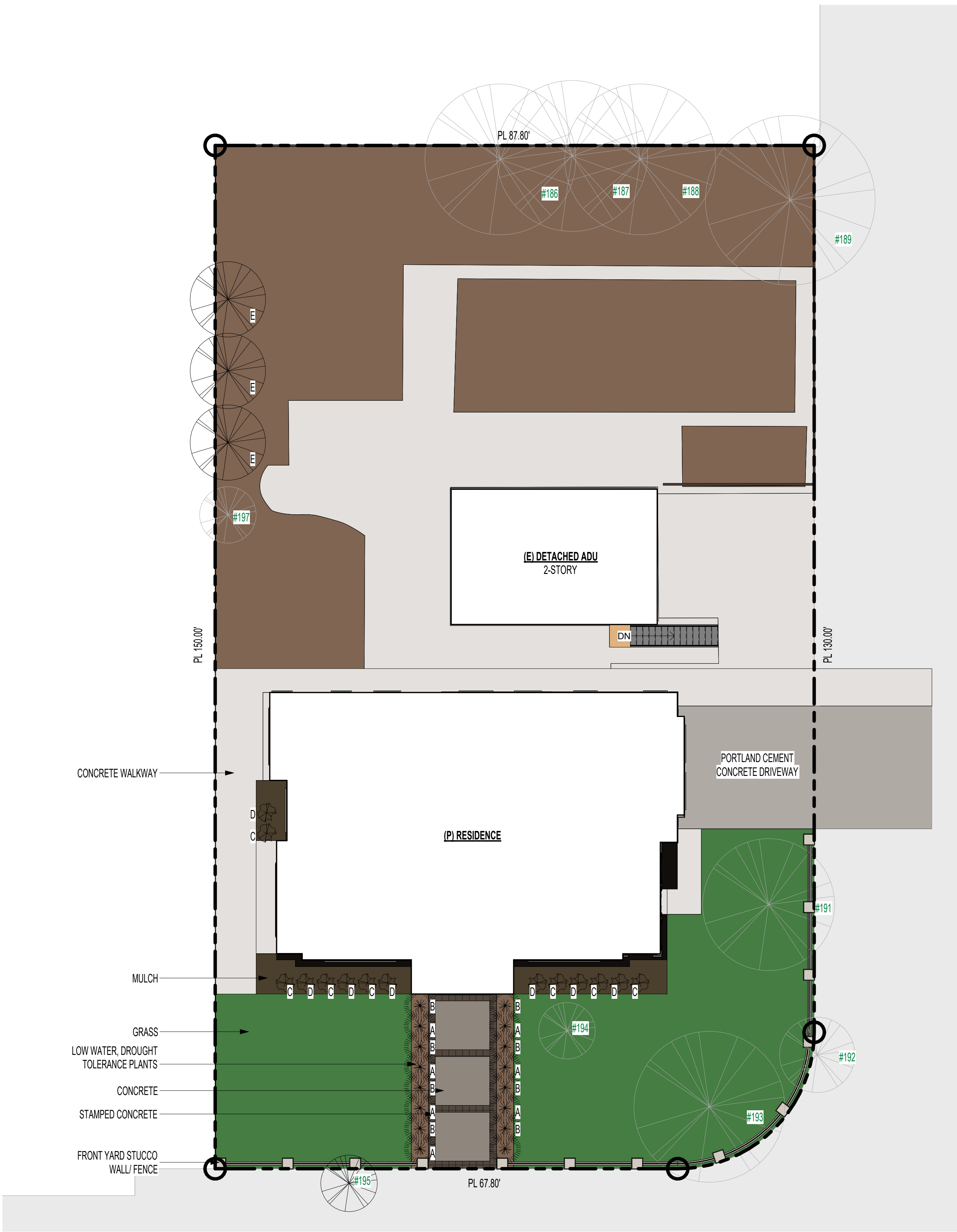


PLANT LEGEND AND NOTES

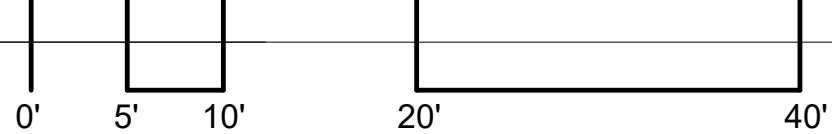
SYMBOL	SPECIES	SIZE	WATER	WUCOLS
A	NERIUM DEANDAR PETITE PINK	5 GALLON	LOW	0.3
B	LAVANDULA MUNSTEAD	5 GALLON	LOW	0.3
C	PITTOSPORUM TOBIRA	5 GALLON	LOW	0.3
D	LOMANDRA BREEZE	5 GALLON	LOW	0.3
E	OLEA EUROPAEA	24-INCH BOX	LOW	0.3

NOTES:

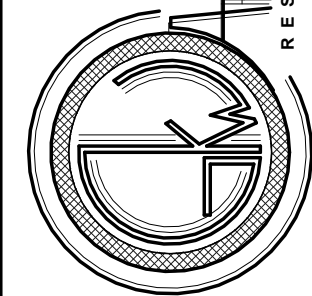
- VERIFY LANDSCAPE DEMOLITION PRIOR TO CONSTRUCTION
- PROTECT EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION.
- CONTRACTOR TO SUBMIT SOIL SAMPLE TO LAB FOR FERTILITY ANALYSIS AND RECOMMENDATIONS FOR SOIL PREPARATION PRIOR TO PLANTING (IF NEEDED).
- VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR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



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



Landscape Plan, Proposed



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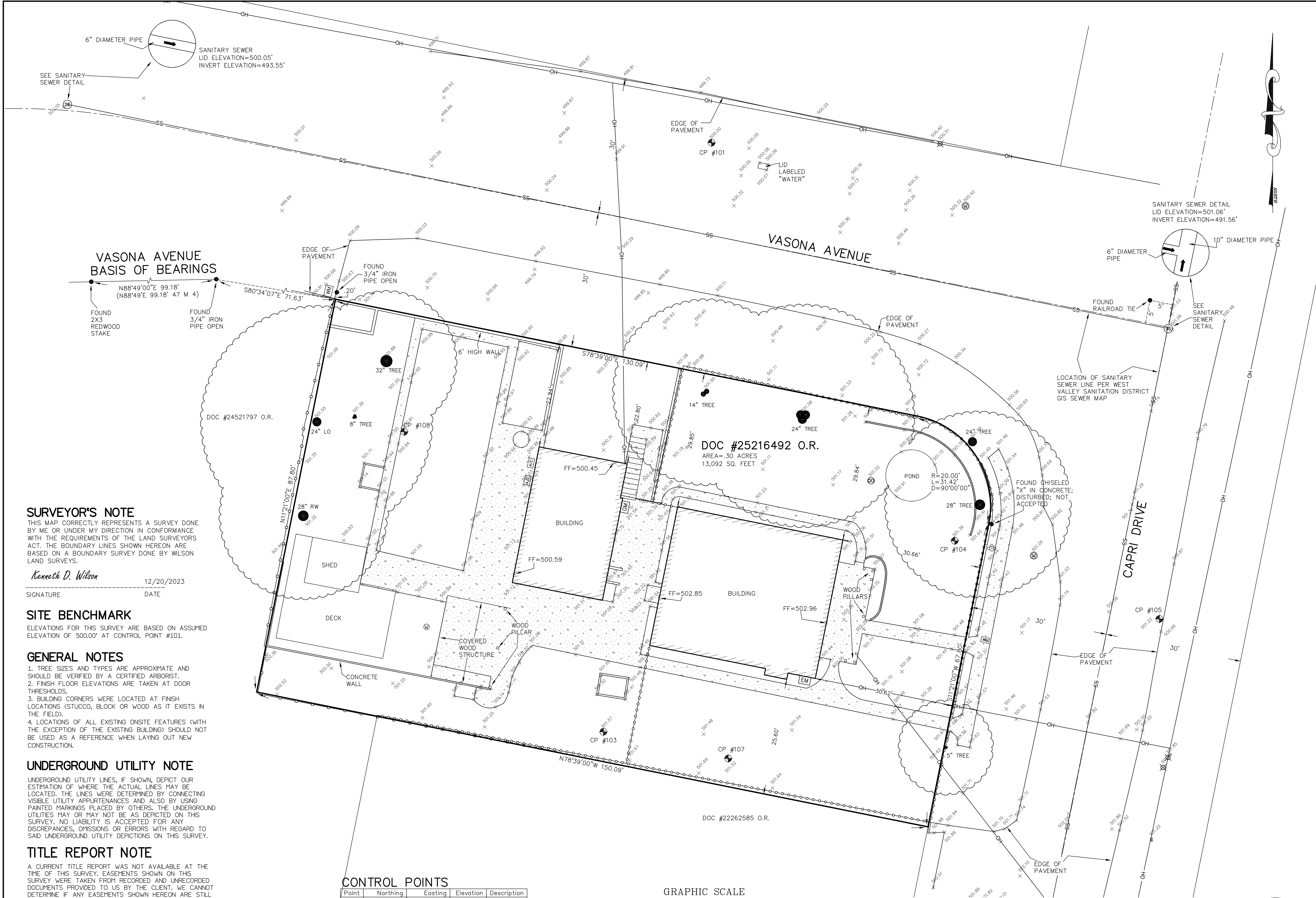
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△	2025.01.08	PLANNING
△	2025.04.30	PLANNING

Landscape Plan,
Proposed

G008

SCALE 1" = 10'-0"

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LEGEND

- FOUND AS NOTED
- SET AS NOTED
- PROPERTY LINE
- - - EASEMENT LINE
- TIE LINE
- SS- UG SEWER LINE
- W- UG WATER LINE
- G- UG GAS LINE
- PH- UG PHONE LINE
- E- UG ELEC LINE
- OH- OVERHEAD LINE
- UTILITY BOX
- ⊗ TRAFFIC SIGNAL
- ⊗ LAMP POST
- WOOD FENCE
- CHAIN LINK FENCE
- GUYWIRE
- MB MAILBOX
- CONCRETE
- BUILDING
- BRICKS
- PAVERS
- DOMES
- DECK
- GROOVED CONCRETE
- ⊗ JP JOINT POLE
- ⊗ PP POWER POLE
- ⊗ UP UTILITY POLE
- ⊗ TP TELEPHONE POLE
- ⊗ BOLLARD
- ⊗ VALVE
- ⊗ HCP SYMBOL
- ⊗ SIGN
- TRAFFIC ARROWS
- ⊗ SANITARY SEWER MANHOLE
- ⊗ STORM DRAIN MANHOLE
- ⊗ COMMUNICATION MANHOLE
- ⊗ HVAC UNIT
- ⊗ FIRE HYDRANT
- ⊗ SEWER CLEANOUT
- ⊗ SURVEY CONTROL POINT
- EM ELECTRIC METER
- GM GAS METER
- WM WATER METER
- ⊗ LIGHT POLE AND LIGHT
- WALL
- ⊗ DROP INLET
- ⊗ MONITORING WELL

ABBREVIATIONS

- LO LIVE OAK
- WO WHITE OAK
- EUC EUCALYPTUS
- RW REDWOOD
- PUE PUBLIC UTILITY EASEMENT
- FF FINISH FLOOR ELEVATION
- O.R. OFFICIAL RECORDS

SURVEYOR'S NOTE

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

Kenneth D. Wilson

SIGNATURE DATE 12/20/2023

SITE BENCHMARK

ELEVATIONS FOR THIS SURVEY ARE BASED ON ASSUMED ELEVATION OF 500.00' AT CONTROL POINT #101.

GENERAL NOTES

1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
3. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS (STUCCO, BLOCK OR WOOD AS IT EXISTS IN THE FIELD).
4. LOCATIONS OF ALL EXISTING ONSITE FEATURES (WITH THE EXCEPTION OF THE EXISTING BUILDING) SHOULD NOT BE USED AS A REFERENCE WHEN LAYING OUT NEW CONSTRUCTION.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

TITLE REPORT NOTE

A CURRENT TITLE REPORT WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY. EASEMENTS SHOWN ON THIS SURVEY WERE TAKEN FROM RECORDED AND UNRECORDED DOCUMENTS PROVIDED TO US BY THE CLIENT. WE CANNOT DETERMINE IF ANY EASEMENTS SHOWN HEREON ARE STILL VALID AND IN EXISTENCE. OTHER EASEMENTS WHICH ARE NOT SHOWN HEREON MAY ALSO EXIST. A CURRENT TITLE REPORT IS REQUIRED IN ORDER TO DETERMINE THE VALIDITY AND EXISTENCE OF ANY EASEMENTS OF RECORD. THE BOUNDARY WAS DETERMINED FROM THE CURRENT VESTING DEED.

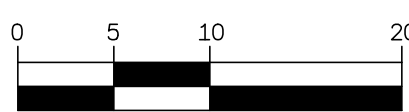
SETBACK LINES NOTE

BUILDING SETBACK LINES WERE NOT SHOWN ON THIS MAP (EVEN IF THEY ARE SHOWN ON THE ORIGINAL TRACT MAP). THE DESIGNER SHOULD CHECK WITH THE APPROPRIATE AUTHORITY TO DETERMINE BUILDING SETBACK LINES.

CONTROL POINTS

Point	Northing	Eastng	Elevation	Description
101	16579.1313	16639.0577	500.0000	CP N+T
103	16450.0299	16615.3424	501.5679	CP SPIKE
104	16491.9393	16692.3289	501.3603	CP SPIKE
105	16474.7613	16737.2172	501.2220	CP N+T
107	16444.1892	16642.7037	501.5209	CP SPIKE
108	16515.7885	16571.6820	500.8080	CP SPIKE

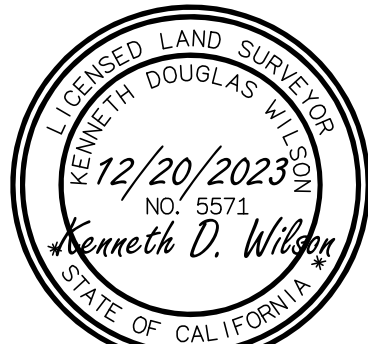
GRAPHIC SCALE



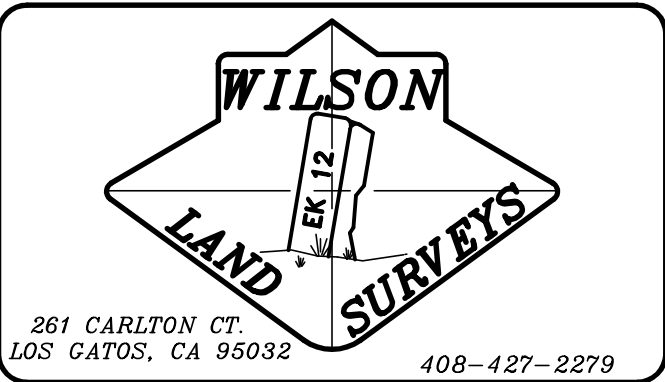
(IN FEET)
1 inch = 10 ft.

This map was prepared as an instrument of service for the preparation of plans and specifications for construction on the site shown on this map. The information shown hereon shall not be used in whole or in part for any other project without written authority of Wilson Land Surveys.

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Copies of this drawing shall have this notice. Any drawing using the information on this map shall contain the following: "Topographic Survey by Wilson Land Surveys, Los Gatos, CA"



Email: koenw@wilsonlandsurveys.com
www.wilsonlandsurveys.com



BOUNDARY AND TOPOGRAPHIC SURVEY

AS REQUESTED BY:
GW ARCHITECTS, INC.

LEGAL DESCRIPTION: LAND AS DESCRIBED IN DOC #25216492 O.R., TOWN OF LOS GATOS, COUNTY OF SANTA CLARA STATE OF CALIFORNIA

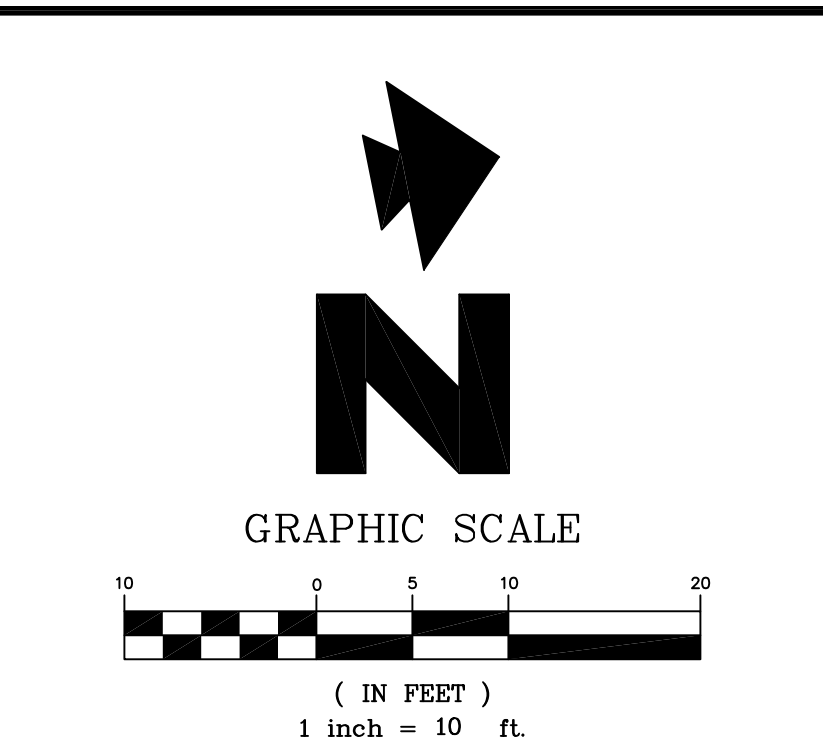
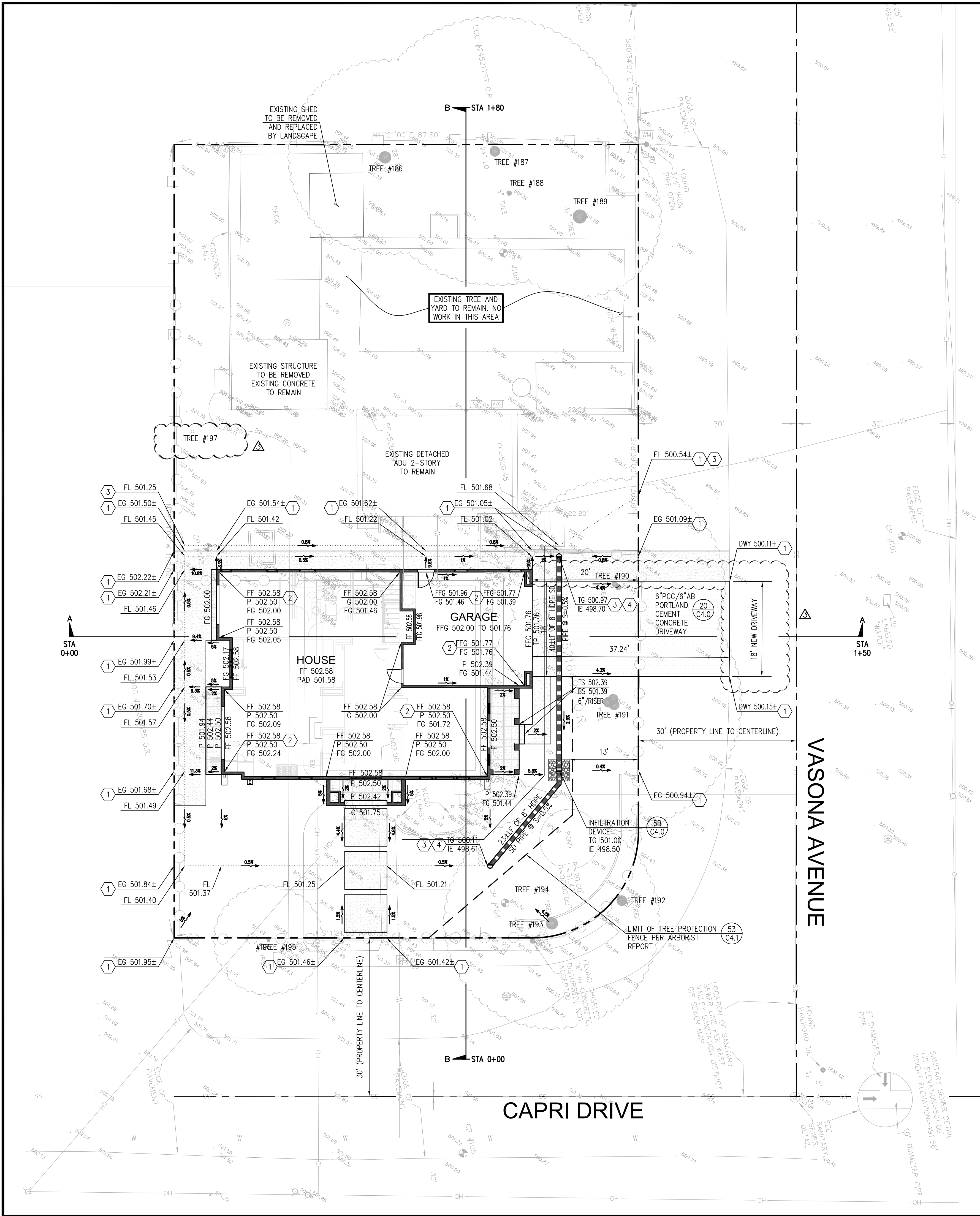
APN: 406-32-004

DATE: DECEMBER 2023

FILENAME: P-180 CAPRI GW TOPO

SITE ADDRESS: 14331 CAPRI DRIVE, LOS GATOS, CA

DRAWN BY: ARD SCALE: 1"=10' PROJECT: F-021 JOB NUMBER: P-180 SHEET: 1 OF 1



PRE & POST DEVELOPMENT PEROUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	13,092 SF	13,092 SF
LOT AREA	0.301 ACRE	0.301 ACRE
TOTAL LAND DISTURBANCE *		0.130 ACRE
HOUSE (ROOF)	1,153	2,776
EX GARAGE	608	608
PATIO/HARDSCAPE	2,912	1,704
NEW PATIO/HARDSCAPE	N/A	221
DRIVEWAY	521	307
SHED	122	0
TOTAL IMPERVIOUS AREA	5,316	5,616
NET IMPERVIOUS AREA INCREASED:		+300
PERVIOUS AREA	7,776	7,476
TOTAL PERVIOUS AREA	7,776	7,476

STORM DRAIN VOLUME CALCULATION:	
TIME OF CONCENTRATION = 5 MIN	
INTENSITY = 10 YEAR = 3.79 IN/HR	
IMPERVIOUS AREA INCREASED = 300 SF = 0.007 ACRE	
PRE-CONDITION	VOLUME REQUIRED:
Q=CIA C=0.35 V=1.5(Q POST - Q PRE) X 10 MIN	
Q=0.35 X 3.79 X 0.010 Q=1.5(0.023 - 0.009) X 600	
Q=0.009 CFS Q=12.9 CF	
POST-CONDITION	VOLUME PROVIDED:
Q=CIA C=0.35 V=63 LF X 8" Ø STORAGE PIPE	
Q=0.90 X 3.79 X 0.010 V=63 LF X 0.35 SF	
Q=0.023 CFS Q=22.0 CF (TOTAL)	

EARTHWORK VOLUME:
TABLE: MAXIMUM GRADED CUTS AND FILLS

SITE ELEMENT	CUT (CY)	FILL (CY)	MAX FT (CUT)	MAX FT (FILL)	IMPORT (CY)	EXPORT (CY)
BUILDING	24	4	2.9	0.08	0	20
GARAGE	19	1	2.9	0.75	0	18
DRIVEWAY	6	2	1	0.50	0	4
HARDSCAPE	2	6	1	0.16	4	0
LANDSCAPE OR YARD	25	8	0.75	0.25	0	17
TOTAL	76	21			0	55

CONTRACTOR SHALL ESTIMATE THEIR EARTHWORK QUANTITIES WHEN BIDDING ON THIS PROJECT

GENERAL NOTES:

- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
- UTILITY INSTALLATION IF ANY SHALL BE IN ACCORDANCE WITH TOWN OF LOS GATOS STANDARDS
- CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.

LEGEND

- PROPERTY LINE
- STREET CENTER LINE
- EX. ROLLED CURB
- EX. SPOT ELEVATION
- FLOW DIRECTION
- GRADE BREAK
- FLOW LINE
- INFILTRATION DEVICE
- AREA INLET
- STORM DRAIN PIPE
- CONCRETE SPLASH PAD
- 6" PCC/6" AB DRIVEWAY CONCRETE PAVEMENT
- TREE PROTECTION FENCING PER ARBORIST REPORT PAGE 15 OF 28
- TREE # (TO BE PROTECTED PER ARBORIST REPORT PAGE 15 OF 28)

ABBREVIATIONS:

- BS = BOTTOM OF STEP
- BOW = BACK OF WALK
- BW = BOTTOM OF WALL
- C = CONCRETE
- DWY = DRIVEWAY
- DK = DECK
- EG = EXISTING GRADE
- EX(E) = EXISTING
- FF = FINISHED FLOOR
- FFG = FINISHED FLOOR GARAGE
- FG = FINISHED GRADE
- FL = FLOW LINE
- G = GARAGE
- GB = GRADE BREAK
- IE = INVERT ELEVATION
- L = LAWN
- LF = LINEAL FOOT
- LP = LOW POINT
- N = NEW
- P = PATIO OR PORCH
- PLT = RAISED PLANTER
- R.O.W. = RIGHT-OF-WAY
- S = SLOPE
- SD = STORM DRAIN
- SR = STRAW ROLL
- TC = TOP OF CURB
- TG = TOP OF GRADE
- TP = TOP OF PAVEMENT
- TS = TOP OF STEP
- TW = TOP OF WALL
- TYP = TYPICAL

GRADING NOTES

- MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
- DOWNSPOUT WITH CONCRETE SPLASH PAD PER DETAIL #1A/C4
- BEGIN/END SWALE PER DETAIL #2A/C4
- DRAIN INLET PER DETAIL #3A/C4

GRADING AND DRAINAGE PLAN
VALLAMDAS RESIDENCE
14331 CAPRI DRIVE
LOS GATOS, CA 95032

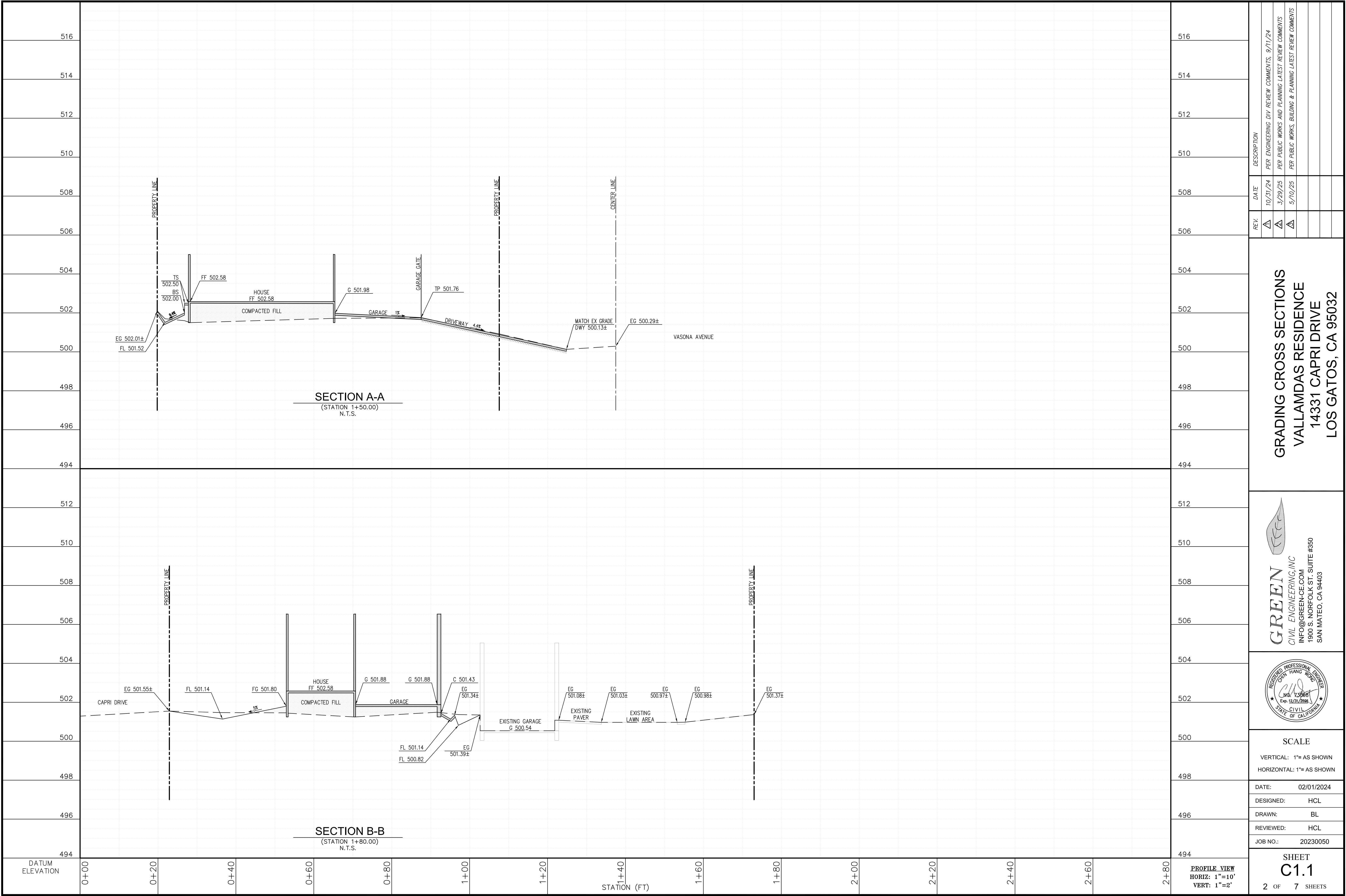
GREEN CIVIL ENGINEERING, INC.
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

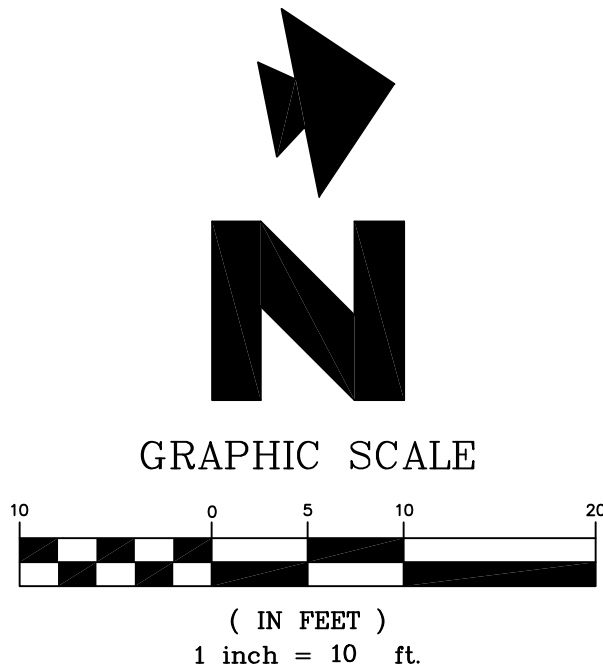
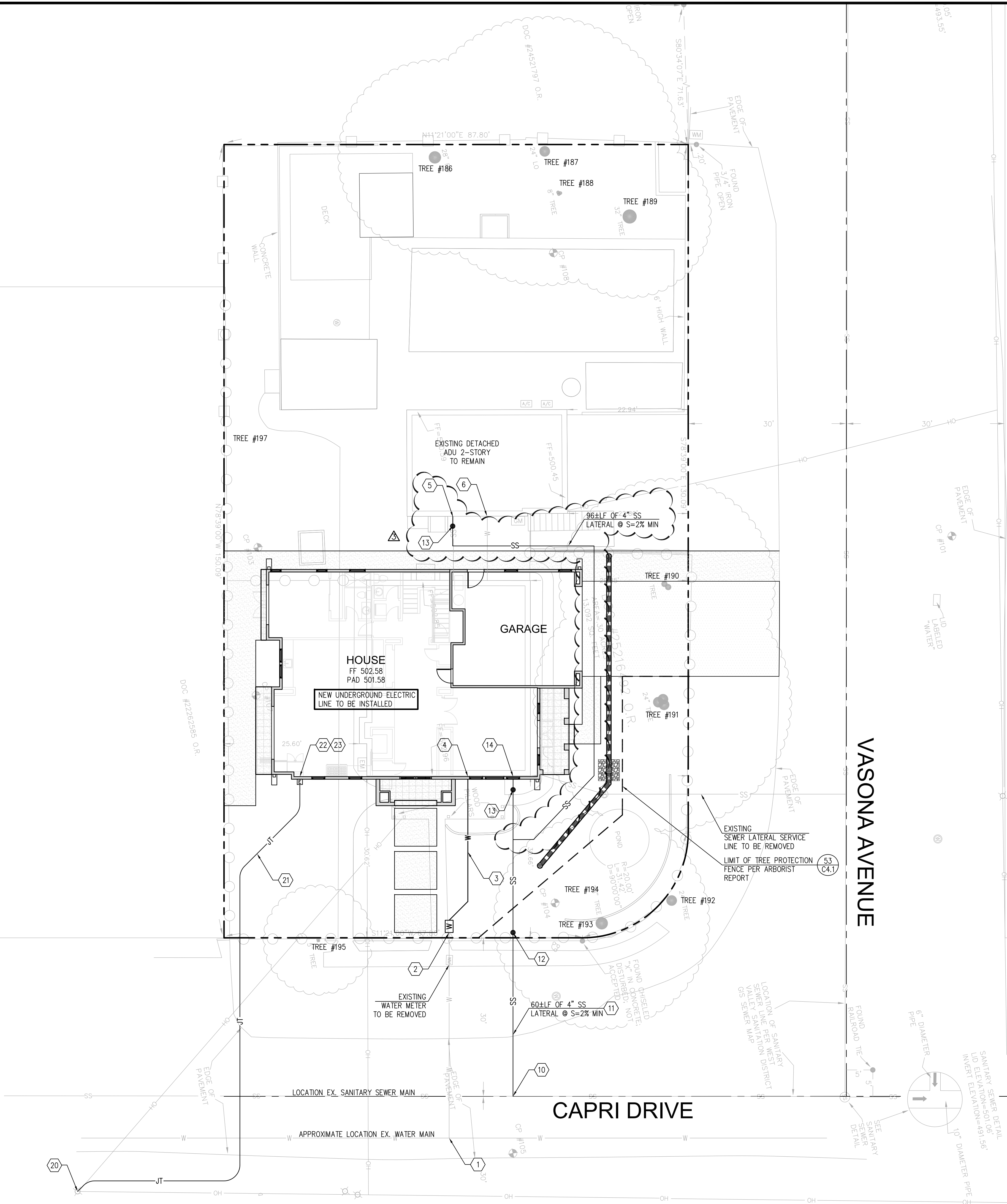
REGISTERED PROFESSIONAL ENGINEER
CHIEN-HANG WONG
No. 13568
Exp. 12/31/2026
CIVIL
STATE OF CALIFORNIA

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE: 02/01/2024
DESIGNED: HCL
DRAWN: BL
REVIEWED: HCL
JOB NO.: 20230050

SHEET
C1
1 OF 7 SHEETS





GENERAL NOTES:

- IF ANY EXISTING STRUCTURES/UTILITIES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
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- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
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- UTILITY INSTALLATION IF ANY SHALL BE IN ACCORDANCE WITH TOWN OF LOS GATOS OR LOCAL UTILITIES AGENCIES STANDARDS.
- CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.

LEGEND

---	PROPERTY LINE	●	STORM/SEWER CLEANOUT
—G—	GAS LINE	■	INFILTRATION DEVICE
—G—	EX. GAS LINE	⊕	AREA INLET OR POP UP DRAIN
—SS—	EX. SEWER LINE	---	TREE PROTECTION FENCING PER ARBORIST REPORT PAGE 15 OF 28
—W—	EX. WATER LINE	---	TREE # (TO BE PROTECTED PER ARBORIST REPORT PAGE 15 OF 28)
—W—	NEW WATER LINE		
---	STORM DRAIN PIPE		
—SS—	NEW 4" SEWER LATERAL		
—JT—	PROPOSED JOINT TRENCH		

ABBREVIATIONS:
EX = EXISTING
LF = LINEAL FOOT
S = SLOPE

UTILITY NOTES

- EXISTING WATER SERVICE LINE TO EXISTING WATER MAIN TO REMAIN
- INSTALL NEW WATER METER WITHIN THE PROPERTY LINE
- WATER SERVICE TO BUILDING
- WATER SERVICE POINT OF ENTRY. SEE ARCH PLANS FOR EXACT LOCATION
- NEW SEWER CONNECTION AND MATCH EXISTING SEWER SERVICE POINT OF CONNECTION FOR ADU. CONTRACTOR TO VERIFY EXACT LOCATION
- EXISTING WATER SERVICE FOR ADU. CONTRACTOR TO VERIFY EXACT LOCATION
- CONNECTION TO EXISTING SEWER MAIN; MATCH EXISTING INVERT ELEVATION
- CONNECTION TO EXISTING SEWER MAIN; NEW 4" SEWER LATERAL @ 2% MINIMUM SLOPE TO BUILDING PER WEST VALLEY SANITATION DISTRICT OF SANTA CLARA DRAWING #15 AS SHOWN ON SHEET C4.0
- NEW SANITARY SEWER CLEANOUT 1' MAXIMUM BEHIND PROPERTY LINE PER WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY DRAWING #3 AS SHOWN ON SHEET C4.0
- INSTALL SANITARY SEWER CLEANOUT WITH BACKFLOW PREVENTION DEVICE PER TOWN OF LOS GATOS ORDANANCE. PLACE CLEANOUT MINIMUM 2' OUTSIDE OF BUILDING FOUNDATION
- 4" SANITARY SEWER SERVICE ENTRY TO BUILDING. SEE ARCH PLANS FOR EXACT LOCATION AND LINE CONTINUATION TO BUILDING
- CONNECTION TO EXISTING ELECTRICAL LINE. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY AGENCY PRIOR ANY CONSTRUCTION.
- JOINT TRENCH (ELECTRIC, TELECOMMUNICATION & CABLE TV SERVICE LINES) TO NEW BUILDING. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY AGENCY PRIOR TO INSTALLATION.
- ELECTRICAL METER. SEE ARCH PLANS FOR EXACT LOCATION.
- ELECTRICAL, TELECOMMUNICATION AND CABLE TV SERVICES POINT OF ENTRY TO BUILDING. SEE ARCH PLANS FOR EXACT LOCATIONS

UTILITY PLAN
VALLAMDAS RESIDENCE
14331 CAPRI DRIVE
LOS GATOS, CA 95032

GREEN
CIVIL ENGINEERING, INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403



SCALE

VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE: 02/01/2024

DESIGNED: HCL

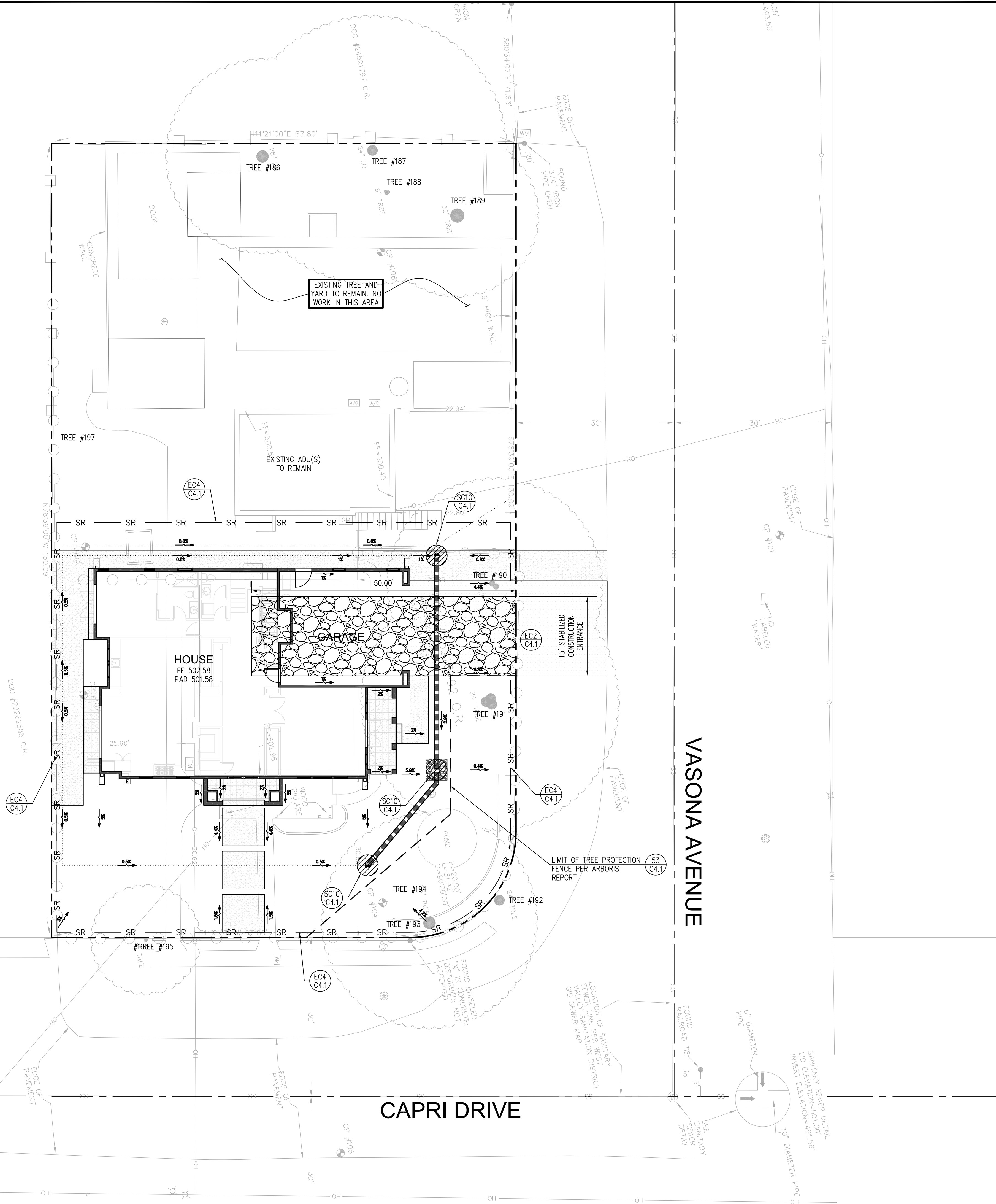
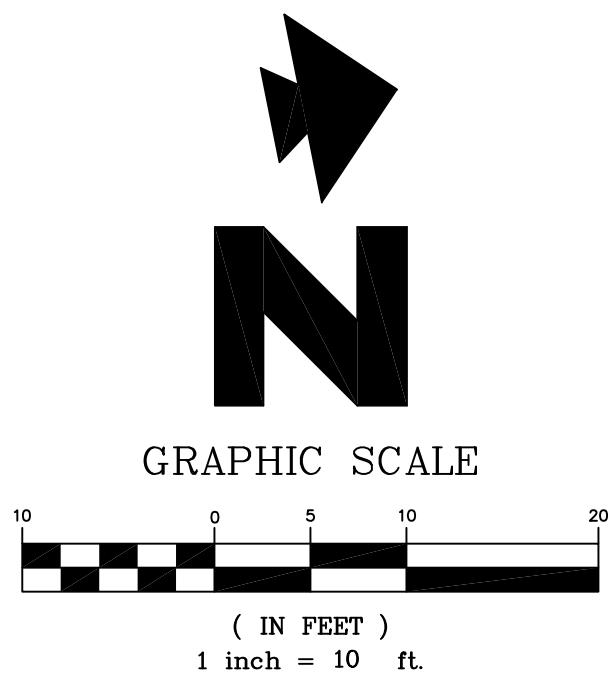
DRAWN: BL

REVIEWED: HCL

JOB NO.: 20230050

SHEET
C2

3 OF 7 SHEETS



EROSION AND SEDIMENT CONTROL NOTES & MEASURES:

- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE TOWN ENGINEER.
- IF HYDROSEEDING IS NOT USED, THEN OTHER METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF: 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. CONTACT TOWN OF PORTOLA VALLEY FOR APPROVED SEED MIX. UTILIZE EROSION FABRIC ON DISTURBED SLOPES GREATER THAN 2:1.
- DURING WINTER MONTHS, ALL DISTURBED SLOPES GREATER THAN 2:1 SHALL HAVE MANDATORY EROSION CONTROL FABRIC.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FORM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE TOWN REPRESENTATIVE OF ANY FIELD CHANGES.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS OF FUTURE CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- DEMOLITION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- WITH THE APPROVAL OF THE TOWN INSPECTOR, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.
- ALL TRUCKS TRANSPORTING MATERIALS TO AND FROM THE SITE SHALL BE COVERED.

MAINTENANCE NOTES

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.

DEMOLITION NOTES:

- THE EXISTING BUILDING SHALL BE REMOVED ENTIRELY. NO GRADING REQUIRED BEYOND REPAIR AT FOUNDATION REMOVAL AREAS.
- LOCATE AND MARK ALL UNDERGROUND UTILITIES. THE UTILITIES SHALL BE TREATED AS FOLLOWS:

WATER SERVICE

- EXISTING WATER SHALL BE CAPPED AND REMOVED IF NECESSARY FOR NEW CONSTRUCTION.

ELECTRICAL SERVICE

- ELECTRICAL LINE SHALL BE PROTECTED IN PLACE.

GAS SERVICE

- GAS LINE SHALL BE PROTECTED IN PLACE.

LEGEND

- 50' X 15' STABILIZED CONSTRUCTION ENTRANCE PER TOWN OF LOS GATOS STANDARD DETAIL; (52A C4.1)
- SR STRAW ROLL (50 C4.1)
- TREE PROTECTION PER ARBORIST REPORT PAGE 15 OF 28; ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF 6' IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND (53 C4.1)
- INLET PROTECTION (SC10 C4.1)
- TREE #190 TREE # (TO BE PROTECTED PER ARBORIST REPORT PAGE 15 OF 28)

EROSION CONTROL POINT OF CONTACT:

NAME: CHIN HANG WONG
TITLE/QUALIFICATION: PE, QSD
PHONE: (650) 931-2514
E-MAIL: awong@green-ce.com

REV.	DATE	DESCRIPTION
A	10/31/24	PER ENGINEERING DIV REVIEW COMMENTS, 9/11/24
A	3/29/25	PER PUBLIC WORKS AND PLANNING LATEST REVIEW COMMENTS
A	5/10/25	PER PUBLIC WORKS, BUILDING & PLANNING LATEST REVIEW COMMENTS

EROSION CONTROL PLAN

VALLAMDAS RESIDENCE

14331 CAPRI DRIVE

LOS GATOS, CA 95032

GREEN CIVIL ENGINEERING, INC

1900 S. NORFOLK ST. SUITE #350

SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER

CHIN HANG WONG

NO. 13566

Exp. 12/31/2026

CIVIL

STATE OF CALIFORNIA

SCALE

VERTICAL: 1"= AS SHOWN

HORIZONTAL: 1"= AS SHOWN

DATE: 02/01/2024

DESIGNED: HCL

DRAWN: BL

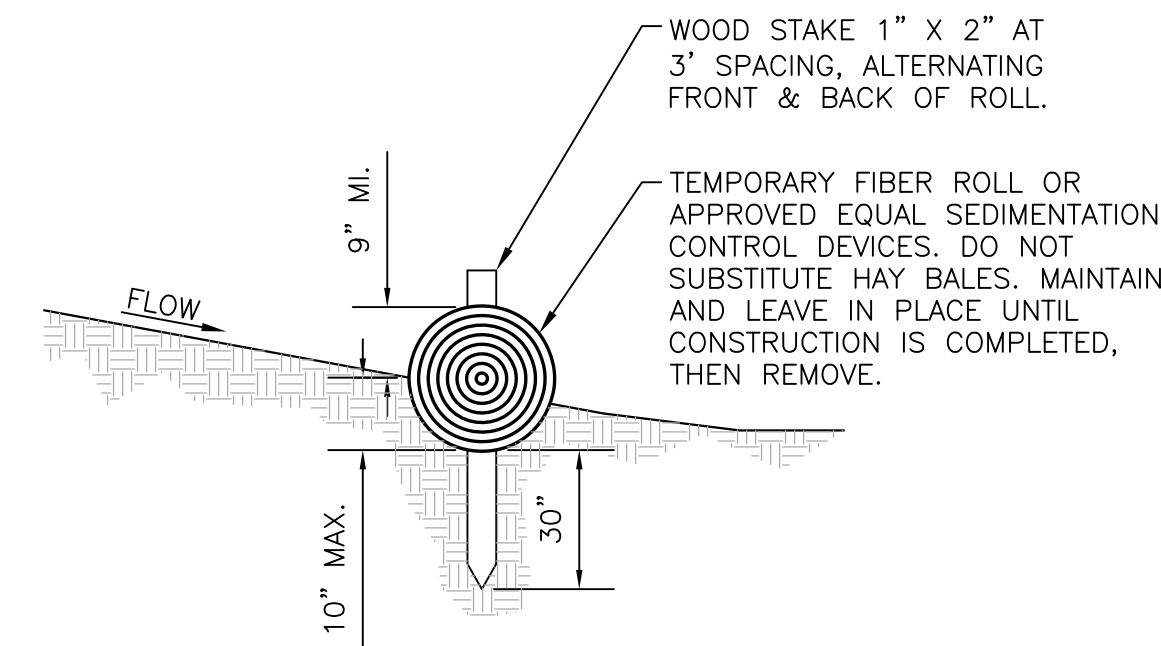
REVIEWED: HCL

JOB NO.: 20230050

SHEET C3

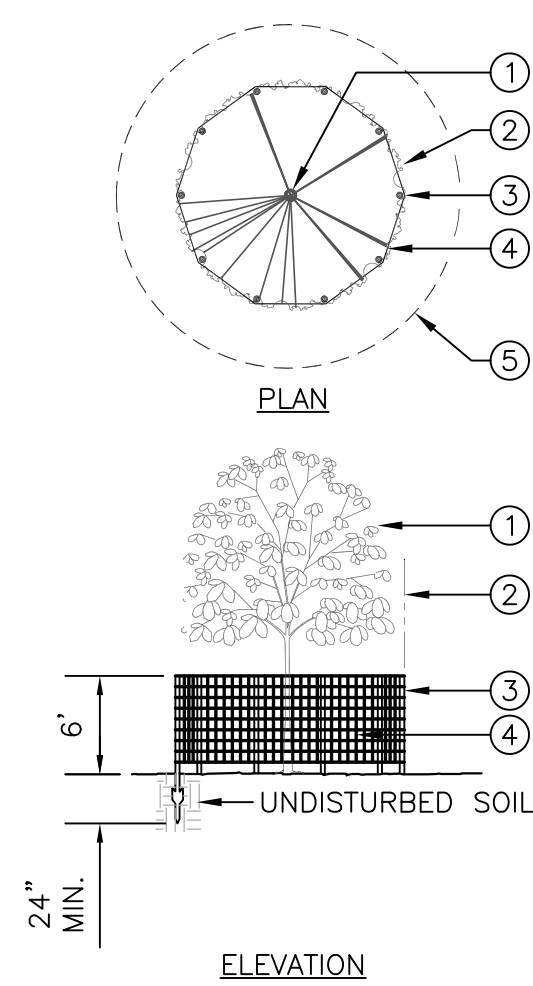
4 OF 7 SHEETS

NOTE:
FIBER ROLLS SHALL BE
PLACED IN LOCATIONS SHOWN
ON PLAN AND UPSTREAM OF
EXISTING DRAIN INLETS



LEGEND:

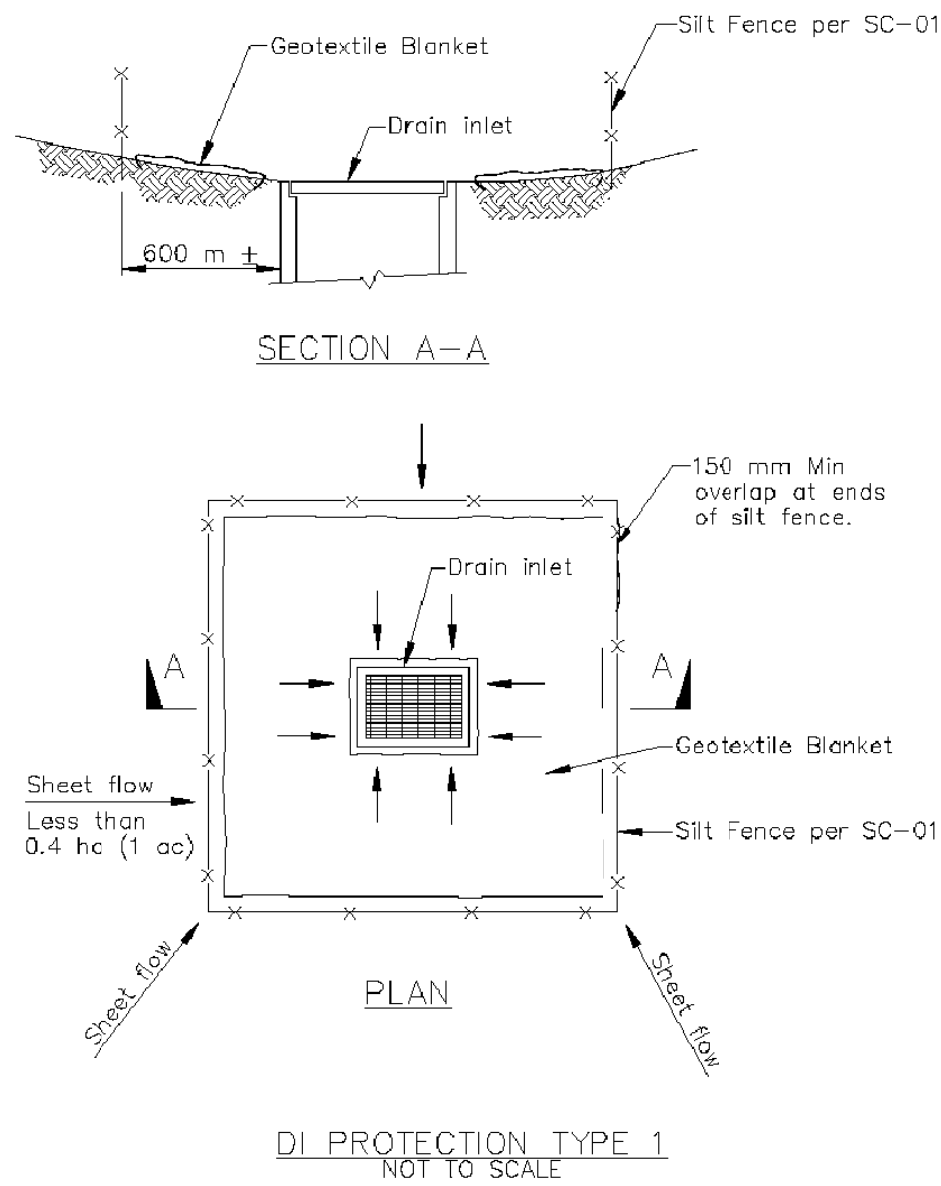
1. SEE ARBORIST REPORT FOR TREES TO BE PROTECTED FOR THIS DEMOLITION PROJECT.
2. TREE DRIP LINE.
3. STEEL T-POST. 6' O.C. MAX. DRIVE POST INTO UNDISTURBED SOIL, AVOIDING MAJOR ROOTS AS MUCH AS POSSIBLE.
4. CHAIN LINK FENCING, 6' TALL.
5. EXTEND FENCING 50% BEYOND DRIPLINE OF SIGNIFICANT MATURE SPECIMEN TREES WHERE POSSIBLE, UNLESS OTHERWISE SHOWN ON PLAN.



50	STRAW ROLL	N.T.S.	53	TREE PROTECTION FENCING	N.T.S.
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Storm Drain Inlet Protection

SC-10



NOTES:

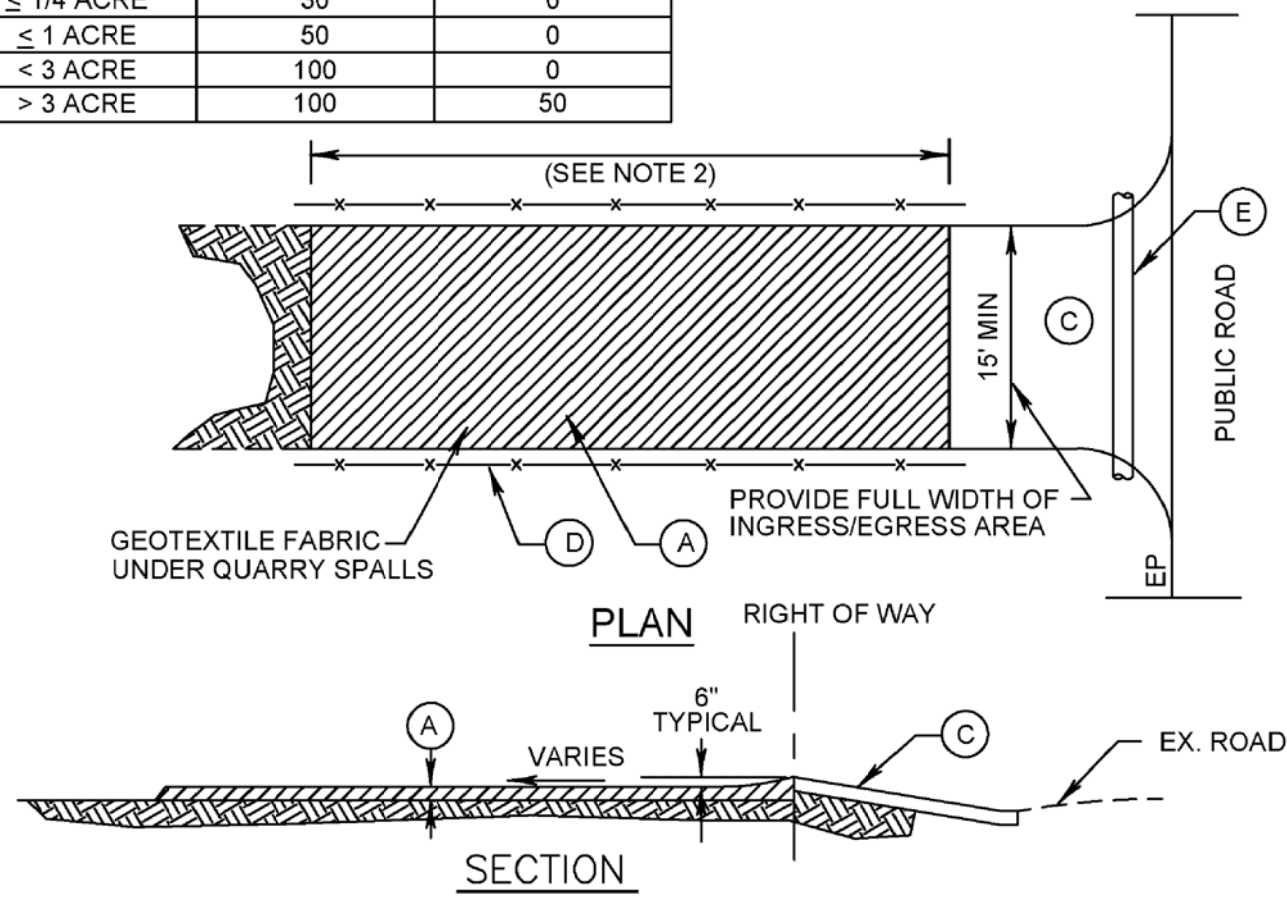
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.



Caltrans Storm Water Quality Handbooks
Construction Site Best Management Practices Manual
March 1, 2013

Section 4
Storm Drain Inlet Protection SC-10
5 of 7

PROJECT SIZE	LENGTH OF	
	CRUSHED ROCK	ATB
≤ 1/4 ACRE	30	0
≤ 1 ACRE	50	0
< 3 ACRE	100	0
> 3 ACRE	100	50



- (A) 4" CRUSHED ROCK WITH GEOTEXTILE MATERIAL UNDERNEATH.
(B) THE MINIMUM LENGTH SHALL BE LENGTHENED AS NECESSARY TO ENSURE MATERIAL IS NOT TRACKED INTO THE PUBLIC RIGHT-OF-WAY. ALTERNATE CONSTRUCTION ENTRANCES WILL BE ALLOWED WITH APPROVAL OF THE CITY ENGINEER ON A CASE BY CASE BASIS, WHERE PHYSICAL SITE CONDITIONS AND SIZE DICTATE
(C) ATB DRIVEWAY RAMP, OR SITE ACCESS ROAD 20' WIDE MIN. SEE TABLE ABOVE FOR REQUIRED LENGTH
(D) INSTALL ORANGE BARRIER FENCE TO DIRECT TRAFFIC ONTO CONSTRUCTION ENTRANCE
(E) INSTALL 12" MIN. DIA. CULVERT IF A ROADSIDE DITCH IS PRESENT.

NOTES:

- 1 SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- 2 MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
- 3 WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS USED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- 4 PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

APPROVED BY	DATE		STABILIZED CONSTRUCTION ENTRANCE	STD. PLAN NO. ST-250
TOWN ENGINEER	NOVEMBER 2010			

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STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

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REV.	DATE	DESCRIPTION
A	10/31/24	PER ENGINEERING DIV REVIEW COMMENTS, 9/11/24
A	3/29/25	PER PUBLIC WORKS AND PLANNING LATEST REVIEW COMMENTS
A	5/10/25	PER PUBLIC WORKS, BUILDING & PLANNING LATEST REVIEW COMMENTS

DETAIL SHEET
VALLAMDAS RESIDENCE
14331 CAPRI DRIVE
LOS GATOS, CA 95032

GREEN
CIVIL ENGINEERING, INC.
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403



SCALE

VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE:	02/01/2024
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20230050

SHEET

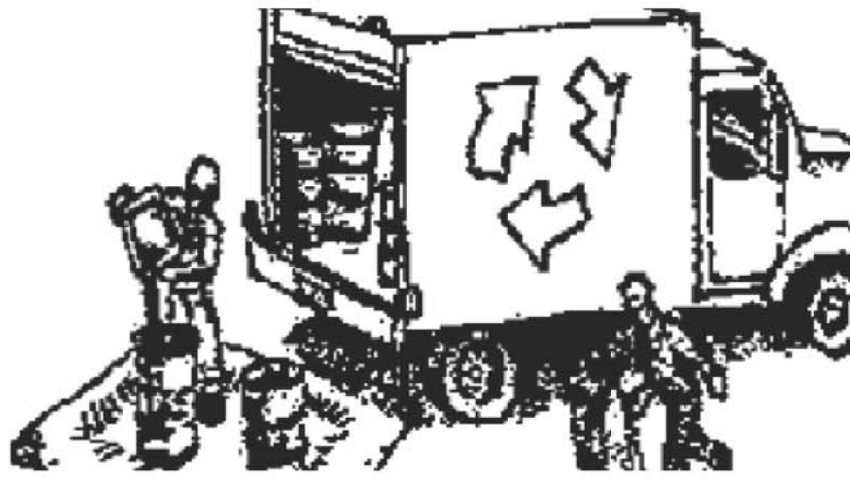
C4.1

6 OF 7 SHEETS

Construction Best Management Practices (BMPs)

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

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

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

Non-Hazardous Materials and Dust Control

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

Hazardous Materials

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

Waste Management

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

Equipment Management & Spill Control



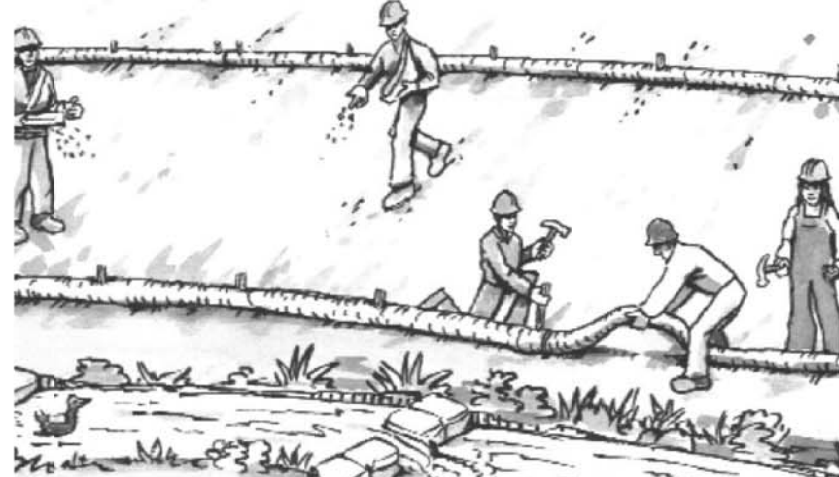
Vehicle and Equipment Maintenance

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

Spill Prevention and Control

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

Earthmoving



Grading and Earthwork

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

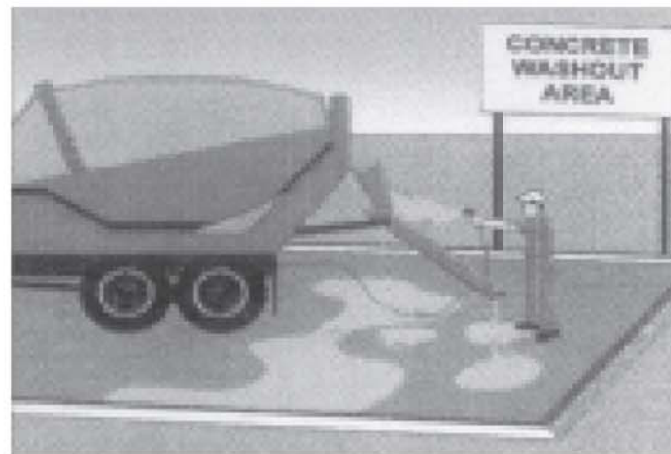
Contaminated Soils

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

Landscaping

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

Concrete Management & Dewatering



Concrete Management

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

Dewatering

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

Paving/Asphalt Work



Paving

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

Sawcutting & Asphalt/Concrete Removal

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

Copper Architectural Features

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

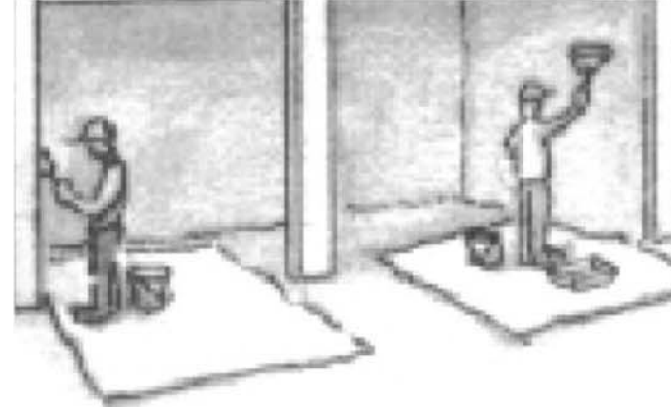
During Installation

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

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

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

Painting & Paint Removal



Painting Cleanup and Removal

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



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

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BLUEPRINT FOR A CLEAN BAY
VALLAMDAS RESIDENCE
14331 CAPRI DRIVE
LOS GATOS, CA 95032

 GREEN
CIVIL ENGINEERING, INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403



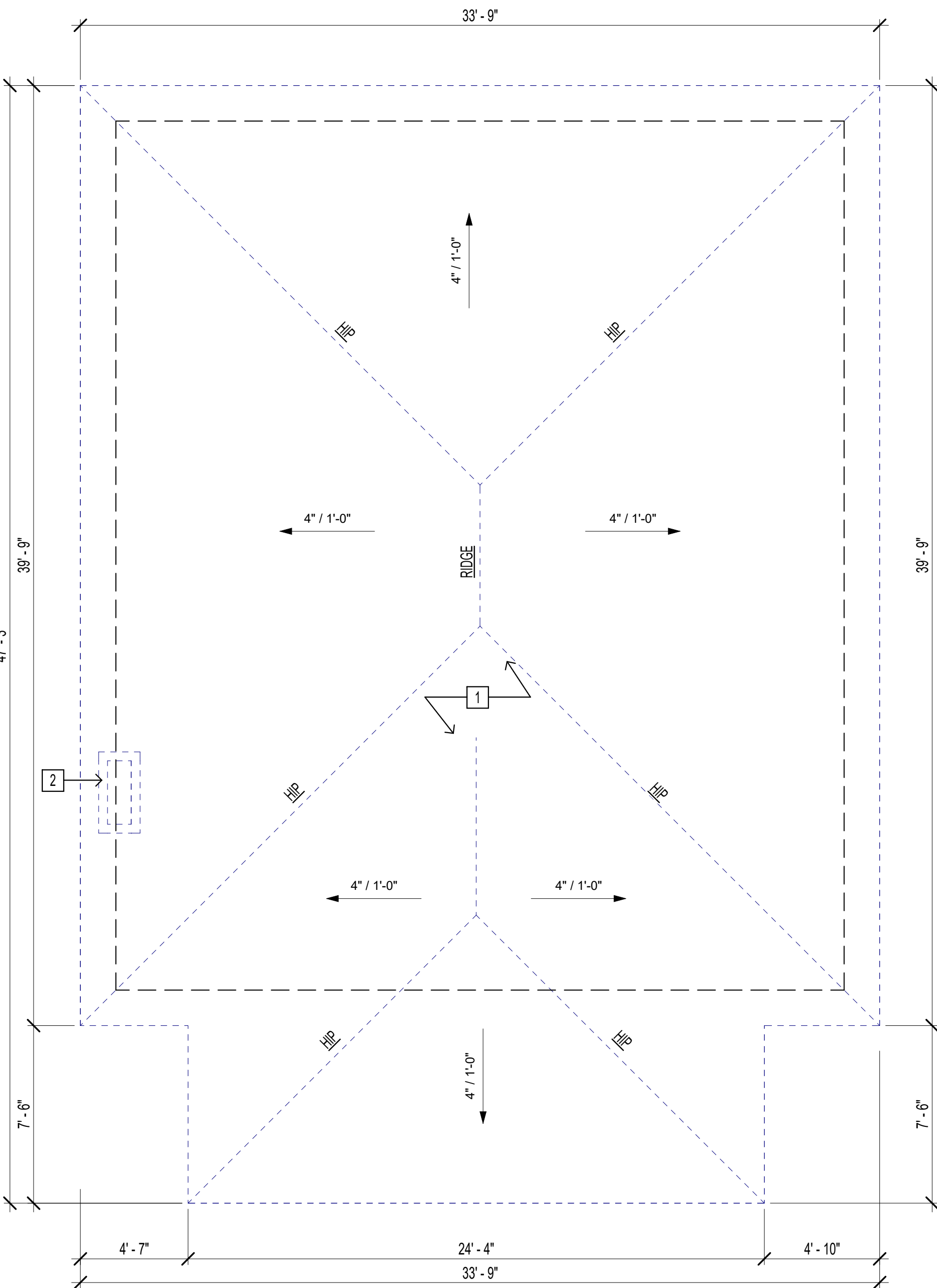
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HORIZONTAL: 1"= AS SHOWN

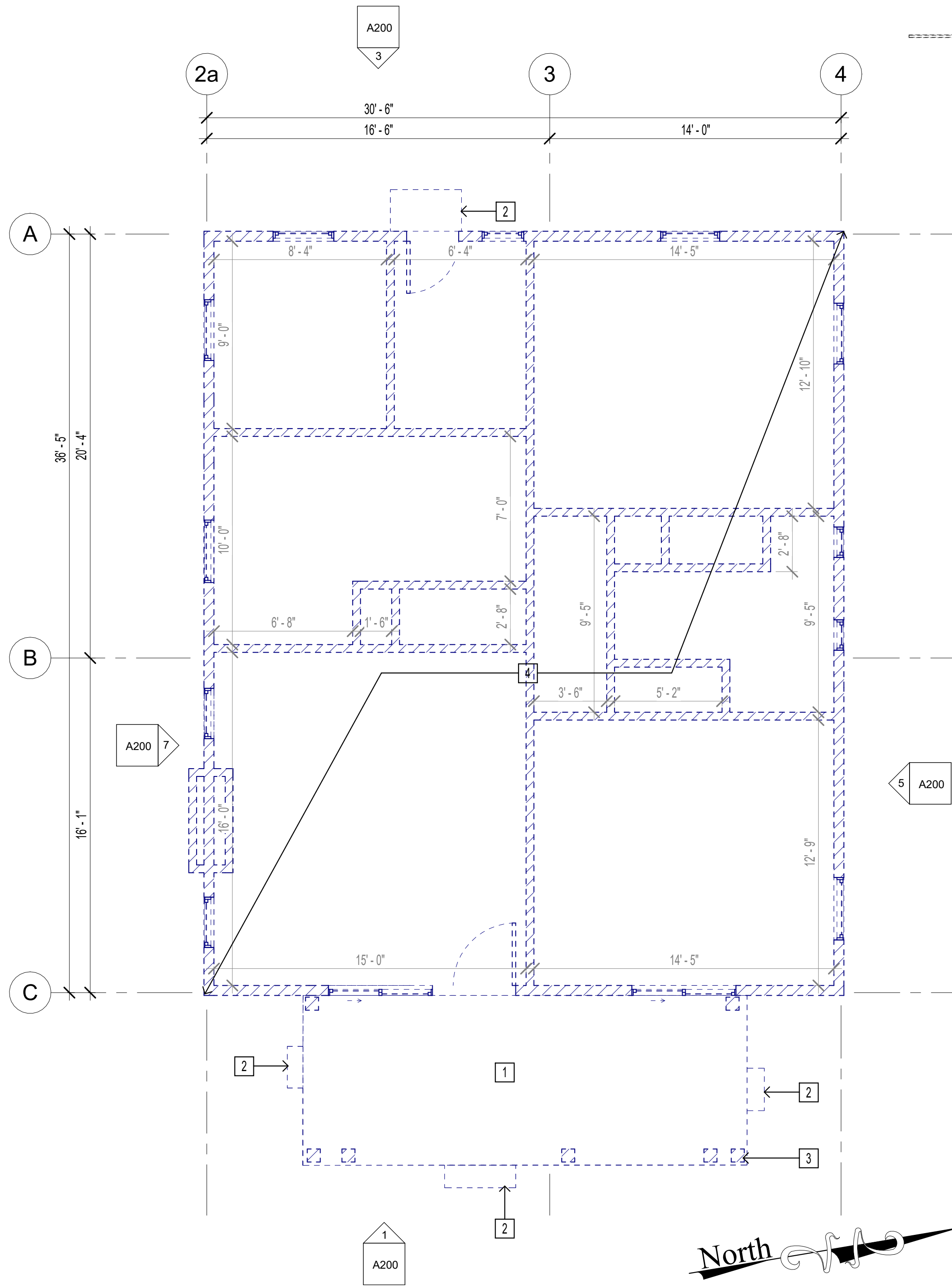
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DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20230050

SHEET
C5

7 OF 7 SHEETS



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



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

FLOOR PLAN, EXISTING, KEYNOTES

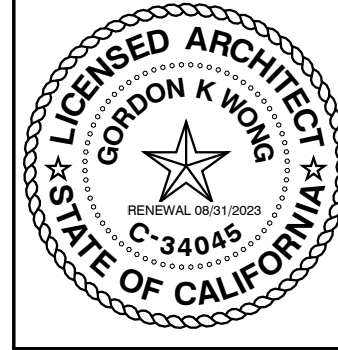
- 1 CONCRETE PORCH TO BE DEMO'D
- 2 CONCRETE STEP TO BE DEMO'D
- 3 POST TO BE DEMO'D
- 4 RESIDENCE TO BE DEMO'D

ROOF PLAN, EXISTING, KEYNOTES

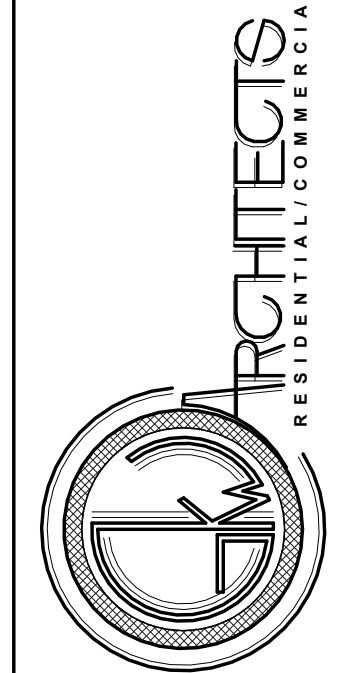
- 1 ROOF TO BE DEMO'D
- 2 CHIMNEY TO BE DEMO'D

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 OUTSWINGING 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 BARRIER 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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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

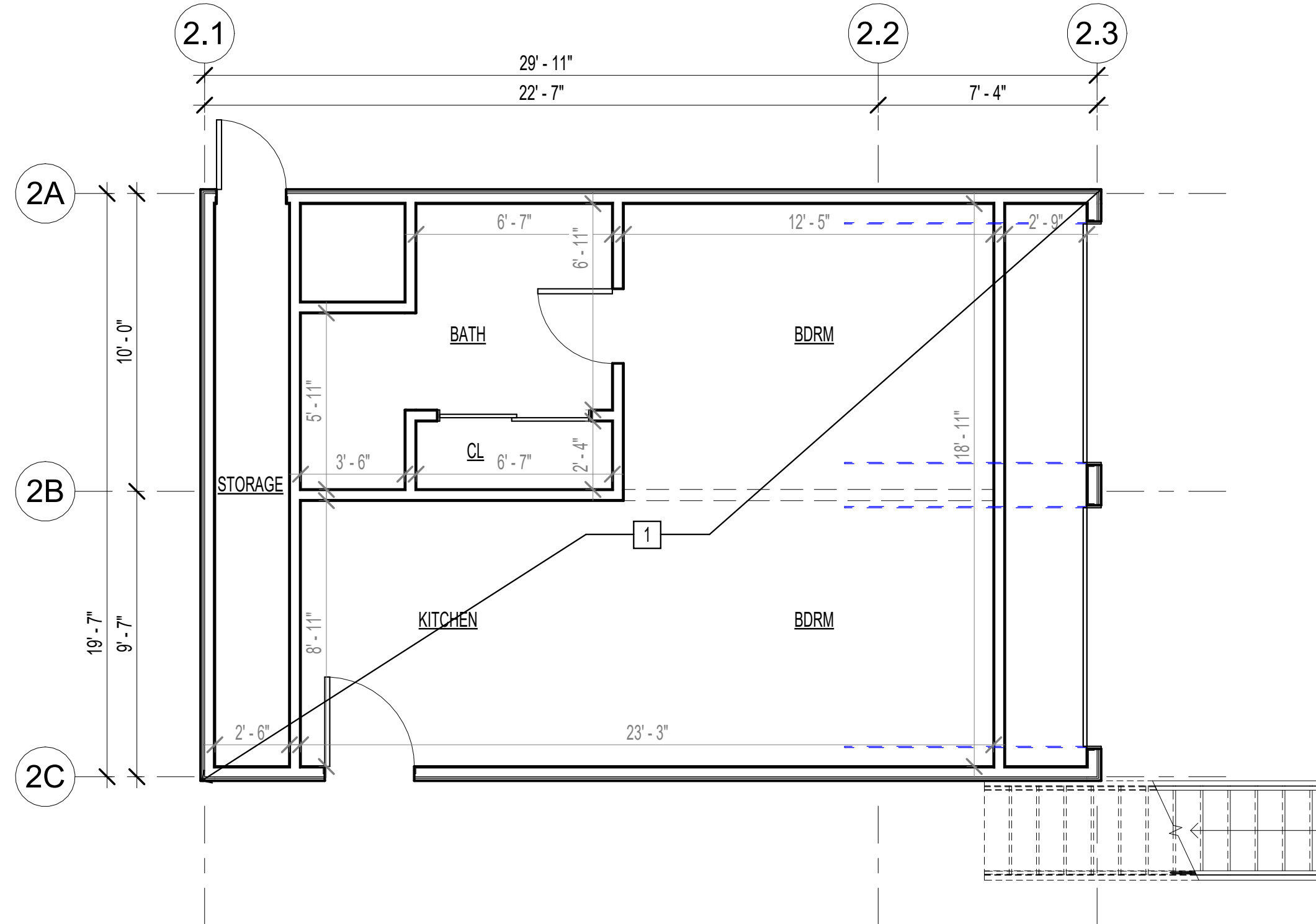
Floor & Roof
Plans, Existing

A100

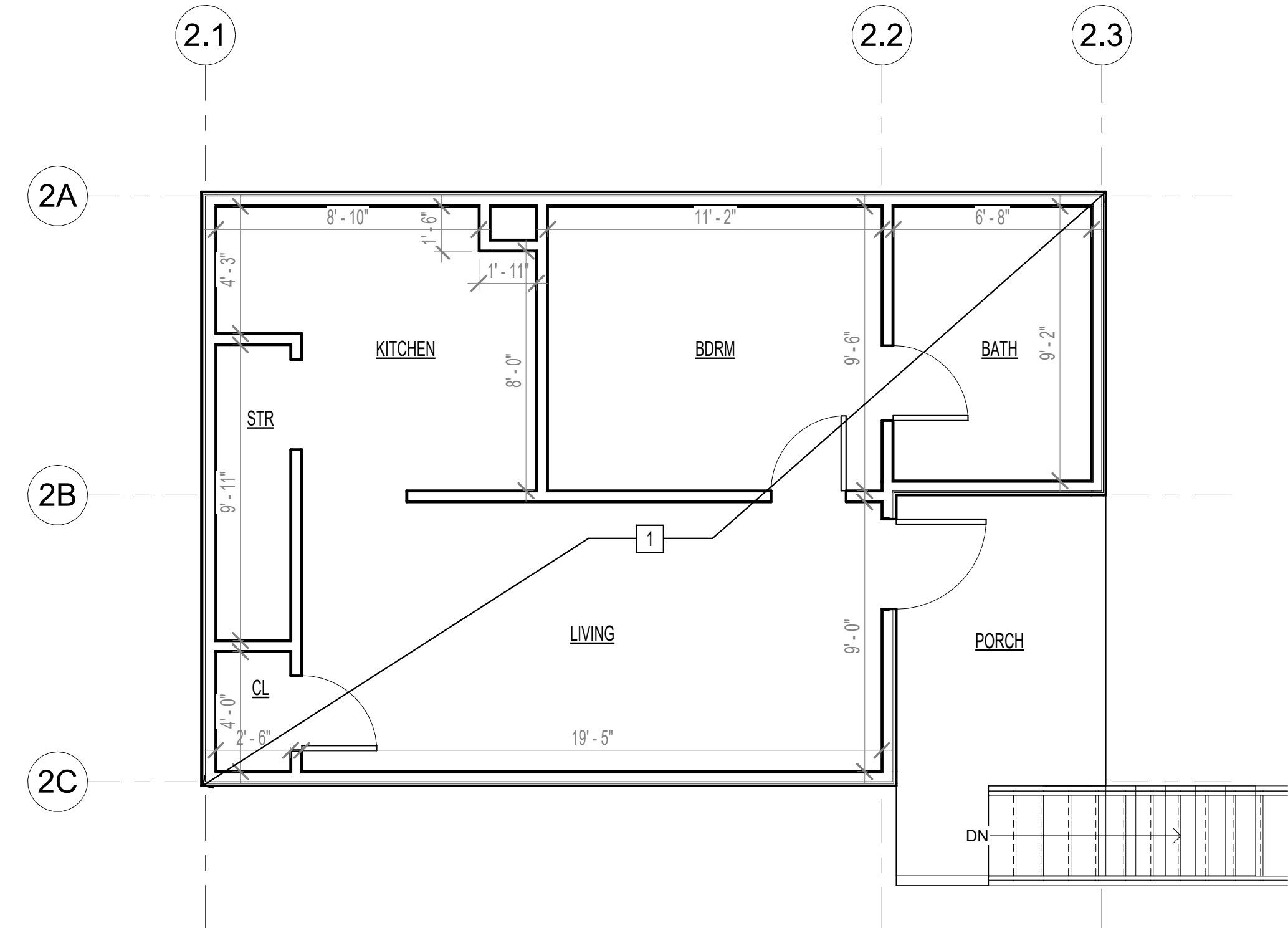
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1 ADU Plan, Lvl 1, Existing
1/4" = 1'-0"



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

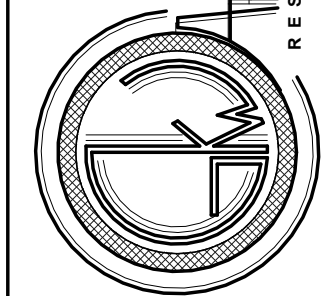


FLOOR PLAN, EXISTING, KEYNOTES

1 DETACHED ADU TO BE REMAINED

- GENERAL NOTES:**
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 2. REFER TO ELEVATIONS FOR ALL EXT. ELEMENTS ALIGNMENT.

Floor Plan, Existing, Detached ADU



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GORDONKWONG@GKRWARCHITECTS.COM KEVINYU@GKRWARCHITECTS.COM

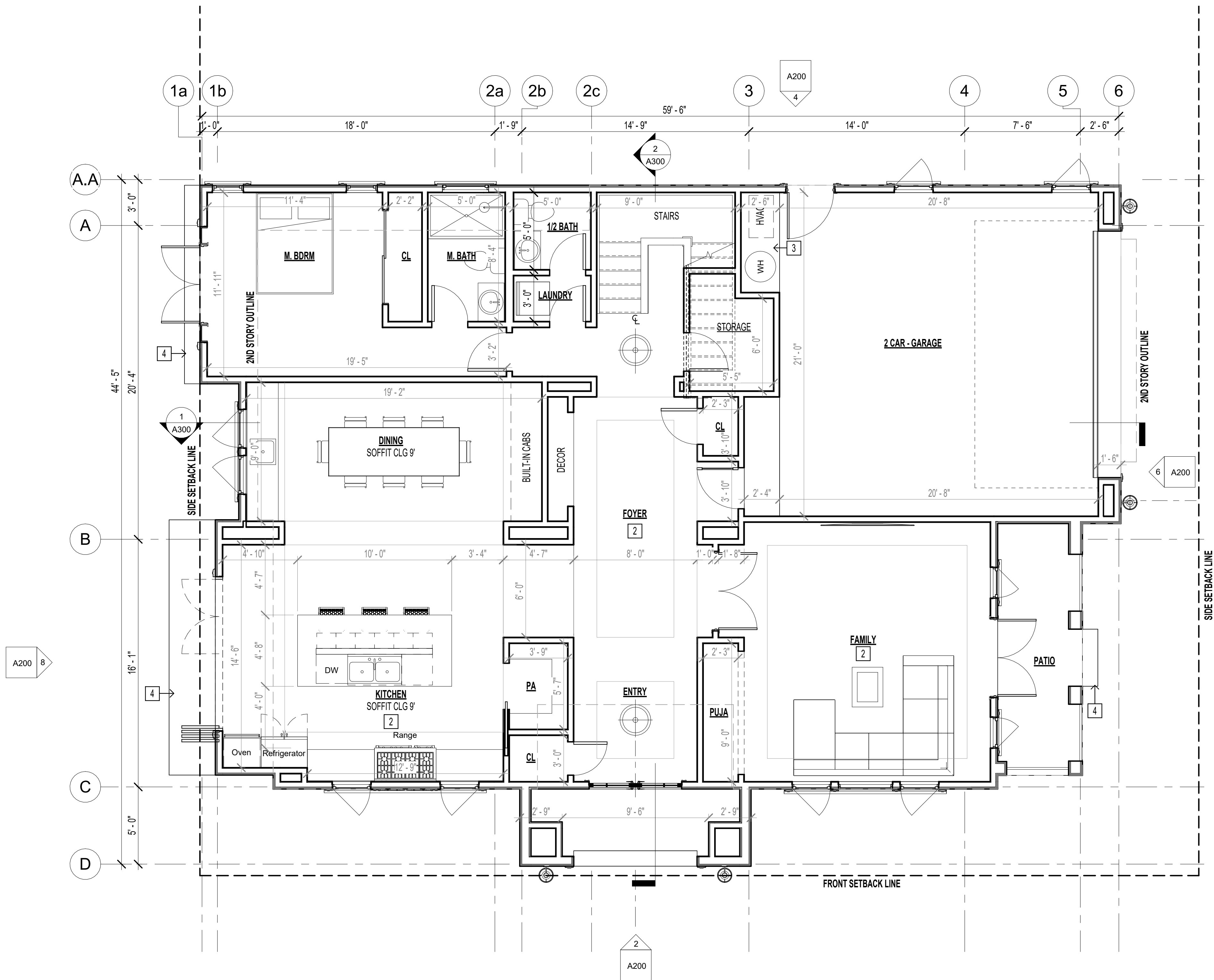
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Floor Plan,
Existing,
Detached ADU

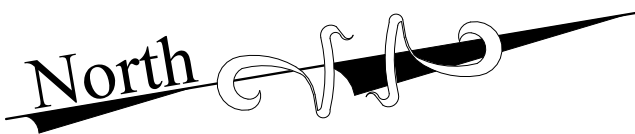
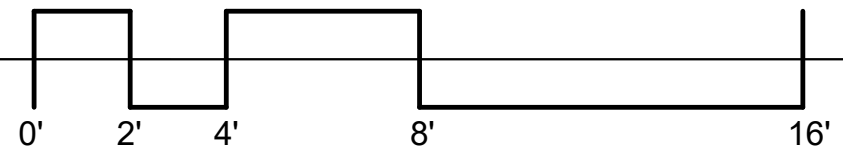
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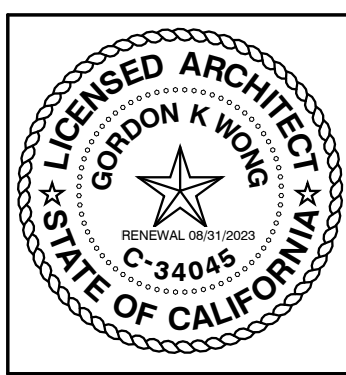
1 Floor Plan, Lvl 1, Proposed
1/4" = 1'-0"



FLOOR PLAN, PROPOSED, KEYNOTES

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

- GENERAL NOTES:**
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ARCHITECTS
RESIDENTIAL / COMMERCIAL

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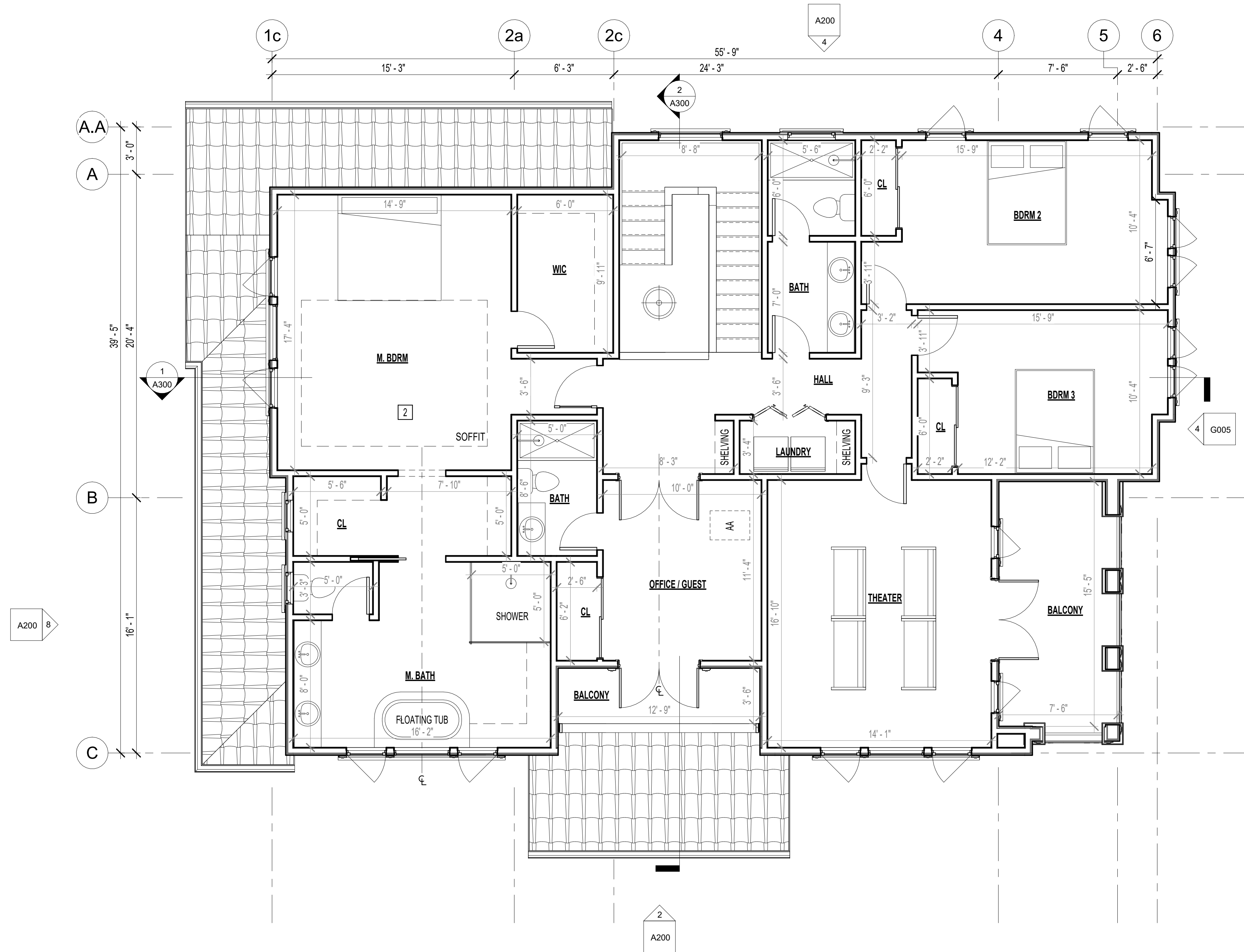
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Floor Plan, Level
1, Proposed

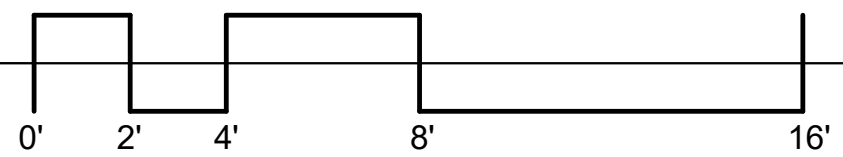
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SCALE 1/4" = 1'-0"

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



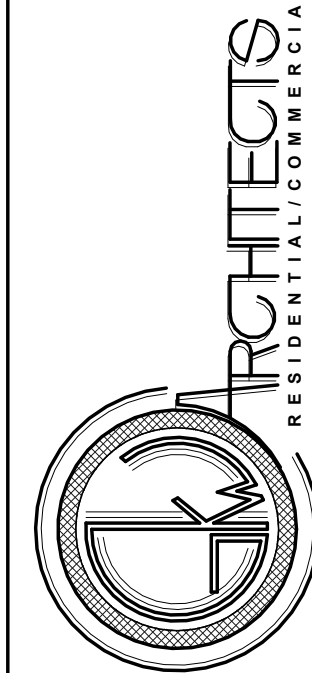
FLOOR PLAN, PROPOSED, KEYNOTES

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 - 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
 - DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. CRC SECTION R308.4.5
 - WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. CRC R307.2 AND R702.4
 - CLEAR SPACE AROUND A TOILET SHALL MEASURE A MINIMUM 15" FROM CENTERLINE OF TOILET TO WALL OR BARRIER ON EACH SIDE, AND A MINIMUM 24" IN FRONT OF THE TOILET.
 - SHOWER PAN DIMENSIONS MUST BE A MINIMUM AREA OF 1024 SQ. INCHES AND A MINIMUM FINISH DIMENSION OF 30" IN ANY DIRECTION.
 - SHOWER DOORS SHALL OPEN A MINIMUM 22" UNOBSTRUCTED OPENING FOR EGRESS.
 - 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.
 - PLEASE SEE WALL SCHEDULES ON SHEET A400
 - PLEASE SEE WINDOW & DOOR SCHEDULES ON SHEET A400



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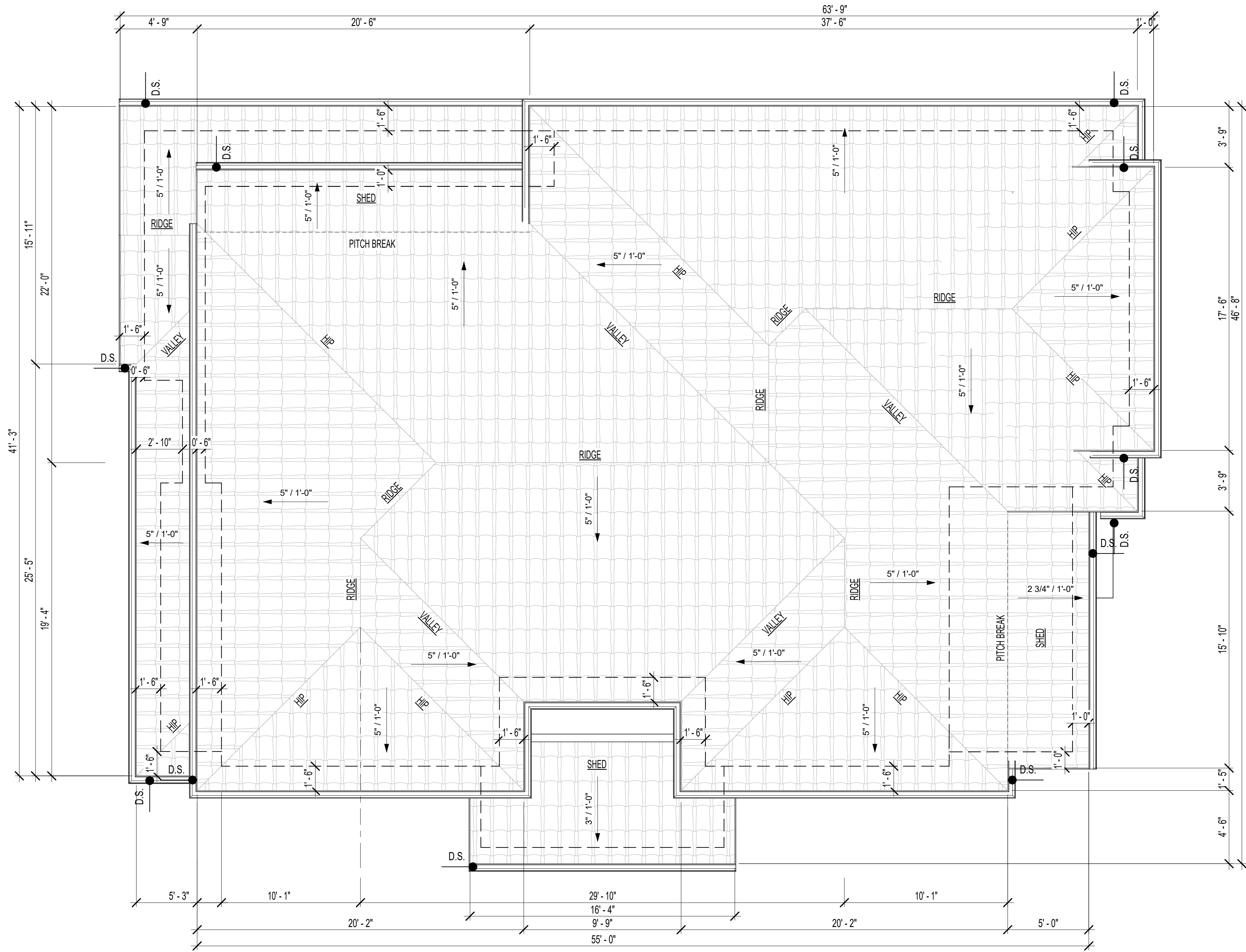
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△	2024.09.11	PLANNING
△	2025.01.08	PLANNING
△	2025.04.30	PLANNING

Floor Plan, Level
2, Proposed

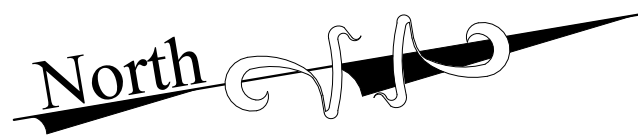
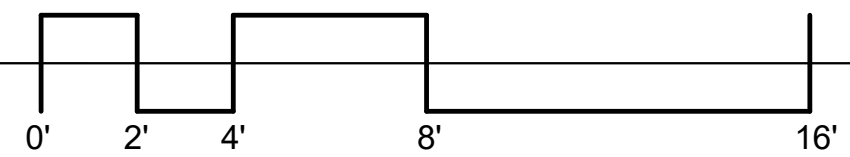
A102

SCALE 1/4" = 1'-0"

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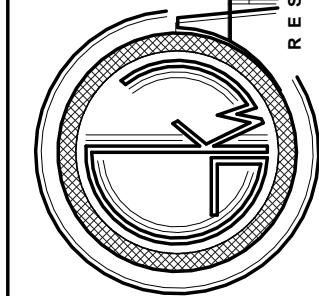
1 Roof Plan, Proposed
1/4" = 1'-0"



ROOF PLAN, PROPOSED, KEYNOTES

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

Roof Plan, Proposed



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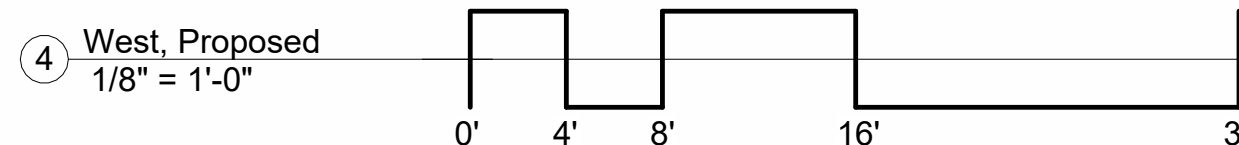
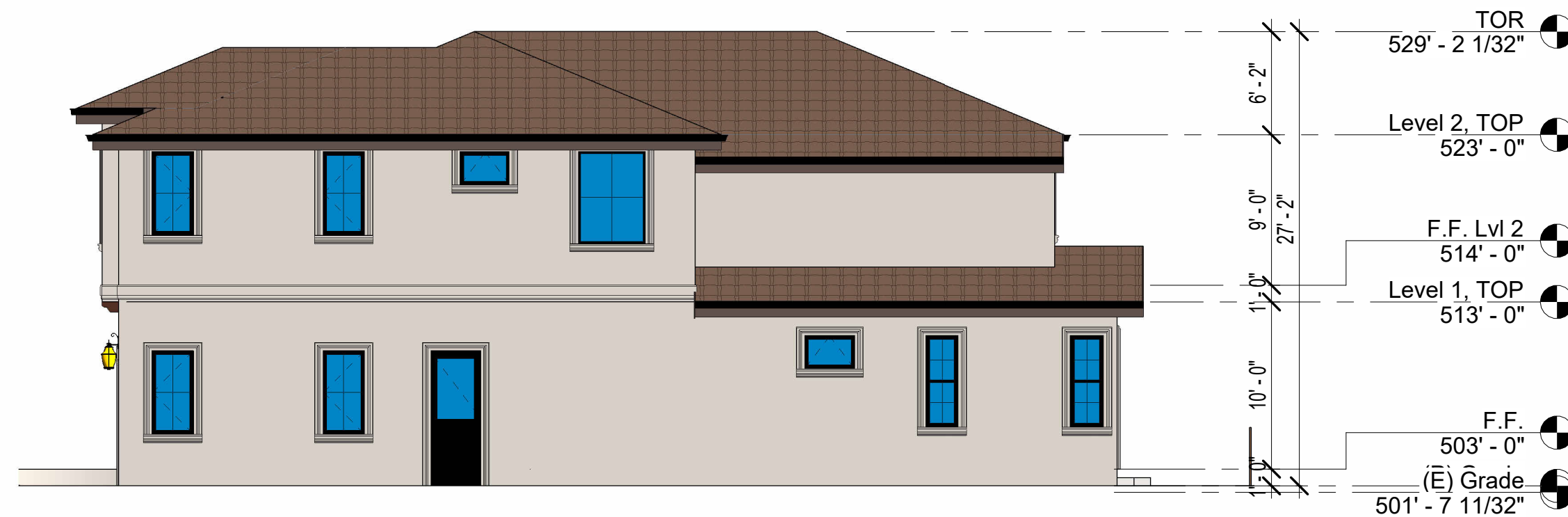
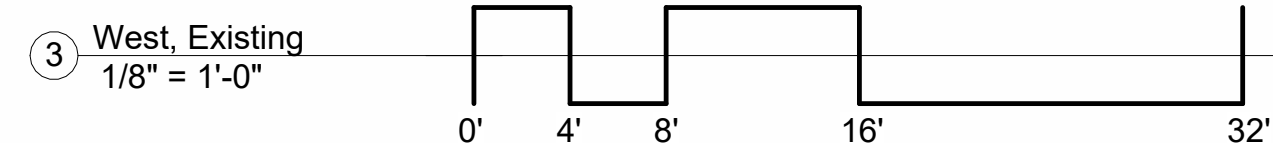
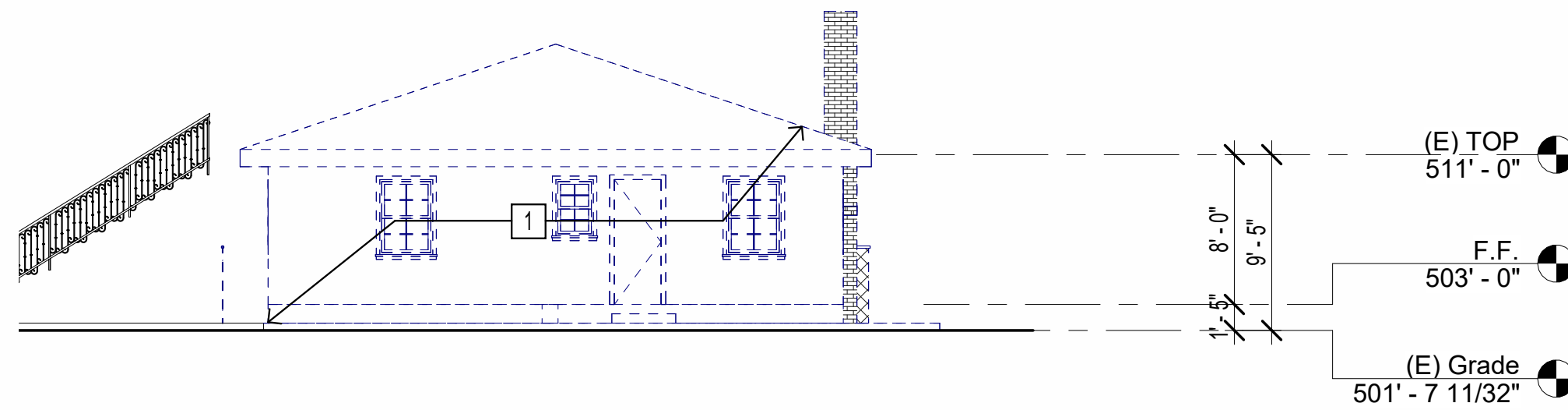
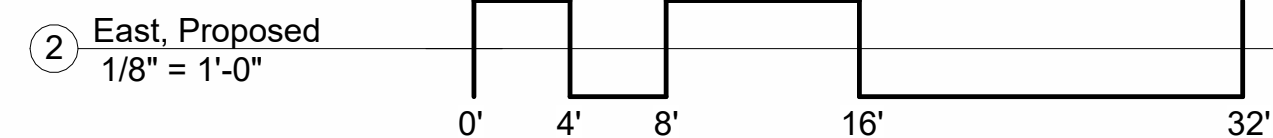
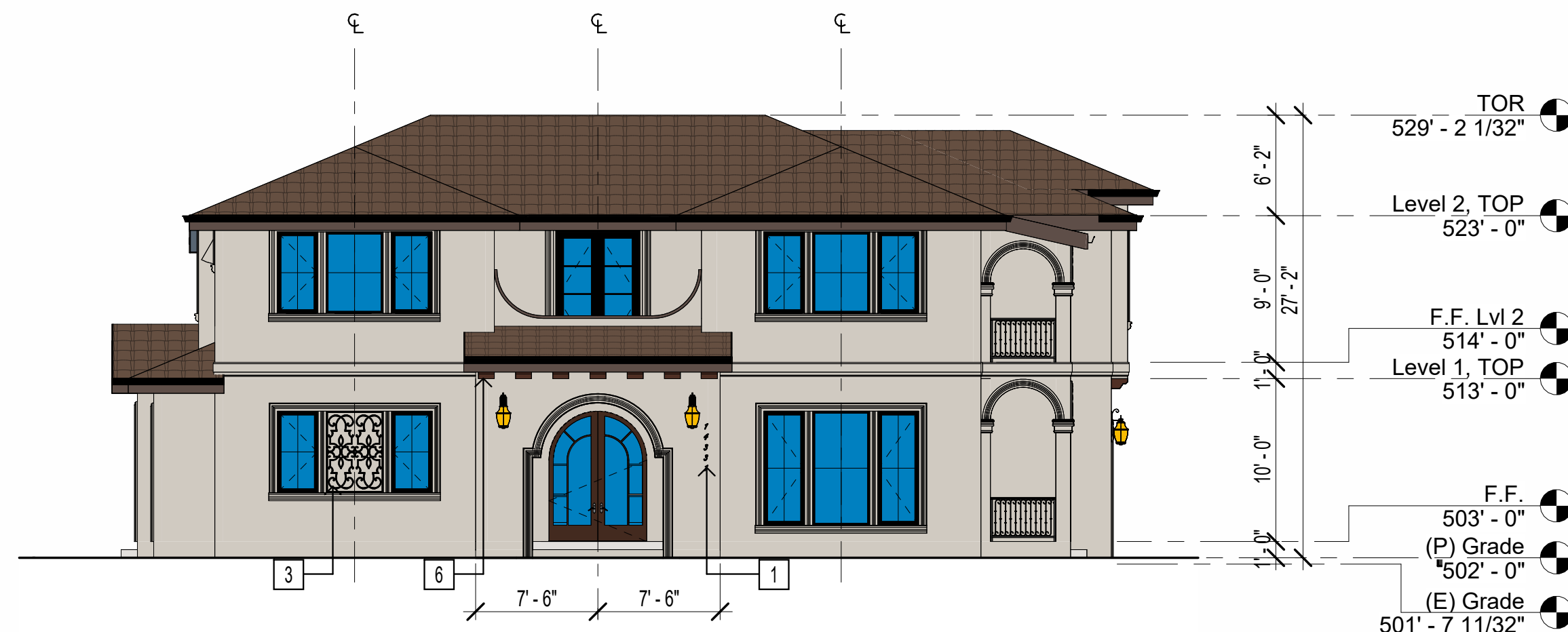
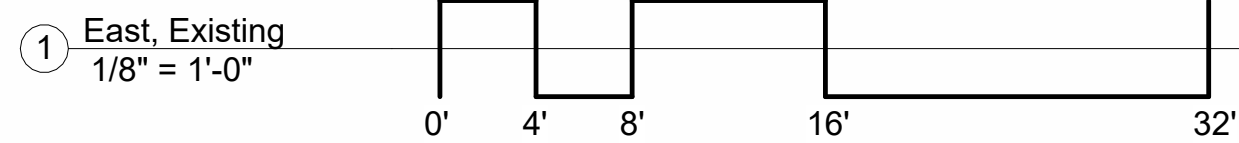
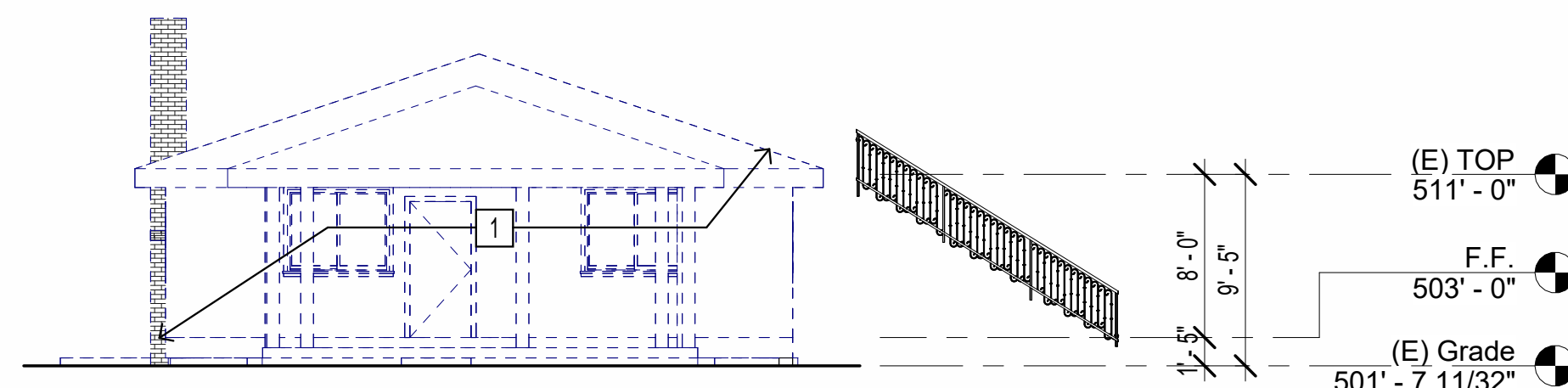
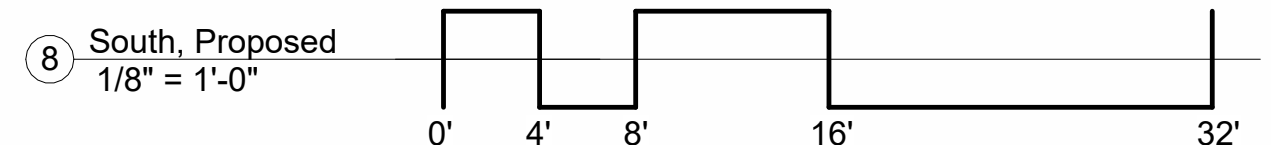
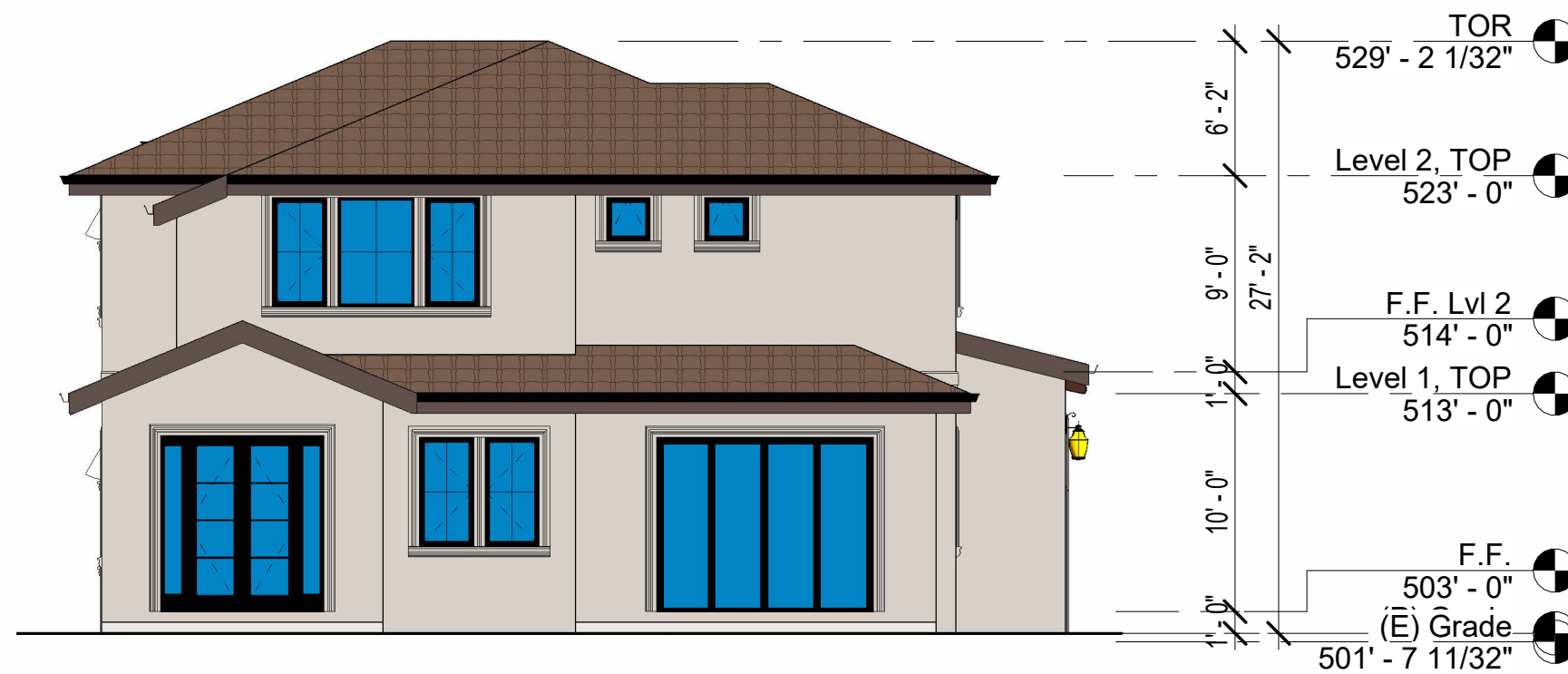
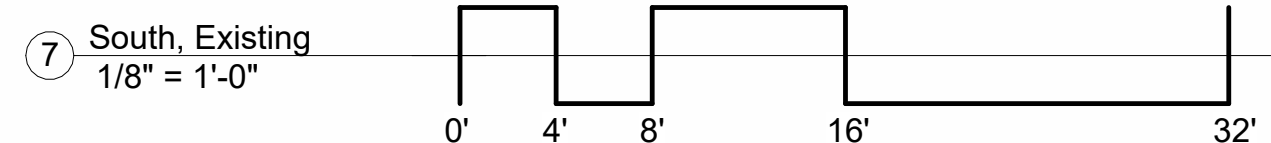
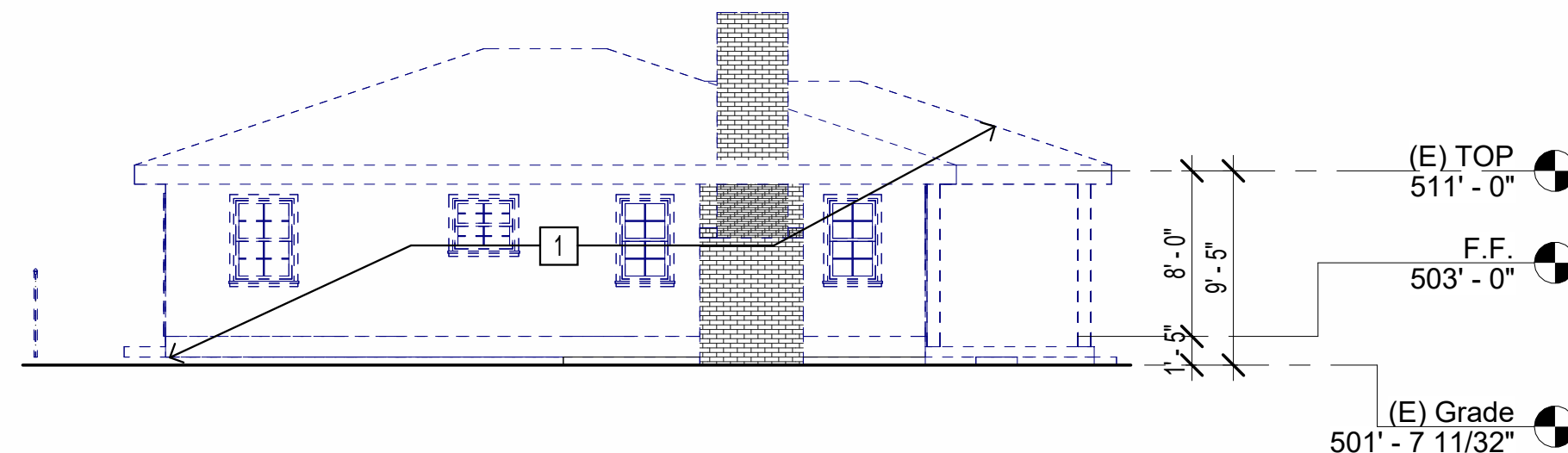
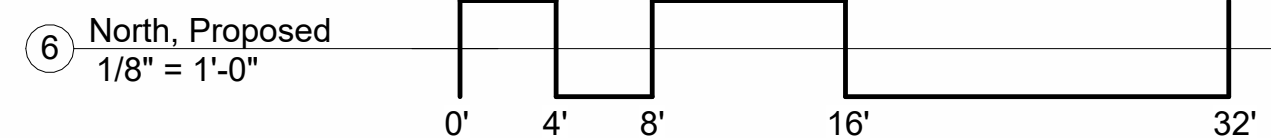
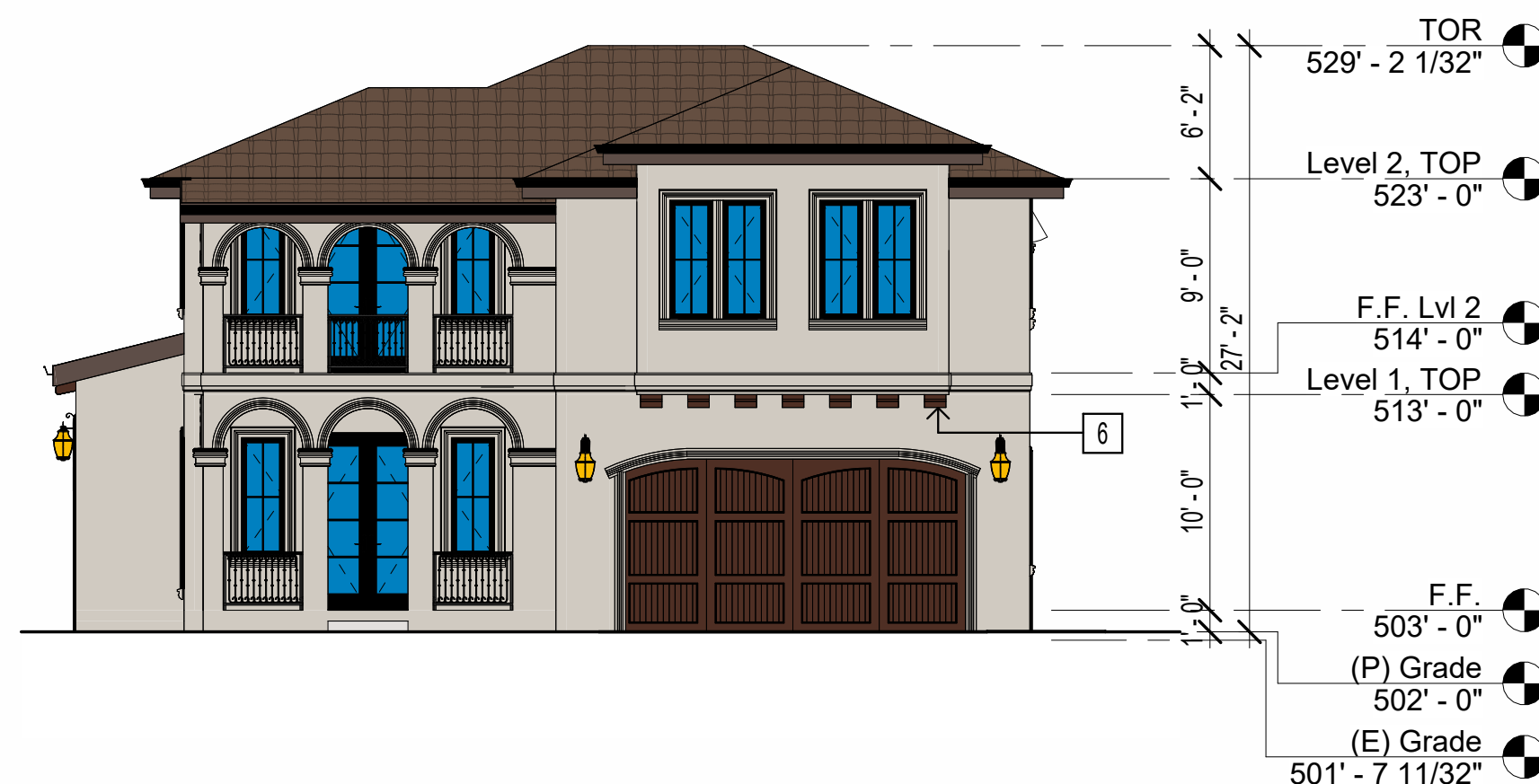
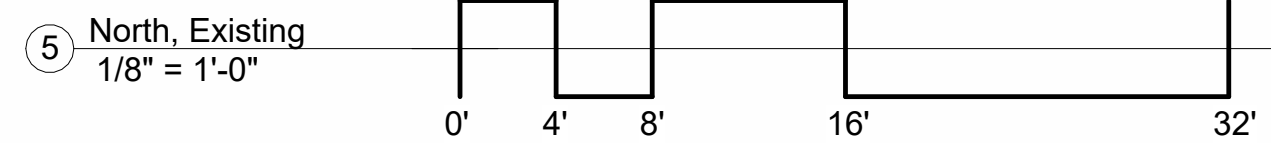
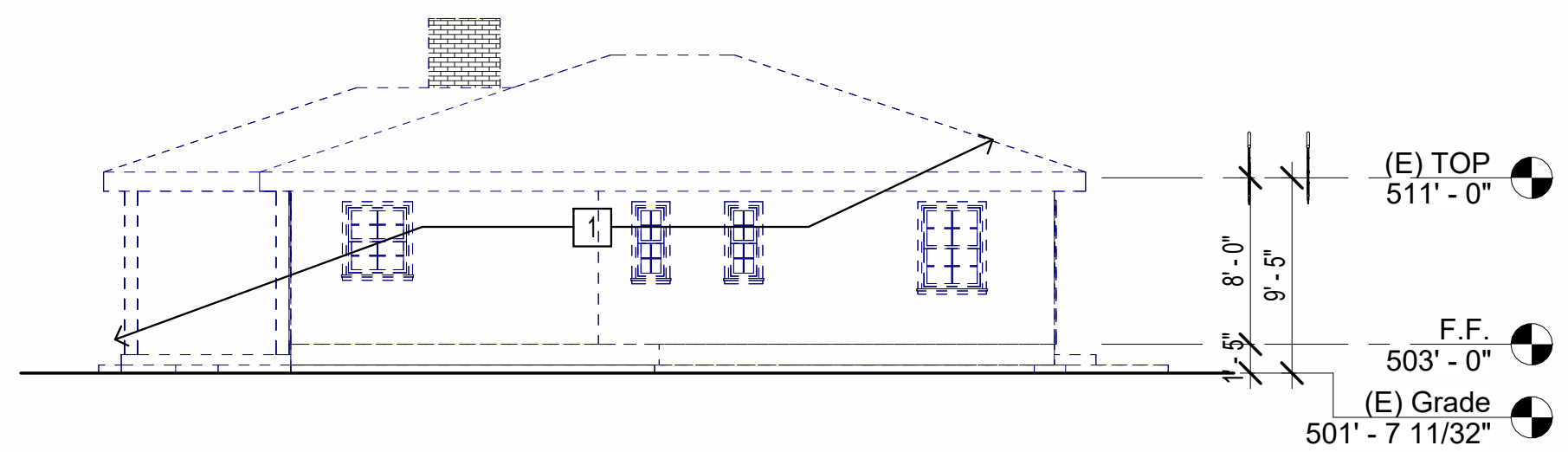
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Roof Plan,
Proposed

A103

SCALE 1/4" = 1'-0"

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ELEVATIONS, EXISTING, KEYNOTES

- 1 BUILDING TO BE DEMOLISHED

ELEVATIONS, EXISTING, KEYNOTES

ELEVATIONS, PROPOSED, KEYNOTES

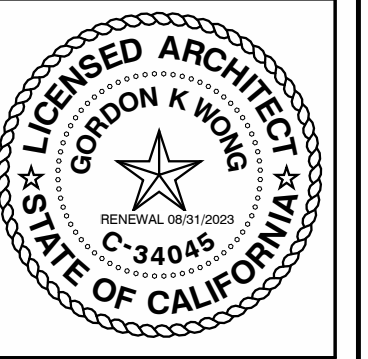
- 1 ADDRESS IDENTIFICATION PER SCCFD STANDARDS
2 EXTERIOR WALL LIGHTING
3 ARCHITECTURAL FEATURE - WROUGHT IRON DECOR
4 RAILING
5 STUCCO TRIM
6 CORBEL

NOTES:

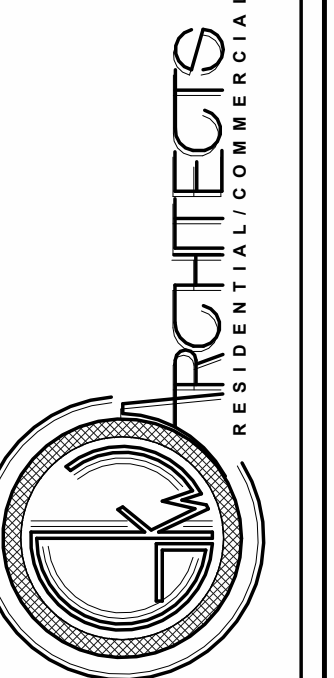
- CONTRACTOR TO VERIFY ALL DIMENSION AND DESIGN ON SITE.
- ADDRESS IDENTIFICATION:** NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. 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
- 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



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Elevations,
Existing &
Proposed

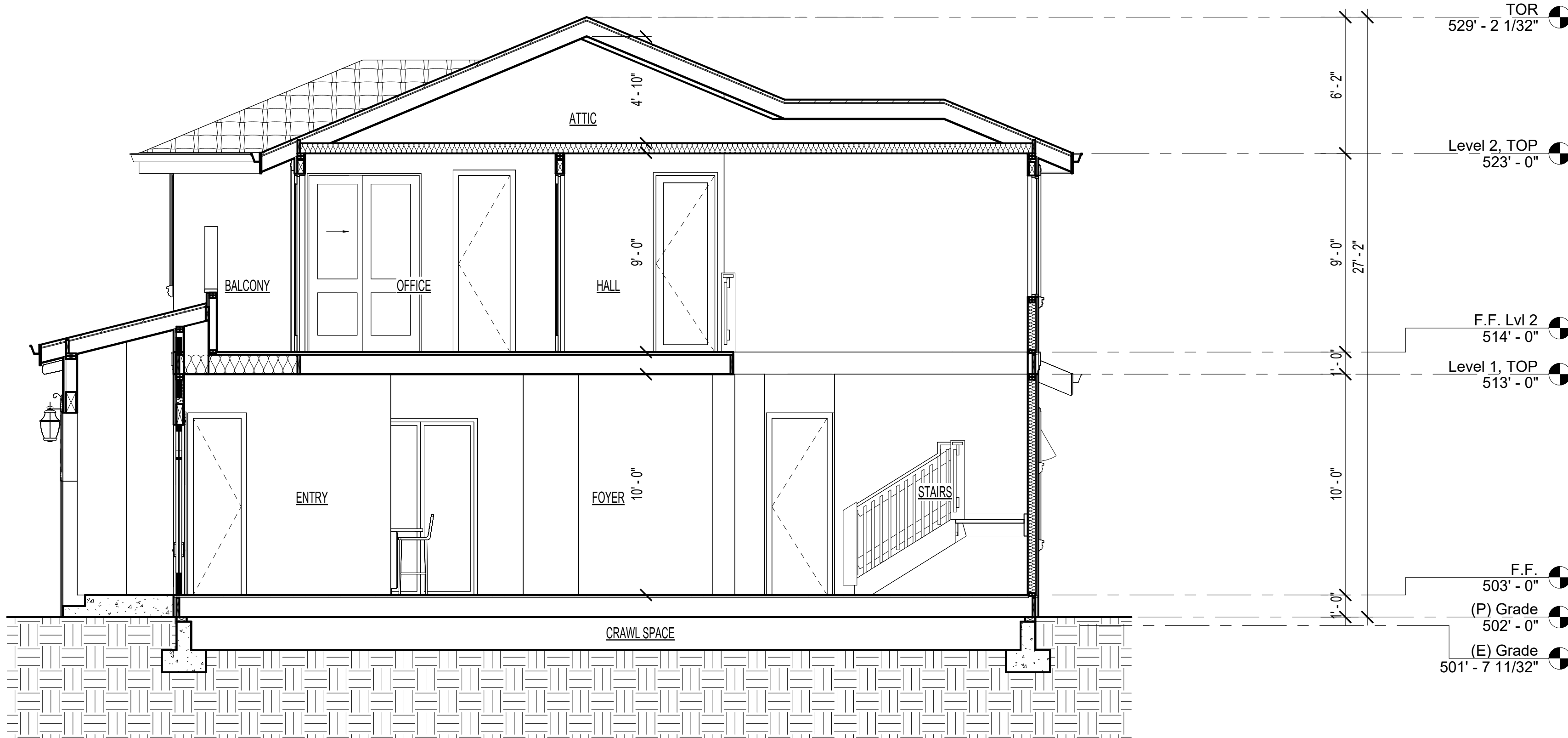
A200

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



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

SECTIONS, PROPOSED, KEYNOTES

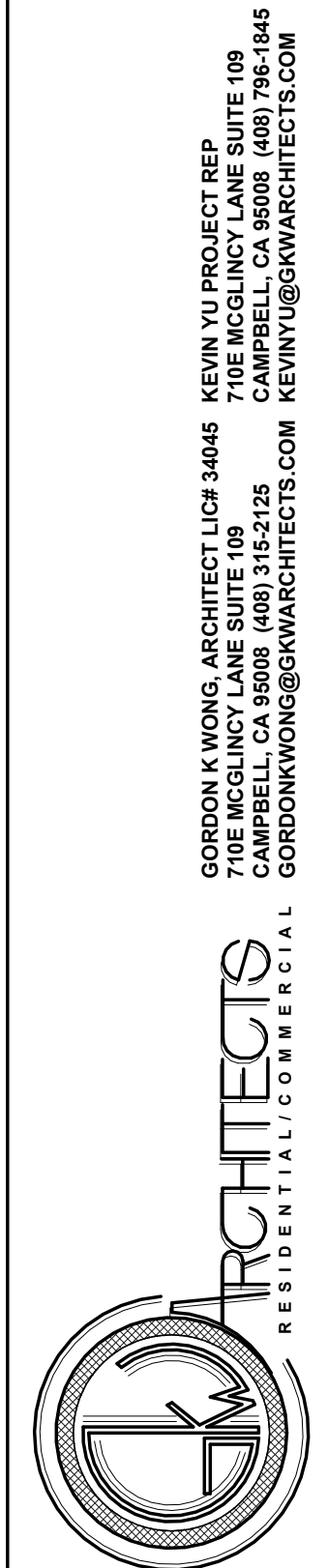
- 1 DECOR
2 COFFERED CEILING

GENERAL SECTION NOTES:

- PROVIDE MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES, S.S.D.
- 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:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS PER CRC SECTION R302.11.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN PER CRC SECTION 302.11.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
- FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
- 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
- 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)

- 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 MATERIALS:
 - ALUMINUM HAVING A MINIMUM THICKNESS OF 0.019 INCH.
 - CORROSION-RESISTANT STEEL HAVING A BASE METAL THICKNESS NOT LESS THAN 0.016 INCH AT ANY POINT.
 - OTHER APPROVED NONCOMBUSTIBLE MATERIALS



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Sections,
Proposed

A300

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