TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
JUNE 25, 2025
110 EAST MAIN STREET
TOWN COUNCIL CHAMBERS
7:00 PM

Emily Thomas, Chair
Kendra Burch, Vice Chair
Jeffrey Barnett, Commissioner
Susan Burnett, Commissioner
Joe Sordi, Commissioner
Steven Raspe, Commissioner
Rob Stump, Commissioner

IMPORTANT NOTICE

This is a hybrid/in-person meeting and will be held in-person at the Town Council Chambers at 110 E. Main Street and virtually through the Zoom webinar application (log-in information provided below). Members of the public may provide public comments for agenda items in-person or virtually through the Zoom webinar by following the instructions listed below. The live stream of the meeting may be viewed on television and/or online at www.LosGatosCA.gov/TownYouTube.

PARTICIPATION

The public is welcome to provide oral comments in real-time during the meeting in three ways:

Zoom webinar (Online): Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join: https://losgatosca-gov.zoom.us/j/84581980917?pwd=HBC1JDVAnIv95RNwWbWOUU0PKq949O.1. Passcode: 943933. You can also type in 845 8198 0917 in the "Join a Meeting" page on the Zoom website at https://zoom.us/join and use passcode 943933.

When the Chair announces the item for which you wish to speak, click the "raise hand" feature in Zoom. If you are participating by phone on the Zoom app, press *9 on your telephone keypad to raise your hand.

Telephone: Please dial (877) 402-9753 for US Toll-free or (636) 651-3141 for US Toll. (Conference code: 602463). If you are participating by calling in, press #2 on your telephone keypad to raise your hand.

In-Person: Please complete a "speaker's card" located on the back of the Chamber benches and return it to the Vice Chair before the meeting or when the Chair announces the item for which you wish to speak.

NOTES: (1) Comments will be limited to three (3) minutes or less at the Chair's discretion. (2) If you are unable to participate in real-time, you may email planning@losgatosca.gov with the subject line "Public Comment Item #__" (insert the item number relevant to your comment). (3) Deadlines to submit written public comments are:

- 11:00 a.m. the Friday before the Planning Commission meeting for inclusion in the agenda packet.
- 11:00 a.m. the business day before the Planning Commission meeting for inclusion in an addendum.
- 11:00 a.m. on the day of the Planning Commission meeting for inclusion in a desk item.

MEETING CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS *(Members of the public may address the Commission on matters not listed on the agenda and are within the subject matter jurisdiction of the Commission. Unless additional time is authorized by the Commission, remarks shall be limited to three minutes.)*

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION) *(Before the Planning Commission acts on the consent agenda, any member of the Commission may request that any item be removed from the consent agenda. At the Chair's discretion, items removed from the consent calendar may be considered either before or after the Public Hearings portion of the agenda.)*

1. Draft Minutes of the June 11, 2025, Planning Commission Meeting

PUBLIC HEARINGS *(Applicants/Appellants and their representatives may be allotted up to a total of five minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of three minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Commission's consent at the meeting.)*

2. Consider a Request for Approval to Demolish an Existing Single-Family Residence, Construct a New Single-Family Residence, Site Improvements Requiring a Grading Permit, and a Zone Change from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 Square Feet). **Located at 14331 Capri Drive**. APN 406-32-004. Architecture and Site Application S-24-043 and Zone Change Application Z-23-005. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction, and Section 15061(b)(3): Common Sense Exemption. Property Owner: Ravi Kiran Vallamdas. Applicant: Gordon K. Wong. Project Planner: Ryan Safty.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

SUBCOMMITTEE REPORTS / COMMISSION MATTERS

ADJOURNMENT (*Planning Commission policy is to adjourn no later than 11:30 p.m. unless a majority of the Planning Commission votes for an extension of time.)*

ADA NOTICE In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Notification at least two (2) business days prior to the meeting date will enable the Town to make reasonable arrangements to ensure accessibility to this meeting [28 CFR §35.102-35.104].

NOTE The ADA access ramp to the Town Council Chambers is under construction and will be inaccessible through June 2025. Persons who require the use of that ramp to attend meetings are requested to contact the Clerk's Office at least two (2) business days prior to the meeting date.

NOTICE REGARDING SUPPLEMENTAL MATERIALS Materials related to an item on this agenda submitted to the Planning Commission after initial distribution of the agenda packets are available for public inspection at Town Hall, 110 E. Main Street, Los Gatos and on the Town's website at www.losgatosca.gov. Planning Commission agendas and related materials can be viewed online at https://losgatos-ca.municodemeetings.com/.

Planning Commission meetings are broadcast Live on KCAT, Channel 15 (on Comcast) on the 2nd and 4th Wednesdays at 7:00 p.m. Live and Archived Planning Commission meetings can be viewed by going to:
www.LosGatosCA.gov/TownYouTube

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DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
JUNE 11, 2025

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, June 11, 2025, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Emily Thomas, Vice Chair Kendra Burch, Commissioner Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Steve Raspe, Commissioner Joseph Sordi, Commissioner Rob Stump
Absent: None.

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. **Approval of Minutes** – May 28, 2025

MOTION: **Motion** by **Commissioner Stump** to approve adoption of the Consent Calendar. **Seconded** by **Commissioner Barnett.**

Commissioner Raspe indicated that he was not present for the May 28, 2025 Planning Commission meeting and would recuse himself from voting on the motion.

VOTE: **Motion passed unanimously with Commissioner Raspe recused.**

PUBLIC HEARINGS

2. **45 Reservoir Road**
   Architecture and Site Application S-22-048
   APN 529-33-054
   Applicant: Gary Kohlsaat, Architect
   Property Owner: Farnaz Agahian
   Project Planner: Sean Mullin

   Consider a request for approval to construct a new single-family residence with a reduced rear yard setback, site improvements requiring a Grading Permit, and removal of large, protected trees on a nonconforming vacant property zoned R-1:20. Categorically exempt pursuant to CEQA Guidelines Section 15303: New Construction.

Commissioner Burnett indicated having a friend who lives on Reservoir Road, so she would recuse herself from participating in the public hearing to avoid the appearance of bias.

Commissioner Sordi disclosed that he was not a member of the Planning Commission during the Planning Commission and Town Council hearings regarding Item 2; however, he had reviewed the hearing videos and minutes and was familiar with project and actions taken, and he had visited the site.

Commissioner Stump clarified that he had visited the site in January.

Chair Thomas indicated that she had interacted with the applicant after the last Planning Commission meeting, but they did not discuss the application.

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Gary Kohlsaat, Architect

The majority of what we are asking tonight are exceptions, and most of these exceptions are going to happen whether the house is as big as it was before, or whether it is 800 square feet, so it is inevitable that they will have four if not five of these exceptions for any project that would be on this lot. All the exceptions we are asking for: 1) the firetruck turnaround, which is the fill; 2) the retaining wall for that; 3) we're out of the LRDA for the majority of the home, because the road takes up all the LRDA, and the road and firetruck turnaround is non-negotiable, and it is not possible to reroute the road.; 4) doing grading with a cut over 4 feet in the rear; 5) an exception on the tandem garage; and 6) an exception to the rear setback. We have moved the house back away from the road. Overall, we have reduced the massing, reduced the size, and reduced the excavation required. Putting a house on this property is a much safer and more fire-resistant option than to leave it vacant, because the unhealthy trees will only get worse, but we will remove them and plant healthy trees, so this is a positive for the neighborhood, especially with the firetruck turnaround.

Lee Quintana

I'm speaking as an individual resident, not as a member of the Historic Preservation Committee. I believe the resolution in the staff report did not really reflect the Town Council's discussion. I won't concentrate on the setbacks or most of the exceptions, because this is a bad site and some exceptions are needed in order to allow development. However, the maximum allowable square feet for this extremely constrained site is 1,600; that is for a site that doesn't have maximum constraints, but this one has everything that would constrain the site, and so calls for a much smaller home not maximizing the FAR. The Town's consulting architect, Larry Cannon, said the mass and scale was not compatible with the neighborhood and to fix it might require some changes. I would like to propose a change that would address the concern of the house not being set back far enough from the street without reducing square footage, and that is to drastically reduce the size of the outdoor foyer entrance or even push it into the round area around the staircase; and reduce the size of the loggia, or at a minimum remove the roof from the loggia; that is what gives this house a more massive look.

Gary Kohlsaat, Architect

We are not sure what Ms. Quintana is referring to in the consulting architect's report about this house not fitting the site, because we wouldn't be here if we didn't pass muster with staff by following Mr. Cannon's recommendations. Mr. Cannon's main comment was that the house was too close to the street, so we have pushed it back, but we also showed the Council several examples on Rogers Street and Reservoir Road of walls, houses, fences, and garages out there, so this is not out of character, and this is a very tight site. Also, this site has been reduced from 10,000 square feet to 4,600 square feet to determine the FAR, a drastic reduction to get the 1,600 or whatever it is. We are not seeking the maximum square footage, and it is a significant difference when you look at the percentage. The loggia has been one of the biggest elements of the house since the beginning; it is for outdoor entertaining, it has a view, and it not very large, about the size of a living room. It is an outdoor living room, and I don't believe Mr. Cannon cited the loggia's roof as a problem for massing. It is a flat roof that will provide shade, which creates depth and reduces the overall scale.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Barnett** to approve an Architecture and Site Application for 45 Reservoir Road. **Seconded** by **Vice Chair Burch.**

Commissioners discussed the matter.

VOTE: **Motion passed 5-1 with Commissioner Stump dissenting and Commissioner Burnett recused.**

OTHER BUSINESS

REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

Joel Paulson, Director of Community Development

- Town Council met June 3rd:
    - Special meeting regarding the Genuine Automotive project and approved the project.
    - Regular meeting during which the new Fire Hazard Severity Zones map was introduced.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Committee Name
None.

Commission Matters
None.

ADJOURNMENT

The meeting adjourned at 8:05 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 11, 2025 meeting as approved by the Planning Commission.

_____
/s/ Vicki Blandin

DATE: June 20, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Demolish an Existing Single-Family Residence, Construct a New Single-Family Residence, Site Improvements Requiring a Grading Permit, and a Zone Change from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 Square Feet). **Located at 14331 Capri Drive**. APN 406-32-004. Architecture and Site Application S-24-043 and Zone Change Application Z-23-005. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction, and Section 15061(b)(3): Common Sense Exemption. Property Owner: Ravi Kiran Vallamdas. Applicant: Gordon K. Wong. Project Planner: Ryan Safty.

RECOMMENDATION:

Consider a request for approval to demolish an existing single-family residence, construct a new single-family residence, site improvements requiring a Grading Permit, and a zone change from O (Office) to R-1:8 (Single-Family Residential, minimum lot size of 8,000 square feet), located at 14331 Capri Drive.

PROJECT DATA:

General Plan Designation:	Low Density Residential
Current Zoning Designation:	O, Office
Applicable Plans and Standards:	General Plan, Residential Design Guidelines
Parcel Size:	13,092 square feet

PREPARED BY: Ryan Safty
Associate Planner

Reviewed by: Planning Manager and Community Development Director

Surrounding Area:

	Existing Land Use	**General Plan**	**Zoning**
North	Residential	Low Density Residential	R-1:8
South	Residential	Low Density Residential	R-1:8
East	Commercial	Neighborhood Commercial	C-1
West	Residential	Low Density Residential	R-1:8

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction, and Section 15061(b)(3): Common Sense Exemption.

FINDINGS:

- The (Architecture and Site application) project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, 15303: New Construction.
- The (Zone Change application) is not subject to the California Environmental Quality Act, Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the proposed amendments to the Town Code will have a significant effect on the environment.
- As required by Section 29.10.09030(e) of the Town Code for the demolition of an existing residence.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- The project complies with the Residential Design Guidelines.
- The project is consistent with the General Plan and its Elements.

CONSIDERATIONS:

- As required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application.

ACTION:

The Planning Commission will provide a recommendation to the Town Council who will render the final decision on the proposal.

BACKGROUND:

The subject property is located at the southwest corner of Capri Drive and Vasona Avenue (Exhibit 1). The 13,092-square foot lot is zoned O (Office) and is currently developed with a 1,128-square foot single-family residence and a detached, 1,150-square foot, two-story structure which includes two permitted Accessory Dwelling Units (ADU), one on each floor.

The applicant submitted an Architecture and Site application to demolish the existing residence and construct a new, two-story single-family residence and associated site grading, and a Zone Change application to change the property zoning from O (Office) to R-1:8 (Single-Family Residential) to match the existing and proposed use and underlining General Plan Land Use Designation of Low Density Residential.

The existing residence was built in 1940 and therefore was considered historic per Town Code as it was built prior to 1941. In 2023, the applicant submitted for Historic Preservation Committee review to remove the pre-1941 property from the Historic Resources Inventory. On June 28, 2023, the Historic Preservation Committee approved the request. The existing ADUs were permitted in 1989 and are allowed to remain.

The proposed project requests a zone change from O (Office) to R-1:8 (Single-Family Residential) and therefore requires a recommendation from the Planning Commission with a final decision being made by the Town Council. Additionally, the proposed residence would result in the first two-story home, largest residence in terms of square footage by 1,237 square feet, and largest residence in terms of FAR in the immediate neighborhood. The applicant also has not addressed all of the Consulting Architect's recommendations. Therefore, the application requires Planning Commission consideration, with the final decision on both the Architecture and Site and Zone Change applications being made by the Town Council.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is 13,092 square feet, located at the southwest corner of Capri Drive and Vasona Avenue (Exhibit 1). The property is currently developed with a 1,128-square foot single-family residence and a detached, 1,150-square foot, two-story structure including two permitted ADUs. Single-family residential development surrounds the property with a commercial use located across Capri Drive, east of the subject site.

B. Project Summary

The applicant proposes construction of a new two-story residence with site improvements requiring a Grading Permit, and a zone change from O (Office) to R-1:8 (Single-Family Residential) (Exhibit 4).

C. Zoning Compliance

A single-family residence is a permitted use in the R-1:8 zone. The proposed residence, with approval of the zone change, is in compliance with the maximum allowable floor area, building height, setbacks, lot coverage, and on-site parking requirements for the property, applicable to the R-1:8 zone.

DISCUSSION:

A. Architecture and Site Analysis

Pursuant to Town Code Section 29.40.075, the maximum allowable square footage for the 13,092-square foot property is 3,731 square feet for a residence and 1,012 square feet for a garage. The applicant proposes demolition of the existing single-family residence and construction of a new 3,511-square foot two-story residence with a 498-square foot attached garage (Exhibit 11).

The existing two-story, 1,150-square foot structure containing the two existing ADUs would remain. Although the ADUs are not being reviewed with this application as they are existing and were previously approved, the overall maximum allowable square footage is a part of the Architecture and Site review process. Pursuant to Town Code Section 29.10.320(d)(1), ADUs are allowed a ten percent increase in the floor area ratio standards. The 13,092-square foot property receives an extra 1,200 square feet for an ADU, and the existing ADU structures are below this additional allowance at 1,150 square feet.

A summary of the floor area for the existing and proposed residence is included in the table below.

Floor Area Summary			
	Existing SF	**Proposed SF**	**Allowed SF**
Main Residence			
First Floor	1,128	1,637	--
Second Floor	--	1,874	--
Total	**1,128**	**3,511**	3,731
Below-Grade Area	0	0	--
Garage	0	498	1,012
ADU (not a part of this review)	1,150	1,150	Extra 1,200

The applicant provided a Letter of Justification summarizing the project (Exhibit 5), photographs of the existing site (Sheet G003, Exhibit 11), and Development Plans (Exhibit 11).

B. Building Design

The proposed residence would be two-stories and of Spanish Mediterranean style. The residence would be approximately 27 feet in height when the maximum of the zone is 30 feet. The existing ADU structure to remain has no distinguishable architectural style, is approximately 20 feet tall, and would be located 10 feet west of the proposed new residence.

Proposed exterior materials for the new residence include: a clay tile roof; stucco siding with painted redwood fascia boards and projecting trim; black aluminum gutters; Andersen 400 Series vinyl-clad wood windows; Spanish style garage door with stained wood finish; and wrought iron railing and window décor (Sheet A200, Exhibit 11). The front door would be oriented along Capri Drive, with the garage and vehicular access along Vasona Avenue. Covered patios are proposed on the ground floor along each street frontage, and second-story balconies are proposed along each street frontage, limiting the presence of privacy concerns as the balconies overlook the street.

The Town's Consulting Architect reviewed the proposed residence in November 2023 and noted that the property is located in an older neighborhood of mostly one-story traditional homes along with an adjacent two-story ADU and one nearby home with a partial second story (Exhibit 6). In the Issues and Concerns Section of the report, the Consulting Architect notes that the proposed house is considerably larger than other homes in the immediate neighborhood and would not be consistent with the following Residential Design Guidelines (RDG):

- 2.3.1 – Design two-story houses in predominantly one-story neighborhoods to blend with the smaller homes.
- 2.3.2 – Avoid structures with height and bulk at front and side setback lines which are significantly greater than those of the adjacent homes.
- 3.2.1 – Select an architectural style with sensitivity to the surrounding neighborhood.
- 3.3.2 – Height and bulk at front and side setbacks.
- 3.3.3 – Provide visual relief for two story walls.
- 3.6.2 – Design home entries with sensitivity to the architectural style.
- 3.6.3 – Design entries with sensitivity to the surrounding neighborhood.
- 3.7.1 – Arrange windows in patterns and groupings consistent with the architectural style and surrounding neighborhood.
- 3.7.4 – Design the windows with attention to matching the traditional details of the architectural style.

In the Recommendations Section of the report, the Consulting Architect notes that the majority of the issues and concerns are a result of the home size and building mass compared to the surrounding neighborhood and that the applicant should work to reduce

the size and mass of the proposal. In addition, the Consulting Architect provided nine recommendations for smaller changes to simplify the design and improve the project's compatibility with the surrounding neighborhood. The Consulting Architect's recommendations are provided below, with the applicable RDG section in parenthesis, followed by the applicant's response in italics. The full response from the applicant is included in Exhibit 7.

1. Lower the second-floor plate height from 10 feet to 9 feet (RDG 2.3.1, 2.3.2, 3.3.2).
   - *This recommendation was incorporated.*
2. Simplify the front façade by removing the projecting formal entry (RDG 3.6.2, 3.6.3).
   - *Simplifying the front façade will result in a loss of a focal point and the 'grand-ness' when looking from the street side. We believe it is best to keep the projecting formal entry as it ties the façade together. Example neighboring properties with projecting formal entries were provided (Exhibit 7).*
3. Provide larger windows on the Family Room front façade for more visual variety (RDG 3.7.1, 3.7.4).
   - *This recommendation was incorporated.*
4. Detail the windows to be more consistent with the proposed architectural style. Two options are possible that are consistent with the style - window frames or frameless windows with deeply recessed windows. Window sashes should be wide enough to be consistent with the style. Vinyl or metal cladding over wood are common modern equivalents to traditional wood windows. If trim is used, soften the color contrast with the house body color (RDG 3.7.4).
   - *This recommendation was incorporated by softening the window trim color.*
5. Add projecting trim to visually separate the floors (RDG 2.3.1, 2.3.2, 3.3.2, 3.3.3).
   - *This recommendation was incorporated.*
6. Add trim at the bottom of the projecting bay on the right side elevation and enlarge the size of the supporting corbels. Exposed roof rafter tails were shown in a very limited area: eliminate them or carry them consistently around all eaves (RDG 3.3.3, 3.6.2).
   - *This recommendation was incorporated.*
7. Substantially recess the garage door (not related to a referenced RDG).
   - *This recommendation was incorporated with a 12-inch recess.*
8. Change the extended roof overhang at the Master Bedroom on the rear elevation to a hip roof (not related to a referenced RDG).
   - *This cannot be done as it will result in a cricket in between the two hips. In addition, the roof was carefully designed in a way to reduce the amount of 'pointy' peaks while keeping the simplicity of the ridge lines (Exhibit 7).*
9. Add windows to the garage on the rear façade to break up the current blank wall (not related to a referenced RDG).
   - *This recommendation was incorporated.*

C. Neighborhood Compatibility

The immediate neighborhood contains one-story residences and existing commercial and office uses across Capri Drive. Based on Town and County records, the residences in the immediate neighborhood range in size from 364 square feet to 2,274 square feet. The FARs range from 0.018 to 0.265. Pursuant to Section 29.40.075 of the Town Code, the maximum house FAR for the subject property is 0.285 (3,731 square feet), and the maximum garage FAR is 0.077 (1,012 square feet).

The proposed residence would have a FAR of 0.268 (3,511 square feet). The proposed residence would be the largest in terms of house floor area by 1,237 square feet and the largest in terms of FAR by 0.003. The proposed garage would have a FAR of 0.038 (498 square feet). As noted above, an existing 1,150-square foot ADU structure exists on the site and would remain with the proposal, but it does not impact the FAR comparison.

FAR Comparison - Neighborhood Analysis							
Address	**Zoning**	**House**	**Garage**	**Total FAR**	**Lot Size**	**FAR**	**No. of Stories**
14331 Capri Drive (Ex.)	**O**	**1,367**	**600**	**1,967**	**13,092**	**0.104**	**1**
14331 Capri Drive (Prop.)	**R-1:8**	**3,511**	**498**	**4,009**	**13,092**	**0.268**	**2**
14335 Capri Drive	R-1:8	1,776	433	2,209	7,841	0.227	1
14333 Capri Drive	R-1:8	1,714	506	2,220	7,841	0.219	1
14288 Capri Drive	C-1	1,550	560	2,110	24,394	0.064	1
14251 Winchester Blvd	C-1	13,889	0	13,889	44,340	0.313	1
14274 Capri Drive	C-1	1,067	198	1,265	11,388	0.094	1
14287 Capri Drive	R-1:8	720	528	1,248	3,920	0.184	1
581 Vasona Ave	R-1:8	1,387	216	1,603	5,227	0.265	1
585 Vasona Ave	R-1:8	364	0	364	20,473	0.018	1
590 Vasona Ave	R-1:8	2,274	1914	4,188	14,375	0.158	1
592 Vasona Ave	R-1:8	600	0	600	7,841	0.077	1

The proposed residence would comply with the maximum allowed floor area and height for the property; but would be the first two-story home in the immediate neighborhood; would be the tallest home in the immediate neighborhood; and would be the largest home in the immediate neighborhood in terms of both square footage and FAR.

The Residential Design Guidelines states that, in the context of a design's neighborhood compatibility, "the greatest attention will be given to the *immediate neighborhood* where nearby homeowners are most likely to be confronted with the new house on a daily basis, and where other residents driving by are most likely to see the new structure in the context of the nearby homes." The Residential Design Guidelines also include some consideration of the surrounding neighborhood, although less weight is given in the consideration of homes located at a greater distance from a project site. Although each are one property outside of

the *immediate neighborhood*, the properties at 589 and 594 Vasona Avenue are each two-stories and have larger FARs. 594 Vasona Avenue would be larger in terms of square footage by 422 square feet, and 589 Vasona Avenue would be taller by roughly four inches. The applicant has provided justification for the home size, mass, and design within their response to the Consulting Architect's Report in Exhibit 7 (pages 9-11). Additionally, the existing ADU structure on the property is two-stories and is proposed to remain.

D. Grading

The project includes site improvements with cumulative grading quantities exceeding 50 cubic yards, which requires approval of a Grading Permit. The Town's Parks and Public Works Engineering staff have included a condition of approval requiring submittal and evaluation of a Grading Permit in parallel with the required Building Permits (Exhibit 4).

E. Tree Impacts

There are 12 trees located on the subject property, nine of which are protected trees. No protected trees are proposed for removal, and the only tree proposed for removal (Tree #196) is a fruit tree and is not defined as a protected tree in the Town Code and therefore is not required to obtain a Tree Removal Permit or provide replacement trees. Although not required, the applicant is proposing to plant three 24-inch box olive trees along the rear yard. The recommended conditions of approval include a condition requiring tree protection measures for the protected trees consistent with Section 29.10.1005 of the Town Code (Exhibit 4), as recommended by the Consulting Arborist in Exhibit 8.

F. Parking

Section 29.10.150(c)(1) of the Town Code requires that a single-family residence provide two off-street parking spaces. The proposed project includes an attached two-car garage to meet this requirement.

G. Zone Change Analysis

To facilitate the Architecture and Site application for a new single-family residence, the applicant is requesting approval of a zone change from O to R-1:8. Residential is not a permitted use in the O zone, and residential uses are only allowed in the O zone with a Conditional Use Permit when a part of a mixed-use project. The proposal to demolish and replace the existing single-family residence necessitates this zone change.

The property is zoned O, but has a General Plan Land Use Designation of Low Density Residential, which, "provides for single-family residential properties located on generally level terrain." The surrounding neighboring properties on the west side of Capri Drive all have a Low Density Residential General Plan Designation and are zoned R-1:8 (Exhibit 1).

The proposed zone change from O to R-1:8 is consistent with both the General Plan and surrounding neighborhood.

The applicant proposes a new single-family residence on a R-1:8 zoned property. Single-family residential is a permitted use in the R-1:8 zone. The 13,092-square foot property complies with the 8,000-square foot minimum lot size, as well as the minimum frontage and depth requirements for R-1:8 properties. The proposed new residence would comply with all applicable R-1:8 zoning requirements, including maximum allowable floor area, building height, setbacks, lot coverage, and on-site parking requirements.

PUBLIC COMMENTS:

Story poles and signage were installed on the site and written notice was sent to property owners and tenants located within 300 feet of the subject property. At time of publication of this report, no public comments have been received.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application to demolish an existing single-family residence, construct a new two-story single-family residence, and a Zone Change application for a zone change from O to R-1:8. The proposed zone change is consistent with the underlining General Plan Land Use Designation for the property and is consistent with the zoning of the surrounding neighborhood. The proposed residence is in compliance with the R-1:8 objective standards of the Town Code for allowable floor area, height, setbacks, lot coverage, and on-site parking requirements. The proposed project would result in the first two-story home, largest residence in terms of square footage, by 1,237 square feet, and the largest residence in terms of FAR, by 0.003, in the immediate neighborhood. The project was reviewed by the Town's Consulting Architect who noted that the proposed house is larger than other homes in the immediate neighborhood and provided recommendations to address the consistency of the project with the Residential Design Guidelines. The applicant responded to the Consulting Architect's issues and recommendations through design revisions with the exception of meeting two recommendations. It should be noted that by slightly increasing the immediate neighborhood definition, the applicant provided justification for the home size, height, massing, and design in their Letter of Justification and Response to Consulting Architect's Report (Exhibits 5 and 7). Additionally, the existing ADU on the property is two-stories and is proposed to remain.

B. Recommendation

Architecture and Site Application

Based on the analysis above, staff recommends that the Planning Commission forward a recommendation to the Town Council for denial of the Architecture and Site application based on concerns related to size, compatibility with the immediate neighborhood, and consistency with the Residential Design Guidelines, as discussed in this report.

Zone Change Application

Based on the analysis above, staff recommends that the Planning Commission forward a recommendation to the Town Council for approval of the Zone Change application by taking the following actions:

1. Make the finding that the project (Zone Change application) is not subject to the California Environmental Quality Act Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the proposed amendment to the Town Code will have a significant effect on the environment;
2. Make the finding that the proposed zone change is consistent with the General Plan and its Elements (Exhibit 2); and
3. Forward a recommendation of approval of Zone Change application Z-23-005 with the conditions contained in Exhibit 4.

C. Alternatives

Architecture and Site Application

Alternatively, the Commission can:

1. Forward a recommendation to the Town Council for approval of the application by taking the following actions:
   a. Make the finding that the proposed project (Architecture and Site application) is Categorically Exempt, pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303: New Construction (Exhibit 2);
   b. Make the findings as required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures (Exhibit 2);
   c. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
   d. Make the finding that the project complies with the Residential Design Guidelines (Exhibit 2);

e. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
f. Forward a recommendation of approval of Architecture and Site application S-24-043 with the conditions contained in Exhibit 4 and the development plans in Exhibit 11.

2. Forward a recommendation to the Town Council for approval of the Architecture and Site application with additional and/or modified conditions; or
3. Continue the matter to a date certain with specific direction.

Zone Change Application

Alternatively, the Planning Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Forward a recommendation to the Town Council for denial of the application.

EXHIBITS:

1. Location Maps (including General Plan Land Use Designations and Existing Zoning)
2. Required Findings and Considerations (Architecture and Site and Zone Change applications)
3. Draft Ordinance for Zone Change, with Exhibit A
4. Recommended Conditions of Approval
5. Letter of Justification
6. Consulting Architect's Report
7. Applicant's Response to Consulting Architect Report
8. Consulting Arborist's Report
9. Applicant's Response to Consulting Arborist Report
10. Applicant's Summary of Neighborhood Outreach
11. Development Plans

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14331 Capri Drive

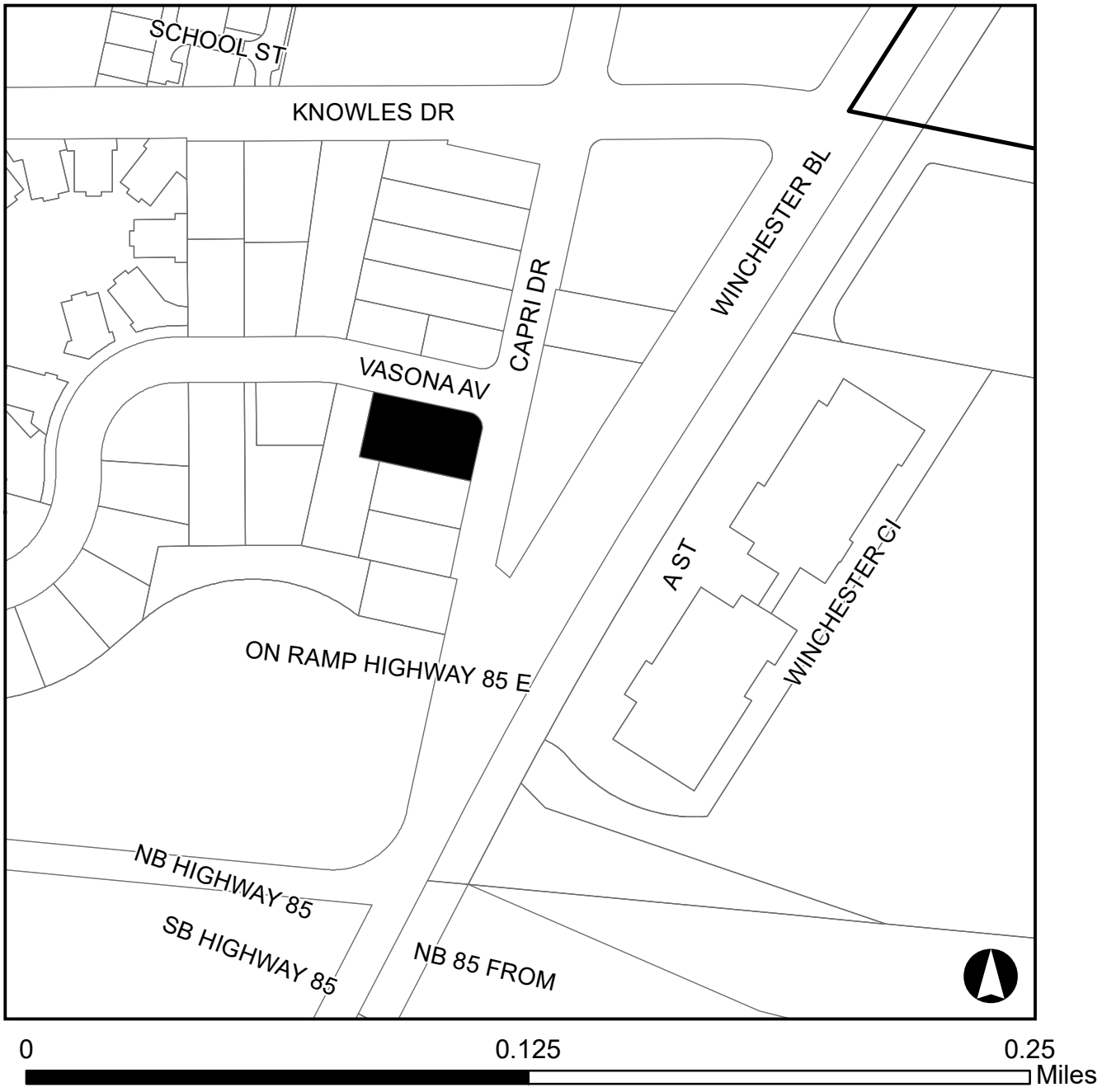
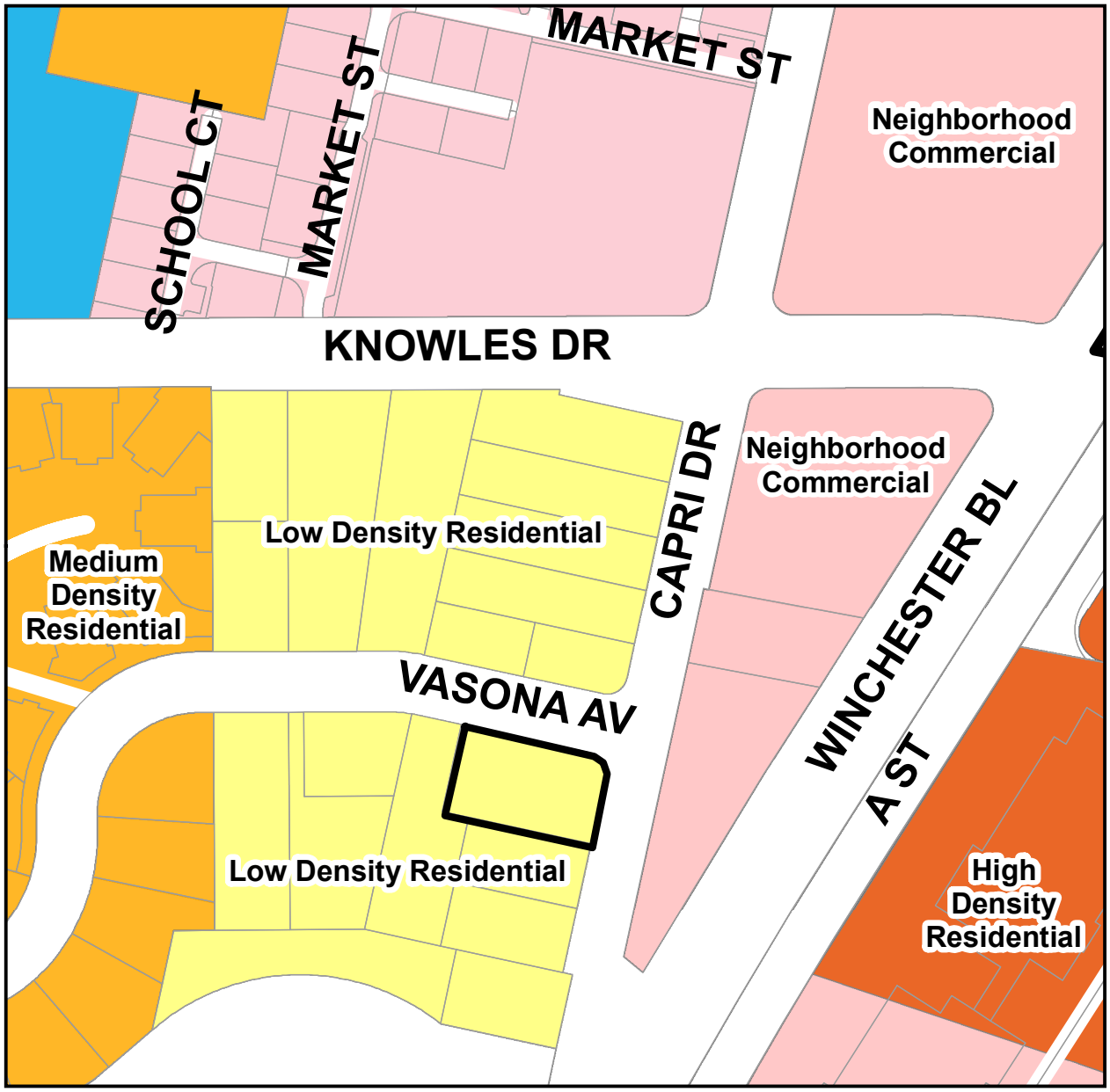


EXHIBIT 1

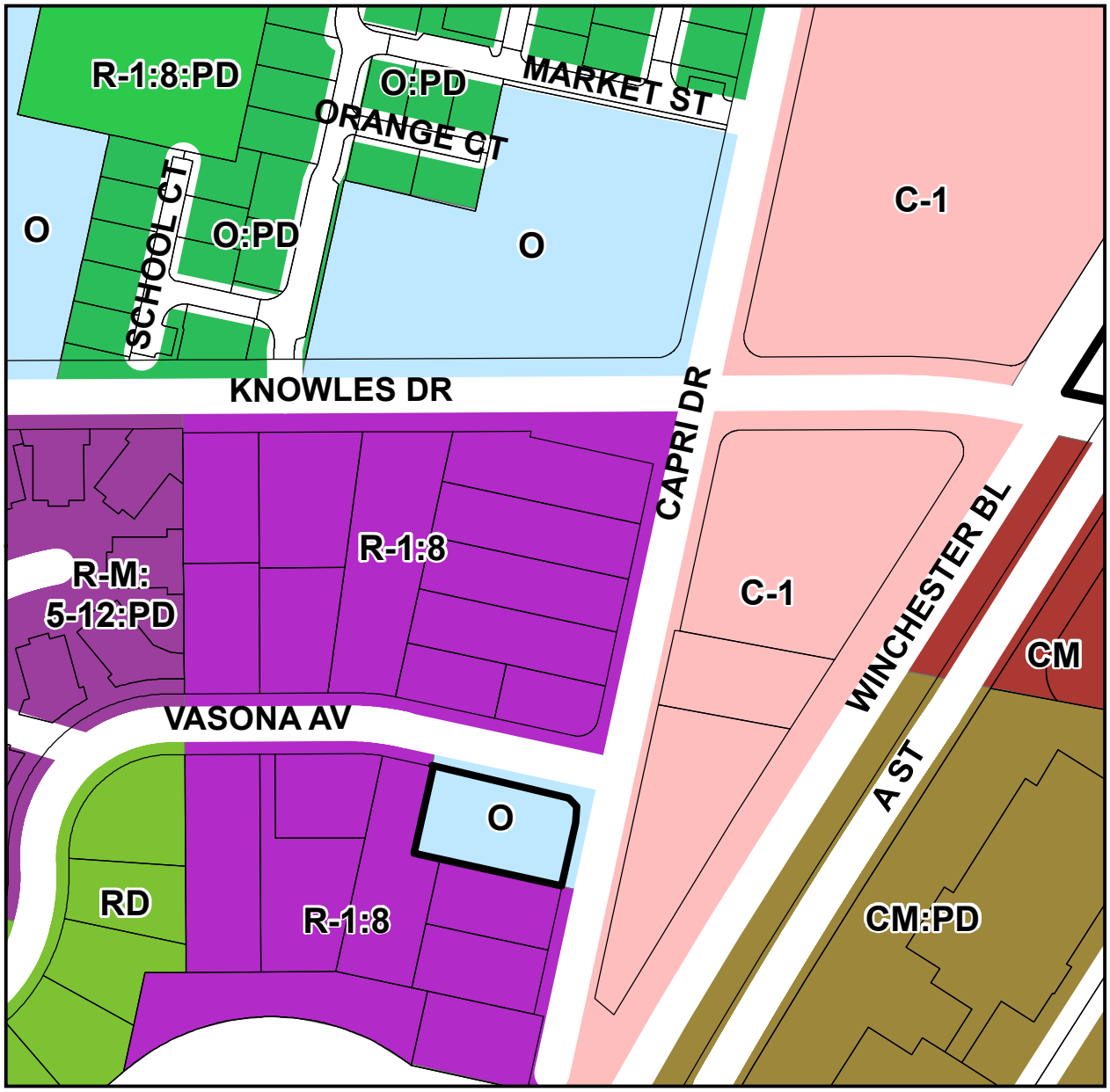
14331 Capri Drive

Existing Land Use Designation



14331 Capri Drive

Existing Zoning



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PLANNING COMMISSION – *June 25, 2025*
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

14331 Capri Drive
Architecture and Site Application S-24-043

Consider a Request for Approval to Demolish an Existing Single-Family Residence, Construct a New Single-Family Residence, and Site Improvements Requiring a Grading Permit. APN 406-32-004. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction. PROPERTY OWNER: Ravi Kiran Vallamdas. APPLICANT: Gordon K. Wong. PROJECT PLANNER: Ryan Safty.

FINDINGS

Required findings for CEQA:

- The project (Architecture and Site application) is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.

Required finding for the demolition of existing structures:

- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures:

    1. The Town's housing stock will be maintained as the single-family residence will be replaced.
    2. The existing structure has no architectural or historical significance.
    3. The property owner does not desire to maintain the structure as it exists; and
    4. The economic utility of the structures was considered.

Required compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

Required compliance with the Residential Design Guidelines:

- The project complies with the Residential Design Guidelines for single-family residences not located in hillside areas. The project was reviewed by the Town's Consulting Architect for compliance with the Town's Residential Design Guidelines. The Consultant noted that the proposed house is considerably larger than other homes in the immediate neighborhood and provided nine recommendations to simplify the design and improve the project's compatibility with the surrounding neighborhood. The applicant revised the project plans to address seven out of the

nine recommendations, and provided justification for the other two that were not addressed. The applicant also provided justification for the home size by expanding the immediate neighborhood and finding homes that are larger and taller than the proposed home.

CONSIDERATIONS

Required considerations in review of Architecture and Site applications:

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.

PLANNING COMMISSION – *June 25, 2025*
REQUIRED FINDINGS FOR:

14331 Capri Drive
Zone Change Application Z-23-005

Consider a Request for a Zone Change from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 Square Feet). APN 406-32-004. Categorically Exempt Pursuant to CEQA Guidelines Section 15061(b)(3): Common Sense Exemption. PROPERTY OWNER: Ravi Kiran Vallamdas. APPLICANT: Gordon K. Wong. PROJECT PLANNER: Ryan Safty.

FINDINGS

Required findings for CEQA:

- That the project (Zone Change application) is not subject to the California Environmental Quality Act, Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the proposed amendment to the Town Code to bring the zoning into conformance with the General Plan Land Use Designation will have a significant effect on the environment.

Required consistency with the Town's General Plan:

- The proposed zone change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the existing General Plan Land Use Designation.

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DRAFT ORDINANCE

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS AMENDING THE ZONING CODE FROM O (OFFICE) TO R-1:8 (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE OF 8,000 SQUARE FEET) FOR PROPERTY LOCATED AT 14331 CAPRI DRIVE.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Los Gatos as follows:

SECTION I.

The Town Code of the Town of Los Gatos is hereby amended to change the zoning of the property at 14331 Capri Drive (Santa Clara County Assessor Parcel Number 406-32-004) as shown on the map attached hereto as Exhibit A, and is part of this Ordinance, from O (Office) to R-1:8 (Single-Family Residential, minimum lot size of 8,000 square feet).

SECTION II.

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the ____ day of _____ 2025, and adopted by the following vote as an ordinance of the Town of Los Gatos at a regular meeting of the Town Council of the Town of Los Gatos on the ____ day of _____ 2025. This ordinance takes effect 30 days after it is adopted. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the Town Council and a certified copy shall be posted in the office of the Town Clerk, pursuant to GC 36933(c)(1).

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

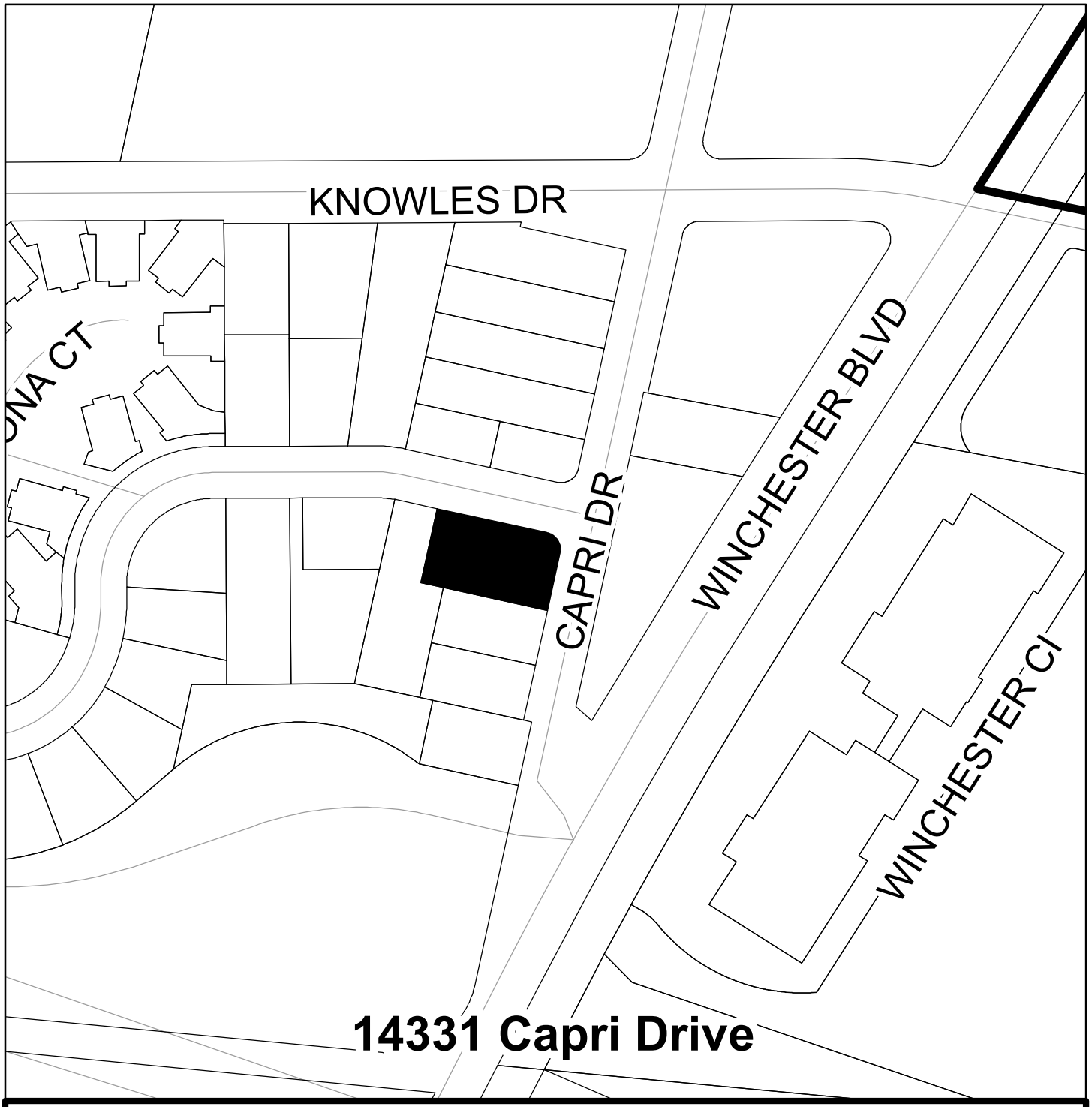
_____

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

_____

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA



TOWN OF LOS GATOS

Application No. Z-23-005 **A.P.N. #** 409-32-004

Change of zoning map amending the Town Zoning Ordinance.

☒ **Zone Change** **From: O: To: R-1:8**

☐ **Prezoning**

N

Forwarded by Planning Commission **Date:**

Approved by Town Council **Date:** **Ord:**

Clerk Administrator **Mayor**

EXHIBIT A

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PLANNING COMMISSION – *June 25, 2025*
DRAFT CONDITIONS OF APPROVAL

14331 Capri Drive
Architecture and Site Application S-24-043
Zone Change Application Z-23-005

Consider a Request for Approval to Demolish an Existing Single-Family Residence, Construct a New Single-Family Residence, Site Improvements Requiring a Grading Permit, and a Zone Change from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 Square Feet). APN 406-32-004. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction, and Section 15061(b)(3): Common Sense Exemption. PROPERTY OWNER: Ravi Kiran Vallamdas. APPLICANT: Gordon K. Wong. PROJECT PLANNER: Ryan Safty.

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC, or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security. The lighting plan shall be reviewed during building plan check.
4. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
5. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations made by Richard Gessner, identified in the Arborist report, dated as received December 3, 2023, on file in the Community Development Department. A Compliance Memorandum shall be prepared by the applicant and submitted with the building permit application detailing how the recommendations have or will be addressed. These recommendations must be incorporated in the building permit plans, and completed prior to issuance of a building permit where applicable.
6. TREE FENCING: Protective tree fencing and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
7. REPLACEMENT TREES: New trees shall be planted to mitigate the loss of trees being removed. The number of trees and size of replacement trees shall be determined using the canopy replacement table in the Town Code. Town Code requires a minimum 24-inch box size replacement tree. New trees shall be double staked with rubber ties and

shall be planted prior to final inspection and issuance of occupancy permits.

8. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan, including landscape and irrigation plans and calculations, shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. The final landscape plan shall be reviewed by the Town's consultant prior to issuance of building permits. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
9. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
10. STORY POLES/PROJECT IDENTIFICATION SIGNAGE: Story poles and/or project identification signage on the project site shall be removed within 30 days of approval of the applications.
11. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

    Applicant shall bear any and all losses, damages, injuries, liabilities, costs and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge ("Costs"), whether incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand any Costs incurred by the Town. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all the applicant's sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation.
12. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

Building Division

13. PERMITS REQUIRED:
    a. A Demolition Permit is required for the demolition of the existing single-family residence and detached structures.
    b. A Building Permit is required for the construction of the new single-family residence and attached garage.
    c. A separate Building Permit will be required for the PV System and must be finaled prior to the issuance of Certification of Occupancy.
14. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2023, are the 2022 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Reach Codes.
15. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
16. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
17. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".
18. REQUIREMENTS FOR COMPLETE DEMOLITION OF STRUCTURE: Obtain a Building Department Demolition Application and a Bay Area Air Quality Management District Application for the removal of each existing structure. Once the demolition form has been completed, all signatures obtained, and written verification from PG&E that all utilities have been disconnected, submit the completed form to the Building Department with the Air District's J# Certificate, PG&E verification, and site plans showing all existing structures, existing utility service lines such as water, sewer, and PG&E. No demolition work shall be done without first obtaining a permit from the Town.
19. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official, containing foundation, and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.
20. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report, and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
    a. Building pad elevation
    b. Finish floor elevation
    c. Foundation corner locations
    d. Retaining wall(s) locations and elevations
21. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed), i.e., directly printed, onto a plan sheet.

22. TOWN RESIDENTIAL ACCESSIBILITY STANDARDS: New residential units shall be designed with adaptability features for single-family residences per Town Resolution 1994-61:
23. Wood backing (2" x 8" minimum) shall be provided in all bathroom walls, at water closets, showers, and bathtubs, located 34 inches from the floor to the center of the backing, suitable for the installation of grab bars if needed in the future.
24. All passage doors shall be at least 32-inch-wide doors on the accessible floor level.
25. The primary entrance door shall be a 36-inch-wide door including a 5'x 5' level landing, no more than 1 inch out of plane with the immediate interior floor level and with an 18-inch clearance at interior strike edge.
26. A door buzzer, bell or chime shall be hard wired at primary entrance.
27. BACKWATER VALVE: As required by Town Ordinance 6.40.020, provide details for any required sanitary sewer backwater valve on the plans and provide its location. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
28. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
29. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled-out and signed by all requested parties prior to permit issuance. Special Inspection forms are available online at www.losgatosca.gov/building.
30. CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs): The Town standard West Valley Clean Water Authority Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal. The specification sheet is available online at www.losgatosca.gov/building.
31. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
    a. Community Development – Planning Division: (408) 354-6874
    b. Engineering/Parks & Public Works Department: (408) 399-5771
    c. Santa Clara County Fire Department: (408) 378-4010
    d. West Valley Sanitation District: (408) 378-2407
    e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

Engineering Division

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED OR NOTED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY BUILDING OR GRADING PERMIT, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

32. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner's expense.
33. PAYMENT OPTIONS:
    All payments regarding fees and deposits can be mailed to:
    Town of Los Gatos PPW – Attn: Engineering Dept
    41 Miles Avenue
    Los Gatos, CA 95030

    Or hand deliver/drop off payment in engineering lock box
    Checks made out to "Town of Los Gatos" and should mention address and application number on memo/note line.
34. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.
35. CONSTRUCTION PLAN REQUIREMENTS: Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are available for download from the Town's website.
36. CHANGE OF OCCUPANCY: Prior to initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, the buyer or the new or existing occupant shall apply to the Community Development Department and obtain approval for use determination and building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.
37. GENERAL LIABILITY INSURANCE: The property owner shall provide proof of insurance to the Town on a yearly basis. In addition to general coverage, the policy must cover all elements encroaching into the Town's right-of-way.
38. PUBLIC WORKS INSPECTIONS: The Owner, Applicant and/or Developer or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and

all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of any work that occurred without inspection.

39. FENCES: Any fencing proposed within two hundred (200) feet of an intersection shall comply with Town Code Section §23.10.080. Fences between all adjacent parcels will need to be located on the property lines/boundary lines. Any existing fences that encroach into the neighbor's property will need to be removed and replaced to the correct location of the boundary lines before a Certificate of Occupancy for any new building can be issued. Waiver of this condition will require signed and notarized letters from all affected neighbors
40. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner, Applicant and/or Developer or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner, Applicant and/or Developer or their representative's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the Engineering Construction Inspector shall be completed before the issuance of a certificate of occupancy. The Owner, Applicant and/or Developer or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
41. PLAN CHECK FEES: Plan check fees associated with the Grading Permit shall be deposited with the Engineering Division of the Parks and Public Works Department prior to the commencement of plan check review.
42. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
43. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of permits or recordation of maps.
44. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
45. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for review and approval. Additionally, any post-project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Owner, Applicant and/or Developer.
46. GRADING PERMIT DETERMINATION DURING CONSTRUCTION DRAWINGS: All grading work taking place with this application and related applications/projects within a two year time period are considered eligible for the grading permit process and will be

counted toward the quantities used in determining grading permit requirements. In the event that, during the production of construction drawings and/or during construction of the plans approved with this application by the Town of Los Gatos, it is determined that a grading permit would be required as described in Chapter 12, Article II (Grading Permit) of the Town Code of the Town of Los Gatos, an Architecture and Site Application would need to be submitted by the Owner for review and approval by the Development Review Committee prior to applying for a grading permit.

47. GRADING: Any grading work, cut/fill, earthwork or combination thereof (completed or proposed on submitted plans) on the parcel over the upcoming two-year period are combined with regards to grading permit thresholds. This also applies to adjacent parcels with identical owners, applicants and or developers.

48. ILLEGAL GRADING: Per the Town's Comprehensive Fee Schedule, applications for work unlawfully completed shall be charged double the current fee. As a result, the required grading permit fees associated with an application for grading will be charged accordingly.

49. DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty (20) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered. For sites greater than four (4) acres in area:
    a. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
    b. Limit traffic speeds on unpaved roads to fifteen (15) miles per hour.
    c. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
    d. Replant vegetation in disturbed areas as quickly as possible.
    e. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).

50. CONSTRUCTION ACTIVITIES: All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinance, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.

51. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
52. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.
53. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Owner's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Owner's expense
54. SITE DESIGN MEASURES: All projects shall incorporate at least one of the following measures:
    a. Protect sensitive areas and minimize changes to the natural topography.
    b. Minimize impervious surface areas.
    c. Direct roof downspouts to vegetated areas.
    d. Use porous or pervious pavement surfaces on the driveway, at a minimum.
    e. Use landscaping to treat stormwater.
55. CONSTRUCTION HOURS: All improvements and construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays. The Town may authorize, on a case-by-case basis, alternate construction hours. The Owner, Applicant and/or Developer shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.
56. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.
57. DELAYED/DEFERRED REPORTS AND REVIEWS: TLGPPW strongly recommend that reports requiring a peer review be submitted and completed prior to committee approval/building permit stage. Note that these reviews may require a design change by the applicant and/or additional studies. Applicants who chose to defer assume risk that required changes may send project back to planning stage.
58. UNLAWFUL DISCHARGES: It is unlawful to discharge any wastewater, or cause hazardous domestic waste materials to be deposited in such a manner or location as to constitute a threatened discharge, into storm drains, gutters, creeks or the San Francisco Bay. Unlawful discharges to storm drains include, but are not limited to: discharges from toilets, sinks, industrial processes, cooling systems, boilers, fabric cleaning, equipment cleaning or vehicle cleaning.

59. GEOTECHNICAL/GEOLOGICAL RECOMMENDATIONS: The project shall incorporate the geotechnical/geological recommendations contained in the project's design-level geotechnical/geological investigation as prepared by the Owner's engineer(s), and any subsequently required report or addendum. Subsequent reports or addendum are subject to peer review by the Town's consultant and costs shall be borne by the Owner, Applicant and/or Developer.
60. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of an encroachment, grading or building permit, the Developer or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the Developer to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.
61. ON-SITE/OFF-SITE PARKING: Parking spaces shall be paved with a compacted base not less than four (4) inches thick, surfaced with asphaltic concrete or Portland cement concrete pavement or other surfacing (e.g.: permeable paving materials, interlocking pavers and ribbon strip driveways) approved by the Town Engineer.
62. WATER METER: Water meters currently in public right-of-way shall be relocated within the property in question, within 30" of the property line / the public right-of-way line. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
63. SANITARY SEWER CLEANOUT: Sanitary sewer cleanouts currently in public right-of-way shall be relocated within the property in question, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
64. PRIVATE UTILITIES: Private utilities in town right of way is prohibited and should be located on parcel which it serves, unless otherwise allowed via easement
65. PRECONSTRUCTION MEETING: Prior to issuance of any grading or building permits or the commencement of any site work, the general contractor shall:
    a. Along with the Owner, Applicant and/or Developer, setup a pre-construction meeting with Eric Christianson, Senior Public Works Inspector echristianson@losgatosca.gov (408) 354-6824 to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
    b. Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.

66. CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right-of-way will only be allowed if it does not cause access or safety problems as determined by the Town.
67. STREET/SIDEWALK CLOSURE: Any proposed blockage or partial closure of the street and/or sidewalk requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
68. GRADING PERMIT REQUIRED: A grading permit is required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of The Code of the Town of Los Gatos (Grading Ordinance). All grading work taking place with this application and related applications /projects within a two year time period are considered eligible for the grading permit process and will be counted toward the quantities used in determining grading permit requirements. After the preceding Architecture and Site Application has been approved by the respective deciding body and the appeal period has passed, the grading permit application with grading plans and associated required materials shall be submitted via email to the PPW engineer assigned to the A&S review. Permit fees (determined after initial submittal) are based on the values in the fee schedule in effect during the entitlement review, grading permit application submittal or approval, whichever is greater. Payment shall be sent to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit. The grading permit is for work outside the building footprint(s). Prior to Engineering signing off and closing out on the issued grading permit, the Owner's soils engineer shall verify, with a stamped and signed letter, that the grading activities were completed per plans and per the requirements as noted in the soils report. A separate building permit, issued by the Building Department, located at 110 E. Main Street, is needed for grading within the building footprint.
69. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a building permit. An arborist report may be necessary. Please contact Tammy Robnett-Illges, Engineering Administrative Assistant trobnett-illges@losgatosca.gov (408) 399-5771 for more information.
70. GEOTECHNICAL/GEOLOGICAL ENGINEER CONSTRUCTION OBSERVATION: During construction, all excavations and grading shall be inspected by the Owner's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing shall be documented in an "as-built" letter/report prepared by the Owner's soils engineer and submitted to the Town before a certificate of occupancy is granted.
71. UTILITIES: The Owner, Applicant and/or Developer shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner, Applicant and/or Developer is

required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.

72. SIDEWALK IN-LIEU FEE: A curb and sidewalk in-lieu fee of $34,615.00 shall be paid prior to issuance of a grading or building permit. This fee is based on 161 linear feet of curb at **$125.00** per linear foot and 724 square feet of 4.5-foot wide sidewalk at **$20.00** per square foot in accordance with Town policy and the Town's Comprehensive Fee Schedule. The final curb and sidewalk in-lieu fee for this project shall be calculated using the current fee schedule and rate schedule in effect at the time the fee is paid. A separate encroachment offsite improvement process is required for any public improvements designed to qualify for in-lieu fee reimbursement. Approval from the Town Engineer and PPW is required before any encroachment offsite improvement process can begin.
73. VALLEY GUTTER REPAIR: The Owner/Applicant shall repair and replace to existing Town standards any valley gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New valley gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of valley gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
74. BEST MANAGEMENT PRACTICES (BMPs): The Owner, Applicant and/or Developer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.
75. NPDES STORMWATER COMPLIANCE: In the event that, during the production of construction drawings for the plans approved with this application by the Town of Los Gatos, it is determined that the project will create and/or replace more than 2,500 square feet of impervious area, completion of the NPDES Stormwater Compliance Small Projects Worksheet and implementation of at least one of the six low impact development site design measures it specifies shall be completed and submitted to the Engineering Division before issuance of a grading/building permit.
76. EROSION CONTROL: Interim and final erosion control plans shall be prepared and submitted to the Engineering Division of the Parks and Public Works Department. A maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping, shall be included. Interim erosion control method shall include,

but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The Town of Los Gatos Engineering Division of the Parks and Public Works Department and the Building Department will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

77. AIR QUALITY: To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:
    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or otherwise kept dust-free.
    b. All haul trucks designated for removal of excavated soil and demolition debris from site shall be staged off-site until materials are ready for immediate loading and removal from site.
    c. All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
    d. As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.
    e. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day, or as deemed appropriate by Town Engineer. The use of dry power sweeping is prohibited. An on-site track-out control device is also recommended to minimize mud and dirt-track-out onto adjacent public roads.
    f. All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.
    g. All driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
    h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within forty-eight (48) hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. Please provide the BAAQMD's complaint number on the sign: 24-hour toll-free hotline at 1-800-334-ODOR (6367).
    i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.
    j. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.

78. DETAILING OF STORMWATER MANAGEMENT FACILITIES: Prior to the issuance of any grading or building permits, all pertinent details of any and all proposed stormwater management facilities, including, but not limited to, ditches, swales, pipes, bubble-ups, dry wells, outfalls, infiltration trenches, detention basins and energy dissipaters, shall be

provided on submitted plans, reviewed by the Engineering Division of the Parks and Public Works Department, and approved for implementation.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

79. FIRE SPRINKLERS REQUIRED: (As Noted on Sheet G000) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
80. REQUIRED FIRE FLOW: (Letter received) The minimum require fireflow for this project is 875 Gallons Per Minute (GPM) at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]
81. WATER SUPPLY REQUIREMENTS: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
82. 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 building 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.
83. CONSTRUCTION SITE FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

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Campbell, CA 95008
408-315-2125 | Gordonkwong@Gkwarchitects.com
www.gkwarchitects.com

To: **Town of Los Gatos, Planning Department**
110 E Main St
Los Gatos, CA 95030

Address: **14331 Capri Drive**
Los Gatos, CA 95032

Planning Application For 14331 Capri Drive

To whom may concern,

On behalf of our client, Ravi Kiran Vallamdas and family, we would like to submit a Planning Application for the proposed housing project at 14341 Browns Lane in Los Gatos.

Project Description

The proposed project consists of a two-story single family residence with an attached garage (a total of 3,511 SF + garage of 498 SF of construction). The site is approximately 13,092 SF and consists of one parcel (APN 406-32-004). The project will replace the existing one-story single family residence (~1,128 SF), while the two-story detached accessory dwelling unit (one on 1st floor and one on 2nd floor) (~1,150 SF) will be remained.

The proposed single family residence has a first floor footprint of 1,637 SF – with an attached two-car garage (498 SF). The second floor of the new residence consists of 1,874 SF and features two private balconies. The new residence features 4 bedrooms and 4.5 bathrooms. The proposal also includes a new driveway providing access to the new attached garage and some site & landscape work to enhance the accessibility of the site. The style of the new residence is Spanish Mediterranean.

In addition, the project requests an approval for zone change from Zone O to Zone R-1:8 in order to comply with the rest of the surrounding neighborhood and the general plan.

The project seeks the Town's approval of Community Development Review.

Mission

GKW Architects is a local firm and we operate very much like a family. We strive to not only create the best solution for our clients but also enhance every community that we impact through our designs. Our biggest mission is to promote growth inside and outside of our office. We are extremely excited to present this project to the Town and very eager to collaborate with Ravi Kiran Vallamdas to move this project forward.

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To: **Town of Los Gatos, Planning Department**
110 E Main St
Los Gatos, CA 95030

Address: **14331 Capri Drive**
Los Gatos, CA 95032

App. No.: **AS-24-043**

From: **Gkw Architects, Inc.**

Letter of Justification For Zone Change

This application is requesting a zone change from O (Office) to R-1:8 (Single-Family Residential). The existing condition of the site consists of a single-family residence and a two -story detached accessory dwelling units (one on first floor and one on 2nd floor). In addition, the zoning of the adjacent neighborhood is R-1:8, except for the property facing roughly Northeast which is zone C1. Yet, that property is not really part of the neighborhood as the right of way is facing out towards Winchester Blvd.

Proceeding forward with the zone change from O to R-1:8, which we believed, will be beneficial to the whole area as it matches the surrounding residential neighborhood. We also recognized that the Town of Los Gatos's general plan land use indicates the area to be Low Density Residential which adds supporting evidence to the zone change. Furthermore, it doesn't make sense to keep the existing zone (Office) as developing future office space does not conform with the existing residential neighborhood.

With the Town's approval, this will make it feasible for the property owner's wishes to construct a future proposed single family residence through Architectural & Site Review after the zone change. The proposed single family residence will replace the existing one-story single family residence, while the two-story detached accessory dwelling unit will remain. The new proposed single residence will enrich the neighborhood and enhance the land value throughout.

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To: **Town of Los Gatos, Planning Department**
110 E Main St
Los Gatos, CA 95030

Address: **14331 Capri Drive**
Los Gatos, CA 95032

App. No.: **AS-24-043**

From: **Gkw Architects, Inc.**

Statement – Why The Existing House Can't Be Remodeled

Initially, this project was subjected to Minor Residential Application per Town of Los Gatos' requirements for tech demo. However, the project had limited evidence to support the current design features such as massing, height, and floor area due to the constraints of surrounding neighborhood boundary. With the Planner's guidance, this project was converted from Minor Residential Application to Architectural & Site Review Application to remove the constraints and allow further evidence to support this project's design features.

Sincerely,

Gkw Architects, Inc.

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CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

November 22, 2023

Mr. Ryan Safty
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

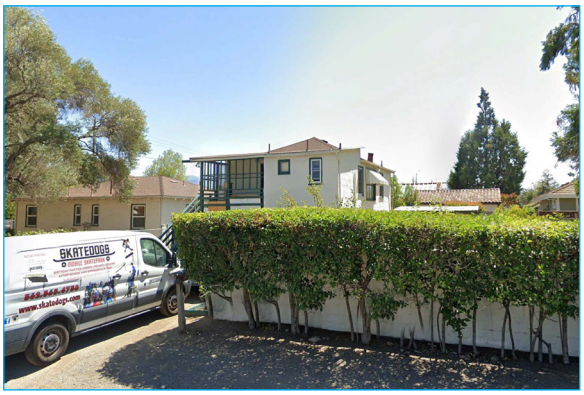
RE: 14331 Capri Drive

Dear Ryan:
I reviewed the drawings and evaluated the neighborhood context. My comments and recommendations on the design are as follows:

NEIGHBORHOOD CONTEXT
The site is located in an older neighborhood of mostly one story traditional homes along with an adjacent two story ADU unit and one nearby home with a partial second story. Photos of the site and its surrounding neighborhood are shown on the following page.

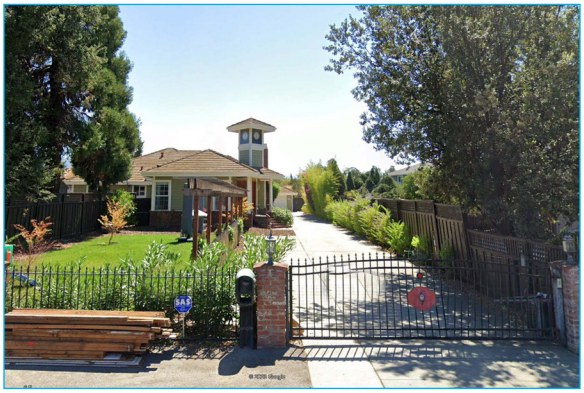
700 LARKSPUR LANDING CIRCLE . SUITE 199 . LARKSPUR . CA . 94939
TEL: 415.331.3795
CDGPLAN@PACBELL.NET

THE SITE: Capri Drive Front



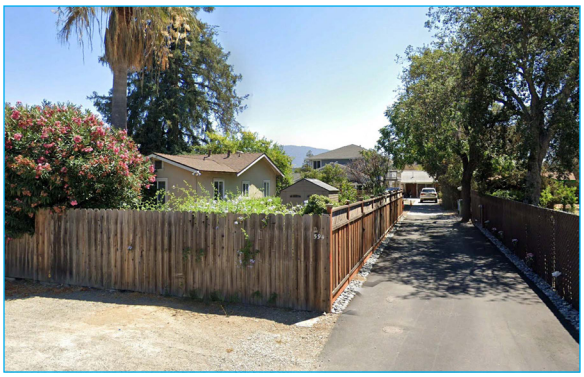
ADU immediately to the right on Vasona Avenue

House immediately to the left (Capri Drive)

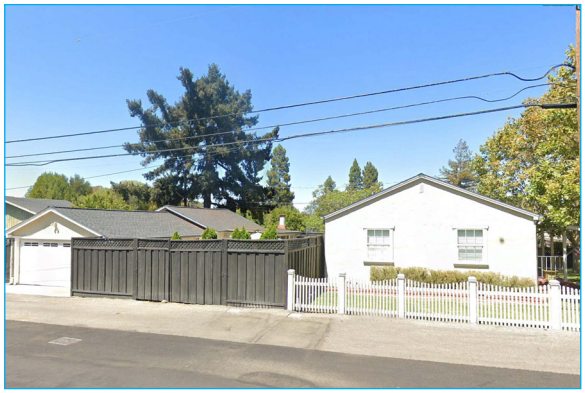


Nearby house to the right on Vasona Avenue

House to the left on Capri Drive



House to the right on Vasona Avenue



House immediately across Vasona Avenue

Nearby two story house across Vasona Avenue

PROPOSED PROJECT

Proposed Front Elevation

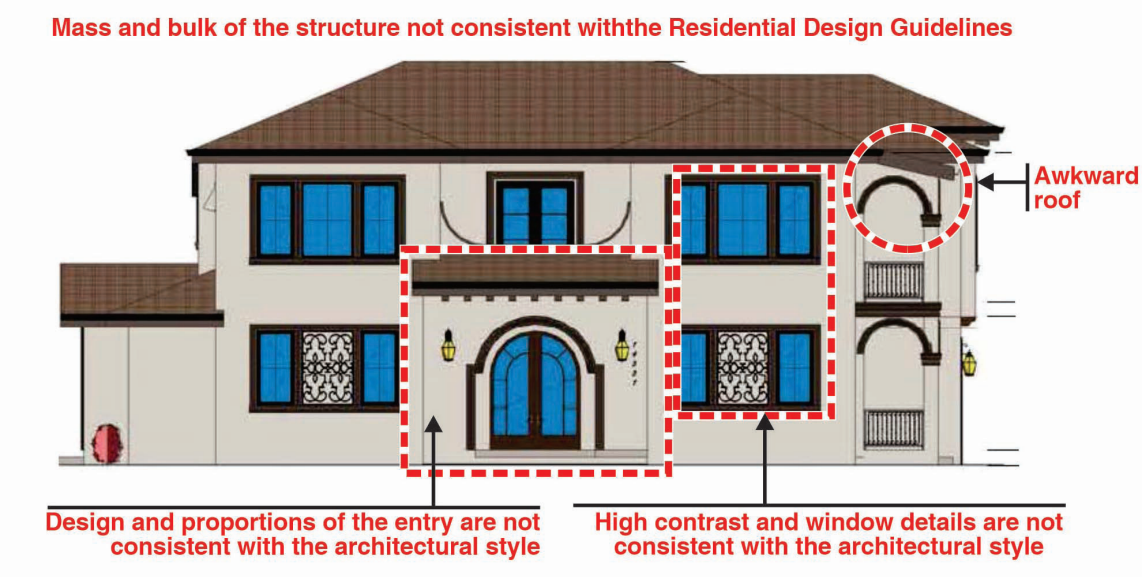
Proposed Rear Elevation

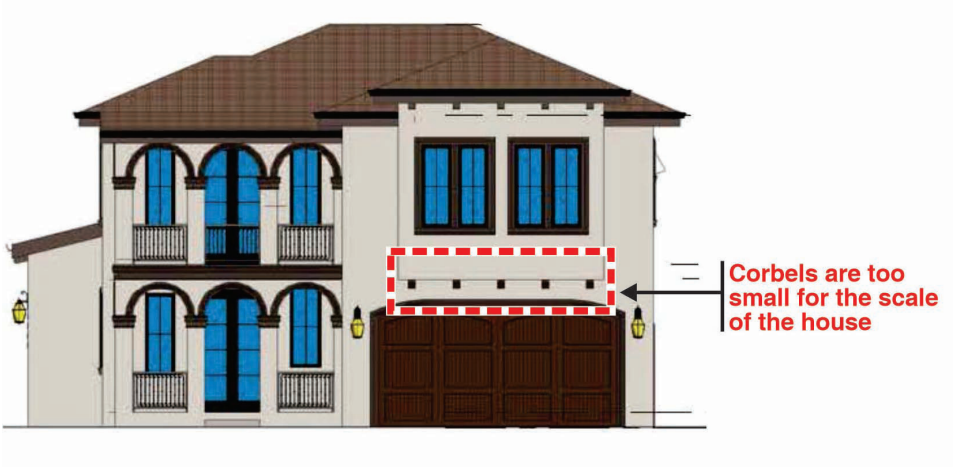
Proposed Left Side Elevation

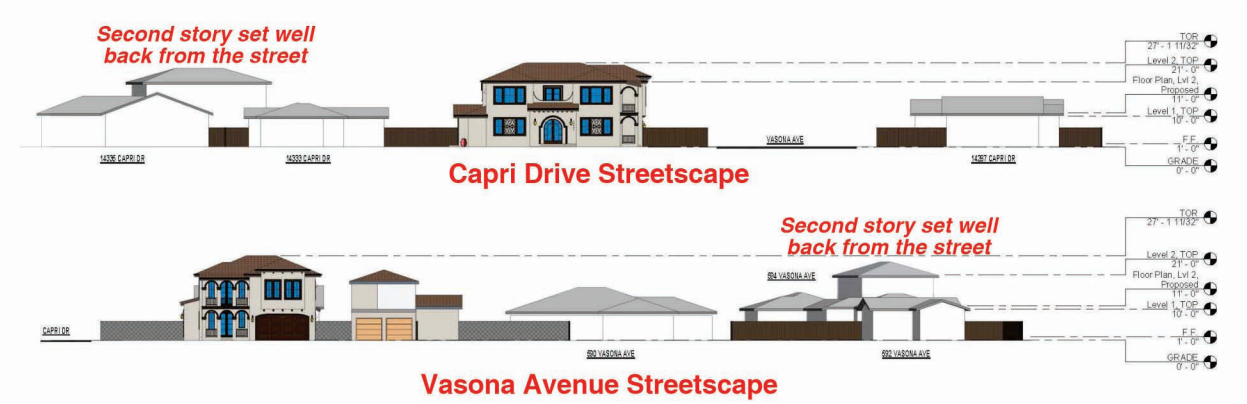
Proposed Right Side Elevation

ISSUES AND CONCERNS

The proposed house is considerably larger than other homes in the immediate neighborhood with the sole exception of the immediately adjacent ADU structure on the same parcel. This would not be consistent with the community expectations of the Town's Residential Design Guidelines. Specific issues include the following:







2.3.1 Design two story houses in predominantly one story neighborhoods to blend with the smaller homes.

Two-story houses may not be appropriate for every neighborhood. For neighborhoods dominated by one-story homes, an effort should be made to limit the house to one-story in height or to accommodated second floor space within the existing roof. If a two-story house is proposed in this type of a neighborhood, the house shall be designed to blend with the smaller homes.

Some techniques include:

- *A combination of one and two story masses.*
- *Roof segments separating the first and second floor facades*
- *Porches with eave height similar to adjacent homes.*
- *Second floor area contained within the roof form.*
- *Deep recessed entries, porches and windows.*

2.3.2 Avoid structures with height and bulk at front and side setback lines which are significantly greater than those of the adjacent homes

3.2.1 Select an architectural style with sensitivity to the surrounding neighborhood

- *Styles with front facade eaves at the first floor level will be easier to adapt to predominantly one story neighborhoods than styles with two story, unbroken front facades*

3.3.2 Height and bulk at front and side setbacks

- *Avoid eave lines and roof ridge lines that are substantially taller than the adjacent houses.*
- *The design of two story homes constructed adjacent to one story houses should include techniques to minimize their visual impact and provide transitions in scale.*

Some techniques include:

- Step down to one story elements near the side setbacks
- Provide substantial side setbacks for the entire house
- Provide substantial second floor side setbacks
- Use hip roofs at the sides rather than gables

3.3.3 Provide visual relief for two story walls

Some techniques include:

- *Belly bands*
- *Pop outs and bay windows*
- *Material and color changes*
- *Chimneys*
- *Wide overhangs with projecting brackets*
- *Juliet balconies*
- *Window boxes and pot shelves*
- *Landscaped trellises and lattices*

3.6.2 Design home entries with sensitivity to the architectural style

3.6.3 Design entries with sensitivity to the surrounding neighborhood

- *Avoid large and formal entries unless that is the norm for nearby houses. It is often best to start the design consideration with an entry type (e.g., projecting or under eave porch) that is similar to nearby homes.*

3.7.1 Arrange windows in patterns and groupings consistent with the architectural style and surrounding neighborhood

- *Many architectural styles have individual windows that are grouped into patterns of two, three or more windows. Be conscious of this fact, and organize the windows to complement the style.*

3.7.2 Match window types and proportions to the architectural style and to the surrounding neighborhood

- *Select window types to complement the style of the house. Each architectural style generally has one or two window types that are traditional to the style. Double hung windows, for example, are common features of Victorian and Craftsman Styles while casement windows are seen frequently in Mission and Spanish Eclectic styles.*
- *Most architectural styles feature windows that have either vertical or square proportions. Avoid horizontal window proportions unless the style (e.g., Modern or Ranch Style) is clearly supportive of that shape. Horizontal groupings of vertical and square windows are one means of providing visual balance to a facade design.*
- *Limit the number of different window types*

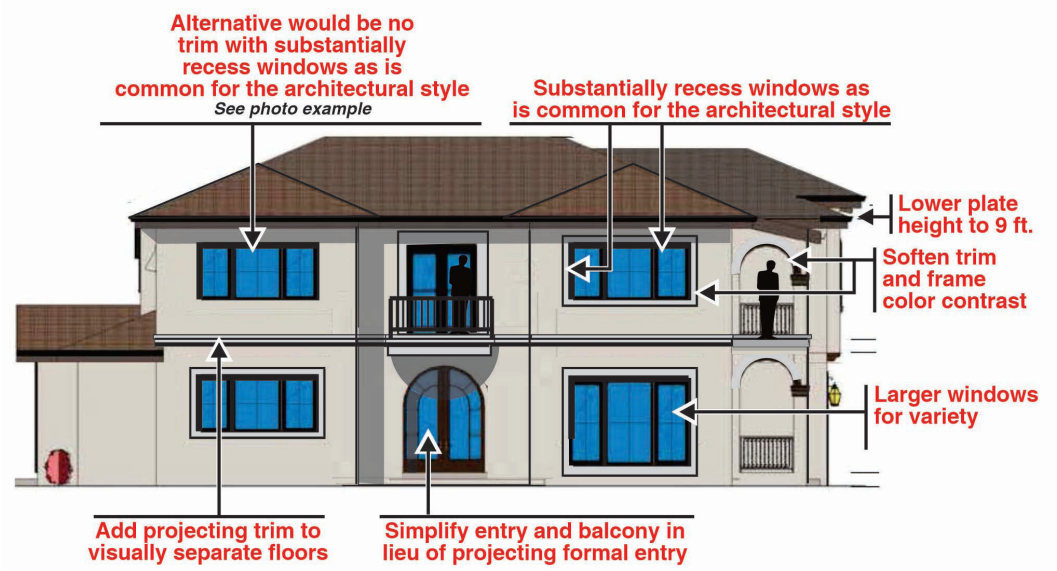
3.7.4 Design the windows with attention to matching the traditional details of the architectural style

RECOMMENDATIONS

Many of the concerns regarding the project's consistency with the Residential Design Guidelines are the result of the home's proposed floor area and building mass compared to many nearby homes. Potential internal floor area and building mass reductions could involve the elimination or modification in one of the two Master Bedrooms, the large Theater Room or other interior spaces, but any changes that reduce the floor area should be the responsibility of the applicant.

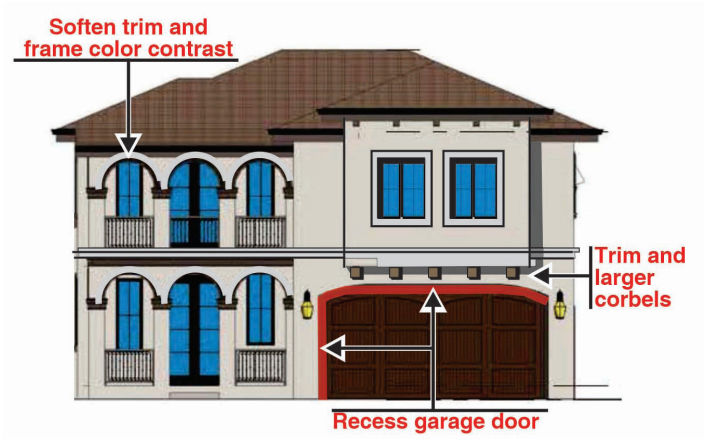
The recommendations below focus on smaller changes to simplify the design and improve its compatibility with its immediate neighborhood.

FRONT ELEVATION: Currently Proposed



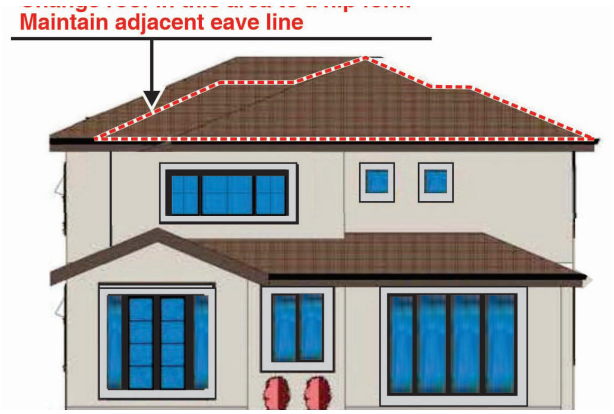
FRONT ELEVATION: Recommendation

RIGHT SIDE ELEVATION: Currently Proposed



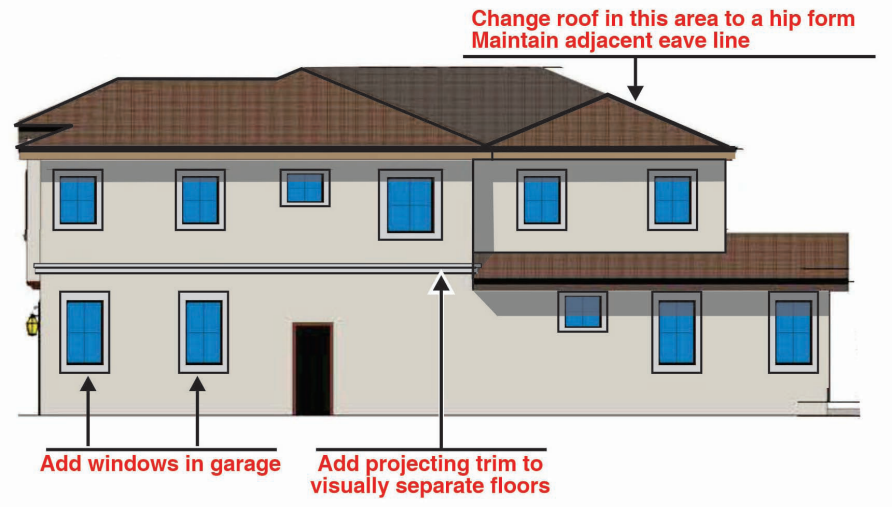
RIGHT SIDE ELEVATION: Recommendation

LEFT SIDE ELEVATION: Currently Proposed



LEFT SIDE ELEVATION: RECOMMENDED

REAR ELEVATION: Currently Proposed



REAR ELEVATION: Recommended

1. Lower the second floor plate height from 10 feet to 9 feet.
2. Simplify the front facade by removing the projecting formal entry.
3. Provide larger windows on the Family Room front facade for more visual variety.
4. Detail the windows to be more consistent with the proposed architectural style. Two options are possible that are consistent with the style - window frames or frameless windows with deeply recessed windows. Window sashes should be wide enough to be consistent with the style. Vinyl or metal cladding over wood are common modern equivalents to traditional wood windows. If trim is used, soften the color contrast with the house body color.
5. Add projecting trim to visually separate the floors.
6. Add trim at the bottom of the projecting bay on the right side elevation and enlarge the size of the supporting corbels. Exposed roof rafter tails were shown in a very limited area: eliminate them or carry them consistently around all eaves.
7. Substantially recess the garage door.
8. Change the extended roof overhang at the Master Bedroom on the rear elevation to a hip roof.
9. Add windows to the garage on the rear facade to break up the current blank wall.

Ryan, let me know if there are any questions or issues that I did not address.

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon

Gordon Wong, AIA, Architect, LEED GA, CSLB
710 E. McGlincy Lane, Suite 109
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408-315-2125 | Gordonkwong@Gkwarchitects.com
www.gkwarchitects.com

To: **Town of Los Gatos, Planning Department**
110 E Main St
Los Gatos, CA 95030

Address: **14331 Capri Drive**
Los Gatos, CA 95032

App. No.: **AS – 24-043**

Responses to Consulting Architect Report

Gkw Responses in Blue

1. Lower the second floor plate height from 10 feet to 9 feet.
   This is adjusted.

2. Simplify the front façade by removing the projecting formal entry.
   Simplifying the front façade will result in loss of focus point and the grand-ness when looking from the street side.
   We believe it is best to keep the projecting formal entry as it ties the façade together.
   Neighboring houses with projecting formal entry:
   589 Vasona Ave
   14333 Capri Dr
   14335 Capri Dr
   14261 Capri Dr

   In addition, please see separate attachment "14331 Capri Dr – Letter of Justification For Design Features" for further details and justification.

3. Provide larger windows on the Family Room front façade for more visual variety.
   Per recommendation, larger windows are provided on the Family Room front façade for more visual variety.
4. Detail the windows to be more consistent with proposed architectural style. Two options are possible that are consistent with the style – window frames or frameless windows with deeply recessed windows. Window sashes should be wide enough to be consistent with the style. Vinyl or metal cladding over wood are common modern equivalents to traditional wood windows. If trim is used, soften the color contrast with the house body color.
   Window detail/trim's color is revised to be soften.
5. Add projecting trim to visually separate the floors.
   Per recommendations, projecting trim to visually separate the floors is added.
6. Add trim at the bottom of the projecting bay on the right side elevation and enlarge the size of the supporting corbels. Exposed roof rafter tails were shown in a very limited area: eliminate them or carry them consistently around all eaves.
   Per recommendations, supporting corbels are enlarged and exposed roof rafter tails are removed.
7. Substantially recess the garage door.
   Per recommendation, garage door is recessed in by 12 inches.
8. Change the extended roof overhang at the Master Bedroom on the rear elevation to a hip roof.

EXHIBIT 7

This cannot be done as it will result a cricket in between two hips. In addition, the roof was carefully designed in a way to reduce the amount of "pointy" peak while keeping the simplicity of the ridge lines. **Please see separate attachment "14331 Capri Dr – Letter of Justification For Shed Roof" for further details and justification.**

9. Add windows to the garage on the rear façade to break up the current blank wall.
Windows are added on the rear façade of the garage to break up the current blank wall.

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www.gkwarchitects.com

To: **Town of Los Gatos**
Community Development Department
110 E Main St, Los Gatos CA 95030

Address: **14331 Capri Dr**
Los Gatos, CA 95032

City Record #: **AS-24-043**

Letter of Justification (Design Features)

To Whom it May Concern:

On behalf of Ravi Kiran Vallamdas and family, we are pleased to present this new project to the Town of Los Gatos with evidence to support this project's design features (size, height, floor area, massing, and style).

Projected Entry Feature:

14331 Capri Dr (Proposed project) – 5 ft depth covered entry

Evidence from neighboring residence:

589 Vasona Ave – Roughly 6.5 ft depth 1 ½ story tall covered entry

14259 Capri Dr – 5 ft depth covered entry

750 Pollard Rd – 3 feet depth covered entry

731 Pollard Rd – 2.5 ft depth covered entry

398 Knowles Dr – 4 ft depth 1 ½ story tall covered entry

Conclusion: These neighboring residences, within 0.25 miles radius, indicate the use of projected entry. Despite of the Los Gatos Residential Guidelines stating “Avoid large and formal entries unless that is the norm for nearby houses,” we believed that the formal projecting entry for this project ultimately ties the design together and gives that grandness factor.

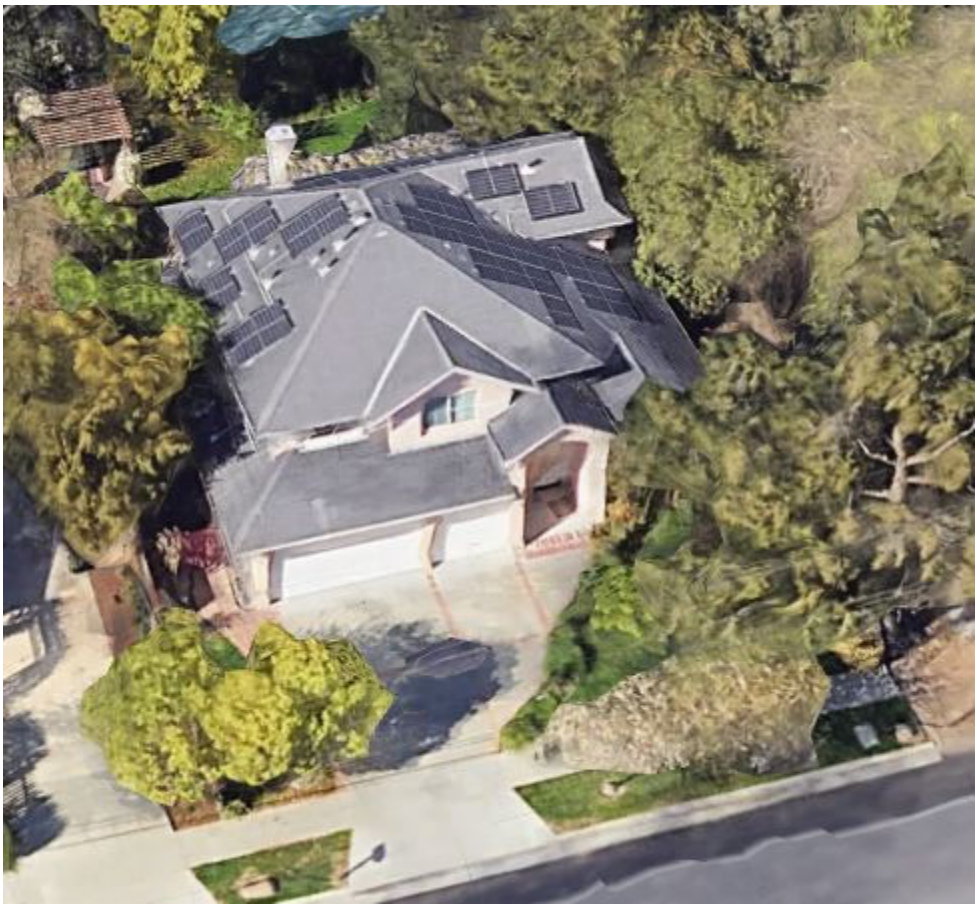
Reference:

3.6.3 Design Entries with sensitivity to the surrounding neighborhood
3.6.4 Entry details are encouraged

Massing and FAR:

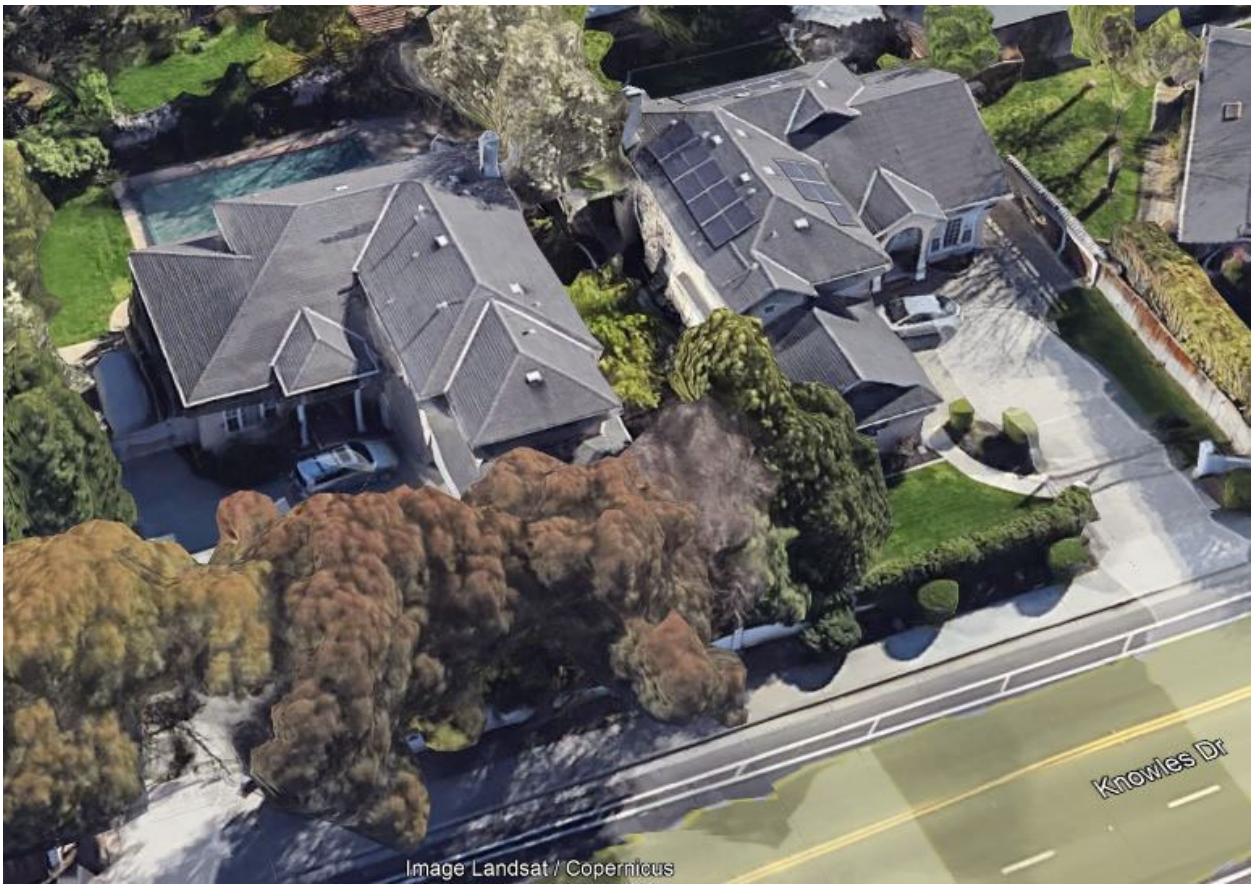
14331 Capri Dr

- 2 Stories, 27' - 2" tall
- FAR: 26.8%
- Prominent roof shape: Hip



589 Vasona Ave

- 2 stories, roughly 29 ft tall in height
- FAR: 30.3%
- Prominent roof shape: Hip



398 Knowles Dr & 388 Knowles Dr

- 2 stories, both roughly 27ft tall in height
- FAR: 30.2% (398 Knowles Dr) & 24.6% (388 Knowles Dr)
- Prominent roof shape: Hip

Conclusion: These neighboring residences, within 0.25 miles radius, indicate similar size based on the usage of two-story building design. Not only that, this brings us into conclusion that the proposed project (14331 Capri Dr) is not the largest building in the neighborhood with only FAR of 26.8%. There are many houses around the neighborhood, (not shown on the justification letter) has FAR greater than 26.8% in relative to the lot size. In addition, majority of the neighborhood consists of soft roof slope, lack of steep roof slope, and primary hip shape roof with some gable at the entry.

Architectural Style:

14331 Capri Dr – Spanish Mediterranean

14333 Capri Dr – Spanish Mediterranean

14259 Capri Dr – Spanish Mediterranean / Ranch style hybrid

- Matching usage of clay tyle roof

Conclusion: These neighboring residences, settled on the same street “Capri Dr”, indicate similar use of architectural style “Spanish Mediterranean”. Similar exterior materials are proposed to match with these two “Capri Dr” homes; i.e., clay tile roofing and beige color stucco.

COMPLIANCE WITH RESIDENTIAL DEVELOPMENT STANDARDS

The proposed home specifically addresses the Residential Design Guidelines as follows:

Neighborhood Harmony & Compatibility: The neighborhood character is very eclectic and trending towards transitional, so this modern take on a Spanish Mediterranean style will fit right in. In addition, the direct neighboring property at the south side is a Spanish Mediterranean as well.

Scale & Massing: The proposed home has 25 ft front setback to the front of the house, and 30 ft 7 in to the front door and 80 ft to the garage. The house has been carefully articulated with roof elevation lines and walls pushed in and out that break up each elevation. The second floor on the left side has been inset to provide additional relief, and there are two bedrooms on the second floor on the right elevation. All roof types have been introduced to help reduce the overall building heights and emphasize horizontal lines which help to ground the building. In addition, this proposed residence is not the largest in comparison of other houses stated in the justification letter.

Exterior Materials: High quality materials adorn this home, including the use of smooth-troweled 3-coat stucco, and aluminum framed windows and doors. The bermuda blend clay tile roofing contrasts the house colors for a more consistent display.

Energy Conservation: The house will employ high quality dual glazed, low E wood windows, ultra-high performance insulation packages and high efficiency mechanical systems for heating, cooling and domestic hot water. Strategically placed high windows throughout the house will illuminate the interior to reduce the need for artificial lighting during the daytime. Cross ventilation is provided to allow natural cooling in order to reduce the need for A/C.

Privacy: The two story home does not pose any privacy issues to any adjacent neighbor. The windows that are not oriented to the front and back have higher sills and are for lighting and illumination to the main house only. In addition, the proposed balcony does not face towards directly to any of the neighboring property. However, it was discussed with the Town of Los Gatos, which the property "14299 Capri Dr" is a potential large mass development with multi-stories. In that case, the balcony should not have any effect on property "14299 Capri Dr".

FURTHER RESPONSES TO THE FOLLOWING COMMENTS**:**

CONCLUSION This house has been conceived from the beginning to be compatible with both the neighborhood and the site. The size, mass, color and exterior style are in keeping with the surrounding properties and will enhance the neighborhood.

Los Gatos Single and Two Family Residential Design Guidelines -

2.2.3 Maintain a strong street presence on both street-facing facades of corner lots
2.2.4 Relate any street visible fences and gates to the house facades
2.3.4 Use roof forms and pitches that are similar to other houses in the neighborhood
2.4.2 Minimize the impact of garage doors on the streetscape
2.4.5 Mitigate the impact of driveways on the streetscape

3.2.1 Select an architectural style with sensitivity to the surrounding neighborhood
3.2.2 Design for architectural integrity

3.3.1 Develop the house plans and elevations together
- Avoid complex floor plans that require complicated building mass and roof forms

3.3.2 Height and bulk at front and side setbacks
- Use hip roofs at the sides rather than gables
- Avoid bay windows and other features that compete with the entry as the home's focal point
- Corner lots need to be treated with extra care when designing a new house or an addition to soften the visual mass and height and to enliven the street frontage

3.3.3 Provide visual relief for two story walls
- Pop outs and bay windows

3.4.1 Limit the prominence of garages
- Avoid designs that allow the garage to dominate the street façade
- Recess garage doors as much as possible from the garage façade

3.4.3 Integrate garage doors into the design with appropriate details
- Wood doors are encouraged
- Use wood trim similar to the house windows

3.5.2 Avoid excessive roof form complexity

3.5.3 Relate roof overhangs to the architectural style and to the surrounding neighborhood

3.6.1 Provide a clear expression of entry

- Orient the entry to the street front. It should be visible from the street.
- Provide a separate walkway from the sidewalks to the entry if that is the common pattern for adjacent and nearby homes. Avoid using the driveway as the walkway to the entry unless that is the norm for the neighborhood. In cases where the driveway is used, consider the use of modular pavers or decorative banding.

3.6.2 Design home entries with sensitivity to the architectural style

- Most architectural styles have a distinctively unique entry type.

3.6.4 Entry details are encouraged

3.7.1 Arrange windows in patterns and groupings consistent with the architectural style and surrounding neighborhood

3.7.2 Match window types and proportions to the architectural style and to the surrounding neighborhood

- Select window types to complement the style of the house.
- Most architectural styles feature windows that have either vertical or square proportions. Avoid horizontal window proportions unless the style (e.g., Modern or Ranch Style) is clearly supportive of that shape.
- Limit the number of different window types and proportions to enhance the visual unity of the house design.

3.7.3 Match window materials to the architectural style and to the surrounding neighborhood

3.7.4 Design the windows with attention to matching the traditional style of the architectural style

- Most architectural styles – except Mission, Spanish Eclectic or Modern
- Projecting window sills and heads are strongly encourage unless the architectural style would not normally have those features.
- Wood trim is also encouraged on stucco homes unless the window frames are recessed at least 6 inches from the outside face of the wall.
- Divided lights are common in many home style found in Los Gatos. Use either vertical or square proportions for the smaller window elements. Be consistent in the proportions of the smaller panes. Do not use snap in flat grids to simulate divided lights. Use either true divided lights or one of the newer window system that have dimensional muntins on both the exterior and interior of the glass along with a space muntin between the panes of glass. Use consistently for windows on all sides of the house.

3.8.1 Use high quality materials

- Use materials and mixes of materials that are consistent with the architectural style selected.
- Avoid rough textured stucco in favor of a smooth sand finish.

3.10.2 Balconies

- Avoid balconies that project more than 3 feet form the face of the building unless they are tpical of the architectural style.

3.10.5 Roof flashing and vents

- Paint flashing and vents to match the color of the roof.

3.11.2 Minimize privacy intrusions of adjacent residences

- Second floor balconies and decks should be used only when they do not intrude on the privacy of adjacent neighbors
- When allowed, the design of railings should be tailer to the privacy corns of neighbors. Open railings should only be used when privacy concerns are minimal.

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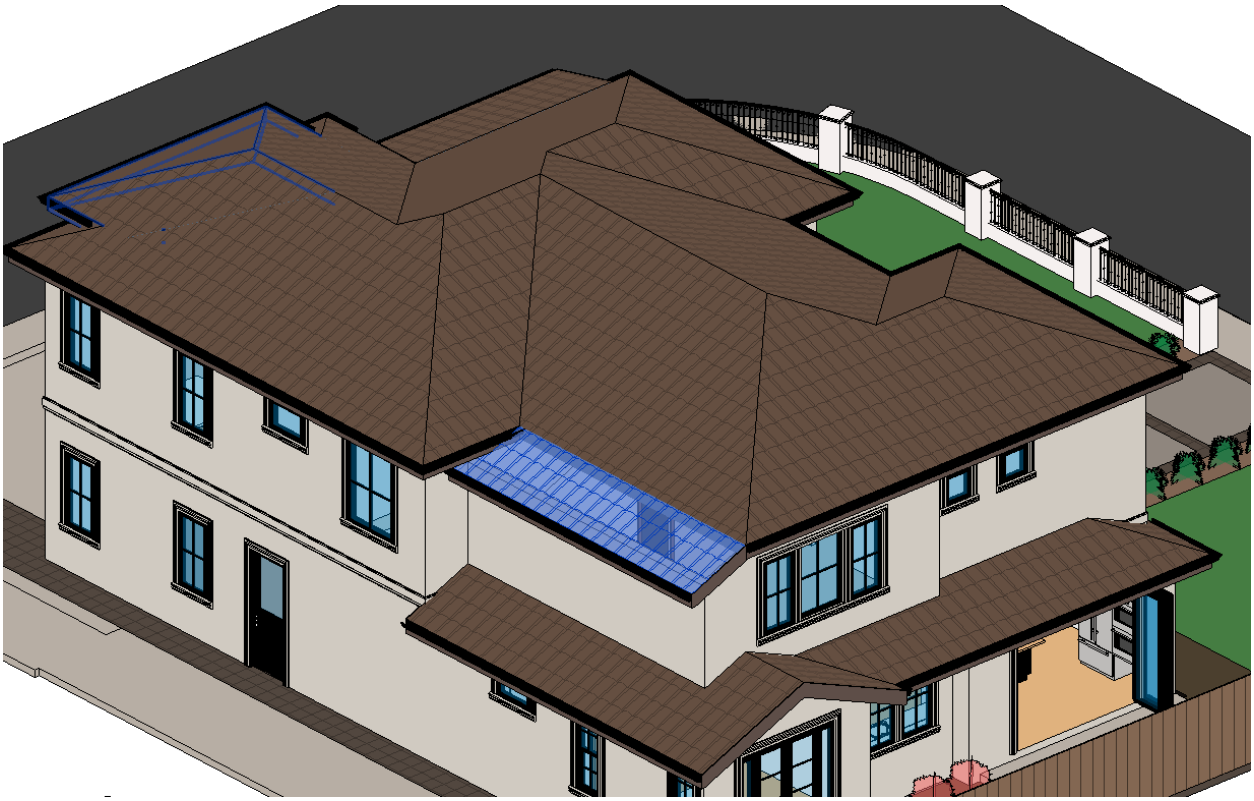
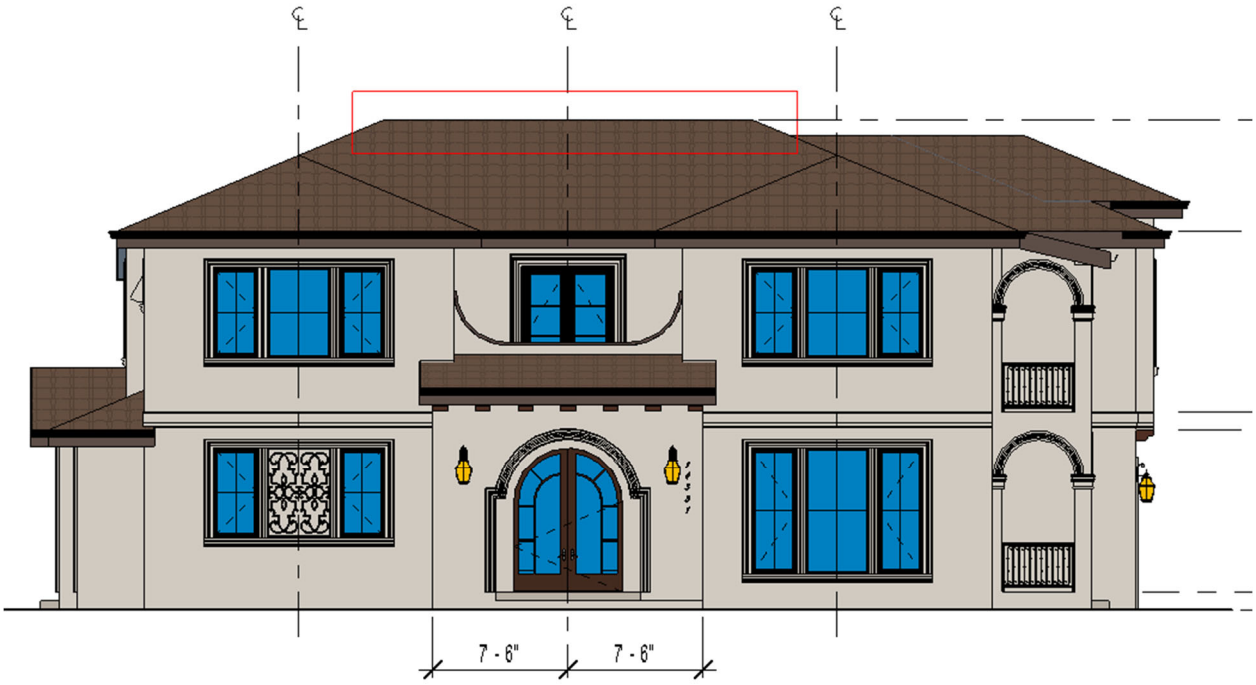
Letter of Justification (Shed Roof)

To Whom it May Concern:

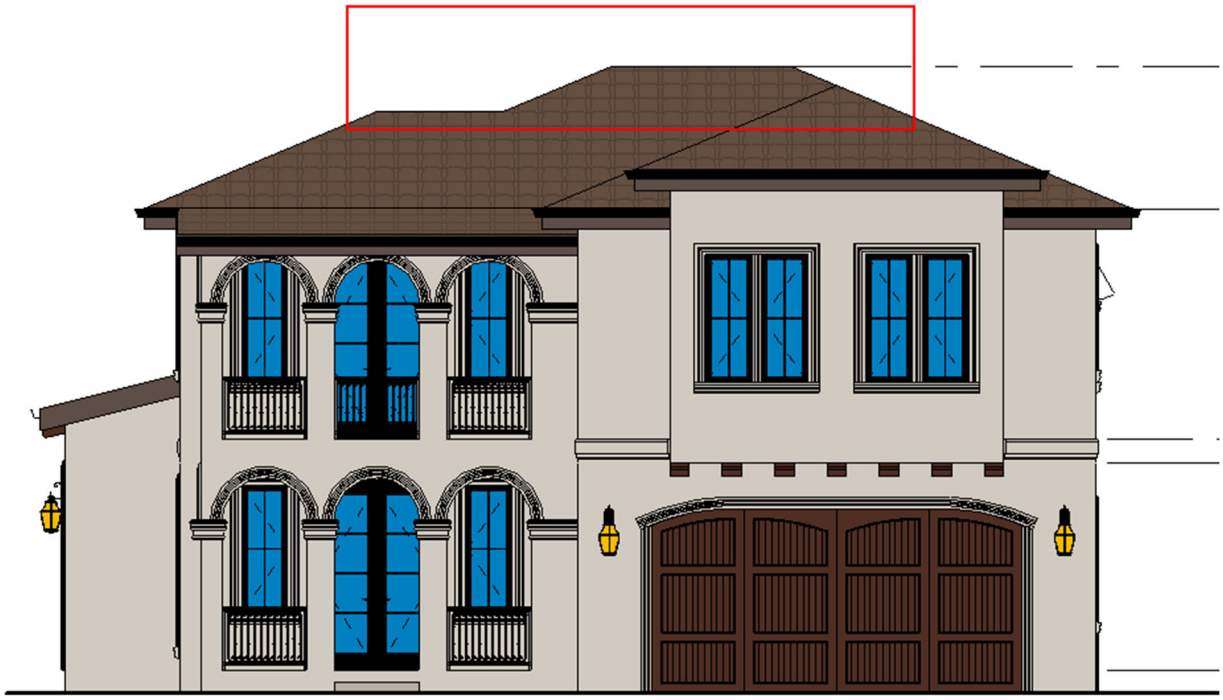
On behalf of Ravi Kiran Vallamdas and family, we are pleased to present this new project to the Town of Los Gatos with evidence to support the proposed features of this project design.

Shed Roof @ Master Bedroom

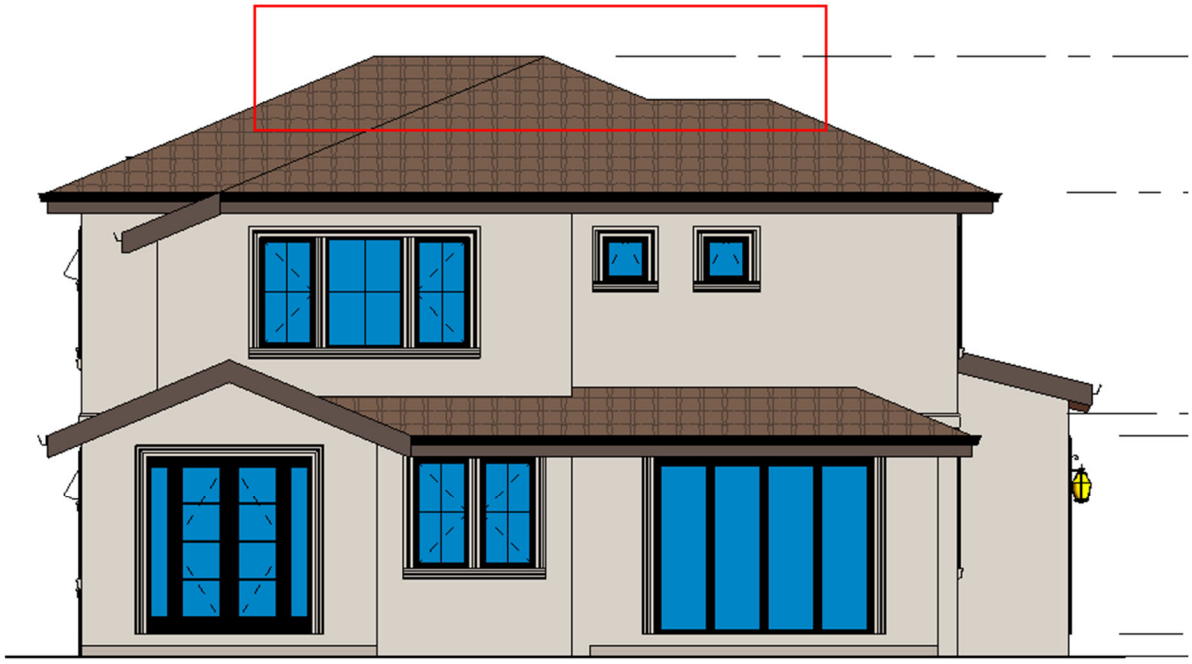




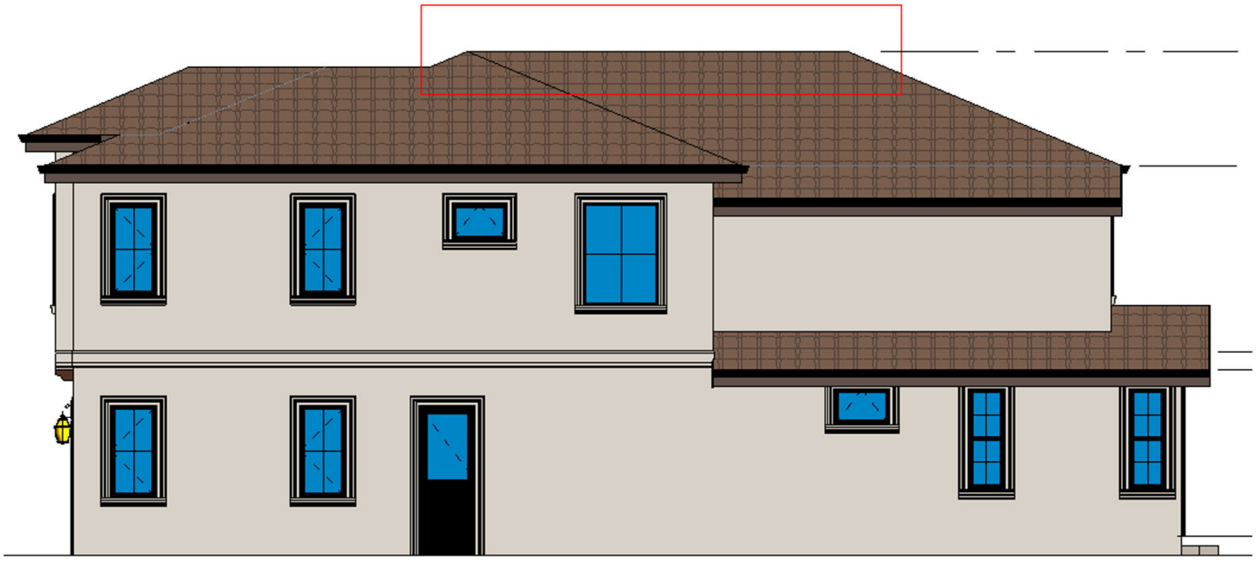
East, Proposed with Shed Roof @ Master Bedroom



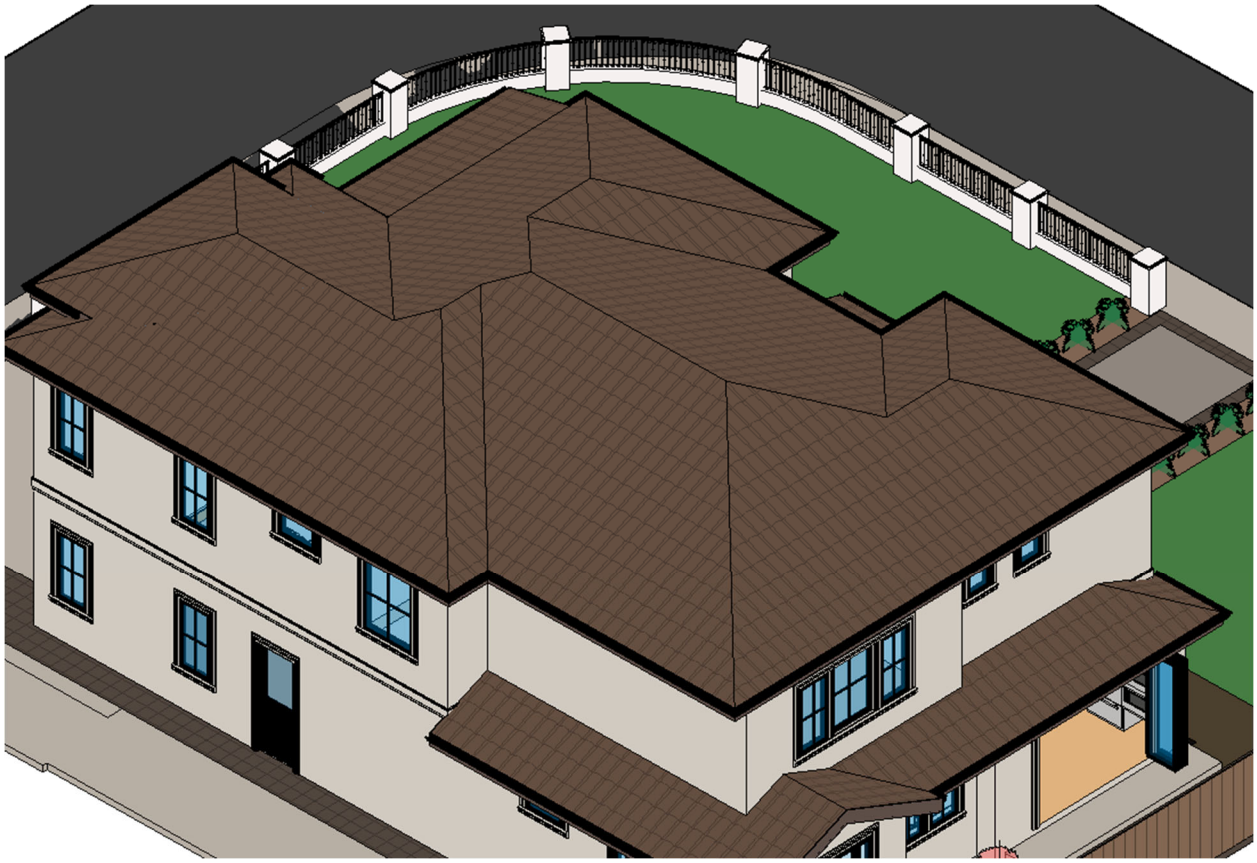
North, Proposed with shed room @ Master Bedroom



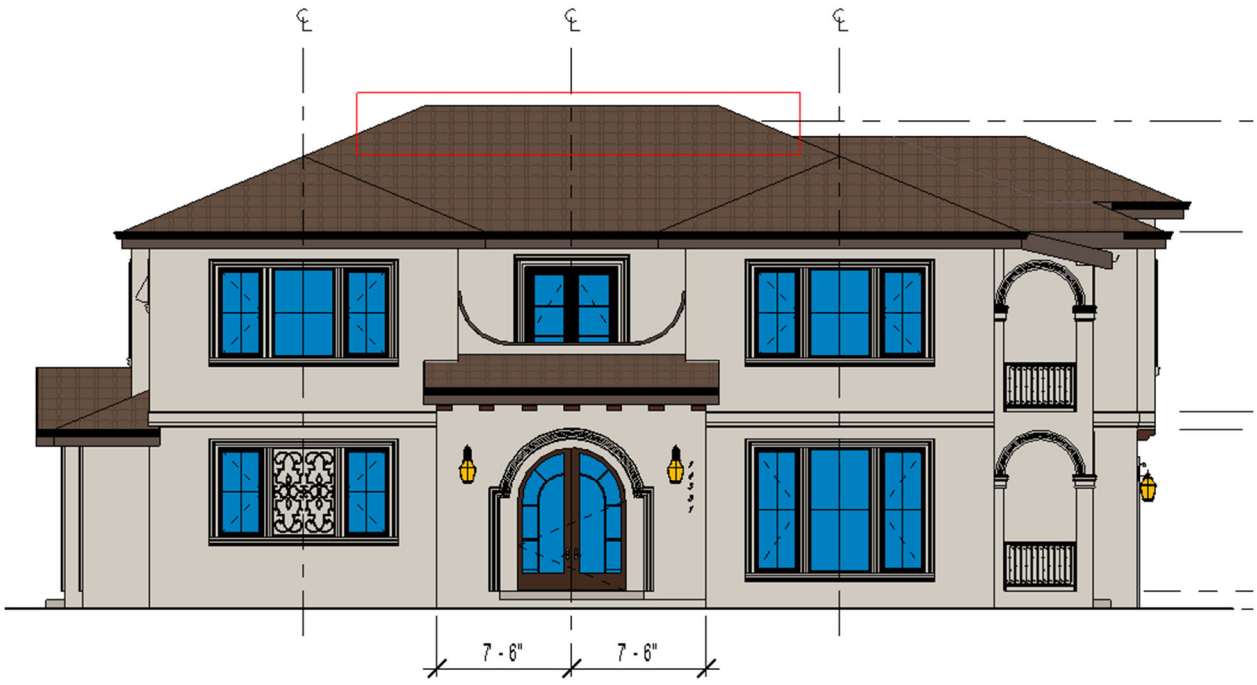
South, Proposed with shed roof @ Master Bedroom



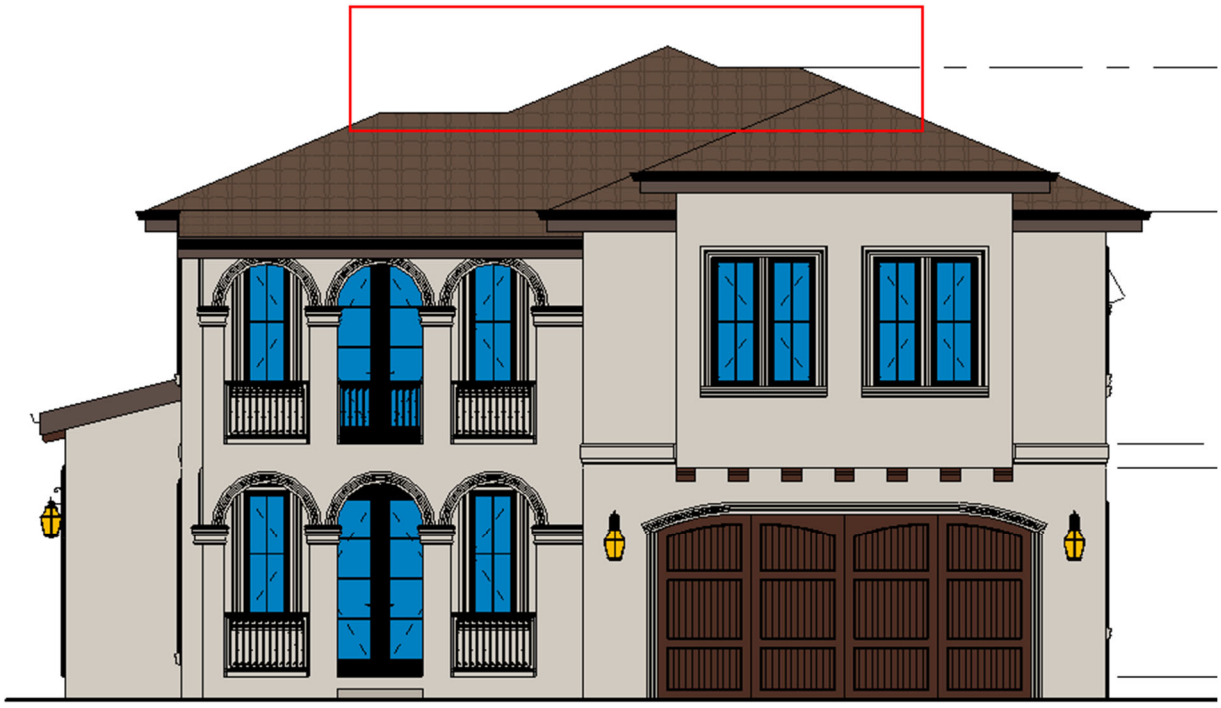
West, Proposed with shed roof @ Master Bedroom



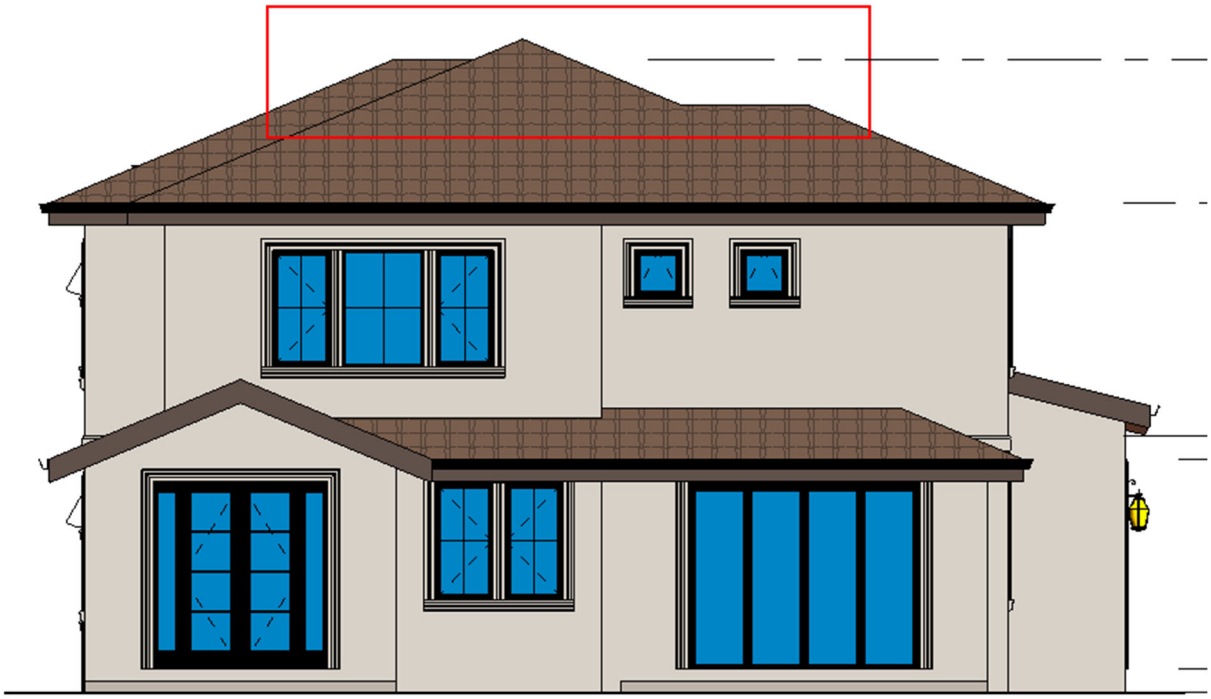
Design without shed roof @ Master bedroom, instead with hip and valley within 16 inches from the exterior wall



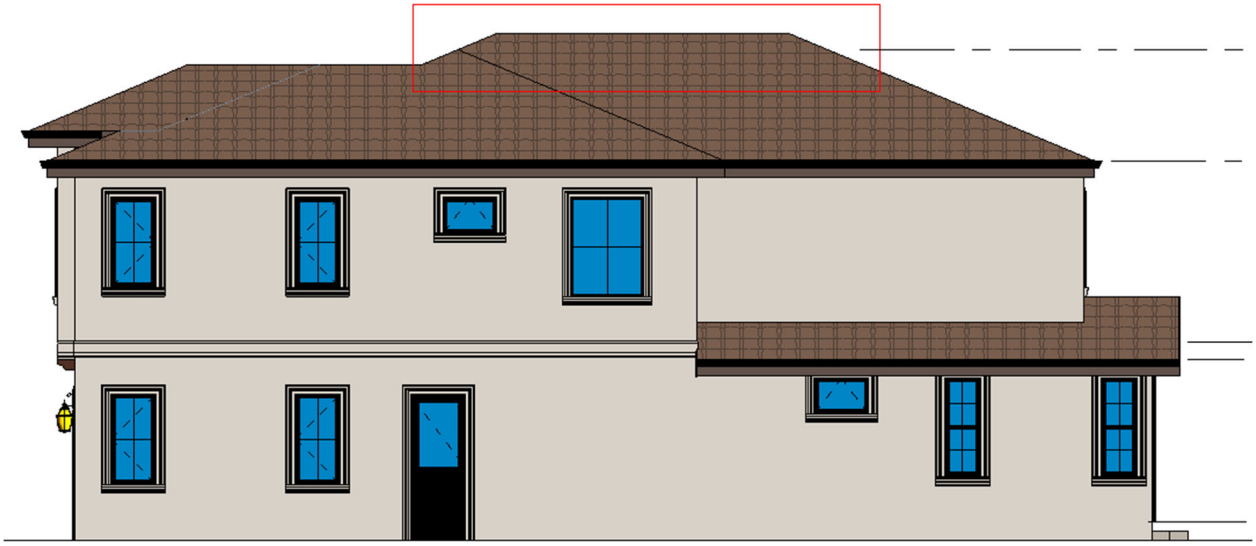
East, Proposed without shed roof @ Master Bedroom



North, Proposed without shed roof @ Master Bedroom



South, Proposed without shed roof @ Master Bedroom



West, Proposed without shed room @ Master Bedroom

Conclusion: By comparing the elevations, the peak of the roof has increased by 11 inches without adding the shed roof at the master bedroom. In addition, North and South elevations indicate the excessively sharp peak at the center of the roof which makes the whole roof shape overly convoluted and awkward. By adding the shed roof at the master bedroom side, the peak of the roof softens as a result of no awkward shape peaks. In addition, this is compatible with Los Gatos Residential Guidelines – Building Design Section 3.5 as follows:

3.5 Roofs

3.5.1 Unify Roof pitches

- Utilize the same slope for all primary roof
- Roof slopes for porches may be lower than the primary roof slope, depending on the architectural style
- Dormer roof slopes may sometimes be steeper than the primary roof slope, depending on the architectural style

3.5.2 Avoid excessive roof form complexity

- Avoid multiple floor plan pop outs that produce multiple roof gables. Where roof eave variation is desired, consider vertical wall extensions and dormer roofs

3.5.3 Relate roof overhangs to the architectural style and to the surrounding neighborhood

- Some architectural styles (e.g., Mission and Spanish Eclectic) often come in small and large overhang versions. In those circumstances, tailor the roof overhangs to the general character of the surrounding homes.

3.5.4. Design dormers with attention to the architectural style and the neighborhood

- Avoid dormer sizes that are out of scale with the roof and contrary to traditional designs
- Gable dormers, single or an aggregate of multiple dormers, should rarely exceed 50% of the width of the roof. Shed dormers can be wider.

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Tree Inventory, Assessment, and Protection Report

14331 Capri Drive
Los Gatos, CA 95032

Prepared for:

Town of Los Gatos

December 4, 2023

Prepared By:

Monarch Consulting Arborists

Richard Gessner
P.O. Box 1010 - Felton, CA 95018
1 831 331 8982
www.monarcharborists.com

Table of Content

Summary

The applicant is requesting approval for a zone change from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 square feet). APN: 406-32-004. Categorically exempt pursuant to the California Environmental Quality Act, Section 15061(b)(3): Common Sense Exemption.

There are no Large Protected trees, two are Exempt fruit trees and on fan palm (*Washingtonia robusta*) is Exempt species listed in 29.10.0970 subsection (2), and there are no Street Trees. Six trees are in good condition, five fair, and one in poor shape which is incense cedar #189. One Exempt orange tree #196 is likely to be removed. The two olives (#190 and #191) along the north side of the proposed new house are in close proximity and could be moderately impacted. The remaining nine trees will not be affected by the proposed plan.

There are several trees around the front of the property which include the two olives, #190 and #191, and stone pine #193. The trees have good tolerance to construction impacts and the existing house acts as a kind of place holder for the specified tree protection zone. The calculated tree protection zone is between 14 and 19 feet. The specified tree protection zone will need to be established just inside the property setback to allow for construction.

There were nine trees (9) protected trees appraised for a rounded depreciated value of $81,000.00 (two exempt oranges and one fan palm omitted).

Introduction

Background

The Town of Los Gatos asked me to assess the site, trees, and proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy planning requirements.

Assignment

- Provide an arborist's report including an assessment of the trees within the project area and on the adjacent sites. The assessment is to include the species, size (trunk diameter), condition (health, structure, and form), and suitability for preservation ratings. Affix number tags on the trees for reference on site and on plans.
- Provide tree protection specifications, guidelines, and impact ratings for those affected by the project.
- Provide appraised values using the Trunk Formula Technique.

Limits of the assignment

- The information in this report is limited to the condition of the trees during my inspection on November 28, 2023. No tree risk assessments were performed.
- Tree heights and canopy diameters are estimates.

- The plans reviewed for this assignment were as follows (Table 1)

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source
Existing Site Topographic			No	
Proposed Site Plan	10/31/2023	G000	Yes	GKW Architects
Erosion Control			No	
Grading and Drainage			No	
Utility Plan and Hook-up locations			No	
Exterior Elevations			No	
Landscape Plan			No	
Irrigation Plan			No	
T-1 Tree Protection Plan			No	

Purpose and use of the report

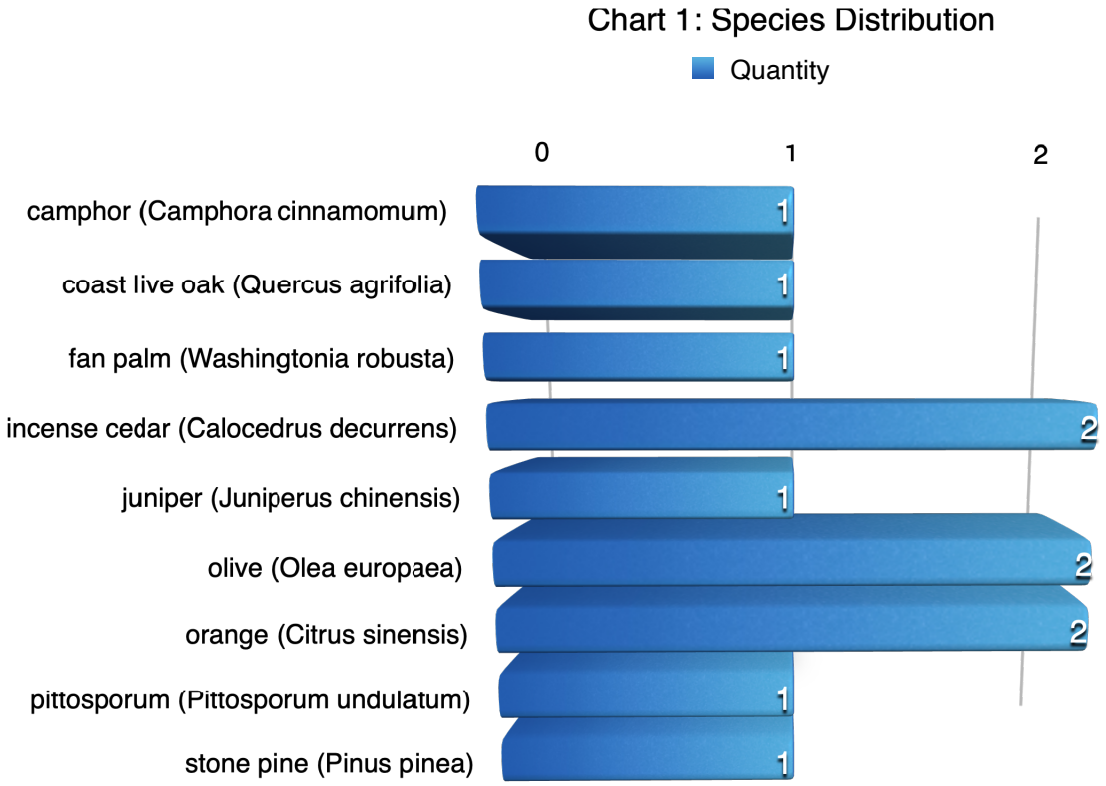
The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the Town of Los Gatos and the property owners as a reference for existing tree conditions to help satisfy planning requirements.

Observations

Tree Inventory

The inventory consists of trees protected by the Town of Los Gatos located on site and those in close proximity on neighboring properties. Sec. 29.10.0960. - Scope of protected trees. All trees which have a four-inch or greater diameter (twelve and one half-inch circumference) of any trunk, when removal relates to any review for which zoning approval or subdivision approval is required. (Appendix A and B). Los Gatos Town Ordinance 29.10.0970 Exceptions (1) states the following: “A fruit or nut tree that is less than eighteen (18) inches in diameter (fifty-seven-inch circumference).

The inventory contains twelve trees comprised of nine different species (Chart 1). There are no Large Protected[1] trees, two are Exempt[2] fruit trees and on fan palm is Exempt species listed in 29.10.0970 subsection (2), and no Street Trees[3].



[1] Large protected tree means any oak (*Quercus spp.*), California buckeye (*Aesculus californica*), or Pacific madrone (*Arbutus menziesii*) which has a 24-inch or greater diameter (75-inch circumference); or any other species of tree with a 48-inch or greater diameter (150-inch circumference).

[2] A fruit or nut tree that is less than eighteen (18) inches in diameter (fifty-seven-inch circumference). Species listed in 29.10.0970 subsection (2).

[3] Street tree means a tree in a public place, or along or within a public street or right-of-way.

Analysis

Tree appraisal was performed according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 10th Edition, 2019* (CLTA) along with Western Chapter International Society of Arboriculture *Species Classification and Group Assignment, 2004*. The trees were appraised using the "Cost Approach" and more specifically the "Trunk Formula Technique" (Appendix B).

"Trunk Formula Technique" is calculated as follows: Basic Tree Cost = (Unit tree cost x Appraised trunk area), Appraised Value = (Basic tree cost X functional Limitations (percentage) X Condition (percentage) X External Limitations (percentage)).

The trunk formula valuations are based on four tree factors; size (trunk cross sectional area), condition, functional limitations, and external limitations. There are two steps to determine the overall value. The first step is to determine the "Basic Tree Cost" based on size and unit tree cost. Unit tree cost is calculated by dividing the nursery wholesale cost of a 24 inch box specimen and its replacement size (cost per square inch trunk caliper) which is determined by the *Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement*. The cost of the 24 inch box wholesale specimen was determined through personal communications with BrightView and Normans nurseries in Farmington and Central Wholesale in San Jose for an average of $214.00.

The second part is to depreciate the tree's Basic Cost through an assessment of condition, functional limitations, and external limitations. The condition assessment guidelines and percentages are defined in the "Condition Rating" section of this report. Functional limitations are based on factors associated with the tree's interaction to its planting site that would affect condition, limit development, or reduce the utility in the future and include genetics, placement, and site conditions for the individual tree. External limitations are outside the property, out of control of the owner and also affect condition, limit development, or reduce the utility in the future (i.e power lines, municipal restrictions, drought adaptations, or species susceptibility to pests).

There were nine trees (9) protected trees appraised for a rounded depreciated value of $81,000.00 (two exempt oranges and one fan palm omitted).

Appraisal worksheets are available upon request.

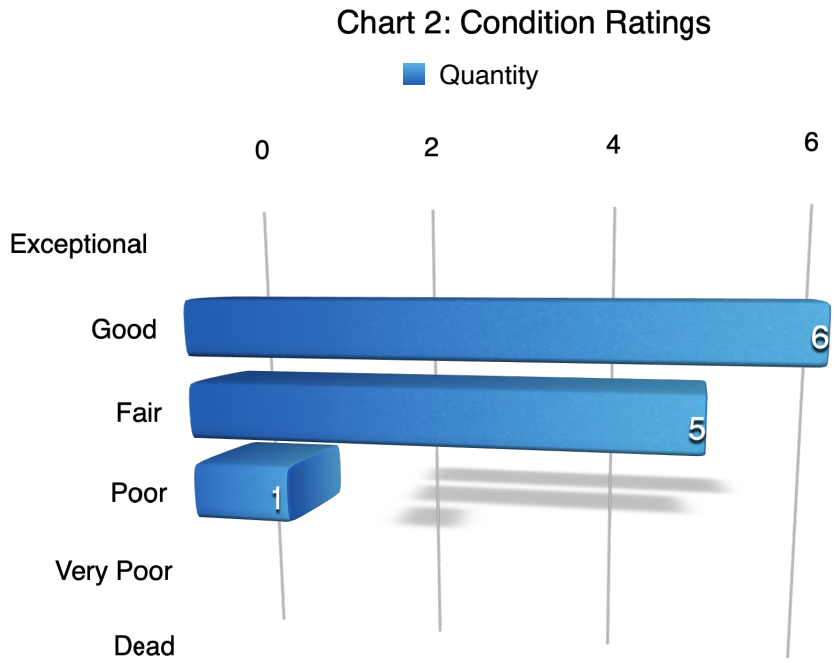
Discussion

Condition Rating

A tree's condition is a determination of its overall health, structure, and form. The assessment considered all three criteria for a combined condition rating.

- 100% - Exceptional = Good health and structure with significant size, location or quality.
- 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% - Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unstable = Dead or imminently ready to fail.

Six trees are in good condition, five fair, and one in poor shape which is incense cedar #189 (Chart 2).

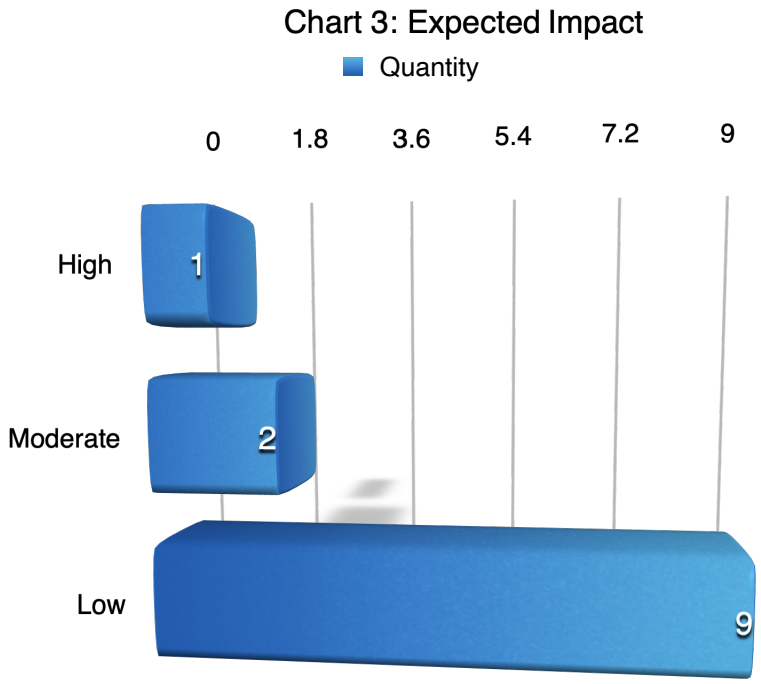


Expected Impact Level

Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

One Exempt orange tree #196 is likely to be removed (Chart 3). The two olives (#190 and #191) along the north side of the proposed new house are in close proximity and could be moderately impacted. The remaining nine trees will not be affected by the proposed plan, which consists of construction largely within the footprint of the existing structure.



Mitigation for Removals

The table below indicates the recommended replacement values (Table 2). The applicant will not be required to replace any protected trees. Alternatively it may be possible to create an approved landscape plan or provide an in-lieu payment. The landscape plan does not indicate any replacement trees.

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 feet or less	Two 24 inch box trees	Two 15 gallon trees
More than 10 feet to 25 feet	Three 24 inch box trees	Three 15 gallon trees
More than 25 feet to 40 feet	Four 24 inch box trees or two 36 inch box trees	Four 15 gallon trees
More than 40 feet to 55 feet	Six 24 inch box trees; or three 36 inch box trees	Not available
Greater than 55 feet	Ten 24 inch box trees; or five 36 inch box trees	Not available

[1]To measure an asymmetrical canopy of a tree, the widest measurement shall be used to determine canopy size.

[2]Often, it is not possible to replace a single large, older tree with an equivalent tree(s). In this case, the tree may be replaced with a combination of both the Tree Canopy Replacement Standard and in-lieu payment in an amount set forth by Town Council resolution paid to the Town Tree Replacement Fund.

[3]Single Family Residential Replacement Option is available for developed single family residential lots under 10,000 square feet that are not subject to the Town's Hillside Development Standards and Guidelines. All 15-gallon trees must be planted on-site. Any in-lieu fees for single family residential shall be based on 24" box tree rates as adopted by Town Council.

[4]Replacement Trees shall be approved by the Town Arborist and shall be of a species suited to the available planting location, proximity to structures, overhead clearances, soil type, compatibility with surrounding canopy and other relevant factors. Replacement with native species shall be strongly encouraged. Replacement requirements in the Hillsides shall comply with the Hillside Development Standards and Guidelines Appendix A and Section 29.10.0987 Special Provisions—Hillsides.

Tree Protection

Typically there are three different tree protection schemes which are called Type I (Appendix D1), Type II and Type III (Appendix D2) trunk protection only. The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree and should encompass the critical root zone. There are two tree protection zones determined which include the “calculated” and “specified” tree protection zones. The “calculated” tree protection zone is determined by a multiplication factor based on species tolerance, tree age/vigor/health, and trunk diameter (Table 3). The “specified” tree protection zone is adjusted in size and shape to accommodate the existing infrastructure, planned construction, and specific site constraints. This “specified” zone includes tree canopy conformation, visible root orientation, size, condition, maturity, and species tolerances (Gilpin, R, Hauer, R, Matheny, N, and Smiley, E.T. 2023).

There are several trees around the front of the property which include the two olives, #190 and #191, and stone pine #193. However all three trees have good tolerance to construction impacts and the existing house acts as a kind of place holder for the specified tree protection zone. The calculated tree protection zone is between 14 and 19 feet. The specified tree protection zone will need to be established just inside the property setback to allow for construction.

Conclusion

The plans are to demolish the existing main structure and build a new two story house. The inventory contains twelve trees comprised of nine different species. There are no Large Protected trees, two are Exempt fruit trees and on fan palm is Exempt species listed in 29.10.0970 subsection (2), and no Street Trees. Six trees are in good condition, five fair, and one in poor shape which is incense cedar #189.

One Exempt orange tree #196 is likely to be removed. The two olives (#190 and #191) along the north side of the proposed new house are in close proximity and could be moderately impacted. The remaining nine trees will not be affected by the proposed plan, which consists of construction largely within the footprint of the existing structure. The applicant will not be required to replace any protected trees.

There are several trees around the front of the property which include the two olives, #190 and #191, and stone pine #193. The trees have good tolerance to construction impacts and the existing house acts as a kind of place holder for the specified tree protection zone. The calculated tree protection zone is between 14 and 19 feet. The specified tree protection zone will need to be established just inside the property setback to allow for construction.

There were nine trees (9) protected trees appraised for a rounded depreciated value of $81,000.00 (two exempt oranges and one fan palm omitted).

Recommendations

1. Place tree numbers on all the plans including the Grading and Drainage plans. Make sure the plans and tree removals are consistent between the plan sets. Provide access to trees not assessed through the property on the south side.

2. Remove Exempt orange #196. Place fence inside the setback to protect trees #190, #191, #192, and #193. Trees in the back of the site #186 though #189 are not near proposed improvements and are already segregated by a fence.

3. Place 4-6 inches of mulch inside the tree protection zone. Install temporary irrigation or soaker hoses in the TPZ. Monitor watering times or amounts to ensure adequate soil saturation. (A 5/8" soaker hose requires about 200 minutes to deliver one inch of water to a garden. This number is affected by the length of the hose and the overall rate of flow from the faucet. A good rule of thumb is to expect about ½ GPM as a standard faucet flow rate.). Infrequent deeper watering is preferred.

4. 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.

5. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line or designated TPZ/CRZ.

6. Place all the tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all three protection measures labeled "T-1 Tree Protection Plan."

7. 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 the proper distances.

Bibliography

American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2019. Print.

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Glossary of Terms

calculated tree protection zone: A TPZ calculated using the trunk diameter and a multiplication factor based on species tolerance to construction and tree age. It is often plotted on a plan as a circle or other arbitrary shape and can be used as a guide for establishing the specified TPZ.

critical root zone: a conceptual soil area containing the minimal amount of all the essential parts of the root zone needed to sustain tree health and structural integrity. There are no universally accepted methods to calculate the CRZ.

basic Tree Cost: The cost of replacement for a perfect specimen of a particular species and cross sectional area prior to location and condition depreciation.

cost Approach: An indication of value by adding the land value to the depreciated value of improvements.

defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

drip Line: Imaginary line defined by the branch spread or a single plant or group of plants. The outer extent of the tree crown.

form: Describes a plant's habit, shape or silhouette defined by its genetics, environment, or management.

health: Assessment is based on the overall appearance of the tree, its leaf and twig growth, and the presence and severity of insects or disease

mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

scaffold branches: Permanent or structural branches that for the scaffold architecture or structure of a tree.

specified tree protection zone (specified TPZ): a TPZ that is adjusted in size or shape to accommodate the existing infrastructure, planned construction, and aspects of the site, as well as the tree canopy conformation, visible root orientation, size, condition, maturity, and species response to construction.

straw wattle: also known as straw worms, bio-logs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials,
and have an average weight of 35 pounds.

structure: Evaluation focused on the crown, trunk, trunk flare, above ground roots and the site conditions contributing to conditions and/or defects that may contribute to failure.

Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

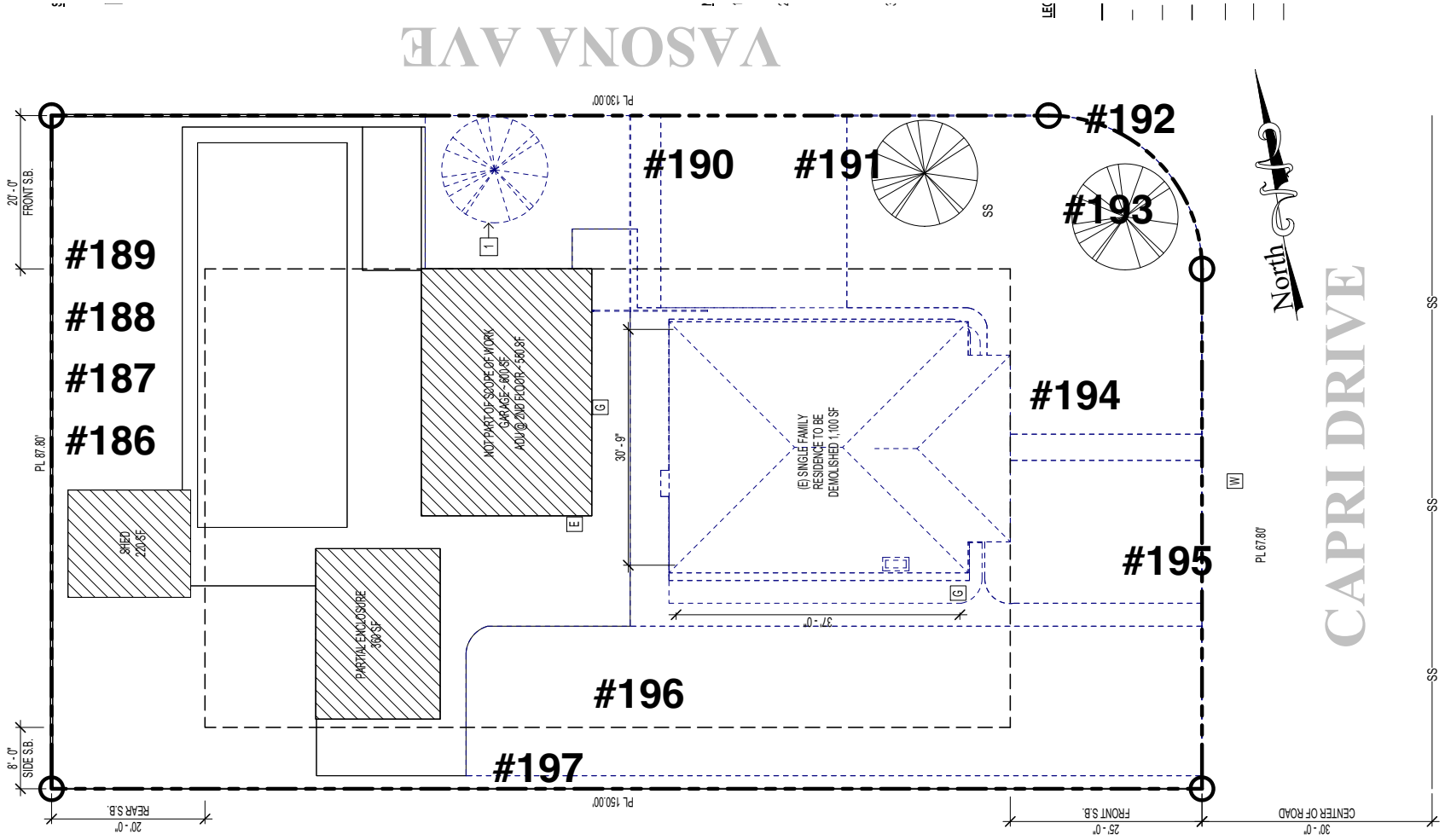
trunk: Stem of a tree.

Trunk Formula Technique: Method to appraise the monetary value of trees considered too large to be replaced with nursery or field grown stock. Based on developing a representative unit cost for replacement with the same or comparable species of the same size and in the same place, subject to depreciation for various factors. Contrast with replacement cost method.

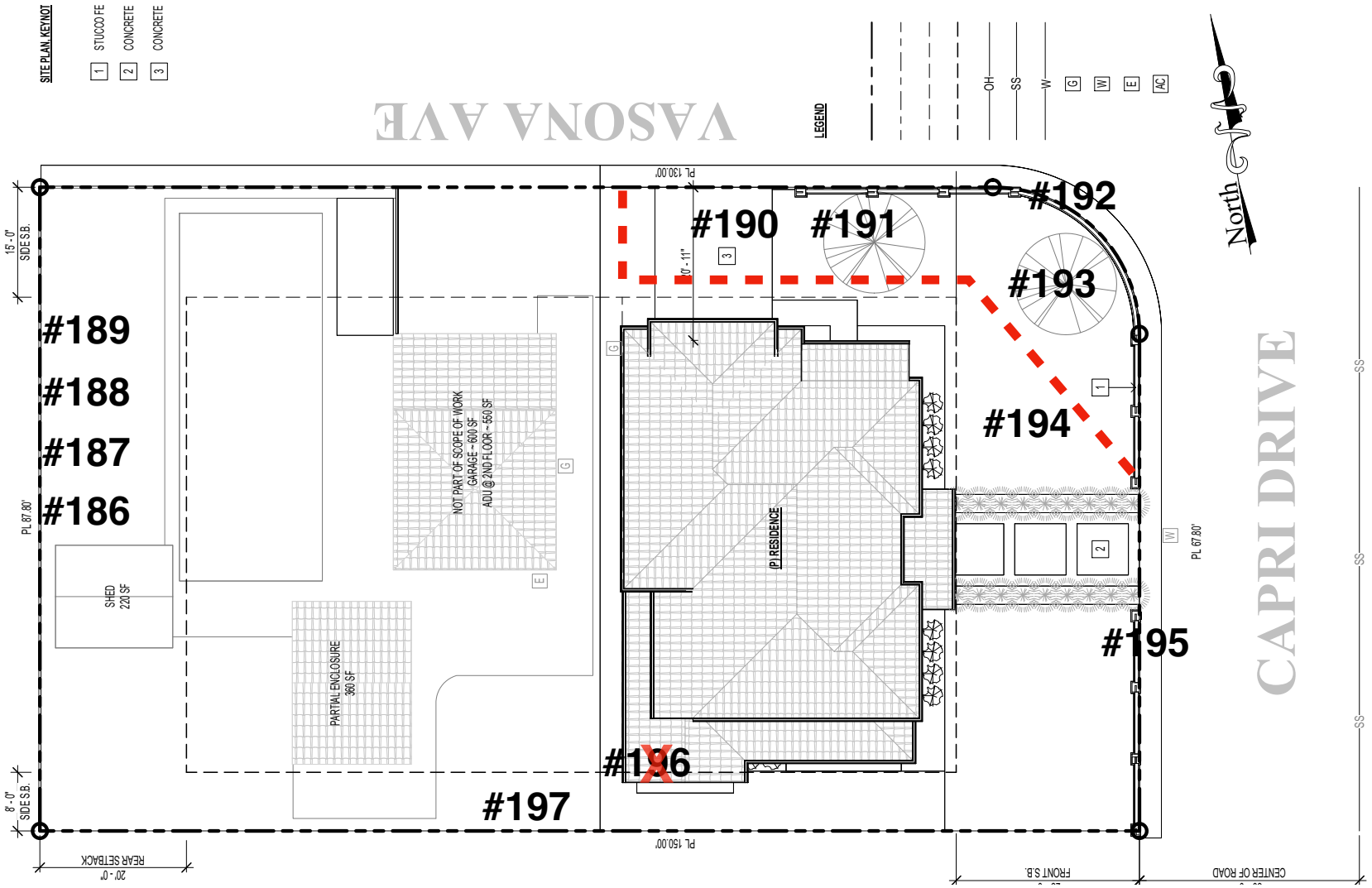
volunteer: A tree, not planted by human hands, that begins to grow on residential or commercial property. Unlike trees that are b drought in and installed on property, volunteer trees usually spring up on their own from seeds placed onto the ground by natural causes or accidental transport by people. Normally, volunteer trees are considered weeds and removed, but many desirable and attractive specimens have gone on to become permanent residents on many public and private grounds.

Appendix A: Tree Inventory Map and Site Plan

A1: Existing Site Plan and Tree Locations



A2: Propose Site Plan and Tree Protection Configuration



Appendix B: Tree Inventory and Assessment Tables

Table 2: Inventory and Assessment Summary

Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Rounded Depreciated Value	Calculated Protection Radii (ft.)
incense cedar (*Calocedrus decurrens*)	186	34	30	Good	Low	Protected	$12,500.00	23
coast live oak (*Quercus agrifolia*)	187	30	35	Good	Low	Protected	$18,800.00	20
juniper (*Juniperus chinensis*)	188	6, 10, 8	15	Fair	Low	Protected	$3,940.00	9
incense cedar (*Calocedrus decurrens*)	189	36	35	Poor	Low	Protected	$9,000.00	24
olive (*Olea europaea*)	190	12, 14	25	Good	Moderate	Protected	$8,000.00	12
olive (*Olea europaea*)	191	13, 10, 23	25	Good	Moderate	Protected	$18,700.00	19
fan palm (*Washingtonia robusta*)	192	19	15	Good	Low	Exempt	$4,190.00	13
stone pine (*Pinus pinea*)	193	28	35	Fair	Low	Protected	$7,300.00	19
orange (*Citrus sinensis*)	194	5, 6	10	Fair	Low	Exempt	$860.00	5
pittosporum (*Pittosporum undulatum*)	195	5, 5, 5, 5, 2	10	Fair	Low	Protected	$2,050.00	7
orange (*Citrus sinensis*)	196	6, 6	10	Good	High	Exempt	$1,420.00	6
camphor (*Camphora cinnamomum*)	197	6	10	Fair	Low	Protected	$710.00	4

Appendix C: Photographs

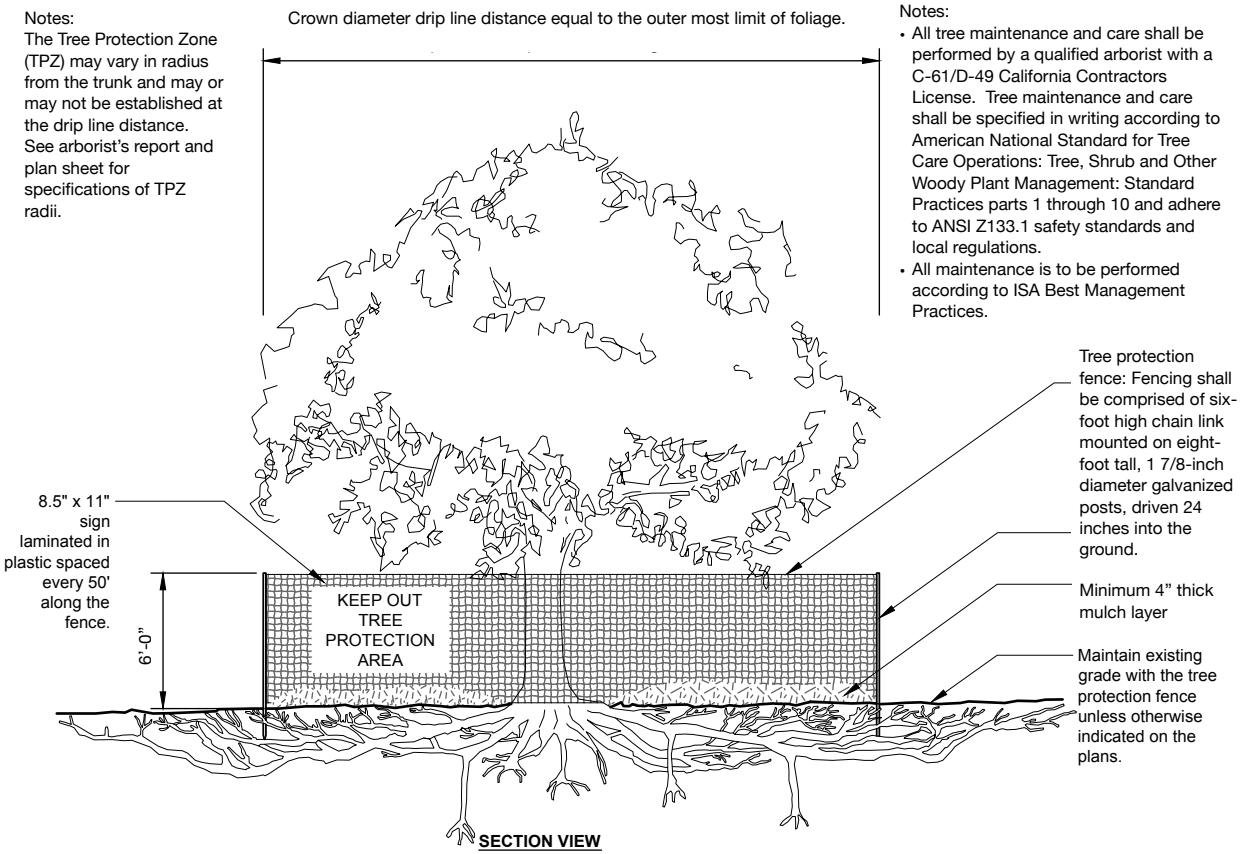
C1: Olives #190 and #191

C2: Fan palm #192 and stone pine #193

C3: Trees #186 though #189

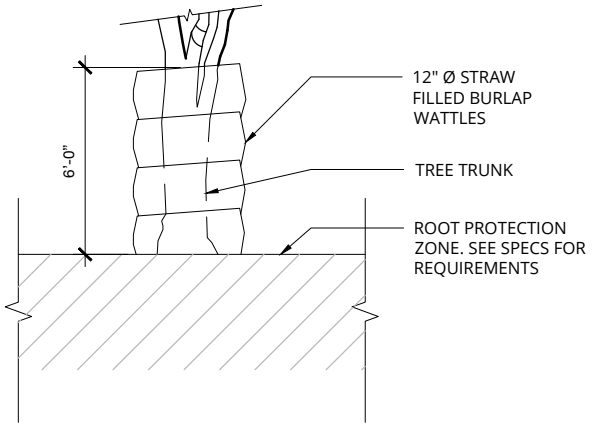
Appendix D: Tree Protection Guidelines

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



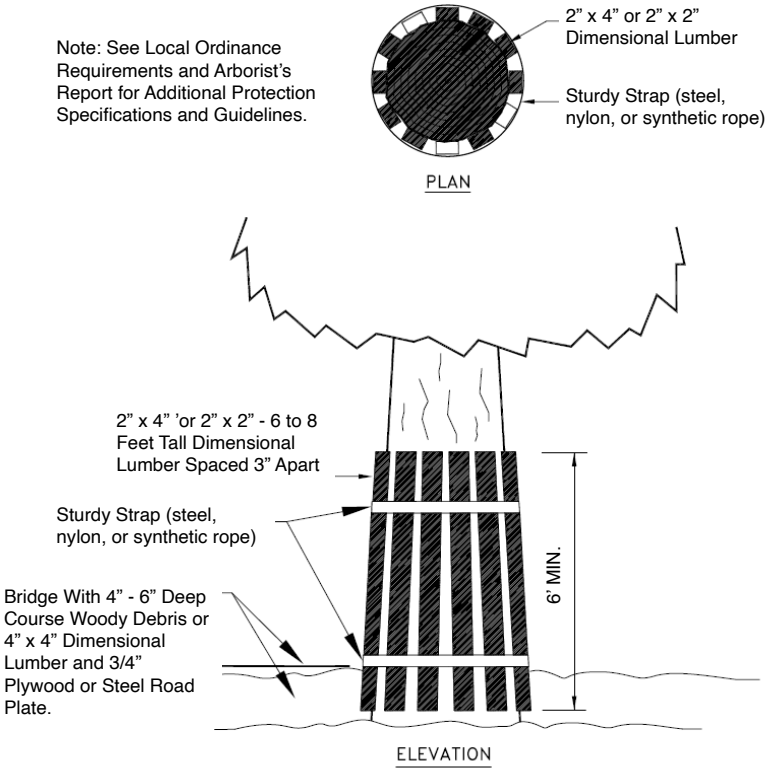
S-X TREE PROTECTION

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



SECTION VIEW

S-Y TRUNK PROTECTION WITH WATTLE



Trunk Protection Vertical Timber Detail

D3: Section 29.10.1005. - Protection of Trees During Construction

Tree Protection Zones and Fence Specifications

1. **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 plan, posts may be supported by a concrete base.
2. **Area type to be fenced:** Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from 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.
3. **Duration of Type I, II, III fencing:** Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.
4. **Warning Sign:** Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning —Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025.” Text on the signs should be in both English and Spanish (Appendix E).

All persons, shall comply with the following precautions

1. Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
2. Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.
3. Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.
4. Prohibit the attachment of wires, signs or ropes to any protected tree.
5. Design utility services and irrigation lines to be located outside of the dripline when feasible.
6. Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
7. The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

Prohibited Activities

The following are prohibited activities within the TPZ:

- Grade changes (e.g. soil cuts, fills);
- Trenches;
- Root cuts;
- Pedestrian and equipment traffic that could compact the soil or physically damage roots;
- Parking vehicles or equipment;
- Burning of brush and woody debris;
- Storing soil, construction materials, petroleum products, water, or building refuse; and,
- Disposing of wash water, fuel or other potentially damaging liquids.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Roots greater than two inches in diameter shall not be cut. When roots over two inches in diameter are encountered and are authorized to be cut or removed, they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Treatment, including pruning, shall be specified in writing according to the most recent ANSI A-300A Standards and Limitations and performed according to ISA Best Management Practices while adhering to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Appendix E: Tree Protection Signs

E1: English

Warning
Tree Protection Zone

This Fence Shall Not Be Removed
And Is Subject To Penalty According To
Town Code 29.10.1025

E2: Spanish

Cuidado
Zona De Arbol Pretejido

Esta valla no podrán ser sacados
Y está sujeta a sanción en función de
Código Ciudad del 29.101025

Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B

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www.gkwarchitects.com

To: **Town of Los Gatos**
Community Development Department

Address: **14331 Capri Dr**
Los Gatos, CA 95032

City Record #: **AS-24-043 & Z-23-005**

Responses to Consulting Arborist Report
September 11, 2024

Gkw responses in blue

Recommendations

1. Place tree numbers on all plans including the Grading and Drainage plans. Make sure the plans and tree removals are consistent between the plan sets. Provide access to trees not assessed through the property on the south side.
   This is addressed. All trees have been numbers on all plans.

2. Remove Exempt orange #196. Place fence inside the setback to protect #190, #191, #192, and #193. Trees in the back of the site #186 through #189 are not near proposed improvements and are already segregated by a fence.
   Exempt orange #196 is removed accordingly. Fence is provided to protect #190, #191, #192, and #193. Please see tree protection plan on sheet G007.

3. Place 4-6 inches of mulch inside the tree protection zone. Install temporary irrigation or soaked hoses in the TPZ. Monitor watering times or amounts to ensure adequate soil saturation. (A 5/8" soaker hose requires about 200 minutes to deliver one inch of water to a garden. This number is affected by the length of the hose and the overall rate of flow from the faucet. A good rule of thumb is to expect about ½ GPM as a standard faucet flow rate.) Infrequent deeper watering is preferred.
   This is noted. Please see tree protection plan on sheet G007.

4. 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.
   This is noted. Please see tree protection plan on sheet G007.

5. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line or designated TPZ/CRZ.
   This is noted. Please see tree protection plan on sheet G007.

6. Place all the tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all three protection measures labeled "T-1 Tree Protection Plan."

This is understood. Tree protection fence locations and guidelines are provided on the plans. Please refer to sheet G007 for Tree Protection Plan.

7. 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.
This is understood and noted on the plans, please see tree protection plan on sheet G007.

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408-315-2125 | Gordonkwong@Gkwarchitects.com
www.gkwarchitects.com

To: **Town of Los Gatos**
Community Development Department
110 E Main St, Los Gatos CA 95030

Address: **14331 Capri Dr**
Los Gatos, CA 95032

City Record #: **AS-24-043**

Neighbor Outreach

Project Location: 14331 Capri Dr, Los Gatos, CA 95032

Owner: Ravi Kiran Vallamdas

Address: 14333 Capri Dr
Owner: Michelle McCormick
Date: 2025.06.12

Summary: Was concerned about the height and the trees; however, was acceptance in the end. Mentioned that she was following the project and the application process very closely. Praised the design and was hoping that the construction will not take too long. Lived in the neighborhood for + 40 years.

Address: 14335 Capri Dr
Owner: Alex Eicholtz
Date: 2025.06.12
Summary: No concerns, likes the design. Interested in the construction as they're builders.

Address: 14288 Capri Dr
Owner: N/A, no one was at home
Date: 2025.06.12

Address: 14287 Capri Dr
Owner: N/A, no one was at home
Date: 2025.06.12

Address: 581 Vasona Ave
Owner: Lucy
Date: 2025.06.12

Summary: No concerns, thinks the design is very beautiful. Was surprised about the height of the story poles.

Address: 590 Vasona Ave
Owner: N/A, Property is gated, unable to get to the front door
Date: 2025.06.12

Address: 592 Vasona Ave
Tenant: N/A, no was at home. Dog was aggressively barking.
Date: 2025.06.12

Address: 594 Vasona Ave
Owner: N/A, no one was at home.
Date: 2025.06.12

VALLAMDAS RESIDENCE

LOS GATOS — CALIFORNIA

SCOPE OF WORK

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

~~**MINOR RESIDENTIAL APPLICATION : RESIDENTIAL REMODEL & ADDITION**~~
~~-DEMOLISH NO MORE THAN 50% OF EXISTING ONE - STORY SINGLE FAMILY RESIDENCE~~
~~-PROPOSED ADDITION TWO - STORY SINGLE FAMILY RESIDENCE~~

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

BUILDING INFORMATION MODEL

PROJECT INFORMATION

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

(E) SETBACKS PER ZONE O:

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

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

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

FLOOR AREA BREAKDOWN:

(E) FIRST FLOOR AREA (PRIMARY):	1,128 SF
(E) DETACHED ADU:	~1150 SF (TO BE REMAINED)
(E) SHED + (E) PARTIAL ENCLOSURE:	~123 SF + 242 SF (TO BE DEMO)
(E) TOTAL FLOOR AREA:	**2,401 SF**
(P) FIRST FLOOR AREA (PRIMARY):	1,637 SF
(P) SECOND FLOOR AREA (PRIMARY):	1,874 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[

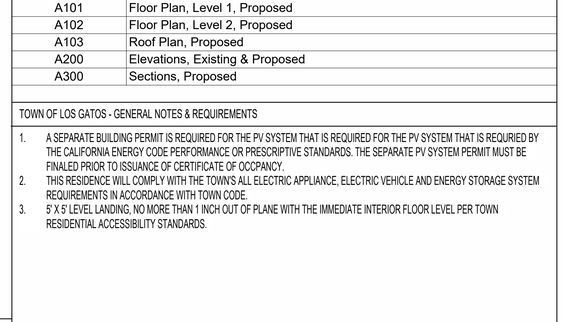
LOT COVERAGE:

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

VICINITY MAP



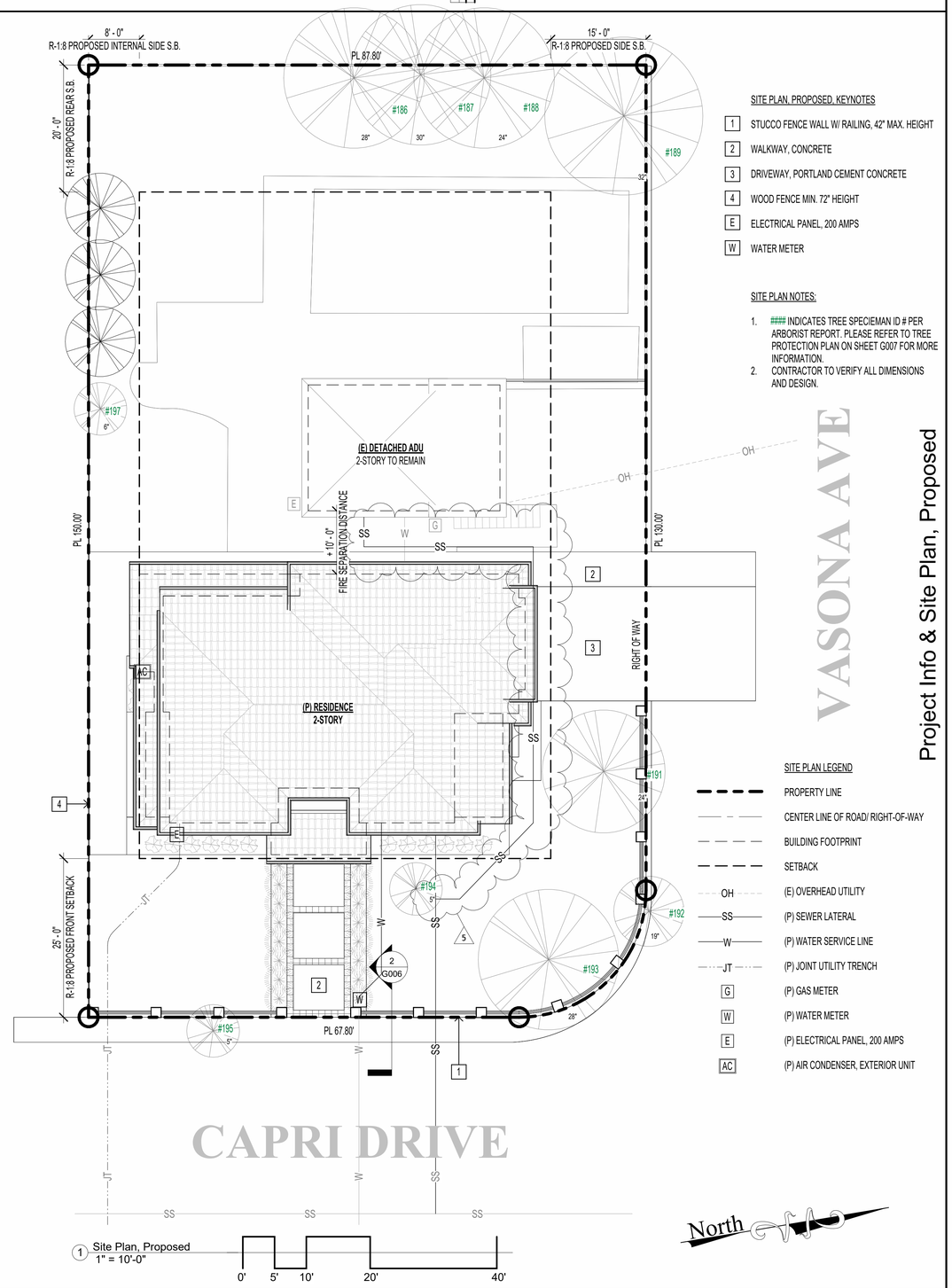
SHEET INDEX

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



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

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

0' 5' 10' 20' 40'

North

Project Info & Site Plan, Proposed

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

GORDON K WONG, ARCHITECT LIC# 34045
710 E MCGLINCY LANE SUITE 109
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KEVIN YU PROJECT REP
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GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

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

Project Info & Site Plan, Proposed

G000

SCALE 1" = 10'-0"

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EXHIBIT 11

ABBREVIATIONS

A	
ABV	ABOVE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADDL	ADDITIONAL
AFF	ABOVE FINISH FLOOR
ASPH	ASPHALT
B	
BITUM	BITUMINOUS
BKG	BACKING
BLDG	BUILDING
BM	BEAM
BR	BACKER ROD
BUR	BUILT-UP-ROOF
BDR	BEDROOM
BW	BOTTOM OF WALL
C	
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CF	CUBIC FEET
CJ	CONTROL JOINT
CL	CLOSET
CTL	CENTERLINE
CLG	CEILING
CONC	CONCRETE
CPT	CARPET
D	
D	DECK
DR	DRAIN
E	
(E)	EXISTING
E	EAST
ELEC	ELECTRICAL
EP	ELECTRICAL PANEL
EXT	EXTERIOR
F	
FDN	FOUNDATION
FH	FIRE HYDRANT
FIN	FINISH
FF	FINISH FLOOR
FL	FLOW LINE
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FR	FIRE RATED
FS	FLOOR SINK
FSL	FIRE SPRINKLER
FTG	FOOTING
G	
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GND	GROUND
GWB	GYPSUM WALL BOARD
GYP	GYSUM
H	
HDBD	HARDBOARD
HDR	HEADER
HDWR	HARDWARE
HDWD	HARDWOOD
HTR	HEATER
HVAC	HEATING, VENT. & A.C.
I	
IN	INCH
INCAND	INCANDESCENT
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J	
JST	JOIST
JT	JOINT
K	
K	KIPS
KIT	KITCHEN
KP	KICK PLATE
L	
LOC	LOCATION
LT	LIGHT
M	
MB	MACHINE BOLT
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MH	MANHOLE
MSC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NOM	NOMINAL
NP	NO PARKING
NR	NON-RATED
NTS	NOT TO SCALE
O	
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER/ DIMENSION
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALL
P	
(P)	PROPOSED
PEN	PENETRATION
PENN	PERFORATED
PERF	PERPENDICULAR
PERP	PLATE
PL	PROPERTY LINE
PL	PLASTER
PLAS	PLUMBING
PLBG	PLYWOOD
PLWD	PANEL
PNL	POINT OF CONNECTION
POC	PERMEABLE PAVERS
PP	PREFABRICATED
PREFAB	POUNDS PER SQUARE FOOT
PSF	POUNDS PER SQUARE INCH
PSI	PAINTED
PTD	PRESSURE TREATED
PTR	PRESSURE TREATED WOOD
PTRWDQ	
Q	
QTY	QUANTITY
R	
R	REVEAL OR RISER
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REF	REFERENCE
REFL	REFLECTED
REFR	REFRIGERATOR
RET	RETAINING OR RETARDANT
REG	REGISTER
RO	ROUGH OPENING
S	
SCD	SEE CIVIL DRAWINGS
SCHD	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SF	SQUARE FOOT OR FEET
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SJ	SEISMIC JOINT
SL	SEALANT
SLD	SEE LANDSCAPE DRAWINGS
SM	SHEET METAL
SMD	SEE MECHANICAL DRAWINGS
SOF	SOFFIT
SOG	SLAB ON GRADE
SPD	SEE PLUMBING DRAWINGS
SPEC/S	SPECIFICATION
SQ	SQUARE
SS	SANITARY SEWER
SSD	SEE STRUCTURAL DRAWINGS
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRL	STRUCTURAL
SY	SQUARE YARD
T	
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TC	TOP OF CURB
TOC	TOP OF CONCRETE
TOP	TOP OF PAVING
TOS	TOP OF STEEL
TRD	TREAD
TW	TOP OF WALL
U	
UL	UNDERWRITERS LABORATORIES
UTIL	UTILITIES
V	
VCP	VITREOUS CLAY PIPE
VERT	VERTICAL
VTR	VENT THROUGH ROOF
W	
W	WEST OR WIDTH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
W/O	WITHOUT
WP	WATER PROOF
WPT	WORKING POINT
WR	WATER RESISTANT

GENERAL NOTES

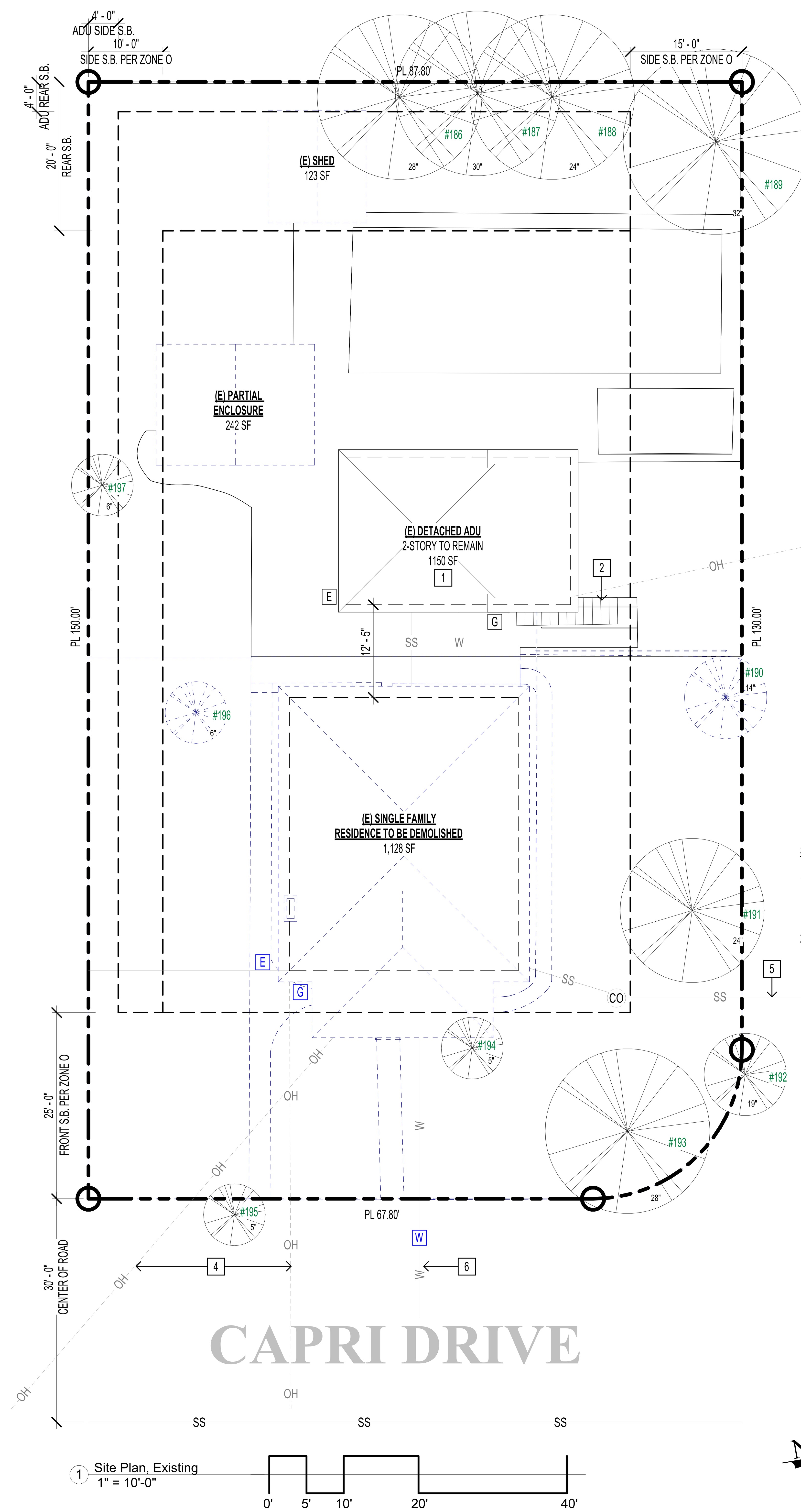
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT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

SITE PLAN & PUBLIC WORK NOTES

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

GRAPHIC SYMBOLS

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



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

0' 5' 10' 20' 40'

SITE PLAN, EXISTING, KEYNOTES

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

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

SITE PLAN NOTES:

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

SITE PLAN, EXISTING, LEGEND

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

Abbreviations, Notes, & Site Plan, Existing

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

GORDON K WONG, ARCHITECT LIC# 34045
710E MCGLINCY LANE SUITE 109
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GORDONKWONG@GKWARCHITECTS.COM

KEVIN YU PROJECT REP
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-1845
KEVINYU@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

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

Abbreviations, Notes, & Site Plan, Existing

G001

SCALE As indicated

5/14/2025 4:17:02 PM

AIA California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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

Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

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

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

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

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

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

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

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

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

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

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

Exception: Additions and alterations not altering the drainage path.

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

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

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

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

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

Y | N/A | RESPON. PARTY

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

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

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

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

Exceptions:

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

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

Notes:

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

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

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

Exception: Areas of parking facilities served by parking lifts.

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

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

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

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

Notes:

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

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

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

Exception: Areas of parking facilities served by parking lifts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Y | N/A | RESPON. PARTY

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

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

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

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

Notes:

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

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

DIVISION 4.2 ENERGY EFFICIENCY

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

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

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

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

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

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

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

4.303.1.3 Showerheads.

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

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

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

4.303.1.4 Faucets.

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

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

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

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

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

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

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

TABLE H-2

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

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

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

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

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

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

TABLE - MAXIMUM FIXTURE WATER USE

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

Y | N/A | RESPON. PARTY

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

NOTES:

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

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

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

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

Exceptions:

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

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

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

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

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

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

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

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

Notes:

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

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

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

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

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

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

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

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

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

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

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ARCHITECTS
RESIDENTIAL/COMMERCIAL

General, Green Building Check List

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

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

General, Green Building Check List

G002.1

SCALE

5/14/2025 4:17:09 PM

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

AIA California

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

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

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

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

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

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

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

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

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

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

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

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

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

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

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

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

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

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

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

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

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Notes:

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

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

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

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

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

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

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

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

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

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

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

GORDON K WONG, ARCHITECT LIC# 34045
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GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

General, Green Building Check List

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

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

General, Green Building Check List

G002.2

SCALE

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(I) EXISTING PARTIAL ENCLOSURE

(E) EXISTING SINGLE FAMILY RESIDENCE - SIDE PERSPECTIVE

(A) EXISTING SINGLE FAMILY RESIDENCE - FRONT PERSPECTIVE

(J) EXISTING SHED

(F) EXISTING TREES

(B) EXISTING SINGLE FAMILY RESIDENCE - SIDE PERSPECTIVE

(K) EXISTING DETACHED ADU & PARTIAL ENCLOSURE

(G) EXISTING TREES

(C) EXISTING SINGLE FAMILY RESIDENCE - SIDE PERSPECTIVE

(L) EXISTING DETACHED ADU & ACCESSORY STRUCTURES

(H) EXISTING SINGLE FAMILY RESIDENCE & DETACHED ADU

(D) EXISTING SINGLE FAMILY RESIDENCE - REAR PERSPECTIVE

FLOOR AREA BREAKDOWN @ SITE

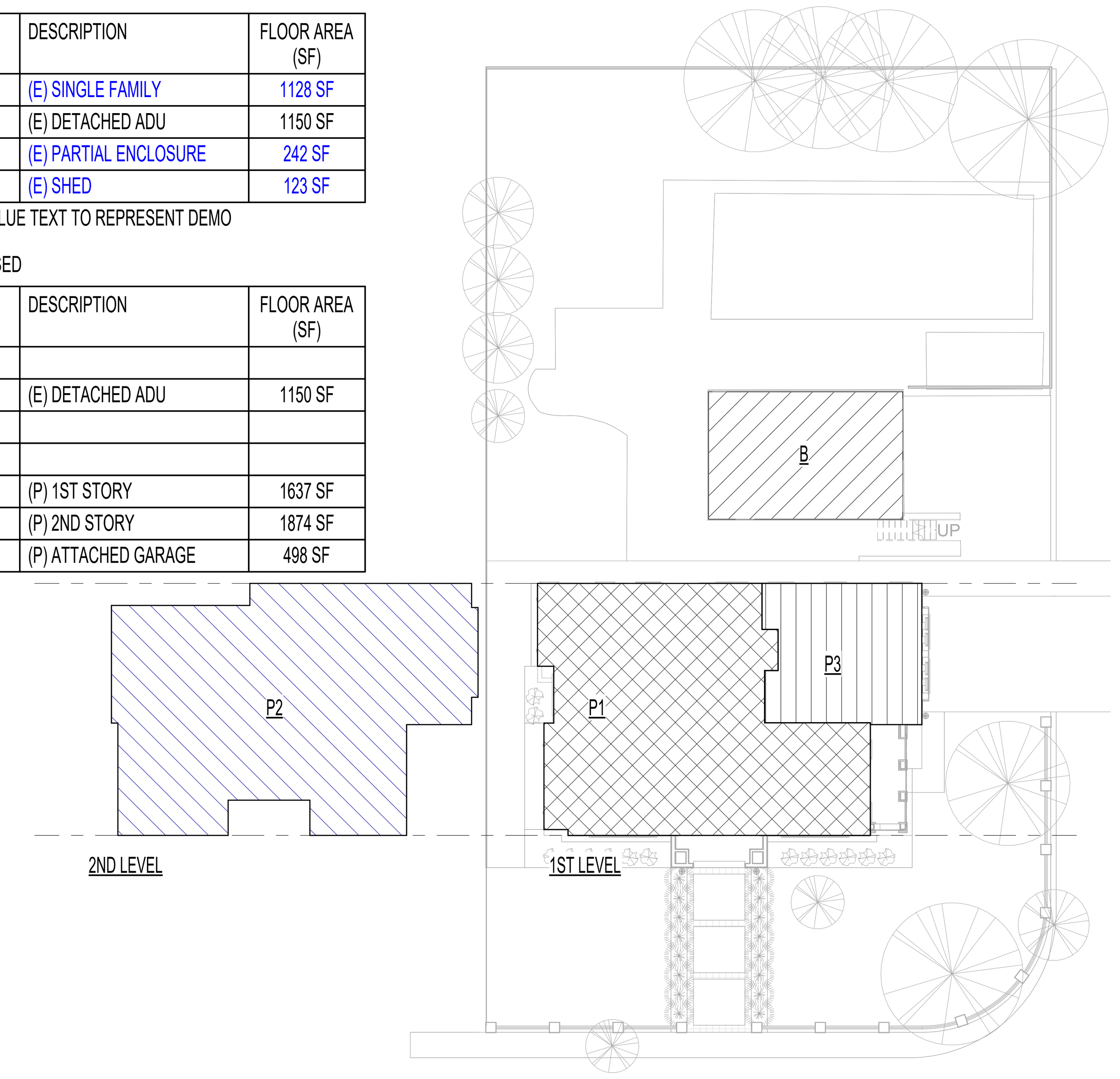
EXISTING

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

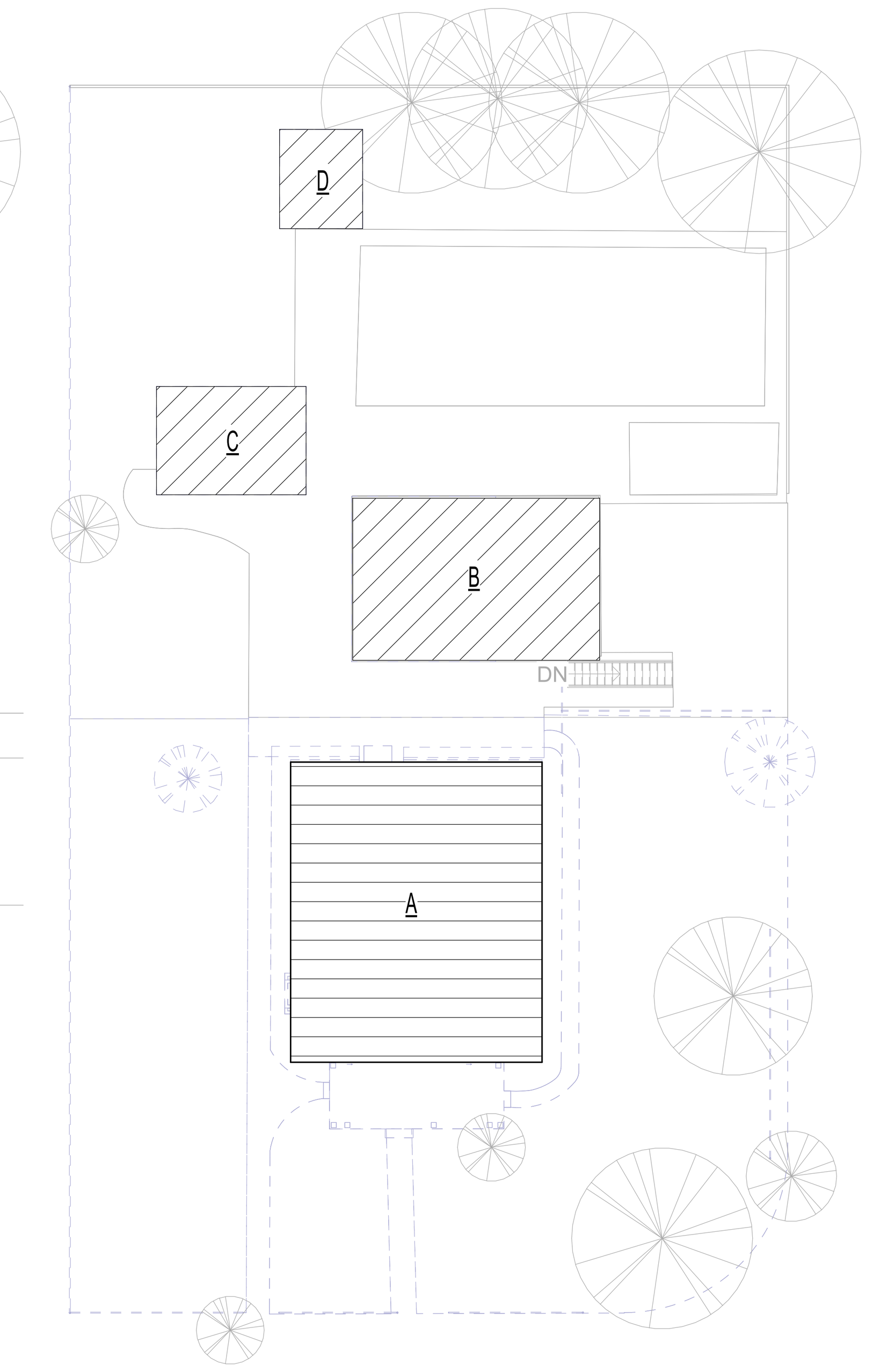
NOTE: BLUE TEXT TO REPRESENT DEMO

PROPOSED

	DESCRIPTION	FLOOR AREA (SF)
A		
B	(E) DETACHED ADU	1150 SF
C		
D		
P1	(P) 1ST STORY	1637 SF
P2	(P) 2ND STORY	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) X 0.20)
FAR =	0.35 - 0.064
FAR =	0.284
MAX SF =	**+/- 3,797 SF**

PROPOSED SF CALCULATION (MAIN RESIDENCE)

(E) RESIDENCE:	**1,128 SF TO BE DEMO'D**
(E) DETACHED ADU	**1,150 SF TO BE REMAINED**
PORTION OF (E) RESIDENCE TO BE CONVERTED TO GARAGE:	**N/A**
(P) FIRST FLOOR AREA:	**1,637 SF**
(P) SECOND FLOOR AREA:	**1,874 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

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

PROJECT SETBACKS (AFTER REZONE)

PER R-1:8 ZONING

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

Existing Conditions & Proposed Analysis

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ARCHITECTS
RESIDENTIAL / COMMERCIAL

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

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

Existing Conditions & Proposed Analysis

G003

SCALE As indicated

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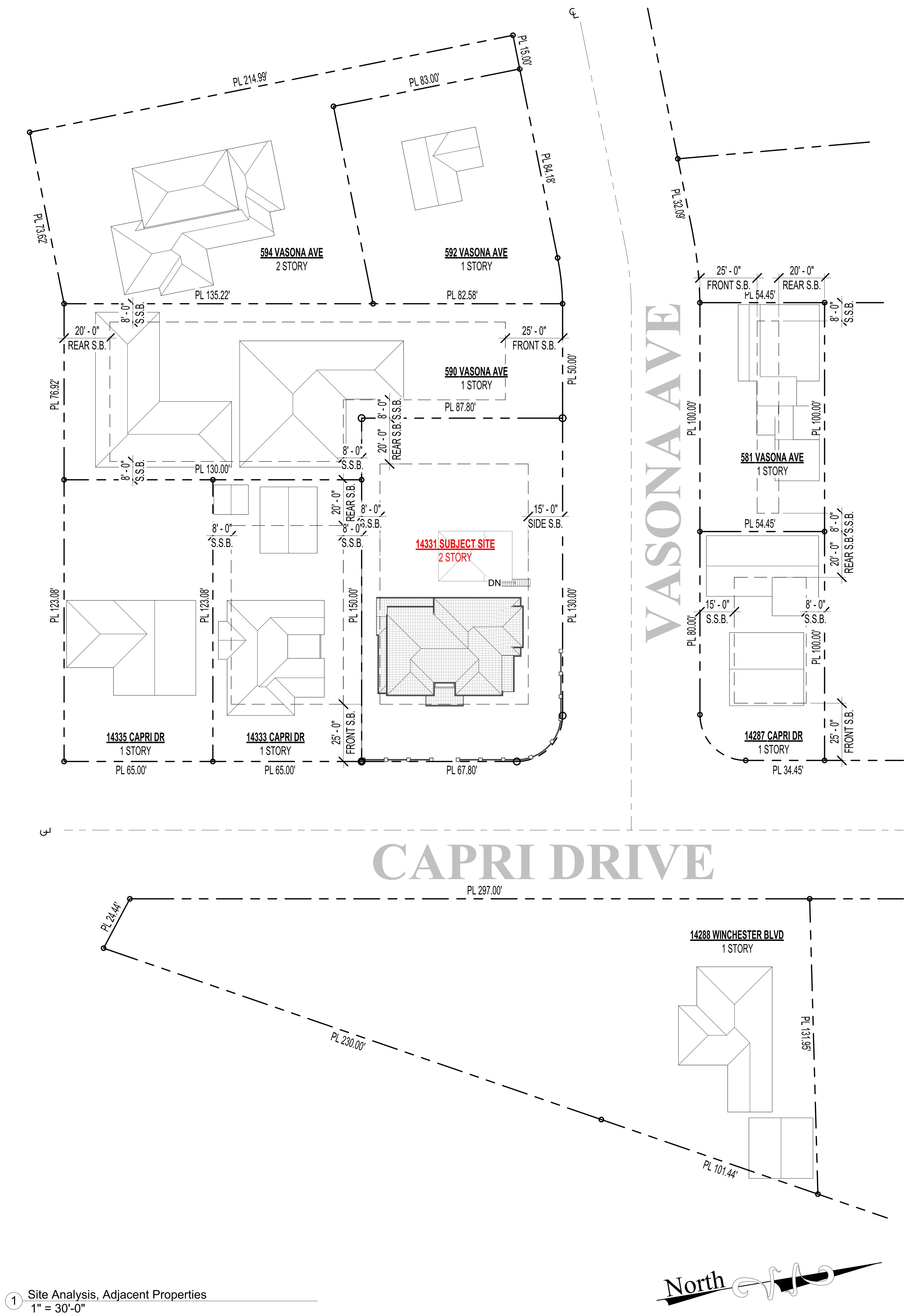
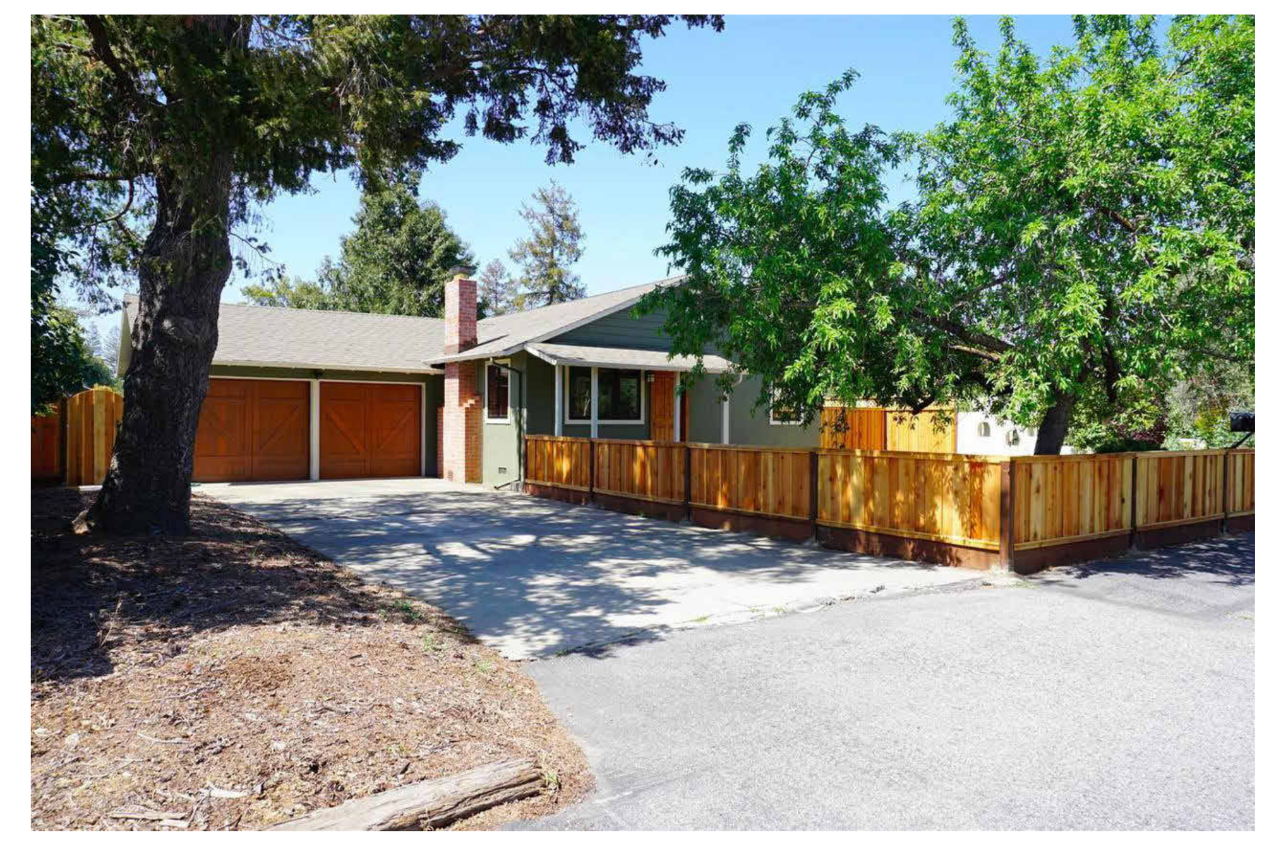


1 Site Analysis, Adjacent Properties
1" = 30'-0"

14288 WINCHESTER BLVD, LOS GATOS, CA 95032

14333 CAPRI DR, LOS GATOS, CA 95032

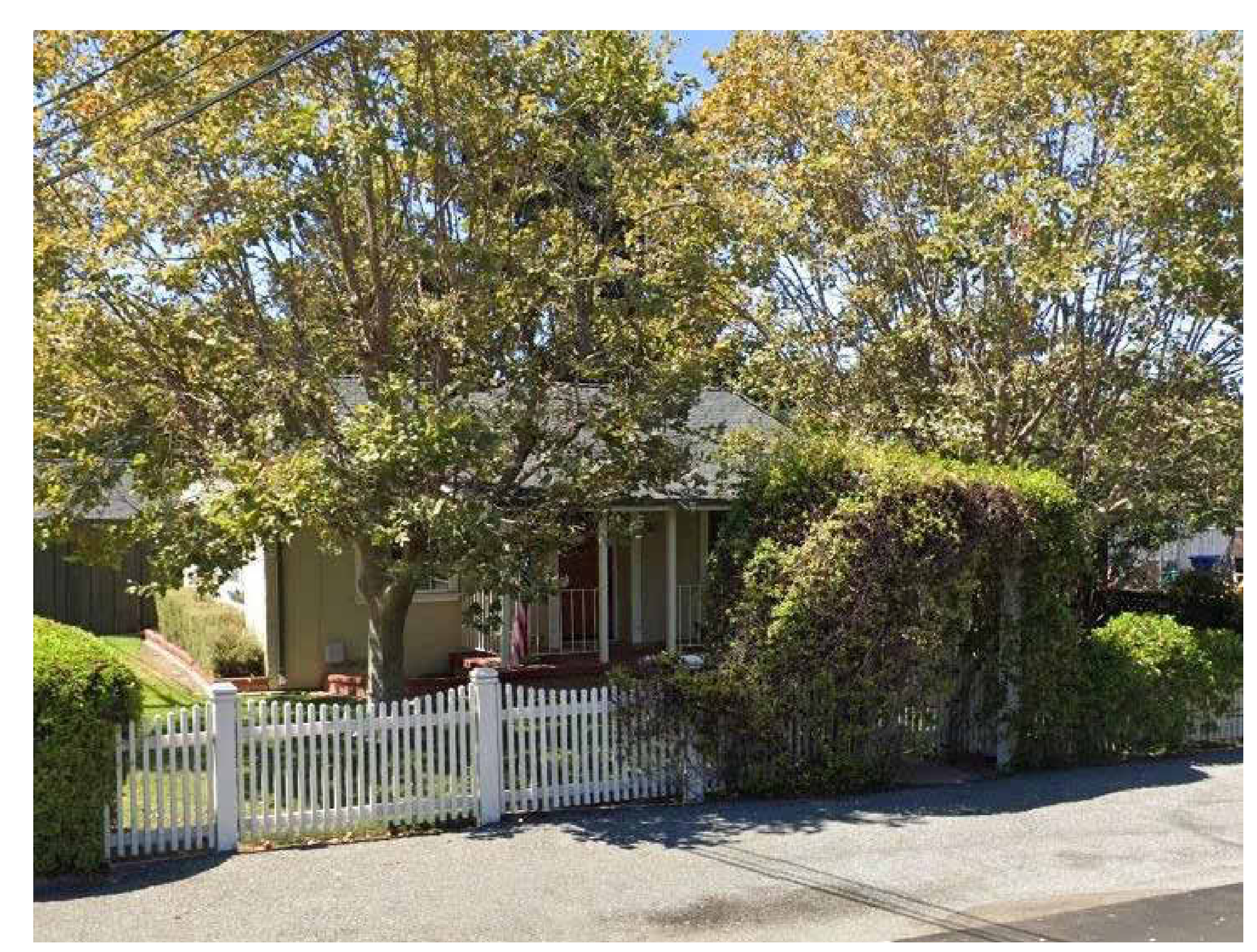


14335 CAPRI DR, LOS GATOS, CA 95032

590 VASONA AVE, LOS GATOS, CA 95032

592 VASONA AVE, LOS GATOS, CA 95032

594 VASONA AVE, LOS GATOS, CA 95032



14287 CAPRI DR, LOS GATOS, CA 95032

581 VASONA AVE, LOS GATOS, CA 95032

Neighborhood & Adjacent Building Analysis

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2025
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GKW ARCHITECTS
RESIDENTIAL / COMMERCIAL

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#	REV DATE	DESCRIPTION
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3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Neighborhood & Adjacent Building Analysis

G004

SCALE 1" = 30'-0"

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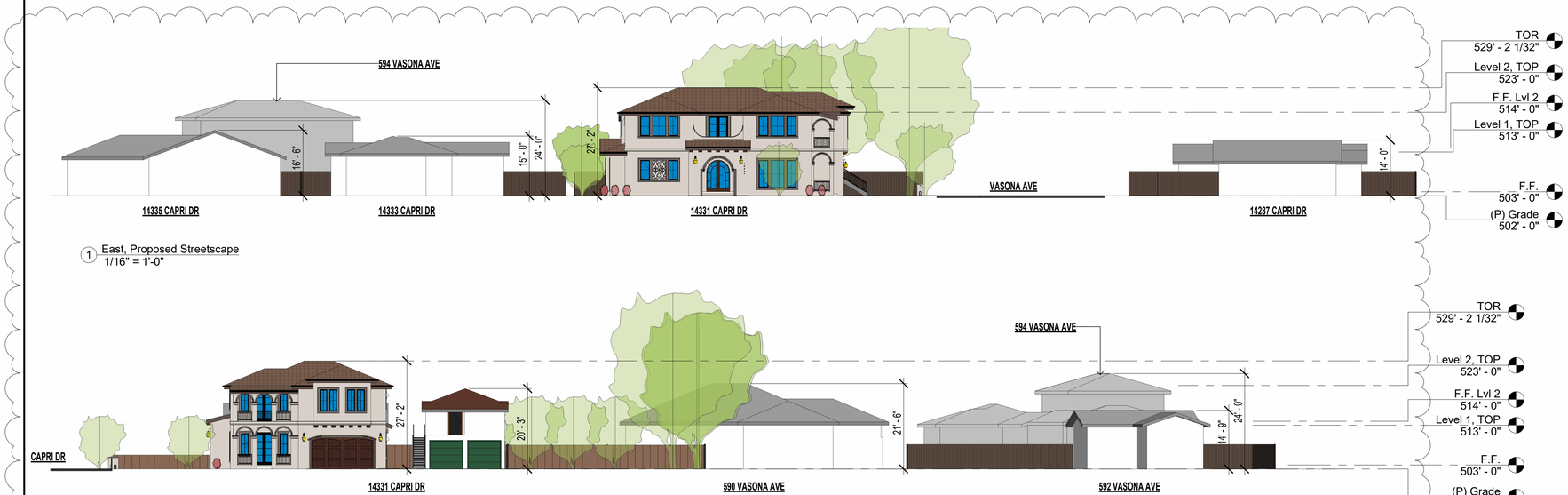


1 East, Proposed Streetscape
1/16" = 1'-0"

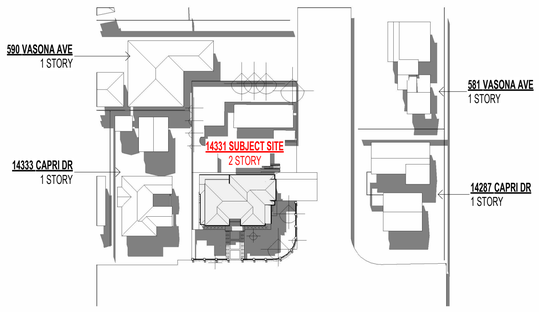
4 North, Proposed Streetscape
1/16" = 1'-0"

CAPRI DR STREETSCAPE ELEVATIONS:

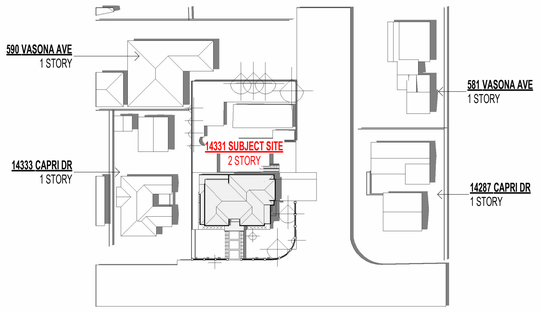
1. ADDRESS:	14335 CAPRI DR, LOS GATOS, CA 95032
APN:	406-32-006
HEIGHT:	~16.5 FT
2. ADDRESS:	14333 CAPRI DR, LOS GATOS, CA 95032
APN:	406-32-005
HEIGHT:	~15 FT
3. ADDRESS:	14287 CAPRI DR, LOS GATOS, CA 95032
APN:	406-28-015
HEIGHT:	~14 FT

VASEONA AVE STREETSCAPE ELEVATIONS:

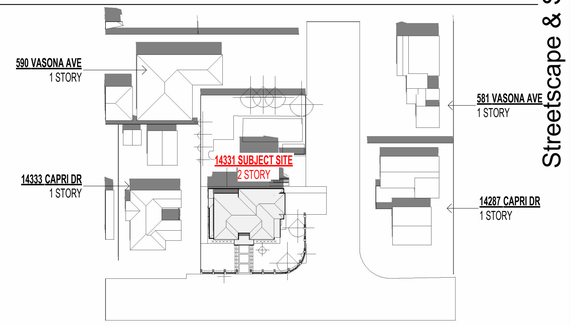
1. ADDRESS:	590 VASONA AVE, LOS GATOS, CA 95032
APN:	406-32-003
HEIGHT:	~21.5 FT
2. ADDRESS:	592 VASONA AVE, LOS GATOS, CA 95032
APN:	406-32-049
HEIGHT:	~14.75 FT
3. ADDRESS:	594 VASONA AVE, LOS GATOS, CA 95032
APN:	406-32-048
HEIGHT:	~24 FT



5 Summer Solstice 3PM

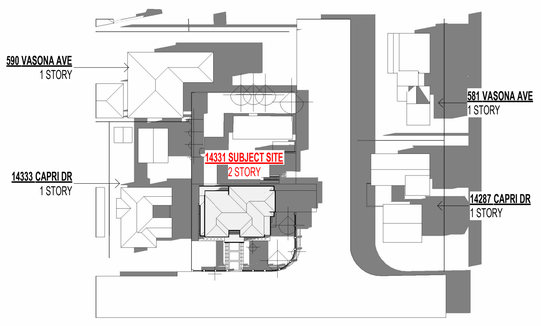


3 Summer Solstice Noon



2 Summer Solstice 9AM

8 Winter Solstice 3PM



7 Winter Solstice Noon

6 Winter Solstice 9AM

Streetscape & Shadow Study

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

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GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

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

Streetscape & Shadow Study

G005

SCALE 1/16" = 1'-0"

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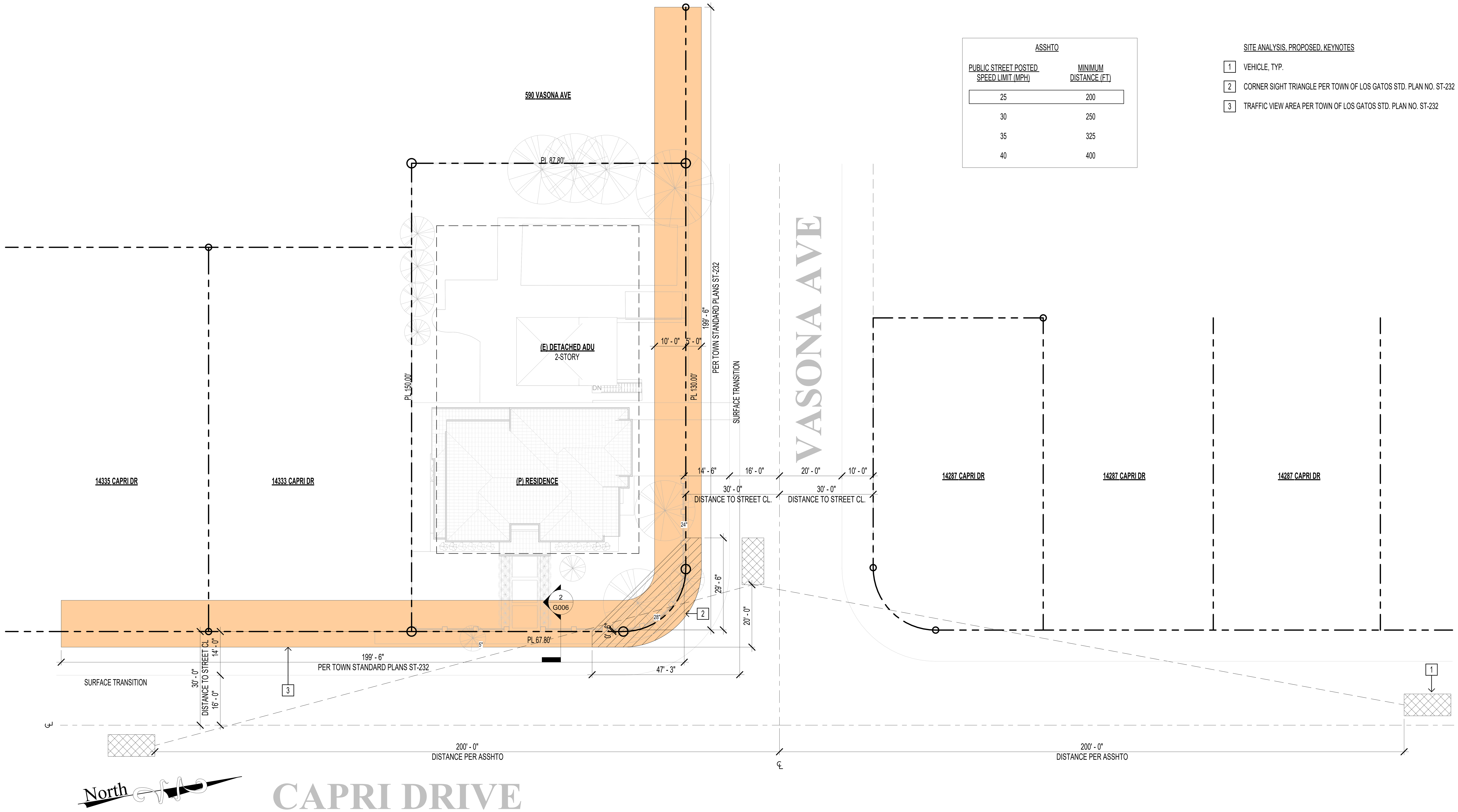
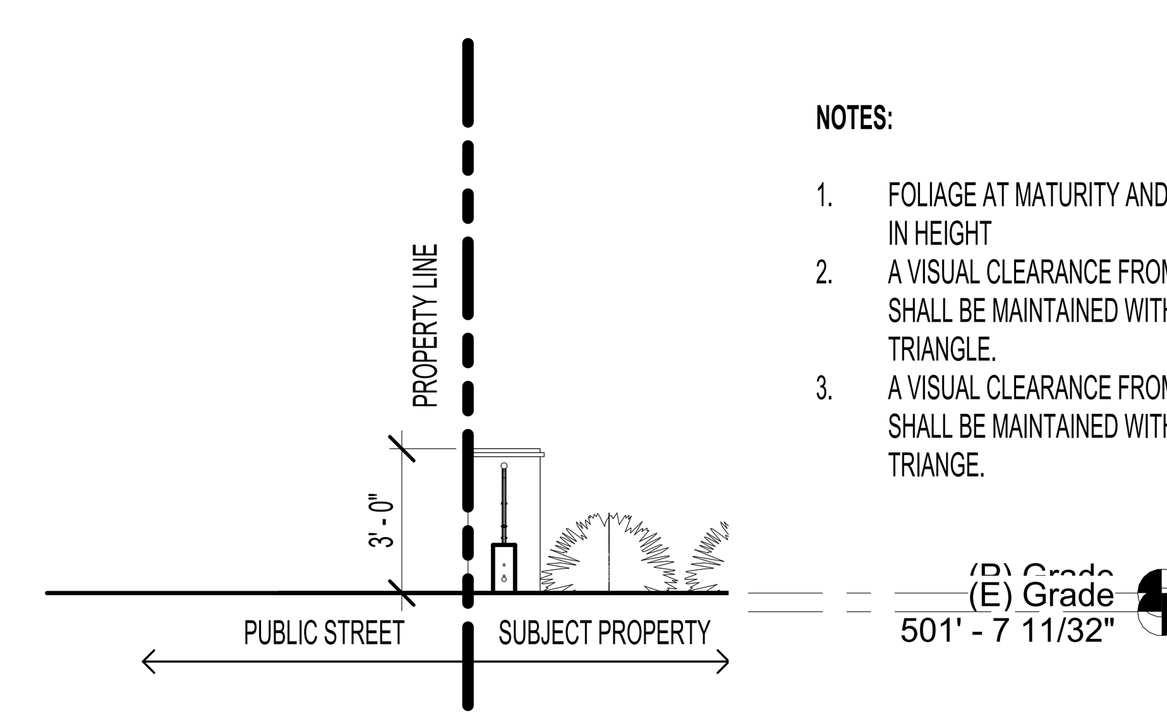


ASSHTO	
PUBLIC STREET POSTED SPEED LIMIT (MPH)	MINIMUM DISTANCE (FT)
25	200
30	250
35	325
40	400

SITE ANALYSIS, PROPOSED, KEYNOTES

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

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 TRIANGE.

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

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Site Analysis & Details

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Site Analysis & Details

G006

SCALE As indicated

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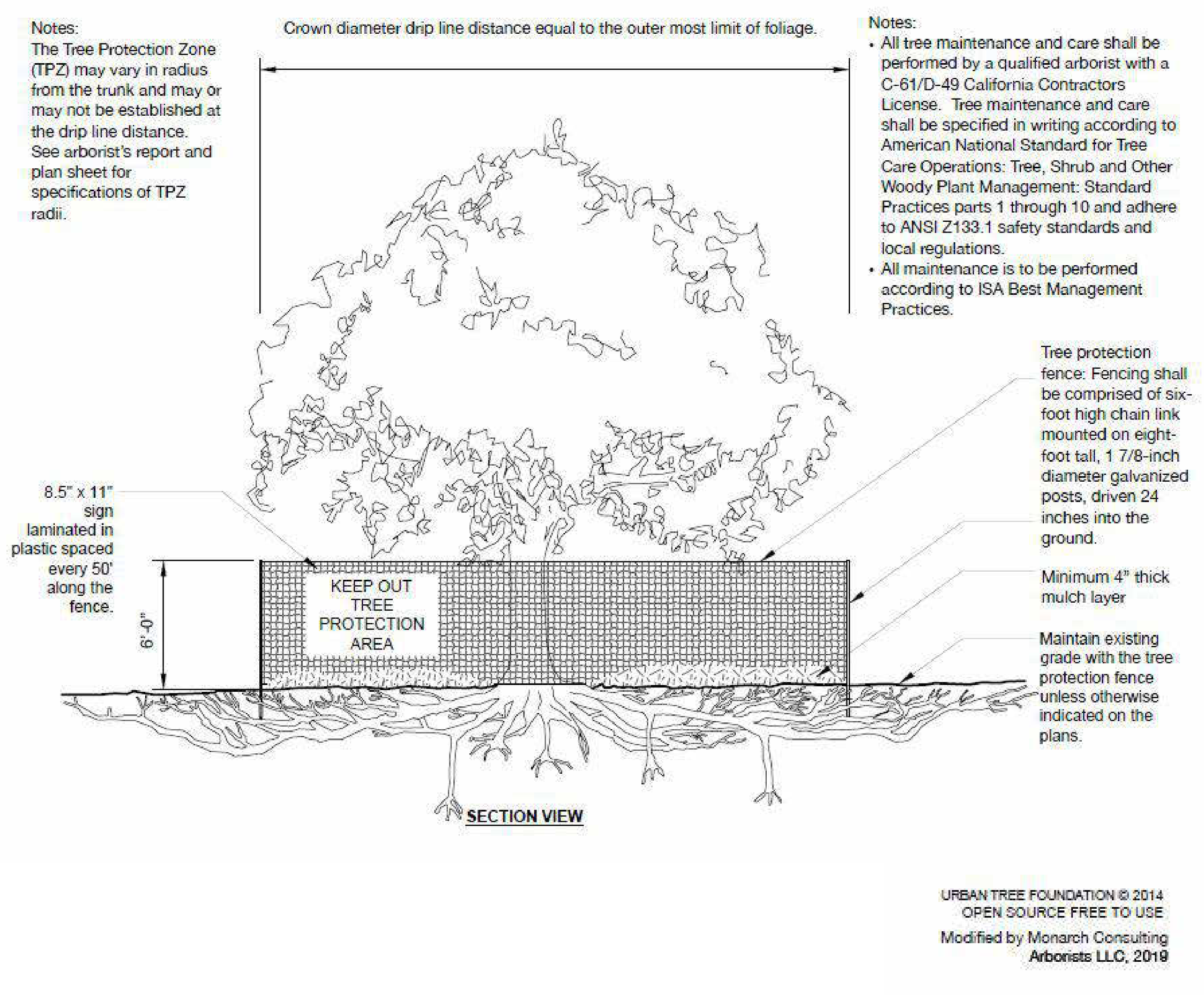
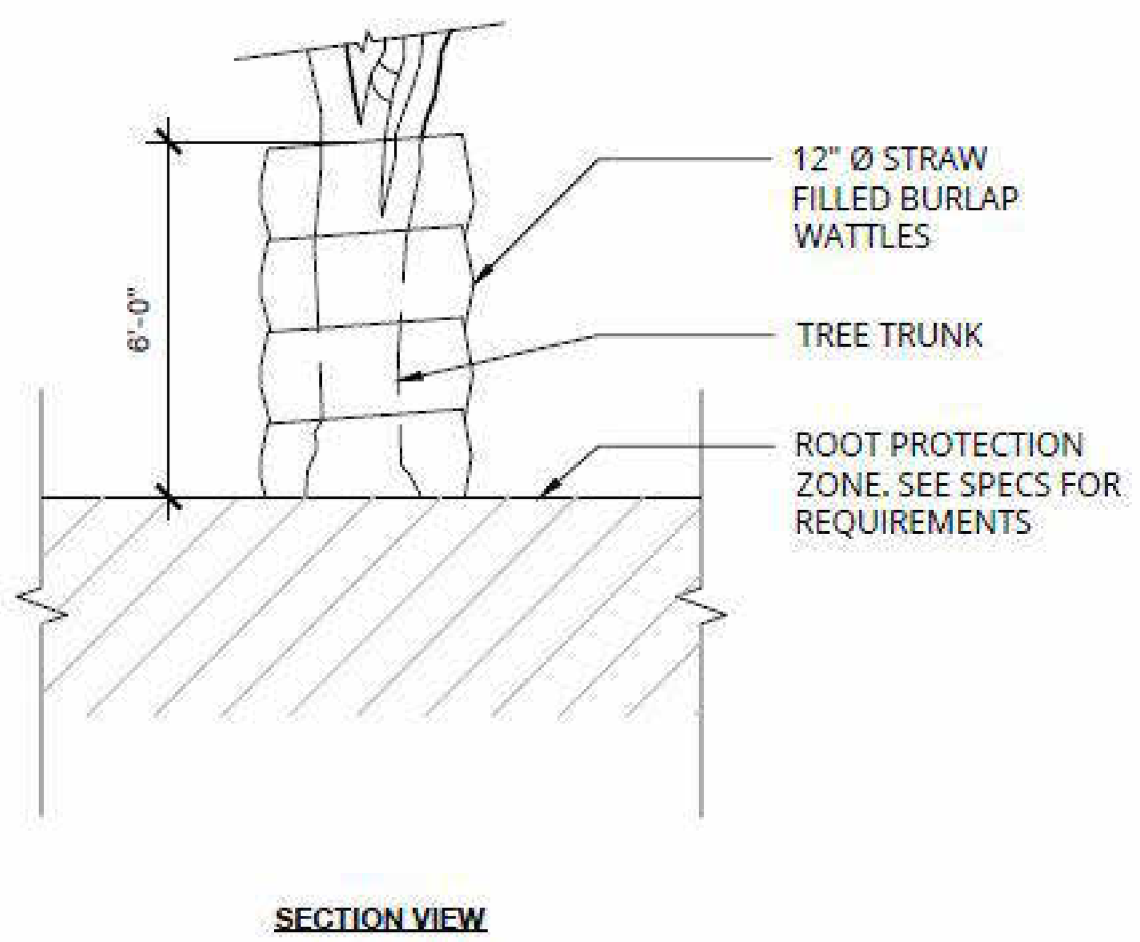
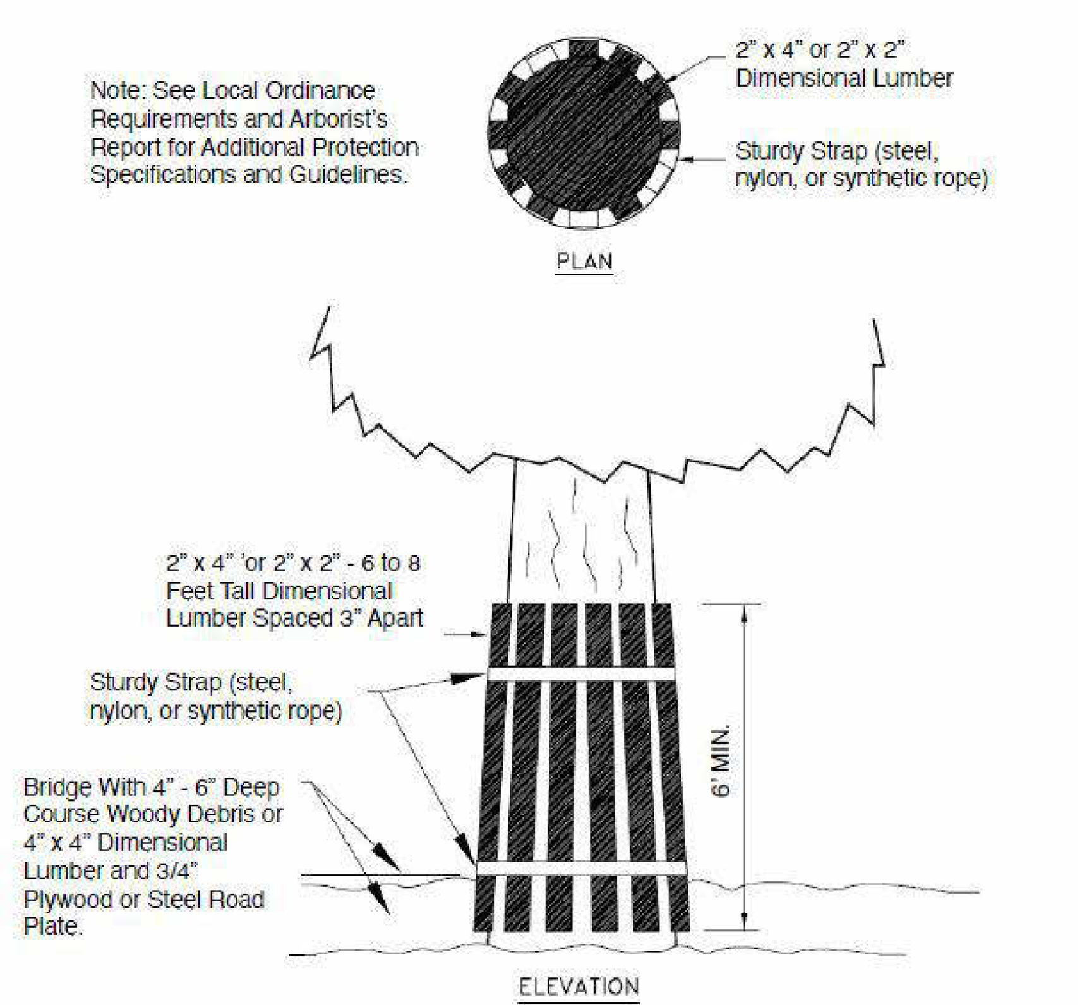


3 Type I Tree Protection
NTS



4 Type II Tree Protection
NTS



5 Type III Tree Protection
NTS

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

EXISTING

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

PROPOSED

ID #	TREE SPECIES	INITIAL PLANTING SIZE	SIZE @ MATURITY HEIGHT (FT)	SIZE @ MATURITY WIDTH OF DRIPLINE (FT)	FENCING	---	---	REASON FOR PROPOSE
A	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).

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

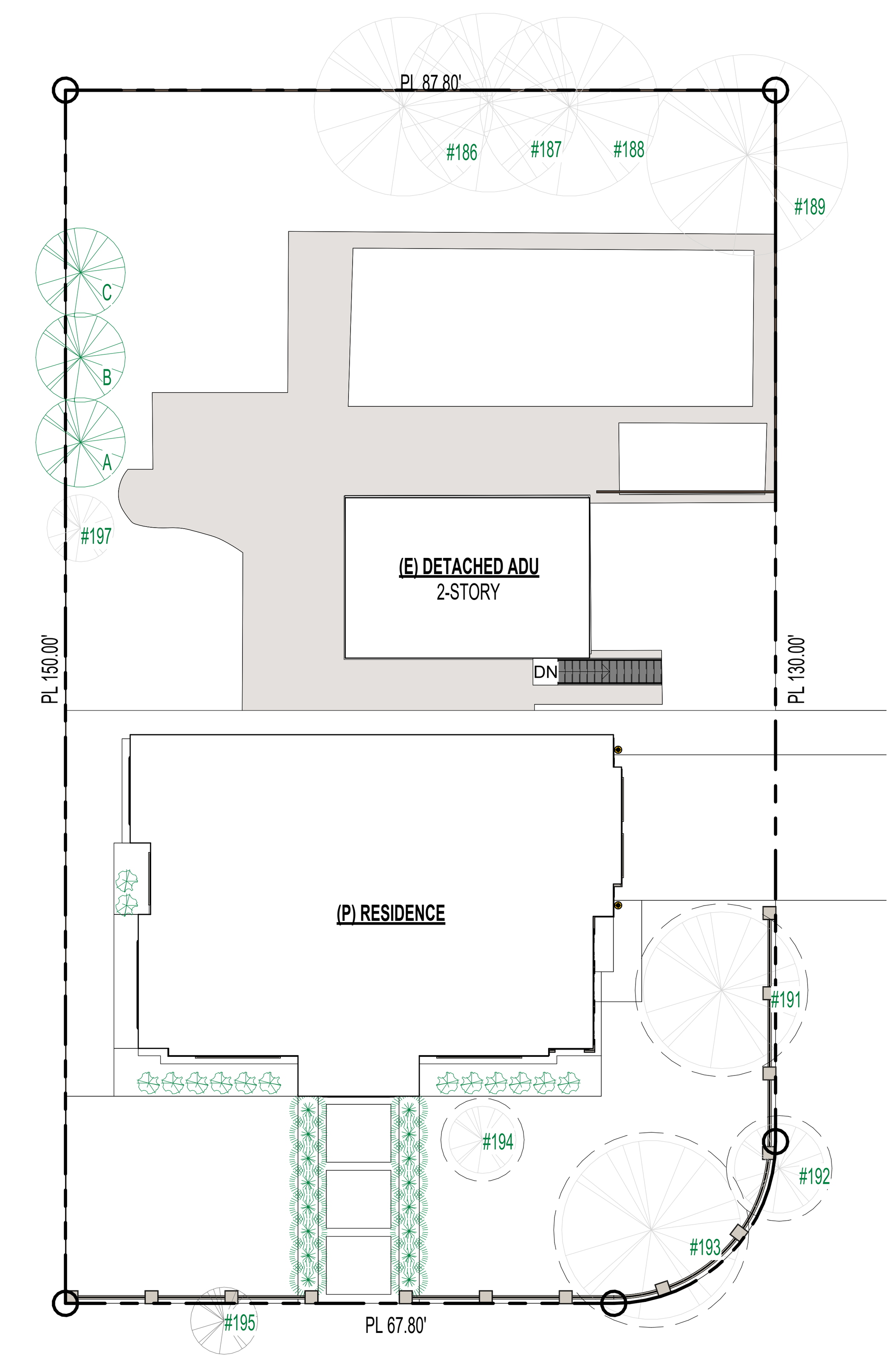
SECTION 29.10.1005 - PROTECTION OF TREES DURING CONSTRUCTION:

TREE PROTECTION ZONES & FENCE SPECIFICATIONS

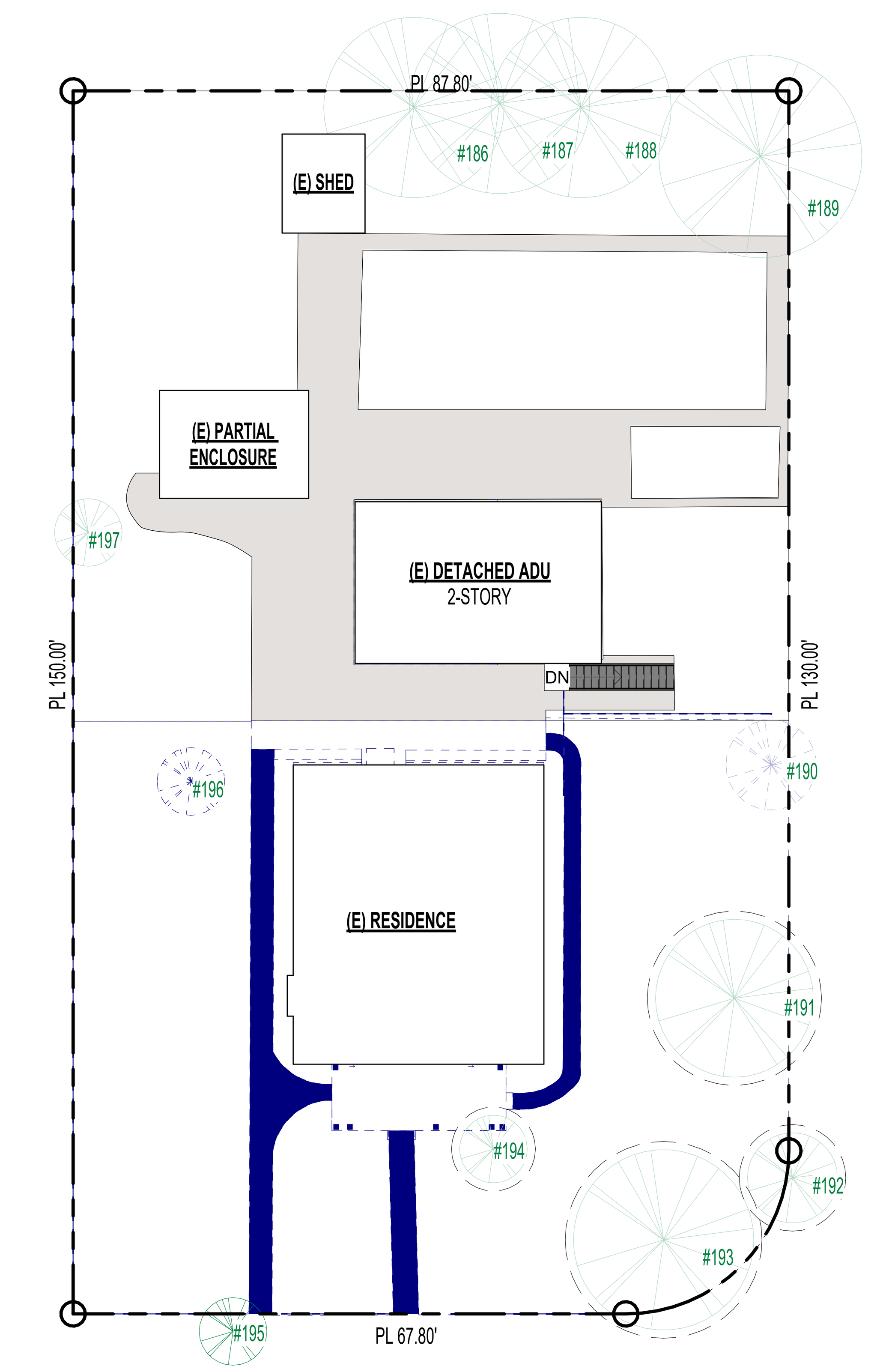
1. **SIZE AND MATERIALS**: SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVER INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2) FEET AT NO MORE THAN TEN-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION,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

PLAN NOTES PER ARBORIST'S RECOMMENDATIONS:

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



2 Tree Plan, Proposed
1/16" = 1'-0"
0' 8' 16' 32' 64'



1 Tree Plan, Existing
1/16" = 1'-0"
0' 8' 16' 32' 64'

Tree Protection Plan

LICENSED ARCHITECT GORDON K WONG C-34045 RENEWAL 08.31.2025 STATE OF CALIFORNIA

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GKW ARCHITECTS
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VALLAMDAS RESIDENCE
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5	2025.04.30	PLANNING

Tree Protection Plan

G007

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NERIUM

LAVANDULA

PITTOSPORUM

LOMANDRA

OLEA

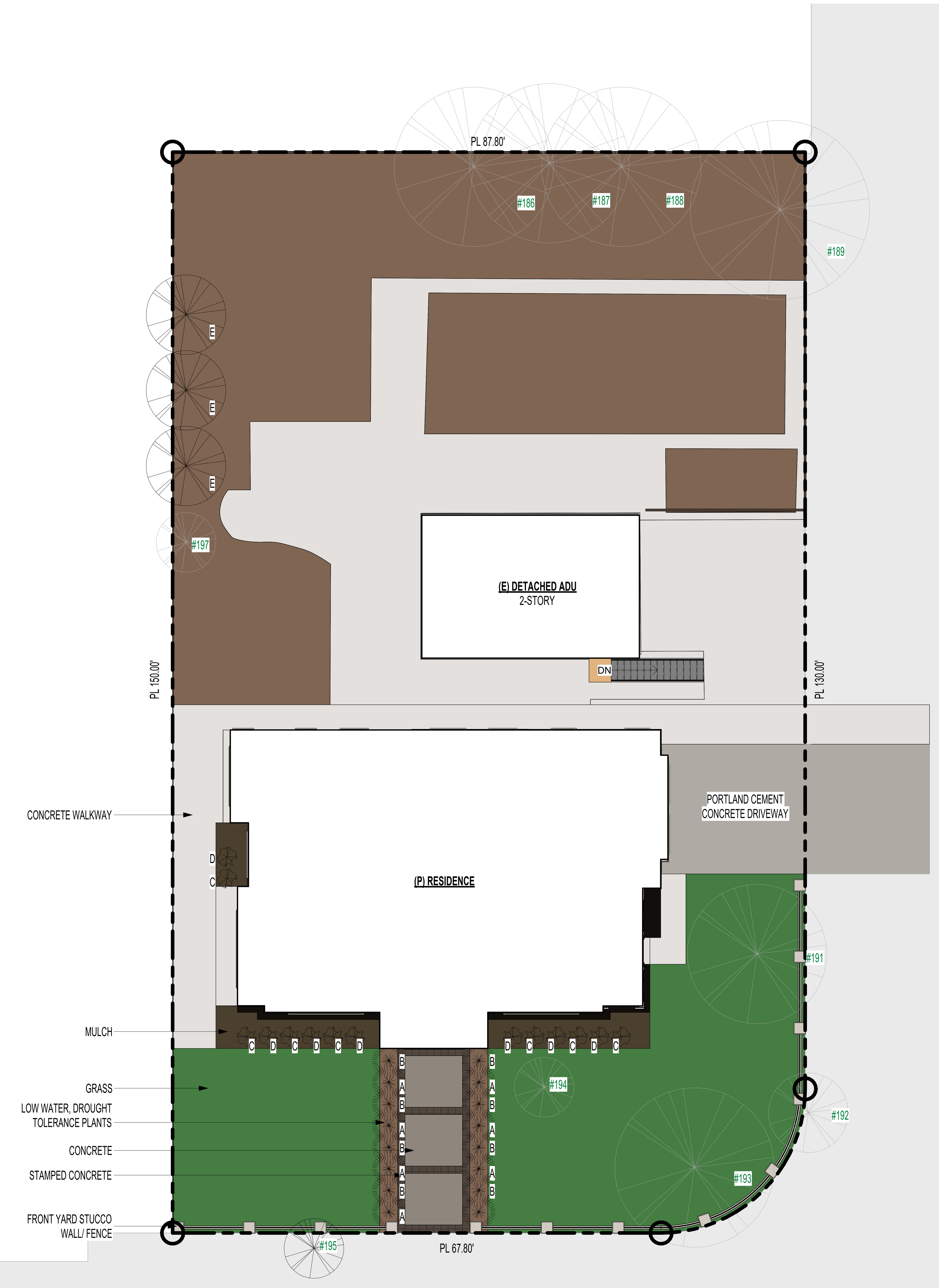
PLANT LEGEND AND NOTES

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

5

NOTES:

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



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

0' 5' 10' 20' 40'

Landscape Plan, Proposed

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

GKW ARCHITECTS
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Landscape Plan, Proposed

G008

SCALE 1" = 10'-0"

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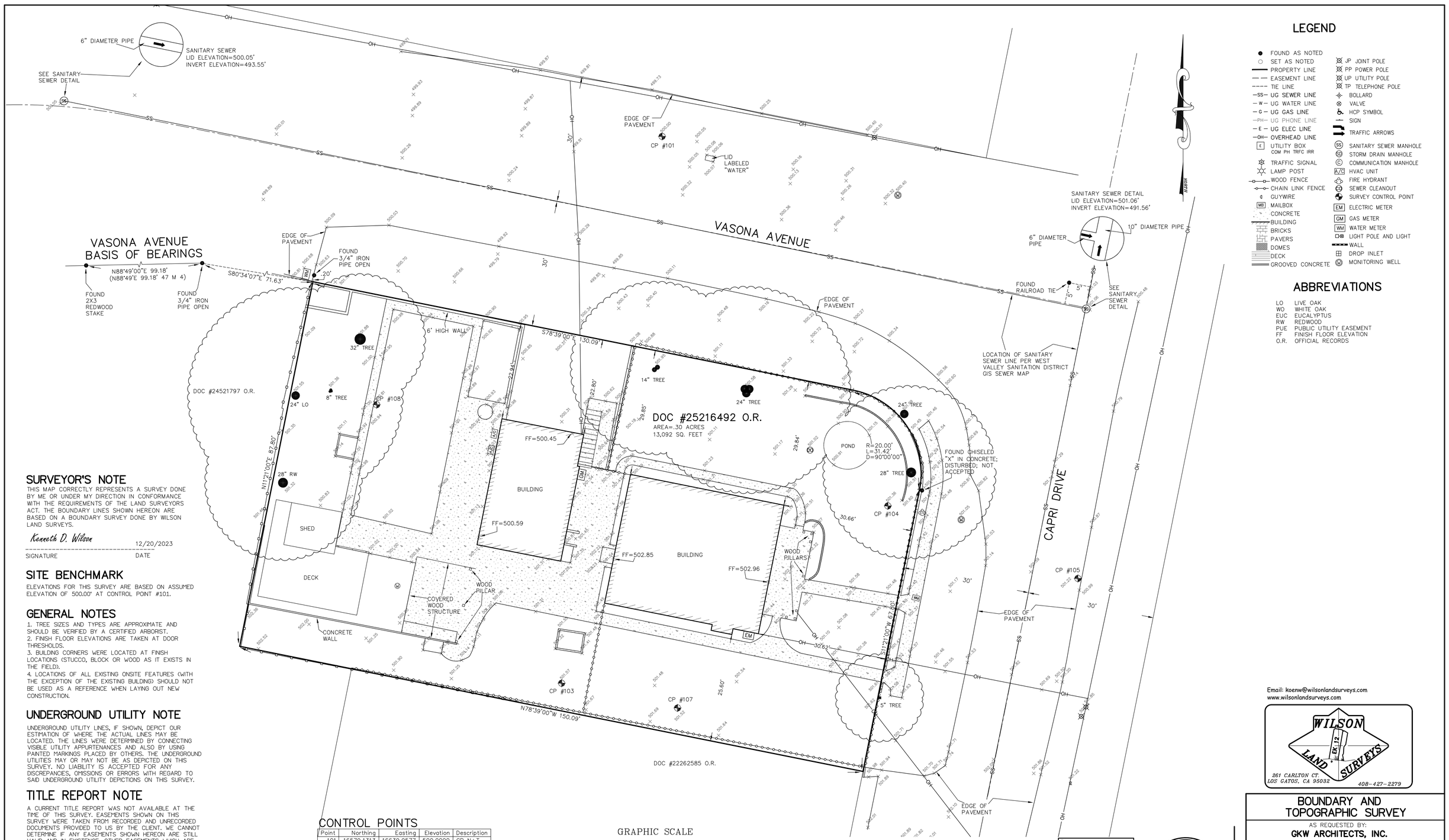


LEGEND

- 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 COM PH TRFC IRR
- 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
- SS SANITARY SEWER MANHOLE
- SD STORM DRAIN MANHOLE
- C COMMUNICATION MANHOLE
- A/C HVAC UNIT
- FIRE HYDRANT
- CO SEWER CLEANOUT
- SURVEY CONTROL POINT
- EM ELECTRIC METER
- GM GAS METER
- WM WATER METER
- LIGHT POLE AND LIGHT
- WALL
- DROP INLET
- W 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 12/20/2023

SIGNATURE DATE

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	Easting	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

0 5 10 20

(IN FEET)
1 inch = 10 ft.

LICENSED LAND SURVEYOR KENNETH DOUGLAS WILSON NO. 5571 12/20/2023 STATE OF CALIFORNIA

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

WILSON LAND SURVEYS EK 12
261 CARLTON CT.
LOS GATOS, CA 95032
408-427-2279

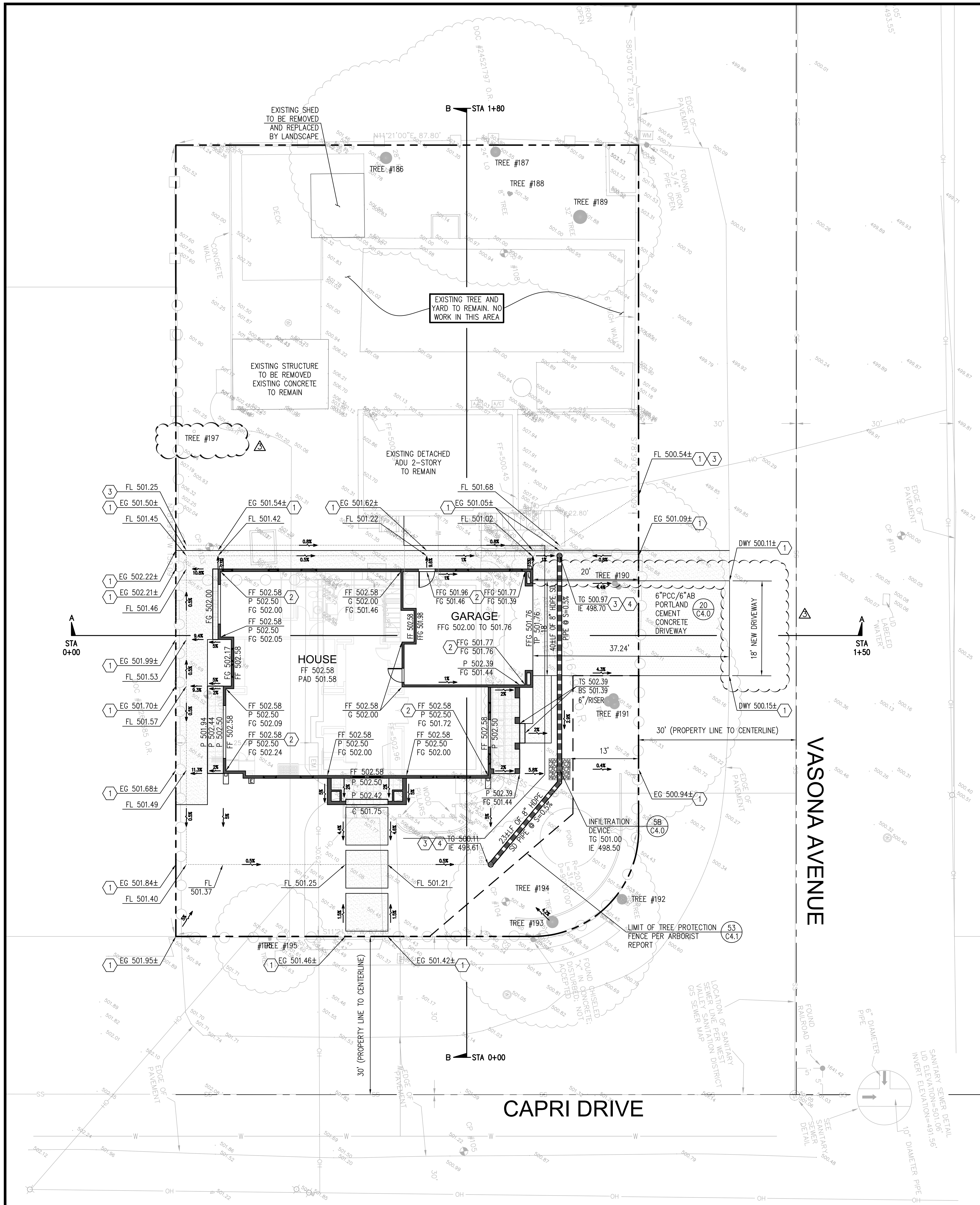
BOUNDARY AND TOPOGRAPHIC SURVEY

AS REQUESTED BY:
GKW 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 GKW TOPO
SITE ADDRESS: 14331 CAPRI DRIVE, LOS GATOS, CA

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



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

GENERAL NOTES:

1. 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.
2. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
5. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
6. 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.
7. 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.
8. 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 BASSES 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.
9. UTILITY INSTALLATION IF ANY SHALL BE IN ACCORDANCE WITH **TOWN OF LOS GATOS** STANDARDS
10. CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	13,092 SF	13,092 SF
	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
Q=CIA C=0.35
Q=0.35 X 3.79 X 0.010
Q=0.009 CFS

VOLUME REQUIRED:
V=1.5(Q POST – Q PRE) X 10 MIN
Q=1.5(0.023 – 0.009) X 600
Q=12.9 CF

POST-CONDITION
Q=CIA
Q=0.90 X 3.79 X 0.010
Q=0.023 CFS

VOLUME PROVIDED:
V=63 LF X 8"ø STORAGE PIPE
V=63 LF X 0.35 SF
V=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

LEGEND

= PROPERTY LINE
= STREET CENTER LINE
= EX. ROLLED CURB
50.0 = EX. SPOT ELEVATION
1% = FLOW DIRECTION
= GRADE BREAK
= FLOW LINE
= INFILTRATION DEVICE
= AREA INLET
= STORM DRAIN PIPE
= CONCRETE SPLASH PAD
= 6" PCC/6" AB DRIVEWAY CONCRETE PAVEMENT (20 / C4.0)
= TREE PROTECTION FENCING PER ARBORIST REPORT PAGE 15 OF 28
TREE #190 = 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 GRATE
TP = TOP OF PAVEMENT
TS = TOP OF STEP
TW = TOP OF WALL
TYP =TYPICAL

GRADING NOTES

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

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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 CHIN HANG WONG NO. 73568 Exp. 12/31/2026 CIVIL STATE OF CALIFORNIA

SCALE
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HORIZONTAL: 1"= AS SHOWN

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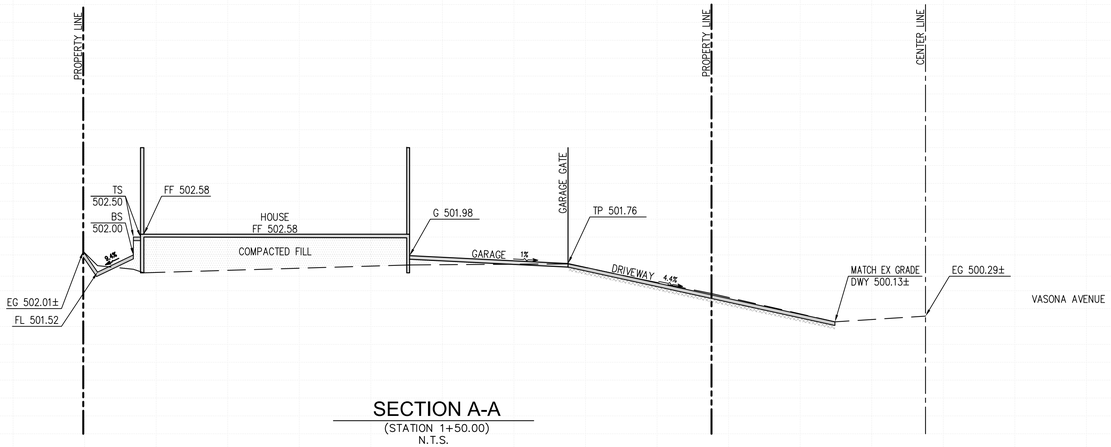
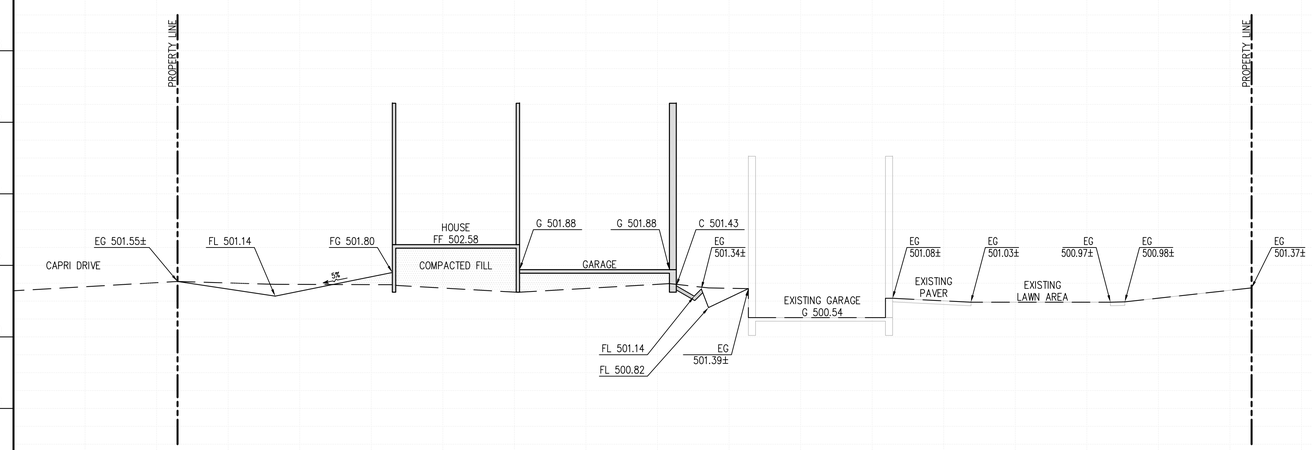
SHEET
C1
1 OF 7 SHEETS



SECTION A-A
(STATION 1+50.00)
N.T.S.



SECTION B-B
(STATION 1+80.00)
N.T.S.

DATUM ELEVATION

0+00 0+20 0+40 0+60 0+80 1+00 1+20 1+40 1+60 1+80 2+00 2+20 2+40 2+60 2+80

STATION (FT)

PROFILE VIEW
HORIZ: 1"=10'
VERT: 1"=2'

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GRADING CROSS SECTIONS
VALLAMDAS RESIDENCE
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SHEET
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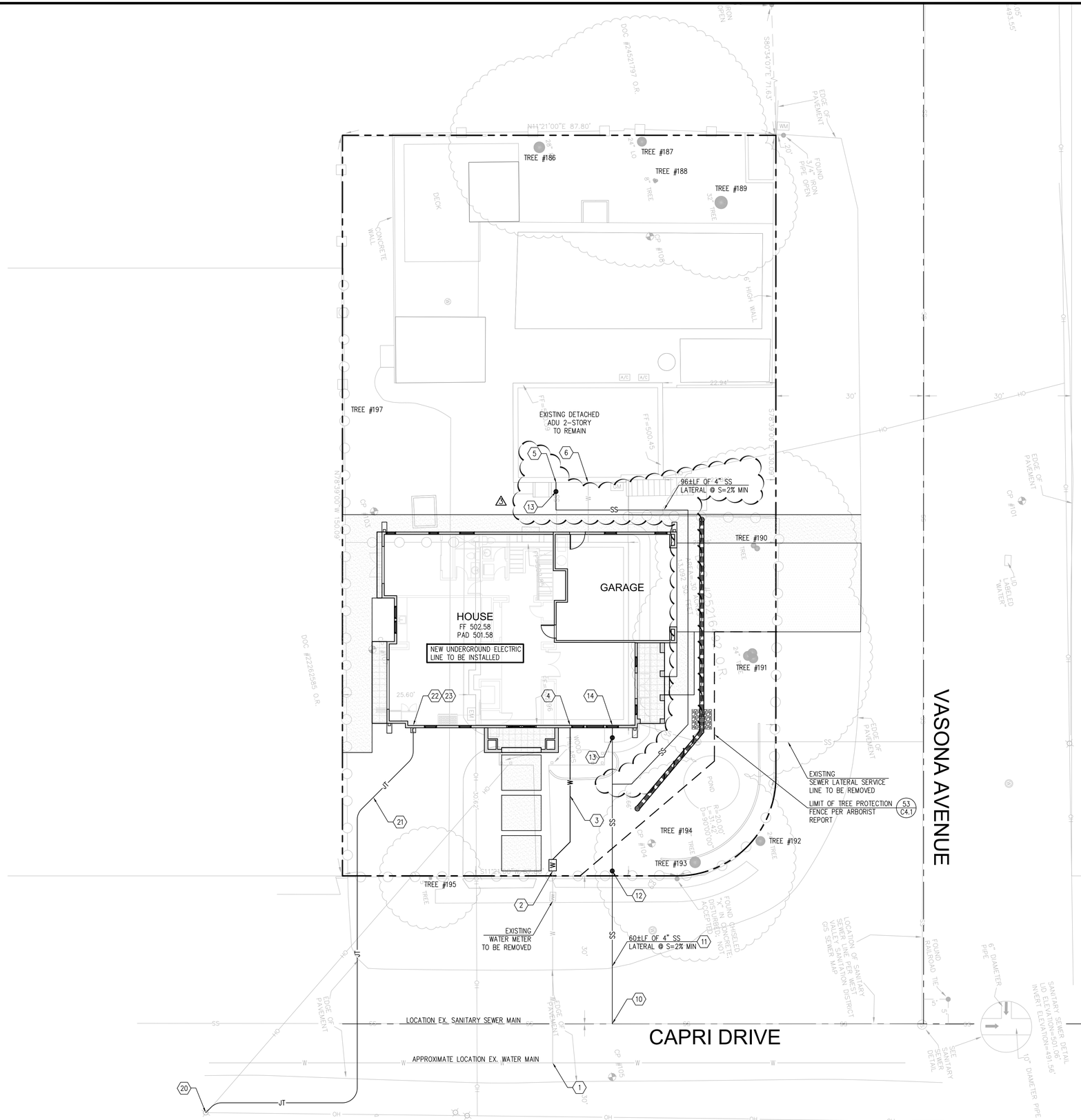
2 OF 7 SHEETS



GENERAL NOTES:

1. IF ANY EXISTING STRUCTURES/UTITLIES 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.
2. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
5. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
6. 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.
7. 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.
8. 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 BASSES 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.
9. UTILITY INSTALLATION IF ANY SHALL BE IN ACCORDANCE WITH **TOWN OF LOS GATOS OR LOCAL UTILITIES AGENCIES** STANDARDS.
10. 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
- GAS LINE
- EX. GAS LINE
- EX. SEWER LINE
- EX. WATER LINE
- NEW WATER LINE
- STORM DRAIN PIPE
- NEW 4" SEWER LATERAL
- PROPOSED JOINT TRENCH
- STORM/SEWER CLEANOUT
- INFILTRATION DEVICE
- AREA INLET OR POP UP DRAIN
- TREE PROTECTION FENCING PER ARBORIST REPORT PAGE 15 OF 28
- TREE # (TO BE PROTECTED PER ARBORIST REPORT PAGE 15 OF 28)

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

UTILITY NOTES

1. EXISTING WATER SERVICE LINE TO EXISTING WATER MAIN TO REMAIN
2. INSTALL NEW WATER METER WITHIN THE PROPERTY LINE
3. WATER SERVICE TO BUILDING
4. WATER SERVICE POINT OF ENTRY. SEE ARCH PLANS FOR EXACT LOCATION
5. NEW SEWER CONNECTION AND MATCH EXISTING SEWER SERVICE POINT OF CONNECTION FOR ADU. CONTRACTOR TO VERIFY EXACT LOCATION
6. EXISTING WATER SERVICE FOR ADU. CONTRACTOR TO VERIFY EXACT LOCATION
10. CONNECTION TO EXISTING SEWER MAIN; MATCH EXISTING INVERT ELEVATION
11. 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**
12. 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**
13. INSTALL SANITARY SEWER CLEANOUT WITH BACKFLOW PREVENTION DEVICE PER TOWN OF LOS GATOS ORDANANCE. PLACE CLEANOUT MINIMUM 2' OUTSIDE OF BUILDING FOUNDATION
14. 4" SANITARY SEWER SERVICE ENTRY TO BUILDING. SEE ARCH PLANS FOR EXACT LOCATION AND LINE CONTINUATION TO BUILDING
20. CONNECTION TO EXISTING ELECTRICAL LINE. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY AGENCY PRIOR ANY CONSTRUCTION.
21. JOINT TRENCH (ELECTRIC, TELECOMMUNICATION & CABLE TV SERVICE LINES) TO NEW BUILDING. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY AGENCY PRIOR TO INSTALLATION.
22. ELECTRICAL METER. SEE ARCH PLANS FOR EXACT LOCATION.
23. ELECTRICAL, TELECOMMUNICATION AND CABLE TV SERVICES POINT OF ENTRY TO BUILDING. SEE ARCH PLANS FOR EXACT LOCATIONS

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UTILITY PLAN
VALLAMDAS RESIDENCE
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SHEET
C2
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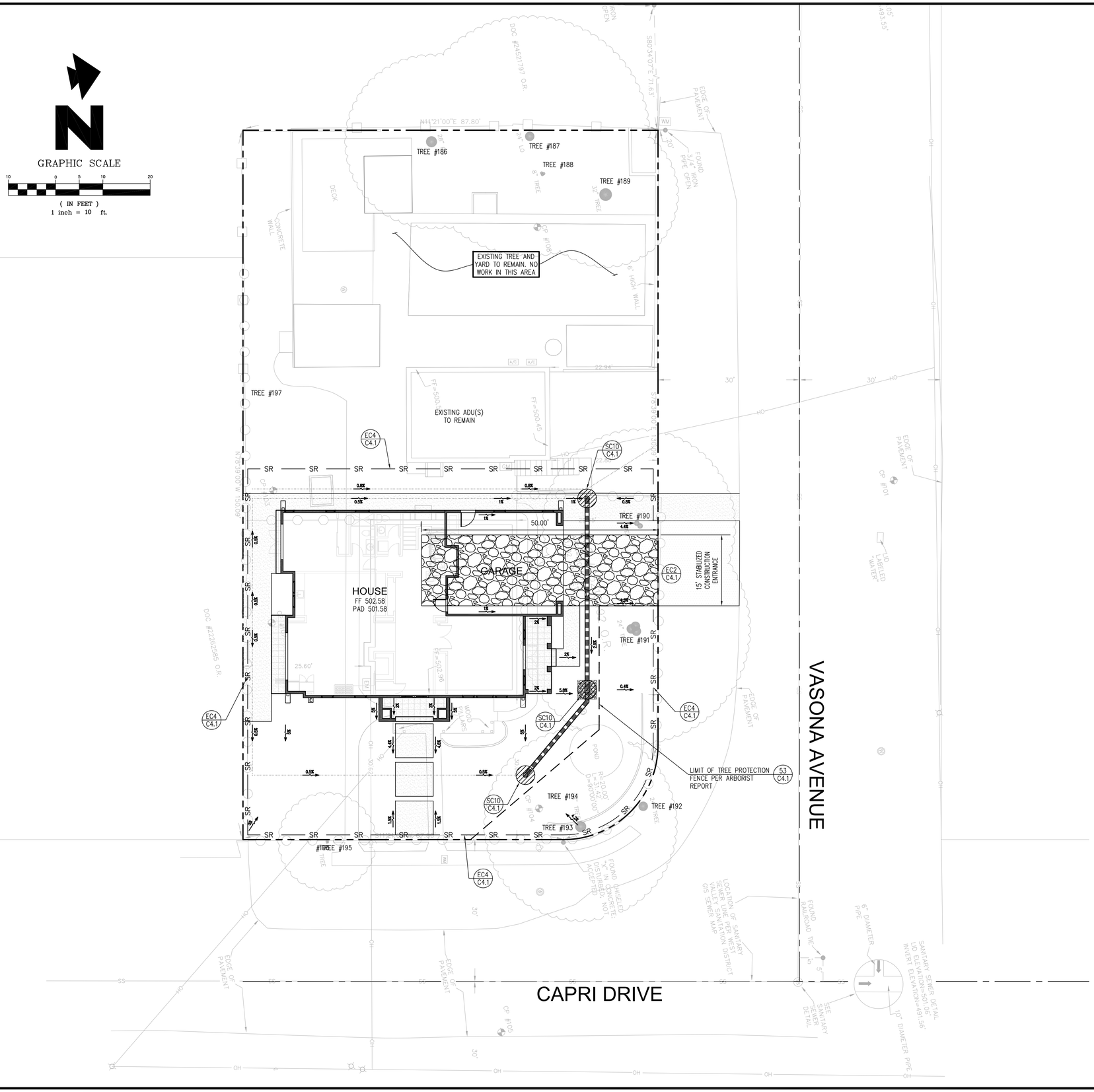

EROSION AND SEDIMENT CONTROL NOTES & MEASURES:

1. 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.
2. 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.
3. 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.
4. DURING WINTER MONTHS, ALL DISTURBED SLOPES GREATER THAN 2:1 SHALL HAVE MANDATORY EROSION CONTROL FABRIC.
5. 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.
6. 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.
7. 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.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
9. 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.
10. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
11. 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.
12. 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.
13. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
14. WITH THE APPROVAL OF THE TOWN INSPECTOR, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.
15. ALL TRUCKS TRANSPORTING MATERIALS TO AND FROM THE SITE SHALL BE COVERED.

MAINTENANCE NOTES

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

DEMOLITION NOTES:

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

WATER SERVICE

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

ELECTRICAL SERVICE

A. ELECTRICAL LINE SHALL BE PROTECTED IN PLACE.

GAS SERVICE

A. 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
PHONE:
E-MAIL: awong@green-ce.com

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EROSION CONTROL PLAN
VALLAMDAS RESIDENCE
14331 CAPRI DRIVE
LOS GATOS, CA 95032

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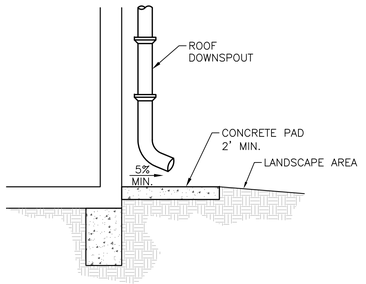
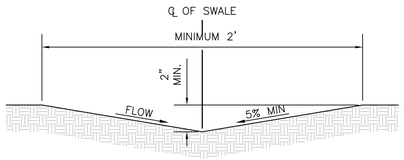
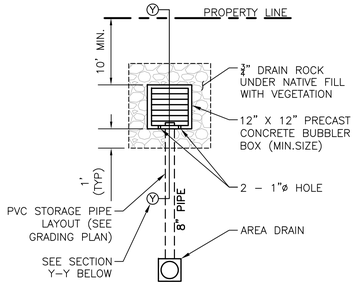
SHEET
C3
4 OF 7 SHEETS

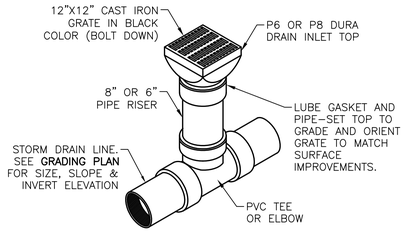


1A | CONCRETE SPLASH PAD | N.T.S.

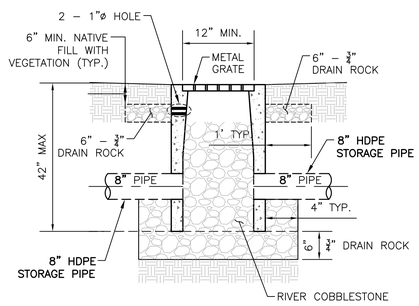


2A | TYPICAL SWALE DETAIL | N.T.S.

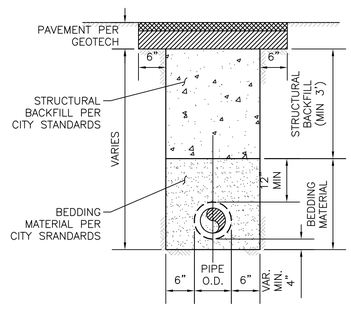




3A | 12"X12" LANDSCAPE AREA DRAIN | N.T.S.

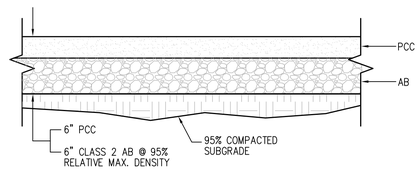


5B | INFILTRATION DEVICE | N.T.S.

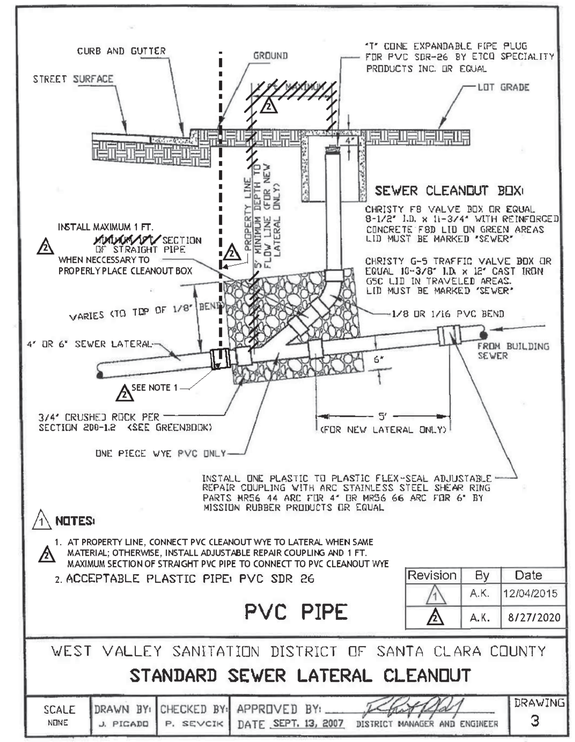


NOTE: BEDDING & STRUCTURAL MATERIALS PER GEOTECH RECOMMENDATIONS

11 | TRENCH DETAIL | N.T.S.



20 | DRIVEWAY CONCRETE PAVEMENT SECTION | N.T.S.



NOTES:

1. AT PROPERTY LINE, CONNECT PVC CLEANOUT WYE TO LATERAL WHEN SAME MATERIAL; OTHERWISE, INSTALL ADJUSTABLE REPAIR COUPLING AND 1 FT. MAXIMUM SECTION OF STRAIGHT PVC PIPE TO CONNECT TO PVC CLEANOUT WYE
2. ACCEPTABLE PLASTIC PIPE: PVC SDR 26

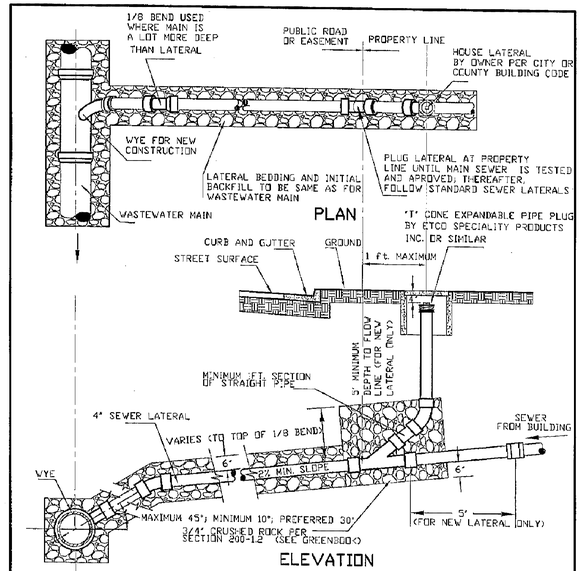
Revision	By	Date
1	A.K.	12/04/2015
2	A.K.	8/27/2020

PVC PIPE

WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY

STANDARD SEWER LATERAL CLEANOUT

SCALE	DRAWN BY:	CHECKED BY:	APPROVED BY:	DRAWING
NONE	J. PICADO	P. SEVCIK	DATE SEPT. 13, 2007 DISTRICT MANAGER AND ENGINEER	3



NOTES:

1. TO CONNECT FOUR INCHES LATERAL, INSTALL WYE OR SADDLE IN EXISTING WASTEWATER MAIN.
2. SERVICE LATERALS LARGER THAN SIX INCHES SHALL BE CONNECTED WITH A MANHOLE.
3. LOCATION OF ALL LATERALS SHALL BE SHOWN ON AS-BUILT DRAWINGS.

WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY

SERVICE LATERAL TO MAIN SEWER

SCALE	DRAWN BY:	CHECKED BY:	APPROVED BY:	DRAWING
NONE	J. PICADO	P. SEVCIK	DATE SEPT. 13, 2007 DISTRICT MANAGER AND ENGINEER	15

REV.	DATE	DESCRIPTION
1	10/31/24	PER ENGINEERING DIV REVIEW COMMENTS, 9/11/24
2	3/29/25	PER PUBLIC WORKS AND PLANNING LATEST REVIEW COMMENTS
3	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

REGISTERED PROFESSIONAL ENGINEER
CHRIS A. HANG HONG
No. 73068
Exp. 12/31/2025
CIVIL
STATE OF CALIFORNIA

SCALE

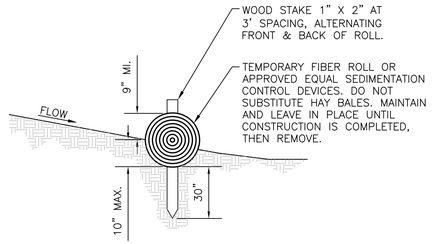
VERTICAL: 1"= AS SHOWN

HORIZONTAL: 1"= AS SHOWN

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

SHEET
C4.0
5 OF 7 SHEETS

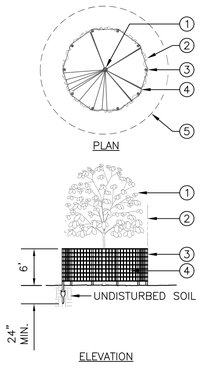
NOTE:
FIBER ROLLS SHALL BE PLACED IN LOCATIONS SHOWN ON PLAN AND UPSTREAM OF EXISTING DRAIN INLETS



50 STRAW ROLL N.T.S.

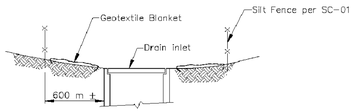
LEGEND:

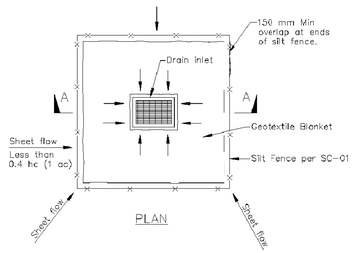
1. SEE ARBORIST REPORT FOR TREES TO BE PROTECTED FOR THIS DEMOLITION PROJECT.
2. TREE DRIP LINE.
3. STEEL T-POST, 6' O.C. MAX. DRIVE POST INTO UNDISTURBED SOIL, AVOIDING MAJOR ROOTS AS MUCH AS POSSIBLE.
4. CHAIN LINK FENCING, 6' TALL.
5. EXTEND FENCING 50% BEYOND DRIPLINE OF SIGNIFICANT MATURE SPECIMEN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



53 TREE PROTECTION FENCING N.T.S.

Storm Drain Inlet Protection SC-10

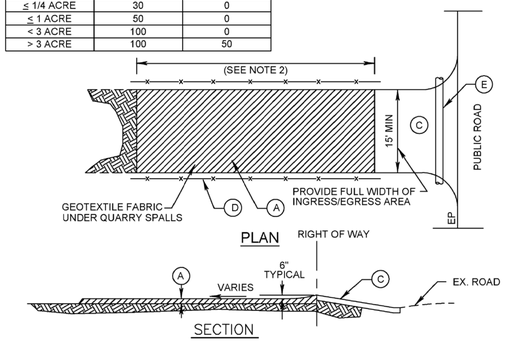




DI PROTECTION TYPE 1
NOT TO SCALE

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.

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.

NOT TO SCALE

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

T:\GIS\PPW\TLG GENERAL\Standard Details\ST-250.dwg

STABALIZED CONSTRUCTION ENTRANCE 52A C4.1
N.T.S.

REV.	DATE	DESCRIPTION
1	10/31/24	PER ENGINEERING DIV REVIEW COMMENTS, 9/11/24
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SHEET
C4.1
6 OF 7 SHEETS

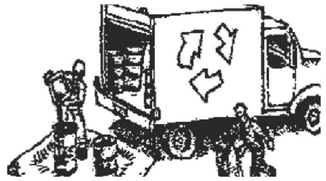
Santa Clara Valley
Urban Runoff
Pollution Prevention Program

Construction Best Management Practices (BMPs)

West Valley Clean Water Authority
Campbell • Los Gatos • Monte Sereno • Saratoga

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

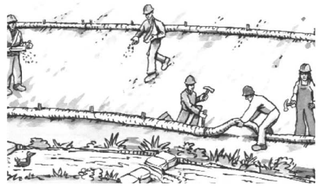
Vehicle and Equipment Maintenance

- ❑ 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.

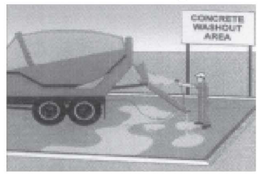
Contaminated Soils

- ❑ 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

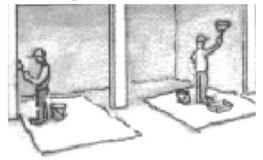
Paving

- ❑ 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.

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.

Copper Architectural Features

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

During Installation

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

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

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

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

February 2024, WVCWA 4/24

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

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1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHIEN HANG HOWE
No. 23565
Exp. 12/31/2025
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

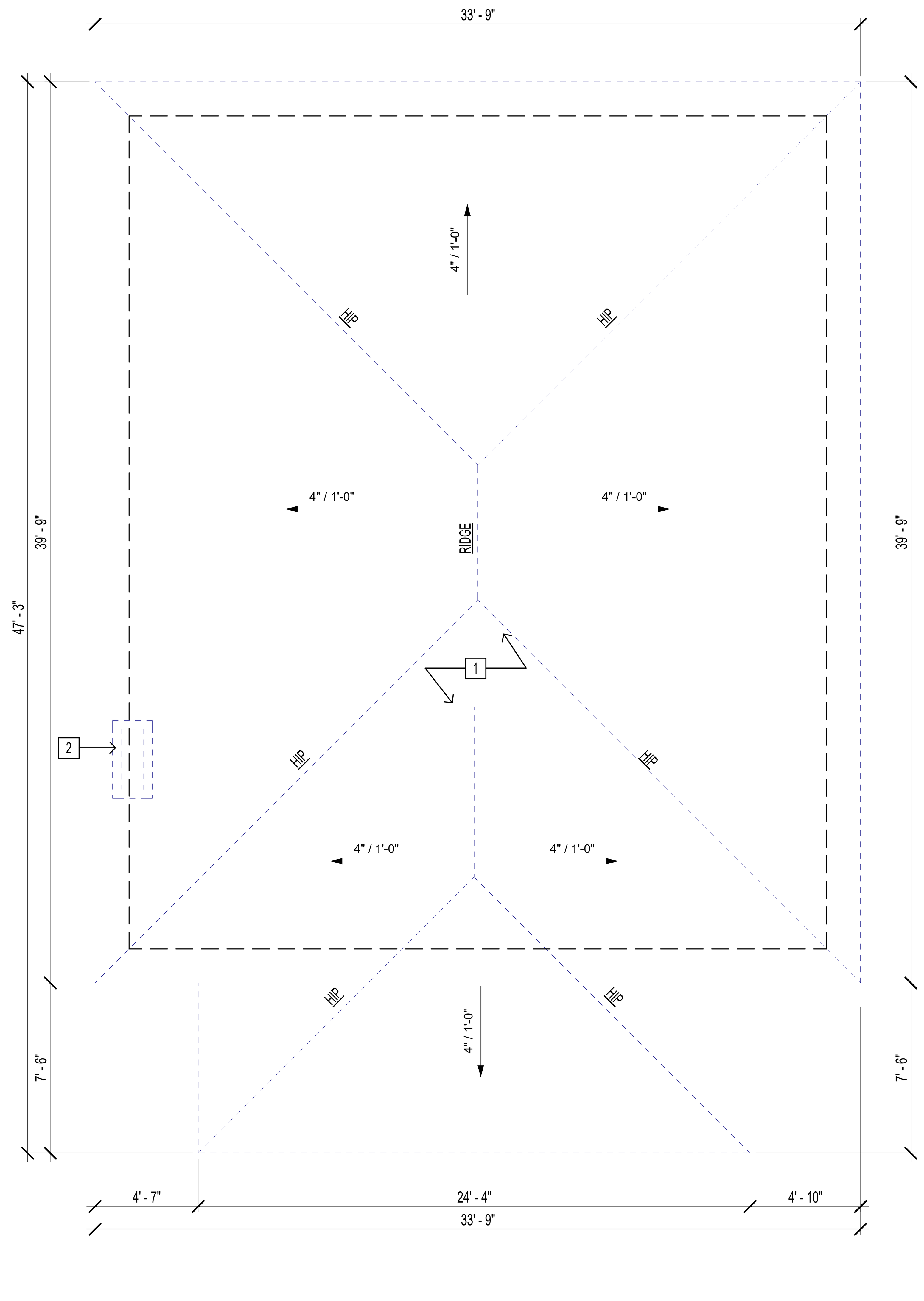
SHEET
C5
7 OF 7 SHEETS

FLOOR PLAN, EXISTING, KEYNOTES

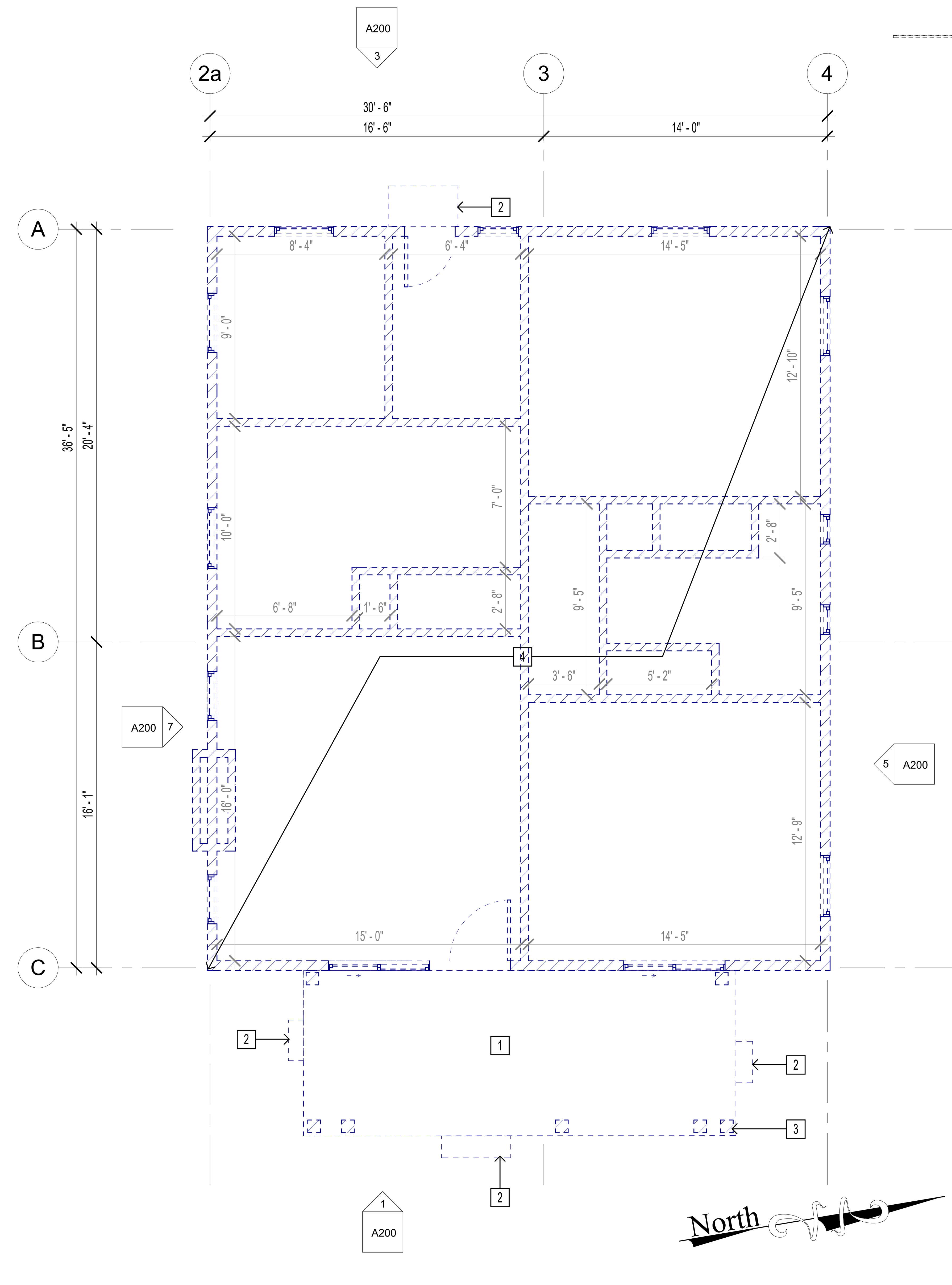
1	CONCRETE PORCH TO BE DEMO'D
2	CONCRETE STEP TO BE DEMO'D
3	POST TO BE DEMO'D
4	RESIDENCE TO BE DEMO'D

ROOF PLAN, EXISTING, KEYNOTES

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



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



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

GENERAL NOTES:

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

Floor & Roof Plans, Existing

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

GORDON K WONG, ARCHITECT LIC# 34045
KEVIN YU PROJECT REP
GKW ARCHITECTS
RESIDENTIAL / COMMERCIAL

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

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

Floor & Roof Plans, Existing

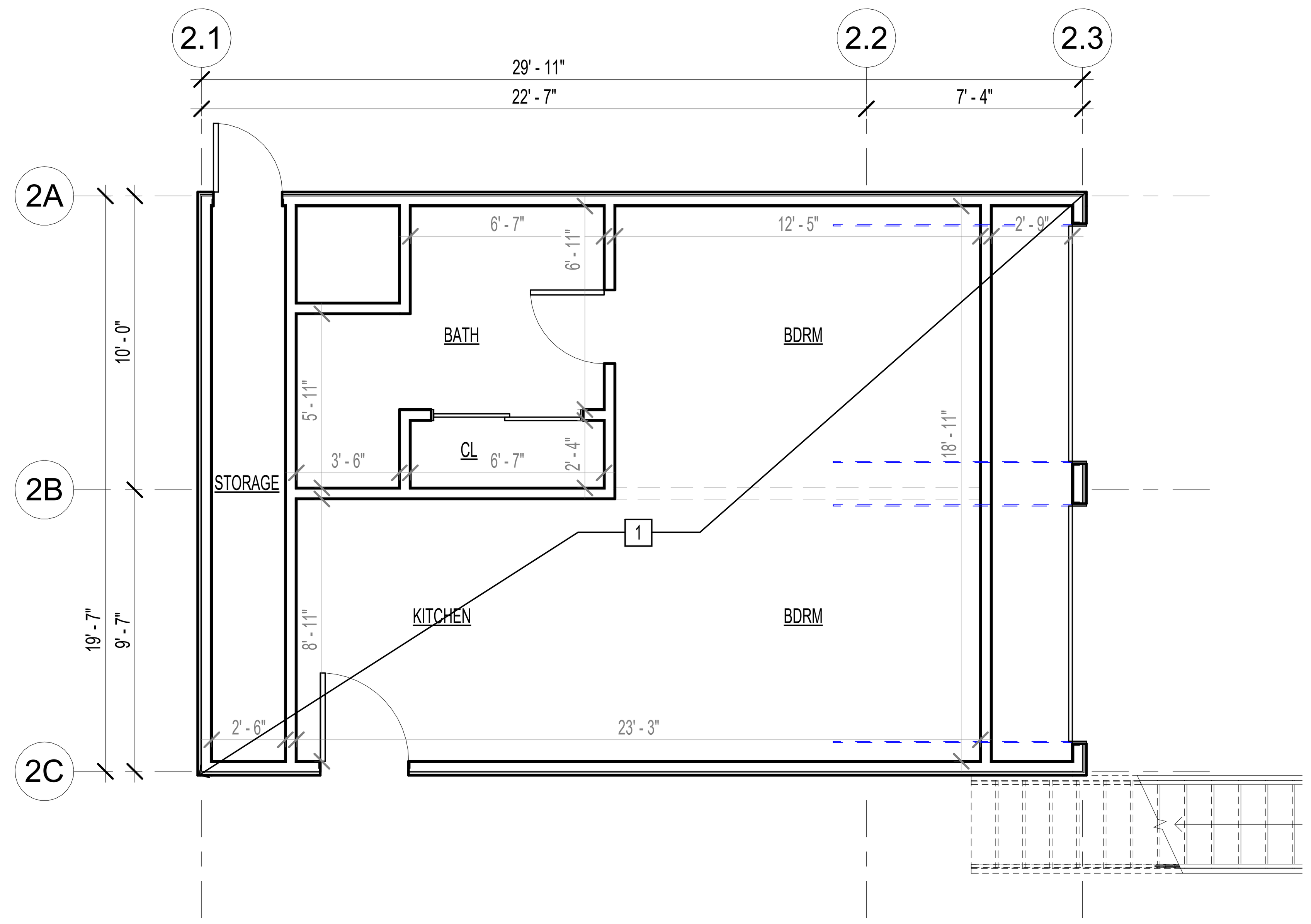
A100

SCALE 1/4" = 1'-0"

5/14/2025 4:18:03 PM

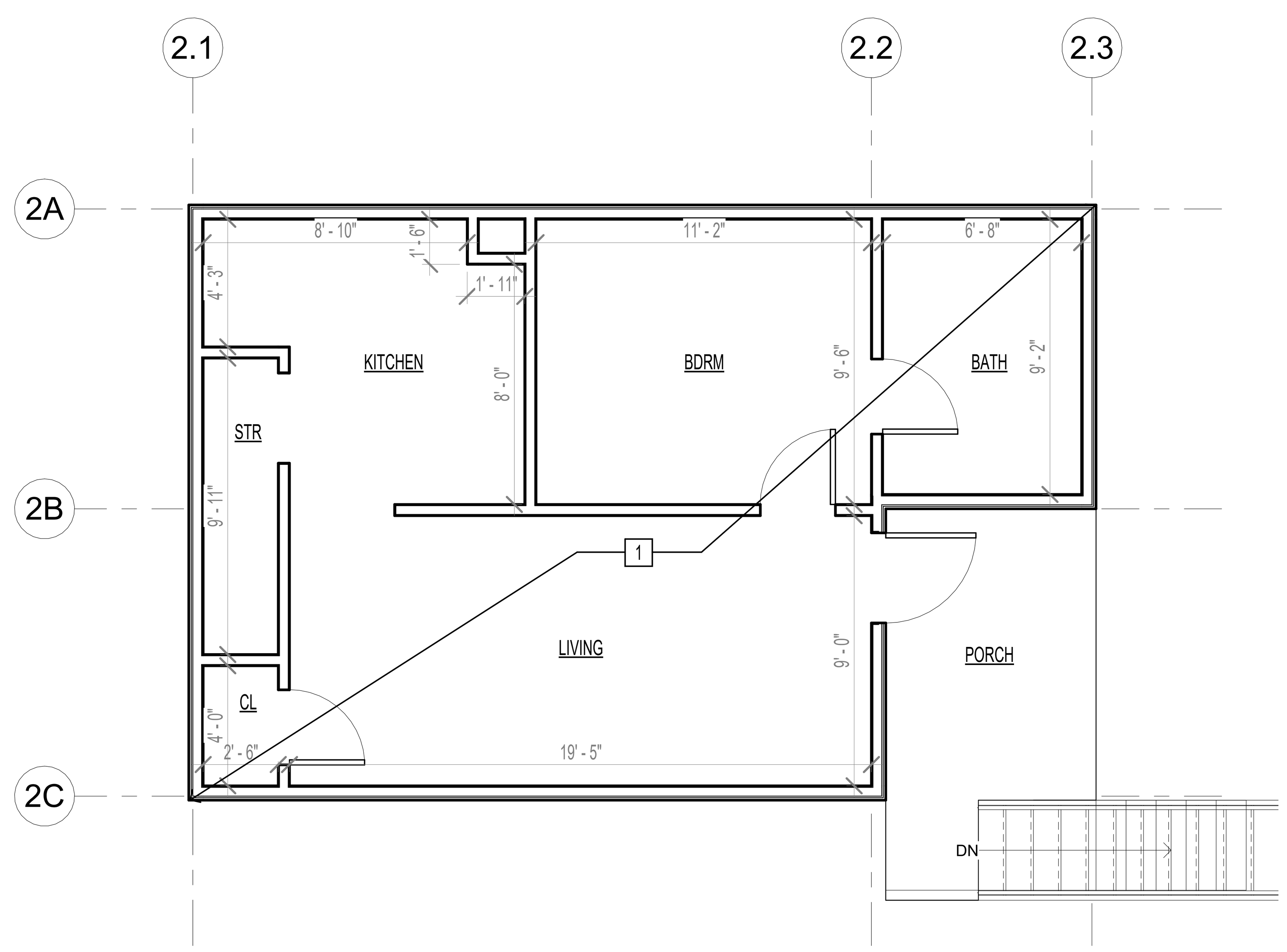
FLOOR PLAN, EXISTING, KEYNOTES

1	DETACHED ADU TO BE REMAINED



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

0' 2' 4' 8' 16'



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

0' 2' 4' 8' 16'

GENERAL NOTES:

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

Floor Plan, Existing, Detached ADU

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

GKW ARCHITECTS
RESIDENTIAL / COMMERCIAL

GORDON K WONG, ARCHITECT LIC# 34045
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VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

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

Floor Plan,
Existing,
Detached ADU

A100.1

SCALE 1/4" = 1'-0"

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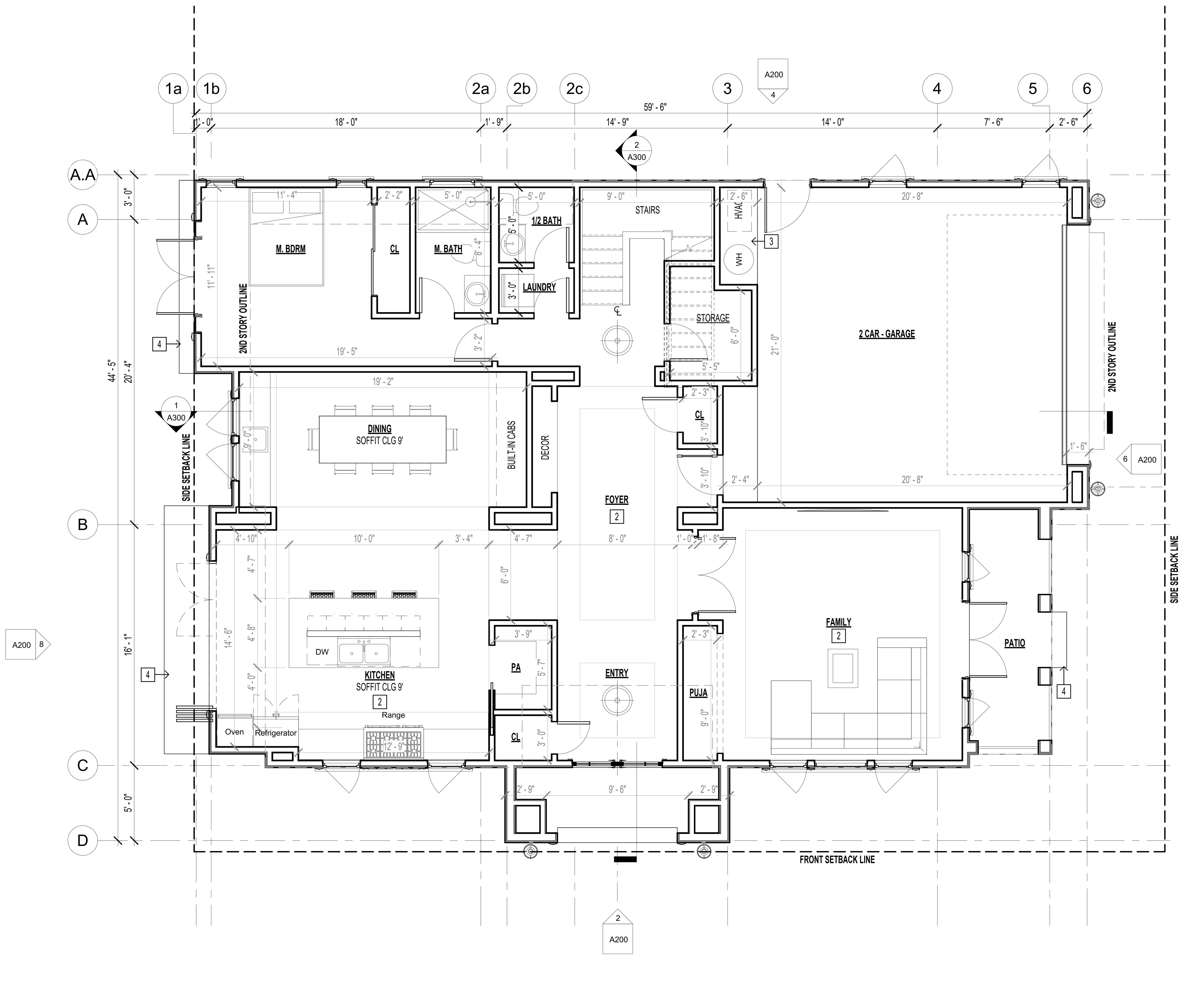
FLOOR PLAN, PROPOSED, KEYNOTES

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



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

0' 2' 4' 8' 16'

North

GENERAL NOTES:

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

Floor Plan, Level 1, Proposed

LICENSED ARCHITECT
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ARCHITECTS
RESIDENTIAL/COMMERCIAL

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Floor Plan, Level 1, Proposed

A101

SCALE 1/4" = 1'-0"

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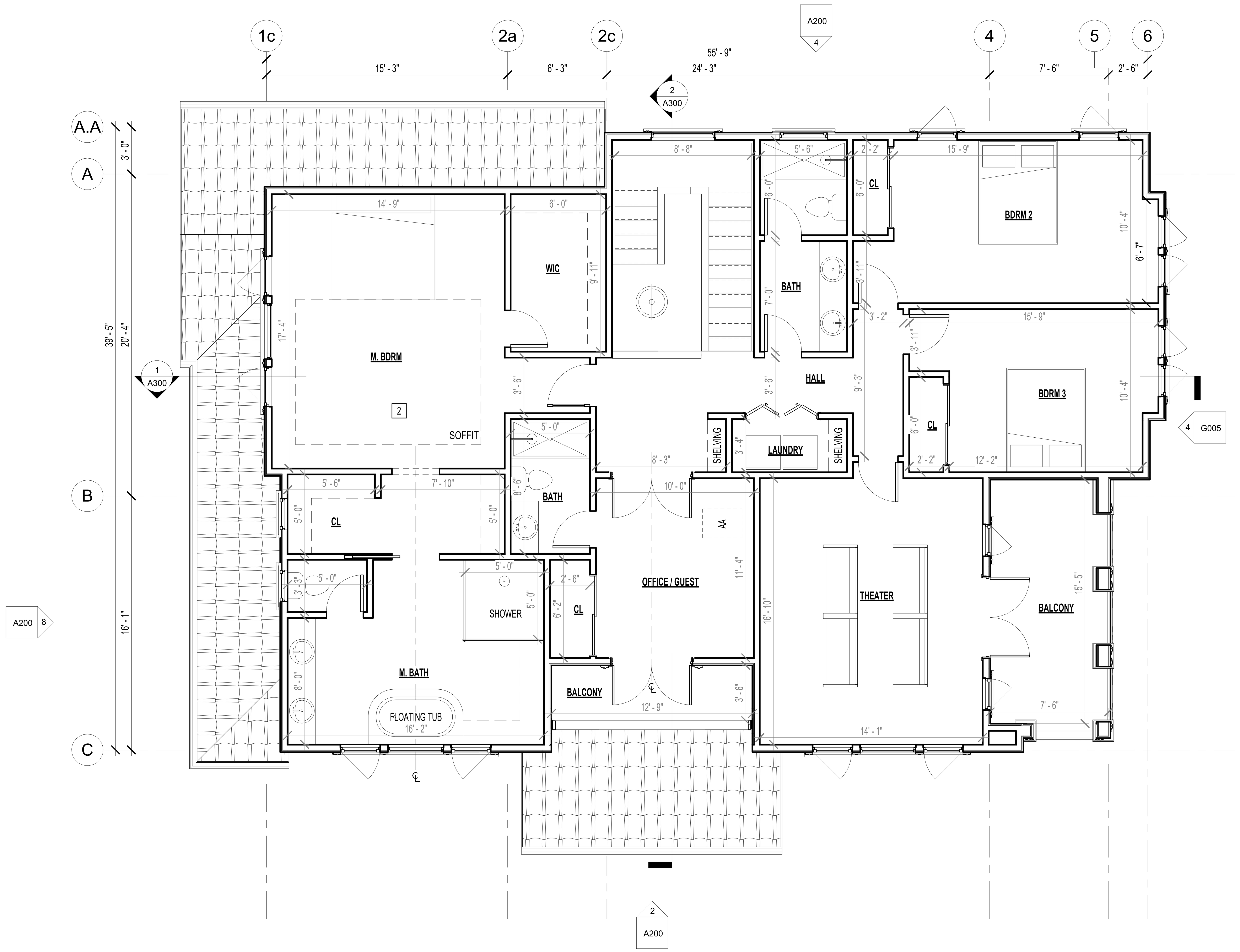
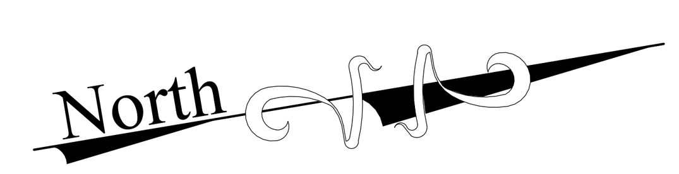


1 Floor Plan, Lvl 2, Proposed
1/4" = 1'-0"



FLOOR PLAN, PROPOSED, KEYNOTES

1	DECOR
2	COFFERED CEILING

GENERAL NOTES:

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

Floor Plan, Level 2, Proposed

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
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VALLAMDAS RESIDENCE

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LOS GATOS, CA 95032

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Floor Plan, Level 2, Proposed

A102

SCALE 1/4" = 1'-0"

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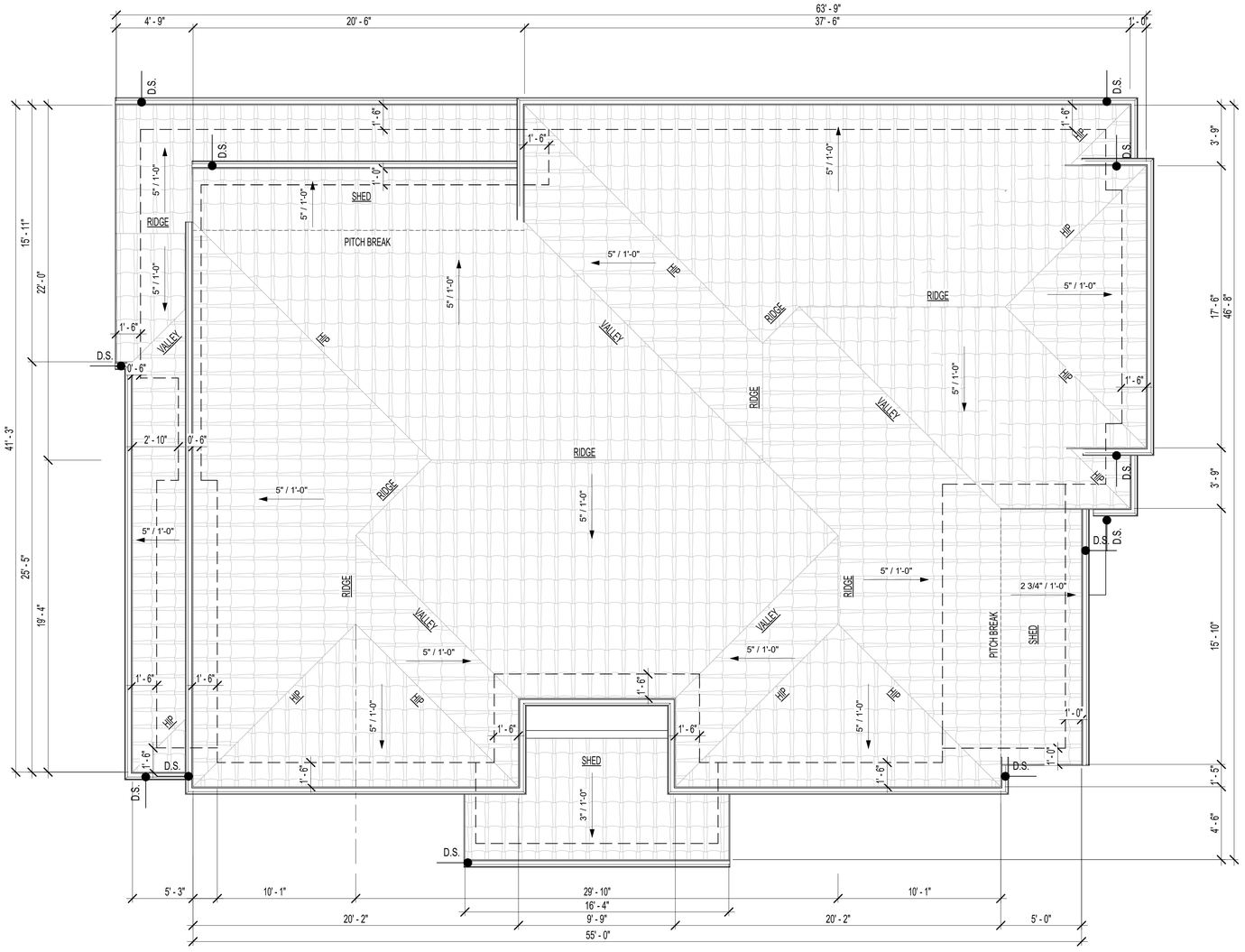

1 Roof Plan, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

North

ROOF PLAN, PROPOSED, KEYNOTES

1 CLAY TILE ROOF, MIN. CLASS C RATING

2 FASCIA

3 GUTTER

4 DOWNSPOUTS

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

GORDON K WONG, ARCHITECT LIC# 34045 KEVIN YU PROJECT REP
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GORDONKWONG@GKWARCHITECTS.COM KEVINYU@GKWARCHITECTS.COM

GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

Roof Plan, Proposed

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision		
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1	2024.11.29	PLANNING
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5	2025.04.30	PLANNING

Roof Plan, Proposed

A103

SCALE 1/4" = 1'-0"

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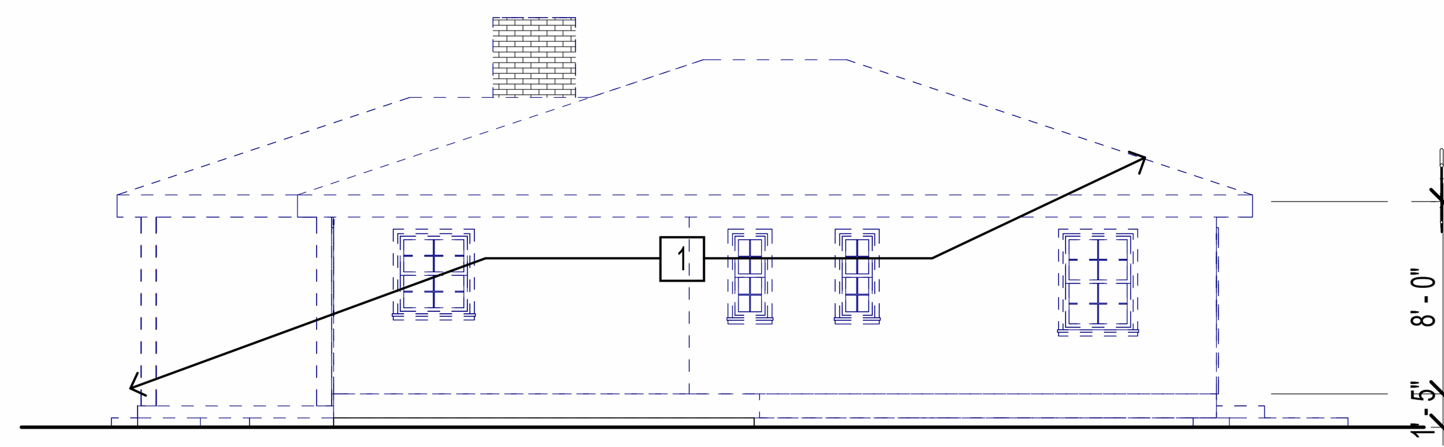
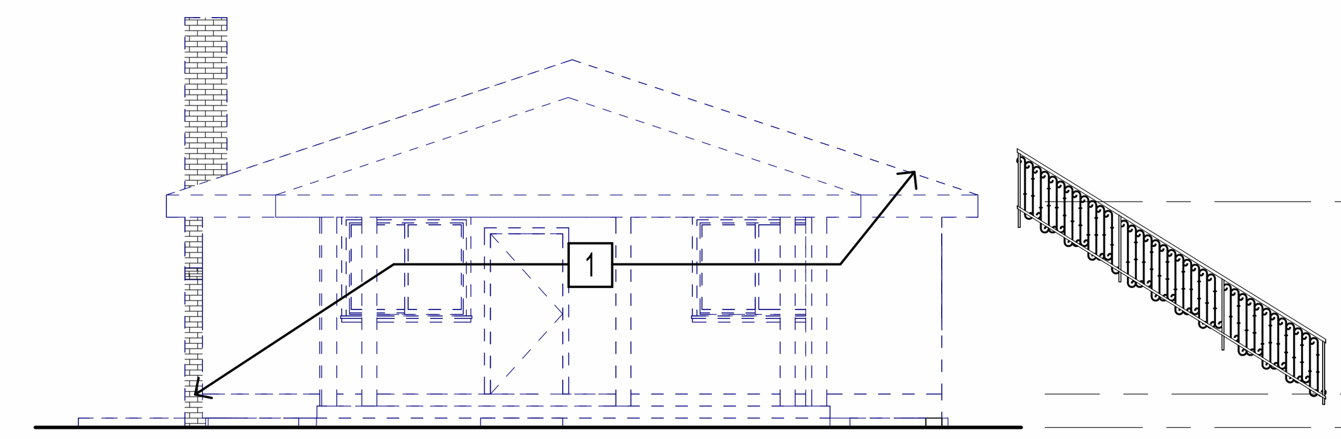


(E) TOP
511' - 0"
F.F.
503' - 0"
(E) Grade
501' - 7 11/32"
8' - 0"
9' - 5"
1' - 5"

5 North, Existing
1/8" = 1'-0"
0' 4' 8' 16' 32'

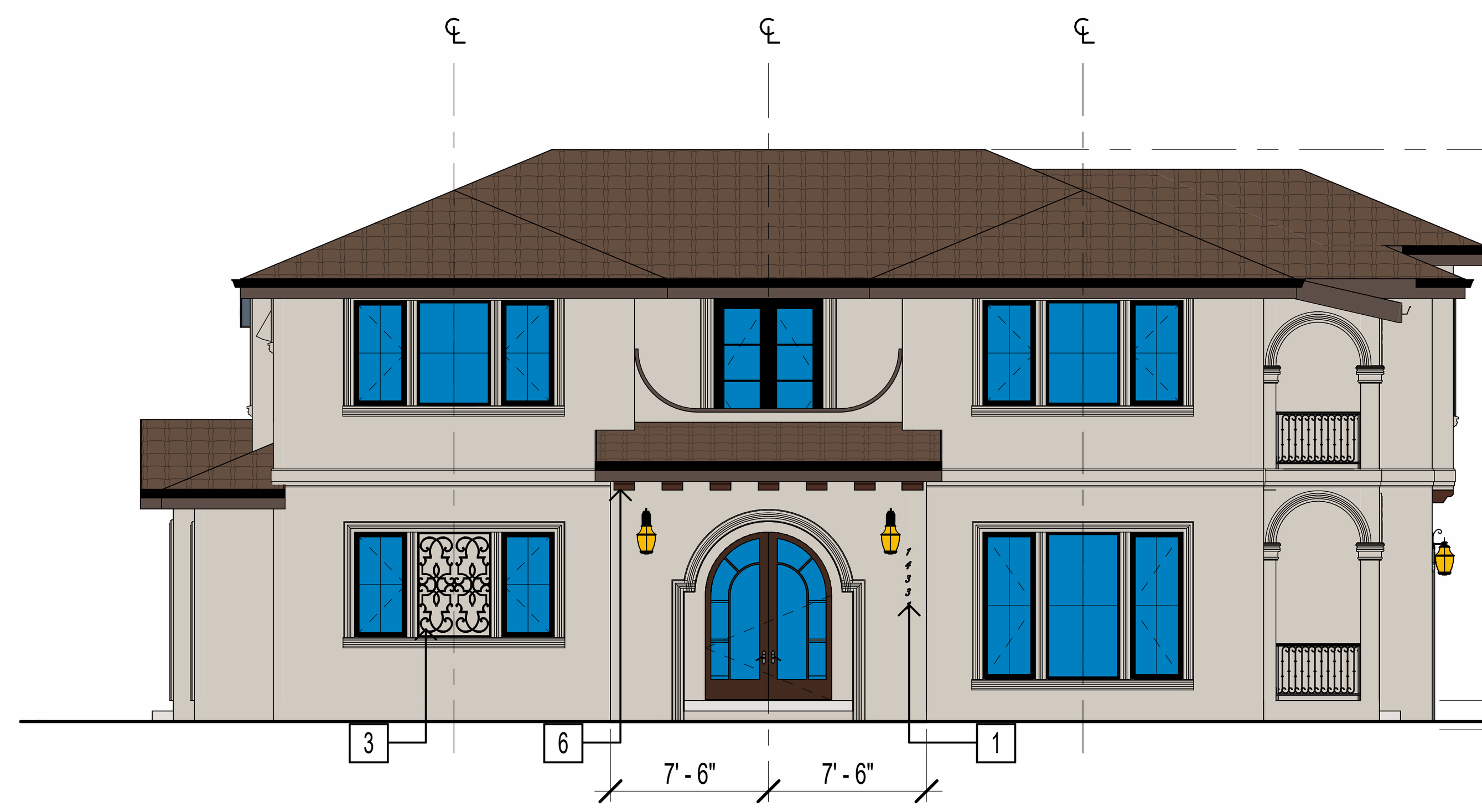


(E) TOP
511' - 0"
F.F.
503' - 0"
(E) Grade
501' - 7 11/32"
8' - 0"
9' - 5"
1' - 5"

1 East, Existing
1/8" = 1'-0"
0' 4' 8' 16' 32'

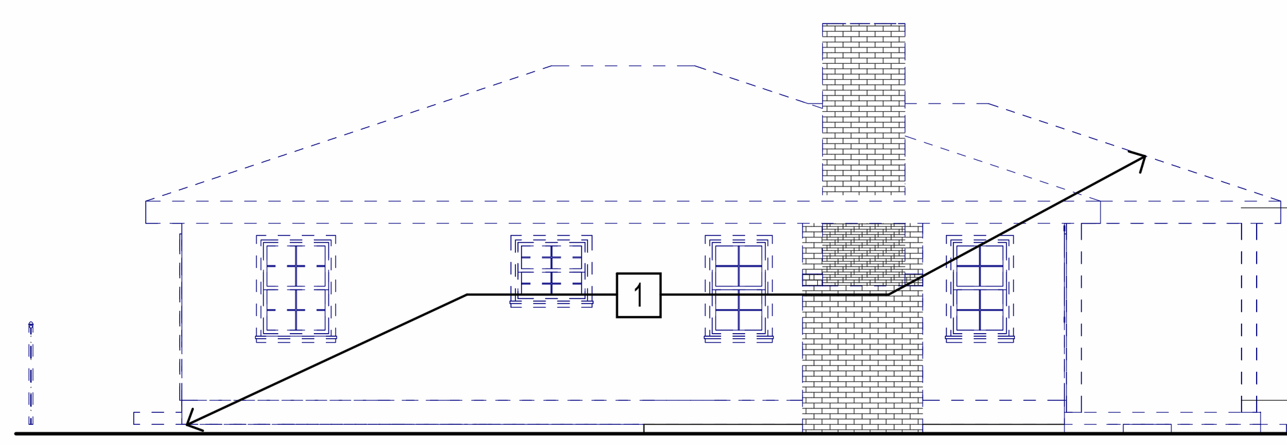
TOR
529' - 2 1/32"
Level 2, TOP
523' - 0"
F.F. Lvl 2
514' - 0"
Level 1, TOP
513' - 0"
F.F.
503' - 0"
(P) Grade
502' - 0"
(E) Grade
501' - 7 11/32"
6' - 2"
9' - 0"
27' - 2"
1' - 0"
10' - 0"
1' - 0"

6 North, Proposed
1/8" = 1'-0"
0' 4' 8' 16' 32'



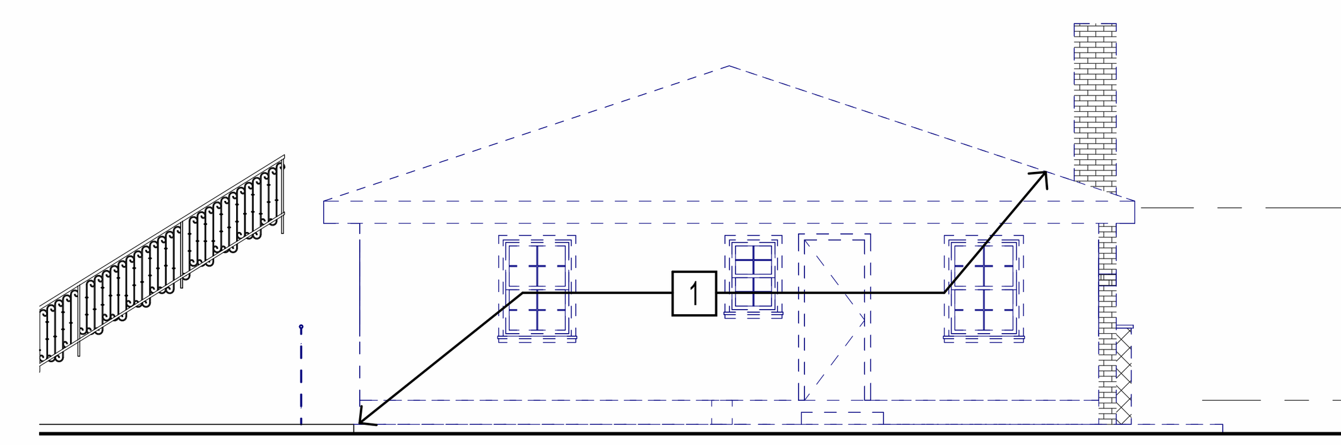
TOR
529' - 2 1/32"
Level 2, TOP
523' - 0"
F.F. Lvl 2
514' - 0"
Level 1, TOP
513' - 0"
F.F.
503' - 0"
(P) Grade
502' - 0"
(E) Grade
501' - 7 11/32"
6' - 2"
9' - 0"
27' - 2"
1' - 0"
10' - 0"
1' - 0"

2 East, Proposed
1/8" = 1'-0"
0' 4' 8' 16' 32'



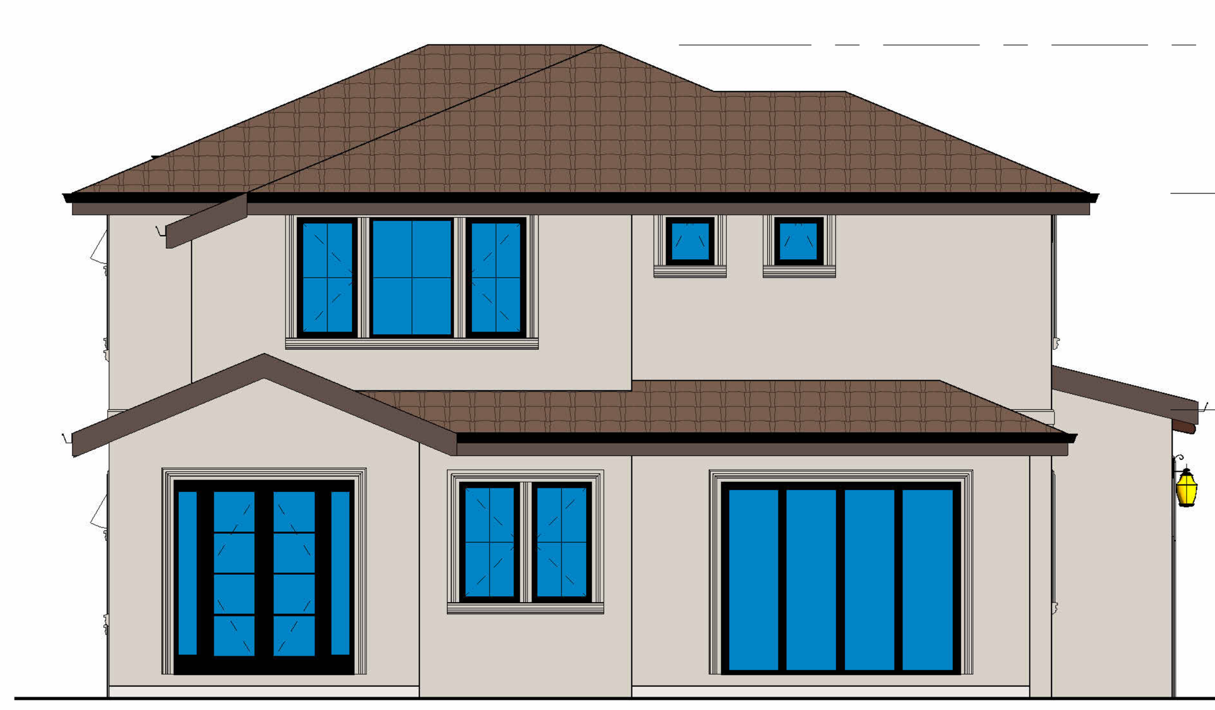
(E) TOP
511' - 0"
F.F.
503' - 0"
(E) Grade
501' - 7 11/32"
8' - 0"
9' - 5"
1' - 5"

7 South, Existing
1/8" = 1'-0"
0' 4' 8' 16' 32'



(E) TOP
511' - 0"
F.F.
503' - 0"
(E) Grade
501' - 7 11/32"
8' - 0"
9' - 5"
1' - 5"

3 West, Existing
1/8" = 1'-0"
0' 4' 8' 16' 32'



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"
(E) Grade
501' - 7 11/32"
6' - 2"
9' - 0"
27' - 2"
1' - 0"
10' - 0"
1' - 0"

8 South, Proposed
1/8" = 1'-0"
0' 4' 8' 16' 32'

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"
(E) Grade
501' - 7 11/32"
6' - 2"
9' - 0"
27' - 2"
1' - 0"
10' - 0"
1' - 0"

4 West, Proposed
1/8" = 1'-0"
0' 4' 8' 16' 32'

ELEVATIONS, EXISTING, KEYNOTES

1 BUILDING TO BE DEMOLISHED

ELEVATIONS, EXISTING, KEYNOTES

ELEVATIONS, PROPOSED, KEYNOTES

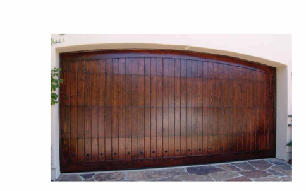
1 ADDRESS IDENTIFICATION PER SCCFD STANDARDS
2 EXTERIOR WALL LIGHTING
3 ARCHITECTURAL FEATURE - WROUGHT IRON DECOR
4 RAILING
5 STUCCO TRIM
6 CORBEL

NOTES:

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

MATERIAL & COLOR, LEGEND

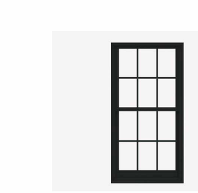

CLAY ROOF TILES, BROWN
VEREA


GARAGE DOOR, SPANISH STYLE
WOOD STAINED FINISH,
CUSTOM

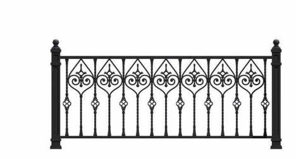

STUCCO, ACCESSIBLE BEIGE
SHERWIN WILLIAMS


ACCORDION DOOR,
ALUMINUM W/ BLACK PAINT
PANORAMIC SLIDING


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


WINDOW,
400 SERIES
ANDERSEN


GUTTER
ALUMINUM W/ BLACK PAINT
GUTTER SUPPLY


RAILING
WROUGHT IRON
CUSTOM

Elevations, Existing & Proposed

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Elevations, Existing & Proposed

A200

SCALE As indicated

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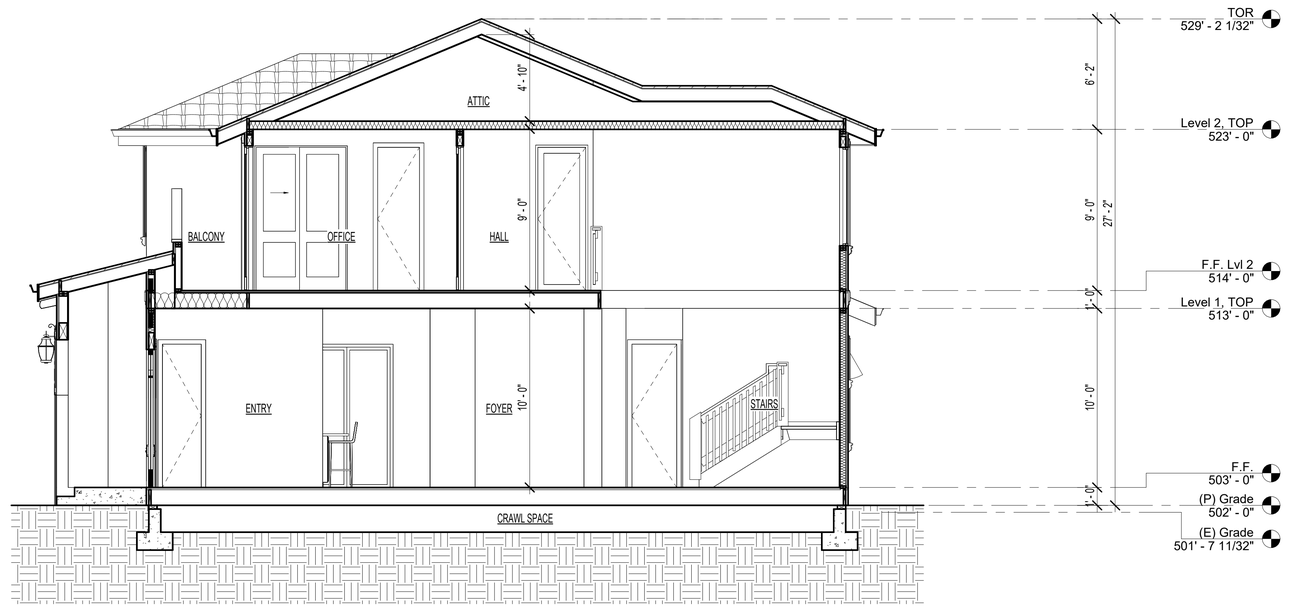
1 Section AA
1/4" = 1'-0"

0' 2' 4' 8' 16'



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

0' 2' 4' 8' 16'

SECTIONS, PROPOSED, KEYNOTES

1 DECOR

2 COFFERED CEILING

GENERAL SECTION NOTES:

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

EXCEPTIONS: (PER CBC 717.2.6)

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

Sections, Proposed

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RENEWAL 08/31/2023
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Sections, Proposed

A300

SCALE 1/4" = 1'-0"

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