code summary & project data

ADDRESS: 130 VASONA OAKS DR, LOS GATOS, CA 95032

CODES : CBC 2022 CPC 2022 CRC 2022
CMC 2022 CEC 2022 2022 TITLE 24 CALIFORNIA ENERGY CODE

CONSTRUCTION TYPE: V-B (CBC 602.5=VB & TABLE 601)
OCCUPANCY: R3 & U ZONING: RM 5-12 APN: 42442008 FLOOD ZONE: X

JURISDICTION: PLANNING and BUILDING: CITY OF LOS GATOS

EXISTING USE: SINGLE FAMILY HOME - NON SPRINKLERED - ONE STORY
LOT SIZE: 1,977 S.F.

FIRST FLOOR:
A. (E) HOUSE: 678 S.F.
B. AREA OF WORK: 126 S.F.

SECOND FLOOR:
A. (E) HOUSE: 1087 S.F.
B. AREA OF WORK: 786 S.F.
C. NEW ADDITION: 91 S.F.

MEZZANINE/THIRD FLOOR:
A. (E) HOUSE: 172 S.F. - 64 S.F. = 108 S.F.
B. AREA OF WORK: 108 S.F.
C. NEW ADDITION-INTERIOR 220 S.F.

EXISTING GARAGE:
A: EXISTING GARAGE: 464 S.F
B. AREA OF WORK: 40 S.F.

DEFERRED SUNROOM: 231 S.F.

EXISTING COVERED PATIO: 148 S.F.
NEW COVERED PATIO: 173 S.F.

SCOPE OF WORK:
FIRST FLOOR
2. RECONFIGURE LAUNDRY ROOM
SECOND FLOOR
1. REMOVE EXISTING DECK,CREATE NEW SUNROOM.
3. REMOVE EXISTING KITCHEN. CREATE NEW KITCHEN.
4. REMOVE EXISTING BATHROOM AND W.I.C. CREATE NEW BATHROOM.
5. REMOVE EXISTING STEP. CREATE NEW W.I.C.
THIRD FLOOR
6. REMOVE EXISTING OFFICE. CREATE NEW BATHROOM

general notes

1- PERMIT IS REQUIRED FOR ELECTRICAL WORK, MECHANICAL WORK AND PLUMBING WORK.
2- WINDOWS MUST PROVIDE. (CBC 1026.2, 1026.3 and 1026.5)
A) A MINIMUM 5.7 SQUARE FEET OR CLEAR OPENABLE AREA.
B) A MINIMUM CLEAR WIDTH OF 20", MINIMUM CLEAR HEIGHT OF 24".
C) A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
D) DIRECT OPENING TO PUBLIC WAY OR YARD/COURT OPENING TO PUBLIC WAY
3- SAFETY GLAZING (TEMPERED GLASS) IS REQUIRED (CBC 2406.3) FOR WINDOWS:
A) ADJACENT TO BATHTUBS, SHOWERS, HOT TUBS, WHIRLPOOLS, AND SAUNAS, AND WITHIN 60" OF THE FLOOR;
B) WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF DOORS IN THE CLOSED POSITION AND WITHIN 60" OF THE FLOOR;
C) WITHIN 18" VERTICALLY AND 36" HORIZONTALLY OF A WALKING SURFACE, WHERE THE INDIVIDUAL PANE IS GREATER THAN 9 FT. AND THE TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR;
D) ADJACENT TO STAIRWAYS, RAMPS, AND LANDINGS, OR WITHIN 5'-0" HORIZONTALLY OF THE BOTTOM OF STAIRWAYS, WHERE THE BOTTOM EDGE IS WITHIN 60" OF THE WALKING SURFACE.

electrical notes

1- WALL RECETACLES. ELECTRICAL RECEPTACLES SHALL BE PROVIDED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE, 2'-0" OR MORE IN WIDTH, IS MORE THAN 6'-0" FROM OUTLET. FIXED GLAZED PANELS IN EXTERIOR WALLS ARE CONSIDERED WALL SPACE. CEC ARTICLE 210-52(a).
2- BATHROOM RECEPTACLES. AT LEAST ONE WALL RECEPTACLE SHALL BE INSTALLED IN EACH BATHROOM WITHIN 36" OF THE OUTSIDE EDGE OF THE LAVATORY. CEC ARTICLE 210-52(d).
3- OUTDOORS RECEPTACLES. FOR A SINGLE-FAMILY DWELLING AND EACH DWELLING UNIT OF A DUPLEX, AT LEAST ONE ELECTRICAL RECEPTACLE ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6'-6" ABOVE GRADE LEVEL SHALL BE INSTALLED AT FRONT AND BACK OF BUILDING. CEC ARTICLE 210-52(e)
4- HEIGHT ABOVE FINISHED FLOOR OR WORKING SURFACE. THE CENTER OF 15, 20, AND 30-AMPERE RECEPTACLES SHALL BE INSTALLED NOT LESS THAN 12" ABOVE THE FLOOR OR WORKING SURFACE.CEC ARTICLE 210-50(e), TITLE 24 AMENDMENT,
5- GROUND-FAULT CIRCUIT-INTERRUPTERS (GFCI). GFCI PROTECTED RECEPTACLES SHALL BE INSTALLED IN BATHROOMS, GARAGES, NON-HABITABLE ACCESSORY BUILDING WITH ELECTRICAL POWER, UNFINISHED BASEMENT, OUTDOOR WITH DIRECT ACCESS TO GRADE, ROOF TOPS, AT KITCHEN COUNTERTOPS AND WITHIN 6'-0" OF A WET BAR SINK. CEC ARTICLE 210-8.
6- WEATHER PROTECTION. ELECTRICAL RECEPTACLES INSTALLED OUTDOORS WHERE EXPOSED TO WEATHER OR IN OTHER WET LOCATIONS SHALL BE IN A WEATHERPROOF ENCLOSURE.
CEC ARTICLE 410-57
7- LIGHTING. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHT OUTLET IS REQUIRED IN EACH HABITABLE ROOM, BATHROOM, HALLWAY, STAIRWAY, GUEST ROOM, ATTACHED GARAGE AND DETACHED GARAGE WITH ELECTRICAL POWER, AND AT OUTDOOR ENTRANCES. IN HABITABLE ROOMS OTHER THAN KITCHEN AND BATHROOMS ONE OR MORE RECEPTACLES CONTROLLED BY A WALL SWITCH ARE PERMITTED. CEC ARTICLE 210-70(a).
8-HALLWAY RECEPTACLES. AN ELECTRICAL OUTLET SHALL BE PROVIDED IN EACH HALLWAY OF 10'-0" OR MORE IN LENGTH. HALLWAY LENGTH IS AS MEASURED ALONG THE CENTERLINE WITHOUT PASSING THROUGH A DOORWAY. CEC ARTICLE 210-52(h).
9- ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 & 20 AMPERE RECEPTACLE AND GFCI PROTECTED OUTLETS INSTALLED IN DWELLING UNITS, SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (A.F.C.I.) LISTED TO PROTECT THE ENTIRE BRANCH CIRCUIT PER CEC.
10- ALL PHONE LINES TO BE (2) CATEGORY 5 TWISTED PAIR LINES & CABLE LINES ARE TO BE HOME RUN TO BOX IN RESIDENCE. COORDINATE SYSTEM WITH OWNER.
11- LIGHT FIXTURES OVER TUB SHALL BE PROTECTED BY A GFCI & MEET THE FOLLOWING REQUIREMENTS: RECESSED FIXTURES WITH A GLASS OR PLASTIC LENS & NONMETALLIC OR ELECTRICALLY ISOLATED TRIM, & SHALL BE SUITABLE FOR USE IN DAMP LOCATION.
12- ALL LIGHTING AS HIGH EFFICACY I.E. PIN-BASED CFL; PULSE-START MH, HPS, GU-24 SOCKETS OTHER THAN LEDS. LED LUMINARES WITH INTEGRAL SOURCE, ETC.). CEC TABLE 150.0-A
13-LEAST ONE FIXTURE IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR PRO VIDED THE OCCUPANCY SENSOR THAT IS INITIALLY PROGRAMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION). CEC 150.0(K)2J
14-ALL OUTDOOR LIGHTING ATTACHED TO THE BUILDING SHALL HAVE MOTION-SENSOR + PHOTO-CONTROL
15-ALL 125-VOLT 15 & 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER CEC 406.12.
16-BATHROOM EXHAUST FANS SHALL BE SEPARATELY SWITCHED FROM ANY LIGHTING PER TITLE 24 SECTION 150.0(K)2B.
17-LIGHTING IN GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS SHALL BE HIGH EFFICACY & CONTROLLED BY VACANCY SENSORS PER TITLE 24 SECTION 150.0(k)8.
18-SCREW -BASED PERMANENTLY INSTALLED LIGHT FIXTURESMUST CONTAIN SCREW-BASED JAB (JOINT APPENDIX 8) COMPLIANT LAMPS. JAB COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JAS-2019" OR "JAS-2019-E" ("JAS-2019-E" LUMINA IRE S ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINAIRES) ADVISORY: " JAB-20 16- E" MARKED LUMINAIRES ARE STILL ALLOWED FOR USE THROUGH THE END OF THE 2022 CODE CYCLE CEC 150.0(K)G
19- AMEND THE NOTES TO SPECIFY ALL JAB C-UNP LUMINT LIGHT SOURCES IN THE FOLLOWING LOC ATION S ARE CONTROLLED BY VACANCY SENSORS OR DIMMERS (EXCEP TIO N CLOSETS LESSTHAN 70 SF AND HALLWAYS). CEC 150.0(K)(2K):

- CEILING RECESSED DOWNLIGHT LUMINARES.
- LED LUMINARES WITH INTEGRAL SOURCES.
- PIN--BASED LED LAMPS (I.E. MRI, 6, AR--111, E TC.)
- GU--24 BASED LED LIGHT SOURCES.

20--AT LEAST ONE FIXTURE IN THE GARAGE CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR PROVIDED THE OCCUPANCY SENSOR THAT IS INITIALLY PROGRAMED LIKE A VACANCY SENSOR (M A NUA L--ON OPERATION). CEC 150.0(K)2J
21--AT LEAST ONE FIXTURE IN EACH UTILITY ROOM CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR PROVIDED THE OCCUPANCY SENSOR THAT IS INITIALLY PROGRAMED LIKE A VACANCY SENSOR (MANUAL--ON OPERATION). CEC 150.0(K)2J

1- PROVIDE 24" CLEAR IN FRONT OF TOILET AND 30" MINIMUM WIDE TOILET COMPARTMENT. CBC SECTION 2904, CPC SECTION 408.6.
2- PROVIDE MINIMUM 1,024 SQUARE INCH AREA AND 30" DIAMETER IN SHOWER COMPARTMENT. CPC SECTION 412.7.
3- WALL COVERINGS IN SHOWERS AND TUBS TO BE CEMENT PLASTER, TILE, OR EQUAL TO 72" ABOVE DRAIN. ENCLOSURE MUST BE OF APPROVED SAFETY GLAZING AND DOORS MUST SWING OUT OF SHOWERS. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 60" ABOVE THE DRAIN. CBC SECTION 2512, CPC SECTION 412.7.
4- PROVIDE A 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION UNLESS PLUMBING IS WITHOUT SLIP JOINTS. CPC SECTION 405.2.
5- PROVIDE LOW FLOW TOILETS (1.28 GALLON PER FLUSH), SHOWERHEADS (1.8 GPM) AND FAUCETS: KITCHEN: 1.8 GPM, LAVATORY: 1.2 GPM. CPC SECTION 402.
6- SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. CPC 408.3

sheet index

vicinity map

project team

OWNER

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legend

(E) WALL TO REMAIN
(E) WALL, DOORS AND WINDOWS TO REMOVE
EXTERIOR ELEVATION REFERENCE TAG
DETAIL NUMBER
SHEET NUMBER

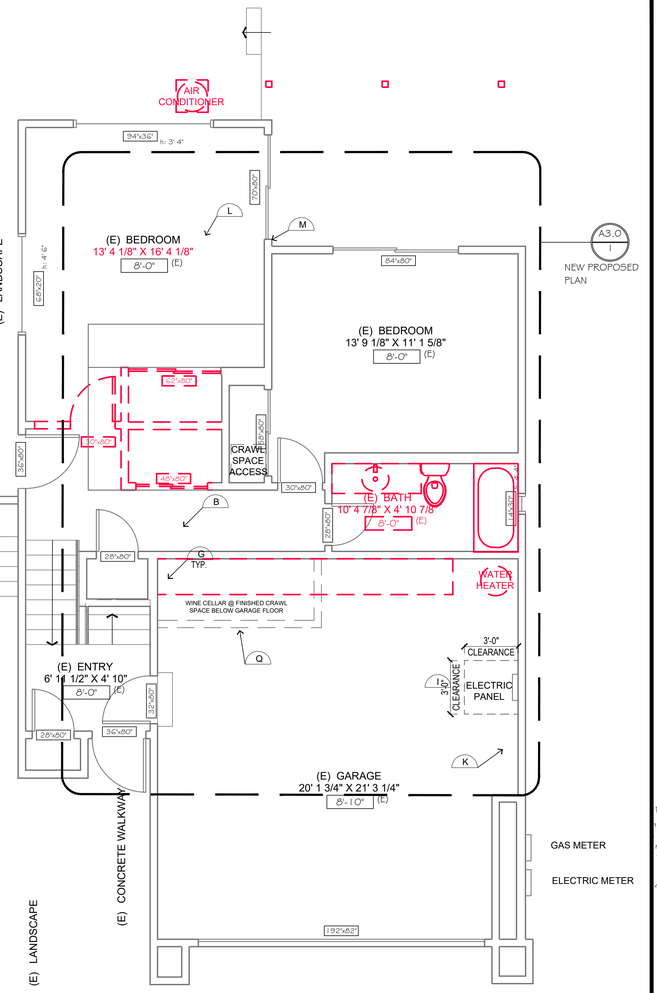
demo sheet notes

A.	REMOVE EXISTING DOORS (SHOWN DASHED).
B.	REMOVE EXISTING DOOR (SHOWN DASHED). INFILL WITH NEW WALL AND MATCH TO ALIGN WITH EXISTING ADJACENT.
C.	REMOVE EXISTING DOOR (SHOWN DASHED). REPLACE WITH NEW DOOR.
D.	REMOVE EXITING WINDOW. (SHOWN DASHED).
E.	REMOVE EXISTING WINDOWS (SHOWN DASHED). REPLACE WITH NEW DOOR.
F.	REMOVE EXISTING WINDOWS (SHOWN DASHED). FILLED WITH NEW WALL.
G.	REMOVE THIS PORTION OF EXISTING WALL
H.	REMOVE (E) KITCHEN UPPER & LOWER CABINET, COUNTERTOP, FAUCET, STOVE, REFRIGERATOR, DISHWASHER, DISPOSAL, & OVEN, CAP & SALVAGE (E) PLUMBING & GAS LINE FOR NEW APPLIANCES. SEE PROPOSED FLOOR PLAN FOR NEW LOCATION.
I.	REMOVE PLUMBING FIXTURE AND ACCESSORIES. CAP PLUMBING LINES BEHIND WALLS UNDER FLOOR.
J.	REMOVE ATTIC ACCESS (SHOWN DASHED).
K.	REMOVE WATER HEATER (SHOWN DASHED).
L.	REMOVE AIR CONDITIONER.
M.	REMOVE EXISTING POST. SEE S.S.D.
N.	REMOVE EXISTING STEP.
O.	REMOVE DECK (SHOWN DASHED).
P.	(E) SKYLIGHT TO REMAIN.
Q.	(E) CRAWL SPACE ACCESS TO REMAIN.

3

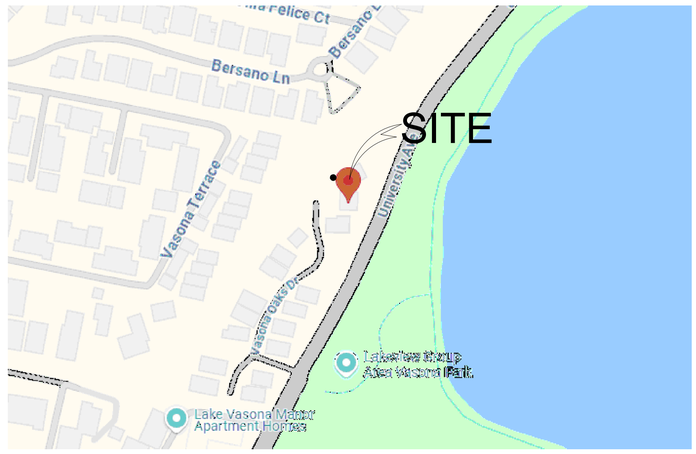
PROJECT DATA

	EXISTING	PROPOSED
LOT SIZE	1,977 S.F.	1,977 S.F.
LOT COVERAGE	66%	73.40%
FIRST FLOOR LIVING AREA S.F.:	678 S.F.	0 S.F.
SECOND FLOOR LIVING AREA S.F.:	1087 S.F.	322 S.F. ADDITION = 1409
THIRD FLOOR LIVING AREA S.F.:	236 S.F.	329 S.F. ADDITION
TOTAL LIVING AREA S.F.	2001 s.f.	2416 S.F.
FIRST FLOOR PATIO	148 s.f.	173 s.f. ADDITION + 148 S.F. = 321 S.F.
FAR - HOME	101.21%	122.20%
FAR - GARAGE	23.30%	NO CHANGE
LOT COVERAGE	1290 S.F.	1463 S.F.



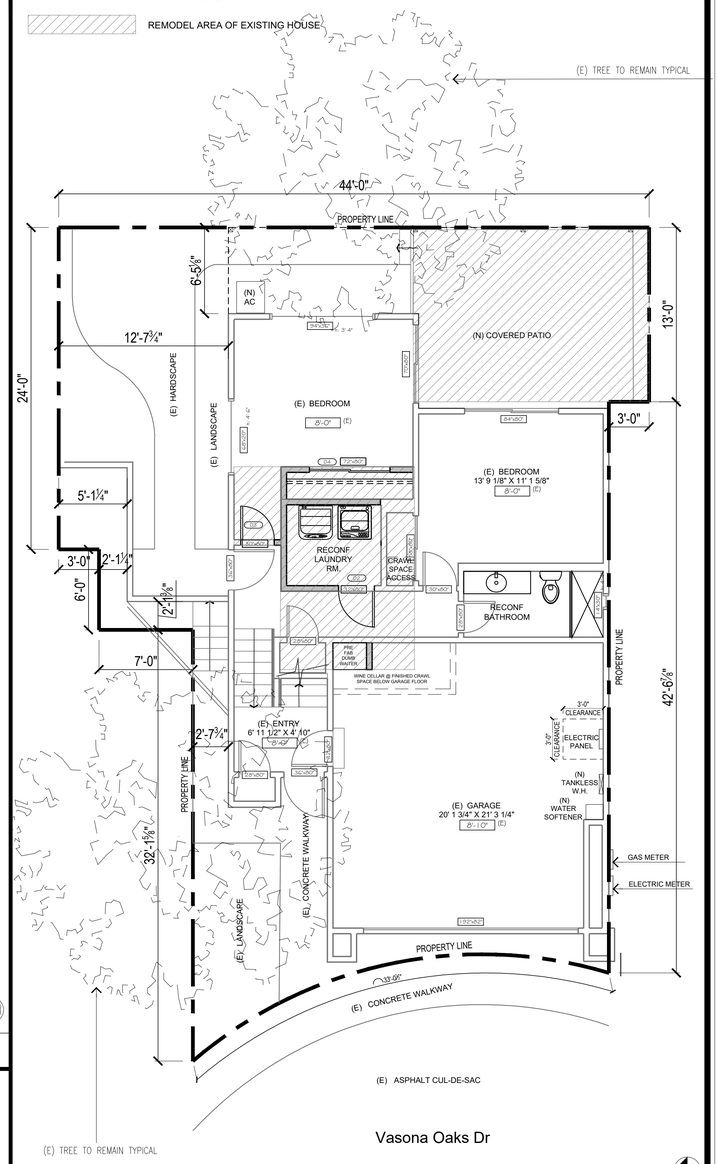
EXISTING AND DEMO FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 2



site plan legend

PROPERTY LINE
REMODEL AREA OF EXISTING HOUSE



SITE PLAN WITH NEW FLOOR PLAN

SCALE: 3/16" = 1'-0" 1

consultant

consultant

general notes

1. This sheet is part of a set and is not to be used alone.
2. This sheet is not to be used for construction unless the designer's signature appear on drawings and status box indicates drawings have been released for construction.
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Residence

Remodeling & Addition

130 Vasona Oaks Dr,
Los Gatos, CA 95032

revision history

#	description	date
1	planning comments response	6.9.2025
2	planning comments resp.	6.19.2025
3		
4		
5		

drawing release status

date
client review
plan check
bidding
construction

date 4.19.2024
proj num
proj mgr
proj arch
scale AS NOTED

PROJECT DATA, SITE PLAN AND EXISTING AND DEMO FIRST FLOOR PLAN

sheet number A1.0

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

demo sheet notes

A.	REMOVE EXISTING DOORS (SHOWN DASHED).
B.	REMOVE EXISTING DOOR (SHOWN DASHED). INFILL WITH NEW WALL AND MATCH TO ALIGN WITH EXISTING ADJACENT.
C.	REMOVE EXISTING DOOR (SHOWN DASHED). REPLACE WITH NEW DOOR.
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E.	REMOVE EXISTING WINDOWS (SHOWN DASHED). REPLACE WITH NEW DOOR.
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I.	REMOVE PLUMBING FIXTURE AND ACCESSORIES. CAP PLUMBING LINES BEHIND WALLS/UNDER FLOOR.
J.	REMOVE ATTIC ACCESS (SHOWN DASHED).
K.	REMOVE WATER HEATER (SHOWN DASHED).
L.	REMOVE AIR CONDITIONER.
M.	REMOVE EXISTING POST. SEE S.S.D.
N.	REMOVE EXISTING STEP.
O.	REMOVE DECK (SHOWN DASHED).
P.	(E) SKYLIGHT TO REMAIN.
Q.	(E) CRAWL SPACE ACCESS TO REMAIN.

new sheet notes

1.	NEW RELOCATED WASHER. PROVIDE POWER
2.	PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (I.E. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER.) 2022CPC 609.10
3.	PROVIDE NEW DISHWASHER. PROVIDE POWER AND PLUMBING. ON THE DISCHARGE SIDE OF THE DISHWASHER PROVIDE A LISTED AIR GAP FITTING. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAIN BOARD WHICHEVER IS HIGHER PER CPC SECTION 807.3.
4.	INSTALLATION OF A DEDICATED FUEL SHUT OFF VALVE SHALL BE WITHIN 6'-0" OF THE GAS APPLIANCE IT SERVES. CPC 230.79. EARTHQUAKE-ACTUATED GAS SHUTOFF VALVES DESIGNED TO AUTOMATICALLY SHUT OFF THE GAS AT THE LOCATION OF THE VALVE IN THE EVENT OF A SEISMIC DISTURBANCE AND CERTIFIED BY THE STATE3 ARCHITECT AS CONFORMING TO CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12, CHAPTER 12-416 #1, SHALL BE INSTALLED IN ALL NEW BUILDINGS AND IN EXISTING BUILDINGS THAT UNDERGO ALTERATIONS OR ADDITIONS THAT EXCEED $10,000.
5.	PROVIDE NEW GAS COOKING RANGE (PROVIDE POWER) WITH NEW EXHAUST HOOD (PROVIDE POWER) WITH A MIN. VENTILATION EXHAUST RATE OF 100 CFM. HOUSEHOLD COOKING APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN THIRTY – 30" INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINETS, EXCEPT WHERE 24 INCHES IS ALLOWED PER CODE OR MANUFACTURER'S SPECIFICATION. CMC 920.3.2.
6.	RANGE HOODS SHALL BE PERMITTED TO BE CORD-AND-PLUG-CONNECTED WITH A FLEXIBLE COURT IDENTIFIED AS SUITABLE FOR USE ON RANGE HOODS IN THE INSTALLATION INSTRUCTIONS OF THE APPLIANCE MANUFACTURER, WHERE ALL THE FOLLOWING CONDITIONS ARE MET: THE FLEXIBLE CORD IS TERMINATED WITH A GROUNDING-TYPE ATTACHMENT PLUG, THE LENGTH OF THE CORD IS 18 INCHES TO 4 FEET. RECEPTACLES ARE LOCATED TO PROTECT AGAINST PHYSICAL DAMAGE TO THE FLEXIBLE CORD. THE RECEPTACLES IS ACCESSIBLE. THE RECEPTACLE IS SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.
7.	IF OCCURS ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH 40– OR 50–AMP BRANCH CIRCUIT.
8.	PROVIDE NEW SINK WITH CALGREEN COMPLIANT FAUCET WITH NEW GARBAGE DISPOSAL (PROVIDE POWER).
9.	NEW REFRIGERATOR/ICE MAKER/WINE COOLER (PROVIDE POWER AND ICE MAKER OUTLET BOX AND CONNECT).
10.	NEW SOLID COUNTER TOP WITH UPPER AND LOWER CABINETS.
11.	COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
12.	NEW SOLID SURFACE COUNTER KITCHEN ISLAND AND BAR COUNTER WITH BASE CABINET.
13.	COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN ALL BEDROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS SUNROOMS, RECREATION ROOMS, CLOSETS, KITCHENS, LAUNDRY AREAS, HALLWAYS OR SIMILAR ROOMS OR AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20-AMPERE RECEPTACLE OUTLETS, AND BE READILY ACCESSIBLE. 2022 CEC SECTION 210.12
14.	TWO 20-AMP GFCI PROTECTED CIRCUITS WILL BE PROVIDED IN THE KITCHEN COUNTER AND ISLAND OUTLETS AND SHALL COMPLY WITH ART. 210.52 (C) (5) EXCEPTION TO (5) CEC 2022
15.	LIGHTING INTEGRAL TO EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM THE EXHAUST FANS. 150.0 (K) 2B. LIGHTING SHALL HAVE VACANCY SENSOR. EXHAUST FAN SHALL BE 50 CFM MIN.
16.	PROVIDE WATER CLOSETS TO BE MAX. 1.28 CAL. PER FLUSH.
17.	SHOWER/TUB W/ FULL HEIGHT TILE WALLS & TEMPERED GLASS ENCLOSURE. USE BITUTHANE 4,000 WATERPROOFING MEMBRANE OVER 1/2" WONDER BOARD & WALLS, CEILING, & FLOOR.
18.	NEW SOLID SURFACE (NON-SLIP RESISTANT) SHOWER PAN AND WALLS
19.	PROVIDE SHOWER FINISHED TO 72" ABOVE DRAIN. PROVIDE PRESSURE OR THERMOSTATIC MIXING VALUE @ SHOWER AND JACUZZI/TUB, WHICH LIMITS WATER TEMPERATURE TO 120°F. SHOWER HEAD SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
20.	NEW SINK AND FAUCET. PROVIDE FAUCET TO BE MAX 1.2 GMP AT 60 PSI.METERING FAUCETS SHALL NOT EXCEED 0.2 GALLONS PER METERING CYCLE.
21.	WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS: SHALL HAVE A U-FACTOR EQUAL TO 0.30
22.	PROVIDE NEW COMBO UNIT SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR W/BATTERY BACK-UP IN HALLWAY.
23.	PROVIDE NEW 24" X 48" FLAT PROFILE SKYLIGHT.
24.	PROVIDE NEW TANKLESS WATER HEATER.
25.	NEW MIN. 30"x54" ATTIC ACCESS
26.	NEW PREFABRICATED STAIRS. (NOT USE)
27.	NEW P.T. POSTS ON CONC. BASE 2" ABOVE FINISHED GRADE (TYP.)
28.	NEW DECKING OVER FRAMING. S.S.D. FOR FRAMING DETAILS.
29.	NEW AIR CONDITIONER.

KITCHEN GENERAL NOTES (2022 CBC REQUIREMENTS):

WATER CONSERVING PLUMBING FIXTURES REQUIREMENTS:
- KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE. FLOW MAY TEMPORARILY INCREASE TO 2.2 GALLONS PER MINUTE, BUT MUST DEFAULT TO A MAXIMUM OF 1.8 GALLONS PER MINUTE [CGBSC 4.303.1.4.4]
- PRIOR TO FINAL INSPECTION ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE UPGRADED WITH WATER-CONSERVING FIXTURES AS REQUIRED BY CIVIL CODE 1101.1. A COMPLETED AND SIGNED CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE BUILDING INSPECTOR.

ELECTRICAL REQUIREMENTS:
- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL COUNTERTOP OR WORK SURFACE IS MORE THAN 24 INCHES FROM A RECEPTACLE IN THAT SPACE. [CEC 210.52(C)(1)]
- RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH KITCHEN COUNTERTOP AND WORK SURFACE THAT IS 12 INCHES OR WIDER. [CEC 210.52(C)(1)]
- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. [CEC 210-52(C)(2) AND 210.52(C)(3)]
- ALL ELECTRICAL OUTLETS SERVING KITCHEN COUNTERTOPS AND DISHWASHERS SHALL BE GFCI PROTECTED. GROUND FAULT CIRCUIT INTERRUPTERS SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION. [CEC 210.8(A)(D)]
- AT LEAST TWO SEPARATE 20–AMPERE BRANCH CIRCUITS SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES. THESE CIRCUITS ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY AND CANNOT SERVE DISHWASHER, MICROWAVE, RANGE HOOD, GARBAGE DISPOSAL, ETC. [CEC 210.11(C)(1) AND 210.52(B)(3)]
- ALL ADDED/REPLACED RECEPTACLES SHALL BE LISTED TAMPER–RESISTANT RECEPTACLES AND SHALL BE ARC FAULT PROTECTED. [CEC 406.12]

2022 BATHROOM REMODEL REQUIREMENTS:

1. PROVIDE WATERPROOFED MATERIAL AT SHOWER WALLS.
2. ALL RECEPTACLES SHALL BE GFCI PROTECTED AND CONNECTED TO A DEDICATED 15 AND 20 AMPS CIRCUIT ::ACEC 210.8.A
3. ALL HARDWIRED LIGHTING SHALL BE HIGH EFFICACY. ::ACA ENERGY EFF. STANDARDS, SECTION 150(K))
4. EXHAUST FANS ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. CRC 303.3\
5. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES, (EVEN IF A COMBINATION UNIT IS INSTALLED), THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS. CEC 150.0 (K)(2B)
6. EXHAUST FANS SHALL TERMINATE A MINIMUM OF 3'F FROM PROPERTY LINE AND 3'F FROM OPENINGS INTO A BUILDING. (CMC 502.2.1)
7. EXHAUST FANS AT SHOWER SHALL BE LISTED FOR WET LOCATION AND SHALL BE GFCI PROTECTED. CEC 210.8
8. SHOWER ENCLOSURE DOORS SHALL OPEN OUTWARD AND MAINTAIN 22'H CLEARANCE CPC 408.5
9. SHOWER COMPARTMENT SHALL BE A MINIMUM 1,024 SQUARE INCHES ENCOMPASSING A 30'H CIRCLE. CPC 408.6
10. WATER CLOSETS (MAXIMUM 1.28 GPM.)Â SHALL BE CLEAR 30 INCHES WIDE 15 INCHES ON CENTER) AND 24 INCHES IN FRONT. CPC 402.5
11. SHOWER HEADS (MAXIMUM 1.8 GPM CPC 408.2 & FAUCETS (MAXIMUM 1.2 GPM CPC 407.2)
12. BATHTUB/WHIRLPOOLS AND SHOWER VALVES SHALL BE APPROVED PRESSURE–BALANCED OR THERMOSTATIC MIXING TYPE ADJUSTED TO A MAXIMUM OF 120 DEGREES. CPC 408.3

legend

- (E) STUD WALL TO REMAIN
- (E) WALL, DOORS AND WINDOWS TO REMOVE
- (N) 2x STUD WALL – EXTERIOR WALL TO RECEIVE 2X6 WITH R–13 BATT. INSULATION SEE TITLE 24 FOR MORE INFO. EXTERIOR ELEVATION REFERENCE TAG
- DETAIL NUMBER / SHEET NUMBER

– DEMOLISHED WALL AREA: 139.4 sq
– NEW WALL AREA: 213.5 sq

LIGHTING REQUIREMENTS:
- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY. [CENC 150.0 TABLE 150.0-A]
- UNDER CABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING INSTALLED
- LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT THE OTHER. [CENC 150.0(2)(K)]
- LUMINAIRES RECESSED INTO INSULATED CEILINGS:
  (A) SHALL BE LISTED FOR ZERO CLEARANCE INSULATION COVER (IC RATED);
  (B) SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT (AT) WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS;
  (C) SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINARY HOUSING AND CEILING;
  (D) IF RECESSED LIGHTS ARE EQUIPPED WITH BALLASTS, SHALL ALLOW BALLAST MAINTENANCE AND REPLACEMENT WITHOUT REQUIRING CUTTING OF HOLES IN THE CEILING; AND
  (E) SHALL NOT CONTAIN SCREW BASE SOCKETS. [CEES SEC. 150(K)12].

SMOKE AND CARBON MONOXIDE DETECTOR

WHEN ALTERATIONS,REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. [R314.2.2]

SMOKE ALARMS: DWELLINGS ARE TO BE EQUIPPED WITH SMOKE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 314.4]
- IN EACH EXISTING SLEEPING ROOM.
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY CRC R314.3(4).

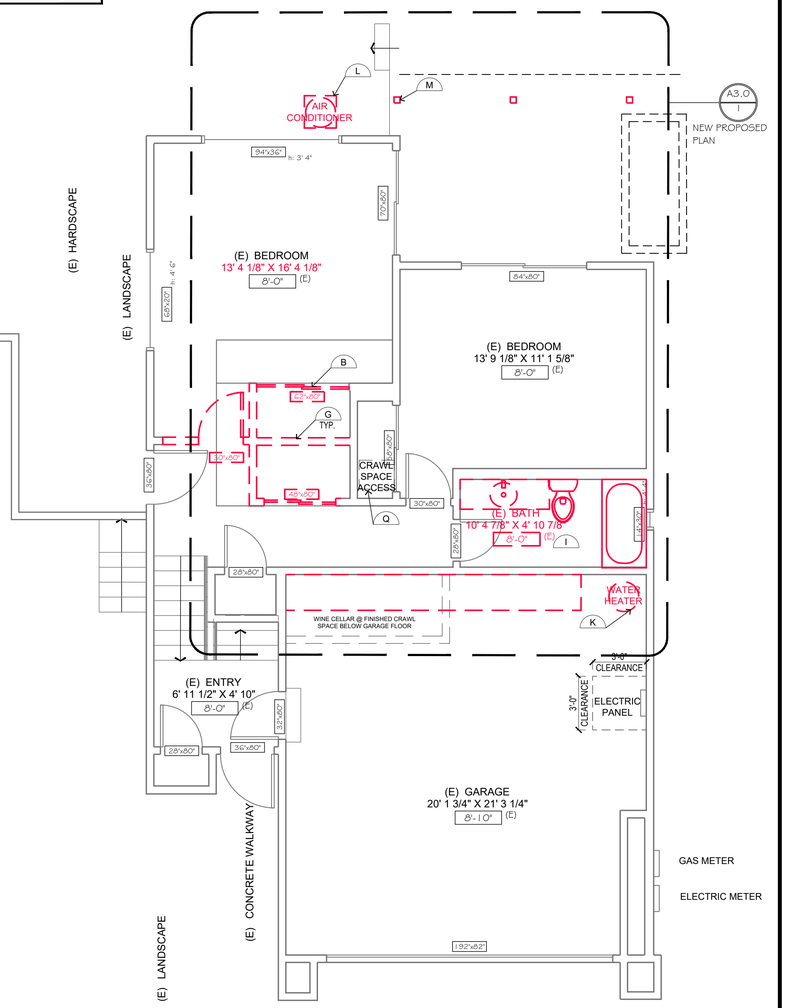
CARBON MONOXIDE ALARMS: DWELLINGS THAT HAVE ATTACHED GARAGES WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT, OR FUEL BURNING APPLIANCES, OR FIRE PLACE ARE TO BE EQUIPPED WITH CARBON MONOXIDE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 315.3]
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

ALARM INTERCONNECTION AND POWER: SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. EXCEPTION: WHERE REPAIRS OR ALTERATIONS TO EXISTING BUILDINGS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES AND THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE. [CRC 314.4 AND §314.6]

VENTILATION REQUIREMENTS:
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE AT LEAST 3 FEET FROM PROPERTY LINE AND FROM OPENINGS INTO THE BUILDING, AND 10 FEET FROM A FORCED AIR INLET. [CMC 502.2.1]
- WHOLE-BUILDING VENTILATION: KITCHENS REQUIRE VENTILATION AIR FLOW AT 100 CUBIC FEET PER MINUTE OR MORE FOR INTERMEDIATE SYSTEMS OR 5 AIR CHANGES PER HOUR FOR CONTINUOUS SYSTEMS. [ASHRAE 62.2]

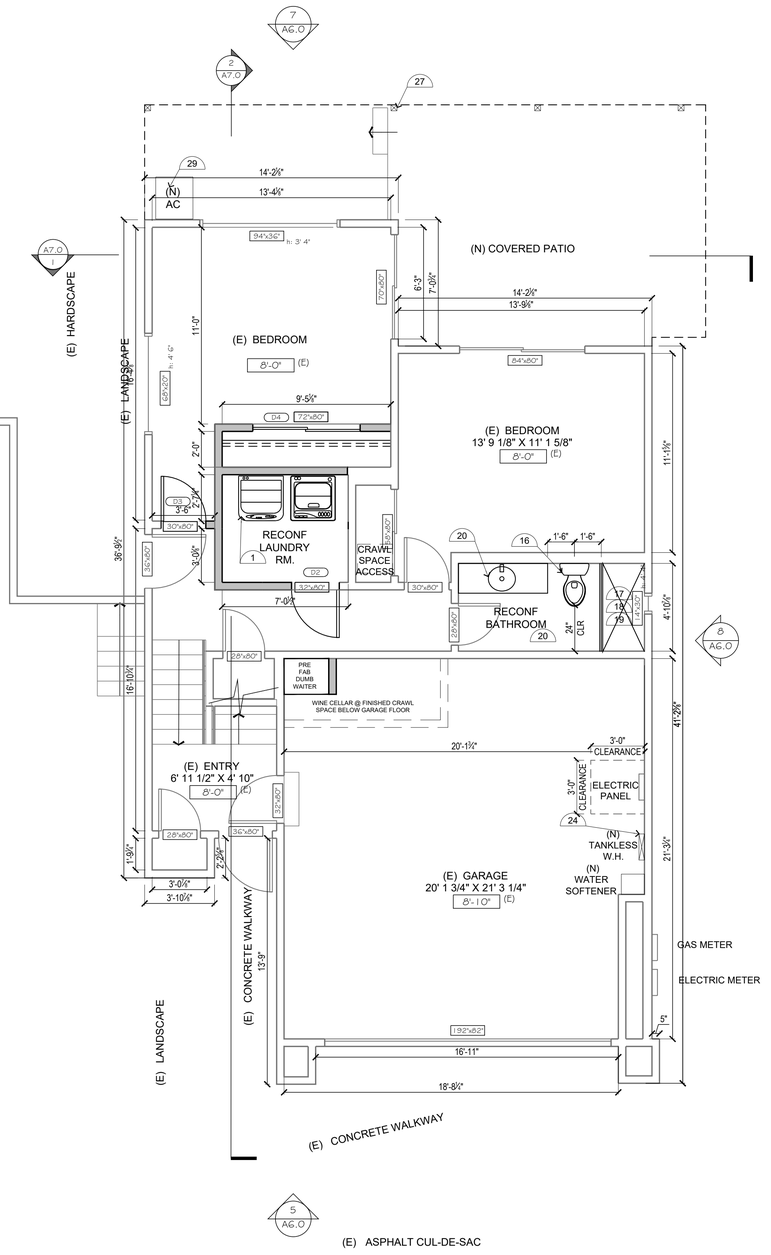
WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS:
1. SHALL HAVE A U-FACTOR EQUAL TO 0.30 OR LOWER. EXCEPTIONS:
   REPLACEMENT SKYLIGHTS, OR NEW SKYLIGHTS UP TO 16 SQUARE FEET, MAY HAVE A U-FACTOR OF 0.55, WHEN 75 SQUARE FEET OR LESS OF FENESTRATION IS REPLACED WINDOWS MAY HAVE A U-FACTOR OF 0.40. [CENC 150.2(B) TABLE 150.1-A]
2. FOR WINDOW MODIFICATIONS IN THE HILLSIDE FIRES ZONES 2 AND 3 REFER TO WINDOW AND DOOR CODE COMPLIANCE CHECKLIST

BUILDING ENVELOPE MODIFICATIONS:
EXTERIOR WALL, FLOOR AND ROOF FRAMING SPACES OPENED UP DURING THE COURSE OF REMODEL SHALL BE INSULATED. R-13 (2X4 WALL), R-20 (2X6 WALL), R-19 (FLOOR), AND R-19 (ATTIC/ROOF) INSULATION. [CENC 150.0(A)(C)(D)]



EXISTING AND DEMO FIRST FLOOR PLAN

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



NEW PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" | 2

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general notes
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Residence

Remodeling & Addition

130 Vasona Oaks Dr,
Los Gatos, CA 95032

revision history

#	description	date
1	planning comments response	6.9.2025
2	planning comments resp.	6.19.2025
3		
4		
5		

drawing release status

	date
client review	
plan check	
bidding	
construction	

date 4.19.2024

proj num

prog mgr

proj arch

scale AS NOTED

EXISTING AND DEMO AND NEW PROPOSED FIRST FLOOR PLANS

sheet number A1.0

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

demo sheet notes

A.	REMOVE EXISTING DOORS (SHOWN DASHED).
B.	REMOVE EXISTING DOOR (SHOWN DASHED). INFILL WITH NEW WALL AND MATCH TO ALIGN WITH EXISTING ADJACENT.
C.	REMOVE EXISTING DOOR (SHOWN DASHED). REPLACE WITH NEW DOOR.
D.	REMOVE EXISTING WINDOW. (SHOWN DASHED).
E.	REMOVE EXISTING WINDOWS (SHOWN DASHED). REPLACE WITH NEW DOOR.
F.	REMOVE EXISTING WINDOWS (SHOWN DASHED). FILLED WITH NEW WALL.
G.	REMOVE THIS PORTION OF EXISTING WALL.
H.	REMOVE (E) KITCHEN UPPER & LOWER CABINET, COUNTERTOP, FAUCET, STOVE, REFRIGERATOR, DISHWASHER, DISPOSAL, & OVEN, CAP & SALVAGE (E) PLUMBING & GAS LINE FOR NEW APPLIANCES, SEE PROPOSED FLOOR PLAN FOR NEW LOCATION.
I.	REMOVE PLUMBING FIXTURE AND ACCESSORIES. CAP PLUMBING LINES BEHIND WALLS/UNDER FLOOR.
J.	REMOVE ATTIC ACCESS (SHOWN DASHED).
K.	REMOVE WATER HEATER (SHOWN DASHED).
L.	REMOVE AIR CONDITIONER.
M.	REMOVE EXISTING POST. SEE S.S.D.
N.	REMOVE EXISTING STEP.
O.	REMOVE DECK (SHOWN DASHED).
P.	(E) SKYLIGHT TO REMAIN.
Q.	(E) CRAWL SPACE ACCESS TO REMAIN.

new sheet notes

1.	NEW RELOCATED WASHER. PROVIDE POWER.
2.	PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (I.E. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER.) 2022CPC 609.10
3.	PROVIDE NEW DISHWASHER. PROVIDE POWER AND PLUMBING. ON THE DISCHARGE SIDE OF THE DISHWASHER PROVIDE A LISTED AIR GAP FITTING. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAIN BOARD WHICHEVER IS HIGHER PER CPC SECTION 807.3.
4.	INSTALLATION OF A DEDICATED FUEL SHUT OFF VALVE SHALL BE WITHIN 6'-0" OF THE GAS APPLIANCE IT SERVES. CPC 230.7A EARTHQUAKE-ACTUATED GAS SHUTOFF VALVES DESIGNED TO AUTOMATICALLY SHUT OFF THE GAS AT THE LOCATION OF THE VALVE IN THE EVENT OF A SEISMIC DISTURBANCE AND CERTIFIED BY THE STATED ARCHITECT AS CONFORMING TO CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12, CHAPTER 12::/16::/I, SHALL BE INSTALLED IN ALL NEW BUILDINGS AND IN EXISTING BUILDINGS THAT UNDERGO ALTERATIONS OR ADDITIONS THAT EXCEED $10,000.
5.	PROVIDE NEW GAS COOKING RANGE (PROVIDE POWER) WITH NEW EXHAUST HOOD (PROVIDE POWER) WITH A MIN. VENTILATION EXHAUST RATE OF 100 CFM. HOUSEHOLD COOKING APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN THIRTY – 30" INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINETS, EXCEPT WHERE 24 INCHES IS ALLOWED PER CODE OR MANUFACTURER'S SPECIFICATION. CMC 920.3.2.
6.	RANGE HOODS SHALL BE PERMITTED TO BE CORD-AND-PLUG-CONNECTED WITH A FLEXIBLE COURT IDENTIFIED AS SUITABLE FOR USE ON RANGE HOODS IN THE INSTALLATION INSTRUCTIONS OF THE APPLIANCE MANUFACTURER, WHERE ALL THE FOLLOWING CONDITIONS ARE MET: THE FLEXIBLE CORD IS TERMINATED WITH A GROUNDING-TYPE ATTACHMENT PLUG. THE LENGTH OF THE CORD IS 18 INCHES TO 4 FEET. RECEPTACLES ARE LOCATED TO PROTECT AGAINST PHYSICAL DAMAGE TO THE FLEXIBLE CORD. THE RECEPTACLES IS ACCESSIBLE. THE RECEPTACLE IS SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.
7.	IF OCCURS ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH 40– OR 50–AMP BRANCH CIRCUIT.
8.	PROVIDE NEW SINK WITH CALGREEN COMPLIANT FAUCET WITH NEW GARBAGE DISPOSAL (PROVIDE POWER).
9.	NEW REFRIGERATOR/ICE MAKER/WINE COOLER (PROVIDE POWER AND ICE MAKER OUTLET BOX AND CONNECT).
10.	NEW SOLID COUNTER TOP WITH UPPER AND LOWER CABINETS.
11.	COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
12.	NEW SOLID SURFACE COUNTER KITCHEN ISLAND AND BAR COUNTER WITH BASE CABINET.
13.	COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN ALL BEDROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS SUNROOMS, RECREATION ROOMS, CLOSETS, KITCHENS, LAUNDRY AREAS, HALLWAYS OR SIMILAR ROOMS OR AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20-AMPERE RECEPTACLE OUTLETS, AND BE READILY ACCESSIBLE. 2022 CEC SECTION 210.12
14.	TWO 20-AMP GFCI PROTECTED CIRCUITS WILL BE PROVIDED IN THE KITCHEN COUNTER AND ISLAND OUTLETS AND SHALL COMPLY WITH ART. 210.52 (C) (5) EXCEPTION TO (5) CEC 2022
15.	LIGHTING INTEGRAL TO EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM THE EXHAUST FANS. 150.0 (K) 2B. LIGHTING SHALL HAVE VACANCY SENSOR. EXHAUST FAN SHALL BE 50 CFM MIN.
16.	PROVIDE WATER CLOSETS TO BE MAX. 1.28 GAL. PER FLUSH.
17.	SHOWER/TUB W/ FULL HEIGHT TILE WALLS & TEMPERED GLASS ENCLOSURE. USE BITUTHANE 4,000 WATERPROOFING MEMBRANE OVER 1/2" WONDER BOARD & WALLS, CEILING, & FLOOR.
18.	NEW SOLID SURFACE (NON-SLIP RESISTANT) SHOWER PAN AND WALLS
19.	PROVIDE SHOWER FINISHED TO 72" ABOVE DRAIN. PROVIDE PRESSURE OR THERMOSTATIC MIXING VALVE @ SHOWER AND JACUZZI/TUB, WHICH LIMITS WATER TEMPERATURE TO 120°F. SHOWER HEAD SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
20.	NEW SINK AND FAUCET, PROVIDE FAUCET TO BE MAX 1.2 GMP AT 60 PSI.METERING FAUCETS SHALL NOT EXCEED 0.2 GALLONS PER METERING CYCLE.
21.	WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS: SHALL HAVE A U-FACTOR EQUAL TO 0.30
22.	PROVIDE NEW COMBO UNIT SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR W/BATTERY BACK-UP IN HALLWAY.
23.	PROVIDE NEW 24" X 48" FLAT PROFILE SKYLIGHT.
24.	PROVIDE NEW TANKLESS WATER HEATER.
25.	NEW MIN. 36"x24" ATTIC ACCESS
26.	NEW PREFABRICATED STAIRS. (NOT USE)
27.	NEW P.T. POSTS ON CONC. BASE 2" ABOVE FINISHED GRADE (TYP.)
28.	NEW DECKING OVER FRAMING. S.S.D. FOR FRAMING DETAILS.
29.	NEW AIR CONDITIONER.

KITCHEN GENERAL NOTES (2022 CBC REQUIREMENTS):

WATER CONSERVING PLUMBING FIXTURES REQUIREMENTS:
- KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE. FLOW MAY TEMPORARILY INCREASE TO 2.2 GALLONS PER MINUTE, BUT MUST DEFAULT TO A MAXIMUM OF 1.8 GALLONS PER MINUTE [CGBSC 4.303.1.4.4]
- PRIOR TO FINAL INSPECTION ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE UPGRADED WITH WATER-CONSERVING FIXTURES AS REQUIRED BY CIVIL CODE 1101.1. A COMPLETED AND SIGNED CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE BUILDING INSPECTOR.

ELECTRICAL REQUIREMENTS:
- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL COUNTERTOP OR WORK SURFACE IS MORE THAN 24 INCHES FROM A RECEPTACLE IN THAT SPACE. [CEC 210.52(C)(1)]
- RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH KITCHEN COUNTERTOP AND WORK SURFACE THAT IS 12 INCHES OR WIDER. [CEC 210.52(C)(1)]
- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. [CEC 210-52(C)(2) AND 210.52(C)(3)]
- ALL ELECTRICAL OUTLETS SERVING KITCHEN COUNTERTOPS AND DISHWASHERS SHALL BE GFCI PROTECTED. GROUND FAULT CIRCUIT INTERRUPTERS SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION. [CEC 210.8(A)(D)]
- AT LEAST TWO SEPARATE 20-AMPERE BRANCH CIRCUITS SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES. THESE CIRCUITS ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY AND CANNOT SERVE DISHWASHER, MICROWAVE, RANGE HOOD, GARBAGE DISPOSAL, ETC. [CEC 210.11(C)(1) AND 210.52(B)(3)]
- ALL ADDED/REPLACED RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES AND SHALL BE ARC FAULT PROTECTED. [CEC 406.12]

2022 BATHROOM REMODEL REQUIREMENTS:

1. PROVIDE WATERPROOFED MATERIAL AT SHOWER WALLS.
2. ALL RECEPTACLES SHALL BE GFCI PROTECTED AND CONNECTED TO A DEDICATED 15 AND 20 AMPS CIRCUIT ACEC 210.8 - A
3. ALL HARDWIRED LIGHTING SHALL BE HIGH EFFICACY. ¨ACA ENERGY EFF. STANDARDS, SECTION 150(K))
4. EXHAUST FANS ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. CRC 303.3\
5. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES, (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS. CEC 150.0 (K)2B)
6. EXHAUST FANS SHALL TERMINATE A MINIMUM OF 3'F FROM PROPERTY LINE AND 3'F FROM OPENINGS INTO A BUILDING. (CMC 502.2.1)
7. EXHAUST FANS AT SHOWER SHALL BE LISTED FOR WET LOCATION AND SHALL BE GFCI PROTECTED. CEC 210.8
8. SHOWER ENCLOSURE DOORS SHALL OPEN OUTWARD AND MAINTAIN 22 Yi CLEARANCE CPC 408.5
9. SHOWER COMPARTMENT SHALL BE A MINIMUM 1,024 SQUARE INCHES ENCOMPASSING A 30 Yi CIRCLE. CPC 408.6
10. WATER CLOSETS (MAXIMUM 1.28 GPM. A SHALL BE CLEAR 30 INCHES WIDE 15 INCHES ON CENTER) AND 24 INCHES IN FRONT. CPC 402.5
11. SHOWER HEADS (MAXIMUM 1.8 GPM CPC 408.2 & FAUCETS (MAXIMUM 1.2 GPM CPC 407.2)
12. BATHTUB/WHIRLPOOLS AND SHOWER VALVES SHALL BE APPROVED PRESSURE-BALANCED OR THERMOSTATIC MIXING TYPE ADJUSTED TO A MAXIMUM OF 120 DEGREES. CPC 408.3

legend

- (E) STUD WALL TO REMAIN
- (E) WALL, DOORS AND WINDOWS TO REMOVE
- (N) 2x STUD WALL – EXTERIOR WALL TO RECEIVE 2X6 WITH R-13 BATT. INSULATION SEE TITLE 24 FOR MORE INFO. EXTERIOR ELEVATION REFERENCE TAG
- DETAIL NUMBER / SHEET NUMBER

- DEMOLISHED WALL AREA: 750.67 sq
- NEW WALL AREA: 514.5 sq

LIGHTING REQUIREMENTS:
- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY. [CENC 150.0 TABLE 150.0-A]
- UNDER CABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT THE OTHER. [CENC 150.0(2)(K)]
- LUMINAIRES RECESSED INTO INSULATED CEILINGS:
  (A) SHALL BE LISTED FOR ZERO CLEARANCE INSULATION COVER (IC RATED);
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  (C) SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINARY HOUSING AND CEILING;
  (D) IF RECESSED LIGHTS ARE EQUIPPED WITH BALLASTS, SHALL ALLOW BALLAST MAINTENANCE AND REPLACEMENT WITHOUT REQUIRING CUTTING OF HOLES IN THE CEILING; AND
  (E) SHALL NOT CONTAIN SCREW BASE SOCKETS. [CEES SEC.150(K)12].

SMOKE AND CARBON MONOXIDE DETECTOR

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- IN EACH EXISTING SLEEPING ROOM.
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS. NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
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CARBON MONOXIDE ALARMS: DWELLINGS THAT HAVE ATTACHED GARAGES WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT, OR FUEL BURNING APPLIANCES, OR FIRE PLACE ARE TO BE EQUIPPED WITH CARBON MONOXIDE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 315.3].
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EVERY OCCUPABLE LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

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WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS:
1. SHALL HAVE A U-FACTOR EQUAL TO 0.30 OR LOWER. EXCEPTIONS:
   REPLACEMENT SKYLIGHTS, OR NEW SKYLIGHTS UP TO 16 SQUARE FEET, MAY HAVE A U-FACTOR OF 0.55. WHEN 75 SQUARE FEET OR LESS OF FENESTRATION IS REPLACED WINDOWS MAY HAVE A U-FACTOR OF 0.40. [CENC 150.2(B) TABLE 150.1-A]
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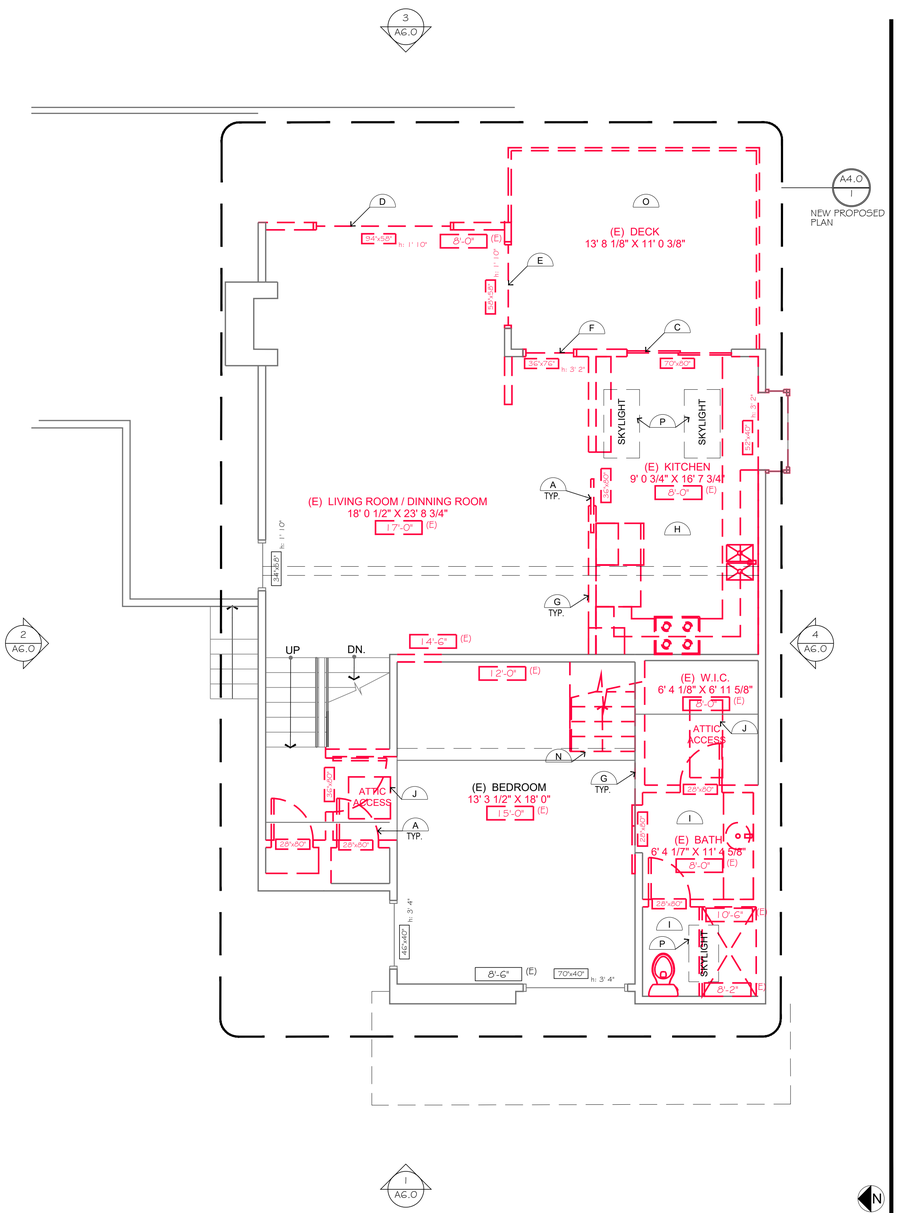
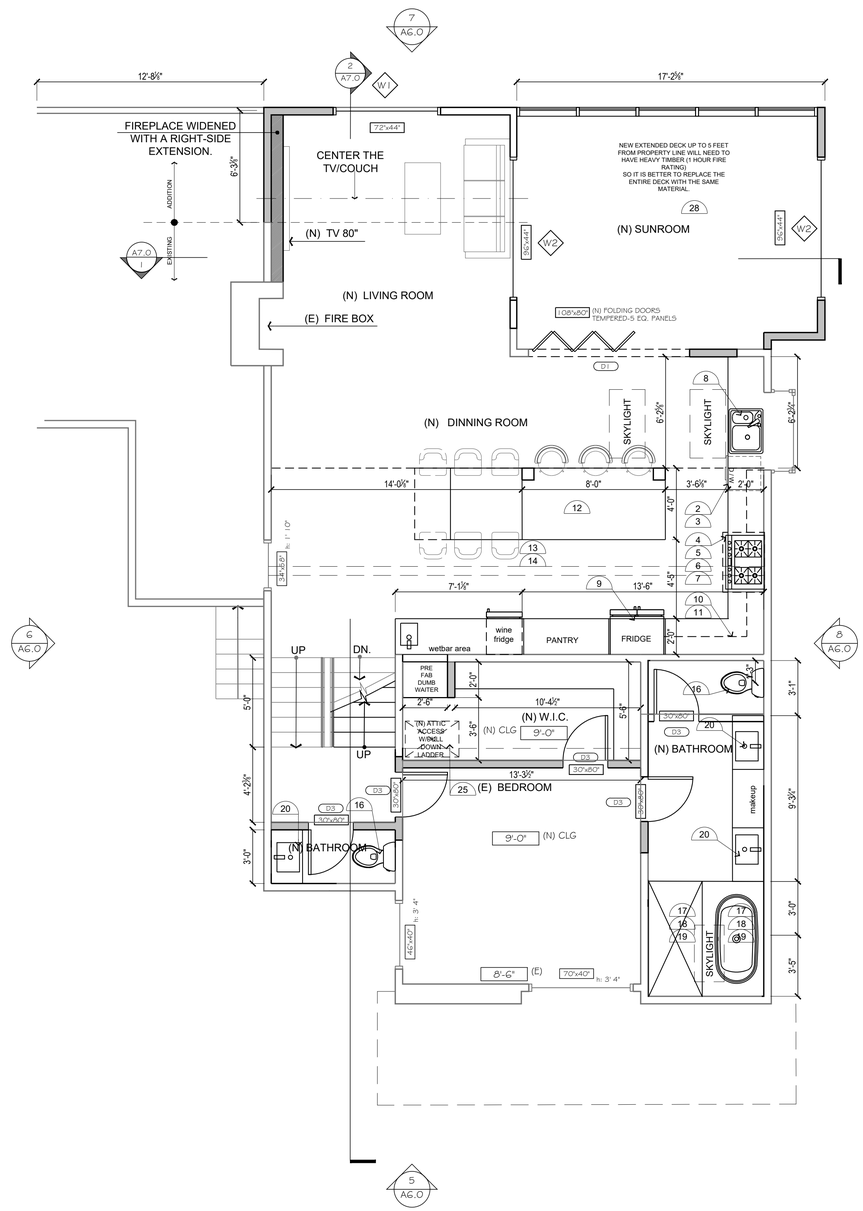


EXISTING AND DEMO SECOND FLOOR PLAN

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



NEW PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 2

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consultant

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Residence

Remodeling & Addition

130 Vasona Oaks Dr,
Los Gatos, CA 95032

revision history

#	description	date
1	planning comments response	6.9.2025
2	planning comments resp.	6.19.2025
3		
4		
5		

drawing release status

	date
client review	
plan check	
bidding	
construction	

date	4.19.2024
proj num	
proj mgr	
proj arch	
scale	AS NOTED

EXISTING AND DEMO AND NEW PROPOSED SECOND FLOOR PLANS

sheet number **A2.0**

demo sheet notes

A.	REMOVE EXISTING DOORS (SHOWN DASHED).
B.	REMOVE EXISTING DOOR (SHOWN DASHED). INFILL WITH NEW WALL AND MATCH TO ALIGN WITH EXISTING ADJACENT.
C.	REMOVE EXISTING DOOR (SHOWN DASHED). REPLACE WITH NEW DOOR.
D.	REMOVE EXITING WINDOW. (SHOWN DASHED).
E.	REMOVE EXISTING WINDOWS (SHOWN DASHED). REPLACE WITH NEW DOOR.
F.	REMOVE EXISTING WINDOWS (SHOWN DASHED). FILLED WITH NEW WALL.
G.	REMOVE THIS PORTION OF EXISTING WALL.
H.	REMOVE (E) KITCHEN UPPER & LOWER CABINET, COUNTERTOP, FAUCET, STOVE, REFRIGERATOR, DISHWASHER, DISPOSAL, & OVEN, CAP & SALVAGE (E) PLUMBING & GAS LINE FOR NEW APPLIANCES, SEE PROPOSED FLOOR PLAN FOR NEW LOCATION.
I.	REMOVE PLUMBING FIXTURE AND ACCESSORIES. CAP PLUMBING LINES BEHIND WALLS/UNDER FLOOR.
J.	REMOVE ATTIC ACCESS (SHOWN DASHED).
K.	REMOVE WATER HEATER (SHOWN DASHED).
L.	REMOVE AIR CONDITIONER.
M.	REMOVE EXISTING POST. SEE S.S.D.
N.	REMOVE EXISTING STEP.
O.	REMOVE DECK (SHOWN DASHED).
P.	(E) SKYLIGHT TO REMAIN.
Q.	(E) CRAWL SPACE ACCESS TO REMAIN.

new sheet notes

1. NEW RELOCATED WASHER. PROVIDE POWER
2. PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (I.E. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER.) 2022CPC 609.10
3. PROVIDE NEW DISHWASHER. PROVIDE POWER AND PLUMBING. ON THE DISCHARGE SIDE OF THE DISHWASHER PROVIDE A LISTED AIR GAP FITTING. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAIN BOARD WHICHEVER IS HIGHER PER CPC SECTION 807.3.
4. INSTALLATION OF A DEDICATED FUEL SHUT OFF VALVE SHALL BE WITHIN 6'-0" OF THE GAS APPLIANCE IT SERVES. CPC 230.79. EARTHQUAKE-ACTUATED GAS SHUTOFF VALVES DESIGNED TO AUTOMATICALLY SHUT OFF THE GAS AT THE LOCATION OF THE VALVE IN THE EVENT OF A SEISMIC DISTURBANCE AND CERTIFIED BY THE STATE'S ARCHITECT AS CONFORMING TO CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12, CHAPTER 12-416 #1, SHALL BE INSTALLED IN ALL NEW BUILDINGS AND IN EXISTING BUILDINGS THAT UNDERGO ALTERATIONS OR ADDITIONS THAT EXCEED $10,000.
5. PROVIDE NEW GAS COOKING RANGE (PROVIDE POWER) WITH NEW EXHAUST HOOD (PROVIDE POWER) WITH A MIN. VENTILATION EXHAUST RATE OF 100 CFM. HOUSEHOLD COOKING APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN THIRTY – 30" INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINETS, EXCEPT WHERE 24 INCHES IS ALLOWED PER CODE OR MANUFACTURER'S SPECIFICATION. CMC 920.3.2.
6. RANGE HOODS SHALL BE PERMITTED TO BE CORD-AND-PLUG-CONNECTED WITH A FLEXIBLE CORD IDENTIFIED AS SUITABLE FOR USE ON RANGE HOODS IN THE INSTALLATION INSTRUCTIONS OF THE APPLIANCE MANUFACTURER, WHERE ALL THE FOLLOWING CONDITIONS ARE MET: THE FLEXIBLE CORD IS TERMINATED WITH A GROUNDING-TYPE ATTACHMENT PLUG. THE LENGTH OF THE CORD IS 18 INCHES TO 4 FEET. RECEPTACLES ARE LOCATED TO PROTECT AGAINST PHYSICAL DAMAGE TO THE FLEXIBLE CORD. THE RECEPTACLES IS ACCESSIBLE. THE RECEPTACLE IS SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.
7. IF OCCURS ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH 40- OR 50-AMP BRANCH CIRCUIT.
8. PROVIDE NEW SINK WITH CALGREEN COMPLIANT FAUCET WITH NEW GARBAGE DISPOSAL (PROVIDE POWER).
9. NEW REFRIGERATOR/ICE MAKER/WINE COOLER (PROVIDE POWER AND ICE MAKER OUTLET BOX AND CONNECT).
10. NEW SOLID COUNTER TOP WITH UPPER AND LOWER CABINETS.
11. COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
12. NEW SOLID SURFACE COUNTER KITCHEN ISLAND AND BAR COUNTER WITH BASE CABINET.
13. COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN ALL BEDROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS SUNROOMS, RECREATION ROOMS, CLOSETS, KITCHENS, LAUNDRY AREAS, HALLWAYS OR SIMILAR ROOMS OR AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20-AMPERE RECEPTACLE OUTLETS, AND BE READILY ACCESSIBLE. 2022 CEC SECTION 210.12
14. TWO 20-AMP GFCI PROTECTED CIRCUITS WILL BE PROVIDED IN THE KITCHEN COUNTER AND ISLAND OUTLETS AND SHALL COMPLY WITH ART. 210.52 (C) (5) EXCEPTION TO (5) CEC 2022
15. LIGHTING INTEGRAL TO EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM THE EXHAUST FANS. 150.0 (K) 2B. LIGHTING SHALL HAVE VACANCY SENSOR. EXHAUST FAN SHALL BE 50 CFM MIN.
16. PROVIDE WATER CLOSETS TO BE MAX. 1.28 GAL. PER FLUSH.
17. SHOWER/TUB W/ FULL HEIGHT TILE WALLS & TEMPERED GLASS ENCLOSURE. USE BITUTHANE 4,000 WATERPROOFING MEMBRANE OVER 1/2" WONDER BOARD & WALLS, CEILING, & FLOOR.
18. NEW SOLID SURFACE (NON-SLIP RESISTANT) SHOWER PAN AND WALLS
19. PROVIDE SHOWER FINISHED TO 72" ABOVE DRAIN. PROVIDE PRESSURE OR THERMOSTATIC MIXING VALUE @ SHOWER AND JACUZZI/TUB, WHICH LIMITS WATER TEMPERATURE TO 120?. SHOWER HEAD SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
20. NEW SINK AND FAUCET. PROVIDE FAUCET TO BE MAX 1.2 GMP AT 60 PSI.METERING FAUCETS SHALL NOT EXCEED 0.2 GALLONS PER METERING CYCLE.
21. WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS: SHALL HAVE A U-FACTOR EQUAL TO 0.30
22. PROVIDE NEW COMBO UNIT SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR W/BATTERY BACK-UP IN HALLWAY.
23. PROVIDE NEW 24" X 48" FLAT PROFILE SKYLIGHT.
24. PROVIDE NEW TANKLESS WATER HEATER.
25. NEW MIN. 30"x24" ATTIC ACCESS.
26. NEW PREFABRICATED STAIRS. (NOT USE)
27. NEW P.T. POSTS ON CONC. BASE 2" ABOVE FINISHED GRADE (TYP.)
28. NEW DECKING OVER FRAMING. S.S.D. FOR FRAMING DETAILS.
29. NEW AIR CONDITIONER.

KITCHEN GENERAL NOTES (2022 CBC REQUIREMENTS):

WATER CONSERVING PLUMBING FIXTURES REQUIREMENTS:
- KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE. FLOW MAY TEMPORARILY INCREASE TO 2.2 GALLONS PER MINUTE, BUT MUST DEFAULT TO A MAXIMUM OF 1.8 GALLONS PER MINUTE [CGBSC 4.303.1.4.4]
- PRIOR TO FINAL INSPECTION ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE UPGRADED WITH WATER-CONSERVING FIXTURES AS REQUIRED BY CIVIL CODE 1101.1. A COMPLETED AND SIGNED CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE BUILDING INSPECTOR.

ELECTRICAL REQUIREMENTS:
- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL COUNTERTOP OR WORK SURFACE IS MORE THAN 24 INCHES FROM A RECEPTACLE IN THAT SPACE. [CEC 210.52(C)(1)]
- RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH KITCHEN COUNTERTOP AND WORK SURFACE THAT IS 12 INCHES OR WIDER. [CEC 210.52(C)(1)]
- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. [CEC 210-52(C)(2) AND 210.52(C)(3)]
- ALL ELECTRICAL OUTLETS SERVING KITCHEN COUNTERTOPS AND DISHWASHERS SHALL BE GFCI PROTECTED. GROUND FAULT CIRCUIT INTERRUPTERS SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION. [CEC 210.8(A)(D)]
- AT LEAST TWO SEPARATE 20-AMPERE BRANCH CIRCUITS SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES. THESE CIRCUITS ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY AND CANNOT SERVE DISHWASHER, MICROWAVE, RANGE HOOD, GARBAGE DISPOSAL, ETC. [CEC 210.11(C)(1) AND 210.52(B)(3)]
- ALL ADDED/REPLACED RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES AND SHALL BE ARC FAULT PROTECTED. [CEC 406.12]

2022 BATHROOM REMODEL REQUIREMENTS:

1. PROVIDE WATERPROOFED MATERIAL AT SHOWER WALLS.
2. ALL RECEPTACLES SHALL BE GFCI PROTECTED AND CONNECTED TO A DEDICATED 15 AND 20 AMPS CIRCUIT :ÂCEC 210.8.Â
3. ALL HARDWIRED LIGHTING SHALL BE HIGH EFFICACY. :ÂCA ENERGY EFF. STANDARDS, SECTION 150(K))
4. EXHAUST FANS ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. CRC 303.3\
5. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES, (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S'S REQUIREMENTS. CEC 150.0 (K)(2B)
6. EXHAUST FANS SHALL TERMINATE A MINIMUM OF 3'? FROM PROPERTY LINE AND 3'? FROM OPENINGS INTO A BUILDING. (CMC 502.2.1)
7. EXHAUST FANS AT SHOWER SHALL BE LISTED FOR WET LOCATION AND SHALL BE GFCI PROTECTED. CEC 210.8
8. SHOWER ENCLOSURE DOORS SHALL OPEN OUTWARD AND MAINTAIN 22'H CLEARANCE CPC 408.5
9. SHOWER COMPARTMENT SHALL BE A MINIMUM 1,024 SQUARE INCHES ENCOMPASSING A 30'H CIRCLE. CPC 408.6
10. WATER CLOSETS (MAXIMUM 1.28 GPM.Â SHALL BE CLEAR 30 INCHES WIDE 15 INCHES ON CENTER) AND 24 INCHES IN FRONT. CPC 402.5
11. SHOWER HEADS (MAXIMUM 1.8 GPM CPC 408.2 & FAUCETS (MAXIMUM 1.2 GPM CPC 407.2)
12. BATHTUB/WHIRLPOOLS AND SHOWER VALVES SHALL BE APPROVED PRESSURE-BALANCED OR THERMOSTATIC MIXING TYPE ADJUSTED TO A MAXIMUM OF 120 DEGREES. CPC 408.3

legend

(E) STUD WALL TO REMAIN

(E) WALL, DOORS AND WINDOWS TO REMOVE

(N) 2x STUD WALL –
EXTERIOR WALL TO RECEIVE 2X6 WITH R-13 BATT. INSULATION
SEE TITLE 24 FOR MORE INFO.
EXTERIOR ELEVATION REFERENCE TAG

DETAIL NUMBER
SHEET NUMBER

- DEMOLISHED WALL AREA: 172.6 sq
- NEW WALL AREA: 667.9 sq

LIGHTING REQUIREMENTS:
- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY. [CENC 150.0 TABLE 150.0-A]
- UNDER CABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT THE OTHER. [CENC 150.0(2)(K)]
- LUMINAIRES RECESSED INTO INSULATED CEILINGS:
  (A) SHALL BE LISTED FOR ZERO CLEARANCE INSULATION COVER (IC RATED);
  (B) SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT (AT) WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS;
  (C) SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINARY HOUSING AND CEILING;
  (D) IF RECESSED LIGHTS ARE EQUIPPED WITH BALLASTS, SHALL ALLOW BALLAST MAINTENANCE AND REPLACEMENT WITHOUT REQUIRING CUTTING OF HOLES IN THE CEILING; AND
  (E) SHALL NOT CONTAIN SCREW BASE SOCKETS. [CEES SEC. 150(K)12].

SMOKE AND CARBON MONOXIDE DETECTOR

WHEN ALTERATIONS,REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. [R314.2.2]

SMOKE ALARMS: DWELLINGS ARE TO BE EQUIPPED WITH SMOKE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 314.4]
- IN EACH EXISTING SLEEPING ROOM.
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY CRC R314.3(4).

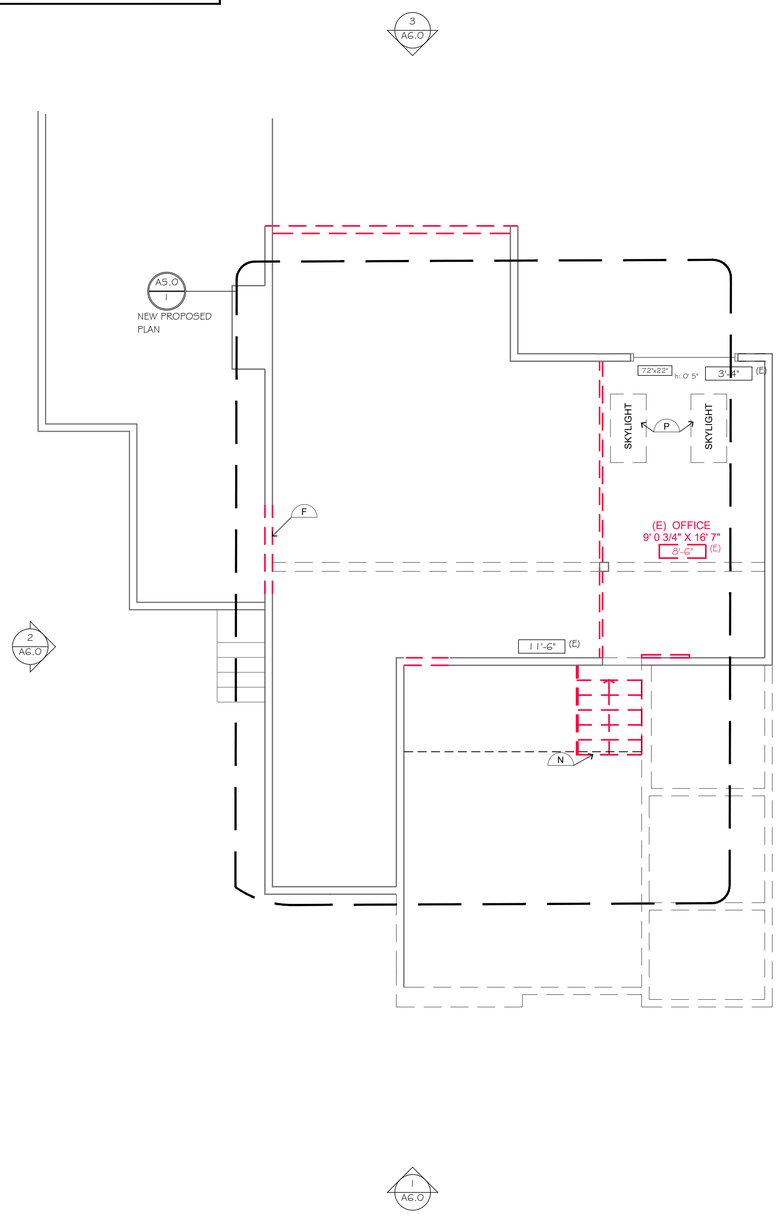
CARBON MONOXIDE ALARMS: DWELLINGS THAT HAVE ATTACHED GARAGES WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT, OR FUEL BURNING APPLIANCES, OR FIRE PLACE ARE TO BE EQUIPPED WITH CARBON MONOXIDE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 315.3]
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS,
- ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

ALARM INTERCONNECTION AND POWER: SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. EXCEPTION: WHERE REPAIRS OR ALTERATIONS TO EXISTING BUILDINGS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES AND THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE. [CRC 314.4 AND §314.6]

VENTILATION REQUIREMENTS:
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE AT LEAST 3 FEET FROM PROPERTY LINE AND FROM OPENINGS INTO THE BUILDING, AND 10 FEET FROM A FORCED AIR INLET. [CMC 502.2.1]
- WHOLE-BUILDING VENTILATION: KITCHENS REQUIRE VENTILATION AIR FLOW AT 100 CUBIC FEET PER MINUTE OR MORE FOR INTERMEDIATE SYSTEMS OR 5 AIR CHANGES PER HOUR FOR CONTINUOUS SYSTEMS. [ASHRAE 62.2]

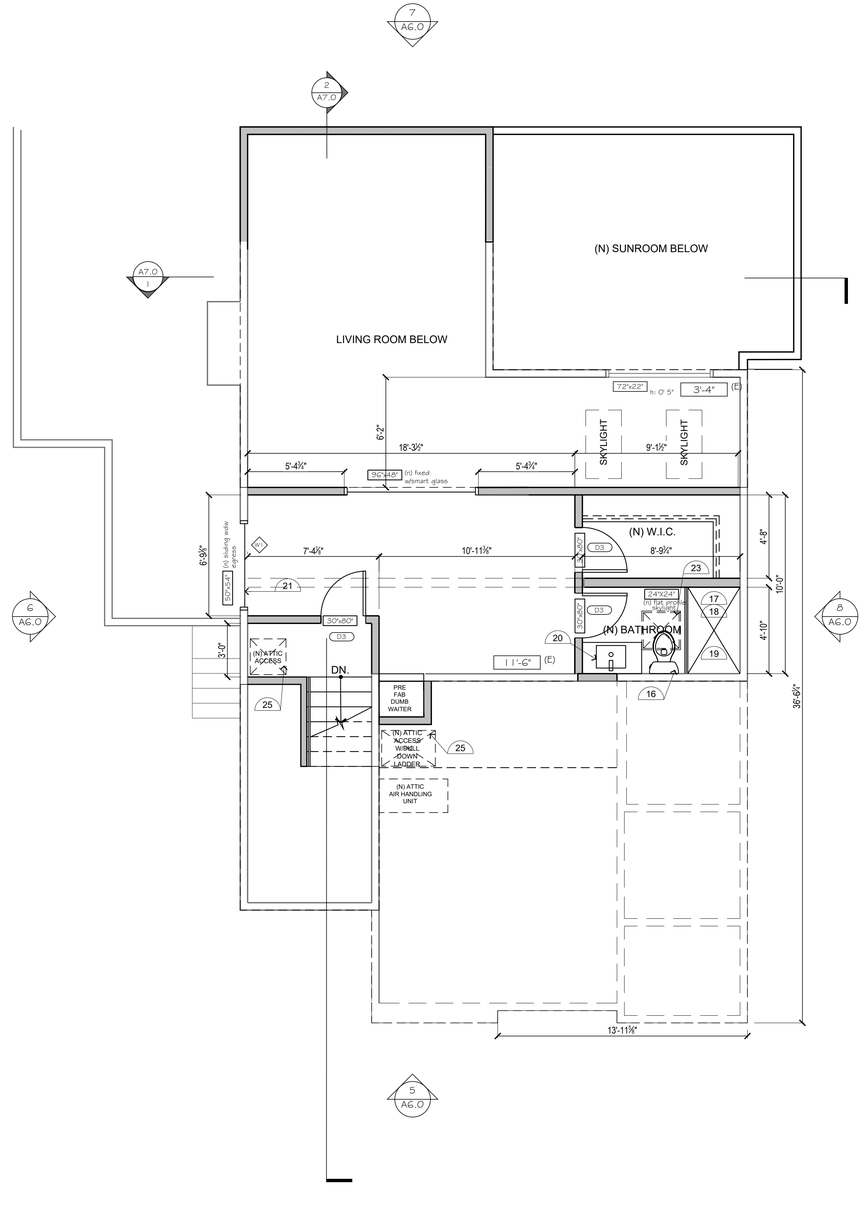
WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS:
1. SHALL HAVE A U-FACTOR EQUAL TO 0.30 OR LOWER. EXCEPTIONS:
   - REPLACEMENT SKYLIGHTS, OR NEW SKYLIGHTS UP TO 16 SQUARE FEET, MAY HAVE A U-FACTOR OF 0.55, WHEN 75 SQUARE FEET OR LESS OF FENESTRATION IS REPLACED WINDOWS MAY HAVE A U-FACTOR OF 0.40. [CENC 150.2(B) TABLE 150.1-A]
2. FOR WINDOW MODIFICATIONS IN THE HILLSIDE FIRES ZONES 2 AND 3 REFER TO WINDOW AND DOOR CODE COMPLIANCE CHECKLIST

BUILDING ENVELOPE MODIFICATIONS:
EXTERIOR WALL, FLOOR AND ROOF FRAMING SPACES OPENED UP DURING THE COURSE OF REMODEL SHALL BE INSULATED. R-13 (2X4 WALL), R-20 (2X6 WALL), R-19 (FLOOR), AND R-19 (ATTIC/ROOF) INSULATION. [CENC 150.0(A)(C)(D)]



EXISTING AND DEMO THIRD FLOOR PLAN

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



NEW PROPOSED THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0" 2

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Green Bay REMODELING INC

consultant

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general notes
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Residence

Remodeling & Addition

130 Vasona Oaks Dr,
Los Gatos, CA 95032

revision history

#	description	date
1	planning comments response	6.9.2025
2	planning comments resp.	6.19.2025
3		
4		
5		

drawing release status

	date
client review	
plan check	
bidding	
construction	

date 4.19.2024

proj num

proj mgr

proj arch

scale AS NOTED

EXISTING AND DEMO AND NEW PROPOSED THIRD FLOOR PLANS

sheet number A3.0

legend

- (E) STUD WALL TO REMAIN
- (E) WALL, DOORS AND WINDOWS TO REMOVE
- (N) 2x STUD WALL – EXTERIOR WALL TO RECEIVE 2X6 WITH R-13 BATT. INSULATION SEE TITLE 24 FOR MORE INFO. EXTERIOR ELEVATION REFERENCE TAG
- DETAIL NUMBER / SHEET NUMBER

electrical legend

	LED WALL HUNG LIGHT FIXTURE BATHROOM
	4" LED RECESSED LIGHT FIXTURE
	BATHROOM/EXHAUST FAN W/ LED LIGHT AND MOISTURE CONTROL
	(E) SMOKE AND CARBON MONOXIDE DETECTOR
S	SWITCH @ 48" U.F.F.
SV	VACANCY SENSOR SWITCH @ 48" A.F.F.
	DUPLEX OUTLET @ 12" A.F.F. / 32"-36" A.F.F. AT COUNTER.
G.F.I.	G.F.I. OUTLET @ 32" - 36" A.F.F.
	GAS STUB
	LED RECESSED LIGHT FIXTURE WITH WATER PROOF LENS
	LED PENDANT LIGHT FIXTURE KITCHEN
240V	240V G.F.I. OUTLET @ 32" - 36" A.F.F.
	EXTERIOR LED LIGHT FIXTURE WITH OCCUPANT SENSOR

electrical plan sheet notes

1. COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN ALL BEDROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS SUNROOMS, RECREATION ROOMS, CLOSETS, KITCHENS, LAUNDRY AREAS, HALLWAYS OR SIMILAR ROOMS OR AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20-AMPERE RECEPTACLE OUTLETS, AND BE READILY ACCESSIBLE. 2022 CEC SECTION 210.12
2. TWO 20-AMP GFCI PROTECTED CIRCUITS WILL BE PROVIDED IN THE KITCHEN COUNTER AND ISLAND OUTLETS AND SHALL COMPLY WITH ART. 210.52 (C) (5) EXCEPTION TO (5) CEC 2022.
3. LIGHTING INTEGRAL TO EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM THE EXHAUST FANS. 150.0 (K) 28. LIGHTING SHALL HAVE VACANCY SENSOR. EXHAUST FAN SHALL BE 50 CFM MIN.
4. PROVIDE NEW COMBO UNIT SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR W/BATTERY BACK-UP IN HALLWAY.

LIGHTING REQUIREMENTS:

- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY. [CENC 150.0 TABLE 150.0-A]
- UNDER CABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT THE OTHER. [CENC 150.0(2)(K)]
- LUMINARIES RECESSED INTO INSULATED CEILINGS:
  (A) SHALL BE LISTED FOR ZERO CLEARANCE INSULATION COVER (IC RATED);
  (B) SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT (AT) WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS;
  (C) SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINARY HOUSING AND CEILING;
  (D) IF RECESSED LIGHTS ARE EQUIPPED WITH BALLASTS, SHALL ALLOW BALLAST MAINTENANCE AND REPLACEMENT WITHOUT REQUIRING CUTTING OF HOLES IN THE CEILING; AND
  (E) SHALL NOT CONTAIN SCREW BASE SOCKETS. [CEES SEC.150(K)12].

SMOKE ALARMS:

DWELLINGS ARE TO BE EQUIPPED WITH SMOKE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 314.4]

- IN EACH EXISTING SLEEPING ROOM.
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY CRC R314.3(4).

CARBON MONOXIDE ALARMS:

DWELLINGS THAT HAVE ATTACHED GARAGES WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT, OR FUEL BURNING APPLIANCES, OR FIRE PLACE ARE TO BE EQUIPPED WITH CARBON MONOXIDE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 315.3]

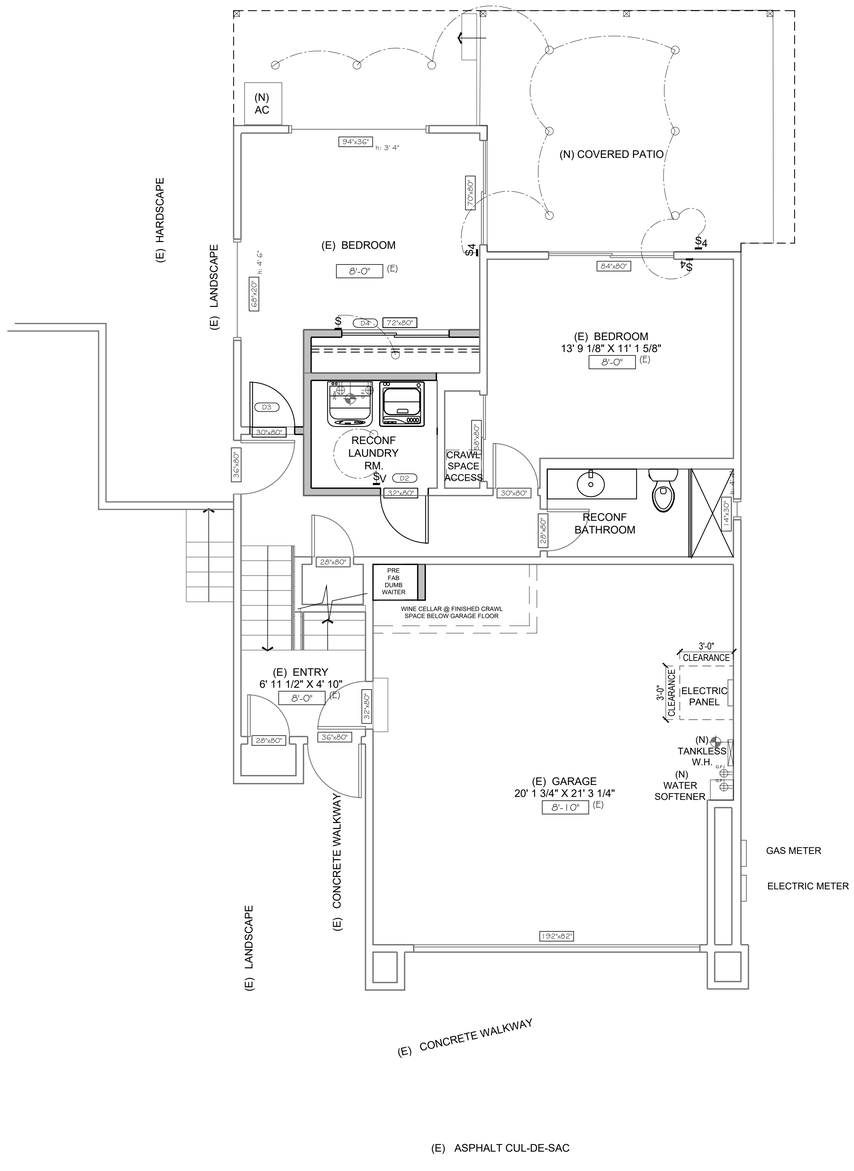
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

ALARM INTERCONNECTION AND POWER:

SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. EXCEPTION: WHERE REPAIRS OR ALTERATIONS TO EXISTING BUILDINGS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES AND THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE. [CRC 314.4 AND §314.6]

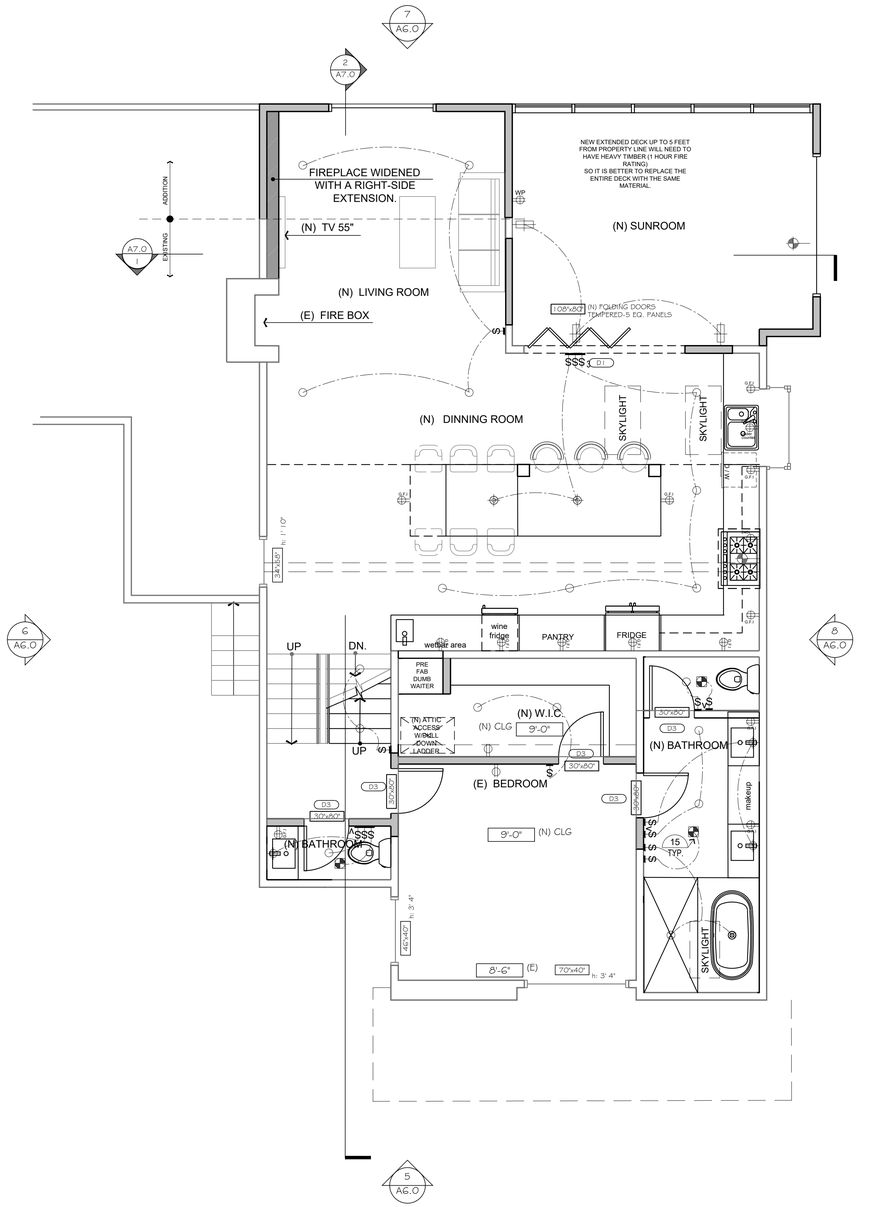
SMOKE AND CARBON MONOXIDE DETECTOR

WHEN ALTERATIONS,REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. [R314.2.2]



PROPOSED ELECTRICAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 2



PROPOSED ELECTRICAL SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 2

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Residence

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revision history

#	description	date
1	planning comments response	6.9.2025
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4		
5		

drawing release status

	date
client review	
plan check	
bidding	
construction	

date 4.19.2024

proj num

proj mgr

proj arch

scale AS NOTED

PROPOSED FIRST FLOOR PLANS

sheet number **A3.0**

legend

- (E) STUD WALL TO REMAIN
- (E) WALL, DOORS AND WINDOWS TO REMOVE
- (N) 2x STUD WALL – EXTERIOR WALL TO RECEIVE 2X6 WITH R-13 BATT. INSULATION SEE TITLE 24 FOR MORE INFO.
  EXTERIOR ELEVATION REFERENCE TAG
- DETAIL NUMBER / SHEET NUMBER

electrical legend

	LED WALL HUNG LIGHT FIXTURE BATHROOM
	4" LED RECESSED LIGHT FIXTURE
	BATHROOM/EXHAUST FAN W/ LED LIGHT AND MOISTURE CONTROL
	(E) SMOKE AND CARBON MONOXIDE DETECTOR
S	SWITCH @ 48" U.F.F.
$_{V}$S	VACANCY SENSOR SWITCH @ 48" A.F.F.
	DUPLEX OUTLET @ 12" A.F.F. / 32"-36" A.F.F. AT COUNTER.
G.F.I.	G.F.I. OUTLET @ 32" - 36" A.F.F.
	GAS STUB
	LED RECESSED LIGHT FIXTURE WITH WATER PROOF LENS
	LED PENDANT LIGHT FIXTURE KITCHEN
240V	240V G.F.I. OUTLET @ 32" - 36" A.F.F.
	EXTERIOR LED LIGHT FIXTURE WITH OCCUPANT SENSOR

electrical plan sheet notes

1. COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN ALL BEDROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS SUNROOMS, RECREATION ROOMS, CLOSETS, KITCHENS, LAUNDRY AREAS, HALLWAYS OR SIMILAR ROOMS OR AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20-AMPERE RECEPTACLE OUTLETS, AND BE READILY ACCESSIBLE. 2022 CEC SECTION 210.12
2. TWO 20-AMP GFCI PROTECTED CIRCUITS WILL BE PROVIDED IN THE KITCHEN COUNTER AND ISLAND OUTLETS AND SHALL COMPLY WITH ART. 210.52 (C) (5) EXCEPTION TO (5) CEC 2022
3. LIGHTING INTEGRAL TO EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM THE EXHAUST FANS. 150.0 (K) 2B. LIGHTING SHALL HAVE VACANCY SENSOR. EXHAUST FAN SHALL BE 50 CFM MIN.
4. PROVIDE NEW COMBO UNIT SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR W/BATTERY BACK-UP IN HALLWAY.

LIGHTING REQUIREMENTS:

- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY. [CENC 150.0 TABLE 150.0-A]
- UNDER CABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING INSTALLED
  LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT THE OTHER. [CENC 150.0(2)(K)]
- LUMINARIES RECESSED INTO INSULATED CEILINGS:
  (A) SHALL BE LISTED FOR ZERO CLEARANCE INSULATION COVER (IC RATED);
  (B) SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT (AT) WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS;
  (C) SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINARY HOUSING AND CEILING;
  (D) IF RECESSED LIGHTS ARE EQUIPPED WITH BALLASTS, SHALL ALLOW BALLAST MAINTENANCE AND REPLACEMENT WITHOUT REQUIRING CUTTING OF HOLES IN THE CEILING; AND
  (E) SHALL NOT CONTAIN SCREW BASE SOCKETS. [CEES SEC.150(K)12].

SMOKE ALARMS:

DWELLINGS ARE TO BE EQUIPPED WITH SMOKE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 314.4]

- IN EACH EXISTING SLEEPING ROOM.
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL
  SPACES AND UNINHABITABLE ATTICS.
- INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY CRC R314.3(4).

CARBON MONOXIDE ALARMS:

DWELLINGS THAT HAVE ATTACHED GARAGES WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT, OR FUEL BURNING APPLIANCES, OR FIRE PLACE ARE TO BE EQUIPPED WITH CARBON MONOXIDE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 315.3]

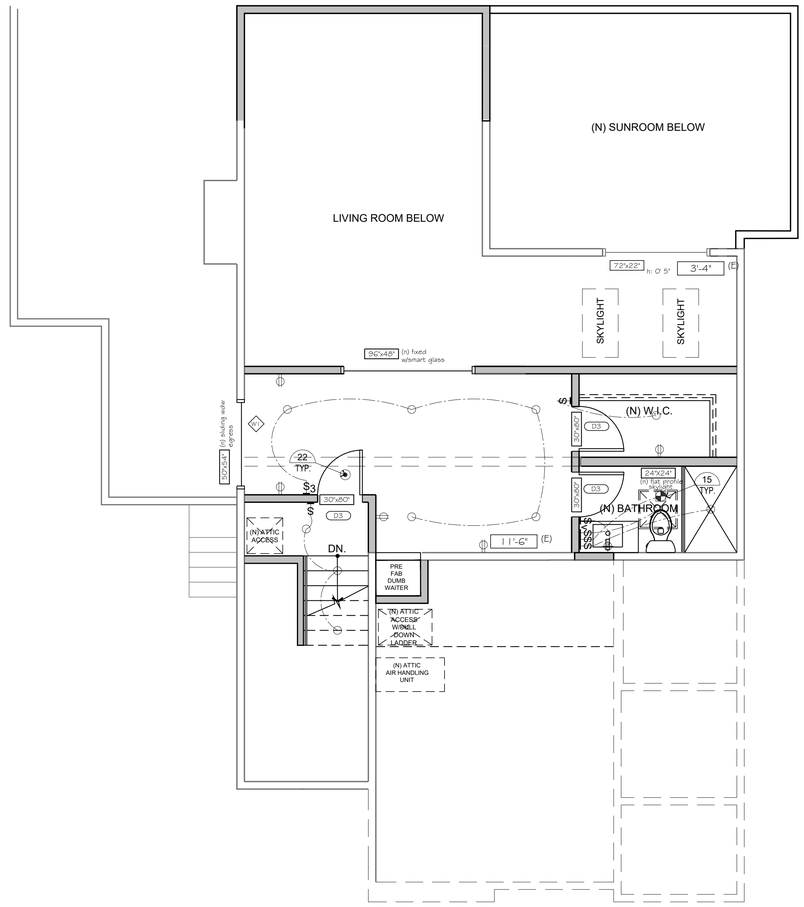
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED
  BATHROOM. A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

ALARM INTERCONNECTION AND POWER:

SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. EXCEPTION: WHERE REPAIRS OR ALTERATIONS TO EXISTING BUILDINGS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES AND THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE. [CRC 314.4 AND §314.6]

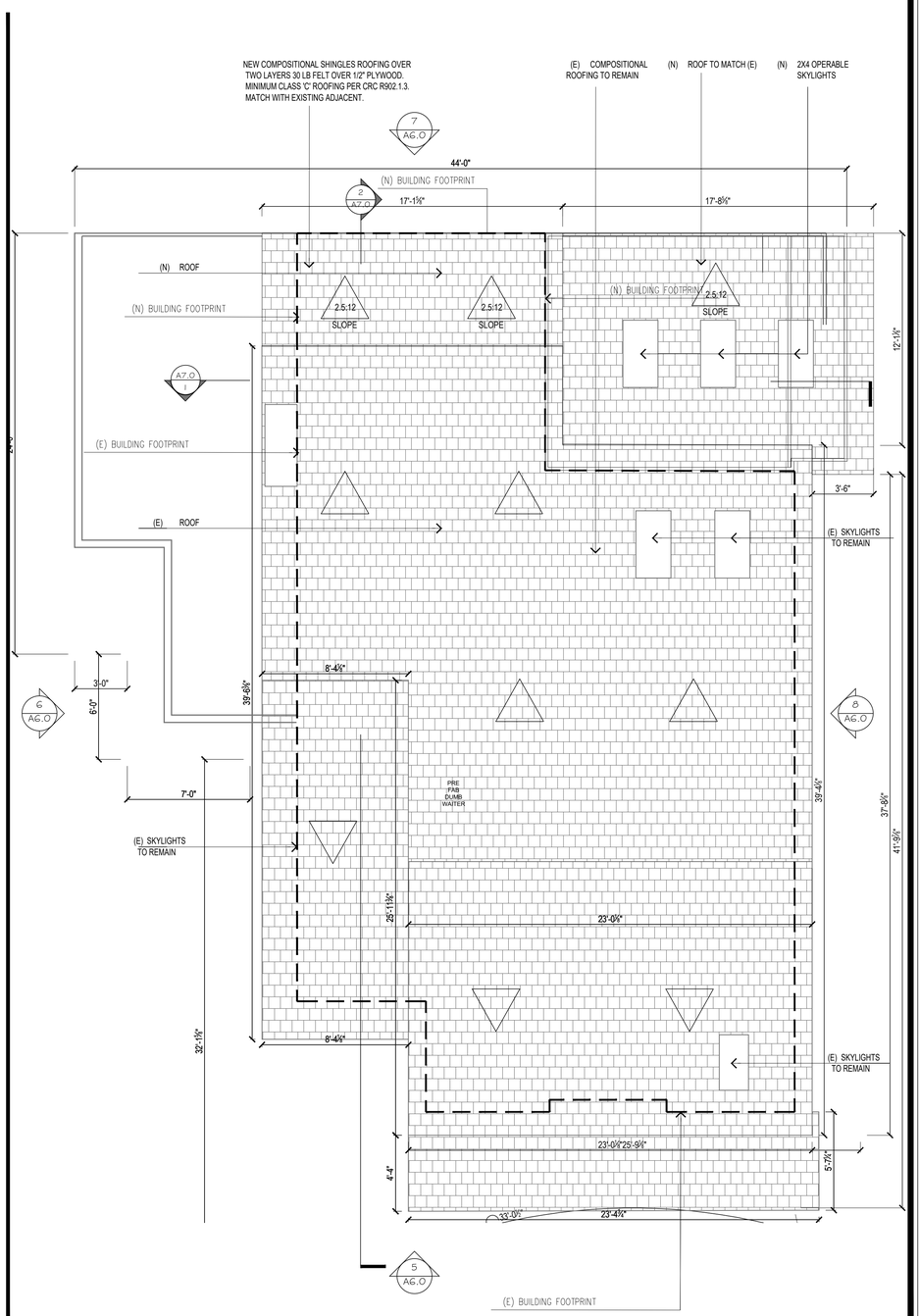
SMOKE AND CARBON MONOXIDE DETECTOR

WHEN ALTERATIONS,REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. [R314.2.2]



PROPOSED ELECTRICAL THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0" 2



PROPOSED ROOF PLAN

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Residence

Remodeling & Addition

130 Vasona Oaks Dr,
Los Gatos, CA 95032

revision history

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3		
4		
5		

drawing release status

	date
client review	
plan check	
bidding	
construction	

date 4.19.2024

proj num

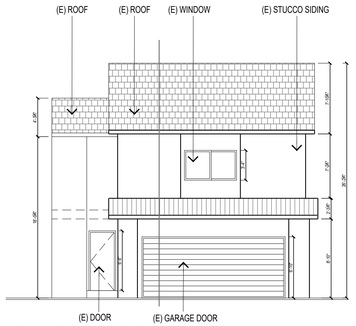
proj mgr

proj arch

scale AS NOTED

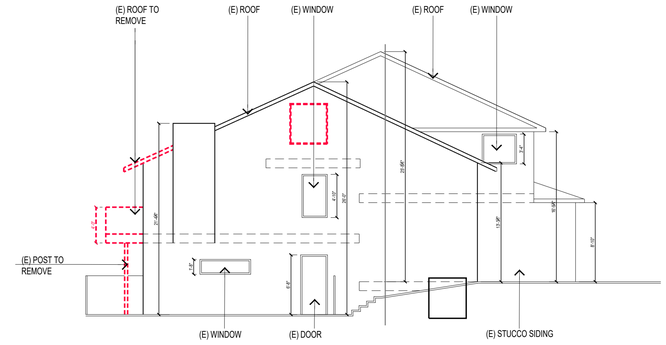
PROPOSED THIRD FLOOR PLANS

sheet number **A5.0**



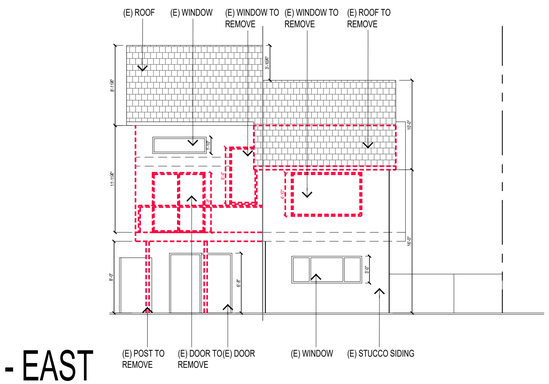
DEMO ELEVATION - WEST (NO CHANGE)

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



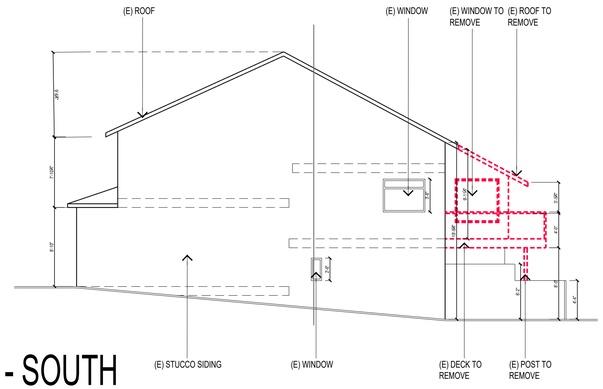
DEMO ELEVATION - NORTH

SCALE: 1/8" = 1'-0" 2



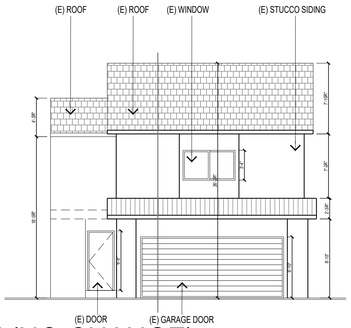
DEMO ELEVATION - EAST

SCALE: 1/8" = 1'-0" 3



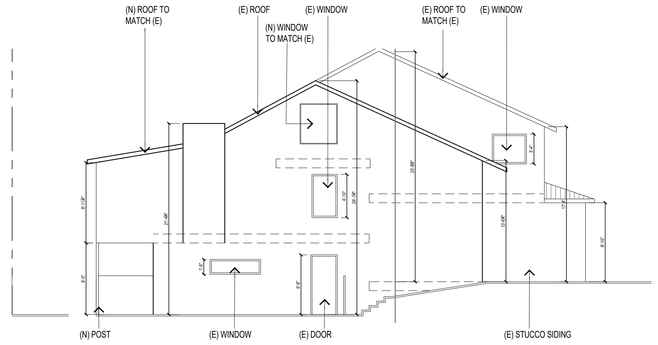
DEMO ELEVATION - SOUTH

SCALE: 1/8" = 1'-0" 4



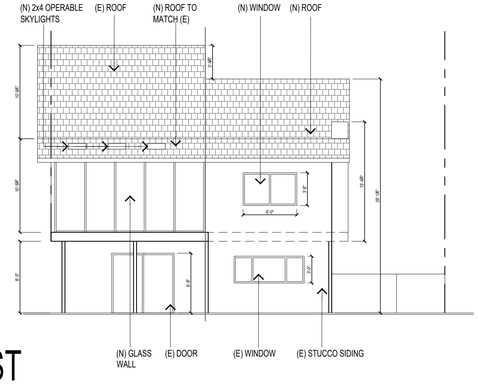
NEW ELEVATION - WEST (NO CHANGE)

SCALE: 1/8" = 1'-0" 5



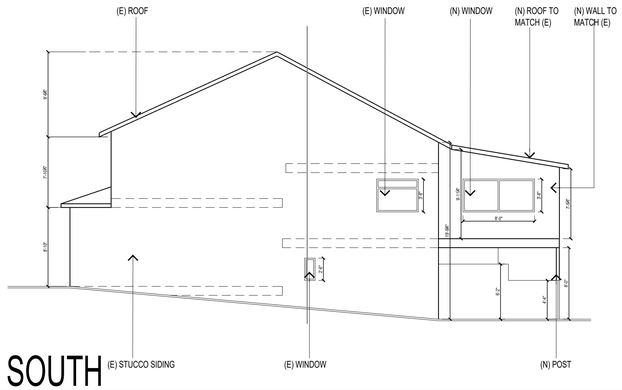
NEW ELEVATION - NORTH

SCALE: 1/8" = 1'-0" 6



NEW ELEVATION - EAST

SCALE: 1/8" = 1'-0" 7



NEW ELEVATION - SOUTH

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

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Residence

Remodeling & Addition

130 Vasona Oaks Dr,
Los Gatos, CA 95032

revision history

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	date
○	client review
○	
○	
○	plan check
○	bidding
○	construction

date 4.19.2024

proj num

proj mgr

proj arch

scale AS NOTED

DEMO AND NEW ELEVATIONS

sheet number A6.0

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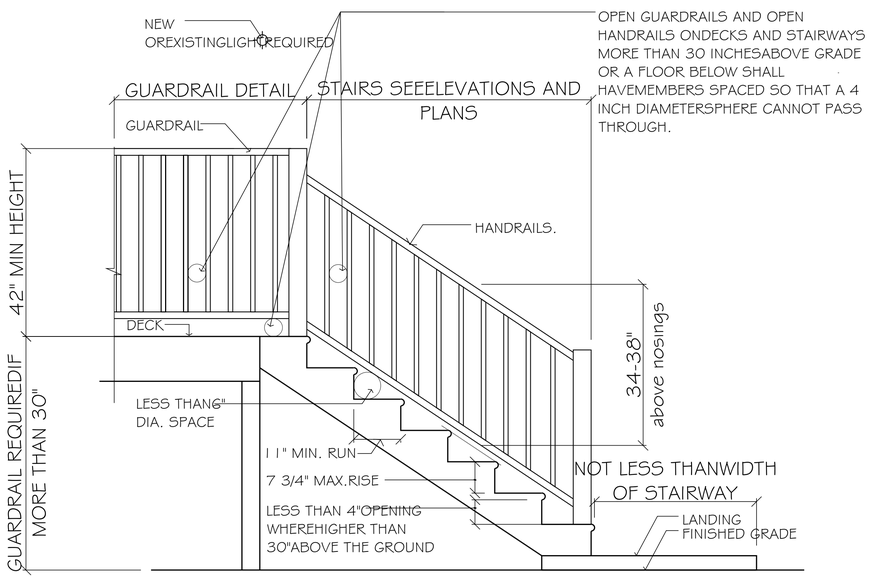
stair general notes

1. STAIR TREADS AND RISERS: STAIR RISER HEIGHTS SHALL BE 7 ¾ INCHES MAXIMUM AND 4 INCHES MINIMUM. STAIR TREAD DEPTHS SHALL BE 10 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES MEASURED AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE AT THE WALKLINE. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6" AT ANY POINT IN THE CLEAR WIDTH OF THE STAIR.
2. STAIRWAY LANDINGS: THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF THE LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF STAIRWAYS THEY SERVE. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL.
3. ENCLOSURES UNDER STAIRWAYS. THE WALLS AND CEILING WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIR- WAYS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH ½ INCH GYPSUM BOARD. THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY EN- CLOSED IN 1-HOUR FIRE-RESISTIVE RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.
4. HANDRAIL HEIGHT: HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE RAMP SLOPE SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.
5. HANDRAIL GRIP-SIZE: HANDRAILS WITH A CIRCULAR CROSS- SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 2 INCHES OR SHALL PROVIDE EQUIVALENT GRIP-SIZE. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6.25 INCHES WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2.25 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.

guardrail general notes

1. CONFORM TO 2019 CRC R301.5. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200LB APPLIED IN ANY DIRECTION. [CRC R301.5]
2. GUARDRAILS ARE REQUIRED ALONG OPEN SIDES OF STAIRWAYS, LANDINGS, BALCONIES, PORCHES, DECKS, FLOOR OPENINGS, RAMPS, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING, WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR BELOW.
3. GUARDRAILS SHALL HAVE A 42" MINIMUM HEIGHT, 42" HIGH ALONG OPEN SIDES OF STAIRWAYS.
4. GUARDRAILS MUST BE ABLE TO WITHSTAND A LOAD OF 20 POUNDS PER LINEAL FOOT APPLIED HORIZONTALLY AT THE TOP OF THE GUARDRAIL.
5. INTERMEDIATE RAILS, PANELS OR FILLERS, AND THEIR CONNECTIONS, SHALL BE CAPABLE OF WITHSTANDING A LOAD OF 25 POUNDS PER SQUARE FOOT APPLIED AT RIGHT ANGLES TO THE GUARDRAIL.
6. GUARDRAILS SHALL BE DESIGNED SO THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH THE TRIANGULAR SPACE FORMED BY THE BOTTOM OF THE RAIL, THE RISER AND THE TREAD.
7. BALUSTERS ON A HANDRAIL OR A GUARDRAIL SHALL BE SO SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.



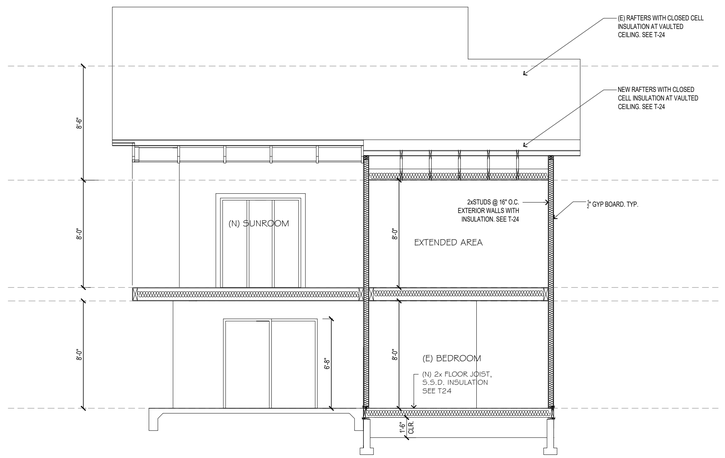
STAIRS AND GUARDRAIL DETAILS

SCALE: 3/4" = 1'-0" 3

DOOR AND WINDOW SCHEDULE						
MARK	D1	D2	D3	D4	W1	W2
WIDTH	9' – 0"	2' – 8"	2' – 6"	6' – 0"	6' – 0"	8' – 0"
HEIGHT	6' – 8"	6' – 8"	6' – 8"	6' – 8"	3' – 8"	3' – 8"
LOCATION	(N) SUNROOM	RECONF LAUNDRT RM.	(E) BEDROOM, (N) BEDROOM, (N) BATHROOM, (N) W.I.C.	(N) CLOSET	(N) BEDROOM	(N) SUNROOM
QUANTITY	2	1	8	1	1	2
COMMENTS	FOLDING TEMPERED DOOR	SINGLE PANEL SOLID DOOR		SLIDING DOOR	SLIDING EGRESS WINDOW	SLIDING EGRESS WINDOW

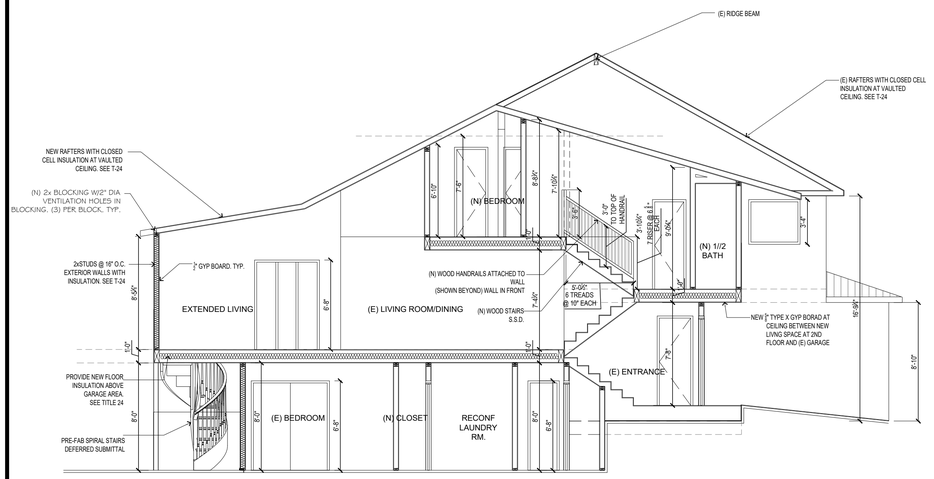
DOOR AND WINDOW SCHEDULE

SCALE: 3/8" = 1'-0" 4



SECTION A-A

SCALE: 3/16" = 1'-0" 1



SECTION B-B

SCALE: 3/16" = 1'-0" 2

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○	client review
○	
○	
○	plan check
○	bidding
○	construction

date 4.19.2024

proj num

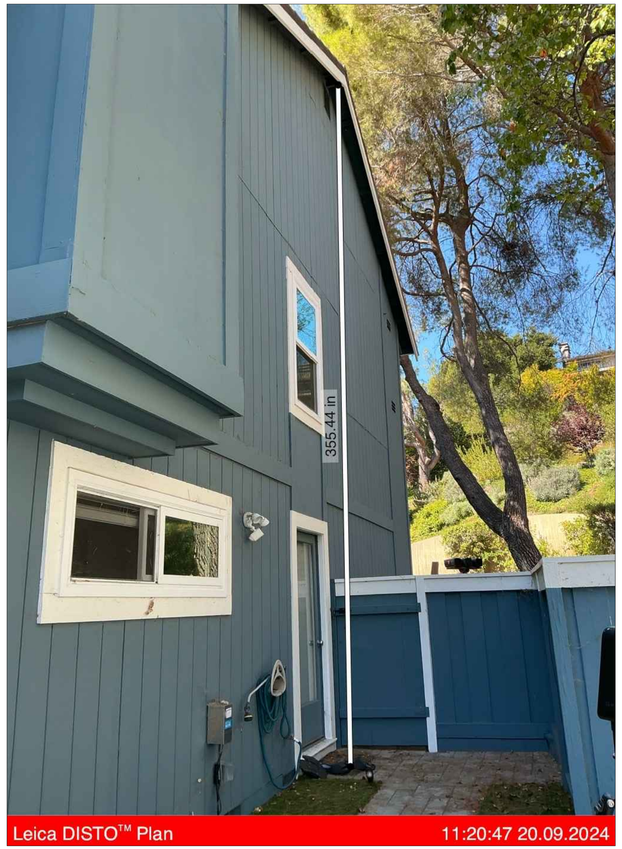
proj mgr

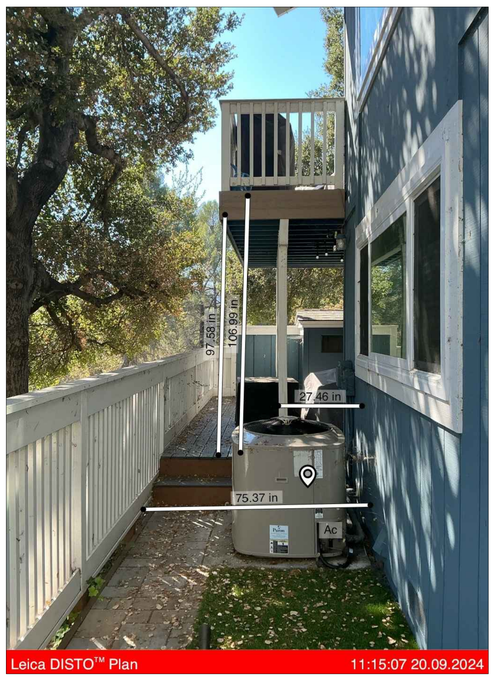
proj arch

scale AS NOTED

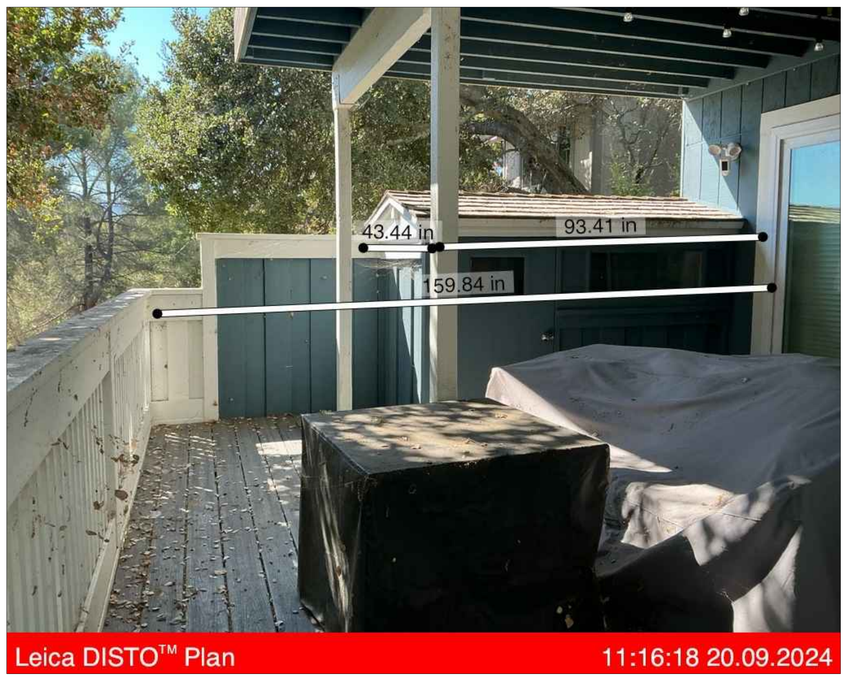
SECTIONS , DOOR AND WINDOW SCHEDULE AND DETAIL

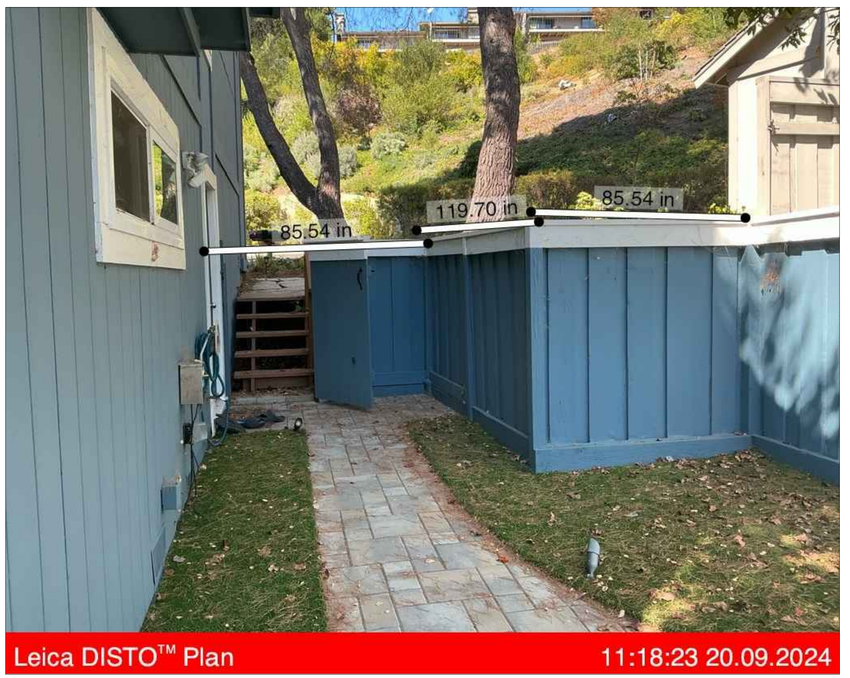
sheet number A7.0





EXISTING PHOTO





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○ construction	

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proj num

proj mgr

proj arch

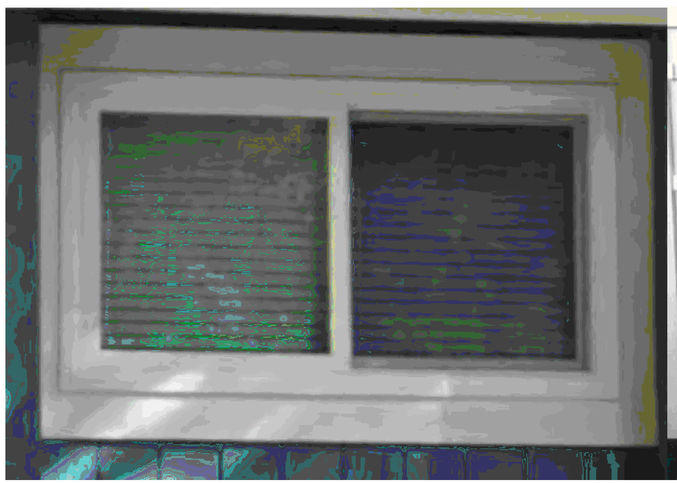
scale AS NOTED

EXISTING PHOTO

sheet number A8.0

NEW FASICA & PAINT TO MATCH EXISTING

NEW DOWNSPOUT, GUTTER & PAINT TO MATCH EXISTING



NEW WINDOW TO MATCH EXISTING FRAME INCLULING TRIM

NEW DOOR

NEW EXTERIOR STUCCO TO MATCH EXISTING

NEW SHINGLE ROOF TO MATCH EXISTING

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proj mgr

proj arch

scale AS NOTED

MATERIAL BOARD

sheet number A9.0

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

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

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

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

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

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

4.106 SITE DEVELOPMENT

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

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

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

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

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

Y ☐ GC **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.

E N/A **4.106.4 Electric vehicle (EV) charging for new construction.** New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

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.

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

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

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

N/A **4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.**
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 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 an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

N/A **4.106.4.2.2 Multifamily dwellings, hotels and motels**

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

N/A **2. EV ready parking spaces with EV chargers.**

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers 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 EV chargers shall have a capacity of not less than 30 amperes.

N/A **4.106.4.2.2.1 Electric vehicle charging stations (EVCS).**
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

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.

N/A **4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.**

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS 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 EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS 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.
   b. The EVCS 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.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where 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 Reserved.

4.106.4.2.4 Reserved.

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

N/A **4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.**
Where 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 EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

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 VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

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

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

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

Y ☐ GC **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

E N/A **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

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

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

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

Exceptions:

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

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

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

Y ☐ GC **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.

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

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

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

Notes:

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

4.410 BUILDING MAINTENANCE AND OPERATION

Y ☐ GC **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.

Y ☐ OWNER **I0.2 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.

△1

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

Green Bay REMODELING INC

consultant

consultant

general notes
1. This sheet is part of a set and is not to be used alone.
2. This sheet is not to be used for construction unless the designer's signature appear on drawings and status box indicates drawings have been released for construction.
3. These plans and prints thereof, as instruments of service, are owned by the designer and are for use on this project only. Reproduction and/or distribution without the prior written consent of the designer is forbidden.
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Residence

Remodeling & Addition

130 Vasona Oaks Dr,
Los Gates, CA 95032

revision history

#	description	date
1	planning comments response	6.9.2025
2	planning comments resp.	6.19.2025
3		
4		
5		

drawing release status
date
client review
plan check
bidding
construction

date 4.19.2024

proj num

proj mgr

proj arch

scale AS NOTED

calgreen checklist

sheet number C1.0

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
NA = 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

NA **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

Y GC **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.

Y GC **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 trichroethylene), 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.

Y GC **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.

Y GC **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.

Y GC **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)

Y GC **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.

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

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

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

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

Y GC **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*.

Y GC **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.

Y GC **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.

Y GC **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

Y GC **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

Y GC **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

Y GC **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.

Y GC **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

Y GC **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.

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revision history

#	description	date
1	planning comments response	6.9.2025
2	planning comments resp.	6.19.2025
3		
4		
5		

drawing release status

	date
client review	
plan check	
bidding	
construction	

date 4.19.2024

proj num

proj mgr

proj arch

scale AS NOTED

calgreen checklist

sheet number C2.0

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