

Kumar (N) Residence
16680 Kennedy Rd.
Los Gatos, California

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PROPOSED PERSPECTIVE

General Notes:

- All construction shall comply in addition to 2025 California Residence Code, California Engery Code, 2025 CBC, 2025 CEC, 2025 CMC, 2025 CPC, 2025 California Green Code, and all local codes and ordinances
- Fireblock at ceiling, floors, furred down ceilings, showers, soffits and concealed draft openings not to exceed 10 feet maximum.
- The base for wall tile in tub and shower areas, wall and ceiling panels in shower areas shall be cement, fiber-cement or glass mat gypsum backers in compliance with ASTM C 1178, C1288, C1325
- Smoke detectors in new construction shall be powered by building wiring current with battery backup.
- Provide a fire warning system (Smoke Detectors) for each story and within each existing bedroom
- Light fixtures in tub or shower enclosures or other wet/damp locations shall be labeled "suitable for damp locations".
- Provide Class A fire-rated roofing.
- All dimensions shall be field verified and coordinated with all work of all trades
- Ceiling heights are to finished surfaces.
- Offset studs where required so that finish wall surfaces will be flush.
- All dimensions are to column gird lines, face of studs, face of concrete, and face of cmu.
- Contractor shall verify size and locations of all mechanical equipment as well as power, water and drain installation with equipment manufacturers before proceeding with the work.
- Coordinate utilities shown on arch. dwgs. with mech, plumbing and elec.dwgs. Provide service to all utilities outllests shown on arch. drawings.
- All dimensions shall be field verified and coordinate with all the of the trades.
- Finish materials for all baths, showers, walls at shower enclosures should have a smooth, hard nonabsorbent surface such as tiles/ceramic tiles, portland cement...
- Structural observation shall be required by the Engineer for structural conformance to the approved plans.
- All construction to provide a waterproof, weather tight building.
Contractor shall flash and caulk as necessary to achieve this requirement.
- All construction to provide a waterproof, weather tight building.
Contractor shall flash and caulk as necessary to achieve this requirement.
- Deferred submittal:
 - Sprinkler system
 - PV system

- FIRE SPRINKLER SYS. 13D REQUIRED

THE SYSTEM DESIGN MUST BE SUBMITTED TO AND APPROVED BY THE FIRE PROTECTION OFFICE PRIOR TO START THE OB-

SCOPES OF WORK:

- (N) 2 story residential:
 - 3557 sqft w/ 488 sqft attached garage & 83 sqft covered porch
- (N) 745 sqft attached ADU (Under separate ministerial permit)
- Demo 06 trees & replace w/ 12 (n) trees

Project Data :Address: 16680 Kennedy Rd.

APN: 532-33-069

Building Code: 2025 CRC, CEC (Engergy), CBC, CEC, CMC, CPC, CGC (Green), Fire Code

Planning Code : Town of Los Gatos

Zoning: R-1-8

Lot Size: (gross) 13783 sq.ft. (12756 sqft after -10'-0" road right-of-way)

Type of Construction: Type VB

Occupancy Group: R-3/U

Heights: 02 Story

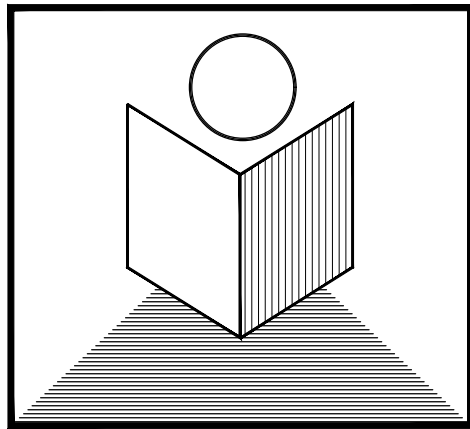
Maximum Height: Proposed: 28'-2"

Slope Average %: 0.01836 %

FLOOR AREA				
Floor Area	Existing (demo)	Addition	Proposed	Allowed
FIRST FLOOR	1288sqft.	932 sqft.	2220 sqft	
GARAGE (Excluded)	420 sqft	68 sqft	488 sqft	999 sqft (7.54%)
COVERED PORCH (Excluded)		83 sqft	83 sqft	
SECOND FLOOR	n/a	1346 sqft.	1346 sqft.	
ATTIC AREA 7'-0"d		n/a	n/a	
TOTAL	1288 sqft.	2278 sqft.	3566 sqft.	3674.0 sqft. *
F.A.R (%)	9.63%	18.33%	27.96%	28.0%
LOT COVERAGE	1708 sqft.	1043 sqft.	2751 sqft.	5102.0 sqft.
LOT COVERAGE RATIO (%)	13.39%	8.18%	21.57%	40.0%
# OF PARKING	02	N/A	02	
# OF UNIT	01	01	02	
ADU	N/A	745 sqft.	745 sqft.	1200 sqft.

* FAR = {.35 - ((12.75 -5)/25) x .20} x 12756
= .288 x 12756 = 3674 sqft.

SETBACKS		PROPOSED	REQUIRED
Front		38'-7½" / 46'-9"*	25'-0"
Outer Side		21'-5½" / 31'-3½"*	15'-0"
Inner side		26'-3" / 31'-4½"*	8'-0"
Rear		34'-4" / 39'-2½"*	20'-0"
* 1st Floor/ 2nd Floor			



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Residence

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Los Gatos, CA. 95032
APN: 532-33-069

Title Sheet

DESIGN REVIEW SET

no.	revisions	date
1	DRC	02/05/2026

date issued: 02/05/2026

drawn by: NGHI THANH LE

job#: 3620-2026

drawing number

A0

of sheets

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ABBREVIATIONS

ACST	ACOUSTICAL	LAM.	LAMINATED
ADJ.	ADJUSTABLE	LAV.	LAVATORY
A.F.F.	ABOVE FINISH FLOOR	LVR.	LOUVER
ACST	ARCHITECTURAL	L.P.	LOW POINT
ASPH.	ASPHALT	M.C.	MEDICINE CABINET
		MECH.	MECHANICAL
BI-FD. DR.	BI FOLDING DOOR	MIN.	MINIMUM
BLDG.	BUILDING	MIR.	MIRROR
BLK.	BLOCK	M.T.	MARBLE TILE
BLKG.	BLOCKING	M. or MET.	METAL
BM.	BEAM		
B.O.	BOTTOM OF	(N)	NEW
		N.I.C.	NOT IN CONTRACT
C. or CARP.	CARPET/PAD	N.T.S.	NOT TO SCALE
CAB. or CAB'T.	CABINET	O/	OVER
CB	CATCH BASIN	OBS.	OBSCURE
CEM.	CEMENT	O.C.	ON CENTER
CER.	CERAMIC	OP'G.	OPENING
C.I.	CAST IRON		
C.J.	CONSTRUCTION JOINT	PERF.	PERFORATED
CL.	CLOSET	PL.	PLATE
CLG.	CEILING	PLAM.	PLASTIC LAMINATE
CLR.	CLEAR	P.L.	PROPERTY LINE
C.O.	CLEAN OUT	PLAS.	PLASTER
COL.	COLUMN	PWD.	PLYWOOD
CONC.	CONCRETE	P.	POINT
CONT.	CONTINUOUS	QTY.	QUANTITY
C.T.	CERAMIC TILE	R.	RISER
CL.	CENTER LINE	RAD.	RADIUS
DET. or DTL.	DETAIL	RET. AIR	RETURN AIR
D.H.	DOUBLE HUNG	RND.	ROUND
DIAG.	DIAGONAL	R.D.	ROOF DRAIN
DM.	DIMENSION	REF.	REGISTER
DISP.	DISPOSAL	REG.	REGISTER
DR.	DOOR	REINF.	REINFORCED
DWGS.	DRAWINGS	REQ'D.	REQUIRED
		RM.	ROOM
(E) or EXIST.	EXISTING	R.O.	ROUGH OPENING
E.G.	EXISTING GRADE	RWD.	REDWOOD
EXP.JT.	EXPANSION JOINT	R.W.L.	RAIN WATER LEADER
EL.	ELEVATION	SECT.	SECTION
EQ.	EQUAL	S.C.D.R.	SOLID CORE DOOR
EXP.	EXPOSED	SK.	SINK
EXT.	EXTERIOR	SH.	SHelf
		SHV.	SHELVING
F.D.	FLOOR DRAIN	SHT.	SHEET
FINI.	FINISH	S.V.	SHEET VINYL
F.F.L.	FINISH FLOOR LINE	S.H.	SINGLE HUNG
F.O.C.	FACE OF CONCRETE	SHWR.	SHOWER
F.O.P.	FACE OF PLYWOOD	SM.	SIMILAR
F.O.S.	FACE OF STUD	S.M.	SHEET METAL
F.O.W.	FACE OF WALL	SL.	SLIDING
FR. DR.	FRENCH DOOR	SL.GL.DR.	SLIDING GLASS DOOR
FTG.	FOOTING	SQ.	SQUARE
FX.	FIXED	ST/ST	STAINLESS STEEL
		STD.	STANDARD
GA.	GAUGE	STL.	STEEL
GALV.	GALVANIZED	STG.	STORAGE
G.B.or GYP. BD.	GYPSSUM BOARD	STR. or STRUC.	STRUCTURAL
GL.	GALVANIZED IRON	S.A.D.	SEE ARCHITECTURAL DWGS
GL.	GLASS	S.K.D.	SEE KITCHEN DWGS
GLIE LAM.	GLUE LAMINATED	S.S.D.	SEE STRUCTURAL DWGS
G.S.M.	GALVANIZED SHEET METAL		
		T.	TREAD
HC. DR.	HOLLOW CORE DOOR	T.B.	TOWEL BAR
HDWD.	HARDWOOD	TEMP. GL.	TEMPERED GLASS
HDW.	HARDWARE	T.O.	TOP OF
HGT. or HT.	HEIGHT	THK.	THICKNESS
H.M.	HOLLOW METAL	TPD.	TOILET PAPER DISPENSER
HOR.	HORIZONTAL	TYP.	TYPICAL
H.P.	HIGH POINT	U.N.D.	UNLESS NOTED OTHERWISE
H.W.H.	HOT WATER HEATER		
		V.	VENT
I.G.	INSULATED GLASS	VERT.	VERTICAL
INS.	INSULATION	V.I.F.	VERIFY IN FIELD
INT.	INTERIOR		
		W/	WITH
JST.	JOIST	WC	WATER CLOSET
J.	JUNCTION BOX	WD.	WOOD
		WIDW.	WINDOW
		WP.	WEATHERPROOF
		YD.	YARD

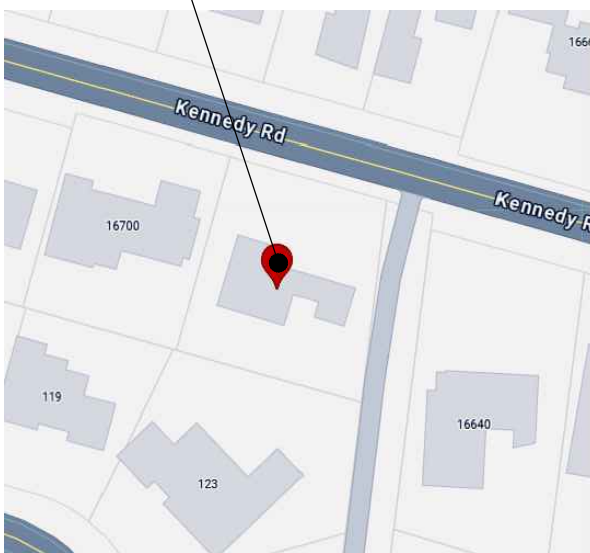
SYMBOLS

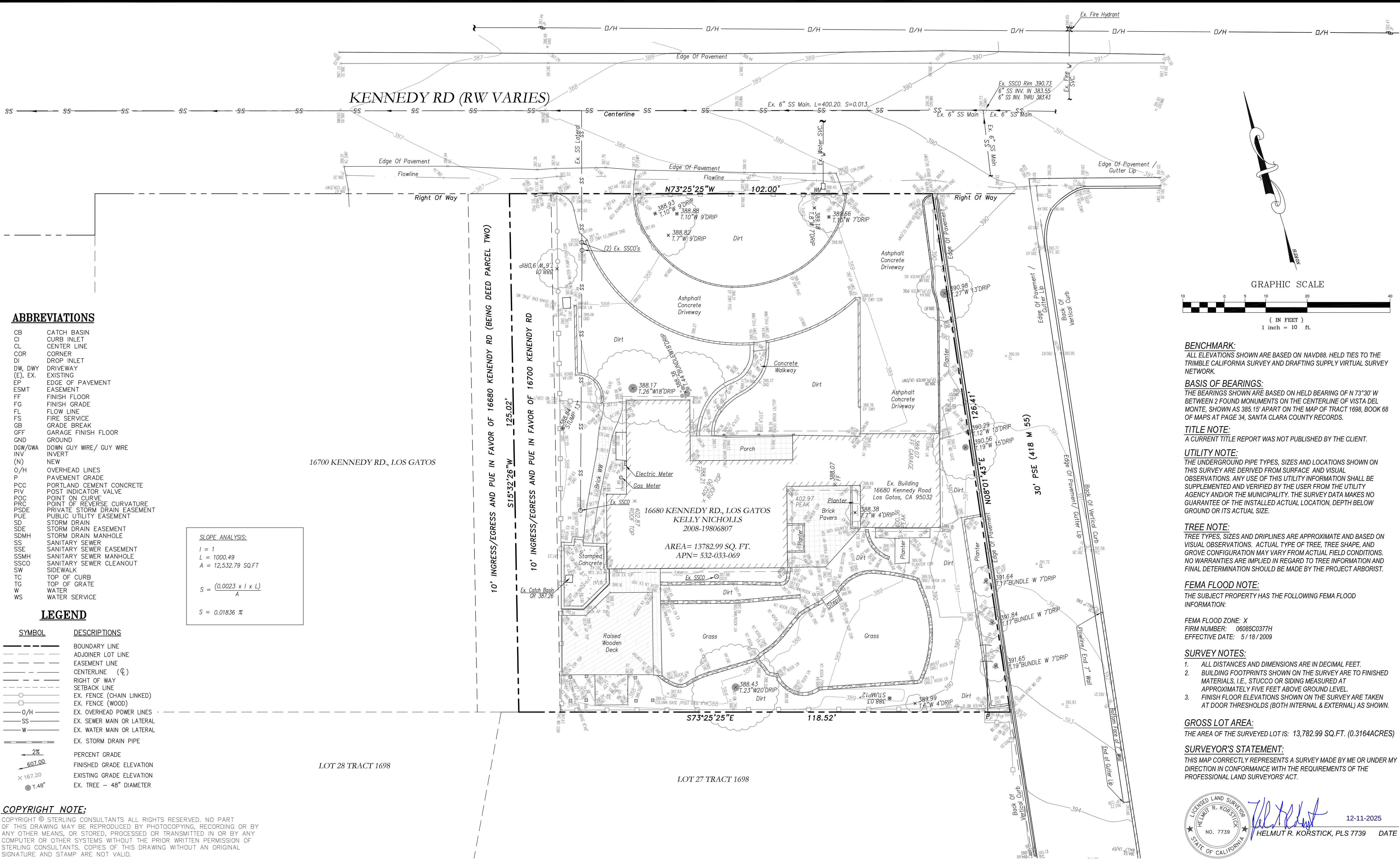
LINE OF ITEM ABOVE OR BEYOND (SEE NOTE)	-----
ELEVATION REFERENCE POINT	
BUILDING SECTION	
WALL SECTION or ELEVATION	
DETAIL	
GUIDE TO INTERIOR ELEVATIONS	
ROOM NUMBER	
EQUIPMENT NUMBER	
NORTH ARROW	
REVISION	
DOOR REFERENCE	
WINDOW REFERENCE	
COLUMN REFERENCE GRIDS	
CENTERLINES, FLOOR LINES IN EXTERIOR ELEVATIONS, PROJECTED LINES	
PROPERTY LINES, BOUNDARY LINES	
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PROJECT LOCATION





ABBREVIATIONS

CB	CATCH BASIN
CI	CURB INLET
CL	CENTER LINE
COR	CORNER
DI	DROP INLET
DW, DWY	DRIVEWAY
(E), EX.	EXISTING
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FS	FIRE SERVICE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GND	GROUND
DGW/GWA	DOWN GUY WIRE/ GUY WIRE
INV	INVERT
(N)	NEW
O/H	OVERHEAD LINES
P	PAVEMENT GRADE
PCC	PORTLAND CEMENT CONCRETE
PIV	POST INDICATOR VALVE
POC	POINT ON CURVE
PRC	POINT OF REVERSE CURVATURE
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
W	WATER
WS	WATER SERVICE

LEGEND

SYMBOL	DESCRIPTIONS
---	BOUNDARY LINE
---	ADJOINER LOT LINE
---	EASEMENT LINE
---	CENTERLINE (CL)
---	RIGHT OF WAY
---	SETBACK LINE
---	EX. FENCE (CHAIN LINKED)
---	EX. FENCE (WOOD)
---	EX. OVERHEAD POWER LINES
---	EX. SEWER MAIN OR LATERAL
---	EX. WATER MAIN OR LATERAL
---	EX. STORM DRAIN PIPE
---	PERCENT GRADE
---	FINISHED GRADE ELEVATION
---	EXISTING GRADE ELEVATION
---	EX. TREE - 48" DIAMETER

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DATE: DECEMBER 11, 2025					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
NO.	BY	DATE	REVISIONS	CITY APPR	

PREPARED BY:
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PREPARED FOR:
SANDEEP KUMAR
16680 KENNEDY ROAD
LOS GATOS, CA 95032

APN: 532-033-069

BOUNDARY & TOPOGRAPHIC SURVEY

CITY OF LOS GATOS

COUNTY OF SANTA CLARA

CALIFORNIA

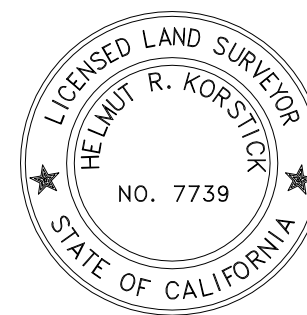
16680 KENNEDY ROAD

SHEET NO.

C1

JOB NO.

2025-277



Helmut R. Korstick

12-11-2025

HELMUT R. KORSTICK, PLS 7739 DATE



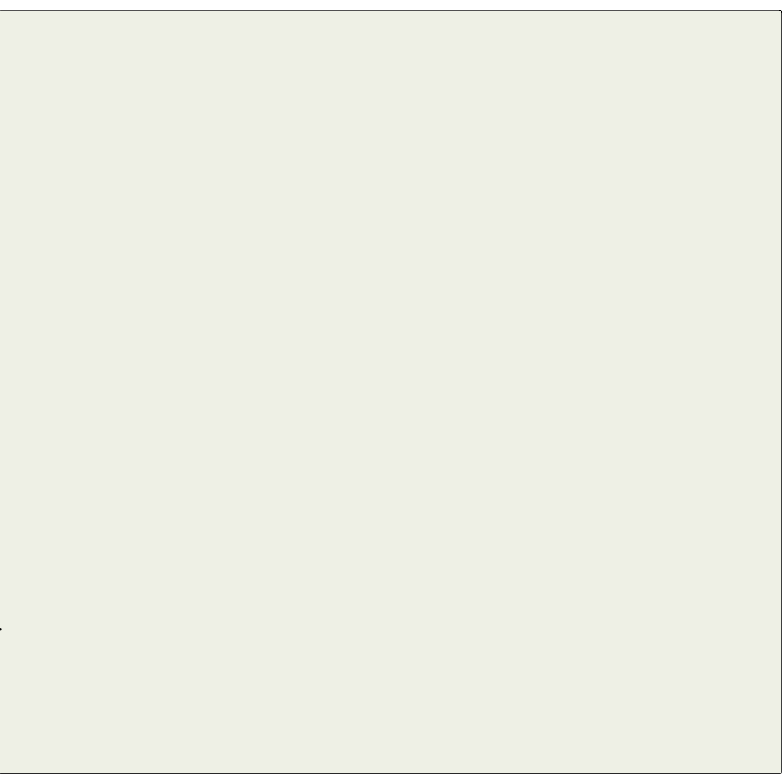
ROOF:

- Eagle Roofing - Bel Air/ Eq.
- Blend of Charcoal - Tan (202 BL)
- Light weight conc. roofing - Class A



STUCCO:

- Omega Products International/ Eq.
- 1C440 Cappuccino Base 2



TRIM:

- Benjamin Moore/ Eq.
- White Dove



WINDOW FRAME:

- Black
- Wood window



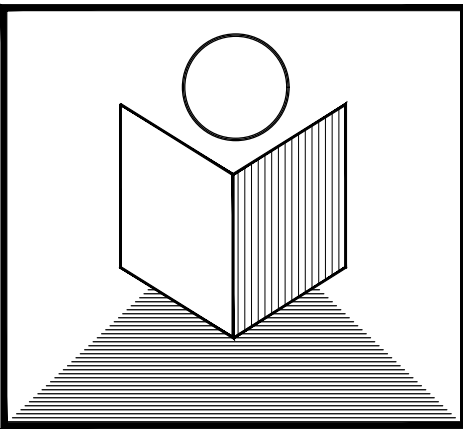
ENTRY DOOR & TRELLIS:

- Olympic Elite/ Eq.
- ST-2015 Espresso - Semi-Transparent



WOOD FENCE:

- Olympic Elite/ Eq.
- Natural Redwood



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APN: **532-33-069**

Material Board

no.	revisions	date
1	DRC	02/05/2026
2		

date issued: 02/05/2026

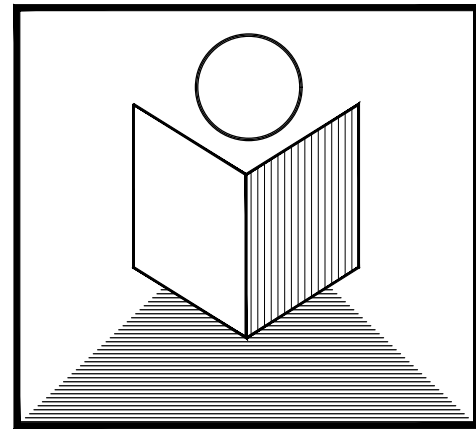
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APN: **532-33-069**

Arborist Report

no.	revisions	date
	DRC	02/05/2026

1
2

date issued: 02/05/2026

drawn by: NGHI THANH LE

job#: 3620-2026

drawing number

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of sheets

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Tree Inventory, Assessment, and Protection Report

16680 Kennedy Road
Los Gatos, CA 95032

Prepared for:

Town of Los Gatos

November 10, 2025

Prepared By:



Monarch Consulting Arborists

Richard Gessner
P.O. Box 1010 - Felton, CA 95018
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16680 Kennedy Road, Los Gatos

Tree Inventory, Assessment
and Protection Report

November 10, 2025

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16680 Kennedy Road, Los Gatos

Tree Inventory, Assessment
and Protection Report

November 10, 2025

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16680 Kennedy Road, Los Gatos

Tree Inventory, Assessment
and Protection Report

November 10, 2025

Qualifications, Assumptions, and Limiting Conditions

Certification of Performance



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16680 Kennedy Road, Los Gatos

Tree Inventory, Assessment
and Protection Report

November 10, 2025

Summary

The plans indicate the existing residence is to be demolished and a new home and accessory dwelling unit are to be constructed.

The inventory contains twenty-one (21) trees comprised of nine (9) different species. There are eighteen (18) Protected trees, one (1) Large Protected coast live oak originating on the adjacent property, two (w) Exempt plum fruit or nut trees, and no Street Trees. Fourteen trees are in good condition, one fair, four poor, and two are in very poor shape (coast live oak #83 and pear #89).

Five trees are expected to be highly impacted and caused to be removed with an additional five moderately affected. The remaining eleven trees are not expected to be impacted based on the plans reviewed..

Five protected trees are required to be replaced.

Specified tree protection fence locations are indicated in Appendix A while calculated radii are provided in Appendix B.

Nineteen (19) protected trees were appraised for a rounded depreciated value of \$77,610.00.



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Introduction

Background

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

Assignment

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

Limits of the assignment

- The information in this report is limited to the condition of the trees during my inspection on October 30, 2025. No tree risk assessments were performed.
- Tree heights and canopy diameters are estimates.

Analysis

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

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

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

Nineteen (19) protected trees⁴ were appraised for a rounded depreciated value of \$77,610.00.

Appraisal worksheets are available upon request.



⁴ Exempt trees not included.

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16680 Kennedy Road, Los Gatos

Tree Inventory, Assessment
and Protection Report

November 10, 2025

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

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source
Existing Site Topographic	09/15/25	C1	Yes	Sterling Consultants
Proposed Site Plan	10/09/25	A1	Yes	TN Design
Erosion Control	10/09/25	A1B	Yes	TN Design
Grading and Drainage	10/09/25	A1A	Yes	TN Design
Utility Plan and Hook-up locations			No	
Exterior Elevations	10/09/25	A4, A5	Yes	TN Design
Landscape Plan	10/09/25	L1.1	Yes	TN Design
Irrigation Plan			No	
T-1 Tree Protection Plan			No	



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Page 2 of 33

Purpose and use of the report

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

Observations

The plans indicate the existing residence is to be demolished and a new home and accessory dwelling unit are to be constructed.

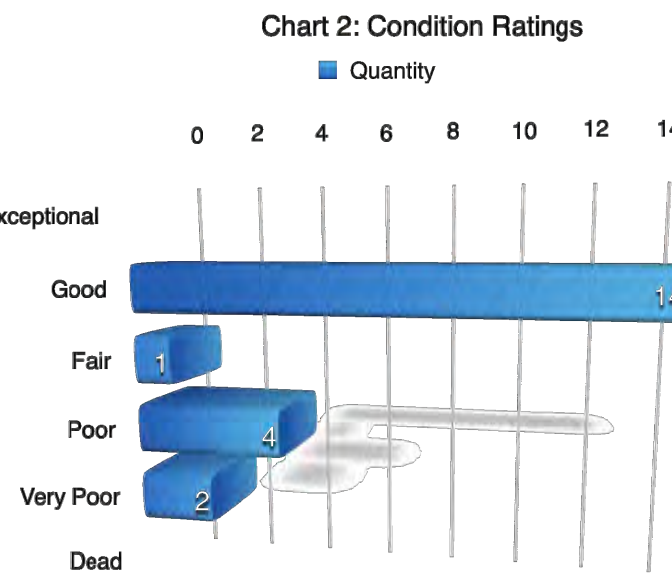
Discussion

Condition Rating

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

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

Fourteen trees are in good condition, one fair, four poor, and two are in very poor shape (coast live oak #83 and pear #89) (Chart 2).



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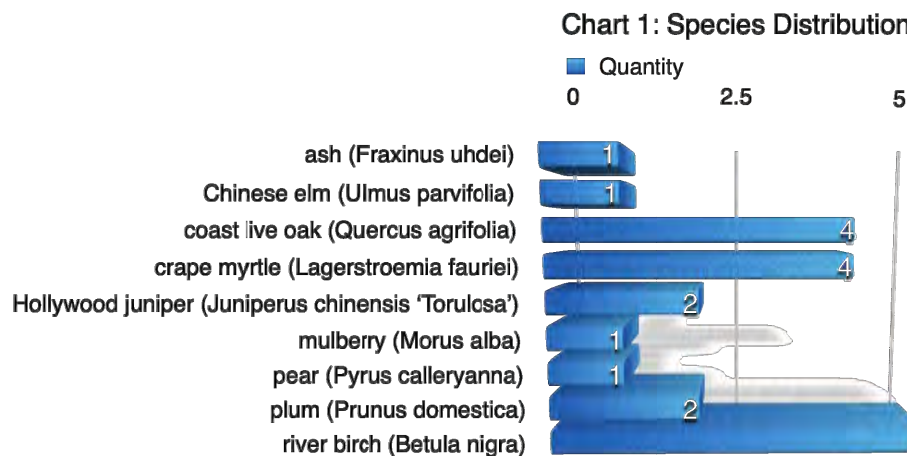
Tree Inventory, Assessment
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Tree Inventory

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

The inventory contains twenty-one (21) trees comprised of nine (9) different species. There are eighteen (18) Protected trees, one (1) Large Protected¹ coast live oak originating on the adjacent property, two (w) Exempt² plum fruit or nut trees, and no Street Trees³ (Chart 1)(Appendix B).



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

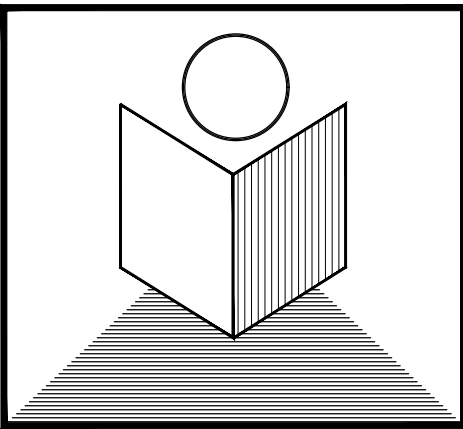
² A fruit or nut tree that is less than eighteen (18) inches in diameter (fifty-seven-inch circumference). Species listed in 29.10.0970 subsection (2).

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



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Mitigation for Removals

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

Table 2: Town of Los Gatos Tree Canopy - Replacement Standard

Canopy Size of Removed Tree (1)	Replacement Requirement (2)(4)	Single Family Residential Replacement Option (3)(4)
10 feet or less	Two 24 inch box trees	Two 15 gallon trees
More than 10 feet to 25 feet	Three 24 inch box trees	Three 15 gallon trees
More than 25 feet to 40 feet	Four 24 inch box trees or two 36 inch box trees	Four 15 gallon trees
More than 40 feet to 55 feet	Six 24 inch box trees; or three 36 inch box trees	Not available
Greater than 55 feet	Ten 24 inch box trees; or five 36 inch box trees	Not available

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

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

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

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



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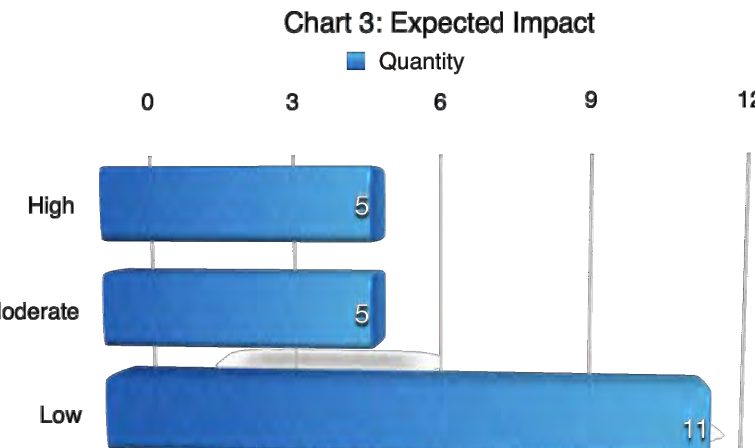
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Expected Impacts

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

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

Five trees are expected to be highly impacted and caused to be removed with an additional five moderately affected. The remaining eleven trees are not expected to be impacted based on the plans reviewed (Chart 3). River birch #80 is inconsistent on the plans whether it is to remain or be removed. The tree doesn't show up on some plans and it is difficult to tell if it is to remain or be eradicated by the driveway construction.



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Tree Protection

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

Calculated tree protection zones would be six to eight times the trunk diameter distance in radius (ft) for young trees and eight time the trunk diameter distance for those considered "Large Protected" or mature. The radii are provided in Appendix B. The specified tree protection will need to conform to proposed construction and existing infrastructure constraints when the calculated distance cannot be achieved, and trees should be fenced as groups whenever possible. These tree protection fence location must be placed on a T-1 Sheet with this report included on those plan sheets. Appendix A indicates the approximate tree protection fence locations.



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Conclusion

The plans indicate the existing residence is to be demolished and a new home and accessory dwelling unit are to be constructed.

The inventory contains twenty-one (21) trees comprised of nine (9) different species. There are eighteen (18) Protected trees, one (1) Large Protected coast live oak originating on the adjacent property, two (w) Exempt plum fruit or nut trees, and no Street Trees.

Fourteen trees are in good condition, one fair, four poor, and two are in very poor shape (coast live oak #83 and pear #89).

Five trees are expected to be highly impacted and caused to be removed with an additional five moderately affected. The remaining eleven trees are not expected to be impacted based on the plans reviewed. River birch #80 is inconsistent on the plans whether it is to remain or be removed. The tree doesn't show up on some plans and it is difficult to tell if it is to remain or be eradicated by the driveway construction.

Five protected trees are required to be replaced.

Specified tree protection fence locations are indicated in Appendix A while calculated radii are provided in Appendix B.

Nineteen (19) protected trees were appraised for a rounded depreciated value of \$77,610.00.



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Recommendations

1. Place tree identification numbers on the plans, keep plans consistent, indicate which trees are to be removed by placing an "X" over them.
2. Resolve whether or not tree #80 is to remain or be removed.
3. Place fence around the trees to be retained as indicated in Appendix A.
4. Place all the tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all three protection measures labeled "T-1 Tree Protection Plan." sheet based on the information in this report and in Appendix A and B.
5. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.
6. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a tree drip line or designated TPZ/CRZ.
7. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.



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Glossary of Terms

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

trunk: Stem of a tree.

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

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

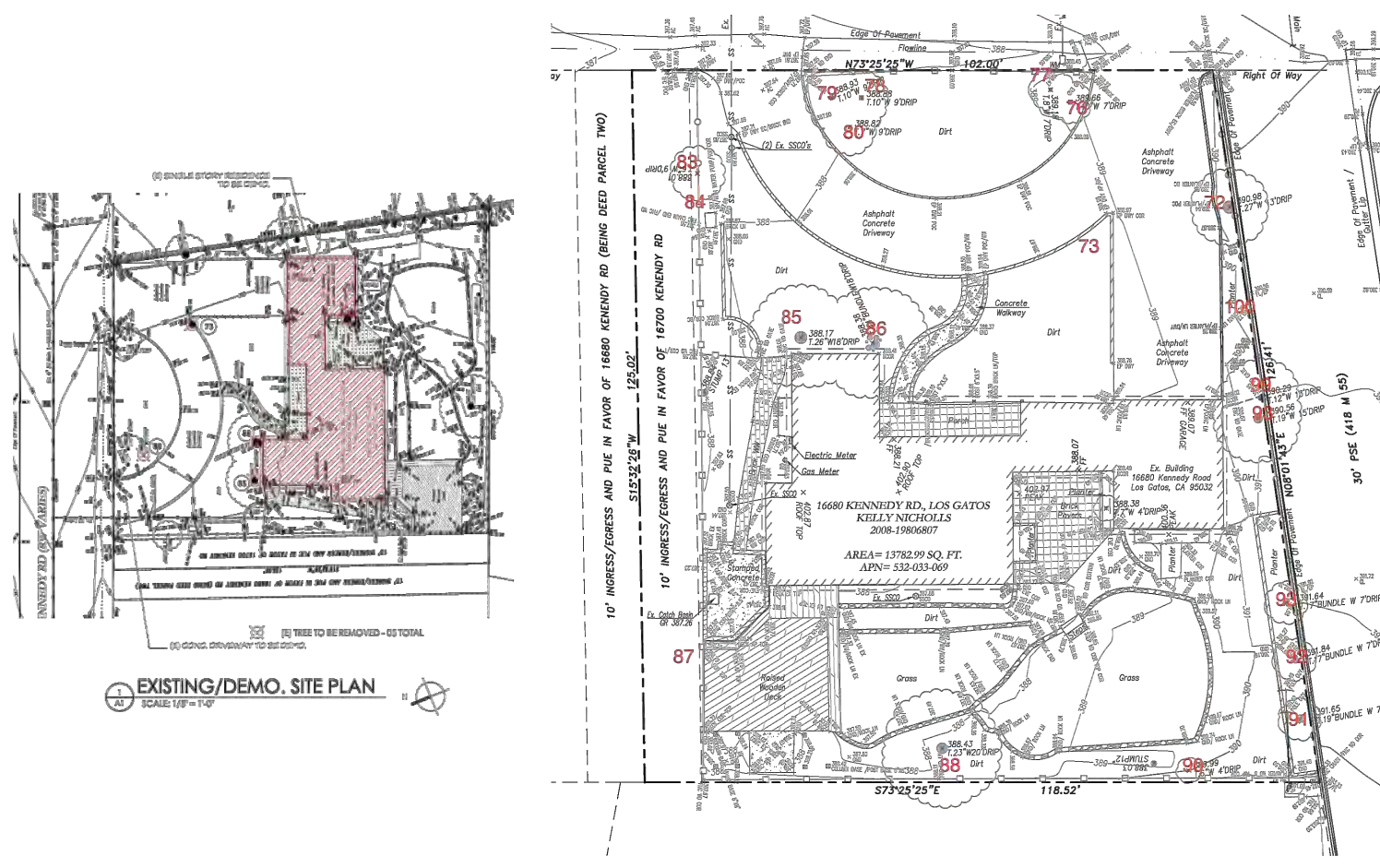


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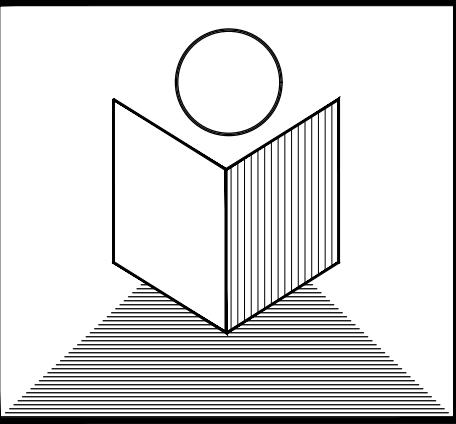
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Appendix A: Tree Inventory, Site Plan, and Protection A1: Tree Locations



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Arborist Report

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	DRC	02/05/2026
1		
2		

date issued: 02/05/2026

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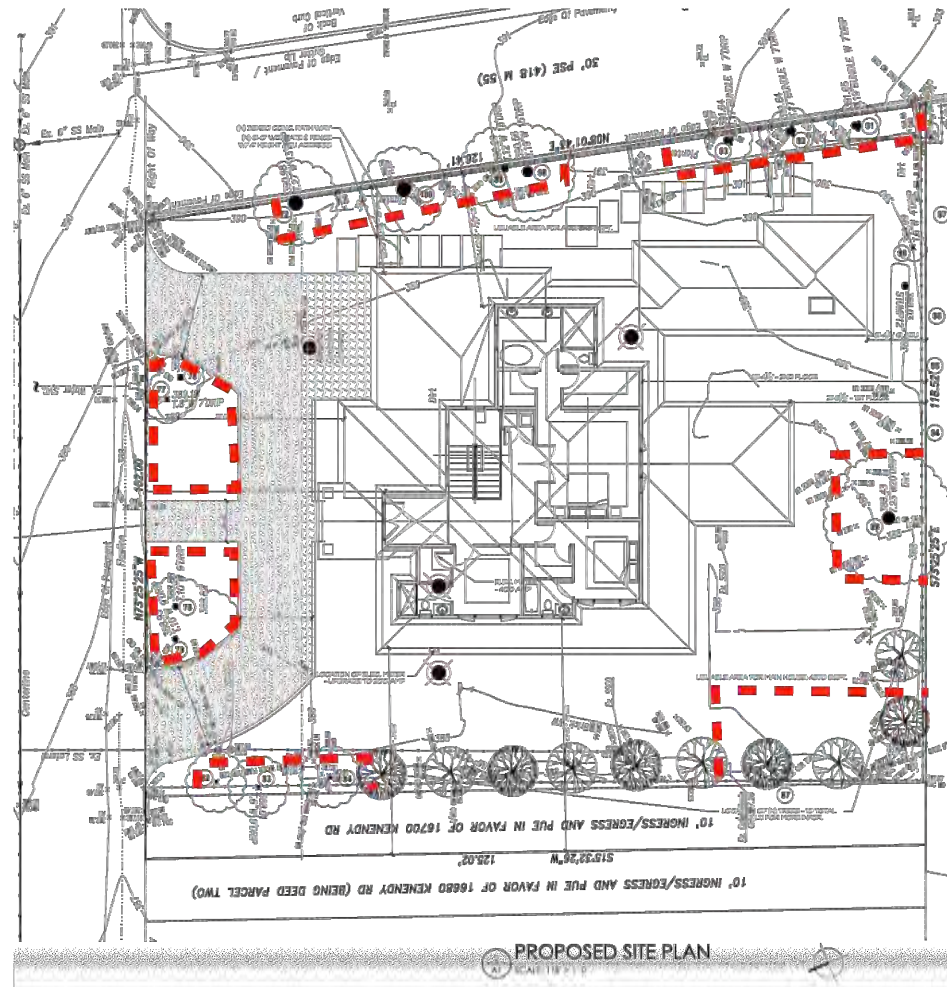
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A2: Proposed site plan and Protection



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Appendix B: Tree Inventory and Assessment Tables

Table 3: Inventory and Assessment Summary

Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Rounded Depreciated Value	Calculated Protection Radii 8XDBH (ft.)
ash (<i>Fraxinus uhdei</i>)	72	24	25	Good	Low	Protected	\$5,300.00	16
crape myrtle (<i>Lagerstroemia lauriei</i>)	73	1, 1, 1, 2, 2	8	Good	High	Protected	\$300.00	2
river birch (<i>Betula nigra</i>)	76	12	20	Good	Moderate	Protected	\$2,340.00	8
river birch (<i>Betula nigra</i>)	77	9	20	Good	Moderate	Protected	\$1,320.00	6
river birch (<i>Betula nigra</i>)	78	12	20	Good	Moderate	Protected	\$2,340.00	8
river birch (<i>Betula nigra</i>)	79	10	20	Good	Moderate	Protected	\$1,620.00	7
river birch (<i>Betula nigra</i>)	80	11	20	Good	Moderate	Protected	\$1,970.00	7
coast live oak (<i>Quercus agrifolia</i>)	83	8	8	Very poor	Low	Protected	\$290.00	5
plum (<i>Prunus domestica</i>)	84	6	6	Poor	Low	Exempt	\$300.00	4
Hollywood juniper (<i>Juniperus chinensis 'Torulosa'</i>)	85	23	15	Good	High	Protected	\$8,600.00	15
Hollywood juniper (<i>Juniperus chinensis 'Torulosa'</i>)	86	20, 22	15	Good	High	Protected	\$18,700.00	23
coast live oak (<i>Quercus agrifolia</i>)	87	24	25	Good	Low	Large Protected	\$12,000.00	16

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Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Rounded Depreciated Value	Calculated Protection Radii 8XDBH (ft.)
mulberry (<i>Morus alba</i>)	88	26	25	Fair	Low	Protected	\$7,800.00	17
pear (<i>Pyrus calleryana</i>)	89	8	6	Very poor	High	Protected	\$270.00	5
plum (<i>Prunus domestica</i>)	90	6, 2, 2	10	Poor	Low	Exempt	\$370.00	4
crape myrtle (<i>Lagerstroemia lauriei</i>)	91	4, 4, 5, 5	15	Good	High	Protected	\$2,260.00	6
crape myrtle (<i>Lagerstroemia lauriei</i>)	92	4, 6, 4	15	Good	Low	Protected	\$1,870.00	5
crape myrtle (<i>Lagerstroemia lauriei</i>)	93	3, 5, 3	15	Good	Low	Protected	\$1,190.00	4
coast live oak (<i>Quercus agrifolia</i>)	98	19	15	Good	Low	Protected	\$7,500.00	13
coast live oak (<i>Quercus agrifolia</i>)	99	13	15	Poor	Low	Protected	\$1,510.00	9
Chinese elm (<i>Ulmus parvifolia</i>)	100	6	15	Poor	Low	Protected	\$430.00	4

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Appendix C: Photographs

C1: River birch



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C2: Mulberry



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C3: Hollywood junipers



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C4: Crape myrtle



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C5: Ash and Chinese elm



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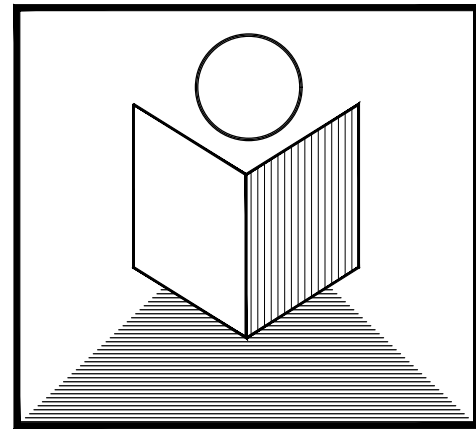
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C6: Crape myrtles



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C7: Coast live oaks

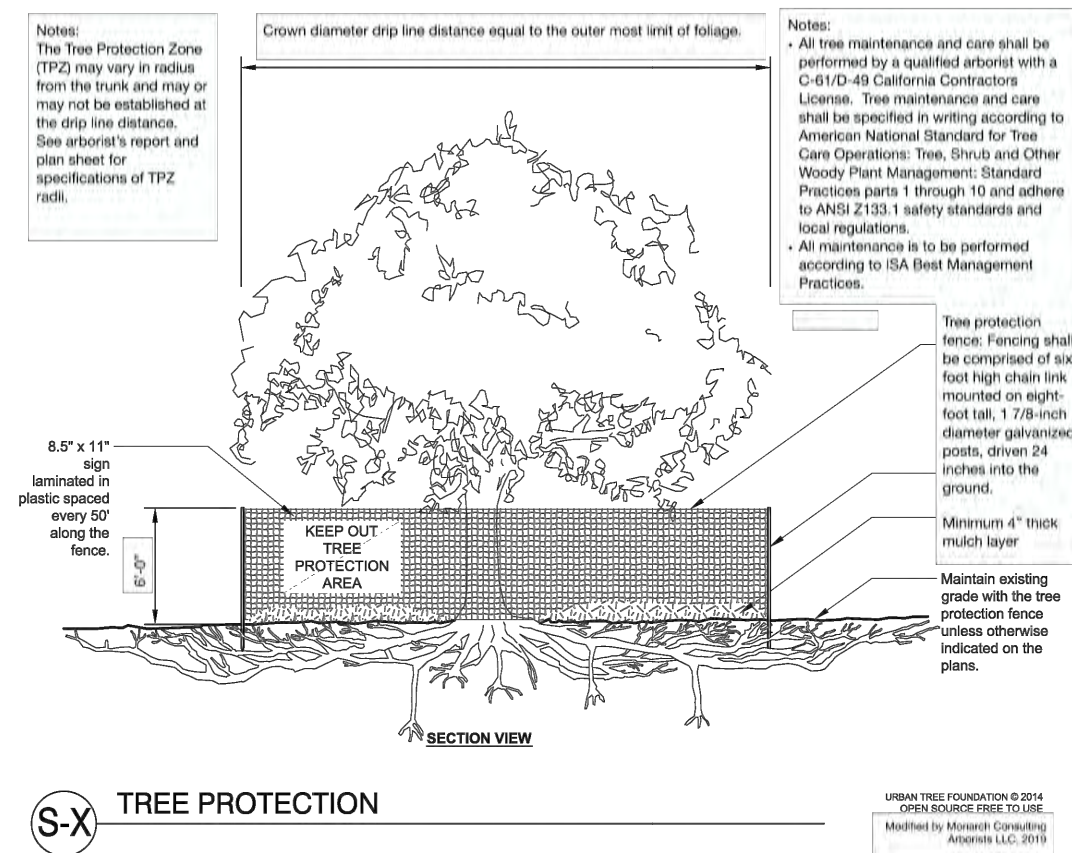


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Appendix D: Tree Protection Guidelines

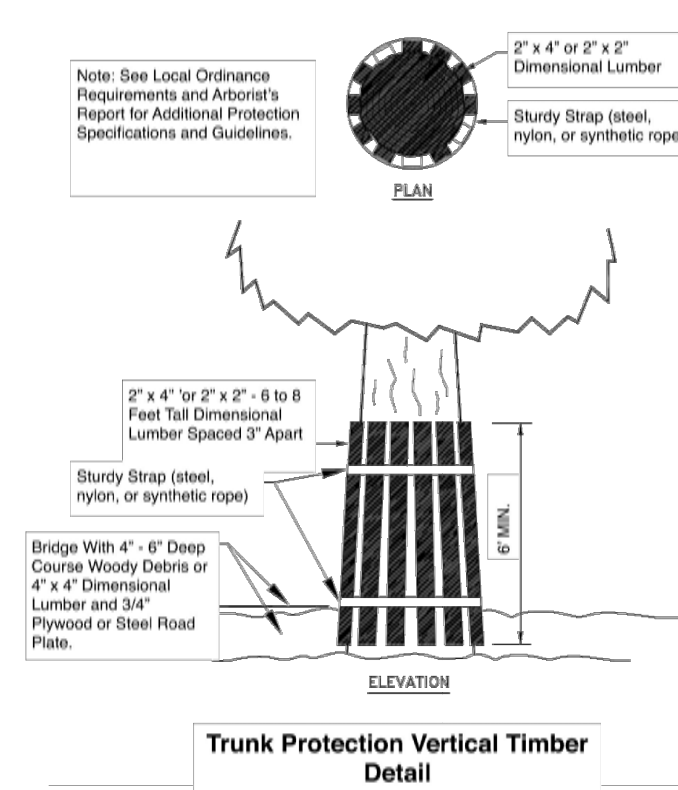
D1: Plan Sheet Detail S-X (Type I)



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



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D3: Section 29.10.1005. - Protection of Trees During Construction

Tree Protection Zones and Fence Specifications

- Size and materials:** Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.
- Area type to be fenced:** Type I: Enclosure for street trees located in a planter strip; chain link fence around the entire planter strip to the outer branches. Type II: Protection for a tree located in a small planter cutout only (such as downtown); orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.
- Duration of Type I, II, III fencing:** Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.
- Warning Sign:** Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning —Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025." Text on the signs should be in both English and Spanish (Appendix E).

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All persons, shall comply with the following precautions

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

Prohibited Activities

The following are prohibited activities within the TPZ:

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

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and Protection Report
November 10, 2025

Monitoring

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

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

Root Pruning

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

Boring or Tunneling

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

Tree Pruning and Removal Operations

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

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Appendix E: Tree Protection Signs E1: English

Warning Tree Protection Zone

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

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E2: Spanish

Cuidado Zona De Arbol Pretejido

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

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Tree Inventory, Assessment
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Qualifications, Assumptions, and Limiting Conditions

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

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

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

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

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

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

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

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Certification of Performance

I Richard Gessner, Certify:

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

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

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

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

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

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

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

Richard J. Gessner

Richard J. Gessner

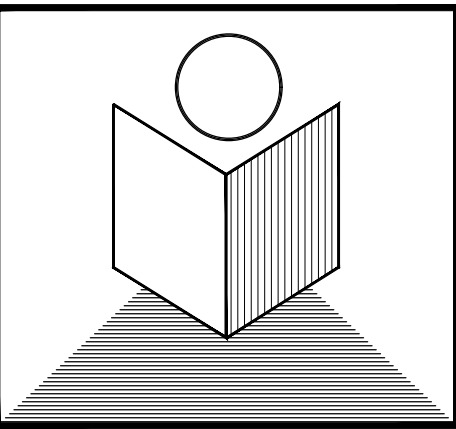
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ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessment Qualified

ascarca #496
Registered Consulting Arborist®



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Arborist Report

no.	revisions	date
	DRC	02/05/2026
1		
2		

date issued: 02/05/2026

drawn by: NGHI THANH LE

job#: 3620-2026

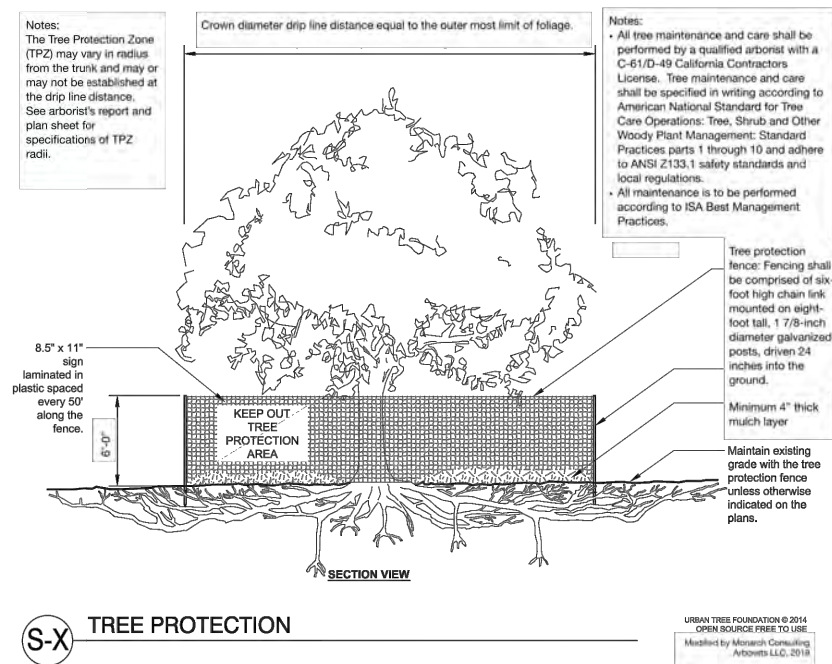
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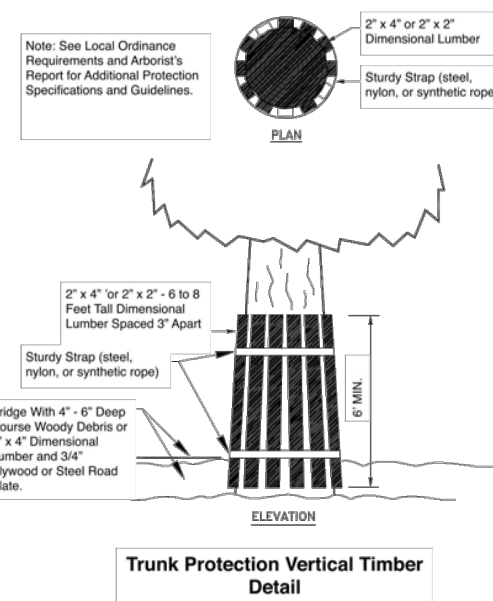
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Appendix D: Tree Protection Guidelines

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



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



Appendix B: Tree Inventory and Assessment Tables

Table 3: Inventory and Assessment Summary

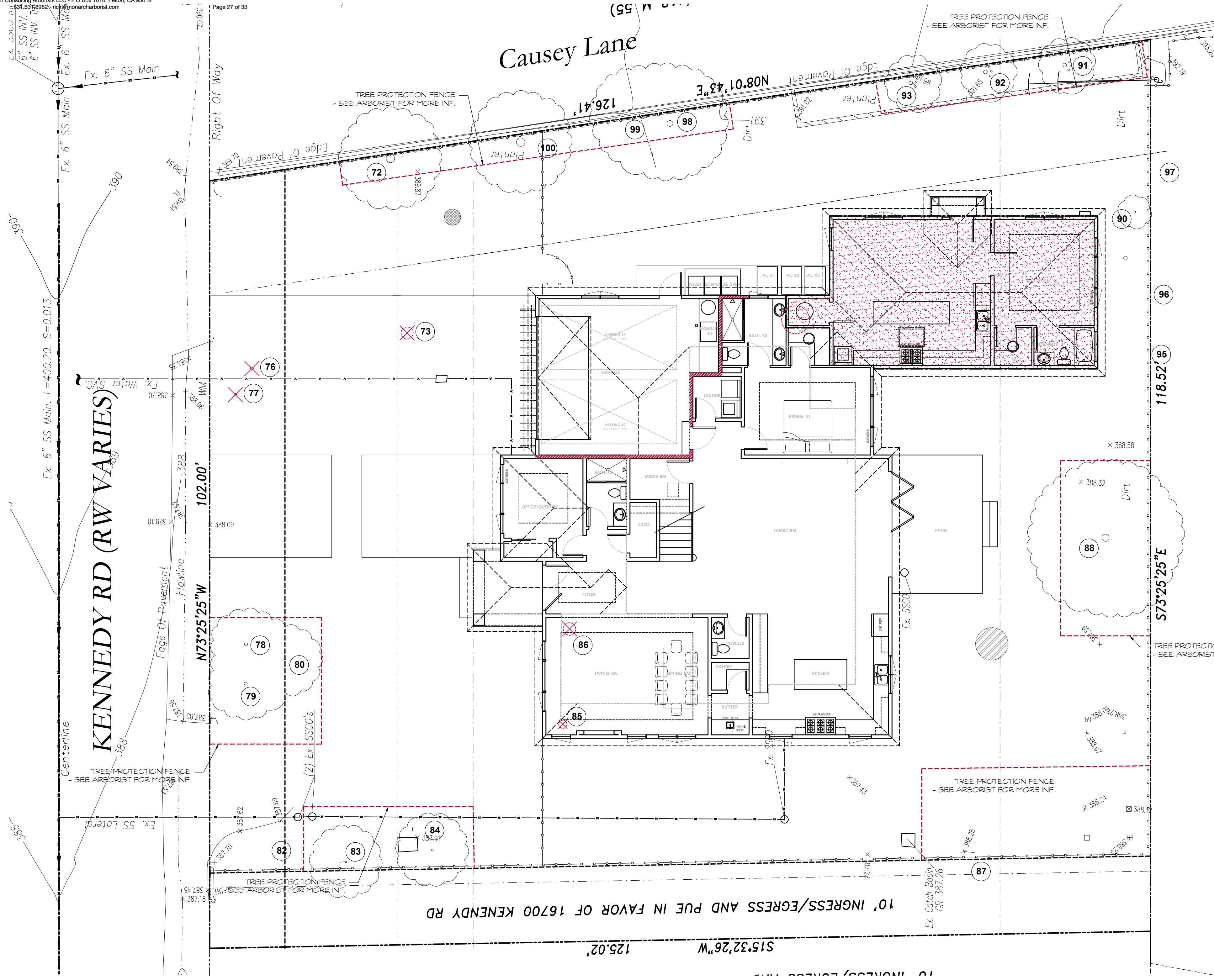
Tree Species	I.D. #	Trunk Diameter (in.)	Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Rounded Depreciated Value	Calculated Protection Radii 8XDBH (ft.)
ash (<i>Fraxinus uhdei</i>)	72	24	25	Good	Low	Protected	\$5,300.00	16
crape myrtle (<i>Lagerstroemia fauriei</i>)	74	1, 1, 1, 2, 2	8	Good	High	Protected	\$300.00	2
river birch (<i>Betula nigra</i>)	76	12	20	Good	Moderate	Protected	\$2,340.00	8
river birch (<i>Betula nigra</i>)	77	9	20	Good	Moderate	Protected	\$1,320.00	6
river birch (<i>Betula nigra</i>)	78	12	20	Good	Moderate	Protected	\$2,340.00	8
river birch (<i>Betula nigra</i>)	79	10	20	Good	Moderate	Protected	\$1,620.00	7
river birch (<i>Betula nigra</i>)	80	11	20	Good	Moderate	Protected	\$1,970.00	7
coast live oak (<i>Quercus agrifolia</i>)	83	8	8	Very poor	Low	Protected	\$290.00	5
plum (<i>Prunus domestica</i>)	84	6	6	Poor	Low	Exempt	\$300.00	4
Hollywood juniper (<i>Juniperus chinensis 'Torulosa'</i>)	85	23	15	Good	High	Protected	\$8,600.00	15
Hollywood juniper (<i>Juniperus chinensis 'Torulosa'</i>)	86	20, 22	15	Good	High	Protected	\$18,700.00	23
coast live oak (<i>Quercus agrifolia</i>)	87	24	25	Good	Low	Large Protected	\$12,000.00	16
mulberry (<i>Morus alba</i>)	88	26	25	Fair	Low	Protected	\$7,800.00	17
pear (<i>Pyrus calleryana</i>)	89	8	6	Very poor	High	Protected	\$270.00	5
plum (<i>Prunus domestica</i>)	90	6, 2, 2	10	Poor	Low	Exempt	\$370.00	4
crape myrtle (<i>Lagerstroemia fauriei</i>)	91	4, 4, 5, 5	15	Good	High	Protected	\$2,280.00	6
crape myrtle (<i>Lagerstroemia fauriei</i>)	92	4, 6, 4	15	Good	Low	Protected	\$1,870.00	5
crape myrtle (<i>Lagerstroemia fauriei</i>)	93	3, 5, 3	15	Good	Low	Protected	\$1,190.00	4
coast live oak (<i>Quercus agrifolia</i>)	98	19	15	Good	Low	Protected	\$7,500.00	13
coast live oak (<i>Quercus agrifolia</i>)	99	13	15	Poor	Low	Protected	\$1,510.00	9
Chinese elm (<i>Ulmus parvifolia</i>)	100	6	15	Poor	Low	Protected	\$430.00	4

TREES TO BE DEMO

D3: Section 29.10.1005. - Protection of Trees During Construction

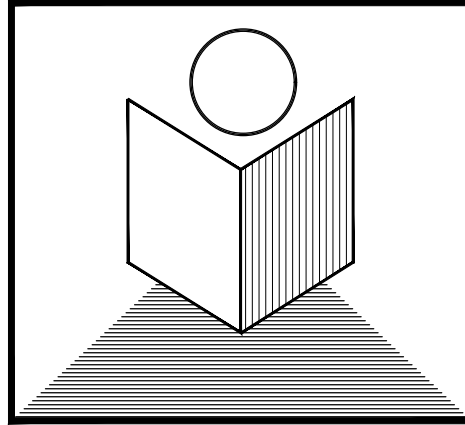
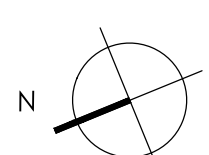
Tree Protection Zones and Fence Specifications

- Size and materials:** Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.
- Area type to be fenced:** Type I: Enclosures with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown); orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.
- Duration of Type I, II, III fencing:** Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.
- Warning Sign:** Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning —Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025." Text on the signs should be in both English and Spanish (Appendix E).



(E) TREE TO BE REMOVED - 05 TOTAL

1 TREE PROTECTION PLAN
SCALE: 1/8" = 1'-0"



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TREE PROTECTION
PLAN

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

no. revisions date
DRC 02/05/2026

date issued: 02/05/2026

drawn by: NGHI THANH LE

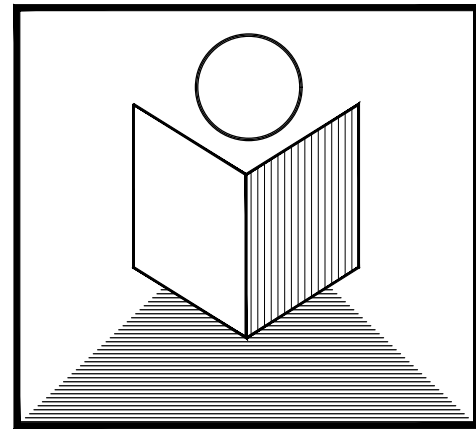
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GreenPoint
Checklist

no.	revisions	date
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GreenPoint Rated Checklist: Single Family

The GreenPoint Rated checklist tracks green features incorporated into the home. **A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.** GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California. The minimum requirements of GreenPoint Rated are: verification of 50 or more points. Earn the following minimum points per category: Energy (50), Indoor Air Quality/Health (5), Resources (6), and Water (6), and meet the prerequisites A.2.a, H10a, J.2, N.1, and Q0.

This checklist accommodates the verification of mandatory CALGreen measures but does not signify compliance unless accepted by enforcing agency. All CALGreen measures within the checklist must be selected as "Yes" or "N/A" for compliance with GreenPoint Rated. Build It Green is not a code enforcement agency.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit www.builditgreen.org/greenpointrated

Single Family New Home 4.2 / 2008 Title 24

Enter Project Name

	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
A. SITE							
Possible Points							
1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees							
Yes	2	1				1	
Yes	1					1	
2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)							
Yes	Y			R			
Yes	2			2			
Yes	2			2			
3. Use Recycled Content Aggregate (Minimum 25%)							
Yes	1					1	
Yes	1					1	
No	0	1					
4. Cool Site: Reduce Heat Island Effect On Site							
Yes	1			1			
TBD	0			1			
5. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out (*This credit is a requirement associated with J4: EPA IAP)							
Yes	1			1			
TBD	0			1			
Total Points Available in Site = 12							
Possible Points							
B. FOUNDATION							

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Single Family Checklist
New Home Version 4.2

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Enter Project Name

	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
No	0			2			
No	0			2			
No	0			2			
No	0			2			
No	0			2			
6. Design and Build Structural Pest Controls							
No	0			1			
Yes	1			1			
Total Points Available in Foundation = 12							
C. LANDSCAPE							
Possible Points							
25%							
Yes	2				2		
Yes	2				2		
3. Construct Resource-Efficient Landscapes							
Yes	1				1		
Yes	1			1			
Yes	1				3		
4. Minimize Turf in Landscape Installed by Builder							
Yes	2				2		
TBD	0				3		
TBD	0				3		
5. Plant Shade Trees							
Yes	3	1	1		1		
6. Install High-Efficiency Irrigation Systems							
Yes	2				2		
TBD	0				3		
TBD	0				3		
7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil							
Yes	4				4		
8. Rain Water Harvesting System							
Yes	0				1		
TBD	0				1		
TBD	0				1		
TBD	0				1		
10. Submetering for Landscape Irrigation							
Yes	1				1		
11. Design Landscape to Meet Water Budget							

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Single Family Checklist
New Home Version 4.2

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Enter Project Name

	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Yes	1					1	
Yes	1					1	
12. Use Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing							
TBD	0				1		
13. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward							
Yes	1	1					
Total Points Available in Landscape = 35							
D. STRUCTURAL FRAME & BUILDING ENVELOPE							
Possible Points							
1. Apply Optimal Value Engineering							
TBD	0				3		
Yes	1				1		
TBD	0				1		
2. Construction Material Efficiencies							
TBD	0				2		
Yes	0				6		
3. Use Engineered Lumber							
TBD	0				1		
TBD	0				1		
TBD	0				1		
TBD	0				1		
Yes	1						
Yes	1				1		
4. Insulated Headers							
TBD	0	1					
5. Use FSC-Certified Wood							
Yes	2				6		
TBD	0				3		
6. Use Solid Wall Systems (Includes SIPs, ICFs, & Any Non-Stick Frame Assembly)							
TBD	0				2		
TBD	0				2		
TBD	0				1		
7. Energy Heels on Roof Trusses							
TBD	0	1					
8. Install Overhangs and Gutters							
TBD	0				1		
TBD	0	1					
9. Reduce Pollution Entering the Home from the Garage							
TBD	0				1		
Total Points Available in Building Performance = 45							
K. FINISHES							
Possible Points							
1. Design Entrways to Reduce Tracked-In Contaminants							
TBD	0				1		
2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)							
Yes	1				1		
TBD	0				2		
3. Use Low-VOC Coatings that Meet SCAQMD Rule 1113 (CALGreen code if applicable)							
Yes	2				2		
Yes	2				2		
4. Use Low-VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168 (CALGreen code if applicable)							
TBD	0				1		
5. Use Recycled-Content Paint							
Yes	2				3		
6. Use Environmentally Preferable Materials for Interior Finish							
Yes	2						
TBD	0						
7. Reduce Pollution Entering the Home from the Garage							
Yes	1						
TBD	0						
Total Points Available in Building Performance = 45							

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Single Family Checklist
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Enter Project Name

	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	0			1			
Total Points Available in Structural Frame & Building Envelope = 39							
E. EXTERIOR							
Possible Points							
1. Use Environmentally Preferable Decking							
TBD	0				2		
2. Flashing Installation Techniques Specified and Third-Party Verified							
TBD	0				1		
3. Install a Rain Screen Wall System							
TBD	0				2		
4. Use Durable and Non-Combustible Siding Materials							
TBD	0				2		
5. Use Durable and Fire Resistant Roofing Materials or Assembly							
TBD	0				2		
Total Points Available in Exterior = 8							
F. INSULATION							
Possible Points							
1. Install Insulation with 75% Recycled Content							
TBD	0				1		
TBD	0				1		
TBD	0				1		
Total Points Available in Insulation = 3							
G. PLUMBING							
Possible Points							
1. Distribute Domestic Hot Water Efficiently (Max. 5 points, G1a, is a Prerequisite for G1b-e)							
Yes	2	1				1	
TBD	0					1	
TBD	0					1	
TBD	0					1	
TBD	0					1	
2. Water Efficient Fixtures							
Yes	3					3	
Yes	1					1	
Yes	1					1	
3. Install Only High Efficiency Toilets (Dual-Flush or ≤ 1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)							
Yes	2					2	
TBD	0					1	
Total Points Available in Plumbing = 12							
H. HEATING, VENTILATION & AIR CONDITIONING							
Possible Points							
1. Properly Design HVAC System and Perform Diagnostic Testing							
Yes	4				4		
Yes	1				1		
Yes	1				1		
2. Test Total Supply Air Flow Rates							
Yes	1				1		
Yes	1				1		
3. Third Party Testing of Mechanical Ventilation Rates for IAQ (meet ASHRAE 62.2)							

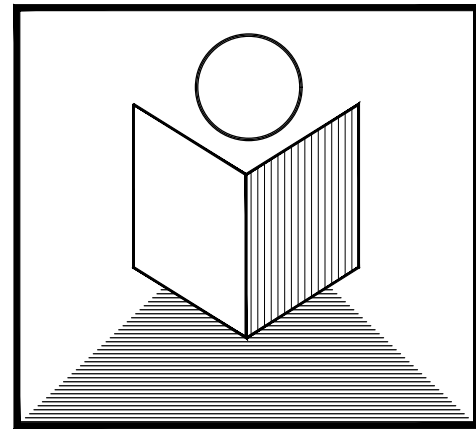
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Single Family Checklist
New Home Version 4.2

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Enter Project Name

						Points	
2. Install Sealed Combustion Units							
[*This credit is a requirement associated with J4: EPA IAP]							
Yes		a. Furnaces		2		2	
Yes		b. Water Heaters		2		2	
TBD		3. Install High Performing Zoned Hydronic Radiant Heating		0	1	1	
TBD		4. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants		0	1		
5. Design and Install Effective Ductwork							
TBD		a. Install HVAC Unit and Ductwork within Conditioned Space		0	1		
Yes		b. Use Duct Mastic on All Duct Joints and Seams		1	1		
[*This credit is a requirement associated with J4: EPA IAP]							
TBD		c. Pressure Seal the Ductwork System		0	1		
[*This credit is a requirement associated with J4: EPA IAP]							
Yes		6. Install High Efficiency HVAC Filter (MERV 6+)		1	1		
[*This credit is a requirement associated with J4: EPA IAP]							
Yes		7. No Fireplace OR Install Sealed Gas Fireplace(s) with Efficiency Rating >60% using CSA Standards		1	1		
[*This credit is a requirement associated with J4: EPA IAP]							
Yes		8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)		1	1		
9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)							
TBD		a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & All Bedrooms		0	1		
Yes		b. Install Whole House Fan (Credit Not Available if H15c Chosen) (CALGreen code if applicable)		1	1		
TBD		c. Automatically Controlled Integrated System with Variable Speed Control		0	3		
10. Advanced Mechanical Ventilation for IAQ							
Yes		a. Required: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6) [*This credit is a requirement associated with J4: EPA IAP]		Y		R	
Yes		b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)		1	1		
TBD		c. Outdoor Air Ducted to Bedroom and Living Areas of Home		0	2		
TBD		11. Install Carbon Monoxide Alarm(s) (or No Combustion Appliances in Living Space and No Attached Garage)		0	1		
[*This credit is a requirement associated with J4: EPA IAP]							
Total Points Available in Heating, Ventilation and Air Conditioning = 27						16	
I. RENEWABLE ENERGY						Possible Points	
TBD		1. Pre-Plumb for Solar Water Heating				1	
Yes		2. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft ² of South-Facing Roof		1		1	
15.0%		3. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind)		3	25		
Enter % total energy consumption offset, 1 point per 4% offset							



T.N. DESIGN

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Kumar (N) Residence

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Los Gatos, CA. 95032
APN: **532-33-069**

GreenPoint Checklist

no.	revisions	date
DRC		02/05/2026

date issued: 02/05/2026

drawn by: NGH I THANH LE

job#: 3620-2026

drawing number

A0.2B

of sheets

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
≥50%	b. Interior Trim (50% Minimum)							
TBD	c. Shelving (50% Minimum)	0			2			
TBD	d. Doors (50% Minimum)	0			2			
TBD	e. Countertops (50% Minimum)	0			2			
Yes	7. Reduce Formaldehyde in Interior Finish - Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	Y			0			
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates							
Yes	a. Doors (90% Minimum)	1			1			
Yes	b. Cabinets & Countertops (90% Minimum)	2			2			
Yes	c. Interior Trim and Shelving (90% Minimum)	1			1			
TBD	9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb	0			3			
Total Available Points in Finishes = 27		12	Possible Points					
L. FLOORING								
1. Use Environmentally Preferable Flooring (Minimum 15% Floor Area)								
≥15%	A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete, F) Local. Flooring Adhesives Must Meet SCCQM2 Rule 1168 for VOCs.	1			4			
TBD	2. Thermal Mass Floors (Minimum 50%)	0		1				
≥50%	3. Low Emitting Flooring (Section 01350, CRI Green Label Plus, Floorscore [*This credit is a requirement associated with J4: EPA IAP])	2			3			
Yes	4. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)	Y						
Total Available Points in Flooring = 6		3	Possible Points					
M. APPLIANCES AND LIGHTING								
Yes	1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)	2		1			1	
	2. Install ENERGY STAR Clothes Washer							
Yes	a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less)	3		1			2	
Yes	b. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5 or less)	2					2	
Yes	3. Install ENERGY STAR Refrigerator	1		1				
TBD	a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	0		1				
TBD	b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity	0						
TBD	4. Install Built-In Recycling Center or Composting Center	0				1		
TBD	a. Built-In Recycling Center	0				1		
TBD	b. Built-In Composting Center	0				1		
	5. Install High-Efficacy Lighting and Design Lighting System							

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New Home Version 4.2

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Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Yes	a. Install High-Efficacy Lighting	1		1				
TBD	b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant	0		1				
Total Available Points in Appliances and Lighting = 13		9	Possible Points					
N. OTHER								
Yes	1. Required: Incorporate GreenPoint Rated Checklist in Blueprints [*This credit is a requirement associated with J4: EPA IAP]	Y				R		
Yes	2. Pre-Construction Kick-Off Meeting with Rater and Sube	1	1					
TBD	3. Homebuilder's Management Staff are Certified Green Building Professionals	0	1					
	4. Develop Homeowner Education							
Yes	a. Develop Homeowner Manual of Green Features/Benefits (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	2		1			1	
Yes	b. Conduct Educational Walkthroughs (Prerequisite is N4a) [*This credit is a requirement associated with J4: EPA IAP]	1			1			
TBD	5. Install a Home System Monitor OR Participate in a Time-of-Use Pricing Program	0		1				
Total Available Points in Other = 6		4	Possible Points					
O. COMMUNITY DESIGN & PLANNING								
1. Develop Infill Sites								
TBD	a. Project is an Urban Infill Development	0	1			1		
TBD	b. Home(s)/Development is Located within 1/2 Mile of a Major Transit Stop	0	2					
TBD	2. Build on Designated Brownfield Site	0	3					
3. Cluster Homes & Keep Size in Check								
TBD	a. Cluster Homes for Land Preservation	0	1			1		
TBD	b. Conserve Resources by Increasing Density (10 Units per Acre or Greater)	0	2			2		
	c. Home Size Efficiency	0				9		
	i. Enter Average Unit Square Footage							
	ii. Enter Average Number of Bedrooms/Unit							
4. Design for Walking & Bicycling								
a. Site Has Pedestrian Access Within 1/2 Mile of Community Services:								
TIER 1: Enter Number of Services Within 1/2 Mile								
1) Day Care 2) Community Center 3) Public Park 4) Drug Store								
5) Restaurant 6) School 7) Library 8) Farmer's Market 9) After School Programs 10) Convenience Store Where Meat & Produce are Sold								
TIER 2: Enter Number of Services Within 1/2 Mile								
1) Bank 2) Place of Worship 3) Laundry/Cleaners 4) Hardware								
5) Theater/Entertainment 6) Fitness/Gym 7) Post Office								
8) Senior Care Facility 9) Medical/Dental 10) Hair Care								
11) Commercial Office or Major Employer 12) Full Scale Supermarket								
i. 5 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)								
ii. 10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)								

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Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	b. Development is Connected with A Dedicated Pedestrian Pathway to Places of Recreational Interest Within 1/4 mile	0	1					
TBD	c. Install Traffic Calming Strategies (Minimum of Two): - Designated Bicycle Lanes are Present on Roadways; - Ten-Foot Vehicle Travel Lanes; - Street Crossings Closest to Site are Located Less Than 300 Feet Apart; - Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands	0	2					
5. Design for Safety & Social Gathering								
Yes	a. All Home Front Entrances Have Views from the Inside to Outside Callers	1	1					
Yes	b. All Home Front Entrances Can be Seen from the Street and/or from Other Front Doors	1	1					
TBD	c. Orient Porches (min. 100sf) to Streets and Public Spaces	0	1					
TBD	d. Development Includes a Social Gathering Space	0	1					
6. Design for Diverse Households (6a. Is a Prerequisite for 6b. and 6c.)								
TBD	a. All Homes Have At Least One Zero-Step Entrance	0	1					
TBD	b. All Main Floor Interior Doors & Passageways Have a Minimum 32-inch Clear Passage Space	0	1					
Yes	c. Locate Half-Bath on the Ground Floor	0	1					
Yes	d. Provide Full-Function Independent Rental Unit	1	1					
Total Achievable Points in Community Design & Planning = 35		3	Possible Points					
P. INNOVATION								
A. Site								
1. Stormwater Control: Prescriptive Path (Maximum of 3 Points, Mutually Exclusive with PA2.)								
TBD	a. Use Permeable Paving for 25% of Driveways, Patios and Walkways	0	1					
TBD	b. Install Bio-Retention and Filtration Features	0	2					
Yes	c. Route Downspout Through Permeable Landscape	1	1					
Yes	d. Use Non-Leaching Roofing Materials	1	1					
TBD	e. Include Smart Street/Driveway Design	0	1					
TBD	2. Stormwater Control: Performance Path (Mutually Exclusive with PA1): Perform Soil Percolation Test and Capture and Treat 85% of Total Annual Runoff	0	3					
C. Landscape								
Yes	1. Meet Local Landscape Program Requirement	2					2	
D. Structural Frame & Building Envelope								
1. Design, Build and Maintain Structural Pest and Rot Control								
TBD	a. Locate All Wood (Siding, Trim, Structure) At Least 12" Above Soil	0				1		
TBD	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood Basements [*This credit is a requirement associated with J4: EPA IAP]	0				1	1	
2. Use Moisture Resistant Materials in Wet Areas: Kitchen, Bathrooms, Utility Rooms, and Basements								
E. Exterior								
TBD	1. Vegetated Roof (Minimum 25%)	0	2	2				

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Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
G. Plumbing								
TBD	1. Greywater Pre-Plumbing (Includes Washing Machine at Minimum)	0					1	
TBD	2. Greywater System Operational (Includes Washing Machine at Minimum)	0					2	
TBD	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)	0					1	
TBD	4. Composting or Waterless Toilet	0					2	
TBD	5. Install Drain Water Heat-Recovery System	0		1				
TBD	6. Install a Hot Water Desuperheater	0		2				
H. Heating, Ventilation, and Air Conditioning								
Yes	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7) [*This credit is a requirement associated with J4: EPA IAP]	1			1			
TBD	2. Design HVAC System to Manual T for Register Design	0		1				
K. Finishes								
TBD	1. Materials Meet SMART Criteria (Select the number of points, up to 5 points)	0				5		
N. Other								
TBD	1. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				2		
TBD	2. Educational Signage of Project's Green Features							
TBD	a. Promotion of Green Building Practices	0	1					
TBD	b. Installed Green Building Educational Signage	0	1					
3. Innovation: List innovative measures that meet green building objectives. Enter in the number of points in each category for a maximum of 4 points for the measure in the blue cells. Points achieved column will be automatically fill in based on the sum of the points in each category. Points and measures will be evaluated by Build It Green.								
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
Total Achievable Points in Innovation = 33+		5	Possible Points					
Q. CALIFORNIA CALGreen CODE								
No	Home meets all applicable CAL Green measures listed in above Sections A - P of the GreenPoint Rated checklist.	N	R					
The following measures are mandatory in the CALGreen code and do not earn points in the GreenPoint Rated Checklist, but have been included in the Checklist for the convenience of jurisdictions.								
The GreenPoint Rater is not a code enforcement official. The measures in this section may be verified by the GreenPoint Rater at their own discretion and/or discretion of the building official.								
Yes	1. CALGreen 4.106.2 Storm water management during construction.	Y						
Yes	2. CALGreen 4.106.3 Design for surface water drainage away from buildings.	Y						
Yes	3. CALGreen 4.303.1 As an alternative to prescriptive compliance, a 20% reduction in baseline water use shall be demonstrated through calculation	Y						

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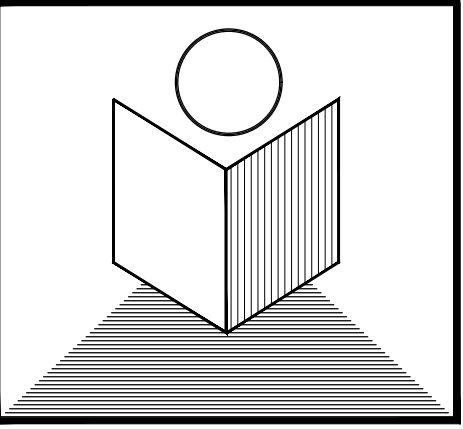
Page 10 of 11

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Yes	4. CALGreen 4.406.1 Joints and openings. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected	Y						
Yes	5. CALGreen 4.503.1 Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA Phase II emission limits	Y						
Yes	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations	Y						
Yes	7. CALGreen 4.505.3 19% moisture content of building framing materials	Y						
Yes	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems	Y						
Total Achievable Points in California Green Code = 0		0						
Summary								
Total Available Points in Specific Categories			35	96+	44	110	56	
Minimum Points Required in Specific Categories		50	0	30	5	6	9	
Total Points Achieved		136	9	49	22	10	38	
Project has not yet met the following recommended minimum requirements:								
- Total Project Score of At Least 50 Points								
- Required measures:								
-A3a: 50% waste diversion by weight								
-H10a: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards								
-J2: 15% above Title 24								
-N1: Incorporate GreenPoint Rated Checklist into blueprints								
- Minimum points in specific categories:								
-Energy (30 points)								
-IAQ/Health (5 points)								
-Resources (6 points)								
-Water (9 points)								

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Single Family Checklist
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T.N. DESIGN

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Kumar (N) Residence

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Los Gatos, CA. 95032
APN: **532-33-069**

Existing Site Images

no.	revisions	date
1	DRC	02/05/2026
2		

date issued: 02/05/2026

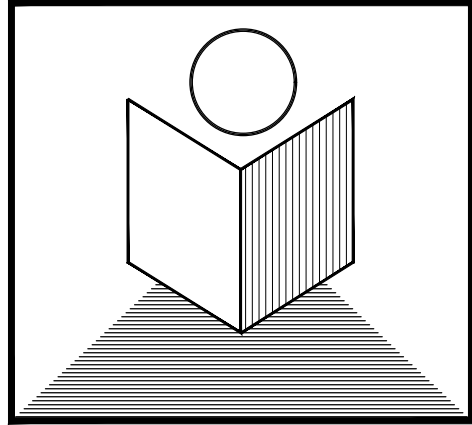
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job#: 3620-2026

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Residence

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Los Gatos, CA. 95032
APN: 532-33-069

PROPOSED GRADING/ UTILITY PLAN

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

no.	revisions	date
DRC		02/05/2026

1		
2		

date issued: 02/05/2026

drawn by: NGHI THANH LE

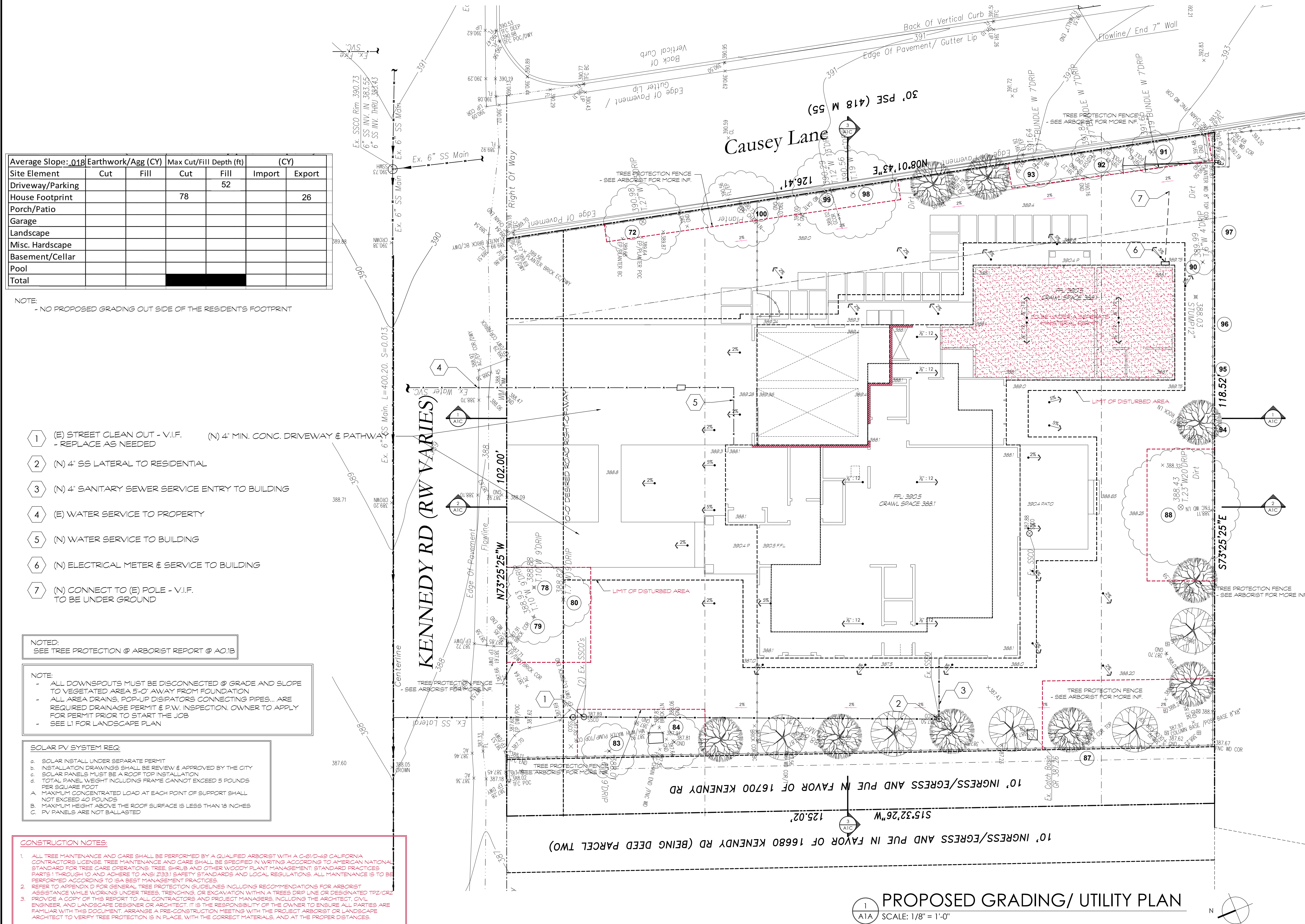
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Los Gatos, CA. 95032
APN: **532-33-069**

SCALE: $\frac{1}{8}" = 1'-0"$

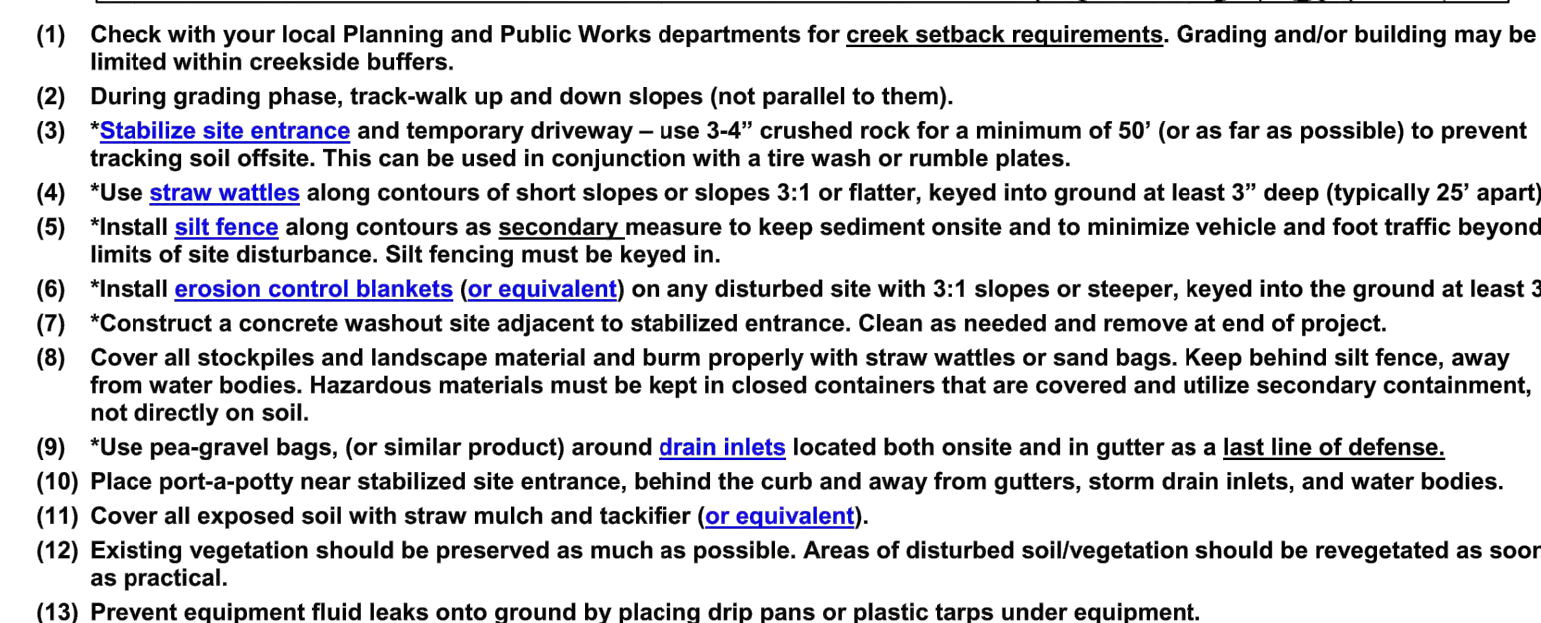
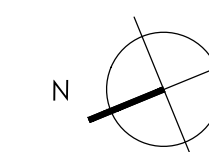
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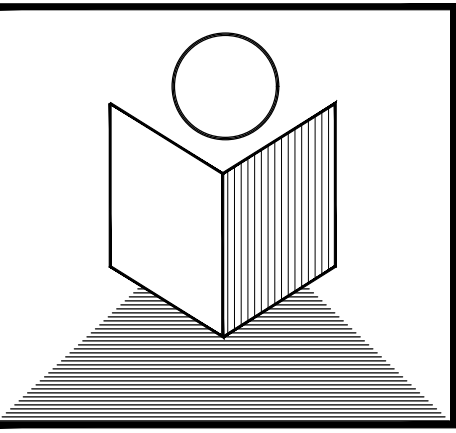
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Note: [Schedule construction activities](#) to reduce erosion potential. Sediment and erosion control shall be continually maintained throughout the rainy season (October 1st – April 15th) and must remain effective through the construction and landscape phases. Inspect and maintain Best Management Practices (BMPs) before and after rain events. *See reverse for detail drawings. Visit www.mctsonpp.org for more information on construction site management.





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Residence

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Los Gatos, CA. 95032
APN: 532-33-069

PROPOSED
SITE SECTIONS
& IMPERVIOUS CAL.

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

no.	revisions	date
1	DRC	02/05/2026

date issued: 02/05/2026

drawn by: NGHI THANH LE

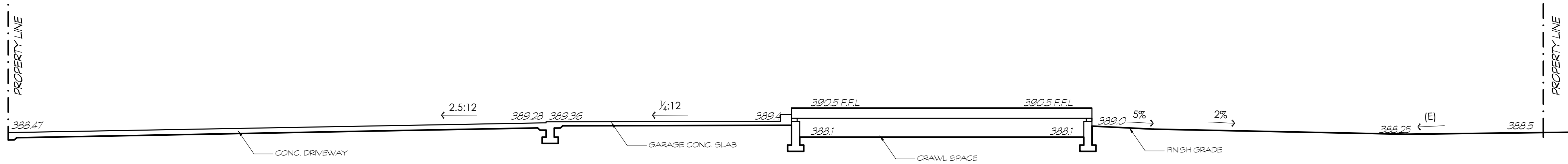
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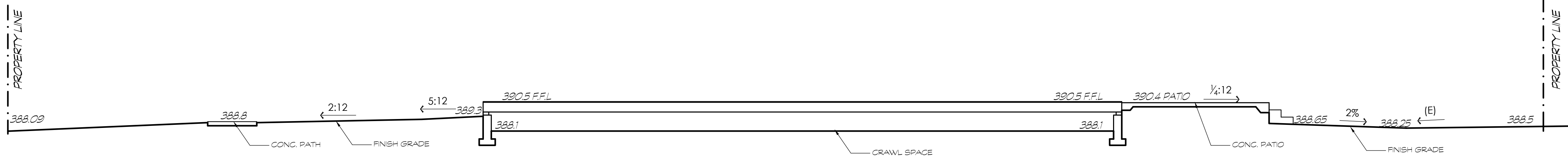
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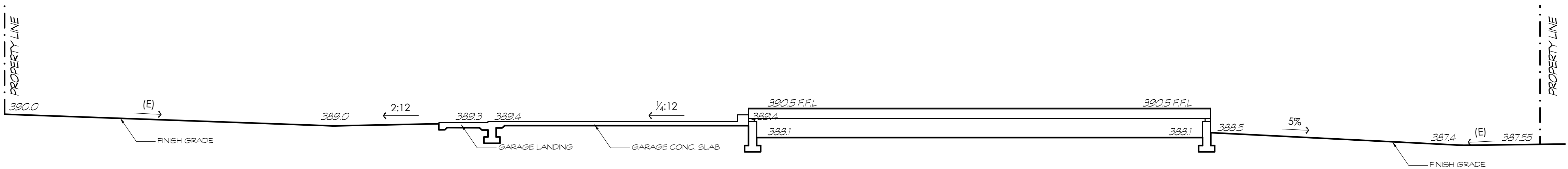
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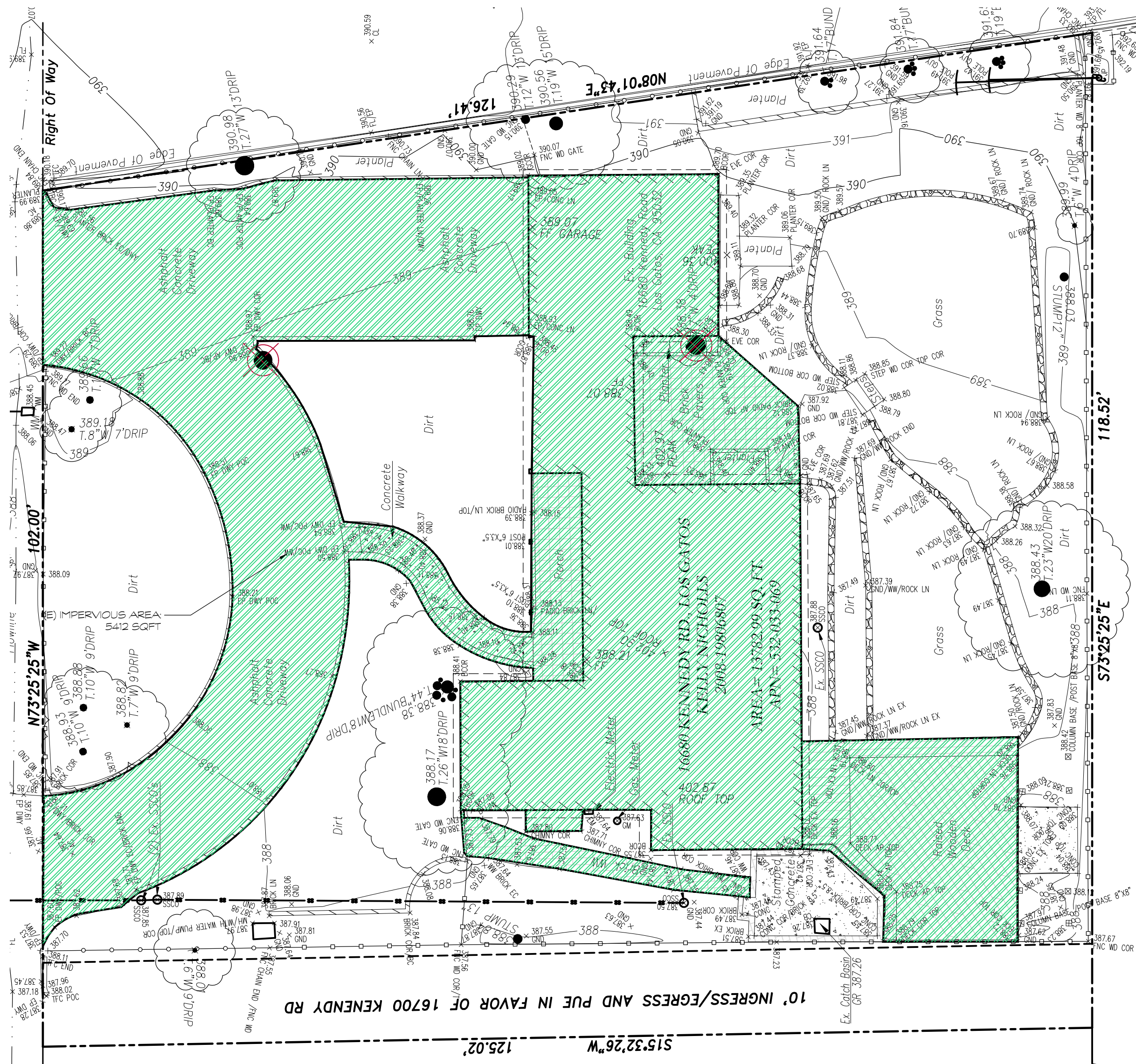
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A1C SCALE: 3/16" = 1'-0"



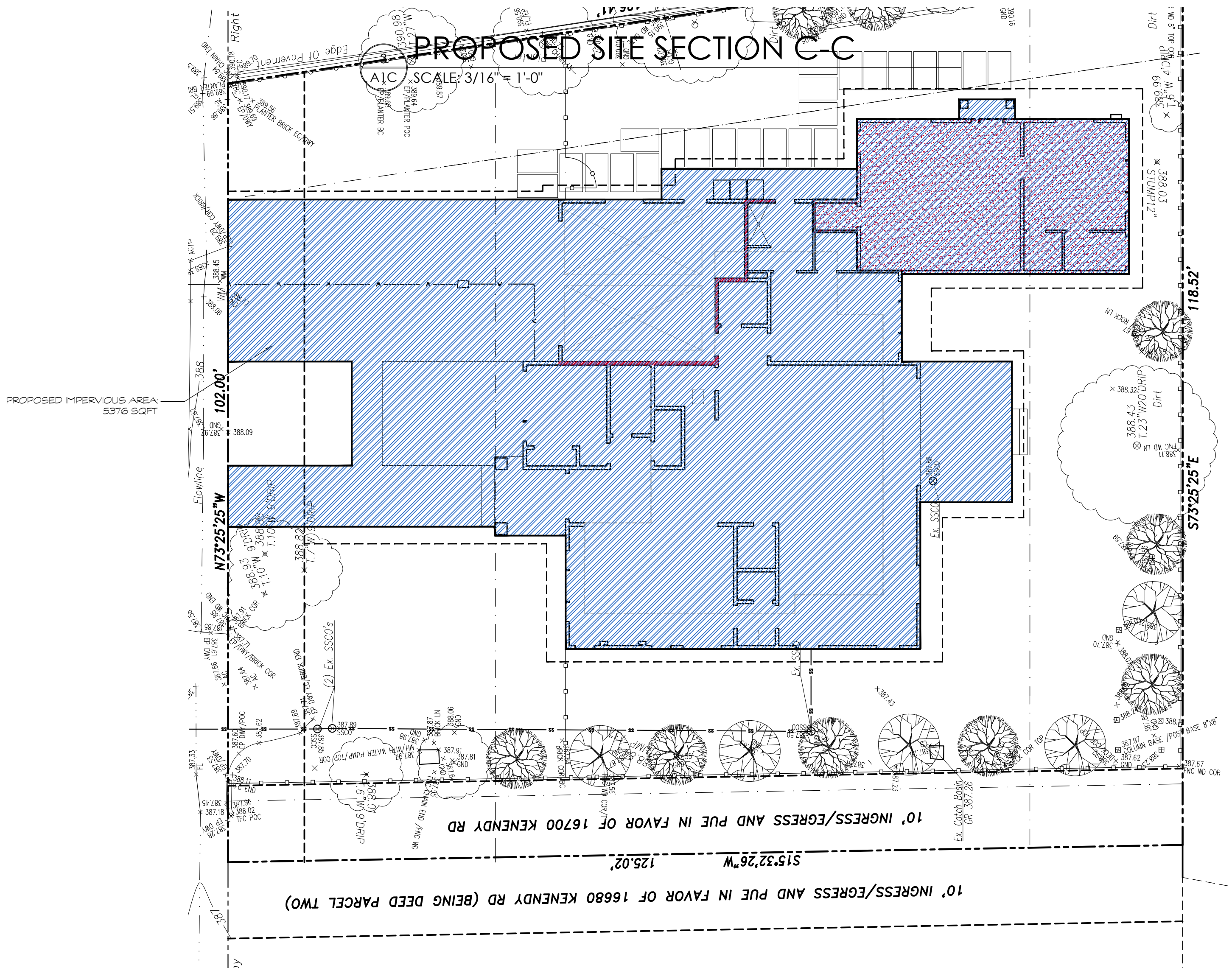
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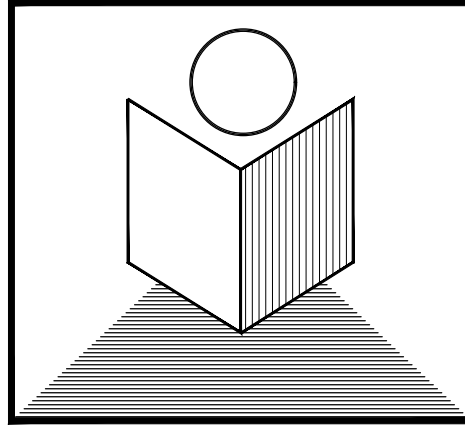
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A1C SCALE: 3/16" = 1'-0"



4 EXISTING IMPERVIOUS SURFACE AREA
A1C SCALE: 3/16" = 1'-0"



5 PROPOSED IMPERVIOUS SURFACE AREA
A1C SCALE: 3/16" = 1'-0"



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APN: 532-33-069

EXISTING & PROPOSED SITE PLAN

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

no.	revisions	date
	DRC	02/05/2026

1	
2	

date issued: 02/05/2026

drawn by: NGHI THANH LE

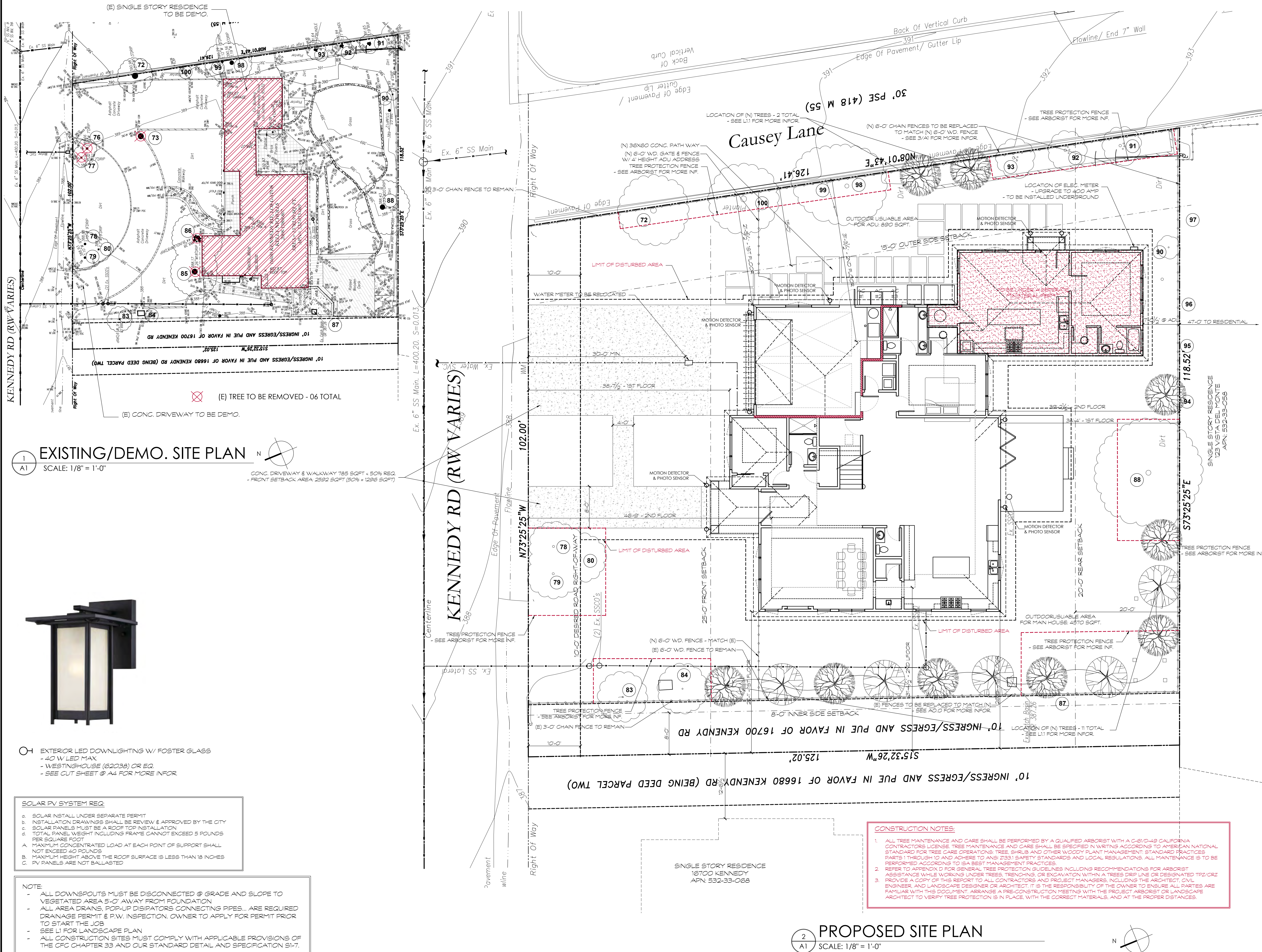
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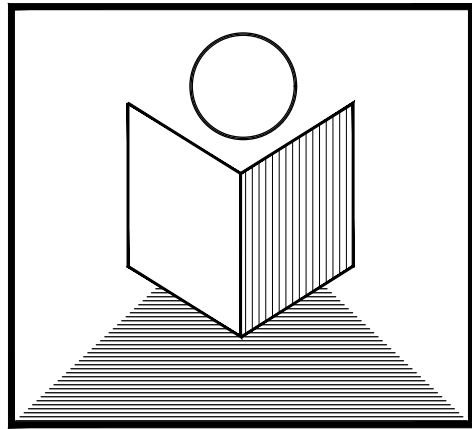
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APN: **532-33-069**

SHADOW STUDY

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

no.	revisions	date
	DRC	02/05/2026

1	
2	

date issued: 02/05/2026

drawn by: NGHI THANH LE

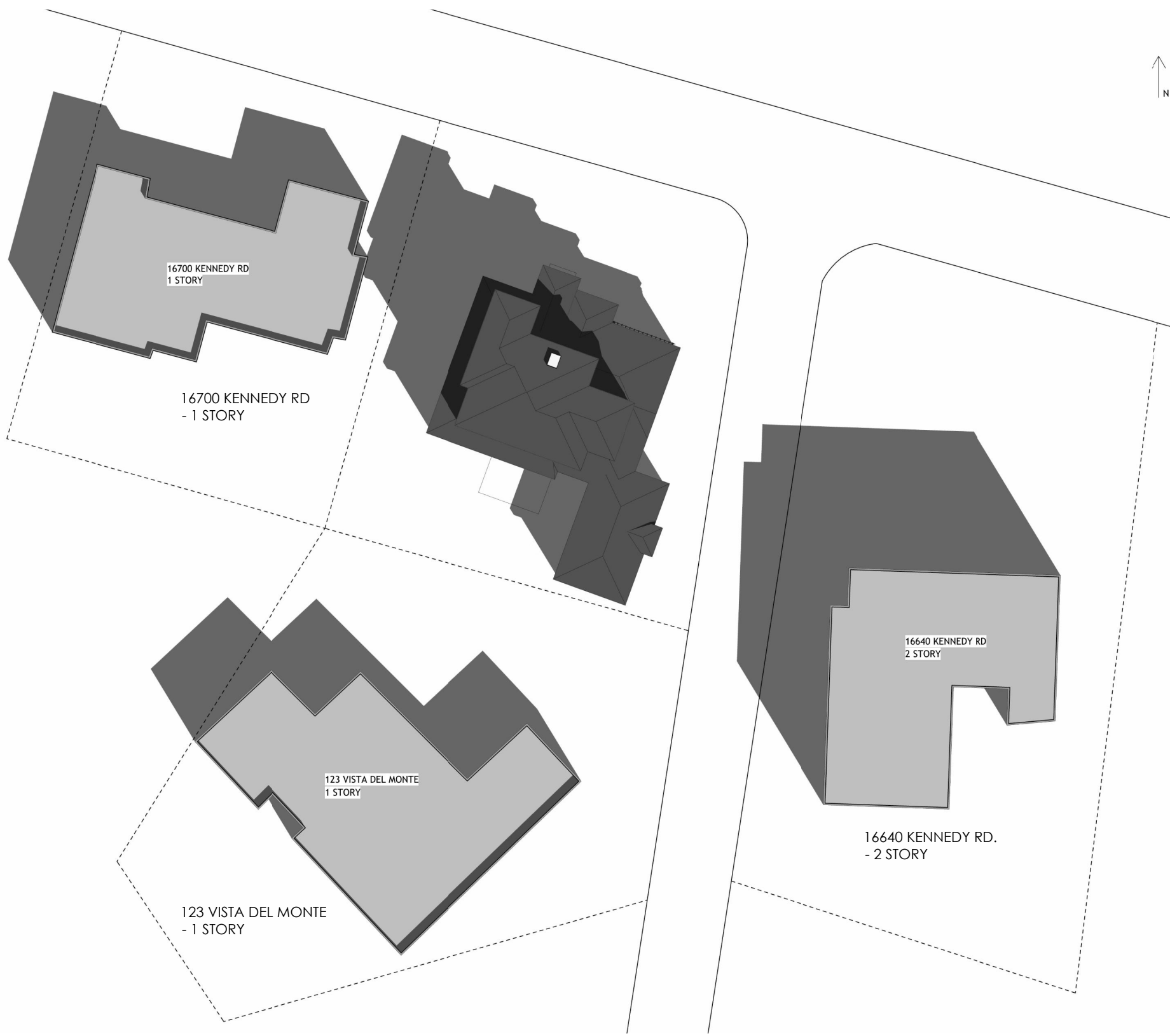
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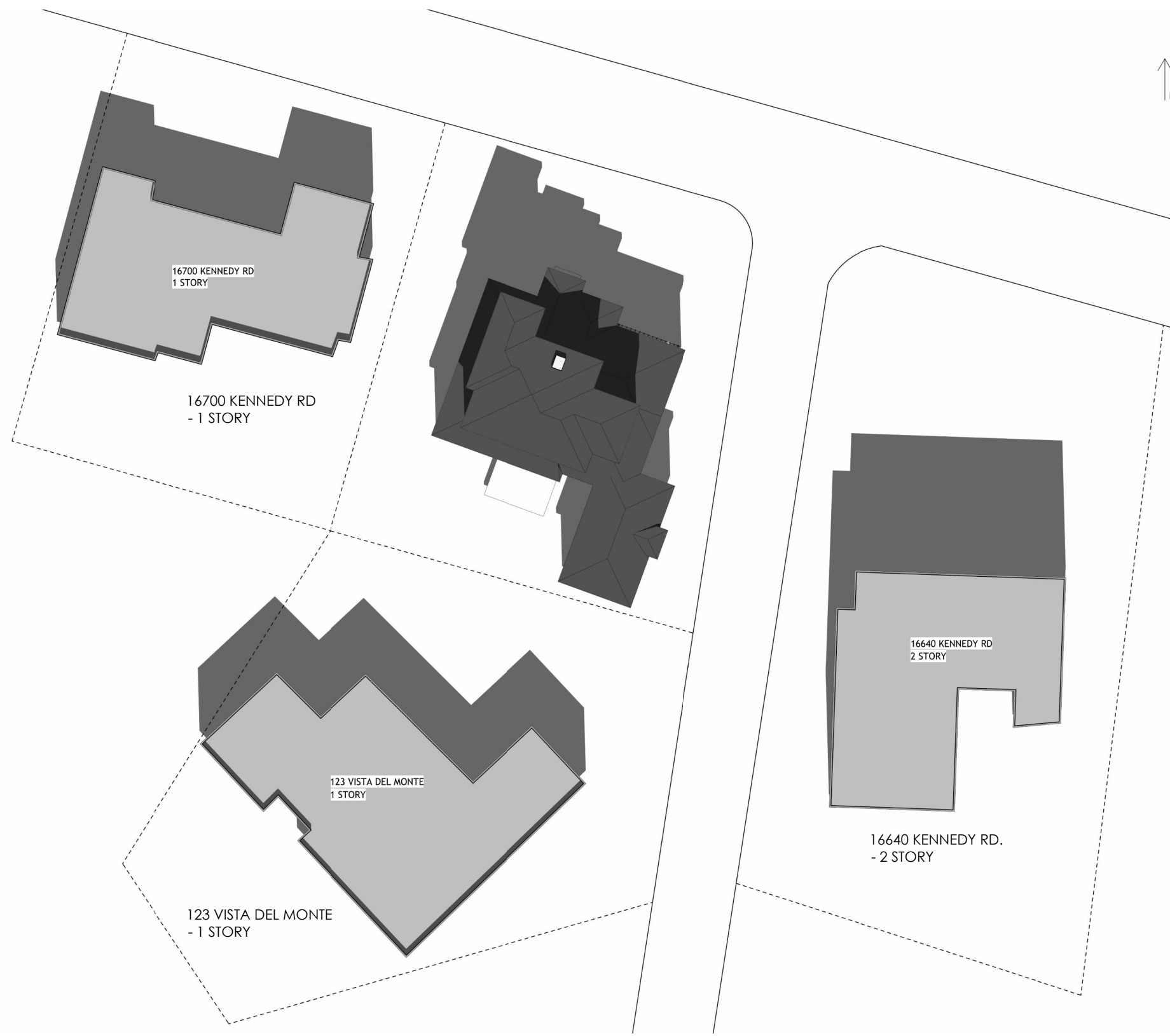
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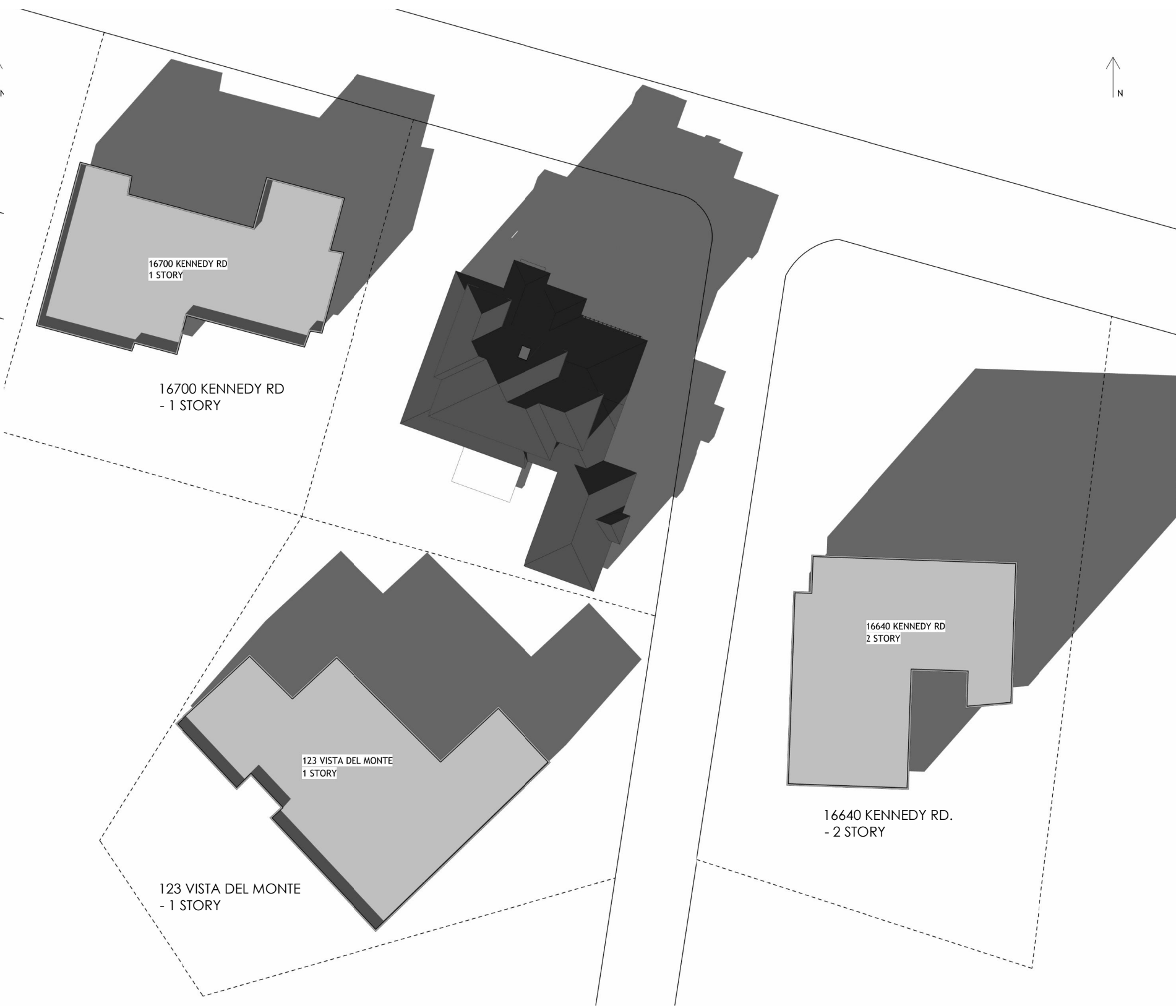
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1 DEC. 21 @ 9AM
A2A N.T.S.



2 DEC. 21 @ NOON
A2A N.T.S.



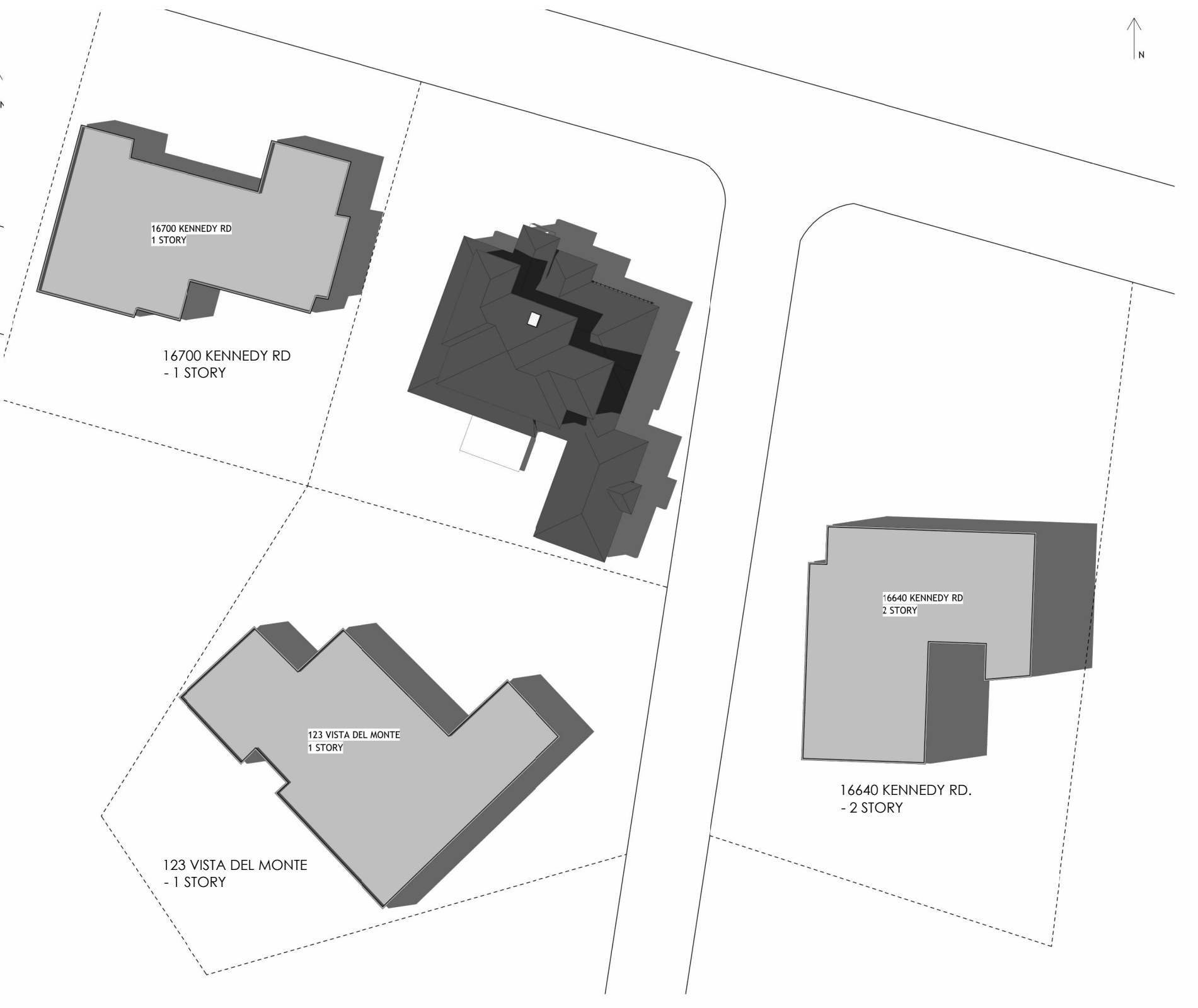
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4 JUN. 21 @ 9AM
A2A N.T.S.



5 JUN. 21 @ NOON
A2A N.T.S.



6 JUN. 21 @ 3PM
A2A N.T.S.

EGRESS WINDOW REQ.:

- AN OPENING FOR EMERGENCY THAT IS AT LEAST 5.7 SQUARE FEET IN OPENING AREA
- MINIMUM OPENING SIZE IS 20" WIDTH X 24" HIGH
- HAVE EGRESS OPENING NO MORE THAN 44" A.F.F.
- **IN ORDER TO MEET THE REQUIRED 5.7 SQFT TOTAL, EITHER THE WIDTH OR HEIGHT, OR BOTH MUST EXCEED THE MINIMUM DIMENSION**

PROJECT FIXTURES SCHEDULE:

- FIRE ALARMS SHOULD BE LISTED AS COMPLYING WITH UL217 AND BE INSTALLED & MAINTAINED IN ACCORDANCE WITH NFPA 72 & MANUF. INSTRUCTION
- CARBON MONOXIDE ALARM SHALL BE LISTED AS COMPLYING WITH UL2034 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA720 AND THE MANF. INSTRUCTIONS
- ALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL BE HARDWIRE, INTERCONNECTED AND HAVE BATTERY BACK-UP

- ⑤ SMOKE DETECTOR
⑤ SMOKE/CARBON MONOXIDE ALARM

ASHRAE 62.2 COMPLIANCE NOTES:

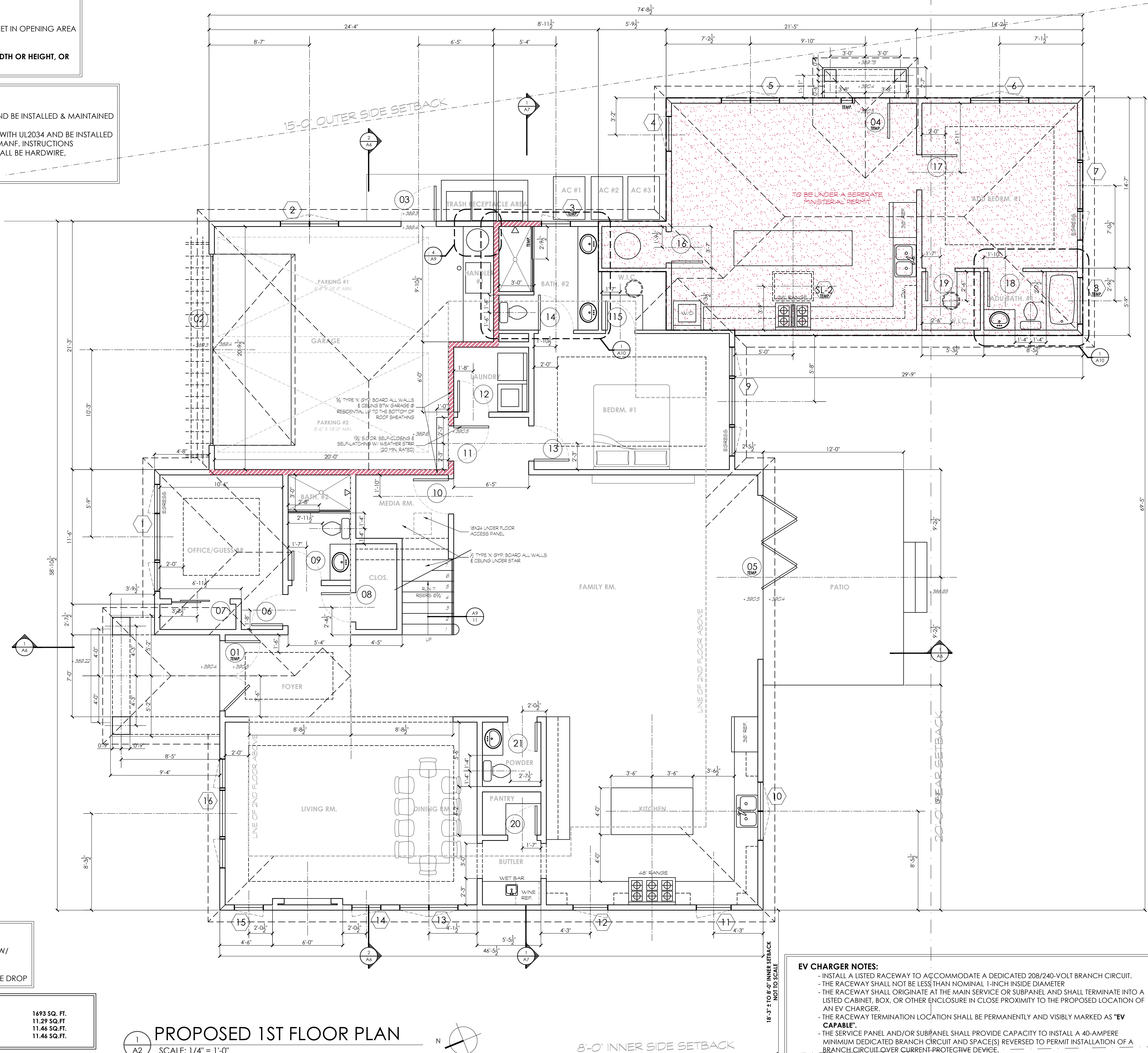
- ALL BATHROOM FANS ARE INTERMITTENTED & REQ. 50 CFM MIN. W/ HUMIDITY CONTROL
- KITCHEN HOOD FAN IS 100 CFM. MIN.
- HVAC FILTER IS MERV 6 MIN., 1" THICK W/ MAX. 0.1" W.C. PRESSURE DROP

* FLOOR VENT CALCULATION

AREA REQ. FLOOR VENT:
AREA OF VENT REQ. PROVIDE: 16-14XB VENT W/ MESH 16 X .716 SQFT/EA**
TOTAL

1693 SQ. FT.
11.29 SQ.FT.
11.46 SQ.FT.
11.46 SQ.FT.

* DESIGN 1/2" HIGH & LOW VENTS
** .778 SQFT/EA - 15% FOR NFPA/EA (.062 SQFT) = .716 SQFT.
*** 60 SQ. INCH NFA/EA (.425 SQFT).

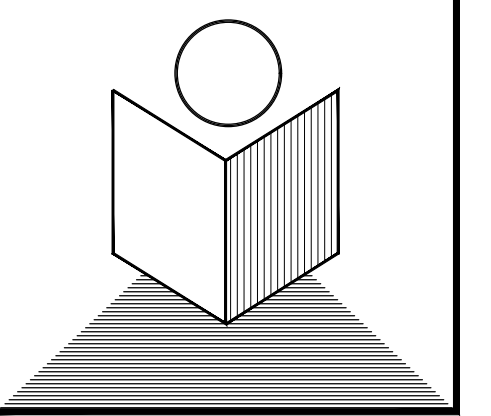


PROPOSED 1ST FLOOR PLAN

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

EV CHARGER NOTES:

- INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.
- THE RACEWAY SHALL NOT BE LESS THAN 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.
- THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".
- THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) REVERSED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVER CURRENT PROTECTIVE DEVICE.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE REVERVED OVERCURRENT PROTECTIVE DEVICE SPACE(S) AS "EV CAPABLE"



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PROPOSED 1ST
FLOOR PLAN

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

no.	revisions	date
1	DRC	02/05/2026

1	2	3
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date issued: 02/05/2026

drawn by: NGHI THANH LE

job#: 3620-2026

drawing number

A2

of sheets

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EGRESS WINDOW REQ.:

- AN OPENING FOR EMERGENCY THAT IS AT LEAST 5.7 SQUARE FEET IN OPENING AREA
- MINIMUM OPENING SIZE IS 20" WIDTH X 24" HIGH
- HAVE EGRESS OPENING NO MORE THAN 44" A.F.F.
- **IN ORDER TO MEET THE REQUIRED 5.7 SQFT TOTAL, EITHER THE WIDTH OR HEIGHT, OR BOTH MUST EXCEED THE MINIMUM DIMENSION**

FIRE/SAFETY REQ.:

- FIRE ALARMS SHOULD BE LISTED AS COMPLYING WITH UL217 AND BE INSTALLED & MAINTAINED IN ACCORDANCE WITH NFPA 72 & MANUF. INSTRUCTION
- CARBON MONOXIDE ALARM SHALL BE LISTED AS COMPLYING WITH UL2034 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA720 AND THE MANF. INSTRUCTIONS
- ALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL BE HARDWIRE, INTERCONNECTED AND HAVE BATTERY BACK-UP

ASHRAE 62.2 COMPLIANCE NOTES:

- ALL BATHROOM FANS ARE INTERMITTENTED & REQ. 50 CFM MIN. W/ HUMIDITY CONTROL
- KITCHEN HOOD FAN IS 100 CFM. MIN.
- HVAC FILTER IS MERV 6 MIN., 1" THICK W/ MAX. 0.1" W.C. PRESSURE DROP

- Ⓢ SMOKE DETECTOR
Ⓢ SMOKE/CARBON MONOXIDE ALARM

WINDOW SCHEDULE:

WIN. #	WINDOW SIZE	WINDOW TYPE
1	9'-4" X 5'-0"	CS - FIXED - CS UNIT
2	5'-0" X 4'-0"	DBL CASEMENT
3	2'-0" X 4'-0"	CASEMENT (L)
4	3'-0" X 5'-0"	CASEMENT (R)
5	5'-0" X 5'-0"	DBL CASEMENT
6	5'-0" X 5'-0"	DBL CASEMENT
7	9'-4" X 5'-0"	CS - FIXED - CS UNIT
8	4'-0" X 3'-0"	AWNING
9	9'-4" X 5'-0"	CS - FIXED - CS UNIT
10	5'-0" X 4'-0"	DBL CASEMENT
11	3'-0" X 4'-0"	CASEMENT (L)
12	5'-0" X 5'-0"	DBL CASEMENT
13	3'-0" X 5'-0"	CASEMENT (R)
14	9'-4" X 5'-0"	CS - FIXED - CS UNIT
15	4'-0" X 3'-0"	AWNING
16	4'-0" X 3'-0"	PICTURE FRAME (FIXED)
17	4'-0" X 3'-0"	PICTURE FRAME (FIXED)
18	4'-0" X 3'-0"	PICTURE FRAME (FIXED)
19	4'-0" X 3'-0"	AWNING
20	2'-0" X 3'-0"	CASEMENT (L)
21	9'-4" X 5'-0"	CS - FIXED - CS UNIT
22	9'-4" X 5'-0"	CS - FIXED - CS UNIT
23	2'-0" X 3'-0"	CASEMENT (L)
24	9'-4" X 5'-0"	CS - FIXED - CS UNIT
25	2'-6" X 4'-0"	CURB MOUNT SKYLIGHT
26	2'-6" X 3'-6"	CURB MOUNT SKYLIGHT

DOOR SCHEDULE:

DR. #	DR. SIZE	DOOR TYPE
1	4'-0" X 8'-0"	SOLID ENTRY DR.
2	16'-0" X 8'-0"	SOLID GARAGE DR.
3	3'-0" X 8'-0"	EXTERIOR DR.
4	3'-0" X 8'-0"	EXTERIOR DR. W/ 12" SIDELIGHT
5	16'-0" X 8'-0"	PATIO FOLING DR.
6	2'-8" X 8'-0"	INTERIOR DR.
7	5'-0" X 8'-0"	INTERIOR SLIDER
8	2'-6" X 8'-0"	INTERIOR DR.
9	3'-0" X 8'-0"	INTERIOR DR.
10	3'-0" X 8'-0"	INTERIOR DR.
11	3'-0" X 8'-0"	20" MIN. FIRE RATED
12	2'-8" X 8'-0"	INTERIOR LOUVER DR.
13	3'-0" X 8'-0"	INTERIOR DR.
14	3'-0" X 8'-0"	INTERIOR DR.
15	3'-0" X 8'-0"	INTERIOR DR.
16	2'-6" X 8'-0"	INTERIOR DR.
17	2'-6" X 8'-0"	INTERIOR LOUVER DR.
18	3'-0" X 8'-0"	INTERIOR DR.
19	2'-6" X 8'-0"	INTERIOR DR.
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97	2'-6" X 8'-0"	INTERIOR DR.
98	2'-6" X 8'-0"	INTERIOR DR.
99	2'-6" X 8'-0"	INTERIOR DR.
100	2'-6" X 8'-0"	INTERIOR DR.

PROJECT FIXTURES SCHEDULE:

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

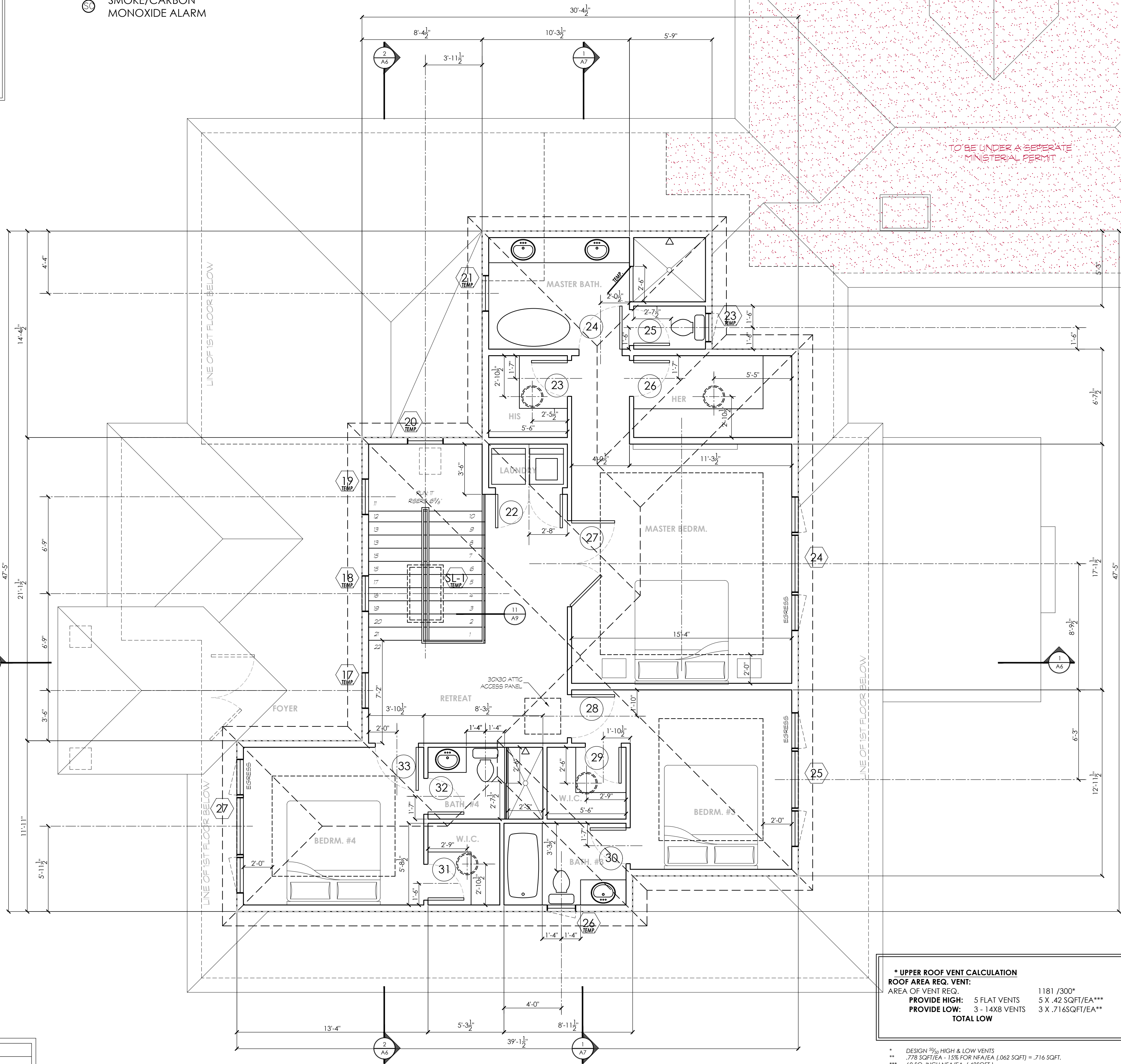
FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi ^{1,3}
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi ^{1,3}
Kitchen faucets	1.5 gpm @ 60 psi ^{2,4}
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush ⁵
Flushometer tank water closets	1.28 gallons/flush ⁵
Flushometer valve water closets	1.28 gallons/flush ⁵
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

- ¹ Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
² Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
³ Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
⁴ Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.08 gallons/flush installed throughout.
⁵ Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

WHOLE HOUSE VENTILATION CAL:

Conditioned Floor Area (ft²)	Bedrooms				
	0-1	2-3	4-5	6-7	>7
≤1500	30	45	60	75	90
1501-3000	45	60	75	90	105
3001-4500	60	75	90	105	120
4501-6000	75	90	105	120	135
6001-7500	90	105	120	135	150
>7500	105	120	135	150	165

REQ = 0.03 X CFA + 7.5 X (# BEDRMS + 1)
= 0.03 X 2909 + 7.5 X 6 = 132.27 CFM > REQ. OF 90 CFM

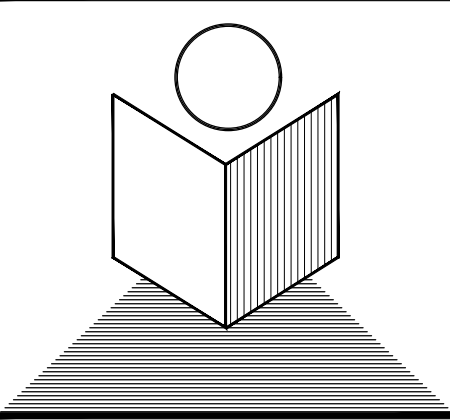


* UPPER ROOF VENT CALCULATION		
ROOF AREA REQ. VENT:		1181 SQ. FT.
AREA OF VENT REQ.	1181 / 300*	3.94 SQ.FT (50% = 1.97)
PROVIDE HIGH:	5 FLAT VENTS 5 X 42 SQFT/EA***	2.10 SQ.FT. (>50% REQ.)
PROVIDE LOW:	3 - 14X8 VENTS 3 X .716SQFT/EA**	2.15 SQ.FT.
TOTAL LOW		2.16 SQ.FT. (>50% HIGH)

- * DESIGN 3/8" HIGH & LOW VENTS
** .778 SQFT/EA - 15% FOR NFPA/EA (.062 SQFT) = .716 SQFT.
*** 60 SQ. INCH NFPA/EA (.423SQFT.).

* LOWER ROOF VENT CALCULATION		
ROOF AREA REQ. VENT:		945 SQ. FT.
AREA OF VENT REQ.	945 / 300*	2.33 SQ.FT (50% = 1.17)
PROVIDE HIGH:	3 FLAT VENTS 3 X 42 SQFT/EA***	1.26 SQ.FT. (>50% REQ.)
PROVIDE LOW:	2 - 14X8 VENTS 2 X .716SQFT/EA**	1.43 SQ.FT.
TOTAL LOW		1.43 SQ.FT. (>50% HIGH)

- * DESIGN 3/8" HIGH & LOW VENTS
** .778 SQFT/EA - 15% FOR NFPA/EA (.062 SQFT) = .716 SQFT.
*** 60 SQ. INCH NFPA/EA (.423SQFT.).



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PROPOSED 2ND
FLOOR PLAN

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

no.	revisions	date
1	DRC	02/05/2026

1	2	3
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date issued: 02/05/2026

drawn by: NGHI THANH LE

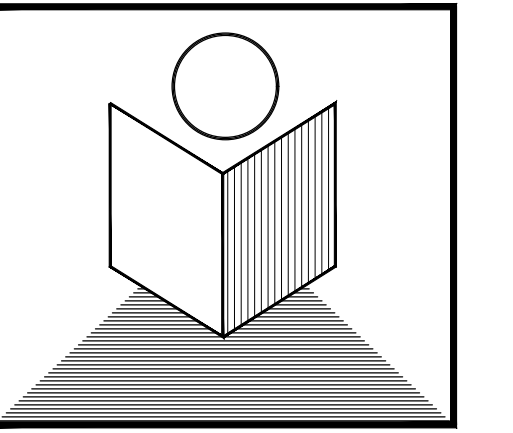
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GRAPHIC AREA CALCULATION

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

no.	revisions	date
	DRC	02/05/2026

1		
2		
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date issued: 02/05/2026

drawn by: NGHI THANH LE

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A3A

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* MAIN HOUSE GRAPHIC AREA CALCULATION		
- AREA A:	16'-0 1/2" X 8'-2 1/4"	131.71 SQFT.
- AREA B:	22'-0 1/2" X 33'-0 1/2"	808.05 SQFT.
- AREA C:	8'-4 1/2" X 33'-0 1/2"	276.28 SQFT.
- AREA D:	8'-8 1/2" X 11'-10 1/2"	103.67 SQFT.
- AREA E:	10'-5 1/2" X 2'-5 1/2"	26.00 SQFT.
- AREA F:	8'-6" X 9'-3 1/2"	79.13 SQFT.
- AREA G:	5'-9 1/2" X 5'-0"	28.96 SQFT.
- AREA H:	6'-9 1/2" X 10'-11"	74.71 SQFT.
- AREA I:	17'-7 1/2" X 11'-11"	210.16 SQFT.
- AREA J:	5'-6 1/2" X 14'-1 1/2"	78.79 SQFT.
- AREA K:	46'-5 1/2" X 37'-7 1/4"	1748.62 SQFT.

CONDITION AREAS:

- SECOND FLOOR: A - E	1345.71 SQFT. (1345.7148 SQFT BY COMP. CAL.)
- FIRST FLOOR: F - K	2220.37 SQFT. (2220.3690 SQFT BY COMP. CAL.)
TOTAL	3566.08 SQFT. = 3566.0 SQFT

FLOOR AREA RATIO

- LOT SIZE	12756 SQFT
- FAR	27.96%

* ADU GRAPHIC AREA CALCULATION

- AREA AD1:	5'-9 1/2" X 4'-3 1/2"	24.96 SQFT.
- AREA AD2:	5'-10 1/2" X 20'-3 1/2"	116.40 SQFT.
- AREA AD3:	29'-9" X 20'-3 1/2"	604.00 SQFT.

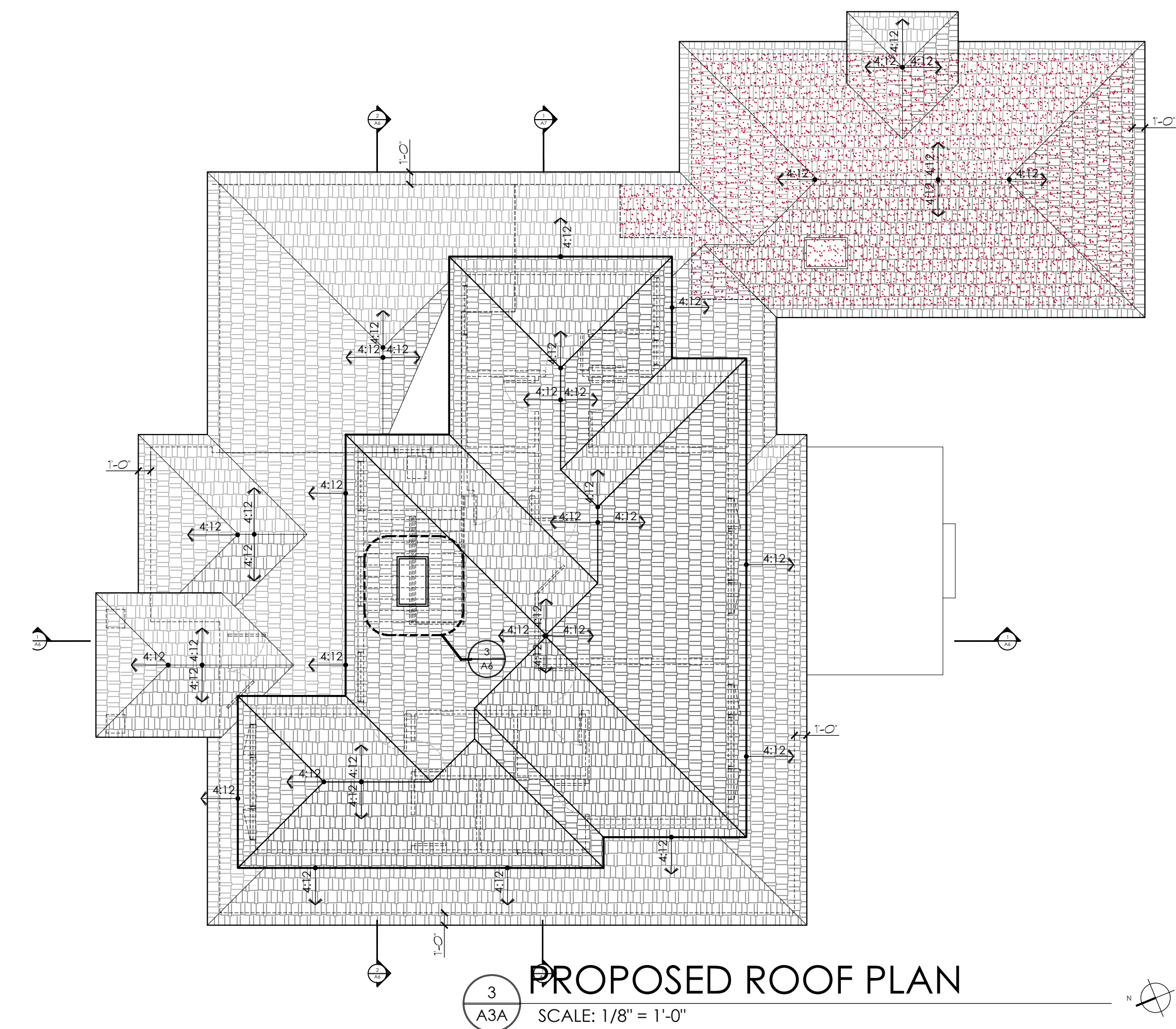
CONDITION AREAS:

- ADU:	AD1 - AD3	745.36 SQFT.
TOTAL		745.36 SQFT. = 745.0 SQFT

* LOT COVERAGE CALCULATION

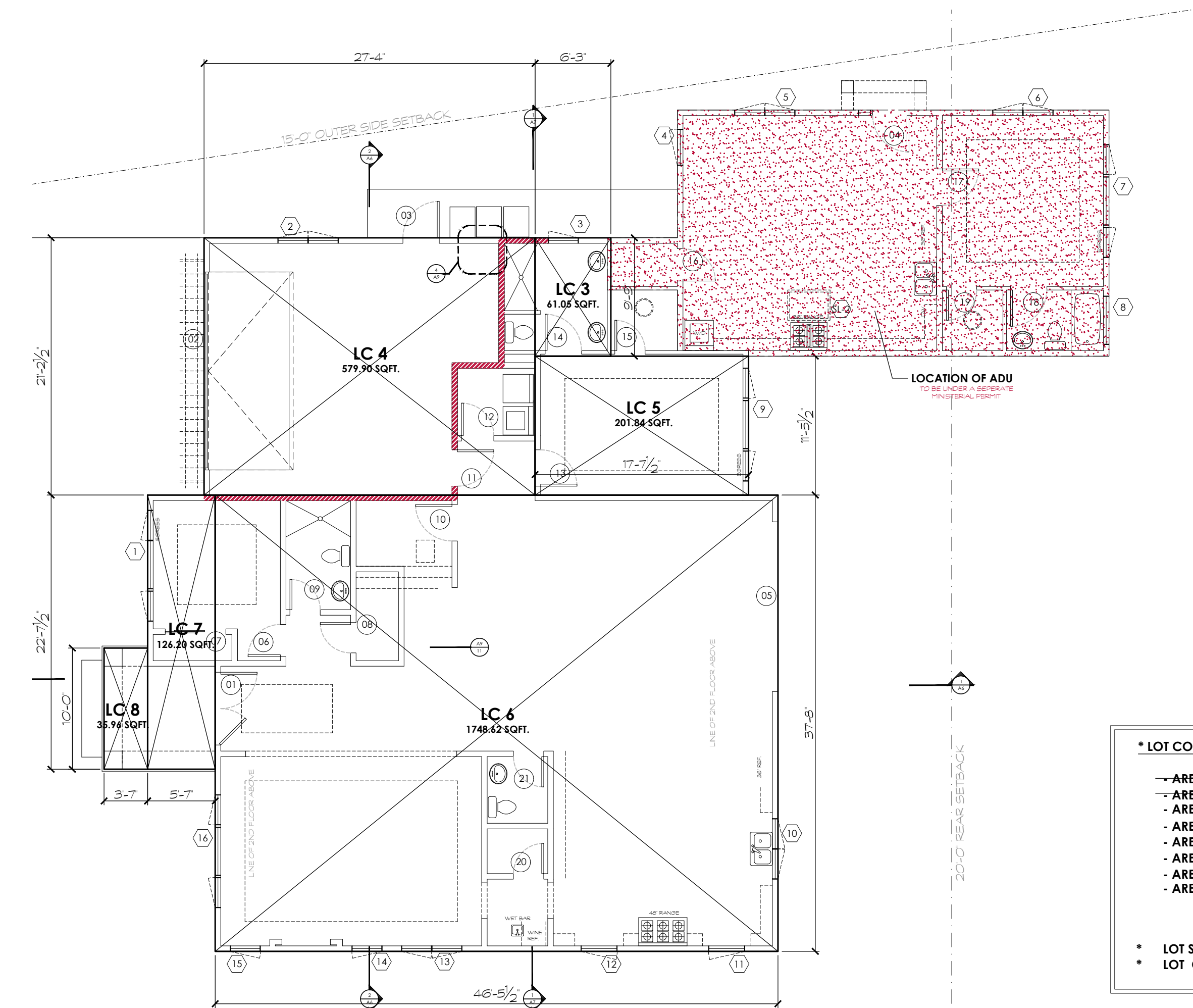
- AREA LC1:	29'-9" X 20'-3 1/2"	604.00 SQFT.
- AREA LC2:	5'-10 1/2" X 20'-3 1/2"	119.09 SQFT.
- AREA LC3:	6'-3" X 9'-9"	61.05 SQFT.
- AREA LC4:	27'-4" X 21'-2 1/2"	579.90 SQFT.
- AREA LC5:	17'-7 1/2" X 11'-5 1/2"	201.84 SQFT.
- AREA LC6:	46'-5 1/2" X 37'-8"	1748.62 SQFT.
- AREA LC7:	5'-7" X 22'-7 1/2"	126.20 SQFT.
- AREA LC8:	3'-7" X 10'-0"	35.96 SQFT.
TOTAL:		2753.56 SQFT = 2754.0 SQFT

* LOT SIZE:	12756 SQFT
* LOT COVERAGE	2744/12756 21.59%



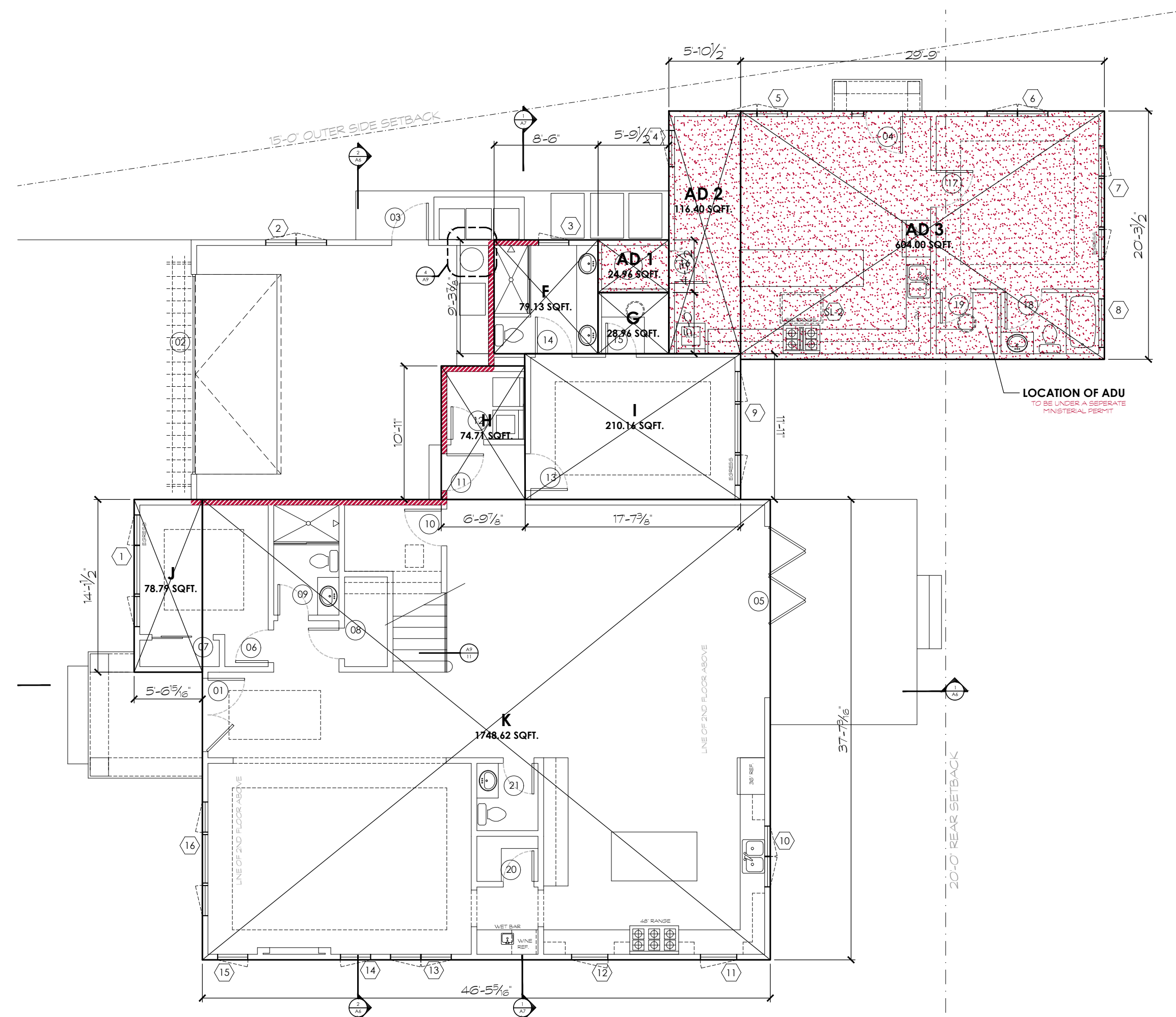
PROPOSED ROOF PLAN

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



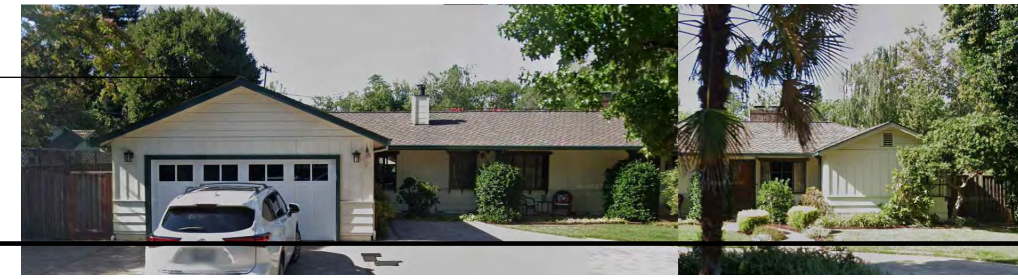
LOT COVERAGE CALCULATION

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



GRAPHIC CALCULATION

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



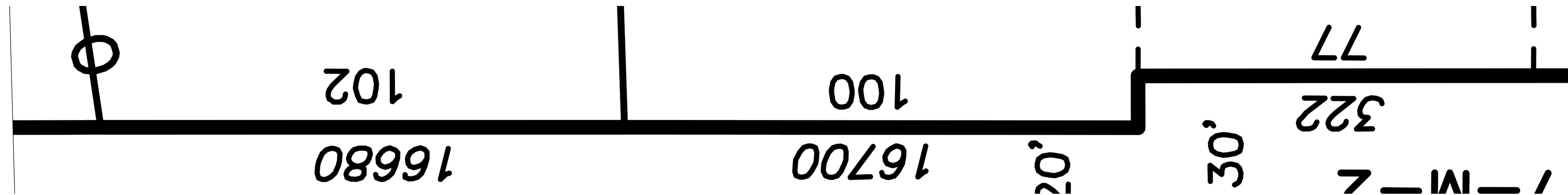
16630 KENNEDY RD.
- 2 STORY RESIDENTIAL

16640 KENNEDY RD.
- 2 STORY RESIDENTIAL

16680 KENNEDY RD.

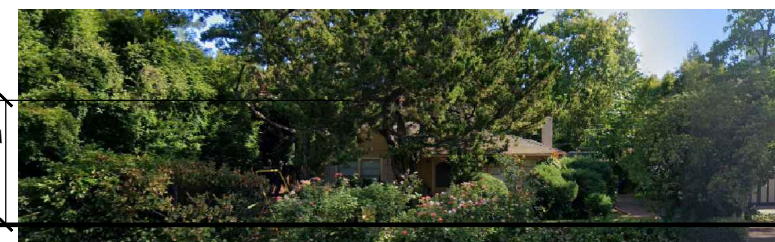
16700 KENNEDY RD.
- SINGLE STORY RESIDENTIAL

322 KENNEDY RD.
- SINGLE STORY RESIDENTIAL



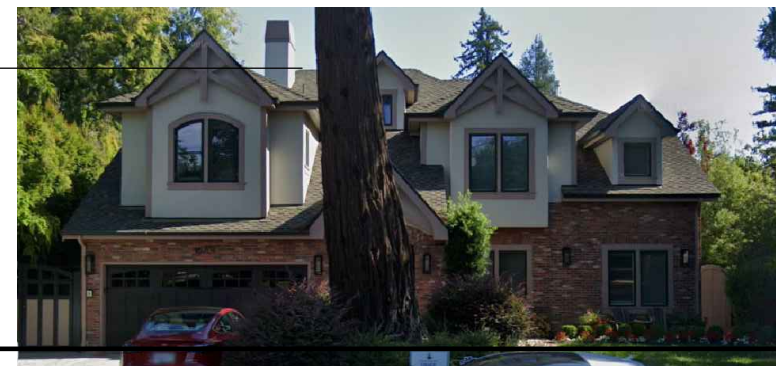
1
A4.0
PROJECT STREET SIDE ELEVATION
SCALE: 1/16" = 1'-0"

PROPERTY LINE



16711 KENNEDY RD.
- SINGLE STORY RESIDENTIAL

PROPERTY LINE



16701 KENNEDY RD.
- TWO STORY RESIDENTIAL

PROPERTY LINE



16699 KENNEDY RD.
- SINGLE STORY RESIDENTIAL

PROPERTY LINE



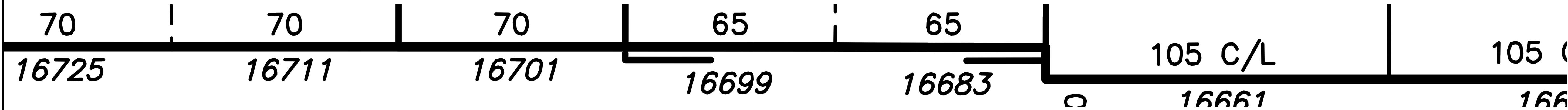
16683 KENNEDY RD.
- TWO STORY RESIDENTIAL

PROPERTY LINE

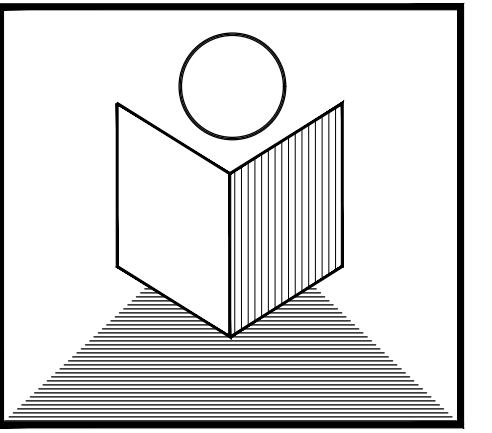


16661 KENNEDY RD.
- SINGLE STORY RESIDENTIAL

PROPERTY LINE



2
A4.0
OTHER SIDE STREET ELEVATION
SCALE: 1/16" = 1'-0"



T.N. DESIGN

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APN: **532-33-069**

STREET
ELEVATIONS

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

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drawn by: NGHI THANH LE

job#: 3620-2026

drawing number

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of sheets

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SSB960A/SSB960G

Our Best Metal Roof Louver, with fully enclosed hood to help prevent rodent/insect infiltration and leaf/pine needle clogging

- Slant-Back Design... An excellent choice against weather infiltration, especially in steep-slope applications
- Long-Lasting Construction... Available in aluminum (SSB960A) or galvanized (SSB960G) construction
- 20% More Ventilating Capacity**... A full 60 sq. in. of net free ventilating area (NFA) per vent
- Optional Weather Filter... helps resist virtually all types of weather infiltration (available on aluminum models)
- Lower Installation Costs... Fewer vents needed for installation**
- Easy Installation... Pre-drilled nail holes make installation easier
- Popular Colors Available... To complement most roofs
- Aluminum: Mill, Black, Brown, Weathered Wood, White and ShingleMatch™ Weathered Wood
- Galvanized: Black, Brown and Weathered Wood
- Granule Coated: Black, Brown, Weathered Wood and Shakedown

** Compared to typical 50 sq. in. NFA roof vents

Now available in 4 granule coated colors

How Many Do I Need? (Based on 1/300 Rule)

Total Attic Square Footage	Recommended Number of SSB960 Louvers	Minimum Intake Ventilation (Net Free Area in Sq. In.)
0-1000	4	240
1001-1500	6	360
1501-2000	8	480
2001-2500	10	600
2501-3000	12	720

SSB960 Instructions



Installation of SSB960 roof vents should comply with all local standards and regulations.

CAUTION: Use appropriate safety glasses, gloves and other equipment to avoid injury.

New Construction or Re-Roofing

Determine the location of vents: Vents should be placed on the roof in a grid pattern, with the center of each vent spaced 30" on center. The center of each vent should be 12" from the eave and 12" from the ridge. (Figure 1)

Cut and prepare the opening: Cut a hole in the roof sheathing, sheathing and/or decking, using the hole saw or a reciprocating saw. The hole should be 12" larger than the vent. (Figure 2)

Position the vent and nail the vent into place: Place the vent in the opening, making sure it is square and level. Nail the vent into place using the provided nails. (Figure 3)

Complete shingle installation: Complete the shingle installation over the vent, making sure the shingles are properly installed. (Figure 4)

Checklist: Verify that the vent is properly installed, that the shingles are properly installed, and that the vent is properly sealed. (Figure 5)

Instrucciones para la SSB960

La instalación de las rejillas de ventilación para techos SSB960 deberá cumplir con todos los estándares y regulaciones locales. **PRECAUCIÓN:** Use apropiados equipos de seguridad personal, guantes y equipo de seguridad para evitar lesiones.

Construcción Nueva o Re-Techoado

Determine la ubicación de las rejillas: Las rejillas deben colocarse en una cuadrícula en el techo, con el centro de cada rejilla espaciado 30" en el centro. El centro de cada rejilla debe estar a 12" del alero y a 12" del alero. (Figura 1)

Perfore y prepare la abertura: Corte un agujero en la cubierta, la cubierta y/o la estructura del techo, utilizando una sierra de mano o una sierra de mano. El agujero debe ser 12" más grande que la rejilla. (Figura 2)

Coloque la rejilla de ventilación en posición y clávesse en su lugar: Coloque la rejilla de ventilación en la abertura, asegurándose de que esté cuadrada y nivelada. Clávesse la rejilla en su lugar utilizando los tornillos proporcionados. (Figura 3)

Complete la instalación de las tejas: Complete la instalación de las tejas sobre la rejilla, asegurándose de que las tejas estén correctamente instaladas y selladas. (Figura 4)

Lista de verificación: Verifique que la rejilla esté correctamente instalada, que las tejas estén correctamente instaladas y selladas, y que la rejilla esté correctamente sellada. (Figura 5)

Instructions SSB960

The installation of the vents of house SSB960 should comply with all local standards and regulations. **CAUTION:** Use appropriate safety glasses, gloves and other equipment to avoid injury.

New Construction or Re-Roofing

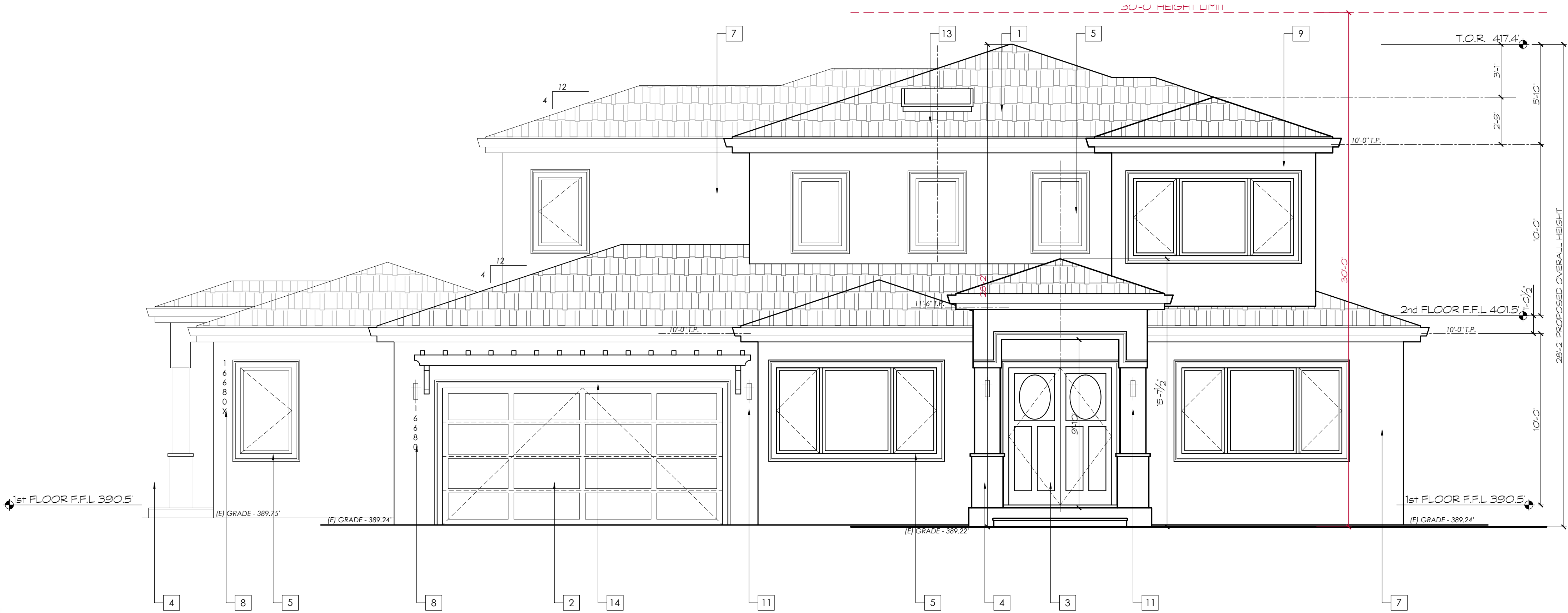
Determine the location of vents: Vents should be placed on the roof in a grid pattern, with the center of each vent spaced 30" on center. The center of each vent should be 12" from the eave and 12" from the ridge. (Figure 1)

Cut and prepare the opening: Cut a hole in the roof sheathing, sheathing and/or decking, using the hole saw or a reciprocating saw. The hole should be 12" larger than the vent. (Figure 2)

Position the vent and nail the vent into place: Place the vent in the opening, making sure it is square and level. Nail the vent into place using the provided nails. (Figure 3)

Complete shingle installation: Complete the shingle installation over the vent, making sure the shingles are properly installed. (Figure 4)

Checklist: Verify that the vent is properly installed, that the shingles are properly installed, and that the vent is properly sealed. (Figure 5)



PROPOSED FRONT/ NORTHEAST ELEVATION

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

- NOTE:
- ALL DOWNSPOUTS MUST BE DISCONNECTED @ GRADE AND SLOPE TO VEGETATED AREA 5'-0" AWAY FROM FOUNDATION
 - ALL AREA DRAINS, POP-UP DISIPATORS CONNECTING PIPES... ARE NOT PERMITTED
 - ALL TRIM WILL BE WOOD. NO STUCCO COVERED FOAM TRIM WILL BE ALLOWED
 - NO METAL WINDOW
 - ALL PERMANENT EXTERIOR LIGHT FIXTURES SHOULD UTILIZE SHIELDS SO THE NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES.

- LIGHT WEIGHT CONC. ROOFING - CLASS 'A'
- SOLID WD. GARAGE DR - STAINED/ PAINTED
- SOLID WD. ENTRY DOOR
- STUCCO COLUMN - MATCH HOUSE
- WOOD DOUBLE PANE WINDOW
- EXTERIOR DOOR
- 7/8" FINISH STUCCO - SMOOTH FINISH - 3 COATS O/ LATCH
- 6" HEIGHT & 1/2" THICK MIN. BUILDING ADDRESS LOCATION
- 2X8 FASCIA W/ GSM GUTTER - PAINT
- LOCATION OF ROOF VENTS - PAINT
- EXTERIOR DOWN LIGHTING - SEE CUT SHEET
- LOCATION OF FLOOR VENTS
- VELUX SKYLIGHT
- WD. TRELLIS - STAIN

FLAT VENT CUT SHEET



SPECIFICATION SHEET

Item Number: 6361100

LED Wall Fixture with Dusk to Dawn Sensor

Textured Black Finish Frosted Glass

Clarissa LED



Specifications

- Height: 11.22"
- Width: 7"
- Extends: 8.78"
- Height from Center of Outlet Box: 3.15"
- Back Plate: H: 6.30" W: 4.57"
- Includes 12.5 Watt Integrated LED
- Hours: 20000
- Life (years): 18.2
- Fixture Lumens: 800
- Light Source Lumens: 1050
- Kelvin: 2700
- Equivalent Incandescent Wattage: 40W

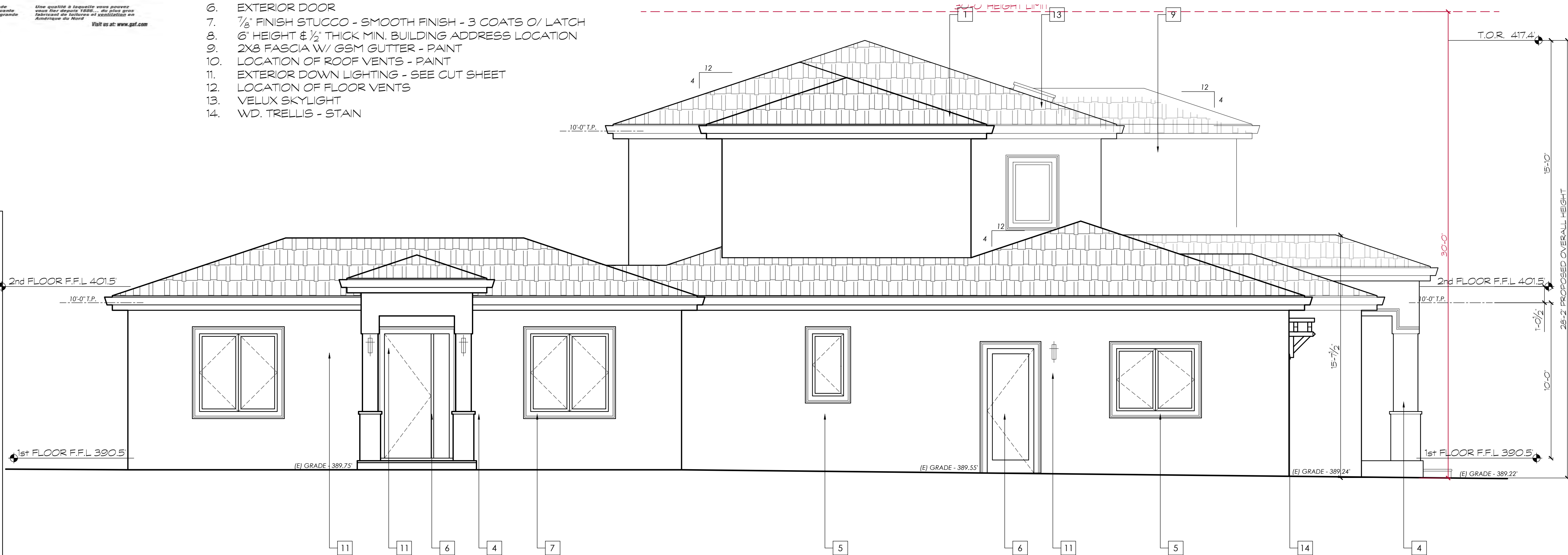
Installation

Refer to instruction manual for installation and additional warnings.

Consult a qualified electrician if unsure how to proceed.

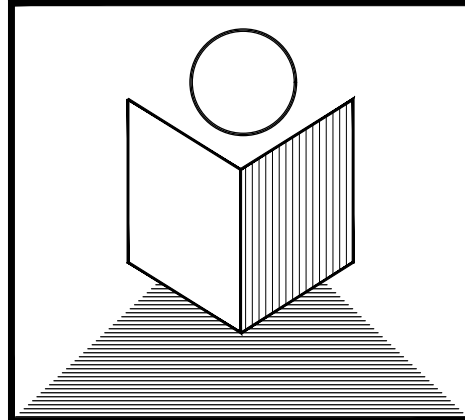
Warranty Information - 5 Year Limited Warranty

The Westinghouse Lighting Fixture is warranted against defects in material and workmanship for a period of Five Years from purchase date.



PROPOSED LEFT/ SOUTHEAST ELEVATION

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



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Kumar (N) Residence

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Los Gatos, CA. 95032
APN: **532-33-069**

PROPOSED BUILDING ELEVATIONS

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

no.	revisions	date
1	DRC	02/05/2026

date issued: 02/05/2026

drawn by: NGHI THANH LE

job#: 3620-2026

drawing number

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- VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{2,3}**
Grams of VOC per Liter of Coating.
Less Water and Less Exempt Compounds.

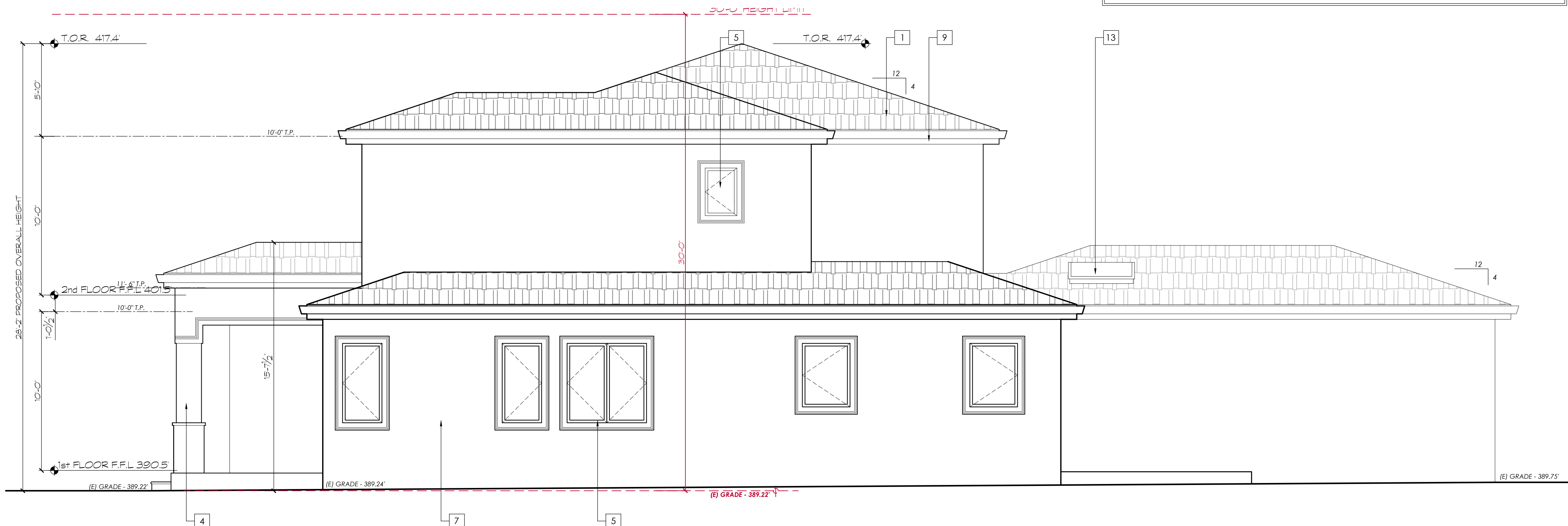
COATING CATEGORY ^A	CURRENT LIMIT
Fat coatings	50
Nonfat coatings	150
Nonfat/high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Basement specialty coatings	400
Aluminous roof coatings	450
Blumorous roof primers	350
Break breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry foot coatings	150
Faux finishing coatings	350
Fire resistive coatings	50
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	250
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings	120
Magnesium cement coatings	400
Mastic terrace coatings	150
Metallic pigmented coatings	100
Multicolor coatings	100
Primer/etch/void fillers	100
Primer, sealers, and undercoats	100
Refractory refractory sealers	100
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	50
Shellacs	750
Slur	300
Opaque	550
Specialty primers, sealers and undercoats	100
Stain	250
Stone nonoxidants	100
Waterproofing	340
Traffic marking coatings	100
Tru and tie refrash coatings	100
Waterproofing	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13

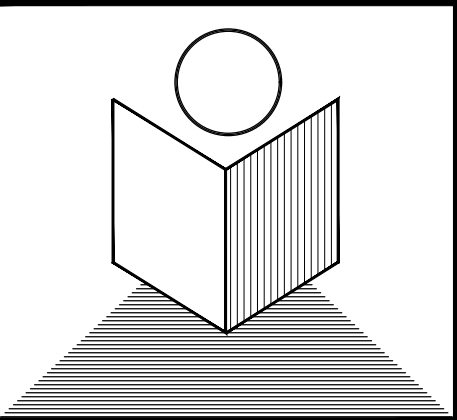
Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1332. For additional information, see California Code of Regulations, Title 17, Sections 93123 through 93124.2.

CALGREEN VOC CONTENT LIMITS



PROPOSED RIGHT/ NORTHWEST ELEVATION

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



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Residence

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PROPOSED BUILDING ELEVATIONS

SCALE: $\frac{1}{4}" = 1'-0"$

no.	revisions	date
	DRC	02/05/2026



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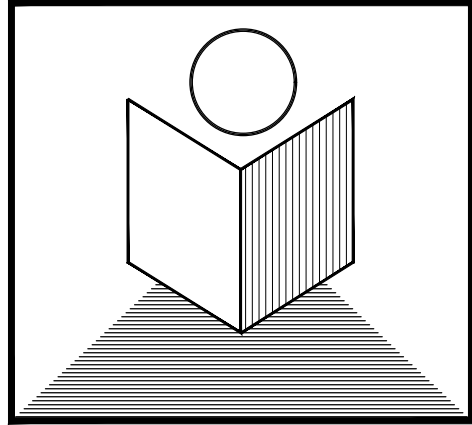
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- 3 VELUX SKYLIGHT DETAIL
A6 SCALE: 1/4" = 1'-0"





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PROPOSED BUILDING SECTIONS

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

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1	DRC	02/05/2026

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drawn by: NGHI THANH LE

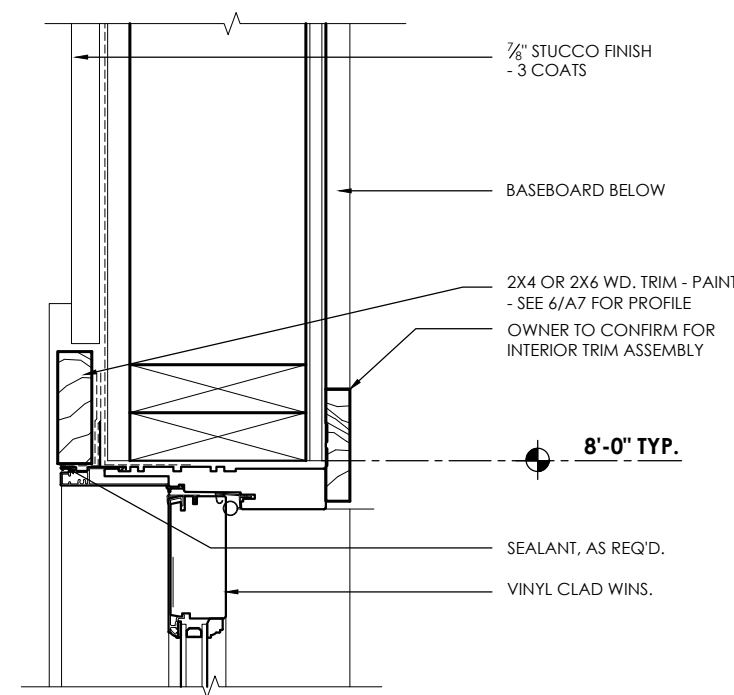
job#: 3620-2026

drawing number

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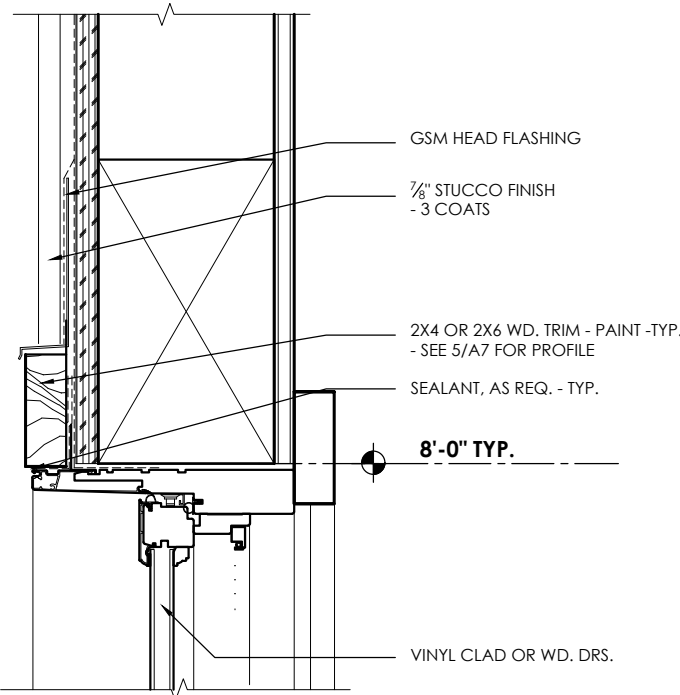
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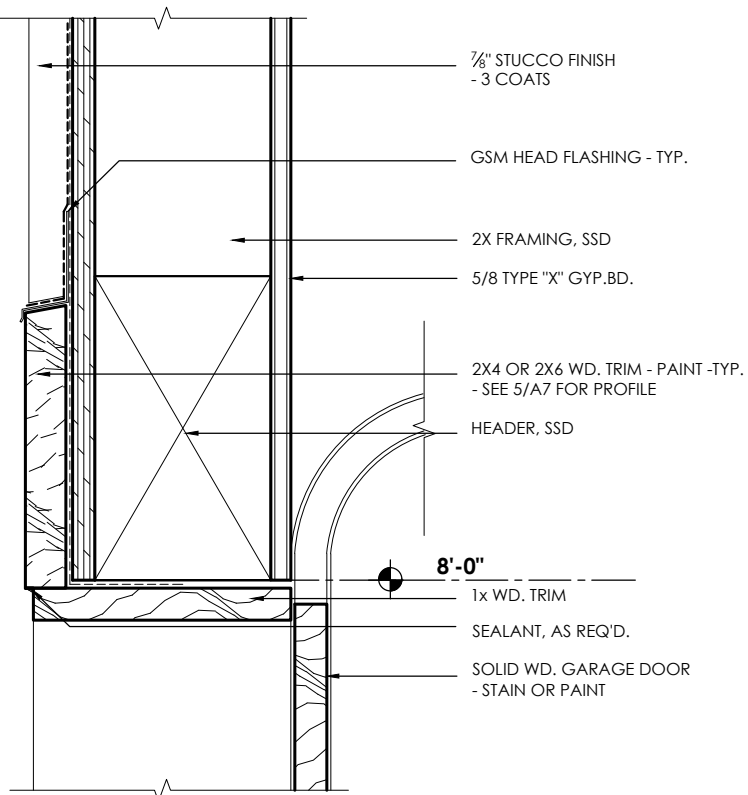
2 TYP. WINDOW HEADER

SCALE: 2" = 1'-0"



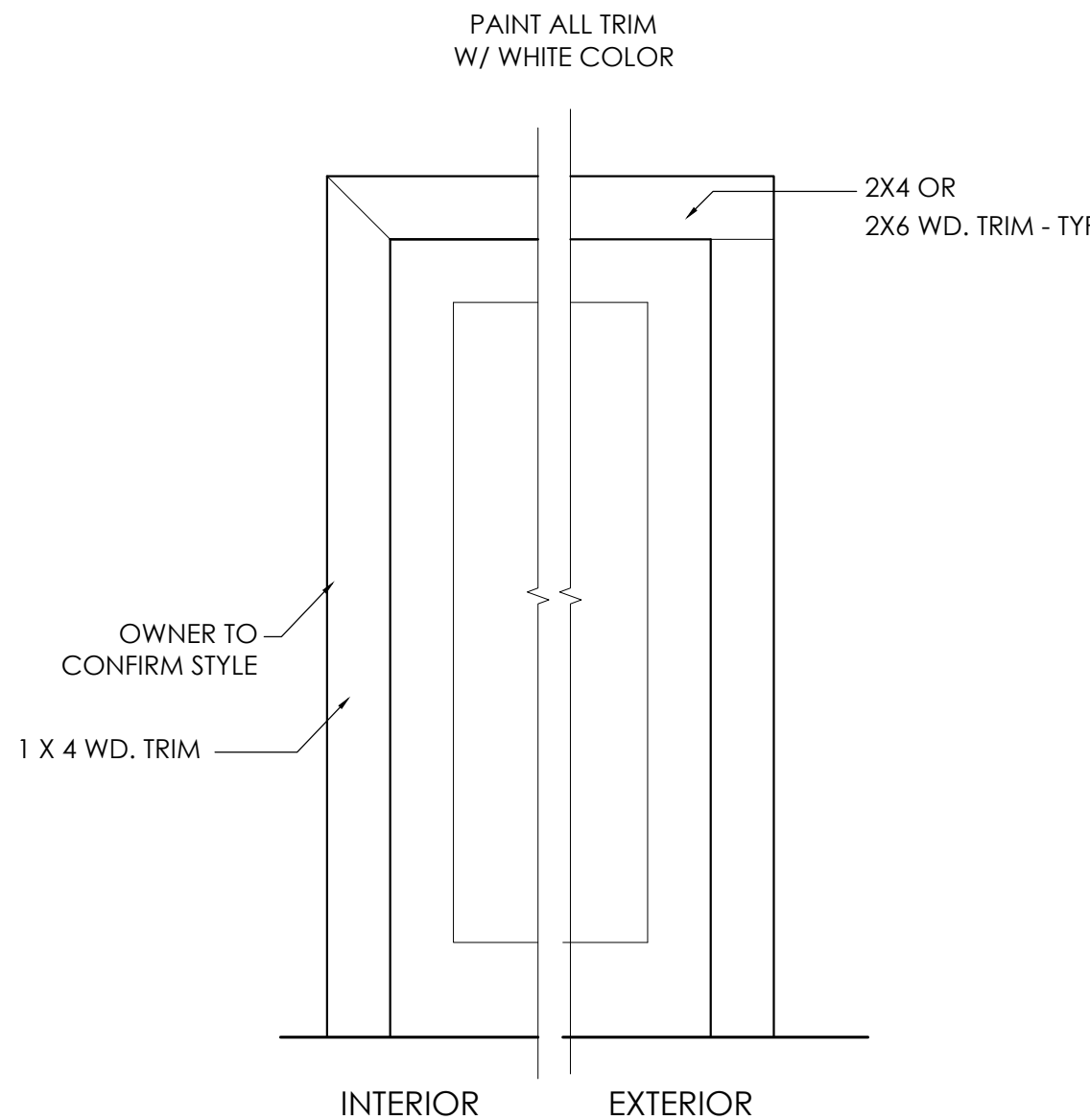
3 TYP. DOOR HEADER

SCALE: 2" = 1'-0"



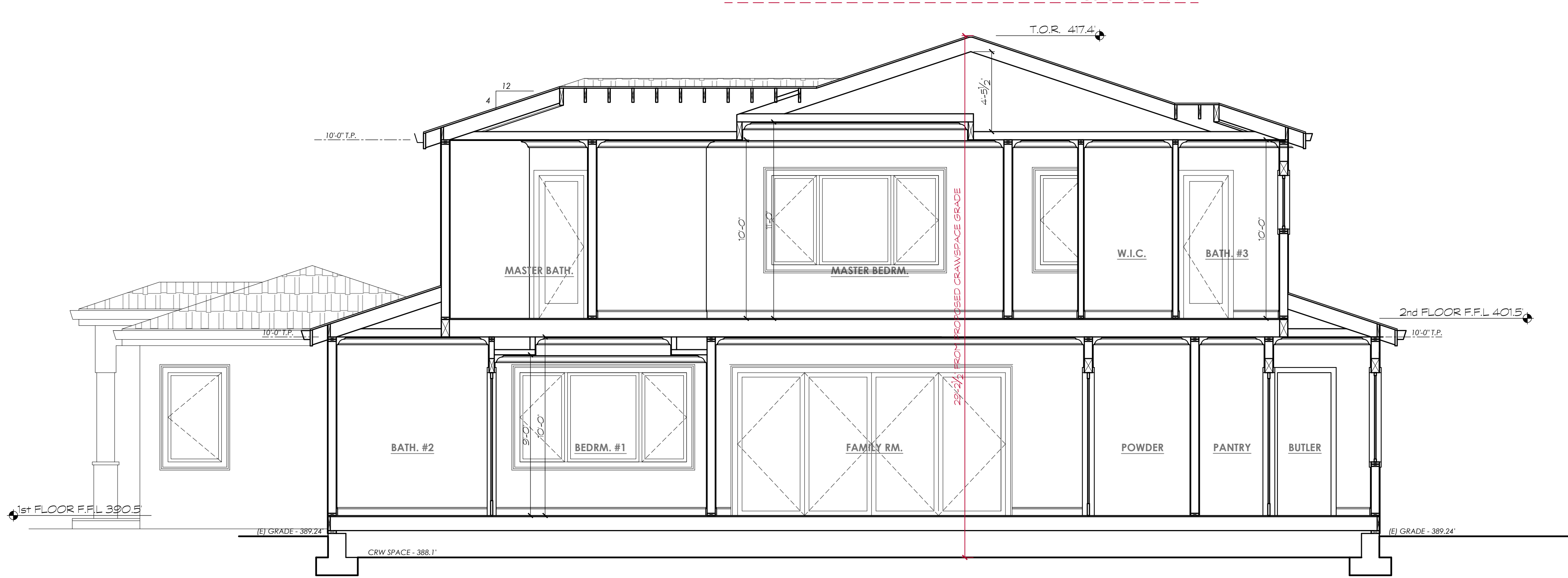
4 GARAGE DOOR HEADER

SCALE: 2" = 1'-0"



5 TYP. DOOR PROFILE

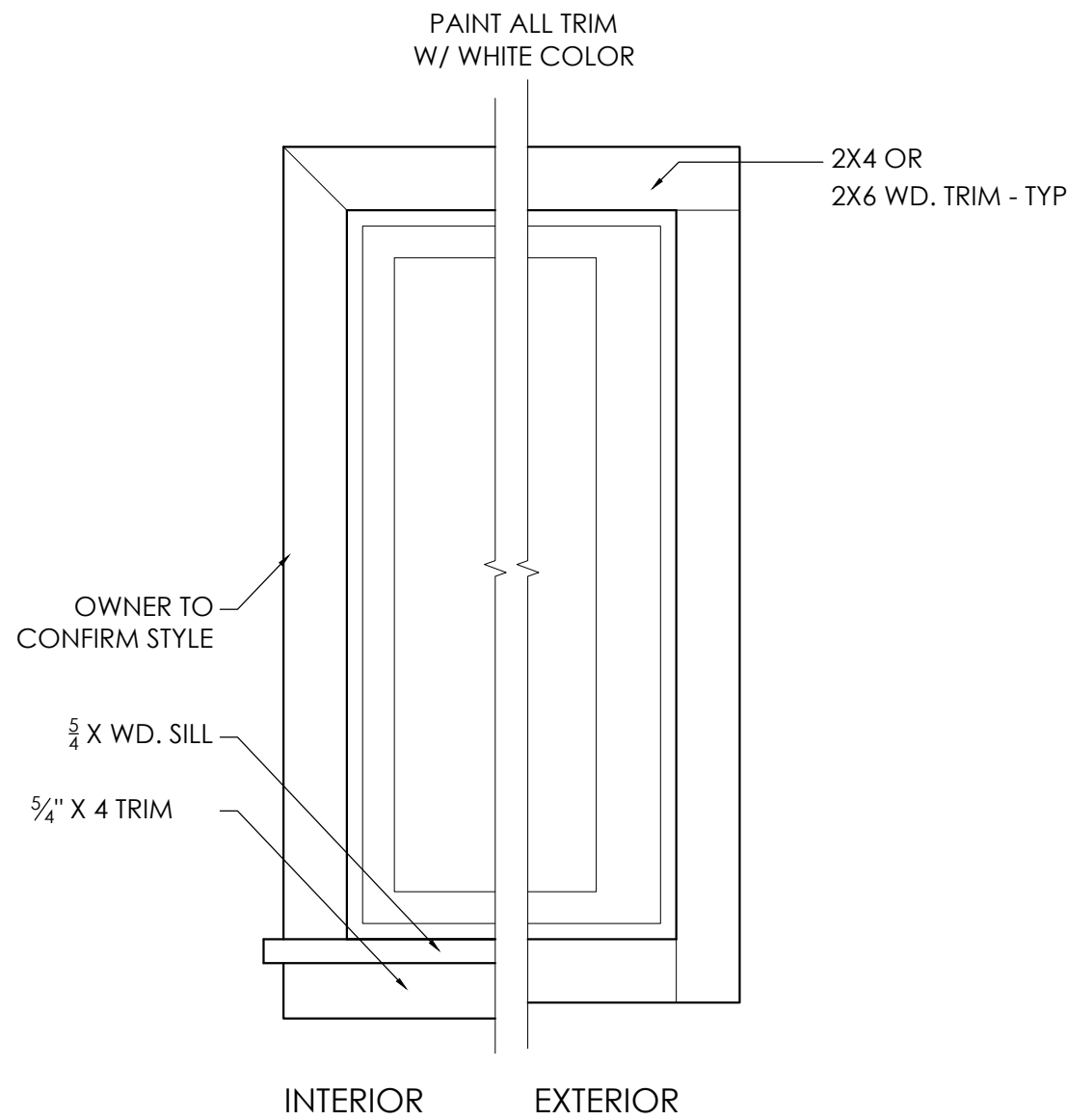
SCALE: 2" = 1'-0"



1 PROPOSED BUILDING SECTION C-C

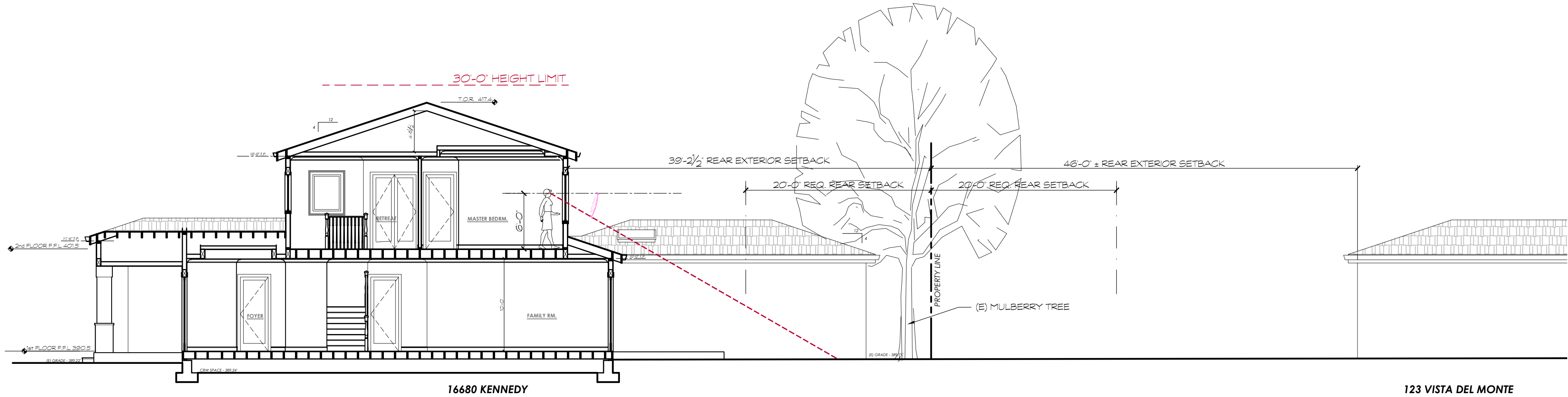
SCALE: 1/4" = 1'-0"

- NOTE:
- ALL DOWNSPOUTS MUST BE DISCONNECTED @ GRADE AND SLOPE TO VEGETATED AREA 5'-0" AWAY FROM FOUNDATION
 - ALL AREA DRAINS, POP-UP DISIPATORS CONNECTING PIPES... ARE NOT PERMITTED
 - ALL TRIM WILL BE WOOD. NO STUCCO COVERED FOAM TRIM WILL BE ALLOWED
 - NO METAL WINDOW
 - ALL PERMANENT EXTERIOR LIGHT FIXTURES SHOULD UTILIZE SHIELDS SO THE NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES.
 - ALL EXTERIOR GRADE @ RESIDENTIAL FOUNDATION HAS NOT CHANGED.



6 TYP. WINDOW PROFILE

SCALE: 2" = 1'-0"



7 SIGHT-LINE & PRIVACY DIAGRAM

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

0 8 32
4 16



1 LARGESTROEMIA INDICA 'NATCHEZ'

2 RED LEAF MAPLE

3 SALVIA LEUCANTHA

4 PHORMIUM TENAX 'APRICOT QUEEN'

5 PHORMIUM TENAX 'RAINBOW MAIDEN'

IRRIGATION NOTES:

- Rear landscape irrigation system is not required for mulch only area.
- All work shall be performed in accordance with the applicable laws, codes and regulations.
- From area will connect to exist system as new zones.
- Dig trenches wide enough to allow a minimum of six inches between parallel pipes and deep enough to provide the following min. cover over the pipes:
 - 18" over pressure lines, control wires, sleeves and conduits
 - 12" over lateral lines and lateral sleeves
- Prior to burying the piping, cap all risers and perform hydrostatic tests. Apply a continuous water pressure of 100 psi to the system as follows:
 - 1.4 hrs to pressure lines (main)
 - 1.2 hrs to lateral lines
- Front landscape will be irrigated with new drip valves and spray heads to accommodate the different water needs for the different plants and exposures.
- Drip system shall be properly filtered, equipped with a double check valve and adjusted pressure reducer.
- Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data utilize a rain sensor.
- Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.
- At the time of final inspection, the permit applicant must provide the owner of the property with certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.

TOTAL (N) IRRIGATED LANDSCAPE AREA: 830 SQFT.

TREE #	NAME	COMMON NAME	WUCOLS	SIZE	QTY	HT X W
01	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY LAUREL	L	24" BOX	06	40' X 20'
02	ACER RUBRUM	RED MAPLE	M	24" BOX	06	30' X 30'
03	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	L	5 Gal	19	4' x 4'
04	PHORMIUM TENAX 'APRICOT QUEEN'	APRICOT QUEEN NEW ZEALAND FLAX	L	5 Gal	16	3' x 3'
05	PHORMIUM TENAX 'RAINBOW MAIDEN'	RAINBOW MAIDEN NEW ZEALAND FLAX	L	5 Gal	06	2' x 2'
	LANTANA MONSIEUR	LAVENDER SWIRL LANTANA	L	1 Gal	24' O.C.	6' - 12' TALL
						3" DEPTH OF 1/2" - 1/2" RED/DK BARK MULCH O/ LANDSCAPE FABRIC

IRRIGATION VALVE LEGEND

VALVE	AREA	TYPE
1	FRONT OF HOUSE	DRIP - IN-LINE EMITTERS
2	FRONT OF GARAGE	DRIP - IN-LINE EMITTERS

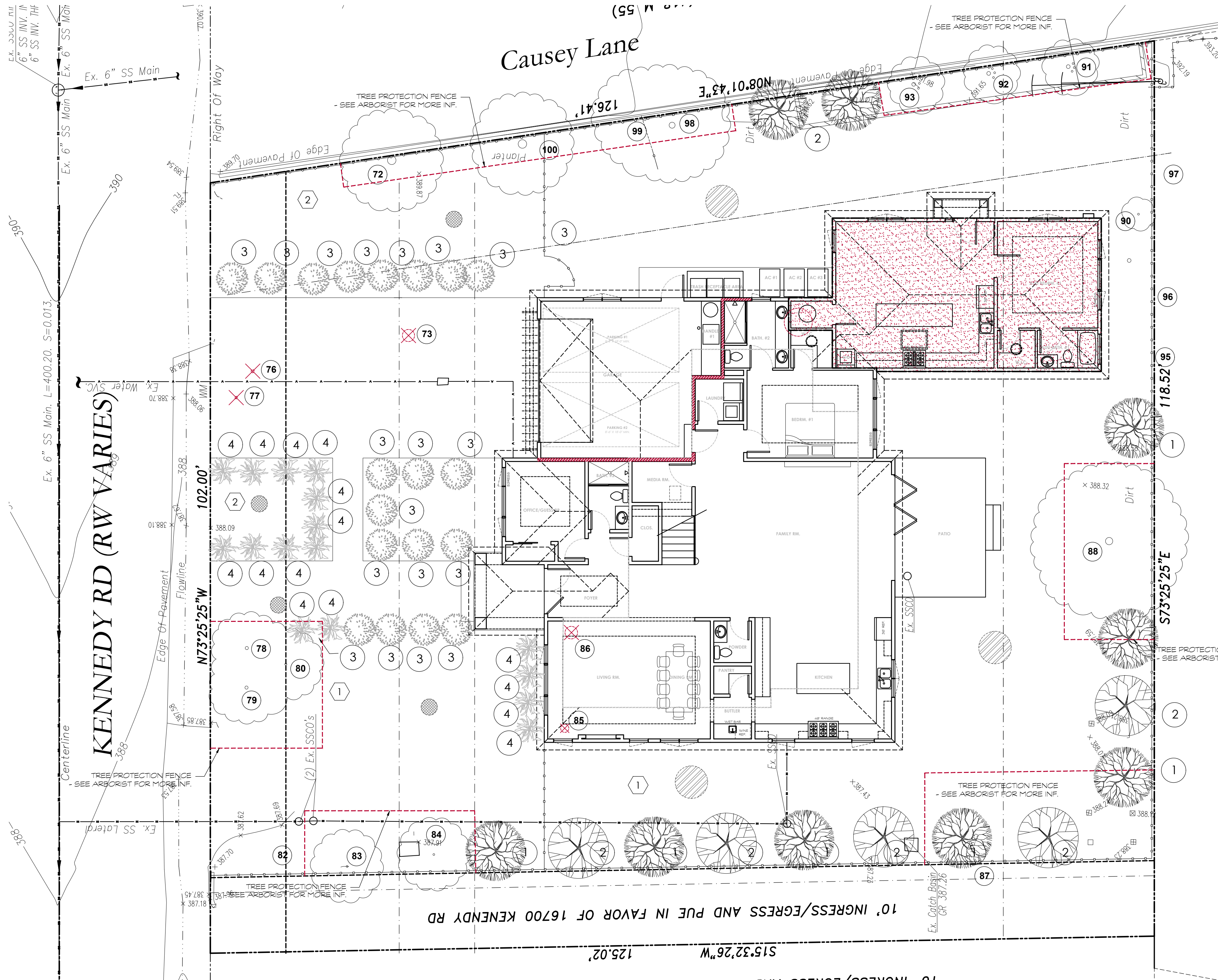
CONSTRUCTION NOTES:

- ALL TREE MAINTENANCE AND CARE SHALL BE PERFORMED BY A QUALIFIED ARBORIST WITH A C-5/D-49 CALIFORNIA CONTRACTORS LICENSE. TREE MAINTENANCE AND CARE SHALL BE SPECIFIED IN WRITING ACCORDING TO AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS: TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT: STANDARD PRACTICES PARTS 1 THROUGH 10 AND ADHERE TO ANSI Z39.1 SAFETY STANDARDS AND LOCAL REGULATIONS. ALL MAINTENANCE IS TO BE PERFORMED ACCORDING TO BEST MANAGEMENT PRACTICES.
- REFER TO APPENDIX D FOR GENERAL TREE PROTECTION GUIDELINES INCLUDING RECOMMENDATIONS FOR ARBORIST ASSISTANCE WHILE WORKING UNDER TREES, TRENCHING, OR EXCAVATION WITHIN A TREE Drip LINE OR DESIGNATED TR/CRZ.
- PROVIDE A COPY OF THIS REPORT TO ALL CONTRACTORS AND PROJECT MANAGERS, INCLUDING THE ARCHITECT, CIVIL ENGINEER, AND LANDSCAPE DESIGNER OR ARCHITECT. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL PARTIES ARE FAMILIAR WITH THIS DOCUMENT, ARRANGE A PRE-CONSTRUCTION MEETING WITH THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT TO VERIFY TREE PROTECTION IS IN PLACE, WITH THE CORRECT MATERIALS, AND AT THE PROPER DISTANCES.

Appendix B: Tree Inventory and Assessment Tables

Table 3: Inventory and Assessment Summary

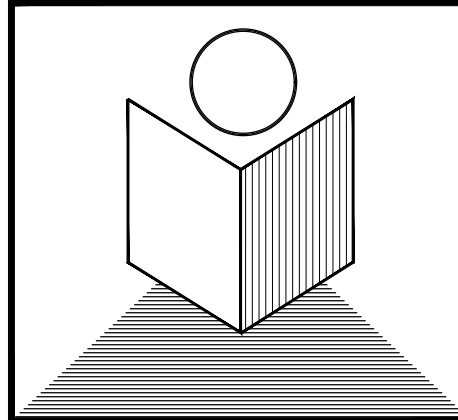
Tree Species	I.D. #	Trunk Diameter (in.)	Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Rounded Depreciated Value	Calculated Protection Radii 8XDBH (ft.)	REQ. # TREE TO BE REPLACED (5" BOX)
ash (<i>Fraxinus uhdei</i>)	72	24	25	Good	Low	Protected	\$5,300.00	16	
crape myrtle (<i>Lagerstroemia fauriei</i>)	73	1, 1, 1, 2, 2	8	Good	High	Protected	\$300.00	2	02
river birch (<i>Betula nigra</i>)	76	12	20	Good	Moderate	Protected	\$2,340.00	8	03
river birch (<i>Betula nigra</i>)	77	9	20	Good	Moderate	Protected	\$1,320.00	6	03
river birch (<i>Betula nigra</i>)	78	12	20	Good	Moderate	Protected	\$2,340.00	8	
river birch (<i>Betula nigra</i>)	79	10	20	Good	Moderate	Protected	\$1,620.00	7	
river birch (<i>Betula nigra</i>)	80	11	20	Good	Moderate	Protected	\$1,970.00	7	
coast live oak (<i>Quercus agrifolia</i>)	83	8	8	Very poor	Low	Protected	\$290.00	5	
plum (<i>Prunus domestica</i>)	84	6	6	Poor	Low	Exempt	\$300.00	4	
Hollywood juniper (<i>Juniperus chinensis 'Torulosa'</i>)	85	23	15	Good	High	Protected	\$8,600.00	15	03
Hollywood juniper (<i>Juniperus chinensis 'Torulosa'</i>)	86	20, 22	15	Good	High	Protected	\$18,700.00	23	03
coast live oak (<i>Quercus agrifolia</i>)	87	24	25	Good	Low	Large Protected	\$12,000.00	16	
mulberry (<i>Morus alba</i>)	88	26	25	Fair	Low	Protected	\$7,800.00	17	
pear (<i>Pyrus calleryana</i>)	89	8	6	Very poor	High	Protected	\$270.00	5	
plum (<i>Prunus domestica</i>)	90	6, 2, 2	10	Poor	Low	Exempt	\$370.00	4	
crape myrtle (<i>Lagerstroemia fauriei</i>)	91	4, 4, 5, 5	15	Good	High	Protected	\$2,260.00	6	
crape myrtle (<i>Lagerstroemia fauriei</i>)	92	4, 6, 4	15	Good	Low	Protected	\$1,870.00	5	
crape myrtle (<i>Lagerstroemia fauriei</i>)	93	3, 5, 3	15	Good	Low	Protected	\$1,190.00	4	
coast live oak (<i>Quercus agrifolia</i>)	98	19	15	Good	Low	Protected	\$7,500.00	13	
coast live oak (<i>Quercus agrifolia</i>)	99	13	15	Poor	Low	Protected	\$1,510.00	9	
Chinese elm (<i>Ulmus parvifolia</i>)	100	6	15	Poor	Low	Protected	\$430.00	4	



(E) TREE TO BE REMOVED - 05 TOTAL

PROPOSED LANDSCAPE PLAN

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



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PROPOSED
LANDSCAPE PLAN

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

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