

AN ADDITION FOR:

333 Los Gatos Blvd. Los Gatos, CA 95032



VICINITY MAP

NOTE:

- THIS PROJECT IS SUBJECT TO CIVIL CODE SECTION 1101.1-1101.8 THAT REQUIRES ALL RESIDENTIAL BUILDINGS UNDERGOING PERMIT ALTERATION, ADDITIONS, OR IMPROVEMENTS SHALL REPLACE EXISTING NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. AS A RESULT, PLEASE PROVIDE THE FOLLOWING:
 - VERIFICATION OF REPLACEMENT OF ALL EXISTING TO REMAIN NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES AS SPECIFIED IN CIVIL CODE SECTION 1101.1-1101.8. SHALL BE PROVIDED TO THE TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION. THIS REQUIREMENT APPLIES TO ALL EXISTING TO REMAIN PLUMBING FIXTURES LOCATED WITHIN THE STRUCTURE UNDER THE SCOPE OF THIS PERMIT.
 - THE MAXIMUM ALLOWED REDUCED FLOW RATES FOR EXISTING TO REMAIN PLUMBING FIXTURES REQUIRED TO COMPLY WITH CIVIL CODE SECTION 1101.1-1101.8, AS FOLLOWS:
 - 1.6 GALLONS PER FLUSH FOR TOILETS
 - 1.0 GALLONS PER FLUSH FOR URINALS
 - 2.5 GPM FOR SHOWERHEAD
 - 2.2 GPM FOR ANY INTERIOR FAUCETS
 - ADVISORY: ABOVE COMMENT APPLIES TO EXISTING PLUMBING FIXTURES ONLY. ALL NEW PLUMBING FIXTURES MUST COMPLY WITH THE REDUCED FLOW RATES AS CURRENTLY SPECIFIED ON SHEET A0.1 OF THE PLANS.
 - COMPLETED CF2R-LTG-01-E FORM MUST BE PROVIDED TO THE TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION. 2019 CA ENERGY CODE SECTION 150(K) FOR LIGHTING
 - DOCUMENTATION SHALL BE PROVIDED, PRIOR TO FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION. CGBSC SECTION 4.408.5
 - AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH CGBSC SECTION 4.410.1 SHALL BE PLACED IN THE BUILDING.
 - CALGREEN ENVIRONMENTAL QUALITY REQUIREMENTS
- ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. CGBSC SECTION 4.504.2.4
- PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER PROJECTS) MUST BE PROVIDED TO THE TOWN OF LOS GATOS BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 4.504.7
- PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT. CGBSC SECTION 4.505.3

INDEX OF PAGES:

GENERAL (0 PAGES)	
A0.0	COVERSHEET
A0.1	GENERAL ARCHITECTURAL NOTES
	BLUE PRINT FOR A-CLEAN BAY
ARCHITECTURAL	
A1.0	SITE PLAN & SITE DEMO PLAN
A1.1	EXISTING FIRST FLOOR AND BASEMENT DEMO PLAN
A2.0	PROPOSED FIRST FLOOR PLAN
A3.0	WINDOW/DOOR SCHEDULES
A4.0	EXISTING ELEVATIONS
A4.1	PROPOSED ELEVATIONS
A5.0	SECTION & DETAILS
PLUMBING/ELECTRICAL/MECHANICAL DESIGNS	
PEM	PROPOSED FIRST FLOOR PLAN
TITLE 24	
T24-1	TITLE 24
T24-2	TITLE 24
T24-3	TITLE 24
STRUCTURAL	
S1.1	GENERAL NOTES
S1.2	TYPICAL WOOD DETAILS
S2.1	FOUNDATION AND ROOF FRAMING PLANS
S3.1	FOUNDATION AND ROOF FRAMING DETAILS

ABBREVIATIONS:

WINDOW ABBREVIATIONS:			
3030	-	3'-0" X 3'-0"	
CT	-	CIRCLE TOP	
SLDR	-	HORIZONTAL SLIDER	
CSMT	-	CASEMENT	
FIX	-	FIXED	
SL	-	SIDELIGHT	
TEMP	-	TEMPERED GLASS	
HC	-	HALF CIRCLE	
SH	-	SINGLE HUNG	
DH	-	DOUBLE HUNG	
ARCH	-	ARCHED	
EGRESS	-	EGRESSABLE WINDOW	
DOOR ABBREVIATIONS:			
2/0	-	2'-0" WIDE X 6'-8" TALL	
		UNLESS OTHERWISE NOTED	
3080	-	3'-0" WIDE X 8'-0" TALL	
3070	-	3'-0" WIDE X 7'-0" TALL	
3068	-	3'-0" WIDE X 6'-8" TALL	
<	-	CENTERLINE	MAX. - MAXIMUM
DIM	-	DIMENSION	MIN. - MINIMUM
EL	-	ELEVATION	MISC. - MISCELLANEOUS
(E)	-	EXISTING	(N) - NEW
F.A.	-	FINISH FLOOR	NO. OR # - NUMBER
G.C.	-	GENERAL CONTRACTOR	N.T.S. - NOT TO SCALE
(N)	-	NEW	O/ - OVER
N.T.S.	-	NOT TO SCALE	O.C. - ON CENTER
R.O.	-	ROUGH OPENING	PLYWD - PLYWOOD
T.O.S.	-	TOP OF SLAB	P.T.D.F. - PRESSURE TREATED DOUGLAS FIRE
TYP.	-	TYPICAL	REF - REFERENCE
U.N.O.	-	UNLESS NOTED OTHERWISE	RWD - REDWOOD
V.I.F.	-	VERIFY IN FIELD	SCHED - SCHEDULE
&	-	AND	S.D. - SMOKE DETECTOR
@	-	AT	STD - STANDARD
Ø	-	DIAMETER OR ROUND	TV. - TELEVISION
ADJ	-	ADJUSTABLE	TYP. - TYPICAL
E.Q.	-	EQUAL	W/ - WITH
GYP.BD	-	GYP SUM BOARD	W.H. - WATER HEATER
GYP	-	GYP SUM	WP. - WATERPROOF

SCOPE OF WORK:

ADD 89 SF OF BATHROOM.

PROJECT DESCRIPTION:

BUILDING OCCUPANCY	: GROUP R3/U
TYPE OF CONSTRUCTION	: V-B
ZONING	: RM512
STORIES	: 1+ BASEMENT
YEAR BUILT/EFF	: 1912
LOT SIZE	: 14,191 SF
AUTOMATIC FIRE-SPRINKLER	: NO
APN	: 529-22-021

BUILDING DATA:

(E) HOUSE	: 1,504 SF
(E) BASEMENT	: 318 SF
(E) GARAGE	: 720 SF
(E) SECOND DWELLING UNIT	: 1,100 SF
(E) SHED	: 100 SF
(N) ADDITION	: 336 SF
TOTAL	: 4,078 SF

FLOOR AREA:

(E) HOUSE	: 1,504 SF
(E) FRONT PORCH	: 355 SF
(E) SECOND DWELLING UNIT	: 1,100 SF
(E) SHED	: 100 SF
(N) ADDITION	: 336 SF
TOTAL	: 3,395 SF
3,395/ 14,191	: 0.23(23%)

LEGEND:

	- WALL LEGEND
	- EXISTING WALL TO REMAIN
	- EXISTING WALL REMOVED
	- NEW WALL CONSTRUCTION
	- NORTH ARROW
	- FIXTURE OR MATERIAL TO BE REMOVED
	- REVISION NUMBER "CLOUD" INDICATES REVISED AREA OF DRAWING
	- DETAIL SHEET NUMBER
	- PROPERTY LINE
	- ROOF PITCH
	- SECTION CUT SECTION NAME SECTION PAGE
	- DIMENSIONAL REFERENCE /ELEVATION
	- DOOR SCHEDULE
	- WINDOW SCHEDULE
	- KEYNOTE SEE LEGEND ON DRAWINGS FOR EXPLANATION OF EACH NOTE
	- INTERIOR ELEVATION ELEVATION NUMBER SHEET WHERE ELEVATION IS DRAWING
	- DIMENSION AT FACE OF STUD MASONRY OR FRAMING

GENERAL NOTES:

- THE PROPOSED RESIDENCE IS TO BE CONSTRUCTED BY A CONTRACTOR AND THE ARCHITECTURAL PLANS ARE BASED ON SITE PLANS, EXTERIOR ELEVATIONS, SCALED FLOOR PLANS AND MATERIAL CONSTRUCTION SPECIFICATIONS APPROVED BY THE OWNER. THE ARCHITECTURAL PLANS ARE NOT INTENDED TO BE COMPREHENSIVE AND IT SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTORS TO NOTIFY THE CONTRACTOR OF ANY NECESSARY CLARIFICATIONS OR MODIFICATIONS.
- ALL WORK CONNECTED WITH THIS PROJECT SHALL BE DONE IN A PROFESSIONAL MANNER IN ACCORDANCE WITH THE TRADITIONALLY AND LEGALLY DEFINED "BEST ACCEPTED PRACTICE" OF THE TRADE. INVOLVED. ADDITIONALLY, ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO ALL APPLICABLE LOCAL CODES AND/OR LEGISLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGNER OF ANY UNUSUAL OR UNFORESEEN FOUNDATION CONDITIONS, DISCREPANCIES OF OMISSIONS WITHIN THE PLANS OR ANY DEVIATIONS OR CHANGES FROM THE PLANS BEFORE PROCEEDING WITH THE WORK INVOLVED OTHERWISE THEY WILL BE CONSIDERED ADEQUATE FOR PROPER COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS.
- ADEQUATE SUPERVISION AND PERIODIC INSPECTION DURING THE CONSTRUCTION PHASE ARE RECOMMENDED. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THIS INSPECTION AND SUPERVISION AREA PROVIDED BY QUALIFIED PERSONS.
- THESE PLANS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.
- IN ALL CASES WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED.
- LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS.
- LAY OUT ALL STRUCTURAL WORK BY REFERRING TO DIMENSIONS AND ELEVATION NOTES ON THE ARCHITECTURAL PLANS. DO NOT SCALE STRUCTURAL DRAWINGS WORK DETAIL DIMENSIONS FROM CONTROLLING SURFACE POINTS AND ACTUAL MATERIAL DIMENSIONS.
- SLOPE FINISH EXTERIOR SURFACE AWAY FROM FOUNDATION.

NOTE:

THE FOLLOWING CODES AND REGULATIONS AS AMENDED BY THE STATE OF CALIFORNIA & LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.

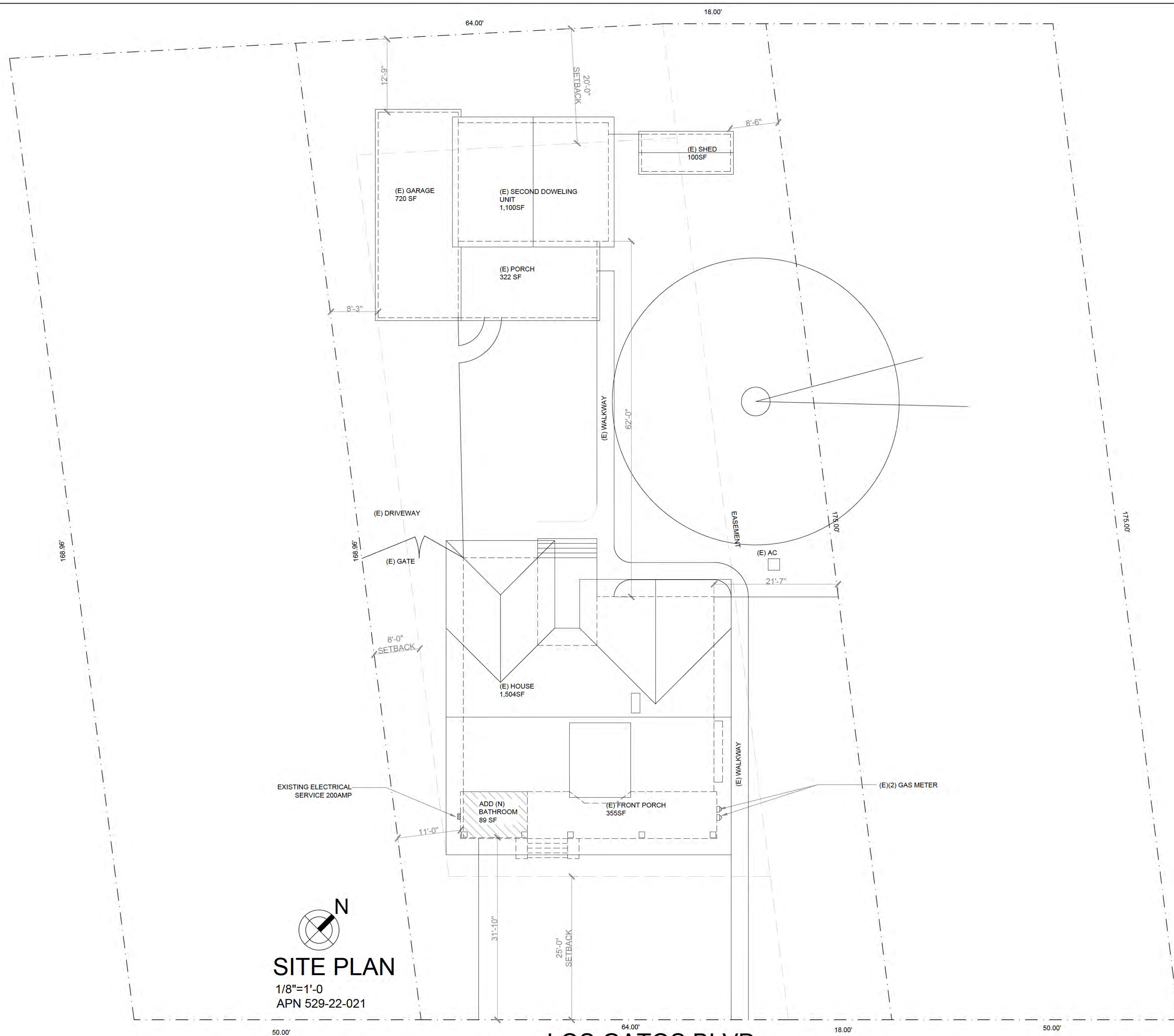
CBC	2022	CALIFORNIA BUILDING CODE
CRBC	2022	CALIFORNIA RESIDENTIAL BUILDING CODE
CGBC	2022	CALIFORNIA GREEN BUILDING CODE
CEC	2022	CALIFORNIA ELECTRICAL CODE
CPC	2022	CALIFORNIA PLUMBING CODE
CMC	2022	CALIFORNIA MECHANICAL CODE
CEC	2022	CALIFORNIA ENERGY CODE
CRC	2022	CALIFORNIA RESIDENTIAL CODE CALIFORNIA ENERGY EFFICIENCY STANDARDS

Revision	BY

Ammirato
CONSTRUCTION.com
Building Design and Planning
1330 White Oak Road,
Campbell, CA 95008
Phone: 408-248-3869
Email: John@ammiratoconstruction.com

An addition for:
333 Los Gatos Blvd.
Los Gatos, CA 95032

Date	02/11/2025
Scale	NOTED
Drawn	SZ
Sheets	A0.0




SITE PLAN
 1/8"=1'-0"
 APN 529-22-021

LOS GATOS BLVD


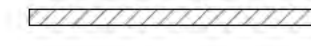


Revision	BY

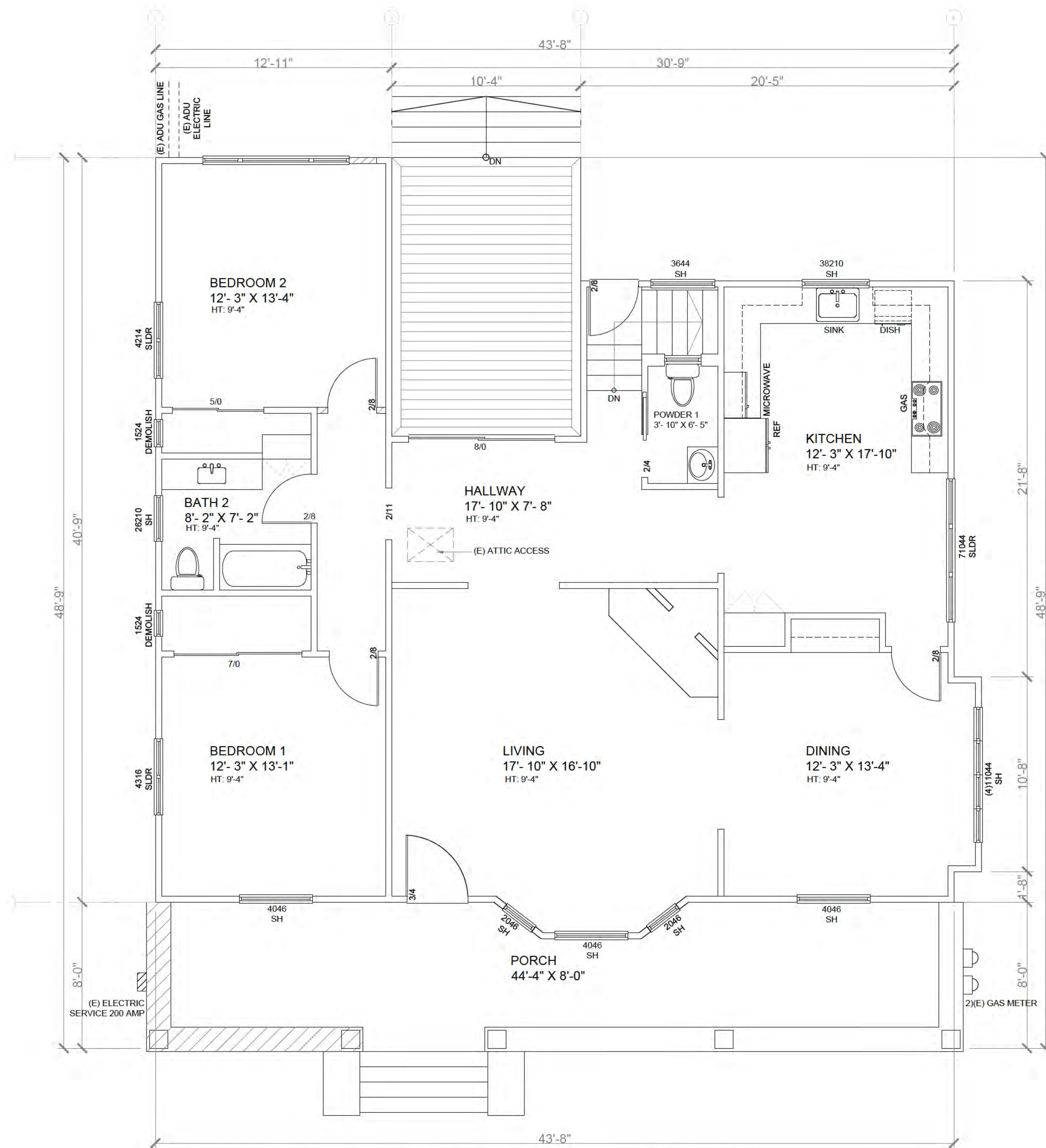

Ammirato
 CONSTRUCTION.com
 Building Design and Planning
 1330 White Oak Road,
 Campbell, CA 95008
 Phone: 408-249-3869
 Email: John@ammiratoconstruction.com

An addition for:
 [Redacted]
 333 Los Gatos Blvd.
 Los Gatos, CA 95032

Date	02/07/2025
Scale	NOTED
Drawn	SZ
Sheets	A1.0

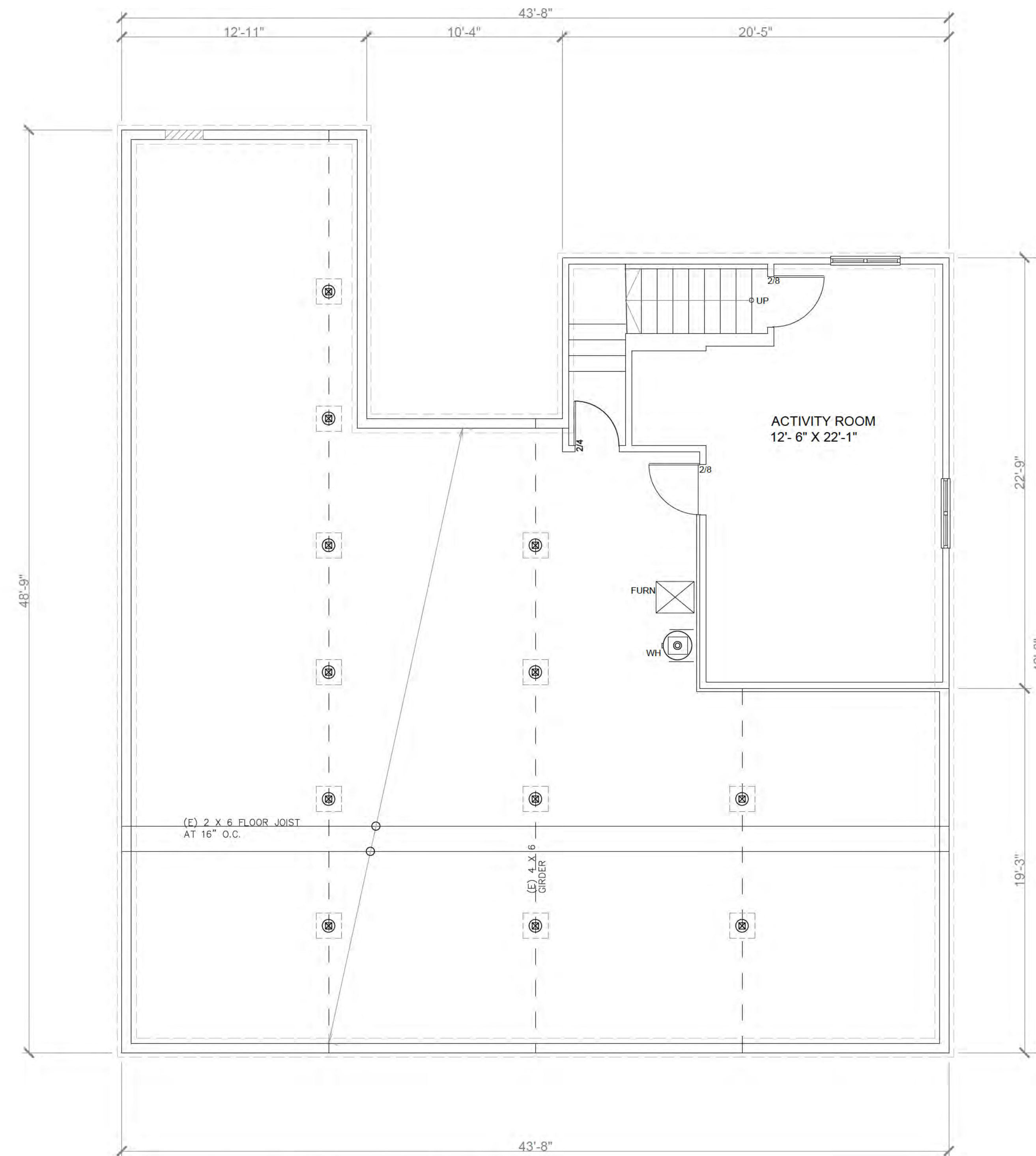
LEGEND:

- WALL LEGEND**
-  - EXISTING WALL TO REMAIN
 -  - EXISTING WALL REMOVED
 -  - NEW WALL CONSTRUCTION
 -  - REMODELED AREA



EXISTING FIRST FLOOR AND DEMO PLAN

1/4" = 1'-0"



EXISTING BASEMENT PLAN

1/4" = 1'-0"


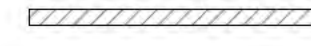


Revision	BY

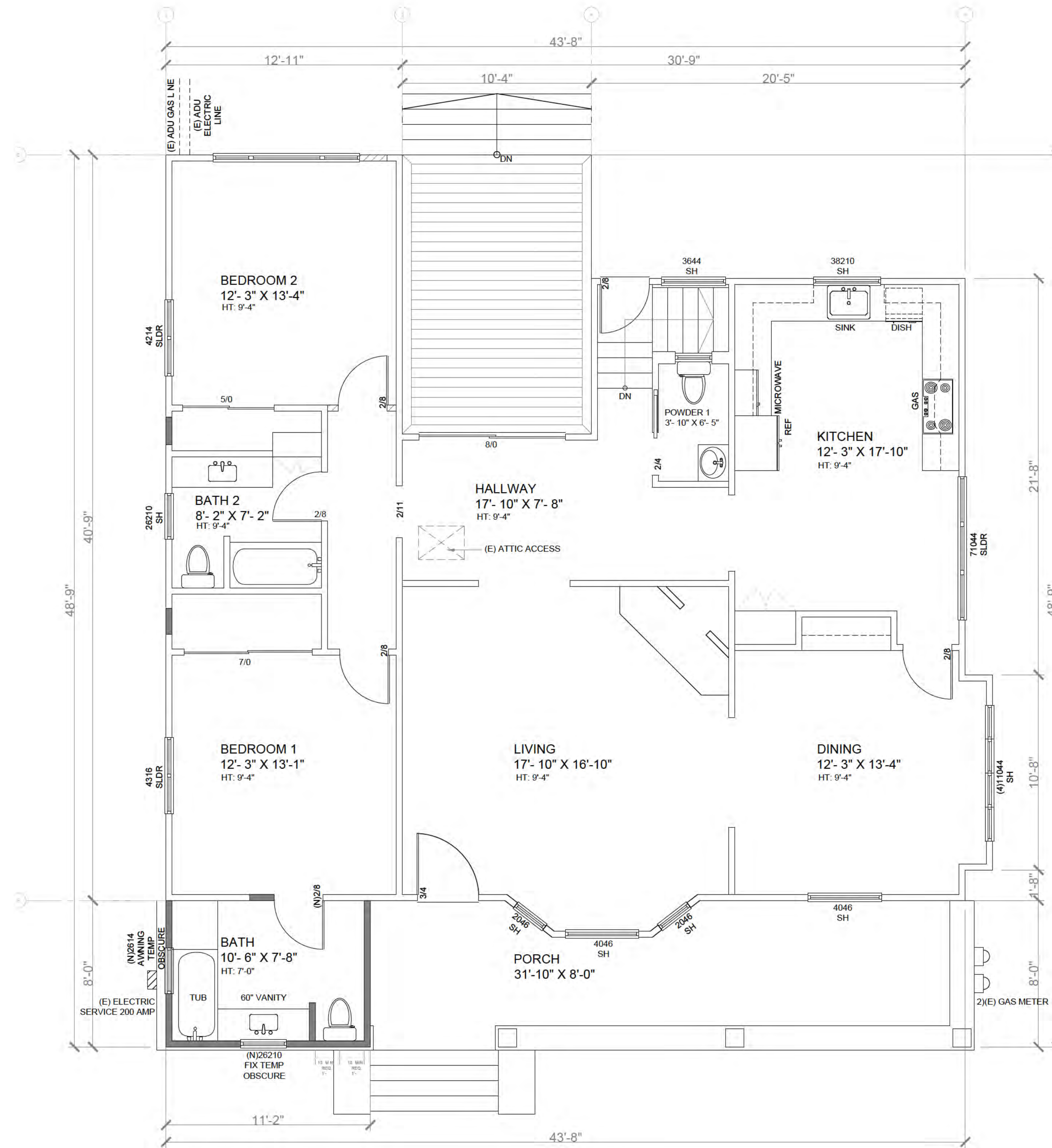
Ammirato
CONSTRUCTION.com
 Building Design and Planning
 1330 White Oak Road,
 Campbell, CA 95008
 Phone: 408-248-3869
 Email: John@ammiratoconstruction.com

An addition for:
 333 Los Gatos Blvd.
 Los Gatos, CA 95032

Date	02/11/2025
Scale	NOTED
Drawn	SZ
A1.1	

LEGEND:

WALL LEGEND	
	- EXISTING WALL TO REMAIN
	- EXISTING WALL REMOVED
	- NEW WALL CONSTRUCTION
	- REMODELED AREA



PROPOSED FIRST FLOOR AND DEMO PLAN

1/4" = 1'-0"

NOTES:

Revision	BY

Ammirato
CONSTRUCTION.com
 Building Design and Planning
 1330 White Oak Road,
 Campbell, CA 95008
 Phone: 408-249-3869
 Email: John@ammiratoconstruction.com

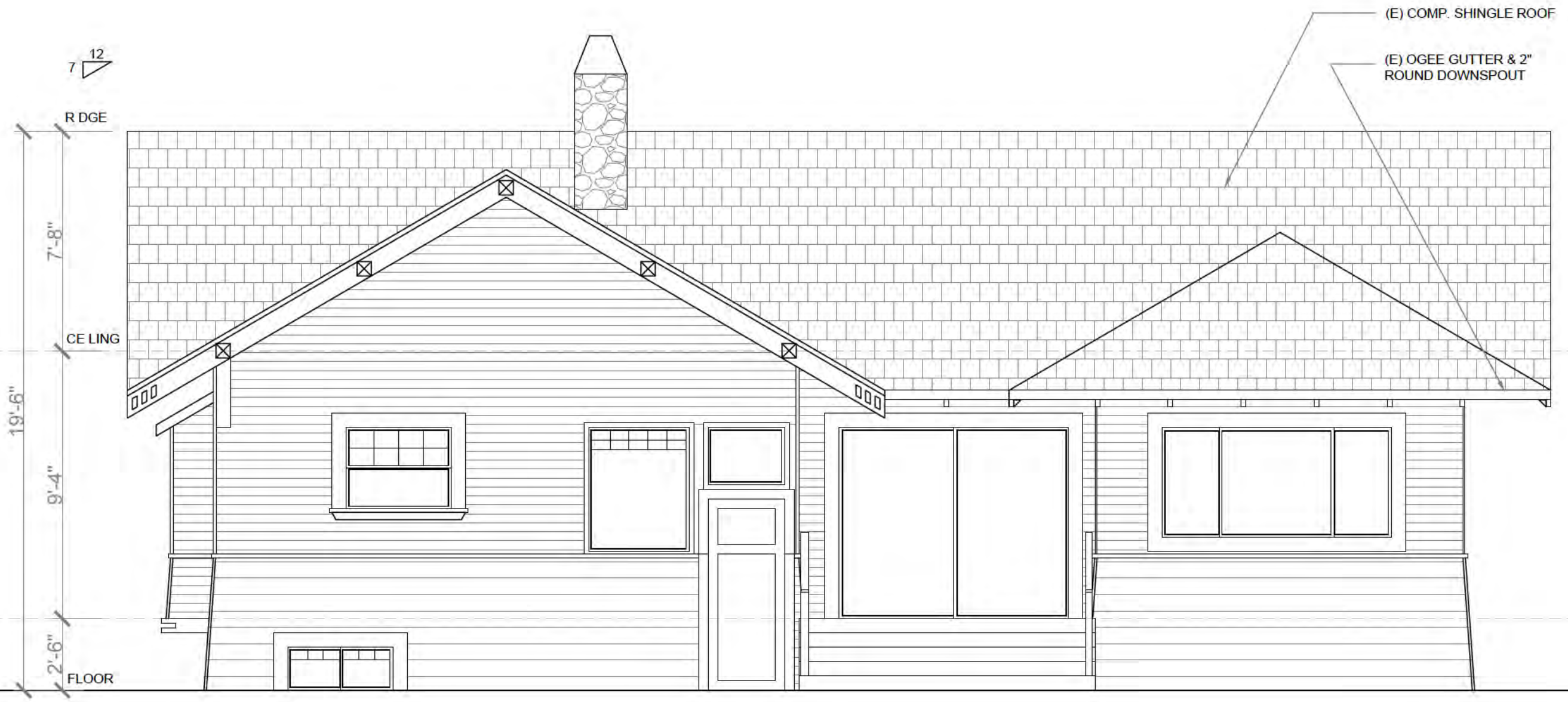
An addition for:
 333 Los Gatos Blvd.
 Los Gatos, CA 95032

Date	02/11/2025
Scale	NOTED
Drawn	SZ
A2.0	

Revision	BY



EXISTING FRONT ELEVATION
1/4" = 1'-0"



EXISTING REAR-SIDE ELEVATION
1/4" = 1'-0"

Ammirato
CONSTRUCTION.com
Building Design and Planning
1330 White Oak Road,
Campbell, CA 95008
Phone: 408-248-3869
Email: John@ammiratoconstruction.com



EXISTING LEFT-SIDE ELEVATION
1/4" = 1'-0"



EXISTING RIGHT-SIDE ELEVATION
1/4" = 1'-0"

An addition for:
333 Los Gatos Blvd.
Los Gatos, CA 95032

Date	02/11/2025
Scale	NOTED
Drawn	SZ

A4.0

Revision	BY



PROPOSED FRONT ELEVATION
1/4" = 1'-0"



EXISTING REAR-SIDE ELEVATION
1/4" = 1'-0"

Ammirato
CONSTRUCTION.com
Building Design and Planning
1330 White Oak Road,
Campbell, CA 95009
Phone: 408-248-3869
Email: John@ammiratoconstruction.com



PROPOSED LEFT-SIDE ELEVATION
1/4" = 1'-0"



PROPOSED RIGHT-SIDE ELEVATION
1/4" = 1'-0"

An addition for:
333 Los Gatos Blvd.
Los Gatos, CA 95032

Date	02/11/2025
Scale	NOTED
Drawn	SZ

A4.1
Sheets