

# GENERAL NOTES

- 1 ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA RESIDENTIAL CODE (CRC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA ENERGY CODE (CEC) 2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) 2022 CALIFORNIA FIRE CODE (CFC) AND ALL LOCAL CODES AND ORDINANCES
- 2 CONTRACTORS SHALL VERIFY AND CHECK ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE IN COORDINATION WITH THE PLANS AND SHALL NOTIFY THE DESIGNER/ARCHITECT OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND INFORMATION SHOWN ON DRAWINGS BEFORE PROCEEDING WITH ANY WORK
- 3 MECHANICAL ELECTRICAL AND FIRE PROTECTION CONTRACT DOCUMENTS AND ALL OTHER DESIGN-BUILD CONTRACT DOCUMENTS NOT INCLUDED HEREIN SHALL BE SUBMITTED TO THE TOWN OF LOS GATOS FOR SEPARATE PERMITS
- 4 ALL GLAZING SHALL CONFORM TO THE FEDERAL GLAZING REGULATIONS AND CHAPTER 24 OF THE CRC
- 5 DO NOT SCALE DIMENSION GOVERN
- 6 INTERIOR DIMENSIONS ARE TO FACE OF GYP BD. (UNO)
- 7 EXTERIOR DIMENSIONS ARE TO FACE OF PLYWOOD. (UNO)

INDEX	
A-1	COVER SHEET
A-1.1	EXISTING and PROPOSED SITE PLAN
A-2	EXISTING FIRST FLOOR PLAN .
A-2.1	PROPOSED FIRST FLOOR PLAN .
A-3	EXISTING SECOND FLOOR PLAN .
A-3.1	PROPOSED SECOND FLOOR PLAN .
A-4	EXISTING ROOF PLAN
A-4.1	PROPOSED ROOF PLAN
A-5	EXISTING EXTERIOR EXTERIOR ELEVATIONS
A-5.1	PROPOSED EXTERIOR EXTERIOR ELEVATIONS

# VICINITY MAP



# PROJECT INFORMATION

PROJECT ADDRESS:	16488 BONNIE LN LOS GATOS CA 95032
APN :	532-02-014
OCCUPANCY GROUP:	R-3 / U
TYPE OF CONSTRUCTION:	V-B
STORIES:	2
FIRE SPRINKLER:	NONE
LOT AREA	12 085 00 SQ FT
EXISTING FIRST FLOOR AREA	1 954 00 SQ FT
EXISTING SECOND FLOOR AREA	676 00 SQ FT
EXISTING GARAGE	541 00 SQ FT
EXISTING ADU	354.00 SQ FT.
PROPOSED FIRST FLOOR ADDITION	0 00 SQ FT
PROPOSED SECOND FLOOR ADDITION	380.00 SQ. FT.
TOTAL FIRST FLOOR AREA	1,954 00 SQ FT
TOTAL SECOND FLOOR AREA	(676 + 380) = 1,056.00 SQ. FT.
TOTAL GARAGE FLOOR AREA	541 00 SQ FT
TOTAL ADU FLOOR AREA	354.00 SQ. FT.

# SCOPE OF WORK

- 1- SECOND FLOOR ADDITION
- 2-REMODEL KITCHEN LIVING & DINING
- 3-NEW BALCONY

REVISIONS				

**NGUYENIPHAN**  
DESIGN CONSULTING  
7080 AVENIDA ROTELLA  
SAN JOSE - CALIFORNIA  
Dong NP: 408-206-7332  
email: dongnp@sam.com



PROPOSED REMODEL AND ADDITION FOR:  
**RESIDENCE**  
16448 BONNIE LANE, LOS GATOS, CALIFORNIA

DATE: May 1st, 2024

SCALE: AS NOTED

DRAWN: Dong NP

JOB:

SHEET

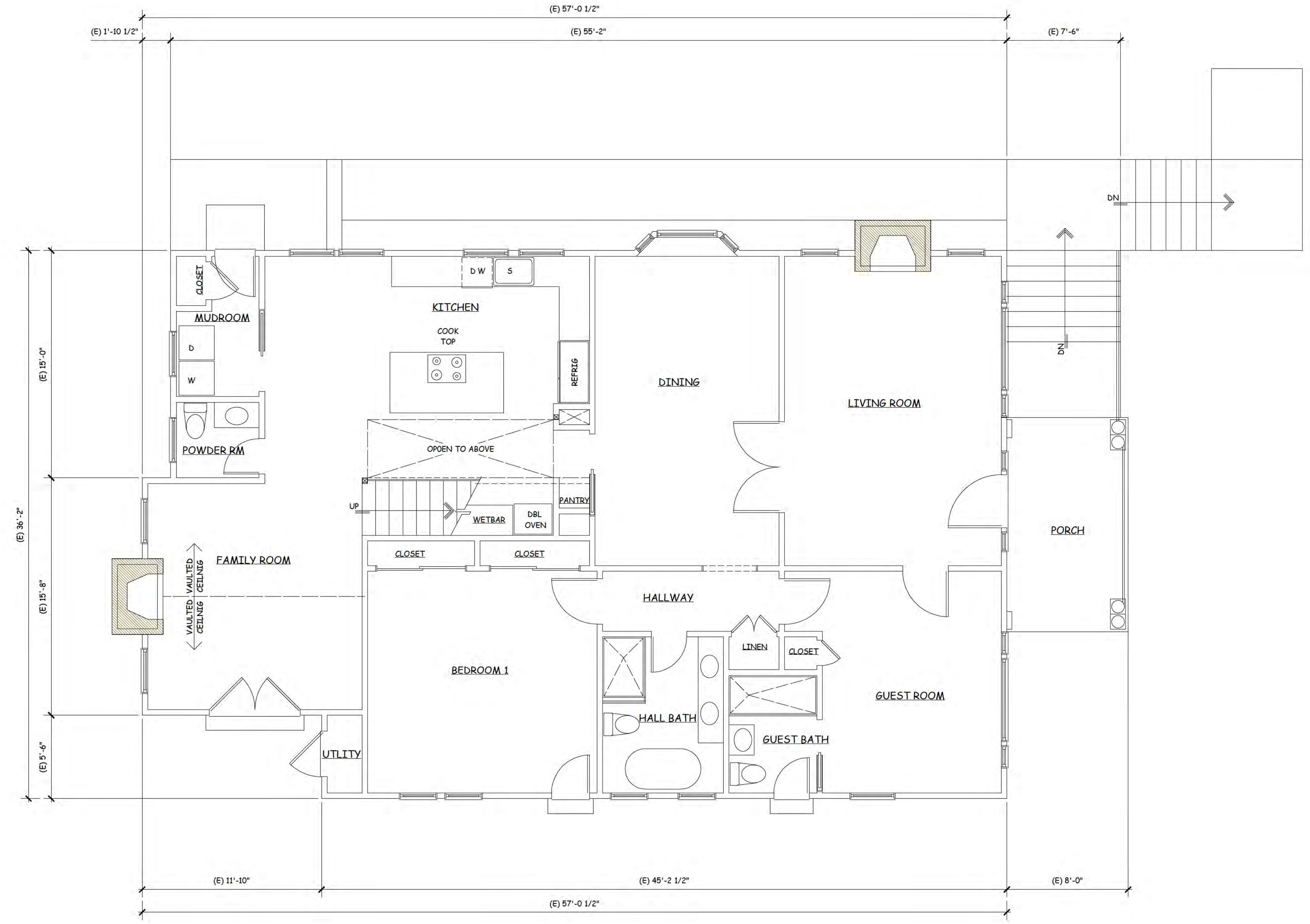
**A-1**  
OF 10 SHEETS





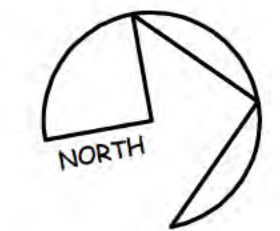


**LEGEND:**  
 [Line style] DENOTES EXISTING WALL TO REMAIN  
 [Line style] DENOTES NEW WALL FINISH TO MATCH EXISTING



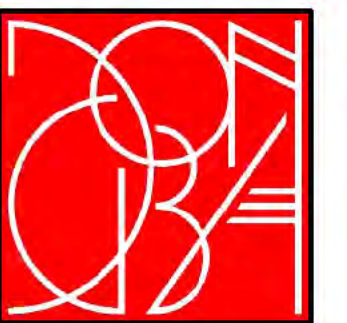
**EXISTING FIRST FLOOR PLAN**

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



*Handwritten signature*

**NGUYENPHAN**  
 DESIGN CONSULTING  
 7080 AVENIDA ROTELLA  
 SAN JOSE CALIFORNIA  
 Dong NP: 408-206-7332  
 email: dongnp@aim.com



PROPOSED REMODLE AND ADDITION FOR :  
**RESIDENCE**  
 16448 BONNIE LANE, LOS GATOS, CALIFORNIA

DATE: May, 1st, 2024  
 SCALE: AS NOTED  
 DRAWN: Dong TNP  
 JOB:  
 SHEET  
**A-2**  
 OF 10 SHEETS

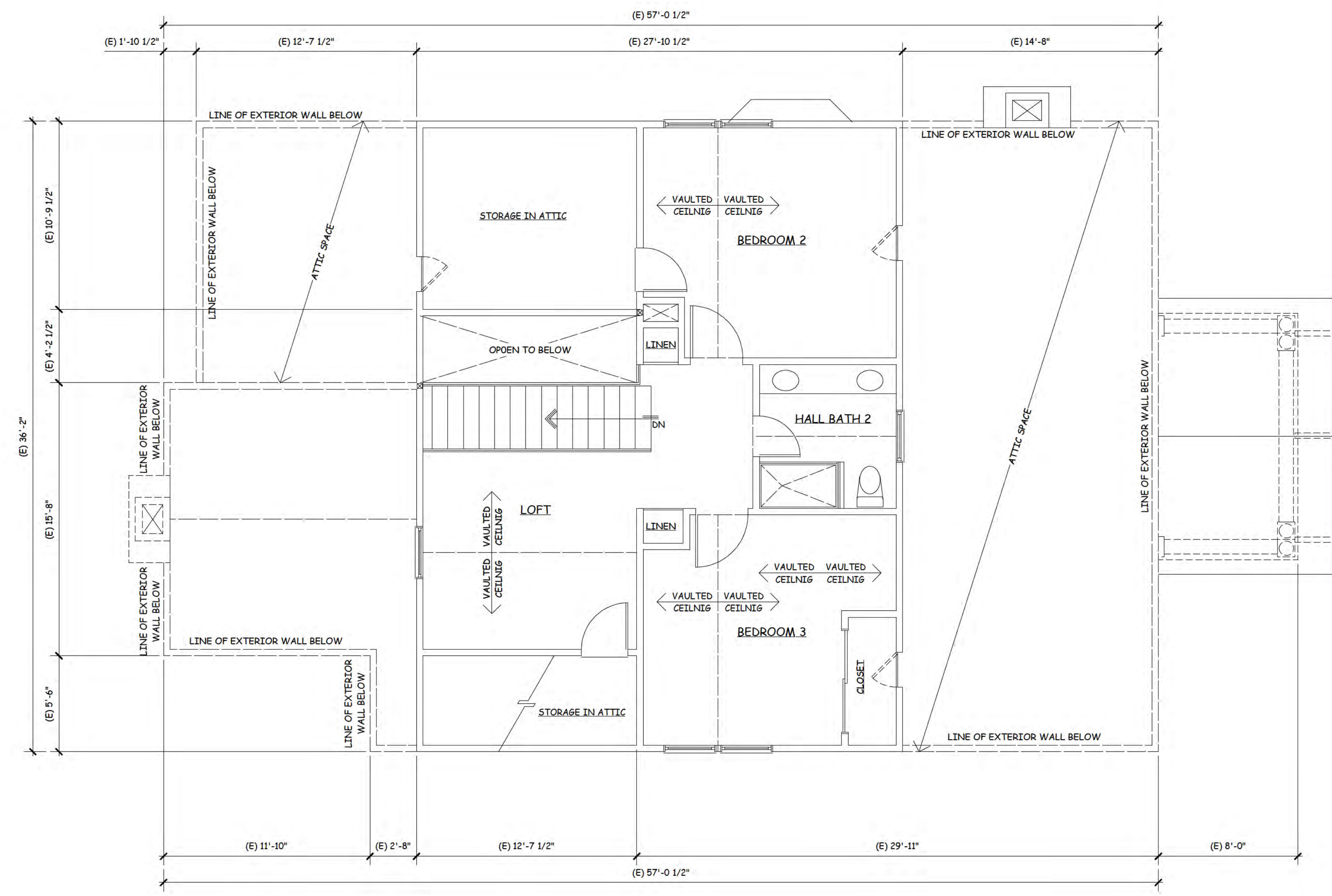
NO.	REVISIONS





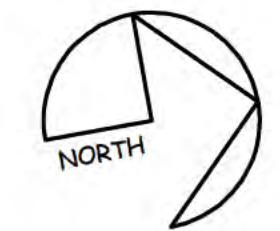


**LEGEND:**  
 [Solid Line] DENOTES EXISTING WALL TO REMAIN  
 [Dashed Line] DENOTES NEW WALL FINISH TO MATCH EXISTING



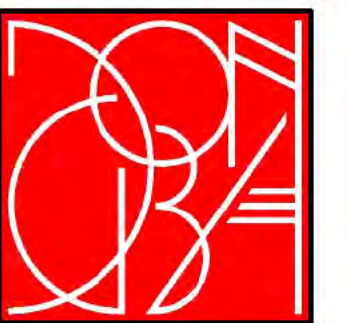
**EXISTING SECOND FLOOR PLAN**

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



*Handwritten signature*

**NGUYENPHAN**  
 DESIGN CONSULTING  
 7080 AVENIDA ROTELLA  
 SAN JOSE CALIFORNIA  
 Dong NP: 408-206-7332  
 email: dongnp@sim.com



PROPOSED REMODLE AND ADDITION FOR :  
**RESIDENCE**  
 16448 BONNIE LANE, LOS GATOS, CALIFORNIA

DATE: May, 1st, 2024  
 SCALE: AS NOTED  
 DRAWN: Dong NP  
 JOB:  
 SHEET  
**A-3**  
 OF 10 SHEETS

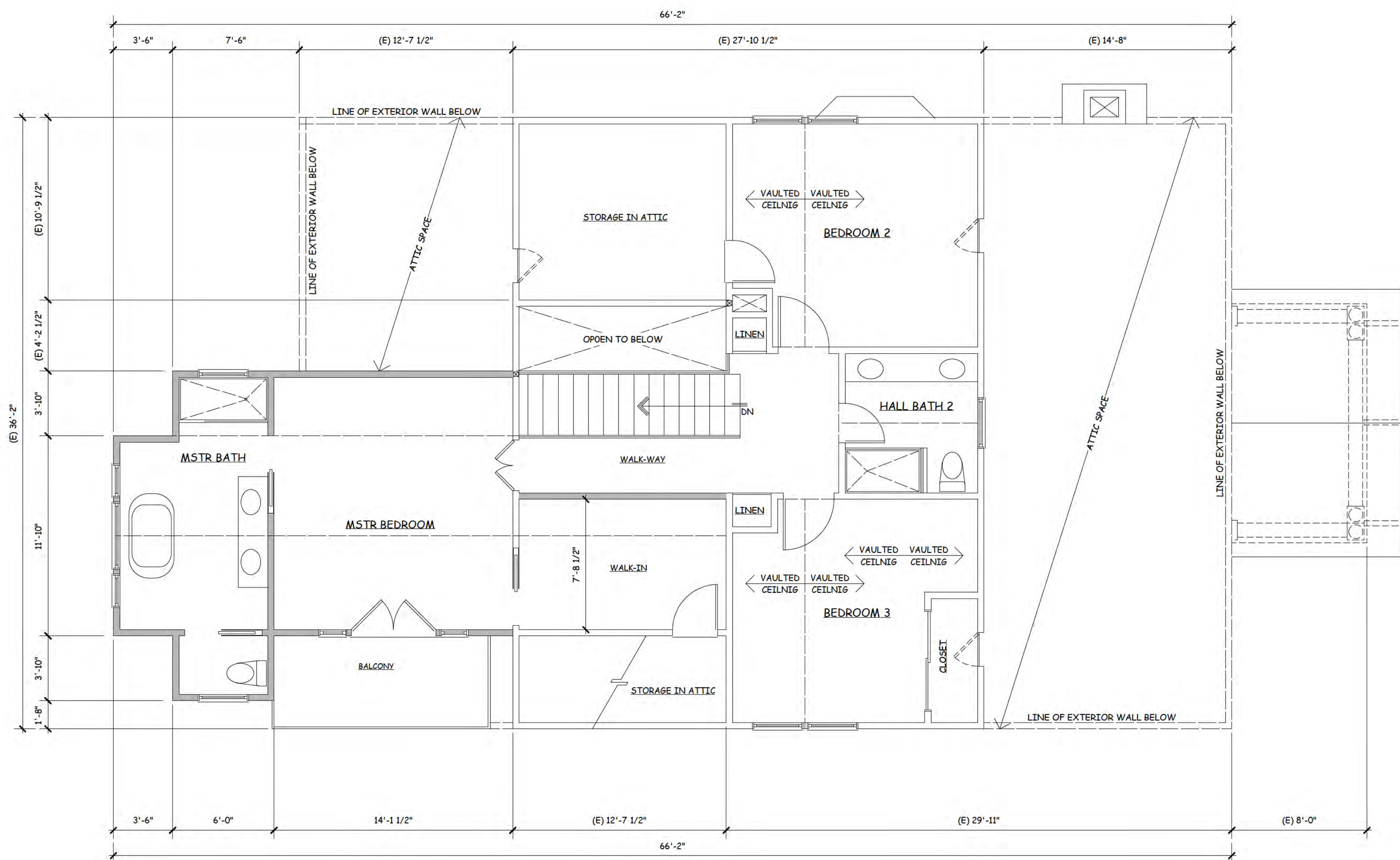
NO.	REVISIONS



**LEGEND:**  
 [Symbol] DENOTES EXISTING WALL TO REMAIN  
 [Symbol] DENOTES NEW WALL FINISH TO MATCH EXISTING

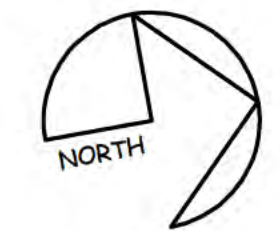
NO.	REVISIONS

*Handwritten signature*  
**NGUYENPHAN**  
 DESIGN CONSULTING  
 7080 AVENIDA ROTELLA  
 SAN JOSE CALIFORNIA  
 Dong NP: 408-206-7332  
 email: dongnp@csim.com



**PROPOSED SECOND FLOOR PLAN**

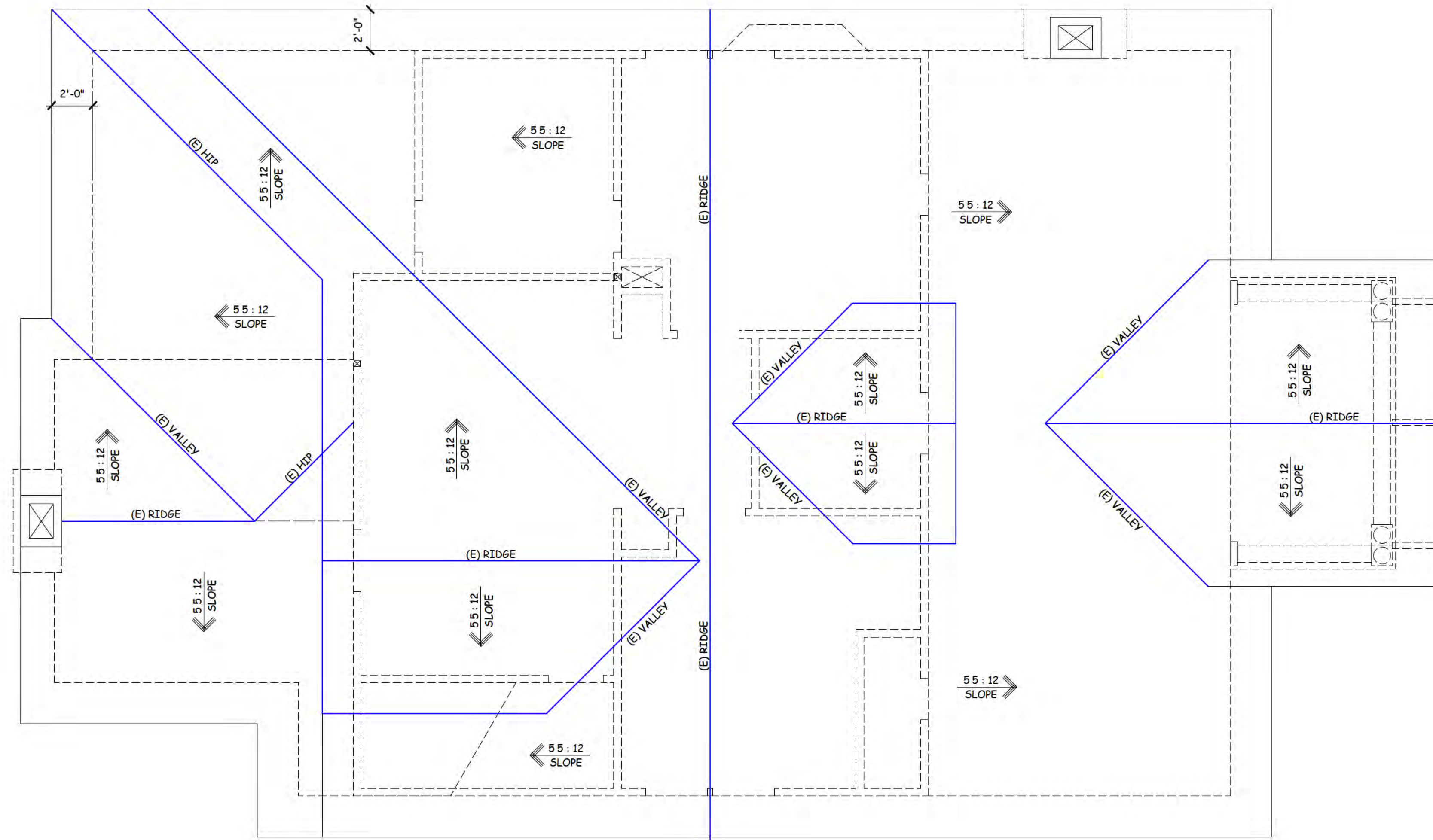
SCALE: 1 / 4" = 1' - 0"



PROPOSED REMODEL AND ADDITION FOR:  
**RESIDENCE**  
 16448 BONNIE LANE, LOS GATOS, CALIFORNIA

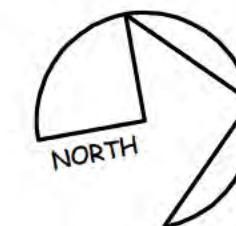
DATE: May, 1st, 2024
SCALE: AS NOTED
DRAWN: Dong NP
JOB:
SHEET
<b>A-3.1</b>
OF 10 SHEETS





EXISTING ROOF PLAN

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



DATE: May, 1st, 2024

SCALE: AS NOTED

DRAWN: Dong TNP

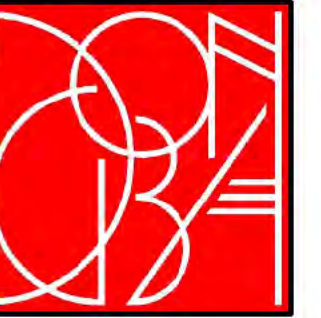
JOB:

SHEET

A-4

OF 10 SHEETS

PROPOSED REMODLE AND ADDITION FOR :  
**RESIDENCE**  
 16448 BONNIE LANE, LOS GATOS, CALIFORNIA



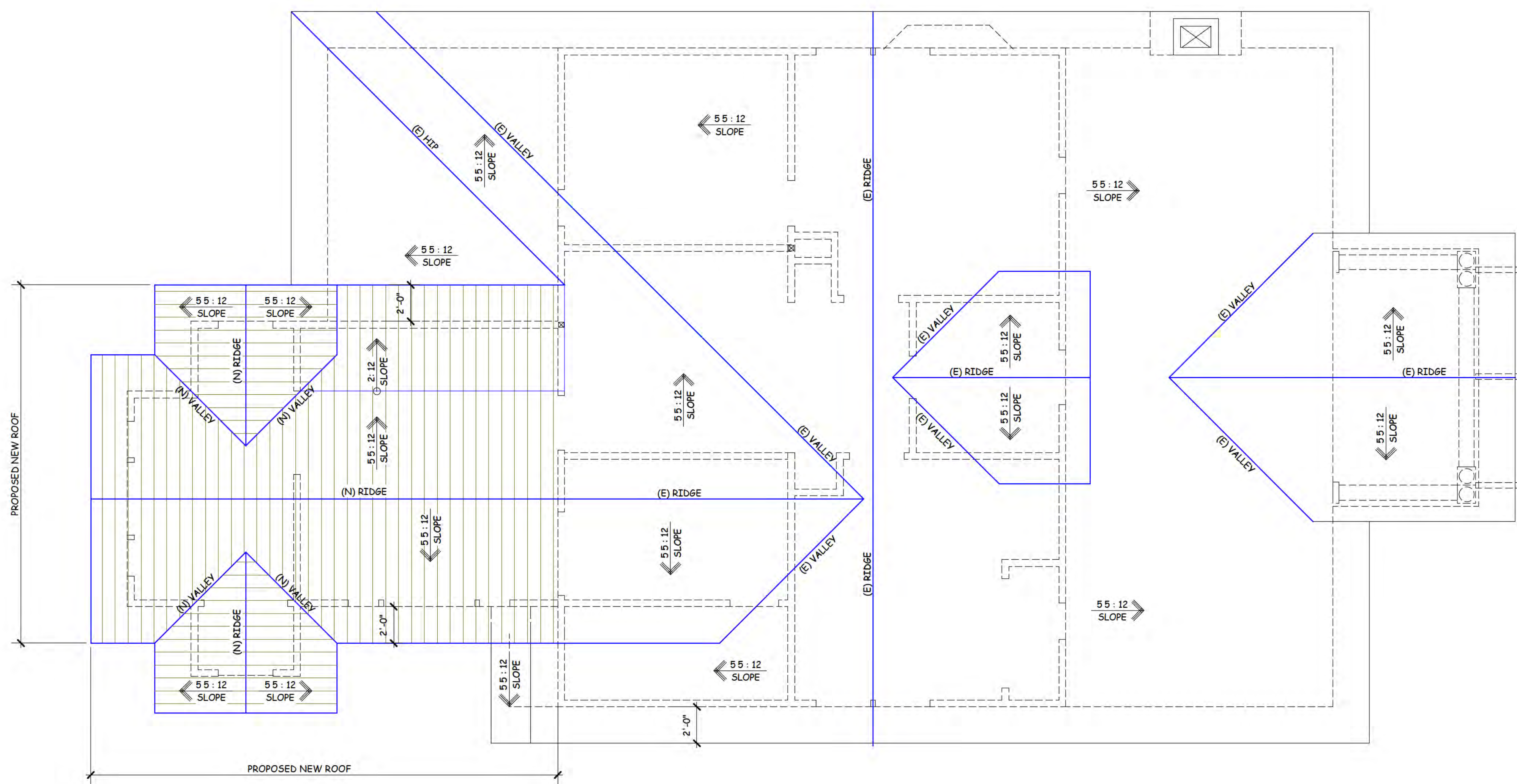
**NGUYENPHAN**  
 DESIGN  
 CONSULTING  
 7080 AVENIDA ROTELLA  
 SAN JOSE CALIFORNIA  
 Dong NP: 408-206-7332  
 email: dongnp@sim.com

REVISIONS

NO.	DESCRIPTION	DATE

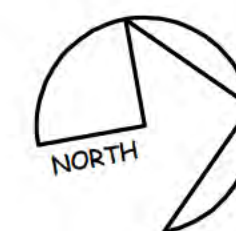
*Handwritten signature/initials*





PROPOSED ROOF PLAN

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



NO.	REVISIONS

*Handwritten signature*

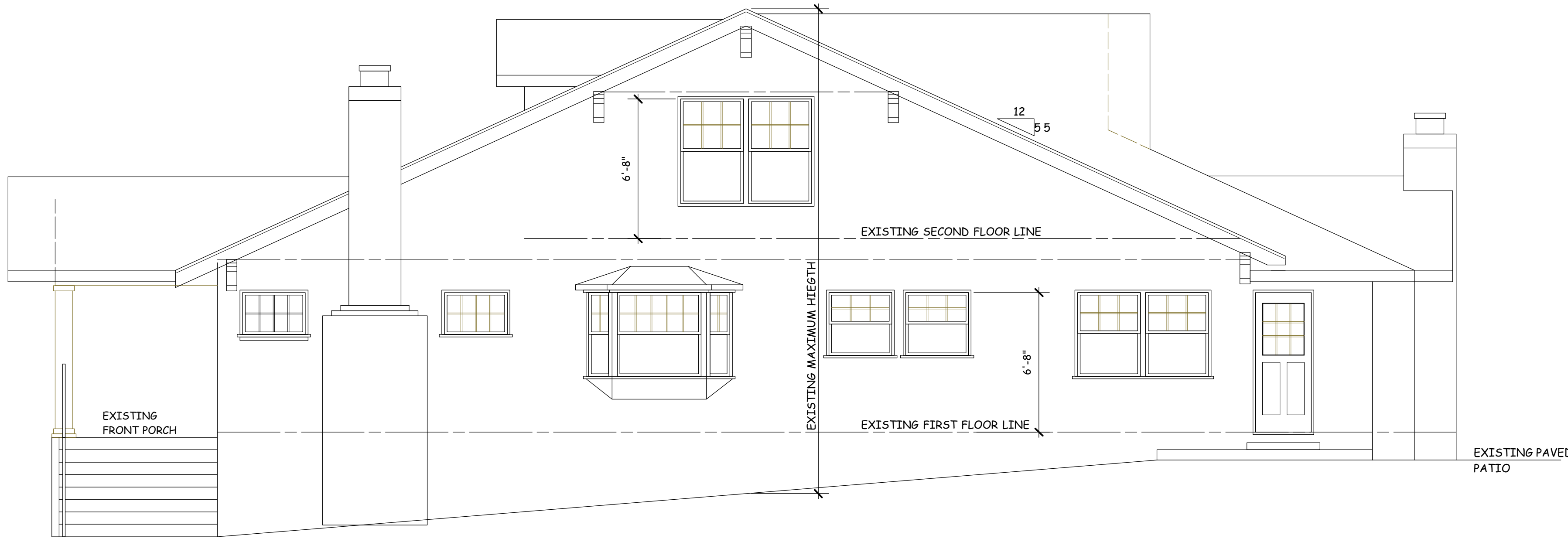
**NGUYENPHAN**  
 DESIGN CONSULTING  
 7080 AVENIDA ROTELLA  
 SAN JOSE, CALIFORNIA  
 Dong NP: 408-206-7332  
 email: dongnp@sim.com



PROPOSED REMODEL AND ADDITION FOR :  
**RESIDENCE**  
 16448 BONNIE LANE, LOS GATOS, CALIFORNIA

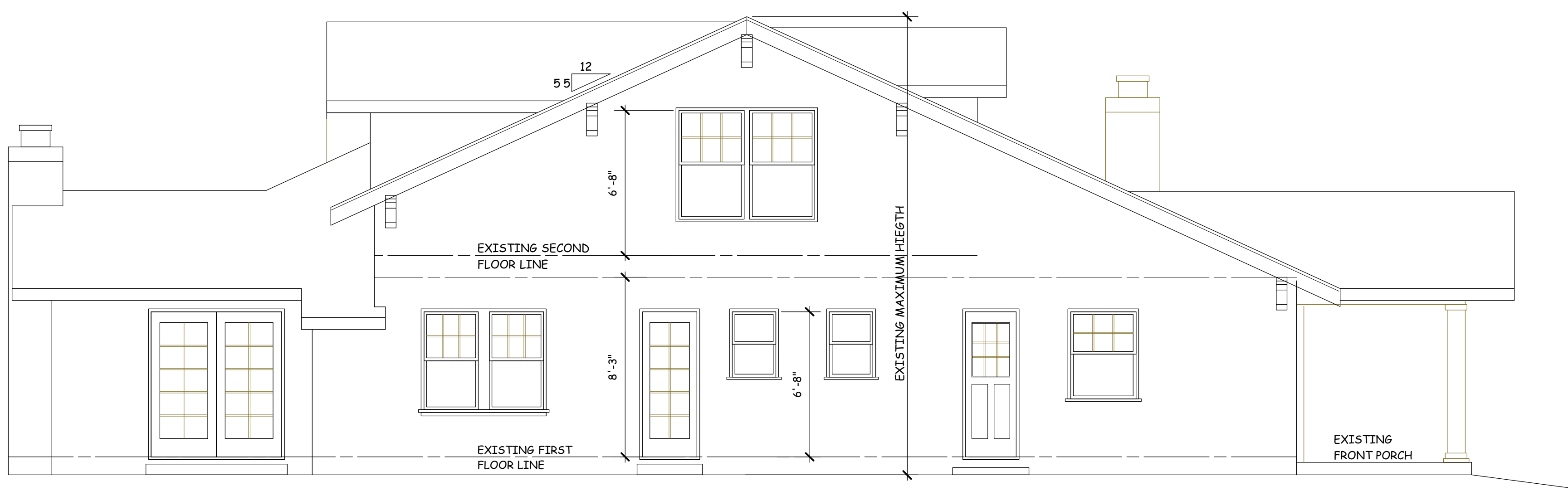
DATE: May 1st, 2024  
 SCALE: AS NOTED  
 DRAWN: Dong NP  
 JOB:  
 SHEET  
**A-4.1**  
 OF 10 SHEETS





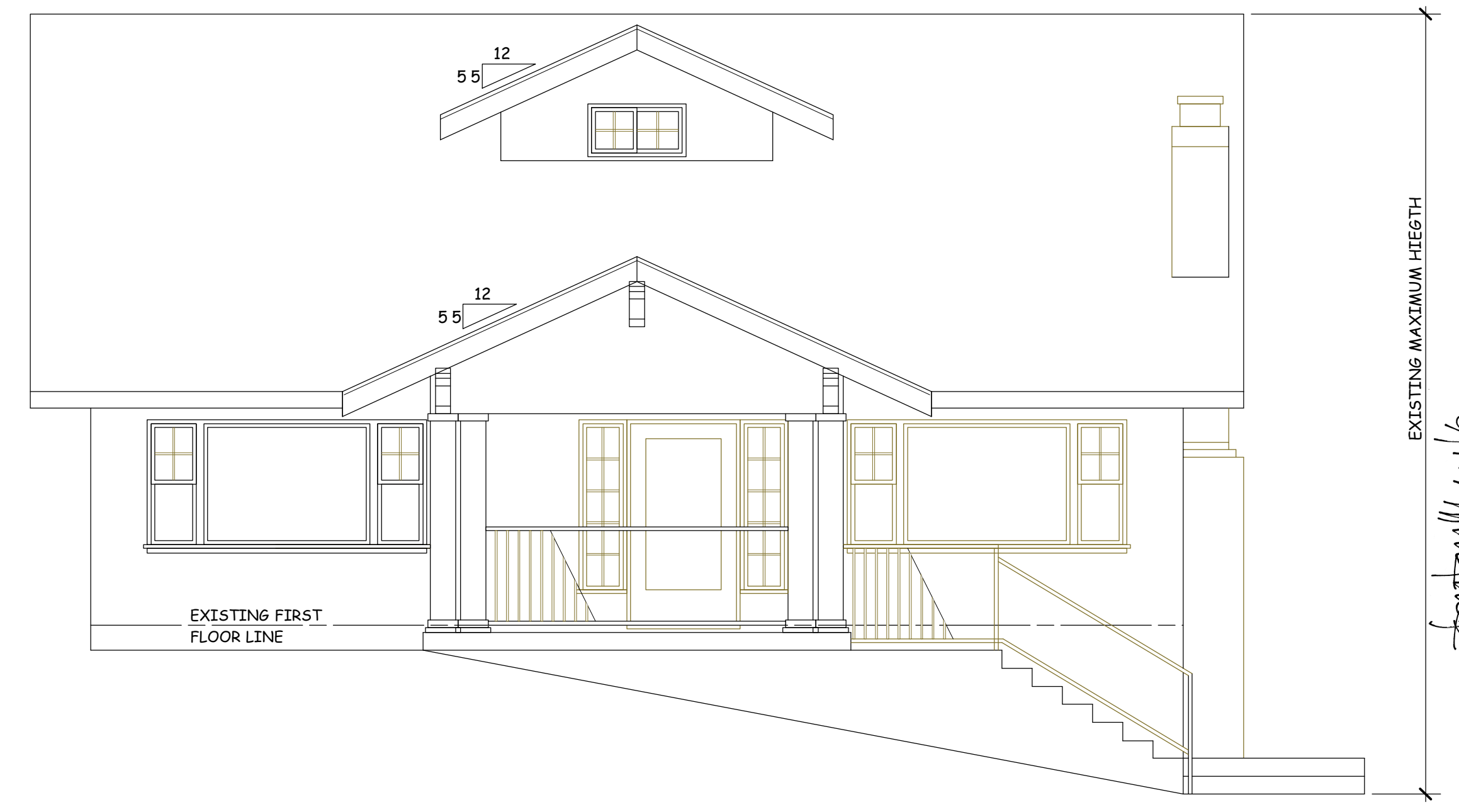
**WEST ELEVATION (BONNIE LANE)**

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



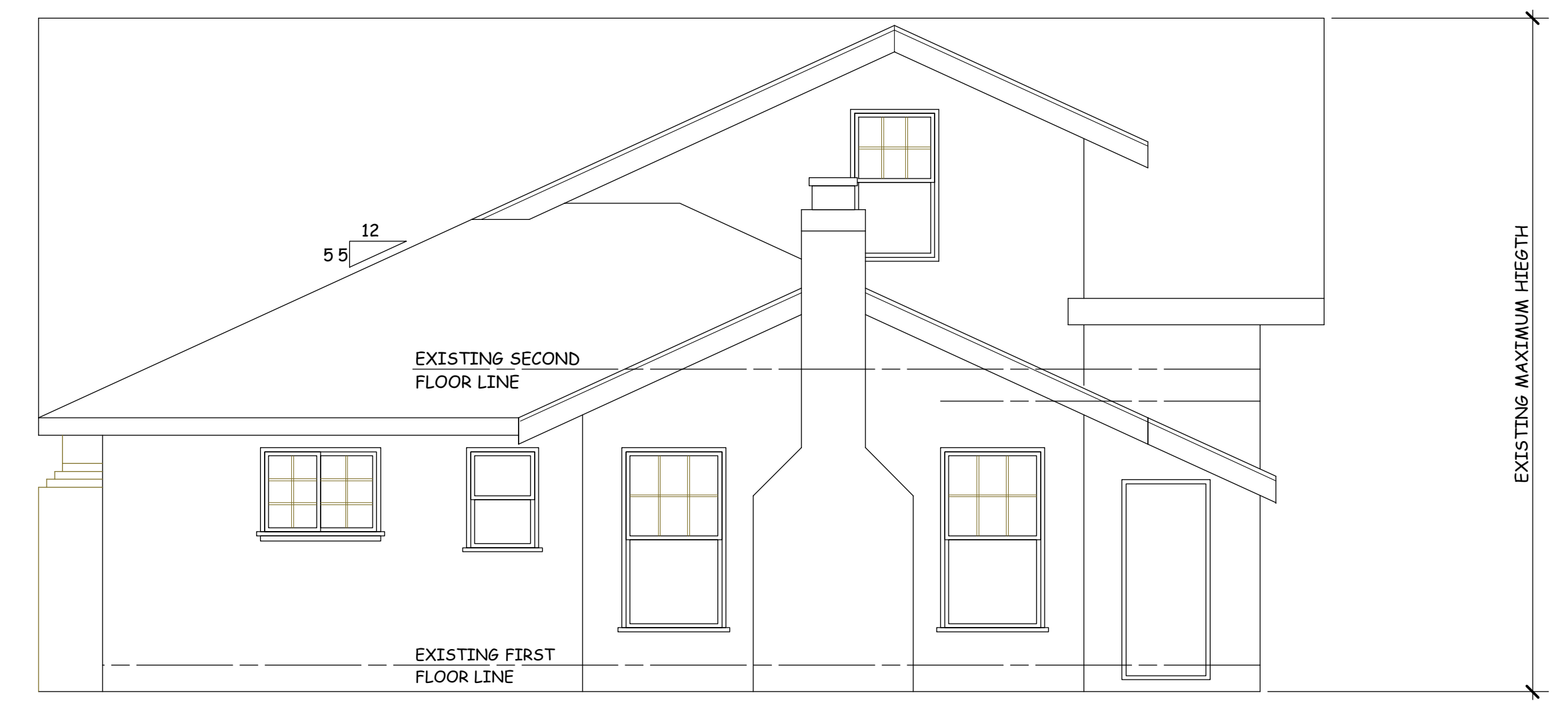
**EAST ELEVATION**

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



**NORTH ELEVATION (FRONT)**

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

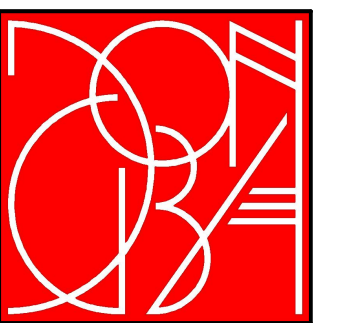


**SOUTH ELEVATION (REAR)**

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

REVISIONS

**NGUYENPHAN**  
DESIGN CONSULTING  
7080 AVENIDA ROTELLA  
SAN JOSE, CALIFORNIA  
Dong NP: 408-206-7332  
email: dongnp@cum.com

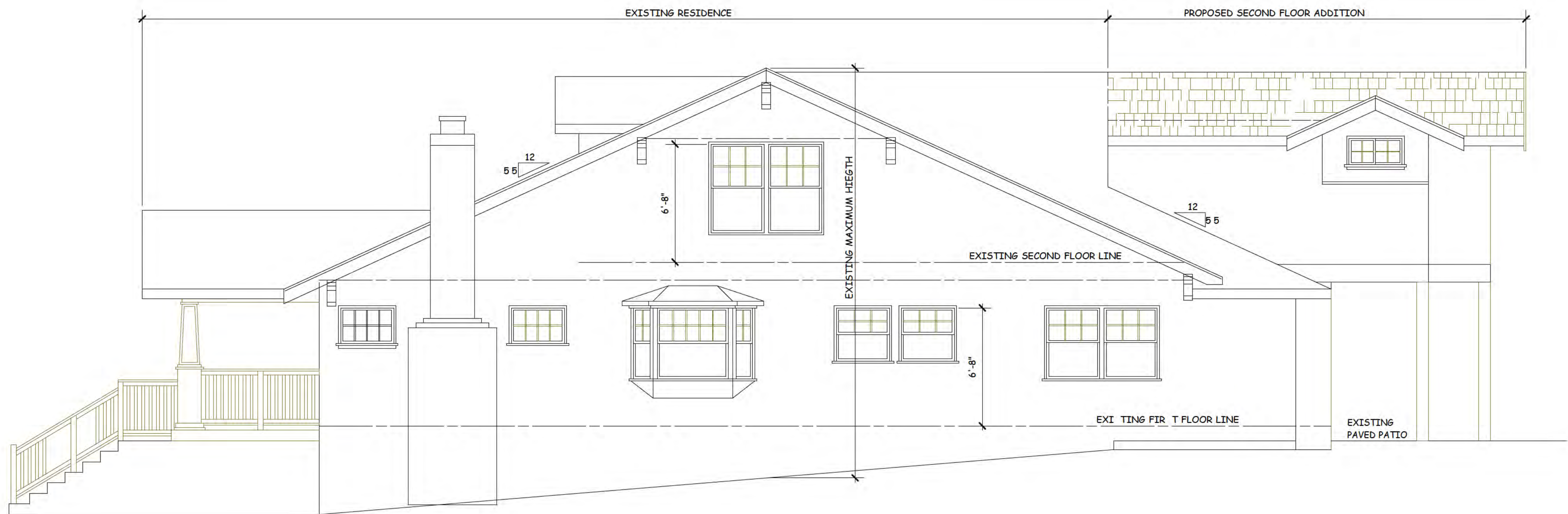


PROPOSED REMODEL AND ADDITION FOR :

**RESIDENCE**  
16448 BONNIE LANE, LOS GATOS, CALIFORNIA

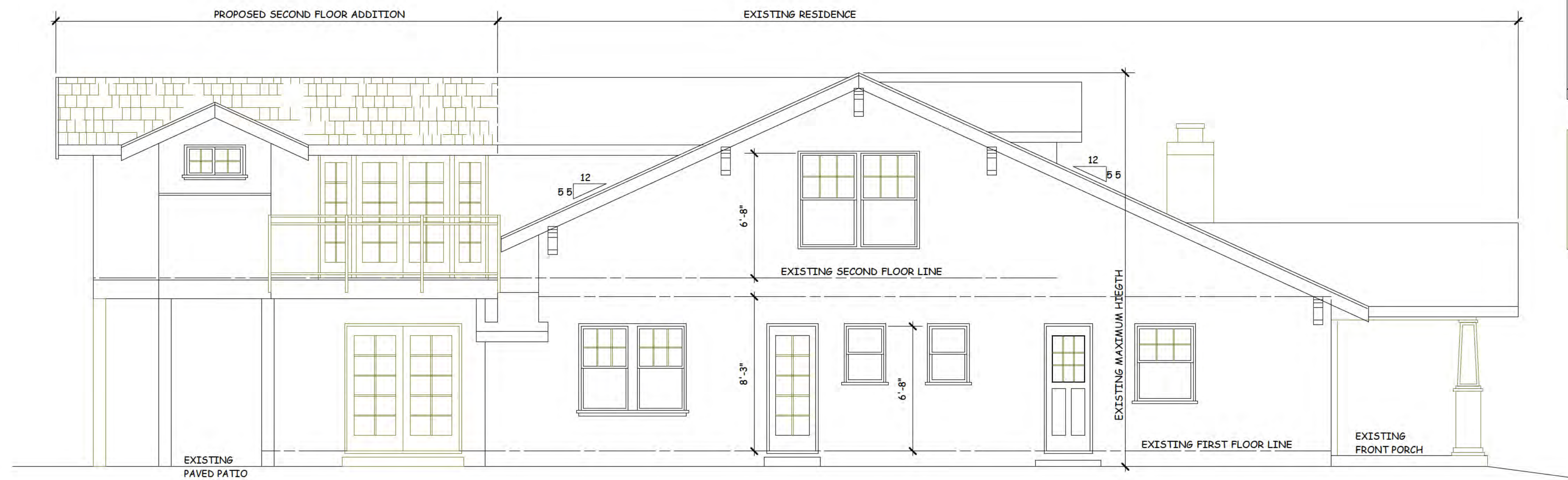
DATE: May, 1st, 2024
SCALE: AS NOTED
DRAWN: Dong TNP
JOB:
SHEET
<b>A-5</b>
OF 10 SHEETS





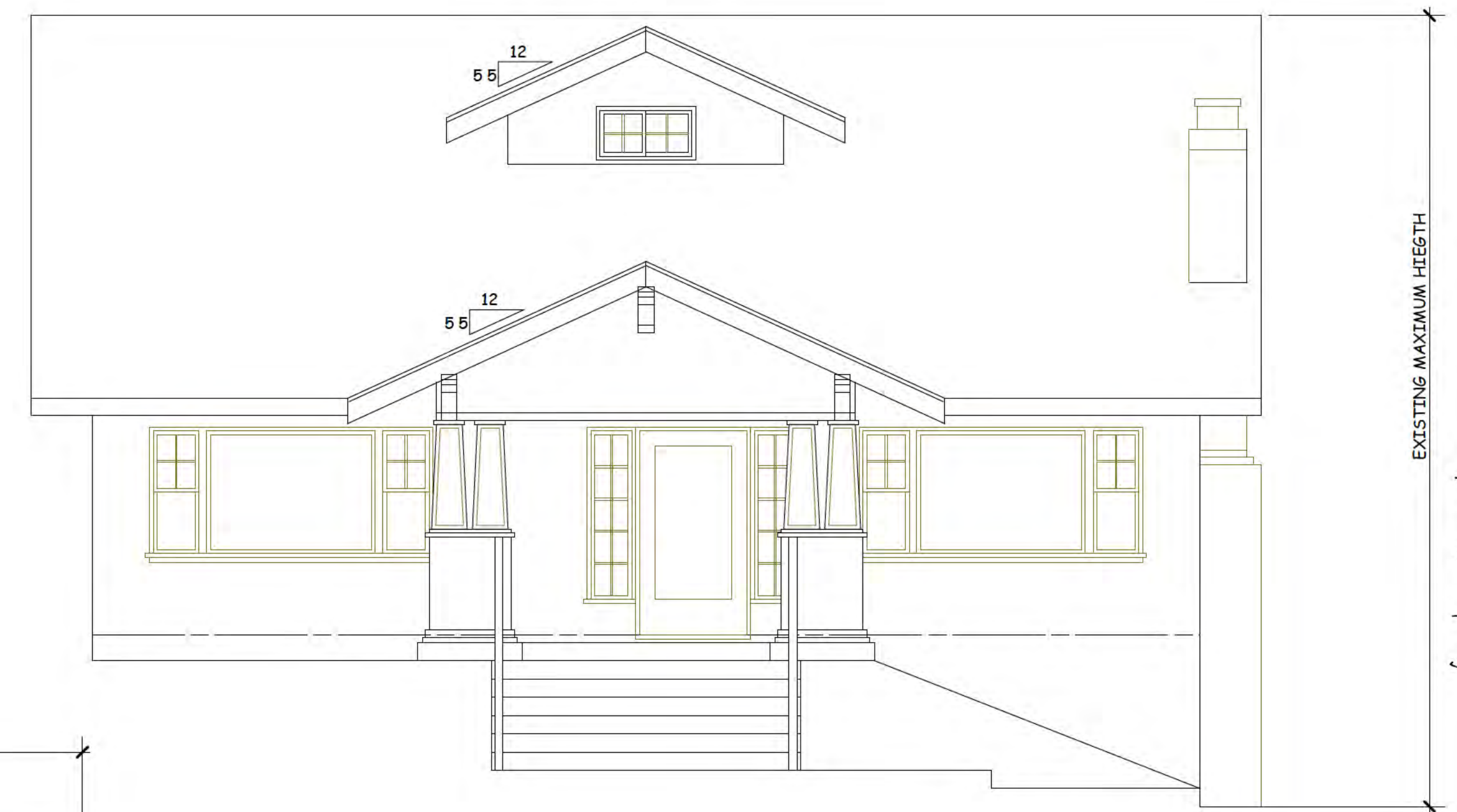
**PROPOSED WEST ELEVATION (BONNIE LANE)**

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



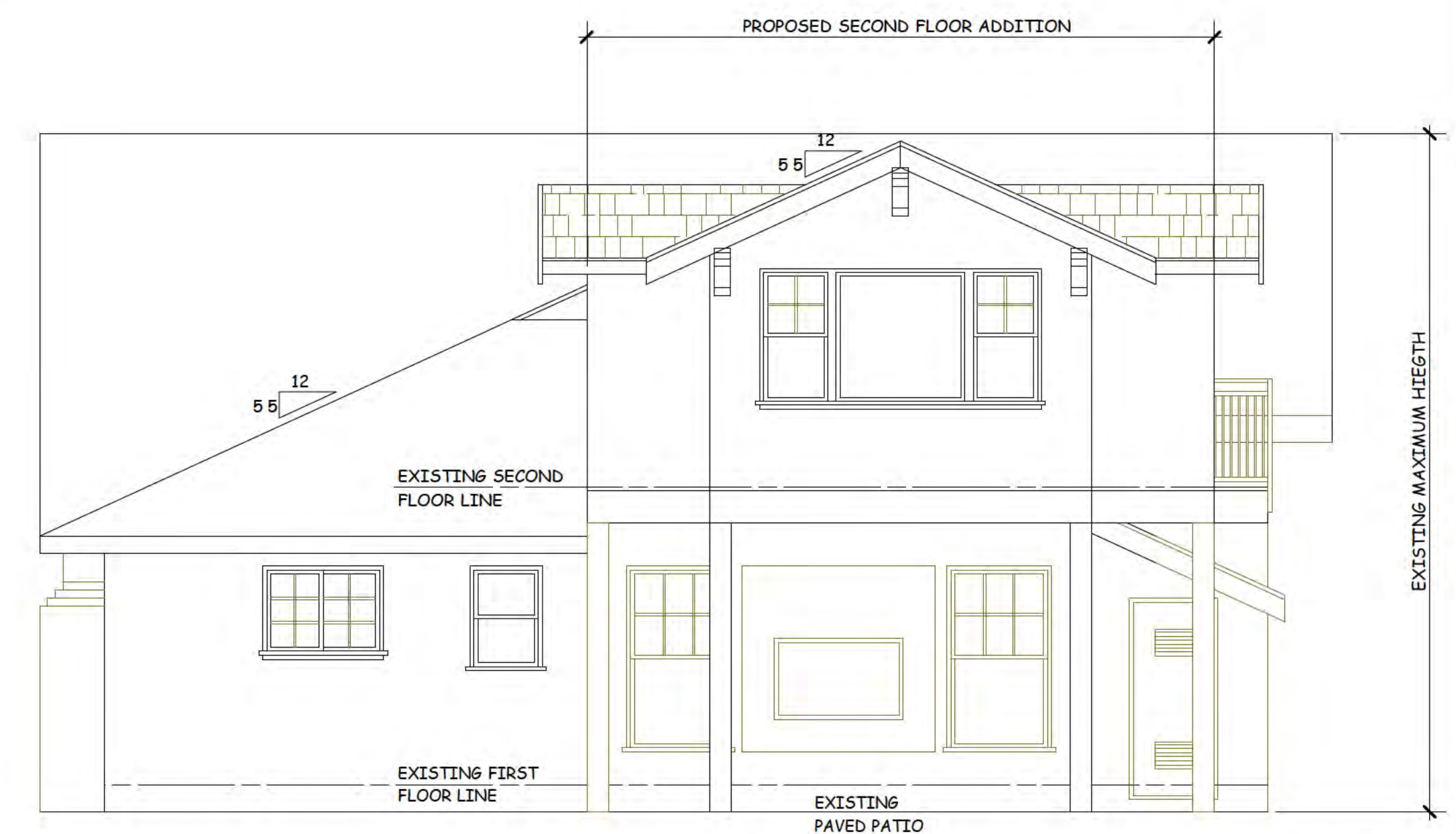
**PROPOSED EAST ELEVATION**

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



**PROPOSED NORTH ELEVATION  
(FRONT)**

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



**PROPOSED SOUTH ELEVATION  
(REAR)**

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

REVISIONS

**NGUYENPHAN**  
DESIGN  
CONSULTING  
7080 AVENIDA ROTELLA  
SAN JOSE CALIFORNIA  
Dong NP: 408-206-7332  
email: dongnp@cum.com



PROPOSED REMODEL AND ADDITION FOR:  
**RESIDENCE**  
16448 BONNIE LANE, LOS GATOS, CALIFORNIA

DATE: May, 1st, 2024

SCALE: AS NOTED

DRAWN: Dong NP

JOB:

SHEET

**A-5.1**

OF 10 SHEETS