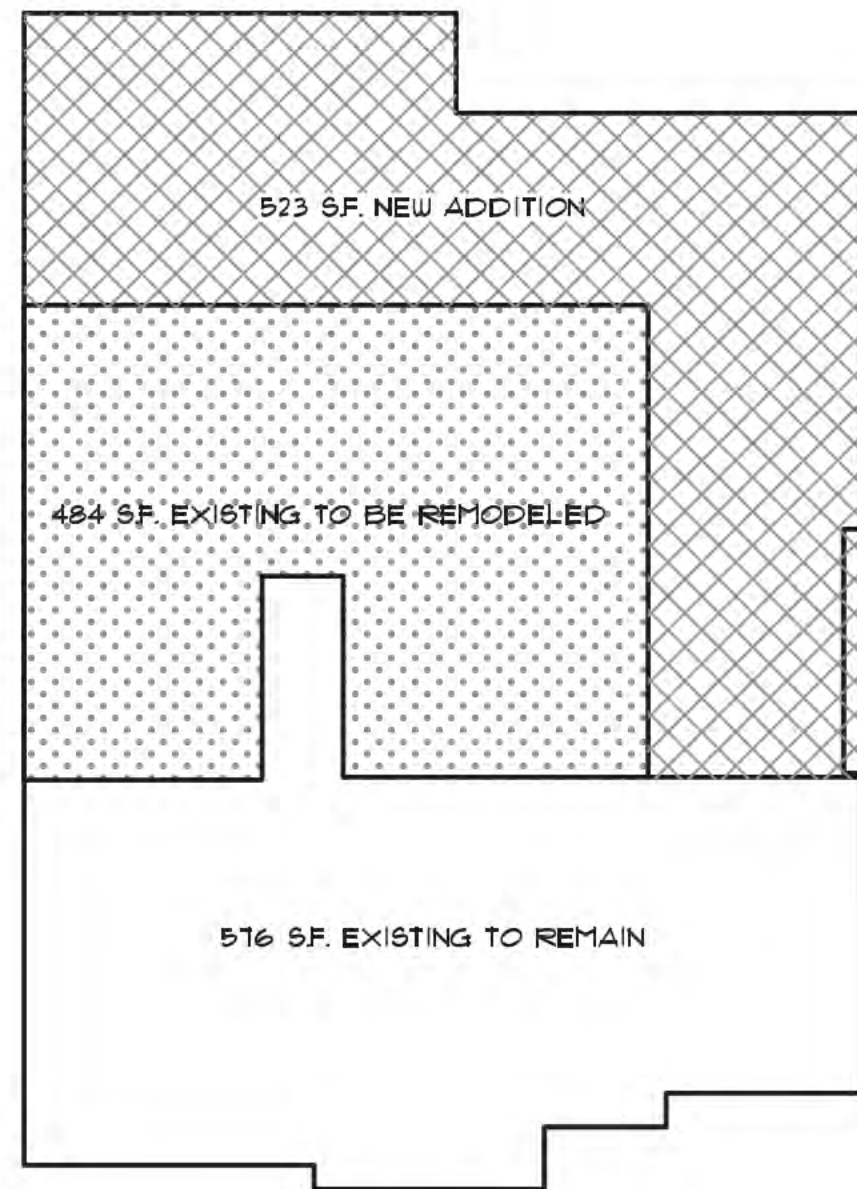


ABBREVIATIONS

AB	ANCHOR BOLT	LF	LINEAL FOOT
AC	ASPHALTIC CONCRETE	LG	LONG
ACUST	ACOUSTICAL	LKR	LOCKER
ADD	ADDITIONAL	LT	LIGHT
ADJ	ADJUSTABLE	LVT	LUXURY VINYL TILE
AGGR	AGGREGATE	MAX	MAXIMUM
AHJ	AUTHORITIES HAVING JURISDICTION	M.B.	MACHINE BOLT
ALT	ALTERNATE	M.C.	MEDICINE CABINET
ALUM	ALUMINUM	MECH	MECHANICAL
APPROX	APPROXIMATELY	MEMB	MEMBRANE
ARCH	ARCHITECT	MET	METAL
ANGLE	ANGLE	MANUFACTURE/R	MANUFACTURE/R
BD	BOARD	MH	MANHOLE
BLDG	BUILDING	MI	MALLEABLE IRON
BLK/G	BLOCKING/	MINIUM	MINIUM
BT	BEAT	MIR	MIRROR
BOT	BOTTOM	MISC	MISCELLANEOUS
BOW	BACK OF WALK	MDO	MASONRY OPENING
B&L	BUILDING SETBACK LINE	MTD	MOUNTED
B&FL	BACKSPLASH	MUL	MULLION
BTU	BETWEEN	N	NORTH
BUR	BUILT-UP ROOFING	NEC	NATIONAL ELECTRIC CODE
BW	BOTH WAYS	N.C.	NOT IN CONTRACT
CAB	CABINET	N.C.	NUMBER
CAH	CLEAR ALL HEART	NOM	NOMINAL
CB	CATCH BASIN, CORNER BEAD	N.T.S.	NOT TO SCALE
C.B.C.	CALIFORNIA BUILDING CODE	NRC	NOISE REDUCTION CONTROL
C.C.	CENTER TO CENTER	O	OVER
C.C.R.	CALIFORNIA CODE OF REGULATION	O.A.	OVERALL
CEI	CEMENT	OBS	OBSCURE
C.I.	CAST IRON	O.C.	ON CENTER
C.J.	COLD JOINT, CONTROL JOINT	O.D.	OUTSIDE DIMENSION (DIA.)
C.L.G.	CEILING	OFF	OFFICE
CLKG	CALLING	OH	OVERHEAD, OVERHANG
CLO	CLOSET	OPG	OPENING
CLR	CLEAR	OPPF	OPPOSITE
CHC	CALIFORNIA MECHANICAL CODE	OZ	OUNCE
C.M.P.	CORRUGATED METAL PIPE	P.C.	PLUMBING CONTRACTOR
CMU	CONCRETE MASONRY UNIT	P.F.B.	PLASTIC FINISH BOARD
COL	COLUMN	FL.E	FLATE, PROPERTY LINE
CONC	CONCRETE	FLAS	FLASTER
CONN	CONNECTION	PLYUD	PLYWOOD
CONSTR	CONSTRUCTION	FOL	POLISHED
CONT	CONTINUOUS	FR	PAIR
CONC.	CALIFORNIA OFFICE OF NOISE CONTROL	FRCAST	POINT
COTG	CLEANOUT TO GRADE	P.T.D.	PAPER TOWEL DISPENSER
C.P.C.	CALIFORNIA PLUMBING CODE	P.T.D.P.	PRESSURE TREATED DOUGLAS FIR
CPT	CARPET	P.T.D./R	COMBINATION P.T.D. & P.T.A.
C.T.	CERAMIC TILE	PTN	PARTITION
TR	CENTER	P.T.R.	PAPER TOWEL RECEPTACLE
CTSK	COUNTERSINK	PUE	PUBLIC UTILITY EASEMENT
CU	CONDENSING UNIT	Q.T.	QUARRY TILE
CL	CENTERLINE	R	RISER
D	DRYER	R.A.	RETURN AIR
DBL	DOUBLE	RADI	RADIATOR
DET	DETAIL	R.A.G.	RETURN AIR GRILLE
D.F.	DOUGLAS FIR	R.C.P.	REINFORCED CONCRETE PIPE
D.F.	DIAMETER	R.D.	ROOF DRAIN
DIA.	DIAGONAL	REF	REFERENCE
DIAG	DIMENSION	REIN	REINFORCED(ING)
DM	DISPENSER, DISPOSER	RES	RESINOUS FLOORING
DISP	DOWN	RET	RETAINING
DN	DITTO	REQ	REQUIRED
DO	DOOR	RESIL	RESILIENT
DR	DOWN SPOUT	RFG	REFRIGERATOR
D.S.	DISHWASHER	RGR	REGISTER
DW	DRAWING	RH	ROOM
DUR	DRAWER	RO	ROUGH
E	EAST	R.O.	ROUGH OPENING
E.A.	EACH	RS	REINFORCED
E.B.	EXPANSION JOINT	RUL	RANAL WATER LEADER
ELEC	ELECTRICAL	RUD	REDWOOD
EL	ELEVATION	R/W	RIGHT OF WAY
ELEV	ELEVATOR	S	SOUTH
EMER	EMERGENCY	SAD	SEE ARCHITECTURAL DUGS
EN	EDGE NAILING	S.A.R.	SUPPLY AIR REGISTER
ENCL	ENCLOSURE	SASH	SELF-ADHERED SHEET MEMBRANE
EQ	EQUAL	SC	SOLID CORE
EQP	EQUIPMENT	S.C.D.	SEAT COVER DISPENSER
EW.C.	ELECTRIC WATER COOLER	S.D.	SOAP DISPENSER
EW	EACH WAY	SECT	SECTION
(E)XIST	EXISTING	SF	SQUARE FEET
EXP	EXPANSION	SH	SHIELD
EXFO	EXPOSED	SHR	SHOWER
EXT	EXTERIOR, EXTENSION	SHT	SHEET
F.A.	FIRE ALARM	SHTG	SHEATHING
FAU	FORCED AIR UNIT	SHTL	SHILLAR
F.B.	FRAMING CLIP	SHTS.	SHEETMETAL SCREWS
F.C.	FLOOR CLEANOUT	SND	SANITARY NAPKIN DISPENSER
F.C.O.	FLOOR DRAIN	SHR	SANITARY NAPKIN RECEPTACLE
FDC	FIRE DEPT. CONNECTION	S.O.V.	SHUT-OFF VALVE
FDN	FOUNDATION	S 1 P	SHELF 1 POLE
F.E.	FIRE EXTINGUISHER	SQ	SQUARE
F.F.	FACE OF FRAME, FACEFRAME	S.S.	SELECT STRUCTURAL
FFA	FREE FLOW AREA	SS	STAINLESS STEEL
F.G.	FINISH GRADE	SK	SERVICE SINK
FGL	FIXED GLASS	ST	STREET
FN	FINISH	STA	STATION
FL	FLOOR	STD	STANDARD
FLASH	FLASHING	STL	STEEL
FLUOR	FLUORESCENT	STO	STORAGE
F.O.C.	FACE OF CONCRETE	STRL	STRUCTURAL
F.O.F.	FACE OF FINISH	SUSP	SUSPENDED
F.O.M.	FACE OF MASONRY	SV	SHEET VINYL FLOORING
F.O.S.	FACE OF STUD	SW	SHEAR WALL
F.O.	FINISHED OPENING	SYM	SYMMETRICAL
FFR	FIREPROOF	T	TEMPERED
FRT.	FIRE RETARDANT TREATED	T.B.	TOWEL BAR
FR	FIRE RATED(ING)	T 1 B	TOP 1 BOTTOM
FTG	FOOTING	T.C.	TOP OF CURB
FT*	FOOT	TEL	TELEPHONE
FUR	FURRING	TER	TERRAZZO
FUT	FUTURE	T 1 G	TONGUE 1 GROOVE
GA	GAUGE	TH	THICK
GAL	GALLON	THK	THICK
GALV	GALVANIZED	T.O.P.	TOP OF PLATE
GB	GRAB BAR	TP	TOP OF PAVEMENT
GLB	GULLIAM BEAM	T.P.D.	TOILET PAPER DISPENSER
GI	GALVANIZED IRON	TRD	TREAD
GL	GLASS	T.S.	TUBULAR STEEL
GND	GROUND	T.S.B.	TOP-SET BASE
GR	GRADE	T.V.	TELEVISION
GSM	GALVANIZED SHEET METAL	T.W.	TOP OF WALL
GWB	GYPSTUM WALLBOARD	TYP	TYPICAL
GYP	GYPSTUM	UNF	UNFINISHED
H.B.	HOSE BIBB	UNO, UON	UNLESS NOTED OTHERWISE
H.C.	HOLLOW CORE	UR	UNRAIL
HD	HOLDOWN	V.C.P.	VITRIOUS CLAY PIPE
HDUR	HARDWARE	V.C.T.	VINYL COMPOSITION TILE
HDUD	HARDWOOD	VERT	VERTICAL
HDR	HEADER	VEST	VESTIBULE
HGT	HEIGHT	V.G.	VERTICAL GRAIN
H.M.	HOLLOW METAL	V.F.	VERIFY IN FIELD
HORIZ	HORIZONTAL	V.T.R.	VENT THRU ROOF
HR	HANDRAIL	V.W.C.	VINYL WALL COVERING
HR	HOUR	W	WEST, WASHER
HDS	HOT DIPPED GALVANIZED	W.	WITH
HUH	HOT WATER HEATER	W.C.	WATER CLOSET
I.A.W.	IN ACCORDANCE WITH	W.D.	WINDOW DIMENSION
I.D.	INSIDE DIMENSION	W.	WROUGHT IRON
IN	INCH	W.F.	WOVEN WIRE FABRIC
INSUL	INSULATION	W.O.	WITHOUT
INT	INTERIOR	W.P.	WATERPROOF
INV	INVERT	W.S.	WOOD SCREWS
ISA	INTERNATIONAL SYMBOL	WSCT	WAINSCOT
JAN	JANITOR	W	WEIGHT
JST	JOIST	WUM	WOVEN WIRE MESH
JT	JOINT	WRC	WESTERN RED CEDAR
KIT	KITCHEN		
LAB	LABORATORY		
LAM	LAMINATED		
LAV	LAVATORY		
L.B.	FOUND(S)		

HYMAN REMODEL/ADDITION AND GARAGE/ADU

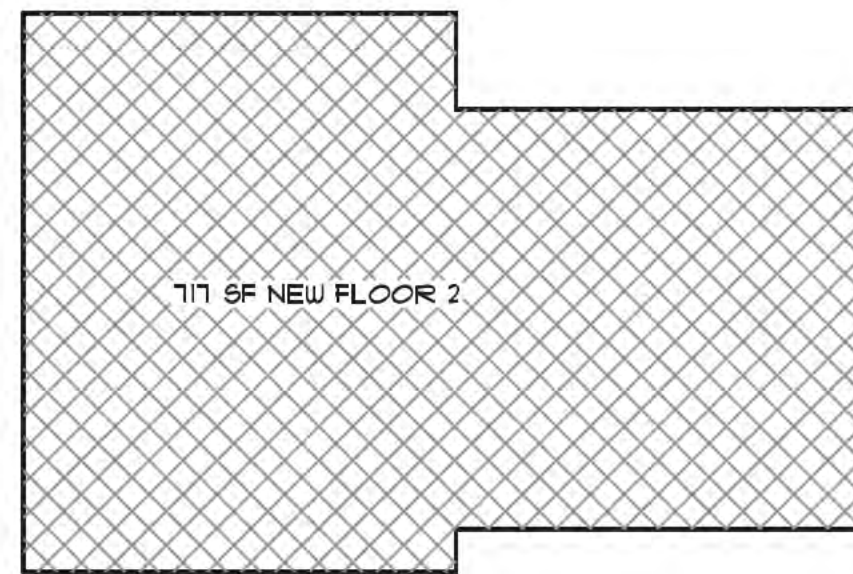
MINOR RESIDENTIAL PERMIT ADU IS UNDER SEPARATE MINISTERIAL PERMIT



FLOOR 1 PLAN

516 SF. EXISTING TO REMAIN
484 SF. EXISTING TO BE REMODELED
523 SF. NEW ADDITION
1503 SF. TOTAL FLOOR 1
111 SF. TOTAL FLOOR 2
2351 SF. TOTAL

LOT SIZE : 1310 SF.



FLOOR 2 PLAN

111 SF. NEW



GENERAL

OWNER
MICHAEL J. HYMAN
34 PLEASANT STREET
LOS GATOS, CA 95030

PHONE : [REDACTED]
EMAIL: [REDACTED]

PROJECT DESCRIPTION:

THIS PROJECT PROPOSES AN ADDITION AND REMODEL TO AN EXISTING RESIDENCE, AND REPLACEMENT OF A GARAGE WITH A NEW GARAGE AND AN ADU ON TOP OF THE GARAGE.

HOUSE: THIS PROJECT IS A REMODEL AND ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE, ORIGINALLY CONSTRUCTED C. 1930.

THIS PROJECT WILL RETAIN 54% OF THE EXISTING EXTERIOR PERIMETER. APPROXIMATELY 46% OF THE EXISTING PERIMETER WILL BE OBSOURED OR REMOVED, OR GET NEW CLADDING, (STUCCO) AS A PART OF THIS PROJECT.

THIS HOUSE WAS BUILT PRIOR TO THE COMMON USE OF REINFORCING STEEL IN CONCRETE FOUNDATION, AND REQUIRES FOUNDATION REPLACEMENT. FOUNDATION REPLACEMENT WILL INCLUDE THE CONSTRUCTION OF A NEW CELLAR. THE OWNER WISHES TO ENLARGE AND IMPROVE THE HOUSE WITH THIS SIGNIFICANT INVESTMENT IN REQUIRED WORK.

EXISTING GARAGE WILL BE REMOVED AND REPLACED WITH A NEW GARAGE AND SECOND STORY ACCESSORY BUILDING.

THIS PROJECT WILL BE PHASED:
PHASE 1: CONSTRUCTION OF THE GARAGE/ADU
PHASE 2: REMODEL AND ADDITION OF THE PRIMARY RESIDENCE

APPLICABLE CODES:
2022 CBC
2022 CEC
2022 CHC
2022 CFC
2022 CA HISTORIC BUILDING CODE
2022 CA EXISTING BUILDING CODE
2022 CAL GREEN
MUNICIPAL CODE OF THE TOWN OF LOS GATOS

PROJECT INFORMATION

BUILDING USE	SINGLE FAMILY RESIDENCE
LOT SIZE	1310 SF
ASSESSOR'S PARCEL NUMBER	529 26 018
ZONING	R-1D
OCCUPANCY TYPE:	R3
YEAR ORIGINALLY BUILT	1930
STORIES	1 EXISTING ADD NEW FLOOR 2
EXISTING RESIDENCE FLOOR AREA:	1060 SF
NEW RESIDENCE FLOOR AREA:	UNCONDITIONED CONDITIONED
FIRST FLOOR	1060 SF
FIRST FLOOR ADDITION	523 SF
NEW CELLAR	1415 NET
SECOND FLOOR	111 SF
NEW ADU 851 SF (51 SF APPLIED TOWARD GFA)	51 SF
TOTAL	1415 SF 2351 SF
F.A.R. RESIDENCE: 35-(14-5/25 X 20) = 0.3308 = .33	
0.33 MAX LOT SIZE X 1310 SF. =	
MAX F.A.R. ALLOWABLE 2432 SF.	
ACTUAL MAX F.A.R. = 2300 RESIDENCE + 51 ADU = 2351 SF.	
ACCESSORY BUILDING MAX SIZE:	
LOT SIZE MINUS SETBACKS = 4485 SF X 15% = 673 SF.	
EXISTING GARAGE = 480 SF	
PROPOSED GARAGE = 611 SF	

CONSULTANTS

INDEX OF DRAWINGS

SHT. #	SEQ.	DESCRIPTION
GO	1	COVER SHEET
G1	2	EXISTING SITE PLAN
G2	3	PROPOSED SITE PLAN
G3	4	DETAILS
A1	5	EXISTING RESIDENCE FLOOR PLAN EXISTING RESIDENCE EXTERIOR ELEVATIONS
A2	6	RESIDENCE FLOOR 1 PLAN 1 FLOOR 2 PLAN
B1	7	CELLAR PLAN
A3	8	GARAGE/ADU PLANS
A4	9	RESIDENCE EXTERIOR ELEVATIONS
A5	10	GARAGE/ADU EXTERIOR ELEVATIONS
A6.1	11	RESIDENCE SECTIONS
A6.2	12	ACCESSORY SECTIONS
A7	13	STREETSCAPE
A8	14	SOLAR STUDIES

NOT FOR CONSTRUCTION ISSUED ONLY FOR PLAN CHECK - DATE: 4 NOV 2025

JOB No. 2434
DATE

DESCRIPTION	DATE	REV.

HYMAN REMODEL/ADDITION

34 PLEASANT STREET
LOS GATOS

ARCHITECTS

MBA ARCHITECTS
1178 LINCOLN AVENUE SAN JOSE CALIFORNIA 95125
PH 408/297-0288X13 FAX 408/297-0384



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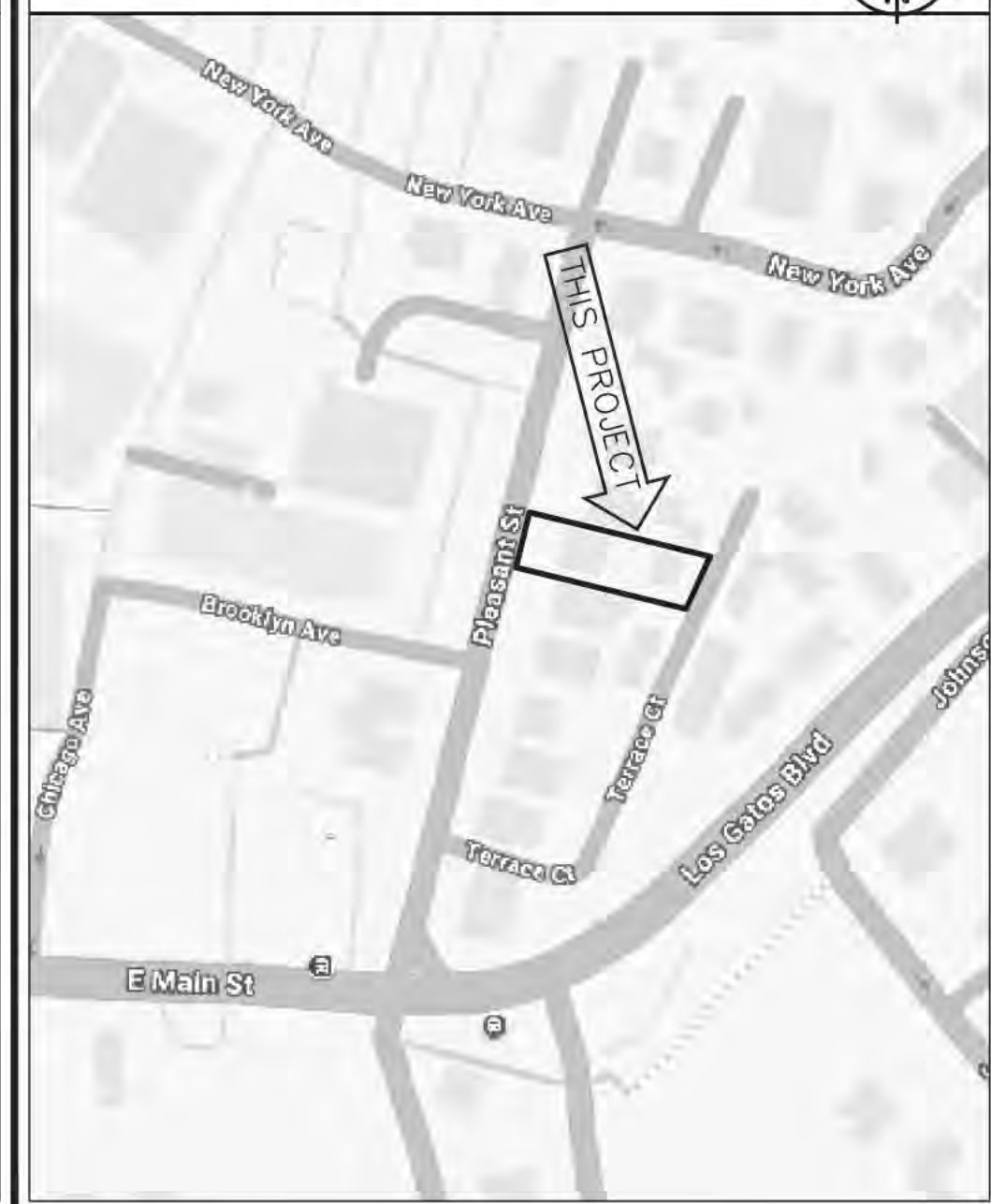
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SHEET TITLE
COVER SHEET

SCALE As Shown
CAD FILE 2434-COVER.dwg
DRAWN BY

SHEET
GO
1 OF 9 SHEETS

LOCATION MAP



PLEASANT STREET
PUBLIC STREET

NEAREST FIRE HYDRANT +/- 750'

EXISTING SIDEWALK

EXISTING DRIVEWAY

EXISTING PARKING PAD

RESIDENCE

EXISTING TREE
ORIENTAL PLYM

EXISTING WOOD FENCE

SETBACK

EXISTING GRADE HIGH
POINT. GRADE HAS
VERY LOW SLOPE.
MAX 5%

EXISTING GARAGE TO
BE REMOVED

EXISTING TREE
ORIENTAL PLYM

EXISTING GARAGE

GARAGE

ACCESSORY

EXISTING TREE
DEODAR CEDAR

EXISTING TREE
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GENERAL NOTES

NOTE AND DETAIL DRAWING NUMBERS ON THIS SHEET WILL INCLUDE SHEET NUMBERS ONLY WHEN REFERENCED TO DRAWINGS AND NOTES ON OTHER SHEETS.

- 1 BEARING DATA TAKEN FROM RECORD OF SURVEY DATED 8 MAY 2018 BY WILSON LAND SURVEYORS, 16011 ALMADEN ROAD, LOS GATOS, CA
- 2 SETBACK DIMENSIONS ON NEIGHBOR PROPERTY ARE ESTIMATED USING GOOGLE MEASURE AND ARE NOT VERIFIED OR PURPORTED TO BE ACCURATE.

LAND USE TABLE

SITE AREA	1370 SF
NET SITE AREA MINUS SETBACKS	4405 SF
FLOOR AREA HOUSE :	1060 SF
FLOOR AREA GARAGE :	480 SF
HOUSE FLOOR AREA RATIO: 33% MAX ALLOWED = 2432 SF. MAX ALLOWED ACCESSORY BUILDING MAX 15% OF NET LOT SIZE (4405 SF) = 661 SF	

NOT FOR CONSTRUCTION ISSUED ONLY FOR PLAN CHECK - DATE: 4 NOV 2025

JOB No. 2434

DATE

DESCRIPTION	DATE	REV.

HYMAN REMODEL/ADDITION

34 PLEASANT STREET
LOS GATOS, CA 95030

ARCHITECTS

MBA
1178 LINDOLN AVENUE, SAN JOSE, CALIFORNIA 95125
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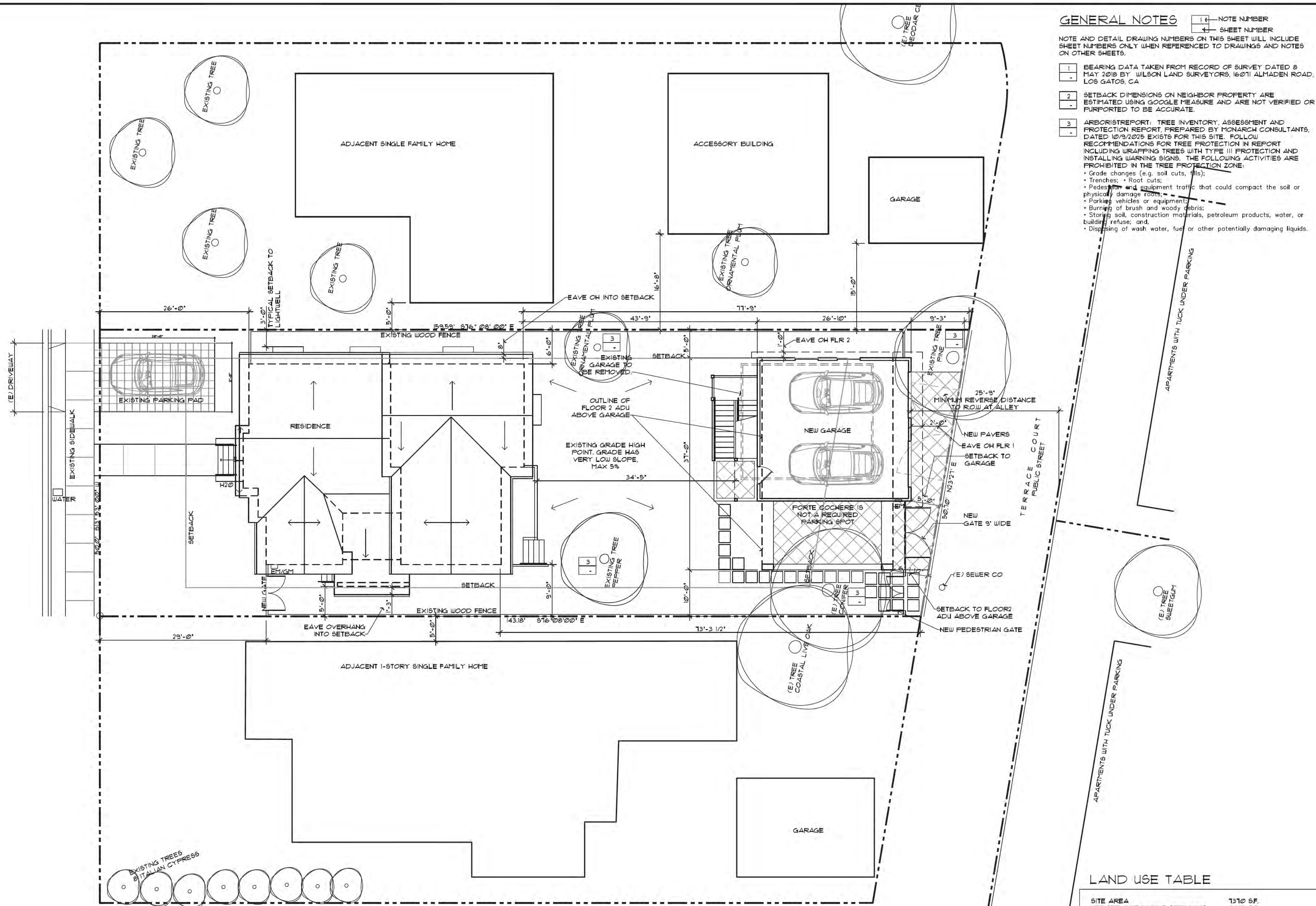
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SHEET TITLE
EXISTING
SITE PLAN

SCALE As Shown
CAD FILE 2434-G1.dwg
DRAWN BY

SHEET
G1
OF SHEETS

PLEASANT STREET
PUBLIC STREET



GENERAL NOTES

- NOTE AND DETAIL DRAWING NUMBERS ON THIS SHEET WILL INCLUDE SHEET NUMBERS ONLY WHEN REFERENCED TO DRAWINGS AND NOTES ON OTHER SHEETS.
1. BEARING DATA TAKEN FROM RECORD OF SURVEY DATED 8 MAY 2018 BY WILSON LAND SURVEYORS, 16071 ALMADEN ROAD, LOS GATOS, CA.
2. SETBACK DIMENSIONS ON NEIGHBOR PROPERTY ARE ESTIMATED USING GOOGLE MEASURE AND ARE NOT VERIFIED OR FURPORTED TO BE ACCURATE.
3. ARBORIST REPORT, TREE INVENTORY, ASSESSMENT AND PROTECTION REPORT, PREPARED BY MONARCH CONSULTANTS, DATED 12/9/2025 EXISTS FOR THIS SITE. FOLLOW RECOMMENDATIONS FOR TREE PROTECTION IN REPORT INCLUDING WRAPPING TREES WITH TYPE III PROTECTION AND INSTALLING WARNING SIGNS. THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE TREE PROTECTION ZONE:
- 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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JOB No. 2434
DATE

DESCRIPTION	DATE	REV.

HYMAN REMODEL/ADDITION

34 PLEASANT STREET
LOS GATOS, CA 95030

ARCHITECTS

MBA
1178 UNCOLN AVENUE, SAN JOSE, CALIFORNIA 95125
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SHEET TITLE
**PROPOSED
SITE PLAN**

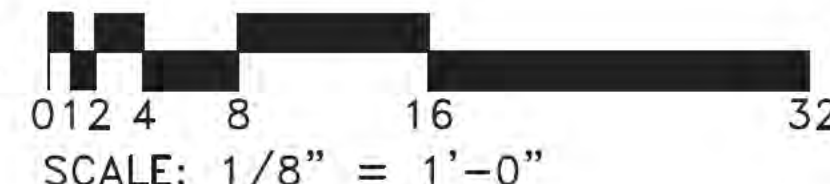
SCALE As Shown
CAD FILE 2434-G1.dwg
DRAWN BY

SHEET
G2
OF SHEETS



SITE PLAN

1/8" = 1'-0"



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

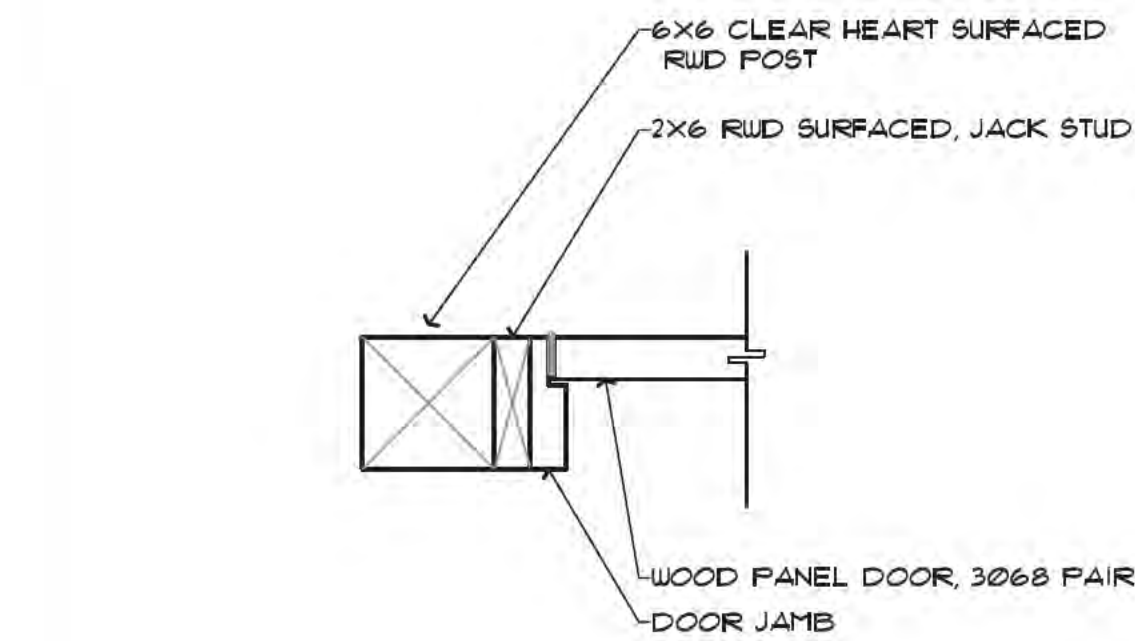
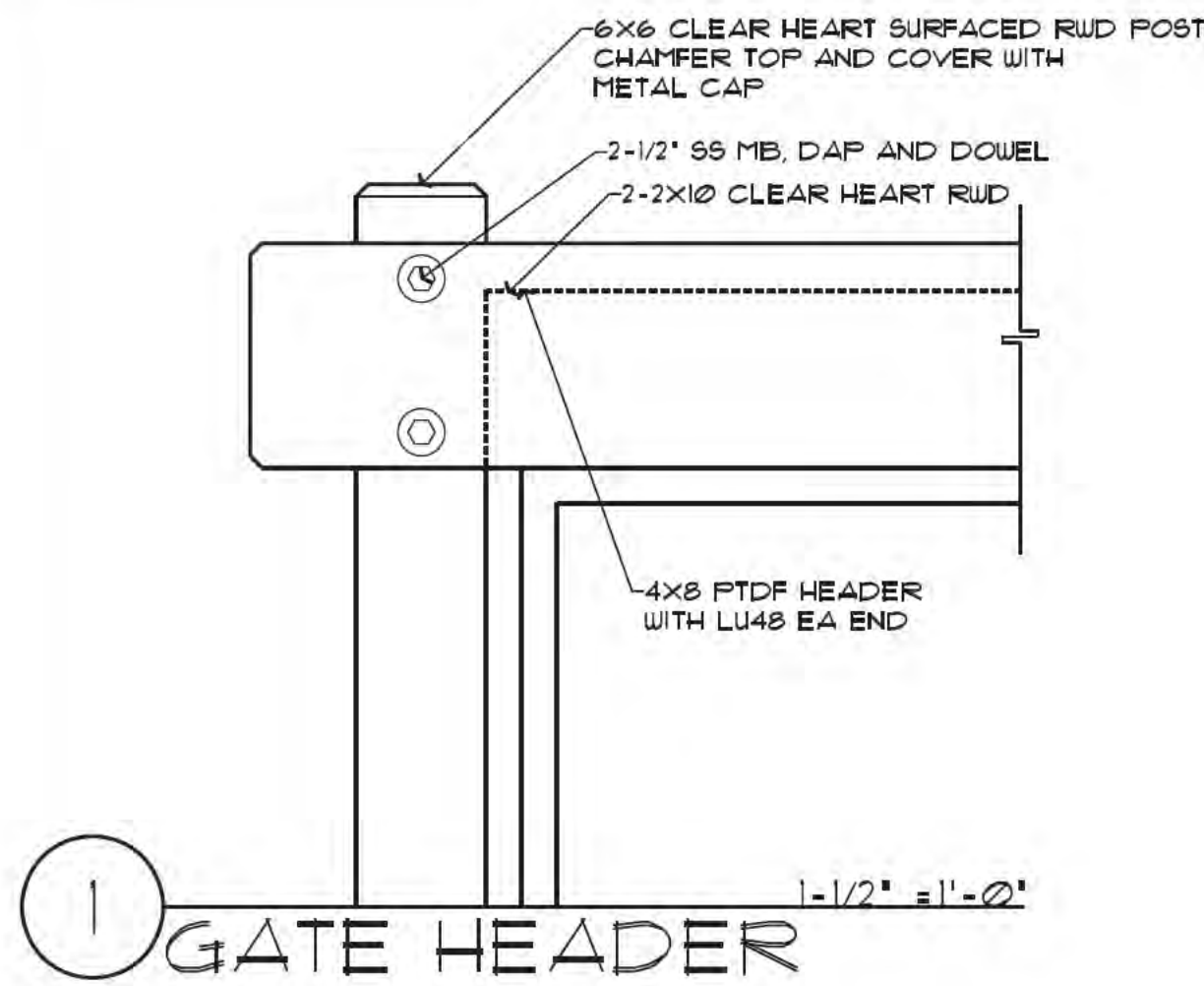
PRELIMINARY GRADING CALCULATIONS:

EXISTING GRADING PROVIDES ADEQUATE DRAINAGE, AS EVIDENCED BY OVER 100 YEARS OF USE.

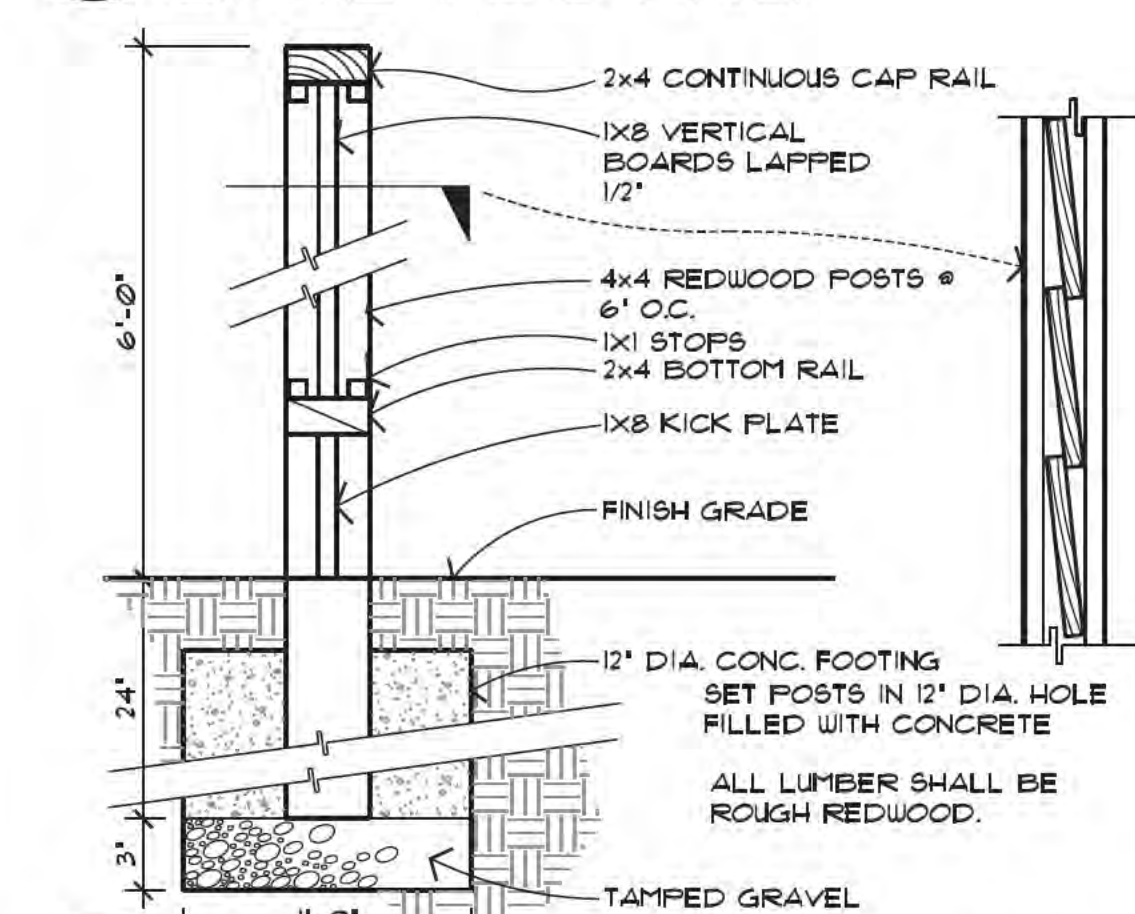
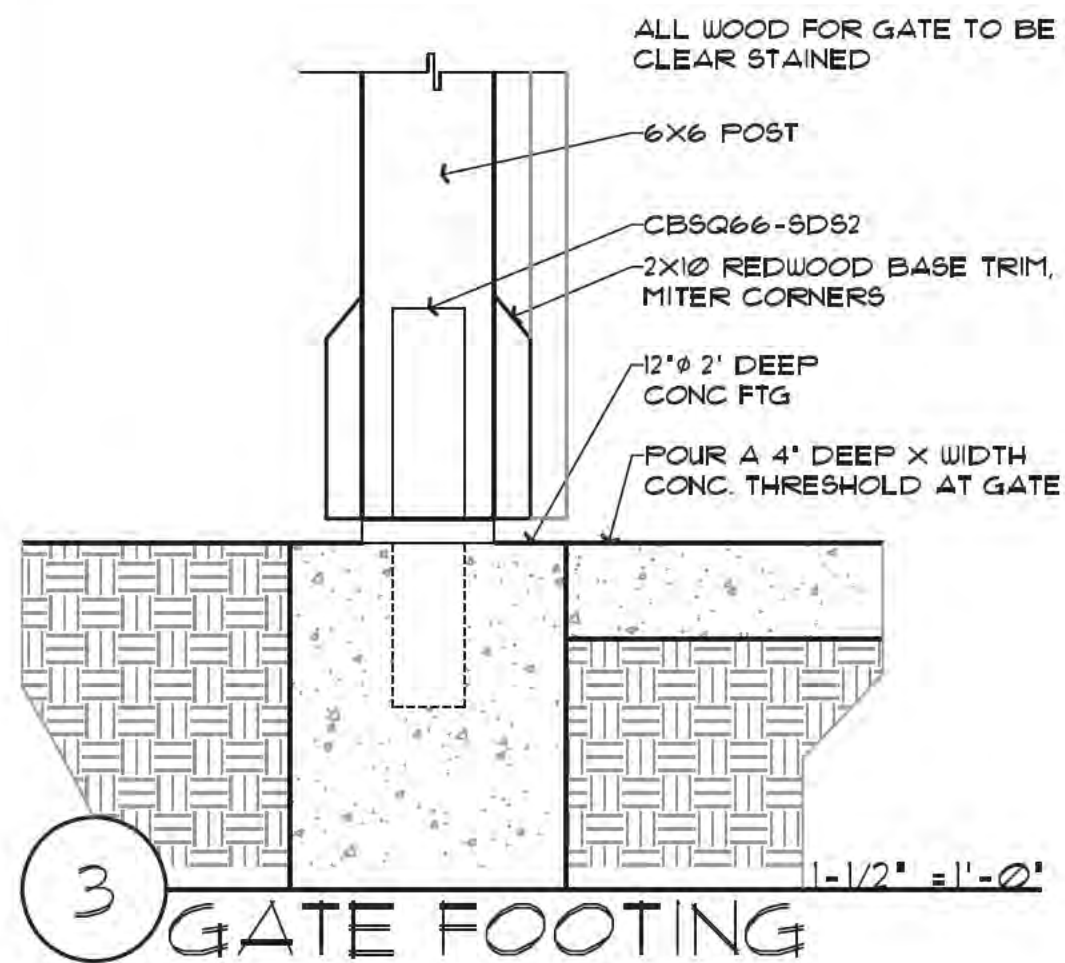
	CUT	FILL
MAIN HOUSE (NEW CELLAR)	451 C.Y.	0
GARAGE	24 C.Y.	0
DRIVEWAY AND PORTE COCHERE	9.5 C.Y.	0
YARD	7 C.Y.	0
TOTAL MAIN HOUSE	451	0
TOTAL OTHER	342 C.Y.	0

LAND USE TABLE

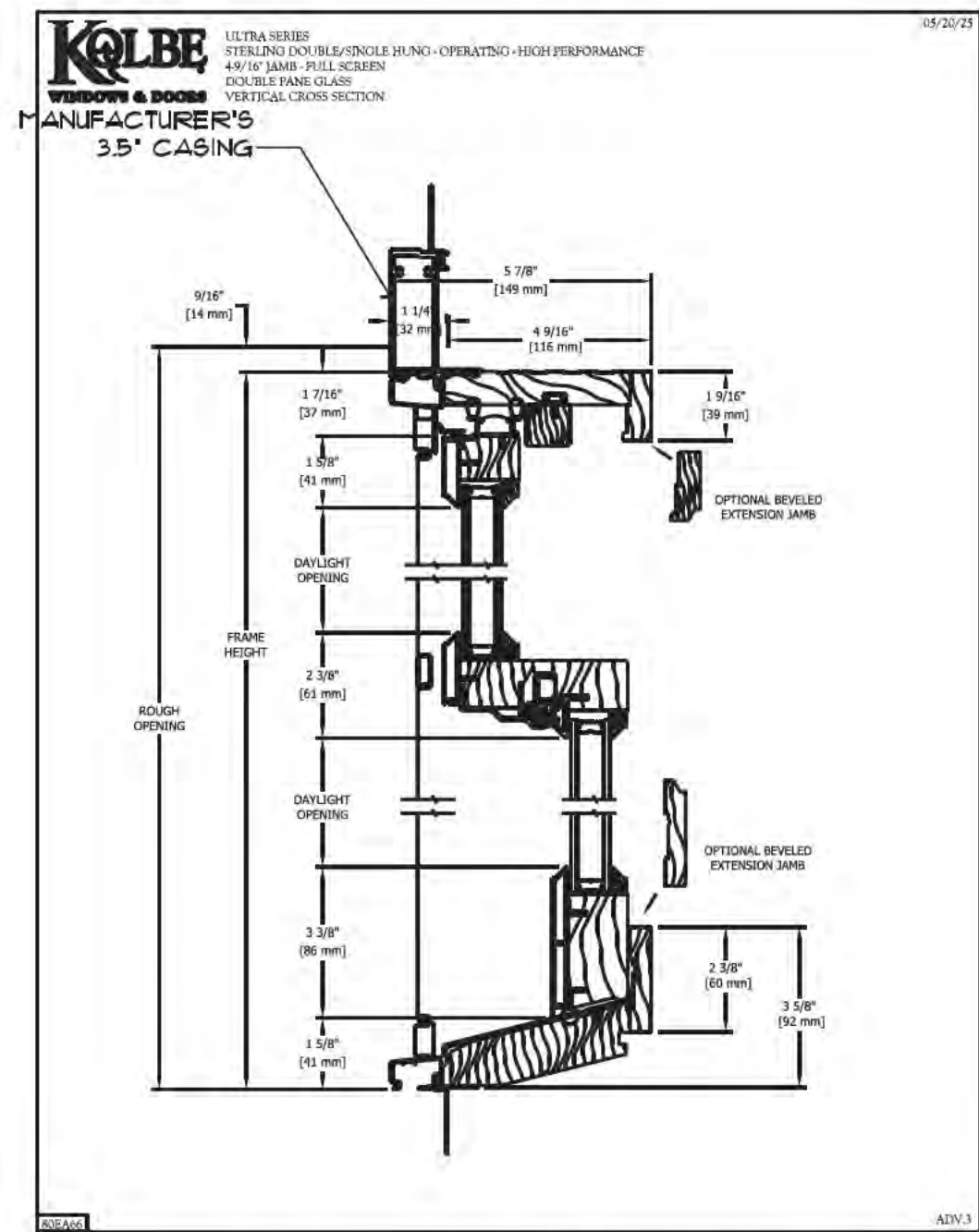
SITE AREA	1310 SF.
NET SITE AREA MINUS SETBACKS	4405 SF.
FLOOR AREA HOUSE:	
FLOOR 1	1583 SF.
NEW FLOOR 2	711 SF.
TOTAL	2300 SF.
FLOOR AREA ACCESSORY:	
FLOOR 1 GARAGE	671 SF.
FLOOR 2 ADU	251 SF. 51 SF. APPLIED TO GFA
HOUSE FLOOR AREA RATIO: 33% MAX ALLOWED	• 2432 SF. MAX ALLOWED
ACCESSORY BUILDING MAX 15% OF NET LOT SIZE (4405 SF.)	• 673 SF.
HOUSE FLOOR AREA RATIO PROPOSED	• 2357/1310 = 31.3%
WALKS AND PAVERS AT GARAGE/ADU WILL BE PERVIOUS PAVERS	
IMPERVIOUS LOT COVERAGE:	
RESIDENCE	1583 SF.
RESIDENCE DECKS/PATIOS:	220 SF.
GARAGE	671 SF.
WALKS AND DRIVES	711 SF.
TOTAL	3185 SF./1310 = 43%



2 GATE JAMB 1'-1/2" = 1'-0"



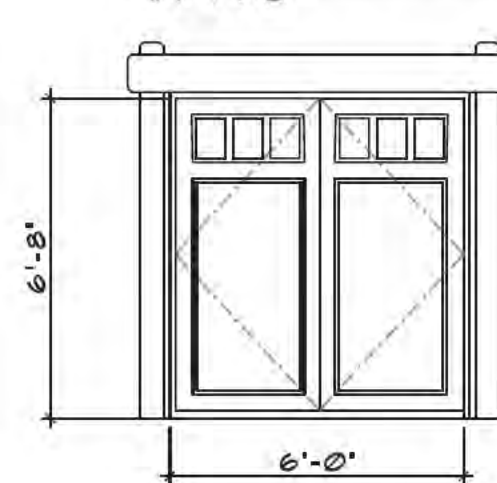
4 GOOD NEIGHBOR FENCE 1'-1/2" = 1'-0"



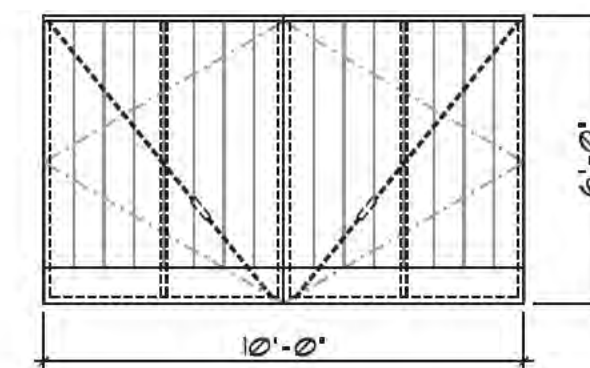
WINDOWS ARE MODELED ON KOLBE ULTRA STERLING. THIS IS A DOUBLE HUNG WOOD WINDOW WITH EXTERIOR ALUMINUM CLADDING AND WOOD INTERIOR FINISH. OGEE LUGS WILL BE INSTALLED TO MATCH EXISTING.

5 WINDOW SECTION 1'-1/2" = 1'-0"

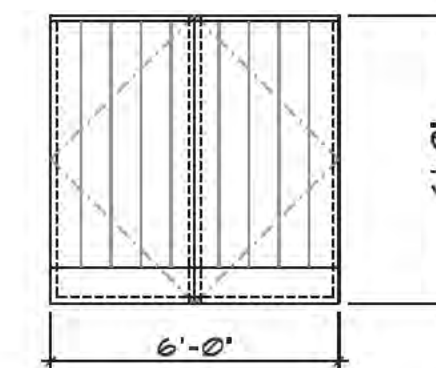
GATE LEGEND



PEDESTRIAN GATE TERRACE COURT
STANDARD WOOD DOOR IN
WOOD FRAME



PEDESTRIAN GATE TERRACE COURT
GATE TO MATCH WOOD FENCE



PEDESTRIAN GATE PLEASANT STREET
GATE TO MATCH WOOD FENCE

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JOB No. 2434
DATE

DESCRIPTION	DATE	REV.

HYMAN REMODEL/ADDITION

34 PLEASANT STREET
LOS GATOS, CA 95030

ARCHITECTS

MBA
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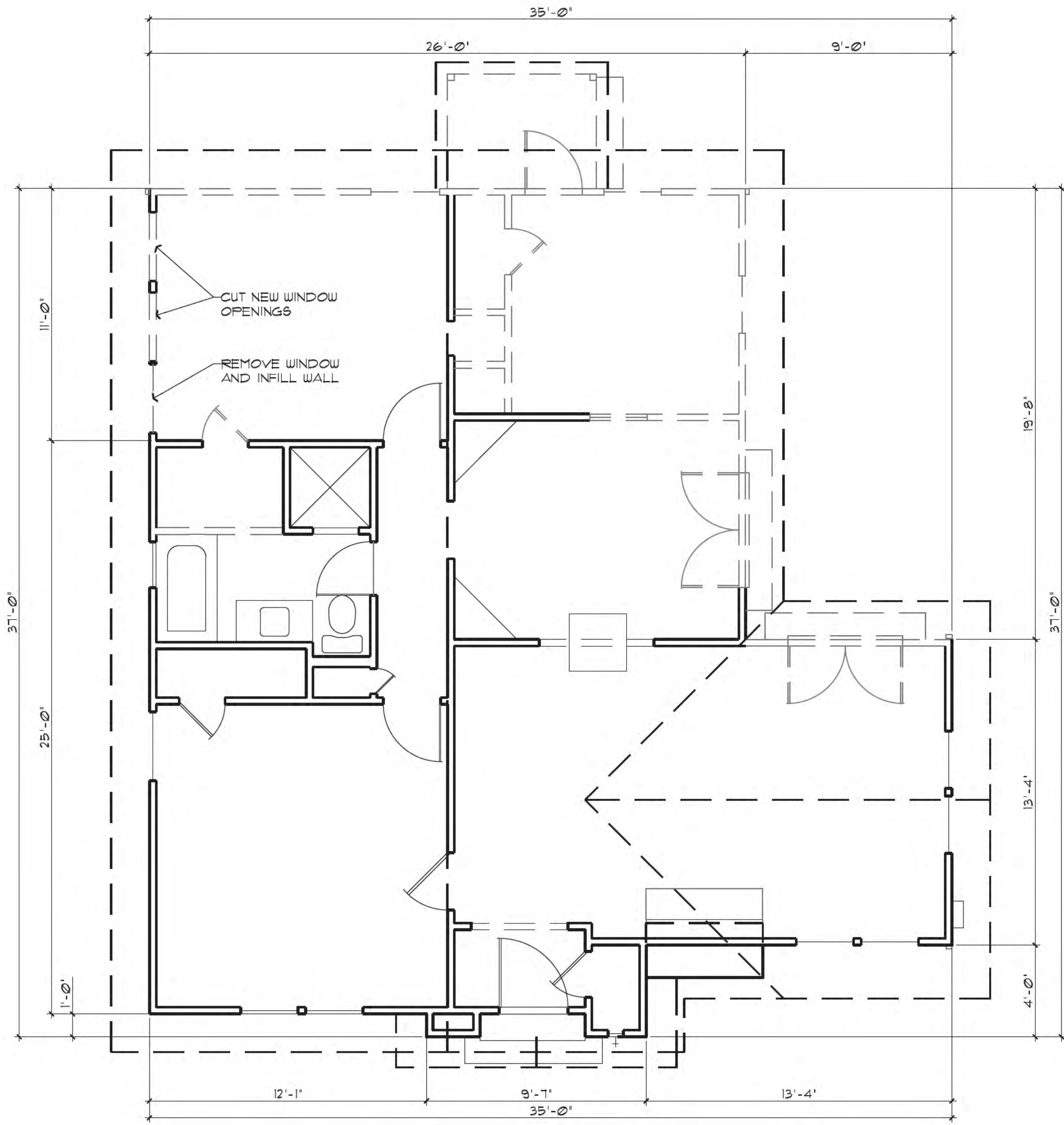
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SHEET TITLE
SITE DETAILS

SCALE AS SHOWN
CAD FILE 2434-G3
DRAWN BY

SHEET
G3
OF SHEETS



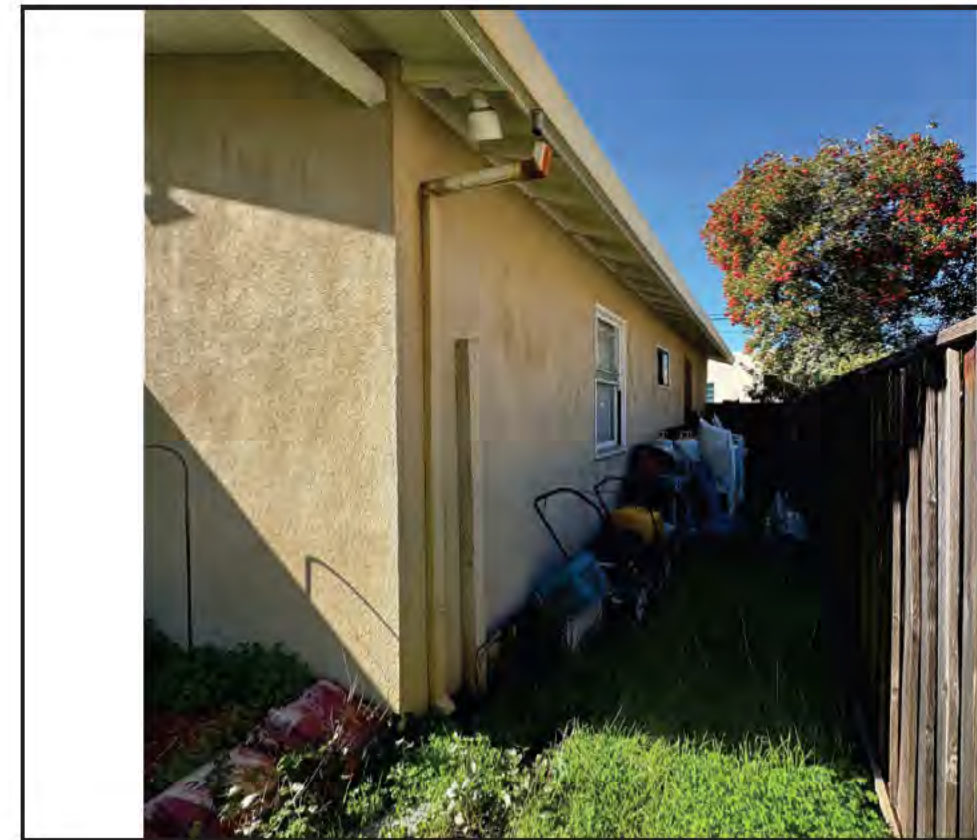
WEST ELEV FACING PLEASANT ST



SOUTH ELEV



EAST ELEV



NORTH ELEV



TERRACE COURT ELEV



EXISTING FLOOR PLAN

1060 S.F.

PERMITTER TO BE REMOVED/RETAINED CALCULATION
QUANTITIES SHOWN ARE SF OF WALL AREA:

	RETAINED	REMOVED
WEST	420	0
SOUTH	136	191
EAST	0	419
NORTH	241	105
TOTAL	863 S.F.	715 S.F.

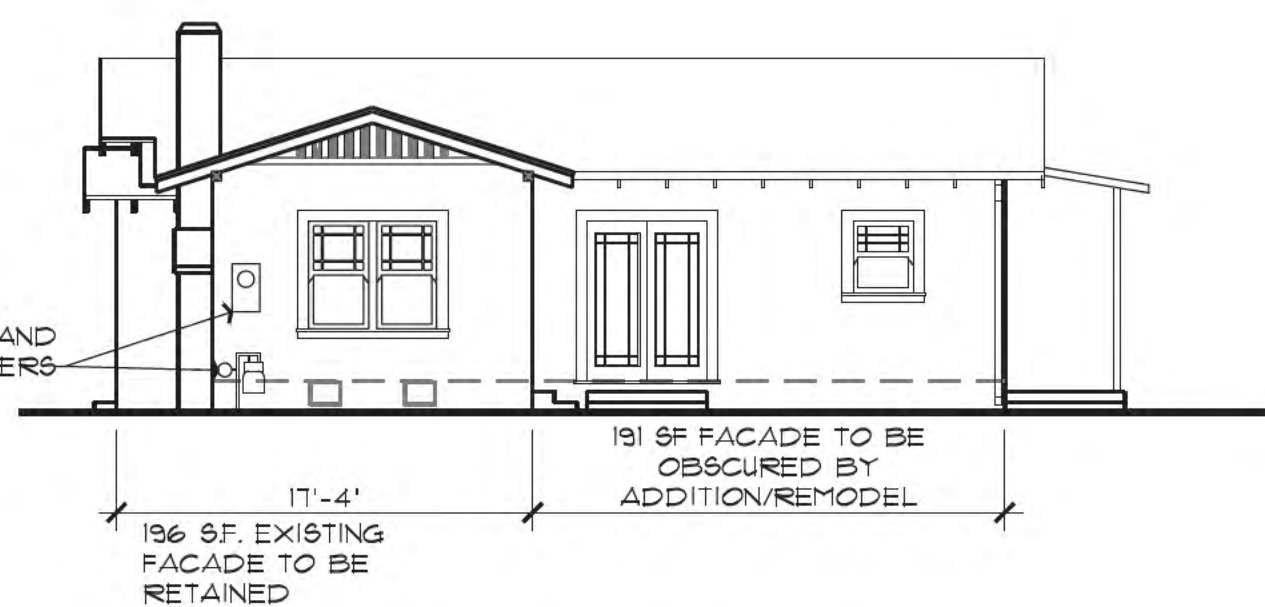
TOTAL SQUARE FOOTAGE: 1578 SF : 54.6% TO BE RETAINED, 45.3% TO BE
OBSOURED BY NEW ADDITION/REMODEL OR HAVE FINISH REPLACED.



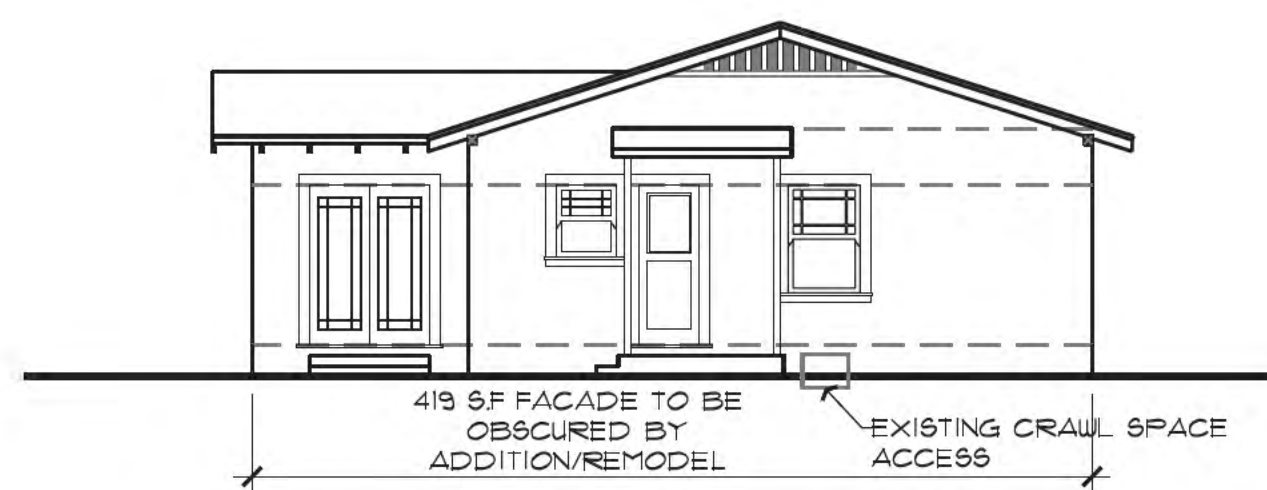
SCALE: 1/4" = 1'-0"



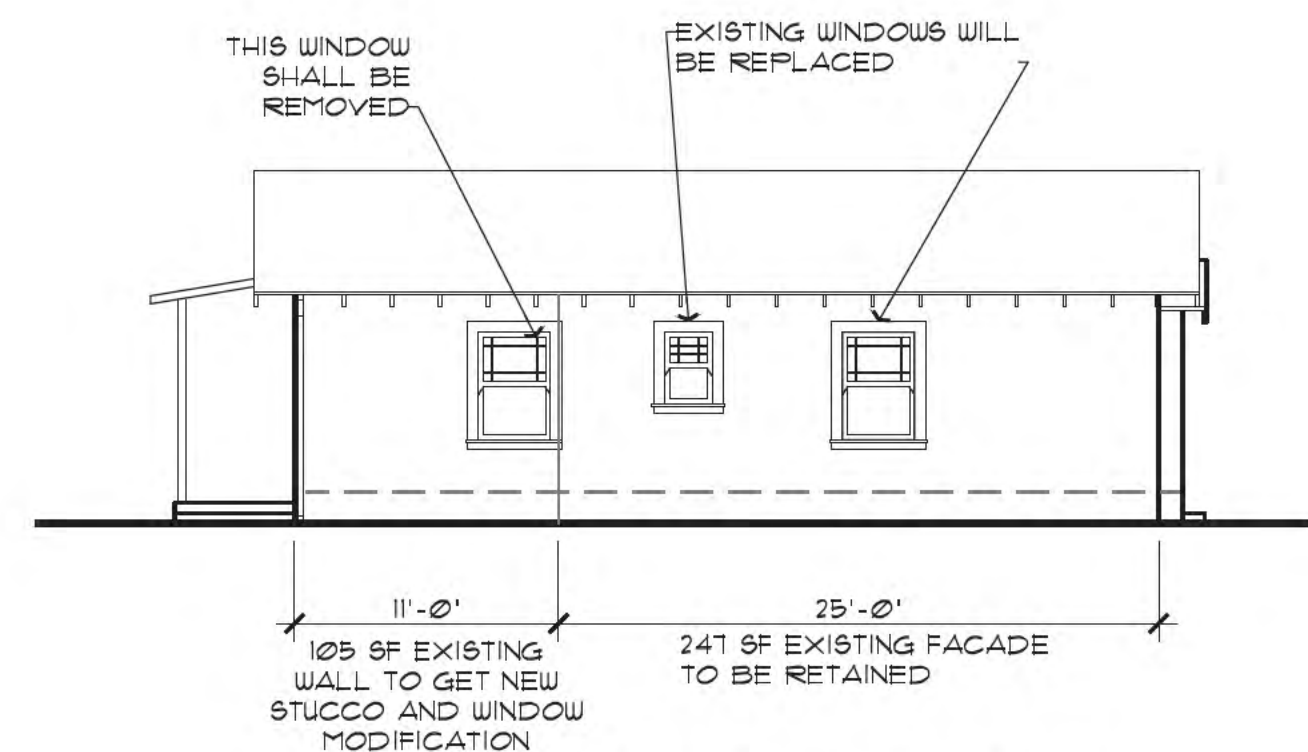
EXISTING WEST ELEVATION
1/8" = 1'-0"



EXISTING SOUTH ELEVATION
1/8" = 1'-0"



EXISTING EAST ELEVATION
1/8" = 1'-0"



EXISTING NORTH ELEVATION
1/8" = 1'-0"

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JOB No. 2434
DATE

DESCRIPTION	DATE	REV.

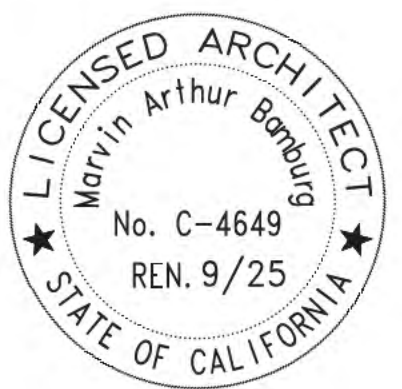
HYMAN REMODEL/ADDITION

34 PLEASANT STREET
LOS GATOS, CA 95030

ARCHITECTS

MBA ARCHITECTS

WWW.MBAARCHITECTS.NET
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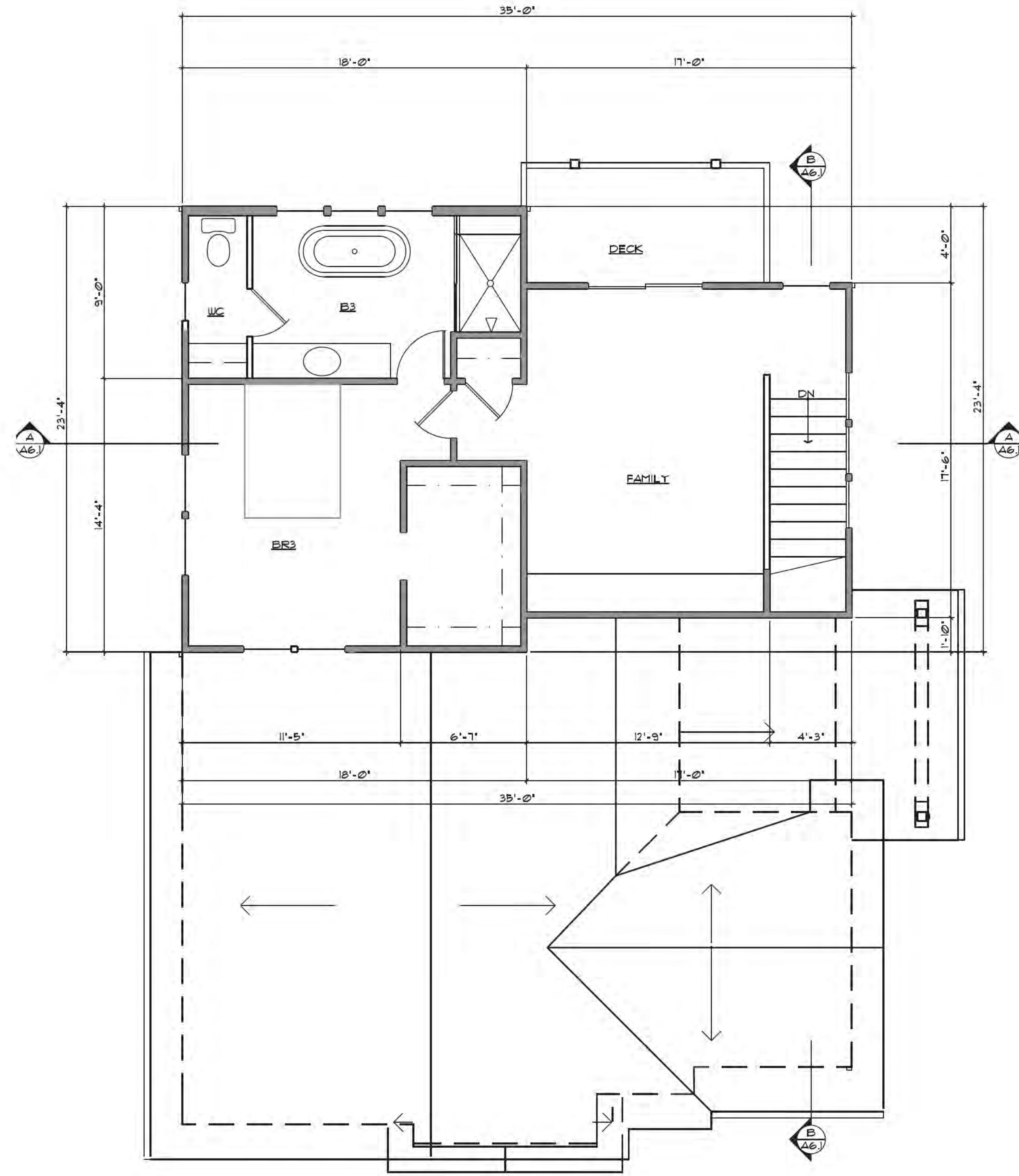
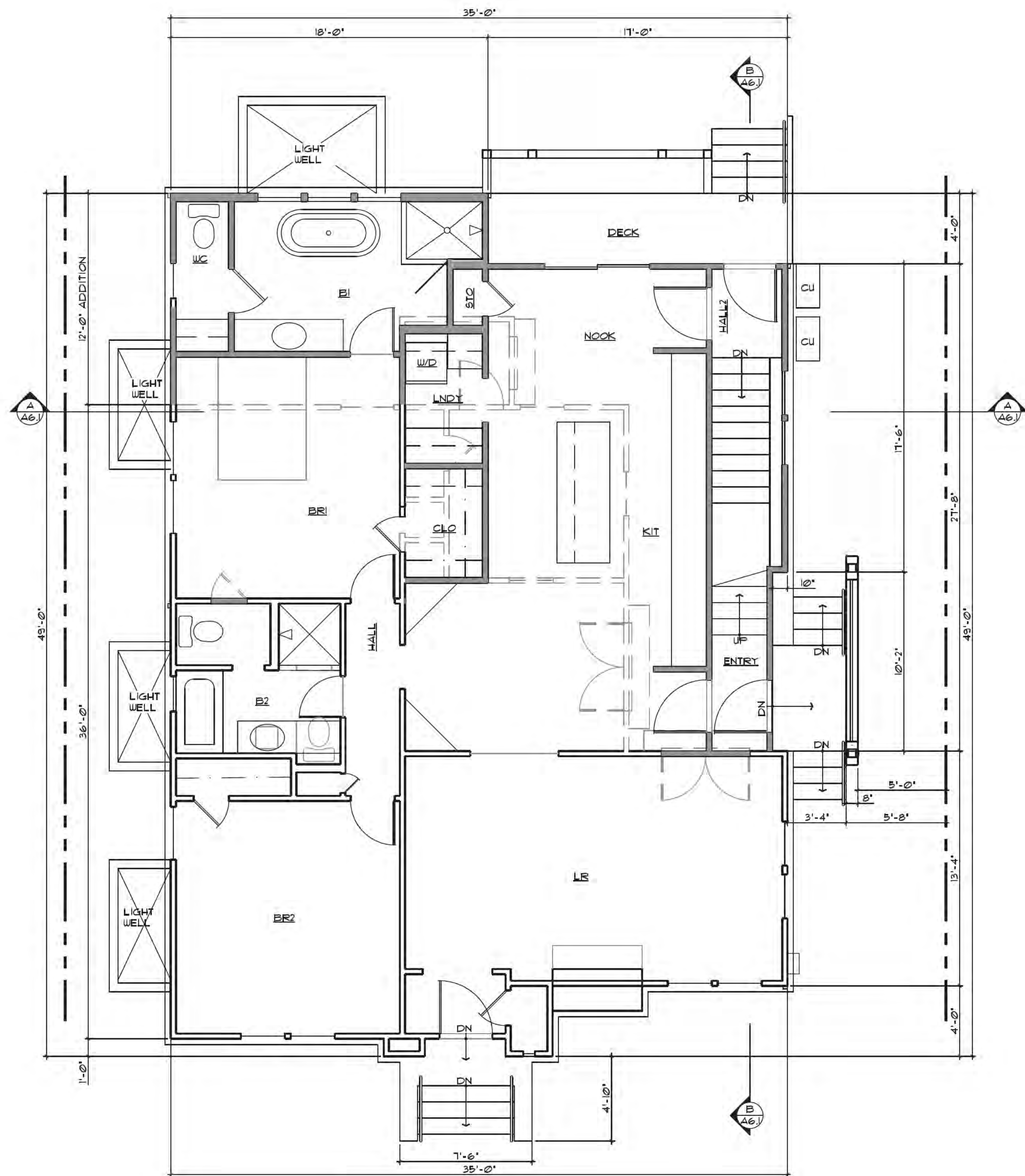
SHEET TITLE
EXISTING
RESIDENCE
FLOOR PLANS
EXTERIOR
ELEVATIONS

SCALE As Shown
CAD FILE 2434-A1.dwg
DRAWN BY

SHEET

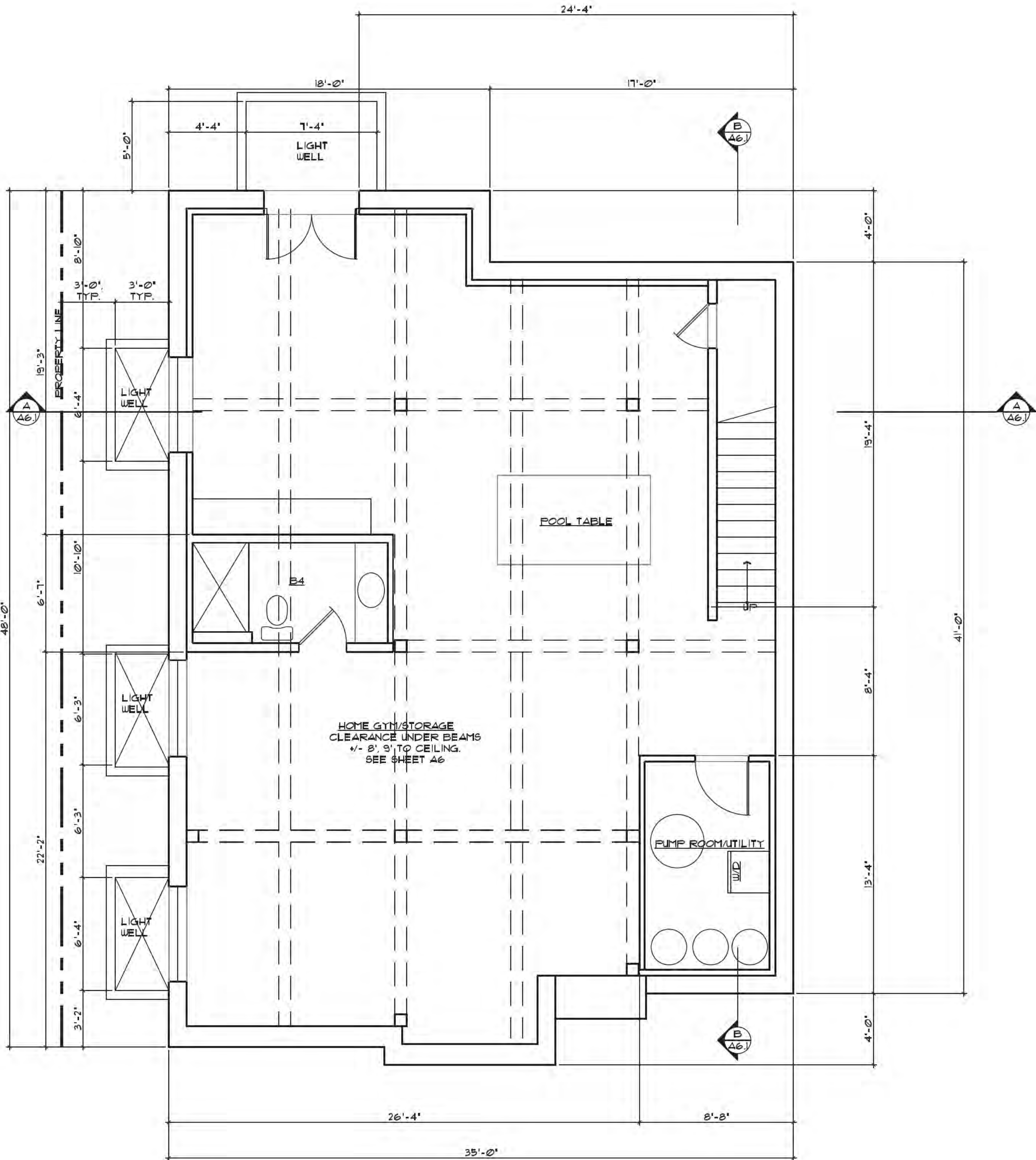
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OF SHEETS



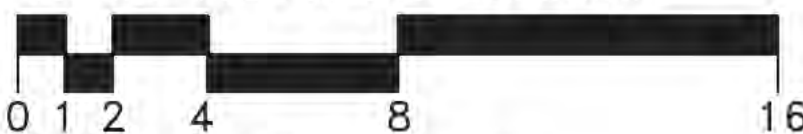
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JOB No. 2434		
DATE		
DESCRIPTION	DATE	REV.
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34 PLEASANT STREET LOS GATOS, CA 95030		
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SHEET TITLE RESIDENCE FLOOR PLANS		
SCALE	As Shown	
CAD FILE	2434-A2.dwg	
DRAWN BY		
SHEET	A2	
OF	SHEETS	



NEW CELLAR

1415 NET SF INSIDE CONCRETE FOUNDATION



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

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JOB No.	2434
DATE	

DESCRIPTION	DATE	REV.

HYMAN REMODEL/ADDITION

34 PLEASANT STREET
LOS GATOS, CA 95030

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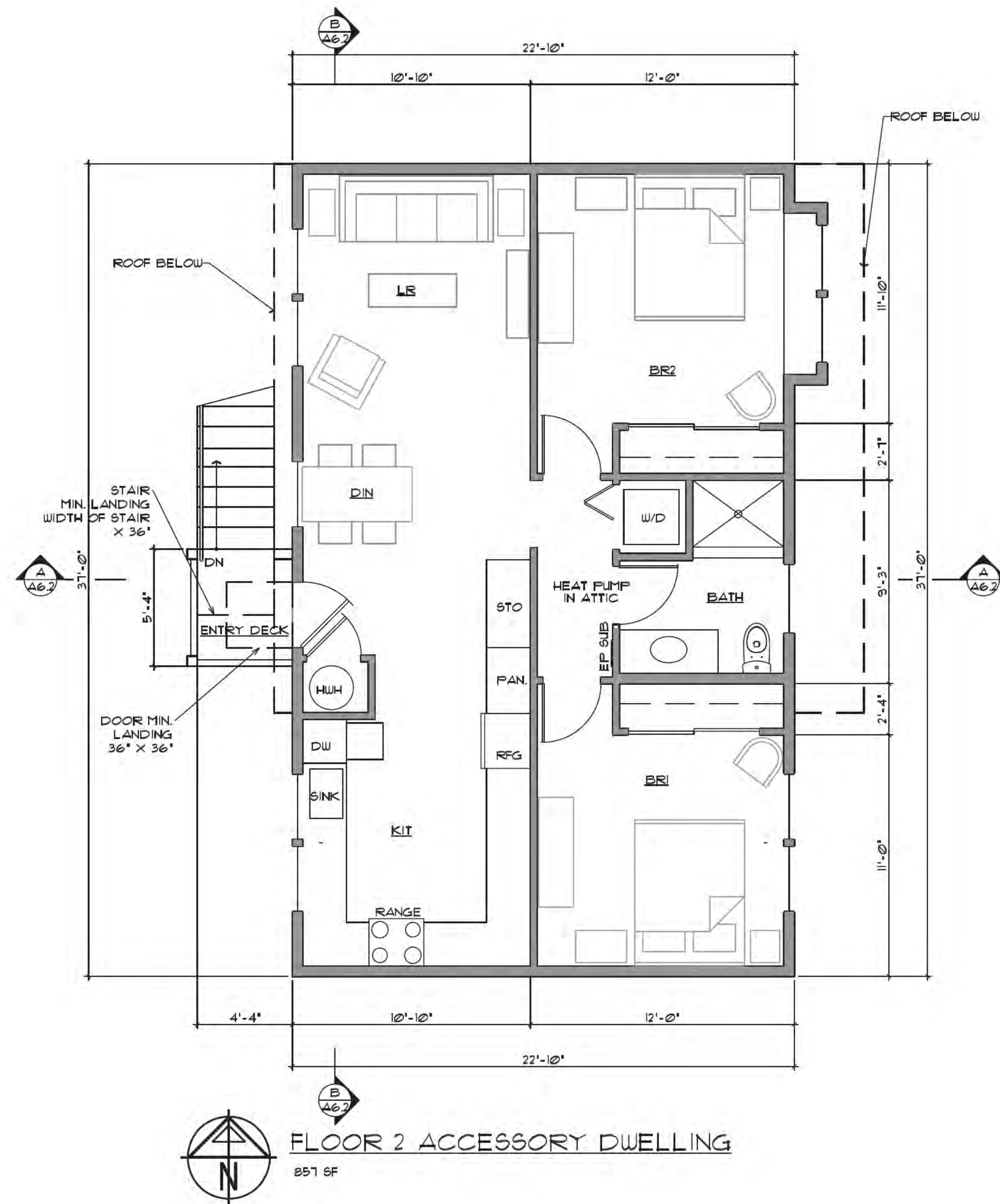
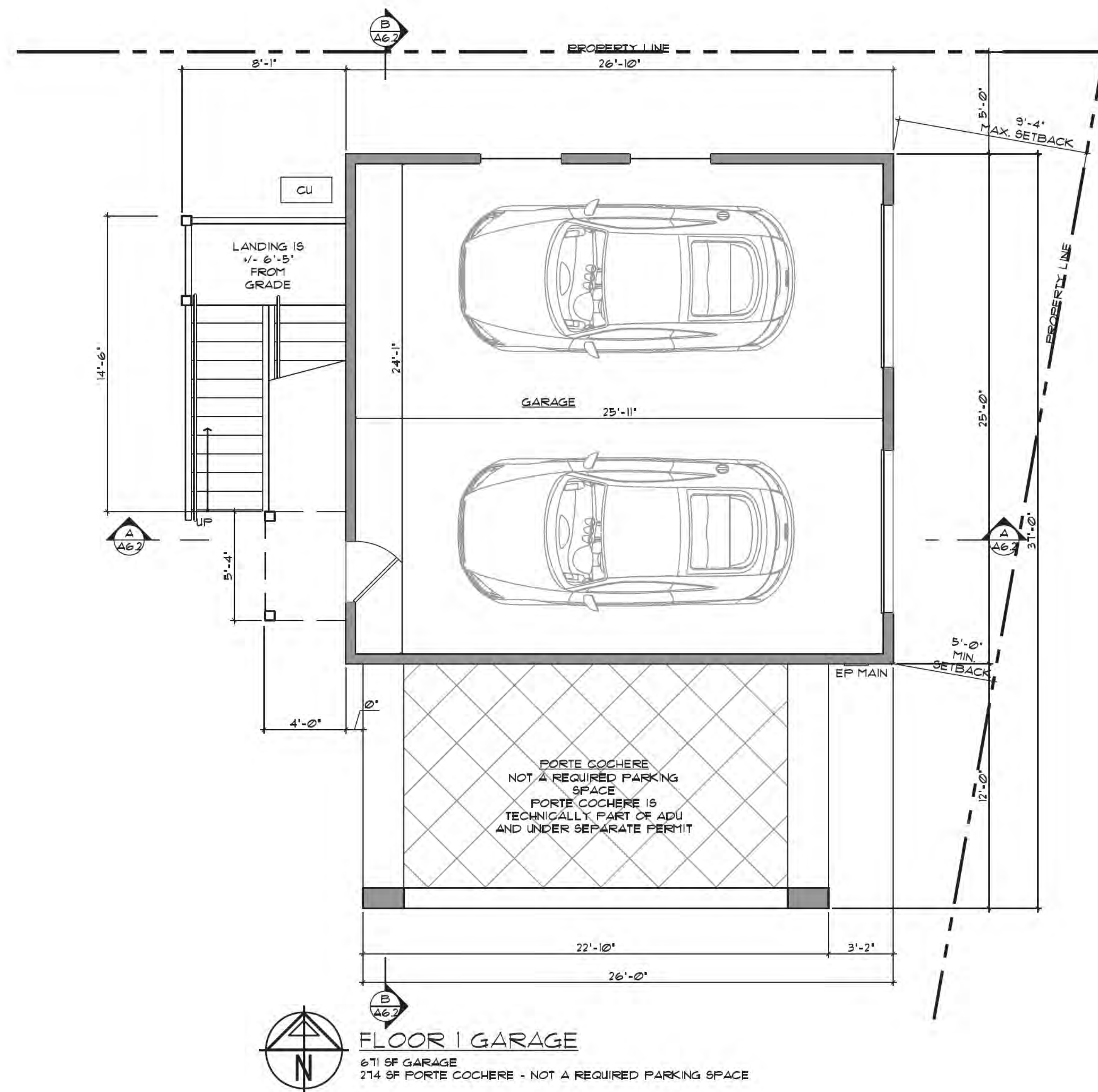
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SHEET TITLE
CELLAR
FLOOR PLAN

SCALE As Shown
CAD FILE 2434-A2.dwg
DRAWN BY

SHEET
B1
OF SHEETS



ADU IS UNDER SEPARATE MINISTERIAL PERMIT

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HYMAN REMODEL/ADDITION

34 PLEASANT STREET
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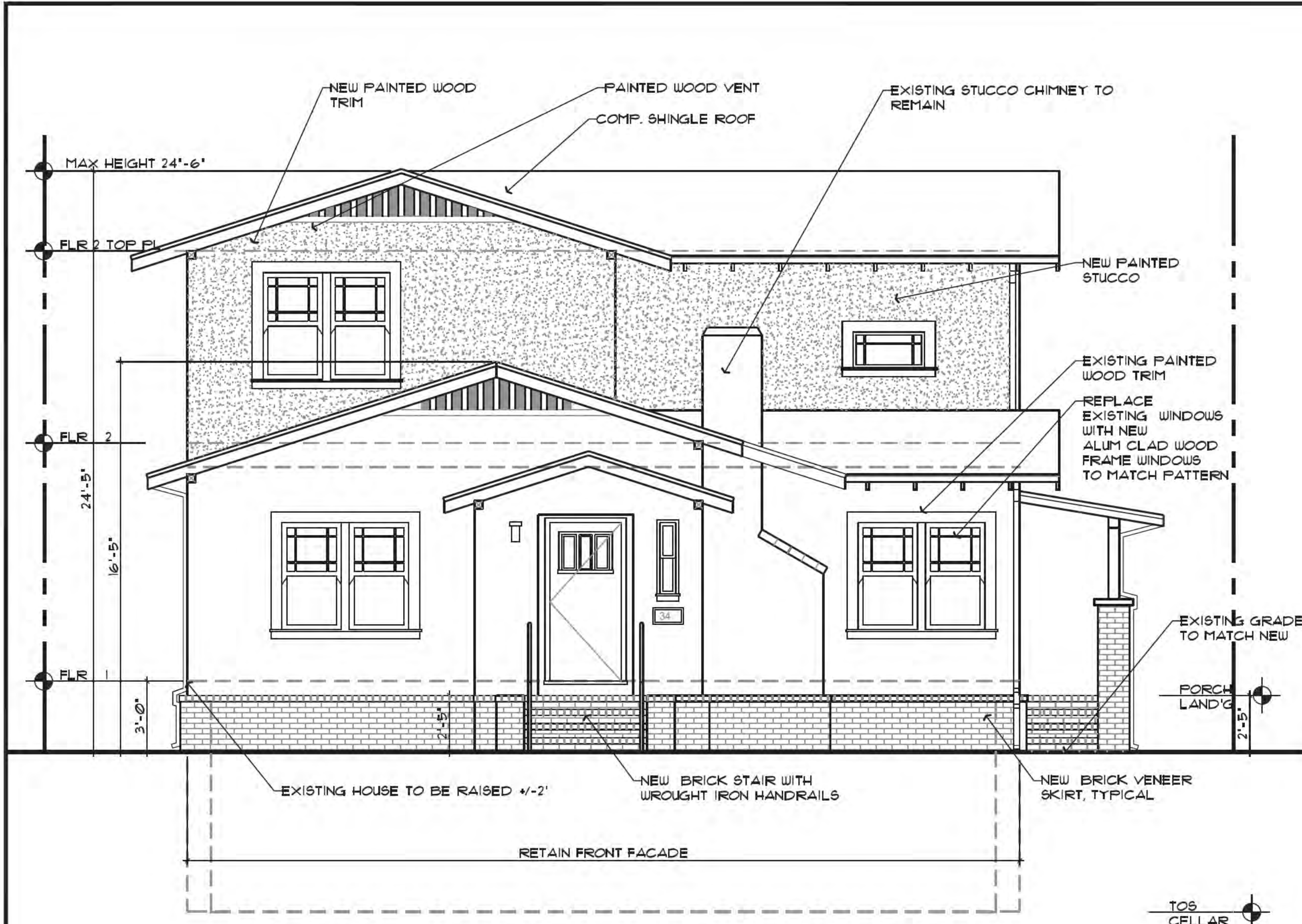
SHEET TITLE

GARAGE/ADU
FLOOR PLANS

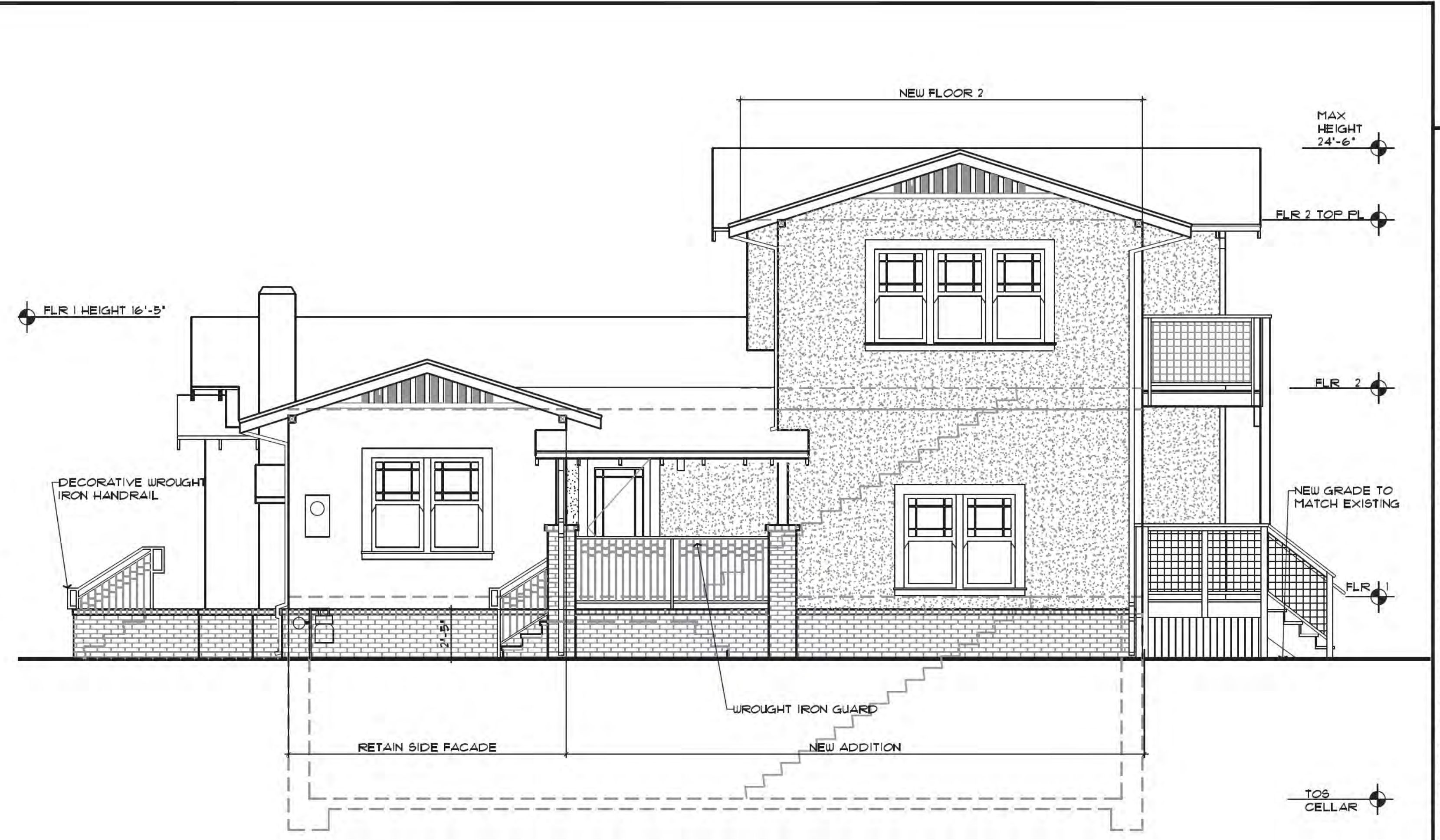
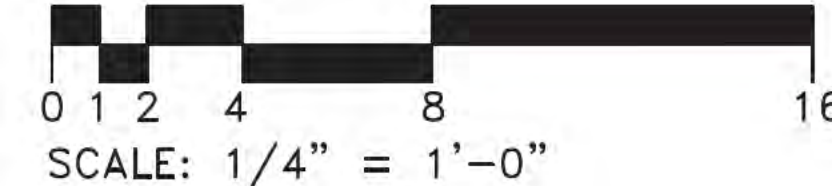
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CAD FILE 2434-A3.dwg
DRAWN BY

SHEET

A3
OF SHEETS



WEST

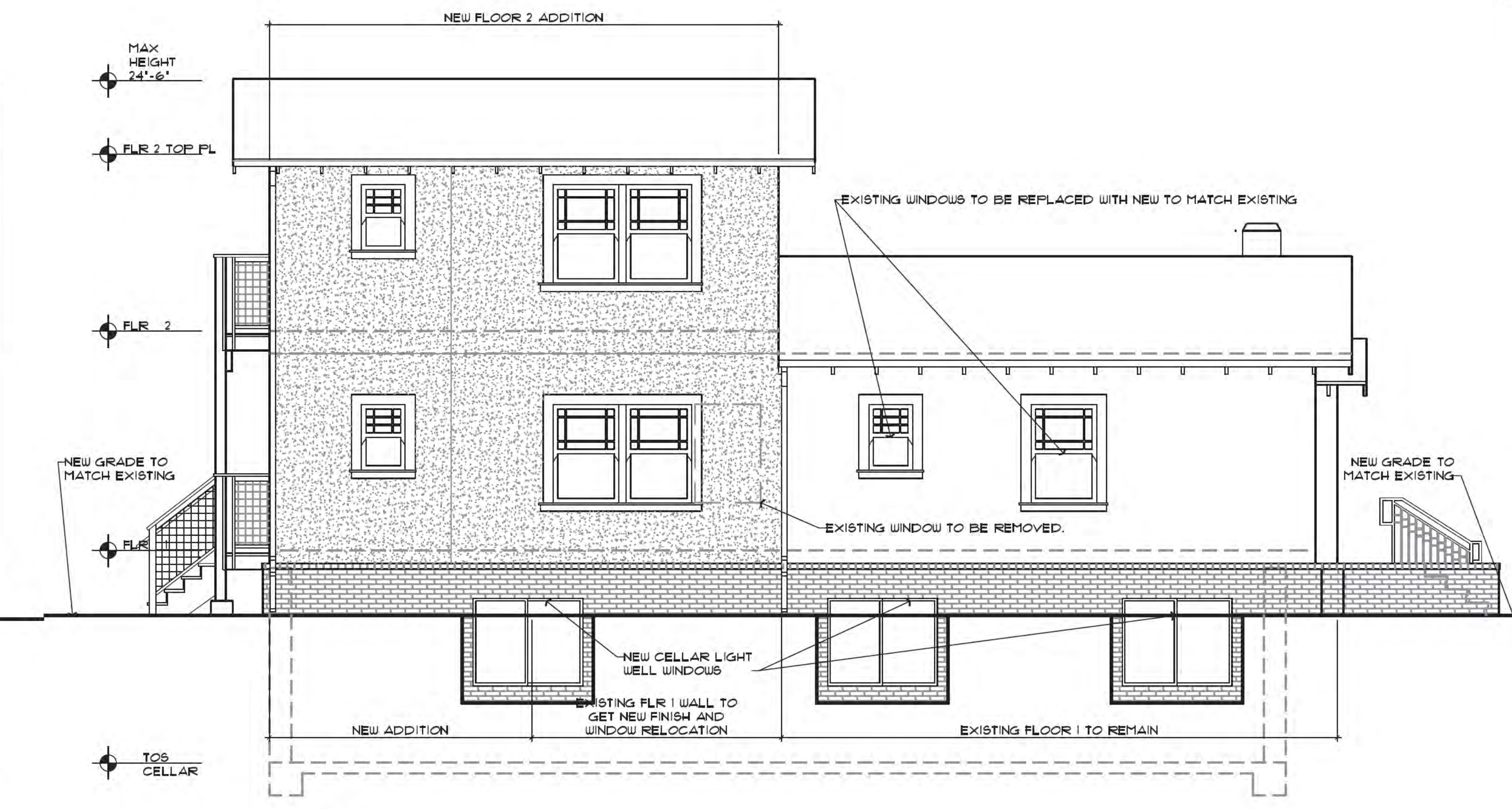


SOUTH



EAST

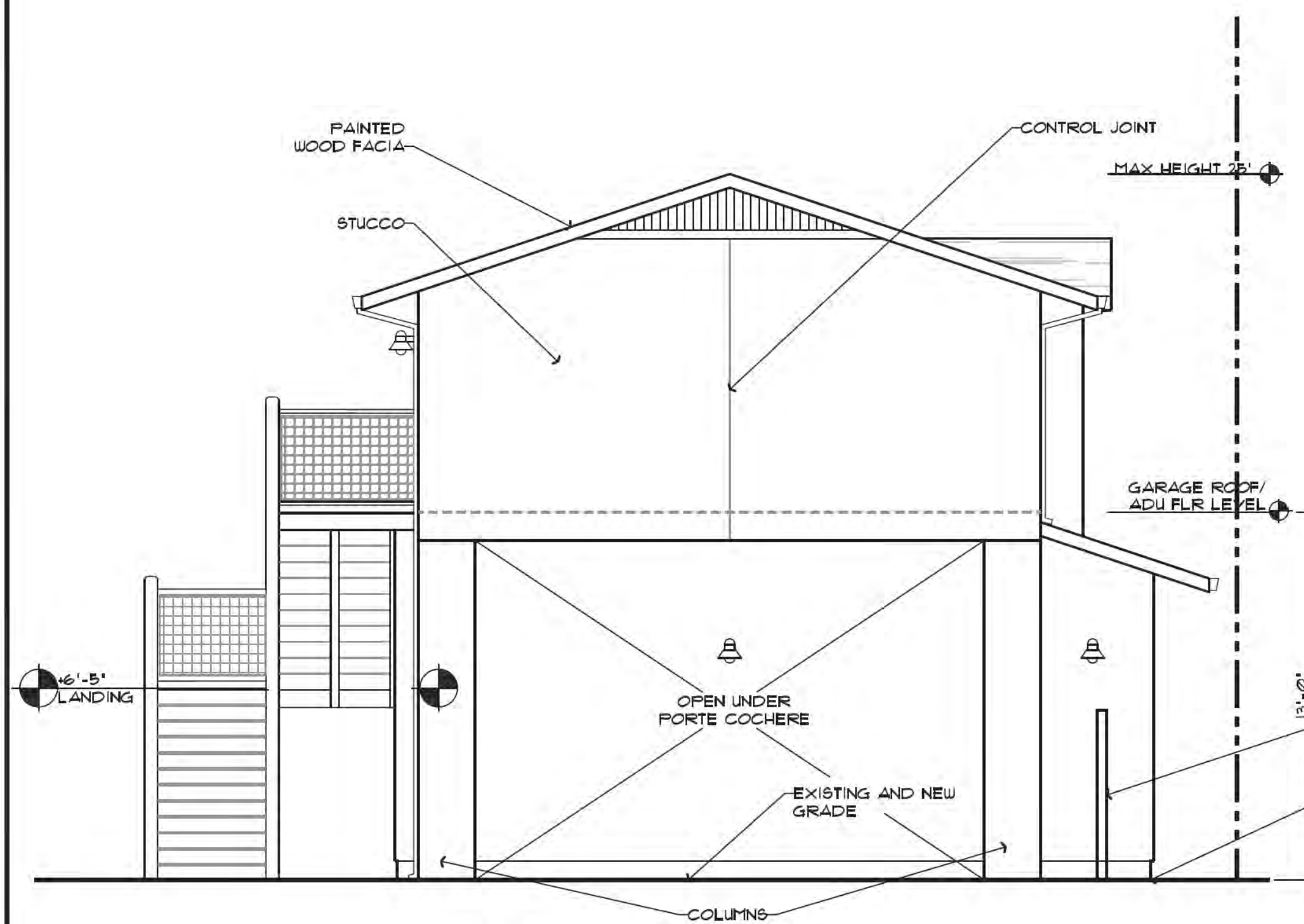
EAST FACADE IS ALL NEW ADDITION



NORTH

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JOB No. 2434		
DATE		
DESCRIPTION	DATE	REV.
HYMAN REMODEL/ADDITION		
34 PLEASANT STREET LOS GATOS, CA 95030		
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SHEET TITLE RESIDENCE EXTERIOR ELEVATIONS		
SCALE CAD FILE DRAWN BY	As Shown 2434-A4.dwg	
SHEET A4 OF SHEETS		

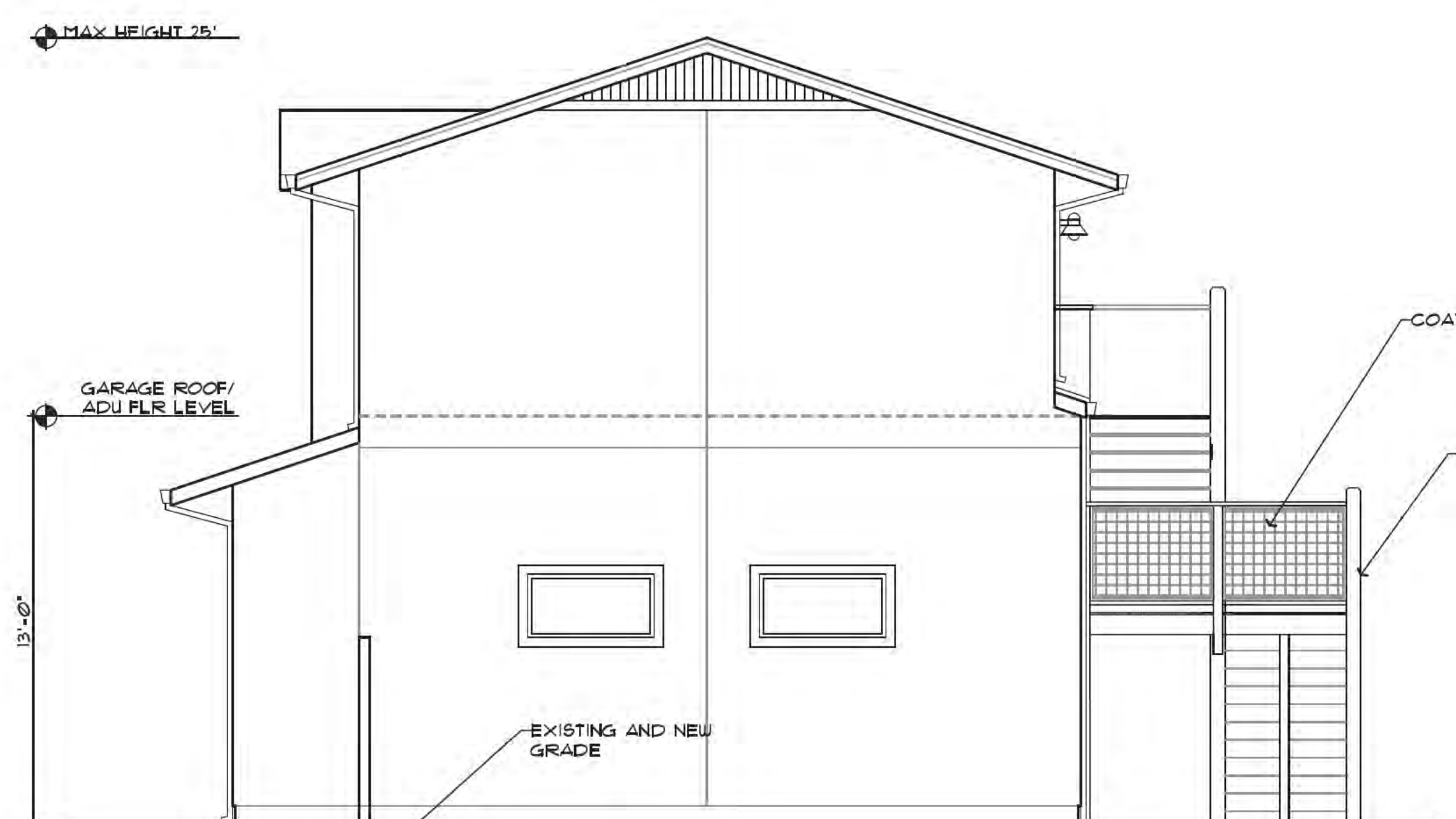


SOUTH

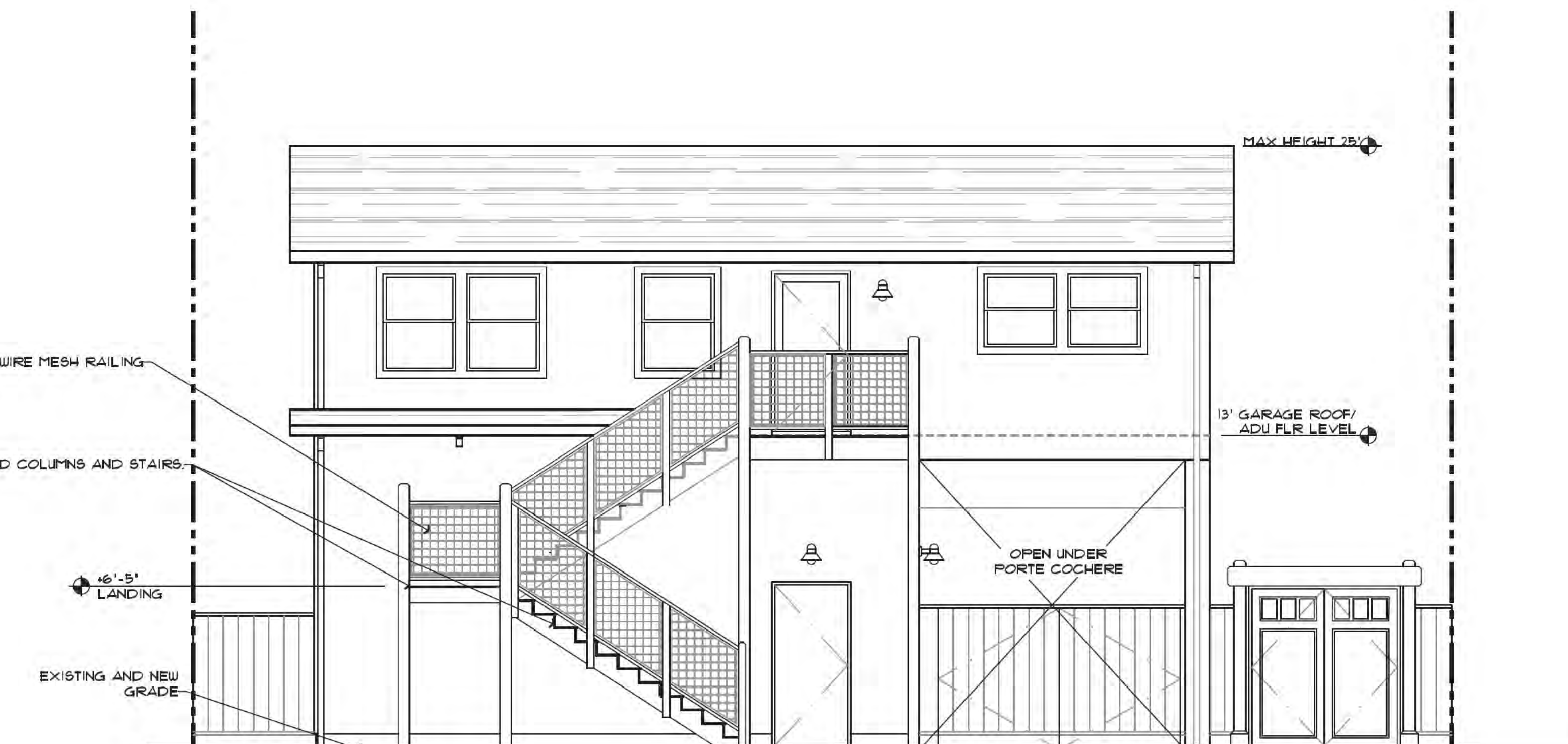
0 1 2 4 8 16

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

EAST TERRACE COURT



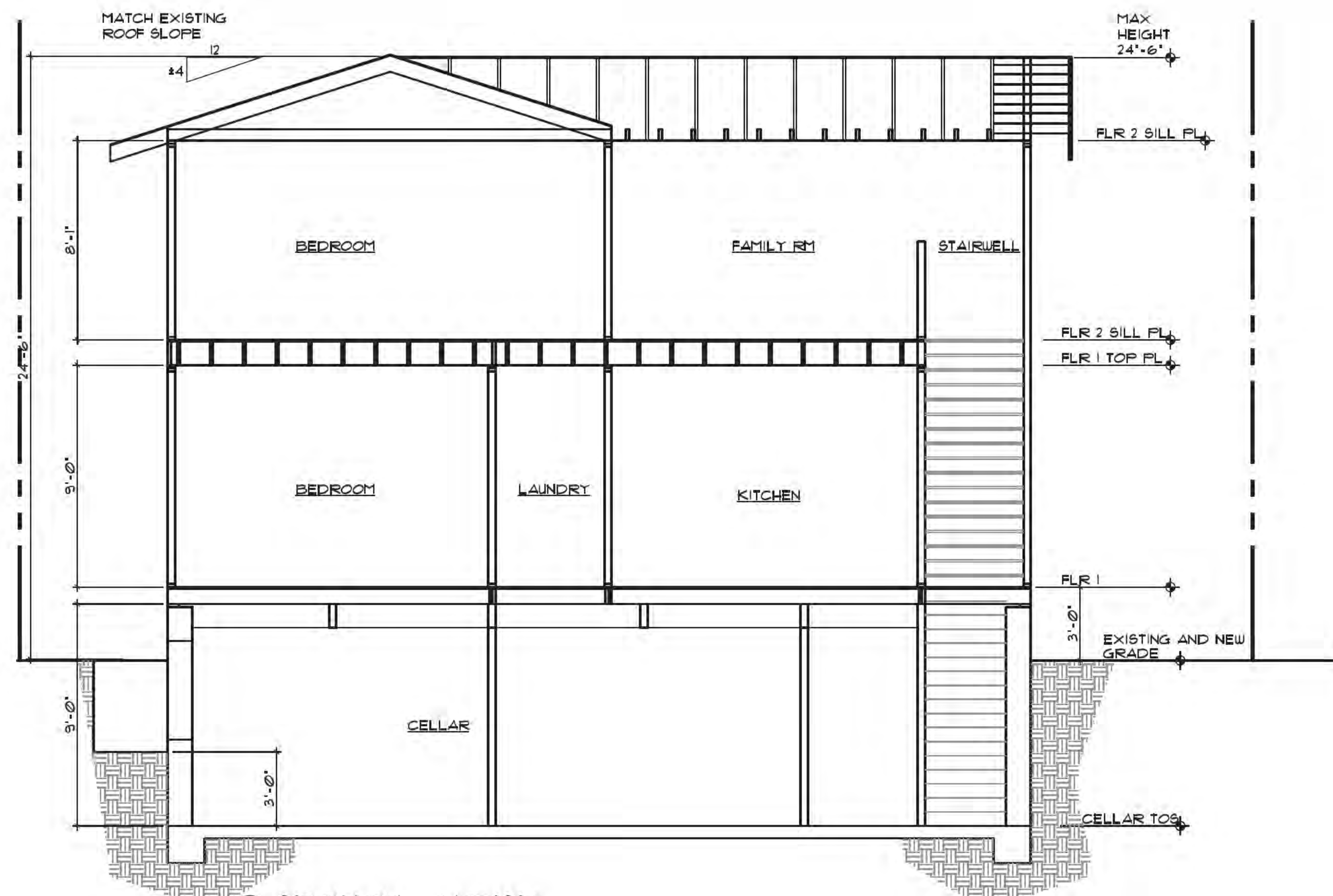
NORTH



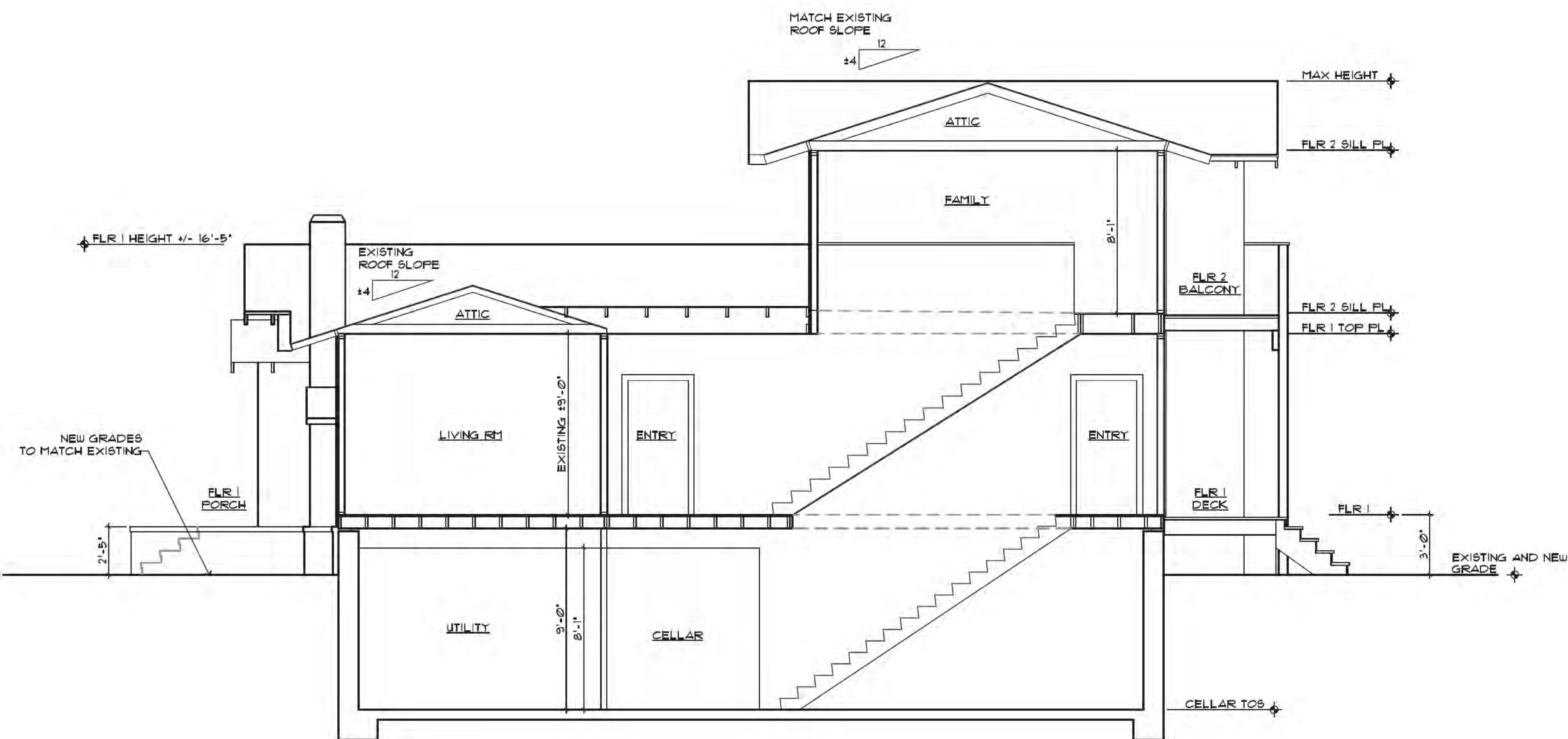
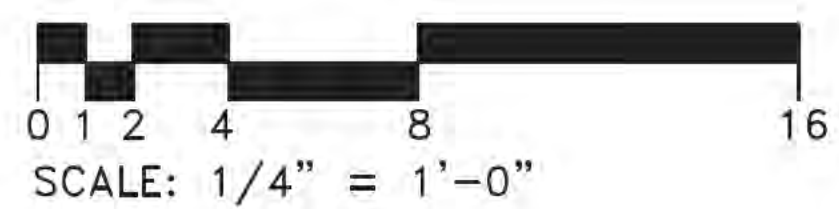
WEST FACING EXISTING HOUSE

ADU IS UNDER SEPARATE MINISTERIAL PERMIT
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JOB No. 2434		
DATE		
DESCRIPTION	DATE	REV.
HYMAN REMODEL/ADDITION		
34 PLEASANT STREET LOS GATOS, CA 95030		
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SHEET TITLE GARAGE/ADU EXTERIOR ELEVATIONS		
SCALE As Shown CAD FILE 2434-AB.dwg DRAWN BY		
SHEET A5 OF SHEETS		



SECTION A - HOUSE



SECTION B

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DATE		
DESCRIPTION	DATE	REV.
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34 PLEASANT STREET LOS GATOS, CA 95030		
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SHEET TITLE RESIDENCE SECTIONS		
SCALE	As Shown	
CAD FILE	2434-A4.dwg	
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SHEET A6.1 OF SHEETS		

OF SHEETS



46 PLEASANT STREET
ESTIMATED HEIGHT 25'



AERIAL MAP



22 PLEASANT STREET
ESTIMATED HEIGHT 25'



40 PLEASANT STREET
ESTIMATED HEIGHT 25'



36 PLEASANT STREET
ESTIMATED HEIGHT 16'



34 PLEASANT STREET THIS PROJECT: PROPOSED HEIGHT 25'



26 PLEASANT STREET
ESTIMATED HEIGHT 16'



24 PLEASANT STREET
ESTIMATED HEIGHT 16'



OPPOSITE SIDE OF STREET - LOS GATOS HIGH SCHOOL

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JOB No.	2434	
DATE		
DESCRIPTION	DATE	REV.

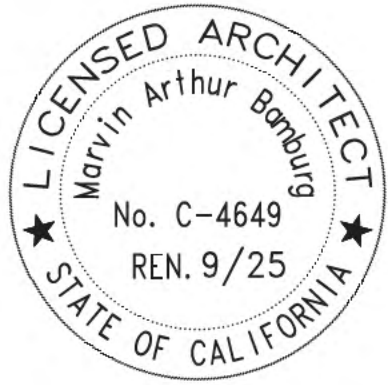
HYMAN REMODEL/ADDITION

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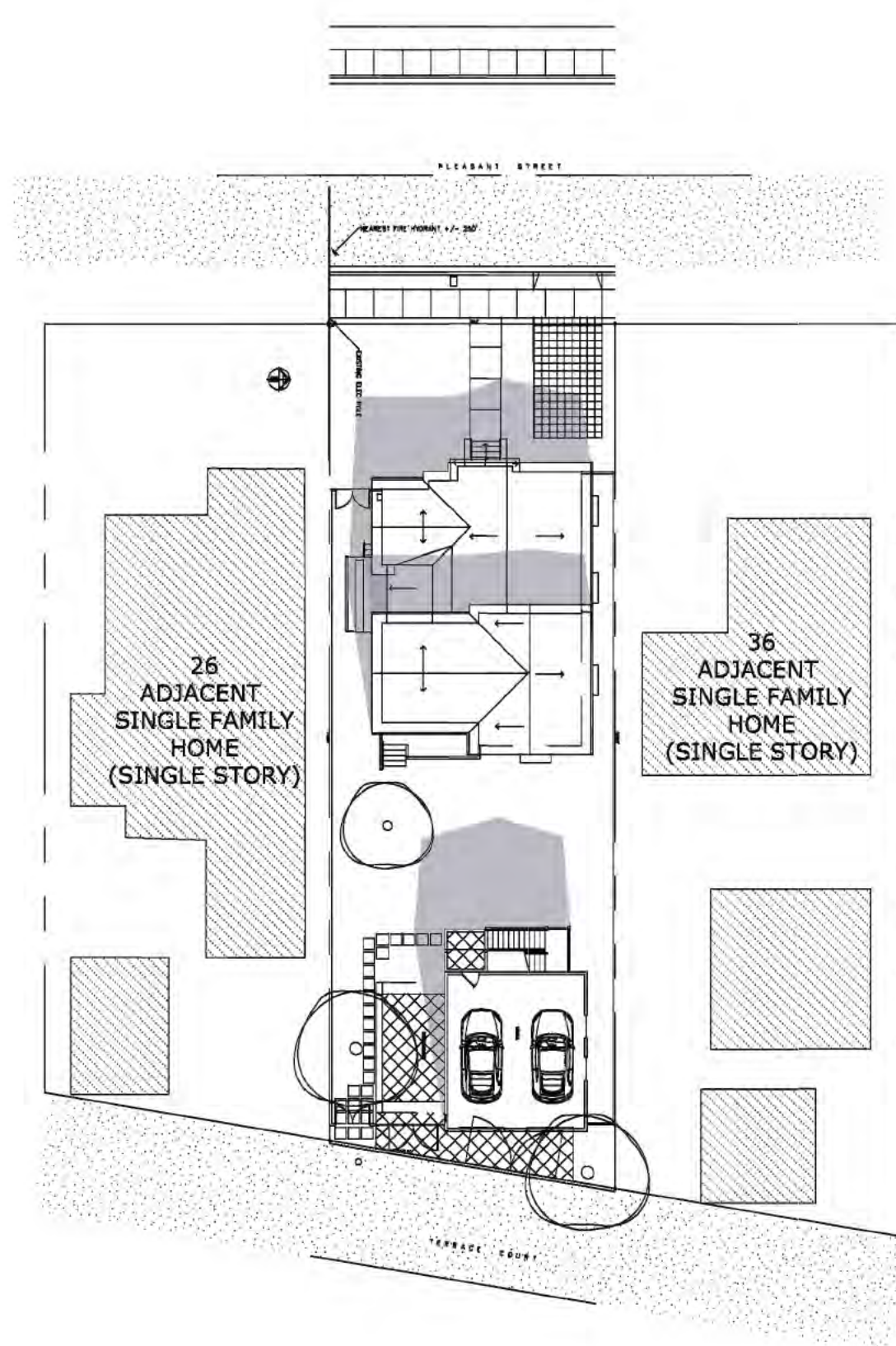
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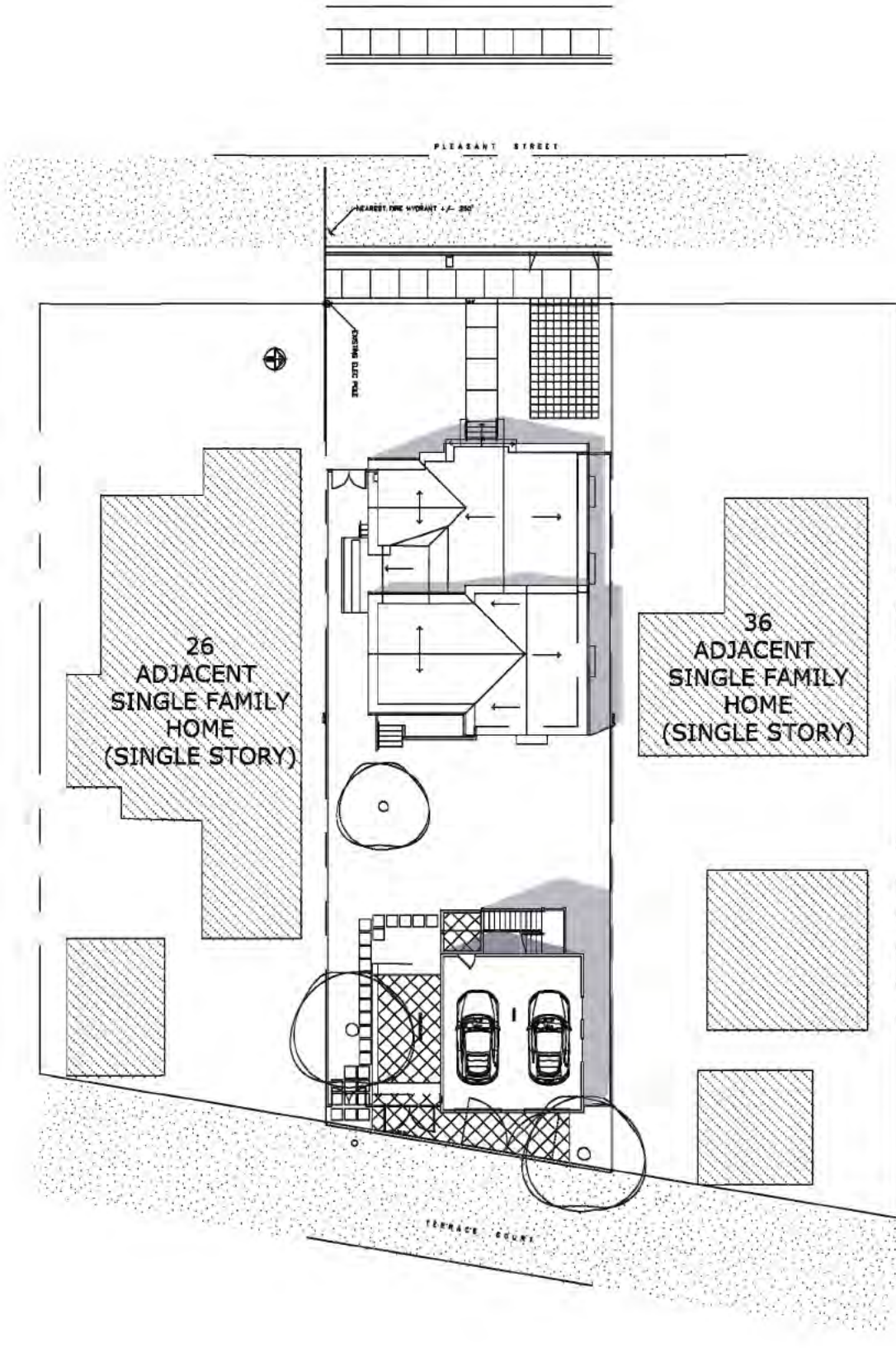
SHEET TITLE
STREETSCAPE

SCALE As Shown
CAD FILE 2434-A1.DWG
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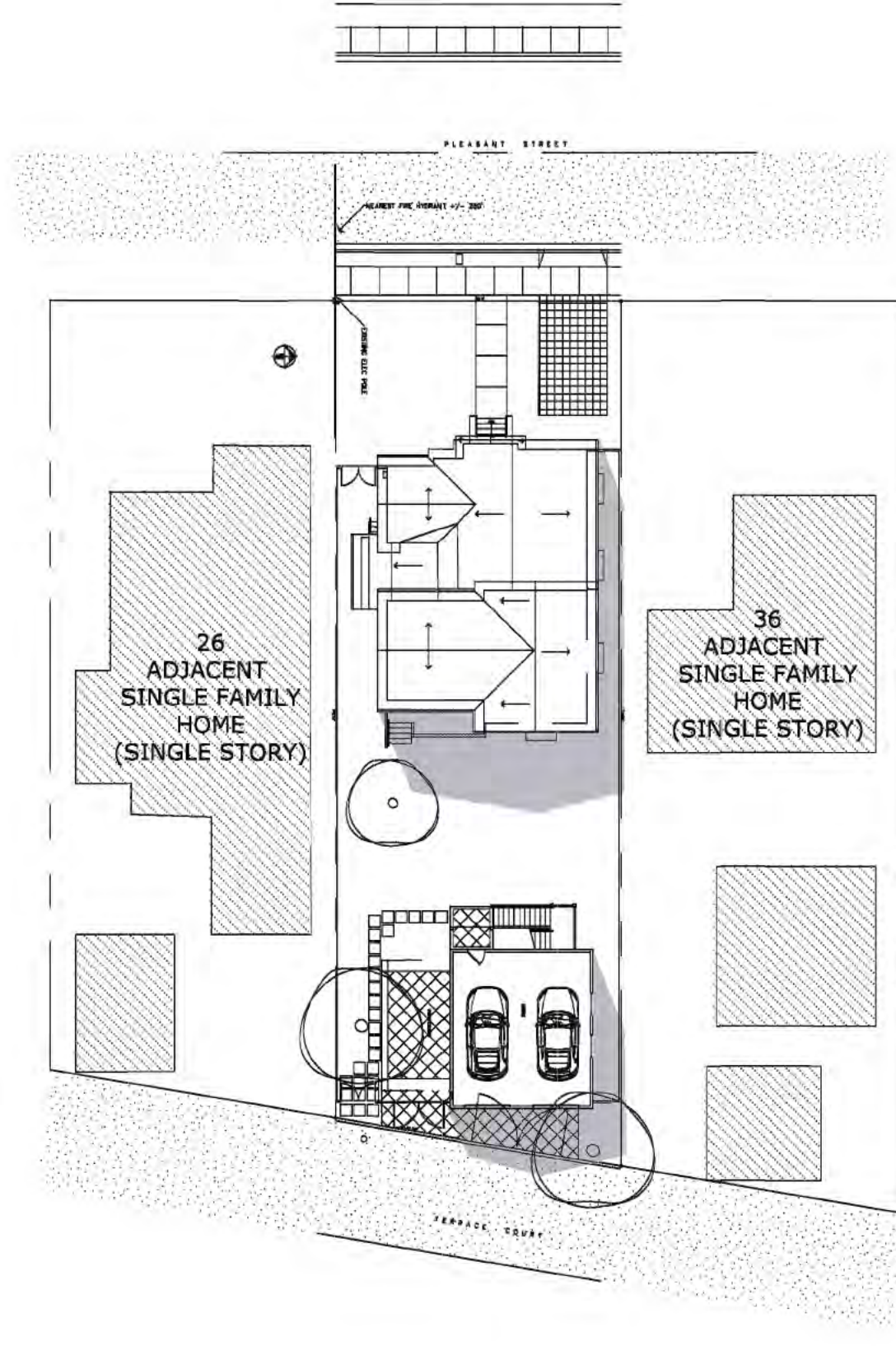
SHEET
A1
OF SHEETS



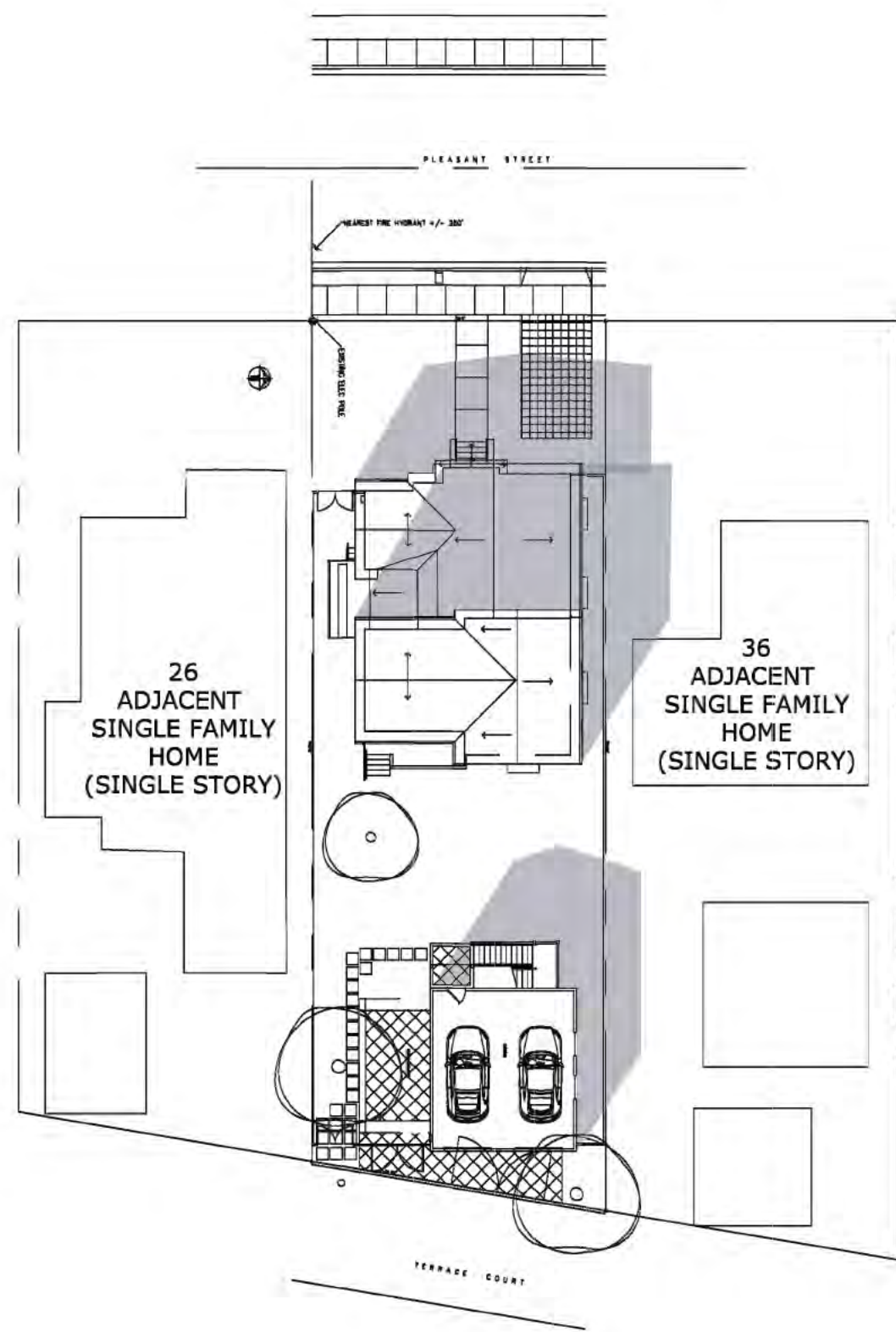
June 21 @9:00am



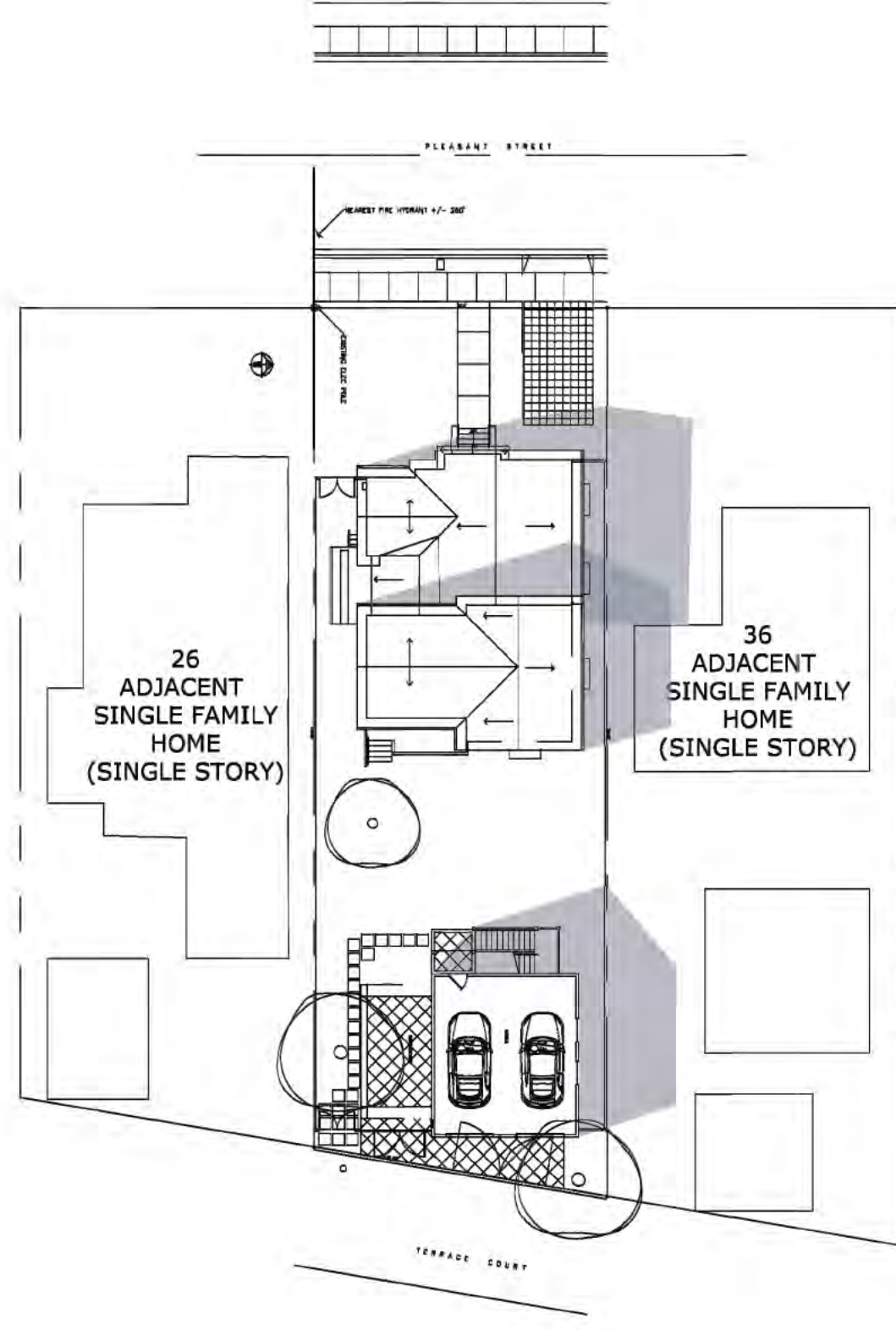
June 21 @12:00 pm



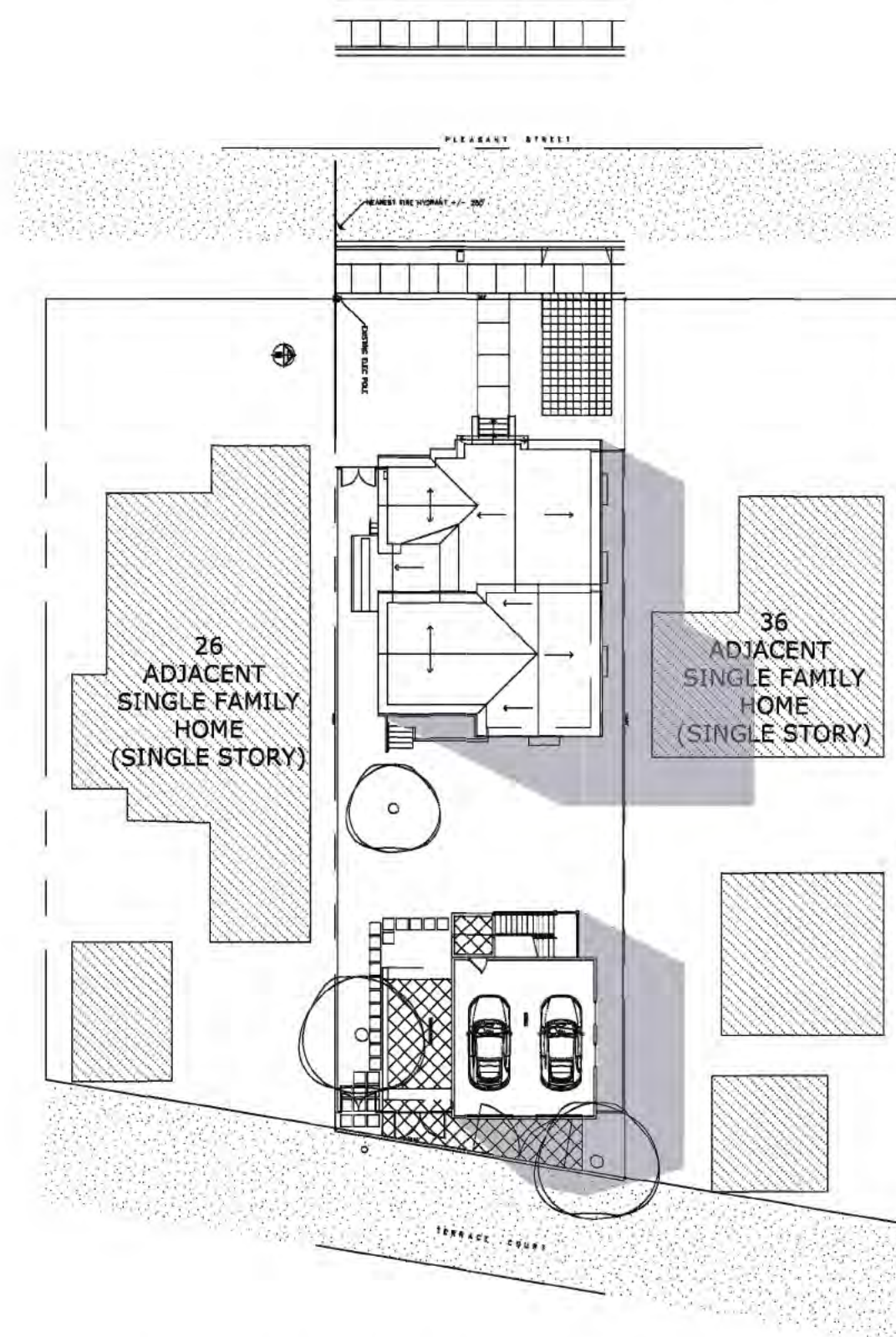
June 21 @3:00 pm



December 21 @9:00am



December 21 @12:00pm



December 21 @3:00pm

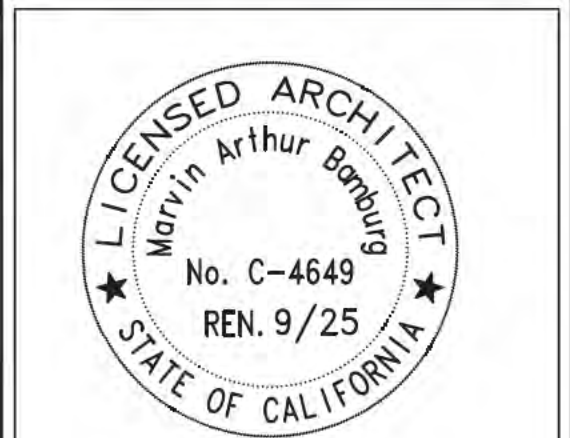
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HYMAN REMODEL/ADDITION
34 PLEASANT STREET
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SHEET TITLE
**SOLAR
STUDIES**

SCALE NONE
CAD FILE 2434-AB
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SHEET
A8
OF SHEETS