

GENERAL NOTES

- 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.
- 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.
- 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.
- ALL GLAZING SHALL CONFORM TO THE FEDERAL GLAZING REGULATIONS AND CHAPTER 24 OF THE C.R.C.
- DO NOT SCALE, DIMENSION GOVERN.
- INTERIOR DIMENSIONS ARE TO FACE OF GYP.BD. (U.N.O.).
- EXTERIOR DIMENSIONS ARE TO FACE OF PLYWOOD. (U.N.O.).

PROJECT INFORMATION

PROJECT ADDRESS: 16488 BONNIE LN, LOS GATOS, CA, 95032
 A.P.N.: 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: 1,082.00 SQ. FT.
 EXISTING DETACHED GARAGE: 541.00 SQ. FT.
 EXISTING ADU: 354.00 SQ. FT.
 PROPOSED FIRST FLOOR ADDITION: 234.00 SQ. FT.
 PROPOSED SECOND FLOOR ADDITION: 00.00 SQ. FT.
 TOTAL FIRST FLOOR AREA: (1,954 + 234) = 2,188.00 SQ. FT.
 TOTAL SECOND FLOOR AREA: 1,082.00 SQ. FT.
 TOTAL PROPOSED MAIN RESIDENCE: (2,188 + 1,082) = 3,270.00 SQ. FT.
 LOT COVERAGE: (2188 + 541) / 12085 = 0.2258 or 22%

SCOPE OF WORK

1- 234 SQ.FT. ADDITION TO EXISTING FAMILY ROOM ON FIRST FLOOR

VICINITY MAP



REVISTONS

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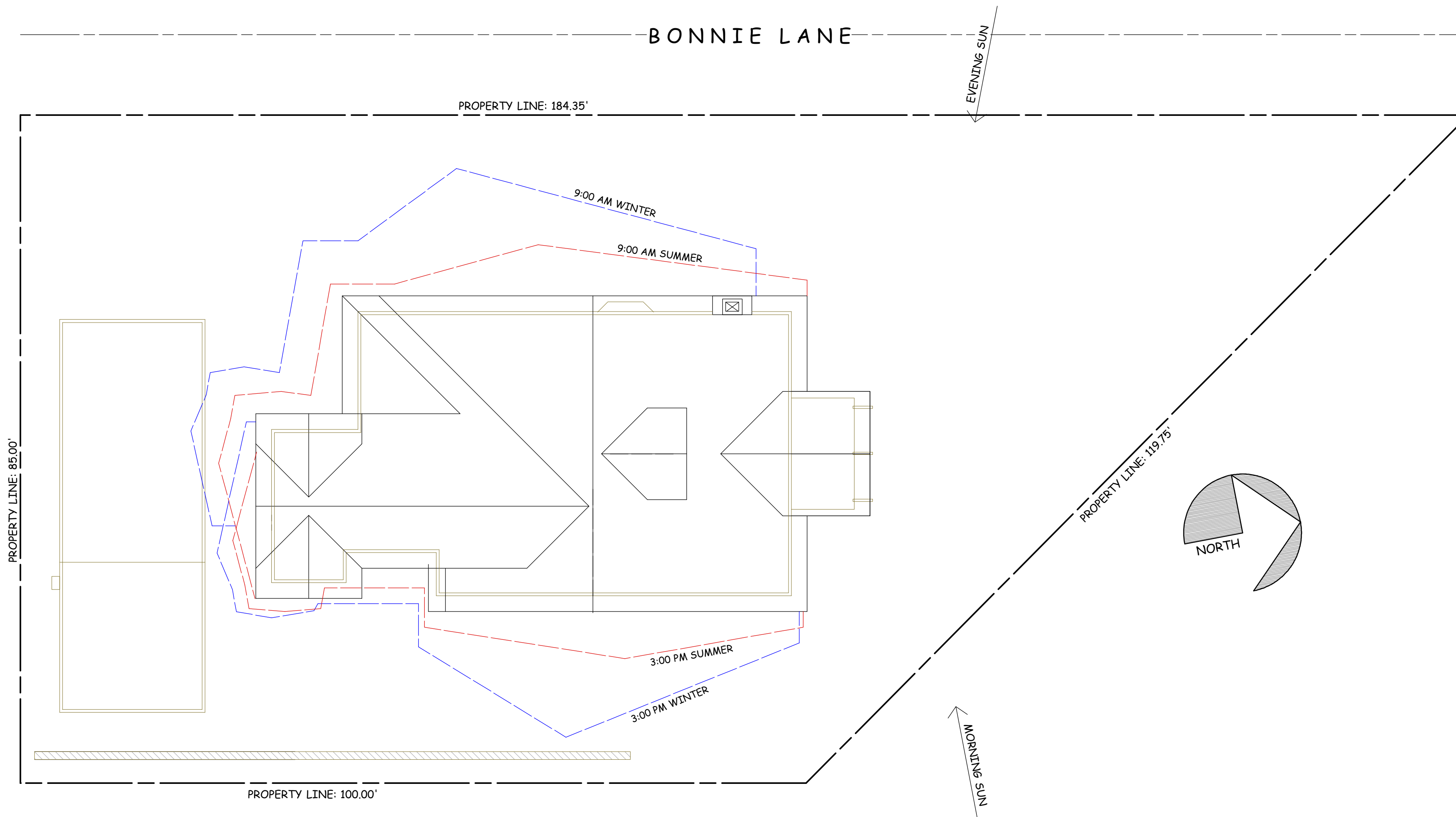
CONSULTANTS

STRUCTURAL ENGINEERS: **ORANGE ENGINEERING**
 4005 CLIPPER COURT
 FREEMONT, CA 94538
 408-888-7836

ENERGY CONSULTANT: **CARSTAIRS ENERGY CALCULATIONS**
 P.O. BOX 4736
 SAN LUIS OBISPO, CA 93403
 805-904-9048

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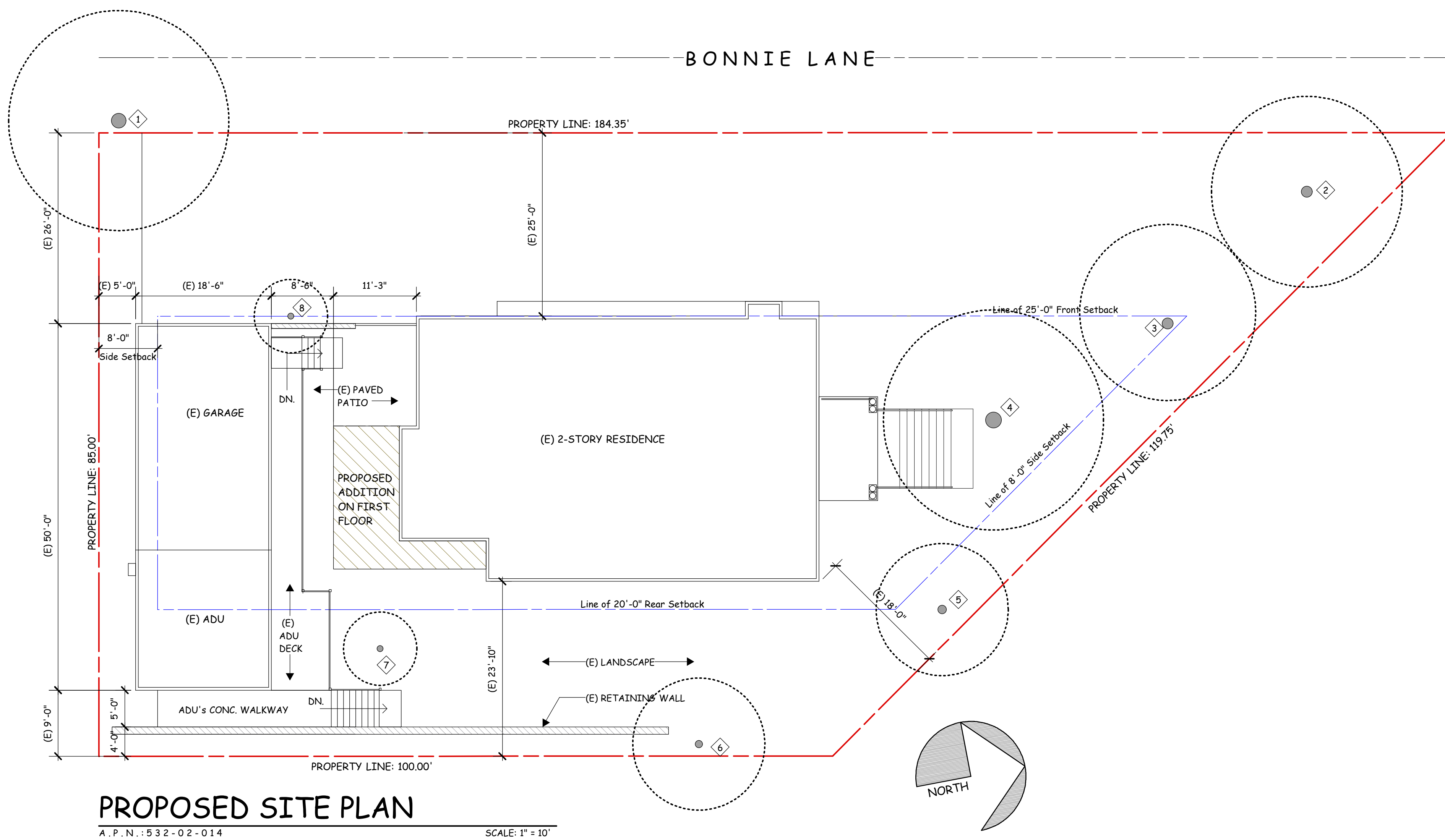
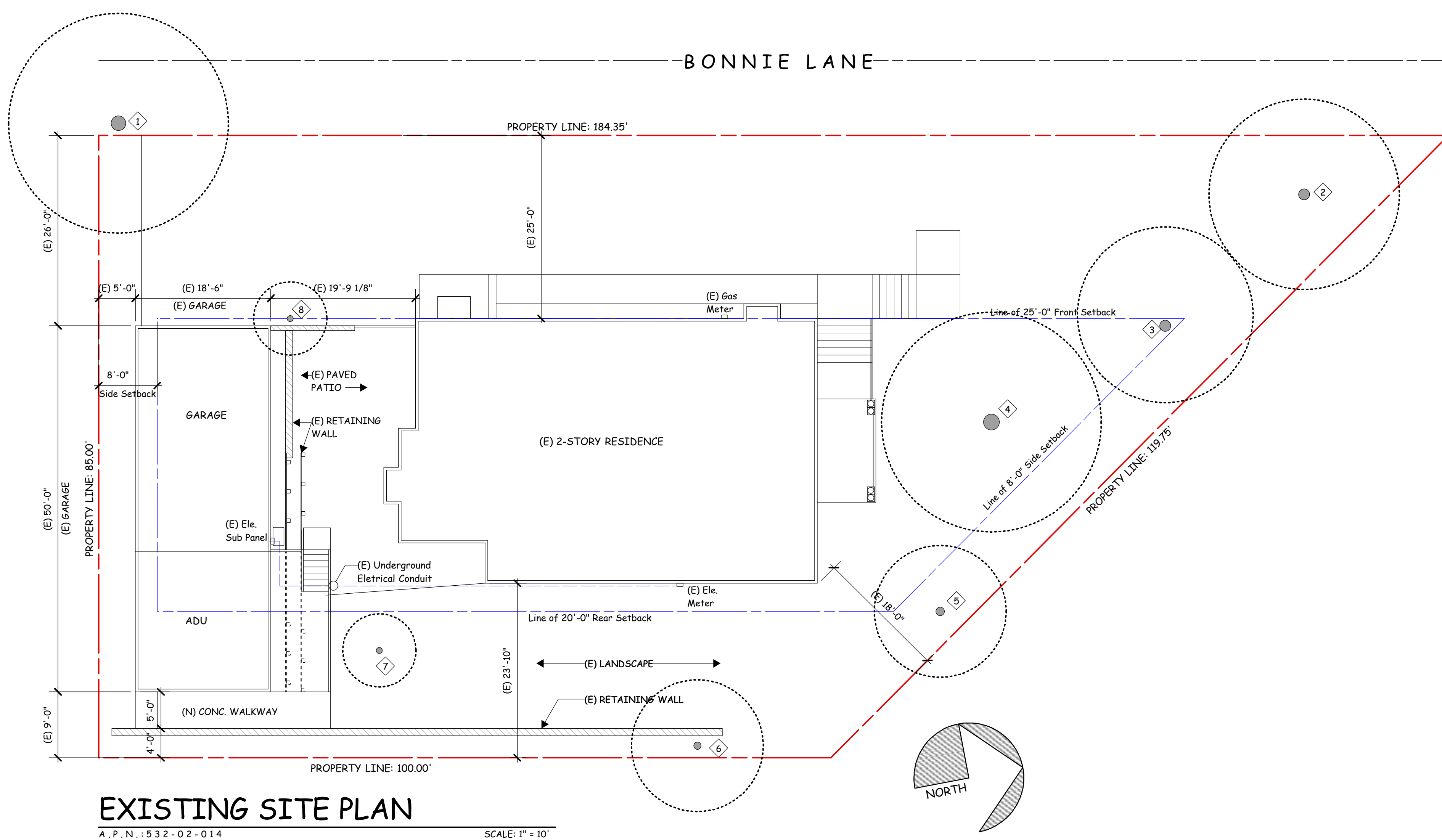
SHADOW DIAGRAM

A.P.N.: 532-02-014

SCALE: 1" = 10'

PROPOSED REMODEL AND ADDITION FOR:
DR. MAI THINH RESIDENCE
 16488 BONNIE LANE, LOS GATOS, CALIFORNIA

DATE: Aug. 24, 2025
 SCALE: AS NOTED
 DRAWN: Dong TNP
 JOB:
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 OF 9 SHEETS

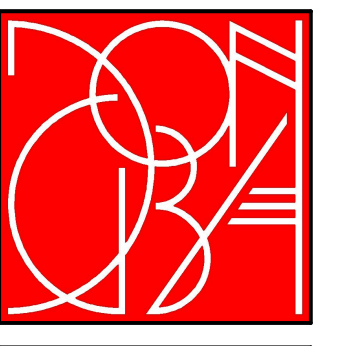


LEGEND

- 1 26" REDWOOD TREE
- 2 14" FRUITLESS TREE
- 3 18" FRUIT TREE
- 4 26" PINE TREE
- 5 14" FRUIT TREE
- 6 12" FRUIT TREE
- 7 10" FRUIT TREE
- 8 10" FRUITLESSTREE

NO.	REVISIONS

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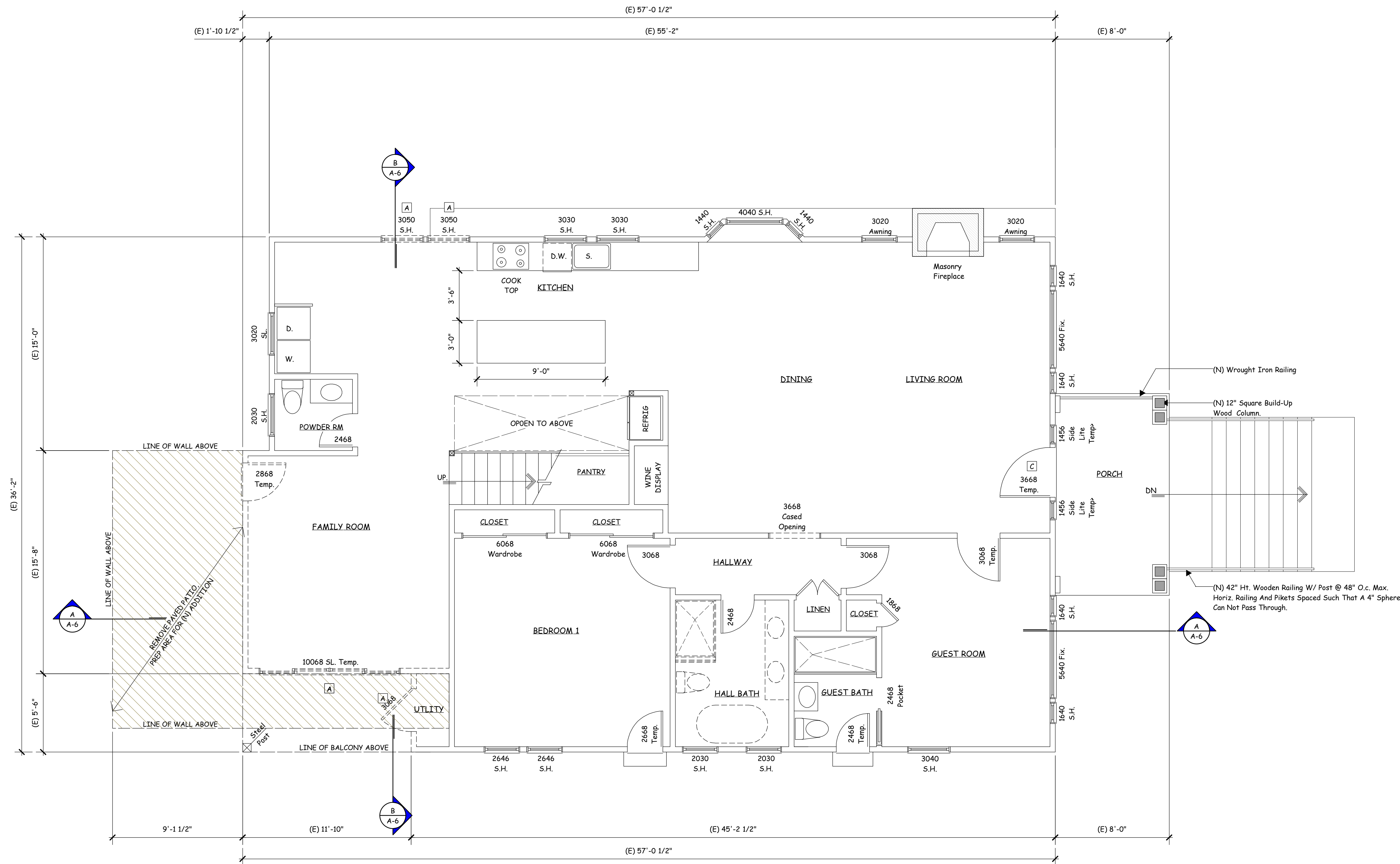
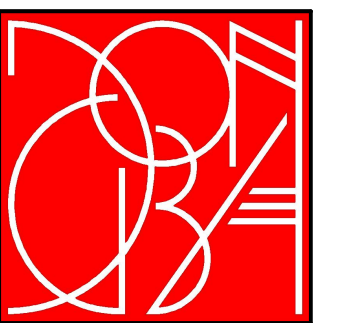
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LEGEND:

- DENOTES EXISTING WALL TO REMAIN
- REMOVE EXISTING WALL, PREP AREA FOR NEW CONSTRUCTION
- A DOOR/WINDOW TO BE REMOVED
- B WOOD SASH WINDOW TO BE REMOVED/ REPLACE
- C GLASS DOOR TO BE REMOVED OR REPLACE
- S.H. SINGLE HUNG

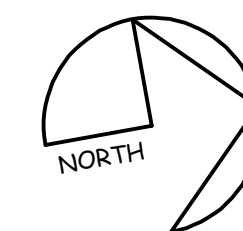
1. DEMOLITION PLAN IS PROVIDED FOR REFERENCE ONLY. GENERAL CONTRACTOR SHALL CAREFULLY COORDINATE DEMOLITION AND REMOVAL WITH NOTES AND DIMENSIONS INDICATING THE EXTENT AND NATURE OF NEW CONSTRUCTION SHOWN ELSEWHERE IN THESE DOCUMENTS.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURELY SHORING IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO THE REMOVAL OF ANY EXISTING SUPPORT STRUCTURES.
3. CAP OFF ALL PLUMBING, GAS AND ELECTRICAL LINES AS REQUIRED.

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EXISTING FIRST FLOOR PLAN / DEMOLITION PLAN

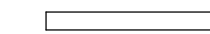
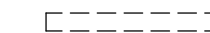











SCALE: 1/4" = 1' - 0"



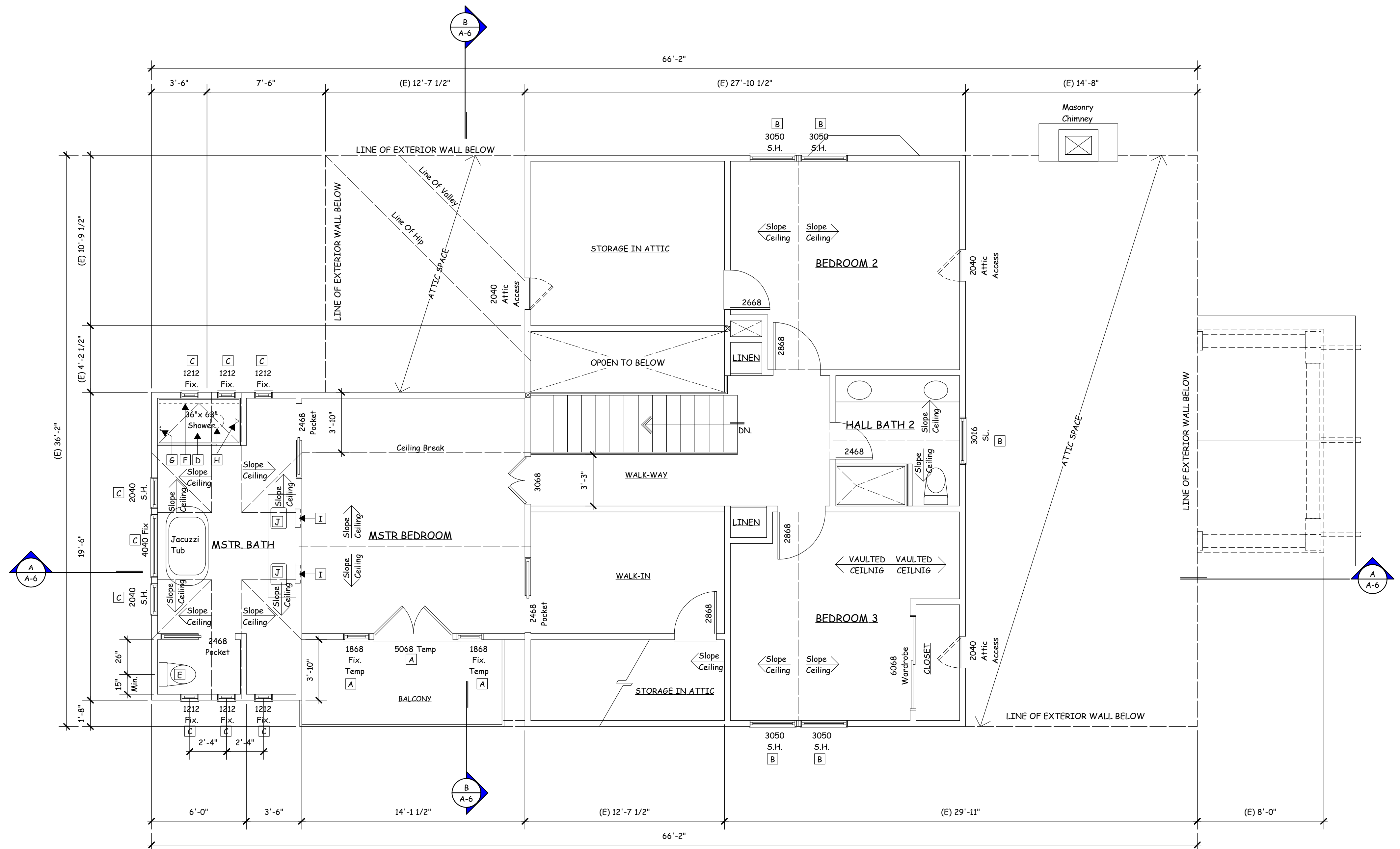
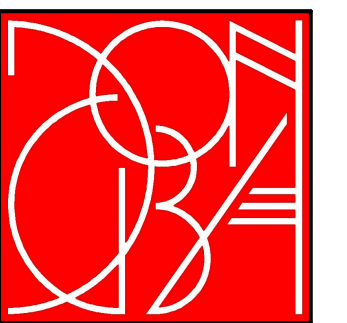
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LEGEND:

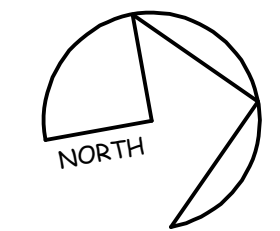
-  DENOTES EXISTING WALL TO REMAIN
-  DENOTES (E) WALL TO BE REMOVED
-  (E) GLASS DOOR
-  (E) FIBERGLASS CLAD WOOD WINDOW
-  (E) FIBERGLASS CLAD WOOD WINDOW
-  SHOWER W/ TILED FLOOR & WALLS TO 72" MIN. OVER 1/2" FIBER CEMENT BACKER. BD. OVER FACE OF STUDS TO FULL HT. SHOWER WILL HAVE A MIN. FINISH DIMENSION OF 30 INCHES IN ANY DIRECTIONS. PROVIDE TEMP. GLASS ENCLOSURE. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22" UNOBSTRUCTED OPENING FOR EGRESS. SHOWERHEADS: 1.8 GALLONS PER MINUTE @ 80 PSI.
-  WATER CLOSETS: 1.28 GALLONS PER FLUSH.
-  LINEAR DRAIN
-  CONTROL VALVES
-  SHOWERHEADS: 1.8 GALLONS PER MINUTE @ 80 PSI.
-  MED. CAB. WITH ROUND MIRROR
-  SINGLE HUNG
-  SLIDING

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EXISTING SECOND FLOOR PLAN

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

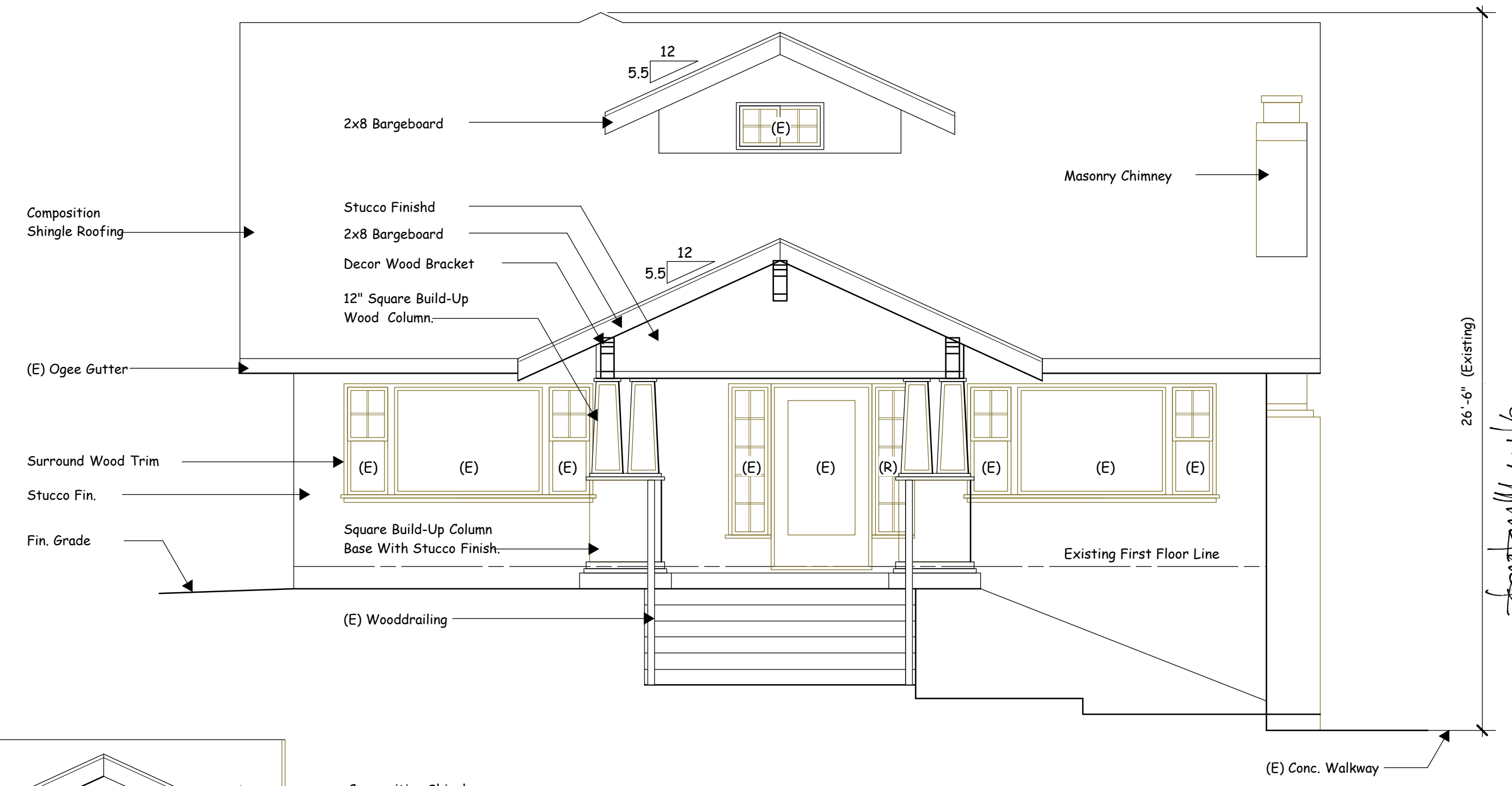


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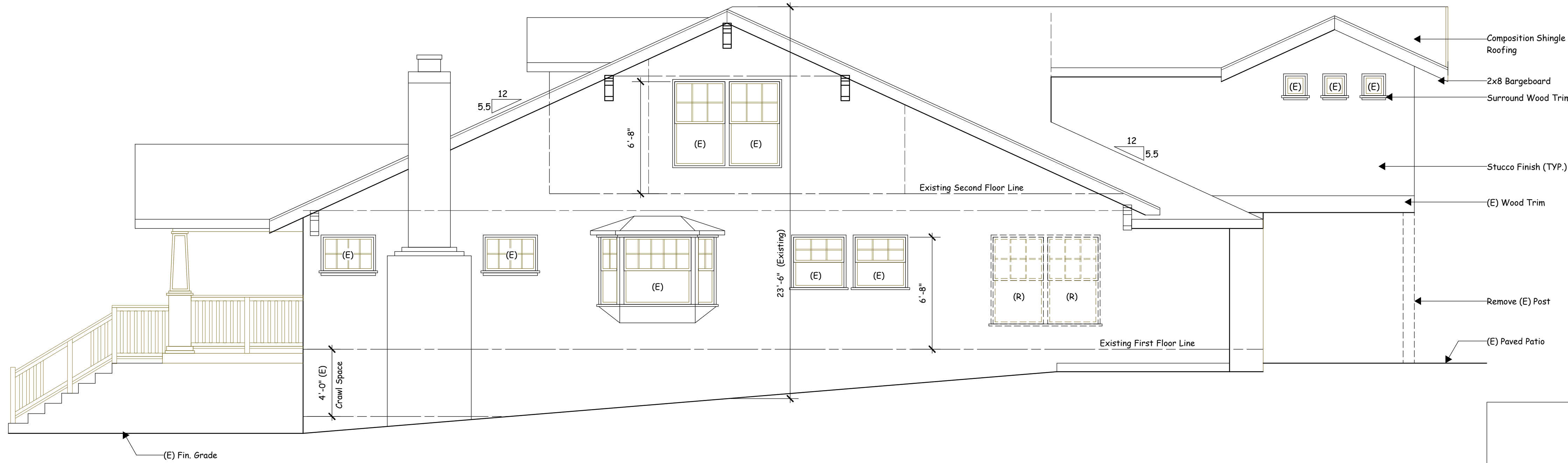
NOTES :

- 1 SEE FLOOR PLAN AND FLOOR PLAN LEGEND FOR EXISTING / PROPOSED WINDOW SIZE, TYPE, MATERIAL, REMOVAL, REPLACEMENT OR NEW.
- 2 **PRIOR TO FINAL - EXT LIGHTING:** PRIOR TO FINAL OCCUPANCY ALL EXTERIOR LIGHTING SHALL BE KEPT TO A MINIMUM AND SHALL BE DOWN DIRECTED FIXTURES THAT WILL NOT REFLECT OR ENCR OACH ONTO ADJACENT PROPERTIES. ALL LIGHTING SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT THE LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. NO FLOOD LIGHTS SHALL BE USED UNLESS IT CAN BE DEMONSTRATED THAT THEY ARE NEEDED FOR SAFETY OR SECURITY.
- (R) REMOVE/REPLACE
- (E) EXISTING
- (N) NEW



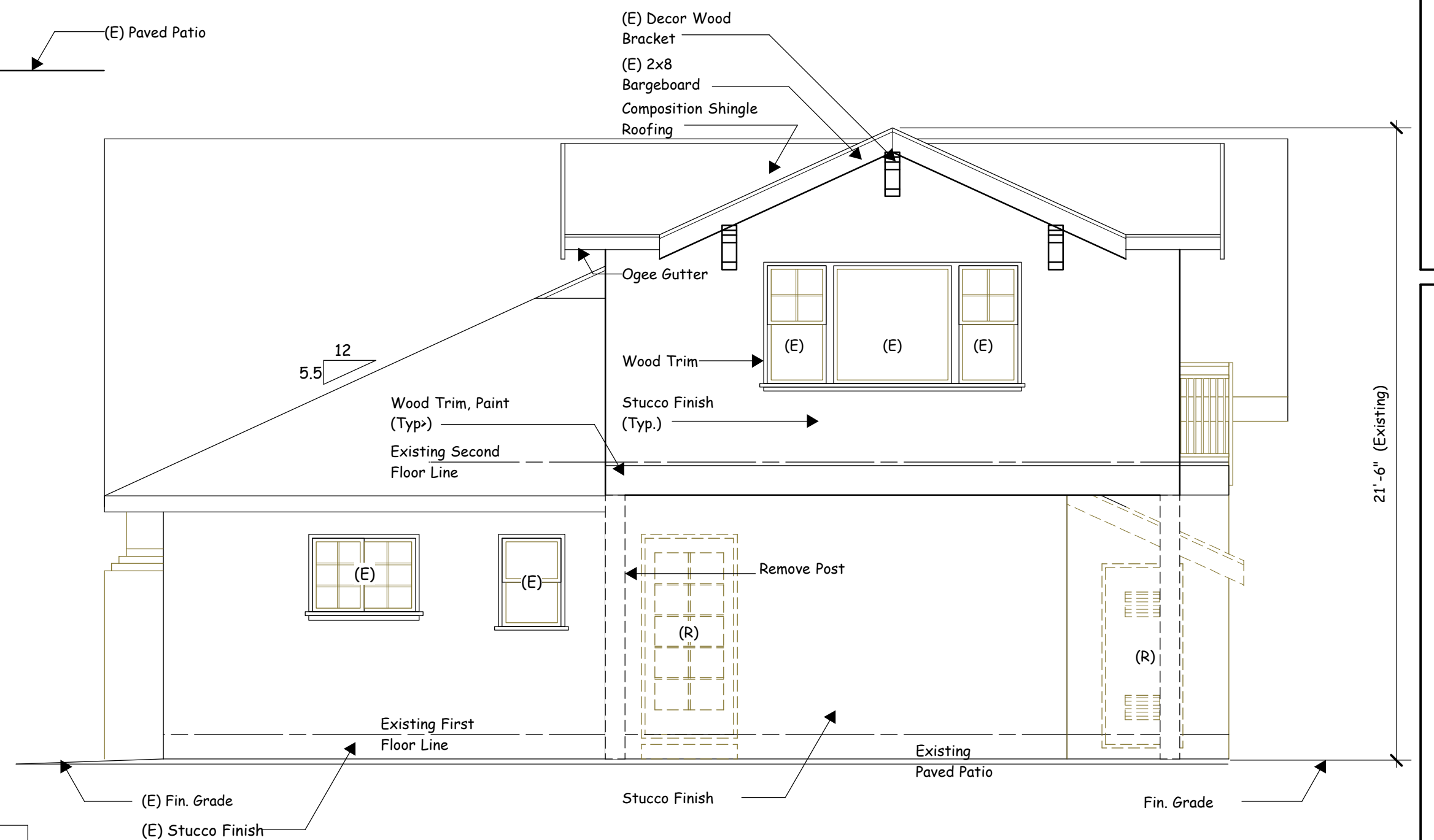
**NORTH ELEVATION
(FRONT)**

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



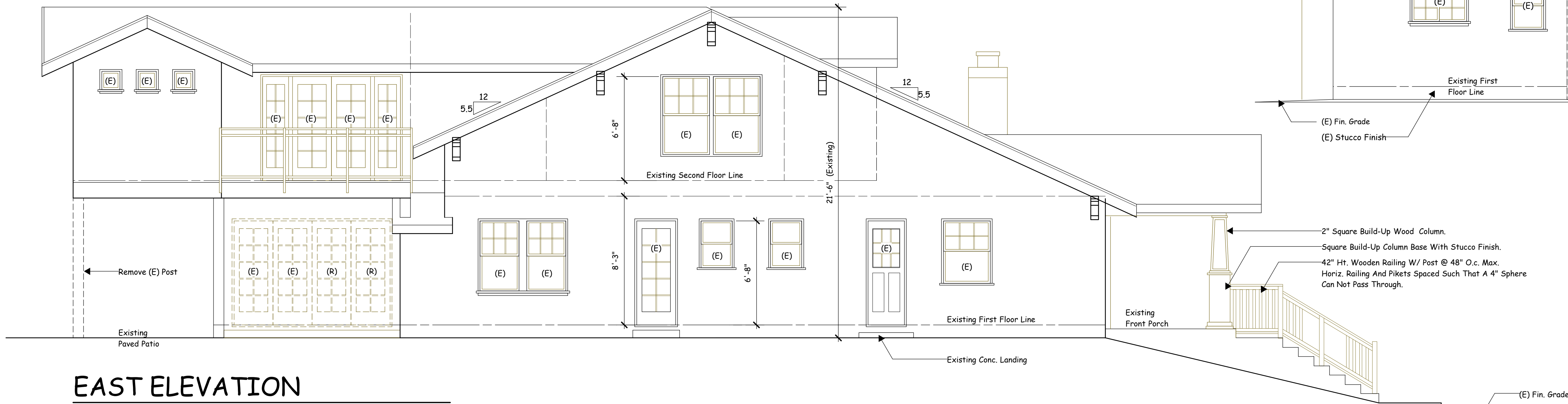
WEST ELEVATION (BONNIE LANE)

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



**SOUTH ELEVATION
(REAR)**

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



EAST ELEVATION

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

REV	DATE	DESCRIPTION

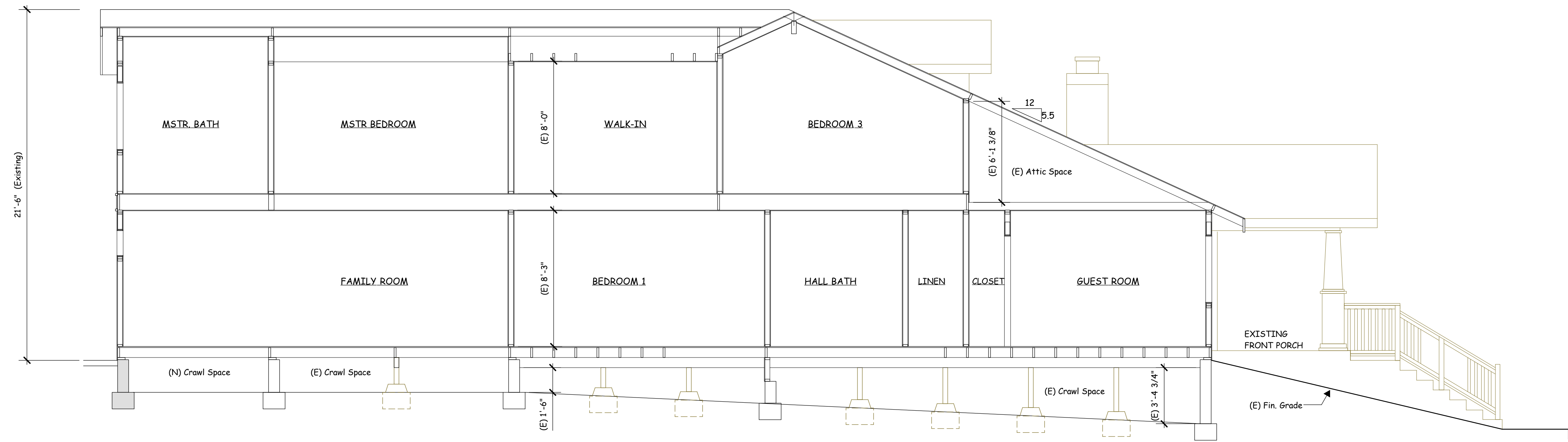
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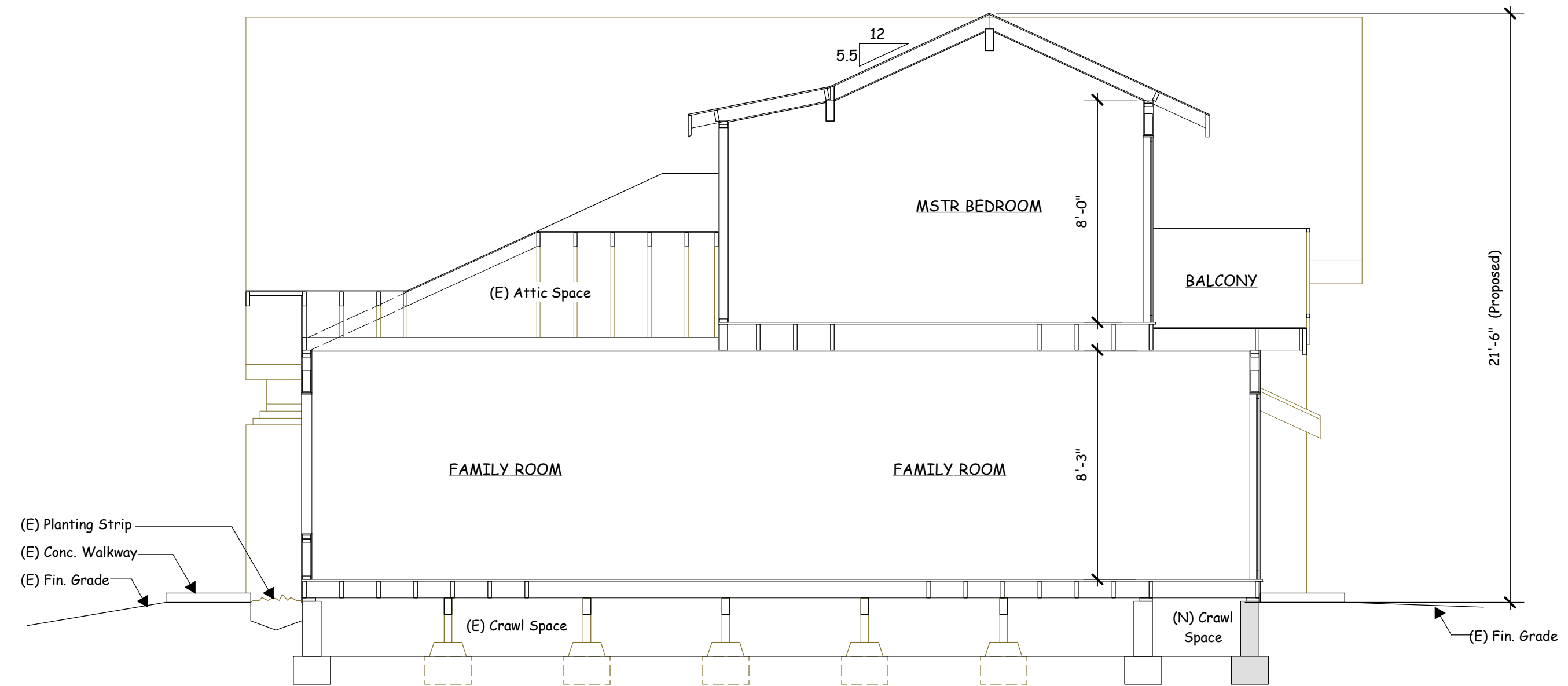
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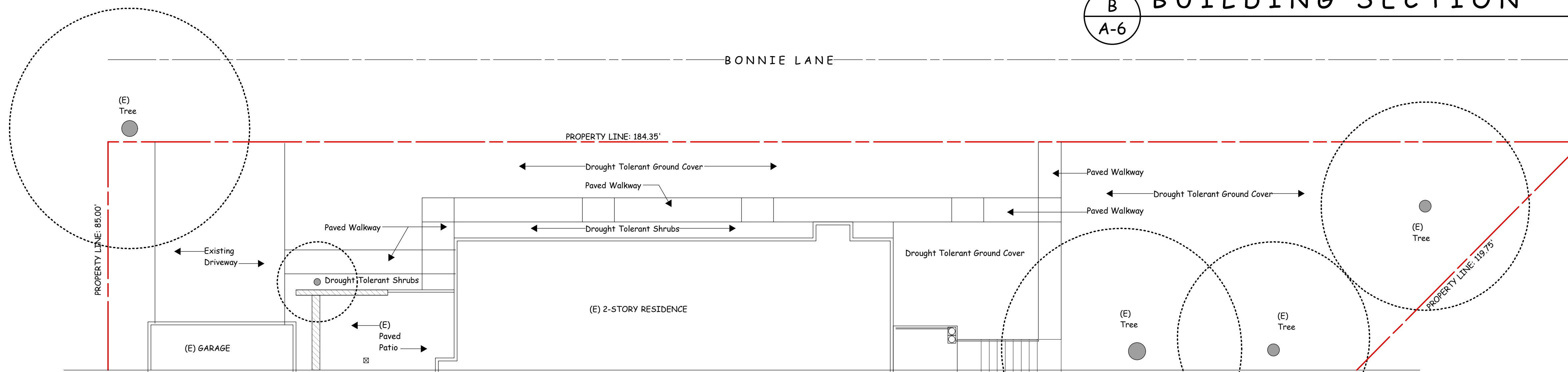
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A BUILDING SECTION
SCALE: 1/4" = 1' - 0"

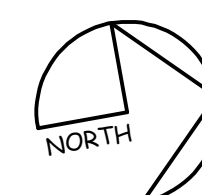


B BUILDING SECTION
SCALE: 1/4" = 1' - 0"



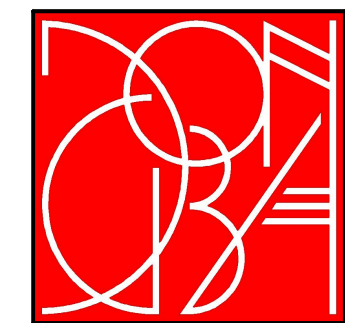
STREETSCAPE
A.P.N.: 532-02-014

SCALE: 1" = 10'



NO.	REVISIONS

Handwritten signature
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