ABBREVIATIONS

(REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL ABBREVIATIONS)

AC. TILE	ACOUSTIC TILE	LAV.	LAVATORY
ADJ.	ADJUSTABLE	LAM.	LAM NATE
ALUM.	ALUMINUM		
A B.	ANCHOR BOLT	M.B.	MACHINE BOLT
APPROX.	APPROX MATELY	M.H.	MANHOLE
A.C.	ASPHALTIC CONCRETE	MFG.	MANUFACTURER
A F.F.	ABOVE F NISHED FLOOR	M.O.	MASONRY OPENING
@	AT	MATL.	MATERIAL
BLKG.	BLOCKING	MAX.	MAXIMUM
BD.	BOARD	MECH.	MECHANICAL
BOT.	BOTTOM	MTL.	METAL
BLDG.	BUILDING	MIN.	MINIMUM
		MISC.	MISCELLANEOUS
CAB.	CABINET	MTD.	MOUNTED
C.I.	CAST IRON	(N)	NEW
C.B.	CATCH BASIN	N I.C.	NOT `N CONTRACT
		N.T.S.	NOT TO SCALE
CLG.	CEILING	NO. or #	NUMBER
CEM.	CEMENT		
C.C or O.C.	CENTER TO CENTER	OBS.	OBSCURE
CL	CENTERL NE	O.C.	ON CENTER
CER. TILE	CERAMIC T LE	OPNG.	OPENING
C.O.	CLEANOUT	OPP.	OPPOSITE
C.O.T.G.	CLEANOUT TO GRADE	O.H.	OPPOSITE HAND
CLR.	CLEAR	O.F.O.S.	OUTSIDE FACE OF STUD
RDW	REDWOOD	O.D.	OVERFLOW DRAIN and/or
C.W.	COLD WATER		OUTSIDE DIAMETER
COL.	COLUMN	O.F.C.I.	OWNER FURNISHED and
CONC.	CONCRETE		CONTRACTOR INSTALLED
C.P.	CONCRETE PIPE		
CONST.	CONSTRUCTION	PART.	PARTITION
C.H.	CONSTRUCTION HEART	P.A.F.	POWDER ACTUATED
C.J.	CONSTRUCTION JOINT		FASTENER
CONT.	CONT NUOUS	PL.	PLATE
CTR.	COUNTER	PLAS.	PLASTER
CTSK.	COUNTER SUNK	PW/PLYWD.	PLYWOOD
		PR.	PAIR
D.A.	DISABLED ACCESS	P.L.	PROPERTY LINE
DTL.	DETA L	d	PENNY (NAILS)
DIA. or Ø	DIAMETER	P.V.C.	POLY VINYL CHLORIDE
DIM.	DIMENSION		
DW	DISHWASHER	Q	
DISP.	DISPOSAL		
DO	DITTO	R. or RAD.	RADIUS
DR.	DOOR	R.W.L.	RA N WATER LEADER
D.S.	DOWNSPOUT	RWD./R.W.	REDWOOD
DWG.	DRAWING	R.C.P.	RE NFORCED CONCRETE
D.F.	DRINKING FOUNTAIN		PIPE
	and/or DOUGLAS FIR	RE NF.	RE NFORC NG
		REQ'D	REQUI RED
EA.	EACH	R.D.	ROOF DRAIN
E.W.	EACH WAY	RM.	ROOM
ELECT.	ELECTRIC or ELECTRICAL	R.O.	ROUGH OPENING
E.W.C.	ELECTRIC WATER	RND. or Ø	ROUND
	COOLER	R H M.S.	ROUND HEAD METAL
EL. or	ELEVATION		SCREW
ELEV.		R H W.S.	ROUND HEAD WOOD
ENCL.	ENCLOSE and/or		SCREW
	ENCLOSURE		
EQ.	EQUAL	S.T.S.M.S.	SELF TAPP NG SHEET
EQU P.	EQU PMENT		METAL SCREW
(E)	EXISTING	SHEATH.	SHEATH NG
EX.	EXPANSION	SHT.	SHEET
E.J.	EXPANSION JOINT	S.M.S.	SHEET METAL SCREW
EXP.	EXPOSED	S.O.V.	SHUT OFF VALVE
EXT.	EXTERIOR	SIM.	SIMILAR
		S.C.	SOLID CORE
F.O.C.	FACE OF CONCRETE	SPEC.	SPEC FICATIONS
F.O.M.	FACE OF MASONRY	SQ. or Ø	SQUARE
F.O.S.	FACE OF STUD	S.S.	STAINLESS STEEL
FIN.	FINISH	STD.	STANDARD
F.E.	FIRE EXT NGUISHER	STL.	STEEL
F.E.C.	FIRE EXT NGUISHER	STRUCT.	STRUCTURAL
	CABINET		
F.H.C.	FIRE HOSE CABINET	TEL.	TELEPHONE
F.H.M.S.	FLAT HEAD METAL	T.T.B.	TELEPHONE TERMINAL
	SCREW		BOARD
F.H.W.S.	FLAT HEAD WOOD		
	SCREW	TERR.	TERRAZZO
FL. or FLR.	FLOOR	T.&G.	TONGUE & GROOVE
F.D.	FLOOR DRA N	T.J.	TOOLED JOINT
FTG.	FOOTING	T.O.B.	TOP OF BEAM
FND.	FOUNDATION	T.O.C.	TOP OF CURB
			or CONCRETE
GALV.	GALVANIZED	T.O.S.	TOP OF STEEL
G.I.	GALVANIZED IRON		or SHEATH NG
GA.	GAUGE	T.O.W.	TOP OF WALK
GL.	GLASS	TYP.	TYPICAL
GLU-LAM	GLUE-LAMINATED		
GRD.	GRADE	U.O.N.	UNLESS OTHERWISE
GYP. BD.	GYPSUM BOARD		NOTED
HDW.	HARDWARE	V.T.R.	VENT THROUGH ROOF
HT.	HEIGHT	VERT.	VERTICAL
H.C.	HOLLOW CORE	V.G.	VERTICAL GRAIN
H.M.	HOLLOW METAL	V.C.T.	VINYL COMPOSITION
HORIZ.	HORIZONTAL		TILE
H.B.	HOSE BIBB	V.C.P.	VITRIFIED CLAY PIPE
HR.	HOUR	V.W.C.	VINYL WALL COVER NG
NSUL.	NSULATION	W.C.	WATER CLOSET
NT.	NTERIOR	W.H.	WATER HEATER
NV.	NVERT	WP.	WATERPROOF
		W/	WITH
		W/O	WITHOUT
JT	JOINT	WD.	WOOD
		W.W.M.	WELDED WIRE MESH

SYMBOLS

REFER TO ARCHITECTURAL FLOOR PLAN SHEETS AND CONSULTANT DRAWINGS FOR ADDITIONAL SYMBOLS AND REFERENCE DESIGNATIONS

DIMENSION REFERENCE

FACE OF OBJECT

CENTERLINE OF OBJECT

SECTION REFERENCE

01 / A9.1 — SECTION NUMBER; SHEET WHERE APPEARS

DETAIL REFERENCE

01 / A9.1 — DETAIL NUMBER; SHEET WHERE APPEARS

SCHEDULE REFERENCE

A — PLAN REF. GRID

10 — DOOR ID

A — WINDOW ID

1 — REVISION MARKER

01 — PLAN KEY NOTES

MATERIALS REFERENCE

EARTH

GRAVEL / ROCK

CONCRETE

CONCRETE BLOCK

SAND, GROUT OR PLASTER

STEEL

WOOD, FINISH GRADE

PLY-WOOD

WOOD, CONTINUOUS MEMBER

WOOD, BLOCKING

DEFERRED APPROVAL ITEMS

DEFERRED SUBMITTAL ITEMS: STAIRS AND HANDRAILS AND GUARDRAILS

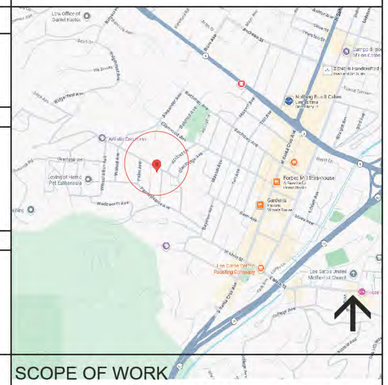
PROJECT TEAM

OWNER	ENERGY COMPLIANCE
Chiara Zuniga and Karl Petre **25 Hernandez Ave, Los Gatos, CA 95030** [redacted]	
STRUCTURAL ENGINEER	**SURVEYOR**
	LEA & BRAZE ENGINEERING. GREGORY BRAZE P.E. 2495 INDUSTRIAL PARK WAY WEST HAYWARD, CA 9454 PH/FAX (510) 887-4086
SOIL REPORT	**CIVIL ENGINEER**

DRAWINGS INDEX

	ARCHITECTURAL
A-1 0	PROJECT INFORMATION
1	TOPOGRAPHIC SURVEY
A-1 p	SITE PHOTOS
A-1.1	EXISTING SITE PLAN
A-1 2	PROPOSED SITE PLAN
A-2 0	EXISTING FLOOR PLANS
A-2.1	PROPOSED FLOOR PLANS
A-2 2	EXISTING AND NEW ROOF PLANS
A-3 0	EXISTING EXTERIOR ELEVATIONS AND DEMOLITION CALCULATION
A-3.1	PROPOSED EXTERIOR ELEVATIONS
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A-4 0	BUILD NG SECTIONS
3D-1	3D VIEWS AND MATERIALS
3D -2	3D VIEWS

LOCATION MAP



SCOPE OF WORK

Rear Addition To The First Floor For A New Master Bedroom Suite (251 Sf)

Enlargement Of Basement Area With New Stairwell (1,060.73 Sf Of Which 44 Sf Daylight)

Rear Yard Court

No Removal Of Trees

APPLICABLE CODES

2025 California Building Code
2025 California Residential Building Code
2025 California Mechanical Code
2025 California Plumbing Code
2025 California Electrical Code
2025 California Energy Code
2025 Calgreen
2025 California Fire Code
& Local Ordinance

Los Gatos Current Ordinances

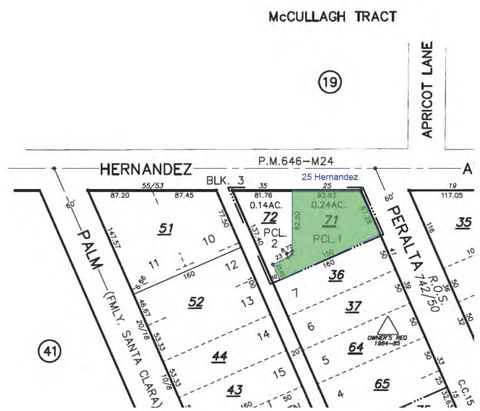
Zuniga-Petre Residence rear addition

25 Hernandez Ave
Los Gatos Hills CA

CITY STAMPS

PROJECT INFORMATION

APN	510 42 071
COUNTY	SANTA CLARA
ZONING DISTRICT	R-1:8
OCCUPANCY	R-3 / U
BUILDING TYPE	V-B
LOT SIZE	10,310 s.f. (PER SURVEY)
REQUIRED SETBACK	F=25'-0" S=8'-0" Street=15' R=20'-0"
EXISTING FIRST FLOOR AREA	2,069.56 s.f.
EXISTING BASEMENT FLOOR AREA	533.73 s.f.
PROPOSED FIRST FLOOR AREA	2,320.56 s.f.
PROPOSED BASEMENT AREA	1,060.73 s.f. underground
AREA OF BASEMENT THAT DAYLIGHTS	44 s.f.
TOTAL PROPOSED LIVING AREA	2,364.56 s.f. (First floor + Portion of Basement)
Max FAR	3,162 s.f.
AREA OF ADDITION AT FIRST FLOOR	251 s.f.
AREA OF ADDITION AT BASEMENT FLOOR	527 s.f.



parcel map



Revision	Revision	Revision	Revision

Zuniga-Petre Residence
25 Hernandez Avenue Los Gatos CA 95030

PROJECT INFO

Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG	2/24/2026

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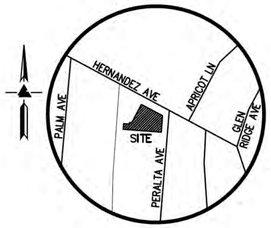
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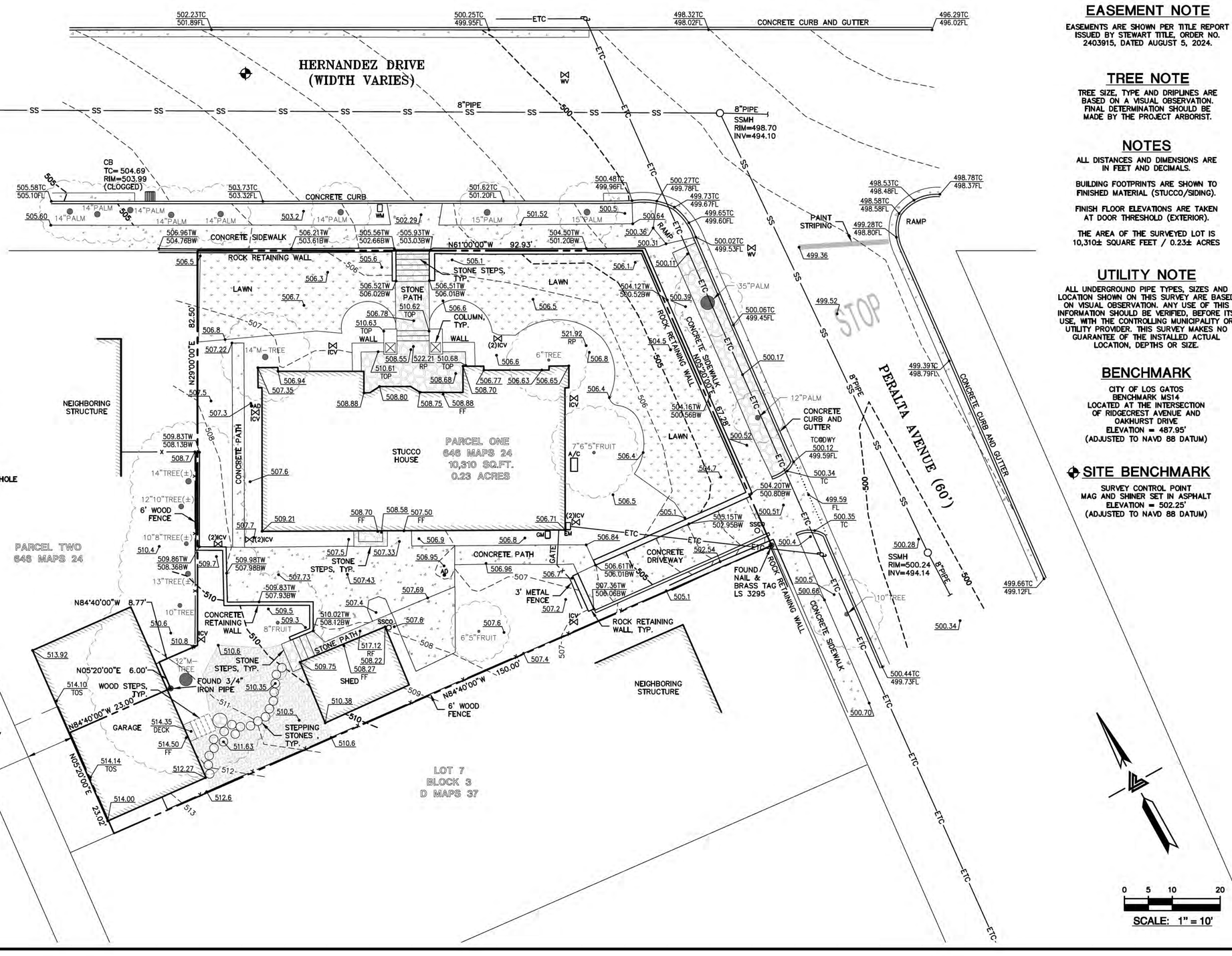
ATTACHMENT 4



VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- EASEMENT
- x — FENCE LINE
- FLOW LINE
- SS — SANITARY SEWER LINE
- A/C — AIR CONDITIONING UNIT
- AD — AREA DRAIN
- BENCHMARK
- BW — BOTTOM RETAINING WALL
- CB — CATCH BASIN
- EM — ELECTRICAL METER
- FF — FINISH FLOOR
- FIRE HYDRANT
- FL — FLOW LINE
- GM — GAS METER
- INV — INVERT
- ICV — IRRIGATION CONTROL VALVE
- JOINT POLE
- M— — MULTI-TRUNK TREE
- RF — ROOF FLAT
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN-OUT
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- TC — TOP OF CURB
- TOS — TOP OF SLAB
- TW — TOP OF RETAINING WALL
- WM — WATER METER
- WV — WATER VALVE
- XXX.XX — SPOTGRADE
- ASPHALT
- CONCRETE
- GRAVEL
- LAWN
- STONE
- WOOD



FEMA FLOOD NOTE

FLOOD ZONE: X (SHADED)

AREAS OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR (1% ANNUAL CHANCE) AND 500-YEAR FLOODS (0.2% ANNUAL CHANCE) AND OUTSIDE THE SPECIAL FLOOD HAZARD AREA (SFHA)

FEMA FLOOD INSURANCE RATE MAPNO.: 06085C0376H
MAP REVISED: MAY 18, 2009

EASEMENT NOTE

EASEMENTS ARE SHOWN PER TITLE REPORT ISSUED BY STEWART TITLE, ORDER NO. 2403915, DATED AUGUST 5, 2024.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING).

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 10,310± SQUARE FEET / 0.23± ACRES

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

BENCHMARK

CITY OF LOS GATOS
BENCHMARK MS14
LOCATED AT THE INTERSECTION OF RIDGECREST AVENUE AND OAKHURST DRIVE
ELEVATION = 487.95'
(ADJUSTED TO NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 502.25'
(ADJUSTED TO NAVD 88 DATUM)

LICENSED LAND SURVEYOR
GREGORY F. BRAZE
No. 7628
STATE OF CALIFORNIA

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CIVIL ENGINEERS I LAND SURVEYORS
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SAN JOSE
SAN LUIS OBISPO
WWW.LEABRAZE.COM

25 HERNANDEZ AVENUE
LOS GATOS
CALIFORNIA
APN: 510-42-071
SANTA CLARA COUNTY

TOPOGRAPHIC SURVEY

–	–
–	–
–	–
–	–
REVISIONS	BY
JOB NO:	2252399
DATE:	1-8-26
SCALE:	1"=10'
BNDY BY:	MT
FIELD BY:	MS
DRAWN BY:	JP
SHEET NO:	SU1

1 OF 1 SHEETS















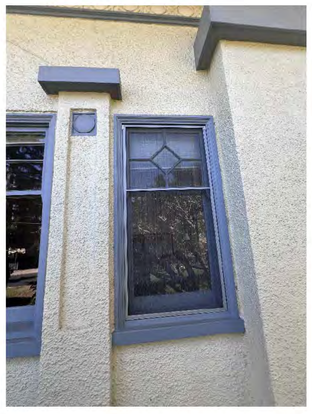
















Revision	Revision	Revision	Revision

Zuniga-Petre Residence

25 Hernandez Avenue Los Gatos CA 95030

PHOTOS

Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG	2/24/2026

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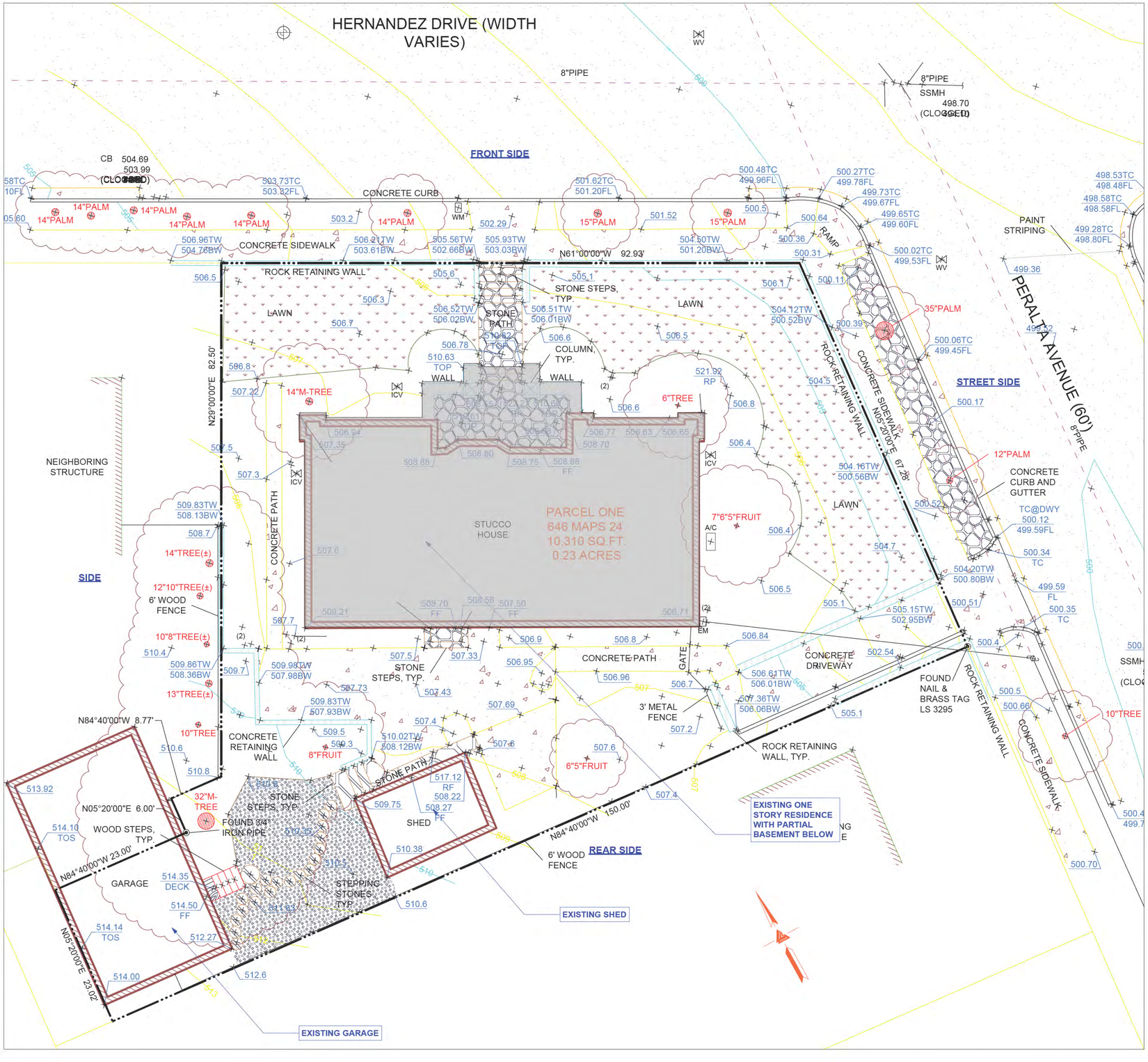
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A 1.p



01 EXISTING SITE PLAN
Scale: 1/8" = 1'-0"

Revision	Revision	Revision	Revision
11/8/2023 Interior wall changes at first floor			

Zuniga-Petre Residence

25 Hernandez Avenue Los Gatos CA 95030

EXISTING SITE PLAN

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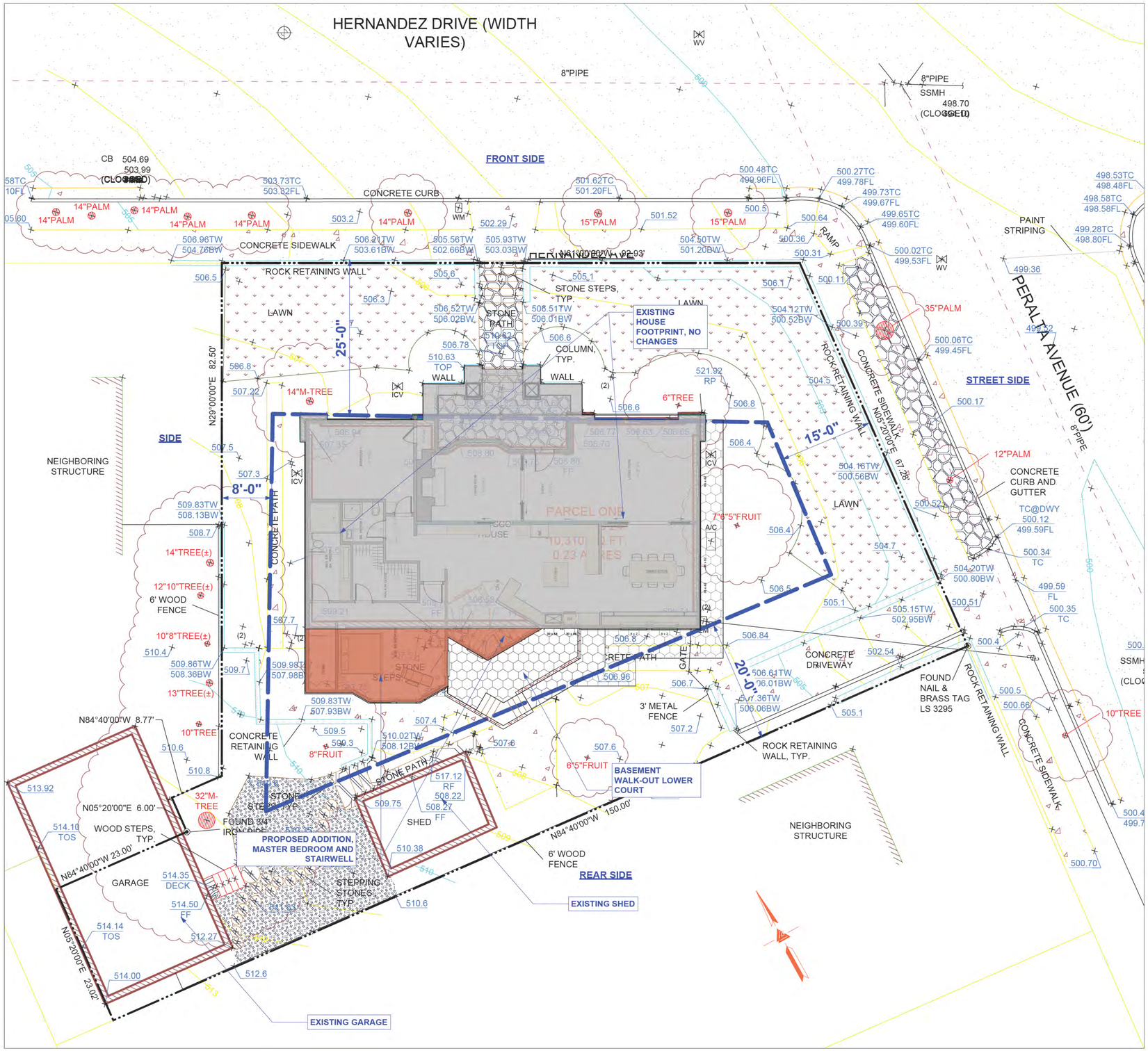
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01 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

Revision	Revision	Revision	Revision

Zuniga-Petre Residence
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NEW SITE PLAN

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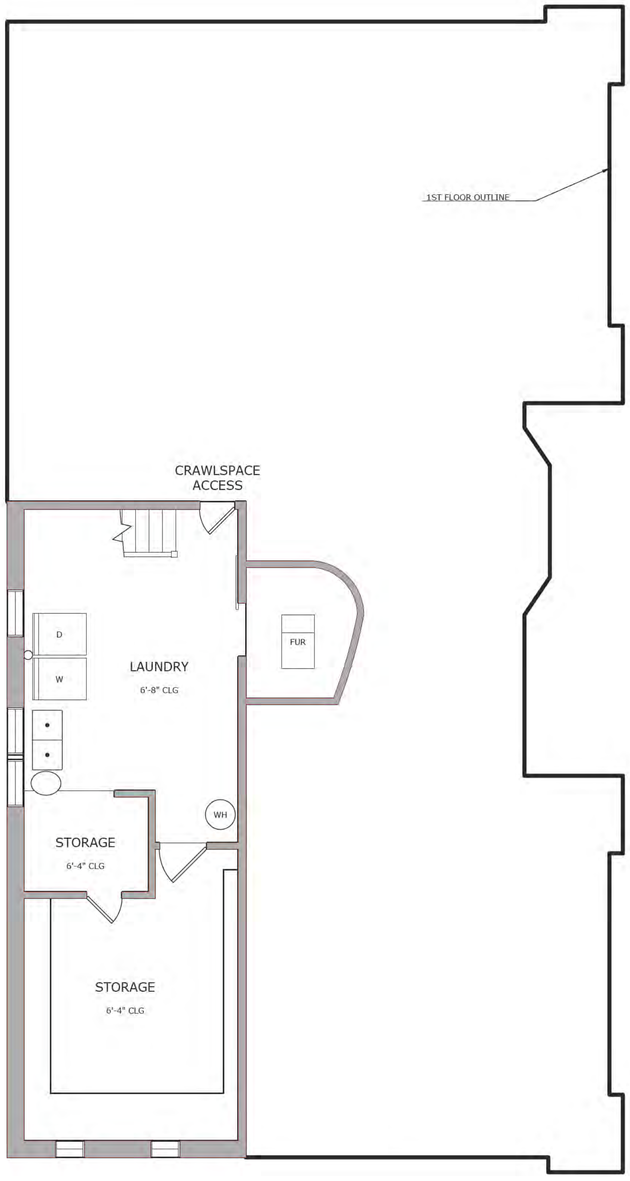
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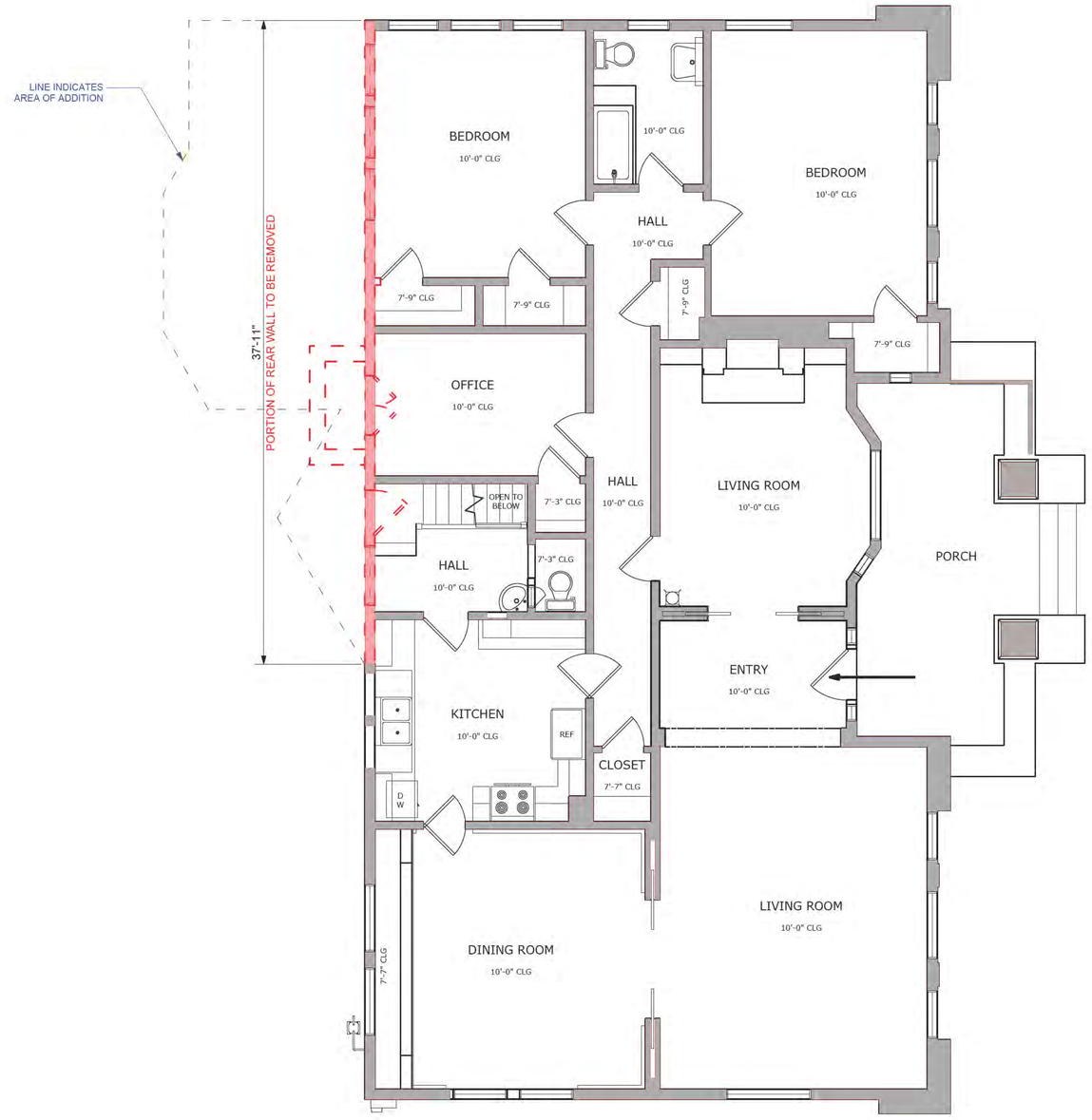
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BASEMENT

1 EXISTING BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"



1ST FLOOR

2 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

Revision #1 11/8/2023 Interior wall changes at first floor	Revision	Revision	Revision

Zuniga-Petre Residence
25 Hernandez Avenue Los Gatos CA 95030

EXISTING FLOOR PLANS

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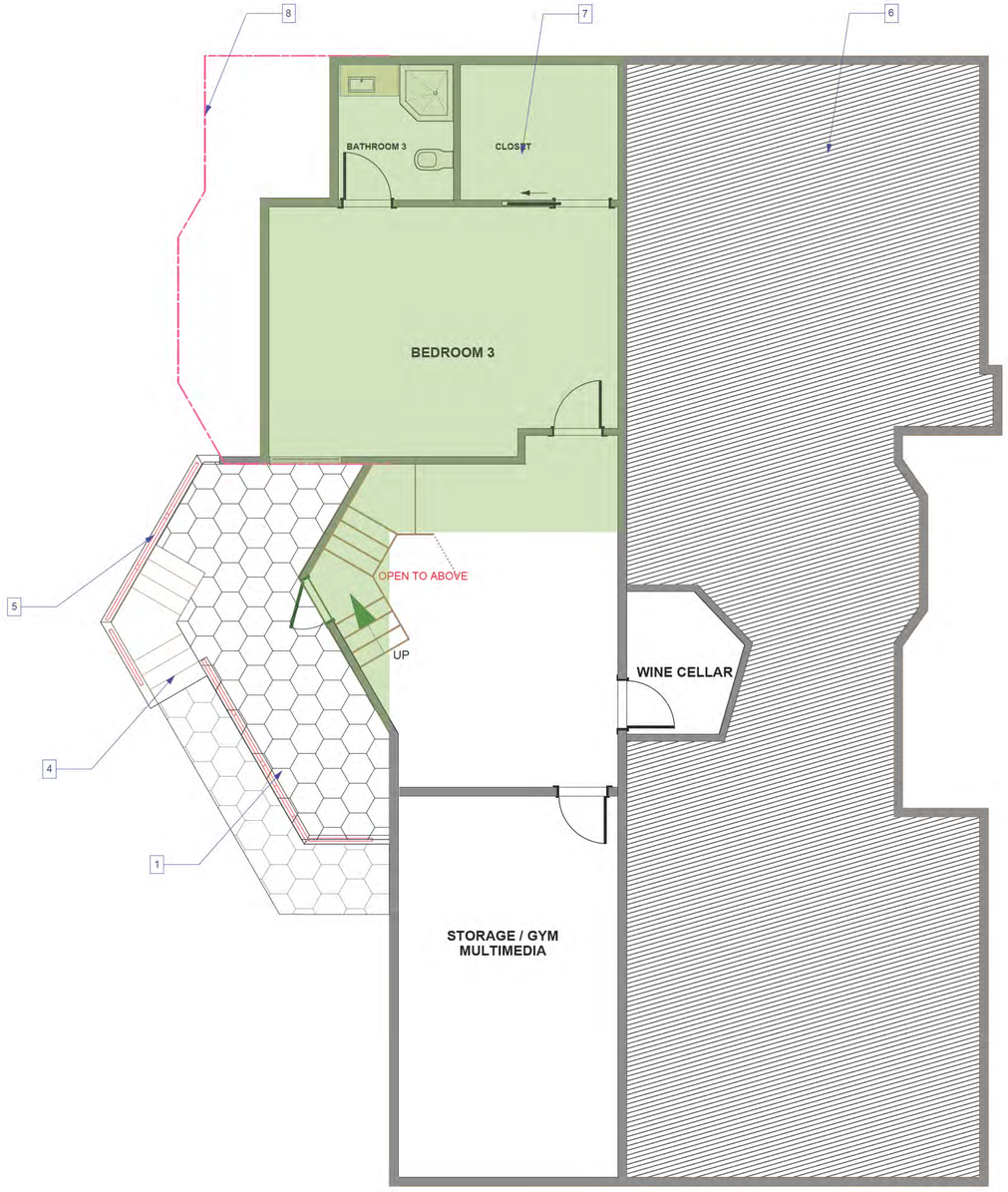
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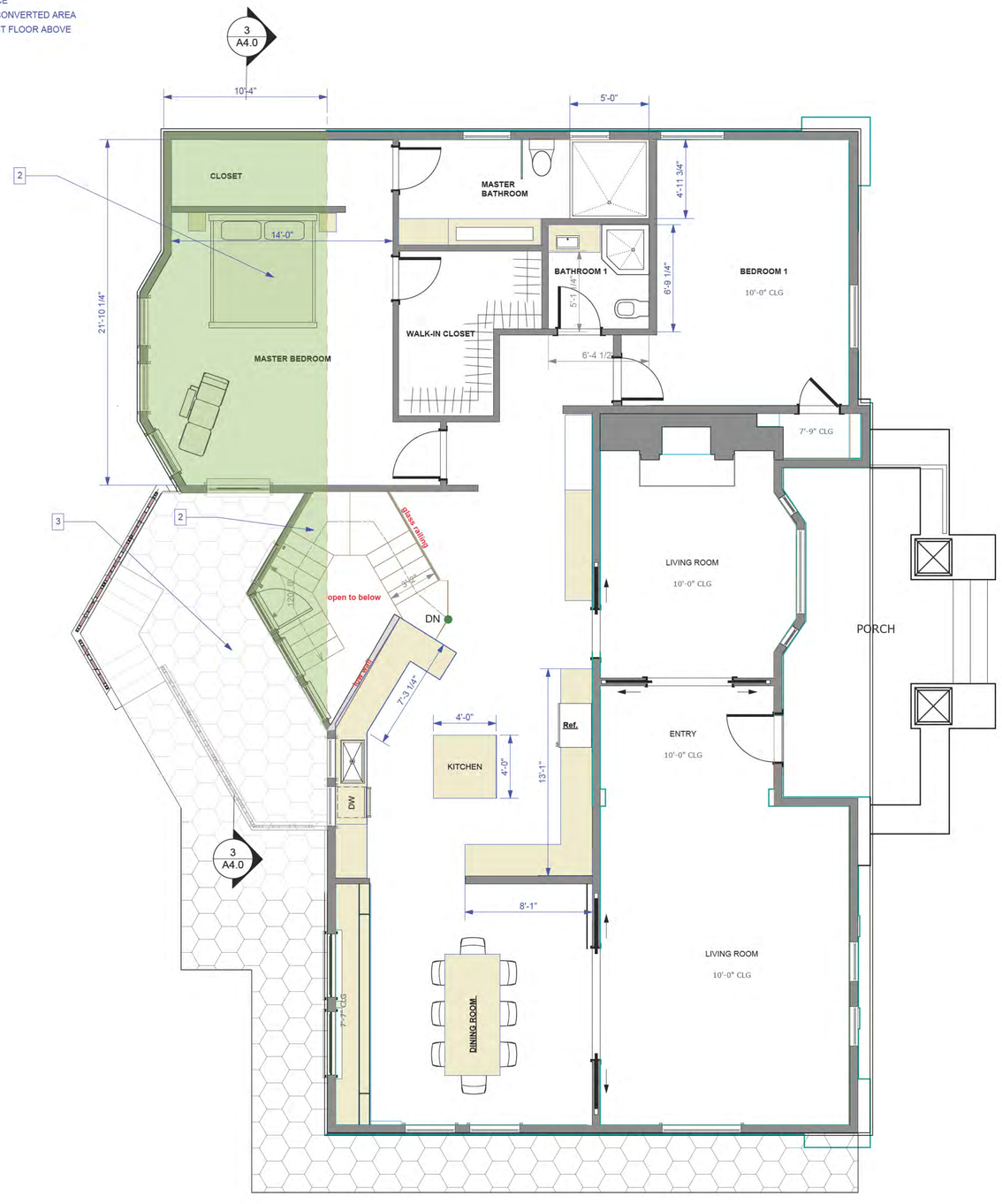
A 2.0

FLOOR PLAN NOTES

1. BASEMENT WALK-OUT AREA AND LIGHTWELL
2. AREA OF ADDITION
3. BASEMENT LIGHTWELL AND WALKOUT LEVEL BELOW
4. EXTERIOR STAIRS TO BASEMENT LEVEL
5. RETAINING WALLS AND RAILINGS
6. CRAWL SPACE
7. BASEMENT CONVERTED AREA
8. LINE OF FIRST FLOOR ABOVE



4 PROPOSED BASEMENT PLAN
Scale: 1/4" = 1'-0"



3 PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-0"

Revision	Revision	Revision	Revision

Zuniga-Petre Residence
25 Hernandez Avenue Los Gatos CA 95030

PROPOSED FLOOR PLANS

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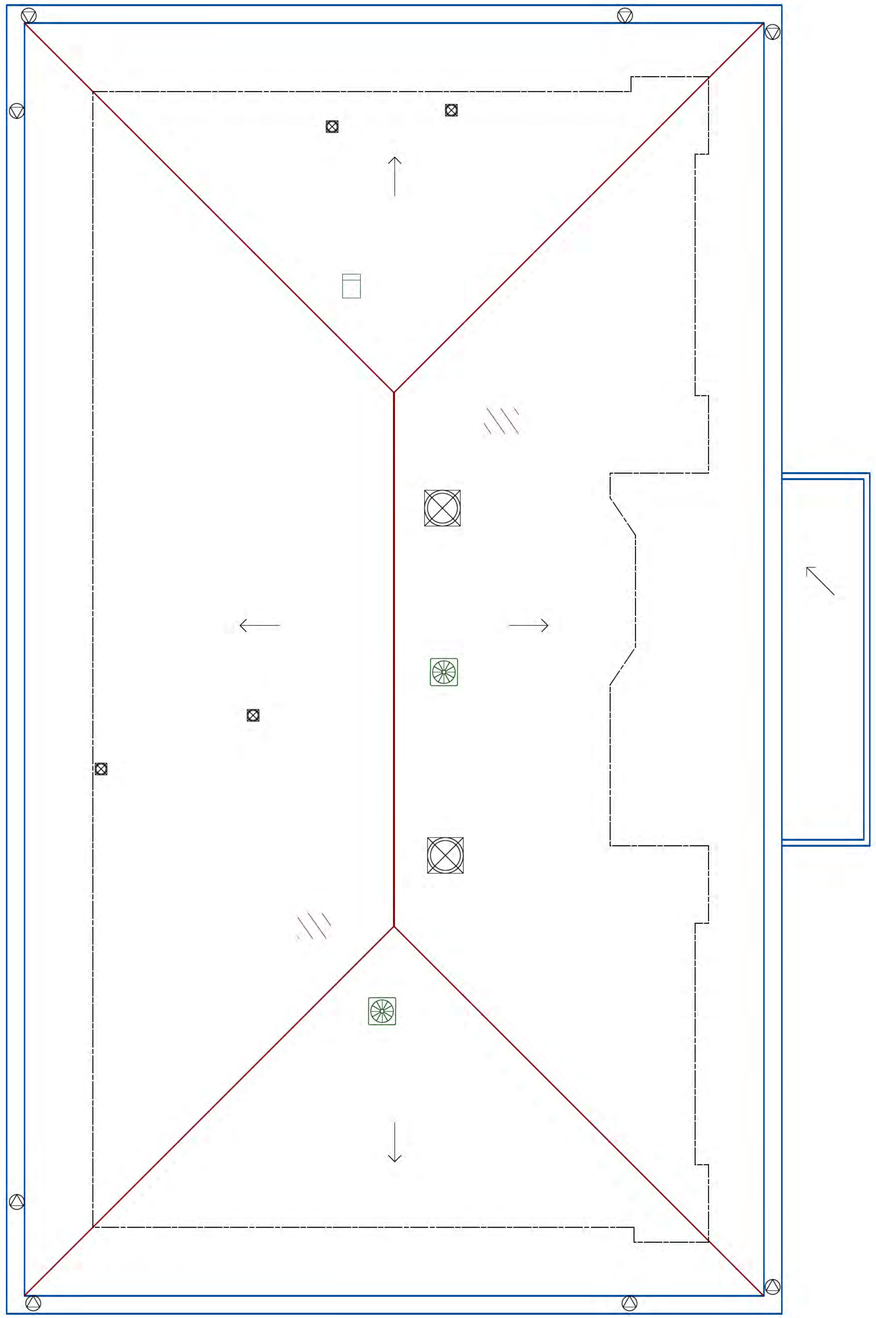
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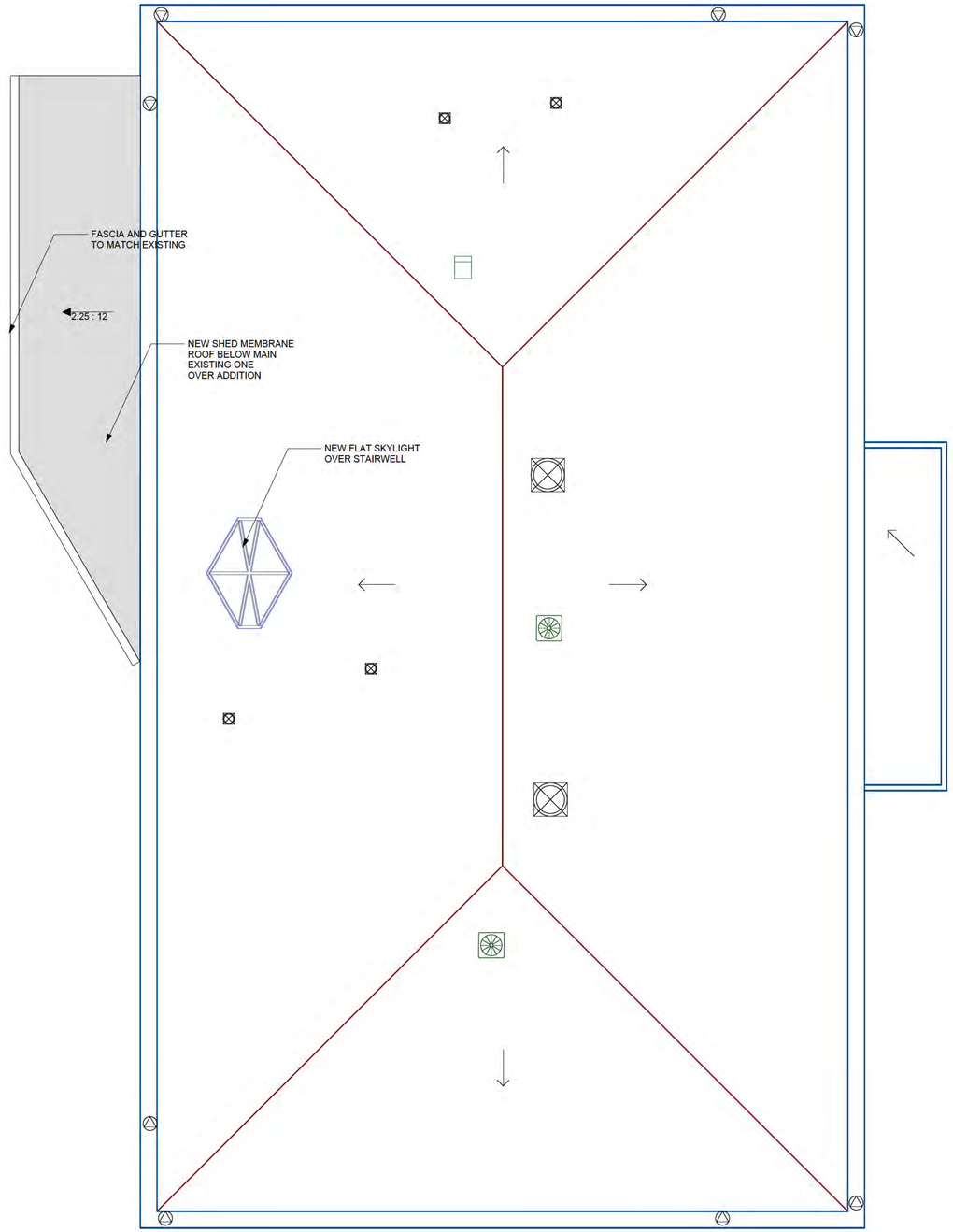
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A 2.1



01 EXISTING ROOF PLAN
Scale: 1/4" = 1'-0"



02 PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"

Revision	Revision	Revision	Revision

Zuniga-Petre Residence
25 Hernandez Avenue Los Gatos CA 95030

ROOF PLANS

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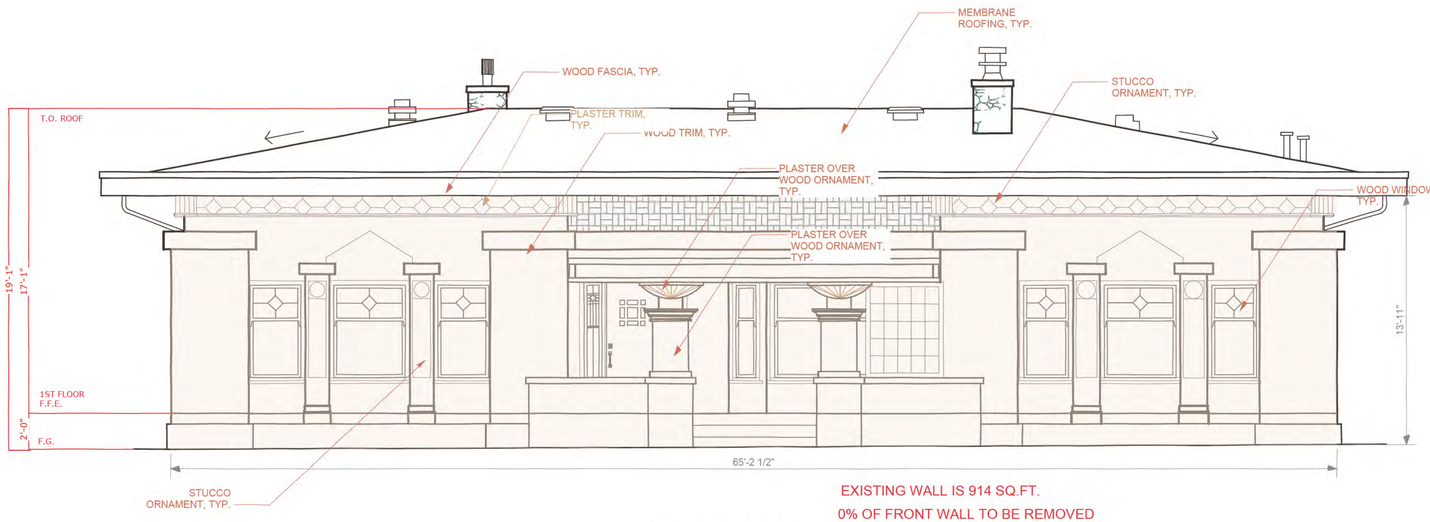
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A 2.2



EXISTING WALL IS 914 SQ.FT.

0% OF FRONT WALL TO BE REMOVED

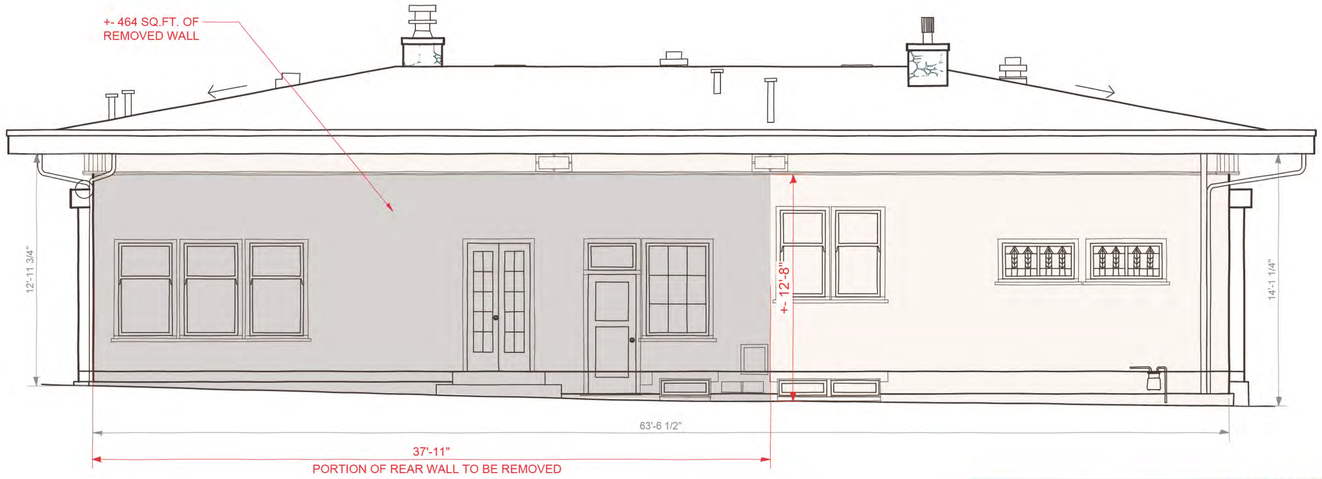
NORTHEAST



EXISTING WALL IS 489 SQ.FT.

0% OF SOUTHEAST WALL TO BE REMOVED

SOUTHEAST

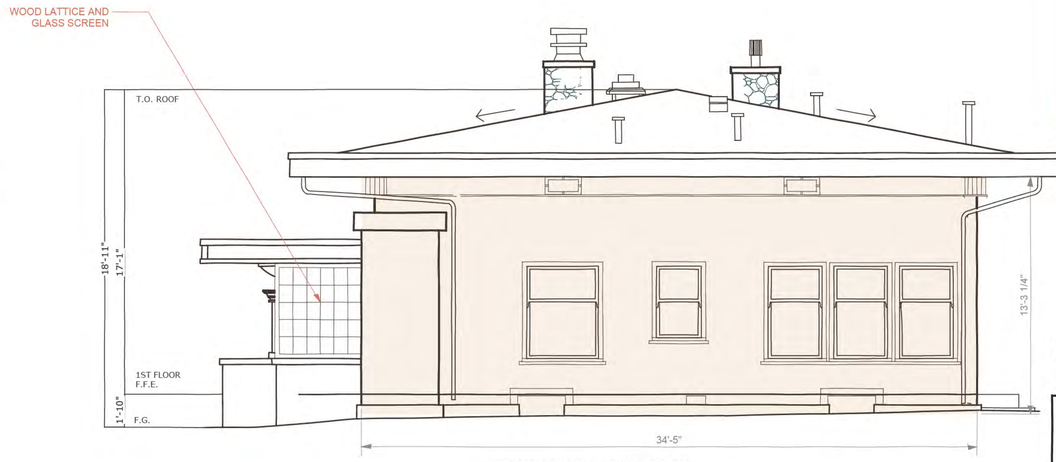


EXISTING WALL IS 869 SQ.FT. UP TO ROOF TRIM

464 / 869 = 53% OF REAR WALL TO BE REMOVED

SOUTHWEST





EXISTING WALL IS 456 SQ.FT.

0% OF NORTHWEST WALL TO BE REMOVED

NORTHWEST

TOTAL EXISTING EXTERIOR WALLS SURFACE:

914+ 489 + 456 + 869 = 2,728 Sq.Ft.

464 / 2,728 = 17% Exterior walls removal

1 EXISTING EXTERIOR ELEVATIONS and DEMOLITION CALCULATION
Scale: 1/4" = 1'-0"

Revision	#1 Plan Check Corrections 6/20/2023
Revision	
Revision	
Revision	

Zuniga-Petre Residence

25 Hernandez Avenue Los Gatos CA 95030

EXISTING EXTERIOR ELEVATIONS

Sheet Scale : AS NOTED | Drawn By DG | Reviewed By DG | 2/24/2026

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NORTHEAST

1 PROPOSED NORTHEAST ELEVATIONS
Scale: 1/4" = 1'-0"

NO CHANGES TO ELEVATION
EXCEPT FOR PROPOSED COLORS



SOUTHEAST

2 PROPOSED SOUTH-EAST ELEVATION
Scale: 1/4" = 1'-0"

NO CHANGES TO ELEVATION
EXCEPT FOR PROPOSED COLORS

Revision

Revision #2 owner requested changes 2/4/2020

Revision

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PROPOSED EXTERIOR ELEVATIONS

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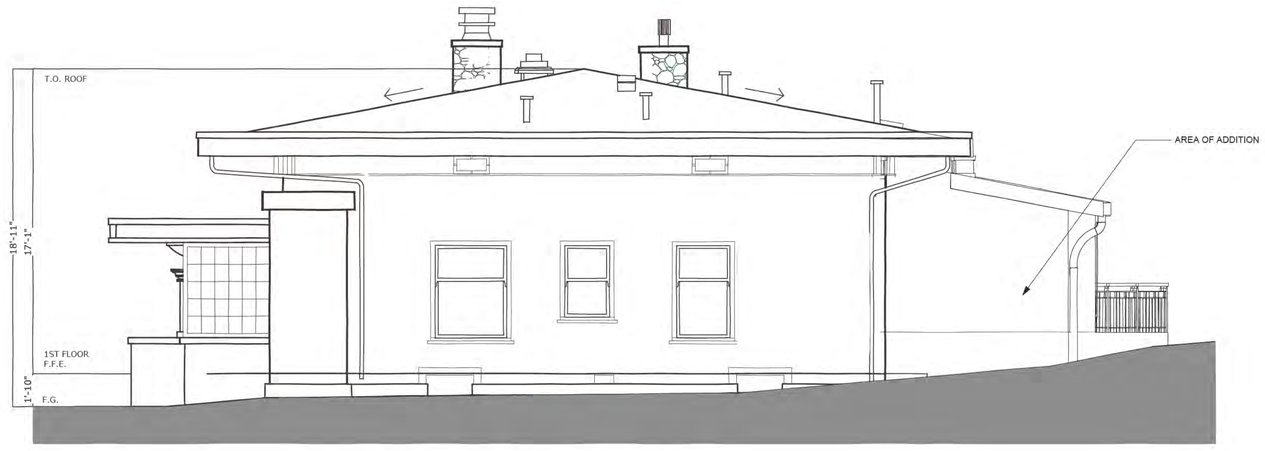
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1 PROPOSED SOUTH-WEST ELEVATION
Scale: 1/4" = 1'-0"



NORTHWEST

3 PROPOSED NORTH-WEST ELEVATION
Scale: 1/4" = 1'-0"

Revision

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Revision

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PROPOSED EXTERIOR ELEVATIONS

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SECTION 3
3/16"=1'-0"

Revision	Revision	Revision	Revision

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BUILDING SECTIONS

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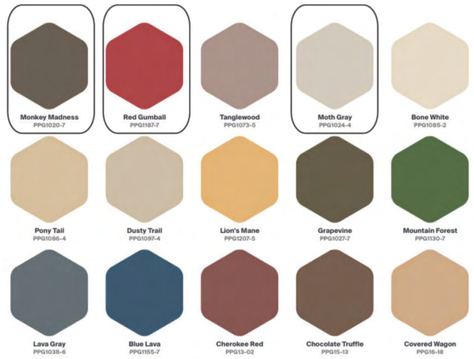
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GUARDRAIL STYLE, SOLID METAL
AND RED GLASS INSERTS



Frank Lloyd Wright (FLW) pioneered
Organic Architecture, a philosophy where homes were designed as a unified whole—holistically integrated with their natural landscape and meticulously detailed from the structural shell down to the furniture and rugs.
To bring this aesthetic to modern interiors, the Frank Lloyd Wright Foundation collaborated with PPG Paints to develop authentic color collections based on his original palettes.



PPG MOTH GRAY
EXTERIOR STUCCO SAME FINISH AS EXISTING



PPG MONKEY MADNESS
WINDOWS FRAMES AND TRIM
AND ROOF FASCIA



VIEW FROM PERALTA AVENUE SIDE



VIEW FROM THE REAR SIDE

Revision	
Revision	
Revision	
Revision	

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3D VIEWS AND MATERIALS

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3D-1



VIEW FROM THE REAR SIDE

Revision
Revision
Revision
Revision

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3D-2