MELAX RES GARAGE

321 BACHMAN AVE, LOS GATOS, CA 95030

STANDARD ABBREVIATIONS

&	and	ID	inside diameter
@	at	IN	inches
C.L.	centerline	INT	interior
Ø	diameter	INSUL	insulation
PLT	plate		
#	pound/number	JAN	janitor
(E)	existing	JT	joint
(N)	new		
AB	anchor bolt	KD	kiln dried
AC	air conditioner		
AGG	aggregate	LAM	laminated
ALT	alternate	LAV	lavatory
ALUM	aluminum		
APPROX	approximate	MAT	material
ARCH	architect	MAX	maximum
ASB	asbestos	MC	medicine cabinet
ASPH	asphalt	MDF	medium density fiberboard
AVE	avenue	MECH	mechanical
AVG	average	MEMB	membrane
		MET	metal
BD	board	MFGR	manufacture(r)
BITUM	bituminous	MH	manhole
BLDG	building	MIN	minimum
BLK	block	MIR	mirror
BVLD	boulevard	MISC	miscellaneous
BM	benchmark/beam	MO	masonry opening
		MOD	module/modular
CAB	cabinet	MTD	mounted
CB	catch basin	MUL	mullion
CEM	cement		
CI	cast iron	NIC	not in contract
CJ	control joint	NO	number
CLG	ceiling	NOM	nominal
CLKG	caulking	NTS	not to scale
CLR	clear		
CNTR	counter	OC	on center
CO	cleanout	OD	outside diameter
COL	column	OFF	office
CONC	concrete	OPNG	opening
CONN	connection	OPP	opposite
CONST	construction		
CONT	continuous	PART	partition
CORR	corridor	PBO	provided/supplied by owner
CTR	center	PERP	perpendicular
CYL	cylinder	PG	plate glass
		PL	property line
DBL	double	PLYWD	plywood
DEPT	department	PR	pair
DF	Douglas Fir/drinking fountain	PT	pressure treated
DIA	diameter		
DIM	dimension	QT	quarry tile
DISP	dispenser		
DN	down	R	rise/radius
DS	downspout	RD	roof drain
DW	dishwasher	REINF	reinforce/reinforcing
DWG	drawing	REF	reference
		REFR	refrigerator
EA	each	REQ	required
EJ	expansion joint	RESIL	resilient
EL	elevation	REV	revision
ELEC	electrical	RM	room
ELEV	elevator	RO	rough opening
EMER	emergency	RWD	redwood
ENCL	enclosure	RWL	rain water leader
EP	electric panelboard		
EQ	equal	SECT	section
EQUIP	equipment	SEL	select
EXIST	existing	SD	soap dispenser
EXP	exposed	SG	sheet glass
EXT	exterior	SH	shelf
		SHT	sheet
FA	fire alarm	SHWR	shower
FD	floor drain	SIM	similar
FDN	foundation	SPEC	specification
FE	fire extinguisher	SQ	square
FEC	fire extinguisher cabinet	SS	stainless steel
FHC	fire hose cabinet	STD	standard
FIN	finish	STL	steel
FL	floor	STRUCT	structural
FLASH	flashing	SUSP	suspend(ed)
FOC	face of concrete	SYM	symmetrical
FOF	face of finish		
FOS	face of stud	TB	towel bar
FPRF	fire proof	TEL	telephone
FS	full size	TER	terrazzo
FT	foot/feet	T&G	tongue & groove
FTG	footing	TOC	top of curb
FURN	furnish	TOP	top of plate
FURR	furring	TP	top of pavement
FUT	future	TPG	tempered plate glass
		TV	television
GA	gauge	TW	top of wall
GB	grab bar	TYP	typical
GALV	galvanized		
GL	glass	VENT	ventilation
GRD	grade	VERT	vertical
GYP	gypsum	VEST	vestibule
		VGDF	vertical grain Douglas Fir
HB	hose bib	VOL	volume
HC	hollow core		
HD	hot dipped	W/	with
HDWE	hardware	WC	water closet
HDWD	hardwood	WD	wood
HM	hollow metal	WF	wide flange
HORIZ	horizontal	WIN	window
HR	hour	W/O	without
HT	height	WP	waterproof(ing)
HTG	heating	WSCT	wainscot
HTR	heater	WT	weight

2502SD102525.vwx Oct. 25, 2025

GENERAL CODE NOTES

1. FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION. SEE CRC SECT. R109, INSPECTIONS FOR ORDER OF INSPECTIONS BY ENFORCING AGENCY.

2. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 13/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMBCORE STEEL DOORS NOT LESS THAN 13/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING AND SELF-LATCHING DEVICE, CRC SECT. R302.5.1.

3. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½-INCH (12.7 MM) GYPSUM BOARD., CRC SECTION R302.7.

4. EACH HABITABLE ROOM SHALL COMPLY WITH MIN. AREA FOR NATURAL LIGHT AND VENTILATION OR MEET THE REQUIREMENTS FOR EXCEPTIONS, PER CRC SECTIONS R303.1. BATHROOMS SHALL COMPLY WITH MIN. AREA FOR NATURAL LIGHT OR MEET REQUIREMENTS FOR EXCEPTIONS. PER CRC SECT. R303.3. BATHROOMS AND LAUNDRY ROOMS SHALL BE PROVIDED WITH EXHAUST FANS THAT COMPLY WITH CRC SECT. R303.3.1 & R303.4 AND THE CALIFORNIA MECHANICAL CODE.

5. INSTALL WATERPROOF MATERIAL SUCH AS TILE, ON TUB AND SHOWER WALLS +72" MIN ABOVE THE FLOOR PER CRC R307.2

6. SAFETY GLAZING, SUBJECT TO HUMAN IMPACT SHALL BE INSTALLED AT HAZARDOUS LOCATIONS PER CRC SECT. R308.1. AREAS TO BE DEFINED AS "HAZARDOUS LOCATIONS" ARE LISTED IN CRC SECT 308.4 AND INCLUDE: GLAZING IN DOORS, SLIDING DOOR ASSEMBLIES AND PANELS, SHOWER OR TUB ENCLOSURES AND IN WINDOWS WITHIN COMPARTMENTS WHERE EXPOSED EDGE OF GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET, GLAZING IN WINDOWS ADJACENT TO DOORS WITHIN 24" OF EITHER SIDE OF A DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

7. EGRESS WINDOWS IN EACH BEDROOM SHALL COMPLY WITH CRC SECTION R310, OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. ESCAPE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SF, AND 5.0 SF AT GRADE FLOOR OPENINGS. MINIMUM NET CLEAR HEIGHT 24", WIDTH OF 20" MINIMUM, AND FINISHED SILL NOT MORE THAN 44" ABOVE THE FINISHED FLOOR.

8. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF RAMPS EXCEEDING A SLOPE OF 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33-PERCENT SLOPE). HANDRAIL HEIGHT, MEASURED ABOVE THE FINISHED SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM). HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS OR RAMP. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS SECTION DIMENSION OF 2 1/4". EDGES SHALL HAVE A MIN. RADIUS OF 0.01". CRC R311.7.8, R311.7.8.1, R311.7.8.3, R311.7.8.4 AND R311.7.8.5.

9. GUARDRAILS (GUARDS), REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 42 INCHES (1067 MM) IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS, INTERIOR OR EXTERIOR, CRC R312.1.2 EXCEPTION- GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS. GUARDS SHALL NOT HAVE AN OPENING FROM THE WALKWAY SURFACE TO THE REQUIRED HEIGHT WHICH ALLOW PASSAGE OF A 4" DIAMETER SPHERE. CRC R312.1.3

10. SMOKE ALARMS SHALL BE PROVIDED AND INSTALLED PER CRC SECTION R314, AND NFPA 72. SMOKE ALARMS SHALL HAVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND EQUIPPED WITH A BATTERY BACKUP. LOCATE ALARMS IN EACH SLEEPING ROOM AND ON THE CEILING OR WALL OUTSIDE SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS AND BE NOT LESS THAN 3 FEET FROM A BATHROOM DOOR THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.

11. NEWLY CONSTRUCTED DWELLINGS SHALL HAVE AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH CRC SECTION R327. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH SECTION R327.

12. ENERGY STORAGE SYSTEMS INSTALLED IN A LOCATION SUBJECT TO VEHICLE IMPACT (I.E. GARAGE OR CARPORT) SHALL BE PROVIDED WITH IMPACT PROTECTION, CRC SEC 328.8. SEE FIGURE R328.8.1.

13. INSTALL UNDERFLOOR ACCESS WITH ACCESSIBLE MINIMUM CLEARANCE 18" x 24" AND FREE FROM PIPES, DUCTS AND SIMILAR OBSTRUCTION, CRC SECTION R408.4.

14. INSTALL ATTIC ACCESS WITH MINIMUM 22" x 3O" ROUGH OPENING LOCATED IN HALLWAY OR OTHER READILY ACCESSIBLE LOCATION, HAVING A 30" MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE, ABOVE THE OPENING, CRC R807.1.

15. WATER HEATERS SHALL BE STRAPPED FOR SEISMIC BRACING, TOP AND BOTTOM PER CPC SECTION 507.2 AND SECURED TO THE STRUCTURE. LISTED WATER HEATERS SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER CPC 504.3.1. UNLISTED WATER HEATERS SHALL BE INSTALLED WITH A CLEARANCE OF 12" ON ALL SIDES AND REAR PER CPC 504.3.2. COMBUSTION AIR SHALL BE PROVIDED IN ACCORDANCE WITH CMC SECTION 701. WATER HEATER CLOSET OPENING SHALL HAVE A MINIMUM OF 1 SQ. IN. PER 1000 BTU INPUT, BUT NOT LESS THAN 100 SQ. IN. ONE OPENING SHALL COMMENCE WITHIN 12" OF THE TOP OF THE ENCLOSURE AND ONE OPENING SHALL COMMENCE WITHIN 12" OF THE BOTTOM OF THE ENCLOSURE PER CMC 701.5.

16. WATER HEATER PRESSURE RELIEF VALVES SHALL BE EQUIPPED WITH PIPING DIRECTLY TO THE EXTERIOR AND TERMINATING NOT LESS THAN 6" ABOVE GRADE. INSTALL HOSE BIBBS AT LOCATIONS NOTED HB. USE FAUCET TYPE EQUIPPED WITH BACKFLOW OR BACK SIPHONAGE PROTECTION PER CPC SECTION 603.5.7.

17. VENTING OF GAS APPLIANCES SHALL BE IN ACCORDANCE WITH CMC SECTION 802. VERIFY RUN, OFFSETS, SLOPES AND DIRECTION OF VENTS THROUGH FRAMING TO PROVIDE MINIMUM CLEARANCE TO COMBUSTIBLES FOR TYPE FLUE USED.

18. GAS APPLIANCES INSTALLED IN THE GARAGE SHALL BE ELEVATED SO THAT PILOTS AND BURNERS ARE AT LEAST 18" ABOVE THE FLOOR PER CPC 507.13. PROTECT APPLIANCES FROM DAMAGE BY INSTALLING A PROTECTIVE STEEL POST, 3" DIA. X 24" HIGH, 12" IN FRONT OF APPLIANCE, UNLESS LOCATED OUTSIDE THE NORMAL PATH OF A VEHICLE.

19. GAS PIPE CONNECTION TO EACH APPLIANCES SHALL HAVE AN ACCESSIBLE SHUT-OFF VALVE AND BE INSTALLED WITH FLEX-CONNECTORS PER CPC 1212.6.

20. INSTALL SOLID BACKING AT WALLS AND WATERPROOF MEMBRANE AT SHOWER PAN, SEAMLESS TYPE "OATEY" UP 12" MIN WALLS AND OVER SHOWER CURB. SHAPE SHOWER PAN FLOOR USING 3/4" PLYWOOD SHIMMED TO FORM SLOPE TO DRAIN. INSTALL 4 X 4 PTDF CURB, PER CPC 408.5 - 408.7.

21. SHOWER AND TUB-SHOWER VALVES SHALL BE PRESSURE BALANCED AND/OR THERMOSTATIC MIXING VALVES AND SHALL COMPLY WITH CPC SECTION 408.3.

22. ALL SHOWER HEADS IN THE EXISTING RESIDENCE WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEAD. FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH MAXIMUM FLOW RATE OF 1.2 GPM FOR LAVATORY FAUCETS AND 1.8 GPM FOR KITCHEN FAUCETS PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 4.303.

23. INSTALL WATER CLOSETS (TOILETS) HAVING A 1.28 GALLONS/FLUSH MAXIMUM. PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 4.303.1.1 THE WATER CLOSET SPACE SHALL BE SET NO CLOSER THAN 15" FROM ITS CENTER TO A SIDE WALL AND NO CLOSER THAN 30" CENTER TO CENTER TO A SIMILAR FIXTURE. CLEARANCE IN FRONT OF WATER CLOSET SHALL BE NOT LESS THAN 24" PER CPC SECTION 402.5.

24. WHIRLPOOL TUB SHALL COMPLY WITH CPC SECTION 409.0 AND THE CEC. ELECTRICAL POWER SOURCE SHALL BE EQUIPPED WITH GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION.

25. LIGHT FIXTURES INSTALLED IN CLOSETS SHALL BE SURFACE MOUNTED FLUORESCENT, LOCATED ON THE WALL ABOVE THE DOOR AND HAVE MINIMUM CLEARANCES OF 12" TO STORAGE SHELVES, PER CEC SECTION 410.2.

26. ELECTRICAL RECEPTACLES LOCATED IN THE GARAGE, (SEE EXCEPTIONS FOR SPECIFIC EQUIPMENT) EXTERIOR (WATERPROOF), CRAWL SPACE, BATHROOMS. KITCHEN COUNTERS AND WITHIN 6' AND WITHIN 6' EACH WAY FROM SINKS OR LAVATORIES, SHALL BE GROUND_FAULT CIRCUIT INTERRUPTER PROTECTED (GFI) IN ACCORDANCE WITH CEC SECTION 210.8.

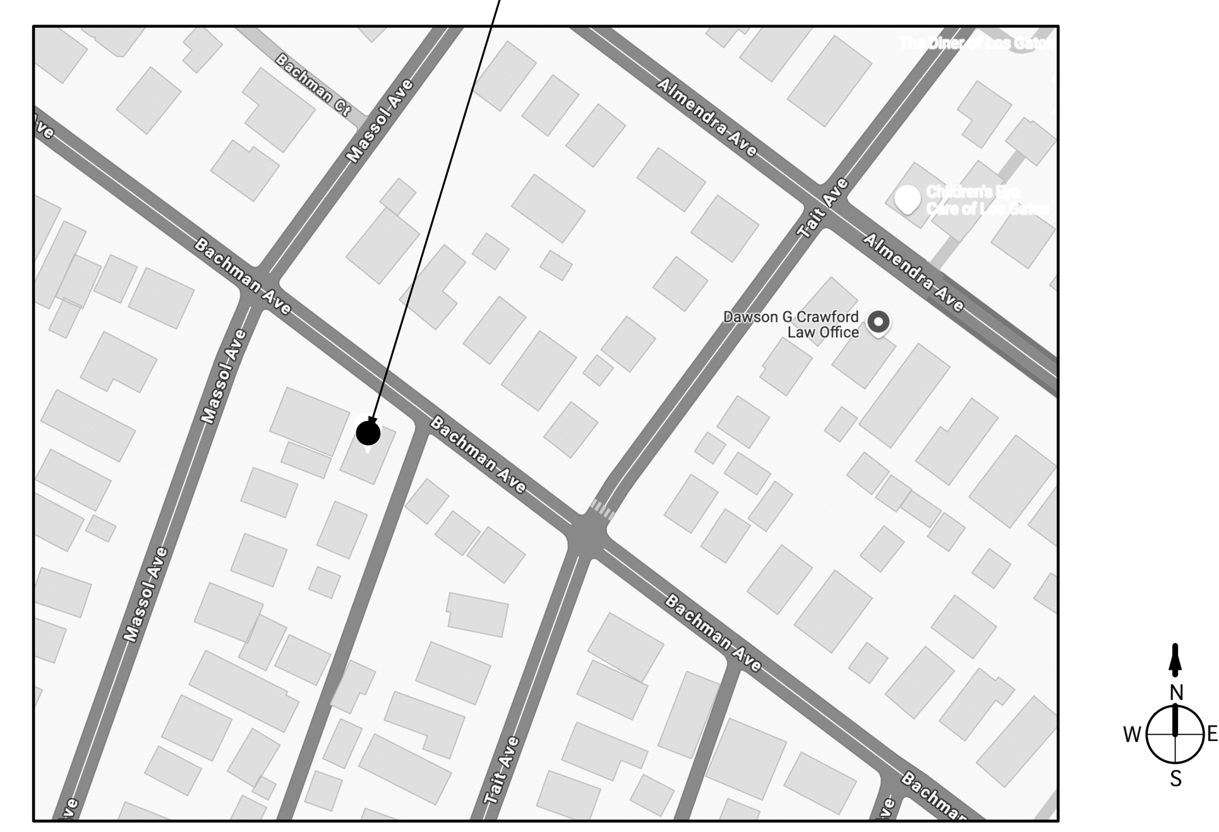
27. INSTALL LIGHT FIXTURES, LOCATED IN KITCHENS AND ROOMS HAVING WATER CLOSETS THAT DO NOT EXCEED 40 LUMENS/WATT (FLUORESCENT TYPE) PER CALIFORNIA TITLE 24. INSTALL FIXTURES RATED FOR DAMP LOCATIONS (DL), EXTERIOR AND IN SHOWER OR TUB COMPARTMENTS. INSTALL FIXTURES RECESSED IN THE CEILINGS RATED FOR INSULATION PROTECTION (IC/AT) AND AIRTIGHT PER CEC SECTION 410.10.

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

VICINITY MAP N.T.S.

PROJECT LOC.



OPERATIONAL MANUAL

OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING: A. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HV AC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT. B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS. AC. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS. D. LANDSCAPE IRRIGATION SYSTEMS. E. WATER REUSE SYSTEMS.
3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

CALGREEN ENVIRONMENT AIR QUALITY

ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR PER CGBSC 4.504.2.4 VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
1. MANUFACTURER'S PRODUCT SPECIFICATION. 2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

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 ADHESIVES), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SEC. 4.504.

SCOPE OF WORK

NEW POP OUT W/ WDWS AT LIVING RM. (2) NEW SKYLIGHTS IN LIVING RM.
NEW FRONT ENTRY PORCH W/ COLUMNS AND FLAT ROOF. NEW BAY WDW AT KITCHEN. NEW DOOR AND STEPS DOWN TO A NEW PATIO W/ COLUMNS AND A FLAT ROOF. RELOCATE (E) A.C.
NEW GARAGE W/ LAUNDRY AREA.

PROJECT INFORMATION

OWNER: JEAN AND STANLEY MELAX
PHONE: (408) 656-2503
MAILING & PROPERTY ADDRESS: 321 BACHMAN AVE, LOS GATOS, CA 95030

APN# 510-17-100
ZONING: R-1D:LHP
TYPE V-B ; NON-SPRINKLERED
(E) OCCUPANCY GROUP: R3 PROPOSED OCCUPANCY: R3/U

LOT SIZE: 3538.456 SQ. FT. (SURVEY)

HOUSE F.A.R. CALC: 0.3744 (SURVEY)
TOTAL FLOOR AREA ALLOWED: 1324.653 SQ. FT. (SURVEY)
(E) HOUSE AREA: 1098.403 SQ. FT. (SURVEY)
NEW GARAGE AREA: 312 SQ. FT. (SURVEY)
GARAGE F.A.R. CALC.
CALCULATION NOT NEEDED AS GARAGES UP TO 400 SQUARE FEET ARE EXEMPT FROM F.A.R.

BUILDING LOT COVERAGE
EXISTING FIRST FLOOR: 1098.403 SQ. FT.
LOT SIZE: 3538.456 (PER SURVEY)
(E) LOT COVERAGE: 0.31= 31%

PROPOSED FIRST FLOOR: 1098.403 SQ. FT.
PROPOSED GARAGE: 312 SQ. FT.
PROPOSED COVERED PORCH: 200 SQ. FT.
TOTAL PROPOSED: 1610.403 SQ. FT.
LOT SIZE: 3538.456 (PER SURVEY)
PROPOSED LOT COVERAGE: 0.455= 46%

TABLE OF CONTENTS

JURISDICTION APPROVAL STAMPS

MELAX RES GARAGE

321 BACHMAN AVE
LOS GATOS, CA 95030

DO NOT SCALE PLANS SCALE REFLECTS DRAWINGS PRINTED ON ARCH D 24x36 SIZE SHEETS

COVER SHEET

NOTFORCONSTRUCTION

Oct. 25, 2025

J. KRETSCHMER | ARCHITECT
101 OLD BLOSSOM HILL ROAD
LOS GATOS, CA 95032
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MEMBER AMERICAN INSTITUTE OF ARCHITECTS

G1.0

ATTACHMENT 8

New Stormwater Control Requirements for Large Single-Family Home Development

Santa Clara Valley Urban Runoff Pollution Prevention Program, 2023

What is Stormwater Pollution?

In natural landscapes, most of the rainwater soaks into the soil. However, in urban areas, **impervious or hard surfaces** such as buildings, driveways, sidewalks, and streets prevent rainwater from soaking into the ground and cause **stormwater runoff**. As stormwater runoff flows over impervious surfaces, it can pick up pollutants such as litter, motor oil, metals, and pesticides, and carry them into storm drains. This polluted runoff flows directly into local creeks and San Francisco Bay, without any cleaning or filtering to remove pollutants.

Why are Stormwater Quality Controls Being Required for My Project?

Local agencies in urbanized portions of the Bay Area are responsible for controlling stormwater pollution by complying with the Municipal Regional Stormwater Permit (MRP), reissued by the Regional Water Quality Control Board in May 2022. Larger development projects have been required to implement stormwater quality controls for over a decade. A new requirement in the MRP now mandates stormwater quality controls for some large single-family homes.

How Do These Requirements Impact My Project?

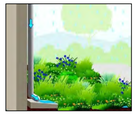
Beginning July 1, 2023, single-family home projects that **create and/or replace 10,000 square feet or more of impervious surface** must meet stormwater quality requirements by including **site design measures, source control measures**, **low impact development (LID) treatment measures**, and **construction site best management practices**, as appropriate for the project. Runoff from portions of the public right of way, such as the street frontage, that are constructed or reconstructed as part of the project will also need to be treated using LID treatment measures.

These features are explained below and should be incorporated into the project design as early as possible.

Site Design Measures

Site design measures help to reduce stormwater flow and water quality impacts of the project by:

- Preserving existing vegetation;
- Reducing the amount of impervious surface using landscaping and/or pervious pavement;
- Directing flow from roof downspouts to landscaping instead of impervious surfaces.



If designed properly, site design measures can reduce or eliminate the need for treatment measures.

Source Control Measures

Source controls prevent potential pollutant sources from contacting stormwater. Examples include:

- Storing household chemicals (e.g., paints, pesticides, fertilizers, and cleaning products) indoors
- Connecting swimming pools and spas to the sanitary sewer system

LID Stormwater Treatment Measures

LID measures are treatment systems designed to treat a specific amount of stormwater runoff from buildings, streets, and parking lots by filtration through a special soil media, infiltration into the ground, or storage for future use. This reduces the quantity of water and pollutants flowing into storm drains and local creeks. The site design and LID treatment measures described on the next page can be used to collect runoff from roofs, driveways, and other impervious surfaces to meet stormwater quality requirements.

Landscape Dispersion

Landscaped areas can be designed to collect stormwater runoff from building roofs and paved areas. For design guidance, see the Landscape Designs for Stormwater Management Fact Sheet.

Landscape Dispersion Factsheet

Roof and driveway draining to landscaping

Bioretention Areas or Rain Gardens

Bioretention areas or rain gardens are shallow, depressed, landscaped areas that use a special soil mix to remove pollutants from stormwater runoff. For design guidance, see the Rain Garden Fact Sheet.

Rain Garden Factsheet

Bioretention area

Rainwater Harvesting

Rain barrels or cisterns can be used to collect and store rainwater for use in landscape irrigation and toilet flushing. For guidance on the determining the storage capacity of the rain barrel or cistern, see the Rain Barrels and Cisterns Fact Sheet.

Rain Barrels Factsheet

Rain barrel

Pervious Concrete, Porous Asphalt, and Pervious Pavers

Pervious surfaces can be used in driveways, backyards, and walkways. Pervious surfaces include the following: pervious concrete or porous asphalt, grid pavers with gaps filled with gravel or turf, interlocking pavers made of pervious material, and solid interlocking pavers that have gaps between them. For design guidance, see the Pervious Pavement Fact Sheet.

Pervious Paving Factsheet

Driveway with pervious pavers

Construction Site Measures

Project sites are required to use construction best management practices (BMPs), such as:

- Controlling soil erosion onsite and preventing sediment from being carried or tracked offsite;
- Covering construction materials and containing wastes such that they do not enter storm drains;
- Protecting storm drain inlets using rubber mats, gravel bags, etc.

What is Required for My Project?

Check with your local Planning Department for information on which stormwater requirements apply and what information is required to be submitted with the project application. You may be required to submit a Stormwater Control Plan prior to project approval.

This fact sheet was developed by the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP). For more information, visit www.scvurppp.org

PROPERTY MAINTENANCE FACT SHEET

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

Landscape Maintenance Techniques for Pest Reduction

Who should use this Fact Sheet?

- Development Project Applicants
- City/County Planners
- Landscape Maintenance Personnel
- Landscape Architects
- Homeowners

Why is it Important to Reduce Pesticide Usage?

When it rains, pesticides used in maintaining landscapes and gardens are washed off the plants and soils they are used to protect. This stormwater runs off the landscape and flows to the nearest storm drain, which ultimately carries the water to a local creek or the San Francisco Bay without treatment. Pesticides carried with stormwater into creeks and the Bay may be harmful to fish and other organisms that live there. Minimizing use of pesticides in landscape maintenance helps protect water quality, aquatic life, and human health.

What is Integrated Pest Management?

Integrated Pest Management (IPM) is a decision-making process for managing pests that uses monitoring to determine pest-caused injury levels and determine the best methods for their control. IPM uses a combination of :

- biological controls (e.g., natural enemies or predators);
- physical or mechanical controls (e.g., hand labor or mowing);
- cultural controls (e.g., mulching, discing, or alternative plant type selection); and
- reduced risk chemical controls (e.g., soaps or oils)

in order to minimize pesticide usage. The IPM method uses the least hazardous pesticides only as a last resort for controlling pests.

How Can Landscape Design and Maintenance Techniques Reduce Pesticide Usage?

Pesticides are often used in maintaining landscapes. The amount of pesticides entering our creeks and Bay can be decreased by using alternative design and maintenance techniques that:

- Reduce the potential for the pesticides to run off the landscape;
- Reduce the amount of chemicals necessary to ensure healthy plants or eliminate the need for pesticide usage at all; or,
- Decrease the need for landscape maintenance by designing landscapes that minimize pest infestation and create low maintenance environments.

Refer to the back of this fact sheet for more design and maintenance tips.

07/01/2016

Pest Reducing Landscape Design Techniques

- Design the landscape for efficient irrigation and drainage.
- Design the landscape to conform to natural drainage patterns.
- Retain existing native, pest-resistant trees, shrubs and plants.
- Select pest-resistant plants adapted to your specific area. Consider site-specific characteristics such as the soil, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions.
- Prevent the need for routine pruning by selecting plants based on their size and shape when mature.
- Situate plants to facilitate maintenance. Install mowing strips, tree wells and pathway edging to reduce problems associated with maintaining the interface between different elements of the design.
- Plant at the right time of year.

Pest Reducing Landscape Maintenance Techniques

- Employ nonchemical Integrated Pest Management methods (biological, physical and cultural controls) before using chemicals to treat a pest problem.
- If pesticides are necessary, use the least toxic pesticide available. Avoid use of organophosphates such as diazinon and chlorpyrifos (Dursban) as well as copper-based pesticides.
- Do not over apply pesticide. Spray only where the infestation exists. Follow the manufacturer's instructions for mixing and applying materials.
- Properly sweep up spilled fertilizers or pesticides. Do not wash away or bury such spills.
- Properly dispose of chemical wastes by recycling, reusing, or disposing of as hazardous waste. Do not dispose of debris into or near channels or other waterways or leave it where it may contact runoff.
- Apply pesticides at the appropriate time to maximize their effectiveness and minimize the likelihood of discharging undegraded pesticides into runoff. With the exception of pre-emergent pesticides, avoid application if rain is expected.
- Maintain healthy soils by incorporating organic matter, making regular pH adjustments, and appropriately fertilizing.
- Do not overwater.
- Minimize irrigation overspray.
- Prune to increase air circulation but do not overprune.
- Apply 2-4 inches of mulch or geotextiles to exposed soils to prevent weed growth.
- Mow lawns and turf high and leave clippings in place.
- Replace problem plants with locally-adapted, pest resistant plants.
- Remove, rake up and dispose of diseased plant parts.

ADDITIONAL RESOURCES

IPM Access, www.efn.org/~ipmpa, *IPM Based Landscape Design.*

Bio-Integral Resource Center (BIRC) (510) 524-2567 www.birc.org

Central Contra Costa County Sanitary District *Our Water Our World* IPM Fact Sheets www.centralsan.org

San Francisco Department of the Environment www.sfenvironment.com

IPM Information: www.mywatershedwatch.org

University of California Cooperative Extension Master Gardeners: www.mastergardeners.org

University of California IPM (800) 994-8849 www.ipm.ucdavis.edu

- Natural Enemies Handbook: The Illustrated Guide to Biological Pest Control
- The UC Guide to Solving Garden and Landscape Problems: An Interactive CD- ROM
- Pests of Landscape Trees and Shrubs

07/01/2016

MELAX RES GARAGE

321 BACHMAN AVE
LOS GATOS, CA 95030

DO NOT SCALE PLANS
SCALE REFLECTS
DRAWINGS PRINTED ON
ARCH D 24x36 SIZE SHEETS

STORMWATER REDUCTION, PEST CONTROL

NOTFORCONSTRUCTION

Oct. 25, 2025

J. KRETSCHMER | ARCHITECT
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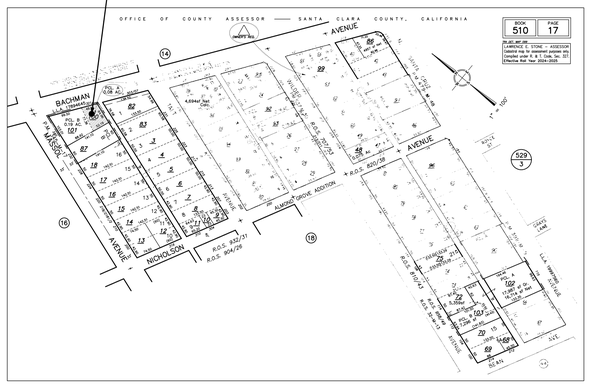
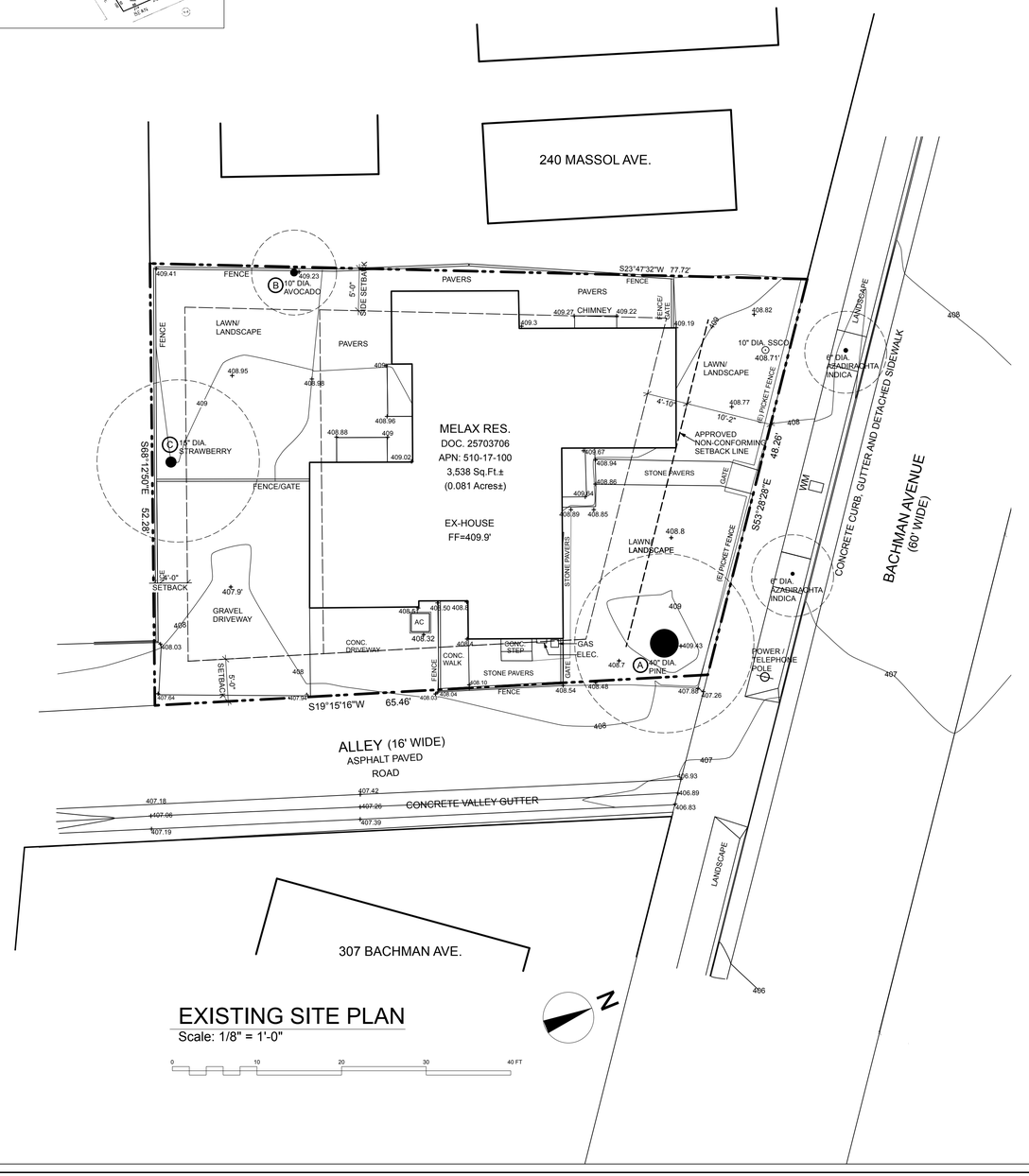
G1.1

PROJECT SITE

APN MAP N.T.S.



NOTES:
1. IT IS RECOMMENDED TO HAVE THE SIDE AND FRONT YARD PROPERTY LINES ESTABLISHED THROUGH A SURVEY PRIOR TO FORMING ANY PORTION OF THE FOUNDATION.
2. FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM OF 5% FOR AT LEAST 10 FEET FROM THE STRUCTURE, PER CBC 1804.4.
3. EAVE PROJECTIONS OF >2' AND <5' FROM THE PROPERTY LINE SHALL BE 1 HR FIRE RATED PER CRC R302 & TABLE R302.1(1).
4. IF THERE ARE ANY DISCREPANCIES, STOP WORK AND CONTACT THE ARCHITECT IMMEDIATELY.



EXISTING SITE PLAN

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

0 10 20 30 40 FT

MELAX RES GARAGE

321 BACHMAN AVE
LOS GATOS, CA 95030

DO NOT SCALE PLANS
SCALE REFLECTS DRAWINGS PRINTED ON ARCH D 24x36 SIZE SHEETS

(E) SITE PLAN

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Oct. 25, 2025

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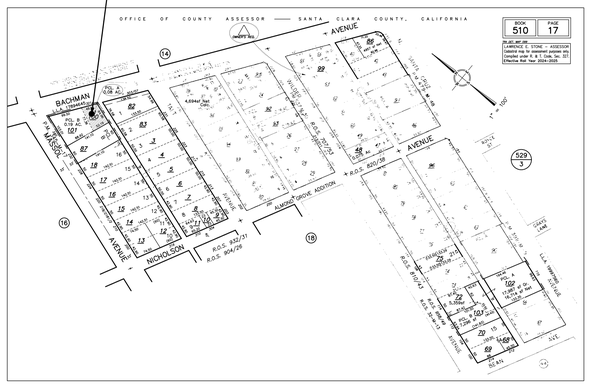
LOS GATOS TOWN CODE
CHAPTER 29 – ZONING REGULATIONS ARTICLE I. – IN GENERAL
DIVISION 2. TREE PROTECTION
SEC. 29.10.1005. PROTECTION OF TREES DURING CONSTRUCTION.
(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:
(1) **SIZE AND MATERIALS**. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2) FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.
(2) **AREA TYPE TO BE FENCED**. TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST. TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES. TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.
(3) **DURATION OF TYPE I, II, III FENCING**. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.
(4) **WARNING SIGN**. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8.5 X 11-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE–THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025". (B) ALL
PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:
(1) **PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE** AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.
(2) **PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO**: EXCAVATION, GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.
(3) **PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS** WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.
(4) **PROHIBIT THE ATTACHMENT OF** WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.
(5) **DESIGN UTILITY SERVICES AND IRRIGATION LINES** TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.
(6) **RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST** FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.
(7) **THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE** DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED.
(ORD. NO. 2114, §§ I, II, 8-4-03)
PAGE 1 OF 4**SEC. 29.10.1010. PRUNING AND MAINTENANCE.**
ALL PRUNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES—TREE PRUNING AND ANSI A300-PART 1 TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT—STANDARD PRACTICES, (PRUNING) AND ANY SPECIAL CONDITIONS AS DETERMINED BY THE DIRECTOR. FOR DEVELOPMENTS, WHICH REQUIRE A TREE PRESERVATION REPORT, A CERTIFIED OR CONSULTING ARBORIST SHALL BE IN REASONABLE CHARGE OF ALL ACTIVITIES INVOLVING PROTECTED TREES, INCLUDING PRUNING, CABLING AND ANY OTHER WORK IF SPECIFIED.
(1) **ANY PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE VICINITY OF A PROTECTED TREE** SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TV/FIBER OPTIC TRENCHING, GAS, WATER, SEWER TRENCH, ETC.).
(2) **PRUNING FOR CLEARANCE OF UTILITY LINES AND ENERGIZED CONDUCTORS** SHALL BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 1)-PRUNING, SECTION 5.9 UTILITY PRUNING. USING SPIKES OR GAFFS WHEN PRUNING, EXCEPT WHERE NO OTHER ALTERNATIVE IS AVAILABLE, IS PROHIBITED.
(3) **NO PERSON SHALL PRUNE, TRIM, CUT OFF, OR PERFORM ANY WORK, ON A SINGLE OCCASION OR CUMULATIVELY, OVER A THREE-YEAR PERIOD, AFFECTING TWENTY-FIVE PERCENT OR MORE OF THE CROWN OF ANY PROTECTED TREE WITHOUT FIRST OBTAINING A PERMIT** PURSUANT TO THIS DIVISION EXCEPT FOR POLLARDING OF FRUITLESS MULBERRY TREES (*MORUS ALBA*) OR OTHER SPECIES APPROVED BY THE TOWN ARBORIST. APPLICATIONS FOR A PRUNING PERMIT SHALL INCLUDE PHOTOGRAPHS INDICATING WHERE PRUNING IS PROPOSED.
(4) **NO PERSON SHALL REMOVE ANY HERITAGE TREE OR LARGE PROTECTED TREE BRANCH OR ROOT THROUGH PRUNING OR OTHER METHOD GREATER THAN FOUR (4) INCHES IN DIAMETER** (12.5" IN CIRCUMFERENCE) WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION.
(ORD. NO. 2114, §§ I, II, 8-4-03)
SEC. 29.10.1015. NO LIMITATION OF AUTHORITY.
NOTHING IN THIS DIVISION LIMITS OR MODIFIES THE EXISTING AUTHORITY OF THE TOWN UNDER DIVISION 29 OF TITLE 29 (ZONING REGULATIONS), TITLE 26 (PUBLIC TREES) OR THE HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES TO REQUIRE TREES AND OTHER PLANTS TO BE IDENTIFIED, RETAINED, PROTECTED, AND/OR PLANTED AS CONDITIONS OF THE APPROVAL OF DEVELOPMENT. IN THE EVENT OF CONFLICT BETWEEN PROVISIONS OF THIS DIVISION AND CONDITIONS OF ANY PERMIT OR OTHER APPROVAL GRANTED PURSUANT TO CHAPTER 29 OR CHAPTER 26 OF THE TOWN CODE OR THE HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES, THE MORE PROTECTIVE REQUIREMENTS SHALL PREVAIL.
(ORD. NO. 2114, §§ I, II, 8-4-03)
SEC. 29.10.1020. RESPONSIBILITY FOR ENFORCEMENT.
ALL OFFICERS AND EMPLOYEES OF THE TOWN SHALL REPORT VIOLATIONS OF THIS DIVISION TO THE DIRECTOR OF COMMUNITY DEVELOPMENT. WHENEVER AN ENFORCEMENT OFFICER AS DEFINED IN SECTION 1.30.015 OF THE TOWN CODE DETERMINES THAT A VIOLATION OF THIS CODE HAS OCCURRED, THE ENFORCEMENT OFFICER SHALL HAVE THE AUTHORITY TO ISSUE AN ADMINISTRATIVE CITATION PURSUANT TO THE PROVISIONS OF SECTION 1.30.020 OF THE TOWN CODE
(ORD. NO. 2114, §§ I, II, 8-4-03)
WHENEVER AN ENFORCEMENT OFFICER CHARGED WITH THE ENFORCEMENT OF THIS CODE DETERMINES THAT A VIOLATION OF THAT PROVISION HAS OCCURRED, THE ENFORCEMENT OFFICER SHALL HAVE THE AUTHORITY TO ISSUE AN ADMINISTRATIVE CITATION TO ANY PERSON RESPONSIBLE FOR THE VIOLATION.
PAGE 2 OF 4

SEC. 29.10.1025. ENFORCEMENT—REMEDIES FOR VIOLATION.
IN ADDITION TO ALL OTHER REMEDIES SET FORTH IN THIS CODE OR OTHERWISE PROVIDED BY LAW, THE FOLLOWING REMEDIES SHALL BE AVAILABLE TO THE TOWN FOR VIOLATION OF THIS DIVISION:
(1) **TREE REMOVALS IN ABSENCE OF OR IN ANTICIPATION OF DEVELOPMENT**. IF A VIOLATION OCCURS IN THE ABSENCE OF OR PRIOR TO PROPOSED DEVELOPMENT, THEN DISCRETIONARY APPLICATIONS AND/OR BUILDING PERMIT APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED BY THE TOWN UNTIL THE VIOLATION HAS BEEN REMEDIED TO THE REASONABLE SATISFACTION OF THE DIRECTOR. MITIGATION MEASURES AS DETERMINED BY THE DIRECTOR MAY BE IMPOSED AS A CONDITION OF ANY SUBSEQUENT APPLICATION APPROVAL OR PERMIT FOR DEVELOPMENT ON THE SUBJECT PROPERTY. A MITIGATION PLAN SHALL INCLUDE SPECIFIC MEASURES FOR THE PROTECTION OF ANY REMAINING TREES ON THE PROPERTY, AND SHALL PROVIDE FOR THE REPLACEMENT OF EACH HILLSIDE TREE THAT WAS REMOVED ILLEGALLY WITH A NEW TREE(S) IN THE SAME LOCATION(S) AS THOSE ILLEGALLY REMOVED TREE(S). THE REPLACEMENT RATIO SHALL BE AT A GREATER RATIO THAN THAT REQUIRED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SEC. 29.10.0985 OF THIS DIVISION. IF THE COURT OR THE DIRECTOR DIRECTS A REPLACEMENT TREE OR TREES TO BE PLANTED AS PART OF THE REMEDY FOR THE VIOLATION, THE TREES SHALL BE PERMANENTLY MAINTAINED IN A GOOD AND HEALTHY CONDITION. THE PROPERTY OWNER SHALL EXECUTE A FIVE-YEAR WRITTEN MAINTENANCE AGREEMENT WITH THE TOWN. FOR THOSE TREES ON PUBLIC PROPERTY, REPLACEMENT IS TO BE DETERMINED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OR BY THE DIRECTOR OF PARKS AND PUBLIC WORKS.
(2) **PENDING DEVELOPMENT APPLICATIONS, INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED FURTHER UNTIL THE VIOLATION HAS BEEN REMEDIED**. IF AN APPLICATION HAS BEEN DEEMED COMPLETE, IT MAY BE DENIED BY THE DIRECTOR OR FORWARDED TO THE PLANNING COMMISSION WITH A RECOMMENDATION FOR DENIAL AT THE DIRECTOR'S DISCRETION. MITIGATION MEASURES AS DETERMINED BY THE DIRECTOR MAY BE IMPOSED AS A CONDITION OF APPROVAL. A MITIGATION PLAN SHALL INCLUDE SPECIFIC MEASURES FOR THE PROTECTION OF ANY REMAINING TREES ON THE PROPERTY, AND SHALL PROVIDE FOR THE REPLACEMENT OF EACH HILLSIDE TREE THAT WAS REMOVED ILLEGALLY WITH A NEW TREE(S) IN THE SAME LOCATION(S) AS THOSE ILLEGALLY REMOVED TREE(S). THE REPLACEMENT RATIO SHALL BE AT A GREATER RATIO THAN THAT REQUIRED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SEC. 29.10.0985 OF THIS DIVISION. IF THE COURT OR THE DIRECTOR DIRECTS A REPLACEMENT TREE OR TREES TO BE PLANTED AS PART OF THE REMEDY FOR THE VIOLATION, THE TREES SHALL BE PERMANENTLY MAINTAINED IN A GOOD AND HEALTHY CONDITION. THE PROPERTY OWNER SHALL EXECUTE A FIVE-YEAR WRITTEN MAINTENANCE AGREEMENT WITH THE TOWN. FOR THOSE TREES ON PUBLIC PROPERTY, REPLACEMENT IS TO BE DETERMINED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OR BY THE DIRECTOR OF PARKS AND PUBLIC WORKS.
(3) **PROJECTS UNDER CONSTRUCTION**.
A. IF A VIOLATION OCCURS DURING CONSTRUCTION, THE TOWN MAY ISSUE A STOP WORK ORDER SUSPENDING AND PROHIBITING FURTHER ACTIVITY ON THE PROPERTY PURSUANT TO THE GRADING, DEMOLITION, AND/OR BUILDING PERMIT(S) (INCLUDING CONSTRUCTION, INSPECTION, AND ISSUANCE OF CERTIFICATES OF OCCUPANCY) UNTIL A MITIGATION PLAN HAS BEEN FILED WITH AND APPROVED BY THE DIRECTOR, AGREED TO IN WRITING BY THE PROPERTY OWNER(S) OR THE APPLICANT(S) OR BOTH, AND EITHER IMPLEMENTED OR GUARANTEED BY THE POSTING OF ADEQUATE SECURITY IN THE DISCRETION OF THE DIRECTOR. A MITIGATION PLAN SHALL INCLUDE SPECIFIC MEASURES FOR THE PROTECTION OF ANY REMAINING TREES ON THE PROPERTY, AND SHALL PROVIDE FOR THE REPLACEMENT OF EACH HILLSIDE TREE THAT WAS REMOVED ILLEGALLY WITH A NEW TREE(S) IN THE SAME LOCATION(S) AS THOSE ILLEGALLY REMOVED TREE(S). THE REPLACEMENT RATIO SHALL BE AT A GREATER RATIO THAN THAT REQUIRED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SEC. 29.10.0985 OF THIS DIVISION. IF THE COURT OR THE DIRECTOR DIRECTS A REPLACEMENT TREE OR TREES TO BE PLANTED AS PART OF THE REMEDY FOR THE VIOLATION, THE TREES SHALL BE PERMANENTLY MAINTAINED IN A GOOD AND HEALTHY CONDITION. THE PROPERTY OWNER SHALL EXECUTE A FIVE-YEAR WRITTEN MAINTENANCE AGREEMENT WITH THE TOWN. FOR THOSE TREES ON PUBLIC PROPERTY, REPLACEMENT IS TO BE DETERMINED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OR BY THE DIRECTOR OF PARKS AND PUBLIC WORKS.
B. THE VIOLATION OF ANY PROVISIONS IN THIS DIVISION DURING THE CONDUCT BY ANY PERSON OF A TREE REMOVAL, LANDSCAPING, CONSTRUCTION OR OTHER BUSINESS IN THE TOWN SHALL CONSTITUTE GROUNDS FOR REVOCATION OF ANY BUSINESS LICENSE ISSUED TO SUCH PERSON.
(4) **CIVIL PENALTIES**.
NOTWITHSTANDING SECTION 29.20.950 RELATING TO CRIMINAL PENALTY, ANY PERSON FOUND TO HAVE VIOLATED SECTION 29.10.0965 SHALL BE LIABLE TO PAY THE TOWN A CIVIL PENALTY AS PRESCRIBED IN SUBSECTIONS A. THROUGH D.
PAGE 3 OF 4
A. AS PART OF A CIVIL ACTION BROUGHT BY THE TOWN, A COURT MAY ASSESS AGAINST ANY PERSON WHO COMMITS, ALLOWS, OR MAINTAINS A VIOLATION OF ANY PROVISION OF THIS DIVISION A CIVIL PENALTY IN AN AMOUNT NOT TO EXCEED FIVE THOUSAND DOLLARS PER VIOLATION.
B. WHERE THE VIOLATION HAS RESULTED IN REMOVAL OF A PROTECTED TREE, THE CIVIL PENALTY SHALL BE IN AN AMOUNT NOT TO EXCEED FIVE THOUSAND DOLLARS PER TREE UNLAWFULLY REMOVED, OR THE REPLACEMENT VALUE OF EACH SUCH TREE, WHICHEVER AMOUNT IS HIGHER. SUCH AMOUNT SHALL BE PAYABLE TO THE TOWN AND DEPOSITED INTO THE TREE REPLACEMENT FUND. REPLACEMENT VALUE FOR THE PURPOSES OF THIS SECTION SHALL BE DETERMINED UTILIZING THE MOST RECENT EDITION OF THE GUIDE FOR PLANT APPRAISAL, AS PREPARED BY THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS AND THE SPECIES AND GROUP CLASSIFICATION GUIDE PUBLISHED BY THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
C. IF THE COURT OR THE DIRECTOR DIRECTS A REPLACEMENT TREE OR TREES TO BE PLANTED AS PART OF THE REMEDY FOR THE VIOLATION, THE TREES SHALL BE PERMANENTLY MAINTAINED IN A GOOD AND HEALTHY CONDITION. THE PROPERTY OWNER SHALL EXECUTE A FIVE YEAR WRITTEN MAINTENANCE AGREEMENT WITH THE TOWN.
D. THE COST OF ENFORCING THIS DIVISION, WHICH SHALL INCLUDE ALL COSTS, STAFF TIME, AND ATTORNEYS' FEES.
(5) **INJUNCTIVE RELIEF**. A CIVIL ACTION MAY BE COMMENCED TO ABATE, ENJOIN, OR OTHERWISE COMPEL THE CESSATION OF SUCH VIOLATION.
(6) **COSTS**. IN ANY CIVIL ACTION BROUGHT PURSUANT TO THIS DIVISION IN WHICH THE TOWN PREVAILS, THE COURT SHALL AWARD TO THE TOWN ALL COSTS OF INVESTIGATION AND PREPARATION FOR TRIAL, THE COSTS OF TRIAL, REASONABLE EXPENSES INCLUDING OVERHEAD AND ADMINISTRATIVE COSTS INCURRED IN PROSECUTING THE ACTION, AND REASONABLE ATTORNEY FEES.
(ORD. NO. 2114, §§ I, II, 8-4-03)
SEC. 29.10.1030. FEES.
THE FEE, AS ADOPTED BY TOWN RESOLUTION, PRESCRIBED THEREFORE IN THE MUNICIPAL FEE SCHEDULE SHALL ACCOMPANY THE REMOVAL OR PRUNING PERMIT APPLICATION SUBMITTED TO THE TOWN FOR REVIEW AND EVALUATION PURSUANT TO THIS DIVISION.(ORD. NO. 2114, §§ I, II, 8-4-03)
SEC. 29.10.1035. SEVERABILITY.
IF ANY PROVISION OF THIS DIVISION OR THE APPLICATION THEREOF TO ANY PERSON OR CIRCUMSTANCE IS HELD TO BE INVALID BY A COURT OF COMPETENT JURISDICTION, SUCH INVALIDITY SHALL NOT AFFECT ANY OTHER PROVISION OF THIS DIVISION WHICH CAN BE GIVEN EFFECT WITHOUT THE INVALID PROVISION OR APPLICATION, AND TO THIS END THE PROVISIONS OF THIS DIVISION ARE DECLARED TO BE SEVERABLE.
(ORD. NO. 2114, §§ I, II, 8-4-03)
SEC. 29.10.1040. NOTICES.
ALL NOTICES REQUIRED UNDER THIS DIVISION SHALL CONFORM TO NOTICING PROVISIONS OF THE APPLICABLE TOWN CODE.
SEC. 29.10.1045. APPEALS.
ANY INTERESTED PERSON MAY APPEAL A DECISION OF THE DIRECTOR PURSUANT TO THIS DIVISION IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN SECTION 29.20.260 OF THE TOWN CODE. ALL APPEALS SHALL COMPLY WITH THE PUBLIC NOTICING PROVISIONS OF SECTION 29.20.450 OF THE TOWN CODE.
(ORD. NO. 2114, §§ I, II, 8-4-03)
PAGE 4 OF 4

PROJECT SITE

APN MAP N.T.S.



NOTES:
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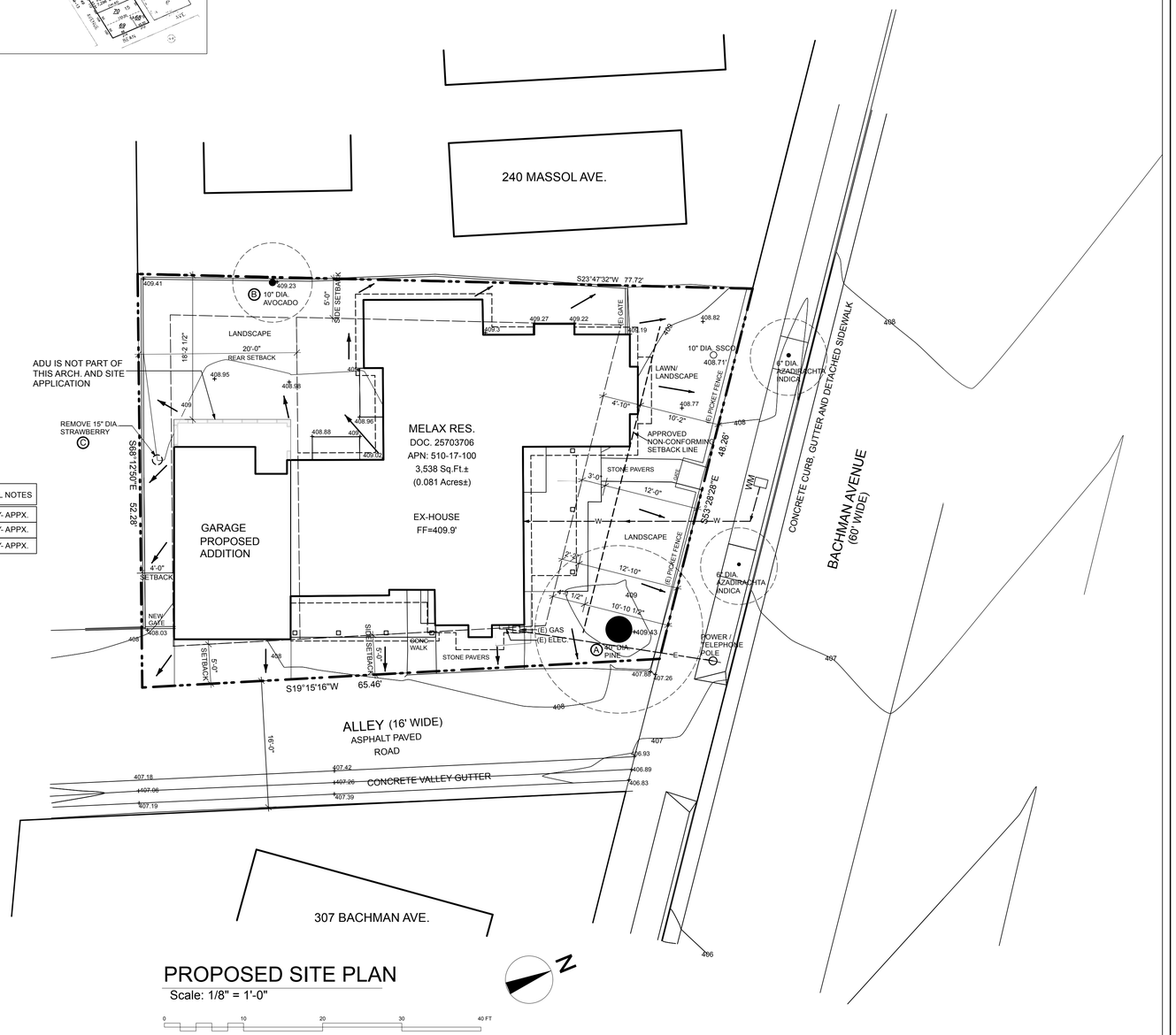
4. IF THERE ARE ANY DISCREPANCIES, STOP WORK AND CONTACT THE ARCHITECT IMMEDIATELY.



TREE SCHEDULE

MRK	SIZE	COMMON/BOTANICAL NAME	CONDITION	SAVED, REMOVED PRUNED	ADDITIONAL NOTES
A	40" DIA.	PINE / PINUS	HEALTHY	SAVED	21' CANOPY- APPX.
B	10" DIA.	AVOCADO / PERSEA AMERICANA	HEALTHY	SAVED	10' CANOPY- APPX.
C	15" DIA.	STRAWBERRY /ARBUTUS UNEDO	HEALTHY	REMOVED*	16' CANOPY- APPX.

* NOTE: TREE TO BE REMOVED DUE TO TO THE PROXIMITY OF THE PROPOSED GARAGE ADDITION.

PROPOSED SITE PLAN

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

0 10 20 30 40 FT

2502SD102525.vwx Oct. 25, 2025

MELAX RES GARAGE

321 BACHMAN AVE
LOS GATOS, CA 95030

DO NOT SCALE PLANS
SCALE REFLECTS DRAWINGS PRINTED ON ARCH D 24x36 SIZE SHEETS

(N) SITE PLAN

NOTFORCONSTRUCTION

Oct. 25, 2025

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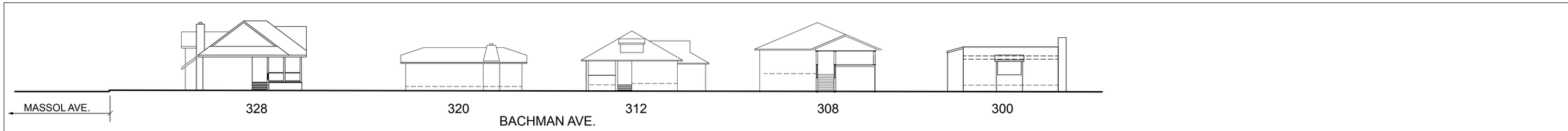
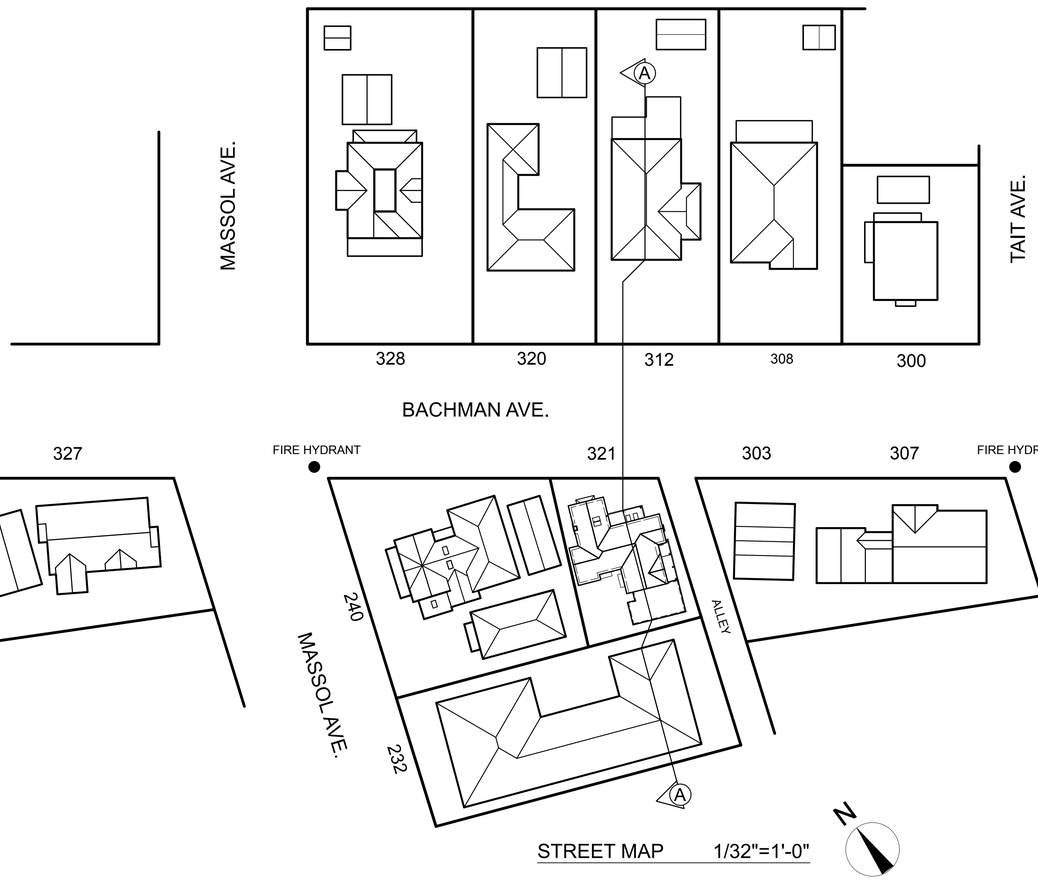
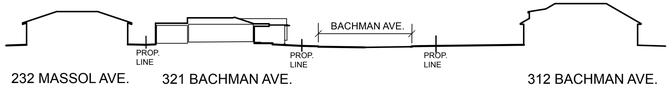


STREETSCAPE 1/16"=1'-0"

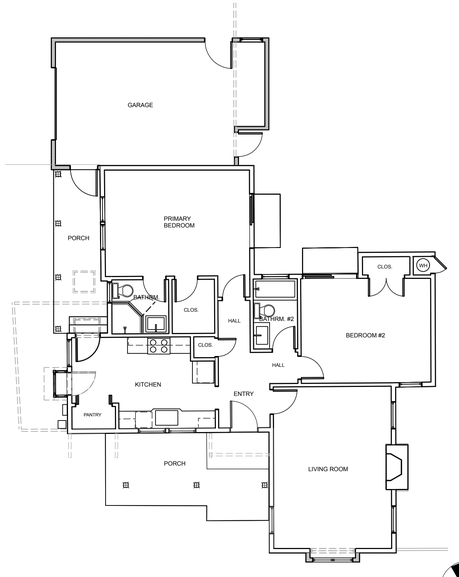


STREET MAP 1/32"=1'-0"



A PROPERTY SECTION 1/32"=1'-0"

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



PROPOSED 1ST FLOOR PLAN 1/8"=1'-0"
(E) = GRAY

MELAX RES
GARAGE

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STREETSCAPE

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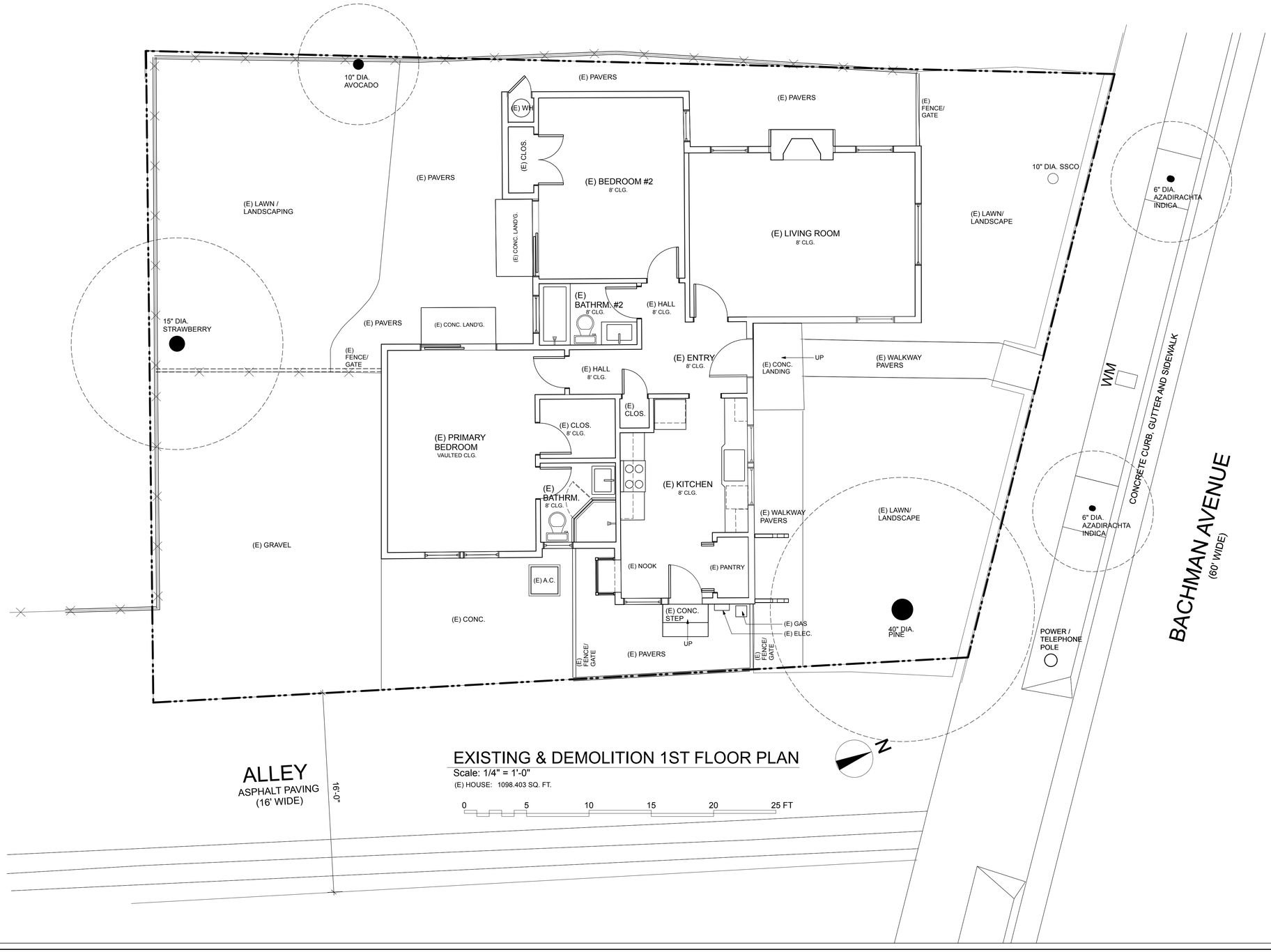
A1.2

LEGEND

- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW WALLS
  - 2x6 STUD WALLS AT ALL EXTERIOR AND PLUMBING WALLS
  - 2x4 STUD WALLS AT INTERIOR
- ALL DIMENSIONS ARE FACE OF FINISH
- LOCATION OF NEW 6"X14" VENTS

(N) NEW
(E) EXISTING
(R) REPLACE



EXISTING & DEMOLITION 1ST FLOOR PLAN

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

(E) HOUSE: 1098.403 SQ. FT.

MELAX RES GARAGE

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(E) FIRST FLOOR PLAN

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NOTES:
1. VERIFY ALL DIMENSIONS IN THE FIELD. IF DIMENSIONS DO NOT MATCH THOSE ON PLANS, CONTACT THE ARCHITECT.
2. IF ANY CONFLICT ARISES BETWEEN THE ARCHITECT'S AND THE STRUCTURAL ENGINEER'S DRAWINGS, STOP WORK AND CONTACT THE ARCHITECT FIRST.

LEGEND

- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW WALLS
  - 2x6 STUD WALLS AT ALL EXTERIOR AND PLUMBING WALLS
  - 2x4 STUD WALLS AT INTERIOR
- ALL DIMENSIONS ARE FACE OF FINISH
- LOCATION OF NEW 6"X14" VENTS
- (N) NEW
- (E) EXISTING
- (R) REPLACE

PROJECT INFORMATION

NOTE: ALSO ON G1.0

3. **FAR for lots less than 5,000 S.F.**: The allowable FAR for all structures (excluding up to 400 S.F. of garage space) on any lot containing less than 5,000 S.F. shall be determined by the following formula:

   FAR = .40 - ([A - 2] x .05)
   3

   where:
   A is the net lot area **in thousands** of S.F. (e.g. 4,500 S.F. is written as 4.5)

Note:
The product of the FAR equation will be a decimal, which shall be rounded to two decimal places. For example, a product of 0.358 shall be rounded to 0.36, which is the FAR for a 4,500 S.F. lot.
To calculate the maximum living area, multiply the FAR by the lot area as follows:

0.36 x 4,500 S.F. = 1,620 S.F. of maximum floor area

LOT SIZE: 3538.456 sq. ft. (survey)
HOUSE F.A.R. CALC: 0.3744 (survey)

Total floor area allowed:
1324.653 sq. ft. (survey)

(E) House Area: 1098.403 sq. ft. (survey)

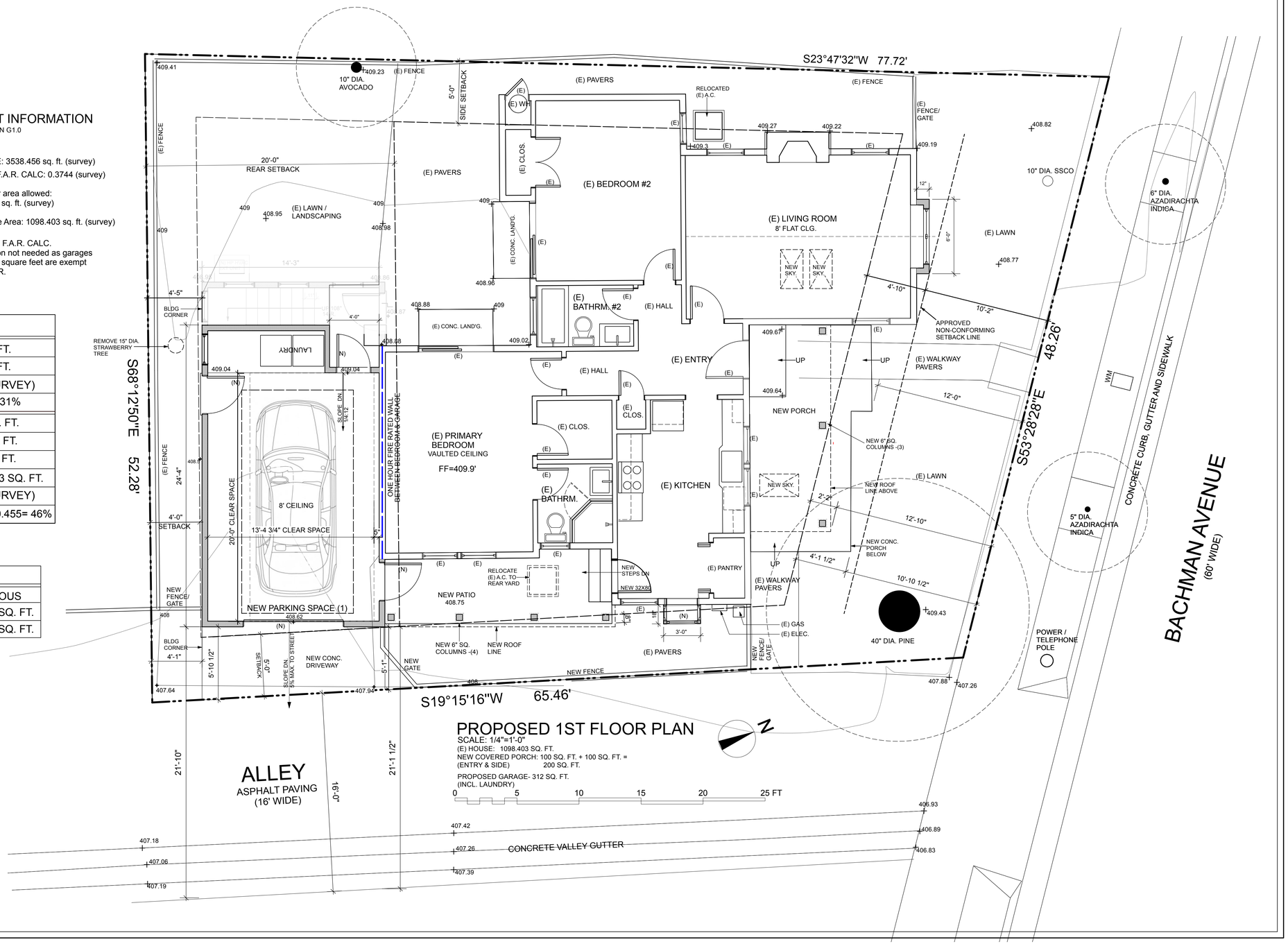
GARAGE F.A.R. CALC.
Calculation not needed as garages up to 400 square feet are exempt from F.A.R.

BUILDING LOT COVERAGE

EXISTING	FIRST FLOOR: 1098.403 SQ. FT.
	TOTAL (E): 1098.403 SQ. FT.
	LOT SIZE: 3538.456 (PER SURVEY)
	(E) LOT COVERAGE: 0.31= 31%
PROPOSED	FIRST FLOOR: 1098.403 SQ. FT.
	GARAGE: 312 SQ. FT.
	COVERED PORCH: 200 SQ. FT.
	TOTAL PROPOSED: 1610.403 SQ. FT.
	LOT SIZE: 3538.456 (PER SURVEY)
	PROPOSED LOT COVERAGE: 0.455= 46%

SURFACE AREA

	PERVIOUS	IMPERVIOUS
EXISTING	2440.053 SQ. FT.	1098.403. SQ. FT.
PROPOSED	1928.053 SQ. FT.	1610.403. SQ. FT.



PROPOSED 1ST FLOOR PLAN

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

(E) HOUSE: 1098.403 SQ. FT.
NEW COVERED PORCH: 100 SQ. FT. + 100 SQ. FT. = (ENTRY & SIDE) 200 SQ. FT.

PROPOSED GARAGE- 312 SQ. FT. (INCL. LAUNDRY)

0 5 10 15 20 25 FT

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(N) FIRST FLOOR PLAN

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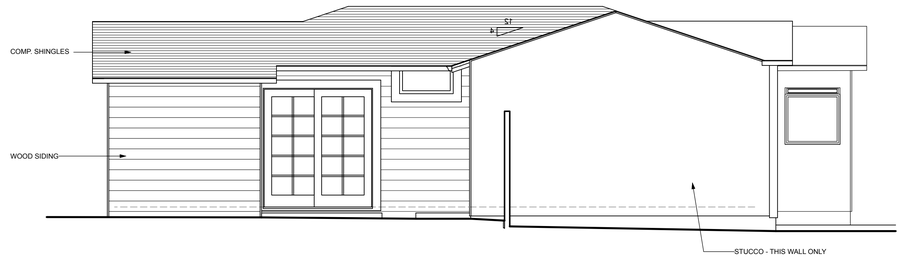
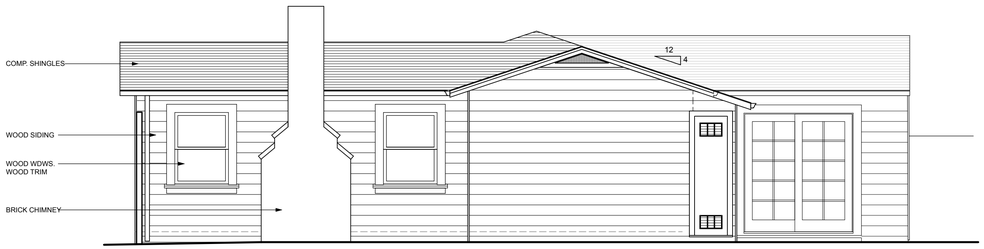
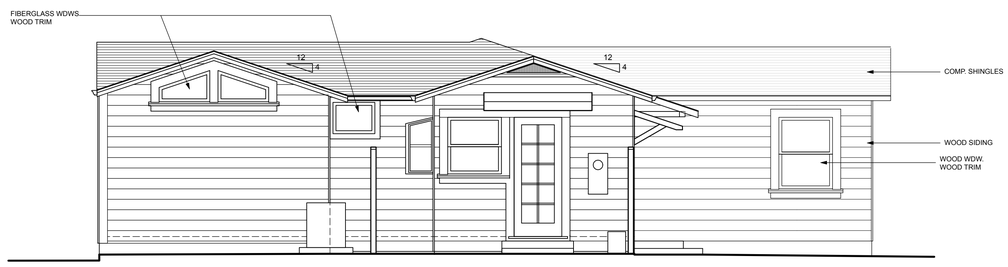


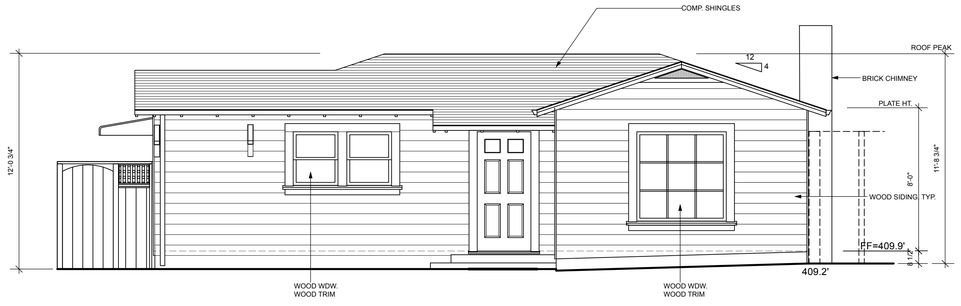
(E) WEST ELEVATION 1/4"=1'-0"



(E) SOUTH ELEVATION 1/4"=1'-0"



(E) EAST ELEVATION 1/4"=1'-0"



(E) NORTH ELEVATION 1/4"=1'-0"

0 5 10 15 20 25 FT

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MELAX RES
GARAGE

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(E) ELEVATIONS

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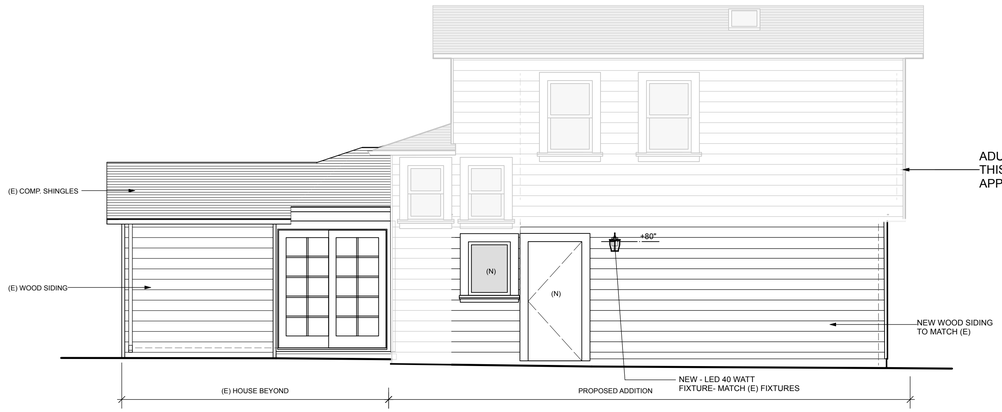
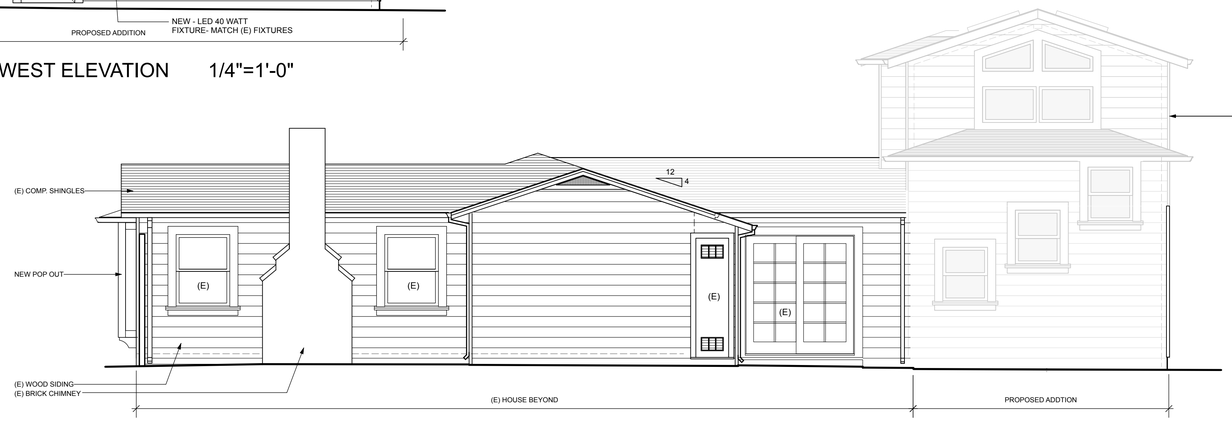
A3.0

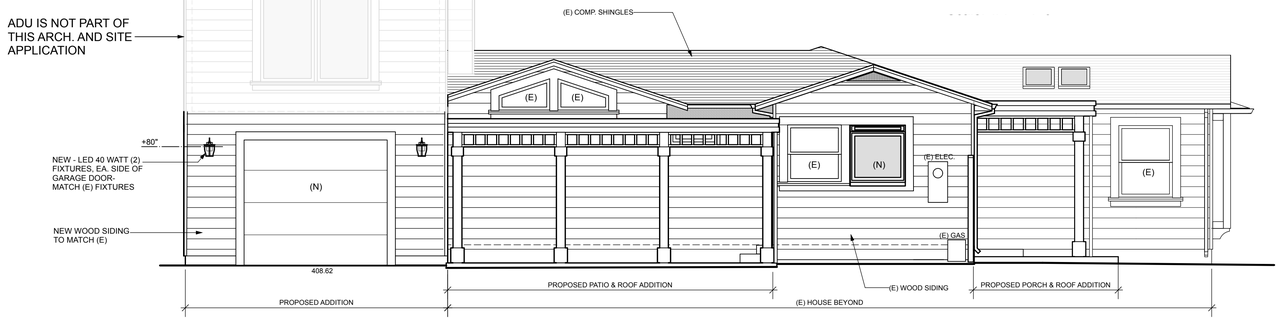
NOTES:
1. PROVIDE UNDERFLOOR VENTILATION PER CRC SEC R408.
2. PROVIDE ATTIC VENTILATION PER CRC SEC 806.2
3. ALL EGRESS WINDOWS, PER CRC R310 ARE TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT., MINIMUM NET CLEAR OPENING (OR 5 SQ. FT. MIN. FOR GRADE FLOOR) WITH HEIGHT OF 24" AND A MINIMUM NET CLEAR OPENING WIDTH OF 20". THE BOTTOM OF THE CLEAR OPENING MUST NOT BE MORE THAN 44" ABOVE THE FLOOR.
4. PROVIDE SPLASH BLOCKS AWAY FROM HOUSE AT EACH DOWN SPOUT.



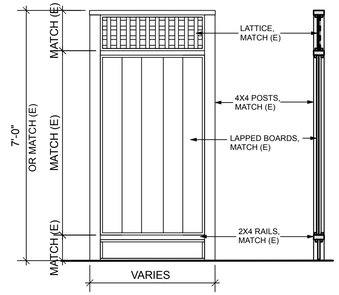
PROPOSED WEST ELEVATION 1/4"=1'-0"



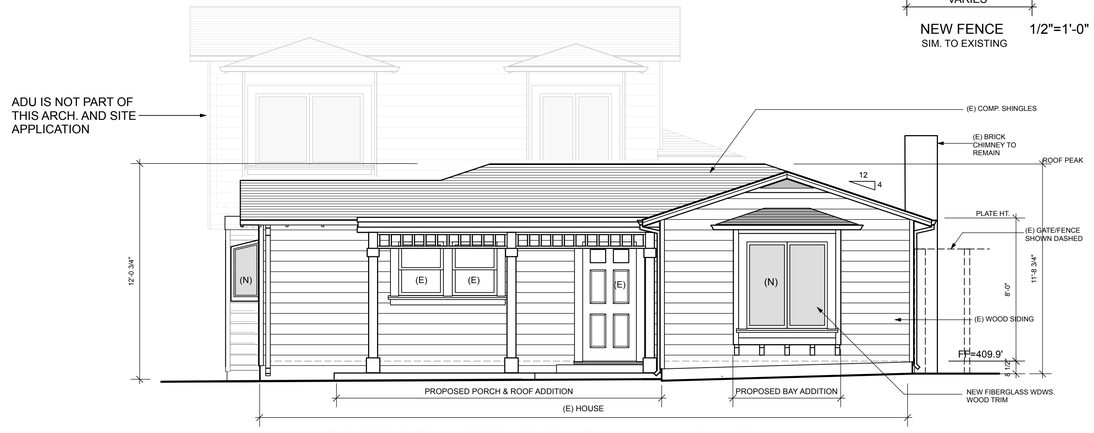
PROPOSED SOUTH ELEVATION 1/4"=1'-0"



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



NEW FENCE 1/2"=1'-0"
SIM. TO EXISTING



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

0 5 10 15 20 25 FT

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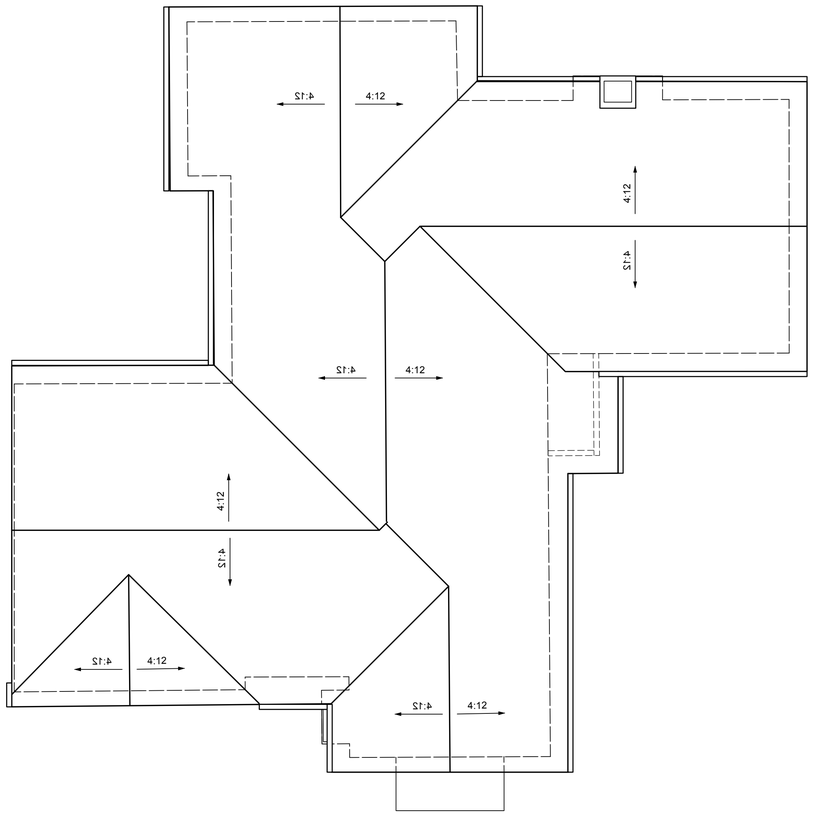

EXISTING ROOF PLAN

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

N

0 5 10 15 20 25 FT

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(E) ROOF PLAN

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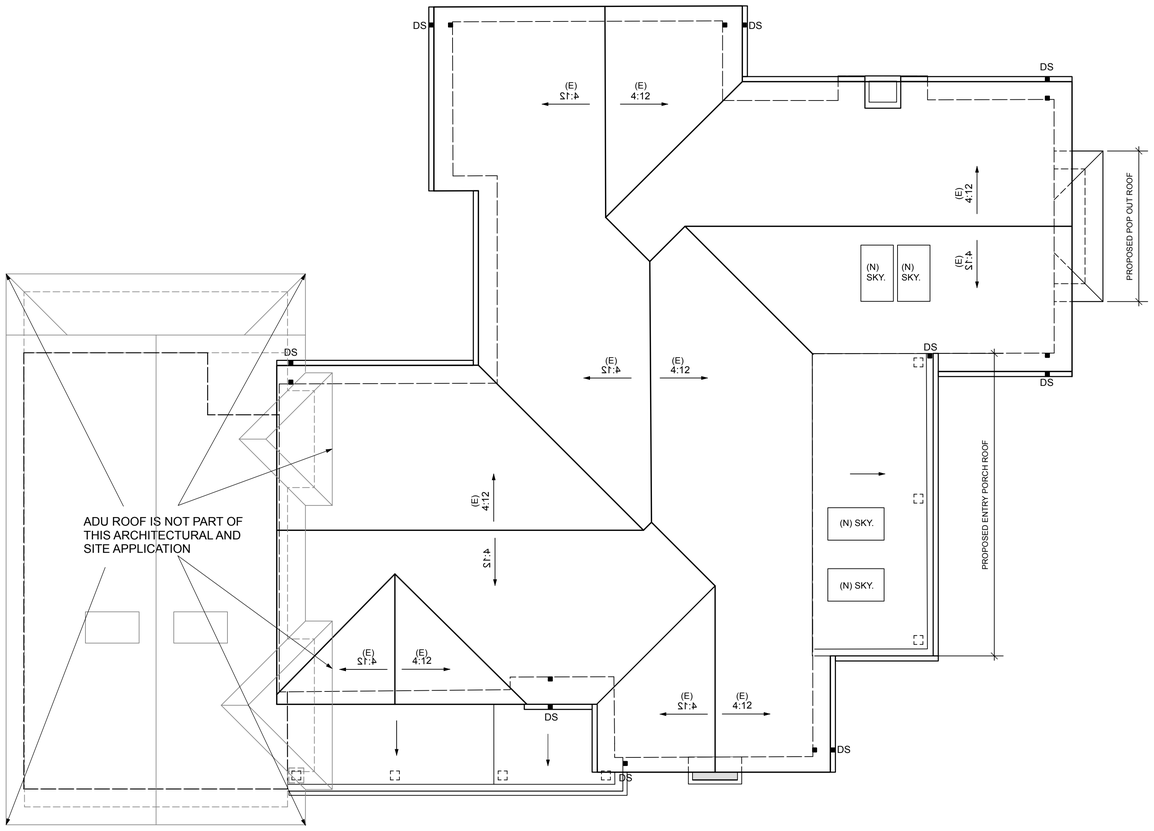

PROPOSED SOUTH ELEVATION

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

0 5 10 15 20 25 FT

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(N) ROOF PLAN

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