

SYMBOLS		ABBREVIATIONS		VICINITY MAP		PROJECT DATA		DRAWING INDEX	
ROOM NAME ROOM NAME & NUMBER 999 WINDOW NUMBER 101 ROOM NUMBER DOOR NUMBER (SEQUENTIAL) DOOR NUMBER Name Elevation ELEV. HT. REFERENCE PROJECT NORTH TRUE NORTH NORTH ARROW XX-00 MATERIAL TAG REVISION 1 A 101 A INTERIOR ELEVATION 1 A101 DETAIL REFERENCE 1 A1.01 ELEVATION REFERENCE 1 A1.01 SECTION REFERENCE 88 ASSEMBLY TYPE REFERENCE 1 A101 DETAIL CALLOUT		& @ A.B. A.C. ACOUST. A.C.T. A.D. A.F.F. ALUM. ARCH. BLKG. B.P. B.O. CAB. CATV C.C. C.I.P. C.J. C.L. CLG. CLR. C.O. CONC. DEMO. DEPT. DIA. DIM. D.W. DWG(S). (E) EA. E.B. ELEC. ELEV. E.O.S. EQ. F.A.U. F.C.U. F.D. F.F. FIN. FLR. FT. FTG. G. GA. G.C. GFCI G.L. G.W.B. GYP. H.B. H.D. HT. HTG. HVAC H.W. IN. LAV. LBS. L.F. L.V.T. AND AT ANCHOR BOLT AIR CONDITIONING ACOUSTICAL ACOUSTICAL CEILING TILE AREA DRAIN ABOVE FINISHED FLOOR ALUMINUM ARCHITECT OR ARCHITECTURAL BLOCKING BUILDING PAPER BOTTOM OF CABINET CABLE TELEVISION CENTER TO CENTER CAST-IN-PLACE CONTROL JOINT CENTER LINE CEILING CLEAR CLEAN OUT CONCRETE DEMOLITION OR DEMOLISH DEPARTMENT DIAMETER DIMENSION DISHWASHER DRAWING(S) EXISTING EACH EXPANSION BOLT ELECTRICAL ELEVATION EDGE OF SLAB EQUAL FORCED AIR UNIT FAN COIL UNIT FLOOR DRAIN FINISH FLOOR FINISH OR FINISHED FLOOR FOOT / FEET FOOTING GAS GAUGE GENERAL CONTRATOR GROUND FAULT CIRCUIT INTERRUPTER GRIDLINE GYPSPUM WALL BOARD GYPSPUM HOSE BIB HOLD DOWN HEIGHT HEATING HEATING, VENTILATION & AIR CONDITIONING HOT WATER INCH(ES) LAVATORY POUNDS LINEAR FOOT LUXURY VINYL TILE MACH. MANUF. MAX. M.B. MDF M.E.P. MEMB. MIN. MIR. MISC. MTL. MW. (N) N/A O/ O.C. PLYWD. PLUMB. P.S.F. P.S.I. P.T. P.V.C. R.C.P. REQ'D RET. REV. S.C. SIM. MACHINE MANUFACTURER MAXIMUM MACHINE BOLT MEDIUM DENSITY FIBERBOARD MECHANICAL/ELECTRICAL/PLUMBING MEMBRANE MINIMUM MIRROR MISCELLANEOUS METAL MICROWAVE NEW NOT APPLICABLE OVER ON CENTER PLYWOOD PLUMBING POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED POLY VINYL CHLORIDE PIPE REFLECTED CEILING PLAN REQUIRED RETAIN / RETAINING REVISION SOLID CORE SIMILAR SPEC. SQ. S.T.C. STD. STL. T.B. T.B.D. T & G THR. T.O. T.O.B. T.O.P. T.O.S. T.O.STL. T.V. TYP. V.B. VERT. V.I.F. W/ W.C. WD. W/D WH. W/O WP. WT. YD. SPECIFICATION (S) SQUARE SOUND TRANSMISSION COEFFICIENT STANDARD(S) STEEL TOWEL BAR TO BE DETERMINED TONGUE AND GROOVE THRESHOLD TOP OF TOP OF BEAM TOP OF PAVING TOP OF SLAB TOP OF STEEL TELEVISION TYPICAL VAPOR BARRIER VERTICAL VERIFY IN FIELD WITH WATER CLOSET WOOD WASHER/DRYER WATER HEATER WITHOUT WATERPROOF / WEATHERPROOF WEIGHT YARD	ARCHITECT: DWELLING LAB NEIL GINTY 21 EL CAMINITO WALNUT CREEK, CA 94598 CONTACT: PHONE: EMAIL: WEBSITE: OWNERS: MONIQUE PHAM CONTACT: PHONE:		SITE INFORMATION ADDRESS: 245 LOS GATOS BLVD, LOS GATOS, CA 95030 APN: 529 24 024 CLIMATE ZONE: 3 SEISMIC DESIGN CATEGORY: (D0, D1, D2) MINOR RESIDENTIAL APPLICATION: MR-25-011 1ST FLOOR REMODEL AND SIDE ADDITION OF AN EXISTING SINGLE FAMILY DWELLING INCLUDING BATHROOM, KITCHEN, AND ASSOCIATE PLUMBING AND ELECTRICAL WORKS. SCOPE OF WORK: ZONING DATA YEAR BUILT: 1924 ASSESSOR'S PARCEL NUMBER (BLOCK/LOT): 24 PLANNING DISTRICT: NEIGHBORHOOD (PLANNING): ZONE: R1-D HEIGHT & BULK: BUILDING DATA OCCUPANCY: CONSTRUCTION TYPE: R-3 (SINGLE FAMILY DWELLING) V-B FIRE SPRINKLERS: NO (E) SQ. FT.: 1,748 SF PROPOSED SQ. FT.: 1,883 SF (E) DETACHED GARAGE 421 SF PARCEL AREA CALCULATIONS PARCEL AREA: 7,000 SQ.FT (0.16 ACRES) GROSS FLOOR AREA: 1,883 SF TOTAL 1ST FLOOR AREA ALLOWABLE F.A.R. .35 - (7,000-5/25 X.20) = .33 PROPOSED F.A.R. .33 X 7,000 = 2,310 MAX ROOF HEIGHT 30'-0" EXISTING HEIGHT 24'-7" MAX ALLOWABLE AREA 2,338 SF MAX ALLOWABLE AREA GARAGE 661 SF 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 NATIONAL FIRE PROTECTION ASSOCIATION (BOOKLET 101) CALIFORNIA ENERGY COMMISSION TITLE 24 2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE ALL OTHER APPLICABLE CITY AND COUNTY LAWS AND ORDINANCES				

CONSTRUCTION STANDARDS

1.

CONTRACTOR TO ENSURE THAT SURFACE TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF WORK SHALL INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE. CONTRACTOR TO REPAIR AND PREPARE EXISTING SURFACES SCHEDULED TO REMAIN AS NECESSARY FOR APPLICATION OF NEW FINISHES. CONTRACTOR SHALL PATCH SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
2.

GYPSUM BOARD CONSTRUCTION SHALL ALIGN WITH EXISTING, ADJACENT, OR ADJOINING SURFACES. JOINTS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. UNLESS OTHERWISE NOTED.
3.

CONTRACTOR TO INSURE DELIVERY AND INSTALLATION OF CASEWORK AND FINISH CARPENTRY WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.
4.

ALL CODE-REQUIRED LABELS SUCH AS "UL", FACTORY MUTUAL OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES SHALL REMAIN READABLE AND NOT PAINTED. COORDINATE WITH OWNER FOR DELIVERY AND PLACEMENT OF ALL FURNITURE AND WALL-HUNG EQUIPMENT.
5.

REFER TO FINISH SCHEDULE FOR SPECIFIED FINISHES.
6.

REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHT REQUIREMENTS. FOR BUILT-IN WORK SURROUNDED BY PARTITIONS, INCLUDING BUT NOT LIMITED TO APPLIANCES AND MILLWORK, CONTRACTOR SHALL CONFIRM THAT FINISHED FLOOR, WALL AND/OR SOFFIT SURFACES DO NOT VARY BY MORE THAN 1/4" IN 20'-0" (NON-CUMULATIVE). NOTIFY ARCHITECT IF THIS TOLERANCE IS EXCEEDED.
7.

CONTRACTOR SHALL, IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, APPLY, INSTALL, CONNECT, ERECT, CLEAN, AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT.
8.

UNLESS OTHERWISE NOTED, IT IS THE INTENTION OF THE DRAWINGS AND SPECIFICATIONS FOR ALL WORK, EQUIPMENT, CASEWORK, MECHANICAL, ELECTRICAL AND SIMILAR DEVICES OF WHATEVER NATURE, BE COMPLETELY INSTALLED, CONNECTED, MADE OPERATIONAL AND FUNCTIONAL FOR THE PURPOSE INTENDED, AND THAT ALL COSTS FOR THIS BE INCLUDED IN THE CONTRACTOR'S PROPOSAL.
9.

COORDINATE LOCATION AND PROVIDE BLOCKING, BACKING, AND/OR REINFORCEMENTS IN PARTITIONS FOR ALL CABINETS, COUNTERTOPS AND ANY WALL-MOUNTED ITEMS. REFER TO ELEVATIONS AND DETAILS FOR LOCATIONS OF WALL STANDARDS AND OTHER SUPPORTS.
10.

CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING, AND STRUCTURING ALL WALL, BULKHEAD, AND OTHER DRYWALL CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THE DRAWINGS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE PLANS OR DETAILS. PROVIDE BLOCKING / BACKING AND REINFORCEMENT ABOVE AS REQUIRED FOR SUPPORT OF LIGHT FIXTURES, EQUIPMENT, OR ANY OTHER CEILING-MOUNTED ITEMS.
11.

REPAIR AND PATCH ANY/ALL PENETRATIONS THROUGH RATED ASSEMBLIES TO MAINTAIN REQUIRED RATINGS.
12.

UNLESS OTHERWISE NOTED IN DRAWINGS, FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS, INSTALLATION INSTRUCTIONS, AND BEST PRACTICES FOR INSTALLING EQUIPMENT, FURNISHINGS, FITTINGS, ETC. BRING CONFLICTS BETWEEN DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS TO THE ATTENTION OF THE ARCHITECT.

STANDARDS AND CODES

1.

REFER TO TITLE SHEET FOR APPLICABLE CODES.
2.

GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, PROMPTLY NOTIFY THE PROJECT MANAGER AND/OR ARCHITECT. NECESSARY CHANGES SHALL BE MADE IN ACCORDANCE WITH THE GENERAL CONDITIONS.
3.

IF CONTRACTOR KNOWINGLY PERFORMS ANY WORK WHICH IS CONTRARY TO SUCH LAWS, ORDINANCES, CODES, RULES AND REGULATIONS, HE/SHE SHALL PROMPTLY MAKE ALL CHANGES AS REQUIRED TO COMPLY THEREWITH AND BEAR ALL COSTS ARISING THEREFROM.
4.

CONFLICTS: IN CASE OF CONFLICTS IN THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN.
5.

WHERE CODES OR REGULATIONS, OTHER THAN THOSE LISTED IN THIS SECTION, ARE REFERRED TO IN VARIOUS SECTIONS OF THE SPECIFICATIONS, IT SHALL BE UNDERSTOOD THAT THEY APPLY TO THIS WORK AS FULLY AS IF CITED HEREIN.
6.

ALL COMBUSTIBLE MATERIALS SHALL MEET APPLICABLE CODES. WOOD SHALL BE FIRE RETARDANT TREATED WHERE REQUIRED BY LOCAL BUILDING CODES AND BUILDING OWNER'S REQUIREMENTS.
7.

FOR MAXIMUM FLOW RATES FOR PLUMBING FIXTURES, REFER TO STANDARDS FOR PLUMBING FIXTURES AND FITTINGS OF 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE SEE SHEET CG-1.

GENERAL NOTES

1.

CONTRACTOR IS HEREBY SPECIFICALLY DIRECTED AS A CONDITION OF THE CONTRACT TO ACQUAINT HIMSELF/HERSELF WITH THE ARTICLES CONTAINED IN THE GENERAL NOTES AND TO NOTIFY AND APPRISE ALL SUBCONTRACTORS AND ALL OTHER PARTIES OF THE CONTRACT OF, AND BIND THEM TO, ITS CONDITIONS.
2.

DRAWINGS OF BASE BUILDING CONDITIONS ARE GENERATED FROM AS-BUILT DRAWINGS AND LIMITED FIELD OBSERVATION BY THE ARCHITECT. ACTUAL CONDITIONS MAY DIFFER FROM THOSE SHOWN.
3.

CONTRACTOR SHALL FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT AND ALL OTHER AGENCY APPROVALS AND PERMITS, CONTROLLED INSPECTIONS, AND FINAL SIGN-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER PRIOR TO COMMENCING WORK.
4.

CONTRACTOR SHALL VERIFY THAT DRAWINGS ARE THE LATEST ISSUANCE PRIOR TO BEGINNING OF CONSTRUCTION.
5.

CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY OUTSIDE VENDORS INCLUDING, BUT NOT LIMITED TO, TELEPHONE, DATA AND "OWNER'S FORCES". CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND SHALL DO THE CUTTING, FITTING AND PATCHING REQUIRED TO RECEIVE THE WORK OF OTHERS AS SHOWN OR REASONABLY IMPLIED BY THE DRAWINGS AND SPECIFICATIONS.
6.

ALL IDENTIFIED SCOPE OF WORK SHALL BE PROVIDED NEW, UNLESS OTHERWISE NOTED.
7.

WORK NOT SPECIFICALLY DETAILED, NOTED OR SPECIFIED, SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, NOTED OR SPECIFIED.
8.

IN THE EVENT OF INCONSISTENCIES AMONG THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL INTERPRET THEM WHEN ASKED TO DO SO BY THE OWNER OR CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF SUCH INTERPRETATIONS MADE BY OTHERS.
9.

THE GENERAL CHARACTER OF DETAIL WORK IS SHOWN ON THE CONTRACT DOCUMENTS. SUBSEQUENT CLARIFICATIONS MAY BE MADE BY ADDITIONAL LAYOUTS OR LARGE SCALE OR FULL SIZE DETAILS.
10.

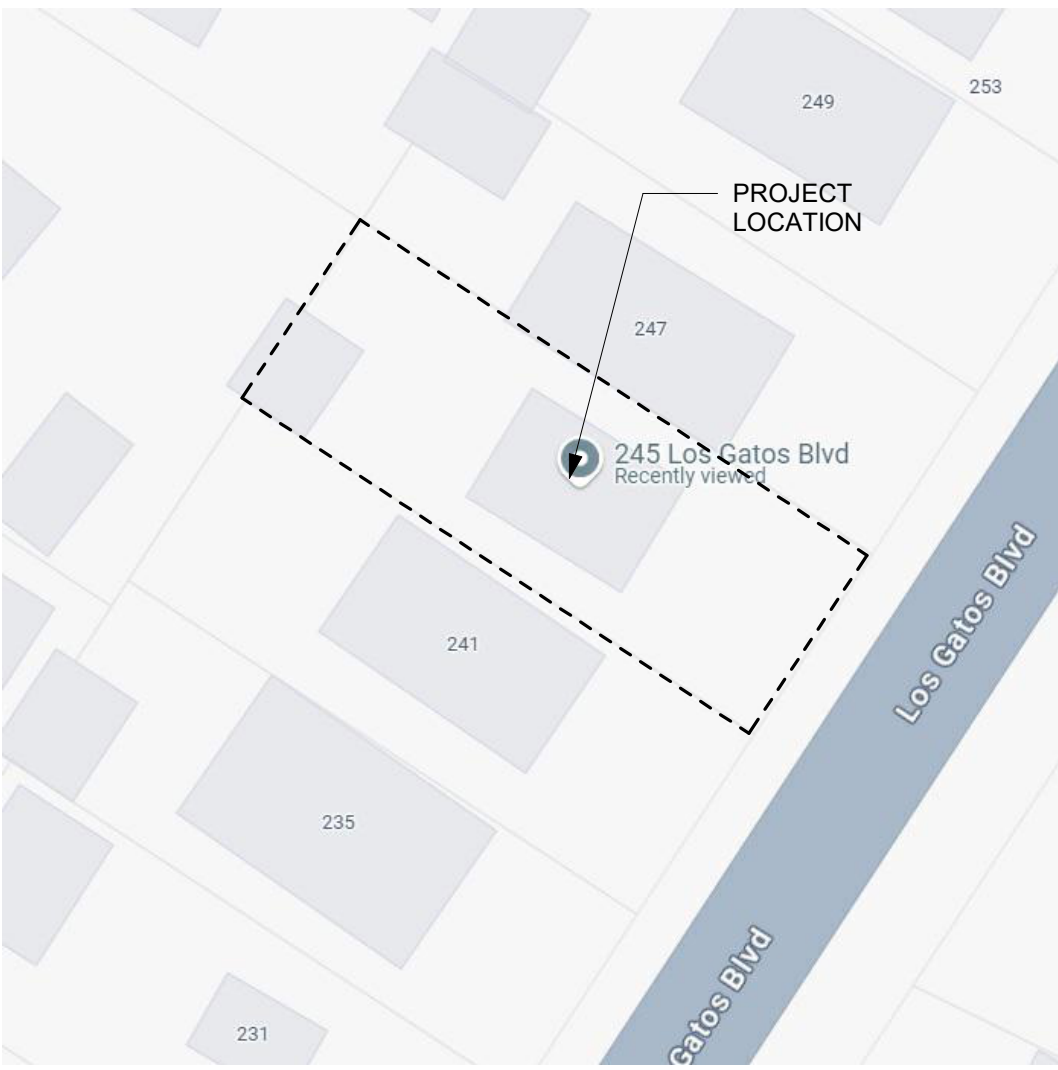
VERIFY ALL EQUIPMENT SIZES BEFORE BEGINNING WORK.
11.

"TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS OR DIMENSIONS ARE USUALLY KEYED, AND NOTED "TYP" ONLY WHEN THEY FIRST OCCUR.
12.

"SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS, ORIENTATION, AND CONDITIONS ON PLANS AND ELEVATIONS.
13.

ARCHITECT SHALL HAVE THE AUTHORITY TO REJECT ANY WORK THAT IS NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.

VICINITY MAP



PROJECT DIRECTORY

ARCHITECT:

DWELLING LAB

NEIL GINTY

21 EL CAMINITO

WALNUT CREEK, CA 94598

CONTACT:

PHONE:

EMAIL:

WEBSITE:

OWNERS:

MONIQUE PHAM

CONTACT:

PHONE:

(312) 952-9680

design@dwelling-lab.com

dwelling-lab.com

EXISTING PHOTOGRAPH



Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of Dwelling Lab, Inc. and may not be reused or reproduced in any manner without our express written consent.

Job Title
245 LOS GATOS BLVD

Job Address
245 LOS GATOS BLVD, LOS GATOS, CA 95030

Date: 10/28/2025

Issued For
Project Status

Job Number: 25011

Drawn By: Author Checked By: Checker

Scale
As indicated

0

2'

4'

8'

16'

0

2'

4'

8'

16'

Sheet Title
PROJECT
DATA_RESIDENTIAL

Sheet No.

A0.01



Agency Approvals

Revision No. **Date**

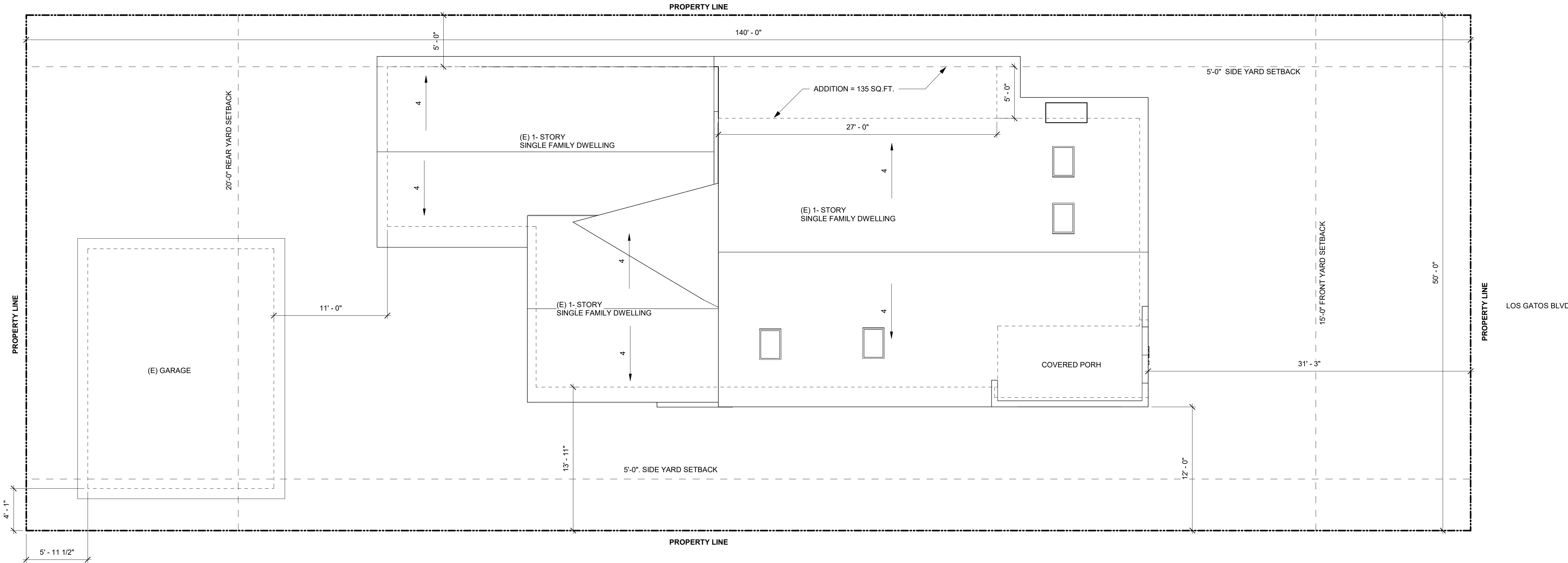
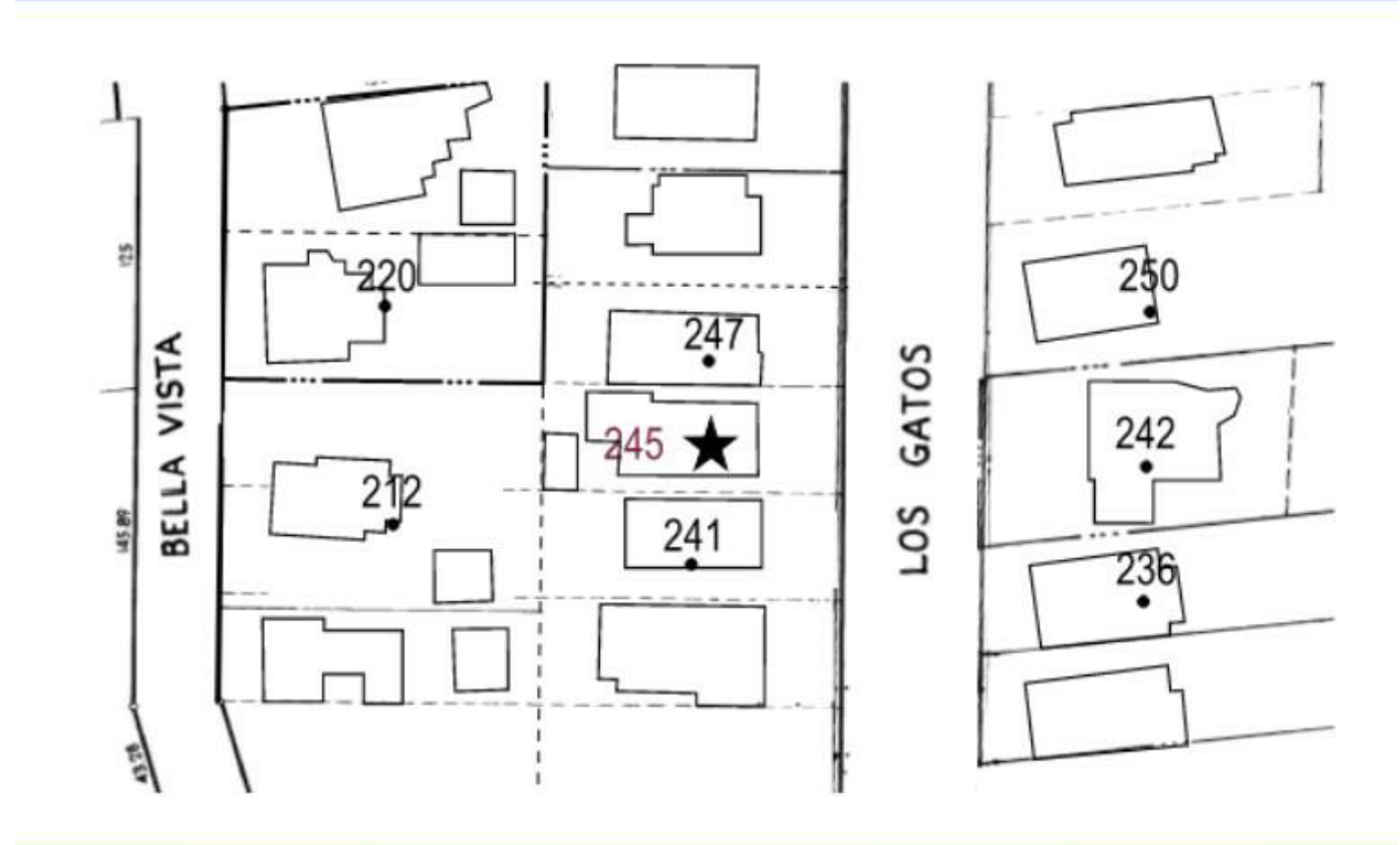
SITE PLAN GENERAL NOTES

LOCATION AND DIMENSIONS OF PROPERTY LINES, (E) BUILDING OUTLINE, (E) LOCATIONS OF SIDEWALK, DRIVEWAY AND UTILITIES ARE PER TOPOGRAPHIC SURVEY

DIMENSION NOTES

- DIMENSIONS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED :
A) TO FACE OF FINISH
B) TO CENTER OF DOORS AND OTHER OPENINGS
C) TO TOP OF FINISHED FLOORS
D) TO BOTTOM OF FINISH AT CEILINGS
E) TO OUTSIDE FACE OF FINISHED MILLWORK
F) TO FINISHED WINDOW FRAME. SEE WINDOW DETAILS.
- DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.
- DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CERAMIC TILE, VCT, ETC. DIMENSIONS MARKED "CLEAR" ARE TO BE WITHIN 1/8" OF GIVEN DIMENSION ALONG FULL HEIGHT/WIDTH/LENGTH OF SURFACES.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. CONSTRUCTION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS.
- ANY GRAPHICAL ERRORS, APPARENT OR ASSUMED, SHOULD BE CLARIFIED WITH AN RFI PRIOR TO CONSTRUCTION

LOCATION OF STRUCTURES WITHIN 50 FEET OF THE SUBJECT PROPERTY



SITE PLAN 1
3/16" = 1'-0"



Agency Approvals

Revision No. Date

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of Dwelling Lab, Inc. and may not be reused or reproduced in any manner without our express written consent.

Job Title
245 LOS GATOS BLVD

Job Address
245 LOS GATOS BLVD, LOS GATOS, CA 95030

Date: 10/28/2025

Issued For
Project Status

Job Number: 25011

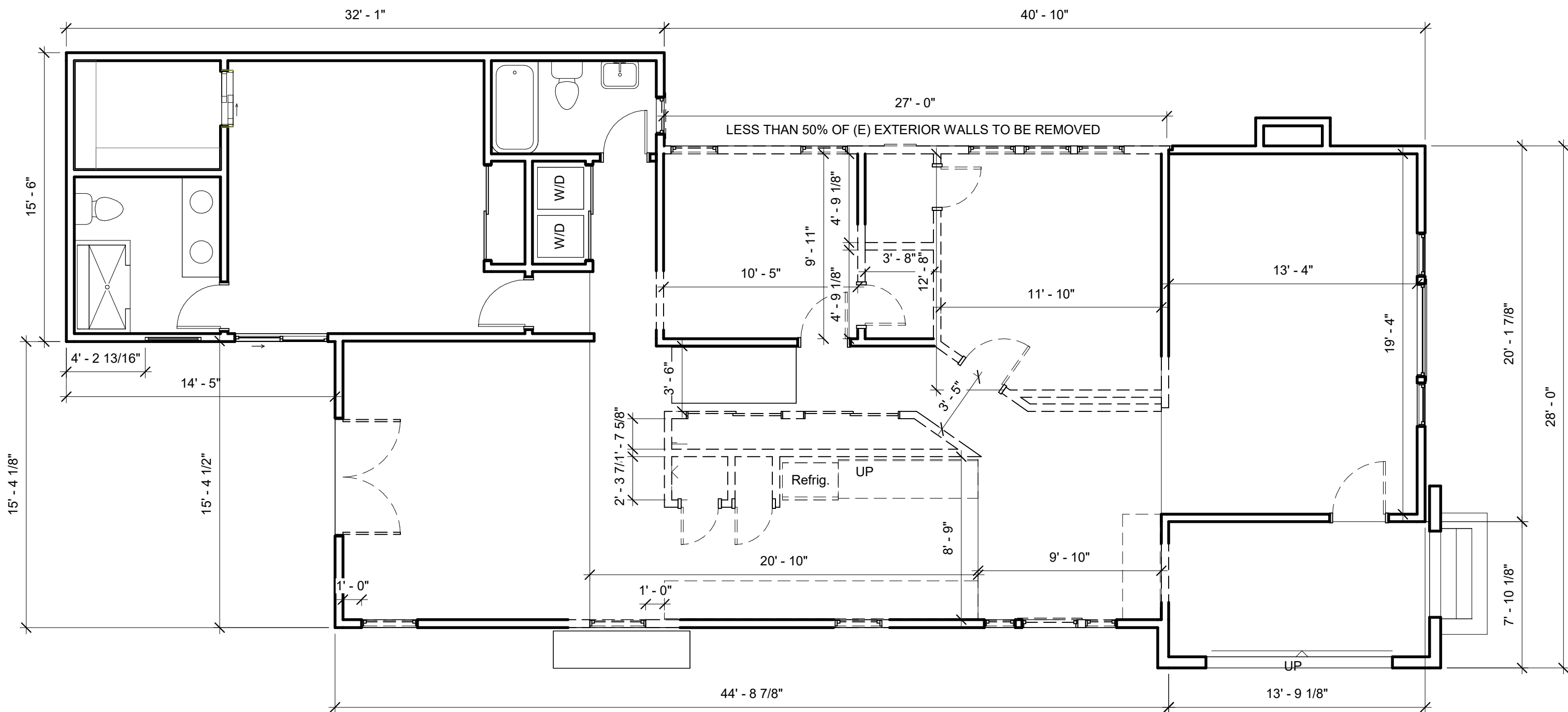
Drawn By: Author Checked By: Checker

Scale
As indicated

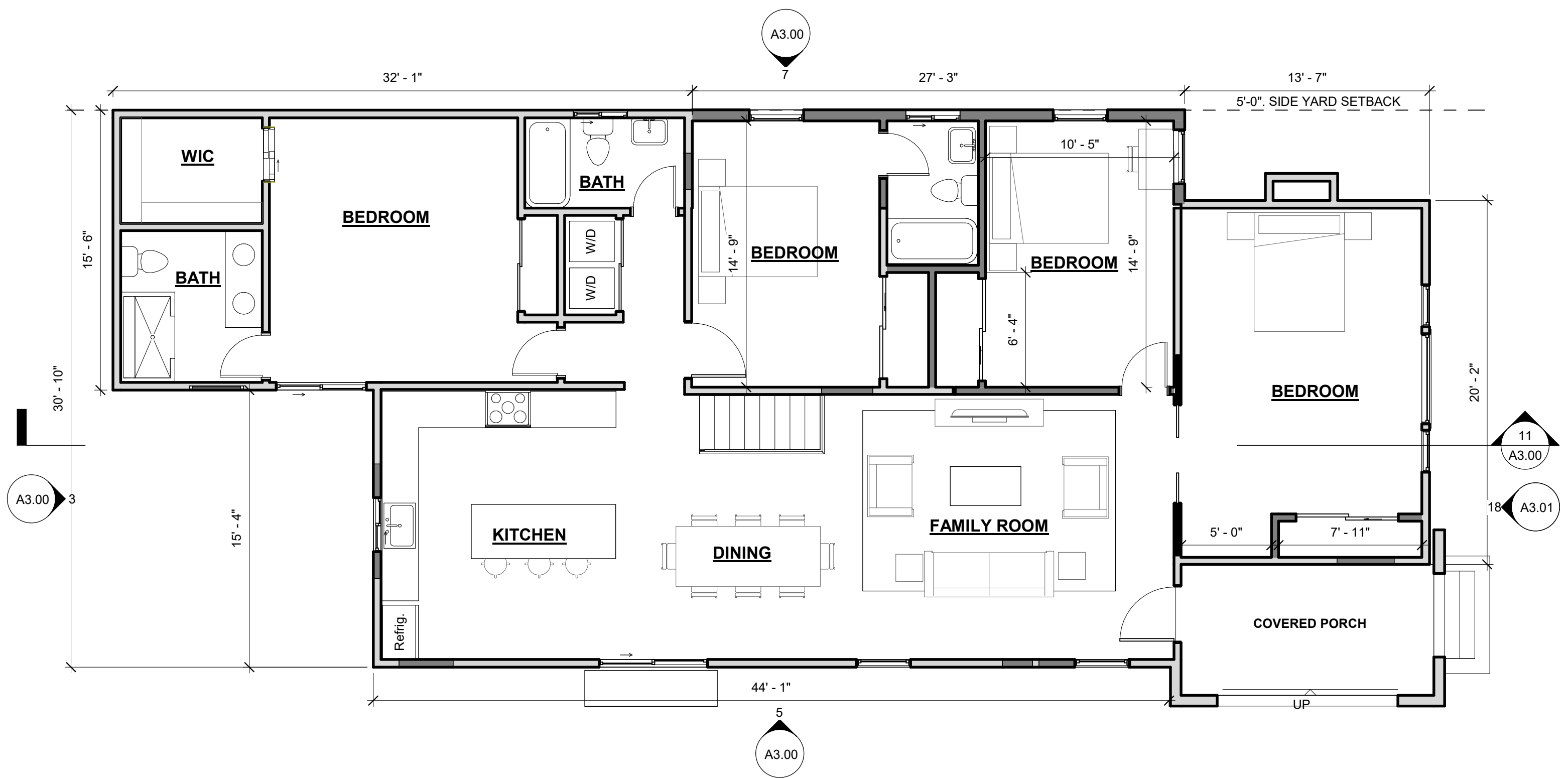


Sheet Title
PROPOSED SITE PLAN

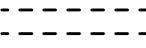
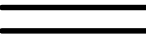
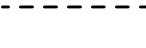
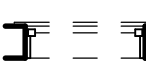
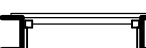
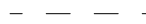
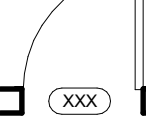
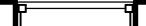
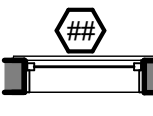
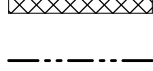
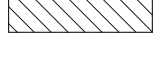
Sheet No.
A1.02



DEMOLITION FLOOR PLAN - FIRST FLOOR
3/16" = 1'-0"



FLOOR PLAN - FIRST FLOOR
3/16" = 1'-0"

DEMOLITION NOTES	LEGEND - DEMOLITION	DIMENSION NOTES	PROPOSED PLAN GENERAL NOTES	LEGEND - NEW CONSTRUCTION
1. GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCOVERY OF UNFORSEEN CONDITIONS IN THE PROCESS OF DEMOLITION 2. (E) STRUCTURAL BEARING ELEMENTS TO REMAIN U.O.N. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IF ANY BEARING COLUMNS ARE FOUND IN PARTITIONS TO BE REMOVED THAT DO NOT APPEAR IN PLANS. 3. DAMAGES WHICH OCCUR DURING DEMOLITION AND/OR CONSTRUCTION SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY AND EXPENSE TO RESTORE/REPAIR TO ORIGINAL CONDITION. 4. IF ANY MATERIALS SUSPECTED OF CONTAINING ASBESTOS OR ANY OTHER HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB THE MATERIALS. IMMEDIATELY NOTIFY THE OWNER, OWNER'S REP/LANDLORD/TENANT/CLIENT AND ARCHITECT.	 (E) AREA TO BE REMOVED  (E) WALL TO BE REMOVED  (E) WALL TO REMAIN  (E) ITEM TO BE REMOVED  (E) WINDOW TO BE REMOVED  (E) WINDOW TO REMAIN  (E) DOOR TO BE REMOVED  (E) DOOR TO REMAIN	1. DIMENSIONS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED : A) TO FACE OF FINISH B) TO CENTER OF DOORS AND OTHER OPENINGS C) TO TOP OF FINISHED FLOORS D) TO BOTTOM OF FINISH AT CEILINGS E) TO OUTSIDE FACE OF FINISHED MILLWORK F) TO FINISHED WINDOW FRAME. SEE WINDOW DETAILS. 2. DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA. 3. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CERAMIC TILE, VCT, ETC. DIMENSIONS MARKED "CLEAR" ARE TO BE WITHIN 1/8" OF GIVEN DIMENSION ALONG FULL HEIGHT/WIDTH/LENGTH OF SURFACES. 4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. CONSTRUCTION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS. 5. ANY GRAPHICAL ERRORS, APPARENT OR ASSUMED, SHOULD BE CLARIFIED WITH AN RFI PRIOR TO CONSTRUCTION	1. REPLACEMENT OF GYPBOARD MUST BE 5/8" TYPE X WITH 5D COOLER NAILS AT 4 INCHES ON CENTER OR EQUIVALENT SCREWS FOR ALL INTERIOR NON-STRUCTURAL ALTERATIONS. 2. REFER TO BUILDING CODE ANALYSIS FOR LOCATIONS OF FIRE RESISTANCE RATED WALLS. 3. THERMAL INSULATION TO BE PROVIDED BETWEEN CONDITIONED AND NONCONDITIONED SPACES TYP. REFER TO ASSEMBLY TYPES. 4. ACOUSTIC INSULATION TO BE PROVIDED IN ALL WALLS SURROUNDING BATHROOM AND LAUNDRY AREAS (INCLUDES MUDROOM AND BASEMENT STORAGE). REFER TO ASSEMBLY TYPES. 5. PROVIDE (N) LEVELING SUBSTRATE α EXISTING/NEW SUBFLOOR ASSEMBLY THROUGHOUT AS REQUIRED TO ACHIEVE SMOOTH CONTIGUOUS, LEVEL (N) FINISH FLOORING; TYP. 6. ALL GUARDRAIL & HANDRAIL CONSTRUCTION SHALL WITHSTAND A 200 LB. CONCENTRATED LOAD AND 50 LB./FT. UNIFORM LOAD APPLIED Laterally and Vertically at the HIGHEST POINT OF THE RAIL-Whichever is Greater. (TYP. ALL GUARDRAILS) AS SPECIFIED IN CBC SECTION 1607.8., S.S.D.	 ABOVE OR BELOW  (E) WALL TO REMAIN  (N) WALL  1 HR. FIRE RESISTANCE RATED WALL  (N) DOOR  (E) WINDOW TO REMAIN  (N) WINDOW  [N.I.C.] NOT IN CONTRACT  (N) BEARING WALL  (N) BRACE WALL PANEL  (N) FOOTING  HEADER OR BEAM



Agency Approvals

Revision No. Date

Job Title
245 LOS GATOS BLVD

Job Address
245 LOS GATOS BLVD, LOS GATOS, CA 95030

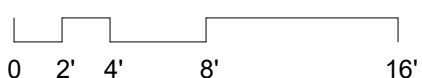
Date: 10/28/2025

Issued For
Project Status

Job Number: 25011

Drawn By: Author Checked By: Checker

Scale
As indicated

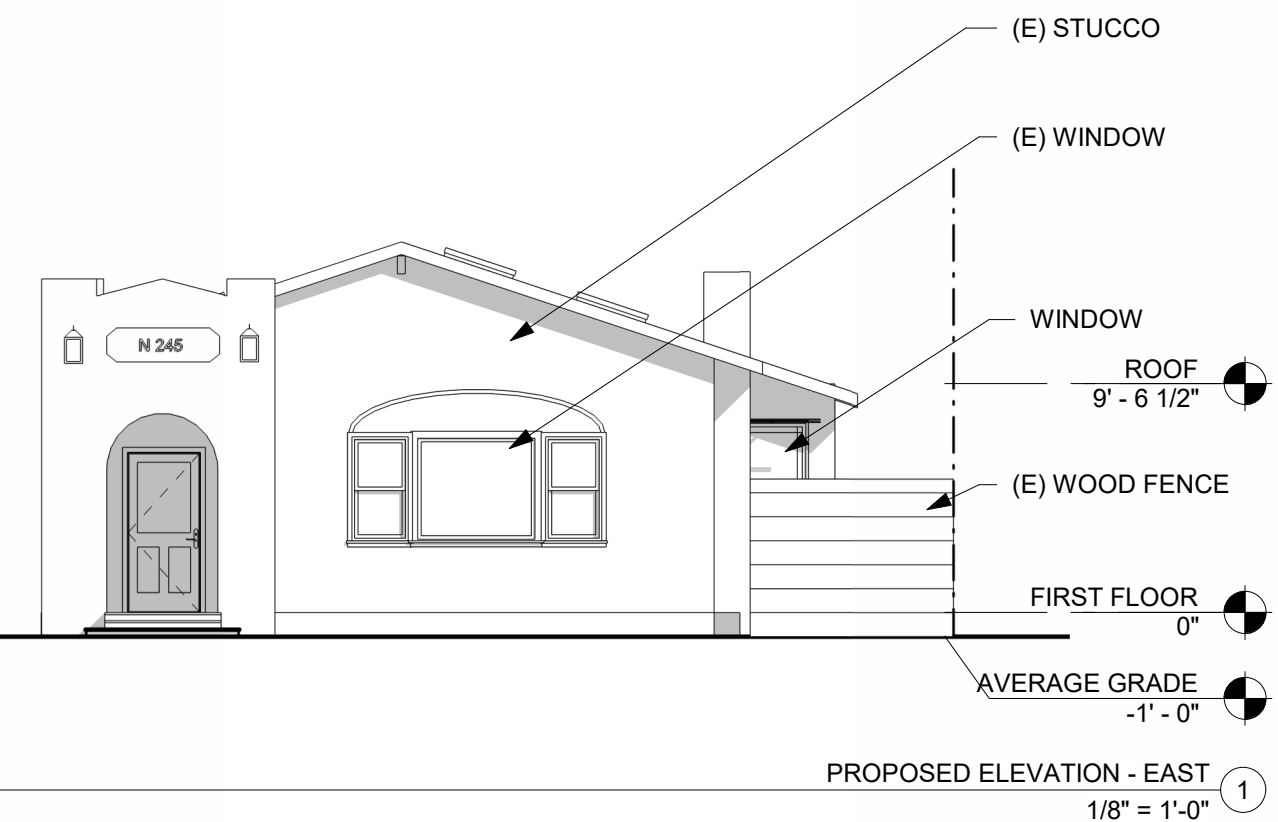
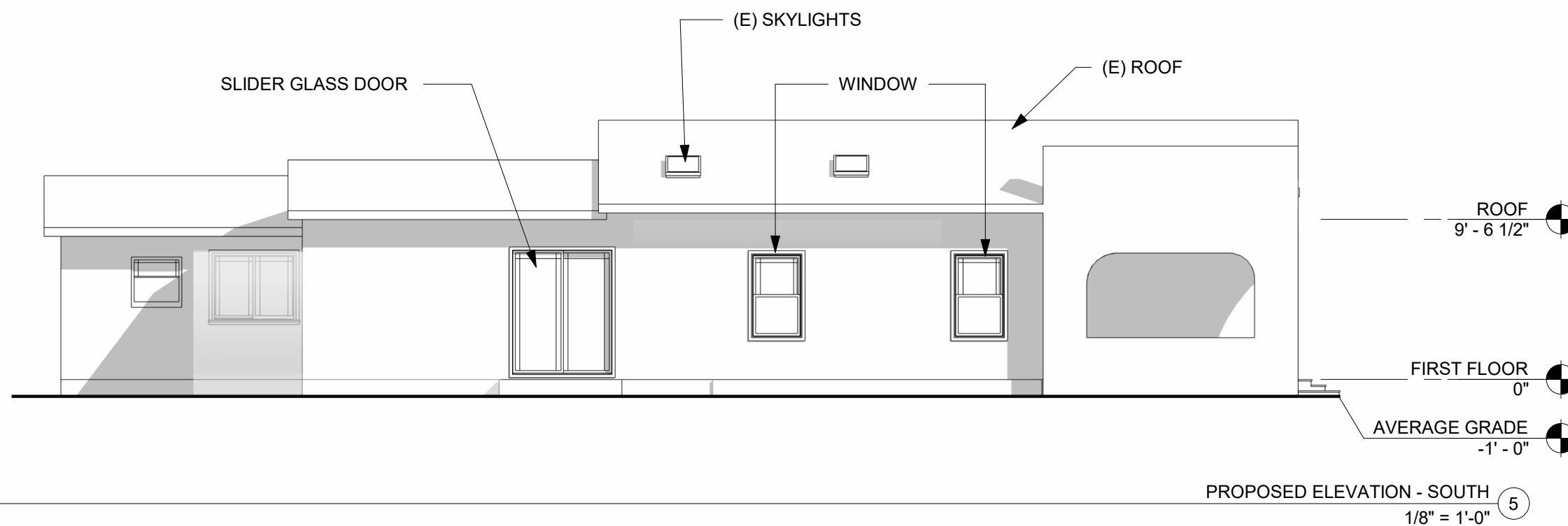
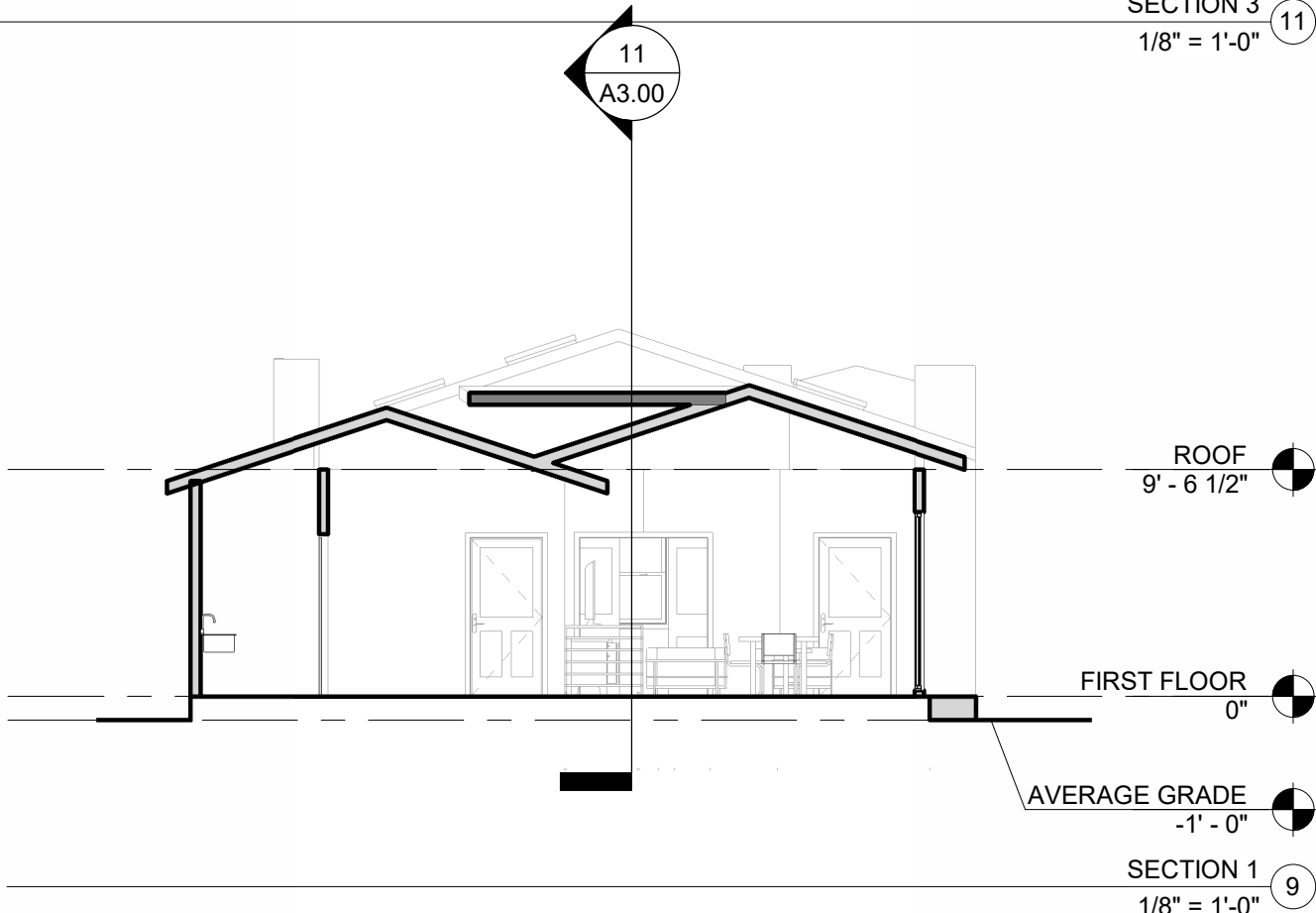
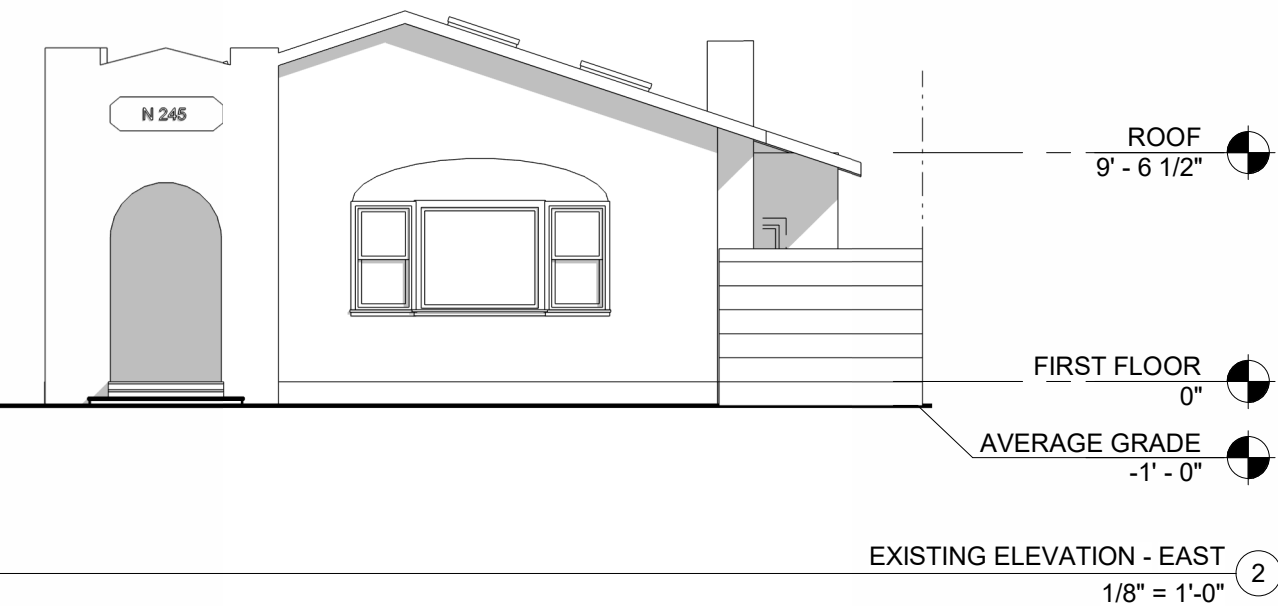
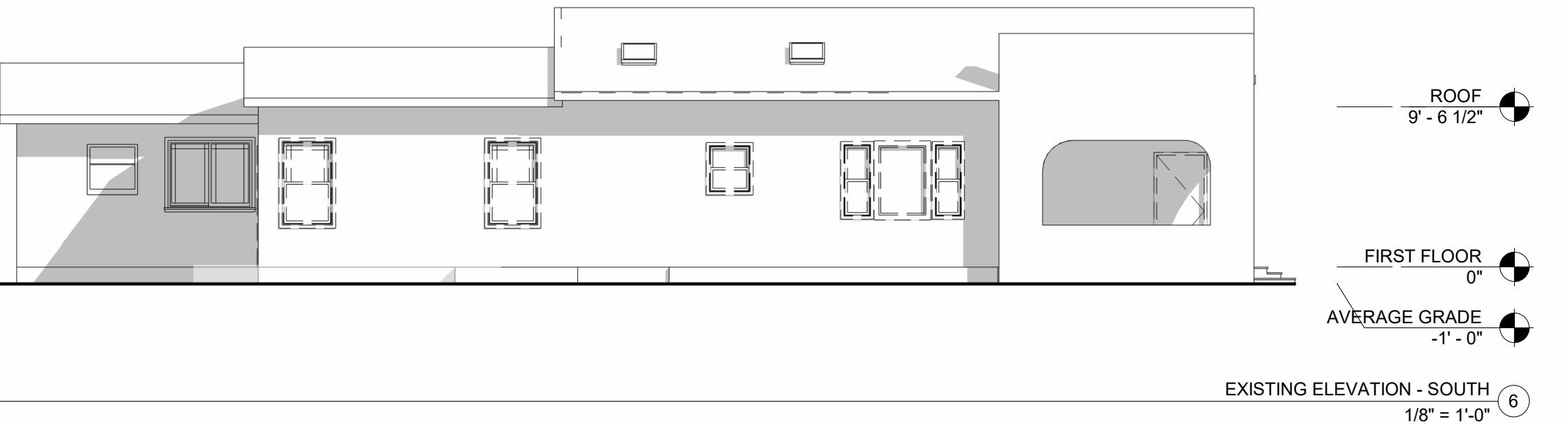
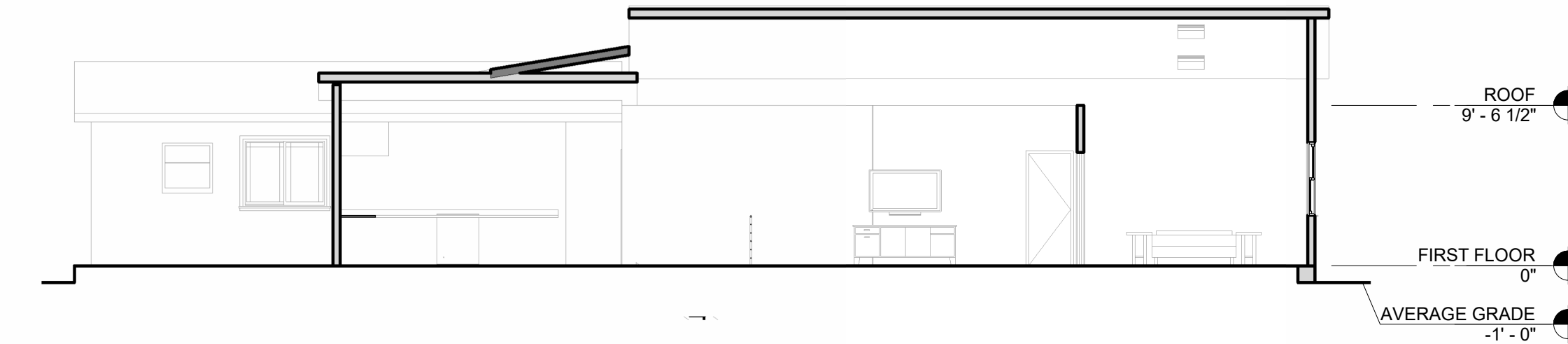
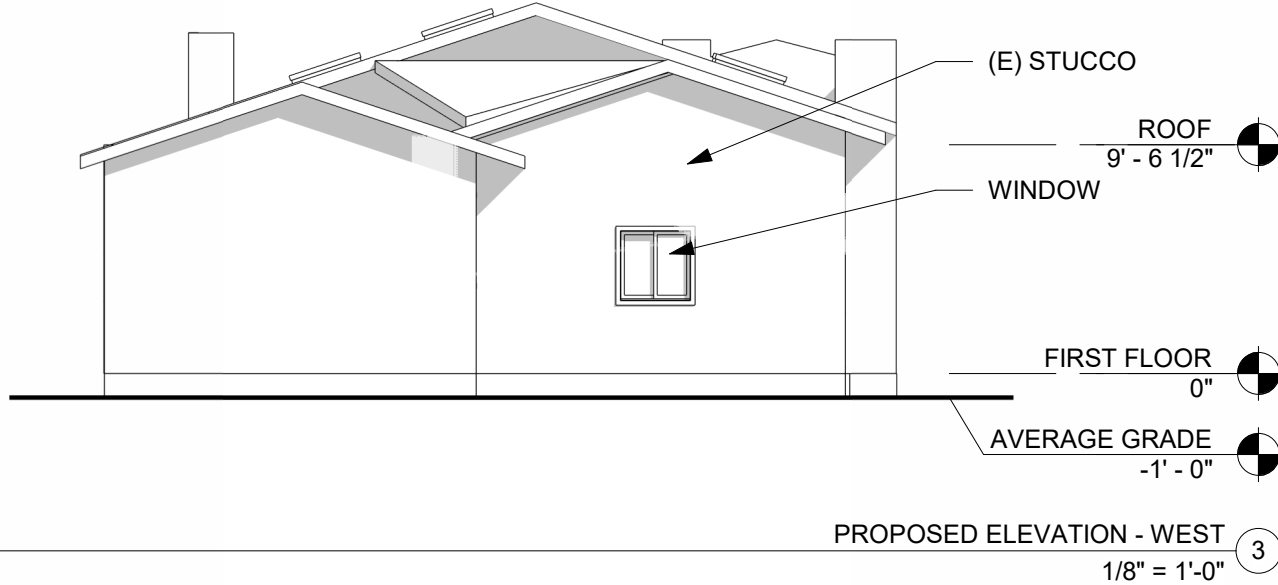
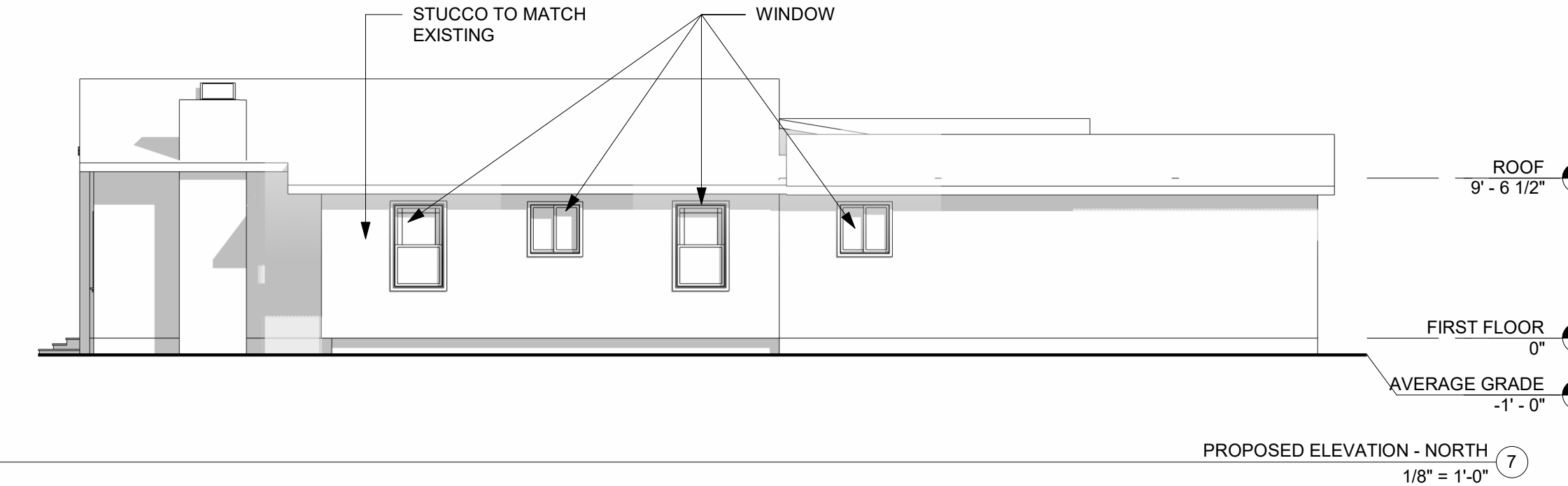
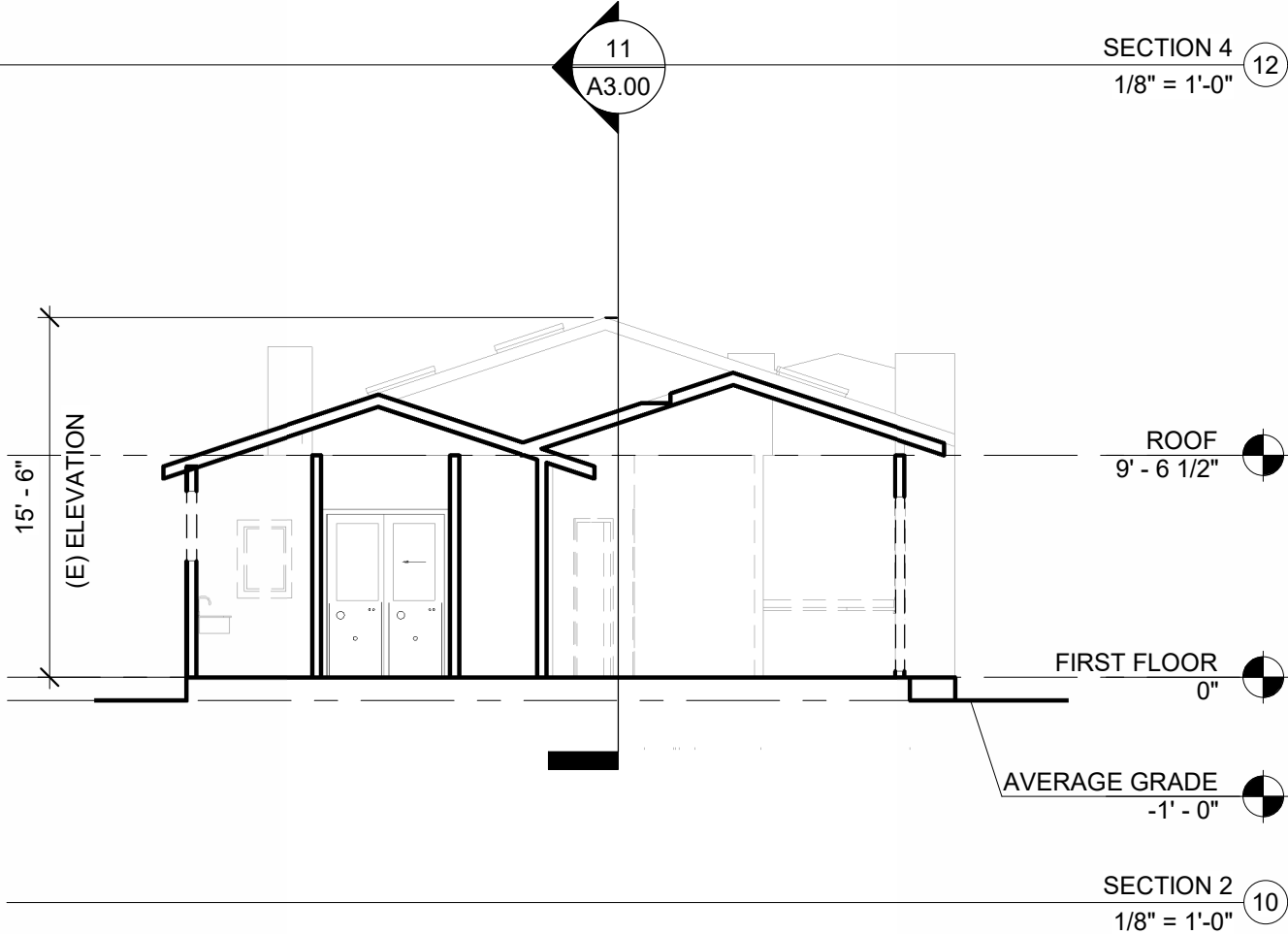
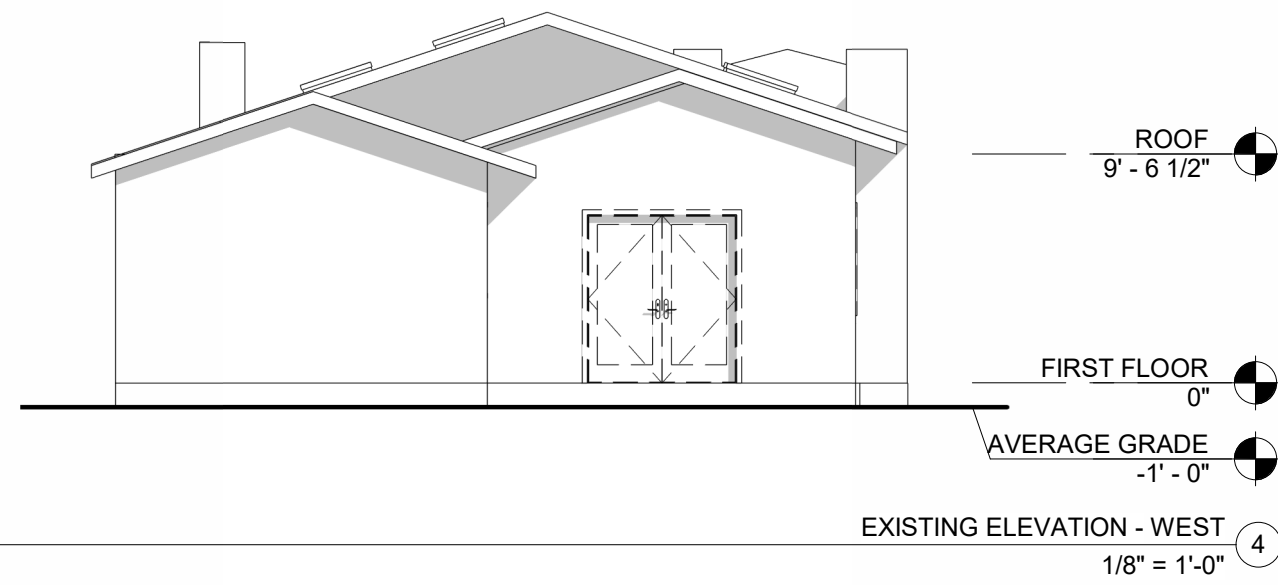
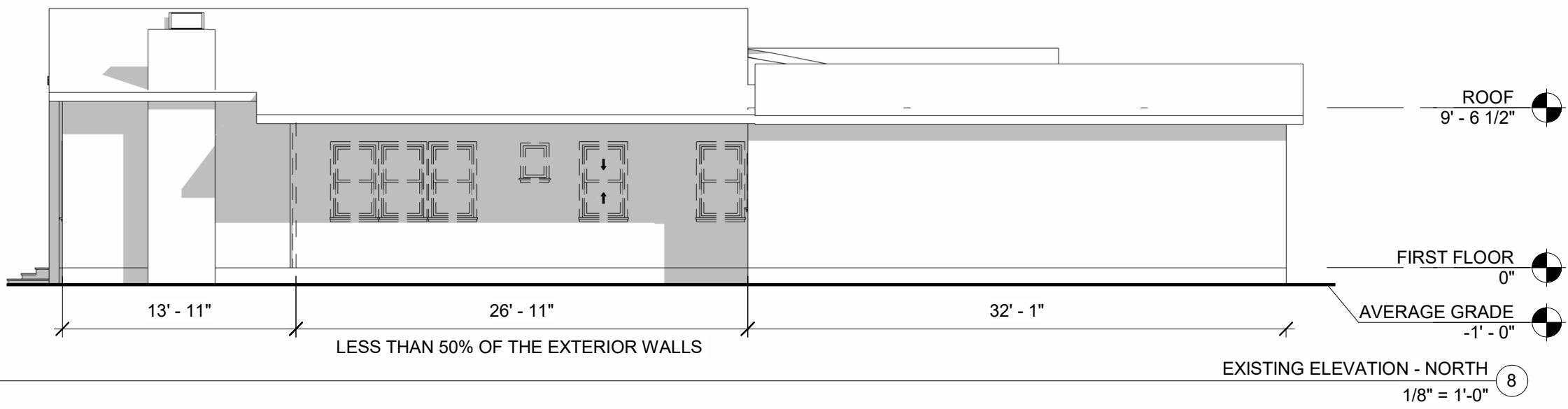
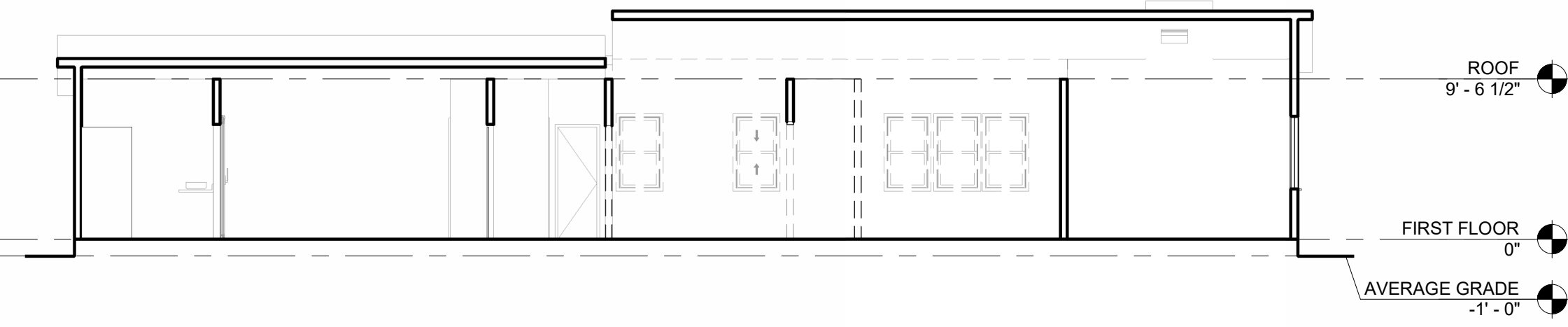


Sheet Title
DEMOLITION & PROPOSED PLANS

Sheet No.

A2.01

10/28/2025 4:18:03 PM



DIMENSION NOTES		PROPOSED ELEVATIONS GENERAL NOTES		LEGEND - DEMOLITION		LEGEND - NEW CONSTRUCTION	
1.	DIMENSIONS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED : A) TO FACE OF FINISH B) TO CENTER OF DOORS AND OTHER OPENINGS C) TO TOP OF FINISHED FLOORS D) TO BOTTOM OF FINISH AT CEILINGS E) TO OUTSIDE FACE OF FINISHED MILLWORK F) TO FINISHED WINDOW FRAME. SEE WINDOW DETAILS.	1.	0'-0" (E) FINISH FLOOR LEVEL AT 1ST FLOOR IS DETERMINED BY ELEVATION MARK.		(E) AREA TO BE REMOVED		ABOVE OR BELOW
2.	DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.	2.	ALL EXTERIOR LIGHT FIXTURES SHALL MEET TOWN REQUIREMENTS TO BE DOWNWARD DIRECTED AND SHIELDED SUCH THAT THE LIGHT SOURCE (BULB) IS NOT VISIBLE.		(E) WALL TO REMAIN		(E) WALL TO REMAIN
3.	DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CERAMIC TILE, VCT, ETC. DIMENSIONS MARKED "CLEAR" ARE TO BE WITHIN 1/8" OF GIVEN DIMENSION ALONG FULL HEIGHT/WIDTH/LENGTH OF SURFACES.				(E) WALL TO REMAIN		(N) WALL
4.	DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. CONSTRUCTION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS.				(E) ITEM TO BE REMOVED		1 HR. FIRE RESISTANCE RATED WALL
5.	ANY GRAPHICAL ERRORS, APPARENT OR ASSUMED, SHOULD BE CLARIFIED WITH AN RFI PRIOR TO CONSTRUCTION						[N.I.C.] NOT IN CONTRACT
BUILDING SECTIONS GENERAL NOTES		1.	SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.				
		2.	0'-0" (E) FINISH FLOOR LEVEL AT 1ST FLOOR IS DETERMINED BY ELEVATION MARK				
		3.	ACOUSTIC INSULATION TO BE PROVIDED IN ALL WALL, FLOOR, AND CEILING ASSEMBLIES SURROUNDING BATHROOM AND LAUNDRY AREAS.				



Agency Approvals

Revision No. Date

Job Title 245 LOS GATOS BLVD

Job Address 245 LOS GATOS BLVD, LOS GATOS, CA 95030

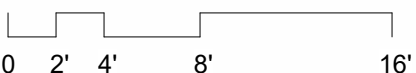
Date: 10/28/2025

Issued For Project Status

Job Number: 25011

Drawn By: Author Checked By: Checker

Scale As indicated



Sheet Title ELEVATIONS

Sheet No. A3.00

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of Dwelling Lab, Inc. and may not be reused or reproduced in any manner without our express written consent.