



TOWN OF LOS GATOS

Ms. Maria Chavarin (Planning)
Mr. Robert Gray (Building)
Ms. Susan O'Brien (OCC - Building)
110 East Main Street
Los Gatos, CA 95030

Tuesday, October 21, 2025

RE: Snigdha/Dharmavaram Residence
328 Bachman Avenue
Los Gatos CA, 95030
B25-0330

Ladies & gentlemen,

This letter is intended to explain and/or identify voluntary revisions made to the plans based on returning preliminary construction cost items. All revisions are noted with "B2" for the Building Permit 2nd Review. I have indicated the sheets that were revised with more detailed descriptions of the changes.

PLANNING DIVISION: (Ms Chavarin)

1. With respect to Planning implications, the following changes were made which would have negated most of the reviews already completed.
 - The owner has decided to completely abandon the reconstruction of the Cellar/Basement. The plan is to now simply reconstruct the stairs to be more inviting with respect to rise/run, but all other aspects shall remain "as-is".
 - Due to the above, there will be NO light-wells so "Tree-Protection" fencing is no longer required.
 - The entire 2nd story addition has also been reconfigured to be a simple second dormer to match the existing along that same roof plane.
 - See also the changes made for the Building Division for description.

BUILDING DIVISION: (Mr. Gray, Ms. O'Brien)

1. A1.1: TITLE SHEET/SITE PLAN: New floor areas have been identified with the reduction of scope of work, specifically the 2nd story addition.
2. A1.1: TITLE SHEET/SITE PLAN: All light-wells have been removed and storm water retention wattles have been reconfigured and dedicated to the area of scope of work.
3. A2.1: CELLAR/BASEMENT FLOOR PLAN(S): Revised so only the stair is noted for reconstruction. All windows in that space shall remain.
4. A2.2: 1ST LEVEL FLOOR PLAN(S): The front bedroom bath/closet has been reconfigured resulting in the elimination of a proposed new window along that right side exterior wall.



638 University Avenue Los Gatos, California. 95032

T 408.292.3252 F 253.399.1125
studio-three.com

ATTACHMENT 2



5. A2.3: 2ND LEVEL FLOOR PLAN(S): As previously mentioned, the Primary Bathroom Suite has been completely reconfigured to ONLY include a new dormer matching the existing.
6. A2.4: ROOF PLAN(S): Correct roof line layout has been revised indicating the new dormer.
7. A2.5: (E) "COLORIZED" EXTERIOR ELEVATIONS: Slight adjustments to the (e) exterior elevations have been made indicating the reduction of demolition.
8. A3.1: EXTERIOR ELEVATIONS: All plan adjustments made resulting in exterior modifications have been made.
9. A3.2: EXTERIOR ELEVATIONS: All plan adjustments made resulting in exterior modifications have been made.
10. A3.3: EXTERIOR ELEVATIONS: All plan adjustments made resulting in exterior modifications have been made.
11. A3.4: EXTERIOR ELEVATIONS: All plan adjustments made resulting in exterior modifications have been made.
12. A4.1: SECTIONS: All plan adjustments made resulting in sectional modifications have been made.
13. A4.2: SECTIONS: All plan adjustments made resulting in sectional modifications have been made.
14. ME.1: CELLAR/BASEMENT ELECTRICAL: Reduced scope of work indicated.
15. ME.2: 1ST LEVEL ELECTRICAL: Reduced scope of work indicated.
16. ME.3: 2ND LEVEL ELECTRICAL: Revised scope of work indicated.
17. S.1: FOUNDATION PLAN: Revision to scope of work indicated, stamped & signed by EOR.
18. S.2: 2ND LEVEL FLOOR FRAMING: Revision to scope of work indicated, stamped & signed by EOR.
19. S.3: ROOF FRAMING: Revision to scope of work indicated, stamped & signed by EOR.
20. T24: New Title 24 Energy Calculations provided for reduction of SF, glass area, etc.....
21. STRUCTURAL CALCS: New calculations provided for redesign of shear, beams, etc...

If you have any further questions or requirements, please do not hesitate to ask.

Best,

Mike Rowe for
Studio-Three