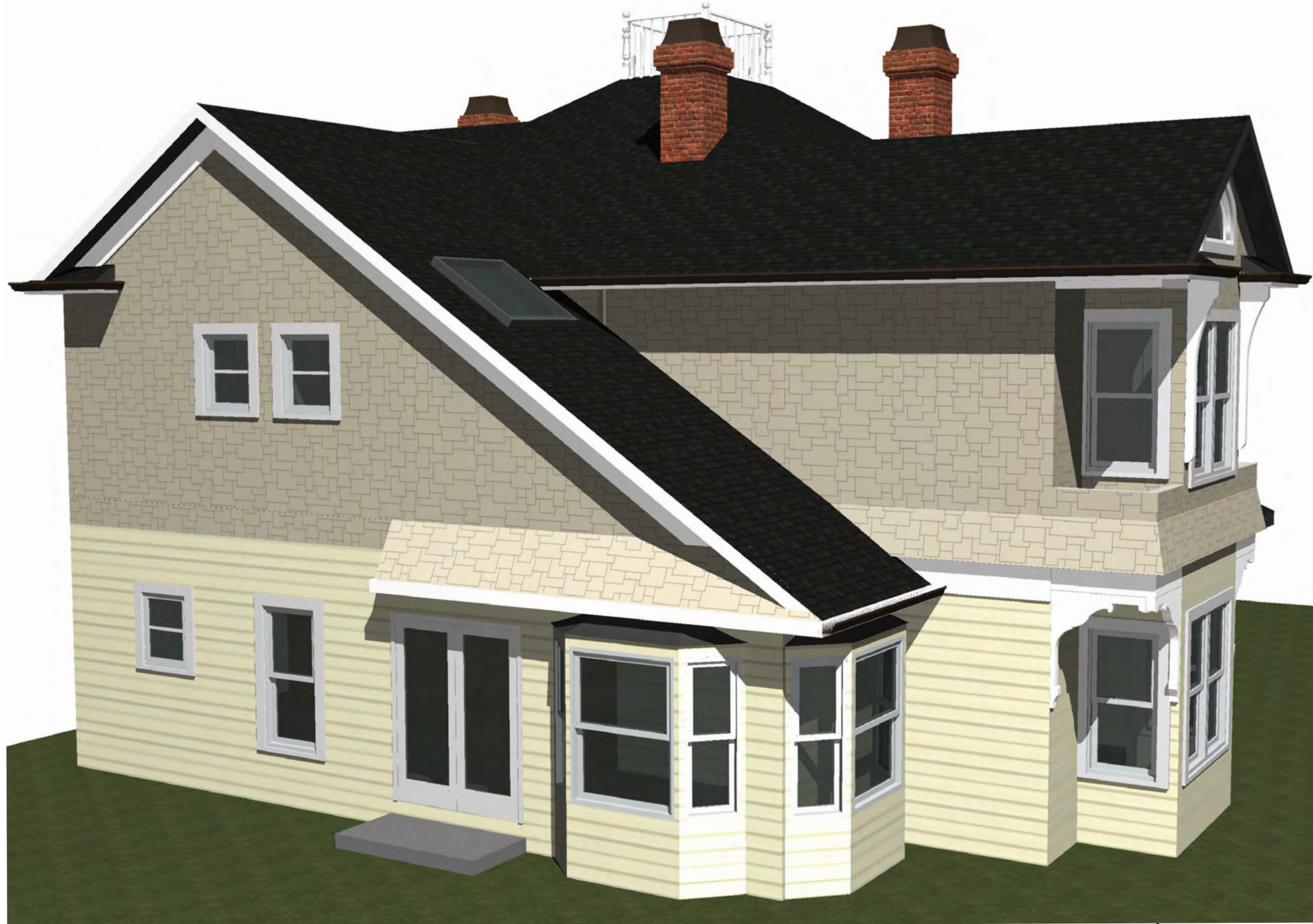




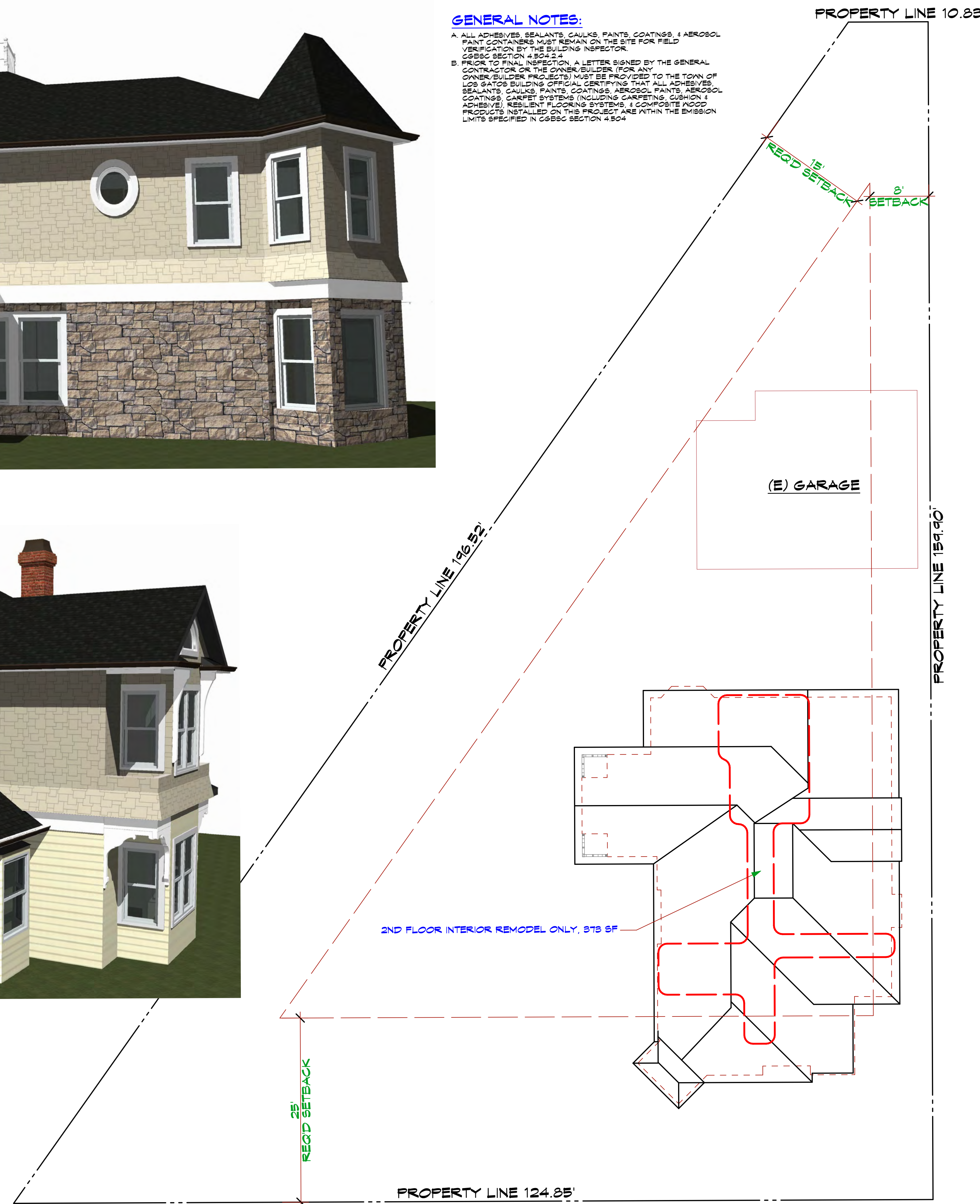
South Side Elevation



West Rear Elevation

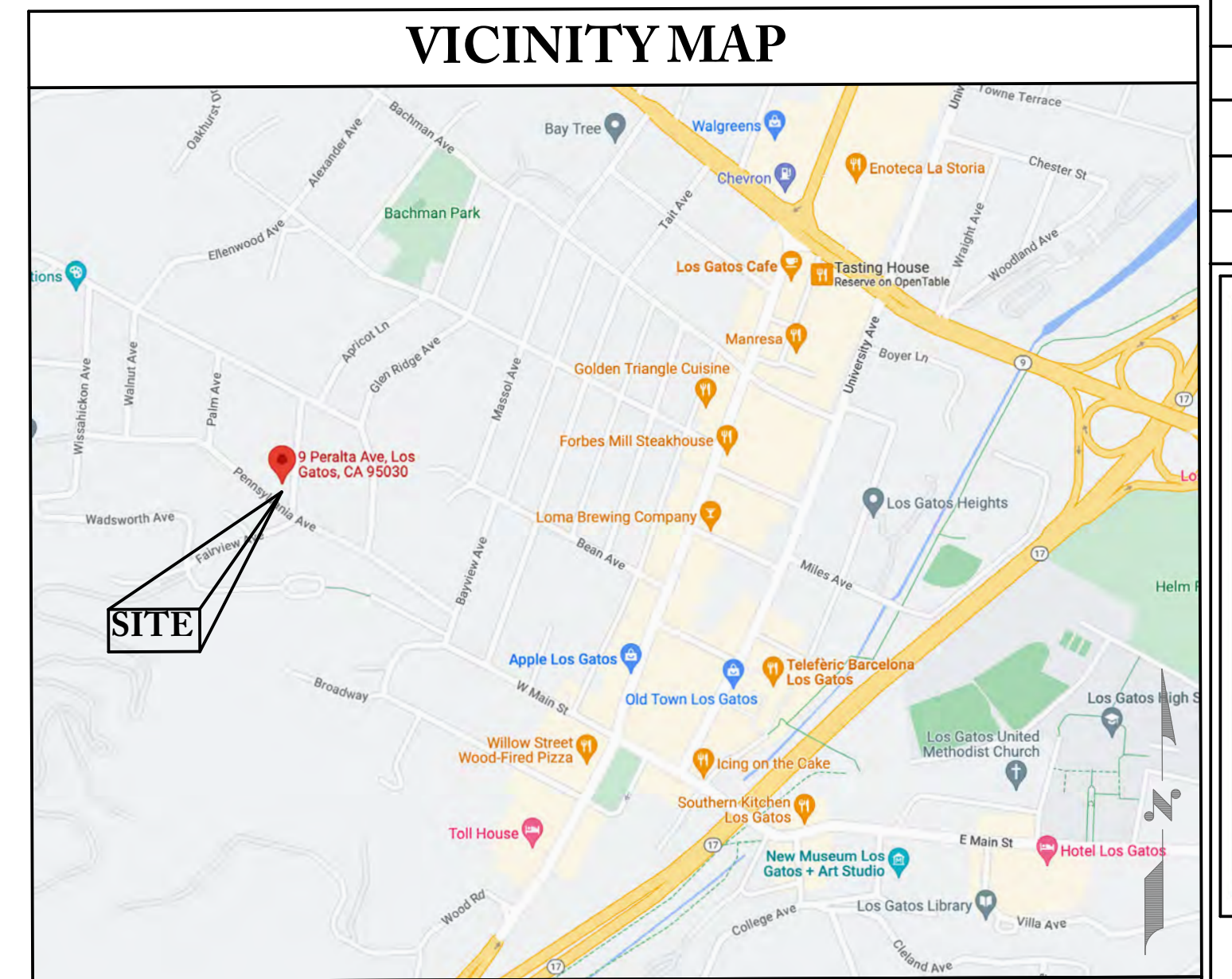
GENERAL NOTES:

- A. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, & AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. CGSBC SECTION 4.804.2.4.
- B. 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, GISHION & ADHESIVE), RESILIENT FLOORING SYSTEMS, & COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGSBC SECTION 4.804.



SITE PLAN

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



PROJECT DATA

PROJECT ADDRESS:	9 PERALTA AVE, LOS GATOS, CA 95030
OWNER:	JOHN & DONA FOX
APN#:	510-42-040
ZONING:	R-1-B
OCCUPANCY GROUP:	R-5, U
CONSTRUCTION TYPE:	V-B, NON SPRINKLERED
SITE AREA:	10,848 SF
ALLOWABLE FLOOR AREA RESIDENCE:	= .35 - (10,745-5) X .20 = 303 X 10,848 = 3,287 SF
GARAGE:	= .10 - (10,745-5) X .07 = 084 X 10,848 = 911 SF
EXISTING FLOOR AREAS:	REMODEL AREA:
MAIN FLOOR 1,696 SF	MAIN FLOOR 0 SF
SECOND FLOOR 1,649 SF	SECOND FLOOR 373 SF
TOTAL FLOOR AREA 3,345 SF	TOTAL FLOOR AREA 373 SF
GARAGE 693 SF	GARAGE 0 SF
TOTAL LIVING AREA = 3,345 SF	TOTAL REMODEL AREA = 373 SF

PROJECT DIRECTORY

ARCHITECT:
KOHLSAAT & ASSOCIATES
 51 UNIVERSITY AVENUE, SUITE L
 LOS GATOS, CA 95030
 TEL: (408) 395-2555

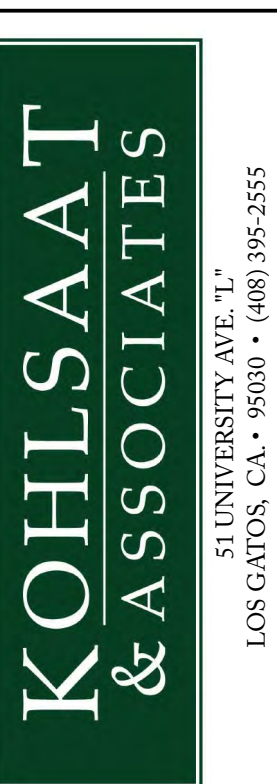
CODES COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE 2025 CBC PART 2, CRC PART 2.5, CEC PART 3, CMC PART 4, CPC PART 5, CBEBC PART 6, CHEC PART 8, CECB PART 10, CGSBC PART 11 AS WELL AS ALL APPLICABLE STATE & LOCAL CODES.

SCOPE OF WORK

REMODEL EXISTING 2NF FLOOR, MASTER BATH, LAUNDRY ROOM, ADD BATH ROOM, RECONFIGURE BEDROOM TO CLOSET, ADD CLOSETS TO THREE BEDROOMS.

REVISIONS



A REMODEL FOR:
THE FOX RESIDENCE
 9 PERALTA AVE, LOS GATOS, CA, 95030

NOTE: Contractor shall verify all dimensions, elevations, and conditions prior to starting any field work. Conditions, measurements, and elevations shall be verified on the plans and shall be brought to the attention of the architect prior to construction.

TITLE SHEET,
 SITE PLAN

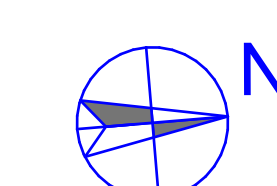
DATE: 4/16/26

SCALE: AS SHOWN

SHEET

A-1

1 OF 5



ARCHITECTURAL NOTES

SHOWER WINDOWS
 WINDOWS IN SHOWERS SHALL BE MADE FROM MATERIALS THAT ARE NOT ADVERSELY AFFECTED BY MOISTURE. GLAZING SHALL BE TEMPERED, CGC R307.2 R308.4

WOODEN BACKING
 MINIMUM 2"x8" WOODEN BACKING SHALL BE PROVIDED IN ALL BATHROOM WALLS AT WATER CLOSETS, SHOWERS, BATHUBS AND TUBS. BACKING SHALL BE LOCATED 34" FROM THE FLOOR. FURTHER, PROVIDE BACKING FOR GRAB BARS FOR TOILETS ON FIRST FLOOR.

FINISHES
 PROVIDE 5/8" GYP. BOARD AT ALL INTERIOR WALL & CEILING LOCATIONS.
 INTERIOR WALL AND CEILING FINISHES SHALL BE LOW-VOC (100 GFL VOCs (NON-FLAT) AND 150 VOCs (NON-FLAT GLOSS)).
 FLOOR FINISHES SHALL BE LOW VOC, WATER BASED (250 GFL VOCs).
 CAULK & CONSTRUCTION ADHESIVES SHALL BE LOW VOC (1 TO 6 GFL VOCs).
 TO REDUCE FORMALDEHYDE IN INTERIOR FINISHES A MINIMUM OF 50% OF INTERIOR TRIM SHALL BE POPLAR OR ALDER.

A1.0 STRUCTURE

A1.1 4" NOM. STUD WALL
 3/4" TH. STUD WALL FROM 2X STUDS @ 16" O.C.

A1.2 TEMPERED GLASS
 SEE ARCHITECTURAL NOTE FOR SAFETY GLAZING

A2.0 FINISHES

A2.1 5/8" GYPSUM BOARD
 5/8" GYPSUM BOARD SHALL BE APPLY THROUGH OUT TH RESIDENCE TYP. U.O.N.

A3.0 FENESTRATION

A3.1 SAFETY GLASS SHOWER DOORS
 PROVIDE FULLY TEMPERED LAMINATED SAFETY GLASS SHOWER ENCLOSURE AND DOOR. SHOWER DOOR SHALL HAVE A MIN. CLEAR FINISHED OPENING OF 22" MIN.

A4.0 CABINETRY

A4.1 BUILT-IN VANITY
 BUILT-IN ENCLOSED VANITY

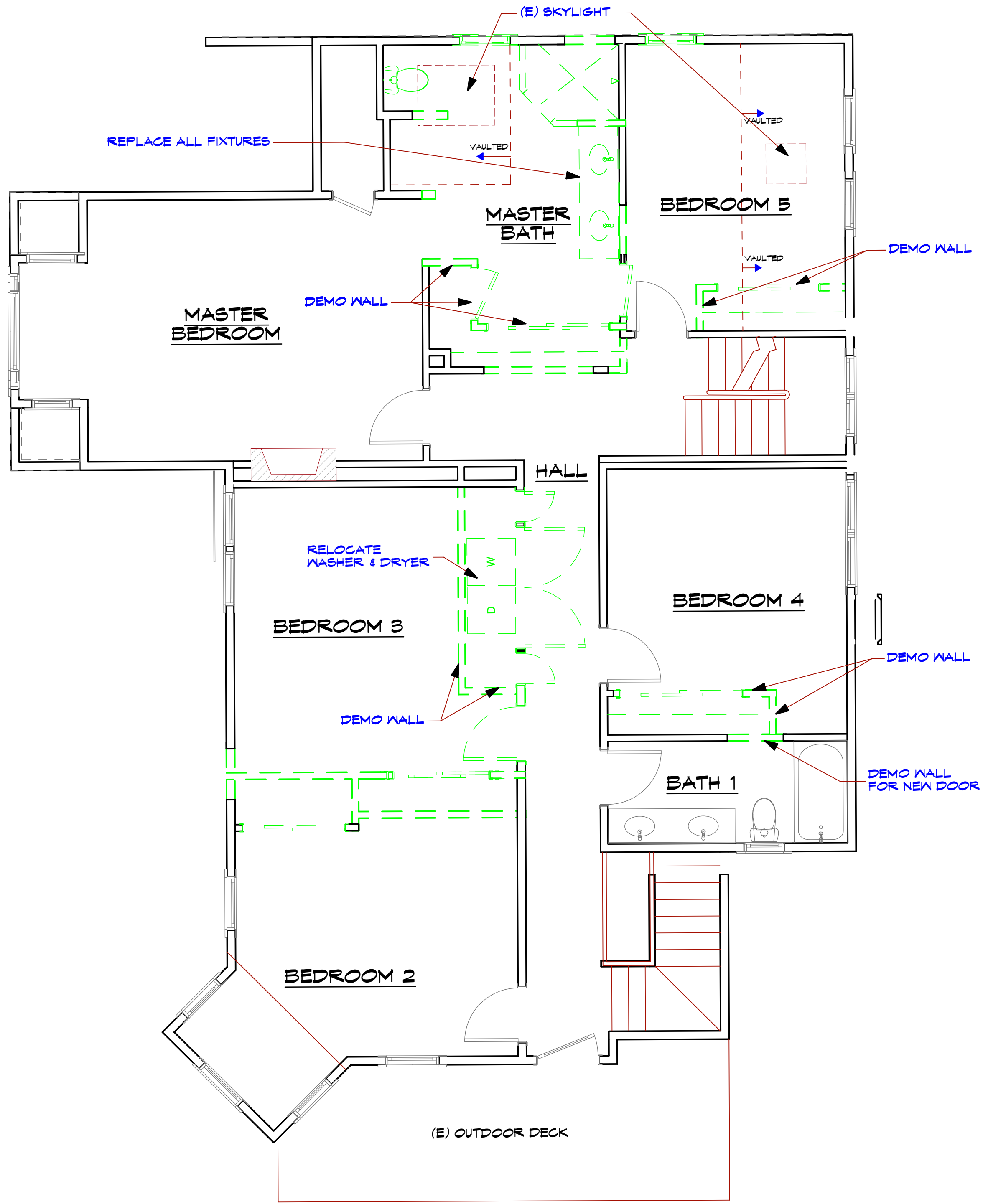
A4.2 CLOSETS
 POLES & SHELVES, CONFIG. PER INT. DESIGNER

A5.0 PLUMBING

A5.1 RECT. SINK(S) IN VANITY CABINET

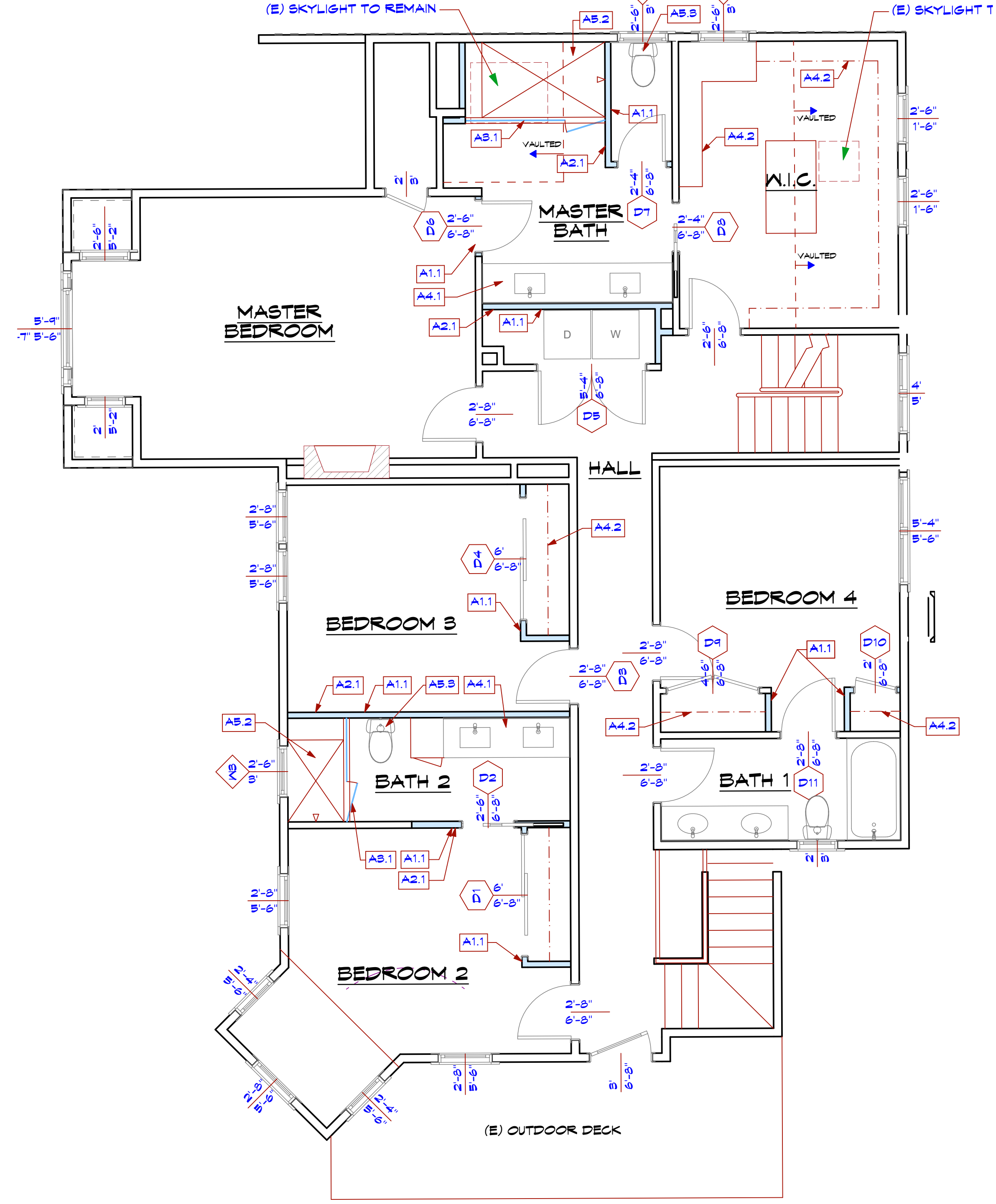
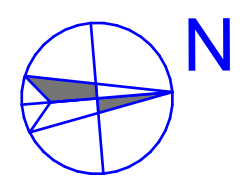
A5.2 TILED SHOWER
 SHOWER STALL WITH WATER PROOF PAN & NETSET TILE FULL HEIGHT ABOVE FLOOR LINE OVER FIBER-CEMENT FIBER-MAT REINFORCED GEMENT, GLASS MAT GYPSUM BACKERS & FIBER-REINFORCED GYPSUM BACKERS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHUBS COMPARTMENTS. R307.2 & R308.4.2 R308.5.3 SHOWER & TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OR THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. CFC 402.5

A5.3 HIGH-EFFICIENCY TOILET
 PROVIDE ONLY HIGH-EFFICIENCY DUAL-FLUSH OR 1.28 GPF TOILETS. NO FIXTURE SHALL BE SET CLOSER THAN 15" FROM ITS CENTER TO A SIDE WALL. THE CLEAR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24". CFC 402.5



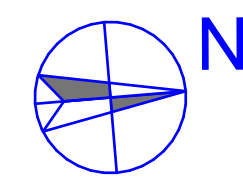
2ND FLOOR DEMO PLAN

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



PROPOSED 2ND FLOOR PLAN

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





REMOVE (E) WOOD WINDOW & REPLACE WITH SHORTER WOOD WINDOW TO MATCH (E)
REMOVE SHORT HEADER WINDOW

EXISTING REAR ELEVATION

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



ALL NEW TRIM TO MATCH (E) TRIM & DETAILS

EXISTING LEFT ELEVATION

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



REPLACE (E) WOOD WINDOW WITH SHORTER WOOD FRAMED WINDOW TO MATCH (E) & NEW WINDOW NEXT TO IT.
ALL NEW TRIM TO MATCH (E) TRIM & DETAILS

IN (N) WOOD FRAMED DUAL GLAZED WINDOWS TRIMMED OUT TO MATCH (E)

NO OTHER EXTERIOR CHANGES
INFILL WHERE WINDOW WAS REMOVED WITH PAINTED CEDAR WOOD SHINGLES TO MATCH (E)

PROPOSED REAR ELEVATION

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



(N) WOOD FRAMED OVAL BATHROOM WINDOW TRIMMED OUT TO MATCH (E) WINDOWS

NO OTHER EXTERIOR CHANGES
ALL NEW TRIM TO MATCH (E) TRIM & DETAILS

PROPOSED LEFT ELEVATION

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

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