

ABBREVIATIONS

(REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL ABBREVIATIONS)

AC TILE

ADJ

ALUM.

A.B.

APPROX.

A.C.

A.F.F.

@

BLKG

BD.

BOT.

BLDG.

CAB.

C.I.

C.B.

CLG.

CEM.

C.C or O.C.

CL

CER. TILE

C.O.

C.O.T.G.

CLR

RDW

C.W.

COL.

CONC.

C.P.

CONST.

C.H.

C.J.

CONT.

CTR.

CTSK

D.A.

DTL.

DIA. or Ø

DIM.

DW.

DISP.

DR

D.O.

D.S.

DWG.

D.F.

E.A.

E.W.

ELECT.

E.W.C.

EL. or

ELEV.

ENCL.

EQ.

EQ.U.P.

(E)

EX.

E.J.

EXP.

EXT.

F.O.C.

F.O.M.

F.O.S.

FIN.

F.E.

F.E.C.

F.H.C.

F.H.M.S.

F.H.W.S.

FL. or FLR.

F.D.

FTG.

FND.

GALV.

G.I.

GL.

GLULAM

GRD.

GYP. BD.

HDW.

HT.

H.C.

H.M.

HORIZ.

H.B.

HR.

NSUL.

NT.

NV.

JT.

JOINT

ACOUSTIC TILE

ADJUSTABLE

ALUMINUM

ANCHOR BOLT

APPROXIMATELY

ASPHALTIC CONCRETE

ABOVE FINISHED FLOOR

AT

BLOCKING

BOARD

BOTTOM

BUILDING

CABINET

CAST IRON

CATCH BASIN

CEILING

CEMENT

CENTER TO CENTER

CENTERLINE

CERAMIC TILE

CLEANOUT

CLEANOUT TO GRADE

CLEAR

REDWOOD

COLD WATER

COLUMN

CONCRETE

CONCRETE PIPE

CONSTRUCTION

CONSTRUCTION HEART

CONSTRUCTION JOINT

CONTINUOUS

COUNTER

COUNTER SUNK

DISABLED ACCESS

DETAIL

DIMETER

DIMENSION

DISHWASHER

DISPOSAL

DITTO

DOOR

DOWNSPOUT

DRAWING

DRINKING FOUNTAIN

and/or DOUGLAS FIR

EACH

EACH WAY

ELECTRIC or ELECTRICAL

ELECTRIC WATER

COOLER

ELEVATION

ENCLOSE and/or

ENCLOSURE

EQUAL

EQUIPMENT

EXISTING

EXPANSION

EXPANSION JOINT

EXPOSED

EXTERIOR

FACE OF CONCRETE

FACE OF MASONRY

FACE OF STUD

FINISH

FIRE EXTINGUISHER

FIRE EXTINGUISHER

CABINET

FIRE HOSE CABINET

FLAT HEAD METAL

SCREW

FLAT HEAD WOOD

SCREW

FLOOR

FLOOR DRAIN

FOOTING

FOUNDATION

GALVANIZED

GALVANIZED IRON

GALVE

GLASS

GLUE-LAMINATED

GRADE

GYPSON BOARD

HARDWARE

HEIGHT

HOLLOW CORE

HOLLOW METAL

HORIZONTAL

HOSE BIBB

HOUR

INSULATION

INTERIOR

INVERT

JOINT

LAV.

LAVATORY

LAM.

LAMINATE

M.B.

MACHINE BOLT

M.H.

MANHOLE

MFG.

MANUFACTURER

M.O.

MASONRY OPENING

MATERIA

MATERIAL

MAX.

MECH.

MTL.

METAL

MIN.

MINIMUM

MISC.

MISCELLANEOUS

MTD.

MOUNTED

(N)

NEW

N.I.C.

NOT IN CONTRACT

N.T.S.

NOT TO SCALE

NUMBER

OBS.

ON CENTER

OPENING

OPPOS.

OPPOSITE

O.H.

OPPOSITE HAND

O.F.O.S.

OUTSIDE FACE OF STUD

O.D.

OVERFLOW DRAIN and/or

OUTSIDE DIAMETER

O.F.C.I.

OWNER FURNISHED and

CONTRACTOR INSTALLED

PART.

PARTITION

P.A.F.

POWDER ACTUATED

FASTENER

PL.

PLATE

PLAS.

PLASTER

PWPLYWD.

PLYWOOD

PR.

PAIR

P.L.

PROPERTY LINE

PENNY (NAILS)

P.V.C.

POLY VINYL CHLORIDE

Q.

R. or RAD.

RADIUS

R.W.L.

RAN WATER LEADER

RWD. RD.

REINFORCED CONCRETE

R.C.P.

PIPE

REINFORCING

REQD.

REQUIRED

R.D.

ROOF DRAIN

RM.

ROOM

R.O.

ROUGH OPENING

RND.

ROUND

R.H.M.S.

ROUND HEAD METAL

R.H.W.S.

ROUND HEAD WOOD

SCREW

S.T.S.M.S.

SELF TAPPING SHEET

METAL SCREW

SHEATHING

SHT.

SHEET

S.M.S.

SHEET METAL SCREW

S.O.V.

SHUT OFF VALVE

SIM.

SIMILAR

S.C.

SOLID CORE

SPEC.

SPECIFICATIONS

SQ. or Ø

SQUARE

S.S.

STAINLESS STEEL

STD.

STANDARD

STL.

STEEL

STRUCT.

STRUCTURAL

TEL.

TELEPHONE

T.T.B.

TELEPHONE TERMINAL

BOARD

TERR.

TERRAZZO

T.&G.

TONGUE & GROOVE

T.J.

TOOLED JOINT

T.O.B.

TOP OF BEAM

T.O.C.

TOP OF CURB

or CONCRETE

T.O.S.

TOP OF STEEL

or SHEATHING

T.O.W.

TOP OF WALK

TYP.

TYPICAL

U.O.N.

UNLESS OTHERWISE

NOTED

V.T.R.

VENT THROUGH ROOF

VERT.

VERTICAL

V.G.

VERTICAL GRAIN

V.C.T.

VINYL COMPOSITION

TILE

VITRIFIED CLAY PIPE

V.W.C.

VINYL WALL COVERING

W.C.

WATER CLOSET

W.H.

WATER HEATER

WP.

WATERPROOF

WI.

WITH

WO.

WITHOUT

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

SECTION NUMBER

SHEET WHERE APPEARS

DETAIL REFERENCE

DETAIL NUMBER

SHEET WHERE APPEARS

SCHEDULE REFERENCE

PLAN REF. GRID

DOOR ID

WINDOW ID

REVISION MARKER

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

PROJECT TEAM

OWNER

25 Hernandez Ave, Los Gatos, CA 95030

C. M.

ENERGY COMPLIANCE

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

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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

A-3.2 PROPOSED EXTERIOR ELEVATIONS

A-4.0 BUILDING SECTIONS

3D-1 3D VIEWS AND MATERIALS

3D-2 3D VIEWS

LOCATION MAP

Zuniga-Petre Residence

rear addition

25 Hernandez Ave

Los Gatos Hills CA

CITY STAMPS

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

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	1273.72 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.

DEFERRED APPROVAL ITEMS

DEFERRED SUBMITTAL ITEMS: STAIRS AND HANDRAILS AND GUARDRAILS

McCULLAGH TRACT

parcel map

Existing first floor=

2,069.56

s.f.

Proposed first floor=

2,320.56

s.f.

Existing shed=

259.03

s.f.

Total Countable Square Footage=

2,364.56 s.f. (First floor + 44 sq.ft. Portion of Basement)

Maximum allowable s.f. House=

3,162

s.f.

Existing Garage=

446.9

s.f.

Proposed Garage=

446.9

s.f.

Maximum allowable s.f. Garage=

450

s.f.

Existing Below Grade Square Footage (exempt)=

533.73

Proposed Below Grade Square Footage (exempt)=

1,229.72

(44 is the portion of the basement that is not exempt)

Existing Lot Coverage= House with porch

2,345 + garage 446.9+shed 259.03=

3,050.93 sq.ft.

3,050.93 / 10,310 = 29.6%

Proposed Lot Coverage= House with porch

2,596 + garage 446.9+shed 259.03=

3,050.93 sq.ft.

3,301.93 / 10,310 = 32%

Maximum Allowable Lot Coverage =

40%

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LICENSED ARCHITECT

DAVIDE GIANNELLA

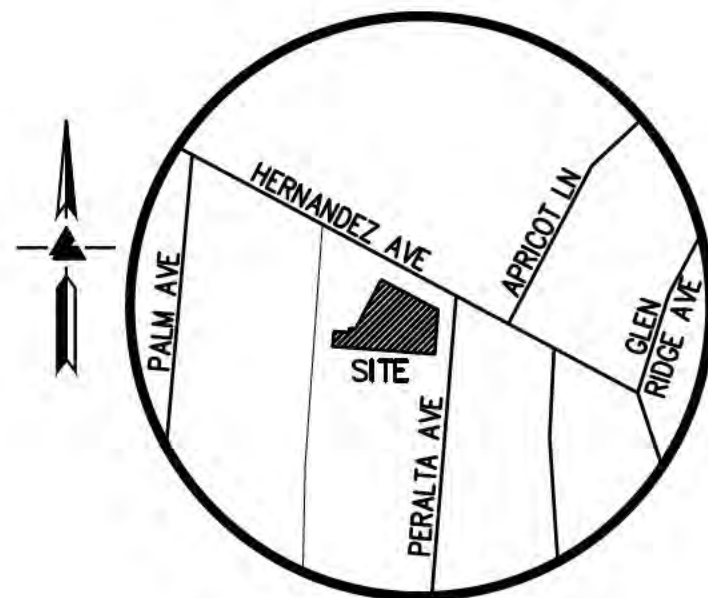
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REN 12-31-27

STATE OF CALIFORNIA

A 1.0

ATTACHMENT 3



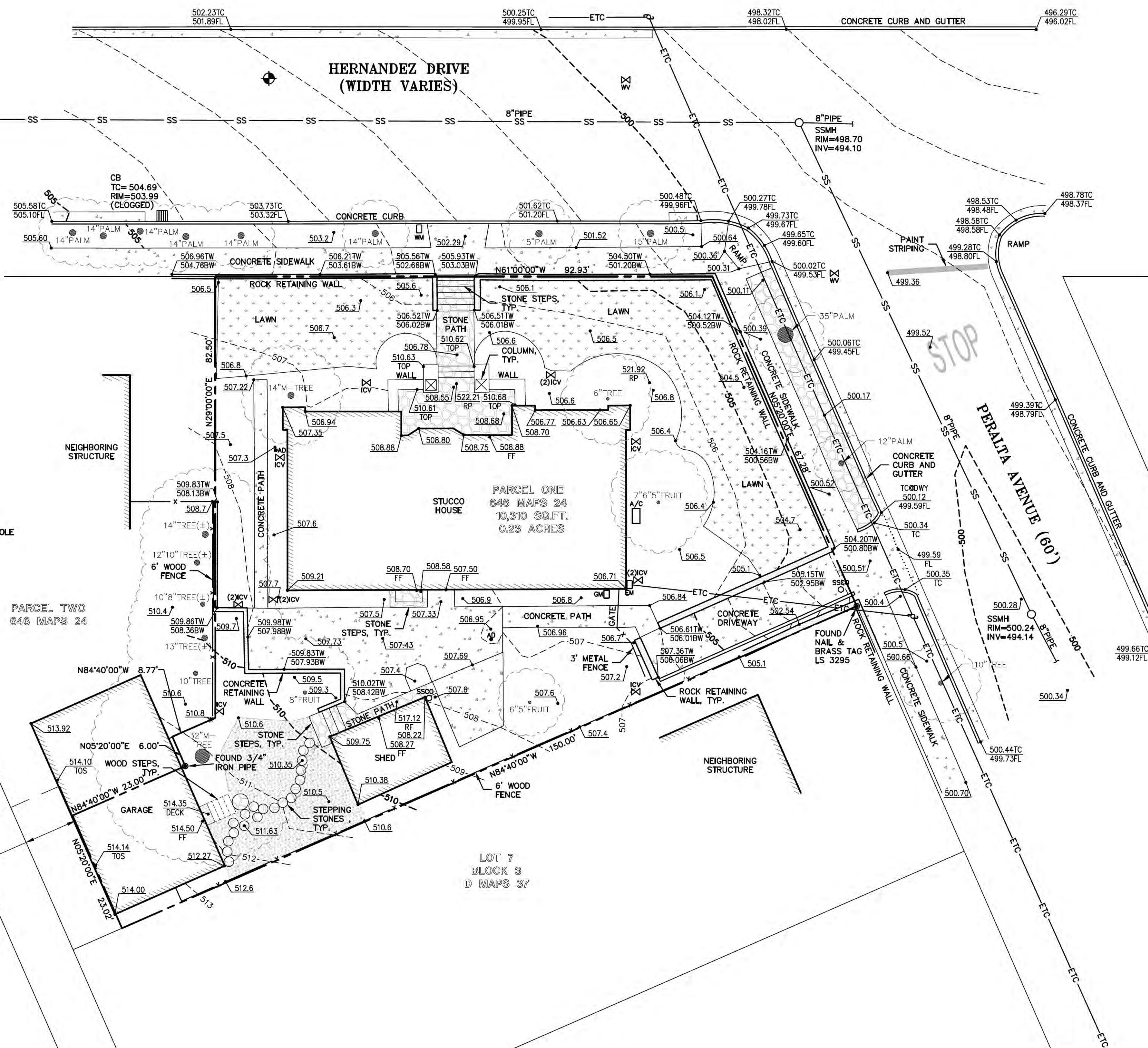
VICINITY MAP
NO SCALE

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
- FL FIRE HYDRANT
- FL FLOW LINE
- GM GAS METER
- INV INVERT
- ICV IRRIGATION CONTROL VALVE
- J 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

10.00'
INGRESS-EGRESS &
PUBLIC UTILITIES
EASEMENT
PARCEL TWO
(TITLE REPORT)
(5273 O.R. 653)



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 DRIP LINES 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)

0 5 10 20
SCALE: 1" = 10'



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
ROSEVILLE, CALIFORNIA 95678
SAN JOSE, CALIFORNIA 95128
SAN LUIS OBISPO, CALIFORNIA 95050
WWW.LEABRAZE.COM

25 HERNANDEZ AVENUE
LOS GATOS
CALIFORNIA

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	Zuniga-Petre Residence 25 Hernandez Avenue Los Gatos CA 95030	PHOTOS
Revision		
Revision		
Revision		
Sheet Scale : AS NOTED		5/5/2026
Drawn By DG		
Reviewed By DG		

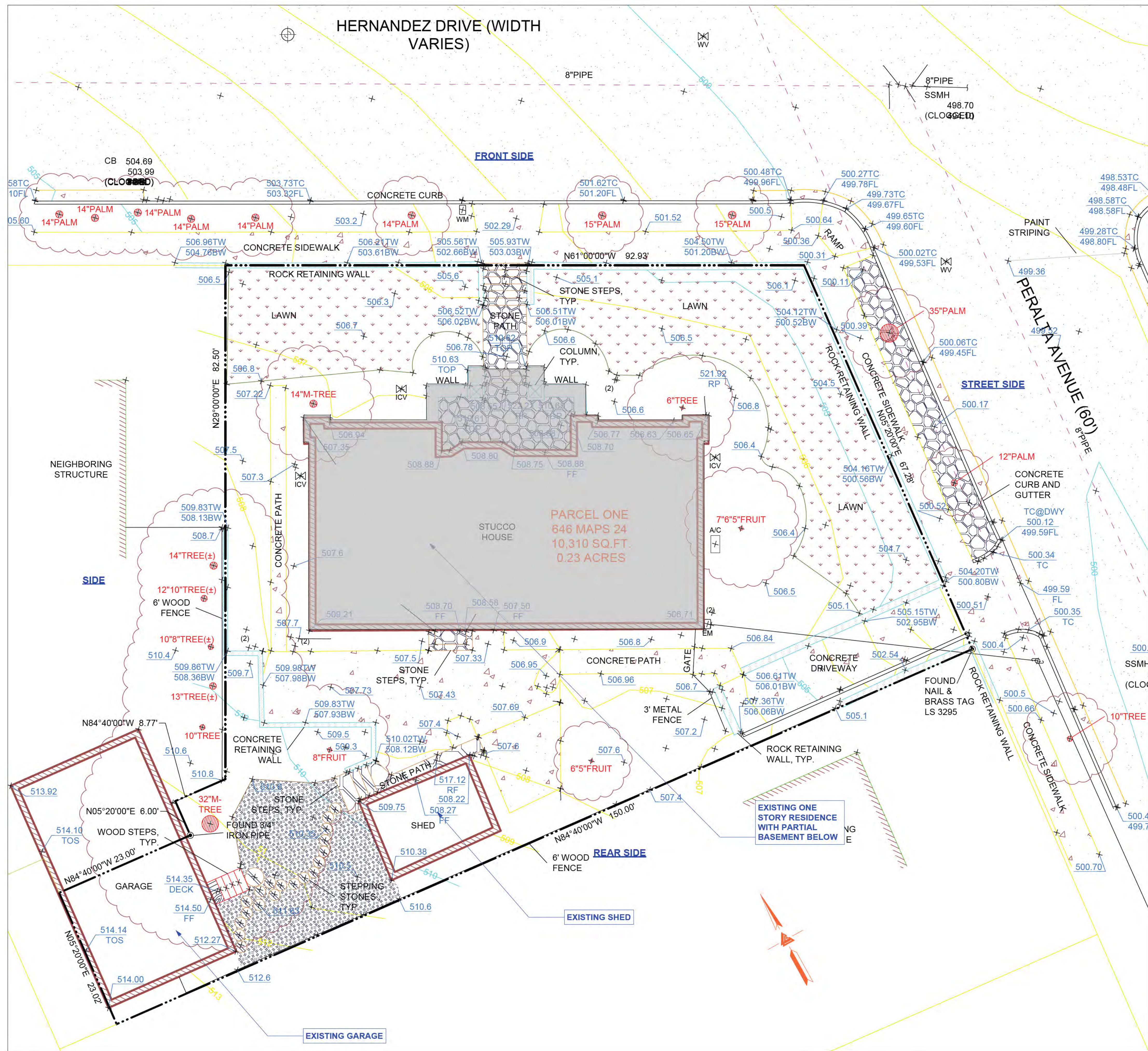


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01 EXISTING SITE PLAN
Scale: 1/8" = 1'-0"

Revision	Interior wall changes
11	at first floor
Revision	
Revision	
Revision	
Revision	

Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG	5/5/2026
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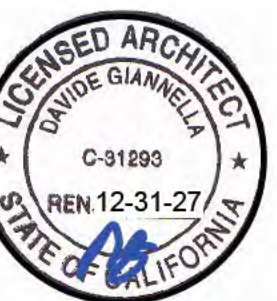
Zuniga-Petre Residence 25 Hernandez Avenue Los Gatos CA 95030	EXISTING SITE PLAN
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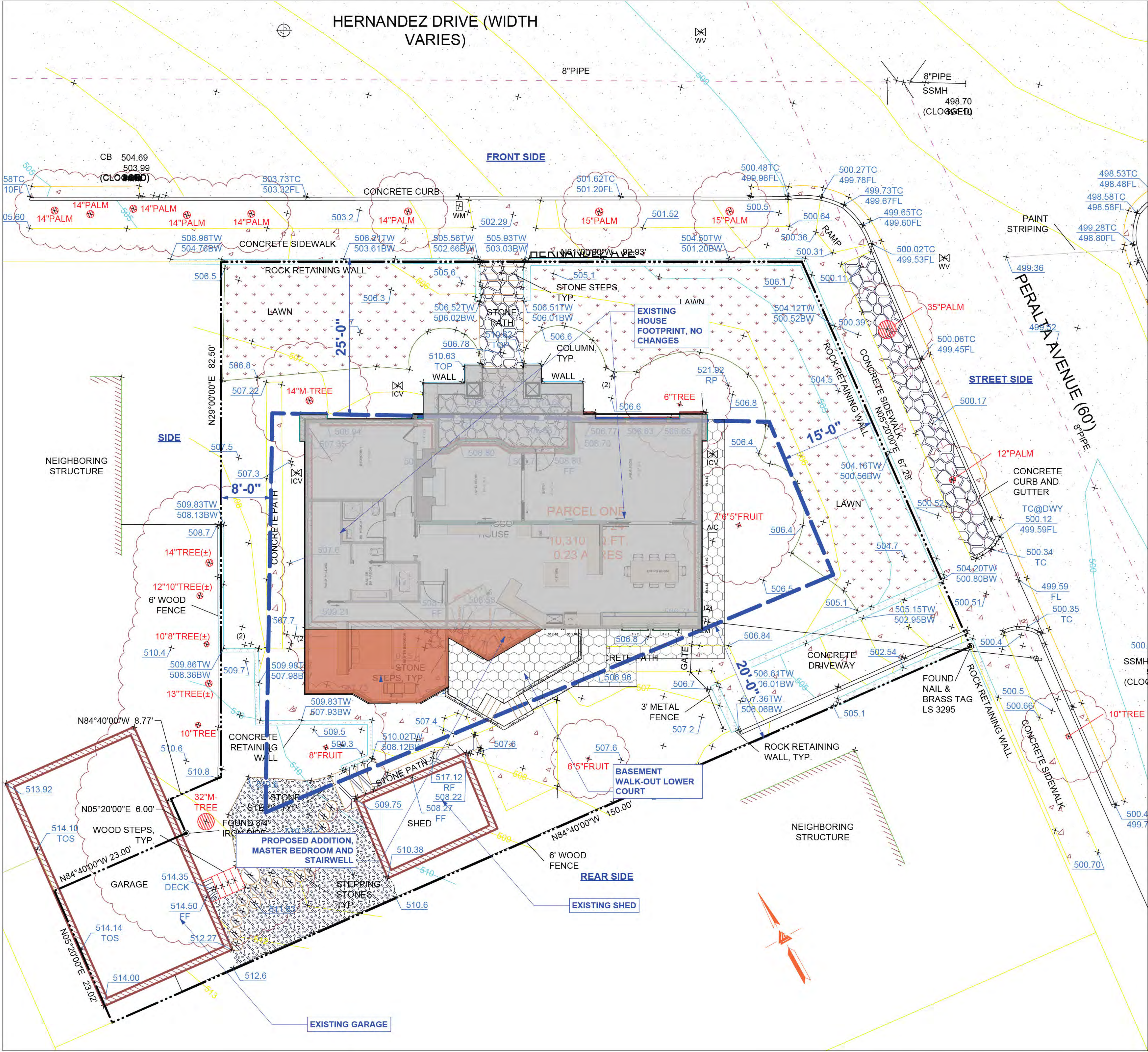
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A 1.1



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

Revision	Revision	Revision	Revision
Zuniga-Petre Residence			
25 Hernandez Avenue Los Gatos CA 95030			
Sheet Scale: AS NOTED			NEW SITE PLAN
Drawn By DG		Reviewed By DG	
		5/5/2026	

Daide Giannella



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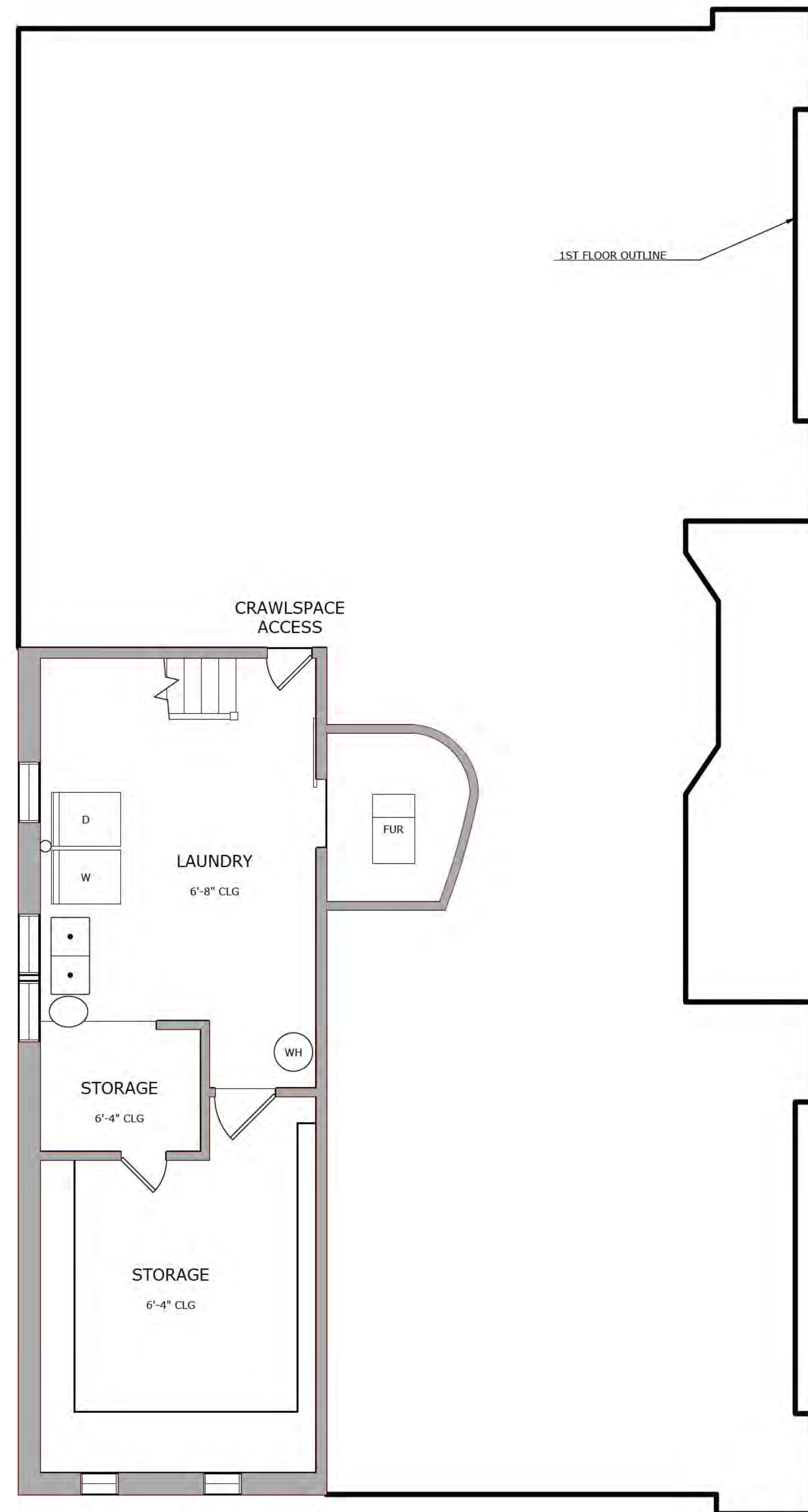
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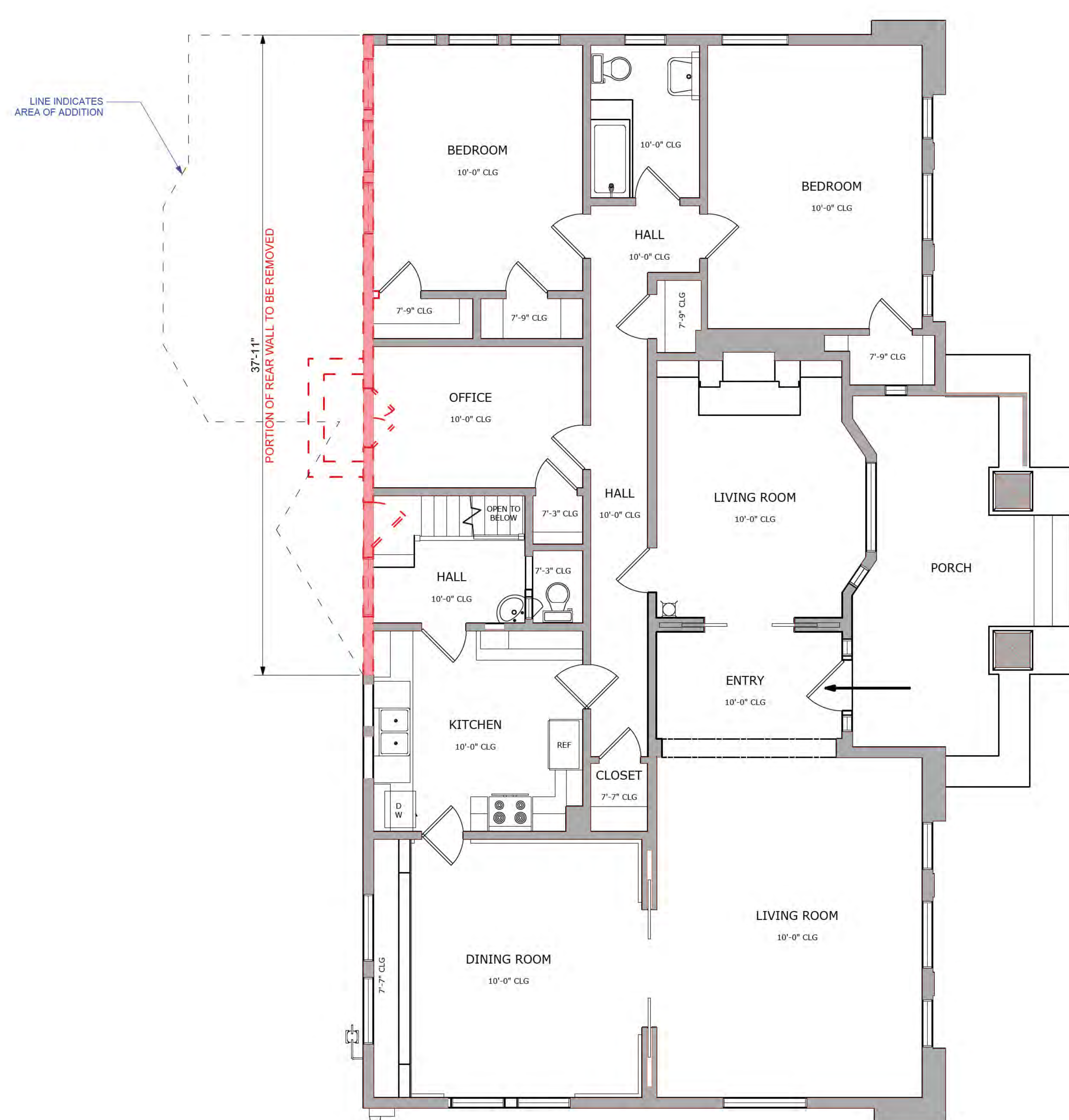


A 1.2



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	Minor wall changes
Revision	at first floor
Revision	
Revision	
Revision	
Zuniga-Petre Residence	
25 Hernandez Avenue Los Gatos CA 95030	
EXISTING FLOOR PLANS	
Sheet Scale : AS NOTED	
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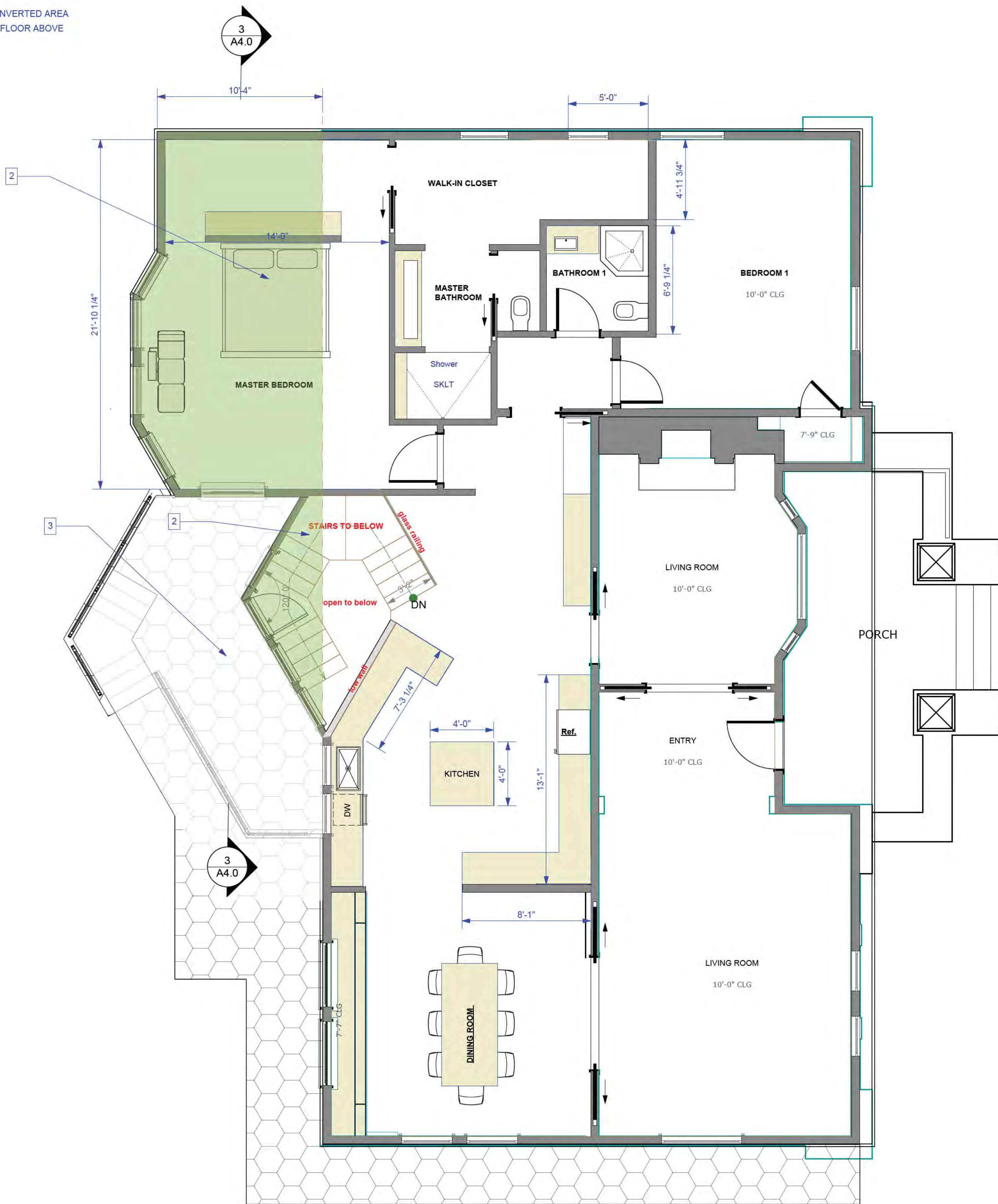
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- FLOOR PLAN NOTES
1. BASEMENT WALK-OUT AREA AND LIGHTWELL
 2. AREA OF ADDITION
 3. BASEMENT LIGHTWELL AND WALKOUT LEVEL BELOW
 4. EXTERIOR STAIRS TO BASEMENT LEVEL
 5. RETAINING WALLS AND RAILINGS
 6. CRAWL SPACE
 7. BASEMENT CONVERTED AREA
 8. LINE 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			PROPOSED FLOOR PLANS
25 Hernandez Avenue Los Gatos CA 95030			
Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG	5/5/2026

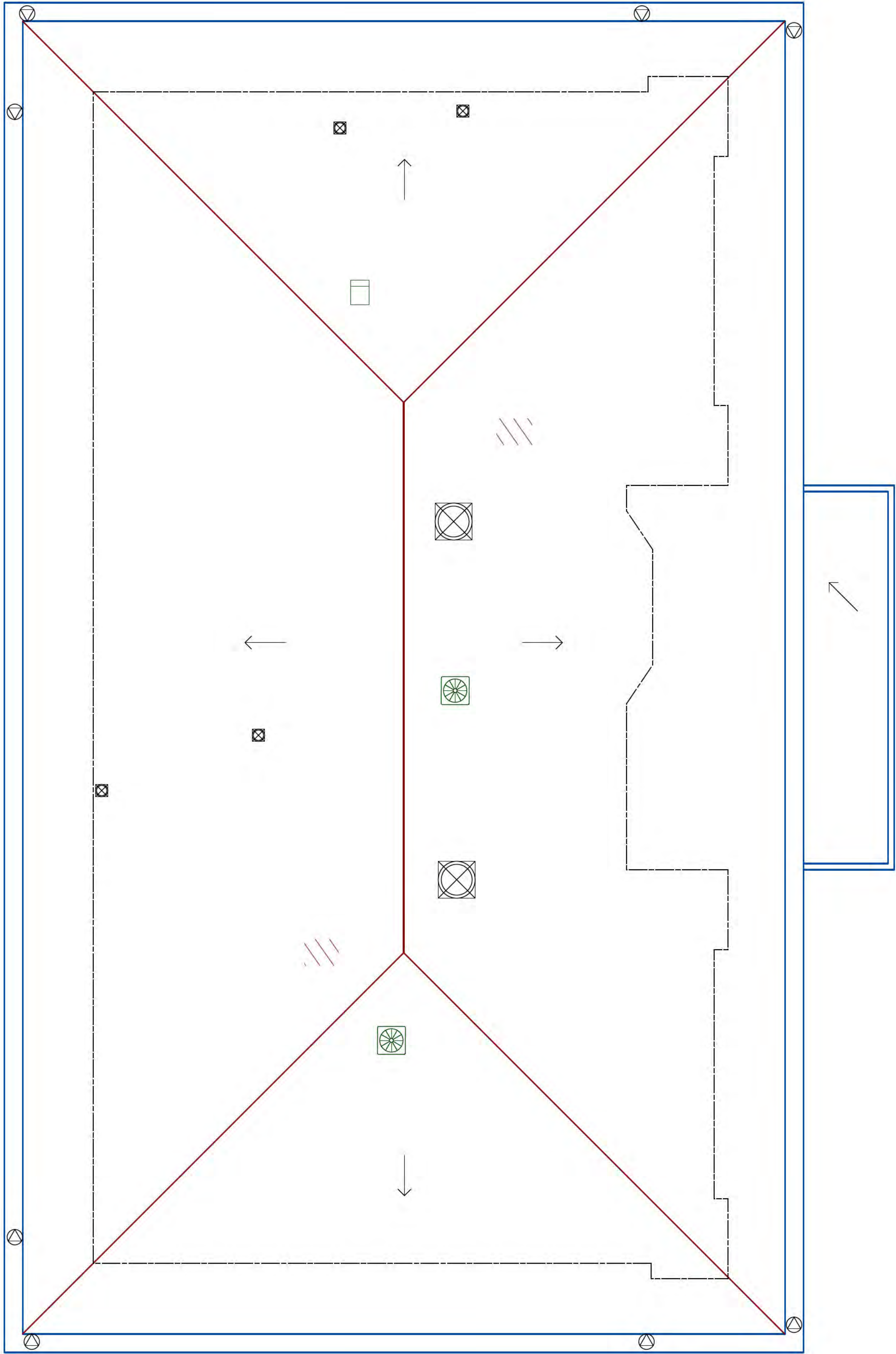


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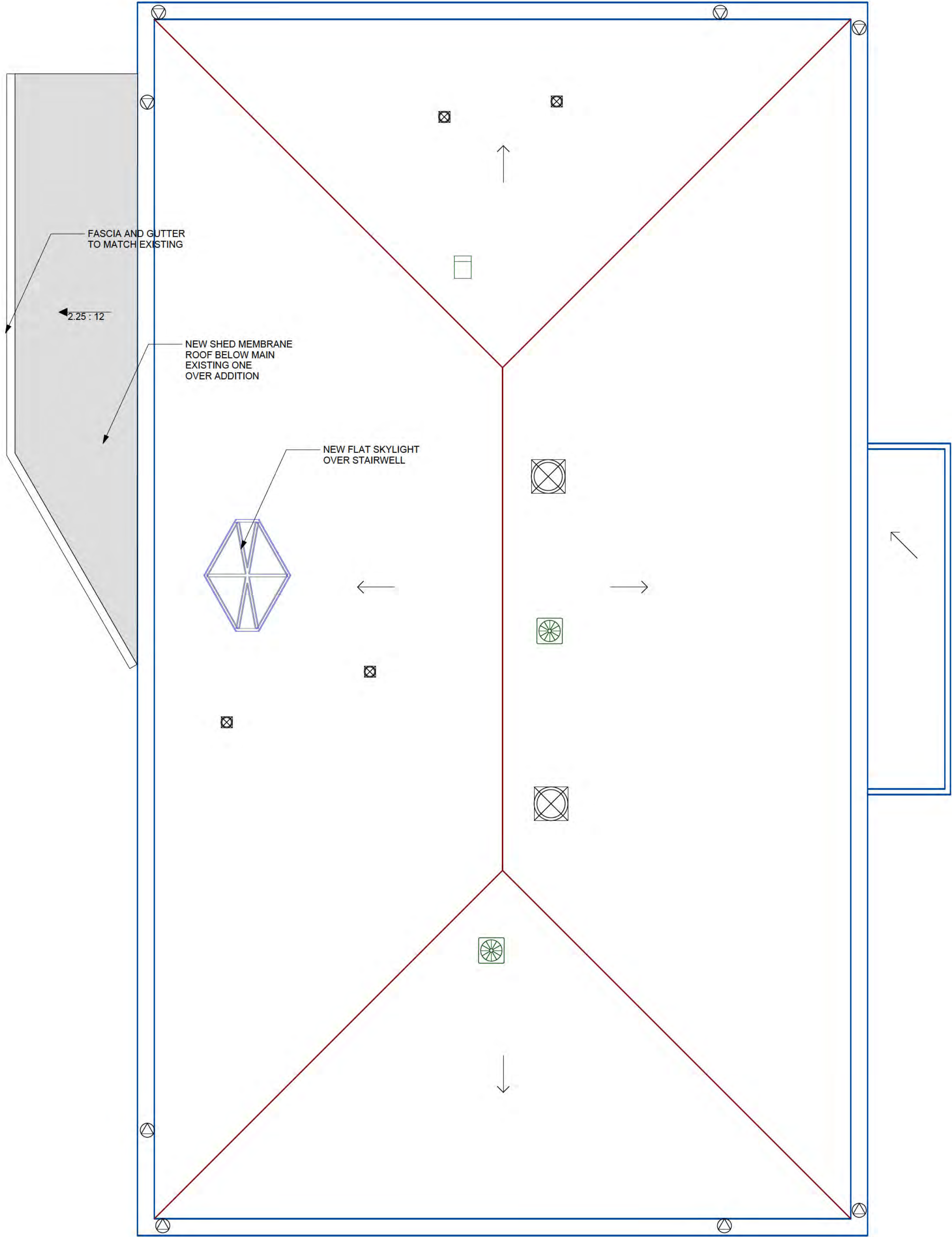
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01 EXISTING ROOF PLAN
Scale: 1/4" = 1'-0"



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

Revision	Zuniga-Petre Residence 25 Hernandez Avenue Los Gatos CA 95030	ROOF PLANS
Revision		
Revision		
Revision		
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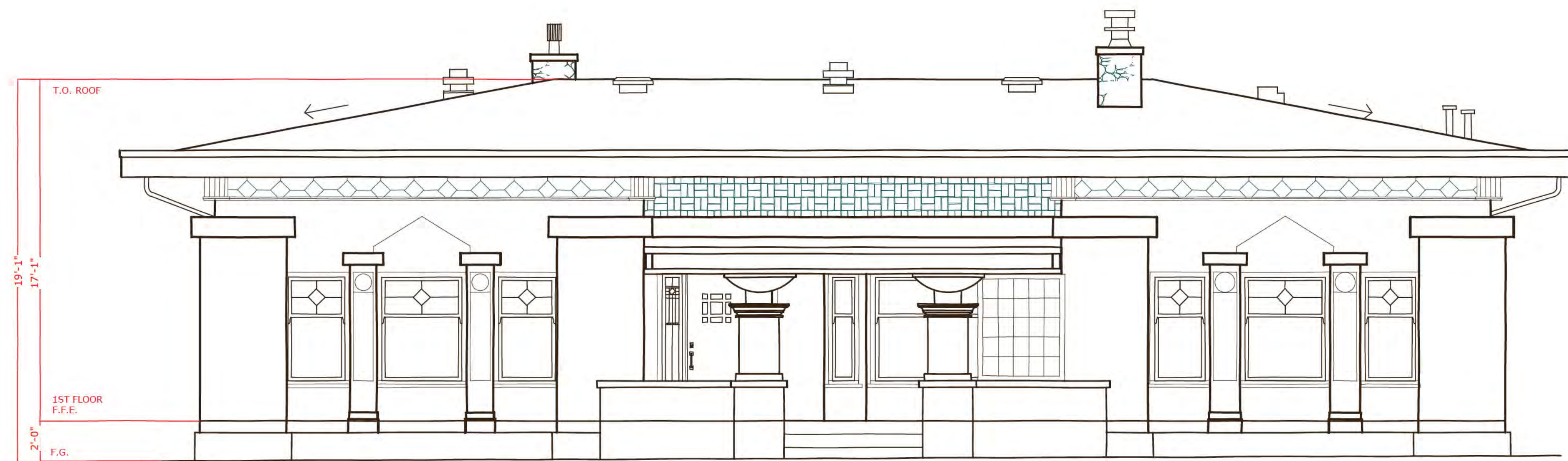


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NORTHEAST

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

Zuniga-Petre Residence
25 Hernandez Avenue Los Gatos CA 95030

PROPOSED EXTERIOR ELEVATIONS

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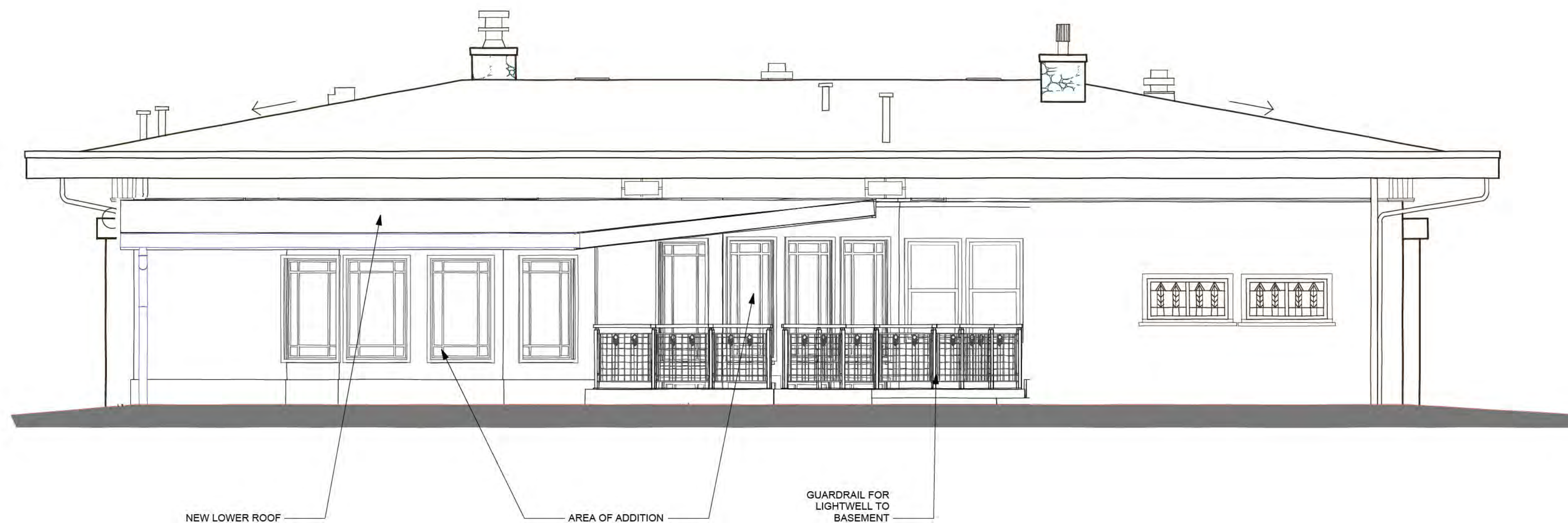
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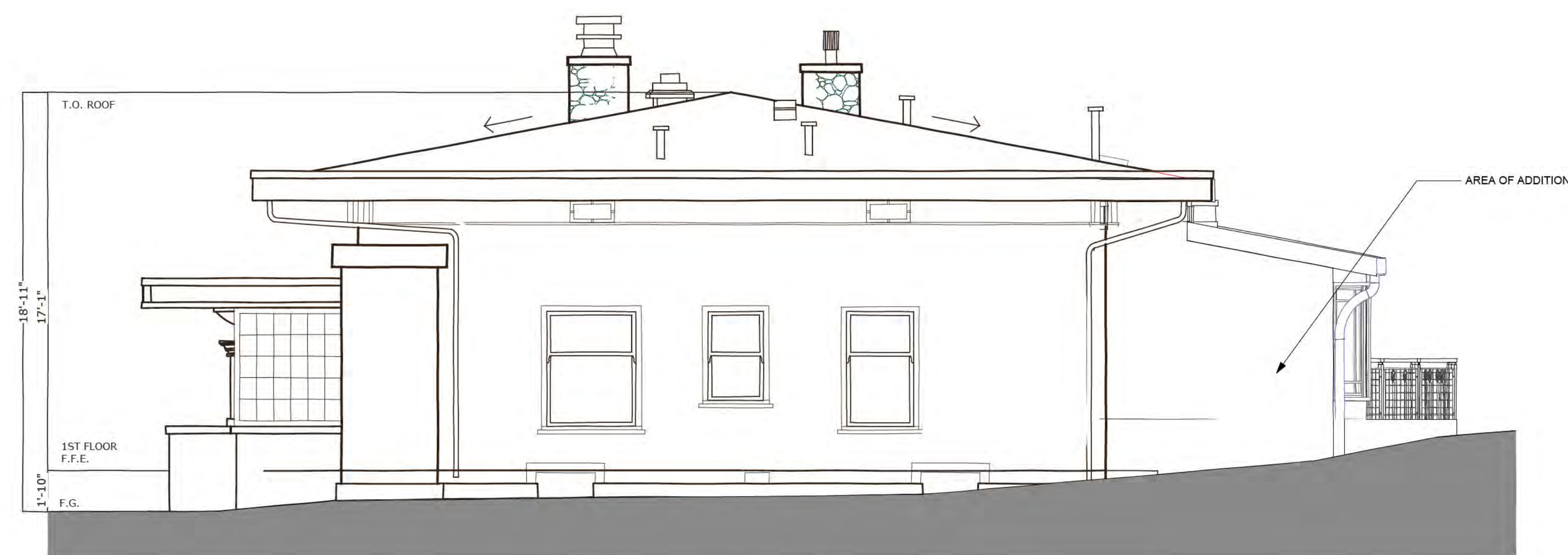
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A 3.1



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



NORTHWEST

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

Revision		Revision		Revision	
		#2 owner requested changes 2/4/2020			
Zuniga-Petre Residence 25 Hernandez Avenue Los Gatos CA 95030				PROPOSED EXTERIOR ELEVATIONS	
Sheet Scale : AS NOTED		Drawn By DG		Reviewed By DG	
				5/5/2026	
Davide Giannella A.I.A.					
					
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A 3.2					

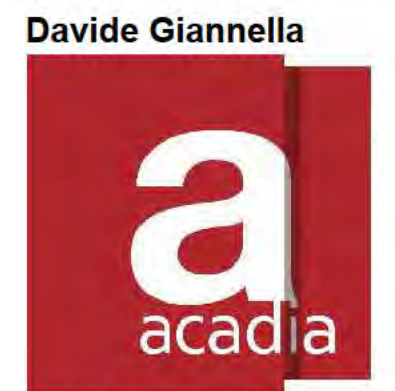


SECTION 3
3/16"=1'-0"

Revision		Zuniga-Petre Residence 25 Hernandez Avenue Los Gatos CA 95030
Revision		
Revision		
Revision		
Revision		BUILDING SECTIONS

Sheet Scale : AS NOTED	
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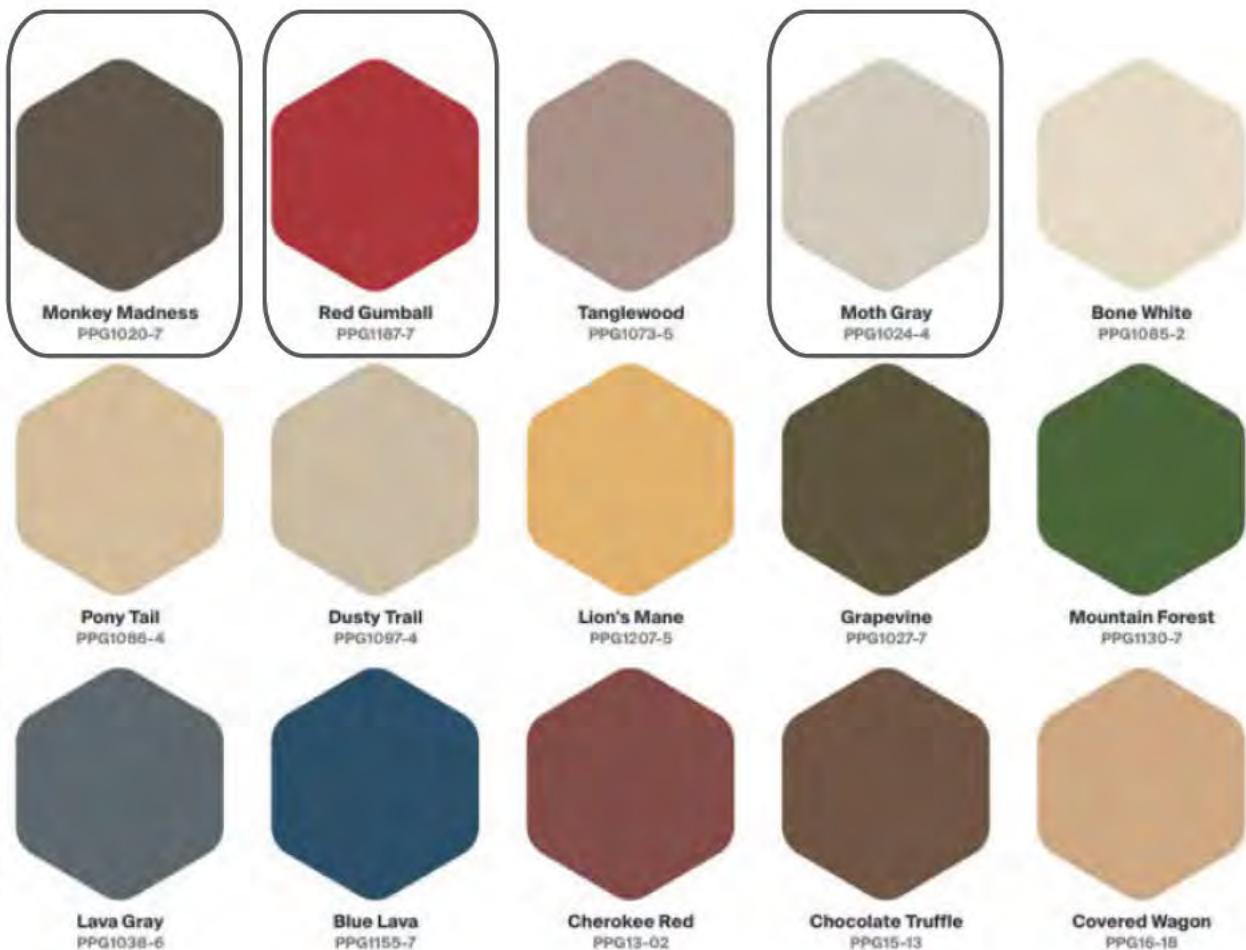
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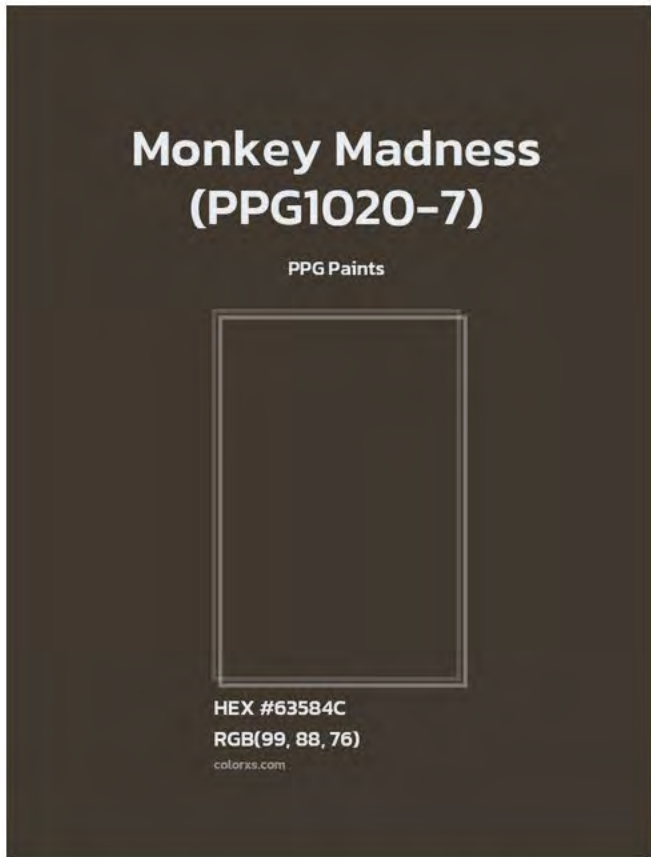
GUARDRAILS STYLE:
METAL INSERTS INSPIRED BY
THE STAINED GLASS PRAIRIE
SCHOOL STYLE OF THE
EXISTING WINDOWS AND
INTERIOR GLASS DOORS



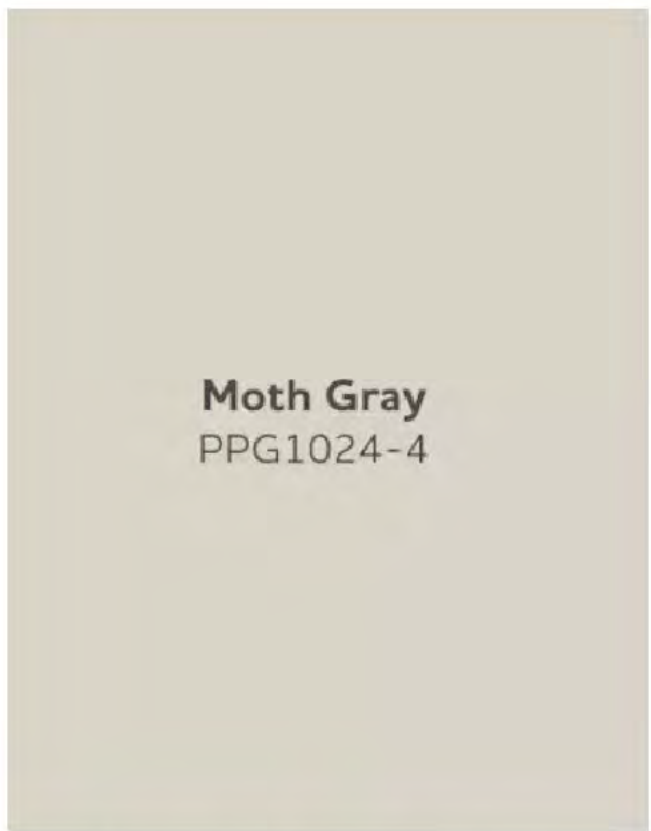
Frank Lloyd Wright (FLW) pioneered Organic Architecture, a philosophy where homes were designed as a unified whole—holistically integrated with their natural landscape and meticulously detailed from the structural shell down to the furniture and rugs. To bring this aesthetic to modern interiors, the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



EXISTING INTERIOR DOORS WITH
GEOMETRIC STAINED GLASS
PRAIRIE SCHOOL STYLE AS
INSPIRATION FOR EXTERIOR
METAL RAILINGS



PPG MONKEY MADNESS
WINDOWS FRAMES AND TRIM
AND ROOF FASCIA



PPG MOTH GRAY
EXTERIOR STUCCO SAME FINISH AS EXISTING



VIEW FROM PERALTA AVENUE SIDE



VIEW FROM THE REAR SIDE

Revision	Revision	Revision	Revision
Zuniga-Petre Residence			3D VIEWS AND MATERIALS
25 Hernandez Avenue Los Gatos CA 95030			
Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG	5/5/2026



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VIEW FROM THE REAR SIDE

Revision	Zuniga-Petre Residence 25 Hernandez Avenue Los Gatos CA 95030	3D VIEWS
Revision		
Revision		
Revision		
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