

GENERAL PROJECT NOTES/REQUIREMENTS

1. **GOVERNING CODES:** All work shall conform to the following codes and standards:
- A) 2022 California Building Code (CBC): Title 24, Part 2 (Based on 2021 IBC)
B) 2022 California Residential Code (CRC): Title 24, Part 2.5 (Based on 2021 IRC)
C) 2022 California Electric Code (CEC): Title 24, Part 3 (Based on 2020 NEC)
D) 2022 California Mechanical Code (CMC): Title 24, Part 4 (Based on 2021 UMC)
E) 2022 California Plumbing Code (CPC): Title 24, Part 5 (Based on 2021 UPC)
F) 2022 California Energy Code (CENC): Title 24, Part 6 (CA Building Standards Commission)
G) 2022 California Fire Code (CFC): Title 24, Part 9 (Based on 2021 IFC)
H) 2022 California Green Building Code: Title 24, Part 11 (CA Building Standards Commission)
- In addition to the codes referenced above, all work shall conform to all local ordinances & codes as applicable. Cross reference all code numbers and verify consistency as required.
2. All work done pursuant to these drawings & specifications shall comply with all ordinances and regulations which apply to the work and shall in any case conform to the latest edition(s) of the **CRC/IRC/CBC/IBC** (CA Residential Code/International Residential Code & California Building Code/International Building Code) currently enforced and all city, county and/or state codes as applicable.
3. **Britt Rowe** shall not be held responsible for the design, coordination and/or implementation of any and all "Design-Build" work, including but not limited to the following: See the appropriate code references below for design and installation requirements.
- A) Electrical: Per **CEC** (California Electric Code) current edition.
B) Mechanical: Per **CMC** (California Mechanical Code) current edition.
C) Plumbing: Per **CPC** (California Plumbing Code) current edition.
D) Fire Sprinklers: **CFC** (California Fire Code)
- Verify and address all additional local ordinances & codes which may apply to the specific "Design-Build" application as required.
4. **Britt Rowe** is not responsible for the design, coordination, or implementation of any work performed by consultants, including but not limited to, structural engineering, soil engineering, civil engineering, land surveying, electrical engineering, landscape architecture and/or Title 24 Energy compliance.
5. In addition to inspections required by CBC 110, the owner, contractor and/or structural engineer of record, acting as the owner's agent, shall employ one or more special inspectors or jurisdiction approved Testing Agencies, who shall provide "Special Inspections" during the course of construction for the following types or work per CBC 1704 (Special Inspections & Tests, Contractor Responsibility & Structural Observation) & 1705 (Required Special Inspections & Tests) including but not limited to:
- A) Steel Construction: (1705.2)
B) Concrete Construction: (1705.3) Where the structural design exceeds a (F')c of 2500 PSI
C) Masonry Construction: (1705.4)
D) Wood Construction: (1705.5)
E) Soils: (1705.6)
F) Foundations: (1705.7, 1705.8, 1705.9, 1705.10)
G) Seismic: (1705.12, 1705.13, 1705.14)
- Special inspector's approvals/credentials shall be provided to the local jurisdiction upon request.
6. All general contractors and/or subcontractors shall be licensed with possession of the appropriate insurance policies ie: Workman's Compensation, Liability, etc... & a valid business license within the jurisdiction of the subject property project site.
7. **Britt Rowe** is not responsible for the erection, fabrication and/or relative job safety. The general contractor and/or subcontractors shall comply with all required safety orders per **CAL-OSHA** requirements and regulations.
8. The general contractor and/or subcontractors are to verify **ALL** existing conditions and/or discrepancies before commencing with work in order to ensure conformance with the "Construction Documents". **ALL** discrepancies shall be brought to the attention of **Britt Rowe** and/or the Structural Engineer of Record prior to commencement of construction. All requests for "Change Orders" shall be submitted in writing to **Britt Rowe** for approval.
9. Regardless of dimensions shown, all new work shall align exactly with existing work with respect to floor elevations, column centerlines, wall faces, etc... (UNO)
10. Layout for new work is largely based upon relationships to existing conditions of the site and/or existing structures. Any questions regarding the intent related to the layout of the new work shall be brought to the attention of **Britt Rowe**, prior to the commencement of any work. The contractor shall immediately notify **Britt Rowe** of all discrepancies prior to the commencement of any work.
11. Preference shall be given to written/figured dimensions on the drawings over scaled measurements. The "Plans, Specifications & General Notes" are intended to agree and supplement one another. Anything indicated in one & not the other, shall be executed as if in all. In cases of direct conflict, the most restrictive shall govern.
12. All work shall be plumb, square & true & shall be of good "Workmanlike" quality as acceptable to the appropriate trade's standard practices & those of the trade's councils and/or organizations.
13. Any work and/or item not specifically called for in the drawings, but required for a complete and fully functioning installation consistent with the intent of the "Construction Documents" shall be supplied by the general contractor and/or subcontractors as required.
14. The intent of the "Construction Documents" is to include **ALL** labor, materials, equipment and transportation necessary for the complete and proper execution of the work.
15. The project "Specification Book" shall take precedence over noted specifications when applicable.
16. Civil, Soil & Structural Engineering specifications shall take precedence over any other specifications.
17. **Britt Rowe** retains all rights and ownership to all drawings & specifications. These documents may not be used in whole, or in part, without the expressed written consent from **Britt Rowe**.
18. The Owner/Developer/Client reserves the right to make alterations to the design during the course of construction. All changes shall be approved by the local building official & shall, in any case, comply with the current editions of the CRC, CBC, CMC, CPC, CFC, CEC and/or CENC as required.
19. New Construction and/or remodeling is largely dependent upon existing site conditions & therefore a "Site Survey" is recommended & if provided, shall be generated by a licensed Land Surveyor or Registered Civil Engineer & shall contain the following information: Property corners, property lines, existing building(s), easements, topography lines, utilities and/or significant trees. If a Site Survey is **NOT** provided, **Britt Rowe** will not be held responsible for any & all discrepancies relating to the site & existing conditions. In any event, **Britt Rowe** shall not be responsible for work performed by others & provided for the purpose of completing the project.
20. All "deferred submittals" shall first be submitted to the registered design professional who shall review them & forward them to the building official with notation indicating the deferred submittal documents have been reviewed & have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been approved by the applicable building official.

GENERAL PROJECT INFORMATION: SPECIAL NOTES

OWNER:

68 Broadway
Los Gatos, CA 95030

PROJECT SITE:

68 Broadway
Los Gatos, CA 95030

APN:
YEAR_BUILT:
ZONING:
OCCUPANCY:
TYPE OF CONSTRUCTION:
LAND USE:
LOT SIZE:
SLOPE:
SETBACKS:

510-45-085
1935
R-1D:LHP Single Family Residential
R-3/U
V-B
R-1-Single Family Residential
13,000 SF
Less than 5%

Required:
Front N/A
Sides N/A
Rear N/A

EXISTING AREA:

(e) 1st level living area: 1,477 SF
(e) 2nd level living area: 2,071 SF
(e) Detached carport: 300 SF

PROPOSED REMODEL AREA

Kitchen & powder room: (cond.) 275 SF

SCOPE OF WORK:

Remodel of interior space within existing footprint of residence on 1st level. See plans.

Kitchen & powder room demolition:

1. Kitchen:-Remove all interior fixtures, appliances, cabinets, electrical & cosmetics.
2. Rear Exterior Wall:-Remove (1) existing window & (1) existing set of sliding doors.
3. Left side Exterior Wall-Remove (2) existing windows.
4. Remove plumbing fixtures in existing powder room.
5. Minor exterior & interior wall removal.

Kitchen & powder room remodel:

1. Kitchen:-All new fixtures, appliances, cabinets, electrical and cosmetics.
2. Rear exterior Wall-Install new 16'-0" wide folding door system. (see sheet D.2)
Interior wood finish & exterior aluminum clad. Exterior finish shall be powder coated a brown color to match existing trellis at rear patio. (See photo on sheet D.1)
3. Left side Exterior Wall:-(1) new wood window to match existing in style and color. (per subject left side window #2 on sheet D.1)
4. Create pantry and new powder room per plan.
5. Minor exterior & interior wall modifications (framing)

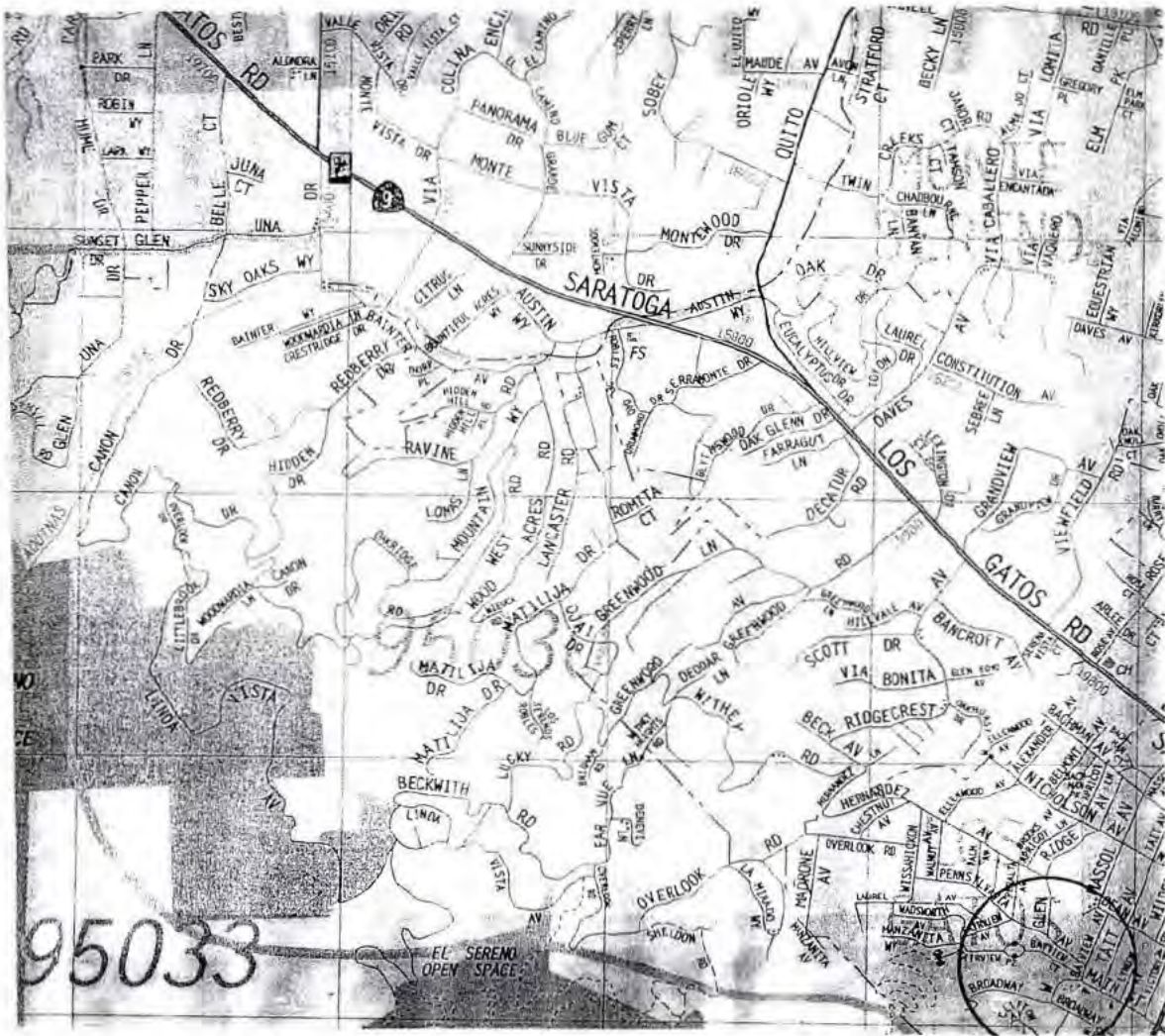
SHEET INDEX - NOTES

TOTAL	SHEET	DESCRIPTION
1	A0.1	Title sheet/Project information
2	A1.1	Site plan
3	A2.1	Existing plans
4	A3.1	Proposed plan
5	A4.1	Exterior elevations
6	D.1	Existing photos of residence
7	D.2	Folding door system specification

PARCEL MAP



VICINITY MAP



PROJECT CONSULTANTS

BUILDING DESIGNER:
BRITT ROWE
David Britt/Tony Rowe
106 North Santa Cruz Ave.
Los Gatos, CA 95030
(408) 354-6224 office
(408) 354-6514 fax

STRUCTURAL ENGINEER:
CHARLES WILLIAMS ENG.
Charles Williams
P.O. Box 1152
Mountain View, CA 94042
(650) 279-8756

JURISDICTION APPROVAL STAMP(S)

REVISIONS: #

BR

BRITT ROWE

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Los Gatos, CA 95030

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www.britt-rowe.com

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RESIDENCE

68 BROADWAY

LOS GATOS, CA 95030

DRAWING:

PRINTED:

SCALE:

DRAWN BY:

Project Info

2/6/23

Noted

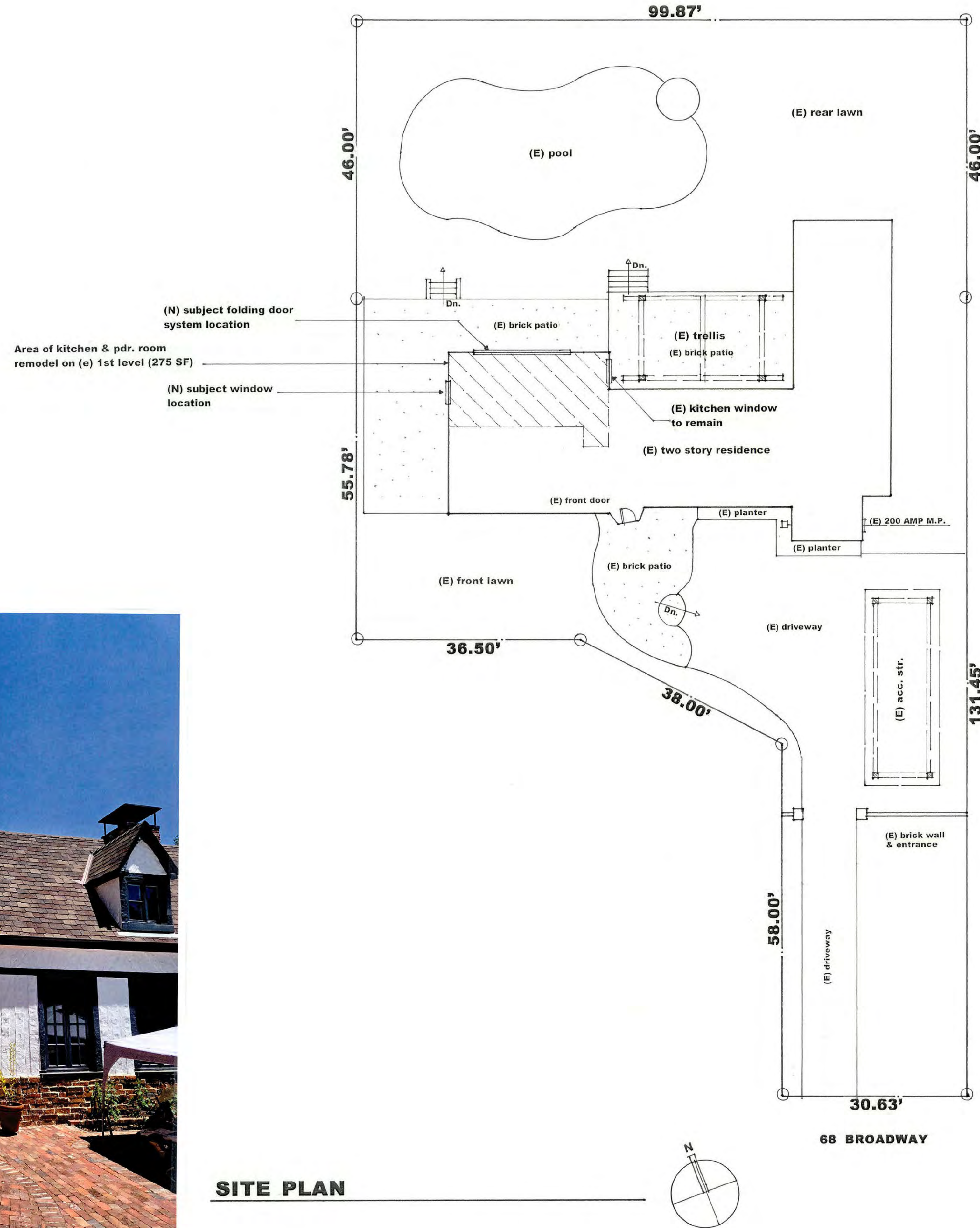
MAR 11, 2023

Professional Stamp

A0.1



EXISTING FRONT ENTRY (SOUTHWEST)



SITE PLAN

REVISIONS	BY

BR

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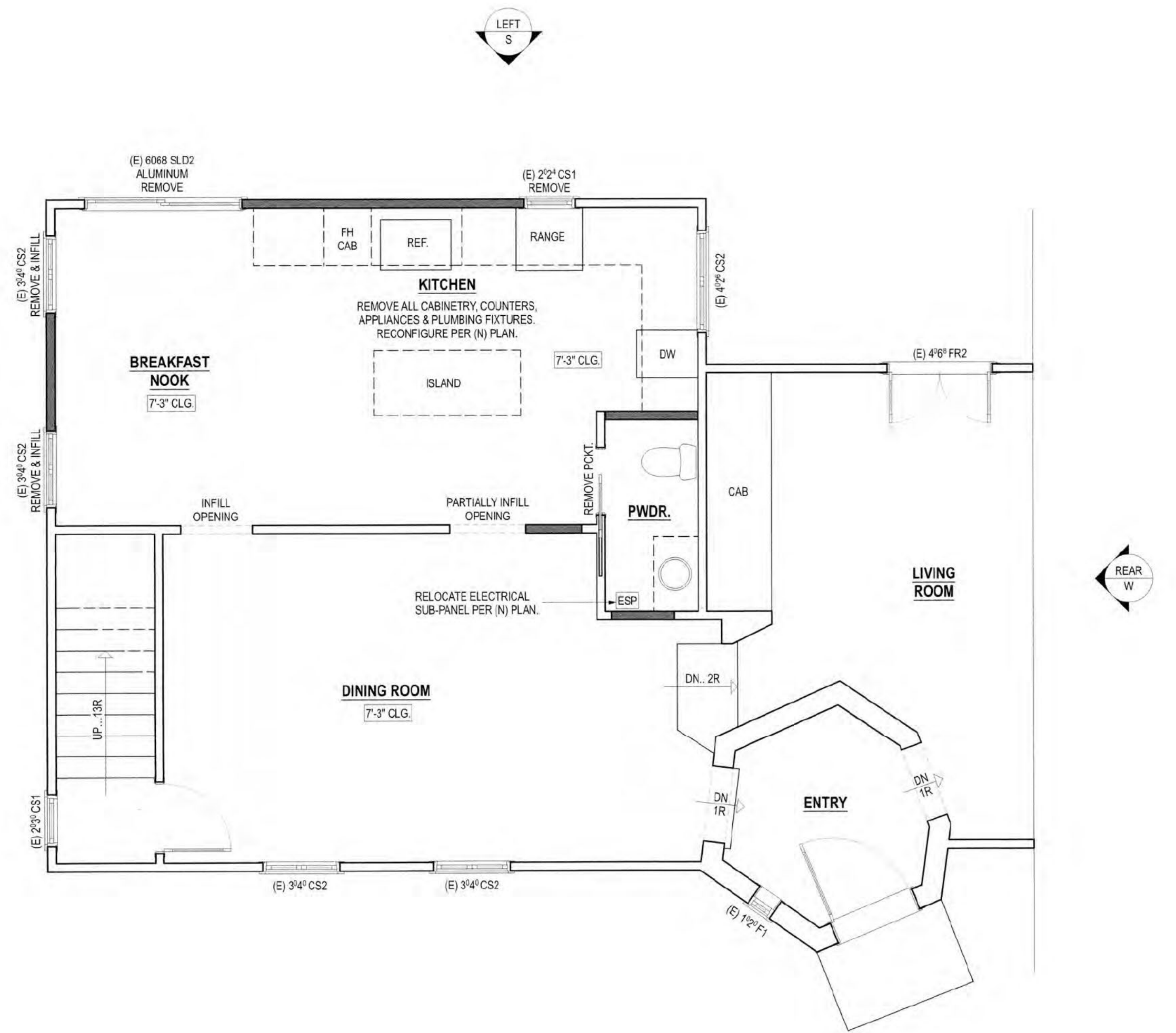
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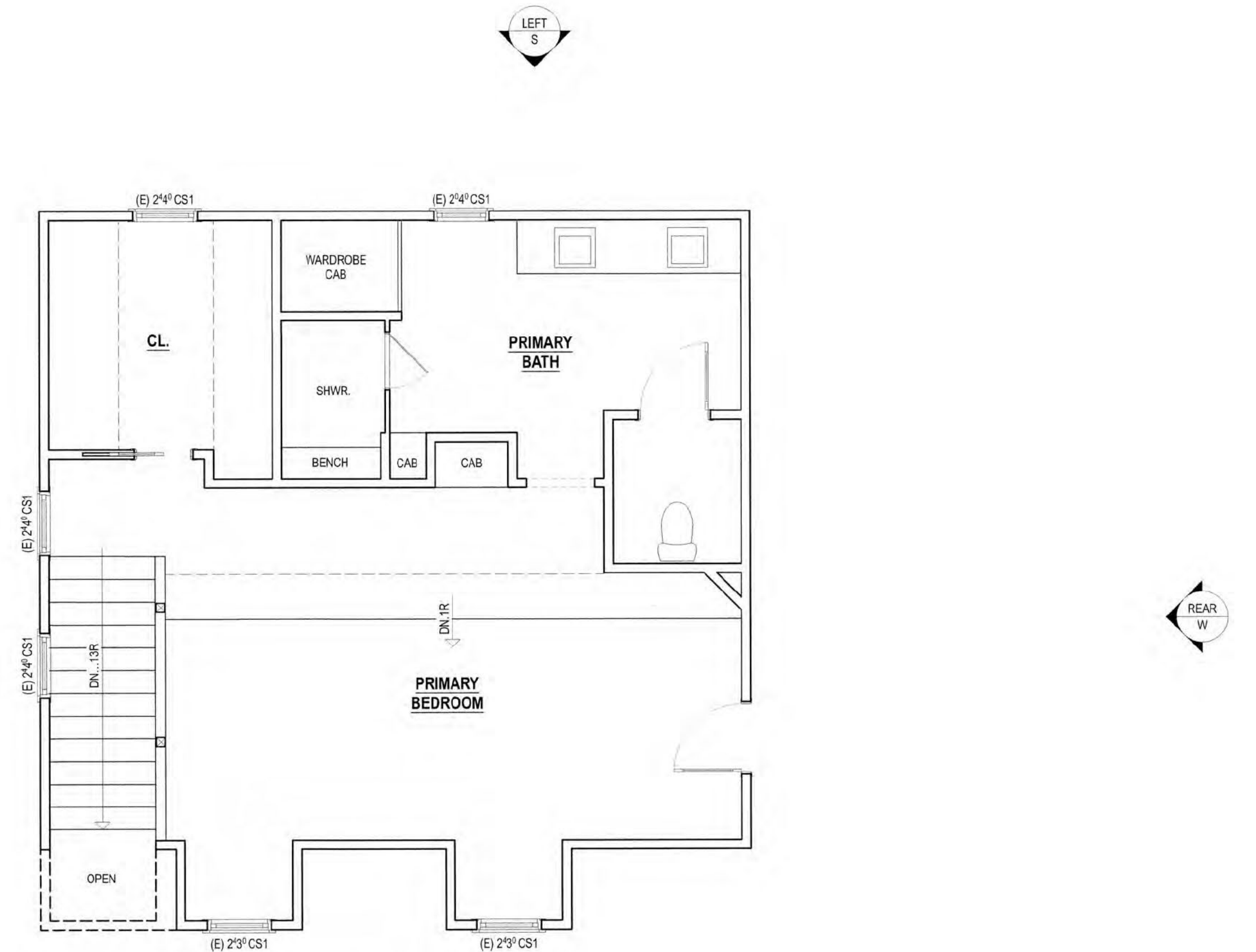
68 BROADWAY

LOS GATOS, CA 95030

SHEET : SITE PLAN
SCALE : 1/4"=1'-0"
DATE : 2/12/25
DRAWN :



(E) PARTIAL 1ST FLOOR PLAN



(E) PARTIAL 2ND FLOOR PLAN

REVISIONS:

#

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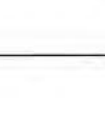
RESIDENCE

68 BROADWAY
LOS GATOS, CA 95030
APN: 510-45-085

DRAWING:	1ST FLOOR PLAN
SAVED:	6/4/25
SCALE:	AS NOTED
DRAWN BY:	MAR <i>m.</i>

PROFESSIONAL STAMP

A2.1



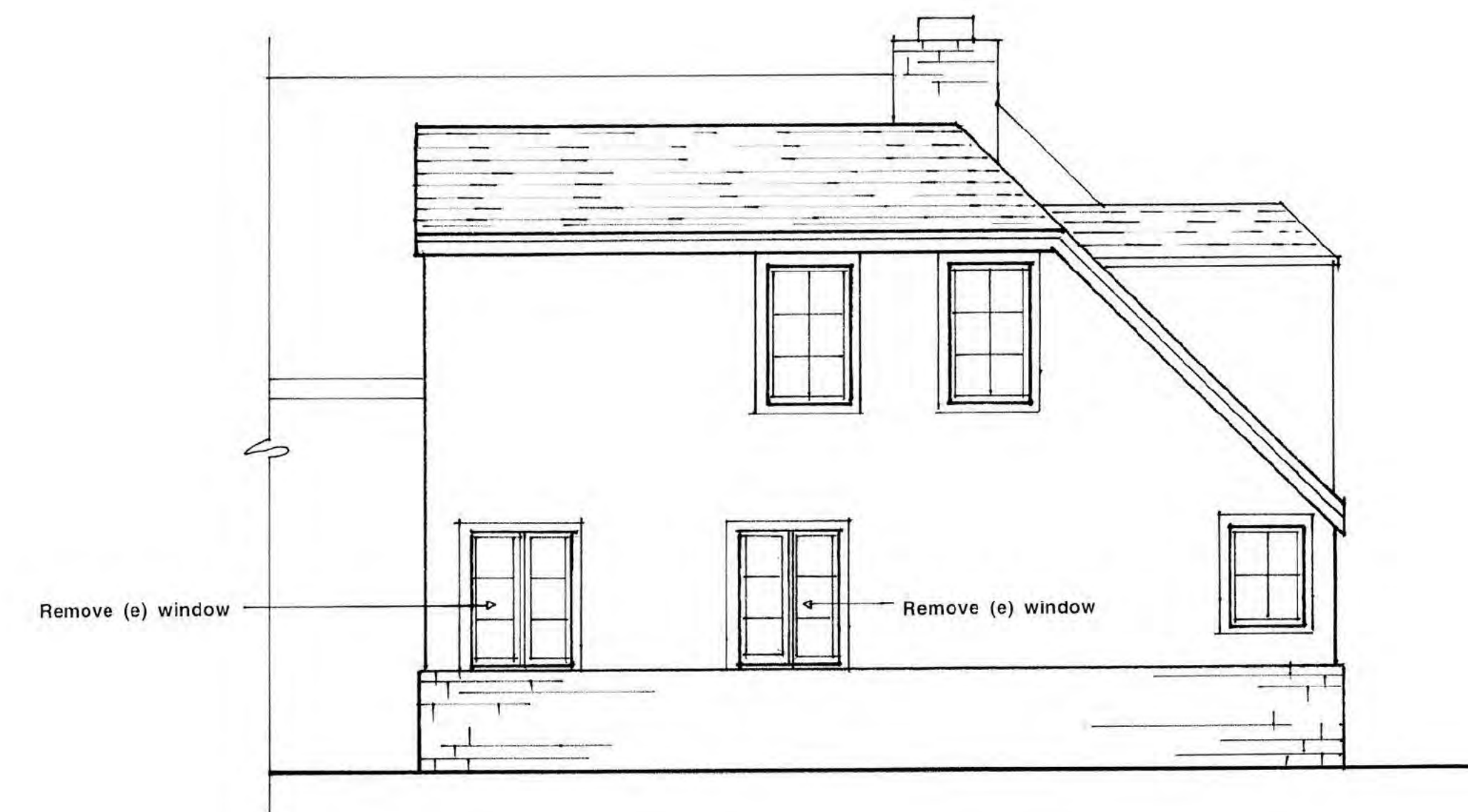
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RESIDENCE 68 BROADWAY LOS GATOS, CA 95030 APN: 510-46-085		
(N) FLOOR PLAN(S)		
DRAWING:		
SAVED:	6/4/25	
SCALE:	AS NOTED	
DRAWN BY:	MAR	<i>m.</i>
PROFESSIONAL STAMP		
A3.1		



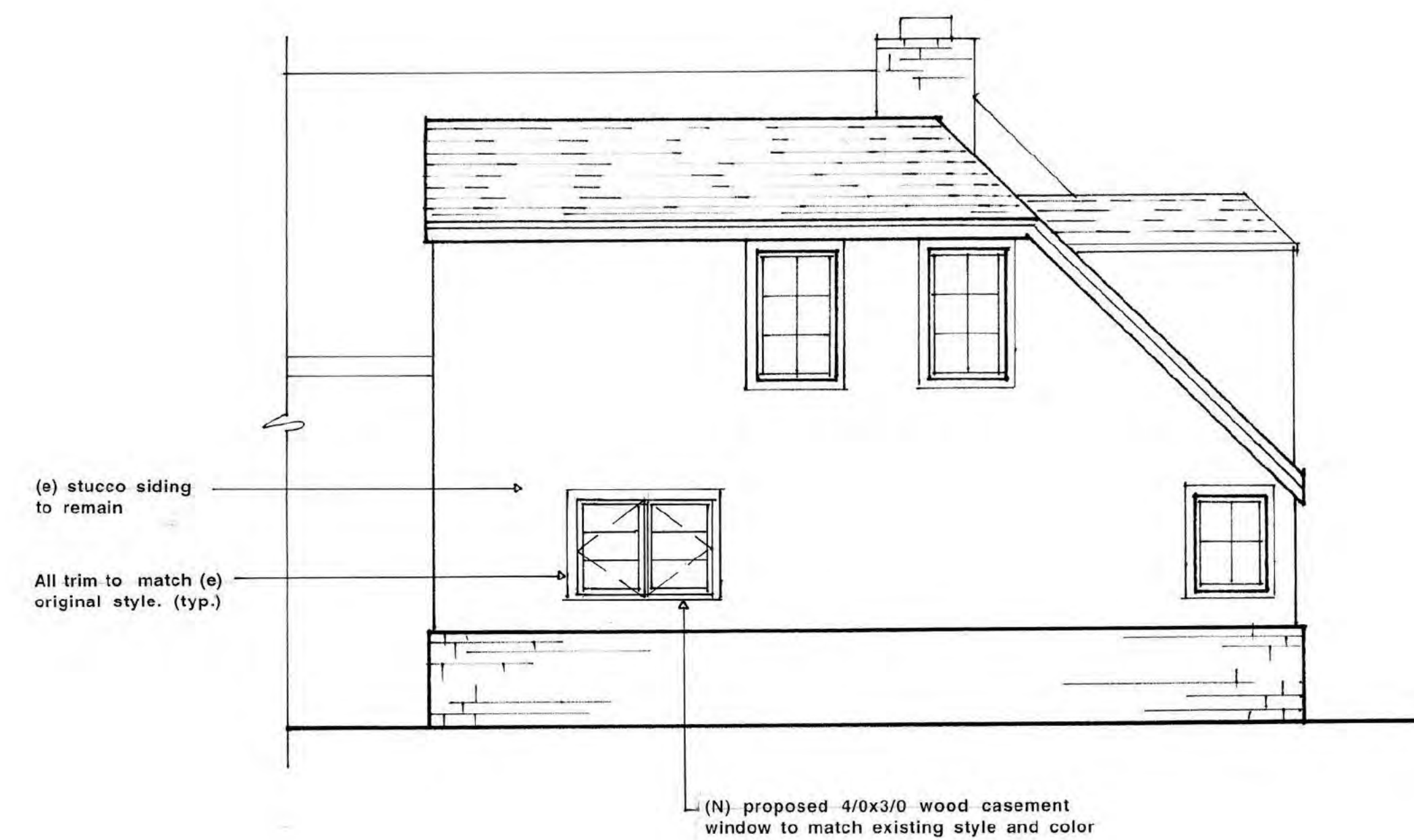
EXISTING NORTHEAST ELEVATION (REAR)



PROPOSED NORTHEAST ELEVATION (REAR)



EXISTING NORTHWEST ELEVATION (LEFT SIDE)



PROPOSED NORTHWEST ELEVATION (LEFT SIDE)

REVISIONS	BY

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RESIDENCE
68 BROADWAY
LOS GATOS, CA 95030

SHEET : EXTERIOR ELEVATIONS

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

DATE : 2/12/25

DRAWN :

A4.1



EXISTING TRELLIS @ REAR PATIO (NORTHEAST)



SUBJECT REAR WALL #1 (NORTHEAST)



SUBJECT LEFT SIDE #1 (NORTHWEST)



KITCHEN WINDOW TO REMAIN (SOUTHEAST)



SUBJECT REAR WALL #2 (NORTHEAST)



SUBJECT LEFT SIDE WINDOW #2 (NORTHWEST)

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RESIDENCE 68 BROADWAY LOS GATOS, CA 95030		
DRAWING:	EXISTING RESIDENCE PHOTOS	
SAVED:	2/12/25	
SCALE:	AS NOTED	
DRAWN BY:	MAR	M.
PROFESSIONAL STAMP		
D.1		

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