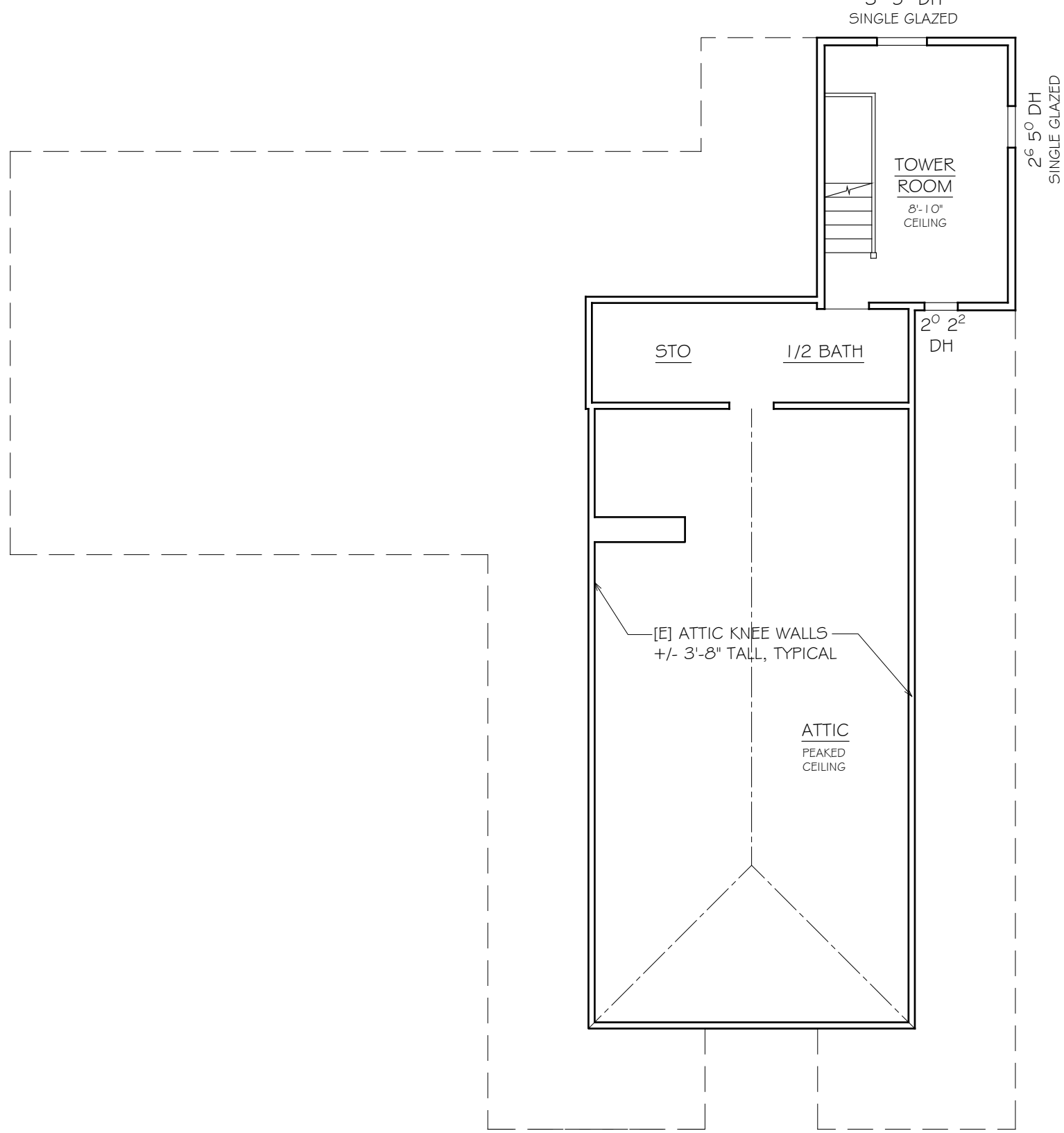
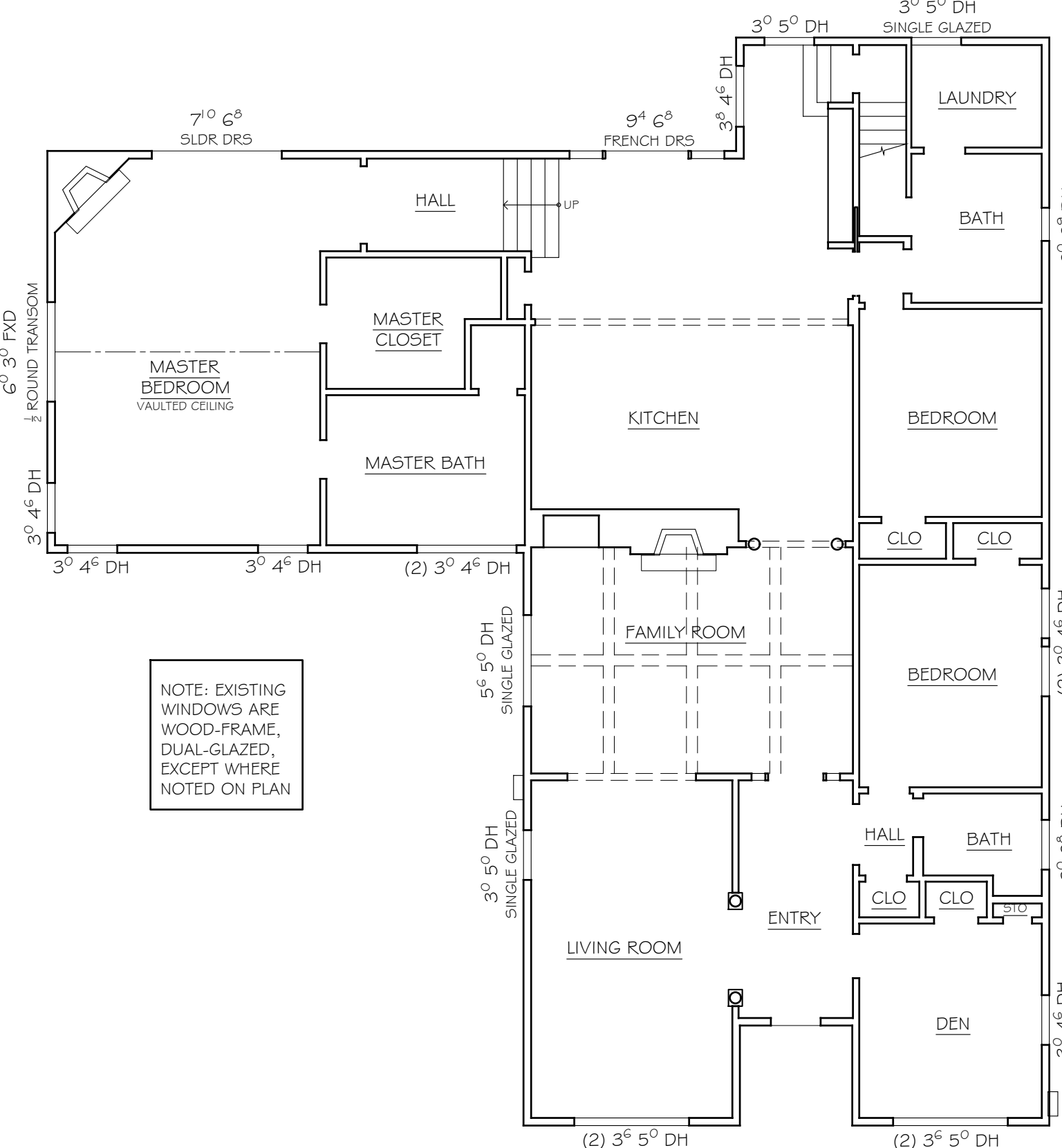
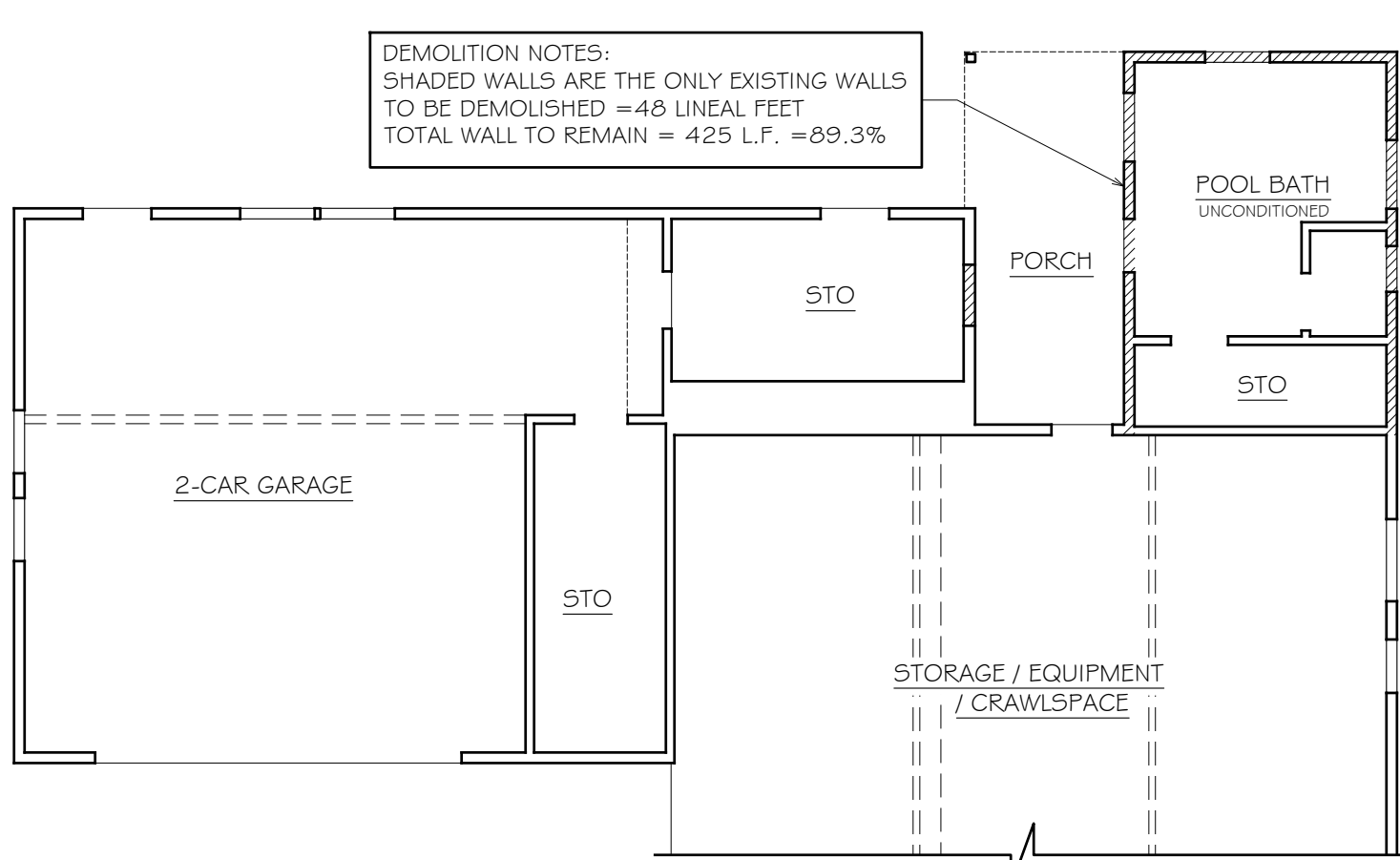




EXISTING 2ND FLOOR / ATTIC 1/8"= 1'-0"



EXISTING MAIN FLOOR PLAN 1/8"= 1'-0"



PARTIAL BASEMENT FLOOR PLAN 1/8"= 1'-0"



CONSULTANTS

ARCHITECT
CHRIS SPAULDING, ARCHITECT & ASSOCIATES
801 Camelia ST, Ste. E, Berkeley, CA 94710
Phone: (510) 527-5997 -
Email: chns@csarchitect.net

STRUCTURAL ENGINEER
ANTHONY ANGEL ENGINEERING
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Email: anthony@angelengr.com

ENERGY ANALYST
GABEL ASSOCIATES, LLC
20825 Nunes Ave, Ste. A
Castro Valley, CA 94546
Phone: (510) 428-0803, Fax: (510) 428-0324
Email: office@gabelenergy.com

GENERAL NOTES

The contractor shall furnish all material, labor, scaffolding, utensils, and apparatus required for the work shown on these plans and pay for the full freightage cartage, taxes, and handling of material associated with the work.

All work shall comply and conform to all codes and regulations, including the 2022 CBC, CMC, CPC, CEC, CRC, & CAL Green, & 2022 California Energy requirements, and all local, state and federal requirements, codes and regulations, unless otherwise noted.

Contractor shall be solely responsible for job and worksite safety.

All work is to be performed in accordance with these plans and specifications and to the satisfaction of the owner.

Bidders shall visit the site and familianze themselves with all existing conditions, and be prepared to carry out the work within the existing limitations.

Verify all dimensions in the field, written dimensions have precedence over scaled dimensions. Any discrepancies between drawings and/or specifications and actual conditions shall be brought to the attention of the architect for immediate clarification prior to proceeding with the work.

Change orders shall be in writing. Substitutions will be considered, but do not substitute materials, equipment, or methods without specific advanced approval by the architect.

Contractor shall notify the architect of all modifications to drawing by the building department and of all changes requested by the inspector.

Follow manufacturer's instructions carefully. Manufacturer's operating instructions and guarantees shall be given to the owner at the end of the job.

All features of construction not fully shown shall be of the same type and character as that shown for similar conditions. For special conditions or discrepancies, notify the architect before bidding or proceeding with work.

All material shall be of the best of their respective kinds, new, and subject to the approval of the owner. All work is to be performed in the best manner by skilled workmen.

It is the responsibility of the contractor & sub-contractors to notify the architect and/or engineer of any discrepancies, inconsistencies, errors or omissions in the plans & specifications which might affect the work, prior to proceeding with the work.

CONSTRUCTION PHASE STORM WATER MANAGEMENT NOTES

Contractor shall be responsible that no mud or muddy water leaves the property.

Sweep or scrape up soils tracked onto the road at the end of each day. Do not hose into street, gutter, or storm drain.

The site shall be monitored by the contractor/ owner after rain event to verify erosion control measure are functioning.

CALGREEN NOTE: TOWN CONSTRUCTION WASTE MGMT NOTE

Documentation shall be provided prior to first inspection, confirming compliance to the Waste Management: Plan provided to the jurisdiction.

CALGREEN ENVIRONMENTAL QUALITY REQUIREMENT NOTES

A. All adhesives, sealants, caulks, paints, coatings, and aerosol paint containers must remain on the site for field verification by the Building Inspector. CGBSC Section 4.504.2.4

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, cushion and adhesive), resilient flooring systems, and composite wood products installed on this project are within the emission limits specified in CGBSC Section 4.504.

DEMOLITION WORK
Prior to beginning
any demolition
please read and review
the Town's demolition
policy!

TOWN OF LOS GATOS NOTES

1. The scope of work for this project includes plumbing, as a result, verify a backwater valve is installed. Town code 6.40.020 requires an approved backwater valve on drainage piping serving fixtures that have flood level rns less than 12-inches above the elevation of the next upstream manhole.

T24 NOTES

1. Builder must provide the homeowner with a luminaire schedule (as required in title 24 california code of regulations, part 1, § 10-103(b)) that includes a list of lamps installed in the luminaires.

2. The 2022 Energy Efficiency Standards registered, signed, and dated copies of the appropriate CFCR and CFCR forms for this project shall be made available to the Town Building Inspector for review. Final completed forms shall be provided to the building owner

PROJECT DATA

PROJECT ADDRESS:
18 WALNUT AVE, LOS GATOS, CA 95030

PROJECT DESCRIPTION:
- INTERIOR REMODEL (REMODEL AREA 494 S.F.) INCLUDING RELOCATING BASEMENT BATH, CHANGING THE 2ND FLOOR BATH, NEW OPENINGS TO LIVING ROOM AND DEN, ALTERING STAIRS TO MASTER SUITE & CHANGING 2 BEDROOM WINDOWS TO BOX BAYS OF EQUAL SIZE
- CONVERT 502 SQ.FT. OF ATTIC TO LIVING AREA (AREAS BELOW 5' HEADROOM NOT INCL)
- CONVERT 112 SQ.FT. OF [E] BASEMENT LEVEL COVERED PORCH TO CONDITIONED FLOOR AREA
- CHANGE WOOD-BURNING FIREPLACE TO GAS
- NO TREES AFFECTED

APN: 510-41-011

OWNER: LAUREN SHELLEY & TOM RICHARDS

LOT SIZE: 17,000 SQ.FT. ≈ 0.39 ACRES

ALLOWABLE FAR:
(.35 - [(17 - 5) / 25 x .2]) x 17,000 = 0.254 x 17,000 = 4,318 SQ.FT.
ALLOWABLE GARAGE FAR:
(.1 - [(17-5) / 25 x .07]) x 17,000 = .07 x 17,000 = 1,190 SQ.FT.

EXISTING FLOOR AREA
1ST FLOOR 2,643 ±
2ND FLOOR 296 ±
ATTIC CONVERSION 502 ±

BSMT POOL BATH & OFFICE 299 ±
NEW BSMT FLOOR AREA 112 ±
TOTAL 3,852 ±

[E] GARAGE & STORAGE (BSMT) 697 ±
[E] COVERED PORCHES 41 ±

EXISTING USE: SINGLE FAMILY HOME
BUILDING OCCUPANCY: R-3 / U
BUILDING TYPE: V-B SPRINKLERED

VICINITY MAP



COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
7/22/2026
Maria Chavarin
THESE PLANS HAVE BEEN APPROVED AS SHOWN AND MODIFICATION TO THEM HAS BEEN PROPOSED TO THE TOWN OF LOS GATOS. EXISTING MAY REQUIRE A SEPARATE APPROVAL.

DRAWING INDEX

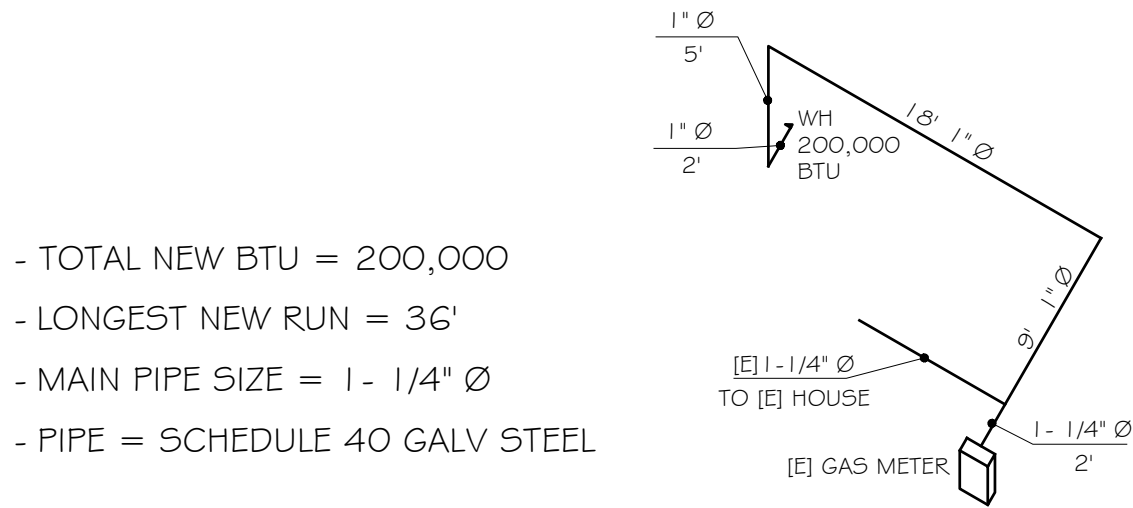
ARCHITECTURAL
SHEET A1 PROJECT DATA, EXISTING FLOOR PLANS, VICINITY MAP, GENERAL & SITE NOTES
SHEET A2 PROPOSED FLOOR PLANS, FLOOR PLAN NOTES
SHEET A3 EXISTING & PROPOSED FRONT & RIGHT SIDE ELEVATIONS
SHEET A4 EXISTING & PROPOSED LEFT SIDE ELEVATIONS, SECTION
SHEET A5 TITLE 24 CERTIFICATE
SHEET A6 TITLE 24 CERTIFICATE
SHEET A7 CALGREEN

SHEET BMP BEST MANAGEMENT PRACTICES

STRUCTURAL
SHEET S0 GENERAL NOTES
SHEET S1 TYPICAL DETAILS
SHEET S2 LOWER FOUNDATION / BASEMENT PLAN
SHEET S2.1 MAIN FLOOR FRAMING PLAN
SHEET S3 UPPER FLOOR / ATTIC FRAMING PLAN
SHEET S4 ROOF FRAMING PLAN
SHEET S4.1 UPPER CEILING FRAMING PLAN
SHEET S5 FOUNDATION DETAILS
SHEET S6 FRAMING DETAILS
SHEET S7 FLOOR FRAMING DETAILS
SHEET S8 ROOF FRAMING DETAILS
SHEET S9 ROOF FRAMING DETAILS

DEFERRED SUBMITTAL

- FIRE SPRINKLER SYSTEM



SCHEMATIC GAS LINE DIAGRAM NTS

- TOTAL NEW BTU = 200,000
- LONGEST NEW RUN = 36'
- MAIN PIPE SIZE = 1 - 1/4" Ø
- PIPE = SCHEDULE 40 GALV STEEL

FIRE DEPARTMENT NOTES

FIRE SPRINKLERS REQUIRED:
An automatic sprinkler system shall be installed throughout existing buildings with a Group R fire area when additions are made causing the fire area to exceed 3,600 square feet. Exception: Additions where all of the following are met: a. Building addition does not exceed 500 square feet. b. The resultant structure meets all water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.
New fire area addition over 500 SF and the total SF exceeds 3600. Sprinklers required for entire structure

WATER SUPPLY REQUIREMENTS:
Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

ADDRESS IDENTIFICATION.
New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

CONSTRUCTION SITE FIRE SAFETY:
All construction sites must comply with applicable provisions of the CFC CHAPTER 33 and our standard detail and specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project.

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
(408) 354-6872 Fax (408) 354-7593

CIVIC CENTER
110 E. MAIN STREET
LOS GATOS, CA 95030

May 26, 2021

Chris Spaulding, Architect
801 Camelia Street, Suite E
Berkeley, CA 94710
Via email

RE: 18 Walnut Avenue

Preliminary Review of a Request for Construction of Exterior Alterations and an Attic Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8 Located at 18 Walnut Avenue. APN 510-41-011.

APPLICANT: Chris Spaulding, Architect
PROPERTY OWNER: Tom Richards and Lauren Shelly
PROJECT PLANNER: Sean Mullin

On May 26, 2021, the Los Gatos Historic Preservation Committee discussed the item and recommended that all new exterior materials match existing and that the new windows in the dormers be made to look consistent with the existing windows by including meeting rails to simulate the look of double-hung windows.

If you have any questions, I can be contacted by phone at smullin@osgatosca.gov.

Sincerely,

Sean Mullin, AICP
Associate Planner

Cc: Tom Richards and Lauren Shelly, via email

N:\DEV\HISTORIC PRESERVATION\HPC Action Letters\2021\Walnut Ave 18 - 05-26-21 [preliminary].docx

SCHEDULE FINAL INSPECTIONS PLEASE
CONTACT THE FOLLOWING DEPARTMENTS
SEVEN (7) DAYS IN ADVANCE OF FINAL
BUILDING INSPECTION:

- ☐ PLANNING DIVISION: (408) 354-6874
- ☐ ENGINEERING/PUBLIC WORKS: (408) 399-5771
- ☒ SANTA CLARA COUNTY FIRE DISTRICT: (408) 378-4010
- ☒ WEST VALLEY SANITATION DISTRICT: (408) 378-2407
- ☐ SANTA CLARA CO. ENVIR. HEALTH: (408) 918-3400

DRAWINGS PREPARED BY

CHRIS SPAULDING
ARCHITECT

801 CAMELIA STREET, SUITE E
BERKELEY CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999



REVISIONS BY

6-4-26 Plan Check
7-7-26 Plan Check 2

PRELIMINARY SET

DESIGN REVIEW SET
PLAN CHECK SET
PERMIT SET
CONSTRUCTION SET

PROPOSED REMODEL & ADDITION TO
SHELLY & RICHARDS RESIDENCE
18 WALNUT AVE
LOS GATOS, CALIFORNIA

DATE: 12-1-25
SCALE: AS NOTED
DRAWN: CS/DB
JOB: SHELLEY & RICHARDS
SHEET

A1
OF 20 SHEETS

ATTACHMENT 1

FLOOR PLAN NOTES

BATHROOM NOTES

- All showers to have a minimum clear door opening width of 22".
- All showers to have tile wall protection to a minimum of 84" above the floor-mount tile on full mortar bed or 1/2" cement backer board.
- Wooden backing (2x8 min.) shall be provided in all bathroom walls at toilet, shower, and bathtub- located at 34" from the floor to the center of the backing, suitable for the addition of grab bars.
- Shower compartments, regardless of shape, shall have a minimum finished interior of 1.024 square inches and shall also be capable of encompassing a 30" circle.
- Tub and shower compartments shall be finished with a non-slip surface. Such wall surfaces shall extend to a height of not less than 6 ft. above the floor.
- Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be:
 - Non-asbestos fiber-cement backer board
 - Non-asbestos fiber-cement reinforced cementitious backer units installed per manufacturers' recommendations.
- Toilets are required to have a minimum 15" clearance to the adjacent wall or counter and 24" in front of the toilet.

ELECTRICAL NOTES

- Light fixtures in tub and shower enclosures shall be listed (and labeled) as "suitable for damp locations".
- All branch circuits that supply outlets installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by an arc-fault circuit interrupter.
- A dedicated 20-amp circuit is required to serve bathroom outlets. This circuit cannot supply any other receptacles, lights, fans, etc. (exception: where the circuit supplies a single bathroom, outlets for other equipment within the same bathroom shall be permitted to be supplied).
- All 125-volt, 15- and 20- ampere receptacle outlets shall be listed as Tamper-resistant receptacles.
- Provide the following separate circuits:
 - a) 20 amps for the bathroom
 - b) (2) small appliance circuits for the kitchen 20 amp
- Provide GFCI protection at the following locations:
 - within 6' of the edge of a shower or tub
 - laundry areas
 - kitchens and at all counters with sinks
 - bathrooms
- At least one 20-ampere branch circuit shall be provided to supply the laundry receptacle outlets and such circuit shall have no other outlets.

LIGHTING NOTES

- All lighting shall be high efficacy per Table 150.0-A (pin-based CFL; pulse-start MH; HPS; hardwired high frequency generator LED; inseparable SSL; or JAB-compliant luminaires) controlled by dimmers or vacancy sensors, except in closets less than 70 sq. ft. and luminaires in hallway.
- In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire must be controlled by a vacancy sensor providing automatic-off functionality.
- Undercabinet lighting and exhaust fans must be switched separately from other lighting systems.
- Luminaires providing outdoor lighting and permanently mounted to a residential building or to other buildings on the same lot shall be high efficacy luminaires per Table 150.0-A (not including lighting around swimming pools/water features or other Article 680 locations) and controlled by a manual ON and OFF switch that permits the automatic actions of:
 - Photocell and either a motion sensor or an automatic time switch control; or
 - Astronomical Time Clock control.Controls that override the ON shall not be allowed unless the override shall automatically returns the automatic control to its normal operation within 6 hours. An energy management control system that provides the specified lighting control functionality and complies with all the requirements applicable to the specified controls may be used to meet these requirements.
- NOTE: ALL OUTDOOR LIGHTING SHALL BE DOWNWARD DIRECTED & SHIELDED
- Recessed luminaires in insulated ceilings shall be IC rated, w/ electronic ballast and Air-tight (AT).
- Permanently installed night lights and night lights integral to installed luminaires or exhaust fan shall not consume more than 5 watts per luminaire/exhaust fan.
- Any night lights, step lights, and path lights must be high efficacy and controlled by a vacancy sensor.
- Any light sources integral to drawers, cabinets, and linen closets must be high efficacy and controlled by a vacancy sensor.
- Lighting in drawers and cabinets shall have auto-off controls
- Undershelf, display cabinets, switched outlets controlled separate from ceiling lighting.
- Lighting in habitable spaces shall have accessible wall-mounted dimming controls.

MECHANICAL AND PLUMBING NOTES

- Installation instructions for all listed equipment shall be provided to the field inspector at time of inspection.
- All exterior hose bibs shall have non-removable backflow prevention devices.
- All building water supply systems in which quick-acting valves are installed shall be provided with devices to absorb high pressures resulting from the quick closing of these valves (e.g., clothes washers and dishwashers).
- Termination of all environmental air ducts shall be a minimum of 3 feet from any openings into the building (i.e., dryers, bath and utility fans, etc.), must be 3 feet away from doors, windows, opening skylights or attic vents).
- All mechanical, plumbing, electrical, and similar penetrations of the floor or top-plates shall be caulked with a rated fire caulk with an ASTM E136 rating.
- Install recessed washer & dryer hook-ups to allow for units to be flush with rear wall.
- Local exhaust systems shall vented to the outdoors for bathrooms.
- Provide minimum 50 cfm intermittent airflow for Bathroom exhaust fans, OR provide minimum 20 cfm for continuously operating Bathroom exhaust fans.
- Water piping and cooling system line insulation thickness and conductivity Piping shall be insulated to the thickness as follows:
 - a. All NEW domestic hot water system piping conditions listed below, whether buried or unbundled, must be insulated and the insulation thickness shall be selected based on the conductivity range in Table 120.3-A and the insulation level shall be selected from the fluid temperature range based on the thickness required in Table 120.3A
 - b. The first 5' of hot and cold-water pipes from the storage tank.
 - c. All water piping of nominal 3/4" diameter or larger.
 - d. All piping associated with a domestic hot water recirculation system regardless of diameter
 - e. Piping from the heating source to a storage tank or between tanks
 - f. Piping buried below grade
13. All exhaust fans shall be ENERGY STAR compliant and provided with humidity controls adjusting from 50% - 80%. All exhaust fans to have backdraft dampers.
14. Ventilation heating and air conditioning systems shall have MERV 13 filters or better.

PLUMBING CLEANOUT NOTES

- Each horizontal drainage pipe shall be provided with a cleanout at its upper terminal (except horizontal drain lines less than 5' not serving sinks or urinal). An additional cleanout shall be added for each aggregate change in direction exceeding 135 degrees.
- Cleanouts shall be within 20' of crawl access or extended to exterior.
- Cleanout shall be provided at the kitchen sink.

SHOWER VALVES

- Showers, tubs, whirlpool tubs, and tub-shower combinations shall be provided with individual pressure balance or thermostatic mixing control valves.
- The maximum mixed water setting shall be 120° Fahrenheit.
- Water heater thermostat shall not be considered as suitable for meeting this requirement.

SMOKE AND CARBON MONOXIDE ALARMS

- A smoke detectors and carbon monoxide alarms shall be hard-wired with battery back-up and interconnected such that when one alarm sounds, all will sound.
- Smoke alarms installed within 20 ft. of a kitchen, bathroom, or room containing a fireplace or wood burning stove shall be of the photoelectric type only.
- For proper placement of smoke alarms and carbon monoxide alarms in rooms with variations in ceiling height (sloped, pitched etc.), refer to the manufacturers guidelines.

EGRESS WINDOW NOTES

- All emergency escape and rescue (egress) openings from the bedrooms shall comply with the following:
- Minimum net clear openable dimension of 24" in height.
 - Minimum net clear openable dimension of 20" in width.
 - Minimum net clear openable dimension of 5.7 square feet in area. Grade floor or below grade openings shall have a minimum net clear opening of 5 sq.ft.
 - The bottom of the clear opening shall not be greater than 44 inches above the floor.
 - All egress windows with two or more latches shall have the latches interconnected and operable from the lowest latch.

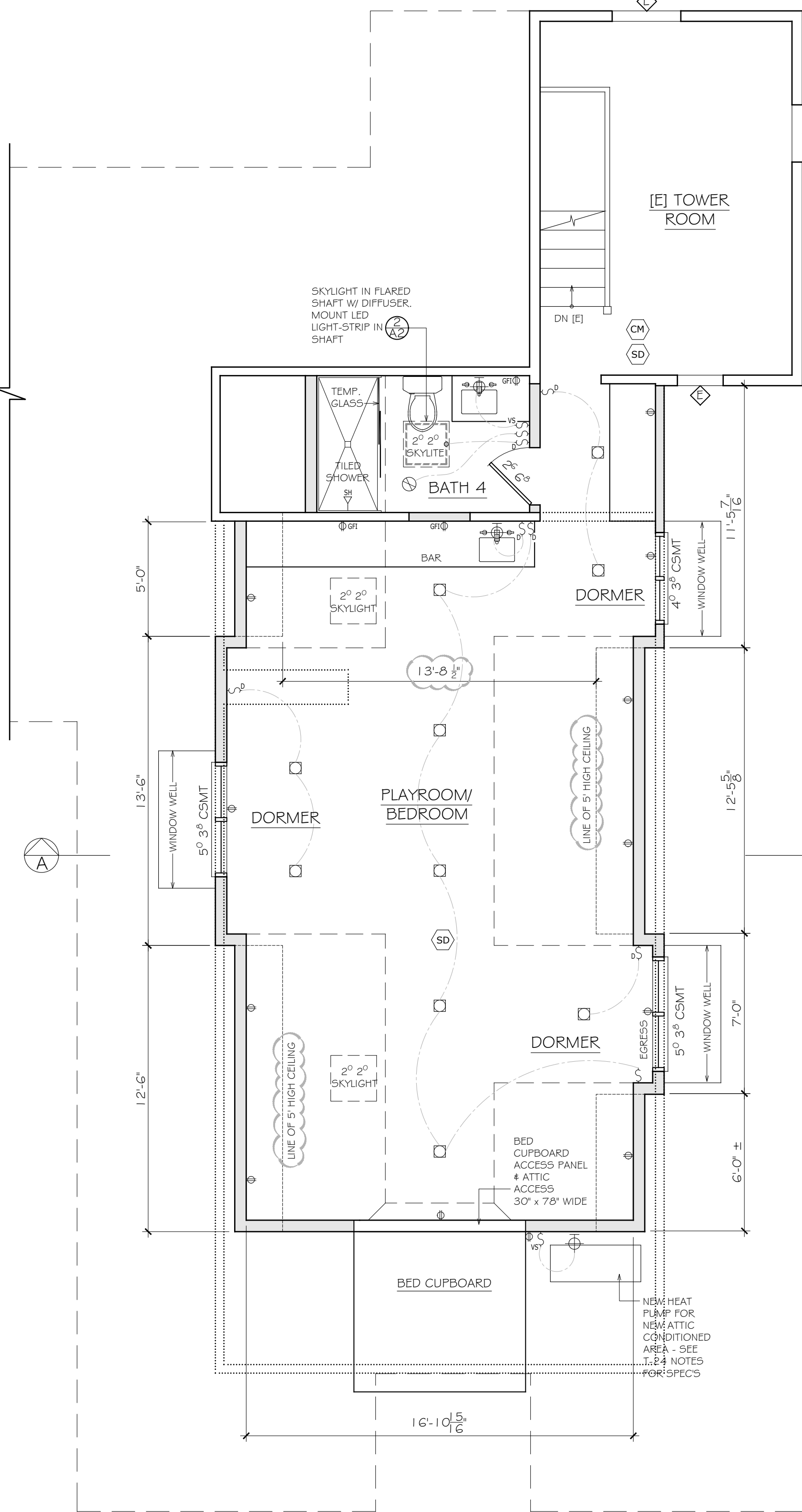
ELECTRICAL/MECHANICAL LEGEND			
	FAN		OUTLET
	CEILING MOUNTED FIXTURE		SMOKE DETECTOR
	RECESSED FIXTURE		CARBON MONOXIDE ALARM
	LED STRIP-LIGHT (UNDER CAB)		SHOWER HEAD
	WALL MOUNTED FIXTURE		WATER PROTECTION
	SWITCH		GROUND FAULT INTERRUPTER
	SWITCH WITH VACANCY SENSOR		PHOTOCELL
	SWITCH WITH DIMMER		MOTION SENSOR

* NOTE: ALL LIGHT FIXTURES SHALL BE HIGH EFFICACY LED

* MANUAL-ON VACANCY SENSOR THAT TURNS FIXTURE OFF AUTOMATICALLY WHEN NO OCCUPANTS ARE PRESENT & WHICH DOES NOT HAVE AN OVERRIDE ALLOWING THE FIXTURE TO BE ALWAYS ON

STAIR NOTES

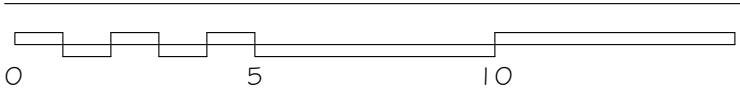
- Maximum riser height 7 3/4", minimum tread depth 10"
- Minimum headroom 6'-8"
- A handrail shall be provided at any stairway with more than 3 risers, stairways shall have 1 1/4"-2" grippable cross section, no sharp corners, and at a height of 34" to 38" above nosing, extend continuously from top to bottom riser, and terminate at newel posts or return to walls
- Handrails adjacent to the wall shall have a space of not less than 1 1/2" between the wall and handrails.



ENERGY EFFICIENCY FEATURES

- Existing:
- Skylights: NFRC rated 0.48 U-Factor & 0.33 SHGC
 - Water heating: Replace existing with a new Gas 50 Gallon 0.62 UEF
- Addition:
- Envelope:
 - a. Attic insulation: R-30
 - b. Wall insulation: R-15 (lower) in 2x4 framing, upper floor R-21 in 2x6 framing
 - c. Floor: N/A
 - d. Slab: unheated slab (lower)
 - e. Windows/Glass Doors: NFRC rated 0.30 U-Factor & 0.23 SHGC
 - f. Doors: N/A
 - g. Skylights: NFRC rated 0.48 U-Factor & 0.33 SHGC
 - HVAC: Add to Top floor only- 2 Ton Heat pump 8.2 HSPF, 14 Seer, 11.7 EER- Ducting R-6
 - Water Heating: tie into replaced system
 - Ventilation: 135 CFM (exhaust only)
- HERS testing to be completed before or during construction:
- Indoor Air Quality
 - Verified System Airflow
 - Fan Efficacy Watts/CFM
 - Verified heat pump rated heating capacity
 - Duct Sealing
 - Ventilation of low leakage ducts located entirely in conditioned space

PARTIAL MAIN FLOOR PLAN



1/4" = 1'-0"

LEGEND

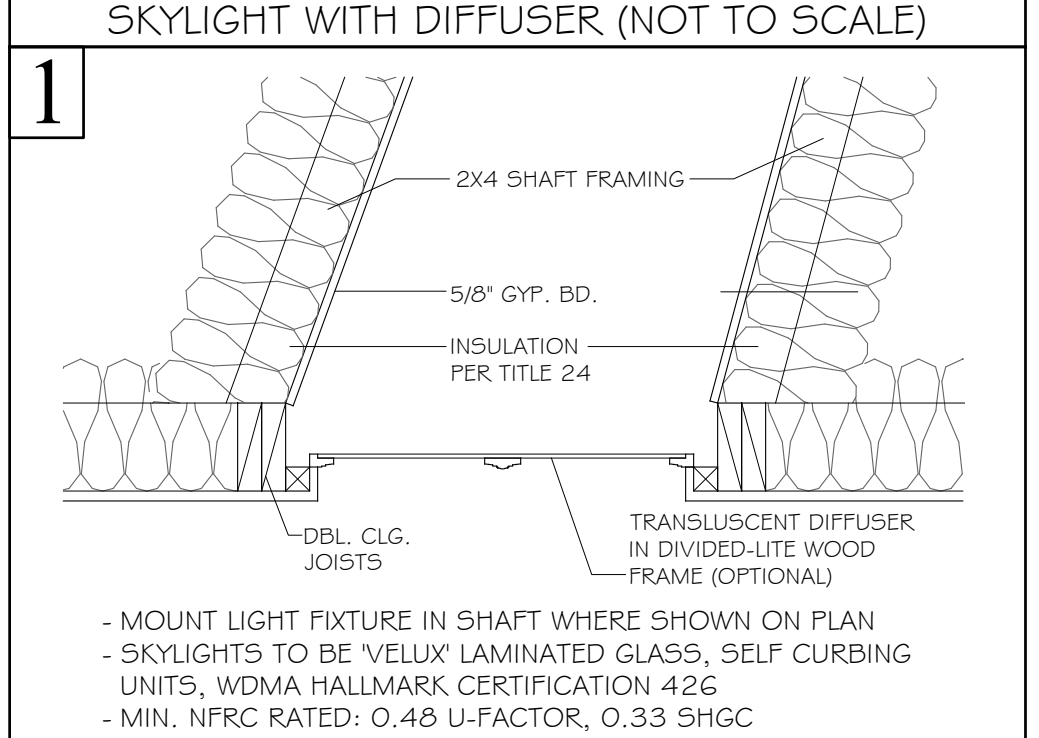
- INDICATES EXISTING WALL TO BE REMOVED
- INDICATES EXISTING WALL TO REMAIN
- INDICATES NEW CONSTRUCTION
- NEW WINDOW IN [E] OPENING
- NEW DOOR IN [E] OPENING

PLAN REVIEW APPROVAL

07.24.2026

WATER NOTES

- Both ends of the unused conductor shall be labeled with the word "spare" and be electrically isolated; and
- A reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit in A above and labeled with the words "Future 240V Use".
- A Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed
- A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pumps assistance



- MOUNT LIGHT FIXTURE IN SHAFT WHERE SHOWN ON PLAN
- SKYLIGHTS TO BE VELUX LAMINATED GLASS, SELF CURBING UNITS, WDMA HALLMARK CERTIFICATION 426
- MIN. NFRC RATED: 0.48 U-FACTOR, 0.33 SHGC

DRAWINGS PREPARED BY

CHRIS SPAULDING
ARCHITECT

801 CAMELIA STREET, SUITE E
BERKELEY, CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999



REVISIONS

REVISIONS	BY
6-4-26 Plan Check	
7-7-26 Plan Check 2	

PRELIMINARY SET

DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
7/23/2026

THESE PLANS HAVE BEEN APPROVED AS SHOWN AND MODIFICATIONS HAVE NOT BEEN PROPOSED TO WHICH THE TOWN HAS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

PROPOSED REMODEL & ADDITION TO
SHELLY & RICHARDS RESIDENCE
18 WALNUT AVE
LOS GATOS, CALIFORNIA

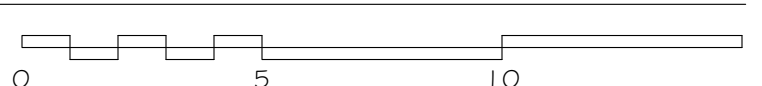
DATE: 12-1-25
SCALE: AS NOTED
DRAWN: CS/DB
JOB: SHELLEY & RICHARDS
SHEET

OF 20 SHEETS

A2

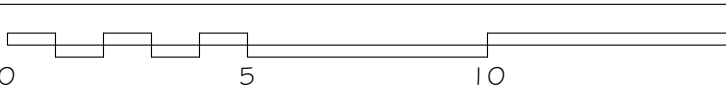
PARTIAL BASEMENT PLAN

1/4" = 1'-0"



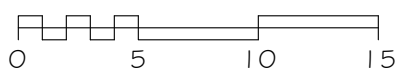
ATTIC PLAN

1/4" = 1'-0"





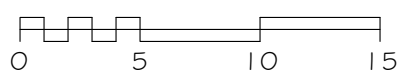
EXISTING RIGHT SIDE ELEVATION 1/8"= 1'-0"



PROPOSED RIGHT SIDE ELEVATION 1/4"= 1'-0"



EXISTING FRONT ELEVATION 1/8"= 1'-0"



PROPOSED FRONT ELEVATION



PLAN REVIEW APPROVAL

07.24.2026

TOWN OF LOS GATOS
BUILDING DIVISION

DRAWINGS PREPARED BY

CHRIS SPAULDING
ARCHITECT

801 CAMELIA STREET SUITE E
BERKELEY CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999

CHRISTOPHER S. SPAULDING
No. C-25247
RENEWAL DATE

REVISIONS	BY
6-4-26 Plan Check	
7-7-26 Plan Check 2	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
7/23/2026

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO ANY PART HAS BEEN PROPOSED OR TO WHATEVER SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.

PROPOSED REMODEL & ADDITION TO
SHELLY & RICHARDS RESIDENCE
18 WALNUT AVE
LOS GATOS CALIFORNIA

DATE: 12-1-25
SCALE: AS NOTED
DRAWN: CS/DB
JOB: SHELLY & RICHARDS
SHEET

OF 20 SHEETS

A3



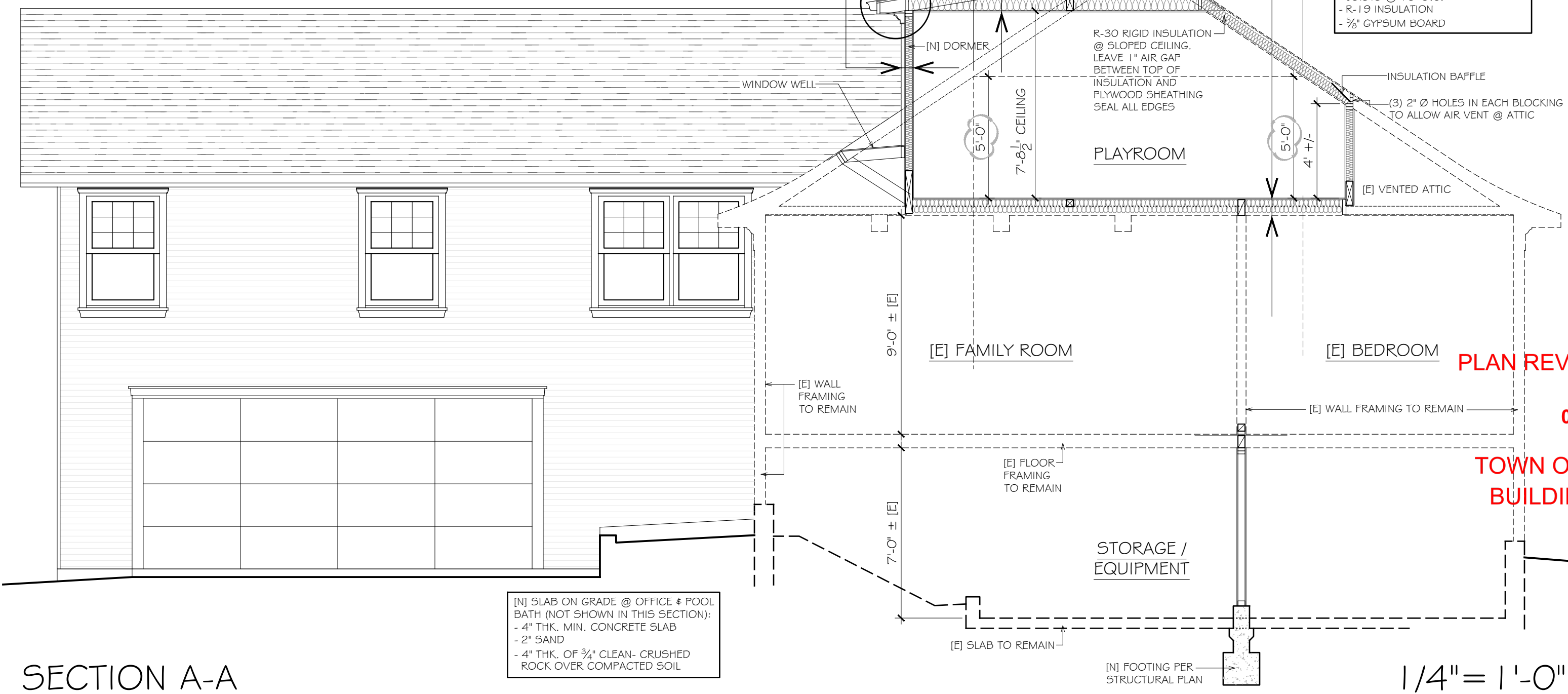
PROPOSED LEFT SIDE ELEVATION

1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION

1/8" = 1'-0"



SECTION A-A

1/4" = 1'-0"

DRAWINGS PREPARED BY

CHRIS SPAULDING
ARCHITECT

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BERKELEY, CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999

LICENSED ARCHITECT
CHRISTOPHER S. SPAULDING
No. C-25247
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS	BY
6-4-26 Plan Check	
7-7-26 Plan Check 2	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
7/23/2026

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO THEM HAS BEEN PROPOSED BY THE APPLICANT. ANY EXISTING MAY REQUIRE A SEPARATE APPROVAL.

PROPOSED REMODEL & ADDITION TO
SHELLY & RICHARDS RESIDENCE
18 WALNUT AVE
LOS GATOS, CALIFORNIA

PLAN REVIEW APPROVAL

07.24.2026

TOWN OF LOS GATOS
BUILDING DIVISION

DATE: 12-1-25
SCALE: AS NOTED
DRAWN: CS/DB
JOB: SHELLY & RICHARDS
SHEET

A4
OF 20 SHEETS