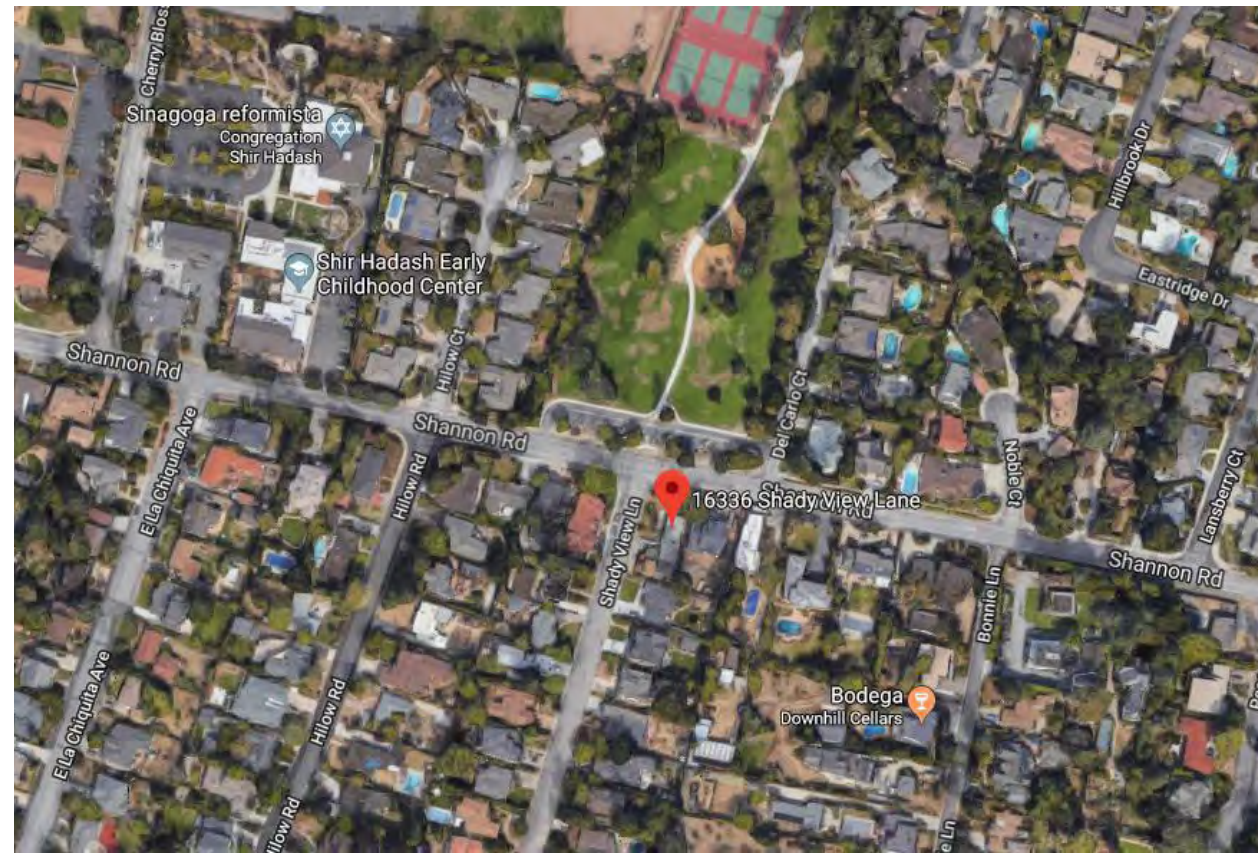
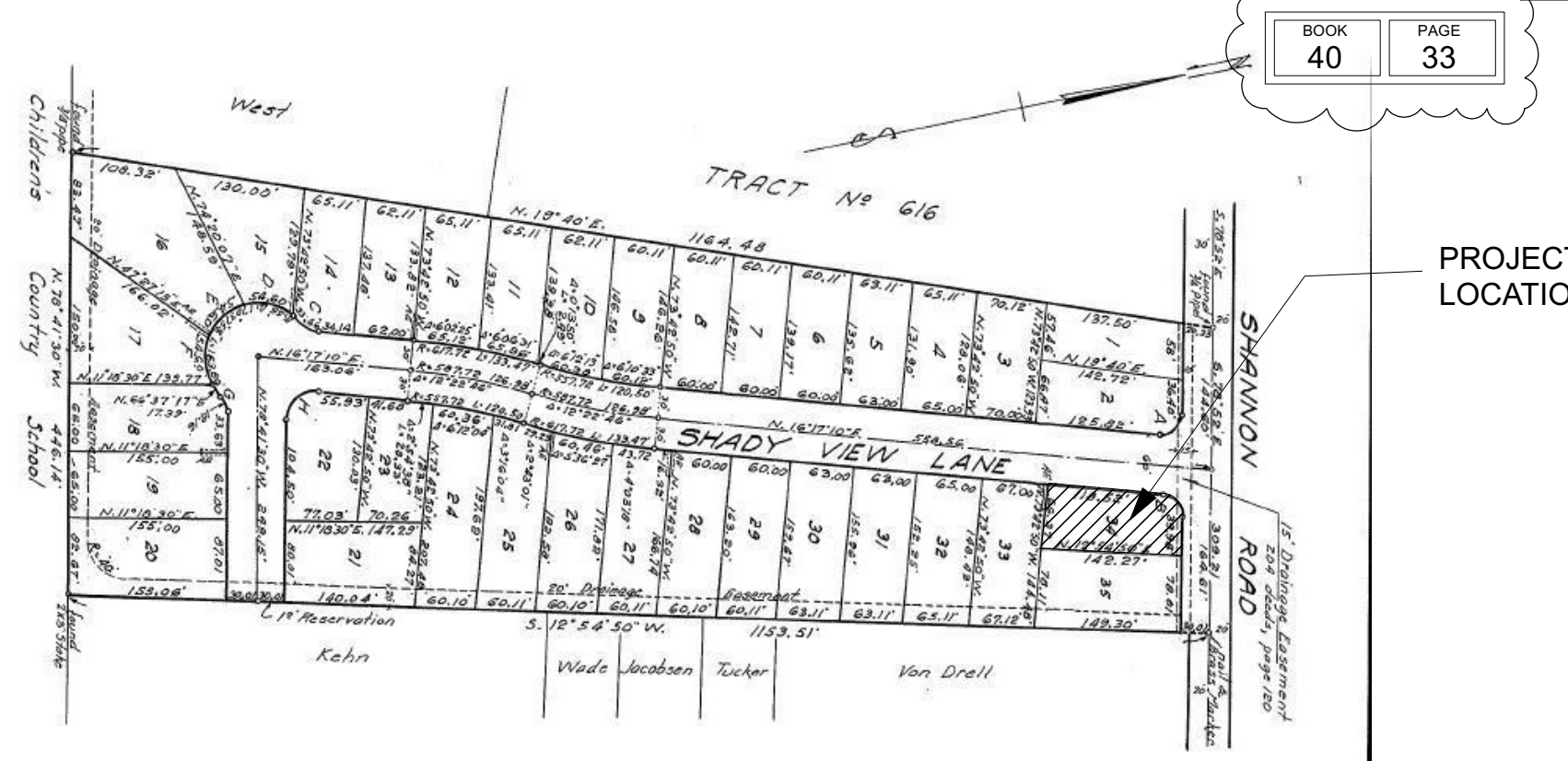


LOCATION MAP



PARCEL MAP



Coulson Residence

SCOPE OF WORK:

- 2 DEMOLISH (E) 1,056 SF 1-STORY RESIDENCE. BUILD (N) 2,698.75 SF 2-STORY HOME.

PROJECT DATA

ZONING	R1-8-PREZONE
OCCUPANCY TYPE	R3/U
BUILDING TYPE	VB
APN	5324-03-034
LOT AREA	8,610 SF
(E) RESIDENCE TO BE REMOVED	1,056 SF
FLOOR AREA:	
(N) 1st FLOOR	1,425.08 SF
(N) 2ND FLOOR	1,273.67 SF
TOTAL (N) FAR	2,698.75 SF
(N) ATTACHED GARAGE:	
FAR	422.81 SF
	5% < MAX. 9%
BUILDING COVERAGE:	
(N) RESIDENCE	2,307.96 SF
TOTAL	2,307.96 SF
	26.8% < MAX. 40%
PARKING	2 COVERED SPACES

PROJECT DIRECTORY

PROPERTY OWNER:
Allan Coulson
16336 Shady View Ln
Los Gatos, CA 95032

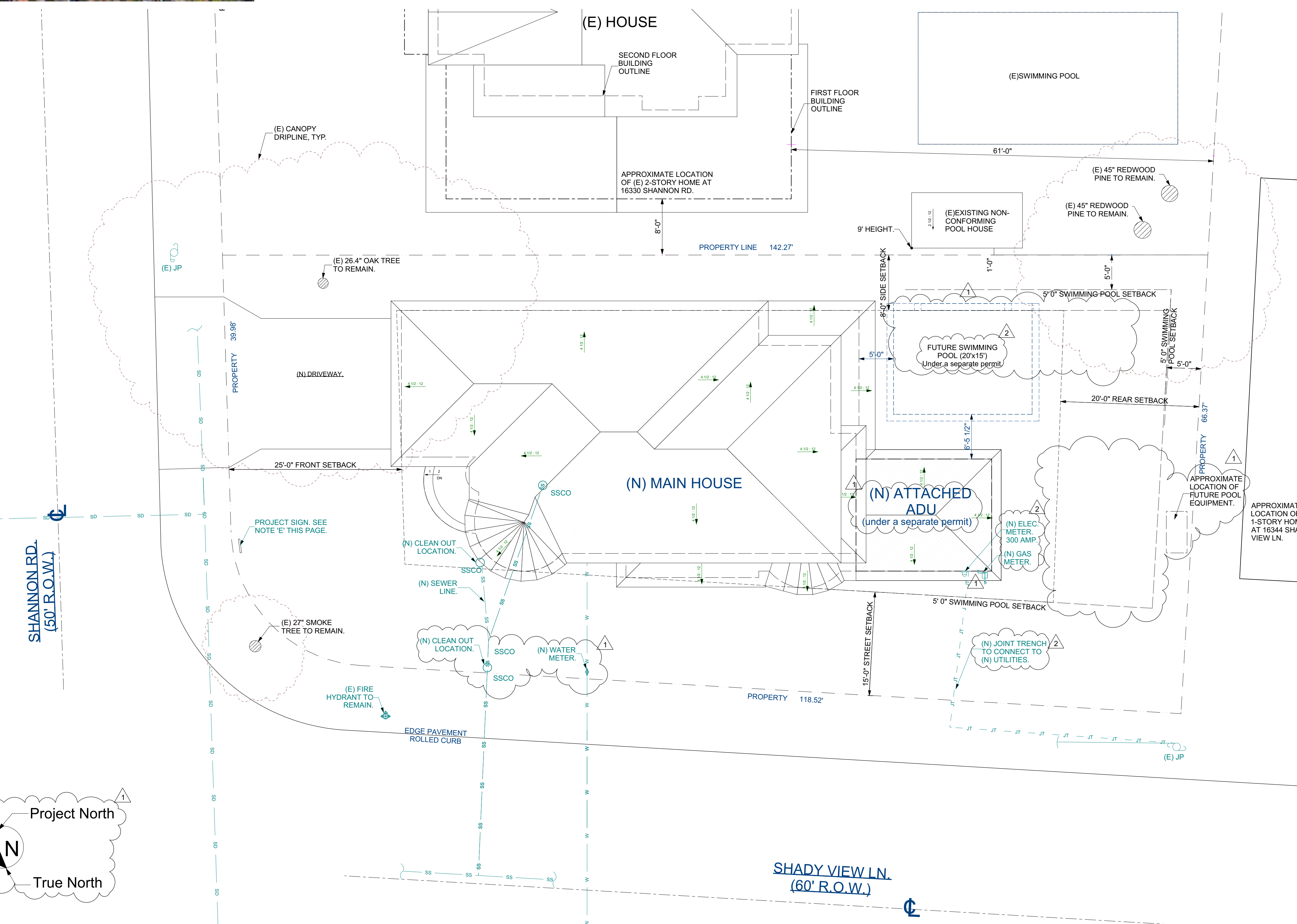
DESIGNER/CONTRACTOR:
DE MATTEI CONSTRUCTION, INC.
1794 THE ALAMEDA
SAN JOSE, CA 95126
(408) 295-7516

CONSTRUCTION SHALL CONFORM TO:	
2016 California Building Code	
2016 California Residential Code	
2016 California Plumbing Code	
2016 California Mechanical Code	
2016 California Electrical Code	
2016 Energy Code	
2016 Green Building Code	
2016 California Fire Code	
2016 California Reference Standards Code	

SHEET INDEX

CS	COVER SHEET
1	TOPOGRAPHIC SURVEY
C-1	COVER SHEET
C-2	GRADING AND DRAINAGE PLAN
C-3	DRAINAGE AND MISC. DETAILS
C-4	EROSION CONTROL PLAN
L1	LANDSCAPE PLAN
A0.0	GENERAL NOTES
A0.1	SITE DEMO AND TREE PROTECTION.
A0.2	GREENPOINT RATED CHECKLIST
A1.0	FLOOR AREA DIAGRAMS
A2.1	PROPOSED FIRST FLOOR PLAN
A2.2	PROPOSED SECOND FLOOR PLAN
A3.1	PROPOSED EXTERIOR ELEVATIONS
A3.2	PROPOSED EXTERIOR ELEVATIONS
A4.1	PROPOSED SECTIONS
A6.1	NEIGHBORHOOD PHOTOGRAPHS
A6.2	SHADOW STUDY
A6.3	SCHEMATIC NEIGHBORHOOD ELEVATIONS

- NOTES:
- A. ROOF RAINWATER LEADERS ARE TO BE DISCHARGED ONTO SPLASH BLOCKS AND DIRECTED INTO LANDSCAPED AREAS.
 - B. A SANITARY SEWER LATERAL CLEAN-OUT SHALL BE INSTALLED AT THE PROPERTY LINE. IF ONE DOES NOT ALREADY EXIST WITHIN TWO FEET OF THE PROPERTY LINE.
 - C. ALL EXTERIOR LIGHTING WILL BE DOWNWARD DIRECTED.
 - D. FIRE SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED PER NFPA 13D 2016 ADDITION.
 - E. PROJECT SIGN SHALL BE ORIENTED TOWARDS THE STREET WITHIN 1' OF PROPERTY LINE OR 2' OF THE BACK OF SIDEWALK. THE TOP OF THE SIGN SHALL BE 5' FROM (E) GRADE.



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

PLANNING SET 7/18/2019

DISCLAIMER: THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION THAT IS INTENDED FOR THE EXCLUSIVE USE OF THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THIS INFORMATION. DE MATTEI CONSTRUCTION, INC. SHALL NOT BE RESPONSIBLE FOR ANY REUSE OR MISUSE OF THIS INFORMATION WITHOUT WRITTEN AUTHORIZATION.

NO.	DESCRIPTION	DATE	BY
1	RESPONSES TO PLAN CHECK COMMENTS	03/26/2019	LL
2	RESPONSES TO PLAN CHECK COMMENTS	05/10/2019	LL

SHEET TITLE:
COVER SHEET

PROJECT DESCRIPTION:
Coulson Residence
16336 Shady View Ln
Los Gatos, CA 95032

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose, CA 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-476455

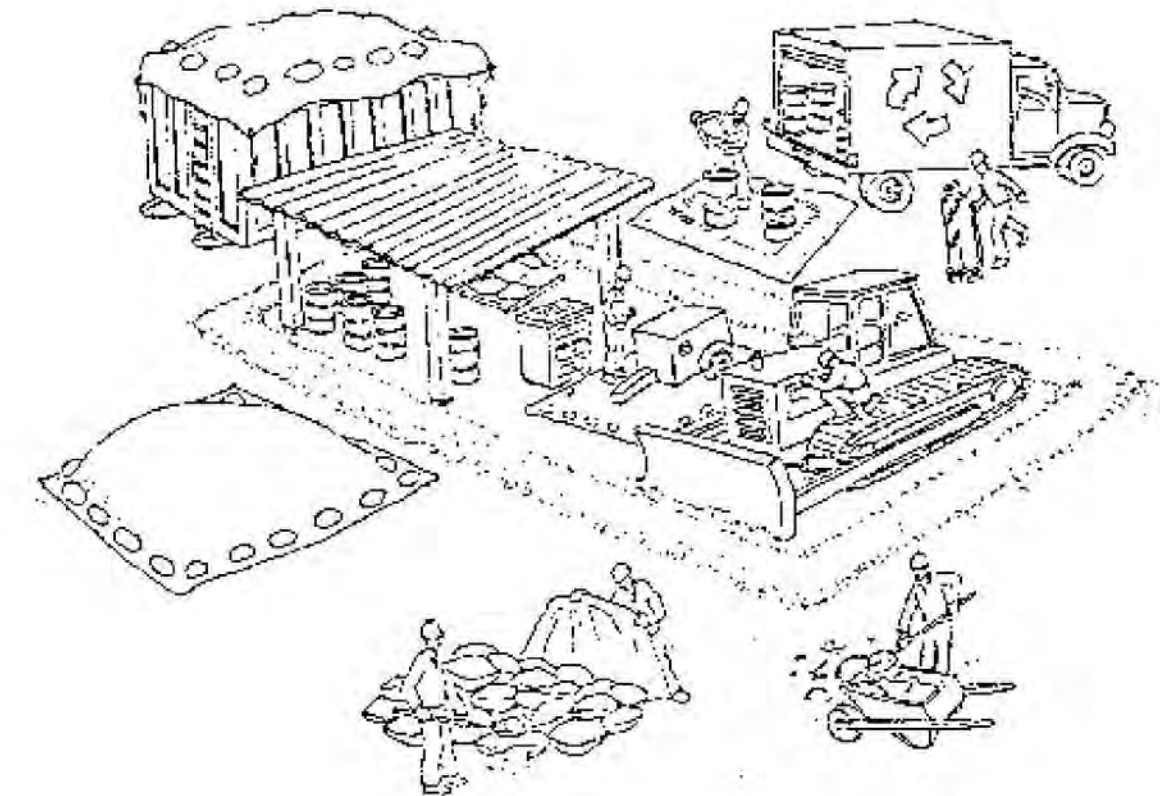
DATE:
12/17/2018

SCALE:
As shown

DRAWN BY:
LL / JW

SHEET:
CS

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.



Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.

- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and man-holes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

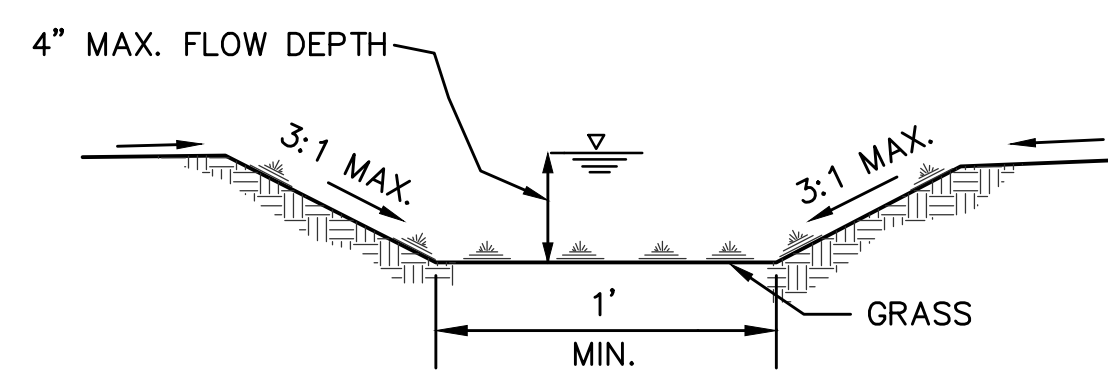


- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

NO.	DESCRIPTION	BY	DATE

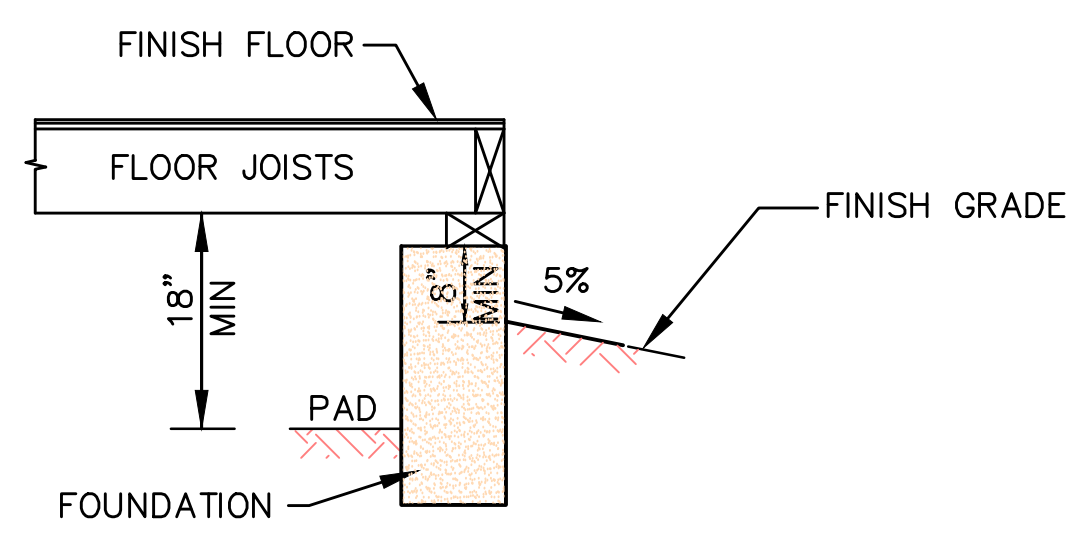
GRADING AND DRAINAGE CONSTRUCTION NOTES:

- 1 DIRECT ROOF DOWNSPOUT LEADERS TO APPROVED SPLASH BLOCKS (2' LENGTH MIN.), DIRECT AWAY FROM BUILDING FOR POSITIVE FLOW, & TOWARDS PERVIOUS AREA OF THE SITE -TYP. (SEE DETAIL)
- 2 DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS AND SLOPE 5% FOR AT LEAST 4 FEET WHERE POSSIBLE, FOR NON-PAVED (DIRT & LANDSCAPE) AREAS.
- 3 4" SDR-26 SS. LAT. @ 2% MIN.
- 4 (N) WATER METER LINE (DESIGN BY OTHERS). CONNECT TO EXISTING WATER METER PER TOWN AND WATER DISTRICT REQUIREMENTS.
- 5 APPROXIMATE LOCATION OF JOINT TRENCH TRENCH INCLUDES: ALL GAS/ELECTRIC LINES, COMMUNICATIONS LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND.
- 6 GRASSY SWALE @ S=2%.
- 7 6" PVC (SDR-35) @ S=0.5% MIN.
- 8 REMOVE EXISTING SEWER CLEANOUT.
- 10 10'X6'X4.5' GRAVEL BASIN, SEE DETAIL.
- 11 (N) WATER METER.
- 12 APPROXIMATE LOCATION OF ROOF DOWNSPOUT, SEE ARCHITECTURAL PLANS FOR EXACT LOCATION.
- 13 (N) INFILTRATION DEVICE (CHRISTY V-24) WITHOUT BOTTOM.
- 14 4" PVC (SDR-35) @ S=1% MIN FOR CRAWL SPACE DRAINAGE.
- 15 1 1/2" PRESSURE DISCHARGE LINE.
- 16 APPROX. LOCATION OF 4" PERFORATED PIPE @ S=1% MIN. FOOTING DRAIN- TYP. (SEE DETAIL)
- 17 PROVIDE DEDICATED SUB DRAINAGE SUMP WITH PUMP. PUMP TO DISCHARGE AT BUBBLER PROVIDE BACKFLOW PREVENTION DEVICE ON DISCHARGE LINE. BACKUP POWER IS RECOMMENDED.
- 18 FOOTING DRAIN CLEAN-OUT- TYP. (SEE DETAIL).
- 19 REMOVE EXISTING STRUCTURE



GRASSY SWALE DETAIL

N.T.S.



NOTE
* PAD ELEVATION IS FOR INFORMATION ONLY.

EXTERIOR GRADING DETAIL (TYP.)

N.T.S.

LEGEND:

⊖ AREA DRAIN (CHRISTY BOX V-1) OR EQUAL

▣ CATCH BASIN (CHRISTY BOX V-24) OR EQUAL

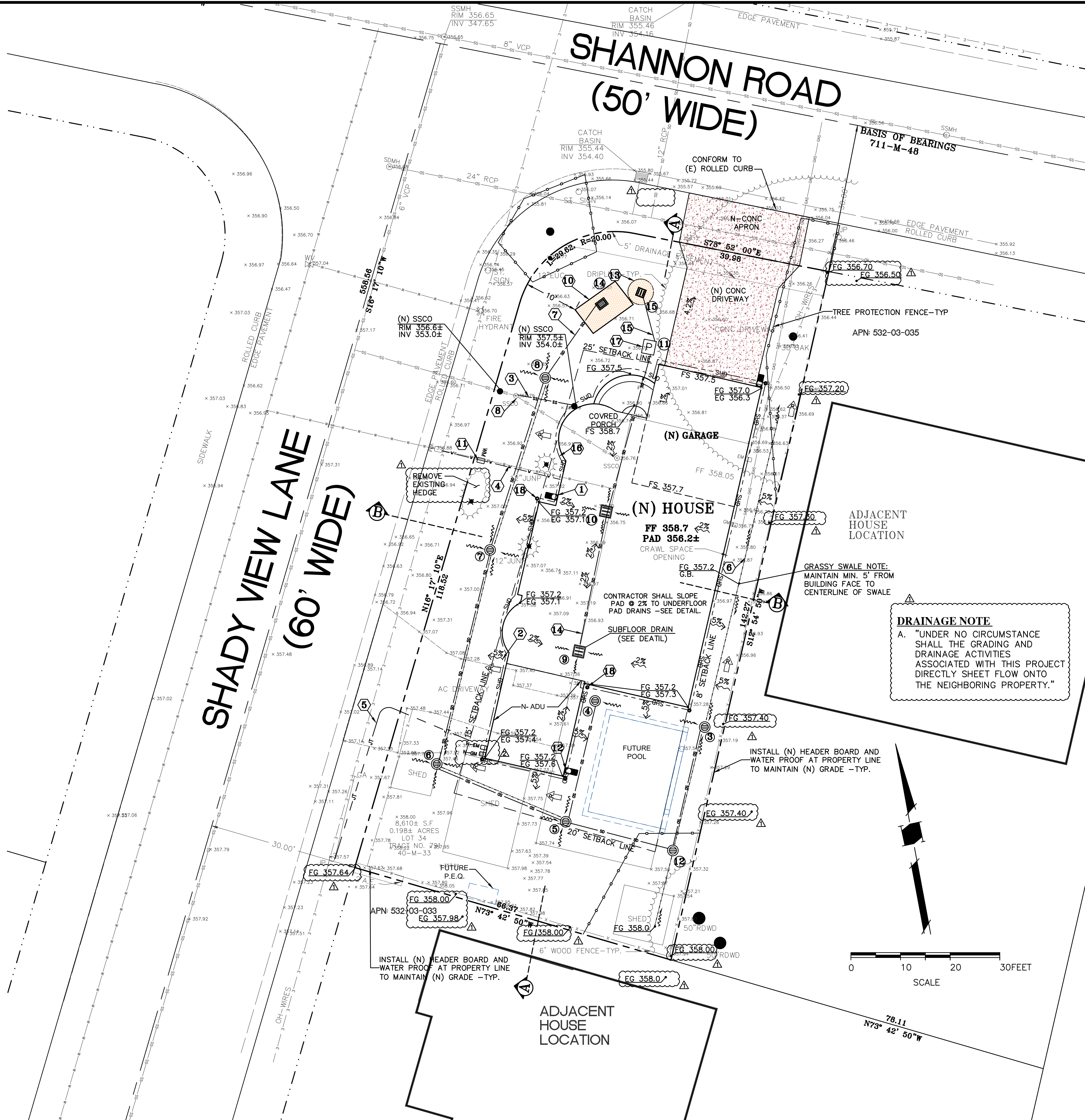
BENCHMARK

TOWN OF LOS GATOS
BM NO. LC43

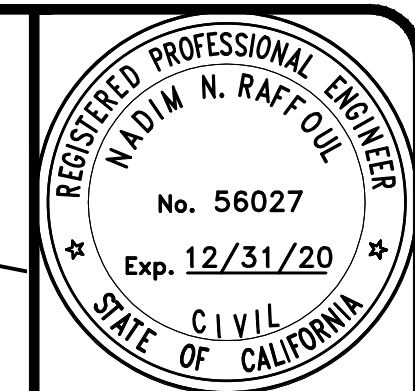
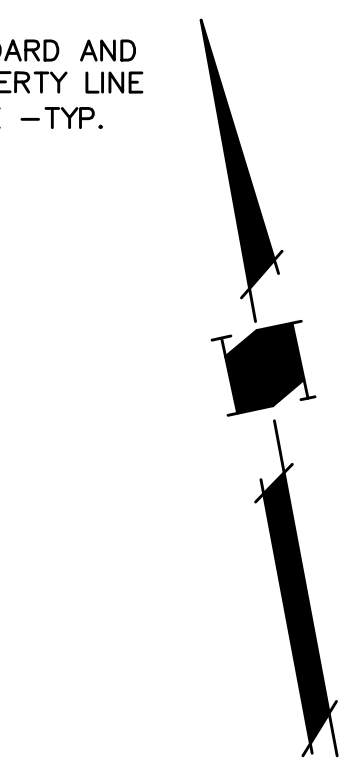
LOCATED AT THE INTERSECTION OF VISTA DEL MONTE AND VISTA DEL CAMPO. ELEVATION = 384.42' (NGVD29) ELEVATIONS SHOWN ON THIS MAP HAVE BEEN RAISED BY 2.72 FEET TO BE ON NAVD 1988.

DRAINAGE NOTE

- | | | | | |
|-----------------------------------|-----------------------------------|-----------------------------------|---|-----------------------------------|
| 3 AD
RIM 356.9±
INV 355.0± | 4 CB
RIM 357.7±
INV 354.8± | 5 AD
RIM 357.7±
INV 354.3± | 6 AD
RIM 357.5±
INV 354.0± | 7 AD
RIM 357.5±
INV 353.5± |
| 8 AD
RIM 357.5±
INV 353.0± | 9 CB
RIM 356.0±
INV 354.7± | 10 AD
RIM 355.8±
INV 354.2± | 11 SUMP W/PUMP
RIM 357.5±
INV 353.0±
PUMP @ 353.7± | 12 AD
RIM 357.7±
INV 354.6± |
| 13 CB
RIM 356.5±
INV 352.0± | 14 CB
RIM 356.5±
INV 352.0± | | | |



DRAINAGE NOTE
A. "UNDER NO CIRCUMSTANCE SHALL THE GRADING AND DRAINAGE ACTIVITIES ASSOCIATED WITH THIS PROJECT DIRECTLY SHEET FLOW ONTO THE NEIGHBORING PROPERTY."



N.R. ENGINEERING
CIVIL ENGINEERS
585 WEDGEWOOD DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7893

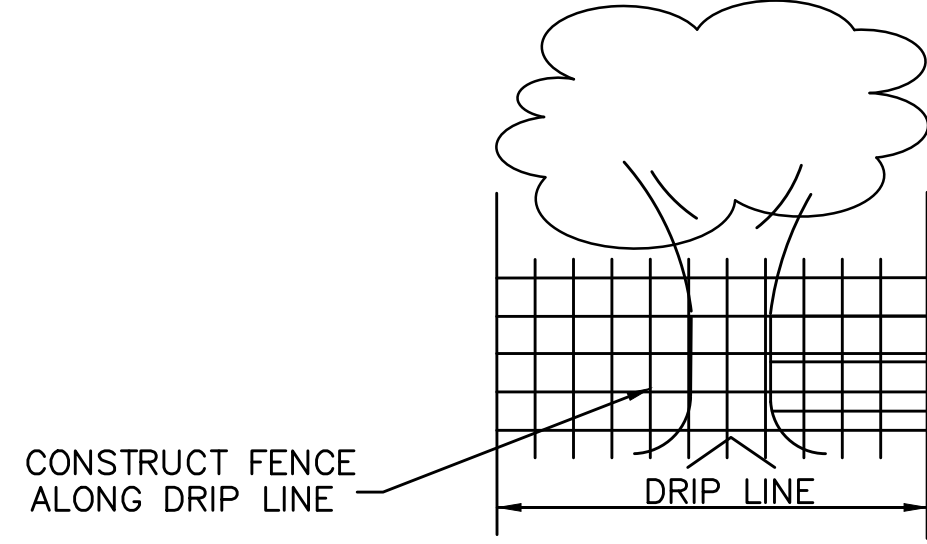
16336 SHADY VIEW LANE
LOS GATOS, CA.
SAN CLARA COUNTY APN 532-03-034 CALIFORNIA

GRADING AND DRAINAGE PLAN

COMMENTS RESPONSE	2/7/19
	5/15/19
REVISIONS	DATE
JOB NO:	
DATE:	12-2-2018
SCALE:	1" = 10'
DRAWN BY:	NR
SHEET NO:	

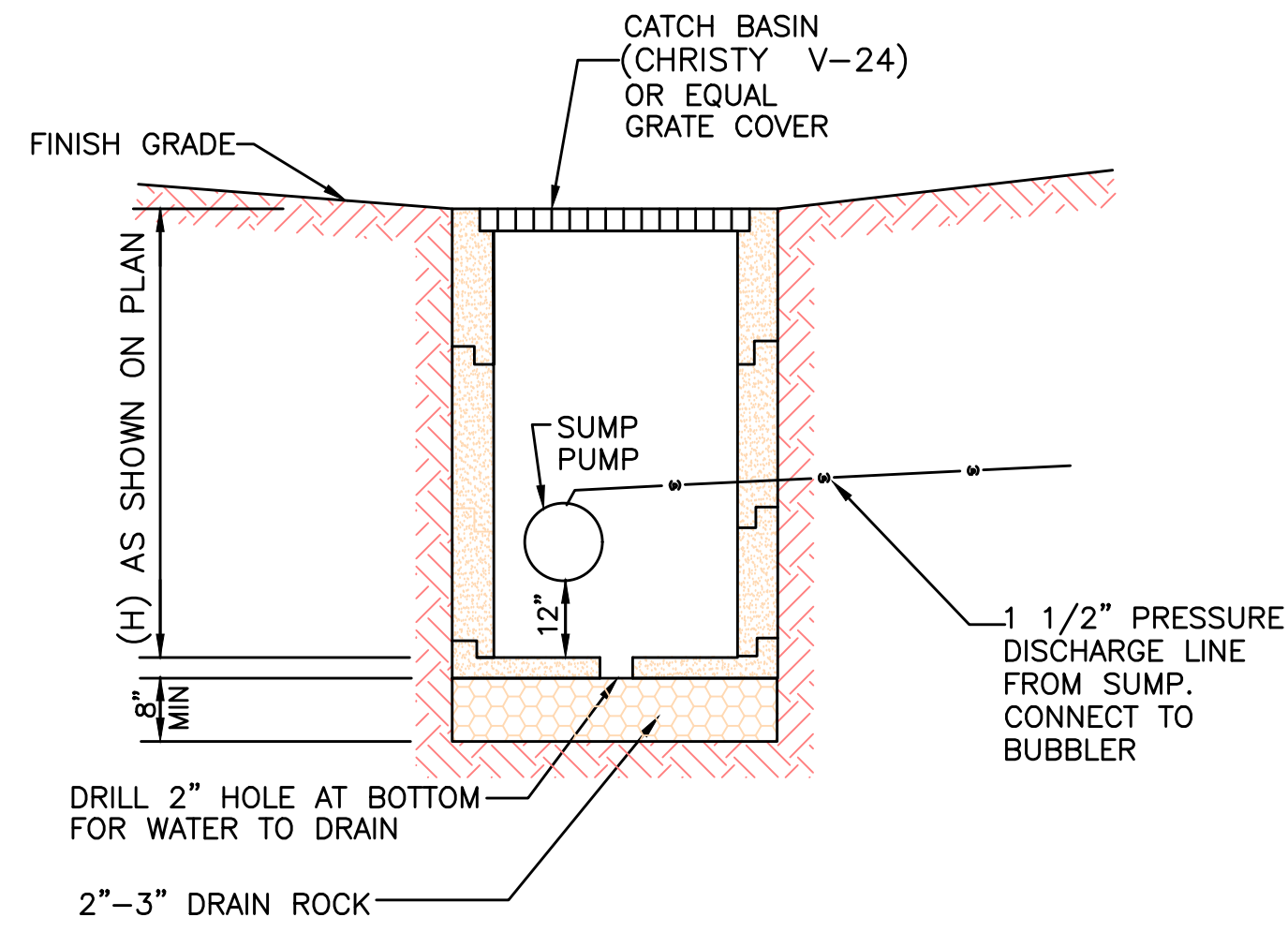
NOTES:

1. THE DEVELOPER SHALL INSTALL "THE PROTECTION DEVICE" PRIOR TO THE START OF GRADING OR CLEARING WORK.
2. THE CITY RESERVED THE RIGHT TO ISSUE A "STOP WORK" NOTICE IF THE "PROTECTIVE DEVICE" IS NOT INSTALLED.
3. ROLLED CHAIN LINK FENCE ON DRIVEN POST.
4. PLACE WOOD CHIP AROUND TREE AND ALONG DRIP LINE



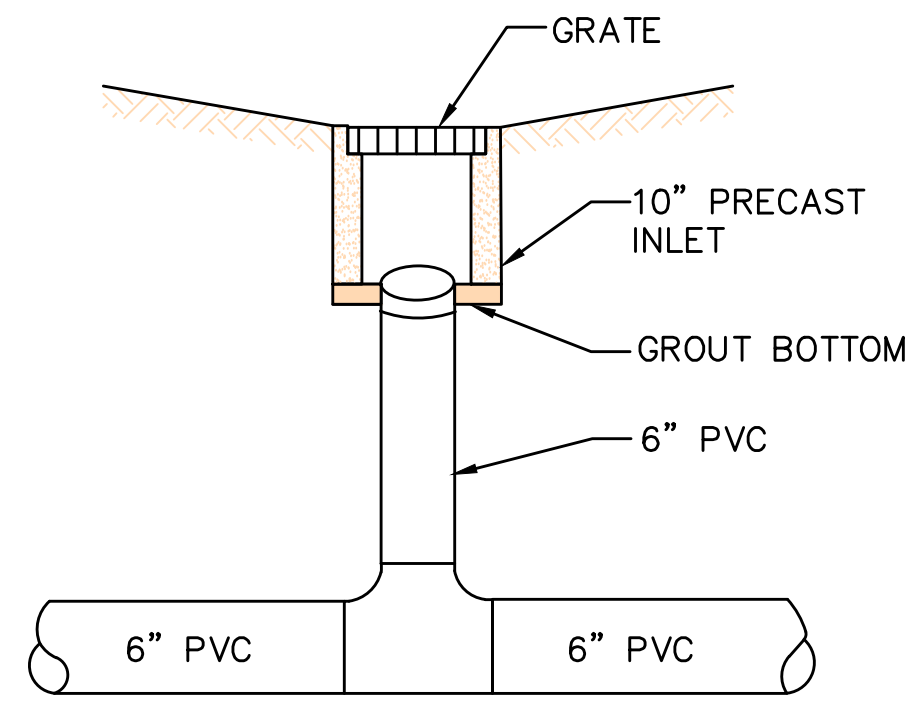
TREE PROTECTION DETAIL

N.T.S.



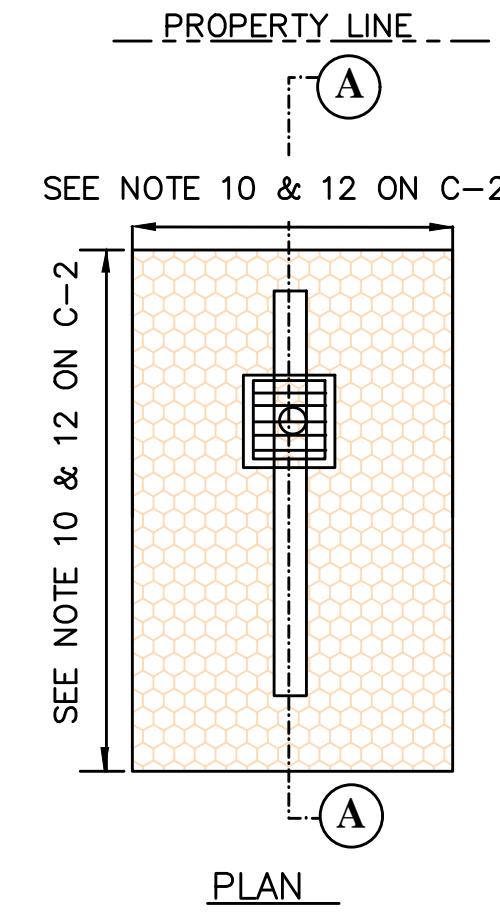
CATCH BASIN DETAIL

N.T.S.



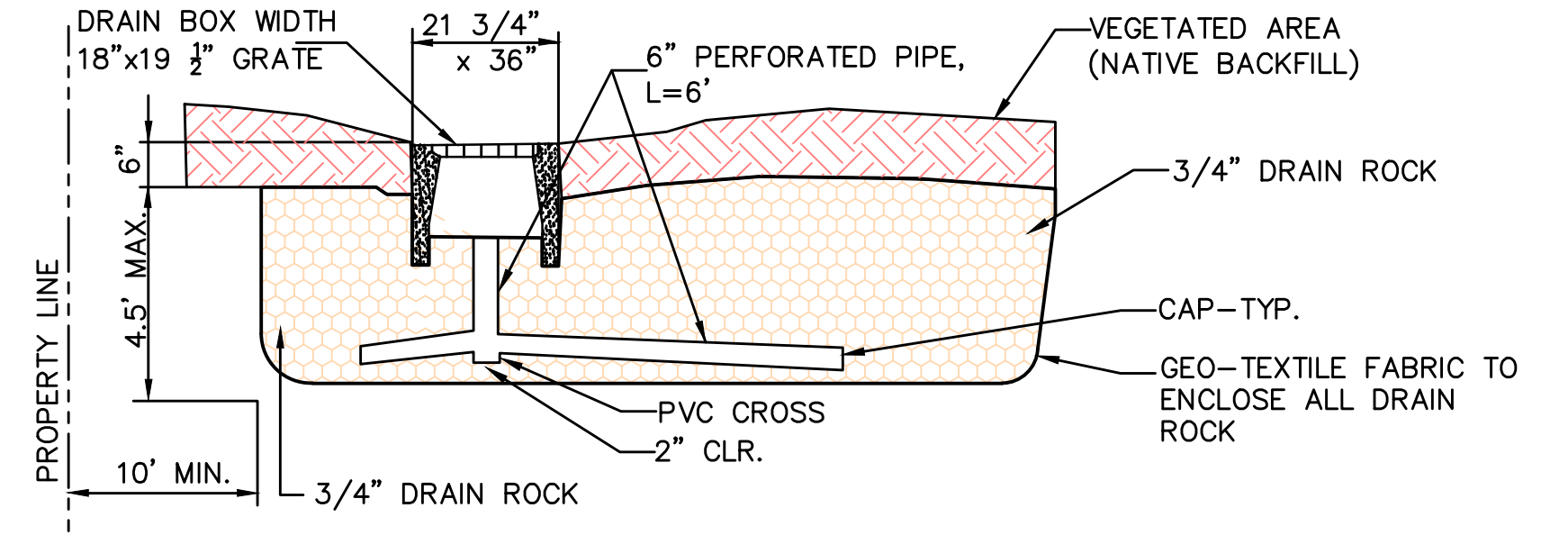
AREA DRAIN DETAIL

N.T.S.

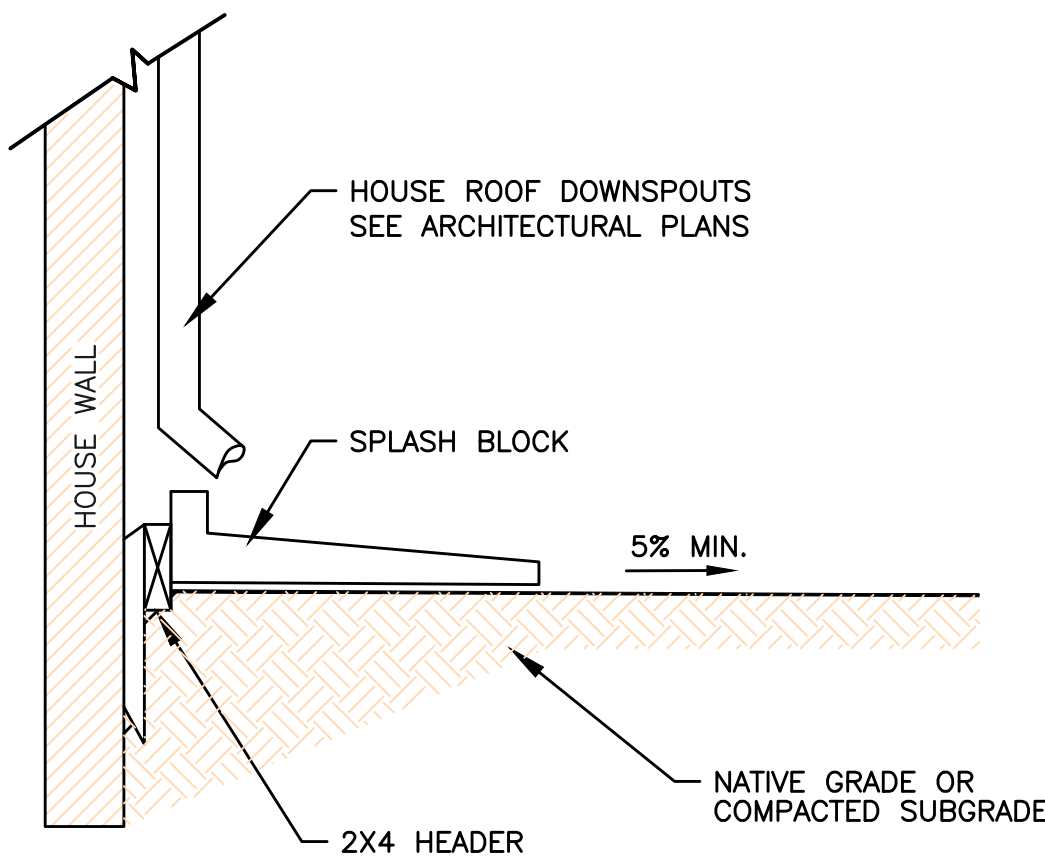


GRAVEL BASIN DETAIL

N.T.S.

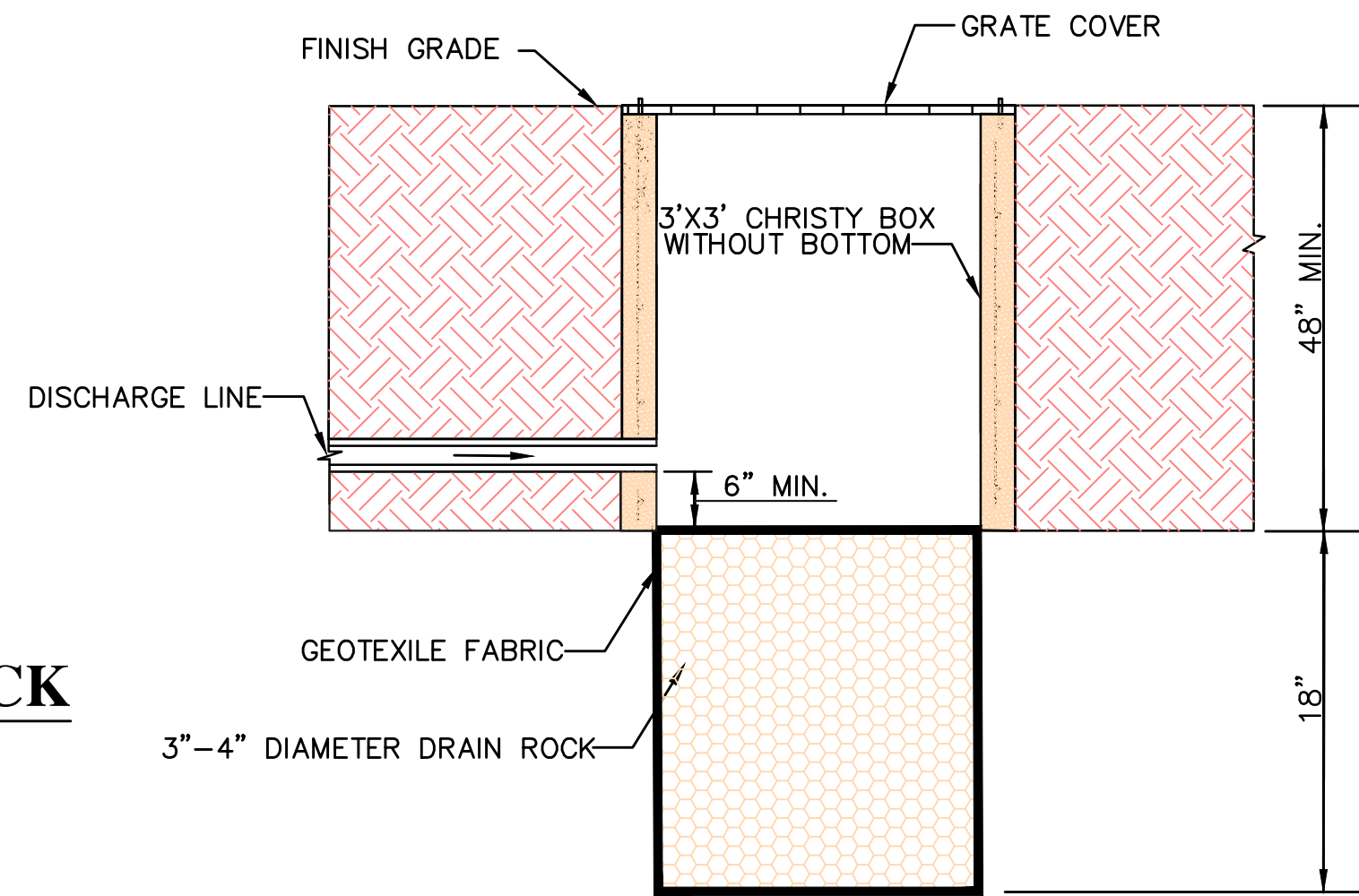


SECTION A-A



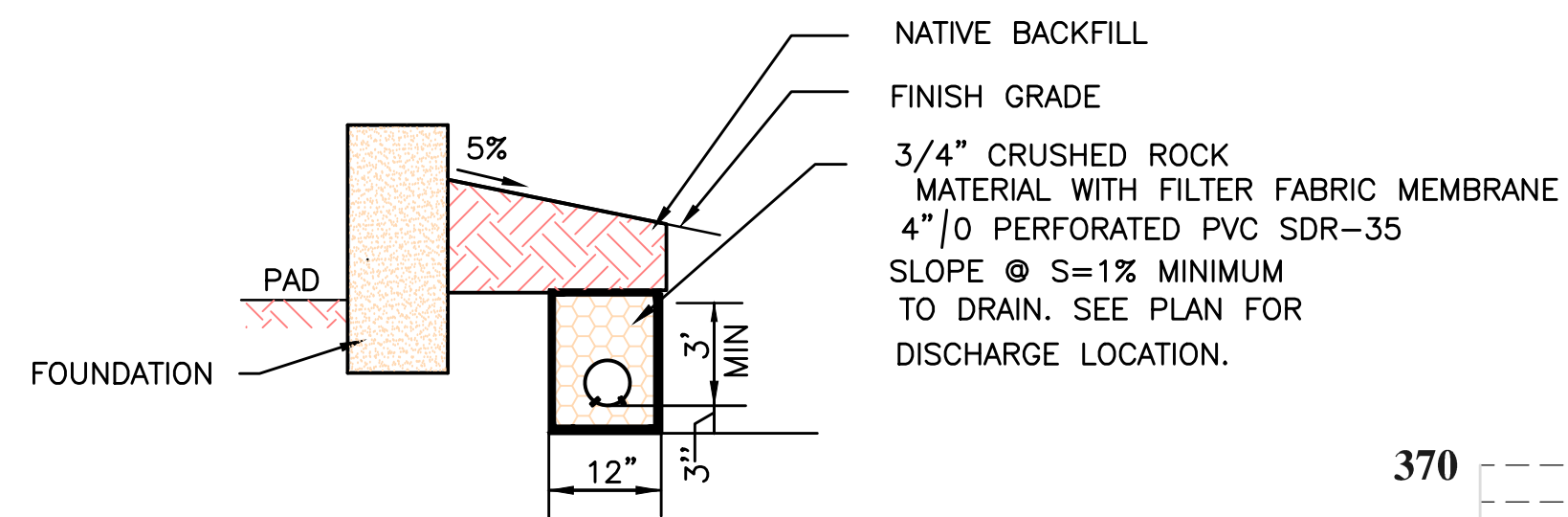
ROOF DOWNSPOUT/SPLASH BLOCK

N.T.S.



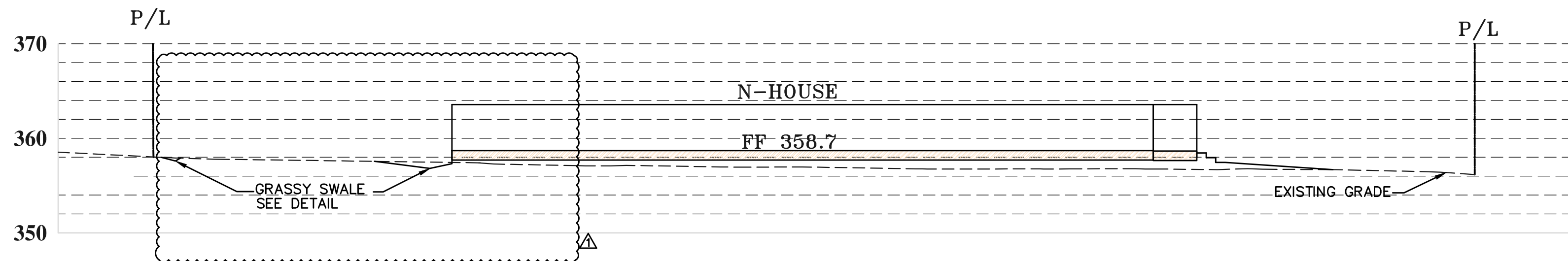
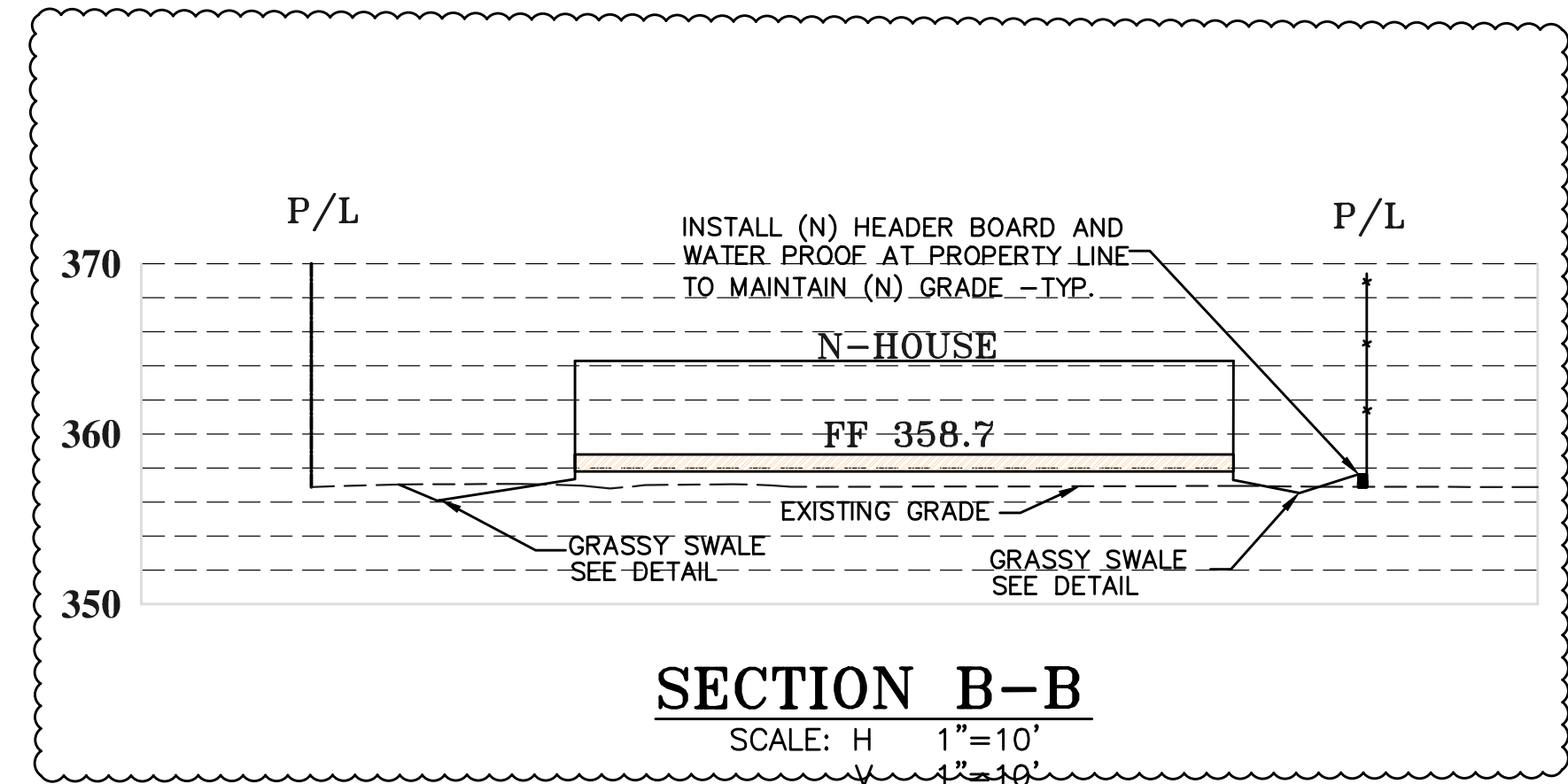
INFILTRATION DEVICE DETAIL

N.T.S.



FOOTING DRAINS SYSTEM

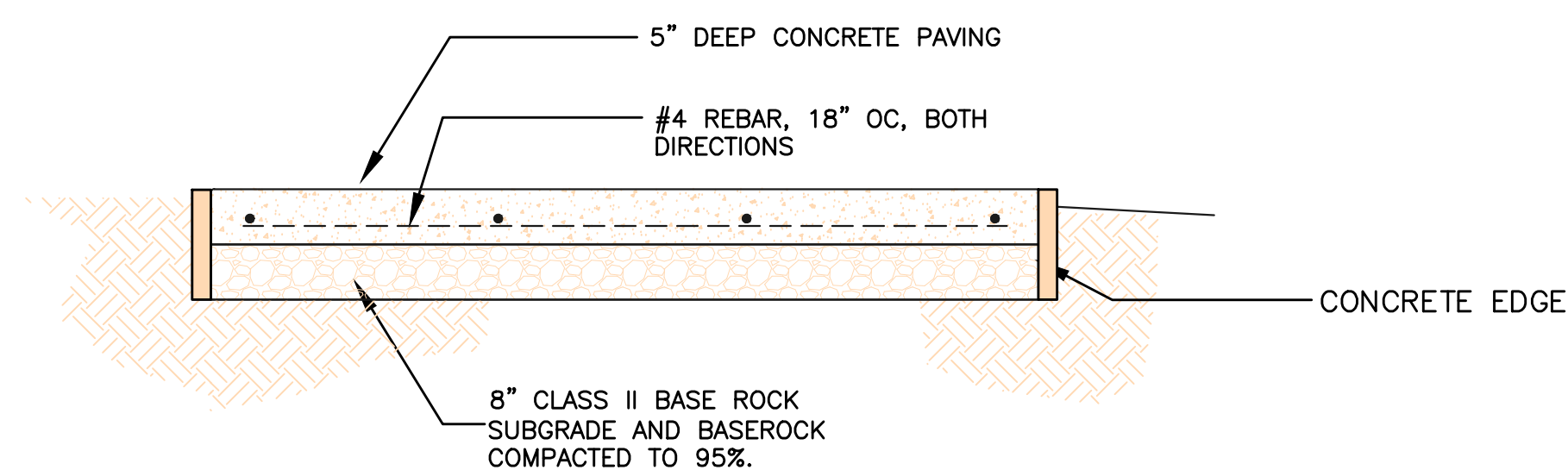
N.T.S.



SECTION A-A

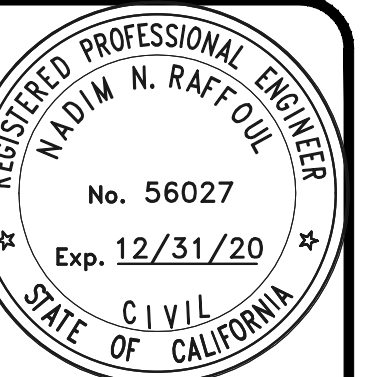
SCALE: H 1"=10'

V 1"=10'



CONCRETE DRIVEWAY-TYPICAL SECTION

N.T.S.



NMR ENGINEERING
 CIVIL ENGINEER
 535 WEDGECREE DRIVE
 SAN JOSE, CALIFORNIA 95128
 (408) 348-7893

16336 SHADY VIEW LANE
 LOS GATOS, CA.
 SAN CLARA COUNTY APN 532-09-034
 CALIFORNIA

DRAINAGE AND MISC. DETAILS

RESPONSE TO TOWN COMMENTS 2/7/19

REVISIONS DATE

JOB NO:

DATE: 12-2-2018

SCALE: AS SHOWN

DRAWN BY: NR

SHEET NO:

C-3

OF 4 SHEETS

LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

1 - PROJECT INFORMATION

- a Date - 5-27-19
- b Applicant - Greg Lewis - Landscape Architect
- c Project Address - 16336 Shady View Lane, Los Gatos
- d Total Irrigated Landscape Area - 4030 sf (not counting pool)
- e Type of project - single family residential
- f Potable Water
- g Checklist of all documents in package - see this page
- h Contacts of Applicant - Greg Lewis - Landscape Architect
lewlandscape@sbcglobe.net
phone (831) 359-0960
Owner - Katty Coulson koulson@cisco.com
- i "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"

2 - WATER EFFICIENT LANDSCAPE WORKSHEETS - SEE SHEET L2

3 - SOIL MANAGEMENT REPORT See sheet L3

4 - LANDSCAPE DESIGN PLAN See sheets L1

5 - IRRIGATION DESIGN PLAN See sheets L2

6 - GRADING DESIGN PLAN See the Grading and Drainage Plans done by the civil engineer - NNR Engineering nnrengineering@yahoo.com

The following items are required when the landscape construction is complete

CERTIFICATION OF COMPLETION

Project information sheet - see current MWEL0 information on line for current forms

Certification that the landscape project has been installed per the approved Landscape Documentation Package
See current MWEL0 information on line for the current forms

Irrigation Scheduling

Landscape and Irrigation Maintenance Schedule

Irrigation Audit Report

Documentation verifying implementation of soil report recommendations

Replacement Trees

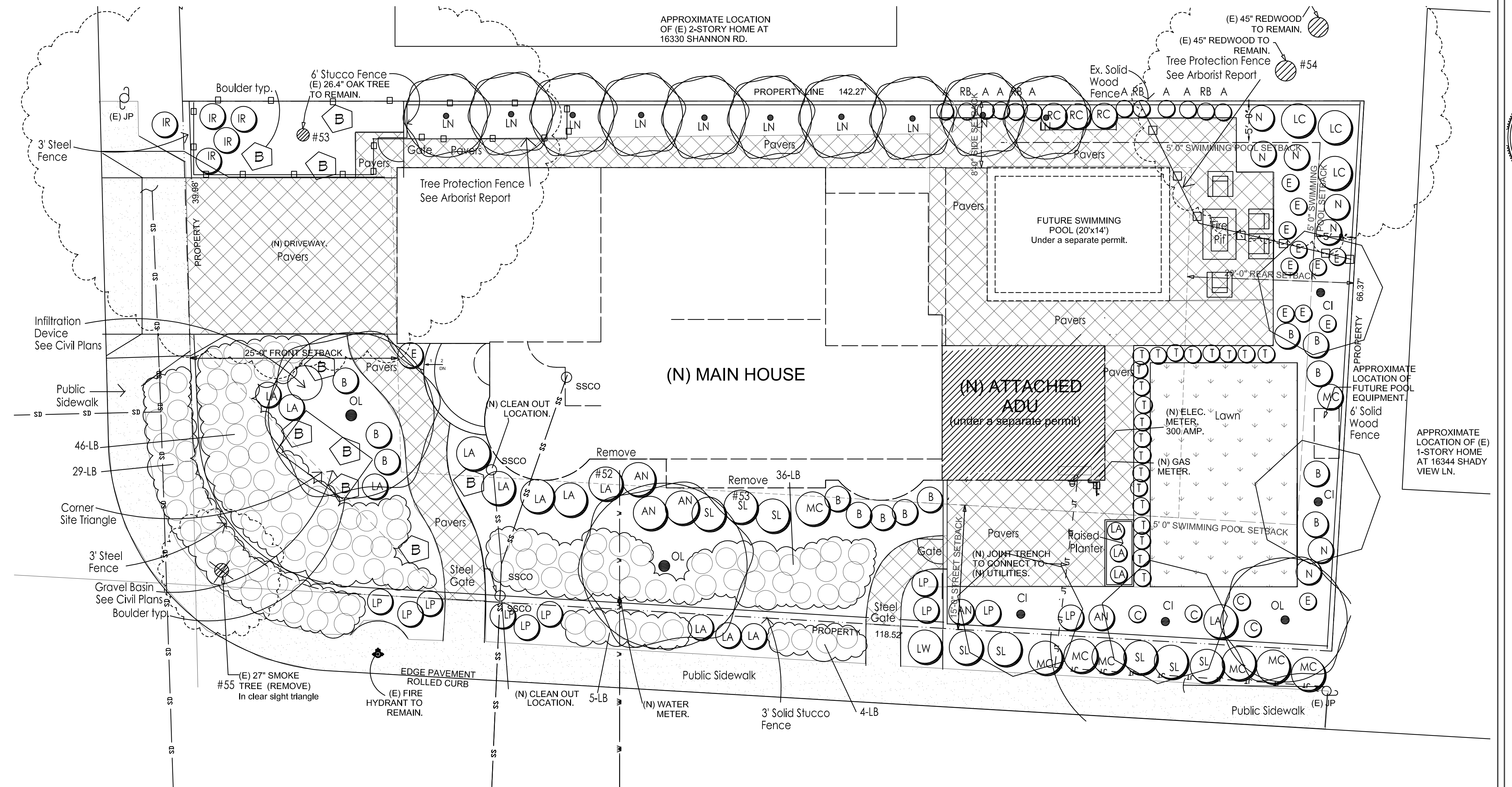
- 1) Per city arborist consultant report dated 1/31/19 by Walter Levison, replacement trees for Cypress trees # 51 and #52 is four 24" box trees
- 2) The existing Smoke Tree in the city ROW is in the clear sight triangle and we would like to remove it. The canopy is between 10' and 25' dia. which would require three 24" box trees according to the table on page 22 of the arborist's report
- 3) Total replacement trees are seven 24" box trees
four 24" box Citrus
three 24" box Swan Hill Olive

Landscape Notes

- 1) See sheets L3 and L4 for details and specifications.
- No irrigation trenching is allowed under the canopy of existing trees to be saved unless approved by the city arborist. Irrigation drip lines are to be 1 inch deep on the surface of the soil, covered with mulch. Pressure lines and valves are not to be located under canopies of trees to be saved.
- 2) Exact location of plants on site to be adjusted so as to best coordinate with irrigation component locations, lights, drainage features, and swales
- 3) Use 3 inch deep mulch in all planting areas. Provide owner with different mulch samples and prices including nitrated RWD sawdust, medium fir bark, and Mahogany colored Wonder Mulch from Vision Recycling in Fremont
- 4) Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8' wide is 5 gal. size and any circle scaled larger is 15 gal. size
- 5) The plan is schematic. Don't install plants too close to edges of paving or buildings. Keep valves and quick couplers away from trees.
- 6) The plants will do much better if efforts to uncompact soil that has been compacted during building construction.
- 7) See specs. concerning soil amendments and fertilizer. For bidding purposes until the soil fertility test is done, bid 6 cubic yards of 891 Organics Super Humus Compost. 16 pounds of 12-12-12 fertilizer filled into the top 6" to 8" of soil after ripping soil to 12" deep, except on steep slopes. Some of the planting areas are so narrow that it will need to be dug in by hand.
- 8) See the Irrigation Plan, Irrigation Legend under the Rainbird XFS-XDI drip tubing for special soil prep. in the FR ground cover areas
- 9) See the project Arborist's report concerning required distances of utility lines from trunks of trees that are to be saved. Read the city arborist's tree report and tree protection plan concerning the protection of all existing trees to be saved during construction.
- 10) Check with the Landscape Architect to make sure you have the most recent Landscape Plans prior to construction and finalizing the bid.
- 11) Boulders - Average size 2x2x2.5' set into soil to appear stable. Bid Sonoma Fieldstone but also give owners prices for rounded granite or some other type of boulder they like that might go well with rock on their house.
- 12) Raised planter - 24" high, build with 2x12 rough redwood with 4x4 posts 4 feet apart set in concrete 24" deep. Use gopher wire and fill with high quality planter mix. Install S45 2x6 redwood cap

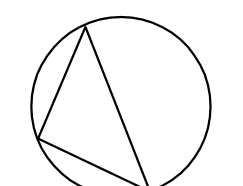
Plant Legend

KEY	QTY	SIZE in gallons	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE RATING
TREES					
OL	3	24" box	Olea Swan Hill - no fruit	Swan Hill Olive	LOW
CI	4	24" box	Citrus tree - variety selected by owner	Replacement Trees	MED
SCREENING TREE OPTIONS					
LN	-	24" box	Laurus nobilis @ 8' O.C.	Greecian Laurel	LOW
			Pittosporum undulatum @ 8' O.C.	Victorian Box	LOW
			Podocarpus gracillior @ 8' O.C.	Fern Pine	MED
			Pittosporum eugenioides @ 5' O.C.		MED
MEDIUM SHRUBS					
RC	-	5 gal.	Rhaphiotepis minor	India Hawthorne	LOW
MC	-	5 gal.	Myrtus communis	Myrtle	LOW
RB	-	5 gal.	Rosa banksiae double white	Lady Banks Rose	LOW
LA	-	5 gal.	Lavandula Grosso	Lavander	LOW
LC	-	5 gal.	Loropetalum Razleberry		LOW
GROUND COVERS					
LB	-	1 gal.	Lomandra Breeze		LOW
C	-	1 gal.	Carex divulca	Berkeley Sedge	LOW
LP	-	5 gal.	Limonium perezii	Sea Statice	LOW
IR	-	1 gal.	Iris Canyon Snow	Native Iris	LOW
T	-	1 gal.	Thymus serpyllum Reiter's	Creeping Thyme	LOW
AN	-	1 gal.	Anigazanthus Bush Gold or Bush Ranger	Kangaroo Paws	LOW
LW	-	1 gal.	Lantana montevidensis white	Low White Lantana	LOW
V	-	1 gal.	Aloe vera	Medicinal Aloe	LOW
B	-	1 gal.	Bulbine frutescens - yellow or orange		LOW
E	-	1 gal.	Aeonium urbicum Dinner Platter		LOW
SL	-	1 gal.	Salvia leucantha	Mexican Sage	LOW
LAWN	-	sod	Turf tall fescue sod with 2x4 redwood header bd.		HIGH



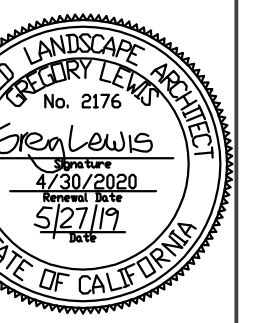
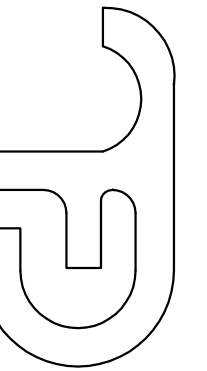
Cover Sheet and
Landscape Plan

1/8"=1'-0"



Revision

#2176
GREGORY LEWIS LANDSCAPE ARCHITECT
736 Park Way Santa Cruz, CA 95062 (831) 359-0960
lewlandscape@sbcglobe.net



Coulson Residence
16336 Shady View Ln., Los Gatos

Date 5/27/19
Scale As Noted
Drawn Greg
Job Sheet

of 5

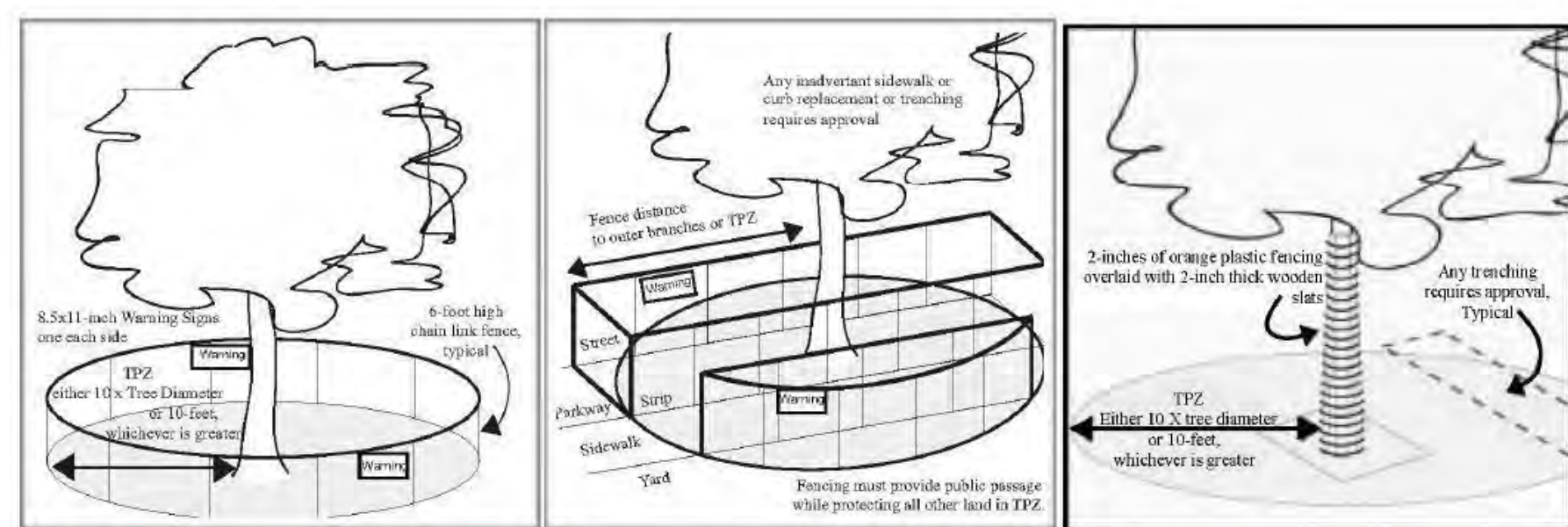
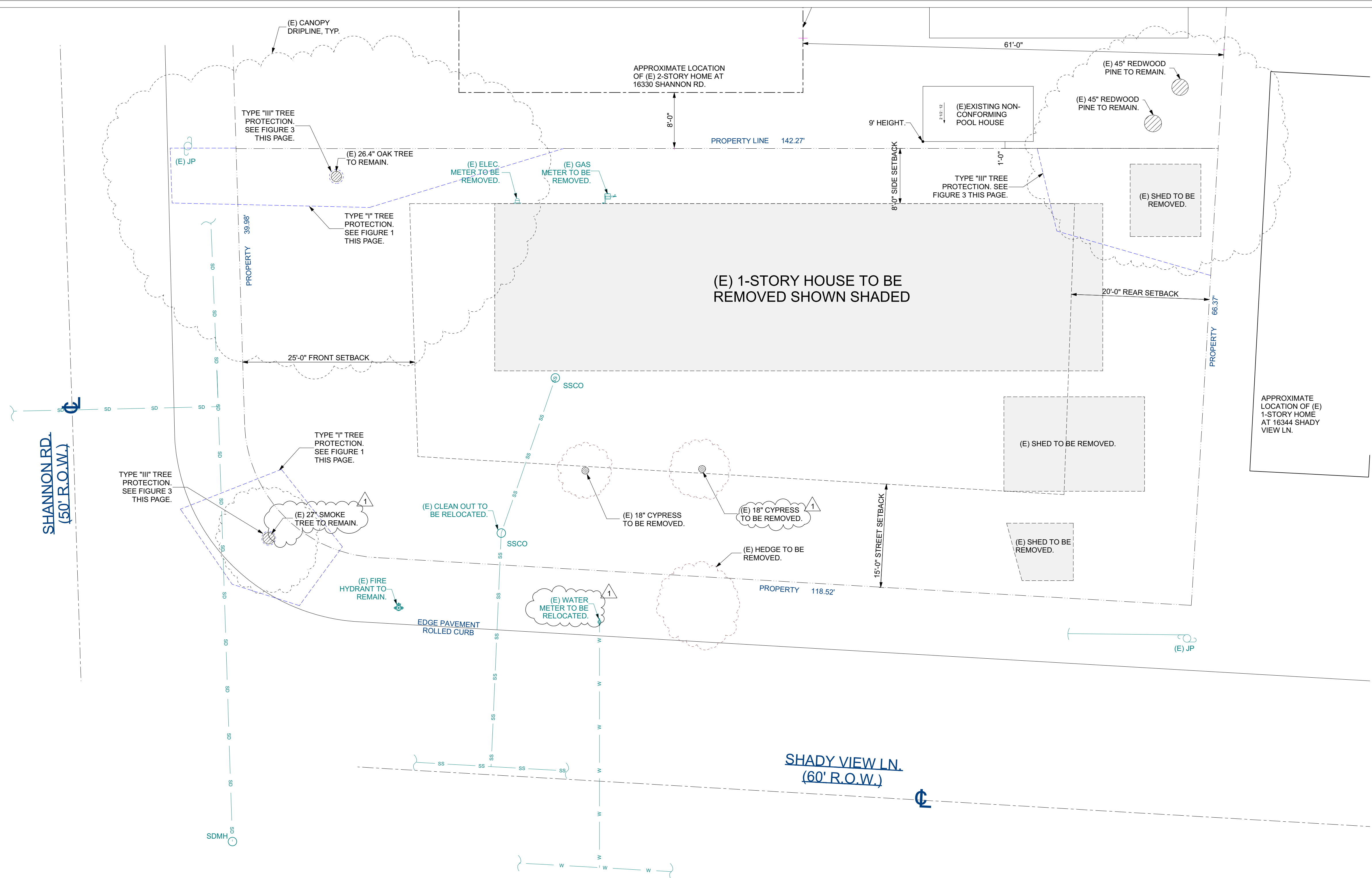
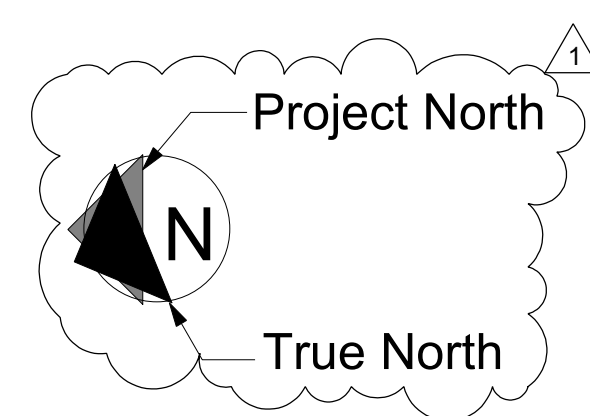


FIGURE 1: "TYPE I" TREE PROTECTION WITH FENCE PLACED AT A RADIUS OF TEN TIMES THE TRUNK DIAMETER.
 FIGURE 2: "TYPE II" TREE PROTECTION WITH FENCE PLACED ALONG THE SIDEWALK AND CURB TO ENCLOSE THE TREE.
 FIGURE 3: "TYPE III" TREE PROTECTION WITH TRUNK PROTECTED BY A BARRIER TO PREVENT MECHANICAL DAMAGE.



1 SITE DEMOLITION/TREE PROTECTION PLAN
 Scale: 1/8"=1'-0"

SEE CIVIL SHEET C-0 FOR MORE INFORMATION

2 TREE PROTECTION DIAGRAMS
 No Scale

DISCLAIMER: THIS DOCUMENT CONTAINS INFORMATION THAT IS INTENDED FOR THE USE OF THE PROFESSIONAL ENGINEER OR ARCHITECT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE PROFESSIONAL ENGINEER OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, EVEN IF THE DAMAGE IS CAUSED BY THE INFORMATION CONTAINED HEREIN.

NO.	DESCRIPTION	BY	DATE
1	RESPONSES TO PLAN CHECK COMMENTS	LL	03/26/2019

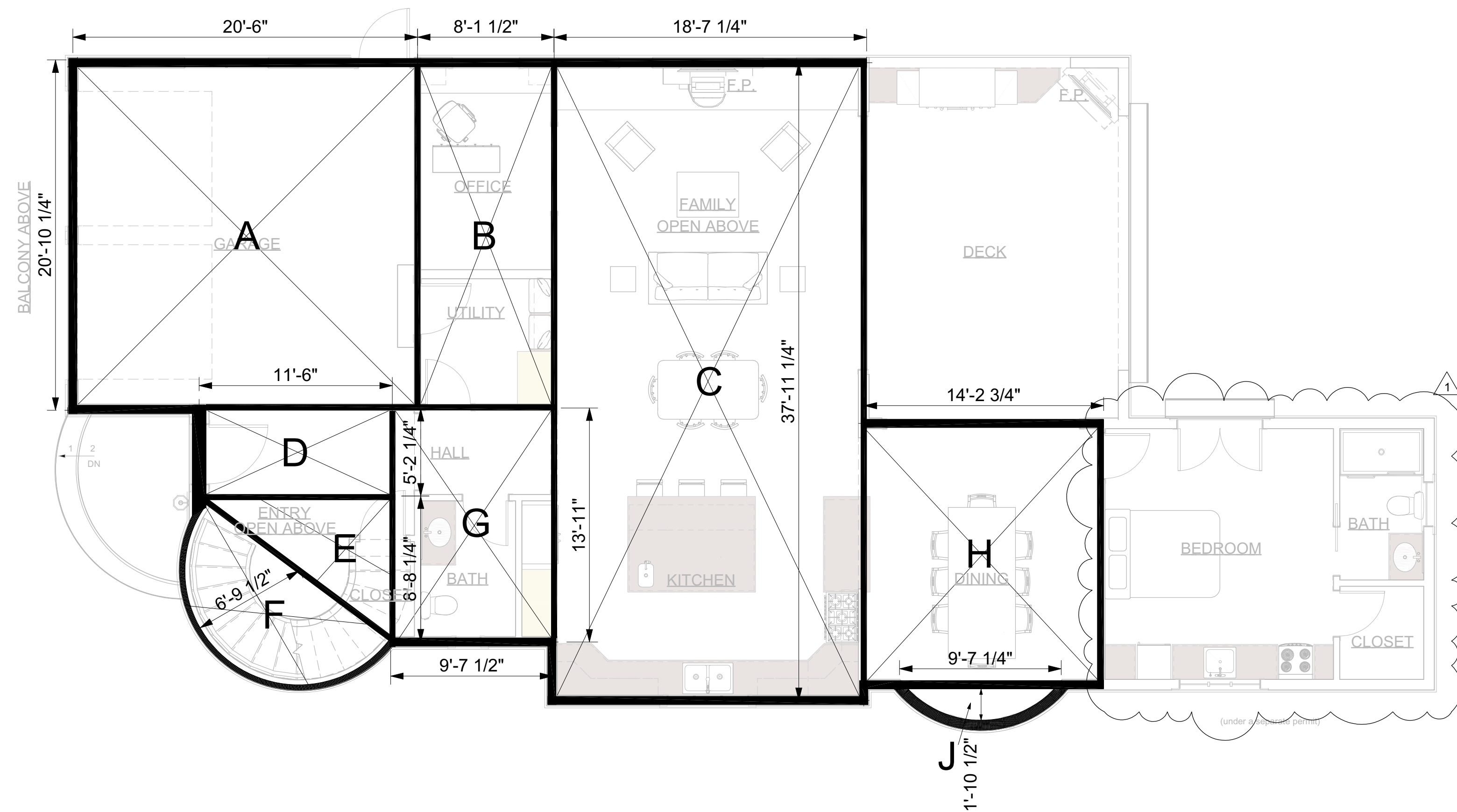
SHEET TITLE:
SITE DEMO AND TREE PROTECTION.

PROJECT DESCRIPTION:
Coulson Residence
 16336 Shady View Ln
 Los Gatos, CA 95032

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
 1794 The Alameda, San Jose CA, 95126
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 LIC.# B-478455

DATE:	12/17/2018
SCALE:	As shown
DRAWN BY:	LL / JW
SHEET:	

A0.1



FIRST FLOOR:

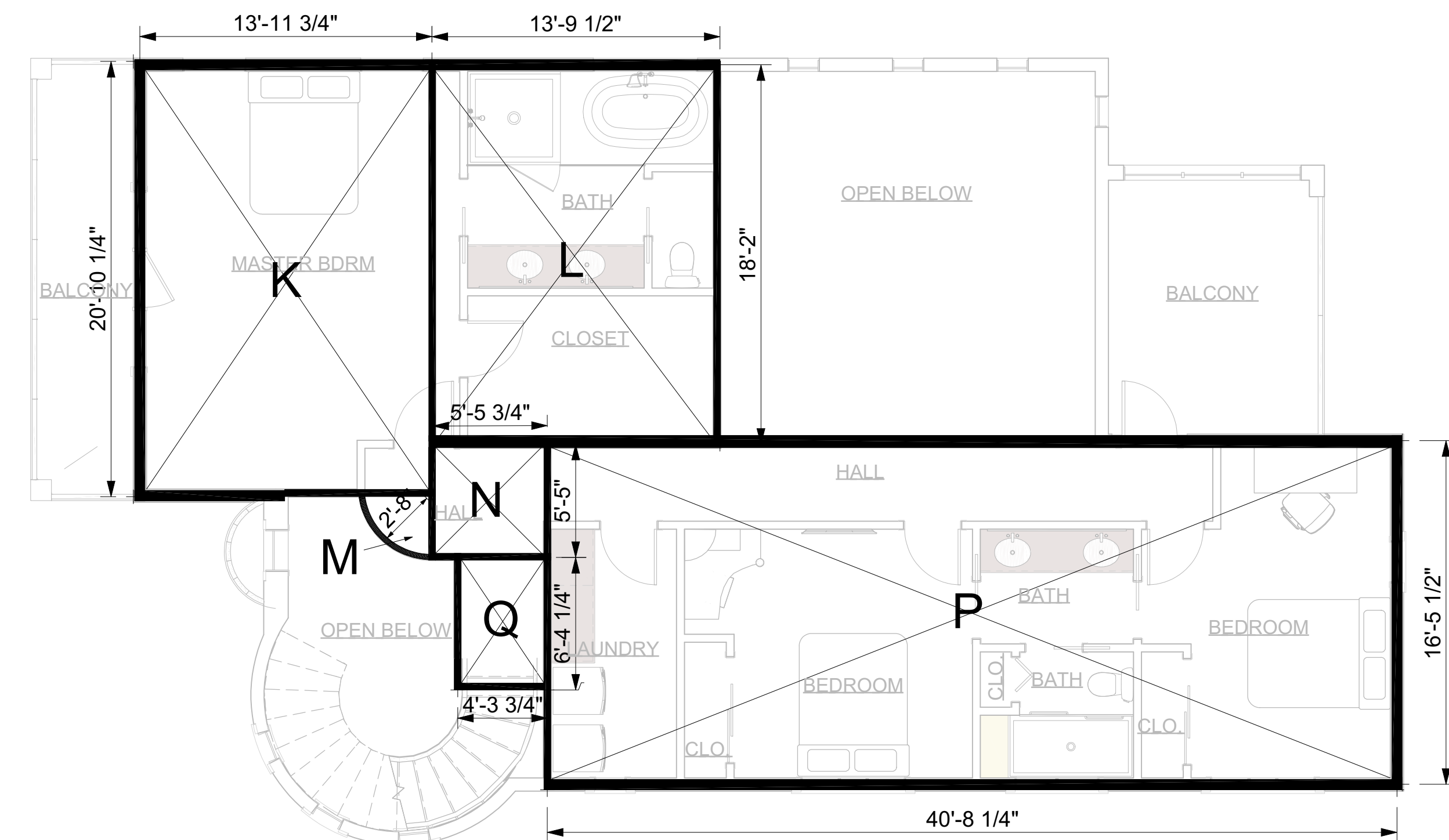
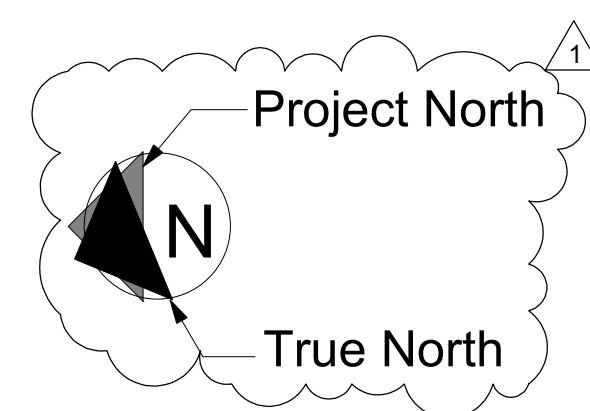
LETTER	WIDTH	LENGTH	AREA
B	8'-1 1/2"	20'-10 1/4"	167.58
C	18'-7 1/4"	37'-11 1/4"	705.80
D	11'-6"	5'-2 1/4"	59.66
E	11'-6"	8'-8 1/4"	49.95
F	radius=	6'-9 1/2"	72.46
G	9'-7 1/2"	13'-11"	133.95
H	14'-2 3/4"	15'-6 1/2"	221.14
J	radius=	1'-10 1/2"	14.55
FIRST FLOOR TOTAL			1,425.08 SF

SECOND FLOOR:

LETTER	WIDTH	LENGTH	AREA
K	13'-11 3/4"	20'-10 1/4"	291.52
L	13'-9 1/2"	18'-2"	250.55
M	radius=	2'-8"	5.59
N	5'-5 3/4"	5'-5"	29.68
P	40'-8 1/4"	16'-5 1/2"	669.65
Q	4'-3 3/4"	6'-4 1/4"	26.68
SECOND FLOOR TOTAL			1,273.67 SF

TOTAL FLOOR AREA 2,698.75 SF
 A - GARAGE FLOOR AREA 422.81 SF

1 PROPOSED FIRST FLOOR PLAN
 Scale: 3/16"=1'-0"



2 PROPOSED SECOND FLOOR PLAN
 Scale: 3/16"=1'-0"

DISCLAIMER: THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION THAT IS INTENDED FOR THE USE OF THE CLIENT AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AUTHORIZATION OF DeMattel Construction, Inc.

NO.	DESCRIPTION	BY	DATE
1	RESPONSES TO PLAN CHECK COMMENTS	LL	03/26/2019

SHEET TITLE:
FLOOR AREA DIAGRAMS

PROJECT DESCRIPTION:
Coulson Residence
 16336 Shady View Ln
 Los Gatos, CA 95032

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 LIC.# B-476455

DATE:
 12/17/2018

SCALE:
 As shown

DRAWN BY:
 LL / JW

SHEET:

A1.0

TYPICAL NOTES:

BATHROOM ELECTRICAL:

- A. PROVIDE 20AMP DEDICATED BRANCH CIRCUIT TO SUPPLY THE 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).
- B. ALL BRANCH CIRCUITS TO BE PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER (GFCI).

KITCHEN ELECTRICAL:

- A. ALL BRANCH CIRCUITS TO BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER(AFCI).
- B. PROVIDE AFCI AND GFCI PROTECTION AT ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS.
- C. AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12", LOCATE A RECEPTACLE SO THAT NO POINT ALONG THE COUNTER WALL IS OVER 24" FROM A RECEPTACLE. COUNTERTOP RECEPTACLES REQUIRED WITHIN 24" EACH SIDE OF A BREAK IN THE CONTINUOUS COUNTERTOP SURFACE (SINKS, STOVES).
- D. RECD RECEPTACLES MOUNTED ON THE SIDES OF CABINETS SHALL BE A MAXIMUM OF 12" BELOW THE COUNTERTOP SURFACE WITH A MAXIMUM OF 6" COUNTERTOP OVERHANG.
- E. PROVIDE AT LEAST TWO (2) 20 AMP CIRCUITS FOR COUNTER RECEPTACLES.

LAUNDRY ELECTRICAL:

- A. ALL BRANCH CIRCUITS TO BE PROTECTED BY ARC-FAULT (AFCI) CIRCUIT INTERRUPTER AND GROUND FAULT (GFCI) CIRCUIT INTERRUPTER.
- B. PROVIDE 20AMP DEDICATED BRANCH CIRCUIT TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET.
- C. MINIMUM 30 AMP DEDICATED CIRCUIT FOR DRYER PER CEC 220.54.

LAUNDRY/BATHROOM VENTILATION:

- FOR LAUNDRY ROOMS AND BATHROOMS WITHOUT AN OPERABLE WINDOW:
 - A. PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF 5 AIR CHANGES/HR. TO EXTERIOR.
 - B. USE SMOOTH METAL DUCT FOR DRYER EXHAUST WITH A MAX. LENGTH OF 14', TO OUTSIDE WITH BACKDRAFT DAMPER AND TWO 90° ELBOWS AND A MIN. OF 4" DIA.
 - C. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES OR 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).
 - D. EXHAUST FANS SHALL HAVE A MIN. OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION AND BE ENERGYSSTAR COMPLIANT AND BE EQUIPPED WITH A HUMIDISTAT AND HUMIDITY CONTROL. AND BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM.

HIGH EFFICACY LIGHTING:

- A. ALL LIGHTING SHALL BE HIGH EFFICACY AS DEFINED BY CEC TABLE 150.0-A
- B. ALL PERMANENTLY INSTALLED SCREW-BASED LIGHT FIXTURES SHALL CONTAIN SCREW-BASED JAB (JOINT APPENDIX B) COMPLIANT LAMPS AND BE MARKED AS JA8-2016 OR JA8-2016-E. CEC 150.0(K)(G)
- C. ALL JAB COMPLIANT LIGHT FIXTURES INSTALLED IN CEILING RECESSED DOWNLIGHTS, LED LUMINARIES WITH INTEGRAL SOURCES, PIN-BASED LED LAMPS, AND GU24 BASED LED LIGHT SOURCES SHALL BE CONTROLLED BY VACANCY SENSORS OR DIMMERS.
- D. AT LEAST ONE FIXTURE IN EACH BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM SHALL BE CONTROLLED BY A VACANCY SENSOR.
- E. ALL LIGHTING SHALL BE SWITCHED SEPARATELY FROM EXHAUST FANS (EXCEPT FOR KITCHEN EXHAUST HOODS).
- F. ALL UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
- G. GARAGE, LAUNDRY, AND UTILITY ROOMS: LIGHTING INSTALLED IN GARAGES, LAUNDRY, AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND CONTROLLED BY VACANCY SENSORS.
- H. HIGH EFFICACY LIGHTING IS NOT REQUIRED IN CLOSETS OF LESS THAN 70 SF.
- I. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING SHALL BE HIGH EFFICACY AND CONTROLLED WITH A MANUAL ON/OFF SWITCH AND BY PHOTO CONTROL AND A MOTION SENSOR. PER ENERGY 110.9.
- J. ALL OTHER ROOMS: LIGHTING INSTALLED IN ALL OTHER ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY EITHER DIMMERS AND VACANCY SENSORS.

CARBON MONOXIDE ALARMS:

- CARBON MONOXIDE ALARMS REQUIRED BY SECTION 420.6.2 SHALL BE INSTALLED AND MAINTAINED IN THE FOLLOWING LOCATIONS:
 - A. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM (S).
 - B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
 - C. IN GROUP R-1 OCCUPANCIES, ON THE CEILING OF EVERY SLEEPING UNIT OR OTHER LOCATIONS WITHIN THE SLEEPING UNIT IN COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - D. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH BATTERY BACK-UP ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
 - E. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT, THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
 - F. CARBON MONOXIDE ALARMS SHALL BE LISTED AND COMPLY WITH UL 2034 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND MANUFACTURERS INSTRUCTIONS.

SMOKE DETECTORS:

- A. SMOKE DETECTOR SYSTEM SHALL BE HARD WIRED, INTERCONNECTED TO SOUND SIMULTANEOUSLY AND EQUIPPED WITH BATTERY BACKUP.
- B. INSTALL DETECTORS IN EACH BEDROOM, AT EACH CORRIDOR/AREA NEXT TO THE BEDROOM, AT THE TOP OF STAIRS AND EACH STORY AND BASEMENT.
- C. MULTIPLE SMOKE DETECTORS ARE REQUIRED WHEN CEILING LEVELS/ ELEVATIONS CHANGE OR ARE INTERRUPTED BY ARCHITECTURAL ELEMENTS (CASED OPENINGS, ARCHWAYS, SKYLIGHT WELLS, ETC.).
- D. SMOKE DETECTORS SHALL BE LISTED AND COMPLY WITH UL 217 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND MANUFACTURERS INSTRUCTIONS.

PLUMBING:

- A. ALL NEW TOILETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 1.28 GALLONS PER FLUSH.
- B. ALL NEW LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI.
- C. ALL NEW SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.
- D. ALL NEW KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

BATHROOM:

- A. WATER CLOSETS SHALL BE LOCATED IN SPACES NOT LESS THAN 30" IN WIDTH AND 24" IN FRONT.
- B. WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER. CRC 702.3.7.1
- C. BACKER FOR SHOWER AND TUB SHOWER WALLS TO BE FIBER-CEMENT, FIBER REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS TO A MIN HEIGHT OF 72" ABOVE THE FLOOR.
- D. USE 2X8 WOODEN BACKING IN ALL BATHROOM WALLS AT WATER CLOSET SHOWER AND BATHTUB, LOCATED AT 34" FROM FLOOR TO CENTER OF THE BACKING SUITABLE FOR THE ADDITION OF GRAB BARS.
- E. DOORS AND PANELS OF TUB AND SHOWER ENCLOSURES SHALL BE FULLY TEMPERED LAMINATED SAFETY GLASS OR APPROVED PLASTIC.
- F. SHOWER COMPARTMENTS SHALL HAVE MIN INTERIOR FLOOR AREA OF 1024 SQ IN AND ABLE TO CONTAIN A 30" DIA. CIRCLE.
- G. SHOWER AND TUB SHOWER COMBINATION IN ALL BUILDING SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.

ATTIC/UNDERFLOOR INSTALLED FAU:

- A. UNIT SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY NOT LESS THAN THE LARGEST COMPONENT OF THE UNIT AND NOT LESS THAN 22"x30" FLOOR LEVEL.
- B. THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE UNIT SHALL NOT EXCEED 20'.
- C. THE WIDTH OF THE PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID FLOORING NOT LESS THAN 24" WIDE FROM THE ENTRANCE OPENING TO THE UNIT.
- D. LEVEL WORKING PLATFORM NOT LESS THAN 30" BY 30" SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE UNIT.
- E. A PERMANENT 120V RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE UNIT. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY.

KITCHEN VENTILATION:

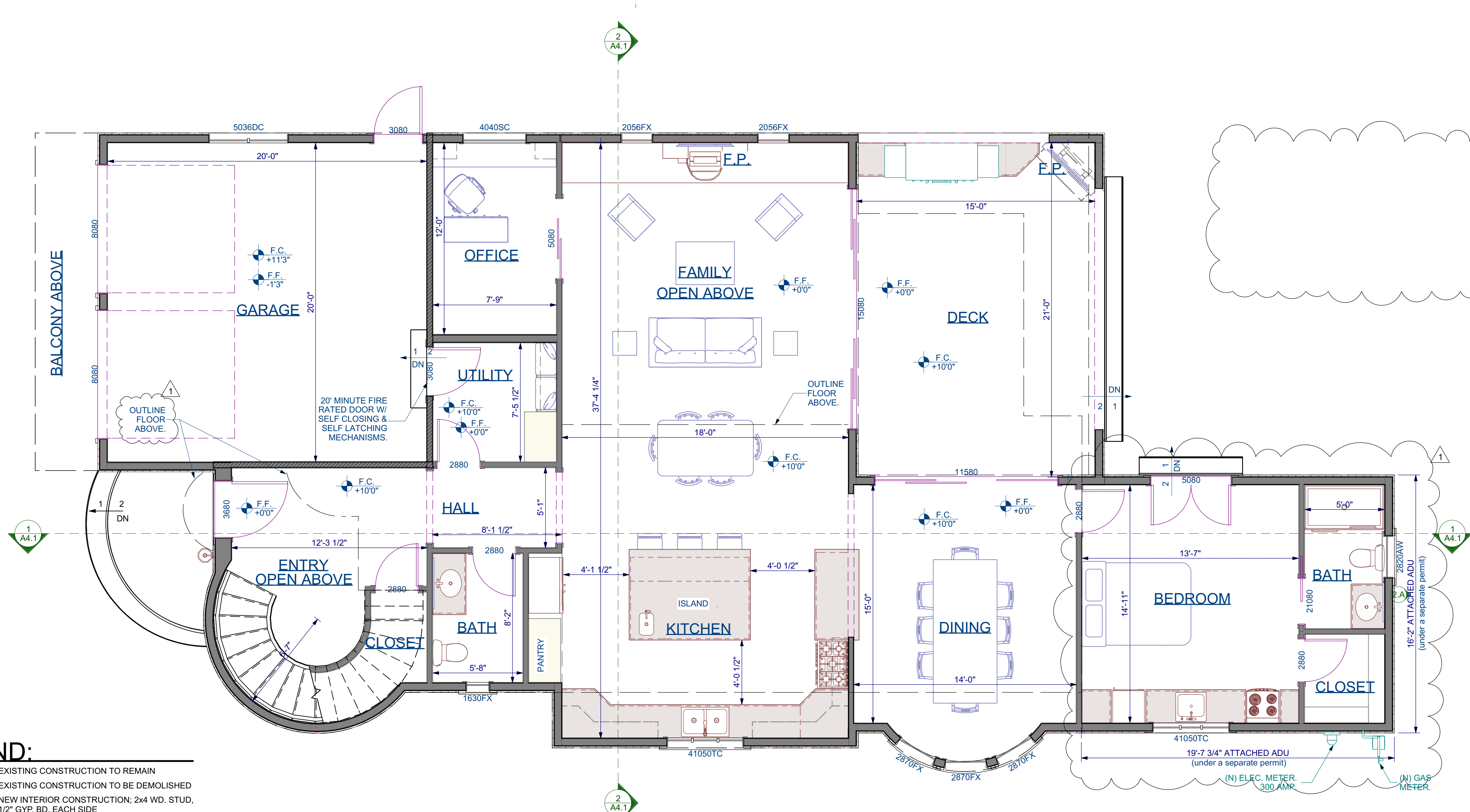
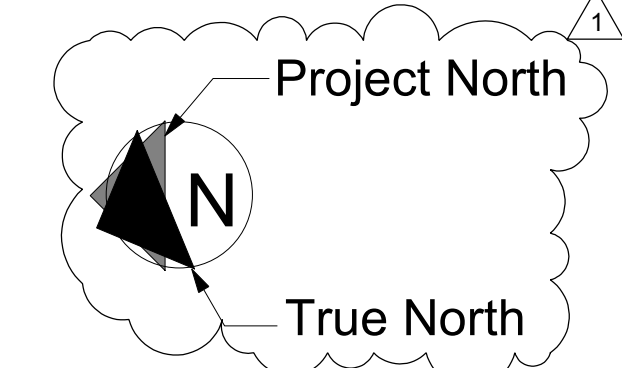
- WHERE COMBUSTION APPLIANCES OR SOLID-FUEL BURNING APPLIANCES ARE LOCATED INSIDE THE PRESSURE BOUNDARY, THE MAXIMUM ALLOWABLE NET EXHAUST FLOW OF THE TWO LARGEST EXHAUST FANS SHALL NOT EXCEED 15 CFM PER 100 SQ. FT. OF OCCUPIABLE SPACE, WHEN OPERATING AT FULL CAPACITY. IF THE DESIGNED TOTAL NET FLOW EXCEEDS THIS LIMIT, THE NET EXHAUST FLOW MUST BE REDUCED BY REDUCING THE EXHAUST FLOW OR PROVIDING COMPENSATING OUT-DOOR AIRFLOW (NOTE: IF MAKE-UP AIR FAN IS INSTALLED IT MUST BE ELECTRICALLY INTERLOCKED WITH THE LARGEST EXHAUST FAN)

ELECTRIC VEHICLE (EV) CHARGING:

- ELECTRIC VEHICLE SUPPLY EQUIPMENT SHALL BE INSTALLED TO FACILITATE THE FUTURE INSTALLATION OF AN EV CHARGING DEVICE AND MUST COMPLY WITH THE FOLLOWING:
 - A. A LISTED TRADE SIZE 1 RACEWAY SHALL BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE FROM THE MAIN SERVICE PANEL OR SUB PANEL AND TERMINATES INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE FUTURE CHARGING DEVICE.
 - B. THE SERVICE PANEL AND/OR SUB PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMP MIN. BRANCH CIRCUIT AND SPACE RESERVED TO ACCOMMODATE A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
 - C. THE ELECTRICAL PANEL SCHEDULE SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE".
 - D. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".

TOWN STANDARDS:

- RESIDENTIAL ACCESSIBILITY
 - A. ALL PASSAGE DOOR SHALL BE AT LEAST 32 INCH DOORS ON THE ACCESSIBLE FLOOR LEVEL.
 - B. THE PRIMARY ENTRANCE DOOR SHALL BE A 36 INCH WIDE DOOR INCLUDING A 5'X5' LEVEL LANDING, MORE THAN 1 INCH OUT OF PLANE WITH THE IMMEDIATE INTERIOR FLOOR LEVEL AND WITH AN 18 INCH CLEARANCE AT INTERIOR STRIKE EDGE.
 - C. A DOOR BUZZER, BELL OR CHIME SHALL BE HARD WIRED AT PRIMARY ENTRANCE.
- FIREPLACE:
 - A. NEW WOOD BURNING FIREPLACES SHALL BE AN EPA PHASE II APPROVED APPLIANCES OR GAS APPLIANCE PER TOWN ORDINANCE 1905. TREE LIMBS SHALL BE CUT WITHIN 10 FEET OF CHIMNEYS.



LEGEND:

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW INTERIOR CONSTRUCTION: 2x4 WD. STUD, 1/2" GYP. BD. EACH SIDE
- NEW EXTERIOR CONSTRUCTION
- NEW 1-HR FIRE RATED WALL: 2x4 WD. STUD, 5/8" TYPE "X" GYP. BD. EACH SIDE. SEE PLAN FOR LOCATIONS.

1 PROPOSED FIRST FLOOR PLAN
Scale: 1/4"=1'-0"

PROJECT DESCRIPTION:
Coulson Residence
16336 Shady View Ln
Los Gatos, CA 95032

DRAWINGS PROVIDED BY:
DeMatti Construction, Inc.
1794 The Alameda, San Jose CA, 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-476455

DATE:
12/17/2018

SCALE:
As shown

DRAWN BY:
LL / JW

SHEET:
A2.1

PLANNING SET 7/18/2019

TYPICAL NOTES:

BATHROOM ELECTRICAL:

- A. PROVIDE 20AMP DEDICATED BRANCH CIRCUIT TO SUPPLY THE 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).
- B. ALL BRANCH CIRCUITS TO BE PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER (GFCI).

KITCHEN ELECTRICAL:

- A. ALL BRANCH CIRCUITS TO BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER(AFCI).
- B. PROVIDE AFCI AND GFCI PROTECTION AT ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS.
- C. AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12". LOCATE A RECEPTACLE SO THAT NO POINT ALONG THE COUNTER WALL IS OVER 24" FROM A RECEPTACLE. COUNTERTOP RECEPTACLES REQUIRED WITHIN 24" EACH SIDE OF A BREAK IN THE CONTINUOUS COUNTERTOP SURFACE (SINKS, STOVES).
- D. RECD RECEPTACLES MOUNTED ON THE SIDES OF CABINETS SHALL BE A MAXIMUM OF 12" BELOW THE COUNTERTOP SURFACE WITH A MAXIMUM OF 6" COUNTERTOP OVERHANG.
- E. PROVIDE AT LEAST TWO (2) 20 AMP CIRCUITS FOR COUNTER RECEPTACLES.

LAUNDRY ELECTRICAL:

- A. ALL BRANCH CIRCUITS TO BE PROTECTED BY ARC-FAULT (AFCI) CIRCUIT INTERRUPTER AND GROUND FAULT (GFCI) CIRCUIT INTERRUPTER.
- B. PROVIDE 20AMP DEDICATED BRANCH CIRCUIT TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET.
- C. MINIMUM 30 AMP DEDICATED CIRCUIT FOR DRYER PER CEC 220.54.

LAUNDRY/BATHROOM VENTILATION:

FOR LAUNDRY ROOMS AND BATHROOMS WITHOUT AN OPERABLE WINDOW:

- A. PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF 5 AIR CHANGES/HR. TO EXTERIOR.
- B. USE SMOOTH METAL DUCT FOR DRYER EXHAUST WITH A MAX. LENGTH OF 14', TO OUTSIDE WITH BACKDRAFT DAMPER AND TWO 90° ELBOWS AND A MIN. OF 4" DIA.
- C. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES OR 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).
- D. EXHAUST FANS SHALL HAVE A MIN. OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION AND BE ENERGYSTAR COMPLIANT AND BE EQUIPPED WITH A HUMIDISTAT AND HUMIDITY CONTROL. AND BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM.

HIGH EFFICACY LIGHTING:

- A. ALL LIGHTING SHALL BE HIGH EFFICACY AS DEFINED BY CEC TABLE 150.0-A
- B. ALL PERMANENTLY INSTALLED SCREW-BASED LIGHT FIXTURES SHALL CONTAIN SCREW-BASED JAB (JOINT APPENDIX 8) COMPLIANT LAMPS AND BE MARKED AS JA8-2016 OR JA8-2016-E. CEC 150.0(K)(G)
- C. ALL JA8 COMPLIANT LIGHT FIXTURES INSTALLED IN CEILING RECESSED DOWNLIGHTS, LED LUMINARIES WITH INTEGRAL SOURCES, PIN-BASED LED LAMPS, AND GU24 BASED LED LIGHT SOURCES SHALL BE CONTROLLED BY VACANCY SENSORS OR DIMMERS.
- D. AT LEAST ONE FIXTURE IN EACH BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM SHALL BE CONTROLLED BY A VACANCY SENSOR.
- E. ALL LIGHTING SHALL BE SWITCHED SEPARATELY FROM EXHAUST FANS (EXCEPT FOR KITCHEN EXHAUST HOODS).
- F. ALL UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
- G. GARAGE, LAUNDRY, AND UTILITY ROOMS: LIGHTING INSTALLED IN GARAGES, LAUNDRY, AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND CONTROLLED BY VACANCY SENSORS.
- H. HIGH EFFICACY LIGHTING IS NOT REQUIRED IN CLOSETS OF LESS THAN 70 SF.
- I. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING SHALL BE HIGH EFFICACY AND CONTROLLED WITH A MANUAL ON/OFF SWITCH AND BY PHOTO CONTROL AND A MOTION SENSOR. PER ENERGY 110.9.
- J. ALL OTHER ROOMS: LIGHTING INSTALLED IN ALL OTHER ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS.

CARBON MONOXIDE ALARMS:

CARBON MONOXIDE ALARMS REQUIRED BY SECTION 420.6.2 SHALL BE INSTALLED AND MAINTAINED IN THE FOLLOWING LOCATIONS:

- A. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM (S).
- B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- C. IN GROUP R-1 OCCUPANCIES, ON THE CEILING OF EVERY SLEEPING UNIT OR OTHER LOCATIONS WITHIN THE SLEEPING UNIT IN COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- D. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
- E. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT, THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- F. CARBON MONOXIDE ALARMS SHALL BE LISTED AND COMPLY WITH UL 2034 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND MANUFACTURERS INSTRUCTIONS.

SMOKE DETECTORS:

- A. SMOKE DETECTOR SYSTEM SHALL BE HARD WIRED, INTERCONNECTED TO SOUND SIMULTANEOUSLY AND EQUIPPED WITH BATTERY BACKUP.
- B. INSTALL DETECTORS IN EACH BEDROOM, AT EACH CORRIDOR/AREA NEXT TO THE BEDROOM, AT THE TOP OF STAIRS AND EACH STORY AND BASEMENT.
- C. MULTIPLE SMOKE DETECTORS ARE REQUIRED WHEN CEILING LEVELS/ ELEVATIONS CHANGE OR ARE INTERRUPTED BY ARCHITECTURAL ELEMENTS (CASED OPENINGS, ARCHWAYS, SKYLIGHT WELLS, ETC.).
- D. SMOKE DETECTORS SHALL BE LISTED AND COMPLY WITH UL 217 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND MANUFACTURERS INSTRUCTIONS.

PLUMBING:

- A. ALL NEW TOILETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 1.28 GALLONS PER FLUSH.
- B. ALL NEW LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI.
- C. ALL NEW SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.
- D. ALL NEW KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

BATHROOM:

- A. WATER CLOSETS SHALL BE LOCATED IN SPACES NOT LESS THAN 30" IN WIDTH AND 24" IN FRONT.
- B. WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER. CRC 702.3.1
- C. BACKER FOR SHOWER AND TUB SHOWER WALLS TO BE FIBER-CEMENT, FIBER REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS TO A MIN HEIGHT OF 72" ABOVE THE FLOOR.
- D. USE 2X8 WOODEN BACKING IN ALL BATHROOM WALLS AT WATER CLOSET SHOWER AND BATHTUB, LOCATED AT 34" FROM FLOOR TO CENTER OF THE BACKING SUITABLE FOR THE ADDITION OF GRAB BARS.
- E. DOORS AND PANELS OF TUB AND SHOWER ENCLOSURES SHALL BE FULLY TEMPERED LAMINATED SAFETY GLASS OR APPROVED PLASTIC.
- F. SHOWER COMPARTMENTS SHALL HAVE MIN INTERIOR FLOOR AREA OF 1024 SQ IN AND ABLE TO CONTAIN A 30" DIA. CIRCLE.
- G. SHOWER AND TUB SHOWER COMBINATION IN ALL BUILDING SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.

ATTIC/UNDERFLOOR INSTALLED FAU:

- A. UNIT SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY NOT LESS THAN THE LARGEST COMPONENT OF THE UNIT AND NOT LESS THAN 22"x30" FLOOR LEVEL.
- B. THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE UNIT SHALL NOT EXCEED 20'.
- C. THE WIDTH OF THE PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID FLOORING NOT LESS THAN 24" WIDE FROM THE ENTRANCE OPENING TO THE UNIT.
- D. A LEVEL WORKING PLATFORM NOT LESS THAN 30" BY 30" SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE UNIT.
- E. A PERMANENT 120V RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE UNIT. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY.

KITCHEN VENTILATION:

WHERE COMBUSTION APPLIANCES OR SOLID-FUEL BURNING APPLIANCES ARE LOCATED INSIDE THE PRESSURE BOUNDARY, THE MAXIMUM ALLOWABLE NET EXHAUST FLOW OF THE TWO LARGEST EXHAUST FANS SHALL NOT EXCEED 15 CFM PER 100 SQ. FT. OF OCCUPIABLE SPACE, WHEN OPERATING AT FULL CAPACITY. IF THE DESIGNED TOTAL NET FLOW EXCEEDS THIS LIMIT, THE NET EXHAUST FLOW MUST BE REDUCED BY REDUCING THE EXHAUST FLOW OR PROVIDING COMPENSATING OUT-DOOR AIRFLOW (NOTE: IF MAKE-UP AIR FAN IS INSTALLED IT MUST BE ELECTRICALLY INTERLOCKED WITH THE LARGEST EXHAUST FAN)

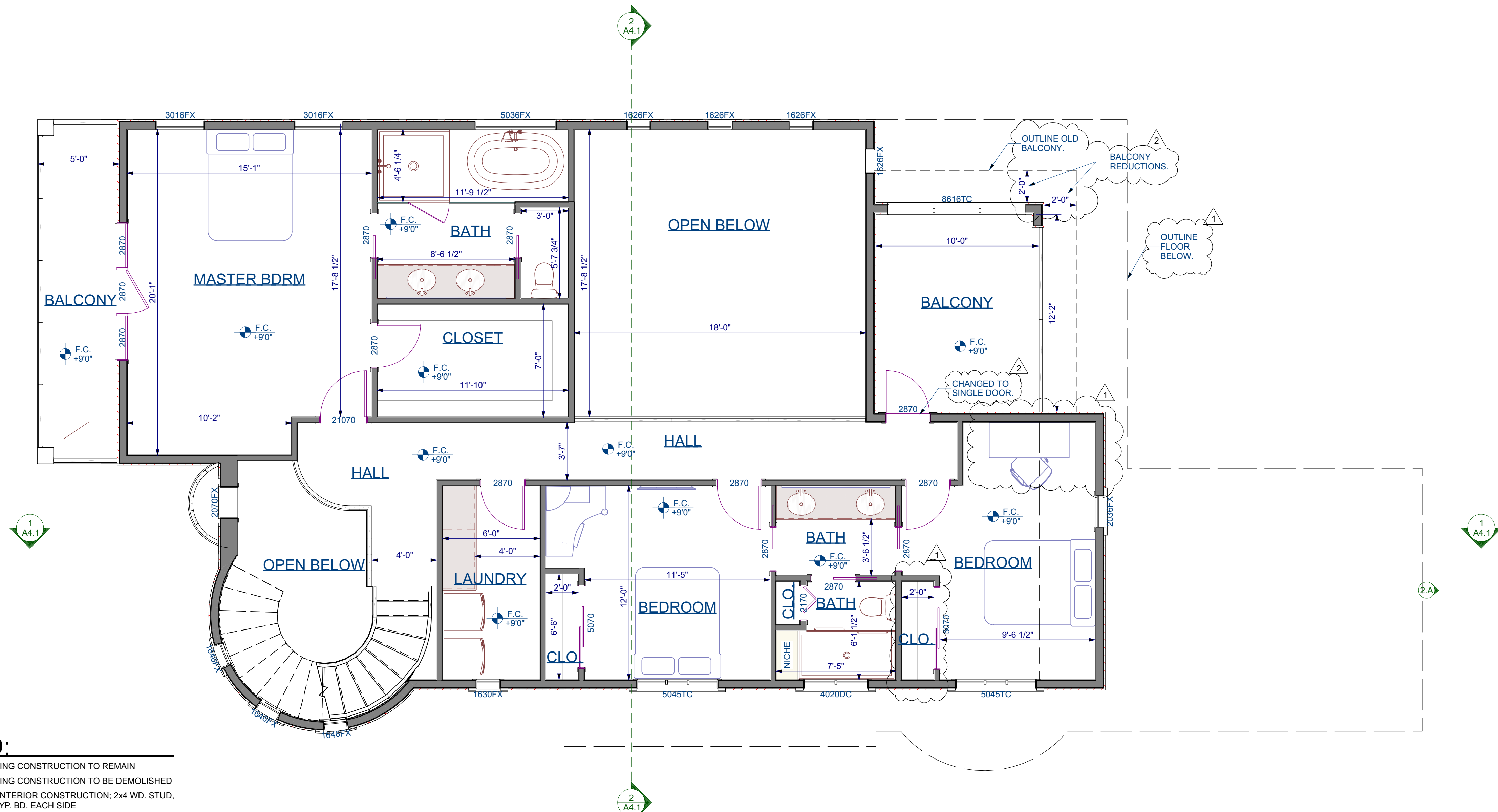
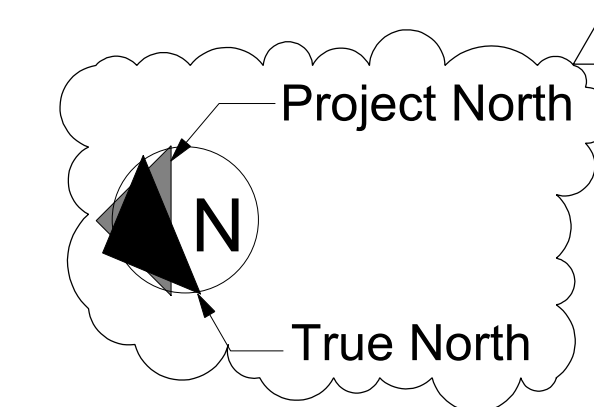
ELECTRIC VEHICLE (EV) CHARGING:

ELECTRIC VEHICLE SUPPLY EQUIPMENT SHALL BE INSTALLED TO FACILITATE THE FUTURE INSTALLATION OF AN EV CHARGING DEVICE AND MUST COMPLY WITH THE FOLLOWING:

- A. A LISTED TRADE SIZE 1 RACEWAY SHALL BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE FROM THE MAIN SERVICE PANEL OR SUB PANEL AND TERMINATES INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE FUTURE CHARGING DEVICE.
- B. THE SERVICE PANEL AND/OR SUB PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMP MIN. BRANCH CIRCUIT AND SPACE RESERVED TO ACCOMMODATE A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- C. THE ELECTRICAL PANEL SCHEDULE SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE".
- D. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".

TOWN STANDARDS:

- RESIDENTIAL ACCESSIBILITY**
- A. ALL PASSAGE DOOR SHALL BE AT LEAST 32 INCH DOORS ON THE ACCESSIBLE FLOOR LEVEL.
 - B. THE PRIMARY ENTRANCE DOOR SHALL BE A 36 INCH WIDE DOOR INCLUDING A 5'X5' LEVEL LANDING, MORE THAN 1 INCH OUT OF PLANE WITH THE IMMEDIATE INTERIOR FLOOR LEVEL AND WITH AN 18 INCH CLEARANCE AT INTERIOR STRIKE EDGE.
 - C. A DOOR BUZZER, BELL OR CHIME SHALL BE HARD WIRED AT PRIMARY ENTRANCE.
- FIREPLACE:**
- A. NEW WOOD BURNING FIREPLACES SHALL BE AN EPA PHASE II APPROVED APPLIANCES OR GAS APPLIANCE PER TOWN ORDINANCE 1905. TREE LIMBS SHALL BE CUT WITHIN 10 FEET OF CHIMNEYS.



LEGEND:

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW INTERIOR CONSTRUCTION, 2x4 WD. STUD, 1/2" GYP. BD. EACH SIDE
- NEW EXTERIOR CONSTRUCTION.
- NEW 1-HR FIRE RATED WALL, 2x4 WD. STUD, 5/8" TYPE "X" GYP. BD. EACH SIDE. SEE PLAN FOR LOCATIONS.

1 PROPOSED SECOND FLOOR PLAN
Scale: 1/4"=1'-0"

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NO.	DESCRIPTION	DATE	BY
1	RESPONSES TO PLAN CHECK COMMENTS	03/26/2019	LL

SHEET TITLE: **PROPOSED SECOND FLOOR PLAN**

PROJECT DESCRIPTION: **Coulson Residence**
16336 Shady View Ln
Los Gatos, CA 95032

DRAWINGS PROVIDED BY: **DeMatti Construction, Inc.**
1794 The Alameda, San Jose CA, 95126
P: (408) 285-7516
F: (408) 286-6589
LIC.# B-478455

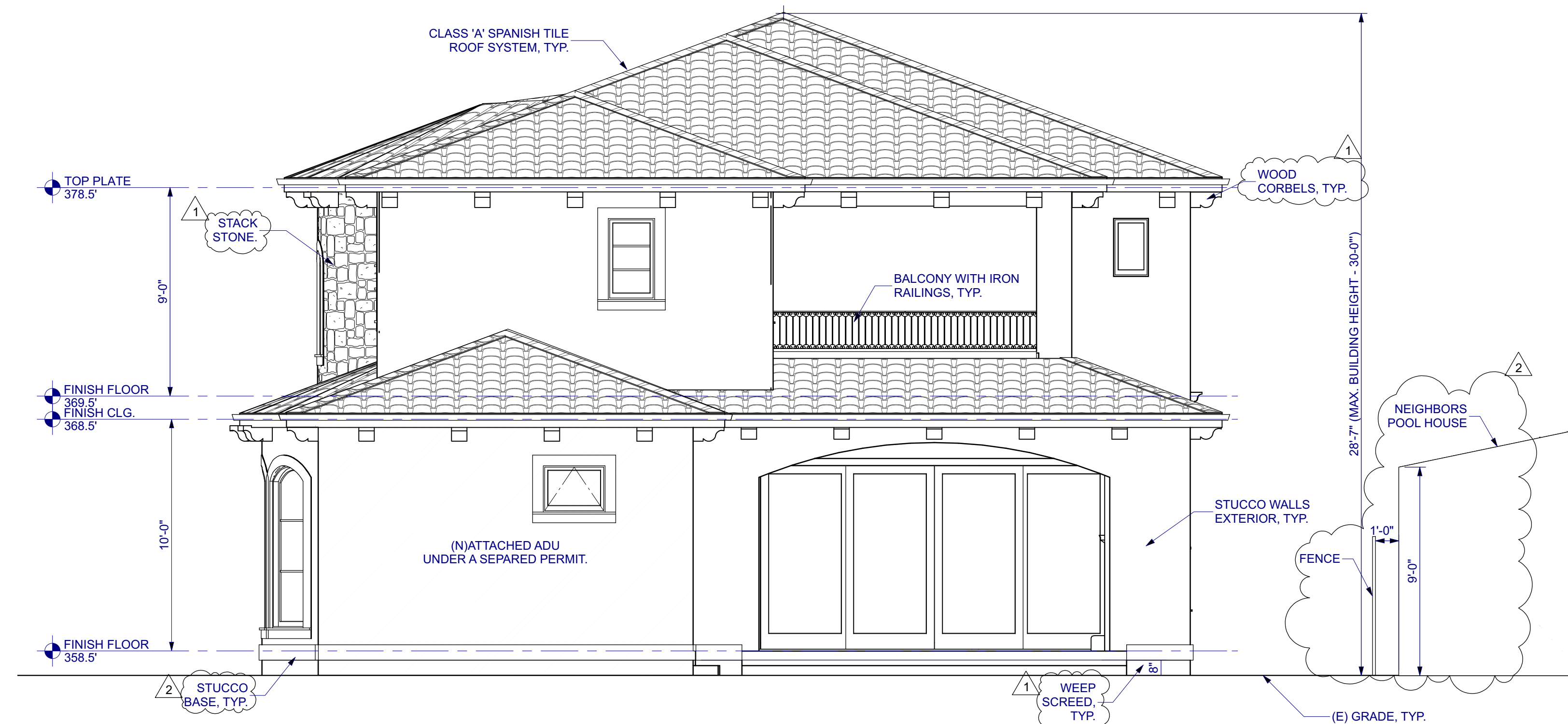
DATE: 12/17/2018

SCALE: As shown

DRAWN BY: LL / JW

SHEET: **A2.2**

PLANNING SET 7/18/2019



2 SOUTH REAR EXTERIOR ELEVATION
Scale: 1/4"=1'-0"



1 NORTH FRONT EXTERIOR ELEVATION
Scale: 1/4"=1'-0"

NOTES:
A DECORATIVE WOOD, IGNITION-RESISTANT, FIRE-RETARDANT-TREATED WOOD PER SFM STANDARD 12-7A-5, ASTM E84. SEE DETAIL 7/A4.2

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NO.	DESCRIPTION	BY	DATE
1	RESPONSES TO PLAN CHECK COMMENTS	LL	03/26/2019
2	RESPONSES TO PLAN CHECK COMMENTS	LL	07/09/2019

SHEET TITLE:
PROPOSED EXTERIOR ELEVATIONS

PROJECT DESCRIPTION:
Coulson Residence
16336 Shady View Ln
Los Gatos, CA 95032

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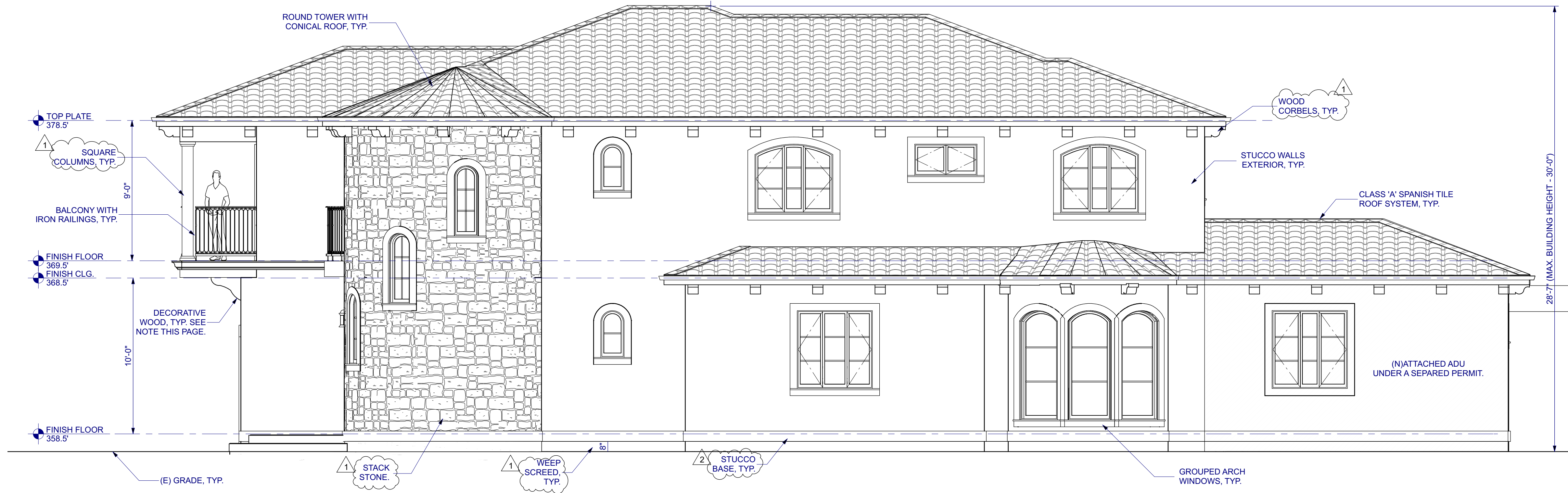
DATE:
12/17/2018

SCALE:
As shown

DRAWN BY:
LL / JW

SHEET:

A3.1



2 WEST RIGHT EXTERIOR ELEVATION
Scale: 1/4"=1'-0"



1 EAST LEFT EXTERIOR ELEVATION
Scale: 1/4"=1'-0"

NOTES:
A DECORATIVE WOOD, IGNITION-RESISTANT, FIRE-RETARDANT-TREATED WOOD PER SFM STANDARD 12-7A-5, ASTM E84. SEE DETAIL 7/A4.2

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NO.	DESCRIPTION	DATE	BY
1	RESPONSES TO PLAN CHECK COMMENTS	03/26/2019	LL
2	RESPONSES TO PLAN CHECK COMMENTS	07/09/2019	LL

SHEET TITLE:
PROPOSED EXTERIOR ELEVATIONS

PROJECT DESCRIPTION:
Coulson Residence
16336 Shady View Ln
Los Gatos, CA 95032

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DATE:
12/17/2018

SCALE:
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DRAWN BY:
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SHEET:

A3.2



2 BUILDING SECTION
Scale: 1/4"=1'-0"



1 BUILDING SECTION
Scale: 1/4"=1'-0"

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1	RESPONSES TO PLAN CHECK COMMENTS	LL	03/26/2019

SHEET TITLE:
PROPOSED SECTIONS

PROJECT DESCRIPTION:
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SHEET:

A4.1



100 HILOW CT.



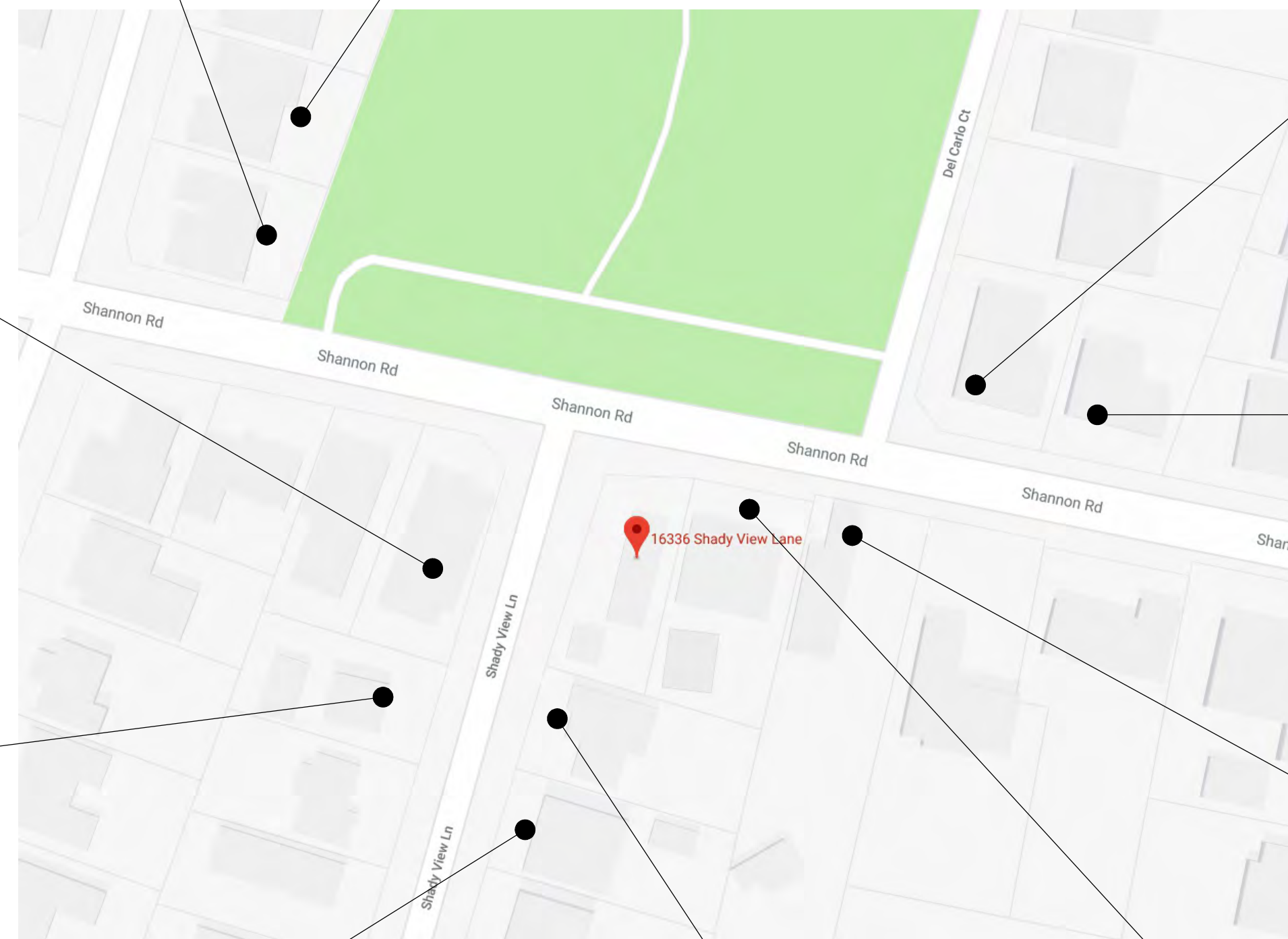
104 HILOW CT.



100 DEL CARLO CT.



16337 SHADY VIEW LN.



PROJECT VICINITY MAP.



16311 SHANNON RD.



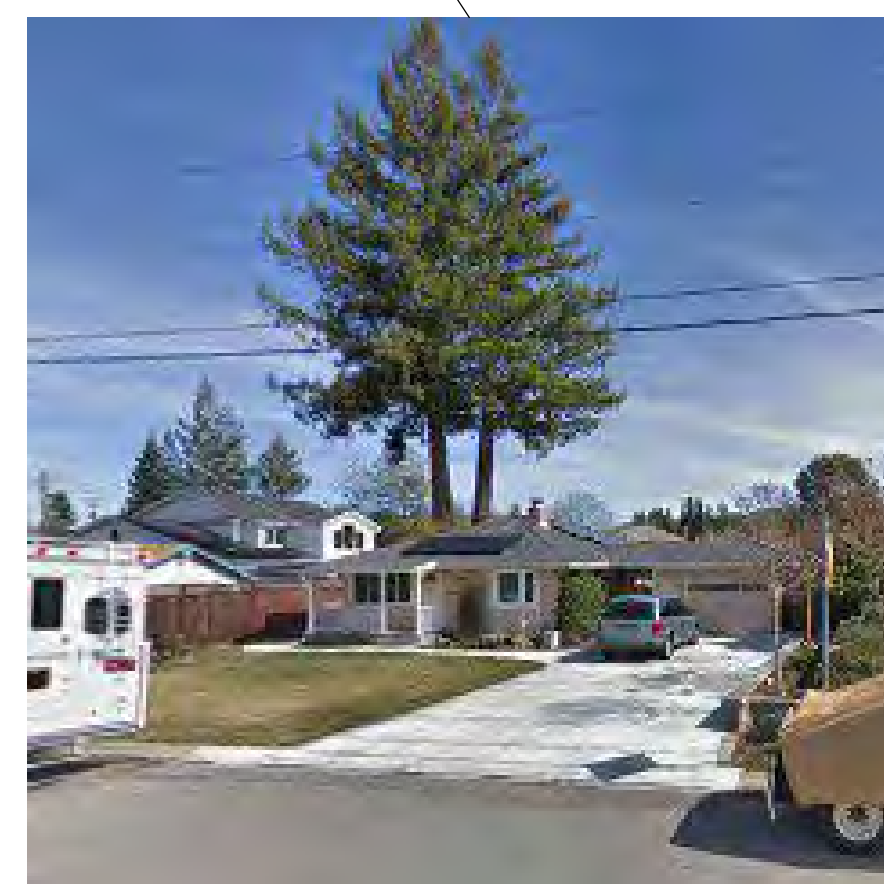
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16310 SHANNON RD.



16356 SHADY VIEW LN.



16344 SHADY VIEW LN.



16330 SHANNON RD.

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SHEET TITLE:
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PROJECT DESCRIPTION:
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A6.1

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2	RESPONSES TO PLAN CHECK COMMENTS	LL	07/09/2019

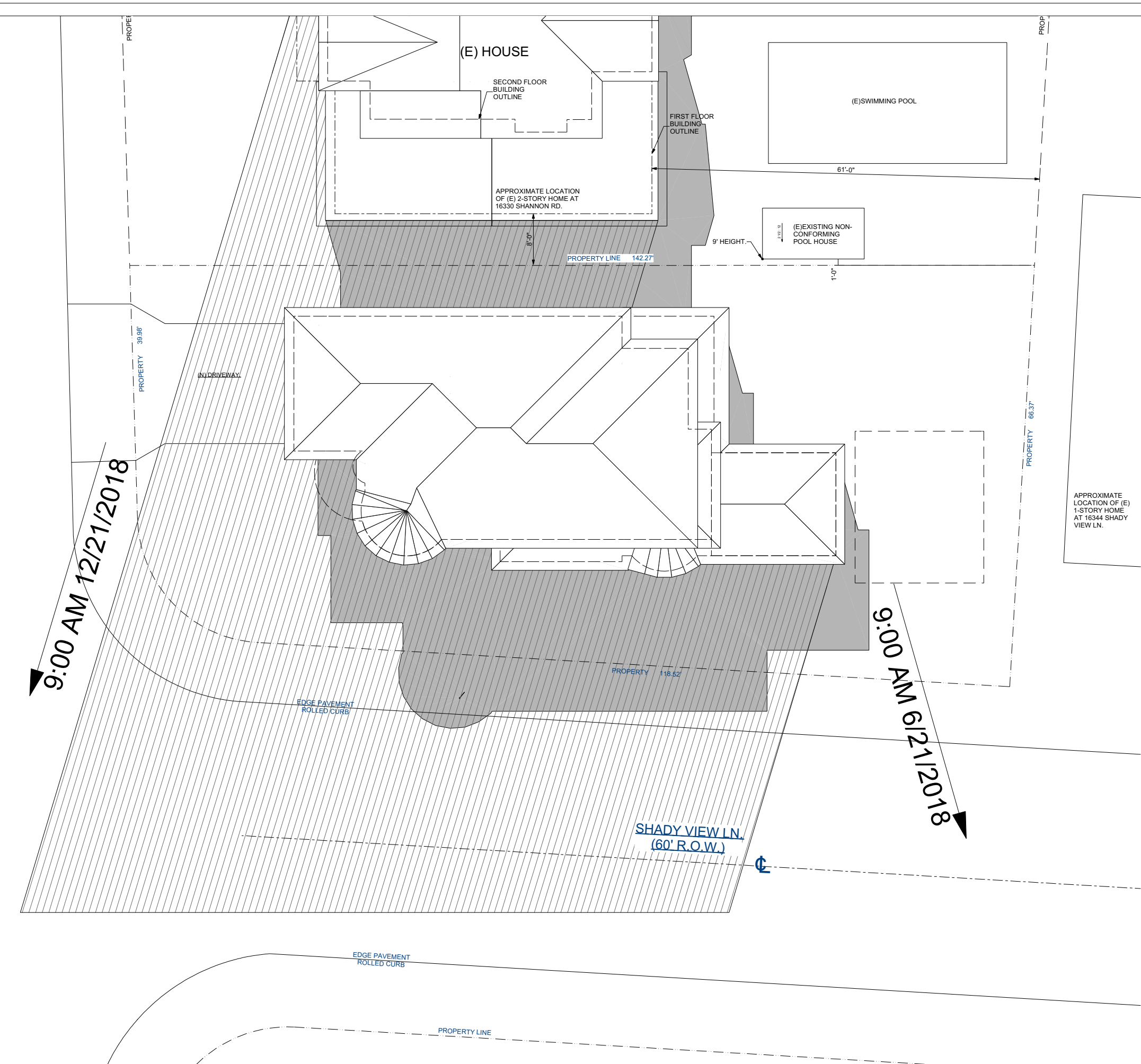
SHEET TITLE:
SHADOW STUDY

PROJECT DESCRIPTION:
Coulson Residence
16336 Shady View Ln
Los Gatos, CA 95032

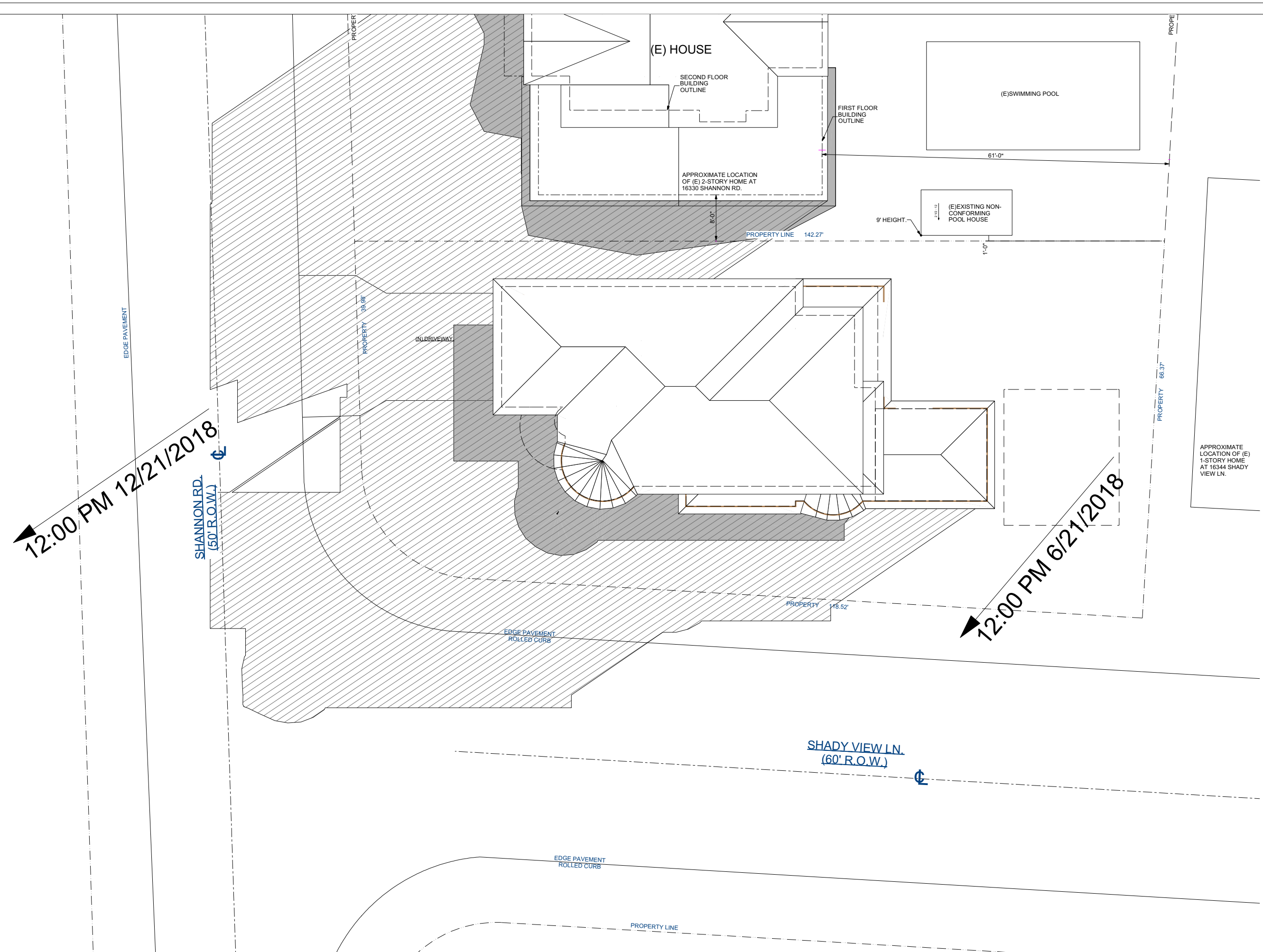
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SHEET:	

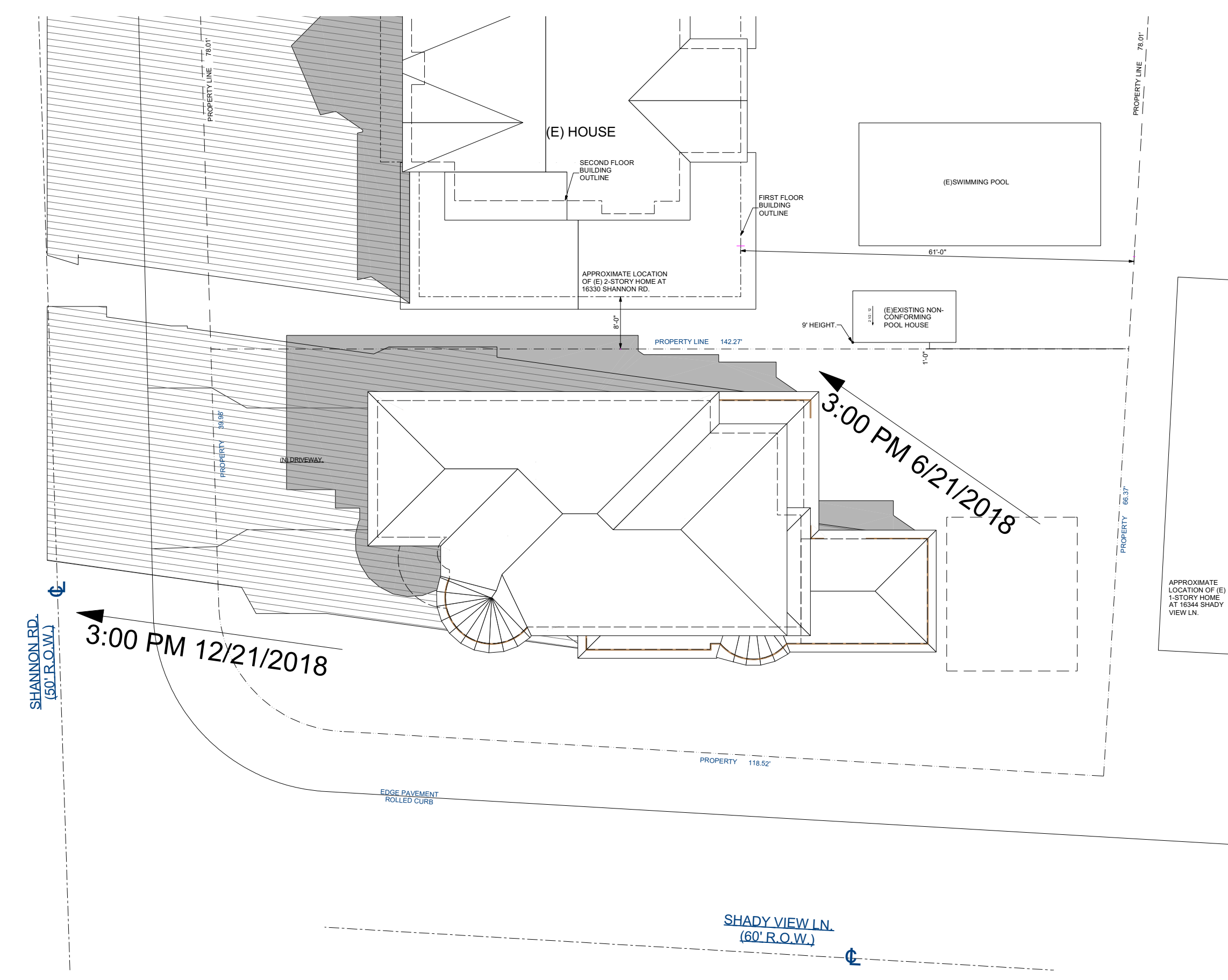
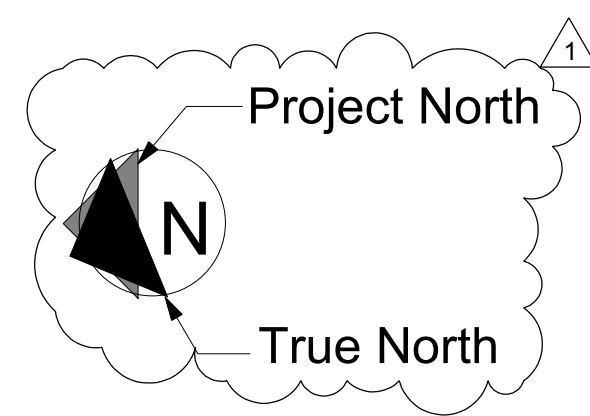
A6.2



1 PROPOSED FIRST FLOOR PLAN
Scale: 1/16"=1'-0"
June 21st 9:00am
December 21st 9:00am

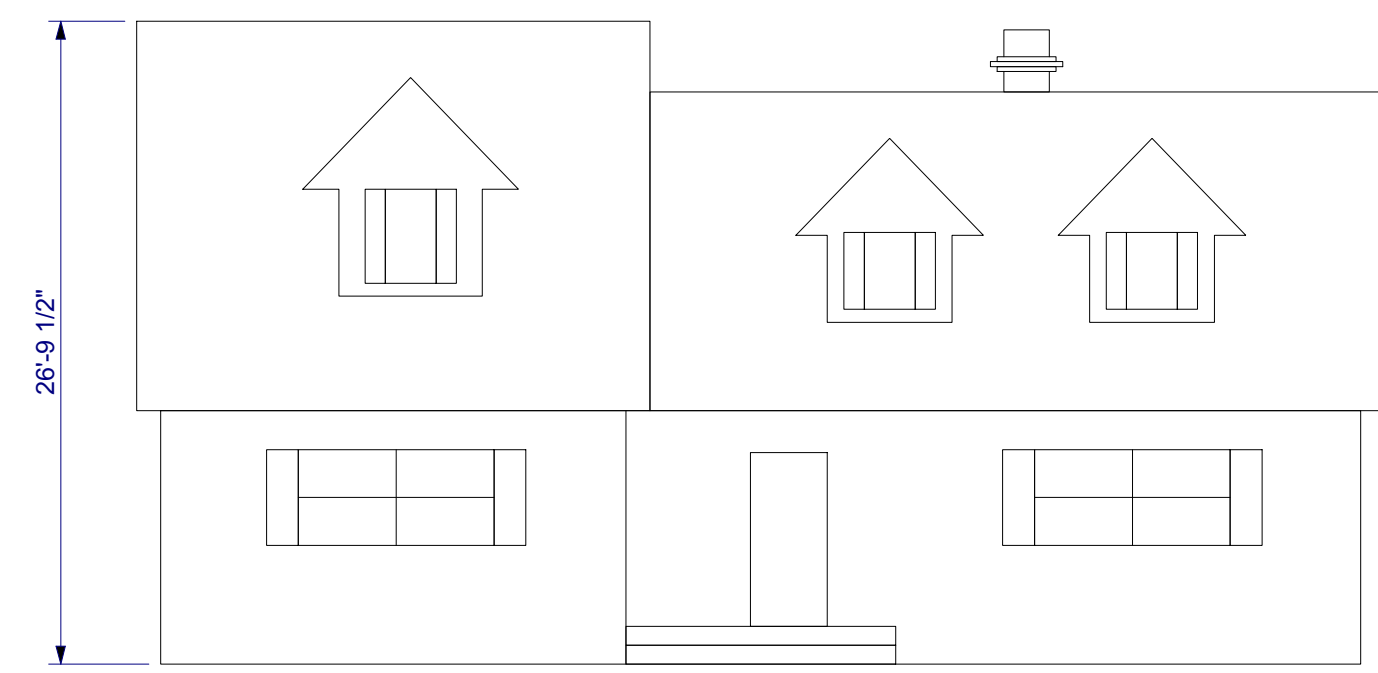


2 PROPOSED FIRST FLOOR PLAN
Scale: 1/16"=1'-0"
June 21st 12:00pm
December 21st 12:00pm



3 PROPOSED FIRST FLOOR PLAN
Scale: 1/16"=1'-0"
June 21st 3:00pm
December 21st 3:00pm

LEGEND:
 JUNE SHADOW
 DECEMBER SHADOW



16347 SHADY VIEW LN.



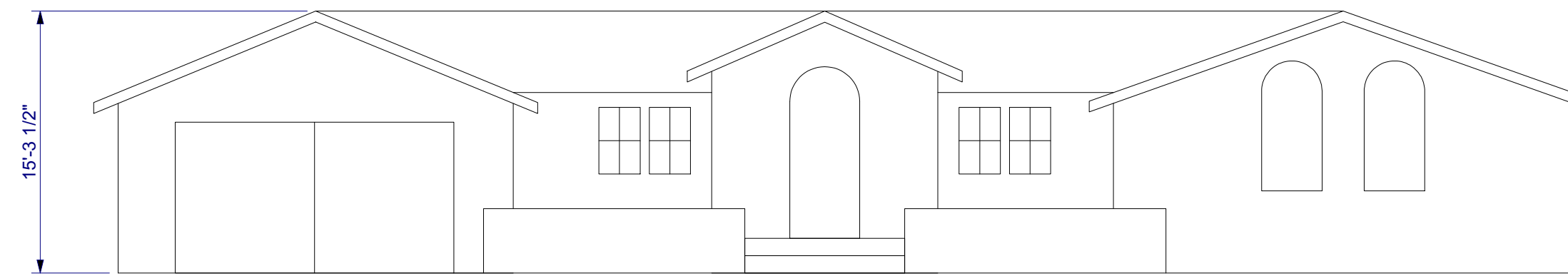
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16356 SHADY VIEW LN.



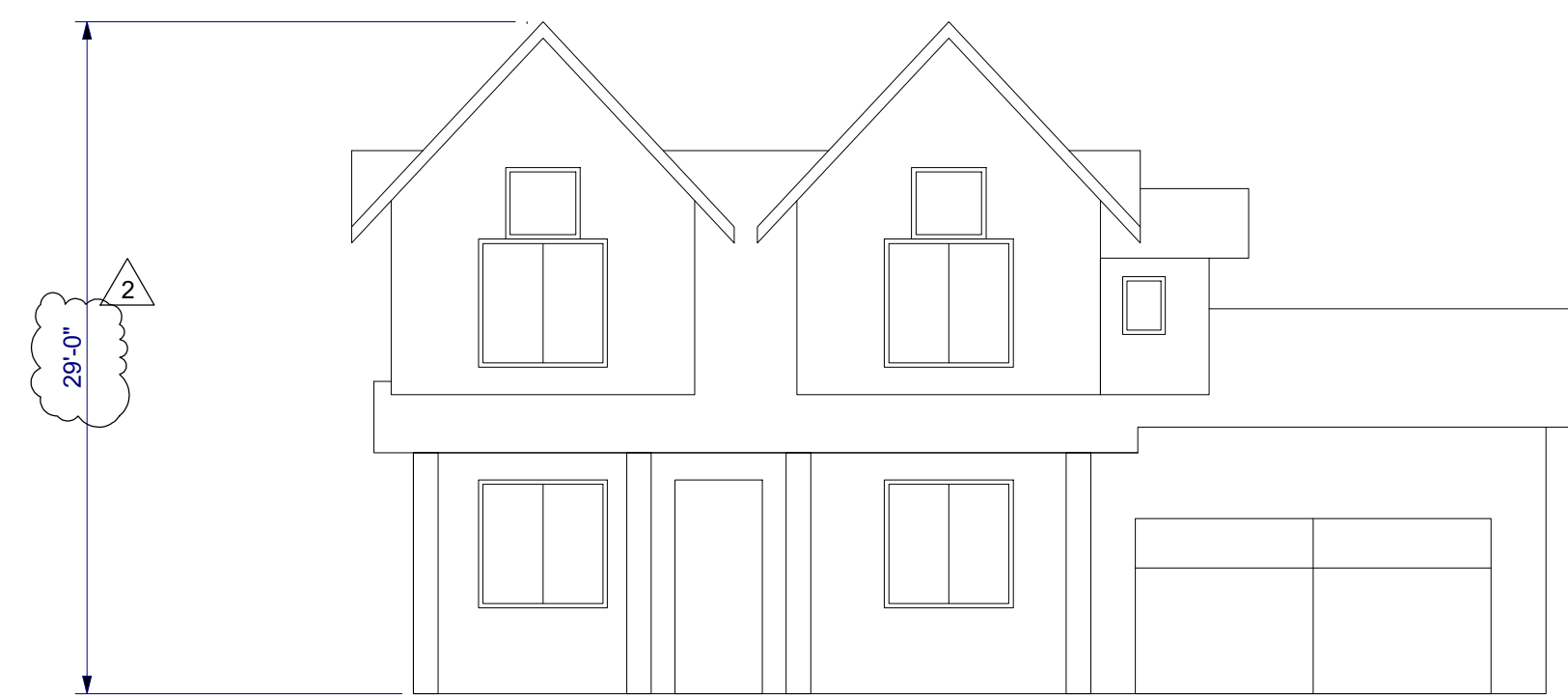
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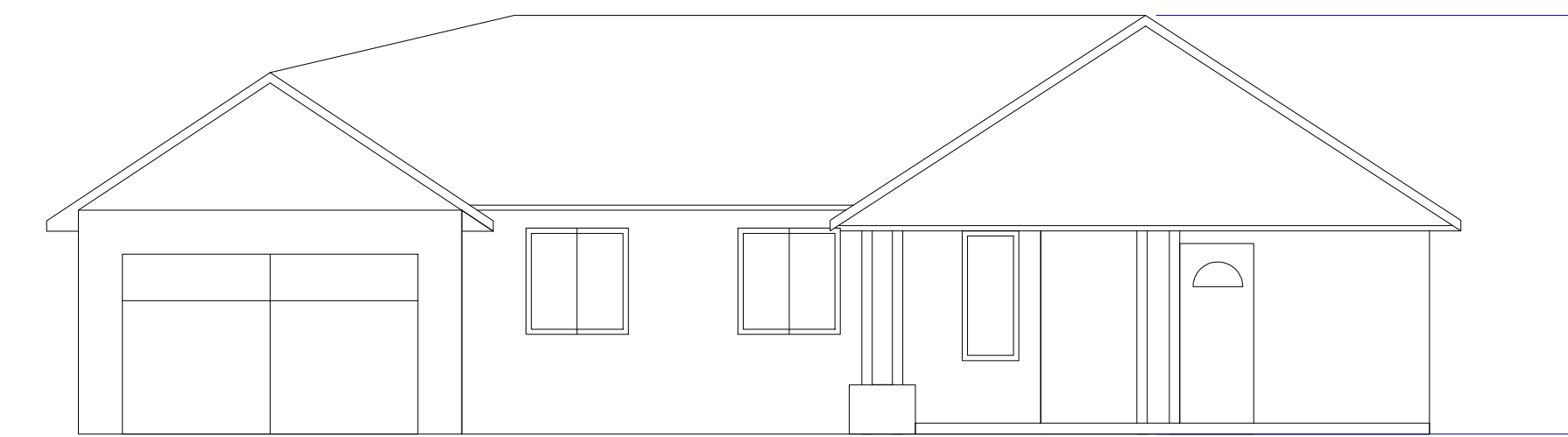
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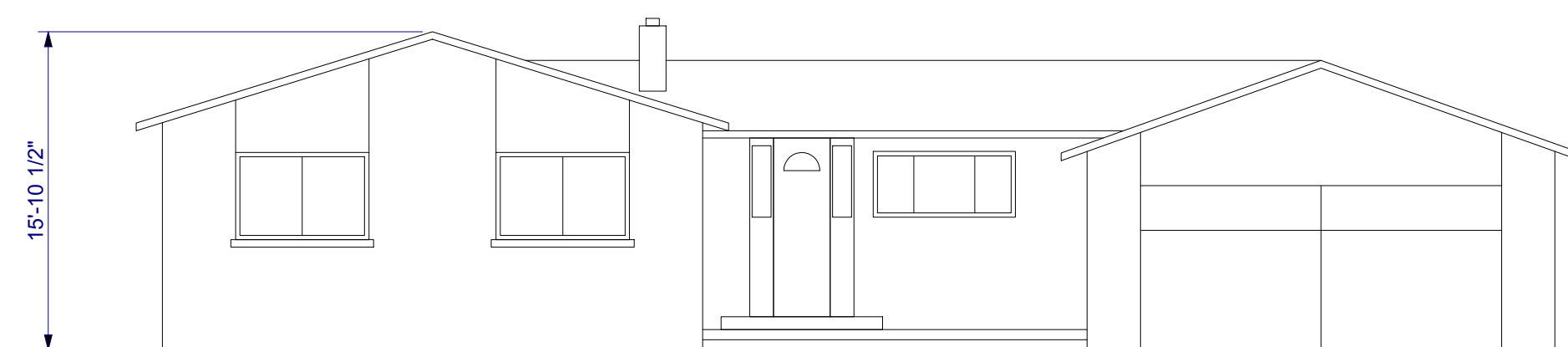
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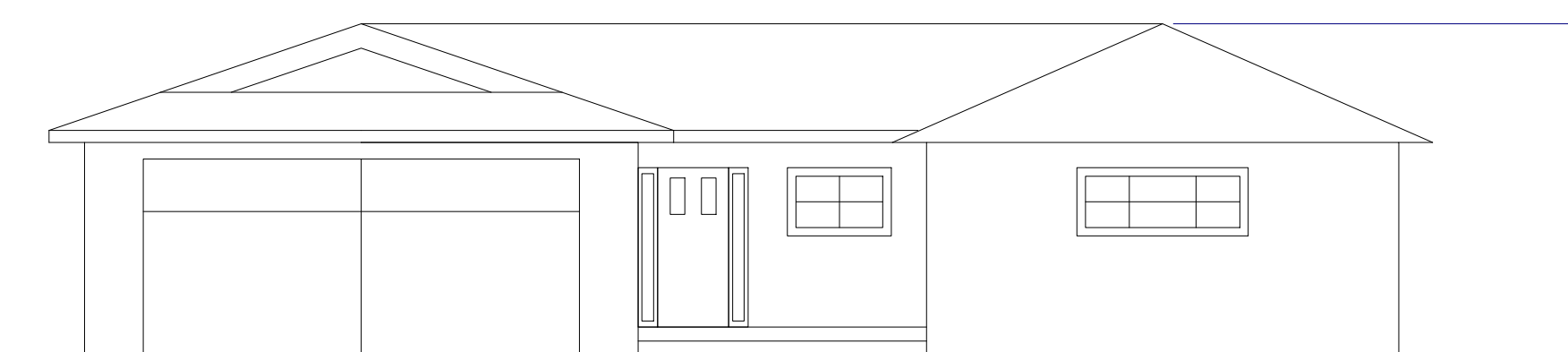
16330 SHANNON RD.



100 DEL CARLO CT.



104 HILOW CT.



100 HILOW CT.

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NO.	DESCRIPTION	BY	DATE
1	RESPONSES TO PLAN CHECK COMMENTS	LL	07/09/2019

SHEET TITLE:
SCHEMATIC
NEIGHBORHOOD
ELEVATIONS

PROJECT DESCRIPTION:
Coulson Residence
16336 Shady View Ln
Los Gatos, CA 95032

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LIC.# B-476455

DATE:
12/17/2018

SCALE:
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DRAWN BY:
LL / JW

SHEET:

A6.3