

THIS PROJECT SHALL COMPLY WITH THE CALIFORNIA FIRE (CFC) & BUILDING (CBC) CODE, 2019 EDITION, AS ADOPTED BY THE TOWN OF LOS GATOS TOWN CODE (LGTC), CALIFORNIA CODE OF REGULATIONS (CCOR) AND HEALTH & SAFETY CODE.

THE SCOPE OF THIS PROJECT INCLUDES: A NEW 5164 S. TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE.

1.) REVIEW OF THIS DEVELOPMENT PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS, WATER SUPPLY AND MAY INCLUDE SPECIFIC ADDITIONAL REQUIREMENTS AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSIDERED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES, PRIOR TO PERFORMING ANY WORK. THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.

2.) AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED (NEW ONE-FAMILY DWELLING). (SEE NOTE THIS SHEET)

3.) ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION 51-7. APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS WILL BE PROVIDED AS APPROPRIATE TO THE PROJECT.

4.) 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

5.) 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 INCHES (101.6MM) 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. CFC SEC. 505.1.




CHANGING ACCESS FROM ROBERTS RD TO GEORGE ST WILL REQUIRE AN ADDRESS CHANGE FOR EMERGENCY RESPONSE. AN ADDRESS CHANGE IS IN PROGRESS. (ADDRESS CHANGE NOW COMPLETE - 16185 GEORGE STREET, LOS GATOS, CA)

THIS REVIEW SHALL NOT BE CONSIDERED TO BE AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THE CALIFORNIA FIRE CODE OR OF OTHER LAWS OR REGULATIONS OF THE JURISDICTION. A PERMIT PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THE FIRE CODE OR OTHER SUCH LAWS OR REGULATIONS SHALL NOT BE VALID. ANY ADDITION TO OR ALTERATION OF APPROVED CONSTRUCTION DOCUMENTS SHALL BE APPROVED IN ADVANCE.

Town of Los Gatos Tree Protection Conditions

1. **TREE FENCING.** Protective tree fencing shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain throughout all phases of construction. Include a tree protection fencing plan with the construction plans. Tree fencing shall be constructed of two-inch diameter galvanized steel pipe, spaced at four-foot intervals, and anchored into the existing structure. The fencing should consist of five-to-six foot high chain link mounted on eight foot tall, two-inch diameter galvanized steel posts that are driven into the ground. The fencing shall be installed around the trunk of the tree to be protected so that the trunk is intact and maintained throughout construction, and only removed upon completion of construction and final inspections.
2. **WARNING SIGNS.** The 10.01.005(A)(4) of the Town Code, 8.5-5.11 warning signs shall be affixed and prominently displayed on each side of the fencing opposite the "WARNING: KEEP OFF" sign. The signs shall be clearly visible and not be removed and shall be subject to generally according to Town Code 29.10.005. Signs shall be removed when the tree prior to commencing demolition.
3. **DEMOLITION.** Demolition shall be limited to 10 feet from the trunk, minimized in diameter and spaced as far apart as possible (e.g. at least five feet plus feet). The design should specify that the post holes are manually dug up at a post hole digger or shovel, and roots two inches and larger shall be cut with a chainsaw. If the tree is to be removed, the tree shall be cut at the base. If the tree is encountered during grading, the hole should be shifed over 12 inches and the process repeated).
4. **UTILITIES AND SERVICES** (e.g. storm drain, air duct, joint trenching, electrical, water, sewer, fiber optic, gas etc.) should be routed beyond the tree protection zone (TPZ). In the event this is not feasible, the location and proximity to the tree's trunk would dictate which side of the trunk the utility is located. If the utility is located on the same side of the trunk as the tree, the utility shall be directional boring. For directional boring, the ground above any tunnel must remain undisturbed, and access pipes and any infrastructure (e.g. splice boxes, meters and valves) shall be installed within the TPZ.
5. **Any future pathway or other landscape features established within a TPZ should be a raised or nodu design, with a vertical soil core of more than 2 to 3 inches (including footings) and a minimum of 12 inches in diameter. The raised or nodu design shall be a minimum of 2 to 3 inches in diameter, then on top of (e.g. raised above) the roots. Additionally, compaction of the soil surface or subgrade must be avoided (foot stamping is acceptable), and soil shall be replaced and compacted to the original depth. The TPZ shall be confined to 24 inches beyond the edge, and to at least 24 inches from the tree's trunk.**
6. **Where beneath a tree's canopy, over excavation, compaction, grading, trenching, and/or other activities are required, the following shall apply:**
 - a. **Grading:** Grading shall be limited to the root zone, and building foundation or driveway should be confined to 12 inches.
 - b. **Staging areas:** Routes and routes of access should be planned beyond tree canopy.
 - c. **Storage:** Storage of materials shall be limited to avoid soil compaction or being spread/loaded downhill beneath a tree's canopy.
 - d. **Spill:** Spilled material during digging shall not be allowed to spread or impair ground cover of the TPZ.
 - e. **Grading:** Grading shall be limited to the root zone, and building foundation or driveway should be confined to 12 inches.

— SEE PLAN FOR LOCATIONS
OF DRIVEWAY REMOVAL, TYP

SYMBOL	TRUNK SIZE	TYPE	DIAPHANE	HEIGHT
	24" DIA	EX. OAK TREE	24'	24'
	32" DIA	EX. OAK TREE	40'	32'
	32" DIA	EX. OAK TREE	32'	32'

OWNERS	ANTONY AND TWINKLE JAYARAJ
MAILING ADDRESS EMAIL	16890 ROBERTS RD, LOS GATOS, CA 95032 AAJAYARAJ@GMAIL.COM

ROBERTS ROAD

PROJECT LOCATION
16890 ROBERTS RD

FISHERS AVENUE

GEORGE STREET

MITCHELL AVENUE

LOS GATOS BLVD

DEMO EXISTING SINGLE FAMILY HOME
(HFC APPROVED REMOVAL FROM INVENTORY SEPT 2019)

BUILD NEW TWO STORY HOME WITH ATTACHED GARAGE
UPGRADE UTILITIES; PROTECT AND MAINTAIN TREES;
10' TOWN DEDICATION (ROBERTS RD)
NEW DRIVEWAY / CURB CUT; NO GRADING

 AUTOMATIC FIRE SPRINKLERS;
PER NFPA 13D & LOS GATOS
AMENDMENTS

 FENCE HEIGHT EXCEPTION:
6 FOOT HIGH WOOD FENCE
(20% OPEN)
(SEE PHOTO & DETAIL)

	A-0	CONDITIONS OF APPROVAL BLUEPRINT FOR A CLEAN BAY		
	C-1	EXISTING CONDITIONS AND LOT DEDICATION		
	C-2	(CIVIL) SITE PLAN		
	C-3	EROSION CONTROL/ CONSTRUCTION SITE MANAGEMENT		
	C-4	GRADING & EROSION CONTROL DETAILS		
	A-1	SITE PLAN, BUILDING & SITE DATA, PROJECT SCOPE, SHEET INDEX, VICINITY MAP, CONTACT INFORMATION, FIRE DEPARTMENT NOTES, TREE TABLE, TREE PROTECTION		
	A-2.1	FIRST FLOOR PLAN		
	A-2.2	SECOND FLOOR PLAN		
	A-3.1	CEILING PLAN/ ROOF PLANS		
	A-4.1	ELEVATIONS		
	A-4.2	ELEVATIONS	SDN	GENERAL NOTES
	A-5.1	CROSS SECTIONS	SD1	FRAMING DETAILS
	A-6	WINDOWS/ DOORS	SD2	FRAMING DETAILS
	E-1	MEP - FIRST FLOOR	SP3	FOUNDATION DETAILS
	E-2	MEP - SECOND FLOOR	SI	FOUNDATION PLAN
	T24-1	ENERGY REPORT	S2	FLOOR FRAMING PLAN
	T24-2	ENERGY REPORT	S3	ROOF FRAMING PLAN

LOT AREA	
GROSS AREA	8963 S.F. 
10' DEDICATION	756 S.F.
NET AREA	8207 S.F. 

<u>IMPERVIOUS COVERAGE</u> ... 5F.					
	STRUCT. COV. - COVERED AREAS	D.W.	PATIO	WALK	TOTAL
EXISTING	1104 + 500 + 50	1000	200	75	2729
PROPOSED	1106.8 + 507 + 191	460	400	100	3064.8

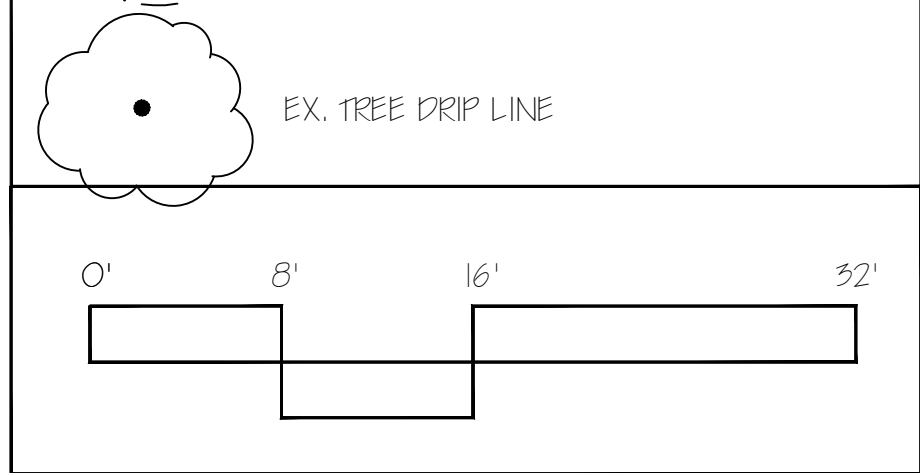
<u>STRUCTURAL COVERAGE</u> ... 5F.				
	STRUCT. COV. - COVERED AREAS + BALCONES	TOTAL		
EXISTING	1104 + 500 + 50 + 0	1454		17.7%
PROPOSED	1106.8 + 507 + 191 + 129.4	2234.2		27.2%
ALLOWED	5385.2	2285.2		40.2%

<u>BUILDING AREAS</u> ... 5F.			TOTAL (280955)
FIRST FLOOR	1406.8		1406.8
SECOND FLOOR	1250		1250
SUB TOTAL			2656.8
GARAGE			507
MAX ALLOWABLE HOUSE F.A.R. - 2662.5F.			
MAX ALLOWABLE GARAGE F.A.R. - 747.5F.			
MAX. LOT COVERAGE ALLOWED: 40% OF NET LOT AREA = 3253.2 SF			
PROPOSED SITE COVERAGE = 2234.2 SF 27.2%			

GENERAL INFORMATION
EXISTING USE: SINGLE FAMILY RESIDENCE
PROPOSED USE: SINGLE FAMILY RESIDENCE
AVERAGE SITE SLOPE: 2%
ASSESSOR'S PARCEL NUMBER: 529-18-046
ZONING DESIGNATION: R-M: 5-12
LAND USE: MULTI-FAMILY - MEDIUM DENSITY
CONSTRUCTION: TYPE V-B OCCUPANCY CLASS: R-3/U

2019 CALIFORNIA BUILDING STANDARDS CODE, CALIFORNIA
CODE OF REGULATIONS TITLE 24, PARTS 1-12, INCLUDING
LOCALLY ADOPTED ENERGY REACH CODES

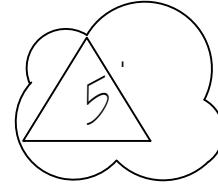
	WALL PERIMETER
	SETBACK
	PROPERTY LINE
	TOPOGRAPHIC CONTOUR LINE
	GAS LINE
	SEWER LINE
	ELECTRIC LINE
	WATER LINE
	TREE FENCING



PROPOSED SITE PLAN

AUTOMATIC FIRE SPRINKLERS:
PER NFPA 13D & LOS GATOS AMENDMENTS

<div style="text-align: center; font-weight: bold; padding-bottom: 5px;">PRINTING</div>			
A-1	C-1	D-1	E-1
PLAN SHEET COVER - C-1	SECTION A-A	SECTION B-B	SECTION C-C
<p style="text-align: center;">SANDRA PAIM ARCHITECT</p> <hr/> <p style="text-align: center;">Residential Commercial Historical</p> <p style="text-align: center;">P.O. Box 2136 Los Gatos, Calif. 95031-2136</p> <p style="text-align: center;">408-315•1403</p> <p style="text-align: center;">www.sandrapaim.com</p> <p style="text-align: right; font-size: x-small;">copyright (c) SANDRA PAIM</p> <p style="font-size: x-small;">This document constitutes original copyrighted material as an instrument of service by the architect SANDRA PAIM. These documents shall not be utilized and/or duplicated without the permission of SANDRA PAIM in writing. The design remains the sole property of SANDRA PAIM.</p>			
APN 529-18-046			
<div style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold; margin-left: auto; margin-right: auto;">JAYARAJ RESIDENCE</div> <div style="margin-left: auto; margin-right: auto;"> 16185 GEORGE STREET LOS GATOS, CA 95030 </div>			
PRELIM SET			
PL CHK SET	X 12-21-20		
PRICING SET			
CONSTR SET			
A-I			



FENCE HEIGHT EXCEPTION:
6.0' HIGH WOOD FENCE
(20% OPEN)

OPEN AREA
SHADED

