

MELAX RES GARAGE

321 BACHMAN AVE, LOS GATOS, CA 95030

STANDARD ABBREVIATIONS

&	and	ID	inside diameter
@	at	IN	inches
C.L.	centerline	INT	interior
Ø	diameter	INSUL	insulation
FLT	plate		
#	pound/number	JAN	janitor
(E)	existing	JT	joint
(N)	new		
AB	anchor bolt	KD	kiln dried
AC	air conditioner		
AGG	aggregate	LAM	laminated
ALT	alternate	LAV	lavatory
ALUM	aluminum		
APPROX	approximate	MAT	material
ARCH	architect	MAX	maximum
ASB	asbestos	MC	medicine cabinet
ASPH	asphalt	MDF	medium density fiberboard
AVE	avenue	MECH	mechanical
AVG	average	MEMB	membrane
		MET	metal
BD	board	MFGR	manufacture(r)
BITUM	bituminous	MH	manhole
BLDG	building	MIN	minimum
BLK	block	MIR	mirror
BVLVD	boulevard	MISC	miscellaneous
BM	benchmark/beam	MO	masonry opening
		MOD	module/modular
CAB	cabinet	MTD	mounted
CB	catch basin	MUL	mullion
CEM	cement		
CI	cast iron	NIC	not in contract
CJ	control joint	NO	number
CLG	ceiling	NOM	nominal
CLKG	caulking	NTS	not to scale
CLR	clear		
CNTR	counter	OC	on center
CO	cleansuit	OD	outside diameter
COL	column	OFF	office
CONC	concrete	OPNG	opening
CONN	connection	OPP	opposite
CONST	construction		
CONT	continuous	PART	partition
CORR	corridor	PBO	provided/supplied by owner
CTR	center	PERP	perpendicular
CYL	cylinder	PG	plate glass
		PL	property line
DBL	double	PLYWD	plywood
DEPT	department	PR	pair
DF	Douglas Fir/drinking fountain	PT	pressure treated
DIA	diameter		
DIM	dimension	QT	quarry tile
DISP	dispenser		
DN	down	R	rise/radius
DS	downspout	RD	roof drain
DW	dishwasher	REINF	reinforce/reinforcing
DWG	drawing	REF	reference
		REFR	refrigerator
EA	each	REQ	required
EJ	expansion joint	RESIL	resilient
EL	elevation	REV	revision
ELEC	electrical	RM	room
ELEV	elevator	RO	rough opening
EMER	emergency	RWD	redwood
ENCL	enclosure	RWL	rain water leader
EP	electric panelboard		
EQ	equal	SECT	section
EQUIP	equipment	SEL	select
EXIST	existing	SD	soap dispenser
EXP	exposed	SG	sheet glass
EXT	exterior	SH	shelf
		SHT	sheet
FA	fire alarm	SHWR	shower
FD	floor drain	SIM	similar
FDN	foundation	SPEC	specification
FE	fire extinguisher	SQ	square
FEC	fire extinguisher cabinet	SS	stainless steel
FHC	fire hose cabinet	STD	standard
FIN	finish	STL	steel
FL	floor	STRUCT	structural
FLASH	flashing	SUSP	suspend(ed)
FOC	face of concrete	SYM	symmetrical
FOF	face of finish		
FOS	face of stud	TB	towel bar
FPRF	fire proof	TEL	telephone
FS	full size	TER	terrazzo
FT	foot/feet	T&G	tongue & groove
FTG	footing	TOC	top of curb
FURN	furnish	TOP	top of plate
FURR	furring	TP	top of pavement
FUT	future	TPG	tempered plate glass
		TV	television
GA	gauge	TW	typical
GB	grab bar	TYP	typical
GALV	galvanized		
GL	glass	VENT	ventilation
GRD	grade	VERT	vertical
GYP	gypsum	VEST	vestibule
		VGDF	vertical grain Douglas Fir
		VOL	volume
HB	hose bib		
HC	hollow core	W/	with
HD	hot dipped	WC	water closet
HDWE	hardware	WD	wood
HDWD	hardwood	WF	wide flange
HM	hollow metal	WIN	window
HORIZ	horizontal	W/O	without
HR	hour	WP	waterproof(ing)
HT	height	WSCT	wainscot
HTG	heating	WT	weight
HTR	heater		

GENERAL CODE NOTES

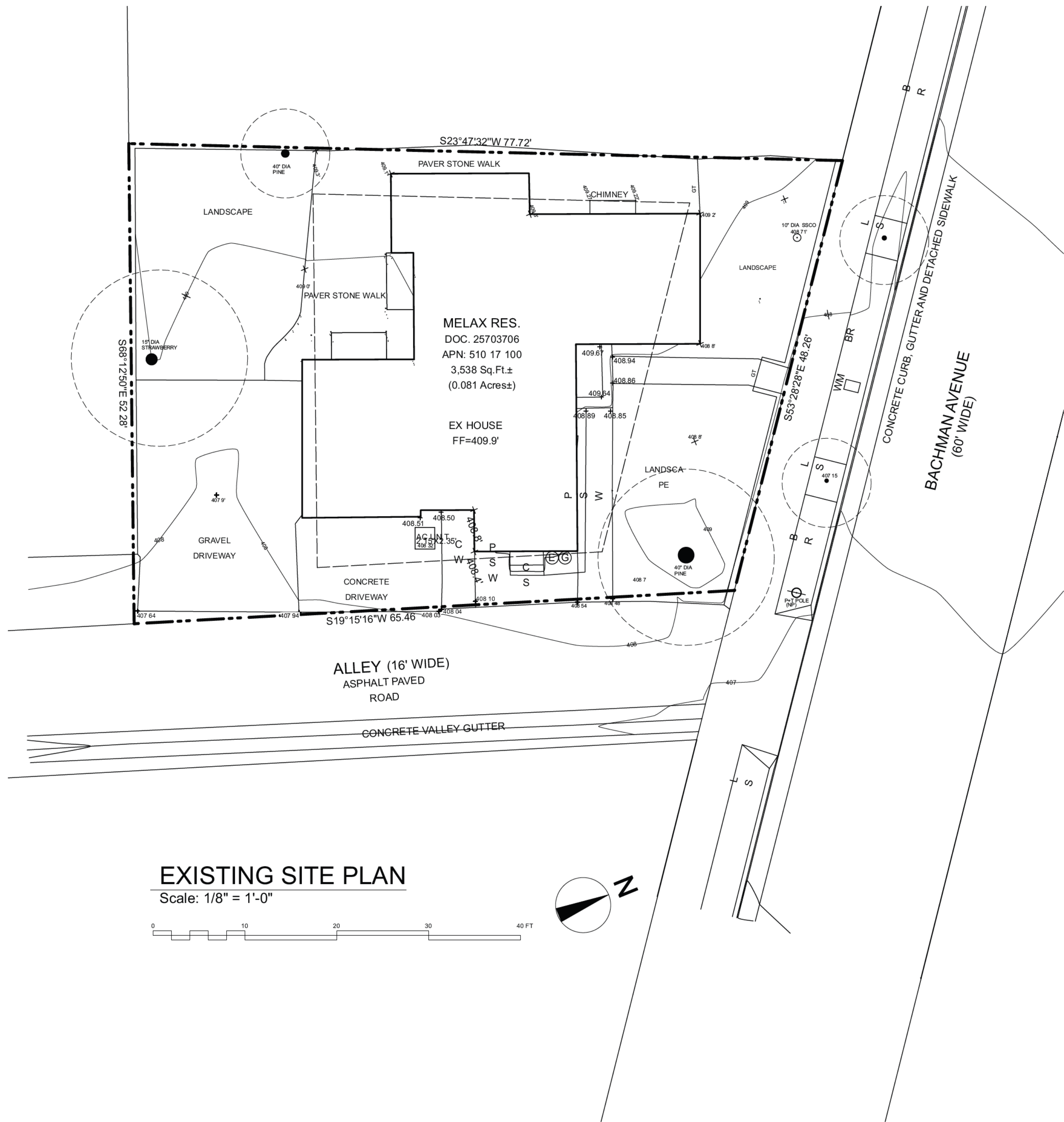
- FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION. SEE CRC SECT. R109. INSPECTIONS FOR ORDER OF INSPECTIONS BY ENFORCING AGENCY.
- OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 13/8 INCHES (35 MM) IN THICKNESS. SOLID OR HONEYCOMB/CORE STEEL DOORS NOT LESS THAN 13/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING AND SELF-LATCHING DEVICE, CRC SECT. R302.5.1.
- ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½-INCH (12.7 MM) GYPSUM BOARD., CRC SECTION R302.7.
- EACH HABITABLE ROOM SHALL COMPLY WITH MIN. AREA FOR NATURAL LIGHT AND VENTILATION OR MEET THE REQUIREMENTS FOR EXCEPTIONS. PER CRC SECTIONS R303.1. BATHROOMS SHALL COMPLY WITH MIN. AREA FOR NATURAL LIGHT OR MEET REQUIREMENTS FOR EXCEPTIONS. PER CRC SECT. R303.3. BATHROOMS AND LAUNDRY ROOMS SHALL BE PROVIDED WITH EXHAUST FANS THAT COMPLY WITH CRC SECT. R303.3.1 & R303.4 AND THE CALIFORNIA MECHANICAL CODE.
- INSTALL WATERPROOF MATERIAL SUCH AS TILE, ON TUB AND SHOWER WALLS +72" MIN ABOVE THE FLOOR PER CRC R307.2
- SAFETY GLAZING, SUBJECT TO HUMAN IMPACT SHALL BE INSTALLED AT HAZARDOUS LOCATIONS PER CRC SECT. R308.1. AREAS TO BE DEFINED AS "HAZARDOUS LOCATIONS" ARE LISTED IN CRC SECT 308.4 AND INCLUDE: GLAZING IN DOORS, SLIDING DOOR ASSEMBLIES AND PANELS, SHOWER OR TUB ENCLOSURES AND IN WINDOWS WITHIN COMPARTMENTS WHERE EXPOSED EDGE OF GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET, GLAZING IN WINDOWS ADJACENT TO DOORS WITHIN 24" OF EITHER SIDE OF A DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- EGRESS WINDOWS IN EACH BEDROOM SHALL COMPLY WITH CRC SECTION R310, OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. ESCAPE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SF, AND 5.0 SF AT GRADE FLOOR OPENINGS. MINIMUM NET CLEAR HEIGHT 24", WIDTH OF 20" MINIMUM, AND FINISHED SILL NOT MORE THAN 44" ABOVE THE FINISHED FLOOR.
- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF RAMPS EXCEEDING A SLOPE OF 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33% PERCENT SLOPE). HANDRAILS MEASURED ABOVE THE FINISHED SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM). HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS OR RAMP. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS SECTION DIMENSION OF 2 1/4". EDGES SHALL HAVE A MIN. RADIUS OF 0.01". CRC R311.7.8, R311.7.8.1, R311.7.8.3, R311.7.8.4 AND R311.7.8.5.
- GUARDRAILS (GUARDS), REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 42 INCHES (1067 MM) IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS, INTERIOR OR EXTERIOR, CRC R312.1.2 EXCEPTION: GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS. GUARDS SHALL NOT HAVE AN OPENING FROM THE WALKWAY SURFACE TO THE REQUIRED HEIGHT WHICH ALLOW PASSAGE OF A 4" DIAMETER SPHERE. CRC R312.1.3
- SMOKE ALARMS SHALL BE PROVIDED AND INSTALLED PER CRC SECTION R314, AND NFPA 72. SMOKE ALARMS SHALL HAVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND EQUIPPED WITH A BATTERY BACKUP. LOCATE ALARMS IN EACH SLEEPING ROOM AND ON THE CEILING OR WALL OUTSIDE SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS AND BE NOT LESS THAN 3 FEET FROM A BATHROOM DOOR THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.
- NEWLY CONSTRUCTED DWELLINGS SHALL HAVE AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH CRC SECTION R327, WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH SECTION R327.
- ENERGY STORAGE SYSTEMS INSTALLED IN A LOCATION SUBJECT TO VEHICLE IMPACT (I.E. GARAGE OR CARPORT) SHALL BE PROVIDED WITH IMPACT PROTECTION, CRC SEC 328.8. SEE FIGURE R328.8.1.
- INSTALL UNDERFLOOR ACCESS WITH ACCESSIBLE MINIMUM CLEARANCE 18" x 24" AND FREE FROM PIPES, DUCTS AND SIMILAR OBSTRUCTION, CRC SECTION R408.4.
- INSTALL ATTIC ACCESS WITH MINIMUM 22" x 30" ROUGH OPENING LOCATED IN HALLWAY OR OTHER READILY ACCESSIBLE LOCATION, HAVING A 30" MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE, ABOVE THE OPENING, CRC R807.1.
- WATER HEATERS SHALL BE STRAPPED FOR SEISMIC BRACING, TOP AND BOTTOM PER CPC SECTION 507.2 AND SECURED TO THE STRUCTURE. LISTED WATER HEATERS SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER CPC 504.3.1. UNLISTED WATER HEATERS SHALL BE INSTALLED WITH A CLEARANCE OF 12" ON ALL SIDES AND REAR PER CPC 504.3.2. COMBUSTION AIR SHALL BE PROVIDED IN ACCORDANCE WITH CMC SECTION 701. WATER HEATER CLOSET OPENING SHALL HAVE A MINIMUM OF 1 SQ. IN. PER 1000 BTU INPUT, BUT NOT LESS THAN 100 SQ. IN. ONE OPENING SHALL COMMENCE WITHIN 12" OF THE TOP OF THE ENCLOSURE AND ONE OPENING SHALL COMMENCE WITHIN 12" OF THE BOTTOM OF THE ENCLOSURE PER CMC 701.5.
- WATER HEATER PRESSURE RELIEF VALVES SHALL BE EQUIPPED WITH PIPING DIRECTLY TO THE EXTERIOR AND TERMINATING NOT LESS THAN 6" ABOVE GRADE. INSTALL HOSE BIBBS AT LOCATIONS NOTED HB. USE FAUCET TYPE EQUIPPED WITH BACKFLOW OR BACK SIPHONAGE PROTECTION PER CPC SECTION 603.5.7.
- VENTING OF GAS APPLIANCES SHALL BE IN ACCORDANCE WITH CMC SECTION 802. VERIFY RUN, OFFSETS, SLOPES AND DIRECTION OF VENTS THROUGH FRAMING TO PROVIDE MINIMUM CLEARANCE TO COMBUSTIBLES FOR TYPE FLUE USED.
- GAS APPLIANCES INSTALLED IN THE GARAGE SHALL BE ELEVATED SO THAT PILOTS AND BURNERS ARE AT LEAST 18" ABOVE THE FLOOR PER CPC 507.13. PROTECT APPLIANCES FROM DAMAGE BY INSTALLING A PROTECTIVE STEEL POST, 3" DIA. X 24" HIGH, 12" IN FRONT OF APPLIANCE, UNLESS LOCATED OUTSIDE THE NORMAL PATH OF A VEHICLE.
- GAS PIPE CONNECTION TO EACH APPLIANCES SHALL HAVE AN ACCESSIBLE SHUT-OFF VALVE AND BE INSTALLED WITH FLEX-CONNECTORS PER CPC 1212.6.
- INSTALL SOLID BACKING AT WALLS AND WATERPROOF MEMBRANE AT SHOWER PAN, SEAMLESS TYPE "OATEY" UP 12" MIN WALLS AND OVER SHOWER CURB. SHAPE SHOWER PAN FLOOR USING 3/4" PLYWOOD SHIMMED TO FORM SLOPE TO DRAIN. INSTALL 4 X 4 PTDF CURB, PER CPC 408.5 - 408.7.
- SHOWER AND TUB-SHOWER VALVES SHALL BE PRESSURE BALANCED AND/OR THERMOSTATIC MIXING VALVES AND SHALL COMPLY WITH CPC SECTION 408.3.
- ALL SHOWER HEADS IN THE EXISTING RESIDENCE WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEAD. FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH MAXIMUM FLOW RATE OF 1.2 GPM FOR LAVATORY FAUCETS AND 1.8 GPM FOR KITCHEN FAUCETS PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 4.303.
- INSTALL WATER CLOSETS (TOILETS) HAVING A 1.28 GALLONS/FLUSH MAXIMUM. PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 4.303.1.1 THE WATER CLOSET SPACE SHALL BE SET NO CLOSER THAN 15" FROM ITS CENTER TO A SIDE WALL AND NO CLOSER THAN 30" CENTER TO CENTER TO A SIMILAR FIXTURE. CLEARANCE IN FRONT OF WATER CLOSET SHALL BE NOT LESS THAN 24" PER CPC SECTION 402.5.
- WHIRLPOOL TUB SHALL COMPLY WITH CPC SECTION 409.0 AND THE CEC. ELECTRICAL POWER SOURCE SHALL BE EQUIPPED WITH GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION.
- LIGHT FIXTURES INSTALLED IN CLOSETS SHALL BE SURFACE MOUNTED FLUORESCENT, LOCATED ON THE WALL ABOVE THE DOOR AND HAVE MINIMUM CLEARANCES OF 12" TO STORAGE SHELVES, PER CEC SECTION 410.2.
- ELECTRICAL RECEPTACLES LOCATED IN THE GARAGE, (SEE EXCEPTIONS FOR SPECIFIC EQUIPMENT) EXTERIOR (WATERPROOF), CRAWL SPACE, BATHROOMS, KITCHEN COUNTERS AND WITHIN 6" AND WITHIN 6" EACH WAY FROM SINKS OR LAVATORIES, SHALL BE GROUND FAULT CIRCUIT INTERRUPTER PROTECTED (GFI) IN ACCORDANCE WITH CEC SECTION 210.8.
- INSTALL LIGHT FIXTURES, LOCATED IN KITCHENS AND ROOMS HAVING WATER CLOSETS THAT DO NOT EXCEED 40 LUMENS/WATT (FLUORESCENT TYPE) PER CALIFORNIA TITLE 24. INSTALL FIXTURES RATED FOR DAMP LOCATIONS (DL), EXTERIOR AND IN SHOWER OR TUB COMPARTMENTS. INSTALL FIXTURES RECESSED IN THE CEILINGS RATED FOR INSULATION PROTECTION (IC/AT) AND AIRTIGHT PER CEC SECTION 410.10.

APPLICABLE CODES

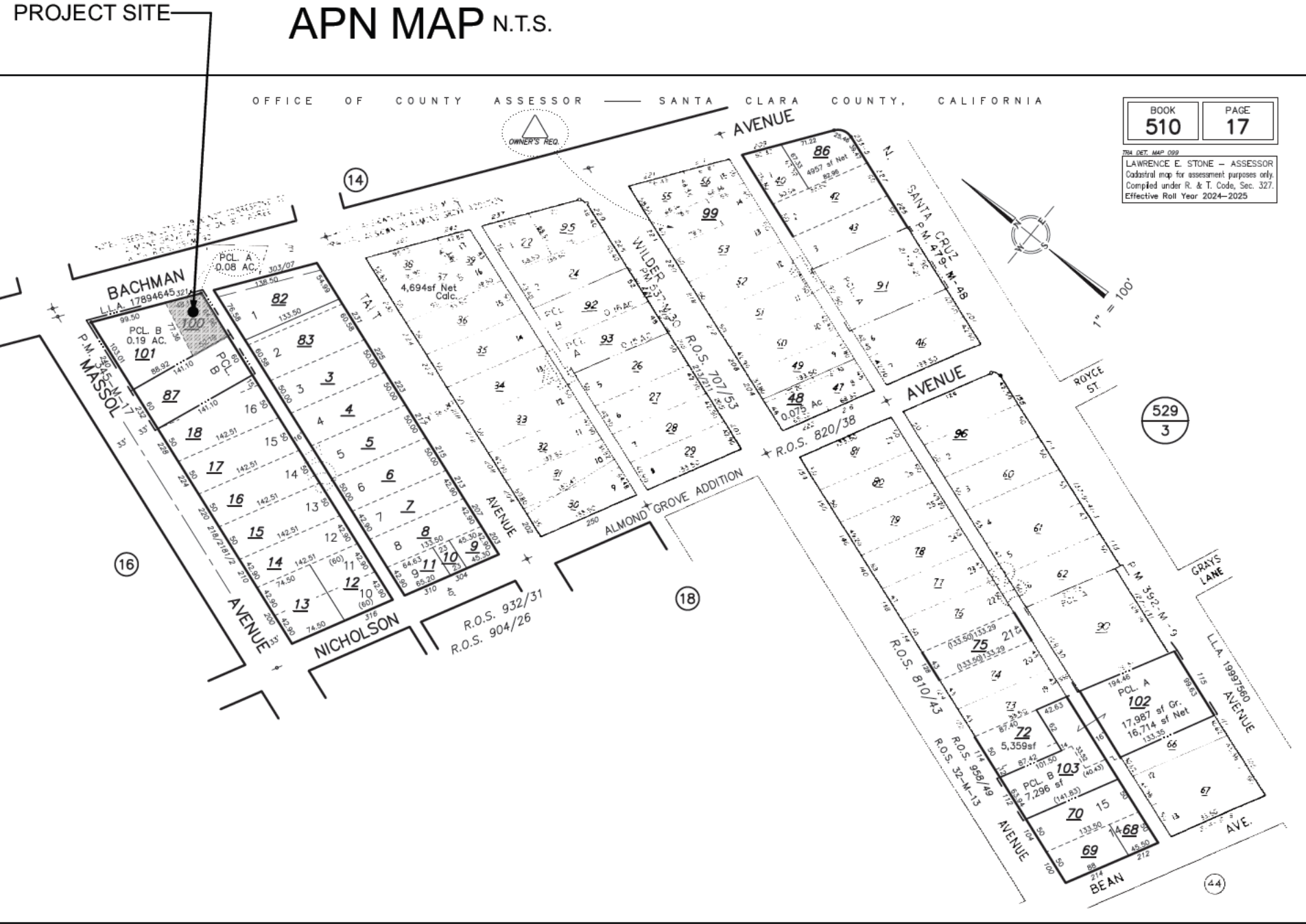
2022 CALIFORNIA BUILDING CODE	2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA RESIDENTIAL CODE	2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA PLUMBING CODE	2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA MECHANICAL CODE	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

VICINITY MAP^{N.T.S.}





- NOTES:
1. IT IS RECOMMENDED TO HAVE THE SIDE AND FRONT YARD PROPERTY LINES ESTABLISHED THROUGH A SURVEY PRIOR TO FORMING ANY PORTION OF THE FOUNDATION.
 2. FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM OF 5% FOR AT LEAST 10 FEET FROM THE STRUCTURE, PER CBC 1804.4.
 3. EAVE PROJECTIONS OF >2' AND <5' FROM THE PROPERTY LINE SHALL BE 1 HR FIRE RATED PER CRC R302 & TABLE R302.1(1).
 4. IF THERE ARE ANY DISCREPANCIES, STOP WORK AND CONTACT THE ARCHITECT IMMEDIATELY.



MELAX RES
GARAGE

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(E) SITE PLAN

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August 4, 2025

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J. KRETSCHEMER | ARCHITECT

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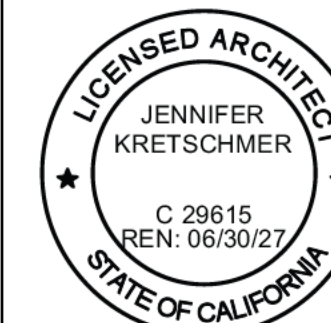
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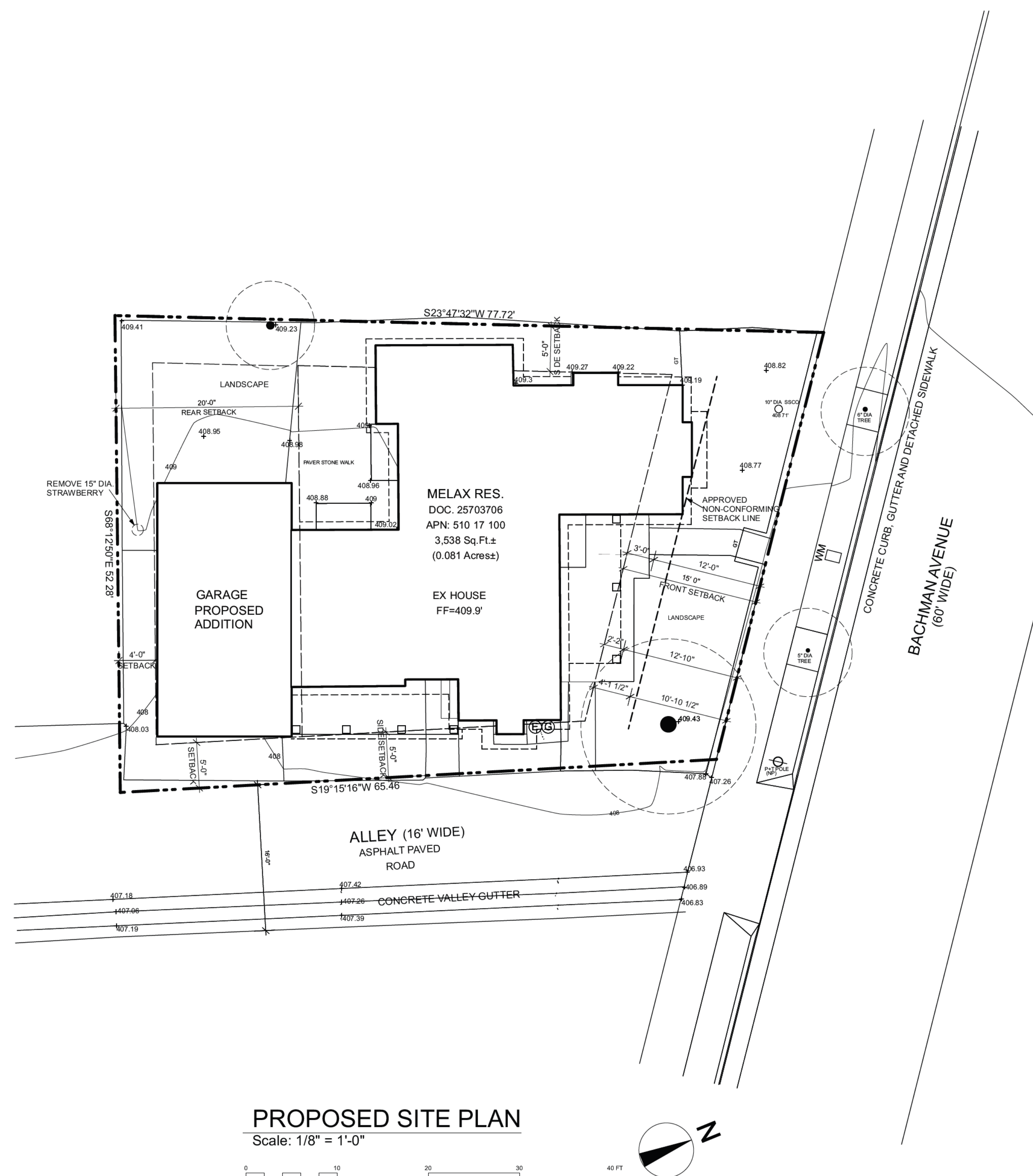
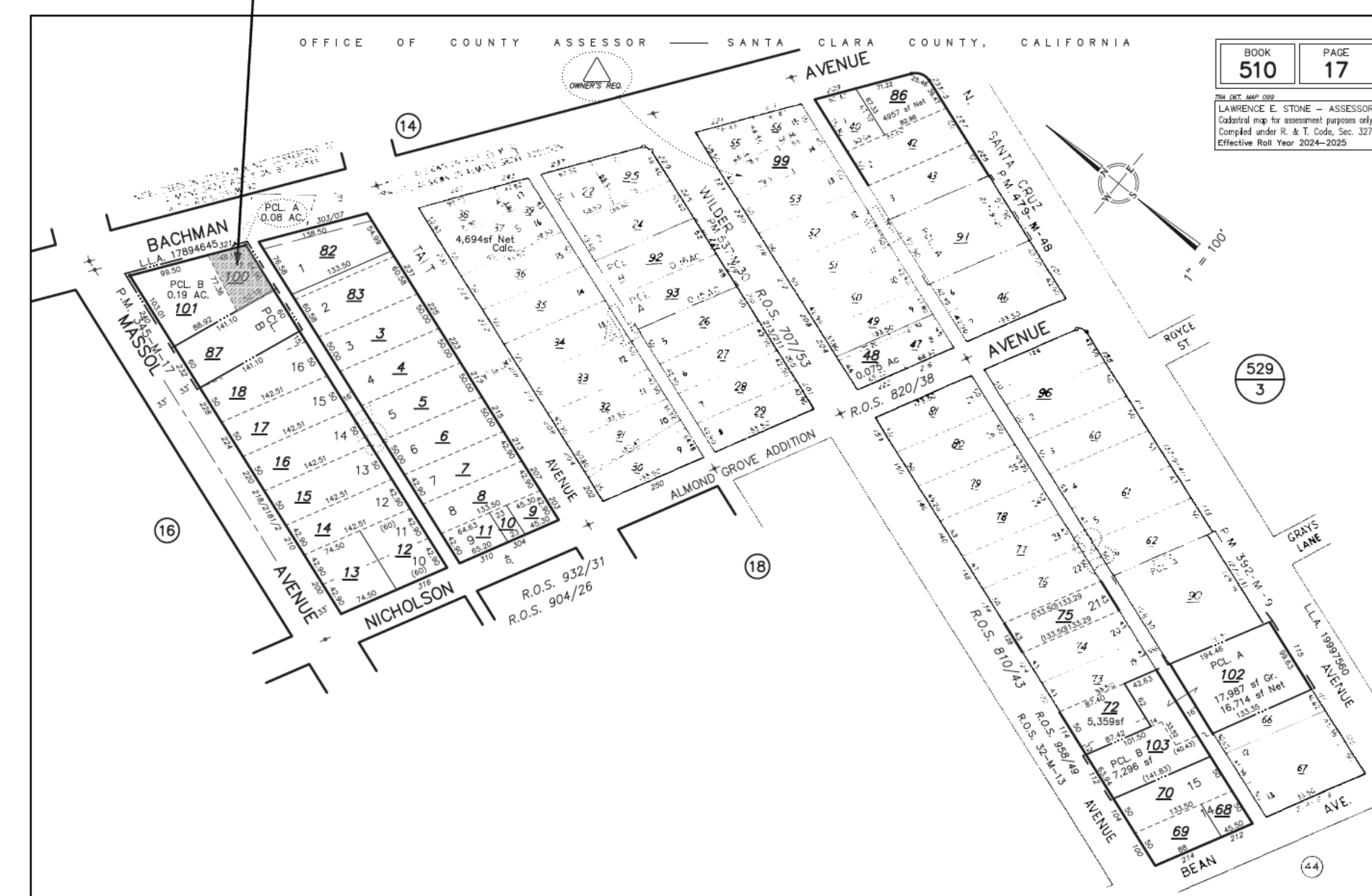
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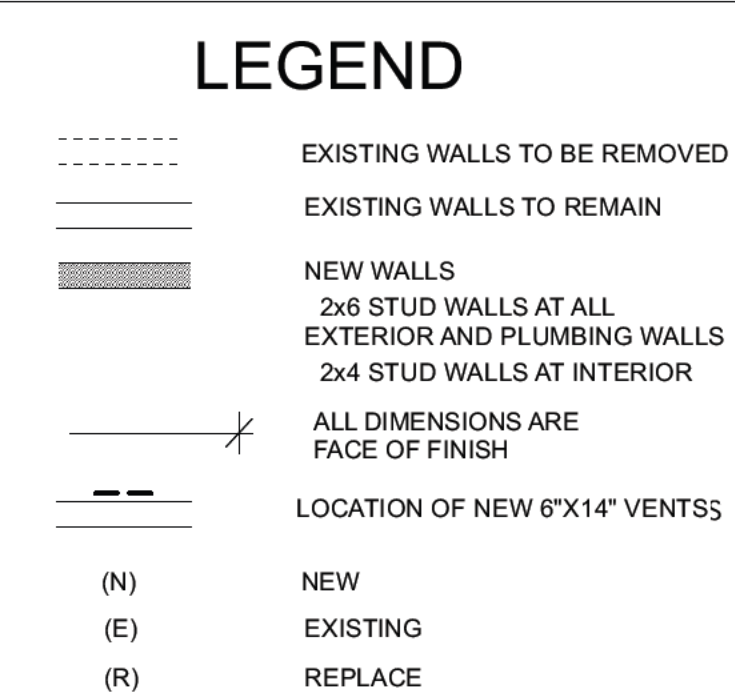
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PROJECT SITE **APN MAP** N.T.S.

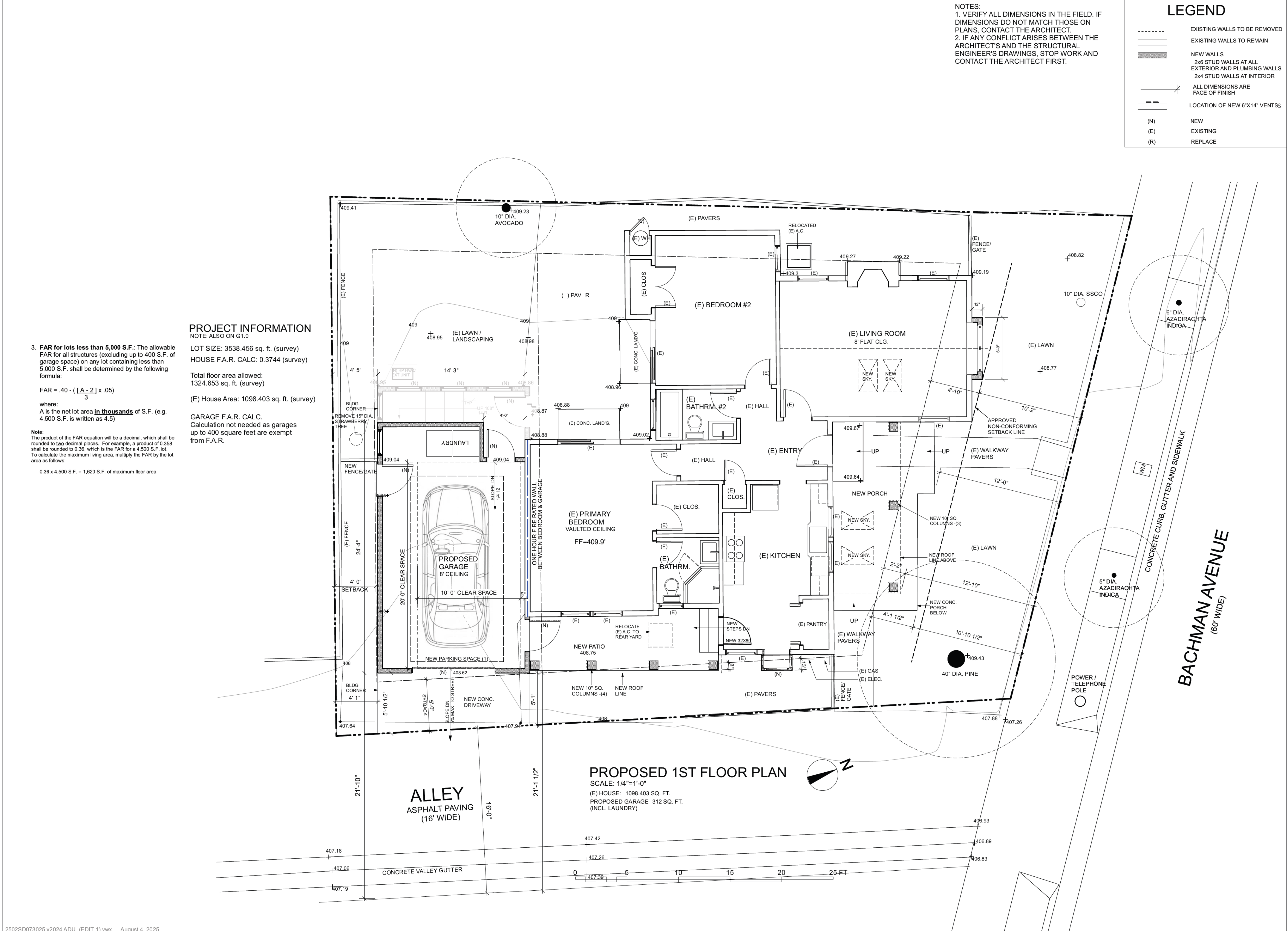


PROPOSED SITE PLAN

Scale: 1/8" = 1'-0"



A2.0



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LICENSED ARCHITECT

JENNIFER KRETSCHEMER

C 29615
REN: 06/30/27

STATE OF CALIFORNIA

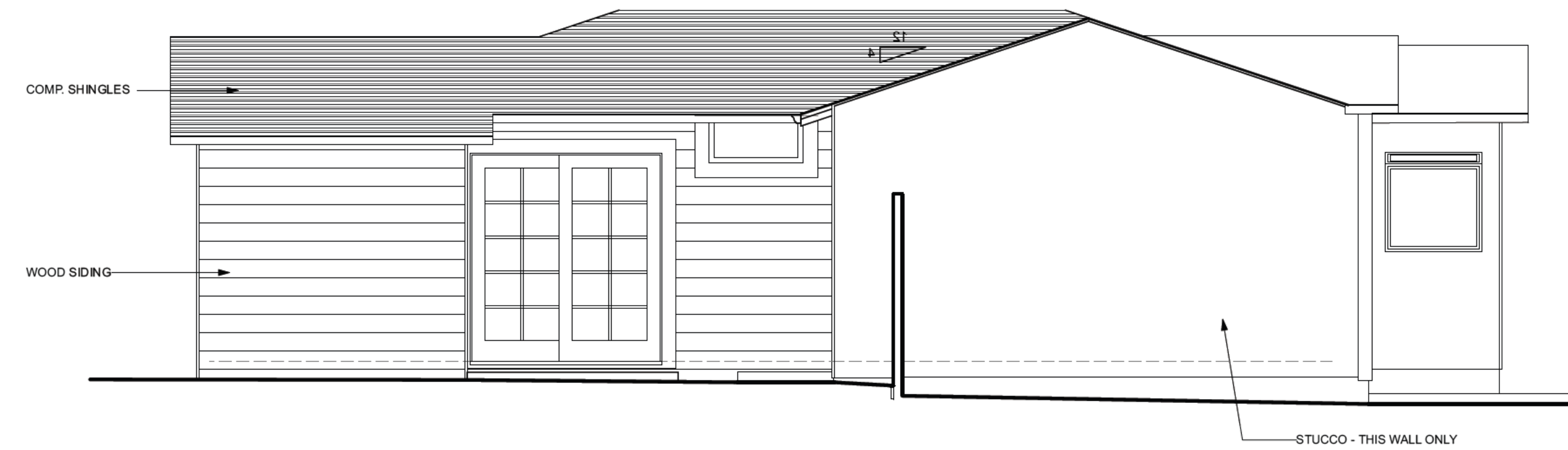
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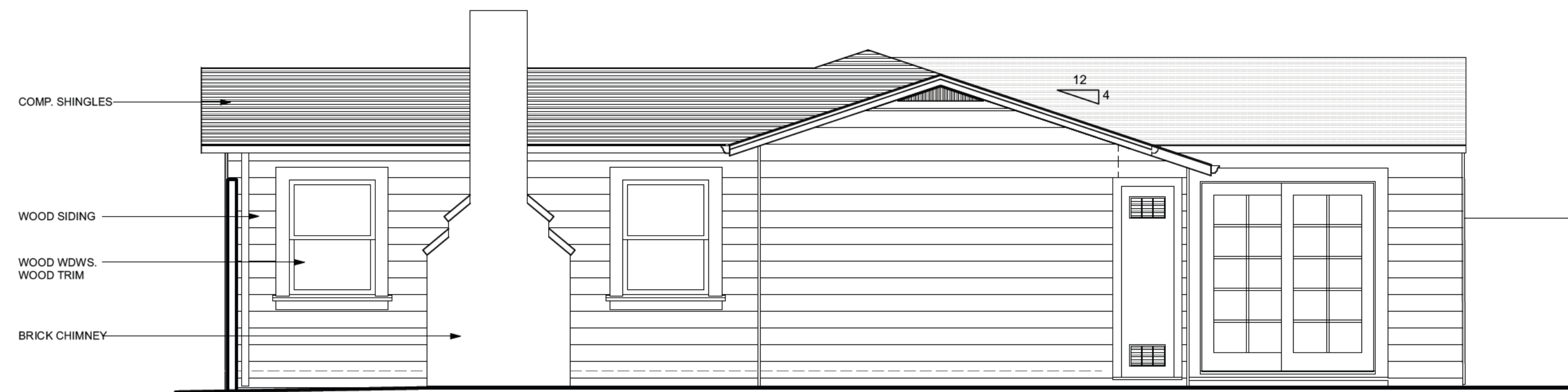
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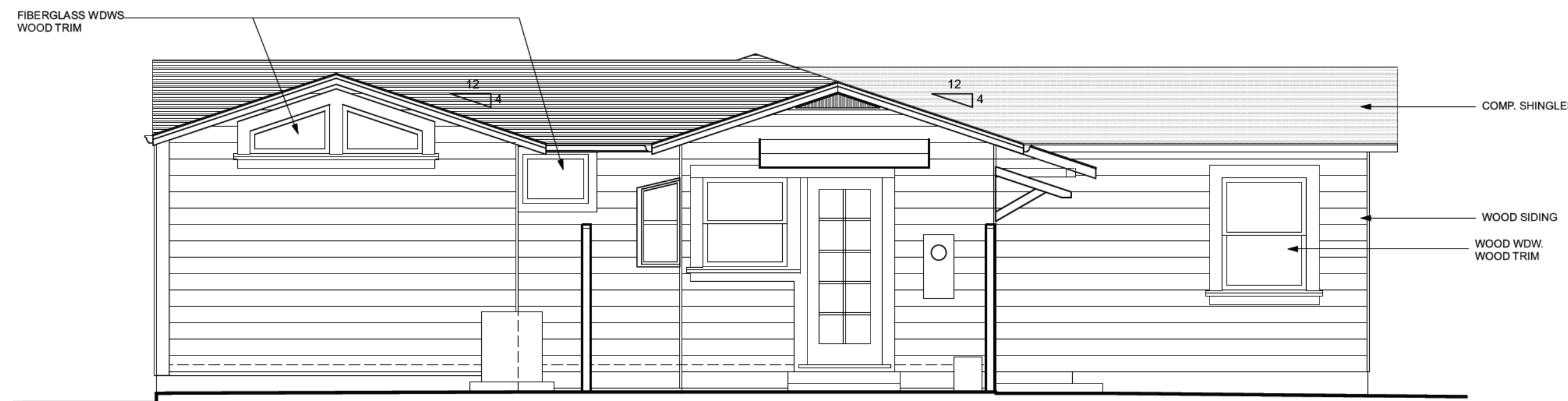
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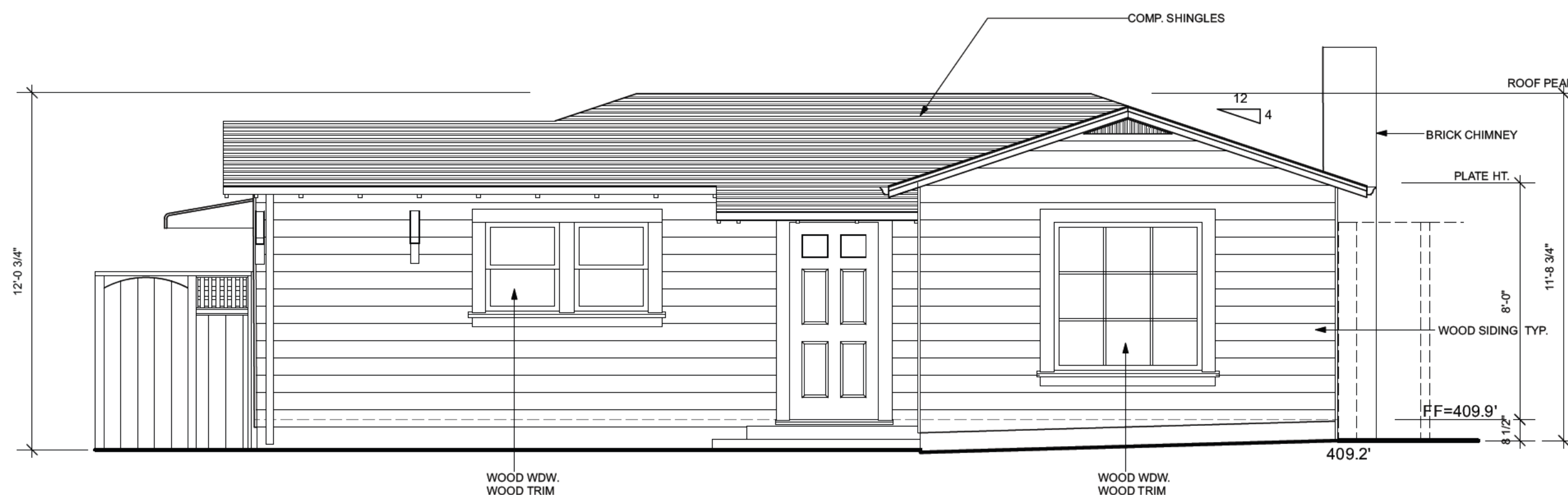
(E) WEST ELEVATION 1/4"=1'-0"



(E) SOUTH ELEVATION 1/4"=1'-0"



(E) EAST ELEVATION 1/4"=1'-0"



(E) NORTH ELEVATION 1/4"=1'-0"

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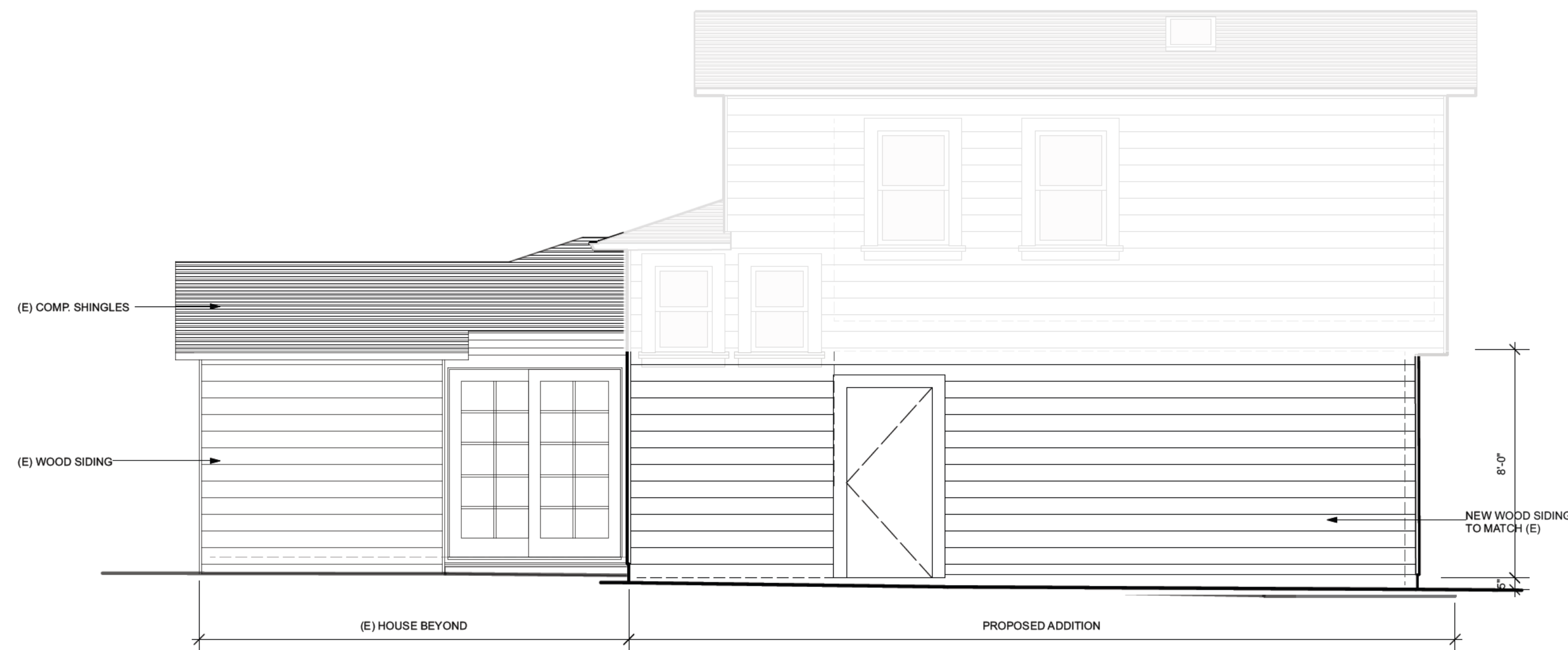


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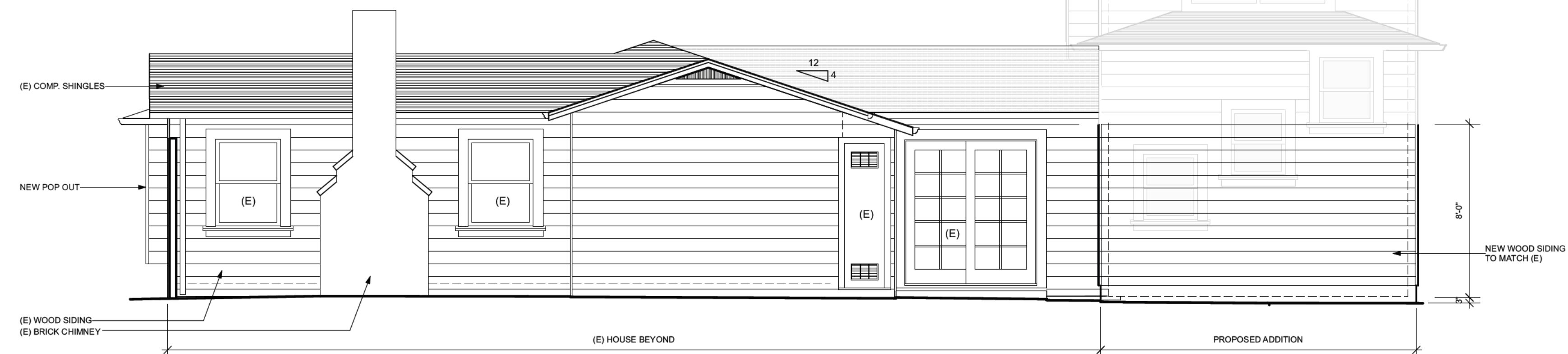
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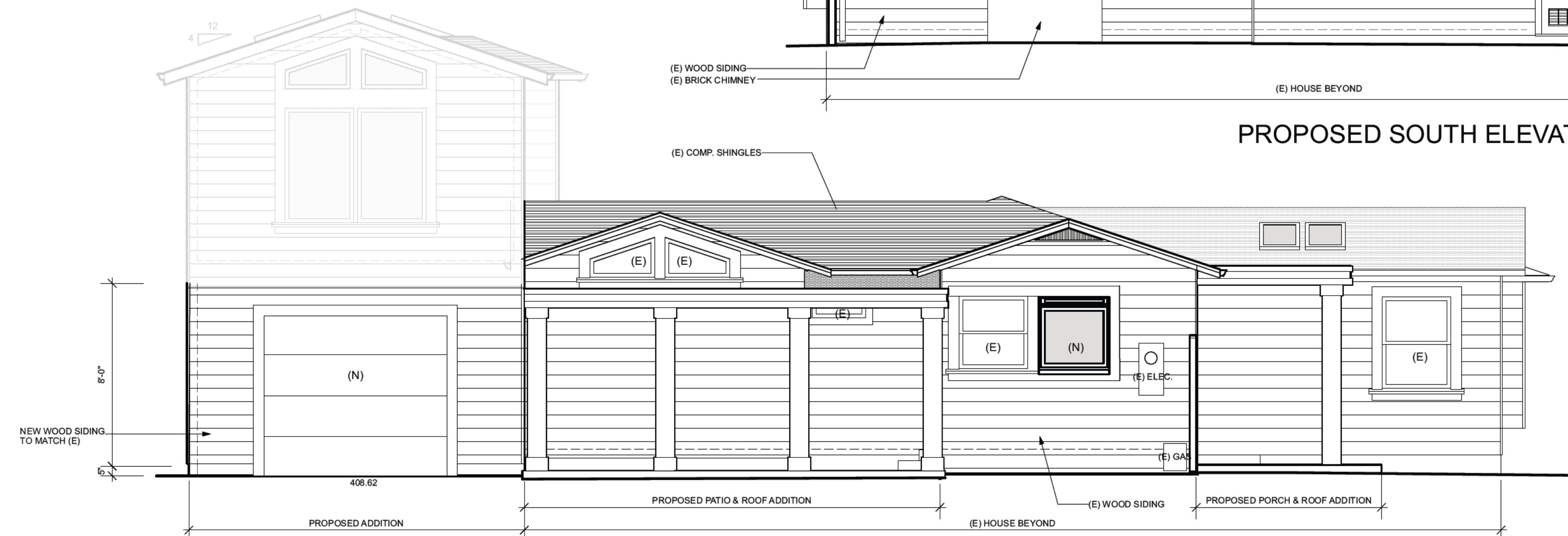
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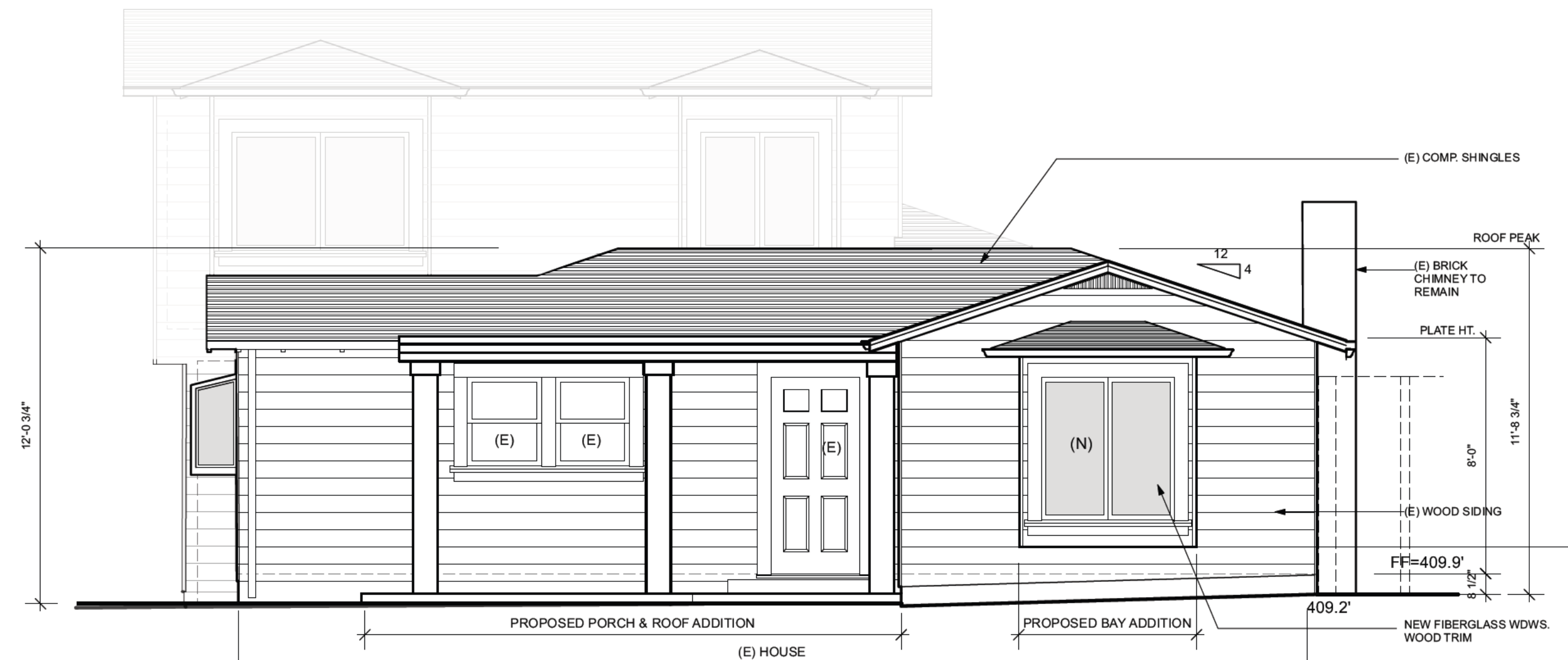
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PROPOSED EAST ELEVATION 1/4"=1'-0"



PROPOSED NORTH ELEVATION 1/4"=1'-0"

- NOTES:
1. PROVIDE UNDERFLOOR VENTILATION PER CRC SEC R408
 2. PROVIDE ATTIC VENTILATION PER CRC SEC 806.2
 3. ALL EGRESS WINDOWS, PER CRC R310 ARE TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT., MINIMUM NET CLEAR OPENING (OR 5 SQ. FT. MIN. FOR GRADE FLOOR) WITH HEIGHT OF 24" AND A MINIMUM NET CLEAR OPENING WIDTH OF 20". THE BOTTOM OF THE CLEAR OPENING MUST NOT BE MORE THAN 44" ABOVE THE FLOOR.
 4. PROVIDE SPLASH BLOCKS AWAY FROM HOUSE AT EACH DOWN SPOUT.

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