

OWNER: AYHAN MUTLU
ayhan.mutlu@synopsys.com
(650) 750-4575

option, including recycle programs and local transportation and/or carpool options available in the area.

• **Relative humidity.** The relative humidity of the material on the positive impacts of an intensive humidity between 30–60 percent and what the occupant may use to maintain the relative humidity level in that range.

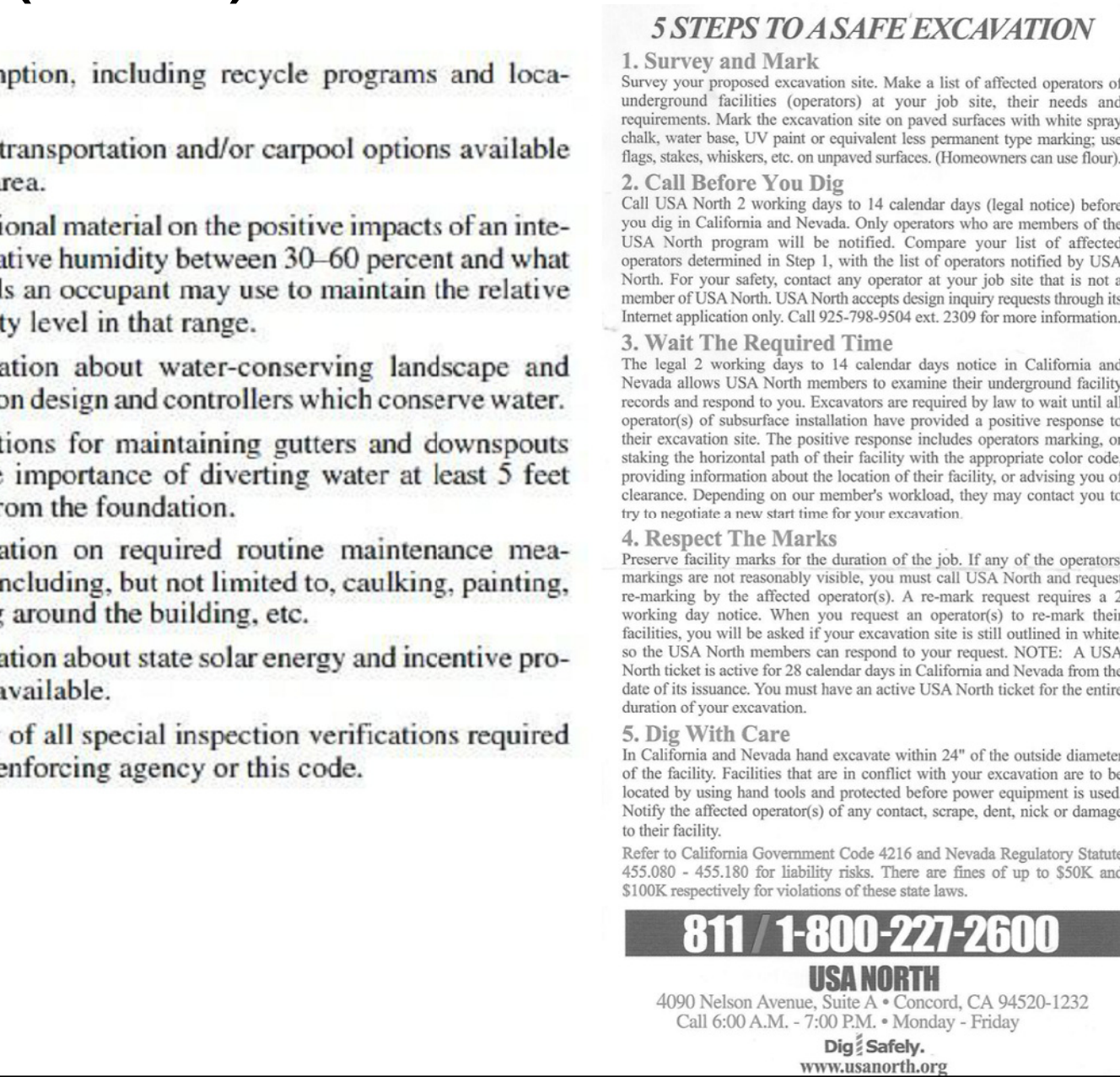
• **Water conservation.** Information about water-conserving landscape and on-site design and controllers which conserve water.

• **Water management.** Information about maintaining gutters and downspouts and the importance of diverting water at least 5 feet from the foundation.

• **Maintenance.** Information on required routine maintenance measures, including, but not limited to, caulking, painting, and repairs around the building, etc.

• **Incentives.** Information about state solar energy and incentive programs available.

• **Inspection.** Information of all special inspection verifications required by the enforcing agency or this code.



COORDINATE WITH SHEET A2 FOR AREA CALCULATIONS

LOT SIZE: 8,179 SQF

MAXIMUM ALLOWABLE FAR :
RESIDENCE : FAR : 0.33 FLOOR AREA : 2,655 SQF
GARAGE : FAR 0.091 FLOOR AREA : 745 SQF

| | |
|--|--------------|
| EXISTING LIVABLE: | 1, 142.7 SQF |
| GARAGE: | 423.5 SQF |
| EXISTING FIRST FLOOR (Including Garage): | 1,566.2 SQF |

| | |
|--|------------------------------|
| FIRST FLOOR | |
| NEW ADDITION: | 380.7 SQF (Livable) |
| NEW GARAGE ADDITION (ENLARGEMENT) | 150.1 SQF |
| FIRST FLOOR PROPOSED TOTAL LIVABLE: | 1,523.4 SQF |
| FIRST FLOOR PROPOSED TOTAL:(Including Garage) | 2,097 SQF |

SECOND FLOOR
NEW ADDITION: 1,127.6 SQF (Livable)

TOTAL PROPOSED LIVABLE : 2,651 SQF

ENTIRE BLDG PROPOSED
(inc. Garage) **3,224.6 SQF**

COVERED ENTRY PORCH: 102.8 SQF (Counted for Lot Coverage)
BALCONY 109 SQF (Counted for Lot Coverage)

TOTAL PROPOSED LOT COVERAGE: 2,308.8 SQF (28 %)

**PARKING SPACES: TWO COVERED (ENCLOSED),
ZONING : RESIDENTIAL R-1:8
TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: R3 & U
NO OF STORIES: 2
APPLICABLE CODES: 2019 CRC , 2019 CBC, 2019 CMC, 2019 CPC,
2019 CEC, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA ENERGY
CODE 2019 CALIFORNIA GREEN BUILDING CODE, 2019 CAL GREEN
AND ALL LOCAL JURISDICTION APPLICABLE REGULATIONS**

| - DRAWING LIST | |
|----------------|--------------------------------------|
| Sheet Number | Sheet Name |
| A1 | COVER SHEET |
| A2 | EXIST. BLDG PHOTOS / AREA SCHEMATICS |
| A3 | STREETSCAPE |
| A4 | SITE PLAN EXISTING |
| A5 | SITE PLAN PROPOSED |
| A6 | SHADOW STUDY JUNE 21 |
| A7 | SHADOW STUDY DEC 21 |
| A7b | SHADOW STUDIES JUNE 21 & DEC 21 NOON |
| A8 | DEMO ANALYSIS |
| A9 | EXISTING AND DEMO PLAN |
| A10 | PROPOSED FLOOR PLAN |
| A11 | SECOND FLOOR PLAN |
| A12 | ROOF PLANS |
| A13 | EXTERIOR ELEVATIONS |
| A14 | EXTERIOR ELEVATIONS |
| A15 | SECTIONS |
| A16 | 3D EXT VIEWS |
| A17 | ISOMETRIC |
| BMP | CONSTRUCTION BEST MANAGEMENT |
| CB | CLEAN BAY |

[illegible]

**ARTE
ARCHITECTURE**

6451 DAPHNE CT. NEWARK CA 94560
Ph (408) 504-8104 LEVENTAKS@GMAIL.COM

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER MAY NOT BE USED FOR ANY PROJECT EXCEPT AS INDICATED HEREON. PERMISSION IS GIVEN BY THE DESIGNER TO REPRODUCE THESE DRAWINGS FOR THE PROJECT ONLY. THE DESIGNER SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA

| | |
|-------------|-------------|
| Project no: | AY |
| Date | MAY-30-2022 |
| Drawn by | Author |
| Checked by | Checker |
| A1 | |
| Scale | |

SCOPE OF WORK:

ADDING NEW 380.7 SQF OF LIVABLE AREA IN FIRST FLOOR.

ENLARGING GARAGE BY 150.1 SQF

ADDING NEW 1,127.6 SQF SECOND FLOOR

820 SQF AREA OF FIRST FLOOR TO BE REMODELED.

2



A wide-angle view of the back of a grey house. The house has a dark grey roof with several skylights. A basketball hoop is mounted on a black pole in the yard. The yard is paved with concrete. There are some plants and a covered object in the foreground.



LOT COVERAGE :
2,097 + 102.8 + 109 = 2,308.8 SQF

[illegible]

ARTE ARCHITECTURE

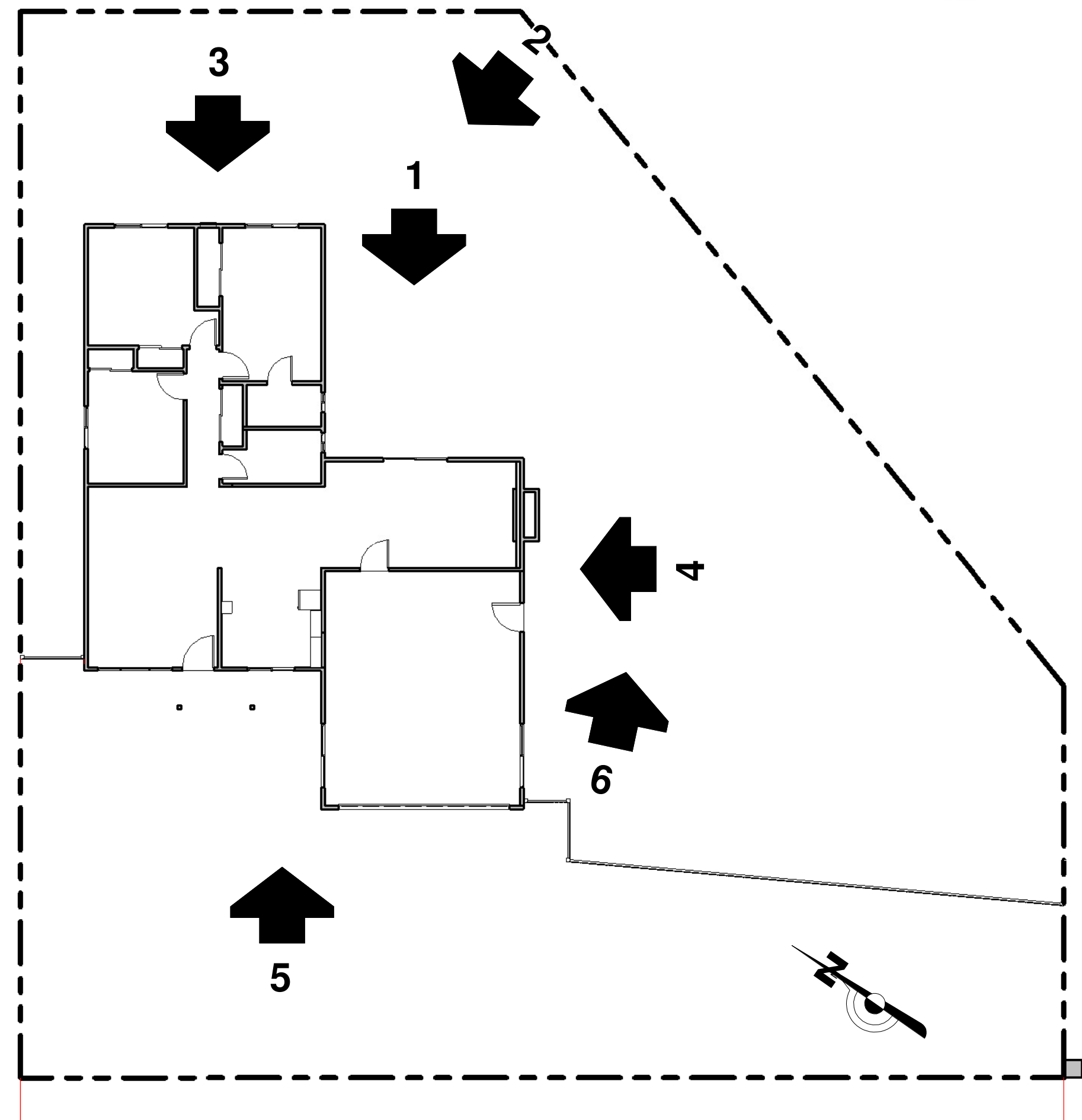


INDICATED-HEREON UNLESS PERMISSION IS GIVEN BY THE DESIGNER. WRITTEN DIMENSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSION: CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA

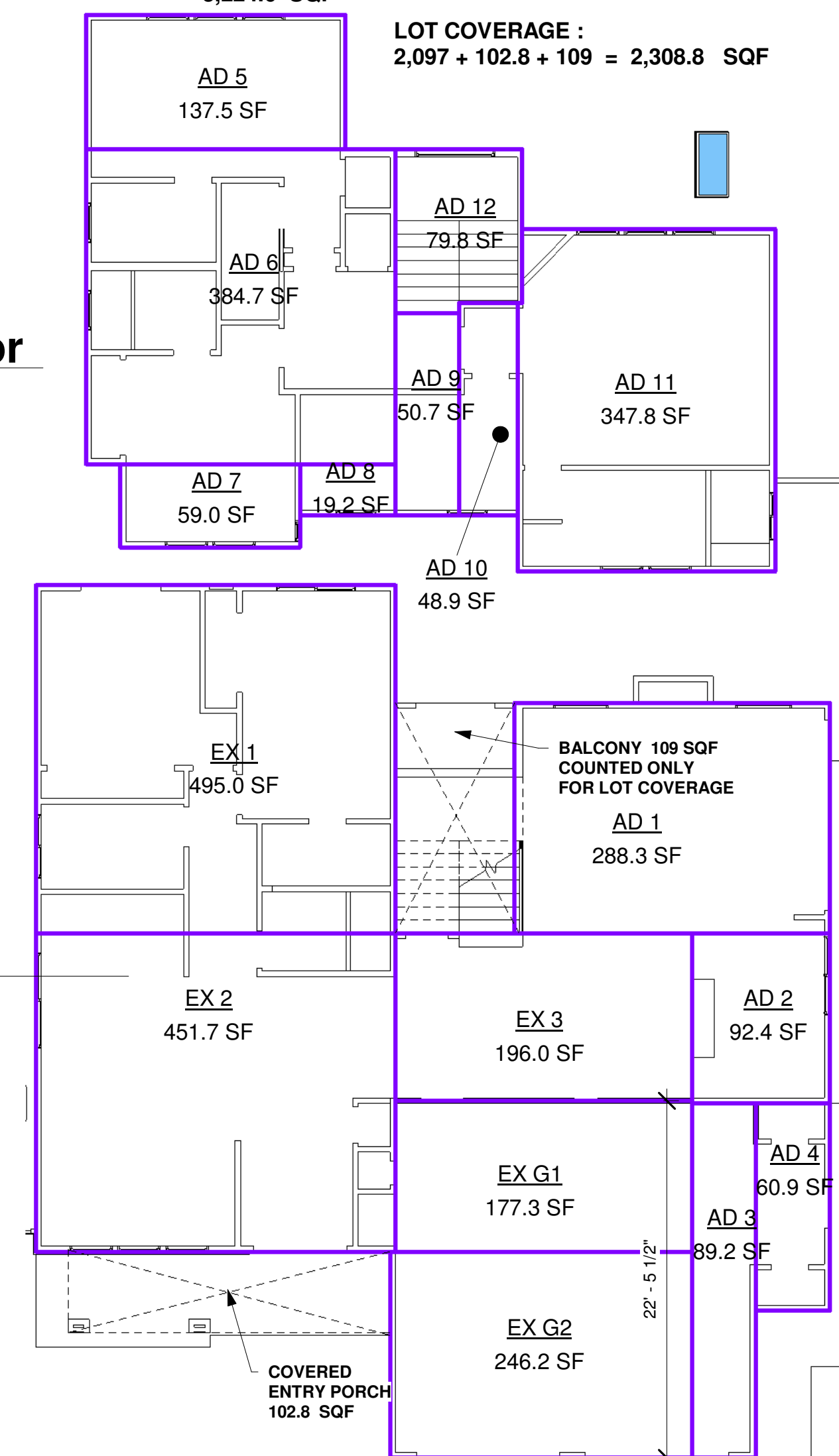
| | |
|-------------|-------------|
| Project no: | AY |
| Date | MAY-30-2022 |
| Drawn by | Author |
| Checked by | Checker |

| | |
|----|--------------|
| A2 | As indicated |
|----|--------------|



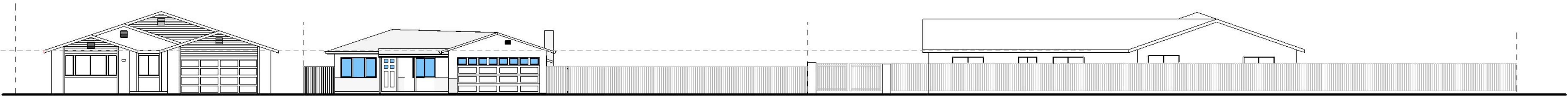
2 **Second Floor**
A2 $1/8" = 1'-0"$

1 First Floor
A2 1/8" = 1'-0"



5/31/2022 2:24:15 PM

C:\Work\DRWGS\ARTE\AYHANAY 531.M



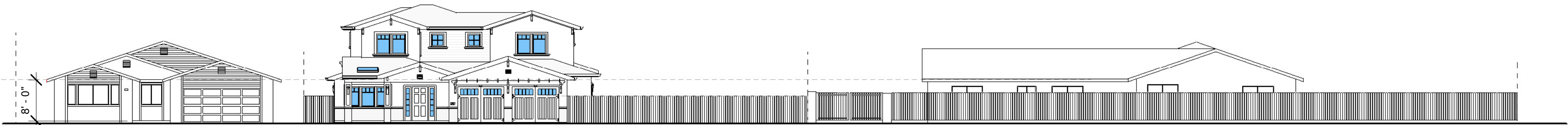
143

147

151

PROJECT SITE

1 STREET SCAPE EXIST FRONT
A3 1/16" = 1'-0"



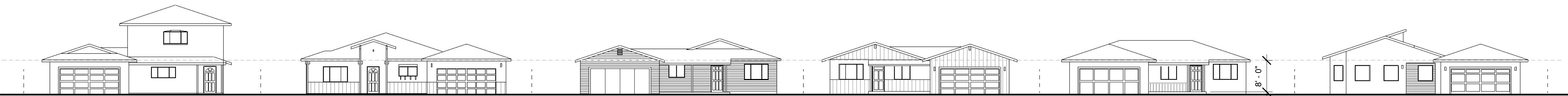
143

147

151

PROJECT SITE

2 STRETSCAPE FRONT PROPOSED
A3 1/16" = 1'-0"



156

152

148

144

140

124

3 ACROSS STREET
A3 1/16" = 1'-0"

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

ARTE
ARCHITECTURE

6451 DAPINE CT. NEWARK CA 94560
PH (408) 504-8104 | LERENTASIN@GMAIL.COM

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED FOR ANY PROJECT EXCEPT AS INDICATED HEREON. PERMISSION IS GIVEN BY THE DESIGNER, WRITTEN DIMENSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSIONS, CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

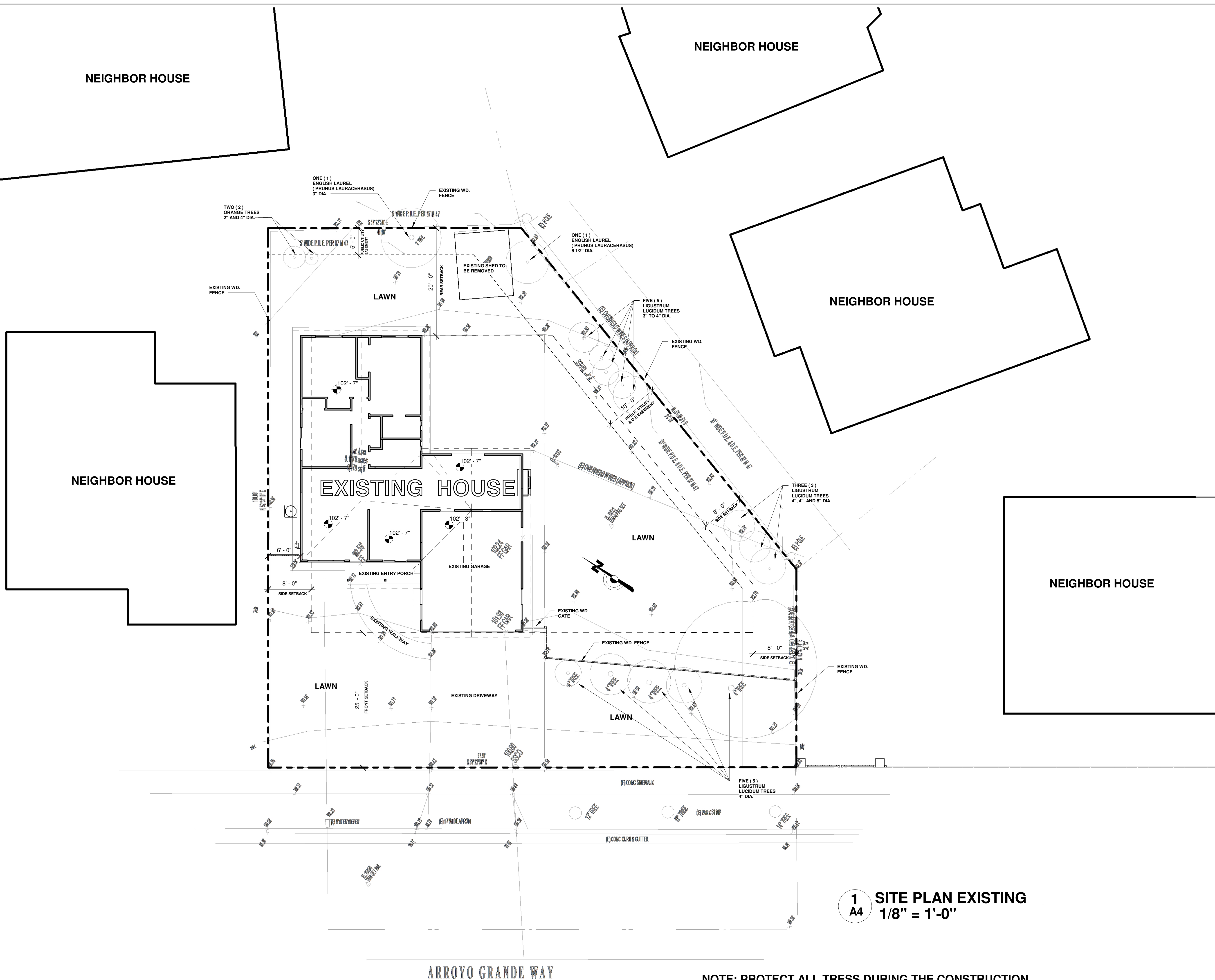
STREETSCAPE

LICENSED ARCHITECT
BY EILEEN AKSON
NO. C-44968
4/3/20
REK
STATE OF CALIFORNIA

MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA

| | |
|-------------|---------------|
| Project no: | AY |
| Date | MAY-30-2022 |
| Drawn by | Author |
| Checked by | Checker |
| A3 | |
| Scale | 1/16" = 1'-0" |

5/31/2022 2:24:18 PM



1 SITE PLAN EXISTING
A4 1/8" = 1'-0"

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

ARTE ARCHITECTURE

6451 DAPINE CT. NEWARK CA 94560
PH (408) 504-8104 LEVENTASIN@GMAIL.COM

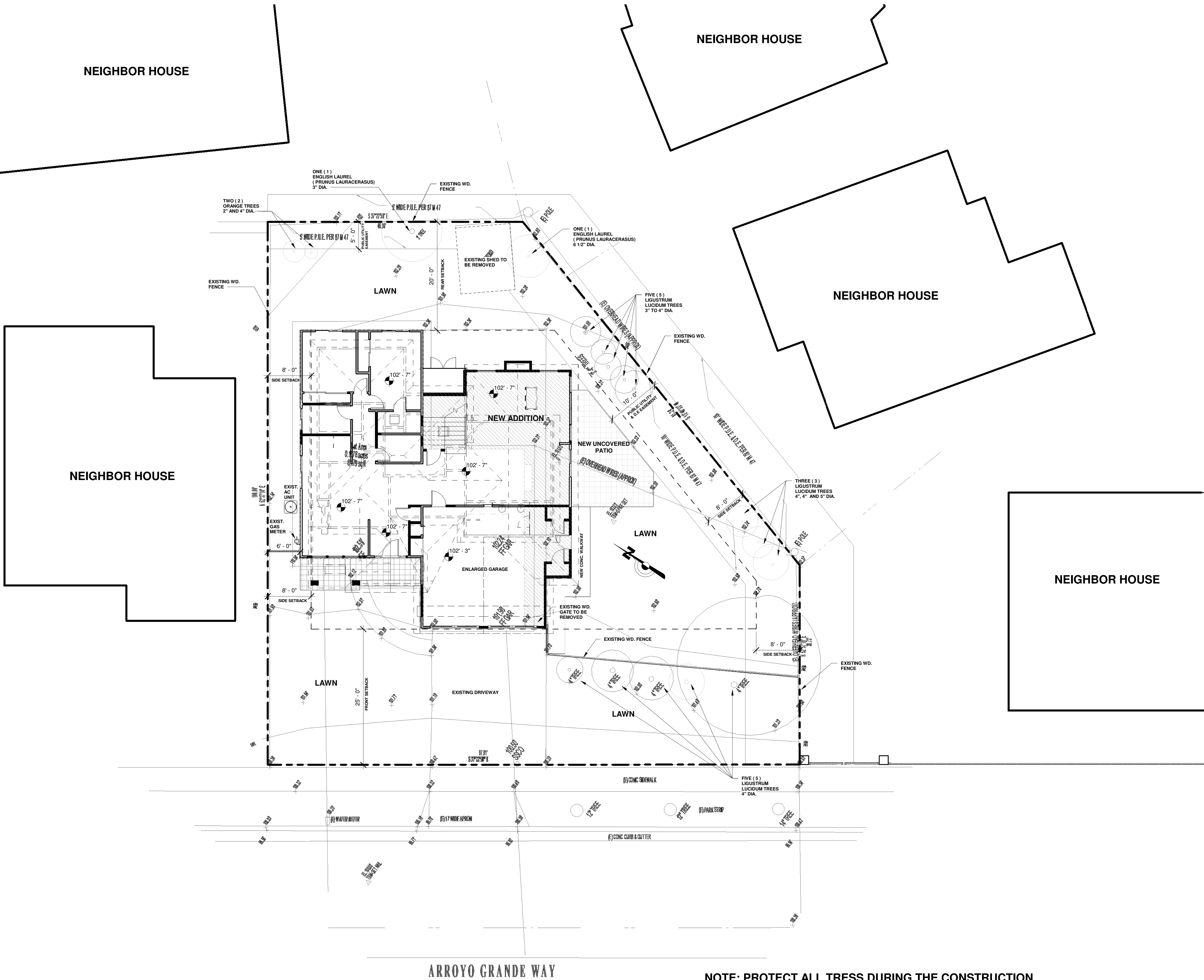
THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED FOR ANY PROJECT EXCEPT AS INDICATED HEREON. PERMISSION IS GIVEN BY THE DESIGNER, WRITTEN DIMENSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

SITE PLAN EXISTING

**MUTLU RESIDENCE
REMODELING & ADDITION**
147 ARROYO GRANDE WAY
LOS GATOS, CA

LICENSED ARCHITECT
NG 0-04968
4/3/2022
REK
STATE OF CALIFORNIA


| | |
|-------------|--------------|
| Project no: | AY |
| Date | MAY-30-2022 |
| Drawn by | Author |
| Checked by | Checker |
| A4 | |
| Scale | 1/8" = 1'-0" |



ARROYO GRANDE WAY

NOTE: PROTECT ALL TRESS DURING THE CONSTRUCTION.

| No | Description | Date |
|----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |




**ARTE
ARCHITECTURE**

6451 DAPINE CT. NEWARK CA 94560
Ph: (408) 504-8104 | LEVENTASIN@GMAIL.COM

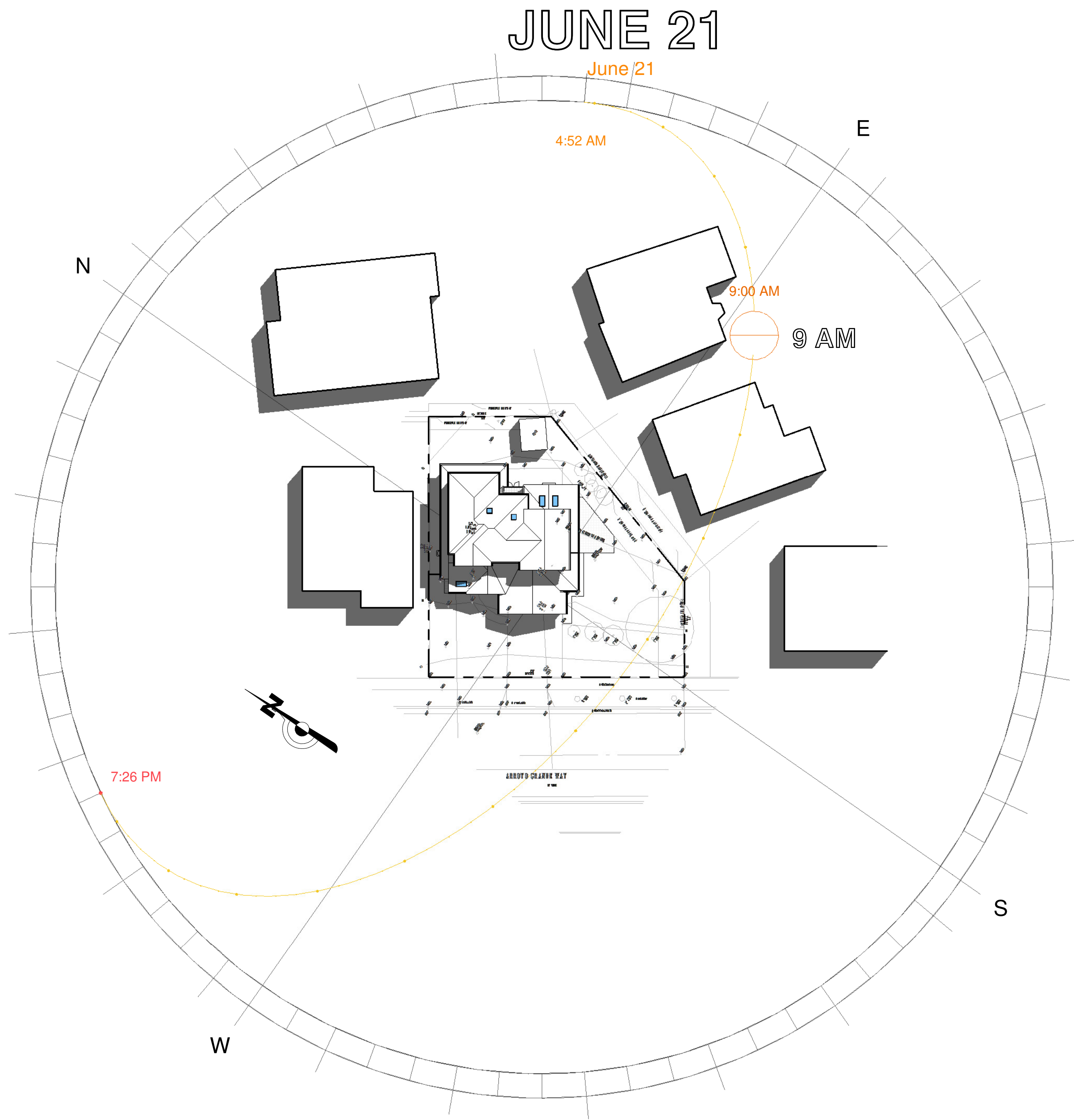
THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED FOR ANY PROJECT EXCEPT AS INDICATED HEREON. UNLESS PERMISSION IS GIVEN BY THE DESIGNER, WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSIONS: CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

SITE PLAN PROPOSED

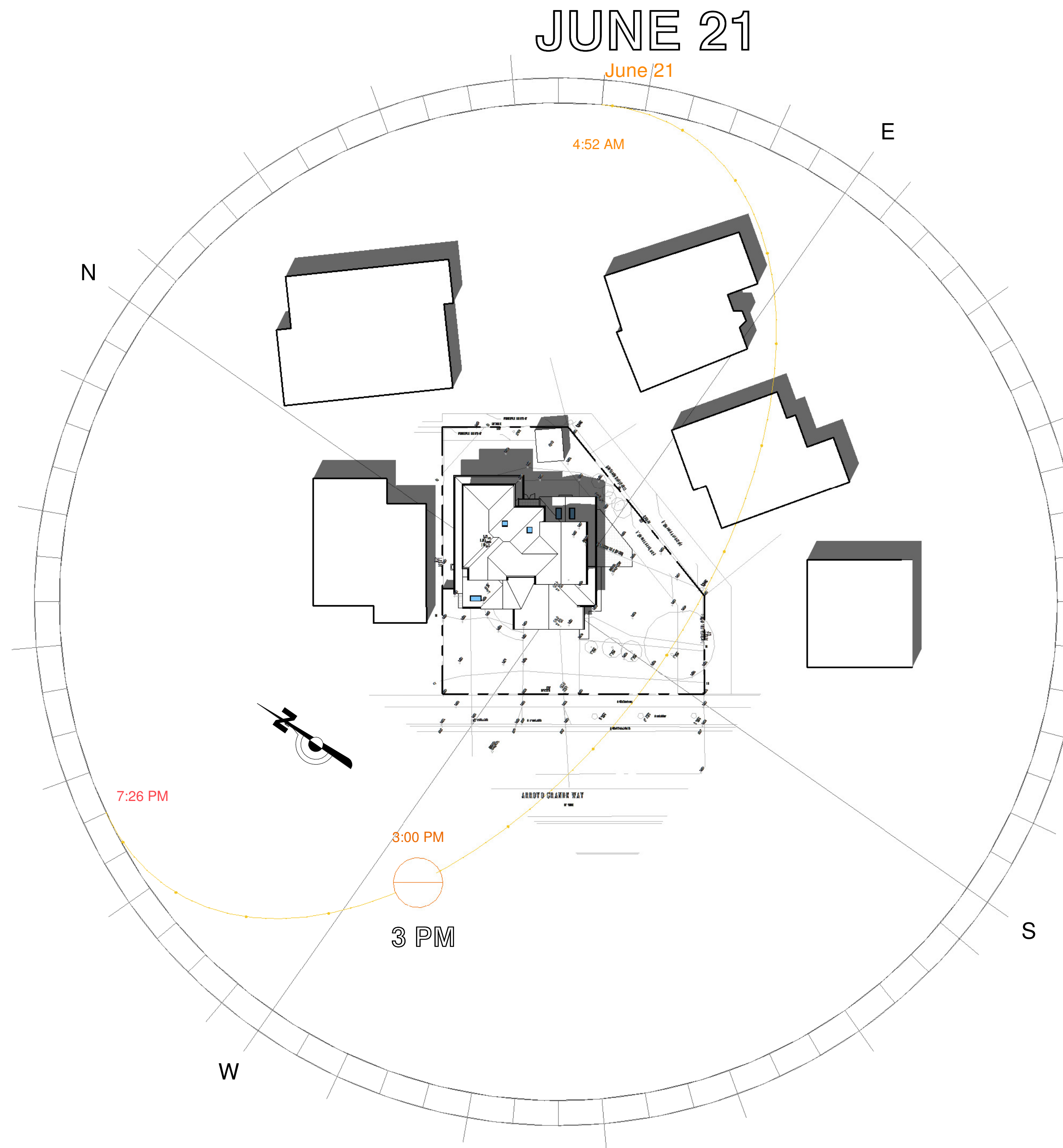


**MUTLU RESIDENCE
REMODELING & ADDITION**
147 ARROYO GRANDE WAY
LOS GATOS, CA

| | |
|-------------|--------------|
| Project no: | AY |
| Date: | MAY-30-2022 |
| Drawn by: | Author |
| Checked by: | Checker |
| A5 | |
| Scale: | 1/8" = 1'-0" |



2 9 AM SOLAR STUDY JUNE 21
A6 1" = 30'-0"



1 3 PM SOLAR STUDY JUNE 21
A6 1" = 30'-0"

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

ARTE ARCHITECTURE
6451 DAPINE CT NEWARK CA 94560
PH (408) 504-8104 LEVENTASIN@GMAIL.COM

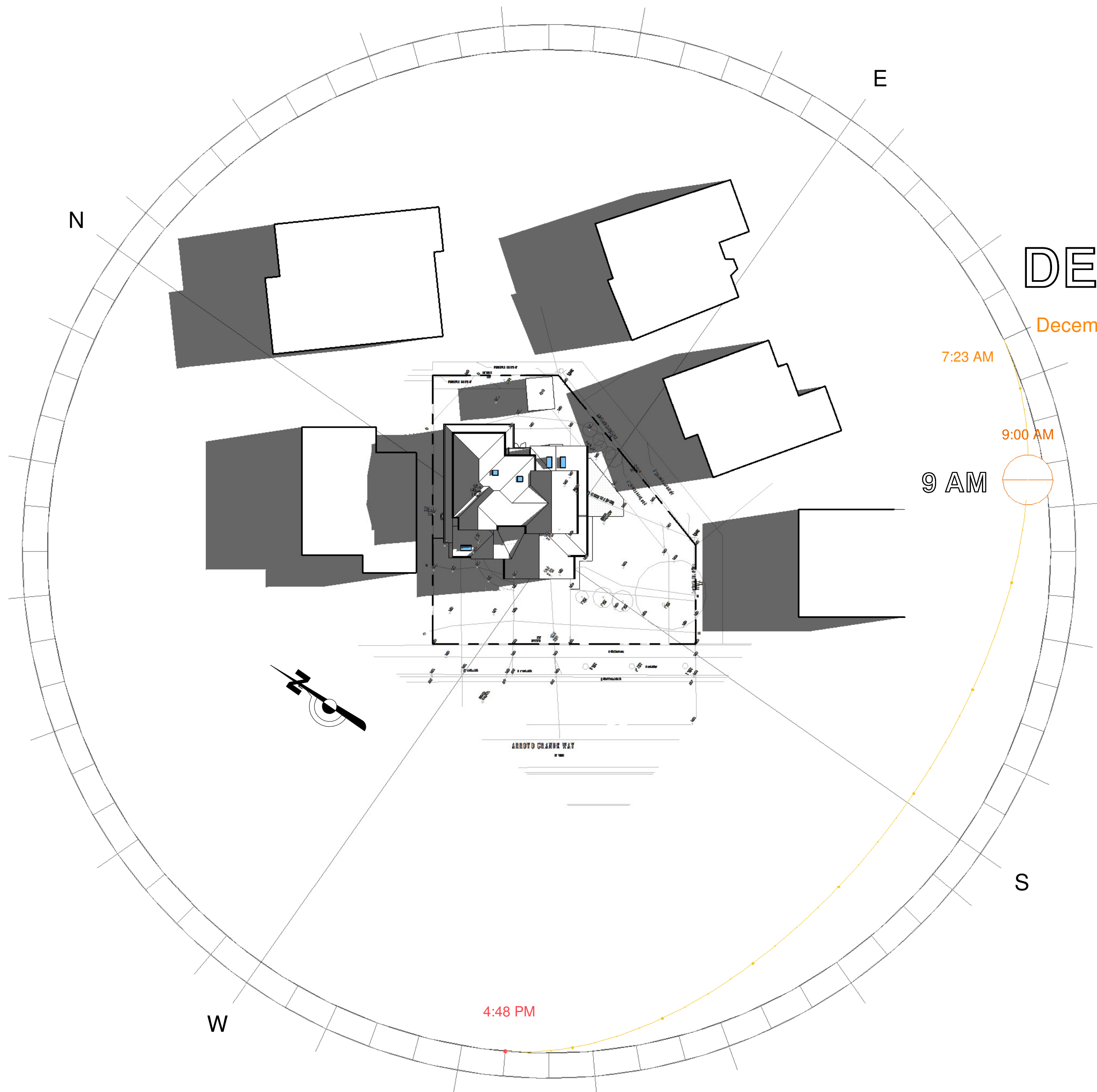
THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED FOR ANY PROJECT EXCEPT AS INDICATED HEREON. UNLESS PERMISSION IS GIVEN BY THE DESIGNER, WRITTEN PERMISSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSIONS: CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

SHADOW STUDY JUNE 21

**MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA**

LICENSED ARCHITECT
B. LEVENTASIN
NO. C-24988
STATE OF CALIFORNIA

| | |
|-------------|-------------|
| Project no: | AY |
| Date | MAY-30-2022 |
| Drawn by | Author |
| Checked by | Checker |
| A6 | |
| Scale | 1" = 30'-0" |



1 9 AM SOLAR STUDY DEC 21
A7 1" = 30'-0"



2 3 PM SOLAR STUDY DEC 21
A7 1" = 30'-0"

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



**ARTE
ARCHITECTURE**
6451 DAPINE CT. NEWARK, CA 94560
PH: (408) 504-8104 | LEVENTASIN@GMAIL.COM

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED FOR ANY PROJECT EXCEPT AS INDICATED HEREON. PERMISSION IS GIVEN BY THE DESIGNER, WRITTEN OR VERBAL, TO REPRODUCE THESE DRAWINGS FOR THE PROJECT ONLY. THE DESIGNER SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

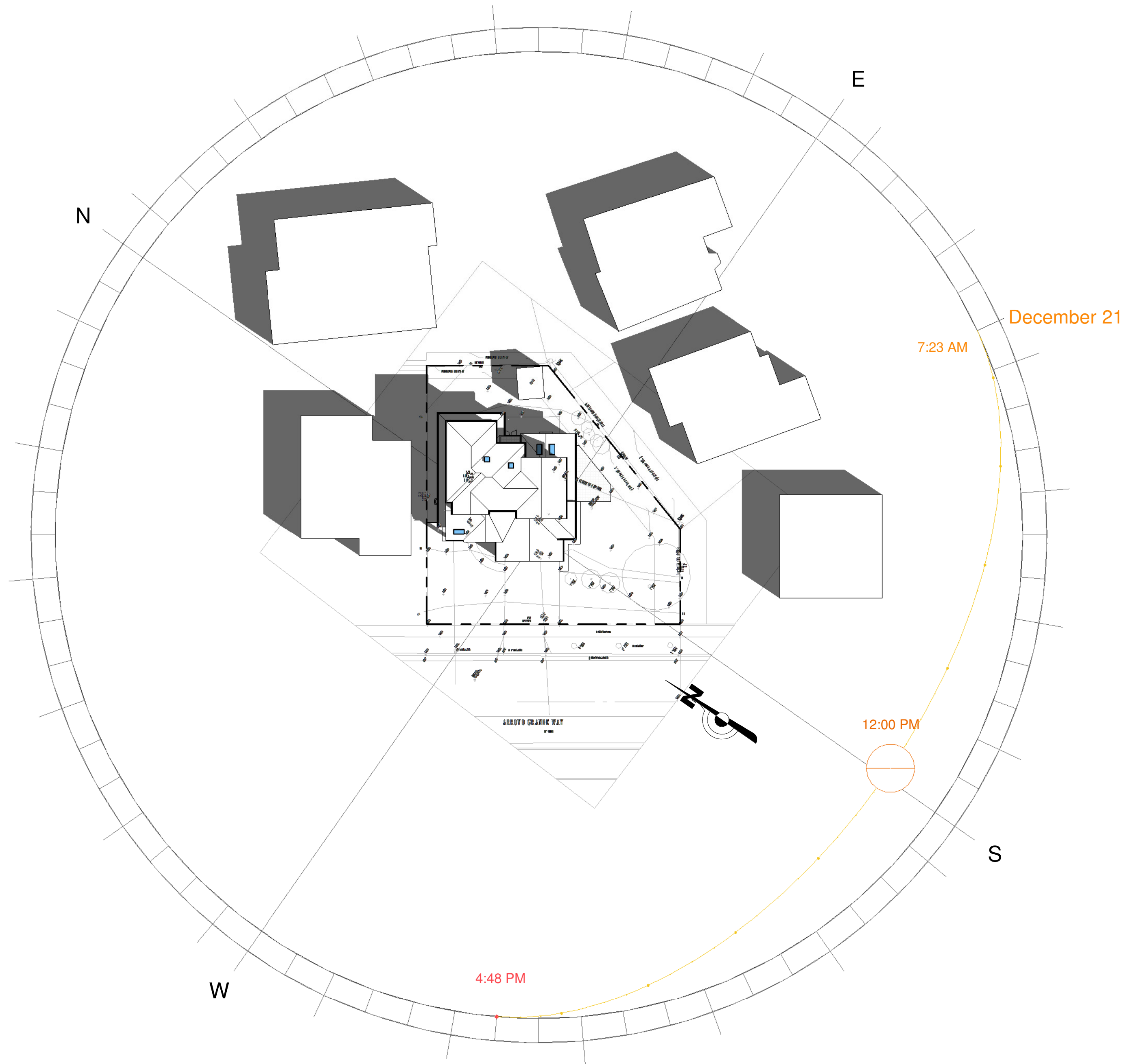
SHADOW STUDY DEC 21



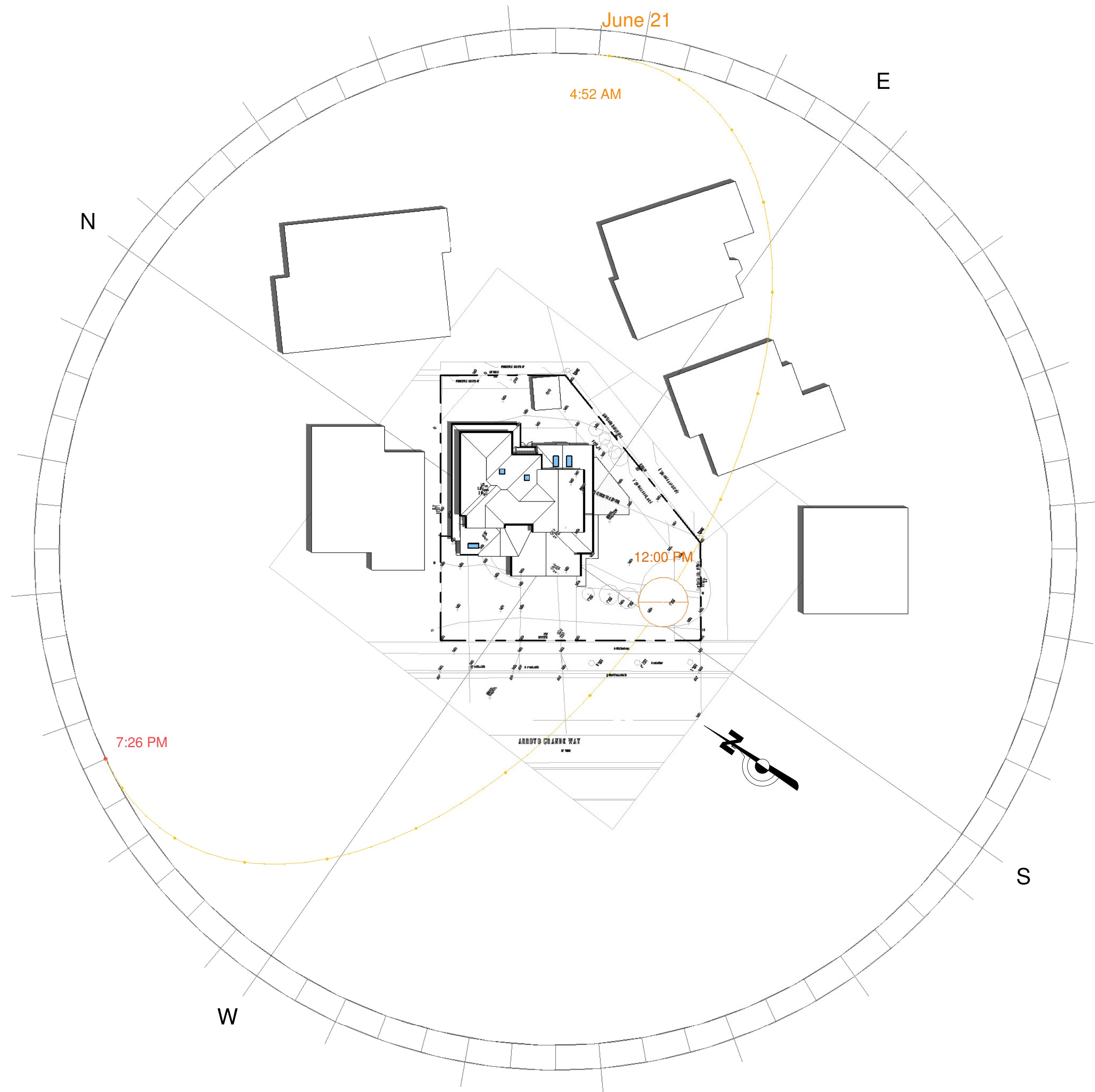
MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA

| | |
|-------------|-------------|
| Project no: | AY |
| Date | MAY-30-2022 |
| Drawn by | Author |
| Checked by | Checker |

A7
Scale 1" = 30'-0"



1 12 PM (NOON) SOLAR STUDY DEC 21
A7b 1" = 30'-0"



2 12 PM (NOON) SOLAR STUDY JUNE 21
A7b 1" = 30'-0"

| No | Description | Date |
|----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



**ARTE
ARCHITECTURE**

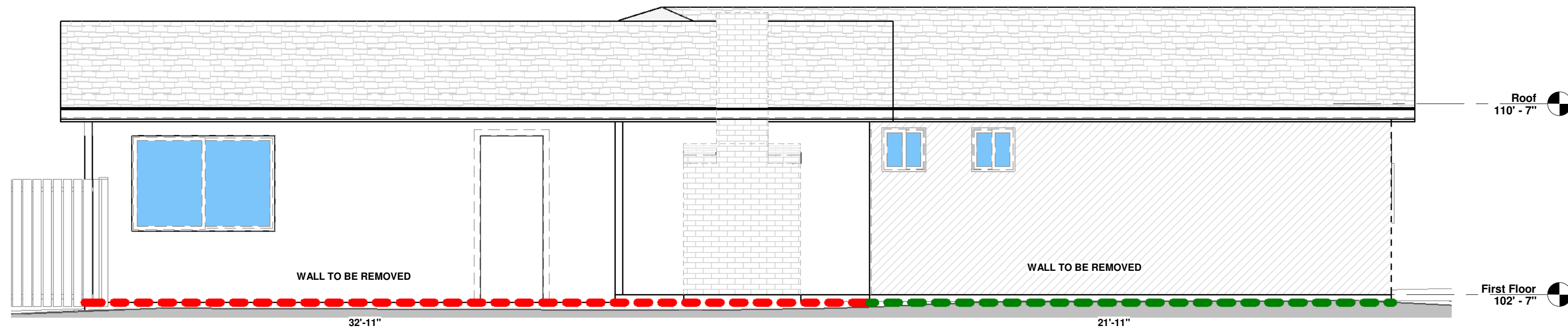
6451 DAPINE CT NEWARK CA 94560
Ph: (408) 504-8104 | LEVENTASIN@GMAIL.COM

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED FOR ANY PROJECT EXCEPT AS INDICATED HEREON. UNLESS PERMISSION IS GIVEN BY THE DESIGNER, WRITTEN PERMISSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

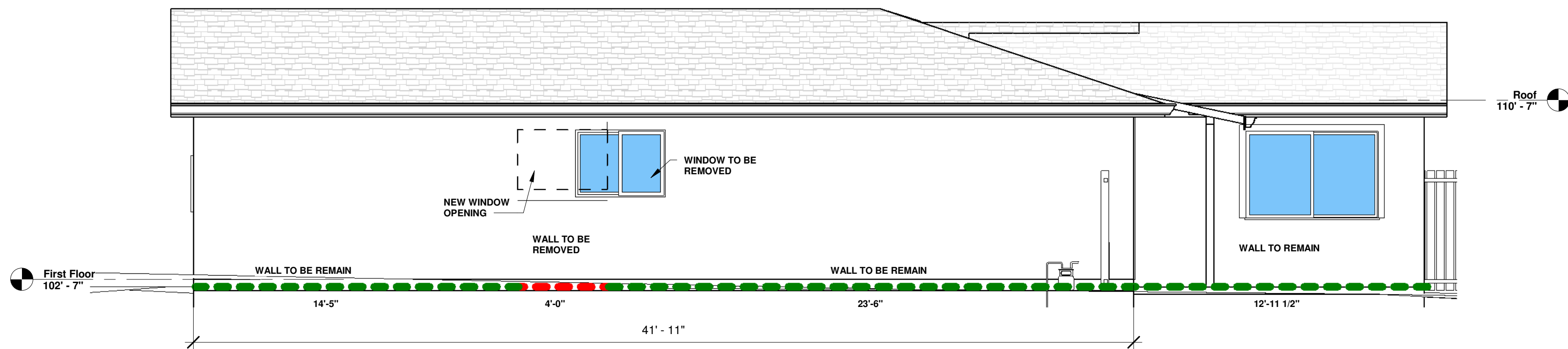
**SHADOW STUDIES JUNE 21 &
DEC 21 NOON**

**MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA**

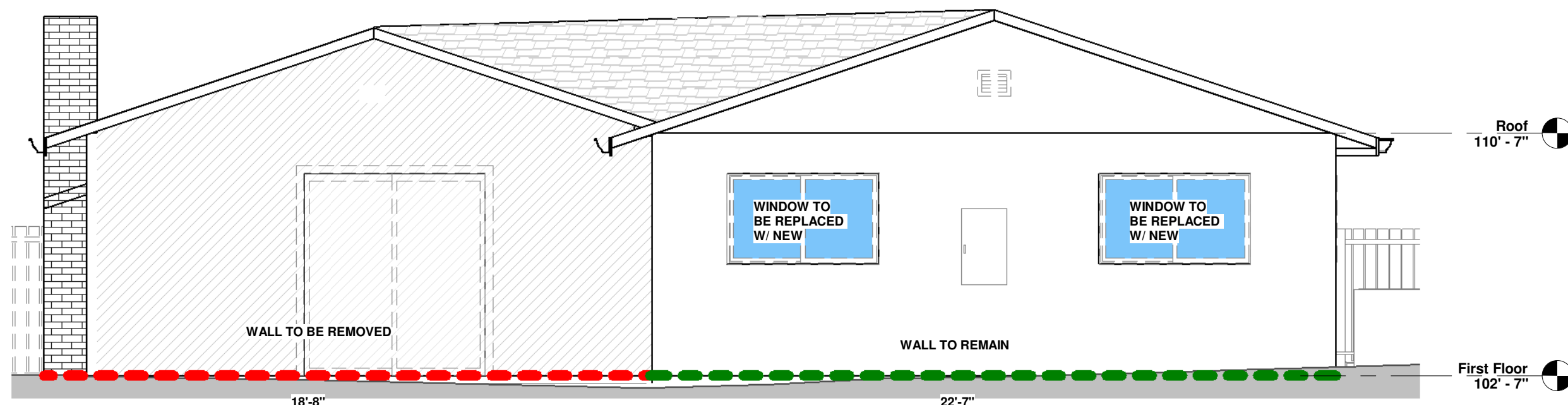
| | |
|-------------|-------------|
| Project no: | AY |
| Date | MAY-30-2022 |
| Drawn by | Author |
| Checked by | Checker |
| A7b | |
| Scale | 1" = 30'-0" |



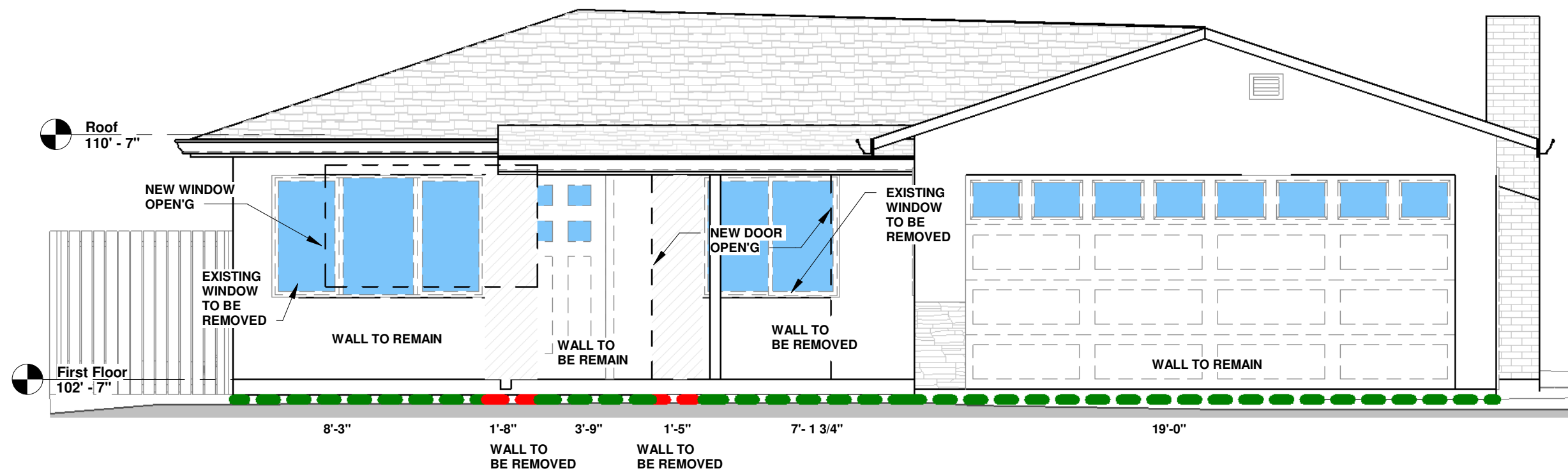
5 SOUTHEAST (RIGHT) EXISTING DEMO
A8 1/4" = 1'-0"



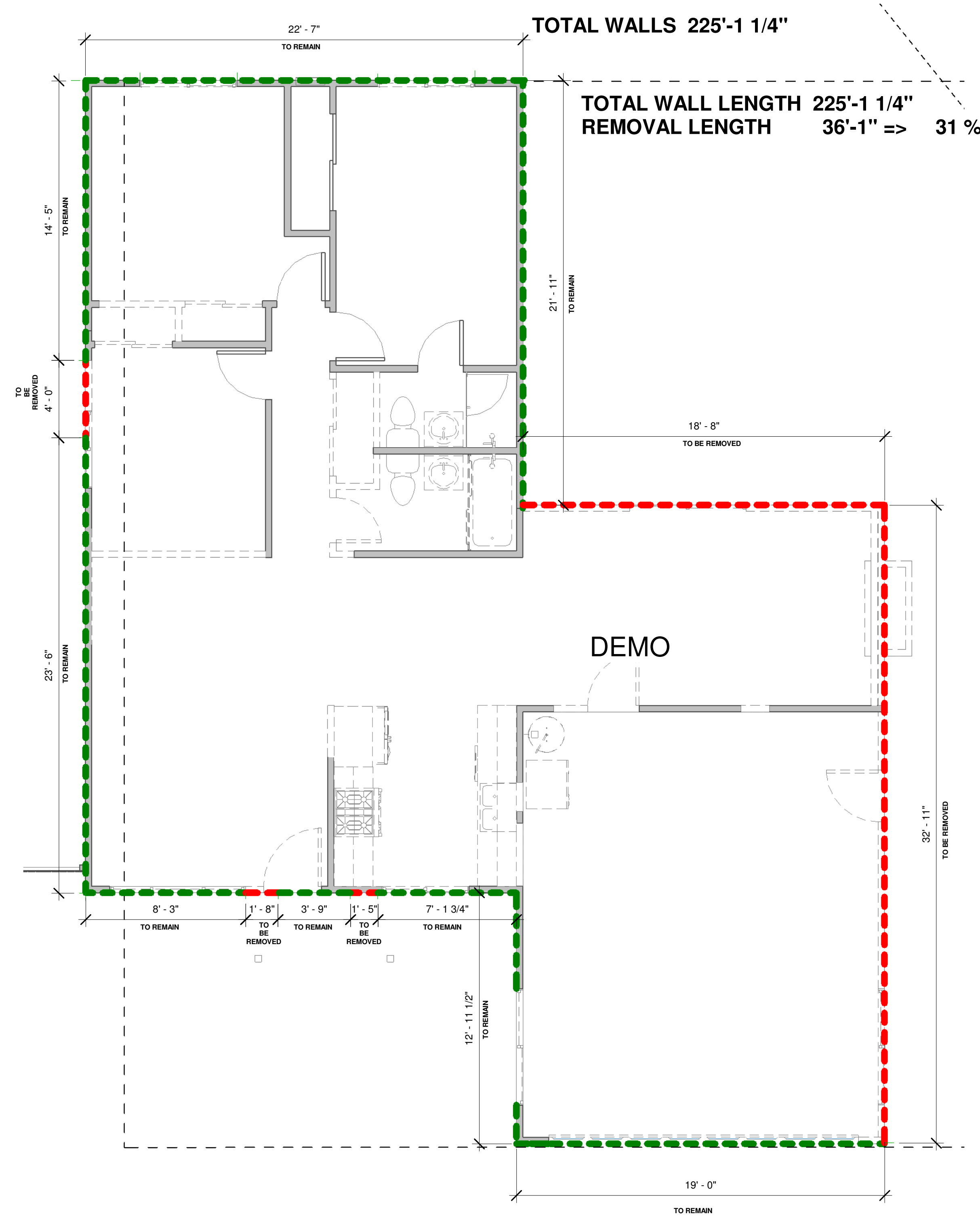
4 NORTHWEST (LEFT) EXISTING DEMO
A8 1/4" = 1'-0"



2 NORTHEAST (REAR) EXISTING DEMO
A8 1/4" = 1'-0"



3 SOUTHWEST (FRONT) EXISTING DEMO
A8 1/4" = 1'-0"



1 FIRST FLOOR DEMO PERCENTAGE
A8 1/4" = 1'-0"

WALL LENGTH

TO REMAIN

TO BE REMOVED

19'-0"
12'-11 1/2"
7'-1 3/4"
3'-9"
8'-3"
23'-6"
14'-5"
22'-7"
21'-11"
22'-7"

32.11
18'-8"
10'-4"
4'-0"
1'-8"
1'-5"

TOTAL TO
BE REMOVED
69'-0"

TOTAL TO REMAIN :
156'-1 1/4"

TOTAL WALLS 225'-1 1/4"

TOTAL WALL LENGTH 225'-1 1/4"
REMOVAL LENGTH 36'-1" => 31 %

| No | Description | Date |
|----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

ARTE
ARCHITECTURE

6451 DAPINE CT. NEWARK CA 94560
PH (408) 504.8104 LEVENTASIN@GMAIL.COM



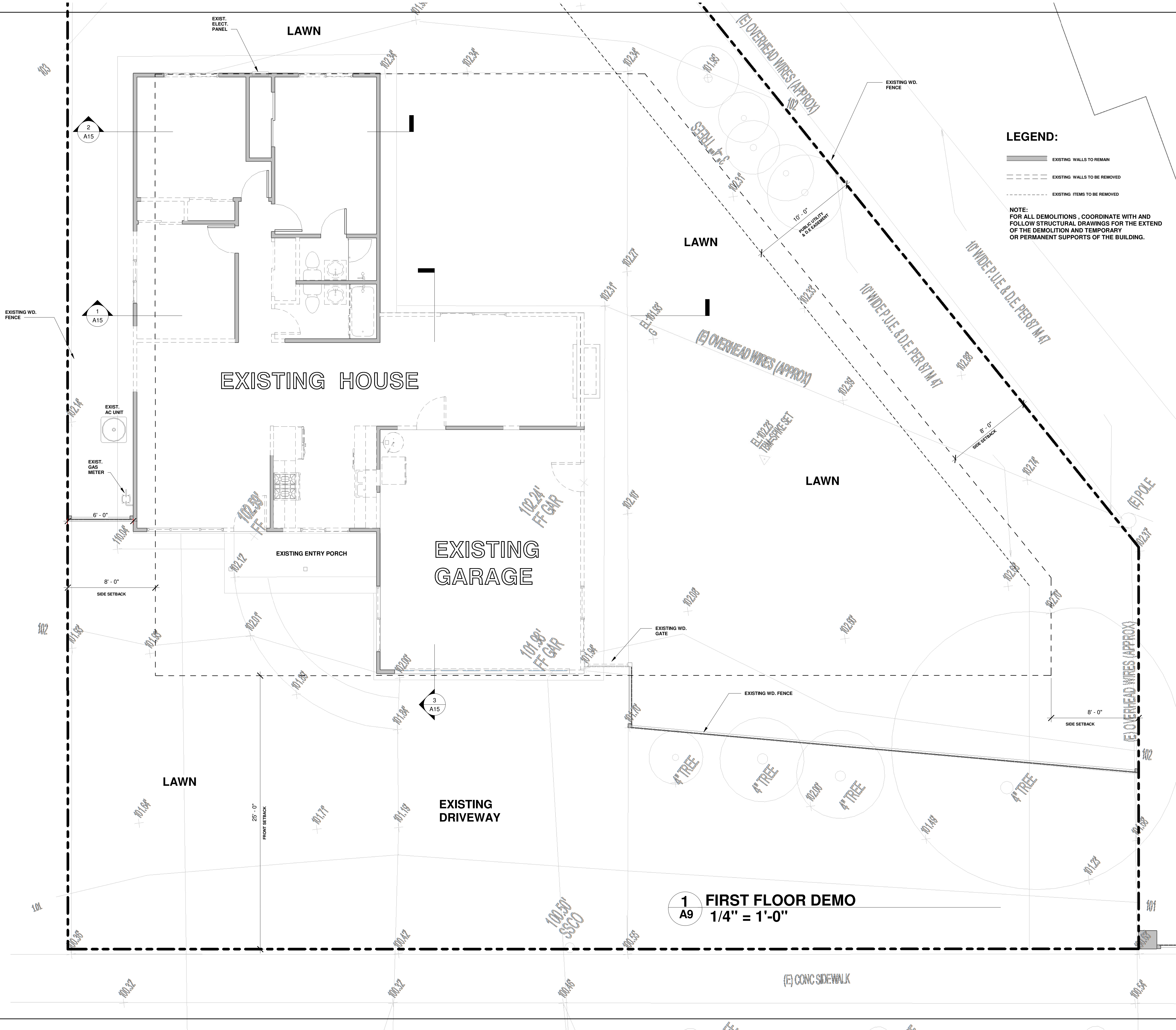
THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED FOR ANY PROJECT EXCEPT AS INDICATED HEREON. PERMISSION IS GIVEN BY THE DESIGNER, WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.



MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA

Project no: AY
Date MAY-30-2022
Drawn by Author
Checked by Checker

A8
Scale 1/4" = 1'-0"



| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

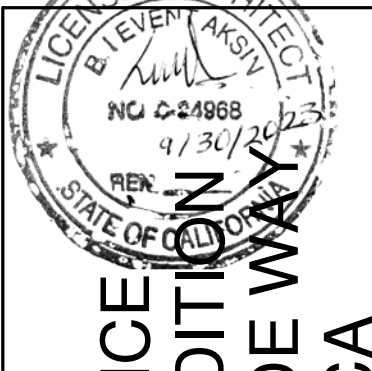
ARTE
ARCHITECTURE

6451 DAPINE CT. NEWARK CA 94560
PH (408) 504-8104 LEVENTAS@GMAIL.COM



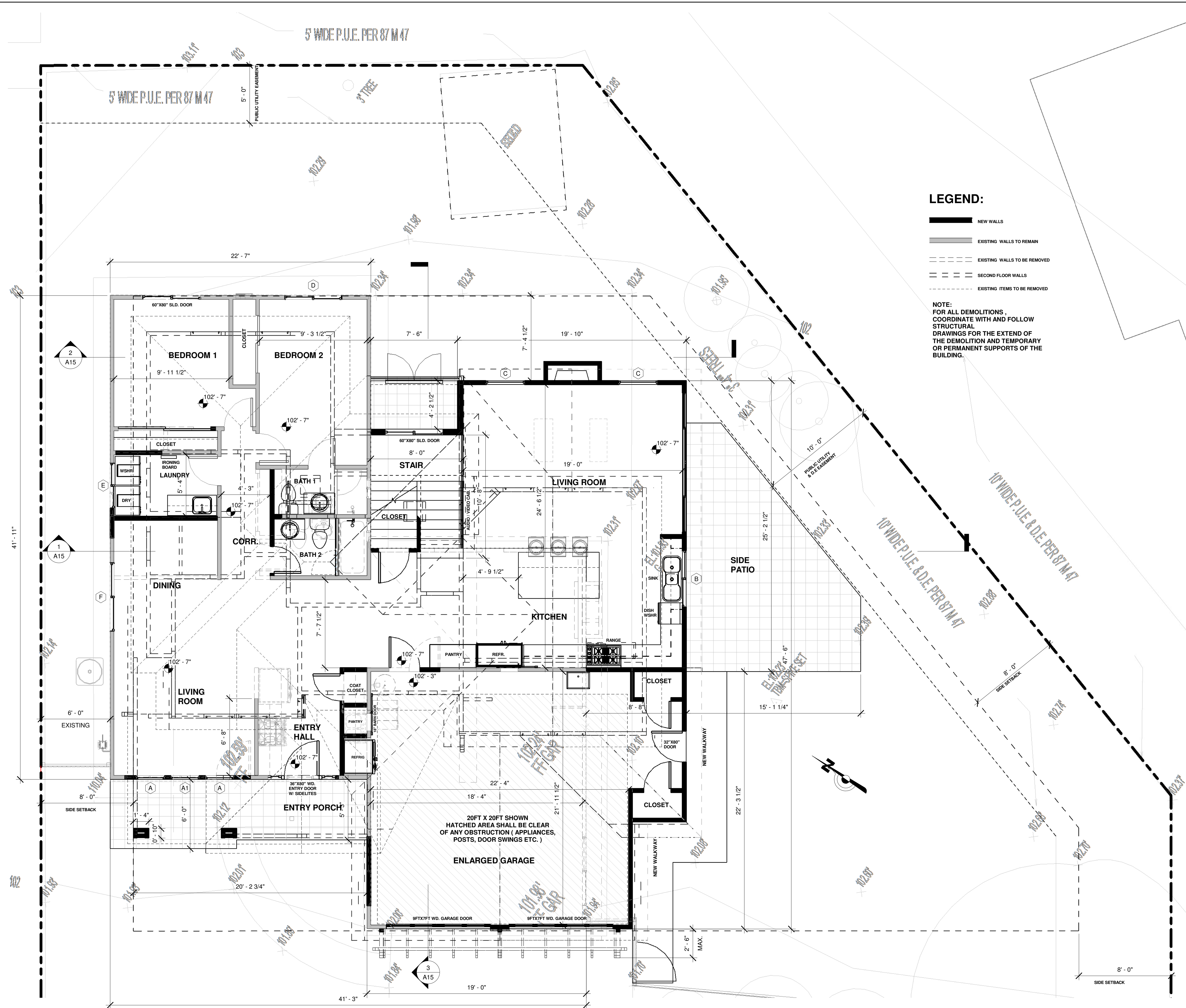
THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED FOR ANY PROJECT EXCEPT AS INDICATED HEREON. PERMISSION IS GIVEN BY THE DESIGNER, WRITTEN DIMENSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

EXISTING AND DEMO PLAN



MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA

| | |
|-------------|--------------|
| Project no: | AY |
| Date | MAY-30-2022 |
| Drawn by | Author |
| Checked by | Checker |
| A9 | |
| Scale | 1/4" = 1'-0" |



LEGEND:

- NEW WALLS
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- SECOND FLOOR WALLS
- EXISTING ITEMS TO BE REMOVED

NOTE:
FOR ALL DEMOLITIONS ,
COORDINATE WITH AND FOLLOW
STRUCTURAL
DRAWINGS FOR THE EXTEND OF
THE DEMOLITION AND TEMPORARY
OR PERMANENT SUPPORTS OF THE
BUILDING.

1 FIRST FLOOR PROPOSED
A10 1/4" = 1'-0"

| No | Description | Date |
|----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

ARTE ARCHITECTURE

6451 DAPINE CT. NEWARK CA 94560
PH (408) 504.8104 LEVENTASKIN@GMAIL.COM

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED FOR ANY PROJECT EXCEPT AS INDICATED HEREON. PERMISSION IS GIVEN BY THE DESIGNER, WRITTEN OR VERBAL, TO REPRODUCE THESE DRAWINGS FOR THE DESIGNER'S OWN USE ONLY. THE DESIGNER SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

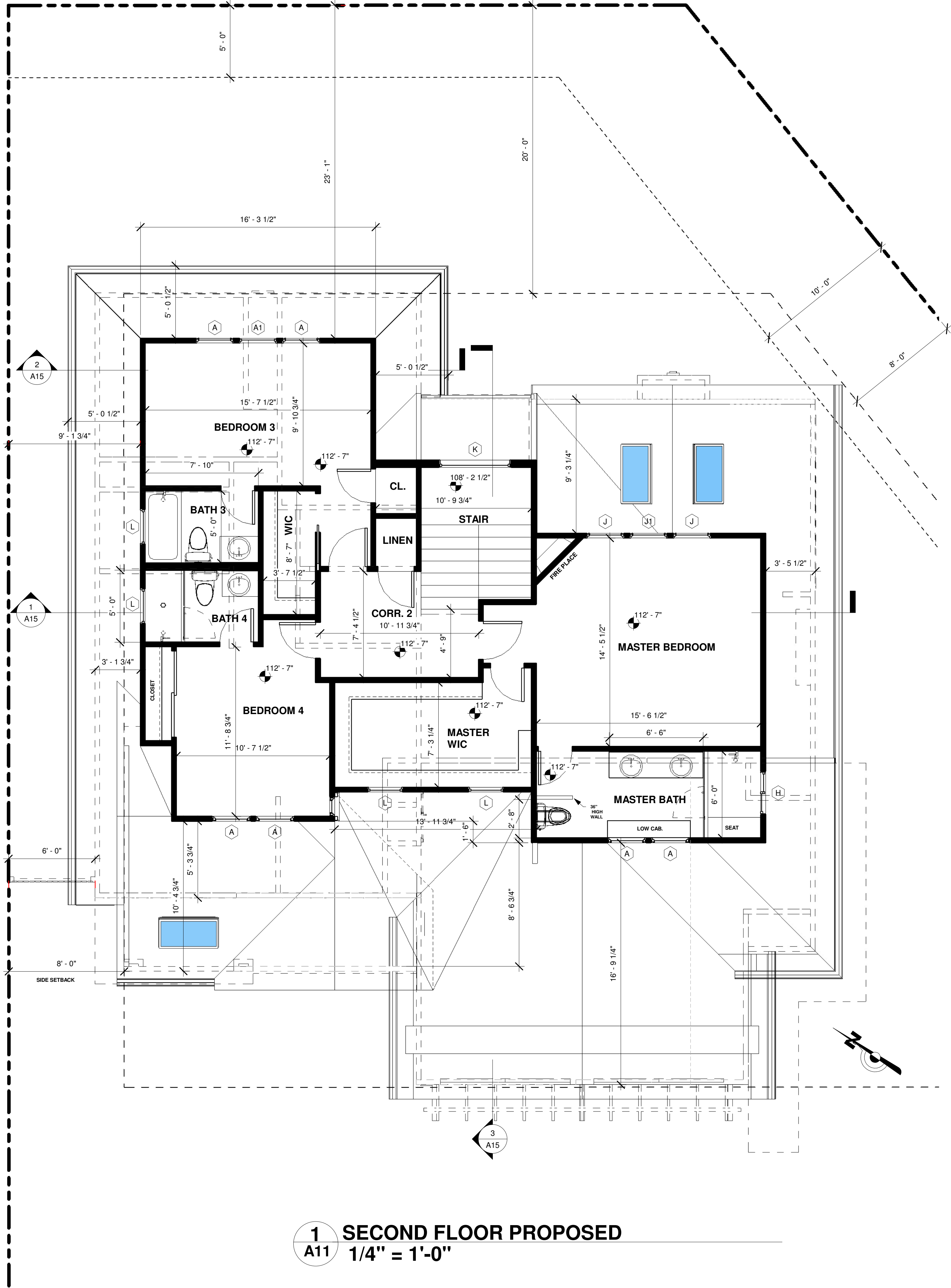
**MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA**

PROPOSED FLOOR PLAN

LICENSED ARCHITECT
B. LEVENTASKIN
NO. C-24968
4/1/21
REK
STATE OF CALIFORNIA


| | |
|-------------|-------------|
| Project no: | AY |
| Date: | MAY-30-2022 |
| Drawn by: | Author |
| Checked by: | Checker |

A10
Scale 1/4" = 1'-0"



1 SECOND FLOOR PROPOSED
A11 1/4" = 1'-0"

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |




**ARTE
ARCHITECTURE**

6451 DAPINE CT. NEWARK CA 94560
PH (408) 504.8104 LEVENTASIN@GMAIL.COM

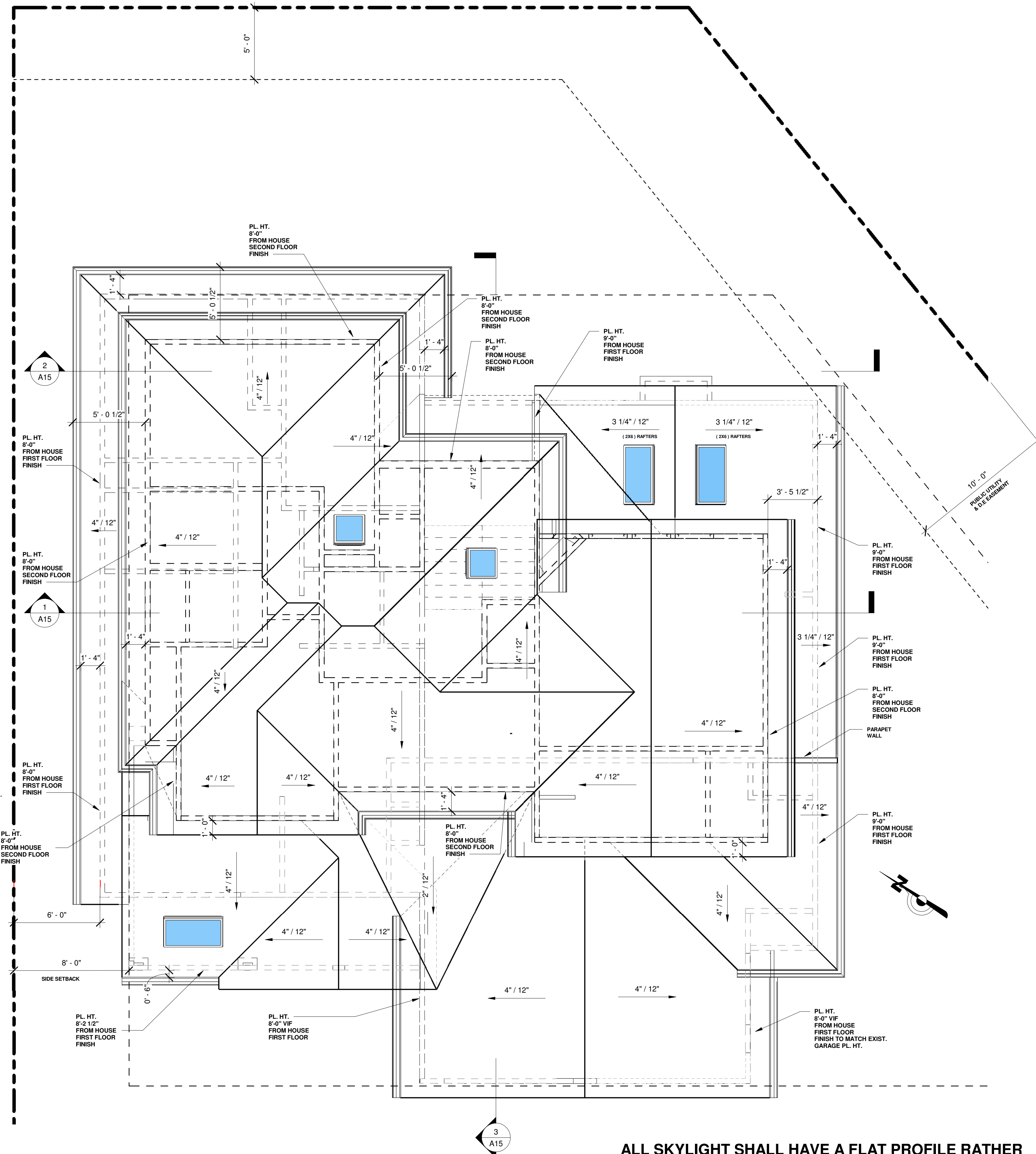
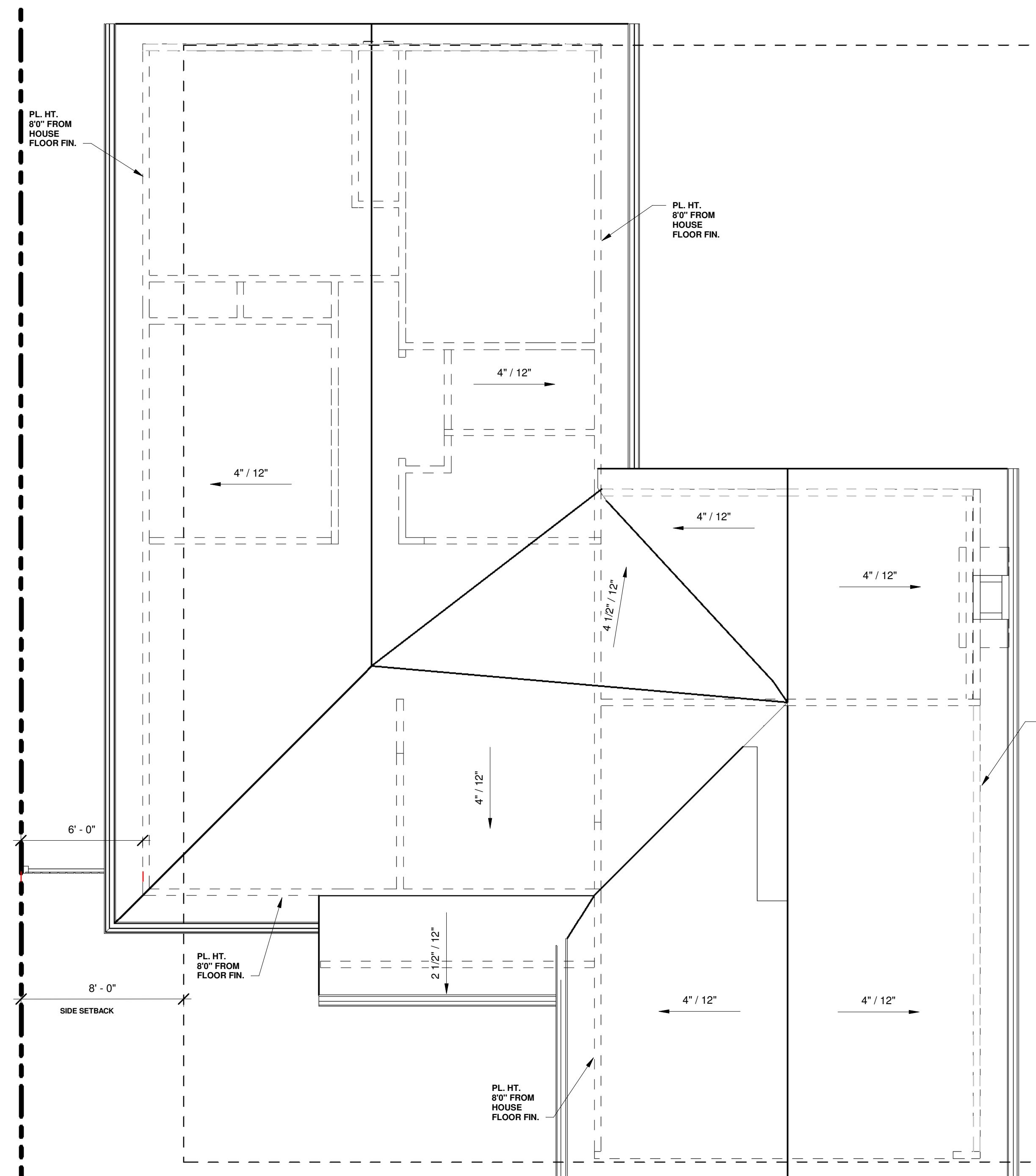
THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED FOR ANY PROJECT EXCEPT AS INDICATED HEREON. PERMISSION IS GIVEN BY THE DESIGNER, WRITTEN DIMENSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

SECOND FLOOR PLAN

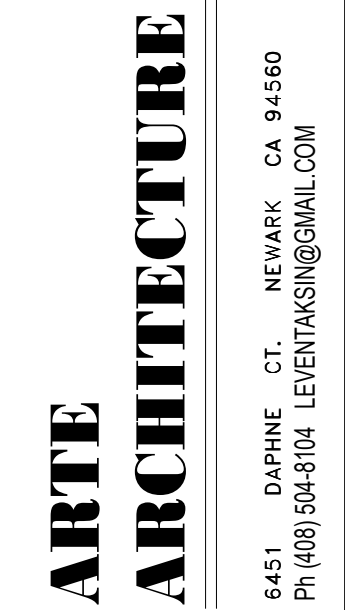


**MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA**

| | |
|-------------|--------------|
| Project no: | AY |
| Date | MAY-30-2022 |
| Drawn by | Author |
| Checked by | Checker |
| A11 | |
| Scale | 1/4" = 1'-0" |

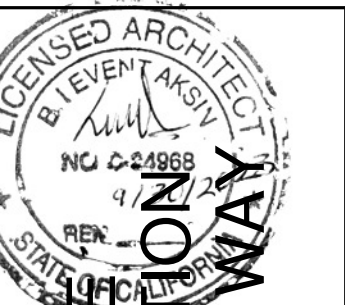


ALL SKYLIGHT SHALL HAVE A FLAT PROFILE RATHER THAN A DOMED PROFILE THRU OUT TYP.

[illegible]

INDICATED HEREON UNLESS PERMISSION IS GIVEN BY THE DESIGNER. WRITTEN DIMENSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSION: CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ROOF PLANS



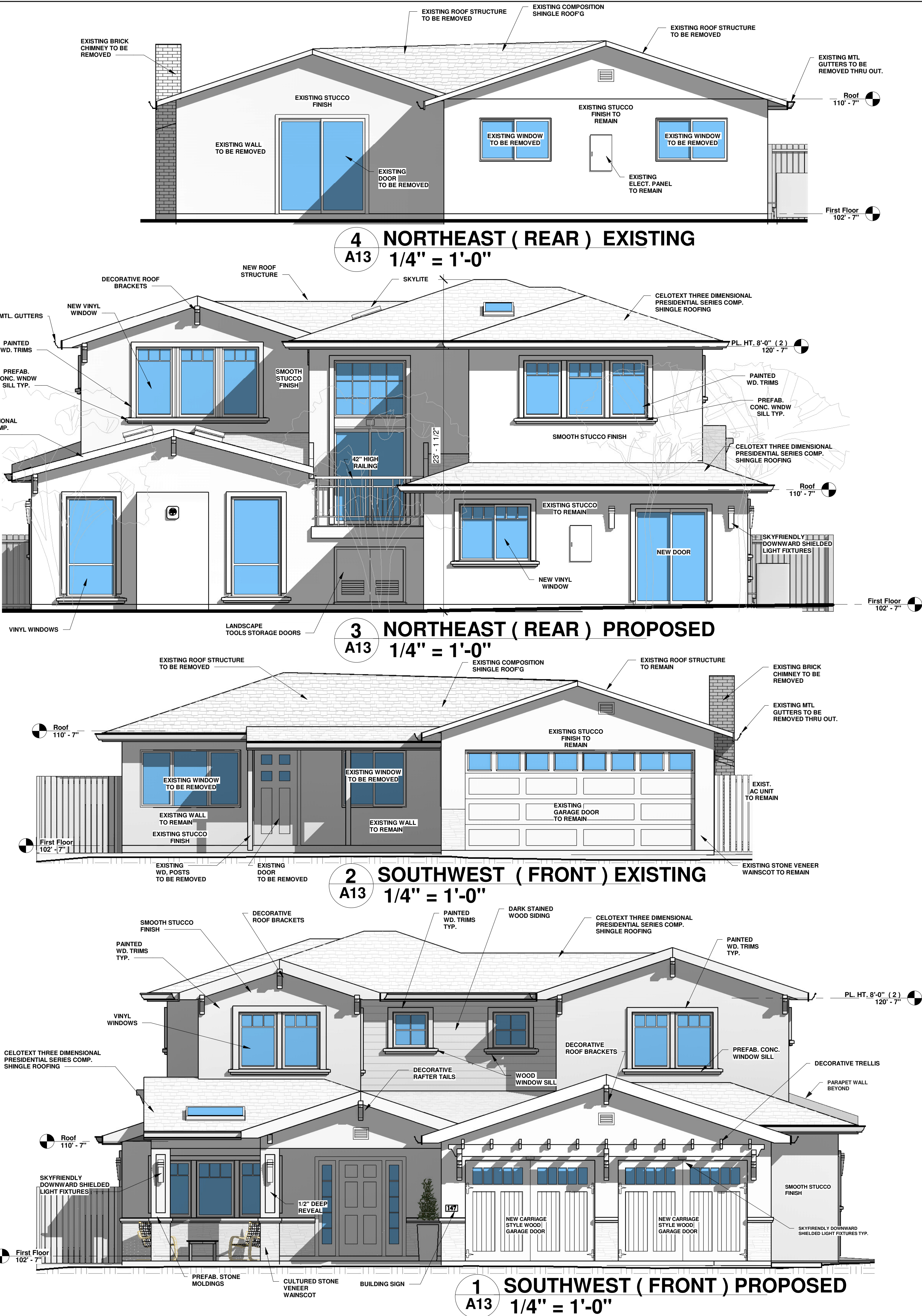
MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE
LOS GATOS, CA

| | |
|-------------|-------------|
| Project no: | AY |
| Date | MAY-30-2022 |
| Drawn by | Author |
| Checked by | Checker |

A12

| | |
|-------|--------------|
| Scale | 1/4" = 1'-0" |
|-------|--------------|

| WINDOW SCHEDULE | | | | | | | |
|-----------------|-------|---------------|---------|----------|--------------|--------------------------------------|---------------------|
| Type Mark | Count | Rough Opening | | Material | Glazing | Comments | WINDOW TYPE |
| | | Width | Height | | Type | | |
| A | 6 | 2' - 8" | 4' - 0" | VINYL | * TEMP. | EGRESS WINDOW IN UPPER BEDROOM | SINGLE CASEMENT |
| A | 2 | 2' - 8" | 4' - 0" | VINYL | TEMP | | SINGLE HUNG |
| A1 | 2 | 2' - 8" | 4' - 0" | VINYL | | | FIXED WINDOW |
| B | 1 | 5' - 0" | 3' - 6" | VINYL | TEMP | | SLIDING WINDOW |
| C | 2 | 3' - 6" | 7' - 0" | VINYL | TEMP | TWO PANEL TOP & BOT | FIXED WINDOW |
| D | 1 | 5' - 0" | 4' - 0" | VINYL | | EGRESS WINDOW | SLIDING WINDOW |
| E | 1 | 4' - 0" | 3' - 6" | VINYL | TEMP | | SLIDING WINDOW |
| F | 1 | 6' - 0" | 5' - 0" | VINYL | | | SLIDING WINDOW |
| H | 1 | 3' - 0" | 2' - 0" | VINYL | TEMP | | SLIDING WINDOW |
| J | 2 | 2' - 8" | 5' - 0" | VINYL | | EGRESS WINDOW | SINGLE CASEMENT |
| J1 | 1 | 2' - 8" | 5' - 0" | VINYL | | | FIXED WINDOW |
| J6 | 1 | 1' - 4" | 4' - 0" | | | | |
| K | 1 | 5' - 0" | 4' - 0" | VINYL | TEMP | | FIXED WINDOW |
| L | 4 | 2' - 6" | 2' - 6" | VINYL | * TEMP. | TWO IN BATHROOMS TEMPERED | SINGLE CASEMENT |
| SK1 | 2 | 2' - 0" | 2' - 0" | MTL. | FLAT GLAZING | GLAZING PER CRC R308.6, TEMP GLAZING | SQUARE SKYLITE |
| SK2 | 3 | 2' - 0" | 4' - 0" | MTL. | FLAT GLAZING | GLAZING PER CRC R308.6, TEMP GLAZING | RECTANGULAR SKYLITE |



ALL EXTERIOR LIGHT FIXTURES SHALL MEET THE TOWN CODE DOWNWARD DIRECTED AND SHIELDED SO THAT LIGHT BULBS ARE NOT DIRECTLY VISIBLE.

NOTE FOR WINDOWS:
ALL WINDOWS SHALL BE SIMULATED DIVIDED LITES.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

ARTE ARCHITECTURE

6451 DAPINE CT. NEWARK CA 94560
PH (408) 504-8104 LEVENTAS@GMAIL.COM

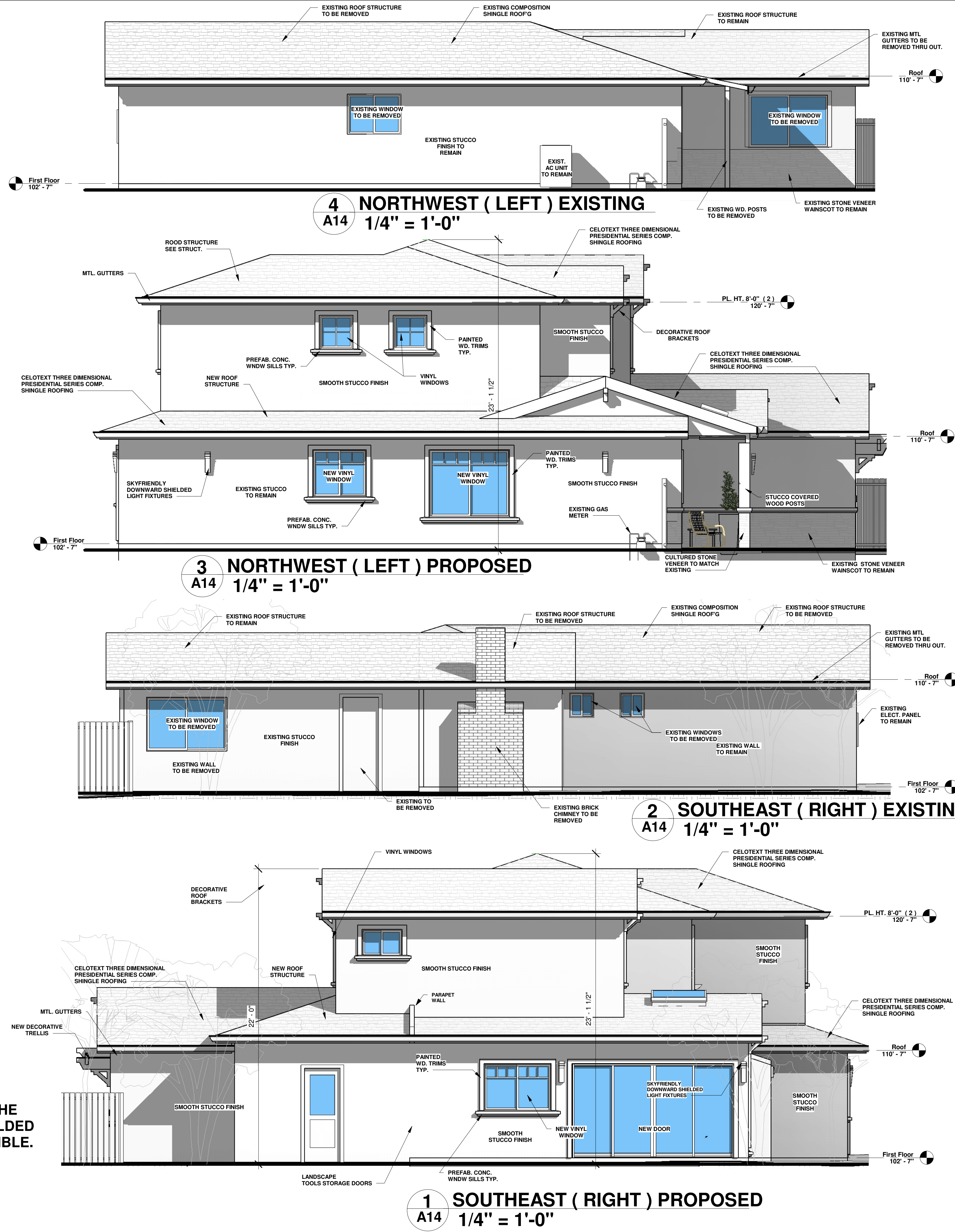
THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED FOR ANY PROJECT EXCEPT AS INDICATED HEREON UNLESS PERMISSION IS GIVEN BY THE DESIGNER. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

EXTERIOR ELEVATIONS

LICENSED ARCHITECT
B. LEVENTAS
NG 0-21968
REV. 0-21968
STATE OF CALIFORNIA

MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA

| | |
|-------------|--------------|
| Project no: | AY |
| Date | MAY-30-2022 |
| Drawn by | Author |
| Checked by | Checker |
| A13 | |
| Scale | 1/4" = 1'-0" |



ALL EXTERIOR LIGHT FIXTURES SHALL MEET THE TOWN CODE DOWNWARD DIRECTED AND SHIELDED SO THAT LIGHT BULBS ARE NOT DIRECTLY VISIBLE.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

ARTE

ARCHITECTURE

6451 DAPINE CT. NEWARK CA 94560
PH (408) 504-8104 LEVENTAS@GMAIL.COM

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED FOR ANY PROJECT EXCEPT AS INDICATED HEREON. PERMISSION IS GIVEN BY THE DESIGNER, WRITTEN OR VERBAL, TO REPRODUCE THESE DRAWINGS FOR THE PROJECT ONLY. THE DESIGNER SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

EXTERIOR ELEVATIONS

STATE OF CALIFORNIA

RECEIVED

NO 0-24968

4/3/2022

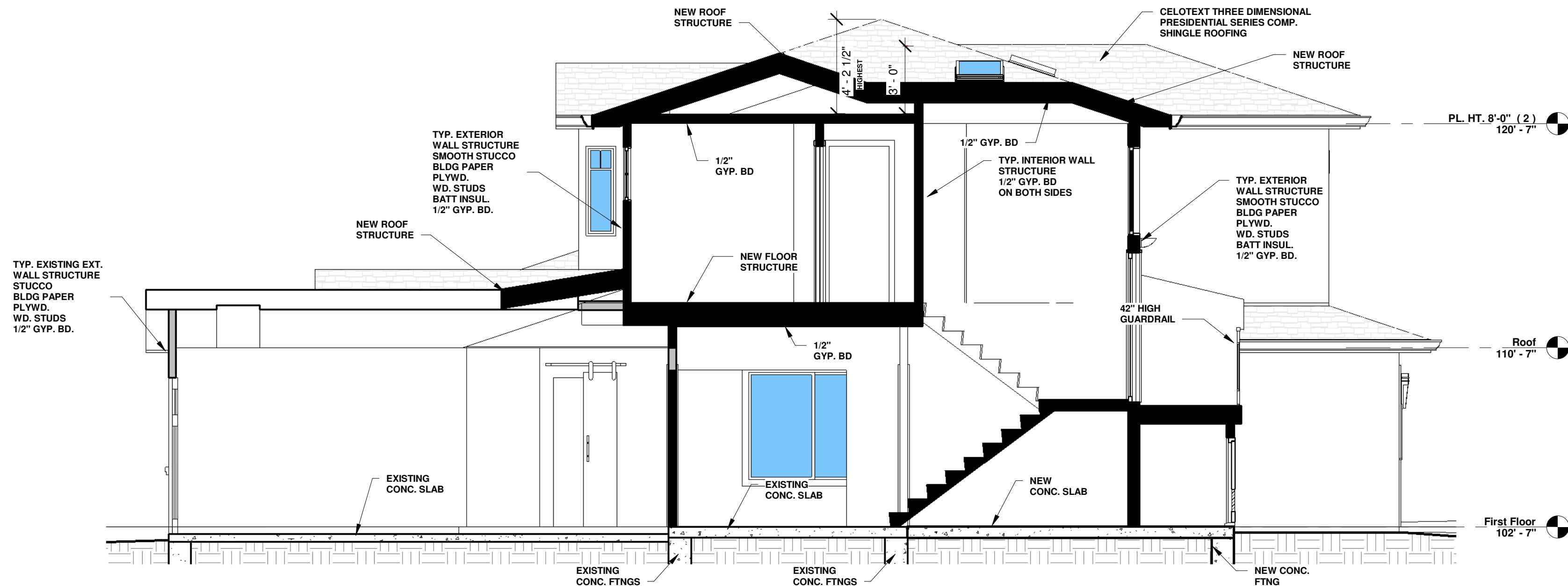
REK

11/3/2021

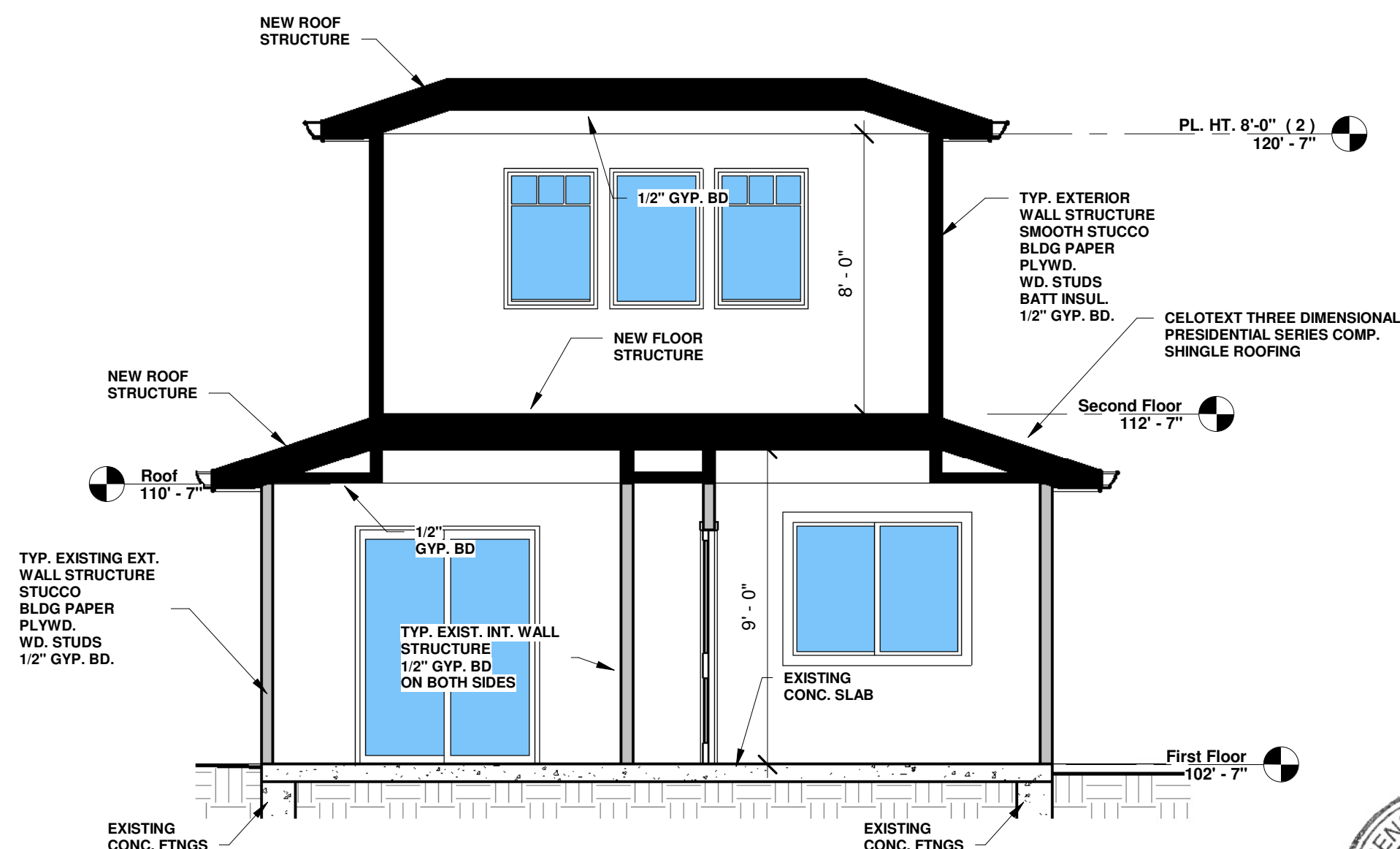
STATE OF CALIFORNIA

MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA

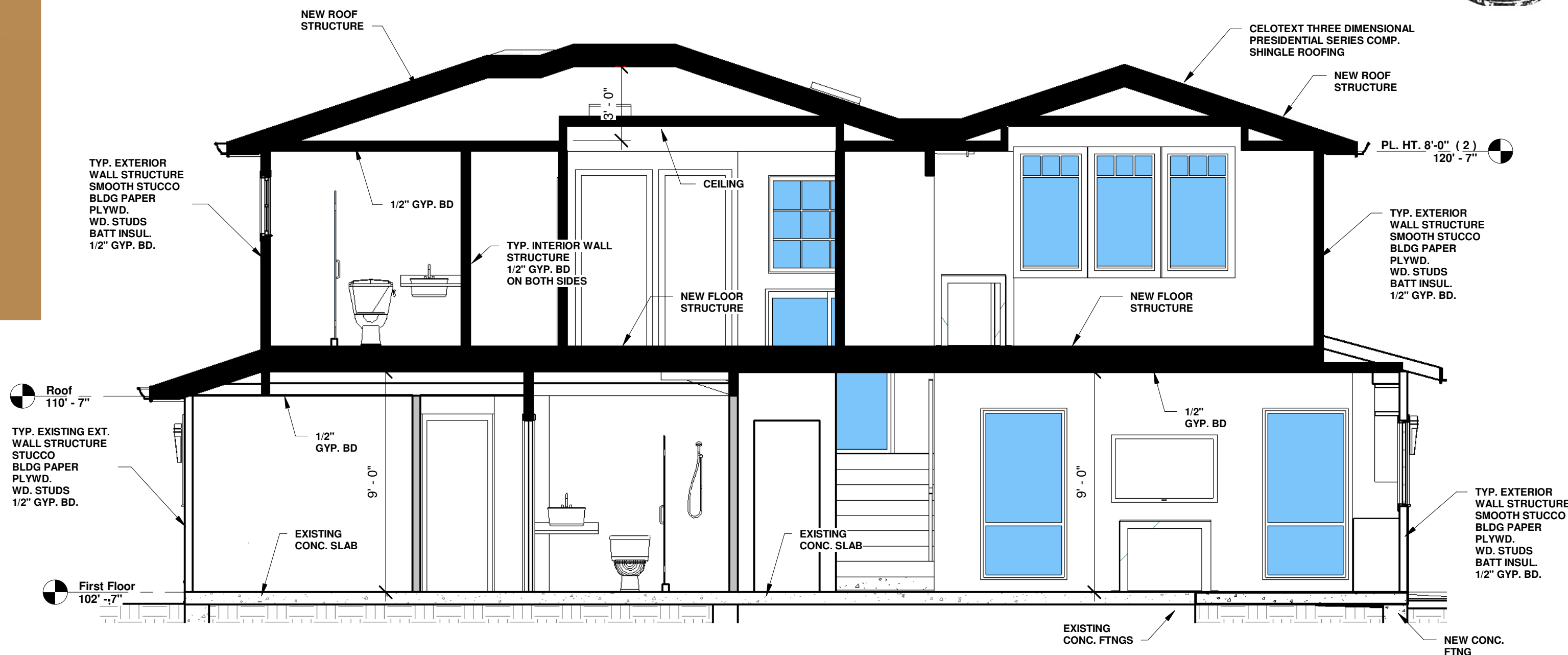
| | |
|-------------|--------------|
| Project no: | AY |
| Date | MAY-30-2022 |
| Drawn by | Author |
| Checked by | Checker |
| A14 | |
| Scale | 1/4" = 1'-0" |



3 LOGITUDINAL SECTION
A15 1/4" = 1'-0"



2 CROSS SECTION 2
A15 1/4" = 1'-0"



1 CROSS SECTION
A15 1/4" = 1'-0"

| No | Description | Date |
|----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

ARTE
ARCHITECTURE

6451 DAPINE CT. NEWARK, CA 94560
PH: (408) 504-8104 | LEVENTASIN@GMAIL.COM

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED FOR ANY PROJECT EXCEPT AS INDICATED HEREON. UNLESS PERMISSION IS GIVEN BY THE DESIGNER, WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

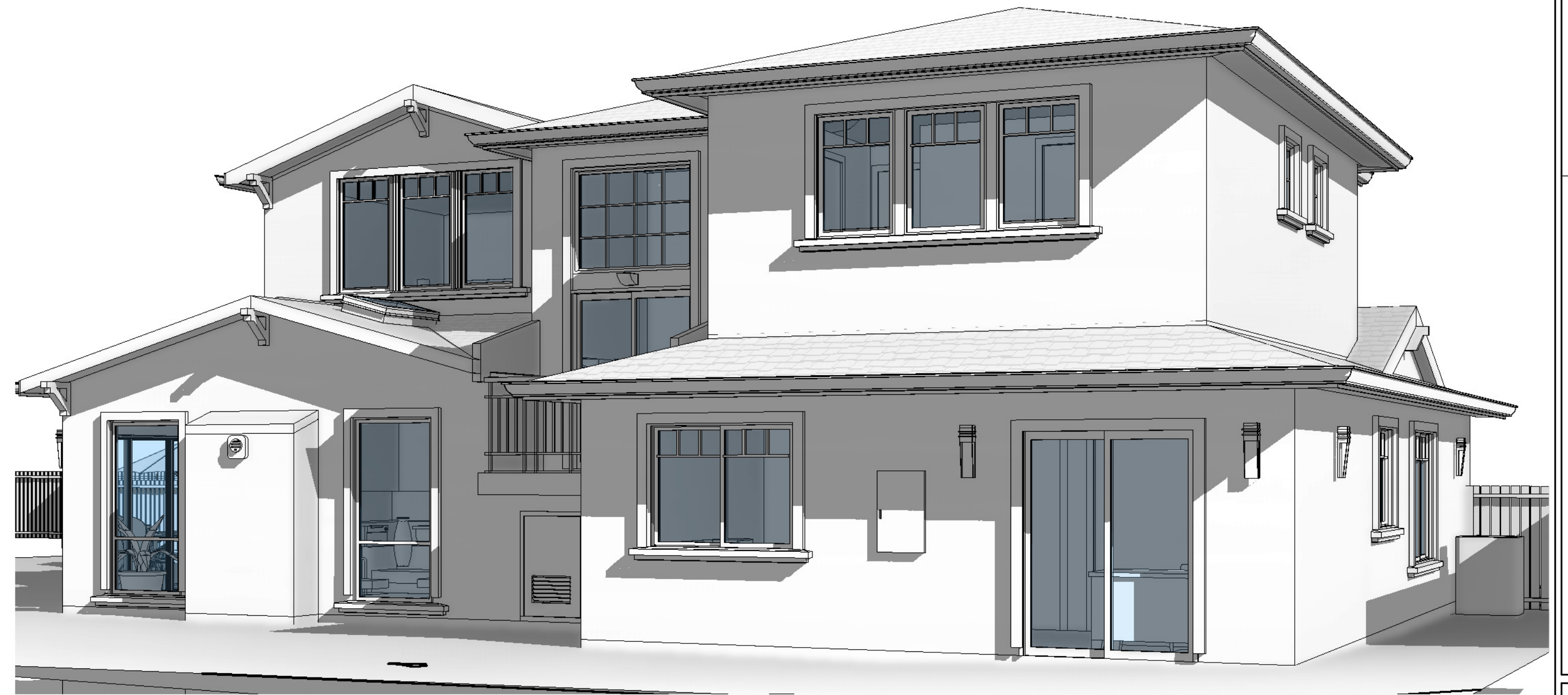
SECTIONS

MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA

Project no: AY
Date MAY-30-2022
Drawn by Author
Checked by Checker

A15

Scale 1/4" = 1'-0"



PROPOSED VIEWS



| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

**ARTE
ARCHITECTURE**
6451 DAPINE CT. NEWARK, CA 94560
PH: (408) 504-8104 | LEVENTAS@GMAIL.COM



THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED FOR ANY PROJECT EXCEPT AS INDICATED HEREON. PERMISSION IS GIVEN BY THE DESIGNER, WRITTEN OR VERBAL, TO REPRODUCE THESE DRAWINGS FOR THE PROJECT ONLY. THE DESIGNER SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

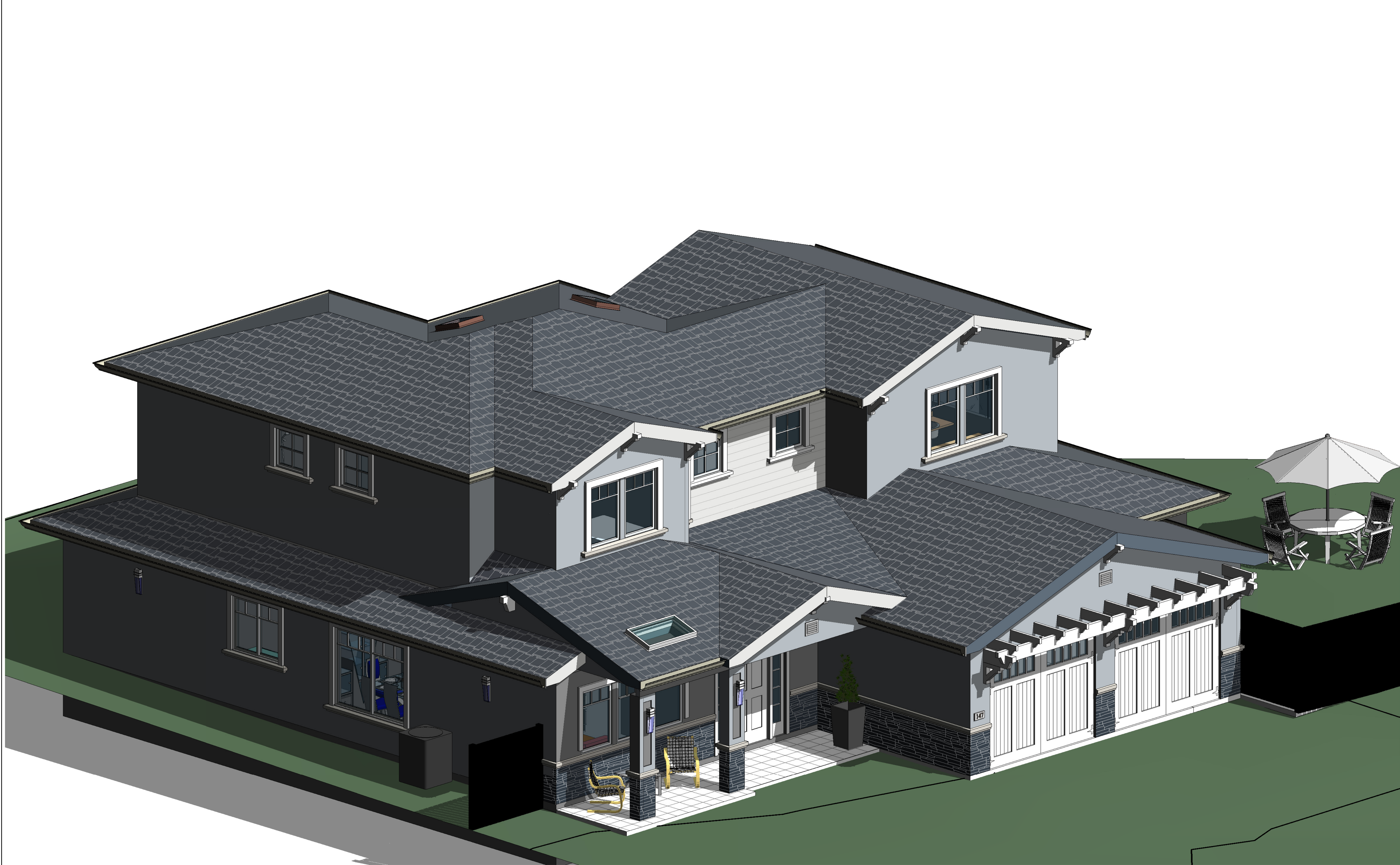
3D EXT VIEWS

**MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE WAY
LOS GATOS, CA**


Project no: AY
Date: MAY-30-2022
Drawn by: Author
Checked by: Checker

A16

Scale



| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



ARTE
ARCHITECTURE

6451 DAPINE CT. NEWARK, CA 94560
PH: (925) 504-8104 | LEVENTASIN@GMAIL.COM

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED FOR ANY PROJECT EXCEPT AS INDICATED HEREON. UNLESS PERMISSION IS GIVEN BY THE DESIGNER, WRITTEN PERMISSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ISOMETRIC



MUTLU RESIDENCE
REMODELING & ADDITION
147 ARROYO GRANDE
LOS GATOS, CA

| | |
|-------------|-------------|
| Project no: | AY |
| Date | MAY-30-2022 |
| Drawn by | Author |
| Checked by | Checker |
| A17 | |
| Scale | |

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



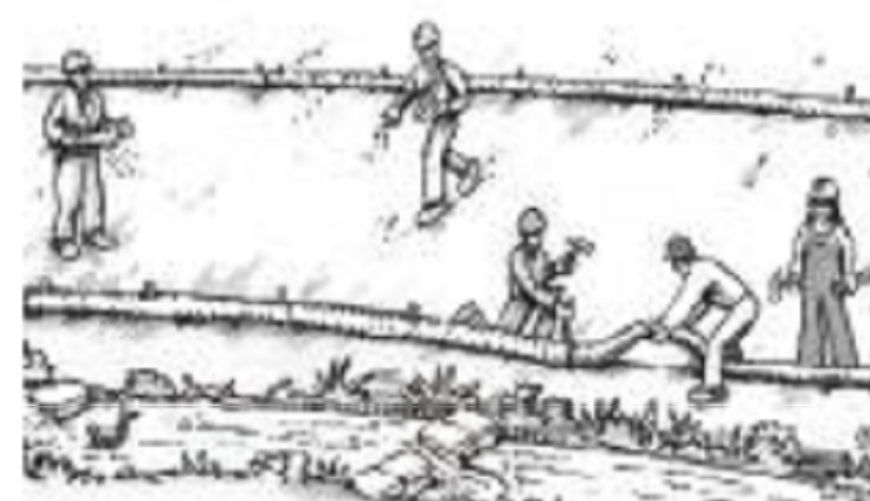
Maintenance and Parking

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality 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 or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



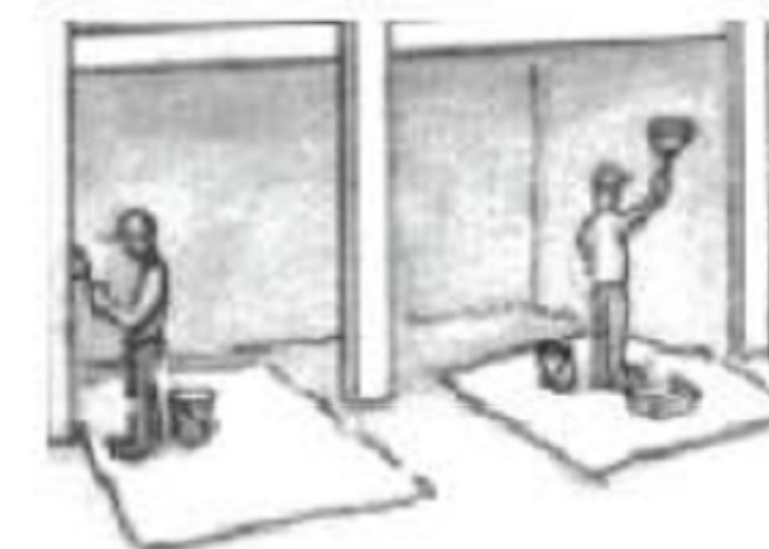
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.



**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

Storm drain polluters may be liable for fines of up to \$10,000 per day!

