

proposed new single-story residence,
basement and ADU for the:

SHAMSODDINI RESIDENCE

16705 Hilow Road
Los Gatos, CA 95032

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T.H.I.S Design

DESIGN and DEVELOPMENT

P.O. BOX 1518 Los Gatos, CA, 95031
VOICE: 408.354.1833
www.thisdesign.com

proposed new single-story
residence, basement and ADU for the:

SHAMSODDINI RESIDENCE

16705 Hilow Road
Los Gatos, CA 95032

A.P.N. 532 - 08 - 017
LOT 2
5,116.0 SF

R - 1

building department stamp

FIRE DEPARTMENT NOTES:

1. FIRE SPRINKLERS REQUIRED FOR ONE AND TWO-FAMILY DWELLINGS. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D IN ALL NEW ONE AND TWO-FAMILY DWELLINGS AND IN EXISTING DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN THE ALLOWABLE FIRE-FLOW APPENDIX TABLES B102.1 (1) AND B102.1 (2), OF THE CALIFORNIA FIRE CODE, AND/OR ADDITIONS EXCEEDING FIFTY (50) PERCENT OF THE EXISTING LIVING AREA (EXISTING SQUARE FOOT CALCULATIONS SHALL NOT INCLUDE EXISTING BASEMENT AND/OR ADDITIONS EXCEEDING SEVEN HUNDRED FIFTY (750) SQUARE FEET. WHEN AUTOMATIC FIRE SPRINKLER SYSTEMS ARE REQUIRED BY THIS SECTION, ALL ASSOCIATED GARAGES SHALL BE INCLUDED. ADDITIONS OVER FIFTY (50) PERCENT AND/OR SEVEN HUNDRED FIFTY (750) SQUARE FEET AS REFERENCED ABOVE, SHALL BE TREATED AS NEW STRUCTURE REGARDING THE INSTALLATION OF FIRE SPRINKLER SYSTEMS. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THE SANTA CLARA FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK SEC. 6.150.020

2. 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 THE SANTA CLARA FIRE DEPARTMENT UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S) 2016 CFG SEC 903.3.5 AND HEALTH AND SAFETY CODE 13114.1

3. ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 mm) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 mm). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED CFG SEC. 905.1

4. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH THE APPLICABLE PROVISIONS OF THE CFG CHAPTER 33 AND SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATION S1-T. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT CFG CHAPTER 33



PROPERTY DATA:

ASSessor'S PARCEL NO. 532 - 08 - 017

EXISTING USE: SINGLE FAMILY RESIDENCE

ZONING DISTRICT: R - 1

OCCUPANCY GROUP: R3/U

WILDLAND URBAN INTERFACE ZONE (WUI): NO

CONSTRUCTION TYPE: V - B

SPECIAL INSPECTION ITEMS: SHEARWALLS/EPOXY

NUMBER OF STORIES: 1 WITH BASEMENT/ADU

FIRE SPRINKLERS REQUIRED: YES

PARKING SPACES PROVIDED: 2 COVERED, 2 UNCOVERED

PROPOSED PROJECT DATA

	EXISTING	PROPOSED	ALLOWED	ALLOWED w/ ADU
MAIN FLOOR	0 SF	1,461.98 SF		
LOWER FLOOR	0 SF	0 SF		UNDER PORCH ADU EXEMPT
ATTIC	0 SF	0 SF		
BASEMENT (EXEMPT)	0 SF	1,081.14 SF		
TOTAL AREA	0 SF	1,461.98 SF	1,791.00 SF	2,303.00 SF
GARAGE	0 SF	431.50 SF	510.00 SF	
ADU (ATTACHED)	0 SF	509.11 SF	512.00 SF	
LOT COVERAGE	0 SF	2,019.98 SF	(40%) 2,046.40 SF	

NOTE:
THE ADU SHALL BE UNDER A SEPARATE MINISTERIAL PERMIT

A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE CALIFORNIA ENERGY CODE PERFORMANCE OR PRESCRIPTIVE STANDARDS. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

THIS RESIDENCE WILL COMPLY WITH THE TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE

SCOPE OF WORK:

1. CONSTRUCT NEW SINGLE-FAMILY RESIDENCE AND ATTACHED ADU
2. LOT IS NEWLY SUBDIVIDED THROUGH 889. NO FURTHER SUBDIVISIONS ALLOWED

SETBACKS:

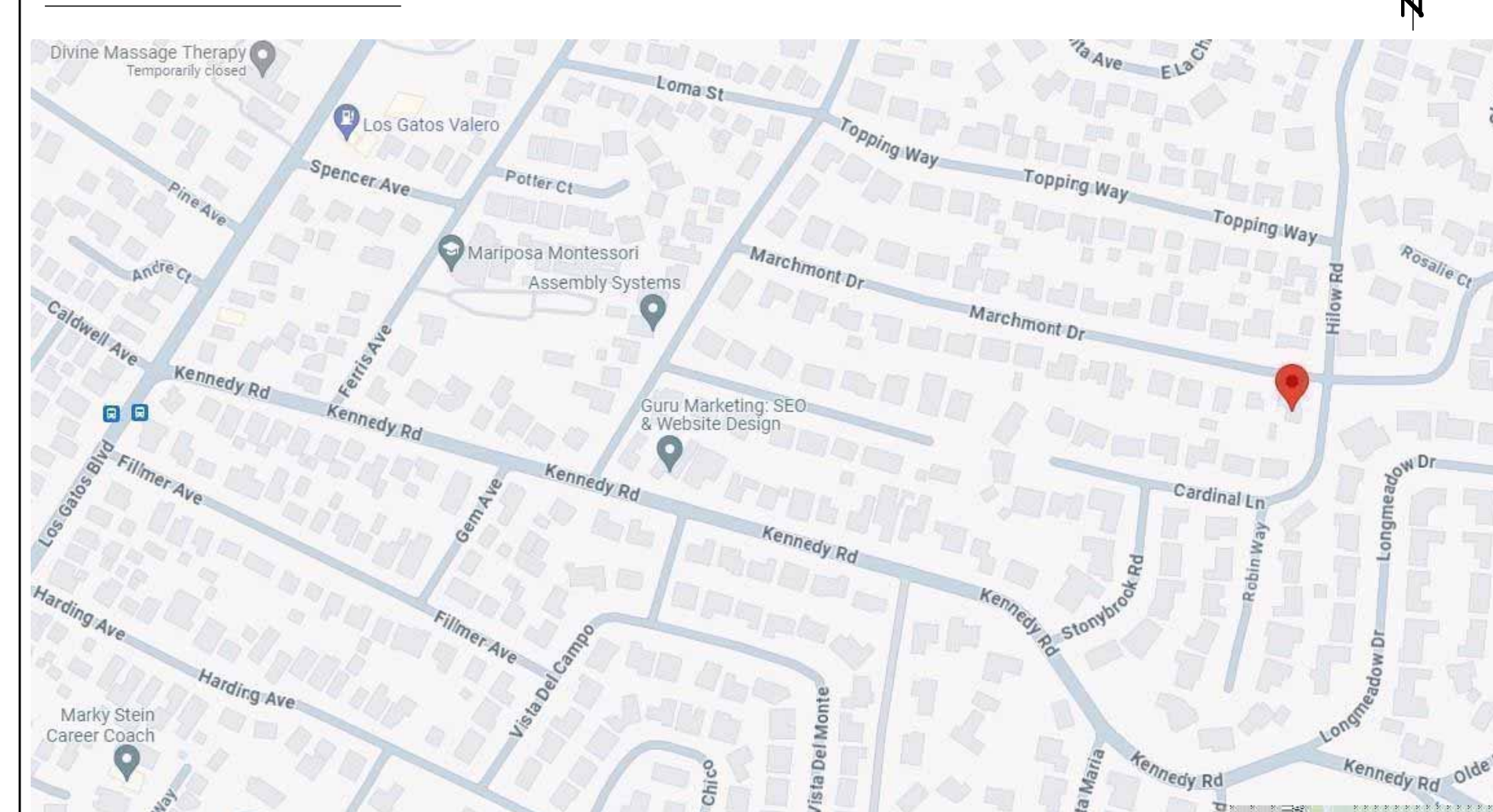
R - 1 : 8 SETBACKS

FRONT: 25'-0"
SIDE: 8'-0"
REAR: 20'-0"
STREETSIDE: 15'-0"

	FRONT	SIDE WEST	SIDE EAST	REAR
PROPOSED BUILDING SETBACKS	16'-0"	6'-0"	6'-0"	20'-0"

VICINITY MAP:

(NO SCALE)



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cover sheet

2023 - 31
January 22, 2024

Sheet
T1.0

PARCEL MAP

A SUBDIVISION OF LOT 35 AS SHOWN ON THE KENWOOD ACRES SUBDIVISION MAP TRACT NO. 328, FILED FOR RECORD IN BOOK 10 OF MAPS AT PAGE 56 SANTA CLARA COUNTY RECORDS

TOWN OF LOS GATOS
SANTA CLARA COUNTY, CALIFORNIA
APRIL 2024

WESTFALL ENGINEERS, INC.

14583 BIG BASIN WAY, SARATOGA, CA 95070

Owner's Statement

WE HEREBY STATE THAT we are the parties having any record title interest in the subdivided real property shown within the distinctive borderline on this map, and we hereby consent to the preparation and recordation of this map and all dedications and offers of dedication therein. The real property shown within the distinctive borderline of this map shall not be further subdivided under the procedures outlined in Government Code Section 66411.7. We also reserve for the owners of Parcel 2 a four feet wide strip of land 86 feet in length, along the westernmost boundary of Parcel 1, as a Private Drainage Easement "PDE" to Marchmont Drive. Said easement permits installation and maintenance of private drainage facilities and is to be kept open and free of buildings and permanent structures of any kind, except irrigation systems and appurtenances thereto, lawful fences and unsupported roof overhangs. The maintenance, repair and/or replacement of such facilities and the subsequent restoration of Parcel 1 shall be the sole responsibility of the owners of Parcel 2. Said easement is not offered, nor is it accepted for dedication, by the Town of Los Gatos.

OWNER: AHMAD SHAMSODDINI, MEHRDAD ALIPOUR AND ELHAM ESHRAGHI

[Handwritten signatures]

Elham Eshraghi

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Clara) SS

On 4.15, 2024 before me, _____ a Notary Public, personally appeared _____

Ahmad Shamsoddini and Mehrdad Alipour & Elham Eshraghi, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand:

Notary's Signature _____

Printed Notary's Name _____

Notary's Principal Place of Business: 750 University Ave, Los Gatos

Notary Commission Number: 2340487

Expiration of Notary's Commission: 1.15.2025

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Clara) SS

On _____, 20____ before me, _____ a Notary Public, personally appeared _____ and _____

_____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand:

Notary's Signature _____

Printed Notary's Name _____

Notary's Principal Place of Business: _____

Notary Commission Number: _____

Expiration of Notary's Commission: _____

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of _____ on November 21, 2023. I hereby state that all the monuments are of the character and occupy the positions indicated and that the monuments are, or will be, sufficient to enable the survey to be retraced, and that this parcel map substantially conforms to the approved or conditionally approved tentative map.

Harry Babicka 4-11-2024
Harry Babicka, LS 4953 DATE
Registration Expires: 12-31-2025



TOWN ENGINEER'S STATEMENT

I hereby state that I have examined this map, and the subdivision as shown complies with applicable local ordinances and provisions of the subdivision Map Act.

E 2 2 5/10/24
Gary Heap DATE
R.C.E. No. 52355
Registration Expires 12-31-2024

TOWN SURVEYOR'S STATEMENT

I hereby state that I have examined this map, and I am satisfied that said map is technically correct in accordance with Section 66442 of the Government Code (Subdivision Map Act).

[Signature] 5-9-24
Dean A Jurado, Acting Town Surveyor Date
L.S. No. 9032
Registration Expires: 09-30-2025



COUNTY RECORDER'S STATEMENT

Filed this 21st day of May, 2024, at 3:07 4 A.M./P.M. in Book 962 of Maps, at pages 5 and 5 Santa Clara County Records, at the request of Fidelity National Title Company.

File No. 25639422 Regina Alcomendras, County Recorder
Santa Clara County, California

Fee: \$ 82 By: _____ Deputy

#25639422

#4.

Bk
962
Pgs:
4-5

PARCEL MAP

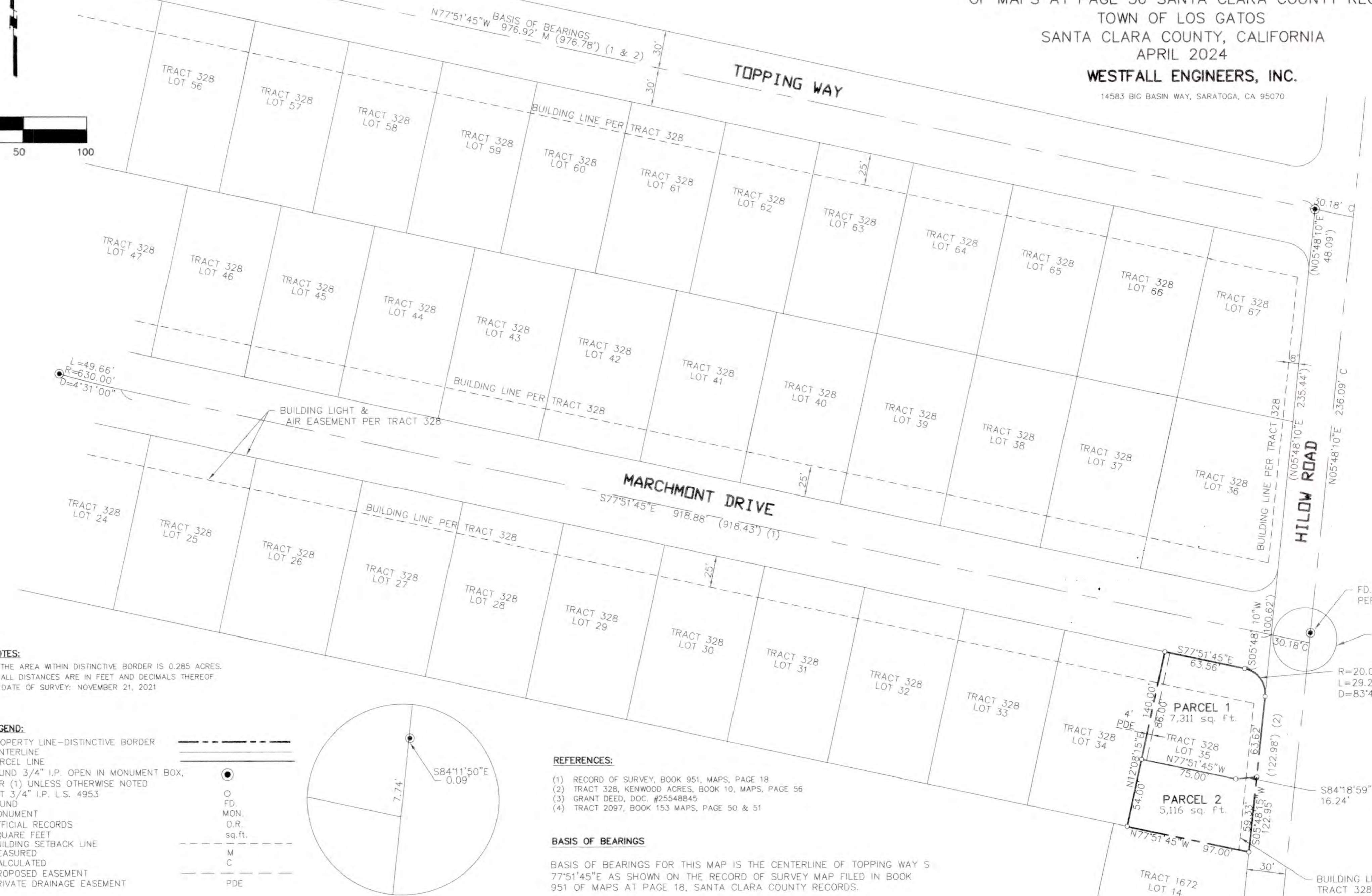
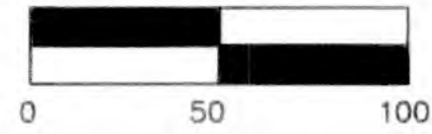
A SUBDIVISION OF LOT 35 AS SHOWN ON THE KENWOOD ACRES
SUBDIVISION MAP TRACT NO. 328, FILED FOR RECORD IN BOOK 10
OF MAPS AT PAGE 56 SANTA CLARA COUNTY RECORDS

TOWN OF LOS GATOS
SANTA CLARA COUNTY, CALIFORNIA

APRIL 2024

WESTFALL ENGINEERS, INC.

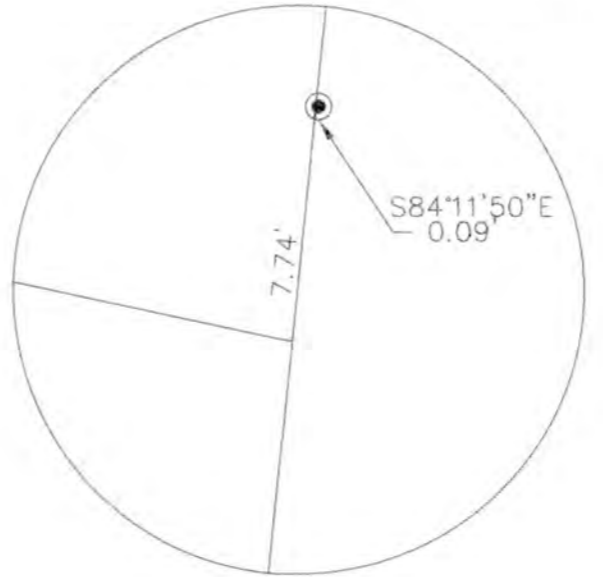
14583 BIG BASIN WAY, SARATOGA, CA 95070



- NOTES:**
1. THE AREA WITHIN DISTINCTIVE BORDER IS 0.285 ACRES.
 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 3. DATE OF SURVEY: NOVEMBER 21, 2021

LEGEND:

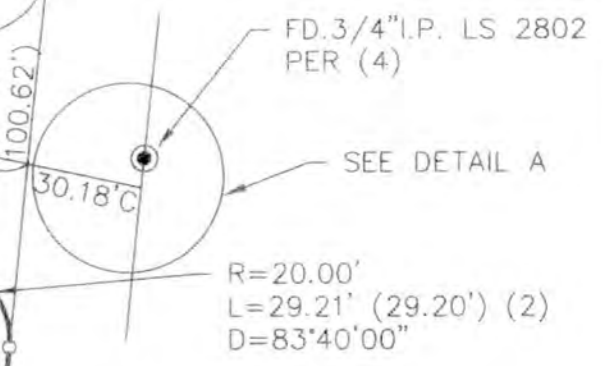
PROPERTY LINE-DISTINCTIVE BORDER	
CENTERLINE	
PARCEL LINE	
FOUND 3/4" I.P. OPEN IN MONUMENT BOX, PER (1) UNLESS OTHERWISE NOTED	
SET 3/4" I.P. L.S. 4953	
FOUND	
MONUMENT	
OFFICIAL RECORDS	
SQUARE FEET	
BUILDING SETBACK LINE	
MEASURED	
CALCULATED	
PROPOSED EASEMENT	
PRIVATE DRAINAGE EASEMENT	



- REFERENCES:**
- (1) RECORD OF SURVEY, BOOK 951, MAPS, PAGE 18
 - (2) TRACT 328, KENWOOD ACRES, BOOK 10, MAPS, PAGE 56
 - (3) GRANT DEED, DOC. #25548845
 - (4) TRACT 2097, BOOK 153 MAPS, PAGE 50 & 51

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF TOPPING WAY S 77°51'45"E AS SHOWN ON THE RECORD OF SURVEY MAP FILED IN BOOK 951 OF MAPS AT PAGE 18, SANTA CLARA COUNTY RECORDS.

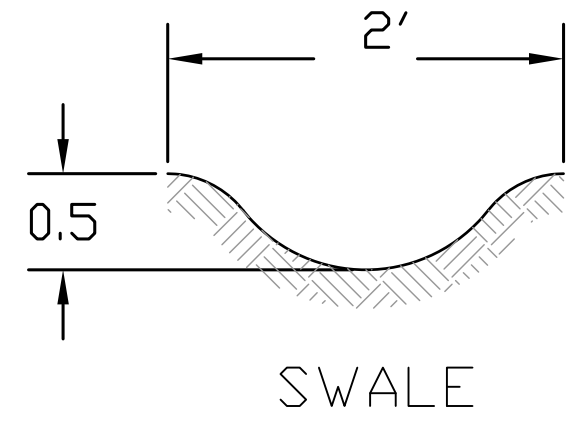


Bk
962
Pg:
5-5

15.

EARTHWORK

Av. slope: 1.5%	Earthwork /Agg (CY)		Max. Cut/ Fill Depth(ft)		(C Y)	
Site Element	Cut	Fill	Cut	Fill	Import	Export
Driveway/Pkg.	0	5		1	5	0
House	0	0	0	0	0	0
Patio/Ctyard	25	0	7.5	0	0	25
Garage	0	0	0	0	0	0
Landscape	0	25	0	1.5	25	0
Basement	420	0	7	0	0	420
Fire Egress	25	0	7.5	0	0	25
Staiways	20	0	5	0	0	20
TOTAL	490	30			0	460



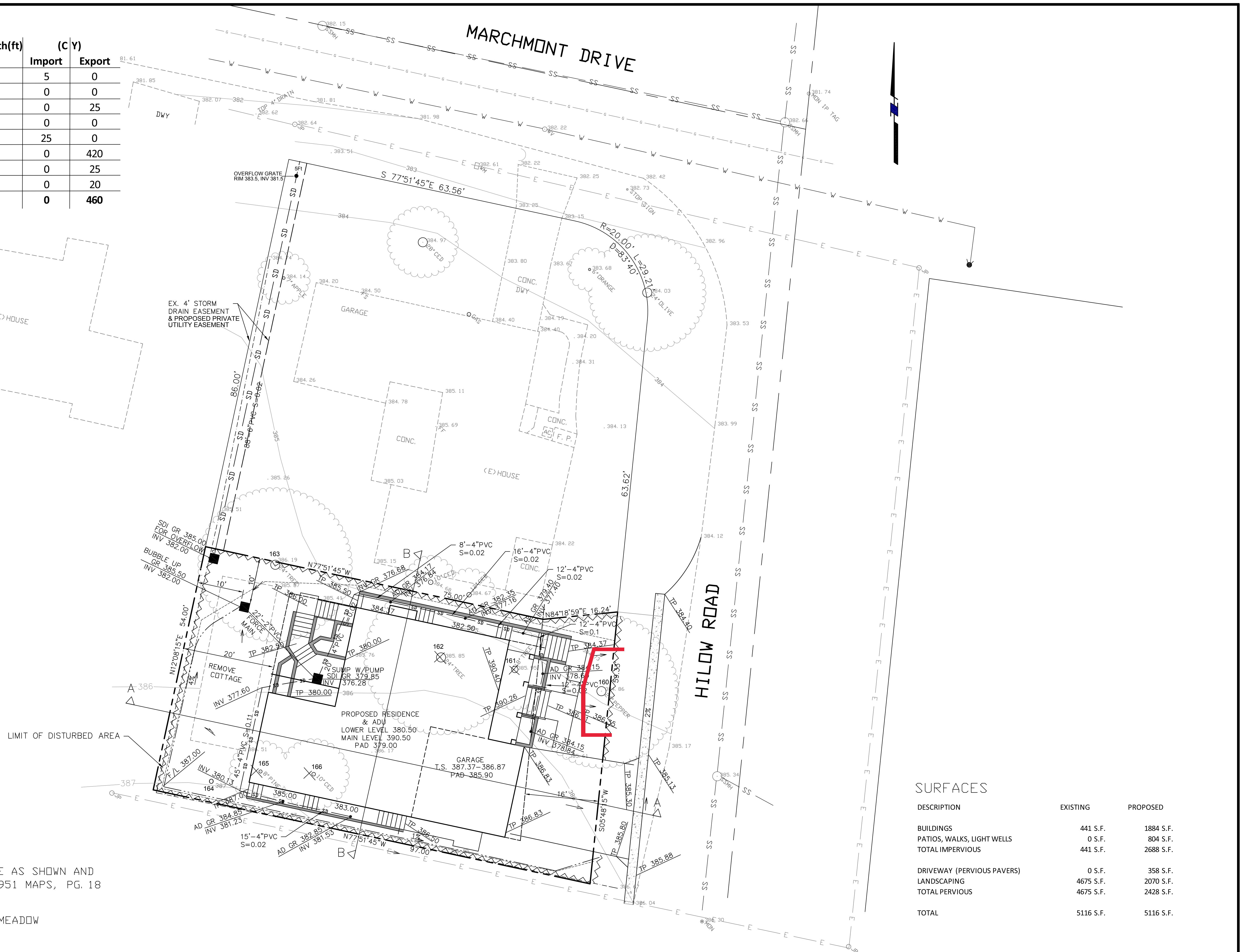
NOTE:
ALL AREA DRAINS TO BE 4" DIAMETER MINIMUM DRAINAGE INLET FOR OVERFLOW TO BE PRECAST CONCRETE INLET 2" BY 2" WITH GRATE.

LEGEND

EXISTING	PROPOSED

BASIS OF BEARINGS:
CALCULATED CENTER LINE OF MARCHMONT DRIVE AS SHOWN AND MONUMENTED ON THE RECORD OF SURVEY BOOK 951 MAPS, PG. 18

BENCHMARK:
TOWN OF LOS GATOS MONUMENT LG45 AT LONG MEADOW AND CLOVER WAY, ELEVATION 382.66'.

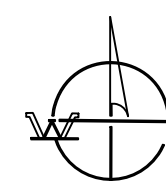


SURFACES

DESCRIPTION	EXISTING	PROPOSED
BUILDINGS	441 S.F.	1884 S.F.
PATIOS, WALKS, LIGHT WELLS	0 S.F.	804 S.F.
TOTAL IMPERVIOUS	441 S.F.	2688 S.F.
DRIVEWAY (PERVIOUS PAVERS)	0 S.F.	358 S.F.
LANDSCAPING	4675 S.F.	2070 S.F.
TOTAL PERVIOUS	4675 S.F.	2428 S.F.
TOTAL	5116 S.F.	5116 S.F.

NO.	BY	DATE	REVISION	BY	DATE	DATE: August 2024
						SCALE: HOR. 1" = 10' VERT.
						DESIGNED: JC
						CHECKED BY: KC
						PROJ. ENGR: KC

BY: KAREL CYMBAL RCE 34534
DATE:



WESTFALL ENGINEERS, INC.

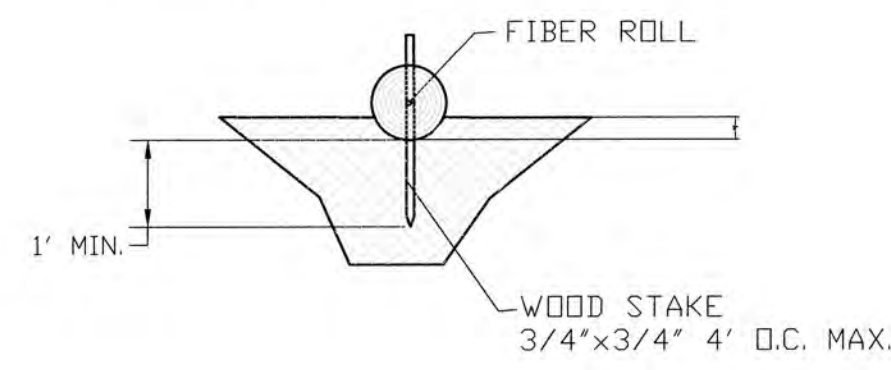
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408)867-0244

GRADING AND DRAINAGE PLAN

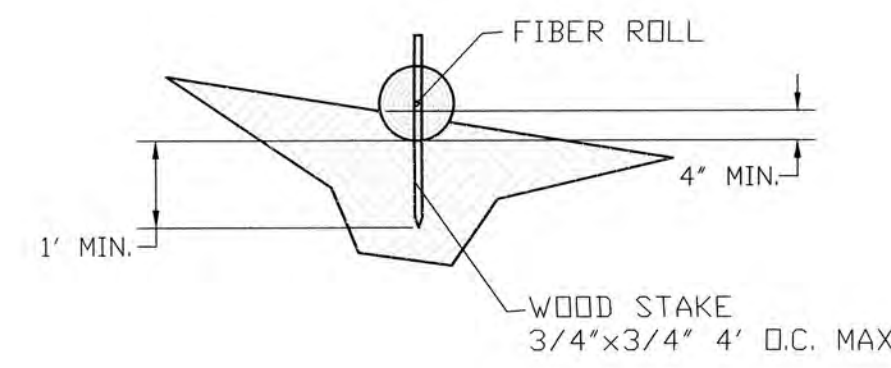
16705 HILOW DRIVE, LOS GATOS, CA

JOB NO. 2023-030
SHEET 1
OF 2

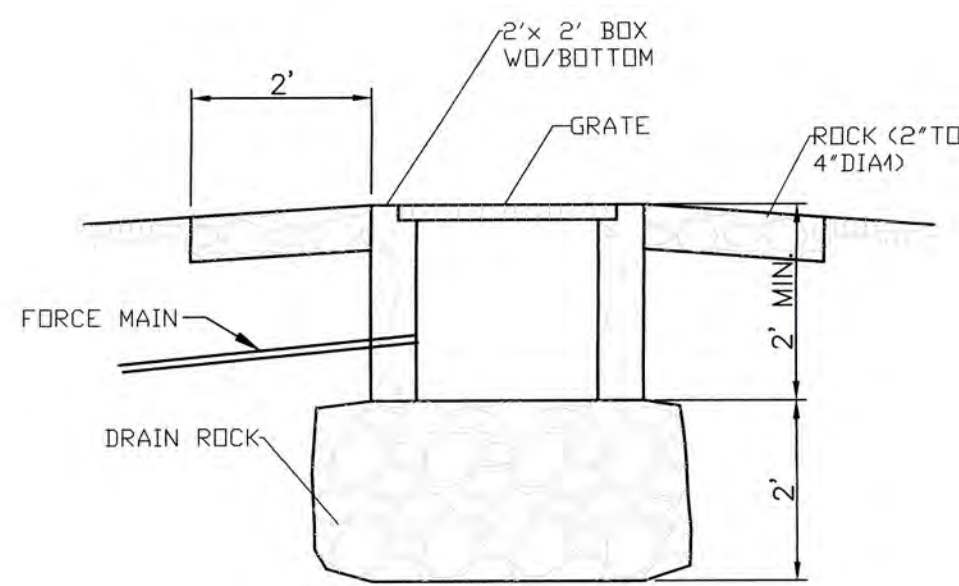
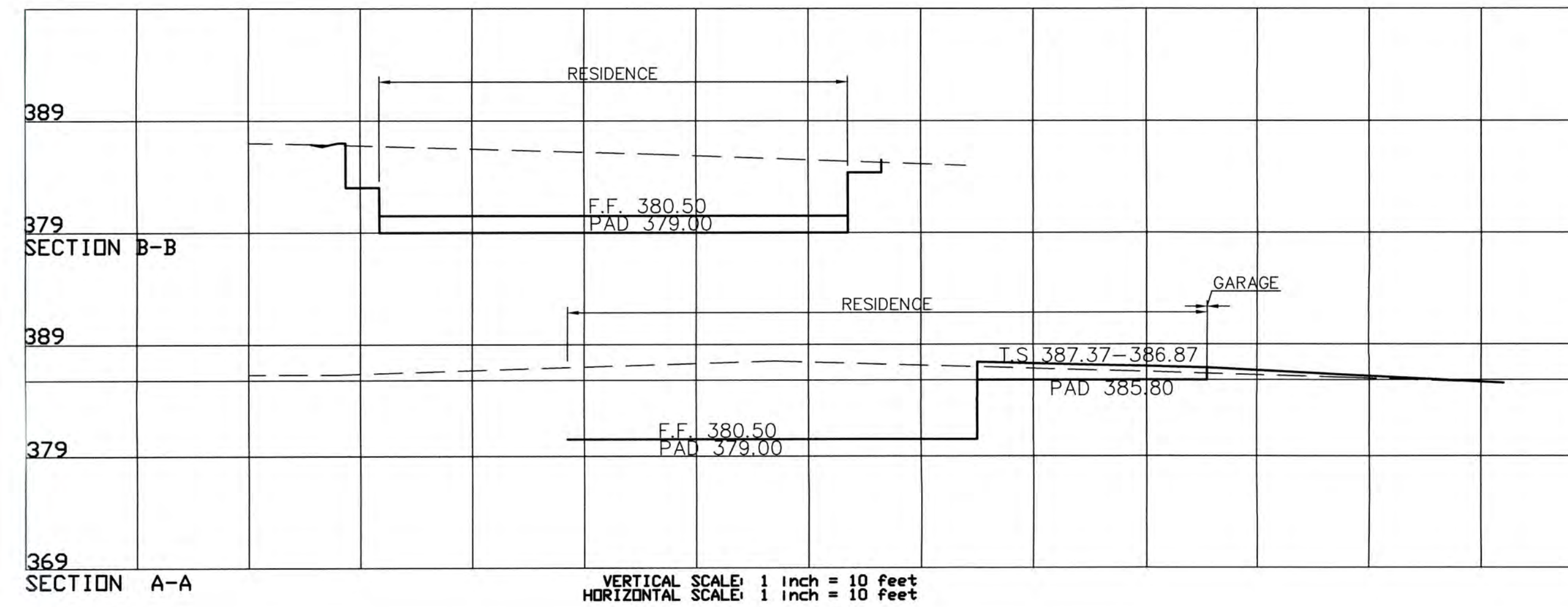
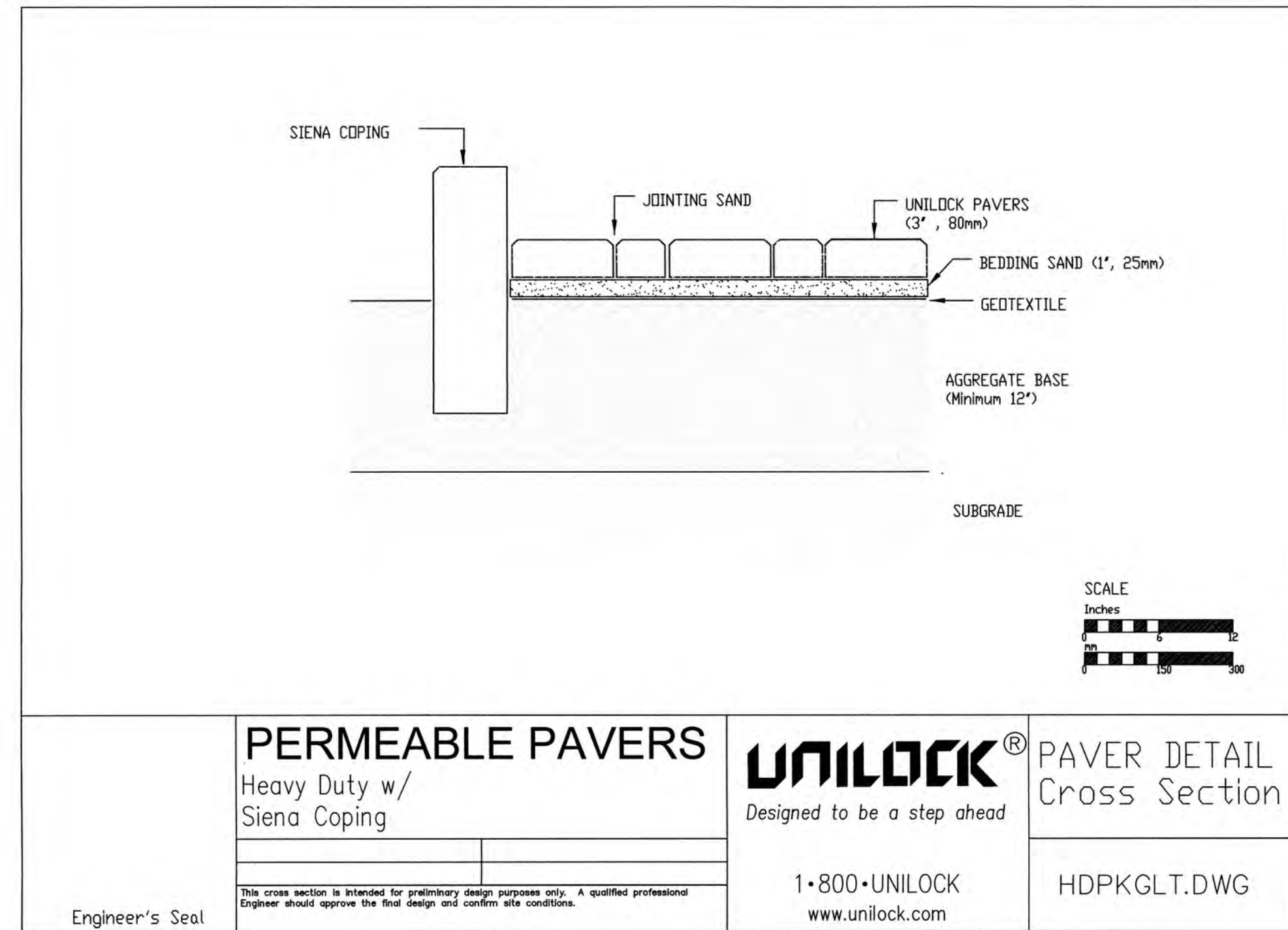
Place fiber rolls into the key trench and stake on both sides of the roll within 6 feet of each end and then every six inches with 1"x2"23" stakes. Stakes are typically driven in on alternating sides of the roll. When more than one fiber roll is placed in a row, the rolls should be abutted securely to one another to provide a tight joint, not overlapped.



ENTRENCHMENT DETAIL FOR FIBER ROLLS



ENTRENCHMENT DETAIL FOR FIBER ROLLS



BUBBLE UP ENERGY DISSIPATOR

1 CONSTRUCTION ENTRANCE

PROJECT SIZE	LENGTH OF	
	CRUSHED ROCK	ATB
≤ 1/4 ACRE	30	0
< 1 ACRE	50	0
< 3 ACRE	100	0
> 3 ACRE	100	50

NOTES:

- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 1:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS USED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

APPROVED BY	DATE	NOT TO SCALE	STABILIZED CONSTRUCTION ENTRANCE	STD. PLAN NO.
<i>[Signature]</i>	NOVEMBER 2010			ST-250
TOWN ENGINEER				

NO.	BY	DATE	REVISION
1	ATJ	10-2-24	PLANCHECK COMMENTS #2 - CONSTRUCTION ENTRANCE

DATE: August 2024
SCALE: HDR. 1" = 10' VERT.
DESIGNED: JC
CHECKED BY: KC
PRJ. ENGR: KC

WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

GRADING AND DRAINAGE PLAN
16705 HILOW DRIVE, LOS GATOS, CA

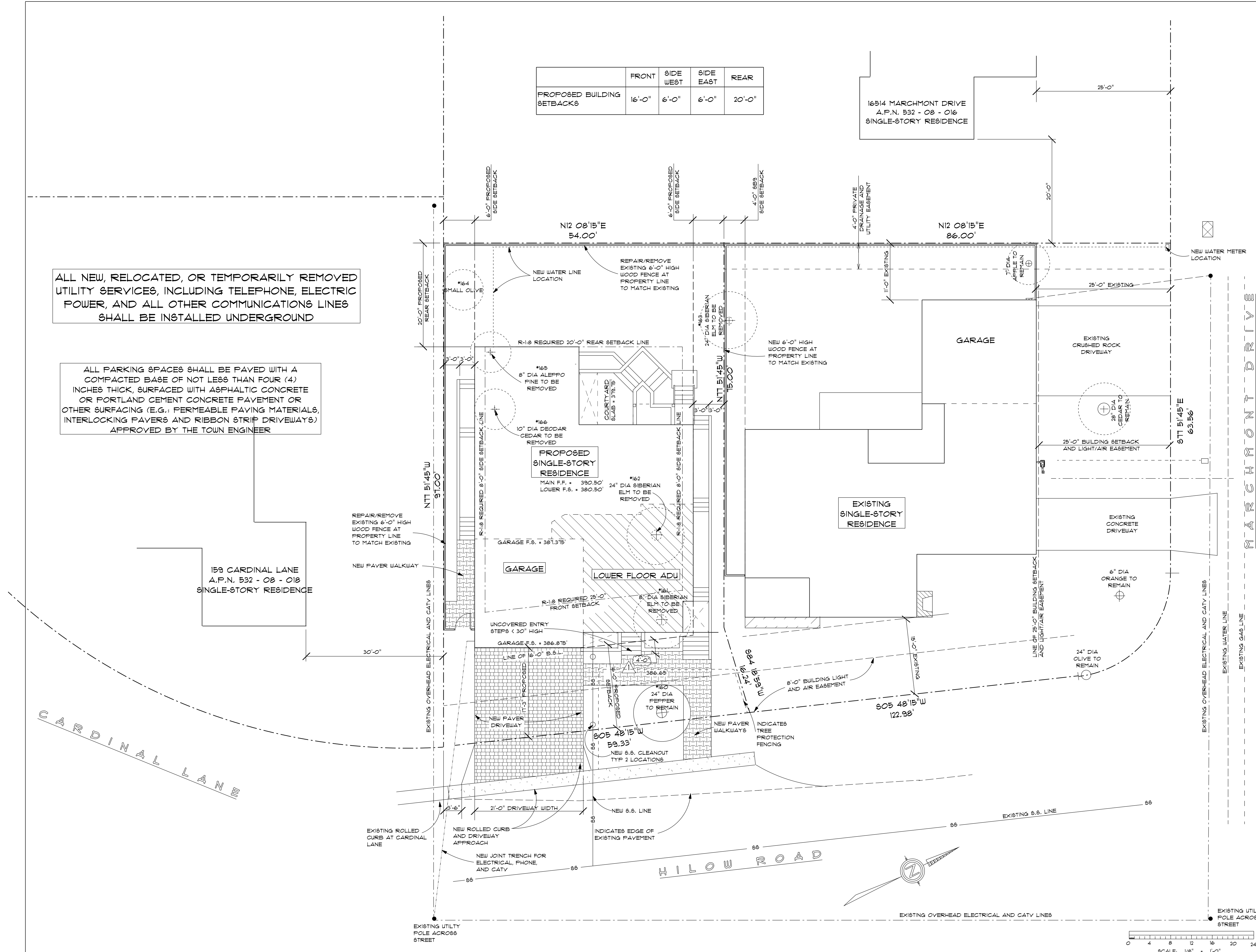
JOB NO. 2023-030
SHEET OF C3.1

	FRONT	SIDE WEST	SIDE EAST	REAR
PROPOSED BUILDING SETBACKS	16'-0"	6'-0"	6'-0"	20'-0"

16514 MARCHMONT DRIVE
 A.P.N. 532 - 08 - 016
 SINGLE-STORY RESIDENCE

ALL NEW, RELOCATED, OR TEMPORARILY REMOVED UTILITY SERVICES, INCLUDING TELEPHONE, ELECTRIC POWER, AND ALL OTHER COMMUNICATIONS LINES SHALL BE INSTALLED UNDERGROUND

ALL PARKING SPACES SHALL BE PAVED WITH A COMPACTED BASE OF NOT LESS THAN FOUR (4) INCHES THICK, SURFACED WITH ASPHALTIC CONCRETE OR PORTLAND CEMENT CONCRETE PAVEMENT OR OTHER SURFACING (E.G.: PERMEABLE PAVING MATERIALS, INTERLOCKING PAVERS AND RIBBON STRIP DRIVEWAYS) APPROVED BY THE TOWN ENGINEER



proposed new single-story residence, basement and ADU for the:

SHAMSODDINI RESIDENCE

16705 Hilow Drive
 Los Gatos, CA 95032
 A.P.N. 532 - 08 - 017
 LOT 2
 5,116.0 SF

R - 1

THE ADU SHALL BE UNDER A SEPARATE MINISTERIAL PERMIT

building department stamp

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Revisions:

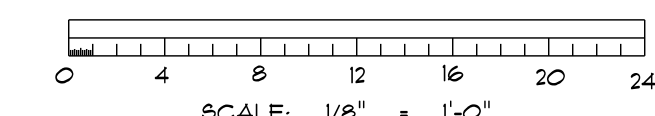
proposed site plan

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

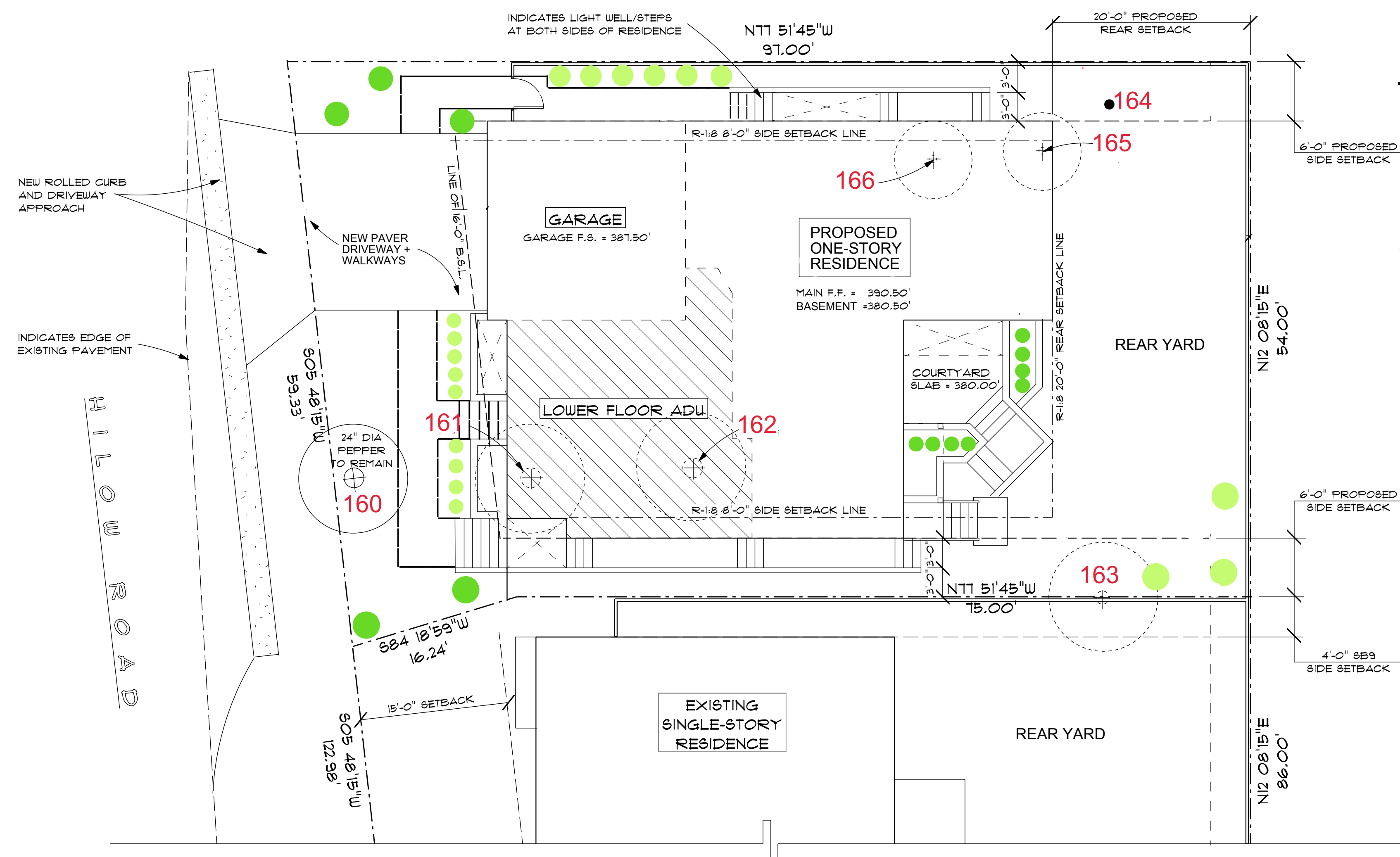
2023 - 31

November 02, 2023

Sheet
A1.0



November 02, 2023 16705 HILLOW ROAD / LOS GATOS / SHAMSODDINI / THIS



TREE TABLE

No.	SPECIES	SIZE	COND.	ACTION
160	Pepper	22"	FAIR	SAVE
161	Siberian Elm	18"	POOR	REMOVE
162	Siberian Elm	24"	POOR	REMOVE
163	Siberian Elm	26"	POOR	REMOVE
164	Olive	2 2/4"	FAIR	REMOVE
165	Deodar Cedar	10"	FAIR	REMOVE
166	Aleppo Pine	9"	FAIR	REMOVE

REPLACEMENT TREES + SHRUBS (13 x 15 gal OR 24" Box REQUIRED)

- Evergreen Tree 24" Box - SCREEN X 9
- Evergreen Hedge 15gal - SCREEN X 9
- Deciduous Tree 24" Box - DECOR. X 5
- Planter Shrubs 5 gal - DECOR X 8

All Replacement Trres + Shrubs to be Drought Tolerant species and at least 50% to be California Native Varietals

proposed new two-story residence, basement and ADU for the:

SHAMSODDINI RESIDENCE

16500 Marchmont Drive
 Los Gatos, CA 95032
 LOT 2

A.P.N. 532 - 08 - 017

R - 1

building department stamp

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Revisions: 1 Plancheck Comments #2 10-2-24

LANDSCAPE PLAN

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

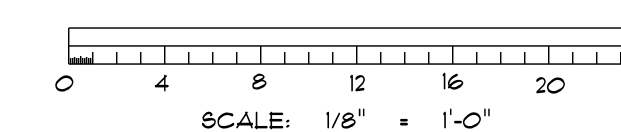
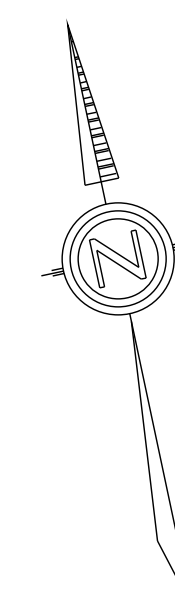
2023 - 31

November 02, 2023

Sheet

A1.1

LANDSCAPING SHALL COMPLY WITH MWEL0 REGULATIONS AND FOLLOW BEST PRACTICES FOR WATER CONSERVATION



proposed new single-story residence, basement and ADU for the:

SHAMSODDINI RESIDENCE

16705 Hilow Road
 Los Gatos, CA 95032

A.P.N. 532 - 08 - 017
 LOT 2
 5,116.0 SF

R - 1

THE ADU SHALL BE UNDER A SEPARATE MINISTERIAL PERMIT

building department stamp

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Revisions:

proposed lower/ADU floor plan

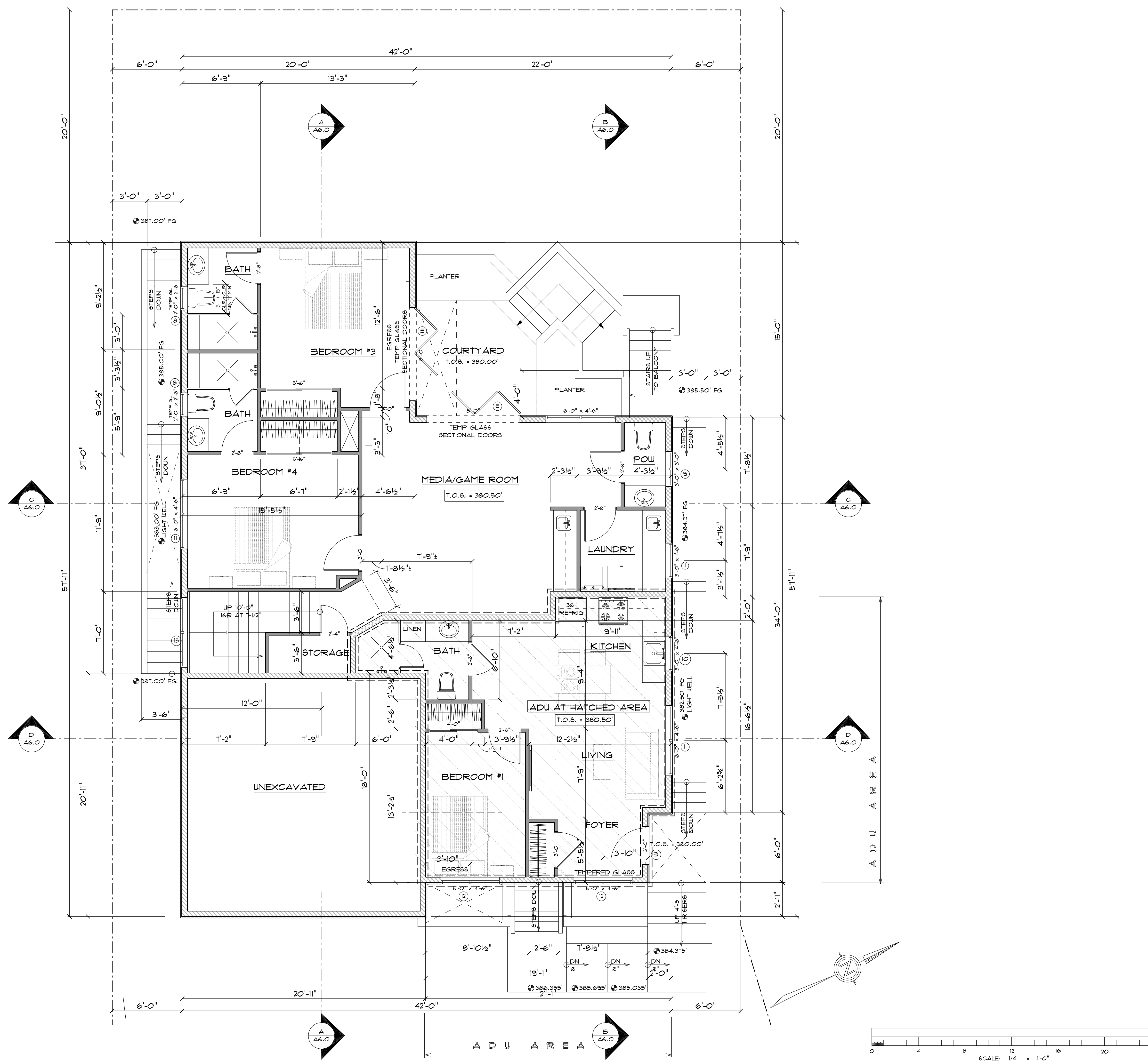
scale: 1/4" = 1'-0"

2023 - 31

April 02, 2024

Sheet

A2.0



Wednesday, November 28, 2023 10:00 AM 16705 HILLOW ROAD, LOS GATOS, CA 95032 / SHAMSODDINI / TH18

proposed new single-story residence, basement and ADU for the:

SHAMSODDINI RESIDENCE

16705 Hillow Road
 Los Gatos, CA 95032

A.P.N. 532 - 08 - 017
 LOT 2
 5,116.0 SF

R - 1

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Revisions:

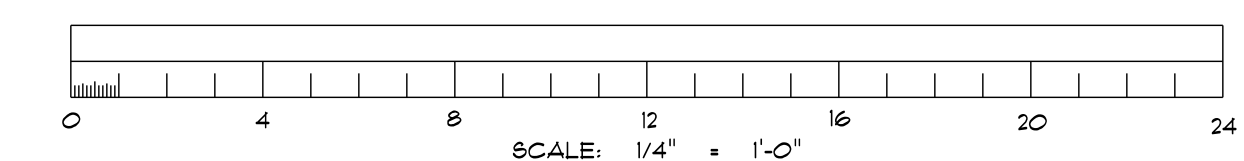
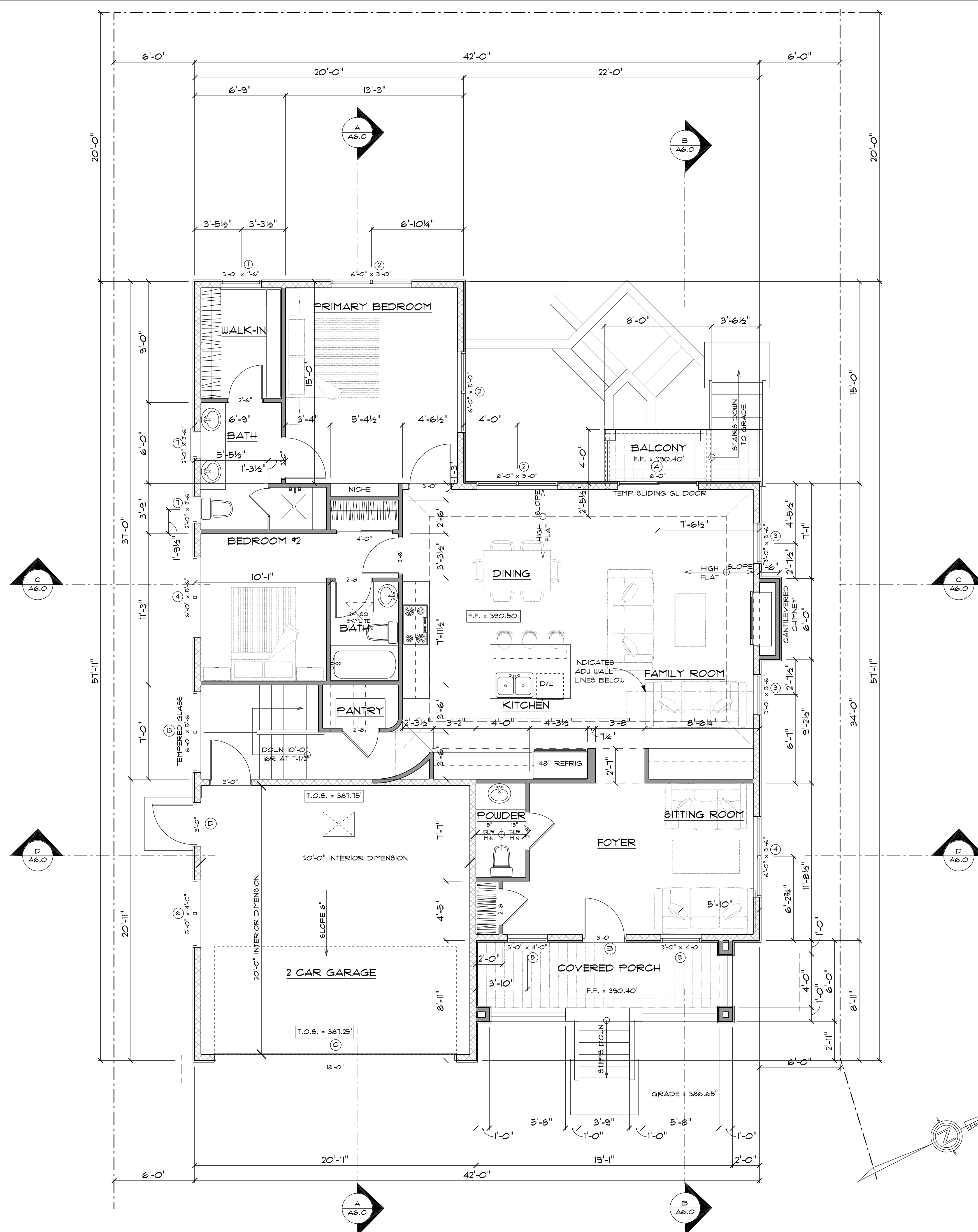
proposed main floor plan

scale: 1/4" = 1'-0"

2023 - 31

April 02, 2024

Sheet
A2.1



16705 Hillow Road, Los Gatos, CA 95032 / SHAMSODDINI / T.H.I.S

proposed new single-story residence, basement and ADU for the:
SHAMSODDINI RESIDENCE
 16705 Hillow Road
 Los Gatos, CA 95032
 A.P.N. 532 - 08 - 017
 LOT 2
 5,116.0 SF
 R - 1

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Revisions:

front and left side exterior elevations

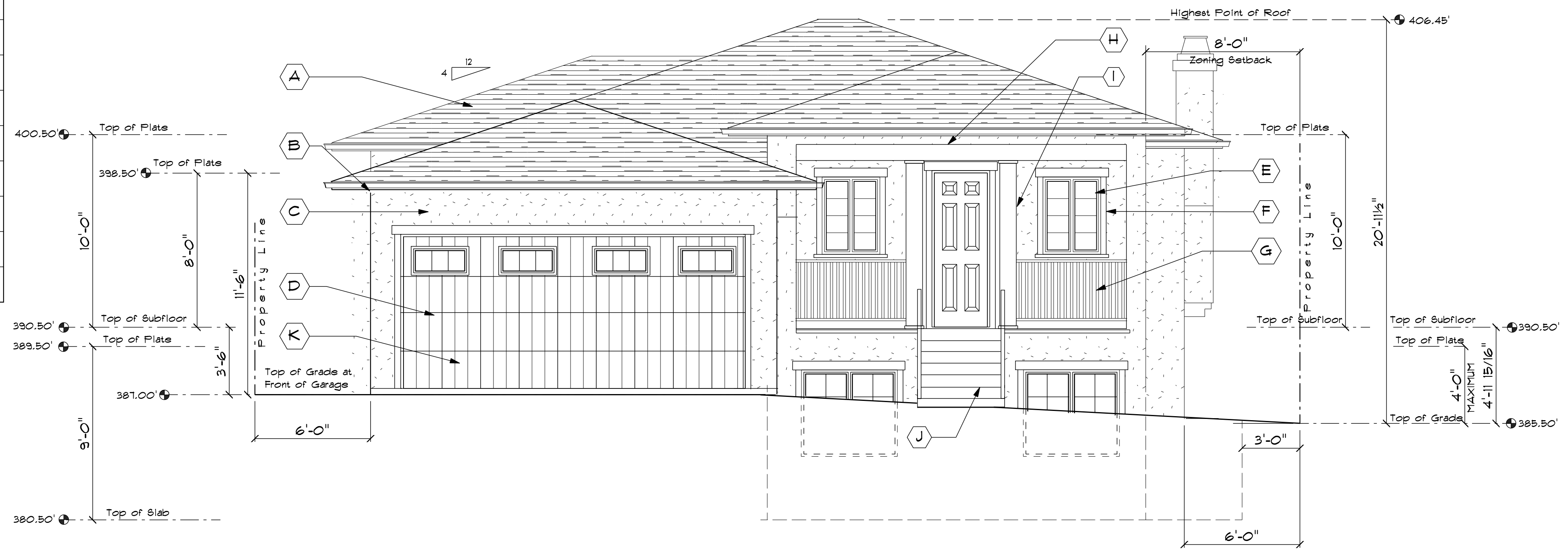
scale: 1/4" = 1'-0"

2023 - 31
 April 02, 2024

Sheet **A4.0**

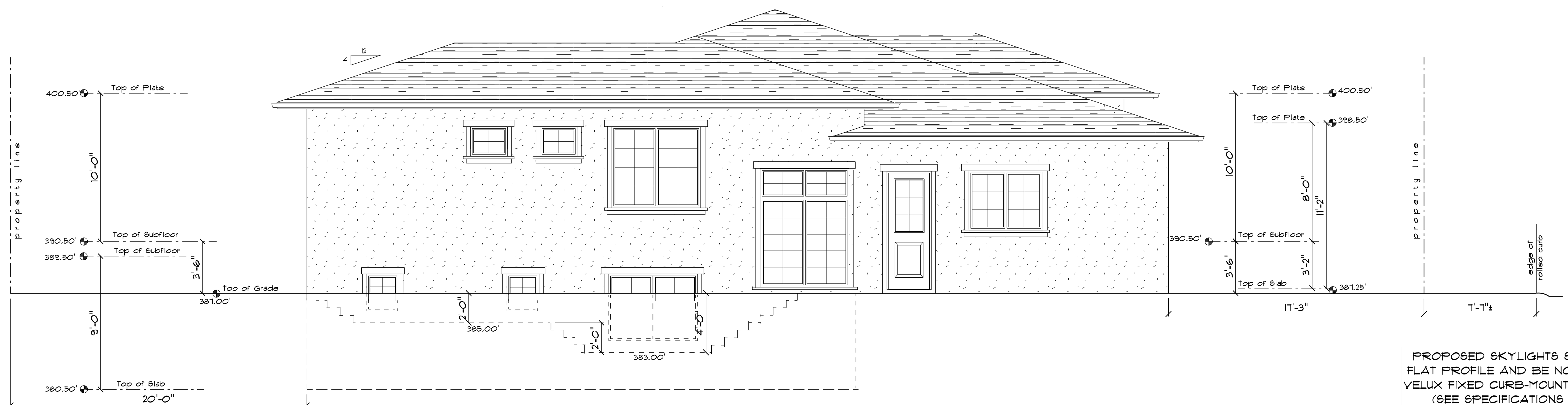
MATERIALS:

A	CLASS "A" COMPOSITION ROOFING
B	OGEE GUTTERS BLACK
C	SMOOTH STUCCO LIGHT TAUPE
D	WOOD DOORS STAINED CEDAR
E	WOOD CLAD WINDOWS BLACK W/ TDL
F	PAINTED WINDOW/DOOR TRIM: 2 X 6 HEAD, 2 X 4 SIDE TRIM, 2 X 6 SILL, 2 X 4 APRON
G	PAINTED WOOD RAILING SYSTEM
H	PAINTED 4 X 12 WOOD BEAM
I	PAINTED 14" SQ. WOOD COLUMNS
J	EXTERIOR STAIR TREADS/RISERS TO MATCH PORCH FLOORING
K	RECESSED GARAGE DOOR



EAST (FRONT) ELEVATION

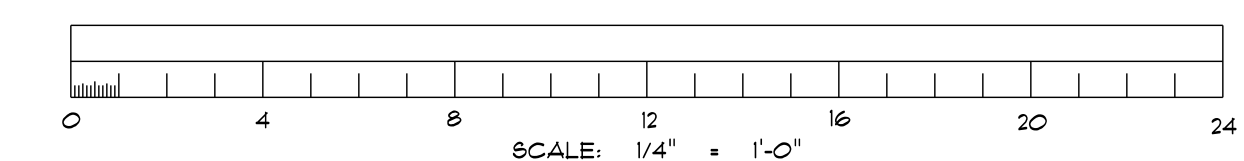
NO CHANGES IN EXISTING GRADE PROPOSED



SOUTH (LEFT) SIDE ELEVATION

PROPOSED SKYLIGHTS SHALL HAVE A FLAT PROFILE AND BE NON-REFLECTIVE. VELUX FIXED CURB-MOUNTED MODEL FCM (SEE SPECIFICATIONS SHEET 6P1)

ALL PERMANENT EXTERIOR LIGHT FIXTURES SHOULD UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES



16705 Hillow Road, Los Gatos, CA 95032 / SHAMSODDINI / TH18

ALL PERMANENT EXTERIOR LIGHT FIXTURES SHOULD UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES

PROPOSED SKYLIGHTS SHALL HAVE A FLAT PROFILE AND BE NON-REFLECTIVE. VELUX FIXED CURB-MOUNTED MODEL FCM (SEE SPECIFICATIONS SHEET 6P1)

T.H.I.S Design

DESIGN and DEVELOPMENT

P.O. BOX 1518 Los Gatos, CA, 95031
 VOICE: 408.354.1833
 www.thisdesign.com



WEST (REAR) ELEVATION

NO CHANGES IN EXISTING GRADE PROPOSED



NORTH (RIGHT) SIDE ELEVATION

proposed new single-story residence, basement and ADU for the:
SHAMSODDINI RESIDENCE

16705 Hillow Road
 Los Gatos, CA 95032

A.P.N. 532 - 08 - 017
 LOT 2
 5,116.0 SF

R - 1

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Revisions:

rear and right side exterior elevations

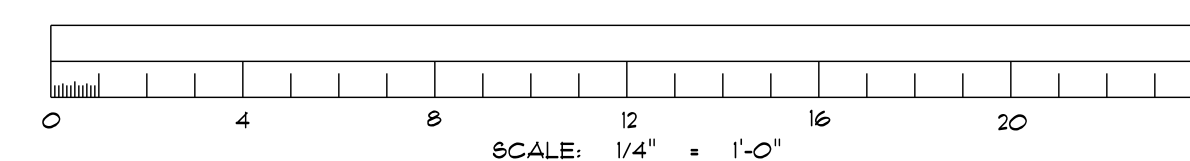
scale: 1/4" = 1'-0"

2023 - 31

April 02, 2024

Sheet

A4.1



16705 Hillow Road, Los Gatos, CA 95032 / SHAMSODDINI / TH19

proposed new single-story residence, basement and ADU for the:

SHAMSODDINI RESIDENCE

16705 Hillow Road
 Los Gatos, CA 95032

A.P.N. 532 - 08 - 017
 LOT 2
 5,116.0 SF

R - 1

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Revisions:

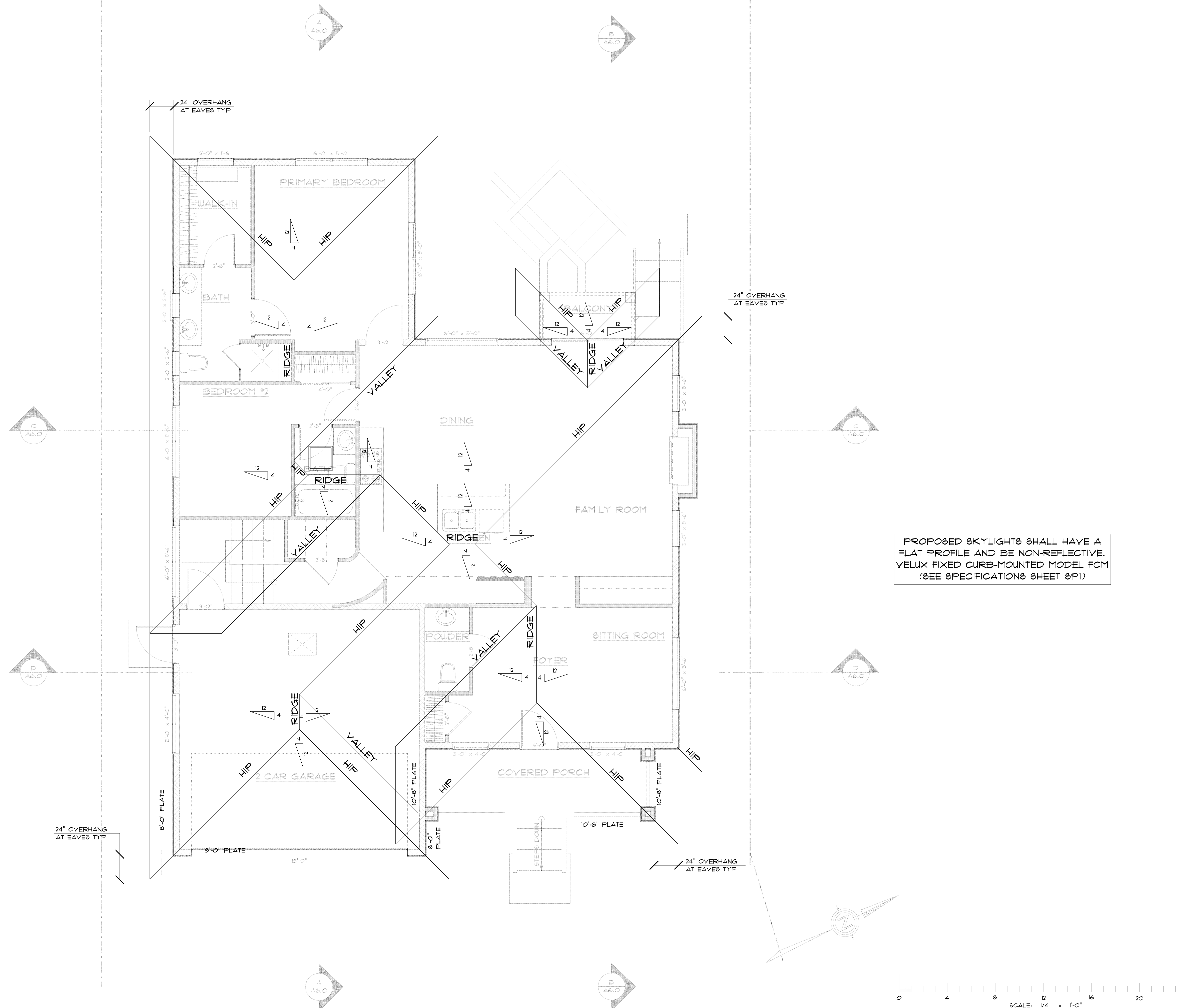
roof plan

scale: 1/4" = 1'-0"

2023 - 31

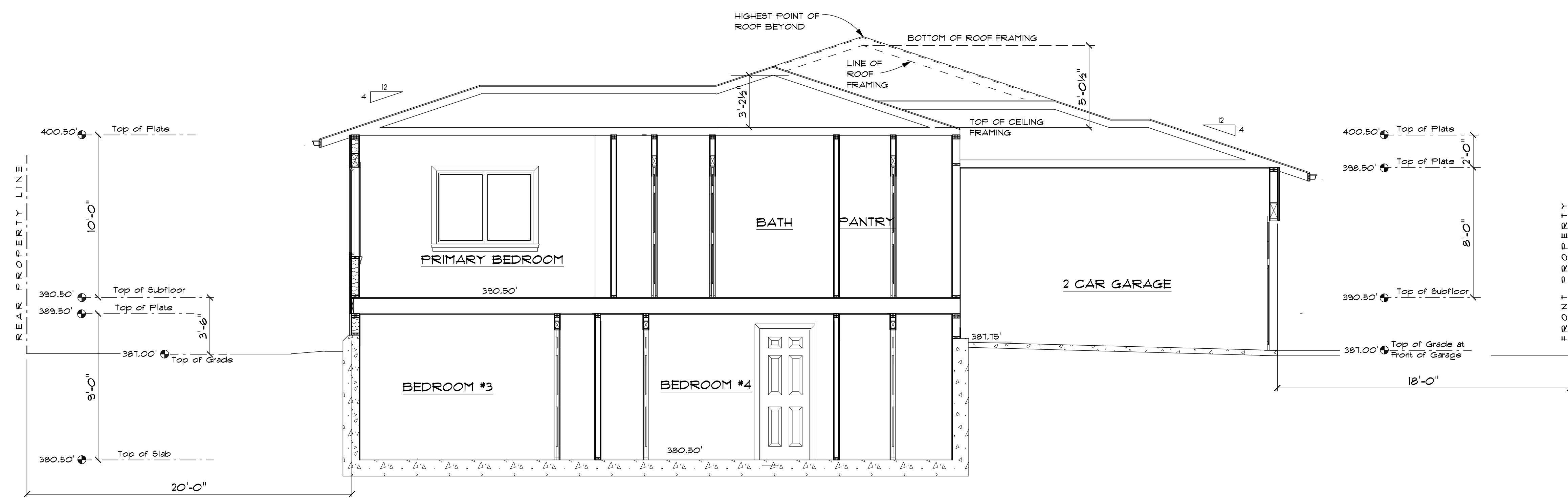
April 02, 2024

Sheet
A5.0



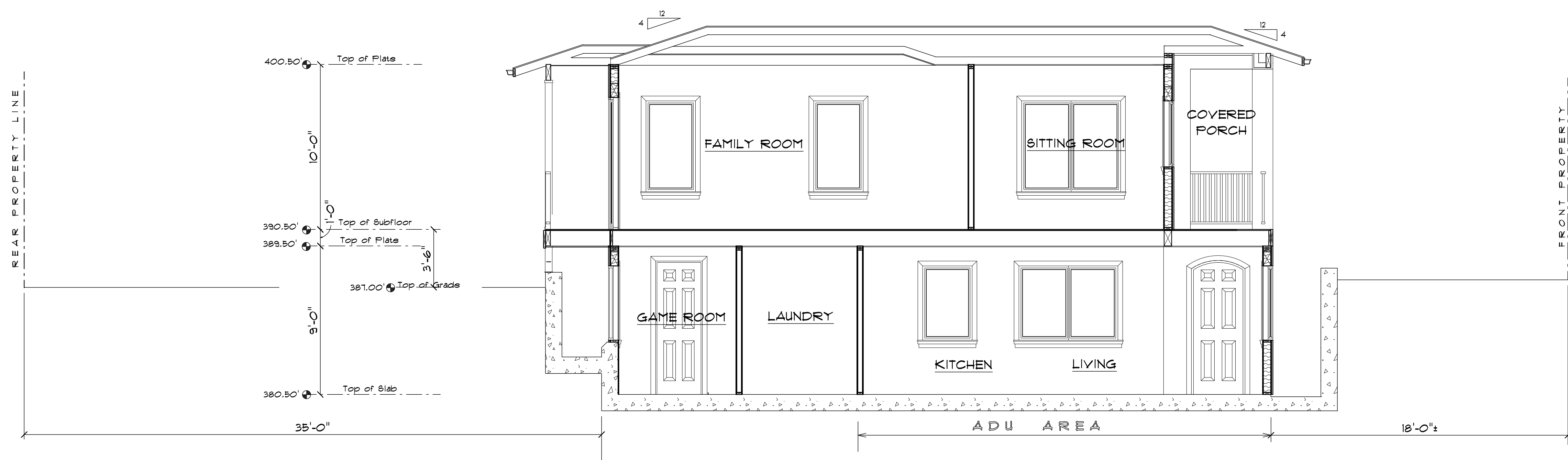
PROPOSED SKYLIGHTS SHALL HAVE A FLAT PROFILE AND BE NON-REFLECTIVE. VELUX FIXED CURB-MOUNTED MODEL FCM (SEE SPECIFICATIONS SHEET SP1)

16705 Hillow Road, Los Gatos, CA 95032 / SHAMSODDINI / TH18



CROSS SECTION A

NO CHANGES IN EXISTING GRADE PROPOSED



CROSS SECTION B

proposed new single-story residence, basement and ADU for the:
SHAMSODDINI RESIDENCE
 16705 Hillow Road
 Los Gatos, CA 95032
 A.P.N. 532 - 08 - 017
 LOT 2
 5,116.0 SF
 R - 1
 THE ADU SHALL BE UNDER A SEPARATE MINISTERIAL PERMIT

building department stamp

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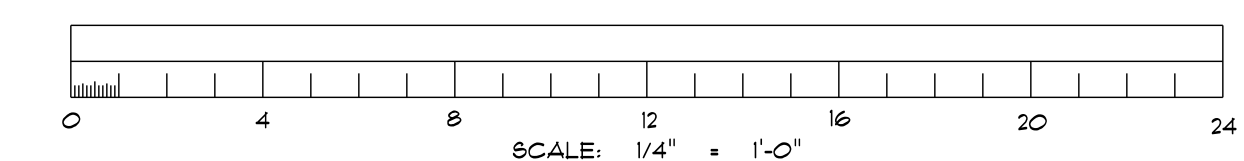
Revisions:

cross sections A and B

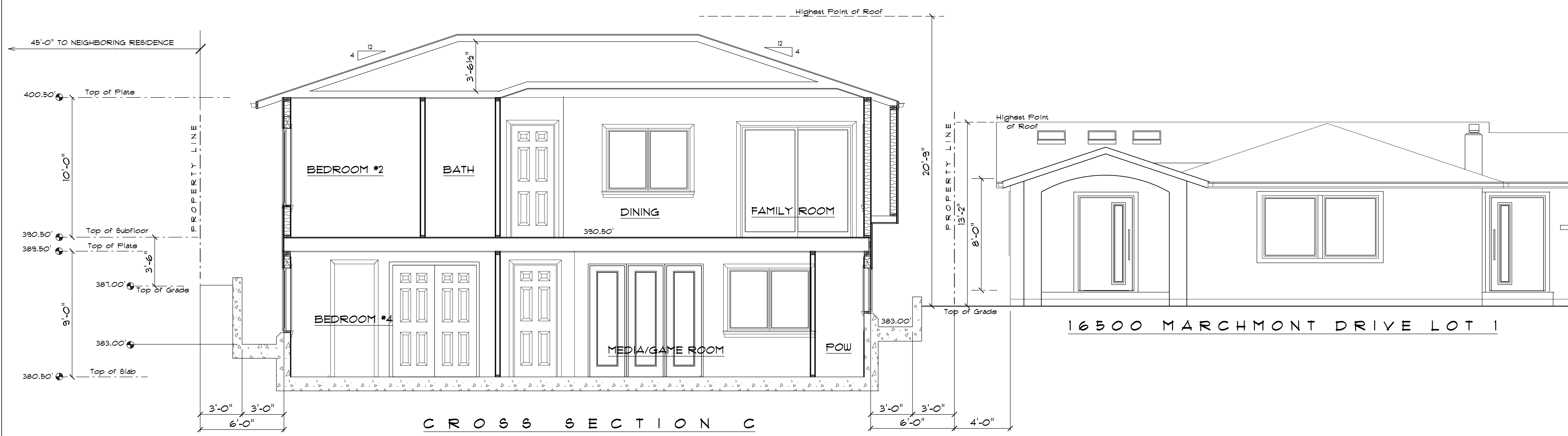
scale: 1/4" = 1'-0"

2023 - 31
 April 02, 2024

Sheet
A6.0

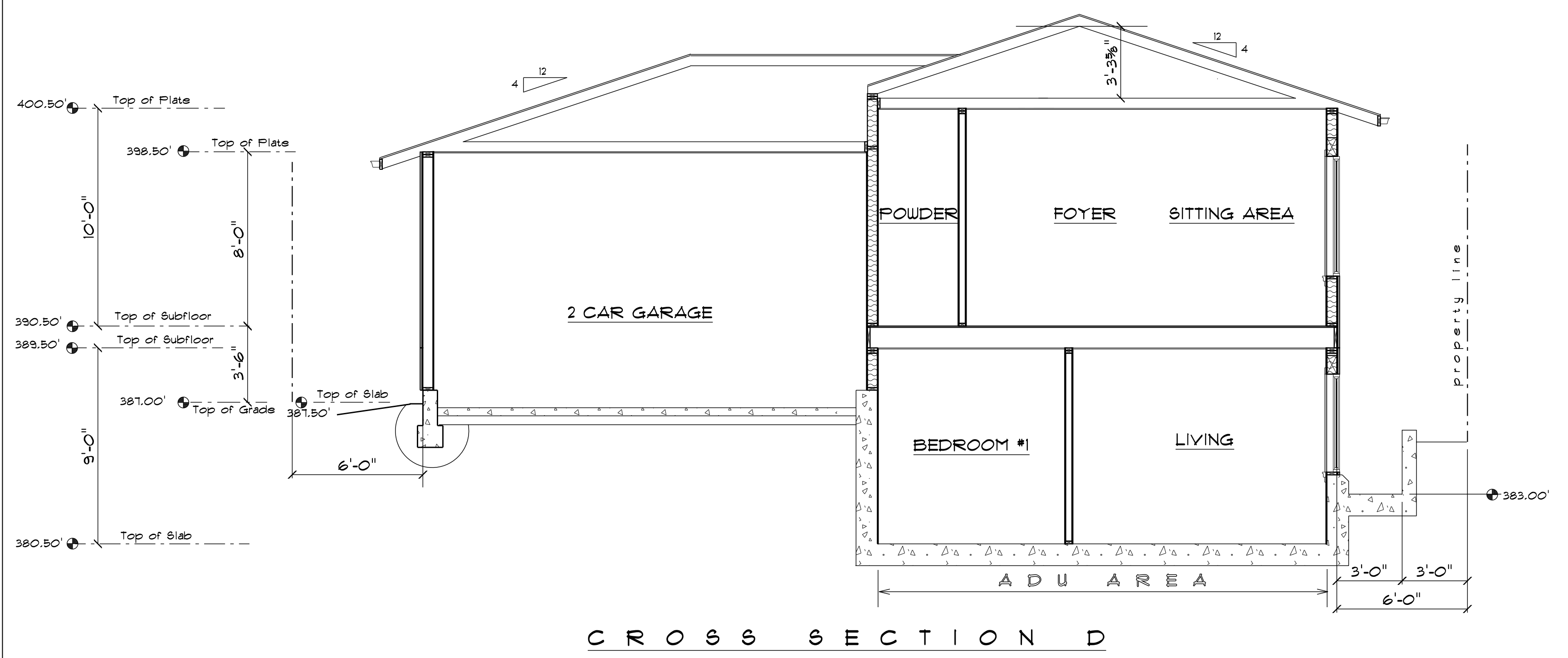


16705 Hillow Road / Los Gatos / Shamsoddini / THID



CROSS SECTION C

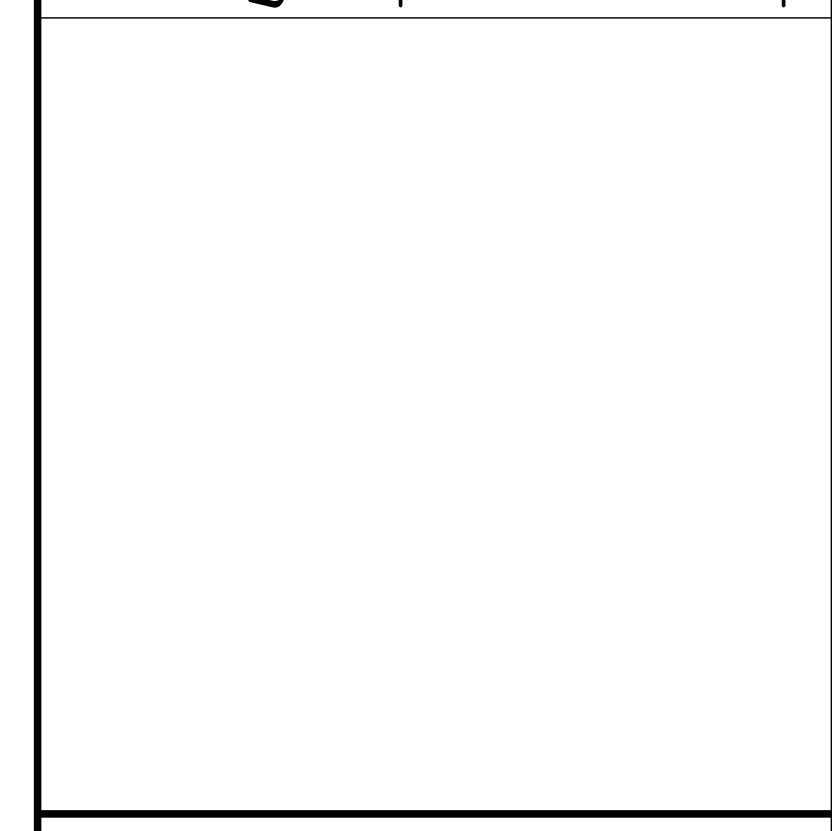
NO CHANGES IN EXISTING GRADE PROPOSED



CROSS SECTION D

proposed new single-story residence, basement and ADU for the:
SHAMSODDINI RESIDENCE
 16705 Willow Road
 Los Gatos, CA 95032
 A.P.N. 532 - 08 - 017
 LOT 2
 5,116.0 SF
 R - 1
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building department stamp



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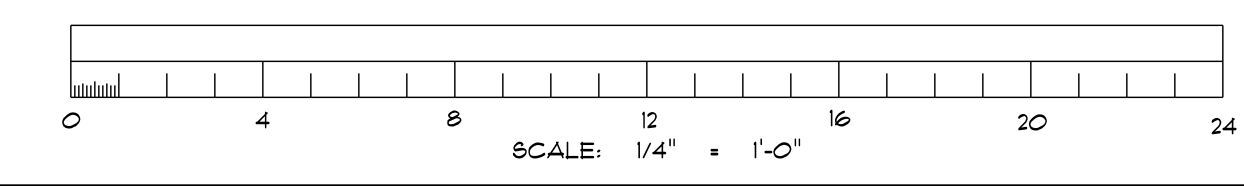
Revisions:

cross sections C and D

scale: 1/4" = 1'-0"

2023 - 31 Sheet

April 02, 2024 **A6.1**



16705 Willow Road, Los Gatos, CA 95032 / SHAMSODDINI / 7.19

proposed new single-story residence, basement and ADU for the:
SHAMSODDINI RESIDENCE

16705 Hillow Road
 Los Gatos, CA 95032

A.P.N. 532 - 08 - 017
 LOT 2
 5,116.0 SF

R - 1

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Revisions:

calculation plans

scale: 1/4" = 1'-0"

2023 - 31

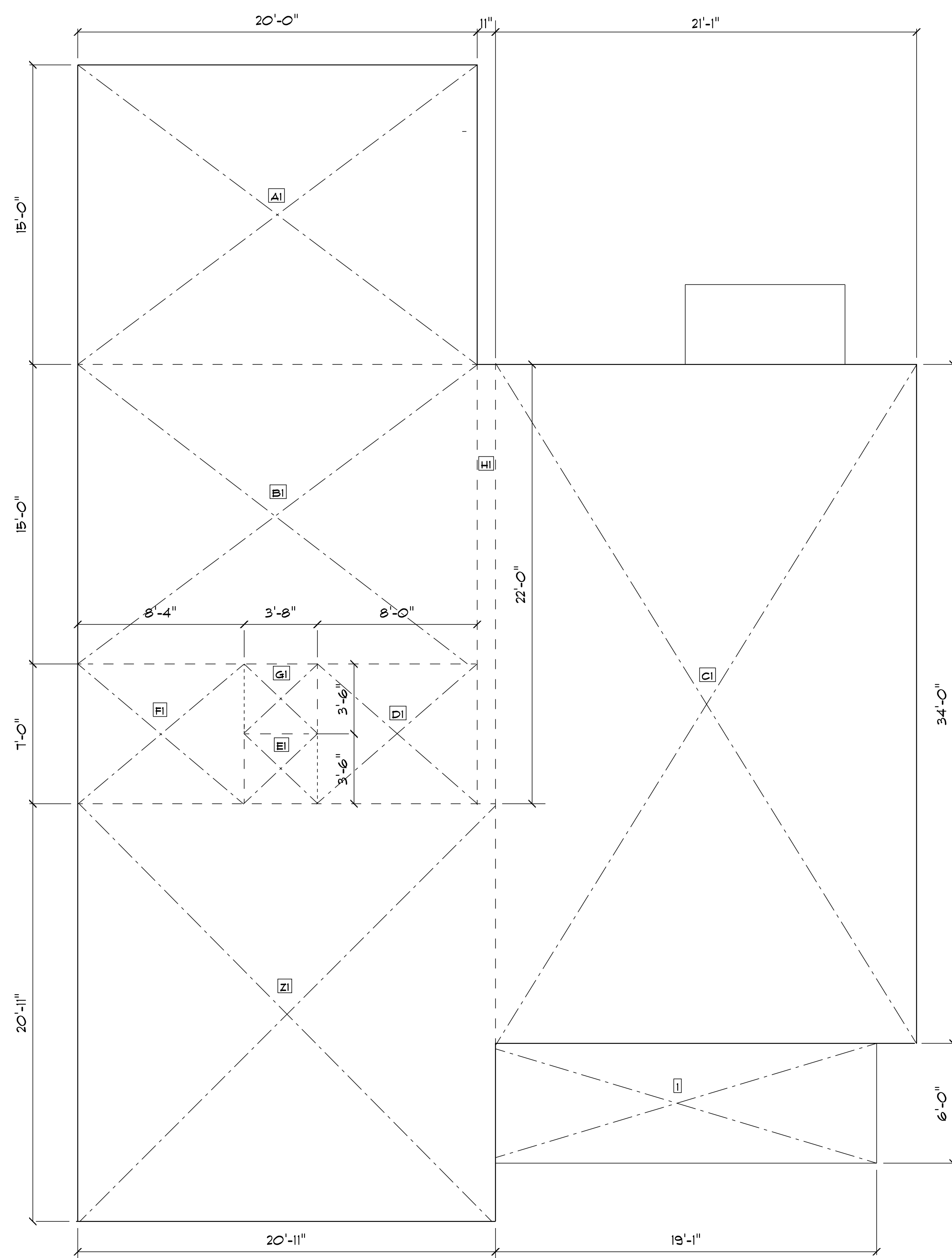
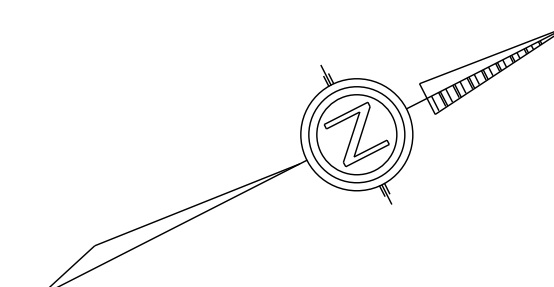
April 02, 2024

Sheet

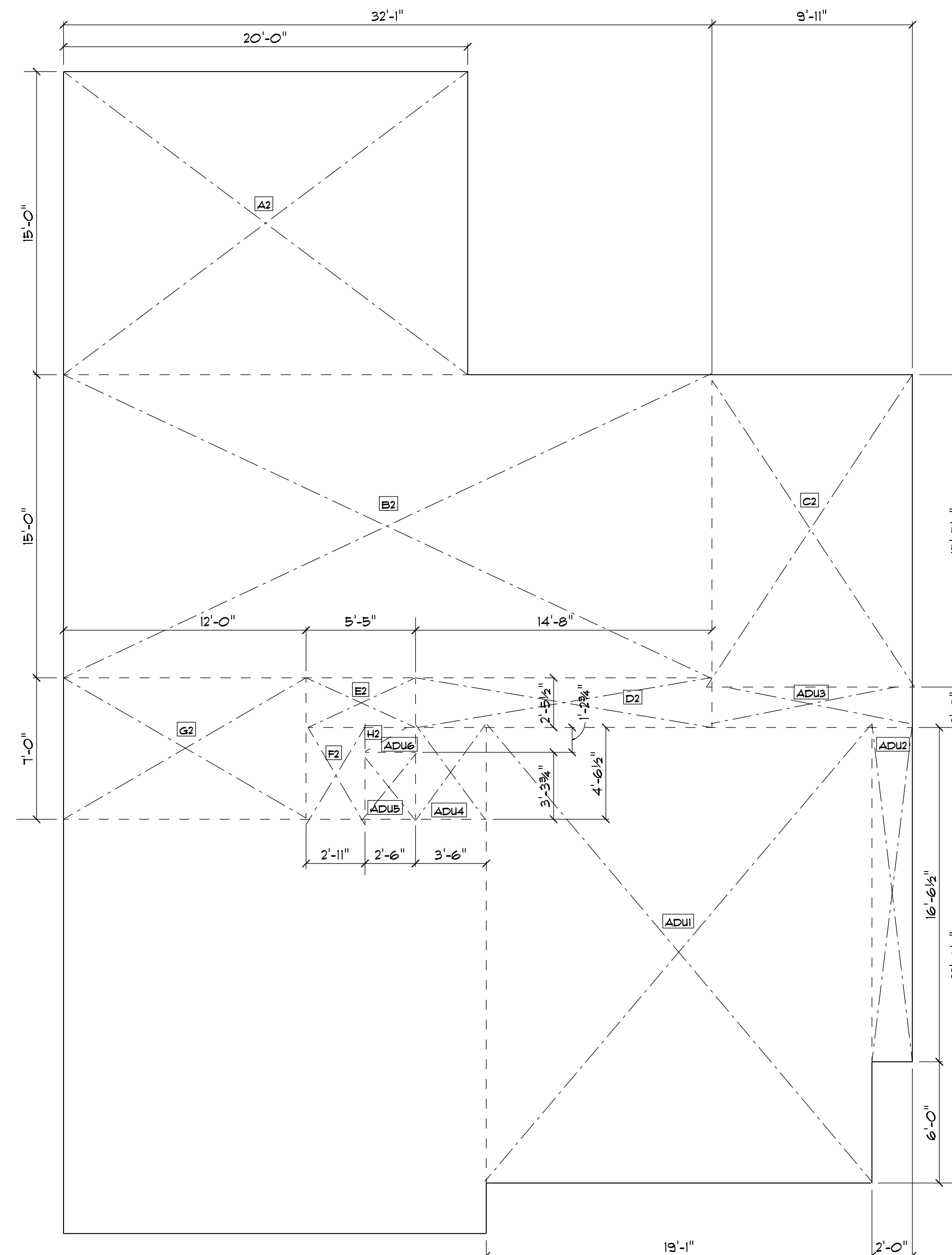
CPI

SQUARE FOOT CALCULATIONS:

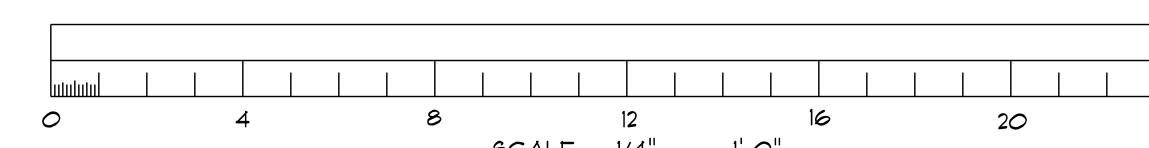
KEY	SIZE	SQ. FT.
[A1]	20'-0" x 15'-0"	300.00
[B1]	20'-0" x 15'-0"	300.00
[C1]	21'-1" x 34'-0"	716.83
[D1]	8'-0" x 7'-0"	56.00
[E1]	3'-8" x 3'-6"	12.83
[F1]	8'-4" x 7'-0" STAIRWAY	58.33
[G1]	3'-8" x 3'-6" STAIRWAY	12.83
[H1]	11" x 22'-0"	20.16
TOTAL MAIN FLOOR LIVABLE AREA (INCLUDING STAIRWAY)		1,461.98
[A2]	20'-0" x 15'-0"	300.00
[B2]	32'-1" x 15'-0"	481.25
[C2]	9'-11" x 15'-5 1/2"	153.29
[D2]	14'-8" x 2'-5 1/2"	36.05
[E2]	5'-5" x 2'-5 1/2"	13.31
[F2]	2'-11" x 4'-6 1/2"	13.24
[G2]	12'-0" x 7'-0"	84.00
TOTAL LOWER FLOOR LIVABLE AREA		1,091.14
TOTAL RESIDENCE LIVABLE AREA		2,549.12
[ADU1]	19'-1" x 22'-6 1/2"	430.17
[ADU2]	2'-0" x 16'-6 1/2"	33.08
[ADU3]	9'-11" x 2'-0"	19.83
[ADU4]	3'-6" x 4'-6 1/2"	15.85
[ADU5]	2'-6" x 3'-3 3/4"	8.28
[ADU6]	2'-8" x 1'-4 3/4" / 2	1.86
TOTAL ADU AREA		509.11
[Z1]	20'-11" x 20'-11"	437.50
TOTAL GARAGE AREA		437.50
[I]	19'-1" x 6'-0"	114.50
TOTAL COVERED PORCH AREA		114.50



MAIN FLOOR PLAN



LOWER FLOOR/ADU PLAN



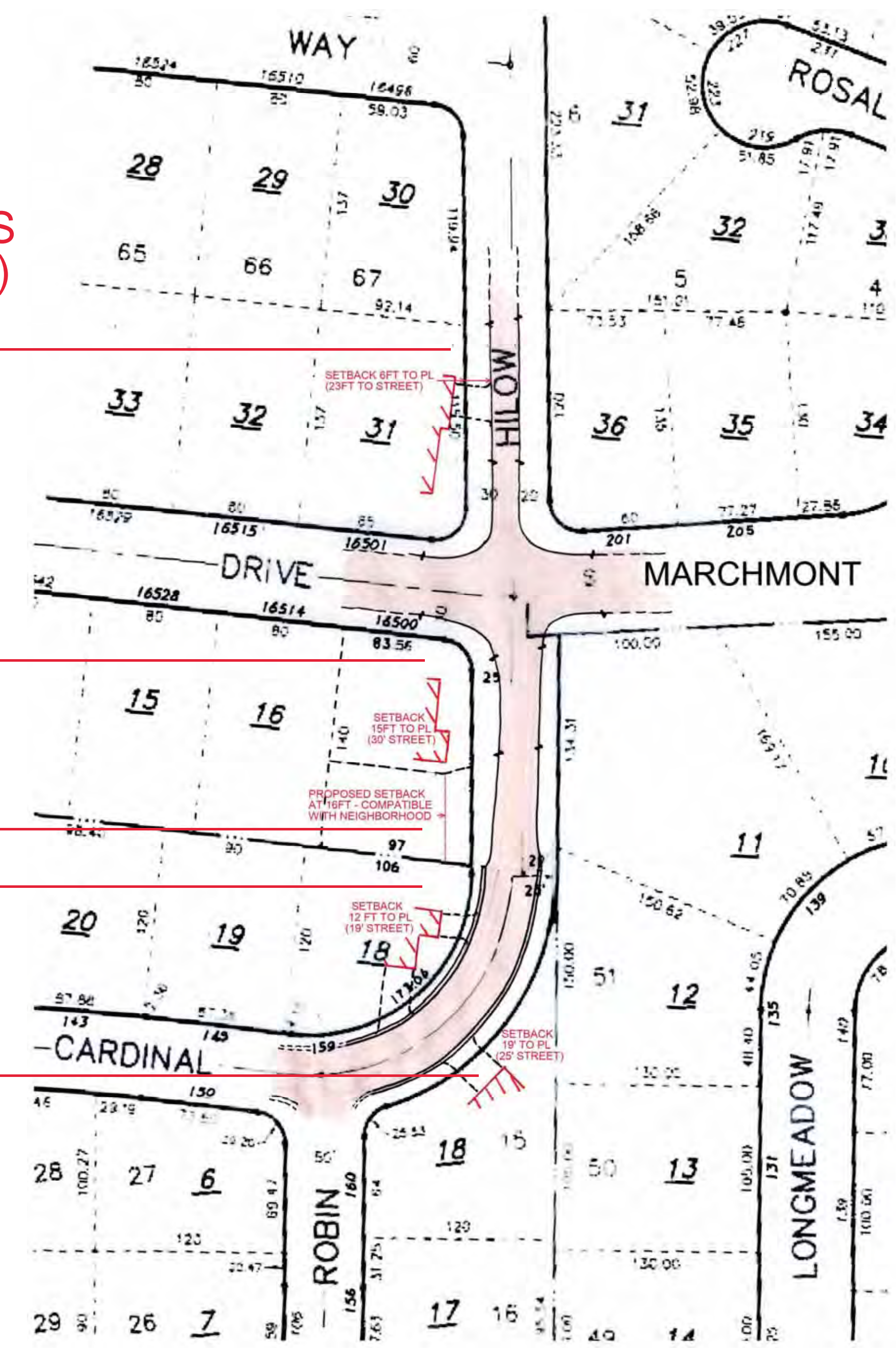
COMPARATIVE SETBACKS TO HILOW ROAD (FRONT)

STREET SETBACK 6FT

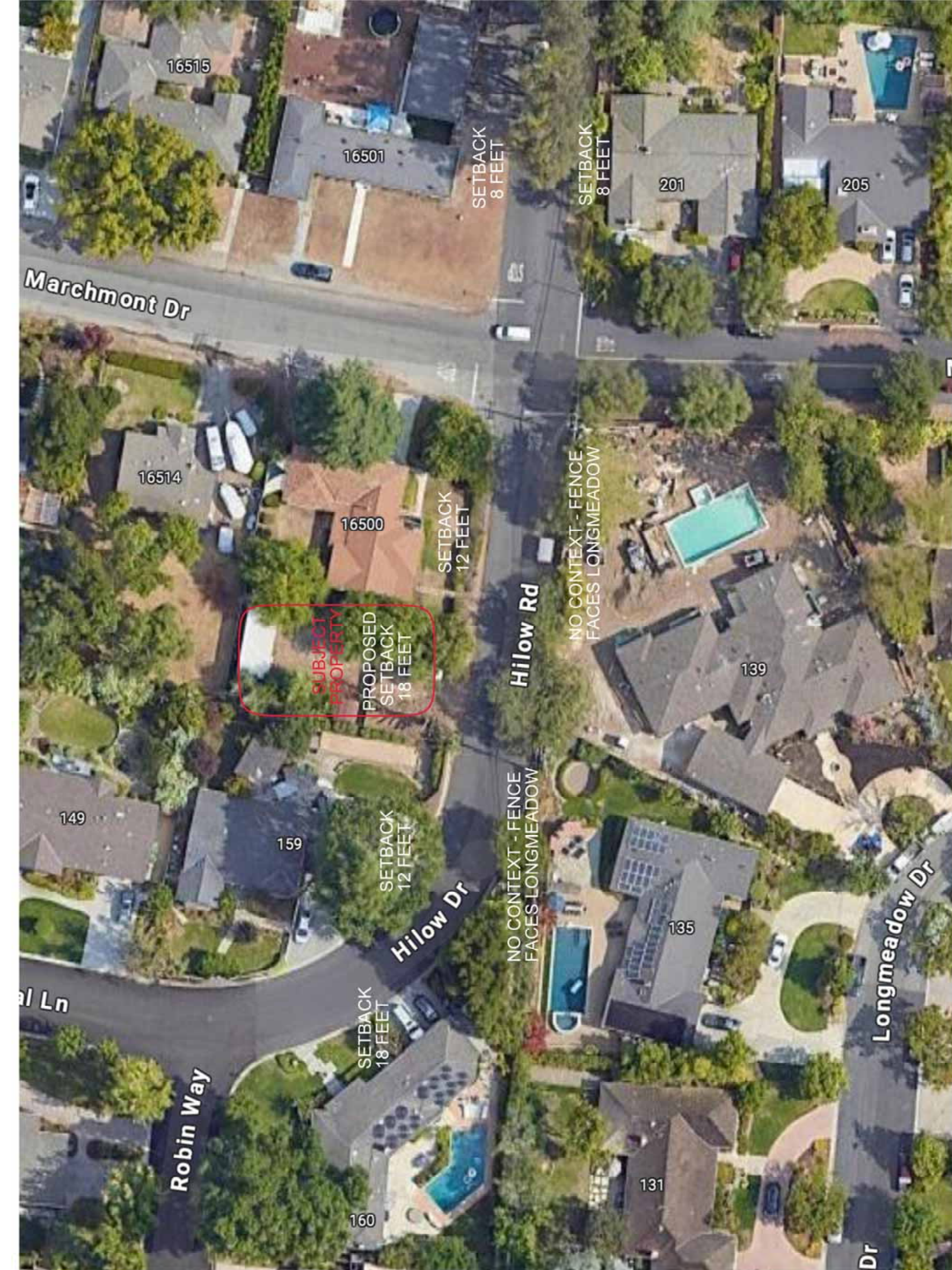
STREET SETBACK 15FT

FRONT SETBACK 16FT HILOW RD PROPOSED
 STREET SETBACK 12FT AT CARDINAL FRONTAGE

STREET SETBACK 19FT AT CARDINAL FRONTAGE



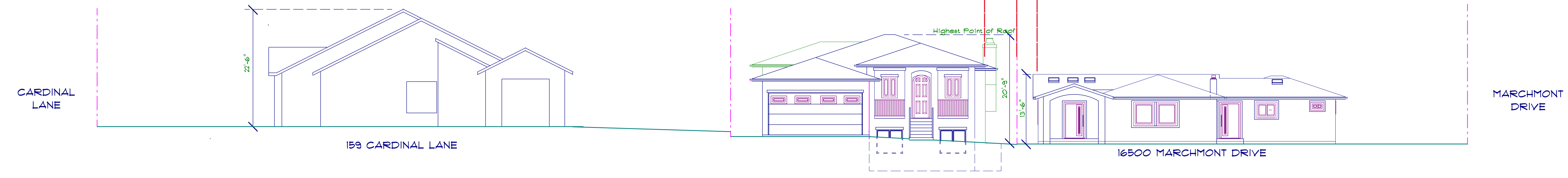
NEIGHBORHOOD SETBACK COMPARISON
 NO SCALE



NEIGHBORHOOD CONTEXT PLAN
 NO SCALE

SIDE SETBACKS

PROPOSED 6FT 4FT EXISTING AT
 16705 HILOW 16500 MARCHMONT



HILOW ROAD

proposed new two-story residence, basement and ADU for the:
SHAMSODDINI RESIDENCE

16705 Hilow Rd
 Los Gatos, CA 95032

A.P.N. 532 - 08 - 011

R - 1

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Revisions: Plancheck Comments 8-24-24

schematic streetscape

2023 - 31

April 02, 2024

Sheet
SCI.O

Friday, May 24, 2024 16500 MARCHMONT DRIVE / LOS GATOS / CA 95032

EAST SIDE OF HILOW/CARDINAL LANE



149 CARDINAL



159 CARDINAL

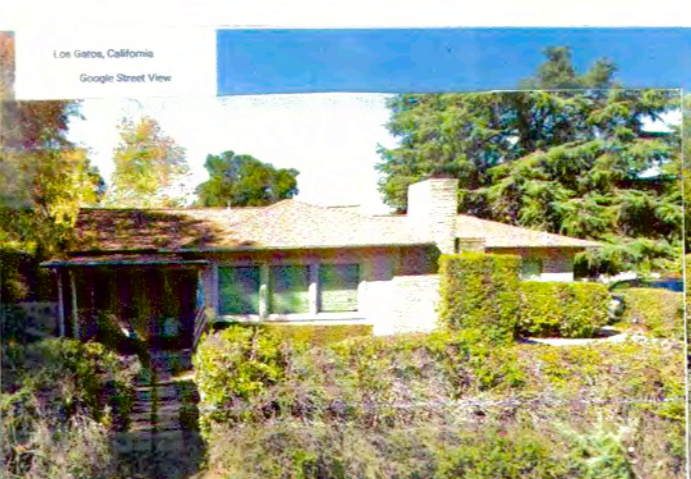
- THIS PROJECT CONTINUES FROM CARDINAL LANE
- THERE ARE NO HOUSES FRONTING ON HILOW HERE



159 CARDINAL
(AT CORNER)



PROPOSED
PROJECT
(SCHEMATIC
RENDERING)



16500 MARCHMONT



MARCHMONT DRIVE



16501 MARCHMONT

WEST SIDE OF HILOW/CARDINAL
(OPPOSITE SIDE OF STREET)



150 CARDINAL



201 MARCHMONT
(BEHIND TREES)



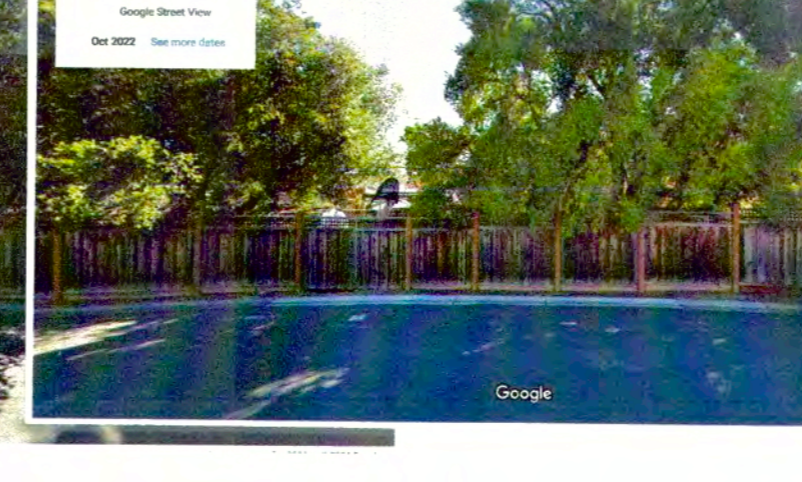
MARCHMONT DRIVE



139 LONGMEADOW
(BEHIND FENCE)



135 LONGMEADOW
(BEHIND FENCE)



160 ROBIN WAY
(AT CARDINAL)



139 LONGMEADOW
(FRONT OF HOUSE)



135 LONGMEADOW
(FRONT OF HOUSE)

proposed new two-story
residence, basement and ADU for the:

SHAMSODDINI RESIDENCE

16705 Hilow Rd
Los Gatos, CA 95032

A.P.N. 532 - 08 - 017

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Revisions: Plancheck Comments 8-24-24

streetscape

2023 - 31

May 23, 2024

Sheet
SCI.0

Thursday, May 23, 2024 16500 MARCHMONT DRIVE / LOS GATOS / T.H.I.S

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