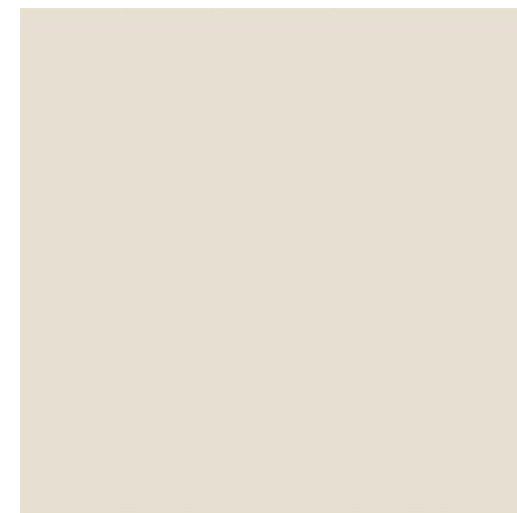


A NEW HOME FOR TOKMAN FAMILY



STUCCO - SHERWIN WILLIAMS - SHOJI WHITE



BROWN BARREL TILE ROOF



FRONT ENTRANCE-BISQUE VENEER STONE SIDING



TRIM AND ACCENTS SHERWIN WILLIAMS - IRON ORE

FOUNDATION INSPECTIONS: A pad certificate prepared by a California-licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at the foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:

- Building pad elevation
- Finish floor elevation
- Foundation corner locations
- Retaining wall(s) locations and elevations

CITY STAMP AREA

REVISIONS

REV #	DATE	BY

DESIGNER'S SIGNATURE

Michelle Miner

THE PLANS, IDEAS AND DESIGN SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DEVICES SOLELY FOR THIS PROJECT. PLANS SHALL NOT BE USED, SHOWN OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MICHELLE MINER DESIGN.

michelle miner
— design —
18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 Shelminer@aol.com

NOTE TO CONTRACTOR

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS, THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF MICHELLE MINER DESIGN, AND REQUESTS ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERROR IS FOUND ON PLAN OF ANY KIND NOTIFY MICHELLE MINER DESIGN. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF MICHELLE MINER DESIGN. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK, NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MICHELLE MINER DESIGN. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MICHELLE MINER DESIGN.

SPECIAL NOTES

BEFORE YOU START CONSTRUCTION REVIEW ALL SHEETS CAREFULLY. READ THE GREEN CHECKLIST SHEETS AND THE TITLE 24 SHEETS FOR REQUIREMENTS AS RULES HAVE CHANGED AND THERE MAY BE THINGS YOU ARE NOT EXPECTING

SCOPE OF WORK

DEMOLISH EXISTING SINGLE STORY HOUSE AND DETACHED GARAGE
BUILD A NEW 2 STORY HOME WITH ATTACHED GARAGE AND ATTACHED ADU

ANALYSIS

ASSESSOR'S PARCEL # 407-13-018
LOT AREA: 12,491 S.F.
ZONING: R1-10
TYPE OF CONSTRUCTION: V-B
OCCUPANCY RATING: R-3, U
EXISTING USE: SINGLE FAMILY RES.
SLOPE OF LOT FLAT LOT
FLOOD ZONE X
HISTORIC NO
FIRE SPRINKLERS YES
WUI NO
STORIES (E) = 1, (N) = 2
MAX. HEIGHT 30'
YEAR BUILT 1962
REQUIRED PARKING 2 COVERED
PROVIDED PARKING 2 COVERED, 2 UNCOVERED

REQUIRED SETBACKS
FRONT SETBACK 25'
SIDE SETBACKS 10'
REAR SETBACK 20'
ADU SIDE AND REAR SETBACK 4'

EXISTING
EXISTING LIVING: 2150 S.F.
EXISTING GARAGE: 540 S.F.
TOTAL EXISTING 2690 S.F.

PROPOSED
NEW LOWER LIVING 1476 S.F.
NEW UPPER LIVING 2023 S.F.
TOTAL LIVING 3499 S.F.
NEW GARAGE 636 S.F.
GRAND TOTAL SQUARE FOOTAGE 4135 S.F.
NEW ADU (ADU under a separate ministerial permit) 998 S.F.

MAX. FLOOR AREA 3622 S.F.
MAX. GARAGE 987 S.F.

LOT COVERAGE
EXISTING
HOUSE AND GARAGE 2690 S.F.

PROPOSED
FIRST FLOOR HOUSE, GARAGE AND ADU 3110 S.F.

ALLOWABLE LOT COVERAGE 4996 S.F.

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DEFERRED SUBMITTALS

FIRE SPRINKLERS REQUIRED

- FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS - NOTE THAT PER CRC 313.3-7, A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUT OFF VALVE TO THE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: "WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS, AND AUTOMATIC SHUT OFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN."
- CONSTRUCTION WASTE MANAGEMENT PLAN IN ACCORDANCE WITH CALGREEN 4.408.2

SEPARATE PERMIT

- PHOTOVOLTAIC ROOFING SYSTEM

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND OTHER REQUIREMENTS WHICH HAVE BEEN ADOPTED BY THE LOCAL JURISDICTION OR ARE OTHERWISE APPLICABLE TO THIS PROJECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
- IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
- THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
- THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
- EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
- ANY PROPOSED SHUT DOWN OF UTILITIES SHALL BE REGISTERED IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
- ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOURS SHALL BE MADE IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
- PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 718 OF THE CURRENT ADOPTED EDITION OF C.B.C.
- EXITING NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.
- JOB COPIES OF THE APPROVED BUILDING PLANS, REVISIONS, AND DEFERRED SUBMITTALS SHALL BE ON-SITE DURING INSPECTIONS. CONSTRUCTION SITE SHALL BE ENCLOSED BY 6" OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.

NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER.

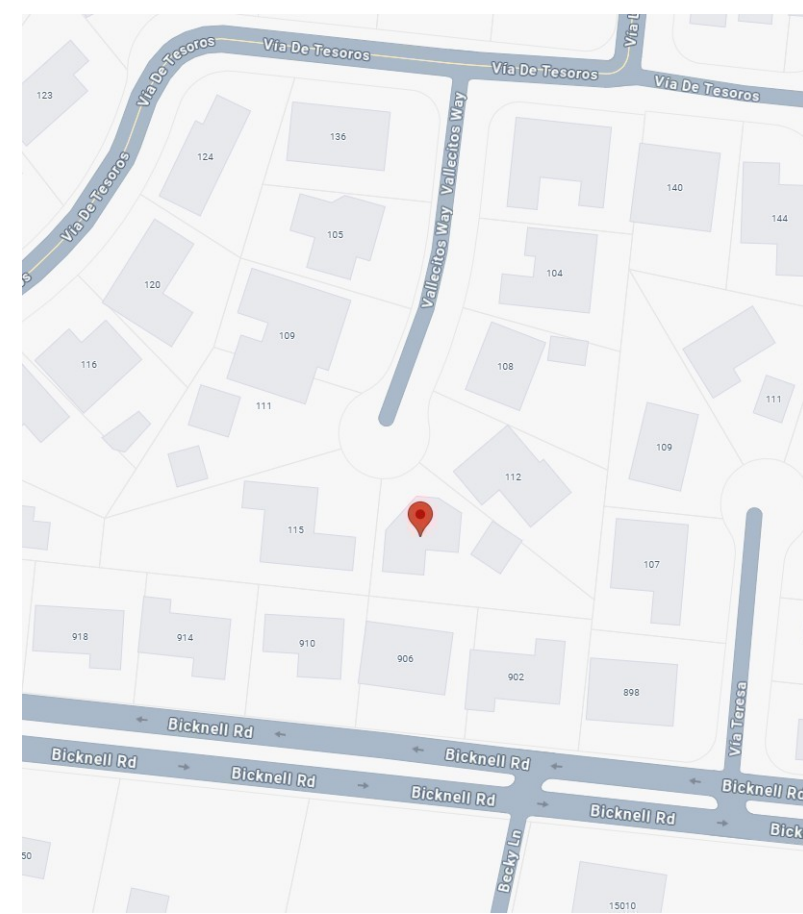
ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.

THE PROJECT SHALL HAVE A SIGNAGE VIEWABLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS: MON-FRI FROM 7:30 AM TO 6 PM, SATURDAYS FROM 9AM TO 5 PM.

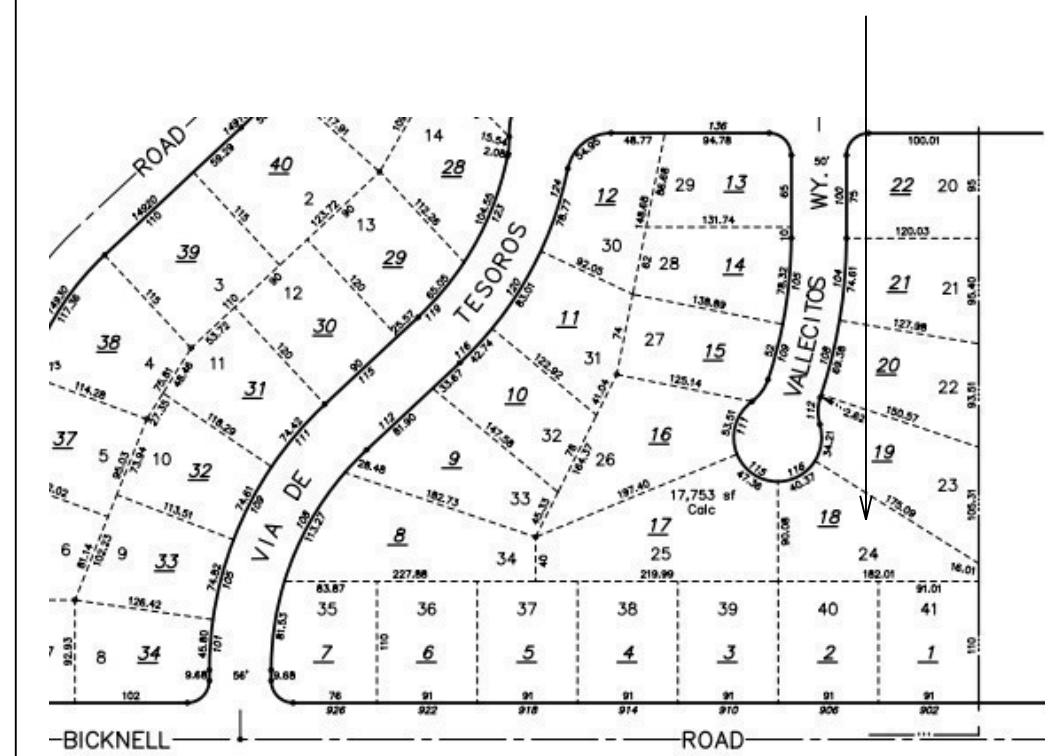
CONSTRUCTION WASTE MANAGEMENT - RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE. THE CITY OF SUNNYVALE REQUIRES THE USE OF GREEN HALO, THE CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT PLAN (CDWMP) WASTE-TRACKING PROGRAM TO DOCUMENT AND MONITOR COMPLIANCE.

OPERATION AND MAINTENANCE MANUAL. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER

VICINITY MAP



PARCEL MAP



APPLICABLE CODE

ALL CONSTRUCTION SHALL COMPLY WITH:

- 2025 CALIF. FIRE CODE
- 2025 CALIF. BLDG CODE
- 2025 CALIF. RESIDENTIAL CODE
- 2025 CALIF. MECH. CODE
- 2025 CALIF. PLUMB'G CODE
- 2025 CALIF. ELEC. CODE
- 2025 CALIF. ENERGY CODES
- 2025 CALIF. GREEN BUILDING CODES
- CALIF. CODE REGULATIONS TITLE 24, PARS 1-12
- ANY OTHER APPLICABLE LOCAL & STATE LAWS & REGULATIONS.

PERSONAE

OWNER
Eyal & Anat Tokman
116 Vallecitos Way
Los Gatos, CA 95070
408.505.0338
tokman.eyal@gmail.com

DESIGNER
MICHELLE MINER DESIGN
MICHELLE MINER
18488 PROSPECT RD. #6
SARATOGA, CA 95070
SHELMINER@AOL.COM
408-396-0984

GEOTECH
FRANK LEE & ASSOCIATES
10 KOOTENAI CT.
FREMONT CA 94539
510-676-5859
SOILS REPORT DATED 28 NOV 2025

CIVIL ENGINEER
ADVANCED DEVELOPMENT
JACOB SAIDIAN
2933 BENJAMIN COURT
SAN JOSE, CA 95124
408-376-0570
jsaidian@yahoo.com

SURVEYOR
WILSON LAND SURVEYOR
261 CARLTON CT.
LOS GATOS, CA 95032
KOENW@WILSONLANDSURVEYS.COM
408-540-7687

Eyal & Anat Tokman
116 Vallecitos Way, Los Gatos, CA 95032
408.505.0338 tokman.eyal@gmail.com

SURVEYOR'S NOTE

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

Kenneth D. Wilson 6/4/2025

KENNETH D. WILSON LS 5571 DATE

SITE BENCHMARK

ELEVATIONS FOR THIS SURVEY ARE BASED ON CITY OF LOS GATOS BENCHMARK MS03.

GENERAL NOTES

1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
3. BUILDING WALLS WERE LOCATED AT MAIN FINISH LOCATIONS (STUCCO, BRICK OR WOOD SIDING AS IT EXISTS IN THE FIELD).
4. LOCATIONS OF ALL EXISTING ONSITE FEATURES (WITH THE EXCEPTION OF THE EXISTING BUILDING) SHOULD NOT BE USED AS A REFERENCE WHEN LAYING OUT NEW CONSTRUCTION.
5. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
6. LINES ON LAYER "X-BOUNDARY" SHOULD BE USED AS BASIS OF DESIGN FOR BOUNDARY.
7. LINES ON LAYER "X-BLDG" SHOULD BE USED AS BASIS OF DESIGN FOR BUILDING LOCATION (SEE GENERAL NOTE 3).

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

EASEMENT NOTE

A TITLE REPORT WAS PROVIDED BY THE CLIENT. THE REPORT WAS PREPARED BY CHICAGO TITLE INSURANCE COMPANY AND IS DATED APRIL 9, 2025 WITH AN ORDER NUMBER OF FWPS-3021241134-KF. ALL EASEMENTS SHOWN IN THAT REPORT ARE EITHER PLOTTED OR ADDRESSED ON THIS SURVEY.

SETBACK LINES NOTE

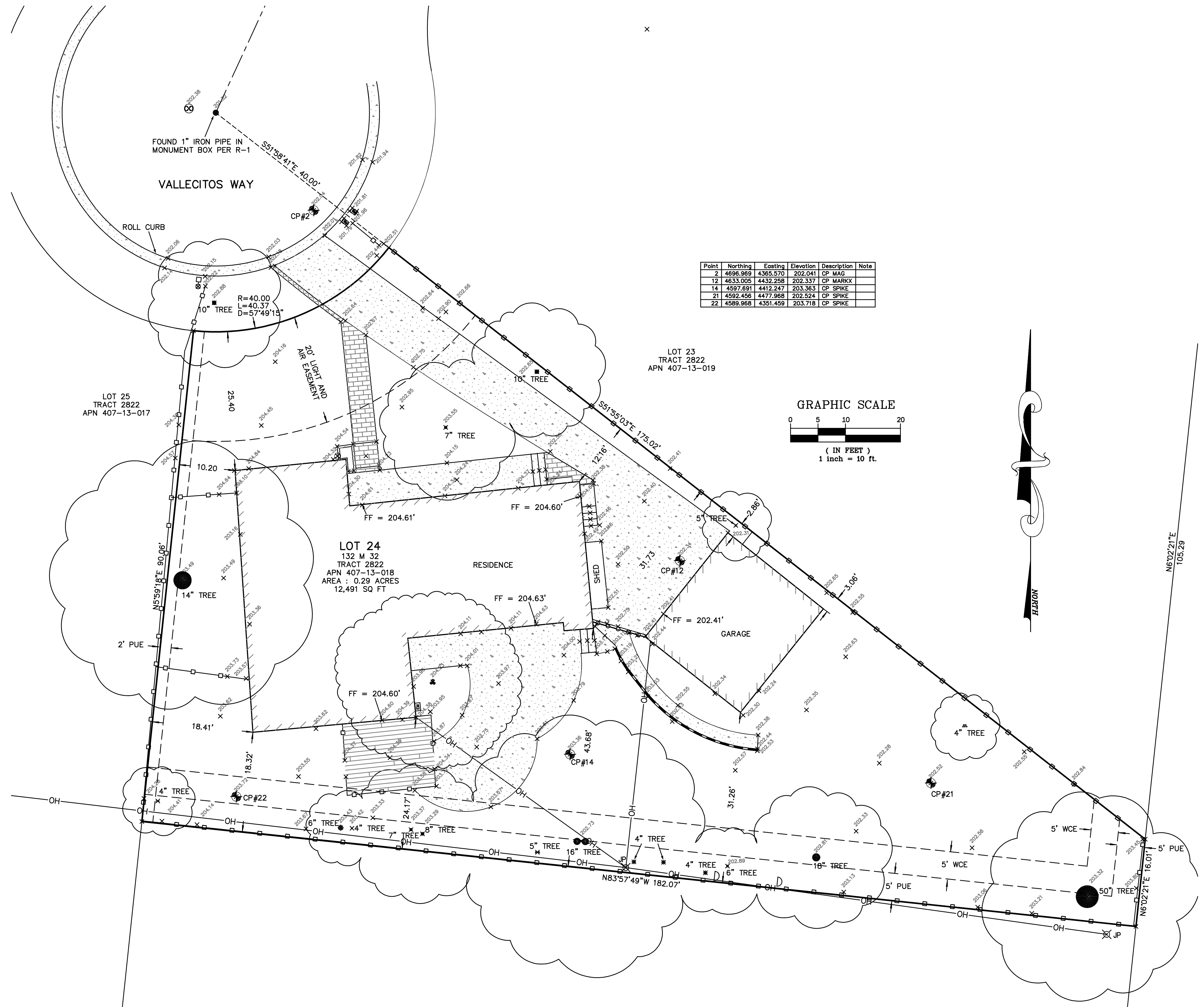
BUILDING SETBACK LINES WERE NOT SHOWN ON THIS MAP (EVEN IF THEY ARE SHOWN ON THE ORIGINAL TRACT MAP). THE DESIGNER SHOULD CHECK WITH THE APPROPRIATE AUTHORITY TO DETERMINE BUILDING SETBACK LINES.

LEGEND

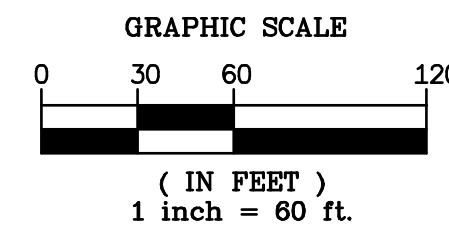
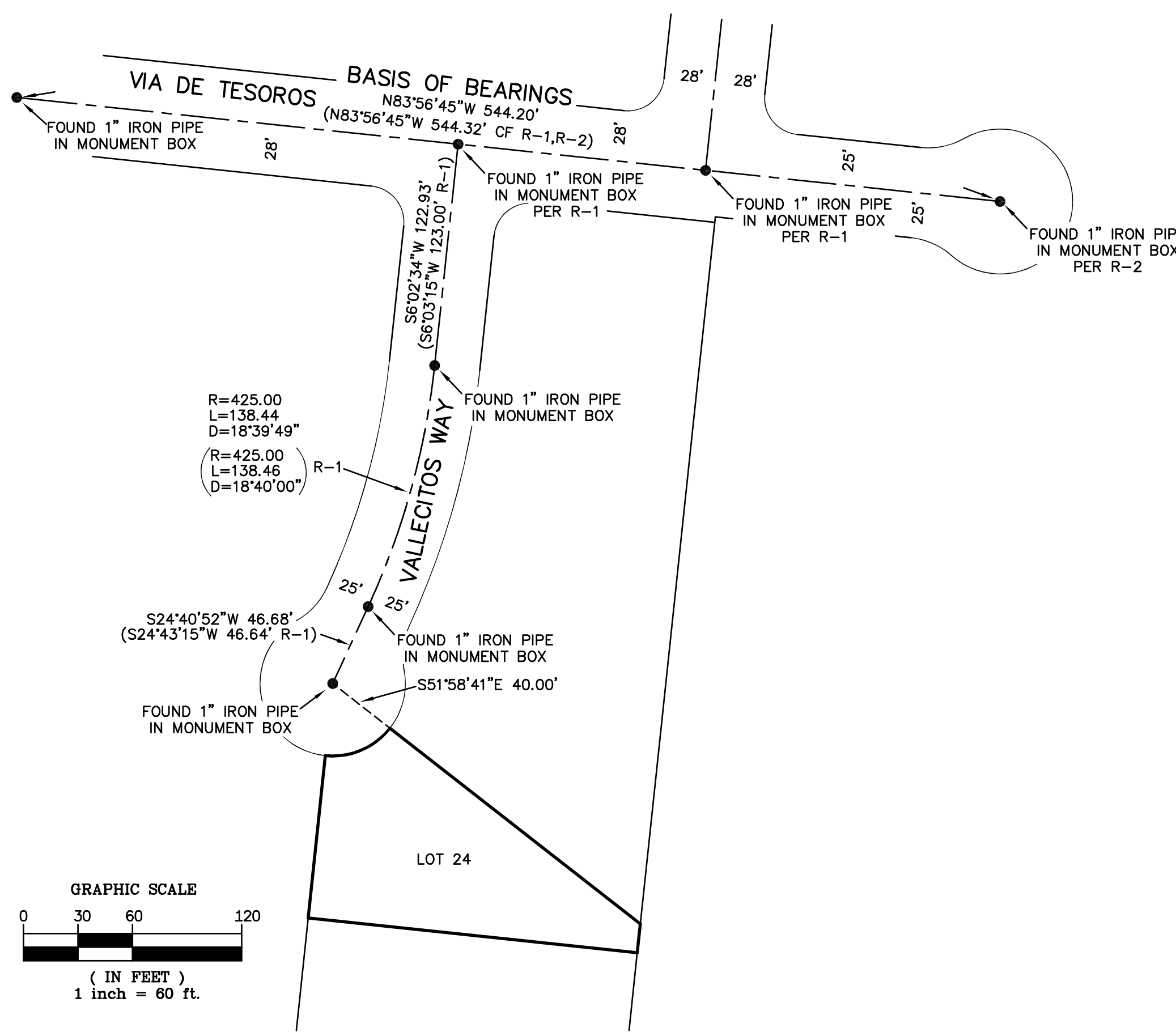
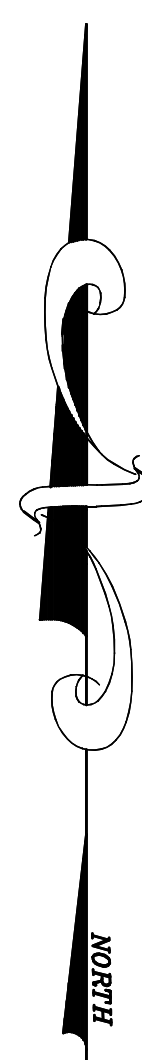
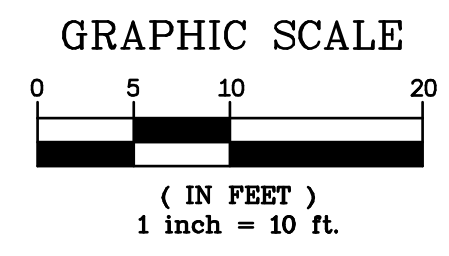
- FOUND AS NOTED
- PROPERTY LINE
- - - EASEMENT LINE/TIE LINE
- SS UG SEWER LINE
- W UG WATER LINE
- G UG GAS LINE
- PH UG PHONE LINE
- E UG ELEC LINE
- OH OVERHEAD LINE
- * LAMP POST
- ▭ BUILDING
- ▨ CONCRETE
- ▧ BRICKS
- ▩ PAVERS
- ▨ DECK
- ▨ DETECTABLE WARNING SURFACE
- SET 5/8" REBAR WITH PLASTIC CAP LS 9440
- SET BRASS SCREW AND 1" BRASS TAG LS 5571 IN CONCRETE
- ⊕ JOINT POLE
- ⊕ POWER POLE
- ⊕ UTILITY POLE
- ⊕ TELEPHONE POLE
- ⊕ BOLLARD
- ⊕ VALVE
- ⊕ SIGN
- ⊕ SANITARY SEWER MANHOLE
- ⊕ STORM DRAIN MANHOLE
- ⊕ COMMUNICATION MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ SEWER CLEANOUT
- ⊕ SURVEY CONTROL POINT
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ WATER METER
- ⊕ LIGHT POLE AND LIGHT
- ▭ WALL
- ▭ DROP INLET
- ▭ GUYWIRE
- ▭ MAILBOX
- ▭ UTILITY BOX
- ▭ WOOD FENCE
- ▭ CHAIN LINK FENCE
- R-1 132 M 32
- R-2 163 M 10

ABBREVIATIONS

- LO LIVE OAK
- WO WHITE OAK
- WCE WIRE CLEARANCE EASEMENT
- RW REDWOOD
- PUE PUBLIC UTILITY EASEMENT
- FF FINISH FLOOR
- OR OFFICIAL RECORDS



Point	Northing	Easting	Elevation	Description	Note
2	4696.969	4365.570	202.041	CP MAG	
12	4633.005	4432.258	202.337	CP MARKX	
14	4597.691	4412.247	203.963	CP SPIKE	
21	4592.456	4477.968	202.524	CP SPIKE	
22	4589.968	4351.459	203.718	CP SPIKE	

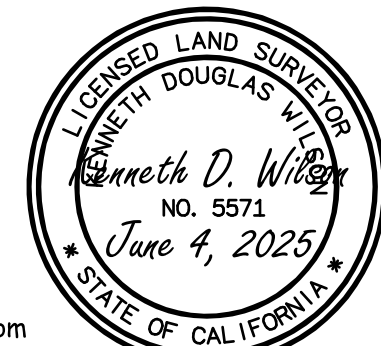


This map was prepared on an installment of service for the preparation of plans and specifications for construction on the site shown on the map. The information shown hereon shall not be used in whole or in part for any other project without written authority of Wilson Land Surveys.

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261 CARLTON CT.
LOS GATOS, CA 95032
408-427-2279

Email: kenw@wilsonlandsurveys.com
www.wilsonlandsurveys.com



BOUNDARY AND TOPOGRAPHIC SURVEY

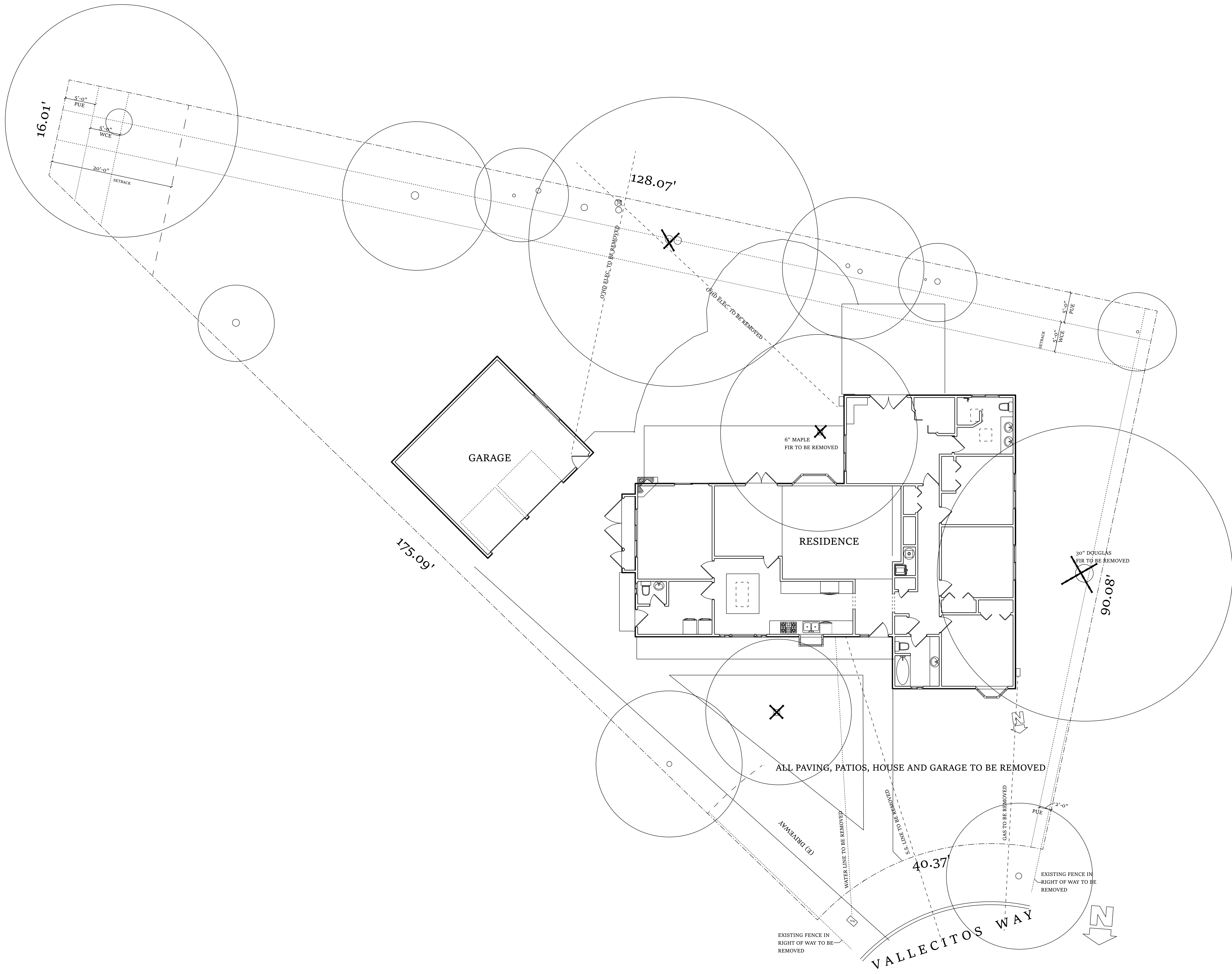
AS REQUESTED BY:
EYAL TOKMAN

LEGAL DESCRIPTION: LOT 24, TRACT 2822, 132 M 32, TOWN OF LOS GATOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

APN: 407-13-018
DATE: JUNE 2025

SITE ADDRESS: 116 VALLECITOS WAY, LOS GATOS, CA 95032

DRAWN BY: AC	SCALE: 1"=10'	PROJECT: S-089	JOB NUMBER: S-089	SHEET: 1 OF 1
--------------	---------------	----------------	-------------------	---------------



DEMO SITE PLAN
 SCALE: 1/8" = 1'-0"
 HOUSE AND ALL CONCRETE WORK TO BE REMOVED

REVISIONS

REV #	DATE	BY

DESIGNER'S SIGNATURE

Michelle Miner

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michelle miner
 design
 18488 Prospect Rd. #6 Saratoga, CA 95070
 408.396.0984 Shelminer@aol.com

Eyal & Anat Tokman
 116 Vallecitos Way, Los Gatos, CA 95032
 408.505.0338 tokman.eyal@gmail.com

DRAWN	MM
CHECKED	MM
DATE	5/29/2026
SCALE	AS SHOWN
JOB NO.	

SINGLE FAMILY RESIDENCE
902 BICKNELL RD.

SINGLE FAMILY RESIDENCE
906 BICKNELL RD.

SINGLE FAMILY RESIDENCE
9010 BICKNELL RD.

REVISIONS

REV # DATE BY

DESIGNER'S SIGNATURE

Michelle Miner

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michelle miner
design
18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 Shelminer@aol.com

Eyal & Anat Tokman
116 Vallecitos Way, Los Gatos, CA 95032
408.505.0338 tokman.eyal@gmail.com

DRAWN
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CHECKED
MM
DATE
5/29/2026
SCALE
AS SHOWN
JOB NO.

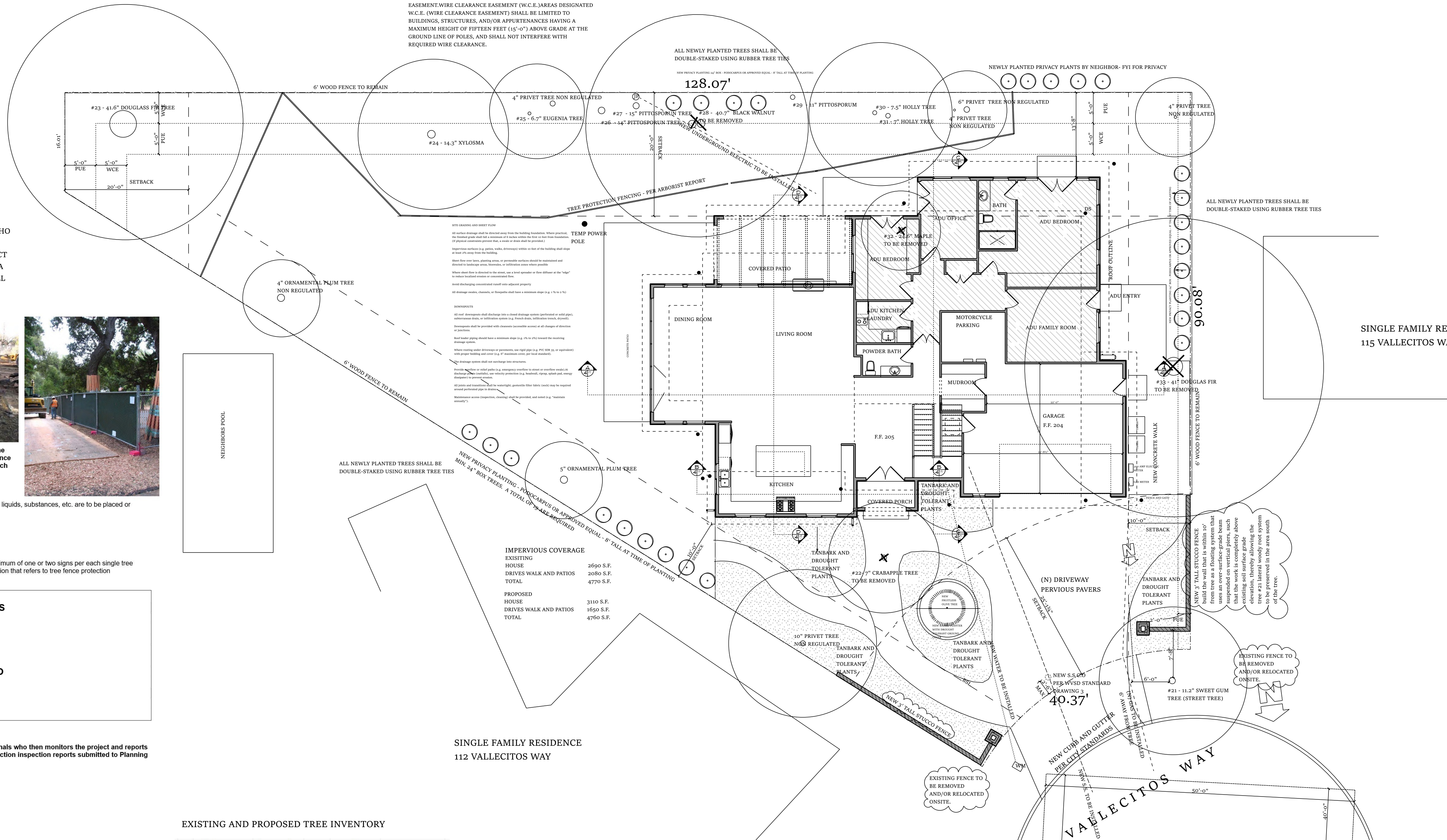
PAGE:
4/22

SITE PLAN - LANDSCAPING

PUBLIC UTILITY EASEMENT (P.U.E.) AREAS DESIGNATED P.U.E. (PUBLIC UTILITY EASEMENT) SHALL BE MAINTAINED OPEN AND FREE OF BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT LAWFUL FENCES AND UTILITY COMPANY STRUCTURES PERMITTED WITHIN THE EASEMENT. WIRE CLEARANCE EASEMENT (W.C.E.) AREAS DESIGNATED W.C.E. (WIRE CLEARANCE EASEMENT) SHALL BE LIMITED TO BUILDINGS, STRUCTURES, AND/OR APPOINTMENTS HAVING A MAXIMUM HEIGHT OF FIFTEEN FEET (15'-0") ABOVE GRADE AT THE GROUND LINE OF POLES, AND SHALL NOT INTERFERE WITH REQUIRED WIRE CLEARANCE.

ALL NEWLY PLANTED TREES SHALL BE DOUBLE-STAKED USING RUBBER TREE TIES

NEWLY PLANTED PRIVACY PLANTS BY NEIGHBOR - FIT FOR PRIVACY



OWNER TO RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

4.3 CHAIN LINK PROTECTIVE FENCING FOR TREE PROTECTION ZONES (TPZ)

Prior to commencing site demolition, erect chain link fencing panels set on moveable concrete block footings. Wire the fence panels to iron layout stakes pounded 24 inches into the ground at the ends of each fence panel to keep the fence route stabilized and in its correct position. Do not wire the fence panels to the trunks of the trees.



Alternatively, use two-inch diameter iron tube posts driven 24 inches into the ground, at a spacing 8 feet on-center (O.C.), and hang chain link steel fencing on those posts. Both the chain link panel fence method and the tube post with hung steel chain link fencing material fence method of tree protection are acceptable. See images at right.

Protection shall be at the farthest possible offset distances from trees being protected in place. See the CTA's tree map markup in section 12.0 of this report which indicates red dashed lines as suggested fence routes, which are shown as being offset to at least the calculated "critical root zone" distance from each tree, or a greater linear offset distance.

This fencing must be erected prior to any heavy machinery traffic or construction material arrival on site.

The protective fencing must be temporarily moved during construction. No materials, tools, excavated soil, liquids, substances, etc. are to be placed or dumped, even temporarily, inside the root protection zone or "RPZ".

No storage, staging, work, or other activities will be allowed inside the RPZ except with PA monitoring.

4.4 SIGNAGE

The RPZ/TPZ fencing shall have one sign affixed with UV-stabilized zip ties to the chain link at eye level (minimum of one or two signs per each single tree being fenced), minimum 8'x11" size each, plastic laminated, with wording that includes the Town Code section that refers to tree fence protection requirements (wordage can be adjusted):

TREE PROTECTION ZONE FENCE
ZONA DE PROTECCION PARA ARBOLES

-NO ENTRE SIN PERMISO-
-LLAME EL ARBOLISTA-

REMOVAL OF THIS FENCE IS
SUBJECT TO PENALTY ACCORDING TO
LOS GATOS TOWN CODE 29.10.1025

PROJECT ARBORIST:
TELEFONO CELL: EMAIL:

NOTE: THE CTA IS NOT THE "PROJECT ARBORIST".

The project arborist is a private arborist contracted by the applicant or applicant's team of professionals who then monitors the project and reports to Town of Los Gatos planning division on a monthly basis with written tree condition and tree protection inspection reports submitted to Planning Staff per planning division conditions of project approval (COPA).

IMPERVIOUS COVERAGE

EXISTING HOUSE	2630 S.F.
DRIVES WALK AND PATIOS	2080 S.F.
TOTAL	4770 S.F.
PROPOSED HOUSE	3110 S.F.
DRIVES WALK AND PATIOS	1650 S.F.
TOTAL	4760 S.F.

EXISTING AND PROPOSED TREE INVENTORY

existing trees	to be removed	proposed trees
21 sweet gum		(25) podocarpus 24" box 6' tall at planting
22 crab apple	remove	(1) fruitless olive 24" box gallon
23 douglas fir		
24 yucca		
25 yucca		
26 pittosporum		
27 pittosporum		
28 black walnut	remove	
29 pittosporum		
30 holly tree		
31 holly tree		
32 japanese maple	remove	
33 douglas fir	remove	

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE FRONT YARD MUST BE LANDSCAPED PROPOSED LANDSCAPING AREA IS LESS THAN 500 SQUARE FEET. PER THE TOWN OF LOS GATOS WATER CONSERVATION ORDINANCE AND THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF WATER RESOURCES, THIS PROJECT QUALIFIES AS A SMALL LANDSCAPE AREA AND IS NOT SUBJECT TO FULL WELO DOCUMENTATION REQUIREMENTS (WATER BUDGET, SOIL REPORT, IRRIGATION AUDIT, ETC.). LANDSCAPING WILL COMPLY WITH WATER-EFFICIENT DESIGN PRINCIPLES AS FOLLOWS: DROUGHT-TOLERANT / LOW WATER USE PLANTS TAN BARK MULCH ON EXPOSED SOIL SURFACES TOTAL LANDSCAPED AREA SHALL NOT EXCEED 500 SQ. FT. SEE RENDERING ON COVER SHEET

SITE PLAN - LANDSCAPING
SCALE: 1" = 10'-0"

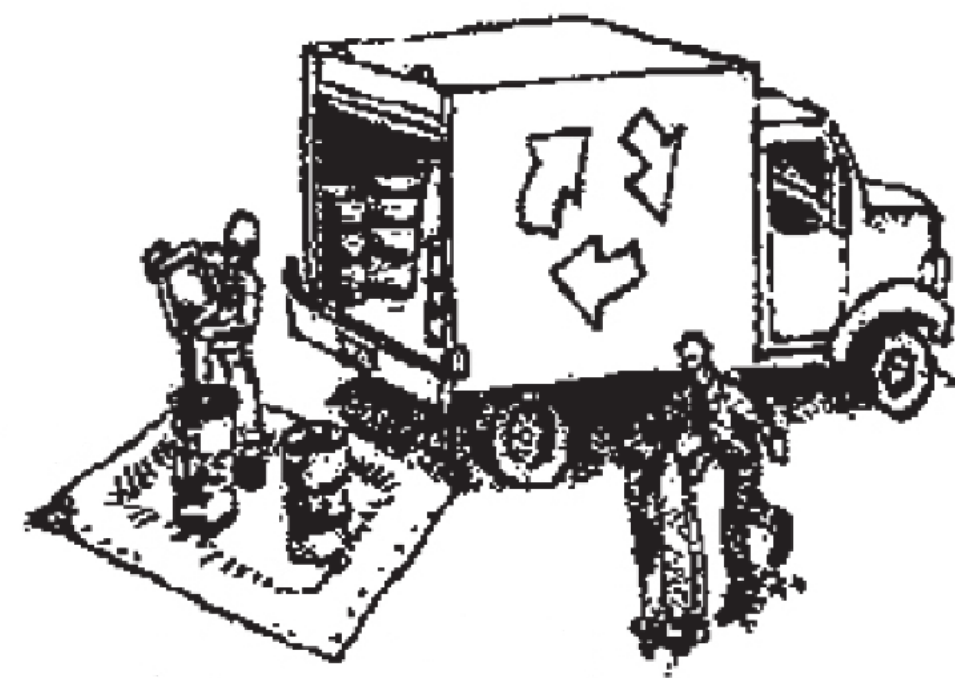
10. BACKWATER VALVE: As required by Town Ordinance 6-40-020, provide details for any required sanitary sewer backwater valve on the plans and provide its location. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) require backwater valves on drainage piping serving fixtures that have flood level risers less than 12 inches above the elevation of the next upstream manhole.

ALL UTILITIES TO BE UNDERGROUND
NEW UTILITIES TO BE INTO EXISTING LOCATIONS A PROPERTY LINE

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.

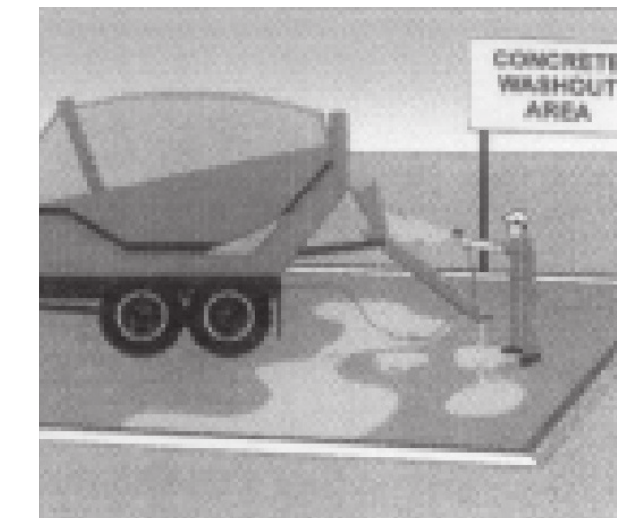
Contaminated Soils

- 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



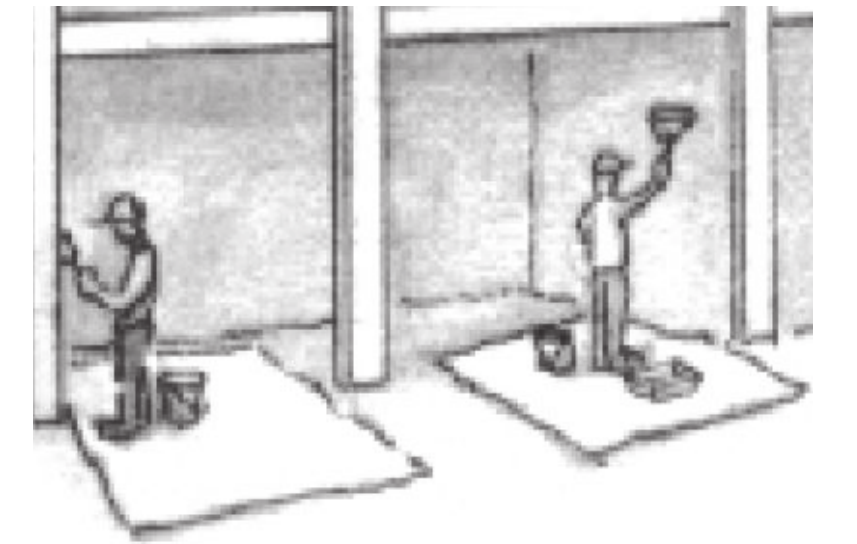
Paving

- 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.



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

025 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2

REVISIONS table with columns for REV, DATE, and BY.

DESIGNER'S SIGNATURE: Michelle Miner

THE PLANS, IDEAS AND DESIGN SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. REVISED SOLELY FOR THIS PROJECT. PLANS SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF MICHELLE MINER DESIGN.

michelle miner design
18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 Shelminer@aol.com



Eyal & Anat Tokman
116 Vallecitos Way, Los Gatos, CA 95032
408.505.0338 tokman.eyal@gmail.com

DRAWN, CHECKED, DATE, SCALE, JOB NO., PAGE 7/22, GREEN CHECKLIST 2

TABLE 5.106.5.6.1: Table with columns for TOTAL NUMBER OF ACTUAL PARKING SPACES, NUMBER OF REQUIRED EV CAPABLE SPACES, and NUMBER OF REQUIRED EVCS.

1. Calculation for spaces shall be rounded up to the nearest whole number. 2. Each EVCS shall reduce the number of required EV capable spaces by the same number.

5.106.5.6.2 Electric vehicle charging stations (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.6.1 and shall comply with Section 5.106.5.6.2.

5.106.5.6.2.1 Reduced number of EV capable spaces. The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces indicated in Table 5.106.5.6.1 by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.6.2.2 Multiple connectors. EVSE with multiple vehicle connectors capable of charging multiple EVs simultaneously shall be permitted, if the electrical load capacity required by Section 5.106.5.6.1 for each EV capable space is accumulatively supplied to the EVSE.

5.106.5.6.2.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS installed in accordance with Section 5.106.5.6.2. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.6.1 for each EVCS may be reduced when served by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.6.3 EVSE alternative compliance. In lieu of compliance with Section 5.106.5.6.2, EVCS shall be provided with Level 1, low power Level 2, or Level 2, or any combination of Level 1, low power Level 2 or Level 2 EVSE such that the total power supplied by the combination of EVSE meets the minimum power indicated in Table 5.106.5.6.3, based on the total number of actual parking spaces in each parking facility.

TABLE 5.106.5.6.3: Table with columns for NUMBER OF PARKING SPACES IN A PARKING FACILITY and MINIMUM TOTAL POWER (KVA) REQUIRED FOR EVCS.

5.106.5.6.4 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.4. The installation of infrastructure for EV capable spaces required to be provided without EVSE shall not be required.

5.106.5.6.4.1 Alterations of and additions to parking facilities. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or minimum power indicated in Table 5.106.5.6.3 when the scope of work includes an increase in power supply to an electric panel serving light fixtures illuminating the parking area or when area containing parking spaces is added to a parking facility. The number of required EVCS shall be based on the total number of existing and new parking spaces in the parking facility.

5.106.5.6.4.2 Alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or minimum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5 Requirement to install EVSE. Level 2 EVSE shall be provided in all existing EV capable spaces to create EVCS when a project is required by California Administrative Code Section 4-309 to be submitted for plan approval to the Division of the State Architect. When EVSE is installed in existing EV capable spaces, accessible EVCS shall be provided in accordance with California Building Code Chapter 11B.

Exception: Projects in which improvements in parking areas consist only of accessibility improvements are not required to comply with Section 5.106.5.6.5.

5.106.8 LIGHT POLLUTION REDUCTION. [N]. 1 Outdoor lighting systems shall be designed and installed to comply with the following:

- 1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8. [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]
1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2

Table with columns for ALLOWABLE RATING, LIGHTING ZONE LZ0, LIGHTING ZONE LZ1, LIGHTING ZONE LZ2, LIGHTING ZONE LZ3, LIGHTING ZONE LZ4.

- 1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the California Energy Code and Chapter 10 of the California Administrative Code.
2. For property lines that about public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that about public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.
3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet U-value limits for "all other outdoor lighting"

5.106.8.1 Facing-Backlight Luminaires within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.

Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest point(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare. For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1. See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2. Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, California Energy Code Tables 130.2-A and 130.2-B.
3. Refer to the California Building Code for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

- 1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG], California Energy Code [DSA-SS]. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 (and are included here for reference)

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which are two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

SPECIAL LANDSCAPE AREA (SLA). [DSA-SS] An area of the landscape dedicated solely to edible plants, planting areas used for educational purposes, recreational areas, areas irrigated with recycled water, water features using recycled water, and where turf provides a playing surface or gathering space.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 503.1.1 and Water code Section 517 for additional details.)

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

- 5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:
1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gallons (380 Liters), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gallons/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.
5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.
5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.
5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [rim space (inches)] at 60 psi.
5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches)] at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray valve. When installed, commercial pre-rinse spray valves shall meet the requirements in the California Plumbing Code, Section 420.3.

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water. Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.4 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.5 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

GreenPointRATED NEW HOME RATING SYSTEM, VERSION 9.1 **Blueprint Scoresheet**

Tokman Residence		Points Targeted	Community	Energy	Indoor Air Quality	Resources	Water	Responsible Party	Inspection Progress
New Home Single Family v. 9.1									
CALGreen									
Yes CALGreen Req (REQUIRED) 4 1 1 1 1 1									
A. SITE									
A2. Job Site Construction Waste Diversion									
Yes	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	2				2			
Yes	A2.2 Recycling Rates from Third Party Verified Mixed-Use Waste Facility	1				1			
A3. Stormwater Control: Permeable Paving (Inlet(s) capped at 3 points)									
Yes	A6.1 Permeable Paving Material	1					1		
Yes	A6.3 Non-Leaching Flooding Materials	1						1	
D. LANDSCAPE									
C3. Resource Efficient Landscapes									
Yes	C3.1 No Invasive Species Listed by Region	1				1			
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1			
C4. Minimal Turf in Landscape									
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2		
Yes	C6. High-Efficiency Irrigation System	2						2	
Yes	C13. Reduced Light Pollution	1	1						
D. STRUCTURAL FRAME AND BUILDING ENVELOPE									
D9. Reduced Pollution Entering the Home from the Garage									
Yes	D9.2 Mitigation Strategies for Attached Garage	1			1				
Yes	D9.1 Moisture-Resistant Materials in Wet Areas (such as Kitchens, Bathrooms, Utility Rooms, and Basements)	2			1	1			
E. EXTERIOR									
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1			
Yes	E5. Durable and Fire Resistant Roofing Materials or Assembly	1					1		
D. FINISHES									
G1. Efficient Distribution of Domestic Hot Water									
Yes	G1.2 WaterSense Volume Limit for Hot Water Distribution	1					1		
Yes	G1.3 Increased Efficiency in Hot Water Distribution	2						2	
G2. Install Water-Efficient Fixtures									
Yes	G2.1 WaterSense Showerheads ≤1.75 gpm with Matching Compensation Valve	2					2		
Yes	G2.2 WaterSense Bathroom Faucets ≤1.0 gpm	1					1		
H. HEATING, VENTILATION, AND AIR CONDITIONING									
H5. Advanced Practices for Cooling									
Yes	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	1			1				
Yes	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality	1							
Yes	H1. Meet ASHRAE 62.2-2019 Ventilation Residential Standards	Y	R	R	R	R	R	R	R
Yes	H7. Effective Range Hood Design and Installation	1							
Yes	H7.1 Effective Range Hood Design and Design	1			1				
Yes	H7.2 Automatic Range Hood Control	1			1				
Yes	H8. High Efficiency HVAC Filter (MERV 16+)	1			1				
Yes	H9. Advanced Refrigerants	1			1				
Yes	H10. No Fireplace	1			1				
Yes	H12. Register Design Per ACCA Manual T	1			1				
J. BUILDING PERFORMANCE AND TESTING									
Yes	J5. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1					
K. FINISHES									
K1. Entryways Designed to Reduce Tracked-in Contaminants									
Yes	K1.1 Individual Entryways	1			1				
Yes	K3. Low-VOC Caulks and Adhesives	1			1				
K5. Formaldehyde Emissions in Interior Finish Exceed CARB									
Yes	K5.1 Doors	1			1				
Yes	K5.2 Cabinets and Countertops	2			2				
Yes	K5.3 Interior Trim and Shelving	2			2				
Yes	K6. Products That Comply With the Health Product Declaration Open Standard	2			2				
M. APPLIANCES AND LIGHTING									
M2. Efficient Clothes Washing and Drying									
ENERGY STAR Com	M2.1 CSE-Rated Clothes Washer	1		1			2		
Yes	M2.2 ENERGY STAR Dryer	1		2					
M5. Lighting Efficiency									
Yes	M5.1 High-Efficacy Lighting	2		2					
N. COMMUNITY									
N1. Smart Development									
Yes	N1.1 Infill Site	2	1				1		
N5. Social Interaction									
Yes	N5.1 Residence Entices with Views to Callers	1	1						
D. OTHER									
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	R	R
Summary									
Total Available Points in Specific Categories		345.5	31	105.5	68	90	52		
Minimum Points Required in Specific Categories		50	2	25	6	6	6		
Total Points Targeted		53.0	3.0	7.0	19.0	10.0	14.0		

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 480 WEST EDMUNDSON AVENUE, MORGAN HILL, CA 95037
 (408) 202-5075 www.bes.com health@builders-energy.net
 Making a Difference in Energy Design since 1978

SERVING ARCHITECTS, BUILDERS AND HOMEOWNERS

TITLE 24 HERS RATINGS GREEN POINT RATED

ENERGY STAR PARTNERS HERS B CERTIFIED CEA CERTIFIED

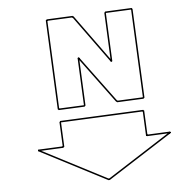
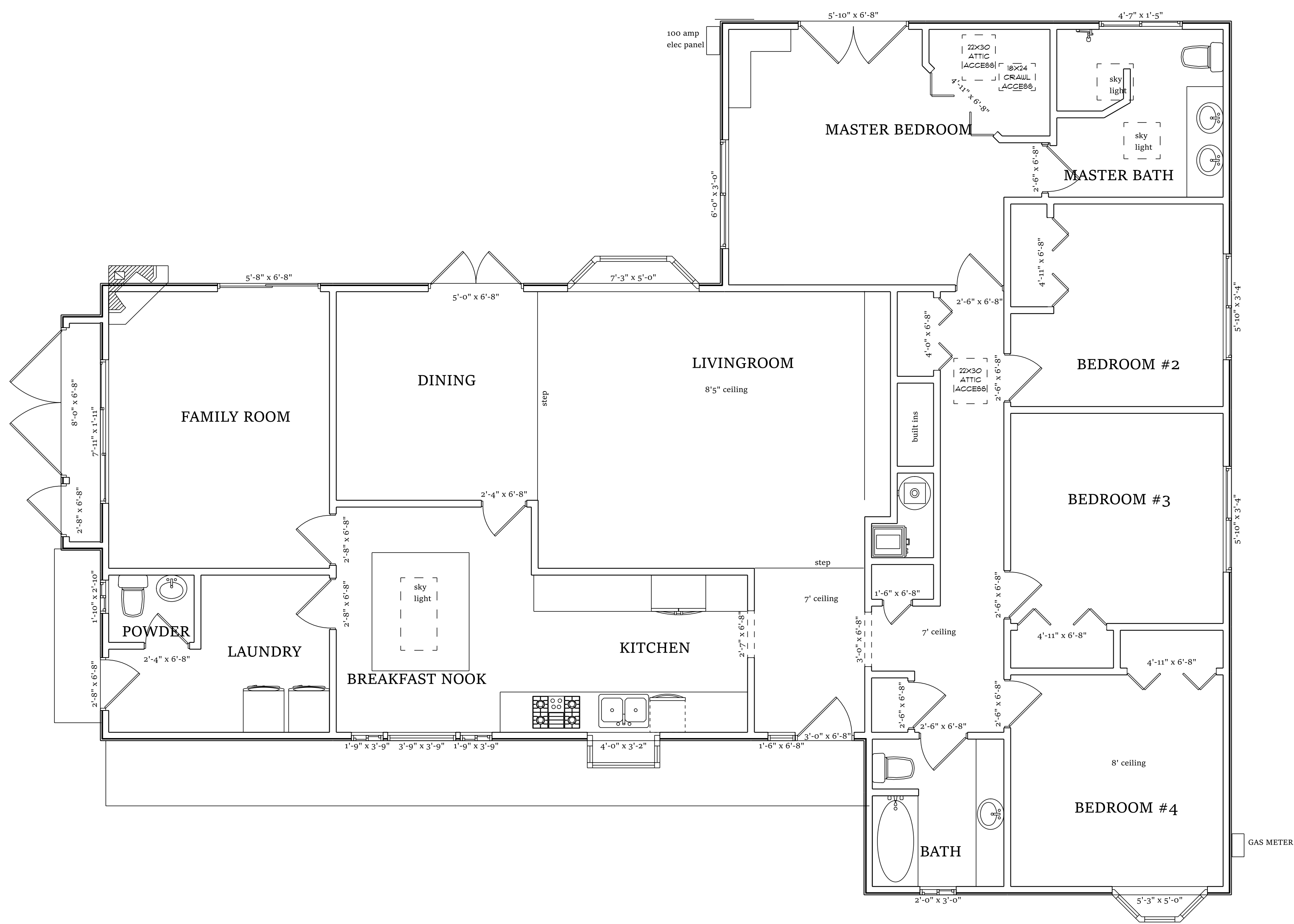
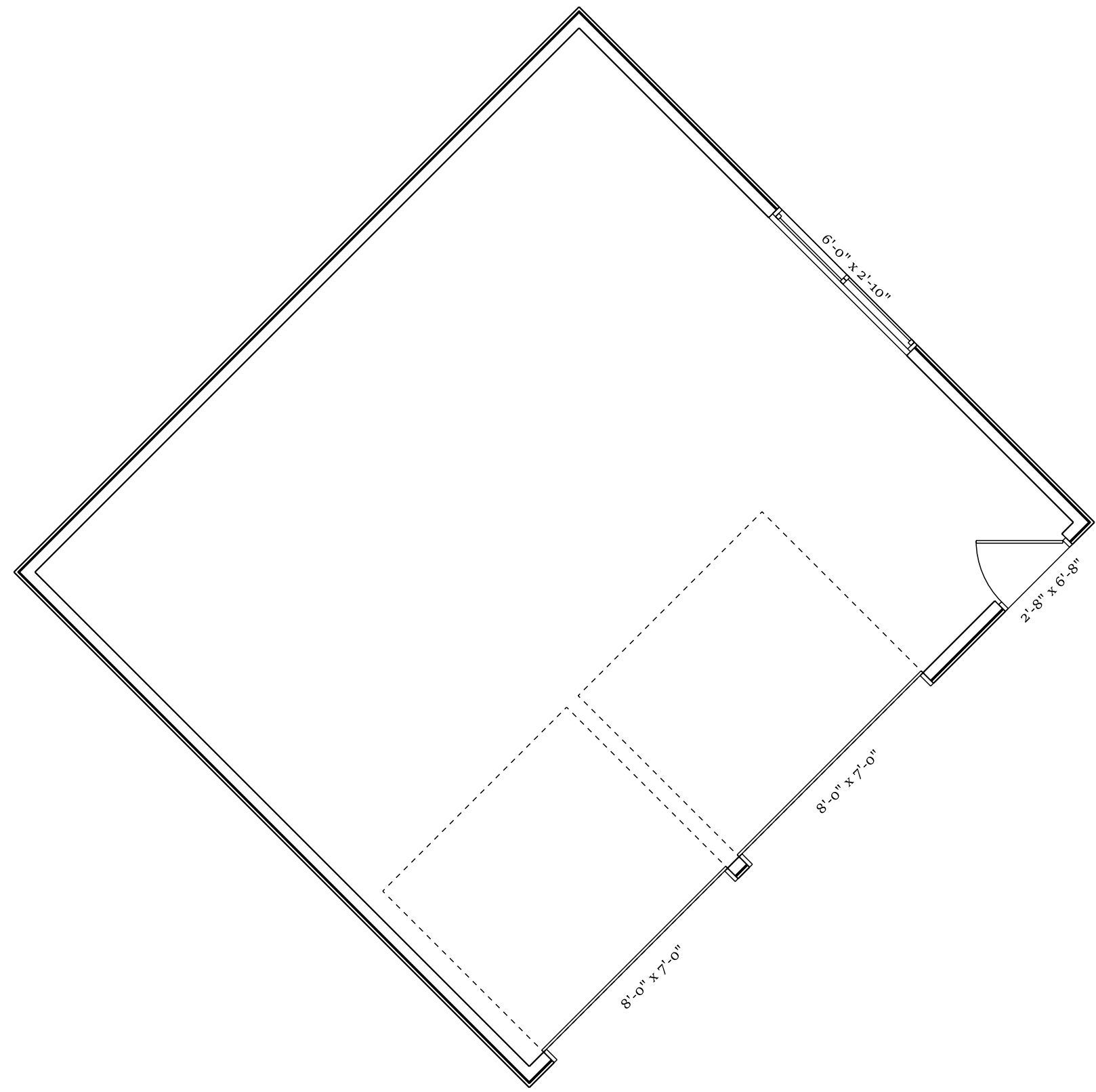
WITH OFFICES IN: MORGAN HILL SAN JOSE

TOKMAN RESIDENCE
 116 VALLECITOS WAY
 LOS GATOS, CA 95032

Date 10/02/25
 Drawn HEC
 Client's Job #
 BES Job # 12433
 Sheet

BUILD-IT-GREEN CHECKLIST

GB-1



EXISTING FLOOR PLAN - TP BE REMOVED

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

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<i>Michelle Miner</i>		
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 design
 18488 Prospect Rd. #6 Saratoga, CA 95070
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Eyal & Anat Tokman
 116 Vallecitos Way, Los Gatos, CA 95032
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EXISTING FLOOR PLAN	



GARAGE



REAR



LEFT



116 VALLECITOS (PROJECT PROPERTY)



RIGHT



112 VALLECITOS



115 VALLECITOS



EXISTING SITE PHOTOS

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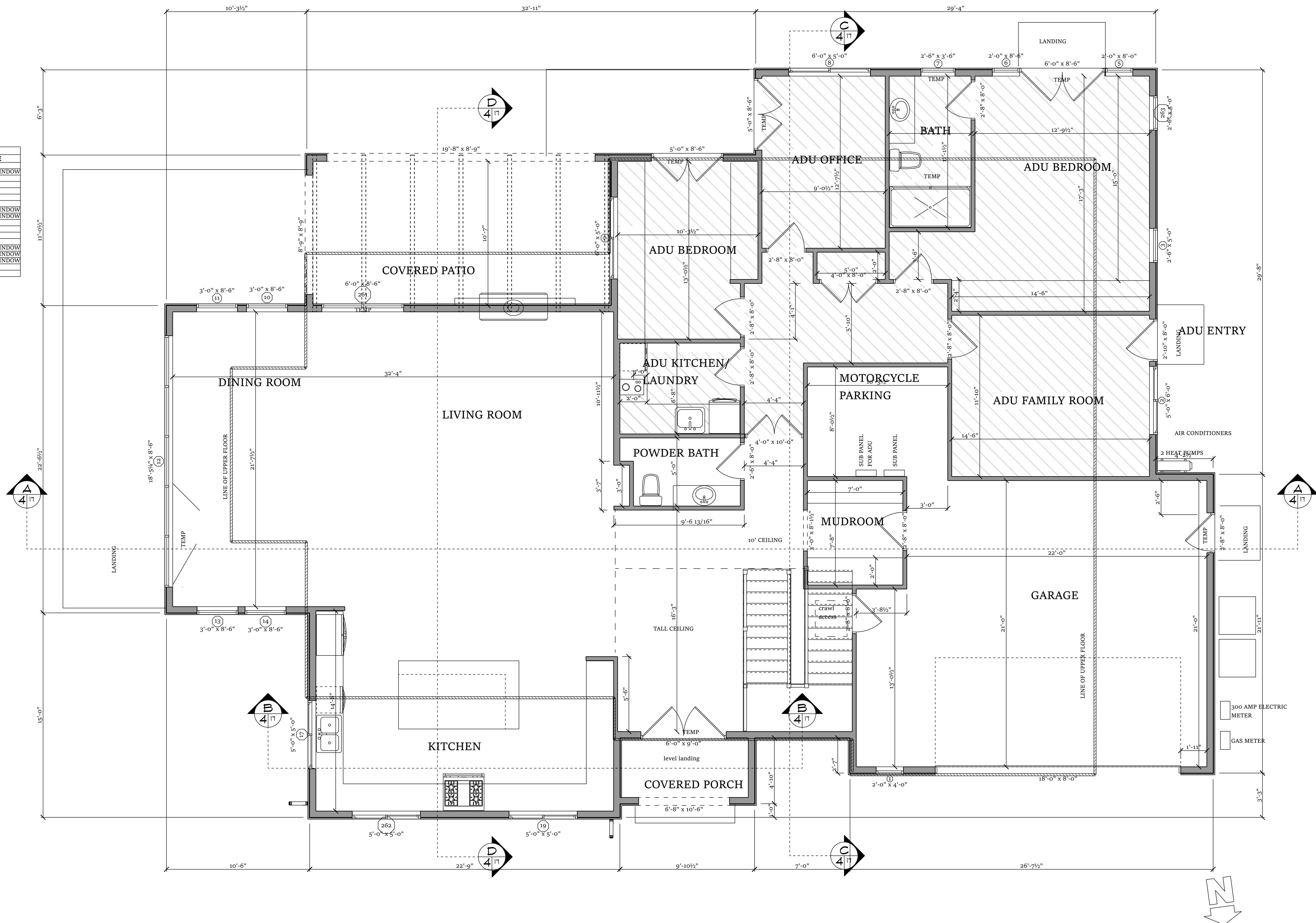
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11/22
NEW LOWER FLOOR PLAN

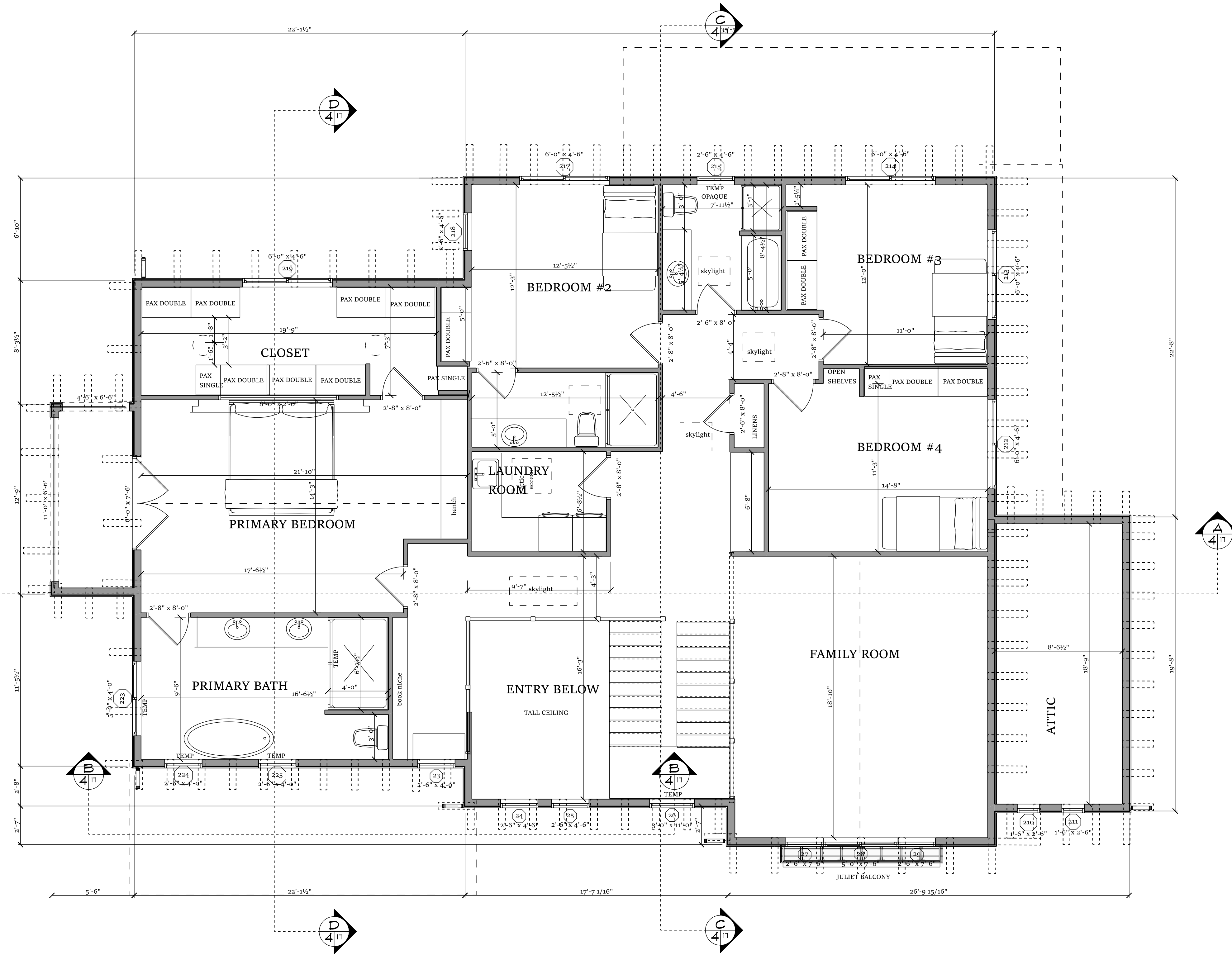
(ADU SHOWN SHADED - ADU IS UNDER A SEPARATE MINISTERIAL PERMIT)

OPENING	ID	WIDTH	HEIGHT	COUNT	TEMPERED	GLASS	GRESS	TYPE
1	2'-0"	8'-0"	1	No	No	WINDOW		
2	2'-0"	8'-0"	1	No	No	SLIDING WINDOW		
3	2'-0"	8'-0"	1	No	No	WINDOW		
263	2'-0"	8'-0"	1	No	No	WINDOW		
5	2'-0"	8'-0"	1	No	No	WINDOW		
6	2'-0"	8'-0"	1	No	No	WINDOW		
7	2'-0"	8'-0"	1	No	No	WINDOW		
8	2'-0"	8'-0"	1	No	No	SLIDING WINDOW		
9	2'-0"	8'-0"	1	No	No	SLIDING WINDOW		
10	2'-0"	8'-0"	1	No	No	WINDOW		
11	2'-0"	8'-0"	1	No	No	WINDOW		
12	2'-0"	8'-0"	1	No	No	WINDOW		
13	2'-0"	8'-0"	1	No	No	WINDOW		
17	2'-0"	8'-0"	1	No	No	SLIDING WINDOW		
262	2'-0"	8'-0"	1	No	No	SLIDING WINDOW		
19	2'-0"	8'-0"	1	No	No	WINDOW		
261	2'-0"	8'-0"	1	No	No	WINDOW		
14	2'-0"	8'-0"	1	No	No	WINDOW		



NEW LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE							
OPENING ID	WIDTH	HEIGHT	COUNT	TEMPERED GLASS	EGRESS	TYPE	
224	2'-6"	4'-0"	1	Yes	No	SLIDING WINDOW	
225	2'-6"	4'-0"	1	Yes	No	SLIDING WINDOW	
23	2'-6"	4'-0"	1	No	No	SLIDING WINDOW	
24	2'-6"	4'-0"	1	No	No	SLIDING WINDOW	
25	2'-6"	4'-6"	1	No	No	SLIDING WINDOW	
26	3'-0"	11'-0"	1	Yes	No	SLIDING WINDOW	
27	2'-6"	7'-6"	1	No	No	SLIDING WINDOW	
28	2'-0"	7'-6"	1	No	No	SLIDING WINDOW	
29	2'-6"	7'-6"	1	No	No	SLIDING WINDOW	
210	1'-6"	2'-6"	1	No	No	SLIDING WINDOW	
211	1'-6"	2'-6"	1	No	No	SLIDING WINDOW	
212	6'-0"	4'-6"	1	No	Yes	SLIDING WINDOW	
213	6'-0"	4'-6"	1	No	No	SLIDING WINDOW	
214	6'-0"	4'-6"	1	No	Yes	SLIDING WINDOW	
215	2'-6"	4'-6"	1	Yes	No	SLIDING WINDOW	
217	6'-0"	4'-6"	1	No	Yes	SLIDING WINDOW	
218	2'-6"	4'-6"	1	No	No	SLIDING WINDOW	
219	6'-0"	4'-6"	1	No	No	SLIDING WINDOW	
222	8'-0"	4'-0"	1	Yes	No	SLIDING WINDOW	
222	8'-0"	2'-0"	1	No	No	WINDOW	



NEW UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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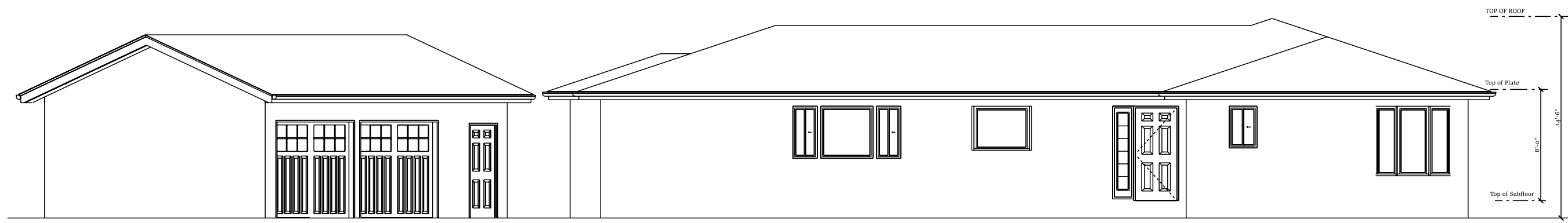
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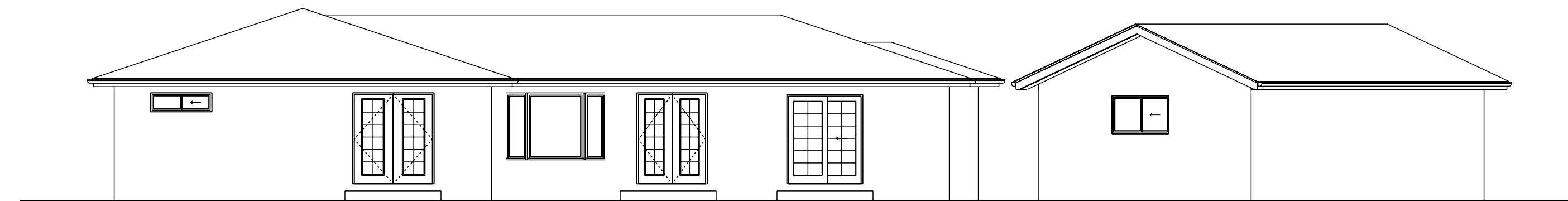
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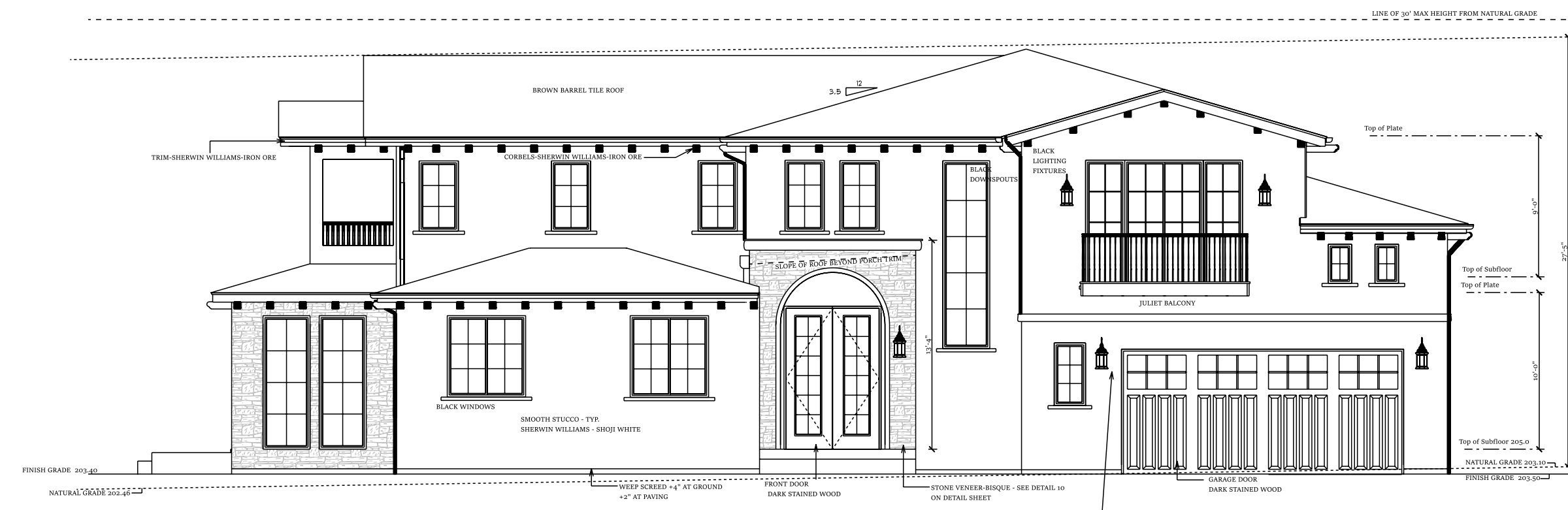
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NEW UPPER FLOOR PLAN	



EXISTING 1/8" FRONT - NORTH ELEVATION



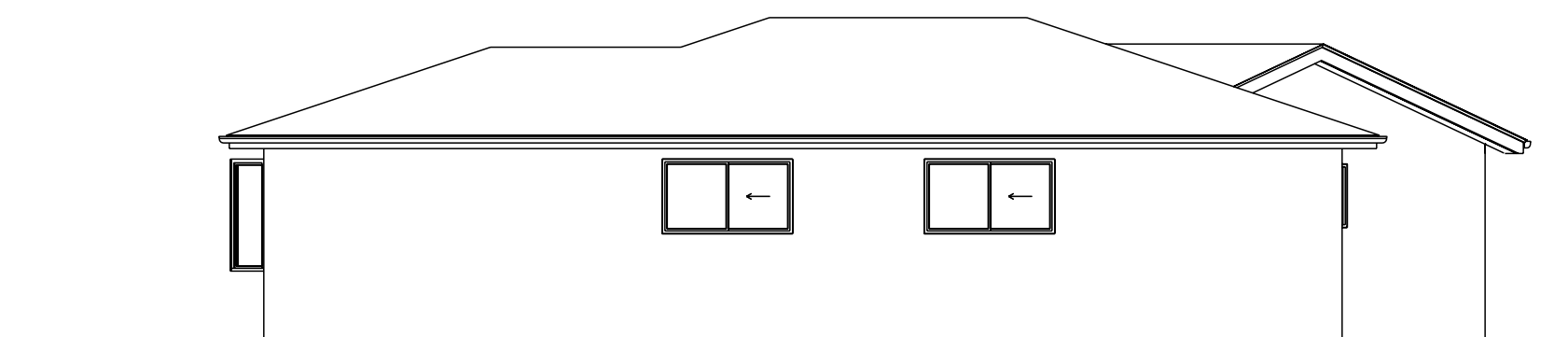
EXISTING 1/8" REAR - SOUTH ELEVATION



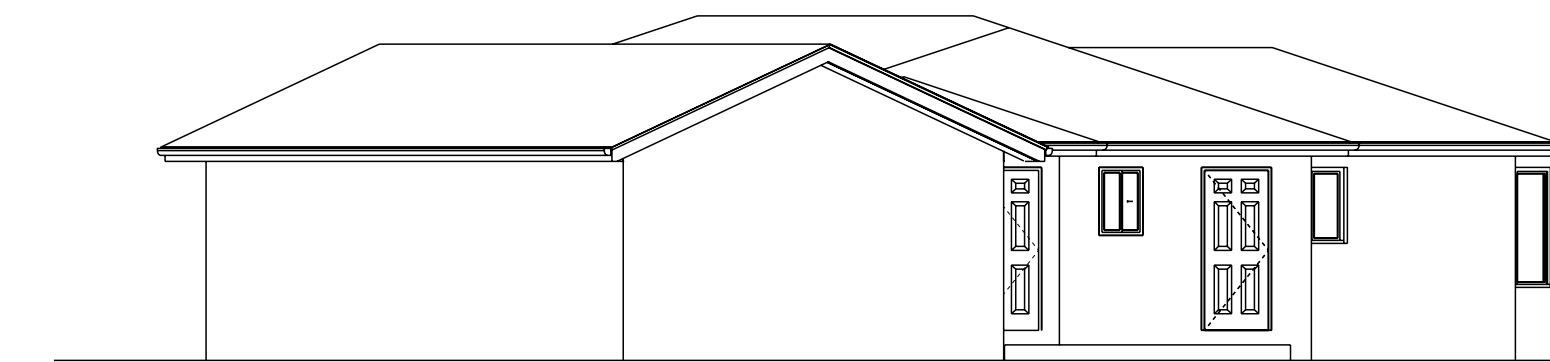
PROPOSED 1/8" FRONT - NORTH ELEVATION



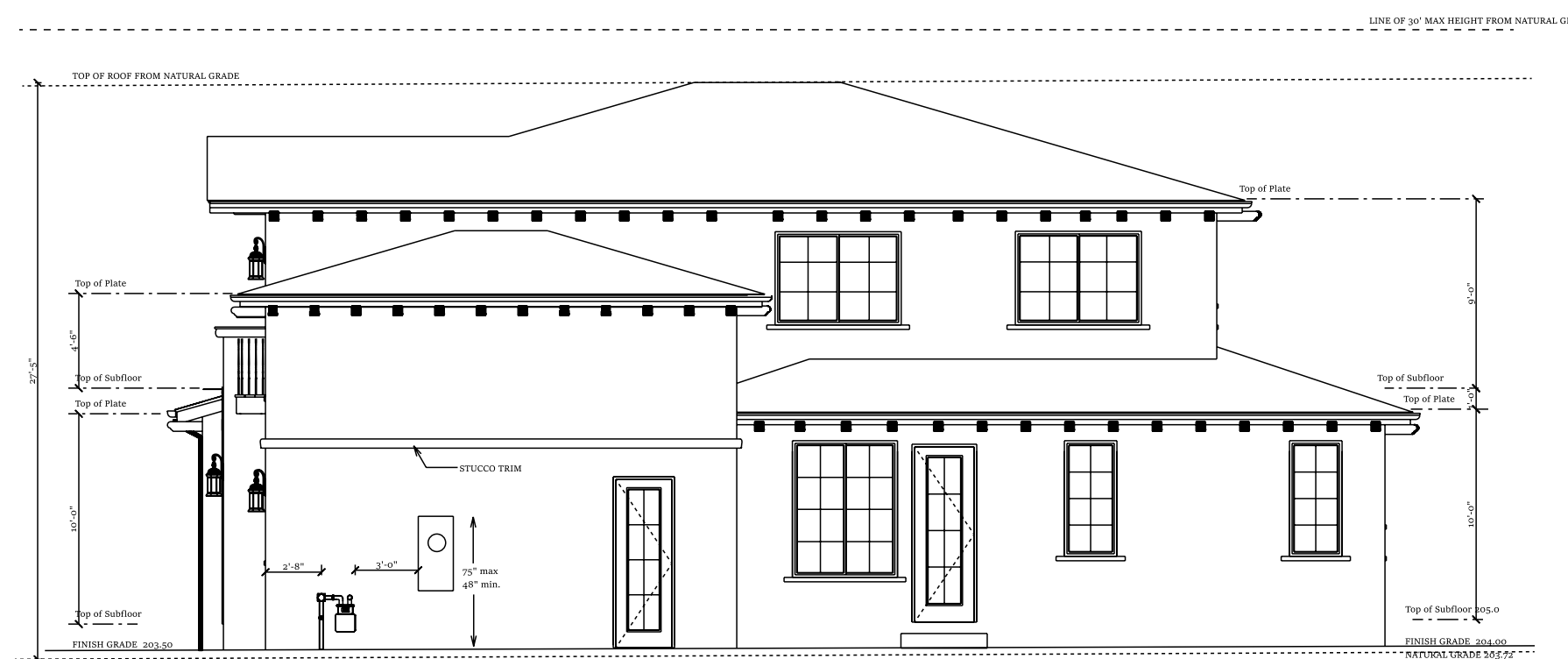
PROPOSED 1/8" REAR - SOUTH ELEVATION



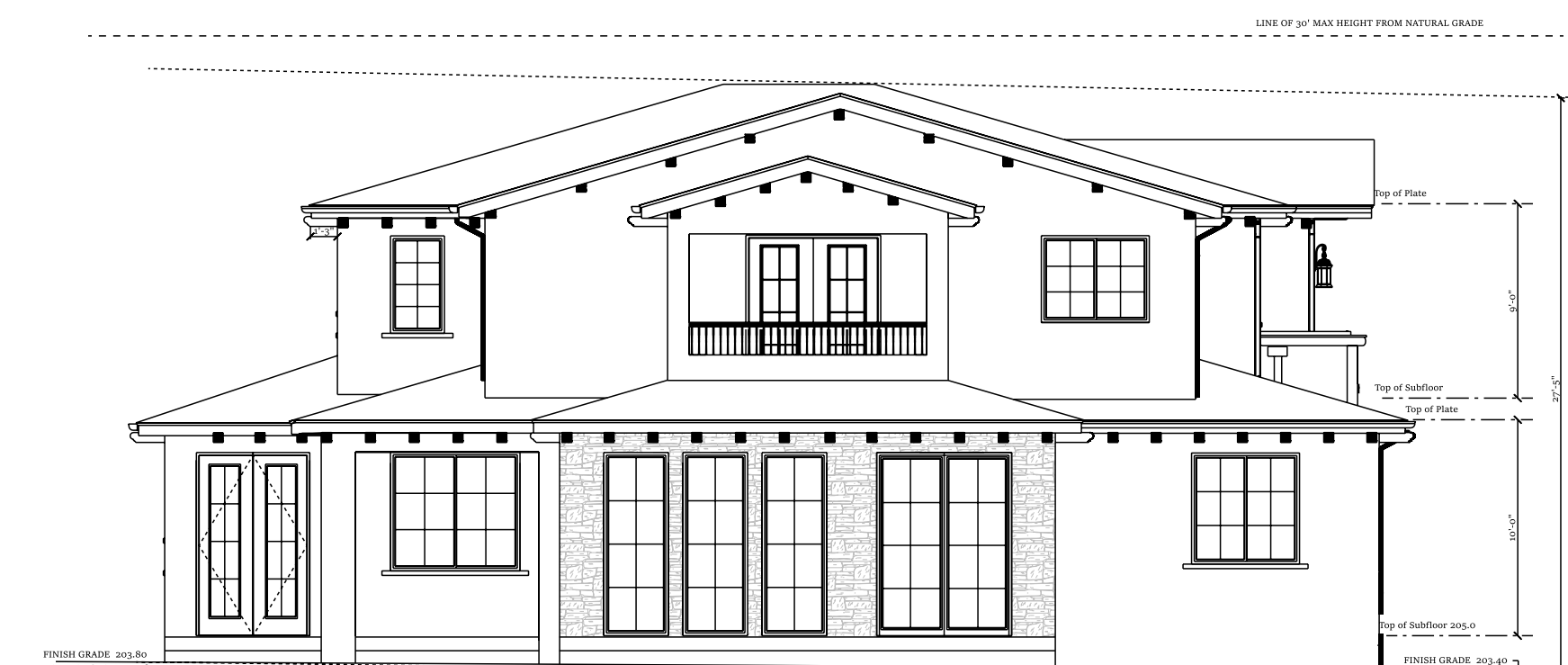
EXISTING 1/8" RIGHT- WEST SIDE ELEVATION



EXISTING 1/8" LEFT- EAST SIDE ELEVATION



PROPOSED 1/8" RIGHT- WEST SIDE ELEVATION



PROPOSED 1/8" LEFT- EAST SIDE ELEVATION

EXISTING AND PROPOSED ELEVATIONS

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

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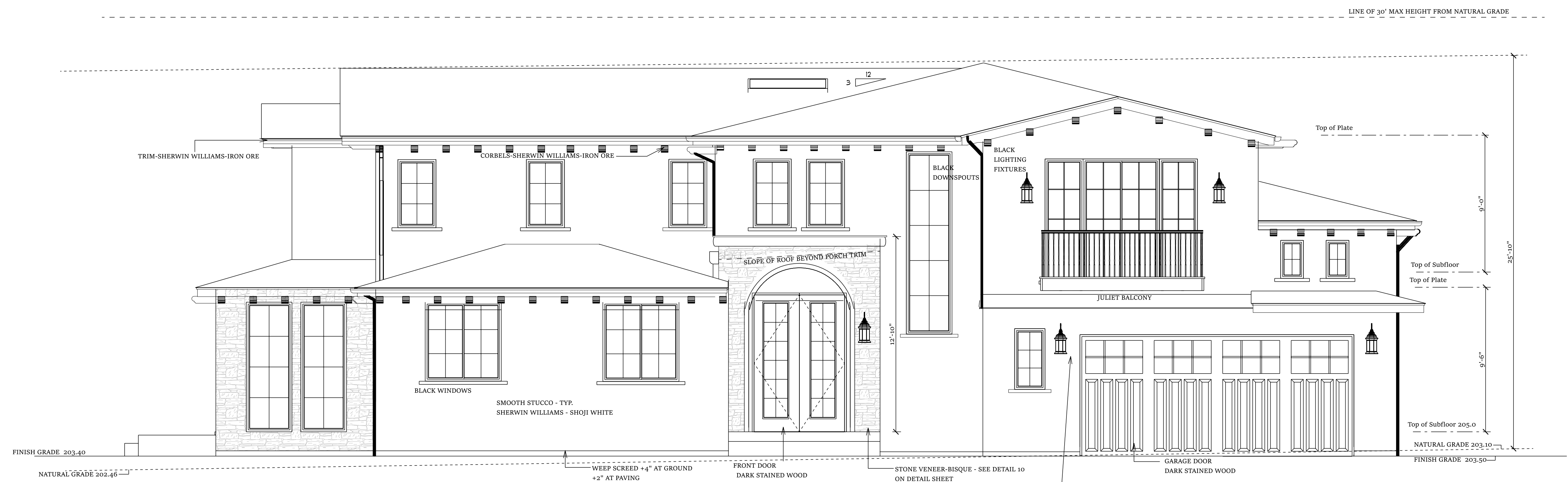
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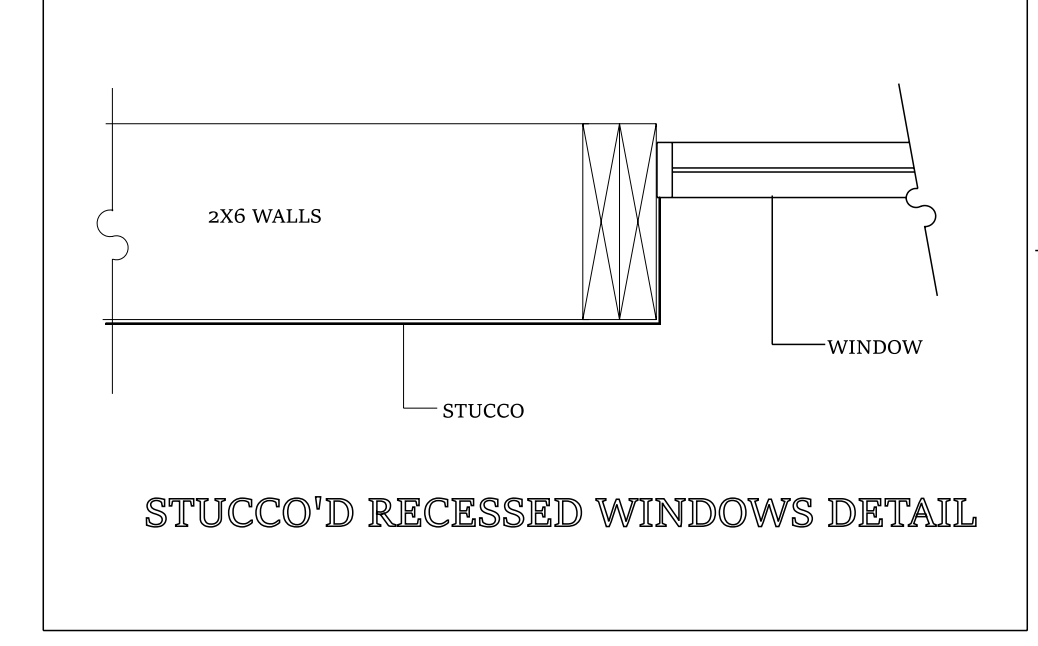
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EXTERIOR ELEVATIONS	



ALL WINDOWS TO BE RECESSED AS DEEP AS POSSIBLE IN THE 2X6 WALL



OUTDOOR LIGHTING: EXTERIOR LIGHTING SHALL BE KEPT TO A MINIMUM, AND SHALL BE DOWN DIRECTED FIXTURES THAT WILL NOT REFLECT OR ENCRROACH ONTO ADJACENT PROPERTIES. NO FLOOD LIGHTS SHALL BE USED UNLESS IT CAN BE DEMONSTRATED THAT THEY ARE NEEDED FOR SAFETY OR SECURITY

*PROVIDE FULLY SHIELDED, FULL CUT-OFF EXTERIOR FIXTURES DIRECTING LIGHT ≥30° BELOW HORIZONTAL; NO UPLIGHT. MAX 3000K CCT. EXAMPLE: MAXIM 'SANTA BARBARA DARK SKY' (E26 WITH 9-12W LED), PROGRESS 'WISH' (INTEGRATED LED WITH -10-15W DRAW), OR EQUAL.

1/4" FRONT - NORTH ELEVATION



1/4" RIGHT- WEST SIDE ELEVATION

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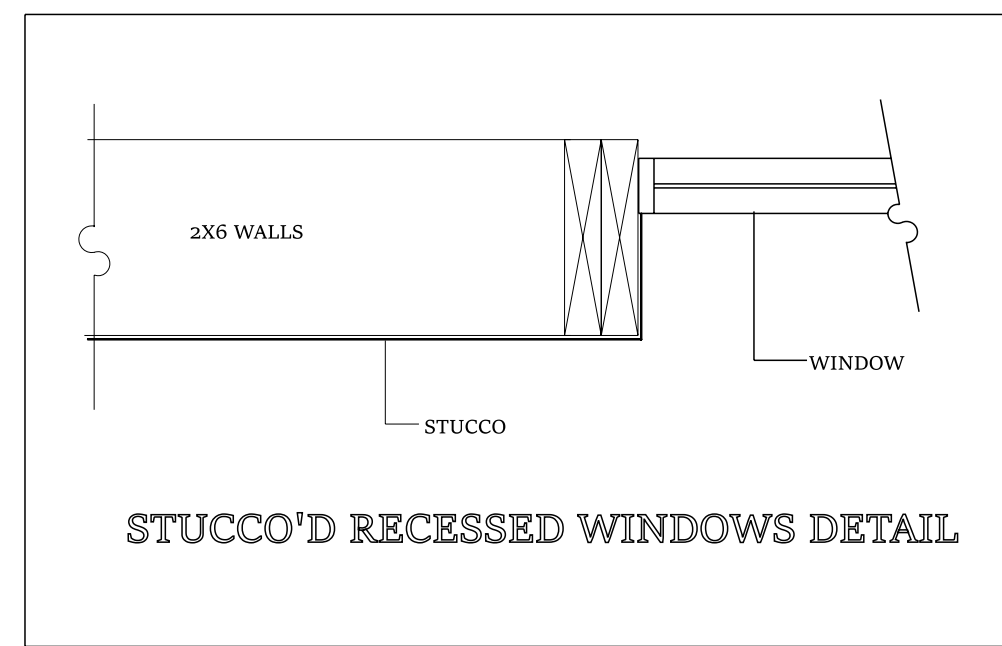
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1/4" REAR - SOUTH ELEVATION

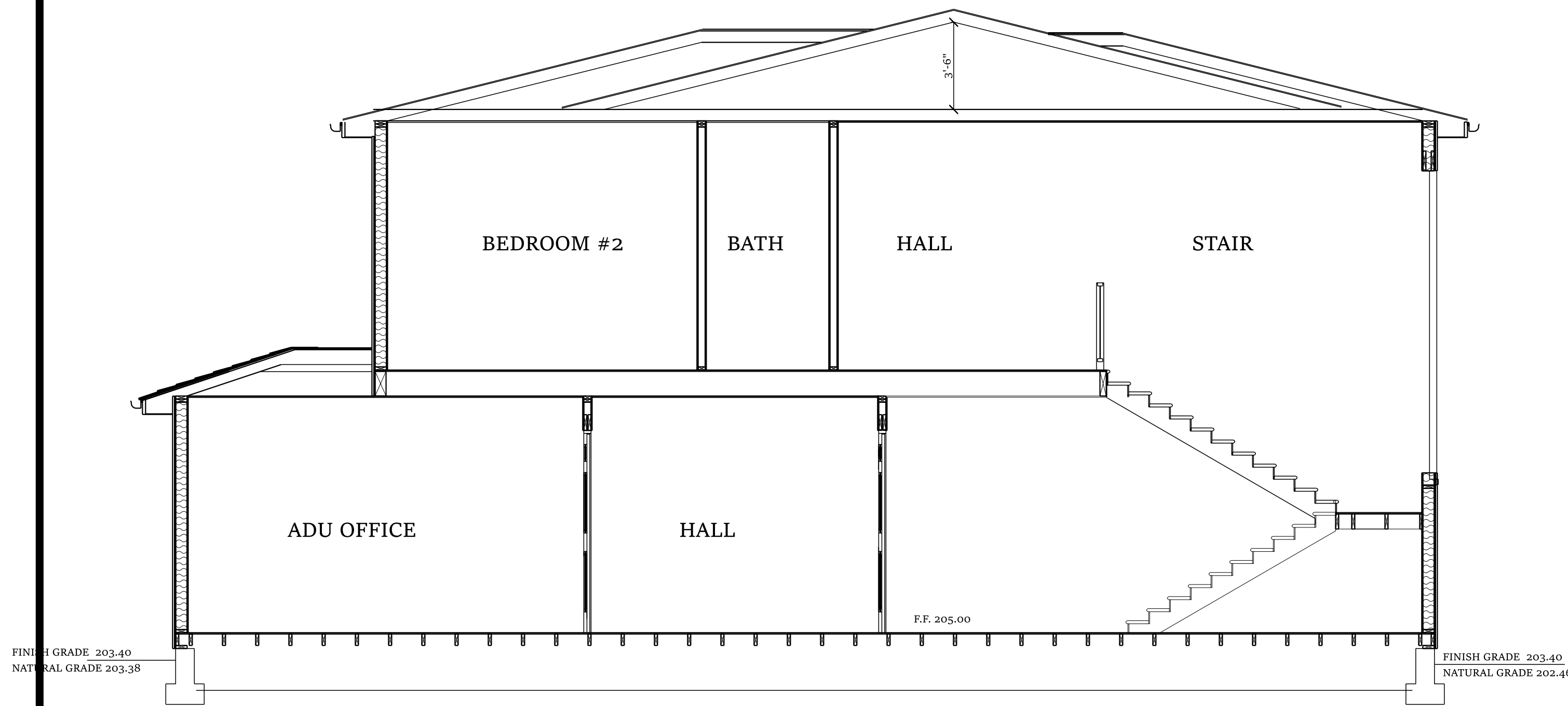
ALL WINDOWS TO BE RECESSED AS DEEP AS POSSIBLE IN THE 2X6 WALL



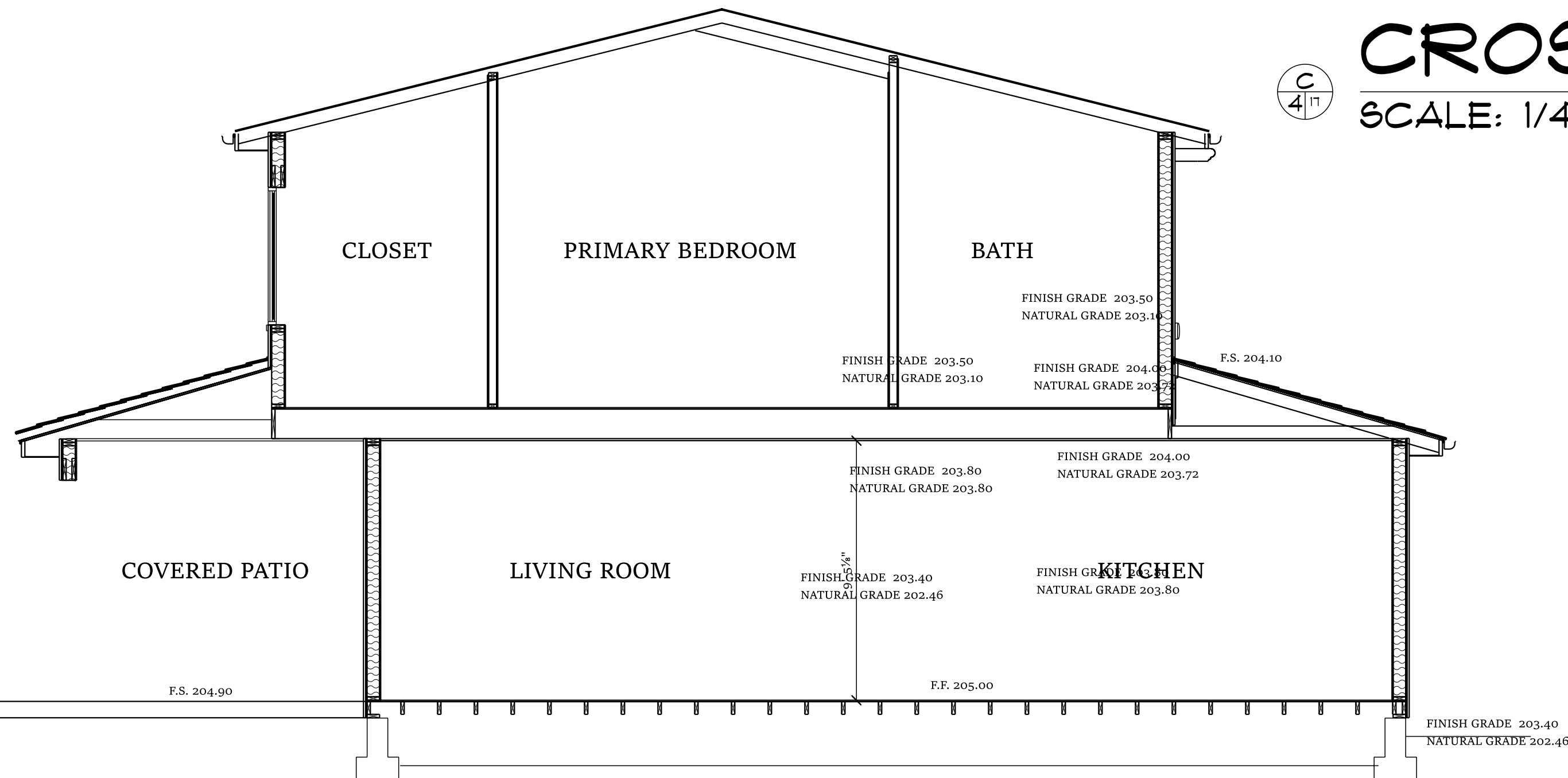
1/4" LEFT- EAST SIDE ELEVATION

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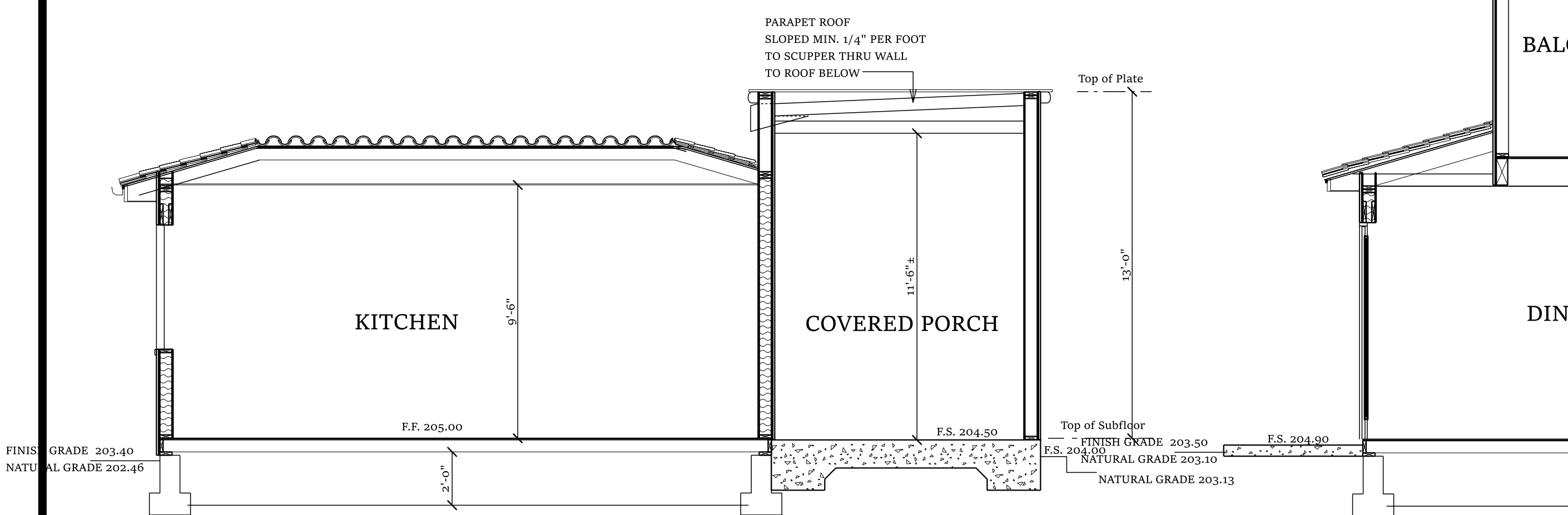
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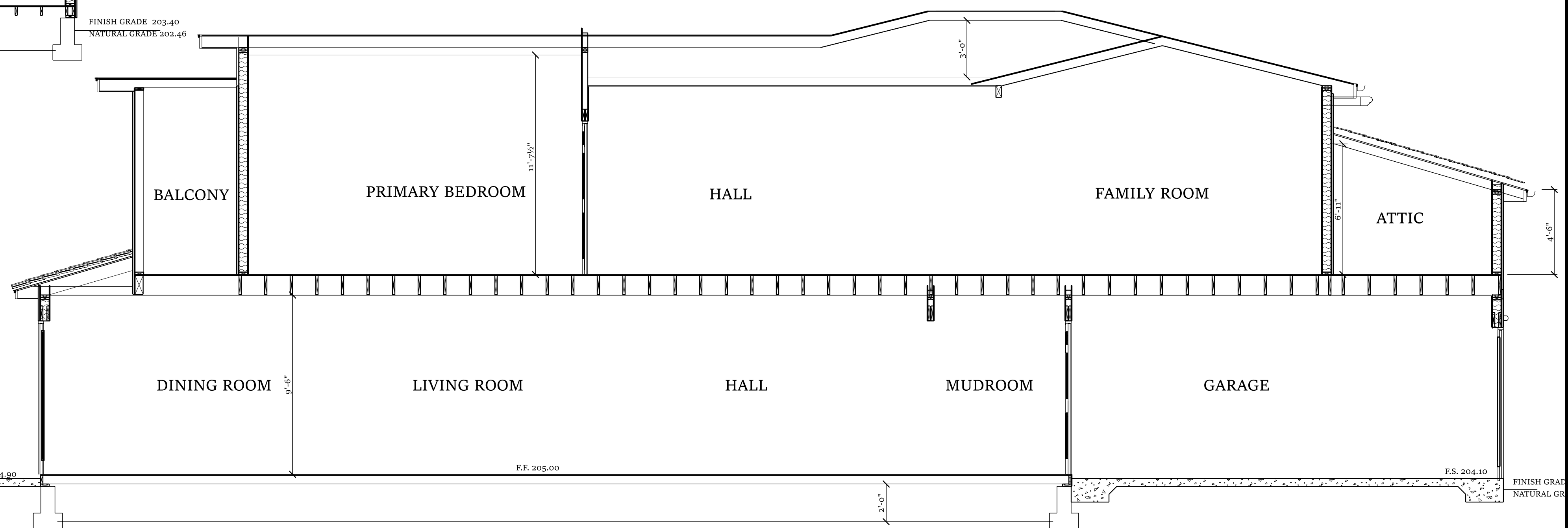
CROSS SECTION C
SCALE: 1/4" = 1'-0"



CROSS SECTION D
SCALE: 1/4" = 1'-0"



CROSS SECTION B
SCALE: 1/4" = 1'-0"



CROSS SECTION A
SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES

ROOFING:
CLASS "A" CONCRETE OR CLAY BARREL TILE ROOFING, COLOR SELECTED BY OWNER. INSTALL OVER TWO LAYERS OF 30# ASTM D226 TYPE II FELT (OR APPROVED SYNTHETIC UNDERLAYMENT) OVER SOLID SHEATHING. INSTALLATION TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS AND CRC R905.3. ROOFING FASTENERS SHALL BE CORROSION-RESISTANT IN ACCORDANCE WITH CRC R905.2.5.

BUILT-UP ROOF, CLASS "A"
28 LB BASE PLY, ATTACHED MECHANICALLY 9" OC EDGES, AND 18" OC FIELDS. INNER PLYS, 1 LB. FELT W/ MIN. 25 LB. MOPPING. 78 LB. MINERAL SURFACE CAP SHEET. MIN. SLOPE AT BUILT-UP ROOF: 1/2" PER FOOT. (WATER TO DRAIN ONTO SLOPED ROOF.)

FLASHING & COUNTERFLASHING:
26 GAUGE STEEL, U.O.N., AS REQUIRED AT JUNCTURE OF ROOF AND VERTICAL SURFACES. SEE SHEET METAL NOTES ON NOTES SHEET

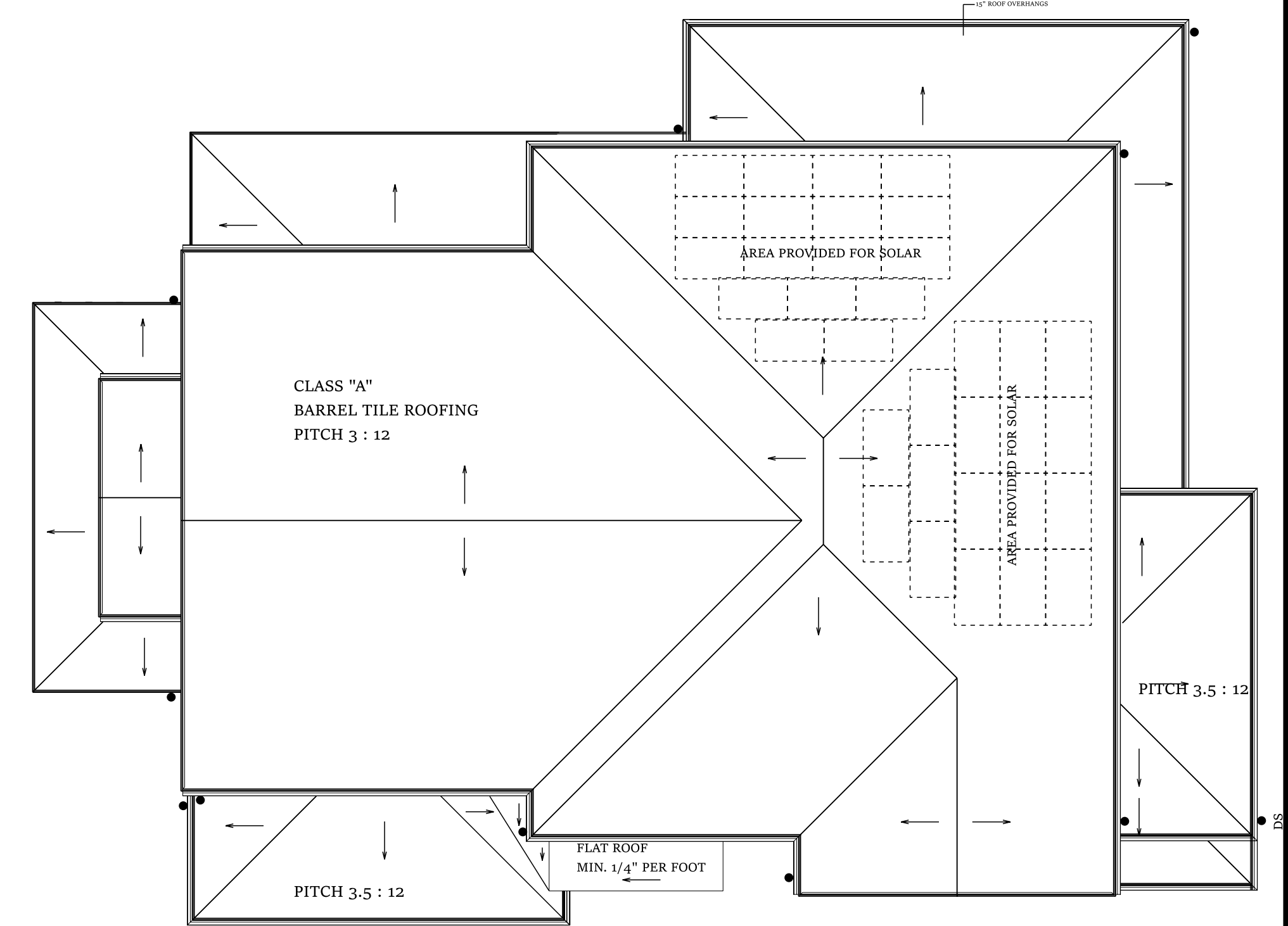
VALLEY FLASHING:
26 GAUGE GALV. STEEL OVER 15 LB. FELT. CRICKETS SIMILAR.

GUTTERS & DOWNSPOUTS:
5" GALV. STEEL GUTTER OR MATCH EXISTING STYLE IF REMODEL. 2 1/4" DIA ROUND GALV. STEEL DOWN SPOUTS. PROVIDE BASKET STRAINER AND SPLASH-BLOCK AT EACH DOWNSPOUT AT GROUND LEVEL.

SKYLIGHTS:
USE VELUX RESIDENTIAL, WDMA (WINDOW AND DOOR MANUFACTURING ASSOCIATION) HALLMARK CERTIFICATION #426-H-679 (FOR VENTED) AND #426-H-575 (FOR FIXED). SEE PLAN FOR SKYLIGHT SIZE. PER CRC R308.6.9 TESTING AND LABELING: UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LAB, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING, AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA 101/LS-2/NAFS.

PLUMBING VENTS:
PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED. CPC 906.2

ALL PROJECTS IN THE TOWN OF LOS GATOS REQUIRE CLASS A ROOF ASSEMBLIES



ROOF PLAN
SCALE: 1/8" = 1'-0"

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408.396.0984 Shelminer@aol.com

Eyal & Anat Tokman
116 Vallecitos Way, Los Gatos, CA 95032
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FRONT



LEFT AND FRONT



REAR AND RIGHT



REAR AND LEFT

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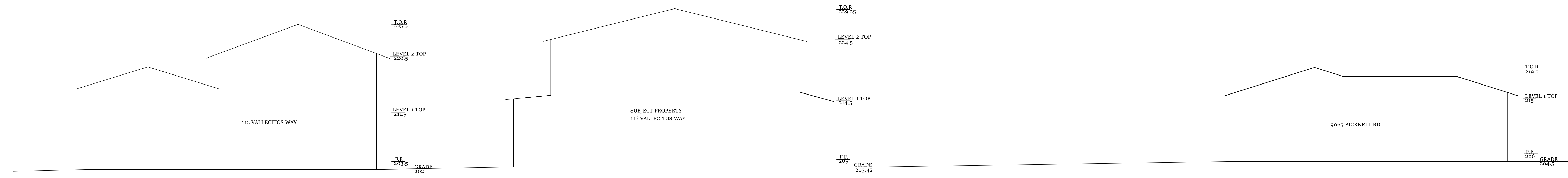
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19/22



NEIGHBORHOOD CROSS SECTION
SCALE: 1/8" = 1'-0"



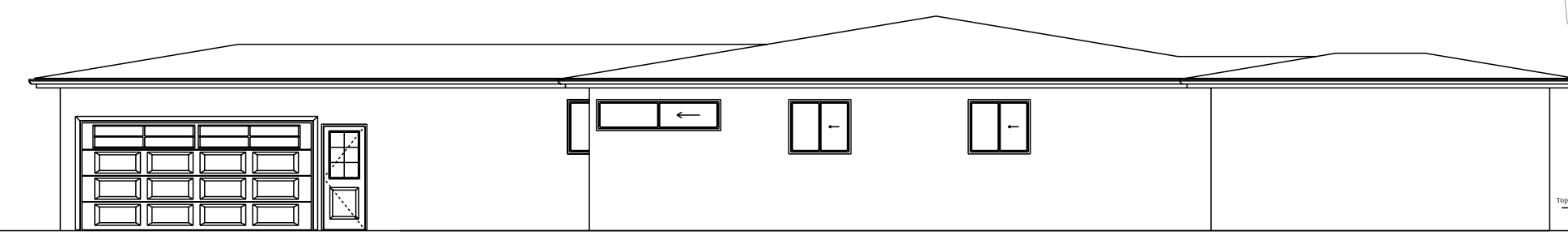
108 VALLECITOS WAY
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LOT 11,348 SF
HOUSE SF 2272
FAR = .20

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STORIES = 2
LOT 10,206 SF
HOUSE SF 2200
FAR = .22

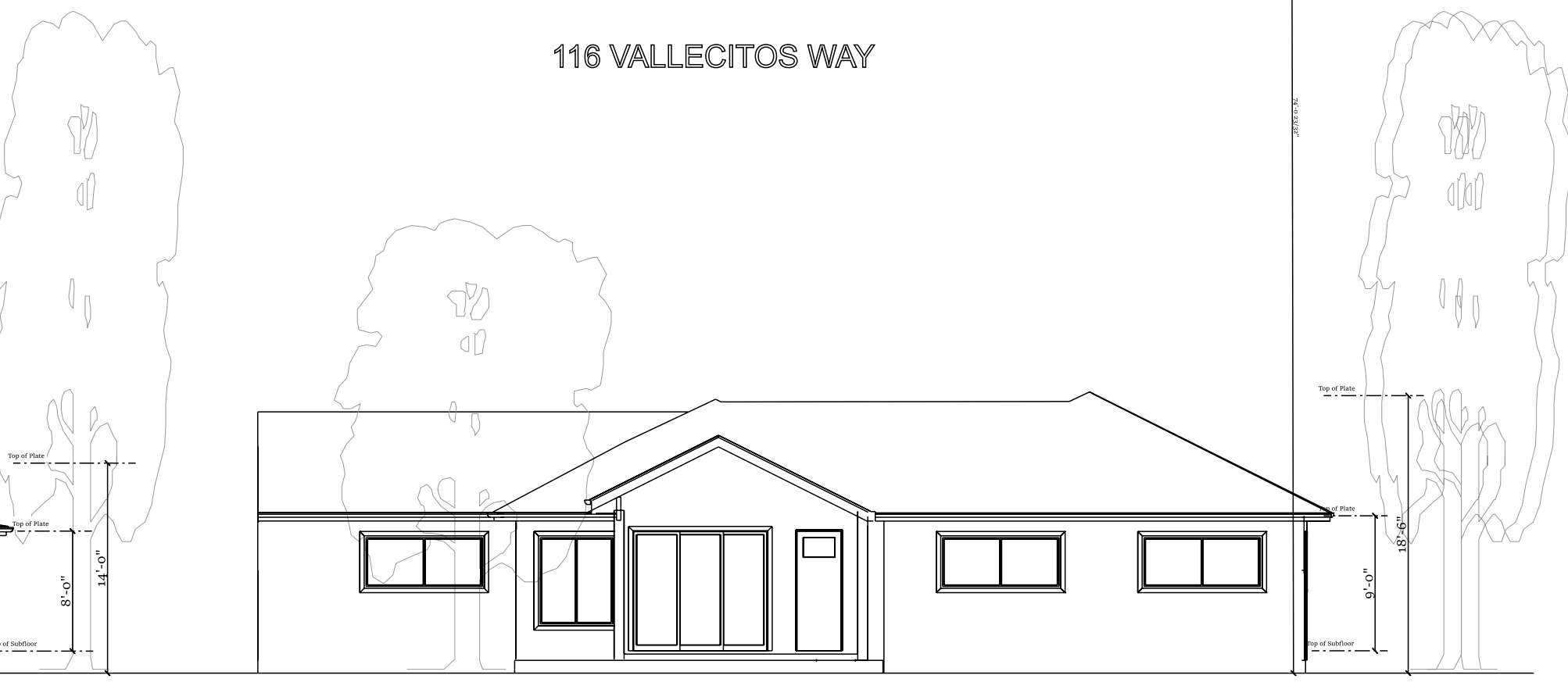
116 VALLECITOS WAY



116 VALLECITOS WAY

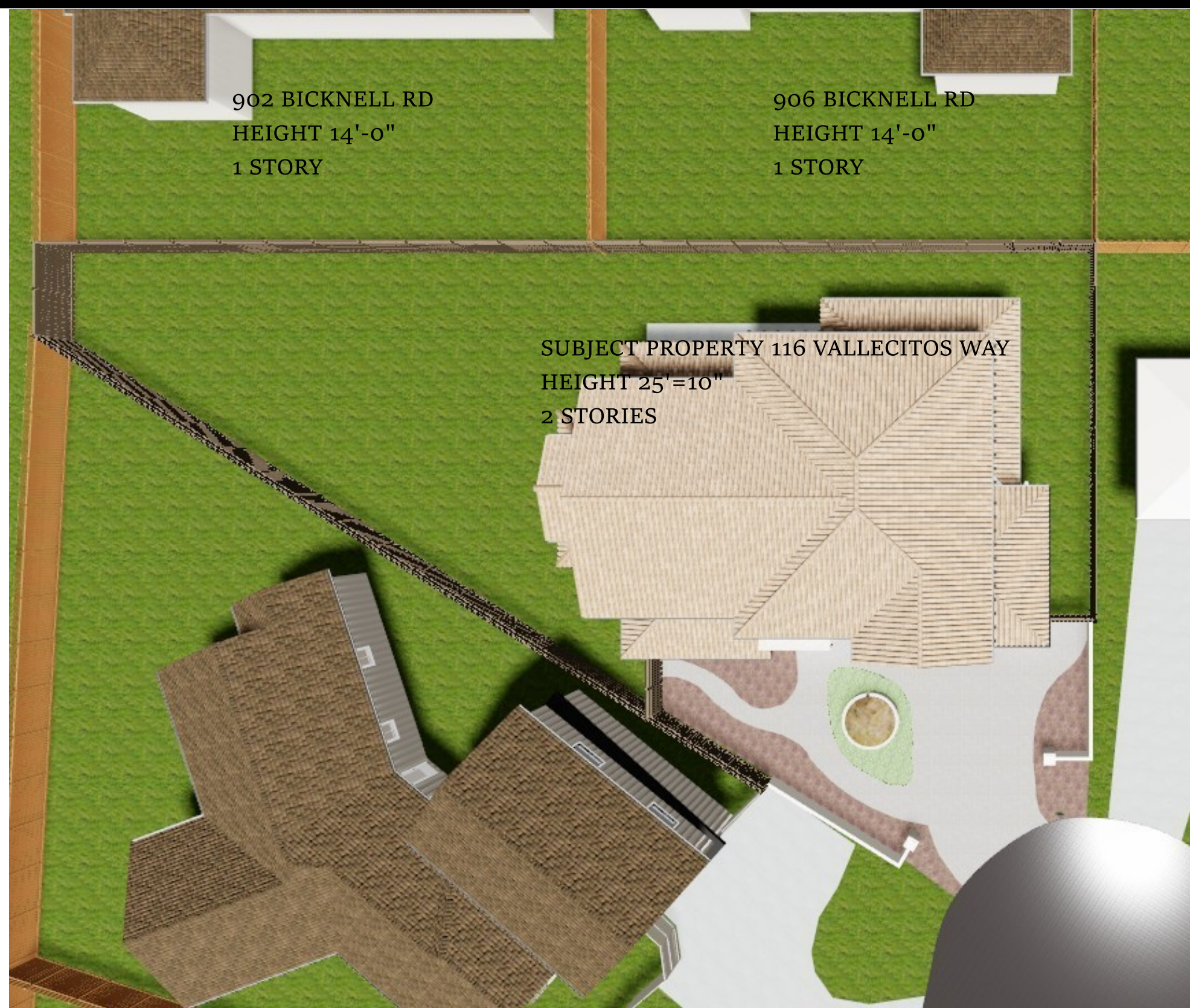


115 VALLECITOS WAY
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HOUSE SF 2313
FAR = .13

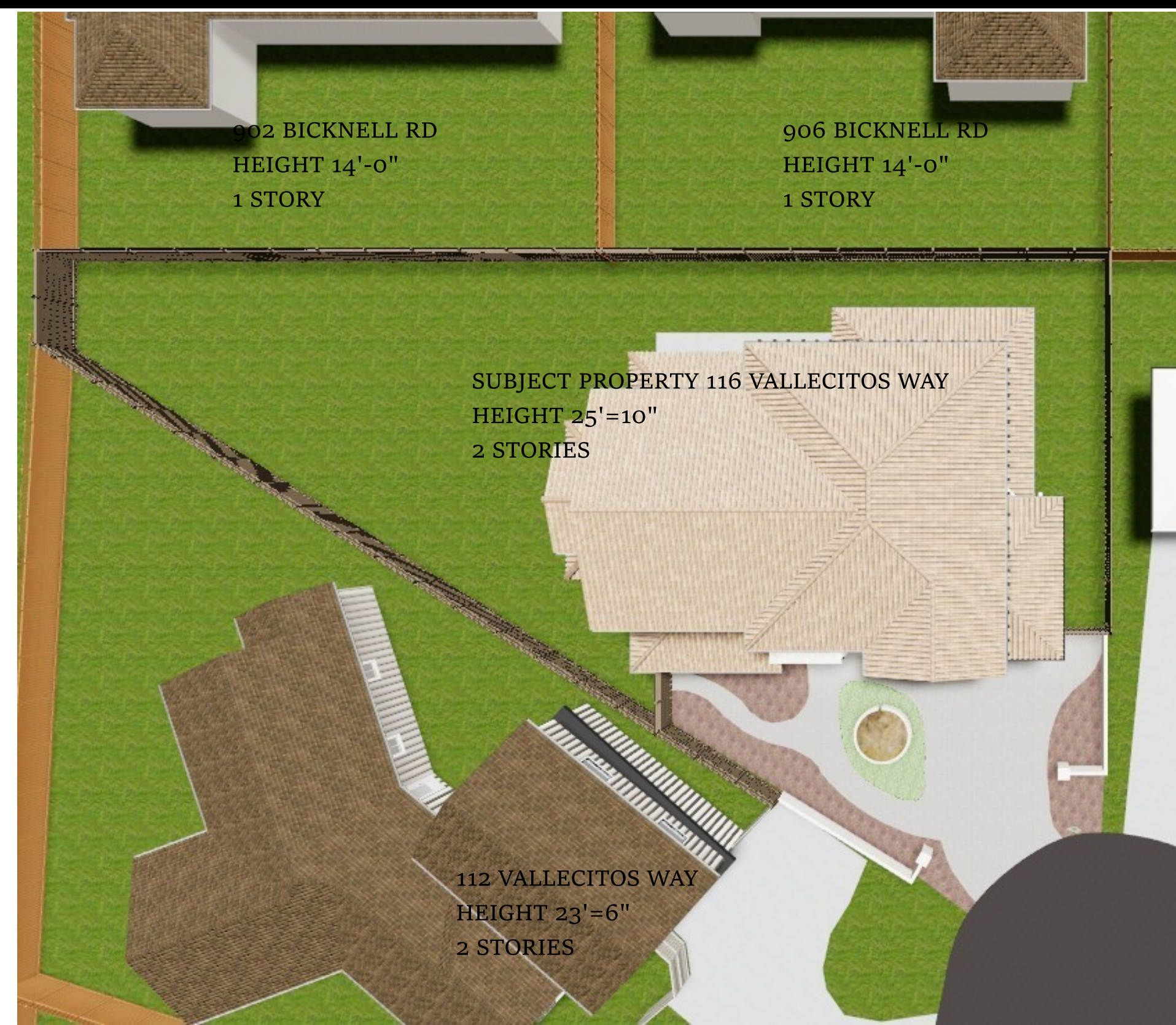


111 VALLECITOS WAY

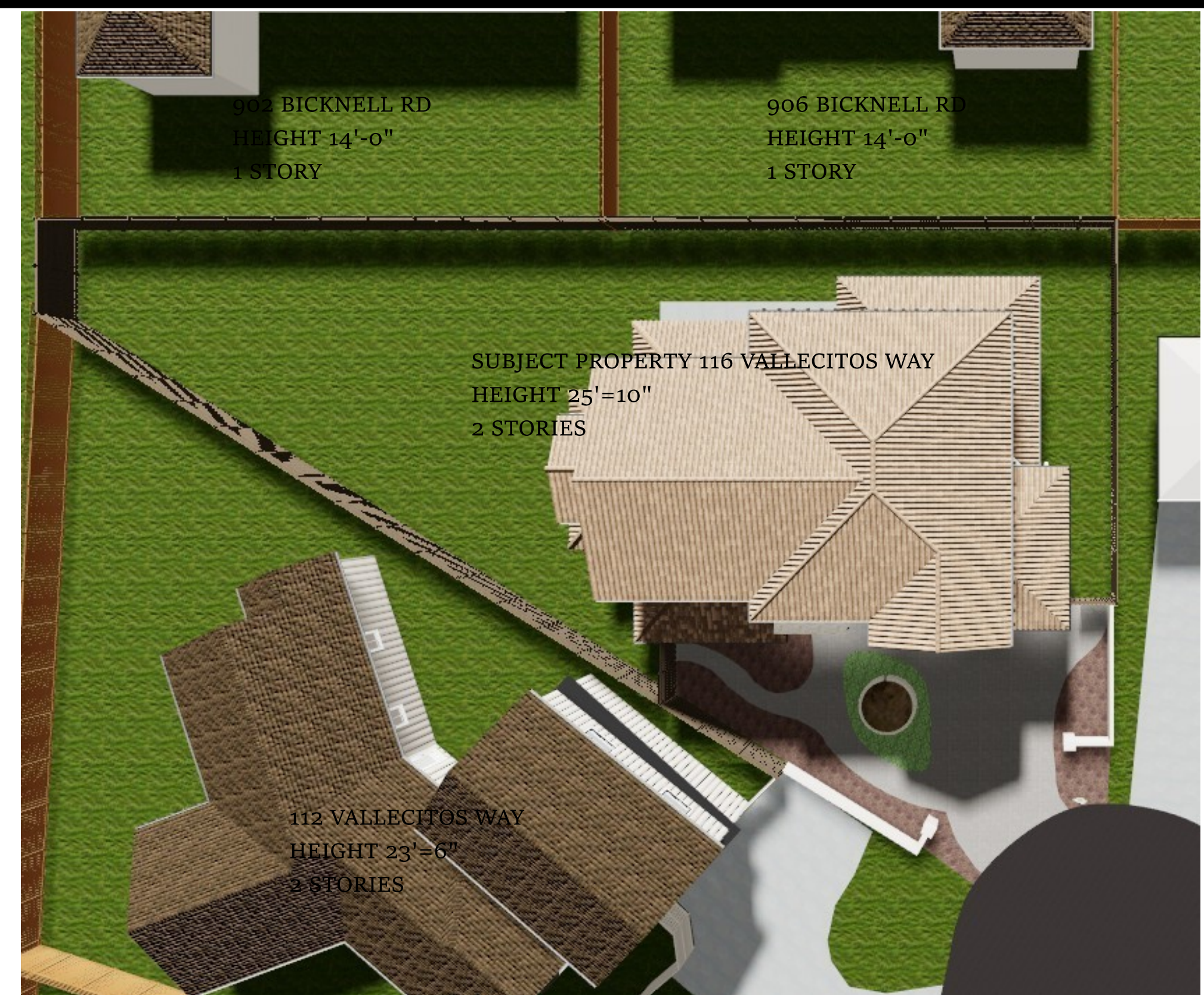
STREET SCAPE
SCALE: 1" = 10'-0"



JUNE 21 3:00 PM



JUNE 21 12:00 PM



JUNE 21 9:00 AM



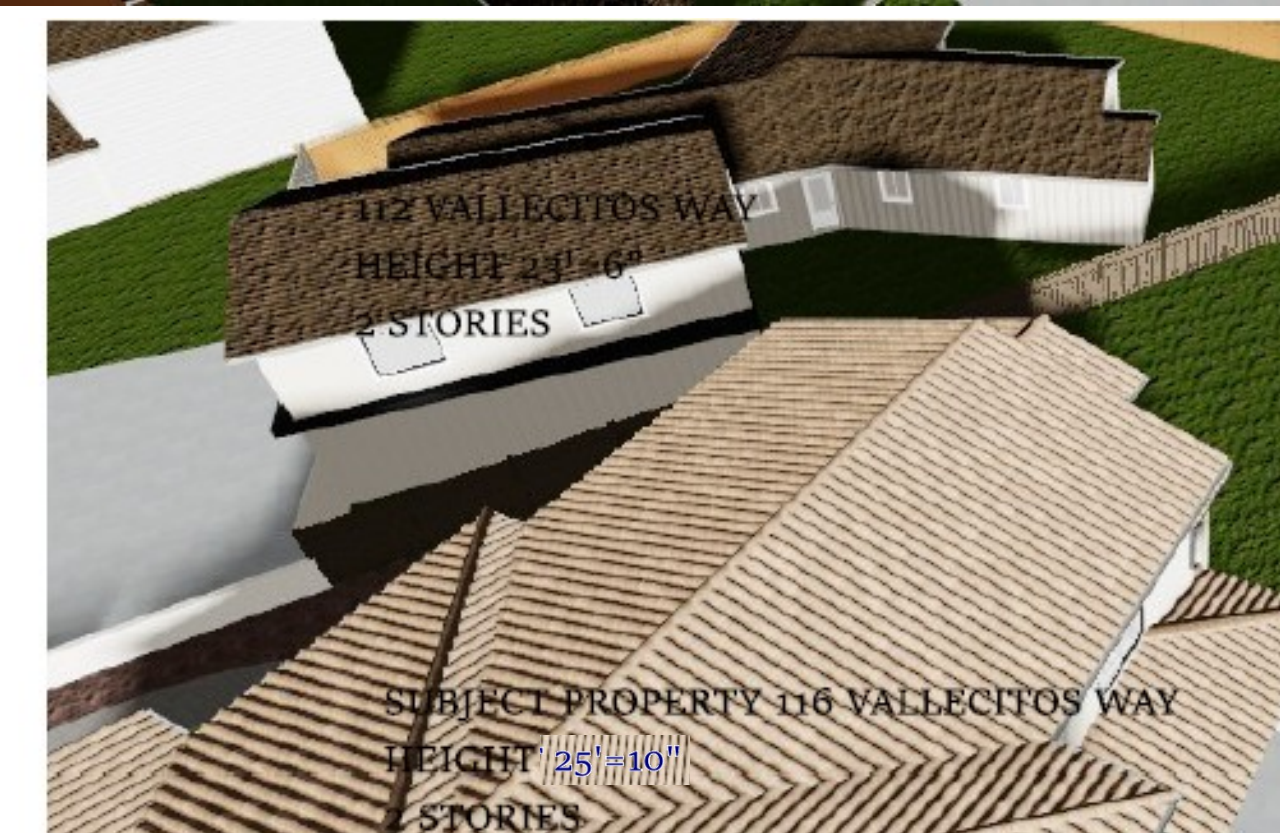
DEC. 21 3:00 PM



DEC. 21 12:00 PM



DEC. 21 9:00 AM



WORST CASE SENARIO

DEC. 21 9:00 AM

SHADOW STUDY

REVISIONS

REV #	DATE	BY

DESIGNERS SIGNATURE

Michelle Miner

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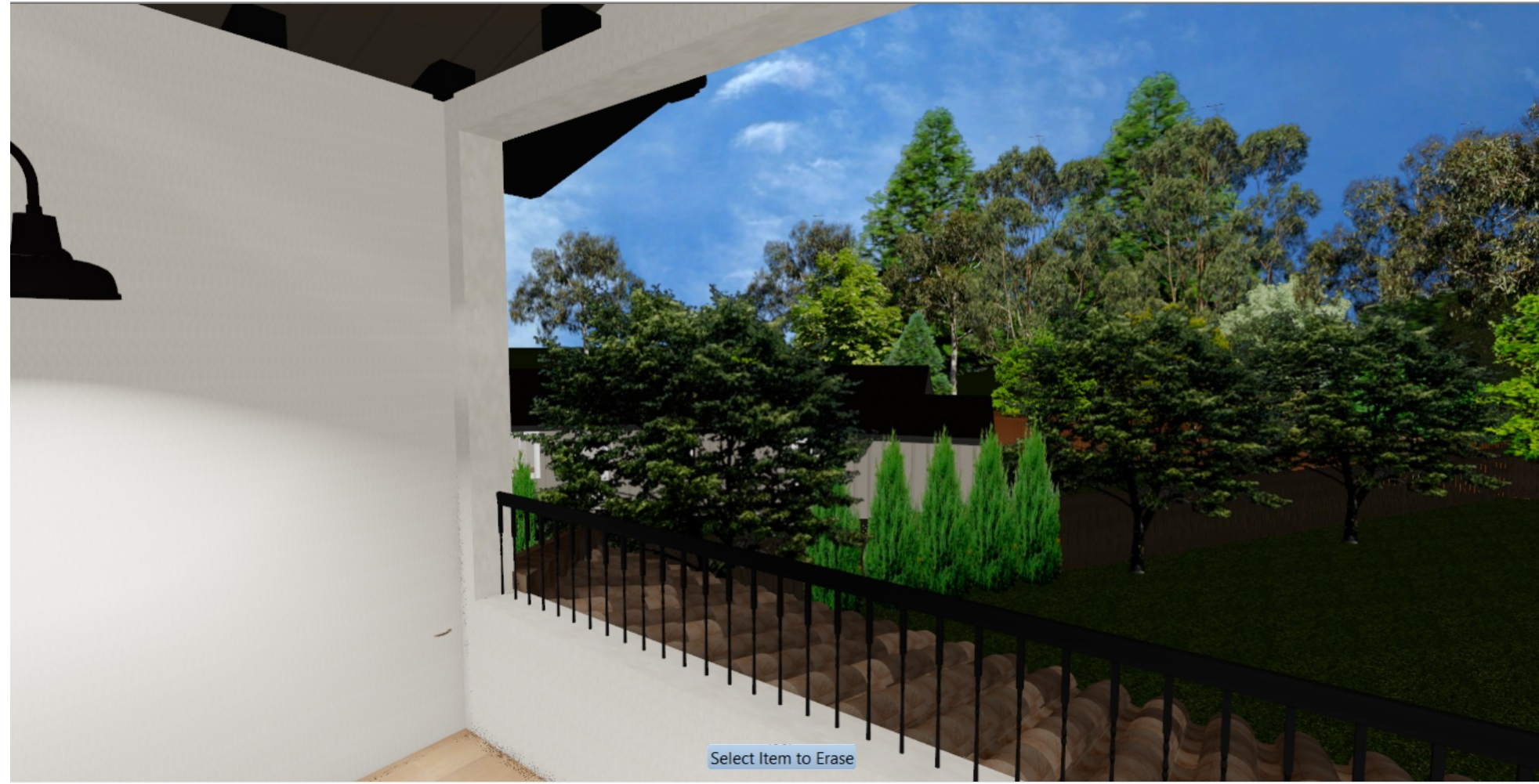
michelle miner
design

18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 Shelminer@aol.com

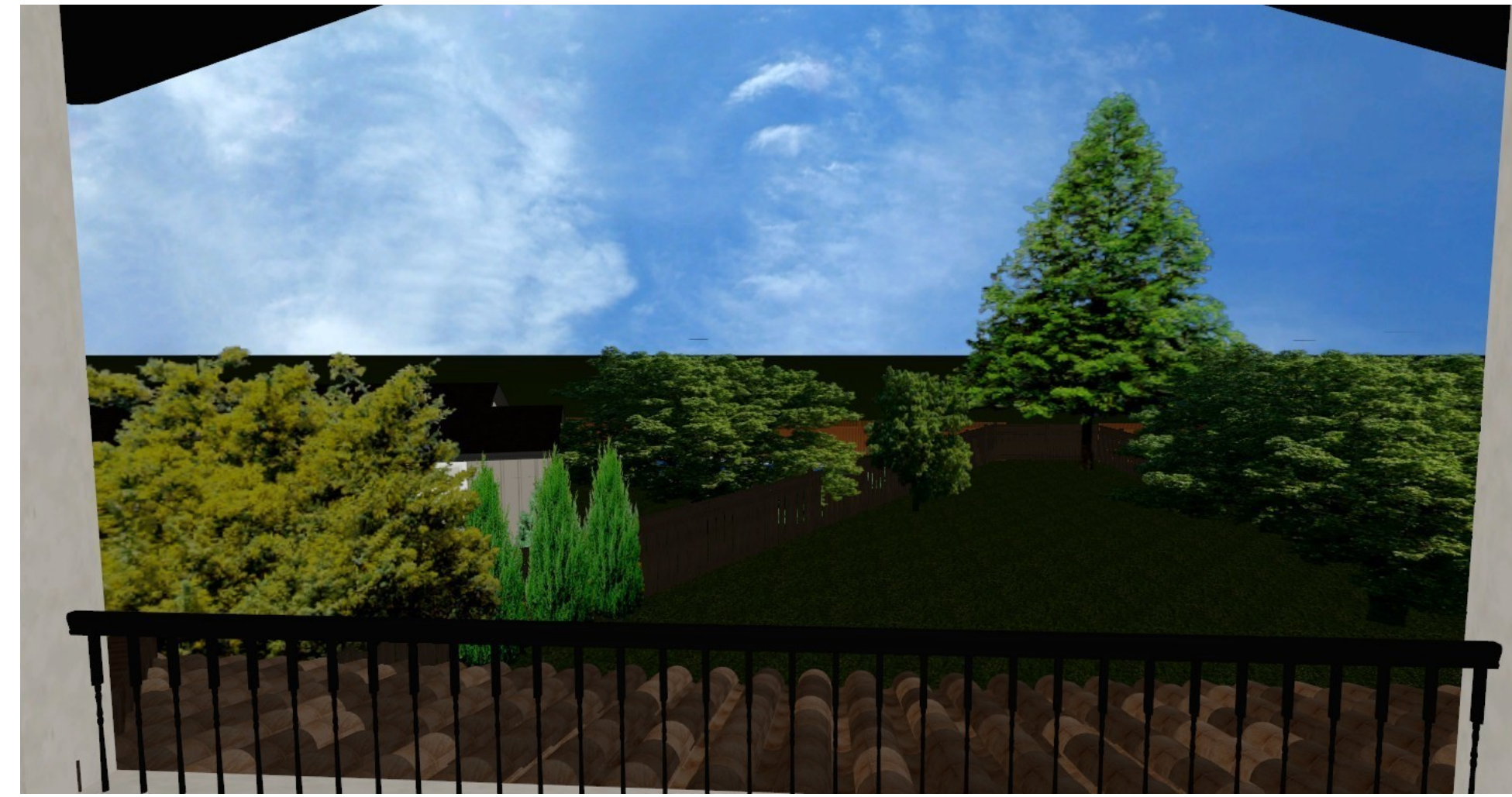
Eyal & Anat Tokman
116 Vallecitos Way, Los Gatos, CA 95032
408.505.0338 tokman.eyal@gmail.com

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SHADOW STUDY	

3D RENDERING OF OUR HOUSE AND NEIGHBORS HOUSE, POOL AND YARD



TAKEN FROM CLOSEST CORNER OF BALCONY TO NEIGHBORS YARD



TAKEN FROM MIDDLE OF BALCONY LOOKING AT NEIGHBORS YARD



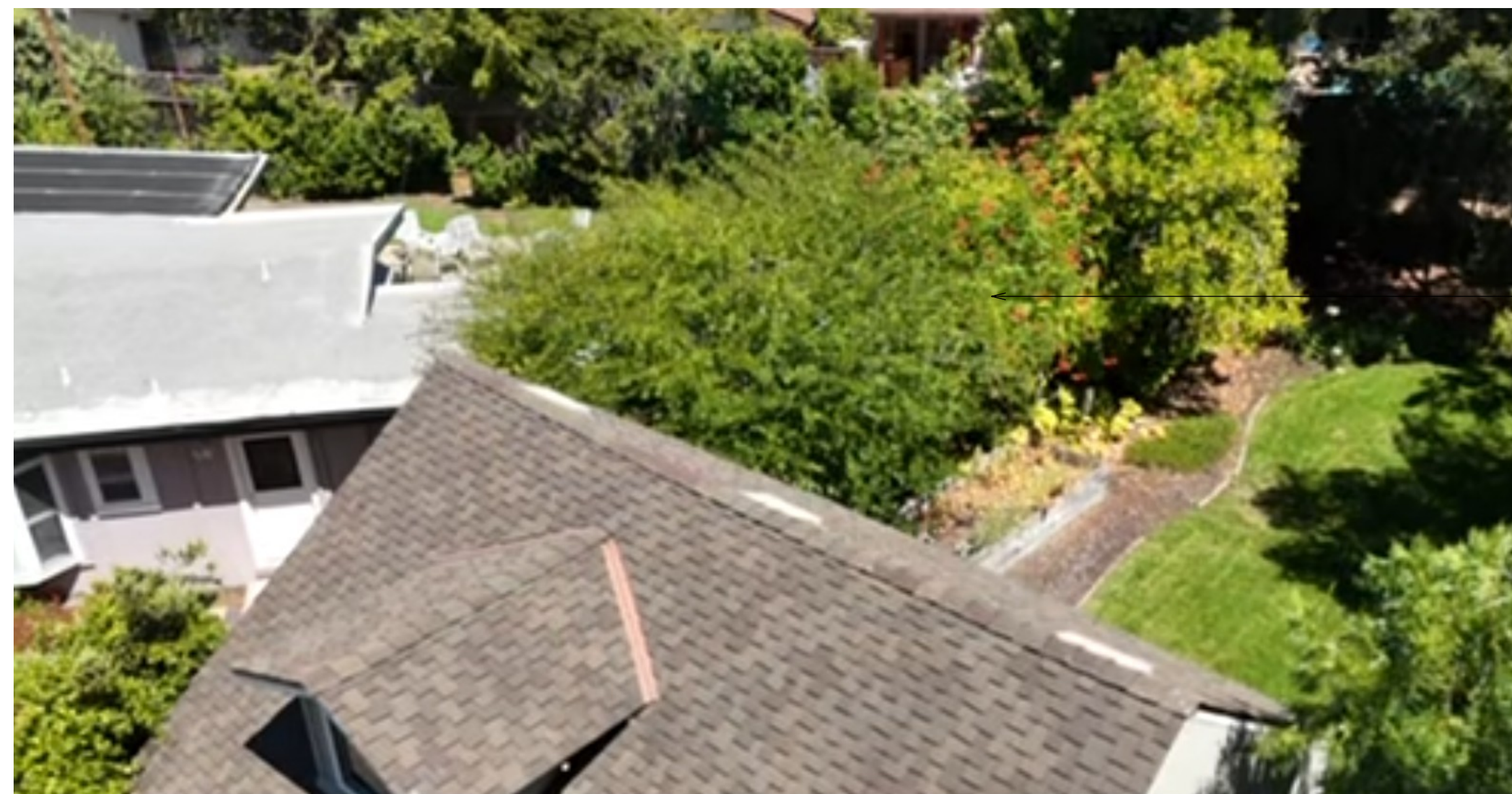
TAKEN FROM FURTHEST CORNER OF BALCONY TO NEIGHBORS YARD



TAKEN FROM NEIGHBORS POOL LOOKING BACK AT OUR HOUSE



GOOGLE VIEW OF OURS AND NEIGHBORS YARD SHOWING LOCATION OF POOL AND MATURE LANDSCAPING



DRONE FOOTAGE TAKEN ABOVE EXISTING DETACHED GARAGE LOOKING INTO NEIGHBORS YARD POOL IS BEHIND THE MATURE LANDSCAPING



TREES AND SHRUBS IN OUR YARD FROM GROUND VIEW

PRIVACY STUDY

REVISIONS

REV # DATE BY

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DESIGNERS SIGNATURE

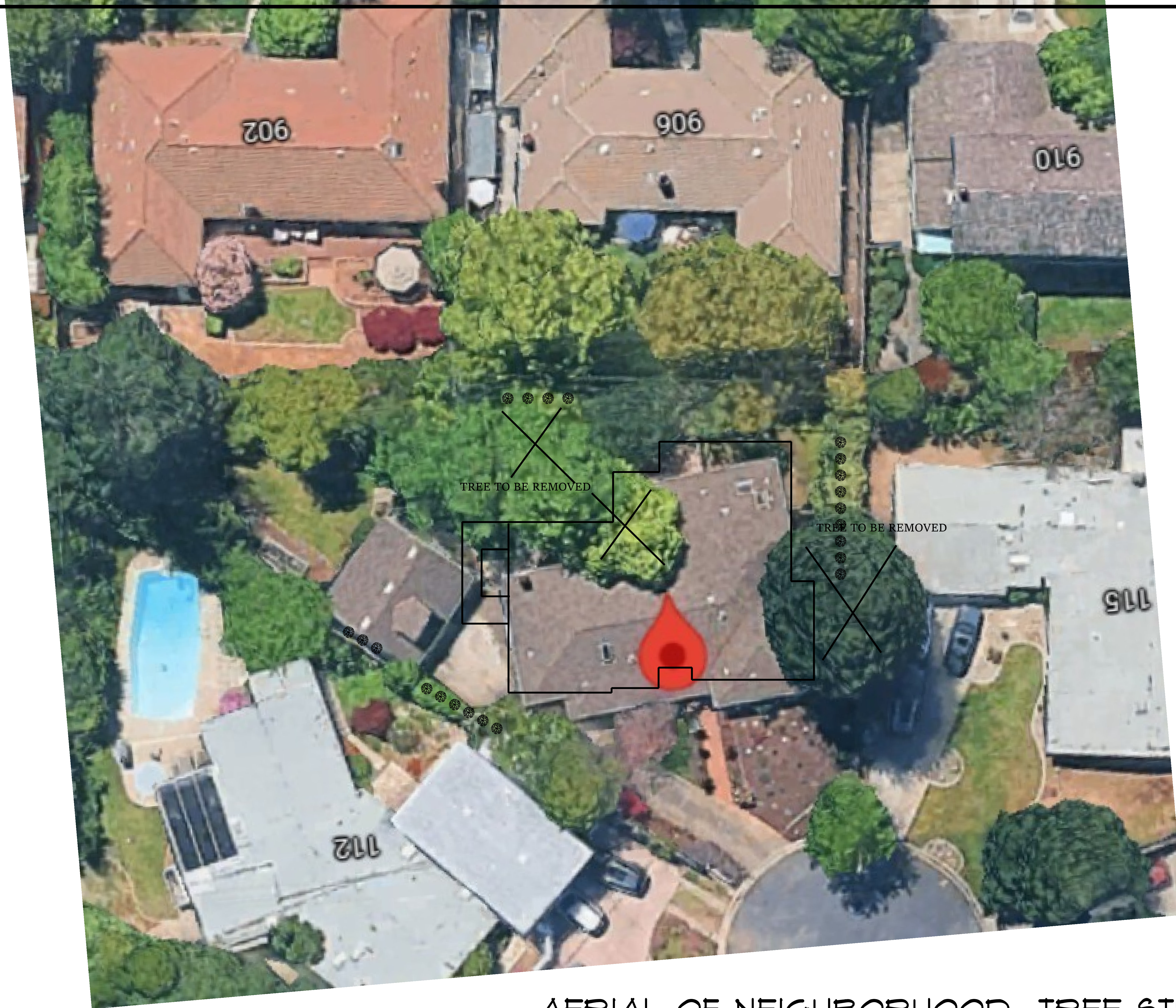
Michelle Miner

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michelle miner
— design —
18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 Shelminer@aol.com

Eyal & Anat Tokman
116 Vallecitos Way, Los Gatos, CA 95032
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AERIAL OF NEIGHBORHOOD - TREE STUDY

SCALE: 1" = 10'-0"

REVISIONS		
REV #	DATE	BY
DESIGNER'S SIGNATURE		
<i>Michelle Miner</i>		
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michelle miner
 design
 18488 Prospect Rd. #6 Saratoga, CA 95070
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