

ABBREVIATIONS

| | | | |
|----------|--|----------|------------------------------|
| AB | ANCHOR BOLT | LF | LINEAL FOOT |
| AC | ASPHALTIC CONCRETE | LG | LONG |
| ACOUNT | ACOUSTICAL | LKR | LOCKER |
| ADD | ADDENDUM | LT | LIGHT |
| ADJ | ADJUSTABLE | MAX | MAXIMUM |
| AGGR | AGGREGATE | M.B. | MACHINE BOLT |
| AHJ | AUTHORITY HAVING JURISDICTION | M.C. | MEDICINE CABINET |
| AL | ALTERNATE | MCH | MECHANICAL |
| ALUM | ALUMINUM | MEMB | MEMBRANE |
| APPROX | APPROXIMATELY | MET | METAL |
| ARCH | ARCHITECT | MFG | MANUFACTURE(R) |
| ANGLE | ANGLE | MH | MANHOLE |
| BD | BOARD | M.I. | MALLEABLE IRON |
| BLDG | BUILDING | MIN | MINIMUM |
| BLK(G) | BLOCKING | MIR | MIRROR |
| BT | BEAM | MISC | MISCELLANEOUS |
| BOT | BOTTOM | MSON | MASONRY OPENING |
| BOW | BACK OF WALK | MTD | MOUNTED |
| B&L | BUILDING SETBACK LINE | MUL | MULLION |
| B&FL | BACKSPASH | N | NORTH |
| BTW | BETWEEN | (N) | NATIONAL ELECTRIC CODE |
| BUR | BUILT UP ROOFING | N.E.C. | NOT IN CONTRACT |
| B.W. | BOTH WAYS | N.I.C. | NUMBER |
| CAB | CABINET | NO. | NOMINAL |
| CAH | CLEAR ALL HEART | N.T.S. | NOT TO SCALE |
| CB | CATCH BASIN, CORNER BEAD | O | OVER |
| C.B.C. | CALIFORNIA BUILDING CODE | O.A. | OVERALL |
| C.C. | CENTER TO CENTER | OBSC | OBSCURE |
| C.C.R. | CALIFORNIA CODE OF REGULATION | O.C. | ON CENTER |
| CEN | CENTER | OD | OUTSIDE DIMENSION (DIA) |
| C.I. | CAST IRON | OFF | OFFICE |
| C.J. | COLD JOINT, CONTROL JOINT | OH | OVER-HEAD, OVERHANG |
| CLG | CELLULOSE | OPG | OPENING |
| CLKG | CAULKING | OPF | OFFSHOULDER |
| CLO | CLOSET | OZ | OUNCE |
| CLR | CLEAR | P.C. | PLUMBING CONTRACTOR |
| C.M.C. | CALIFORNIA MECHANICAL CODE | P.F.B. | PLASTIC FINISH BOARD |
| C.M.P. | CORRUGATED METAL PIPE | FL, E | FLUTE, PROPERTY LINE |
| CMU | CONCRETE MASONRY UNIT | FLAS | PLASTER |
| COL | COLUMN | FLYUD | PLYWOOD |
| CONC | CONCRETE | FOL | FOLISHED |
| CONN | CONNECTION | FR | PAIR |
| CONSTR | CONSTRUCTION | FRCAST | PRECAST |
| CONT | CONTINUOUS | FT | POINT |
| CONC. | CALIFORNIA OFFICE OF NOISE CONTROL | P.T.D. | PAPER TOWEL DISPENSER |
| COTG | CLEANOUT TO GRADE | P.T.D.F. | PRESSURE TREATED DOUGLAS FIR |
| C.P.C. | CALIFORNIA PLUMBING CODE | P.T.D.R. | COMBINATION P.T.D. & P.T.R. |
| CPT | CARPET | PTN | PARTITION |
| C.T. | CERAMIC TILE | P.T.R. | PAPER TOWEL RECEPTACLE |
| C.T.S. | CENTER | P.U.E. | PUBLIC UTILITY EASEMENT |
| CSK | COUNTERSINK | Q.T. | QUARRY TILE |
| CU | CONDENSING UNIT | R | RISER |
| DL | DOUBLE | R.A. | RETURN AIR |
| DBL | DETAIL | RAD | RADIATOR |
| DET | DETAILS | R.A.G. | RETURN AIR GRILLE |
| D.F. | DOUGLAS FIR | R.C.P. | REINFORCED CONCRETE PIPE |
| D.F. | DRINKING FOUNTAIN | R.D. | ROOF DRAIN |
| DIA | DIAMETER | REF | REFERENCE |
| DIAG | DIAGONAL | REINF | REINFORCED(ING) |
| DIM | DIMENSION | RES | RESINUS FLOORING |
| DISP | DISPENSER, DISPOSER | RET | RETAINING |
| DN | DOWN | REQ | REQUIRED |
| DO | DITTO | RESIL | RESILIENT |
| DR | DRY | RFG | REFRIGERATOR |
| D.S. | DOWN SPOUT | RGR | REGISTER |
| DW | DISHWASHER | RJ | ROOM |
| DWS | DRAWING | RJ | ROUGH |
| DUR | DRAWER | R.O. | ROUGH OPENING |
| E | EAST | RS | REINFORCED |
| E.A. | EACH | RUL | RAINWATER LEADER |
| ELEC | EXPANSION JOINT | RUD | REDWOOD |
| ELEC | ELECTRICAL | R/W | RIGHT OF WAY |
| EL | ELEVATION | S | SOUTH |
| ELEV | ELEVATOR | SAD | SEE ARCHITECTURAL DUGS |
| EMER | EMERGENCY | S&D | SEE STRUCTURAL DRAWINGS |
| EN | EDGE NAILING | S.A.R. | SUPPLY AIR REGISTER |
| ENCL | ENCLOSURE | SA9M | SELF-ADHERED SHEET MEMBRANE |
| EQ | EQUAL | SC | SOLID CORE |
| EOP | EQUIPMENT | S.C.D. | SEAT COVER DISPENSER |
| EW.C. | ELECTRIC WATER COOLER | S.D. | SOAP DISPENSER |
| EW | EACH WAY | SECT | SECTION |
| (E)EXIST | EXISTING | SF | SQUARE FEET |
| EXP | EXPANSION | SH | SHELF |
| EXPO | EXPOSED | SHR | SHOWER |
| EXT | EXTERIOR, EXTENSION | SHIT | SHEET |
| F.A. | FIRE ALARM UNIT | SHTG | SHOOTING |
| FAU | FORCED AIR UNIT | SIM | SIMILAR |
| F.B. | FLAT BAR | S.M.S. | SHEETMETAL SCREWS |
| F.C. | FRAMING CLIP | SND | SANITARY NAPKIN DISPENSER |
| F.C.O. | FLOOR CLEANOUT | SNR | SANITARY NAPKIN RECEPTACLE |
| F.D. | FLOOR DRAIN | S.O.V. | SHUT-OFF VALVE |
| FDC | FIRE DEPT. CONNECTION | S.F. | SHELF & POLE |
| FDN | FOUNDATION | SQ | SQUARE |
| F.E. | FIRE EXTINGUISHER | S.S. | SELECT STRUCTURAL |
| F.F. | FACE OF FRAME, FACEFRAME, FINISH FLOOR | SS | STAINLESS STEEL |
| F.F.A. | FREE FLOW AREA | S.S.K. | SERVICE SINK |
| F.F.G. | FINISH GRADE | ST | STREET |
| FL | FINISH | STA | STATION |
| FLASH | FLASHING | STD | STANDARD |
| FLUOR | FLUORESCENT | STL | STEEL |
| F.O.C. | FACE OF CONCRETE | STO | STORAGE |
| F.O.F. | FACE OF FINISH | STR | STRUCTURAL |
| F.O.M. | FACE OF MASONRY | SUSP | SUSPENDED |
| F.O.S. | FACE OF STUD | SV | SHEET VINYL FLOORING |
| F.O. | FINISH OPENING | SU | SHEAR WALL |
| FRFR | FIREPROOF | SYM | SYMMETRICAL |
| FRT. | FIRE RETARDANT TREATED | T. | TEMPERED |
| FR | FIRE RATED(ING) | T.B. | TOUPEL BAR |
| FTG. | FOOTING | T & B | TOP & BOTTOM |
| FT | FOOT | TC | TOP OF CURB |
| FUR | FURRING | TEL | TELEPHONE |
| FUT | FUTURE | TER | TERRAZZO |
| GA | GAUGE | T & G | TONGUE & GROOVE |
| GAL | GALLON | TH | THRESHOLD |
| GALV | GALVANIZED | THK | THICK |
| GB | GRAB BAR | T.O.P. | TOP OF PLATE |
| GLB | GULLIAM BEAM | T.P. | TOP OF PAVEMENT |
| G.I. | GALVANIZED IRON | T.P.D. | TOILET PAPER DISPENSER |
| GL | GLASS | TRD | TRAIL |
| GLD | GROUND | T.S. | TUBULAR STEEL |
| GR | GRADE | T.S.B. | TOP-SET BASE |
| GSM | GALVANIZED SHEET METAL | T.V. | TELEVISION |
| GWB | GYP(SM) WALLBOARD | T.W. | TOP OF WALL |
| GYP | GYP(SM) | TYP | TYPICAL |
| H.B. | HOSE BIBB | UNF | UNFINISHED |
| H.C. | HOLLOW CORE | UNO, UON | UNLESS NOTED OTHERWISE |
| H.D. | HOLLOW | UR | URINAL |
| HDUR | HARDWARE | V.C.P. | VITRIOUS CLAY PIPE |
| HDWD | HARDWOOD | V.G.T. | VINTYL COMPOSITION TILE |
| HGT | HEIGHT | VERT | VERTICAL |
| HM | HOLLOW METAL | VEST | VESTIBULE |
| HORIZ | HORIZONTAL | V.G. | VERTICAL GRAIN |
| HR | HANDRAIL | V.F. | VERIFY IN FIELD |
| HR | HOUR | V.T.R. | VENT THRU ROOF |
| HRS | HOT DIPPER GALVANIZED | VUIC. | VINTYL WALL COVERING |
| HUH | HOT WATER HEATER | W | WEST, WASHER |
| I.A.W. | IN ACCORDANCE WITH | W | WITH |
| I.D. | INCH DIMENSION | WC | WATER CLOSET |
| I.N. | INCH, INCHES | WD | WINDOW DIMENSION |
| INSUL | INSULATION | WI | WROUGHT IRON |
| INT | INTERIOR | WIF | WOVEN WIRE FABRIC |
| INV | INVERT | UNDU | WITHOUT |
| ISA | INTERNATIONAL SYMBOL | W/O | WITHOUT |
| JAN | JANITOR | W.P. | WATERPROOF |
| JST | JOIST | WS | WOOD SCREWS |
| JT | JOINT | WSCT | WAINSCOT |
| KIT | KITCHEN | WT | WEIGHT |
| LAB | LABORATORY | WUM | WOVEN WIRE MESH |
| LAM | LAMINATED | WUR | WESTERN RED CEDAR |
| LAV | LAVATORY | | |
| LB | POUND(S) | | |

ARCH & SITE APPLICATION

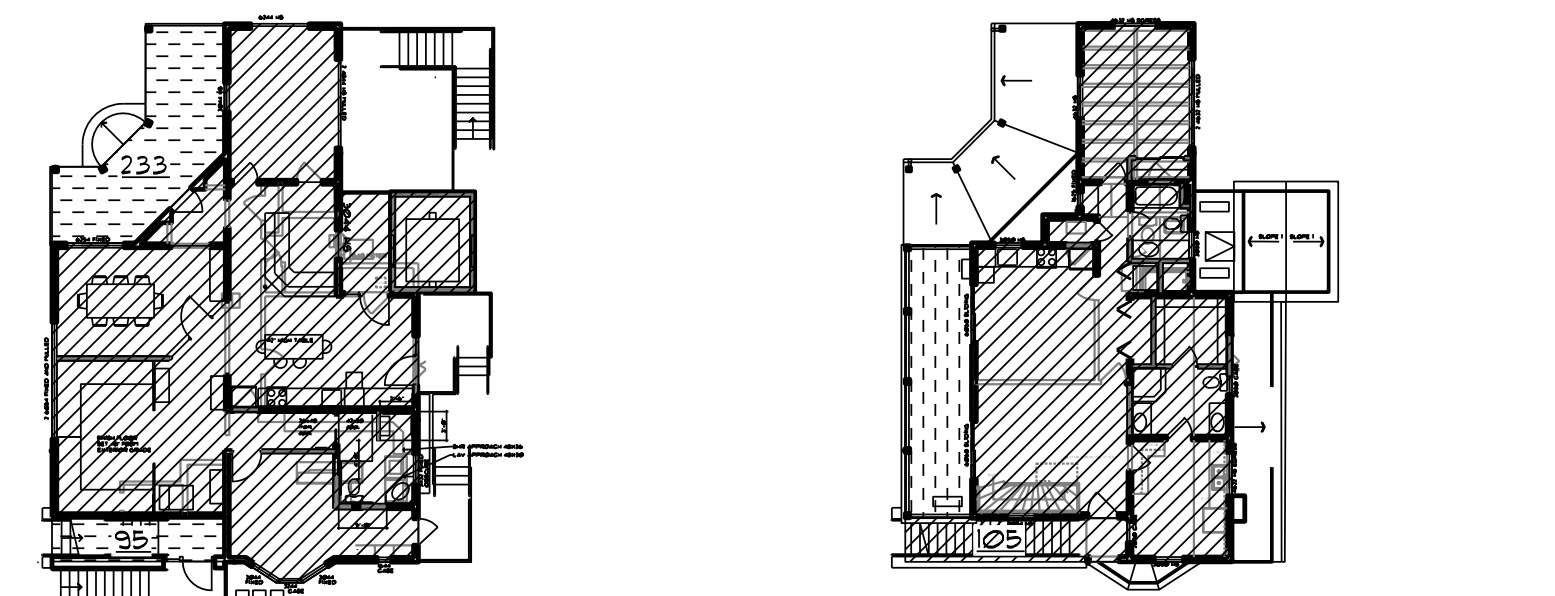
GIANANDREA HOUSE

RELOCATION AND RESTORATION

| BUILDING USE | USE | SIZE HABITABLE | INTERIOR UNCONDITIONED | EXTERIOR UNCONDITIONED |
|--------------|-----------------------------|------------------|--|--|
| BASEMENT | A/B OCCUPANCY | 1530 CONDITIONED | 295 SF. STAIR/UTIL 141 SF. ELEV/LAND. | 173 SF. COURTYARD |
| FLOOR 1 | OFFICE B OCCUPANCY | 1,411 SF. | 141 SF. ELEV/LAND. | 233 SF. PORCH. |
| FLOOR 2 | SINGLE RESIDENTIAL UNIT R-3 | 1,094 SF. | | 191 SF. ROOFED BALC 109 SF. STAIR/LAND. |
| TOTAL | | 4,101 SF. | 549 SF. | 708 SF. |

GROSS FLOOR AREA:
FLOOR 1: 1624 SF
FLOOR 2: 1193 SF
TOTAL 2823 SF

SITE COVERAGE:
FLOOR 1: 1624 SF BUILDING
STAIR & ROOFED PORCH: 328 SF
TOTAL 1952 SF/4115.5 SF = .41 OR 41%



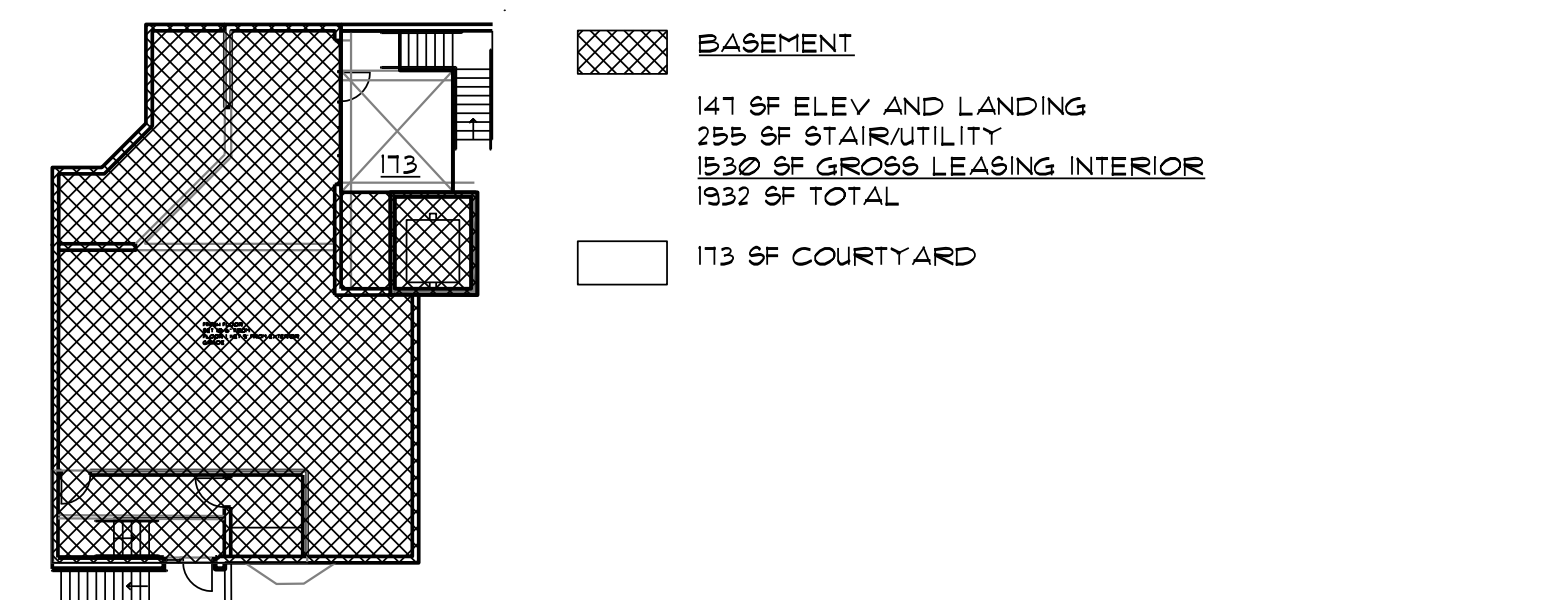
FLOOR 1
1624 SF GROSS

FLOOR 2
1193 SF GROSS FLOOR AREA

GROSS FLOOR AREA:
141 SF ELEV AND LANDING
1411 SF OFFICE
233 SF ROOFED PORCH
95 SF BASEMENT ACCESS STAIR

191 SF ROOFED BALCONY

COUNT FOR GROSS FLOOR AREA FLOOR 1 AND FLOOR 2



FAMILY SKETCH FROM 1951

INDEX OF DRAWINGS

| SHEET | SEQUENCE | DESCRIPTION |
|--------------|----------|--------------------------|
| G0 | 1 | COVER SHEET |
| G3 | 2 | SITE DETAILS |
| CIVIL | | |
| C0 | 3 | COVER |
| C1 | 4 | SITE PLAN |
| C2 | 5 | PARCEL LAYOUT |
| C3 | 6 | PRELIMINARY GRADING PLAN |
| C4 | 7 | WATER MANAGEMENT |

LANDSCAPE

| SHEET | DESCRIPTION |
|-------|------------------|
| L1 | 8 LANDSCAPE PLAN |

ARCHITECTURAL

| SHEET | DESCRIPTION |
|-------|---------------------------------------|
| A1 | 9 EXISTING FLOOR PLANS |
| A21 | 10 FLOOR PLAN BASEMENT AND FLOOR 1 |
| A22 | 11 FLOOR 2 PLAN AND ROOF PLAN |
| A4 | 12 EXISTING EXTERIOR ELEVATIONS |
| A5.1 | 13 WEST AND SOUTH EXTERIOR ELEVATIONS |
| A5.2 | 14 EAST AND NORTH EXTERIOR ELEVATIONS |
| A6 | 15 SECTIONS |

CONSULTANTS

CIVIL ENGINEERING:
JACQUELYN BAY'S
MACKAY & SOMPS CIVIL ENGINEERS, INC.
5142 FRANKLIN DRIVE, SUITE B,
PLEASANTON, CA 94588

TEL: 925-225-0690
EMAIL: JBAY@MCSBE.COM

LANDSCAPE ARCHITECTURE:
MELISSA WILLMANN, RLA
SENIOR ASSOCIATE
VAN DORN ABED, LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SF, CA 94103

TEL: 415-294-8650
EMAIL: MELISSA@VALAINC.COM

GENERAL

EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS WAS OBTAINED FROM FIELD NOTES. VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ALL EXCEPTIONS BEFORE PROCEEDING WITH THE WORK.

PERFORM ALL WORK IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS AND REGULATIONS APPLICABLE TO THIS WORK. CONNECTIONS AND IMPLIED CONSTRUCTION ASSEMBLIES THAT ARE NOT SPECIFICALLY DESCRIBED OR DETAILED SHALL BE CONSTRUCTED USING STANDARD CONSTRUCTION PRACTICES IN COMPLIANCE WITH THE GOVERNING CODES AND ORDINANCES.

CONTRACTOR SHALL REPORT DISCREPANCIES IN THE DRAWINGS TO THE ARCHITECT FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS ON THE JOB SITE BEFORE WORK BEGINS. CONTRACTOR SHALL BRING ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE CONSTRUCTION BEGINS.

DIMENSIONS WRITTEN IN PLANS TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS IN PLANS.

WHEN DETAILS LABELED 'TYPICAL' OR 'SIMILAR' ARE GIVEN ON DRAWINGS, THE CONTRACTOR SHALL APPLY THE INTENT OF THE DETAIL TO THAT SPECIFIC CONDITION.

PERFORM ANY REQUIRED DEMOLITION WITH GREAT CARE AND WITH SMALL TOOLS IN ORDER NOT TO JEOPARDIZE STRUCTURES AND EQUIPMENT REMAINING. IF STRUCTURAL MEMBERS NOT SHOWN FOR REMOVAL INTERFERE WITH THE NEW WORK, IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN APPROVAL BEFORE REMOVAL OF THE MEMBERS.

SCHEDULE AND COORDINATE THE DEMOLITION AND NEW CONSTRUCTION PROCEDURES TO PERMIT CONTINUED OPERATION OF ALL FACILITIES REQUIRED TO REMAIN OPEN.

SAFELY SHORE THE EXISTING CONSTRUCTION TO REMAIN WHENEVER NECESSARY FOR THE NEW WORK.

PROJECT INFORMATION

ACCESSOR'S PARCEL NUMBER: 424-01-082
ZONING: NORTH 40 SPECIFIC PLAN
TYPE OF CONSTRUCTION: V-B, FIRE SPRINKLERED
APPLICABLE CODES:
2020 CBC
2020 CEC
2020 CMC
2020 CRC
2020 CALGREN
2020 CALIFORNIA FIRE CODE
2020 CALIFORNIA ENERGY CODE

DESCRIPTION OF WORK:

THIS PROJECT PROPOSES TO RELOCATE THE EXISTING GIANANDREA HOUSE TO A LOCATION APPROXIMATELY 1/2 MILE SOUTH OF ITS EXISTING LOCATION. THE WOOD FRAMED HOUSE WILL BE RELOCATED. THE MASONRY STAIR, THE MASONRY PORCH AND THE IN-GROUND BASEMENT WILL NOT BE RELOCATED. THE BUILDING WILL BE REMODELED INTO A MIXED USE BUILDING. A NEW BASEMENT WILL BE CONSTRUCTED. THE FIRST FLOOR WILL BE CONVERTED TO OFFICES AND THE SECOND FLOOR WILL REMAIN A RESIDENCE. AN ELEVATOR AND AN OPEN-AIR COURTYARD WILL BE ADDED TO ACCESS THE BASEMENT LEVEL. AS A PART OF THIS RENOVATION, NEW INTERIOR FINISHES, AND FIXTURES AND FITTINGS WILL BE REPLACED. EXTERIOR STEEL WINDOWS WILL BE REPLACED WITH NEW FIBERGLASS WINDOWS. THE BALCONY RAIL WILL BE REPLACED WITH A CODE COMPLIANT HEIGHT GUARD OF SIMILAR STYLE. THE ROOF WILL BE REPLACED WITH NEW COMPOSITION SHINGLES. THE EXTERIOR WOOD SIDING AND STUCCO FINISHES WILL REMAIN AS MUCH AS POSSIBLE.

LOCATION MAP

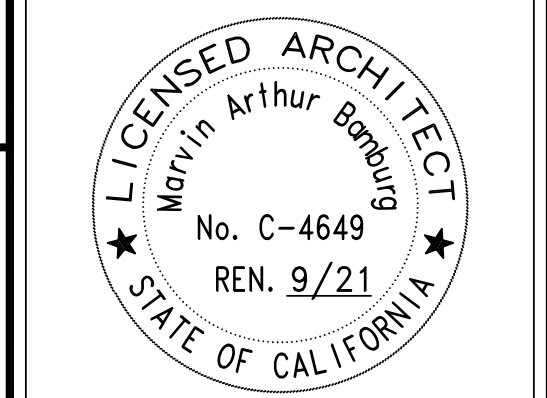


JOB No. 2008
DATE 21 SEPT 2020

| DESCRIPTION | DATE | REV. |
|-------------|----------|------|
| SITE AREA | 12/22/20 | 1 |



RELOCATE AND REMODEL EXISTING BUILDING
GIANANDREA HOUSE
15011 LOS GATOS BLVD.
LOS GATOS, CA



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SHEET TITLE
COVER

SCALE
CAD FILE
DRAWN BY

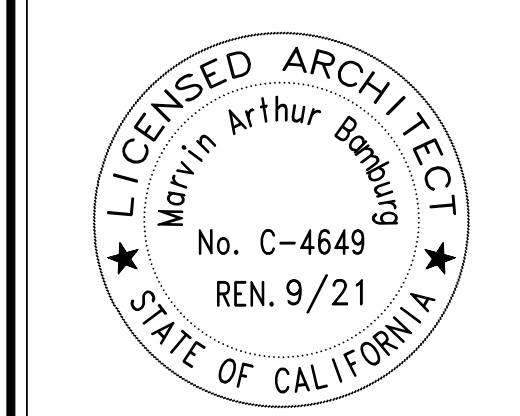


| DESCRIPTION | DATE | REV. |
|-------------|------|------|
| | | |
| | | |
| | | |
| | | |



RELOCATE AND REMODEL EXISTING BUILDING
 GIANDREA HOUSE
 15011 LOS GATOS BLVD.
 LOS GATOS, CA

ARCHITECTS
MBA
 MARVIN BARBUR ASSOCIATES INC.
 1176 LINCOLN AVENUE SAN JOSE CA 95125
 PH 408.297.0288 X13 FAX 408.297.0384



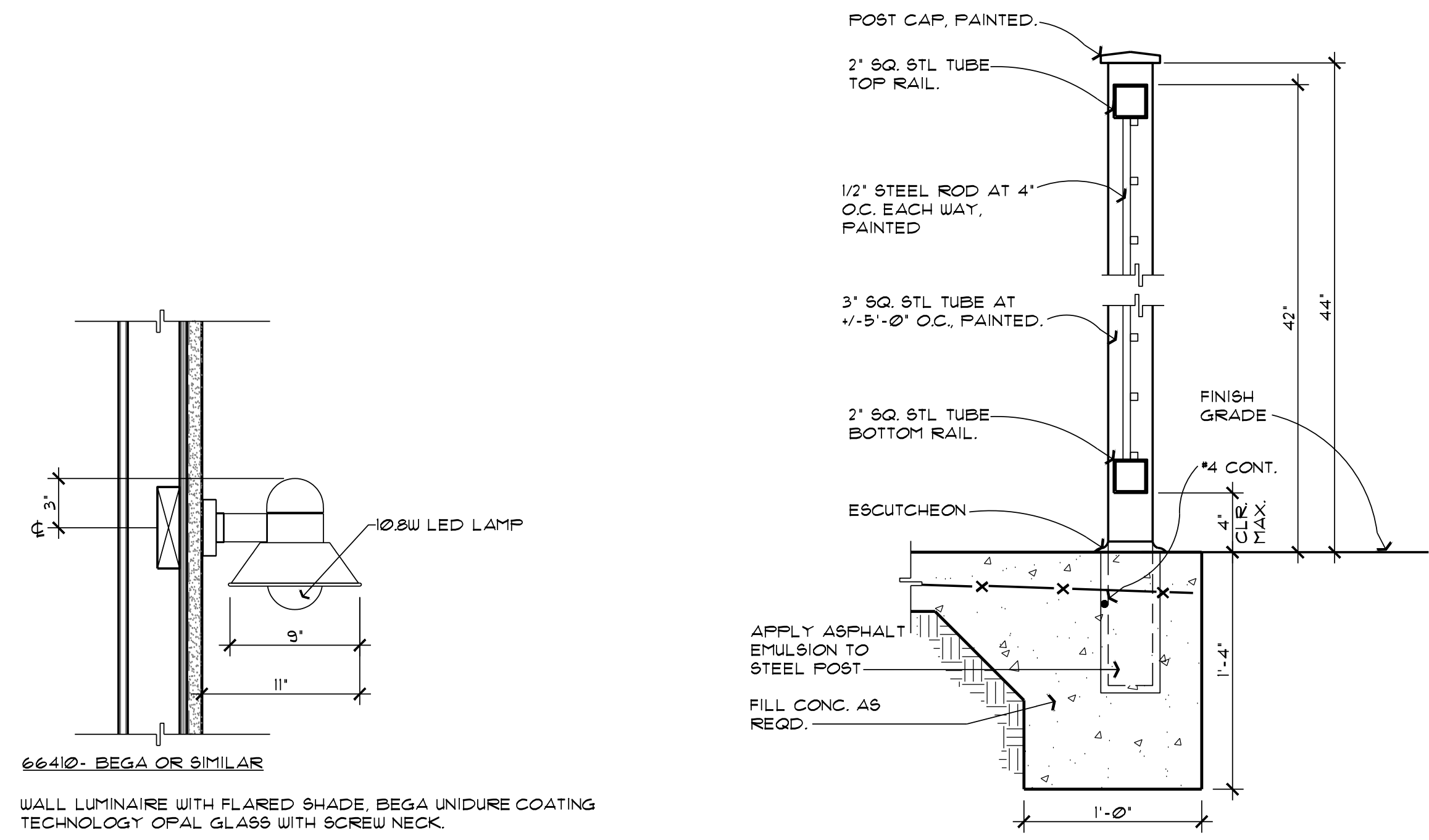
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SHEET TITLE
SITE DETAILS

SCALE 1/4" = 1'-0"
 CAD FILE 2008-FF-G3
 DRAWN BY

SHEET
G3
 OF SHEETS

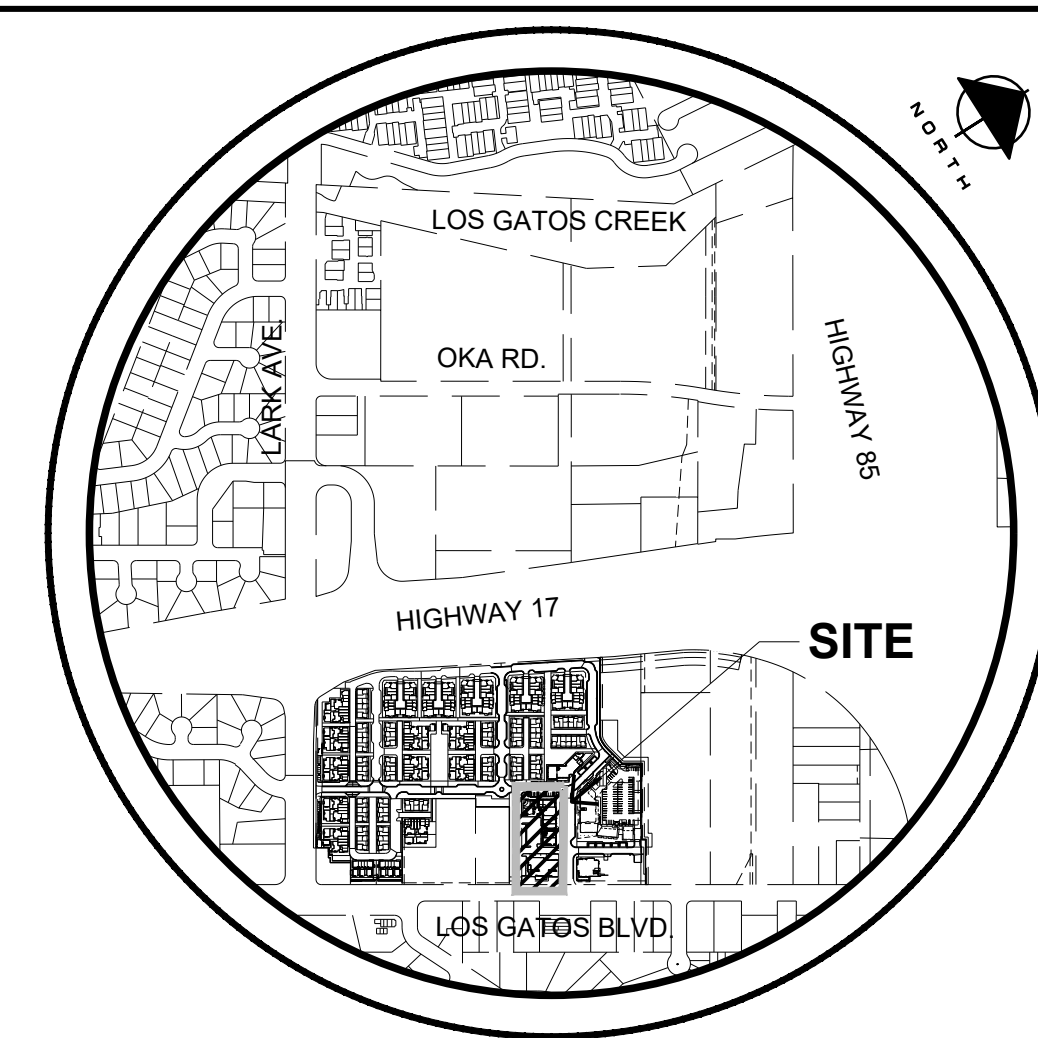


1 EXTERIOR LIGHT SCALE: 1/2" = 1'-0"

2 GUARDRAIL SCALE: 1/2" = 1'-0"

GIANANDREA HOUSE

15011 LOS GATOS BLVD LOS GATOS, CA
APN 424-56-019



VICINITY MAP

LEGEND

| EXISTING/IMPROVEMENTS BY OTHERS | PROPOSED | |
|---------------------------------|----------|---|
| --- | --- | BOUNDARY LINE |
| --- | --- | RIGHT OF WAY |
| --- | --- | EASEMENT |
| --- | --- | PARCEL LINE |
| --- | --- | LIMITS OF WORK |
| --- | --- | STORM DRAIN PIPE |
| --- | --- | FIRE DEPARTMENT CONNECTION |
| --- | --- | WATER LINE AND VALVES |
| --- | --- | SANITARY SEWER AND MANHOLE |
| --- | --- | REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER |
| --- | --- | SWALE DRAINAGE FLOW |
| --- | --- | OVERFLOW DRAIN INLET |
| --- | --- | FLAT GRATE INLET (FGI) |
| --- | --- | JUNCTION BOX |
| --- | --- | FLOOR DRAIN |
| --- | --- | AREA DRAIN |
| --- | --- | STREET LIGHT |
| --- | --- | JOINT TRENCH |

PARKING PARAMETERS PER SHEET 1.3 OF APPROVED TENTATIVE MAP (REMAIN UNCHANGED)

OFF-STREET PARKING (ALLEY'S, PARKING LOTS/STRUCTURES)

PARALLEL STALL: 8.5' X 20' MIN
 PARALLEL DRIVE ISLE: 24' MIN
 PERPENDICULAR STALL: 8.5' X 18' MIN (16' + 2' OVERHANG)
 PERPENDICULAR DRIVE ISLE: 24' MIN

- PARALLEL STALL: 9.5' MIN WIDTH NEXT TO OBSTRUCTION ON ONE SIDE
- PARALLEL STALL: 10.5' MIN WIDTH NEXT TO OBSTRUCTION ON TWO SIDES
- PARALLEL STALL: 22' MIN. LENGTH NEXT TO OBSTRUCTION

ON-STREET PARKING ('A' STREET, 'C2' STREET, NEIGHBORHOOD STREET, 'R2' 1ST STREET, 'R2' 2ND STREET, 'R2' 3RD STREET, 'R2' 4TH STREET)

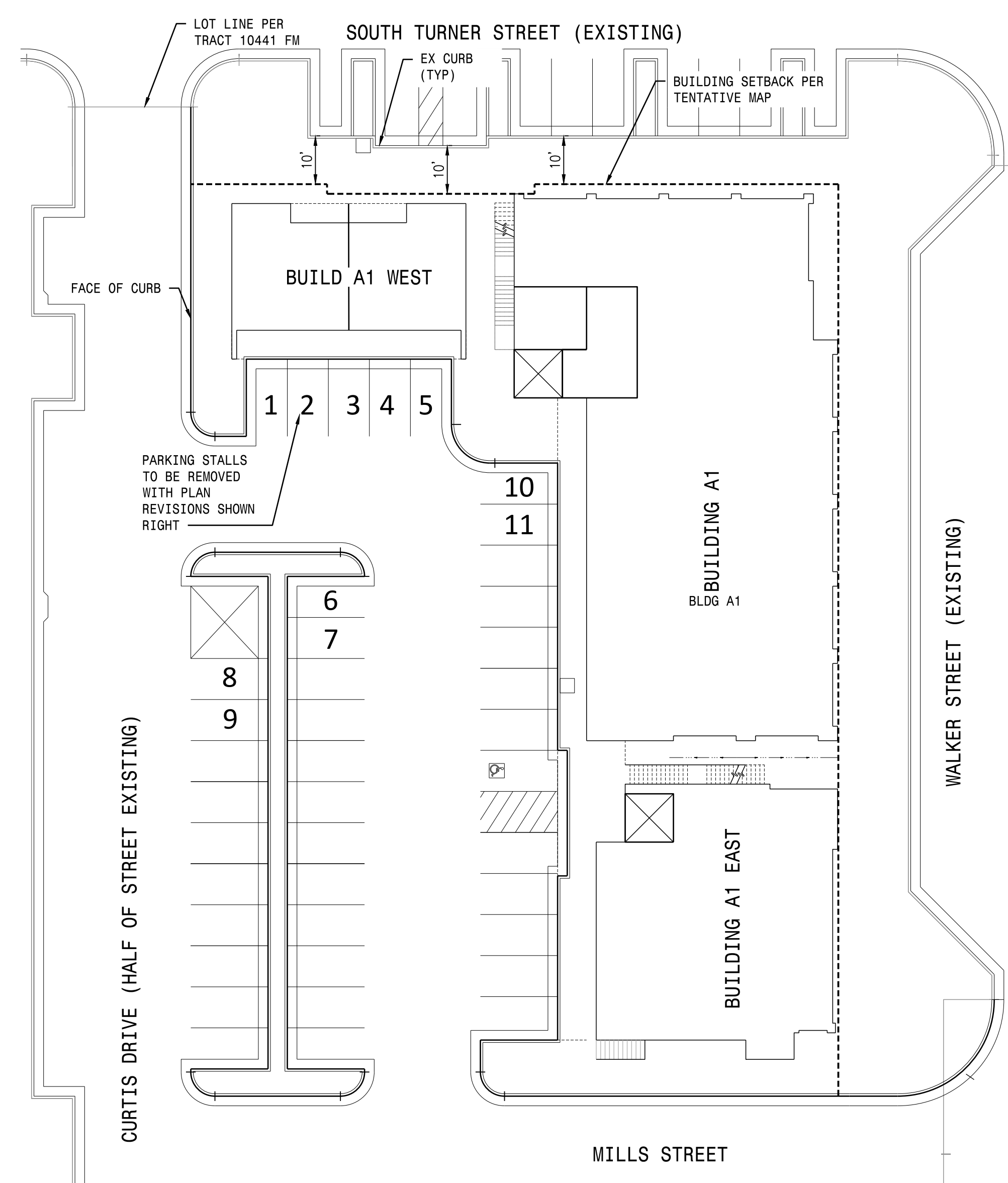
PARALLEL STALL: 8' X 20' MIN
 45° DIAGONAL STALL: 8.5' X 18.7' MIN (17.3' + 1.4' OVERHANG)
 PERPENDICULAR STALL: 8.5' X 18' MIN (16' + 2' OVERHANG)

NOTE:
 1. ACCESSIBLE STALLS PER ADA REQUIREMENTS
 2. ALL STRIPING TO COMPLY WITH TOWN STANDARDS 261-266

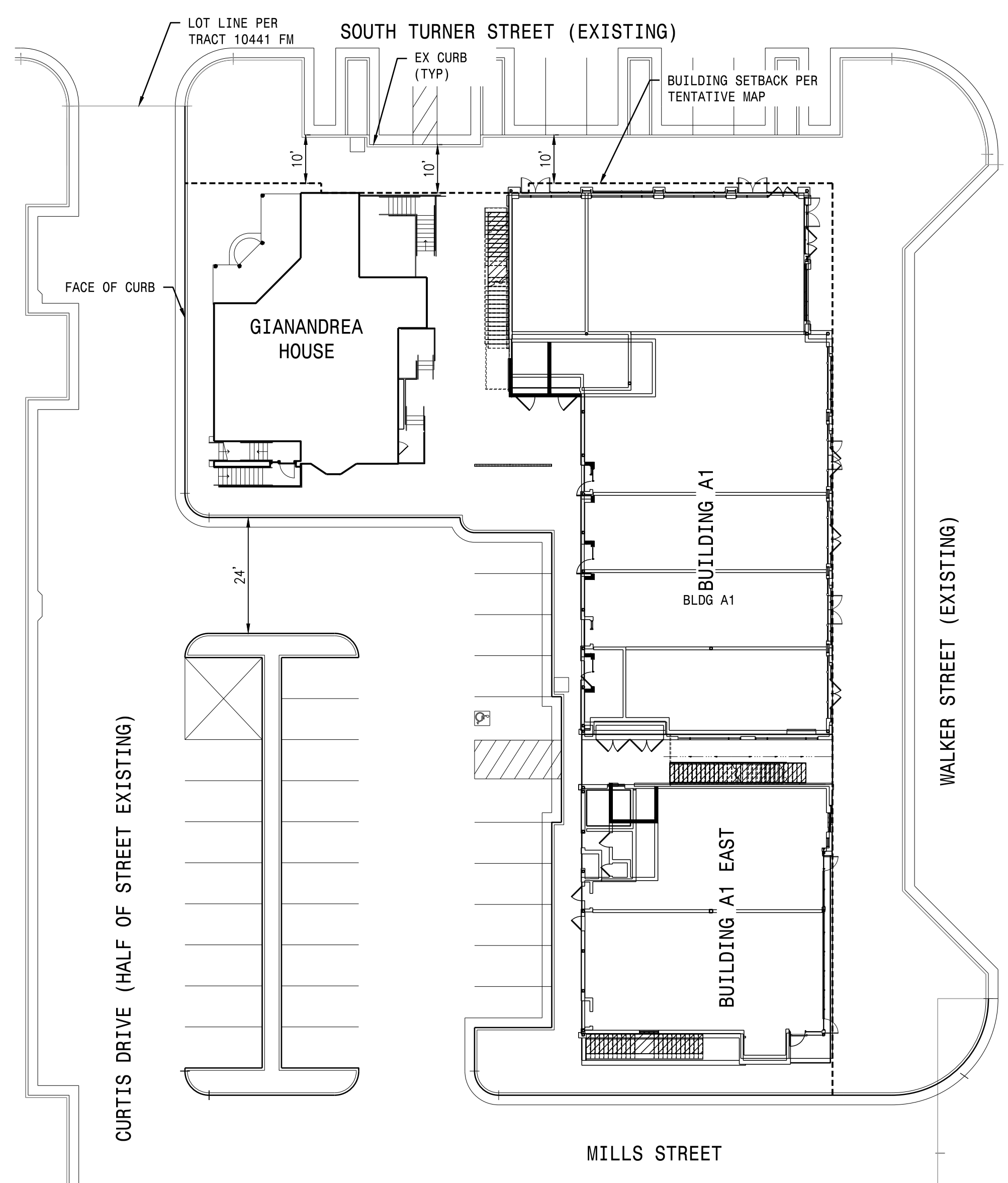
PARKING CALCULATIONS:

| | |
|--|-------------|
| REQUIRED PARKING (NORTH 40 PHASE 1) | 871 STALLS |
| PARKING REDUCED PER SITE PLAN CHANGES SHOWN HERE | 11 STALLS |
| PROPOSED PARKING (ADJUSTED PER SITE PLAN CHANGES SHOWN HERE) | 1033 STALLS |
| EXTRA PARKING ADJUSTED | 162 STALLS |

- NOTE:
 1. SEE LOS GATOS NORTH 40 PHASE 1 PARKING TABULATIONS EXHIBIT PROVIDED FOR DETAILS.
 2. PER ORIGINALLY APPROVED A-S PACKAGE, PARKING STALLS WILL NOT BE DESIGNATED FOR SINGLE USE.

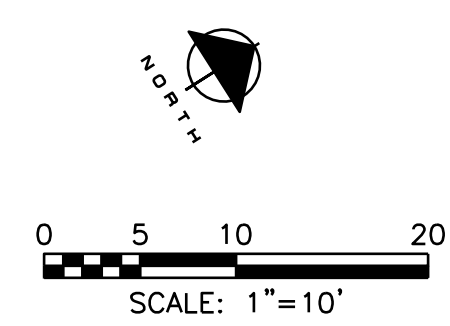
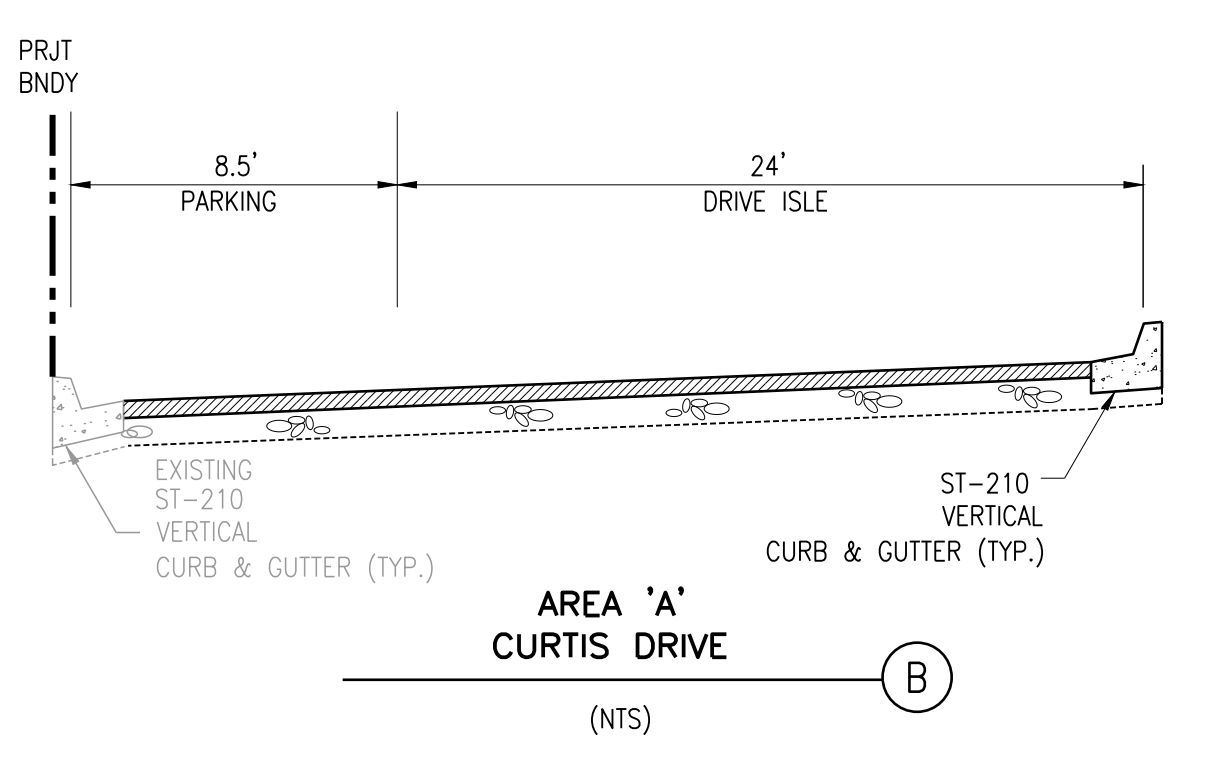
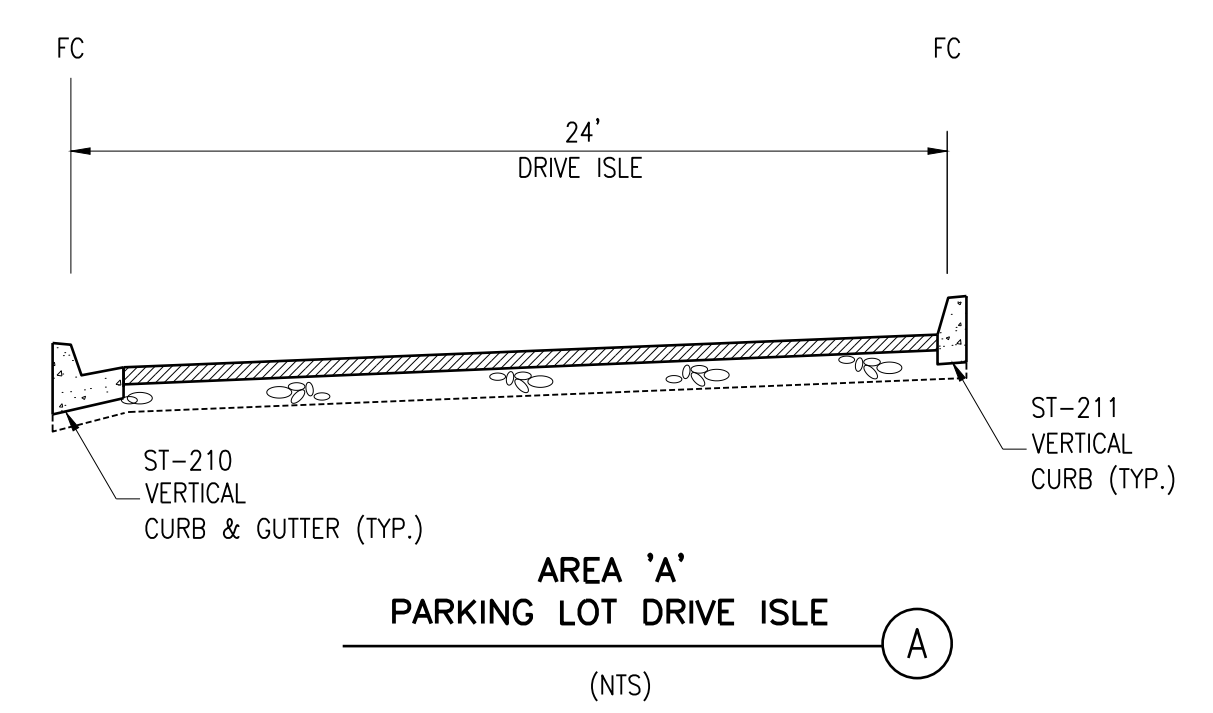
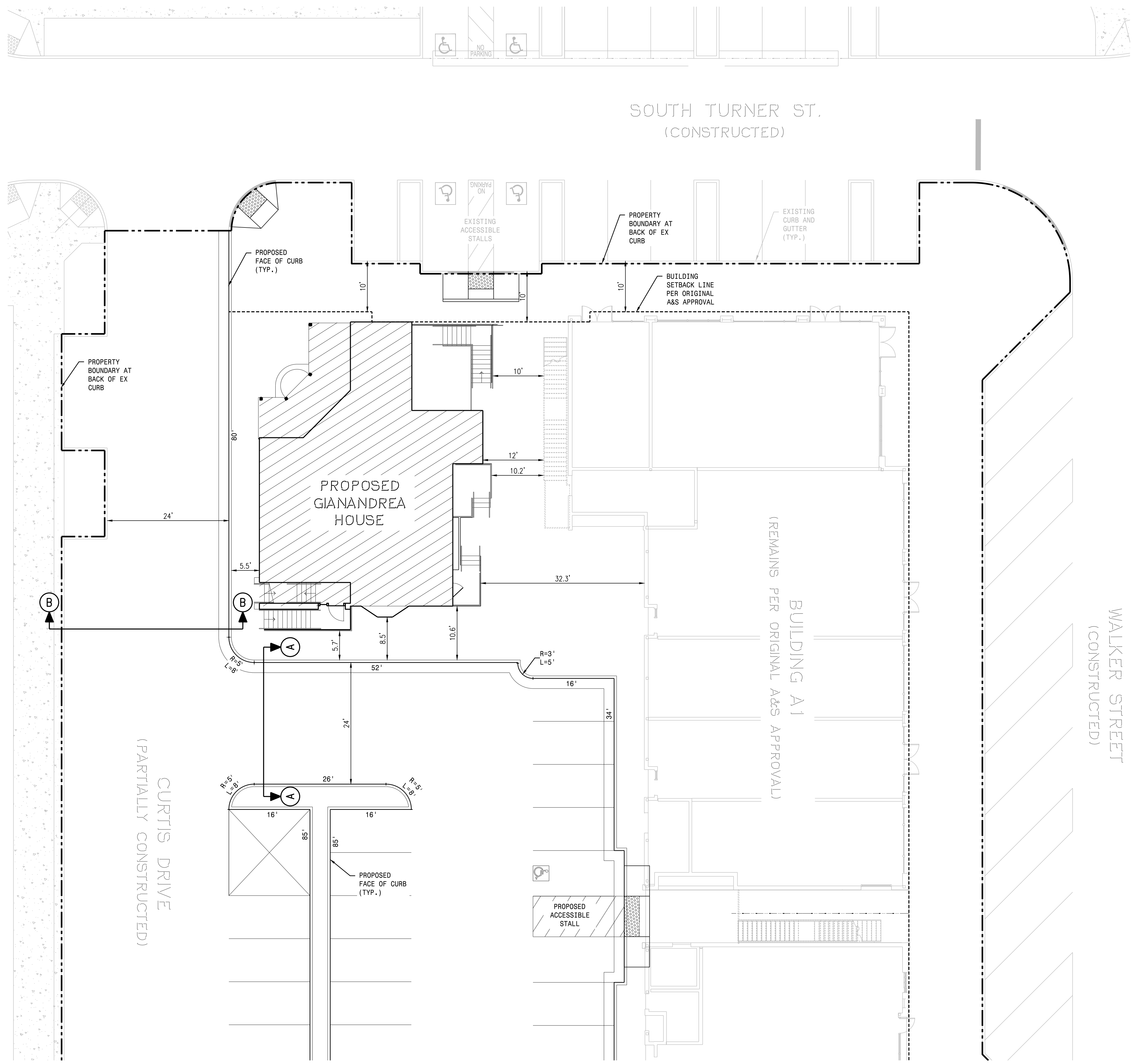


**NORTH 40
COMMERCIAL AREA A
TENTATIVE MAP DESIGN**



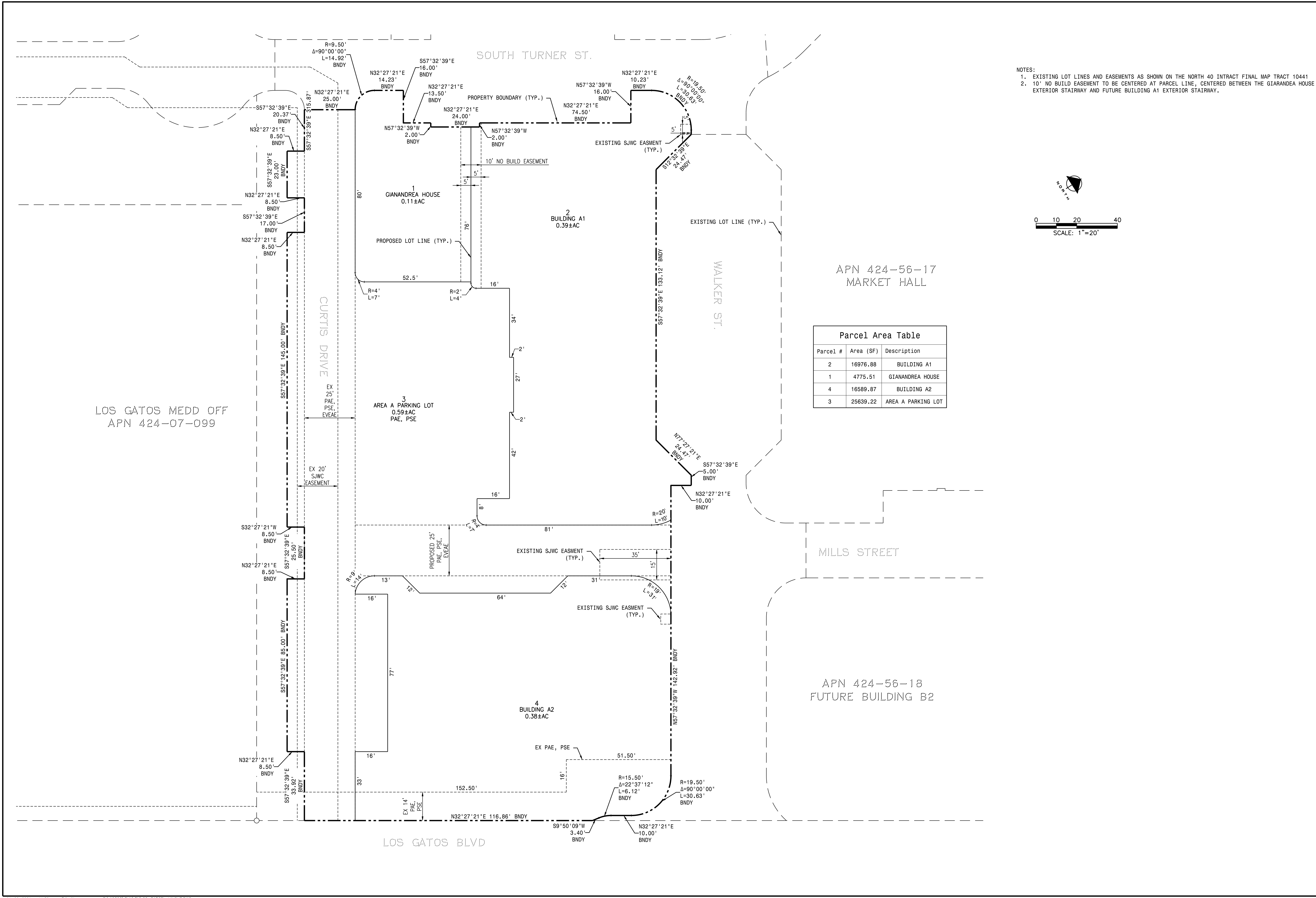
**NORTH 40
COMMERCIAL AREA A
GIANANDREA HOUSE RELOCATION**

| | | | |
|--|-----------------|------------------|-----------------|
| DATE: 01-20-2021 | SCALE: AS SHOWN | DESIGNED BY: JBR | CHECKED BY: CIR |
| MACKAY & SOMPS | | | |
| 15011 LOS GATOS BLVD, LOS GATOS, CA 95032-3000 PHONE: (408) 352-3000 FAX: (408) 352-3001 WWW.MACKAYANDSOMPS.COM | | | |
| harmonie | | | |
| P A R K | | | |
| NORTH 40 - GIANANDRES HOUSE | | | |
| ARCH & SITE APPLICATION | | | |
| COVER SHEET & COMPARISON PLAN | | | |
| TOWN OF LOS GATOS CALIFORNIA | | | |
| PROJECT NO. | 19890.OHH.P.HP | | |
| SHT | CO | | |
| OF | 4 | | |

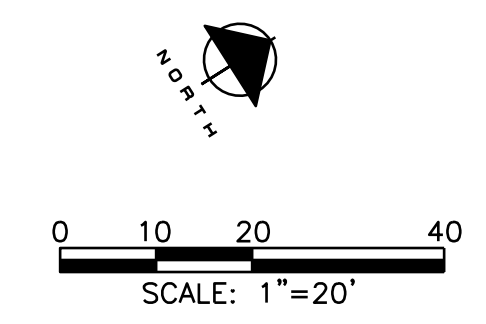


NOTES:
 1. ROADWAY SECTIONS AND BUILDING SETBACKS REMAIN AS APPROVED IN ORIGINAL A&S PACKAGE.

| | | | | | | |
|--|-----------------|--------------------|-------------------|-----|----------|------|
| DATE: 01-20-2021 | SCALE: AS SHOWN | DESIGNED BY: [JOB] | CHECKED BY: [CIR] | NO. | REVISION | DATE |
| MACKAY & SOMPS <small>MACKAY & SOMPS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY INFORMATION OR DATA SHOWN ON THIS DRAWING THAT WAS OBTAINED FROM A THIRD PARTY SOURCE.</small> | | | | | | |
| harmōnie P A R K | | | | | | |
| NORTH 40 - GIANANDRES HOUSE ARCH & SITE APPLICATION SITE PLAN | | | | | | |
| TOWN OF LOS GATOS CALIFORNIA | | | | | | |
| PROJECT NO. 19890.OHH.P.HP | | | | | | |
| SHT C1 OF 4 | | | | | | |



NOTES:
 1. EXISTING LOT LINES AND EASEMENTS AS SHOWN ON THE NORTH 40 INTRACT FINAL MAP TRACT 10441
 2. 10' NO BUILD EASEMENT TO BE CENTERED AT PARCEL LINE, CENTERED BETWEEN THE GIANANDEA HOUSE EXTERIOR STAIRWAY AND FUTURE BUILDING A1 EXTERIOR STAIRWAY.



| Parcel Area Table | | |
|-------------------|-----------|--------------------|
| Parcel # | Area (SF) | Description |
| 2 | 16976.88 | BUILDING A1 |
| 1 | 4775.51 | GIANANDEA HOUSE |
| 4 | 16589.87 | BUILDING A2 |
| 3 | 25639.22 | AREA A PARKING LOT |

LOS GATOS MEDD OFF
 APN 424-07-099

DATE: 01-20-2021
 SCALE: AS SHOWN
 DRAWN BY: JCR
 DESIGNED BY: JCR
 CHECKED BY: JCR

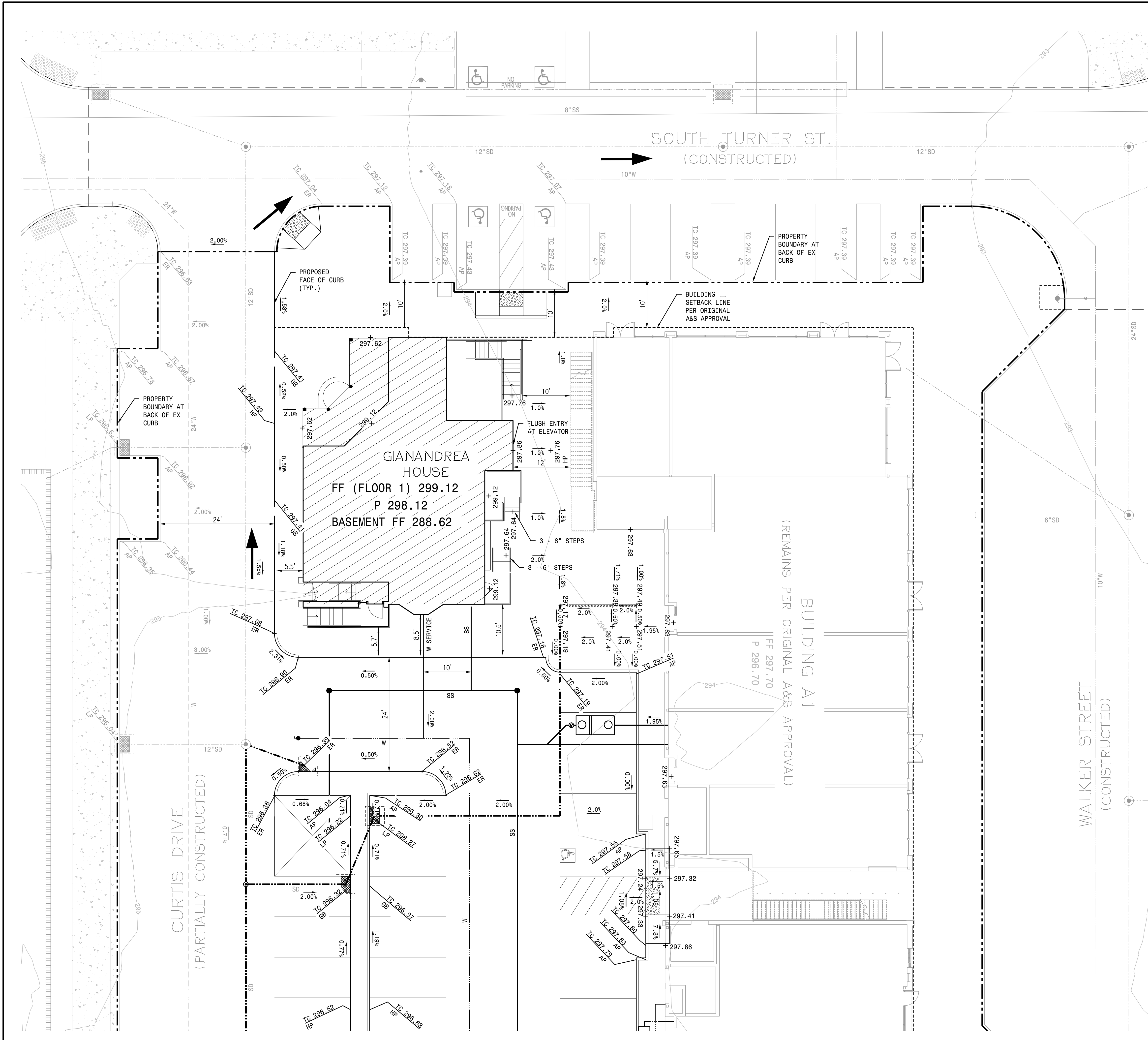
MACKAY & SOMPS
 ARCHITECTS
 11001 TOWNLINE DR., PLEASANTON, CA 94566 (925)222-9000
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NORTH 40 - GIANANDEAS HOUSE
 ARCH & SITE APPLICATION
 PARCEL LAYOUT
 CALIFORNIA
 TOWN OF LOS GATOS

PROJECT NO.
 19890.OHH.P.HP

SHT
C2
 OF 4



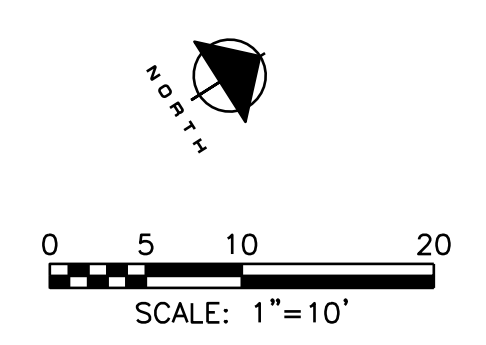
CONCEPTUAL EARTHWORK TABLE (FROM ORIGINAL APPROVED TENTATIVE MAP)

| PHASE | RAW CUT (CY) | RAW FILL (CY) | UTILITY TRENCH EXCAVATION (CY) | SHRINK AT 10% (CY) | CONSOLIDATION OVER FILL AREA (CY) | NET (CY) | BASEMENT CUT EXCAVATION (CY) |
|--|--------------|---------------|--------------------------------|--------------------|-----------------------------------|----------|------------------------------|
| 1 | -51,000 | 25,000 | TBD | TBD | TBD | -26,000 | |
| ADDITIONAL BASEMENT CUT EXCAVATION ADDED WITH THESE MODIFICATIONS: | | | | | | | -750 |

EXTENTS OF NEW BASEMENT (SQUARE FOOTAGE 1925)

- NOTE:
1. QUANTITIES ROUNDED TO THE NEAREST THOUSAND
 2. QUANTITIES ILLUSTRATE A DIRT BALANCE IS NOT ACHIEVED AND THAT EXPORT OF MATERIAL WILL BE REQUIRED BASED ON PRELIMINARY GRADING PLAN. EARTHWORK QUANTITIES SUBJECT TO CHANGE WITH FINAL DESIGN.
 3. GRADING DRAINAGE AND OVERLAND RELEASE REMAINS UNCHANGED FROM PREVIOUS APPROVED A&S PACKAGE.

OVERLAND RELEASE



DATE: 01-20-2021
SCALE: AS SHOWN
DRAWN BY: JOR
DESIGNED BY: JOR
CHECKED BY: CR

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P A R K

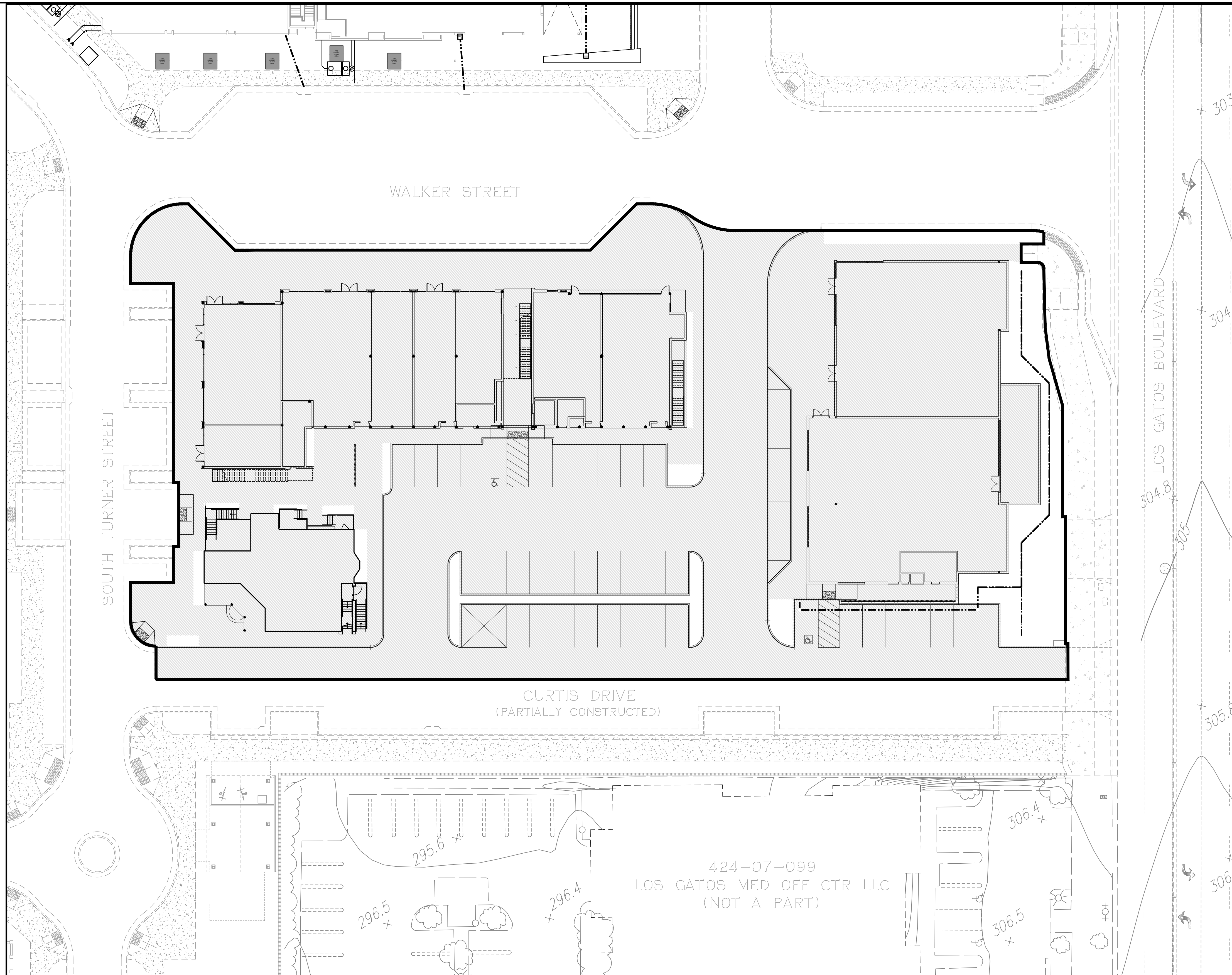
NORTH 40 - GIANANDRES HOUSE
ARCH & SITE APPLICATION
PRELIMINARY GRADING PLAN

TOWN OF LOS GATOS CALIFORNIA

PROJECT NO.
19890.OHH.P.HP



SHT
C3
OF 4

REVISION
NO.
DATE



COMMERCIAL AREA A

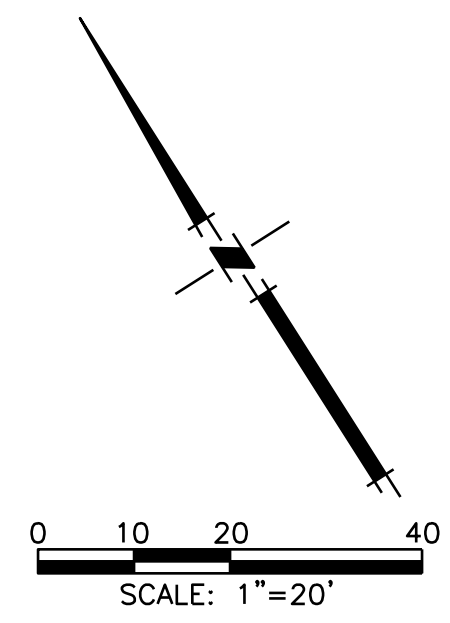
LEGEND

-  LIMITS OF DRAINAGE MANAGEMENT AREAS
-  IMPERVIOUS AREA

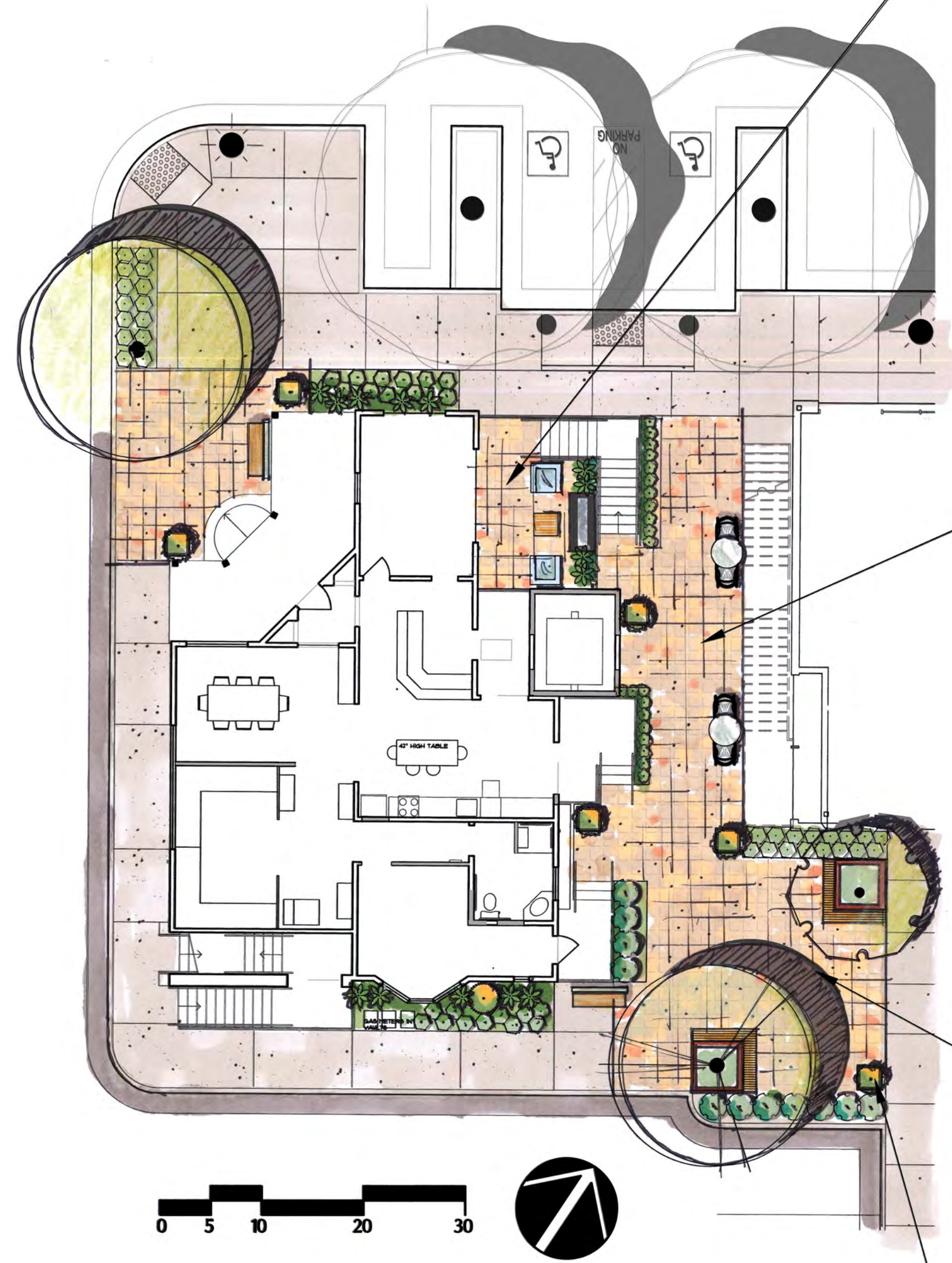
IMPERVIOUS AREA CALCULATIONS

| | | | | |
|--|-------|----|------|----|
| Total Impervious Area of Commercial Area A Assumed in the Sizing of Tract 10441 Improvement Plan Infiltration Trench | 54564 | SF | 1.25 | AC |
| Total Adjusted Impervious Area Per This A+S Application | 46054 | SF | 1.05 | AC |

NOTE:
 1. IMPERVIOUS AREAS ASSUMED IN SIZING OF INFILTRATION TRENCH AS WELL AS THOSE CALCULATED HERE ARE ESTIMATES ONLY AND ARE SUBJECT TO CHANGE, WITHIN THE CAPACITY LIMITS OF THE INSTALLED INFILTRATION TRENCH, WITH FINAL DESIGN. SEE NORTH 40 PHASE 1 TRACT 10441 IMPROVEMENT PLAN SHEET C59 STORM WATER MANAGEMENT PLAN FOR DETAILS.



| <p>harmonie P A R K</p> | <p>MACKAY & SOMPS ARCHITECTS 51421 TRAVELER DR. PLEASANTON, CA 94588 (925)225-9999 <small>MACKAY & SOMPS IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY INFORMATION OF ANY KIND PROVIDED BY ANY OTHER SOURCE.</small></p> | | | | | | |
|---|--|------|----------|------|--|--|--|
| <p>NORTH 40 - GIANANDRES HOUSE ARCH & SITE APPLICATION STORM WATER MANAGEMENT PLAN TOWN OF LOS GATOS, CALIFORNIA</p> | <p>DATE: 01-20-2021 SCALE: AS SHOWN DESIGNED BY: JDB CHECKED BY: CTR</p> | | | | | | |
| <p>PROJECT NO. 19890.OHH.P.HP</p> | <p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> | NO. | REVISION | DATE | | | |
| NO. | REVISION | DATE | | | | | |
| | | | | | | | |
| <p>SHT C4</p> | <p>OF 4</p> | | | | | | |



COURTYARD IMAGERY



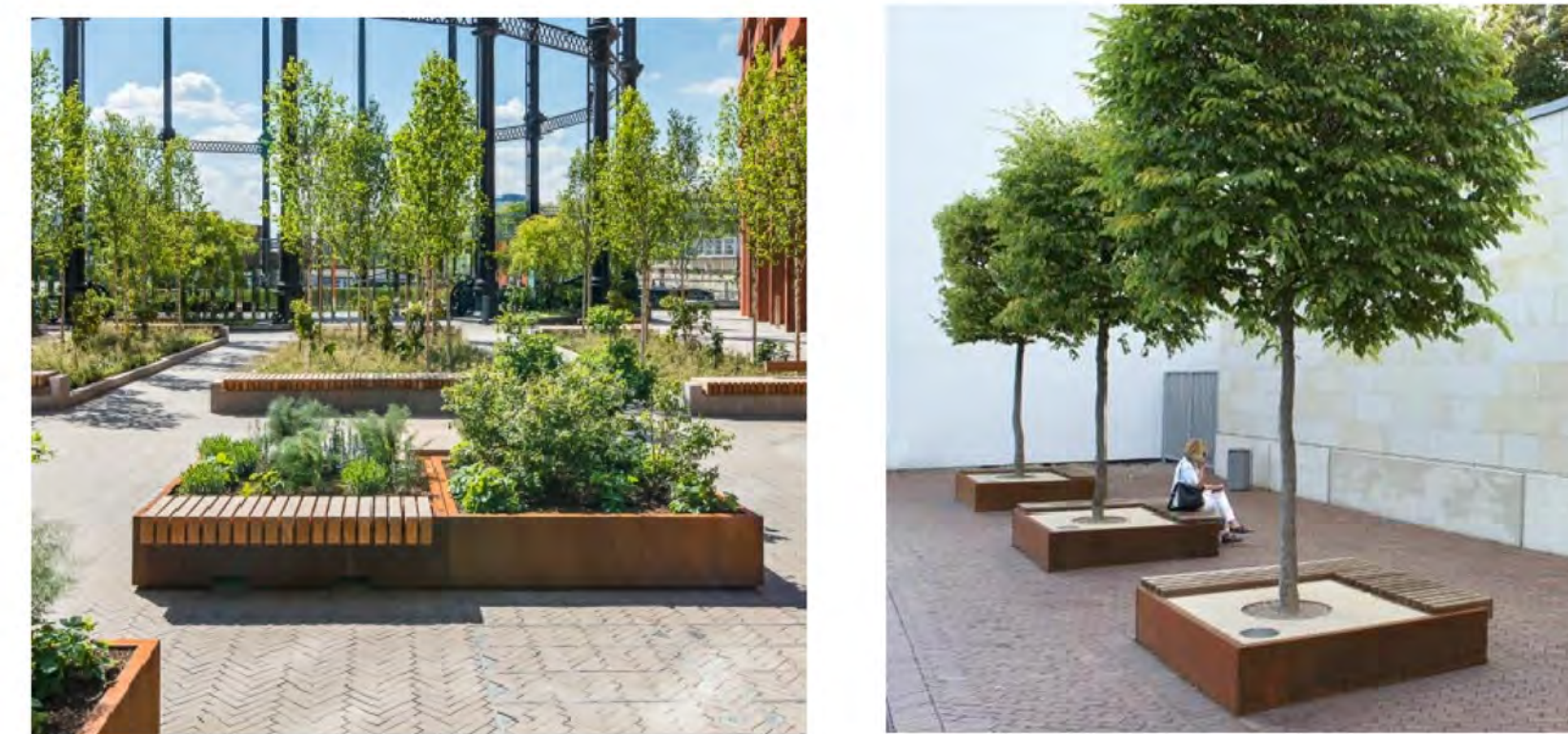
BUILT-IN FIREPLACE W/ SEATING, CORTEN WALL PLANTER W/ BAMBOO, SUCCULENTS, FIGUS VINE

ALLEY IMAGERY



ALLEY VIBE - BRICK PAVING, WALL LIGHTS & SIGNAGE, SANDWICH BOARDS, PARISIAN CAFE TABLES/CHAIRS

REAR COURTYARD



SITE FURNITURE TO MATCH MARKETPLACE

PLANTERS TYP.



PLANTERS - CAST STONE, CORTEN OR FIBERGLASS OPTIONS

GENERAL NOTES

1 □ NOTE NUMBER
 1 □ SHEET NUMBER

NOTE AND DETAIL DRAWING NUMBERS ON THIS SHEET WILL INCLUDE SHEET NUMBERS ONLY WHEN REFERENCED TO DRAWINGS AND NOTES ON OTHER SHEETS.

1 EXISTING EXTERIOR DOORS AND WINDOWS WILL BE REPLACED AS A PART OF THIS PROJECT.

2 BRICK MASONRY STAIRS, PORCH AND CAST IN PLACE CONCRETE BASEMENT WALL WILL NOT BE RELOCATED, THESE ITEMS WILL BE RECONSTRUCTED AS A PART OF THIS PROJECT.

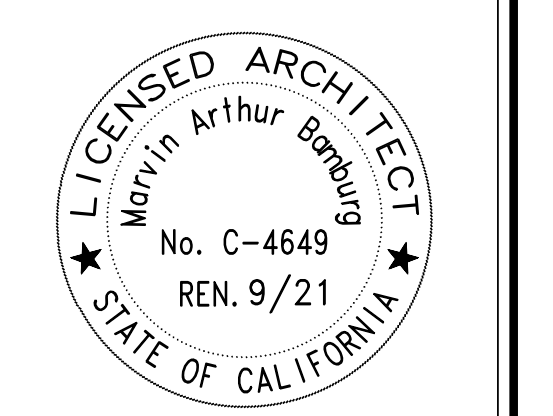
JOB No. **2008**
 DATE **19 AUG 2020**

| DESCRIPTION | DATE | REV. |
|-------------|------|------|
| | | |
| | | |
| | | |



RELOCATE AND REMODEL EXISTING BUILDING
GIANANDREA HOUSE
 15011 LOS GATOS BLVD.
 LOS GATOS, CA

ARCHITECTS
MBA
 MARVIN BARBER ASSOCIATES INC.
 1176 LINCOLN AVENUE SAN JOSE CA 95125
 PH 408.297.0289 X13 FAX 408.937.0384

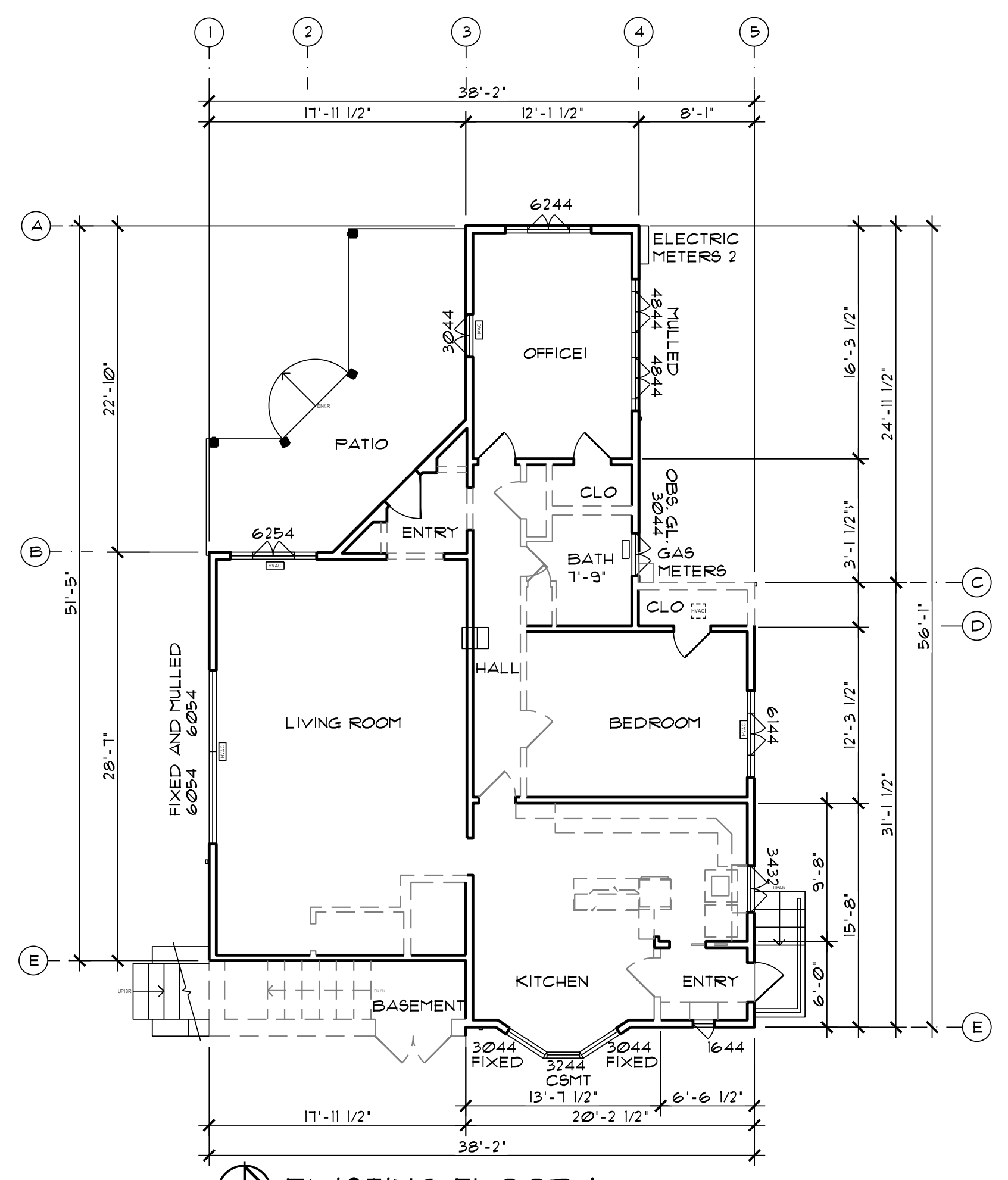


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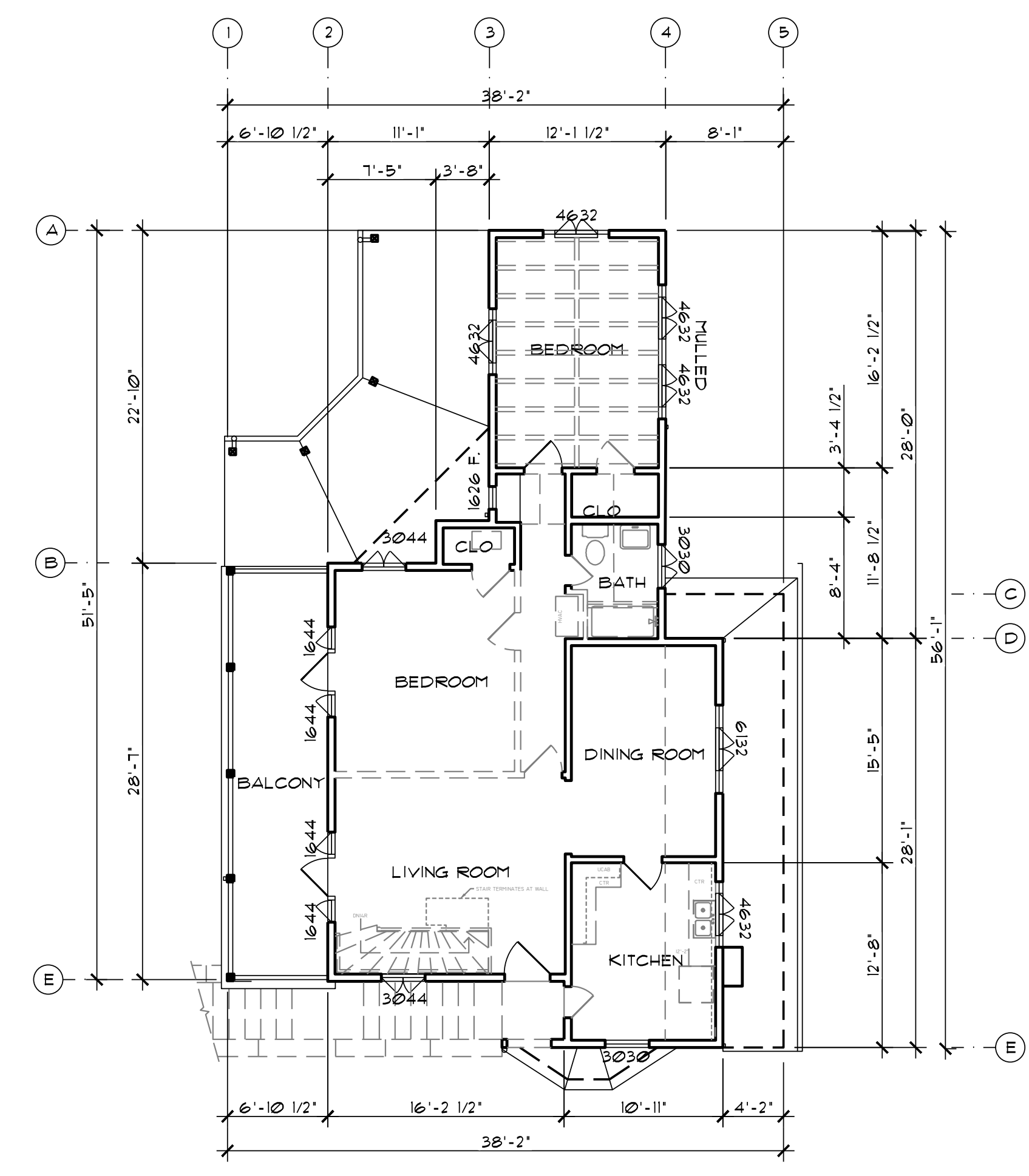
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EXISTING FLOOR PLANS

SCALE 1/4" = 1'-0"
 CAD FILE 2008-PF-A1
 DRAWN BY

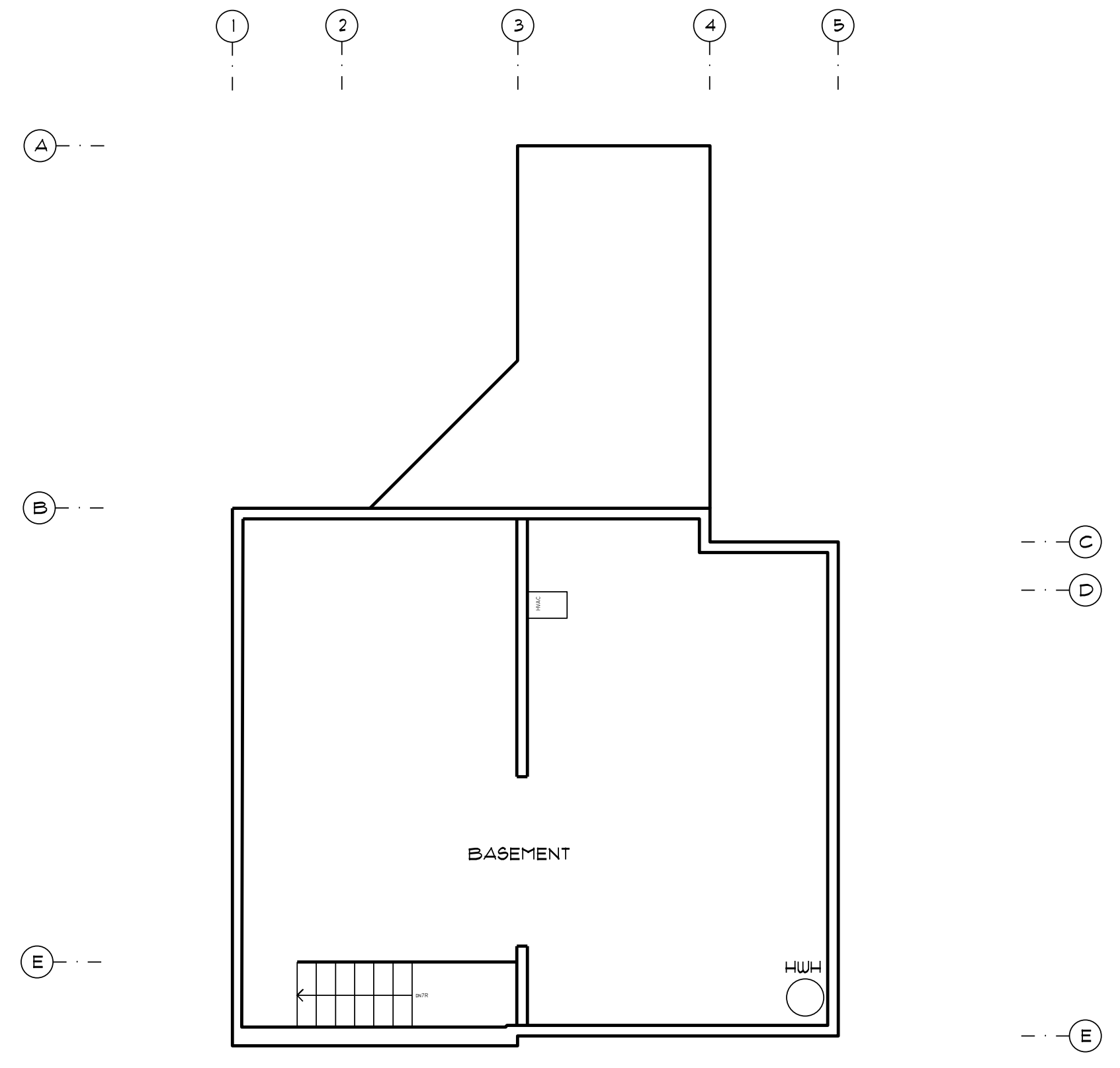
SHEET **A1**
 OF SHEETS



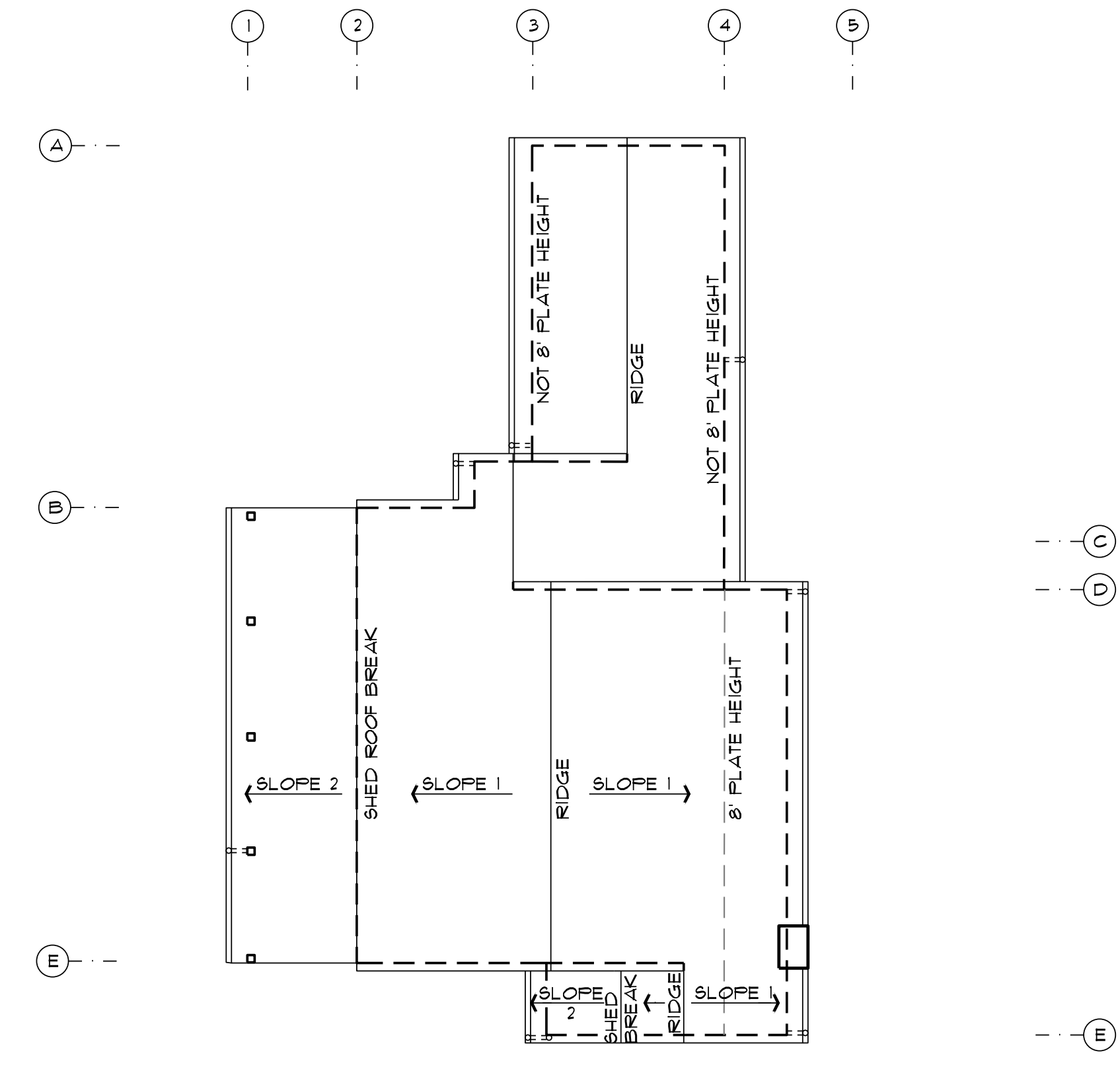
EXISTING FLOOR 1
 1511 SF
 STAIR NOT INCLUDED
 PORCH AREA: 232.5 SF
 SCALE: 1/8" = 1'-0"



EXISTING FLOOR 2
 SCALE: 1/8" = 1'-0"
 1094 SF
 ENTRY SOUTH = 19 SF
 BALCONY: 196 SF



EXISTING BASEMENT
 SCALE: 1/8" = 1'-0"
 1262 SF
 STAIR NOT INCLUDED



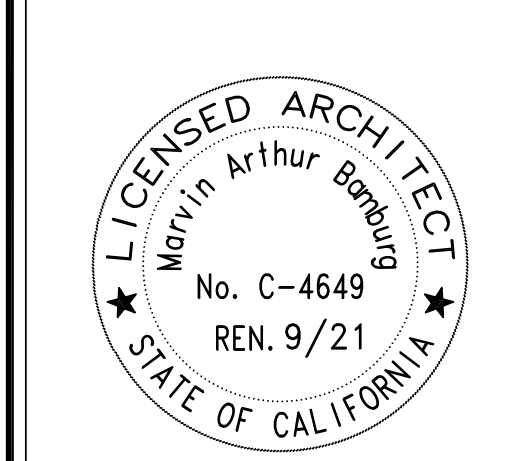
EXISTING ROOF PLAN
 SCALE: 1/8" = 1'-0"

| DESCRIPTION | DATE | REV. |
|--------------|---------|------|
| A46 COMMENTS | 1/19/21 | △ |
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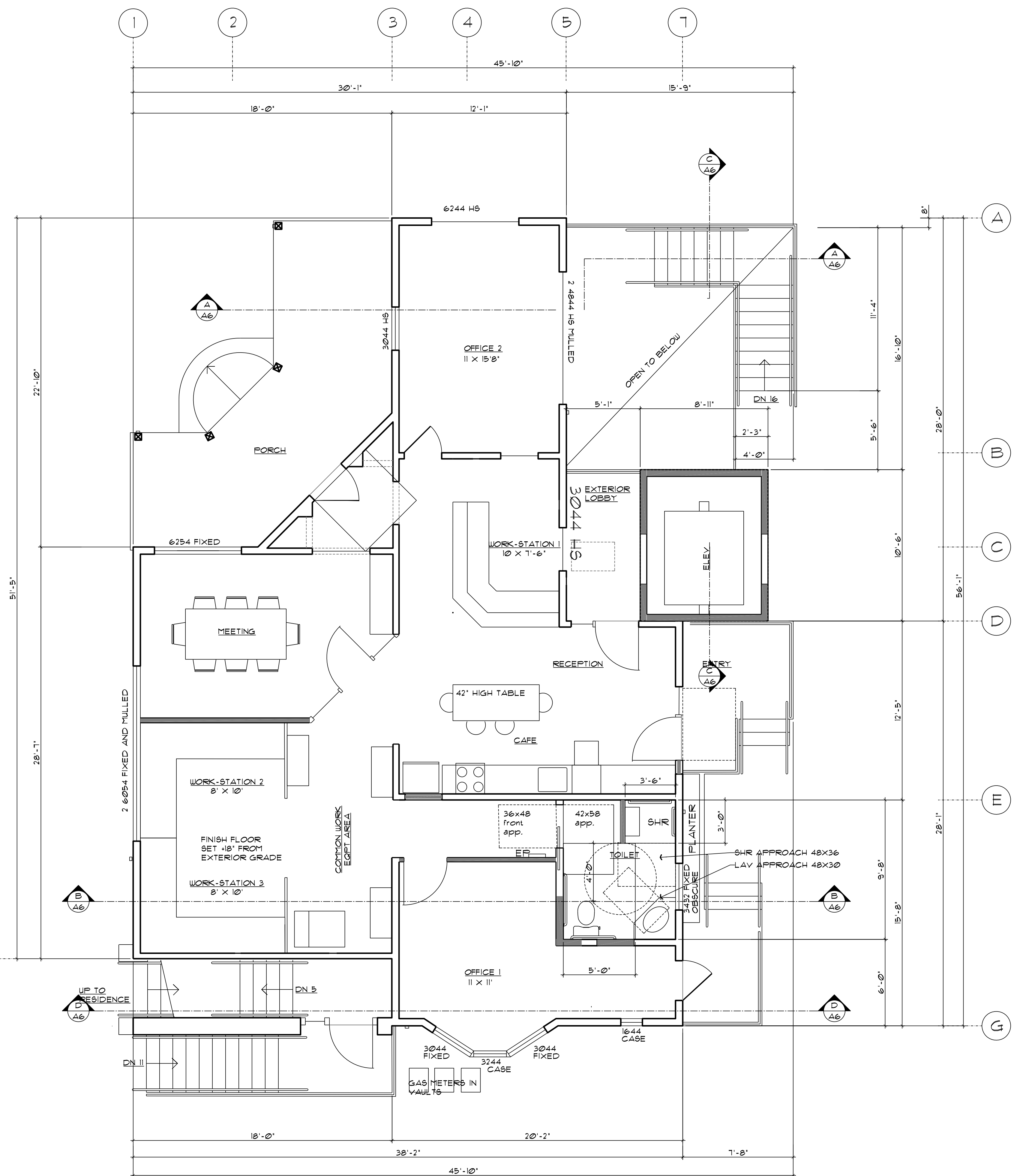
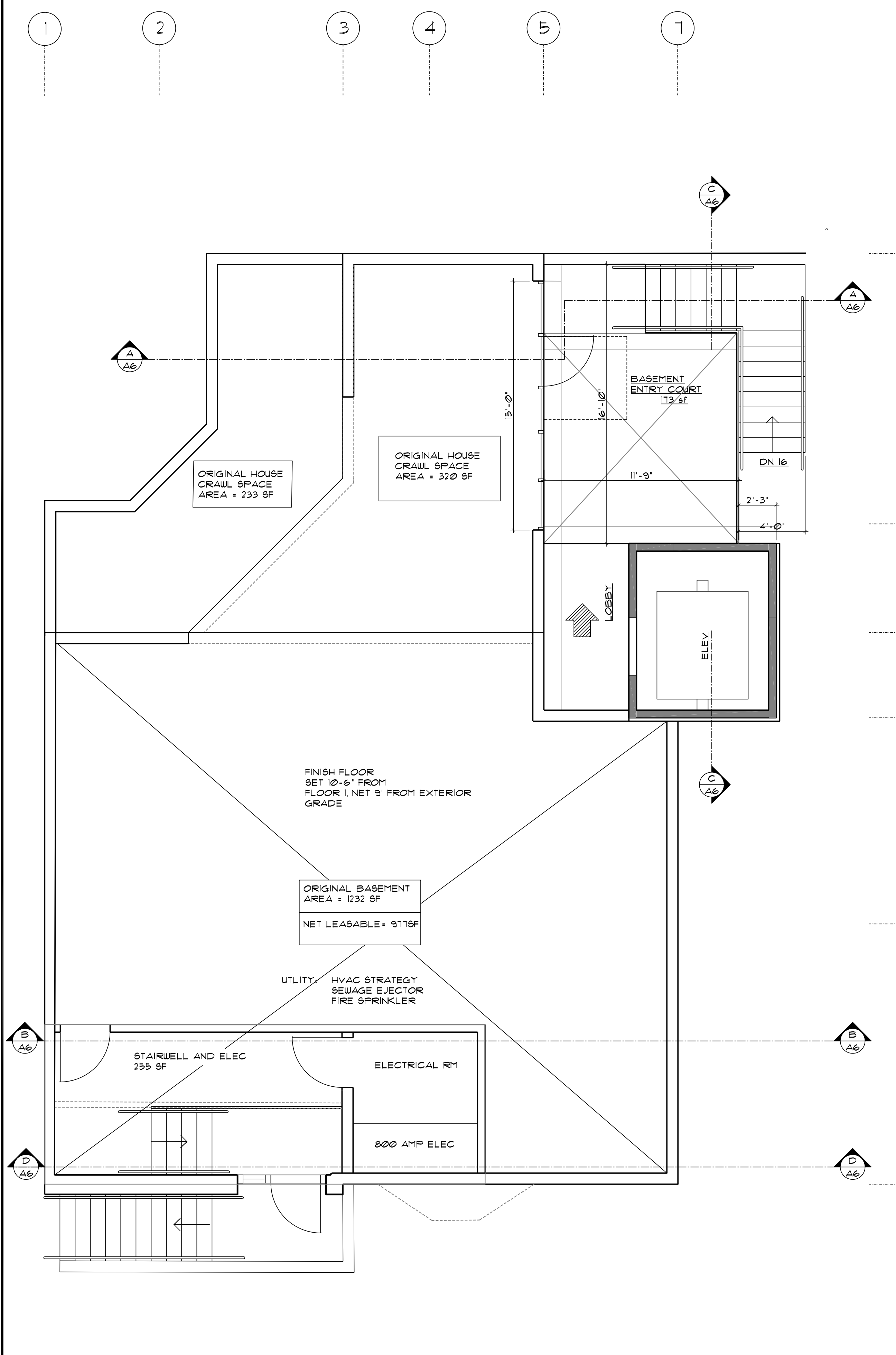
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SHEET TITLE
**FLOOR PLANS
 BASEMENT
 FLOOR 1**

SCALE 1/4" = 1'-0"
 CAD FILE 208-PF-A2
 DRAWN BY

SHEET
A2.1
 OF SHEETS



BASEMENT LEVEL - COMMERCIAL SHELL
 1185 GROSS SF / NET LEASABLE 1530 SF
 ELEVATOR AND EXTERIOR STAIRWELL NOT INCLUDED

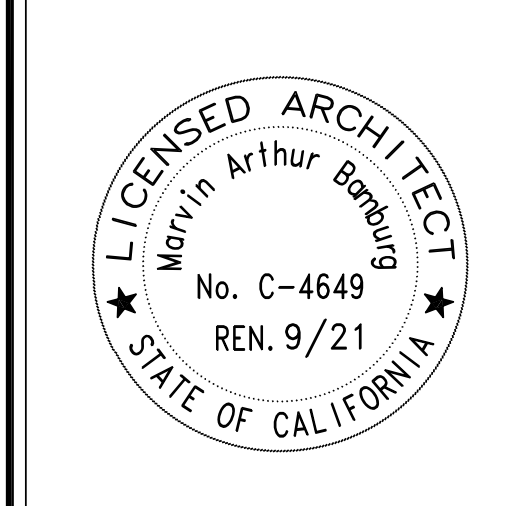
COMMERCIAL LEVEL I
 1471 SF / 100 OLF = 15 OCCUPANTS TOTAL
 ELEVATOR AND STAIR NOT INCLUDED
 PORCH AREA: 232.5 SF

UTILITY: HVAC STRATEGY
 FIRE SPRINKLER

| DESCRIPTION | DATE | REV. |
|--------------|---------|------|
| A15 COMMENTS | 1/19/21 | △ |
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RELOCATE AND REMODEL EXISTING BUILDING
 GIANANDREA HOUSE
 15011 LOS GATOS BLVD.
 LOS GATOS, CA

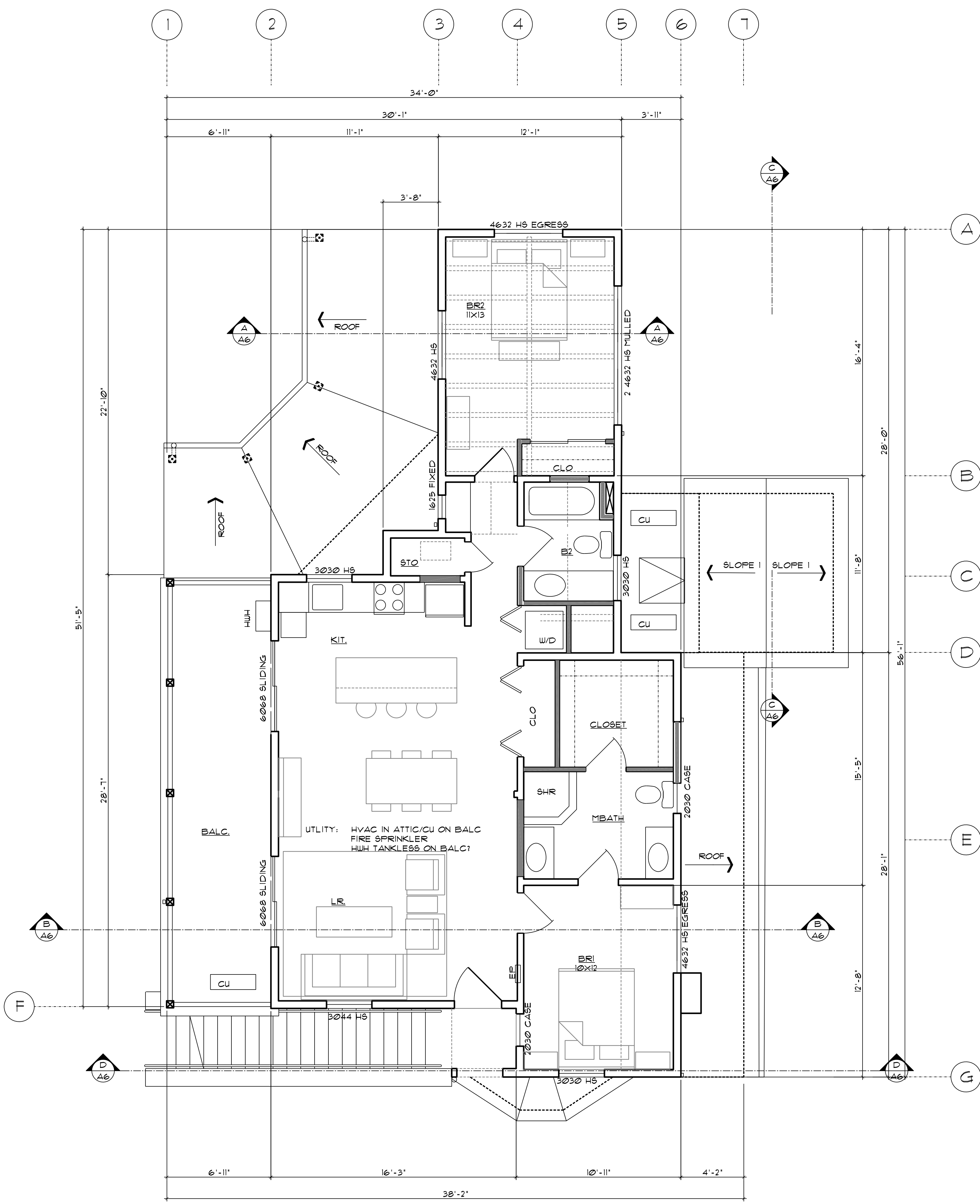


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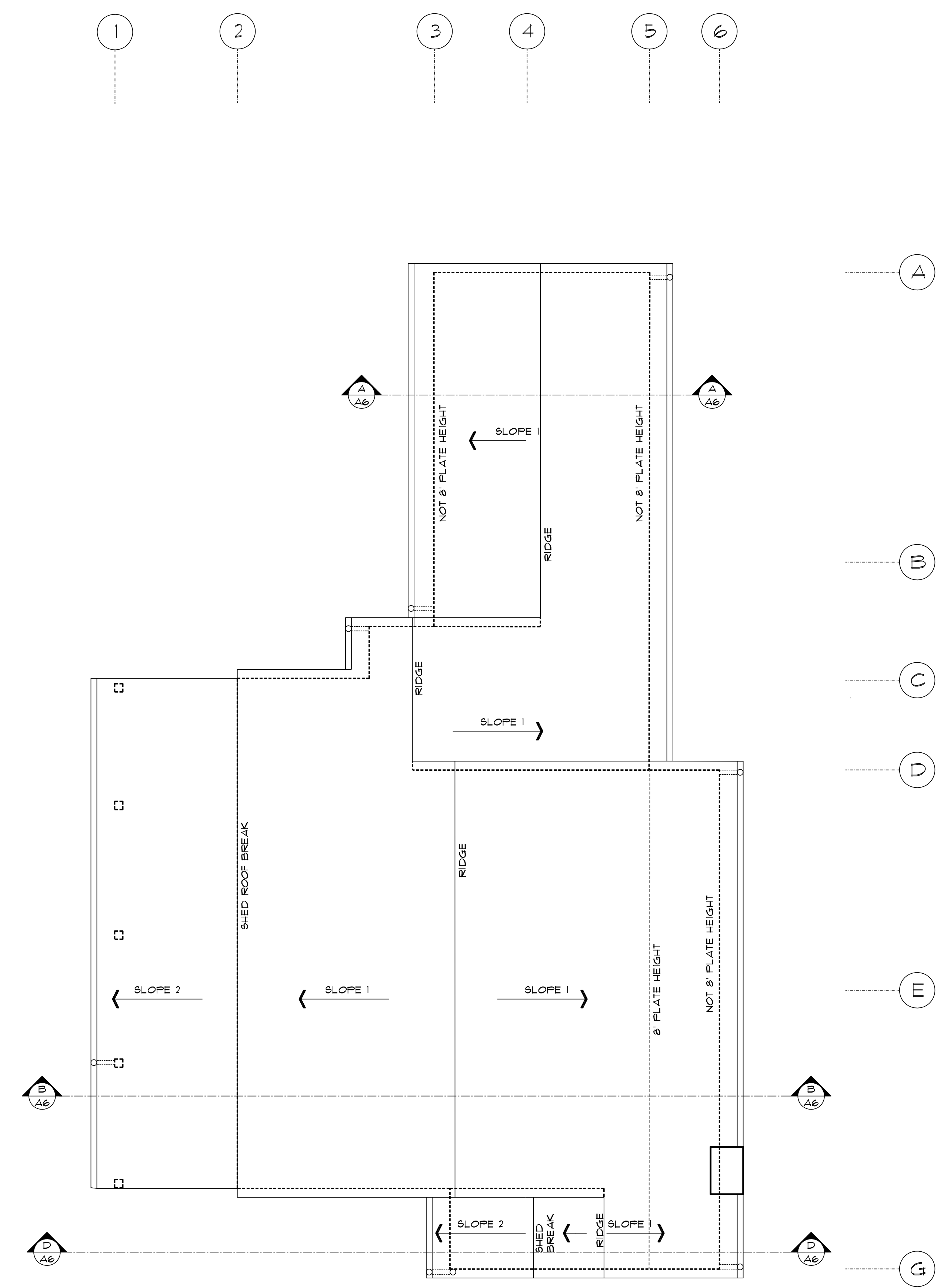
SHEET TITLE
**FLOOR 2
 PLAN
 AND
 ROOF PLAN**

SCALE 1/4"=1'-0"
 CAD FILE 2008-PL-A2
 DRAWN BY

SHEET
A2.2
 OF SHEETS



RESIDENTIAL LEVEL
 1094 SF
 ENTRY AND STAIR SOUTH = 105 SF
 BALCONY = 196 SF



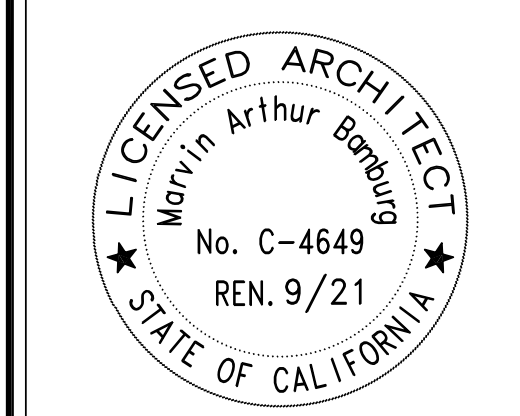
ROOF PLAN

| DESCRIPTION | DATE | REV. |
|--------------|---------|------|
| A4S COMMENTS | 1/19/21 | △ |
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harmonie
PARK

RELOCATE AND REMODEL EXISTING BUILDING
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LOS GATOS, CA

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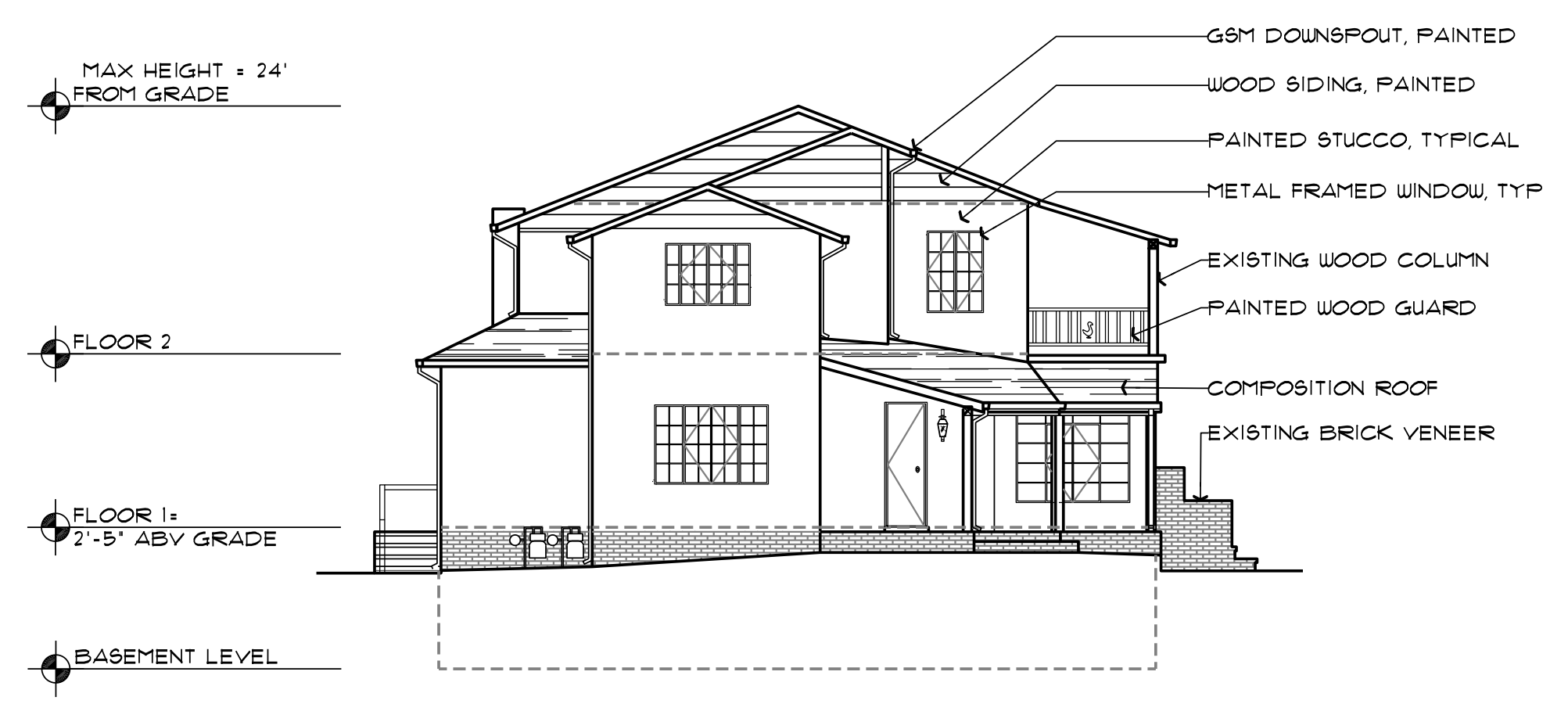


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SHEET TITLE
EXISTING EXTERIOR ELEVATIONS

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CAD FILE 2008-FF-A4
DRAWN BY

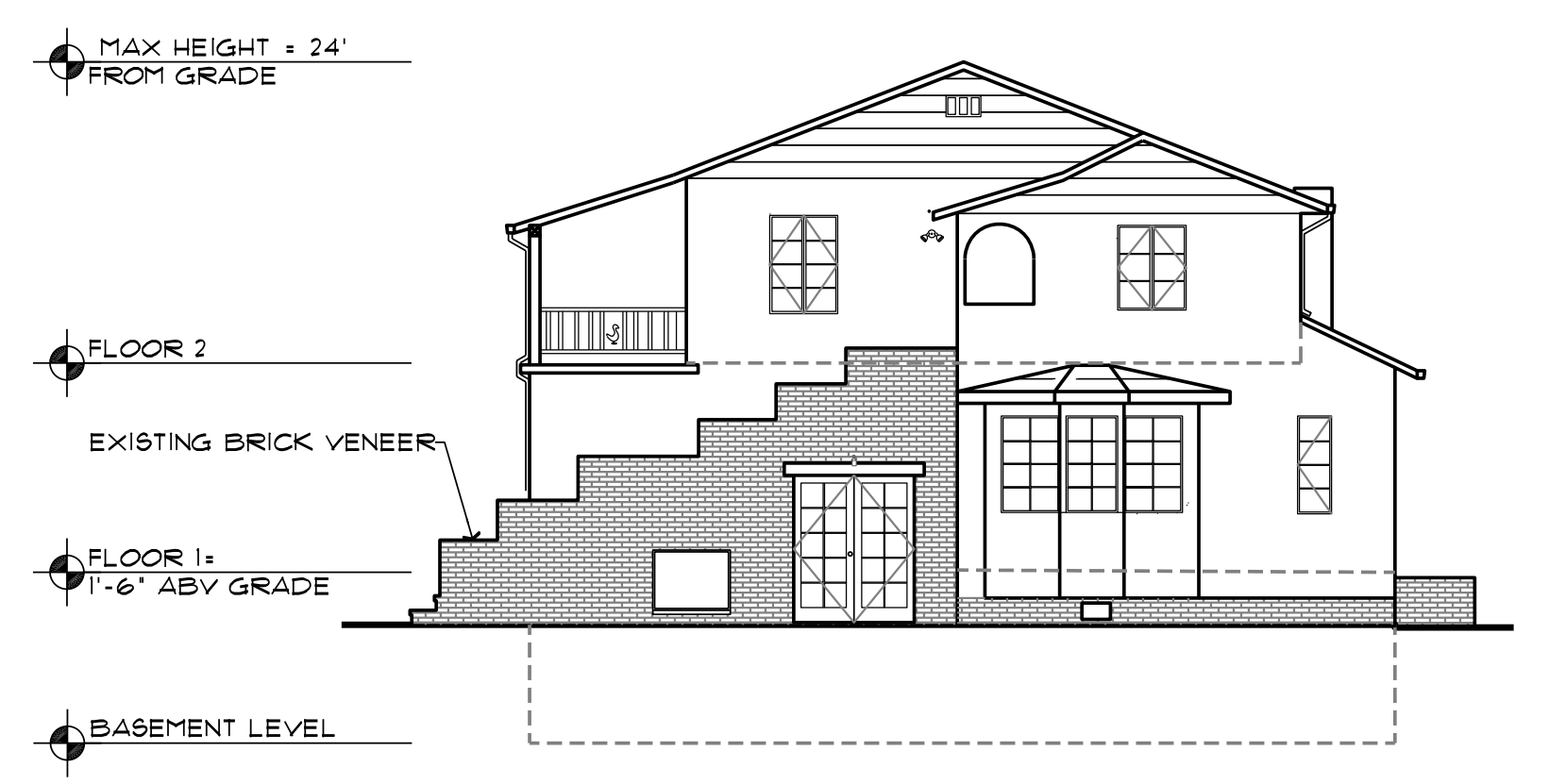
SHEET
A4
OF SHEETS



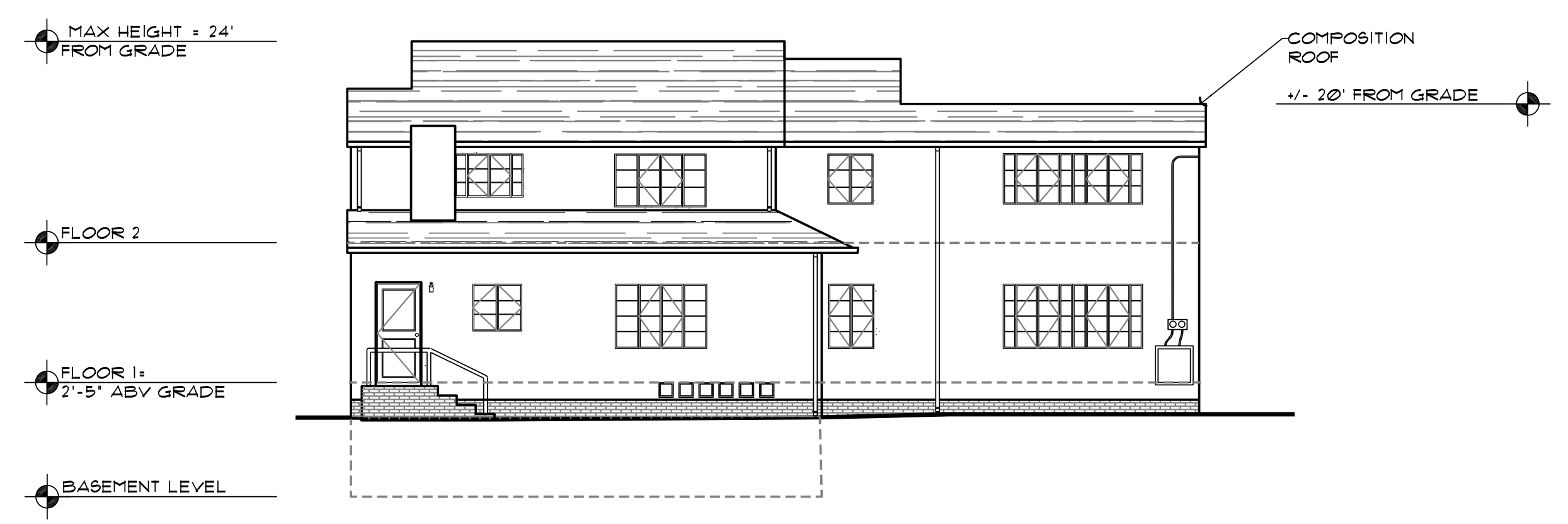
EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



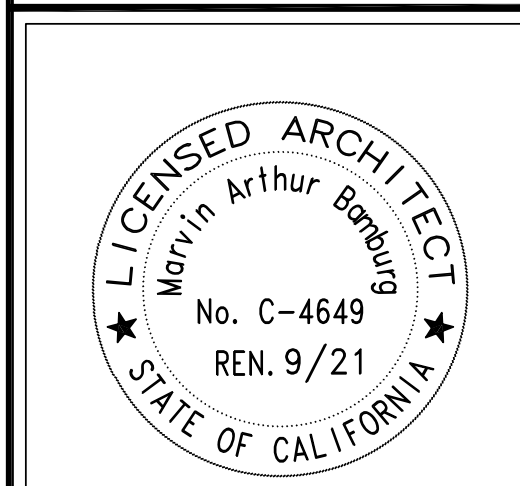
EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

| DESCRIPTION | DATE | REV. |
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| A45 COMMENTS | 1/19/21 | △ |
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 LOS GATOS, CA

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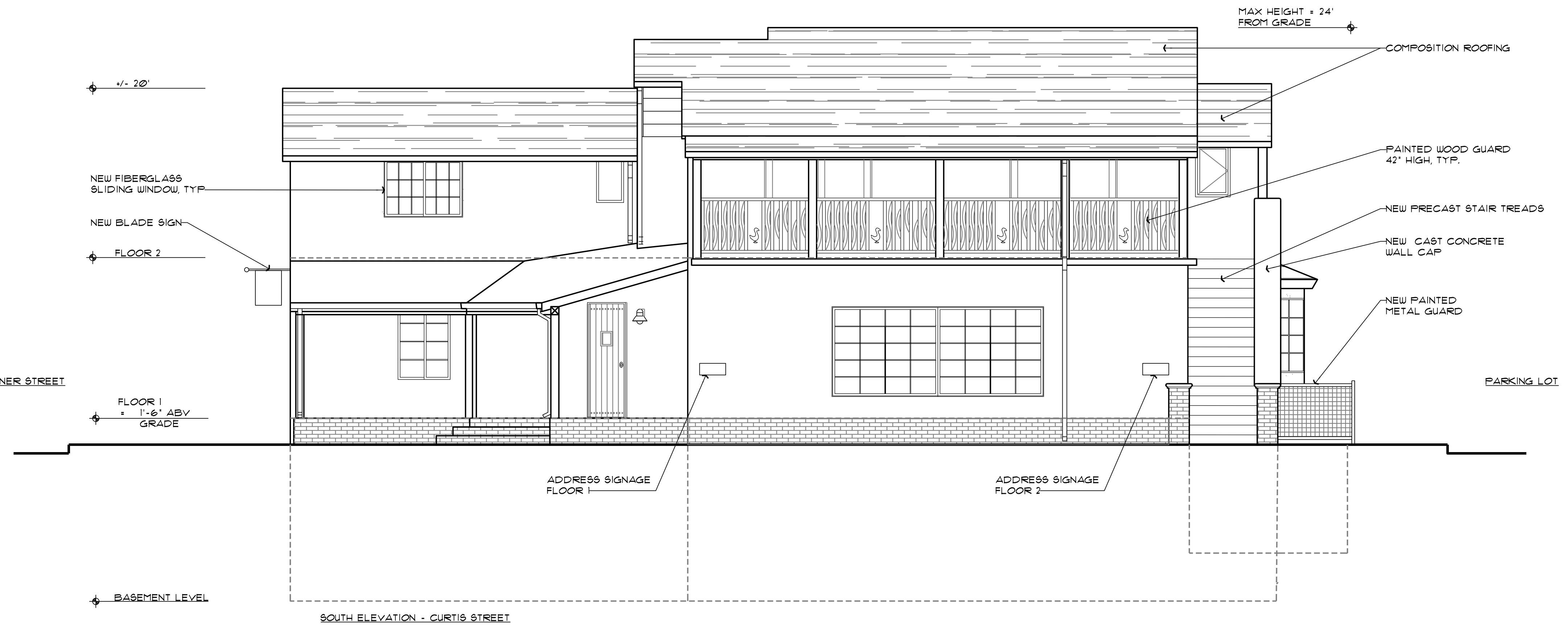
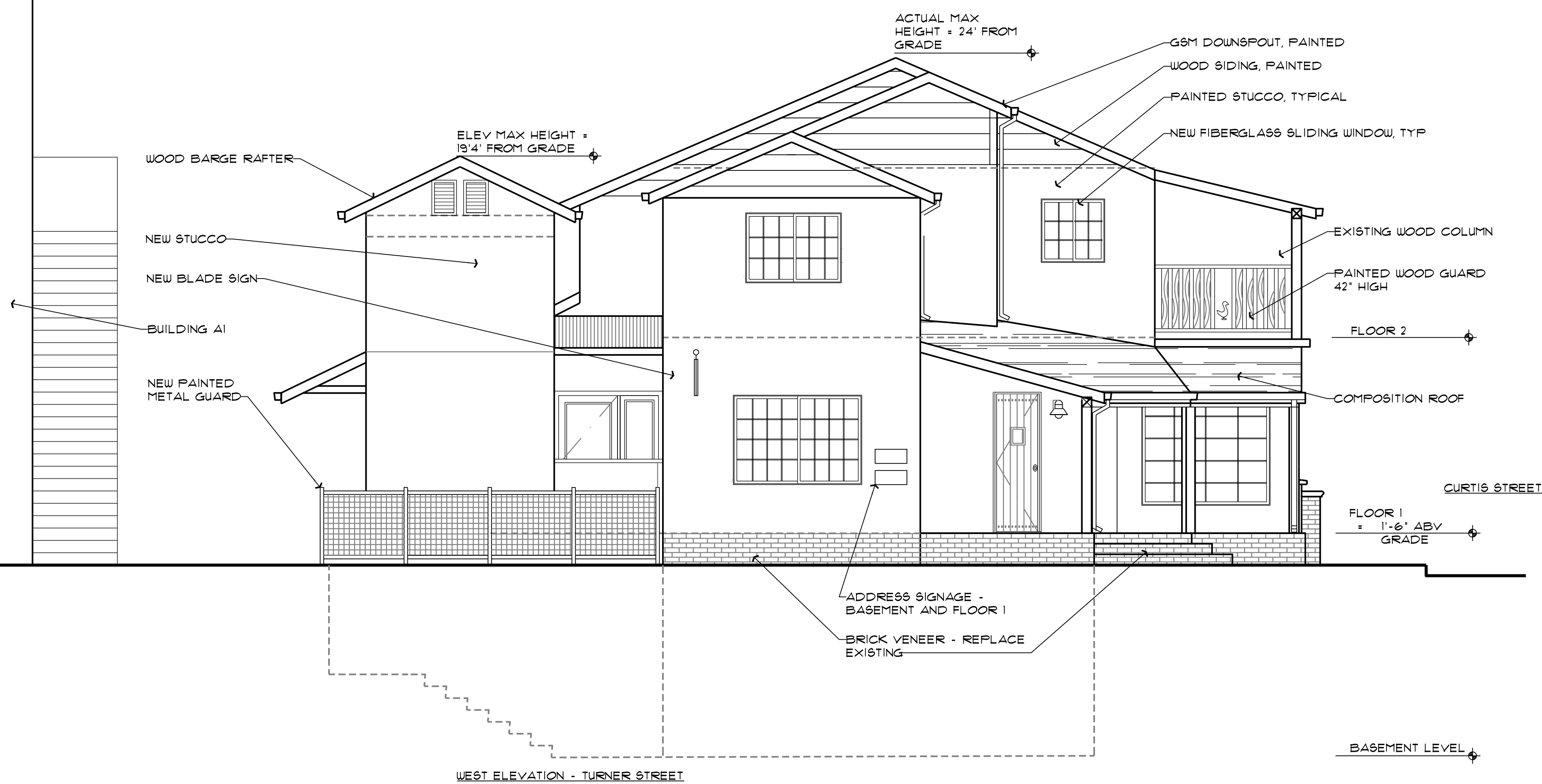


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SHEET TITLE
WEST & SOUTH EXTERIOR ELEVATIONS

SCALE 1/4"=1'-0"
 CAD FILE 2008-PF-A5
 DRAWN BY

SHEET
A5.1
 OF SHEETS

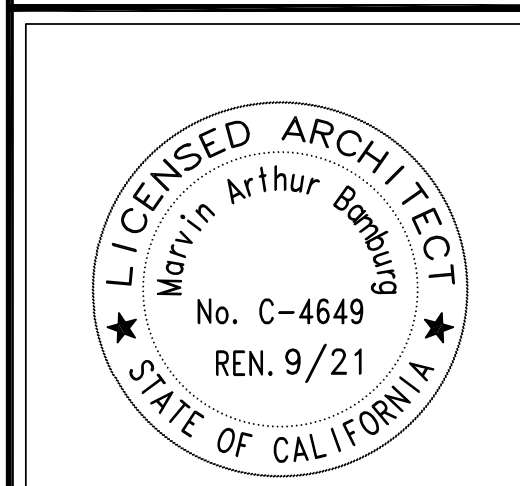


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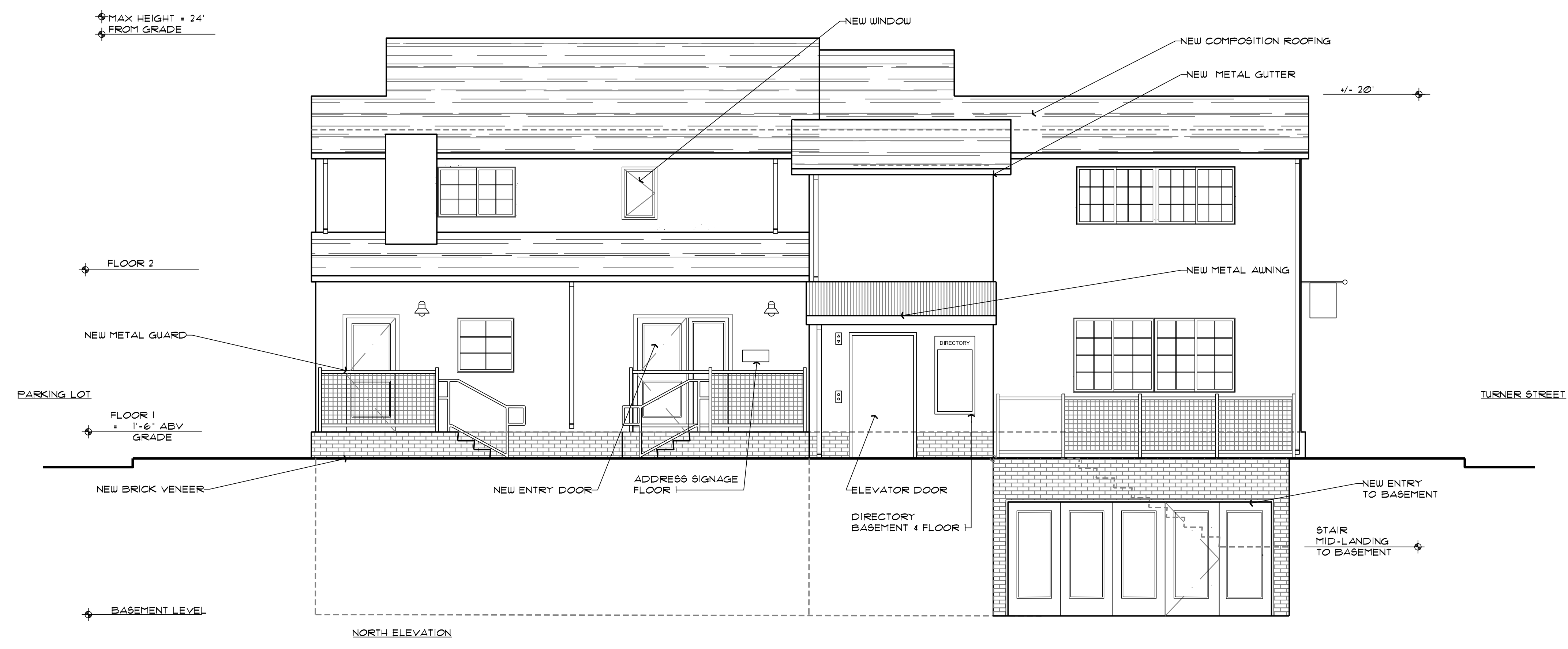
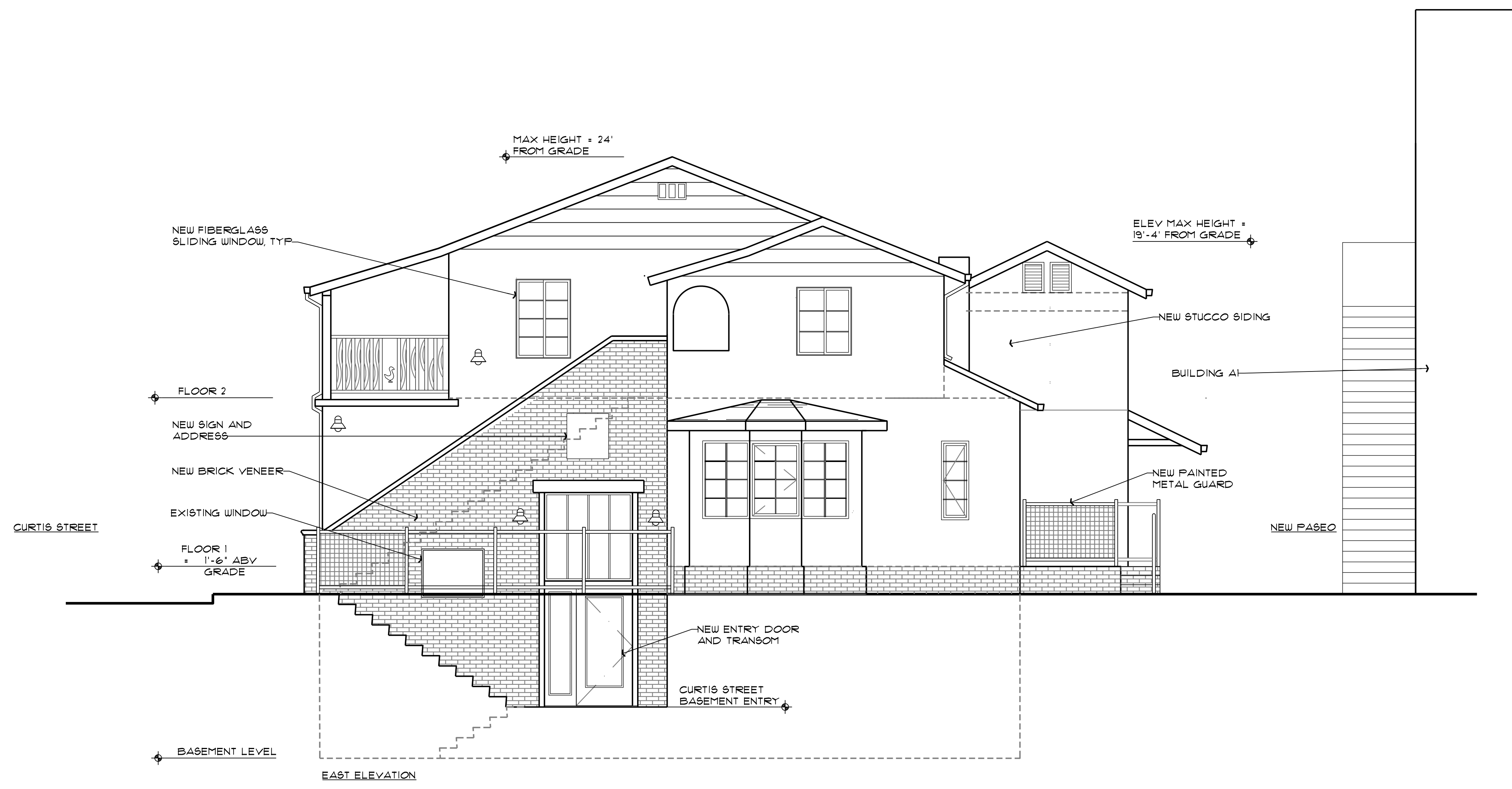


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SHEET TITLE
EAST & NORTH EXTERIOR ELEVATIONS

SCALE 1/4"=1'-0"
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A5.2
 OF SHEETS

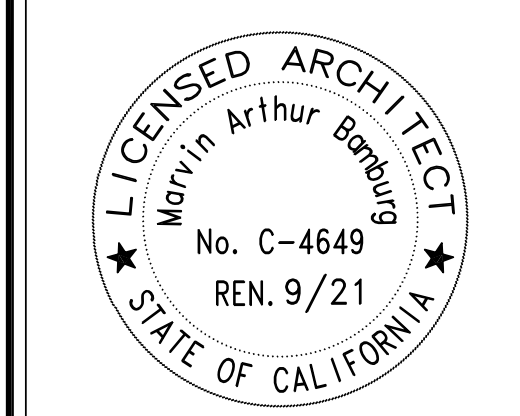


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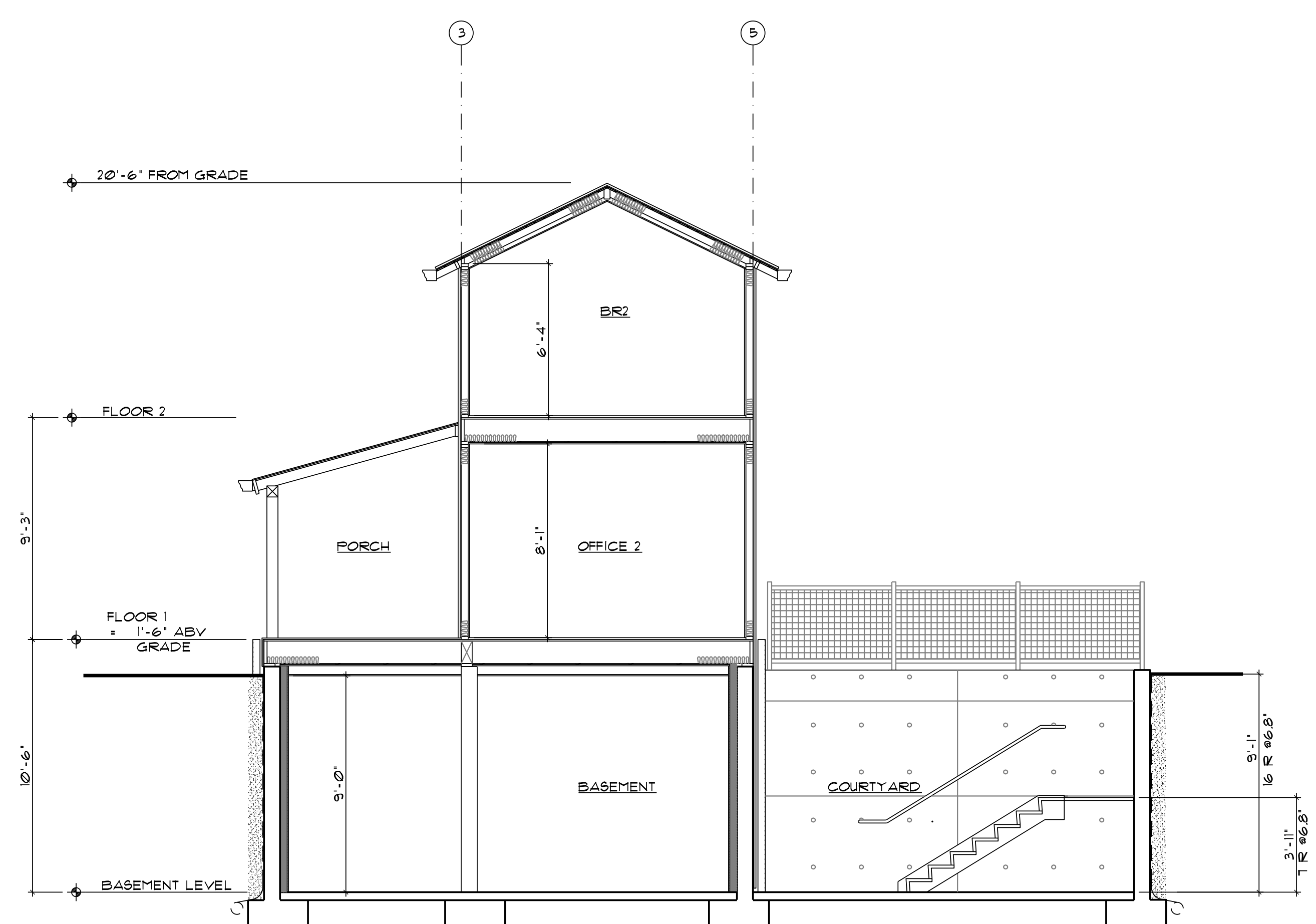


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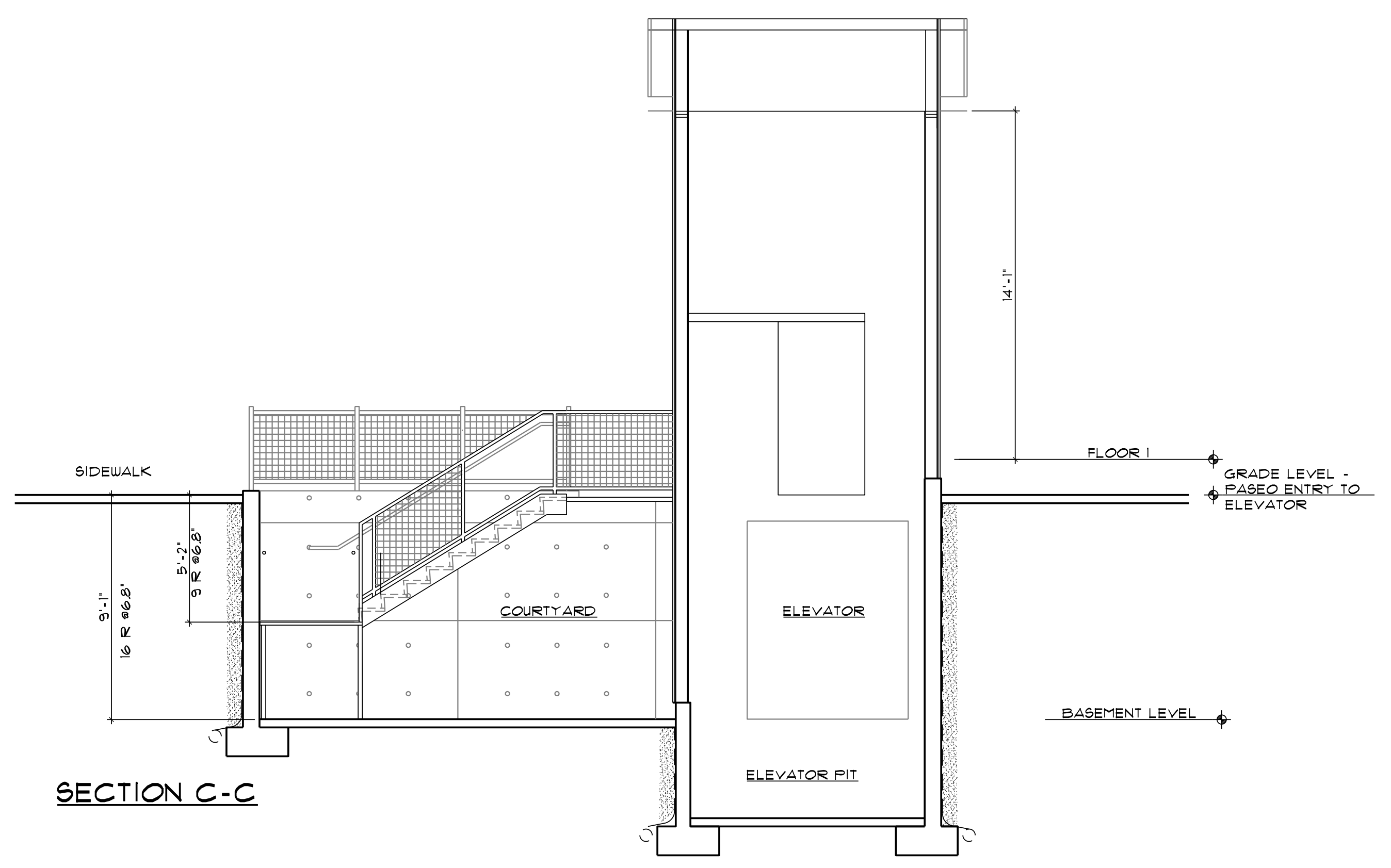
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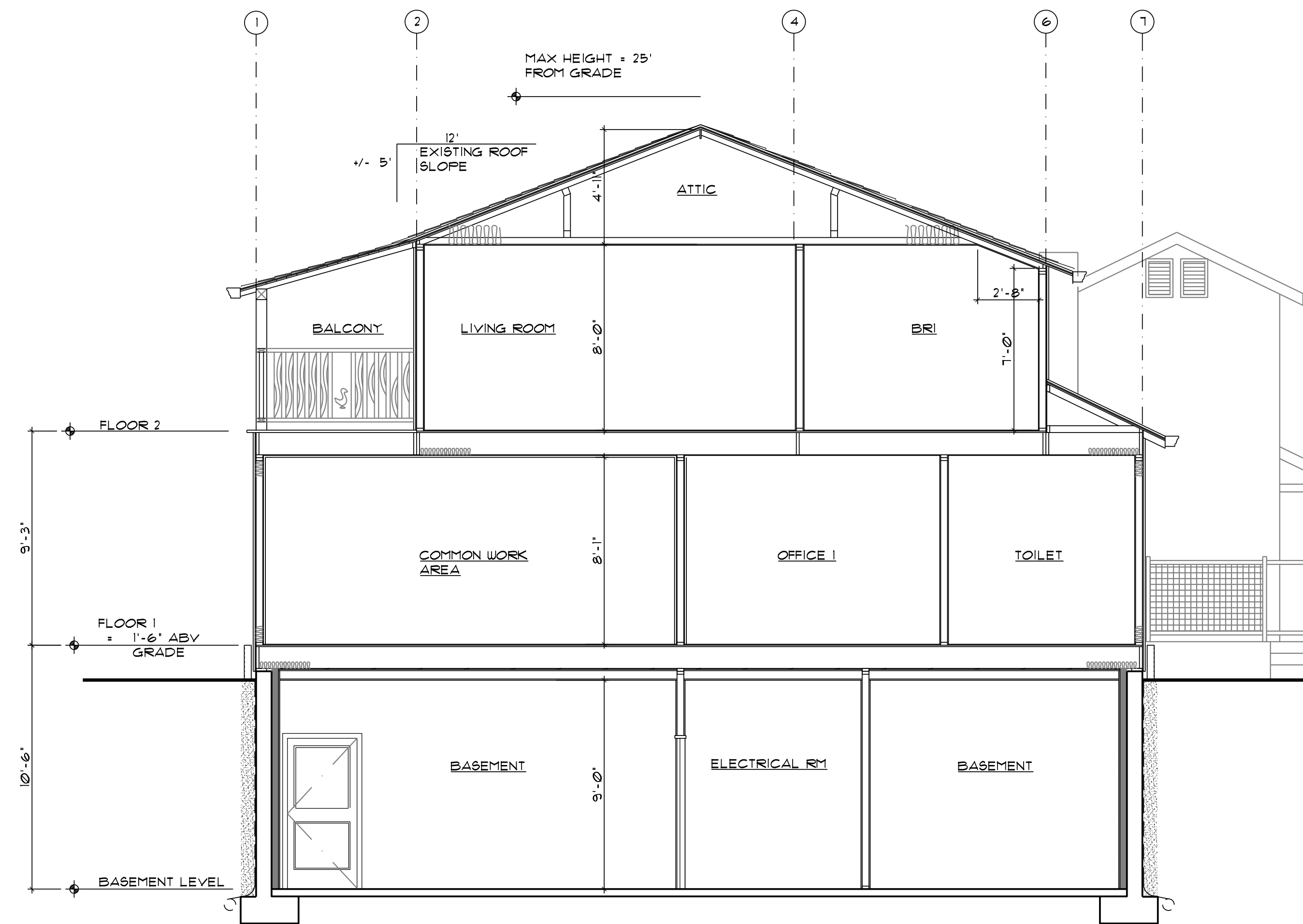
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A6
 OF SHEETS



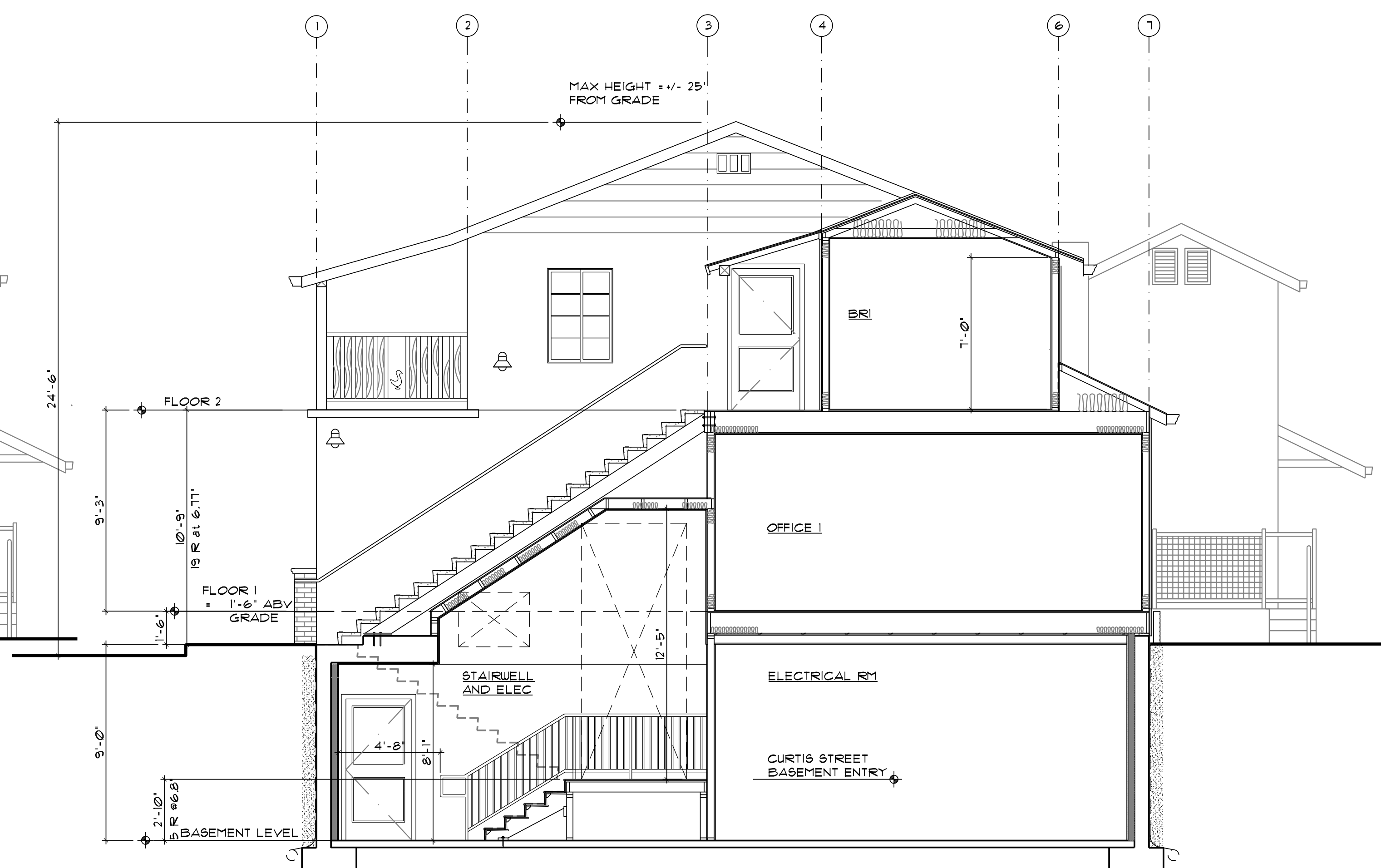
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SECTION C-C



SECTION B-B



SECTION D-D

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