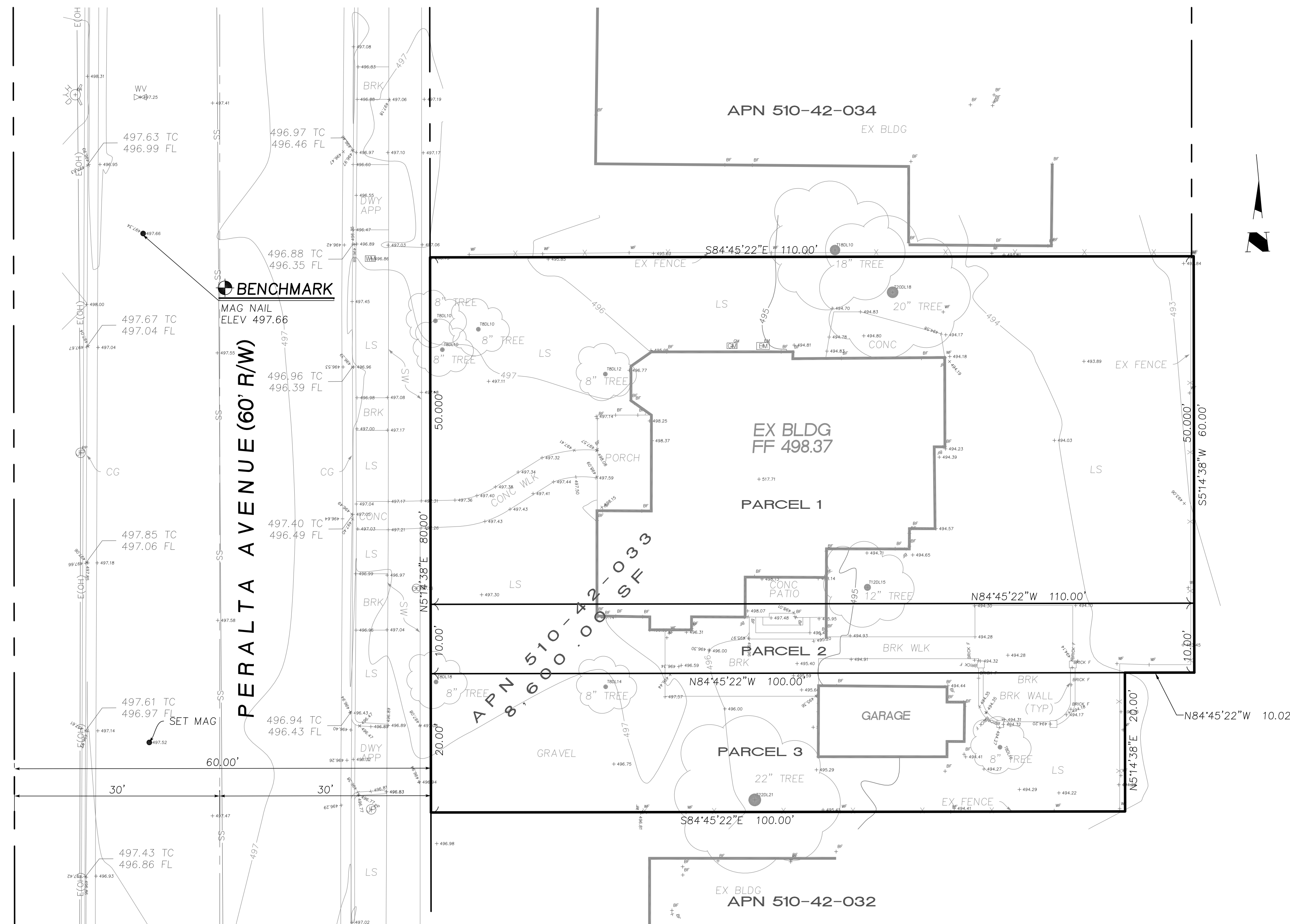


**LEGEND & ABBREVIATIONS**

AB	AGGREGATE BASE	CSD	COUNTY STANDARD DETAIL	GPE	ELEVATION/GAS LINE	PERF	PERFORATED	SSE	SANITARY SEWER EASEMENT	⊕	AREA DRAIN	⊗	GAS METER	⊔	ROCK RETAINING WALL
AC	ASPHALT CONCRETE	CVE	CONSERVATION EASEMENT	CSB	GENERAL PUBLIC EASEMENT	PL	PROPOSED	STA	STATION	⊕	BENCHMARK	⊗	GAS VALVE	⊔	RIGHT OF WAY
AD	AREA DRAIN	DE	DRAINAGE EASEMENT	GM	GRADING SETBACK	PP	PROPERTY LINE	STD	STANDARD CITY DETAIL	⊕	BOUNDARY	⊗	GUY POLE	⊕	SANITARY SEWER CLEAN OUT MANHOLE
AE	ANCHOR EASEMENT	DI	DRAINAGE INLET	HP	GAS METER	PROP	PROPOSED	SW	TOP OF BANK	⊕	CATCH BASIN	⊗	GUY WIRE ANCHOR	⊕	SANITARY SEWER MANHOLE
BB	BUBBLER BOX	DS	DOWNSPOUT	INVT	HI POINT	PSE	PUBLIC SERVICE EASEMENT	TC	TOP OF CURB	⊕	CONCRETE	⊗	HYDRANT: EXISTING	⊕	STORM DRAIN MANHOLE
BD	BRASS DISC	DWY	DRIVEWAY	LIP	INVERT	PSUE	PUBLIC SERVICE UTILITY EASEMENT	TEMP	TEMPORARY	⊕	EXISTING CONTOUR	⊕	INLET	⊕	ELECTRICAL BOX
BLDG	BUILDING	EA	EASEMENT	LS	LIP OF GUTTER	PUE	PUBLIC UTILITY EASEMENT	TOC	TOP OF COVER	⊕	EXISTING ELEVATION	⊕	JOINT POLE	⊕	ELECTRIC METER
BLK	BLOCK	ELEV	ELEVATION	LS	LANDSCAPED AREA	PVMT	PAVEMENT	TOE	TOP OF BANK	⊕	OR (101.70)	⊕	LIGHTING	⊕	TELEPHONE BOX
BRK	BRICK	EM	ELECTRIC METER	LS	LANDSCAPED AREA	PVC	POLYVINYL CHLORIDE	TG	TOP OF GRATE	⊕	EXISTING FENCE	⊕	LIGHTING POLE	⊕	TELEVISION BOX
BSL	BUILDING SETBACK LINE	E(OH)	ELECTRIC OVERHEAD	LS	LANDSCAPED AREA	RE	RETAINING WALL REMOVE	TGRT	TREE PROTECTION FENCE	⊕	EXISTING TREE	⊕	MAIL BOX	⊕	UTILITY: EXISTING
BSMT	BASEMENT	E(UG)	ELECTRIC UNDERGROUND	LS	LANDSCAPED AREA	R	RADIUS	TW	TOP OF WALL	⊕	EXISTING TREE	⊕	MONUMENT WELL	⊕	WATER METER
BW	BOTTOM OF WALL/BACK OF WALK	EP	EDGE OF PAVEMENT	LS	LANDSCAPED AREA	R/W	RIGHT OF WAY	UV	UTILITY VAULT	⊕	EXISTING TREE	⊕	WATER	⊕	WATER VALVE
CB	CATCH BASIN	EX	EXISTING	LS	LANDSCAPED AREA	SD	STORM DRAIN	VG	VALLEY GUTTER	⊕	EXISTING TREE	⊕	W	WELL	
CG	CURB & GUTTER	EVA	VEHICLE ACCESS EASEMENT	LS	LANDSCAPED AREA	SDE	STORM DRAIN EASEMENT	W	WATER	⊕	EXISTING TREE	⊕	WV	WATER VALVE	
CL	CENTERLINE	FC	FACE OF CURB	LS	LANDSCAPED AREA	SE	SLOPE EASEMENT	WCE	WIRE CLEARANCE EASEMENT	⊕	EXISTING TREE	⊕	WV	WATER VALVE	
CLF	CHAIN LINK FENCE	FD	FOUND	LS	LANDSCAPED AREA	SLB	STREET LIGHT BOX	WLK	WALKWAY	⊕	EXISTING TREE	⊕	WV	WATER VALVE	
CO	CLEANOUT	FF	FINISH ELEVATION OF SUBFLOOR	LS	LANDSCAPED AREA	SME	SLOPE MAINTENANCE EASEMENT	WM	WATER METER	⊕	EXISTING TREE	⊕	WV	WATER VALVE	
COP	CURB OPENING	FG	GROUND FINISH GRADE	LS	LANDSCAPED AREA	SS	SANITARY SEWER/LATERAL	WOE	WIRE OVERHANG EASEMENT	⊕	EXISTING TREE	⊕	WV	WATER VALVE	
COM	COMMUNICATION BOX	FH	FIRE HYDRANT	LS	LANDSCAPED AREA			WV	WATER VALVE	⊕	EXISTING TREE	⊕	WV	WATER VALVE	
CONC	CONCRETE	FL	FLOW LINE	LS	LANDSCAPED AREA					⊕	EXISTING TREE	⊕	WV	WATER VALVE	



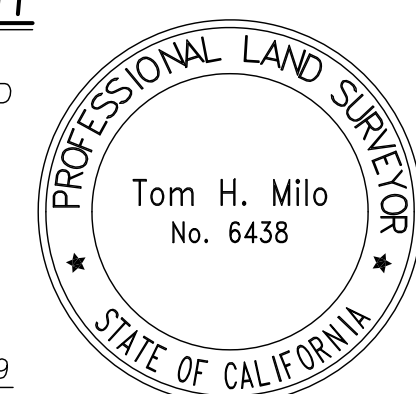
**NOTES**

- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
- NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
- ASSESSOR'S PARCEL NUMBER: 510-42-033
- TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
- DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE, PERPENDICULAR TO THE PROPERTY LINES.

**SURVEYOR'S STATEMENT**

THIS BOUNDARY SURVEY AND TOPOGRAPHIC MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

Tom H. Milo  
L.S. 6438  
06/14/19  
DATE



DESIGNED	DATE	06/14/19
DRAWN	DATE	06/14/19
CHECKED	DATE	06/14/19
BY	DATE	
APPROVED	DATE	
NO.	REVISIONS	

**BOUNDARY SURVEY AND TOPOGRAPHIC MAP**  
32 PERALTA AVENUE  
APN 510-42-033

California

Los Gatos

1 OF 1

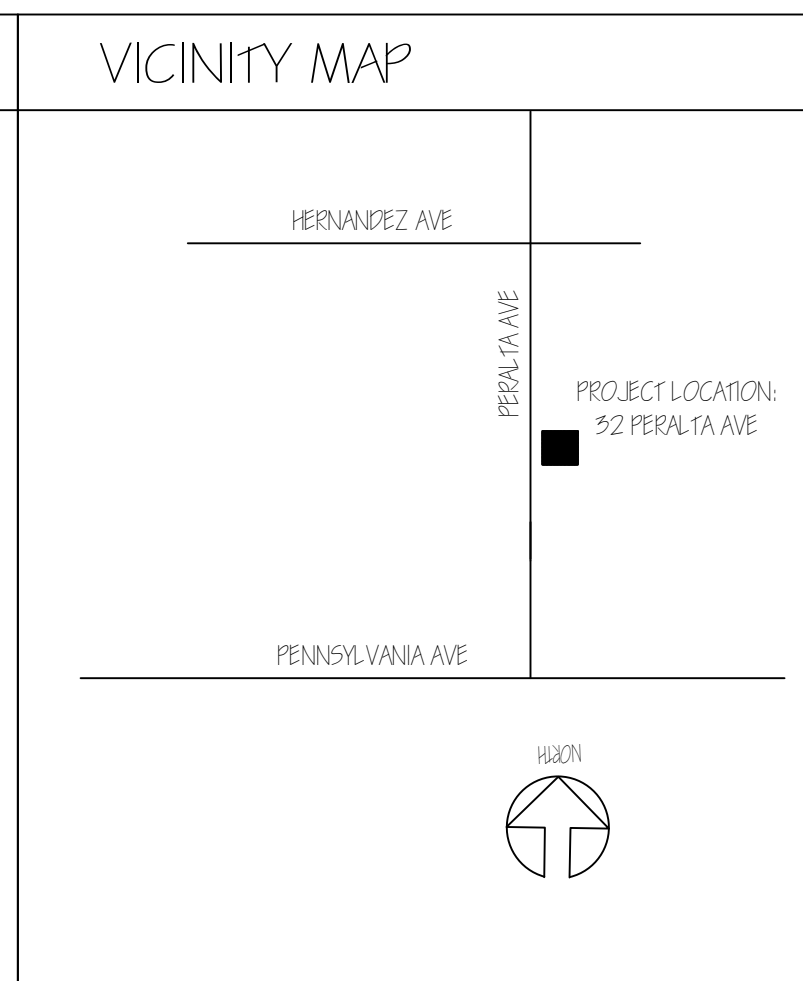
APPLICANT :

ROAD NAME : PERALTA AVENUE

COUNTY FILE NO :

OWNER CONTACT INFORMATION	
OWNERS:	MARK AND MIMI WAINWRIGHT
MAILING ADDRESS:	52 PERALTA AVE, LOS GATOS, CA 95030
PHONE:	(650) 906-1695
MARK'S EMAIL:	MLWAINWRIGHT@MAC.COM
MIMI'S EMAIL:	MIMI@MIMIWAINWRIGHT.COM

PROJECT SCOPE  
 BUILD ACCESSORY STRUCTURE W/ REDUCED SETBACKS



SHEET INDEX	
A-1	SITE PLAN, TITLE SHEET, BUILDING & SITE DATA, PROJECT SCOPE, SHEET INDEX, VICINITY MAP, CONTACT INFORMATION
A-2	PROPOSED FLOOR PLAN, PROPOSED ROOF PLAN, SECTIONS, EXTERIOR ELEVATIONS

BUILDING & SITE DATA	
GENERAL INFORMATION	
EXISTING USE: SINGLE FAMILY RESIDENCE	
PROPOSED USE: SINGLE FAMILY RESIDENCE	
AVERAGE SITE SLOPE: 3%	
ASSESSOR'S PARCEL NUMBER: 510-42-033	
ZONING DESIGNATION: R1-8	
LAND USE: SINGLE FAMILY RESIDENTIAL	
CONSTRUCTION: TYPE V-B OCCUPANCY CLASS: R-2	
APPLICABLE CODES	
2016 CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY AND GREEN BUILDING STANDARDS CODES (I.E. 2015 IRC, IPC, UMC, UPC, AND 2014 NEC, AS AMENDED BY THE STATE OF CALIFORNIA AND THE TOWN OF LOS GATOS) UNLESS OTHERWISE NOTED. STRUCTURAL BASED ON THE ASCE 7-10	

NO.	DATE	REVISION

**SANDRA PAIM**  
 ARCHITECT

Residential  
 Commercial  
 Historical

P.O. Box 2136  
 Los Gatos, Calif. 95031-2136

408-315-1403

www.sandrapaim.com

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APN: 510-42-033

ACCESSORY STRUCTURE

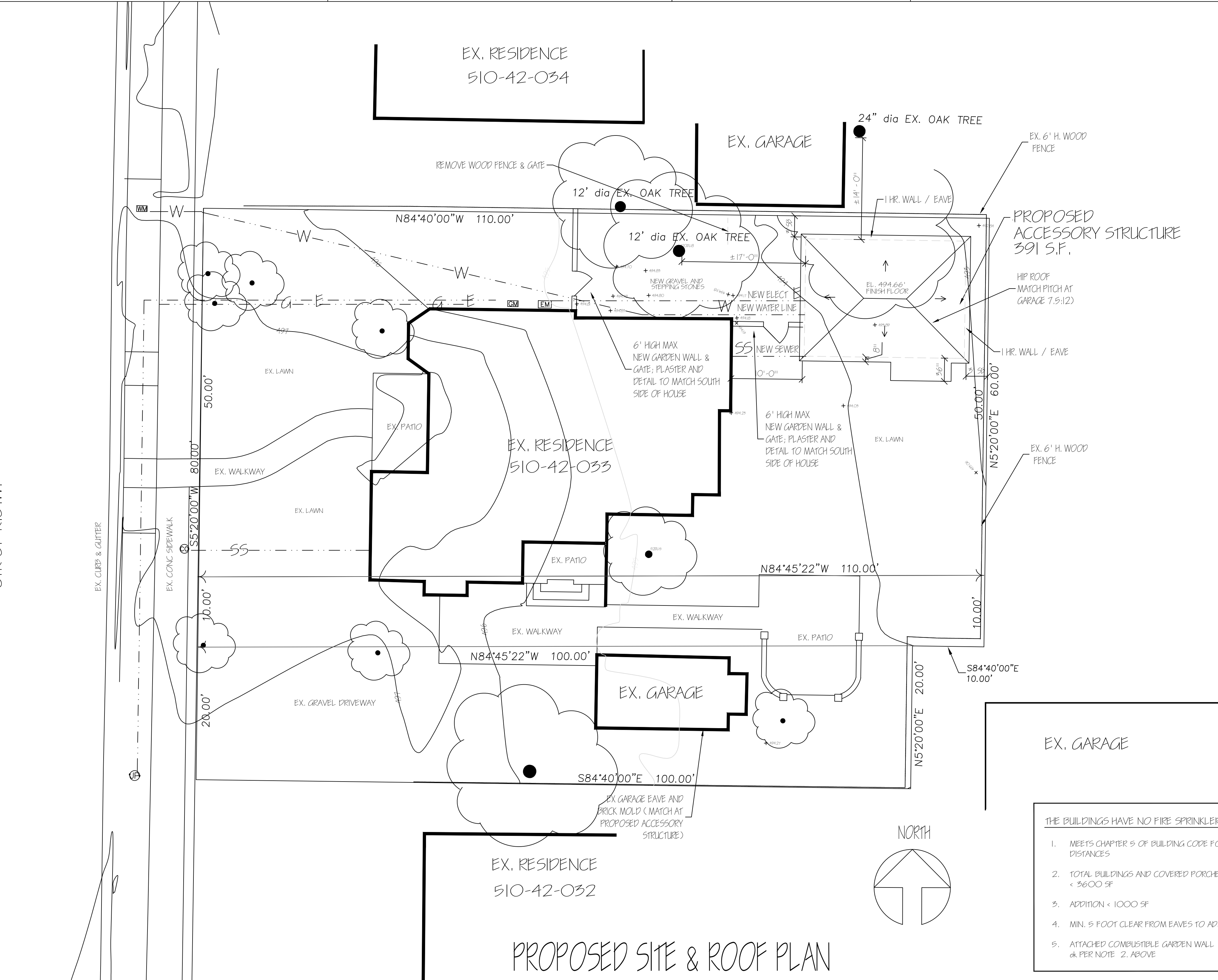
**MARK & MIMI WAINWRIGHT**

52 PERALTA AVENUE  
 LOS GATOS, CA 95030

PRELIM SET	X
PL. CHK SET	
PRICING SET	
CONSTR SET	

A-1

PERALTA AVENUE (60' R/W)  
 CTR OF R.O.W.



BUILDING & LOT AREAS					
LOT AREA	8600 S.F.				
GROSS AREA	8600 S.F.				
EASEMENT	0 S.F.				
NET AREA	8600 S.F.				
IMPERVIOUS COVERAGE ... S.F.					
STRUCT. COV.	D.W.	PATIO	WALK	COVERED PORCH	TOTAL
EXISTING 1746		120	87.5		1953.5
PROPOSED 2137		120	87.5		2544.5
STRUCTURAL COVERAGE ... S.F.		TOTAL			
EXISTING 1746	20%				
PROPOSED 2137	25%				
ALLOWED 3440	40%				
BUILDING AREAS ... S.F.		EXISTING ABOVE-GRADE			
		NEW ABOVE-GRADE			
		EXISTING BELOW-GRADE			
		ADDITIONAL BELOW-GRADE			
		REMO			
		TOTAL (GROSS)			
FIRST FLOOR	1553				1553
ACCESSORY STRUCTURE		391			391
SUB TOTAL	1553	391			1944
BELOW-GRADE SQUARE FOOTAGE, NOT COUNTABLE TOWARD FLOOR AREA					
TOTAL COUNTABLE FLOOR AREA					
REAR SPACE GARAGE					
193					
MAX ALLOWABLE HOUSE F.A.R. - 2762 S.F.					
MAX ALLOWABLE GARAGE F.A.R. - 773 S.F.					
MAX LOT COVERAGE ALLOWED: 40% OF NET LOT AREA					
EX. COVERAGE 1746 SF (20%); PROPOSED COVERAGE 2137 SF (25%)					

- THE BUILDINGS HAVE NO FIRE SPRINKLER SYSTEM.
- MEETS CHAPTER 9 OF BUILDING CODE FOR LINE DISTANCES
  - TOTAL BUILDINGS AND COVERED PORCHES / CARPORTS < 3600 SF
  - ADDITION < 1000 SF
  - MIN. 5 FOOT CLEAR FROM EAVES TO ADJ. BUILDINGS
  - ATTACHED COMBUSTIBLE GARDEN WALL & PER NOTE 2. ABOVE

LEGEND

- WALL PERIMETER
- SETBACK
- PROPERTY LINE
- TOPOGRAPHIC CONTOUR LINE
- GAS LINE
- SEWER LINE
- ELECTRIC LINE
- WATER LINE
- EX. TREE DRIP LINE

0' 8' 16' 32'

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

