





PROJECT DATA	NOTES
SITE AREA: 21,269 SQ. FT.	I. PRIOR TO ISSUANCE - WELD REQ: THE FINAL LANDSCAPE PLAN SHALL MEET THE TOWN OF LOS GATOS WATER CONSERVATION ORDINANCE OR THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE, WHICHEVER IS MORE RESTRICTIVE. WHEN WORKING LANDSCAPE AND IRRIGATION PLANS ARE SUBMITTED FOR REVIEW, A REVIEW FEE BASED ON THE CURRENT FEE SCHEDULE ADOPTED BY THE TOWN COUNCIL IS REQUIRED.
GROSS FLOOR AREA: 8,024 SQ. FT. + 886 SQ. FT. = 8,910 SQ. FT.	
FLOOR AREA RATIO (MAXIMUM 0.03756): 886 SQ. FT. / 21,269 SQ. FT. = 0.04244 0.04244 < 0.03756 OKAY	
LOT AREA COVERAGE (MAXIMUM 40%): 3,597 SQ. FT. + 934 SQ. FT. = 4,531 SQ. FT. 4,531 SQ. FT. / 21,269 SQ. FT. = 0.216 16.6% < 40% OKAY	
	2. PRIOR TO FINAL - EXT LIGHTING: PRIOR TO FINAL OCCUPANCY, ALL EXTERIOR LIGHTING SHALL BE KEPT TO A MINIMUM AND SHALL BE DOWN-DIRECTED FIXTURES THAT WILL NOT REFLECT OR MIGRADE OVER ADJACENT PROPERTIES. ALL LIGHTING SHALL UTILIZE SHIELDED HEADS. NO BULB IS VISIBLE AND TO ENSURE THAT THE LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. NO FLOODLIGHTS SHALL BE USED UNLESS IT CAN BE DEMONSTRATED THAT THEY ARE NEEDED FOR SAFETY OR SECURITY.
	3. PRIOR TO FINAL - FRONT YARD LANDSCAPE: PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE FRONT YARD MUST BE LANDSCAPED.
	4. NEW UNITS SHALL BE DESIGNED AS INDIVIDUAL UNITS, WITH SEPARATE GAS, ELECTRIC, AND WATER UTILITY CONNECTIONS DIRECTLY BETWEEN EACH DWELLING UNIT AND THE UTILITY.

**SITE PLAN**

**REVISIONS**

SET DATE	10/23/2025
ISSUE DATE	10/23/2025
SCALE	AS NOTED
DRAWN	ADE
JOB	500.294
PM AST	QC AST
OL	ADE

**GENERAL - SHEET**

**AS1**

**FLR. PLAN GENERAL NOTES**

**GLAZING NOTES**

3050 FX ← OPERATION  
HEIGHT (FT-IN') 10.5'-0"  
WIDTH (FT-IN') 10.3'-0"  
OPERATION ABBREVIATIONS  
FX = FIXED CS = CASEMENT  
SH = SINGLE HUNG AN = ANNING  
SL = SLIDER HP = HOPPER  
DH = DOUBLE HUNG XOX = XOX SLIDER

- ALL GLAZING IS DUAL PANE INSULATING GLASS.
- WINDOWS MARKED WITH A (E) SHALL BE VERIFIED TO MEET EGRESS BY THE MANUFACTURER.
- GLAZING MARKED WITH A (T) SHALL BE 3/16" THICK TEMPERED SAFETY GLASS.
- HEADER HEIGHT: 1st FLOOR = 8'-0" U.O.N.

**DOOR NOTES**

3080 SC ← OPERATION OR TYPE  
HEIGHT (FT-IN') 10.8'-0"  
WIDTH (FT-IN') 10.3'-0"  
OPERATION OR TYPE ABBREVIATIONS  
SC = SOLID CORE HM = HOLLOW METAL  
FR = FRENCH PR = PAIR  
SGD = SLIDING GLASS DOOR

- ALL DOORS ARE HOLLOW CORE, U.O.N.
- DOOR SIZE INDICATED IS THE ROUGH OPENING - VERIFY ROUGH OPENING REQUIREMENT W/ DOOR MFR.
- DOORS THAT APPEAR TO BE CENTERED ARE INTENDED TO BE CENTERED, U.O.N.
- MINIMUM DOOR JAMB IS 4" FROM ADJACENT ROUGH FRAMING TO ROUGH OPENING U.O.N.
- WHEN DOORS ARE LOCATED, THEY ARE LOCATED FROM THE ADJACENT ROUGH FRAMING TO THE CENTERLINE OF THE ROUGH OPENING U.O.N.
- ALL DOOR GLAZING IS DUAL PANE INSULATING GLASS.

**WALLS LEGEND**

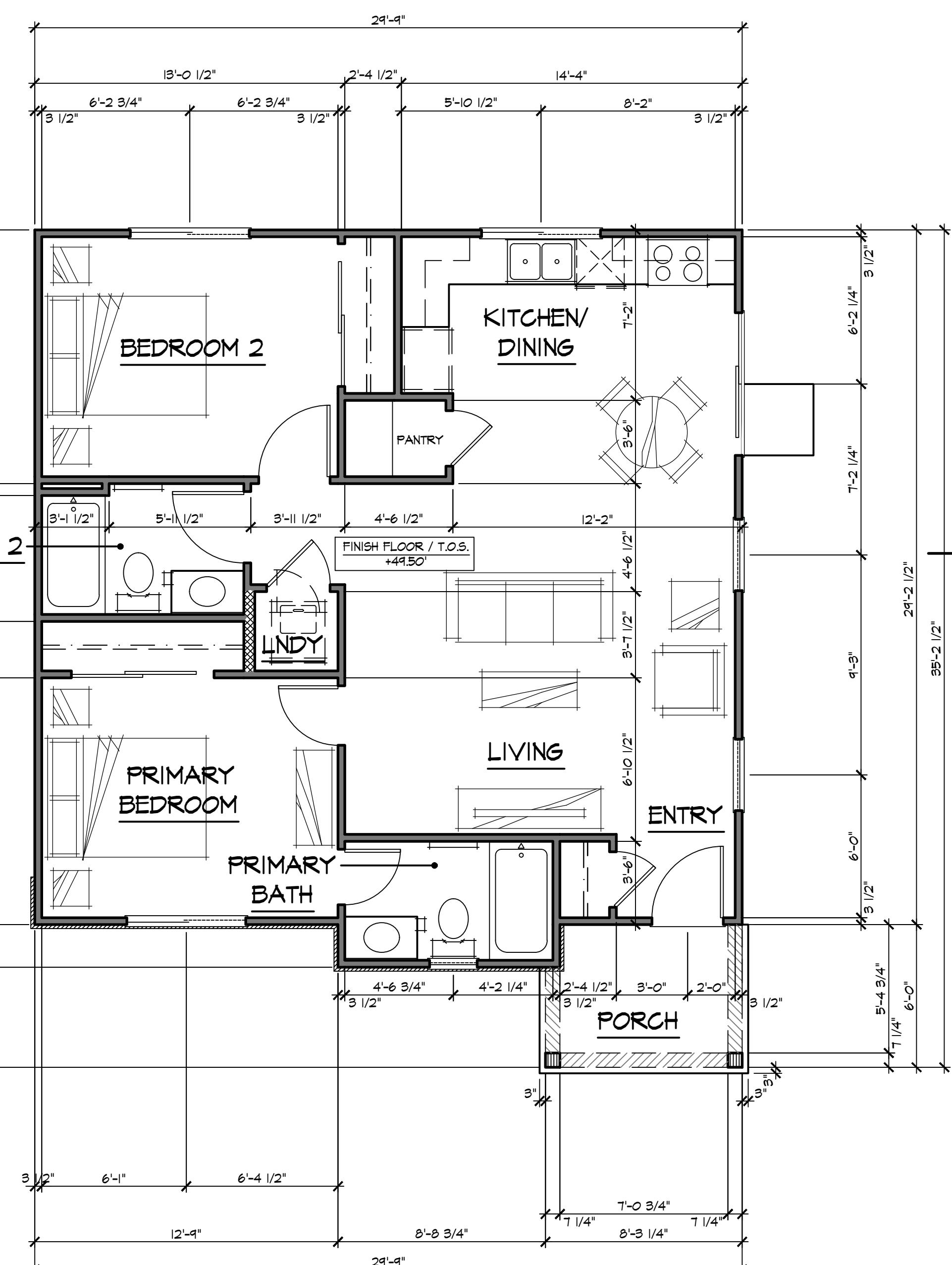
2x4 WD. STUD WALL  
2x6 WD. STUD WALL  
2x8 WD. STUD WALL  
2x WD. STUD PARTIAL HEIGHT WALL, HEIGHT PER PLAN  
SOFIT OR FURRED CEILING  
POT SHELF

**SQUARE FOOTAGES**

TOTAL LIVING 886 SQ. FT.  
PORCH 44 SQ. FT.

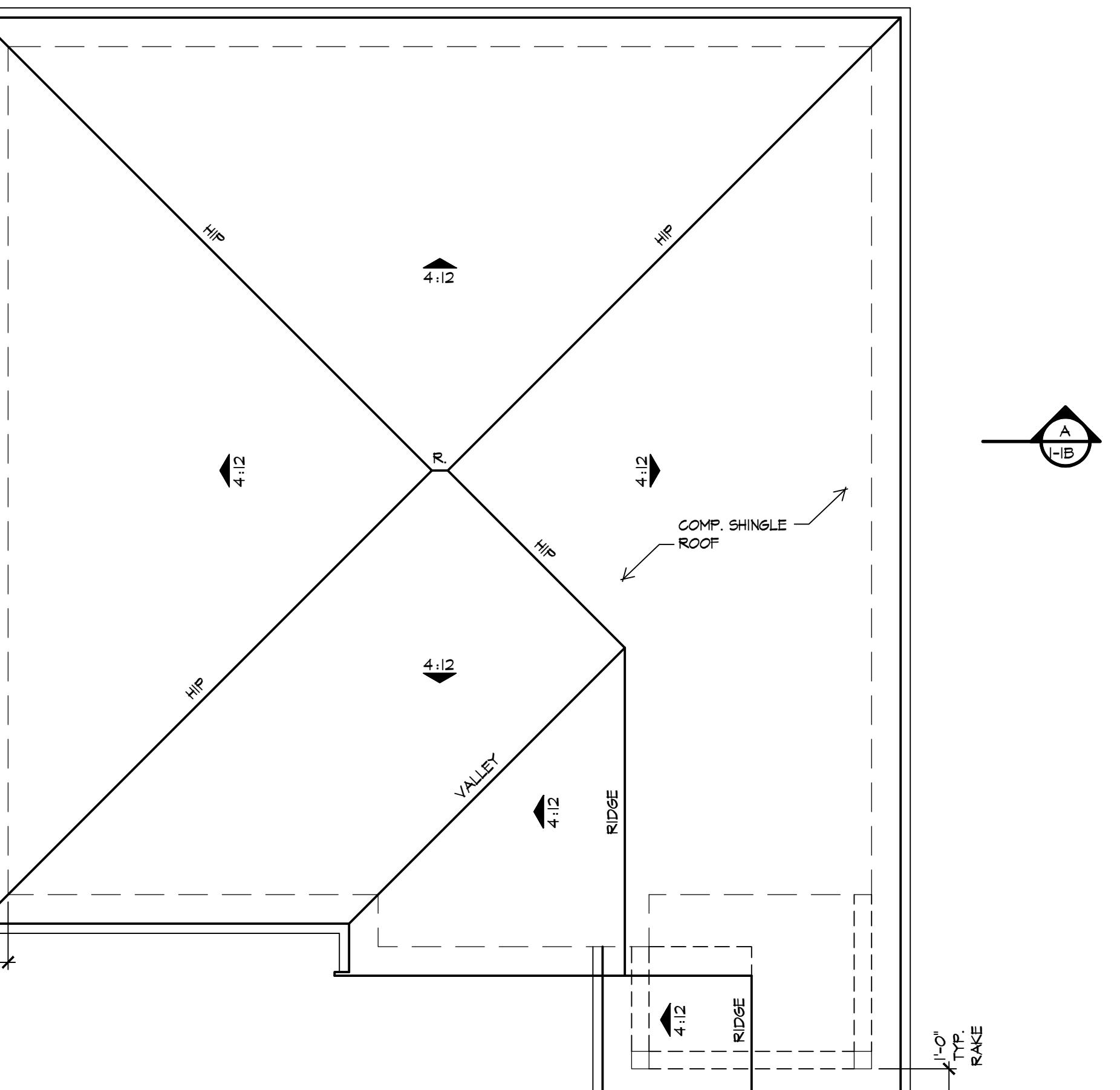
**NOTES**

- NEW UNITS SHALL BE DESIGNED AS INDIVIDUAL UNITS, WITH SEPARATE GAS, ELECTRIC, AND WATER UTILITY CONNECTIONS DIRECTLY BETWEEN EACH DWELLING UNIT AND THE UTILITY.
- ALL EXTERIOR LIGHTING WILL BE DOWNWARD DIRECTED WITH BULBS SHIELDED FROM THE NEIGHBOR'S VIEW (TOWN CODE 24.10.04015)



**UNIT 2  
FIRST FLOOR PLAN**

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



**UNIT 2  
ROOF PLAN**

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



**UNIT 2 - FLOOR &  
ROOF PLANS**

**REVISIONS**

SET DATE	10/23/2025
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**UNIT 2 - SHEET**

**1-1A**

### FIREBLOCKING NOTES

PROVIDE FIREBLOCKING PER C.R.C. SECTION R302.11 AT THE FOLLOWING COMBUSTIBLE CONSTRUCTION LOCATIONS:

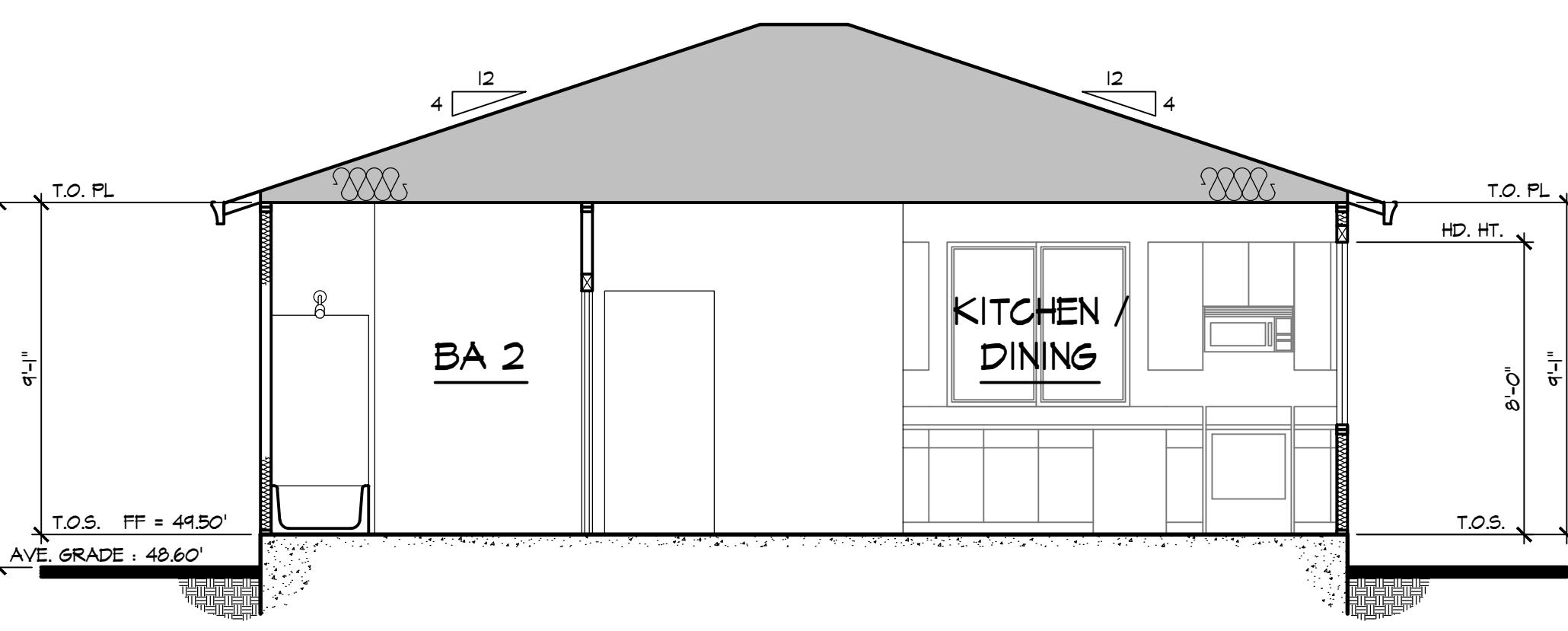
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS, OR STAGGERED STUDS PER C.R.C. SECTION R302.11 AS FOLLOWS:
  - i. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
  - ii. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS PER C.R.C. SECTION R302.11.
3. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVELS WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
4. WITHIN CONCEALED SPACES OF EXTERIOR WALL COVERINGS AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED TO BE COMBUSTIBLE CONSTRUCTION AS SPECIFIED IN C.B.C. SECTION 1405.1.3 OR WHERE ERECTED WITH COMBUSTIBLE FRAMES. FIREBLOCKING SHALL BE INSTALLED AT MAXIMUM INTERVALS OF 20 FEET IN EITHER DIMENSION SO THAT THERE WILL BE NO CONCEALED SPACE EXCEEDING 100 SQUARE FEET BETWEEN FIREBLOCKING. WHERE WOOD FURRING STRIPS ARE USED, THEY SHALL BE OF APPROVED WOOD OF NATURAL DECAY RESISTANCE OR PRESERVATIVE TREATED WOOD. IF NONCONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH NOT LESS THAN 4 INCHES OF SEPARATION BETWEEN SECTIONS. PER C.B.C. SECTION 110.2.6

#### EXCEPTIONS:

1. FIREBLOCKING OF CORNICES IS NOT REQUIRED IN SINGLE FAMILY DWELLINGS. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED ONLY AT THE LINE OF DWELLING UNIT SEPARATION.
2. FIREBLOCKING SHALL NOT BE REQUIRED WHERE THE EXTERIOR WALL COVERING IS INSTALLED ON NONCOMBUSTIBLE FRAMING AND THE FACE OF THE EXTERIOR WALL COVERING EXPOSED TO THE CONCEALED SPACE IS COVERED BY ONE OF THE FOLLOWING MATERIALS:
  - i. ALUMINUM HAVING A MINIMUM THICKNESS OF 0.019 INCH.
  - ii. CORROSION-RESISTANT STEEL HAVING A BASE METAL THICKNESS NOT LESS THAN 0.016 INCH AT ANY POINT
  - iii. OTHER APPROVED NONCOMBUSTIBLE MATERIALS
3. FIREBLOCKING SHALL NOT BE REQUIRED WHERE THE EXTERIOR WALL COVERING HAS BEEN TESTED IN ACCORDANCE WITH, AND COMPLETES WITH THE ACCEPTANCE CRITERIA OF, NFPA 285. THE EXTERIOR WALL COVERING SHALL BE INSTALLED AS TESTED IN ACCORDANCE WITH NFPA 285

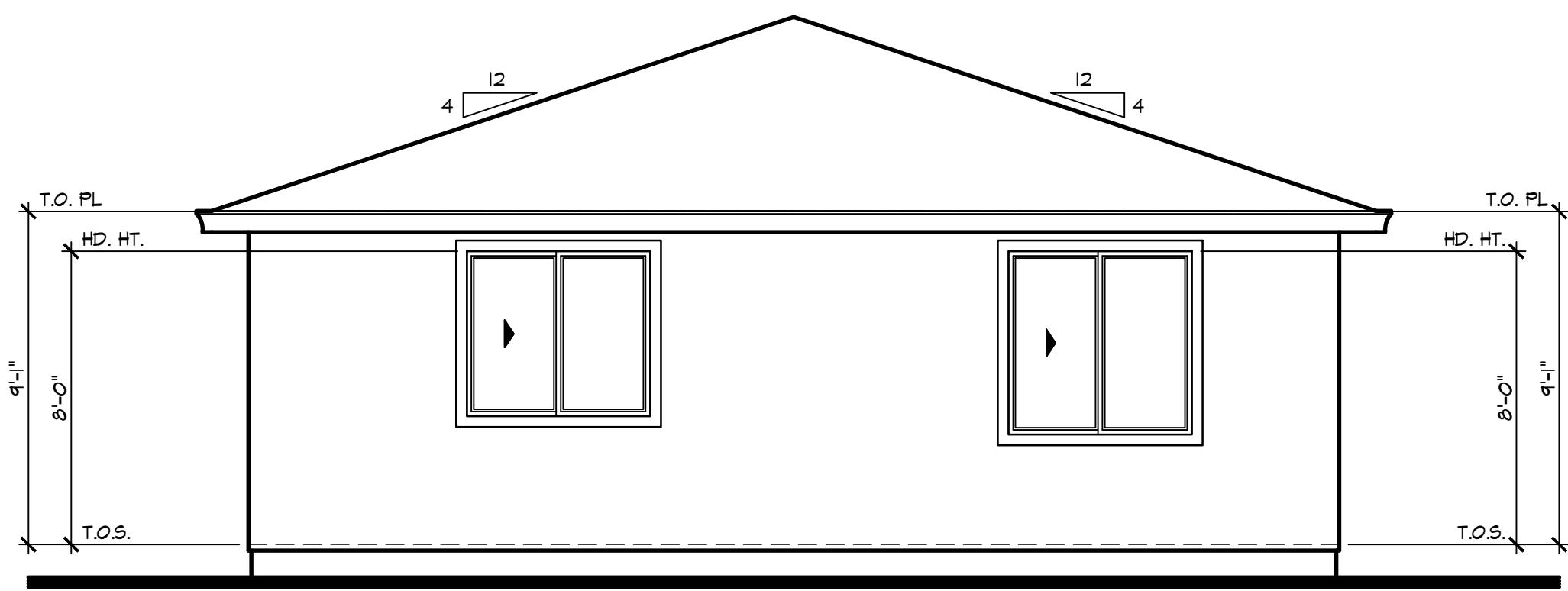
### SECTION NOTES

1. PROVIDE MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES.



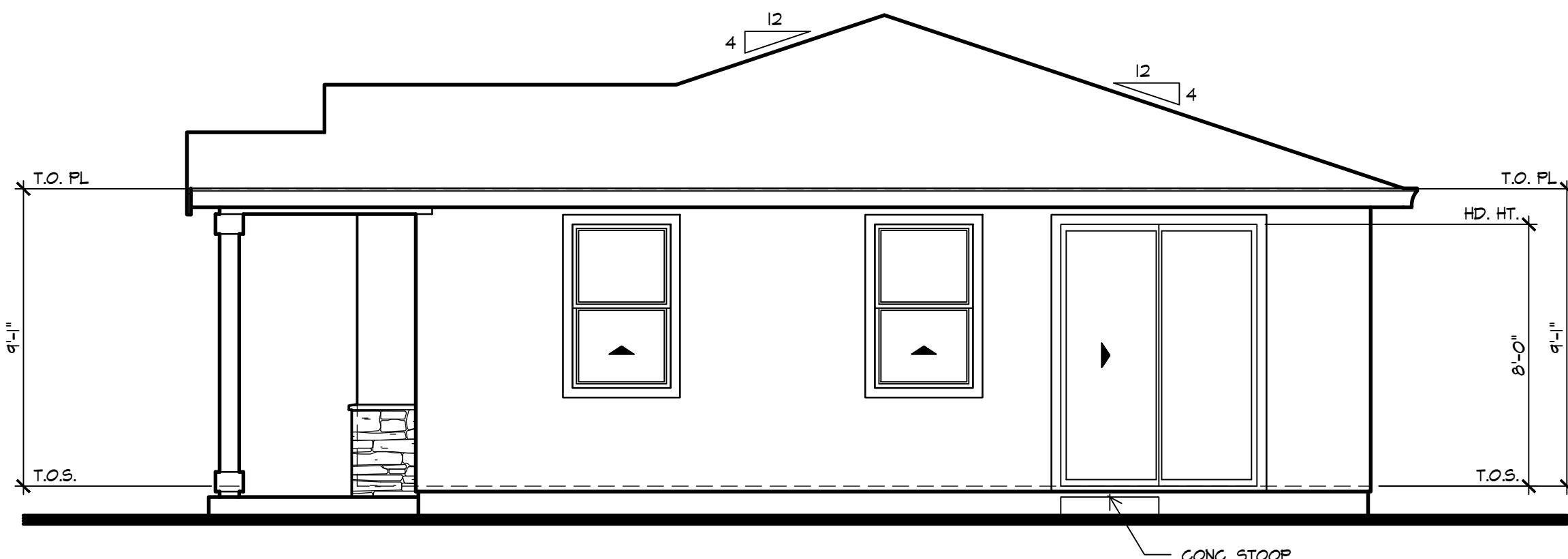
**UNIT 2  
SECTION 'A'**

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



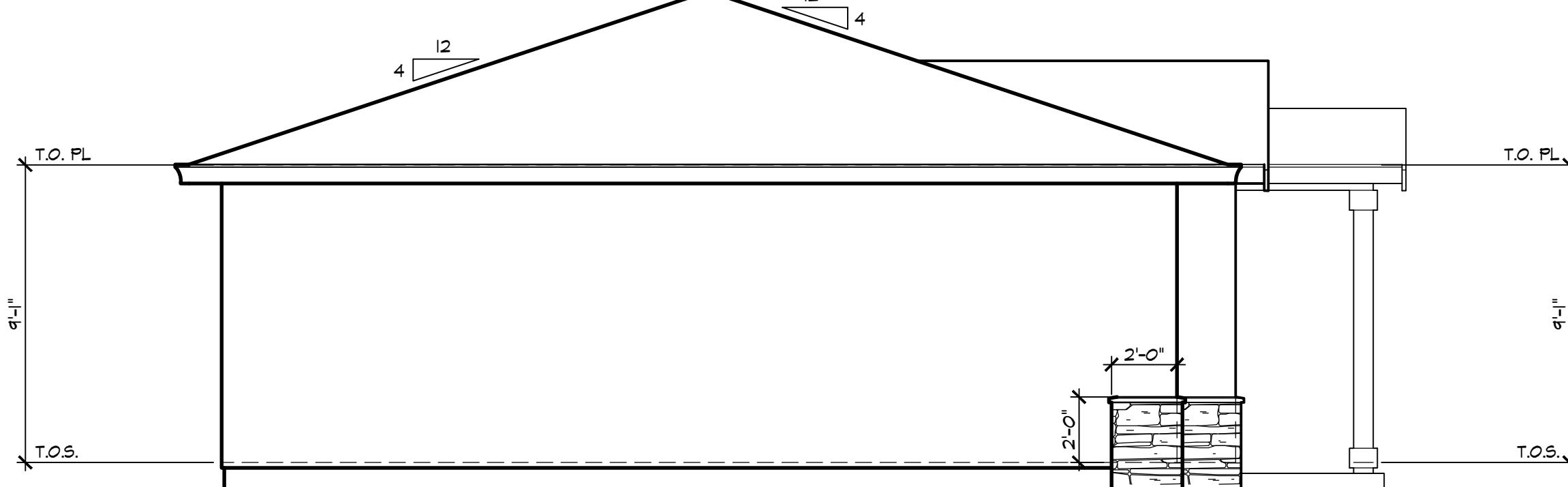
**UNIT 2  
REAR ELEVATION (NORTH EAST)**

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



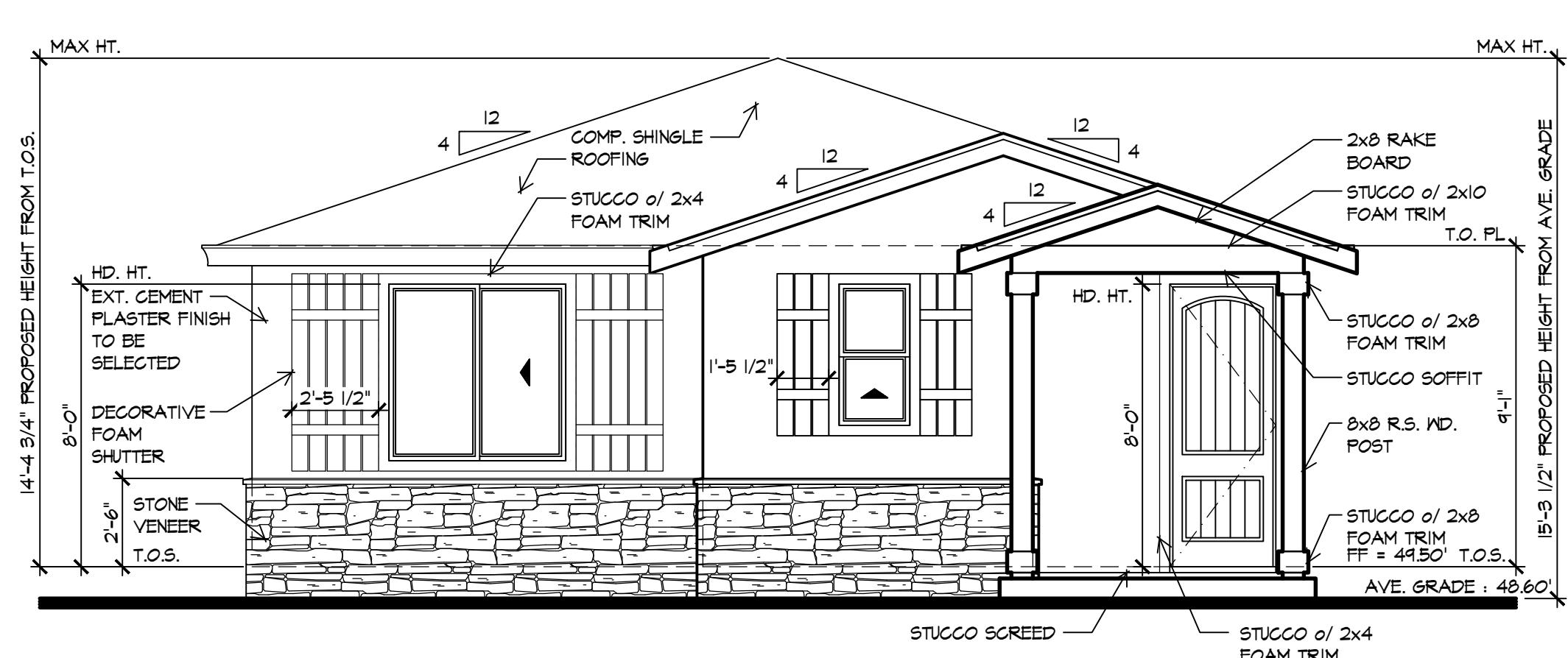
**UNIT 2  
RIGHT ELEVATION (SOUTH EAST)**

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



**UNIT 2  
LEFT ELEVATION (NORTH WEST)**

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



**UNIT 2  
FRONT ELEVATION (SOUTH WEST)**

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

### UNIT 2 - EXTERIOR ELEVATIONS & SECTION

#### REVISIONS

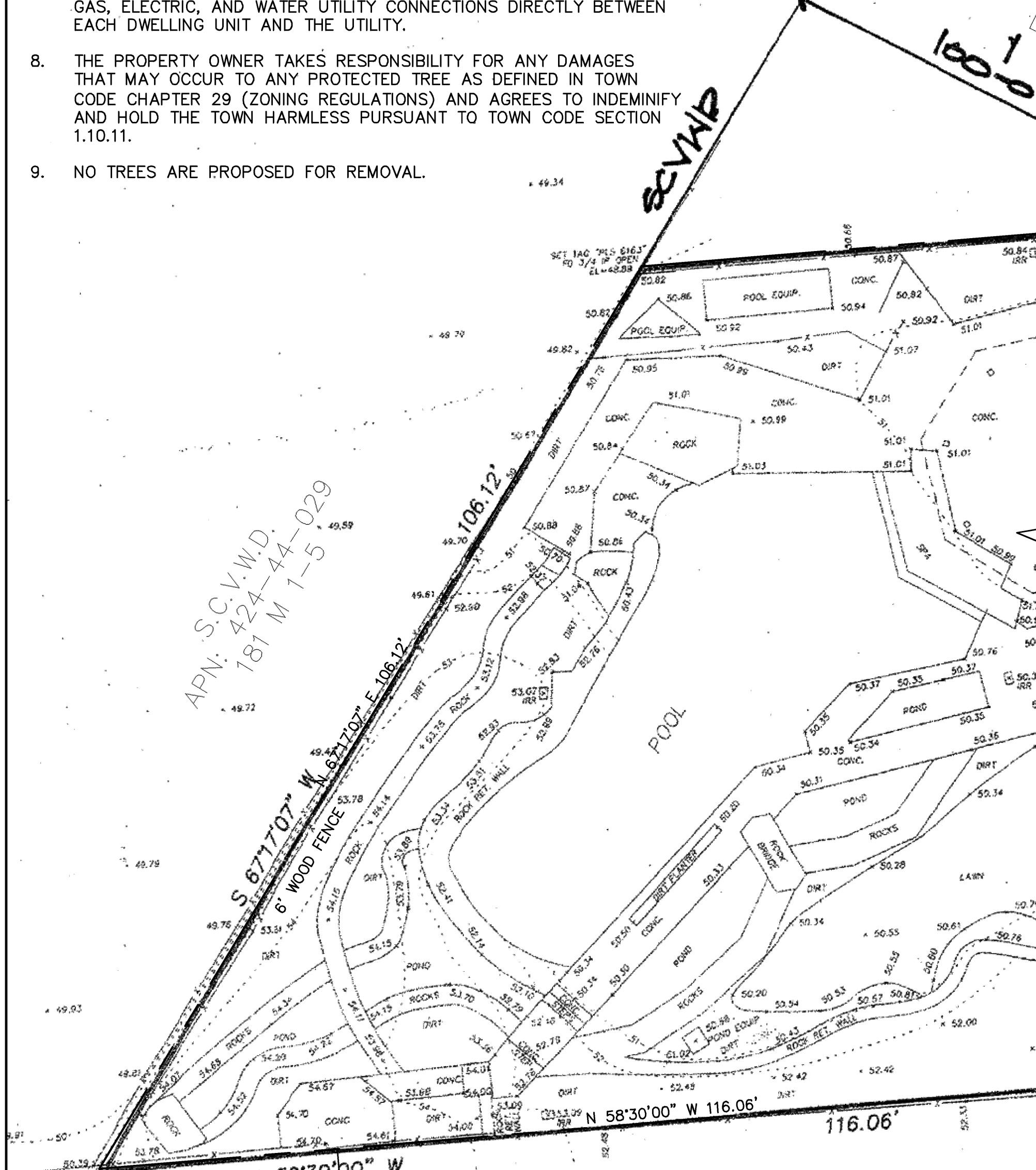
SET DATE	10/23/2025
ISSUE DATE	10/23/2025
SCALE	AS NOTED
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PM AST	QC AST
OL ADE	

**UNIT 2 - SHEET**

**1-1B**

## NOTES

- CONTRACTOR SHALL CONTACT "U.S.A." AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800) 642-2444.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
- TOPOGRAPHIC SURVEY MAP BY L. WADE HAMMOND, JOB NO. 2372
- BASIS OF BEARINGS: MOZART AVE. TAKEN AS N 58°30'00" W PER 692 M 56,57
- BENCHMARK: SET CUT SQUARE AS SHOWN EL=50.00 (ASSUMED)
- LOT AREA = 27,269 SQ. FT.
- NEW UNITS SHALL BE DESIGNED AS INDIVIDUAL UNITS, WITH SEPARATE GAS, ELECTRIC, AND WATER UTILITY CONNECTIONS DIRECTLY BETWEEN EACH DWELLING UNIT AND THE UTILITY.
- THE PROPERTY OWNER TAKES RESPONSIBILITY FOR ANY DAMAGES THAT MAY OCCUR TO ANY PROTECTED TREE AS DEFINED IN TOWN CODE CHAPTER 29 (ZONING REGULATIONS) AND AGREES TO INDEMNIFY AND HOLD THE TOWN HARMLESS PURSUANT TO TOWN CODE SECTION 1.10.11.
- NO TREES ARE PROPOSED FOR REMOVAL.



16481 W. MOZART AVE.  
APN: 424-44-026  
405 M 18

## TREE DATA TABLE

TREE #	SIZE	TYPE	ELEVATION @ BASE
1	6"	RED MAPLE	47.9±
2	8"	DEODAR CEDAR	47.7±
3	4"	SCOTS PINE	48.6±
4	4"	CREPE MYRTLE	49.2±
5	4"	STRAWBERRY TREE	49.0±
6	6"	JAPANESE BLACK PINE	49.8±
7	6"	MONTEREY PINE	48.6±
8	6"	LIQUID AMBER	50.3±

DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-26 L.S. 9212-EXPIRES 09-30-25

ENGINEER:  
MISSION ENGINEERS, INC.  
2355 DE LA CRUZ BLVD.  
SANTA CLARA, CA 95050  
(408) 727-8262  
(408) 727-8285 (FAX)

DANIEL NUNES, PE  
R.C.E. 76449-EXPIRES 12-31-26  
L.S. 9212-EXPIRES 09-30-25  
daniel@missionengineersinc.com

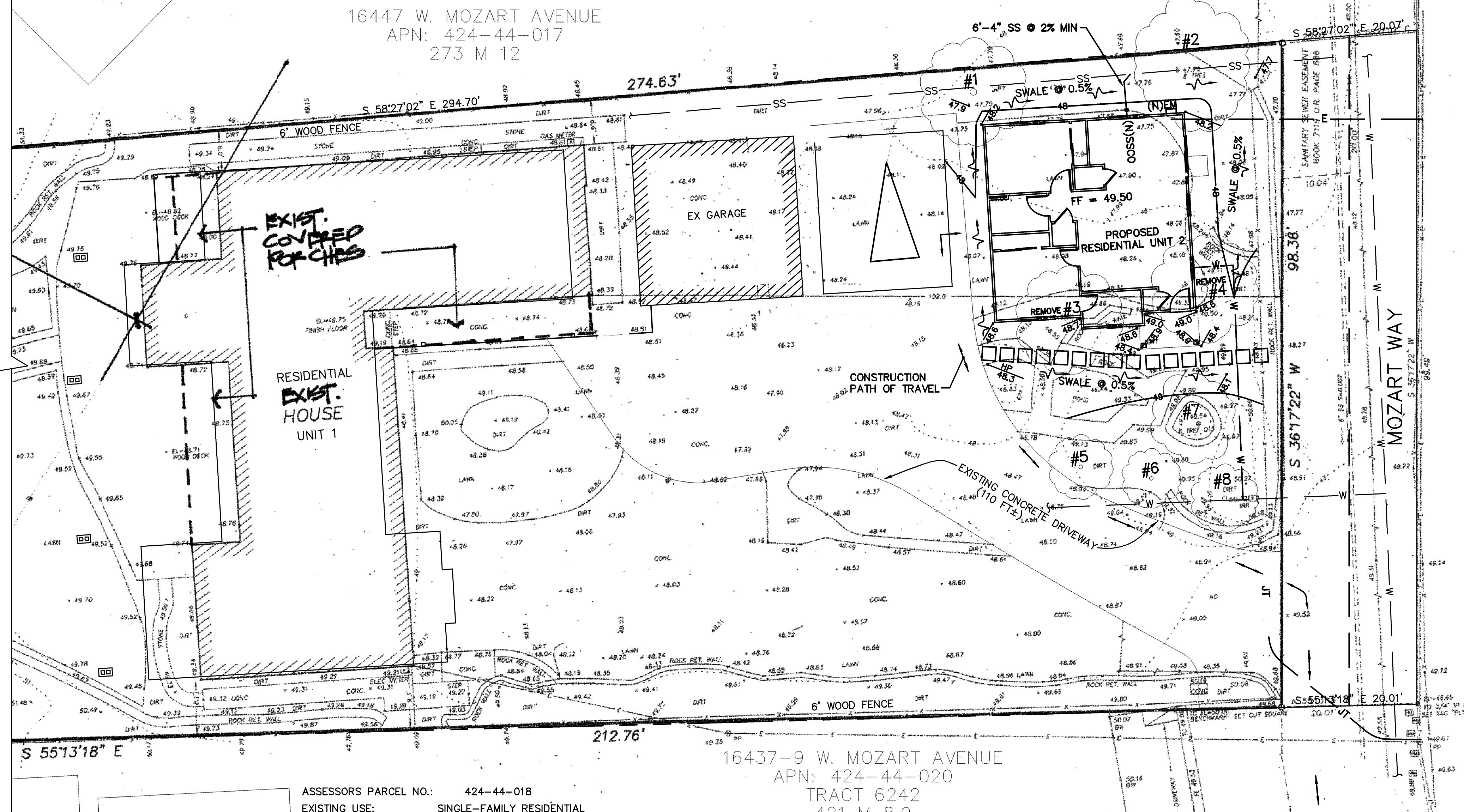
16451 W. MOZART AVENUE  
APN: 424-44-016  
273 M 12

OWNER:  
PROPERTY OWNER/APPLICANT: JOHN MILLER  
16443 MOZART WAY  
LOS GATOS, CA 95032

TABLE OF PROPOSED EARTHWORK QUANTITIES					
AREA DESCRIPTION	CUT (CY)	MAX CUT HEIGHT (SF)	FILL (CY)	MAX FILL DEPTH (SF)	IMPORT/EXPORT (CY)
HOUSE FOOTPRINT	—	—	—	—	—
DETACHED GARAGE	—	—	—	—	—
ACCESSORY DWELLING UNIT	3	0.6	10	0.9	+7
DRIVeway / ACCESS	—	—	—	—	—
LANDSCAPE / OUTDOOR	7	0.2	0	0	-7
TOTAL	10	0.2	10	0	0

NOTE:  
EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

16447 W. MOZART AVENUE  
APN: 424-44-017  
273 M 12



16437-9 W. MOZART AVENUE  
APN: 424-44-020  
TRACT 6242  
421 M 8,9

ASSESSORS PARCEL NO.: 424-44-018

EXISTING USE: SINGLE-FAMILY RESIDENTIAL  
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

EXISTING ZONING: LOW DENSITY RESIDENTIAL (R-1:8)

EXISTING PARCELS: 1

PROPOSED LOTS: 1

GAS SUPPLY: PACIFIC GAS & ELECTRIC CO.

ELECTRIC SUPPLY: PACIFIC GAS & ELECTRIC CO.

WATER SUPPLY: SAN JOSE WATER COMPANY

SANITARY SEWER: WEST VALLEY SANITATION DISTRICT

STORM DRAINAGE: TOWN OF LOS GATOS

TELEPHONE: FRONTIER COMMUNICATIONS

FLOOD ZONE: ZONE X, PANEL NO. 060340239H,  
DATED: 5/18/2009  
AREAS OF 0.2% ANNUAL CHANCE FLOOD;  
AREAS OF 1% ANNUAL CHANCE FLOOD WITH  
AVERAGE DEPTHS OF LESS THAN 1 FOOT OR  
WITH DRAINAGE AREAS LESS THAN 1 SQUARE  
MILE; AND AREAS PROTECTED BY LEVEES FROM  
1% ANNUAL CHANCE FLOOD.

16435 W. MOZART AVENUE  
APN: 424-44-021  
TRACT 6242  
421 M 8,9

## REVISIONS

DATE	BY	DESCRIPTION	CH'KD

SCALE: 1"=10'  
DATE: 10/13/2025  
DWN: SS ME30  
CHKD:  
JOB NO. 24064  
DWG NO. L15302

1  
OF 1 SHEET