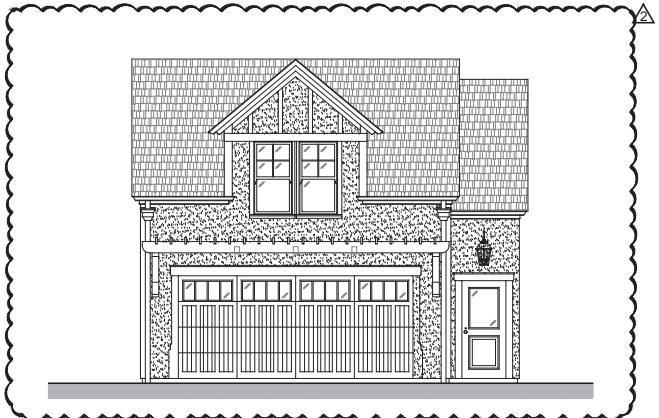


JOHNSON / LESLIE RESIDENCE

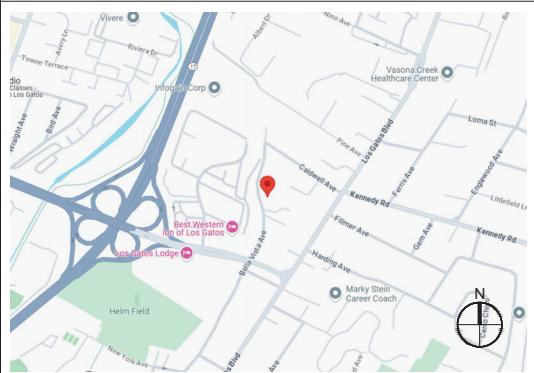
MINOR RESIDENTIAL APPLICATION MR-25-010

350 BELLA VISTA AVE, LOS GATOS, CA 95032

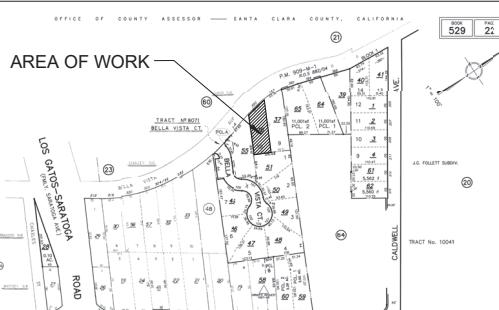
APN 529-22-036



3D IMAGE



VICINITY MAP



PARCEL MAP

PROPERTY CLIENT

JOHNSON / LESLIE

350 BELLA VISTA AVE,

LOS GATOS, CA 95032

TEL: (415) 409-8309

EMAIL: MSJOHNSO@GMAIL.COM

ARCHITECT

LADC CONSULTING INC.

2380 QUINE DR, STE. E

SAN JOSE, CA 95131

TEL: (408) 642-1628

FAX: (408) 642-1539

EMAIL: INFO@LADC-ARCH.COM

STRUCTURAL

W.H. CONSULTANT, INC

548 WALD,

IRVINE, CA 92618

TEL: (949) 229-3357

EMAIL: INFO@WHENGINEERINGGROUP.COM

MEP

LADC CONSULTING INC.

2380 QUINE DR, STE. E

SAN JOSE, CA 95131

TEL: (408) 642-1628

FAX: (408) 642-1539

EMAIL: INFO@LADC-ARCH.COM

FOR APPROVAL STAMP ONLY:

LADC

DESIGN-BUILD-MANAGEMENT
LADC CONSULTING INC
2380 QUINE DR, STE. E
SAN JOSE, CA 95131
OFFICE: (408) 642-1628
FAX: (408) 642-1539
EMAIL: INFO@LADC-ARCH.COM

CONSULTANTS:

FOR PROFESSIONAL STAMP ONLY:

* READING THE LAW
C-28847
STATE OF CALIFORNIA

PROJECT TEAM

APN NUMBER: 529-22-036
ZONING: R1.8
TYPE OF CONSTRUCTION: V-B
OCC. GROUP: R3-U
FLOOD ZONE: X

LOT AREA	REQUIRED	EXISTING	PROPOSED
6,955 S.F.	/	6,955 S.F.	6,955 S.F.
FLOOR AREA	/	1,514 S.F.	1,514 S.F.
ADU	/	/	995 S.F.
GARAGE AREA	/	342 S.F.	997 S.F.
MAIN HOUSE FRONT SETBACK	26'-0"	36'-0"	36'-0" (KEEP EXISTING)
MAIN HOUSE REAR SETBACK	20'-0"	41'-2"	41'-2" (KEEP EXISTING)
MAIN HOUSE SIDE SETBACK	8'-0"	24'-7 1/2"	4'-0" (KEEP EXISTING)
GARAGE/ADU REAR SETBACK	4'-0"	6'-2"	5'-3"
GARAGE/ADU SIDE SETBACK	4'-0"	9'-0"	9'-0" (NEW RATED WALL ALIGNED WITH EXISTING GARAGE WALL) / 27'-0"
MAX. BUILDING HEIGHT	30'-0"	22'-1"	22'-1" TOP OF ADU ROOF TO ALIGN WITH TOP OF HOUSE ROOF
FIRE SPRINKLER	/	NO	NO

PROJECT DATA AND ZONING

ARCHITECTURAL	STRUCTURAL
A-0.0 COVER SHEET	S-0 STRUCTURAL GENERAL NOTES
BMP-1 CLEAR BAY BLUEPRINT	S-1 REINFORCING & 1ST FLOOR FRAMING
A-1.0 DEMO PLAN & CONDITIONS OF APPROVAL	& FOUNDATION
A-1.0 EXISTING SITE PLAN	SD-1 STRUCTURAL DETAILS
A-1.1 PROPOSED SITE PLAN	SD-2 STRUCTURAL DETAILS
A-1.2 EXISTING / DEMO FLOOR PLAN & PHOTOS	SD-3 STRUCTURAL DETAILS
A-1.3 PROPOSED FLOOR PLANS & NOTES	SD-4 STRUCTURAL DETAILS
A-2.0 PROPOSED ROOF PLAN	
A-3.0 ELEVATION	
A-4.0 SECTION	
A-5.0 ARCHITECTURAL DETAILS	
CG-1 CAL-GREEN CHECKLIST	
CG-2 CAL-GREEN CHECKLIST	
T-24.1 TITLE 24 REPORT	
T-24.2 TITLE 24 REPORT	
ELECTRICAL	
E-1.0 PROPOSED ELECTRICAL PLANS	

LOT COVERAGE AND FAR CALCULATIONS

SITE AREA	6,955 sf
GROSS FLOOR AREA	
1ST	
2ND	
CELLAR	
TOTAL	1,842 sf
FLOOR AREA RATIO	
HOUSE	
MAX ALLOWED	2,323 sf
EXISTING	1,842 sf
GARAGE	
MAX ALLOWED	657 sf
PROPOSED	657 sf
TOTAL	
MAX ALLOWED	2,956 sf
PROPOSED	2,439 sf
LOT AREA COVERAGE	
HOUSE	
MAX ALLOWED	2,782 sf
PROPOSED	2,782 sf
GARAGE	
MAX ALLOWED (15% OF LOT)	434 sf
PROPOSED	432 sf

DRAWING INDEX

THE PROJECT IS TO DEMO THE EXISTING GARAGE IN THE REAR OF THE LOT AND REBUILD AN TWO-STORY STRUCTURE WITH THE NEW GARAGE ON THE 1ST FLOOR AND THE NEW ADU ON THE SECOND FLOOR.

SCOPE OF WORK

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE (CEC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA FIRE CODE (CFC)
LOS GATOS MUNICIPAL CODE

DEFERRED SUBMITTALS

#	DATE	DESCRIPTION
1	5/10/2025	ORIGINAL SUBMITTAL
2	8/10/2025	RESPONSE TO COMMENTS
3	11/10/2025	RESPONSE TO COMMENTS

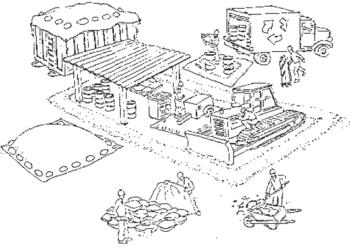
DRAWN BY: QL
CHECKED BY: XW
PROJECT NO.: Project Number

SHEET TITLE: COVER SHEET

SHEET OF: A-0.0

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Pollution Prevention — It's Part of the Plan



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.



Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



JOHNSON / LESLIE
RESIDENCE
MINOR RESIDENTIAL
APN 25-010
350 BELLAVISTA AVE,
LOS GATOS, CA 95032
APN 529-22-036

#	DATE	DESCRIPTION
△	5/10/2005	ORIGINAL ISSUED
△	8/20/2005	RESPONSE TO COMMENTS
△	11/04/2005	RESPONSE TO COMMENTS

DRAWN BY: QL
CHECKED BY: XV
PROJECT NO.: Project Number

SHEET TITLE: CLEAN BAY BLUEPRINT

SHEET OF:

BMP-1

LADC
DESIGN-BUILD-MANAGEMENT
LADC CONSULTING INC
2380 OLMEDO DR STE E
SAN JOSE, CA 95131
OFFICE: (408) 642-1158
FAX: (408) 642-1149
EMAIL: INFO@LADC-ARCH.COM

CONSULTANTS:



PROJECTS:

LE

JOHNSON / LESLIE
RESIDENCE
MINOR RESIDENTIAL
APN 25-010
350 BELLAVISTA AVE,
LOS GATOS, CA 95032
APN 529-22-036

FOR PROFESSIONAL STAMP ONLY:

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

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1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
2. THESE DRAWINGS AREA INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL ALL THE WORK AND OTHER CONTRACTORS OR CONTRACTORS' ASSISTANTS SHALL PROVIDE THE ESTIMATE OR QUOTATION AS REQUIRED BY THE OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSES OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE CLIENT, OR IN ABSENCE OF SAME, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
3. NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY AND ALL CONSTRUCTION DEFICIENCIES.
4. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER FROM ANY ACTION INITIATED BY THE INITIAL CLIENT OR ANY SUBSEQUENT CLIENTS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BEYOND THE CONTROL OF THE DESIGNER.
5. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO: CBC, CFC, CPC, CEC, CRC, AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.
6. THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISRESPECTED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND VERIFY THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED FOR THE CONTRACTOR'S TIME DUE TO HIS NEGLIGENCE OR TO HIS NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.
8. ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY CLIENT AT THE TIME IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
9. CONSTRUCTION HOURS ARE LIMITED TO 8 AM TO 5 PM MONDAY THROUGH FRIDAY AND 9 AM TO 4 PM SATURDAY. NO CONSTRUCTION ON SUNDAYS AND HOLIDAYS.
10. PROTECTED TREES THAT ARE NOT GOING TO BE REMOVED MUST BE PROTECTED DURING CONSTRUCTION. PROTECTION OF EXISTING TREES AND PROTECTION OF NEW PLANTATION SHALL BE PROTECTED DURING CONSTRUCTION OF A PROJECT BY USE OF THE FOLLOWING METHODS:
 - (A) PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE. THE FENCE SHALL BE A MINIMUM OF FOUR FEET IN HEIGHT AND SHALL BE SET SECURELY IN PLACE. THE FENCE SHALL BE OF A STURDY BUT OPEN MATERIAL (E.G. CHAIN LINK) TO ALLOW VISIBILITY TO THE TRUNK FOR INSPECTIONS AND SAFETY.
 - (B) THE DRAINAGE GRADING AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. ALTERNATE GRADE LEVELS, AS DESCRIBED IN THE TREE PROTECTION PLAN, MAY BE APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
 - (C) DRAIN WELLS SHALL BE INSTALLED WHEREVER IMPERVIOUS SURFACES WILL BE PLACED OVER THE ROOT SYSTEM OF A TREE (THE ROOT SYSTEM GENERALLY EXTENDS TO THE OUTERMOST EDGES OF THE BRANCHES).
 - (D) PRUNING THAT IS NECESSARY TO ACCOMMODATE A PROJECT FEATURE, SUCH AS A BUILDING, ROAD OR OTHER PROJECT, SHALL BE APPROVED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF PUBLIC WORKS.
 - (E) NEW LANDSCAPING INSTALLED WITHIN THE DRIP LINE OF AN EXISTING TREE SHALL BE DESIGNED TO REPRODUCE A SIMILAR ENVIRONMENT TO THAT WHICH EXISTED PRIOR TO CONSTRUCTION. (OR 262-349 § 1; PROR ZONING CODE § 19.81.130)
11. 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 PROPERTY OWNER PLAZA LLC, TO BE LIABLE FOR CONSTRUCTION 1.10.15.15. PROTECTED TREES THAT ARE NOT GOING TO BE REMOVED MUST BE PROTECTED DURING CONSTRUCTION.
12. HER'S VERIFICATION REQUIRED FOR THE HVAC HEAT PUMPS, HVAC DISTRIBUTION, AND HVAC AN SYSTEMS. PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HER'S) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.
13. THE BUILDER MUST PROVIDE THE HOMEOWNER WITH A LUMINA UMA SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 1, §10-103(B)

GENERAL NOTES

1. THIS DEMOLITION PLAN SHOWS GRAPHIC AND WRITTEN INFORMATION CONCERNING THE EXISTING SPACE. THIS IS INCLUDED AS "INFORMATION ONLY" REPRESENTING AVAILABLE RECON INFORMATION OF THE ORIGINAL DRAWINGS PLUS FIELD NOTATIONS. SOME MODIFICATIONS MAY HAVE BEEN MADE AND NOT SHOWN. THIS INFORMATION IS FOR THE CONTRACTOR'S USE ONLY. NEITHER THE OWNER NOR THE ARCHITECT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION. THE CONTRACTOR'S INTERPRETATION OF IT. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DETERMINE THE SCOPE OF WORK REQUIRED. THE CONTRACTOR SHALL EXAMINE THE EXISTING BUILDING AND WORK SHOWN BY ALL CONTRACT DOCUMENTS TO DETERMINE THE SCOPE OF DEMOLITION REQUIRED WHETHER SPECIFICALLY SHOWN OR NOT.
2. REFER TO MECHANICAL & ELECTRICAL DEMOLITION NOTES AND MPP DOCUMENTS FOR EXTENT OF DEMOLITION OF THOSE SYSTEMS.
3. PROTECT EXISTING STRUCTURE, SYSTEMS, FINISHES AND GENERAL CONSTRUCTION THAT ARE TO REMAIN THROUGHOUT THE COURSE OF THE WORK TO PREVENT DAMAGE OR LOSS. ANY SUCH DAMAGE CAUSED BY THE COURSE OF THIS WORK WILL BE REPAID AT THE CONTRACTOR'S EXPENSE BEFORE THIS WORK IS CONCLUDED.
4. CONTRACTOR IS TO VERIFY UTILITY LINE LOCATIONS AND MAINTAIN THOSE THAT SERVE OTHER PARTS OF THE BUILDING THAT ARE NOT AFFECTED BY THE DEMOLITION.
5. OPERATING SYSTEMS, UTILITIES AND SERVICES SERVING THE EXISTING SITE SHALL BE MAINTAINED IN OPERATION TO SERVE THE NEEDS OF PORTIONS OF THE BUILDING AND SITE NOT INVOLVED IN THE WORK UNDER THIS CONTRACT. THIS INCLUDES THE PROGRESS OF THE WORK UNDER THIS CONTRACT, EXCEPT FOR SUCH SHORT PERIODS AS ARE ABSOLUTELY NECESSARY TO PERFORM THE WORK. SUCH OPERATING SYSTEMS, UTILITIES AND SERVICES INCLUDE BUT ARE NOT LIMITED TO WATER, ELECTRICITY, HVAC, SANITARY, SEWER, FIRE ALARM, TELEPHONE AND SECURITY.
6. PRIOR TO INTERRUPTING OR OTHERWISE AFFECTING ANY SUCH OPERATING SYSTEM, UTILITY OR SERVICE, CONTRACTOR SHALL CONSULT WITH CLIENT'S REPRESENTATIVE TO ESTABLISH A MUTUALLY SATISFACTORY SCHEDULE FOR CUT OVER, CUT OFF DISRUPTION OR OTHER CHANGE IN THE OPERATION OF THE AFFECTION SYSTEM, UTILITY OR SERVICE.
7. ALLOWABLE DISRUPTION IS LIMITED IN THE BEST WORKMANSHIP POSSIBLE IN ACCORDANCE WITH THAT TRADE'S BEST INDUSTRY STANDARDS.
8. DEMOLITION CONTRACTOR IS TO ARRANGE FOR SHUT OFF OF EXISTING UTILITIES. CONTRACTOR SHALL ARRANGE ALL TEMPORARY POWER.
9. NOISE AND DUST IS NOT TO BE DISRUPTIVE TO THE OCCUPIED AREA OF THE BUILDING. PROVIDE TEMPORARY PARTITIONS AS REQUIRED.
10. DEMOLITION IS TO BE DONE IN A CAREFUL AND ORDERLY MANNER SO AS NOT TO DAMAGE FINISHES OR EQUIPMENT TO REMAIN.
11. CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING NECESSARY TO EXECUTE THE NEW WORK.
12. CONTRACTOR MUST DUST & COMPLY WITH ALL BUILDING RULES & REGULATIONS.
13. EXISTING ROOF DRAINS TO BE REWORKED AS REQUIRED. COORDINATE LOCATION WITH ARCHITECT & CLIENT.
14. ALL WORK PERFORMED AFTER NORMAL BUSINESS HOURS REQUIRES AREA TO BE CLEAN BEFORE 8:00 AM THE FOLLOWING DAY. CONTRACTOR IS RESPONSIBLE FOR DEMOLISHING AND REMOVING ALL MATERIALS FROM PREMISES IN ORDER TO ACCOMPLISH THE SCOPE OF THE NEW WORK.

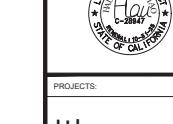
GENERAL DEMO NOTES

FIRE NOTES

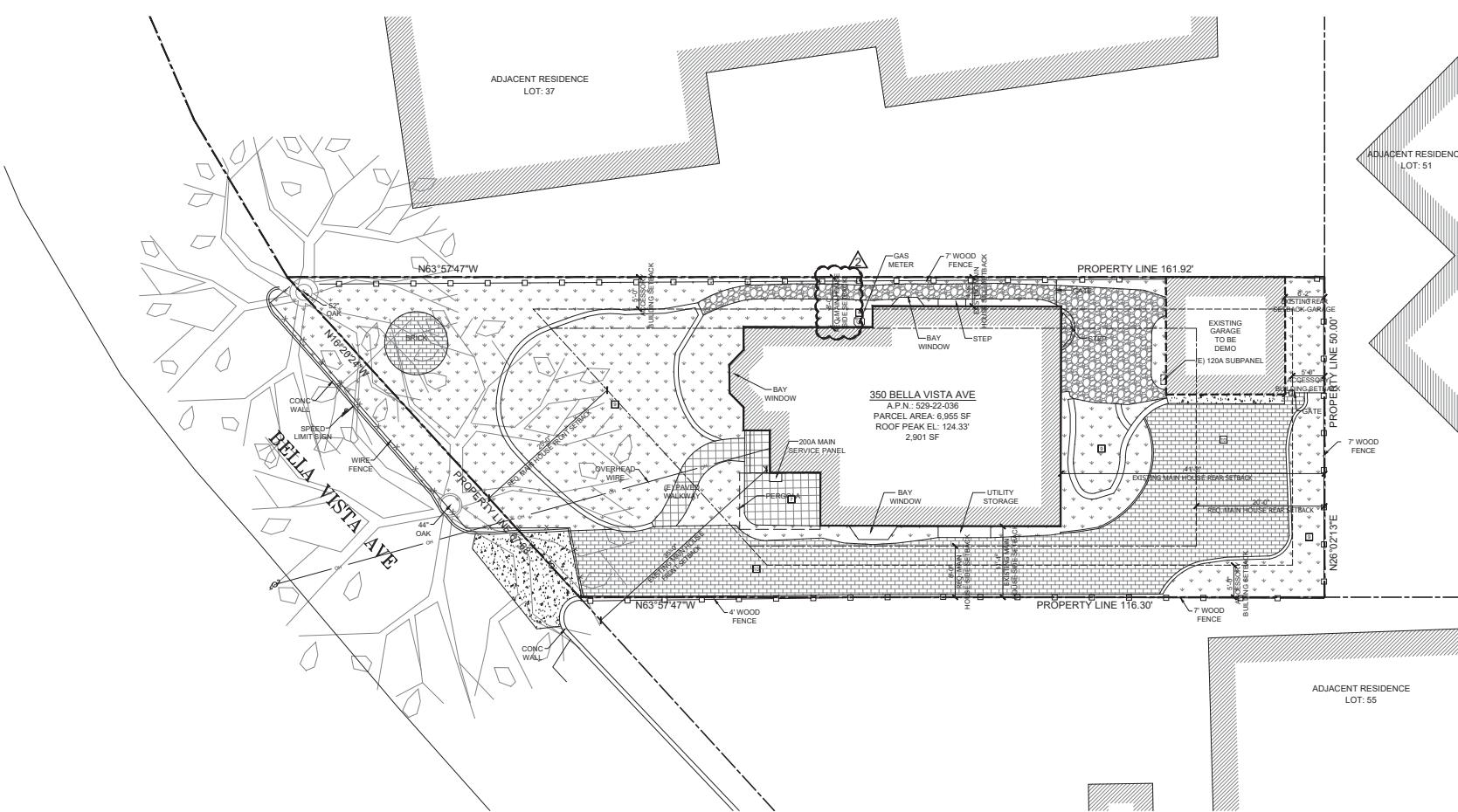
FIRE NOTES **ABBREVIATION**

BBREVIATION

ABBREVIATION

		FOR APPROVAL STAMP ONLY:																																																																																																									
 <p>LADC DESIGN-BUILD-MANAGEMENT</p> <p>2380 SAN JOSE BLVD. SAN JOSE, CA 95131 PHONE: (408) 642-1638 FAX: (408) 642-1539 E-MAIL: INFO@LADC-Arch.COM</p>																																																																																																											
<p>BUILDING SECTION SECTION NUMBER SHEET NUMBER</p> <p>DETAIL SECTION SECTION NUMBER SHEET NUMBER</p> <p>DETAIL REFERENCE SECTION NUMBER SHEET NUMBER</p> <p>BUILDING ELEVATION ELEVATION NUMBER SHEET NUMBER</p> <p>INTERIOR ELEVATION ELEVATION NUMBER SHEET NUMBER</p> <p>DOOR TAG </p> <p>WINDOW TAG </p> <p>GRID LINES </p> <p>FLOOR ELEVATION 1ST FLOOR 9'-0"</p> <p>REVISION TAG </p> <p>ROOM NAME 101 8' x 10' 000 SQ.FT. MATERIAL</p> <p>ROOM TAG</p>		<p>CONSULTANTS:</p> <p>FOR PROFESSIONAL STAMP ONLY:</p> <p></p> <p>PROJECTS:</p> <p>JOHNSON / LESLIE RESIDENCE MINOR RESIDENTIAL APPLICATION MR-25-010 350 BELLA VISTA AVE. LOS GATOS, CA 95032 AFN 529-22-036</p>																																																																																																									
<p>ANNOTATION SYMBOLS</p> <table border="0"> <tr> <td>RWD. R.W.L.</td> <td>Redwood Rain Water Leader</td> </tr> <tr> <td>A.D.</td> <td>South See Architectural Drawing</td> </tr> <tr> <td>C.D.</td> <td>Seat Cover Dispenser</td> </tr> <tr> <td>D.C.</td> <td>Soap Dispenser</td> </tr> <tr> <td>E.D.</td> <td>See Electrical Drawing</td> </tr> <tr> <td>H.D.</td> <td>Single Hung</td> </tr> <tr> <td>HHT.</td> <td>Street</td> </tr> <tr> <td>HHT.</td> <td>Street</td> </tr> <tr> <td>HHT.</td> <td>Street</td> </tr> <tr> <td>M.D.</td> <td>Sliding</td> </tr> <tr> <td>M.D.</td> <td>Technical Drawing</td> </tr> <tr> <td>M.D.</td> <td>Sheet Metal Screen</td> </tr> <tr> <td>M.D.</td> <td>Urinal Dispenser</td> </tr> <tr> <td>N.D.</td> <td>Sanitary Napkin Receptacle</td> </tr> <tr> <td>P.D.</td> <td>See Plumbing Drawing</td> </tr> <tr> <td>P.D.</td> <td>See Structural Drawing</td> </tr> <tr> <td>P.D.</td> <td>Sheet Steel</td> </tr> <tr> <td>P.D.</td> <td>Service Sink</td> </tr> <tr> <td>P.D.</td> <td>Standard</td> </tr> <tr> <td>P.D.</td> <td>Storage</td> </tr> <tr> <td>P.D.</td> <td>Suspended</td> </tr> <tr> <td>S.Y.M.</td> <td>Symmetrical</td> </tr> <tr> <td>TRD.</td> <td>Tread</td> </tr> <tr> <td>T.R.B.</td> <td>Tree Bar</td> </tr> <tr> <td>T.C.</td> <td>Cop of Curb</td> </tr> <tr> <td>T.E.</td> <td>Edge</td> </tr> <tr> <td>T.E.P.</td> <td>Terrazzo</td> </tr> <tr> <td>T.G.</td> <td>Tongue and Groove</td> </tr> <tr> <td>THRES.</td> <td>Threshold</td> </tr> <tr> <td>T.P.B.</td> <td>Cop of Pavement</td> </tr> <tr> <td>T.P.B.</td> <td>Top of Pavement</td> </tr> <tr> <td>T.P.D.</td> <td>Pineappleboard</td> </tr> <tr> <td>T.V.</td> <td>Toilet Paper Dispenser</td> </tr> <tr> <td>T.W.</td> <td>Top of Wall</td> </tr> <tr> <td>T.W.</td> <td>Top of Wall</td> </tr> <tr> <td>UNF.</td> <td>Unfinished</td> </tr> <tr> <td>U.N.C.</td> <td>Unless Otherwise Noted</td> </tr> <tr> <td>U.R.</td> <td>Urinal</td> </tr> <tr> <td>V.C.T.</td> <td>Vertical Composition Tile</td> </tr> <tr> <td>V.E.T.</td> <td>Vertical Edge Tile</td> </tr> <tr> <td>V.I.F.</td> <td>Vertical in field</td> </tr> <tr> <td>W.</td> <td>West</td> </tr> <tr> <td>W.C.</td> <td>With</td> </tr> <tr> <td>W.C.</td> <td>With Covering</td> </tr> <tr> <td>W.C.</td> <td>With Water Closet</td> </tr> <tr> <td>WD.</td> <td>Wood</td> </tr> <tr> <td>W.F.</td> <td>With Flange</td> </tr> <tr> <td>W.O.</td> <td>Where Occurs</td> </tr> <tr> <td>W.P.</td> <td>Waterproof</td> </tr> <tr> <td>W.S.C.T.</td> <td>Waterproof</td> </tr> <tr> <td>WT.</td> <td>Weight</td> </tr> <tr> <td>W.R.</td> <td>Water Resistant</td> </tr> </table>				RWD. R.W.L.	Redwood Rain Water Leader	A.D.	South See Architectural Drawing	C.D.	Seat Cover Dispenser	D.C.	Soap Dispenser	E.D.	See Electrical Drawing	H.D.	Single Hung	HHT.	Street	HHT.	Street	HHT.	Street	M.D.	Sliding	M.D.	Technical Drawing	M.D.	Sheet Metal Screen	M.D.	Urinal Dispenser	N.D.	Sanitary Napkin Receptacle	P.D.	See Plumbing Drawing	P.D.	See Structural Drawing	P.D.	Sheet Steel	P.D.	Service Sink	P.D.	Standard	P.D.	Storage	P.D.	Suspended	S.Y.M.	Symmetrical	TRD.	Tread	T.R.B.	Tree Bar	T.C.	Cop of Curb	T.E.	Edge	T.E.P.	Terrazzo	T.G.	Tongue and Groove	THRES.	Threshold	T.P.B.	Cop of Pavement	T.P.B.	Top of Pavement	T.P.D.	Pineappleboard	T.V.	Toilet Paper Dispenser	T.W.	Top of Wall	T.W.	Top of Wall	UNF.	Unfinished	U.N.C.	Unless Otherwise Noted	U.R.	Urinal	V.C.T.	Vertical Composition Tile	V.E.T.	Vertical Edge Tile	V.I.F.	Vertical in field	W.	West	W.C.	With	W.C.	With Covering	W.C.	With Water Closet	WD.	Wood	W.F.	With Flange	W.O.	Where Occurs	W.P.	Waterproof	W.S.C.T.	Waterproof	WT.	Weight	W.R.	Water Resistant
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<p># DATE DESCRIPTION</p> <p>▲ 3/16/2005 ORIGINAL ISSUED</p> <p>▲ 3/20/2005 RESPONSE TO COMMENTS</p> <p>▲ 3/20/2005 RESPONSE TO COMMENTS</p> <p>▲ 11/04/2005 DRAWN BY: OL CHECKED BY: XV PROJECT NO.: Project Number</p> <p>SHEET TITLE:</p> <p>GENERAL NOTES & CONDITIONS OF APPROVAL</p> <p>SHEET OF:</p> <p>A-0.1</p>																																																																																																											

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LEGEND:

LEGEND

	EXISTING AREA		PROPERTY LINE
	PROPOSED AREA		SETBACK LINE
	PAVEMENT AREA		WATER LINE
	LANDSCAPE AREA		SEWER LINE
	DIRECT STORM DRAIN SLOPE DIRECTION		

EXISTING SITE PLAN

FOR APPROVAL STAMP ONLY

DESIGN-BUILD-MANAGEMENT
LADC CONSULTING INC.
2380 QUME DR, STE. E
SAN JOSE, CA 95131

OFFICE: (408) 642-1628
FAX: (408) 642-1539
EMAIL: INFO@LADC-ARCH.COM

CONSULTANTS:

FOR PROFESSIONAL STAMP ON



PROJECT

**JOHNSON / LESLIE
RESIDENCE
MINOR RESIDENTIAL
APPLICATION MR-25-010
GEORGE L. VASTA, AIA**

#	DATE	DESCRIPTION
1	5/18/2025	ORIGINAL ISSUED
2	9/30/2025	RESPONSE TO COMMENTS
3	11/24/2025	RESPONSE TO COMMENTS
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DRAWN BY: QL
CHECKED BY: XW
PROJECT NO.: Project Number

EXISTING SITE PLAN

1000

A-1 0

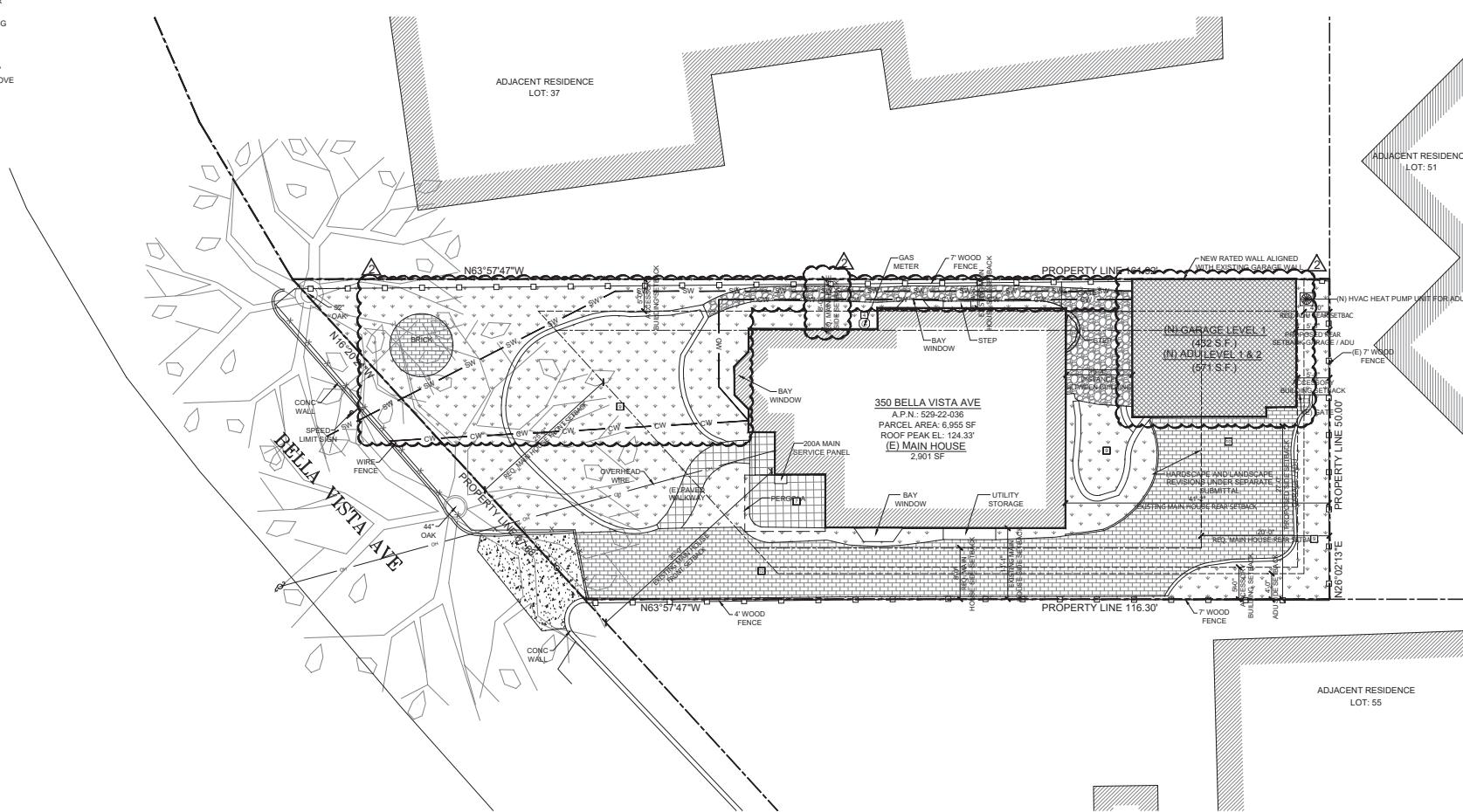
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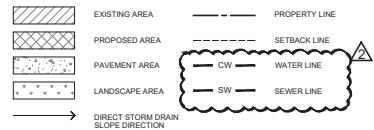
NOTE:

- ALL NEW AND EXISTING PLUMBING FIXTURE WILL MEET THE CAL-GREEN FLOW REQUIREMENTS. CONTRACTOR TO VERIFY IN FIELD. THE EXISTING WATER AND SEWER LINE TO MEET ALL REQUIREMENTS BY CODE.
- THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. CBC 1804.4. IMPERVIOUS SURFACES WITHIN 10-F' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. CBC 1804.4. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE), A MINIMUM OF 12 INCHES PLUS 2%. CBC 1808.7.4.

- ELEC. METER
- ELEC. PANEL
- ELEC. SUB PANEL
- GAS METER
- WATER METER
- FENCE
- DECK / LANDING
- CONCRETE
- LANDSCAPE
- DRIVEWAY
- TREE TO KEEP
- TREE TO REMOVE



LEGEND:



PROPOSED SITE PLAN

FOR APPROVAL STAMP ONLY

FOR PROFESSIONAL STAMP



F

JOHNSON / LESLIE
RESIDENCE
MINOR RESIDENTIAL

CHINON, LLC
RESIDENCE
MINOR RESIDENTIAL
APPLICATION MR-25-010

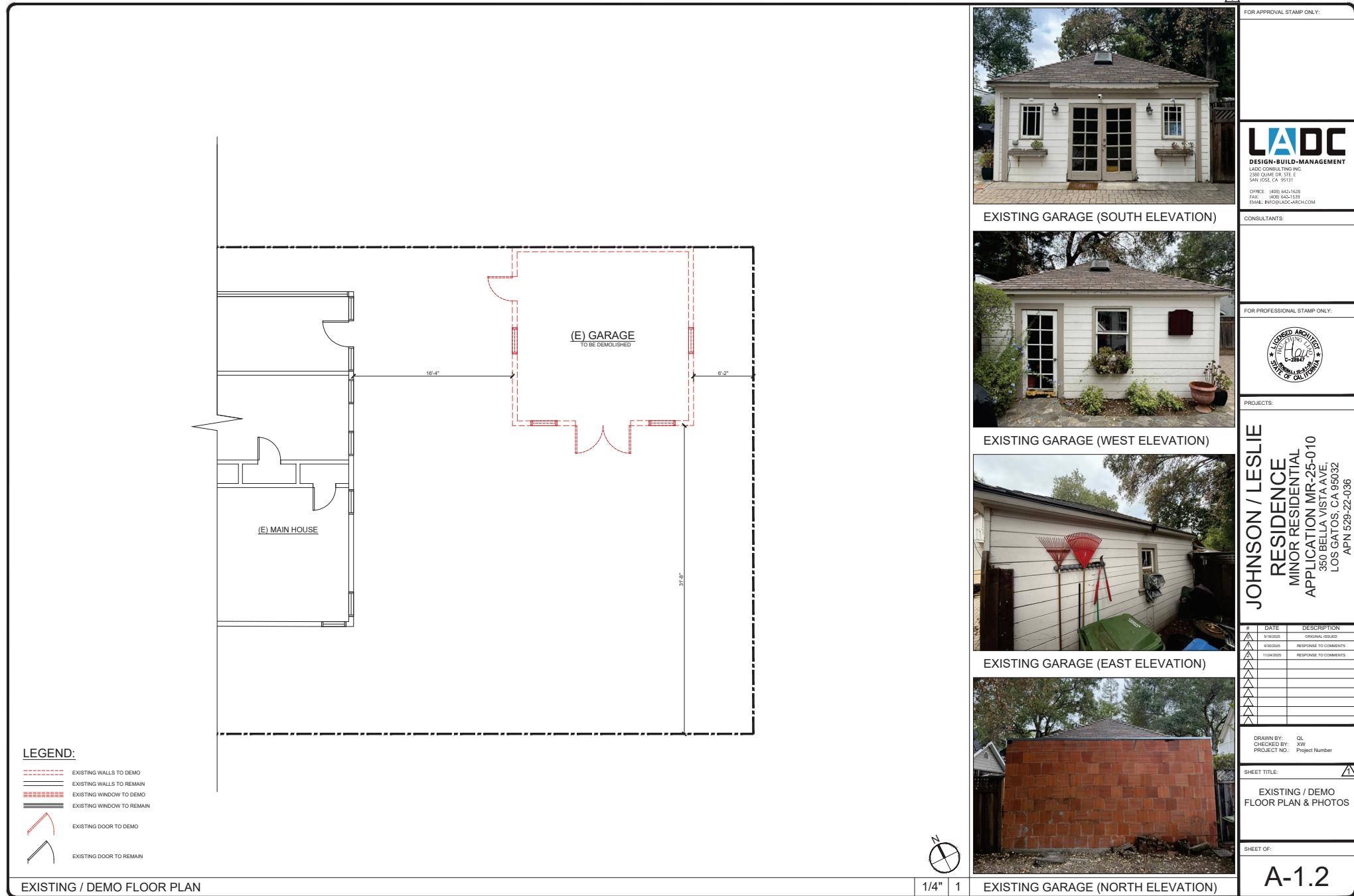
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PROJECT NO.: Project Number

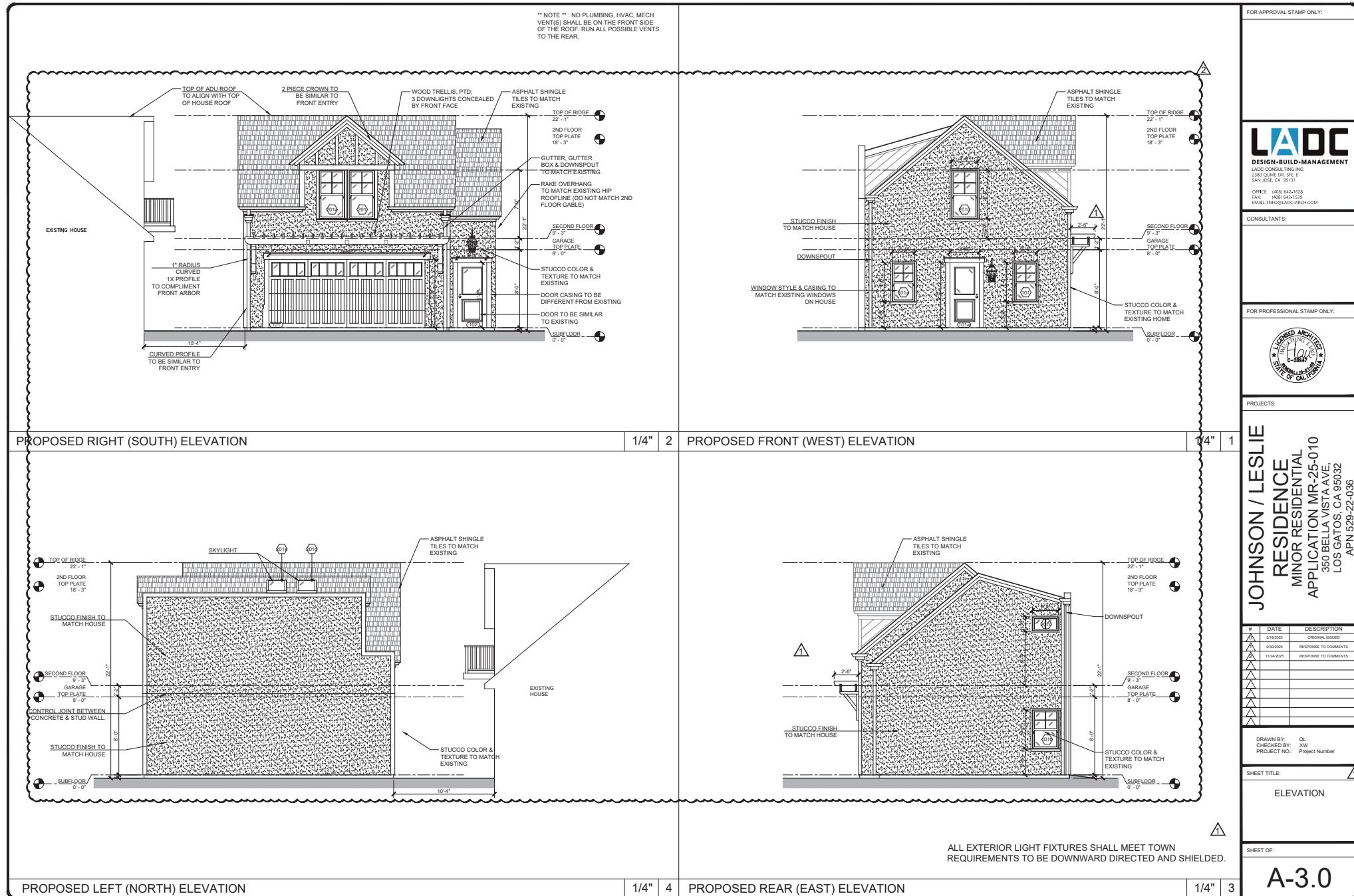
SHEET TITLE:

PROPOSED SITE PLAN

5

A-1.1



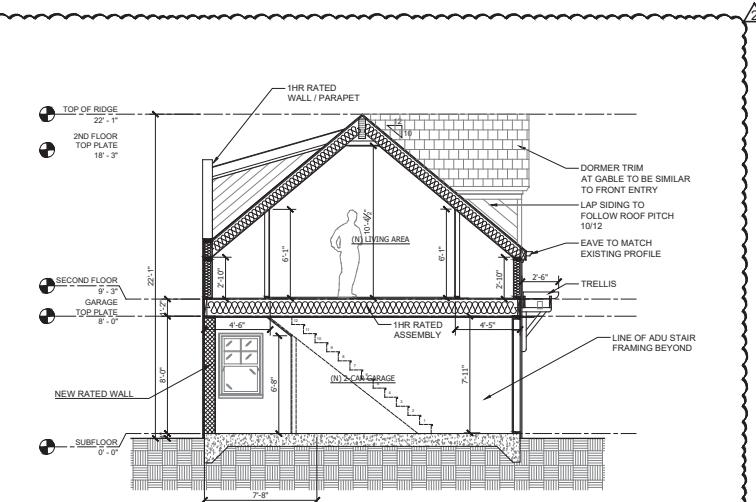


NOTE:

ONE HOUR RATED WALL:

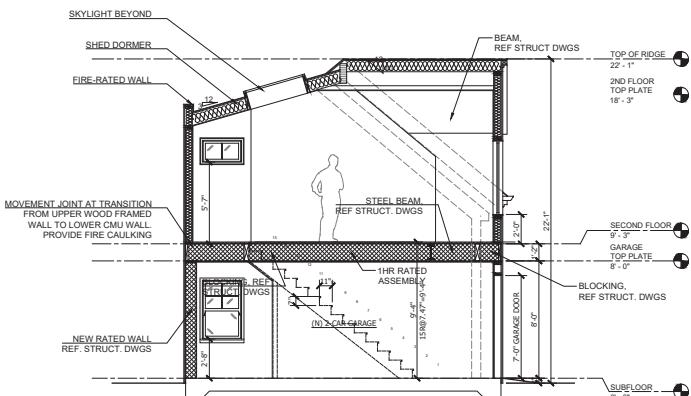
5/8" GYP BD. TYPE "X" ON WALL, CEILING, AND POSTS. FIRE RESISTANT CAULKING AT PENETRATIONS. FIRE SEPARATION WALL UP TO ROOF FRAMING. SEE FIRE SEPARATION NOTES FOR INFORMATION.

WOOD FRAMING LESS THAN 8" ABOVE GRADE SHALL BE NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD.



SECTION 1

1/4"



SECTION 2

1/4"

A-4.0

FOR APPROVAL STAMP ONLY:

LADC
DESIGN-BUILD-MANAGEMENT

LADC CONSULTING INC
2380 OMEA DR STE E
SAN JOSE, CA 95131
OFFICE: (408) 642-1158
FAX: (408) 642-1149
EMAIL: INFO@LADC-ARCH.COM

CONSULTANTS:

FOR PROFESSIONAL STAMP ONLY:



PROJECTS:

JOHNSON / LESLIE RESIDENCE
MINOR RESIDENTIAL
APPLICATION MR-25-010
350 BELLAVISTA AVE,
LOS GATOS, CA 95032
APN 529-22-036

#	DATE	DESCRIPTION
▲	5/10/2005	ORIGINAL SUBMISSION
▲	8/10/2005	RESPONSE TO COMMENTS
▲	11/04/2005	RESPONSE TO COMMENTS

DRAWN BY: QL
CHECKED BY: XV
PROJECT NO.: Project Number

SHEET TITLE: SECTION

SHEET OF:

A-4.0

NTS 17	NTS 16	SKYLIGHT	NTS 9	RIDGE	NTS 8	EXTERIOR DOOR HEAD	NTS 1								
NTS 18	NTS 15	TYP. EAVE	NTS 10	ROOF VALLEY	NTS 7	EXTERIOR DOOR JAMB	NTS 2								
NTS 19	NTS 14	STUCCO	NTS 11	WINDOW TRIM AND FLASHING DETAIL	NTS 6	EXTERIOR DOOR SILL	NTS 3								
NTS 20	NTS 13	TYP. STAIR DETAIL	NTS 12	INTERIOR DOOR HEAD/JAMB	NTS 5	GARAGE DOOR JAMB	NTS 4								

FOR APPROVAL STAMP ONLY:

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DESIGN-BUILD-MANAGEMENT

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OFFICE: (408) 642-1158
FAX: (408) 642-1149
EMAIL: INFO@LADC-ARCH.COM

CONSULTANTS:



PROJECTS:

JOHNSON / LESLIE RESIDENCE
MINOR RESIDENTIAL
APPLICATION MR-25-010
350 BELLAVISTA AVE,
LOS GATOS, CA 95032
APN 529-22-036

#	DATE	DESCRIPTION
▲	5/16/2005	ORIGINAL SUBMISSION
▲	5/20/2005	RESPONSE TO COMMENTS
▲	5/14/2005	RESPONSE TO COMMENTS

DRAWN BY: QL
CHECKED BY: XW
PROJECT NO.: Project Number

SHEET TITLE: ARCHITECTURAL DETAILS

SHEET OF:

A-5.0

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

FOR APPROVAL STAMP ONLY

第二章

FOR PROFESSIONAL STAMP ONLY:

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**JOHNSON / LESLIE
RESIDENCE
MINOR RESIDENTIAL
APPLICATION MR-25-010
350 BELLA VISTA AVE.
LOS ANGELES, CA 95032
(404) 555-1234**

CHECKED BY: XW
PROJECT NO.: Project Number

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CAL-GREEN CHECKLIST

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CG-1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

MAXIMUM INCREMENTAL REACTIVITY (MIR): The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed in hundredths of a gram (g O₃/ROG). MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Section 94700 and 94701.

MOISTURE CONTENT: The weight of water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWRMIR): The sum of weighted-MIR for all ingredients in a product subject to this article. The PWRMIR is the total product reactivity expressed as hundredths of a gram of ozone formed per gram of product.

Note: PWRMIR is calculated according to equations listed in CCR, Title 17, Section 94521(a).

REACTIVE ORGANIC COMPOUND (ROC): Any compound that has the potential, once emitted, to contribute to ozone formation in the atmosphere.

VOC: A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with volatile properties. VOCs typically contain hydrogen and may contain oxygen, nitrogen, and other elements. Some VOCs are hazardous air pollutants.

4.503 FIREPLACES

4.504 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION (a) All duct openings shall be sealed with airtight tape. (b) All ducts shall be cleaned prior to the start of the heating, cooling, and ventilating equipment, all duct and other related air distribution components shall be cleaned prior to the start of the heating, cooling, and ventilating equipment acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL-POLLUTANT CONTROL: Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks: Adhesives, sealants and caulk used on the project shall meet the requirements of this section unless more stringent local or regional air quality management programs apply.

1. Adhesive, sealers, bonding primers, adhesive primers, sealants, sealers primers and caulk shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAMCO Rule 118V VOC, as per Table 4.504.2, as applicable. Such rules shall supersede the 4.504.2 provisions on the use of VOCs and VOC containing compounds (chloroform, ethylene chloride, methylene chloride perchloroethylene and tetrachloroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol products containing VOCs and VOC containing compounds (in units of product, less packaging) which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces shall comply with statewide VOC standards and other requirements, including prohibitions on the use of VOCs and VOC containing compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

4.504.2.2 Particulates and Coatings: Architectural coatings, including VOCs and VOC containing materials, as shown in Table 4.504.2, shall not exceed the atmospheric limits.

The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.2 shall be 4.5% and 4.3% for 2007 and 2012 California High Gloss VOC coating, based on the gloss, as defined in sections 4.504.2 and 4.504.3, and 4.3% for 2007 and 2012 California Non-High Gloss VOC limit in Table 4.504.2.

4.504.2.3 Aerosol Paints and Coatings: Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for Section 94521(a)(2) and other requirements, including prohibitions on use of certain toxic compounds, as specified in the California Air Resources Board, California Code of Regulations, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 118V.

4.504.2.4 Verification: Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.

2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT _{1,2}	
(Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ASBESTOS DIA	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
ESPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 118V.

TABLE 4.504.2 - SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	250
NON-POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.5 - FORMALDEHYDE LIMITS	
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR QUALITY CONTROLS, MEASUREMENTS AND STANDARDS DIVISION, IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.1 CARPET SYSTEMS: All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemicals from Residential Carpet and Carpet Padding," California Environmental Chamber, Version 1.2, January 2017 (Emission testing method for California Residential Carpet).

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdpb.ca.gov/Programs/CCDHP/DEOC/CHLBAQ/Pages/VOC.aspx>

4.504.3 Carpet cushion: All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemicals from Residential Carpet and Carpet Padding," California Environmental Chamber, Version 1.2, January 2017 (Emission testing method for California Residential Carpet).

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdpb.ca.gov/Programs/CCDHP/DEOC/CHLBAQ/Pages/VOC.aspx>

4.504.4 RESILIENT FLOORING SYSTEMS: Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemicals from Residential Resilient Flooring," California Environmental Chamber, Version 1.2, January 2017 (Emission testing method for California Specific 01350).

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdpb.ca.gov/Programs/CCDHP/DEOC/CHLBAQ/Pages/VOC.aspx>

4.504.5 CEMENT WOOD PRODUCTS: Hardwood plywood, medium density fiberboard and particle board shall meet the requirements for formulating as specified in ARB's Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.).

by or before the dates specified those sections, as shown in Table 4.504.5

4.504.5.1 Documentation: Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certificates.
3. Product test results.
4. Exterior grade products marked as meeting the P-1 or P-2 standards of the Engineered Wood Association, Standard E 2007, ANSI/ASCE 2296, European EN 339 standards, and Canadian CSA O121, CSA O151, CSA L153 and CSA 0295.
5. Other methods acceptable to the enforcing agency.

6. Other methods approved by a licensed design professional.

7. A design specified by a licensed design professional.

8. Other methods approved by the enforcing agency.

9. Other methods approved by a licensed design professional.

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BUILDING:

1. WATER RESISTANT BACKING BOARD (GREEN BOARD) SHALL NOT BE PERMITTED FOR USE WITHIN SHOWER COMPARTMENTS OR AROUND TUB/SHOWER FOR GLUE-ON TILE APPLICATION. 'DUROCK' OR 'WONDERBOARD' MUST BE USED IN SUCH APPLICATIONS (LOCAL POLICY).
2. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRL POOLS, SAUNAS, STEAM ROOMS, BATH TUB AND SHOWER WHERE ANY PORTION OF THE BOTTOM EXPOSED GLAZING IS LESS THAN 60" FROM STANDING SURFACE SHALL BE SAFETY GLAZING.
3. MIN. DISTANCE FROM CENTERLINE OF WATER CLOSETS TO WALL OR BARRIER IS 15 INCHES EACH SIDE, AND PROVIDE A CLEAR SPACE OF NOT LESS THAN 24 INCHES IN FRONT OF EACH WATER CLOSET.
4. MIN. SHOWER PAN DIMENSIONS IS 1024 SQ IN AND THE MIN FINISH DIMENSION IN ANY DIRECTION IS 30 INCHES. SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCHES UNBLOCKED OPENING FOR EGRESS.
5. SAFETY GLAZING IS REQUIRED AT FOLLOWING LOCATIONS: WALLS FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

ELECTRICAL:

1. ALL RECEPTACLES SHALL BE GFCI PROTECTED (CEC210.8 (A) 1) ANY EXISTING, NEW, AND ADDITIONAL RECEPTACLES SHALL BE CONNECTED TO A DEDICATED 20 AMP CIRCUIT.
2. IN ALL AREA SPECIFIED IN SECTION 210.52, ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.11)
3. WHIRLPOOL BATHTUB SHALL HAVE MOTOR ACCESS AND BE TESTED (CEC 680.70), ALL METAL CABLES, FITTINGS, PIPING OR OTHER METAL SURFACES, WITHIN 5' OF THE INSIDE WALLS OF THE WHIRLPOOL BATHTUB SHALL BE PROPERLY BONDED (CEC 680.43-D).
4. LIGHT FIXTURES LOCATED HORIZONTALLY AND VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.
5. LIGHTING SHALL BE HIGH EFFICIENCY (I.E. FLUORESCENT) OR BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR, WHERE AT LEAST ONE FIXTURE IS FLUORESCENT. DIMMERS ARE NOT ALLOWED IN BATHROOMS (2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS).

MECHANICAL:

1. ROOM CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODES.
2. NATURAL VENTILATION SHALL BE PERMITTED IN LIEU OF OR IN CONJUNCTION WITH MECHANICAL SYSTEMS. NET OPERABLE MINIMUM SHALL AT 4% OF THE NET OCCUPIED FLOOR AREA IF VENTILATED DIRECTLY TO THE OUTDOORS, IF VENTILATED THROUGH AN ADJOURNING ROOM, NET OPERABLE AREA SHALL BE AT MINIMUM 8% OF THE NET OCCUPIED FLOOR AREA OR NOT LESS THAN 25 SQ FT.
3. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR DUCTED TO OUTSIDE, UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDISTAT BETWEEN A RELATIVE HUMIDITY RANGE OF 50%-80%.

SMOKE/CO DETECTOR NOTES:

1. APPROVED SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM. (PER CRC 210.10)
2. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WHICH HAVE FUEL-BURNING APPLIANCES AND ATTACHED GARAGES. THESE ALARMS SHALL BE LOCATED IN A SEPARATE DWELLING UNIT SLEEPING AREAS IN THE IMMEDIATE VICINITY OF THE BEDROOM, AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (2022 CRC 519)
3. DETECTORS SHALL BE INTERCONNECTED TO SOUND SIMULTANEOUSLY. DETECTORS ARE REQUIRED IN NEW AND EXISTING STRUCTURES WHERE A PERMANENT SMOKE ALARM IS REMOVED, REPAIRS OR ADDITIONS EXCEED ONE THOUSAND DOLLARS (\$1,000.00).
4. ALL SMOKE ALARMS AND CARBON MONOXIDE DETECTORS OVER 10 YRS. OLD SHALL BE REPLACED.

LIGHTING FIXTURE NOTES

1. ALL LIGHTING SHALL BE HIGH EFFICIENCY AND MEET THE REQUIREMENTS OF SECTION 150.0(V) AND JOINT APPENDIX JA8.
2. ALL FIXTURE, TRIM AND TRACKS AS SELECTED BY CLIENT.
3. ALL RECESSED FIXTURES IN SLOPING CEILING SHALL BE "SLOPED CEILING CANS".
4. ELECTRICAL PLACEMENT OF LIGHTING, SWITCHES AND CONVENIENCE OUTLETS (PER CEC 210.10).
5. PRIOR TO INSTALLATION ALL ELECTRICAL SHAL BE LOCATED AS PER CODE.
6. LUMINARIES RECESSED IN INSULATED CEILINGS SHALL COMPLY WITH THE FOLLOWING:

 - A. A PERMANENT ZERO CLEARANCE IC LISTED AND CERTIFIED AIR TIGHT.
 - B. BE SEALED WITH GASKET OR CAULK BETWEEN LUMINARIES HOUSING AND CEILING AND AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
 - C. SHALL NOT CONTAIN SCREW SCREWS.

TABLE 150.0-A CLASSIFICATION OF HIGH EFFICACY LIGHT SOURCES

HIGH EFFICACY LIGHT SOURCES
LIGHT SOURCES SHALL COMPLY WITH ONE OF THE COLUMNS BELOW.

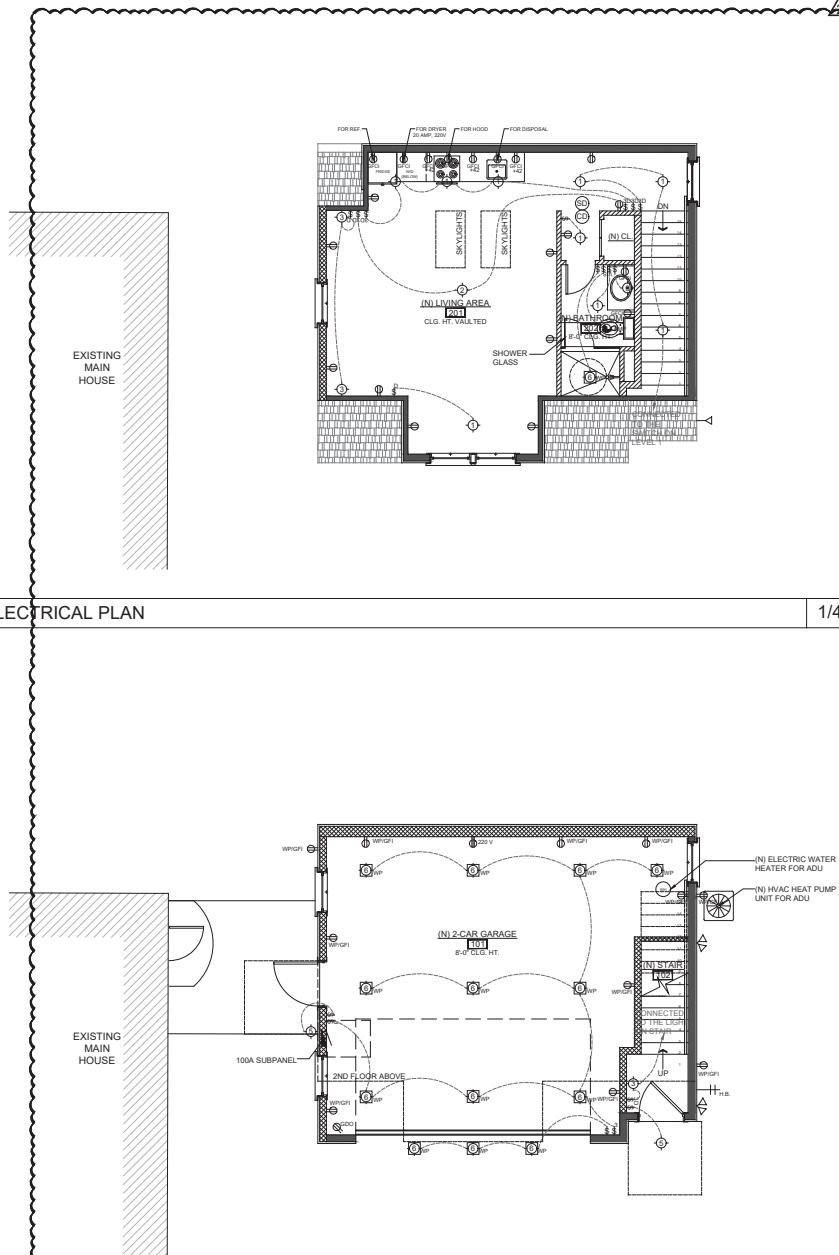
LIGHT SOURCES IN THIS COLUMN, OTHER THAN THOSE INSTALLED IN CEILING RECESSED DOWNLIGHT LUMINARIES ARE CLASSIFIED AS HIGH EFFICACY AND ARE NOT REQUIRED TO COMPLY WITH REFERENCE JOINT APPENDIX JA8		LIGHT SOURCES IN THIS COLUMN ARE ONLY CONSIDERED TO BE HIGH EFFICACY IF THEY ARE CERTIFIED TO THE COMMISSION AS HIGH EFFICACY LIGHT SOURCES IN ACCORDANCE WITH REFERENCE JOINT APPENDIX JA8 AND MARKED AS REQUIRED BY JA8.	
1. PIN-BASED LINEAR FLUORESCENT OR COMPACT FLUORESCENT LIGHT SOURCES USING ELECTRONIC BALLASTS.	7. ALL LIGHT SOURCES INSTALLED IN CEILING RECESSED DOWNLIGHT LUMINARIES. NOTE THAT CEILING RECESSED DOWNLIGHT LUMINARIES SHALL NOT HAVE SCREW BASES REGARDLESS OF LAMP TYPE AS DESCRIBED IN SECTION 150.0(K)1C.	2. PULSE-START METAL HALIDE.	8. ANY LIGHT SOURCE NOT OTHERWISE LISTED IN THIS TABLE.
3. HIGH PRESSURE SODIUM.		4. LUMINARIES WITH HARDWIRED HIGH FREQUENCY GENERATOR AND INDUCTION LAMP.	
5. LED LIGHT SOURCES INSTALLED OUTDOORS.		6. INSEPARABLE SSL LUMINARIES CONTAINING COLORED LIGHT SOURCES THAT ARE INSTALLED TO PROVIDE DECORATIVE LIGHTING.	

ELECTRICAL LEGEND

- CEILING 4" OR 6" RECESSED LIGHT
- CEILING MOUNTED LIGHT
- WALL MOUNTED LIGHT
- RECESSED LIGHT FOR WET AREA
- BATH FAN 60CFM MIN ENERGY STAR
- VACANCY SENSOR
- MOTION SENSOR
- 220 AUTOMATIC GARAGE DOOR OPENER OUTLET
- DUPLEX OUTLET (GROUNDED TYPE)
- WEATHER PROOF DUPLEX OUTLET (GFI)
- 220 VOLT OUTLET OR CONNECTION
- 220 V
- 220 VOLT POLE WALL SWITCH
- SINGLE POLE WALL SWITCH WITH DIMMER
- 3-WAY WALL SWITCH
- 3-WAY WALL SWITCH WITH DIMMER
- GROUND FAULT CIRCUIT INTERCEPTOR
- WATER PROOF
- EXTERIOR CAST ALUMINUM FLOOD LIGHTS
- SMOKE DETECTOR TO BE HARDWIRED TO 110V WITH A BATTERY BACKUP AND SHALL BE INTERCONNECTED
- CARBON MONOXIDE DETECTOR
- HOSE BIB
- ELECTRICAL SERVICE PANEL
- CABLE JACK

NOTES

PROPOSED 1ST ELECTRICAL PLAN



1/4" 1

E-1.0

FOR APPROVAL STAMP ONLY:

LADC
DESIGN-BUILD-MANAGEMENT
LADC CONSULTING INC
3380 OLMER DR STE E
SAN JOSE, CA 95131
PHONE: (408) 642-1658
FAX: (408) 642-1439
EMAIL: INFO@LADC-ARCH.COM

CONSULTANTS:



PROJECTS:

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		<p>15</p>		<p>12</p>		<p>9</p>		<p>6</p>	

OWNER/SUBDIVIDER:
JOHNSON/LESLIE
352 BELLA VISTA AVE.
LOS GATOS, CA 95032

PROJECT ADDRESS
MINOR RESIDENTIAL
APPLICATION MR-25-010
PROJECT ADDRESS
352 BELLA VISTA AVE.
LOS GATOS, CA 95032

DATE
10/25/2016
HONOR YANG ESR 3/25/2016
R.C. CIR 08467

PLANS PREPARED BY:
W.H. CONSULTANT, INC.

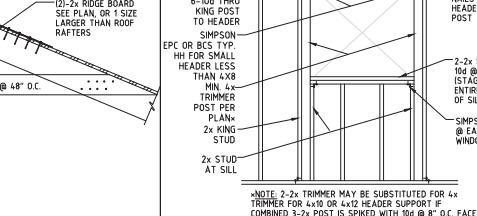
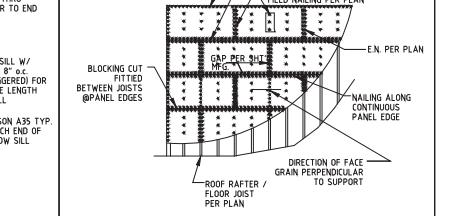
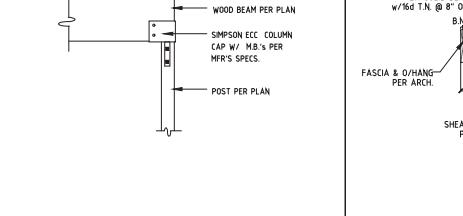
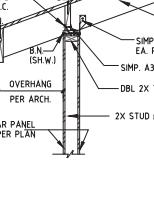
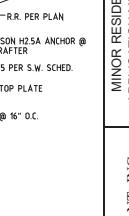
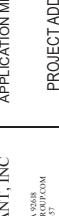
548 VALDE RYNE, CA 92648
INFO@WHDRAWING.COM
PHONE: 949-223-5357

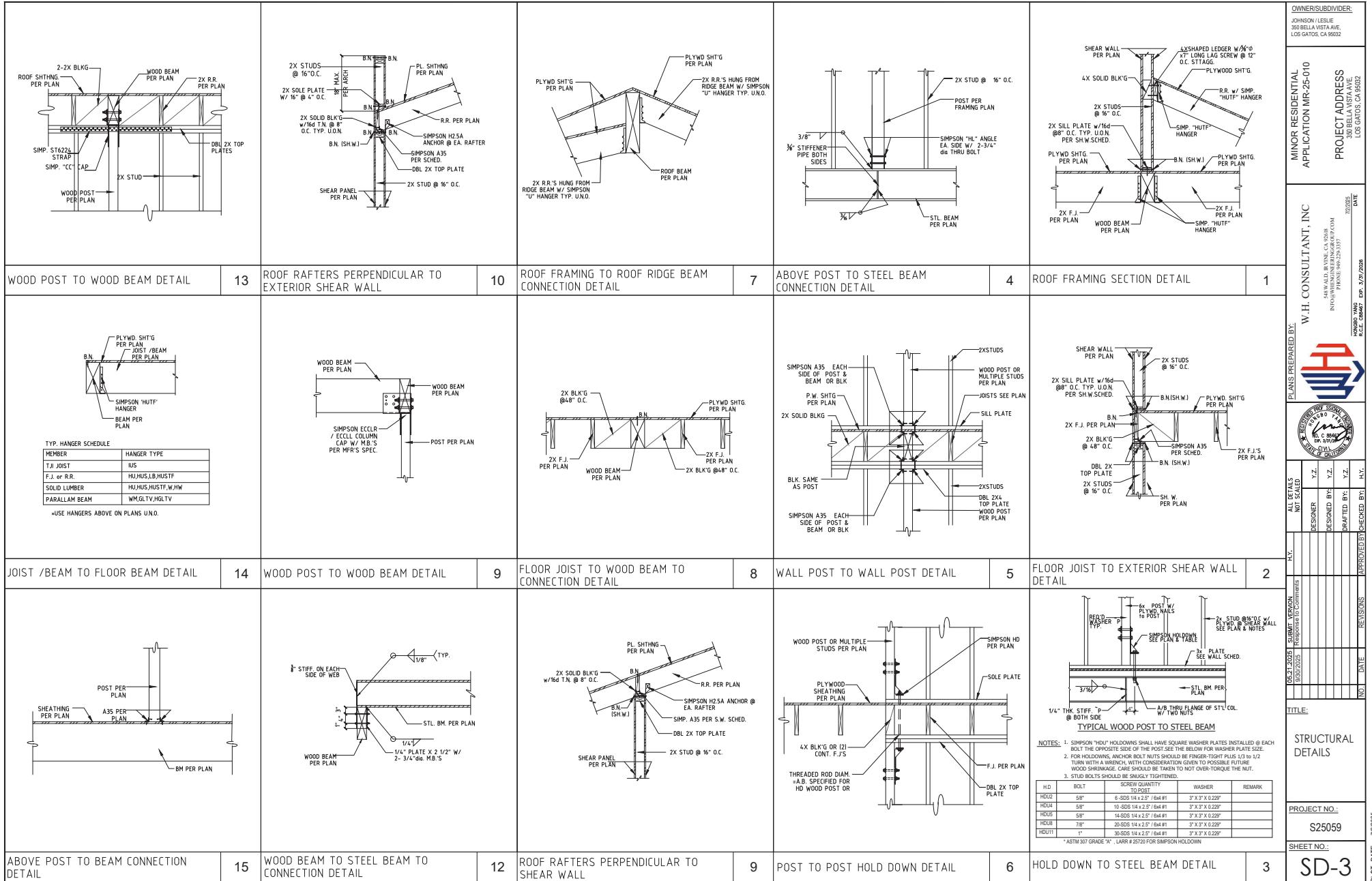
ALL REINFORCING
NOT SCALED
H.D. (INCHES) TO POUR
H.Y.C.
DESIGNER: Y.Z.
BOLTS: 1/2" DIA
SIMPSON SSTB PER SCHEDULE
SIMSON SSTB24 1/3" 10-505 1/4" x 25" 7/4x4 #1
SIMSON SB 3/8"X24 1/3" 10-505 1/4" x 25" 7/4x4 #1
SIMSON SB 3/8"X24 1/3" 14-505 1/4" x 25" 7/4x4 #1
SIMSON SB 3/8"X24 1/3" 17/8 20-505 1/4" x 25" 7/4x4 #1
SIMSON SB1X30 17/8 36-505 1/4" x 25" 7/6x6 #1
SIMSON SB1X30 17/8 36-505 1/4" x 25" 7/6x6 #1

SUMMARY OF CONDITIONS
05/15/2015 05/05/2015
05/05/2015 05/05/2015
TITLE: STRUCTURAL DETAILS

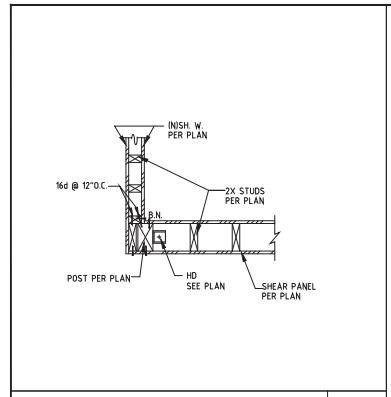
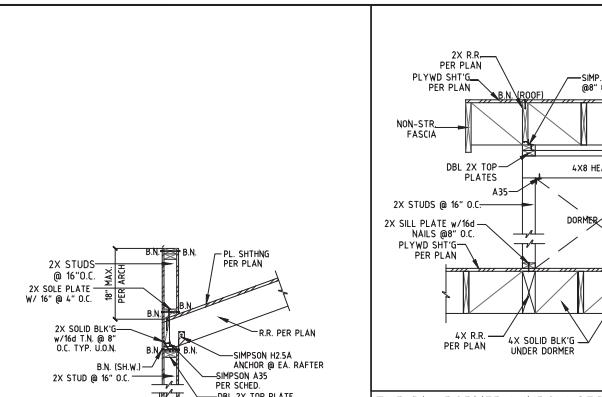
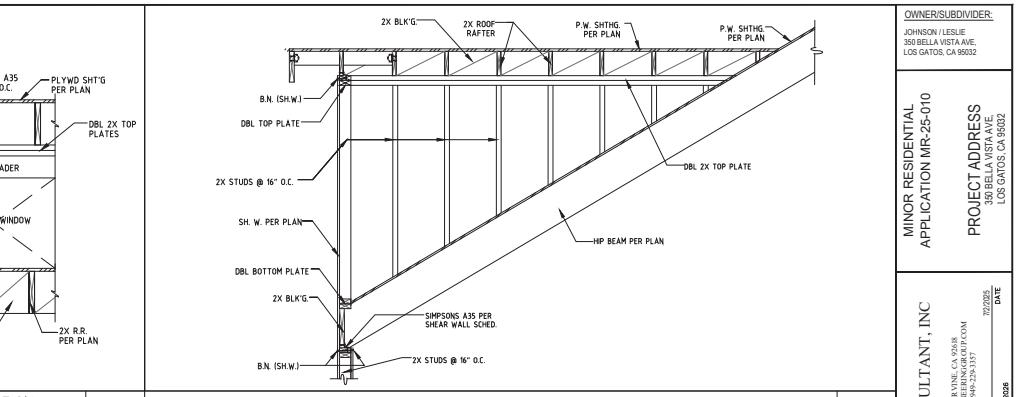
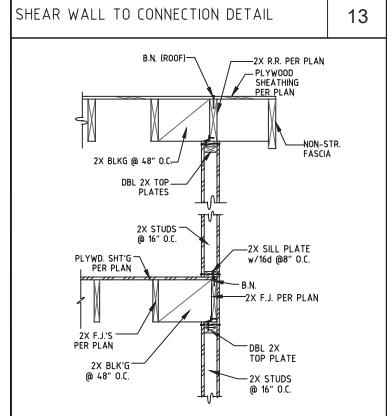
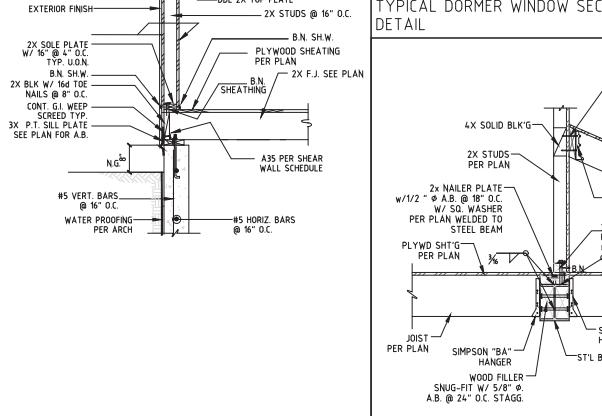
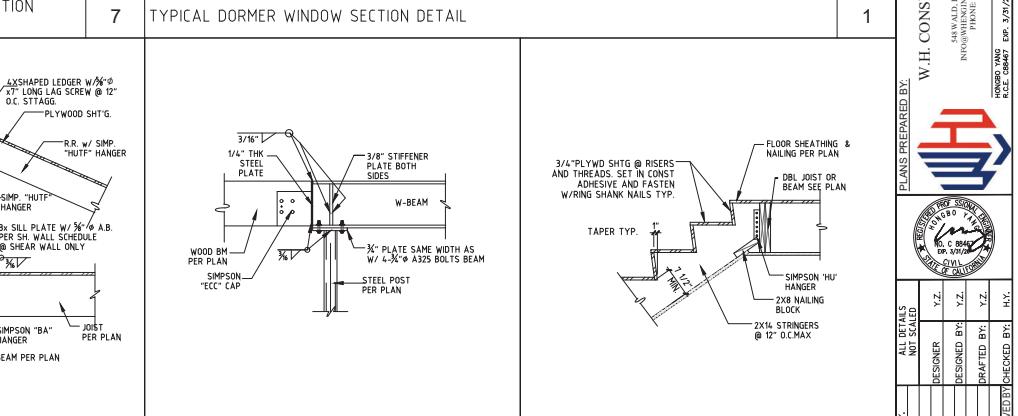
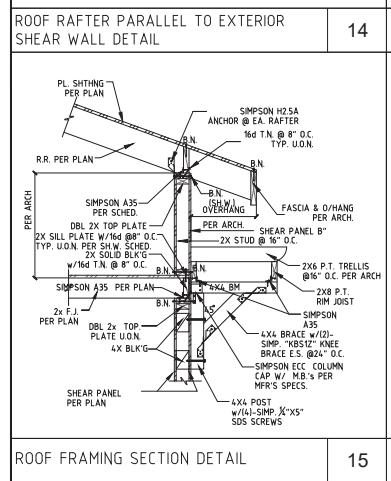
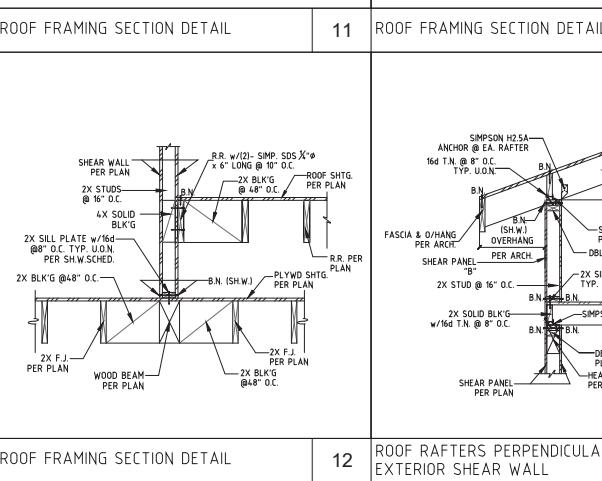
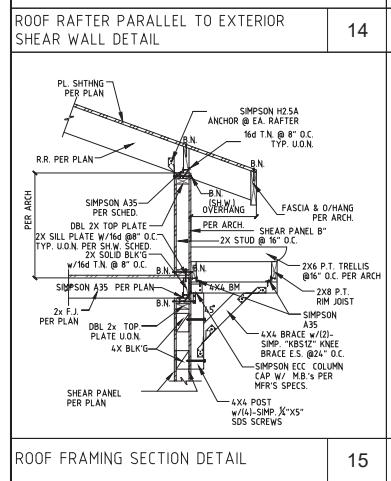
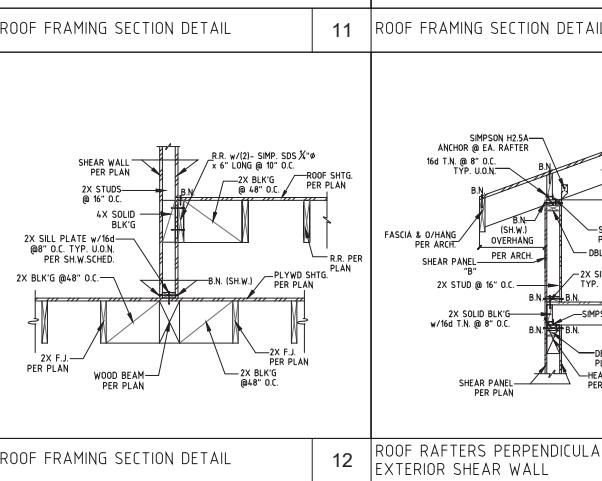
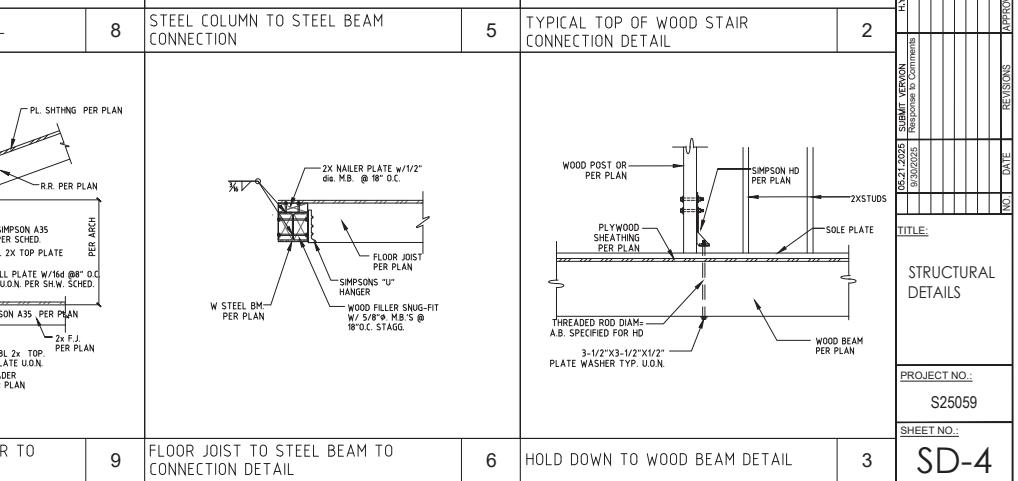
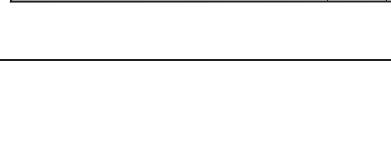
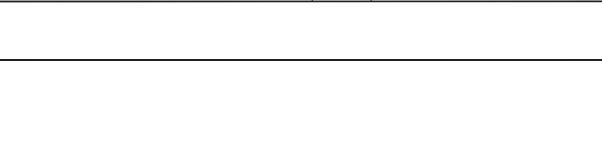
PROJECT NO.: S25059
SHEET NO.: SD-1

PLOT DATE: 7/22/2016
NOTES:
1. BOLTS ARE ASTM A 307.
2. GROUT ALL CELLS WITH MINIMUM 2000-PSI CONCRETE.
3. MINIMUM ANCHOR CENTER-TO-CENTER SPACING IS 2 1/4 FOR ANCHORS ACTING IN TENSION AND 3 1/2 FOR ANCHORS ACTING IN COMPRESSION.
4. THE SSTB24, 3/8" & 1/2" BOLTS MAY ALSO BE INSTALLED IN THE CORNER CONDITION DISTANCE AND MIN 12" RETURN FOR THE TOP REBAR.
5. REBAR INSPECTION IS NOT REQUIRED FOR ANCHOR BOLTS ATTACHED TO TRADITIONAL WOOD PANELED SHEAR WALLS (LUDWIG).
6. SPECIAL INSPECTION IS REQUIRED FOR ANCHOR BOLTS ATTACHED TO STRONG WALLS OR HARDY FRAME WALLS (UDWIG).
7. THE STUD BOLTS SHOULD BE TIGHTENED SO THAT THEY ARE FINGER-TIGHT PLUS 1/2 TURN WITH A WRENCH, WITH CONSIDERATION GIVEN TO POSSIBLE FUTURE WOOD SHRINKAGE. CARE SHOULD BE TAKEN TO NOT OVER-TORQUE THE NUT.
8. STUD BOLTS SHOULD BE SNUGLY TIGHTENED.

		13	TYPICAL HEADER DETAIL (4x10 OR LARGER)	10	TYP. ROOF / FLOOR DIAPHRAGM DETAIL	7	WOOD POST TO WOOD BEAM DETAIL	4	ROOF RAFTERS PERPENDICULAR TO EXTERIOR SHEAR WALL
		14	WOOD POST TO WOOD BEAM DETAIL	11	TOP PLATES SPLICE DETAIL	8	WOOD POST TO BEAM CONNECTION	5	ROOF RAFTERS PARALLEL TO EXTERIOR SHEAR WALL DETAIL
		15	TYPICAL CALIFORNIA ROOF FRAMING CONNECTION DETAIL	12	TYPICAL HEADER CONNECTION DETAIL (4x8 MAX.)	9	TYPICAL KING POST DETAIL	6	ROOF FRAMING TO ROOF RIDGE BEAM CONNECTION DETAIL
									
									
									
									
									



PLT DATE: 7/22/2023

 <p>SHEAR WALL TO CONNECTION DETAIL 13</p>		 <p>TYPICAL DORMER WINDOW SECTION DETAIL 7</p>		 <p>TYPICAL DORMER WINDOW SECTION DETAIL 1</p>	
<p>ROOF RAFTER PARALLEL TO EXTERIOR SHEAR WALL DETAIL 14</p> 	<p>ROOF FRAMING SECTION DETAIL 11</p> 	<p>ROOF FRAMING SECTION DETAIL 8</p> 	<p>STEEL COLUMN TO STEEL BEAM CONNECTION 5</p> 	<p>TYPICAL TOP OF WOOD STAIR CONNECTION DETAIL 2</p> 	<p>STRUCTURAL DETAILS</p> <p>PROJECT NO.: S25059</p> <p>SHEET NO.: SD-4</p> <p>PLANS PREPARED BY: W.H. CONSULTANT, INC.</p> <p>OWNER/SUBDIVIDER: JOHNSON/LESLIE 350 BELLA VISTA AVE. LOS GATOS, CA 95032</p> <p>PROJECT ADDRESS: MINOR RESIDENTIAL APPLICATION MR-25-010</p> <p>DATE: 3/25/2026</p> <p>INFORMATION GROUP: 548 VALDE RYNE, CA 92648 PHONE: 949-423-5357</p> <p>DATE: 3/25/2026</p> <p>DESIGNER: Y.Z. DRAWN BY: Y.Z. APPROVED BY: H.Y. REVISIONS: NO DATE: NO</p>
<p>ROOF FRAMING SECTION DETAIL 15</p> 	<p>ROOF FRAMING SECTION DETAIL 12</p> 	<p>ROOF RAFTERS PERPENDICULAR TO EXTERIOR SHEAR WALL 9</p> 	<p>FLOOR JOIST TO STEEL BEAM TO CONNECTION DETAIL 6</p> 	<p>HOLD DOWN TO WOOD BEAM DETAIL 3</p> 	<p>STRUCTURAL DETAILS</p> <p>PROJECT NO.: S25059</p> <p>SHEET NO.: SD-4</p> <p>PLANS PREPARED BY: W.H. CONSULTANT, INC.</p> <p>OWNER/SUBDIVIDER: JOHNSON/LESLIE 350 BELLA VISTA AVE. LOS GATOS, CA 95032</p> <p>PROJECT ADDRESS: MINOR RESIDENTIAL APPLICATION MR-25-010</p> <p>DATE: 3/25/2026</p> <p>INFORMATION GROUP: 548 VALDE RYNE, CA 92648 PHONE: 949-423-5357</p> <p>DATE: 3/25/2026</p> <p>DESIGNER: Y.Z. DRAWN BY: Y.Z. APPROVED BY: H.Y. REVISIONS: NO DATE: NO</p>