

MELAX RES GARAGE

321 BACHMAN AVE, LOS GATOS, CA 95030

STANDARD ABBREVIATIONS

and	ID	inside diameter
at	IN	inches
C.L.	INT	interior
Ø	INSUL	insulation
PLT		
#	JAN	janitor
(E)	JT	joint
(N)	KD	kiln dried
AB	LAM	laminated
AC	LAV	lavatory
ACC		
ALT		
ALUM		
APPROX	MAT	material
ARCH	MAX	maximum
ASB	MC	medicine cabinet
ASPH	MDF	medium density fiberboard
AVE	MECH	mechanical
AVG	MEMB	membrane
BD	MET	metal
BITUM	MFGR	manufacture(r)
BLDG	MH	manhole
BLK	MIN	minimum
BVLD	MIR	mirror
BM	MISC	miscellaneous
CAB	MO	masonry opening
CB	MOD	module/modular
CEM	MTD	mounted
CI	MUL	mullion
CJ	NIC	not in contract
CLG	NO	number
CLKG	NOM	nominal
CLR	NTS	not to scale
CNTR	OC	on center
CO	OD	outside diameter
COL	OFF	office
CONC	OPNG	opening
CONN	OPP	opposite
CONST		
CONT	PART	partition
CORR	PBO	provided/supplied by owner
CTR	PERP	perpendicular
CYL	PG	plate glass
DBL	PL	property line
DEPT	PLYWD	plywood
DF	PR	pair
DIA	PT	pressure treated
DIM	QT	quarry tile
DISP		
DN	R	rise/radius
DS	RD	roof drain
DW	REINF	reinforce/reinforcing
DWG	REF	reference
EA	REQ	refrigerator
EJ	RESIL	required
EL	REV	resilient
ELEC	RM	room
EL EV	RO	rough opening
EMER	RWD	redwood
ENCL	RWL	rain water leader
EP		
EQ	SECT	section
EQUIP	SEL	selected
EXIST	SD	soap dispenser
EXP	SG	sheet glass
EXT	SH	shelf
FA	SHT	sheet
FD	SHWR	shower
FDN	SIM	similar
FE	SPEC	specification
FEC	SQ	square
FHC	SS	stainless steel
FIN	STD	standard
FL	STL	steel
FLASH	STRUCT	structural
FOC	SUSP	suspended
FOF	SYM	symmetrical
FOS		
FPRF	TB	towel bar
FS	TEL	telephone
FT	TER	terrazzo
FTG	T&G	tongue & groove
FURN	TOC	top of curb
FURR	TOP	top of plate
FUT	TP	top of pavement
GA	TPG	tempered plate glass
GB	TV	television
GALV	TW	top of wall
GL	TYP	typical
GRD	VENT	ventilation
GYP	VERT	vertical
HB	VEST	vestibule
HC	VGDF	vertical grain Douglas Fir
HD	VOL	volume
HDWE	W/	with
HDWD	WC	water closet
HM	WD	wood
HORIZ	WF	wide flange
HR	WIN	window
HT	W/O	without
HTG	WP	waterproof(ing)
HTR	WT	weight

GENERAL CODE NOTES

- FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION. SEE CRC SECT. R109, INSPECTIONS FOR ORDER OF INSPECTIONS BY ENFORCING AGENCY.
- OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 13/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 13/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING AND SELF-LATCHING DEVICE, CRC SECT. R302.5.
- ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS. UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD., CRC SECTION R302.7.
- EACH HABITABLE ROOM SHALL COMPLY WITH MIN. AREA FOR NATURAL LIGHT AND VENTILATION OR MEET THE REQUIREMENTS FOR EXCEPTIONS. PER CRC SECTIONS R303.1. BATHROOMS SHALL COMPLY WITH MIN. AREA FOR NATURAL LIGHT OR MEET REQUIREMENTS FOR EXCEPTIONS. PER CRC SECT. R303.3. BATHROOMS AND LAUNDRY ROOMS SHALL BE PROVIDED WITH EXHAUST FANS THAT COMPLY WITH CRC SECT. R303.3.1 & R303.4 AND THE CALIFORNIA MECHANICAL CODE.
- INSTALL WATERPROOF MATERIAL SUCH AS TILE, ON TUB AND SHOWER WALLS +72" MIN ABOVE THE FLOOR PER CRC R307.2
- SAFETY GLAZING, SUBJECT TO HUMAN IMPACT SHALL BE INSTALLED AT HAZARDOUS LOCATIONS PER CRC SECT. R308.1. AREAS TO BE DEFINED AS "HAZARDOUS LOCATIONS" ARE LISTED IN CRC SECT 308.4 AND INCLUDE: GLAZING IN DOORS, SLIDING DOOR ASSEMBLIES AND PANELS, SHOWER OR TUB ENCLOSURES AND IN WINDOWS WITHIN COMPARTMENTS WHERE EXPOSED EDGE OF GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET. GLAZING IN WINDOWS ADJACENT TO DOORS WITHIN 24" OF EITHER SIDE OF A DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- EGRESS WINDOWS IN EACH BEDROOM SHALL COMPLY WITH CRC SECTION R310. OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. ESCAPE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SF, AND 5.0 SF AT GRADE FLOOR OPENINGS. MINIMUM NET CLEAR HEIGHT 24", WIDTH OF 20" MINIMUM, AND FINISHED SILL NOT MORE THAN 44" ABOVE THE FINISHED FLOOR.
- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF RAMPS EXCEEDING A SLOPE OF 1 UNIT VERTICAL IN 10 UNITS HORIZONTAL (6.33-PERCENT SLOPE). HANDRAIL HEIGHT, MEASURED ABOVE THE FINISHED SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM). HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS OR RAMP. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS SECTION DIMENSION OF 1/4". EDGES SHALL HAVE A MIN. RADIUS OF 0.01". CRC R311.7.8.1, R311.7.8.3, R311.7.8.4, R311.7.8.5.
- GUARDRAILS (GUARDS), REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 42 INCHES (1067 MM) IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS, INTERIOR OR EXTERIOR, CRC R312.1.2 EXCEPION: GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS. GUARDS SHALL NOT HAVE AN OPENING FROM THE WALKWAY SURFACE TO THE REQUIRED HEIGHT WHICH ALLOWS PASSAGE OF A 4" DIAMETER SPHERE. CRC R312.1.3
- SMOKE ALARMS SHALL BE PROVIDED AND INSTALLED PER CRC SECTION R314, AND NFPA 72. SMOKE ALARMS SHALL HAVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND EQUIPPED WITH A BATTERY BACKUP. LOCATE ALARMS IN EACH SLEEPING ROOM AND ON THE CEILING OR WALL OUTSIDE SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS AND BE NOT LESS THAN 3 FEET FROM A BATHROOM DOOR THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.
- NEWLY CONSTRUCTED DWELLINGS SHALL HAVE AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH CRC SECTION R327. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH SECTION R327.
- ENERGY STORAGE SYSTEMS INSTALLED IN A LOCATION SUBJECT TO VEHICLE IMPACT (I.E. GARAGE OR CARPORT) SHALL BE PROVIDED WITH IMPACT PROTECTION, CRC SEC 328.8. SEE FIGURE R328.8.1.
- INSTALL UNDERFLOOR ACCESS WITH ACCESSIBLE MINIMUM CLEARANCE 18" x 24" AND FREE FROM PIPES, DUCTS AND SIMILAR OBSTRUCTION, CRC SECTION R408.4.
- INSTALL ATTIC ACCESS WITH MINIMUM 22" x 30" ROUGH OPENING LOCATED IN HALLWAY OR OTHER READILY ACCESSIBLE LOCATION, HAVING A 30" MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE, ABOVE THE OPENING, CRC R807.1.
- WATER HEATERS SHALL BE STRAPPED FOR SEISMIC BRACING, TOP AND BOTTOM PER CPC SECTION 507.2 AND SECURED TO THE STRUCTURE. LISTED WATER HEATERS SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER CPC 504.3.1. UNLISTED WATER HEATERS SHALL BE TAILORED WITH A CLEARANCE OF 12" FROM ALL SIDES AND NEAR A CURVY DRAIN. COMBUSTION AIR SHALL BE PROVIDED IN ACCORDANCE WITH CMC SECTION 701. WATER HEATER CLOSET OPENING SHALL HAVE A MINIMUM OF 1 SQ. FT. FOR 100 BTU INPUT, BUT NOT LESS THAN 100 SQ. IN. ONE OPENING SHALL COMMENCE WITHIN 12" OF THE TOP OF THE ENCLOSURE AND ONE OPENING SHALL COMMENCE WITHIN 12" OF THE BOTTOM OF THE ENCLOSURE PER CPC 701.
- WATER HEATER PRESSURE RELIEF VALVES SHALL BE EQUIPPED WITH PIPING DIRECTLY TO THE EXTERIOR AND TERMINATING NOT LESS THAN 6" ABOVE GRADE. INSTALL HOSE BIBBS AT LOCATIONS NOTED HB. USE FAUCET TYPE EQUIPPED WITH BACKFLOW OR BACK SIPHONAGE PROTECTION PER CPC SECTION 603.5.
- VENTING OF GAS APPLIANCES SHALL BE IN ACCORDANCE WITH CMC SECTION 802. VERIFY RUN, OFFSETS, SLOPES AND DIRECTION OF VENTS THROUGH FRAMING TO PROVIDE MINIMUM CLEARANCE TO COMBUSTIBLES FOR TYPE FLUE USED.
- GAS APPLIANCES INSTALLED IN THE GARAGE SHALL BE ELEVATED SO THAT PILOTS AND BURNERS ARE AT LEAST 18" ABOVE THE FLOOR PER CPC 507.13. PROTECT APPLIANCES FROM DAMAGE BY INSTALLING A PROTECTIVE STEEL POST, 3" Dia. X 24" HIGH, 12" IN FRONT OF APPLIANCE, UNLESS LOCATED OUTSIDE THE NORMAL PATH OF A VEHICLE.
- GAS PIPE CONNECTION TO EACH APPLIANCES SHALL HAVE AN ACCESSIBLE SHUT-OFF VALVE AND BE INSTALLED WITH FLEX-CONNECTORS PER CPC 1212.6.
- INSTALL SOLID BACKING AT WALLS AND WATERPROOF MEMBRANE AT SHOWER PAN, SEAMLESS TYPE "OATEY" UP 12" MIN WALLS AND OVER SHOWER CURB. SHAPE SHOWER PAN FLOOR USING 3/4" PLYWOOD SHIMMED TO FORM SLOPE TO DRAIN. INSTALL 4 X 4 PTDF CURB, PER CPC 408.5 - 408.7.
- SHOWER AND TUB-SHOWER VALVES SHALL BE PRESSURE BALANCED AND/OR THERMOSTATIC MIXING VALVES AND SHALL COMPLY WITH CPC SECTION 408.3.
- ALL SHOWER HEADS IN THE EXISTING RESIDENCE WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM FLOW RATE OF 1.8 GPM SHOWER HEAD. FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH MAXIMUM FLOW RATE OF 1.2 GPM FOR LAVATORY FAUCETS AND 1.8 GPM FOR KITCHEN FAUCETS PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 4.303.1.1 THE WATER CLOSET SPACE SHALL BE SET NO CLOSER THAN 15" FROM ITS CENTER TO A SIDE WALL AND NO CLOSER THAN 30" CENTER TO CENTER TO A SIMILAR FIXTURE. CLEARANCE IN FRONT OF WATER CLOSET SHALL BE NOT LESS THAN 24" PER CPC SECTION 402.5.
- WHIRLPOOL TUB SHALL COMPLY WITH CPC SECTION 409.0 AND THE CEC. ELECTRICAL POWER SOURCE SHALL BE EQUIPPED WITH GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION.
- LIGHT FIXTURES INSTALLED IN CLOSETS SHALL BE SURFACE MOUNTED FLUORESCENT, LOCATED ON THE WALL ABOVE THE DOOR AND HAVE MINIMUM CLEARANCES OF 12" TO STORAGE SHELVES, PER CEC SECTION 410.2.
- ELECTRICAL RECEPTACLES LOCATED IN THE GARAGE, (SEE EXCEPTIONS FOR SPECIFIC EQUIPMENT) EXTERIOR (WATERPROOF), CRAWL SPACE, BATHROOMS, KITCHEN COUNTERS AND WITHIN 6' AND WITHIN 6' EACH WAY FROM SINKS OR LAVATORIES, SHALL BE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTED (GFI) IN ACCORDANCE WITH CEC SECTION 210.10.
- INSTALL LIGHT FIXTURES, LOCATED IN KITCHENS AND ROOMS HAVING WATER CLOSETS THAT DO NOT EXCEED 40 LUMENS/WATT (FLUORESCENT TYPE) PER CALIFORNIA TITLE 24. INSTALL FIXTURES RATED FOR DAMP LOCATIONS (DL), EXTERIOR AND IN SHOWER OR TUB COMPARTMENTS. INSTALL FIXTURES RECESSED IN THE CEILINGS RATED FOR INSULATION PROTECTION (IC/AT) AND AIRTIGHT PER CEC SECTION 410.10.

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

SCOPE OF WORK

NEW POP OUT W/ WDWS AT LIVING RM. (2) NEW SKYLIGHTS IN LIVING RM. NEW FRONT ENTRY PORCH W/ COLUMNS AND FLAT ROOF. NEW BAY WDWS AT KITCHEN. NEW DOOR AND STEPS DOWN TO A NEW PATIO W/ COLUMNS AND A FLAT ROOF. RELOCATE (E) A.C. NEW GARAGE W/ LAUNDRY AREA.

PROJECT INFORMATION

OWNER: JEAN AND STANLEY MELAX
PHONE: (408) 656-2503
MAILING & PROPERTY ADDRESS: 321 BACHMAN AVE, LOS GATOS, CA 95030
APN# 510-17-100
ZONING: R-1DL-LHP
TYPE: V-B : NON-SPRINKLERED
(E) OCCUPANCY GROUP: R3 PROPOSED OCCUPANCY: R3/U
LOT SIZE: 3538.456 SQ. FT. (SURVEY)

HOUSE F.A.R. CALC: 0.3744 (SURVEY)
TOTAL FLOOR AREA ALLOWED: 1324.653 SQ. FT. (SURVEY)
(E) HOUSE AREA: 1098.403 SQ. FT. (SURVEY)
NEW GARAGE AREA: 312 SQ. FT. (SURVEY)
GARAGE F.A.R. CALC.
CALCULATION NOT NEEDED AS GARAGES UP TO 400 SQUARE FEET ARE EXEMPT FROM F.A.R.

BUILDING LOT COVERAGE
EXISTING FIRST FLOOR: 1098.403 SQ. FT.
LOT SIZE: 3538.456 (PER SURVEY)
(E) LOT COVERAGE: 0.31= 31%

PROPOSED FIRST FLOOR: 1098.403 SQ. FT.
PROPOSED GARAGE: 312 SQ. FT.
PROPOSED COVERED PORCH: 200 SQ. FT.
TOTAL PROPOSED: 1610.403 SQ. FT.
LOT SIZE: 3538.456 (PER SURVEY)
PROPOSED LOT COVERAGE: 0.455= 46%

VICINITY MAP N.T.S.



OPERATIONAL MANUAL

OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
1. A COPY OF THE OWNER/OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING: A. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HV AC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT. B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS. C. PLUMBING CONDUITS AND SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS. D. LANDSCAPE IRRIGATION SYSTEMS. E. WATER REUSE SYSTEMS.
3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND THAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND BUILDINGS, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

CALGREEN ENVIRONMENT AIR QUALITY

ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR PER CGBC 4.504.2.4 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.

PRIOR TO FINAL INSPECTION, A LETTER SIGNED

New Stormwater Control Requirements for Large Single-Family Home Development

What is Stormwater Pollution?

In natural landscapes, most of the rainwater soaks into the soil. However, in urban areas, **impervious or hard surfaces** such as buildings, driveways, sidewalks, and streets prevent rainwater from soaking into the ground and cause **stormwater runoff**. As stormwater runoff flows over impervious surfaces, it can pick up pollutants such as litter, motor oil, metals, and pesticides, and carry them into storm drains. This polluted runoff flows directly into local creeks and San Francisco Bay, without any cleaning or filtering to remove pollutants.

Why are Stormwater Quality Controls Being Required for My Project?

Local agencies in urbanized portions of the Bay Area are responsible for controlling stormwater pollution by complying with the [Municipal Regional Stormwater Permit \(MRP\)](#), reissued by the Regional Water Quality Control Board in May 2022. Larger development projects have been required to implement stormwater quality controls for over a decade. A new requirement in the MRP now mandates stormwater quality controls for some large single-family homes.

How Do These Requirements Impact My Project?

Beginning July 1, 2023, single-family home projects that **create and/or replace 10,000 square feet or more of impervious surface** must meet stormwater quality requirements by including site design measures, source control measures, low impact development (LID) treatment measures, and construction site best management practices, as appropriate for the project. **Runoff from portions of the public right of way, such as the street frontage, that are constructed or reconstructed as part of the project will also need to be treated using LID treatment measures**.

These features are explained below and should be incorporated into the project design as early as possible.

Site Design Measures

Site design measures help to reduce stormwater flow and water quality impacts of the project by:

- Preserving existing vegetation;
- Reducing the amount of impervious surface using landscaping and/or pervious pavement;
- Directing flow from roof downspouts to landscaping instead of impervious surfaces.

If designed properly, site design measures can reduce or eliminate the need for treatment measures.

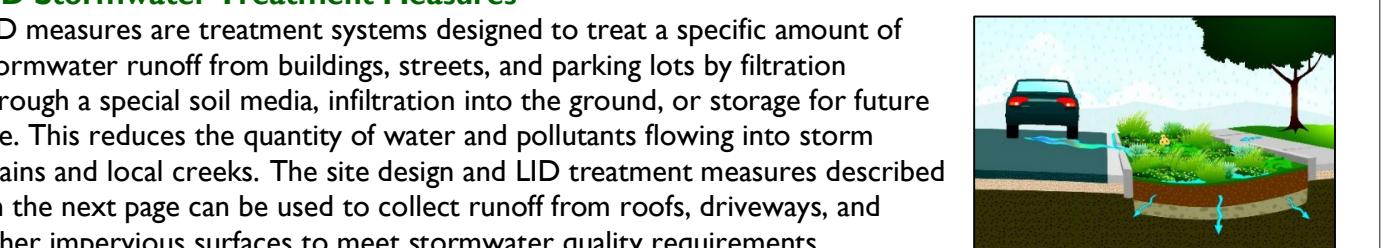
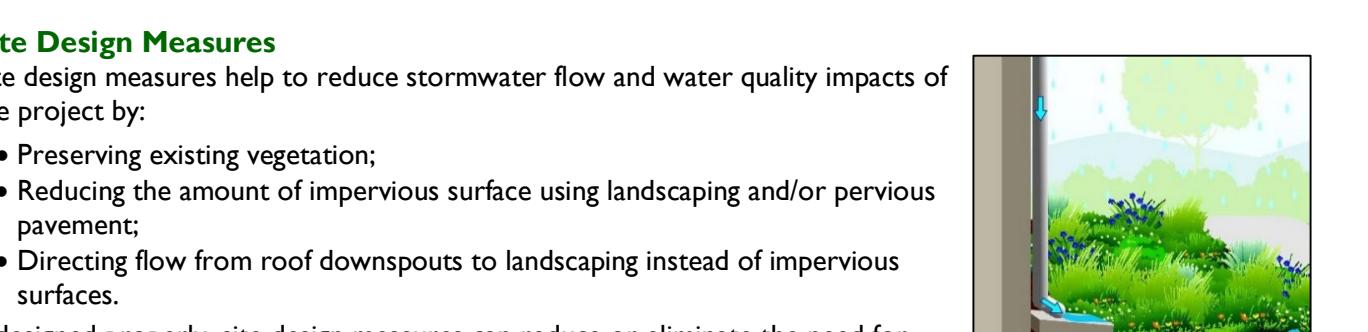
Source Control Measures

Source controls prevent potential pollutant sources from contacting stormwater. Examples include:

- Storing household chemicals (e.g., paints, pesticides, fertilizers, and cleaning products) indoors
- Connecting swimming pools and spas to the sanitary sewer system

LID Stormwater Treatment Measures

LID measures are treatment systems designed to treat a specific amount of stormwater runoff from buildings, streets, and parking lots by filtration through a special soil media, infiltration into the ground, or storage for future use. This reduces the quantity of water and pollutants flowing into storm drains and local creeks. The site design and LID treatment measures described on the next page can be used to collect runoff from roofs, driveways, and other impervious surfaces to meet stormwater quality requirements.



Santa Clara Valley Urban Runoff Pollution Prevention Program, 2023



Landscape Dispersion
Landscaped areas can be designed to collect stormwater runoff from building roofs and paved areas. For design guidance, see the [Landscape Dispersion Fact Sheet](#).



Landscape Dispersion Fact Sheet



Bioretention Areas or Rain Gardens
Bioretention areas or rain gardens are shallow, depressed, landscaped areas that use a special soil mix to remove pollutants from stormwater runoff. For design guidance, see the [Rain Garden Fact Sheet](#).



Rain Garden Fact Sheet



Rainwater Harvesting
Rain barrels or cisterns can be used to collect and store rainwater for use in landscape irrigation and toilet flushing. For guidance on the determining the storage capacity of the rain barrel or cistern, see the [Rain Barrels and Cisterns Fact Sheet](#).



Rain Barrels Fact Sheet



Pervious Concrete, Porous Asphalt, and Pervious Pavers
Pervious surfaces can be used in driveways, backyards, and walkways. Pervious surfaces include the following: pervious concrete or porous asphalt, grid pavers with gaps filled with gravel or turf, interlocking pavers made of pervious material, and solid interlocking pavers that have gaps between them. For design guidance, see the [Pervious Pavement Fact Sheet](#).



Pervious Pavement Fact Sheet



Construction Site Measures

Project sites are required to use construction best management practices (BMPs), such as:

- Controlling soil erosion onsite and preventing sediment from being carried or tracked offsite;
- Covering construction materials and containing wastes such that they do not enter storm drains;
- Protecting storm drain inlets using rubber mats, gravel bags, etc.

What is Required for My Project?

Check with your local Planning Department for information on which stormwater requirements apply and what information is required to be submitted with the project application. You may be required to submit a Stormwater Control Plan prior to project approval.

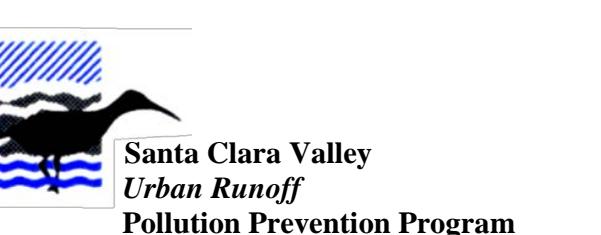


This fact sheet was developed by the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCURPPP). For more information, visit www.scurppp.org

NOT FOR CONSTRUCTION

Oct. 25, 2025

PROPERTY MAINTENANCE FACT SHEET



Landscape Maintenance Techniques for Pest Reduction

Who should use this Fact Sheet?

- Development Project Applicants
- City/County Planners
- Landscape Maintenance Personnel
- Landscape Architects
- Homeowners

Why is it Important to Reduce Pesticide Usage?

When it rains, pesticides used in maintaining landscapes and gardens are washed off the plants and soils they are used to protect. This stormwater runs off the landscape and flows to the nearest storm drain, which ultimately carries the water to a local creek or the San Francisco Bay without treatment. Pesticides carried with stormwater into creeks and the Bay may be harmful to fish and other organisms that live there. Minimizing use of pesticides in landscape maintenance helps protect water quality, aquatic life, and human health.



What is Integrated Pest Management?

Integrated Pest Management (IPM) is a decision-making process for managing pests that uses monitoring to determine pest-caused injury levels and determine the best methods for their control. IPM uses a combination of:

- biological controls (e.g., natural enemies or predators);
- physical or mechanical controls (e.g., hand labor or mowing);
- cultural controls (e.g., mulching, dicing, or alternative plant type selection); and
- reduced risk chemical controls (e.g., soaps or oils)

in order to minimize pesticide usage. The IPM method uses the least hazardous pesticides only as a last resort for controlling pests.

How Can Landscape Design and Maintenance Techniques Reduce Pesticide Usage?

Pesticides are often used in maintaining landscapes. The amount of pesticides entering our creeks and Bay can be decreased by using alternative design and maintenance techniques that:

- Reduce the potential for the pesticides to run off the landscape;
- Reduce the amount of chemicals necessary to ensure healthy plants or eliminate the need for pesticide usage at all;
- Decrease the need for landscape maintenance by designing landscapes that minimize pest infestation and create low maintenance environments.

Refer to the back of this fact sheet for more design and maintenance tips.

07/01/2016

Pest Reducing Landscape Maintenance Techniques

Pest Reducing Landscape Design Techniques

- Design the landscape for efficient irrigation and drainage.
- Design the landscape to conform to natural drainage patterns.
- Retain existing native, pest-resistant trees, shrubs and plants.
- Select pest-resistant plants adapted to your specific area. Consider site-specific characteristics such as the soil, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions.
- Prevent the need for routine pruning by selecting plants based on their size and shape when mature.
- Situate plants to facilitate maintenance. Install mowing strips, tree wells and pathway edges to reduce problems associated with maintaining the interface between different elements of the design.
- Plant at the right time of year.

ADDITIONAL RESOURCES

IPM Access,
www.ehn.org/~ipmpa/IPM_Based_Landscape_Design.html



IPM Information: www.mywatershedwatch.org
University of California Cooperative Extension Master Gardeners: www.mastergardeners.org

University of California IPM (800) 994-8849
www.ipm.ucdavis.edu

• Natural Enemies Handbook: The Illustrated Guide to Biological Pest Control

• The UC Guide to Solving Garden and Landscape Problems: An Interactive CD-ROM

• Pests of Landscape Trees and Shrubs

Central Contra Costa County Sanitary District
Our_Water_Our_World_IPM_Fact_Sheets.html

San Francisco Department of the Environment
www.sfevironment.com

07/01/2016

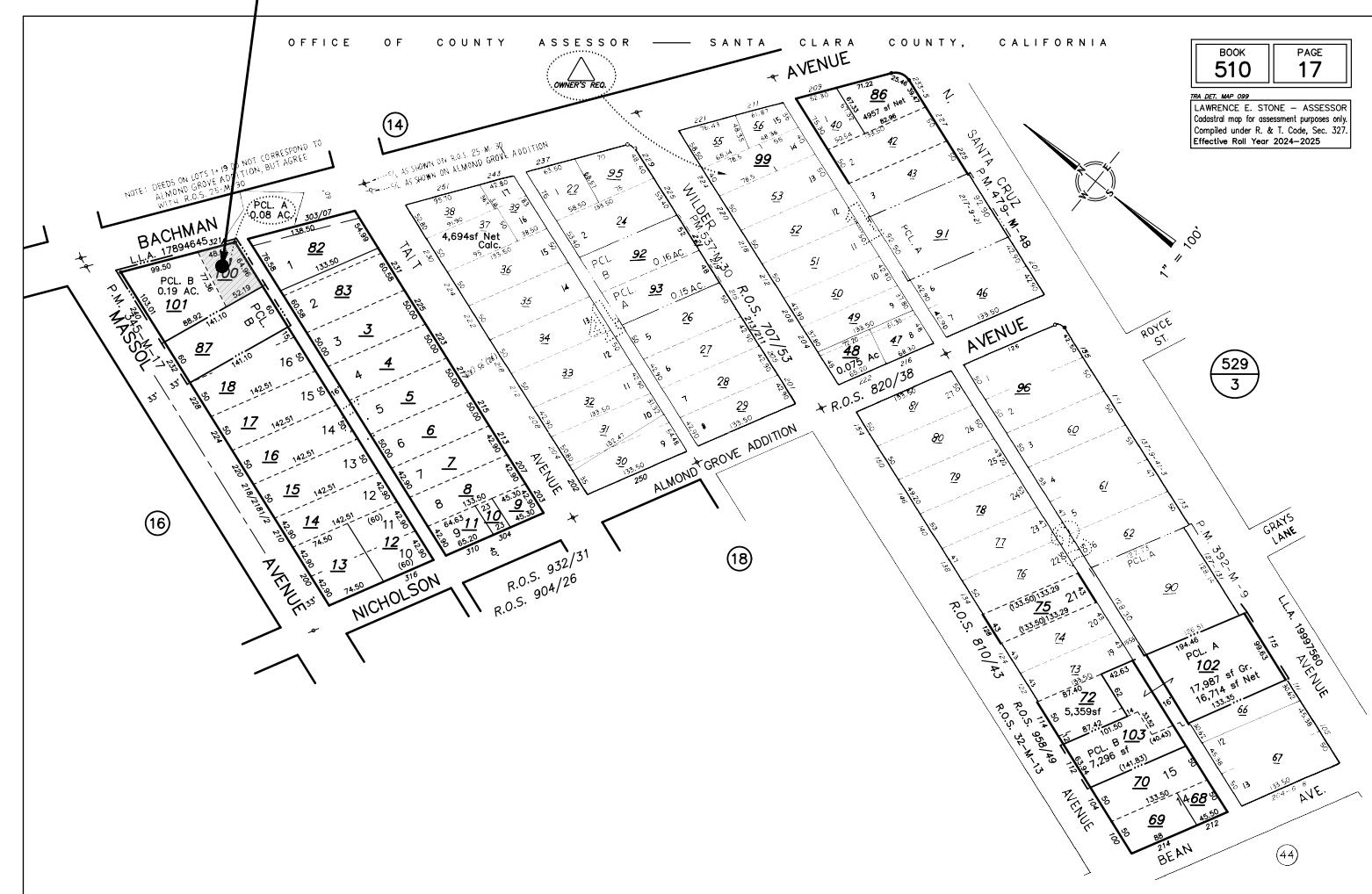
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G1.1

PROJECT SITE
APN MAP N.T.S.



NOTES:
1. IT IS RECOMMENDED TO HAVE THE SIDE AND FRONT YARD PROPERTY LINES ESTABLISHED THROUGH A SURVEY PRIOR TO FORMING ANY PORTION OF THE FOUNDATION.
2. FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM OF 5% FOR AT LEAST 10 FEET FROM THE STRUCTURE, PER CBC 1804.4.
3. EAVE PROJECTIONS OF >2' AND <5' FROM THE PROPERTY LINE SHALL BE 1 HR FIRE RATED PER CRC R302 & TABLE R302.1(1).
4. IF THERE ARE ANY DISCREPANCIES, STOP WORK AND CONTACT THE ARCHITECT IMMEDIATELY.

MELAX RES GARAGE

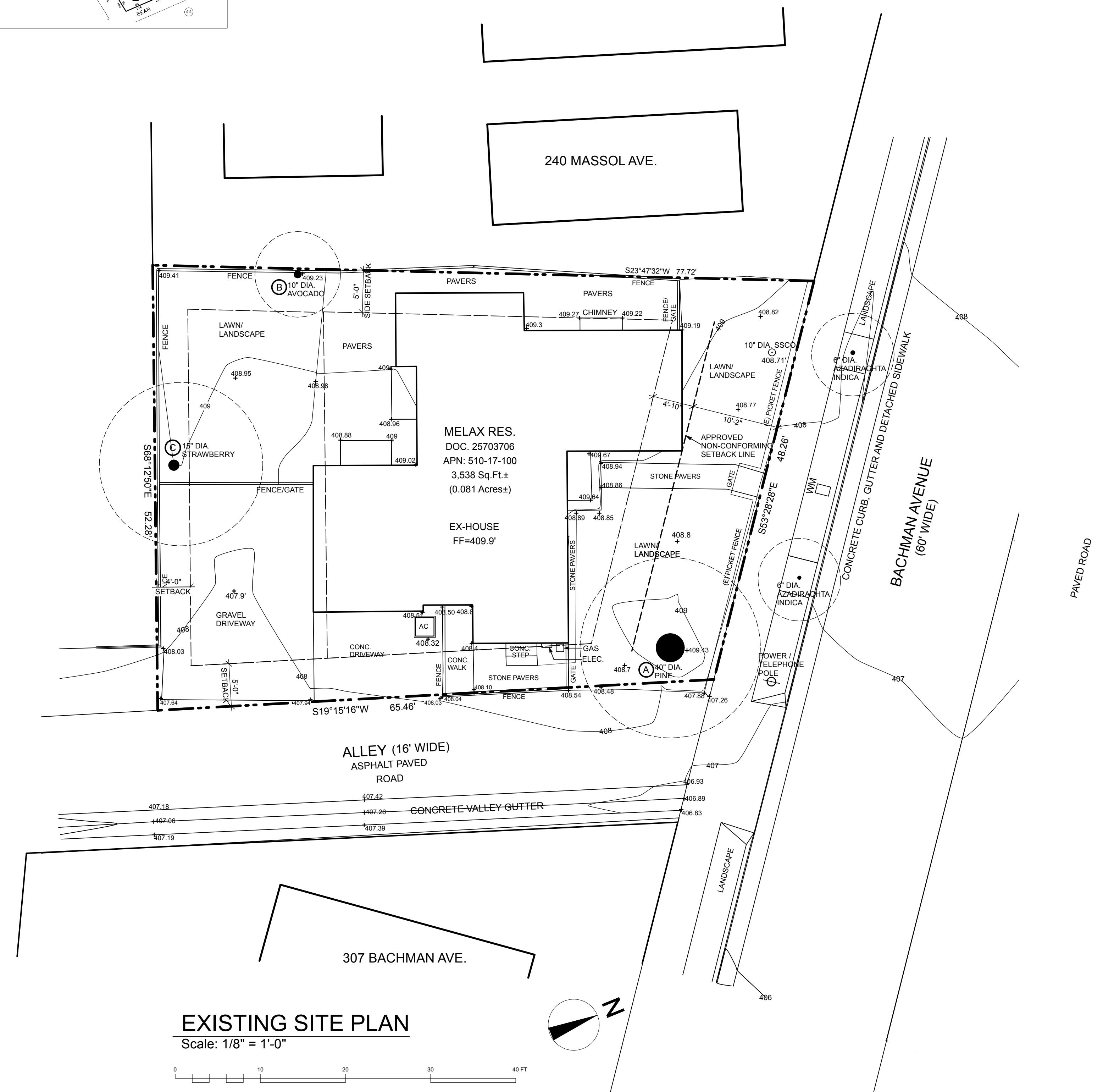
321 BACHMAN AVE
LOS GATOS, CA 95030

DO NOT SCALE PLANS
SCALE REFLECTS
DRAWINGS PRINTED ON
ARCH D 24x36 SIZE SHEETS

(E) SITE PLAN

NOT FOR CONSTRUCTION

Oct. 25, 2025



LOS GATOS TOWN CODE
CHAPTER 29 - ZONING REGULATIONS ARTICLE I - IN GENERAL
DIVISION 2. TREE PROTECTION

SECTION 29.20.100. PROTECTION OF TREES DURING CONSTRUCTION.
(A) PROTECTIVE TREES: FENCING SHALL SPECIFY THE FOLLOWING:
(1) SIZE AND MATERIALS: SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS
SIX (6) FEET APART. THE POSTS SHALL BE BURIED IN A TRENCH 10-12 INCHES DEEP, EXCAVATED 10-12 INCHES DEEP FOR PAVING AREA
THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A
CONCRETE BASE.
(2) **TYPE I FENCING**: TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE
TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST; TYPE II: ENCLOSURE FOR STREET
TREES LOCATED IN A PLANTER STRIP OR LINE FENCE AROUND THE ENTIRE PLANTER STRIP; TYPE III: PROTECTION OF THE DRIPLINE AREA IN A SMALL CIRCLE, THE OUTSIDE OF WHICH IS A 12-INCH DIAMETER CIRCLE, WHICH
SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON
THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

(3) DURATION OF TYPE I, II, III FENCING: PERMANENTLY UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETED, GRADING OR CONSTRUCTION PERMITS
ARE ISSUED, OR THE PROJECT IS COMPLETED. THE WORK IS COMPLETED, CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE
PROJECT ARBORIST IN WRITING.

(4) **WARNING SIGN**: EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8 X 11-INCH SIGN STATING: "WARNING—TREE
PROTECTION FENCE". VIOLATION OF THIS SIGN SHALL BE SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.202.

(5) **ALL PERSONS**: SHALL COMPLY WITH THE FOLLOWING PROVISIONS:

(1) **UPON THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE** AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ)
WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE
AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT
OR CONSTRUCTION ACTIVITIES WHICH WOULD OCCUR WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE
ENCROACHMENT OF THE CONSTRUCTION.

(2) **PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO**: EXCAVATION, GRADING, DRAINAGE
ACTIVITIES, CONCRETE PLACEMENT, ETC.

(3) **PROHIBIT DISPOSAL OR DEPOSING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS** WITHIN THE DRIPLINE OR
IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.

(4) **NO CONSTRUCTION ACTIVITIES** SHALL BE PERMITTED ON THE DRIPLINE OF A PROTECTED TREE.

(5) **DESIGN UTILITY SERVICES AND IRRIGATION LINES** TO THE PROTECTED TREE WHEN FEASIBLE.

(6) **RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST** FOR
PROTECTION OF THE DRIPLINE OF THE PROTECTED TREE. THE PROJECT ARBORIST SHALL BE RESPONSIBLE FOR THE
HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHEN EVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE
PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

(7) **THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE** DURING
CONSTRUCTION ACTIVITIES. PENALTY TREATMENT MAY BE ADMINISTERED.

(ORD. NO. 2114, §§ I, II, 8-4-03)

PAGE 1 OF 8&EBC. 29.10.10. PRUNING AND MAINTENANCE.

AN APPROVED ARBORIST SHALL FOLLOW THE CURRENT VERSION OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST
MANAGEMENT PRACTICES—TREE PRUNING AND PART I TREE, SHRUB AND OTHER WOODY PLANT
MANAGEMENT—STANDARD PRACTICES, (PRUNING) AND ANY SPECIAL CONDITIONS AS DETERMINED BY THE DIRECTOR. FOR
DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE, SHALL BE
SPECIFIED.

(1) **NO PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE
VICINITY OF A PROTECTED TREE** SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING
PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TIE/BEET OPTIC TRENCHING, GAS, WATER, SEWER
TRENCHING, ETC.)

(2) **PRUNING FOR CLEARANCE OF UTILITY LINES AND ENERGIZED CONDUCTORS** SHALL BE PERFORMED IN COMPLIANCE WITH THE
CURRENT VERSION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 PART I: PRUNING, SECTION 5.9 UTILITY
PRUNNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. EXCEPT WHERE NO ALTERNATIVE IS AVAILABLE, THE
PRUNNING SHALL BE PERFORMED BY A CERTIFIED OR CONSULTING ARBORIST.

(3) **NO PERSON SHALL PRUNE, TRIM, CUT OFF, OR PERFORM ANY WORK, ON A TREE OCCASIONALLY OR CONTINUALLY, OVER A
THREE-YEAR PERIOD, AFFECTING TWENTY-FIVE PERCENT OR MORE OF THE CROWN OF ANY PROTECTED TREE WITHOUT FIRST
OBTAINING A PERMIT PURSUANT TO THIS DIVISION EXCEPT FOR POLLARDING OF FRUITLESS MULBERRY TREES (*MORUS ALBA*) OR
OTHER SPECIFIED TREES AS DETERMINED BY THE DIRECTOR. THE DIRECTOR SHALL APPROVE THE PERMIT. APPLICATIONS FOR A PRUNING PERMIT SHALL INCLUDE PHOTOGRAPHS
INDICATING WHERE PRUNING IS PROPOSED.**

(4) **NO PERSON SHALL REMOVE ANY HERITAGE TREE OR LARGE PROTECTED TREE BRANCH OR ROOT THROUGH PRUNING OR
OTHER MEANS** WHICH IS LARGER THAN FOUR (4) INCHES IN DIAMETER (12.5" IN CIRCUMFERENCE) WITHOUT FIRST OBTAINING A PERMIT
PURSUANT TO THIS DIVISION.

(ORD. NO. 2114, §§ I, II, 8-4-03)

SEC. 29.10.10. RESPONSIBILITY FOR ENFORCEMENT.
ALL ENFORCEMENT IS ENFORCED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT. WHENEVER AN ENFORCEMENT OFFICER AS DEFINED IN SECTION 1.30.015 OF THE TOWN CODE DETERMINES THAT A
VIOLATION OF THIS CODE HAS OCCURRED, THE ENFORCEMENT OFFICER SHALL HAVE THE AUTHORITY TO ISSUE AN ADMINISTRATIVE
CITATION PURSUANT TO THE PROVISIONS OF SECTION 1.30.020 OF THE TOWN CODE

(ORD. NO. 2114, §§ I, II, 8-4-03)

WHENEVER AN ENFORCEMENT OFFICER CHARGED WITH THE ENFORCEMENT OF THIS CODE DETERMINES THAT A
VIOLATION OF THAT PROVISION HAS OCCURRED, THE ENFORCEMENT OFFICER SHALL HAVE THE AUTHORITY TO ISSUE AN
ADMINISTRATIVE CITATION TO ANY PERSON RESPONSIBLE FOR THE VIOLATION.

PAGE 2 OF 4

SEC. 29.10.10.5. ENFORCEMENT—REMEDIES FOR VIOLATION.

IN THE EVENT OF A VIOLATION OF THIS DIVISION, THE TOWN MAY TAKE THE REMEDIES PROVIDED BY LAW. THE FOLLOWING REMEDIES
SHALL BE AVAILABLE TO THE TOWN FOR VIOLATION OF THIS DIVISION.

(1) **TREE REMOVALS IN ABSENCE OF OR IN ANTICIPATION OF DEVELOPMENT**: IF A VIOLATION OCCURS IN THE ABSENCE OF OR PRIOR
TO THE COMMENCEMENT OF DEVELOPMENT, THE TOWN MAY REMOVE THE PROTECTED TREE(S) OR PART THEREOF. THE TOWN WILL NOT
ACCEPTED OR APPROVED THE PLAN OR DRAWING UNTIL THE VIOLATION HAS BEEN REMEDIED TO THE REASONABLE SATISFACTION OF THE
DIRECTOR. MITIGATION MEASURES AS DETERMINED BY THE DIRECTOR MAY BE IMPOSED AS A CONDITION OF ANY SUBSEQUENT
APPLICATION APPROVAL OR PERMIT FOR DEVELOPMENT ON THE SUBJECT PROPERTY. A MITIGATION PLAN SHALL INCLUDE SPECIFIC
MITIGATION MEASURES FOR THE PROTECTION OF ANY REMAINING TREES ON THE PROPERTY. THE MITIGATION PLAN SHALL BE APPROVED
BY THE DIRECTOR. THE MITIGATION PLAN SHALL BE APPROVED BY THE DIRECTOR AS A MITIGATION PLAN FOR THE REMOVAL OF EACH
HILLSIDE TREE THAT WAS REMOVED ILLEGALLY WITH A NEW TREE(S) IN THE SAME LOCATION(S) AS THOSE ILLEGALLY
REMOVED TREE(S). THE REPLACEMENT RATIO SHALL BE AT A GREATER RATIO THAN THAT REQUIRED IN ACCORDANCE WITH THE
STANDARDS SET FORTH IN SEC. 29.10.080 OF THIS DIVISION. IF THE COURT OR THE DIRECTOR DIRECTS A REPLACEMENT TREE OR
TREES TO BE PLANTED AS PART OF THE REMEDY FOR THE VIOLATION, THE TREES SHALL BE PERMANENTLY MAINTAINED IN A GOOD
AND HEALTHY CONDITION. THE PROPERTY OWNER SHALL EXECUTE A FIVE-YEAR WRITTEN MAINTENANCE AGREEMENT WITH THE
TOWN FOR THOSE TREES ON PUBLIC PROPERTY. REPLACEMENT IS TO BE DETERMINED BY THE DIRECTOR OF COMMUNITY
DEVELOPMENT OR BY THE DIRECTOR OF PARKS AND PUBLIC WORKS.

(2) **PENDING DEVELOPMENT APPLICATIONS INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED FURTHER UNTIL THE VIOLATION
HAS BEEN REMEDIED**: THE TOWN MAY DENY APPROVAL OF THE PENDING DEVELOPMENT APPLICATION OR THE
TOWN PLANNING COMMISSION WITH A RECOMMENDATION FOR DENIAL AT THE DIRECTOR'S DISCRETION. MITIGATION MEASURES AS
DETERMINED BY THE DIRECTOR MAY BE IMPOSED AS A CONDITION OF APPROVAL. A MITIGATION PLAN SHALL INCLUDE SPECIFIC
MITIGATION MEASURES FOR THE PROTECTION OF ANY REMAINING TREES ON THE PROPERTY. THE MITIGATION PLAN SHALL BE APPROVED
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TOWN FOR THOSE TREES ON PUBLIC PROPERTY. REPLACEMENT IS TO BE DETERMINED BY THE DIRECTOR OF COMMUNITY
DEVELOPMENT OR BY THE DIRECTOR OF PARKS AND PUBLIC WORKS.

(3) **PROJECTS UNDER CONSTRUCTION**

A. IF A VIOLATION OCCURS DURING CONSTRUCTION, THE TOWN MAY ISSUE A STOP WORK ORDER SUSPENDING AND PROHIBITING
THE CONSTRUCTION, INSPECTION AND ISSUANCE OF CERTIFICATES OF OCCUPANCY UNTIL A MITIGATION PLAN HAS BEEN FILED WITH
AN APPROVED BY THE DIRECTOR, AGREED TO IN WRITING BY THE PROPERTY OWNER(S) OR THE APPLICANT(S) OR BOTH, AND
EFFECTIVELY PLACED ON THE PROPERTY. THE MITIGATION PLAN SHALL BE APPROVED BY THE DIRECTOR AS A MITIGATION PLAN
FOR THE REMOVAL OF EACH HILLSIDE TREE THAT WAS REMOVED ILLEGALLY WITH A NEW TREE(S) IN THE SAME LOCATION(S) AS THOSE ILLEGALLY
REMOVED TREE(S). THE REPLACEMENT RATIO SHALL BE AT A GREATER RATIO THAN THAT REQUIRED IN ACCORDANCE WITH THE
STANDARDS SET FORTH IN SEC. 29.10.080 OF THIS DIVISION. IF THE COURT OR THE DIRECTOR DIRECTS A REPLACEMENT TREE OR
TREES TO BE PLANTED AS PART OF THE REMEDY FOR THE VIOLATION, THE TREES SHALL BE PERMANENTLY MAINTAINED IN A GOOD
AND HEALTHY CONDITION. THE PROPERTY OWNER SHALL EXECUTE A FIVE-YEAR WRITTEN MAINTENANCE AGREEMENT WITH THE
TOWN FOR THOSE TREES ON PUBLIC PROPERTY. REPLACEMENT IS TO BE DETERMINED BY THE DIRECTOR OF COMMUNITY
DEVELOPMENT OR BY THE DIRECTOR OF PARKS AND PUBLIC WORKS.

B. THE VIOLATION OF ANY PROVISIONS IN THIS DIVISION DURING THE CONDUCT BY ANY PERSON OF A TREE REMOVAL, LANDSCAPING,
CONSTRUCTION, INSPECTION AND ISSUANCE OF CERTIFICATES OF OCCUPANCY IN THE TOWN SHALL CONSTITUTE GROUNDS FOR REVOCATION OF ANY BUSINESS LICENSE
ISSUED TO SUCH PERSON.

(4) **CIVIL PENALTIES**

NOTWITHSTANDING SECTION 29.20.950 RELATING TO CRIMINAL PENALTY, ANY PERSON FOUND TO HAVE VIOLATED
SECTION 29.10.095 SHALL BE LIABLE TO PAY THE TOWN A CIVIL PENALTY AS PRESCRIBED IN SUBSECTIONS A THROUGH D.

PAGE 3 OF 4

A. **AS A CIVIL PENALTY** BROUGHT BY THE TOWN, A COURT MAY ASSESS AGAINST ANY PERSON WHO COMMITS, ALLOWS, OR
MAINTAINS A VIOLATION OF ANY PROVISION OF THIS DIVISION A CIVIL PENALTY IN AN AMOUNT NOT TO EXCEED FIVE THOUSAND
DOLLARS PER VIOLATION.

B. **IF A VIOLATION HAS RESULTED IN DEATH OF A PROTECTED TREE**, THE CIVIL PENALTY SHALL BE IN AN AMOUNT NOT TO EXCEED
FIVE THOUSAND DOLLARS PER TREE UNAWARDED REMOVED, OR THE REPLACEMENT VALUE OF EACH SUCH TREE
WHICHEVER AMOUNT IS HIGHER. SUCH AMOUNT SHALL BE PAYABLE TO THE TOWN AND DEPOSITED INTO THE TREE REPLACEMENT
FUND. THE REPLACEMENT VALUE FOR THE REMOVED TREE SHALL BE DETERMINED BY THE MOST RECENT EDITION
OF THE TREE PLANTING GUIDE AS PUBLISHED BY THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.

C. **IF THE COURT OR THE DIRECTOR DIRECTS A REPLACEMENT TREE OR TREES TO BE PLANTED AS PART OF THE REMEDY FOR THE
VIOLATION**, THE REPLACEMENT RATIO SHALL BE AT A GREATER RATIO THAN THAT REQUIRED IN ACCORDANCE WITH THE
STANDARDS SET FORTH IN SEC. 29.10.080 OF THIS DIVISION. IF THE COURT OR THE DIRECTOR DIRECTS A REPLACEMENT TREE OR
TREES TO BE PLANTED AS PART OF THE REMEDY FOR THE VIOLATION, THE TREES SHALL BE PERMANENTLY MAINTAINED IN A GOOD
AND HEALTHY CONDITION. THE PROPERTY OWNER SHALL EXECUTE A FIVE-YEAR WRITTEN MAINTENANCE AGREEMENT WITH THE
TOWN FOR THOSE TREES ON PUBLIC PROPERTY. REPLACEMENT IS TO BE DETERMINED BY THE DIRECTOR OF COMMUNITY
DEVELOPMENT OR BY THE DIRECTOR OF PARKS AND PUBLIC WORKS.

D. **THE COST OF ENFORCING THIS DIVISION**, WHICH SHALL INCLUDE ALL COSTS, STAFF TIME, AND ATTORNEYS' FEES
(S) **INJUNCTIVE RELIEF**: A CIVIL ACTION MAY BE COMMENCED TO ABATE, ENJOIN, OR OTHERWISE COMPEL THE CESSION OF SUCH
VIOLATION.

(6) **COSTS**

THE COSTS OF ENFORCEMENT, INVESTIGATION AND PREPARATION FOR TRIAL, THE COSTS OF TRIAL, REASONABLE EXPENSES INCLUDING
OVERHEAD AND ADMINISTRATIVE COSTS INCURRED IN PROSECUTING THE ACTION, AND REASONABLE ATTORNEY FEES

(ORD. NO. 2114, §§ I, II, 8-4-03)

SEC. 29.10.10.6. FEES

THE FEES AS PROVIDED BY TOWN RESOLUTION, PRESCRIBED THEREFORE IN THE MUNICIPAL FEES SCHEDULE SHALL ACCOMPANY THE
REMOVAL OR PRUNING PERMIT APPLICATION SUBMITTED TO THE TOWN FOR REVIEW AND EVALUATION PURSUANT TO THIS

DIVISION. (ORD. NO. 2114, §§ I, II, 8-4-03)

SEC. 29.10.10.7. CIVIL LIABILITY

IF ANY PROVISION OF THIS DIVISION OR THE APPLICATION THEREFOR TO ANY PERSON OR CIRCUMSTANCE IS HELD TO BE INVALID BY A
COURT OF COMPETENT JURISDICTION, SUCH INVALIDITY SHALL NOT AFFECT ANY OTHER PROVISION OF THIS DIVISION WHICH CAN BE
DECLARED TO BE SEVERABLE.

(ORD. NO. 2114, §§ I, II, 8-4-03)

SEC. 29.10.10.8. EXEMPTIONS

ALL NOTICES REQUIRED UNDER THIS DIVISION SHALL CONFORM TO NOTICING PROVISIONS OF THE APPLICABLE TOWN CODE.

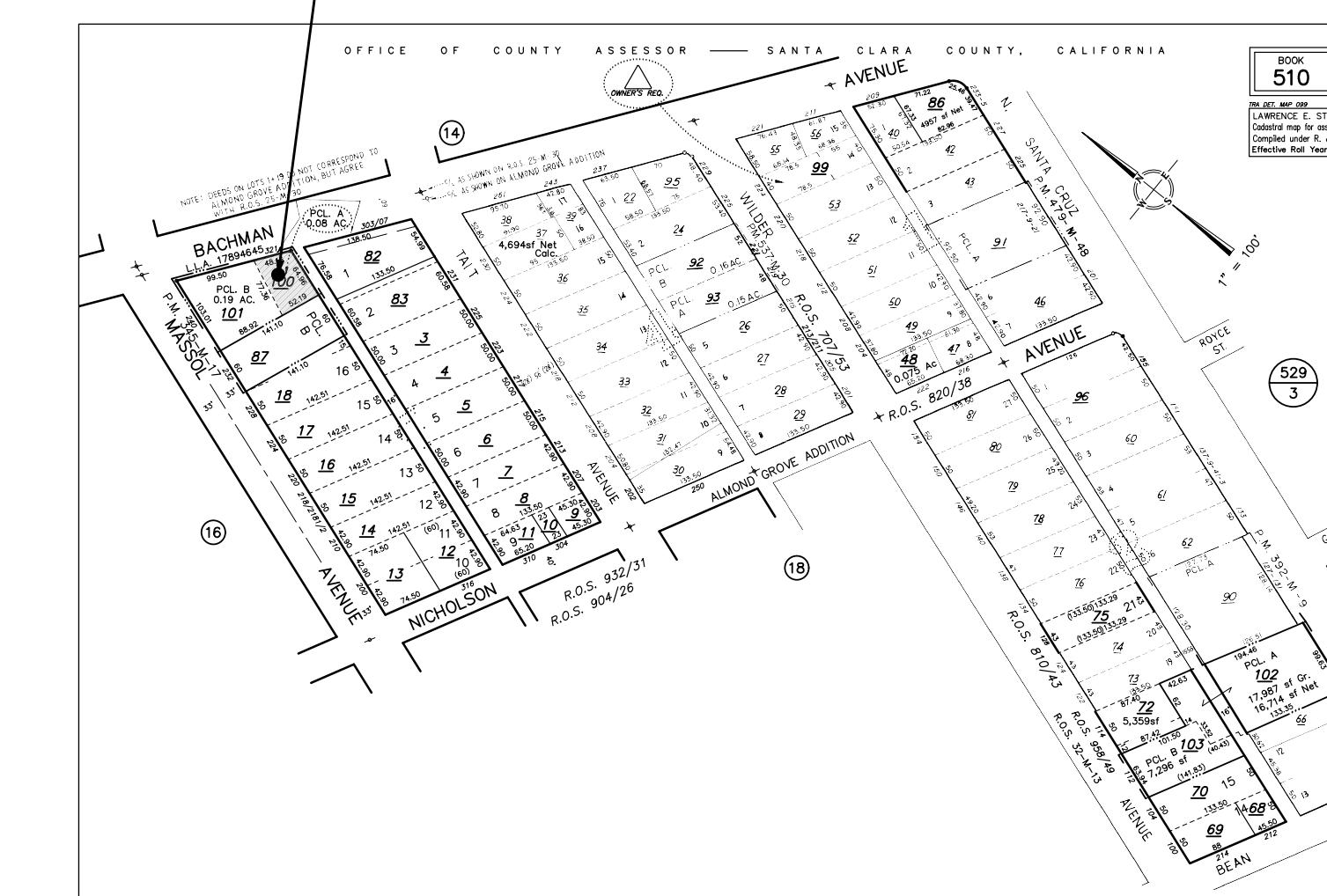
SEC. 29.10.10.9. APPEALS

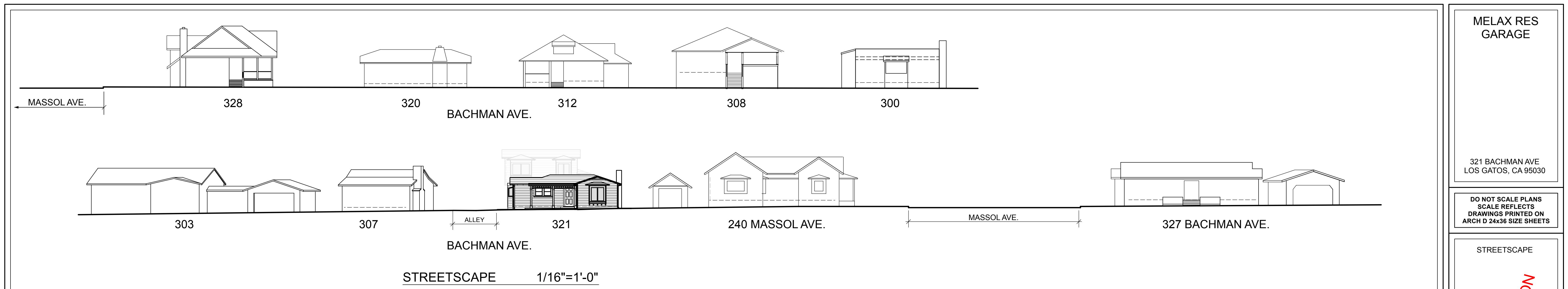
ANY PERSON WHO IS NOT SATISFIED WITH A DECISION OF THE DIRECTOR PURSUANT TO THIS DIVISION IN ACCORDANCE WITH THE
PROCEDURES SET FORTH IN SECTION 29.20.280 OF THE TOWN CODE. ALL APPEALS SHALL COMPLY WITH THE PUBLIC NOTICING
PROVISIONS OF SECTION 29.20.450 OF THE TOWN CODE.

(ORD. NO. 2114, §§ I, II, 8-4-03)

PAGE 4 OF 4

PROJECT SITE APN MAP N.T.S.





MELAX RES GARAGE

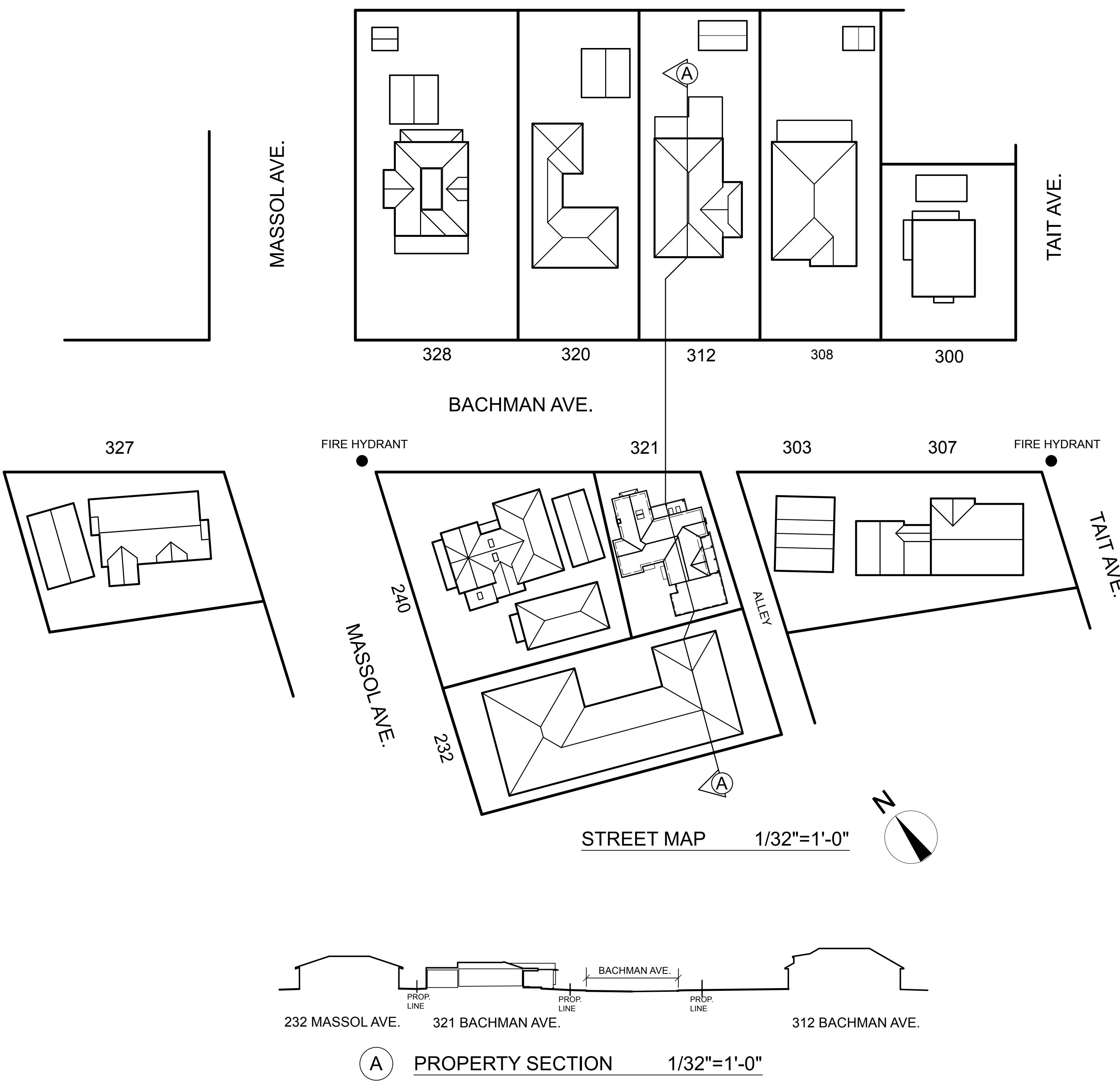
321 BACHMAN AVE
LOS GATOS, CA 95030

DO NOT SCALE PLANS
SCALE REFLECTS
DRAWINGS PRINTED ON
ARCH D 24x36 SIZE SHEETS

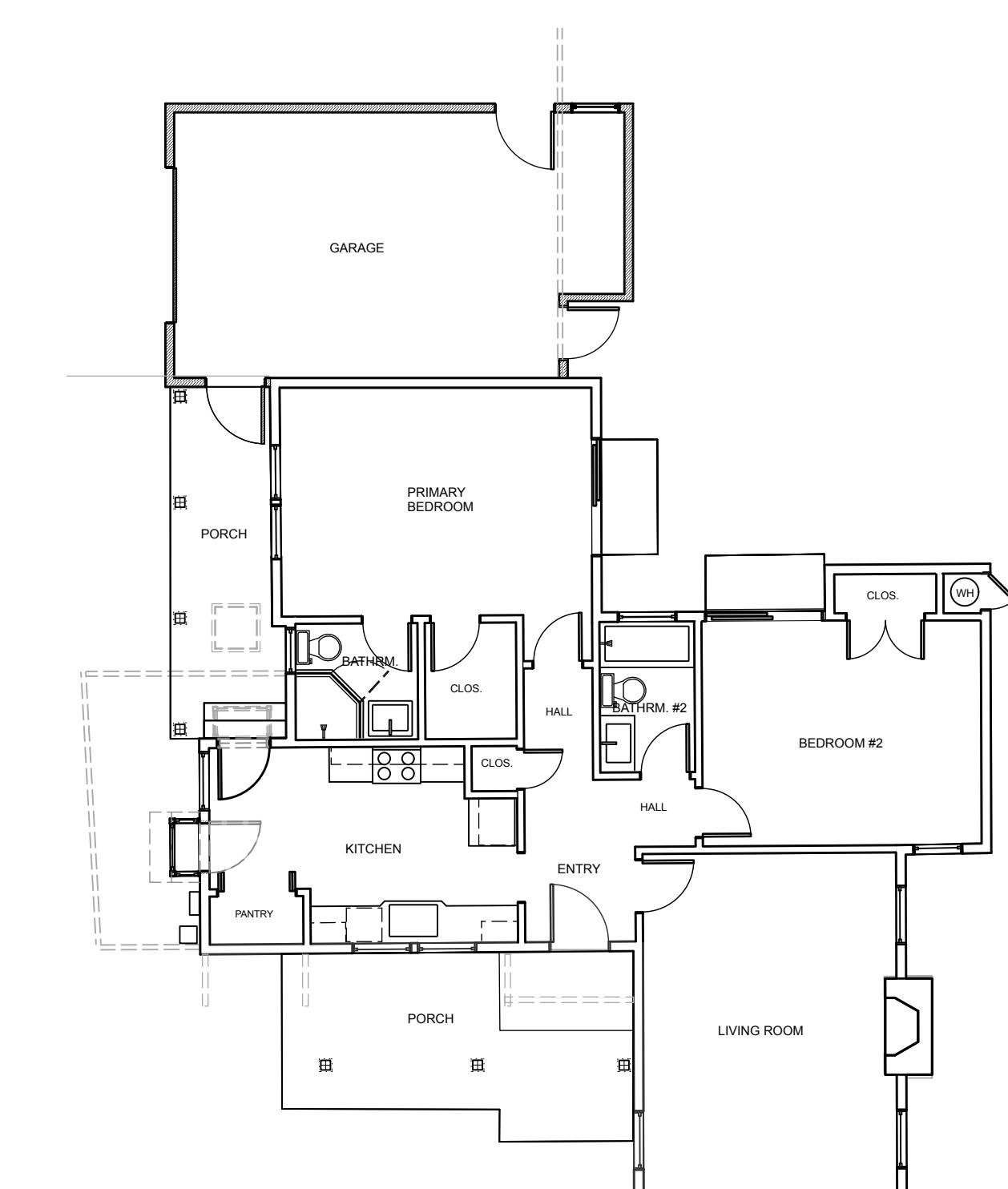
STREETSCAPE

NOT FOR CONSTRUCTION

Oct. 25, 2025



PROPOSED NORTH ELEVATION 1/4"=1'-0"



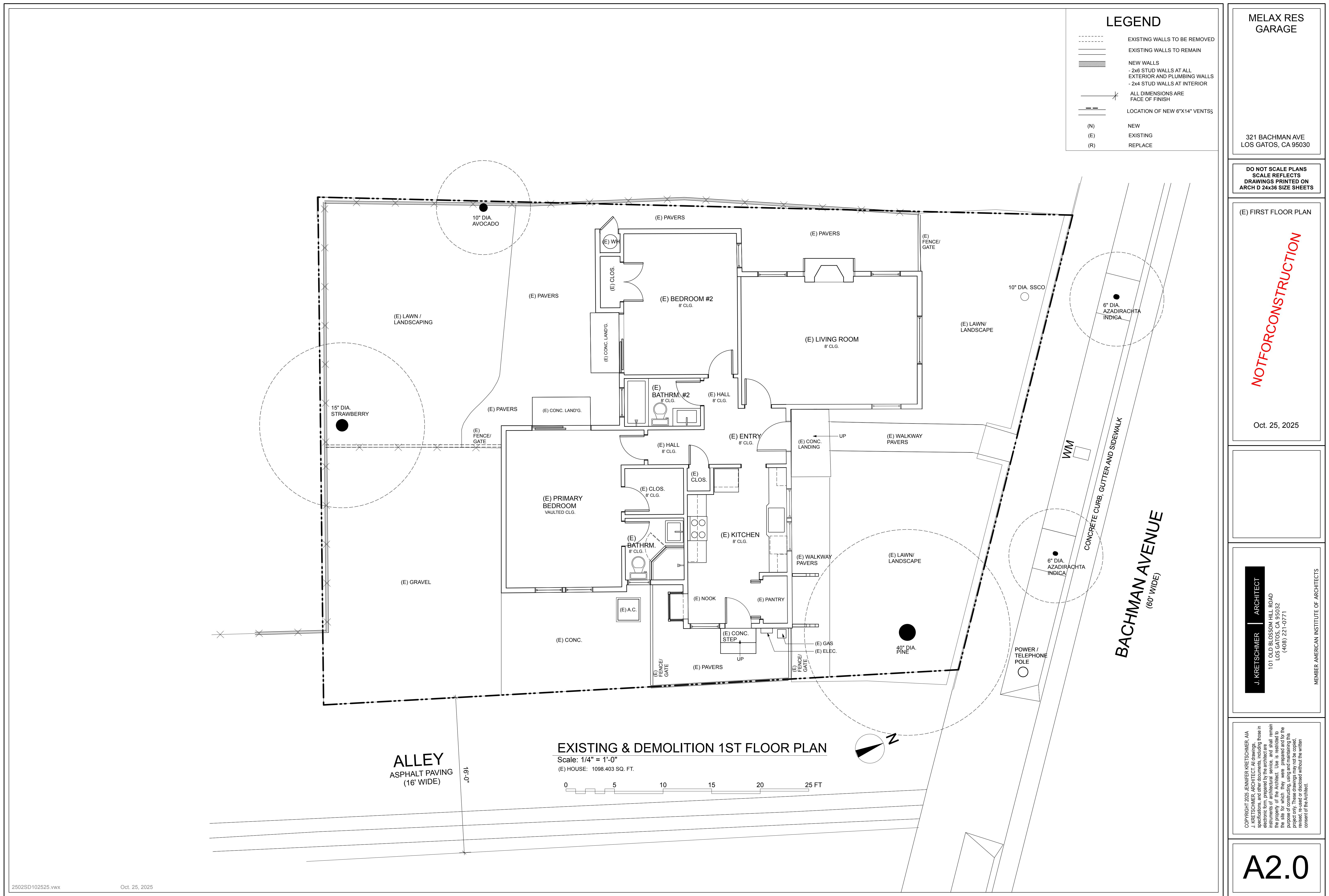
PROPOSED 1ST FLOOR PLAN
(E) = GRAY 1/8"=1'-0"

J. KRETSCHMER ARCHITECT
101 OLD BLOSSOM HILL ROAD
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A1.2



NOTES:

1. VERIFY ALL DIMENSIONS IN THE FIELD. IF DIMENSIONS DO NOT MATCH THOSE ON PLANS, CONTACT THE ARCHITECT.
2. IF ANY CONFLICT ARISES BETWEEN THE ARCHITECT'S AND THE STRUCTURAL ENGINEER'S DRAWINGS, STOP WORK AND CONTACT THE ARCHITECT FIRST.

LEGEND

EXISTING WALLS TO BE REMOVED
EXISTING WALLS TO REMAIN
NEW WALLS
2x6 STUD WALLS AT ALL
EXTERIOR AND PLUMBING WALLS
2x4 STUD WALLS AT INTERIOR
ALL DIMENSIONS ARE
FACE OF FINISH
LOCATION OF NEW 6"X14" VENTSS
NEW
EXISTING
REPLACE

MELAX RES GARAGE

21 BACHMAN AVE
S GATOS, CA 95030

FIRST FLOOR PLAN

Oct. 25, 2025

J. KRETSCHMER | ARCHITECT
101 OLD BLOSSOM HILL ROAD
LOS GATOS, CA 95032
(408) 221-0771

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A2.1

PROJECT INFORMATION

NOTE: ALSO ON G1.0

NOTE: ALSO ON G1.0

3. **FAR for lots less than 5,000 S.F.:** The allowable FAR for all structures (excluding up to 400 S.F. of garage space) on any lot containing less than 5,000 S.F. shall be determined by the following formula:

$$FAR = .40 - \left(\frac{[A - 2]}{3} \times .05 \right)$$

where:
A is the net lot area in thousands of S.F.
4,500 S.F. is written as 4.5)

Note: The product of the FAR equation will be a decimal, which shall be rounded to two decimal places. For example, a product of 0.358 shall be rounded to 0.36, which is the FAR for a 4,500 S.F. lot. To calculate the maximum living area, multiply the FAR by the lot area as follows:

0.36 x 4,500 S.F. = 1,620 S.F. of maximum floor area

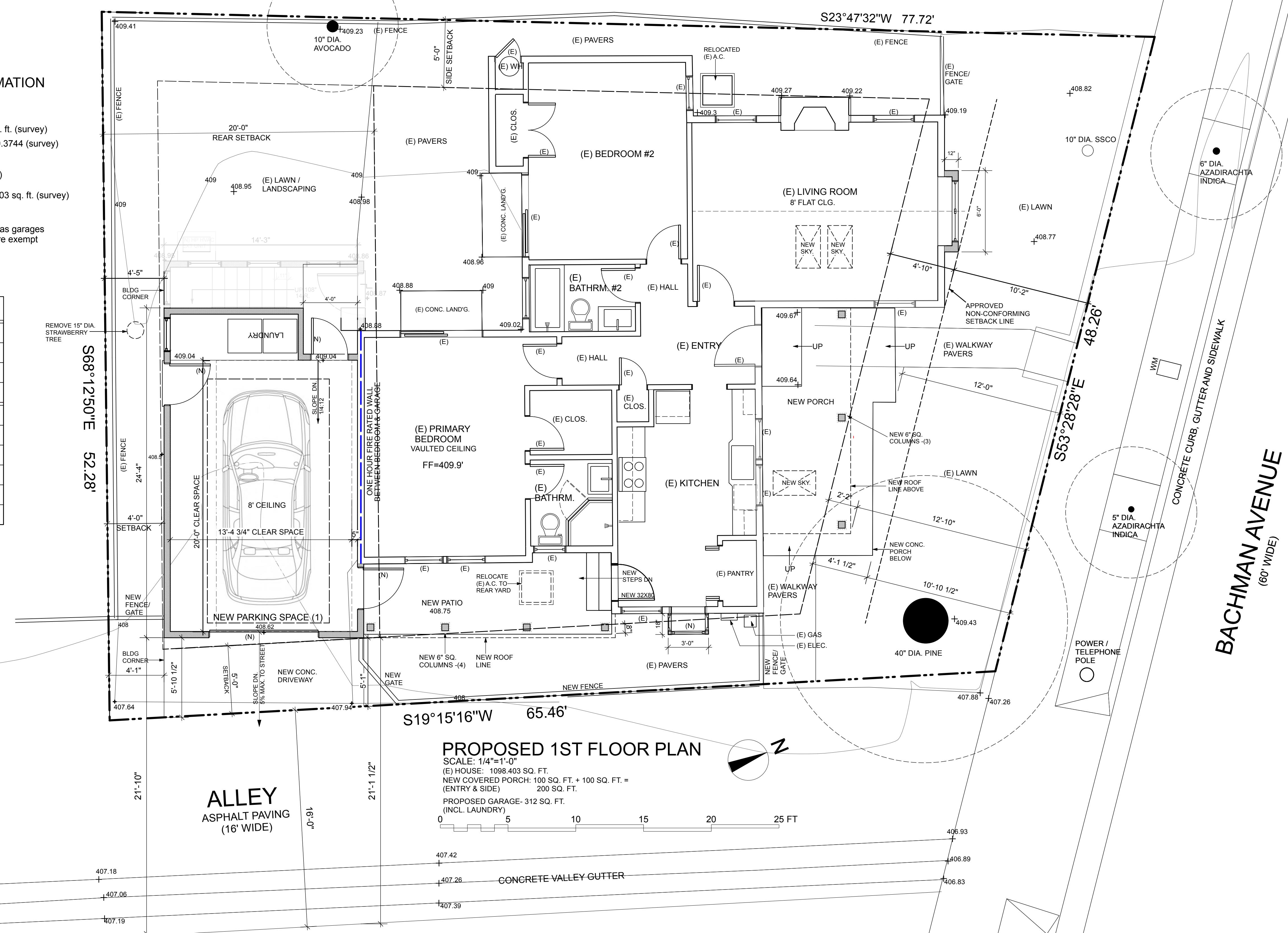
0.36 x 4,500 S.F. = 1,620 S.F. of maximum floor area

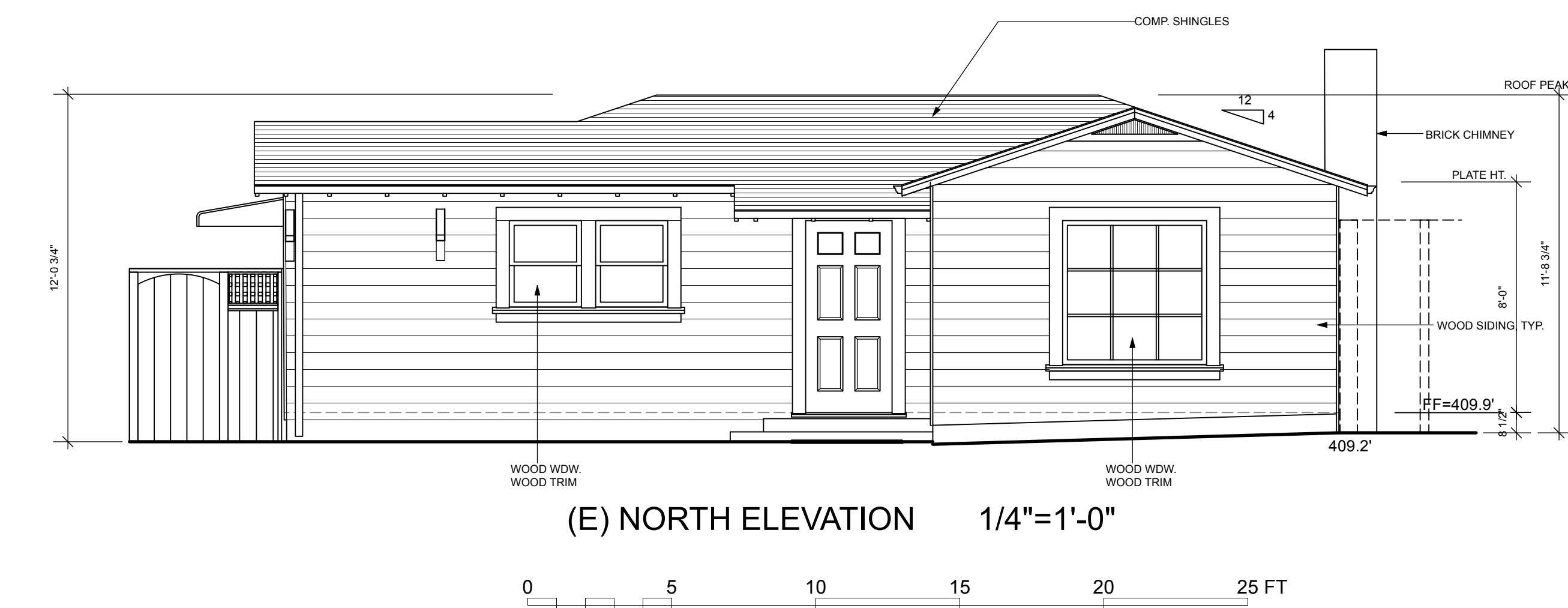
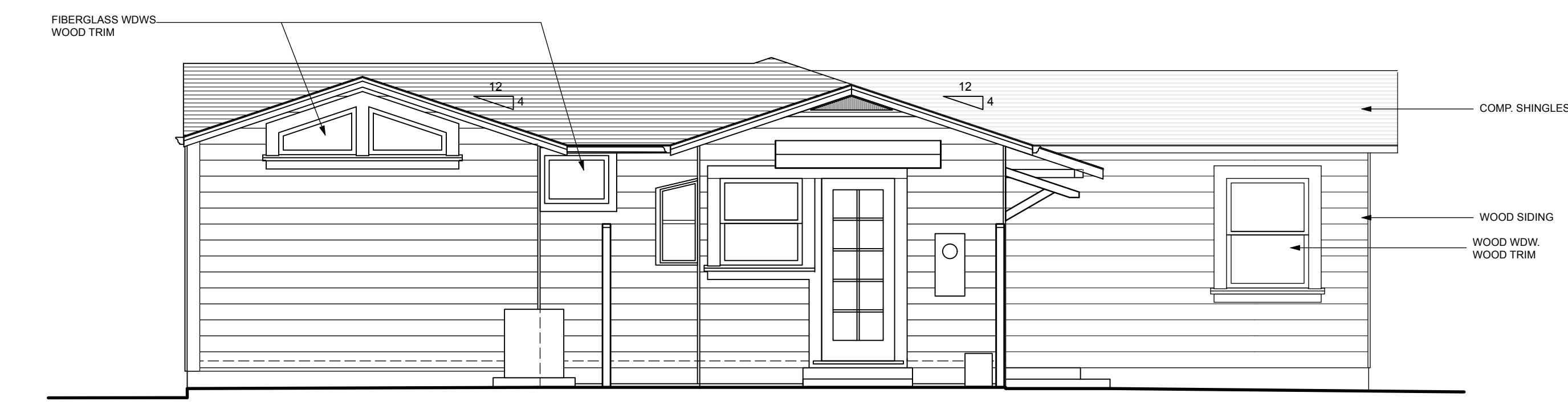
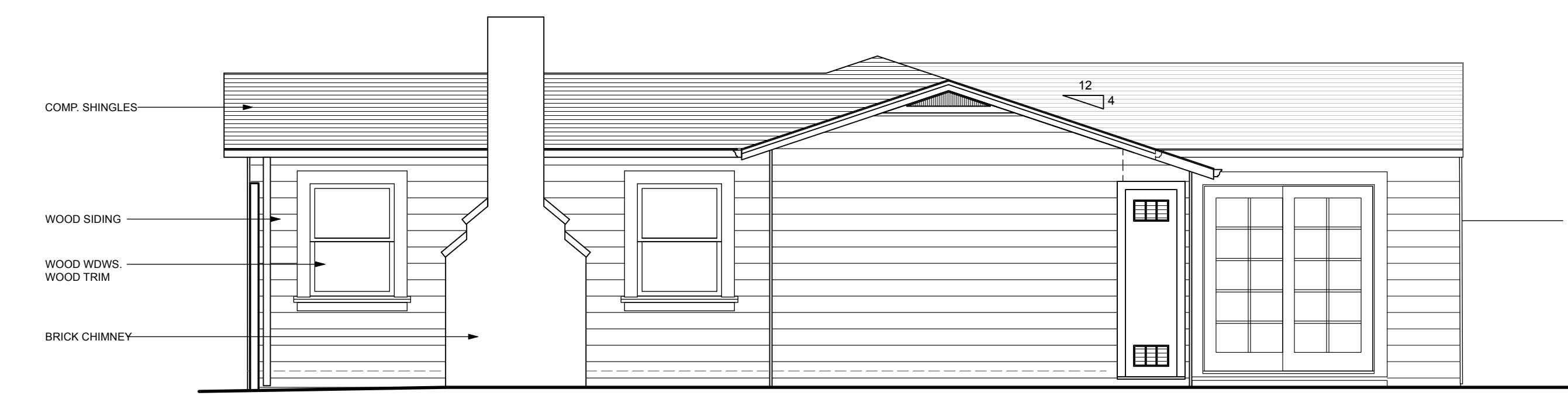
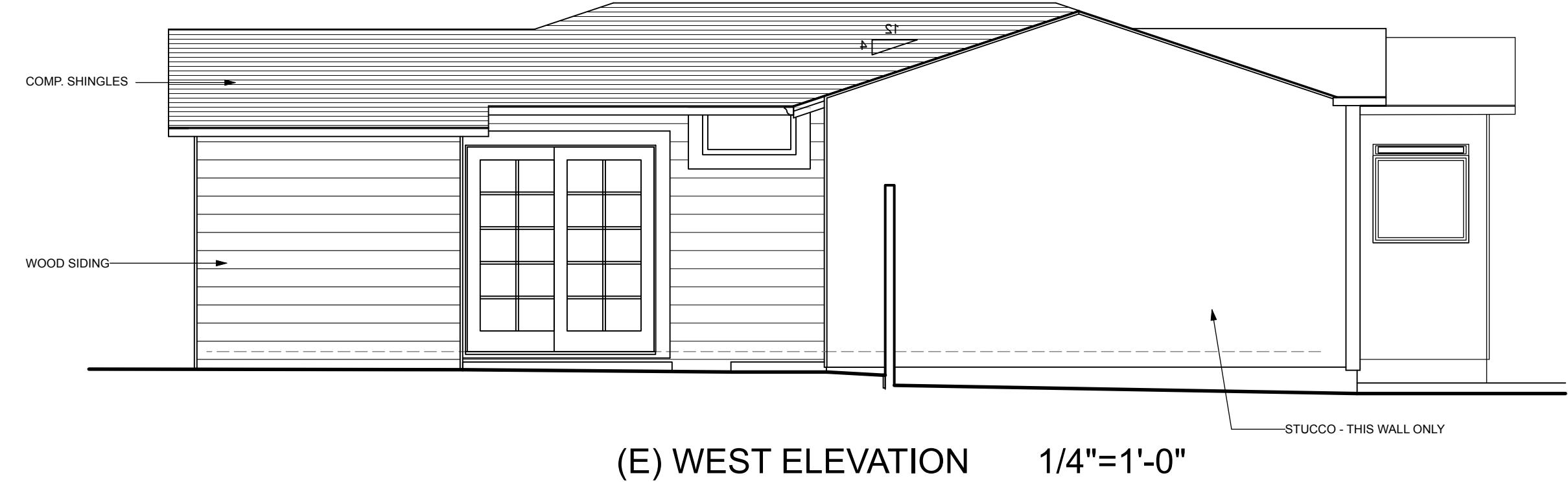
BUILDING LOT COVERAGE

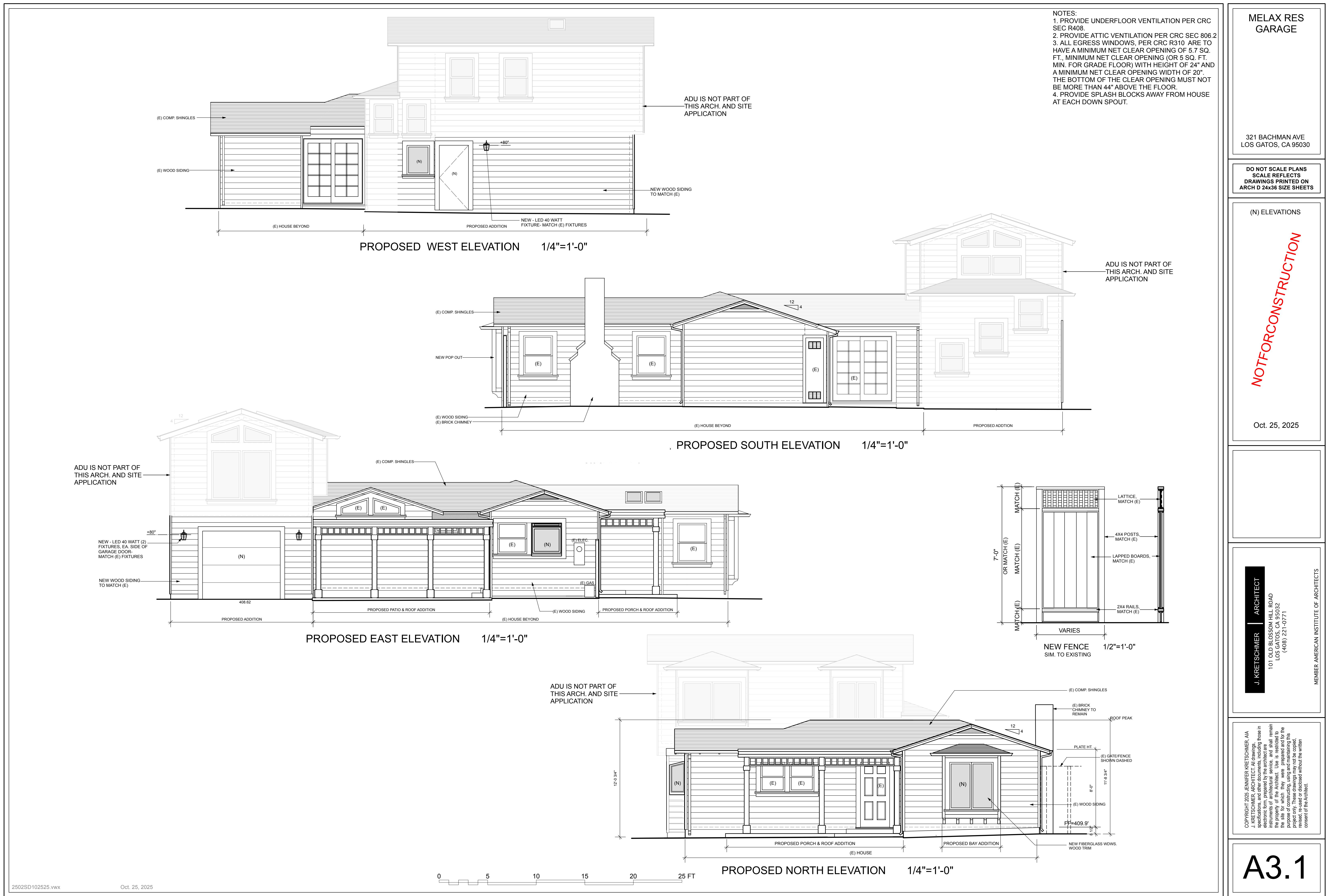
BUILDING LOT COVERAGE	
EXISTING	FIRST FLOOR: 1098.403 SQ. FT.
	TOTAL (E): 1098.403 SQ. FT.
	LOT SIZE: 3538.456 (PER SURVEY)
	(E) LOT COVERAGE: 0.31= 31%
PROPOSED	FIRST FLOOR: 1098.403 SQ. FT.
	GARAGE: 312 SQ. FT.
	COVERED PORCH: 200 SQ. FT.
	TOTAL PROPOSED: 1610.403 SQ. FT.
	LOT SIZE: 3538.456 (PER SURVEY)
	PROPOSED LOT COVERAGE: 0.455= 46%

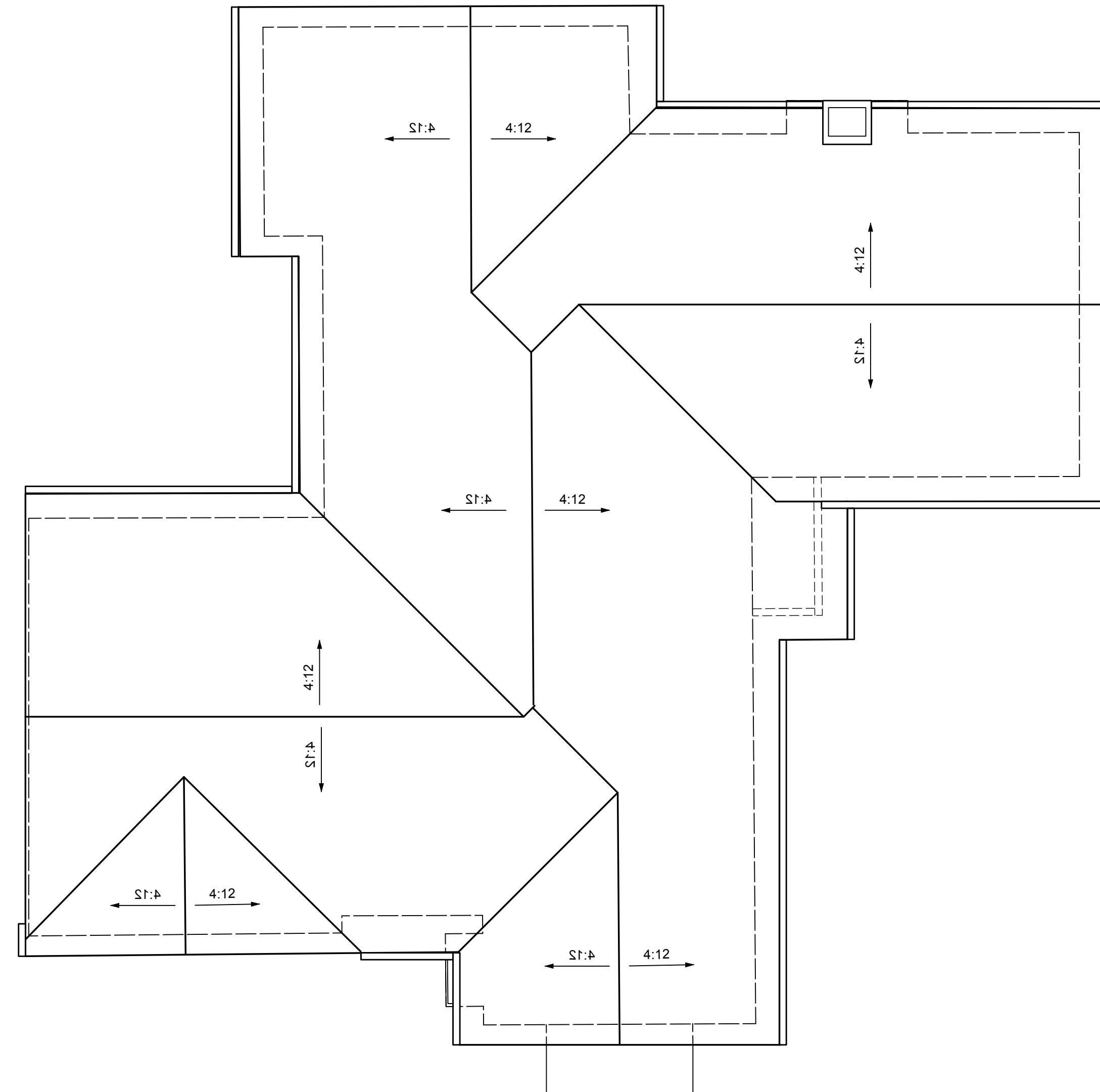
SURFACE AREA

SURFACE AREA		
	PERVIOUS	IMPERVIOUS
EXISTING	2440.053 SQ. FT.	1098.403. SQ. FT.
PROPOSED	1928.053 SQ. FT.	1610.403. SQ. FT.





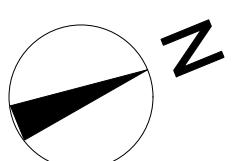


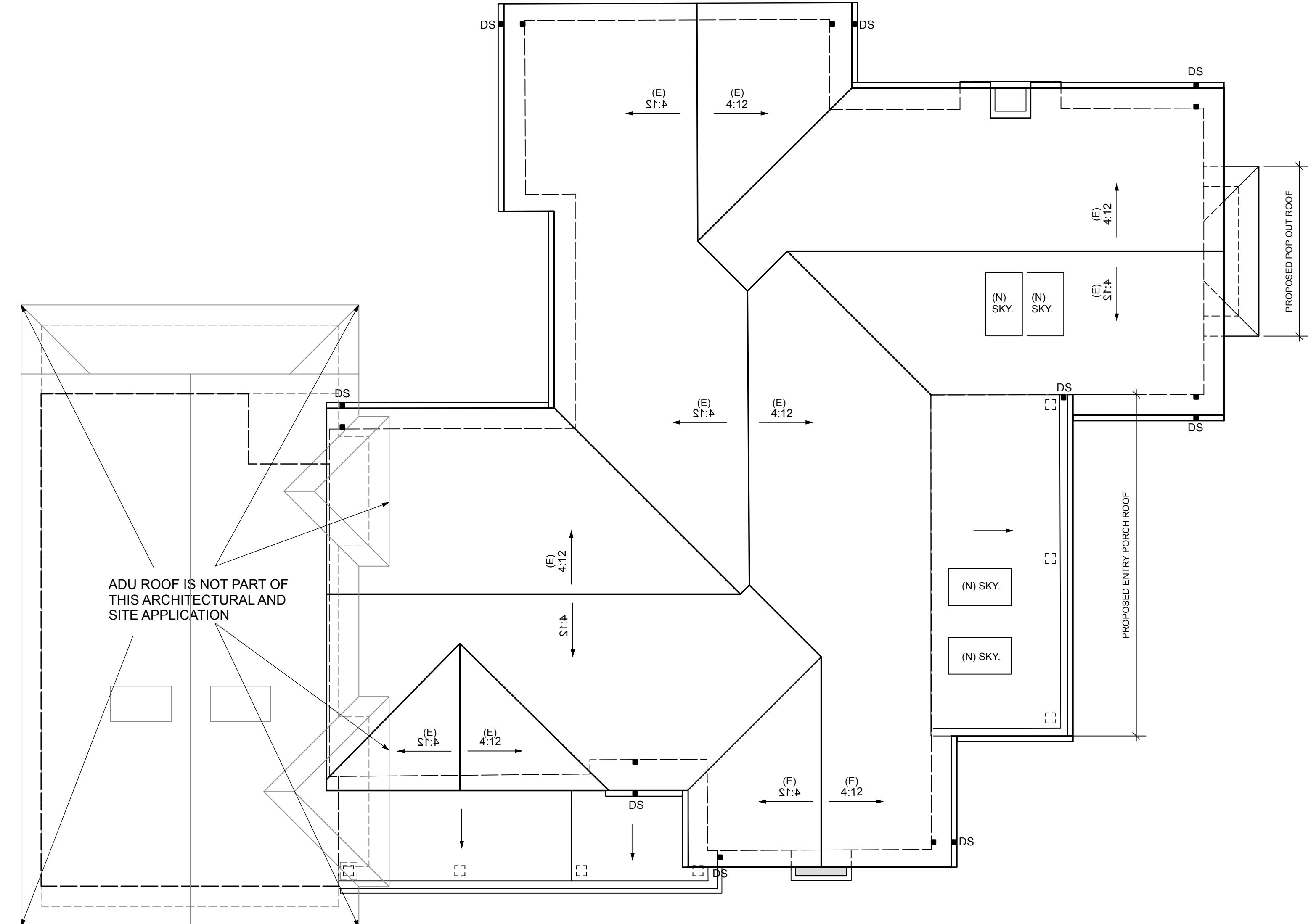


EXISTING ROOF PLAN

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

0 5 10 15 20 25 FT





PROPOSED SOUTH ELEVATION

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

0 5 10 15 20 25 FT