

A-1



EAST EXTERIOR PHOTOS



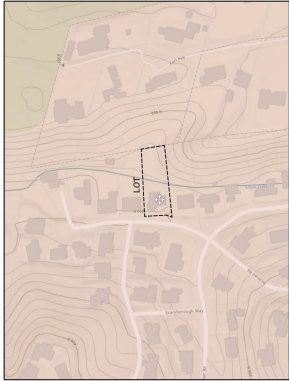
NORTH EXTERIOR PHOTOS



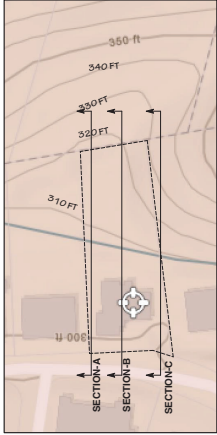
WEST EXTERIOR PHOTOS



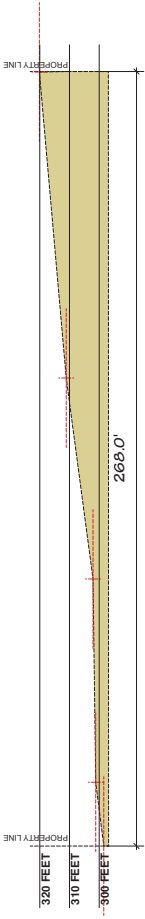
SOUTH EXTERIOR PHOTOS



USGA SITE

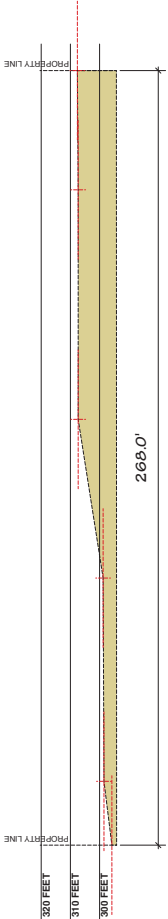


SCALE: N.T.S.



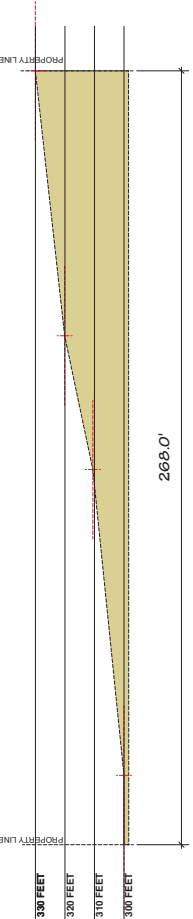
SECTION A

SCALE: N.T.S.



SECTION B

SCALE: N.T.S.



SECTION C

SCALE: N.T.S.

SECTION A	SECTION B	SECTION C
HIGHEST ELEVATION = 320.0 FT LOWEST ELEVATION = 285.0 FT TOTAL LENGTH = 268.0 FT	HIGHEST ELEVATION = 308.0 FT LOWEST ELEVATION = 285.0 FT TOTAL LENGTH = 268.0 FT	HIGHEST ELEVATION = 330.0 FT LOWEST ELEVATION = 285.0 FT TOTAL LENGTH = 268.0 FT
320.0 - 285.0 = 45 FT 45 / 268 = .130 AVERAGE SLOPE = 13%	330.0 - 285.0 = 23 FT 45 / 268 = .085 AVERAGE SLOPE = 8%	330.0 - 285.0 = 45 FT 45 / 268 = .167 AVERAGE SLOPE = 16%

$S = (0.002311) / A$
 $S = (0.0023(10)(268.38)) / 56$
 $S = 11.02\%$

AVERAGE SLOPE FOR LOT = 11.02%

OWNER: MR. & MRS. EDDINGTON
695 BICKNELL ROAD
LOS GATOS CA, 95032

DESIGN BY: PACIFIC BLUE DEVELOPMENTS
www.pacificblue.com
1400 SHAWLICK CIRCLE
CARMEL, CA 95008
310.426.1199
MICHAEL S. BAKER
MICHAEL S. BAKER



REVISION:

EXTERIOR ELEVATIONS AND CALCULATIONS
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PBD
JOB NO. 21-02
DATE 01/06/2028
SCALE AS SHOWN
SHEET

A-2.1

OWNER: MR. & MRS. EDDINGTON
695 BICKNELL ROAD
LOS GATOS CA. 95032

DESIGN BY:
PACIFIC BLUE DEVELOPMENTS
3000 N. 1ST AVE.
LOS GATOS, CA 95032
WWW.PACIFICBLUE.COM



REVISION:

EXISTING / DEMO FIRST FLOOR PLAN
EXISTING / DEMO SECOND FLOOR PLAN

DRAWN BY	PBD
CHECKED BY	JOB NO.
DATE	21-02
SCALE	AS SHOWN
SHEET	A-3

A-3

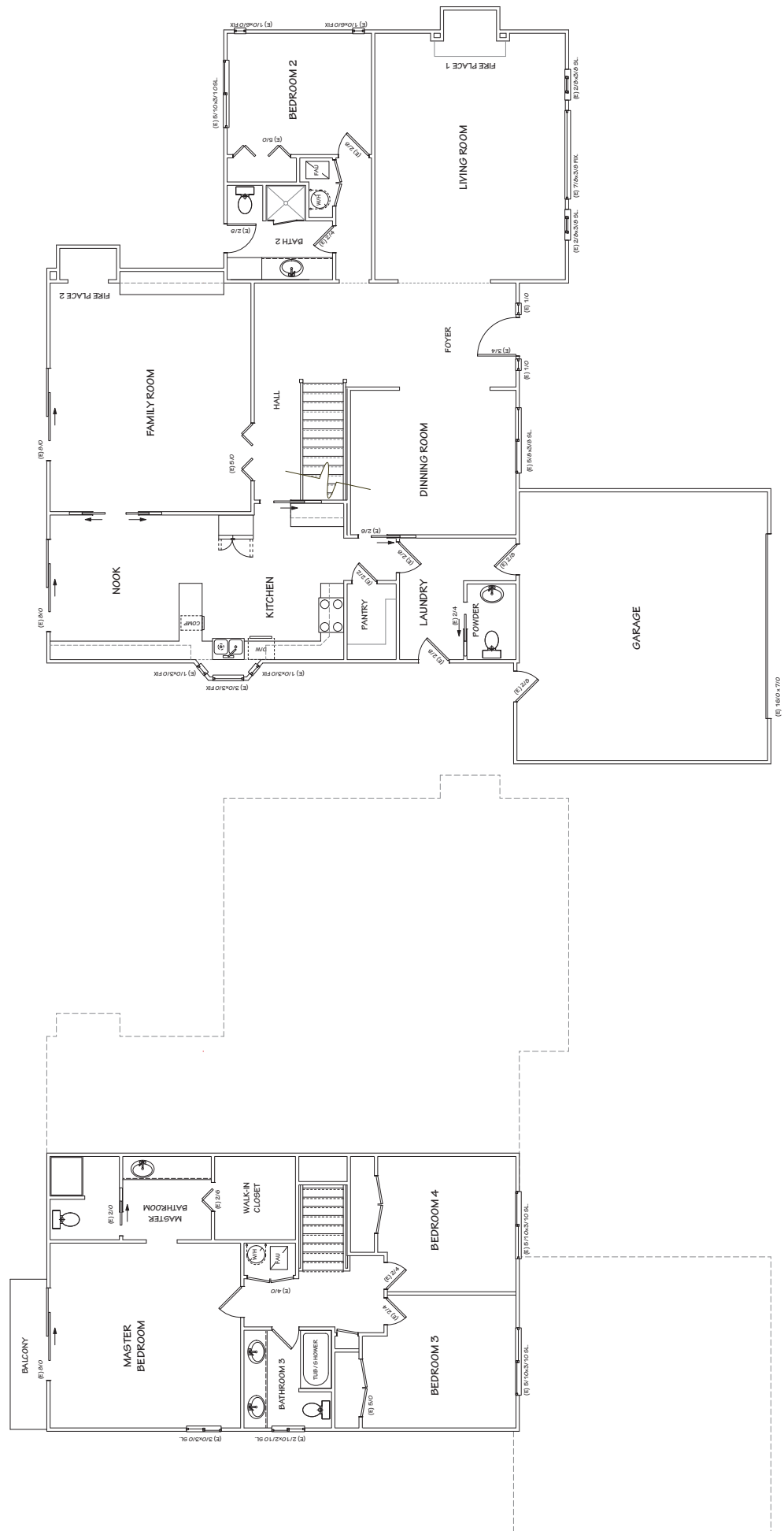
SCALE: 1/4" = 1'-0"

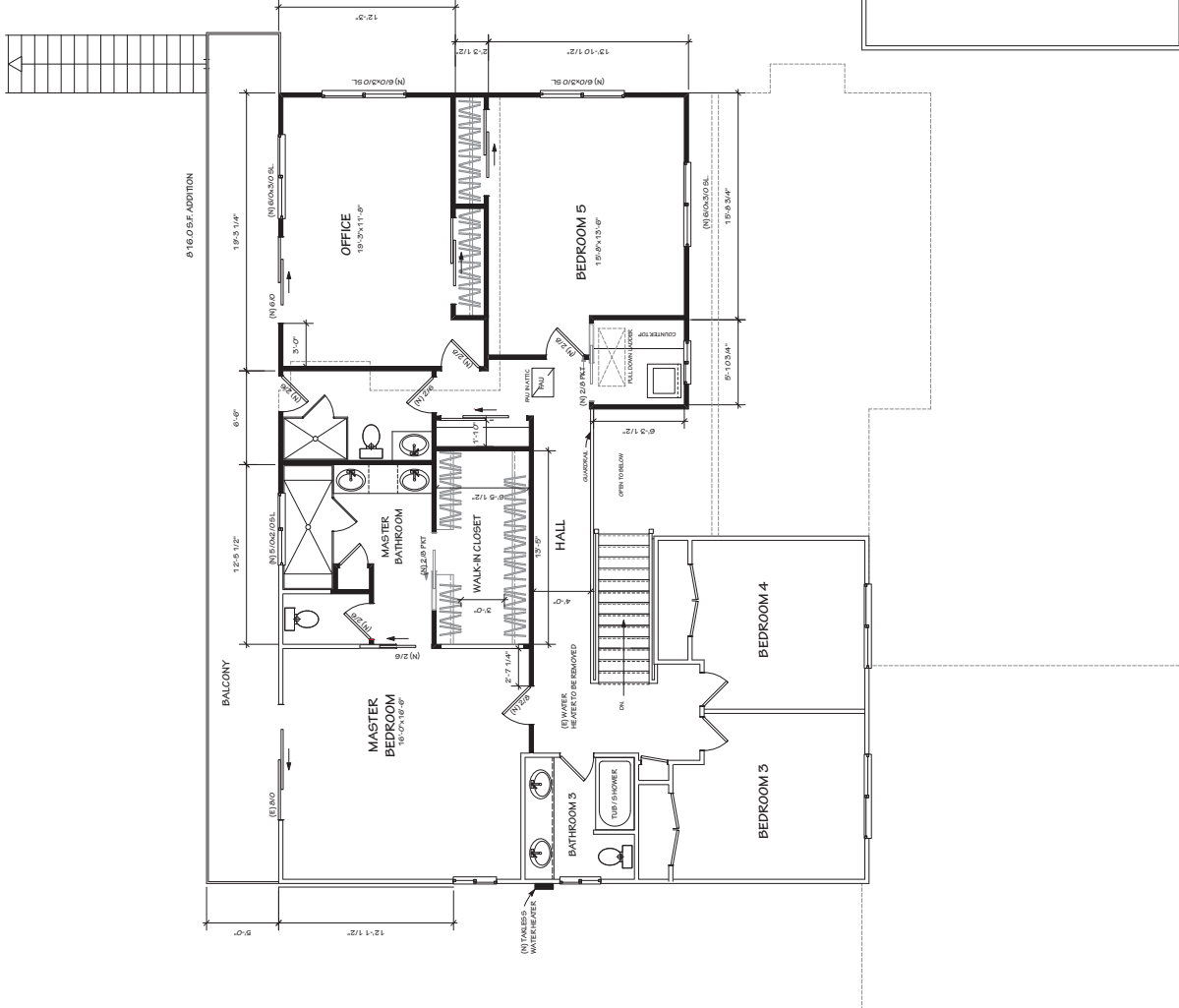
EXISTING / FIRST FLOOR PLAN

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

EXISTING / SECOND FLOOR PLAN

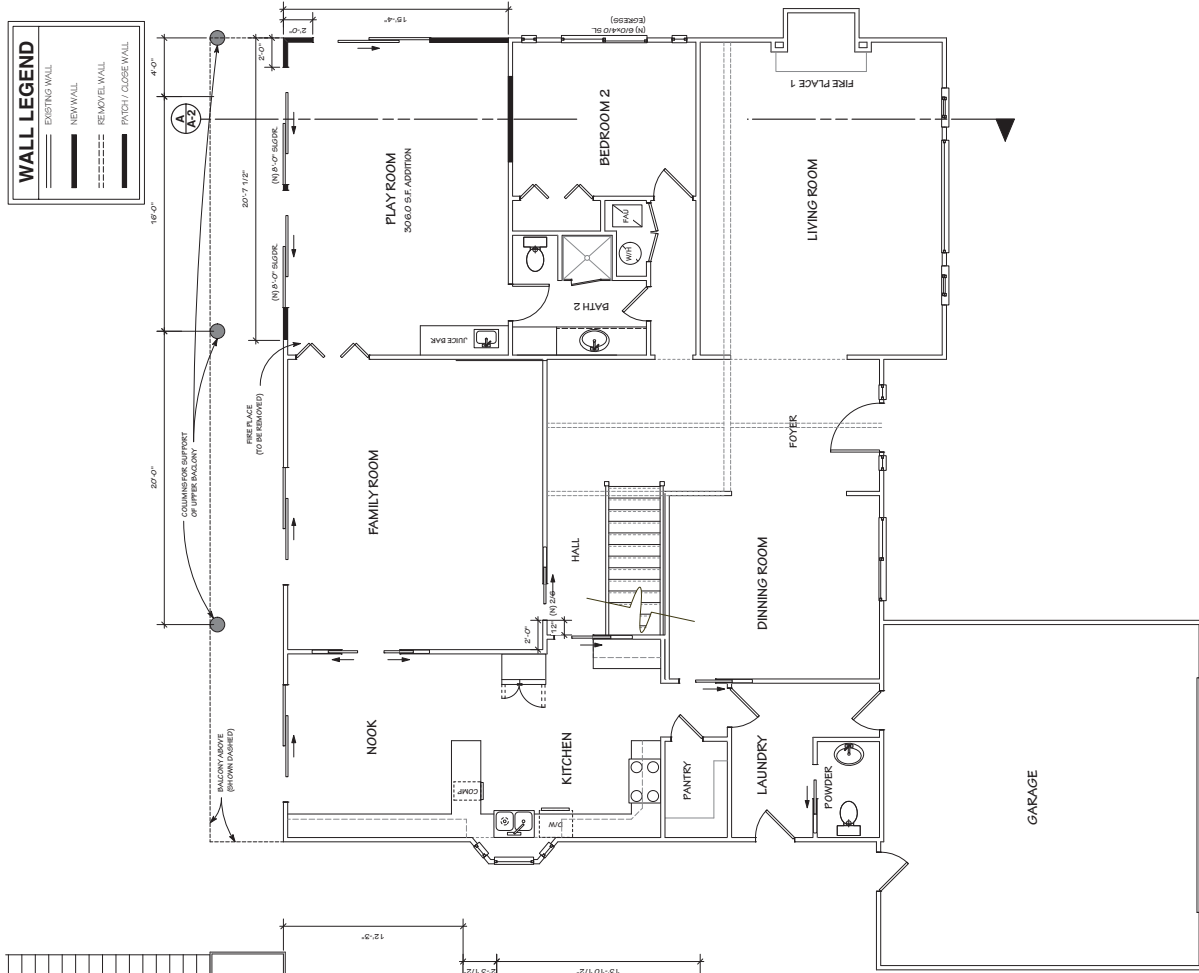
WALL LEGEND
EXISTING WALL
NEW WALL
REMOVE WALL
PATCH / CLOSE WALL





PROPOSED SECOND FLOOR PLAN

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



PROPOSED FIRST FLOOR PLAN

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

OWNER: MR. & MRS. EDDINGTON
695 BICKNELL ROAD
LOS GATOS CA. 95032

DESIGN BY: PACIFIC BLUE DEVELOPMENTS
www.pacificblue.com
CAROLIN C. ROSS
ARCHITECT
30000 N. 1ST AVE.
SUITE 100
LOS GATOS, CA 95032

REVISIONS:

NO.	DESCRIPTION
1	ISSUED FOR PERMIT

PROPOSED FIRST FLOOR PLAN
PROPOSED SECOND FLOOR PLAN
PLAN NOTES

DRAWN BY: *[Signature]*
CHECKED BY: *[Signature]*
PBD
JOB NO. 21-02
DATE 01/06/2026
SCALE AS SHOWN
SHEET A-4

Engineer:
DB ENGINEERING
2021 The Alameda, Suite 360
San Jose, CA 95126
Phone: (408) 621-0114
Email:
db.dbengineering@gmail.com



Designer:
Michael Radu
Pacific Blue
Developments
35 Colleen Way
Campbell, CA 95008
(408) 504-6826

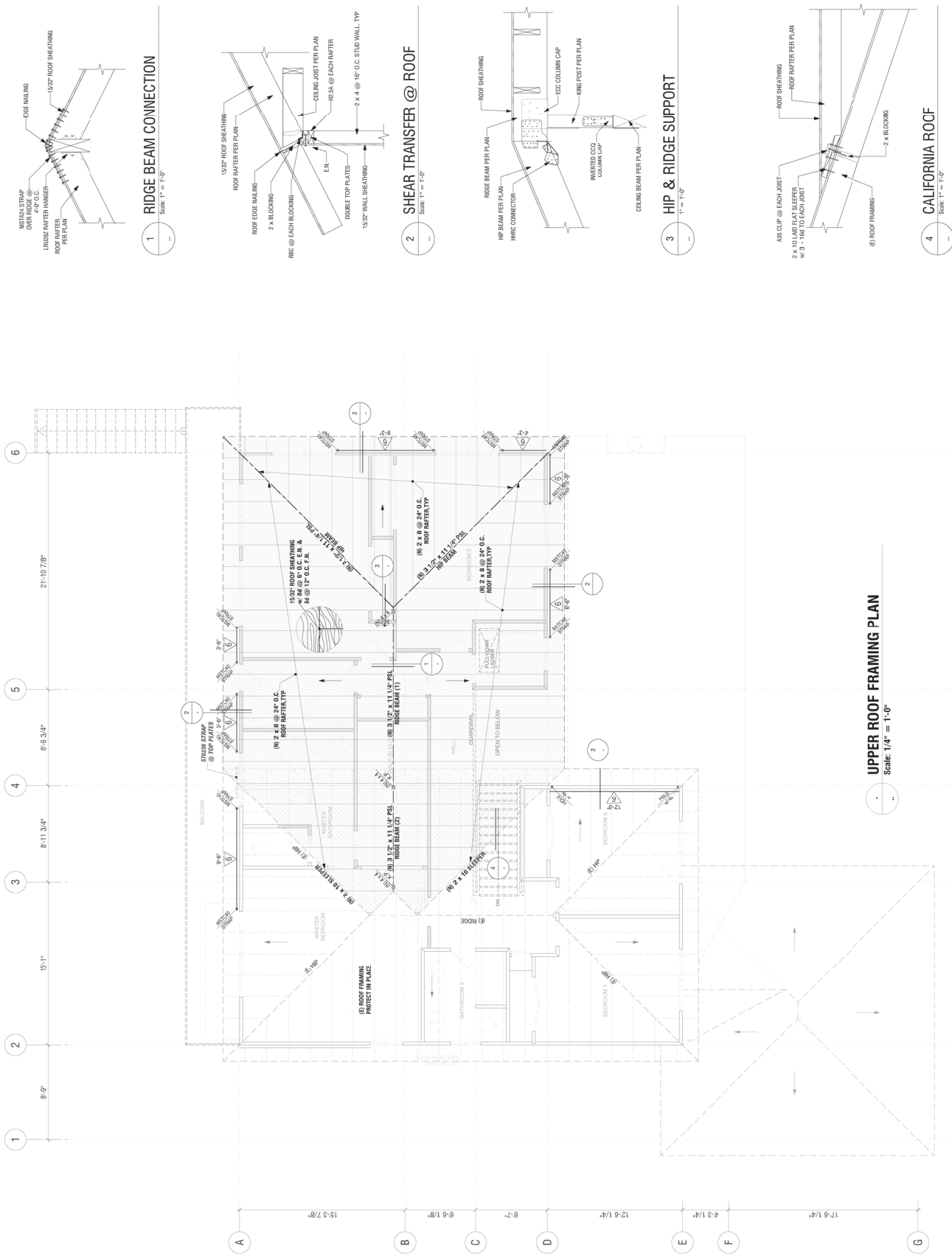
Project: **ADDITION & REMODEL
695 BICKNELL ROAD
LOS GATOS, CA 95032**

[illegible]

Sheet

S2

of 6 sheets



Engineer:
DB ENGINEERING
2021 The Alameda, Suite 360
San Jose, CA 95126
Phone: (408) 621-0114
Email:
db.dbengineering@gmail.com



Designer:
Michael Radu
Pacific Blue
Developments
35 Colleen Way
Campbell, CA 95008
(408) 504-6826

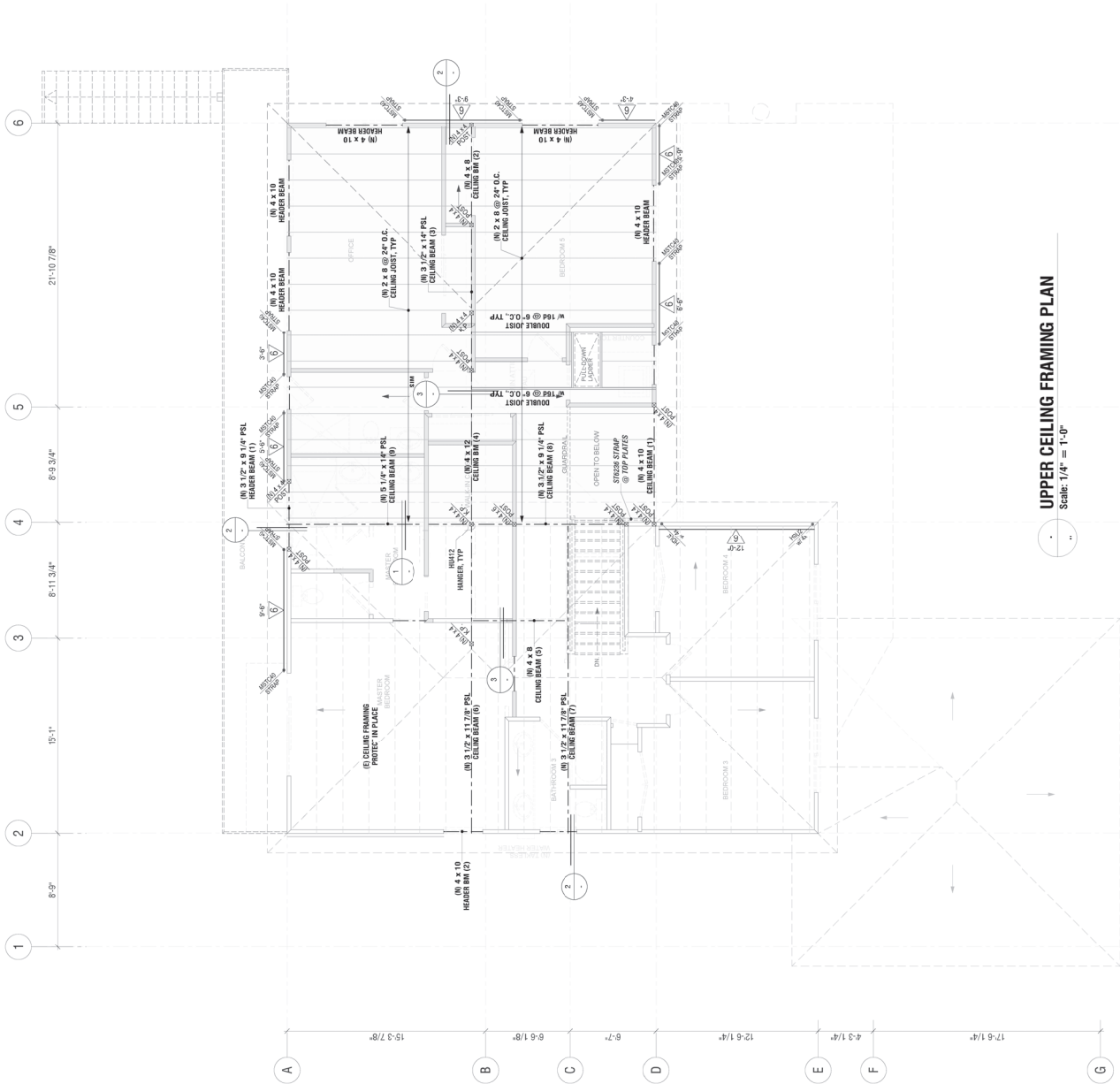
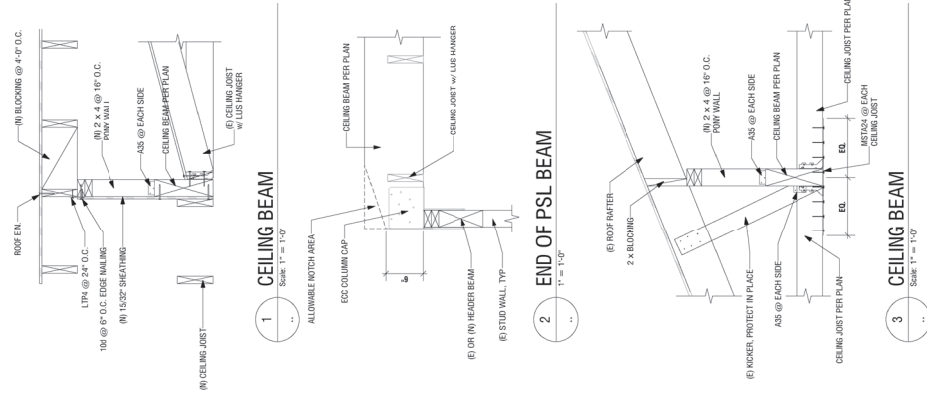
Project:

**ADDITION & REMODEL
695 BICKNELL ROAD
LOS GATOS, CA 95032**

Job Number: 22045					
Date: December 4, 2024					
Revisions:					

Sheet 33

of 6 sheets



UPPER CEILING FRAMING PLAN
Scale: 1/4" = 1'-0"



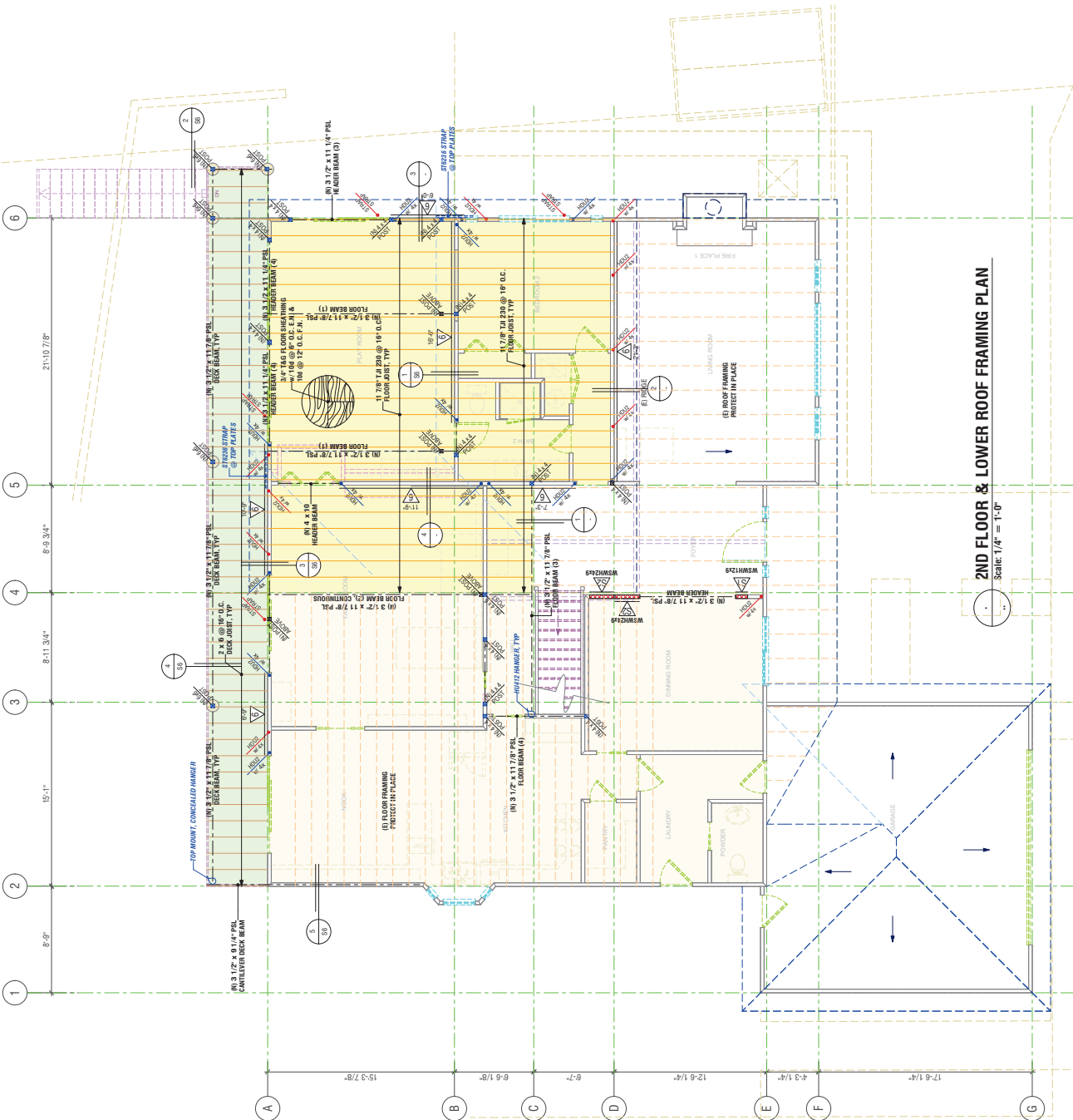
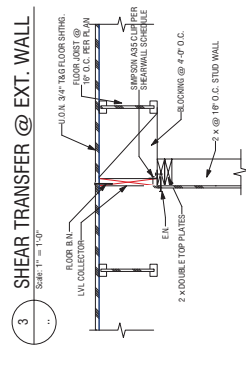
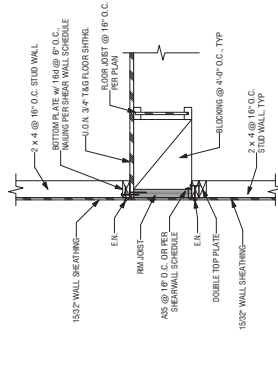
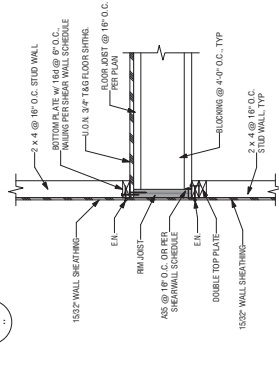
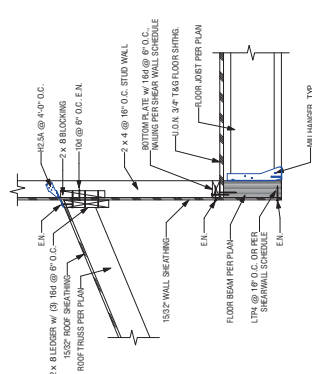
Designer:
Michael Radu
Pacific Blue
Developments
35 Colleen Way
Campbell, CA 95008
(408) 504-6826

Project:

ADDITION & REMODEL
695 BICKNELL ROAD
LOS GATOS, CA 95032

[illegible]

Sheet S4





Designer:
Michael Radu
Pacific Blue
Developments
35 Colleen Way
Campbell, CA 95008
(408) 504-6826

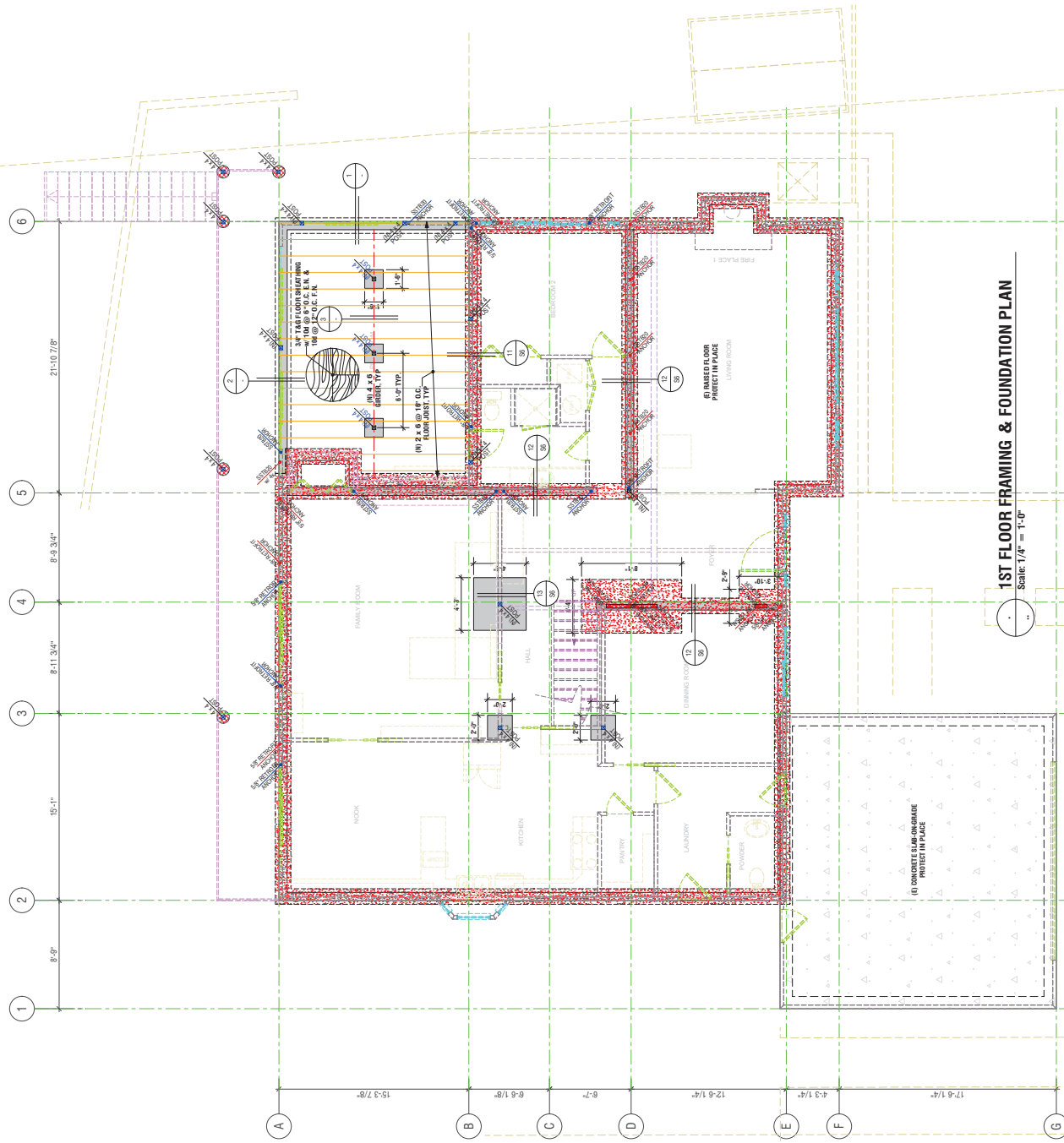
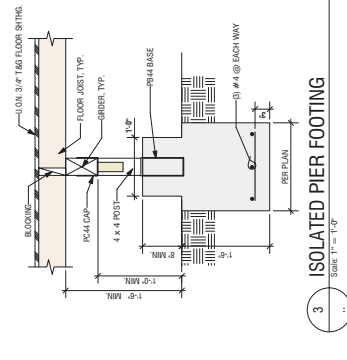
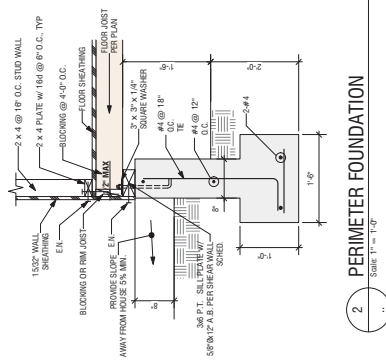
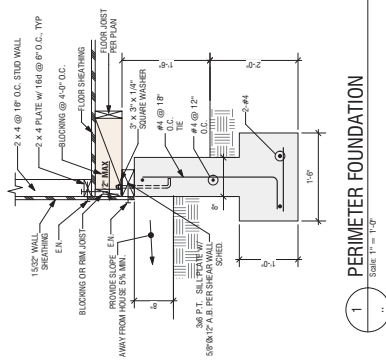
Project:

ADDITION & REMODEL
695 BICKNELL ROAD
LOS GATOS, CA 95032

Job Number: 23045
Date: December 4, 2024
Revisions:

Sheet

S5



(E) CONCRETE SLAB-ON-GRADE
PROTECT IN PLACE

[illegible][illegible][illegible][illegible]

NOTE TO SCALE

TYPE FOR BLOCKED AND UNBLOCKED DIAGRAM

1.

2.

3.

4.

5.

6.

7.

8.

9.

10.

11.

12.

13.

14.

15.

16.

17.

18.

19.

20.

21.

22.

23.

24.

25.

26.

27.

28.

29.

30.

31.

32.

33.

34.

35.

36.

37.

38.

39.

40.

41.

42.

43.

44.

45.

46.

47.

48.

49.

50.

51.

52.

53.

54.

55.

56.

57.

58.

59.

60.

61.

62.

63.

64.

65.

66.

67.

68.

69.

70.

71.

72.

73.

74.

75.

76.

77.

78.

79.

80.

81.

82.

83.

84.

85.

86.

87.

88.

89.

90.

91.

92.

93.

94.

95.

96.

97.

98.

99.

100.

101.

102.

103.

104.

105.

106.

107.

108.

109.

110.

111.

112.

113.

114.

115.

116.

117.

118.

119.

120.

121.

122.

123.

124.

125.

126.

127.

128.

129.

130.

131.

132.

133.

134.

135.

136.

137.

138.

139.

140.

141.

142.

143.

144.

145.

146.

147.

148.

149.

150.

151.

152.

153.

154.

155.

156.

157.

158.

159.

160.

161.

162.

163.

164.

165.

166.

167.

168.

169.

170.

171.

172.

173.

174.

175.

176.

177.

178.

179.

180.

181.

182.

183.

184.

185.

186.

187.

188.

189.

190.

191.

192.

193.

194.

195.

196.

197.

198.

199.

200.

201.

202.

203.

204.

205.

206.

207.

208.

209.

210.

211.

212.

213.

214.

215.

216.

217.

218.

219.

220.

221.

222.

223.

224.

225.

226.

227.

228.

229.

230.

231.

232.

233.

234.

235.

236.

237.

238.

239.

240.

241.

242.

243.

244.

245.

246.

247.

248.

249.

250.

251.

252.

253.

254.

255.

256.

257.

258.

259.

260.

261.

262.

263.

264.

265.

266.

267.

268.

269.

270.

271.

272.

273.

274.

275.

276.

277.

278.

279.

280.

281.

282.

283.

284.

285.

286.

287.

288.

289.

290.

291.

292.

293.

294.

295.

296.

297.

298.

299.

300.

301.

302.

303.

304.

305.

306.

307.

308.

309.

310.

311.

312.

313.

314.

315.

316.

317.

318.

319.

320.

321.

322.

323.

324.

325.

326.

327.

328.

329.

330.

331.

332.

333.

334.

335.

336.

337.

338.

339.

340.

341.

342.

343.

344.

345.

346.

347.

348.

349.

350.

351.

352.

353.

354.

355.

356.

357.

358.

359.

360.

361.

362.

363.

364.

365.

366.

367.

368.

369.

370.

371.

372.

373.

374.

375.

376.

377.

378.

379.

380.

381.

382.

383.

384.

385.

386.

387.

388.

389.

390.

391.

392.

393.

394.

395.

396.

397.

398.

399.

400.

401.

402.

403.

404.

405.

406.

407.

408.

409.

410.

411.

412.

413.

414.

415.

416.

417.

418.

419.

420.

421.

422.

423.

424.

425.

426.

427.

428.

429.

430.

431.

432.

433.

434.

435.

436.

437.

438.

439.

440.

441.

442.

443.

444.

445.

446.

447.

448.

449.

450.

451.

452.

453.

454.

455.

456.

457.

458.

459.

460.

461.

462.

463.

464.

465.

466.

467.

468.

469.

470.

471.

472.

473.

474.

475.

476.

477.

478.

479.

480.

481.

482.

483.

484.

485.

486.

487.

488.

489.

490.

491.

492.

493.

494.

495.

496.

497.

498.

499.

500.

501.

502.

503.

504.

505.

506.

507.

508.

509.

510.

511.

512.

513.

514.

515.

516.

517.

518.

519.

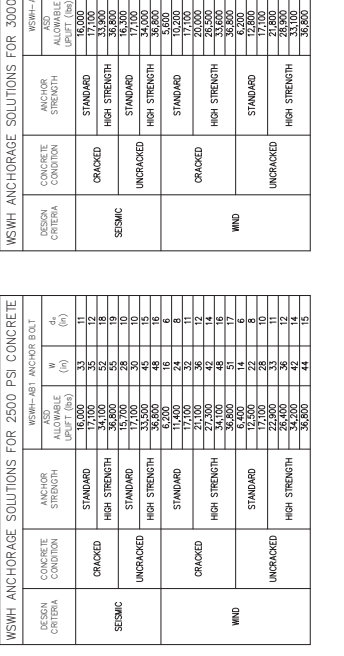
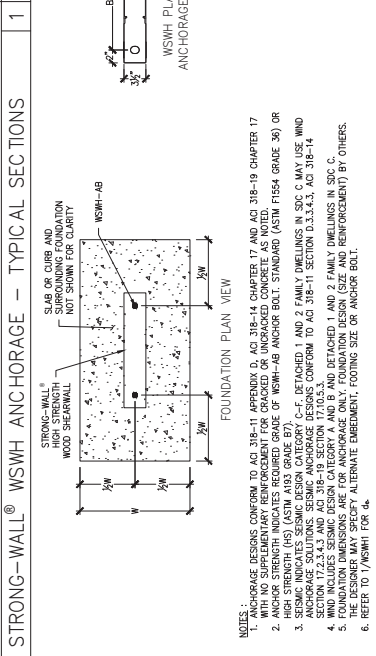
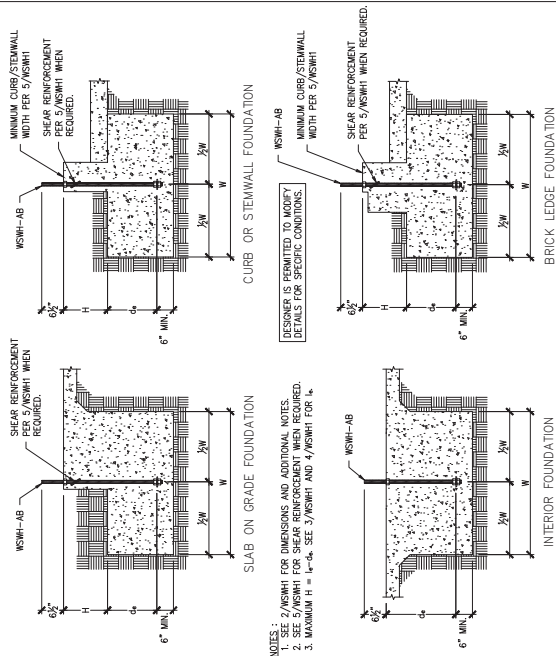
520.

521.

522.

523

NAME	
DATE	04-29-2022
SCALE	N.T.S.
CHECKED	
SHEET	WSWH1
OF	SHEETS
JOB NO.	



STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE	2	3,000 PSI	4,500 PSI	STRONG-WALL® WSMW ANCHORAGE SCHEDULE AND DETAILS
NOTE: BASED ON 3" MIN. THICKNESS, 1" MIN. ANCHORAGE, 100% REINFORCED, AND 3" MIN. JOINTS.				

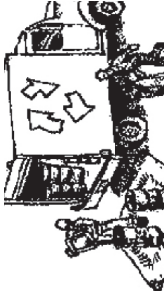
Page 1 of 17

Page 3 of 17Page 4 of 17Page 6 of 17Page 6 of 17Page 7 of 17Page 8 of 17Page 9 of 17Page 10 of 17

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.)
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

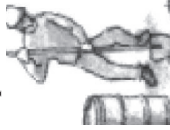
Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control



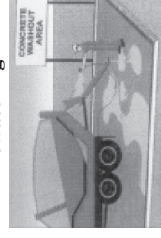
Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If oil or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbents, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Concrete Management & Dewatering



Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite a way from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality 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 or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry and debris and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Copper Architectural Features

Discharges to storm drains generated by installing, cleaning, treating or washing copper architectural features, is a violation of the municipal stormwater ordinance and may be subject to a fine. These BMPs must be implemented to prevent prohibited discharges to storm drains:

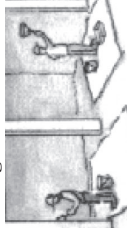
During Installation

- ❑ If possible, purchase copper materials that have been pre-patinated at the factory.
- ❑ If patination occurs on site, implement one or more of the following BMPs:
 1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
 2. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
 3. Collect the rinse water in a tank and haul off-site for proper disposal.
- ❑ Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

During Maintenance

- ❑ For additional information, such as, power washing roof, re-patination, or re-application of impervious coating:
- ❑ Block storm drain inlets as needed to prevent runoff from entering storm drains.
- ❑ Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paintcontainers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead-based paint removal requires a state-certified contractor.



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