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ABBREVIATIONS

&	And	LAB.	Laboratory
L	Angle	LAM.	Laminate
@	At	LAV.	Lavatory
℄	Centerline	LKR.	Locker
ø	Diameter or Round	LT.	Light
⊥	Perpendicular		
#	Pound or Number	MAX.	Maximum
(E)	Existing	M.C.	Medicine Cabinet
		MECH.	Mechanical
ACOUS.	Acoustical	MEMB.	Membrane
A.D.	Area Drain	MET.	Metal
ADJ.	Adjustable	MFR.	Manufacturer
AGGR.	Aggregate	MH.	Manhole
AL.	Aluminum	MIN.	Minimum
APPROX.	Approximate	MIR.	Mirror
ARCH.	Architectural	MISC.	Miscellaneous
ASPH.	Asphalt	M.O.	Masonry Opening
		MTD.	Mounted
BD.	Board	MUL.	Mullion
BITUM.	Bituminous		
BLDG.	Building	N.	North
BLK.	Block	N.I.C.	Not In Contract
BLKG.	Blocking	NO. or #	Number
BM.	Beam	NOM.	Nominal
BOT.	Bottom	N.T.S.	Not To Scale
CAB.	Cabinet	OA.	Overall
C.B.	Catch Basin	OBS.	Obscure
CEM.	Cement	O.C.	On Center
CER.	Ceramic	O.D.	Outside Diameter (Dim.)
C.I.	Cast Iron	OFF.	Office
CLG.	Ceiling	OPNG.	Opening
CLO.	Closet	OPP.	Opposite
CLR.	Clear		
COL.	Column	PRCST.	Pre-cast
CONC.	Concrete	PL.	Plate
CONN.	Connection	P. LAM.	Plastic Laminate
CONSTR.	Construction	PLAS.	Plaster
CONT.	Continuous	PLYWD.	Plywood
CORR.	Corridor	PR.	Pair
CTSK.	Countersunk	PT.	Point
CNTR.	Counter	P.T.D.	Paper Towel Dispenser
CTR.	Center	P.T.D/R	Combination Paper Towel Dispenser & Receptacle
DBL.	Double	PTN.	Partition
DEPT.	Department	P.T.R.	Paper Towel Receptacle
D.F.	Drinking Fountain		
DET.	Detail	Q.T	Quarry Tile
DIA.	Diameter		
DIM.	Dimension	R.	Riser
DISP.	Dispenser	RAD.	Radius
DN.	Down	R.D.	Roof Drain
D.O.	Door Opening	REF.	Reference
DR.	Door	REFR.	Refrigerator
DWR.	Drawer	RGTR.	Register
DS.	Downspout	REINF.	Reinforced
D.S.P.	Dry Standpipe	REQ.	Required
DWG.	Drawing	RESIL.	Resilient
		RM.	Room
E.	East	R.O.	Rough Opening
EA.	Each	RWD.	Redwood
E.J.	Expansion Joint	R.W.L.	Rain Water Leader
EL.	Elevation		
ELEC.	Electrical	S.	South
ELEV.	Elevator	S.C.	Solid Core
EMER.	Emergency	S.C.D.	Seat Cover Dispenser
ENCL.	Enclosure	SCHED.	Schedule
E.P.	Electrical Panelboard	S.D.	Soap Dispenser
EQ.	Equal	S.F.	Square Feet
EQPT.	Equipment	SECT.	Section
E.W.C.	Electric Water Cooler	SH.	Shelf
EXST.	Existing	SHR.	Shower
EXPO.	Exposed	SHT.	Sheet
EXP.	Expansion	SIM.	Similar
EXT.	Exterior	S.N.D.	Sanitary Napkin Dispenser
		S.N.R.	Sanitary Napkin Receptacle
F.A.	Fire Alarm	SPEC.	Specification
F.B.	Flat Bar	SQ.	Square
F.D.	Floor Drain	SST.	Stainless Steel
FDN.	Foundation	S.SK.	Service Sink
F.E.	Fire Extiguisher	STA.	Station
F.E.C.	Fire Extinguisher Cabinet	STD.	Standard
F.H.C.	Fire Hose Cabinet	STL.	Steel
FIN.	Finish	STOR.	Storage
FL.	Floor	STRUCT.	Structural or Structure
FLASH.	Flashing	SUSP.	Suspended
FLUOR.	Fluorescent	SYM.	Symmetrical
F.O.C.	Face of Concrete		
F.O.F.	Face of Finish	TRD.	Tread
F.O.S.	Face of Studs	T.B.	Towel Bar
FPRF.	Fireproof	T.C.	Top of Curb
F.S.	Full Size	TEL.	Telephone
FT.	Foot or Feet	TER.	Terrazzo
FTG.	Footing	T.&G.	Tongue and Groove
FURR.	Furring	THK.	Thick
FUT.	Future	T.P.	Top of Pavement
		T.P.D.	Toilet Paper Dispenser
GA.	Gauge	T.V.	Television
GALV.	Galvanized	T.W.	Top of Wall
G.B.	Grab Bar	TYP.	Typical
GL.	Glass		
GND.	Ground	UNF.	Unfinished
GR.	Grade	U.O.N.	Unless Otherwise Noted
GYP.	Gypsum	UR.	Urinal
H.B.	Hose Bibb	VERT.	Vertical
H.C.	Hollow Core	VEST.	Vestibule
HDWD.	Hardwood		
HDWE.	Hardware	W.	West
HORIZ.	Horizontal	W/	With
HR.	Hour	W.C.	Water Closet
HGT.	Height	WD.	Wood
		W/O	Without
ID.	Inside Diameter (Dim.)	WP.	Waterproof
INSUL.	Insulation	WSCT.	Wainscot
INT.	Interior	WT.	Weight
JAN.	Janitor		
JT.	Joint		
KIT.	Kitchen		

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS (TITLE 24) AND ALL OTHER LOCAL CODES AND ORDINANCES OF THE GOVERNING AUTHORITY HAVING JURISDICTION, AND AS IDENTIFIED UNDER APPLICABLE CODES ON THIS SHEET. IT IS THE INTENT OF THESE DOCUMENTS TO COMPLY THERETO.

2. ALL DRAWINGS ARE TO BE USED IN CONCERT WITH EACH OTHER. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCY BETWEEN THE DOCUMENTS, HE SHALL PROMPTLY REQUEST FROM THE ARCHITECT CLARIFICATION OF GOVERNING CRITERIA. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT PLACEMENT, ORIENTATION AND COORDINATION OF WORK. INFORMATION SHOWN IN THE LARGEST GRAPHIC ARE INTENDED TO SUPPLEMENT INFORMATION OF SMALLER, PRECEDING REFERENCE DRAWINGS.

3. NOTATIONS MARKED "TYPICAL" (TYP.) SHALL BE CONSISTENT THROUGHOUT ALL SUCH REFERENCE NOMENCLATURE, SYMBOLS AND DRAWING INDICATIONS OF LIKE OR SIMILAR KIND.

4. DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONSTRUCTION CONDITIONS AND DIMENSIONS PRIOR TO ORDERING, FABRICATING, AND INSTALLATION OF ANY ASSOCIATED WORK. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL PROMPTLY REQUEST FROM THE ARCHITECT CLARIFICATION PRIOR TO COMMENCEMENT OF ASSOCIATED WORK.

5. DIMENSIONS ARE RELATED SPECIFICALLY TO FACE OF CONCRETE, FACE OF MASONRY, FACE OF EXTERIOR STUDS, CENTERLINE OF STRUCTURAL COLUMNS AND BEAMS, OR CENTERLINE OF INTERIOR STUDS, UNLESS OTHERWISE NOTED. CLEAR DIMENSIONS ARE INDICATED FROM FINISHED SURFACES OF MATERIALS OR ASSEMBLIES.

6. BUILDING ELEVATION REFERENCES ARE FROM DIRECT APPLICATION OF FINISH FLOORING APPLIED TO THE STRUCTURAL FLOOR SUBSTRATE OF THE GROUND FLOOR DATUM (MAIN ENTRANCE). CONTRACTOR SHALL INCLUDE REQUIRED DEPRESSIONS AND/OR PROJECTIONS IN ACHIEVING REQUIRED ELEVATIONS. CEILING HEIGHTS ARE REFERENCED TO FINISHED SURFACES UNLESS OTHERWISE NOTED.

7. KEYNOTES USED ON THE DRAWINGS ARE FOR ASSEMBLIES, MATERIAL REFERENCES AND NOTES. REFER TO THE KEYNOTE LEGEND ON THE RESPECTIVE DRAWING FOR THE INFORMATION WHICH RELATES TO EACH KEYNOTE. NOT ALL KEYNOTES REFERENCED MAY BE APPLICABLE TO SIMILAR TYPE DRAWINGS.

8. EXISTING WORK IS SHOWN FOR REFERENCE ONLY. THE OWNER AND ARCHITECT DO NOT GUARANTEE EXISTING CONDITIONS INDICATED ON THESE DOCUMENTS.

9. MATERIALS SUSPECTED OF CONTAINING ASBESTOS THAT ARE DISCOVERED DURING THE PROGRESS OF THE WORK SHALL BE REPORTED TO THE OWNER. WORK IN THAT PARTICULAR AREA SHALL BE SUSPENDED UNTIL THE OWNER TESTS THE SUSPECT MATERIAL AND IT IS FOUND TO BE SAFE, OR UNTIL THE SUSPECT MATERIAL HAS BEEN PROPERLY ABATED.

10. CONTRACTOR SHALL VERIFY, AT SITE, ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BIDS. SITE VISITS DURING BIDDING SHALL BE COORDINATED WITH THE OWNER IN ACCORDANCE WITH PROVISIONS OF THE SPECIFICATIONS.

11. CONTRACTOR SHALL PROTECT ALL EXISTING WORK. ANY DAMAGED WORK SHALL BE REPLACED WITH THE SAME MATERIALS, INCLUDING MATCHING THE EXISTING COLORS AND TEXTURES.

12. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THEIR OWN CLEANUP AS WORK PROGRESSES.

13. ALL WORK IS NEW UNLESS OTHERWISE NOTED.

14. EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS WAS OBTAINED FROM THE ORIGINAL CONSTRUCTION DRAWINGS. THESE ORIGINAL CONSTRUCTION DRAWINGS ARE AVAILABLE AT THE ARCHITECT'S OFFICE FOR REVIEW. THE ORIGINAL CONSTRUCTION DRAWINGS ARE NOT A PART OF THE CONSTRUCTION DOCUMENTS AND DO NOT WARRANT EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ALL EXCEPTIONS BEFORE PROCEEDING WITH THE WORK.

15. CONSTRUCTION SHALL BE ADMINISTERED PER CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 1, CHAPTER 4, GROUP 1.
    A. A COPY OF PARTS 1 AND 2, TITLE 24, C.C.R. SHALL BE KEPT ON THE JOB SITE AT ALL TIMES.
    B. ALL CHANGE ORDERS AND ADDENDA TO BE SIGNED BY THE ARCHITECT AND THE OWNER AND APPROVED. CHANGE ORDERS ARE NOT VALID UNTIL APPROVED.
    C. ALL TESTS TO CONFORM TO THE REQUIREMENT OF SECTION 4-335, PART 1, TITLE 24, AND APPROVED T. & I. SHEET.
    D. TESTS OF MATERIALS AND TESTING LABORATORY SHALL BE IN ACCORDANCE WITH SECTION 4-335 OF PART 1, TITLE 24, AND THE OWNER SHALL EMPLOY AND PAY THE LABORATORY. COSTS OF RE-TEST MAY BE BACK CHARGED TO THE CONTRACTOR.
    E. THE CONTRACTOR SHALL PERFORM HIS DUTIES IN ACCORDANCE WITH SECTION 4-343, PART 1, TITLE 24

16. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS, AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH LOCAL ORDINANCES.

LANNING RESIDENCE

18380 LAUREL DRIVE
LOS GATOS, CA 95030

PROJECT INFORMATION

ASSESSORS PARCEL NUMBER	410-34-002
OWNER: ADDRESS:	CORTLAND LANNING 18380 LAUREL DRIVE LOS GATOS, CA 95030
CONTACT PERSON:	LOUIE LEU ARCHITECT 408-399-2222 louie@louieleuarch.com
ZONING: CONSTRUCTION TYPE:	R1E-1AC V-B
SITE AREA GROSS: NET:	 .93 ACRES, 40,396 S.F. .67 ACRES, 29,387 S.F.
AVERAGE SITE SLOPE:	36.5%

NO GRADING PROPOSED

CODES

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA REFERENCE STANDARDS CODE (CRSC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA EXISTING BUILDING CODE
2019 CALIFORNIA HISTORICAL BUILDING CODE (CEBC)
2019 CALIFORNIA RESIDENTIAL BUILDING CODE (CRC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE)

SHEET INDEX

ARCHITECTURAL

A-0.0 TITLE SHEET
A-1.0 SITE PLAN
A-2.1 LOWER LEVEL FLOOR PLAN
A-2.2 UPPER LEVEL FLOOR PLAN
A-3.1 BUILDING SECTIONS
A-5.1 ROOF PLAN

CIVIL

ONE TOPOGRAPHIC SURVEY

FLOOR AREA

MAIN RESIDENCE

AREA	EXISTING	PROPOSED ADDITION	TOTAL S.F.
LOWER LEVEL	312 S.F.	536 S.F.	848 S.F.
UPPER LEVEL	2,141 S.F.	536 S.F.	2,677 S.F.
GARAGE	597 S.F.	–	597 S.F.
TOTAL	3,050 S.F.	1,072 S.F.	4,122 S.F.

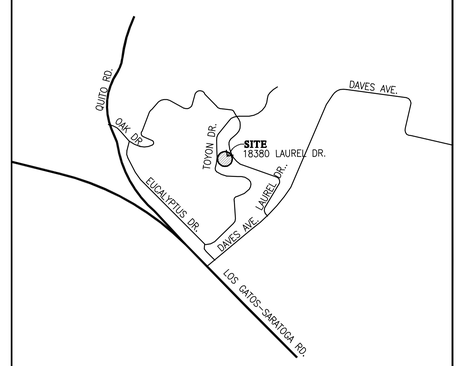
CONVERT LOWER LEVEL TO ATTACHED ACCESSORY DWELLING UNIT (ADU)

AREA	EXISTING ADU	PROPOSED ADU	TOTAL ADU S.F.
LOWER LEVEL	0	848 S.F.	848 S.F.

TOTAL FLOOR AREA – MAIN HOUSE + ADU

AREA	EXISTING	PROPOSED ADDITION	TOTAL S.F.
MAIN RESIDENCE	2,141 S.F.	536 S.F.	2,677 S.F.
GARAGE	597 S.F.	0	597 S.F.
ADU	0	(E) 312 + 536 S.F = 848 S.F.	848 S.F.
	2,741 S.F.	1,384 S.F.	4,122 S.F.

VICINITY MAP



PROJECT DIRECTORY

OWNER:

CORTLAND LANNING
18380 LAUREL DRIVE
LOS GATOS, CA 95030

ARCHITECT:

LOUIE LEU ARCHITECT, INC.
236 N. SANTA CRUZ AVENUE, SUITE 210
LOS GATOS, CA 95030
(408) 399-2222

CIVIL ENGINEER:

WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY
SARATOGA, CA 95070

HEIGHT & SETBACK TABLE

MAXIMUM HEIGHT ALLOWED	2 STORY / 35'
PROPOSED HEIGHT:	2 STORY / 19.8'

SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT LAUREL DR.	30'	34'-0"	30'-0"
LEFT SIDE	20'	33'-3"	33'-3"
~~FRONT SIDE~~	~~20'~~	120'-0"	120'-0"
REAR TOYON DR.	25'	32'-2"	32'-2"

1

PROJECT DESCRIPTION

REMODEL AND 1,072 S.F. ADDITION TO EXISTING HOUSE AT 18380 LAUREL DRIVE, LOS GATOS, CA.

THE PROPOSED PROJECT INCLUDES A 536 S.F. ADDITION AND REMODEL OF THE EXISTING BEDROOM WING ON THE UPPER LEVEL.

THE PROJECT ALSO INCLUDES A 536 S.F. ADDITION ON THE LOWER LEVEL.

AN EXISTING 312 S.F. ON THE LOWER LEVEL, PLUS THE 536 S.F. LOWER LEVEL ADDITION, IS PROPOSED AS AN 848 S.F ATTACHED ACCESSORY DWELLING UNIT.

WILDLAND URBAN INTERFACE NOTES

1. THIS PROJECT IS LOCATED WITHIN THE DESIGNATED WILDLAND URBAN INTERFACE FIRE AREA. PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R337.3.1
2. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF 72 POUNDS MINERAL-SURFACED, NON-PERFORATED CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING PER CRC R337.5.2
3. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE PER CRC R337.7.3.2
4. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS PER CRC R337.8.2.1
   A. BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MIN. OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR
   B. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
   C. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
   D. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2
5. EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING PER CRC R337.8.3
   A. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, OR
   B. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
      I. STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK
      II. RAISED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERMIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THE 3/8 INCH THICK
   C. SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR
   D. SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-8A-1
6. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL NOT BE LESS THAN NO. 20 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72-POUND MINERAL SURFACED, NON-PERFORATED CAP SHEET, AT LEAST 36 INCH WIDE RUNNING THE FULL LENGTH OF THE VALLEY PER CRC R337.5.3
7. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS THE GUTTER PER CRC R337.5.4
8. VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDER FLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS PER CRC R337.6.2:
   A. DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM 1/16 INCH AND SHALL NOT EXCEED 1/8 INCH
9. MATERIALS USED SHALL BE NONCOMBUSTIBLE AND CORROSION RESISTANT
10. VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES PER CRC R337.6.3
11. THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY O NE OF THE FOLLOWING PER CRC R337.7.6:
   A. NONCOMBUSTIBLE MATERIAL
   B. IGNITION-RESISTANT MATERIAL
   C. ONE LAYER OF 5/8" TYPE 'X' GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
   D. THE EXTERIOR PARTITION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANT DESIGN MANUAL
   E.PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3

DEFERRED SUBMITTAL

FIRE SPRINKLERS

- FIRE SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED PER NFPA 13D 2016 EDITION STANDARD.
- SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO SUBMITTAL TO THE LOCAL FIRE JURISDICTION OR BUILDING DEPARTMENT FOR THEIR REVIEW AND APPROVAL
- AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D IN ALL NEW ONE AND TWO-FAMILY DWELLINGS AND IN EXISTING DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN ALLOWABLE FIRE-FLOW APPENDIX TABLE B105.1, OR ADDITIONS EXCEEDING FIFTY (50) PERCENT OF THE EXISTING LIVING AREA. (EXISTING SQ. FT. CALCULATIONS SHALL NOT INCLUDE EXISTING BASEMENT) AND/OR ADDITIONS EXCEEDING 750 SQ. FT. WHEN AUTOMATIC FIRE SYSTEMS ARE REQUIRED BY THIS SECTION, ALL ASSOCIATED GARAGES SHALL BE INCLUDED. SEE MUNICIPAL CODE SECTION R313.2
- THE OBLIGATION TO PROVIDE COMPLIANCE WITH THESE FIRE SPRINKLER REGULATIONS MAY NOT BE EVADED BY PERFORMING A SERIES OF SMALL ADDITIONS UNDERTAKEN OVER A THREE-YEAR PERIOD. THE PERMIT ISSUANCE DATE OF PAST ADDITIONS WHERE THESE REGULATIONS WERE IN EFFECT SHALL BE USED FOR DETERMINING COMPLIANCE
- ALL FIRE SPRINKLER PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION & APPROPRIATE FEES SHALL BE SUBMITTED DIRECTLY TO THE SANTA CLARA COUNTY FIRE DEPARTMENT BY A CALIFORNIA STATE LICENSED C-16 FIRE PROTECTION CONTRACTOR PER CRC SEC. 313.2 AS ADOPTED & AMENDED BY LAMC
- THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. THE CALIFORNIA WATER SERVICE REQUIRES DOUBLE CHECK VALVES INSTALLED ON BUILDINGS EQUIPPED WITH FIRE SPRINKLERS

1

LOUIE LEU ARCHITECT INC

236 N. Santa Cruz Ave., Suite 210, Los Gatos, Ca 95030
Ph. (408) 399-2222 Fax (408) 399-2223 www.louieleuarch.com

LICENSED ARCHITECT LOUIE LEU III No. C15688 31 MAY 2021 RENEWAL DATE STATE OF CALIFORNIA

SIGNATURE DATE:

Project No: 21917

Scale: AS NOTED

LANNING RESIDENCE

18380 LAUREL DRIVE, LOS GATOS, CA 95030

TITLE SHEET

Date/Revisions:

BSA 02-19-2020
07-31-2020 1

Sheet No:

A - 0.0

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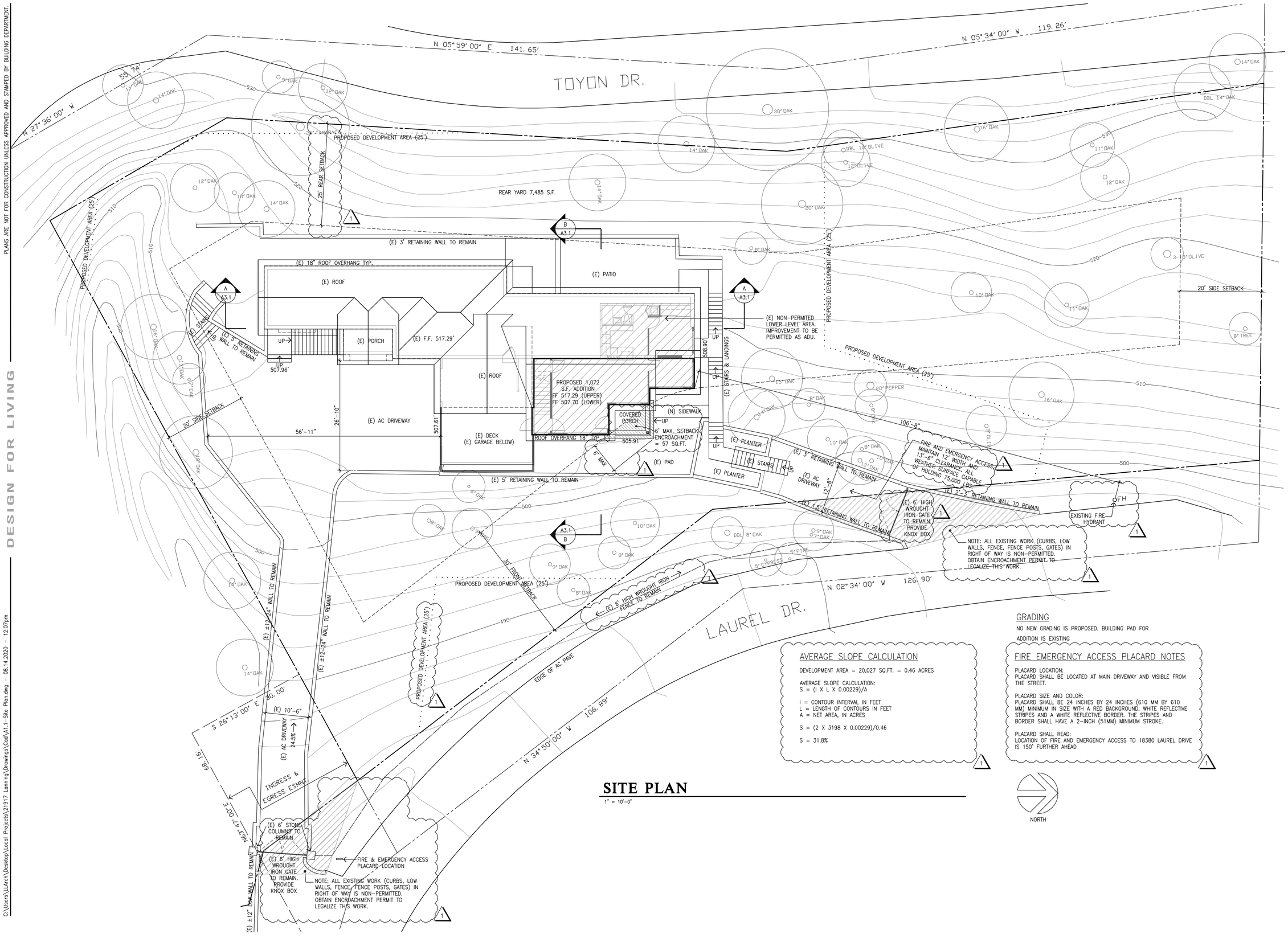

SITE PLAN

1" = 10'-0"

GRADING

NO NEW GRADING IS PROPOSED. BUILDING PAD FOR ADDITION IS EXISTING

AVERAGE SLOPE CALCULATION

DEVELOPMENT AREA = 20,027 SQ.FT. = 0.46 ACRES

AVERAGE SLOPE CALCULATION:
S = (I X L X 0.00229)/A

I = CONTOUR INTERVAL IN FEET
L = LENGTH OF CONTOURS IN FEET
A = NET AREA, IN ACRES

S = (2 X 3198 X 0.00229)/0.46

S = 31.8%

FIRE EMERGENCY ACCESS PLACARD NOTES

PLACARD LOCATION:
PLACARD SHALL BE LOCATED AT MAIN DRIVEWAY AND VISIBLE FROM THE STREET.

PLACARD SIZE AND COLOR:
PLACARD SHALL BE 24 INCHES BY 24 INCHES (610 MM BY 610 MM) MINIMUM IN SIZE WITH A RED BACKGROUND, WHITE REFLECTIVE STRIPES AND A WHITE REFLECTIVE BORDER. THE STRIPES AND BORDER SHALL HAVE A 2-INCH (51MM) MINIMUM STROKE.

PLACARD SHALL READ:
LOCATION OF FIRE AND EMERGENCY ACCESS TO 18380 LAUREL DRIVE IS 150' FURTHER AHEAD

PLANS ARE NOT FOR CONSTRUCTION UNLESS APPROVED AND STAMPED BY BUILDING DEPARTMENT.

DESIGN FOR LIVING

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LOUIE LEU ARCHITECT INC

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Scale: 1" = 10'

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18380 LAUREL DRIVE, LOS GATOS, CA 95030

SITE PLAN

Date/Revisions:
BSA 02-19-2020
07-31-2020 1

Sheet No:

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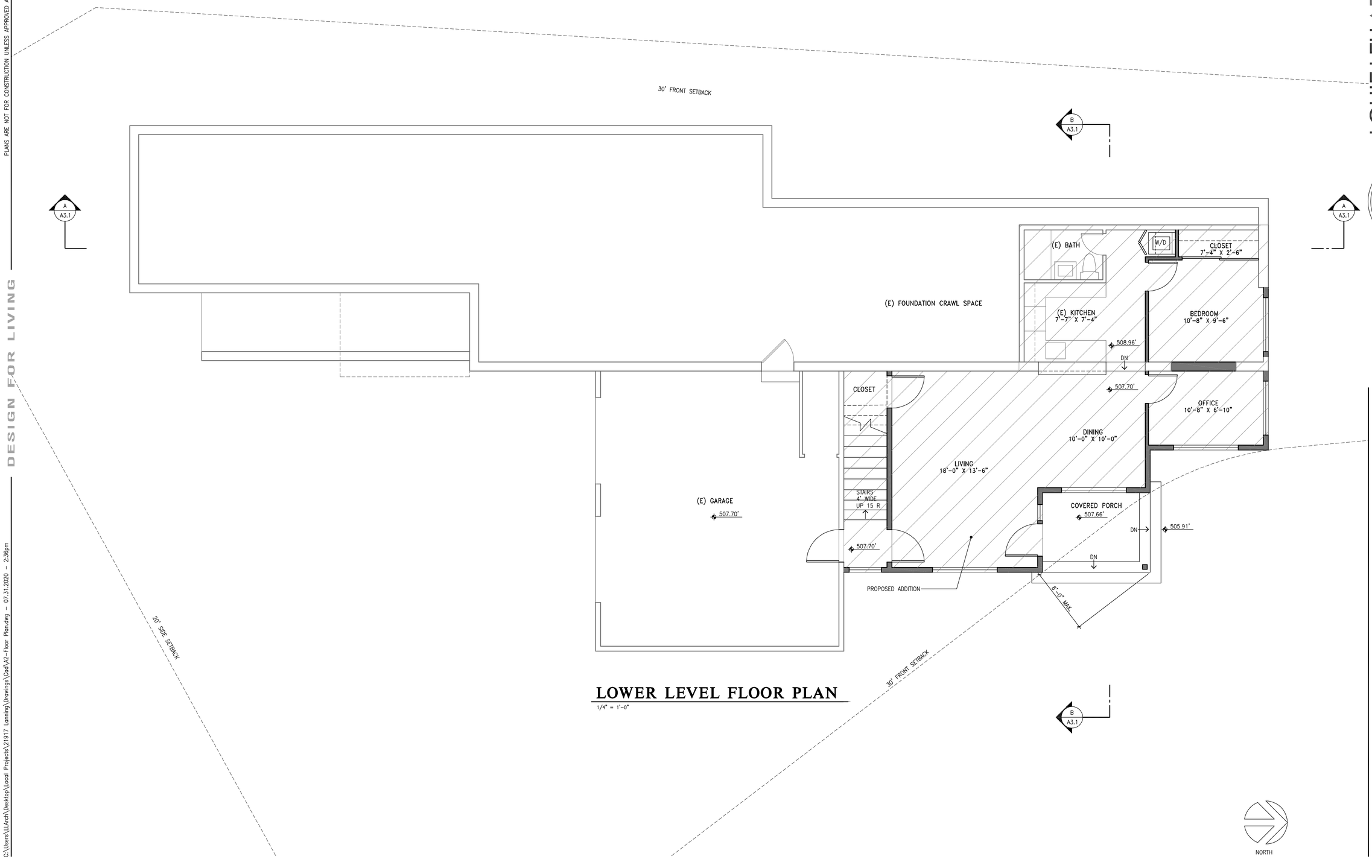

LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

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LICENSED ARCHITECT
LOUIE LEU
No. C15688
31 MAY 2021
RENEWAL DATE
STATE OF CALIFORNIA

SIGNATURE DATE:

Project No: 21917

LANNING RESIDENCE

18380 LAUREL DRIVE, LOS GATOS, CA 95030

LOWER LEVEL FLOOR PLAN

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

Date/Revisions:

BSA 02-19-2020
07-31-2020 1

Sheet No:

A - 2.1

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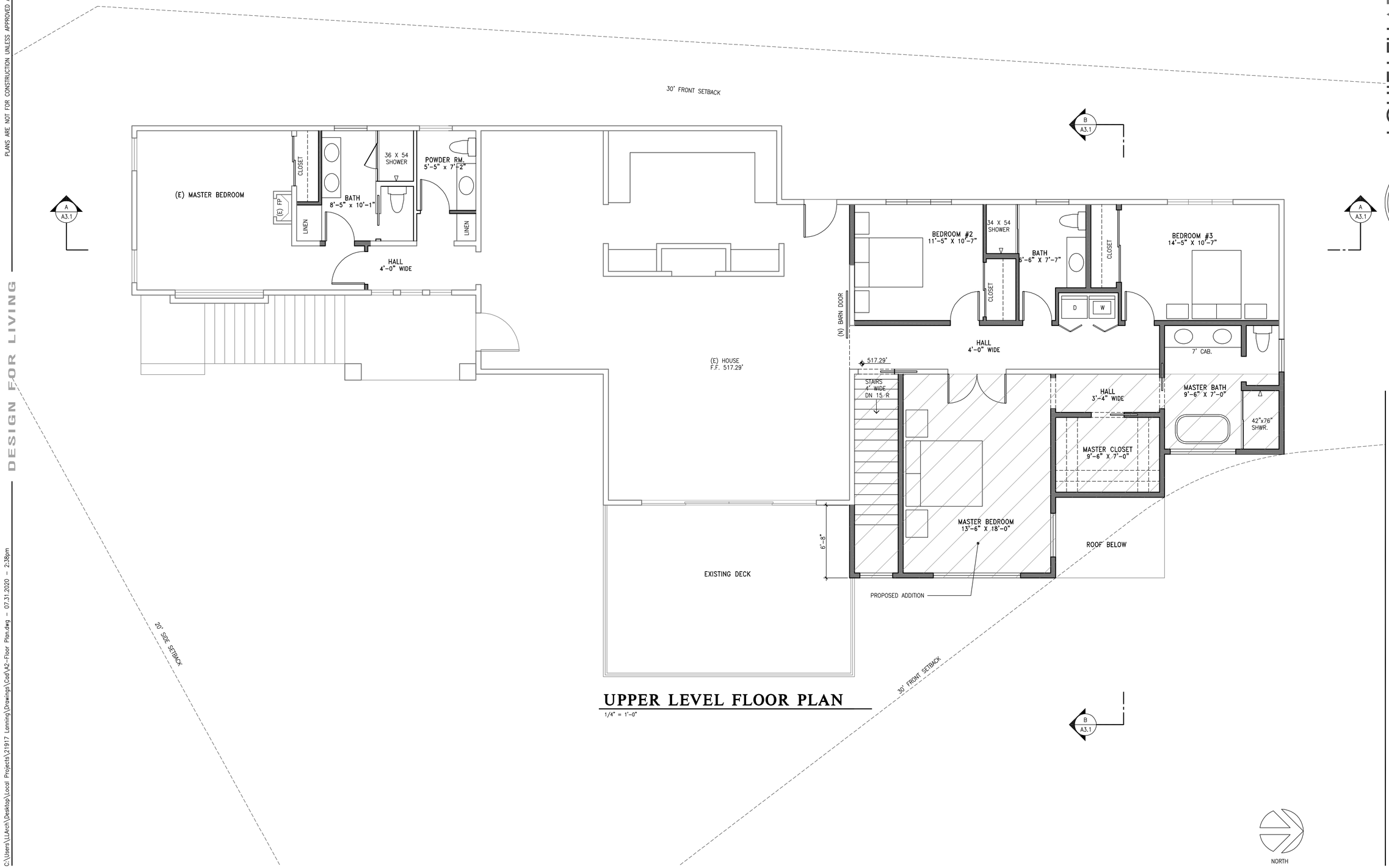
PLANS ARE NOT FOR CONSTRUCTION UNLESS APPROVED AND STAMPED BY BUILDING DEPARTMENT.

DESIGN FOR LIVING



UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

LOUIE LEU ARCHITECT INC

236 N. Santa Cruz Ave., Suite 210, Los Gatos, Ca 95030
Ph. (408) 399-2222 Fax (408) 399-2223 www.louieleuarch.com

LICENSED ARCHITECT LOUIE LEU No. C15688 31 MAY 2021 RENEWAL DATE STATE OF CALIFORNIA

SIGNATURE DATE:

Project No: 21917

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

LANNING RESIDENCE

18380 LAUREL DRIVE, LOS GATOS, CA 95030

UPPER LEVEL FLOOR PLAN

Date/Revisions:

BSA 02-19-2020

07-31-2020 1

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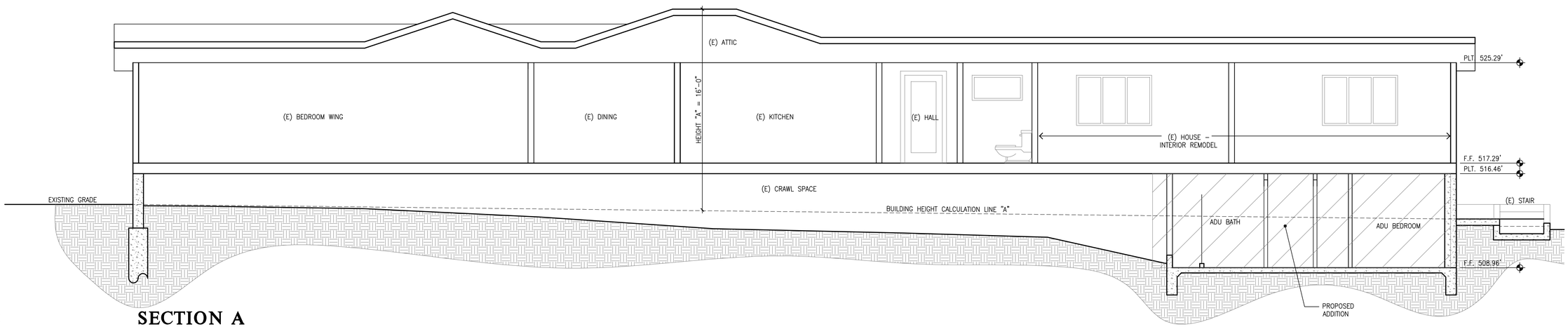
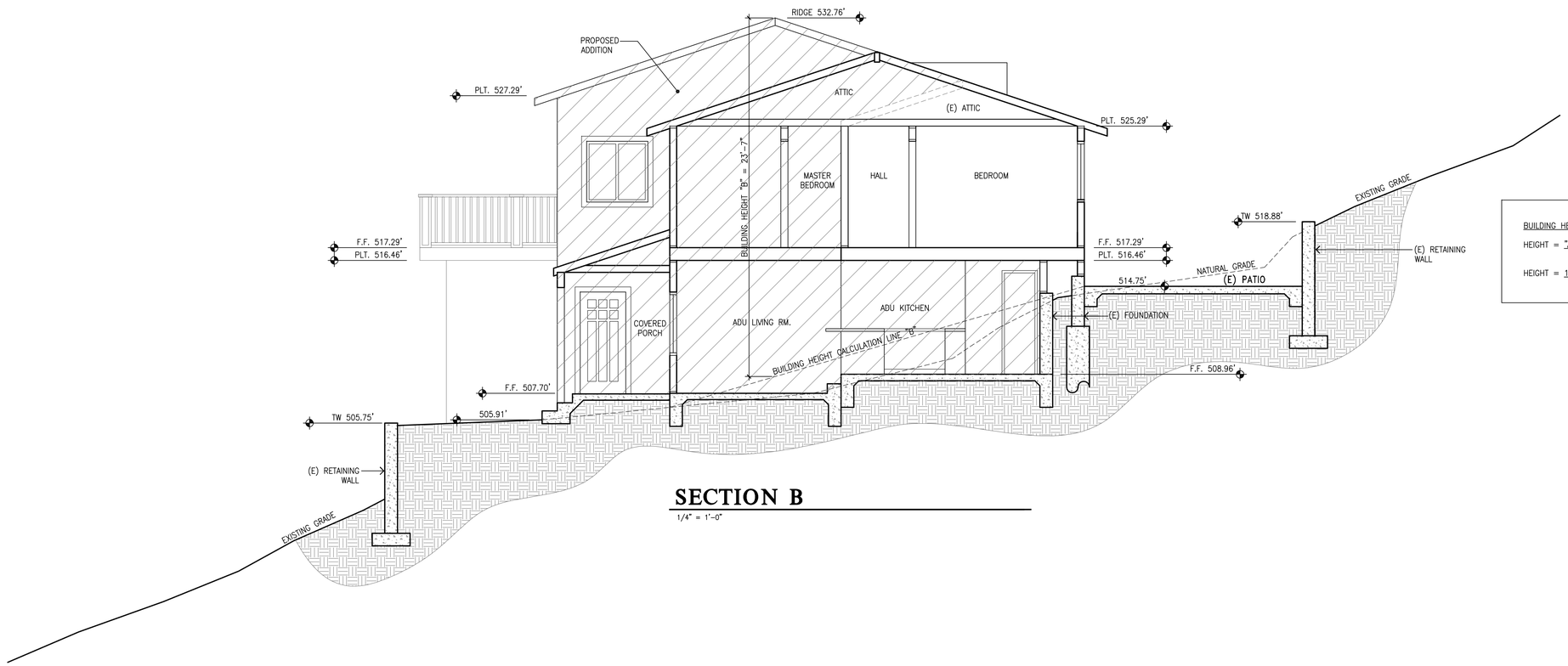
C:\Users\LLArch\Desktop\Local Projects\21917 Lanning\Drawings\Cad\A2-Floor Plan.dwg - 07.31.2020 - 2:38pm



SECTION A

1/4" = 1'-0"



SECTION B

1/4" = 1'-0"

BUILDING HEIGHT CALCULATION

HEIGHT = $\frac{\text{"A"} + \text{"B"}}{2}$

HEIGHT = $\frac{16.0' + 23.6'}{2}$ = 19.8'

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DESIGN FOR LIVING

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LICENSED ARCHITECT LOUIE LEU No. C15688 31 MAY 2021 RENEWAL DATE STATE OF CALIFORNIA

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BUILDING SECTIONS

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

Date/Revisions:
BSA 02-19-2020

Sheet No:
A - 3.1

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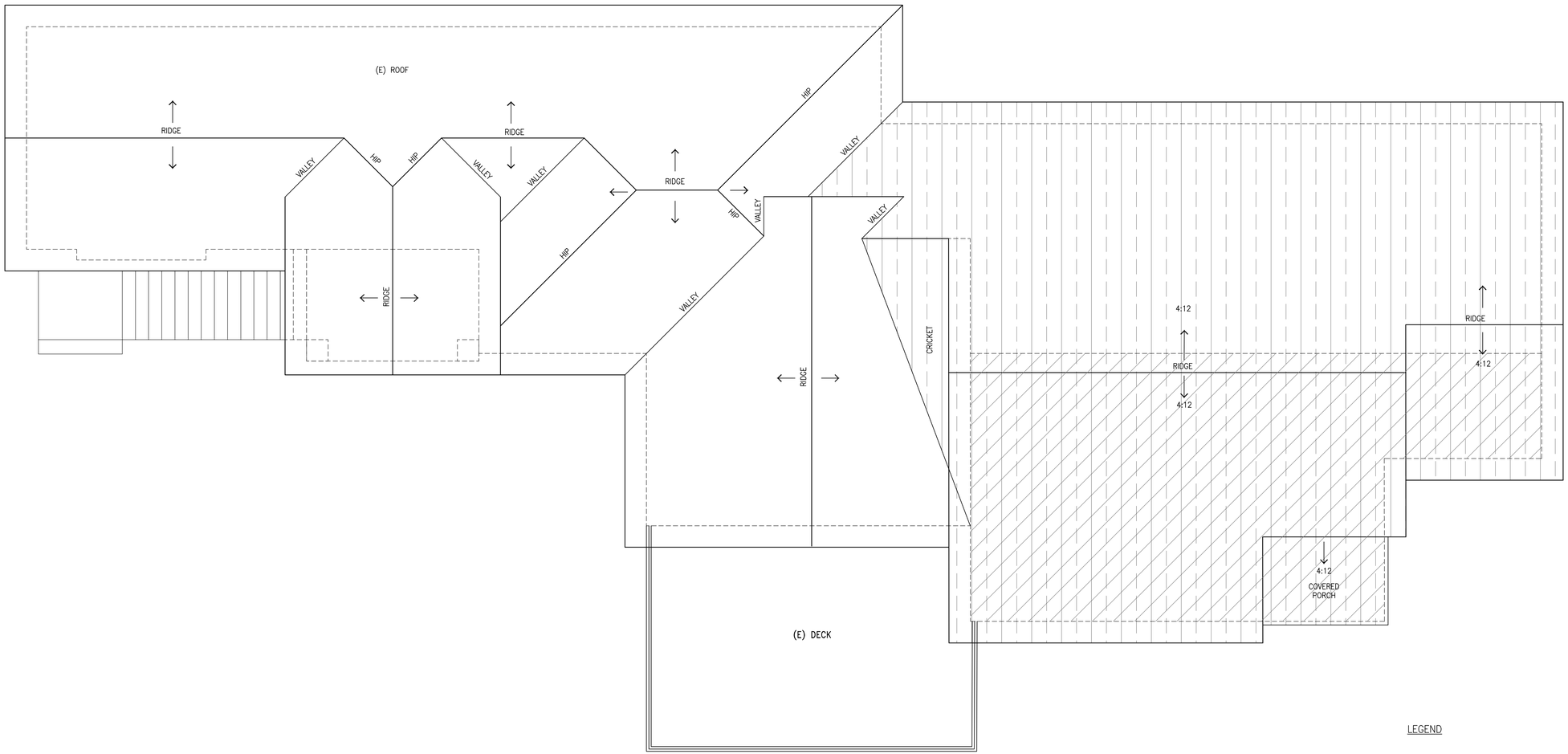

ROOF PLAN

1/4" = 1'-0"

LEGEND

PROPOSED (N) ROOF

PROPOSED ADDITION

NORTH

P:\21917-Lanning\Drawings\CAD\A5-Roof Plan.dwg - 02.18.2020 - 6:36pm

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LICENSED ARCHITECT LOUIE LEU No. C15688 31 MAY 2021 RENEWAL DATE STATE OF CALIFORNIA

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ROOF PLAN

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

Date/Revisions:

BSA 02-19-2020

Sheet No:

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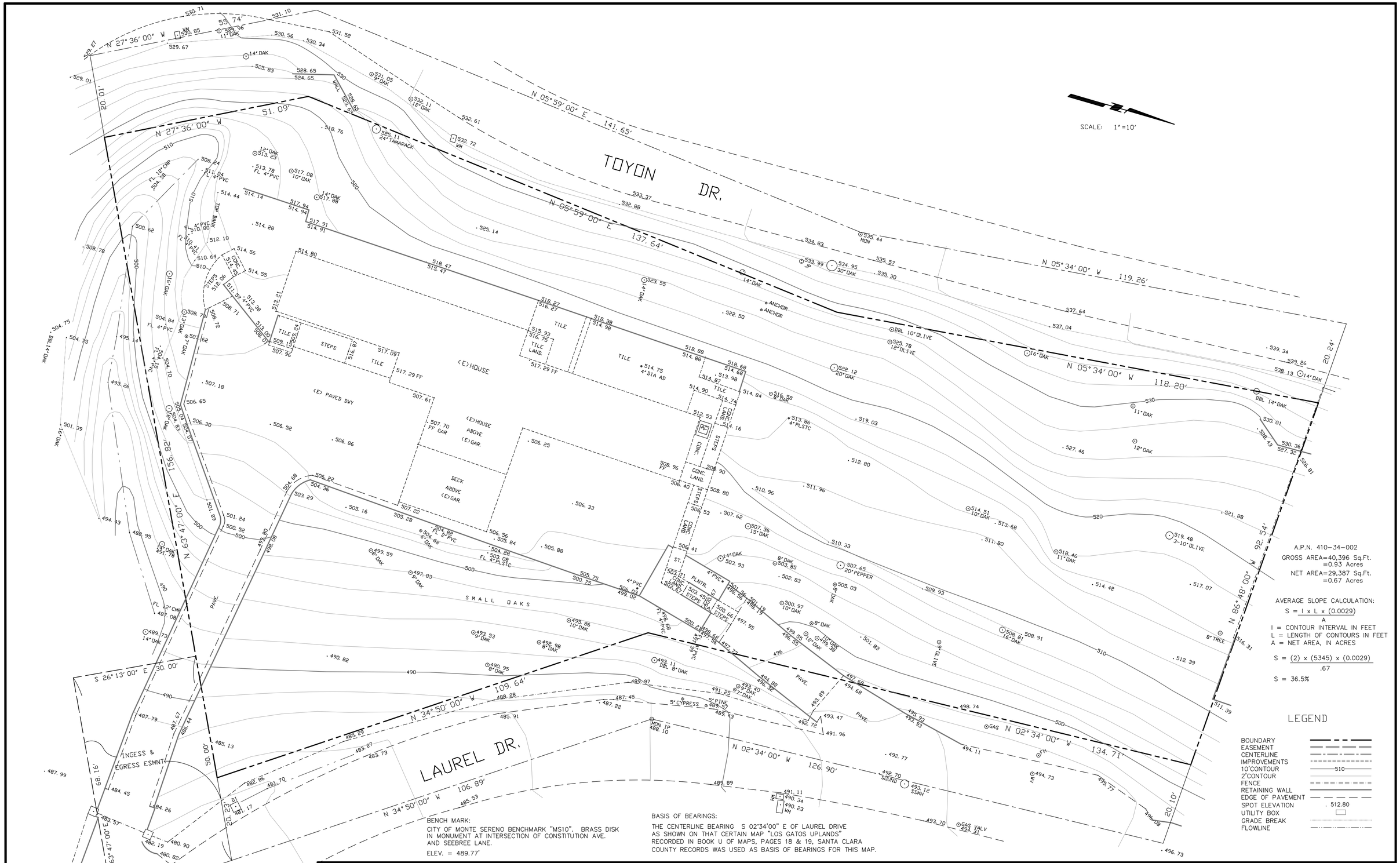

BENCH MARK:
CITY OF MONTE SERENO BENCHMARK "MS10". BRASS DISK IN MONUMENT AT INTERSECTION OF CONSTITUTION AVE. AND SEEBREE LANE.
ELEV. = 489.77'

BASIS OF BEARINGS:
THE CENTERLINE BEARING S 02°34'00" E OF LAUREL DRIVE AS SHOWN ON THAT CERTAIN MAP "LOS GATOS UPLANDS" RECORDED IN BOOK U OF MAPS, PAGES 18 & 19, SANTA CLARA COUNTY RECORDS WAS USED AS BASIS OF BEARINGS FOR THIS MAP.

DATE: DECEMBER, 2019	BY: HARRY BABICKA L. S. 4953	WESTFALL ENGINEERS, INC.	TOPOGRAPHIC MAP	JOB NO. 2019-088
SCALE: HOR. 1"=10' VERT.	DATE:	14583 BIG BASIN WAY, SARATOGA, CA 95070 (408)867-0244	18380 LAUREL DRIVE, LOS GATOS	SHEET 1
DESIGNED:				OF 1
DRAWN: JK				
PROJ. ENGR:				