

GENERAL NOTES

1. ALL DETAILS, SECTIONS AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE, UNLESS NOTED OTHERWISE, NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND/OR AS REQUIRED BY THE ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE AND ALL LOCAL AND NATIONAL CODES AND AUTHORITIES WHICH ARE APPLICABLE.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND ANY DISCREPANCIES SHALL BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO THE START OF WORK. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE COORDINATION OF ALL WORK AND MATERIALS INCLUDING ONES FURNISHED BY SUBCONTRACTORS.
4. ALL OMISSIONS AND CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR THE ARCHITECTURAL SPECIFICATIONS, WHERE APPLICABLE, SHALL BE REPORTED TO THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY OF THE WORK INVOLVED.
5. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR SAFETY IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.
6. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR BRACING AND SHORING ALL EXISTING FRAMING, STRUCTURE AND PORTIONS OF THE WORK WHICH HAVE BEEN PARTIALLY COMPLETED.
7. ANY OBSERVATION VISITS TO THE JOB SITE BY THE STRUCTURAL ENGINEER OR A FIELD REPRESENTATIVE SHALL BE CONSTRUED AS NEITHER INSPECTION NOR APPROVAL OF ANY CONSTRUCTION WORK.
8. DURING AND AFTER CONSTRUCTION, THE BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS.
9. WORKING DIMENSIONS SHALL, IN NO CASE, BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE STRUCTURAL DRAWINGS.
10. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO THE START OF WORK, DEMOLITION, EXCAVATION AND NEW CONSTRUCTION SHALL BE DONE IN A MANNER THAT WILL NOT DAMAGE ANY EXISTING UTILITIES. THESE EXISTING UTILITIES ARE NOT SHOWN ON THESE PLANS.
11. IN ORDER TO CONDUCT PROPER FIELD OBSERVATION, THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF THE VARIOUS CONSTRUCTION PHASES.
12. NO OPENINGS, NOTCHES, CHASES, ETC. SHALL BE PLACED IN COLUMNS, JOISTS, BEAMS, BEARING WALLS OR SHEARWALLS UNLESS SPECIFICALLY NOTED ON THE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER WHERE DRAWINGS BY OTHERS SHOW SUCH OPENINGS.

APPLICABLE CODES

ALL CONSTRUCTION SHALL COMPLY WITH LOCAL CODES AND ORDINANCES AND THE FOLLOWING:
 2022 CALIFORNIA BUILDING CODE (CBC)
 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
 2022 CALIFORNIA MECHANICAL CODE (CMC)
 2022 CALIFORNIA PLUMBING CODE (CPC)
 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
 2022 CALIFORNIA FIRE CODE (CFC)
 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

"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"

RESIDENCE ADDITION 15881 GLEN UNA DRIVE LOS GATOS, CA 95030

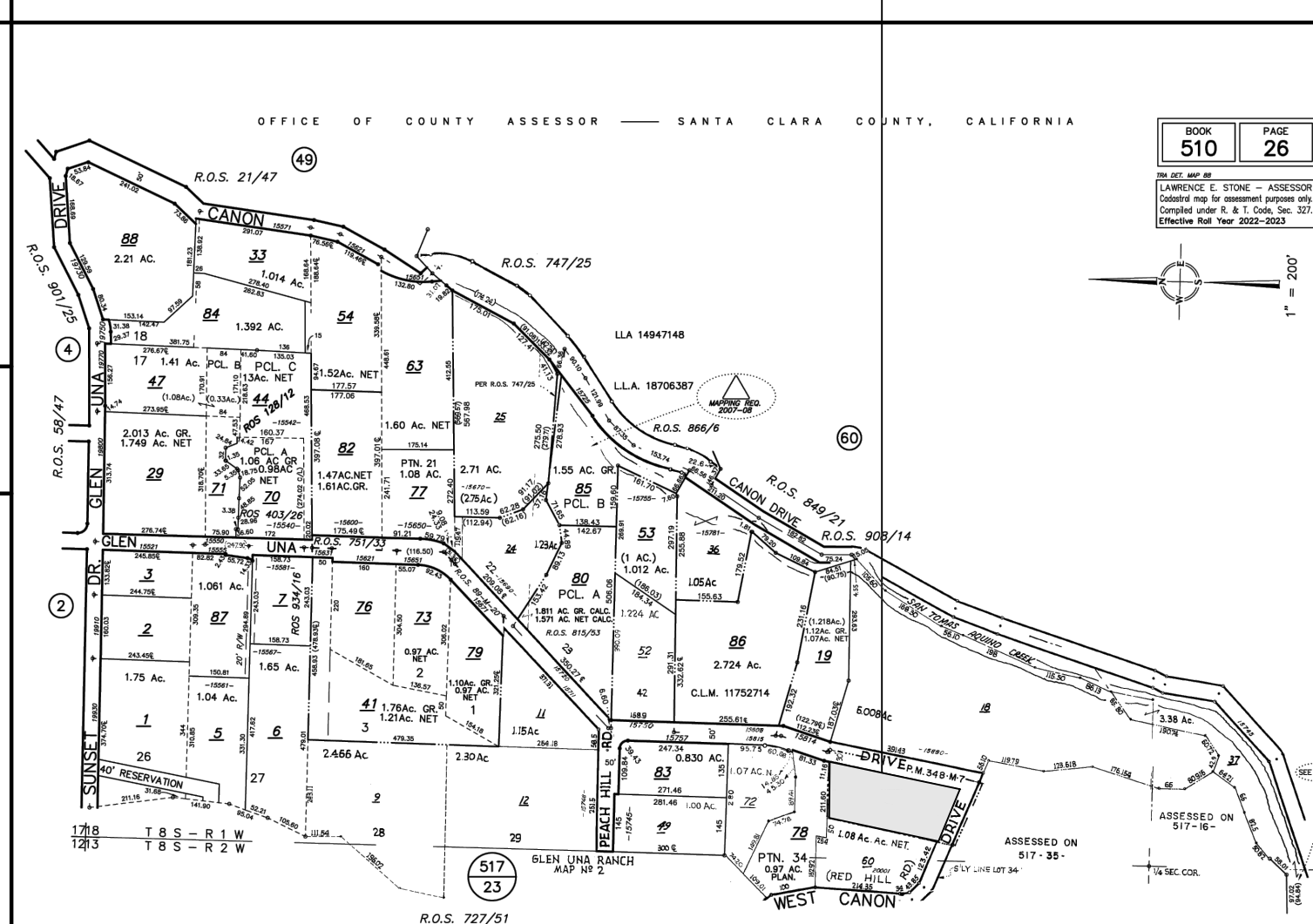
PROJECT INFORMATION

OWNER: HAIPING ZHAO
 ADDRESS: 15881 GLEN UNA DR, LOS GATOS, CA 95030
 EMAIL: hzhao416@gmail.com
 PHONE: 510-999-5200

PROJECT DATA

APN : 510-26-067
 YEAR BUILT : 2001-2002
 ZONING : RHS-d1
 OCCUPANCY GROUP : R-3/U
 TYPE OF CONSTRUCTION : V-B
 STORY : TWO
 SPRINKLER : NO
 LOT AREA : 49,222 S.F.

VICINITY MAP



JOBSITE

DRAWING INDEX

- A0 TITLE SHEET
- BOUNDARY AND TOPOGRAPHIC SURVEY
- A1 PROPOSED SITE PLAN
- A2 EXISTING FLOOR N PLAN
- A3 FLOOR AREA CALCULATION
- A4 PROPOSED FLOOR PLAN
- A5 PROPOSED ROOF PLAN
- A6 EXISTING ELEVATIONS
- A7 EXISTING ELEVATIONS
- A8 PROPOSED ELEVATIONS
- A9 PROPOSED ELEVATIONS
- A10 CROSS SECTION
- A11 CALGREEN
- A12 CALGREEN

FLOOR AREA RATIO

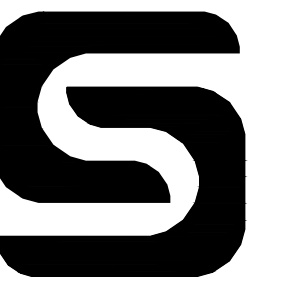
BUILDING AREA	EXISTING S.F.	PROPOSED S.F.	TOTAL S.F.	%
MAIN FLOOR	5847	2103	7950	16.5
TOWER	427	0	427	0.5
GARAGE	990	0	990	2
BASEMENT	702	0	702	1
CELLAR FLOOR	0	0	0	0
WORKSHOP	0	0	0	0
TOTAL	7966	2103	10069	20

LOT SIZE	49,222
FLOOR AREA RATIO (F.A.R)	6976/49222 = 14%
40% OF LOT COVERAGE	6381 (13%)
BUILDING HEIGHT	297"

SCOPE OF WORK

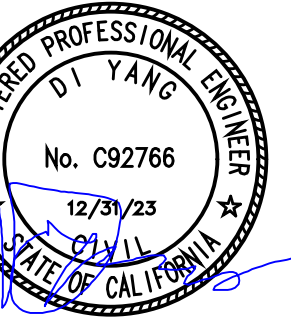
1. ATTACHED ADDITION TOTAL 2,103 S.F. INCLUDING INDOOR BASKETBALL COURT AND A BATH ROOM.

FOR OFFICIAL CITY/COUNTY USE ONLY



**SOUTHBAY
STRUCTURE**

3150 ALMADEN EXPY, STE 214
 SAN JOSE, CA 95118-1253
 TEL (408) 888-7836



ADDITION
 15881 GLEN UNA DR,
 LOS GATOS, CA 95030

SHEET NAME:
TITLE SHEET

DATE: 10/06/23

JOB NO. SS23903

ISSUE & REVISION

NO.	mm/dd/yy	CITY SUBMITTAL
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SCALE:

AS NOTED

SHEET NO.

A0

DRAWN BY:

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN ON THIS MAP ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS INC.

Kenneth D. Wilson 7/5/2023

KENNETH D. WILSON LS 5571 DATE

BENCHMARK

ELEVATIONS FOR THIS SURVEY ARE BASED ON ASSUMED ELEVATION OF 500.00' AT CONTROL POINT #1.

GENERAL NOTES

1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
3. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS (STUCCO, BLOCK OR WOOD AS IT EXISTS IN THE FIELD).

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

IF NO INDICATION OF SEWER LINES ARE SHOWN, THEN THERE WERE NO VISIBLE MARKINGS OR INDICATIONS OF ANY SEWER APPURTENANCES ON THE SITE. OTHER RECORDS MAY EXIST THAT PROVIDE EVIDENCE OF SEWER LATERAL LOCATIONS.

SETBACK LINES NOTE

BUILDING SETBACK LINES WERE NOT SHOWN ON THIS MAP (EVEN IF THEY ARE SHOWN ON THE ORIGINAL TRACT MAP). THE DESIGNER SHOULD CHECK WITH THE APPROPRIATE AUTHORITY TO DETERMINE BUILDING SETBACK LINES.

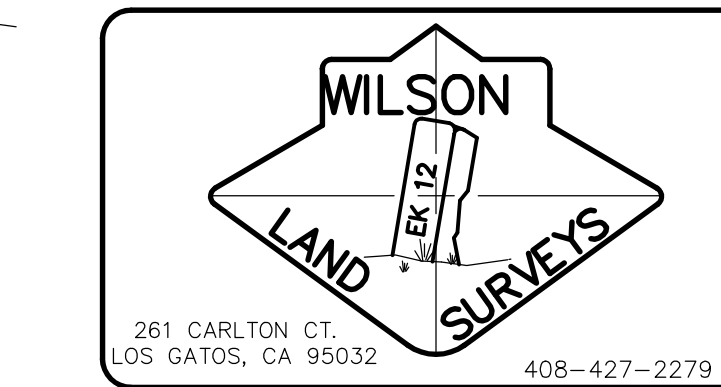
EASEMENT NOTE

EASEMENTS SHOWN ARE BASED ON A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY, TITLE NO.: FSBC-2061601023, DATED MAY 11, 2016.

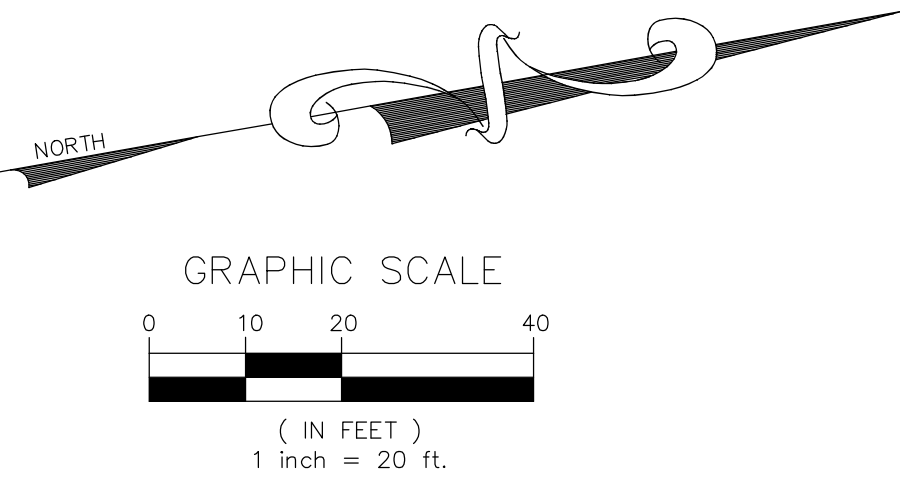
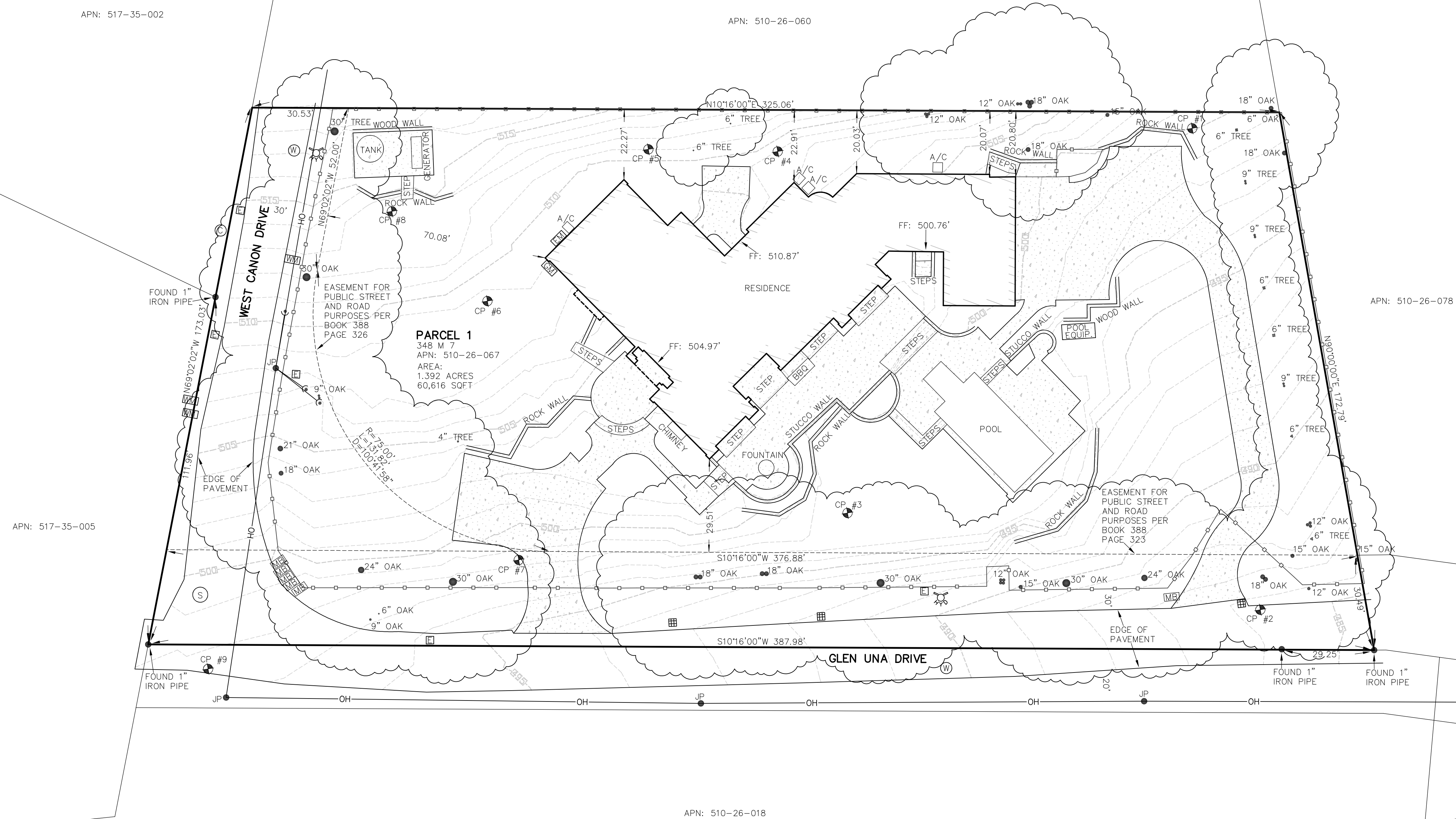
LEGEND

- FOUND AS NOTED
- ⊗ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ JOINT POLE
- ⊕ GUYWIRE
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- A/C AIR CONDITIONING UNIT
- OH — OVERHEAD LINE
- ⊕ DROP INLET
- ⊕ SEWER MANHOLE
- ⊕ SEWER CLEANOUT
- ⊕ CONTROL POINT
- ⊕ ELECTRIC BOX
- ⊕ FENCE
- ⊕ CONCRETE
- PROPERTY LINE
- BUILDING
- STREET CENTER LINE
- FF FINISH FLOOR ELEVATION

Email: kenw@wilsonlandsurveys.com
www.wilsonlandsurveys.com



BOUNDARY AND TOPOGRAPHIC SURVEY				
AS REQUESTED BY: HAIPING ZHAO				
LEGAL DESCRIPTION: PARCEL 1, 348 M 7, TOWN OF LOS GATOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.				
APN: 510-26-067				
DATE: JUNE 2023				
FILENAME: P-081 GLEN UNA ZHAO				
SITE ADDRESS: 15881 GLEN UNA DR, LOS GATOS, CA 95030				
DRAWN BY:	SCALE:	PROJECT:	JOB NUMBER:	SHEET:
CER	1"=20'	P-081	P-081	1 OF 1



This map was prepared as an instrument of service for the preparation of plans and specifications for construction on the site shown on the map. The information shown hereon shall not be used in whole or in part for any other project without written authority of Wilson Land Surveys.
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 "Topographic Survey by Wilson Land Surveys, Los Gatos, CA"



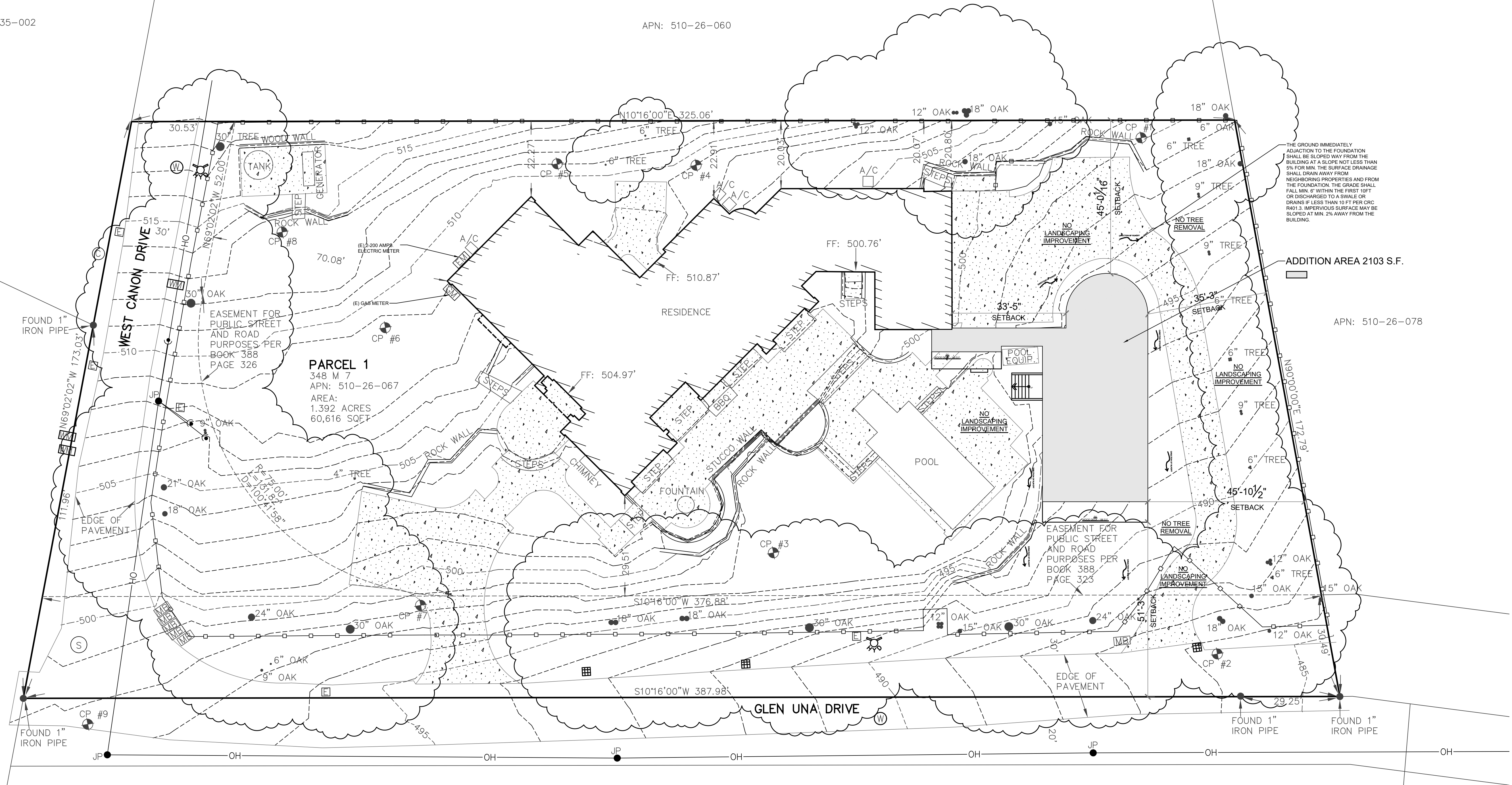
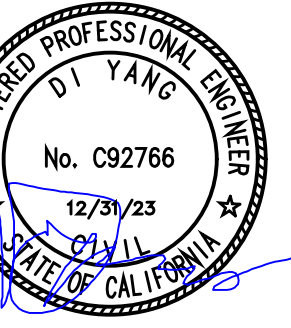
APN: 517-35-002

APN: 510-26-060



**SOUTHBAY
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THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE NOT LESS THAN 5% FOR MIN. THE SURFACE DRAINAGE SHALL DRAIN AWAY FROM NEIGHBORING PROPERTIES AND FROM THE FOUNDATION. THE GRADE SHALL FALL MIN. 6" WITHIN THE FIRST 10 FT OR DISCHARGED TO A SWALE OR DRAINS IF LESS THAN 10 FT PER CIRC RD 3. IMPERVIOUS SURFACE MAY BE SLOPED AT MIN. 2% AWAY FROM THE BUILDING.

ADDITION AREA 2103 S.F.

APN: 510-26-078

PARCEL 1
348 M 7
APN: 510-26-067
AREA:
1.392 ACRES
60,616 SQ FT

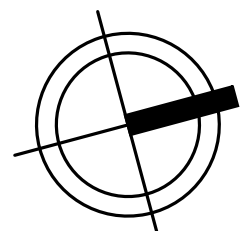
EASEMENT FOR PUBLIC STREET AND ROAD PURPOSES PER BOOK 388 PAGE 326

EASEMENT FOR PUBLIC STREET AND ROAD PURPOSES PER BOOK 388 PAGE 323

PROPOSED SITE PLAN

SCALE 1/16"=1'-0"

1



GRADING QUANTITIES:

THE TOTAL AMOUNT OF CUT AND FILL (IN CUBIC YARDS) OF 2,103 S.F. ADDITION:

VOLUME (yd³) = (Length x Width x Depth)/27
= 6935/27 = 257 (CUBIC YARDS)

WATER SUPPLY REQUIREMENTS:

POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2019 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.

CONSTRUCTION SITE FIRE SAFETY:

ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.

ADDITION
15881 GLEN UNA DR.,
LOS GATOS, CA 95030

SHEET NAME:
PROPOSED SITE PLAN

DATE: 10/06/23

JOB NO. SS23903

ISSUE & REVISION

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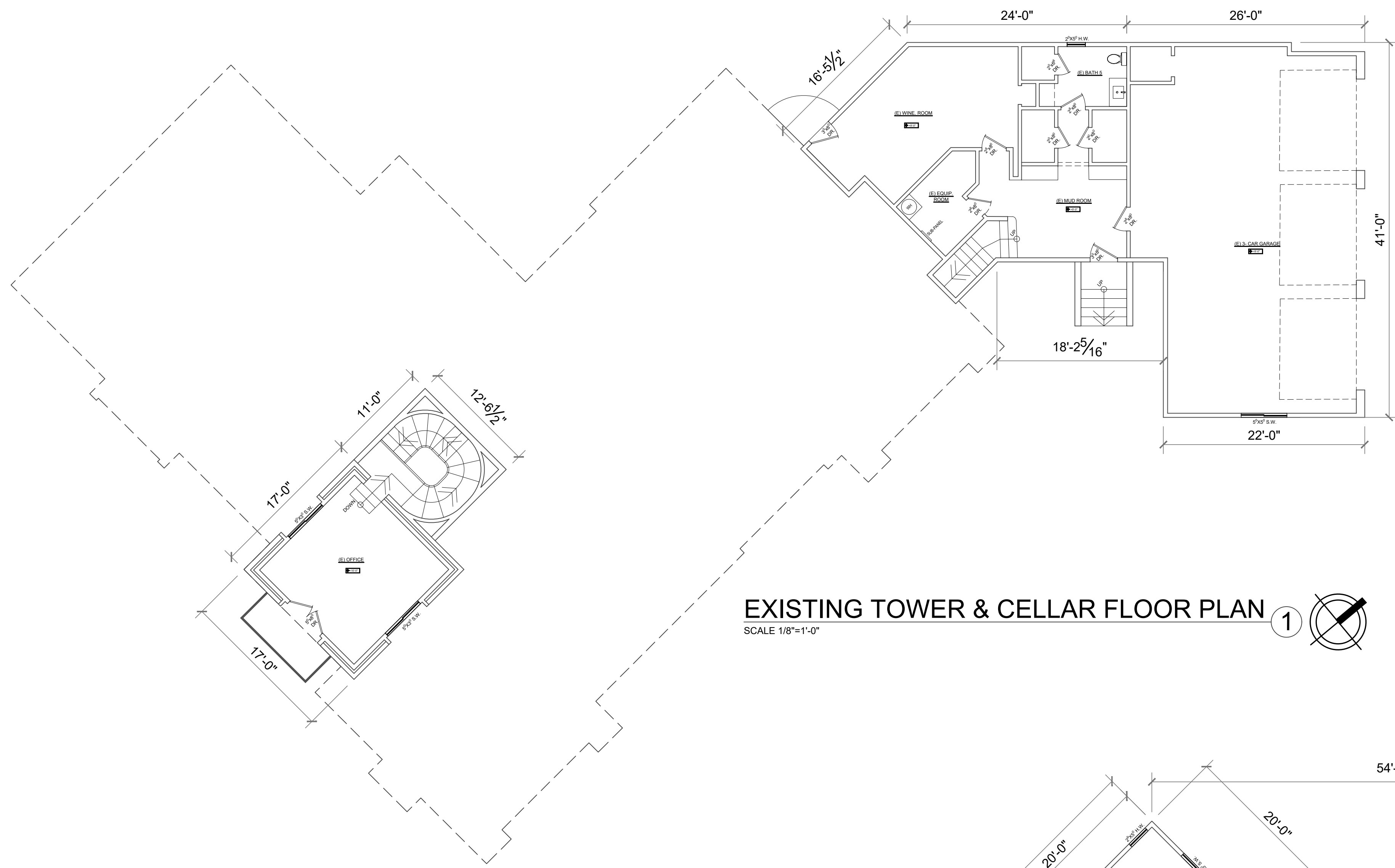
SCALE:

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SHEET NO.

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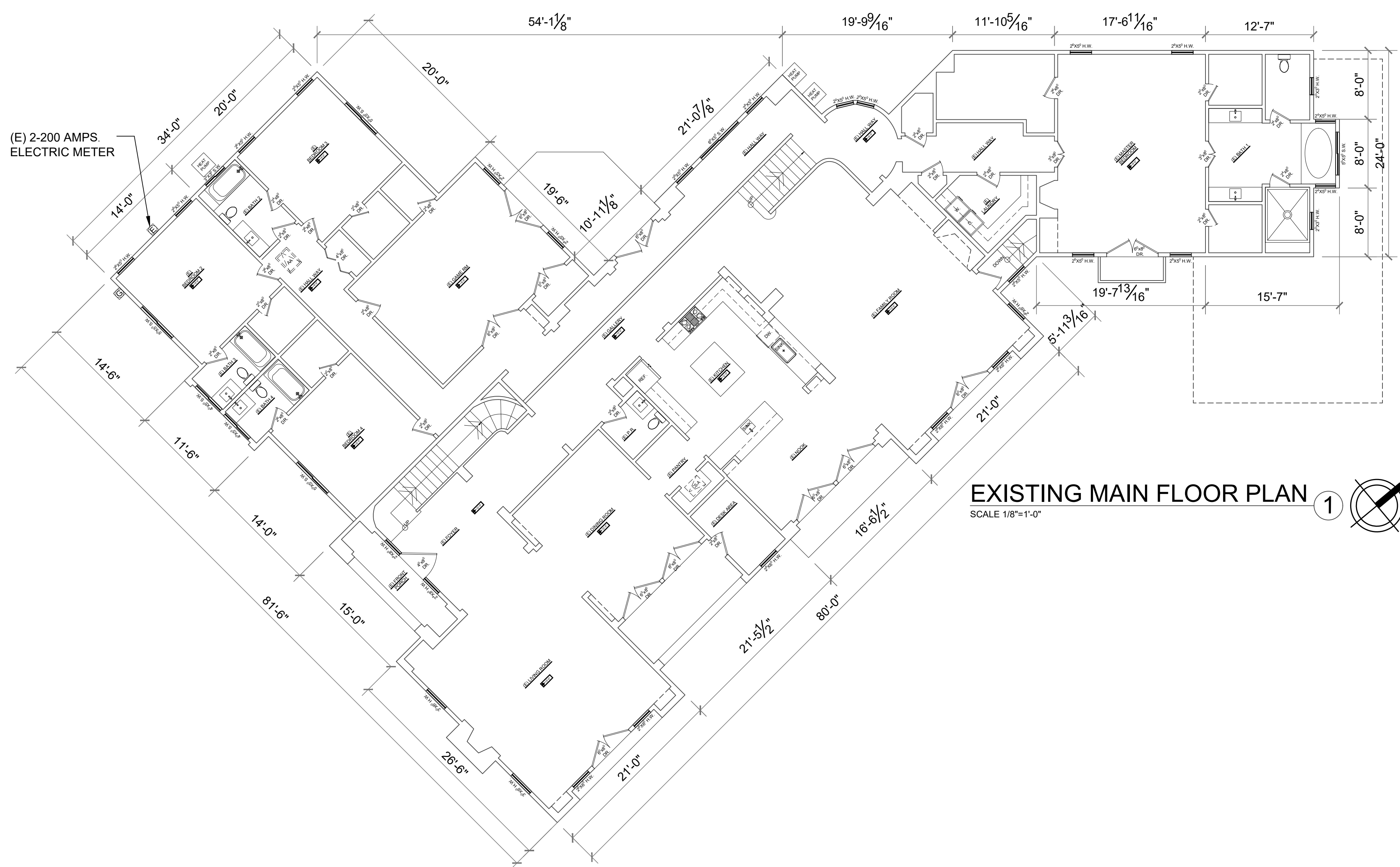
EXISTING TOWER & CELLAR FLOOR PLAN 1
SCALE 1/8"=1'-0"

LEGEND:

	DENOTES CONCRETE SLAB		SKYLIGHT		TANKLESS
	DENOTES LAWN		HEAT PUMP		GAS METER
	DENOTES MULCH WITH SHRUBS		AIR CONDITIONER		ELECTRIC METER
	DENOTES PAVEMENT		FURNACE		WATER METER
	SETBACK LINE		WATER HEATER		SEWER
	EASEMENT LINE		MINI SLIP		SEWER CLEANOUT
	WOODEN FENCE		ATTIC ACCESS MIN. 22"X30" ATTIC ACCESS MIN. 36"X36" WHEN FURNACE AT ATTIC. A HEAD ROOM CLEAR HEIGHT IN ATTIC AT LEAST 30".		FLOOR CHANGE
	PROPERTY LINE		CRAWL SPACE FLOOR ACCESS - MIN. 18"X24"		PGE BOX
	SEWER LINE 4"		CRAWL SPACE FOUNDATION WALL ACCESS - MIN. 16"X24"		SUN TUNNEL 18"
	GAS LINE				

LEGEND:

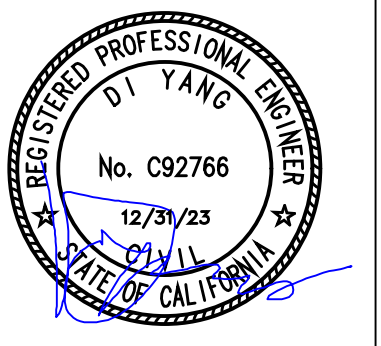
	DENOTES (N) WALL
	DENOTES (E) WALL OPENING TO BE FILLED
	DENOTES (E) WALL
	DENOTES DEMOLITION
	DENOTES INTERIOR WALL 1 HR. FIRE RATED SEPARATE WALL SEE SHEET A6



EXISTING MAIN FLOOR PLAN 1
SCALE 1/8"=1'-0"



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ADDITION
15881 GLEN UNA DR,
LOS GATOS, CA 95030

SHEET NAME:
EXISTING MAIN FLOOR

DATE: 10/06/23
JOB NO. SS23903

ISSUE & REVISION	mm/dd/yy	CITY SUBMITTAL
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SCALE:
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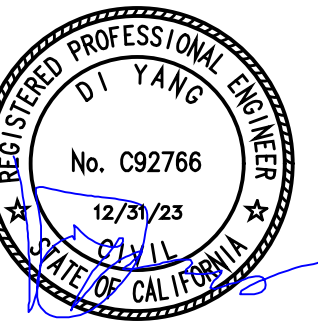
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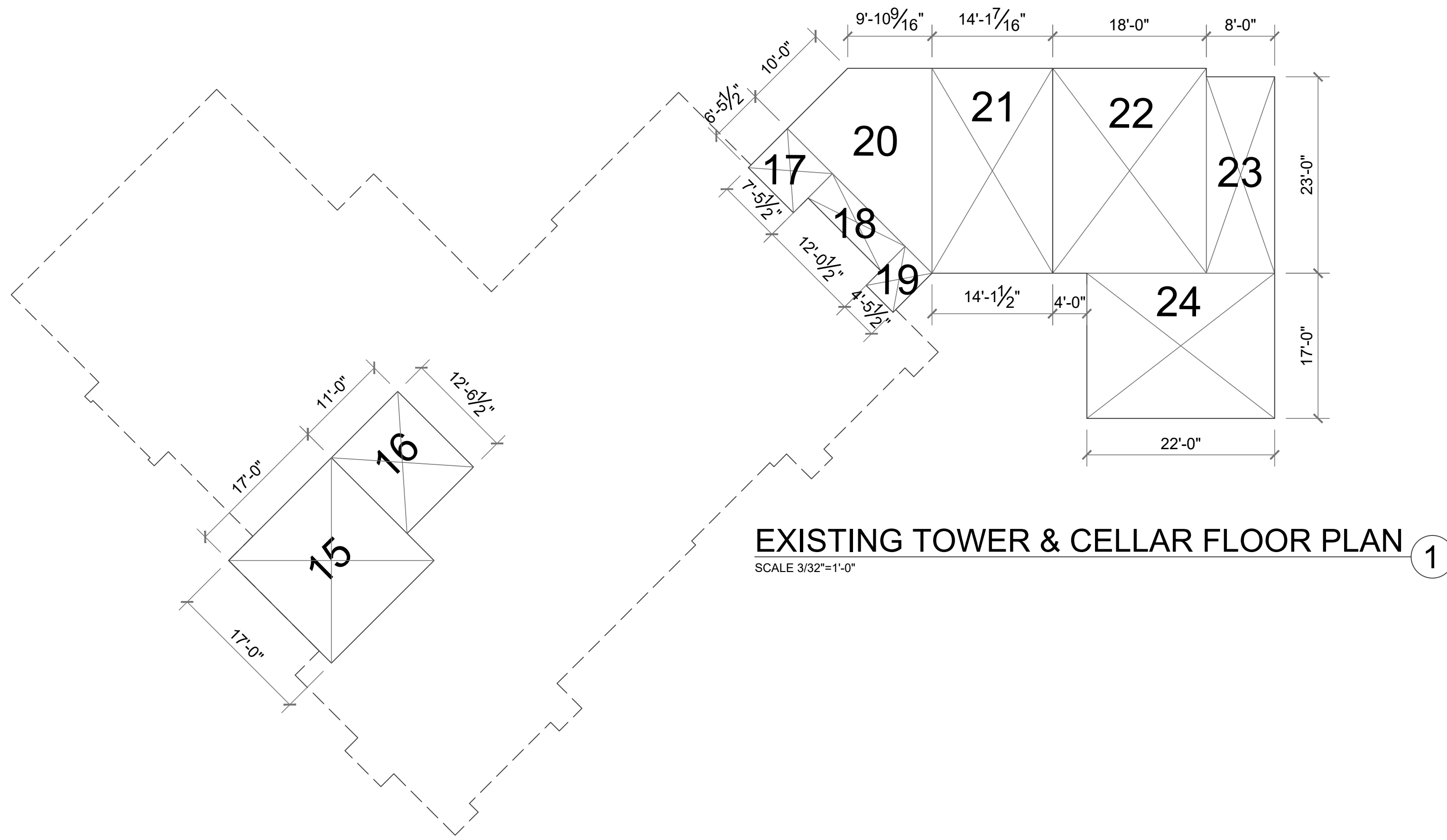


**SOUTHBAY
STRUCTURE**

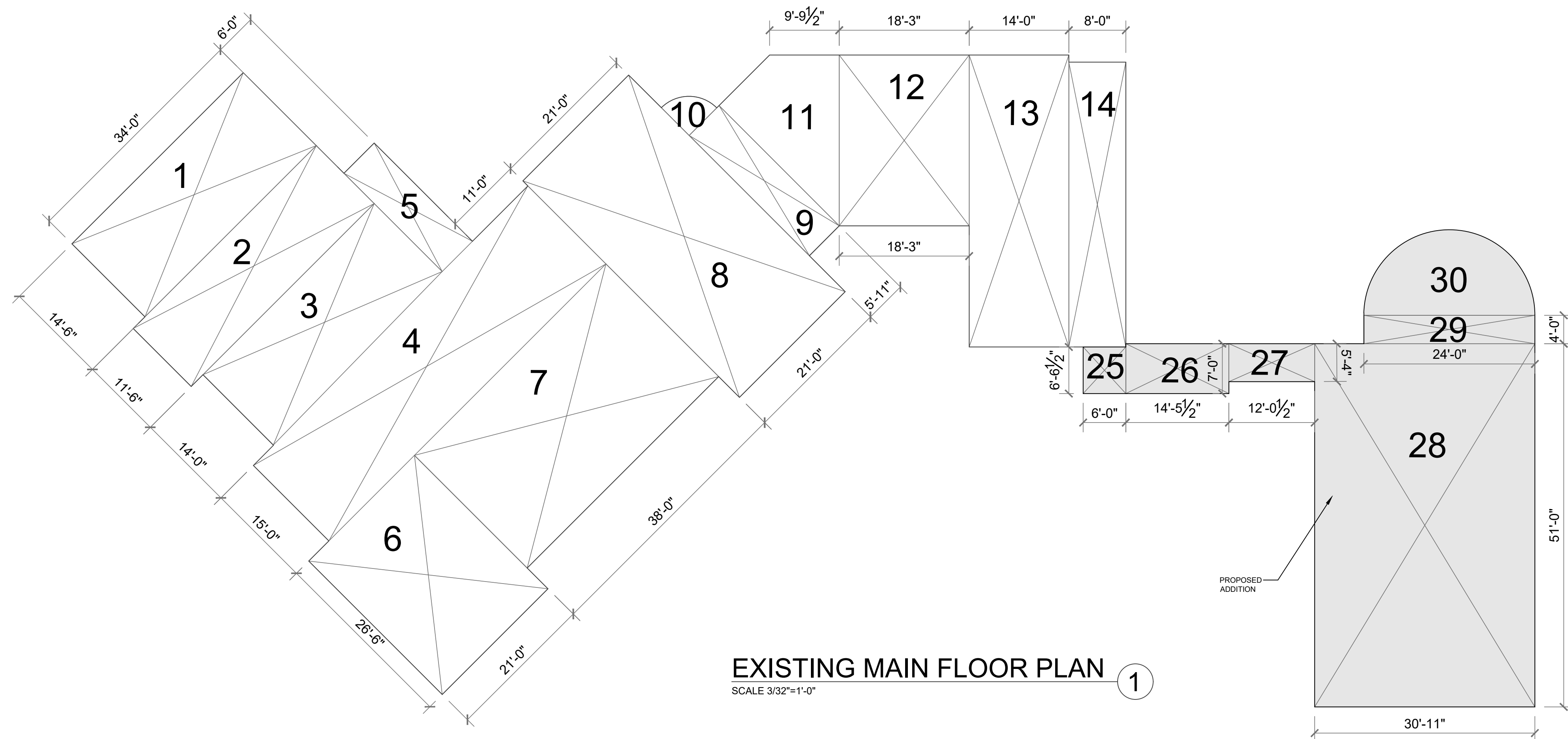
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EXISTING TOWER & CELLAR FLOOR PLAN 1
SCALE 3/32"=1'-0"



EXISTING MAIN FLOOR PLAN 1
SCALE 3/32"=1'-0"

BLOCK DIAGRAM

MEASURE TO EXTERIOR FINISH	
ZONE	FLOOR AREA S.F.
1	493
2	418
3	467
4	840
5	117
6	558
7	850
8	904
9	141
10	24
11	238
12	437
13	574
14	320
15	289
16	138
17	48
18	49
19	28
20	238
21	338
22	432
23	184
24	374
25	39
26	101
27	64
28	1577
29	96
30	226
TOTAL FLOOR AREA	10603

FLOOR AREA CALCULATION

mm/dd/yy	CITY SUBMITTAL
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SCALE:
AS NOTED

SHEET NO.
A3

DRAWN BY:

BATHROOM SPECIFIC NOTES:

- ALL SHOWER AND TUB/SHOWER WALLS TO SPECIFY A SMOOTH, HARD, NONABSORBENT SURFACE (E.G., CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANCE UNDERLAYMENT (E.G., CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS.
- SHOWER DOOR SIZE TO HAVE A NET OPENING OF AT LEAST 22" WITH SAFETY TEMPERED DOOR TO SWING OUT OR SLIDER.
- ALL RECEPTACLES SHALL BE GFCI PROTECTED AND CONNECTED TO A DEDICATED 20 AMPS CIRCUIT.
- ALL INSTALLED LUMINAIRES SHALL BE LED AND AT LEAST ONE LUMINAIRE IN THE BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR PER 2019 LIGHTING REGULATIONS.
- PROVIDE AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET (1/2 OPENABLE) AND PROVIDE MECHANICAL VENTILATION 50 CFM INTERMITTENT HUMIDISTAT FAN.
- SHOWER SHALL BE A MINIMUM 1024 SQUARE INCHES AND CAPABLE OF ENCOMPASSING 30 INCHES DIAMETER.
- WATER CLOSETS SHALL BE CLEAR 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT.
- USE 2022 CALGREEN AND 2022 ENERGY CODE MANDATORY MEASURES.
- SHOWER COMPARTMENT SHALL BE A MINIMUM 1,024 SQUARE INCHES ENCOMPASSING A 30" DIA. CIRCLE. (CPC 408.5 & 408.6)
- EACH BATHROOM CONTAINING A SHOWER SHALL BE MECHANICALLY VENTILATED TO CONTROL HUMIDITY. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING HUMIDITY CONTROL IN A BATHROOM. (CMC CHAPTER 4, CRC R303.3.1)
- THE MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SER A MAXIMUM 1200° F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISION. (CPC 408.3, 409.4)
- SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (CBC 1210 AND CRC R307.2)

UNDERLAYMENT MATERIAL USED AS BACKERS FOR WALL TILE OR SOLID SURFACE MATERIAL IN TUB AND SHOWER ENCLOSURES SHALL BE EITHER GLASS MAT/ FIBER-REINFORCED GYPSUM BACK PANELS, NON ASBESTOS FIBER-CEMENT/ FIBER MAT BACKBOARD. ALL MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WATER-RESISTANT GYPSUM BOARD (I.E. PURPLE BOARD) MAY BE USE WHEN ATTACHED DIRECTLY TO STUDS. OVERLAY WITH MINIMUM GRADE B BUILDING PAPER AND WERE LATH. TILE SHALL BE ATTACHED TO THE WIRE LATH.

THE 2022 CPC DEFINES A BATHROOM AS "A ROOM EQUIPPED WITH A SHOWER, BATHTUB, OR COMBINATION BATH/SHOWER"

BATHROOM MECHANICAL NOTES:

- EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED. FANS MUST BE CONTROLLED BY A HUMIDISTAT. THE CONTROL MAY BE A SEPARATE COMPONENT OR INTEGRAL TO THE EXHAUST FAN. (CMC 402.5, CALGREEN 4.506)
- A BATH EXHAUST FAN IS REQUIRED REGARDLESS OF THE PRESENCE OF A WINDOW. (CRC R303.3)
- EXHAUST MUST VENT TO OUTDOOR IN AN APPROVED DUCT. TERMINATE THE OUTLET A MINIMUM OF 3 FEET FROM AN OPENING OR PROPERTY LINE. (CMC 504.5)

TYPES OF FIXTURE	REQUIRED WATER-CONSERVING PLUMBING FIXTURE (MAX. FLOW RATES)
WATER CLOSET (TOILET)	1.28 GPF (CGB 4.303.1.1)
SHOWHEAD	1.80 GPM AT 80 PSI (CGBSC SECTION 4.303.1.3.182)
LAVATORY FAUCETS	1.20 GPM AT 60 PSI (CGBSC 4.303.1.4.1)
KITCHEN FAUCETS	1.80 GPM AT 60 PSI (CGBSC 4.303.1.4.4)

STANDARDS FOR PLUMBING FIXTURES AND FITTING. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED PER THE CALIFORNIA PLUMBING CODE. CGBSC SECTION 4.303.2

BATHROOM PLUMBING NOTES:

- FIXTURE WATER CONSUMPTION: WATER CLOSETS MAX. 1.28 GAL PER FLUSH, FAUCETS MAX FLOW RATE OF 1.2 GPM AT 60 PSI AND SHOWERHEADS MAX FLOW RATE OF 1.8 GPM AT 80 PSI.
- WATER CLOSETS SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER TO ANY WALL OR OBSTRUCTION) AND 24 INCH MINIMUM CLEAR SPACE IN FRONT OF FIXTURE. (CPC 402.5)
- NEW SHOWER COMPARTMENTS SHALL HAVE A FINISHED INTERIOR OF 1,024 SQUARE INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. SHOWER DOOR TO BE TEMPERED AND PROVIDE A MIN. 22 INCH CLEAR UNOBSTRUCTED OPENING. (CPC 408.6)
- PROVIDE SAFETY GLAZING IN WALLS ENCLOSING TUBS / SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET. (CRC R308.4.5)
- SHOWER AND TUB SHOWER COMBINATIONS SHALL PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE AND THERMOSTATIC TYPES THAT PROVIDE SCALD AND THERMAL SHOCK SH PROTECTION. (CPC 408.3)
- WALLS IN SHOWER COMPARTMENTS OR IN BATHTUBS WITH A SHOWERHEAD SHALL BE FINISHED WITH A NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT EXTENDING TO A HEIGHT ON NO LESS THAN 6 FEET ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS (CRC R702.3.8 R307.2)

LANDING REQUIREMENT AND NOTE:

DOORS OTHER THAN REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7/4" BELOW THE TOP OF THE THRESHOLD.

THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).

DRYER DUCTS NOTES:

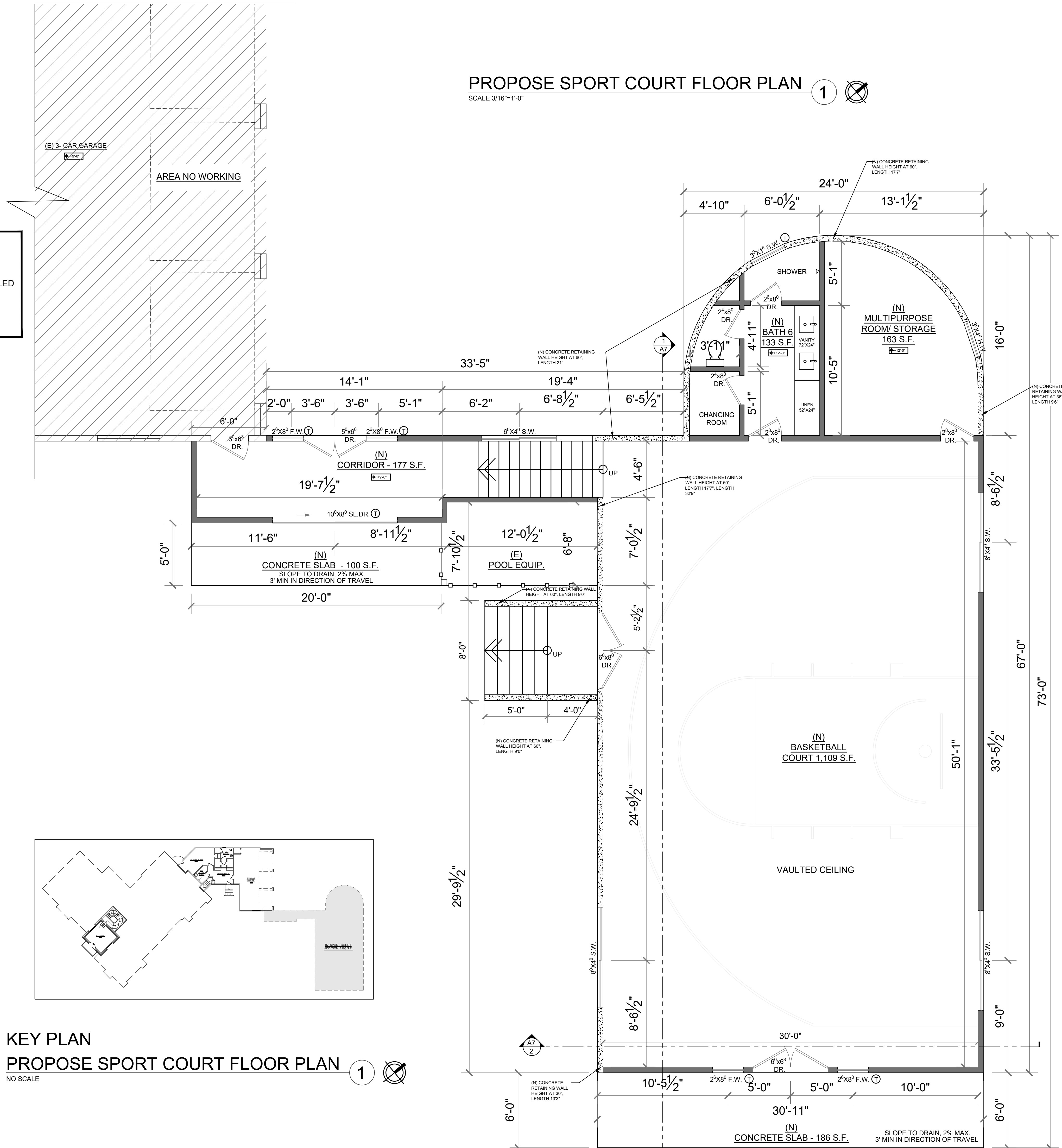
- DRYER DUCTS SHALL TERMINATE ON THE BUILDING EXTERIOR IN A BACKDRAFT DAMPER, SCREENS OR SCREENS OR LOUVERS SHALL NOT BE INSTALLED. CMC 504.4
- MINIMUM OF 100SQ. IN. OF MAKEUP AIR REQUIRED, WHICH CAN BE SUPPLIED BY LOUVERS OR UNDERCUTTING THE DOOR. CMC 504.4.1
- DRYER DUCTS SHALL BE SMOOTH-WALLED METAL 4 INCH DIAMETER AND NOT MORE THAN 14 FEET IN LENGTH WITH AN ALLOWANCE OF 2 90 DEG. BENDS IN THAT 14 FT. DEDUCT 2 FT. FOR EACH ADDITIONAL 90 DEG. BEND IN EXCESS OF 2. CMC 504.4.2.1.

LEGEND:

- DENOTES (N) WALL
- DENOTES (E) WALL OPENING TO BE FILLED
- DENOTES (E) WALL
- DENOTES DEMOLITION

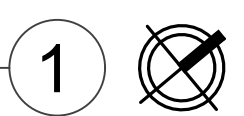
LEGEND:

- SAFETY GLAZING (TEMPERED WINDOWS)
- REPL. REPLACED (N) WINDOW THE SAME SIZE (E) WINDOW



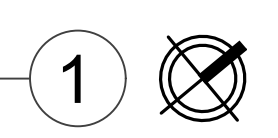
PROPOSE SPORT COURT FLOOR PLAN

SCALE 3/16"=1'-0"



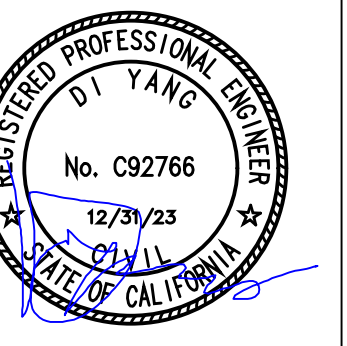
KEY PLAN
PROPOSE SPORT COURT FLOOR PLAN

NO SCALE



**SOUTHBAY
STRUCTURE**

3150 ALMADEN EXPY, STE 214
SAN JOSE, CA 95118-1253
TEL (408) 888-7836



ADDITION
15881 GLEN UNA DR,
LOS GATOS, CA 95030

SHEET NAME:
PROPOSED FLOOR PLAN

DATE: 10/06/23

JOB NO. SS23903

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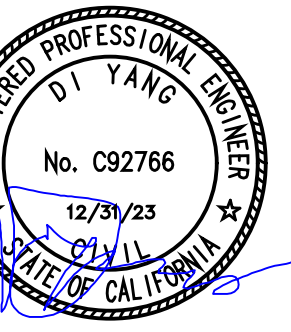
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STRUCTURE**

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ADDITION
15881 GLEN UNA DR,
LOS GATOS, CA 95030

SHEET NAME:
ROOF PLAN

DATE: 10/06/23

JOB NO. SS23903

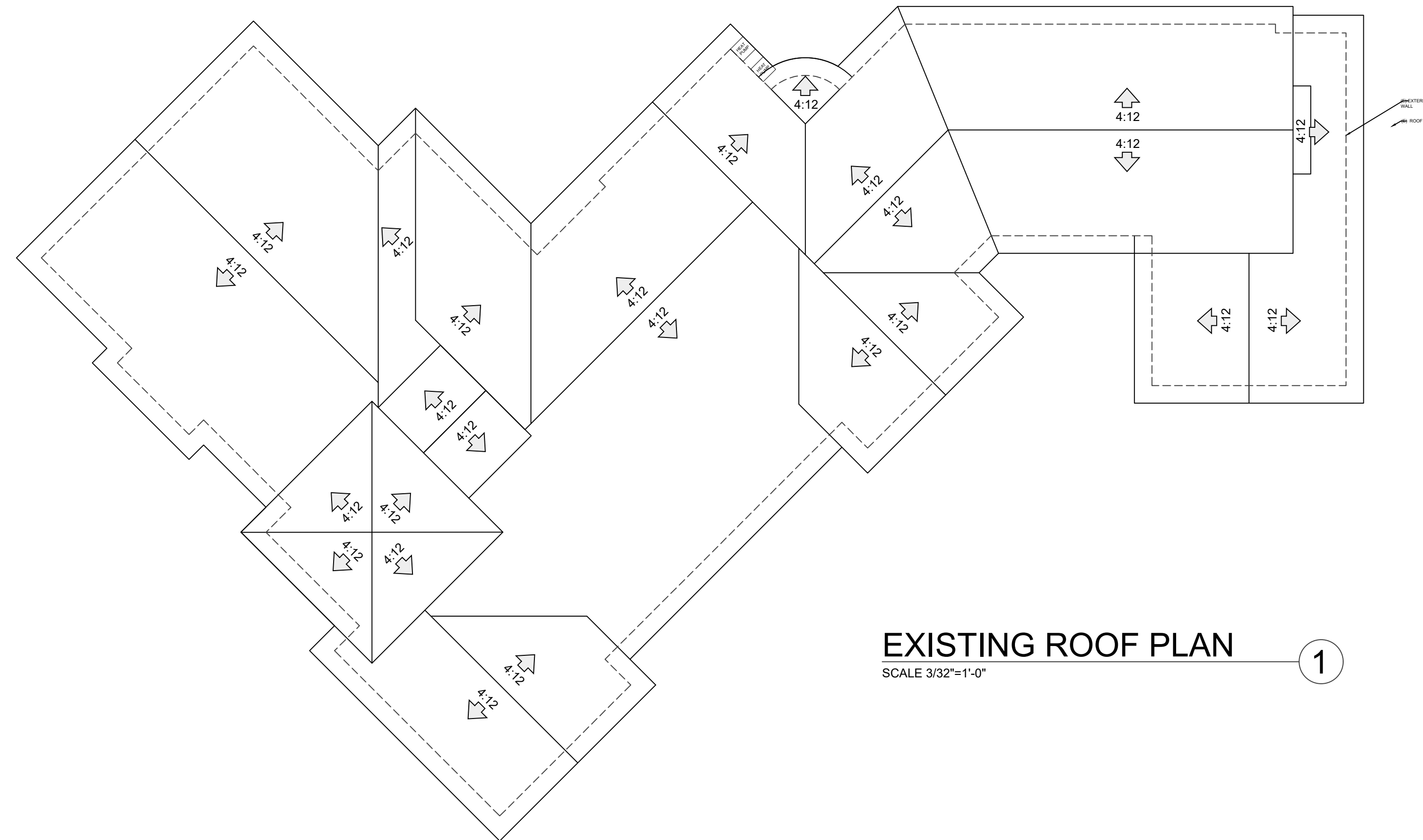
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GENERAL NOTES:

- ROOF COVERING ASSEMBLIES SHALL BE AN ICC-ES OR UL LISTED CLASS "A" FIRE-RESISTIVE COMPLYING WITH ASTM E108 OR UL 790.
- ALL "FLAT / BUILT-UP ROOF AREAS TO BE A MIN. 1/4" : 12" PITCH; MFG.: GAF; CLASS "A" BUILT-UP ROOF. #90 MINERAL CAP (HOT MOPPED) OVER 2 LAYERS #30 FELT UNDERLAYMENT. (ASTM #D-3909)
 - SEE PLAN FOR SPECIFIED ROOF PITCH.
 - SEE PLAN FOR ROOFING MATERIAL SPECIFICATION.
 - INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
 - PROVIDE 1x6 (MIN.) "STARTER BOARD" AT ALL EXPOSED EAVE.
 - MIN. OF 1" AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.
 - THE ROOF TILE IN THE PROJECT SHALL QUALIFY COOL ROOF REQUIREMENT

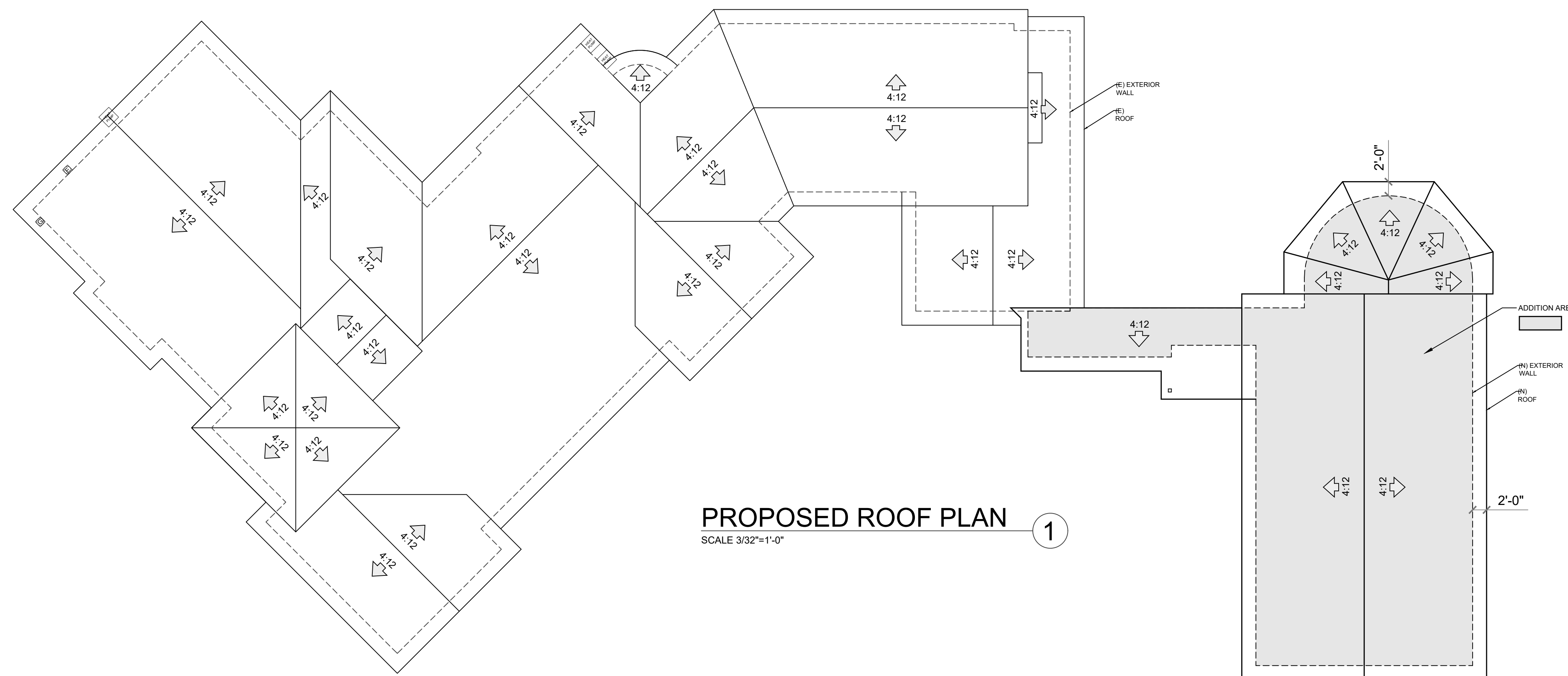
NOTE: MINIMUM CLASS C ROOF ASSEMBLY FOR NEW CLAY ROOFING. [CRC SECTION R902.1.3]

Solar Reflectance	Initial Aged	
	0.79	0.68*
Thermal Emittance	0.88	0.89*

The ratings above are subject to CRRC rating program conditions, requirements and limitations. Visit coolroofs.org for important information and disclaimers about CRRC rating conditions, requirements and limitations.

ROOF VENT CALCULATION:

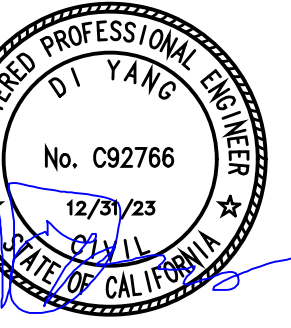
NEW ROOF AREA: 2103 S.F.
 REQUIRED VENTILATION: 2103 S.F. + 150 = 14.02 S.F.
 CONVERT TO SQ.IN.: 16 X 144 = 2018 SQ.IN.
 PROPER ROOF VENTILATION CONSISTS OF 50% AIR EXHAUST AND 50% AIR INTAKE
 TOTAL RIDGE OR OFF RIDGE VENTS: 2018 / 2 = 1009 SQ.IN.
 PROVIDED VENTILATION:
 • INTAKE VENT: 1009 SQ.IN. NET FREE AREA ROOF GABLE VENT: 20"X30"
 2 VENTS PROVIDING 1009 SQ.IN. EACH = 2 X 600 = 1200 SQ.IN.
 • EXHAUST VENT: 150 SQ.IN. NET FREE AREA SLANT BACK ROOF LOUVER (W22" X D25" X H 4")
 7 VENTS PROVIDING 150 SQ.IN. EACH = 7 X 150 = 1050 SQ.IN.
 1200 + 1050 = 2250 SQ.IN. PROVIDED > 2018 SQ.IN. REQUIRED IS OK





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LOS GATOS, CA 95030

SHEET NAME:
EXISTING ELEVATIONS

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JOB NO. SS23903

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SCALE:

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SHEET NO.

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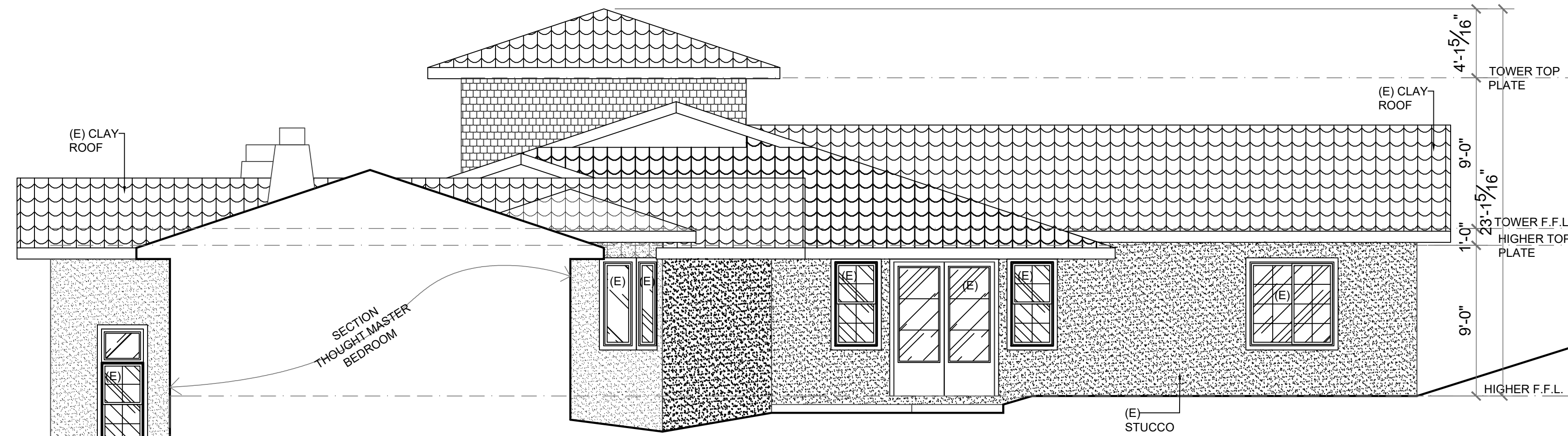
EXISTING FRONT (SOUTH) ELEVATION 1

SCALE 3/16"=1'-0"



EXISTING REAR (NORTHEAST) ELEVATION 3

SCALE 3/16"=1'-0"



EXISTING REAR (NORTH) ELEVATION 2

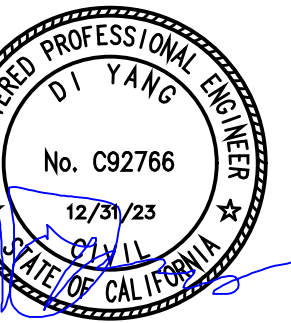
SCALE 3/16"=1'-0"

GROUND LVL



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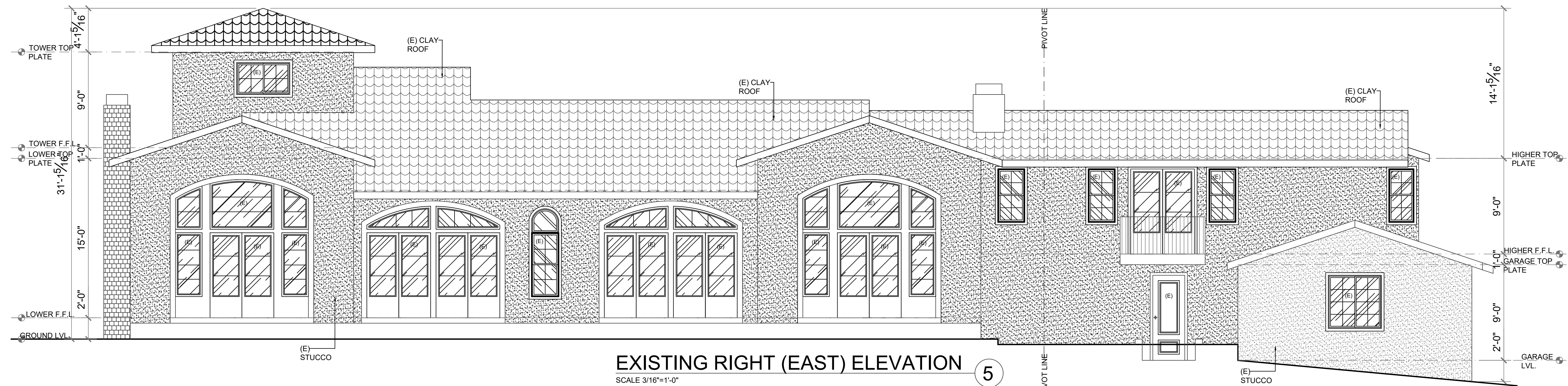
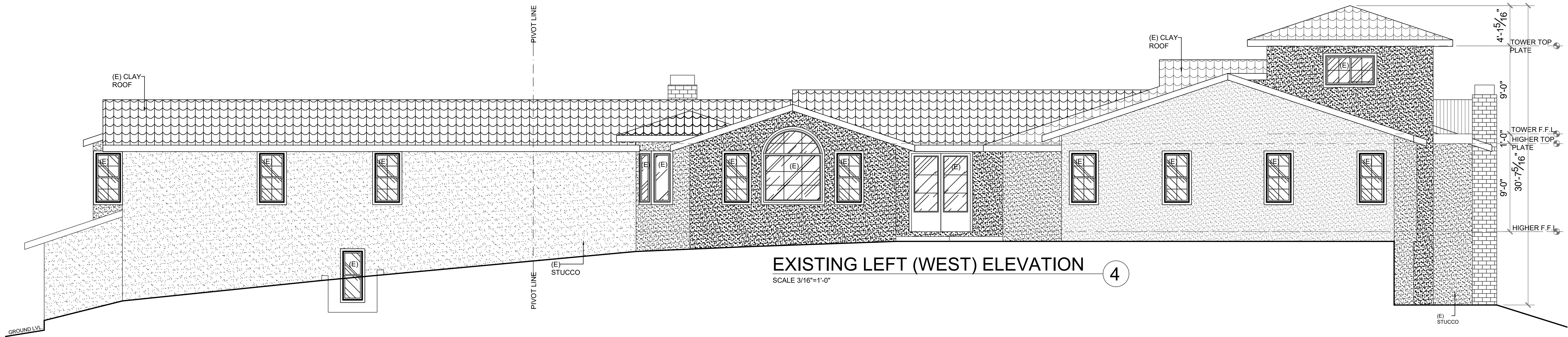
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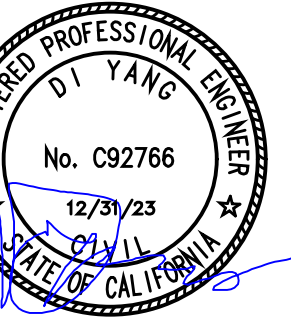
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DOOR SCHEDULE

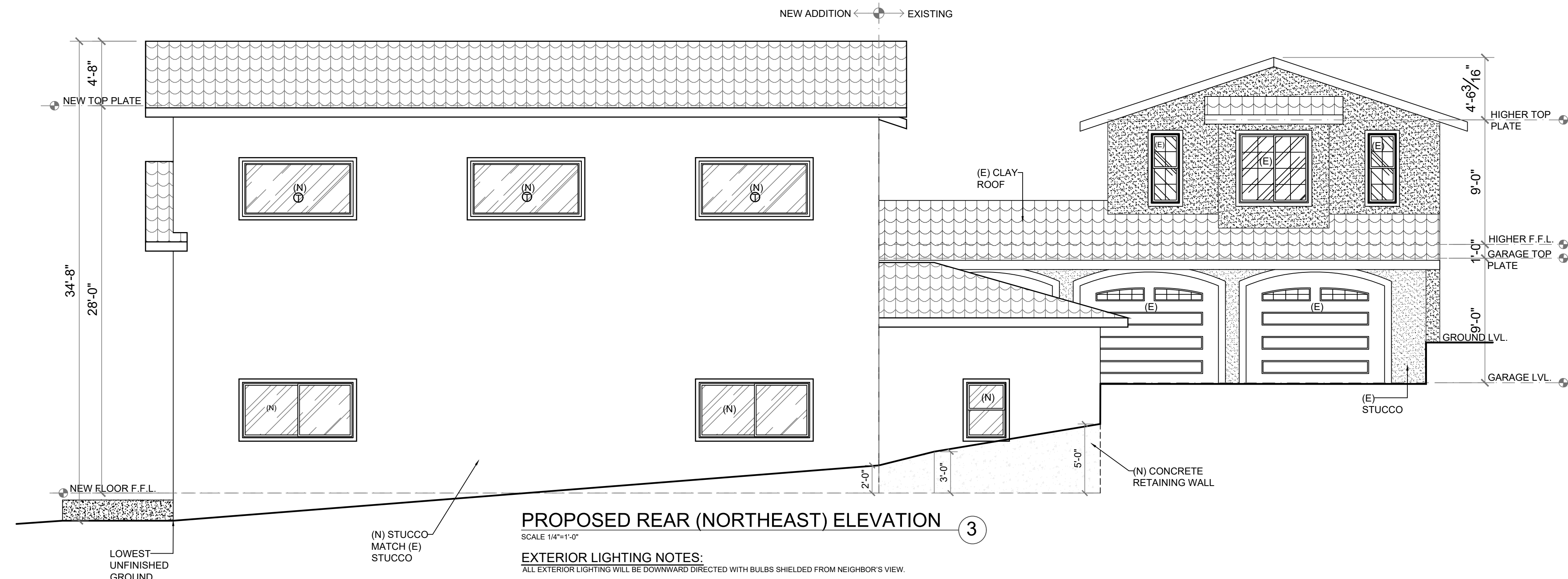
SCALE 1/4"=1'-0"

NO.	DESCRIPTION	COUNT	WIDTH	HEIGHT	LOCATION	COMMENTS
1	DOOR W/ 2 SIDELIGHTS	1	10'-0"	8'-0"	CORRIDOR	TEMPERED GLAZING
2	SLIDING DOOR	1	10'-0"	8'-0"	CORRIDOR	TEMPERED GLAZING
3	DOOR	1	3'-0"	8'-0"	CORRIDOR	
4	DOUBLE DOOR	1	6'-0"	8'-0"	BASKETBALL COURT	TEMPERED GLAZING
5	DOUBLE DOOR	1	6'-0"	8'-0"	BASKETBALL COURT	TEMPERED GLAZING
6	DOOR	2	2'-8"	8'-0"	BATH 6, MULTIPURPOSE ROOM/ STORAGE	
7	DOOR	2	2'-4"	8'-0"	BATH 6	
8	DOOR	1	2'-6"	8'-0"	BATH 6	

WINDOW SCHEDULE

SCALE 1/4"=1'-0"

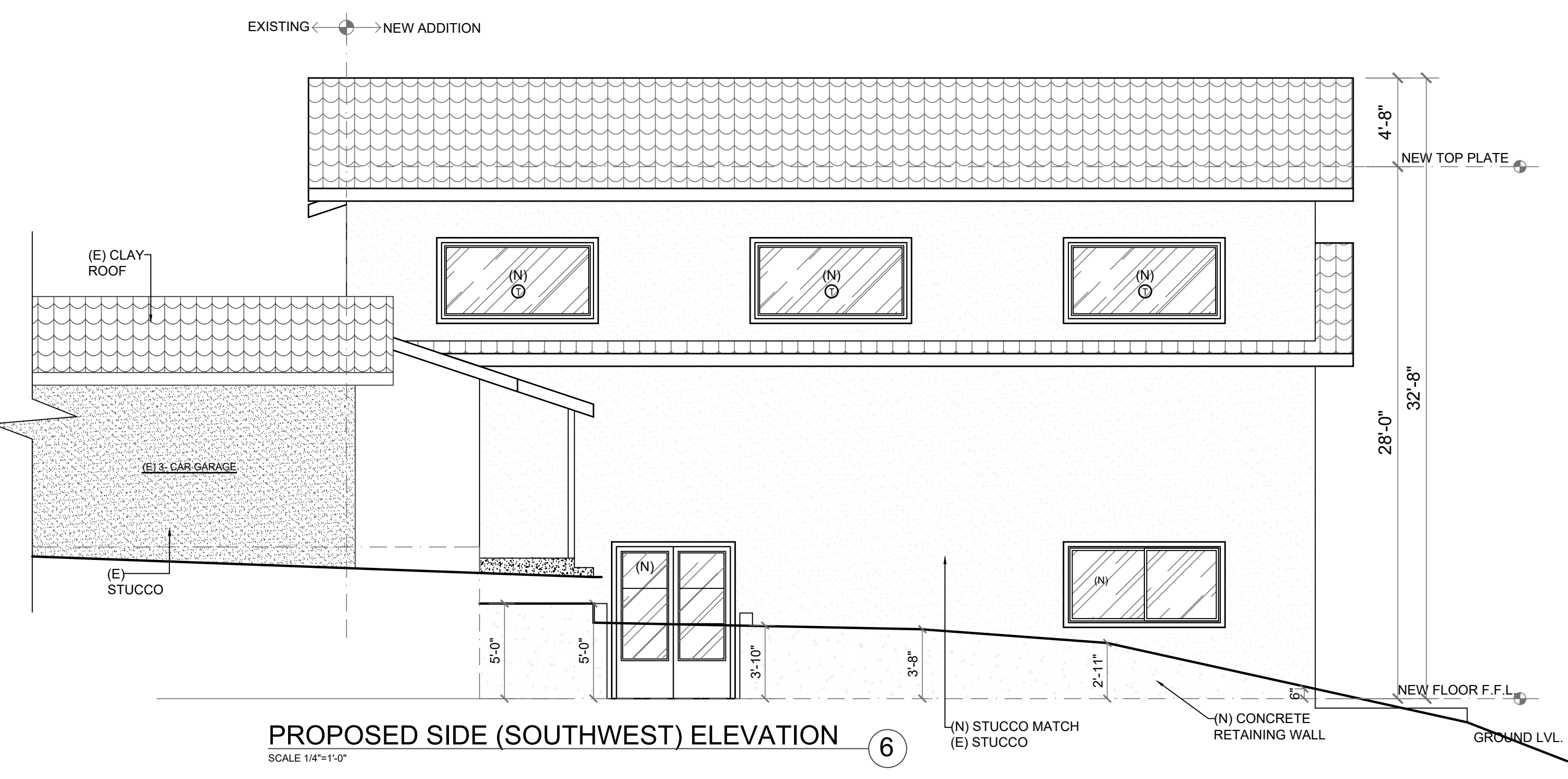
NO.	DESCRIPTION	COUNT	WIDTH	HEIGHT	LOCATION	COMMENTS
1	HUNG WINDOW	1	3'-0"	4'-0"	MULTIPURPOSE ROOM/ STORAGE	TEMPERED GLAZING
2	SLIDING WINDOW	1	6'-0"	4'-0"	CORRIDOR	TEMPERED GLAZING
3	SLIDING WINDOW	3	8'-0"	4'-0"	BASKETBALL COURT	TEMPERED GLAZING
4	UPPER FIXED WINDOW	6	8'-0"	4'-0"	BASKETBALL COURT	TEMPERED GLAZING
5	UPPER FIXED WINDOW	1	4'-0"	4'-0"	BASKETBALL COURT	TEMPERED GLAZING
6	LOWER FIXED WINDOW	2	2'-6"	8'-0"	BASKETBALL COURT	TEMPERED GLAZING
7	UPPER FIXED WINDOW	1	12'-6"	9'-10"	BASKETBALL COURT	TEMPERED GLAZING



PROPOSED REAR (NORTHEAST) ELEVATION

SCALE 1/4"=1'-0"
EXTERIOR LIGHTING NOTES:
ALL EXTERIOR LIGHTING WILL BE DOWNWARD DIRECTED WITH BULBS SHIELDED FROM NEIGHBOR'S VIEW.

NOTE: MINIMUM CLASS C ROOF ASSEMBLY FOR NEW COMPOSITION SHINGLE ROOFING. [CRC SECTION R902.1.3]



PROPOSED SIDE (SOUTHWEST) ELEVATION

SCALE 1/4"=1'-0"

WINDOW - DOOR NOTES:

- WINDOWS: CERTIFIED AND LABELED PER THE UNIFORM BUILDING CODE, WEATHERS TRIPPED WITH DOUBLE GLAZED. FENESTRATION SHALL BE LOW E AND DUAL PANE. 0.2 SHGC & 0.28 U-FACTOR
- EMERGENCY EGRESS WINDOWS SHALL HAVE A MINIMUM OF 5.0 SQUARE FEET OF CLEAR OPENING ON GRADE LEVEL FLOOR AND 5.7 SQUARE FEET ON SUBSEQUENT FLOORS, WITH A MINIMUM CLEAR OPENING WIDTH OF 20 INCHES AND HEIGHT OF 24 INCHES. SILL HEIGHT NOT TO EXCEED 44" A.F.F. GLAZING SHALL BE TEMPERED IF:
 - LOCATED IN THE WILDLAND URBAN INTERFACE AREA.
 - LOCATED LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE WALKING SURFACE OF SHOWER/TUB/STEAM ROOMS, ETC.
 - LOCATED IN HAZARDOUS LOCATION AS INDICATED.
- PROVIDE FALL PREVENTION DEVICE IF THE OPENING IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE AND THE LOWEST PART OF THE CLEAR OPENING IS LESS THAN 24 INCHES ABOVE FINISHED FLOOR.
- SCREEN: FURNISH AND INSTALL SCREENS AT ALL OPENING.
- CAULK & FLASH AROUND ALL OPENINGS WITH NON HARDENING BUTYL TYPE CAULKING & SOFT FLASHING I.E. 15# FELT OR 3 OZ. SISALKRAFT PAPER.
- WINDOW SILL AT (ROOM LOCATION) IS EQUAL OR LESS THAN 24 INCHES ABOVE FINISH FLOOR AND MORE THAN 72" ABOVE GRADE WILL REQUIRE THE OPERABLE WINDOW WITH OPENING TO BE PROVIDED WITH:
 - OPERABLE WINDOW OPENING WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH THE OPENING.
 - OPERABLE WINDOWS ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICE BY MEANS OF VERTICAL OR HORIZONTAL RAILING.
 - OPERABLE WINDOWS SHALL BE MANUFACTURED WITH A WINDOW OPENING CONTROL DEVICES AND CAN BE RELEASE AFTER OPERATION ALLOWING THE WINDOW TO FULLY OPEN.
- TEMPORARY NFRC LABELS ON NEW WINDOWS AND EXTERIOR DOORS SHALL NOT BE REMOVED BEFORE INSPECTION BY ENFORCEMENT AUTHORITY.
- THE FOLLOWING OPENINGS SHALL BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED:
 - EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, INCLUDING DOORS BETWEEN THE HOUSE AND GARAGE, BETWEEN INTERIOR HVAC CLOSETS AND CONDITIONED SPACE, BETWEEN ATTIC ACCESS AND CONDITIONED SPACE, BETWEEN WALL SOLE PLATES AND THE FLOOR, EXTERIOR PANELS AND ALL SIDING MATERIAL.
 - OPENINGS FOR PLUMBING, ELECTRICITY, AND GAS LINES IN EXTERIOR AND INTERIOR WALLS, CEILINGS, AND FLOORS.
- WINDOWS ADJACENT TO AND WITHIN 24 INCHES OF EITHER EDGE OF A DOOR SHALL BE TEMPERED GLASS.
- ALL TRIMMERS SHALL MATCH & ALIGN WITH EXISTING.
- EXTERIOR STUCCO: 3/8" STUCCO TYPICAL OVER 2 LAYERS OF GRADE "D" BUILDING PAPER OVER MIN. 1/2" CDX PL WOOD, ARYLIC FINISH COAT.
- PATIO DOORS: CERTIFIED AND LABELED PER THE UNIFORM BUILDING CODE, WEATHERSTRIPPED WITH DOUBLE GLAZED & TEMPER GLASS. FENESTRATION SHALL BE LOW E AND DUAL PAN 0.30 SHGC & 0.40 U-FACTOR.

EGRESS WINDOW REQUIREMENTS:

THE BOTTOM OF THE EGRESS WINDOW OPENING CANT EXCEED 44" FROM THE FINISHED FLOOR.
THE MIN. EGRESS WINDOW OPENING HEIGHT IS 24" HIGH.
THE MIN. EGRESS WINDOW OPENING IS 20" WIDE.
THE MIN. OPENING AREA OF THE EGRESS WINDOW IS 5.7 SQ.FT.

ABBREVIATIONS DOOR:

DR.	DOOR		
F OR FX	FIXED PANE		
FRM	FRAME		
FR.	FRENCH		
SL.	SLIDING		
BP	BYPASS		
BR.	BARN		
BF.	BIFOLD		

6'0" X 6'8" SL. DR. (Diagram showing width and height in feet and inches)

ABBREVIATIONS WINDOW:

W.	= WINDOW		
C., CS.	= CASEMENT		
DH.	= DOUBLE HUNG		
H.	= SINGLE HUNG		
F, F.X., FIX	= FIXED PANE		
FRM	= FRAME		
S.	= SLIDING		

6'0" X 4'0" SH. DR. (Diagram showing width and height in feet and inches)

LEGEND:

- ① TEMPERED GLAZING
- REPL. REPLACED (N) WINDOW THE SAME SIZE (E) WINDOW
- ⓔ EMERGENCY EGRESS WINDOW



**SOUTHBAY
STRUCTURE**

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ADDITION
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LOS GATOS, CA 95030

PROPOSED ELEVATIONS

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DATE: 10/06/23

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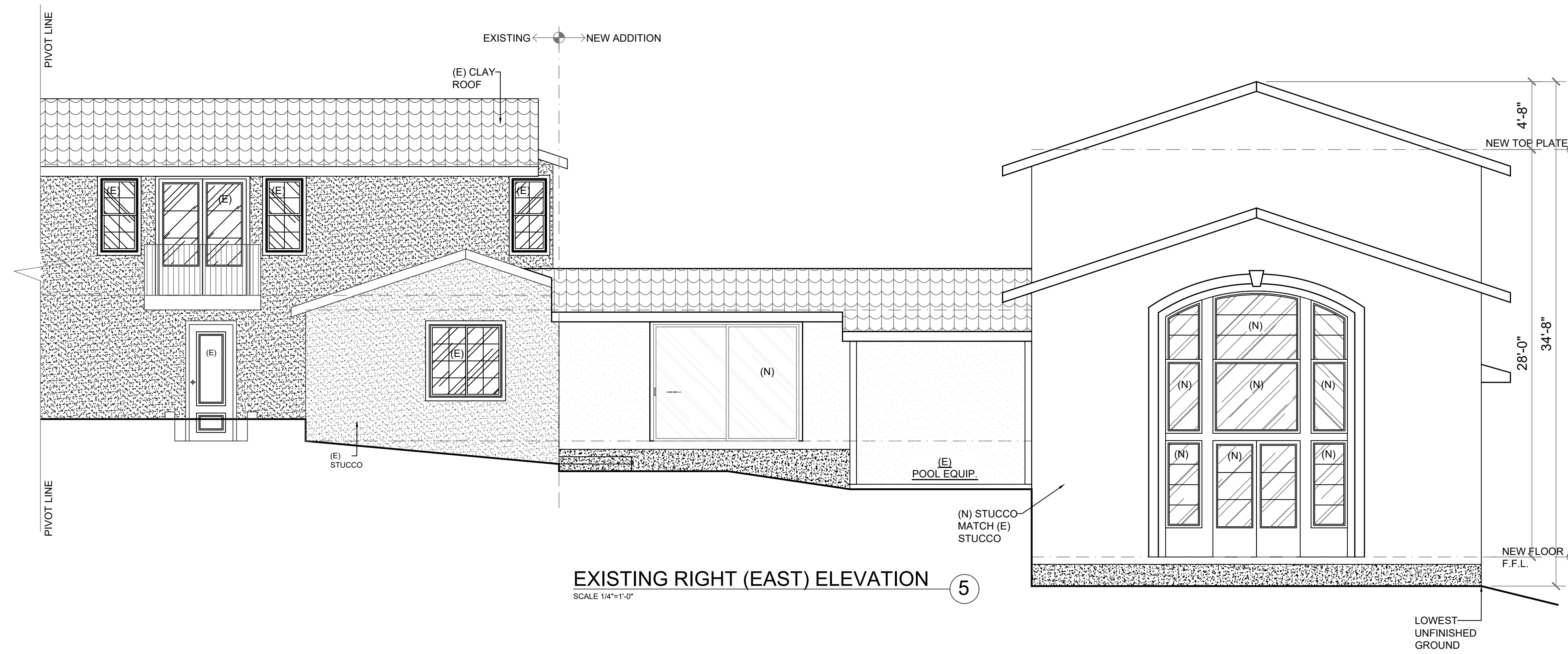
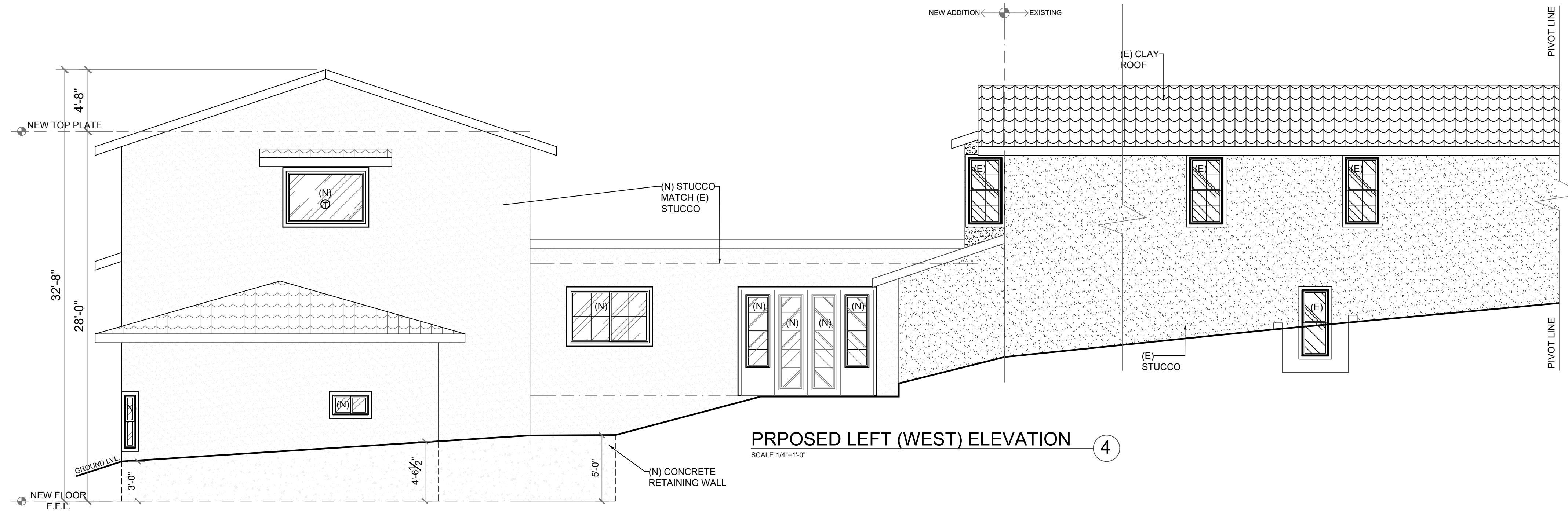
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ADDITION
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SHEET NAME:

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