


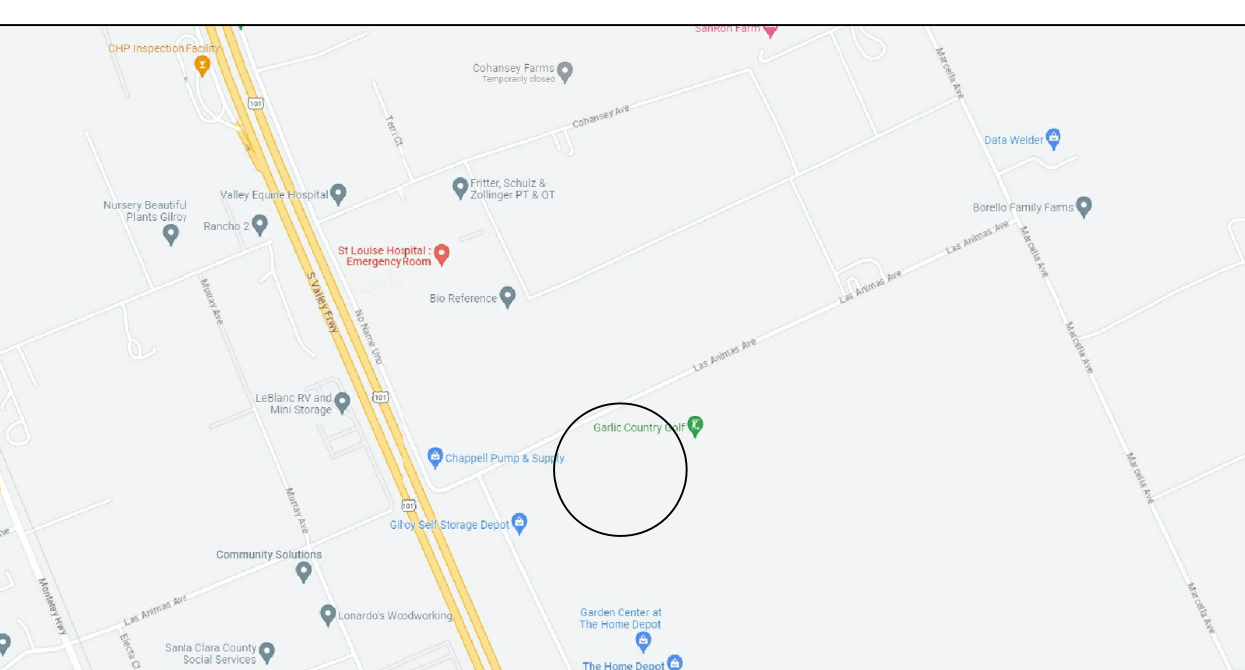











<p align="center">APPLICABLE CODES </p> <p>CBC CALIFORNIA BUILDING CODE 2022 CRC CALIFORNIA RESIDENTIAL CODE 2022 CEC CALIFORNIA ELECTRICAL CODE 2022 CPC CALIFORNIA PLUMBING CODE 2022 CMC CALIFORNIA MECHANICAL CODE 2022 CENC CALIFORNIA ENERGY CODE 2022 CALGREEN CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 ASCE 7 MINIMUM DESIGN LOADS FOR BUILDINGS AND 2022 SDPWS SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC 2022</p> <p>2022 CFC</p>	<p align="center">DEFERRED SUBMITTALS</p> <p>** SOLAR / PV ** FIRE SPRINKLERS</p>	<p align="center">PROJECT INFO</p> <p>PROJECT DATA:</p> <p>APN: 835-15-050 ADDRESS: 800 LAS ANIMAS AVE. GILROY, CA 95020 NO</p> <p>FLOOD ZONE: BUILDING OCCUPANCY : R3/U CONSTRUCTION TYPE: VB STORIES: 2 HISTORIC: NO ZONING: A-40A </p> <p>FLOOR AREA SUMMARY:</p> <p>LOT AREA: 4.8 ACRES E. STORAGE: 493 S.F. HOME OFFICE REMODEL 1ST FLOOR: 506 S.F. HOME OFFICE REMODEL 2ND FLOOR: 278 S.F. TOTAL HOME OFFICE REMODEL: 784 S.F. EXISTING HOME: 669 S.F. (TO BE CONVERTED TO ADU ON SEPARATE PERMIT) 2,021 S.F.</p> <p>MAIN DWELLING: 500 S.F. JADU LIVING: 487 S.F. GARAGE: 211 S.F. STOOP: 339 S.F. REAR PATIO:</p> <p align="center">**SEE SITE PLAN FOR GRADING QUANTITIES</p>	<p align="center">SHEET INDEX</p> <p>A0) COVER SHEET C1) SITE PLAN C2) SITE & UTILITY PLAN C3) GRADING PLAN C4) WORK IN RIGHT OF WAY A2.1) MAIN RESIDENCE FLOOR PLAN A2.2) MAIN RESIDENCE ELEVATIONS A3) HOME OFFICE ARCH. PLANS A4) ADU PLAN</p>	<p align="center">PROJECT DIRECTORY</p> <p>OWNER: GURPREET SANGHA 800 LAS ANIMAS AVE. GILROY, CA 95020 GURPREETI.MANN@GMAIL.COM</p> <p>DESIGNER: ALEX VALLES SOUTH BAY DESIGN P.O. BOX 27 HOLLISTER, CA 95024</p>
<p align="center">GENERAL PROJECT NOTES</p> <ol style="list-style-type: none"> PROJECT TO BE SUPERVISED BY A LICENSED GENERAL CONTRACTOR. IN CASE OF CONFLICT OR DISCREPANCIES IN THE DRAWINGS, CONTRACTOR SHALL NOTIFY THE DESIGNER PRIOR TO PROCEEDING PRIOR TO START OF WORK CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENSURE ALL WORK IS BUILDABLE AS SHOWN. HOUSE SHALL MEET ASHRAE 62.2-2007 STD FOR CONTINUOUS SUPPLY, EXHAUST & BALANCED VENTILATION, WITH OR WITHOUT HEAT RECOVERY. REDUCE FORMALDEHYDE IN INTERIOR FINISH TO MEET CURRENT CARB AIRBORNE TOXIC CONTROL MEASURE (ATCM) FOR COMPOSITE WOOD. FOR PLACEMENT OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS IN ROOMS WITH VARIATIONS IN CEILING HEIGHT (SLOPED, PITCHED, ETC.) REFER TO THE MANUFACTURERS' GUIDELINES FOR PROPER PLACEMENT. 	<p align="center">PROJECT CONST. NOTES</p> <p>*IF APPLICABLE, ALL FILL MUST REACH 90% COMPACTION MINIMUM *VERIFY LAYOUT OF BUILDING PAD W/OWNER OR DESIGNER PRIOR TO TRENCHING/DRILLING *CONTRACTOR/OWNER ASSUMES RESPONSIBILITY OF LOCATING EXISTING UTILITIES PRIOR TO CONSTRUCTION *VERIFY LAYOUT OF SIDEWALKS, PATIOS, & STEPS W/OWNER/CONTRACTOR PRIOR TO SETTING UP & POURING *ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS ADDRESS SHALL BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE MINIMUM FOUR OF 4", 1/2 INCH MIN STROKE WIDTH, AND MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET. WHERE ADDRESS CANNOT BE VIEWED FROM A PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED * CHECK WITH PG&E FOR GAS SERVICE LOCATION * ON AND AFTER JANUARY 1, 2014, RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS, OR IMPROVEMENTS SHALL REPLACE NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT, SEE CIVIL CODE SECTION 1101.1 ET SEQ. FOR THE DEFINITION OF NON COMPLIANT PLUMBING FIXTURE, TYPES OF OTHER RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES SEE 2022 CALIFORNIA GREEN BUILDING CODE 301.1.1 & CIVIL CODE SECTION 1101.3 IN THE SUPPLEMENTAL BOOK</p>	<p align="center">SCOPE OF WORK </p> <p>- GRADING APPROVAL APPLICATION FOR A 2,021 S.F. S.F. SFD, 669 S.F. HOME BEING CONVERTED TO ADU & 784 S.F. PUMP HOUSE BEING CONVERTED TO HOME OFFICE - TO ABATE PORTION OF VIOLATION # VIO23-0216: **REMODEL PERMIT FOR AN EXISTING DETACHED ACCESSORY STRUCTURE WITH A CHANGE OF OCCUPANCY FROM A PUMP HOUSE TO A DETACHED OFFICE. IMPROVEMENTS INCLUDE 1/2 BATHROOM, RE-ROOF, NEW SIDING, WINDOWS, DOORS, ELECTRICAL, MECHANICAL, PLUMBING AND SANITATION. NEW 200 AMP PANEL UPGRADE ** NO SIGNAGE PROPOSED ** ALL EXISTING STRUCTURES (SPECIFICALLY STRUCTURES #2 & 3 IN QUESTION) ARE LEGAL NON-CONFORMING</p>	<p align="center">VICINITY MAP</p>  <p align="center">PROPOSED PROJECT: 800 LAS ANIMAS AVE. GILROY, CA 95020</p>	
		<p align="center">PROJECT INFO</p> <p>DESIGNS PRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF SOUTH BAY DESIGN AND WERE DEVELOPED FOR USE ON THIS PROJECT ONLY. THIS DRAWING AND THE DESIGNS THEY REPRESENT SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR FIRM OUTSIDE THE SCOPE OF THIS PROJECT WITHOUT WRITTEN PERMISSION OF SOUTH BAY DESIGN</p>	<p align="center">STAMP SPACE</p> 	

REVISIONS

	7.17.24
	
	
	
	
	
	

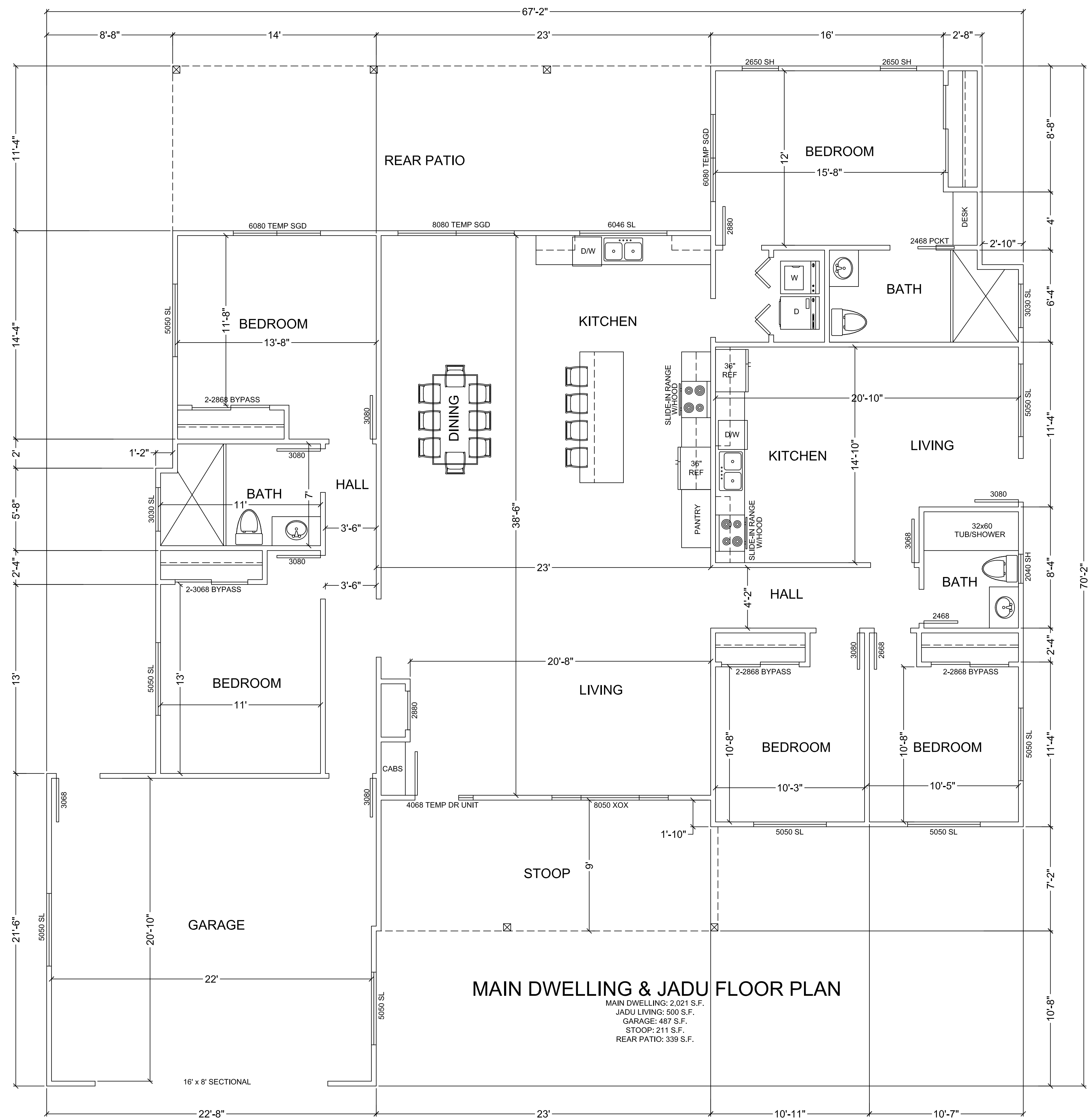


SOUTH BAY DESIGN
 -DBA-
 ALEX VALLES
 PRINCIPAL/OWNER
 P.O. BOX 27
 HOLLISTER, CA 95024
 831.207.9677
 sbdesign27@yahoo.com


REMODEL OF HOME & DETACHED
 HOME OFFICE & GRADING PLAN
 GURPREET SANGHA
 800 LAS ANIMAS AVE.
 GILROY, CA 95020

COVER SHEET

DRAWN BY A.V.
CHECKED
DATE 6.12.24
SCALE
JOB NO.
SHEET
A0



REVISIONS	
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SOUTH BAY DESIGN
 — DBA —
 ALEX VALLES
 PRINCIPAL/OWNER
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 HOLLISTER, CA 95024
 831.207.9677
 sbdesign27@yahoo.com


MAIN DWELLING
GURPREET SANGHA
800 LAS ANIMAS AVE.
GILROY, CA 95020

MAIN HOUSE & JADU
FLOOR PLAN


DRAWN BY	A.V.
CHECKED	
DATE	9.4.24
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	

A2.1

STAMP SPACE



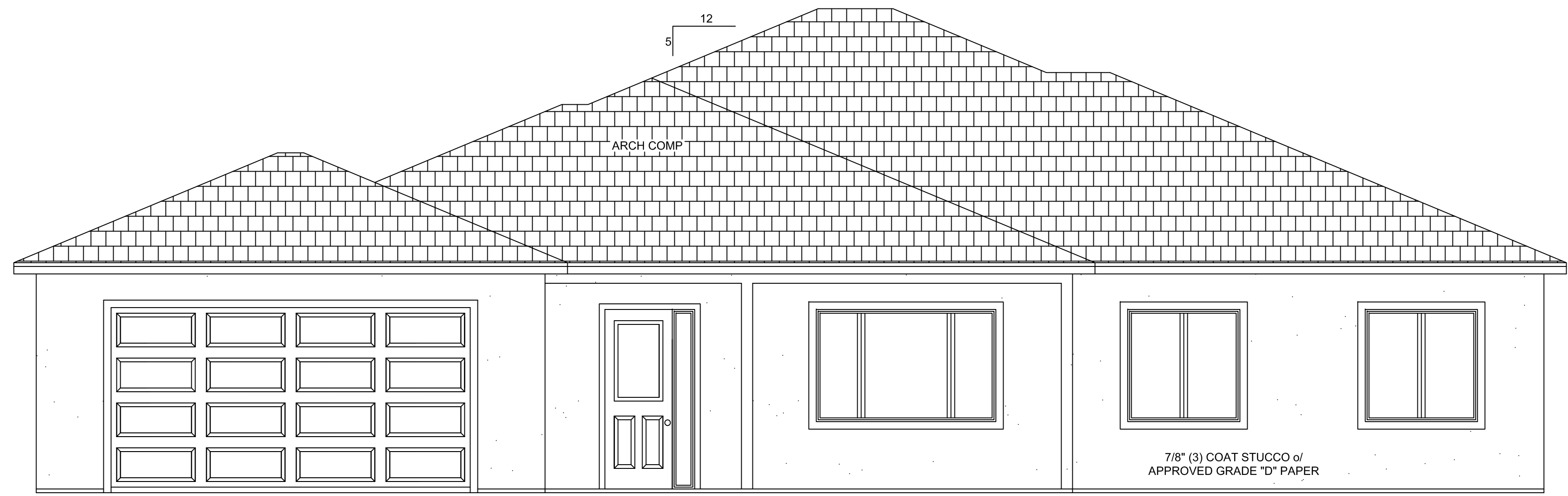
REVISIONS	
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SOUTH BAY DESIGN
 DBA
 ALEX VALLES
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 P.O. BOX 27
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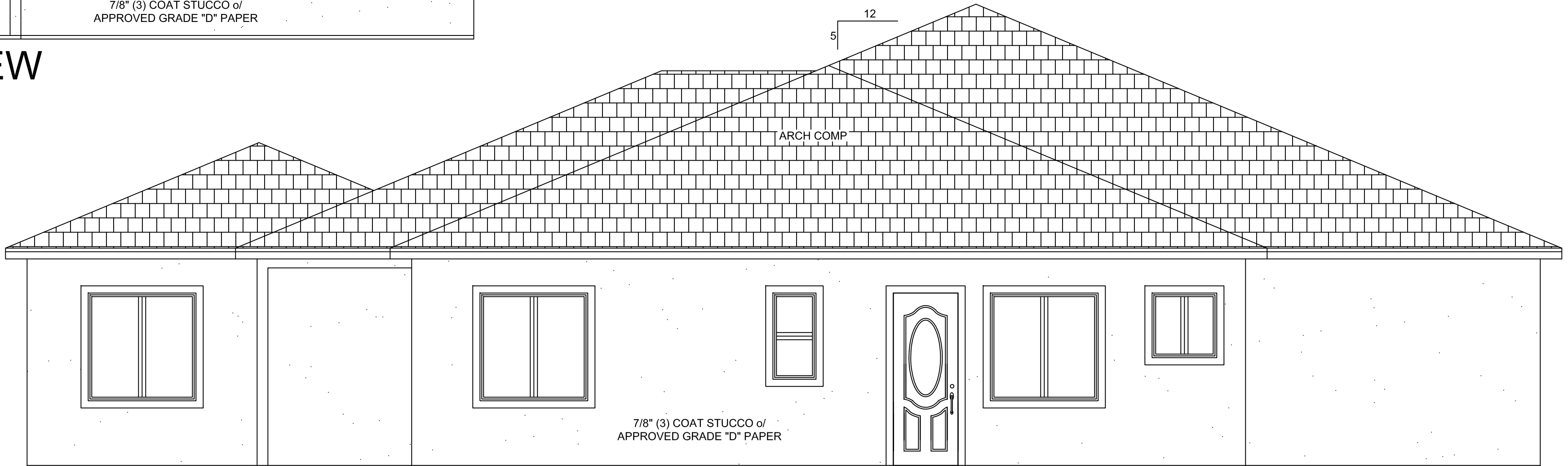
MAIN DWELLING
GURPREET SANGHA
800 LAS ANIMAS AVE.
GILROY, CA 95020

MAIN HOUSE & JADU
ELEVATIONS

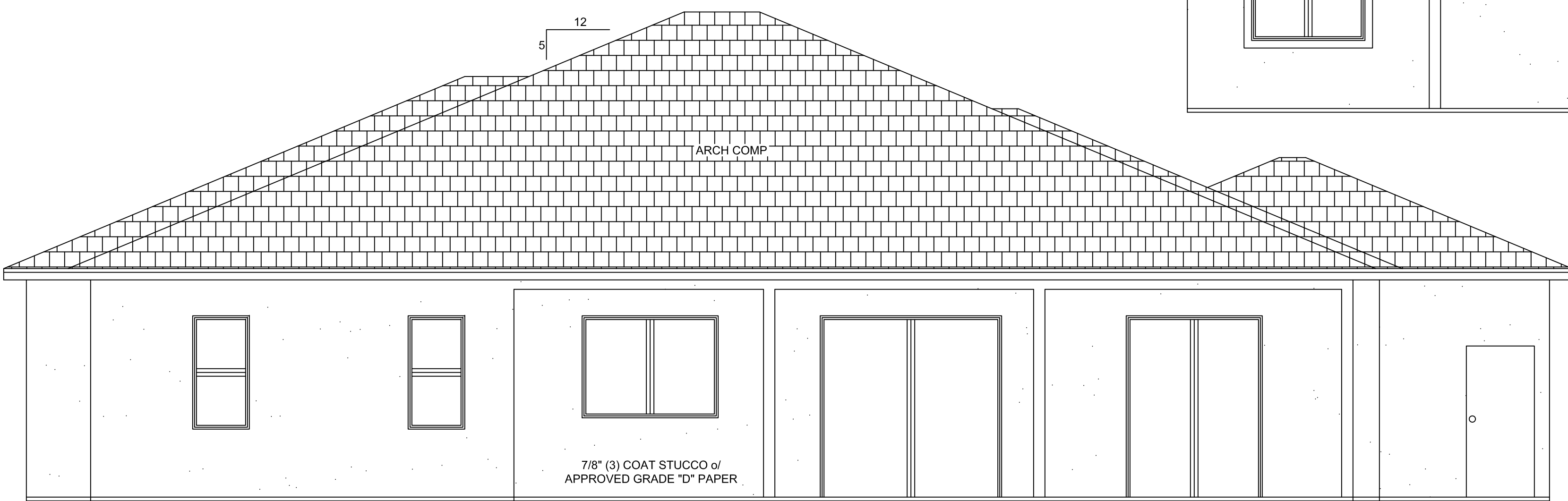
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 A.V.
 CHECKED
 DATE
 9.4.24
 SCALE
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 JOB NO.
 SHEET
A2.2



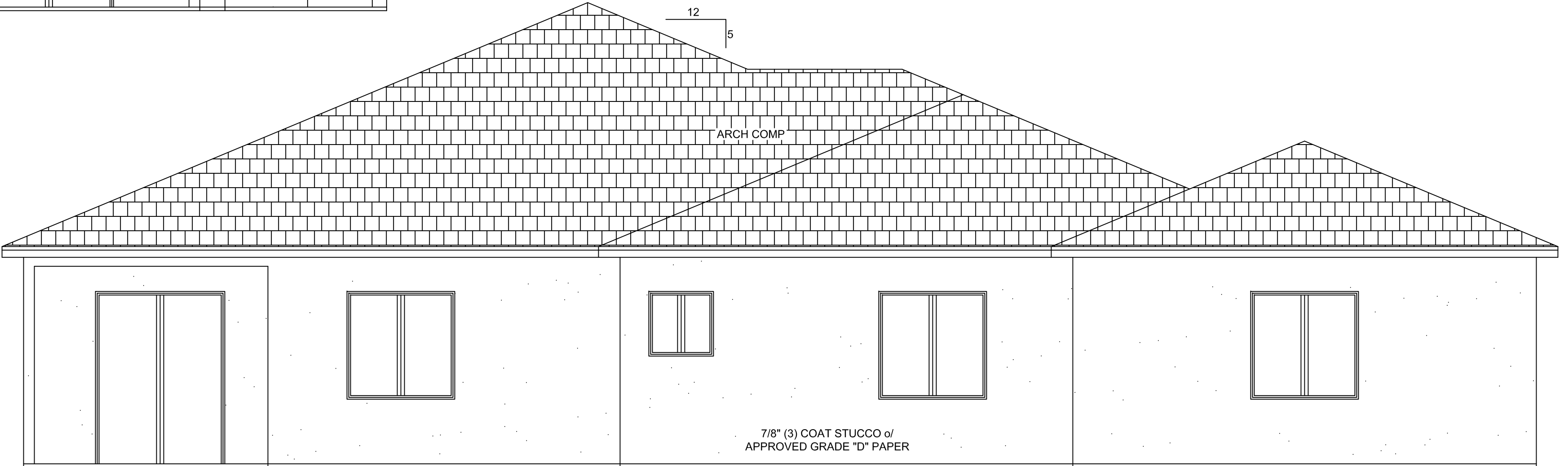
FRONT VIEW



RIGHT VIEW




REAR VIEW



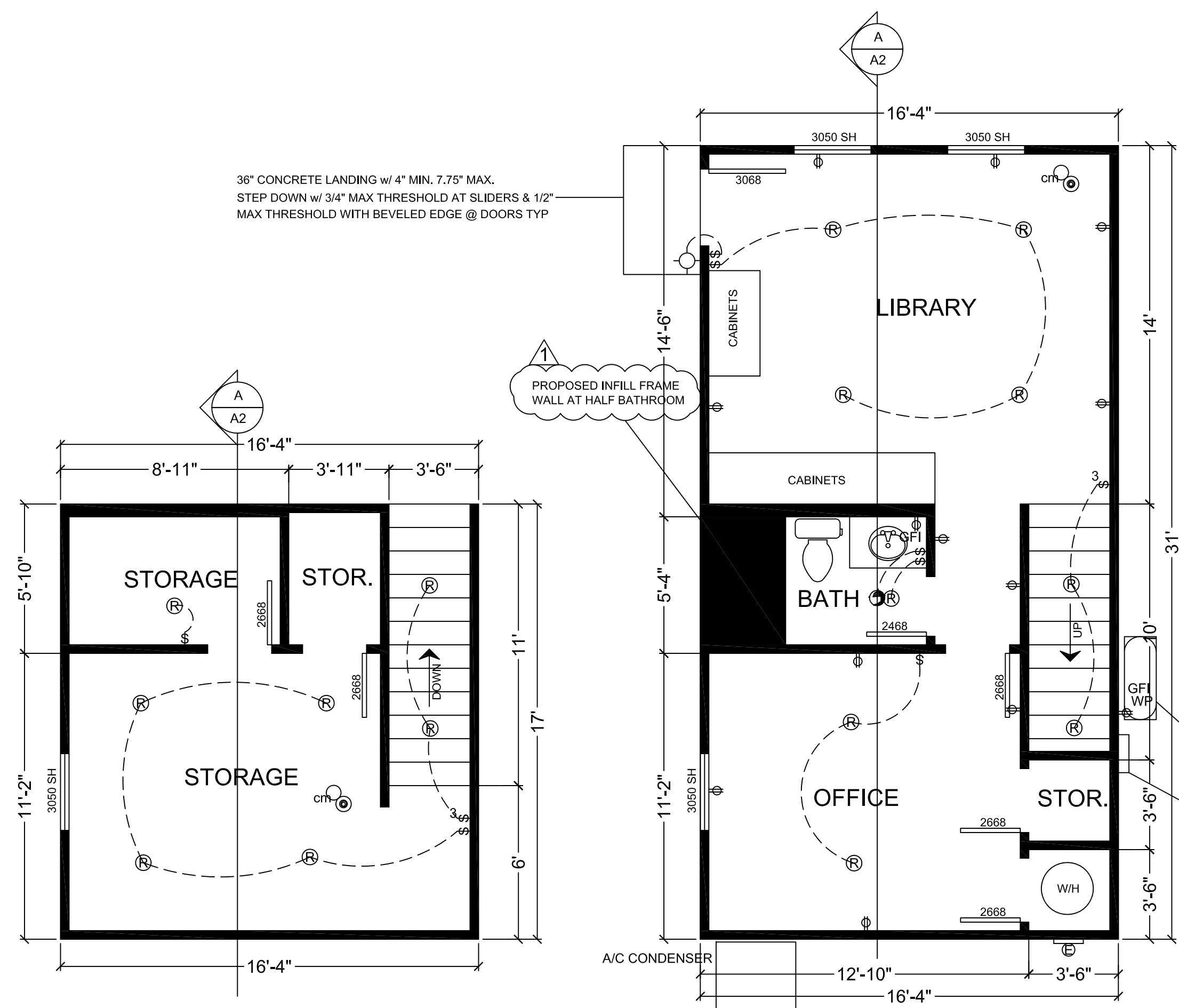
LEFT VIEW

STAMP SPACE



ELECTRICAL/PLUMBING

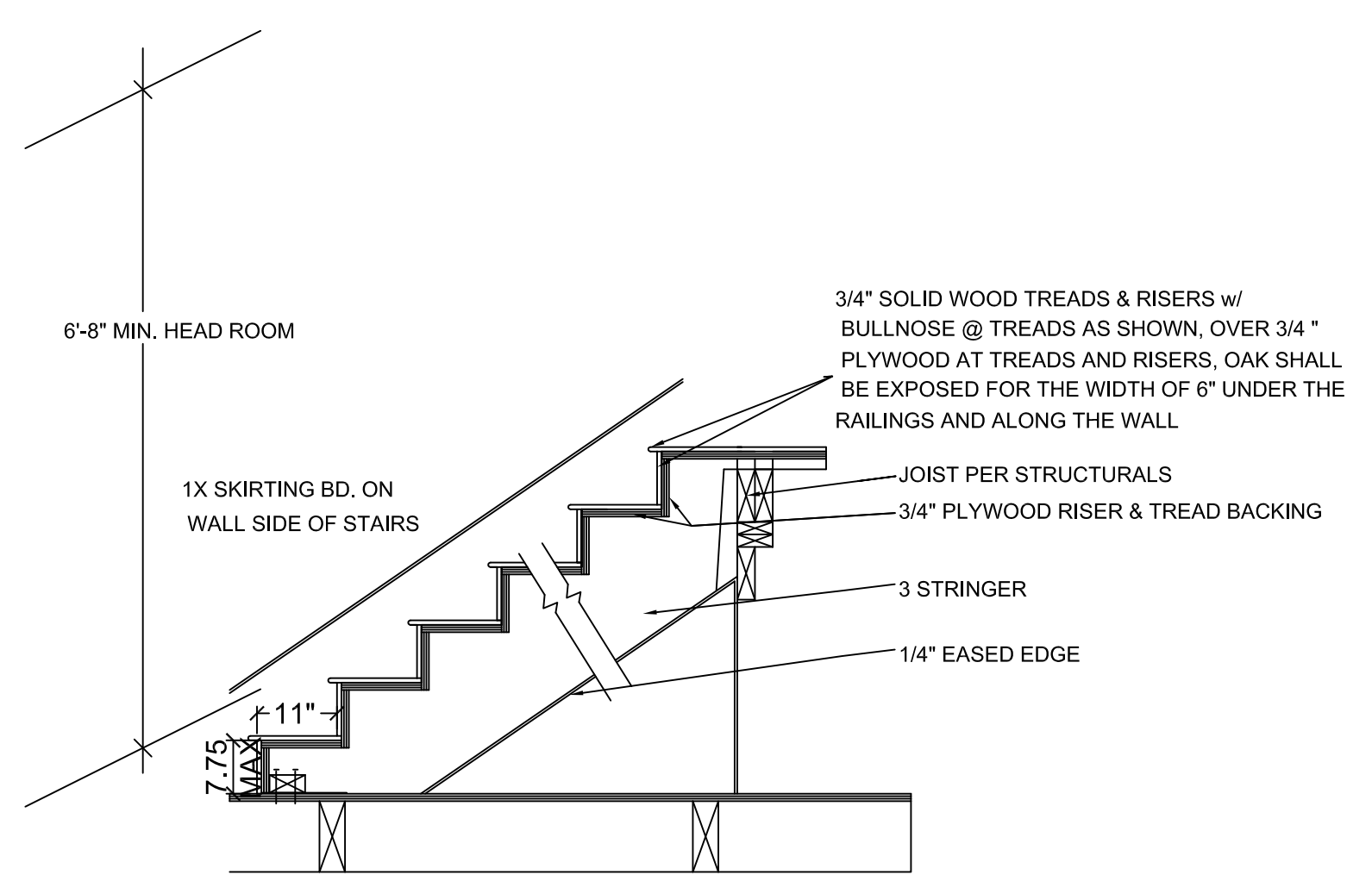
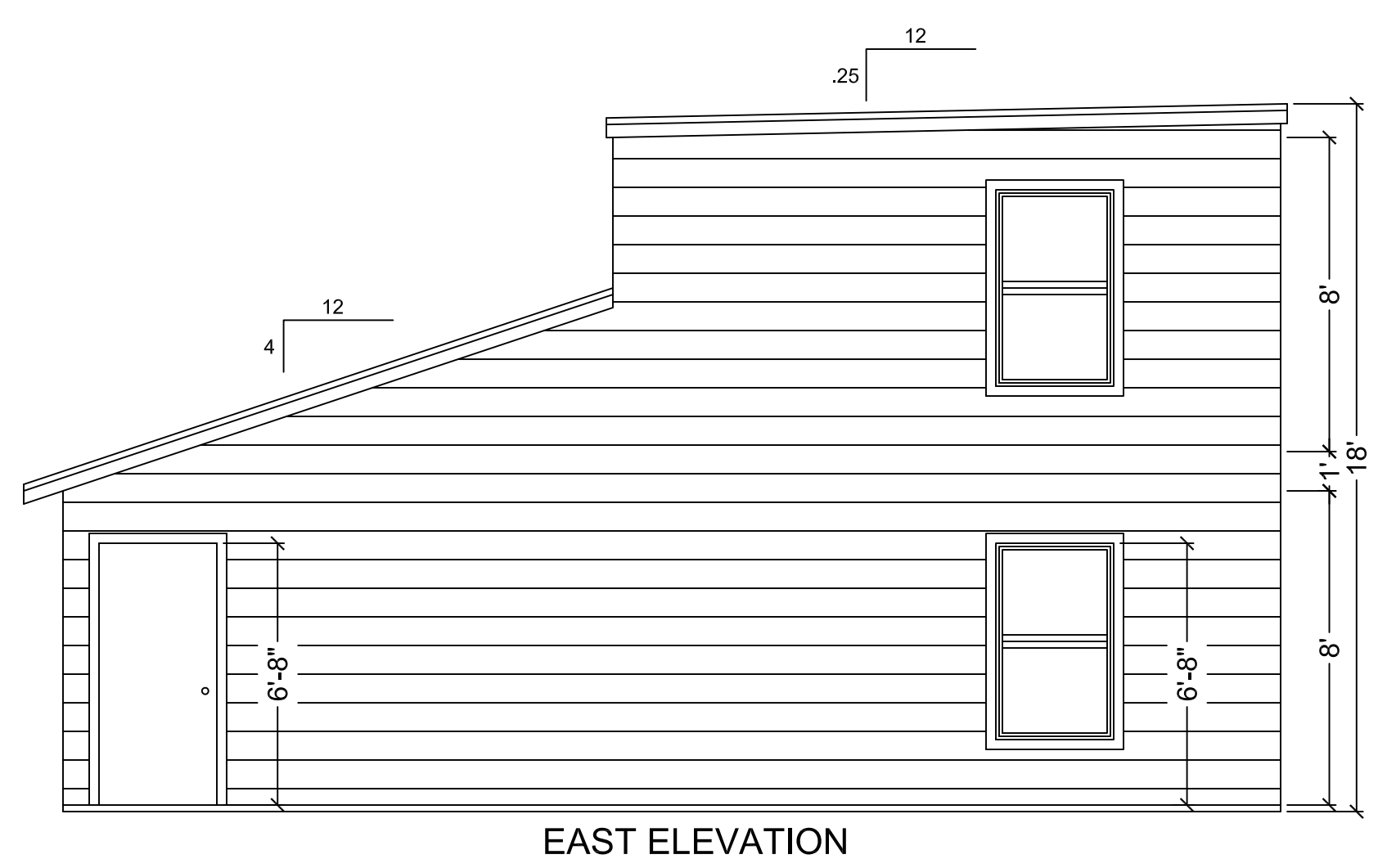
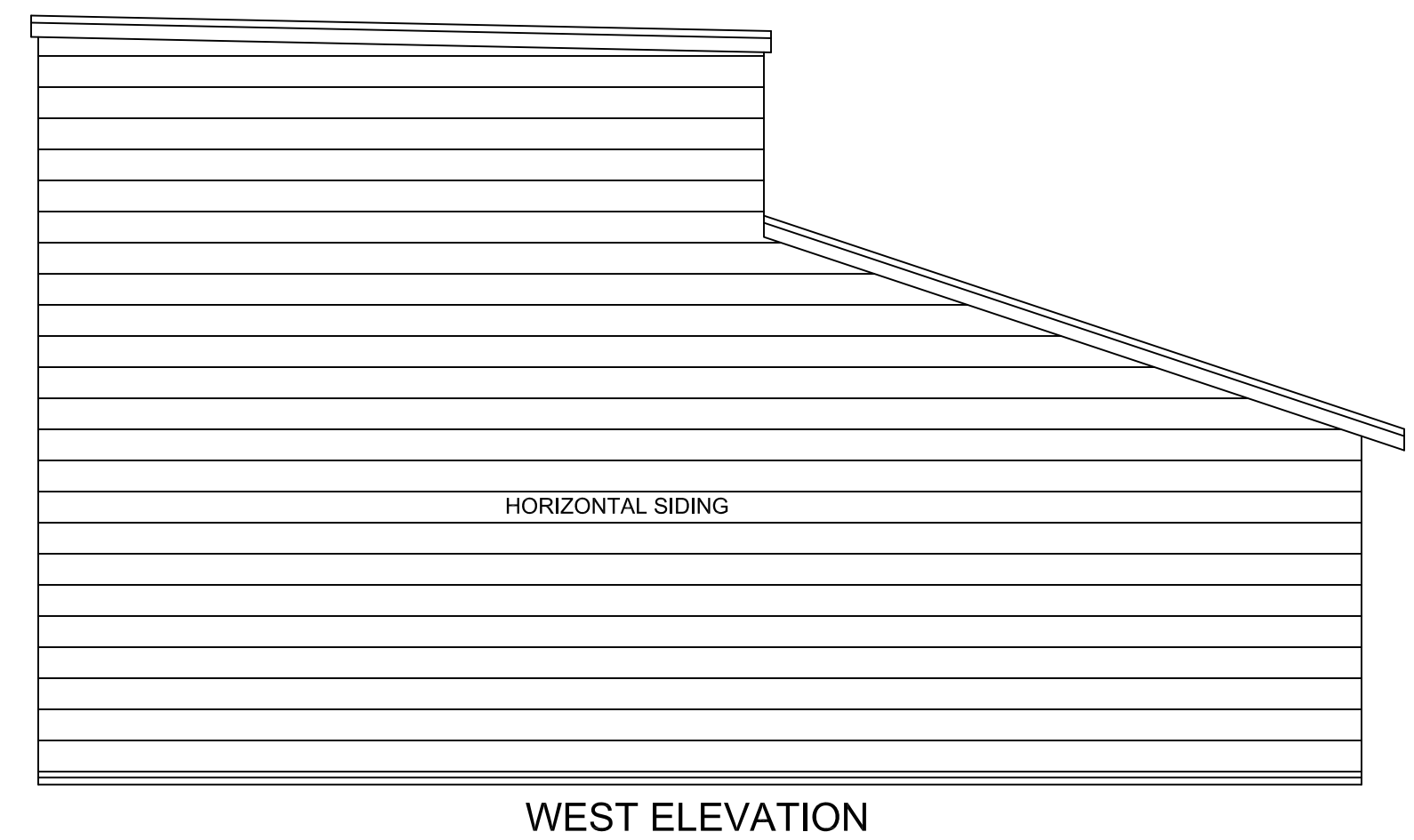
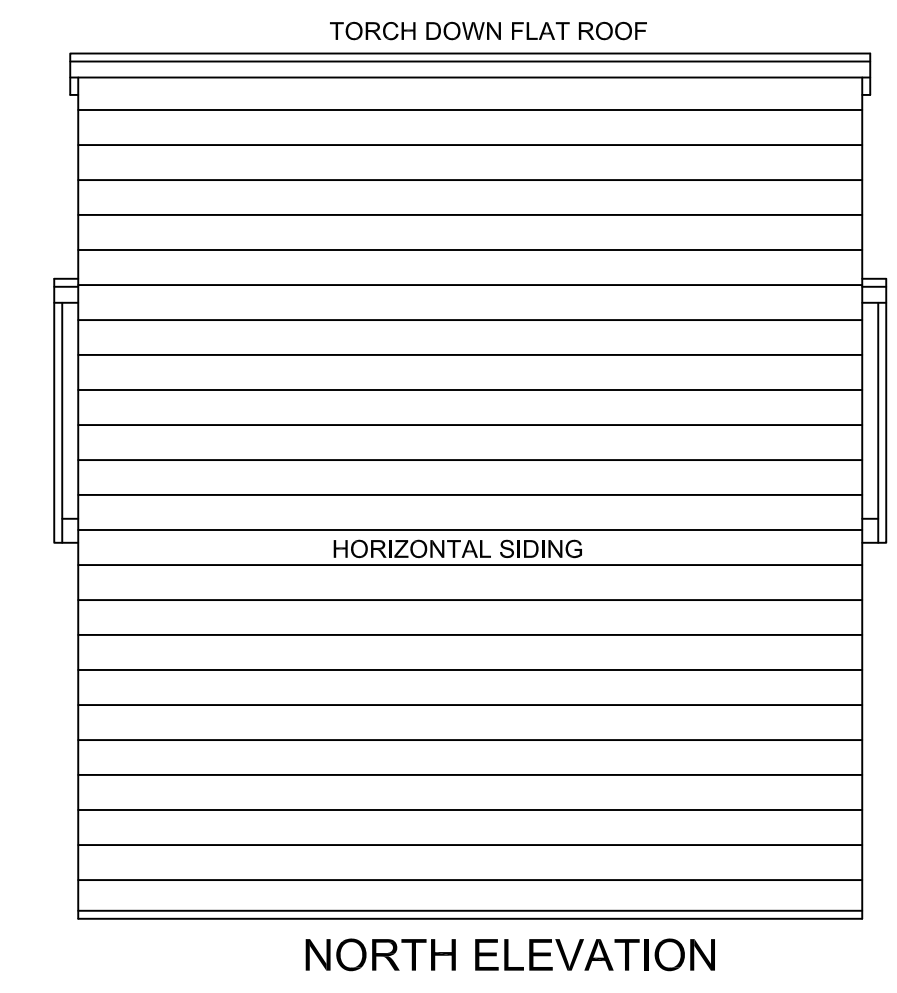
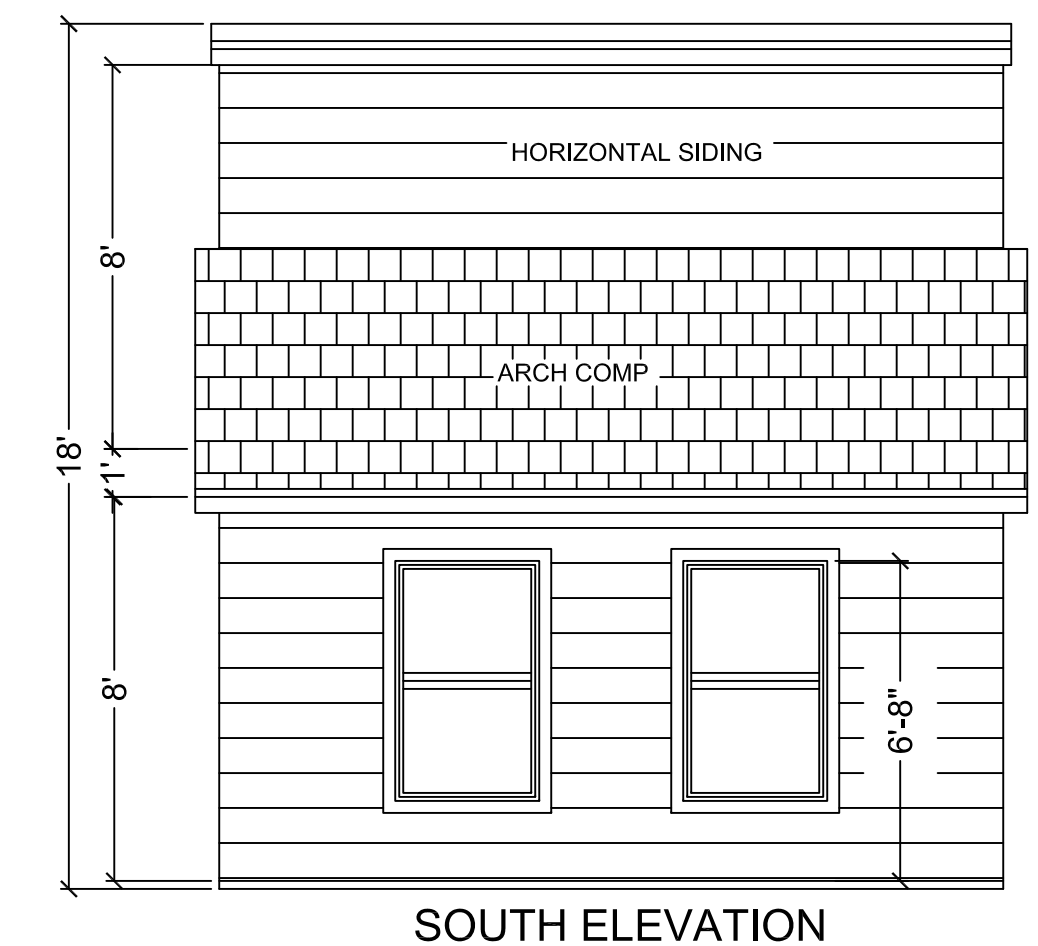
	DUPLEX RECEPTACLE (all outlets AFCI unless noted as GFCI)
	RECESSED FIXTURE
	OUTDOOR LIGHTING FIXTURE
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	SWITCH
	EXHAUST FAN ENERGY STAR RATED
	NEW 200 AMP PANEL UPGRADE FROM 100 AMP
	GROUND FAULT INTERRUPTOR
	WATER PROOF BUBBLE COVER FOR OUTDOOR RECEPTACLES



AS-BUILT HOME OFFICE 2ND STORY
1ST FLOOR AREA: 506 S.F.
2ND FLOOR AREA: 278 S.F.
TOTAL AREA: 784 S.F.

AS-BUILT HOME OFFICE 1ST STORY
1ST FLOOR AREA: 506 S.F.
2ND FLOOR AREA: 278 S.F.
TOTAL AREA: 784 S.F.

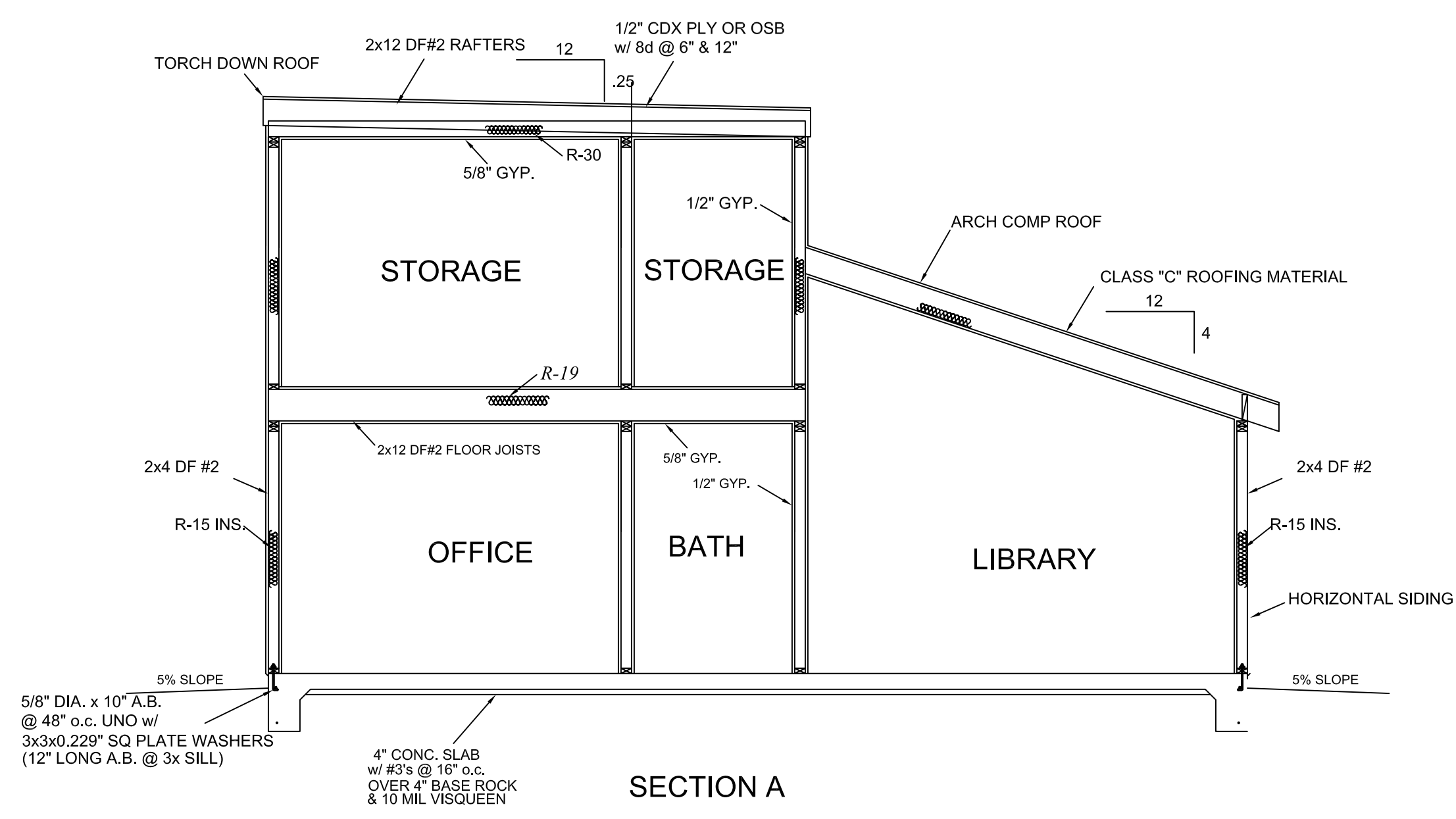
ATTIC VENT CALCS
506 SQ. FT. / 150 = 3.37
4.46 x 144 = 486 SQ INCHES OF NET FREE VENTILATION AREA
PROVIDE A TOTAL OF (18) 3.5"X22" WUI APPROVED SCREENED EAVE VENTS w/ 54 SQ FT NFVA (provides 2 vents added for attic fan) (maximum of every second rafter/truss bay) net free area of proposed vents shall be used adjust calculations as necessary if another wui approved vent is used provide min 1" airspace @ roof eave vents



TYPICAL STAIRS @ SLAB
NOT TO SCALE

STAMP SPACE

[Signature]



REVISIONS

1	7.17.24
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SOUTH BAY DESIGN

SOUTH BAY DESIGN
DBA

ALEX VALLES
PRINCIPAL/OWNER
P.O. BOX 27
HOLLISTER, CA 95024
831.207.9677
sbdesign27@yahoo.com

REMODEL DETACHED HOME OFFICE
GURPREET SANGHA
800 LAS ANIMAS AVE.
GILROY, CA 95020

EXISTING HOME
OFFICE PLAN

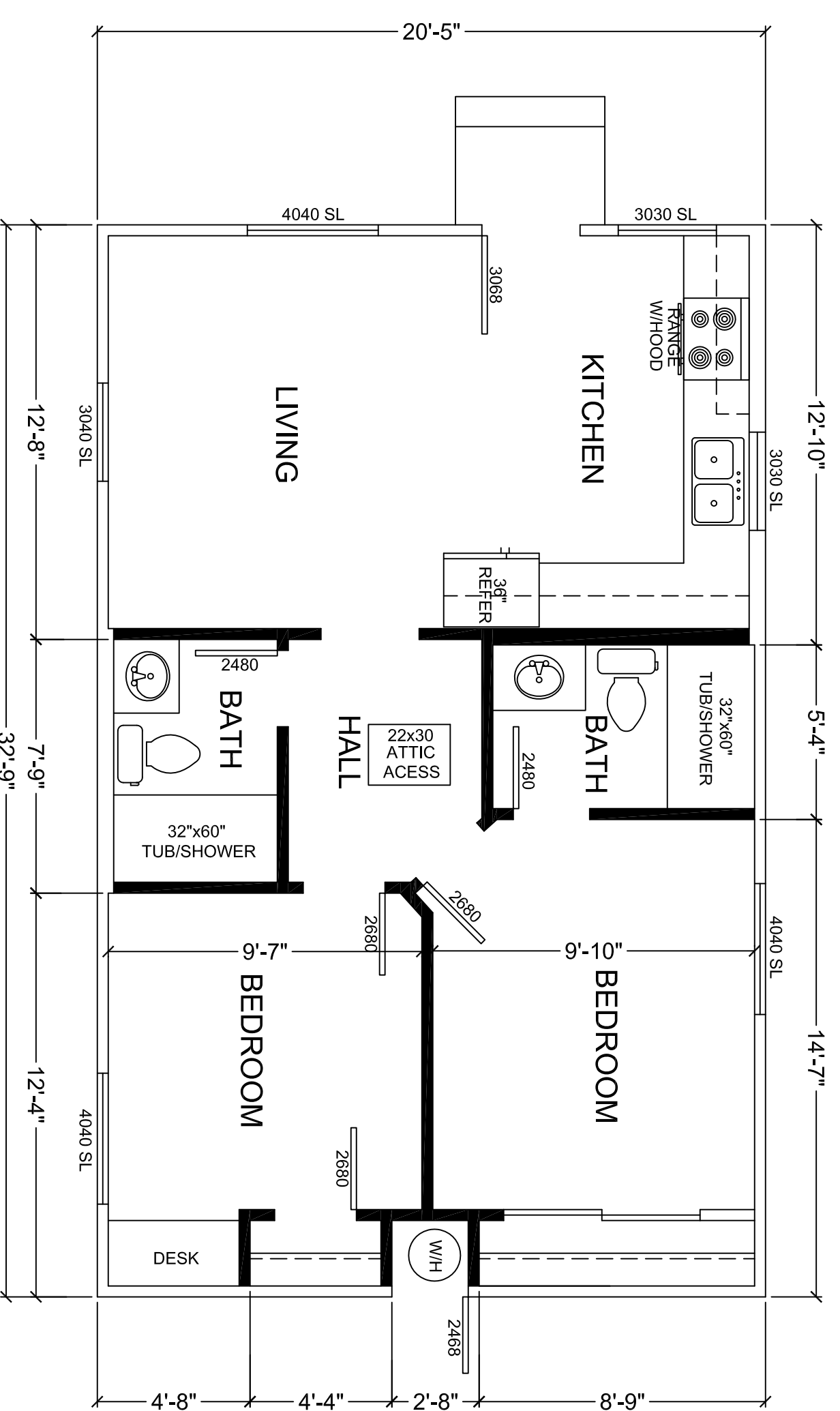
DRAWN BY
A.V.
CHECKED

DATE
6.12.24

SCALE
1/4" = 1'-0"

JOB NO.

SHEET
A3



ATTIC VENT CALCS
669 SQ. FT. = 150 = 4.46
4.46 x 144 = 642 = 30 INCHES OF NET FREE VENTILATION AREA
PROVIDE A TOTAL OF (2) 18"x24" GABLE END VENTS
PROVIDE A TOTAL OF (14) 1.5"x22" (provide 2 vents added for attic fan) (maximum of every second rafter/rafter bay) (net free area of proposed vents shall be used in calculations as necessary if another vent approved vent is used provide min. 1" airspace @ roof eave vents)

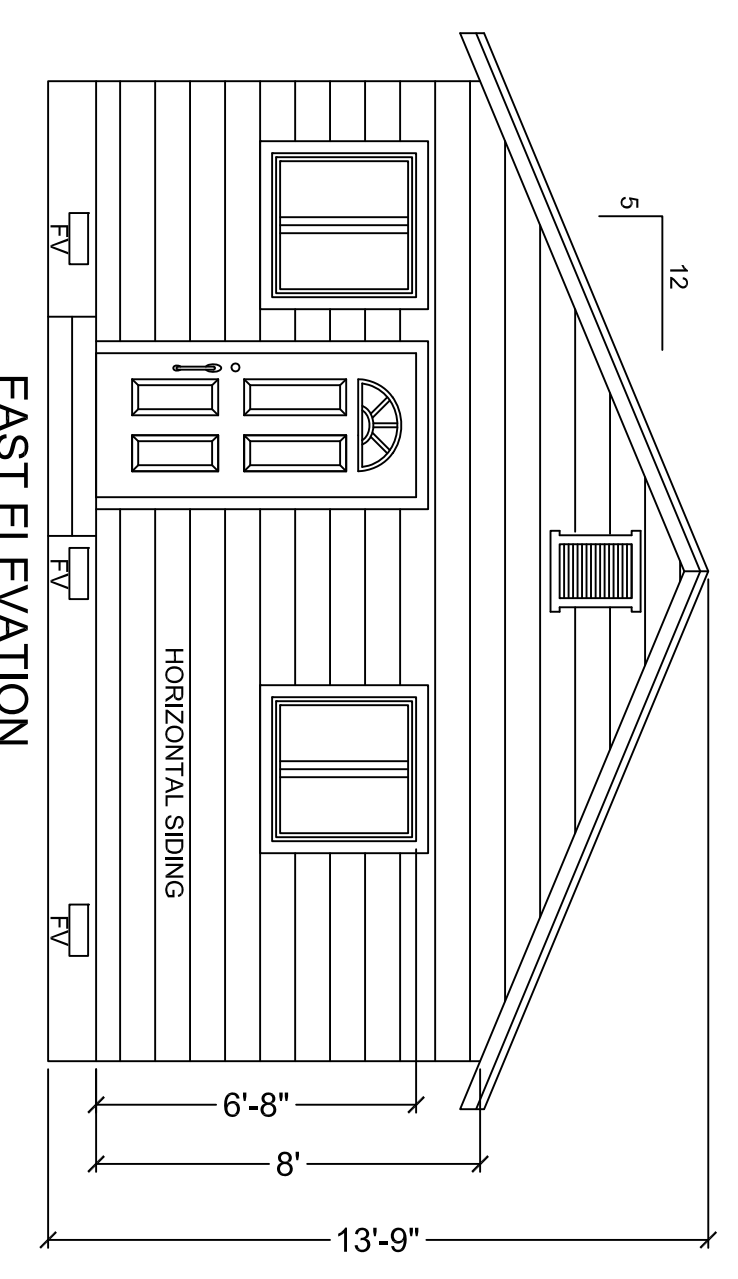
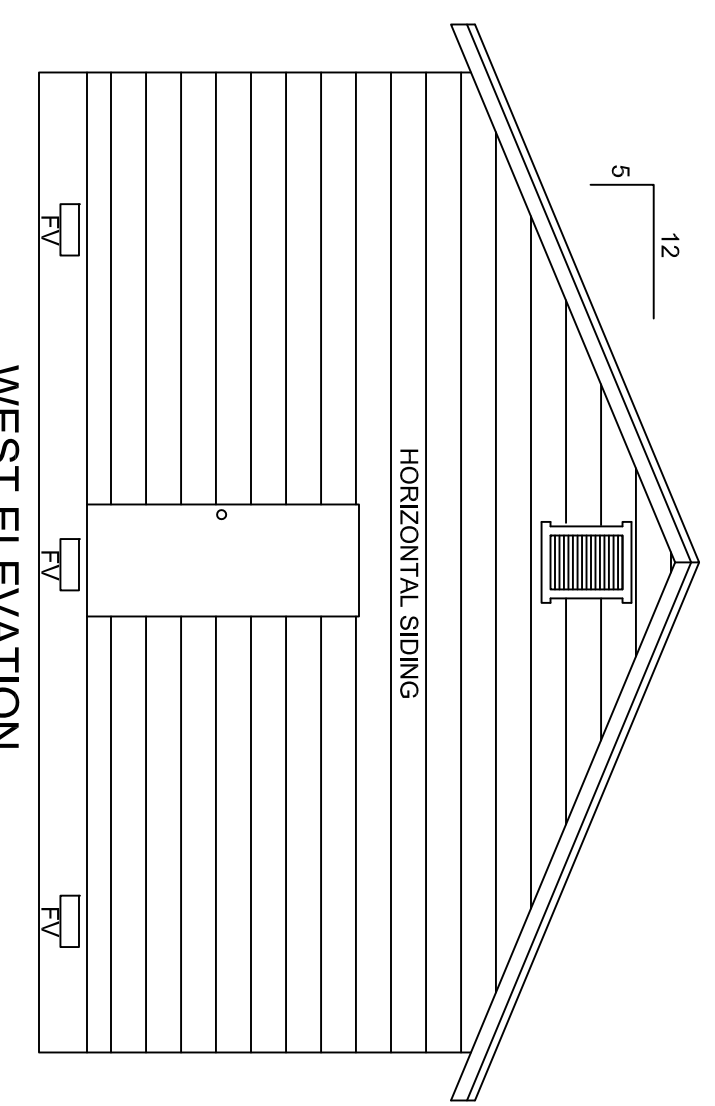
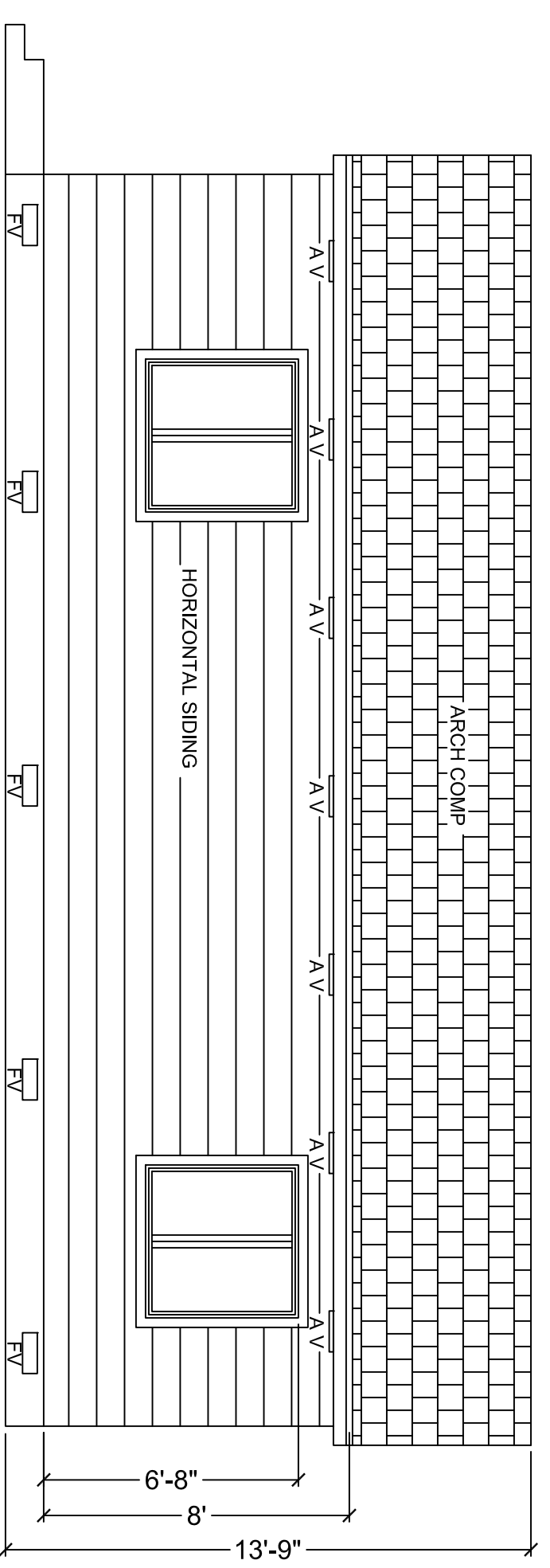
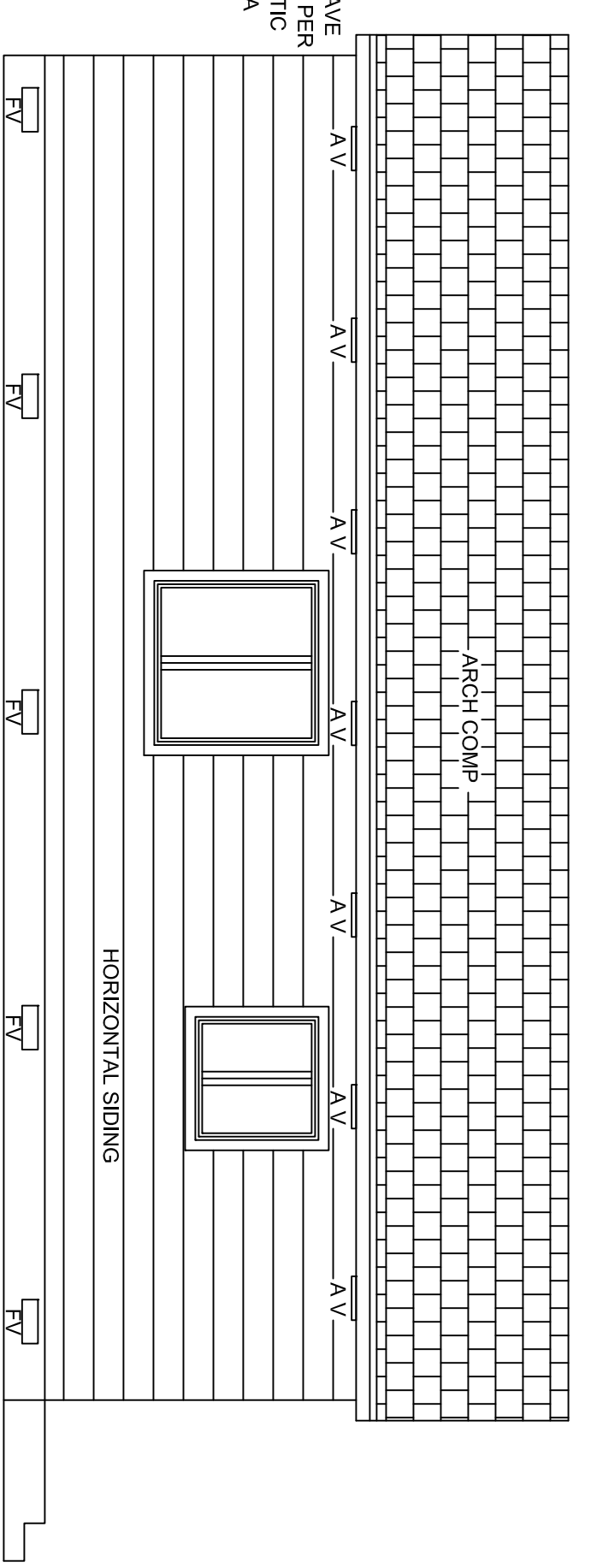
FLOOR VENT CALCS

669 SQ. FT. = 150 = 4.46
4.46 x (24) = 107 = 11

NET VENTILATION AREA (NVA), per CRC R408.2, shall be used to determine number of vents. NVA for a 6"x14" vent can be assumed to be equal to 58 in.² or can be obtained from vent manufacturer.

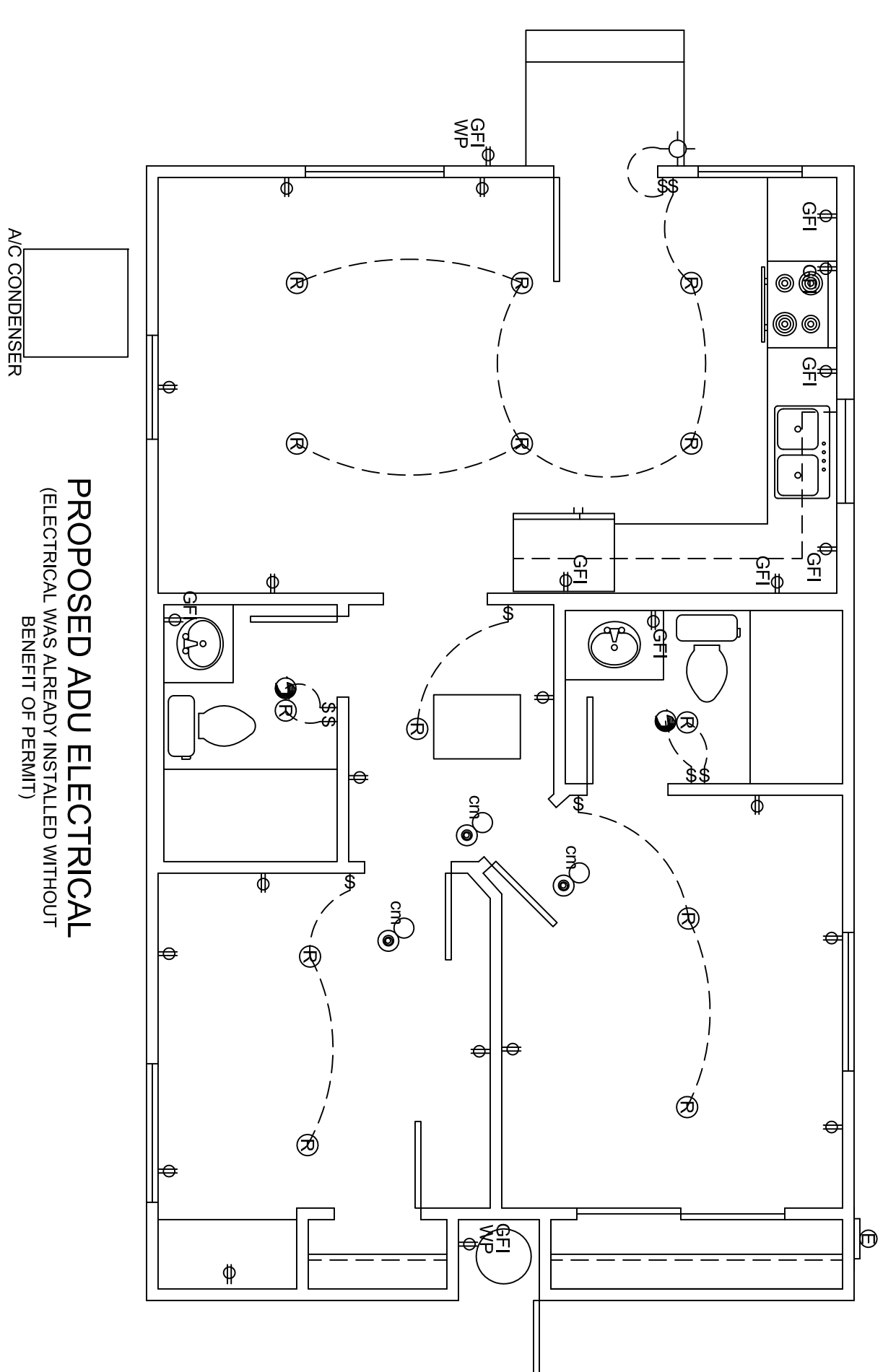
- = FOUND VENT
- FV = ATTIC VENT
- AV = ATTIC VENT

PROVIDE 4X22 EAVE VENTS 1 SQ. FT. PER 150 SQ. FT. ATTIC AREA



ELECTRICAL/PLUMBING

⊕	DUPLICATE RECEPTACLE (all outlets AFCI unless noted as GFCI)
⊕	CEILING FIXTURE (HIGH EFFICACY)
⊕	RECESSED FIXTURE (HIGH EFFICACY)
⊕	CARBON MONOXIDE DETECTOR
⊕	SMOKE DETECTOR
⊕	SWITCH
⊕	EXHAUST FAN ENERGY STAR RATED
⊕	200 AMP ELECTRICAL PANEL
⊕	GROUND FAULT INTERRUPTOR
⊕	WATER PROOF RUBBER COVER FOR OUTDOOR RECEPTACLES



- GLAZING IN WALLS OR ENCLOSURES ADJACENT TO SHOWERS, BATHTUBS, THAT ARE WITHIN 60 INCHES OF THE HORIZONTAL FLOOR PER CRC R308.4.5 SHALL BE TEMPERED UNLESS GLAZING IS MORE THAN 60 INCHES HORIZONTAL AWAY FROM THESE LOCATIONS. INDICATE ON PLANS.
- ELEVATE NON-SLIP SURFACES TO DOOR THRESHOLD AND WITHIN 24 INCHES OF A DOOR SHALL BE TEMPERED PER CRC R308.4.2 #1.
- GLAZING ADJACENT TO A DOOR WHERE THE BOTTOM OF GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR AND WITHIN 24 INCHES OF EITHER EDGE OF A DOOR SHALL BE TEMPERED PER CRC R308.4.2 #1.
- SPECIFY BATHTUB AND SHOWER FLOORS AND WALLS ARE A NONABSORBENT SURFACE (E.G. CERAMIC OR PORCELAIN) TO A HEIGHT OF 48 INCHES ABOVE THE FLOOR PER CRC R308.4.2 #1.
- USE NON-SLIP SURFACES FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE:
1. GLASS MAT GYPSUM PANEL
2. FIBER-REINFORCED GYPSUM PANELS
3. NON-ABSORBENT FIBER-CEMENT BACKER BOARD
4. NON-SLIP SURFACES RECOMMENDATIONS PER CRC R302.4.2.
- COORDINANCE WITH MANUFACTURERS RECOMMENDATIONS PER CRC R302.4.2.

STAMP SPACE

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REVISIONS

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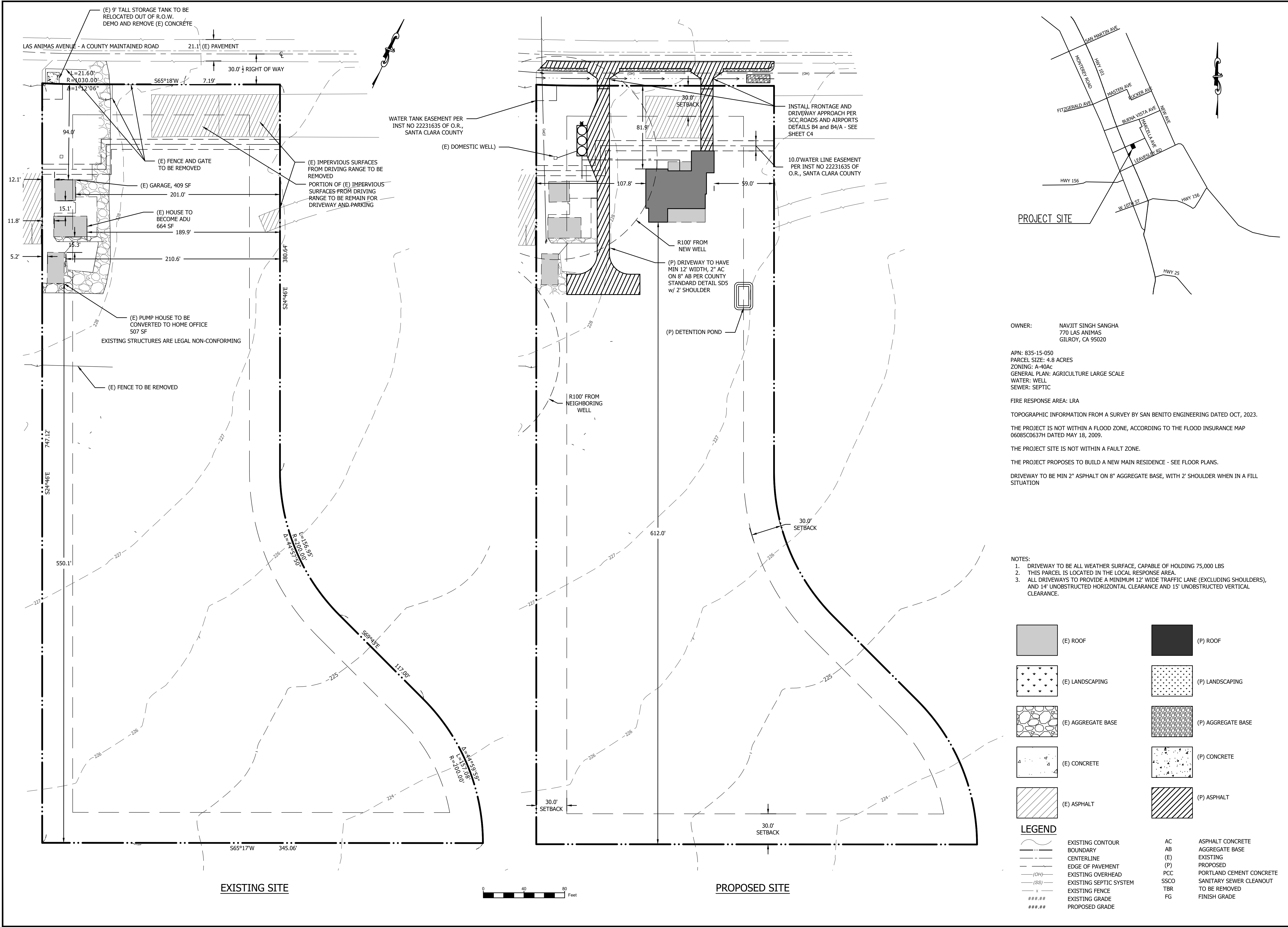
SOUTH BAY DESIGN
ALEX VALLES
PRINCIPAL/DRAWER
P.O. BOX 27
HOLYWOOD, CA 91604
TEL: 818.207.8677
sbd@sbaydesign.com

REMODEL OF HOME & CONVERT DESIGNATION TO ADU
GURPREET SANGHA
800 LAS ANIMAS AVE.
GILROY, CA 95020

EXISTING HOUSE PLAN

DRAWN BY A.V. CHECKED
DATE 8.23.23
SCALE 1/4" = 1'-0"
JOB NO.
SHEET
A4

• FILE NAME: X:\Projects\2024\123036 800cm3.dwg • PLOTTED ON: Tuesday, 15 October 2024 at 2:09pm by: JHLL •



OWNER: NAVJIT SINGH SANGHA
770 LAS ANIMAS
GILROY, CA 95020

APN: 835-15-050
PARCEL SIZE: 4.8 ACRES
ZONING: A-40Ac
GENERAL PLAN: AGRICULTURE LARGE SCALE
WATER: WELL
SEWER: SEPTIC

FIRE RESPONSE AREA: LRA

TOPOGRAPHIC INFORMATION FROM A SURVEY BY SAN BENITO ENGINEERING DATED OCT, 2023.

THE PROJECT IS NOT WITHIN A FLOOD ZONE, ACCORDING TO THE FLOOD INSURANCE MAP 06085C0637H DATED MAY 18, 2009.

THE PROJECT SITE IS NOT WITHIN A FAULT ZONE.

THE PROJECT PROPOSES TO BUILD A NEW MAIN RESIDENCE - SEE FLOOR PLANS.

DRIVEWAY TO BE MIN 2" ASPHALT ON 8" AGGREGATE BASE, WITH 2' SHOULDER WHEN IN A FILL SITUATION

- NOTES:
- DRIVEWAY TO BE ALL WEATHER SURFACE, CAPABLE OF HOLDING 75,000 LBS
 - THIS PARCEL IS LOCATED IN THE LOCAL RESPONSE AREA.
 - ALL DRIVEWAYS TO PROVIDE A MINIMUM 12' WIDE TRAFFIC LANE (EXCLUDING SHOULDERS), AND 14' UNOBSTRUCTED HORIZONTAL CLEARANCE AND 15' UNOBSTRUCTED VERTICAL CLEARANCE.

	(E) ROOF		(P) ROOF
	(E) LANDSCAPING		(P) LANDSCAPING
	(E) AGGREGATE BASE		(P) AGGREGATE BASE
	(E) CONCRETE		(P) CONCRETE
	(E) ASPHALT		(P) ASPHALT
	EXISTING CONTOUR	AC	ASPHALT CONCRETE
	BOUNDARY	AB	AGGREGATE BASE
	CENTERLINE	(E)	EXISTING
	EDGE OF PAVEMENT	(P)	PROPOSED
	EXISTING OVERHEAD	PCC	PORTLAND CEMENT CONCRETE
	EXISTING SEPTIC SYSTEM	SSCO	SANITARY SEWER CLEANOUT
	EXISTING FENCE	TBR	TO BE REMOVED
	EXISTING GRADE	FG	FINISH GRADE
	PROPOSED GRADE		

SAN BENITO ENGINEERING & SURVEYING, INC.
502 Monterey Street Hollister, California 95023
(831) 637-2763 email: info@sanbenitoeng.com

PROPOSED RESIDENCE REMODEL & PUMP HOUSE REMODEL

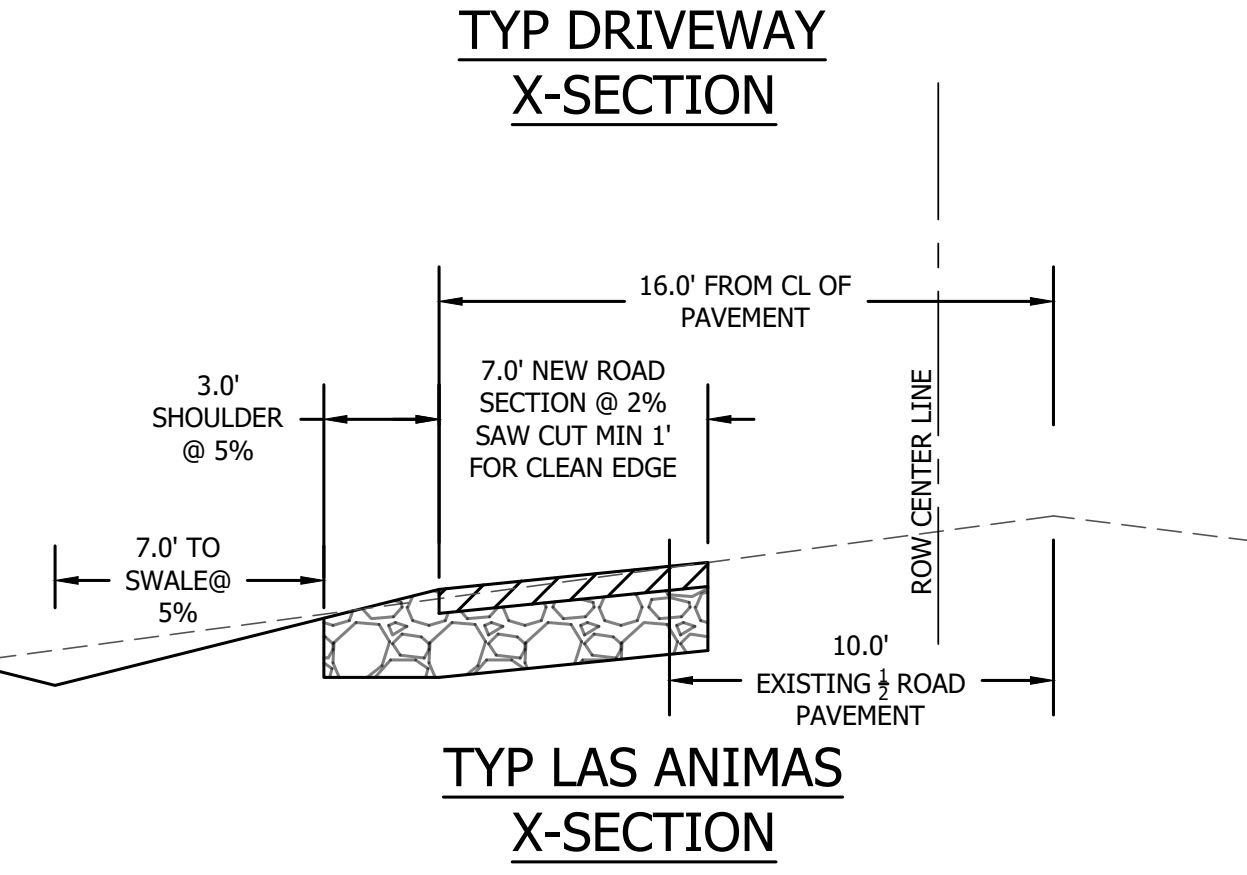
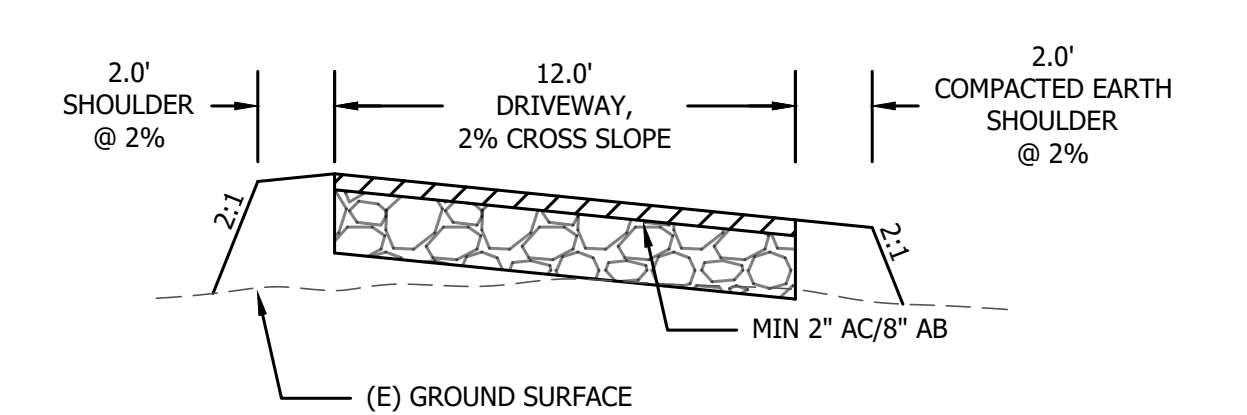
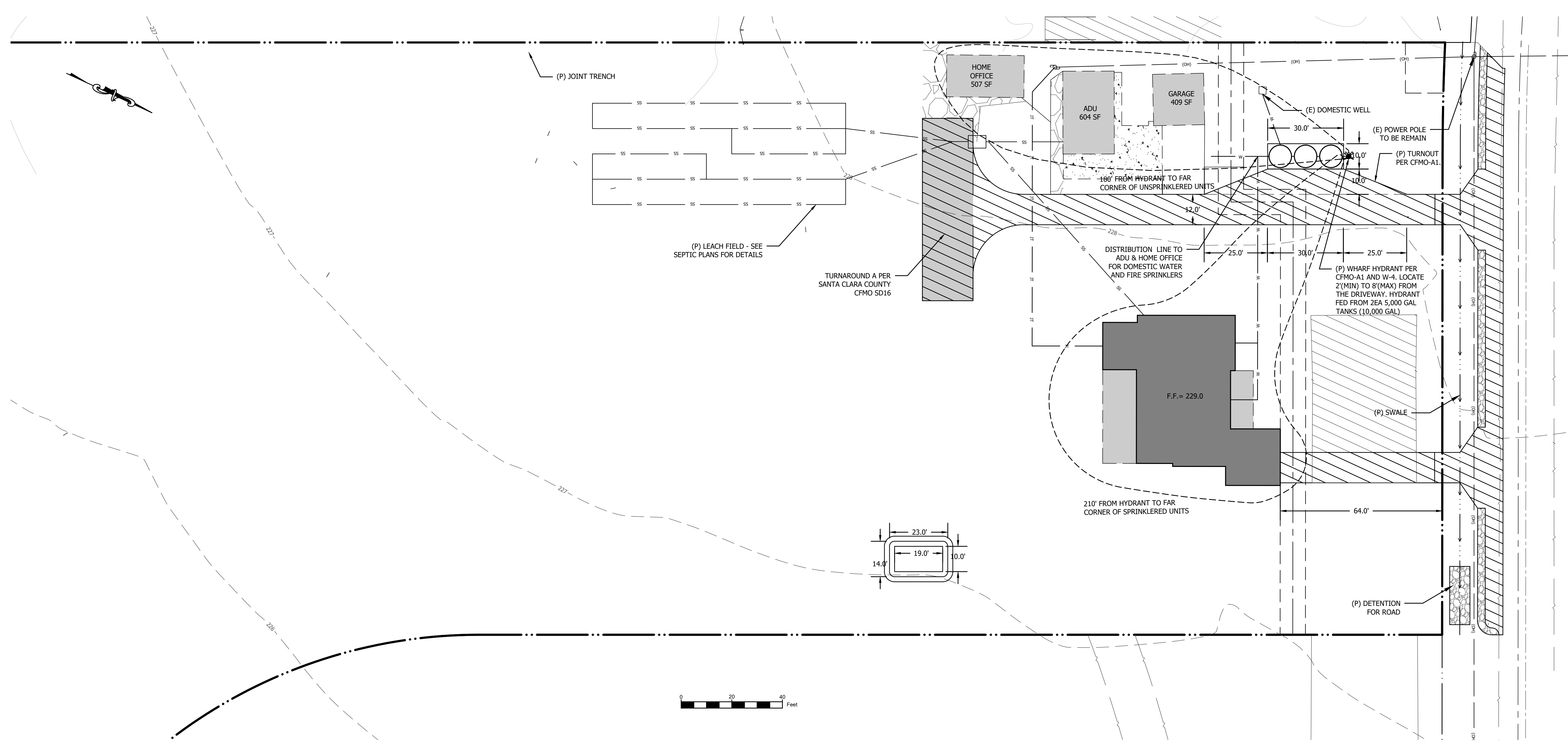
COUNTY OF SANTA CLARA
APN 835-15-050
800 LAS ANIMAS
STATE OF CALIFORNIA

SITE PLAN

SCALE: 1" = 40'
DATE: 15 October 2024
JOB #: 123036
DWG#: 123036 800cm3.dwg

SHEET: **C1** OF SHEETS

• FILE NAME: Z:\Projects\2024\123036 800LAS.dwg • PLOTTED ON: Tuesday, 15 October 2024 at 2:09pm by JMLL •



SAN BENTO ENGINEERING & SURVEYING, INC.
 502 Monterey Street Hollister, California 95023
 (831) 637-2763 email: info@sanbentoeng.com

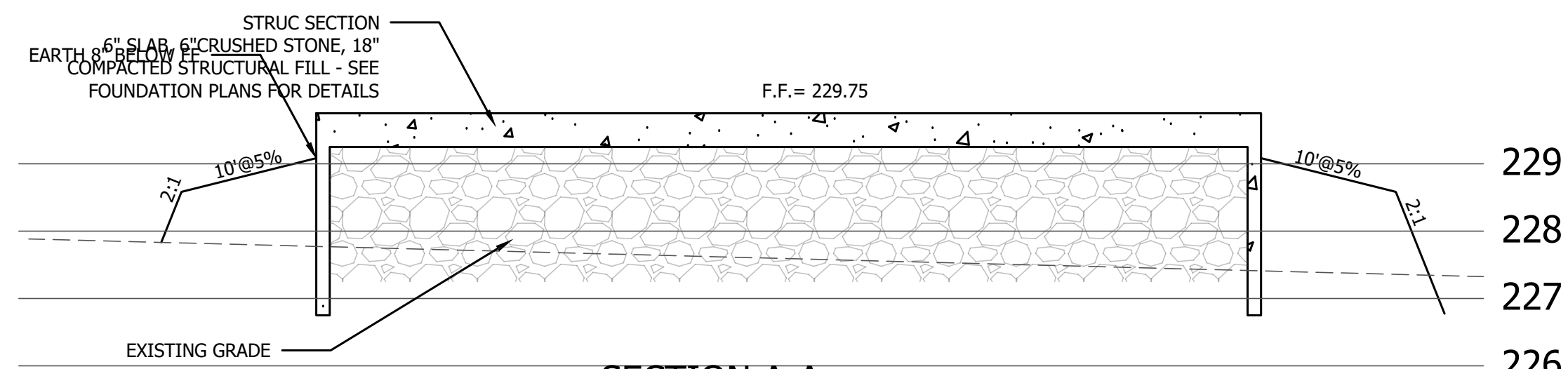
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE

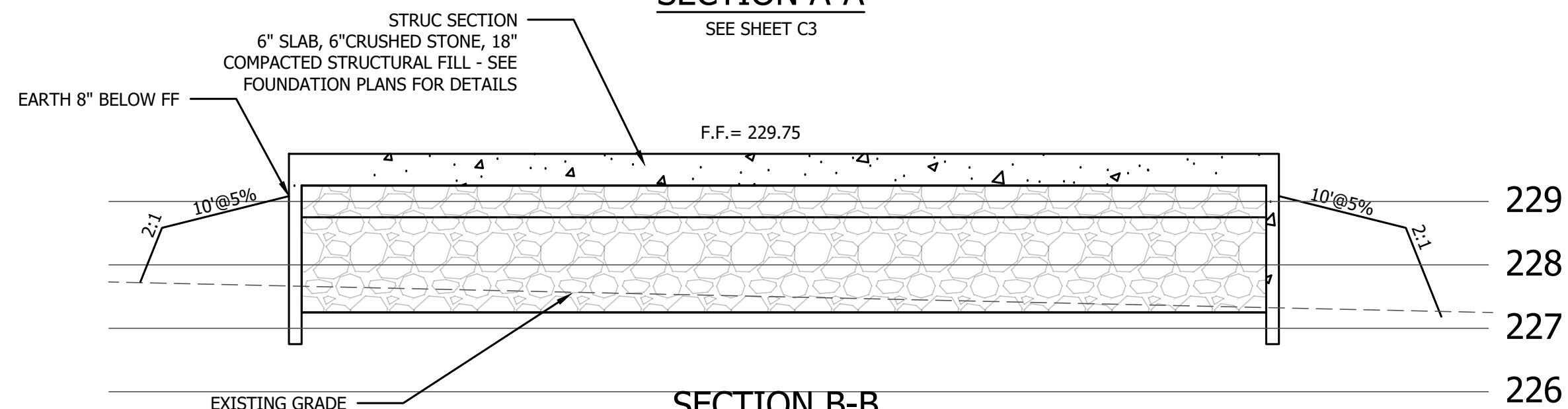
COUNTY OF SANTA CLARA
APN 835-15-050
800 LAS ANIMAS
 STATE OF CALIFORNIA

SITE & UTILITY PLAN
PROPOSED RESIDENCE
& PUMP HOUSE REMODEL

SCALE: 1" = 20'
 DATE: 15 October 2024
 JOB #: 123036
 DWG: 123036 800com3.dwg
 SHEET: **C2**
 OF SHEETS



SECTION A-A
SEE SHEET C3



SECTION B-B
SEE SHEET C3

OWNER: NAVJIT SINGH SANGHA
770 LAS ANIMAS
GILROY, CA 95020

APN: 835-15-050
PARCEL SIZE: 4.8 ACRES
ZONING: A-40ac
GENERAL PLAN: AGRICULTURE LARGE SCALE
WATER: WELL
SEWER: SEPTIC

FIRE RESPONSE AREA: LRA

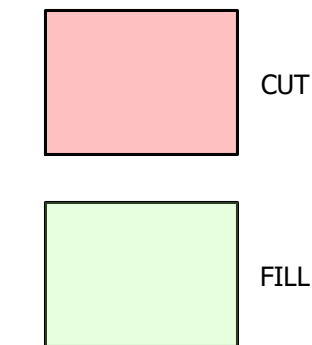
TOPOGRAPHIC INFORMATION FROM A SURVEY BY SAN BENITO ENGINEERING DATED OCT, 2023.

THE PROJECT IS NOT WITHIN A FLOOD ZONE, ACCORDING TO THE FLOOD INSURANCE MAP 06085C0637H DATED MAY 18, 2009.

THE PROJECT SITE IS NOT WITHIN A FAULT ZONE.

THE PROJECT PROPOSES TO BUILD A NEW MAIN RESIDENCE- SEE FLOOR PLANS.

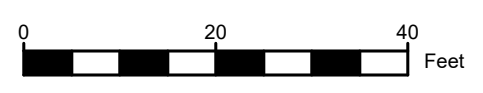
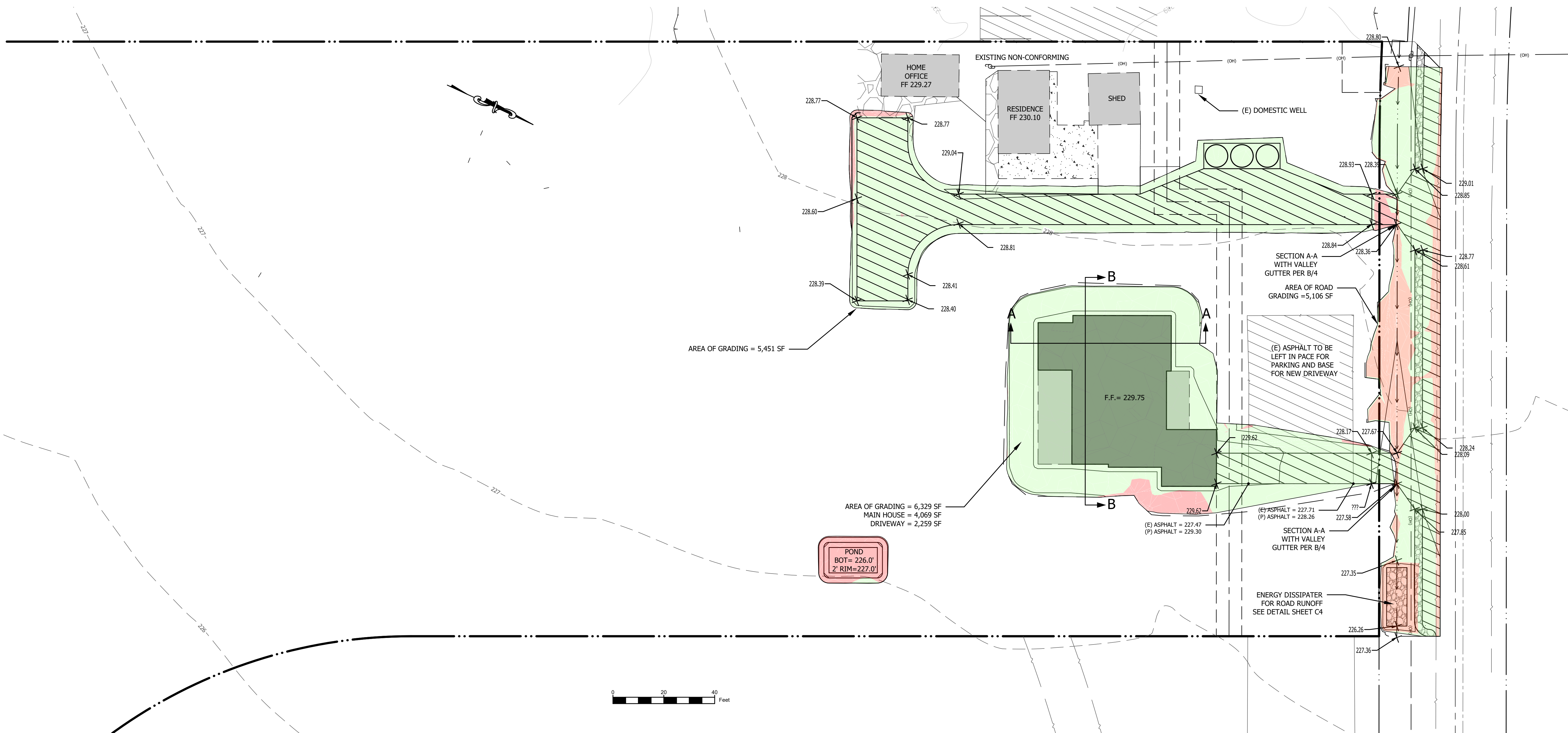
DRIVEWAY TO BE MIN 2' ASPHALT ON 8\"/>



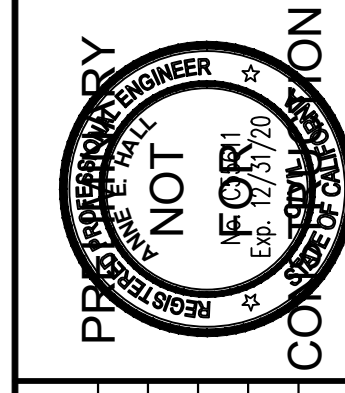
	Impervious Surface - SF			Total After
	Existing	Replaced	New	
Driveway ADU/PH	0	0	4350	4350
County Road	0	0	2820	2820
Driveway MH	0	0	237	237
Roof Main House	0	0	3643	3643
Driving Range	5544	0	0	2724
TOTAL				13774

Use	EARTHWORK GRADING		Max Vert Depth (ft)
	Cut (CY)	Fill (CY)	
Driveway (ADU/PH)	1.3	2.9	0.9'
County Road incl swale	83.4	0.0	1.2'
Driveway Main House	8.8	0.2	2.1'
Main House	0.6	6.5	2.25'
Pond and swale	11.6	0.0	1.25'
Total	105.7	9.6	96.1 CY cut overall

EXCESS CUT TO BE SPREAD AS OVERBURDEN ON SITE IN LIFTS OF 6\"/>



SAN BENITO ENGINEERING & SURVEYING, INC.
502 Monterey Street Hollister, California 95023
(831) 637-2763 email: info@sanbenitoeng.com



NO.	REVISIONS	DATE

COUNTY OF SANTA CLARA
APN 835-15-050
800 LAS ANIMAS
STATE OF CALIFORNIA

GRADING PLAN
PROPOSED RESIDENCE & PUMP HOUSE REMODEL

SCALE: 1" = 20'
DATE: 15 October 2024
JOB #: 123036
DWG: 123036 800ccm3.dwg

SHEET: **C3**
OF SHEETS

• FILE NAME: S:\Projects\2024\123036\123036_800ccm3.dwg • PLOTTED ON: Tuesday, 15 October 2024 at 2:09pm by: AHLL •

