



**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
FEBRUARY 25, 2026
110 EAST MAIN STREET
TOWN COUNCIL CHAMBERS
7:00 PM**

*Kendra Burch, Chair
Jeffrey Barnett, Vice Chair
Susan Burnett, Commissioner
Adam Mayer, Commissioner
Joe Sordi, Commissioner
Rob Stump, Commissioner
Emily Thomas, Commissioner*

IMPORTANT NOTICE

This is a hybrid/in-person meeting and will be held in-person at the Town Council Chambers at 110 E. Main Street and virtually through the Zoom webinar application (log-in information provided below). Members of the public may provide public comments for agenda items in-person or virtually through the Zoom webinar by following the instructions at the end of this agenda. The live stream of the meeting may be viewed on television and/or online at www.LosGatosCA.gov/TownYouTube.

To watch and participate via Zoom, please go to:

<https://losgatosca-gov.zoom.us/j/88436489094?pwd=EsA5rW7LuC5mDayk1uQf1SjM1orUDw.1>

Enter Passcode: 011614

MEETING CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS *(Members of the public are welcome to address the Planning Commission on any matter that is not listed on the agenda and is within the subject matter jurisdiction of the Commission. The law generally prohibits the Commission from discussing or taking action on such items. Town resources may not be used to facilitate audio or visual presentations. To ensure all agenda items are heard, this portion of the agenda is limited to 30 minutes. In the event additional speakers were not heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment. Each speaker is limited to no more than three (3) minutes or such time as authorized by the Chair.)*

CONSENT ITEMS *(Consent Items are considered routine Town business and may be approved by one motion. Any member of the Commission may remove an item from the Consent Items for comment and action. Members of the public may provide input on any or multiple Consent Item(s) when the Chair asks for public comments on the Consent Items. If you wish to comment, please follow the Participation Instructions located at the end of this agenda. If an item is removed, the Chair has the sole discretion to determine when the item will be heard. Each speaker is limited to no more than three (3) minutes or such time as authorized by the Chair.)*

- [1.](#) Approve the Draft Minutes of the January 14, 2026, Planning Commission Meeting.
- [2.](#) Approve the Draft Minutes of the January 28, 2026, Planning Commission Meeting.

PUBLIC HEARINGS *(Presentations during the Public Hearings portion of the agenda by appellants and applicants, including any expert or consultant assisting with the presentation, shall be limited to a total of no more than five (5) minutes for all speakers. Appellants and applicants shall be provided no more than three (3) minutes to rebut at the end of the public hearing. Visual presentations that require the use of staff resources shall be limited to appellants and applicants. Members of the public testifying at public hearings shall be limited to no more than three (3) minutes, or such time as authorized by the Chair.)*

- [3.](#) Consider a Request for Approval for Site Improvements Requiring a Grading Permit and a Conditional Use Permit for a Vineyard Greater than 3,000 Square Feet on Property Zoned HR-2½. **Located at 16135 Cerro Vista Drive.** APN 537-30-018. Architecture and Site Application S-25-036 and Conditional Use Permit Application U-25-006. Exempt Pursuant to the CEQA Section 15303(a): New Construction or Conversion of Small Structures, and Section 15304: Minor Alterations to Land. Property Owner: Ruben Caballero. Applicant: Gary Kohlsaas. Project Planner: Suray Nathan.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

SUBCOMMITTEE REPORTS / COMMISSION MATTERS

ADJOURNMENT *(Planning Commission policy is to adjourn no later than 11:30 p.m. unless a majority of the Planning Commission votes for an extension of time.)*

ADA NOTICE - In compliance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Please notify the Clerk's Office at least two (2) business days prior to the meeting so that reasonable arrangements can be made to ensure accessibility in compliance with 28 CFR §35.102-35.104 and related provisions.

NOTICE REGARDING SUPPLEMENTAL MATERIALS - Materials related to an item on this agenda submitted to the Commission after initial distribution of the agenda packets are available for public inspection in the Clerk's Office at Town Hall, 110 E. Main Street, Los Gatos and on the Town's website at www.losgatosca.gov. Planning Commission agendas and related materials can be viewed online at <https://losgatos-ca.municodemeetings.com/>.

HOW TO PARTICIPATE

The public is welcome to provide oral comments in real-time during the meeting in three ways:

Zoom webinar (Online): Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join: <https://losgatosca.gov.zoom.us/j/88436489094?pwd=EsA5rW7LuC5mDayk1uQf1SJm1orUDw.1>. Passcode: 011614. You can also type in 884 3648 9094 in the “Join a Meeting” page on the Zoom website at <https://zoom.us/join> and use passcode 011614.

When the Chair announces the item for which you wish to speak, click the “raise hand” feature in Zoom. If you are participating by phone on the Zoom app, press *9 on your telephone keypad to raise your hand.

Telephone: Please dial 855-758-1310 US Toll-free or 408-961-3927 US. (Webinar ID: 884 3648 9094). If you are participating by calling in, press #2 on your telephone keypad to raise your hand.

In-Person: Please complete a “speaker’s card” located on the back of the Chamber benches and return it to the Vice Chair before the meeting or when the Chair announces the item for which you wish to speak.

NOTES: (1) Comments will be limited to three (3) minutes or less at the Chair’s discretion.
(2) If you are unable to participate in real-time, you may email planning@losgatosca.gov with the subject line “Public Comment Item # __” (insert the item number relevant to your comment).

(3) Deadlines to submit written public comments are:
11:00 a.m. the Friday before the Planning Commission meeting for inclusion in the agenda packet.
11:00 a.m. the Tuesday before the Planning Commission meeting for inclusion in an addendum.
11:00 a.m. on the day of the Planning Commission meeting for inclusion in a desk item.

*Planning Commission meetings are broadcast Live on KCAT, Channel 15 (on Comcast) on the 2nd and 4th Wednesdays at 7:00 p.m.
Live and Archived Planning Commission meetings can be viewed by going to:*

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 02/25/2026

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
JANUARY 14, 2026**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, January 14, 2026, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Emily Thomas, Vice Chair Kendra Burch, Commissioner Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Adam Mayer, Commissioner Joseph Sordi, Commissioner Rob Stump

Absent: None.

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

Anonymous

- Touched on Town Council's meeting regarding North 40 Phase II.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. **Approval of Minutes** – December 10, 2025
2. **Approval of Minutes** – December 17, 2025

MOTION: **Motion by Commissioner Stump** to approve adoption of the Consent Calendar. **Seconded by Commissioner Burnett.**

VOTE: **Motion passed 6-0 with Commissioner Mayer abstaining.**

PUBLIC HEARINGS

3. 14340 Browns Lane

Building Permit B25-0171

APN 409-14-010

Property Owner/Applicant/Appellant: Cathleen Vadasz

Project Planner: Sean Mullin

Consider an Appeal of the Community Development Director determination of demolition on property zoned R-1:8. Categorically Exempt pursuant to California Environmental Quality Act Guidelines Section 15301: Existing Facilities.

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Cathleen Vadasz, Homeowner

- I've owned the home for 30 years. I am trying to remodel my quite old home, and in doing so parts of the house literally demolished themselves, and we repaired like-for-like. We didn't deviate from the plan, we had several inspections, and we didn't change the square footage. This is a small, 1,400-square foot home I am trying to make livable so I can remain in the community. We had a misstep in trying to repair the wood.

Gordon Wong, Architect

- The project's timeline shows all the inspections were going accordingly. The issue is when that planning document was signed. Sometimes it is difficult to understand what that means and people might interpret it as you get your inspection and the inspector tells you what to do, and that is where the miscommunication was. At some parts of the project I was informed they were supposed to replace in kind, and was later informed what is going on from the Town. As soon as we realized, we prepared a demolition calculation to figure out how far the unintentional deviation was. Hidden damage was discovered during construction. We are hoping for a resolution to figure out how to do this without the double penalty process.

John Wallace

- I've lived next door to the applicant for 15 years. This was a small remodel on a small house that was hiding decades of rot, and I am not surprised that they found even more. It sounds like too much wood was replaced, but any reasonable person would suggest that the path forward would be to replace the wood. I wanted to point out that \$23,000 dollars is an outrageous fine for a member of the community just trying to fix her house and get it under 50 percent rot. This is not a rogue property developer trying to cut corners, this is a 1,400-square foot house.

Gordon Wong, Architect

- Mr. Wallace said it perfectly. The house really was that bad. This is a longtime resident just trying to put the house she has lived in her whole life back together. This is a humble, good project that matches the neighborhood well. The misstep was not intentional, and we hope there is a way to resolve this without imposing a double fine, because that is \$23,000 times two. The applicant is happy to work with staff to ensure we do this with a fair process.

Cathleen Vadesz, Homeowner

- I respect the rules and regulations, but there are still humans behind these processes and decisions. I am not an affluent person who can throw money at it, and I won't be able to stay here. I bought this house when I was 20 years old, and I have been paying the mortgage and taxes for 30 years, and I am literally just trying to repair it. This misstep was not meant to skirt the rules. I am just trying to stay in my home.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Barnett** to deny an appeal of the Community Development Director determination of demolition on property zoned R-1:8 and uphold the Community Development Director's decision.
Seconded by Vice Chair Burch.

Commissioners discussed the matter.

Commissioner Stump requested the motion be amended to include language for the Town Council to give consideration to hardship.

The Maker of the Motion accepted the amendment to the motion.

The Seconder of the Motion accepted the amendment to the motion.

VOTE: **Motion passed unanimously.**

4. 16300 Greenridge Terrace, 16084 Greenridge Terrace, and 240 La Terra Court

Planned Development Application PD-25-004

Lot Line Adjustment Application M-25-006

Zone Change Application Z-25-001

APNs 527-12-003, 527-12-004, and 527-15-002

Applicant: Hanna Brunetti

Property Owners: 16300 Greenridge Terrace and 240 La Terra Court – Greenridge Terrace Development, LLC; 16084 Greenridge Terrace – Richard Luu

Project Planner: Sean Mullin

Consider a request for approval to modify Planned Development Ordinance 2281 to allow for lot line adjustments and a zone change on properties zoned HR-2½:PD and HR-1. The request for modification of a Planned Development Ordinance is not considered a project pursuant to the California Environmental Quality Act (CEQA). The request for a lot line adjustment is Statutorily Exempt from CEQA as a ministerial approval in accordance with Public Resources Code Section 21080(b)(1) (CEQA Statute) and CEQA Guidelines Section 15268. The request for a zone change is exempt pursuant to CEQA Section 15061(b)(3).

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Amanda Musy-Verdel, Hanna-Brunetti Associates

- This project was approved six years ago, but now that we're developing the lots we realized that what we decided ten years ago isn't the best way of developing the property within the eight-lot subdivision. We were doing a lot line adjustment to align it so the house and yard and the trail develop better, and while we were doing the lot line adjustment, there is a little dog leg that our property has that makes more sense to give it to Mr. Luu so that we could all develop our properties in a more Town-friendly manner.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Stump** to recommend Town Council approval to modify Planned Development Ordinance 2281 for 16300 Greenridge Terrace, 16084 Greenridge Terrace, and 240 La Terra Court. **Seconded by Commissioner Burch.**

VOTE: **Motion passed unanimously.**

5. **140 Oakmont Way**

Architecture and Site Application S-25-052

APN 424-18-023

Applicant: Salar Safaei

Property Owners: Marc and Marie Tagne

Project Planner: Suray Nathan

Consider a request for approval to construct a new second-story addition to an existing single-family residence on property zoned R-1:8. Categorically Exempt pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities

Chair Thomas indicated that Vice Chair Burch would recuse herself from participating in the public hearing for Item 5, 140 Oakmont Way, due to proximity of her residence to the subject site.

Vice Chair Burch left the meeting.

Suray Nathan, Assistant Planner, presented the staff report.

Opened Public Comment.

Marc Tagne, Homeowner

- We are proposing to increase our home's size from 1,700 square feet to 2,600 square feet. This expansion is not a luxury, but an essential step to accommodate the evolving and complex needs of our growing household with two adolescent children who need additional space and privacy, and also both sets of our parents that live with us part of the year. The expansion would convert our home into a four-bedroom and three-bathroom layout. My wife and I also work from home and the expansion would allow us more suitable home office space that would reduce disruption to our family. We let our neighbor know exactly what we hoped to do, answered their questions, and listened to their feedback. We have also actively listened to the feedback of Town Staff and the Town's consulting architect. One main concern was the bulkiness of the front façade, so we minimized that and are also considering adding some trees.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Barnett to approve an Architecture and Site Application for 140 Oakmont Way. Seconded by Commissioner Sordi.**

Commissioners discussed the matter.

VOTE: **Motion passed 5-1 with Commissioner Burnett dissenting and Commissioner Burch recused.**

Chair Thomas announced that Vice Chair Burch had returned to the meeting.

OTHER BUSINESS

6. Election of Chair and Vice Chair

MOTION: **Motion by Chair Thomas to nominate Vice Chair Burch as the 2026 Chair of the Planning Commission. Seconded by Commissioner Stump.**

VOTE: **Motion passed unanimously.**

MOTION: **Motion by Chair Burch to nominate Commissioner Barnett as the 2026 Vice Chair of the Planning Commission. Seconded by Commissioner Thomas.**

VOTE: **Motion passed unanimously.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- The Town Council met on 1/13/2026 to discuss the North Forty project that was recommended by the Planning Commission. Council approved the project with some modified and additional conditions.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Subcommittee Reports

None.

Commission Matters

Chair Burch

- Thanked former Chair Thomas for guiding the Planning Commission through 2025.

ADJOURNMENT

The meeting adjourned at 9:17 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the January 14, 2026 meeting as approved by the Planning Commission.

/s/ Vicki Blandin

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 02/25/2026

ITEM NO: 2

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
JANUARY 28, 2026**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, January 28, 2026, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Kendra Burch, Vice Chair Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Adam Mayer, Commissioner Joseph Sordi, Commissioner Rob Stump, and Commissioner Emily Thomas.

Absent: None.

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

Anonymous

- Shared concerns around potential tax increases, medical cost increases, and North 40 Phase II, specifically around parking.

Jim Ratcliff

- I am the direct neighbor on the exit driveway of the West Valley Muslim Association on Farley Road and want to speak about the WVMA's modification of their CUP. We have tried to work with the Town for the past two years to address the traffic and unsafe volume of cars, 1,000 a night, during Ramadan, which is approaching again in three weeks, and it is not a safe environment. I am asking the Town to monitor traffic during this upcoming Ramadan and help mitigate the traffic flow.

PUBLIC HEARINGS

1. 647 N. Santa Cruz Avenue

Request for Review PHST-25-022

APN 410-14-015

Applicant: Lance Tate

Property Owner/Appellant: 647 N. Santa Cruz Ave., LLC

Project Planner: Ryan Safty

Consider an appeal of a Community Development Director decision to deny a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned C-1. Exempt pursuant to CEQA Section 15061(b)(3).

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Bonnie Bamburg (Applicant)

- My historic preservation firm, Urban Programmers, was asked to evaluate the historic values of this property. We did not find a significant association with an event, a broad pattern that was very important in Los Gatos, or a person of importance in Los Gatos associated with this property. We found the architecture is an example of a Craftsman style, more a cabin style, that had been altered dramatically on all four facades. We found this house did not meet the standard of being of special character, which is what the Los Gatos Ordinance calls for, or of a unique, artistic, high-quality craftsmanship, so the building did not meet the criteria for the State of California Register or under the criteria of the Los Gatos Preservation Ordinance.

Steve Johnson

- I am here to speak out against this project. You cannot allow these guys any type of variance to height limits. This photo is my back yard, and this is where they are going to build that monstrosity of condos that will have a direct line of sight from their windows into back yard, and erode the value of my property. This is a single-family residence type of neighborhood. There are no other condos anywhere near this place, and there are very few two-story buildings that come close to this height limit. Every house that is torn down is another bullet in the heart of the charm of Los Gatos.

Grazia Johnson

- We moved to this house with its green back yard and it has been wonderful. I don't know or care if the house at 647 N. Santa Cruz Avenue is historic or not, but I care about why on one property where there is just one house they are going to build these six three-story houses. We won't have privacy anymore, because there will be four townhouses looking at us.

Bonnie Bamburg (Applicant)

- I find myself in an awkward position, because I don't even know what the project looks like. That was not our task. Our task was strictly to evaluate the historic values of the property as we saw it, so I can't comment on the project other than our reports that have been delivered to the Planning Commission.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Vice Chair Barnett** to grant an appeal of a Community Development Director decision to deny a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned C-1.
Seconded by Commissioner Sordi.

Staff distributed Revised Findings to the Planning Commission to read before voting.

(Intermission)

The maker of the motion modified the motion to incorporate by reference the CEQA findings and the Historic Resources Inventory Removal findings presented by staff.

The seconder of the motion accepted the modification to the motion.

VOTE: **Motion passed 5-2 with Commissioners Burnett and Stump dissenting.**

2. 16135 Cerro Vista Drive

Architecture and Site Application S-25-036
Conditional Use Permit Application U-25-006
APN 537-30-018
Applicant: Gary Kohlsaar
Property Owner: Ruben Caballero
Project Planner: Suray Nathan

Consider a request for approval for site improvements requiring a Grading Permit and a Conditional Use Permit for a vineyard greater than 3,000 square feet on property zoned HR-2½. Exempt pursuant to the CEQA Section 15303(a): New Construction or Conversion of Small Structures, and Section 15304: Minor Alterations to Land.

Suray Nathan, Assistant Planner, presented the staff report.

Opened Public Comment.

Gary Kohlsaat (Applicant)

- I am the architect for Mr. Caballero's accessory structures, but not the addition to his home or the pool. We are here for a Conditional Use Permit for the vineyard with an exception for deer fencing, and also for a Grading Permit for grading around the pool and preparation for our two buildings. We also ask for a slight exception for fill heights of the patios. The vineyard was planted in 2019 by a reputable vine company, and neither they nor the owner was aware that a Conditional Use Permit was required. There were no trees removed nor grading done to create the vineyard, and with drip irrigation, it is low maintenance. The vineyard has existed for over five years, and there have been no environmental concerns such as erosion. The grading was done to finish the pool and we went over the allowed limit of 50 cubic yards to approximately 110 cubic yards. We hope to create storage space under the outdoor kitchen via an enlarged crawlspace, as a basement is not allowed. It was pointed out late in the game that we are over the 4 feet limits for the amount of cut that can be made for accessory structures; we are asking for an exception of 7 feet of cut to get this storage space under the building.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Thomas** to continue Item 2, 16135 Cerro Vista Drive, to a date certain of February 25, 2026. **Seconded by Chair Burch.**

VOTE: **Motion passed unanimously.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee

Commissioner Burnett

- The HPC met on 1/28 to consider two items:
 - Request to remove a home from the Historic Resource Inventory, which was denied.
 - Approve a second story addition to a single-family home.

Commission Matters

Commissioner Barnett

- There will be Conceptual Development Advisory Committee meeting in February 2026, with details forthcoming.

ADJOURNMENT

The meeting adjourned at 8:51 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the January 28, 2026 meeting as approved by the Planning Commission.

/s/ Vicki Blandin

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**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 02/25/2026

ITEM NO: 3

DATE: February 20, 2026
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval for Site Improvements Requiring a Grading Permit and a Conditional Use Permit for a Vineyard Greater than 3,000 Square Feet on Property Zoned HR-2½. **Located at 16135 Cerro Vista Drive.** APN 537-30-018. Architecture and Site Application S-25-036 and Conditional Use Permit Application U-25-006. Exempt Pursuant to the CEQA Section 15303(a): New Construction or Conversion of Small Structures, and Section 15304: Minor Alterations to Land. Property Owner: Ruben Caballero. Applicant: Gary Kohlsaar. Project Planner: Suray Nathan.

BACKGROUND:

On January 28, 2026, the Planning Commission discussed the item and received public testimony (Exhibit 13). The Planning Commission continued the item to a date certain of February 25, 2026, to obtain further clarification regarding the applicant's request to create a crawlspace for the proposed outdoor kitchen.

DISCUSSION:

A. Architecture and Site Analysis

The project scope remains consistent with that presented to the Planning Commission on January 28, 2026, except for an added crawlspace below the outdoor kitchen accessed by a stairway on the east side (Exhibit 15).

Grading

The applicant proposes site work with cumulative grading quantities exceeding 50 cubic yards, which requires a Grading Permit. The revised Grading Plan includes 231 cubic yards of cut required to create the 576-square foot crawlspace below the proposed outdoor kitchen. The crawlspace would have a ceiling height of six feet, seven inches and would provide space for mechanical equipment and storage (Exhibit 14, Sheet A-13). The grading for the

PREPARED BY: Suray Nathan
Assistant Planner

Reviewed by: Planning Manager and Community Development Director

crawlspace is in addition to the 10 cubic yards of cut required for the patio and the five cubic yards of cut for the vineyard (Exhibit 15, Sheet A-5). The following table provides a summary of the proposed grading quantities that count toward a Grading Permit.

| Site Grading Summary (cubic yards) | | |
|---|------------|------------|
| | Cut | Fill |
| Outdoor Kitchen | 231 | 0 |
| Porch/Patio | 10 | 45 |
| Vineyard | 5 | 0 |
| Pool Decking | 0 | 63 |
| Total | 246 | 108 |

Exceptions to the Hillside Development Standards and Guidelines

The added crawlspace and access stairway require cuts exceeding the depth standards of the HDS&G. The applicant is requesting an exception to this standard and provided a revised Letter of Justification with an added discussion for the new crawl space (Exhibit 14). The applicant proposes a maximum cut depth of seven feet, 10 inches for the creation of the crawlspace below the proposed outdoor kitchen (Exhibit 15, Sheets A-5, A-6, and A-13). The following table illustrates the proposed cut and fill depths for the project.

| Maximum Graded Cuts and Fills Depth | | | | |
|--|--------------------|-----------------------|------|------------------|
| Site Element | Proposed Cut Depth | Max Allowed Cut Depth | Fill | Max Allowed Fill |
| Outdoor Kitchen | 7'-10" | 4' | 2' | 3' |
| Porch/Patio | 1' | 4' | 3' | 3' |
| Vineyard | 1' | 4' | 1' | 3' |
| Pool Decking | 0 | 4' | 3' | 3' |

Trees

The proposed crawlspace was included in the project scope when the Town Consulting Arborist originally reviewed the project. The Arborist Report notes that an adjacent 18-inch Oak tree (#178) would experience moderate-to-high impacts resulting from the construction activities. The Consulting Arborist provided recommendations for tree preservation and protection (Exhibit 9).

PUBLIC COMMENTS:

At the time of preparation of this report, no public comments have been received.

CONCLUSION:

A. Summary

The applicant submitted a Letter of Justification for the proposed crawlspace below the proposed outdoor kitchen and for the grade depth of cut exception (Exhibit 14). The revised development plans (Exhibit 15) reflect the changes the applicant discussed with the Planning Commission at the January 28, 2026, meeting.

B. Recommendation

Based on the summary above, staff recommends approval of the Architecture and Site and CUP applications subject to the recommended conditions of approval included as Exhibit 3. If the Planning Commission finds merit in the request, it should:

1. Make the finding that the proposed project is Categorically Exempt pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303(a): New Construction or Conversion of Small Structures, and Section 15304: Minor Alterations to Land (Exhibit 12);
2. Make the finding as required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit (Exhibit 12);
3. Make the finding as required by Section 29.40.0320 of the Town Code for granting a Fence Height Exception (Exhibit 12);
4. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 12);
5. Make the finding that the project complies with the Hillside Development Standards and Guidelines except for the requested exception to height of finished floor above existing grade and grading depths (Exhibit 12);
6. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 12); and
7. Approve Architecture and Site Application S-25-036 and Conditional Use Permit Application U-25-006 with the recommended conditions of approval contained in Exhibit 3 and the revised development plans in Exhibit 15.

C. Alternatives

Alternatively, the Planning Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

EXHIBITS:

Previously distributed with the January 28, 2026, Staff Report:

1. Location Map
2. Required Findings
3. Recommended Conditions of Approval
4. Project Description and Letter of Justification, Conditional Use Permit
5. Letter of Justification, Fence Height Exception
6. Letter of Justification, Grade Height Exception
7. Site Photos
8. Consulting Arborist's Report, dated August 26, 2025
9. Applicant's Response to Neighborhood Outreach
10. Development Plans

Previously received with the January 28, 2026, Desk Item Report:

11. Public comments received between 11:01 a.m., Tuesday, January 27, 2026, and 11:00 a.m., Wednesday, January 28, 2026

Received with this Staff Report:

12. Revised Required Findings
13. January 28, 2026 Draft Planning Commission Meeting Minutes
14. Letter of Justification, Depth of Cut Exception
15. Revised Development Plans

**PLANNING COMMISSION – February 25, 2026
REQUIRED FINDINGS AND CONSIDERATIONS FOR:**

**16135 Cerro Vista Drive
Architecture and Site Application S-25-036
Conditional Use Permit Application U-25-006**

Consider a Request for Approval for Site Improvements Requiring a Grading Permit and a Conditional Use Permit for a Vineyard Greater than 3,000 Square Feet on Property Zoned HR-2½. APN 537-30-018. Architecture and Site Application S-25-036 and Conditional Use Permit Application U-25-006. Exempt Pursuant to the CEQA Section 15303(a): New Construction or Conversion of Small Structures, and Section 15304: Minor Alterations to Land.

**Property Owner: Ruben Caballero.
Applicant: Gary Kohlsaat.**

FINDINGS

Required finding for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures, and Section 15304: Minor Alterations to Land.

Required findings for a Conditional Use Permit:

- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit:

The deciding body, on the basis of the evidence submitted at the hearing, may grant a conditional use permit when specifically authorized by the provisions of the Town Code if it finds that:

- (1) The proposed use of the property is essential or desirable to the public convenience or welfare in that the use will provide erosion control; and
- (2) The proposed use will not impair the integrity and character of the zone in that the vineyard is compatible with the existing single-family residential use and is consistent with allowable uses in the zone; and
- (3) The proposed use would not be detrimental to public health, safety or general welfare in that the conditions placed on the permit would mitigate potential impacts; and
- (4) The proposed use is in harmony with the General Plan and purposes of the Town Code as discussed within the staff report.

Required findings for granting a Fence Height Exception:

Pursuant to Town Code Section 29.40.0320, the applicant provided written justification that demonstrates that the following conditions exists:

- A special wildlife/animal problem affects the property that cannot be practically addressed through alternatives. Documented instances of wildlife grazing on gardens or ornamental landscaping may be an example of such a problem.

Required compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

Required compliance with the Hillside Development Standards and Guidelines:

- The project complies with the Hillside Development Standards and Guidelines except for the requested exception to height of finished floor above existing grade and grading depths for which the applicant provided justification.

Required compliance with the Hillside Specific Plan:

- The project complies with the Hillside Specific Plan.

CONSIDERATIONS

Required considerations in review of Architecture and Site applications:

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 02/25/2026

ITEM NO: 2

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
JANUARY 28, 2026**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, January 28, 2026, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Kendra Burch, Vice Chair Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Adam Mayer, Commissioner Joseph Sordi, Commissioner Rob Stump, and Commissioner Emily Thomas.

Absent: None.

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

Anonymous

- Shared concerns around potential tax increases, medical cost increases, and North 40 Phase II, specifically around parking.

Jim Ratcliff

- I am the direct neighbor on the exit driveway of the West Valley Muslim Association on Farley Road and want to speak about the WVMA's modification of their CUP. We have tried to work with the Town for the past two years to address the traffic and unsafe volume of cars—1,000 a night—during Ramadan, which is approaching again in three weeks, and it is not a safe environment. I am asking the Town to monitor traffic during this upcoming Ramadan and help mitigate the traffic flow.

PUBLIC HEARINGS

1. **647 N. Santa Cruz Avenue**

Request for Review PHST-25-022

APN 410-14-015

Applicant: Lance Tate

Property Owner/Appellant: 647 N. Santa Cruz Ave., LLC

Project Planner: Ryan Safty

Consider an Appeal of a Community Development Director Decision to deny a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned C-1. Exempt pursuant to CEQA Section 15061(b)(3).

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Bonnie Bamburg (Applicant)

- My historic preservation firm, Urban Programmers, was asked to evaluate the historic values of this property. We did not find a significant association with an event, a broad pattern that was very important in Los Gatos, or a person of importance in Los Gatos associated with this property. We found the architecture is an example of a Craftsman style, more a cabin style, that had been altered dramatically on all four facades. We found this house did not meet the standard of being of special character, which is what the Los Gatos ordinance calls for, or of a unique, artistic, high-quality craftsmanship, so the building did not meet the criteria for the State of California Register or under the criteria of the Los Gatos Preservation Ordinance.

Steve Johnson

- I am here to speak out against this project. You cannot allow these guys any type of variance to height limits. This photo is my back yard, and this is where they are going to build that monstrosity of condos that will have a direct line of sight from their windows into back yard, and erode the value of my property. This is a single-family residence type of neighborhood. There are no other condos anywhere near this place, and there are very few two-story buildings that come close to this height limit. Every house that is torn down is another bullet in the heart of the charm of Los Gatos.

Grazia Johnson

- We moved to this house with its green back yard and it has been wonderful. I don't know or care if the house at 647 N. Santa Cruz Avenue is historic or not, but I care about why on one property where there is just one house they are going to build these six three-story houses. We won't have privacy anymore, because there will be four townhouses looking at us.

Bonnie Bamburg (Applicant)

- I find myself in an awkward position, because I don't even know what the project looks like. That was not our task. Our task was strictly to evaluate the historic values of the property as we saw it, so I can't comment on the project other than our reports that have been delivered to the Planning Commission.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Vice Chair Barnett** to grant an Appeal of a Community Development Director Decision to deny a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned C-1.
Seconded by Commissioner Sordi.

Staff distributed Revised Findings to the Planning Commission to read before voting.

(Intermission)

The maker of the motion modified the motion to incorporate by reference the CEQA findings and the Historic Resources Inventory Removal findings presented by staff.

The seconder of the motion accepted the modification to the motion.

VOTE: **Motion passed 5-2 with Commissioners Burnett and Stump dissenting.**

2. 16135 Cerro Vista Drive

Architecture and Site Application S-25-036
Conditional Use Permit Application U-25-006
APN 537-30-018
Applicant: Gary Kohlsaas
Property Owner: Ruben Caballero
Project Planner: Suray Nathan

Consider a request for Approval for Site Improvements Requiring a Grading Permit and a Conditional Use Permit for a vineyard greater than 3,000 square feet on property zoned HR-2½. Exempt pursuant to the CEQA Section 15303(a): New Construction or Conversion of Small Structures, and Section 15304: Minor Alterations to Land.

Suray Nathan, Assistant Planner, presented the staff report.

Opened Public Comment.

Gary Kohlsaat (Applicant)

- I am the architect for Mr. Caballero's accessory structures, but not the addition to his home or the pool. We are here for a Conditional Use Permit for the vineyard with an exception for deer fencing, and also for a Grading Permit for grading around the pool and preparation for our two buildings. We also ask for a slight exception for fill heights of the patios. The vineyard was planted in 2019 by a reputable vine company, and neither they nor the owner was aware that a Conditional Use Permit was required. There were no trees removed nor grading done to create the vineyard, and with drip irrigation, it is low maintenance. The vineyard has existed for over five years, and there have been no environmental concerns such as erosion. The grading was done to finish the pool and we went over the allowed limit of 50 cubic yards to approximately 110 cubic yards. We hope to create storage space under the outdoor kitchen via an enlarged crawlspace, as a basement is not allowed. It was pointed out late in the game that we are over the 4 feet limits for the amount of cut that can be made for accessory structures; we are asking for an exception of 7 feet of cut to get this storage space under the building.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Thomas** to continue Item 2, 16135 Cerro Vista Drive, to a date certain of February 25, 2026. **Seconded by Chair Burch.**

VOTE: **Motion passed unanimously.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee

Commissioner Burnett

- The HPC met on 1/28 to consider two items:
- Request to remove a home from the Historic Resource Inventory, which was denied.
- Approve a second story addition to a single-family home.

Commission Matters

Commissioner Barnett

- There will be Conceptual Development Advisory Committee meeting in February 2026, with details forthcoming.

ADJOURNMENT

The meeting adjourned at 8:51 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the January 28, 2026 meeting as approved by the Planning Commission.

/s/ Vicki Blandin

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Planning Department
Community Development Department, Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

February 3, 2026

**Re: The Caballero Residence A&S, 16135 Cerro Vista Dr
Grade Height Exception- Letter of Justification**

To Whom it May Concern:

On behalf of Ruben and Joy Caballero, I hereby present this request for a Finish Floor/Patio Height Exception at the outdoor kitchen 16135 Cerro Vista Drive. The kitchen is included in a current A&S application and is being constructed along with a detached ADU and patio, and was reviewed by the Planning Commission on January 28, 2026. What is different for this application is the addition of an oversized crawl space directly under the outdoor kitchen. This space was removed at the last minute after staff noticed the depth of the required cut exceeded the 4 feet max. The depth of cut needs an exception to be granted by the commission, and at the time, we decided to forego it. However, after more careful thought, the client would like to respectfully request permission to be allowed to dig the crawl space after all.

A new paragraph has been added at the end of this letter that addresses the full request.

DESCRIPTION

A detached ADU and a covered outdoor kitchen are proposed to be constructed adjacent to an existing swimming pool and patio. Each structure is a 24-foot square, with a third 24ft x 24ft open patio connecting the two. The structures are centered on the pool and an existing oak tree, and the front faces align with the upper walkway near the main residence.

This new accessory structure for a covered outdoor kitchen/BBQ will have one small sliver of floor area that is higher than 3 feet above the adjacent grade. The adjacent open patio that connects the ADU also has a small piece that extends more than 3 feet above grade. Both of these areas are highlighted on the Grading Plan (Sheet A-5), the Cross Sections (Sheet A-6) and the Exterior Elevations (Sheet A-7).

HDS&G

Chapter V, Section E.4 states that finished floor elevations should not be more than 3 feet out of grade. The kitchen level is 3'-2" above the lower grade. The patio elevation ranges from 3'-2" to 4'-3" above grade. The counter lines are not exactly parallel to the downhill face of the improvements and create a small triangular area (4ft by 24ft) that is out of compliance. The architecture really calls for straight alignments, and creating an offset would severely limit the usability of the patio. This elevation is not visible from the neighbors or any public route, and landscaping will be installed to further reduce any potential visual impacts.

NEW CRAWL SPACE

The proposed crawl space/mechanical space will be almost entirely below grade. The headroom clearance will be 6 ft 7 inches and accessed by a side stair similar to the ADU. The depth of cut needed to accommodate the concrete slab is 7 ft 10 inches. The excavated area and side access stair will create an additional 231 cu yards of cut and will be accounted for with the grading permit. The previous exception for the floor elevation of the kitchen still applies.

Respectfully yours,



Gary Kohlsaat
Architect C19245

GENERAL NOTES:

SURVEYING CONTROLS: HORIZONTAL & VERTICAL CONTROLS SHALL BE SET & CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING PRIOR TO CONSTRUCTION.

EROSION CONTROL: PRIOR TO FOUNDATION INSPECTION BY THE CITY, A LICENSED LAND SURVEYOR OF RECORD SHALL PROVIDE A WRITTEN CERTIFICATE THAT ALL BUILDING SETBACKS COMPLY WITH THE APPROVED PLANS.

ENCROACHMENT PERMIT: APPLICANT (OWNER) SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ANY & ALL IMPROVEMENTS IN ANY CITY RIGHT-OF-WAY OR CITY EASEMENT INCLUDING THE STORMWATER SHALE PRIOR TO COMMENCEMENT OF THE WORK.

CONSTRUCTION WADDLERS SHALL BE INSTALLED ALONG STREET SIDES TO PREVENT EROSION DURING RAINY SEASON.

SILT AND MUD IN PUBLIC RIGHT-OF-WAY: IT IS THE RESPONSIBILITY OF THE CONTRACTOR & HOMEOWNER TO MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT-OF-WAY IS CLEANED UP ON A DAILY BASIS. MUD, SILT, CONCRETE & OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE STORM DRAINS.

CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 99 & OUR STANDARD DETAIL 1 SPECIFICATION 9-1.

A COMPLETED CFC-175-016 FORM MUST BE PROVIDED TO THE CITY/TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

THE BUILDER MUST PROVIDE TO THE HOMEOWNER WITH A LUMINAIRE SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 1 §10-109(b)) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES.

WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR, SUBCONTRACTOR OR CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, & TO COMPLY WITH THE REQUIREMENTS OF THE PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF THE SUPPLY SYSTEM CONNECTED TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY. FINAL APPROVAL OF THE SYSTEM SHALL NOT BE GRANTED UNTIL COMPLIANCE HAS BEEN MET & DOCUMENTED. CFC 909.9.5 & HEALTH & SAFETY CODE 19114.7.

A. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, & AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. C685C SECTION 4.504.2.4

B. PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER PROJECTS) MUST BE PROVIDED TO THE TOWN OF LOS GATOS BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, GUBSON & ADHESIVE), RESILIENT FLOORING SYSTEMS, & COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN C685C SECTION 4.504.

ALL PUBLIC UTILITY SERVICES SERVING THIS PROPERTY SHALL BE PLACED UNDERGROUND. THE APPLICANT SHOULD CONTACT P&E IMMEDIATELY AFTER BUILDING PERMIT TO START THE APPLICATION PROCESS FOR UNDERGROUNDING UTILITIES WHICH CAN TAKE UP TO 6-8 MONTHS.

PRIOR TO BUILDING PERMIT FINAL INSPECTION, A LETTER FROM A CA LICENSED LANDSCAPE ARCHITECT CERTIFYING THE LANDSCAPING & VEGETATION CLEARANCE REQUIREMENTS HAVE BEEN COMPLETED AS PRESCRIBED IN CALIF. FIRE CODE § 4906 & 4907 INCLUDING CALIF. PUBLIC RESOURCES CODE 4041 OR CALIF. GOVERNMENT CODE 5192, CFC § 959.1.5

DOCUMENTATION SHALL BE PROVIDED PRIOR TO FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION. C685C § 4.409.5

EXCAVATION CUTS EXCEEDING 5' TYPICALLY REQUIRE A DOSH PERMIT. ALL EXCAVATIONS MUST CONFORM TO APPLICABLE OSHA & CAL-OSHA REQUIREMENTS. CONTACT CALIF. DEPARTMENT OF OCCUPATIONAL SAFETY & HEALTH (DOSH) FOR INFORMATION ABOUT REQUIRED PERMITS. DOSH'S LOCAL OFFICE: (510) 784-2821. PRIOR TO EXCAVATION, THE EXCAVATION CONTRACTOR SHALL SUBMIT PROOFS TO THE TOWN BUILDING INSPECTOR, THAT SHOWS HE OR SHE HAS RECEIVED SUCH A PERMIT FROM DOSH.

FIRE DEPARTMENT:

WATER SUPPLY REQUIREMENTS:
POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR, SUBCONTRACTOR OR CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, & TO COMPLY WITH THE REQUIREMENTS OF THE PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF THE SUPPLY SYSTEM CONNECTED TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY. FINAL APPROVAL OF THE SYSTEM SHALL NOT BE GRANTED UNTIL COMPLIANCE HAS BEEN MET & DOCUMENTED. CFC 909.9.5 & HEALTH & SAFETY CODE 19114.7.

CONSTRUCTION SITE FIRE SAFETY:
ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 99 & STANDARD DETAIL 9.01.

ADDRESS IDENTIFICATION:
PROVIDE ADDRESS NUMBERS PLAINLY LEGIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. 4" HIGH WITH A MIN. 3/16" STROKE WIDTH OF 1/4". WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD & THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC 909.1, CFC 9514

FIRE SPRINKLERS REQUIRED:
AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM ISD SHALL BE INSTALLED. THE OWNER, & ANY CONTRACTOR OR SUBCONTRACTOR 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. A STATE OF CALIF. LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETE PERMIT APPLICATION TO THE FIRE DEPARTMENT FOR REVIEW & APPROVAL PRIOR TO BEGINNING THEIR WORK. CFC 919.2

EMERGENCY GATE/ACCESS GATE REQUIREMENTS:
GATE INSTALLATIONS SHALL CONFORM WITH FIRE DEPARTMENT STANDARD DETAILS & SPECIFICATIONS 6-1 & WHEN OPEN SHALL NOT OBSTRUCT ANY PORTION OF THE REQUIRED WIDTH FOR EMERGENCY ACCESS ROADWAYS OR DRIVEWAYS. LOCKS, IF PROVIDED, SHALL BE FIRE DEPARTMENT APPROVED PRIOR TO INSTALLATION. GATES ACROSS THE EMERGENCY ACCESS ROADWAYS SHALL BE EQUIPPED WITH AN APPROVED ACCESS DEVICES. MANUAL GATES SHALL HAVE AN APPROVED KNOX PADLOCK. CFC § 909.8 & 909.8

REQUIRED SPECIAL FEATURES:

- INDOOR AIR QUALITY, BALANCED FAN
- IAQ VENTILATION SYSTEM: AS LOW AS 475 W/CFM
- IAQ VENTILATION SYSTEM HEAT RECOVERY: MIN 65 SRE & 68 ASHRAE
- IAQ VENTILATION SYSTEM: SUPPLY OUTSIDE AIR INLET, FILTER, & H/ERY CORES ACCESSIBLE PER ROOM REFERENCE MANUAL.
- IAQ VENTILATION SYSTEM: FAULT INDICATOR DISPLAY.
- NON-STANDARD DUCT LOCATION (ANY LOCATION OTHER THAN ATTIC)
- SOLAR WATER HEATING CREDIT, SINGLE FAMILY BUILDING.
- COMPACT DISTRIBUTION SYSTEM BASIC CREDIT.
- NORTHWEST ENERGY EFFICIENCY ALLIANCE RATED HEAT PUMP WATER HEATER/SPECIFIC BRAND/MODEL, OR EQUIVALENT, MUST BE INSTALLED.

INSTALL 4.56 KWDC SOLAR SYSTEM. A SEPARATE PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE ENERGY CALCULATIONS COMPLIANCE MODELING. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

HERS VERIFICATION REQUIRED FOR:

- QUALITY INSULATION INSTALLATION.
- INDOOR AIR QUALITY VENTILATION.
- THE KITCHEN RANGE HOOD.
- MIN. AIRFLOW
- VERIFIED SEER/SEER2
- VERIFIED REFRIGERANT CHARGE.
- FAN EFFICACY WATTS/CFM
- VERIFIED HSPF2
- VERIFIED HEAT PUMP RATED HEATING CAPACITY.
- DUCT LEAK TESTING

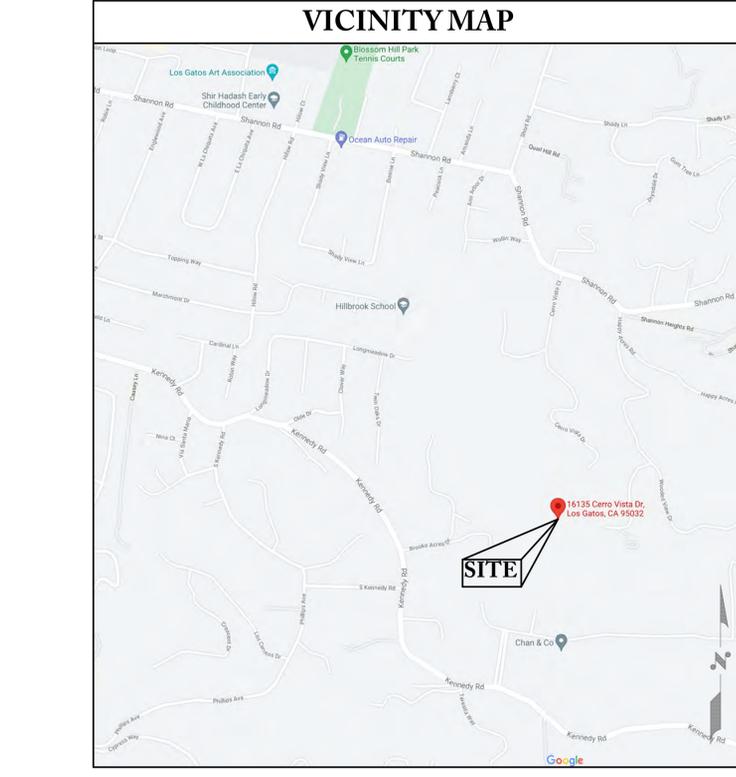
PROVIDE BRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

Note:
The geotechnical aspects of the construction should be performed in accordance with the recommendations of the geotechnical report prepared by Murray Engineers, Inc. dated January 25, 2018 and the report update and supplemental recommendations letter dated December 6, 2024. Murray Engineers, Inc. should be provided with at least 48 hours advance notification (650-559-9980) of the construction of any geotechnical aspects of the project and should be present to observe and test the grading, foundation, and drainage installation phases of the project.



NOTE:
ADU TO BE UNDER A SEPARATE MINISTERIAL PERMIT.

THIS PROJECT IS LOCATED IN THE WILDLAND URBAN INTERFACE



| PROJECT DIRECTORY | |
|---|--|
| ARCHITECT: Kohlsaatt & Associates 51 University Ave. Ste. L Los Gatos, Ca 95030 Tel: (408) 395-2555 | ENERGY CONSULTANT: Monterey Energy Group 26465 Carmel Rancho Blvd. Ste 8 Carmel, CA 93923 Tel: (408) 395-2555 |
| STRUCTURAL ENGINEER: 4X Engineering Inc. 1885 Meridian Ave. San Jose, Ca. 95125 Tel: (408) 642-5464 | SOIL ENGINEER: Murray Engineers Inc. 935 Fremont Ave. Los Altos, Ca. 94024 Tel: (650) 559-9980 |
| CIVIL ENGINEER: Lea & Braze Engineering Inc. 2495 Industrial Pkwy West Hayward, CA. 94545 TEL (510) 887-4086 | |
| SCOPE OF WORK | |
| NEW 576 SF ADU WITH 576 SF COVERED OUTDOOR KITCHEN, 4,009 SF POOL DECK & 1,152 SF BELOW GRADE STORAGE. ADD NEW WOOD/WIRE FENCE ON 2' STONE WALL ON SOUTH & WEST SIDE OF VINEYARD. | |
| CODE COMPLIANCE | |
| THIS PROJECT SHALL COMPLY WITH THE 2022 CBC, CRC, CEC, CMC, CFC, CALIF ENERGY CODE, CHCC, CFC, CEBC, CALGREEN AS WELL AS ALL APPLICABLE STATE & LOCAL CODES. | |
| DEFERRED SUBMITTAL | |
| HANDRAILS, GUARDRAILS, SPRINKLERS, SOLAR SYSTEM | |
| THESE DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW & COORDINATION; FOLLOWING THE COMPLETION OF PROJECT/ENGINEER REVIEW & COORDINATION, A SUBMITTAL TO THE TOWN SHALL BE MADE (FOR TOWN REVIEW & APPROVAL), WHICH SHALL INCLUDE A LETTER STATING THIS REVIEW & COORDINATION HAS BEEN PERFORMED & COMPLETED & PLANS & CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (E.G., WITH REGARD TO GEOMETRY, LOAD CONDITIONS, ETC.) WITH NO EXCEPTIONS. CFC § 107.3.4.1 | |

| PROJECT DATA | | | |
|----------------------------------|--|-----------------------------------|---|
| PROJECT ADDRESS: | 16135 & 16139 CERRO VISTA DR. LOS GATOS, CA 95032 | OWNER: | RUBEN & JOY CABALLERO 16135 CERRO VISTA DR. LOS GATOS, CA 95032 (669) 222-9220 |
| APN#: | 597-20-018 | ZONING: | HR 2 1/2 |
| OCCUPANCY GROUP: | R-3/U | CONSTRUCTION TYPE: | V-B |
| SPRINKLERS: | YES | GROSS & NET SITE AREA: | 10.22 ACRES, 445,125 SF 445,125 SF - 60% = 178,050 SF |
| AVERAGE SLOPE: | 39% | ALLOWABLE ADU AREA: | 1,200 SF |
| EXISTING FLOOR AREA: | | PROPOSED STRUCTURE: | |
| EXISTING RESIDENCE: | | ACCESSORY STRUCTURES: | |
| MAIN LEVEL | 3,264 SF | ADU | 576 SF |
| SECOND LEVEL | 2,291 SF | UNDER FLOOR EXCEED 4' | 56 SF |
| BASEMENT | 491 SF | OUTDOOR KITCHEN | 576 SF |
| GARAGE | 936 SF | MECH/CRAWL SPACE | 1036 SF |
| | | STONE POOL DECK | 4,009 SF |
| TOTAL FLOOR AREA = | 6,988 SF | | |
| SITE AREAS: | EXISTING | ADDITION | PROPOSED |
| RESIDENCE & GARAGE | 4,044 SF | 0 SF | 4,044 SF |
| CARPORT | 233 SF | 0 SF | 233 SF |
| LOGGIA | 724 SF | 0 SF | 724 SF |
| ADU | 0 SF | 576 SF | 576 SF |
| OUTDOOR KITCHEN | 0 SF | 576 SF | 576 SF |
| TOTAL BUILDING COVERAGE | 5,081 SF | 1,152 SF | 6,233 SF |
| POOL & SPA | 1,238 SF | 0 SF | 1,238 SF |
| PATIOS & CONC. PATHS | 4,982 SF | 707 SF | 5,789 SF |
| DRIVEWAY | 1601 SF | 0 SF | 1601 SF |
| TOTAL IMPERVIOUS COVERAGE | 13,821 SF = 3.01% | 707 SF | 14,608 SF = 3.28% |

| SHEET INDEX | |
|-------------|--|
| A-1 | COVER SHEET |
| A-2 | CONSTRUCTION BEST MANAGEMENT PRACTICES |
| A-3 | SITE PLAN |
| SU1 | TOPOGRAPHIC SURVEY |
| SU2 | OLD TOPOGRAPHIC SURVEY |
| SU3 | NEW TOPOGRAPHIC SURVEY |
| A-3.1 | VINEYARD SITE PLAN |
| A-4 | ENLARGED DRAINAGE & GRADING PLAN |
| A-5 | GRADING POOL AREA |
| A-6 | GRADING SECTIONS |
| A-6.5 | OUTDOOR KITCHEN ELEVATIONS |
| L1.0 | EXISTING & PROPOSED IMPERVIOUS SURFACE |
| L1.1 | EXISTING IMPERVIOUS SURFACE O/NEW |
| A-7 | STONE TILE LAYOUT |
| A-8 | ADU FLOOR PLAN |
| A-9 | BELOW GRADE MECH/CRAWL SPACE |
| A-10 | DOOR & WINDOW SCHEDULE |
| A-11 | ROOF PLAN |
| A-12 | ELEVATIONS |
| A-13 | CROSS SECTIONS A, B, C, D |
| A-14 | DETAILS |
| E-1 | ELEC/MECH PLAN |
| T-1 | TITLE 24 ENERGY CALCULATIONS |
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| S-1 | BASEMENT FOUNDATION PLAN |
| S-2 | 1ST FLOOR & BASEMENT SHEAR WALL PLAN |
| S-3 | ROOF FRAMING & 1ST FLOOR SHEAR WALL PLAN |
| SD-0 | GENERAL NOTES & SPECIFICATIONS |
| SD-1 | TYPICAL FOUNDATION DETAILS |
| SD-2 | TYPICAL FRAMING DETAILS |
| SD-3 | TYPICAL ROOF FRAMING DETAILS |
| SD-4 | TYPICAL FOUNDATION DETAILS |
| SD-5 | TYPICAL FLOOR FRAMING DETAILS |
| SD-6 | BASEMENT & RETAINING WALL FOUNDATION DETAILS |

REVISIONS

| | |
|---|-----------------------------|
| 1 | PLAN CHECK COMMENTS 2/20/25 |
| 2 | PLAN CHECK COMMENTS 2/20/25 |
| 3 | PLAN CHECK COMMENTS 3/12/25 |

KOHLSAAT & ASSOCIATES
ARCHITECTURE
51 UNIVERSITY AVE., STE. L, LOS GATOS, CA 95030 • (408) 395-2555

LABELED ARCHITECT
Kohlsaatt & Associates
California
NEW 2/28/25
STATE OF CALIFORNIA

A NEW ADU & OUTDOOR KITCHEN FOR:
THE CABALLERO'S
16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

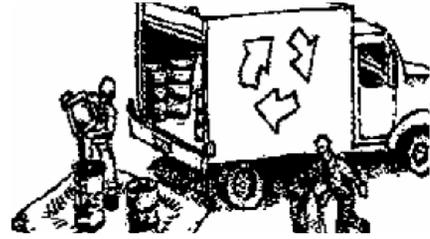
COVER SHEET

DATE: 7/12/24
SCALE: AS SHOWN

SHEET
A-1
1 OF 35

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



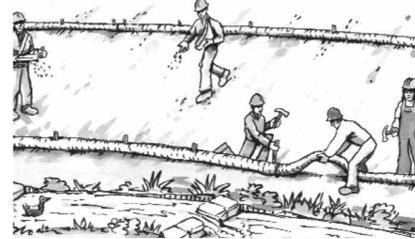
Vehicle and Equipment Maintenance

- ❑ 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 vehicle 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 (absorbent materials, 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).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets. Ensure all subcontractors working onsite are implementing appropriate BMPs.

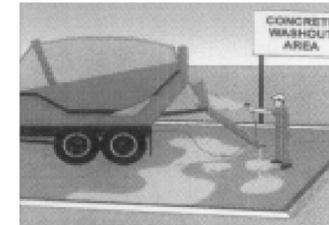
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the [Regional Water Quality Control Board](#) and the local agency:
 - 1) Unusual soil conditions, discoloration, or odor.
 - 2) Abandoned underground tanks.
 - 3) Abandoned wells.
 - 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering



Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and 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 away 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 deposits 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:

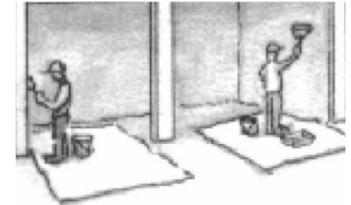
During Installation

- ❑ If possible, purchase copper materials that have been pre-patinated at the factory.
- ❑ If patination done 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 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



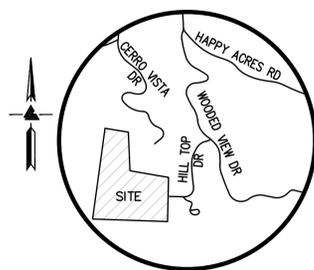
Painting Cleanup and Removal

- ❑ 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!

SHEET LAYOUT



VICINITY MAP
NO SCALE

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY STEWART TITLE COMPANY, ORDER NO. 01180-275773, DATED AS OF JUNE 21, 2017

BENCHMARK

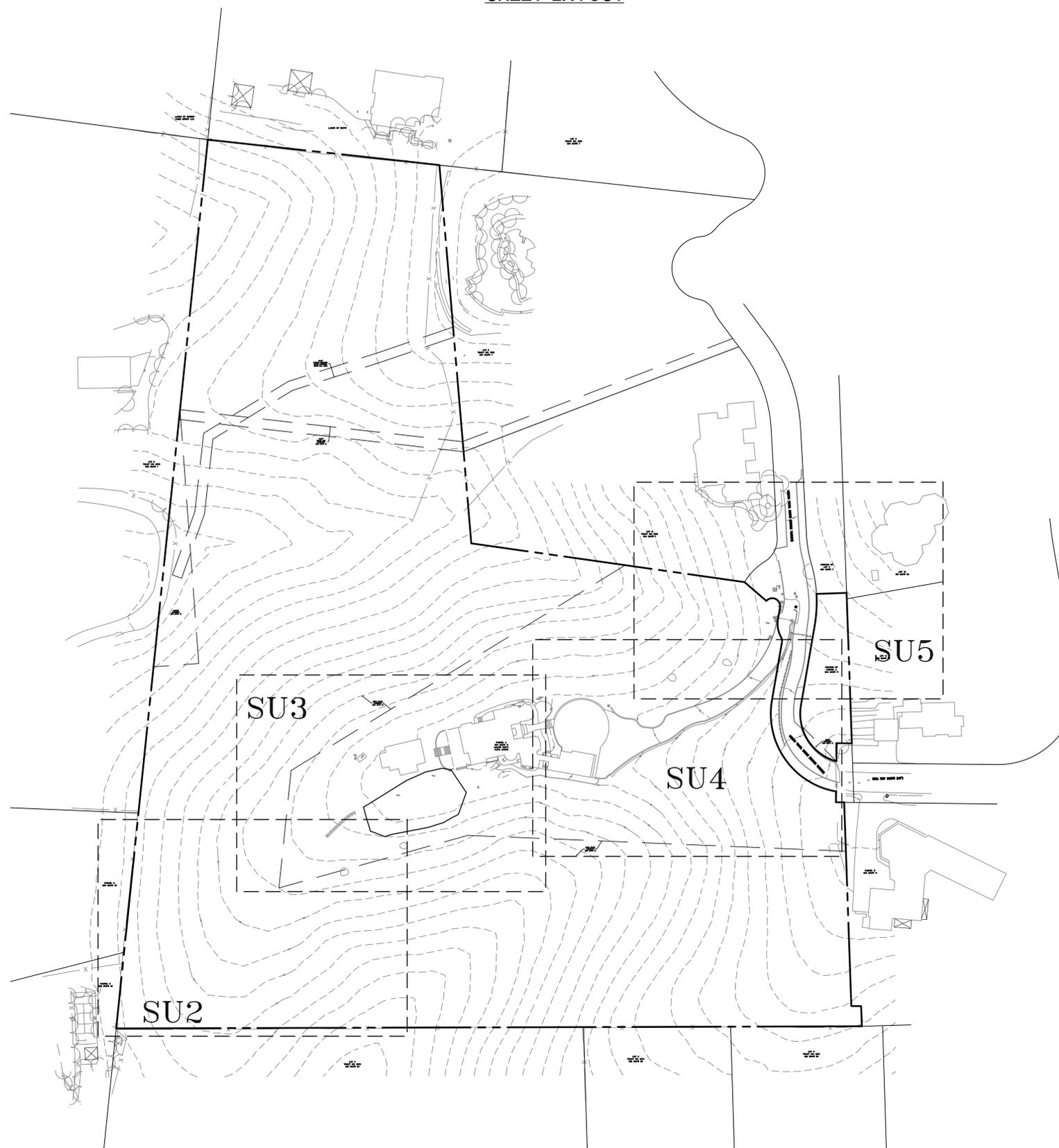
LOS GATOS BENCHMARK LG49
SET BRASS DISK IN MONUMENT WELL STAMPED "LG49" IN THE CUL DE SAC OF LEOTAR COURT
ELEVATION = 521.97'
(NGVD 29 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 736.17'
(NGVD 29 DATUM)

TREE NOTE

TREE SIZE, TYPE AND DRIFLINES ARE BASED ON A VISUAL OBSERVATION.
FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

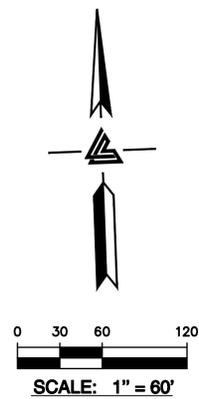


UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

LEGEND AND NOTES

| | |
|-----------|--------------------------|
| --- | BOUNDARY LINE |
| --- | BUILDING OVERHANG LINE |
| --- | EASEMENT |
| --- | FENCE LINE |
| x | FLOW LINE |
| --- | STORM DRAIN LINE |
| □A/C | AIR CONDITIONING UNIT |
| •AD | AREA DRAIN |
| ⊖ BFP | BACK FLOW PREVENTER |
| ⊕ | BENCHMARK |
| •BOL | BOLLARD |
| BW | BOTTOM RETAINING WALL |
| □ CATV | CABLE TV BOX |
| ▣ CB | CATCH BASIN |
| ○CO | CLEAN-OUT |
| □ EB | ELECTRICAL BOX |
| □ EM | ELECTRICAL METER |
| FF | FINISH FLOOR |
| ⊗ | FIRE HYDRANT |
| FL | FLOW LINE |
| □ GM | GAS METER |
| ⊗ GV | GAS VALVE |
| INV | INVERT |
| ⊗ ICV | IRRIGATION CONTROL VALVE |
| ○KP | KEY PAD |
| M- | MULTI-TRUNK TREE |
| □ PGE | PG&E BOX |
| ⊗ | PILLAR, SIMILAR |
| □ PE | POOL EQUIPMENT |
| RCP | REINFORCED CONCRETE PIPE |
| ○ R | RISER |
| RP | ROOF PEAK |
| ○SSCO | SANITARY SEWER CLEAN-OUT |
| ○SP | STANDPIPE |
| ↑ | STREET SIGN |
| □ TEL | TELEPHONE BOX |
| TC | TOP OF CURB |
| TW | TOP OF RETAINING WALL |
| TOS | TOP OF SLAB |
| □ VLT | UTILITY VAULT |
| □ WM | WATER METER |
| ⊗ WV | WATER VALVE |
| XXX.XX | SPOTGRADE |
| [Pattern] | ASPHALT |
| [Pattern] | BRICK |
| [Pattern] | CONCRETE |
| [Pattern] | DECOMPOSED GRANITE |
| [Pattern] | GRAVEL |
| [Pattern] | LAWN |
| [Pattern] | PAVERS |
| [Pattern] | RIVER ROCK |
| [Pattern] | STONE |



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
SAN JOSE
SAN FRANCISCO
SAN DIEGO
SAN ANTONIO
SAN JOSE
SAN LUIS OBISPO
WWW.LEABRAZE.COM

16135 CERRO VISTA DRIVE
LOS GATOS
CALIFORNIA
SANTA CLARA COUNTY
APN: 537-30-018

TOPOGRAPHIC SURVEY

| | |
|-------------|----------|
| TOPO UPDATE | DB |
| 3-28-24 | |
| TOPO UPDATE | DDR |
| 12-14-23 | |
| REVISIONS | BY |
| JOB NO: | 2212078 |
| DATE: | 10-26-17 |
| SCALE: | 1"=60' |
| BNDY BY: | MT |
| FIELD BY: | EH/ES |
| DRAWN BY: | DB |
| SHEET NO: | |

SU1
1 OF 5 SHEETS



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

REGIONAL OFFICES:
 ROSEVILLE
 PLEASANTON
 SAN JOSE
 SAN LUIS OBISPO

MAIN OFFICE:
 2495 INDUSTRIAL PARK WEST
 HAYWARD, CALIFORNIA 94545
 (510) 887-4086

WWW.LEA-BRAZE.COM

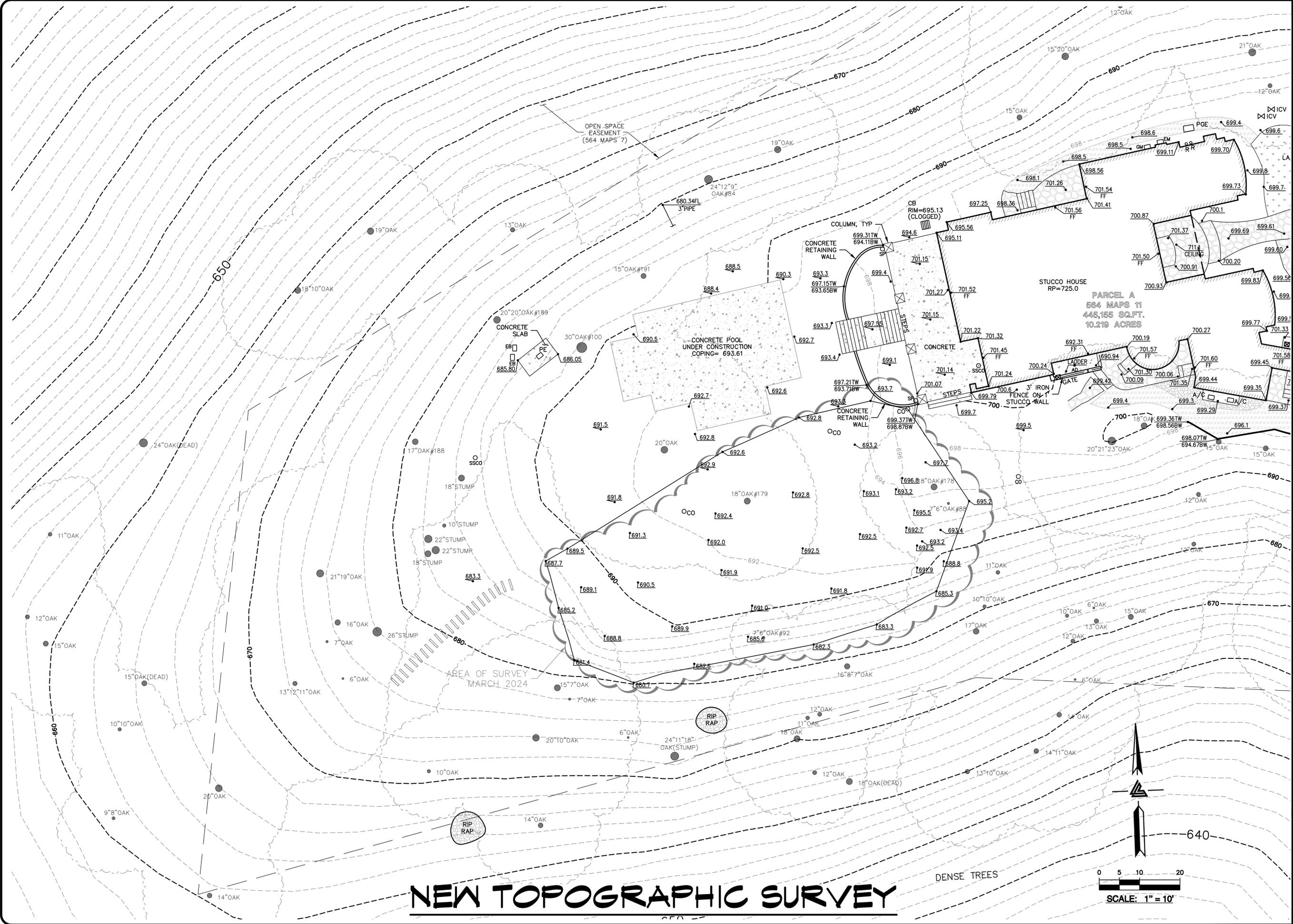
16135 CERRO VISTA DRIVE
 LOS GATOS
 CALIFORNIA

APN: 537-30-018
 SANTA CLARA COUNTY

TOPOGRAPHIC SURVEY

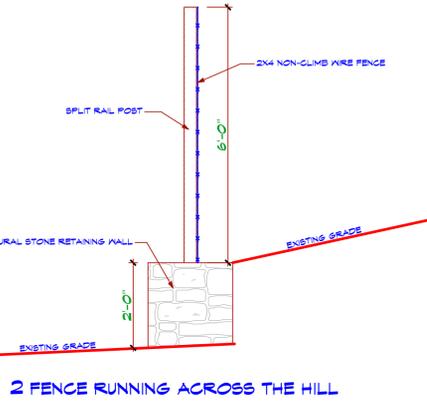
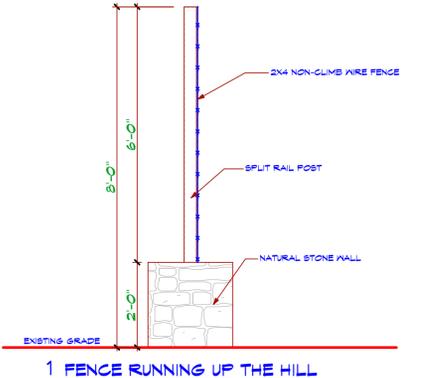
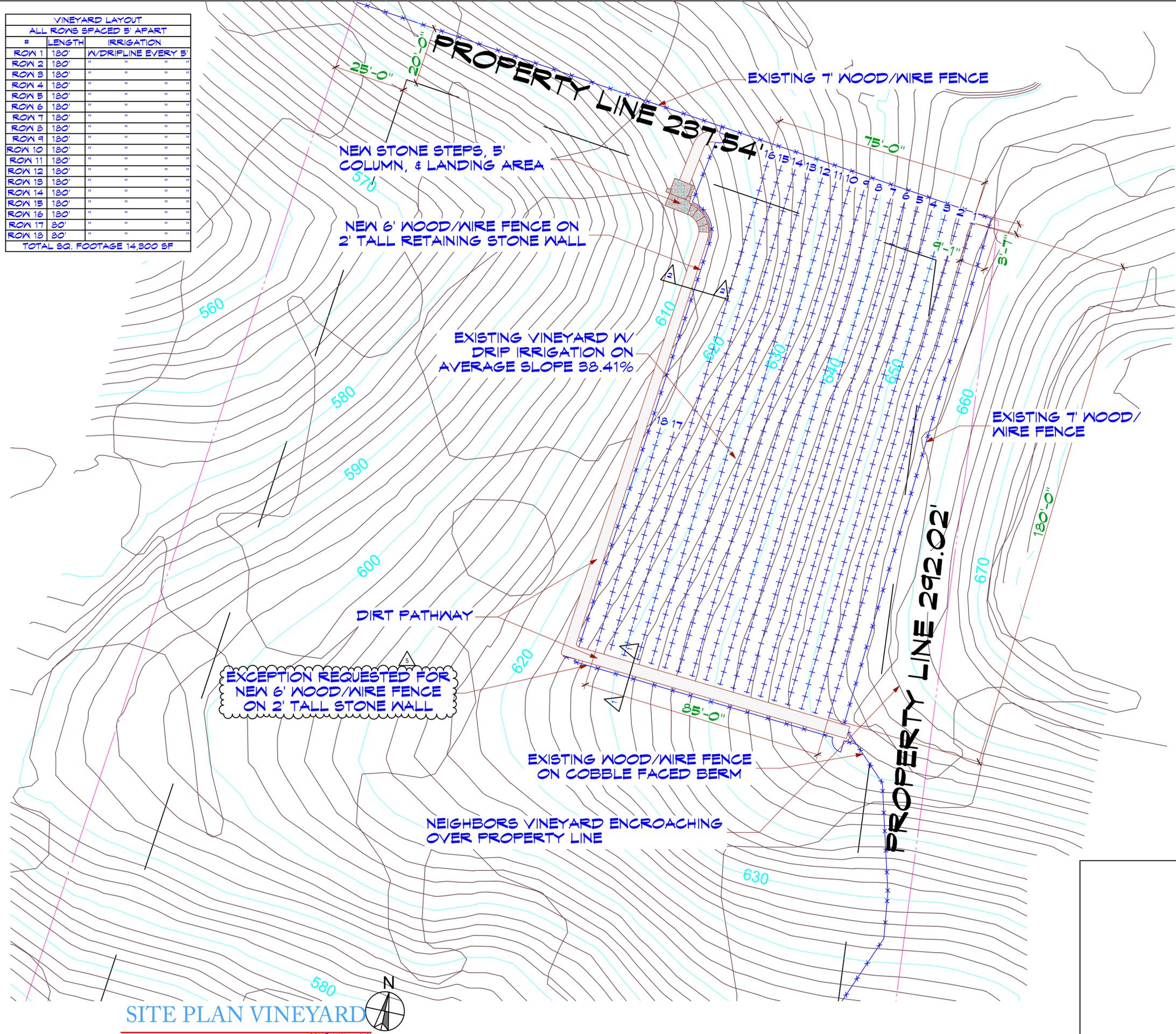
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|-------------|----------|
| TOPO UPDATE | DB |
| 3-28-24 | |
| TOPO UPDATE | DDR |
| 12-14-23 | |
| REVISIONS | BY |
| JOB NO: | 2212078 |
| DATE: | 10-26-17 |
| SCALE: | 1"=10' |
| BNDR BY: | MT |
| FIELD BY: | EH/ES |
| DRAWN BY: | DB |
| SHEET NO: | |

SU3
 3 OF 5 SHEETS





| VINEYARD LAYOUT | | |
|--------------------------|--------|---------------------|
| ALL ROWS SPACED 5' APART | | |
| # | LENGTH | IRRIGATION |
| ROW 1 | 180' | N/DRIPLINE EVERY 5' |
| ROW 2 | 180' | " " " " " " |
| ROW 3 | 180' | " " " " " " |
| ROW 4 | 180' | " " " " " " |
| ROW 5 | 180' | " " " " " " |
| ROW 6 | 180' | " " " " " " |
| ROW 7 | 180' | " " " " " " |
| ROW 8 | 180' | " " " " " " |
| ROW 9 | 180' | " " " " " " |
| ROW 10 | 180' | " " " " " " |
| ROW 11 | 180' | " " " " " " |
| ROW 12 | 180' | " " " " " " |
| ROW 13 | 180' | " " " " " " |
| ROW 14 | 180' | " " " " " " |
| ROW 15 | 180' | " " " " " " |
| ROW 16 | 180' | " " " " " " |
| ROW 17 | 180' | " " " " " " |
| ROW 18 | 180' | " " " " " " |
| TOTAL SQ. FOOTAGE | | 14,800 SF |



REVISIONS

| | |
|---|------------------------------|
| 4 | PLAN CHECK COMMENTS 10/27/23 |
| 5 | PLAN CHECK COMMENTS 12/5/23 |

KOHLSAAT & ASSOCIATES
ARCHITECTURE
51 UNIVERSITY AVE., T. LOS GATOS, CA. 95032 • (408) 395-2555

REGISTERED ARCHITECT
KOHLSAAT & ASSOCIATES
LOS GATOS, CA. 95032
NOV. 2, 2019

A NEW ADU & OUTDOOR KITCHEN FOR:
THE CABALLERO'S
16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE: The contractor shall verify all dimensions, elevations and conditions, prior to starting any field work. The contractor shall be held responsible for any conditions different from those indicated on the plans and be brought to the architect's attention prior to installation.

VINEYARD SITE PLAN
DATE: 7/12/24
SCALE: AS SHOWN
SHEET
A-3.1
1 OF 25

NOTE: The property owner takes responsibility for any damages that may occur to any protected tree as defined in Town Code Chapter 29 (Zoning Regulations), and agrees to indemnify and hold the Town harmless pursuant to Town Code Section 1.10.115.

KOHLSAAT & ASSOCIATES
ARCHITECTURE
51 UNIVERSITY AVE., T. LOS GATOS, CA. 95030 • (408) 395-2555



A NEW ADU & OUTDOOR KITCHEN FOR:
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16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE: The contractor shall verify all dimensions, elevations and conditions, prior to starting any field work. The contractor shall be held responsible for any conditions different from those indicated on the plans and file brought. The contractor shall obtain permission prior to any modification.

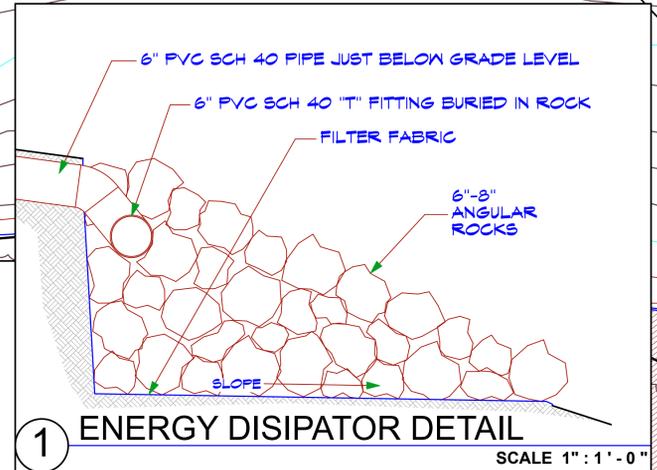
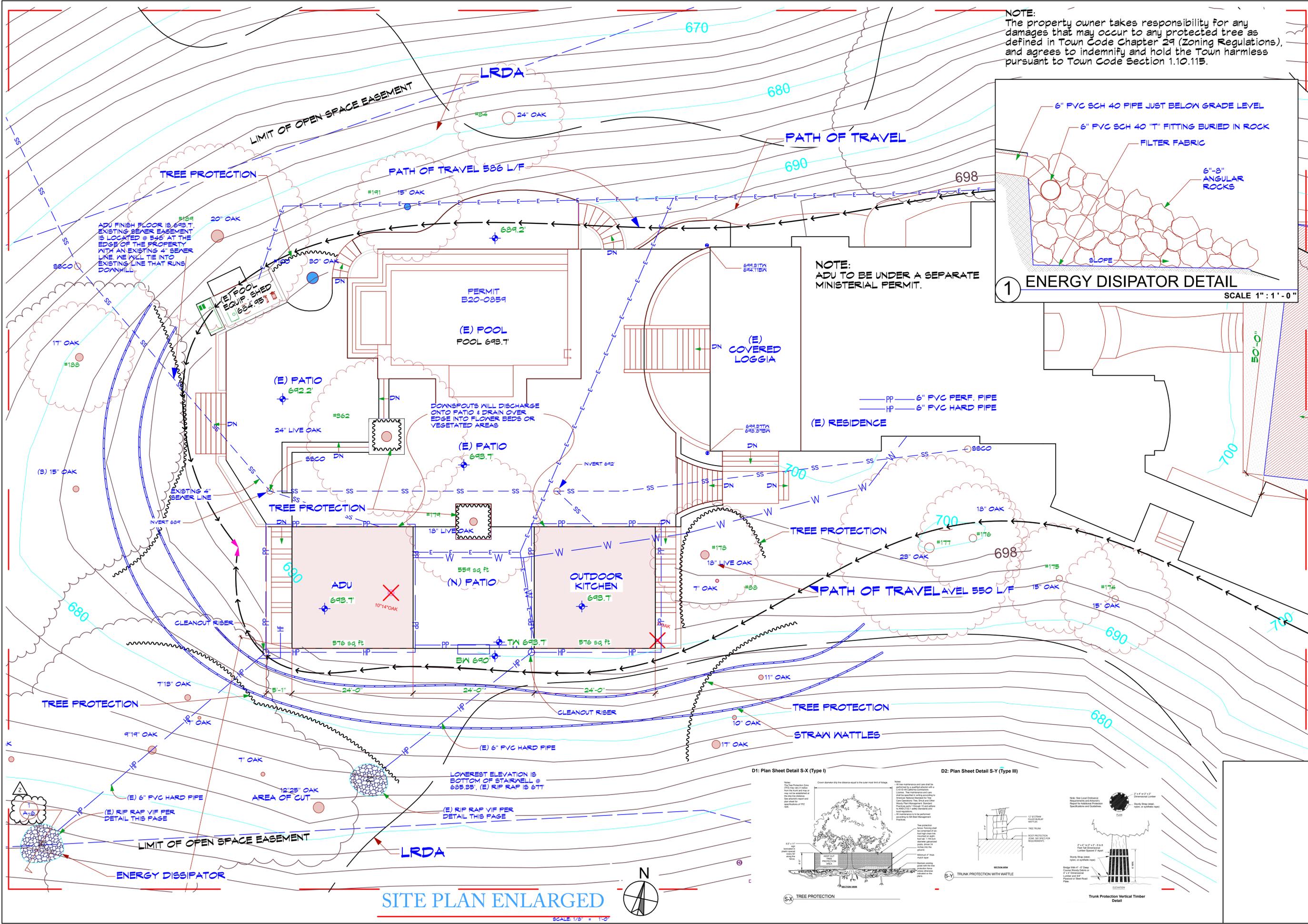
ENLARGED DRAINAGE & GRADING PLAN

DATE: 7/12/24

SCALE: AS SHOWN

SHEET

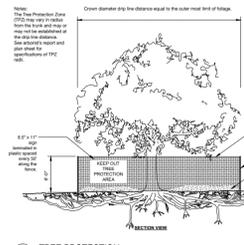
A-4
2 OF 25



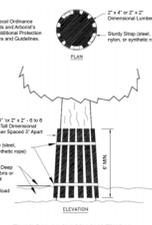
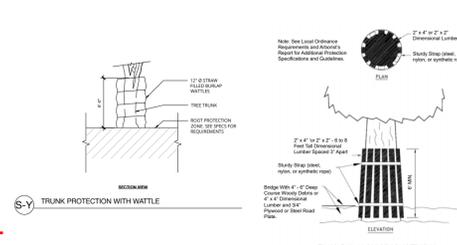
NOTE: ADU TO BE UNDER A SEPARATE MINISTERIAL PERMIT.

PP — 6" PVC PERF. PIPE
HP — 6" PVC HARD PIPE

D1: Plan Sheet Detail S-X (Type I)



D2: Plan Sheet Detail S-Y (Type II)



SITE PLAN ENLARGED

SCALE: 1/8" = 1'-0"



| | |
|---|------------------------------|
| 4 | PLAN CHECK COMMENTS 10/27/25 |
| 5 | PLAN CHECK COMMENTS 12/5/25 |



A NEW ADU & OUTDOOR KITCHEN FOR:
THE CABALLERO'S
 16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE: The contractor shall verify all dimensions, elevations and conditions, prior to starting any field work. The contractor shall be responsible for field conditions, or any conditions different from those indicated on the plans, and shall be brought to the architect's attention prior to installation.

GRADING POOL AREA

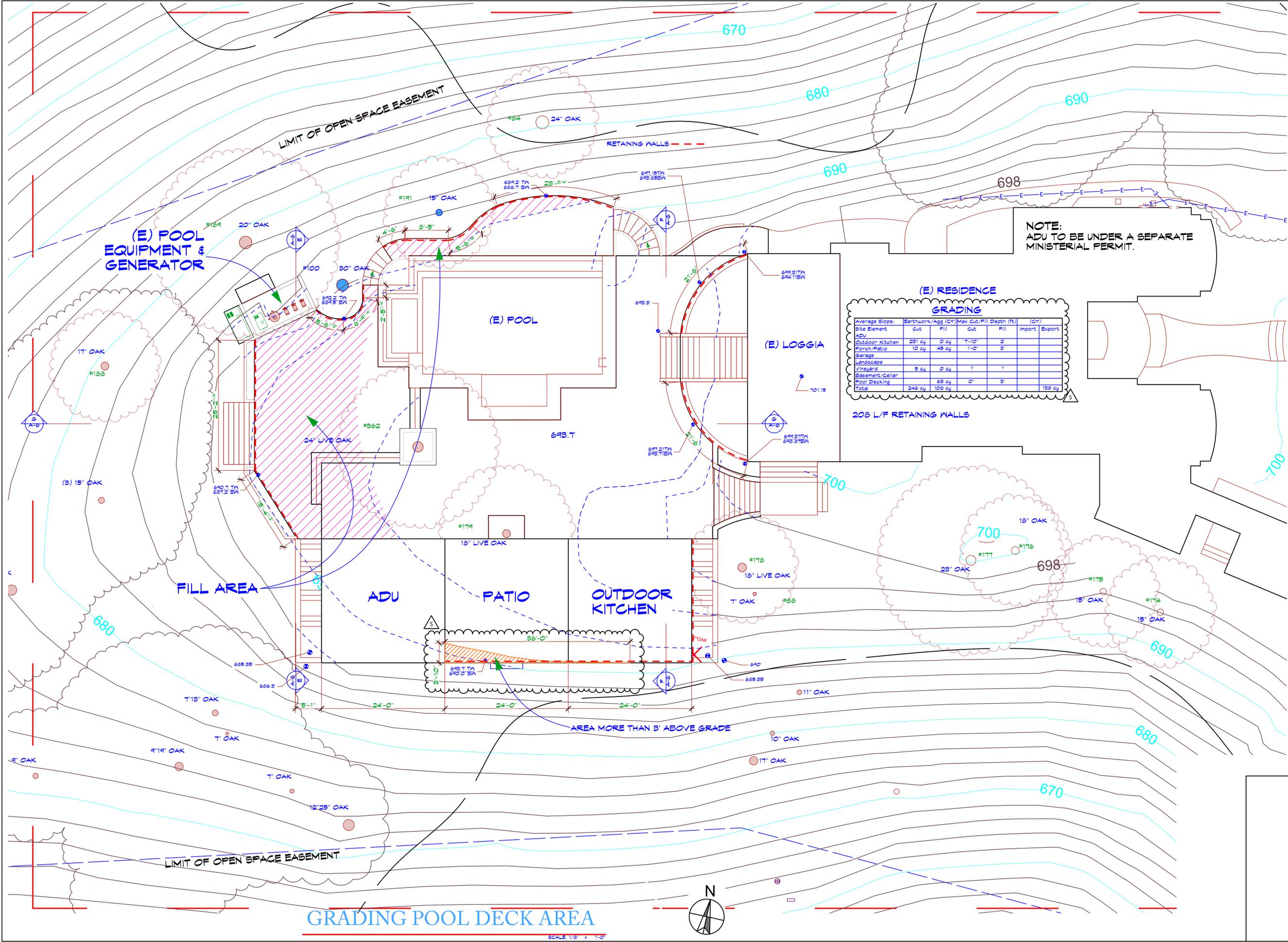
DATE: 7/12/24

SCALE: AS SHOWN

SHEET

A-5

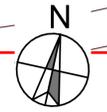
1 OF 25



(E) RESIDENCE GRADING

| Average Slope: | Earthwork/Agg (CY) | Max Cut/Fill Depth (ft) | (CY) | | |
|-----------------|--------------------|-------------------------|--------|------|---------------|
| Site Element | Cut | Fill | Cut | Fill | Import/Export |
| ADU | | | | | |
| Outdoor Kitchen | 281 cy | 0 cy | 7'-10" | 2' | |
| Porch/Patio | 10 cy | 48 cy | 1'-0" | 3' | |
| Garage | | | | | |
| Landscape | | | | | |
| Vineyard | 5 cy | 0 cy | 1' | 1' | |
| Basement/Cellar | | | | | |
| Pool Decking | | 65 cy | 0" | 3' | |
| Total | 246 cy | 108 cy | | | 158 cy |

GRADING POOL DECK AREA



REVISIONS

| | |
|---|------------------------------|
| 4 | PLAN CHECK COMMENTS 10/27/23 |
| 5 | PLAN CHECK COMMENTS 12/5/23 |

NOTE:
ADU TO BE UNDER A SEPARATE
MINISTERIAL PERMIT.

KOHLSAAT & ASSOCIATES
ARCHITECTURE
51 UNIVERSITY AVE., T. • LOS GATOS, CA • 95032 • (408) 395-2555



A NEW ADU & OUTDOOR KITCHEN FOR:
THE CABALLERO'S
16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE: Contractor shall verify all dimensions, elevations and conditions, prior to starting any field work. All work shall be subject to field conditions, or any conditions different from those indicated on the plans shall be brought to the architect's attention prior to installation.

GRADING SECTIONS

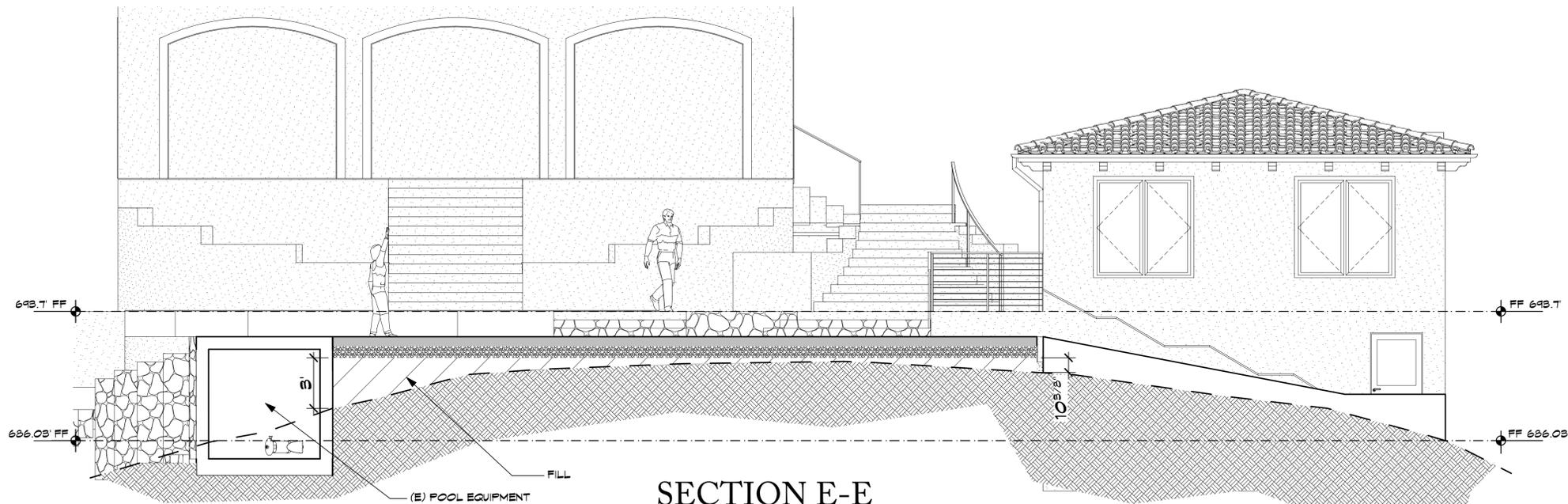
DATE: 7/12/24

SCALE: AS SHOWN

SHEET

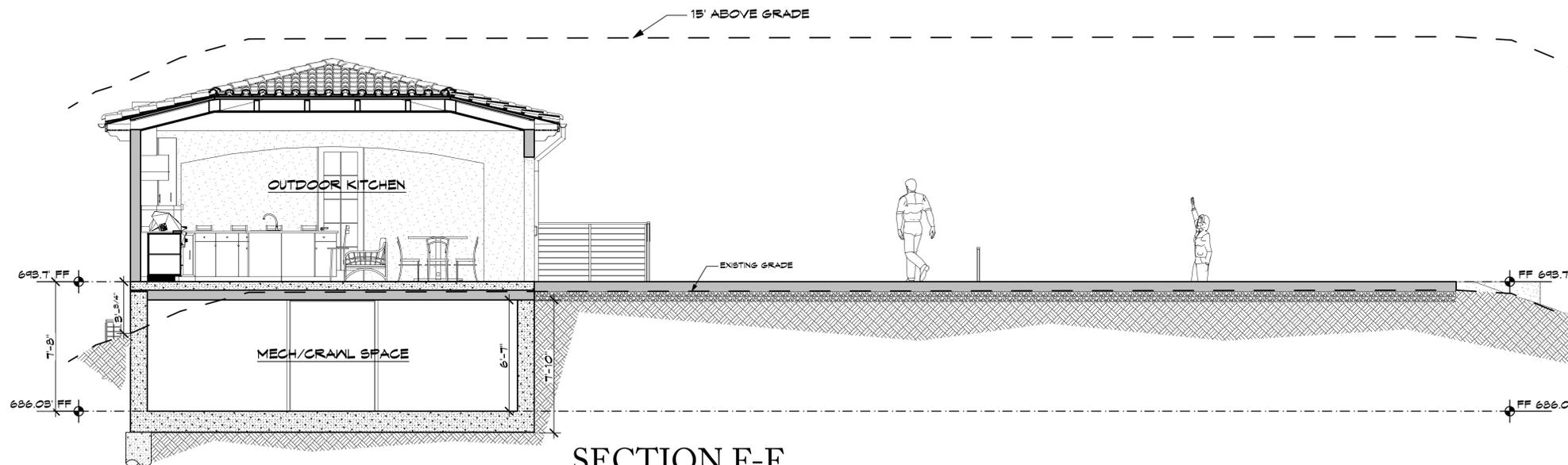
A-6

10 OF 35



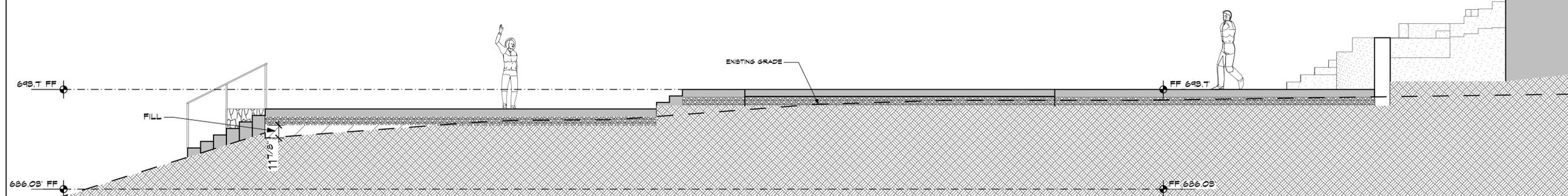
SECTION E-E

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



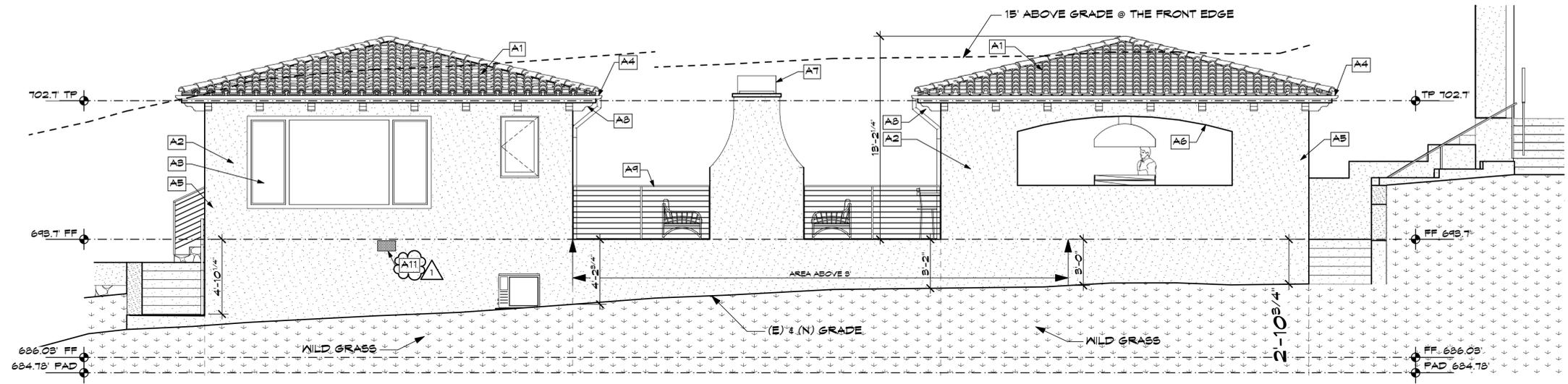
SECTION F-F

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

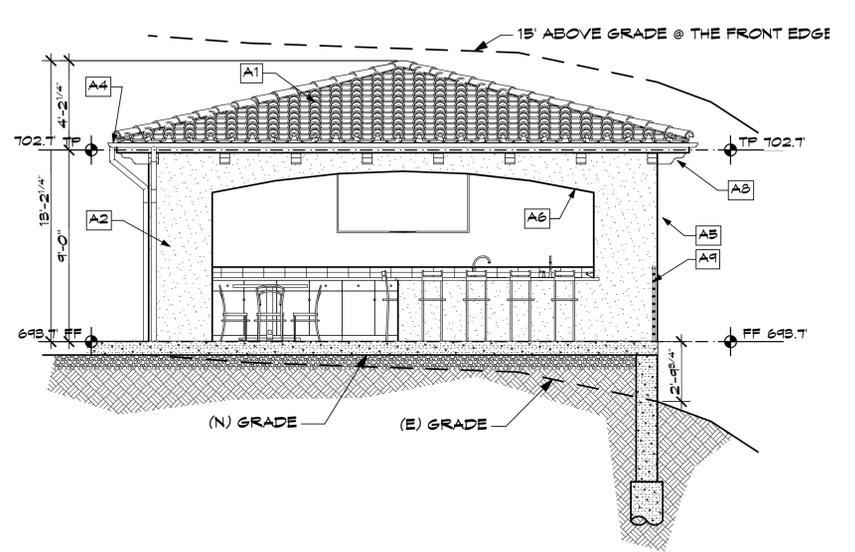


SECTION G-G

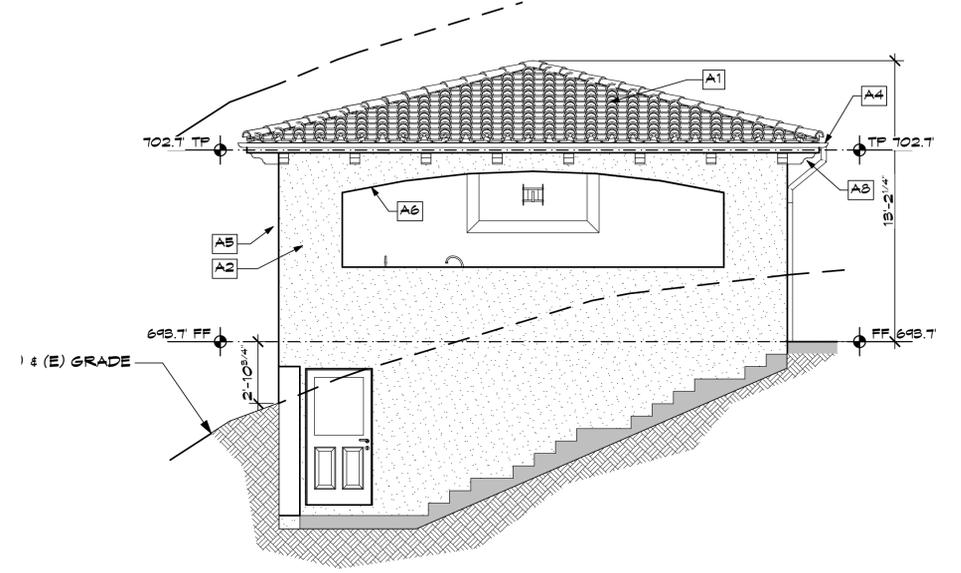
SCALE: 1/4" = 1'-0"



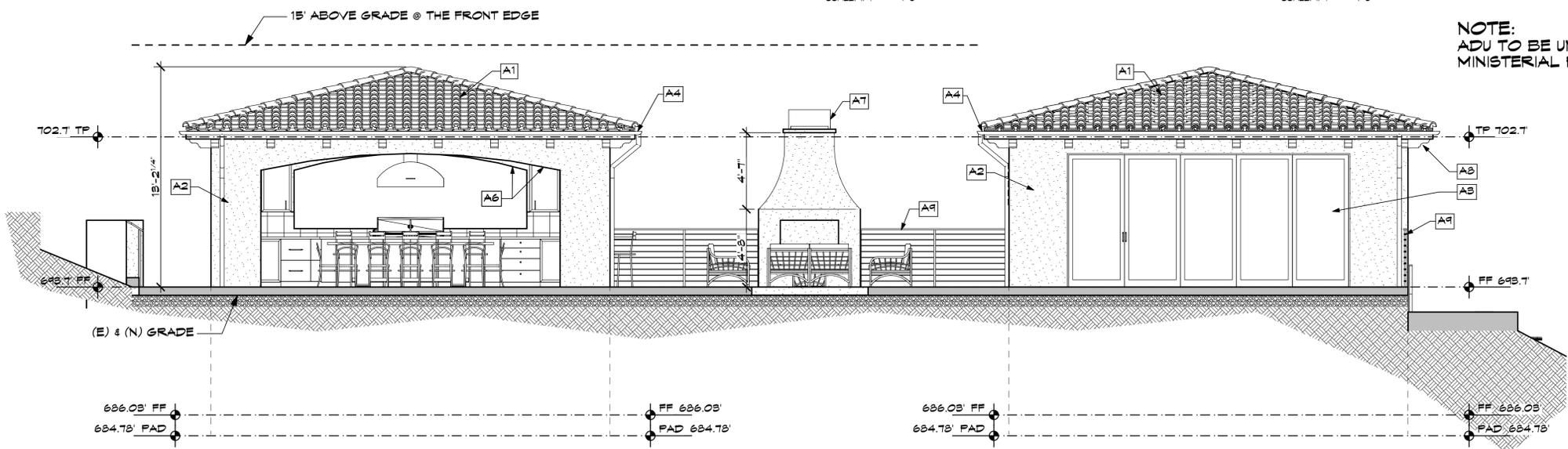
REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT OUTDOOR KITCHEN ELEVATION
SCALE: 1/4" = 1'-0"



LEFT OUTDOOR KITCHEN ELEVATION
SCALE: 1/4" = 1'-0"



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

NOTE:
ADU TO BE UNDER A SEPARATE
MINISTERIAL PERMIT.

| REVISIONS | |
|-----------|-----------------------------|
| 5 | PLAN CHECK COMMENTS 12/8/25 |

KOHLSAAT & ASSOCIATES
ARCHITECTURE
51 UNIVERSITY AVE., T. LOS GATOS, CA. 95030 • (408) 395-2555



A NEW ADU & OUTDOOR KITCHEN FOR:
THE CABALLERO'S
16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE: The contractor shall verify all dimensions, elevations and conditions, prior to starting any field work. The contractor shall be held responsible for any conditions different from those indicated on the plans and be brought to the architect's attention prior to installation.

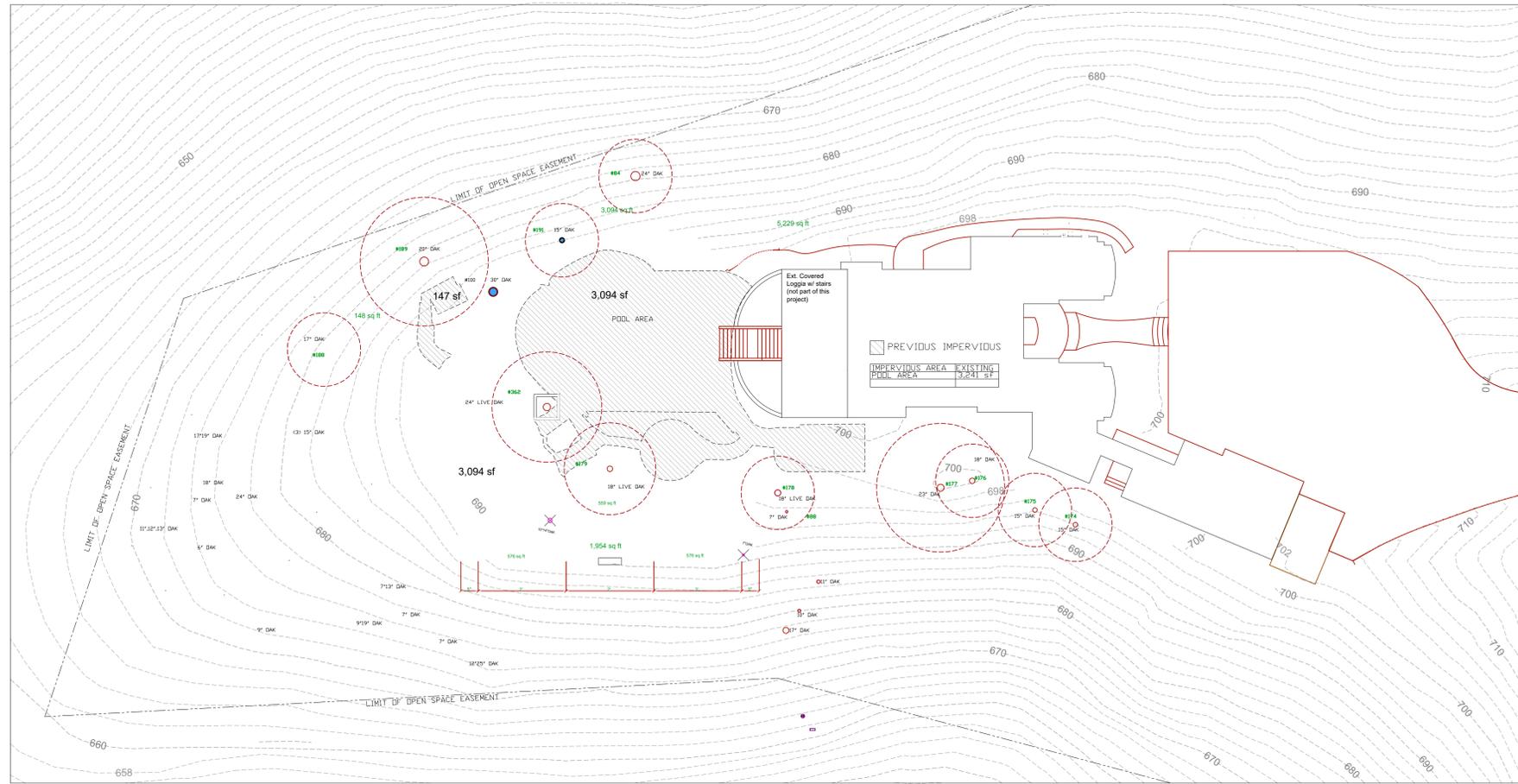
OUTDOOR KITCHEN ELEVATIONS

DATE: 7/12/24

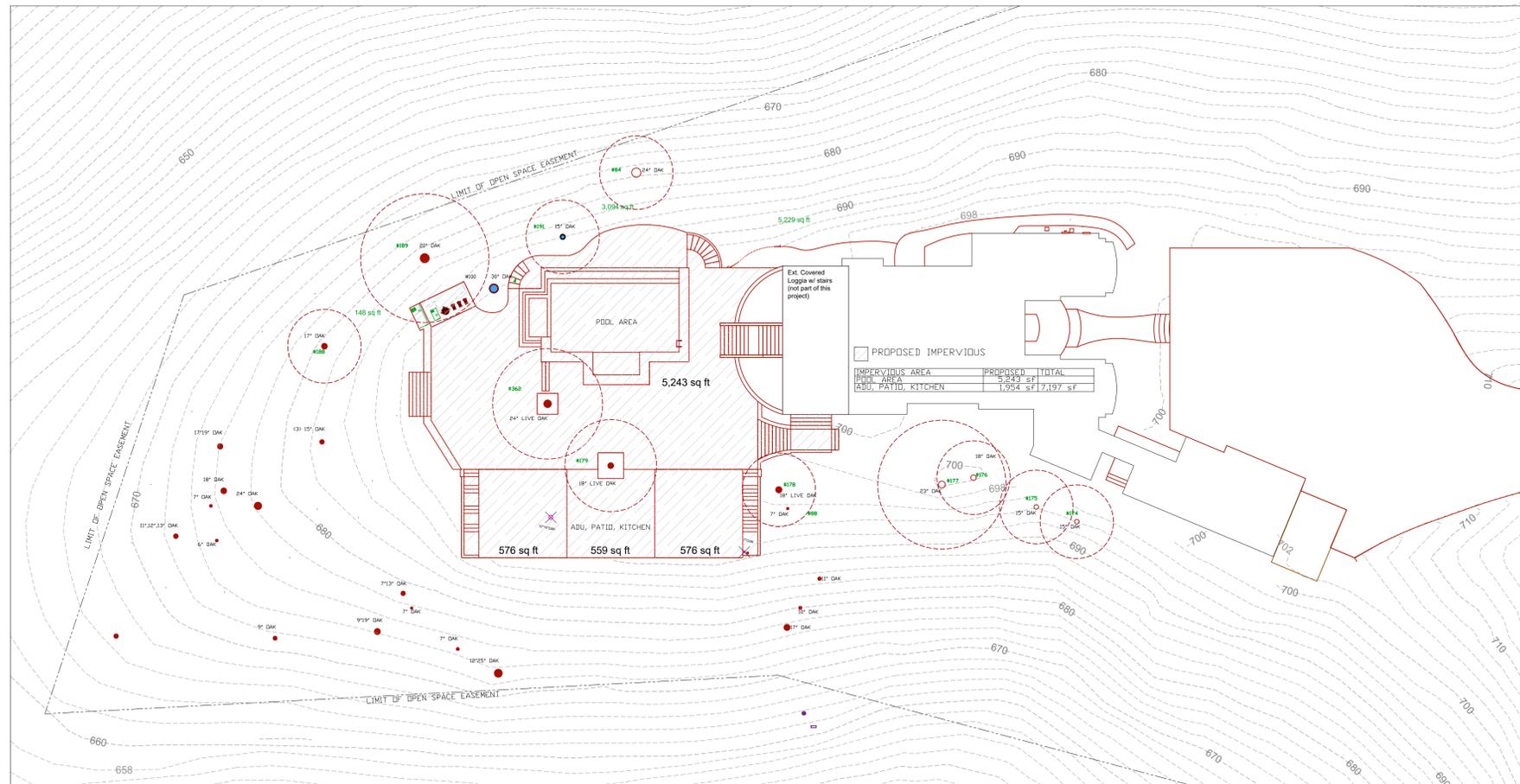
SCALE: AS SHOWN

SHEET

A-6.5
11 OF 35



Existing Impervious Surface



Proposed Impervious Surface



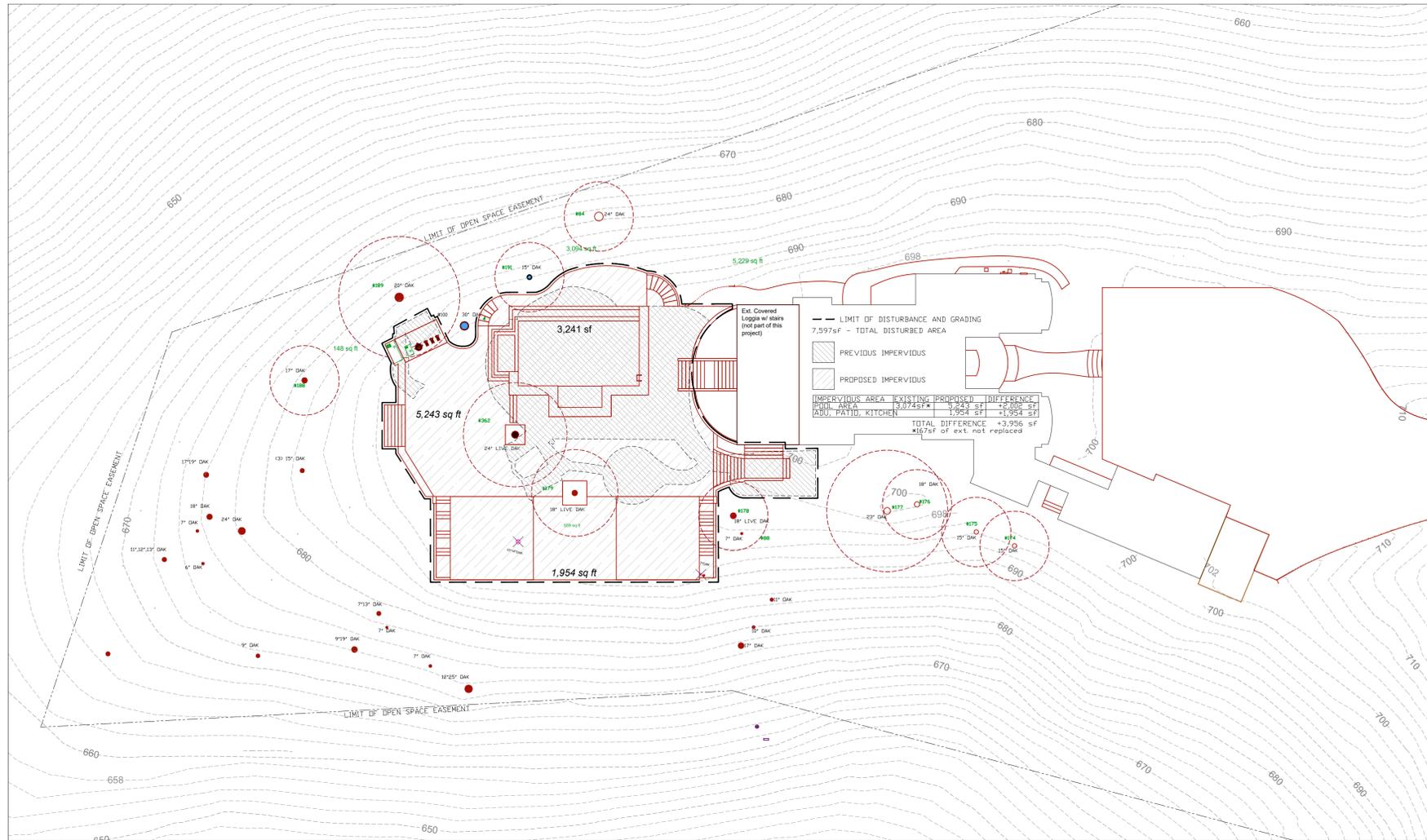
| REVISIONS | BY |
|-----------|----|
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| | |
| | |
| | |

David R. Fox & Company, Landscape Architecture
 1188 Koenig Avenue San Jose CA 95128
 408-761-0212 phone david@foxla.net

Existing Impervious Area
 Proposed Impervious Area

Caballero Residence
 16135 Cerro Vista, APN 537-30-018
 Los Gatos California

Date 9-25-25
 Scale 1"=20'-0"
 Drawn DRF
 Job Caballero
 Sheet L1.0
 Of 1 Sheets



Existing Impervious Surface over Proposed Impervious Surface

| Total Site Area (sqft) | Impervious Area (IA) Table | | | | |
|--|---|----------------------------------|----------------------------------|----------------------------|-----------------------------------|
| | 1. Total Existing (Pre-project) Area (sqft) | 2. Existing Area Retained (sqft) | 3. Existing Area Replaced (sqft) | 4. New Area Created (sqft) | 5. Total Post-Project Area (sqft) |
| 445,423sf | | | | | 7,197sf |
| Project Totals | | | | | |
| Impervious Area (IA) | | | | | |
| a. Total on-site IA | 3,241 | 3,074 | 3,074 | 7,197 | 7,197 |
| b. Total off-site IA | 0 | | 0 | 0 | 0 |
| c. Total Project IA (a+b) | 3,241 | | 3,074 | 7,197 | 7,197 |
| d. Total new and replaced | | | 7,197 | | |
| Pervious Area (PA) | | | | | |
| e. Total on-site PA | 0 | | | | 0 |
| f. Total off-site PA | 0 | | | | 0 |
| g. Total Project PA (e+f) | 0 | | | | 0 |
| Total project area (c+g) | 3,241 | | | | 7,197 |
| Percent Replacement: (Existing on-site IA Replaced + Existing Total on-site IA) x 100% 42.7% | | | | | |



NPDES Stormwater Compliance
Small Projects Worksheet

Small Projects are development and redevelopment projects that are subject to approval and/or permits and that create and/or replace at least 2,500 sq. ft. but less than 5,000 sq. ft. of impervious surface, and detached single-family home projects that create and/or replace at least 2,500 sq. ft. but less than 10,000 sq. ft. of impervious surface (as of July 1, 2023, per MRP 3.0 Provision C.3.i).

An impervious surface is a surface covering or pavement that prevents the land's natural ability to absorb and infiltrate rainfall/stormwater. Impervious surfaces include, but are not limited to roofs, walkways, paved patios, driveways, parking lots, storage areas, impervious concrete and asphalt, and any other continuous watertight pavement or covering. Pervious pavement, underlain with pervious soil or pervious storage material (e.g., drain rock), that infiltrates rainfall at a rate equal to or greater than surrounding unpaved areas OR that stores and infiltrates the water quality design volume specified in Provision C.3.d of the Municipal Regional Stormwater Permit (MRP), is not considered an impervious surface.

Small Projects must implement at least one of six specified Low Impact Development (LID) Site Design measures. Check one or more that will be applied to your project.

- Direct roof runoff into cisterns or rain barrels for reuse.
- Direct roof runoff onto vegetated areas.
- Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
- Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
- Construct sidewalks, walkways, and/or patios with permeable surfaces.
- Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

Project Information

Applicant/Developer Name: Gary Kohlsaatt

Project Address: 16135 Cerro Vista, APN 537-30-018

Project Description: Replacement of existing impervious area with new patio, pool and ADU

Total new or replaced impervious area: 7,197 sf (3,074sf replaced, 3,956sf new)

Please return form to: _____

20240827_Small_Projects_Worksheet



David R. Fox & Company Landscape Architecture
408-781-0212 phone dave@foxla.net

Ext. and Proposed Area Overlay
Impervious Area Table
NPDES Small Projects wrksh

Caballero Residence
16135 Cerro Vista, APN 537-30-018
Los Gatos California

Date 9-25-25
Scale 1"=20'-0"
Drawn DRF
Job Caballero
Sheet
L1.1
Of _____ Sheets



NOTE: The contractor shall verify all dimensions, elevations and conditions, prior to starting any field work. The contractor shall be responsible for any conditions different from those indicated on the plans and be brought to the architect's attention prior to installation.

STONE TILE LAYOUT

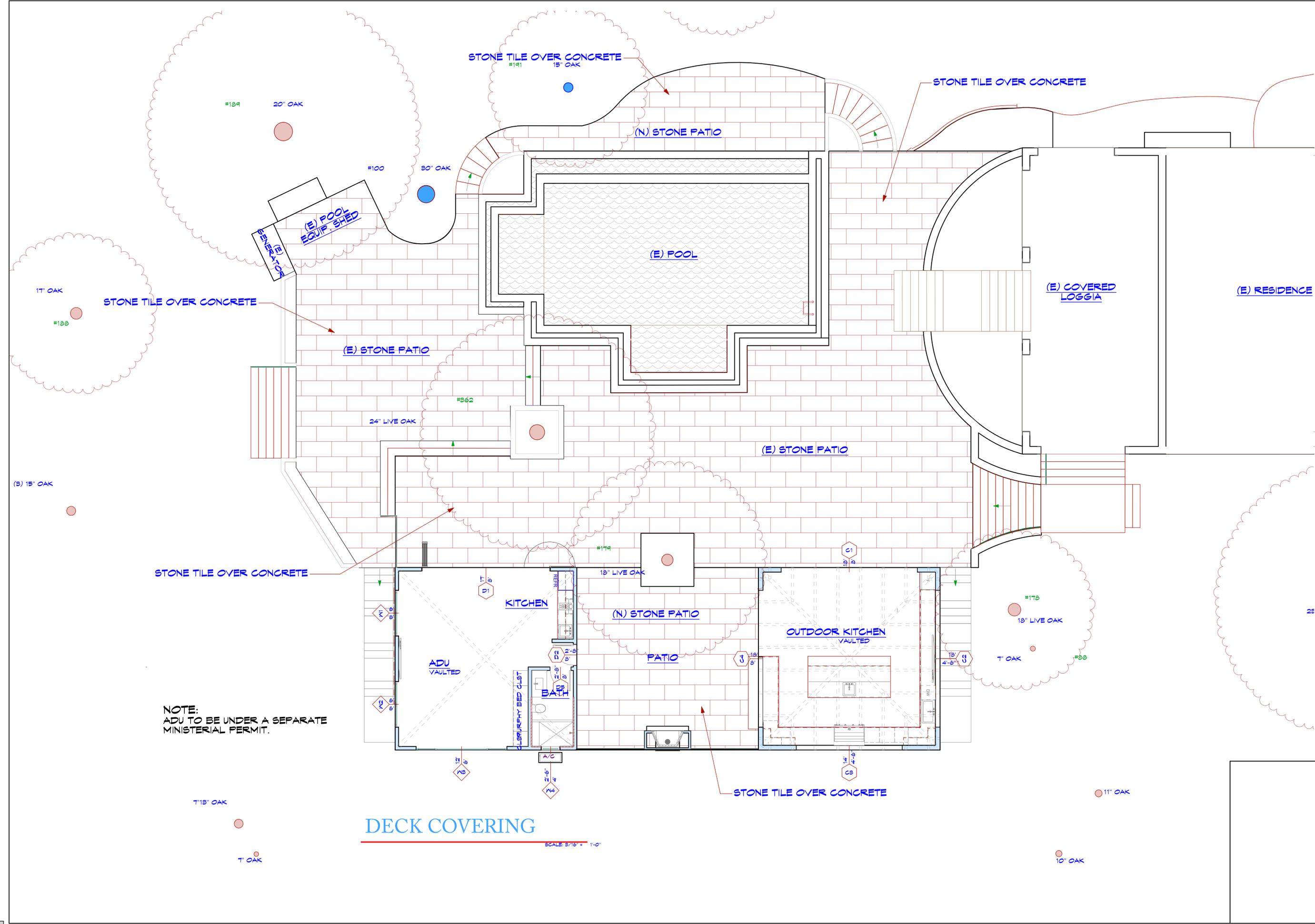
DATE: 7/12/24

SCALE: AS SHOWN

SHEET

A-7

14 OF 35



NOTE:
ADU TO BE UNDER A SEPARATE
MINISTERIAL PERMIT.

DECK COVERING

SCALE: 3/16" = 1'-0"

ARCHITECTURAL NOTES

OPENABLE WINDOW AREA
 OPENABLE WINDOW AREA IN HABITABLE ROOMS MUST BE 4% OF THE FLOOR AREA FOR VENTILATION. EMERGENCY ESCAPE OPENINGS IN HABITABLE ROOMS SHALL BE 5.7 SF AT GRADE LEVEL ROOMS 1.1 T SF AT ALL OTHER LEVELS. MIN. DIMENSIONS OF HIGH AND 20" WIDE 1.1 SHALL NOT EXCEED 44" ABOVE FLOOR. THE EMERGENCY ESCAPE OPENING SHALL BE OPENABLE FROM INSIDE TO EXTERIOR. SEPARATE WINDOWS WITH TWO OR MORE LATCHES SHALL HAVE THE LATCHES INTERCONNECTED & OPERABLE FROM THE LOWEST LATCH. R502.1, R510.

GLAZING CERTIFICATION
 ALL NEW GLAZING (FENESTRATIONS) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE UNVALUED.

EXTERIOR DOORS
 ALL EXTERIOR DOORS SHALL BE SOLID CORE DOORS. 1 1/2" STILES AND RALES NOT LESS THAN 1 1/2" THICK AND FIELD PANELS NOT LESS THAN 1 1/2" THICK. ALL GLAZING SHALL BE DUAL GLAZED AND TEMPERED.

SAFETY GLAZING
 GLAZING IN THE FOLLOWING LOCATIONS SHALL BE OF SAFETY GLAZING MATERIAL IN ACCORDANCE WITH CRC SECTION R503.4:
 a) FIXED GLAZING PANELS OF SLIDING DOOR ASSEMBLIES & PANELS IN SWINGING DOORS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR WHEN CLOSED & THE BOTTOM EDGE IS WITHIN 60" ABOVE THE WALKING SURFACE.
 c) DOORS, EXTERIOR WINDOWS & ENCLOSURES FOR BATHUBS & SHOWERS & IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE & DRAIN OUTLET GLAZING WHERE THE AREA OF THE INDIVIDUAL PANE IS MORE THAN 18 SQUARE FEET. THE BOTTOM EDGE IS LESS THAN 18 INCHES FROM THE FLOOR. THE TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FLOOR & ONE OR MORE WALKING SURFACES IS WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

SHOWER WINDOWS
 WINDOWS IN SHOWERS SHALL BE MADE FROM MATERIALS THAT ARE NOT ADVERSELY AFFECTED BY MOISTURE. GLAZING SHALL BE TEMPERED. CRC R501.2 R503.4

WOODEN BACKING
 MINIMUM 2"x8" WOODEN BACKING SHALL BE PROVIDED IN ALL BATHROOM WALLS AT WATER CLOSETS, SHOWERS, BATHUBS AND TUBS. BACKING SHALL BE LOCATED 34" FROM THE FLOOR. FURTHER, PROVIDE BACKING FOR GRAB BARS FOR TOILETS ON FIRST FLOOR.

FINISHES
 PROVIDE 5/8" GYP. BOARD AT ALL INTERIOR WALL & CEILING LOCATIONS.
 INTERIOR WALL AND CEILING FINISHES SHALL BE LOW-VOC (LOW VOC GFL VOCs (NON-FLAT) AND 150 VOCs (NON-FLAT GLOSS)).
 FLOOR FINISHES SHALL BE LOW VOC, WATER BASED OR ALKALINE. CONSTRUCTION ADHESIVES SHALL BE LOW VOC (100 GFL VOCs).
 TO REMOVE FORMALDEHYDE IN INTERIOR FINISHES A MINIMUM OF 50% OF INTERIOR TRIM SHALL BE POPLAR OR ALDER.

ACCESS
 UNDER FLOOR: ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM 18" X 24". OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16" X 24". R403.4

ATTIC
 BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 50 SQ. FEET & HAVE A VERTICAL HEIGHT OF 30" OR GREATER. THE ACCESS HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" X 30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHEN THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEIGHT FROM THE ATTIC SPACE SHALL BE 30" ABOVE POINT ABOVE THE ATTIC CEILING MEASURED VERTICALLY FROM THE BOTTOM OF THE CEILING FRAMING MEMBERS. R507.1

LANDING
 FLOORS & LANDINGS AT EXTERIOR DOORS, THERE SHALL BE FLOORS & LANDINGS OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4" UNIT VERTICAL IN 12 UNIT HORIZONTAL (2%). R511.3

RESIDENTIAL TOWN ACCESSIBILITY STANDARDS
 THE RESIDENCE SHALL BE DESIGNED WITH ADAPTABILITY FEATURES FOR A SINGLE FAMILY RESIDENCE PER TOWN RESOLUTION 1894-01:
 A. WOODEN BACKING (2" X 8" MINIMUM) SHALL BE PROVIDED IN ALL BATHROOM WALLS, AT WATER CLOSETS, SHOWERS AND BATHUBS AT 34" FROM THE FLOOR TO THE CENTER OF THE BACKING, SUITABLE FOR THE INSTALLATION OF GRAB BARS.
 B. ALL PASSAGE DOORS SHALL BE AT LEAST 32" WIDE ON THE ACCESSIBLE FLOOR.
 C. PRIMARY ENTRANCE SHALL BE A 36" WIDE DOOR MINIMUM INCLUDING A 5"x8" LEVEL LANDING. NO PART OF THE DOOR OR FRAME SHALL BE WITHIN 18" CLEARANCE AT THE INTERIOR STRIKE EDGE.
 D. DOOR BUZZER, BELL OR CHIME SHALL BE HARD WIRED AT PRIMARY ENTRANCE.

A1.0 STRUCTURE
 A1.1 6" NOM. STUD WALL
 8" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
 A1.2 10" NOM. STUD WALL
 1 1/2" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
 A1.3 8" CONCRETE RETAINING WALL
 8" CONCRETE RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAIL.
 A1.4 12" CONCRETE RETAINING WALL
 12" CONCRETE RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAIL.
 A1.5 EXTERIOR LANDINGS
 FLOORS & LANDINGS AT EXTERIOR DOORS, THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4" UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%). CRC R511.3 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS, LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1" LOWER THAN THE TOP OF THE THRESHOLD EXCEPT THE EXTERIOR LANDING OF THE FLOOR SHALL NOT BE MORE THAN 7/8" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. CRC R511.3.1

A1.6 TEMPERED GLASS
 SEE ARCHITECTURAL NOTES FOR SAFETY GLAZING

A1.7 PROTECTION OF WOOD & WOOD BASED PRODUCTS AGAINST DECAY
 LOCATION REQUIRED:
 PROTECTION OF WOOD & WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH ANFA U1 FOR THE SPECIES. PRODUCT PRESERVATIVE & END USE PRESERVATIVE SHALL BE LISTED IN SECTION 4 OF ANFA U1. WOOD SIDING, SHEATHING & WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, FORG SLABS, PATIO SLABS, & SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. R511.1

A1.8 STAIRWAYS
 STAIRWAY WIDTH, STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT & BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY & THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT & BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS & LANDINGS, SHALL NOT BE LESS THAN 31 1/2" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE & 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. THE MAXIMUM RISER HEIGHT SHALL BE 7 1/2". THE MINIMUM TREAD DEPTH SHALL BE 10" AT STAIRS WITH MORE THAN THREE RISERS. PROVIDE MIN. ONE 1 1/2" O TO 2" STAIR HANDRAIL 34" TO 38" ABOVE STAIR NOSING WITH NO SHARP EDGES. HANDRAILS MAY PROJECT A MAX. OF 4 1/2" INTO REQUIRED WIDTH OF STAIRWAY & SHALL PROVIDE 1 1/2" SPACE BETWEEN WALL & HANDRAIL. HANDRAILS SHALL BE CONTINUOUS FROM TOP TO BOTTOM & TERMINATE AT NEVEL POSTS OR RETURN TO WALL. PROVIDE BALUSTERS, WHERE REQUIRED SUCH THAT A 4 1/2" DIA. SPHERE CANNOT PASS THROUGH. RAIL FABRICATOR SHALL PROVIDE SHOP DRUGS, SPBBS, & CALCS FOR APPROVAL BY ARCHITECT. CRC R512

A1.9 HANDRAIL @ STAIR
 AT STAIRS WITH MORE THAN THREE RISERS, PROVIDE MIN. ONE 1 1/2" O TO 2" STAIR HANDRAIL 34" TO 38" ABOVE STAIR NOSING WITH NO SHARP EDGES. HANDRAILS MAY PROJECT A MAX. OF 4 1/2" INTO REQUIRED WIDTH OF STAIRWAY & SHALL PROVIDE 1 1/2" SPACE BETWEEN WALL & HANDRAIL. HANDRAILS SHALL BE CONTINUOUS FROM TOP TO BOTTOM & TERMINATE AT NEVEL POSTS OR RETURN TO WALL. PROVIDE BALUSTERS, WHERE REQUIRED SUCH THAT A 4 1/2" DIA. SPHERE CANNOT PASS THROUGH. RAIL FABRICATOR SHALL PROVIDE SHOP DRUGS, SPBBS, & CALCS FOR APPROVAL BY ARCHITECT. CRC R512

A1.10 GUARDS @ BALCONY
 PROVIDE 42" H. GUARDRAIL AT LANDINGS, WALKWAYS, BALCONIES & SIMILAR WALKING SURFACES WITH ADJACENT OPENINGS MORE THAN 30" ABOVE FLOOR OR GRADE BELOW. PROVIDE BALUSTERS SPACED SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH. RAIL FABRICATOR SHALL PROVIDE SHOP DRUGS, SPBBS, & CALCS FOR APPROVAL BY ARCHITECT. CRC R513

A1.11 FRONT DOOR
 PRIMARY ENTRANCE SHALL BE A 36" WIDE DOOR MINIMUM INCLUDING A 5"x8" LEVEL LANDING. NO MORE THAN 1" OUT OF PLANE WITH THE IMMEDIATE INTERIOR FLOOR LEVEL WITH AN 18" CLEARANCE AT THE INTERIOR STRIKE EDGE.

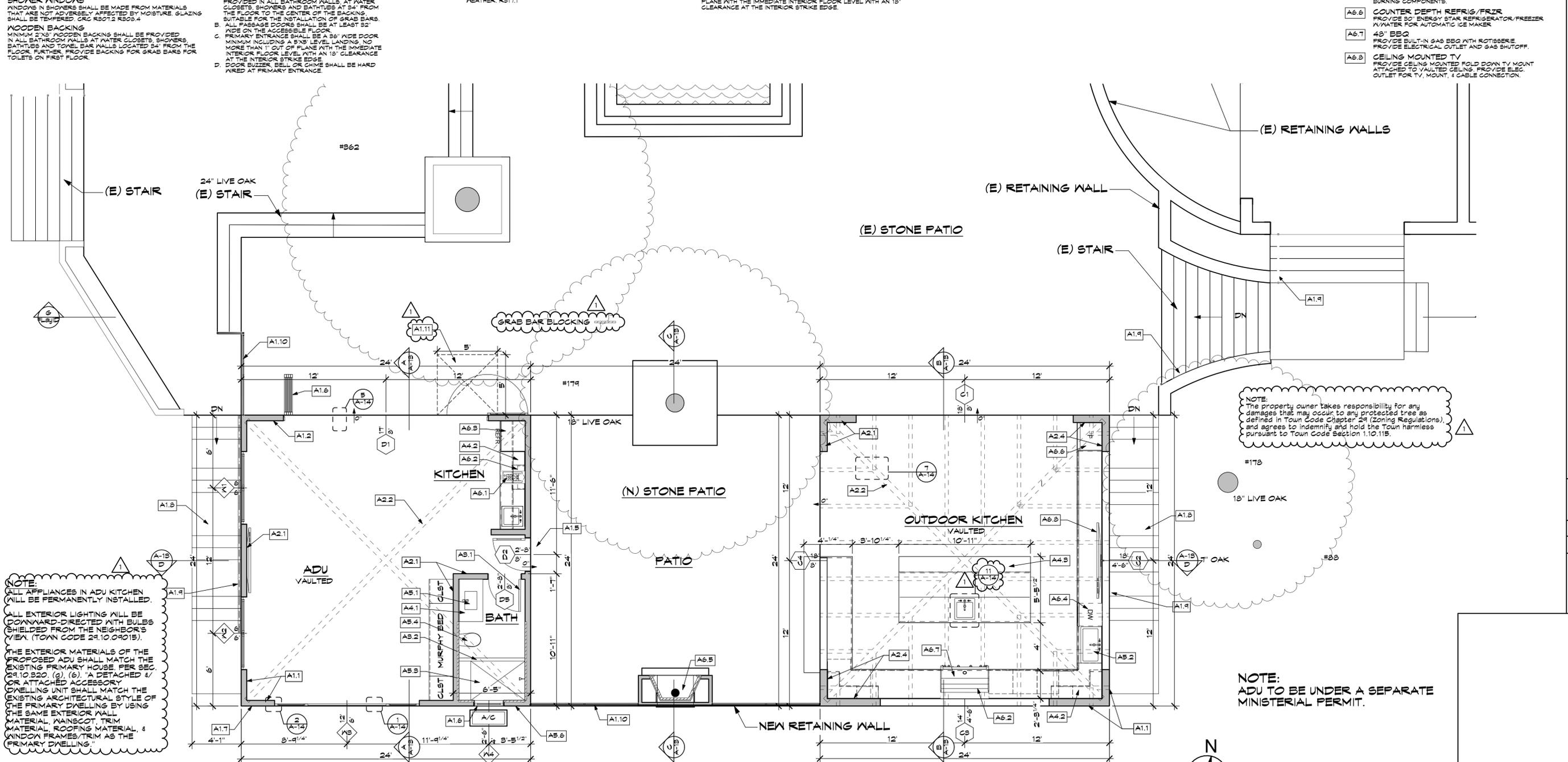
A2.0 FINISHES
 A2.1 5/8" GYPSUM BOARD
 5/8" GYPSUM BOARD SHALL BE APPLIED THROUGH OUT THE RESIDENCE. TYP. U.O.N.
 A2.2 EXPOSED BEAMS
 5/8" EXPOSED HIP RAFTERS, NON STRUCTURAL.
 A2.3 EXPOSED BEAMS
 4x8 EXPOSED RAFTERS 1/2x2x16 FLOORING ON TOP 1/2" CDX SHEATHING ON TOP.
 A2.4 SMOOTH COAT PLASTER CEMENT
 INTEGRAL COLOR SMOOTH 3 COAT STUCCO W/ ANTI-FRACURE MEMBRANE O/CORROSION RESISTANT METAL WIRE MESH O/1 1/2" TYPE 'X' GYPSUM BOARD SHALL BE APPLIED TO THE CEILING UNDER HABITABLE AREAS. TYP. U.O.N.
 A2.5 5/8" TYPE 'X' GYPSUM BOARD
 5/8" TYPE 'X' GYPSUM BOARD SHALL BE APPLIED TO THE CEILING UNDER HABITABLE AREAS. TYP. U.O.N.

A3.0 FENESTRATION
 A3.1 SOLID CORE DOOR
 PROVIDE SOLID CORE 20 MIN. RATED DOOR WITH SELF CLOSER AND WEATHER STRIPPING, TIGHTLY SEAL TO CREATE AIR BARRIER.
 A3.2 SAFETY GLASS SHOWER DOORS
 PROVIDE FULLY TEMPERED, LAMINATED SAFETY GLASS SHOWER ENCLOSURE AND DOOR. SHOWER DOOR SHALL HAVE A MIN. CLEAR FINISHED OPENING OF 22" MIN.

A4.0 CABINETRY
 A4.1 BUILT-IN VANITY
 BUILT-IN ENCLOSED VANITY
 A4.2 BUILT-IN CABINETS
 UPPER & LOWER CABINETS AND COUNTERTOPS
 A4.3 ISLAND COUNTER
 LOWER CABINETS W/COUNTER & SEATING AREA

A5.0 PLUMBING
 A5.1 RECT. SINK(S) IN VANITY CABINET
 PROVIDE AIR SWITCH FOR DISPOSAL. PROVIDE COVER FOR SINK WHEN NOT IN USE.
 A5.2 LARGE SINGLE SINK W/ DISPOSAL
 PROVIDE AIR SWITCH FOR DISPOSAL. PROVIDE COVER FOR SINK WHEN NOT IN USE.
 A5.3 TILED SHOWER
 SHOWER STALL WITH WATER PROOF PAN & KETSSET TILE FULL HEIGHT ABOVE FLOOR LINE OVER FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS & FIBER-REINFORCED GYPSUM BACKERS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOUR RETARDER IN SHOWER OR BATHUB COMPARTMENTS. R507.2 & R502.4 R502.5 SHOWER & TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. CPC 409.3
 A5.4 HIGH-EFFICIENCY TOILET
 PROVIDE ONLY HIGH-EFFICIENCY DUAL-FLUSH OR 1.28 GPF TOILETS. NO PICTURE SHALL BE SET CLOSER THAN 18" FROM ITS CENTER TO A SIDE WALL. THE CLEAR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24". CPC 402.5
 A5.5 HYBRID ELECTRIC HEAT PUMP W/H
 INSTALL L&S INVERTER HEAT PUMP WATER HEATER MODEL #RPH3001M W/ INLET & OUTLET DUCT KIT TO EXTERIOR OF ENCLOSURE PER MANUFACTURER'S INSTRUCTIONS. INSTALL VIBRATING STRAPS AT TOP & BOTTOM & PRESSURE RELIEF VALVE W/ OUTLET TO EXTERIOR.
 A5.6 ANNULAR SPACES
 ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN FLATES OR FOUNDATIONS SHALL BE PROTECTED AGAINST WEATHER BY GLAZING THE OPENING WITH CEMENT MORTAR OR CONCRETE MASONRY. CGSBC 4.406.1
 A5.7 DRAIN
 FLOOR DRAIN TO DAYLIGHT DOWNHILL

A6.0 APPLIANCES, FIREPLACES, ETC.
 A6.1 12" INDUCTION COOKTOP
 PROVIDE 120V POWER SOURCE ON SEPARATE CIRCUIT.
 A6.2 RANGE VENT HOOD
 PROVIDE 100-150 CFM INTERMITTENT AIRFLOW DEMAND CONTROL OR CONTINUOUS MECHANICAL EXHAUST SYSTEM FOR THE KITCHEN RANGE HOOD/ MICROVAE HOOD COMBINATION WITH A SOUND RATING OF 5 SONES OR LESS, OR SHOWN AN EXHAUST FAN IN THE KITCHEN CAPABLE OF PROVIDING AT LEAST 2 AIR CHANGES PER HOUR. CPC § 180.0102B & 180.0101G FOR THE KITCHEN HOOD W/ LIGHT & VENTED TO EXTERIOR. PROVIDE NECESSARY POWER SOURCE WHERE COMBUSTION APPLIANCES OR SOLID FUEL BURNING APPLIANCES ARE LOCATED INSIDE THE PRESSURE BOUNDARY. THE MAXIMUM ALLOWABLE NET EXHAUST FLOW OF THE TWO LARGEST EXHAUST FANS SHALL NOT EXCEED 18 CFM PER 100 SQ FT OF OCCUPIABLE SPACE WHEN OPERATING AT FULL CAPACITY. IF THE DESIGNED TOTAL NET FLOW EXCEEDS THIS LIMIT THE NET EXHAUST FLOW MUST BE REDUCED BY REDUCING THE EXHAUST FLOW OR PROVIDING COMPENSATING OUTDOOR AIRFLOW. NOTE: MAKE-UP AIR FAN IS INSTALLED IT MUST BE ELECTRICALLY INTERLOCKED WITH THE LARGEST EXHAUST FAN. ASHRAE 62.2, § 6.4
 A6.3 UNDERCOUNTER REFRIG./FRZ
 PROVIDE 24" ENERGY STAR REFRIGERATOR/FREEZER W/WATER FOR AUTOMATIC ICE MAKER.
 A6.4 DISHWASHER
 PROVIDE ENERGY STAR DISHWASHER USING ≤ 3.5 GA/ CYCLE & ≤ 270 KW/HR. NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OF FOOT WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING. THE DISHWASHER AIR GAP OF THE DISHWASHER MACHINE LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MARKING AT THE BOTTOM OF THE FLOOR LEVEL OF THE SINK OR DRAINBOARD. KWICHEVER IS HIGHER. CPC § 901.3
 A6.5 42" GAS FIREPLACE
 PROVIDE 120V, 15 AMP JUNCTION BOX & ACCESSIBLE GAS SHUTOFF VALVE FOR BORNEN 42" GAS FIREPLACE ANSI Z223.1, ESR-2516. GAS FIREPLACES IN THE TOWN OF LOS GATOS SHALL HAVE NO WOOD BURNING COMPONENTS.
 A6.6 COUNTER DEPTH REFRIG./FRZ
 PROVIDE 30" ENERGY STAR REFRIGERATOR/FREEZER W/WATER FOR AUTOMATIC ICE MAKER.
 A6.7 48" BBQ
 PROVIDE BUILT-IN GAS BBQ WITH ROTISSERIE PROVIDE ELECTRICAL OUTLET AND GAS SHUTOFF.
 A6.8 CEILING MOUNTED TV
 PROVIDE CEILING MOUNTED FOLD DOWN TV MOUNT ATTACHED TO VAULTED CEILING. PROVIDE ELEC. OUTLET FOR TV, MOUNT, & CABLE CONNECTION.



NOTE:
 ALL APPLIANCES IN ADU KITCHEN WILL BE PERMANENTLY INSTALLED.
 ALL EXTERIOR LIGHTING WILL BE DOWNWARD-DIRECTED WITH BULBS SHIELDED FROM THE NEIGHBOR'S VIEW. (TOWN CODE 24.10.09015).
 THE EXTERIOR MATERIALS OF THE PROPOSED ADU SHALL MATCH THE EXISTING PRIMARY HOUSE. PER SEC. 24.10.020 (g), (6), A DETACHED 1/2 OR ATTACHED ACCESSORY DWELLING UNIT SHALL MATCH THE EXISTING ARCHITECTURAL STYLE OF THE PRIMARY DWELLING BY USING THE SAME EXTERIOR WALL MATERIAL, MAINSCOTT TRIM MATERIAL, ROOFING MATERIAL, & WINDOW FRAMES/TRIM AS THE PRIMARY DWELLING."

NOTE:
 The property owner takes responsibility for any damages that may occur to any protected tree as defined in Town Code Chapter 24 (Zoning Regulations), and agrees to indemnify and hold the Town harmless pursuant to Town Code Section 1.10.115.

NOTE:
 ADU TO BE UNDER A SEPARATE MINISTERIAL PERMIT.

REVISIONS

KOHLISAAT & ASSOCIATES ARCHITECTURE
 51 UNIVERSITY OF CALIFORNIA AVENUE, SUITE 200, LOS GATOS, CA 95030 • (408) 355-2555

LIBER ARCHITECT
 KOHLISAAT & ASSOCIATES
 ARCHITECTURE
 1000 UNIVERSITY OF CALIFORNIA AVENUE, SUITE 200, LOS GATOS, CA 95030

A NEW ADU & OUTDOOR KITCHEN FOR:
THE CABALLERO'S
 16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

ADU FLOOR PLAN
 DATE: 7/12/24
 SCALE: AS SHOWN
 SHEET
A-8
 15 OF 35

ADU FLOOR PLAN
 SCALE: 1/4" = 1'-0"

| Door & Window Schedule | | | | | | | | | | |
|------------------------|-------------------|---------------|-----------------------|---------|--------------------------------|----------------|--------|---------------|--------|---------------|
| ID | Room | Nominal W x H | View from Reveal Side | Type | Frame Material | Tempered Glass | Screen | Remarks | Egress | Header Height |
| C1 | Outdoor Kitchen | 18'-0"x8'-0" | | Opening | Stucco | No | No | | No | 8'-0" |
| C2 | Outdoor Kitchen | 18'-0"x4'-6" | | Opening | Stucco | No | No | | No | 8'-0" |
| C3 | Outdoor Kitchen | 14'-0"x4'-6" | | Opening | Stucco | No | No | | No | 8'-0" |
| C4 | Outdoor Kitchen | 18'-0"x8'-0" | | Opening | Stucco | No | No | | No | 8'-0" |
| D1 | ADU to pool | 17'-0"x8'-0" | | Bifold | Alum Clad Wood Frame | Yes | No | | Yes | 8'-0" |
| D2 | Exterior ADU Bath | 2'-8"x8'-0" | | Swing | Solid Core Wood 1 3/4" w/Glass | Yes | No | Frosted Glass | No | 8'-0" |
| D3 | Storage | 8'-0"x6'-4" | | Swing | Solid Core Wood 1 3/4" w/Glass | Yes | No | | No | 6'-4" |
| D4 | Storage | 8'-0"x6'-4" | | Swing | Solid Core Wood 1 3/4" w/Glass | Yes | No | | No | 6'-4" |
| D5 | ADU Bath | 2'-8"x8'-0" | | Swing | Solid Core Wood 1 3/4" | Yes | No | | No | 8'-0" |
| D6 | Storage | 5'-0"x6'-6" | | Opening | Wood Frame | No | No | | No | 6'-6" |
| D7 | Storage | 5'-0"x6'-6" | | Opening | Wood Frame | No | No | | No | 6'-6" |

| Door & Window Schedule | | | | | | | | | | |
|------------------------|----------|---------------|-----------------------|-----------------|----------------------|----------------|--------|---------|--------|---------------|
| ID | Room | Nominal W x H | View from Reveal Side | Type | Frame Material | Tempered Glass | Screen | Remarks | Egress | Header Height |
| W1 | ADU | 6'-0"x6'-0" | | Double Casement | Wood Frame | No | No | | No | 8'-0" |
| W2 | ADU | 6'-0"x6'-0" | | Double Casement | Alum Clad Wood Frame | No | Yes | | No | 8'-0" |
| W3 | ADU | 12'-0"x6'-0" | | XOX Casement | Alum Clad Wood Frame | No | Yes | | No | 8'-0" |
| W4 | ADU Bath | 2'-6"x4'-0" | | Casement | Alum Clad Wood Frame | Yes | Yes | | No | 8'-0" |

NOTE:
THIS PROJECT IS LOCATED IN THE WILDLAND URBAN INTERFACE. ALL WINDOWS TO HAVE AT LEAST ONE PANE TEMPERED GLASS

REVISIONS

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| | | |
| | | |

KOHLSAAT & ASSOCIATES
 ARCHITECTURE
 51 UNIVERSITY AVE., T. • LOS GATOS, CA • 95032 • (408) 395-2555

REGISTERED ARCHITECT
 STATE OF CALIFORNIA
 NO. 20828

A NEW ADU & OUTDOOR KITCHEN FOR:
THE CABALLERO'S
 16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE: Contractor shall verify all dimensions, elevations and conditions, prior to starting any field work. Any deviations, field conditions or any conditions different from those indicated on the plans shall be brought to the architect's attention prior to installation.

DOOR & WINDOW SCHEDULE

DATE: 7/12/24

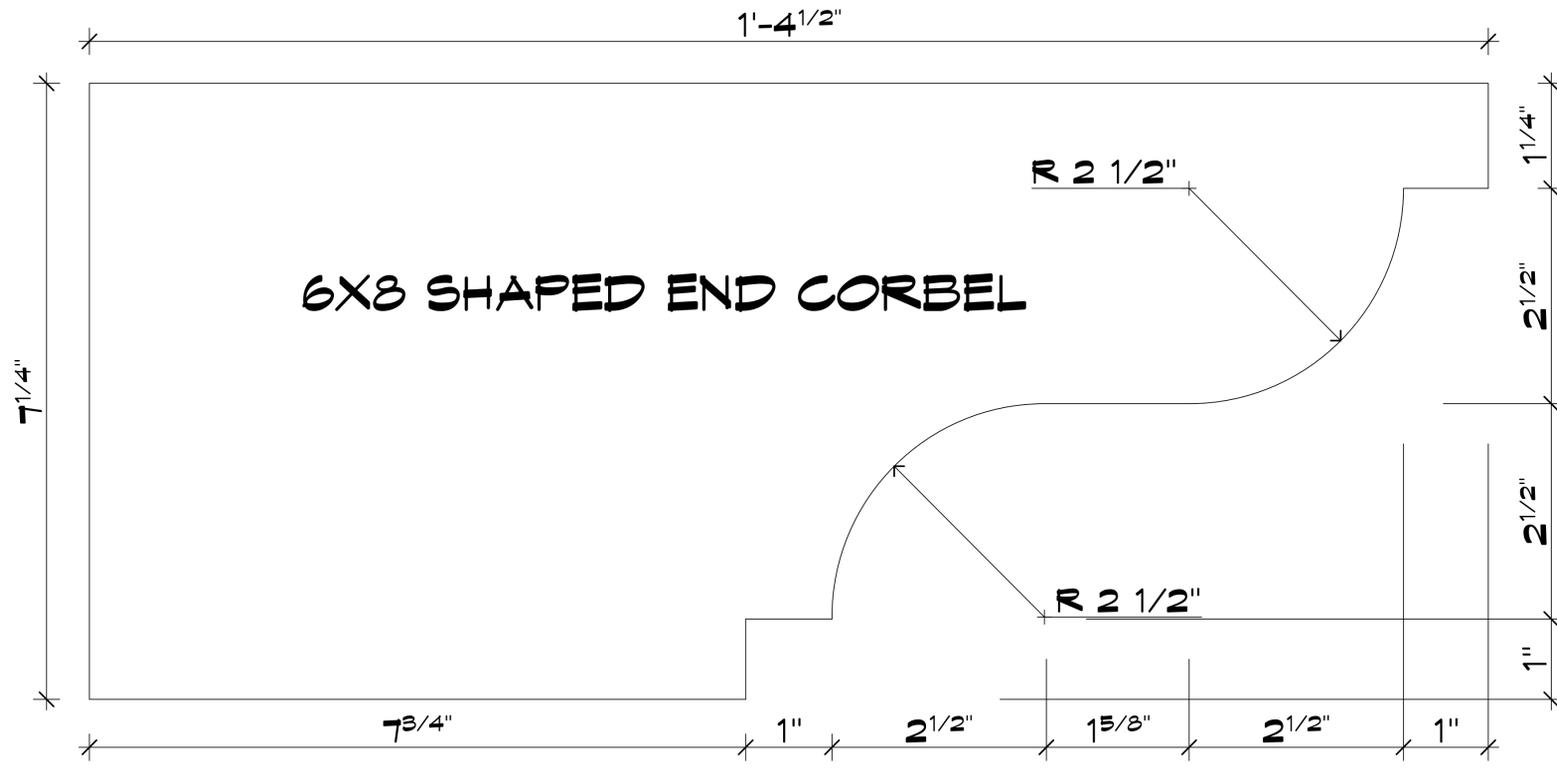
SCALE: AS SHOWN

SHEET

A-10

17 OF 35

| CAL GREEN MANDATORY MEASURES 2022 | |
|---|--|
| MANDATORY FEATURE OR MEASURE | VERIFICATION |
| | REQUIREMENTS |
| PLANNING & DESIGN | |
| Site Development: | |
| 4.106.2 A plan is developed and implemented to manage storm water drainage during construction. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 4.106.4.1 Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 5 percent of total parking spaces, as specified, for multifamily dwellings. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| General | |
| 4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| WATER EFFICIENCY AND CONSERVATION | |
| Indoor Water Use | |
| 4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets & showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| i. 1.28 gpf for water closets | |
| ii. 1.9 gpm @ 20psi for showers | |
| iii. 1.2 gpm @ 60psi for lavatory faucets | |
| iv. 1.9 rpm @ 60psi for kitchen faucets | |
| 4.303.3 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 4.303.1.4.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| Outdoor Water Use | |
| 4.304.1 Residential developments shall comply with a local water efficient landscape ordinance or the current Calif. Dept. of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| MATERIAL CONSERVATION & RESOURCE EFFICIENCY | |
| Enhanced Durability & Reduced Maintenance | |
| 4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in places at exterior walls shall be protected against the passage of rodents by ciling such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| Construction Waste Reduction, Disposal, & Recycling | |
| 4.403.1 Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with one of the following: | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 1. Comply with a more stringent local construction & demolition waste management ordinance; or | |
| 2. A construction waste management plan, per Section 4.403.2; or | |
| 3. A waste management company, per Section 4.403.3; or | |
| 4. The waste stream reduction alternative, per Section 4.403.4 | |
| Building Maintenance & Operation | |
| 4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| ENVIRONMENTAL QUALITY | |
| Fireplaces | |
| 4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| Pollutant Control | |
| 4.504.1 Duct openings and other related air distribution component openings shall be covered during construction. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for VOC and other toxic compounds. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 4.504.3 Carpet and carpet systems shall be compliant with VOC limits. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 4.504.4 80% of floor area receiving resilient flooring shall comply with specified VOC criteria. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| Interior Moisture Control | |
| 4.505.2 Vapor retarder and capillary break in installed at slab on grade foundation. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| Indoor Air Quality and Exhaust | |
| 4.506.1 Each bathroom shall be provided with the following: | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 1. ENERGY STAR fans ducted to terminate outside the building | |
| 2. Fans must be controlled by a humidity control (separate or build-in); OR function as a component of a whole-house ventilation system. | |
| 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of 50% to a maximum of 80%. | |
| Environmental Comfort | |
| 4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent. | |
| 2. Size duct systems according to ANSI/ACCA 1 Manual D-2016 or equivalent. | |
| 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent. | |
| INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS | |
| Qualifications | |
| T02.1 HVAC system installers are trained and certified in the proper installation of HVAC systems. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| T02.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting. | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| Verifications | |
| T03.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance. | <input checked="" type="checkbox"/> <input type="checkbox"/> |

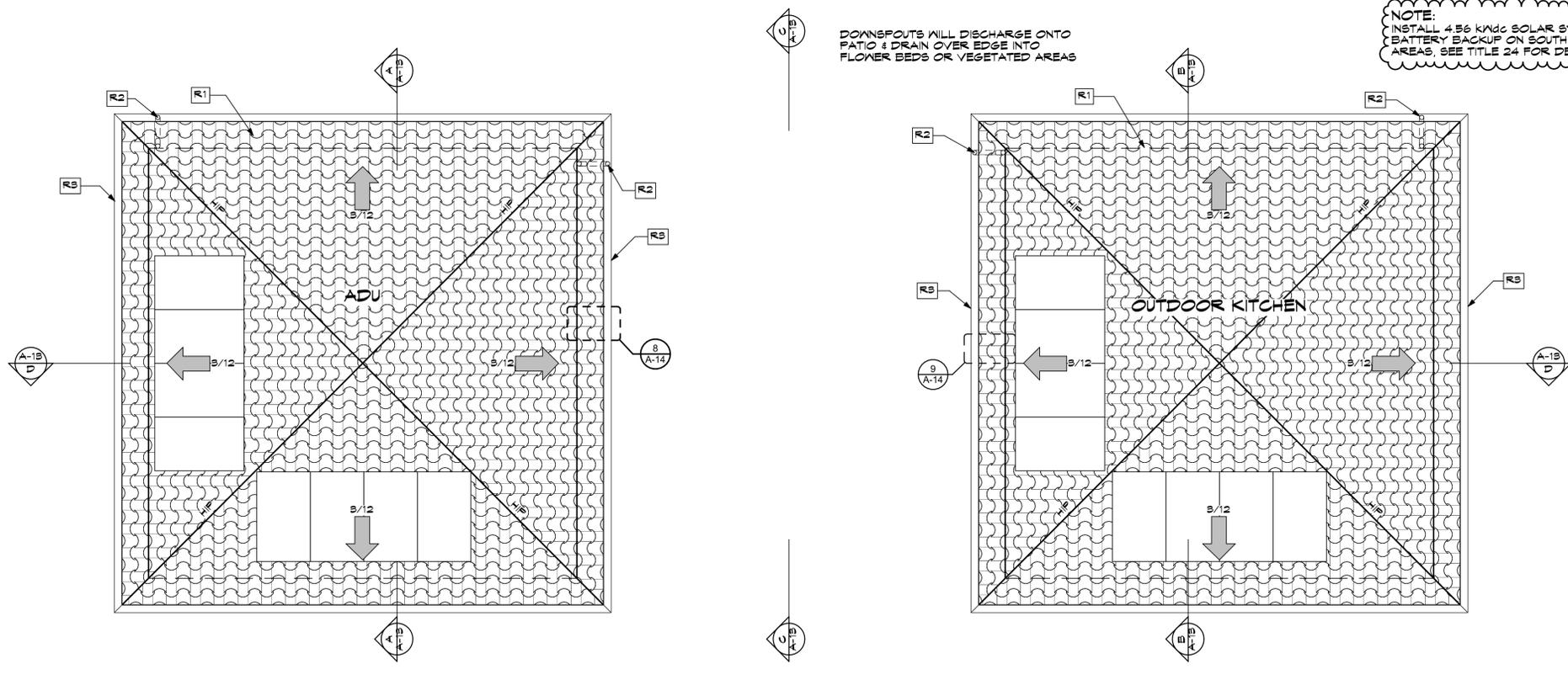


UNDER EAVE CORBEL
SCALE: 1" = 1'-0"

- ROOF LEGEND**
- R1 CLASS 'A' ROOF ASSEMBLY, 2-PIECE CLAY BARREL TILE ROOF BY REDLANDS O/1 LAYER T2 "GARGLASS" MINERAL-SURFACED CAP SHEET BY GAF, OR EQUAL OR BETTER U.O.N.
 - R2 3" ROUND COPPER DOWNSPOUT TO SPLASH BLOCKS DIRECTED TO VEGETATED AREAS
 - R3 PROVIDE 5" HALF ROUND COPPER GUTTERS W/COVER THAT PREVENTS THE ACCUMULATION OF LEAVES & DEBRIS

NOTE:
INSTALL 4.56 KWdc SOLAR SYSTEM W/13 kWh BATTERY BACKUP ON SOUTH & WEST ROOF AREAS. SEE TITLE 24 FOR DETAILS.

DOWNSPOUTS WILL DISCHARGE ONTO PATIO & DRAIN OVER EDGE INTO FLOWER BEDS OR VEGETATED AREAS



NOTE:
NO ATTIC VENTILATION REQUIRED, SPRAY FOAM INSULATION USED FOR CONDITIONED ATTIC AREA FOR WILDLAND URBAN INTERFACE

NOTE:
ADU TO BE UNDER A SEPARATE MINISTERIAL PERMIT.

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

REVISIONS

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KOHLSAAT & ASSOCIATES
ARCHITECTURE
51 UNIVERSITY AVE., T-1 • LOS GATOS, CA • 95032 • (408) 395-2555

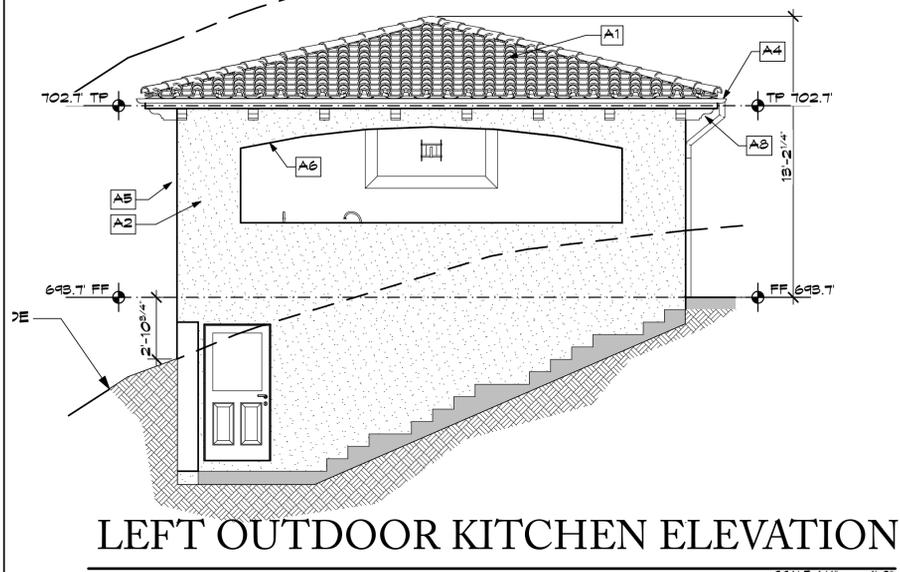
REGISTERED ARCHITECT
STATE OF CALIFORNIA
NO. 22829

A NEW ADU & OUTDOOR KITCHEN FOR:
THE CABALLERO'S
16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

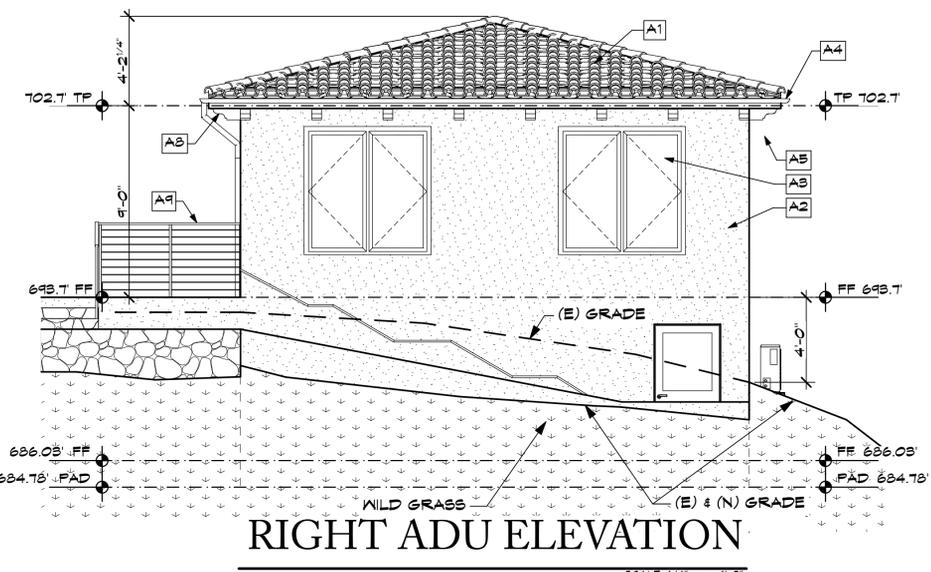
NOTE: The contractor shall verify all dimensions, elevations and conditions, prior to starting any field work. All work shall be field checked by the architect or a qualified professional. All field conditions different from those indicated on the plans shall be brought to the architect's attention prior to installation.

ROOF PLAN

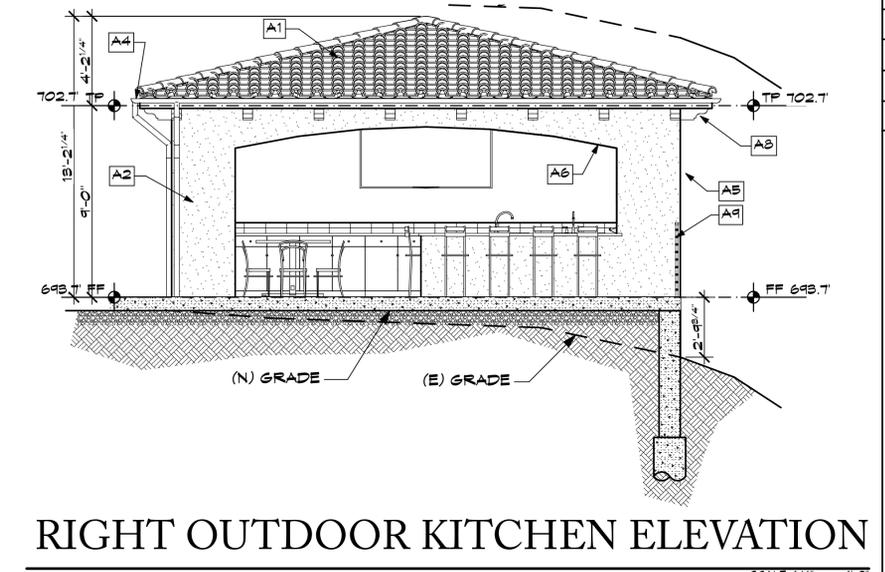
DATE: 7/12/24
SCALE: AS SHOWN
SHEET
A-11
18 OF 35



LEFT OUTDOOR KITCHEN ELEVATION
SCALE: 1/4" = 1'-0"



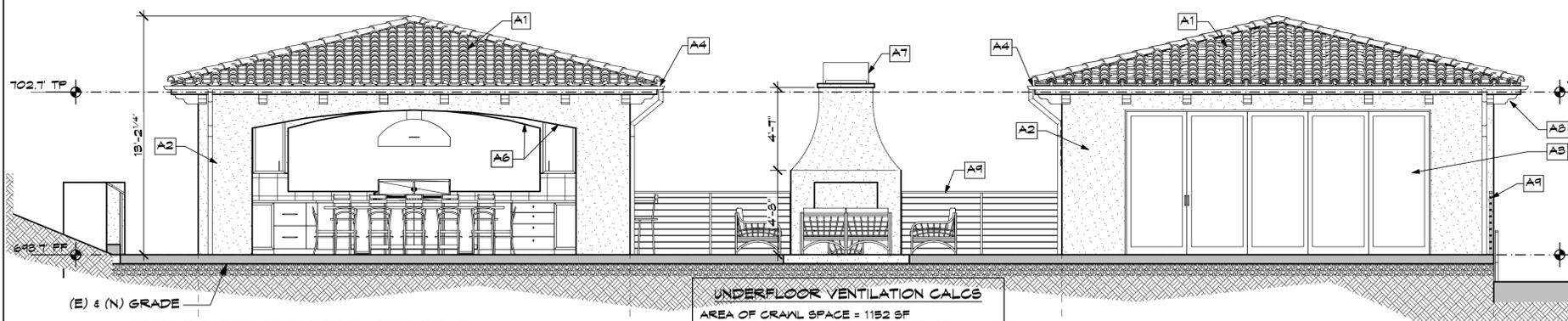
RIGHT ADU ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT OUTDOOR KITCHEN ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
INTEGRAL COLOR STUCCO (OMAHA TAN #5034 DAVIS COLORS LRV 28.71) SHALL MATCH THE RESIDENCE FOR THE ADU, OUTDOOR KITCHEN, & FIREPLACE. ROOFING, RAILING, TRIM SHALL ALSO MATCH.

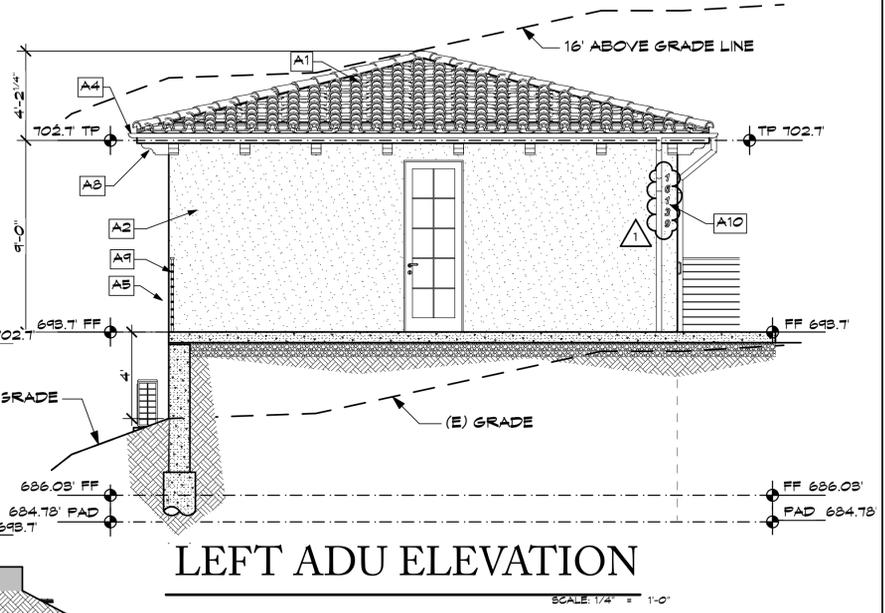
NOTE:
ADU TO BE UNDER A SEPARATE MINISTERIAL PERMIT.



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

UNDERFLOOR VENTILATION CALCS
AREA OF CRAWL SPACE = 1152 SF
REQ'D VENT AREA = 1152 / 1500 = .77 SF = 111 SQ. IN.
FOUNDATION VENT AREA = 8" X 14" = 62 SQ. IN.
REQ'S NUMBER OF FOUNDATION VENTS = 111 / 62 = 2 VENTS
PROVIDE 2 VULCAN SCREENED FOUNDATION VENTS COVERED 1/2" WIRE MESH AT CRAWL SPACE PERIMETER, DISTRIBUTE EVENLY.

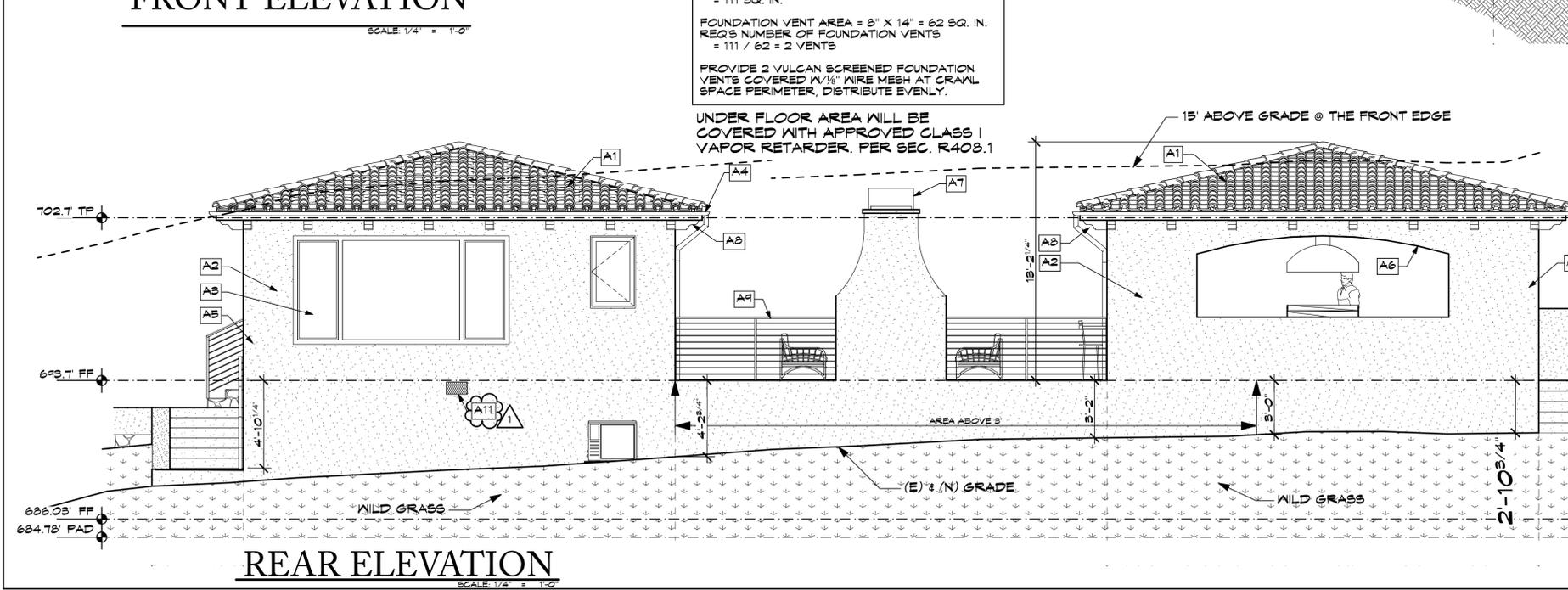
UNDER FLOOR AREA WILL BE COVERED WITH APPROVED CLASS I VAPOR RETARDER. PER SEC. R403.1



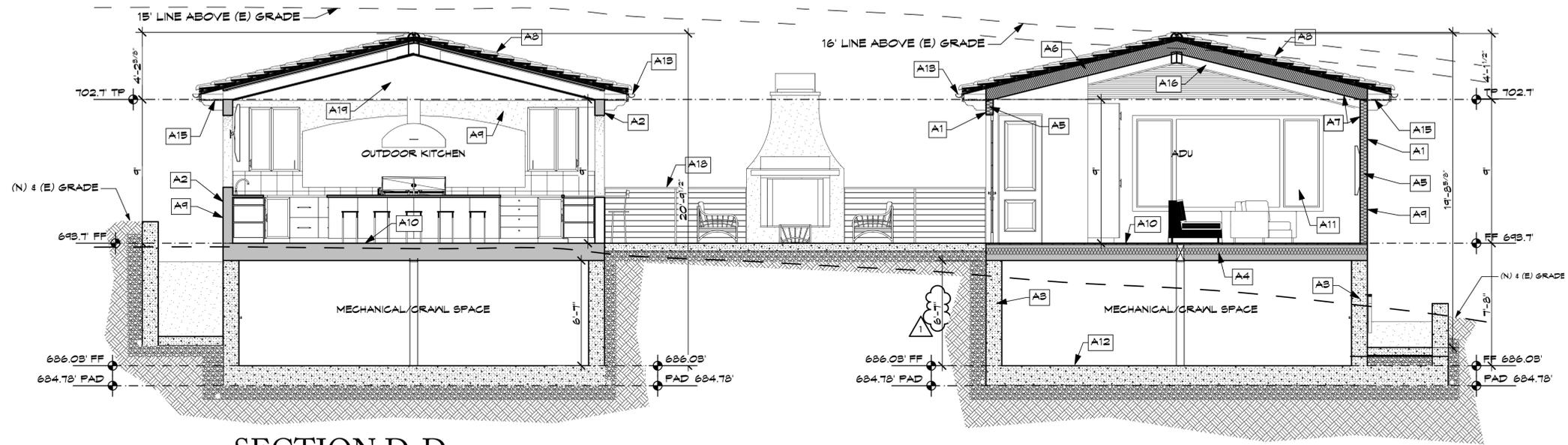
LEFT ADU ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION LEGEND

- A1** ROOFING
CLASS A ROOF ASSEMBLY, 2-PIECE CLAY BARREL TILE
ROOF BY REDLANDS O/1 LAYER T2" GAFGLASS MINERAL-SURFACED CAP SHEET BY GAF, OR EQUAL OR BETTER O/2" CDX PLYWOOD SHEATHING U.O.N.
- A2** EXTERIOR WALL FINISH
INTEGRAL COLOR SMOOTH 3 COAT PLASTER CEMENT O/ CORROSION RESISTANT METAL WIRE MESH O/1 LAYER STUCCONRAP O/1 LAYER TYVEK HOMEWRAP O/2" CDX PLYWOOD SHEATHING
- A3** WINDOWS
ALUM. GLAD WOOD FRAMED WINDOWS
- A4** GUTTERS
5" HALF ROUND COPPER GUTTER W/ A GUTTER COVER THAT PREVENTS THE ACCUMULATION OF LEAVES & DEBRIS
- A5** DOWNSPOUTS
5" ROUND COPPER DOWNSPOUT TO SPLASH BLOCKS DIRECTED TO VEGETATED AREAS
- A6** ARCHED OPENINGS
PROVIDE STUCCO ARCHED OPENINGS. SHOULDER TO BE SAME HEIGHT ALL AROUND.
- A7** CHIMNEY
PROVIDE APPROVED TERMINATION CAP W/DECORATIVE SHROUD W/SPARK ARRESTER
- A8** CORBELS
6X3 STAINED WOOD SHAPED CORBELS. SEE ARCHITECT FOR PROFILE
- A9** RAILING
42" HIGH WROUGHT IRON RAILING. STYLE TBD.
- A10** SITE ADDRESS
ADDRESS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2". WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD & THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CBC R314.1
- A11** FOUNDATION VENTS
PROVIDE VULCAN 8X14 FOUNDATION VENTS, W/ APPROVED WITH A NET FREE AREA OF 62" PER VENT. LISTING 9FM 8165-2142.0502



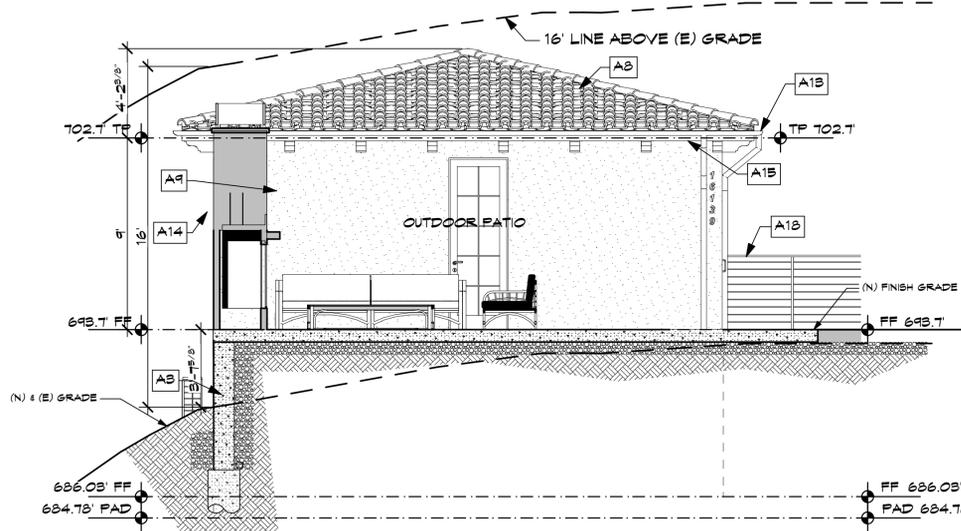
REAR ELEVATION
SCALE: 1/4" = 1'-0"



SECTION D-D

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

NOTE:
ADU TO BE UNDER A SEPARATE MINISTERIAL PERMIT.

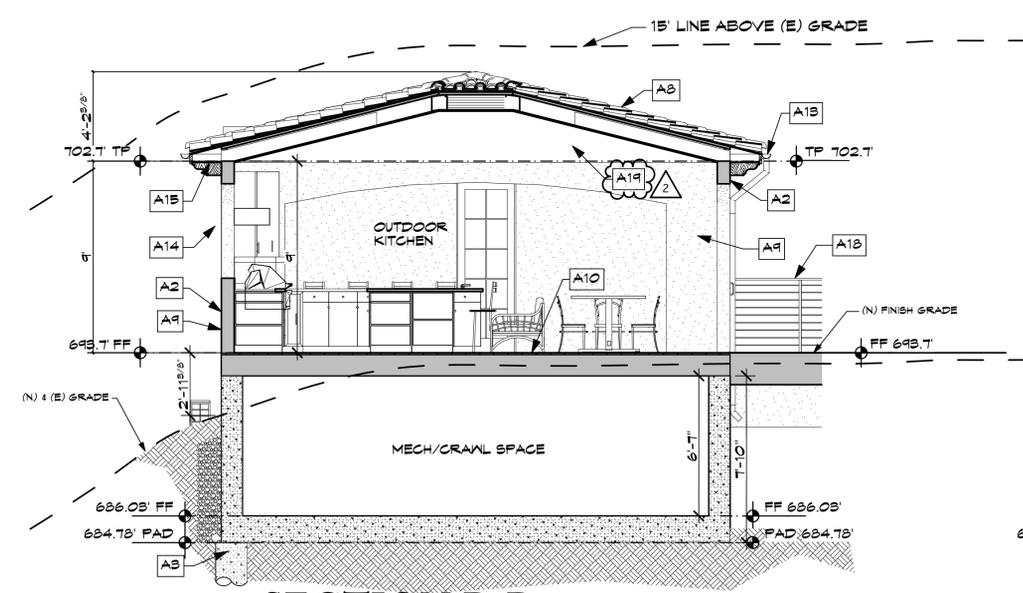


SECTION C-C

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

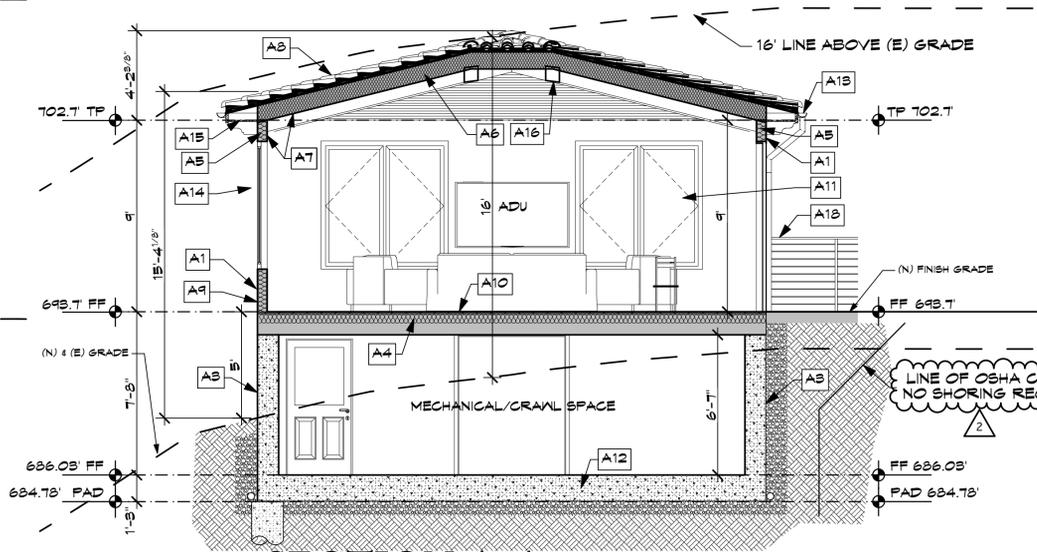
ARCHITECTURAL SECTION NOTES

- A1 6" NOM. STUD WALL
5/2" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
- A2 8" NOM. STUD WALL
7/4" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
- A3 12" CONCRETE RETAINING WALL
12" TH. CONCRETE RETAINING WALL
- A4 FLOOR INSULATION TYP.
PROVIDE R-30 LOW-EMITTING BATT INSULATION PER TITLE 24
- A5 WALL INSULATION TYP.
PROVIDE R-23 LOW-EMITTING BATT INSULATION PER TITLE 24
- A6 CLOSED CELL CEILING INSULATION
APPLY R-38 HEATLOK® HFO FRO CLOSED CELL SPRAY FOAM INSULATION TO UNDERSIDE OF ROOF SHEATHING. R-VALUE 1.4 PER INCH. SEE TITLE 24 FOR R VALUES REQUIRED. IAPMO UES-565
- A7 WALL & CEILING FINISH
3/8" GYP. BD. TYP. @ WALLS & CEILING
- A8 2-PIECE BARREL CLAY TILE ROOFING
CLASS 'A' ROOF ASSEMBLY. 2-PIECE CLAY BARREL TILE ROOF BY REDLANDS O/1 LAYER 1/2" GAFGLASS® MINERAL-SURFACED CAP SHEET BY GAF OR EQUAL OR BETTER O/1/2" GDX PLYWOOD RADIANT BARRIER SHEATHING U.O.N.
- A9 EXTERIOR WALL FINISH
INTEGRAL COLOR SMOOTH 8 COAT STUCCO MANUFACTURE MEMBRANE O/CORROSION RESISTANT METAL WIRE MESH O/2 LAYERS GRADE 'D' BUILDING PAPER O/1/2" CDX PLYWOOD SHEATHING
- A10 FLOOR SHEATHING
1 1/8" T&G PLYWOOD FLOOR SHEATHING
- A11 WINDOWS & DOORS
ALUM. FRAMED WINDOWS & DOORS. CORNER WINDOWS TO HAVE BREAK METAL WRAP
- A12 CONCRETE SLAB ON GRADE FOUNDATION
15" THICK CONCRETE SLAB ON GRADE FOUNDATION
- A13 GUTTERS
6" HALF ROUND COPPER GUTTERS W/A GUTTER COVER THAT PREVENTS THE ACCUMULATION OF LEAVES & DEBRIS
- A14 DOWNSPOUTS
3" ROUND COPPER DOWNSPOUTS TO SPLASH BLOCKS DIRECTED TO VEGETATED AREAS
- A15 CLOSED OVERHANGS
PROVIDE PLASTER CEMENT AT OVERHANGS TO CREATE CLOSED SOFFIT
- A16 WOOD BEAMS
PROVIDE EXPOSED STAINED WOOD BEAMS
- A17 RAISED WOOD FLOOR
INSTALL 12" RAISED WOOD FLOOR FOR WINE COOLER
- A18 HORIZONTAL METAL RAILINGS
PROVIDE 42" H. GUARDRAIL AT LANDINGS, WALKWAYS, BALCONIES & SIMILAR WALKING SURFACES WITH ADJACENT OPENINGS MORE THAN 30" ABOVE FLOOR OR GRADE BELOW. PROVIDE BALUSTERS SPACED SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH. RAIL FABRICATOR SHALL PROVIDE SHOP DRAWS, SPECS, & CALCS FOR APPROVAL BY ARCHITECT. CRC RS12
- A19 3/8" DENSGLOSS® FIRESHIELD®
APPLY 3/8" DENSGLOSS® FIRESHIELD® TO UNDERSIDE OF RAFTERS



SECTION B-B

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



SECTION A-A

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

NOTE: Manufacturer's instructions, weight, and dimensions shall be followed. Verify all dimensions, elevations and conditions, prior to starting any field work. Verify all field conditions, or any conditions different from those indicated on the plans, shall be brought to the architect's attention prior to installation.

DETAILS

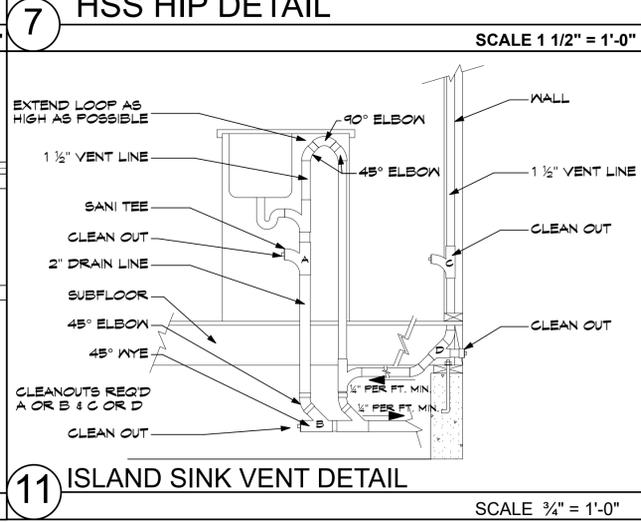
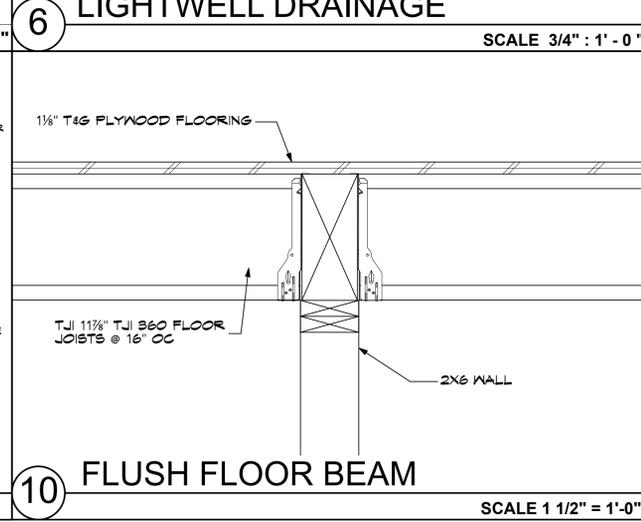
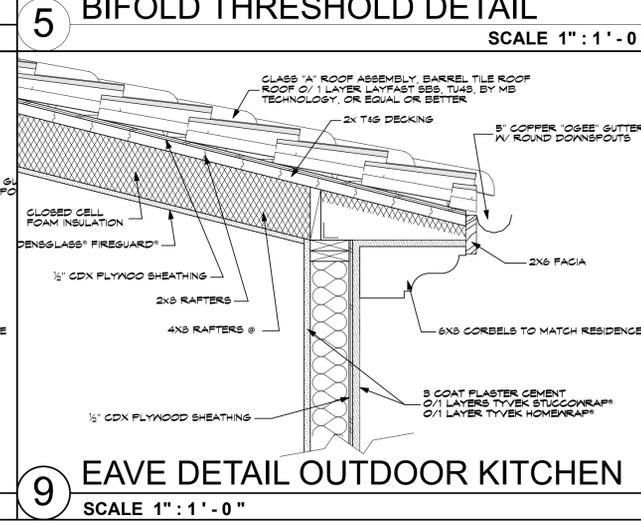
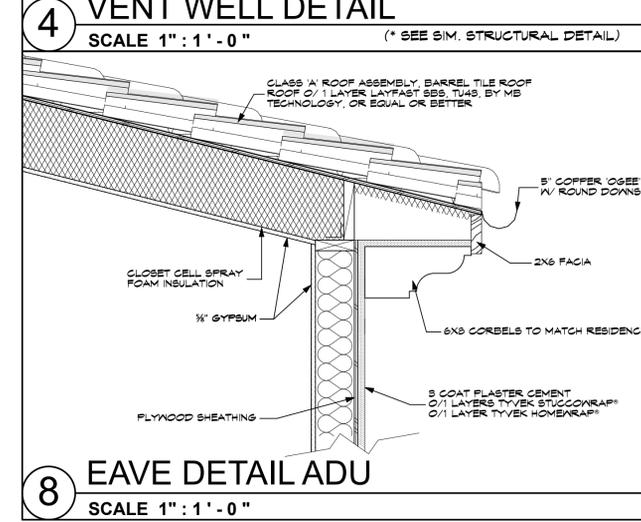
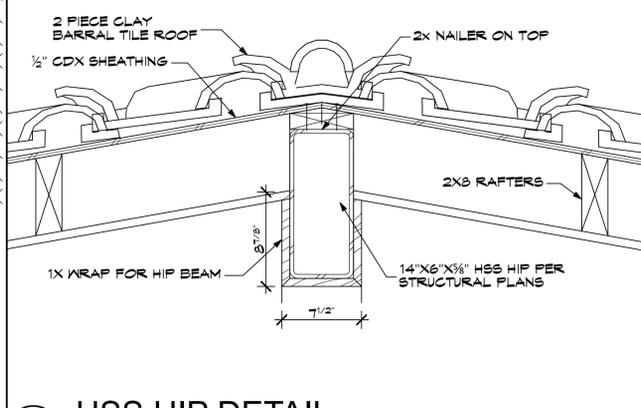
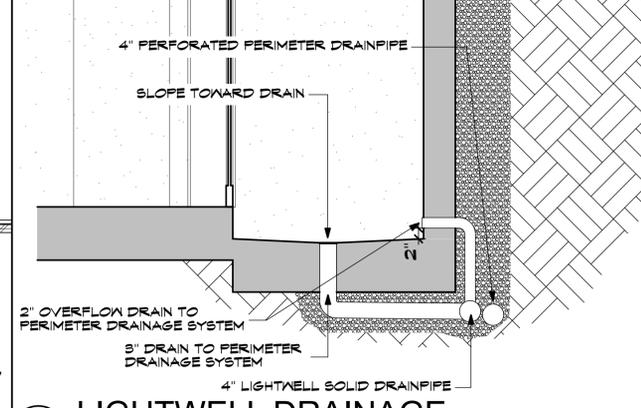
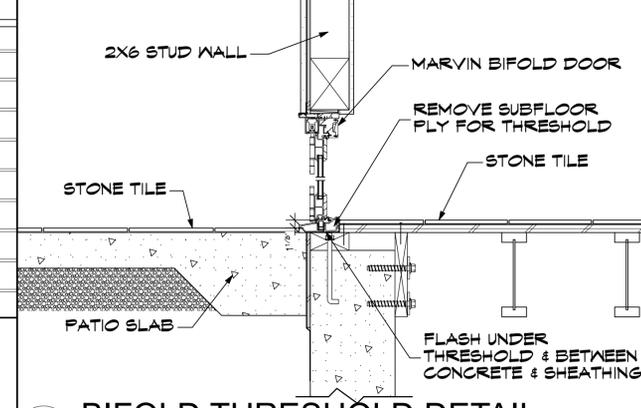
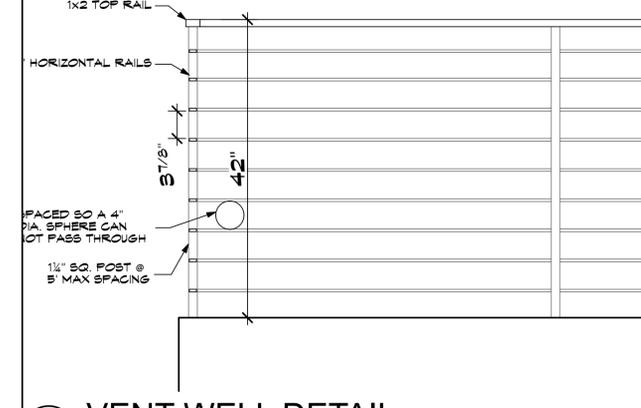
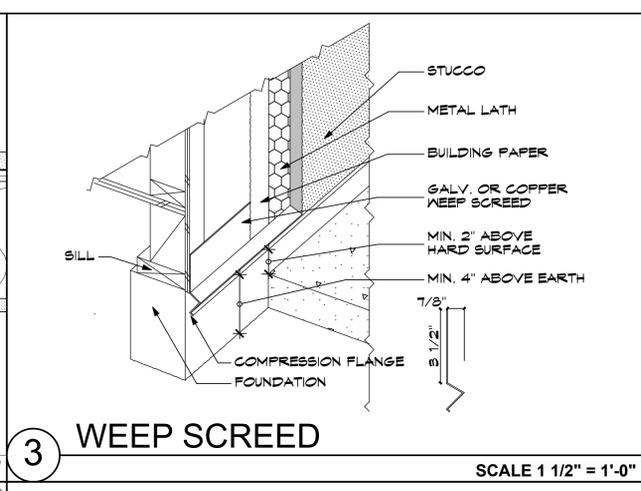
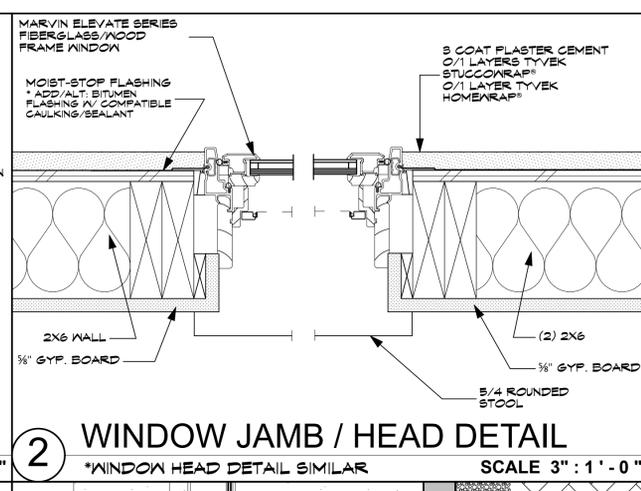
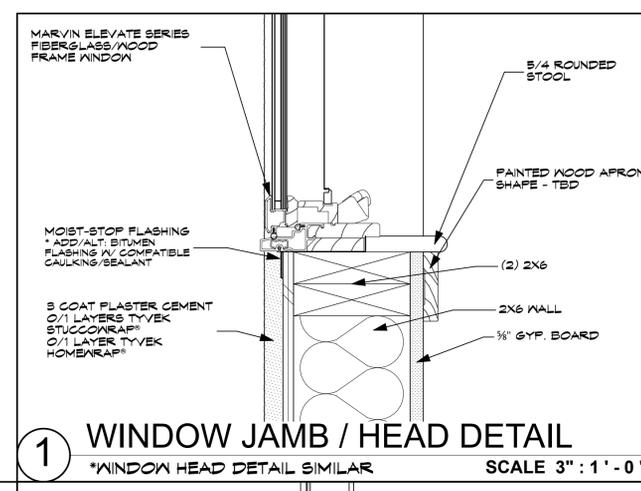
DATE: 7/12/24

SCALE: AS SHOWN

SHEET

A-14

21 OF 25



ELEC./MECH. NOTES

EXHAUST AIR
THE DISCHARGE POINT FOR EXHAUST AIR SHALL BE AT LEAST 3 FT. FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. CMC 804.4

HOSE BIBBS
ALL HOSE BIBBS TO HAVE BACKFLOW PREVENTION DEVICES. CFC 603.4.6

ANTI-HAMMER VALVES
PROVIDE ANTI-HAMMER VALVES WITH ACCESS PANELS AT DISHWASHER AND WASHING MACHINE. CFC 604.10

AIR DUCTS
ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 20 GA. MIN. CFC 802.9.2

SHOWERS
PROVIDE INDIVIDUAL CONTROL VALVES FOR THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. CFC 403.9

ELEC. BOND @ W.H. PIPES
PROVIDE ELECTRICAL BOND BETWEEN INTERIOR GAS LINES AND HOT AND COLD LINES AT WATER HEATER. CFC 250.104

PIPING
ALL HOT WATER PIPES SHALL BE INSULATED FULL LENGTH. ALL PIPING SHALL BE ENGINEERED PARALLEL W/ DEMAND CONTROLLED CIRCULATION PUMP. CFC 604.11, CFC 604.15.1

SMOKE/CARBON MONOXIDE DETECTORS
SMOKE DETECTORS SHALL BE INTERCONNECTED WITH BATTERY BACKUP IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. ALARMS SHALL BE INSTALLED IN ALL SLEEPING ROOMS & OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, NOT LESS THAN 5' FROM BATHROOMS, MORE THAN 20' FROM ANY COOKING APPLIANCE. NO ALARMS & INSTRUCTIONS SHALL BE INSTALLED UNLESS THEY HAVE BEEN TESTED & APPROVED BY THE SITE MARSHALL PRIOR TO INSTALLATION. EVIDENCE MUST BE PRESENTED TO THE BUILDING DEPARTMENT PRIOR TO INSTALLATION. PER CFC 814.9.15

HVAC SYSTEM
DESIGN HVAC SYSTEM TO ACCA MANUAL J, D, & S RECOMMENDATIONS. INSTALL UNIT AND DUCTWORK WITHIN CONDITIONED SPACE. USE DUCT MASTIC ON ALL DUCT JOINTS & SEAL. PROTECT DUCTS DURING CONSTRUCTION AND CLEAN BEFORE OCCUPANCY. PRESSURE RELIEVE THE DUCTWORK SYSTEM. PROVIDE HIGH EFFICIENCY HVAC FILTER (MERV 13).

WALL & FLOOR PENETRATIONS
ALL MECHANICAL, PLUMBING, ELECTRICAL AND SIMILAR PENETRATIONS OF THE FLOOR AND CEILING SHALL BE FIRE CAULKED WITH A RESIDENTIAL RATED CAULK WITH AN ASTM RATING OF E136.

GFCI OUTLETS
GROUNDED FAULT CIRCUIT INTERRUPTERS ARE REQUIRED TO PROTECT THE RECEPTACLES IN BATHROOMS, GARAGES, OUTDOORS, KITCHENS, & LAUNDRY AREAS, & DISHWASHER BRANCH CIRCUITS. GFCI RECEPTACLES CAN BE USED ON AN ARC-FAULT PROTECTED CIRCUIT. CFC 210.8

APPLIANCE BRANCH CIRCUITS
PROVIDE TWO APPLIANCE BRANCH CIRCUITS IN KITCHEN THAT ARE LIMITED TO SUPPLYING WALL OR COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, AND LIVING AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES-ONLY REQUIRED COUNTER TOP WALL OUTLETS INCLUDING REFRIGERATOR. CFC 210.80

BATHROOM DEDICATED CIRCUIT
A DEDICATED 20 AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) CFC 210.11

APFCI BRANCH CIRCUITS
ALL 120V/15 & 20 AMP ELECTRICAL CIRCUITS SUPPLYING OUTLETS (LIGHTING & RECEPTACLES) INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER OR COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUITS. PROTECTED. CFC 210.12

BATHROOM VENTILATION
BATHROOMS CONTAINING TUBS, SHOWERS OR SPAS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CMC PER CFC SECTION 803.3. BATHROOM FANS TO BE ENERGY STAR RATED, VENTED TO THE OUTSIDE, AND CONTROLLED WITH A HUMIDISTAT SWITCH. C685C.4.905

DOOR BELL/BUZZER
DOOR BELL, BELL OR CHIME SHALL BE HARD WIRES AT THE PRIMARY ENTRANCE. DOORBELL BUTTON OR CONTROLS SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. CFC § 802.1.2

RECEPTACLES
ALL RECEPTACLES SHALL BE TAMPER RESISTANT. CFC 406.12
SPACING: RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE 5' MORE THAN 6' FROM A RECEPTACLE OUTLET. ANY SPACE 2' OR MORE IN WIDTH, SPACE AFFORDED BY FIXED ROOM DIVIDERS, FLOOR OUTLETS SHALL NOT BE COUNTED AS PART OF THE REQ'D NUMBER UNLESS WITHIN 12" OF THE WALL. CFC 210.52

MECHANICAL VENTILATION
IN BATHROOMS, WATER CLOSETS COMPARTMENTS & OTHER SIMILAR ROOMS THAT DON'T HAVE THE REQUIRED NATURAL VENTILATION, PROVIDE MECHANICAL VENTILATION. THE MINIMUM VENT SHALL BE 50 CUBIC FEET PER MIN. FOR INTERMITTENT VENTILATION OR 25 CUBIC FEET PER MIN. FOR CONTINUOUS VENTILATION. PER CFC 803.5

SHOWER HEADS:
SHOWER HEADS SHALL BE DESIGNED & INSTALLED SO THAT THEY WILL NOT EXCEED A WATER SUPPLY FLOW RATE OF 1.8 GPM MEASURED AT 80 PSI. CFC 403.2

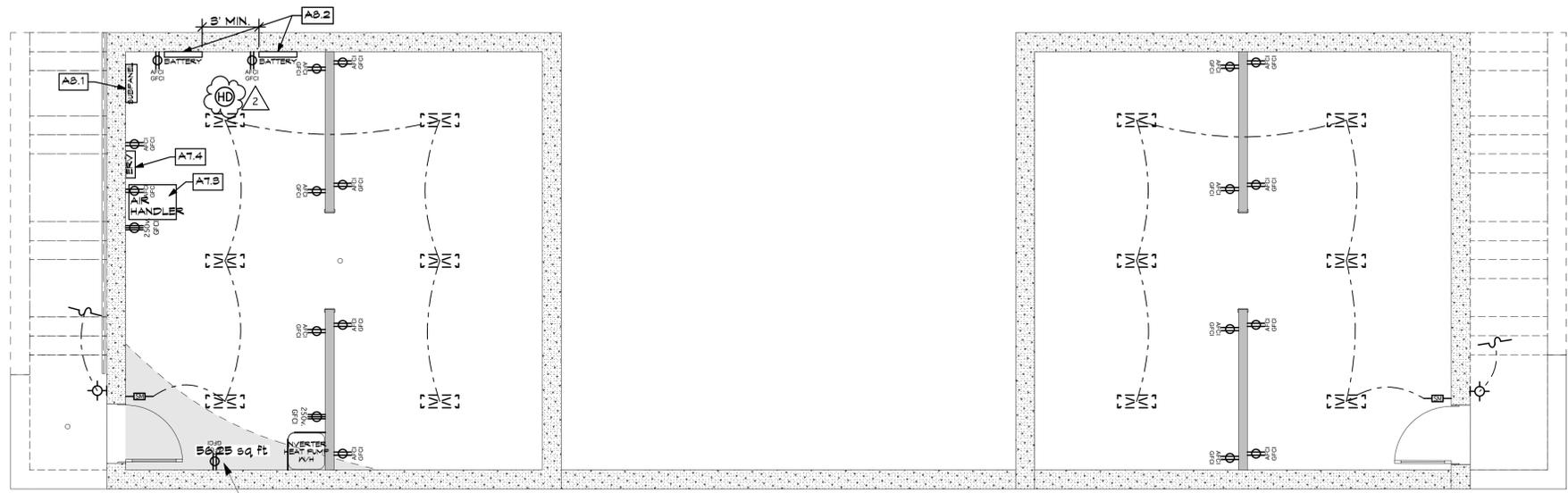
FAUCETS:
FAUCETS AT KITCHENS, LAVATORIES, WET BARS, LAUNDRY SINKS, OR OTHER SIMILAR USE FIXTURES SHALL BE LIMITED TO 1.2 GPM MEASURED AT 80 PSI. ALL OTHERS 1.2 @ 60 PSI. ALL OTHERS 2.2 @ 60 PSI. CFC 407

HIGH EFFICIENCY TOILETS
NEW WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES SHALL USE NO MORE THAN 25 GALLONS PER FLUSH. CFC 411

LIGHTING
LUMINAIRE REQUIREMENTS
LUMINAIRE EFFICACY: ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0.4.
BE LISTED, AS DEFINED IN SECTION 100.1 FOR ZERO CLEARANCE INSULATION CONTACT (C) BY UNDERWRITERS LABORATORIES OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY; & II. HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT ITS PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; & III. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING & CEILING; & IV. FOR LUMINAIRES WITH HARDWIRED BALLASTS OR DRIVERS, ALIGN BALLAST OR DRIVER MAINTENANCE & REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW THE CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING; & V. SHALL NOT CONTACT SCREEN BASE SOCKETS. INCLUDING THE ELEVATED TEMPERATURE REQUIREMENTS; & THAT ARE MARKED "IAS-2022-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX J.A3.
A. SCREEN-BASED LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX J.A3. EXCEPT LUMINAIRES WITH HARDWIRED BALLASTS FOR HIGH INTENSITY DISCHARGE LAMPS. J.A3 COMPLIANT LIGHT SOURCES MUST BE MARKED AS "IAS-2022-E" OR "IAS-2022-E" (IAS-2022-E LUMINAIRES ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINAIRES). CFC 150.0.4.6
B. ALL J.A3 COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS ARE CONTROLLED BY DIMMERS OR DIMMERS (EXCEPTION CLOSETS LESS THAN 10 SF & HALLWAYS. CFC 150.0.4.7.2).
C. AT LEAST ONE FIXTURE IN THE SHOP CONTROLLED BY A VACANCY SENSOR. CFC 150.0.4.8
ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY WITH MANUAL ON/OFF SWITCH & ONE OF THE FOLLOWING IN ACCORDANCE WITH CFC 150.0.4.9:
i. PHOTOCELL & AUTOMATIC TIME SWITCH CONTROL
ii. PHOTOCELL & MOTION SENSOR
iii. ENERGY MANAGEMENT CONTROL SYSTEMS
iv. ENERGY MANAGEMENT CONTROL SYSTEMS
D. A COMPLETED CFC 150.0.4.9 FORM MUST BE PROVIDED TO THE CITY/TOWN BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.
E. AT LEAST ONE FIXTURE IN BATHROOMS, UTILITY, LAUNDRY, & GARAGES MUST BE CONTROLLED BY A VACANCY SENSOR.

AGING-IN-PLACE
ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, & CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION, & AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX & NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. CFC § 802.1.1

- A7.0 MECHANICAL**
- A7.1 BATHROOM FANS
MECHANICAL EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT & DUCTED TO TERMINATE OUTSIDE THE BUILDING. & SHALL BE CONTROLLED BY A HUMIDISTAT THAT IS CAPABLE OF ADJUSTING THE RELATIVE HUMIDITY BETWEEN 50%-80%. C685C.4.905.
 - A7.2 HEAT PUMP CONDENSER UNIT
PROVIDE HIGH EFFICIENCY A.C. UNIT W/ ENVIRONMENTALLY RESPONSIBLE REFRIGERANTS ANCHORED ON AN APPROVED PAD THAT IS A MIN. OF 5' ABOVE THE FINISHED GRADE OR LANDSCAPING
 - A7.3 MINI SPLIT DUCTED UNIT
PROVIDE DUCTED MINI SPLIT UNIT. PROVIDE ELECTRICAL CONNECTION AS REQ'D PER MANUFACTURER'S INSTRUCTIONS
 - A7.4 ENERGY RECOVERY VENTILATION
PANASONIC FV-0VE1 ENERGY RECOVERY VENTILATION UNIT 50-100 CFM. INSTALL PER MANUFACTURER'S INSTRUCTIONS
 - A7.5 CEILING FAN
PROVIDE ELECTRICAL CONNECTION & JUNCTION BOX CAPABLE OF HOLDING A 500W CEILING FAN.
 - A7.6 HEAT DETECTOR
HEAT DETECTOR LISTED & INTERCONNECTED TO THE SMOKE ALARMS. SHALL BE INSTALLED IN LOCATIONS WITHIN DWELLING UNITS (ATTACHED GARAGES WHERE SMOKE ALARMS CANNOT BE INSTALLED BASED ON THEIR LISTING. 8023.7
- A8.0 ELECTRICAL**
- A8.1 POWER SUB-PANEL 100 AMP
SUB-PANEL SIZE TO BE DETERMINED BY ELECTRICIAN
 - A8.2 FUTURE BATTERY BACKUP
INSTALL A DEDICATED 1" MIN. RACEWAY FROM THE MAIN SERVICE TO A SUBPANEL THAT SUPPLIES THE BRANCH CIRCUITS. LABEL SUBPANEL MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKUP LOAD CIRCUITS. ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS.



SHADED AREA MORE THAN 4" ABOVE GRADE COUNTED IN SQ FOOTAGE.

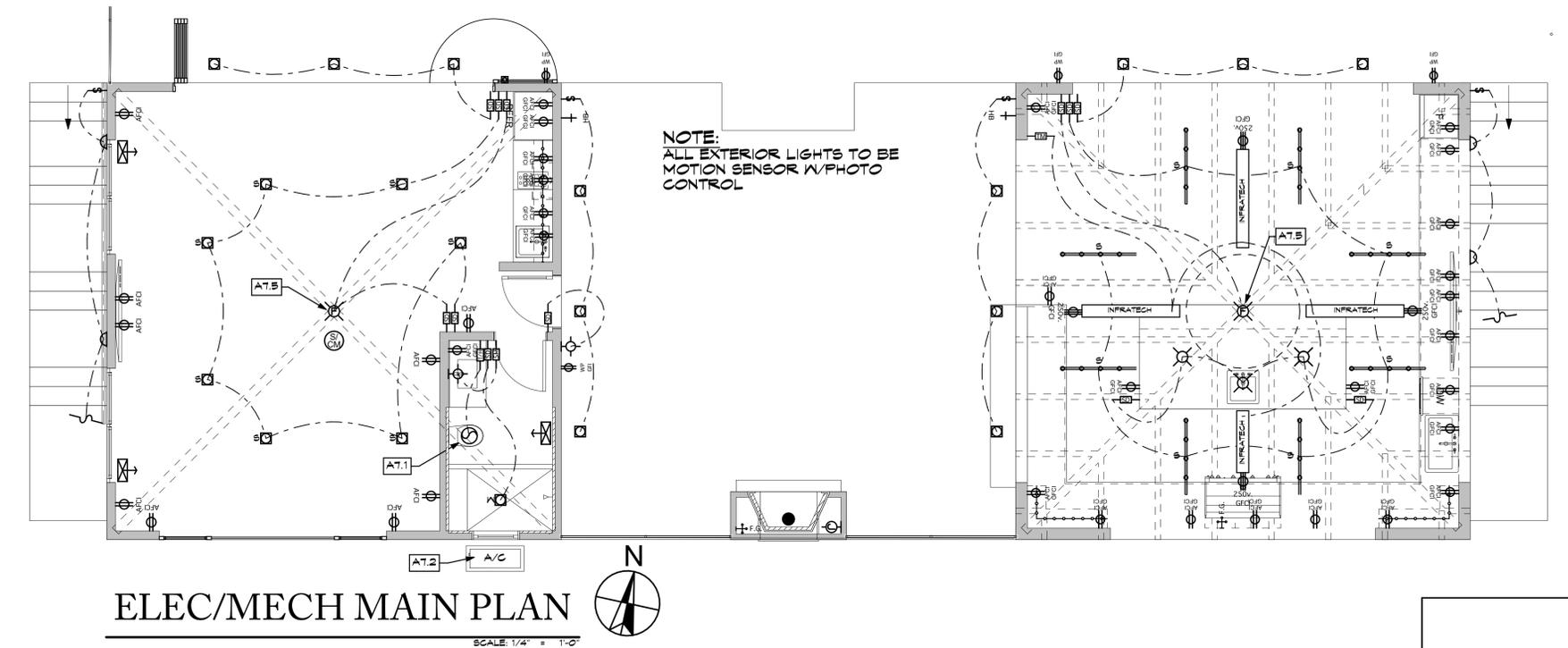
ELEC/MECH LOWER PLAN

SCALE 1/4" = 1'-0"

ELECTRIC/MECHANICAL LEGEND

| | |
|--|--|
| | 250V. OUTLET @ 42" OFF FLOOR (U.N.O.) |
| | 125V. DUPLEX AFCI OUTLET |
| | 125V. DUPLEX AFCI/GFCI OUTLET |
| | 125V. WEATHER PROOF GFCI OUTLET |
| | 125V. 1/2 HOT DUPLEX OUTLET |
| | 125V. QUADRUPLEX OUTLET |
| | 125V. DUPLEX FLOOR OUTLET |
| | ELECTRIC VEHICLE CHARGING STATION |
| | JUNCTION BOX |
| | WALL SWITCH |
| | DIMMER SWITCH |
| | MANUAL ON MOTION SWITCH |
| | (MOTION SENSOR SHALL ONLY BE OPERATIONAL WHEN IN ON POSITION) |
| | HUMIDISTAT TIMER |
| | HARDWIRED DOORBELL/BUZZER |
| | 4" RECESSED LED CAN AT/C |
| | SURFACE MOUNTED TRACK LED LIGHTS |
| | SURFACE MOUNTED LED FIXTURE |
| | CEILING MOUNT, UL LISTED T8B RATED JUNCTION BOX FOR LIGHT OR FAN |
| | WALL MTD LED FIXTURE |
| | WALL MOUNTED LED STEP LIGHT |
| | HEADER MTD LED LIGHT |
| | UNDER CABINET LED LIGHTS |
| | SURFACE MOUNTED LED LIGHTS |
| | SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO |
| | HEAT DETECTOR, HARDWIRED, INTERCONNECTED |
| | 100 CFM EXHAUST FAN - ENERGY STAR RATED, VENTED TO EXTERIOR |
| | 270 CFM FAN TECH PB210-2 EXHAUST FAN-ENERGY STAR-VENTED TO EXT. |
| | PANASONIC FV-0VE2 ENERGY RECOVERY VENTILATION UNIT. 50-100 CFM |
| | FLOOR REGISTER |
| | HOSE BIBB |
| | SUB-PANEL |

W INDICATES NET LOCATION
S INDICATES SLOPED LOCATION



ELEC/MECH MAIN PLAN

SCALE 1/4" = 1'-0"

REVISIONS

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KOHLISAAT & ASSOCIATES
ARCHITECTURE

51 UNIVERSITY AVE., T. LOS GATOS, CA. 95030 • (408) 395-2555



A NEW ADU & OUTDOOR KITCHEN FOR:

THE CABALLERO'S

16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

ELEC/MECH PLAN

DATE: 7/12/24

SCALE: AS SHOWN

SHEET

m-1

22 OF 35

NOTE: All dimensions are in feet, all elevations are in feet, unless otherwise indicated. All materials, finishes, and conditions, prior to starting any field work, shall be subject to field conditions or any conditions different from those indicated on the plans shall be brought to the attention of the architect prior to installation.