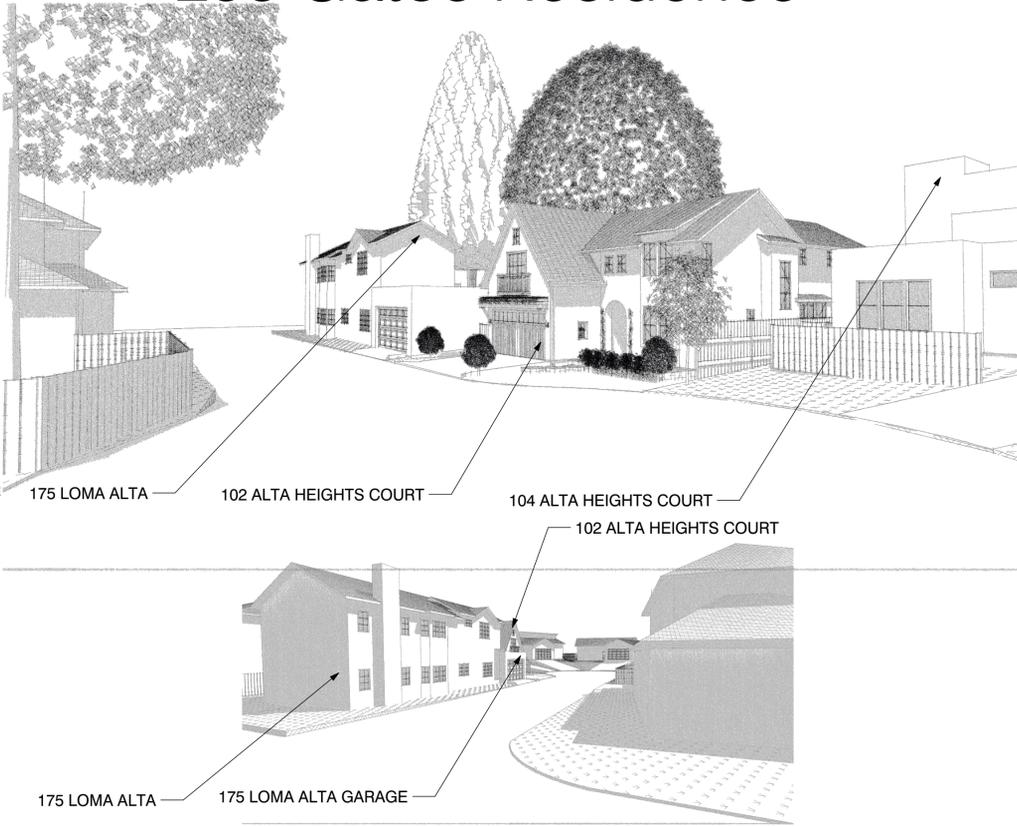


ABBREVIATIONS

ARCH.	ARCHITECTURAL	INT.	INTERIOR
BTWN.	BETWEEN	MAX.	MAXIMUM
BLDG.	BUILDING	MIN.	MINIMUM
BLK.	BLOCK	MECH.	MECHANICAL
BM.	BEAM	MFR.	MANUFACTURER
CSMT.	CASEMENT	MICRO.	MICROWAVE
CLR.	CLEAR	MTL.	METAL
CL'G.	CEILING	NAT.	NATURAL
C.J.	CEILING JOIST	(N)	NEW
COL.	COLUMN	NO.	NUMBER
CONC.	CONCRETE	O.C.	ON CENTER
CONT.	CONTINUOUS	PLYWD.	PLYWOOD
DRY.	DRYER	RIS.	RISERS
DIA.	DIAMETER	R.O.	ROUGH OPENING
DIM.	DIMENSION(S)	R.R.	ROUGH RAFTERS
D.W.	DISHWASHER	REV.	REVISION
DWGS.	DRAWINGS	REFR.	REFRIGERATOR
ELEV.	ELEVATION	REQD.	REQUIRED
E.Q.	EQUAL	SHEET	SHEET
(E)	EXISTING	SL.	SLIDER
EXT.	EXTERIOR	SIM.	SIMILAR
F.A.U.	FORCED AIR UNIT	STL.	STEEL
FIN.	FINISH, FINISHED	STRUCT.	STRUCTURAL
FLR.	FLOOR	TEMP.	TEMPERATURE
F.J.	FLOOR JOIST	TR.	TREADS
FTG.	FOOTING	T.&G.	TONGUE & GROOVE
FRZ.	FREEZER	T.O.	TOP OF
GA.	GAUGE	TYP.	TYPICAL
GALV.	GALVANIZED	U.N.O	UNLESS NOTED OTHERWISE
G.D.	GARBAGE DISPOSAL	V.I.F.	VERIFY IN FIELD
GRD.	GRADE	WASH.	WASHER
GYP. BD.	GYP. BOARD	W.H.	WATER HEATER
HDR.	HEADER	WD.	WOOD
HGT.	HEIGHT		

Los Gatos Residence



NOTES

FIRE SPRINKLERS ARE REQUIRED
 R13.2 One- and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows:
 1. In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than three thousand six hundred (3,600) square feet.
 Fire Sprinkler Systems: Where automatic fire sprinkler systems are required to be installed in new buildings, the system shall be placed in service as soon as possible. Immediately upon the completion of sprinkler pipe installation on each floor level, the piping shall be hydrostatically tested and inspected. After inspection approval from the Fire Department, each floor level of sprinkler piping shall be connected to the system supply riser and placed into service with all sprinkler heads uncovered. Protective caps may be installed on the active sprinklers during the installation of drywall, texturing and painting, but shall be removed immediately after the work is completed. For system activation notification, an exterior alarm bell can be installed and connected to the sprinkler waterflow device prior to installation of the monitoring system.
Water Supply Requirements
 Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and / or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by the office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7
CONSTRUCTION FIRE SAFETY
 Section 433.47 of the Santa Clara County Code and Section 101 of the California Fire Code give the County Fire Marshal the authority to make and enforce such rules and regulations for the prevention and control of fire and fire hazards as may be necessary to carry out the intent of the Code. Copies of Santa Clara County Fire Marshal Standards and the County Fire Code Amendments can be found on this website: (REF: SCC 433-47 & CFC 9101.4) Construction to comply with Chapter 33 Std Detail and Specification S1-7.
 The Fire Marshal's Office also has the responsibility for enforcing Title 19 of the California Code of Regulations, and portions of the California Building Code, as adopted by the County of Santa Clara. A copy of the County Fire Code is kept at the County Clerk of the Board's Office.
PREMISES/ADDRESS IDENTIFICATION
 The address numbers of the property or project location shall be plainly visible and legible from the street or road fronting the property at the fire apparatus access point or as otherwise approved per code. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1

CONTACTS

CLIENT/OWNER: Bo Development LLC
 127 Wilder Avenue
 Los Gatos, CA 95030

ARCHITECT: Beckstrom Architecture/Planning + Consulting Inc.
 PO Box 1317
 Los Gatos, CA 95030
 650 847-8351
 eric@beckstromarchitecture.com

STRUCTURAL ENGINEER: Ele Sozkesen MS. PE.
 4x Engineering, Inc.
 4340 Stevens Creek Blvd. Suite # 240
 San Jose, CA 95129
 408 842-5464
 contact@4engineering.com

CONTRACTOR: Owner-Bo Development LLC

TITLE 24/ GREENPOINT RATER: Title 24 Data Corp.
 Monika Taylor CEA R13-14-10017
 6033 Monterey Trail, POB 2199, Frazier Park, CA 93225-2199
 800-237-8824; title24@frazmtn.com

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A0.0	COVER SHEET
A0.1	BLUEPRINT FOR A CLEAN BAY
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A1.1	SITE PLAN-NEIGHBORHOOD
A2.2	FLOOR PLANS
A2.3	ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A4.0	BUILDING SECTIONS

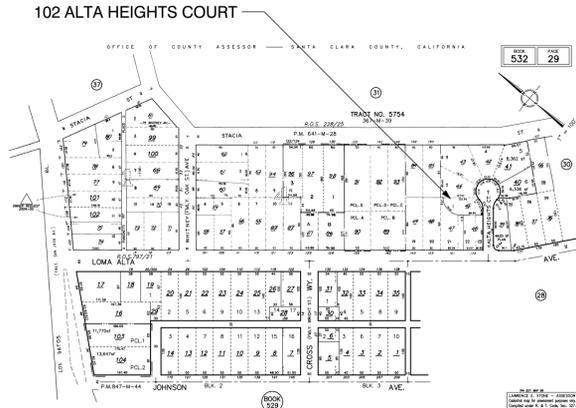
APPLICABLE CODES

- 2019 California Building Code - CCR Title 24 Part 2
- 2019 California Residential Code - CCR Title 24 Part 2.5
- 2019 California Electrical Code - CCR Title 24 Part 3
- 2019 California Mechanical Code - CCR Title 24 Part 4
- 2019 California Plumbing Code - CCR Title 24 Part 5
- 2019 California Building Energy Efficiency Standards - CCR Title 24 Part 6
- 2019 California Historical Building Code - CCR Title 24 Part 8
- 2019 California Existing Building Code - CCR Title 24 Part 10
- 2019 California Green Building Standards Code - CCR Title 24 Part 11
- 2019 International Existing Building Code, Appendix Chapters A2 and A5

LEGEND

- # DOOR
- # WINDOW
- X Detail #
A-XX Sheet # DETAIL
- A-XX X INTERIOR ELEVATIONS
- X Sect. #
A-XX Sheet # SECTION
- X Sect. #
A-XX Sheet # EXTERIOR ELEVATION
- X'-X' (UNLESS NOTED OTHERWISE)
- X SLOPE
- X'-X' ELEVATION HEIGHTS

ASSESSOR MAP



PROJECT DATA & DESCRIPTION

Assessor's Parcel Number (APN): 532-29-045

ZONING: R:1-8

LOT SIZE: 5,250 SF

CONSTRUCTION TYPE: TYPE V

OCCUPANCY GROUP: R3 - 2-STORY SINGLE FAMILY DWELLING + ATTACHED ADU / GROUP U PRIVATE GARAGE

PROJECT DESCRIPTION

EXISTING 1950'S, 1-STORY RESIDENCE TO BE REMOVED

CONSTRUCT NEW 2 STORY HOUSE WITH ATTACHED ADU AND GARAGE

EXISTING LOT IS FLAT, LANDSCAPING REMAINS AS IS

DEFERRED SUBMITTALS

1. SPRINKLER SYSTEM Type 13D system required per SJFD
2. SOLAR PV PANEL PLAN/SYSTEM - separate permit
3. IRRIGATION PLAN/SYSTEM

NOTE: Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge, who shall review them and forward two (2) copies to the building official with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design intent for the building. The deferred submittal items shall not be installed until these deferred submittal documents have been approved by the building official.

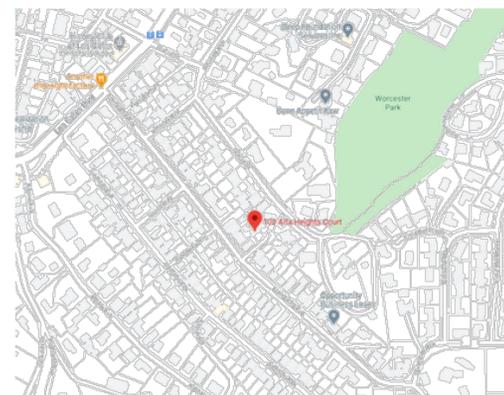
PROJECT AREA CALCULATIONS

LOT CALCULATIONS		LOT SIZE		AREA		FAR		HOUSE					
LOT AREA	5,250.00 SF												
COVERAGE CALCULATIONS													
BUILDING COVERAGE ALLOWED	40%												
ALLOWED COVERAGE	2,100.00 SF												
PROPOSED COVERAGE													
EXISTING HOUSE/GARAGE	1,455.00 SF												
NEW HOUSE/GARAGE	1,703.00 SF												
TOTAL BUILDING COVERAGE	1,703.00 SF												
AMOUNT UNDER	397.00 SF												
102 ALTA HEIGHTS FAR CALCULATIONS		AREA	5,250 SF										
		5.25	5	0.25	25	0.01	0.2	0.002	0.35	0.348	5,250	1,827.0	SF
GARAGE FAR CALCULATIONS		AREA	5,250 SF										
		5.25	5	0.25	25	0.01	0.1	0.0007	0.1	0.099	5,250	521.3	SF
FLOOR AREAS													
FIRST FLOOR	1,182.0 SF												
SECOND FLOOR	635.0 SF												
HOUSE TOTAL	1,817.0 SF												
HOUSE ALLOWED	1,827.0 SF												
AMOUNT UNDER	10.0 SF												
GARAGE	476.0 SF												
GARAGE ALLOWED	521.3 SF												
AMOUNT UNDER	45.3 SF												
ADU	841.0 SF												
HOUSE TOTAL	2,824.3 SF												

LOS GATOS GIS TAX MAP



VICINITY MAP



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BECKSTROM
 ARCHITECTURE/PLANNING + CONSULTING INC.
 650.847.8351
 P.O. BOX 1317, LOS GATOS, CA 95030
 eric@beckstromarchitecture.com
 www.beckstromarchitecture.com

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 APN: 532-29-045

PLANNING PERMIT SUBMISSION



DRAWING TITLE: COVER SHEET

DRAWN: EB

DATE: 9/14/2020

SCALE: 1" = 1'-0", 1:2.43, 1:1.55

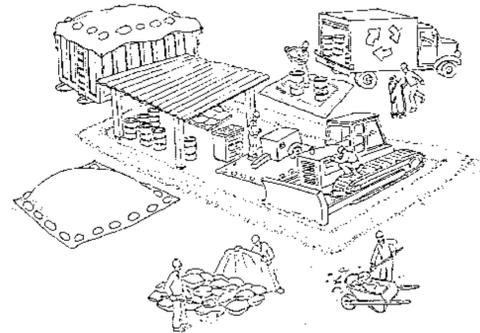
JOB NO: 6

FILENAME: 102 ah cd1.42.pln

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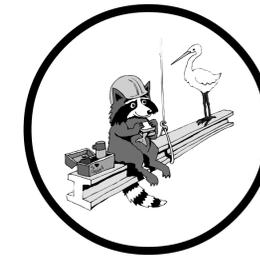
THESE DRAWINGS HAVE BEEN DEVELOPED BY BECKSTROM ARCHITECTURE/PLANNING + CONSULTING INC. FOR THE TRUST SET OUT. THE DRAWINGS ARE THE SOLE PROPERTY OF BECKSTROM ARCHITECTURE/PLANNING + CONSULTING INC. AND THEY SHALL NOT BE USED, COPIED OR IN ANY MANNER REPRODUCE THE MATTER CONTENTS OF BECKSTROM ARCHITECTURE/PLANNING + CONSULTING INC.

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.

- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and man-holes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



BASMAA Bay Area Stormwater Management Agencies Association (BASMAA) 1-888-BAYWISE

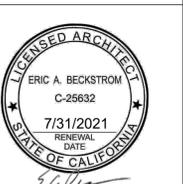
Storm drain polluters may be liable for fines of up to \$10,000 per day!

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 650.847.8351
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DRAWING TITLE:
 BLUE PRINT FOR A CLEAN BAY

DRAWN EB
 DATE 9/13/2020
 SCALE 1:1.20
 JOB NO. 6
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NOTES

- ALL DIMENSIONS FROM FACE OF STRUCTURE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION, TYP.
- SEE STRUCTURAL DRAWINGS FOR EXTENT OF BRACED AND SHEAR WALLS.
- EXTERIOR WALLS TO BE 2X4 STUD, U.O.N.
- INTERIOR WALLS TO BE 2X4 STUD, U.O.N.
- PROVIDE MIN. 1-HR FIRE SEPARATION CONSTRUCTION BETWEEN R-3 AND U OCCUPANCIES AND MECH. RMS, TYP. 5/8" TYPE X GYP. BD. TO BE APPLIED TO THE GARAGE SIDE WALLS.
- SHOWER WALLS TO HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE OVER MOISTURE RESISTANT UNDERLAYMENT AT A HEIGHT OF 72" ABOVE THE DRAIN INLET, PER CRC R307.2.
- 3/8" (MIN.) THICK TEMPERED GLASS DOOR AT ALL BATH/SHOWER ENCLOSURES, TYP.
- PROVIDE 36" MIN. DEEP LANDING (7.75" MAX. BELOW THRESHOLD FOR IN-SWING/ SLIDER DOORS, 11/2" MAX. AT OUT-SWING DOORS) AT ALL EXTERIOR DOORS.
- TERMAL INSULATION:
R-15 FACTOR THERMAL INSULATION TYPICAL IN EXTERIOR 2X4 WALLS
R-19 or R-30 FACTOR THERMAL (FOAM) INSULATION TYPICAL AT ROOFS.
R-13 FACTOR THERMAL INSULATION AT INTERIOR FOR NOISE REDUCTION
EGRESS WINDOW MIN. NET CLEAR OPENING 5.7 SQ. FT. MIN. NET CLEAR WIDTH 20" MIN. NET CLEAR HT. 24". FINISHED SILL NOT MORE THAN 44" ABOVE FINISHED FLOOR.
1/2" THK. GYP. BD. LEVEL 4 FOR ALL INTERIOR WALLS, U.O.N.
ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE NOTCHED TO A DEPTH OF 25% MAX. OF ITS WIDTH. ANY NONBEARING PARTITION MAY BE NOTCHED TO A DEPTH OF 40%, PER CRC 602.6.1.
- ANY STUD MAY BE BORED OR DRILLED PROVIDED THAT THE DIA. OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH AND THE EDGE OF THE HOLE IS NO MORE THAN 5/8" FROM THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH OR USE OF AN APPROVED STUD SHOE IS PERMITTED WHEN THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, PER CRC 602.6.2.
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN SOLEBOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY TO PREVENT PASSAGE OF RODENTS.
- AT THE TIME OF FINAL INSPECTION, A MANUAL, CD, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH COMPLIES WITH THE SPECIFICATIONS IN CALGREEN 4.410.1.
- ADHESIVES, SEALANTS, AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF SCAQMD RULE 1168 VOC LIMITS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY.
- ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE AIR RESOURCES BOARD ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN CALGREEN TABLE 4.504.3. UNLESS MORE STRINGENT LOCAL LIMITS APPLY.
- AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(a)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTION 94522 (a)(2) AND (d)(2) OF THE CA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAAQMD SHALL ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49. HARDWOOD PLYWOOD, PARTICLEBOARD AND MFC COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS OF OR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD CA CODE OF REGULATIONS, TITLE 17, SECTION 93120.1(a).
- WHERE CONCRETE SLAB FOUNDATIONS OR CONCRETE SLAB-ON-GROUND FLOORS ARE REQUIRED TO HAVE A VAPOR RETARDER, A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH ONE OF THE FOLLOWING:
A) A 4-INCH THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CRACKING SHALL BE USED
B) OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY
C) A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.
- INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. MANUF. DRYING RECOMMENDATIONS SHALL BE FOLLOWED FOR WET-APPLIED INSULATION PRODUCTS PRIOR TO ENCLOSURE.
- WHEN REQUIRED BY THE ENFORCING AGENCY, SPECIAL INSPECTORS SHALL PROVIDE INSPECTIONS OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH APPLICABLE CODES. SPECIAL INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY ARE INSPECTING.
- DOCUMENTATION OF COMPLIANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE LOCAL ENFORCING AGENCY.

DEMOLITION NOTES

- ALL DEMOLITION WORK SHALL AT ALL TIMES BE UNDER THE IMMEDIATE SUPERVISION OF A PERSON WITH THE PROPER EXPERIENCE, TRAINING, AND AUTHORITY.
- ALL REMOVED BUILDING MATERIALS, APPLIANCES, AND FIXTURES MAY BE SALVAGED AT THE OWNER'S DISCRETION. VERIFY WITH OWNER PRIOR TO DEMOLITION WHAT IS TO BE REMOVED WITH CARE, SALVAGED, AND STORED AT A LOCATION DESCRIBED BY THE OWNER.
- DEMOLITION CONTRACTOR TO REDIRECT / RECONNECT ANY ACTIVE EXISTING UTILITY, DRAINAGE, AND SPRINKLER LINES WHICH ARE DISTURBED BY DEMOLITION. CAP ALL ABANDONED LINES.
- CONTRACTOR IS TO BE FAMILIAR WITH DEMOLITION AND FIELD VERIFY ALL DEMOLITION PRIOR TO BEGINNING WORK. REPORT ANY DISCREPANCIES TO ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SELECTIVE DEMOLITION AS REQUIRED FOR IMPROVEMENTS PROPOSED, RENOVATIONS, AND ALTERATIONS TO (E) GARAGE AND (E) RESIDENCE.
- OWNER AND ARCHITECT TO WALK JOB WITH CONTRACTOR PRIOR TO COMMENCEMENT OF DEMOLITION.
- RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% (BY WEIGHT) OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CALGREEN 4.408.2.
- SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN:
A) IDENTIFYING THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE
B) SPECIFYING IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE OR BULK MIXED
C) IDENTIFYING DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE TAKEN
D) IDENTIFYING CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED
E) SPECIFYING THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME BUT NOT BY BOTH
- DOCUMENTATION WILL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH CALGREEN 4.408.2.
- *A PLAN MUST BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.

DRAINAGE NOTES

EXISTING SITE DRAINS ONTO THE EXISTING FLAT VEGETATED LAWN WHICH SURROUNDS THE EXISTING HOUSE. ENTIRE LOT HAS MAX. VERTICAL CHANGE OF LESS THAN 1'.

PER LID SITE DESIGN MEASURES:

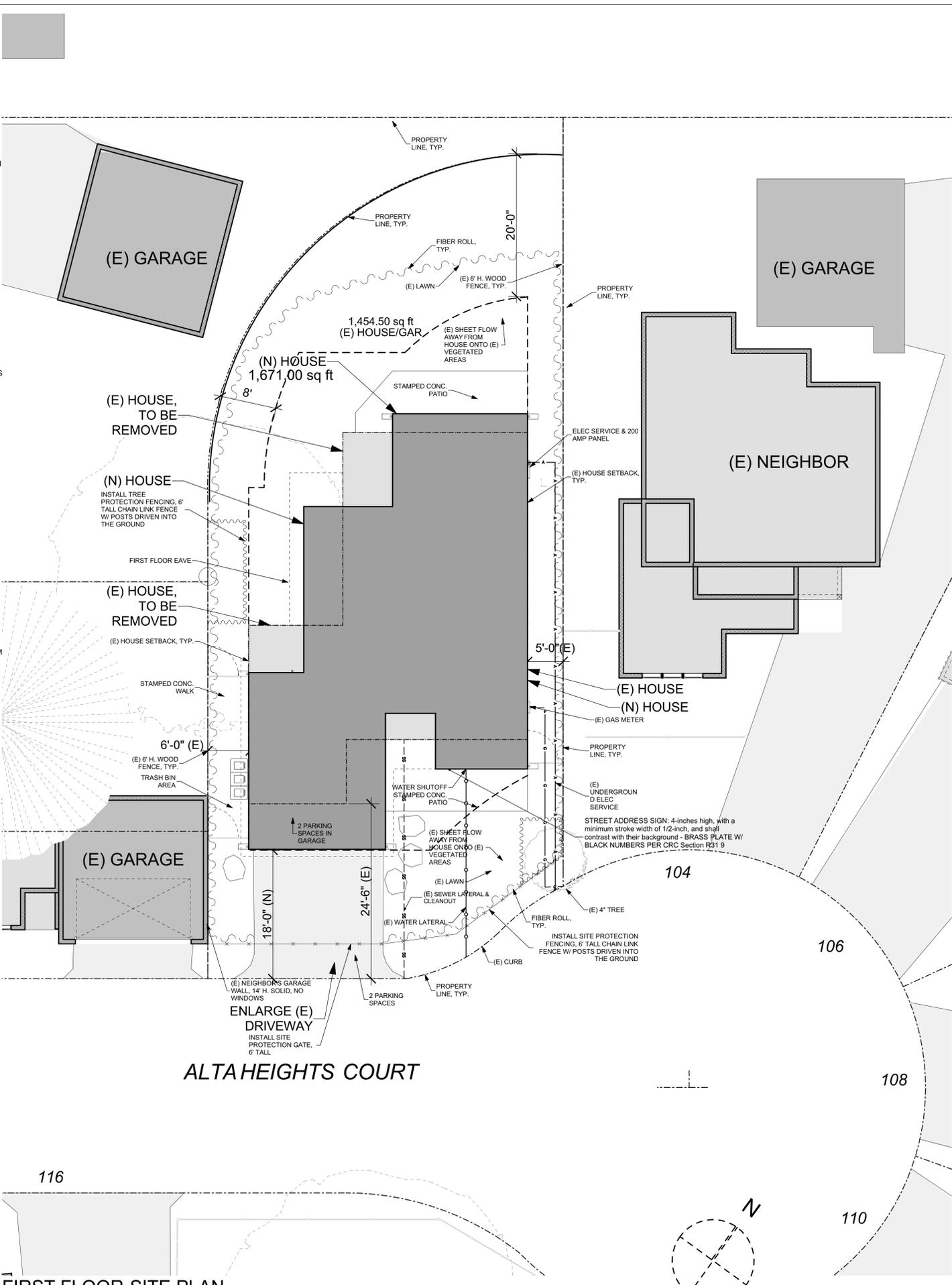
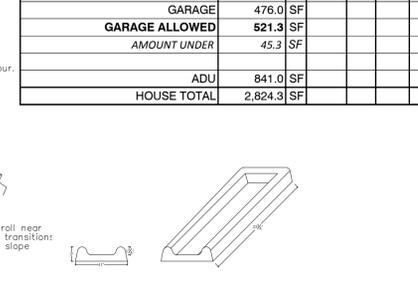
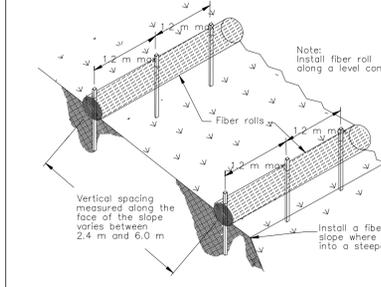
EXISTING ROOF DRAINAGE TO DISCHARGE ACROSS SPLASH BLOCKS AND INTO EXISTING LANDSCAPED AND VEGETATED AREAS

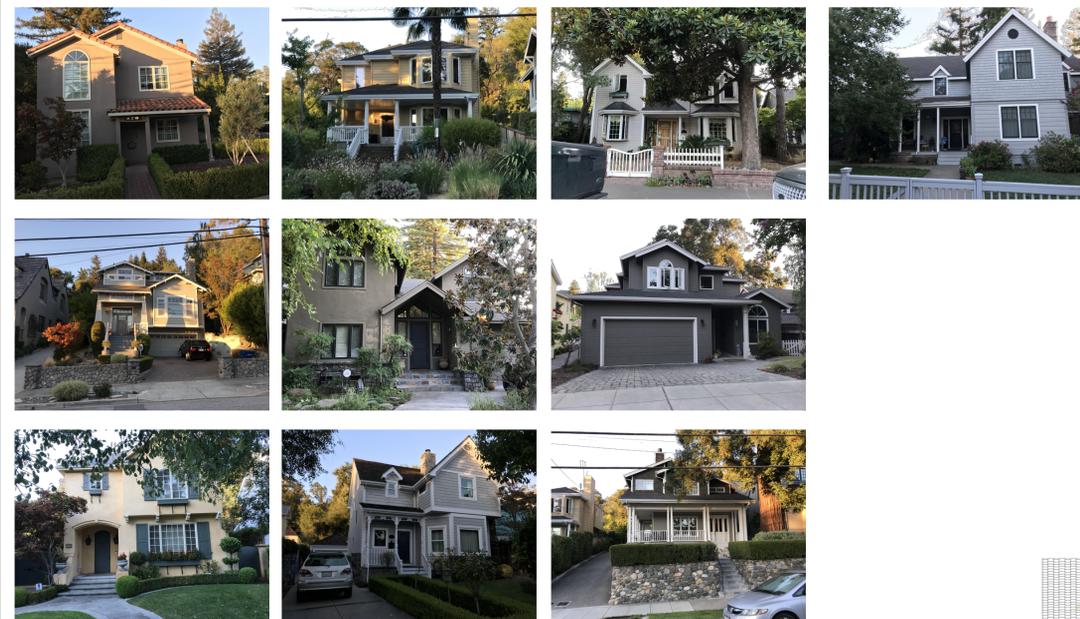
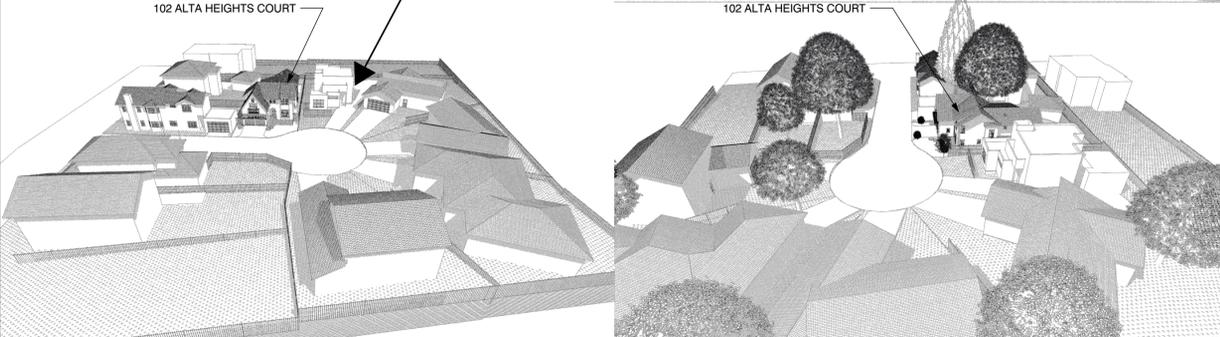
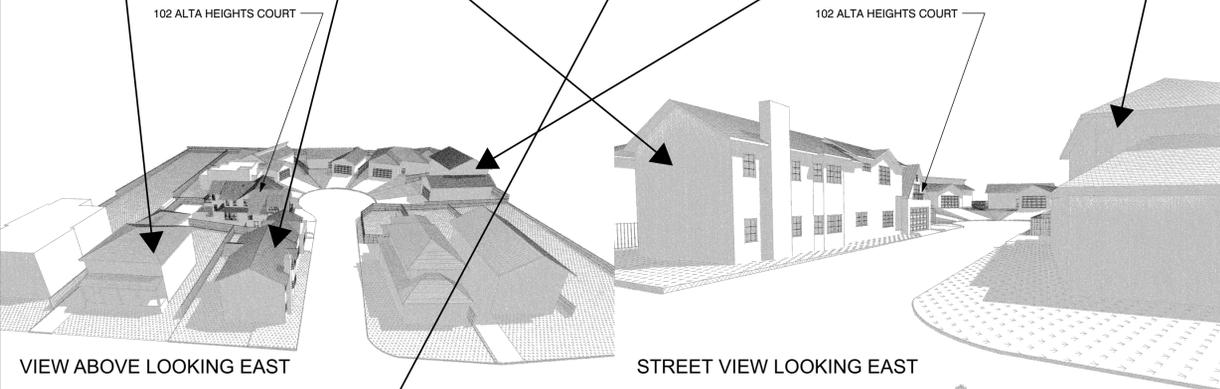
DRAINAGE NOTES

- FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MIN. OF 5% FOR A MINIMUM DISTANCE OF 10'. (CBC 1804.3) EXCEPTION: WHERE CLIMATIC OR SOIL CONDITIONS WARRANT, THE SLOPE OF THE GROUND AWAY FROM THE BUILDING FOUNDATION SHALL BE PERMITTED TO BE REDUCED TO NOT LESS THAN 2%. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF BACKFILL.
- ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2%. ALTERNATE ELEVATIONS ARE PERMITTED SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL, PROVIDED IT CAN BE DEMONSTRATED THAT THE REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS OF THE SITE. (CBC 1808.7.4)
- ALL RUN OFF FROM ROOFS SHALL BE COLLECTED BY ROOF GUTTERS. ALL ROOF GUTTER DOWNSPOUTS SHALL BE EQUIPPED WITH SCREENS TO PREVENT THE INTRUSION OF LEAVES, TWIGGS & DEBRIS.
- ROOF GUTTER DOWN SPOUTS SHALL BE EQUIPPED WITH SPLASH BLOCKS LOCATED IMMEDIATELY BELOW POINT OF DOWNSPOUT DISCHARGE. SPLASH BLOCKS SHALL DIRECT ROOF GUTTER FLOW AWAY FROM BUILDING FOUNDATION AS REQUIRED TO PREVENT PONDING OF WATER ADJACENT TO BUILDING FOUNDATION.
- ALL STORM DRAINAGE PIPING, FITTINGS, AREA DRAINS, DROP INLETS ETC SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECS.
- ALL PIPES FROM THE ROOF GUTTER DOWN SPOUTS AND/OR YARD PIPING SHALL BE IN 4" SDR-35 UNO. SLOPE MIN. 1% MIN TO APPROVED RELEASE LOCATION.
- SIDE YARD DRAINAGE SWALES SHALL BE CONSTRUCTED TO FACILITATE RUNOFF AWAY FROM BUILDING FOUNDATIONS AT THE MAX RATE PRACTICABLE. RUNOFF TO ADJACENT PARCELS IS PROHIBITED.
- UNO. ALL DRAINAGE SWALES AND OTHER LANDSCAPED FINISH SURFACES SHALL BE CONSTRUCTED TO PROMOTE RUNOFF CONTACT WITH LANDSCAPE VEGETATION AND SOIL MEDIA EN ROUTE TO APPROVED DISCHARGE LOCATION. RUN OFF SHALL BE DIRECTED TOWARD FRONT YARD AND BACKYARD AS SHOWN. PROVIDE 1% MINIMUM SLOPE TOWARD DISCHARGE LOCATION IN LANDSCAPED AREAS, EXCEPT TOWARD BUILDING FOUNDATION.
- BACKWATER VALVE ON DRAINAGE PIPING SERVING FIXTURE THAT HAVE FLOOD LEVEL RIMS LESS THAN 12-INCHES ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE. CPC 710.0.
- ONE OR MORE OF THE FOLLOWING MEASURES TO PREVENT FLOODING OF ADJACENT PROPERTY IN ACCORDANCE WITH CGBSC SECTION 4.106.2:
A. PROVIDE RETENTION BASINS OF SUFFICIENT SIZE TO RETAIN STORM WATER ON SITE.
B. WHERE STORM WATER IS CONVEYED TO THE PUBLIC DRAINAGE SYSTEM, SHOW METHOD OF FILTRATION CONSISTING OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD.
C. SHOW COMPLIANCE TO LOCAL STORM WATER ORDINANCE.
- MATERIAL COLLECTION: THE TOWN EXCLUSIVE PROVIDER OF THIS SERVICE IS WEST VALLEY COLLECTION & RECYCLING (408) 283-9250.

PROJECT CALCULATIONS

LOT CALCULATIONS		5,250.00	SF																
COVERAGE CALCULATIONS																			
BUILDING COVERAGE ALLOWED	40%																		
ALLOWED COVERAGE	2,100.00	SF																	
PROPOSED COVERAGE																			
EXISTING HOUSE/GARAGE	1,455.00	SF																	
NEW HOUSE/GARAGE	1,703.00	SF																	
TOTAL BUILDING COVERAGE	1,703.00	SF																	
AMOUNT UNDER	397.00	SF																	
102 ALTA HEIGHTS																			
FAR CALCULATIONS	LOT SIZE	5,250	SF																
	AREA	5.25	5	0.25	25	0.01	0.2	0.002	0.35	0.348	5,250	1,827.0	SF						
	GARAGE FAR CALCULATIONS	AREA	5.25	5	0.25	25	0.01	0.1	0.0007	0.1	0.099	5,250	521.3	SF					
FLOOR AREAS																			
	FIRST FLOOR	1,182.0	SF																
	SECOND FLOOR	635.0	SF																
	HOUSE TOTAL	1,817.0	SF																
	HOUSE ALLOWED	1,827.0	SF																
	AMOUNT UNDER	10.0	SF																
	GARAGE	476.0	SF																
	GARAGE ALLOWED	521.3	SF																
	AMOUNT UNDER	45.3	SF																
	ADU	841.0	SF																
	HOUSE TOTAL	2,824.3	SF																





NEIGHBORHOOD DESCRIPTION
 THE LOMA ALTA NEIGHBORHOOD HAS A VARIATED URBAN FORM AND HISTORY. LOMA ALTA IS A PRINCIPAL CIRCULATION ROUTE FOR THE NEIGHBORHOODS UP THE HILL. LOMA ALTA IS APPROX. 1/2 MILE FROM LOS GATO HIGH SCHOOL AND DOWNTOWN. LOS GATOS BOULEVARD, A PRIMARY CIRCULATION CORRIDOR IN LOS GATOS, INTERSECTS LOMA ALTA APPROX. 1/4 MILE FROM ALTA HEIGHTS COURT. BUS SERVICE IS 1/3 MILE FROM THE HOUSE SITE.

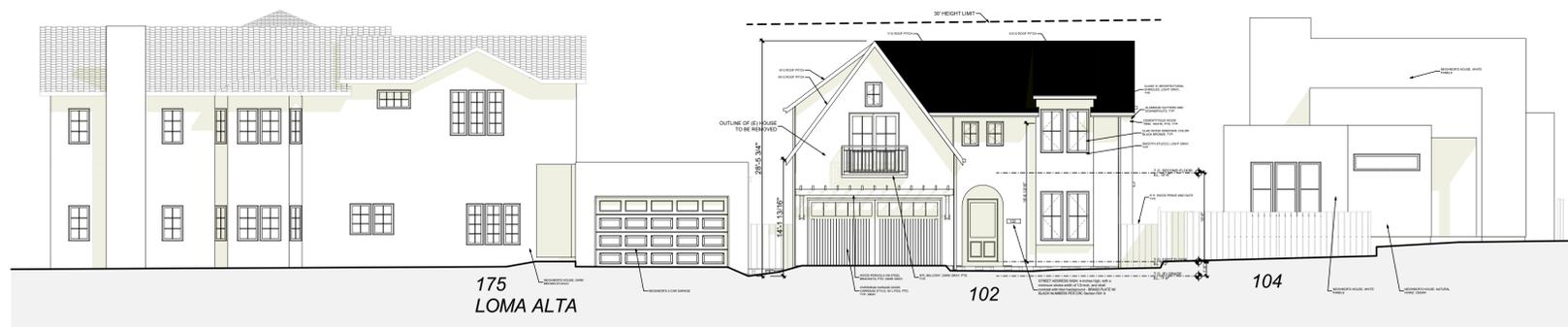
THE URBAN FABRIC IS 1, 2 AND 3 STORY RESIDENCES W/ VARYING SETBACKS AND MASSING AND STYLES. THE STYLE RANGE FROM VICTORIAN, SPANISH, CRAFTSMAN, BUNGALO, TUDOR, MODERN, FARMHOUSE, ETC. THERE IS NO ONE DISTINCTIVE STYLE YET THE OVERALL FABRIC IS VERY PLEASING, PARTLY BECAUSE MOST OF THE FABRIC PREDATES ZONING SO THAT MANY OF THE HOUSES AND FORMS ARE CLOSER TO THE STREET AND TO NEIGHBORS TO CREATE A HOMEY, URBAN VILLAGE SETTING.

HOUSE DESCRIPTION
 THE PROPOSED HOUSE IS FLANKED BY A 2-STORY SPANISH HOUSE ON THE LEFT WHICH WAS RESULTED FROM A 2 STORY ADDITION TO AN EXISTING 1 STORY HOUSE. THIS HOUSE HAS A VERY STRONG STREET WALL CLOSE TO THE STREET AND THE GARAGE IS RIGHT NEXT TO THE PROPERTY LINE OF THE 102 SITE. THE HOUSE TO THE RIGHT IS A NEW 2-STORY MODERN HOUSE. THE REST OF THE COURT IS MIXED WITH SPANISH AND BUNGALO AND TRANSITIONAL. ALL OF THE OTHER HOUSES SIT ON GRADES 4-12' HIGHER THAN 102 EXCEPT FOR 175 LOMA ALTA. 102 IS LITERALLY THE LOWEST AND SMALLEST LOT IN THE COURT AND IS ALSO BLOCKED FROM VIEW ENTERING THE COURT BY 175 LOMA ALTA.

THE NEW DESIGN ATTEMPTS TO MODERNIZE A CLASSIC 1920'S TUDOR DESIGN WHICH CAN BE FOUND IN ALL OLDER URBAN VILLAGE NEIGHBORHOODS ACROSS CALIFORNIA AND THE USA. THE GOAL IS TO HAVE A DISCRETE YET 'QUIET' HOUSE DESIGN TO BLEND INTO THE LARGER LOMA ALTA NEIGHBORHOOD. THE PROPOSED DESIGN WILL HAVE A 2 BEDROOM ADU WHICH IS INTENDED TO MEET THE CA MANDATE FOR ADU CONSTRUCTION AND ALSO MORE SPECIFICALLY TO PROVIDE POTENTIAL HOUSING FOR ONE OF THE OWNERS' 6 ADULT CHILDREN AND THEIR BUDDING FAMILY OR TO THE GENERAL PUBLIC PER THE CA MANDATE.



FIRST FLOOR-SITE PLAN
 SCALE: 1" = 20'



SOUTH/STREET ELEVATION
 SCALE: 1" = 10'

REVISIONS	BY
△	EB
△	

BECKSTROM
 ARCHITECTURE/PLANNING + CONSULTING INC.
 650.847.8351
 P.O. BOX 1317, LOS GATOS, CA 95030
 eric@beckstromarchitecture.com
 www.beckstromarchitecture.com

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 102 Alta Heights Court
 Los Gatos, CA 95030
 APN: 532-29-045

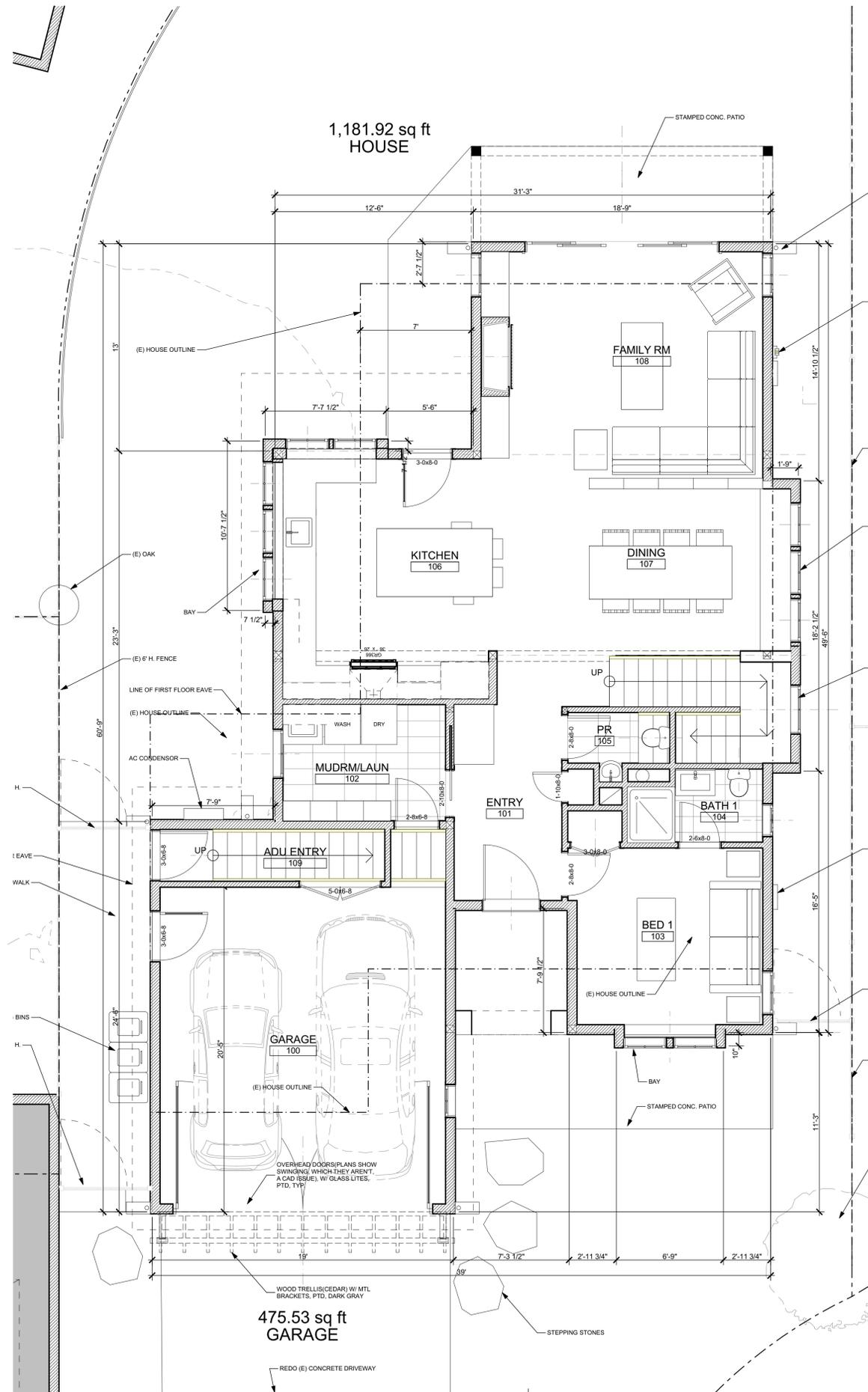
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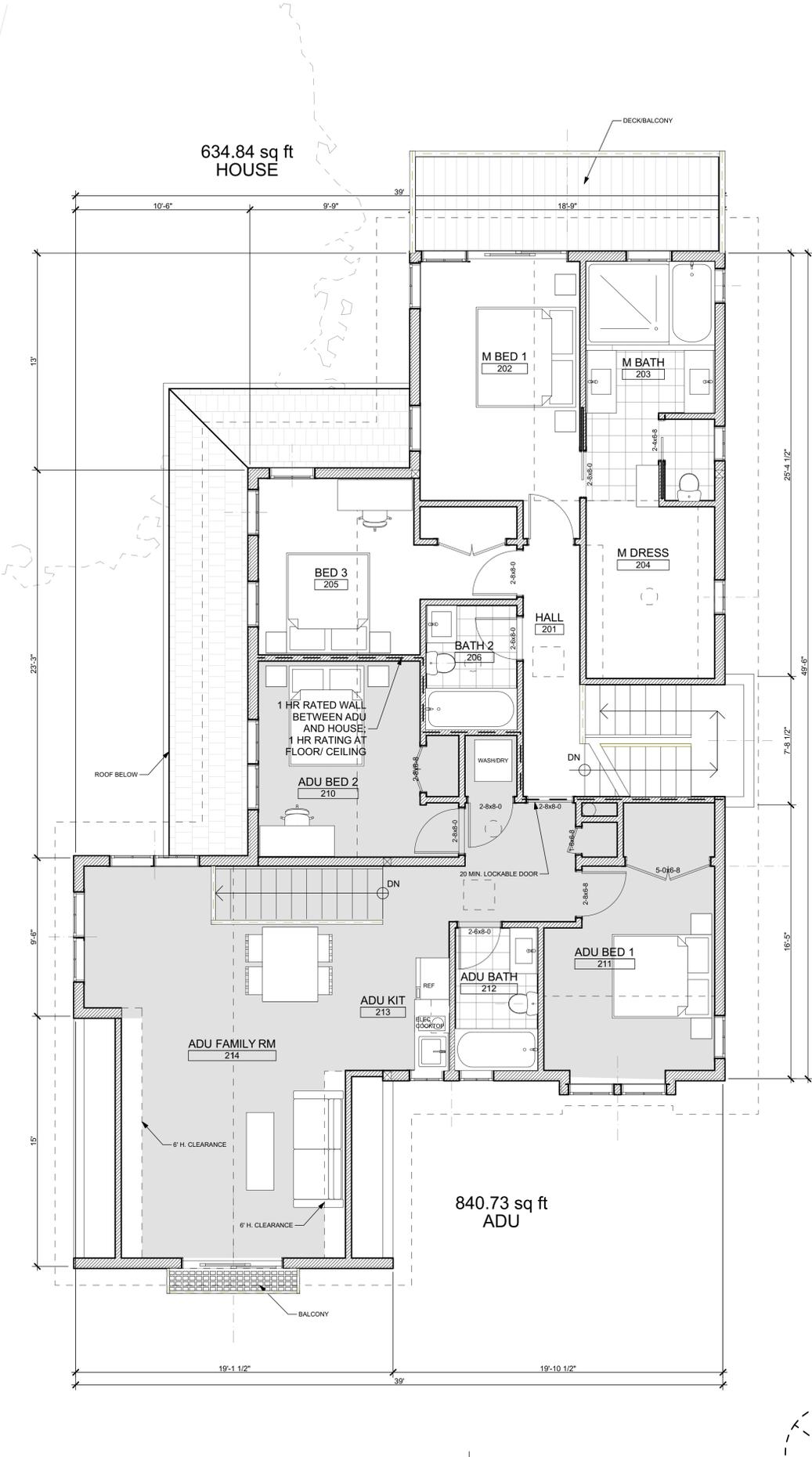
DRAWING TITLE: **SITE PLAN-NEIGHBORHOOD**

DRAWN	EB
DATE	9/14/2020
SCALE	1" = 20', 1" = 10'
JOB NO.	6
FILENAME	102 ah cd1.42.pln
SHEET	A1.1

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



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

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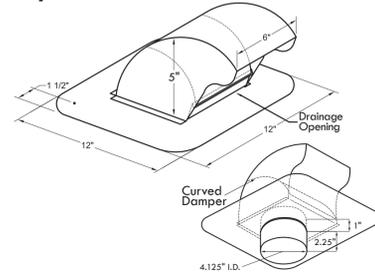
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DRAWN:	EB
DATE:	9/13/2020
SCALE:	1/4" = 1'-0"
JOB NO.:	6
FILENAME:	102 ah cd1.42.pln
SHEET:	A2.2

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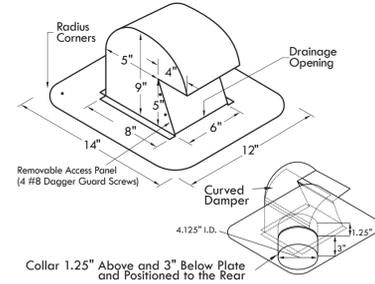
DryerJack

Technical Product Specifications

DryerJack Model 466



DryerJack Model 486

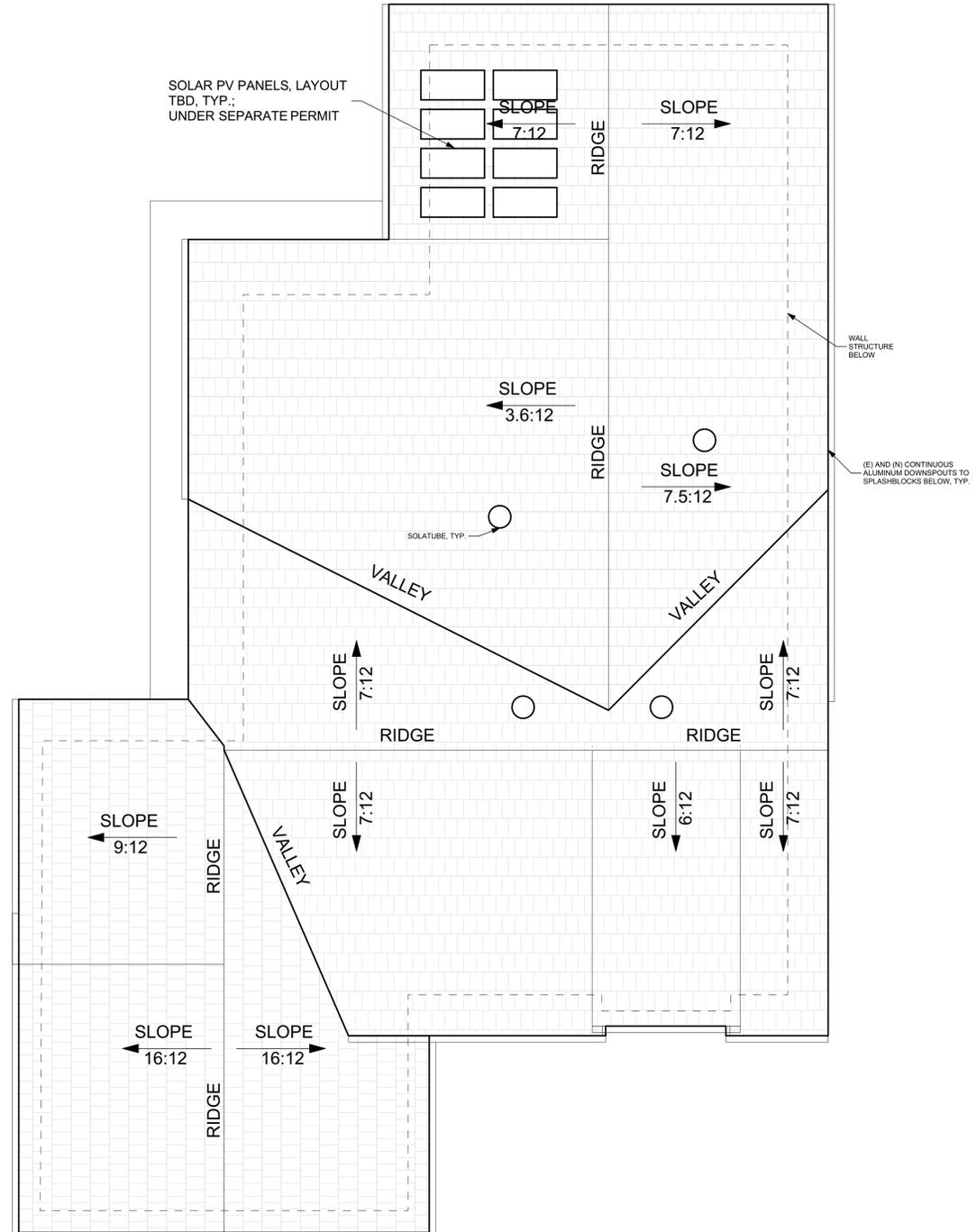


Airflow Restriction Comparison (Back Pressure Measured in Water Column Inches)



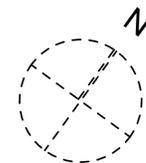
Model	Applications
DJK466	Low profile, efficient termination for safely venting the dryer through the roof.
DJK486	Extra clearance model for high profile tile or heavy snowfall zones.
Performance Data	
For Use:	
• Non-restrictive dryer roof vent termination	
• Complies with IMC 504.4 & IRC 1502.3	
Material:	
• 26 gauge Galvalume®	
Weight Each:	
DJK466 / 3 lbs. — DJK486 4 lbs.	
General Information	
Benefits:	
• Venting through the roof can shorten duct length	
• Zero back pressure lengthens appliance life	
• Improved efficiency shortens cycles, saves energy	
• Damper design deters bird and rodent entry	
• Access features ease duct cleaning & maintenance	
Features:	
• Rugged 26 gauge Galvalume	
• Rounded corner nesting flange and 6 nail holes	
• Equally suitable for new and retrofit construction	
• Watertight extended collar for secure docking	
Manufactured By	
In-O-Vate Technologies, Inc. 810 Saturn Street, Suite 20 Jupiter FL 33477 Telephone: 561-743-8696 Facsimile: 561-745-9723 www.DryerJack.com	

Made in the USA



ROOF PLAN

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

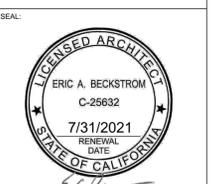


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DRAWING TITLE:	ROOF PLAN
DRAWN:	EB
DATE:	9/13/2020
SCALE:	1" = 1'-0", 1/4" = 1'-0"
JOB NO.:	6
FILENAME:	102 ah cd1.42.pln
SHEET:	A2.3

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175
LOMA ALTA

SOUTH/ STREET ELEVATION
SCALE: 1/4" = 1'-0"



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

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ELEVATIONS

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SHEET	A3.0

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



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

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DRAWING TITLE:
ELEVATIONS

DRAWN	EB
DATE	9/13/2020
SCALE	1/4" = 1'-0"
JOB NO.	6
FILENAME	102 ah cd1.42.pln

SHEET
A3.1

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1 LONG SECTION-ENTRY/ADU/KITCHEN/FR/MASTER
SCALE: 1/4" = 1'-0"

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650.847.8351
P. O. BOX 1317, LOS GATOS, CA 95030
eric@beckstromarchitecture.com
www.beckstromarchitecture.com

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DRAWING TITLE:	BUILDING SECTIONS
DRAWN:	EB
DATE:	9/13/2020
SCALE:	1:1.31, 1/4" = 1'-0"
JOB NO.:	6
FILENAME:	102 ah cd1.42.pln
SHEET:	A4.0

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