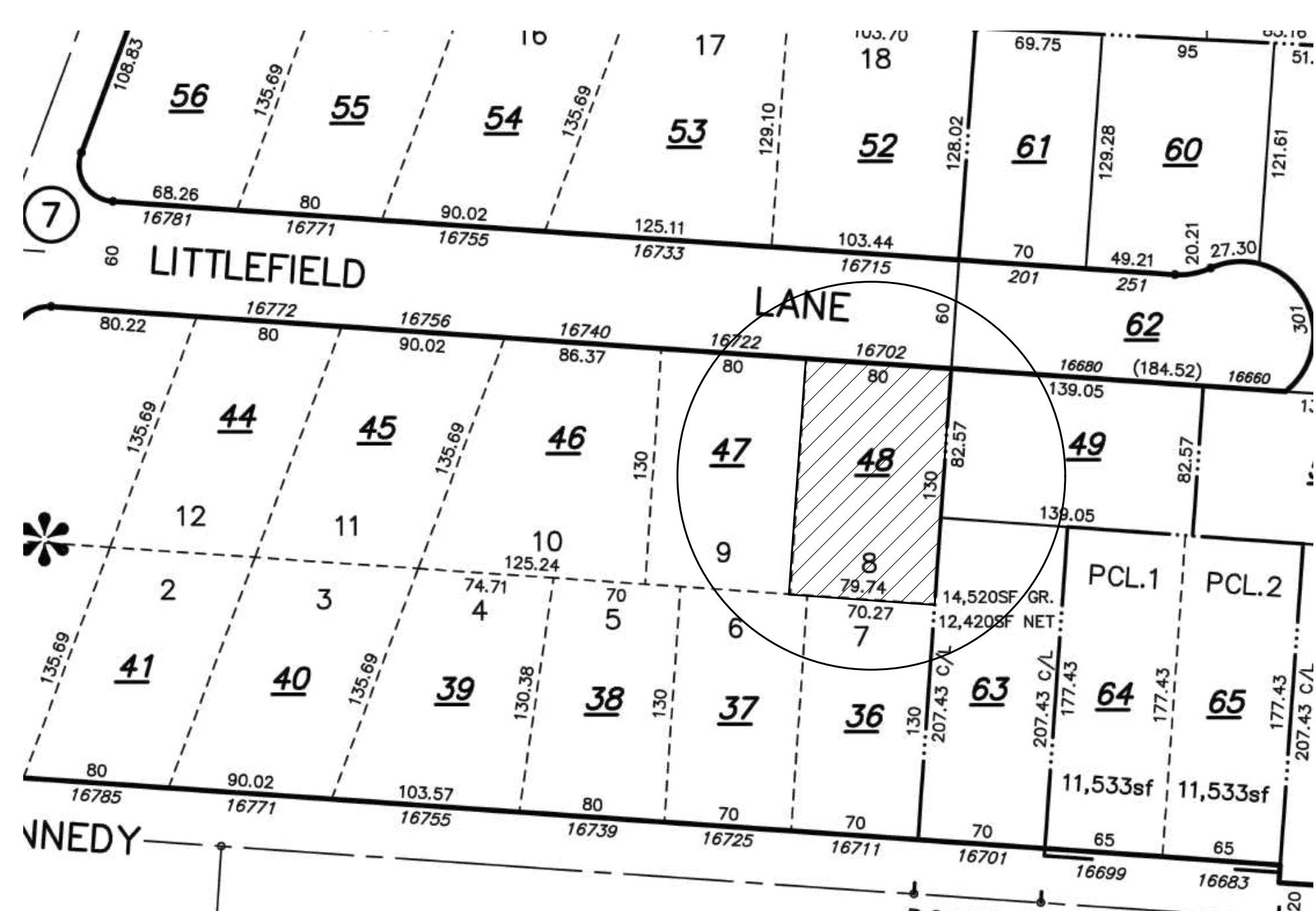
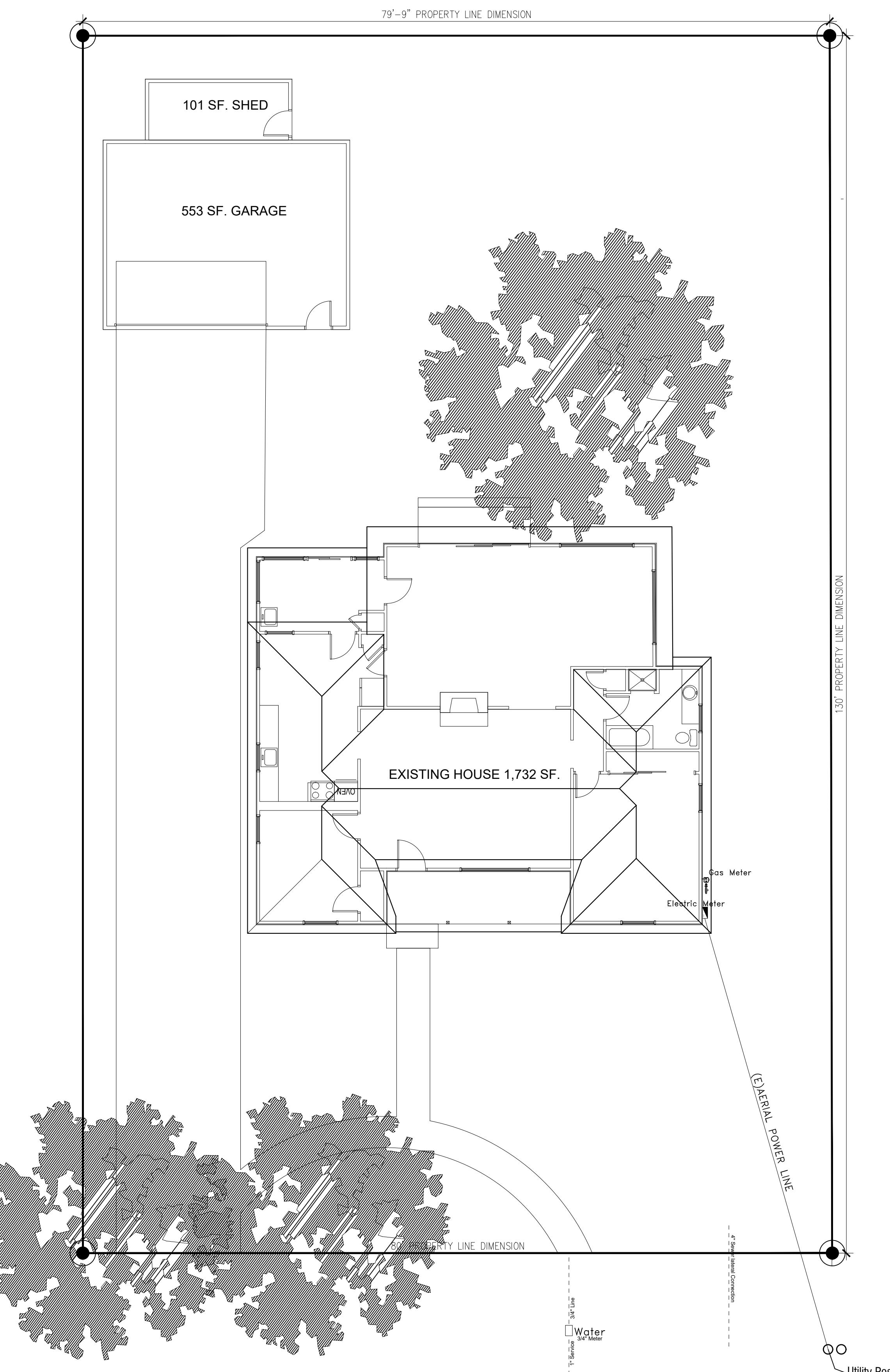


# PARCEL ASSESSOR MAP

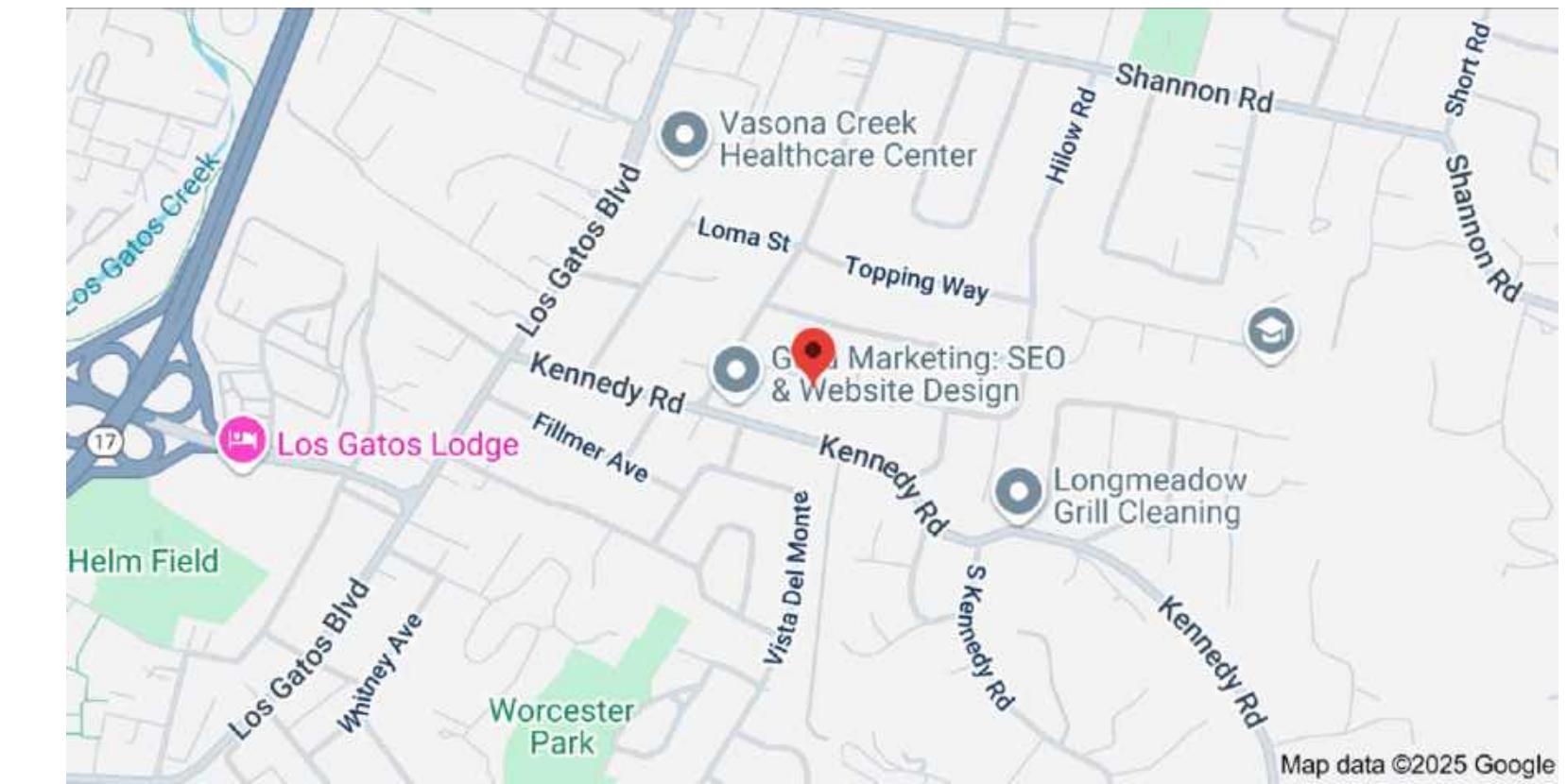


## (E) SITE PLAN



F.E.M.A.  
THIS PROPERTY IS LOCATED WITHIN AN AREA  
WITH FLOOD RISK DUE TO LEVEE. ZONE D

## VICINITY MAP



## SITE DATA AND ZONING

PROJECT LOCATION	:	16706 LITTLEFIELD LN.
JURISDICTION	:	TOWN OF LOS GATOS
		SANTA CLARA COUNTY
A.P.N.	:	532-08-048
LOT SIZE	:	10,400 S.F. / 0.23 ACRES
PARCEL #	:	532-08-048
TYPE	:	V-B
FIRE SPRINKLES	:	NO
BUILT	:	1948
EXTERIOR WALL	:	STUCCO / TYP
ROOF MATERIAL	:	COMPOSITION SHINGLE
STORIES	:	1
ZONING	:	Residential
ZONE CODE	:	R1-8
OCCUPANCY GROUP	:	R-3/U
(E) BATHROOMS	:	1
(E) BEDROOMS	:	2
(N) BATHROOMS	:	3.5
(N) BEDROOMS	:	4

## SQUARE FOOTAGE

DESCRIPTION	EXISTING	ADD/DEMO PROPOSED	TOTALS
LOT As Assessor's Parcel Map			10,400 S.F.
Single Story House	1,732 S.F.	(1,732 S.F.)	
Detached Garage	553 S.F.	(553 S.F.)	
Storage	101 S.F.	(101 S.F.)	
New Single Family Home		2,995 S.F.	2,995 S.F.
Detached Garage		435 S.F.	435 S.F.
Covered Patio		373 S.F.	373 S.F.
TOTALS	2,386 S.F.	1,417 S.F.	3,803 S.F.

## SCOPE OF WORK

- 1o. TO DEMOLISH (E) 1,732 S.F. HOME, (E) 553 S.F. GARAGE AND (E) 101 S.F. STORAGE. INCLUDE TO REMOVE (E) REAR YARD TREE.
- 2o. TO BUILD A NEW SINGLE FAMILY HOME 2,995 S.F. LIVING SPACE; FOUR BEDROOMS, 3.5 BATHROOMS, OFFICE, LAUNDRY ROOM, MECHANICAL ROOMS AND OPEN SOCIAL AREA FOR LIVING ROOM, KITCHEN, DINING ROOM AND FAMILY ROOM.
- 3o. TO BUILD 435 S.F. ATTACHED TWO CARS COVERED GARAGE
- 4o. (N) HEAT PUMP WATER HEATER, (N) FURNACE, AND (N) HVAC CONDENSER.
- 5o. 373 S.F. ATTACHED COVERED PATIO.

# NEW HOUSE

<b>REVISIONS:</b>	
<b>SHEET</b>	<b>TITLE PAGE / SITE PLAN</b>
<b>SCALE</b>	
<b>DATE</b>	08-08-2025

A\_0.0

# A

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1860 Undated

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16,706 LITERATURE LD LN  
LOS GATOS 95032

REVISIONS:	
SHEET	(E) & (N) FLOOR PLAN
SCALE	
DATE	08-08-2025
PR1 No	

# A\_1.0

79'-9" PROPERTY LINE DIMENSION

101 SF. SHED

553 SF. GARAGE

EXISTING HOUSE 1,732 SF.

OVEN

Gas Meter

Electric Meter

80' PROPERTY LINE DIMENSION

79'-9" PROPERTY LINE DIMENSION

(E) AERIAL POWER LINE

130' PROPERTY LINE DIMENSION

Water 3/4" Meter

1" Service Line

4" Sewer Line

1" Catch Basin

Utility

Detailed description: This is an architectural site plan for a property. The property is bounded by property lines: 79'-9" on the top and bottom, and 130' on the right. The left boundary is a black line with circular markers at the corners. The property contains several buildings and structures: a 101 SF. SHED at the top, a 553 SF. GARAGE below it, and an EXISTING HOUSE with a total area of 1,732 SF. The house contains an OVEN, a Gas Meter, and an Electric Meter. To the right of the house is an AERIAL POWER LINE. The property is partially covered by trees, with a large cluster in the upper right and another in the lower left. Utility lines are shown as dashed lines: a Water 3/4" Meter, a 1" Service Line, a 4" Sewer Line, a 1" Catch Basin, and a Utility line. A legend in the bottom right corner identifies these symbols.

# (E) & (N) FLOOR PLAN

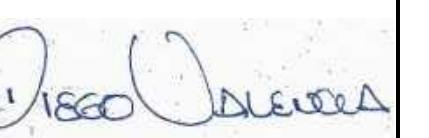
1/8"

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## NEW HOUSE

16706 LITTLEFIELD LN.  
LOS GATOS 95032

REVISIONS:  
\_\_\_\_\_

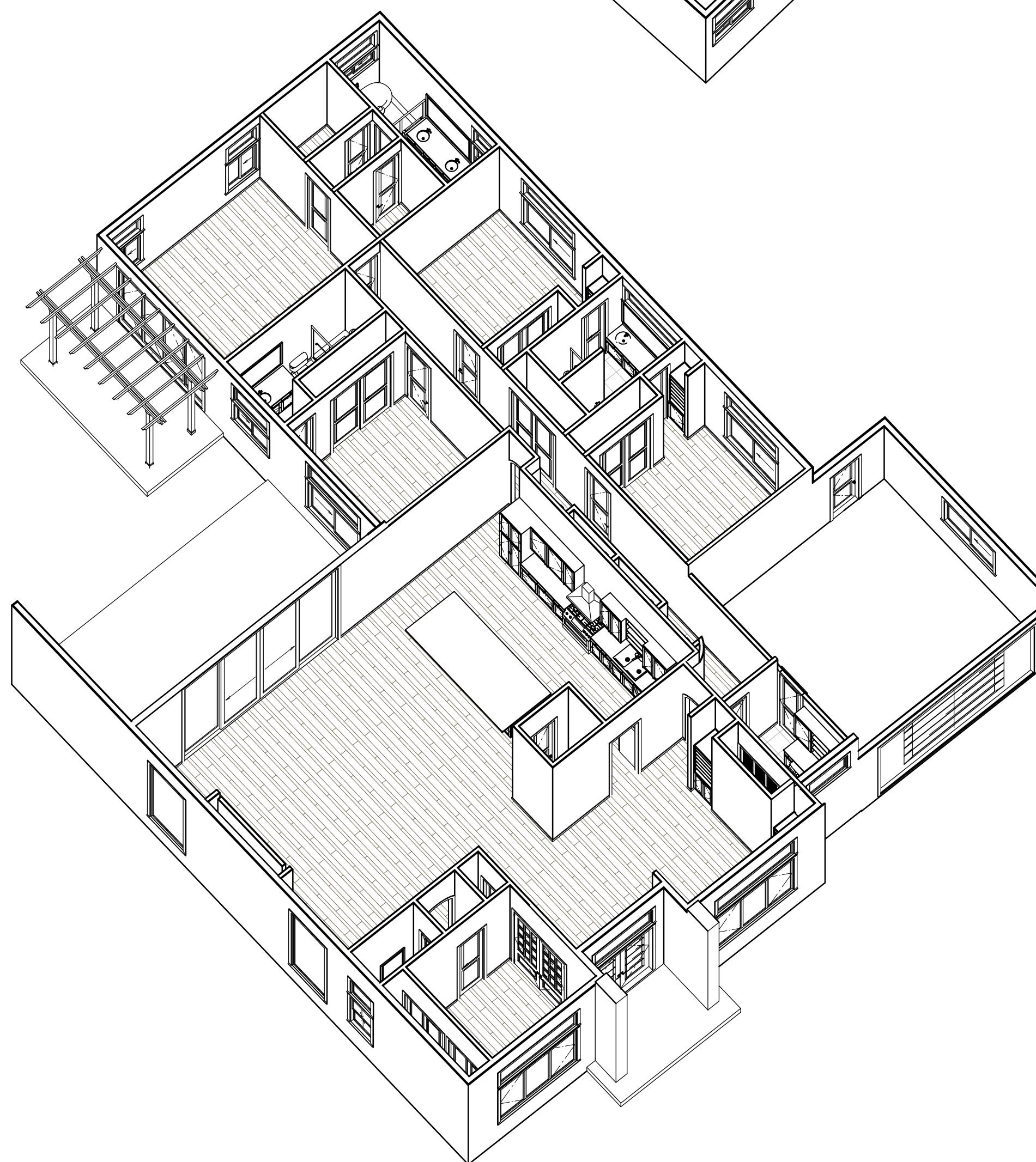
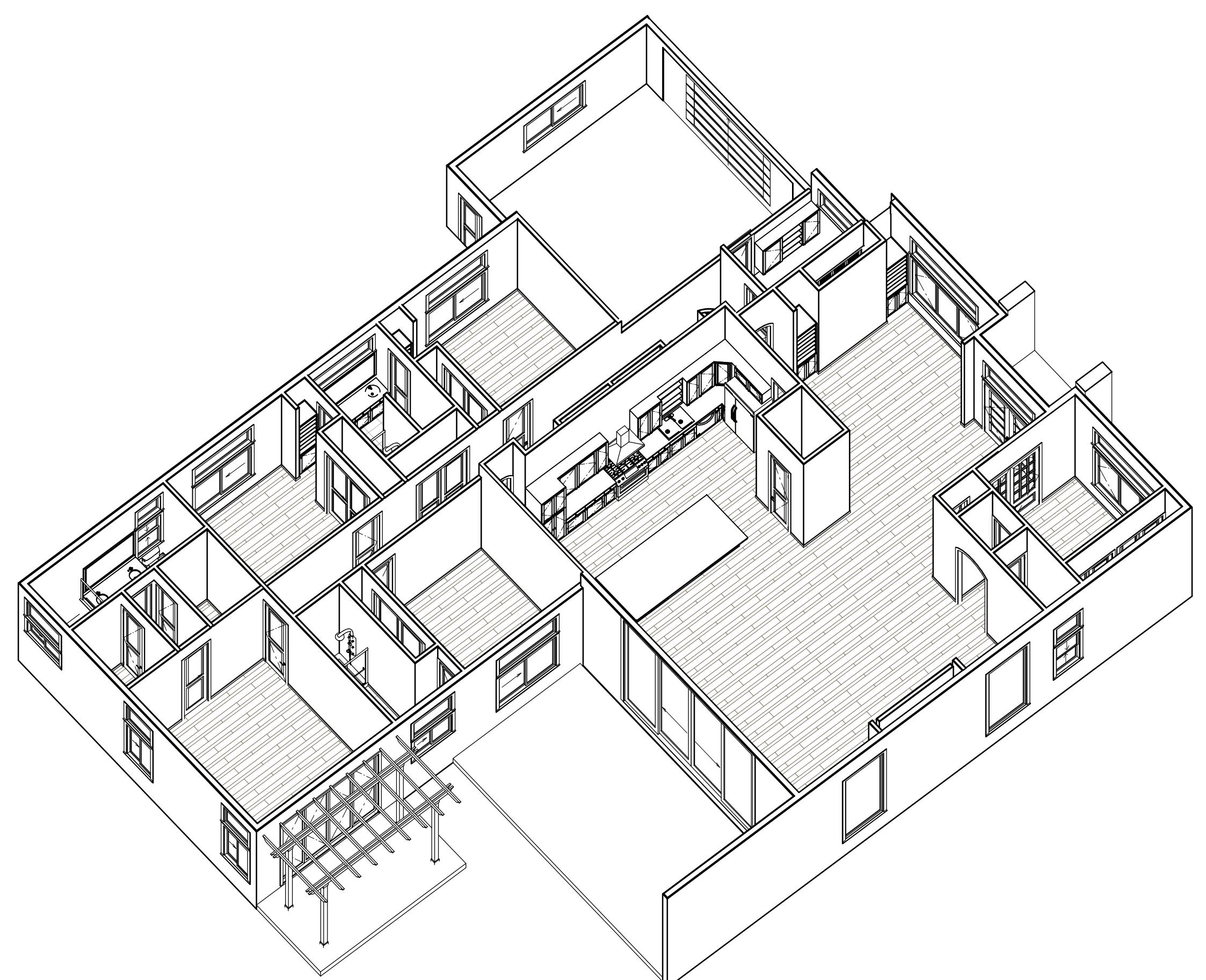
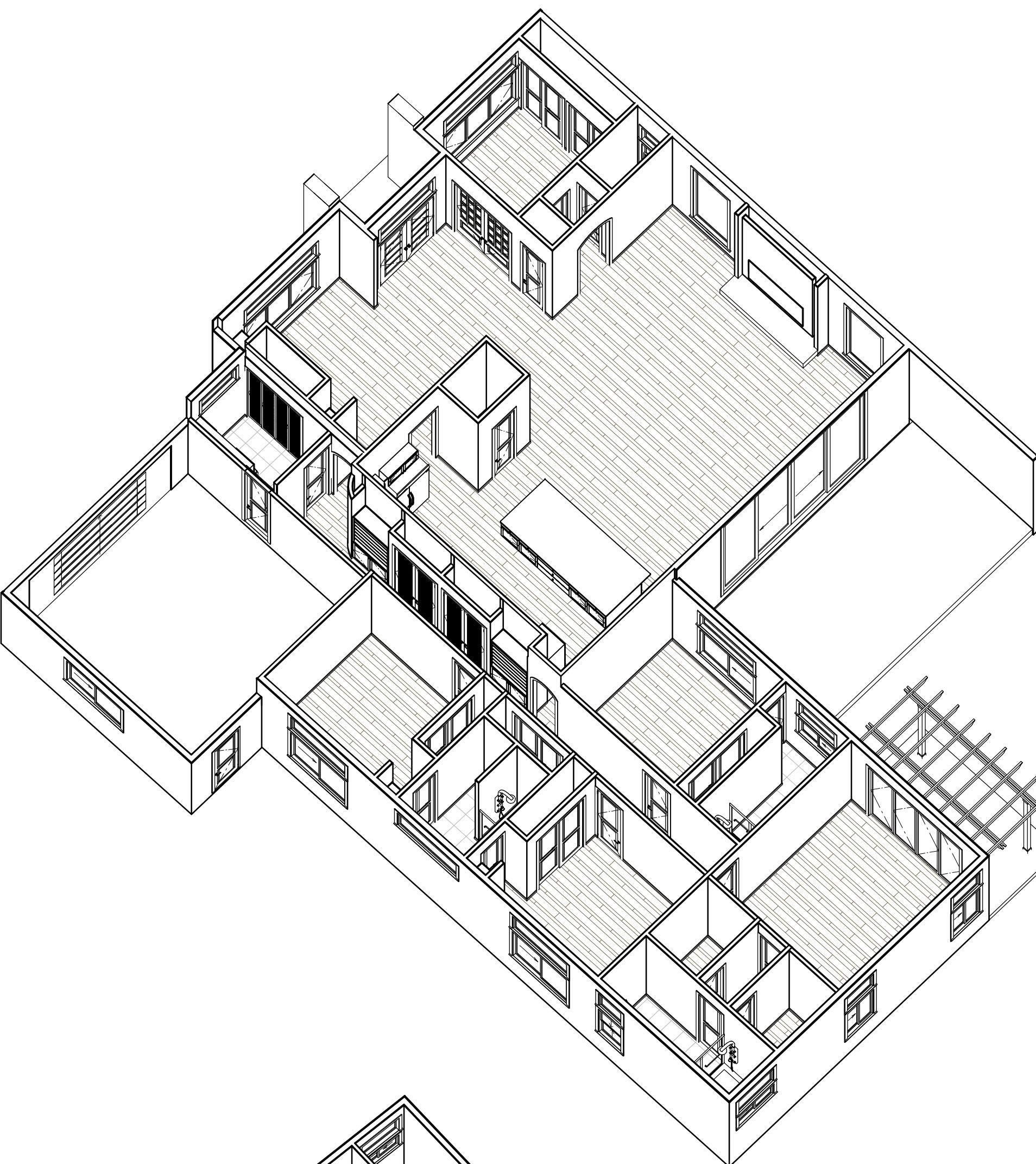
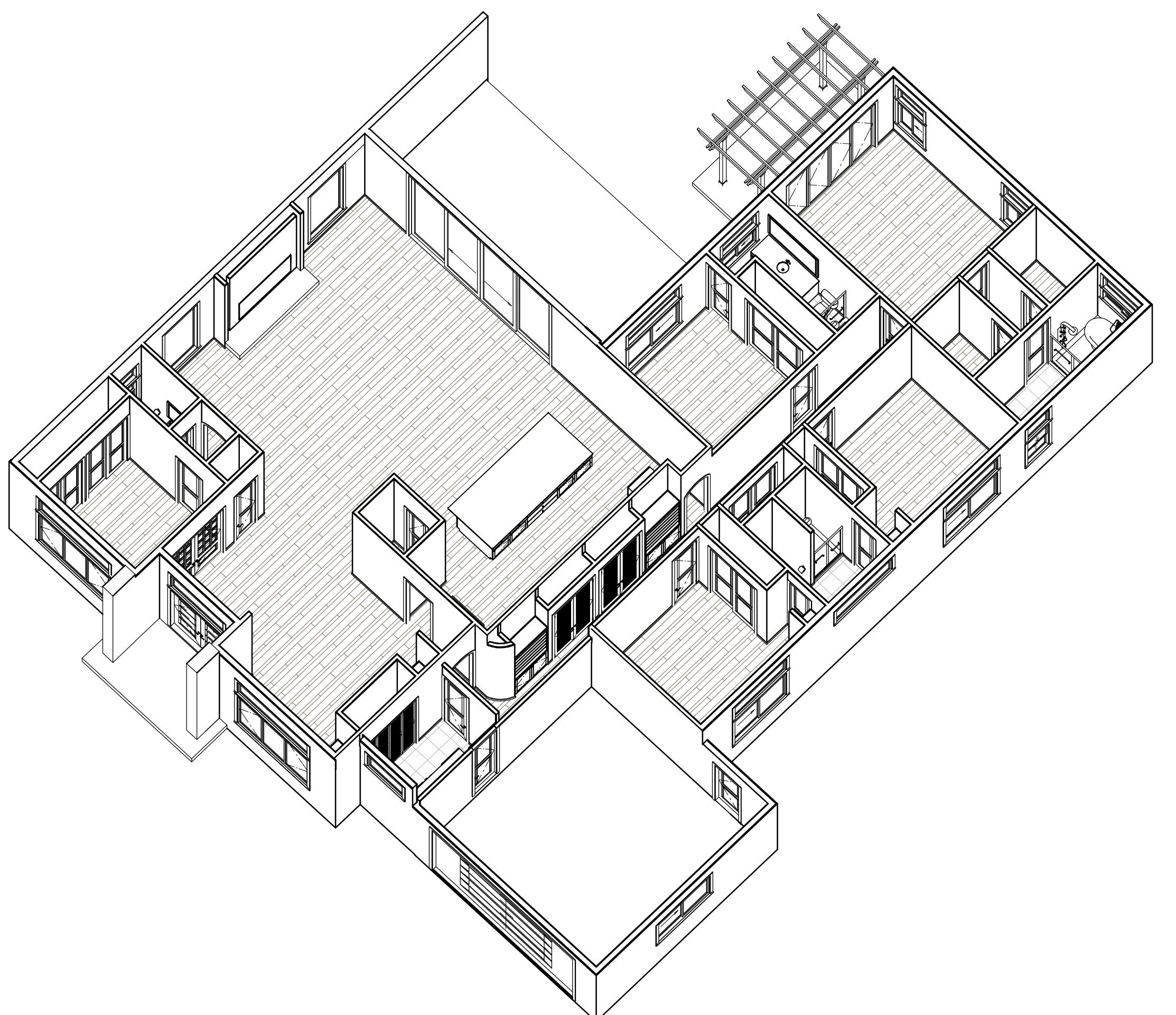
SHEET PERSPECTIVES

SCALE

DATE 08-08-2025

PRJ.No. \_\_\_\_\_

**A\_1.2**



PERSPECTIVES

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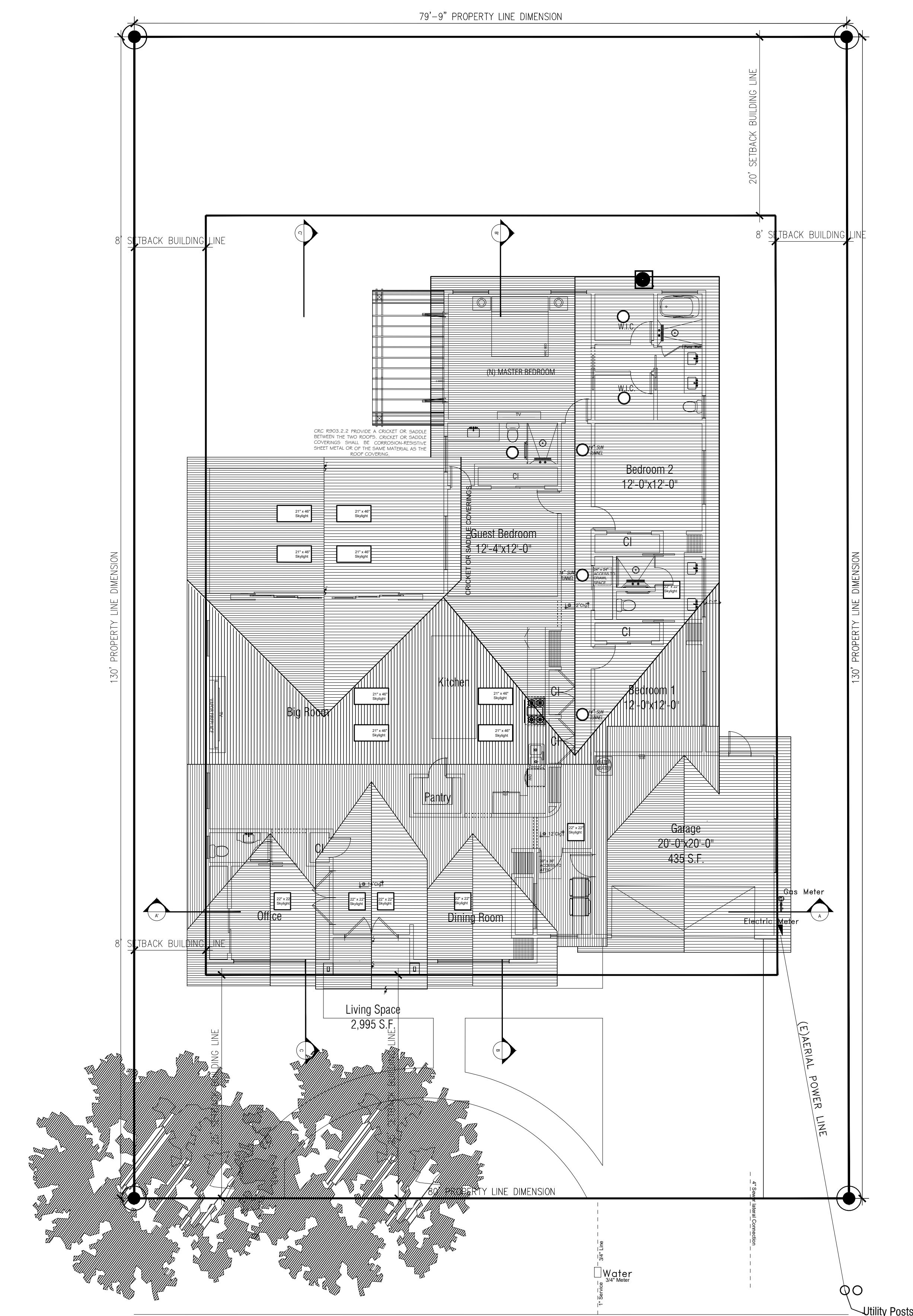
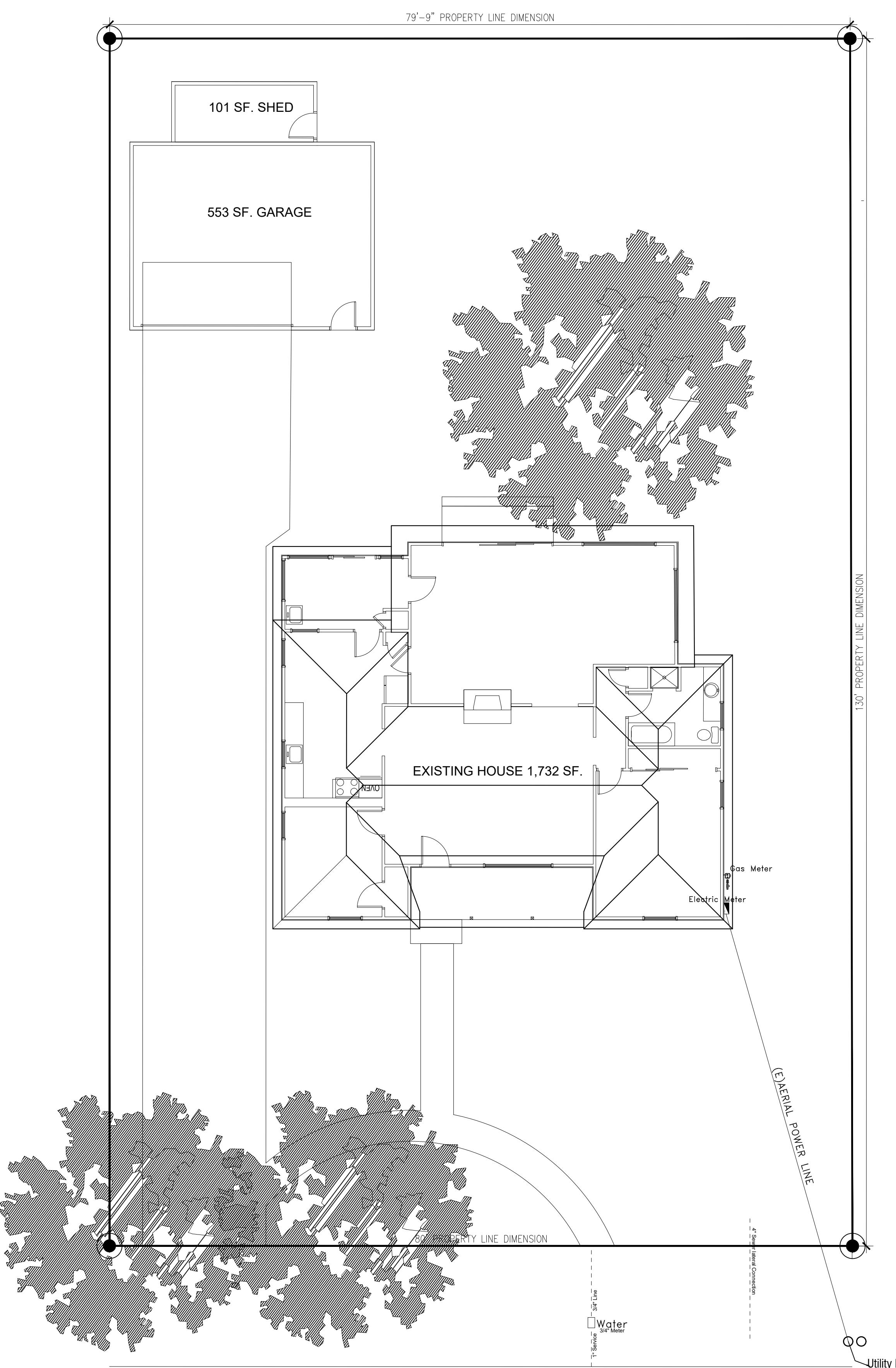
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# NEW HOUSE 106 LITTLEFIELD LN. LOS GATOS 95032

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SCALE	
DATE	08-08-2025

## A\_1.3



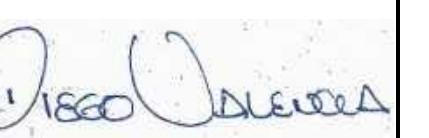
# (E) & (N) R O O F L I N E

1/8"

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## NEW HOUSE

16706 LITTLEFIELD LN.  
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REVISIONS: \_\_\_\_\_

SHEET PERSPECTIVES

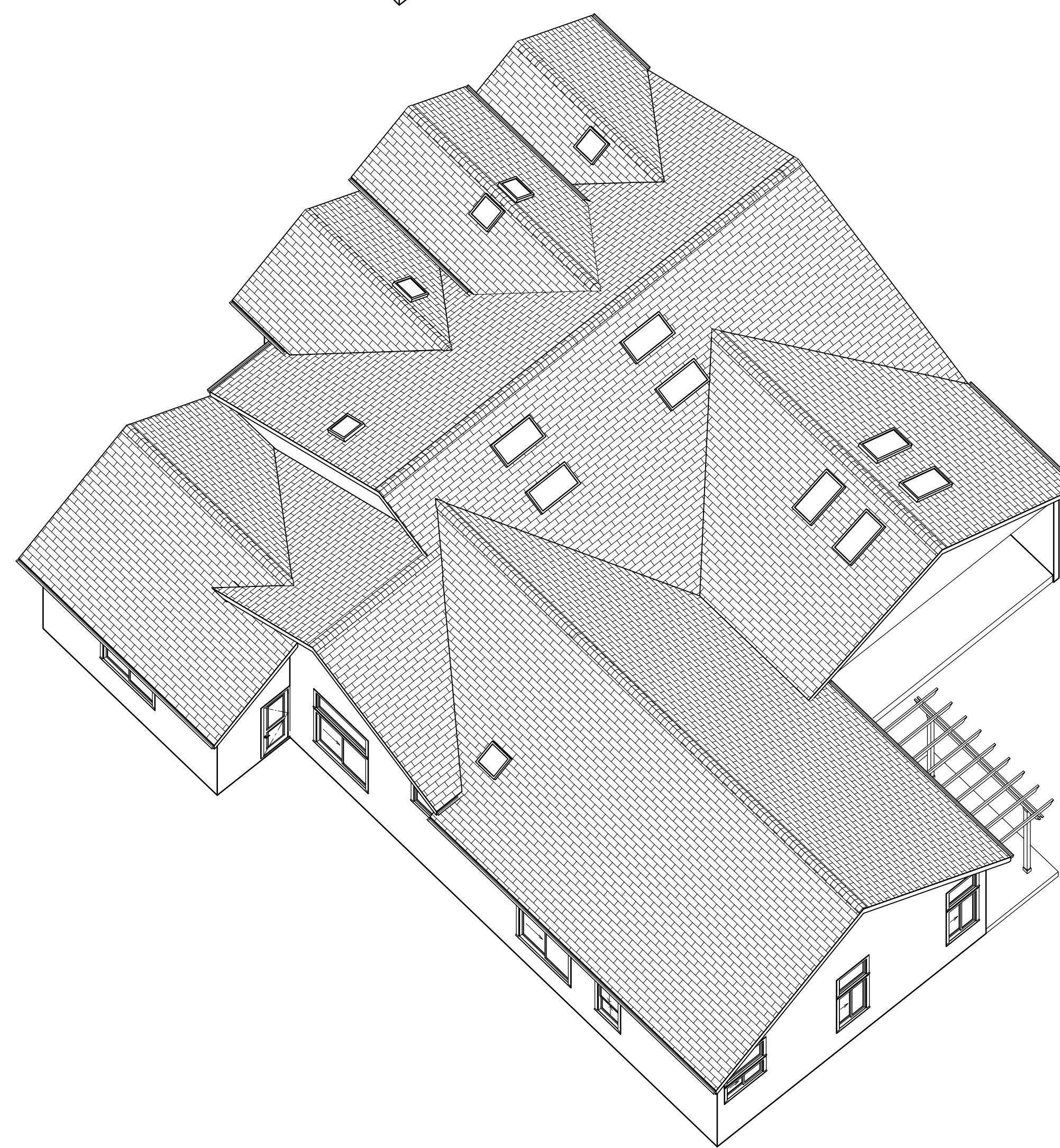
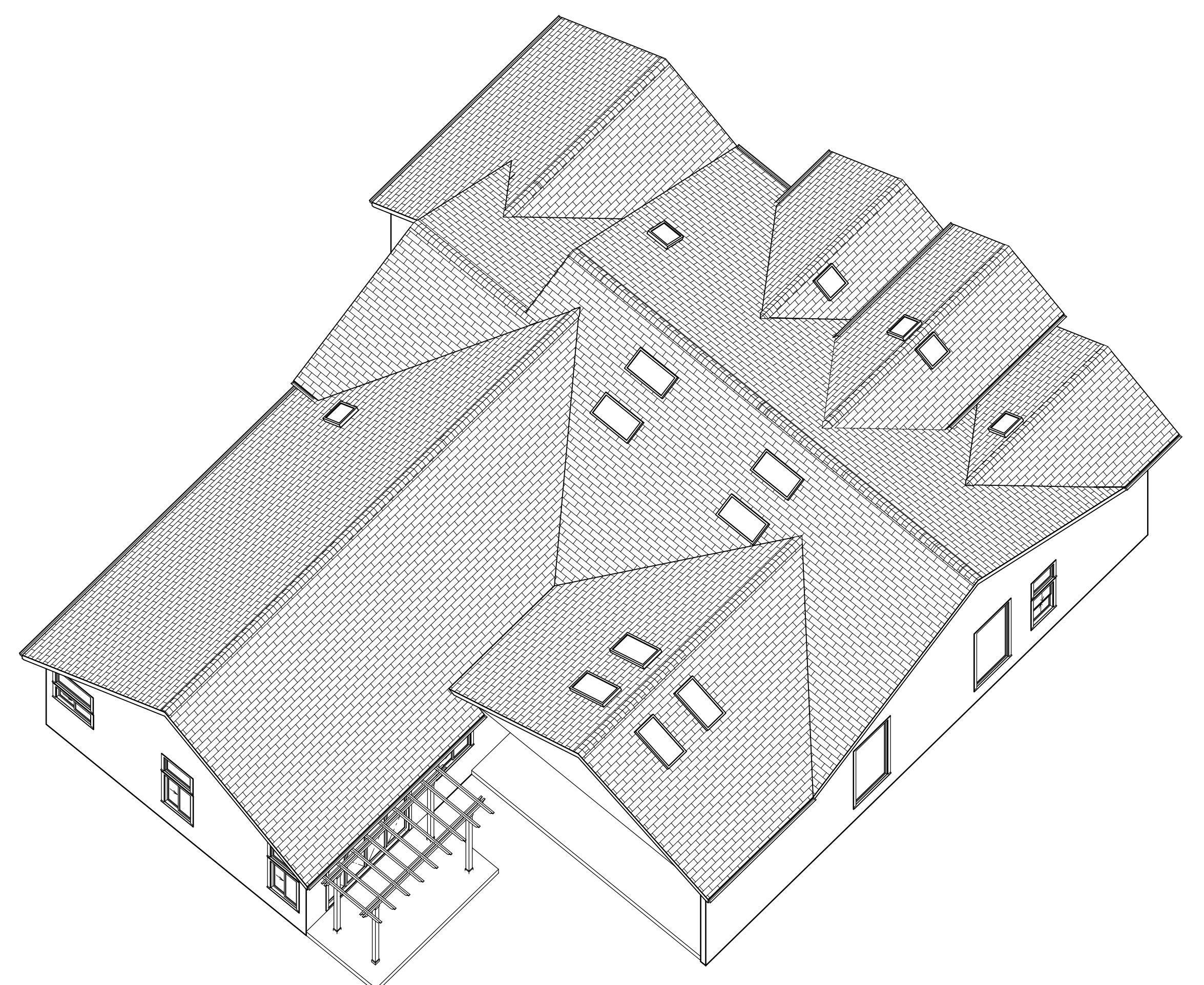
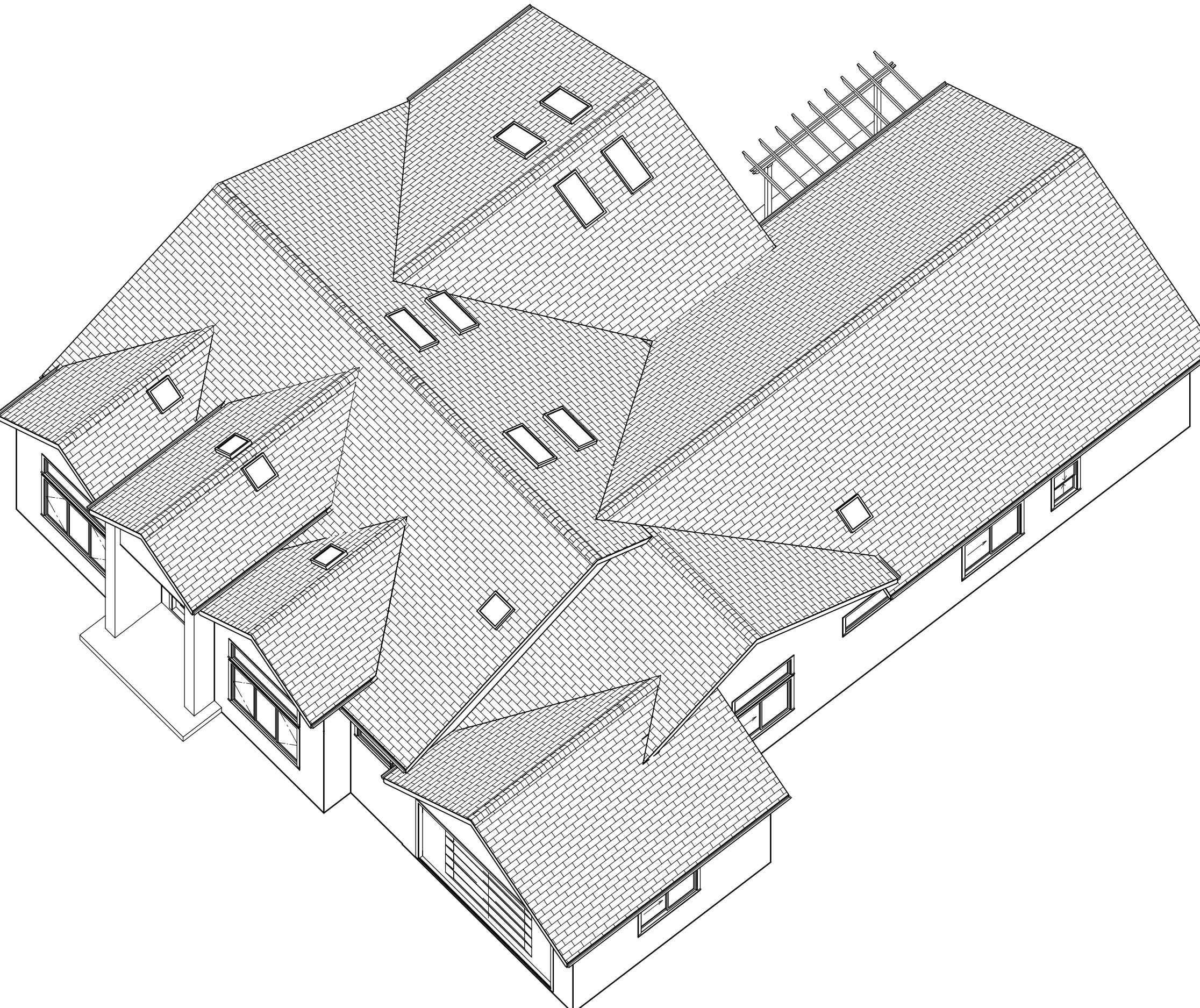
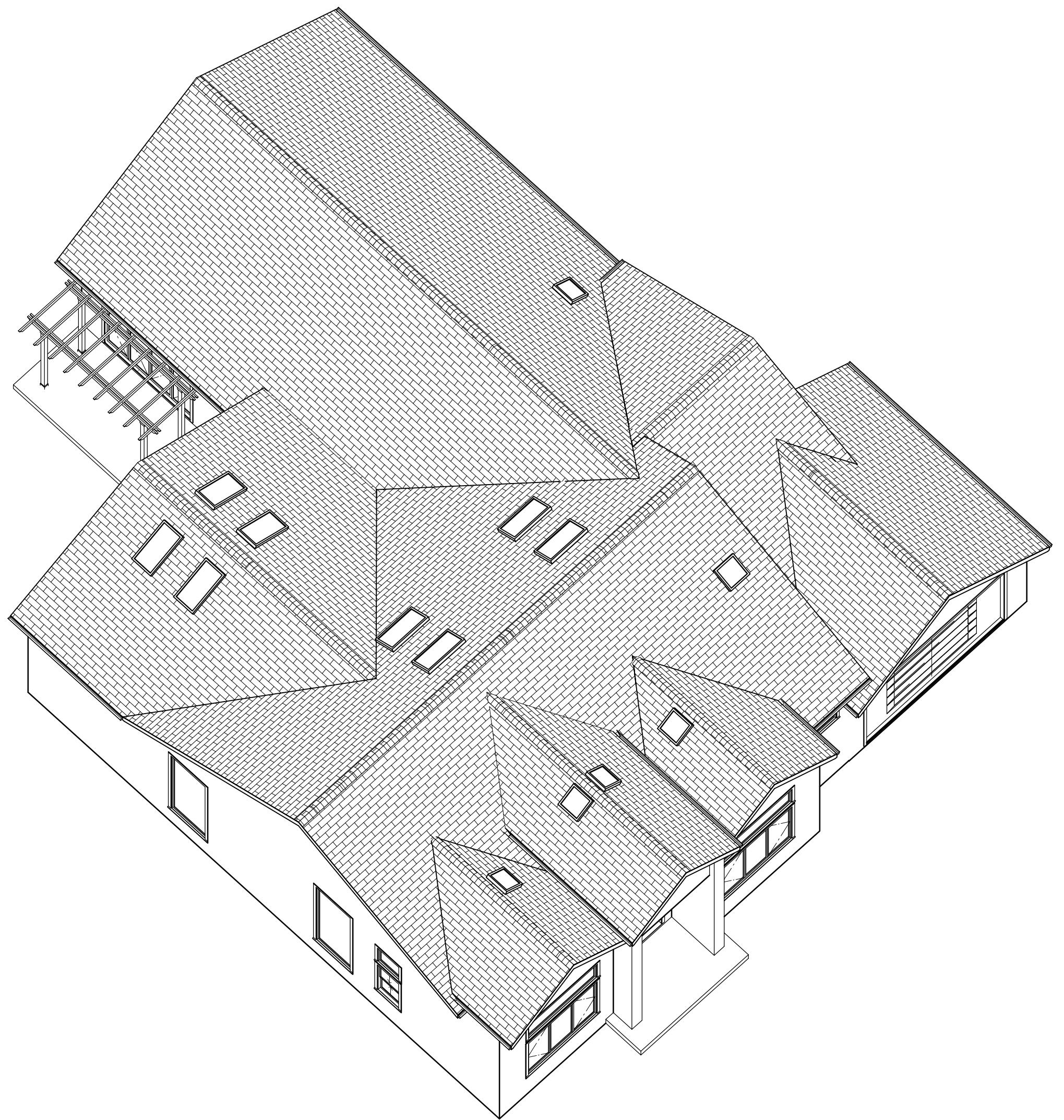
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DATE 08-08-2025

PRJ.No. \_\_\_\_\_

**A\_1.4**

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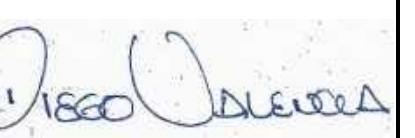


PERSPECTIVES

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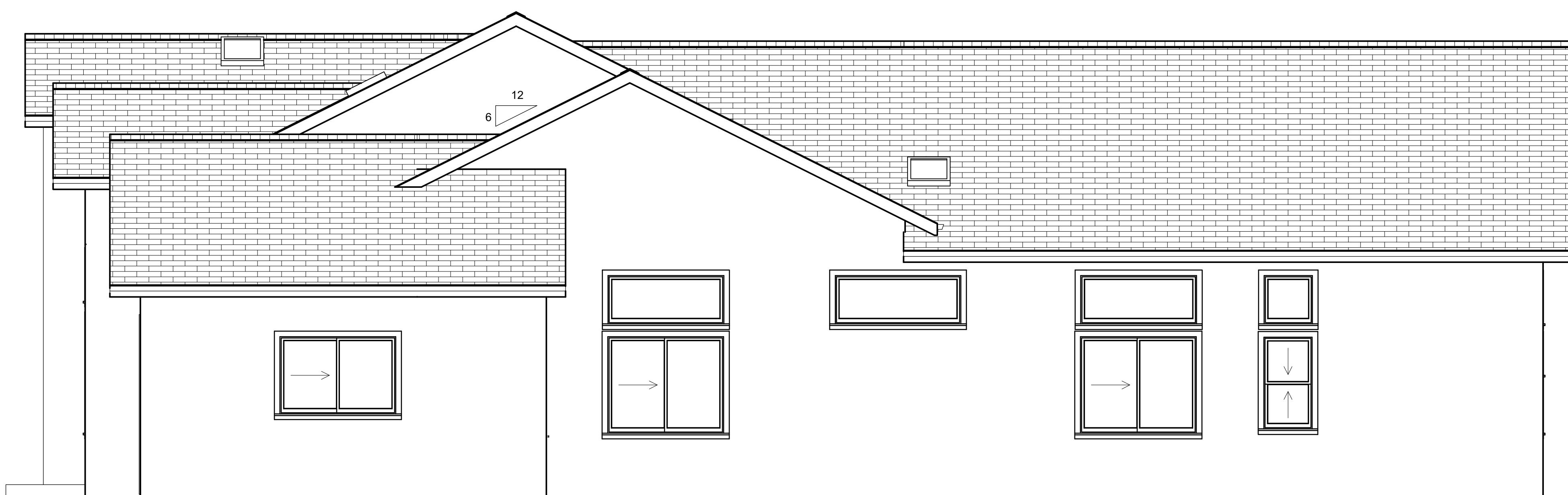
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DATE 08-08-2025  
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**A\_1.5**



NEW FRONT ELEVATION



NEW RIGHT ELEVATION

## BATHROOM PERMIT REQUIREMENTS

FOLLOWING IS A LISTING OF THE GENERAL REQUIREMENTS BASED ON THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN), AND 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS. CONTACT THE BUILDING SAFETY DIVISION FOR ANY QUESTIONS OR ADDITIONAL INFORMATION, INCLUDING REQUIREMENTS FOR NEW/ALTERED PLUMBING OR MECHANICAL (EXHAUST HOOD).

1. THE MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120° F. THE WATER-FILLER VALVE IN BATHTUBS/WHIRLPOOLS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120° F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS. (CPC 408.3, 409.4)
2. NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM. (CPC 408.5, 408.6)
3. SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NON-ABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (CBC 1210 AND CRC R307.2)
4. HYDRO-MASSAGE TUBS (I.E. JACUZZI TUBS) SHALL HAVE ACCESS TO THE MOTOR, BE SUPPLIED BY A GFCI PROTECTED DEDICATED CIRCUIT, AND BE LISTED BY A RECOGNIZED TESTING AGENCY (I.E. UL). ALL METAL CABLES, FITTINGS, PIPING, OR OTHER METAL SURFACES, WITHIN 5 FEET OF THE INSIDE WALL OF THE HYDRO-MASSAGE TUB SHALL BE PROPERLY BONDED. HYDRO-MASSAGE TUBS SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE. (CEC 680.70)
5. UNDERLayment MATERIAL USED AS BACKERS FOR WALL TILE OR SOLID SURFACE MATERIAL IN BATHROOM REMODEL SHALL BE EITHER GLASS MAT/FIBER-REINFORCED GYPSUM BACKING PANELS (I.E. DENSSHIELD, DENS ARMOR PLUS), NON-ASBESTOS FIBER-CEMENT/FIBER MAT BACK BOARD (I.E. HARDIBACKER, CEMENT BOARD). ALL MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. WATER-RESISTANT GYPSUM BOARD (I.E. PURPLE BOARD) MAY BE USED WHEN ATTACHED DIRECTLY TO STUDS, OVERLAYERED WITH MINIMUM GRADE B BUILDING PAPER AND WIRE LATH. TILE SHALL BE ATTACHED TO THE WIRE LATH. (CBC 2509 AND CRC R702.4)
7. SHOWER FLOORS SHALL BE LINED WITH AN APPROVED SHOWER PAN OR AN ON-SITE BUILT WATERTIGHT APPROVED LINING (I.E. HOT MOP). ON-SITE BUILT SHOWER LININGS SHALL EXTEND A MINIMUM OF 3 INCHES VERTICALLY UP THE WALL AND SHALL BE SLOPED  $\frac{1}{4}$ " PER FOOT TO WEEP HOLES. (CPC 408.7)
8. A CURB IS REQUIRED AT A SHOWER, IT SHALL BE A MINIMUM OF 1 INCH ABOVE THE SHOWER FLOOR AND BETWEEN 2 INCHES AND 9 INCHES ABOVE THE TOP OF THE DRAIN. A WATERTIGHT NAILING FLANGE THAT EXTENDS A MINIMUM OF 1 INCH HIGH SHALL BE INSTALLED WHERE THE SHOWER FLOOR MEETS THE VERTICAL SURFACE OF THE SHOWER COMPARTMENT. THE FINISHED FLOOR OF THE SHOWER COMPARTMENT SHALL BE UNIFORMLY SLOPED BETWEEN  $\frac{1}{4}$ " AND  $\frac{1}{2}$ " PER FOOT TOWARDS TO THE DRAIN. (CPC 408.5)

## WATER CLOSET REQUIREMENTS

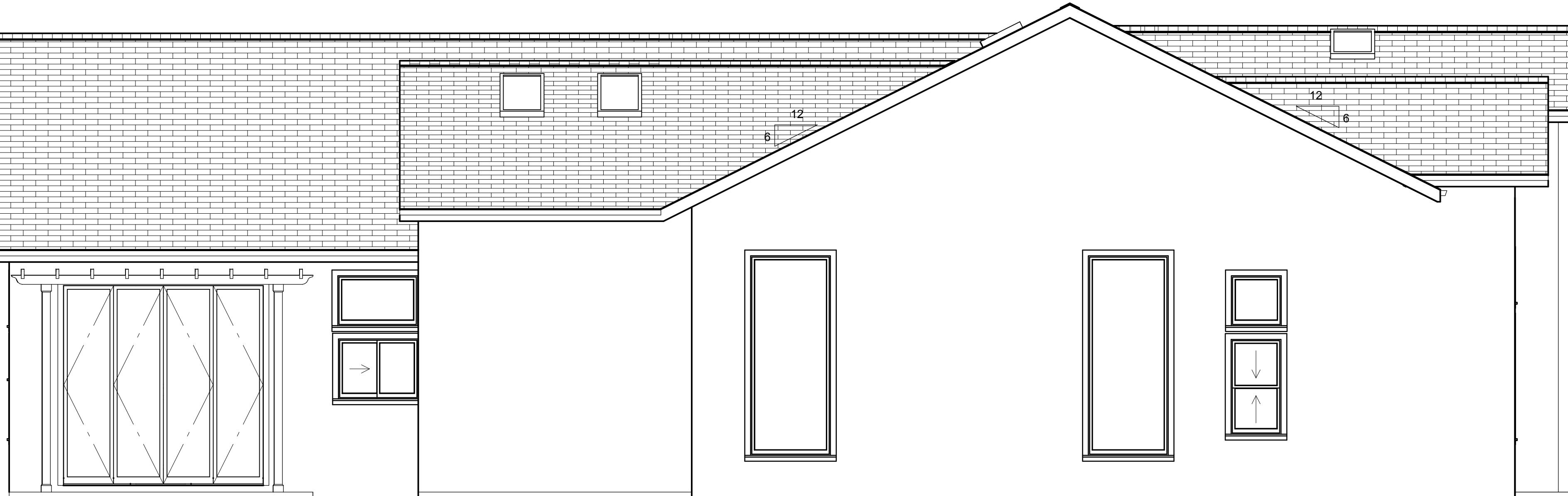
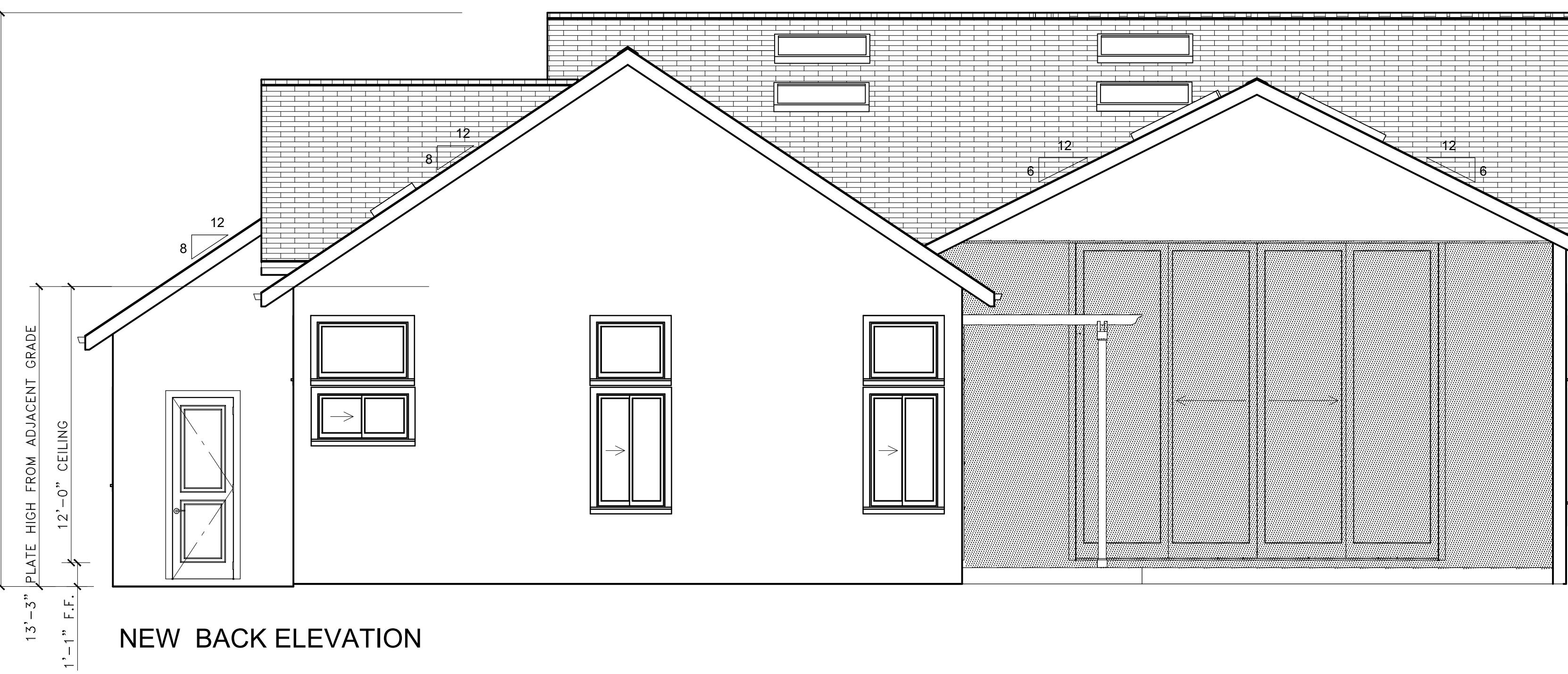
9. THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (CPC 402.5)
10. WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2)

## TEMPERED GLAZING (CBC 2406.4, 2403.1 AND CRC 308.1, R308.4)

11. TEMPERED GLAZING SHALL BE INSTALLED IN THE LOCATIONS LISTED BELOW. TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ACID ETCHED, CERAMIC FIRED, LASER ETCHED, OR EMBOSSED).
12. WITHIN A PORTION OF WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET.
13. WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
14. GLAZING ON THE HINGE-SIDE OF AN IN-SWINGING DOOR THAT IS INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE DOOR.

## ELECTRICAL AND LIGHTING REQUIREMENTS

15. ALL RECEPTACLES SHALL BE GFCI PROTECTED AND TAMPER-RESISTANT (TR). IF ANY NEW/ADDITIONAL OUTLETS ARE INSTALLED, THE BATHROOM SHALL HAVE A DEDICATED 20-AMP CIRCUIT. (CEC 210.8, 210.11, 406.12)
16. EXHAUST FANS WITH A MINIMUM VENTILATION RATE OF 50 CFM ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS. (CEES 150.0(K), 150.0(O))
17. LIGHTING FIXTURES LOCATED WITHIN 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. (CEC 410.10)
18. ALL INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY.
19. IN EACH BATHROOM, LAUNDRY ROOM, UTILITY ROOM, AND GARAGE, AT LEAST ONE LIGHT FIXTURE SHALL BE CONTROLLED BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 20 MINUTES AFTER THE ROOM IS VACATED. ALL OTHER LIGHT FIXTURES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER.
20. ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2019 (JA8-2019-E FOR SEALED LENS OR RECESSED FIXTURE). SCREW BASE BULBS ARE PERMITTED, EXCEPT IN RECESSED LIGHTING FIXTURES.
21. RECESSED LIGHTING SHALL BE LISTED AS IC (ZERO CLEARANCE TO INSULATION) AND AT (AIR TIGHT), BE SEALED/CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING, SHALL NOT CONTAIN A SCREW BASE SOCKET, AND CONTAIN BULBS MARKED WITH JA8-2019-E EFFICIENCY LABEL. (CEES 150.0(K))



NEW LEFT ELEVATION

# A

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A\_1.6

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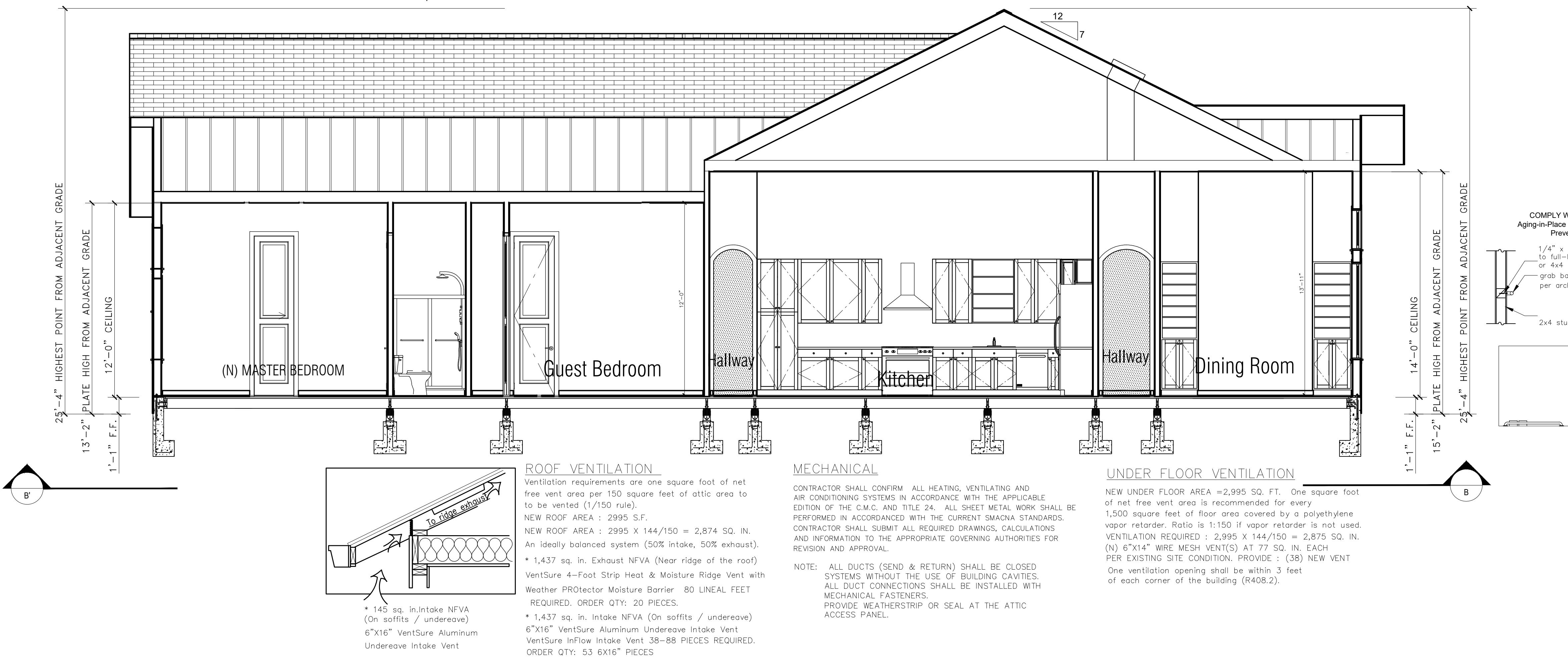
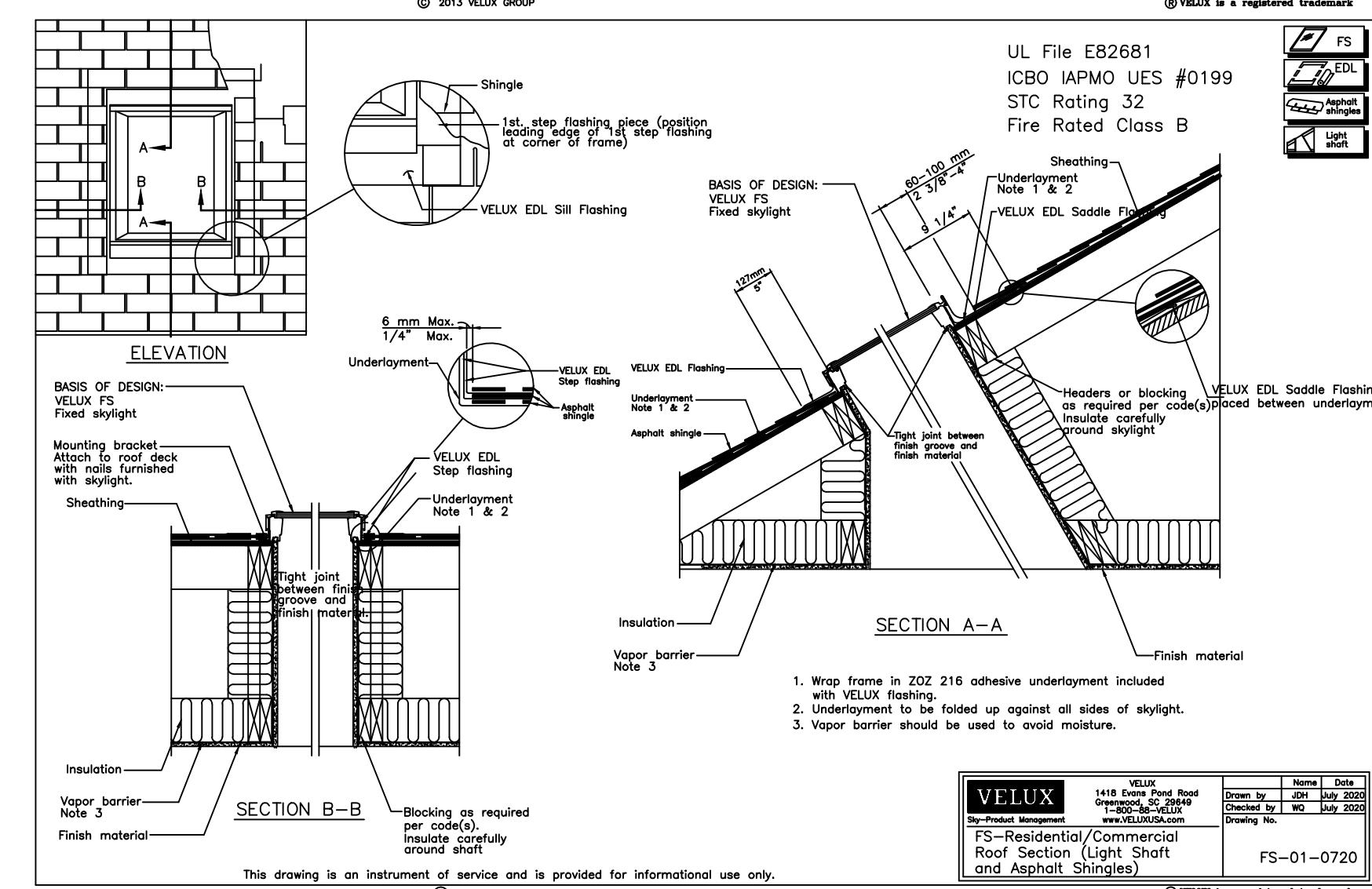
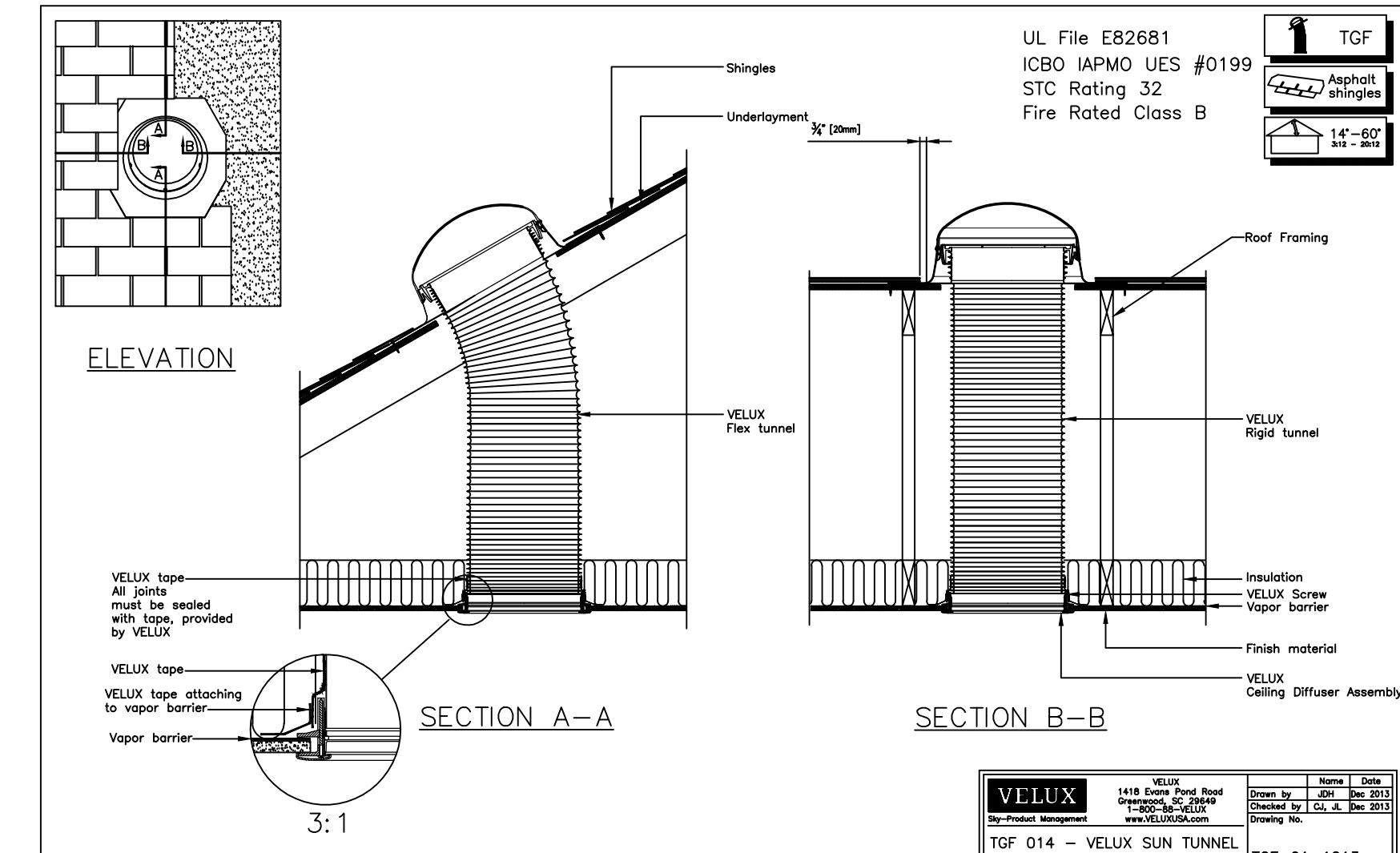
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(N) SECTIONS

1/4" 1

PLUMBING -KITCHEN OR BATHROOM PERMIT REQUIREMENTS  
DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

## 4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE SECTIONS 4.303.1.1, 4.303.1.2, 4.303.1.3, AND 4.303.4.4.

NOTE: ALL NONCOMPLIANT PLUMBING FIXTURES IN ANY RESIDENTIAL REAL PROPERTY SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY, OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT. SEE CIVIL CODE SECTION 1101.1, ET SEQ., FOR THE DEFINITION OF A NONCOMPLIANT PLUMBING FIXTURE, TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES.

4.303.1.1 WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

4.303.1.2 URINALS. THE EFFECTIVE FLUSH VOLUME OF WALL MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME OF ALL OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

## 4.303.1.3 SHOWERHEADS.

4.303.1.3.1 SINGLE SHOWERHEAD. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

## 4.303.1.4 FAUCETS.

4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS. THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

4.303.1.4.3 METERING FAUCETS. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE.

4.303.1.4.4 KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

4.303.3 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.

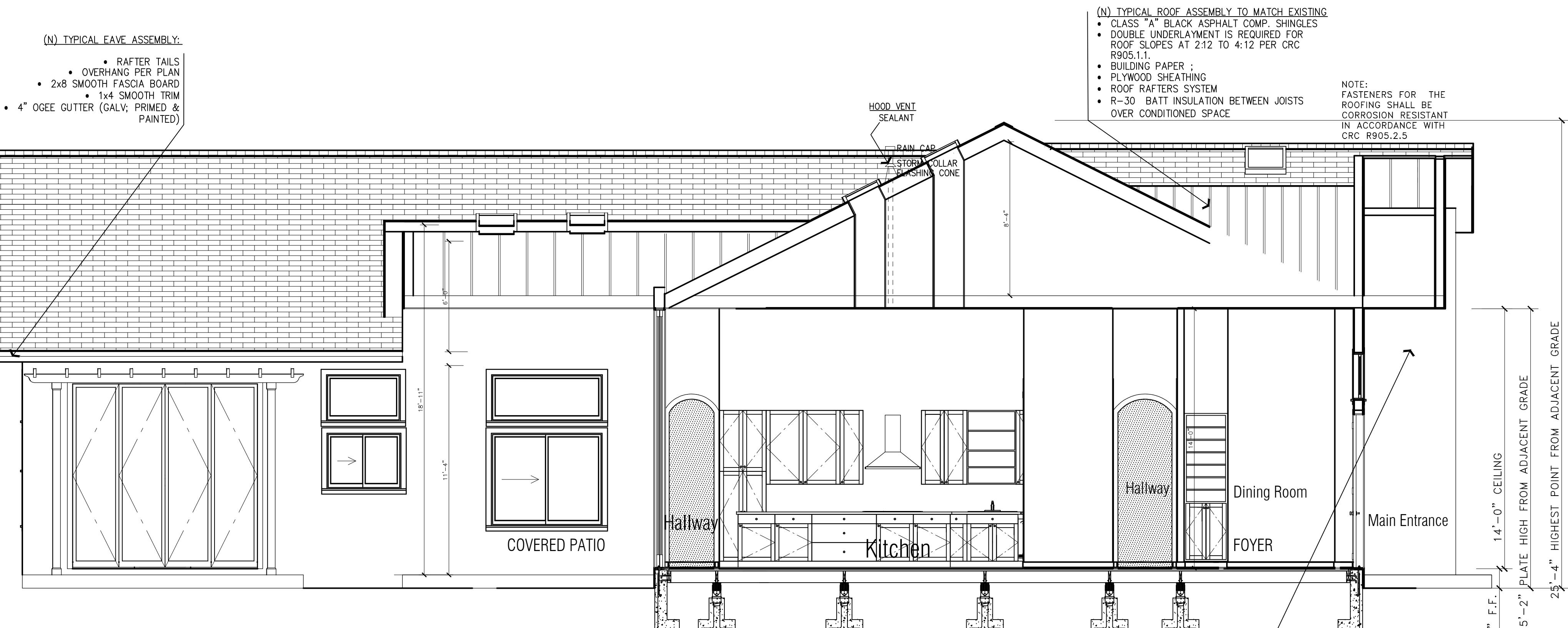
## NOTES PER CITY REQUIREMENTS:

1o. KITCHEN EXHAUST AT 100 CFM MIN.

2o. LAUNDRY ROOM: PROVIDE 4" DRYER VENT AND VENT TO THE ROOF EXTERIOR.

3o. TAMPER RESISTANT RECEPTACLES FOR ALL 15 & 20 AMP THE KITCHEN COUNTER TOPS, APPLIANCE CIRCUITS AND KITCHEN ISLAND RECEPTACLES.

4o. PLUMBING GENERAL NOTES. THE MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120° F. CPC 408.3.2



DETAILS FOR EXTERIOR PLASTER/STUCCO:  
 1) WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTANT, VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER (R703.7.3)  
 2) PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL NOT BE LESS THAN TWO COATS WHEN APPLIED OVER MASONRY CONCRETE OR PRESTRESS PRESERVATIVE-TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING (R703.7.2).  
 3) A MINIMUM 26 GA. GALVANIZED CORROSION-RESISTANT WEEP SCREEN WITH (R703.7.2.1)  
 1) A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT THE EXTERIOR WALLS.  
 2) SCREEN SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.

NOTE 1: ALL RECEPTACLES SERVING THE KITCHEN COUNTER TOPS SHALL BE GFCI/AFCI

PROTECTED AND TAMPER RESISTANT. CEC 210.8(A)(6), 210.12(A) AND 406.12

NOTE 2: RECESSED LIGHTS SHALL ALSO BE ACCESSIBLE FROM BELOW THE CEILING, AND

JA8 COMPLIANT. CA ENERGY CODE 150.0(K)1C

## HEAT PUMP WATER HEATER READY:

PROVIDE WITHIN 3 FEET OF EACH WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS: INSTALL A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT. IN ADDITION, ALL OF THE FOLLOWING: (I) BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND (II) A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT AND LABELED WITH THE WORDS "FUTURE 240V USE". (ENERGY CODE §150.0(N)).

## OUTDOOR LIGHTING:

ALL NEW OUTDOOR LIGHTING ATTACHED TO BUILDING MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC FUNCTION OF ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES: (1) PHOTOCONTROL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR (2) ASTRONOMICAL TIME CLOCK CONTROL. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS.

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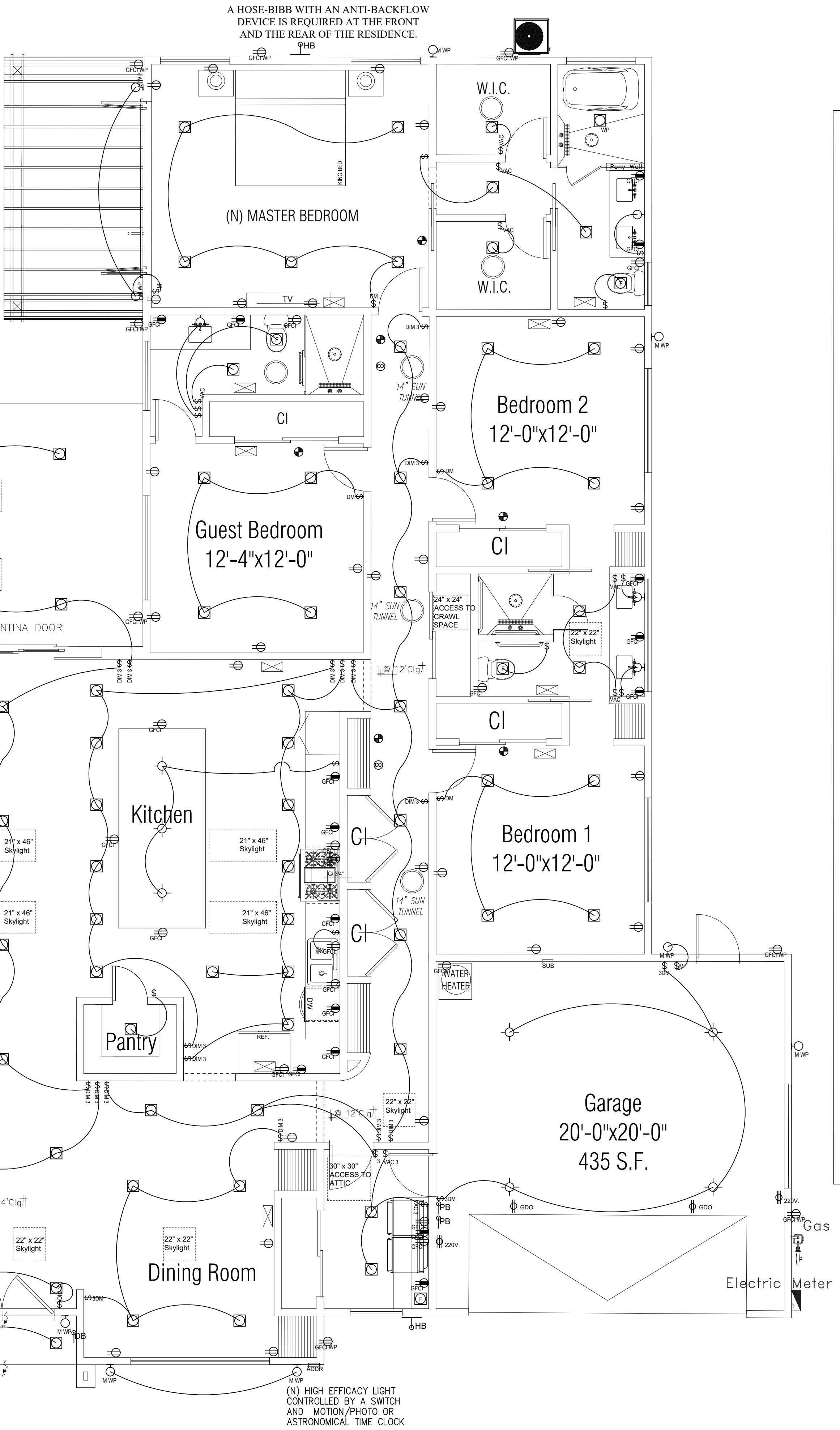
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## KITCHEN PERMIT REQUIREMENTS

FOLLOWING IS A LISTING OF THE GENERAL REQUIREMENTS BASED ON THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN), AND 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS. CONTACT THE BUILDING SAFETY DIVISION FOR ANY QUESTIONS OR ADDITIONAL INFORMATION, INCLUDING REQUIREMENTS FOR NEW/ALTERED PLUMBING OR MECHANICAL (EXHAUST HOOD).

### GENERAL ELECTRICAL REQUIREMENTS

1. RECEPTACLES SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS: (CEC 210.8, 210.12, 210.23, 210.52, 406.12)
2. GFCI PROTECTION SHALL BE PROVIDED FOR ALL COUNTERTOP RECEPTACLES, RECEPTACLES WITHIN 6 FEET OF A SINK (INCLUDING BELOW COUNTER AND BEHIND AN APPLIANCE), AND FOR RECEPTACLES SUPPLYING DISHWASHERS. THE RESET BUTTON FOR GFCI RECEPTACLES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION (I.E. NOT BEHIND AN APPLIANCE).
3. ALL OUTLETS AND DEVICES (I.E. RECEPTACLES, LIGHTING, HOODS, ETC.) IN THE KITCHEN SHALL BE AFCI PROTECTED AND TAMPER-RESISTANT (TR).
4. RECEPTACLES SHALL BE PROVIDED AT ALL COUNTERTOP AREAS WITH A MINIMUM DIMENSION OF 12 INCHES.
5. COUNTERTOP RECEPTACLES SHALL BE LOCATED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM A RECEPTACLE.
6. COUNTERTOP RECEPTACLES SHALL BE LOCATED NO MORE THAN 20 INCHES ABOVE THE COUNTERTOP.
7. ISLANDS/PENINSULAS SHALL HAVE AT LEAST ONE RECEPTACLE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
8. ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH A 40- OR 50-AMP BRANCH CIRCUIT.
9. KITCHEN RECEPTACLES SHALL BE SUPPLIED BY CIRCUITS MEETING ALL OF THE FOLLOWING REQUIREMENTS: (CEC 210.11, 210.52, 422.16)
10. COUNTERTOP RECEPTACLES SHALL BE SUPPLIED BY A MINIMUM OF TWO 20-AMP BRANCH CIRCUITS.
11. A DEDICATED CIRCUIT IS REQUIRED FOR CORD AND PLUG CONNECTED RANGE EXHAUST HOODS. SEPARATE CIRCUITS MAY BE REQUIRED FOR THE GARBAGE DISPOSAL, DISHWASHER, AND BUILT-IN MICROWAVE BASED ON THE MANUFACTURER'S REQUIREMENTS AND THE MOTOR RATING.
12. ANY NEW RECEPTACLES ADDED IN THE DINING AREA, BREAKFAST ROOM, PANTRY, OR SIMILAR AREA SHALL BE SUPPLIED BY A 20-AMP CIRCUIT, THE COUNTERTOP CIRCUITS MAY BE USED TO SUPPLY THESE AREAS.
13. THE EXISTING ELECTRICAL PANEL MAY NEED TO BE UPGRADED, OR A SUB-PANEL ADDED, IF THE REQUIREMENTS ABOVE CANNOT BE ACCOMMODATED.
14. LIGHTING EFFICIENCY(CEES 150.0(K))
15. ALL LIGHTING FIXTURES SHALL BE CONTROLLED BY EITHER A DIMMER SWITCH OR BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED.
16. UNDER CABINET LIGHTING SHALL BE ON A SEPARATE SWITCH FROM ANY OTHER LIGHTING.
17. ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2022 (JA8-2022-E FOR SEALED LENS OR RECESSED FIXTURE). SCREW BASE BULBS ARE PERMITTED, EXCEPT IN RECESSED LIGHTING FIXTURES.
18. RECESSED LIGHTING SHALL BE LISTED AS IC (ZERO CLEARANCE TO INSULATION) AND AT (AIR TIGHT), BE SEALED/CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING, SHALL NOT CONTAIN A SCREW BASE SOCKET, AND CONTAIN BULBS MARKED WITH JA8-2022-E EFFICIENCY LABEL.
19. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E. DRYERS, BATH AND UTILITY FANS, ETC.) MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS, OR ATTIC VENTS. CMC 504.5
20. RANGE HOOD TO BE LISTED AT HVI.ORG OR AHAM.ORG; MIN. 100 CFM IF UPDRAFT, MIN. 300 CFM IF DOWNDRAFT AND MAX. 3 SONES AT ONE OR MORE AIRFLOW SETTINGS  $\geq$ 100 CFM; NO SOUND LIMIT IF LOWEST FLOW RATE  $\geq$ 400 CFM.
21. EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR COMBINATION SHALL BE MECHANICALLY VEFOR HUMIDITY CONTROL AND THE MINIMUM LOCAL EXHAUST RATES SHALL BE 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION.
22. ALL PERMANENTLY INSTALLED HARD WIRED LIGHTING MUST BE HIGH EFFICACY LUMINARIES
23. PROVIDE (1) 20 AMP CIRCUIT FOR BATHROOM OUTLETS AND (1) 30 AMP /220V OUTLET @ LAUNDRY ROOM/ IF DRYER IS ELECTRIC.
24. ALL 125 VOLT, 15AMP AND 20 AMP OUTLETS SHALL BE LISTED TEMPERED-RESISTANT RECEPTACLES / PER CEC 406.11



### LEGEND

- DUPLEX CONVENIENCE RECEPTACLE GFCI, 120 V, +15" TO BOTTOM OF OUTLET TYP U.O.N.
- DUPLEX CONVENIENCE RECEPTACLE GFCI, 120 V, +8" ABOVE COUNTER, U.O.N.
- OUTLET ABOVE FOR GARAGE DOOR OPENER
- DATA / T.V. OUTLET +12" TYP U.O.N.
- 220V DUPLEX CONVENIENCE RECEPTACLE 120 V, +15" TO BOTTOM OF OUTLET TYP U.O.N. ALL RECEPTACLES MUST BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI)
- ELECTRICAL SUB PANEL
- PUSH BUTTON FOR GARAGE DOOR OPENER
- PUSH BUTTON FOR DOOR BELL
- ILLUMINATED ADDRESS SIGN
- SUPPLY DUCT
- SINGLE POLE SWITCH +44" TYP U.O.N.
- WALL MOUNTED LIGHT FIXTURE
- CEILING SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- LIGHT EXHAUST FAN UNIT, WITH HUMIDISTAT CONTROL FOR FAN, EACH FUNCTION SWITCHED SEPARATELY
- TRACK MONORAIL LIGHTING TO BE SELECTED BY OWNER, INSTALLED BY CONTRACTOR
- RECESSED 4" LED CEILING LIGHT FIXTURE
- RECESSED LIGHTING AS AT IC RATED, LISTED SAB-2022-E LUMINARIES. RECESSED LIGHTS THAT AREN'T IN HALLWAYS AND AREN'T IN CLOSETS >70 S.F. TO BE ON DIMMERS
- CEILING LIGHT FIXTURE WITH PULL CORD
- VACANCY SENSOR SWITCH
- SWITCH WITH DIMMER
- 3 WAY SWITCH
- WALL MOUNTED FLOOR LIGHT FIXTURE
- UNDER CABINET LIGHT FIXTURE
- EXTERIOR WEATHER PROOF WALL LIGHT FIXTURE
- EXTERIOR WEATHER PROOF FLOOR LIGHT FIXTURE
- GAS
- SMOKE DETECTOR W/ 110V POWER SOURCE (W/BATTERY BACKUP) INTERCONNECTED
- CARBON MONOXIDE DETECTOR W/ 110V POWER SOURCE (W/BATTERY BACKUP) AS PER 2022 C.R.C. INTERCONNECTED
- COMBO SMOKE/CARBON MONOXIDE DETECTOR W/ 110V POWER SOURCE (W/BATTERY BACKUP) AS PER 2022 C.R.C. INTERCONNECTED

\*CARBON MONOXIDE ALARMS ARE IN THE FOLLOWING LOCATIONS (BOTH IN THE SCOPE OF WORK AND OUTSIDE OF IT): CRC R315.3 A. IN THE IMMEDIATE VICINITY OF BEDROOMS, B. ON EVERY LEVEL OF A DWELLING, UNLESS INCLUDING BASEMENT. C. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED IN THIS BEDROOM.

\*TWO SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN THAT ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE SLOTS, RANGE HOODS, DISPOSALS, DISHWASHERS, OR MICROWAVES. THEY MAY ONLY SERVE THE REQUIRED COUNTERTOP/WALL OUTLETS AND THE REFRIGERATOR. CEC 210.11(C)(1) AND 210.52(B)(1).

\*A DEDICATED 20-AMP BRANCH CIRCUIT FOR THE LAUNDRY RECEPTACLE OUTLET (CEC 210.11(C)(2) AND 210.52(F)).

\*ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.12.

\*THE CALIFORNIA ENERGY CODE REQUIRES REPLACEMENT WINDOW TO MEET A MAXIMUM U-FACTOR OF 0.40 AND A MAXIMUM SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.35 FOR UP TO 75 S.F. OF REPLACEMENT FENESTRATION.

FOR REPLACEMENT FENESTRATION IN EXCESS OF 75 S.F. THE MAXIMUM U-FACTOR SHALL BE 0.30 AND THE MAXIMUM SHGC SHALL BE 0.23 PER CEC TABLE 150.1-A. NEW OR RELOCATED WINDOWS MUST MEET EITHER THE PRESCRIPTIVE APPROACH OR THE PERFORMANCE APPROACH OF THE T-24 ENERGY REGULATIONS.

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NEW HOUSE

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REVISIONS:

SHEET ELECTRICAL PLAN

SCALE

DATE 08-08-2025

PRJ.No.

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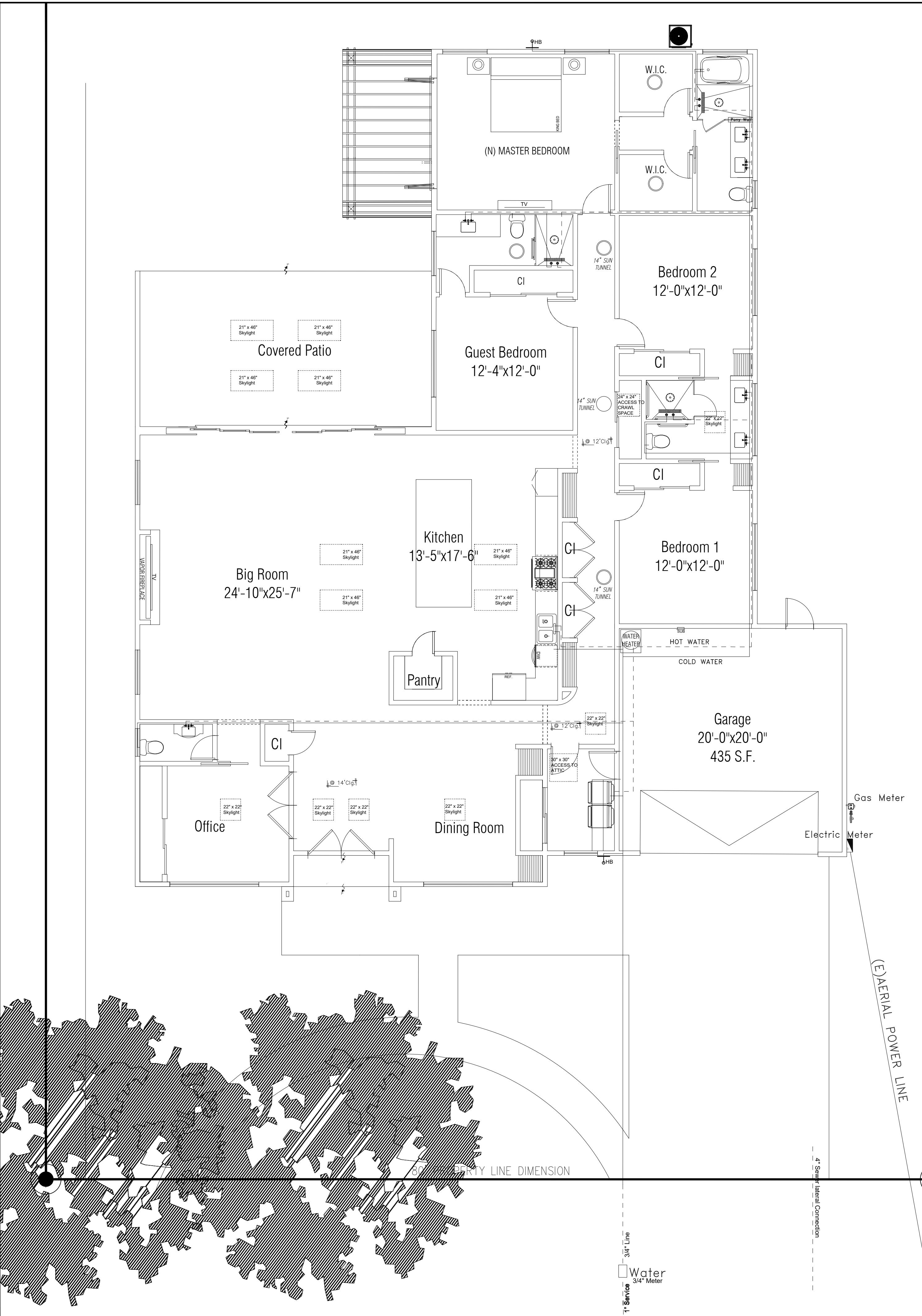
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SCALE	
DATE	08-08-2025
PRJ.No.	

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PLUMBING COLD & HOT WATER

130' PROPERTY LINE DIMENSION

(E) AERIAL POWER LINE

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DOOR SCHEDULE						
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O
	D01	100100	1	1	100100 L/R EX	122"X122 1/2"
	D02	160140	1	1	160140 L/R EX	194"X123"
	D04	22100	3	1	22100 L IN	28"X122 1/2"
	D05	22100	2	1	22100 R	53 1/4"X122 1/2"
	D06	23100	2	1	23100 L IN	28 1/2"X122 1/2"
	D07	23100	2	1	23100 R IN	28 1/2"X122 1/2"
	D08	24100	1	1	24100 L IN	24 3/4"X122 1/2"
	D09	24100	1	1	24100 L IN	30"X122 1/2"
	D10	24100	1	1	24100 R IN	24 3/4"X122 1/2"
	D11	26100	2	1	26100 L	60 1/4"X122 1/2"
	D12	26100	1	1	26100 L	61 1/4"X122 1/2"
	D13	26100	1	1	26100 L IN	32"X122 1/2"
	D14	26100	4	1	26100 R IN	32"X122 1/2"

WINDOW SCHEDULE						
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	SIZE	R/O	EGRESS
	W01	2626FX	2	2626FX	31"X31"	
	W02	2644DH	2	2644DH	31"X50"	
	W03	3026FX	2	3026FX	37"X31"	
	W04	3050LS	2	3050LS	37"X61"	
	W05	4020LS	1	4020LS	49"X25"	
	W06	4026FX	3	4026FX	49"X31"	
	W07	4030LS	1	4030LS	49"X37"	
	W08	6026FX	4	6026FX	73"X31"	
	W09	6040LS	1	6040LS	73"X49"	
	W10	6050LS	3	6050LS	73"X61"	
	W11	6626FX	1	6626FX	79"X31"	
	W12	8026FX	2	8026FX	97"X31"	
	W13	8060TC	2	8060TC	97"X73"	
	W14	40100FX	2	40100FX	49"X121"	

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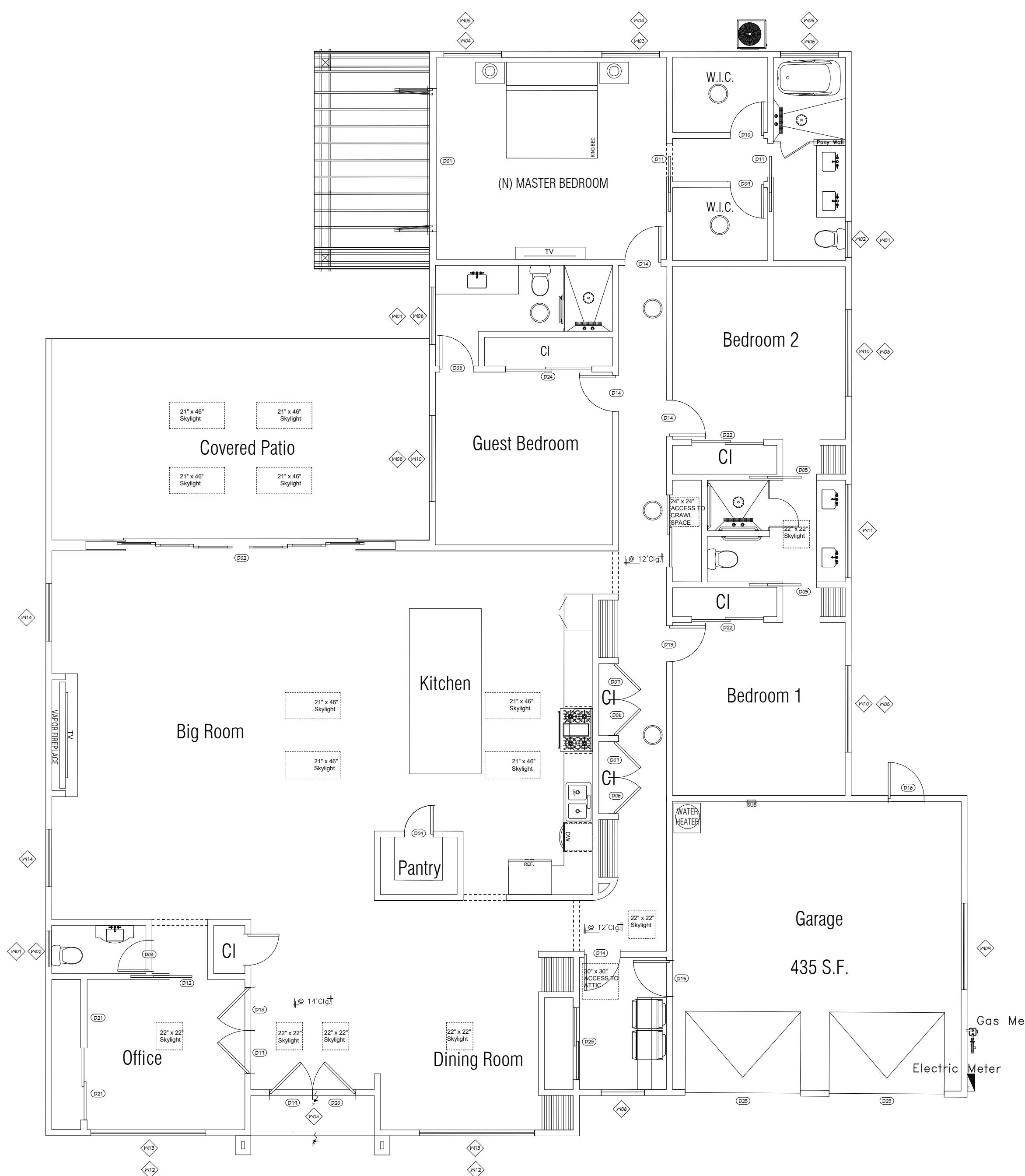
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DOOR SCHEDULE							
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR SIZE	R/I/O	DESCRIPTION	
	D15	26100	1	1	26100 R EX	32"X123"	EXT. HINGED-DOOR P04 2"X6"X32" (2)
	D16	2880	1	1	2880 L EX	34"X99"	EXT. HINGED-DOOR P04 2"X6"X31" (2)
	D17	30100	1	1	30100 L IN	38"X122 1/2"	HINGED-DOOR E14 2"X6"X41" (2)
	D18	30100	1	1	30100 R IN	38"X122 1/2"	HINGED-DOOR E14 2"X6"X41" (2)
	D19	3084	1	1	3084 L EX	38"X103"	EXT. HINGED-DOOR SLO4 2"X6"X41" (2)
	D20	3084	1	1	3084 R EX	38"X103"	EXT. HINGED-DOOR SLO4 2"X6"X41" (2)
	D21	46100	2	1	46100 L IN	56"X122 1/2"	SLIDER-DOOR P04 2"X8"X59" (2)
	D22	50100	3	1	50100 L IN	62"X122 1/2"	SLIDER-DOOR P04 2"X8"X65" (2)
	D23	510100	1	1	510100 L/R	72"X122 1/2"	4 DR. BIFOLD LOUVERED 2"X6"X75" (2)
	D24	60100	1	1	60100 L IN	74"X122 1/2"	SLIDER-DOOR P04 2"X8"X71" (2)
	D25	8090	2	1	8090	48"X111"	GARAGE-DOOR SLO4 2"X12"X104" (2)

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SHEET SCHEDULES

SCALE

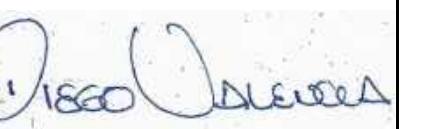
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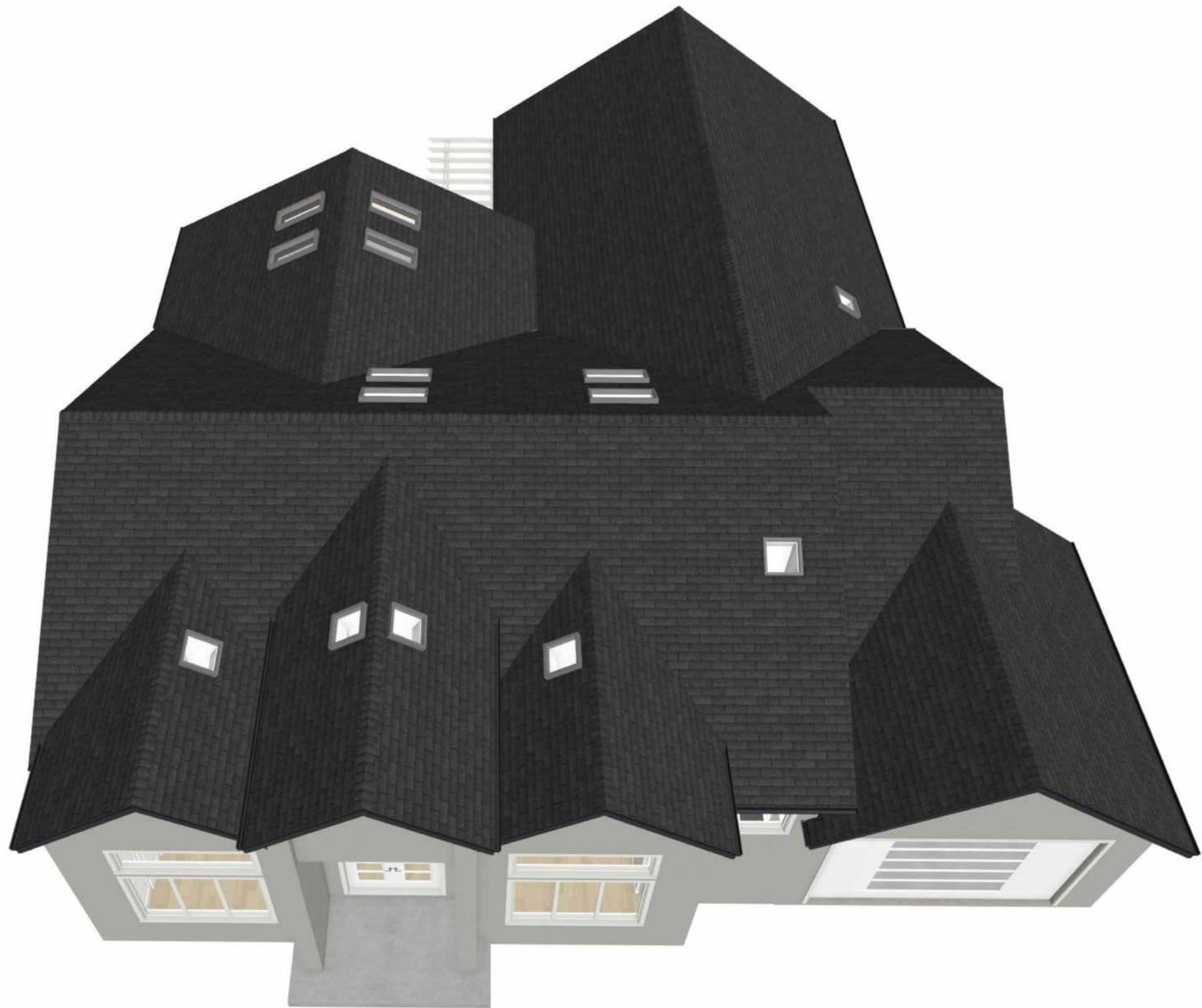
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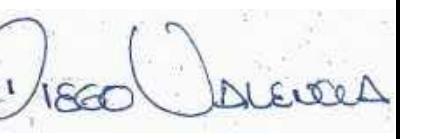


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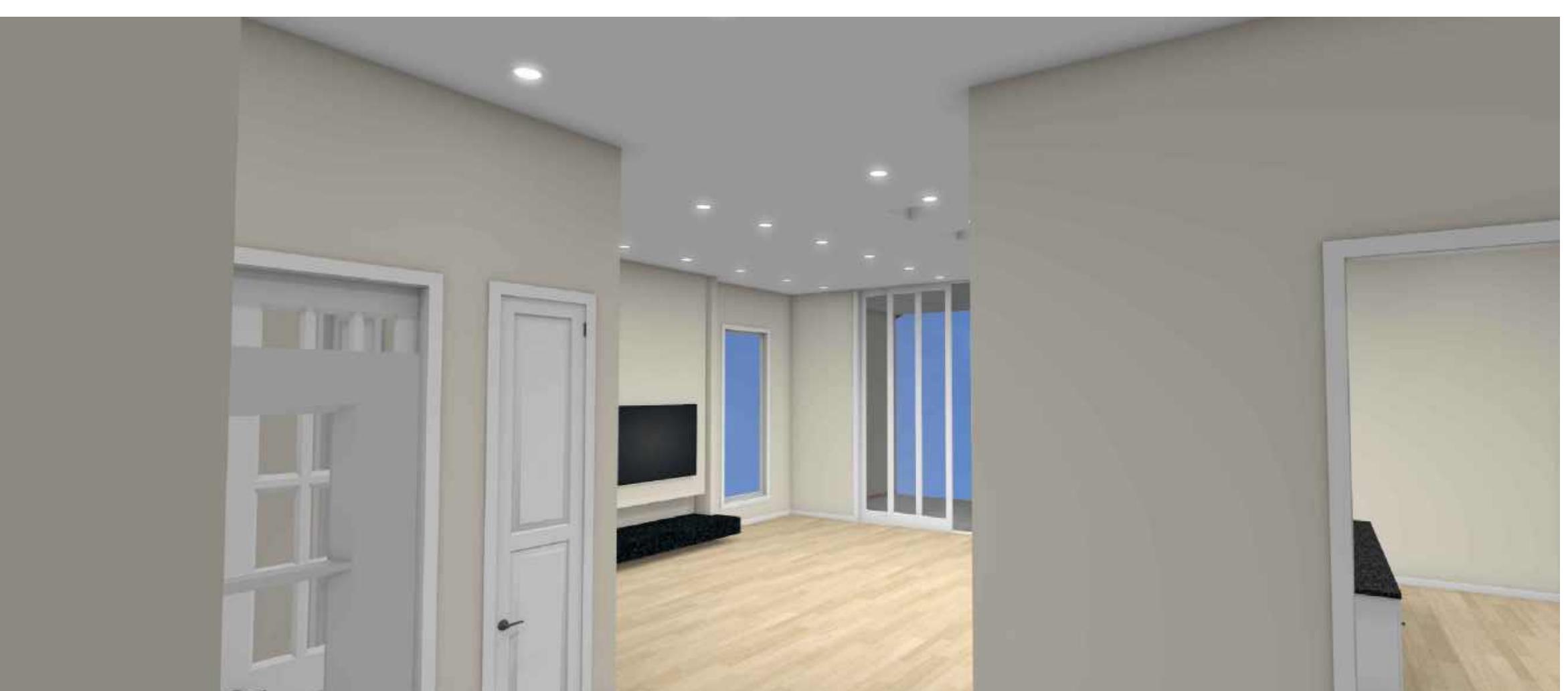
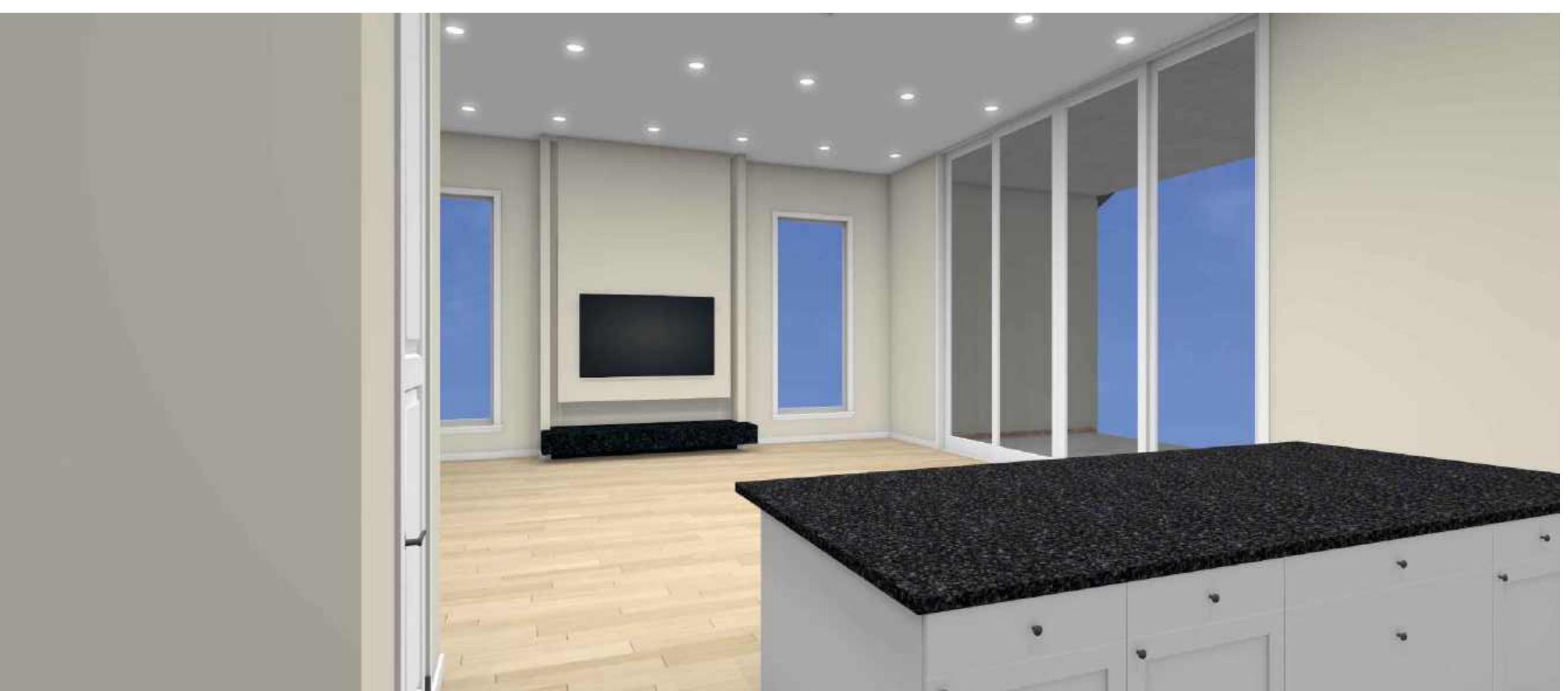
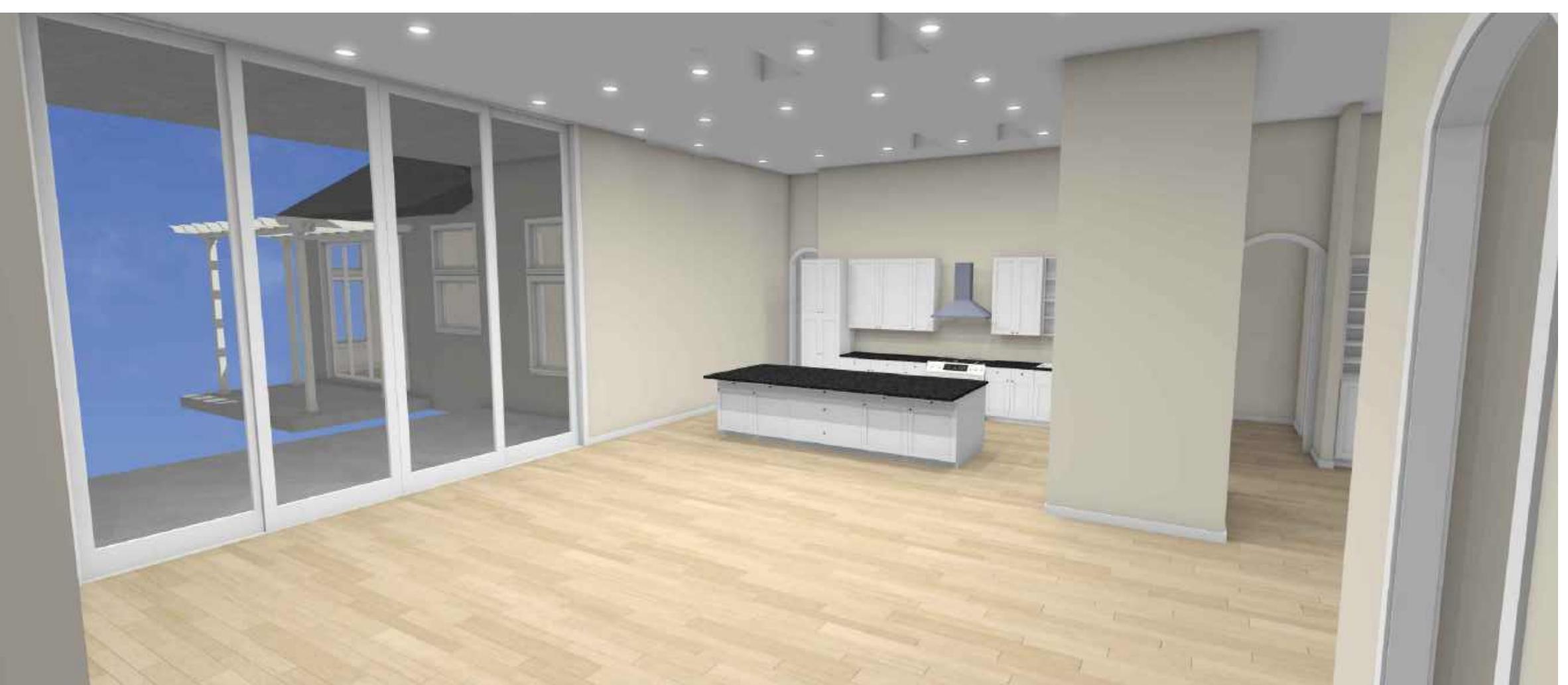
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