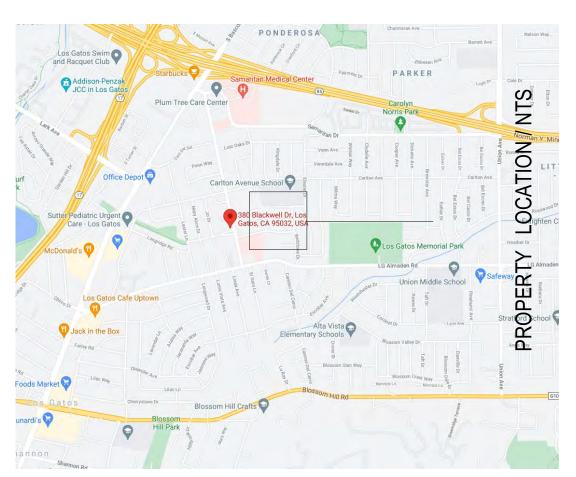
# BLACKWELL DR., RESIDENCE LOS GATOS, CA

#### VICINITY MAP:



# **PROJECT DATA:**

ASSESSOR'S PARCEL NUMBER PROJECT TYPE: PROJECT LOCATION:

ZONING: OCCUPANCY GROUP: CONSTRUCTION TYPE: NUMBER OF FLOORS: FIRE PROTECTION: **BEDROOM NUMBER:** BATHROOM NUMBER:

424-12-027 GARAGE CONVERSIO 380 BLACKWELL DR. LOS GATOS, CA R-1.8 R - 3 V - B MAIN HOUSE: 1 / ADU : 1 NON SPRINKLERED MAIN HOUSE: 3 / ADU: 1 (STUDIO) MAIN HOUSE: 2 / ADU: 1

## CODE EDITIONS:

### GENERAL NOTES:

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE DESIGNER ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DESIGNER PRIOR TO PROCEEDING WITH ANY RELATED WORK.

# PROJECT CONTACT:

OWNER:	CESNIK LARRY W AND JOHNSON MART 380BLACKWELL DR., LOS GATOS, CA 95032 TELL : EMAIL:
DESIGNER:	RAMIN ZOHOOR DONE RIGHT HOME REMODELING 1825 DE LA CRUZ BLVD, #206 SANTA CLARA, CA 95050 TEL: 408.497.5071 EMAIL: ZOHOOR.RAMIN@GMAIL.COM LIC. 1002689
BUILDER:	DONE RIGHT HOME REMODELING 1825 DE LA CRUZ BLVD, #203 SANTA CLARA, CA 95050 TEL: 800-816-0000 LIC. 1002689 EMAIL: Donerightremodeling1@gmail.com

## DRAWING INDEX:

A-00.01: COVER SHEET BMP SHEET A-01: ARCH. SITE PLAN

### AREA CALCULATION:

EXISTING CONDITION: (NO WORK) "E" LIVING SPACE: "E" ATTACHED ADU:	1350 418	SQF (MAIN HOUSE) SQF (ATTACHED)
LOT AREA:	7895	SQF

N MARTHA C

.COM

**BUILDER NOTES** 

1) TO BE VERIFIED A BACKWATER VALVE IS INSTALLED DUE TO PLUMBING WORK. TOWN CODE SECTION 6.40.020 REQUIRED AN APPROVED BACKWATER VALVE ON DRAINAGE PIPING SERVIN FIXTURES THAT HAVE FLOOD LEVEL RIMS LESS THAN 12-INCHES ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE. CPC 710.0

2) BUILDER MUST PROVIDE THE HOMEOWNER WITH A LUMINARIES SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 1, 10-103(b)) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINARIES.

# SCOPE OF WORK:

- LEGALIZING INSTALLATION OF UN-PERMITTED AUTOMATED SAFETY GATE AT THE FRONT OF THE PROPERTY. - GATE AT HEIGHT OF 51 INCHES IN FRONT OF PROPERTY TO BE INSTALLED.

## **ABBREVIATIONS:**

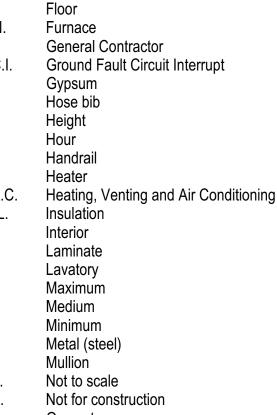
ABV.	Above
A/C	Air Conditioner
A.D.	Access Door
ADD.	Addition
A.F.F.	Above Finished Floor
A.F.G.	Above Finished Grade
B.L.	Building Line
BLDG.	Building
B.O.	Bottom of
BTM.	Bottom
CABT.	Cabinet
C.D.	Construction document
C.L.	Center Line
CL.	Closet
CLG.	Ceiling
C.O.	Clean Out
CONC.	Concrete
D.S.	Down spout
D/W	Dishwasher
DBL.	Double
DEMO.	Demolition
DIA.	Diameter
DR.	Door
ELEV.	Elevation
EXIST.	Existing
EXT.	Exterior

ADDITION and REMODELING FOR:

#### BLACKWELL DR., RESIDENCE

380 BLACKWELL DR. LOS GATOS, CA 95032

**REVISION TABLE** 



Foundation

On center Overhead Opening

PLT. P.L. PLYWD. PWR. R.O. R.O.W. REFG. REF. REV. RMV. S.C. SCHED. S.D. SECT. SHT. T.O.C. T.O.F. TH. TYP. UNF. W.C. WCT. W.H. W.I. W.I.C. YD.

Plate Property line Plywood Power Rough Opening Right of way Refrigerator Reference Revision Remove Self-Closing Schedule Smoke detector Section Sheet Top of curb Top of footing Threshold Typical Unfinished Toilet (water closet) Wainscot Water Heater Wrought Iron Walk In Closet Yard

SHEET TITLE:		
COVER SHEET		
PROJECT ID :		
DATE : NOV 2022		
SCALE : DRAWN BY : RZ		
DONE RIGHT HOME REMODEL		
SHEET NUMBER:		
sheet number: A-00.01		
A-00.01		

#### GRADING and DEMO NOTES:

1. CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAINS/DOWN SPOUTS.

2. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.

3. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.

4. THE CONTRACTOR SHALL REVIEW STD. DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.

5. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.

6. ALL NEW ELECTRICAL SERVICE (POWER, PHONE, AND OR CABLE) SHALL BE UNDER GROUND.

7. TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.

8. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.

9. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.

10. PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL. WITH EXCEPTION:

a. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.

b. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING.

11. (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.

#### TREE PROTECTION NOTES:

1. A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES. IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH THE DRIP LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREE(S).

2. ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A FOUR-FOOT-HIGH FENCE AROUND THE DRIP LINE, AND ARMOR AS NEEDED. THE EXTENT OF FENCING AND ARMORING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.

3. NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

4. IF THE TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER FOR THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS. PRIOR TO INITIATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED.

5. TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.

6. THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN. NO CONSTRUCTION MATERIALS NOR CHEMICAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE.

7. FIRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE.

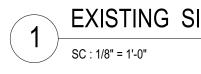
8. THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE, AS DEFINED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE, TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DURING THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF.

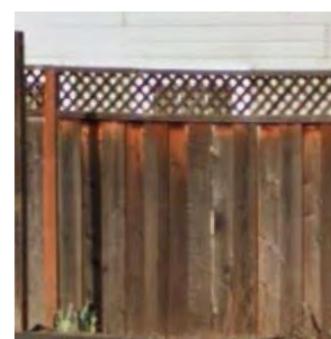
9. ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON.

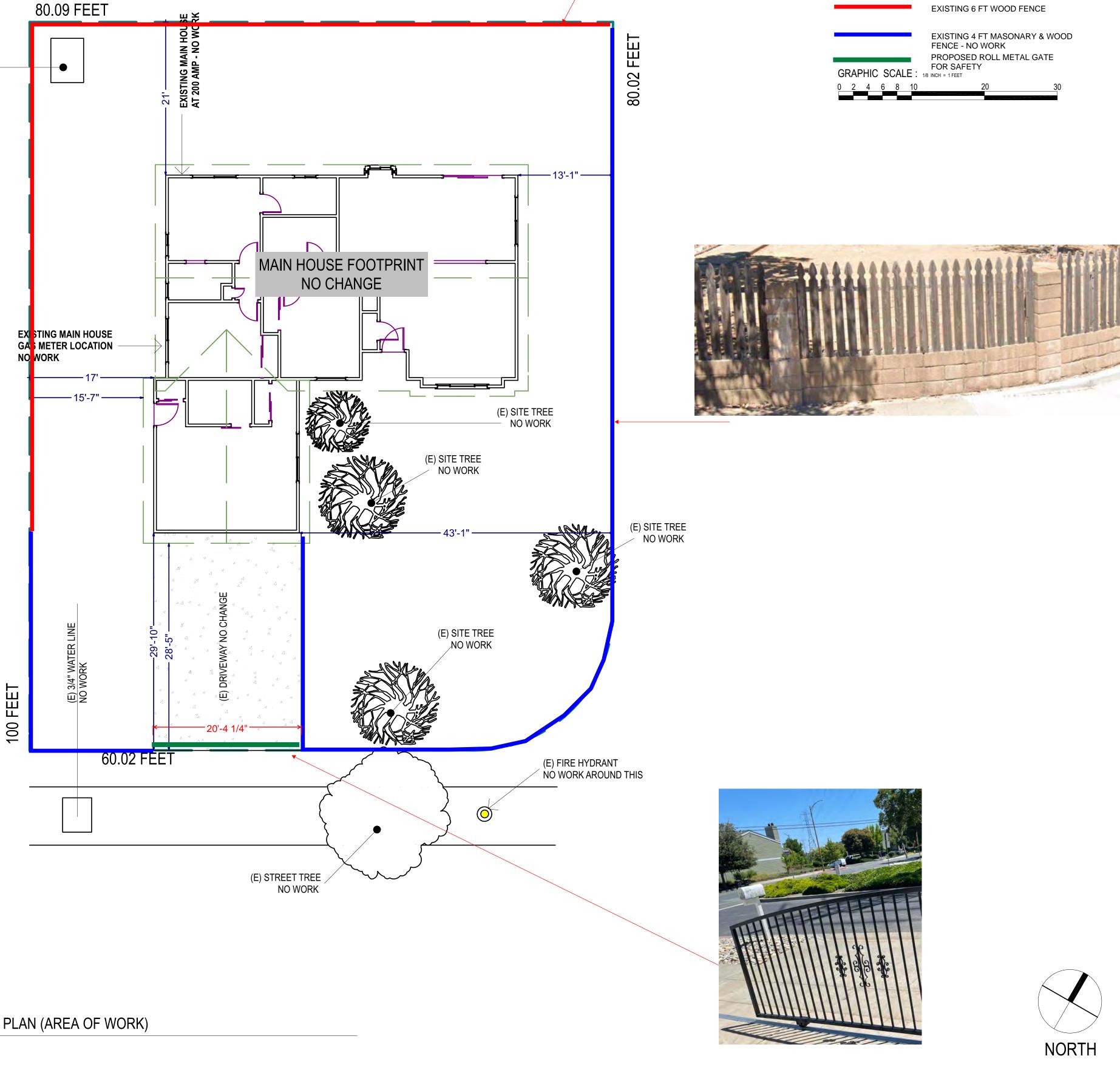
10. NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.

11. TREE PROTECTION REGULATIONS SHALL BE POSTED ON PROTECTIVE FENCING AROUND TREES TO BE PROTECTED.

EXISTING REAR SHED LESS THAT 120 SQ.FT NO WORK TO BE DONE







EXISTING SITE PLAN (AREA OF WORK)



LEGEND:	
F	PROPERTY LINE
E	BLDG FOOT PRINT
E	XISTING 6 FT WOOD FENCE
FI	XISTING 4 FT MASONARY & WOOD ENCE - NO WORK
	ROPOSED ROLL METAL GATE OR SAFETY
0 2 4 6 8 10	20 30

ADDITION and REMODELING FOR:

#### **BLACKWELL DR.**, RESIDENCE

380 BLACKWELL DR., LOS GATOS, CA 95032

**REVISION TABLE:** 

SHEET TITLE: SITE PLAN

PROJECT ID :	
DATE :	NOV 2022
SCALE :	1/8" = 1'
DRAWN BY :	RZ
	DONE RIGHT HOME REMODEL
SHEET NUMBER:	
A-01	

OWNERSHIP: