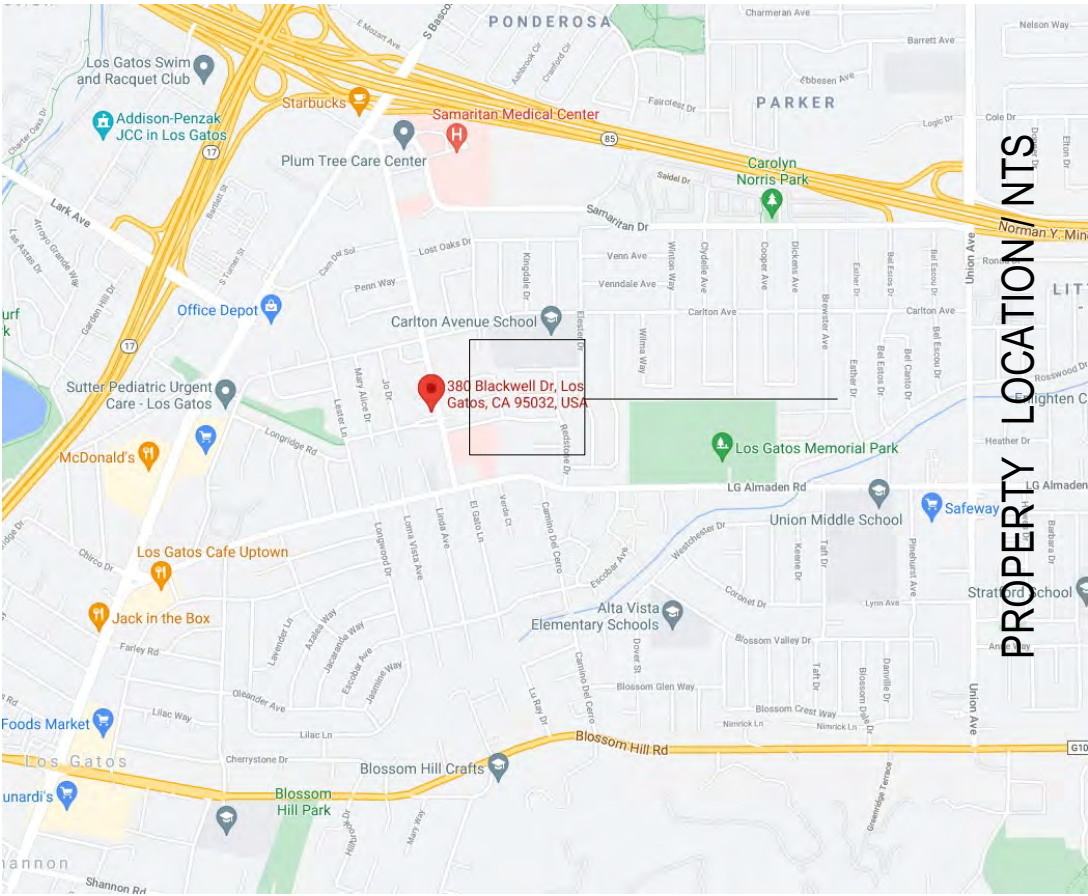


# BLACKWELL DR., RESIDENCE

LOS GATOS, CA

## VICINITY MAP:



## PROJECT DATA:

ASSESSOR'S PARCEL NUMBER:	424-12-027
PROJECT TYPE:	GARAGE CONVERSION
PROJECT LOCATION:	380 BLACKWELL DR., LOS GATOS, CA
ZONING:	R-1.8
OCCUPANCY GROUP:	R - 3
CONSTRUCTION TYPE:	V - B
NUMBER OF FLOORS:	MAIN HOUSE: 1 / ADU : 1
FIRE PROTECTION:	NON SPRINKLERED
BEDROOM NUMBER:	MAIN HOUSE: 3 / ADU: 1 (STUDIO)
BATHROOM NUMBER:	MAIN HOUSE: 2 / ADU: 1

## CODE EDITIONS:

A.	CALIFORNIA RESIDENTIAL	2019 EDITION
B.	CALIFORNIA BUILDING	2019 EDITION
C.	CALIFORNIA GREEN BUILDING	2019 EDITION
D.	CALIFORNIA MECHANICAL	2019 EDITION
E.	CALIFORNIA PLUMBING	2019 EDITION
F.	CALIFORNIA ELECTRICAL	2019 EDITION
G.	CALIFORNIA ENERGY:	2019 EDITION
H.	CALIFORNIA FIRE:	2019 EDITION
	ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.	2019 EDITION

## 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 MARTHA C  
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

## 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 SERVING FIXTURES THAT HAVE FLOOD LEVEL RISKS 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	FDN.	Foundation	PLT.	Plate
A/C	Air Conditioner	FLR.	Floor	P.L.	Property line
A.D.	Access Door	FURN.	Furnace	PLYWD.	Plywood
ADD.	Addition	G.C.	General Contractor	PWR.	Power
A.F.F.	Above Finished Floor	G.F.C.I.	Ground Fault Circuit Interrupt	R.O.	Rough Opening
A.F.G.	Above Finished Grade	GYP.	Gypsum	R.O.W.	Right of way
B.L.	Building Line	H.B.	Hose bib	REFG.	Refrigerator
BLDG.	Building	HGT.	Height	REF.	Reference
B.O.	Bottom of	HR.	Hour	REV.	Revision
BTM.	Bottom	H.R.	Handrail	RMV.	Remove
CABT.	Cabinet	HTR.	Heater	S.C.	Self-Closing
C.D.	Construction document	H.V.A.C.	Heating, Venting and Air Conditioning	SCHED.	Schedule
C.L.	Center Line	INSUL.	Insulation	S.D.	Smoke detector
CL.	Closet	INT.	Interior	SECT.	Section
CLG.	Ceiling	LAM.	Laminate	SHT.	Sheet
C.O.	Clean Out	LAV.	Lavatory	T.O.C.	Top of curb
CONC.	Concrete	MAX.	Maximum	T.O.F.	Top of footing
D.S.	Down spout	MED.	Medium	TH.	Threshold
D/W	Dishwasher	MIN.	Minimum	TYP.	Typical
DBL.	Double	MTL.	Metal (steel)	UNF.	Unfinished
DEMO.	Demolition	MUL.	Mullion	W.C.	Toilet (water closet)
DIA.	Diameter	N.T.S.	Not to scale	WCT.	Wainscot
DR.	Door	N.F.C.	Not for construction	W.H.	Water Heater
ELEV.	Elevation	O.C.	On center	W.I.	Wrought Iron
EXIST.	Existing	O.H.	Overhead	W.I.C.	Walk In Closet
EXT.	Exterior	OPNG.	Opening	YD.	Yard

**ADDITION and REMODELING FOR:**

**BLACKWELL DR.,  
RESIDENCE**

380 BLACKWELL DR.,  
LOS GATOS, CA 95032

REVISION TABLE:



**SHEET TITLE:**

# COVER SHEET

PROJECT ID : \_\_\_\_\_  
DATE : \_\_\_\_\_ NOV 2022  
SCALE : \_\_\_\_\_  
DRAWN BY : \_\_\_\_\_ RZ  
DONE RIGHT HOME REMODEL

**SHEET NUMBER:**

A-00.01

**OWNERSHIP:**

A. Zohoor



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. IMPEVIOUS 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.

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.



**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:**

P. A. Zohoor