



DO NOT SCALE PLANS.  
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PROPOSED  
SITE PLAN

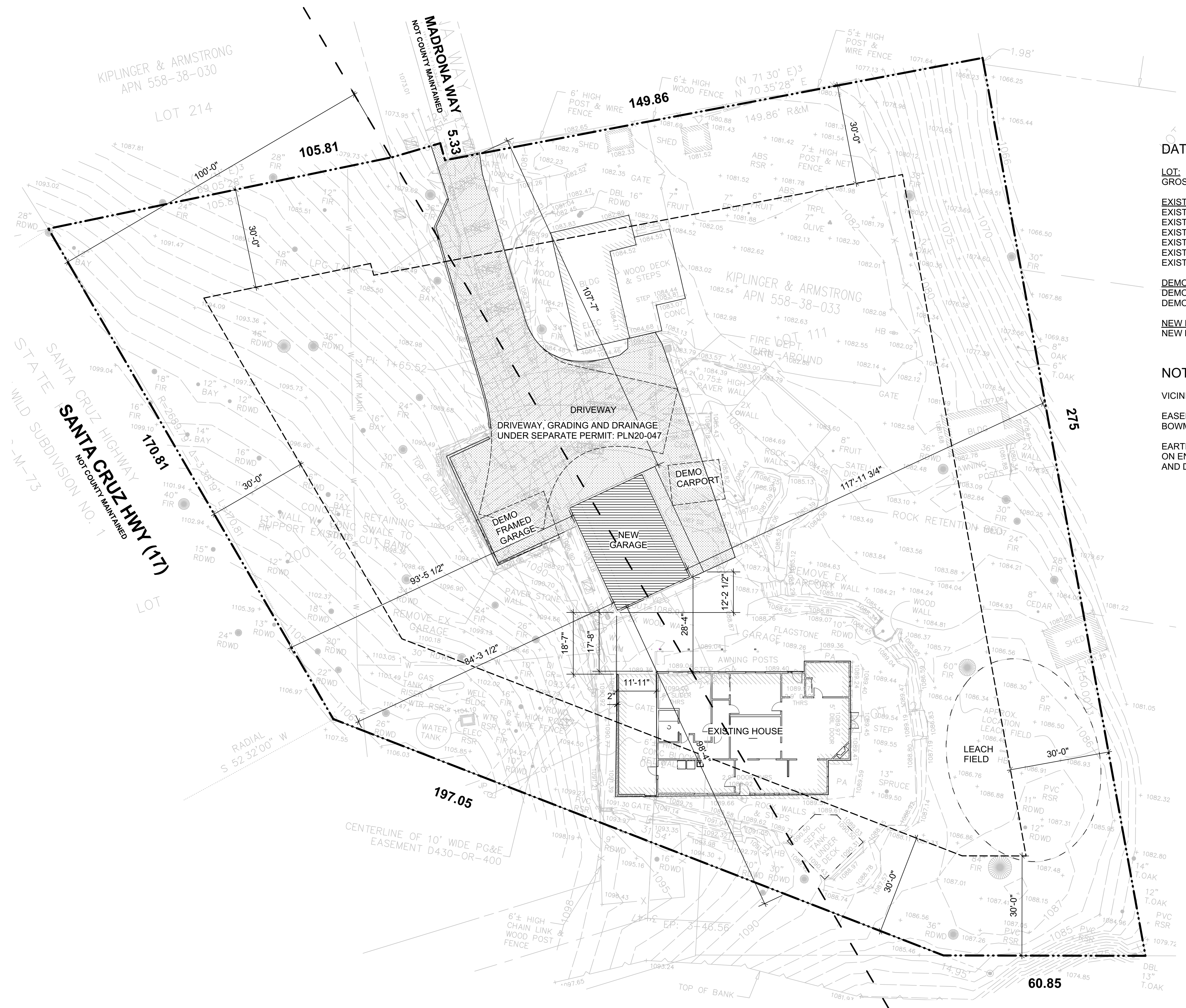
DEC 18, 2020

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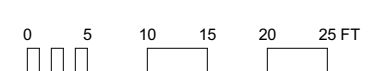
J. KRETSCHMER ARCHITECT  
101 OLD BLOSSOM HILL ROAD  
LOS GATOS, CA 95032  
(408) 221-0771

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PROPOSED SITE PLAN  
Scale: 1/16" = 1'-0"



**DATA:**

<b>LOT:</b>	
<b>GROSS LOT AREA:</b>	1.296 ACRES
<b>EXISTING FLOOR AREAS:</b>	
EXISTING HOUSE:	2139 SQ. FT.
EXISTING ATTACHED CARPORT:	435 SQ. FT.
EXISTING COTTAGE:	658 SQ. FT.
EXISTING FRAMED GARAGE:	300 SQ. FT.
EXISTING CARPORT:	190 SQ. FT.
EXISTING SHEDS:	577 SQ. FT.
<b>DEMOLITION:</b>	
DEMOLISH FRAMED GARAGE:	-300 SQ. FT.
DEMOLISH CARPORT:	-190 SQ. FT.
<b>NEW FLOOR AREAS:</b>	
NEW DETACHED GARAGE:	875 SQ. FT.

**NOTES:**

VICINITY MAP LOCATED ON PAGE G1.0, COVER SHEET.

EASEMENTS AND UTILITIES PER SURVEY DONE BY  
BOWMAN AND WILLIAMS, CONSULTING CIVIL ENGINEERS.

EARTHWORK QUANTITIES FOR GRADING ARE LOCATED  
ON ENGINEER'S DRAWINGS AND PART OF THE GRADING  
AND DRAINAGE PERMIT #PLN20-047.

**LEGEND**

- EXISTING WALLS TO BE REMOVED
- \_\_\_\_\_ EXISTING WALLS TO REMAIN
- ▨ NEW WALLS
- \* ALL DIMENSIONS ARE FACE OF FINISH.
- LOCATION OF NEW 6" X 4" VENTS
- (N) NEW
- (E) EXISTING
- (R) REPLACE

NOTE: VERIFY ALL DIMENSIONS IN FIELD. CONTACT ARCHITECT IMMEDIATELY FOR ANY DISCREPANCY.

**ARMSTRONG/  
KIPLINGER  
RESIDENCE**

20490 SANTA CRUZ HWY.  
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PROPOSED  
GARAGE  
FLOOR PLAN

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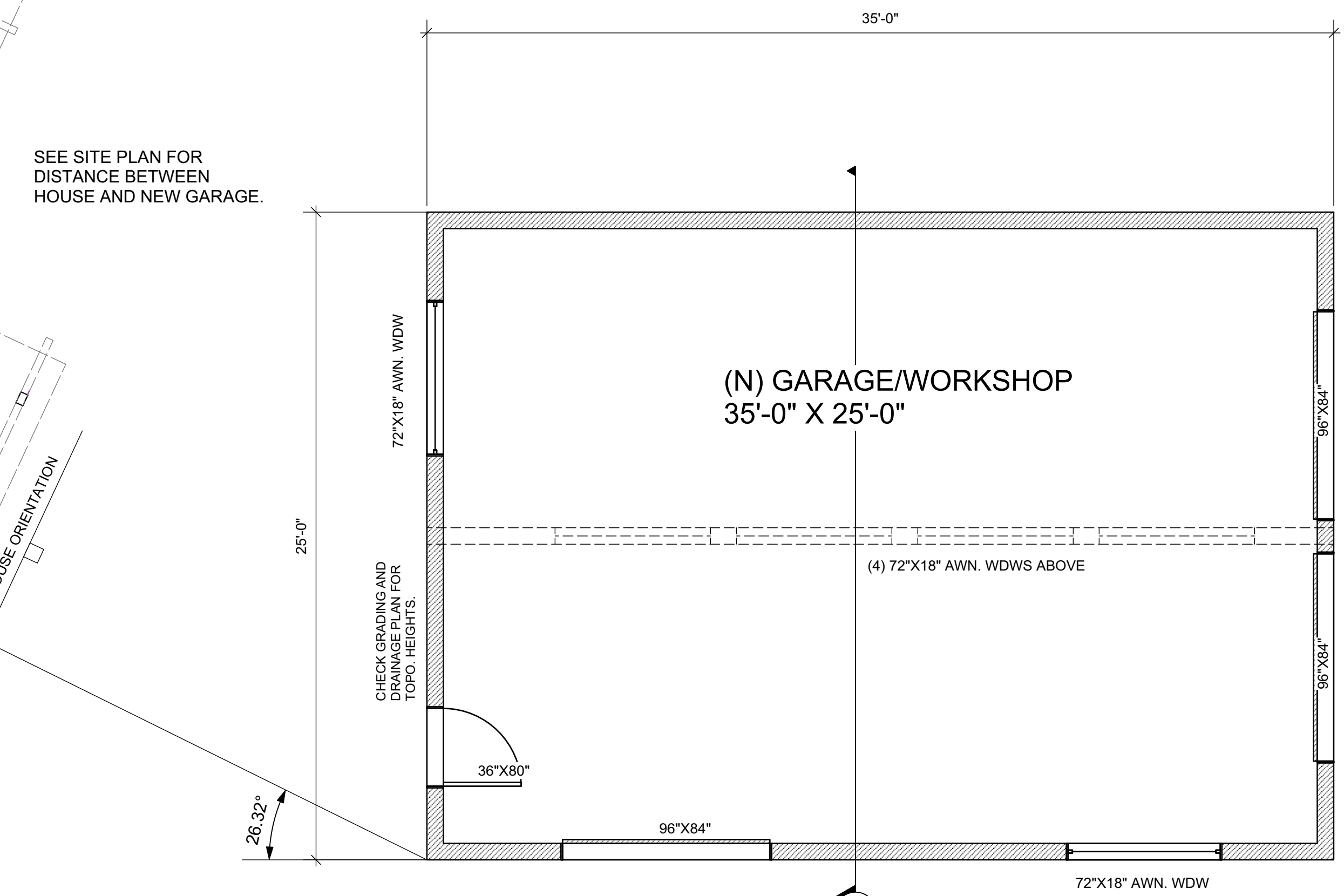
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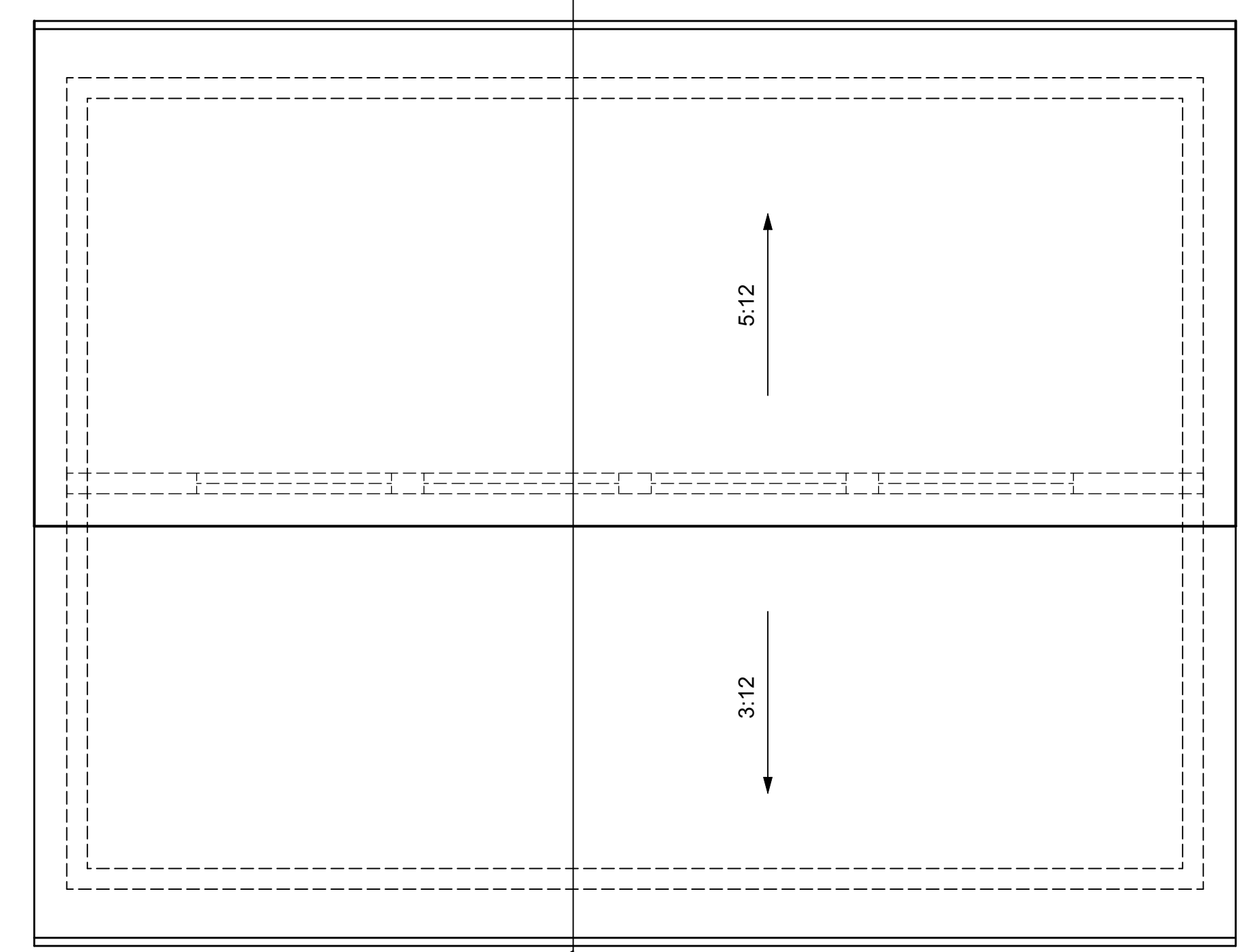
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**A2.0**



**NEW GARAGE FLOOR PLAN** 1/4"=1'-0"  
GARAGE AREA: 875 SQ. FT.



**NEW GARAGE ROOF PLAN** 1/4"=1'-0"

SEE SITE PLAN FOR  
DISTANCE BETWEEN  
HOUSE AND NEW GARAGE.

EXISTING HOUSE ORIENTATION

CHECK GRADING AND  
DRAINAGE PLAN FOR  
TOPO. HEIGHTS.

SEE GRADING AND  
DRAINAGE PLANS FOR  
PAD TOPO. LOCATION.

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PROPOSED  
ELEVATIONS

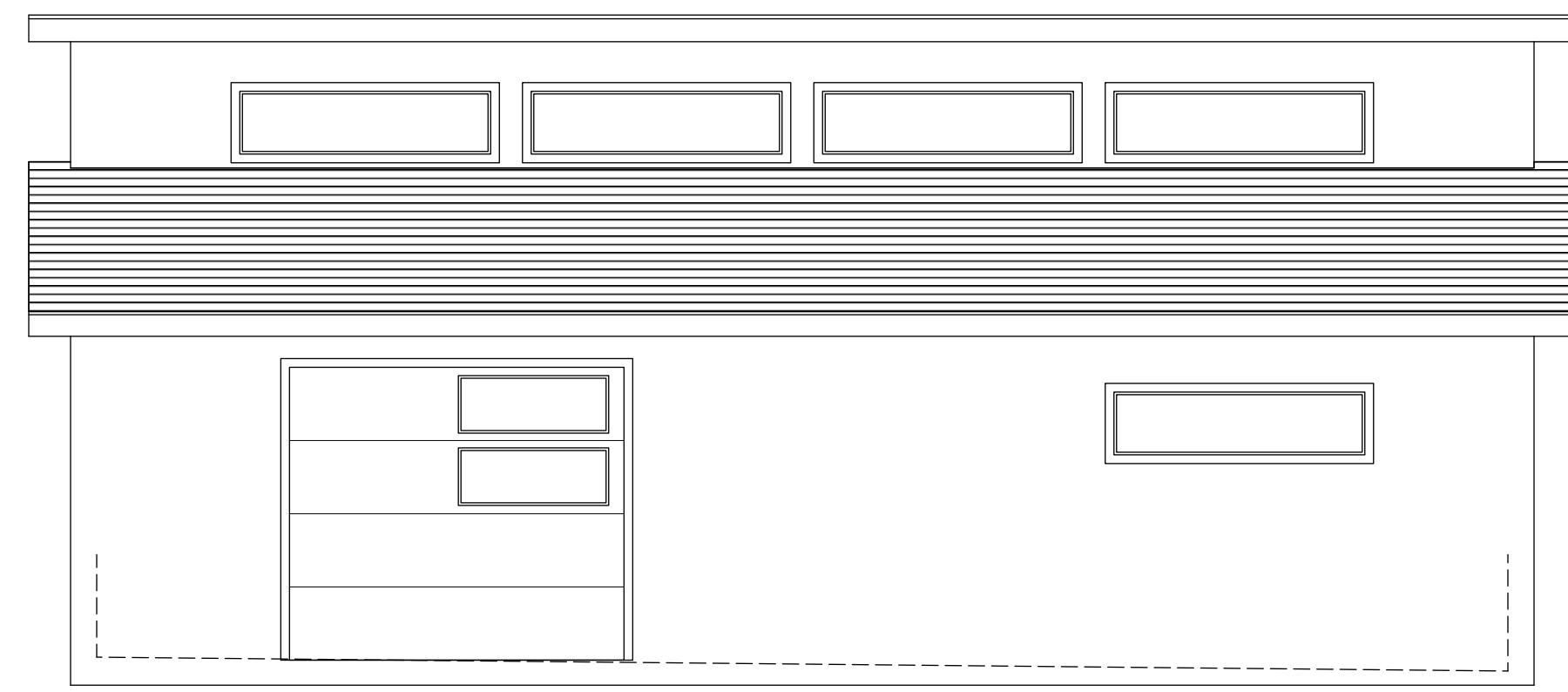
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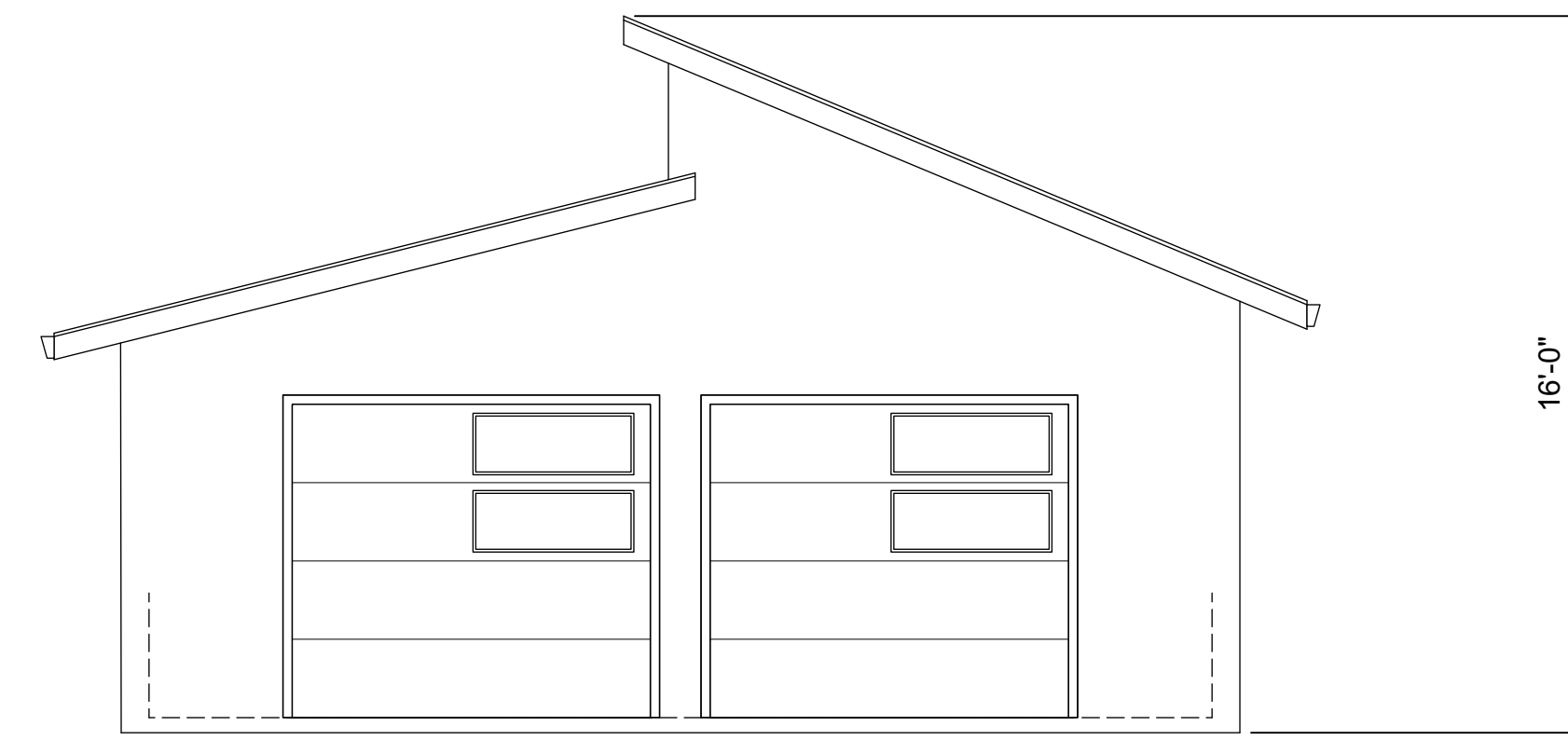
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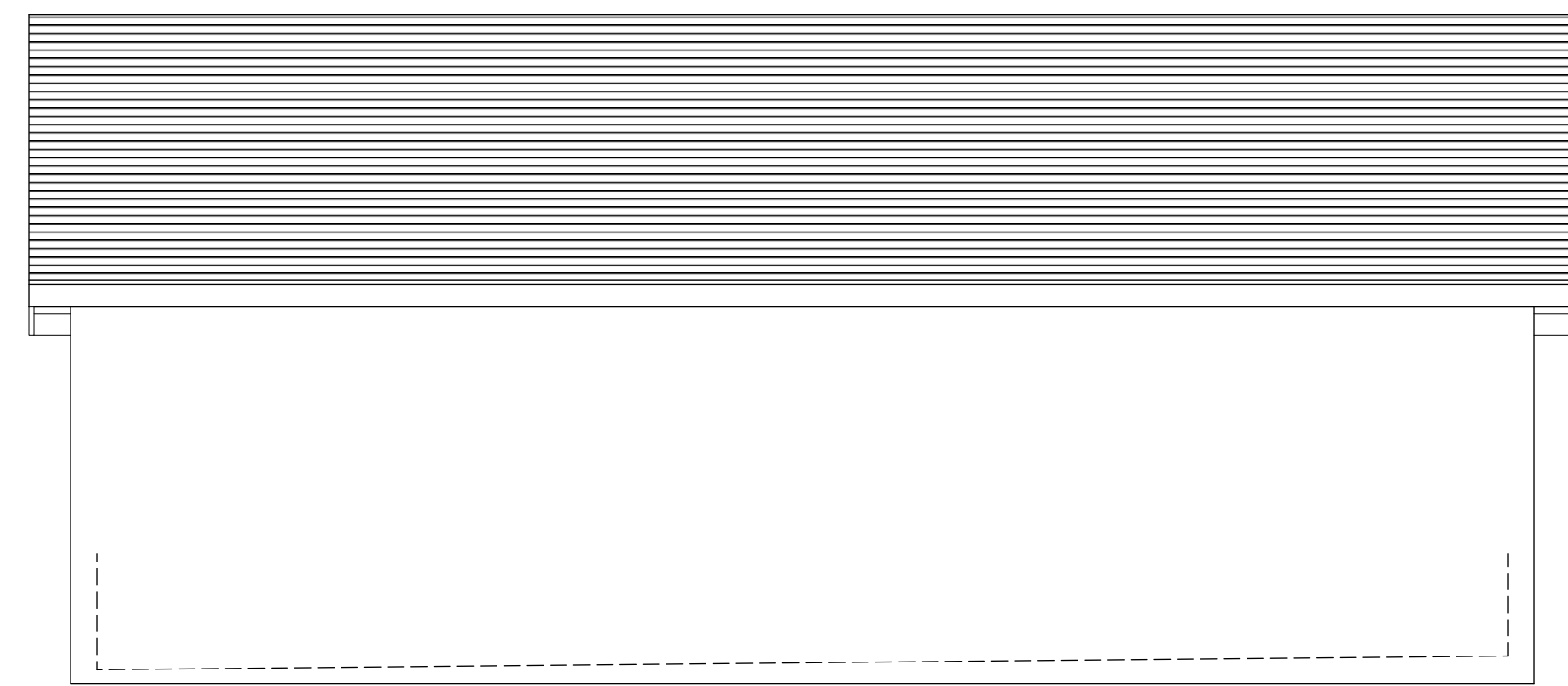
**A3.0**



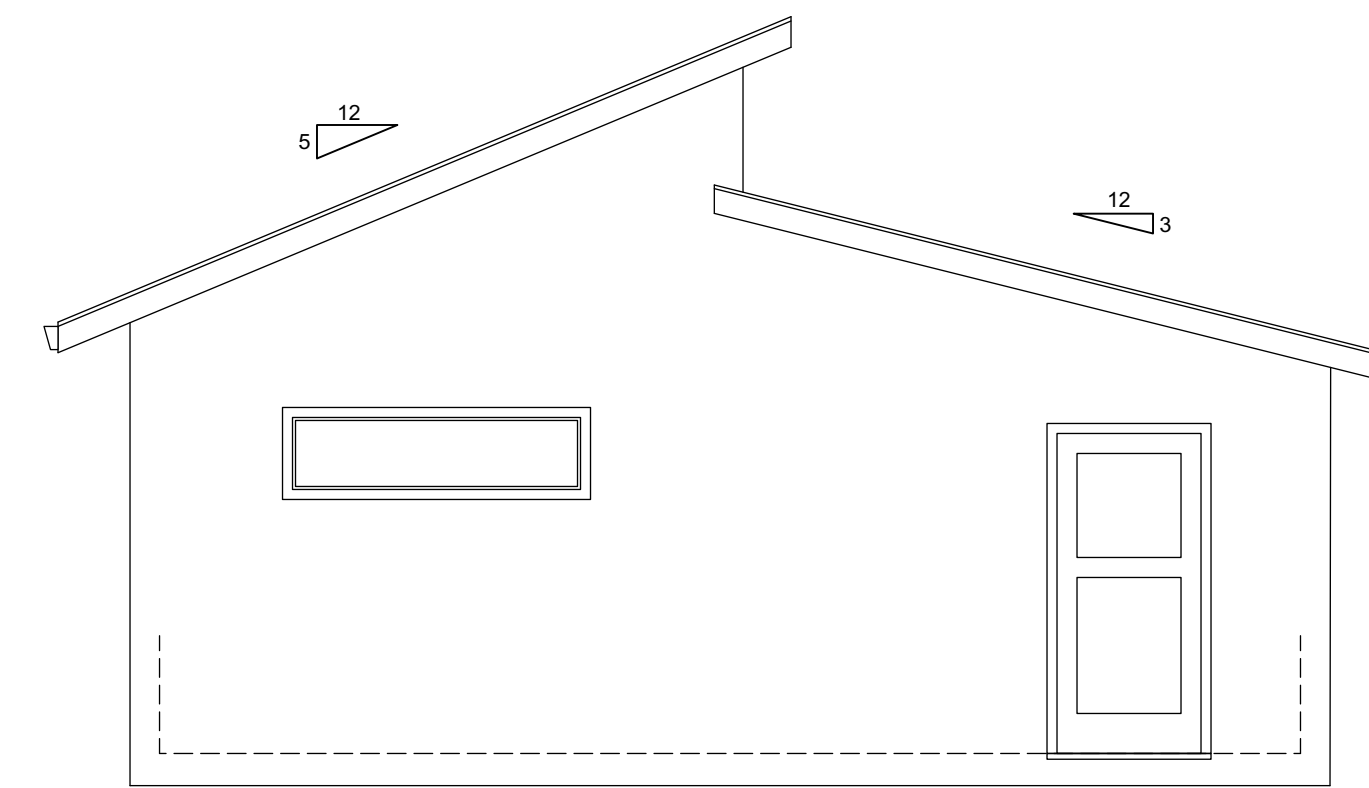
NORTHEAST ELEVATION 1/4"=1'-0"



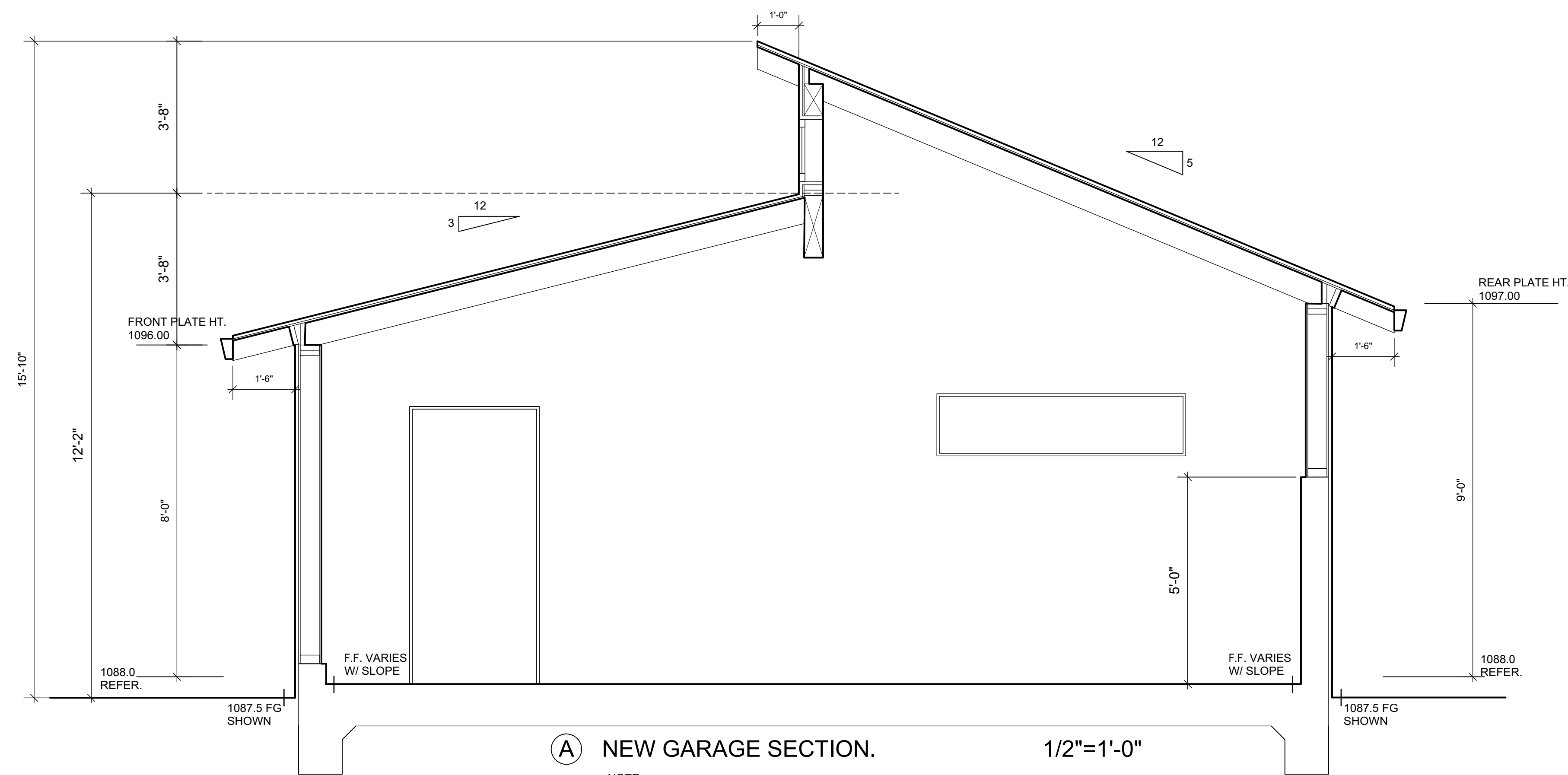
NORTHWEST ELEVATION 1/4"=1'-0"



SOUTHWEST ELEVATION 1/4"=1'-0"



SOUTHEAST ELEVATION 1/4"=1'-0"



(A) NEW GARAGE SECTION. 1/2"=1'-0"

NOTE:  
1088.00 IS THE HIGH POINT OF THE  
FINISH FLOOR AT THE SOUTHEAST WALL  
AND IS USED AS A BASE ELEVATION FOR  
PLATE HTS.

