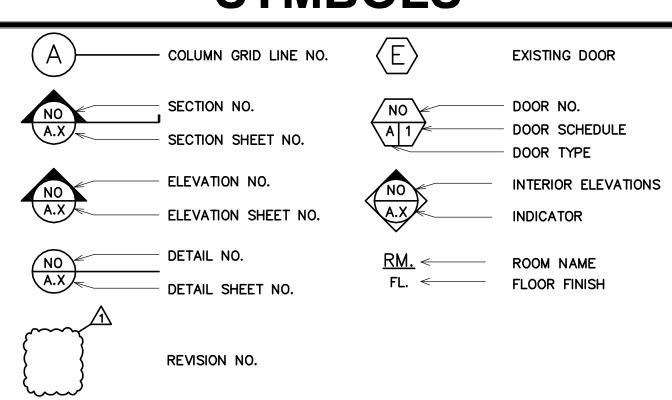
GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
- 2. THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAILS OR SPECIFY MATERIALS AND/OR MANUFACTURERS.
- 3. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND/OR CUT-SHEETS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS.
- 4. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE.
- 5. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH
- 6. NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE CONSTRUCTION DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
- 7. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER/ARCHITECT FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
- 8. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), NATIONAL ELECTRICAL CODE (NEC), CALIFORNIA PLUMBING CODE (CPC), AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.
- 9. THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS, HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION.
- 10. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 11. CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
- 12. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME.
- 13. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.
- 14. ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
- 15. ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST
- 16. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WILL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOWS SUCH STORAGE TO BE PLACED.
- 17. GENERAL CONTRACTOR AND OWNER ARE REQUIRED TO SIGN THE STRUCTURAL SPECIAL INSPECTION FORM OF THE EXPOXY HOLDOWN ANCHOR BOLTS BEFORE THE BUILDING PERMIT IS ISSUED BY CITY.
- 18. THE LIST OF DEFERRED ITEMS WILL PROVIDED ON THE COVER SHEET. THE DEFERRED ITEMS SHALL NOT BE CONSTRUCTED OR INSTALLED UNTIL REVIEWED AND APPROVED BY CITY
- 19. UNDER SPECIAL INSPECTION TITLE ALL WORK REQUIRING SPECIAL INSPECTION PER 2013 CBC CHAPTER 17. ALL WORK REQUIRING INSPECTIONS MUST BE DONE BY CERTIFIED INSPECTION AGENCY.
- 20. RETROFIT HOLDOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE EOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLDOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTION(S).

SCOPE OF WORK

- 1. MAJOR RENOVATION ON GROUND & 2ND FLOOR ADDITION TO (E) SINGLE FAMILY HOUSE:
 - A. ADDITION OF 714 SF TO (E) 1ST FLOOR & COMPLETE INTERIOR RENOVATION
 - B. (N) ADDITION OF A 2ND LEVEL OF THE BUILDING, INCLUDES NEW BEDROOMS, BATHROOMS LOFT AREA & ENTERTAINMENT ROOM.
- 2. RELATED M/E/P WORKS. UTILITIES UPGRADE AS REQUIRED.
- 3. REUSE EXISTING SEPTIC TANK (UNGRADE AS REQUIRED).
- 4. REMOVE ONE EXISTING TREE (12" DIA) DUE TO NEW CONSTRUCTION.

SYMBOLS



BLDG DATA

LOT SIZE:	43,855 S.F.
CURRENT ZONING:	R1E-2.5s-D1
CURRENT USE:	SFH
PROPOSED USE:	SFH
EXISTING BUILDING FLOOR AREA:	
(E)1st FLOOR:	2,291 SF
(E)GARAGE (2 CARS)	639 SF

PROPOSED BUILDING FLOOR AREA:

(N)1st FLOOR: 2,291 SF + 714 SF =3,005 SF

(N)2nd FLOOR: 2,710 SF

TOTAL LIVING AREA: 5,715 SF

GARAGE (2 CARS) 639 SF

TOTAL LIVING AREA: 5,715 SF
GARAGE (2 CARS) 639 SF

TOTAL BUILDING FLOOR AREA: 6,354 SF

MAIN BUILDING: 6,354 SF
(E) POOL HOUSE 165 SF
(E) SHED 104 SF

TOTAL COVERAGE AREA: 6,623 SF

LANDSCAPE AREA: 24,045 SQ. FT.

LANDSCAPING COVERAGE: 60 %

OCCYPANCY: R3/U1

CONSTRUCTION TYPE: VB

STORY (IES): 2 (29'-2")

AUTO. FIRE SPRINKLER: YES

DESIGN COMPLY WITH

County of Santa Clara ZONING CODE 2019 CALIFORNIA BUILDING CODE

2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE

2019 CALIFORNIA ENERGY CODE

2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

VICINITY MAP



SHEET INDEX

ARC	CHITECTURAL
A1.1	TITLE SHEET & RENDERINGS
A1.2	RENDERINGS
A1.3	PROPOSED SITE PLAN
A2.0	EXISTING SITE PLAN & DEMO. PLAN
A2.1	PROPOSED 1ST FLOOR PLAN
A2.2	PROPOSED 2ND FLOOR PLAN
A2.3	ROOF PLANS AND BUILDING SECTION
A3.1	PROPOSED FRONT ELEV.
A3.2	PROPOSED REAR ELEV.
A3.3	PROPOSED LEFT ELEV.
A3.4	PROPOSED RIGHT ELEV.
CIV	IL .
1	TOPOGRAPHIC SURVEY
i	

C-1 GRADING AND DRAINAGE PLAN

Chiu Residence Remodel & Addition

15180 Blackberry Hill Dr, Los Gatos, CA 95030 APN: 532-25-052





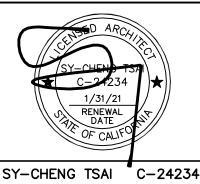
ULTING

IP, Inc.

182 FAX (408) 321–9988

-1892 FAX (408) 321–9987

licated or represented by this drawing owned by, and the property of QUARE CONSULTING GROUP. Inc. d were created, evolved and developed use on, and in connection with, as specified project. Name of such as, designs, arrangements or plans as, designs, arrangements or plans and proper by or disclosed to any prose whatsoever without the farm or corporation for any prose whatsoever without the information is to be verified by all sources and project or companies and project or sense. Companies and project or inclinatives that will utility these. In the drawings, this office must notified for instructions profit to coeffined for instructions profit.



-CHENG ISAI C-24234

CHIU RESIDENCE
REMODEL & ADDITION
BLACKBERRY HILL RD. LOS GATOS, CA

1518

TITLE SHEET

DATE: 01/13/21
JOB NO. TS200943

ISSUE & REVISION

A1.1

DRAWN BY:

SHEET NO.

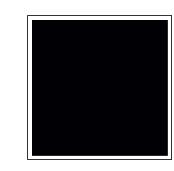
EXTERIOR WALL MATERIAL AND COLOR:



EXTERIOR WALL STUCCO: SHERWIN WILLIAM SW9541 'WHITE SNOW'



OUTSIDE ALUMINUM COMPOSITE PANEL: SHERWIN WILLIAM SW6990 'CARVIAR'



WINDOW COLOR: MERVIN EBONY COLOR

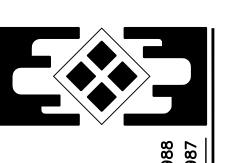


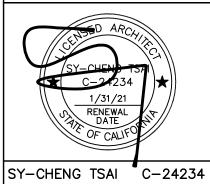
VERTICAL NATURAL WOOD SIDING











EXT. COLOR / **MATERIAL** AND

RENDERINGS DATE: 01/13/21

JOB NO. TS200943

01/13/21 DESIGN REVIEW

SHEET NO.

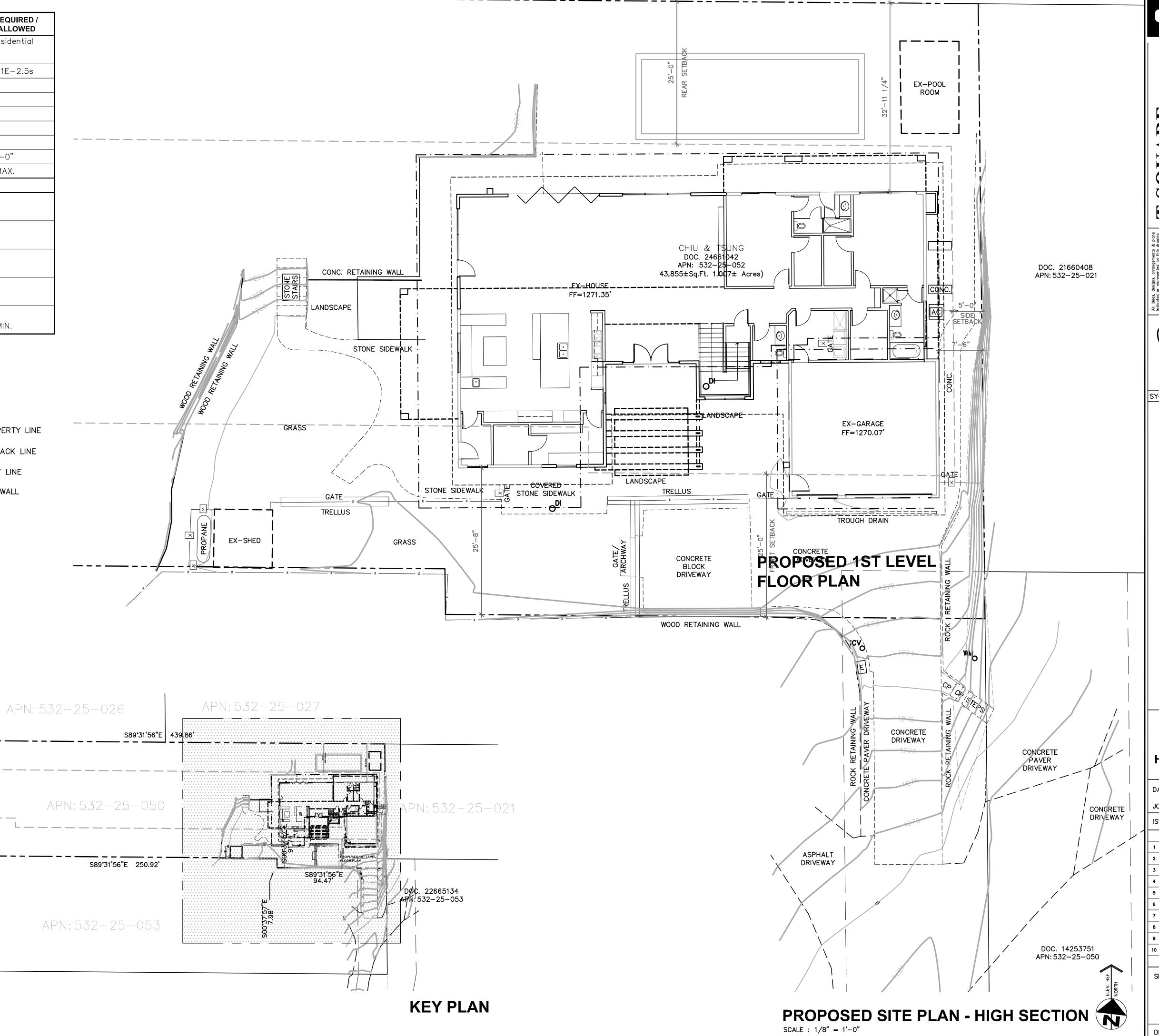
PROJECT DATA:

	PROPOSED	REQUIRED / ALLOWED
GENERAL PLAN	Residential	Residential
ZONING DIST.	R1E-2.5s	R1E-2.5s
LOT SIZE (s.f.)	43,855	
GROSS FLOOR AREA (s.f.) - LIVING	5,630	
LOT COVERAGE (%)	_	
FLOOR AREA RATIO (FAR)	_	_
BUILDING HEIGHT (ft.)	28'-6"	35'-0"
NO. STORIES	2	2 MAX.
SET BACK (MAIN RESIDENCE)		
FRONT: 1st FLOOR/2nd FLOOR	(E) 20'-9"	25'
RIGHT SIDE 1st FLOOR/2nd FLOOR	7'-6"	5'
LEFT SIDE: 1st FLOOR/2nd FLOOR	348'	5'
REAR SIDE: 1st FLOOR/2nd FLOOR	31'-0"	25'
PARKING:		0.1411
COVERED SPACES	2	2 MIN.

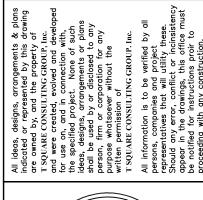
LEGEND

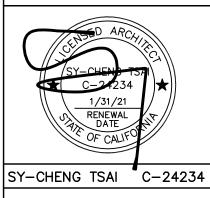
PROPERTY LINE SETBACK LINE ---- ROOF LINE RET WALL

S89°31′56″E 94.47′









DENCE CHIU RESID 15180 BLACKBERRY

PROPOSED SITE PLAN -**HIGH SECTION**

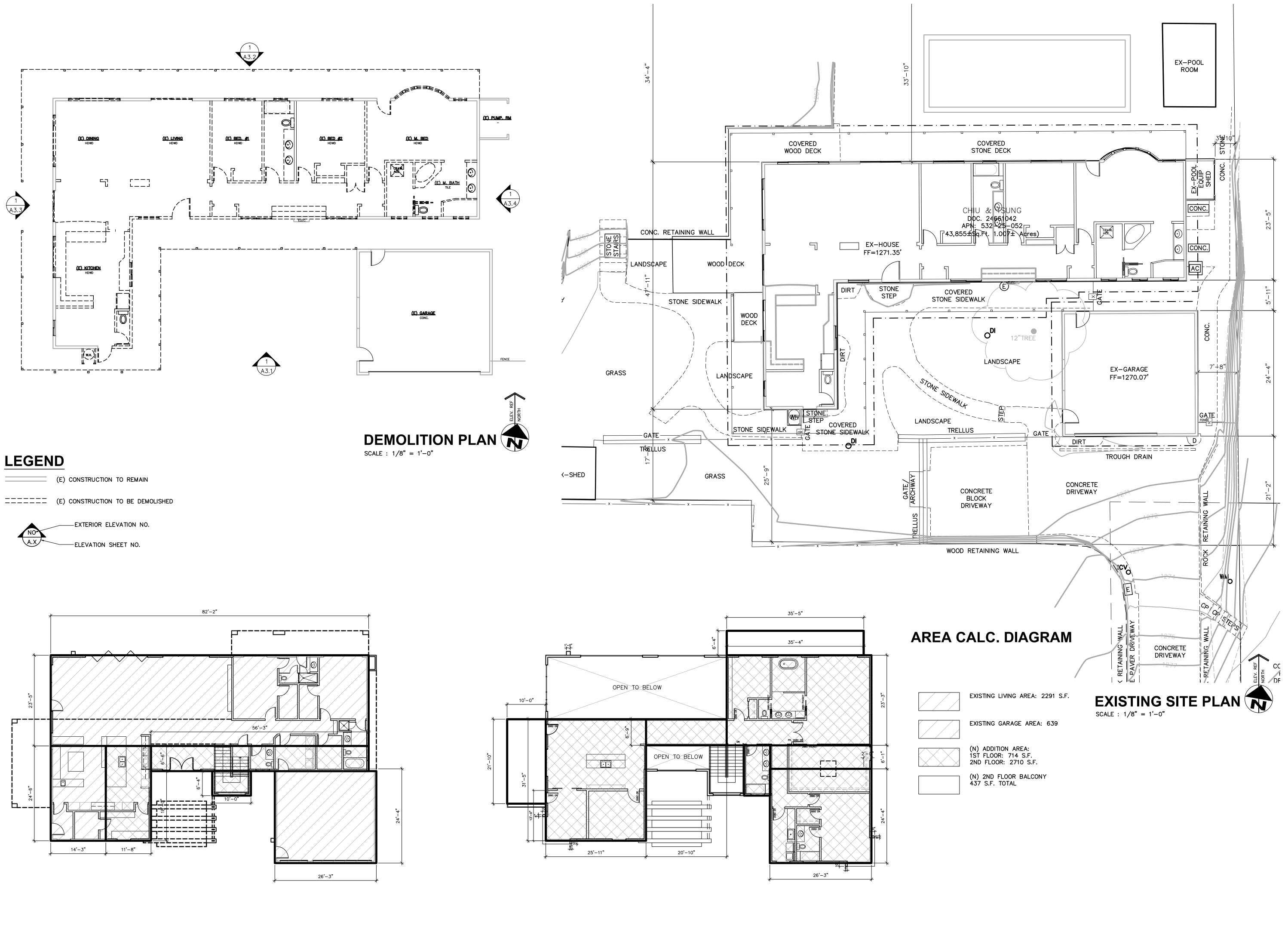
DATE: 01/13/21 JOB NO. TS200943

ISSUE & REVISION

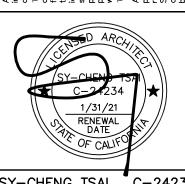
12/23/20 SCREENING 01/13/21 DESIGN REVIEW

SHEET NO.

A1.3 DRAWN BY: CW







SY-CHENG TSAI C-24234

DENCE FOS RESI ර් REMODEL 15180 BLACKBERRY

EXISTING SITE PLAN & **DEMOLITION PLAN**

DATE: 01/13/21 JOB NO. TS200943

ISSUE & REVISION

12/23/20 SCREENING 01/13/21 DESIGN REVIEW

SHEET NO.

A2.0

WALL LEGEND

EXISTING CONSTRUCTION TO REMAIN

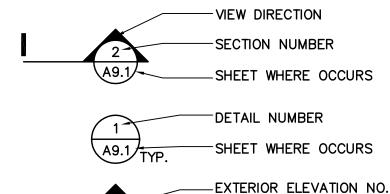
(N) FURRED WALL / COLUMN.

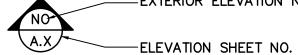
NEW WOOD FRAMING WALL OUT OF 2X4 WOOD STUDS @ 16" O.C. AND IN THE EXTERIOR STUCCO 7/8" MIN. STUCCO O/ METAL LATH O/ TWO LAYERS OF GRADE 'D' BLDG. PAPER O/

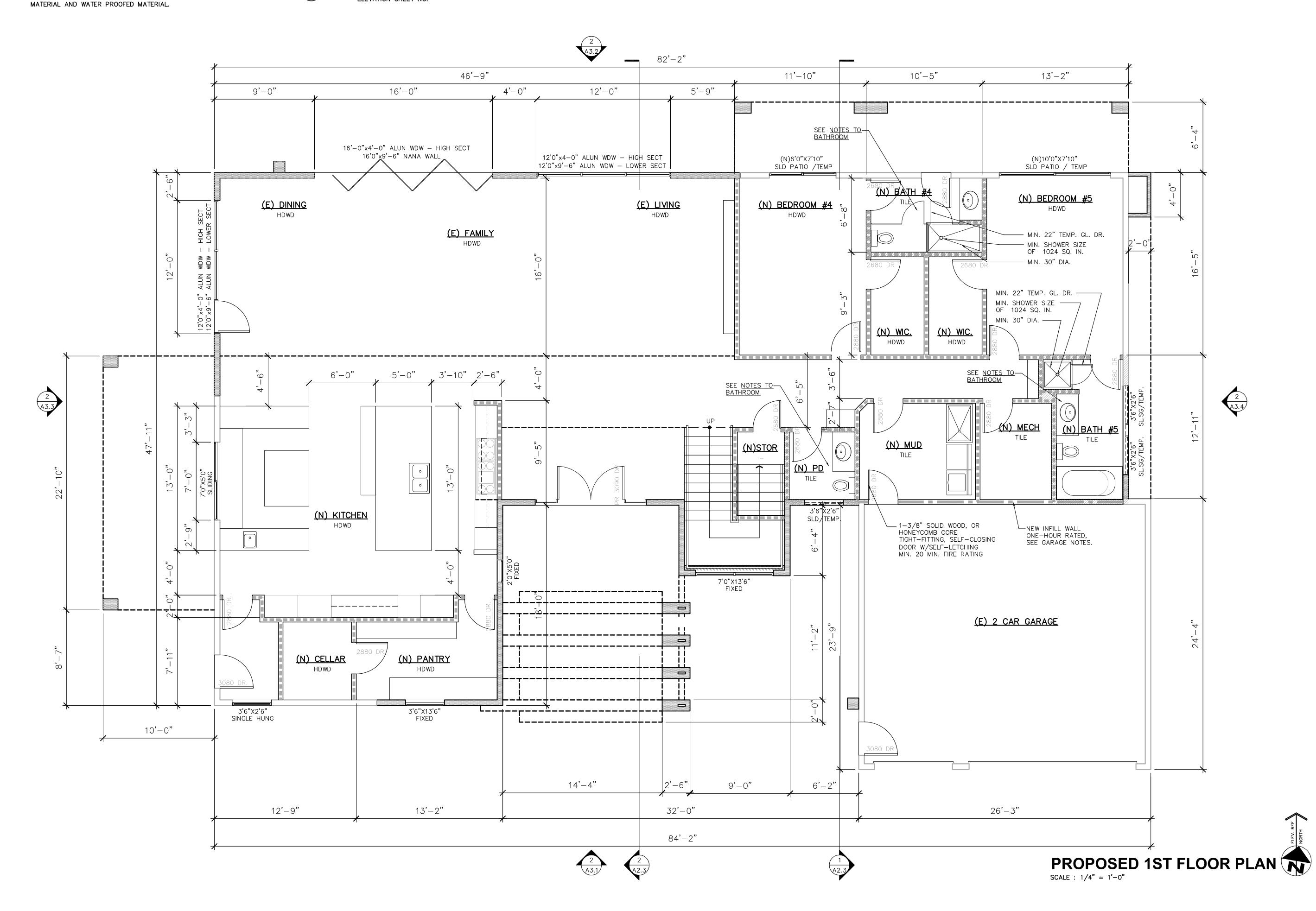
NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES

NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES USE WONDER BD. OR DUROCK AS BACKING

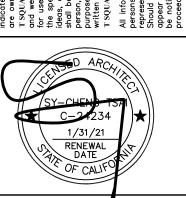
LEGEND











SY-CHENG TSAI C-24234

GATOS, DENCE

ADDITI FOS RD. RESI ර REMODEL 15180 BLACKBERRY

PROPOSED 1st **FLOOR PLAN**

DATE: 01/13/21 JOB NO. TS200943

CHIO

ISSUE & REVISION

12/23/20 SCREENING 1 01/13/21 DESIGN REVIEW

A2.1

DRAWN BY:

SHEET NO.

WALL LEGEND

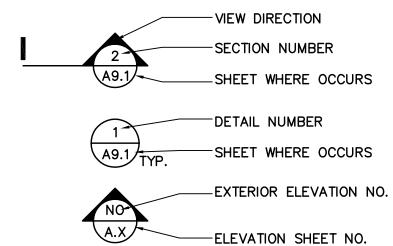
EXISTING CONSTRUCTION TO REMAIN

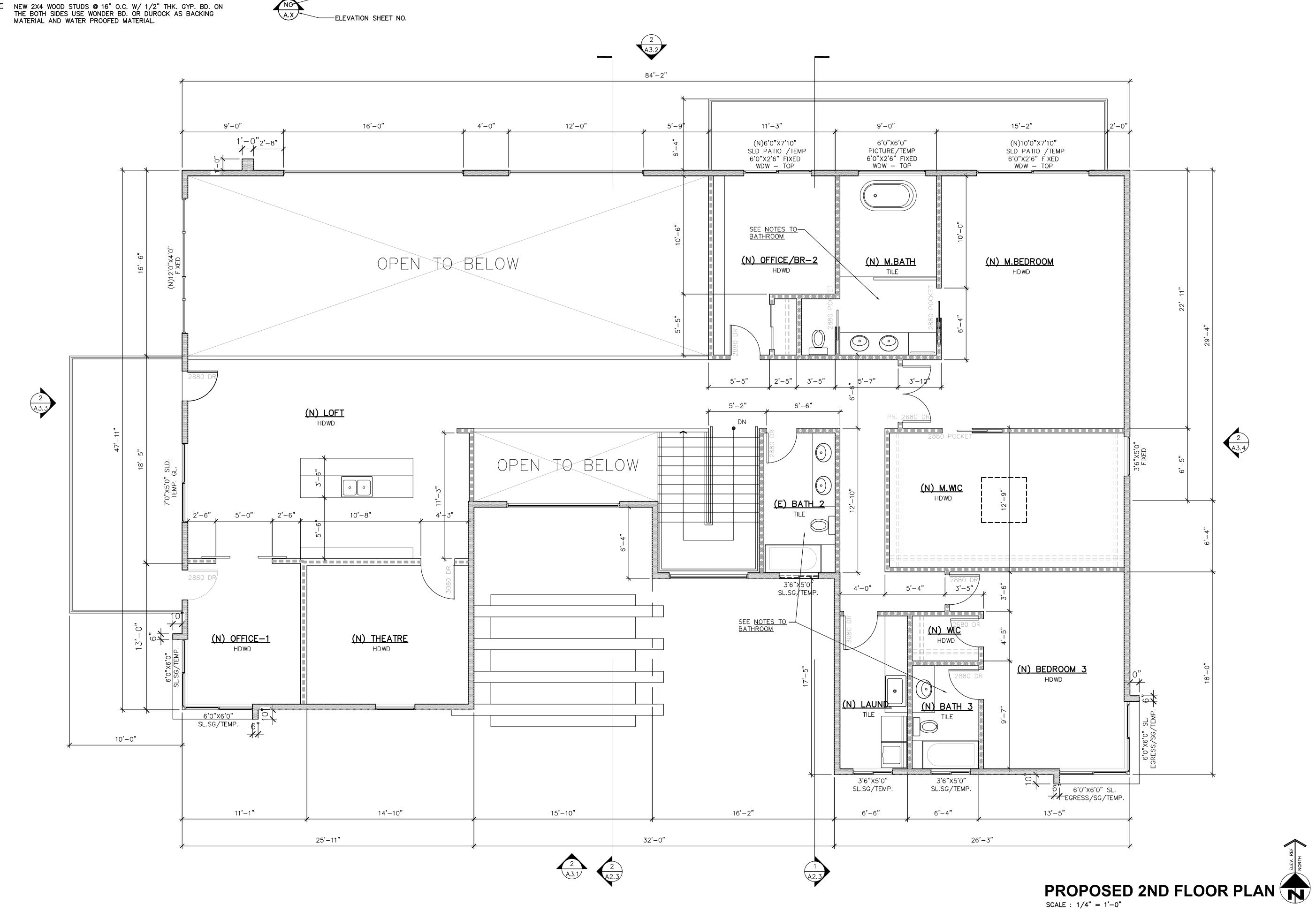
(N) FURRED WALL / COLUMN.

NEW WOOD FRAMING WALL OUT OF 2X4 WOOD STUDS @ 16" O.C. AND IN THE EXTERIOR STUCCO 7/8" MIN. STUCCO O/ METAL LATH O/ TWO LAYERS OF GRADE 'D' BLDG. PAPER O/

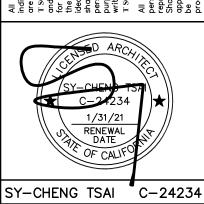
NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES

LEGEND









GATOS, **ADDITI** DENCE FOS RD. CHIU RESIL EMODEL & /

15180 BLACKBERRY PROPOSED 2nd **FLOOR PLAN**

REMODEL

DATE: 01/13/21 JOB NO. TS200943

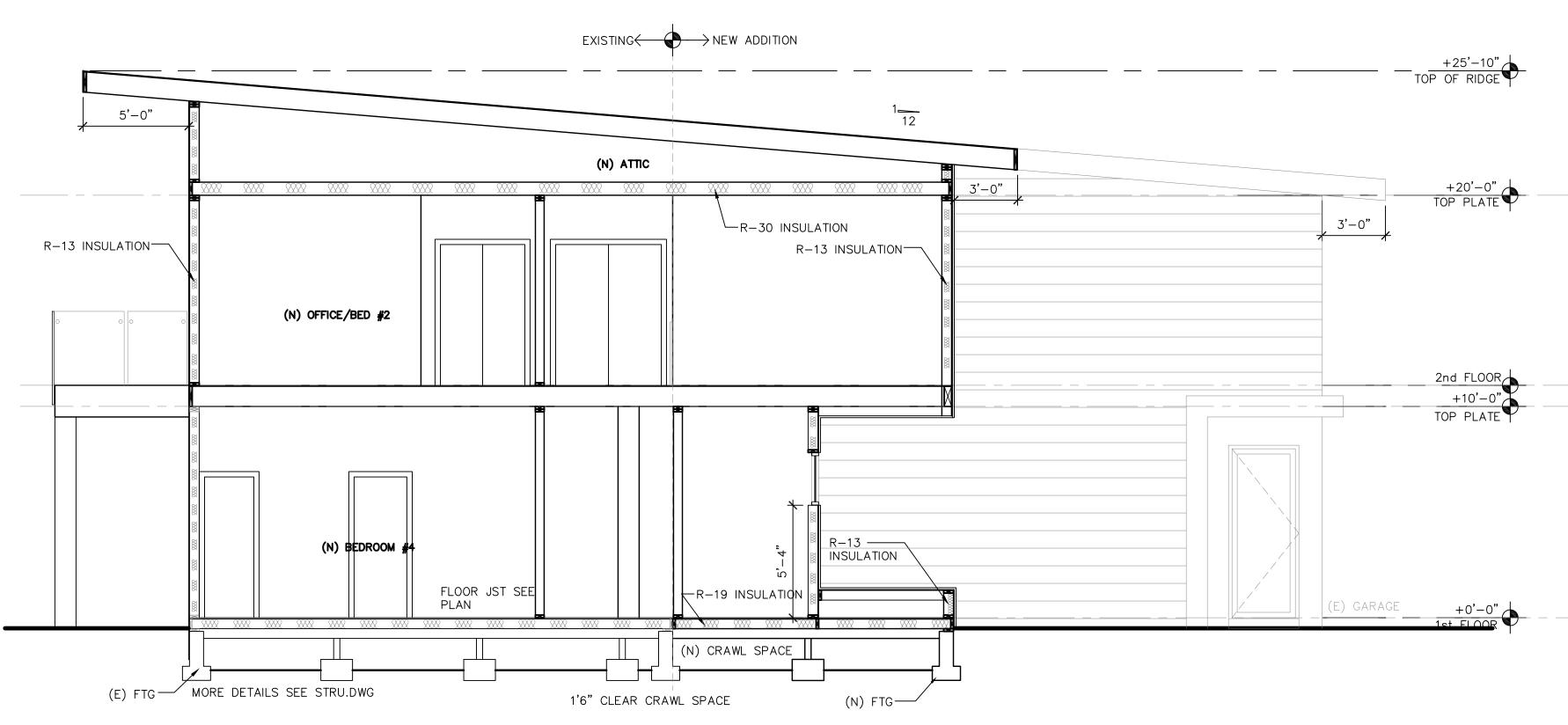
ISSUE & REVISION

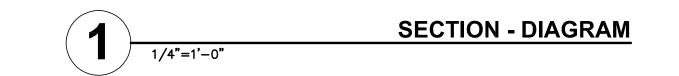
12/23/20 SCREENING 1 01/13/21 DESIGN REVIEW

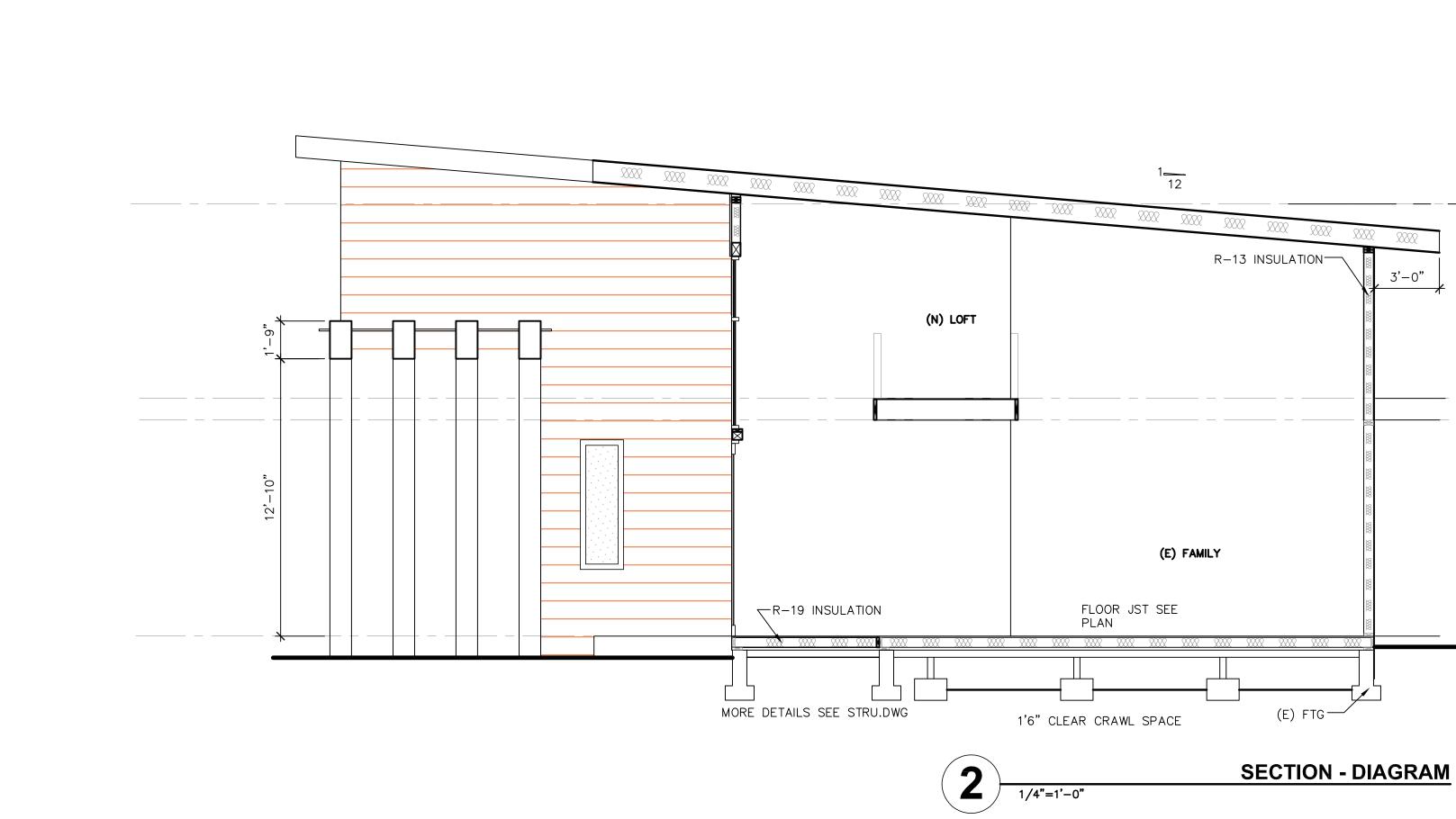
SHEET NO.

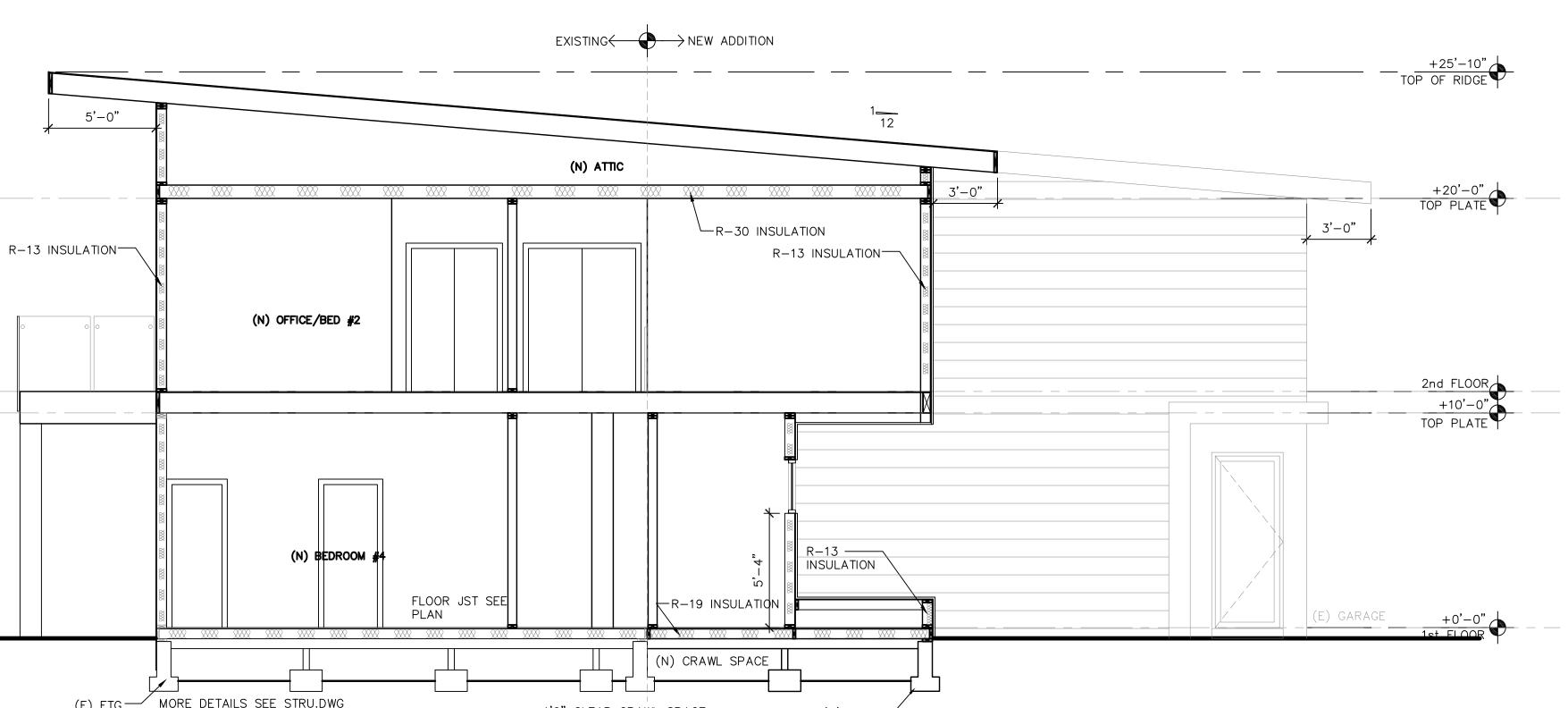
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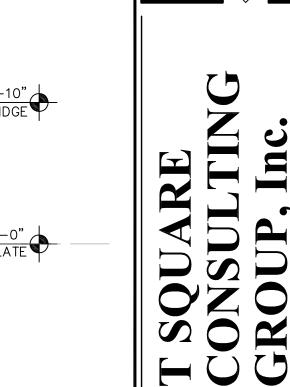
A2.2

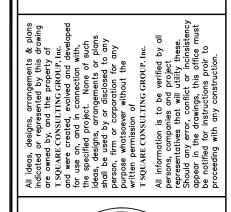


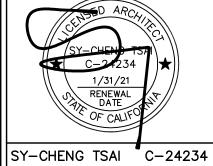












GATOS, **ADDITION** CHIU RESIDENCE EMODEL & ADDITIC RD. LOS 15180 BLACKBERRY HILL REMODEL

PROPOSED ROOF PLANS, **SECTION**

DATE: 01/13/21 JOB NO. TS200943

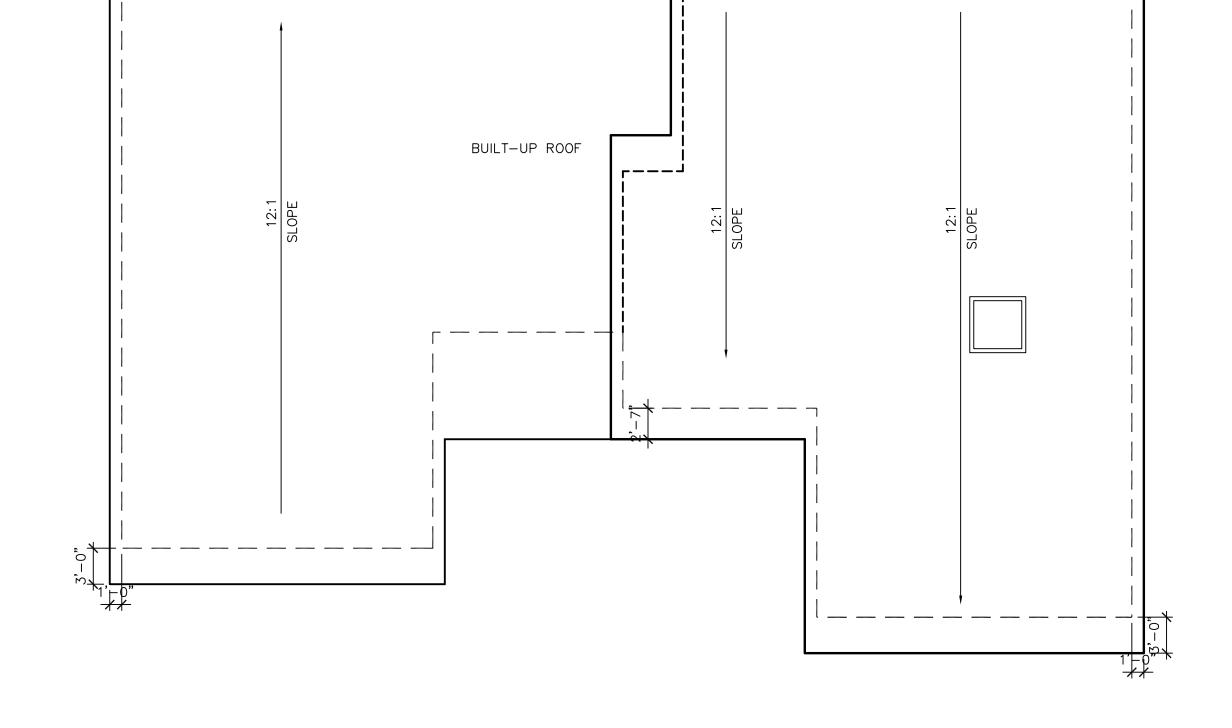
2nd FLOOR +10'-0" TOP PLATE

ISSUE & REVISION

12/23/20 SCREENING
1 01/13/21 DESIGN REVIEW SHEET NO.

A2.3

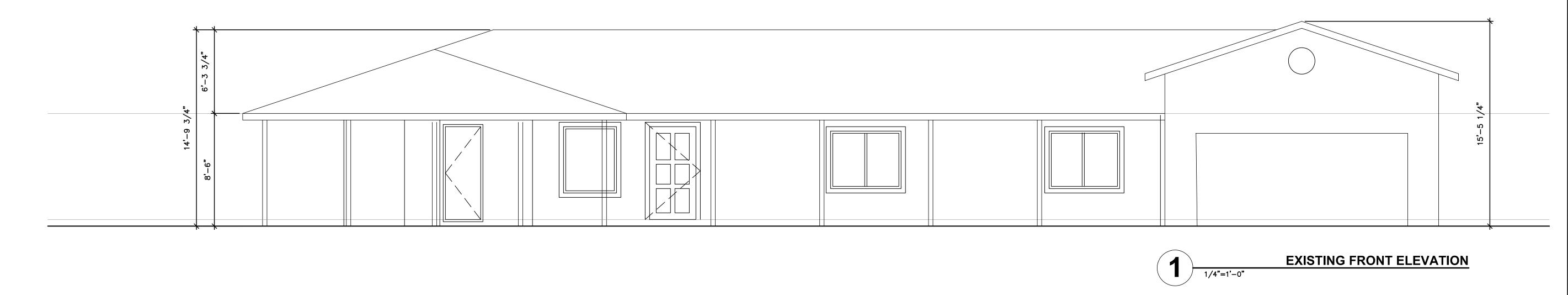
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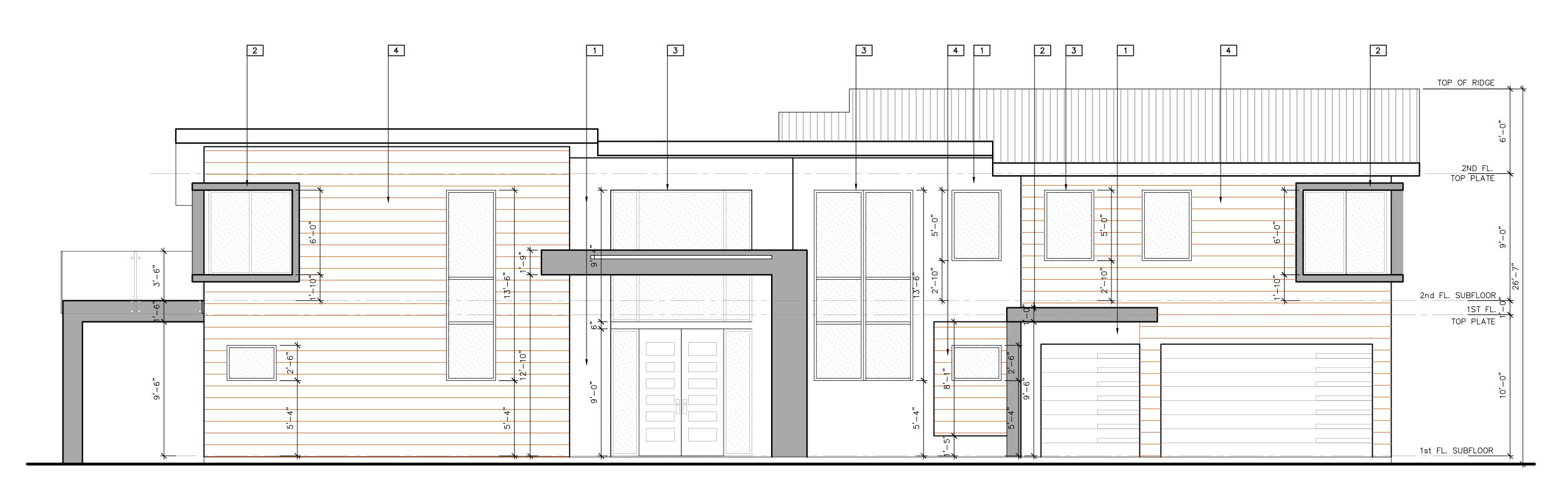


1/8"=1'-0"

(N) BUILDING OUTLINE

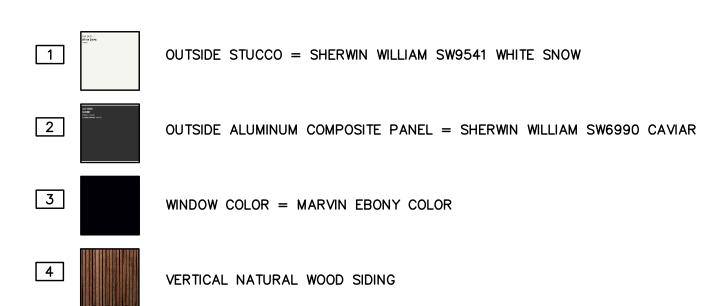
PROPOSED ROOF PLAN





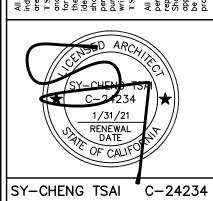
SOUTH ELEVATION











ADDITION RD. LOS GATOS, CHIU RESIDENCE EMODEL & ADDITIC 15180 BLACKBERRY HILL REMODEL

FRONT ELEVATION

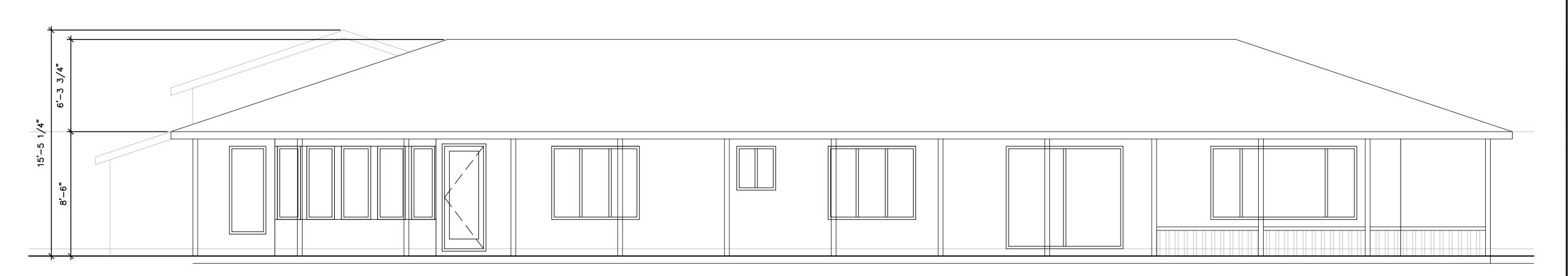
DATE: 01/13/21 JOB NO. TS200943

ISSUE & REVISION

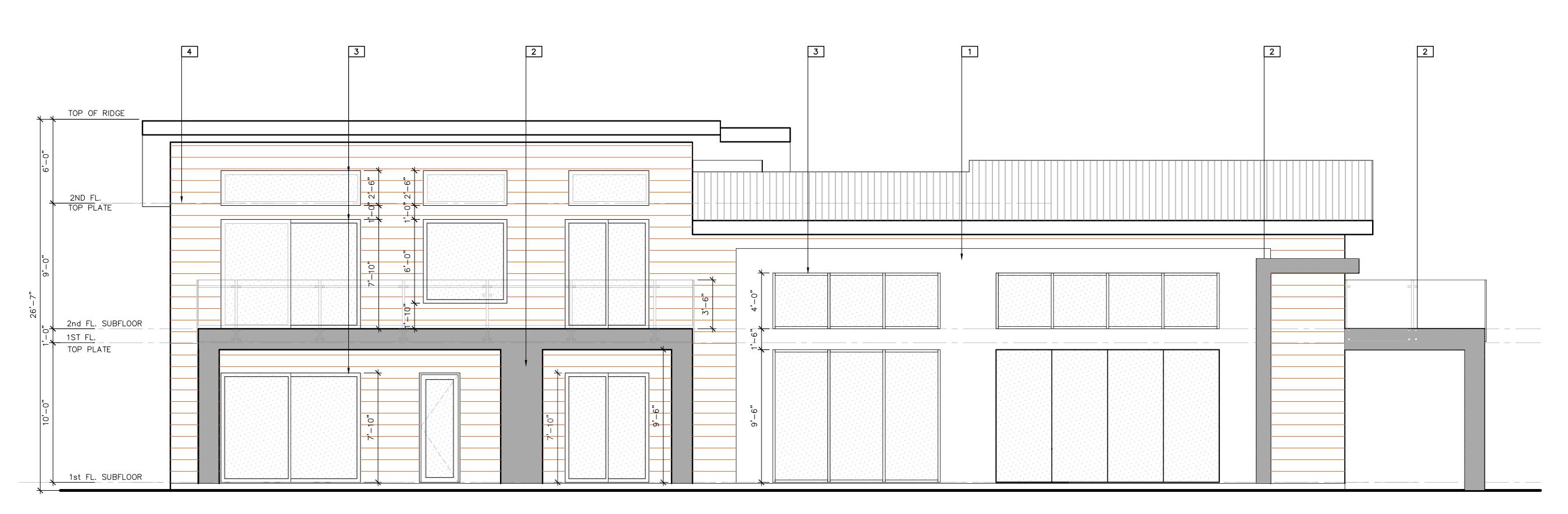
12/23/20 SCREENING
1 01/13/21 DESIGN REVIEW

SHEET NO.

A3.1



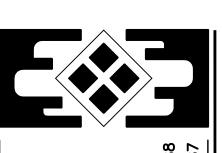
EXISTING REAR ELEVATION

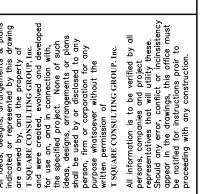


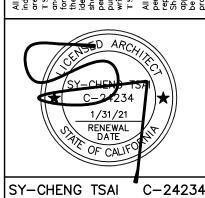
EXTERIOR PAINT COLOR SCHEDULE:

1 OUTSIDE STUCCO = SHERWIN WILLIAM SW9541 WHITE SNOW OUTSIDE ALUMINUM COMPOSITE PANEL = SHERWIN WILLIAM SW6990 CAVIAR WINDOW COLOR = MARVIN EBONY COLOR VERTICAL NATURAL WOOD SIDING

PROPOSED REAR ELEVATION 1/4"=1'-0"







SY-CHENG TSAI C-24234

DENCE RD. LOS

CHIU RESID REMODEL & A 15180 BLACKBERRY HILL

PROPOSED REAR ELEVATION

DATE: 01/13/21 JOB NO. TS200943

ISSUE & REVISION

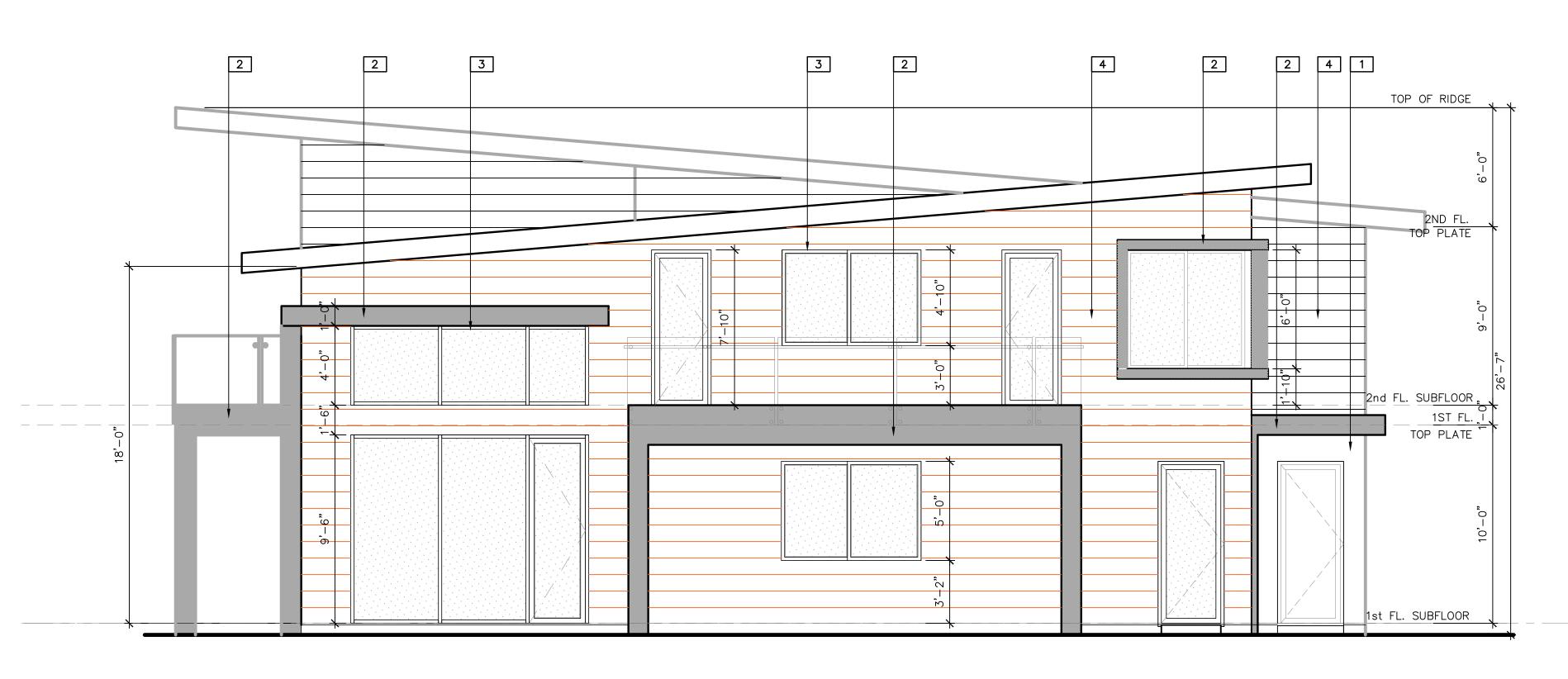
12/23/20 SCREENING
1 01/13/21 DESIGN REVIEW

SHEET NO.

A3.2

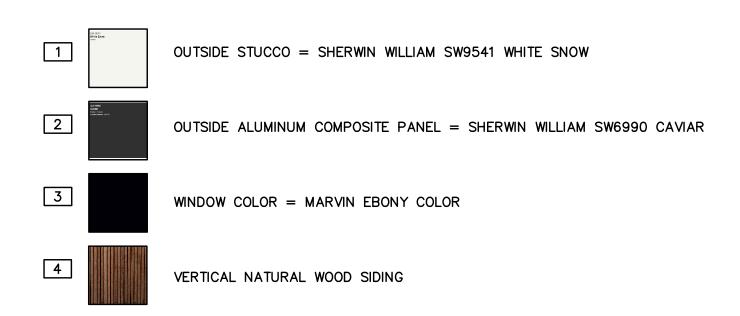






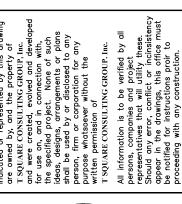
WEST ELEVATION

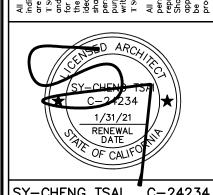
EXTERIOR PAINT COLOR SCHEDULE:











SY-CHENG TSAI C-24234

ADDITION RD. LOS GATOS, CHIU RESIDENCE EMODEL & ADDITIC 15180 BLACKBERRY HILL REMODEL

PROPOSED LEFT **ELEVATION**

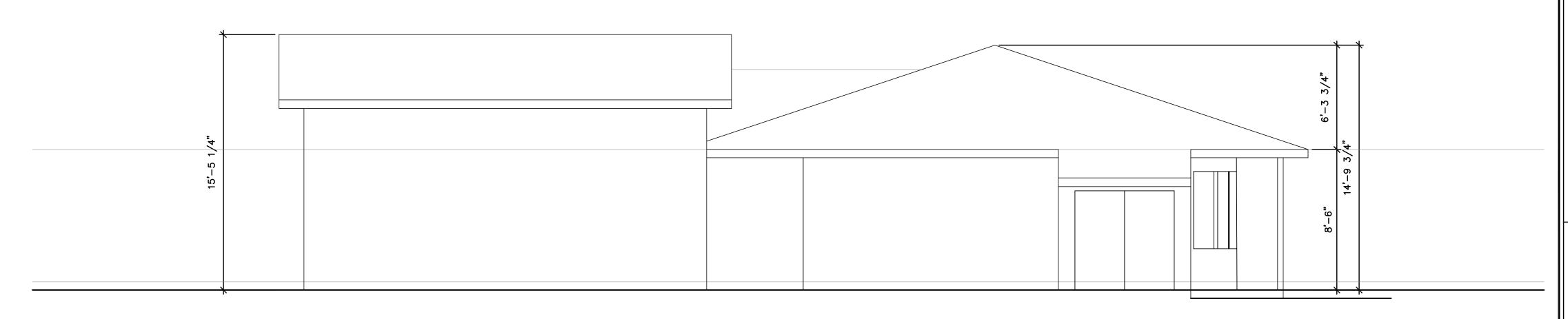
DATE: 01/13/21 JOB NO. TS200943

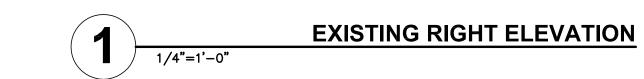
ISSUE & REVISION

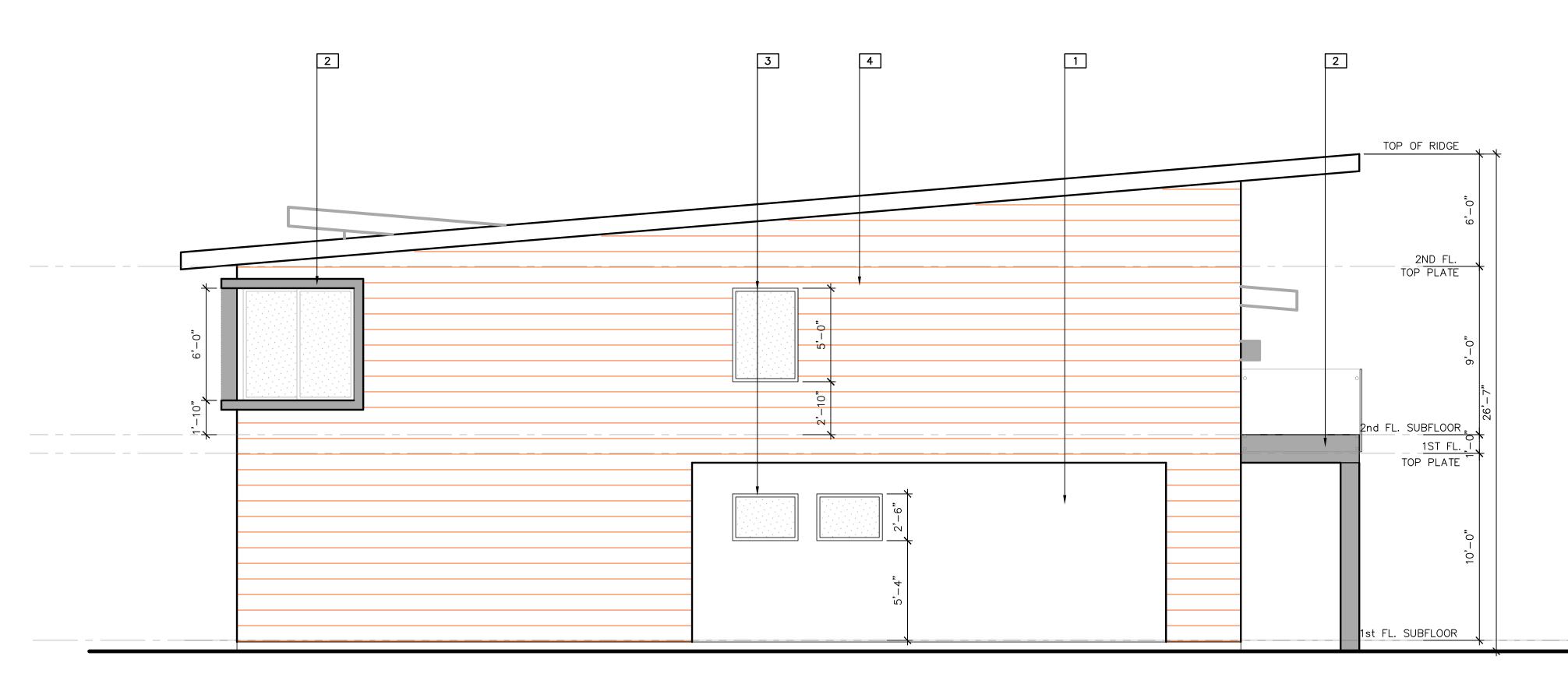
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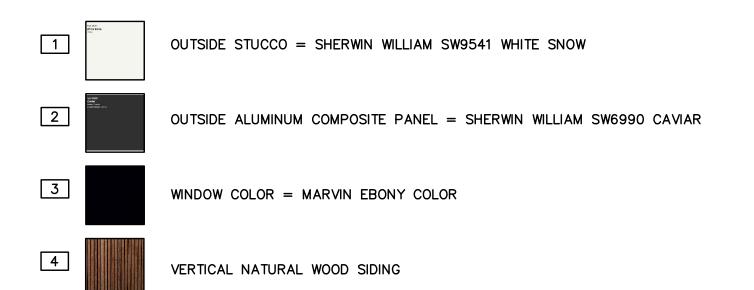
A3.3





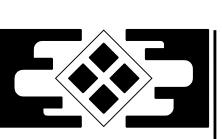


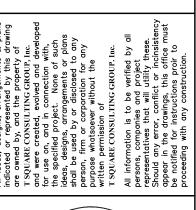
EXTERIOR PAINT COLOR SCHEDULE:

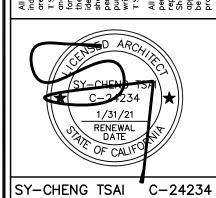


EAST ELEVATION









SY-CHENG TSAI C-24234

ADDITION

CHIU RESIDENCE REMODEL & ADDITI RD. LOS 15180 BLACKBERRY HILL

PROPOSED RIGHT ELEVATION

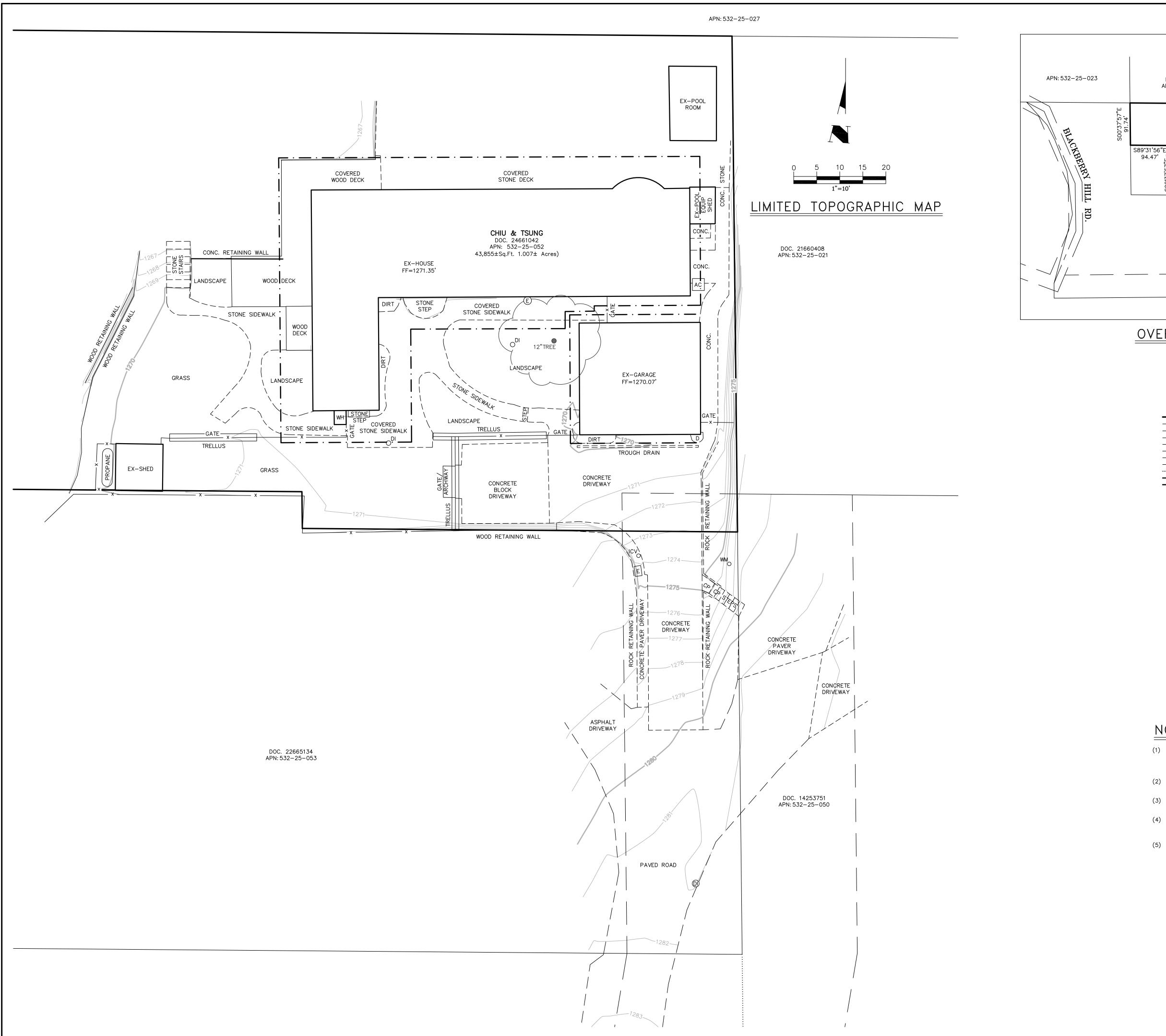
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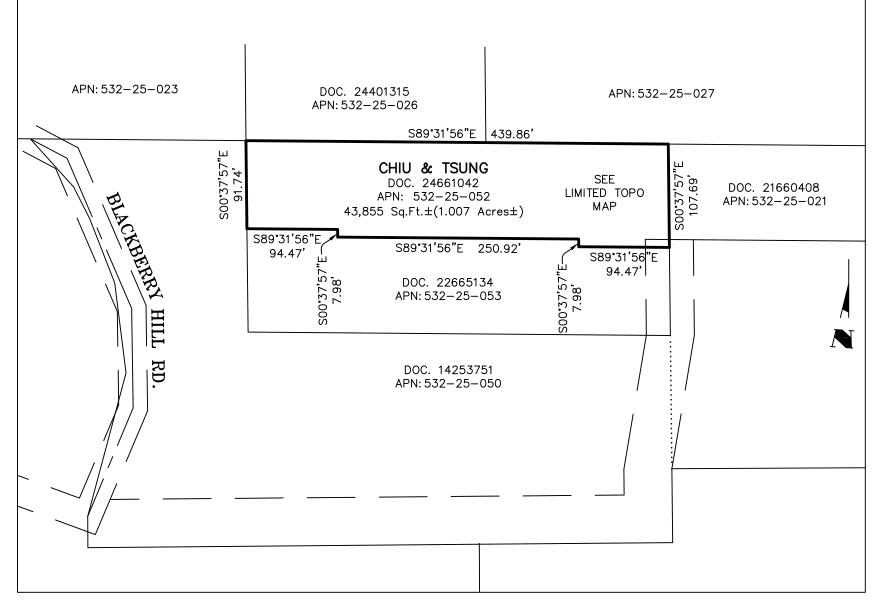
ISSUE & REVISION

12/23/20 SCREENING
1 01/13/21 DESIGN REVIEW

SHEET NO.

A3.4

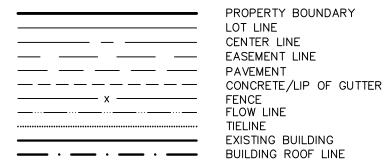




OVERALL PROPERTY BOUNDARY

1" = 100'

LEGEND



ABBREVIATIONS

AIR CONDITIONER UNIT CHIMNEY CONCRETE PAVER DRAIN INLET DRIP LINE DRIVE WAY ELECTRICAL METER FINISH FLOOR FIRE HYDRANT GAS METER IRRIGATION CONTROL VALVE POWER POLE R.O.W. RIGHT OF WAY SSCO SDMH SSMH SANITARY SEWER CLEAN OUT STORM DRAIN MANHOLE SANITARY SEWER MANHOLE TELEPHONE POLE WATER HEATER

WATER METER WATER VALVE

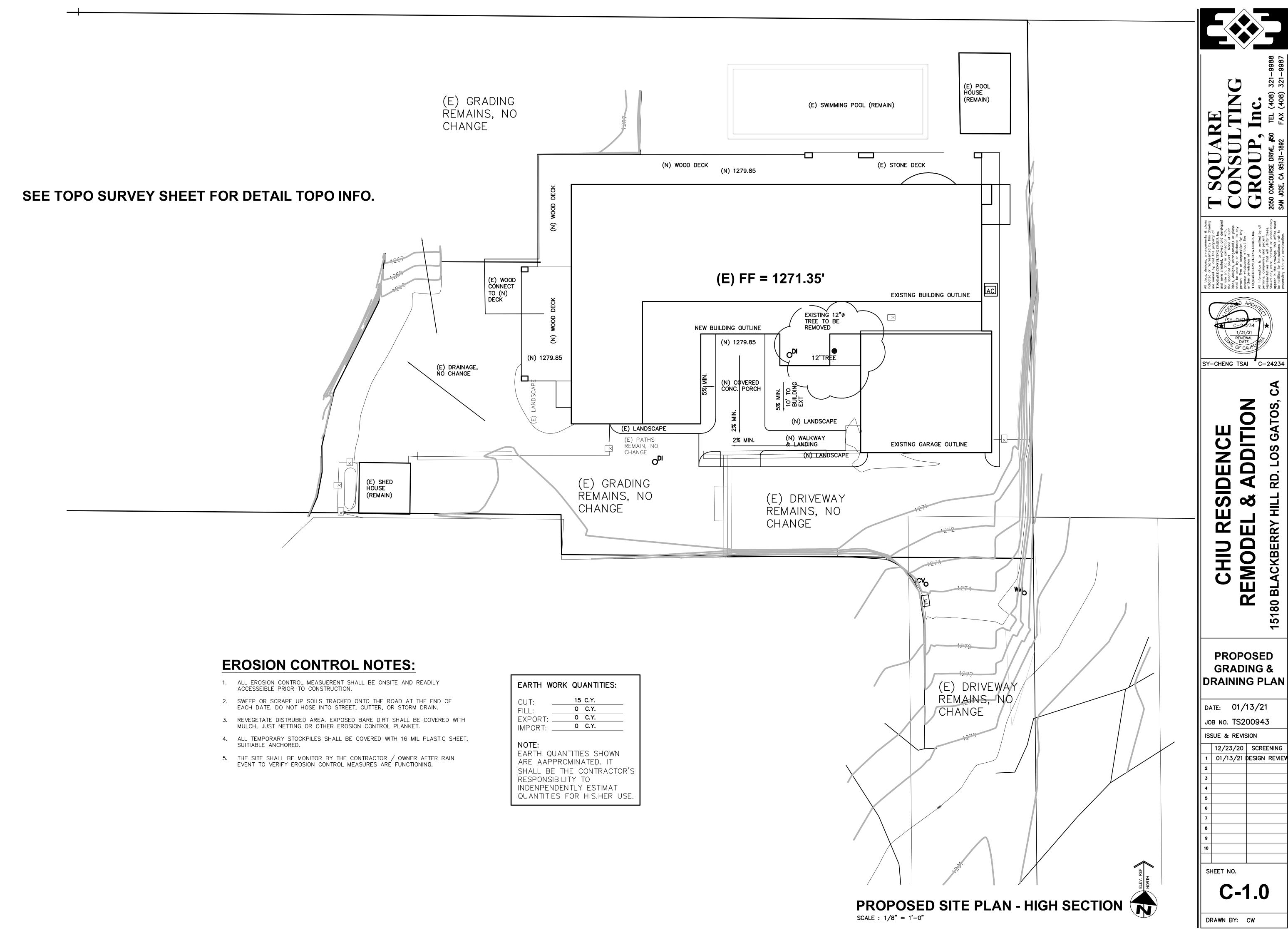
NOTES

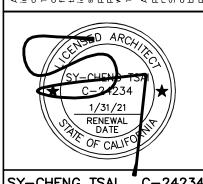
- (1) A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY GARY D. CARNES, LAND SURVEYOR, EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- (2) TREE SPECIES AND DRIP LINES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- (3) ALL DISTANCES & DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- (4) THE UNDERGROUND UTILITIES SHOWN ON THIS MAP, IF SHOWN, ARE APPROXIMATE AND BASED ON EVIDENCE AT THE SURFACE.
- (5) BUILDING DIMENSIONS SHOWN ON THIS MAP, IF SHOWN, ARE MEASURED FROM THE TRIM, STUCCO OR SIDING AT RIGHT ANGLES TO THE PROPERTY LINES.



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11/10/2020	` .	SCALE:	1" = 10	DRAWN BY .	I H	 PROJ. MANAGER:	G.C.

L A 9505 SUGA T: (408) 8 FM





SY-CHENG TSAI C-24234

PROPOSED GRADING &

12/23/20 | SCREENING 01/13/21 DESIGN REVIEW

C-1.0