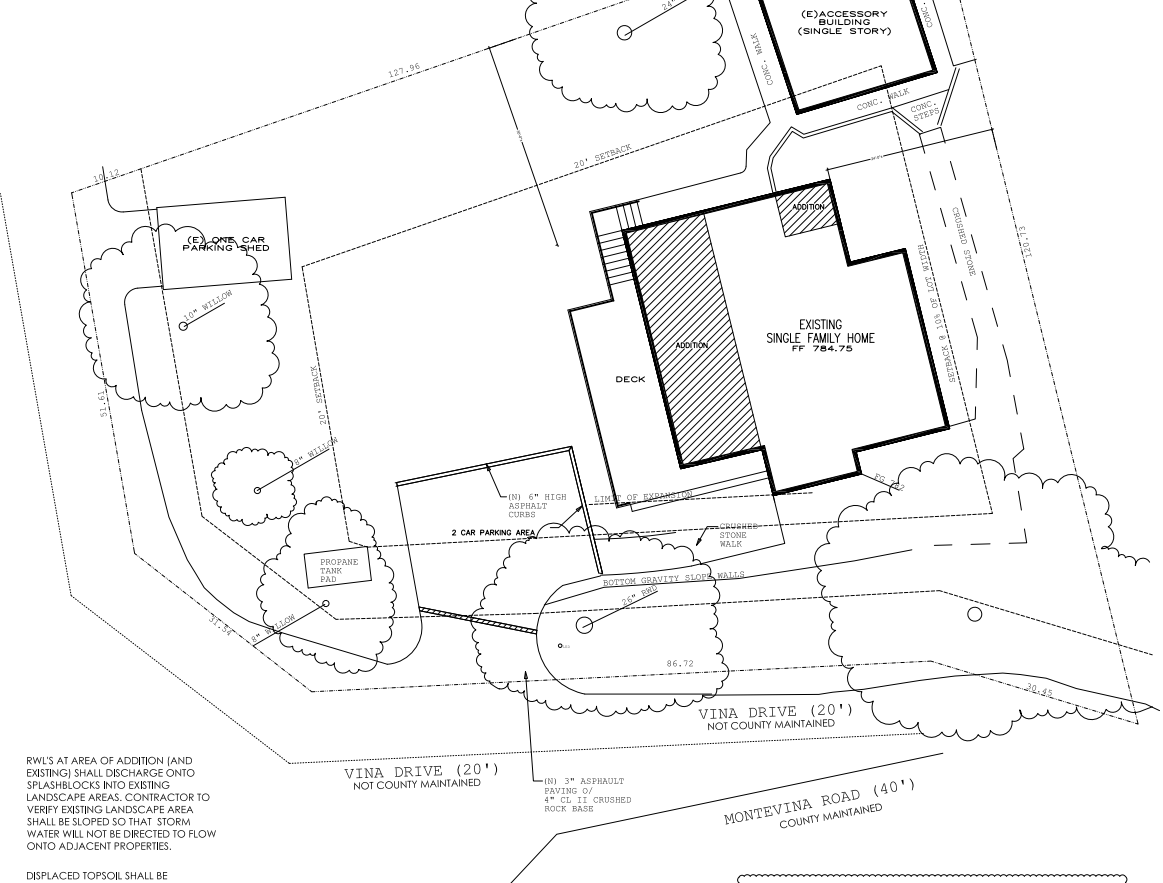


- WHERE ALTERED ADJACENT TO THE RESIDENCE, THE GROUND SURFACE SHALL BE GRADED TO SLOPE AWAY FROM THE RESIDENCE OF AT LEAST 4% WITHIN 5 FEET.
- IMPERVIOUS SURFACES SHALL HAVE A MINIMUM GRADIENT OF 2% AWAY FROM THE FOUNDATION.
- ANY NEW DOWNSPOUT LEADERS SHALL TERMINATE AT SPLASH BLOCKS AND SHALL BE DIRECTED AWAY FROM THE FOUNDATION / PATIO AREAS. DRAINAGE SHALL NOT BE DIRECTED TOWARDS ADJACENT PROPERTIES.
- THE BUILDING SHALL HAVE THE ADDRESS AND BUILDING NUMBER IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AS REQUIRED BY CBC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY.

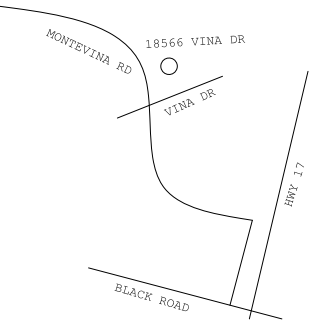
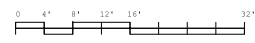


R/W'S AT AREA OF ADDITION (AND EXISTING) SHALL DISCHARGE ONTO SPLASHBLOCKS INTO EXISTING LANDSCAPE AREAS. CONTRACTOR TO VERIFY EXISTING LANDSCAPE AREA SHALL BE SLOPED SO THAT STORM WATER WILL NOT BE DIRECTED TO FLOW ONTO ADJACENT PROPERTIES.

DISPLACED TOPSOIL SHALL BE STOCKPILED FOR REUSE IN A DESIGNATED AREA AND COVERED OR PROTECTED FROM EROSION.

THE BUILDING SHALL HAVE THE ADDRESS AND BUILDING NUMBER IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AS REQUIRED BY CBC §319. MIN 4" HIGH AND MIN. STROKE WIDTH OF 1/8", AND SHALL CONTRAST WITH THE BACKGROUND.

Prior to Building Permit Final approval, the property shall be in compliance with the vegetation management requirements prescribed in the California Fire Code section 4906, including California Public Resources Code 4291 or California Government Code 51182; See CRC R337.1.5.



VICINITY MAP

GENERAL NOTES

- ALL CONSTRUCTION MATERIALS SHALL BE AS SPECIFIED AND AS REQUIRED BY THE CURRENT EDITION OF THE CBC, LOCAL CODES AND AUTHORITIES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.
- CONTRACTORS AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR THE DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT FOR INSTRUCTION ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT INSTRUCTION FROM THE ARCHITECT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE ARCHITECT. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION METHOD INVOLVED, UNLESS A WRITTEN RECEIPT FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS.
- THE GENERAL CONTRACTOR SHALL CONFORM HIS OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS AND CONTRACT DOCUMENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY MANNER FREE OF DEBRIS AND LITTER AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUN CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS THAT RESULT AS A PART OF HIS OPERATION.
- ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
- THE CONTRACTOR SHALL DO ALL CUTTING, FITTING OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY EXCAVATING OR CUTTING, OR OTHERWISE ALTERING THE TOTAL WORK OF ANY PART OF IT. ALL PATCHING, REPAIRING AND RESURFACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
- NO PORTION OF WORK REQUIRING SHOP DRAWINGS OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN APPROVED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES.
- DIMENSIONS:
 - ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.
 - ALL DIMENSIONS ARE TO THE ROUGH UNLESS OTHERWISE NOTED.
 - CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR SLAB TO FACE OF CEILING.
- PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRIC UNITS, A.C. EQUIPMENT, AND ALL OTHER ITEMS WHERE FURNISHING IS REQUIRED.
- WHERE LARGER STUDS OR FURNISHES ARE REQUIRED TO COVER DUCTS, PIPING, AND CONDUITS THE LARGER STUDS OR OTHER WORK SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURNISHING OCCURS.
- VERIFY ALL NEW FINISHES WITH OWNERS BEFORE PROCEEDING. ALL COLORS, ETC. TO BE SELECTED BY OWNERS.
- ALL CABINETS TO BE DESIGNED BY OTHERS. STYLE AND FINISHES SELECTED BY OWNERS.
- ALL KITCHEN APPLIANCES, BATH AND OTHER PLUMBING FIXTURES ACCESSORIES AND ELECTRICAL FIXTURES SELECTED BY OWNERS.
- WINDOWS SHALL BE DOUBLE GLAZE VINYL FRAME MILGARD, OR APPROVED EQUAL. EXTERIOR PANEES TO BE TEMPERED GLASS PER WULF FINISHING SYSTEMS.
- CONSTRUCTION SUBJECT TO WILDLAND/URBAN INTERFACE (WUI) CHECKLIST.

OWNERS
PAUL KADILLAK
18566 VINA DRIVE
LOS GATOS, CA 95033
408/667-1576

ARCHITECT
STOWERS ASSOCIATES
155 E. CAMPBELL AVENUE
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CAMPBELL, CA, 95008

ENERGY CONSERVATION
PRI ENERGY CONSULTANTS, LLC
21 N. HARRISON AVE.
SUITE 210
CAMPBELL, CA 95008
408/866-1620

PROJECT ROSTER

Project Address	18566 VINA DRIVE
Assessors Parcel No.	544-05-009
Zoning	HR-SR
Lot Area	9,583.0 S.F.
Building Floor Area	
Existing Residence	910 S.F.
Residence Addition	388 S.F.
Total Residence Floor Area	1,298 S.F.
Existing Accessory Bldg.	400.0 S.F.
Proposed Deck / Proch	405.0 S.F.
Floor Area Ratio (Proposed)	0.135
Occupancy Group	R/3
Construction Type	VB non-fire sprinklered
Fire Sprinklers	NO
Code References	2016 CRC 2016 CBC 2016 CMC 2016 CEC 2016 CPC 2016 Title 24 2017 CGCB
Jurisdiction	County of Santa Clara

Project Description Single Story Addition plus New Deck, House remains with 2 Bedrooms, 2 Baths.

REVISIONS	BY

STOWERS ASSOCIATES
Creating Plans for People

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Campbell, CA 95008

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PROPOSED ADDITION TO RESIDENCE OF:
PAUL KADILLAK
18566 VINA DRIVE
LOS GATOS, CALIFORNIA

SITE PLAN
PROJECT
DATA

Date	08.01.2019
Scale	as shown
Drawn	GS
Job	14022
Sheet	A1

SITE PLAN

Scale: 1/8" = 1'-0"

GENERAL NOTES

PROJECT DATA