

NEW RESIDENTIAL BLDG W/ JADU & ADU

21631 HICKS ROAD, LOS GATOS, CA 95032

SITE AND BUILDING ANALYSIS

APN: 575-11-009 & 575-11-024
ZONING: HS-D1-SR (NO CHANGE)

OCCUPANCY: R-3/ U (1-HR FIRE RATED OCCUPANCY - NO CHANGE)
CONSTRUCTION TYPE: V-B

SETBACK CLARIFICATION:

FRONT SETBACK : 30'-0"
SIDE SETBACK: 20'-0"
REAR SETBACK: 25'-0"
STREET SIDE SETBACK: 20'-0"

NUMBER OF PROPOSED STORY: 2 STORY (MAIN BUILDING); 1 STORY (ADU)

LOT AREA:

575-11-009: 1043262 SF, (23.95 AC)
575-11-024: 9167 SF (0.21 AC)
TOTAL: 1052429 SF (24.16 AC)

MAIN BUILDING
LIVING AREA:

PROPOSED 1ST FLOOR: 2423 SF
PROPOSED 2ND FLOOR: 5143 SF
TOTAL: 7566 SF
JADU: 500 SF

LIVING AREA WITH JADU: 8066 SF
CARPORT: 1233 SF
GARAGE: 943 SF

TOTAL (MAIN BLDG): 10242 SF

ADU (SEPARATE BLDG): 1200 SF

TOTAL BUILDING AREA: 11442 SF

PATIO AT MAIN BUILDING (OUTSIDE OF THE 1ST FLOOR FOOTPRINT): 1184 SF

LOT COVERAGE: 1184 SF (PATIO OUTSIDE 1ST FLOOR) + 1200 SF (ADU) + 1233 SF (CARPORT) + 943 SF (GARAGE) + 500 SF (JADU) + 2143 SF (1ST FLOOR LIVING AREA): 7203 SF

FLOOR AREA RATIO: 11242 SF / 1052429 SF = 1.07%

LOT COVERAGE: 7203 SF / 1052429 SF = 0.68%

PROJECT DATA

JURISDICTION
COUNTY OF SANTA CLARA

CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ENERGY CODE

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SCOPE OF WORK

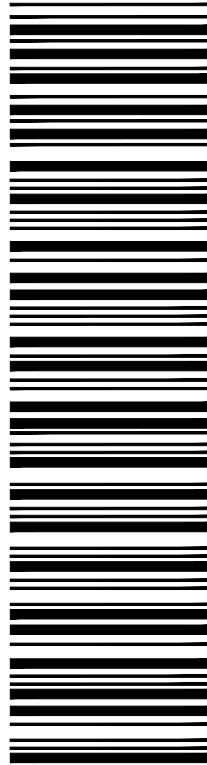
- NEW GROUND UP 2 STORY RESIDENTIAL BUILDING WITH A JADU
- NEW 1 STORY ADU BUILDING

SHEET INDEX

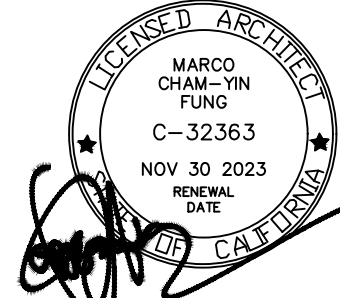
ARCHITECTURAL DRAWING
A001 TITLE SHEET
A002 RENDERINGS
A101 PROPOSED SITE PLAN
A200 PROPOSED FLOOR PLAN
A201 PROPOSED ROOF PLAN
A210 CONSTRUCTION PLAN - ADU
A300 PROPOSED ELEVATION
A500 MATERIAL BOARD
A600 SECTION

ABBREVIATIONS

ANCHOR BOLT ASPHALTIC CONCRETE AIR CONDITIONING ACOUSTICAL ACOUSTICAL TILE ADJUSTABLE/ADJACENT ABOVE FINISH FLOOR ALUMINUM ANODIZED BOARD BUILDING BLOCK BEAM BOTTOM OF CABINET CATCH BASIN CEMENT CERAMIC CAST IRON CONSTRUCTION JOINT CENTERLINE CEILING CLEAR COLUMN COMPOSITION CONCRETE CONNECTION CONTINUOUS CARPET CERAMIC TILE	DIAMETER DIMENSION DOOR DOWNSPOUT DRAWING EXISTING EACH ELECTRICAL ELEVATOR EQUAL FORCED AIR UNIT FLOOR DRAIN FIRE EXTINGUISHER FINISH FLOOR FOOTING GAUGE GALVANIZE (D) GENERAL CONTRACTOR GROUND FAULT INTERRUPTER GLASS FIBER REINFORCED CONCRETE GALVANIZED IRON GATE VALVE GYPSUM HOSE BIBB HEADER HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HEIGHT HOT WATER HEATING VENTILATING INSULATION JANITOR JUNCTION BOX LAVATORY	MATERIAL MAXIMUM MACHINE BOLT MECHANICAL MINIMUM METAL NEW NOT IN CONTRACT NOT TO SCALE OVER ON CENTER OUTSIDE DIAMETER OVERFLOW ROOF DRAIN OFFICE OPENING OPPOSITE PLATE PLASTIC LAMINATE PLASTER PLYWOOD RISER RELOCATE(D) REINFORCED CONCRETE PIPE ROOF DRAIN REDWOOD RECESSED REINFORCED ROUND HEAD MACHINE SCREW ROOM ROUGH OPENING RAINWATER LEADER SOLID CORE STORM DRAIN SECTION SIMILAR SANITARY NAPKIN DISPENSER SPECIFICATION	SQUARE SANITARY SEWER STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SUSPENDED TREAD TOP OF CURB/CONCRETE TELEPHONE TONGUE AND GROOVE THICKNESS TOP OF TOP OF SLAB TYPICAL TITLE 24 UNLESS OTHERWISE NOTED VAN ACCESSIBLE VITREOUS CLAY PIPE VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD WITH WATER CLOSET WOOD WATER HEATER WEATHERSTRIPPING WELDED WIRE FABRIC
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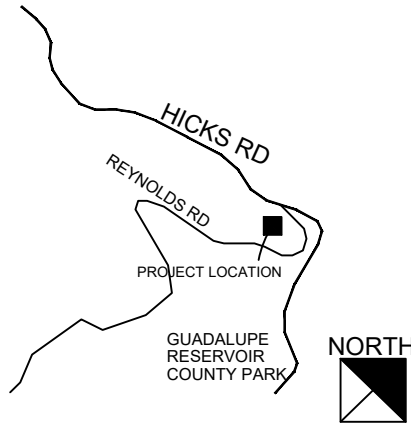
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Print Record

NEW RESIDENTIAL BUILDING W/ ADU & JADU

21631 HICKS RD
LOS GATOS, CA 95032

VICINITY MAP



Date 2021.11.29 Project No. 2021.117
Sheet Title

TITLE SHEET

Sheet No.

A001

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A



B

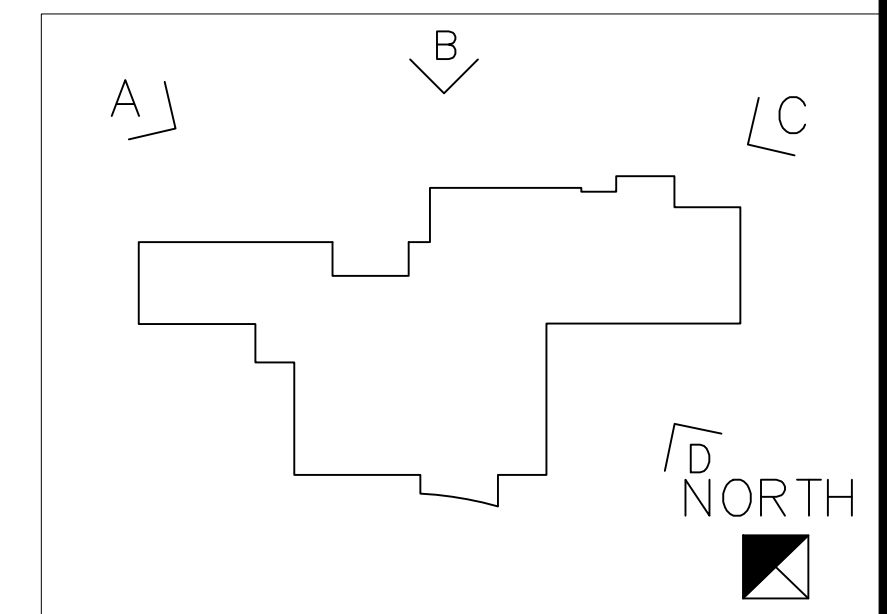


C



D

KEY PLAN

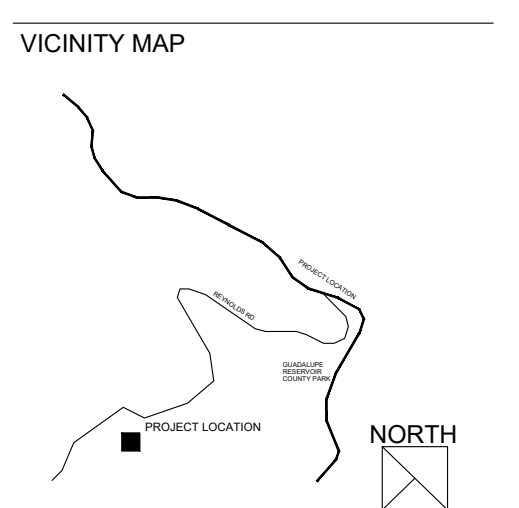


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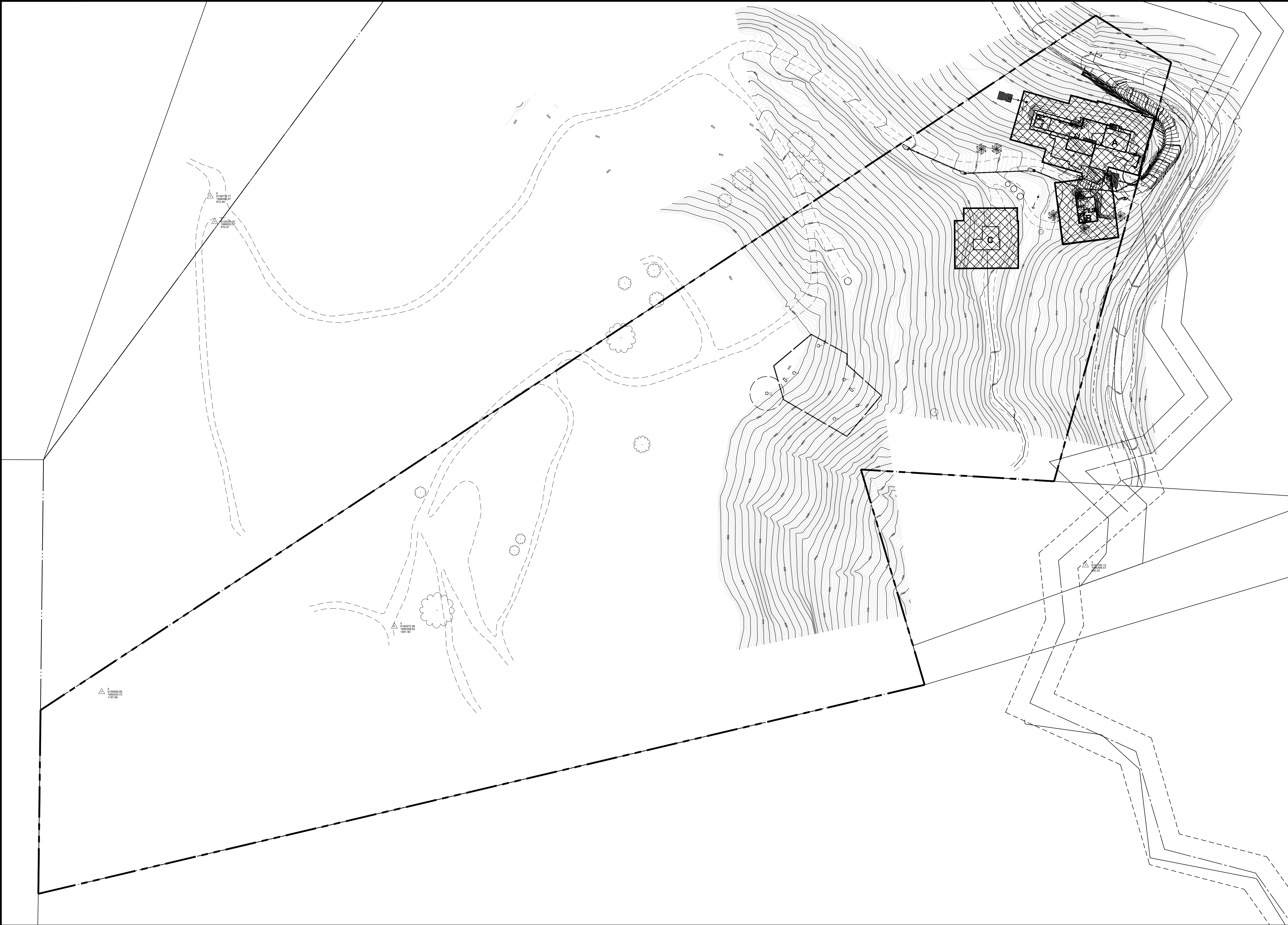
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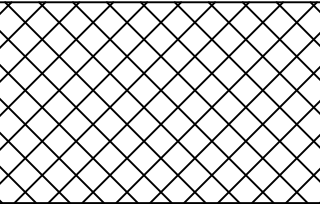


Date 2021.XX.XX Project No. 2021-XXX
Sheet Title

RENDERINGS
Sheet No. A002
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LEGEND



ZONE 1 - LEAN, CLEAN AND GREEN ZONE
(30' FROM THE EDGE OF THE BUILDING)

A

NEW 2 STORY HOUSE

B

NEW 1 STORY ADU

C

EXISTING 2 STORY STRUCTURE

1 PROPOSED SITE PLAN

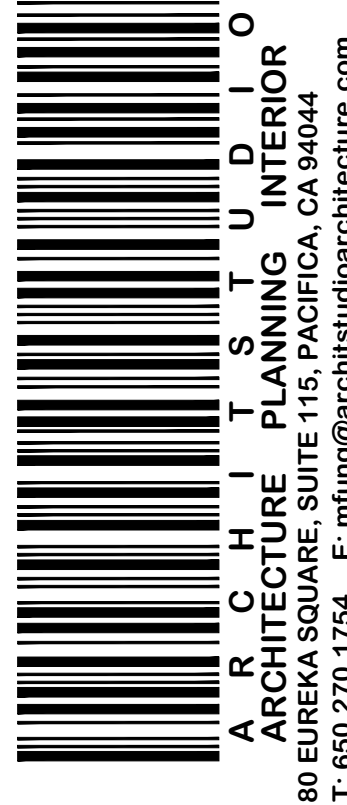
SCALE: 1" = 80'-0"

0' 40' 80' 160'

NORTH



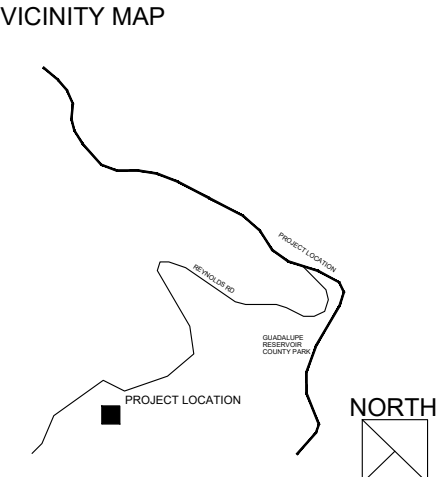
NOTE:
SEE CIVIL DRAWING FOR GRADING INFORMATION & BUILDING LOCATION
SEE LANDSCAPE DRAWING FOR PLANING AND IRRIGATION INFORMATION



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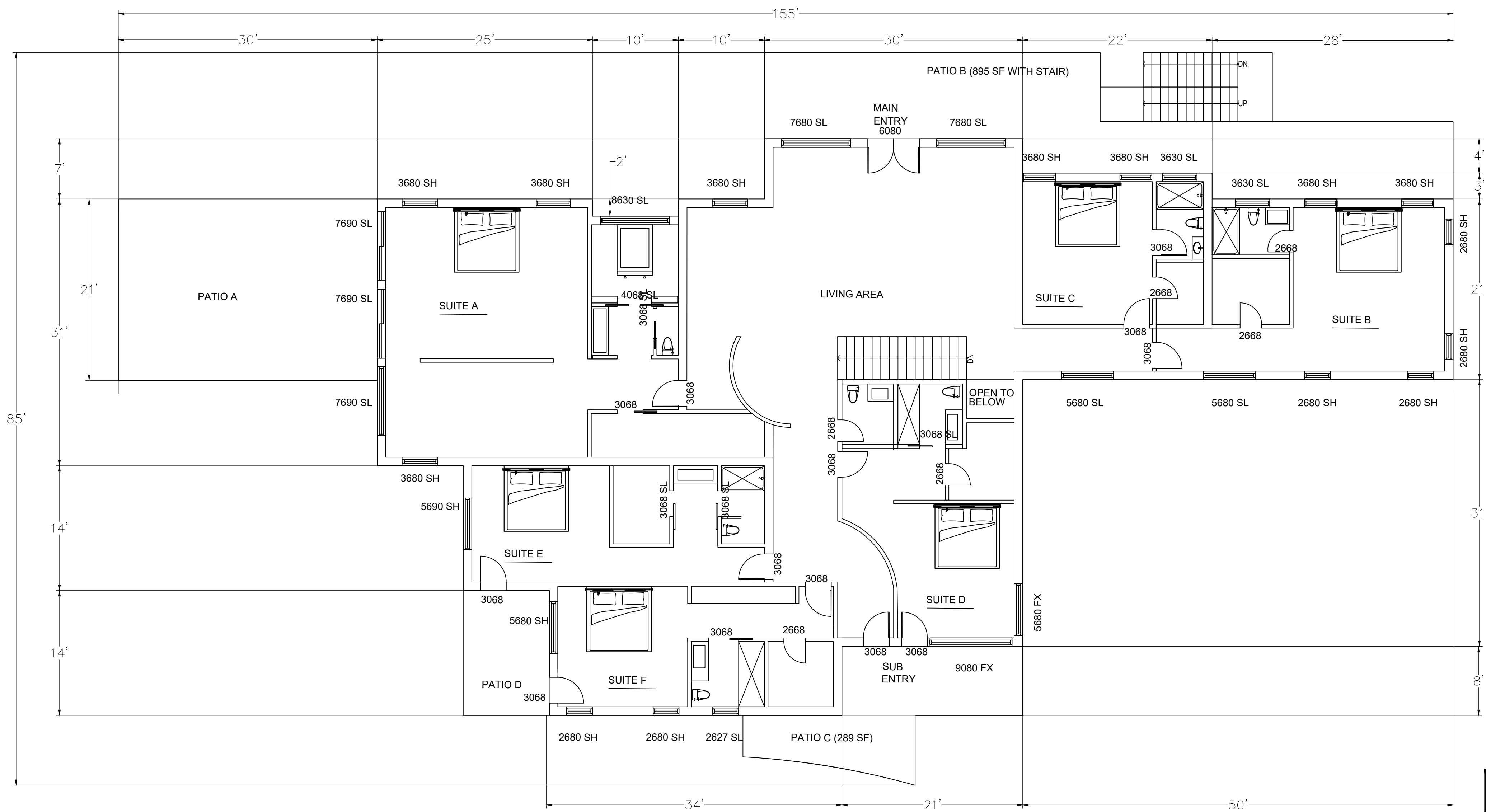
Sheet Title

PROPOSED
SITE PLAN

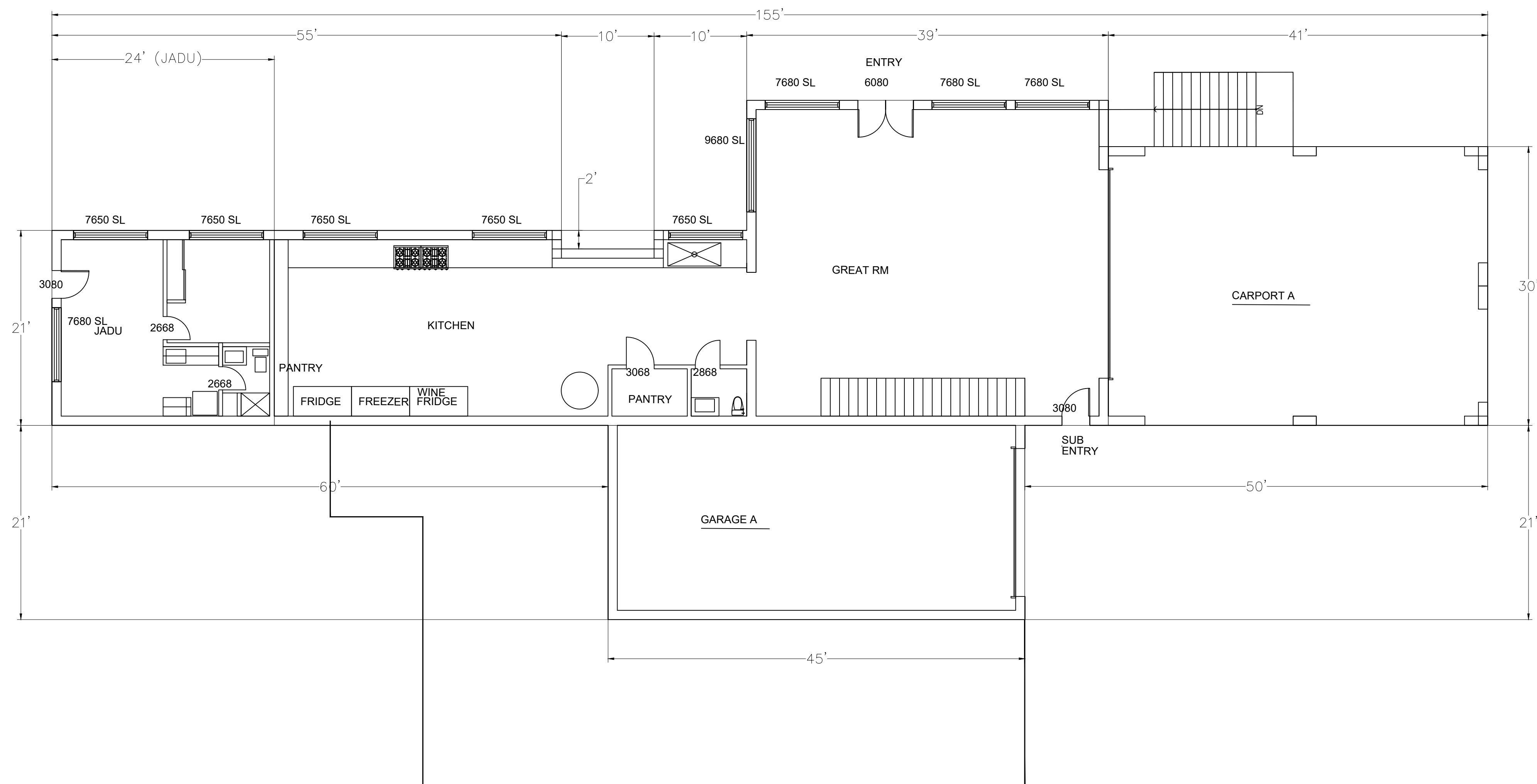
Sheet No.

A101

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1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
NORTH

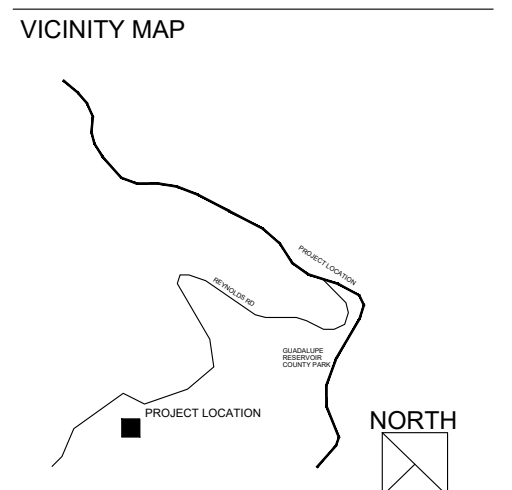


2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
NORTH

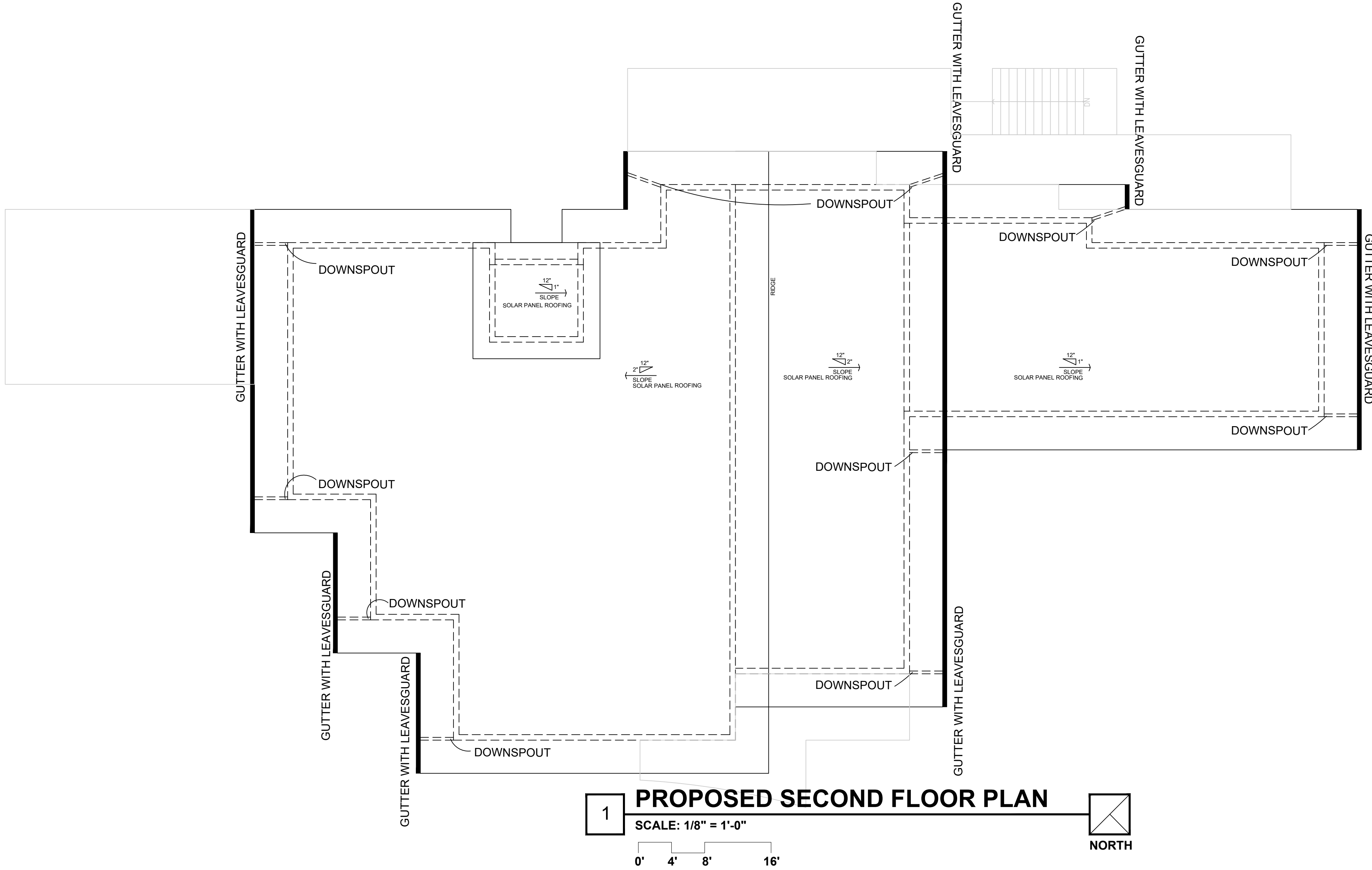


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Sheet No.:
A200
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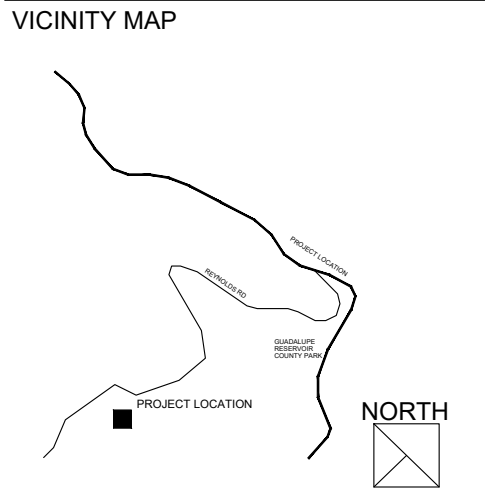




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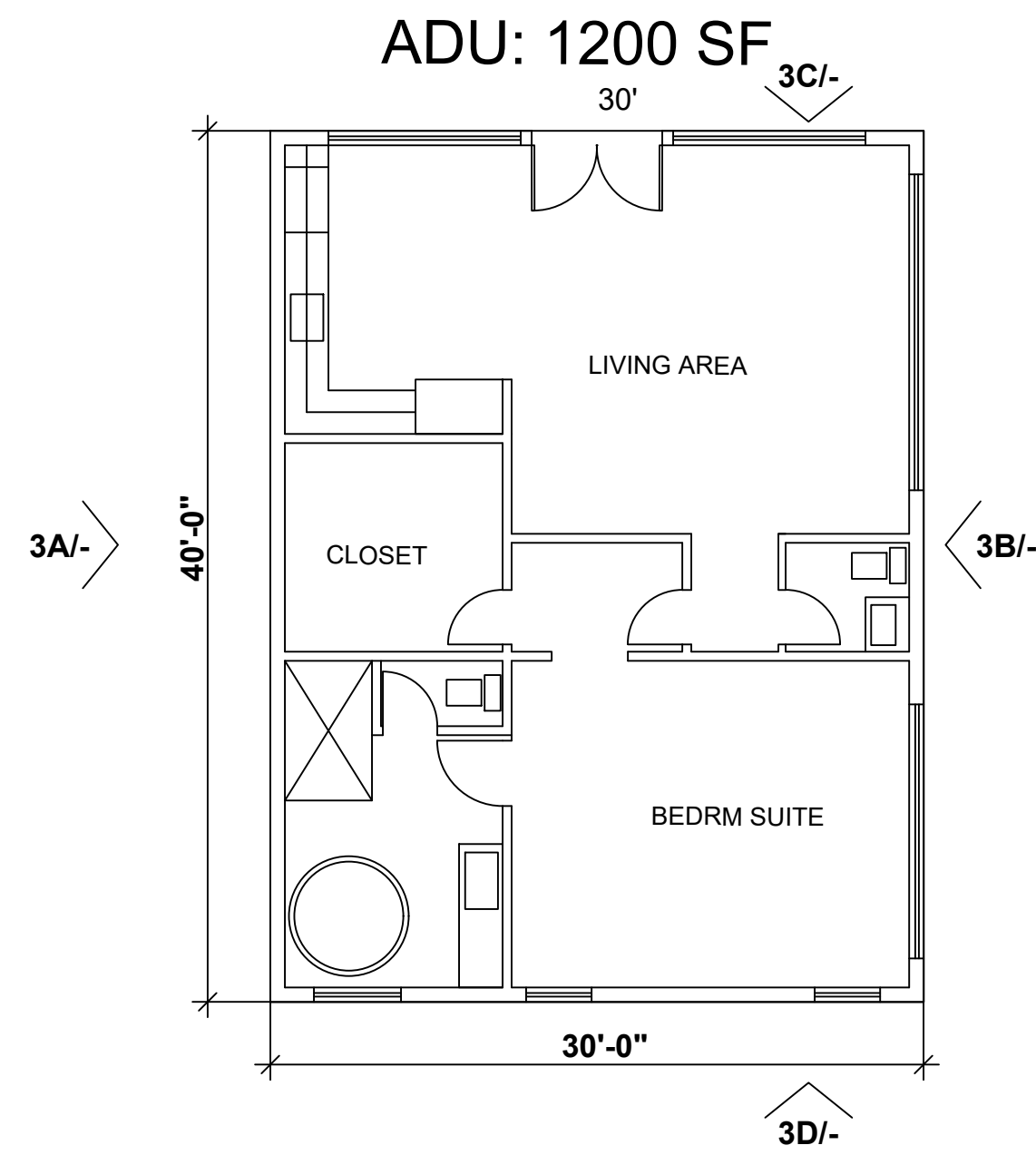
Date
2021.XX.XX

Project No.
2021-XXX

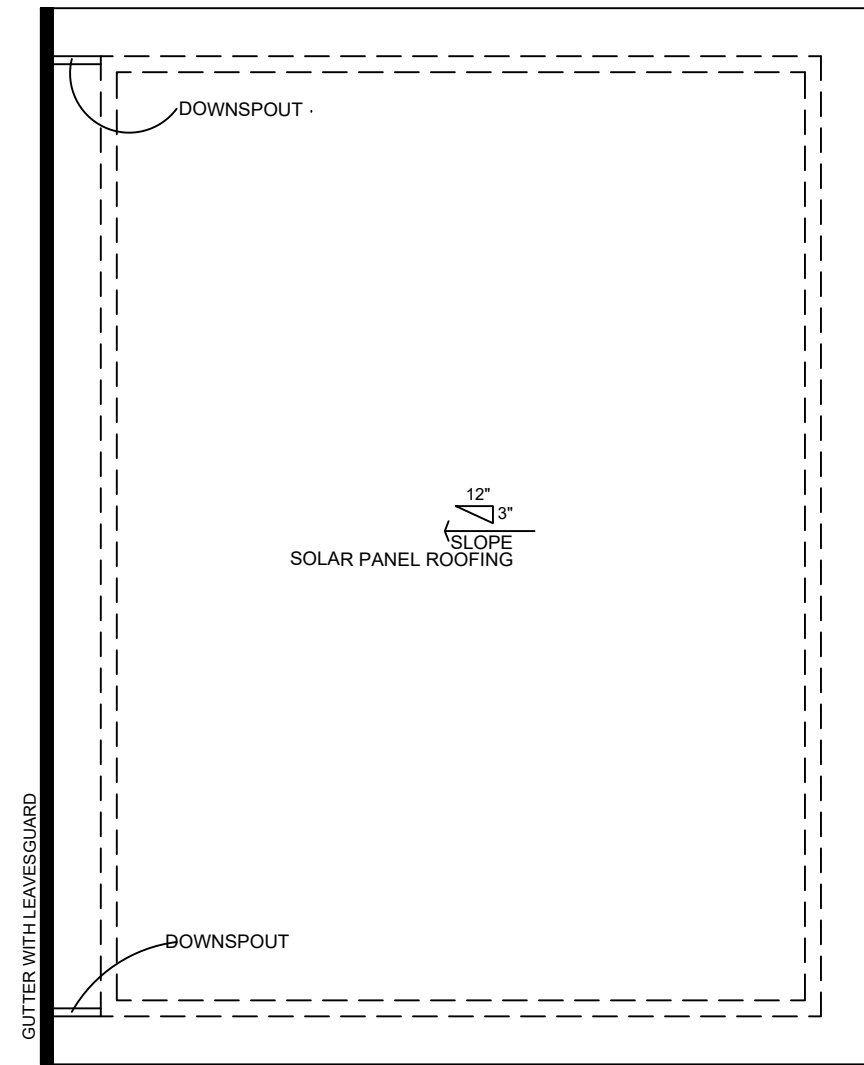
Sheet Title
PROPOSED ROOF PLAN

Sheet No.
A200

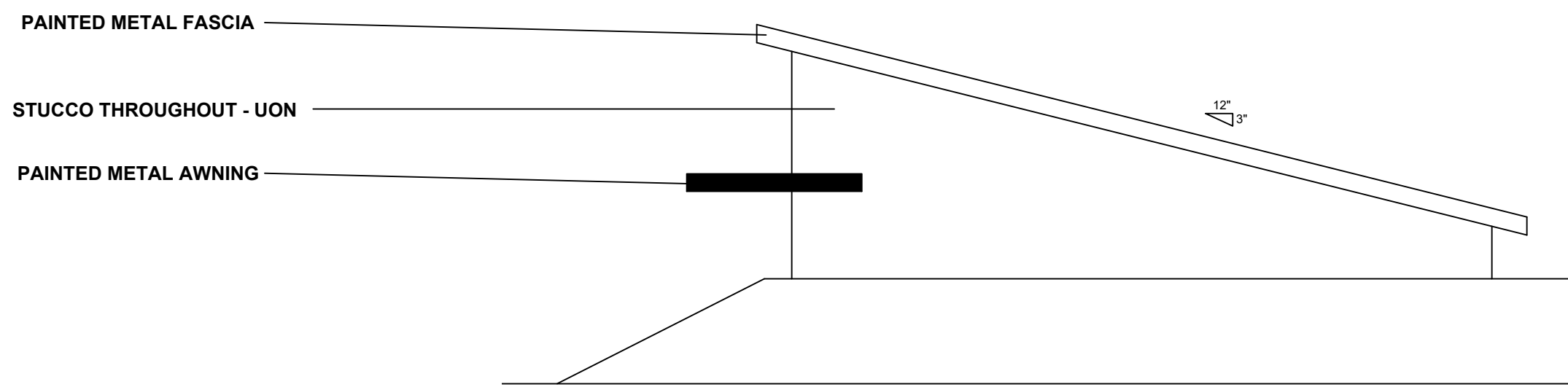
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1 PROPOSED FLOOR PLAN - ADU
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

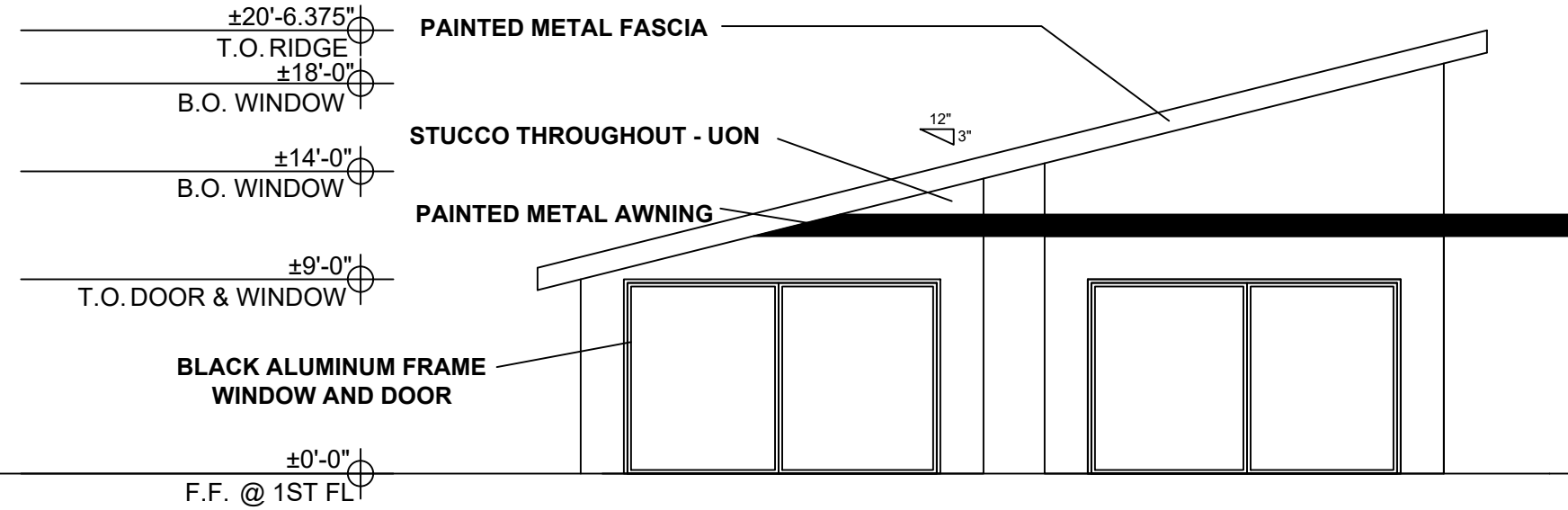


2 PROPOSED ROOF PLAN - ADU
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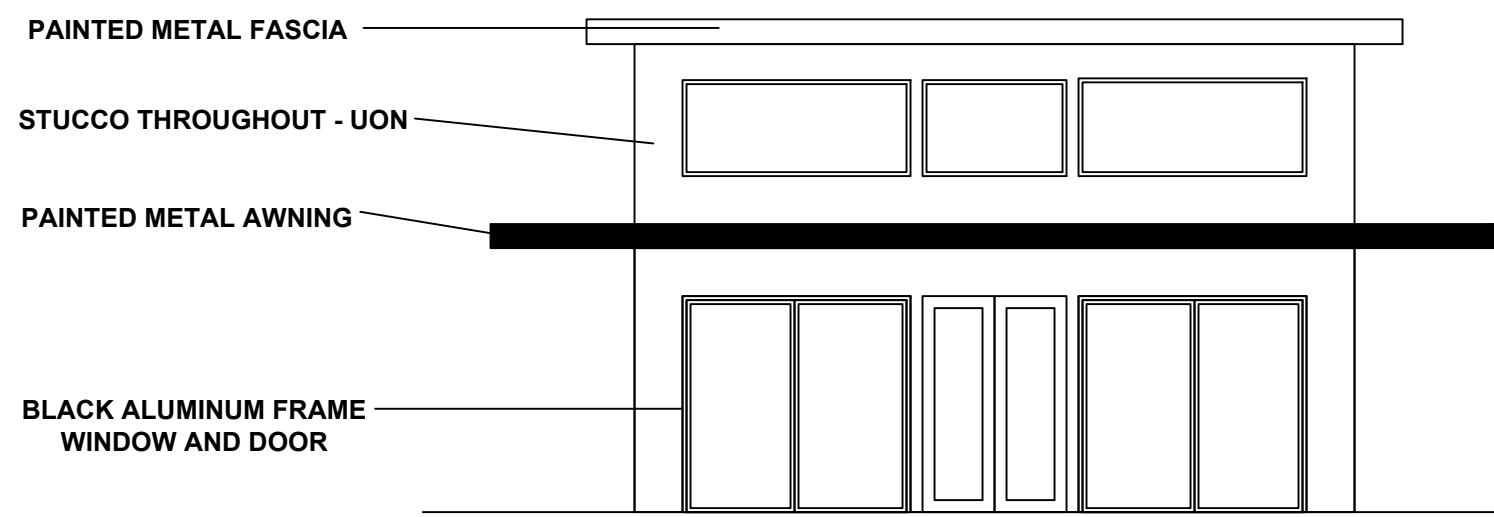
SIDE ELEVATION: ADU

A



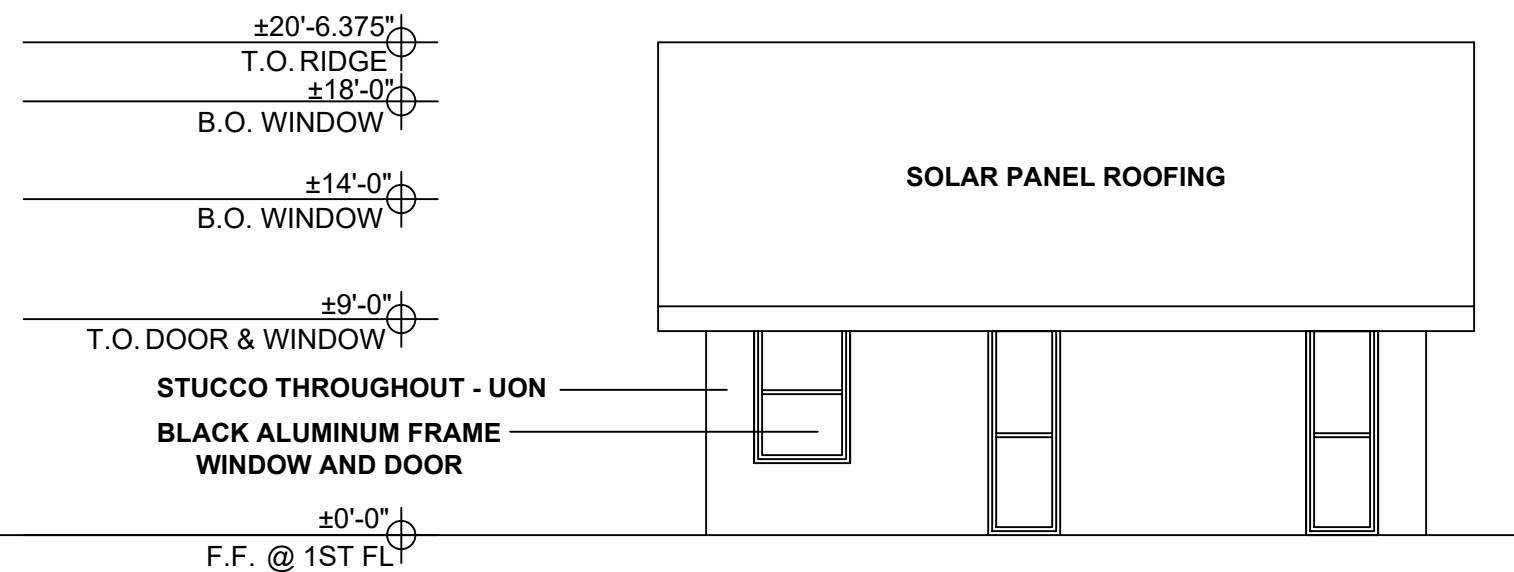
SIDE ELEVATION: ADU

B



FRONT ELEVATION: ADU

C



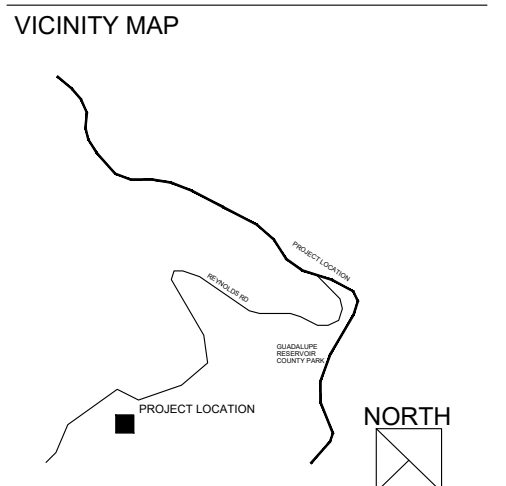
D

3 PROPOSED ELEVATION - ADU
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'



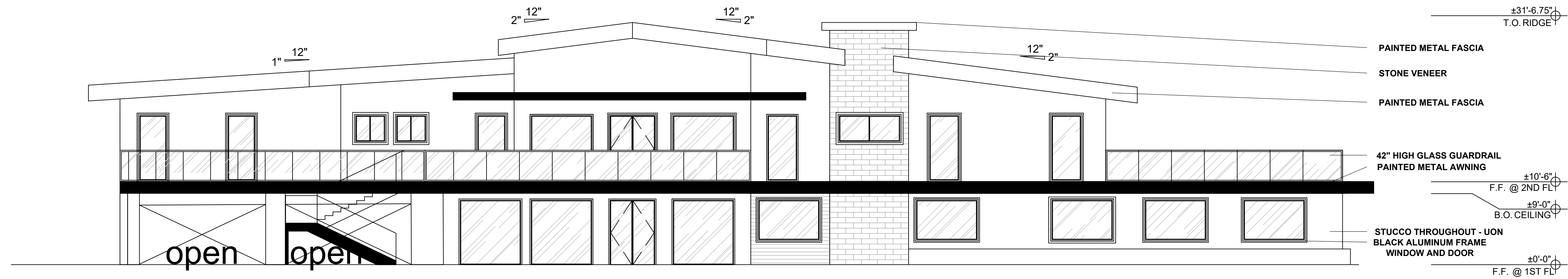
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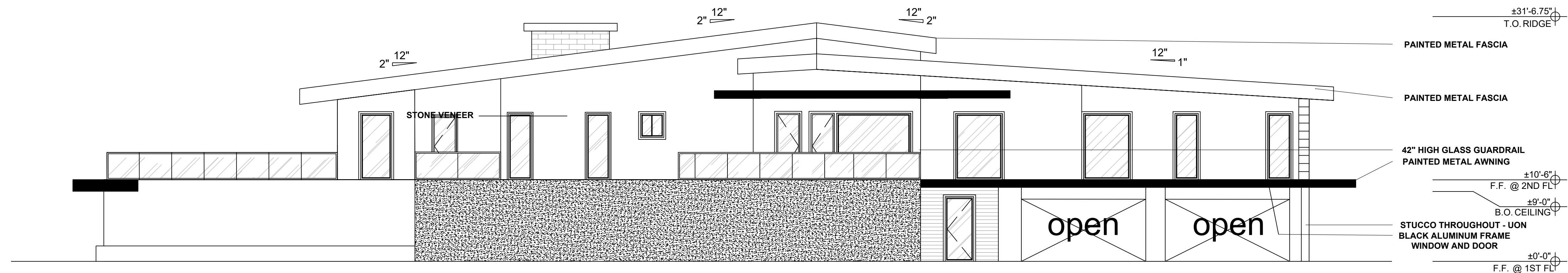


Date: 2021.XX.XX Project No.: 2021-XXX
Sheet Title: CONSTRUCTION PLAN - ADU
Sheet No.: A210

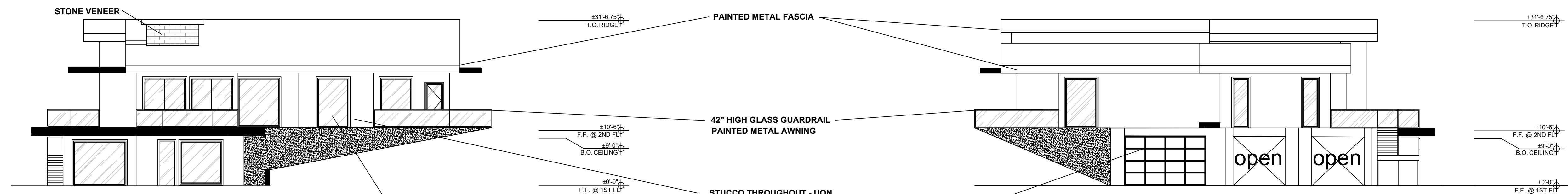
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1 PROPOSED FRONT ELEVATION
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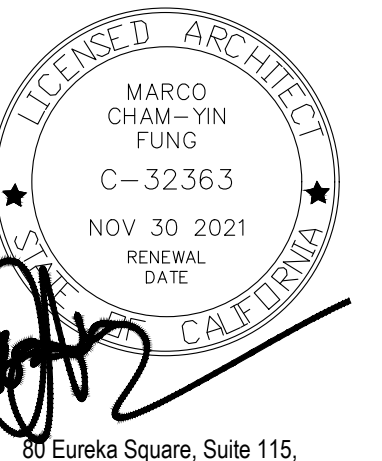
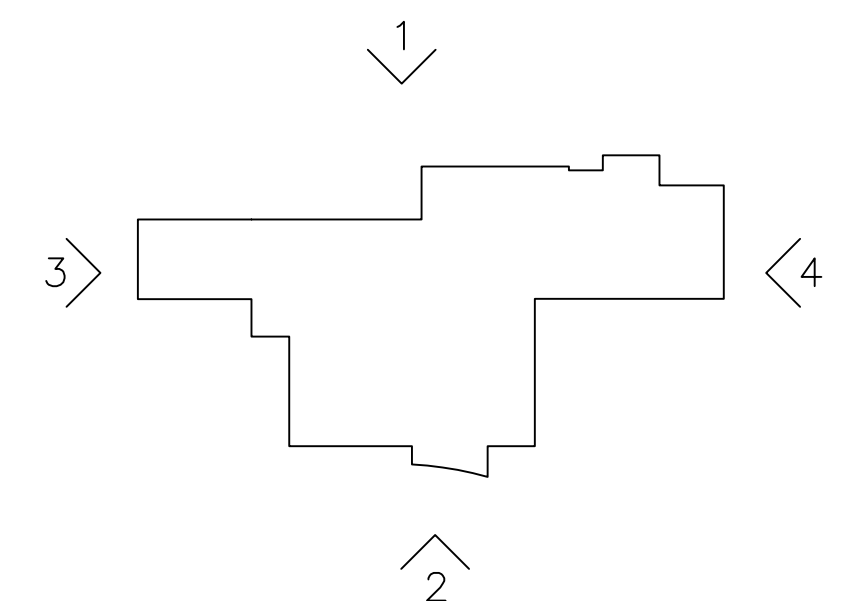
2 PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

4 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

KEY PLAN

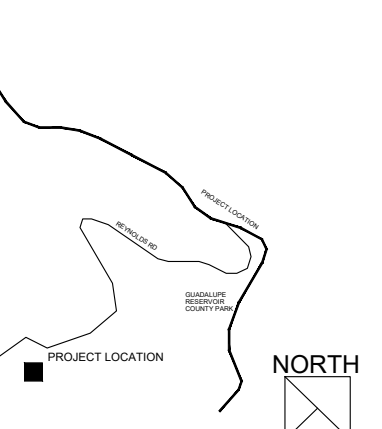


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VICINITY MAP



Date 2021.XX.XX Project No. 2021-XXX
Sheet Title

PROPOSED ELEVATION

Sheet No.

A300

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KM5711 Country Rubble

EXTERIOR PAINT - KELLY MOORE



417 Oxford Brown



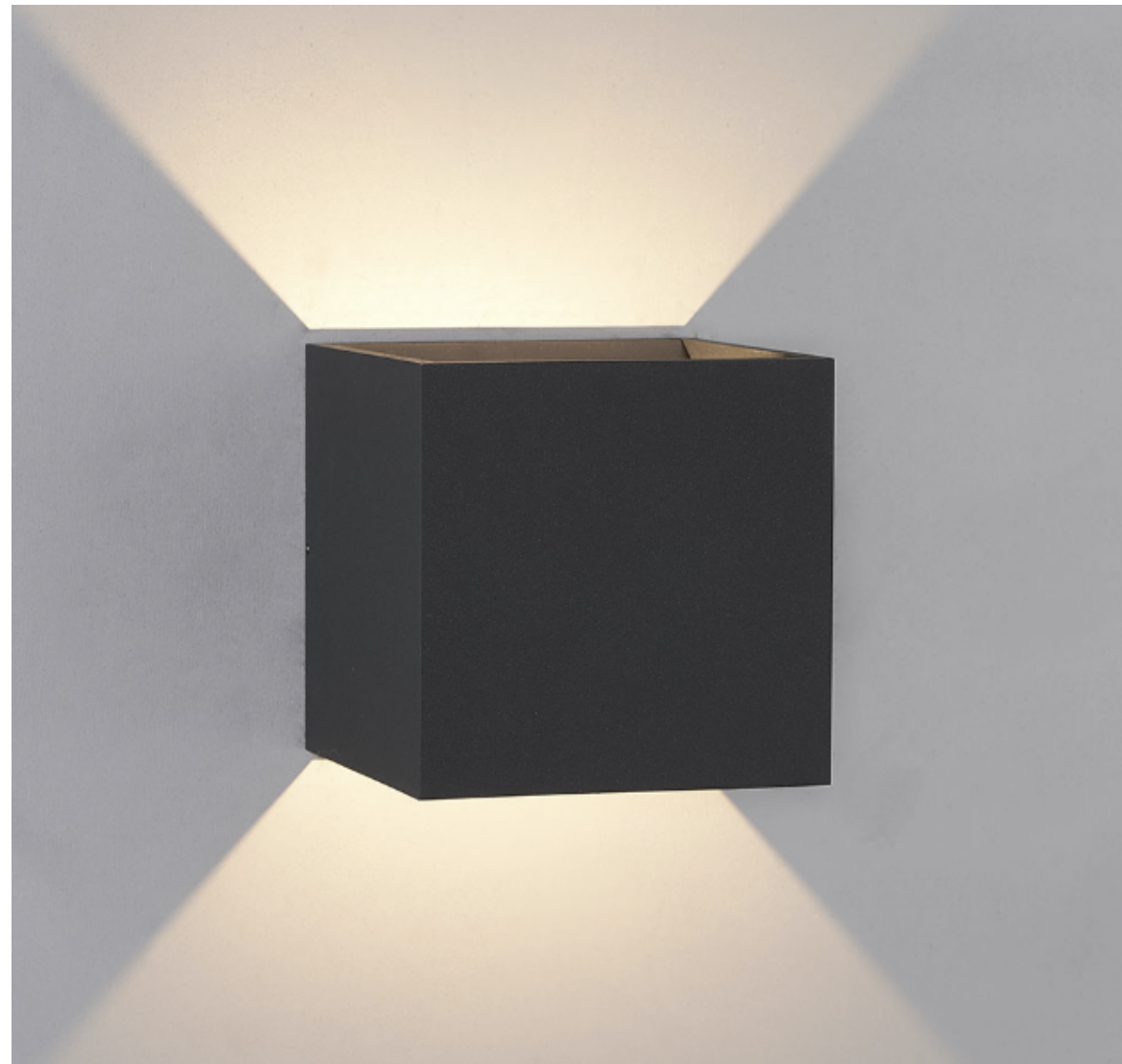
KM5789 Shadow Cliff



GLASS GUARDRAIL WITH TOP AND BOTTOM RAIL



SOLAR PANEL ROOF TILE - TESLA



EXTERIOR LIGHT SCONCE



ALUMINUM FRAME GARAGE DOOR



ALUMINUM AWNING



ALUMINUM FRAME EXTERIOR WINDOW AND DOOR



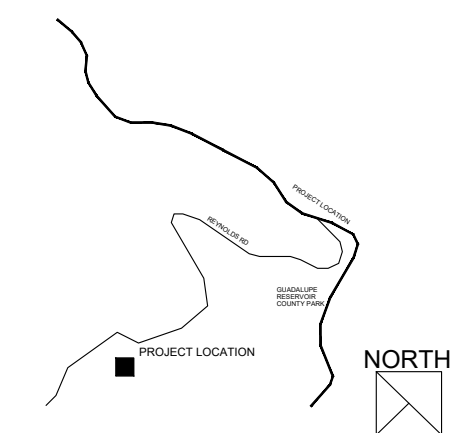
NATIONAL POOL TILE NATURAL LEDGERSTONE 6X24 - GRAY MARBLE



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VICINITY MAP



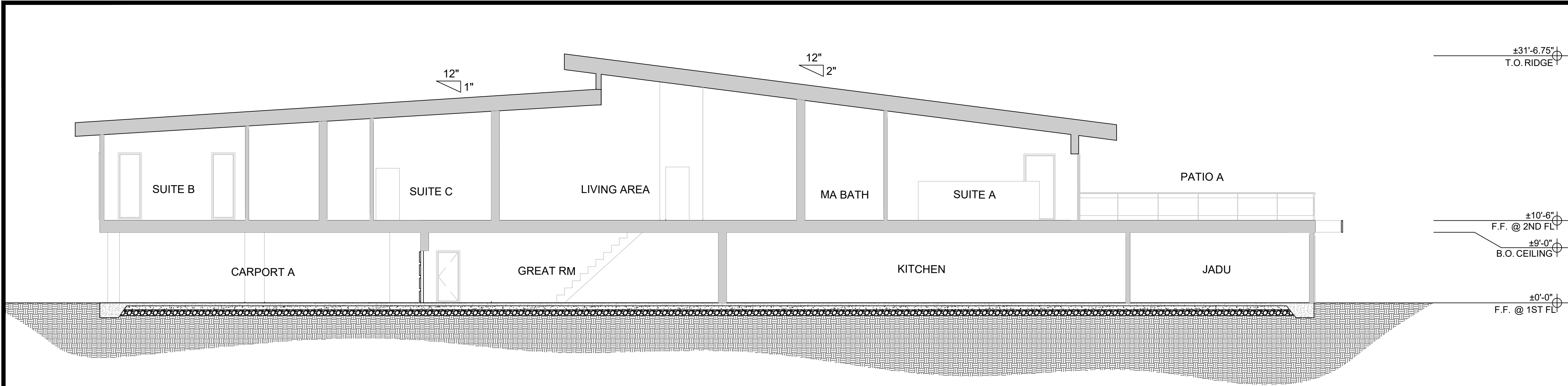
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MATERIAL BOARD

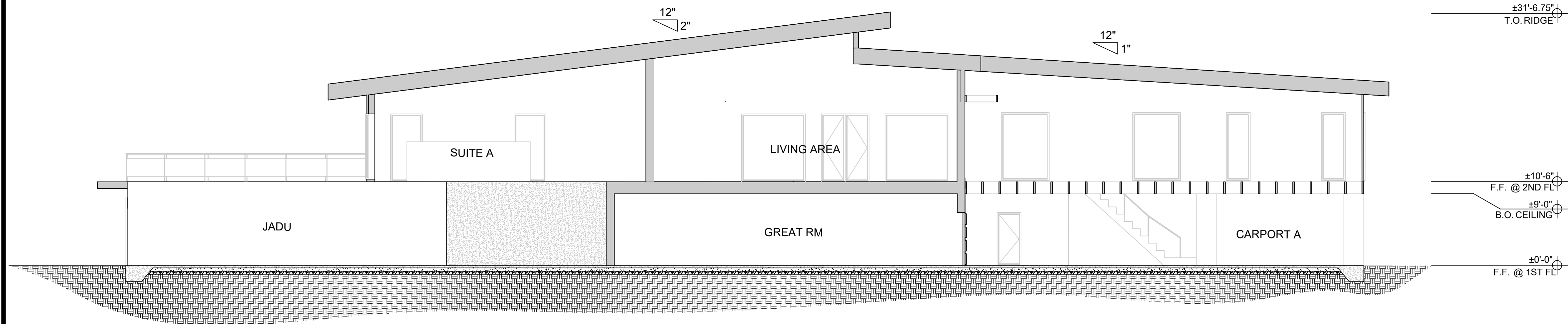
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A500

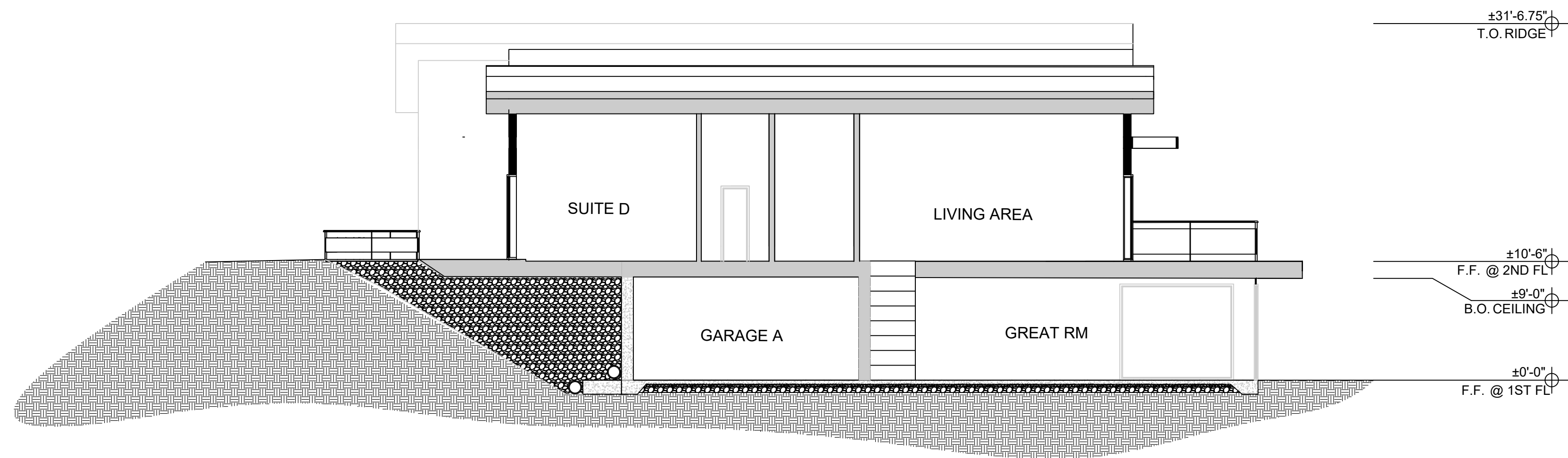
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1 PROPOSED SECTION
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

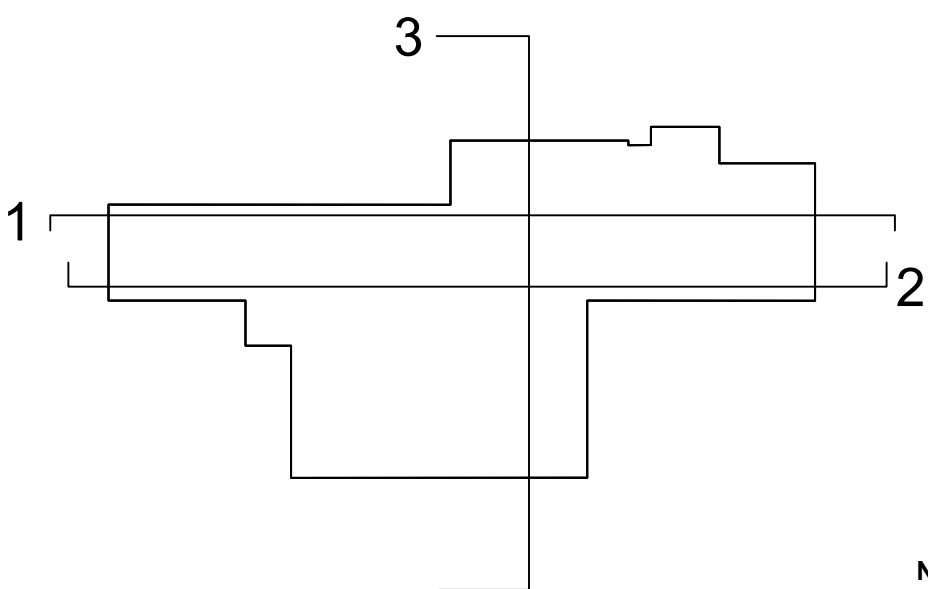


2 PROPOSED SECTION
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'



3 PROPOSED SECTION
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

KEY PLAN





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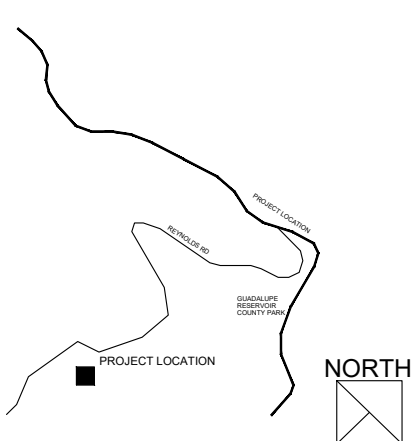


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VICINITY MAP



PROJECT LOCATION

NORTH

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Sheet Title:

SECTION

Sheet No.: A600

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