PROJECT DESCRIPTION
15945 S. BENDICHT 5 BATH SINGLE FAMILY HOME WITH ATTACHED GARAGE AND ATTACHED UTILITY BUNKER BASEMENT. TOTAL GRADES 145 CY - SEE C1 FOR DETAILED BREAKDOWN & TASK.
(D) 1945 S. SINGLE FAMILY HOME

SHEET INDEX
A-1 SITE PLAN PROJECT DATA
A-2 LANDSCAPE & TREE REMOVAL PLAN
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A-7 CROSS SECTIONS & DETAILS
A-8 SITE PLAN - PRIMARY 1 TO 1 SCALE
A-9 FLOOR PLAN - MAIN LEVEL
A-10 FLOOR PLAN - LOWER LEVEL

VAGINITY MAP - NTS

PROJECT NOTES:
BUILDING WILL BE SPRINKLED WITH FIRE SUPPRESSION SYSTEM - SUBMITTAL WILL BE PROVIDED WITH BUILDING PERMIT SUBMISSION.

PROJECT CONSULTANTS:
ARCHITECTURE & PLANNING: BUDlös DESIGN
GRACE BURMANN: 323-234-5344

PUBLIC ENG. CONSTRUCTION: DRAWS WATER
ANDREW DERRICK: 323-453-9178

PUBLIC ENG. DESIGN: SECO TECHNICAL INVESTIGATION
PHILIP EDWARDS: 323-345-0052

PROJECT & PARCEL DATA
OWNERS: THOMAS & CHERYL HANSRODE - 403-773-4308
OWNERS AGENT: DESIGN EVOLUTION, IRENE RUNDERT - 323-234-6854
PROJECT LOCATION: SANTA ANA ROAD & CORNER OF SANTERBROOK DRIVE, LOS GATOS CA.
REDWOOD HILLS

CURRENT APPLICATION: BZA S Stella Mccartney APPROVAL
PREVIOUS APPLICATION: SITE PLAN APPROVED, FILE NO. 3237, JUNE 2016
PRE-APPLICATION SHEET APPROVAL: OCTOBER 2016

ZONE: HULS: AVERAGE PARCEL SLOPE 0.3
LOT SIZE: 11,500 SQUARE FEET

FLOOR AREA: 3,091
2,295 BUILDING SQUARE FEET
446 DEVELOPMENT ENVELOPE SQUARE FEET

SETBACKS:
20'- FRONT AND SIDE SET BACKS ARE COMBINED 20' FROM 10' TO 20' ZONING REGULATED BY RULES OF CITY OF LOS GATOS
25'- SIDE SET BACK ON PROPERTY BOUNDARY SAME AS ABOVE
25'- SIDE SET BACK ON PROPERTY BOUNDARY

SITE:

SCALE: 1/10" = 1'
DATE: FEB 23, 2018
SHEET: A-1
TREE REMOVAL:

Trees to be removed are circled and listed below. Trees remaining have squares on them:

1. 18' DAWN
2. 30' DAWN
3. 20' GUM
4. 50' LAUREL
5. 80' PINE

**This tree fell during a February 2017 storm. Owner and a tree company remove it.**

LANDSCAPE NOTES:

There are no landscaping plans for the project. The site will be maintained in its natural state and no movement of earth or installation of landscape beyond the driveway shall be part of the development project.

There will be no irrigation or under ground piping system installed. Excepting for drainage line - see C-14 for drainage details and erosion control.
HOUSE WILL BE SPRINKLERED WITH A FIRE PROTECTION SYSTEM - TO BE SUBMITTED WITH BUILDING PERMIT APPLICATION.

TOTAL LIVING AREA 1599 sq ft
GARAGE 141 sq ft
BASEMENT 327 sq ft
DECK 313 sq ft

BEDROOM 181 sq ft
Bedroom 16'-10" x 12'-1"

LIVING ROOM 781 sq ft

KITCHEN 3'-1 7/16"

DECK 73 sq ft

LIVING ROOM 851 sq ft

BEDROOM 14'-5" x 13'-0"

BEDROOM 73 sq ft

BEDROOM 14'-0" x 12'-0"

CLOSET 1'-6"

CLOSET 1'-6"

GARAGE 14' x 26'

STAIRS TO ELEV 2028

LANDING @ ELEV 2024

GARAGE ELEV 2028

GARAGE 141 sq ft

Garage 13'-0" x 15'-10"

CLOSET 1'-6"

CLOSET 1'-6"

BEDROOM 14'-0" x 12'-0"

BEDROOM 14'-5" x 13'-0"

BEDROOM 73 sq ft

BEDROOM 14'-0" x 12'-0"

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