

Proposed Revisions to Garage & New Bathroom

CIVIC CENTER DRIVE

12' DRIVEWAY PER
CITY STANDARD ST-5

Face of Curb

Back of Walk

JP

<E>12" RCP

<E> 8" RCP

<E> 6" VCP

Remove adobe brick pillars and adobe brick wall in City right of way (because City wants private property owner to pay for a \$4,700 agreement).

TRIANGLE OF
SAFETY LAYOUT

setback
from front
of house

10'x10'
Mstr. Bath

EXISTING HOUSE

New 100s.f. Bathroom
& 3' shift to garage

G-4

21'x20'8"
Garage

12' bay

9' bay

9.5'x27'

Fenced yard space
(fence height to be under 30"
in sight distance zone)

TRIANGLE OF
SAFETY LAYOUT

ALVISO STREET

A-0

18' DRIVEWAY
(22' to back of walk)

G-1

1

10'
DRIVEWAY

12'x46'

8'x18'

2

G-2

3

G-3

16' DRIVEWAY

16' DRIVEWAY

_____ - - - _____ PROPERTY LINE

 LADDER PAD PATHWAY

1. ADDRESSING SHALL BE ILLUMINATED AT NIGHT IN ALL NEW BUILDINGS. SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 5.0 FOOT-CANDLES.

2. INDIVIDUAL UNIT NUMBER SHALL BE A MINIMUM OF 6-INCHES IN HEIGHT WITH A MINIMUM 0.5-INCH STROKE AND LOCATED ON, OR ADJACENT TO THE ENTRANCE DOOR

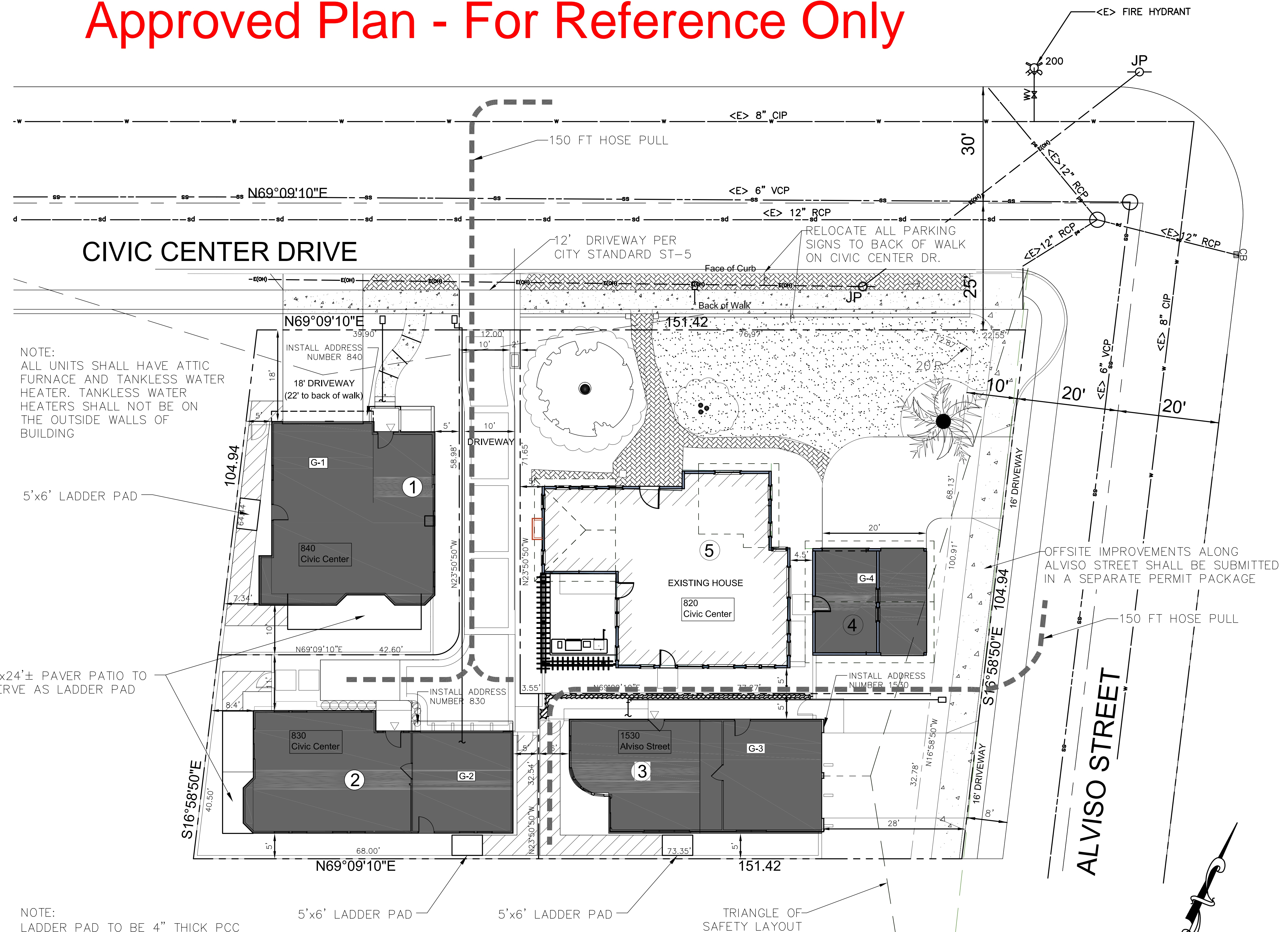
840 — 6" MIN

NOTE:
ALL UNITS SHALL HAVE ATTIC
FURNACE AND TANKLESS WATER
HEATER. TANKLESS WATER
HEATERS SHALL NOT BE ON
THE OUTSIDE WALLS OF
BUILDING

7'x24'± PAVER PATIO TO
SERVE AS LADDER PAD

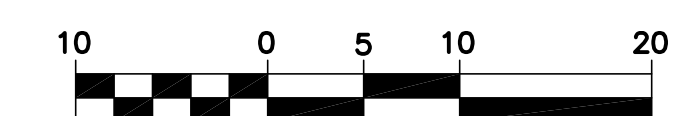
NOTE:
LADDER PAD TO BE 4" THICK PCC
UNLESS OTHERWISE NOTED.



Approved Plan - For Reference Only



SITE PLAN

GRAPHIC SCALE


$$1'' = 10'$$

REGISTERED CIVIL ENGINEER

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820 CIVIC CENTER DR
SANTA CLARA, CA. 95050

TOM CONERLY
ARCHITECT
450 TOWHEE DR.
SANTA CRUZ, CA. 95060
831-458-9510

SITE IMPROVEMENT PLAN
FOR
820 CIVIC CENTER DRIVE
SANTA CLARA, CALIFORNIA 95050

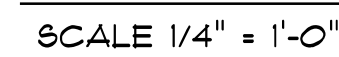
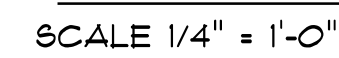
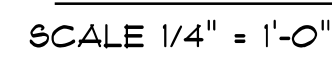
SITE PLAN

DATE 10/20/2017

SHEET NO.

A-1

JOB #

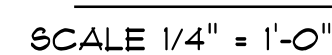
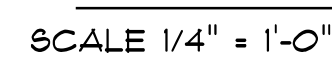


WINDOW NOTES:

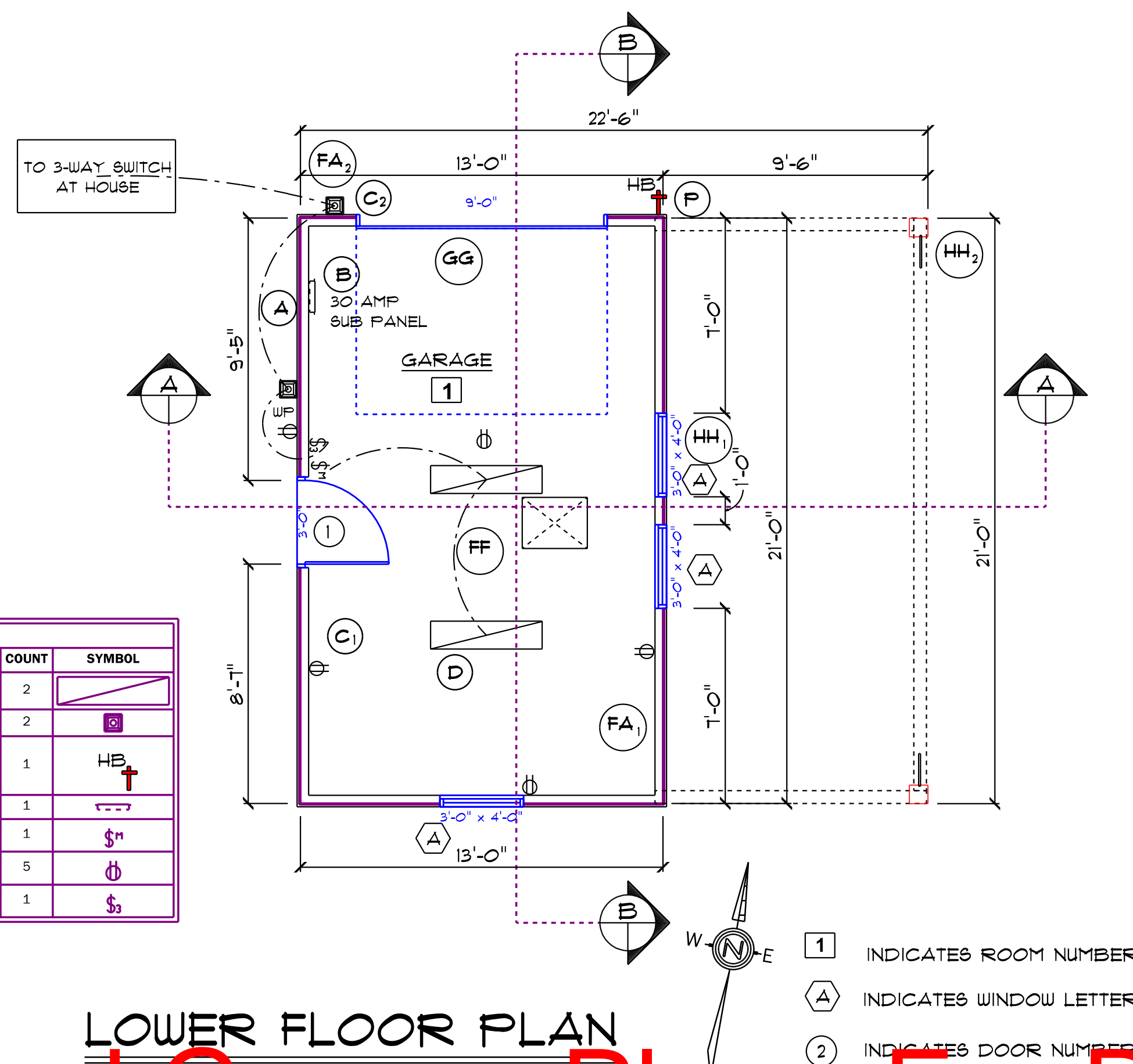
1. CONTRACTOR TO VERIFY ROUGH OPENINGS PRIOR TO ORDERING.
2. CONTRACTOR TO VERIFY EGRESS REQUIREMENTS PER CBC PRIOR TO ORDERING.
3. CONTRACTOR TO VERIFY SAFETY GLASS REQUIREMENTS PER CBC PRIOR TO ORDERING.
4. GLAZING IN WINDOWS AND SKYLIGHTS SHALL BE INSULATED PER TITLE 24.
SEE ENERGY COMPLIANCE FORMS.
5. PROVIDE INSECT SCREENS AT ALL OPERABLE UNITS.
6. ALL WINDOWS TO BE MILGARD VINYL WINDOWS, OR EQUAL.
7. ALL SKYLIGHTS TO BE VELUX OR EQUAL.
8. ESCAPE/RESCUE WINDOWS SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 14 INCHES ABOVE THE FLOOR.

DOOR NOTES:

1. CONTRACTOR TO VERIFY ROUGH OPENINGS PRIOR TO ORDERING.
2. CONTRACTOR TO VERIFY HARDWARE MAKE, MODEL, AND FINISH WITH OWNER PRIOR TO ORDERING.
3. GLAZING IN DOORS SHALL BE SAFETY GLASS PER CBC REQUIREMENTS.
4. GLAZING IN EXTERIOR DOORS SHALL BE INSULATED
5. ALL DOORS TO UNCONDITIONED SPACE SHALL BE FULLY WEATHER STRIPPED.
6. ALL DOORS HAVE PAINT GRADE JAMBS. (VERIFY W/ OWNER)
7. VERIFY DOOR MAKE AND MODEL WITH OWNER PRIOR TO ORDERING.
8. INSTALL OWNERS HARDWARE.



SCALE 1/4" = 1'-

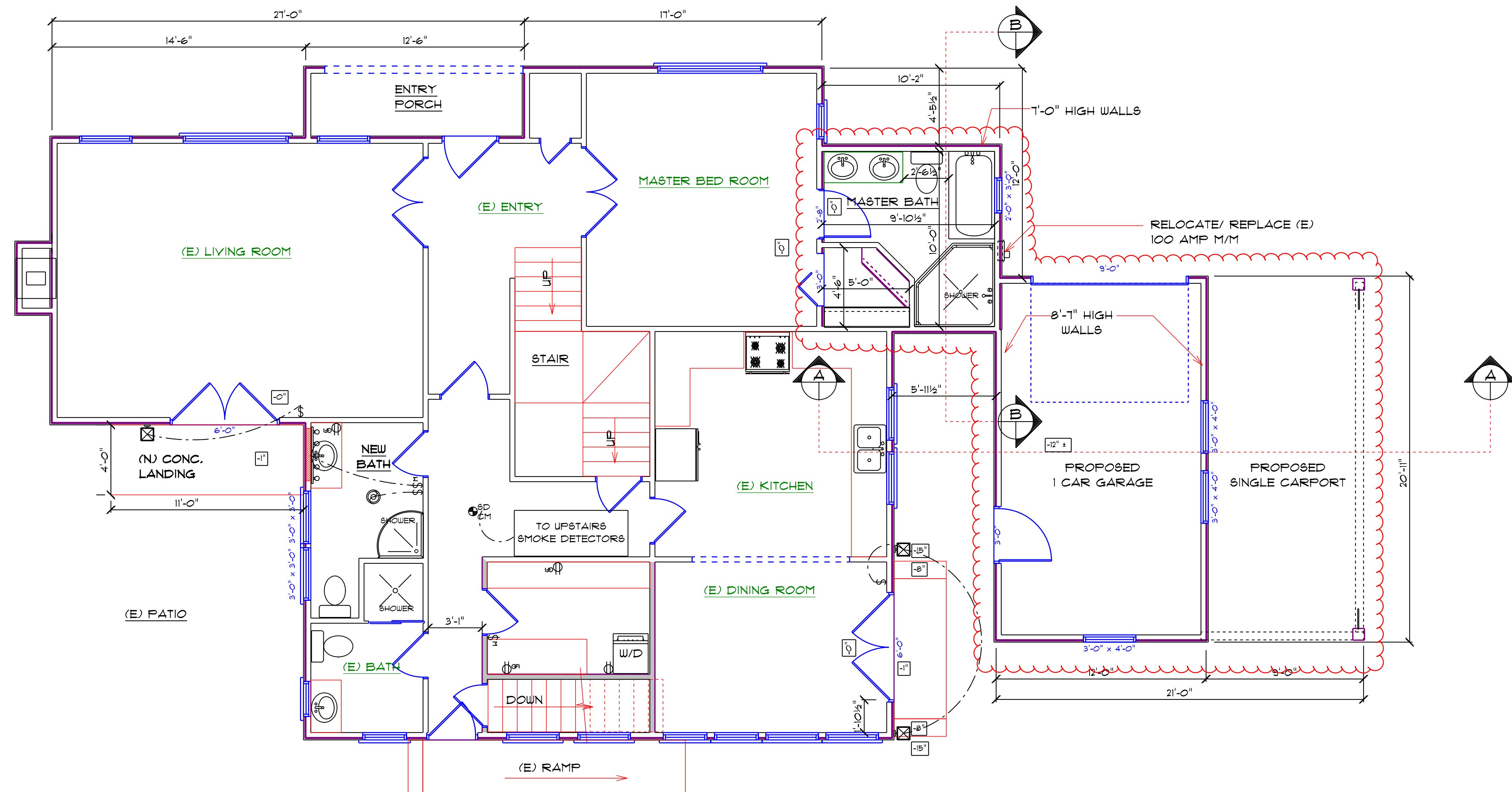


The PLUMBING CONTRACTOR shall design and install a complete system, meeting all applicable codes and providing for quiet operation. The drawings show only the location and type of fixtures. Pipes shall be sized adequately to accommodate the fixtures served and insulated where required. The Plumbing Contractor shall make all necessary connections to utilities. Stop valves should be at each fixture or appliance.

Provide dielectric unions, straps and lead free solder in accordance with best practices and as required by code.

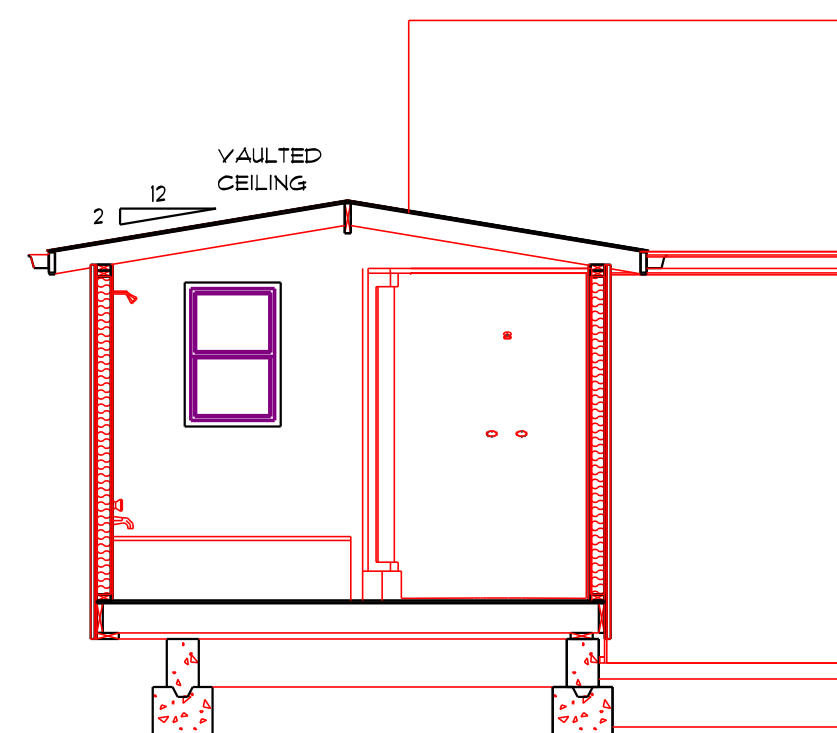
JOB # 02015-14

Approved Garage Plan - For Reference Only

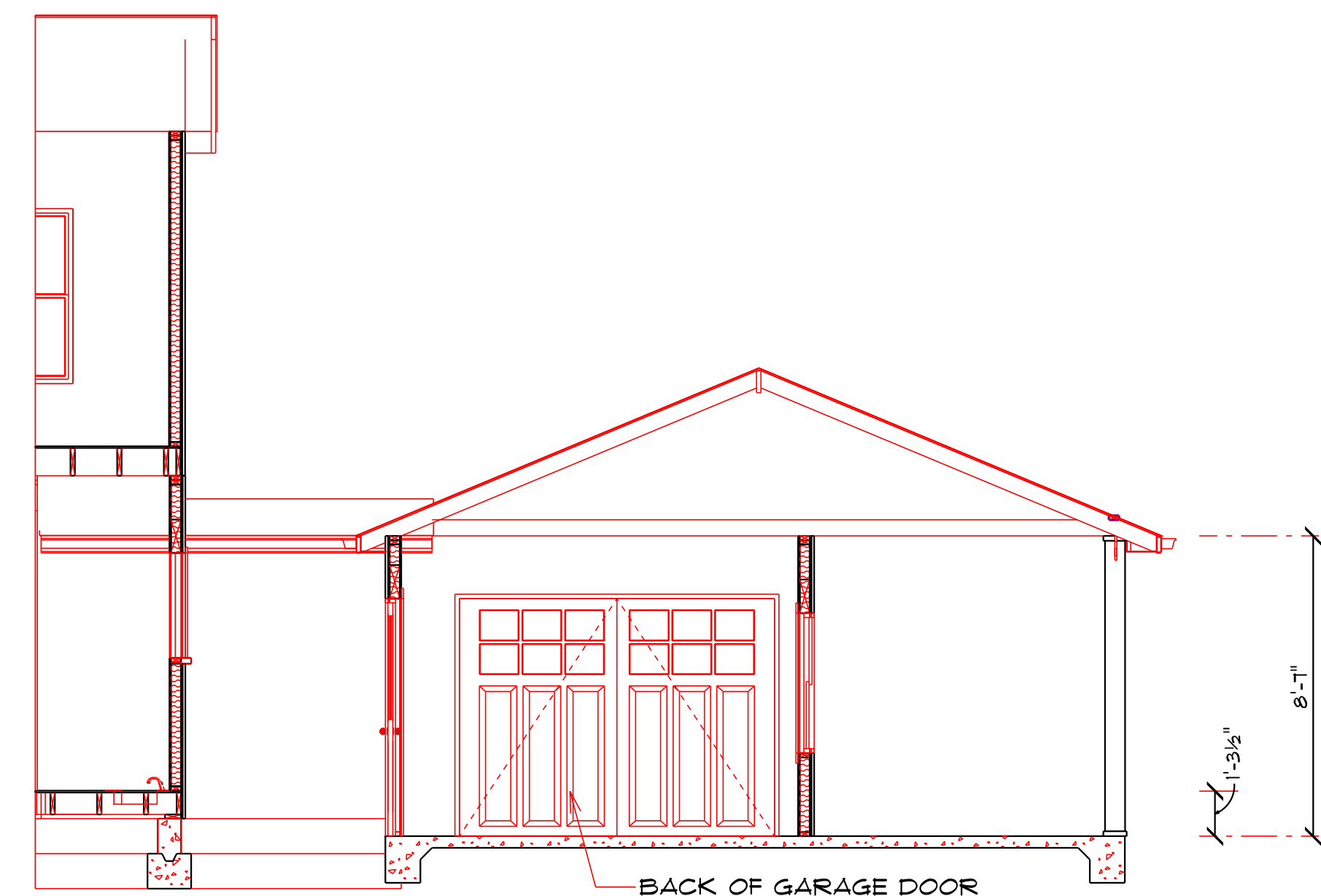


PROPOSED BATHROOM & GARAGE FLOOR PLAN

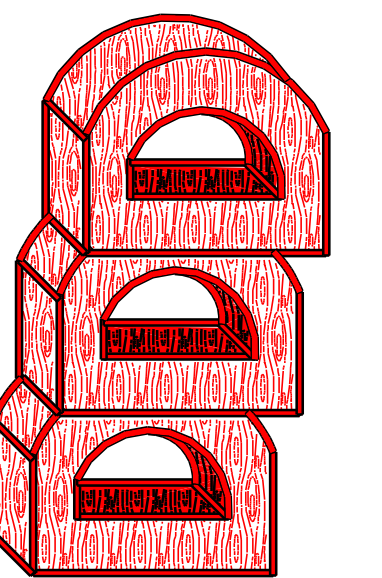
SCALE 1/4" = 1'-0"



SECTION B



SECTION A



820 CIVIC CENTER DR
PROPOSED BATHROOM &
1 CAR GARAGE & CARPORT
FLOOR PLAN

DATE 8/29/2018

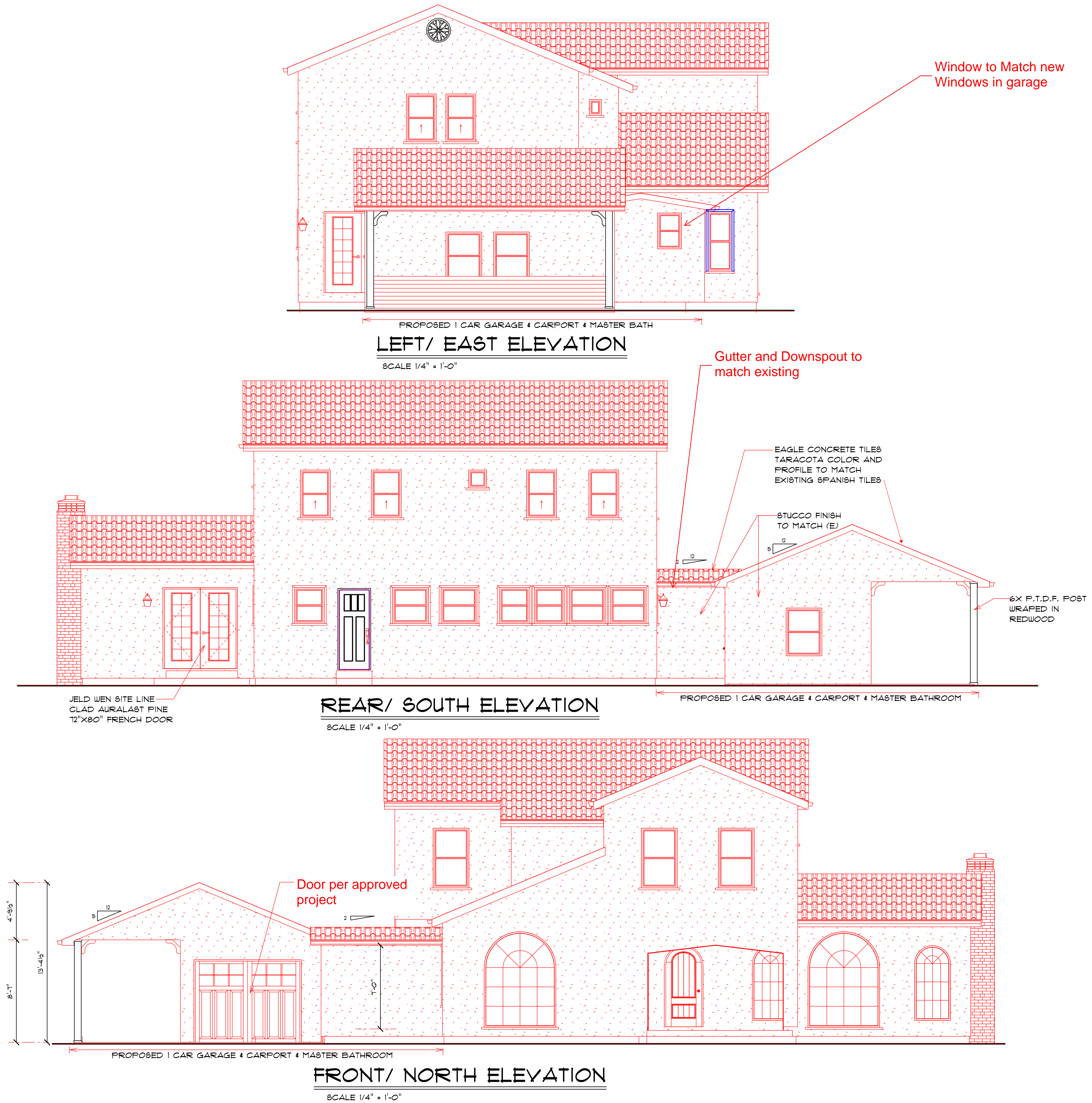
SHEET NO.

A-2

JOB NO. 02018-04

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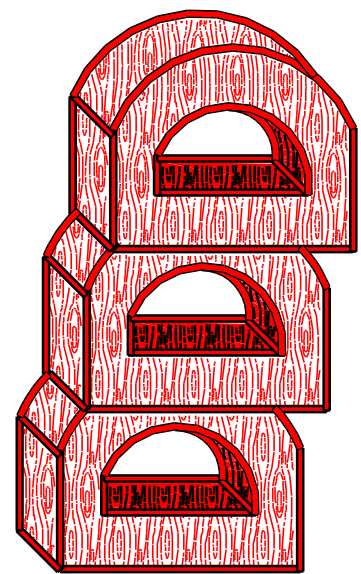
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ELEVATIONS

DATE 8/29/2018

SHEET NO.
A-3

JOB NO. 02018-04