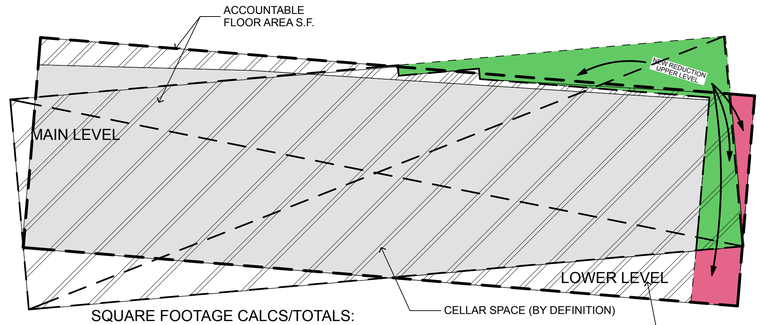
341 BELLA VISTA AVENUE

DRAWING SYMBOL KEY:

BUILDING SECTION NO. / SHEET NO.	BUILDING SECTION
WALL SECTION NO. / SHEET NO.	WALL SECTION
DETAIL NO. / SHEET NO.	DETAIL
DIRECTION NUMBER	INTERIOR ELEVATION
101	DOOR NUMBER
101	WINDOW NUMBER
101	ROOM NUMBER
	SECURITY OPENING
	2x6 STUD
	2x4 STUD
	UNIT MASONRY
	CONCRETE / STEM WALL
	STONE VENEER
	FINISH WOOD
	METAL
	TILE

FAR CALCULATIONS:



SQUARE FOOTAGE CALCS/TOTALS:

MAIN LEVEL S.F.	1,131 sq. ft.
LOWER LEVEL S.F.	163 sq. ft.
TOTAL FLOOR AREA S.F	1,294 sq ft
CELLAR SPACE S.F.	1,118 sq. ft.
TOTAL WITH CELLAR:	2,412 sq. ft.

GARAGE AREA = 400 S.F.

F.A.R. AREA	TOTAL LOT AREA	F.A.R	ALLOWABLE	LOT COVERAGE
1,294 sq ft	10,155 sq ft	14%	FAR = 1,486 sq ft	13.4%

ALLOWABLE F.A.R. AREA UNDER CURRENT ZONING INCLUDES 60% REDUCTION
PENALTY FOR SLOPES GREATER THAN 30% *(SEE A-0.4 FOR FAR CALCS BREAKDOWN)
4 ON SITE PARKING SPACES PROVIDED, 2 COVERED (GARAGE) 2 ADD'L IN 26' DRIVEWAY

INDEX OF DRAWINGS:

	SURVEY - (TS/CIVIL ENGINEERING, INC)
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	LANDSCAPE - (DAVID FOX AND ASSOCIATES)
L.1	LANDSCAPE SITE PLAN
	ARCHITECTURAL (PROVIS, INC.)
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A-1.2	ARCHITECTURAL SITE PLAN/ROOF PLAN
A-2.1	GARAGE PLAN
A-2.2	MAIN LEVEL FLOOR PLAN
A-2.3	LOWER LEVEL FLOOR PLAN
A-3.1	EXTERIOR ELEVATIONS
A-3.2	EXTERIOR ELEVATIONS
A-3.3	EXTERIOR ELEVATIONS AND LANDSCAPE OVERLAY
A-3.4	EXTERIOR ELEVATIONS - WEST AREA COMPARISONS
A-4.1	BUILDING SECTIONS
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A-5.2	NEIGHBORHOOD SCALE AND COMPATIBILITY STUDIES
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	CIVIL ENGINEERING
	UNDER SEPARATE COVER

NOTES:

- CONTRACTOR TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES AND UTILITY CONNECTIONS.
- CONTRACTOR SHALL CONNECT ALL UTILITIES INDICATED ON DRAWINGS AS REQUIRED.
- CONTRACTOR RESPONSIBLE TO PROVIDE TEMPORARY CONSTRUCTION FENCING AND/OR BARRICADES AS MAY BE REQUIRED.
- CONTRACTOR TO INSTALL DRYWELLS AS REQUIRED.
- ALL INTERIOR WALLS TO BE 2X4 WOOD STUDS @ 16" O.C. W/ 5/8" GYPSUM WALL BOARD UNLESS NOTED OTHERWISE.
- ALL INTERIOR BEARING WALLS AND PLUMBING WALLS TO BE 2X6 WOOD STUDS @ 16" O.C. W/ 5/8" GYPSUM WALL BOARD UNLESS NOTED OTHERWISE.
- ALL GYP. BD. TO BE 5/8" TYPE 'X'.
- ALL WINDOWS TO BE LOW E2.
- PROVIDE EGRESS WINDOWS AS REQUIRED BY IBC.
- PROVIDE TEMPERED GLASS AS REQUIRED BY IBC.
- ALL WORK SHALL CONFORM TO CURRENT IBC.
- VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, OR PROCEDURES REQUIRED TO PERFORM HIS WORK.
- PROVIDE FIRE AND DRAFT STOPS PER CODE.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- SLOPE ALL DECKS, WALKS, DRIVEWAYS, AND PATIOS AWAY FROM BUILDING UNLESS NOTED OTHERWISE.
- DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN, EXCEPT WITH INSTRUCTIONS FROM THE OWNER.
- REPORT ANY DISCREPANCIES TO THE OWNER IMMEDIATELY.
- THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE OWNER/DEVELOPER/CLIENT AND MAY BE REPRODUCED ONLY WITH THE PERMISSION OF THE OWNER.
- THE OWNER/DEVELOPER/CLIENT IS RESPONSIBLE FOR THE DESIGN AND CONTENT OF THE PROPOSED STRUCTURES. THE DESIGN REPRESENTED WITHIN THESE DRAWINGS IS FOR CONCEPTUAL / SCHEMATIC DESIGN PURPOSES. THERE ARE NO WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE FEASABILITY OF THESE STRUCTURES WITHOUT CONSULTING WITH THE ARCHITECT, LICENSED STRUCTURAL & CIVIL ENGINEER.
- DO NOT SCALE DRAWINGS.
- VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONTRACTOR AND DESIGNER
- NOTES AND DETAILS TAKE PRECEDENCE OVER THE GENERAL AND TYPICAL.
- NOT EVERY DETAIL OR CONDITION IS EXPLICITLY SHOWN (OR EXPECTED TO BE SHOWN) ON THE DRAWINGS. THE CONTRACTOR WILL USE GENERALLY ACCEPTED INDUSTRY STANDARDS OF GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
- SHOP DRAWINGS FOR ALL EXPOSED STEEL CONNECTIONS SHALL BE REVIEWED BY THE CONTRACTOR AND STRUCTURAL ENGINEER.
- PROVIDE GREASE TRAPS IN FLOOR DRAINS AS REQUIRED
- INSULATION VALUES ON RESCHECK FORM ARE TO MINIMUM REQUIREMENTS, IT IS RECOMMENDED TO WORK TO HIGHER STANDARDS
- DESIGNER IS NOT RESPONSIBLE FOR THE DESIGN, COORDINATION OR IMPLEMENTATION ANY WORK PERFORMED BY CONSULTANTS, INCLUDING CIVIL ENGINEER, STRUCTURAL ENGINEERING, SOILS ENGINEERING, LANDSCAPE ARCHITECTURE, TITLE 24 ENGINEER OR ANY OTHER RELATED AND RELEVANT PARTY.
- CIVIL, SOILS, AND STRUCTURAL ENGINEER'S SPECIFICATIONS TAKE PRECEDENCE OVER THE ANY OF THE SPECIFICATIONS CONTAINED IN THESE DOCUMENTS.
- OWNER/DEVELOPER/CLIENT RESERVES THE RIGHT TO MAKE CHANGES AND ALTERATIONS OF THE DESIGN DURING THE COURSE OF CONSTRUCTION, AS APPLICABLE. ANY CHANGES SHALL BE APPROVED BY THE LOCAL PLANNING/BUILDING DEPARTMENT. ALL CHANGES SHALL BE DOCUMENTED BY A WRITTEN "CHANGE ORDER" AND SHALL BE APPROVED BY THE OWNER/DEVELOPER/CLIENT
- STRUCTURE TO FEATURE INTERIOR FIRE SPRINKLERS

CONSULTANTS:

CIVIL ENGINEERING:
Terence J. Szewczyk, P.E.
TS/Civil Engineering, Inc.
1776 Technology Drive
San Jose, CA 95110
(408) 452-9300 ext. 220

GEOTECH ENGINEER:
UPP GEOTECHNOLOGY
750 CAMDEN AVE, suite A
CAMPBELL, CA. 95008
(408) 866-5436

LANDSCAPE ARCHITECT:
DAVID FOX & ASSOCIATES
479 N. SANTA CRUZ AVENUE
LOS GATOS, CA. 95030
(408) 354-4577

DESIGN CONSULTING AND PLANNING:

PRO VISUALIZATION
DESIGN CONSULTING
PO Box 2675 • Ketchum • ID • 83340
208.720.9684 provisualization.com

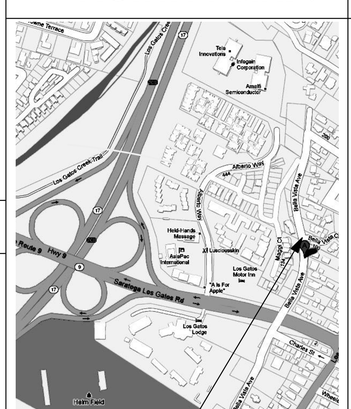
PROJECT INFORMATION:

SCOPE OF WORK:	CONSTRUCTION OF NEW, MULTI-LEVEL, SINGLE FAMILY HOME
OWNER:	JAKE PETERS & DAN ROSS 188 VILLA AVENUE LOS GATOS, CA 95032
APN:	529.23.016
ZONING:	R1-8 (HILLSIDE RESIDENTIAL GUIDELINES APPLY)
LOT AREA:	10,155 S.F.
AVERAGE LOT SLOPE:	35%
A.L.S. AT BUILDING AREA:	35.0%
PROPOSED RESIDENCE:	
BUILDING AREA FAR:	HOUSE: = 1,294 S.F. / GARAGE: = 400 S.F. F.A.R. = 14%

SETBACKS:	REQUIRED:		PROPOSED:	
	(FRONT) EAST -	12'-6"	(FRONT) EAST	VARIES • 13'-10"/12'-7"/20'-9 3/4"
	(SIDE) SOUTH -	8'-0"	(SIDE) SOUTH	11'-7"
	(SIDE) NORTH -	8'-0"	(SIDE) NORTH	86'-0"
	(REAR) WEST -	20'-0"	(REAR) WEST	VARIES • 36'-4"/29'-3"/23'-7"

GRADING QUANTITIES: SEE CIVIL ENGINEERING PLANS
BUILDING HEIGHT: MAX HGT OF 25'-0"

VICINITY MAP:



SUBJECT PROPERTY

LOCATION (IN CONTEXT)

LOCATION MAP:

BUILDING CODE:

ALL WORK SHALL MEET OR EXCEED THE CURRENT ADOPTED CODES:

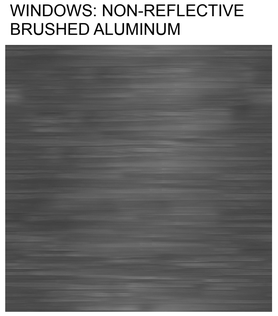
2010	CALIFORNIA RESIDENTIAL CODE, (CRC)
2010	CALIFORNIA BUILDING CODE, (CBC)
	CALIFORNIA MECHANICAL CODE, (CMC)
	CALIFORNIA ELECTRICAL CODE, (CEC)
	CALIFORNIA PLUMBING CODE, (CPC)
	CALIFORNIA ENERGY CODE, (CENC)

AS ADOPTED BY THE CITY OF LOS GATOS, CA

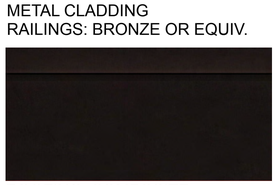
COLORS AND MATERIALS:

RETAINING & STAIRS:
NATURAL CONCRETE
OR WARM TONE TO
MATCH PERIPHERY

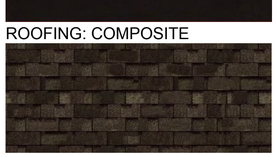
WINDOWS: NON-REFLECTIVE
BRUSHED ALUMINUM



METAL CLADDING
RAILINGS: BRONZE OR EQUIV.



ROOFING: COMPOSITE



SIDING: NATURAL CEDAR (TRANSPARENT)
CEDAR SHINGLE SIDING (OR EQUIV)

SIDING: DARK CHESTNUT (SEMI-TRANS.)
SHIPLAP CEDAR SIDING (OR EQUIV)

EXTERIOR LIGHT FIXTURES:

PATHWAY AND WALKWAY LIGHTS
MOUNTED 2'-0" ABOVE FLOOR HEIGHT
- MINI ANTIQUE BRONZE 3" LED
OUTDOOR STEP/DECK LIGHT

GARAGE AND EXTERIOR DOORWAY LIGHTS
NIGHT SKY COMPLIANT
SHIELDED DOWNLIGHTS (OPTIONS)
NON REFLECTIVE MATERIAL - BRONZE FINISH

REVISIONS:

CONTRACTOR::

ENGINEERING::

CONTACT::

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PROPOSED NEW RESIDENCE FOR:

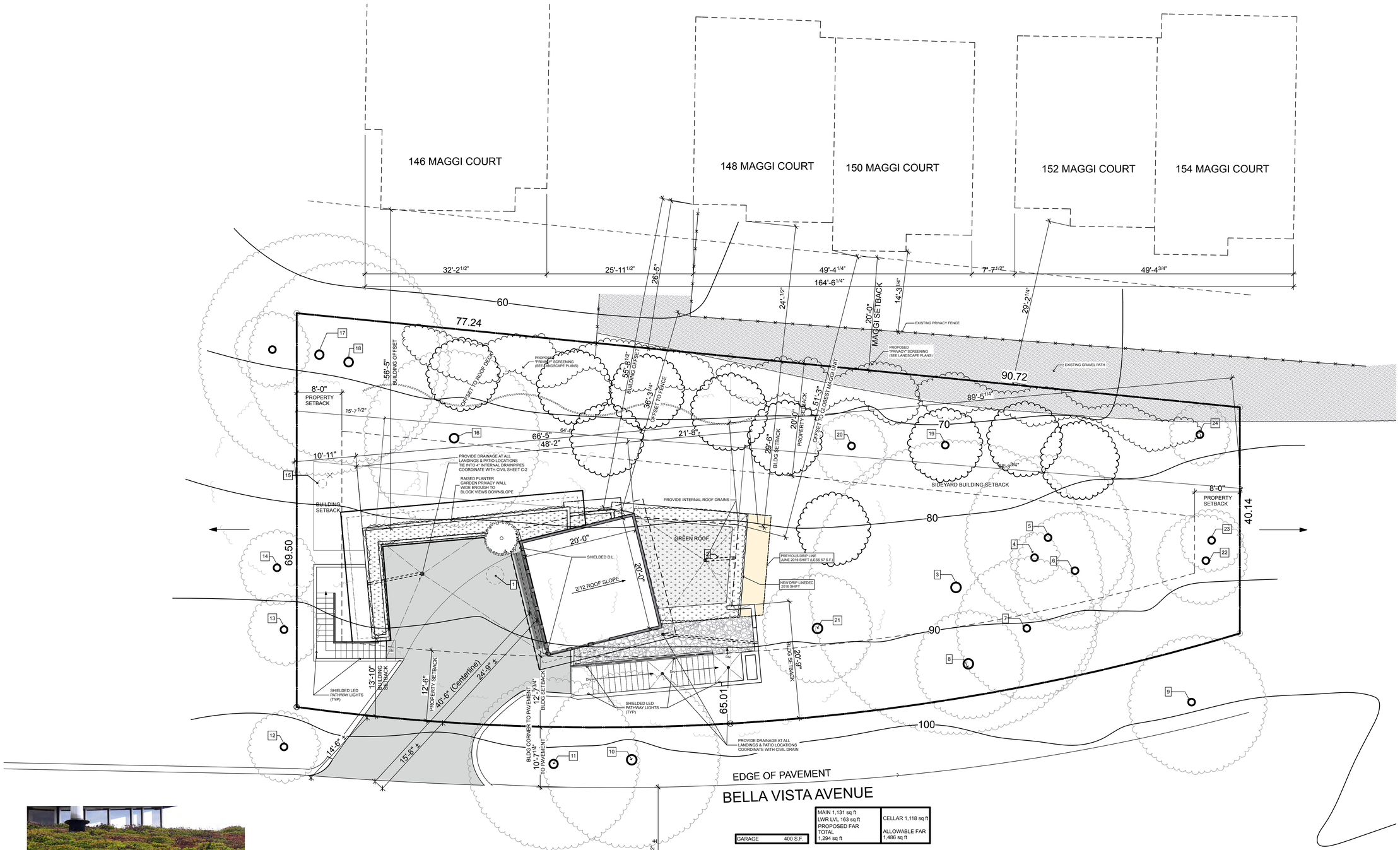
341 BELLA VISTA AVENUE
LOS GATOS, CALIFORNIA

SHEET
COVER

NOTES:

DRAWING DATE:
11/19/16

A-0.0



GARAGE	400 S.F.

MAIN 1,131 sq ft LWR LVL 163 sq ft PROPOSED FAR TOTAL 1,294 sq ft	CELLAR 1,118 sq ft ALLOWABLE FAR 1,486 sq ft

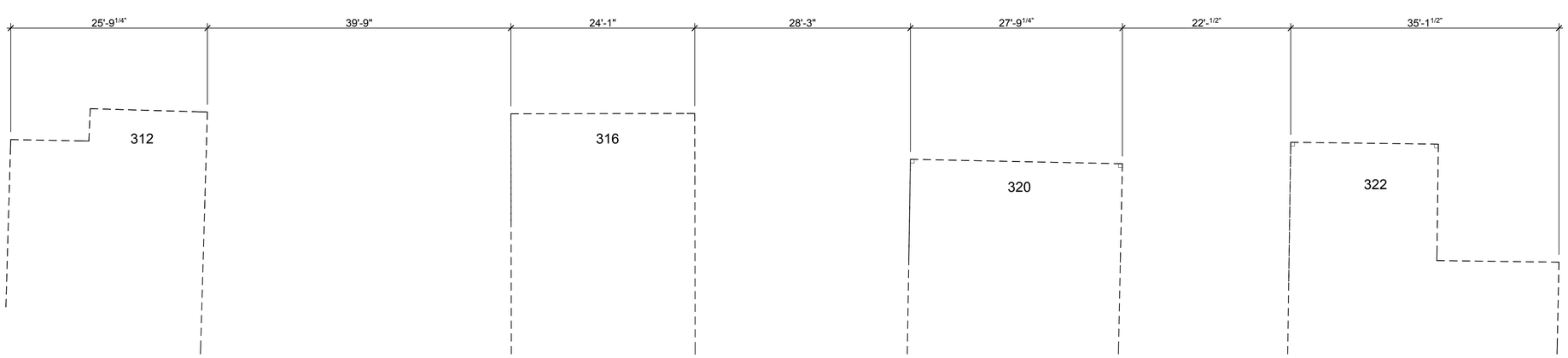
GREEN ROOF EXAMPLE

TREES TO BE REMOVED (SEE A-1.0 FOR MORE INFO)
#1 - COAST LIVE OAK, 45' H X 65' W (DRIP LINE)
#2 - COAST LIVE OAK, 45' H X 65' W (DRIP LINE)
#15 - COAST LIVE OAK, 35' H X 25' W (DRIP LINE)

SITE PLAN

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

N



TREE TABLE,

TREE LABEL	SCIENTIFIC NAME COMMON NAME	DIA. @ 3' HT. (inches)	DRIP (FEET) HT. X W.
1	QUERCUS AGRIFOLIA COAST LIVE OAK	8.3, 16.5, 7.5 18.1 18.5, 17.5, 13.2, 14.6	45 X 65
2	COAST LIVE OAK	44.6	45 X 65
3	COAST LIVE OAK	34.7	40 X 60
4	PRUNUS AMYGDALUS ALMOND	5.3	8 X 4
5	COAST LIVE OAK	8.2	22 X 12
6	COAST LIVE OAK	7.1	20 X 12
7	COAST LIVE OAK	8.2, 9.1	25 X 12
8	COAST LIVE OAK	9.3	20 X 15
9	COAST LIVE OAK	9.2, 10.7, 8.0	20 X 25
10	COAST LIVE OAK	13.0	20 X 18
11	ALMOND	4.9, 3.5, 3.0	18 X 6
12	COAST LIVE OAK	31.7	30 X 60
13	QUERCUS LOBATA VALLEY OAK	11.5	40 X 15
14	COAST LIVE OAK	4.7	12 X 10
15	COAST LIVE OAK	5.6, 11.0, 8.1, 17.8	35 X 25
16	OLEA EUROPAEA EUROPEAN OLIV	8.6, 4.0, 4.2, 4.0	18 X 18
17	COAST LIVE OAK	17.3	40 X 30
18	COAST LIVE OAK	11.7	25 X 20
19	PINUS CANARIENSIS CANARY ISLAND PINE	8.4	40 X 9
20	ALMOND	4.2, 3.0	16 X 12
21	COAST LIVE OAK	5.1	16 X 12
22	COAST LIVE OAK	5.2	X 15
23	COAST LIVE OAK	4.6	X 10
24	COAST LIVE OAK	5.0	X 10

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PROPOSED NEW RESIDENCE FOR:

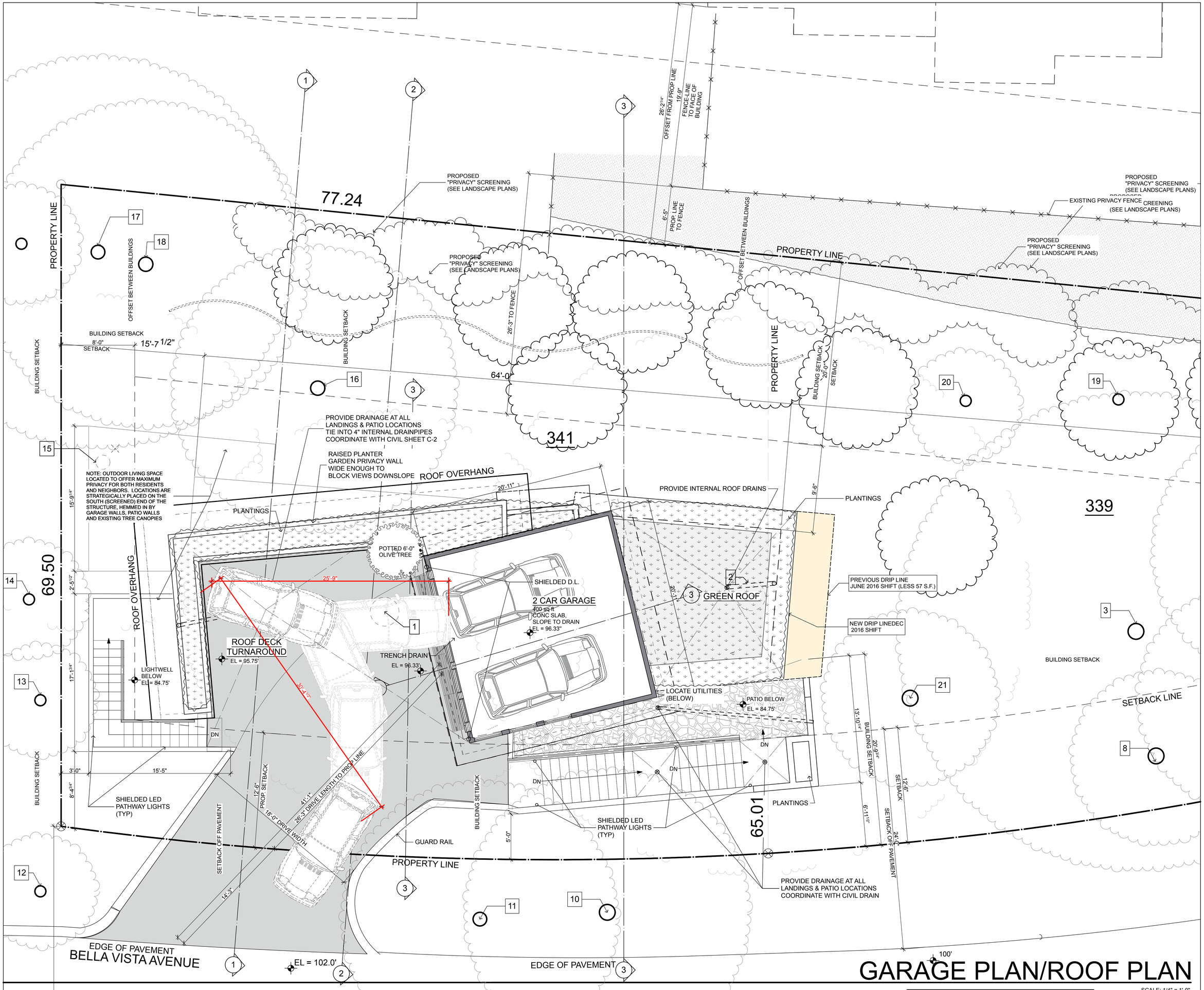
341 BELLA VISTA AVENUE
LOS GATOS, CALIFORNIA

SHEET
SITE PLAN_ROOF PLAN

NOTES:

DRAWING DATE:
11/19/16

A-1.2



GARAGE PLAN/ROOF PLAN

SCALE: 1/4" = 1'-0"

GARAGE	400 S.F.

MAIN 1,131 sq ft LWR LVL 163 sq ft PROPOSED FAR TOTAL 1,294 sq ft	CELLAR 1,118 sq ft ALLOWABLE FAR 1,486 sq ft

REVISIONS:

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ENGINEERING::

CONTACT::

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PROPOSED NEW RESIDENCE FOR:

341 BELLA VISTA AVENUE

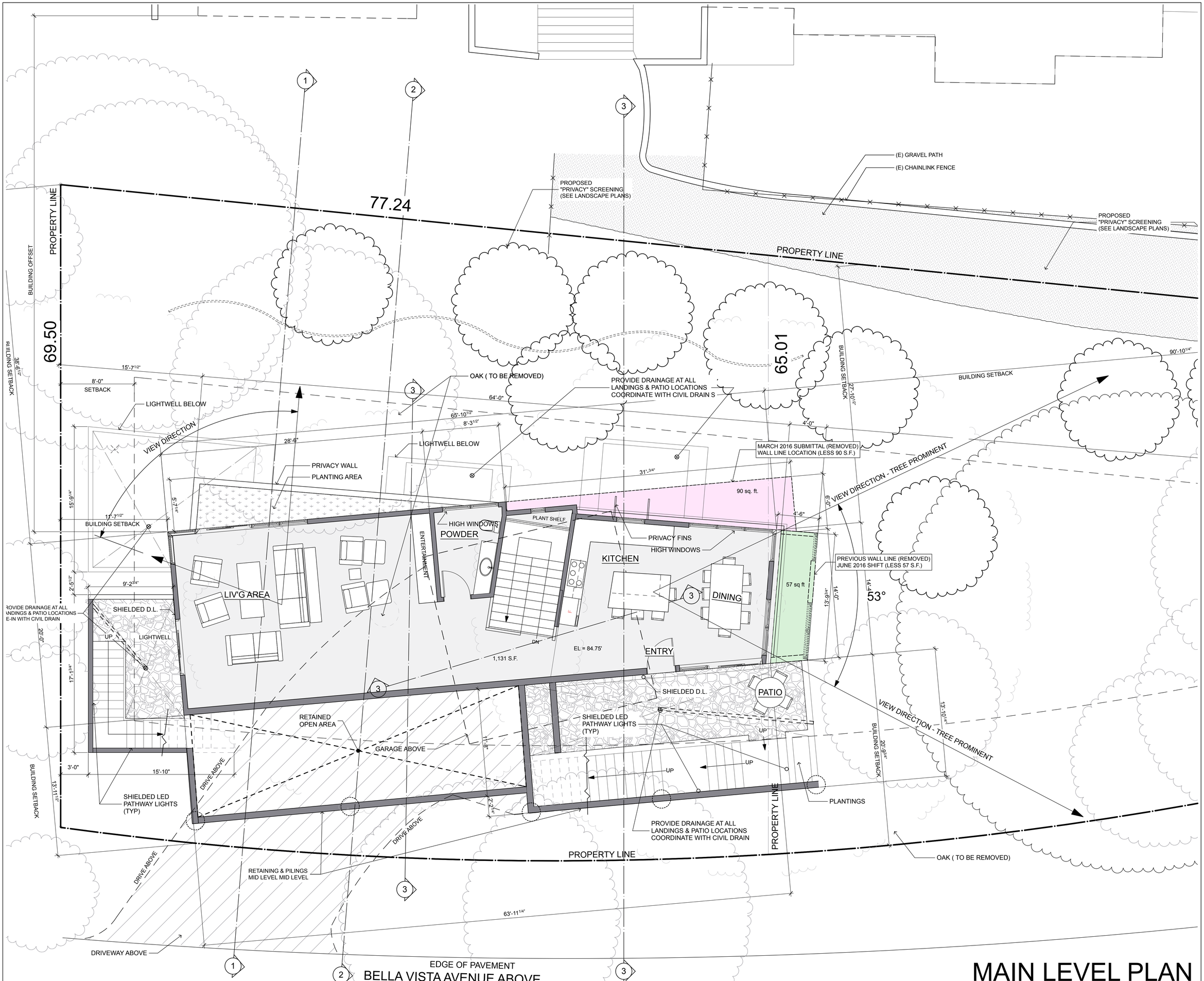
LOS GATOS, CALIFORNIA

SHEET GARAGE PLAN

NOTES:

DRAWING DATE: 11/19/16

A-2.1



MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"

MAIN 1,131 sq ft LWR LVL 163 sq ft PROPOSED FAR TOTAL 1,294 sq ft	CELLAR 1,118 sq ft ALLOWABLE FAR 1,486 sq ft

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CONTACT::

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PROPOSED NEW RESIDENCE FOR:

341 BELLA VISTA AVENUE

LOS GATOS, CALIFORNIA

SHEET

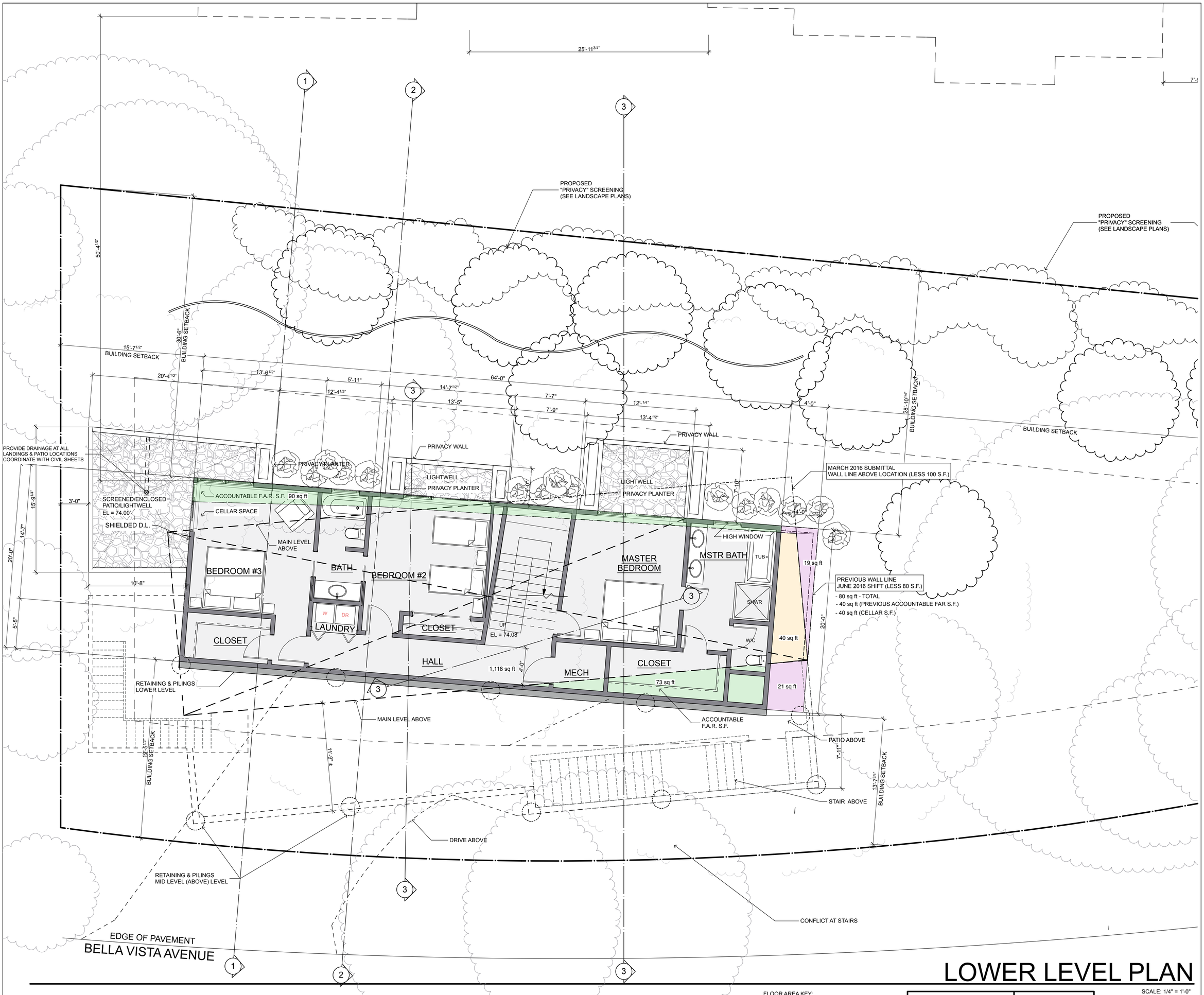
MAIN LEVEL FLOOR PLAN

NOTES:

DRAWING DATE:

11/19/16

A-2.2



LOWER LEVEL PLAN

FLOOR AREA KEY:
- DAYLIT/BASEMENT AREA (FAR) S.F
- DAYLIT/BASEMENT AREA (FAR REDUCTIONS)
- CELLAR AREA REDUCTIONS
- CELLAR AREA S.F.

MAIN 1,131 sq ft LWR LVL 163 sq ft PROPOSED FAR TOTAL 1,294 sq ft	CELLAR 1,118 sq ft ALLOWABLE FAR 1,486 sq ft

SCALE: 1/4" = 1'-0"

N

REVISIONS:

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ENGINEERING::

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PROPOSED NEW RESIDENCE FOR:

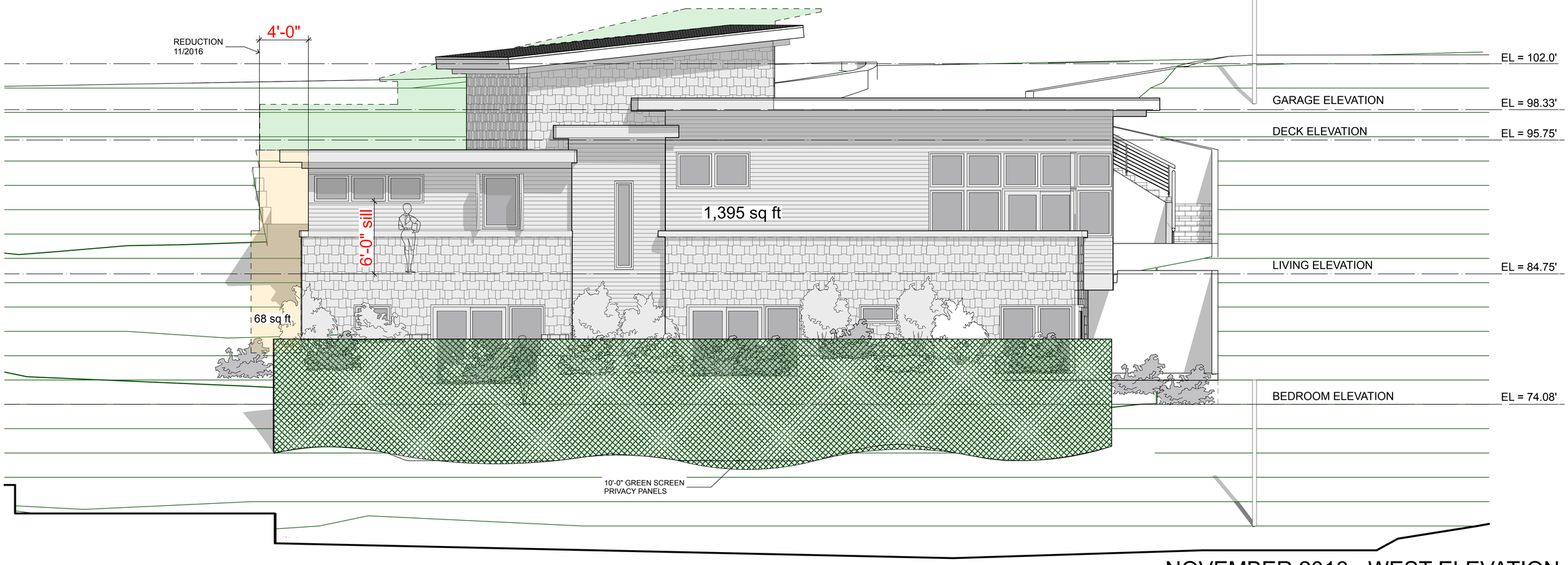
341 BELLA VISTA AVENUE
LOS GATOS, CALIFORNIA

SHEET
LOWER LEVEL PLAN

NOTES:

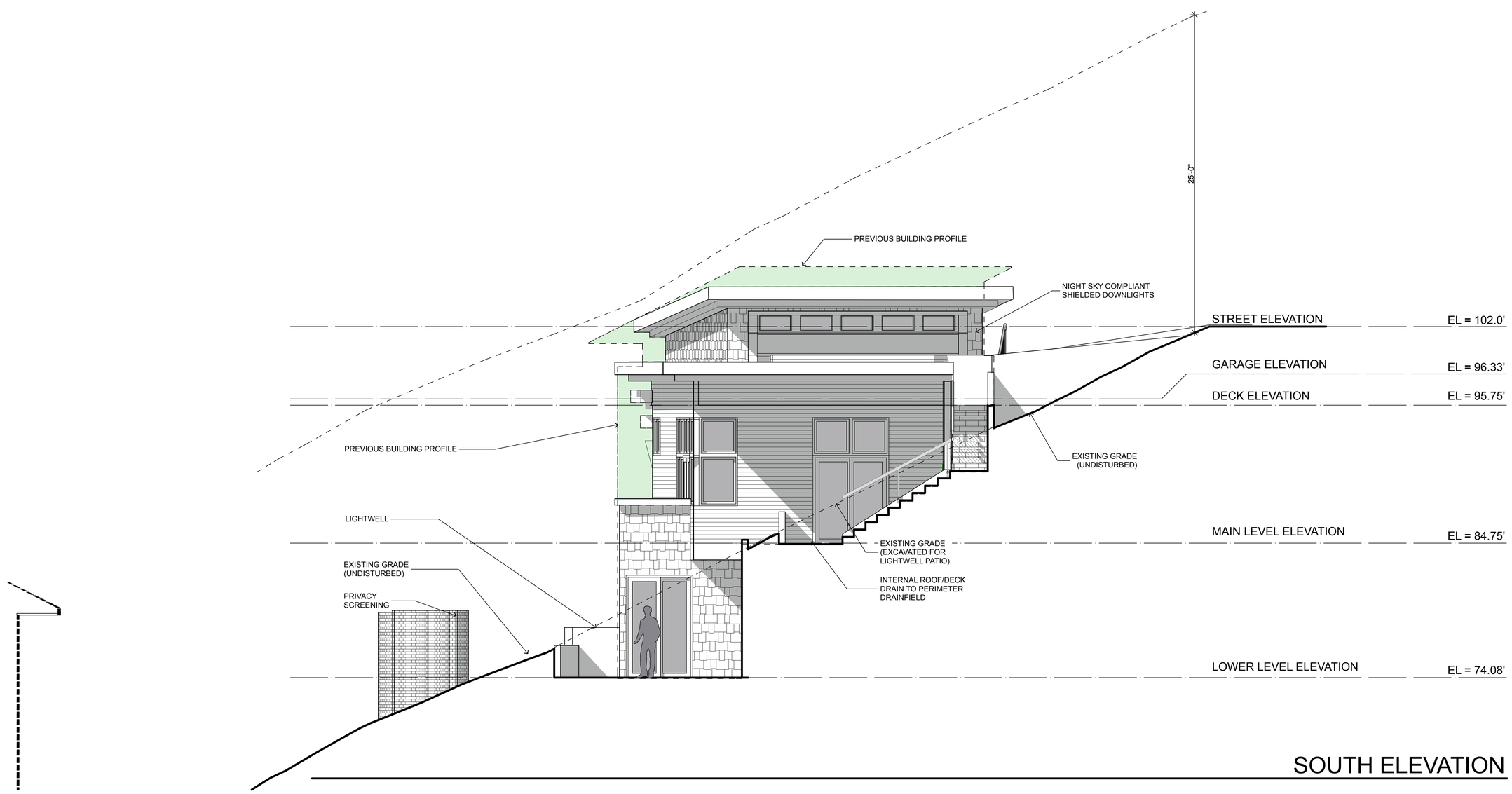
DRAWING DATE:
11/19/16

A-2.3



NOVEMBER 2016 - WEST ELEVATION

NOTE: 2'-0' CTRS



SOUTH ELEVATION

REVISIONS:

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ENGINEERING::

CONTACT::

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PROPOSED NEW RESIDENCE FOR:

341 BELLA VISTA AVENUE

LOS GATOS, CALIFORNIA

SHEET

EXTERIOR ELEVATIONS

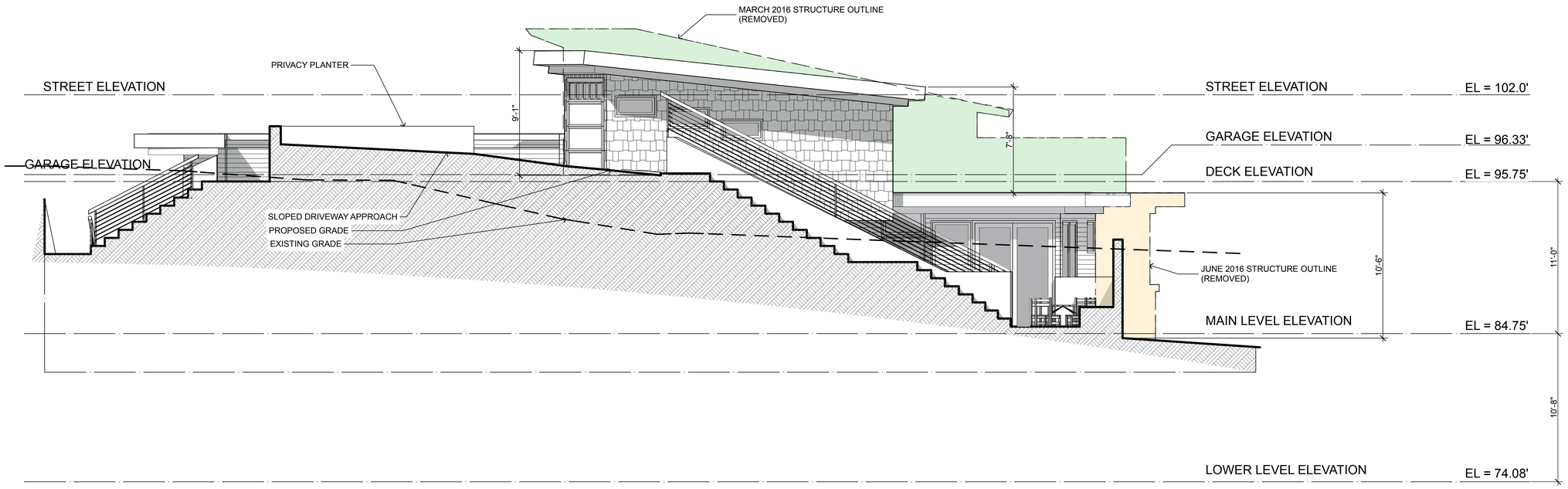
NOTES:

DRAWING DATE:

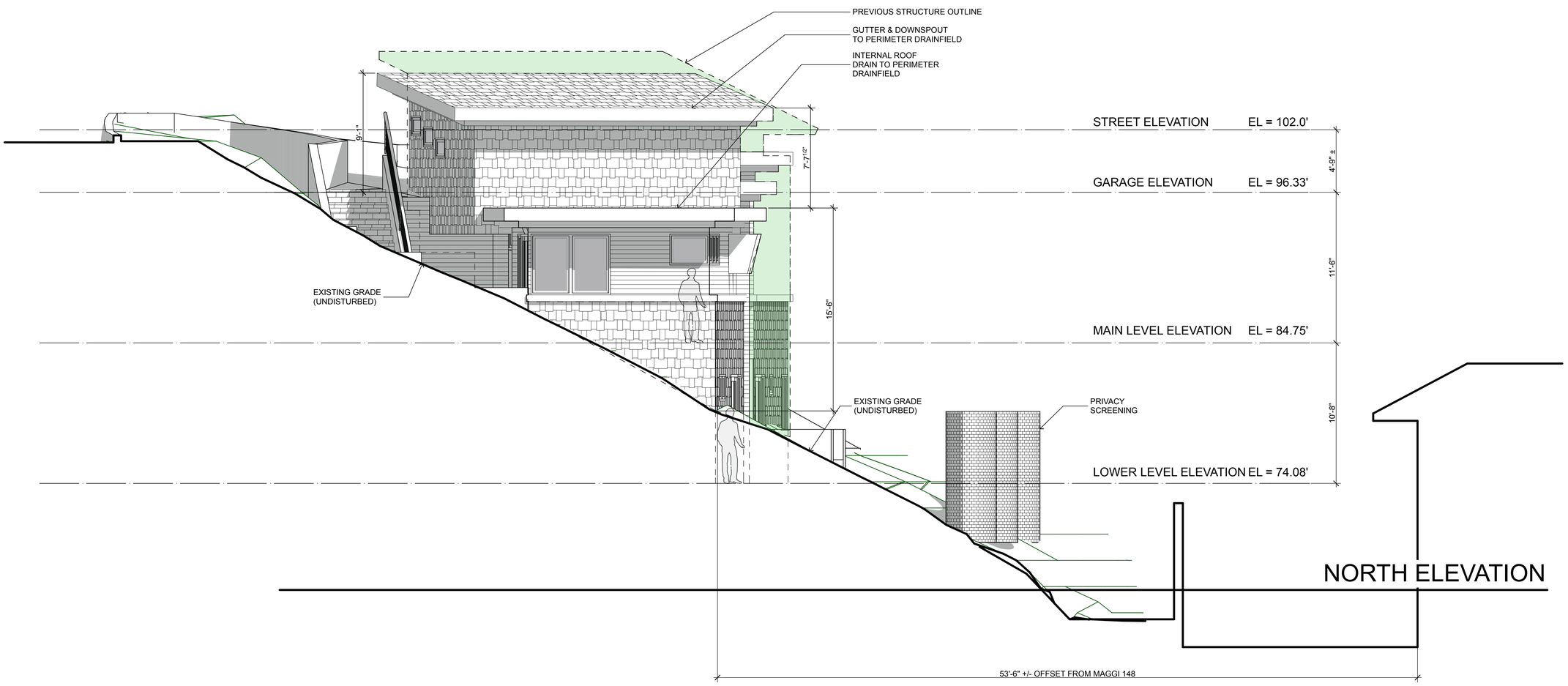
11/19/16

SCALE: 1/4" = 1'-0"

A-3.1



EAST ELEVATION



NORTH ELEVATION

REVISIONS:

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ENGINEERING::

CONTACT::

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PROPOSED NEW RESIDENCE FOR:

341 BELLA VISTA AVENUE

LOS GATOS, CALIFORNIA

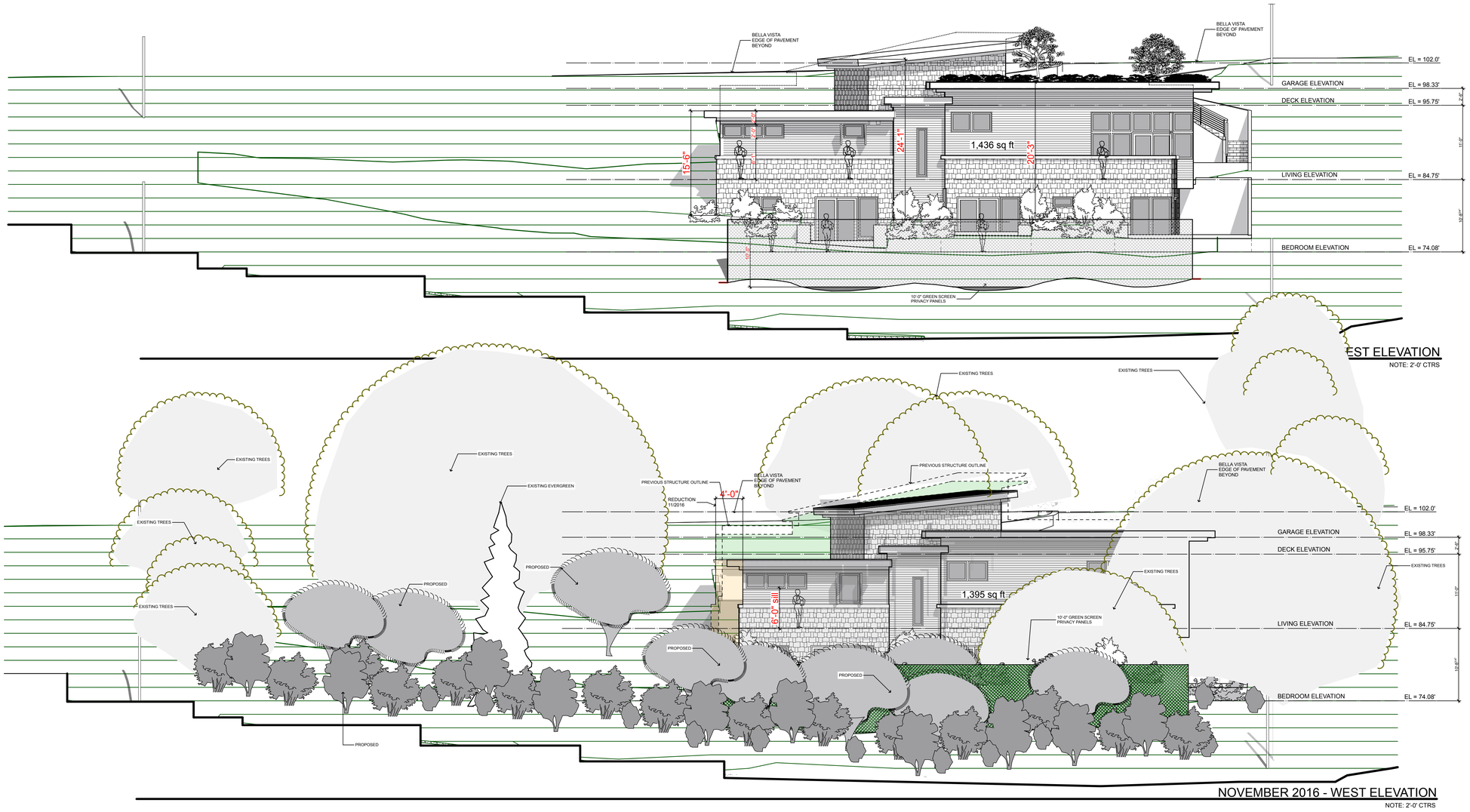
SHEET
EXTERIOR ELEVATIONS

NOTES:

DRAWING DATE:
11/19/16

SCALE: 1/4" = 1'-0"

A-3.2



REVISIONS:

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ENGINEERING::

CONTACT::

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PROPOSED NEW RESIDENCE FOR:

341 BELLA VISTA AVENUE

LOS GATOS, CALIFORNIA

SHEET

EXTERIOR ELEVATIONS + LS

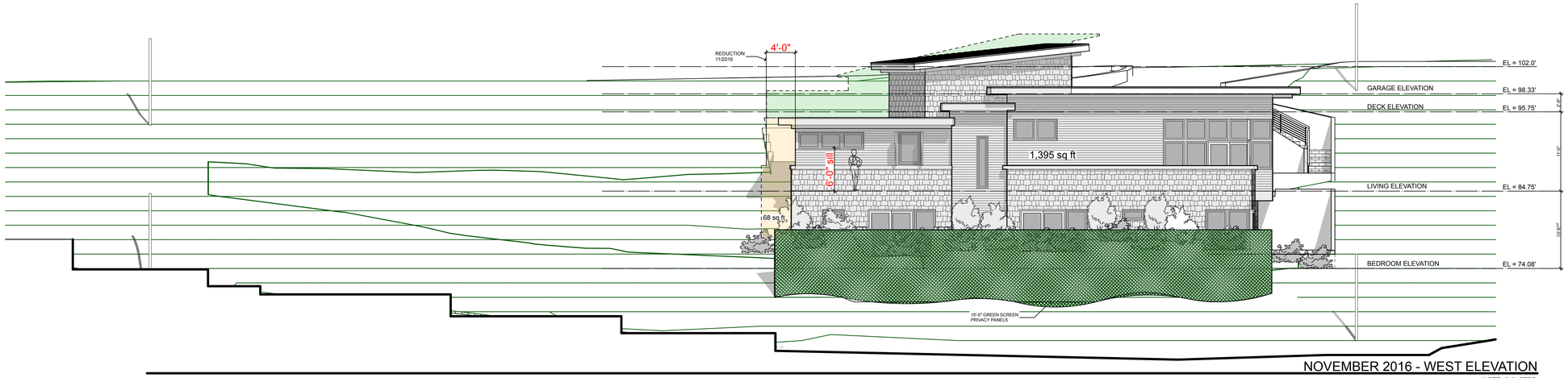
NOTES:

DRAWING DATE:

11/19/16

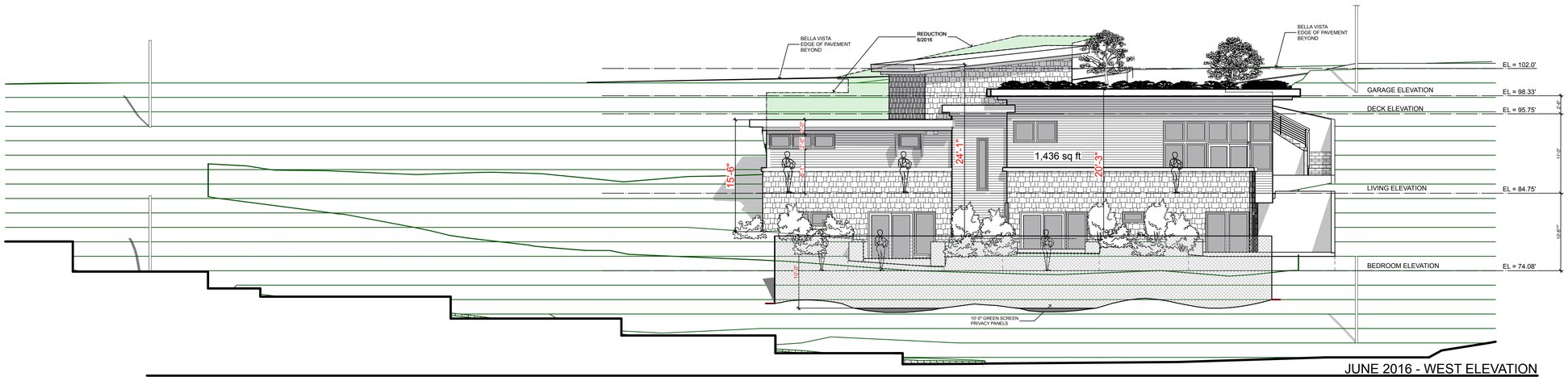
SCALE: 1/8" = 1'-0"

A-3.3



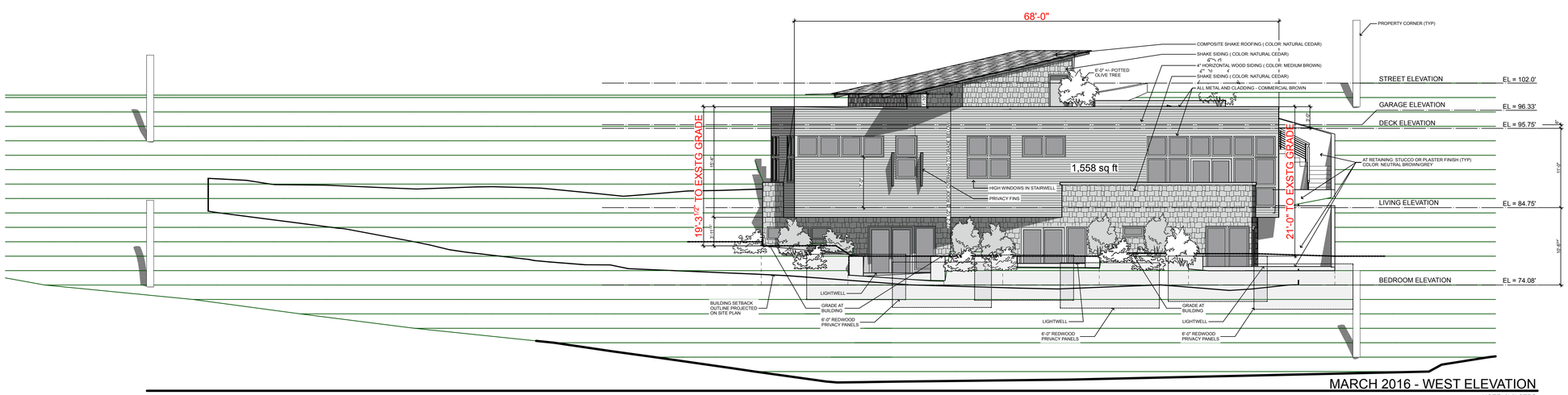
NOVEMBER 2016 - WEST ELEVATION

NOTE: 2'-0" CTRS



JUNE 2016 - WEST ELEVATION

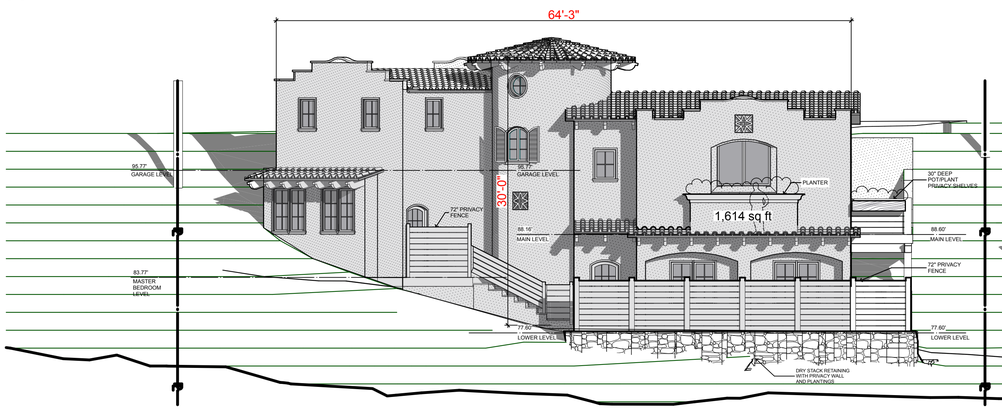
NOTE: 2'-0" CTRS



MARCH 2016 - WEST ELEVATION

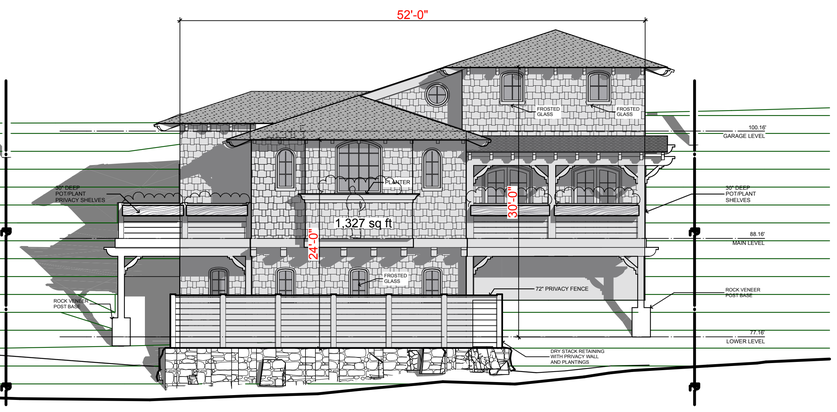
NOTE: 2'-0" CTRS

GREEN ROOF EXAMPLE



2012 DESIGN - 339 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2012 DESIGN - 341 WEST ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS:

CONTRACTOR::

ENGINEERING::

CONTACT::

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PROPOSED NEW RESIDENCE FOR:

341 BELLA VISTA AVENUE

LOS GATOS, CALIFORNIA

SHEET

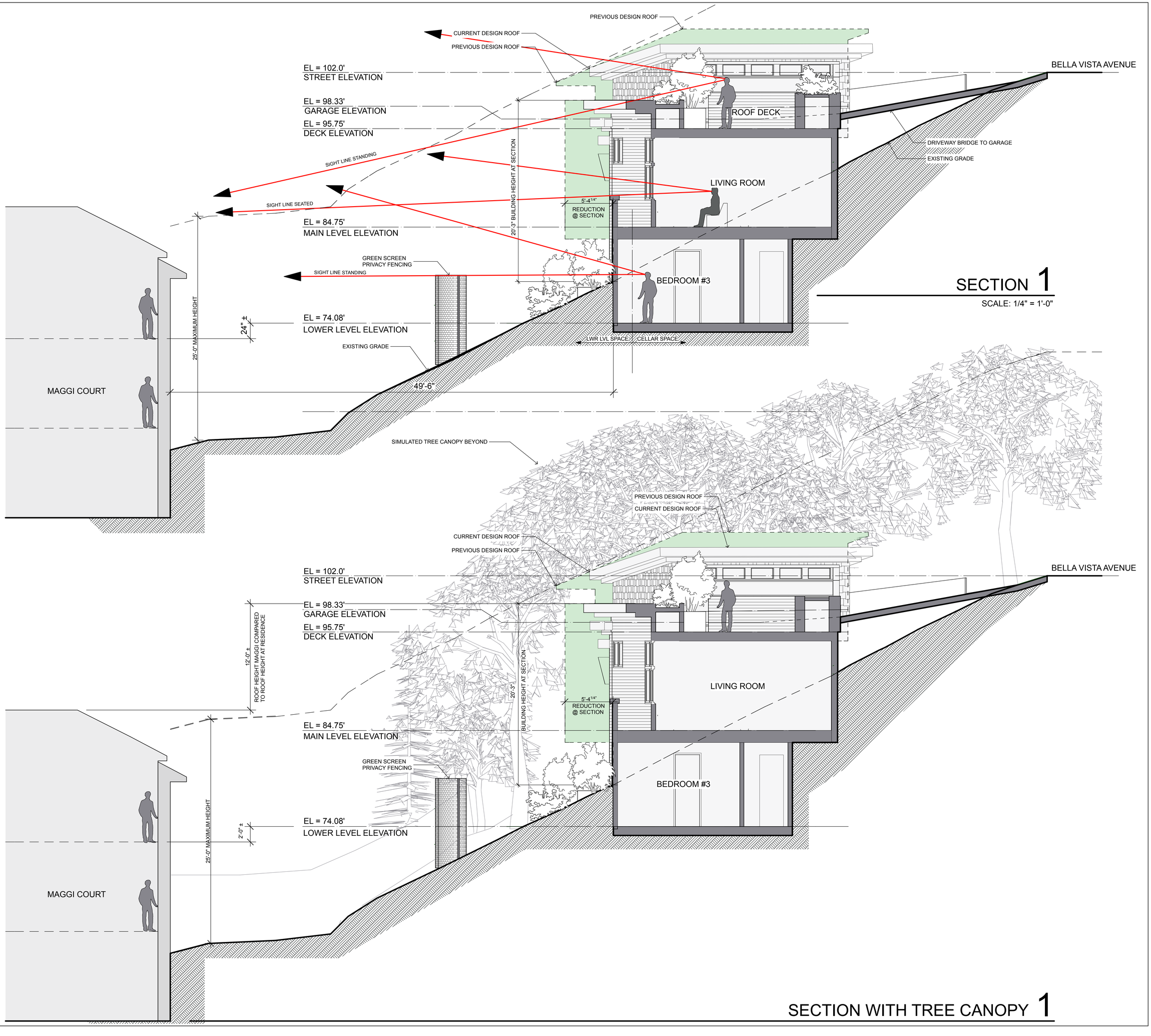
WEST AREA COMPARISONS

NOTES:

DRAWING DATE:

11/19/16

A-3.4



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PROPOSED NEW RESIDENCE FOR:

341 BELLA VISTA AVENUE

LOS GATOS, CALIFORNIA

SHEET

BUILDING SECTIONS

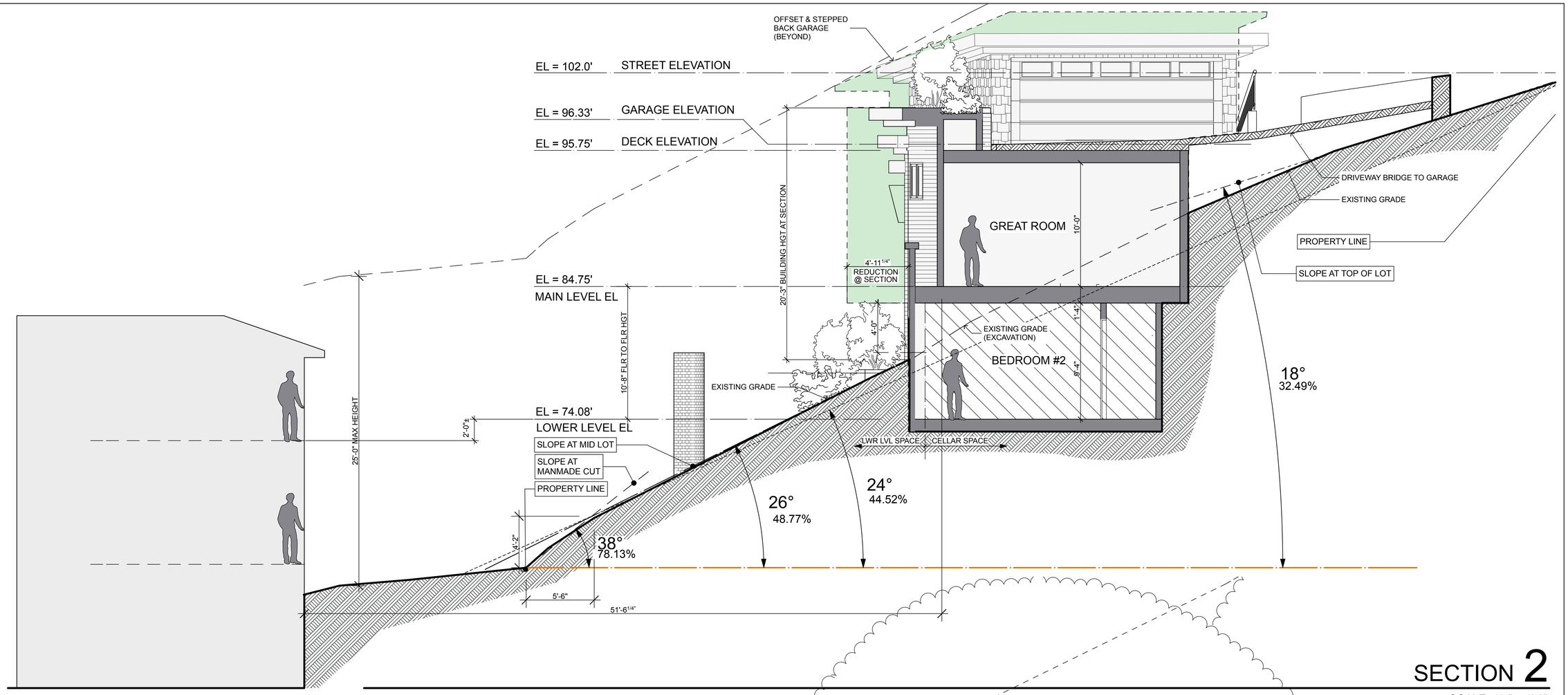
NOTES:

DRAWING DATE:

11/19/16

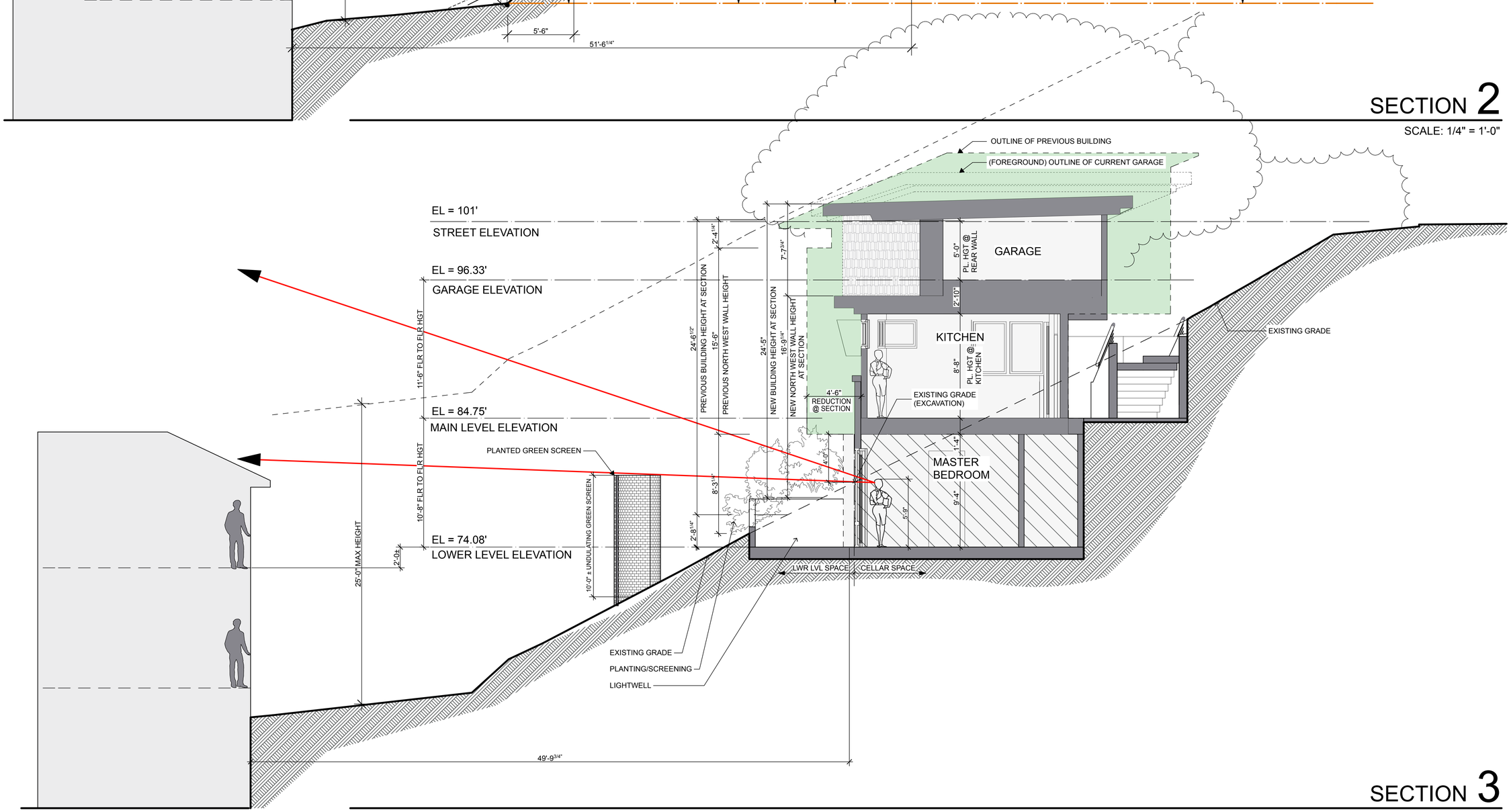
SCALE: 1/4" = 1'-0"

A-4.1



SECTION 2

SCALE: 1/4" = 1'-0"



SECTION 3

SCALE: 1/4" = 1'-0"

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PROPOSED NEW RESIDENCE FOR:

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LOS GATOS, CALIFORNIA

SHEET

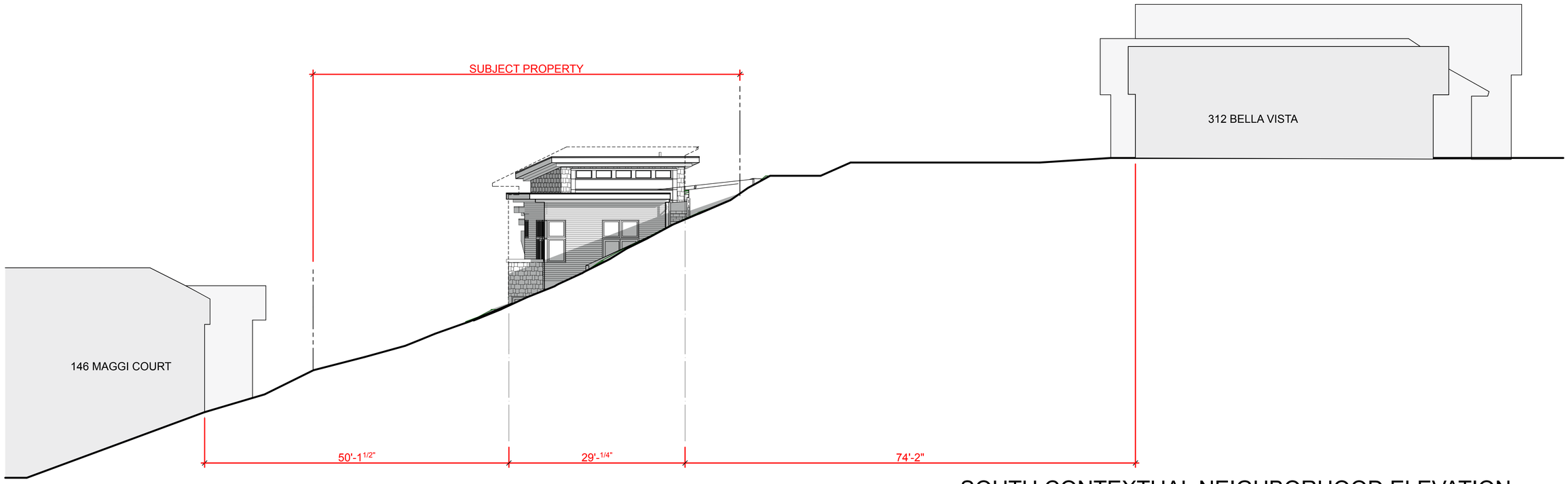
BUILDING SECTIONS

NOTES:

DRAWING DATE:

11/19/16

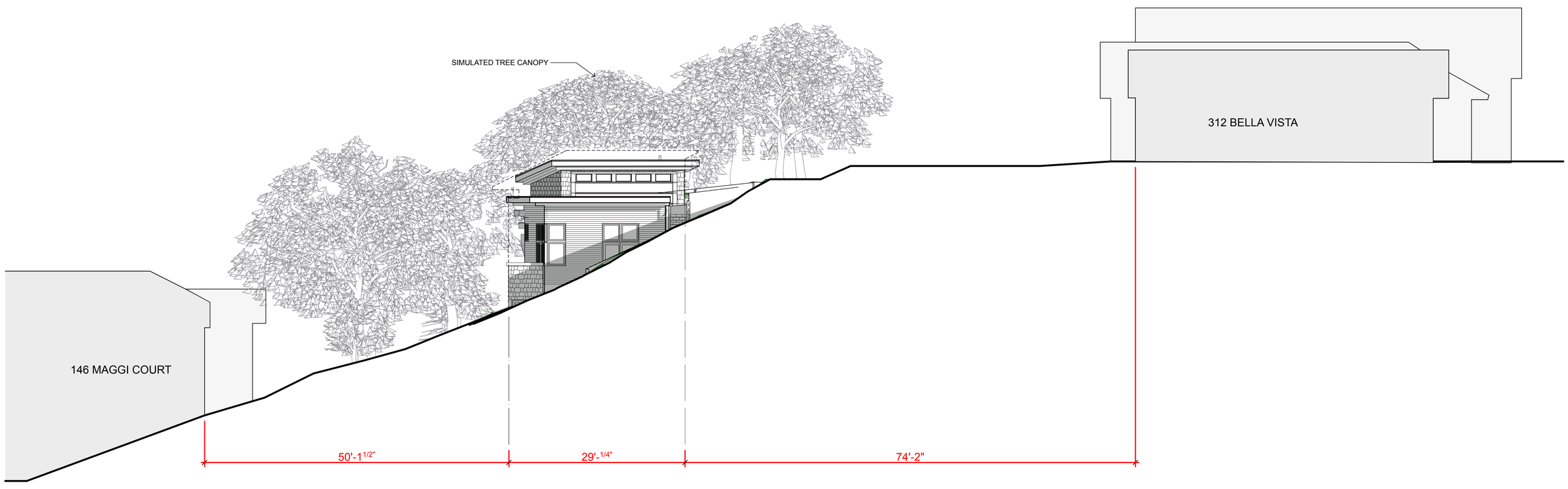
A-4.2



SOUTH CONTEXTUAL NEIGHBORHOOD ELEVATION

NOTE: DIMENSIONS VARY DEPENDING ON ORIENTATION OF STRUCTURES RELATIVE TO PERPENDICULAR AND SQUARE, SEE SITE PLAN FOR ACTUAL CORNER OFFSETS

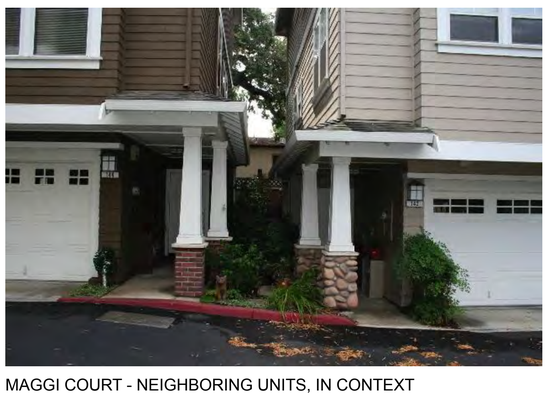
SCALE: 1/8" = 1'-0"



SOUTH CONTEXTUAL NEIGHBORHOOD ELEVATION WITH TREE CANOPY

NOTE: DIMENSIONS VARY DEPENDING ON ORIENTATION OF STRUCTURES RELATIVE TO PERPENDICULAR AND SQUARE, SEE SITE PLAN FOR ACTUAL CORNER OFFSETS

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



MAGGI COURT - NEIGHBORING UNITS, IN CONTEXT

MAGGI COURT - NEIGHBOR UNITS, IN CONTEXT, WITH UPHILL NEIGHBOR, SIMILAR SITUATION. NOTE LANDSCAPE BUFFER

MAGGI COURT - UPHILL NEIGHBOR NOTE LANDSCAPE BUFFER

NEW LOS GATOS CONSTRUCTION & PROXIMITY TO NEIGHBOR

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PROPOSED NEW RESIDENCE FOR:

341 BELLA VISTA AVENUE

LOS GATOS, CALIFORNIA

SHEET

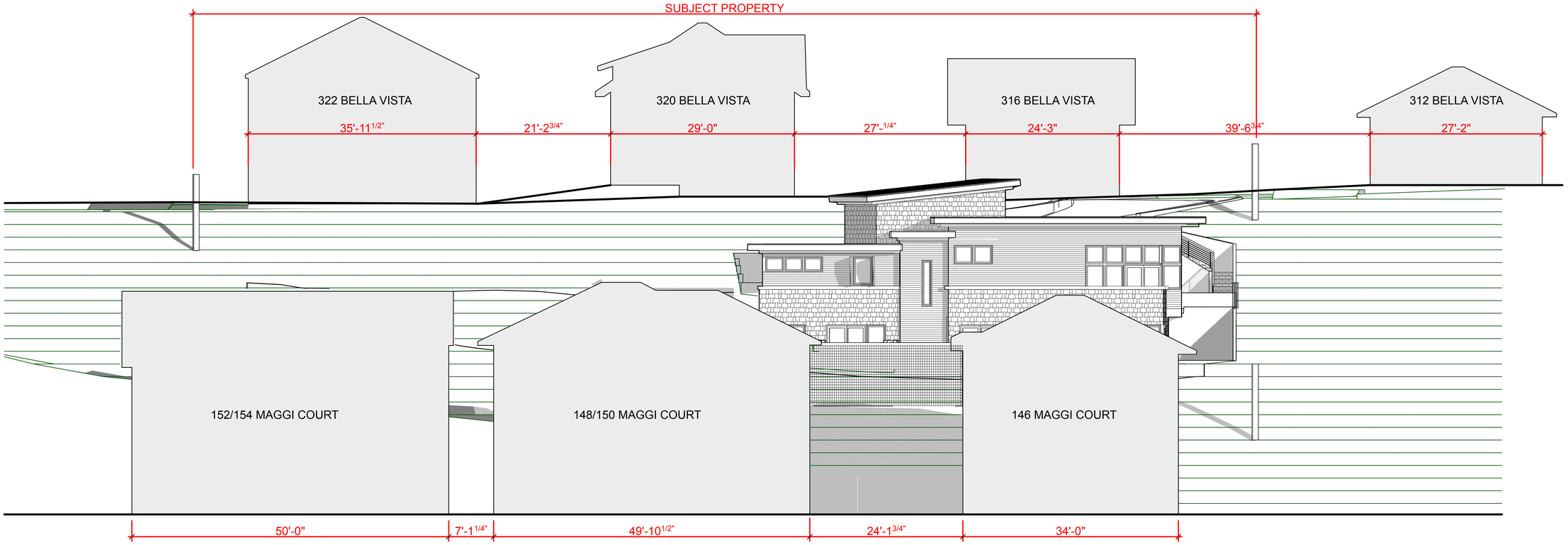
NEIGHBORHOOD SCALE & CONTEXT

NOTES:

DRAWING DATE:

11/19/16

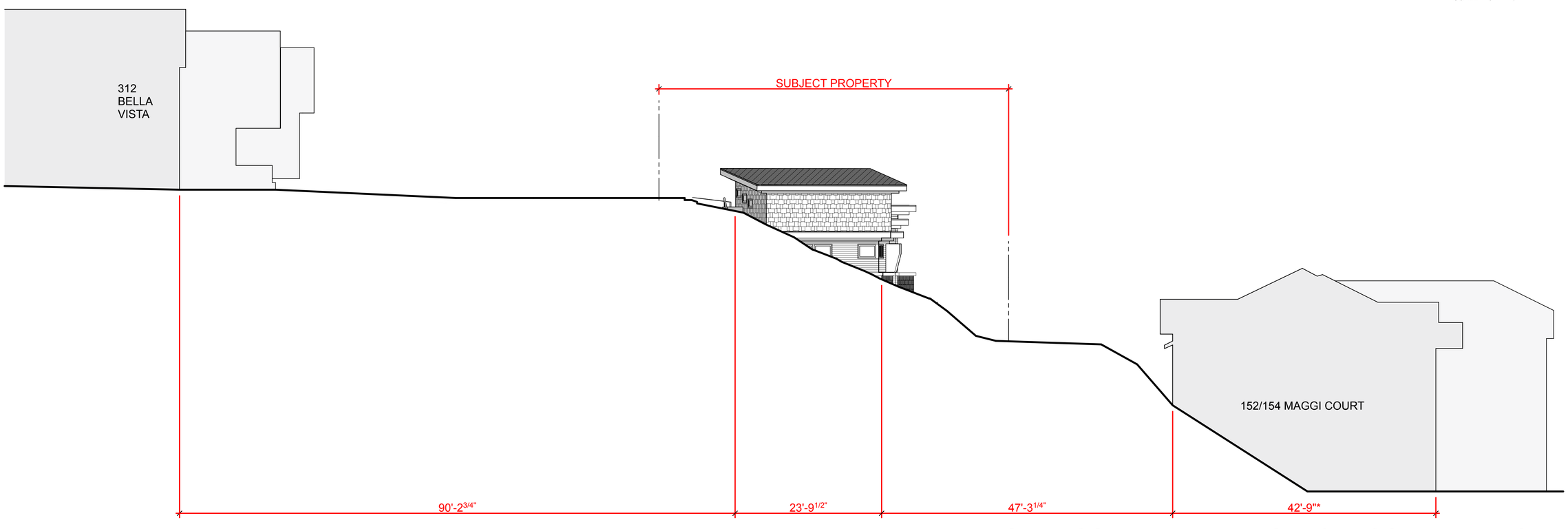
A-5.1



NOTE: DIMENSIONS VARY DEPENDING ON ORIENTATION OF STRUCTURES RELATIVE TO PERPENDICULAR AND SQUARE, SEE SITE PLAN FOR ACTUAL CORNER OFFSETS

WEST CONTEXTUAL NEIGHBORHOOD ELEVATION

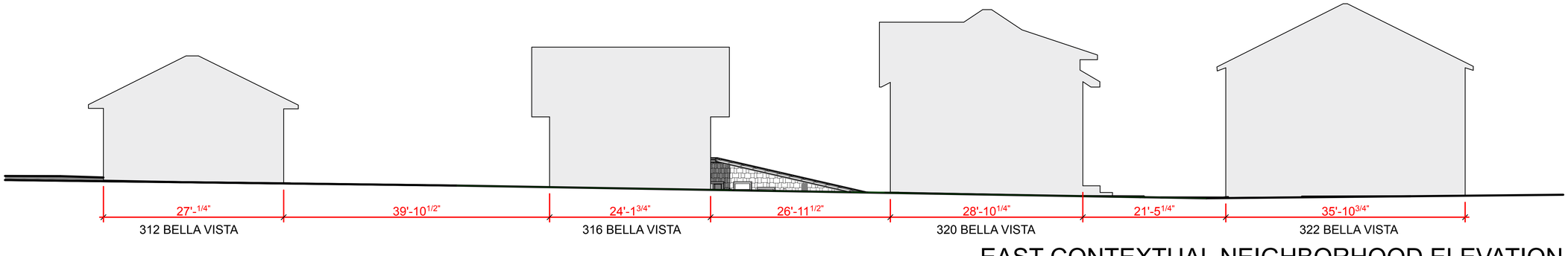
SCALE: 1/8" = 1'-0"



NOTE: DIMENSIONS VARY DEPENDING ON ORIENTATION OF STRUCTURES RELATIVE TO PERPENDICULAR AND SQUARE, SEE SITE PLAN FOR ACTUAL CORNER OFFSETS

NORTH CONTEXTUAL NEIGHBORHOOD ELEVATION

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



NOTE: DIMENSIONS VARY DEPENDING ON ORIENTATION OF STRUCTURES RELATIVE TO PERPENDICULAR AND SQUARE, SEE SITE PLAN FOR ACTUAL CORNER OFFSETS

EAST CONTEXTUAL NEIGHBORHOOD ELEVATION

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

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PROPOSED NEW RESIDENCE FOR:

341 BELLA VISTA AVENUE

LOS GATOS, CALIFORNIA

SHEET

NEIGHBORHOOD SCALE & CONTEXT

NOTES:

DRAWING DATE:

11/19/16

A-5.2

VIEW FROM THE NORTH WEST

VIEW FROM THE SOUTH

VIEW LOOKING WEST

BELLA VISTA SOUTHBOUND

BELLA VISTA NORTHBOUND

APPROX EYE LEVEL VIEW FROM MAGGI COURT UNIT 152 3RD FLOOR

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PROPOSED NEW RESIDENCE FOR:

341 BELLA VISTA AVENUE

LOS GATOS, CALIFORNIA

SHEET

CONCEPTUAL RENDERINGS

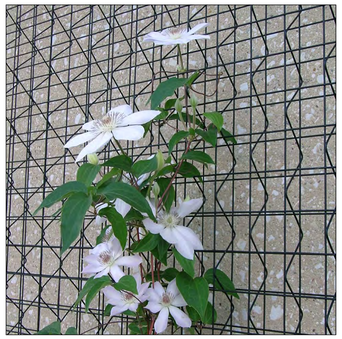
NOTES:

DRAWING DATE:

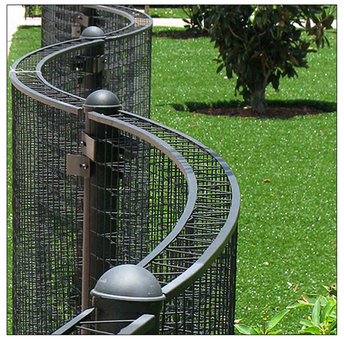
11/19/16

A-5.7

Hydrangea Intergrifolia - Climbing Evergreen Hydrangea



GreenScreen mesh



GreenScreen curved panels

Laurus Nobilis - Laurel

Laurus Nobilis foliage

Podocarpus Gracilior - Fern Pine

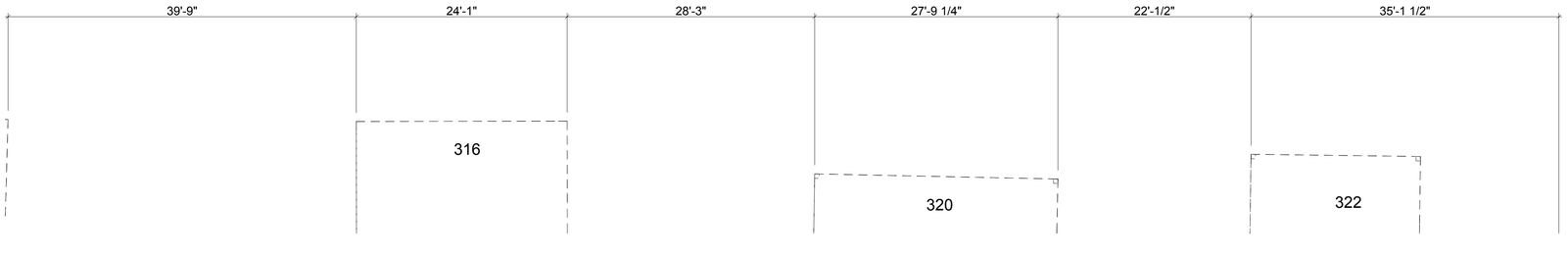
Podocarpus Gracilior foliage

Indicates existing trees to remain

TREES TO BE REMOVED (SEE A-1.0 FOR MORE INFO)
#1 - COAST LIVE OAK, 45' H X 65' W (DRIP LINE)
#2 - COAST LIVE OAK, 45' H X 65' W (DRIP LINE)
#15 - COAST LIVE OAK, 35' H X 25' W (DRIP LINE)

SITE PLAN

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



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PROPOSED NEW RESIDENCE FOR:

341 BELLA VISTA AVENUE
LOS GATOS, CALIFORNIA

SHEET
LANDSCAPE PLAN

NOTES:

DRAWING DATE:
11/19/16

L-1.0