TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
JANUARY 13, 2021
110 EAST MAIN STREET
LOS GATOS, CA

Melanie Hanssen, Chair
Kathryn Janoff, Vice Chair
Jeffrey Barnett, Commissioner
Kendra Burch, Commissioner
Reza Tavana, Commissioner
Vacant, Commissioner
Vacant, Commissioner

PARTICIPATION IN THE PUBLIC PROCESS

How to participate: The Town of Los Gatos strongly encourages your active participation in the public process, which is the cornerstone of democracy. If you wish to speak to an item on the agenda, please follow the participation instructions on page 2 of this agenda. If you wish to speak to an item NOT on the agenda, you may do so during the "Verbal Communications" period, by following the participation instructions on page 2 of this agenda. The time allocated to speakers may change to better facilitate the Planning Commission meeting.

Effective Proceedings: The purpose of the Planning Commission meeting is to conduct the business of the community in an effective and efficient manner. For the benefit of the community, the Town of Los Gatos asks that you follow the Town's meeting guidelines while attending Planning Commission meetings and treat everyone with respect and dignity. This is done by following meeting guidelines set forth in State law and in the Town Code. Disruptive conduct is not tolerated, including but not limited to: addressing the Commissioners without first being recognized; interrupting speakers, Commissioners or Town staff; continuing to speak after the allotted time has expired; failing to relinquish the podium when directed to do so; and repetitiously addressing the same subject.

Deadlines for Public Comment and Presentations are as follows:

- Persons wishing to make an audio/visual presentation on any agenda item must submit the presentation electronically, either in person or via email, to the Planning Department by 1 p.m. or the Clerk's Office no later than 3:00 p.m. on the day of the Planning Commission meeting.
- Persons wishing to submit written comments to be included in the materials provided to the Planning Commission must provide the comments to the Planning Department as follows:
  - For inclusion in the regular packet: by 11:00 a.m. the Friday before the meeting
  - For inclusion in any Addendum: by 11:00 a.m. the day before the meeting
  - For inclusion in any Desk Item: by 11:00 a.m. on the day of the meeting

Planning Commission meetings are broadcast Live on KCAT, Channel 15 (on Comcast) on the 2nd and 4th Wednesdays at 7:00 p.m. Live and Archived Planning Commission meetings can be viewed by going to:
https://www.kcat.org/government-meetings

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE CLERK DEPARTMENT AT (408) 354-6834. NOTIFICATION 48 HOURS BEFORE THE MEETING WILL ENABLE THE TOWN TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING [28 CFR §35.102-35.104]

IMPORTANT NOTICE REGARDING JANUARY 13, 2021 PLANNING COMMISSION MEETING

This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. The live stream of the meeting may be viewed on television and/or online at: https://meetings.municode.com/PublishPage/index?cid=LOSGATOS&ppid=4bc370fb-3064-458e-a11a-78e0c0e5d161&p=0. **In accordance with Executive Order N-29-20, the public may only view the meeting on television and/or online and not in the Council Chamber.**

PARTICIPATION

If you are not interested in providing oral comments real-time during the meeting, you can view the live stream of the meeting on television (Comcast Channel 15) and/or online at https://www.youtube.com/channel/UCFh35XRBWer1DPx-F7vvhcg.

If you are interested in providing oral comments real-time during the meeting, you must join the Zoom webinar at:
https://losgatosca-gov.zoom.us/j/83524387250?pwd=ZTZqZklqKzl4VWs3YXBzQ0xPRWdXUT09
Passcode: 406101.

Please be sure you have the most up-to-date version of the Zoom application should you choose to provide public comment during the meeting. Note that participants cannot turn their cameras on during the entire duration of the meeting.

During the meeting:

- When the Chair announces the item for which you wish to speak, click the "raise hand" feature in Zoom. If you are participating by phone on the Zoom app, press *9 on your telephone keypad to raise your hand. If you are participating by calling in, press #2 on your telephone keypad to raise your hand.
- When called to speak, please limit your comments to three (3) minutes, or such other time as the Chair may decide, consistent with the time limit for speakers at a Council meeting.

If you are unable to participate in real-time, you may send an email to PlanningComment@losgatosca.gov with the subject line "Public Comment Item # " (insert the item number relevant to your comment) or "Verbal Communications – Non Agenda Item." Comments will be reviewed and distributed before the meeting if received by 11:00 a.m. on the day of the meeting. All comments received will become part of the record. The Chair has the option to modify this action on items based on comments received.

REMOTE LOCATION PARTICIPANTS

The following Planning Commissioners are listed to permit them to appear electronically or telephonically at the Planning Commission meeting: CHAIR MELANIE HANSSEN, VICE CHAIR JANOFF, COMMISSIONER BARNETT, COMMISSIONER BURCH, AND COMMISSIONER TEVANA. All votes during the teleconferencing session will be conducted by roll call vote.

TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
JANUARY 13, 2021
7:00 PM

MEETING CALLED TO ORDER

ROLL CALL

VERBAL COMMUNICATIONS *(Members of the public may address the Commission on any matter that is not listed on the agenda. Unless additional time is authorized by the Commission, remarks shall be limited to three minutes.)*

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION) *(Before the Planning Commission acts on the consent agenda, any member of the public or Commission may request that any item be removed from the consent agenda. At the Chair's discretion, items removed from the consent calendar may be considered either before or after the Public Hearings portion of the agenda)*

1. Planning Commission Drafted Minutes for December 9, 2020

PUBLIC HEARINGS *(Applicants/Appellants and their representatives may be allotted up to a total of five minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of three minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Commission's consent at the meeting.)*

2. Consider an Appeal of a Development Review Committee Decision Approving a Request for Demolition of an Existing Single-family Residence and Construction of a New Single-family Residence with Reduced Setbacks on Nonconforming Property Zoned R-1:8. Located at **15 Loma Alta Avenue**. APN 532-29-073. Architecture and Site Application S-19-023. Property Owner: BAB Investment Group LLC. Applicant: Babak Homayouni. Appellants: Kelly Luoma and Rick Rutter. Project Planner: Jennifer Armer

3. Consider a Request for Approval of an Exception to the Town's Commercial Design Guidelines to Allow Four Panels on an Existing Ground Sign on Property Zoned C-2. Located at **201-223 Los Gatos-Saratoga Road**. APN 510-14-009. Sign Permit Application SN-20-035. Property Owner: Joey McCarthy, McCarthy Ranch. Applicant: Michele Richmond.

OTHER BUSINESS *(Up to three minutes may be allotted to each speaker on any of the following items.)*

4. Election of Chair and Vice Chair

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

SUBCOMMITTEE REPORTS / COMMISSION MATTERS

ADJOURNMENT *(Planning Commission policy is to adjourn no later than 11:30 p.m. unless a majority of the Planning Commission votes for an extension of time)*

Writings related to an item on the Planning Commission meeting agenda distributed to members of the Commission within 72 hours of the meeting are available for public inspection at the reference desk of the Los Gatos Town Library, located at 100 Villa Avenue; the Community Development Department and Clerk Department, both located at 110 E. Main Street; and are also available for review on the official Town of Los Gatos website. Copies of desk items distributed to members of the Commission at the meeting are available for review in the Town Council Chambers.

Note: The Town of Los Gatos has adopted the provisions of Code of Civil Procedure §1094.6; litigation challenging a decision of the Town Council must be brought within 90 days after the decision is announced unless a shorter time is required by State or Federal law.

DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
DECEMBER 9, 2020

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, December 9, 2020, at 7:00 p.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID19 pandemic and was conducted via Zoom. All planning commissioners and staff participated from remote locations and all voting was conducted via roll call vote.

MEETING CALLED TO ORDER AT 7:00 P.M.

ROLL CALL

Present: Chair Melanie Hanssen, Vice Chair Kathryn Janoff , Commissioner Jeffrey Barnett, Commissioner Kendra Burch, and Commissioner Reza Tavana
Absent: None.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. **Approval of Minutes** – November 11, 2020

MOTION: **Motion** by **Commissioner Barnett** to approve adoption of the Consent Calendar. **Seconded** by **Commissioner Burch**.

VOTE: **Motion passed unanimously**.

PUBLIC HEARINGS

2. **101 Broadway**
   Architecture and Site Application S-20-003
   APN 510-45-041
   Applicant: Jay Plett, Architect
   Property Owner: ZKJ LLC
   Project Planner: Sean Mullin

   Consider an Appeal of a Development Review Committee decision approving a Request for Demolition of an existing single-family residence and construction of a new single-family residence located in the Broadway Historic District on property zoned R-1D:LHP.

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Karen Kurtz, 107 Broadway (Appellant)

- The proposed house is too long, too tall, blocks the sunlight and views, and obstructs the continuity of the neighborhood. Pushing the house forward should provide a little more light and provide a more open feeling for her, because now the neighbor's large pine tree blocks the sun. An eighth of her present view of the mountains should be available from her upper patio. Although the upper-story back windows are smaller they look out onto her patio and she can see into the applicant's bathroom. Although she hopes she and the applicant can stay on this path of talking and making other adjustments regarding height and privacy, she is disappointed that the house's height has been lowered by only a small amount. The neighbors are concerned about the future of the upper Broadway neighborhood as this project would forever change its character from its current small-scale profile. She believes change for the better is possible if the Design Guidelines and General Plan goals are taken into consideration.

Jay Plett (Applicant/Architect)

- Their modified design satisfies the Planning Commission's direction from the last hearing. They addressed the concerns of 107 Broadway (the appellant) by moving the house forward to the front setback; reconfiguring the upper level by shifting it towards Broadway by 14.5 feet and opening a view corridor; lowering the ridgelines; and moving the mass and height. At the appellant's request they reduced the west elevation windows that face her, two bathroom windows and a laundry room window, rooms whose occupants also want privacy. They also agreed to keep the windows that face up the hill small, and they do not face the appellant. They addressed the concerns of 93 Broadway by reducing the mass; lowering the floor levels; replacing the large terrace with a much smaller two-person porch; and reducing the windows on the east elevation by 25 percent. Staff and the Historic

Preservation Committee thoroughly vetted the project and found that it fits in with the neighborhood because they addressed the Town Guidelines in designing the home.

Mark De Mattei

- They have gone above and beyond to satisfy the neighbors' concerns. The height has been lowered by two feet since the last submittal. This is not full two-story volume from the back because six to seven feet of the house is dug into the grade.

Larry Brandhorst, 93 Broadway

- He supports the appeal of the Development Review Committee approval of 101 Broadway. His major concern is that the project would create a lot of privacy issues for his home at 93 Broadway. The proposed home's main floor level is still higher than the existing house's main floor level. Also, the main floor level and back patio of the proposed home is five feet from his back patio and six feet above, putting eye level about six feet above the top of their fence line and looking down on their patio.

Ilona Merli, 89 Broadway

- She lives two doors down from the subject site, but it would still impact her and she can see the entire structure from her yard, which is her main living space. The modifications made make no practical difference in any of the privacy issues. The house is still oriented to the side instead of front-to-back as are all of the other nearby houses. All the windows are still there and there is still a second story balcony, although smaller. She does not believe the project is in keeping with the Guidelines. All the houses nearby have dug down and have living space below, and it would be a double standard if the proposed project does not. She hopes for a more fair agreement.

Jay Plett (Applicant/Architect)

- It is logical that the floor would be above someone else's floor, because the hillside steps up. They have already benched the house into the hill and their drawings illustrate that the house is buried 7 feet in the back. A 25 percent reduction in glazing is a big change and more than acceptable. Everything they have done has been sensitive to the neighbors and they did even more than they had to. The Historic Preservation Committee knew what they were doing when they unanimously approved the project.

Mark De Mattei

- They thought their redesign had addressed much of Mr. Brandhorst's concerns, but they would be happy to install the fence along the property line that Mr. Brandhorst described, and they may have offered that at a prior session.

Karen Kurtz, 107 Broadway (Appellant)

- She does not understand why the back of the proposed house is not considered two-story. She does not want a balcony or even a porch in the back. They had an agreement with Mr. De Mattei that there would not be a deck on top of the flat roof part of the back portion of

the house because they would look right over her fence, so she hopes that agreement stays in place. The sun is gone by 10:30 a.m. at this time of year in the one area where she gets it, so light is a major, major issue for her. With respect to the addendum regarding trees she said the palm tree did not impact her view, and the trees removed in the back now give her sun and if replacement trees are planted she would get zero sun. There is no way the proposed home would blend in with the neighborhood and she requested the height be reduced.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Barnett** to deny an appeal of a Development Review Committee decision and approve an Architecture and Site Application for 101 Broadway. **Seconded** by **Commissioner Burch**.

VOTE: **Motion passed unanimously**.

3. **<u>62 Ellenwood Avenue</u>**
   Architecture and Site Application S-20-008
   APN 510-20-068
   Applicant: Lisa Nichols, Arcanum Architecture, Inc.
   Property Owners: Lisa and Case Swenson
   Project Planner: Sean Mullin

   Requesting approval for demolition of an existing single-family residence, construction of a new single-family residence, removal of a large protected tree, and site improvements requiring a Grading Permit on property zoned R-1:12.

Sean Mullin, Associate Planner, presented the staff report.

Opened Public Comment.

Tim Chappelle, Arcanum Architecture (Applicant)

- This is a pie-shaped parcel with a wide street façade that goes to a point towards the rear and has grade changes. There are eight major oak trees on the property with one that is very restricted. An arborist informed them that to save all the trees they would need to build the house as much as possible outside the canopies of the trees. They considered locating the house in the front of the lot, but it would have a big impact on the neighborhood by eliminating the large green space in front. They then considered removing one of the large trees and pushing the house deeper into the lot and keeping it close to where it is currently, which seemed like the best solution and is the current plan.

The massing of the house is terraced and pushes the two-story mass away from the neighboring property line. Neighbors became concerned about the height when story poles went up, so they reduced the height of the garage by three feet and the overall height of the house by two feet, eight inches.

Judy Wallace, 68 Ellenwood Avenue

- She lives within 300 feet of the subject site. She and her neighbors have objected to certain projects over the years, but it has allowed them to keep their charming neighborhood. The current project is more complicated than the typical objections of size, design, and overall mass with the removal of one and now possibly two oak trees that are valued by the neighborhood. Most of the houses in the neighborhood have done remodels over time, including her home, and have had to adhere to restrictions and what is fair for some is fair for all. She and her neighbors do not object to the character of the project, just the size and mass of the house. She noted that with the basement it is a three-story house. She suggested moving the house to the back of the property and putting the pool in front of it, or reducing the overall size.

Robert Chimenti, 67 Ellenwood Avenue

- He lives across the street from the subject site. His objections are based on the project not following the recommendations of the Los Gatos Residential Design Guidelines. The house does not respect the character and scale of the neighborhood; it is too large and too modern. The house does not maintain the friendly presence to the street as dictated in the Residential Design Guidelines. The proposed plans are neither historical nor in keeping with the neighborhood plans. Removal of the oak tree is in opposition to the Town's Guidelines stating mature landscaping should be preserved.

Susan Pinkel, 66 Ellenwood Avenue

- She lives next door to the subject site. They have a number of objections primarily based upon the Town's Residential Design Guidelines. The house is too large. The lot is an unusual shape and cannot accommodate the typical size home for its square footage, and where it is sited will have the house looming over its neighbors. The house is out of character with the neighborhood and she hoped something could be done to make it more historical looking. She suggested the applicant level the land because they are going up ten feet from the street, and also creating a basement.

Shannon Burnett, 54 Hernandez Avenue

- She and her husband can see the subject site from their back yard and support the project. Although the neighborhood has a historical feel it in fact contains multiple different styles of homes. The proposed home looks beautiful and would enhance the neighborhood. The oak tree is being removed to accommodate the desire to not have the house too close to the street. The applicants have been very mindful of the building materials, styling, and construction quality.

Lee Quintana, 5 Palm Avenue

- The idea when designing on a constrained lot is to design with its constraints in mind rather than thinking they don't matter. The proposed house is uncharacteristically wide for the neighborhood and relatively shallow, and given that the lot is constrained by its pie shape it is more logical to have the house set deeper into the lot so it would not occupy as much of the frontage. Although the applicant has proposed changing the paving to impervious it still does not cut down on the feeling of all the hardscape that this site has. She didn't understand why a residential house needs nine or ten parking spaces and an 18-foot wide driveway. She didn't believe the gate on southern Ellenwood was set back the required amount of feet or that there is room for it to close after a vehicle enters. With respect to the fencing and the request for an exception, she didn't believe the justification meets the three Zoning Code criteria that would allow for a special exception.

Tim Chappelle, Arcanum Architecture (Applicant)

- They have worked with everyone to address their concerns through the design process. The allowed house height is 30 feet and the proposed house is three feet, four inches below the limit and follows the guidelines. Of the 11 houses in the neighborhood they would be the third lowest FAR. This is a transitional neighborhood with a bigger lot that can accommodate the house size. With the existing house, the plate height on the second story is only five feet, ten inches. The neighbors' houses are all bigger, taller, and with more mass on sometimes smaller properties. The existing house is dwarfed and so any new house put there would have an impact. They are trying to be careful and that's why they have made all the changes beforehand, and they still intend to work with the neighbors.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Barnett** to continue the public hearing for 62 Ellenwood Avenue to a date certain of January 27, 2021. **Seconded** by **Commissioner Burch**.

Reopened Public Comment.

Commissioners asked questions of the applicant.

Closed Public Comment.

Commissioners discussed the matter.

VOTE: **Motion passed unanimously**.

OTHER BUSINESS

4. 2021 Planning Commission Meeting Schedule – Draft

MOTION: **Motion** by **Commissioner Tavana** to approve the 2021 Planning Commission Schedule. **Seconded** by **Vice Chair Janoff**.

VOTE: **Motion passed unanimously**.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- Town Council met December 8, 2020;
    - Seated three new Council members.
    - Elected a new Mayor and Vice Mayor.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Conceptual Development Advisory Committee
Commissioner Barnett

- CDAC met December 9, 2020;
    - Preliminary review of the proposal by McDonald's at 15475 Los Gatos Boulevard to install drive-thru.

Historic Preservation Committee
Vice Chair Janoff

- HPC met November 18, 2020;
    - Technical demo with respect to siding.
    - House on Pine Avenue, request granted for removal from historic inventory.

General Plan Advisory Committee
Commissioner Hanssen

- GPAC has met twice since last Planning Commission meeting.
- Had a working session regarding the basic tenets of the Land Use Element. Will see it again in another week or so, but probably postponed until January.
- At December 3, 2020 meeting GPAC had its first review of the Racial, Social, and Environmental Justice Element.
- Next GPAC meeting will be held on December 17, 2020 and will review the Mobility Element again.

Commission Matters
Chair Hanssen

- Congratulated former Commissioners Badame and Hudes and Maria Ristow on their appointments to the Town Council.
- Thanked former Mayor Jensen and former Vice-Mayor Spector for their service to the General Plan Advisory Committee for the past two years as well as to the Town.
- Congratulated new Mayor Marico Sayoc and Vice Mayor Rob Rennie.

ADJOURNMENT

The meeting adjourned at 9:25 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the December 9, 2020 meeting as approved by the Planning Commission.

_____
/s/ Vicki Blandin

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 01/13/2021

ITEM NO: 2

DATE: January 8, 2021

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider an Appeal of a Development Review Committee Decision Approving a Request for Demolition of an Existing Single-family Residence and Construction of a New Single-family Residence with Reduced Setbacks on Nonconforming Property Zoned R-1:8. Located at 15 Loma Alta Avenue. APN 532-29-073. Architecture and Site Application S-19-023. Property Owner: BAB Investment Group LLC. Applicant: Babak Homayouni. Appellants: Kelly Luoma and Rick Rutter. Project Planner: Jennifer Armer

BACKGROUND:

The Planning Commission considered the appeal of the Development Review Committee (DRC) decision approving the application on November 11, 2020 and continued the matter to January 13, 2021. The Planning Commission directed the applicant to consider the comments of the Planning Commission, including the house style compatibility with the immediate neighborhood.

DISCUSSION:

The applicant has revised the development plans in response to the comments received from the Planning Commission and provided a summary of the revisions to the development plans (Exhibit 18). The revised development plans include two alternatives, a Mediterranean/Spanish style (Exhibit 20) and a Craftsman style (Exhibit 21). The materials proposed for the Mediterranean style include stucco walls, and clay tile roof. The materials proposed for the Craftsman style include stucco or paint grade siding for the first floor, stained wood siding for the second floor, and composition shingle roof. Both style alternatives include wood windows and doors. The two style alternatives both reduce the overall height from 27 feet to 24 feet 10

PREPARED BY: JENNIFER ARMER, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

DISCUSSION (continued):

inches and reduce the roof pitch from 12:12 to 8:12. The footprint and floorplan of the proposed residence have both been maintained as previously proposed with only minor changes for windows and exterior features.

In response to the letter (Exhibit 19) from Mr. Lyon sent on January 2, 2021, on behalf of the neighbors, the applicant has made additional revisions to the Craftsman style alternative. The applicant's response to the neighbor comments is included in Exhibit 18, and a revised set of development plans, the "Revised Craftsman Proposal," was submitted on January 7, 2021 and is included as Exhibit 22.

STORY POLES:

Revised story poles and blue netting have been installed on the site showing the reduced height and change in roof pitch along with the original story poles and orange netting. The two different colors of netting allow for a massing comparison between the previous and revised development plans. The story poles have been certified by a licensed surveyor who indicated that they accurately reflect the height and location of the proposed residence.

PUBLIC COMMENTS:

Public comments received between 11:01 a.m., Wednesday, November 11, 2020 and 11:00 a.m., Friday, January 8, 2020 are included as Exhibit 19.

CONCLUSION:

A. Summary

The applicant has submitted revised development plans responding to the Planning Commission's direction (Exhibits 20, 21, and 22).

B. Recommendation

Should the Planning Commission determine that the revised project meets the direction provided at the November 11, 2020 meeting, the Commission can take the actions below to deny the appeal and approve the Architecture and Site application:

1. Find that the proposed project is categorically exempt pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures (Exhibit 17);

CONCLUSION (continued):

2. Make the required findings as required by Section 29.10.09030(e) of the Town Code for the demolition of a single-family residence (Exhibit 17);
3. Make the finding required by Section 29.10.265(3) of the Town Code for modification of zoning rules on nonconforming lots (Exhibit 17);
4. Make the finding required by the Town's Residential Design Guidelines that the project complies with the Residential Design Guidelines (Exhibit 17);
5. Make the required considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 17); and
6. Approve Architecture and Site application S-19-023 with the conditions contained in Exhibit 3 and the development plans attached as Exhibit 22.

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction;
2. Deny the appeal and approve the application with the previous development plans in Exhibit 15, Exhibit 20, or Exhibit 21;
3. Deny the appeal and approve the application with additional and/or modified conditions;
4. Grant the appeal and remand the application to the DRC with direction for revisions; or
5. Grant the appeal and deny the Architecture and Site application.

EXHIBITS:

Previously received with the November 11, 2020 Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description and Letter of Justification
5. Consulting Architect's First Report, dated May 24, 2019
6. Applicant's Response to the Consulting Architect's First Report
7. Consulting Architect's Second Report, dated February 25, 2020
8. Consulting Arborist's Report, dated September 2, 2019
9. Public Comments received prior to 10:00 a.m., Friday, September 4, 2020
10. September 8, 2020 Development Review Committee meeting minutes
11. Applicant's neighbor outreach efforts
12. Public Comments received prior to 10:00 a.m., Monday, September 21, 2020
13. September 22, 2020 Development Review Committee meeting minutes
14. Appeal of Development Review Committee received October 1, 2020

EXHIBITS (continued):

15. Development Plans, received September 21, 2020

Previously received with the November 11, 2020 Addendum Report:
16. Additional comment provided by the appellant

Received with this Staff Report:
17. Revised Required Findings and Considerations
18. Applicant Response Letter
19. Public comments received between 11:01 a.m., Wednesday, November 11, 2020 and 11:00 a.m., Friday, January 8, 2021
20. Revised Development Plans – Mediterranean Alternative, received December 9, 2020
21. Revised Development Plans – Craftsman Alternative, received December 9, 2020
22. Revised Development Plans – Revised Craftsman Proposal, received January 7, 2021

PLANNING COMMISSION – *January 13, 2021*
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

<u>15 Loma Alta Avenue</u>
Architecture and Site Application S-19-023

Requesting Approval for Demolition of an Existing Single-family Residence and Construction of a New Single-family Residence with Reduced Setbacks on Nonconforming Property Zoned R-1:8. APN 532-29-073.

PROPERTY OWNER: BAB Investment Group LLC
APPLICANT: Babak Homayouni
PROJECT PLANNER: Jennifer Armer

FINDINGS

Required finding for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

Required finding for the demolition of a single-family residence:

- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures:

    1. The Town's housing stock will be maintained as the single-family residence will be replaced.
    2. The existing structure has no architectural or historical significance and is in poor condition.
    3. The property owner does not desire to maintain the structures as they exist; and
    4. The economic utility of the structures was considered.

Required compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations), with the exception for setbacks, as described below.

EXHIBIT 17

Required finding for reduced side setbacks on a nonconforming lot:

- As required by Section 29.10.265(3) of the Town Code for modification of zoning rules on nonconforming lots, including setback requirements:

    1. The subject property is nonconforming with regard to lot size and frontage; and
    2. The proposed reduced setbacks are compatible with the neighborhood.

Required compliance with the Residential Design Guidelines:

- The project is in compliance with the Residential Design Guidelines for single-family residences not located in hillside areas.
- The project design is in compliance with the Residential Design Guidelines in that the architects have revised the design in response to comments from the Planning Commission. The project is not the largest for floor area or FAR in the neighborhood, and meets the objective standards of the zoning code, except as described above.

CONSIDERATIONS

Required considerations in review of Architecture and Site applications:

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.

JANUARY 6, 2021

SUMMARY OF COMMUNITY OUTREACH

UTOPIA DESIGN & CONSTRUCTION
UTOPIADC.NET

EXHIBIT 18

Response to Appeal of DRC approval decision for 15 Loma Alta Avenue

Response to Planning Commission Meeting on November 11th 2020

Architecture and Site Application S-19-023

Following the result of Planning Commission meeting on November 11th, 2020, per committee request we have worked on the two proposed style in neighbors' appeal, Craftsman & Mediterranean, and emailed it to the concerned neighbors on 12/11/2020.

The following is their recommendations and our new design:

CRAFTSMAN STYLE:

On page 13 of Neighbors' appeal, they suggested a craftsman style house and the following Features:

- 8' plate heights on the second floor with vaulted ceilings – achieving the interior heights the developer desires
- Low pitched roof to reduce the overall building height to ~24'
- Upper story set back on left side to reduce bulk and mass at street
- Detailing taken from classic bungalow for neighborhood continuity
- Stucco siding finish on lower story (optional) – matching developers desired finished combined
- with shingles on second story to capture classic craftsman detailing
- Wood windows and doors – to meet the design guidelines and neighborhood compatibility

UTOPIA's proposed Craftsman Design for Loma Alta & Panighetti façade:

- Second floor has vaulted ceiling with an 8'-6" plate heights.
- The pitch is lowered to 8:12 from 12:12. Consequently the height is 24'-10" about 2' lower than previous height (27') and close to neighbors' desired height.
- Left side of second story has a 5'-6" set back.
- Craftsman detailing has been added to the design for neighborhood continuity per neighbors' desire and recommendation.
- We are proposing stucco or paint grade siding for first floor only and stained wood siding for the second floor. Roof material is shingle.
- Aluminum windows and doors have changed to wood windows & doors for neighborhood compatibility and design guideline.

Please note:

1- The family room is in the north side of the house and requires a lot of lights coming in for the physical & mental health of future residence. Therefore, we are proposing a high ceiling for the family room. It is not going to be visible to public view.
2- In order to reduce the shadow over the neighbor's ADU @111 Panighetti Pl. we have reduced the garage pitch to 6:12 and is different from the rest of the house which is 8:12. We don't mind changing it to 8:12 if the 6:12 pitch doesn't meet the neighbors' satisfaction.

15 Loma Alta

Panighetti Facade

SPANISH STYLE:

On page 12 of Neighbors' appeal, they suggested a Spanish style house and the following Features:

- 9' plate heights – achieving the interior ceiling heights the developer desires
- Second story set back to reduce bulk and mass at the street
- Low pitched and parapet flat roof to reduce the overall building height to ~24'
- Detailing taken from the existing home to give a sense of neighborhood continuity
- Stucco siding finish – matching developers desired finished
- Wood windows and doors – to meet the design guidelines and neighborhood compatibility

UTOPIA's proposed Spanish Design for Loma Alta & Panighetti façade:

- Second floor has vaulted ceiling with an 8'-6" plate heights.
- The pitch is lowered to 8:12 from 12:12. Consequently the height is 24'-10" about 2' lower than previous height (27') and close to neighbors' desired height.
- Left side of second story has a 5'-6" set back.
- Spanish Style detailing has been added to the design for neighborhood continuity per neighbors' desire and recommendation.
- We are proposing stucco for façade. Roofing is clay tile.
- Aluminum windows and doors have changed to wood windows & doors for neighborhood compatibility and design guideline.

Please note:

1- The family room is in the north side of the house and requires a lot of lights coming in for the physical & mental health of future residence. Therefore, we are proposing a high ceiling for the family room. It is not going to be visible to public view.
2- In order to reduce the shadow over the neighbor's ADU @111 Panighetti Pl. we have reduced the garage pitch to 6:12 and is different from the rest of the house which is 8:12. We don't mind changing it to 8:12 if the 6:12 pitch doesn't meet the neighbors' satisfaction.

15 Loma Alta

Panighetti Facade

We have received Mr. James Lyon's response on behalf of neighbors on 01/02/2021
They approved the craftsman design and requesting some modifications on it which we have took in the account and adjusted the plan set accordingly.

The following is their requests and our response (in blue):

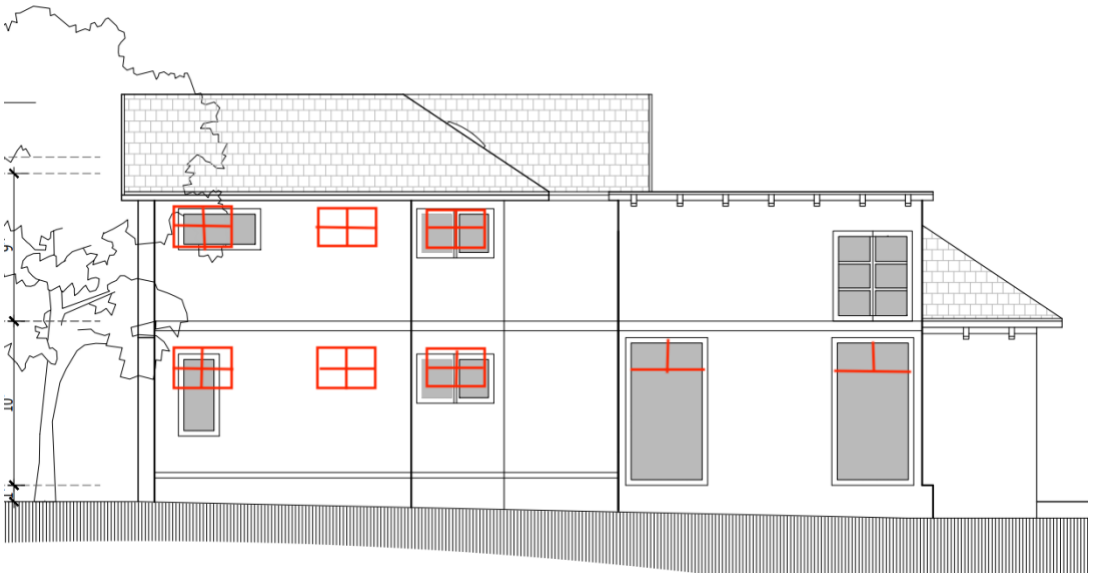
1. Consistent lighting on doors and windows: The color renderings (sheet 3.4) has consistent lighting (preferred) on the Front and Panighetti Place elevation, while the line drawings (sheet A3.1a) do not (redlines capture the renderings)

The facades in new plan set include all of these recommendations.

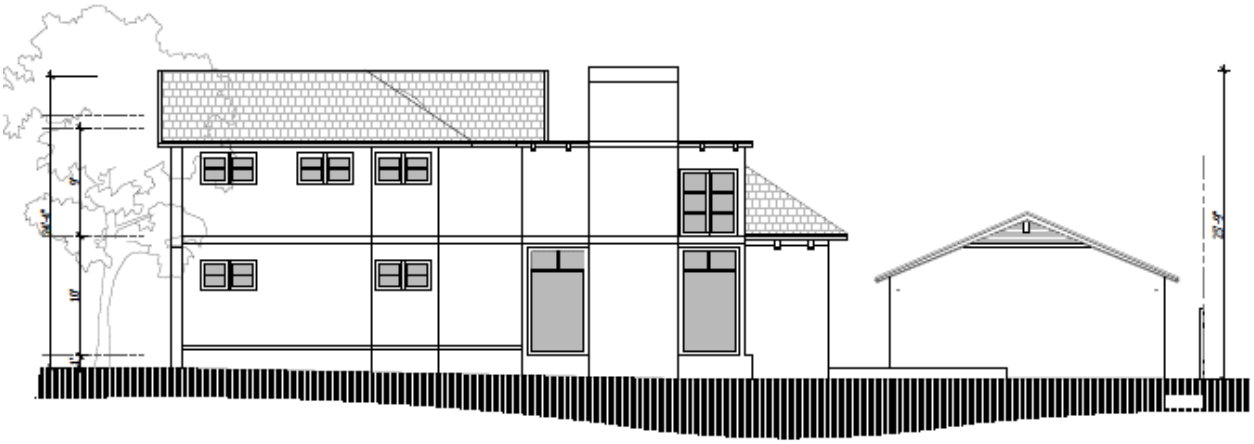
3 ELEVATION @ PANIGHETTI

1 FRONT ELEVATION @ LOMA ALTA AVE.

2. Sheet A3.1a calls out a Plexiglass railing – I believe this is a remanent of the prior design and should be eliminate for the exterior elevations.
   Is removed in the new set.
3. The Side Elevation fenestration is awkward and inconsistent with the Craftsman motif. A more consistent fenestration would be a multi-lighted high awning window to provide light and privacy to the two bedrooms and bathrooms. Further, some level of Craftsman lighting details at the top of the large view windows would tie them into the overall design.



The side elevation in the new plan set include all of these recommendations, except the additional window in first floor bedroom. It goes to the closet of that room.



4 SIDE ELEVATION

4. There are inconsistencies between the floor plans and elevations. As example - the floor plan (living room) and front elevation shows a chimney, but the chimney is not shown on the side elevation.
   Is addressed in the new plan set.
5. The sloped roof overhangs are inconsistent depth. The Side Elevation overhang is much larger (2'10" from the roof plan or greater based on wall articulation) than any other overhang and appears quite awkward.
   They are consistent now.

UTOPIA's Request from Planning Commission:

We have done everything that the neighbors have requested and took all of their concerns and recommendations into the account. We are hoping that Planning Commission approves our project this time so we can move forward after 2 years of following every guideline has been set by the Town!

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From: James Lyon
Sent: Saturday, January 2, 2021 11:17 PM
To: Jennifer Armer; Joel Paulson
Cc: Rick Rutte; Kelly Luoma; Babak Homayouni; Bahar Masarati
Subject: Re: New design for 15 Loma Alta Avenue

Hello Ms. Armer and the Planning Commission:

Happy New Year!

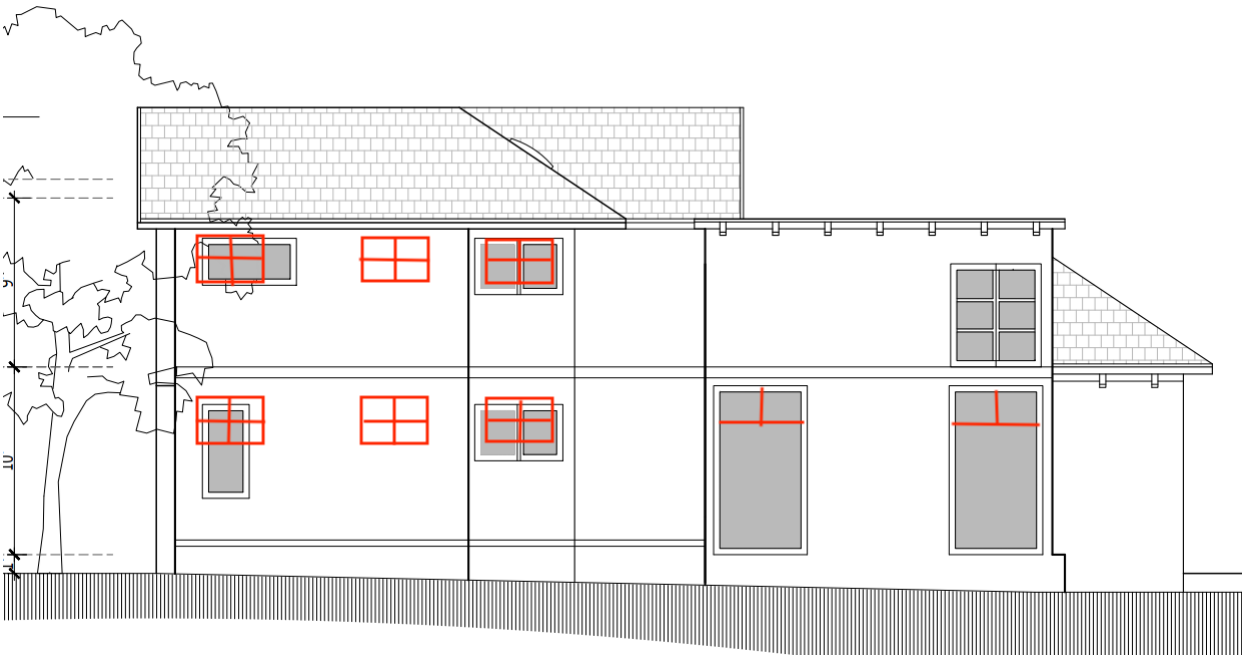
I appreciate the Utopia Design and Construction hearing the concerns of the neighbors and developing alternative exterior elevations at the direction of the Planning Commission. This is definitely a step in the right direction. I have reviewed both alternative and based on the neighborhood context and perceived execution, I feel the Craftsman style proposal is the preferred and the more appropriate design for the setting. The change in roof pitch reduces the bulk and mass and the change in exterior elevations to a Craftsman motif is fitting to the bungalow enclave at the lower end of Loma Alta Avenue.

I would like to address some fine tuning to the design for consistency (I would highly recommend the Planning Commission direct the Town Consulting Architect, Mr. Larry Cannon, provide some final guidance and clarification for consistency) of the Craftsman design:

1. Consistent lighting on doors and windows: The color renderings (sheet 3.4) has consistent lighting (preferred) on the Front and Panighetti Place elevation, while the line drawings (sheet A3.1a) do not (redlines capture the renderings)

EXHIBIT 19

2. Sheet A3.1a calls out a Plexiglass railing – I believe this is a remanent of the prior design and should be eliminate for the exterior elevations.
3. The Side Elevation fenestration is awkward and inconsistent with the Craftsman motif. A more consistent fenestration would be a multi-lighted high awning window to provide light and privacy to the two bedrooms and bathrooms. Further, some level of Craftsman lighting details at the top of the large view windows would tie them into the overall design.



4. There are inconsistencies between the floor plans and elevations. As example - the floor plan (living room) and front elevation shows a chimney, but the chimney is not shown on the side elevation.
5. The sloped roof overhangs are inconsistent depth. The Side Elevation overhang is much larger (2'10" from the roof plan or greater based on wall articulation) than any other overhang and appears quite awkward.

Overall the design still has inconsistencies that should be addressed by the applicant and the Town Consulting Architect. Thank you for your consideration and I look forward to the Planning Commission including my specifics above as part of the Conditions of Approval.

Regards,

James Lyon

Cc: Rick Rutter, Kelly Luoma, Babak Homayouni, Bahar Masarati

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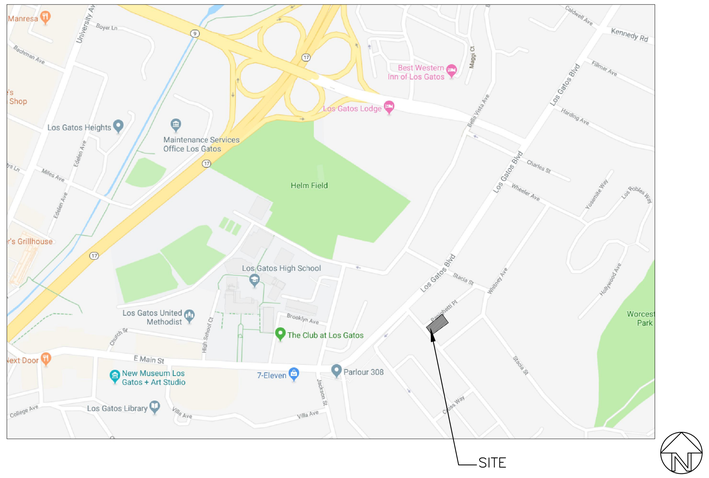
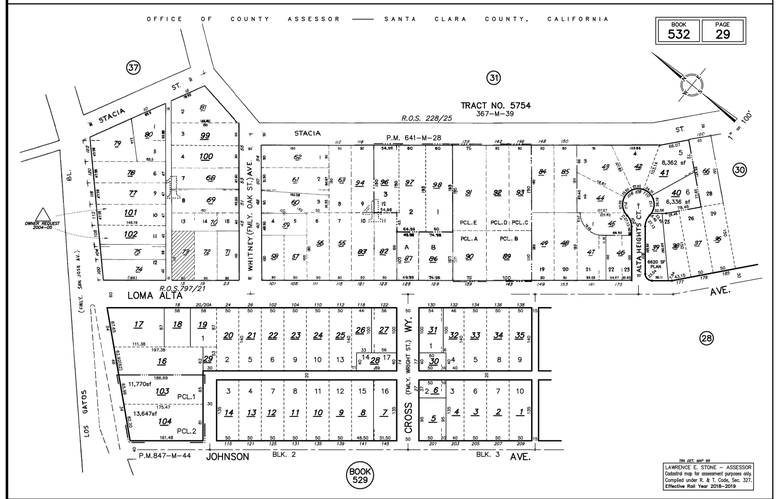
New LOMA ALTA Residence

15 LOMA ALTA AVE. LOS GATOS, CA

VICINITY MAP



PARCEL MAP



APPLICABLE CODES

PART 1.0, CALIFORNIA ADMINISTRATIVE CODE
PART 2.0, 2016 CALIFORNIA BUILDING CODE (CBC)
PART 2.5, 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
PART 3.0, 2016 CALIFORNIA ELECTRIC CODE (CEC)
PART 4.0, 2016 CALIFORNIA MECHANICAL CODE (CMC)
PART 5.0, 2016 CALIFORNIA PLUMBING CODE
PART 6.0, 2016 CALIFORNIA ENERGY CODE
PART 9.0, 2016 CALIFORNIA FIRE CODE
PART 11.0, 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

THE APPLICABLE CODES ARE AS AMENDED BY THE STATE OF CALIFORNIA AND THE TOWN OF LOS GATOS.

PROJECT DESCRIPTION

NEW CONSTRUCTION
2 STORY HOUSE INCLUDING:
3 BEDROOMS
3 BATHROOMS
2 CAR GARAGE
BASEMENT:
1 EXERCISE ROOM
1 BATHROOM
ALL EXISTING BUILD TO BE DEMOLISHED.

PROJECT DATA

Address: 15 Loma Alta	
APN:	532-29-073
Lot Size:	0.126 Acres (5500 ft²)
Net Lot Size:	0.126 Acres (5500 ft²)
Zoning District:	R 1:8
Occupancy:	Currently Unoccupied
Construction Type:	Residential

Setbacks	Allowed	Existing	Proposed
Front:	25'	19'-6"	25'
Side:	8'	8'	8'
Panighetti St:	15'	8'	8'
Rear:	8'	1'	3'

FAR	Allowed	Existing	Proposed
House:	1,903 ft²	1,462 ft²	First Floor:1,269 ft² Second Floor:601 ft²
Garage:	542.3 ft²	468 ft²	483 ft²
Total:	2,995.3 ft²	1,930 ft²	2,386 ft²
Basement: Within the Boundary of First Floor		1,274 ft²	708 ft²

Total Proposed Living Area Including Basement: 2,578 ft²
Total Proposed Floor Area Including Basement: 3,061 ft²
Total Proposed Living Area Excluding Basement: 1,870 ft²
Total Proposed Floor Area Excluding Basement: 2,353 ft²
Total Allowable Floor Area Excluding Basement: 1,903 ft²
Total Requested Extra Floor Area: 0.00 ft²

Proposed Floor Area:

First Floor:	
Living Area:	1,269 ft²
Garage:	483 ft²
Total:	1,752 ft²
Second Floor:	
Living Area:	601 ft²
Total First & Second Floor:	**1,870 ft²**
Basement:	708 ft²

SHEET INDEX

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A0.2 GREEN POINT RATED
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A1.2 PROPOSED SITE PLAN
A1.3 SHADOW STUDY
A2.1a PROPOSED FIRST
A2.1b PROPOSED BASEMENT FLOOR PLAN
A2.2 PROPOSED SECOND FLOOR PLAN
A2.3 PROPOSED ROOF PLAN
A3.1 PROPOSED ELEVATIONS
A3.2 PROPOSED SECTIONS
A3.4 ELEVATION STUDY
A4.1 OUTDOOR LIGHTING PLAN

CIVIL DRAWINGS

C-1.0 TITLE SHEET
C-1.1 OVERALL SITE PLAN
C-2.0 GRADING & DRAINAGE PLAN
C-2.1 GRADING & DRAINAGE PLAN
C-3.0 SPECIFICATIONS
C-4.0 DETAILS
C-4.1 DETAILS
ER-1 EROSION CONTROL
ER-2 EROSION CONTROL
SW-1 STORMWATER POLLUTION PREVENTION PLAN

SURVEY DRAWING

SU.1 TOPOGRAPHIC SURVEY PLAN

FIRE SPRINKLER NOTES

FIRE SPRINKLERS REQUIRED TO BE INSTALLED IN BOTH THE SINGLE FAMILY HOME AND THE SECONDARY DWELLING UNIT. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWINGS: IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO -FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,6.. SQUARE FEET.
EXCEPTION: A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000 SQUARE FEET OF BUILDING AREA.
NOTE: THE OWNER (S) , OCCUPANT(S) AND ANY CONTRACTOR(S) SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATION, A COMPLETE PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY LGTC

DESIGN PROFESSIONALS

ARCHITECT:
UTAPIA DESIGN & CONSTRUCTION
WWW.UTAPIADC.NET
PHONE: (408) 717-2373
(408) 329-3296

TOPOGRAPHIC SURVEY
ALVAREZ & ASSOCIATES, INC.
82 N Capitol Ave.
San Jose, CA 95127

CIVIL ENGINEER
LEA & BRAZE
leabraze.com
2495 Industrial Pkwy
Hayward, CA 94545

GEOTECHINAL ENGINEER
American Soil Testing and Engineering, Inc.
735 E. Brokaw Road
San Jose, CA 95112
(408) 559-6400

GEOLOGIST
ACHIEVEMENT ENGINEERING CORP.
2455 Autumnvale Drive, Unit E
San Jose, CA 95131
(408) 217-9174
info@achieveng.com

Utopia
DESIGN & CONSTRUCTION
License Number 1003593
www.utopiadc.net
408-717-2373 408-329-3296

CONSULTANT:

CLIENT: LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

DRAWING TITLE: COVER SHEET

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE: NTS
JOB No.: –
SHEET No.:

A0.1

SHEET ____ OF ____

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM, VERSION 7.0

Blueprint Scoresheet

PANIGHETTI RESIDENCE

New Home Single Family v. 7.0.2

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Blueprint Page No.
			Possible Points						
CALGreen									
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1		
B. FOUNDATION									
	B5. Structural Pest Controls								
Yes	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1				1			
C. LANDSCAPE									
15.30%	Enter the landscape area percentage								
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	1					1		
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1		
	C3. Resource Efficient Landscapes								
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1			
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1			
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3		
	C4. Minimal Turf in Landscape								
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2		
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	2					2		
Yes	**C6. High-Efficiency Irrigation System**	2					2		
Yes	**C13. Reduced Light Pollution**	1	1						
Yes	**C14. Large Stature Tree(s)**	1	1						
D. STRUCTURAL FRAME AND BUILDING ENVELOPE									
	D3. Engineered Lumber								
Yes	D3.1 Engineered Beams and Headers	1				1			
Yes	D3.2 Wood I-Joists or Web Trusses for Floors	1				1			
E. EXTERIOR									
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1			
	E5. Durable Roofing Materials								
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1			
G. PLUMBING									
	G1. Efficient Distribution of Domestic Hot Water								
Yes	G1.1 Insulated Hot Water Pipes	1		1					
H. HEATING, VENTILATION, AND AIR CONDITIONING									
	H1. Sealed Combustion Units								
Yes	H1.1 Sealed Combustion Furnace	1			1				
Yes	H1.2 Sealed Combustion Water Heater	2			2				
	H3. Effective Ductwork								
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1					
	H5. Advanced Practices for Cooling								
Yes	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	1		1					
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality								
Yes	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R		
Yes	**H8. High Efficiency HVAC Filter (MERV 13+)**	1			1				
Yes	**H10. No Fireplace or Sealed Gas Fireplace**	1			1				
I. RENEWABLE ENERGY									
Yes	**I2. Preparation for Future Photovoltaic Installation**	1		1					
J. BUILDING PERFORMANCE AND TESTING									
	J5. Building Performance Exceeds Title 24 Part 6								
Option 1: Compliance Over Title 24	J5.1 Home Outperforms Title 24 Part 6	25.25		25+					
K. FINISHES									
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2				
L. FLOORING									
≥50%	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**	2			3				
Yes	**L3. Durable Flooring**	1				1			
M. APPLIANCES AND LIGHTING									
Yes	**M1. ENERGY STAR® Dishwasher**	1					1		
	M2. Efficient Clothes Washing and Drying								
CEE Tier 2	M2.1. CEE-Rated Clothes Washer	2		1			2		
Yes	M2.2 Energy Star Dryer	2		2					
	M4. Permanent Centers for Waste Reduction Strategies								
Yes	M4.1 Built-In Recycling Center	1				1			
Yes	M4.2 Built-In Composting Center	1				1			
N. COMMUNITY									
	N1. Smart Development								
Yes	N1.1 Infill Site	2	1			1			
	N3. Pedestrian and Bicycle Access								
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	0	2						
0	Enter the number of Tier 1 services								
0	Enter the number of Tier 2 services								
Yes	N3.2 Connection to Pedestrian Pathways	1	1						
	N5. Social Interaction								
Yes	N5.1 Residence Entries with Views to Callers	1	1						
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1						
Yes	N5.3 Porches Oriented to Street and Public Space	1	1						
O. OTHER									
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R		
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5		
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R		
Summary			Community	Energy	IAQ/Health	Resources	Water		
	Total Available Points in Specific Categories	301.5	29	75.5	60	87	50		
	Minimum Points Required in Specific Categories	50	2	25	6	6	6		
	Total Points Targeted	**78.3**	**7.0**	**33.8**	**10.0**	**13.0**	**14.5**		

Utopia
DESIGN & CONSTRUCTION
License Number 1003593
www.utopiadc.net
408-717-2373 408-329-3296

CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

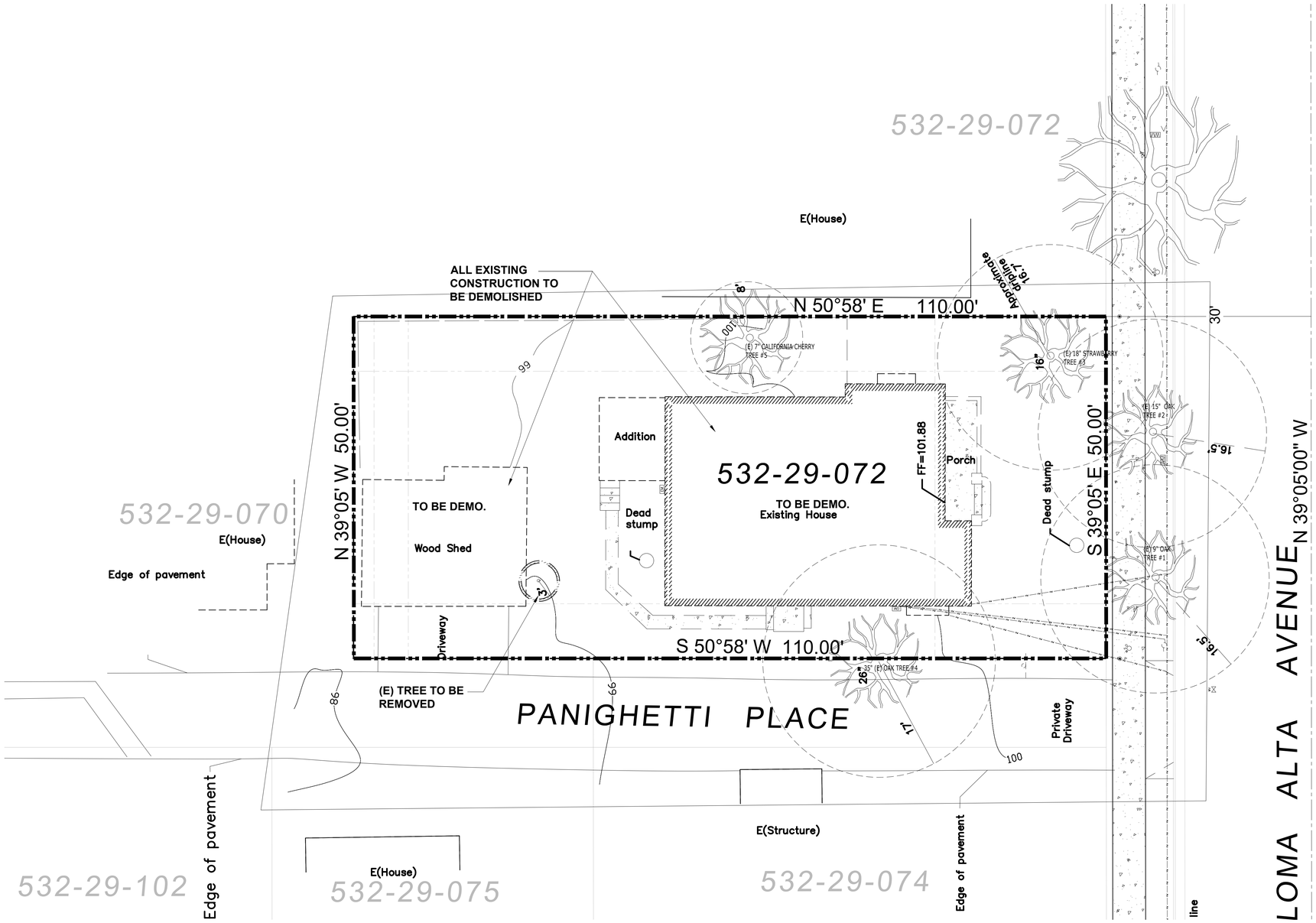
DRAWING TITLE:
GREEN POINT RATED

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE: NTS
JOB No.: –
SHEET No.:

A0.2

SHEET ____ OF ____



1 EXISTING / DEMOLITION SITE PLAN

1/8"=1'-0"

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CONSULTANT:

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LOMA ALTA Residence
15 LOMA ALTA
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EXISTING SITE PLAN

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A1.1

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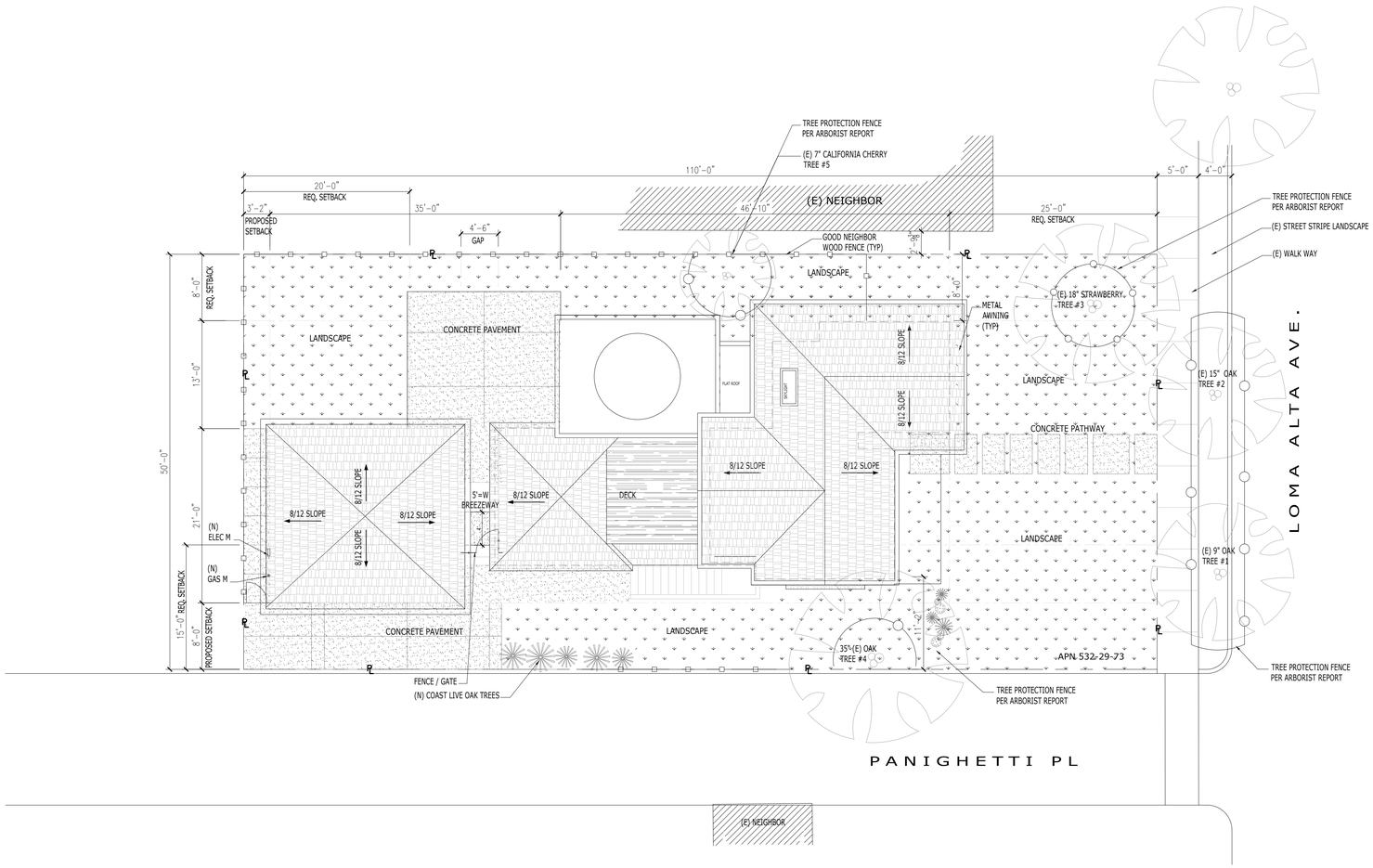

1 PROPOSED SITE PLAN

1/8"=1'-0"

FIRE DEPARTMENT NOTES:
WATER SUPPLY REQUIREMENTS:
POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYORS. SUCH REQUIREMENTS SHALL BE INCORPORATE TO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND / OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL BE GRANTED BY THE OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2016 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.

CONSTRUCTION SITE FIRE AND SAFETY:
ALL CONSTRUCTION SITE MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS AN SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT, CFC CHPP. 33

WILDLAND-URBAN INTERFACE:
THIS PROJECT IS LOCATED WITHIN THE DESIGNATED WILDLAND-URBAN INTERFACE FIE AREA. THE BUILDING CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF CALIFORNIA BUILDING CODE (CBC) CHAPTER 7A. NOTE THAT VEGETATION CLEARANCE SHALL BE IN COMPLIANCE WITH CBC SECTION 701A.3.2.4 PRIOR TO PROJECT FINAL APPROVAL. CHECK WITH THE PLANNING DEPARTMENT FOR RELATED LANDSCAPE PLAN REQUIREMENTS.

SYMBOL LEGEND

- CONCRETE PAD
- PAVER (MATERIAL TBD)
- CLAY ROOF
- CLAY AWNING
- LAWN

2 FENCE DETAIL OR SIMILAR FOR REFERENCE ONLY

NTS

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CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
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DRAWING TITLE:
PROPOSED SITE PLAN

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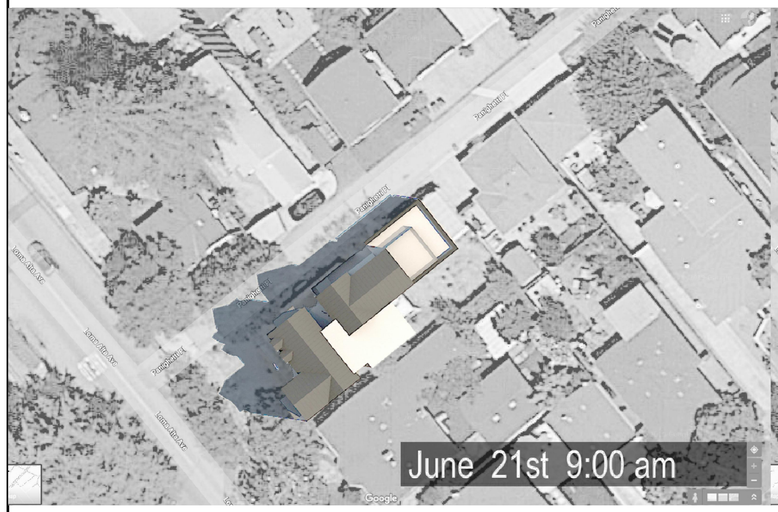
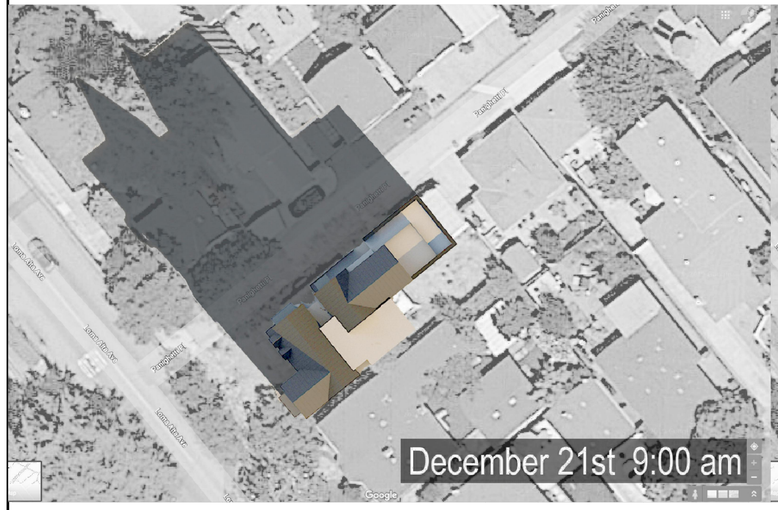
A1.2

SHEET ____ OF ____





Utopia
DESIGN & CONSTRUCTION
License Number 1003593
www.utopiadc.net
408-717-2373 408-329-3296

CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

DRAWING TITLE:
JUN. 21st & DEC. 21st
SHADOW STUDY

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE: NTS
JOB No.: –
SHEET No.:

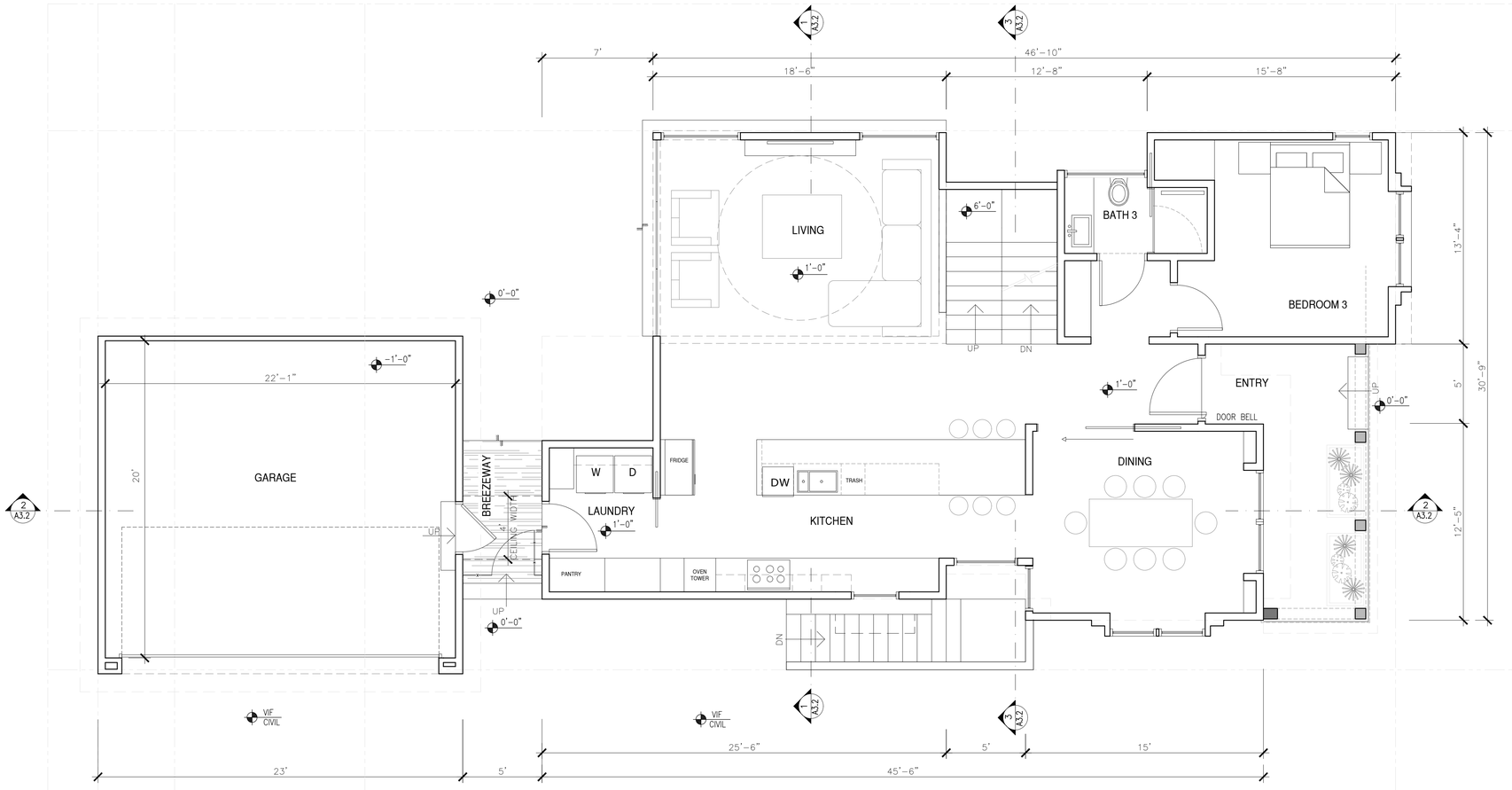
A1.3

SHEET ____ OF ____

3/15/2020 8:09 PM UPDATED

NOTE:

1. PER TOWN RESIDENTIAL ACCESSIBILITY STANDARD (1994-61), NEW RESIDENTIAL SHALL BE DESIGNED WITH ADAPTABILITY FEATURES FOR SINGLE-FAMILY RESIDENCES:
   A. WOOD BACKING (2"x8" MIN.) SHALL BE PROVIDED IN ALL BATHROOM WALLS, AT WATER CLOSETS, SHOWERS, AND BATHTUBS LOCATED 34" FROM THE FLOOR TO THE CENTER OF THE BACKING, SUITABLE FOR THE INSULATION OF GRAB BARS IF NEEDED IN THE FUTURE.
   B. ALL PASSAGE DOORS SHALL BE AT LEAST 32" DOORS ON THE ACCESSIBLE FLOOR LEVEL.
   C. THE PRIMARY ENTRANCE DOOR SHALL BE 36"" WIDE DOOR INCLUDING A 5'x5' LEVEL LANDING, NO MORE THAN 1" OUT OF PLANE WITH THE IMMEDIATE INTERIOR FLOOR LEVEL AND WITH AN 18" CLEARANCE AT INTERIOR STRIKE EDGE.
2. A DOOR BUZZER, BELL OR CHIME SHALL BE HARD WIRED AT PRIMARY ENTRANCE
3. ADDRESS DEDICATION:
   NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBER SHALL BE PROVIDED IN ADDITIONAL APPROVE LOCATIONS OF FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MINIMUM OF 4 INCHES (101.6 mm) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 mm). WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1 .



1 FIRST FLOOR PLAN

¼"=1'-0"

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CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

DRAWING TITLE:
PROPOSED FIRST AND BASEMENT FLOOR PLAN

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A2.1a

SHEET ____OF ____

NOTE:

1. PER TOWN RESIDENTIAL ACCESSIBILITY STANDARD (1994-61), NEW RESIDENTIAL SHALL BE DESIGNED WITH ADAPTABILITY FEATURES FOR SINGLE-FAMILY RESIDENCES:
   A. WOOD BACKING (2"x8" MIN.) SHALL BE PROVIDED IN ALL BATHROOM WALLS, AT WATER CLOSETS, SHOWERS, AND BATHTUBS LOCATED 34" FROM THE FLOOR TO THE CENTER OF THE BACKING, SUITABLE FOR THE INSULATION OF GRAB BARS IF NEEDED IN THE FUTURE.
   B. ALL PASSAGE DOORS SHALL BE AT LEAST 32" DOORS ON THE ACCESSIBLE FLOOR LEVEL.
   C. THE PRIMARY ENTRANCE DOOR SHALL BE 36"" WIDE DOOR INCLUDING A 5'x5' LEVEL LANDING, NO MORE THAN 1" OUT OF PLANE WITH THE IMMEDIATE INTERIOR FLOOR LEVEL AND WITH AN 18" CLEARANCE AT INTERIOR STRIKE EDGE.
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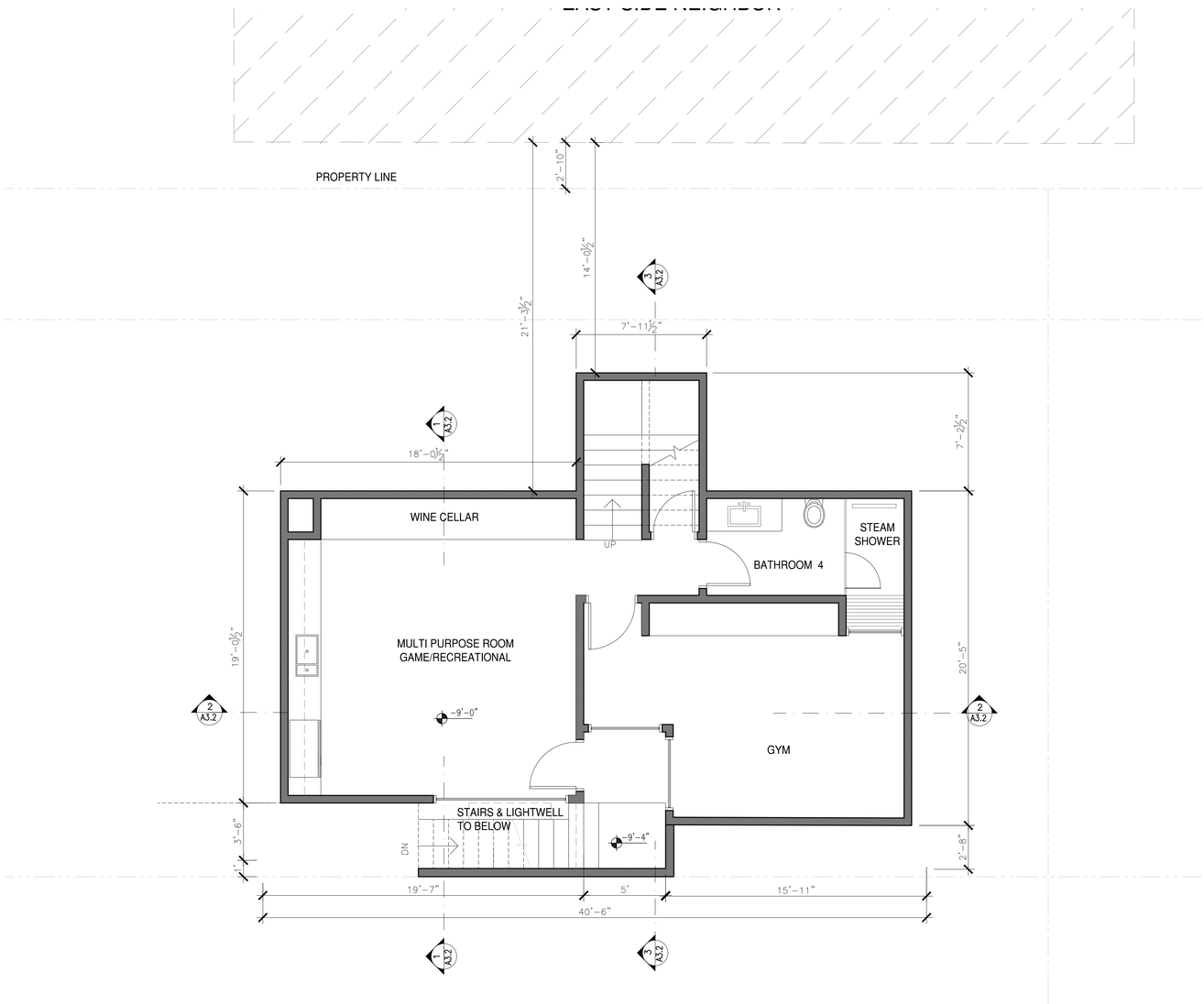

2 BASEMENT PLAN

¼"=1'-0"

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CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

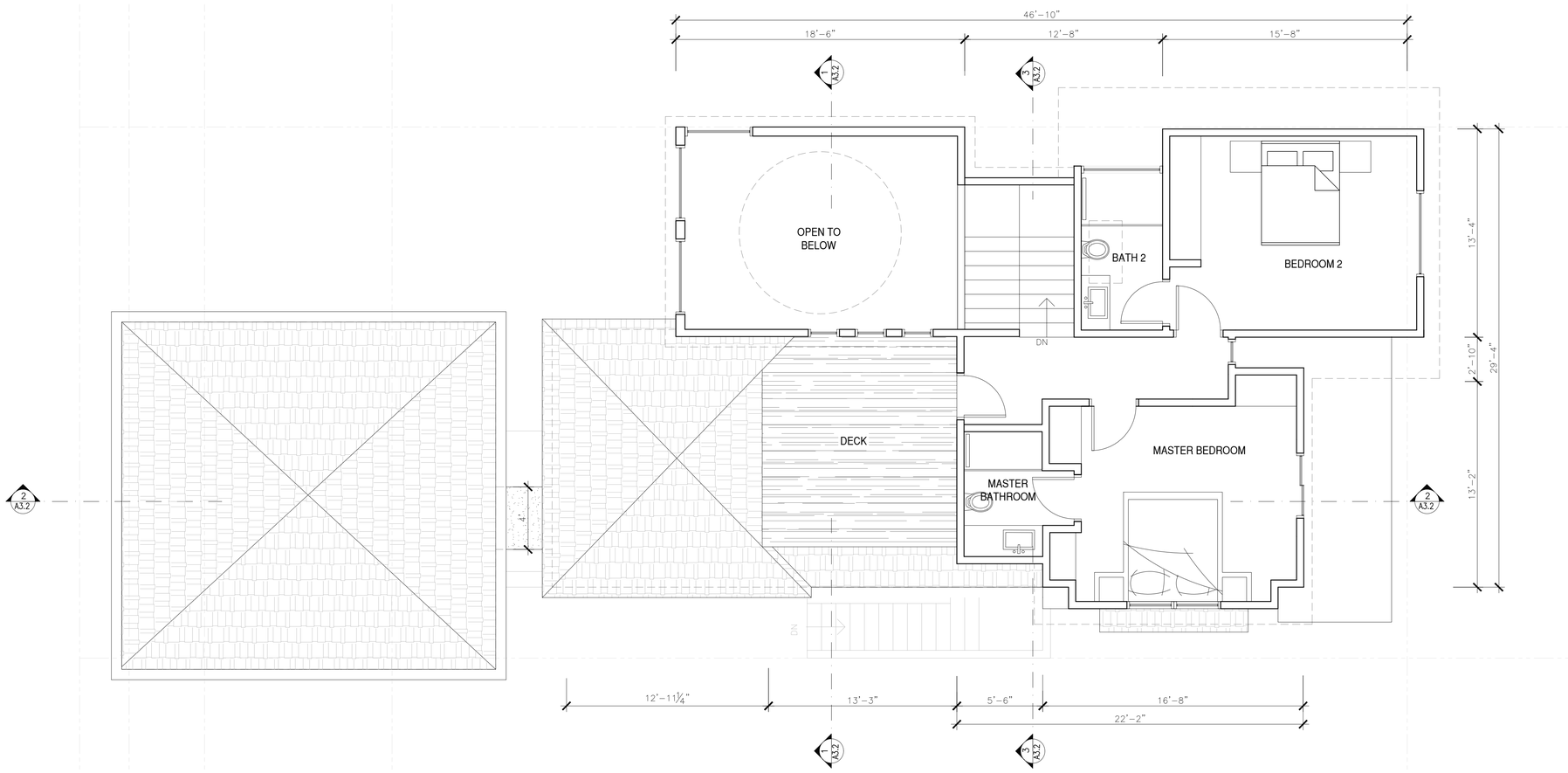
DRAWING TITLE:
PROPOSED BASEMENT FLOOR PLAN

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A2.1b

SHEET ____ OF ____



1 SECOND FLOOR PLAN

¼"=1'-0"

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License Number 1003593
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CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

DRAWING TITLE:
PROPOSED SECOND FLOOR PLAN

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A2.2

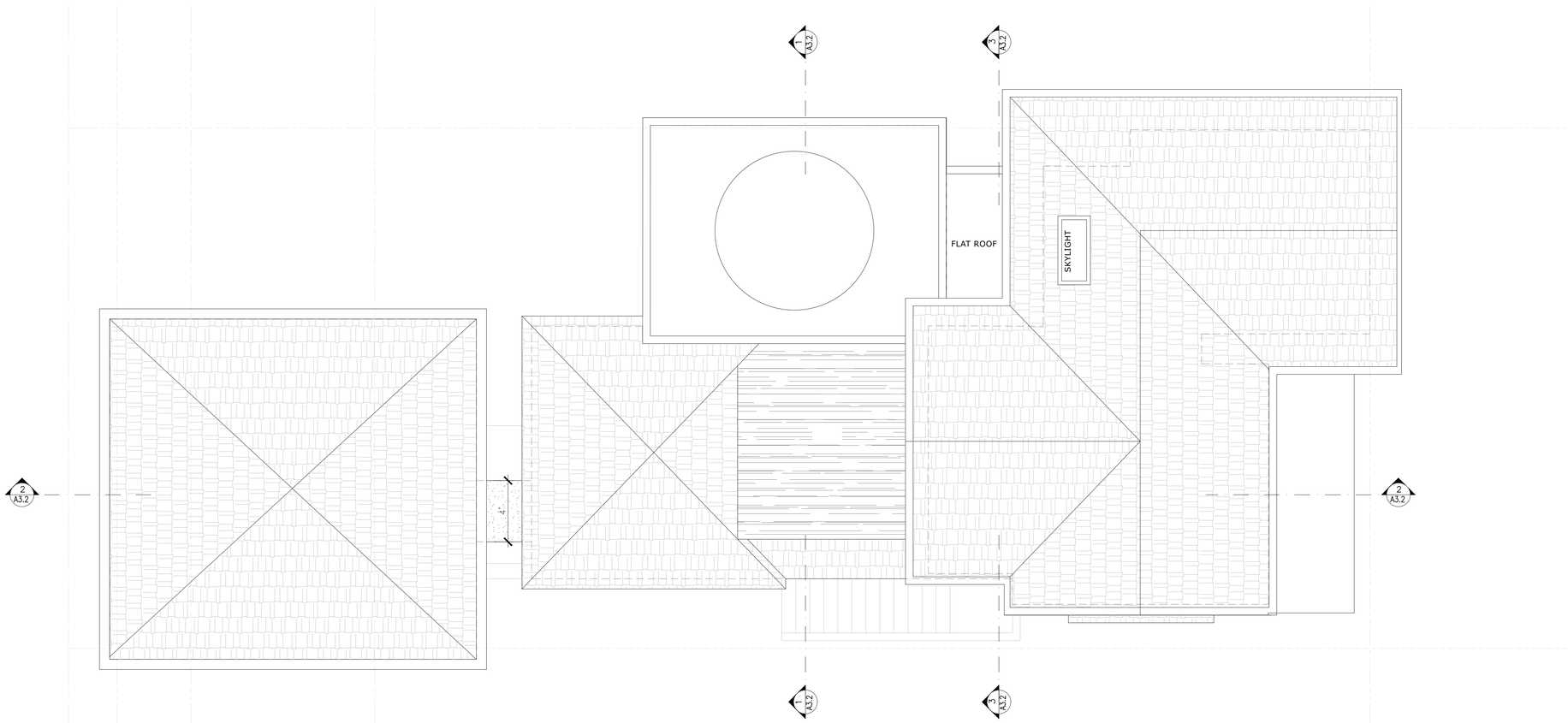
SHEET ____ OF ____

SYMBOL LEGEND

CLAY ROOFING

FLAT BALCONY

CLAY AWNING



1 ROOF PLAN

¼"=1'-0"

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CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

DRAWING TITLE:
PROPOSED ROOF PLAN

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A2.3

SHEET ____ OF ____

1 ELEVATION @ PANIGEHTTI PL

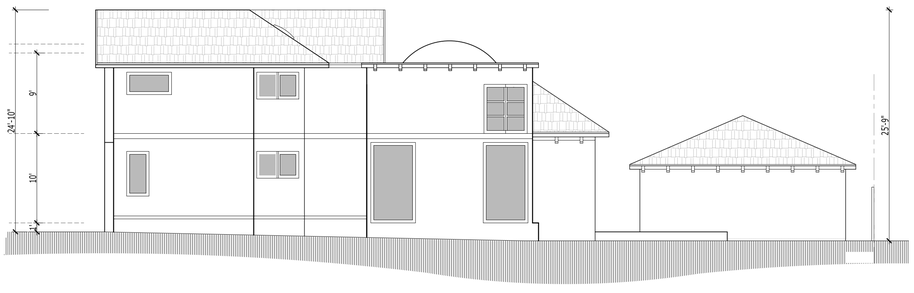
⅛"=1'-0"

2 FRONT ELEVATION @ LOMA ALTA AVE.

⅛"=1'-0"

SYMBOL LEGEND

- CLAY ROOFING
- CLAY AWNING
- CEMENT PLASTER
- LAMINATE FINISH DOOR
- PLEXIGLASS GUARDRAIL BY MANUFACTURE
- WOOD FRAME WINDOW AND DOORS



3 SIDE ELEVATION

⅛"=1'-0"

4 REAR ELEVATION

⅛"=1'-0"

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CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

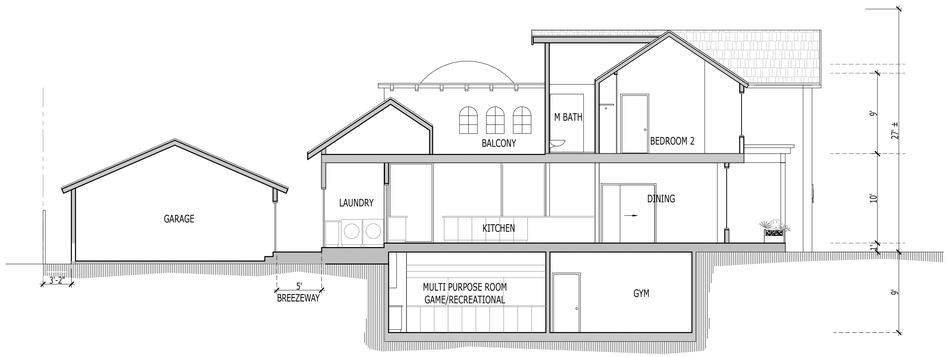
DRAWING TITLE:
BUILDING ELEVATIONS

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A3.1a

SHEET ____ OF ____

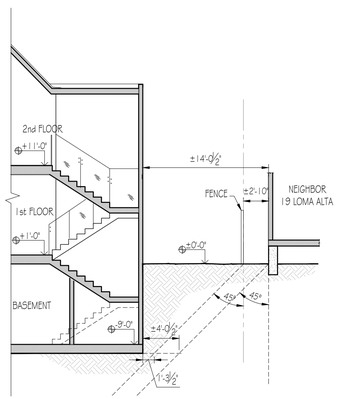


2 BUILDING SECTION

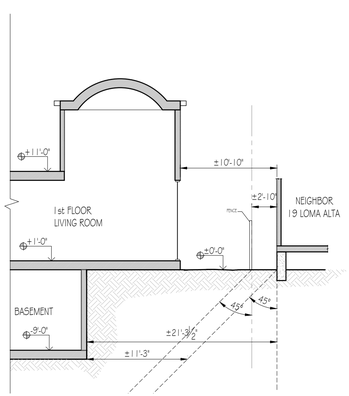
⅛"=1'-0"

1 BUILDING SECTION

⅛"=1'-0"



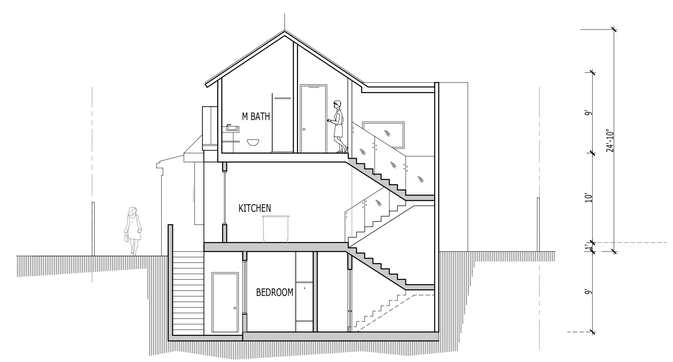
@ SECTION – 2



@ SECTION – 1

5 BASEMENT VS NEIGHBOR

⅛"=1'-0"



3 BUILDING SECTION

⅛"=1'-0"

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CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

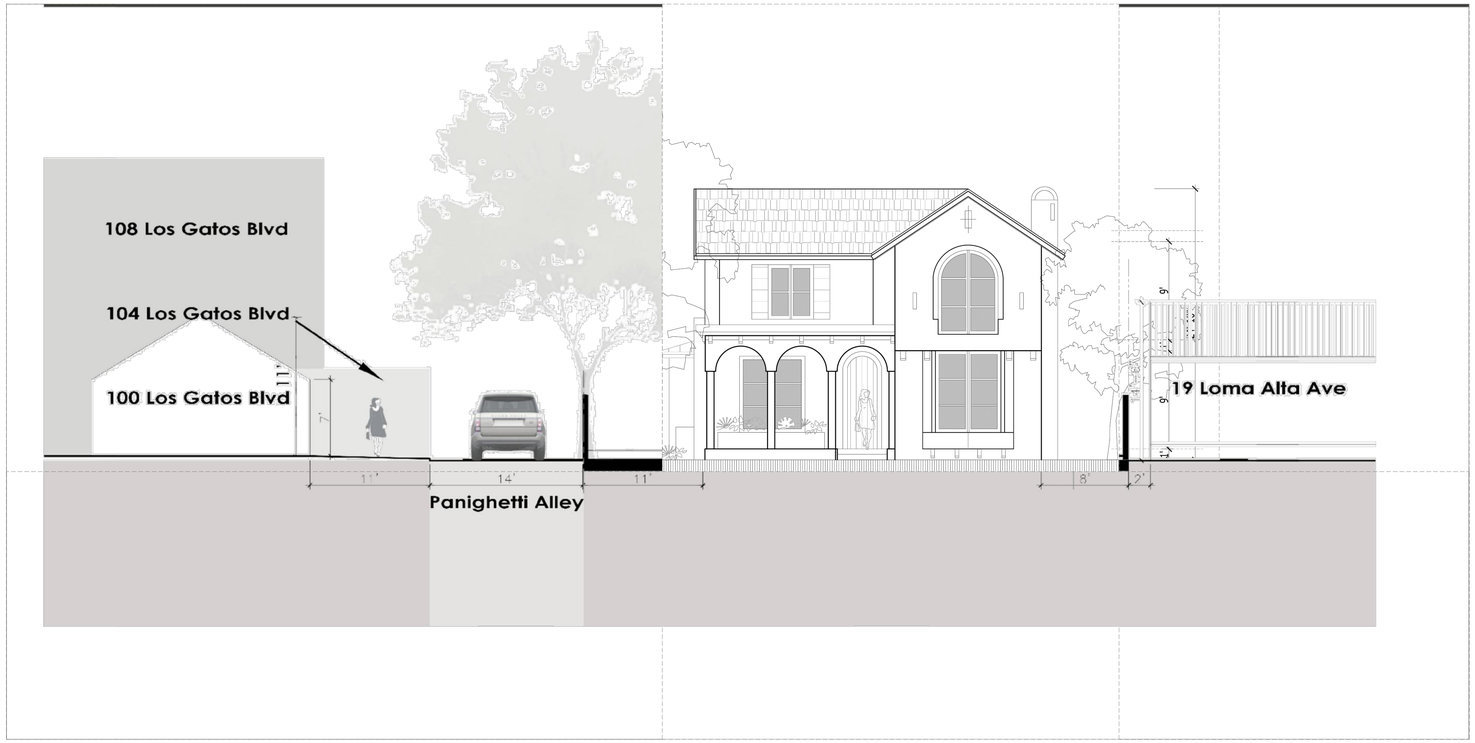
DRAWING TITLE:
BUILDING SECTIONS

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A3.2

SHEET ____ OF ____



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CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

DRAWING TITLE:
ELEVATION STUDY

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

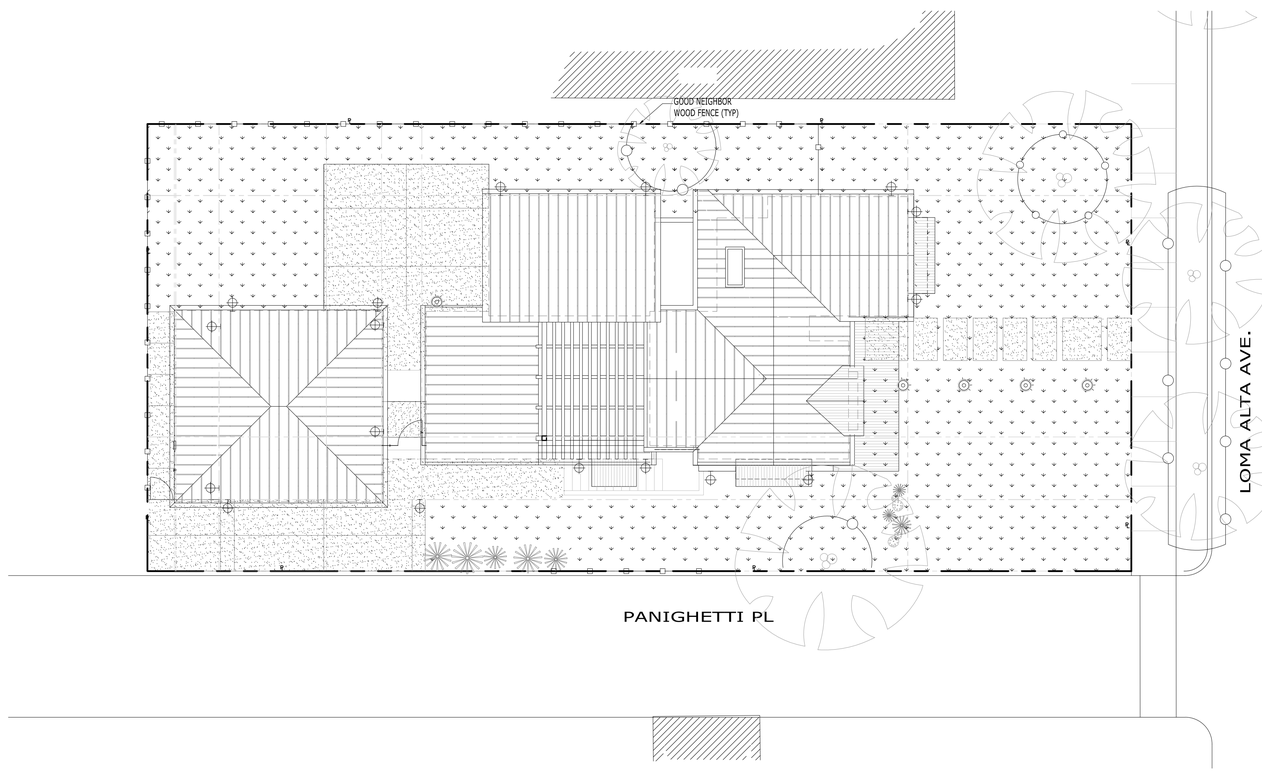
DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A3.4

SHEET ____ OF ____

SYMBOL LEGEND

- WALL MOUNT LIGHT
- BOLLARD LIGHT
- UNDER STEPS LIGHT
- NEW INTERLOCK PAVER
- LANDSCAP
- CONCRETE PAD



1 PROPOSED SITE LIGHTING PLAN

1/8"=1'-0"

Utopia
DESIGN & CONSTRUCTION
License Number 1003593
www.utopiadc.net
408-717-2373 408-329-3296

CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

DRAWING TITLE:
PROPOSED SITE LIGHTING PLAN

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A4.1

SHEET ____ OF ____

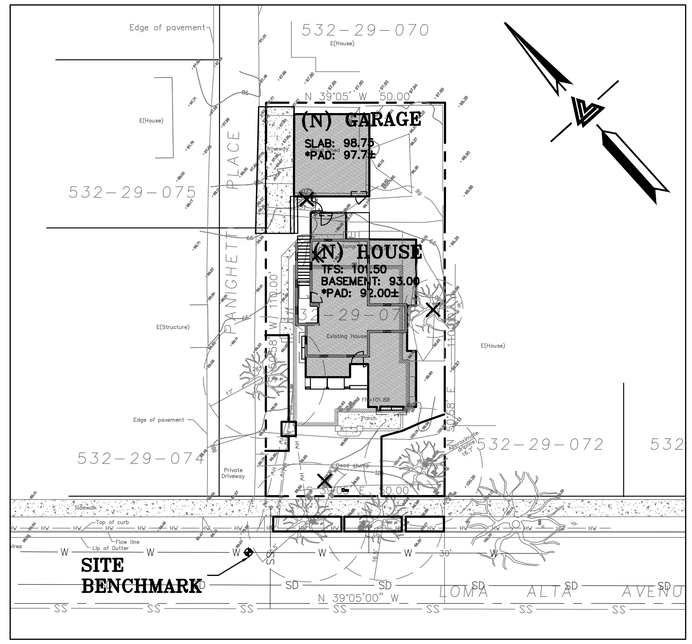
LOMA RESIDENCE
15 LOMA ALTA AVENUE
LOS GATOS, CALIFORNIA

LEGEND

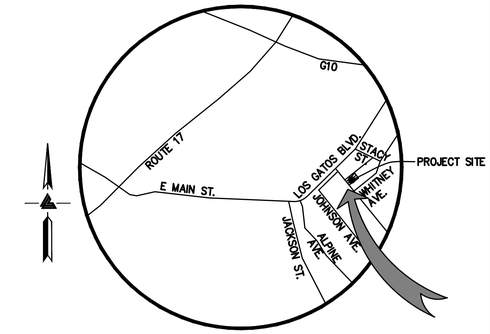
EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	RW RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.57 INV	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
℄	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
		PIV	POST INDICATOR VALVE
		PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	P.	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or –TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TOW	TOP OF WALL
		TEMP	TEMPORARY
HORIZ	HORIZONTAL	TP	TOP OF PAVEMENT
HI PT	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK	TYP	TYPICAL
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W/	WITH
JP	JOINT UTILITY POLE	W, WL	WATER LINE
L	LENGTH	WM	WATER METER
LNDG	LANDING	WWF	WELDED WIRE FABRIC



KEY MAP
1" = 20'



VICINITY MAP
NTS

PROJECT BENCHMARK

TOP OF WATER VALVE AT FRONT OF PROPERTY.
(SEE SHEET C-1.1 FOR LOCATION)
ELEVATION = 99.47 (FROM SURVEY).

OWNER'S INFORMATION

OWNER:
BAB INVESTMENTS GROUP LLC
C/O BAHAR MASARATI
15 LOMA ALTA AVENUE
LOS GATOS, CA 95030

APN: 532-29-073

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY ALVAREZ & ASSOCIATES, INC. ENTITLED;
   "TOPOGRAPHIC SURVEY"
   15 LOMA ALTA AVENUE
   LOS GATOS, CA
   DATED: 4-9-19
2. SITE PLAN BY UTOPIA DESIGN & CONSTRUCTION ENTITLED: 1
   "LOMA RESIDENCE"
   15 LOMA ALTA AVENUE
   LOS GATOS, CA
   DATED: 3-30-19
   UPDATED: 02-03-20

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

1

GROSS SITE AREA	5,500 SQUARE FEET (0.126 ACRE)			
TOTAL DISTURBED AREA	5,500 SQUARE FEET (0.126 ACRE)			
AVERAGE LOT SLOPE	2.29%			
IMPERVIOUS AREAS	EXISTING TOTAL S.F.	REMOVED TOTAL S.F.	NEW TOTAL S.F.	PROPOSED TOTAL S.F.
HOUSE & GARAGE*	1,920	1,920	1,770	1,770
DRIVEWAY & PARKING	145	145	283	283
POOL & SPA	0	0	0	0
PATIOS, WALKWAYS & PADS	105	105	741	741
TOTAL IMPERVIOUS AREA	2,170	2,170	2,794	2,794
NET CHANGE IN IMPERVIOUS AREA (624 SQFT.)				
*SQUARE FOOTAGES BASED ON ARCHITECT SUPPLIED INFORMATION				

BASIS OF BEARINGS
(PROVIDED FROM TOPO BY ALVAREZ & ASSOCIATES, INC.)

THE BEARING N 39°05'00" W, OF THE CENTERLINE OF LOMA ALTA AVENUE AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 797 OF MAPS AT PAGE 21, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

NOTES
(PROVIDED FROM TOPO BY ALVAREZ & ASSOCIATES, INC.)

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
2. UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
3. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
4. FINISH FLOOR ELEVATION IS TAKEN AT DOOR THRESHOLD (EXTERIOR)
5. GROUND ELEVATIONS ARE BASED ON AN ASSUMED BENCHMARK OF 100.00'
6. R.O.S. 797 M 21

LEGEND
(PROVIDED FROM TOPO BY ALVAREZ & ASSOCIATES, INC.)

- INDICATES DISTINCTIVE BORDER
- INDICATES ORIGINAL LOT LINE PER MAP OF TRACT NO. 13
- CENTER LINE
- FOUND STANDARD STREET MONUMENT
- GAS METER
- ELECTRICAL METER
- WATER METER
- POWER POLE
- GUY WIRE AND ANCHOR
- JOINT POLE
- SEWER CLEANOUT
- SEWER MANHOLE

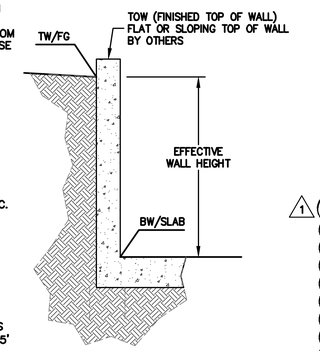
ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT 1	220	5	225 1
FILL	0	25	25
EXPORT			200 1

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

RETAINING WALL NOTES (GRADING INFORMATION)

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT (BY OTHERS).
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116.
aabaya@leabraze.com

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

1-800-227-2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

1 SHEET INDEX

C-1.0	TITLE SHEET
C-1.1	OVERALL SITE PLAN
C-2.0	GRADING & DRAINAGE PLAN
C-2.1	GRADING & DRAINAGE PLAN
C-3.0	SPECIFICATIONS
C-4.0	DETAILS
C-4.1	DETAILS
ER-1	EROSION CONTROL
ER-2	EROSION CONTROL DETAILS
SW-1	STORMWATER POLLUTION PREVENTION PLAN

REGISTERED PROFESSIONAL ENGINEER ALEXANDER CARRASCO No. C79655 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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LOMA RESIDENCE
15 LOMA ALTA AVENUE
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 532-29-073

TITLE SHEET

1	PLAN REV 02-05-20	TT
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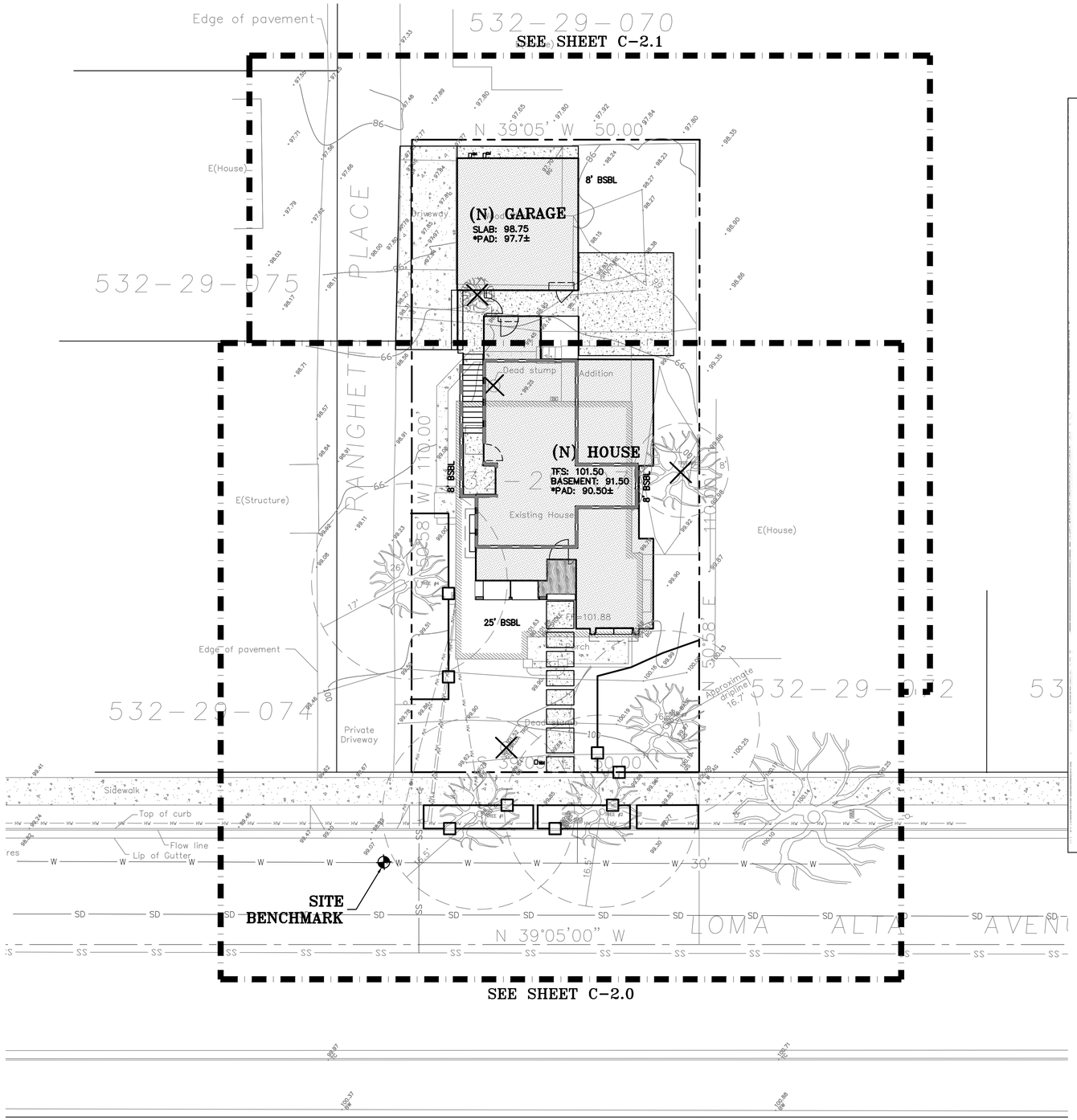
	REVISIONS	BY

JOB NO:	2190761
DATE:	08-09-19
SCALE:	AS NOTED
DESIGN BY:	DY/AQ
DRAWN BY:	WA
SHEET NO:	C-1.0

01 OF 10 SHEETS



TYPICAL SEWER NOTE

WEST VALLEY SANITATION DISTRICT, SANTA CLARA COUNTY

GENERAL NOTES

1. All material and methods of construction for sanitary sewers must conform to the Standard Specifications of West Valley Sanitation District. Inspection of sanitary sewer work will be carried out by said District located at 100 E. Sunnyoaks Avenue, Campbell, California. Notify District office 48 hours before requiring inspection. Telephone (408) 378-2407.

2. Unless otherwise indicated on the improvement plans, sewer pipe options are vitrified clay and PVC SDR 26 (or better.)

3. 3/4" crushed aggregate (per Section 200-1.2) shall be used for pipe bedding as set forth in Section 306-1.2.1 of the 2006 Edition of the "Greenbook" (Standard Specifications for Public Works Construction).

4. A building sewer shall be constructed for each residence, minimum slope 2%. The underground contractor shall install a clean-out for each building sewer.

5. Engineer shall submit a set of cut sheets in a form approved by the District at least one working day prior to the start of construction. Approved plan revisions requiring changes in grade or alignment will require submittal of revised cut sheets before construction.

6. Underground contractor shall be appropriately licensed and comply with District's insurance coverage and performance bond requirements.

7. Prior to construction, underground contractor to obtain excavation permit from _____.

8. Contractor shall obtain inquiry identification number from USA (800) 227-2600.

9. West Valley Sanitation District, Ordinance Code Sec. 6.060, requires the installation of a back-flow protective device in the building plumbing system when the lowest floor level is below the next upstream manhole or vertical riser rim.

10. It is the Contractor's responsibility to "pothole" any utility crossings or other underground obstructions before proceeding with construction. The Contractor should coordinate with the Design Engineer to verify the elevation and alignment of any underground appurtenances. Failure to verify locations in advance may result in construction delays pending design revisions and re-submittals for approval.

11. Contractor shall exercise proper safety procedures when working in confined space in accordance with the latest CAL/OSHA provisions.

12. All sanitary sewer lines, including 4-inch building sewers, will be TV-inspected by WVSD.

13. To accommodate the TV-inspection of sewer lines 6" or larger, the contractor will air test, ball, mandrel (for plastic pipe), and flush the system. It will be the responsibility of the contractor to insure access to the manhole. In the event the TV-inspection crew arrives to find they are unable to conduct the TV-inspections because of buried manholes, equipment or materials in the way, etc., then the developer or contractor will be charged for the time spent by WVSD.

Approved As To Design Only, Based On Information Submitted Hereon.

0 5 10 20

SCALE: 1" = 10'

NOTE:
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REGISTERED PROFESSIONAL ENGINEER DAVID YAMAGUCHI CIVIL No. C79655 STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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OVERALL SITE PLAN

REVISIONS	BY
1 PLAN REV 02-05-20	TT
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JOB NO:	2190761
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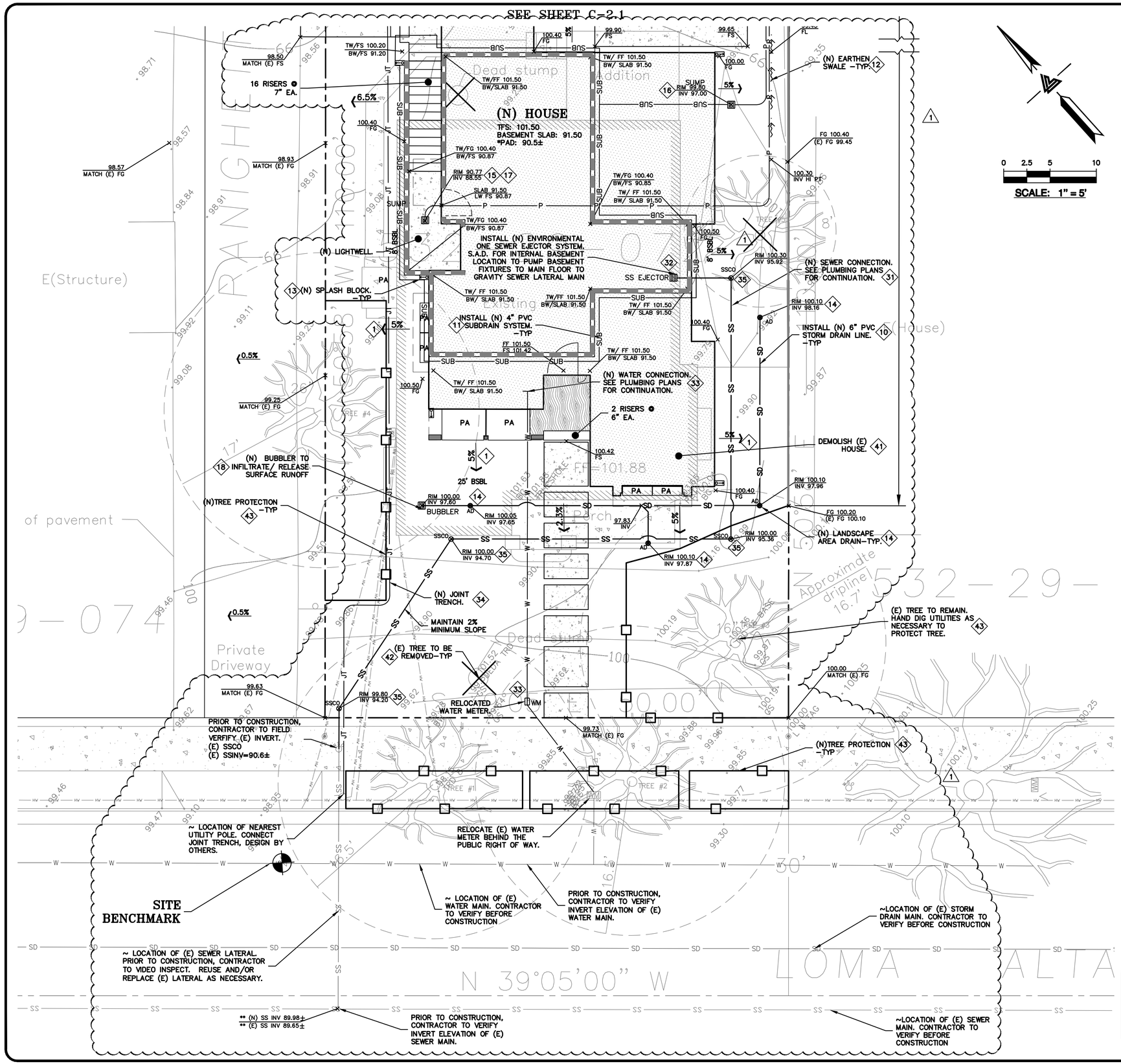
02 OF 10 SHEETS



FLATWORK KEYNOTES 1 TO 6

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
3. PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
4. (N) CONCRETE DRIVEWAY. SEE DETAIL 2 ON SHEET C-4.0.
5. (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 1 ON SHEET C-4.0.
6. (N) WOOD DECK. SEE ARCHITECTURAL PLANS.

STORM DRAIN KEYNOTES 10 TO 18

10. INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
11. INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.
12. CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 6 ON SHEET C-4.0.
13. DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL 3 ON SHEET C-4.0.
14. INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE). SEE DETAIL 4 ON SHEET C-4.0.
15. INSTALL (N) LIGHTWELL OVERFLOW DRAIN. SEE DETAIL 2 ON SHEET C-4.1.
16. INSTALL (N) SUMP PUMP FOR SUBDRAIN SYSTEM. SEE DETAIL 1 ON SHEET C-4.1.
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18. INSTALL (N) BUBBLER BOX. SEE DETAIL 5 ON SHEET C-4.0.

UTILITIES KEYNOTES 31 TO 34

31. INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.
32. INSTALL (N) ENVIRONMENTAL ONE SEWER EJECTOR SYSTEM. SEE DETAIL 4 ON SHEET C-4.1.
33. CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
34. INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV, TELEPHONE & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.
35. INSTALL (N) SEWER CLEAN-OUT TO GRADE. SEE DETAIL 5 ON SHEET C-4.1

DEMOLITION KEYNOTES 41 TO 43

41. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
42. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
43. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.

**** SEWER NOTE:**
PROJECT SURVEY DID NOT LOCATE SEWER MAIN, SSMH, AND DEPTH. PROJECT ASSUMED DEPTH OF MAIN IS 6 FEET. CONTRACTOR TO POTHOLE AND VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION. OBTAIN PLANS FROM WVSD PRIOR TO WORK FOR SEWER CONNECTIVITY.

NOTE:
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REGISTERED PROFESSIONAL ENGINEER — ALEXANDER CARLO — No. C79655 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

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SANTA CLARA COUNTY — APN: 532-29-073

GRADING & DRAINAGE PLAN

REVISIONS	BY
1 PLAN REV 02-05-20	TT
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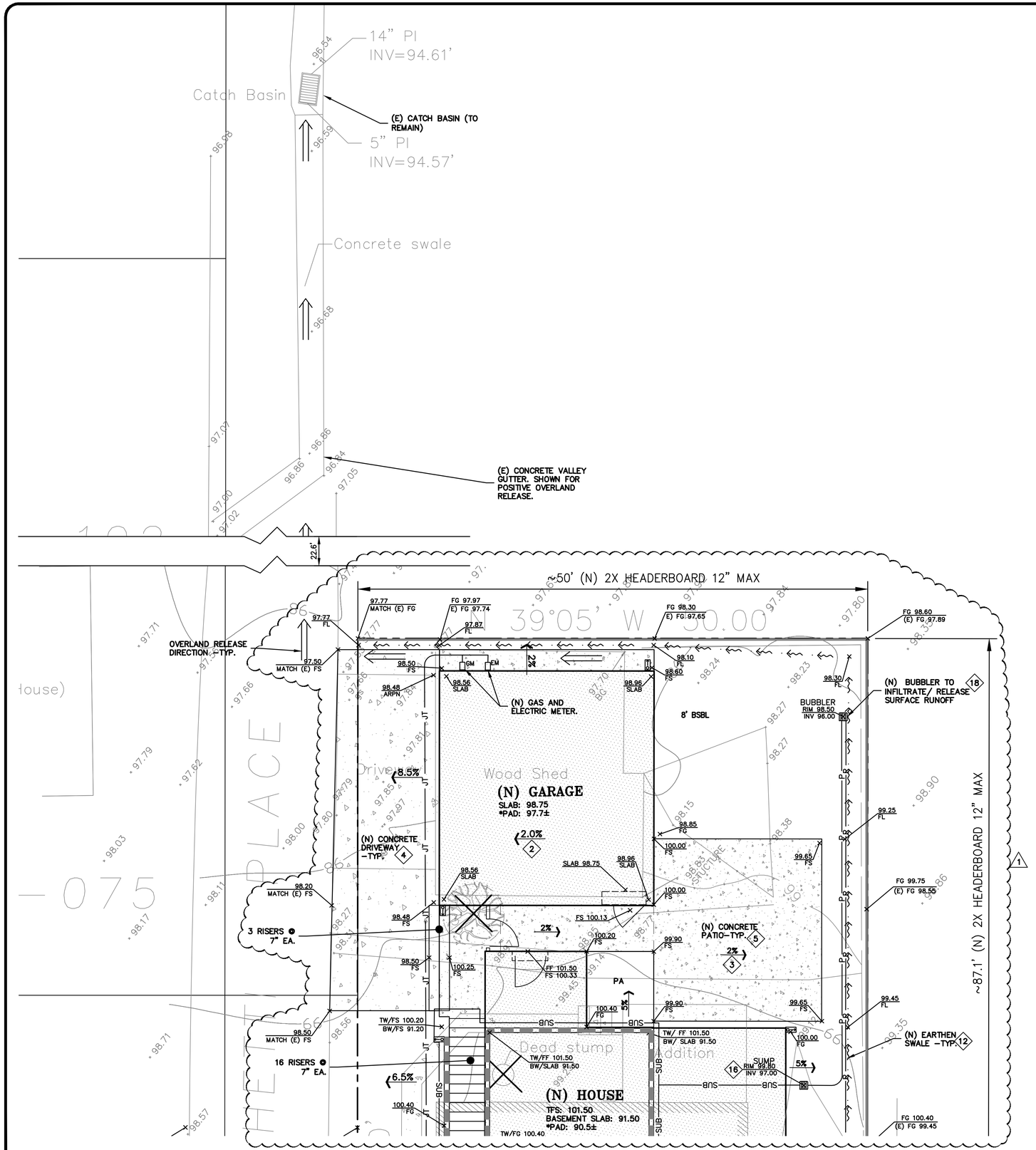
JOB NO:	2190761
DATE:	08-09-19
SCALE:	AS NOTED
DESIGN BY:	DY/AQ
DRAWN BY:	WA
SHEET NO:	C-2.0

03 OF 10 SHEETS



0 2.5 5 10

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04 OF 10 SHEETS

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLECT TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS AND THE CITY OF LOS GATOS.

B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.

B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

(1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

(2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

(3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.

B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. WHERE REQUIRED BY THE SOILS ENGINEER, UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.

B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS, THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.

D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.

F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.

H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3") MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:

FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.

P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

REGISTERED PROFESSIONAL ENGINEER No. C79555 CIVIL STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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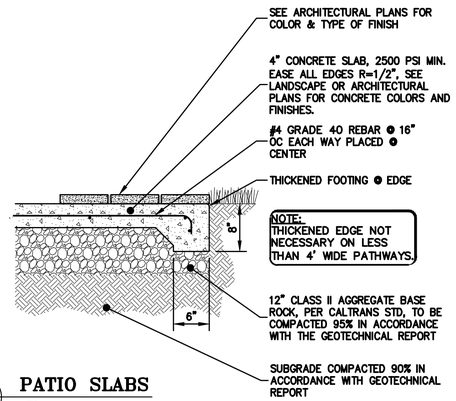
LOMA RESIDENCE
15 LOMA ALTA AVENUE
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 532-29-073

GRADING SPECIFICATIONS

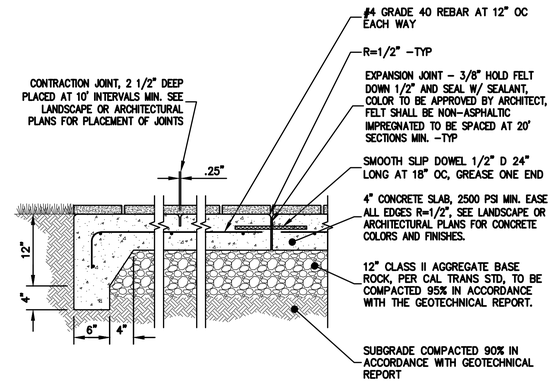
REVISIONS	BY
1 PLAN REV 02-05-20	TT
-	-
-	-
-	-
-	-

JOB NO:	2190761
DATE:	08-09-19
SCALE:	NO SCALE
DESIGN BY:	DY/AQ
DRAWN BY:	WA

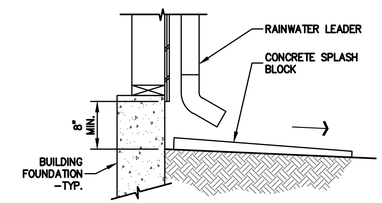
SHEET NO:
C-4.0
05 OF 10 SHEETS



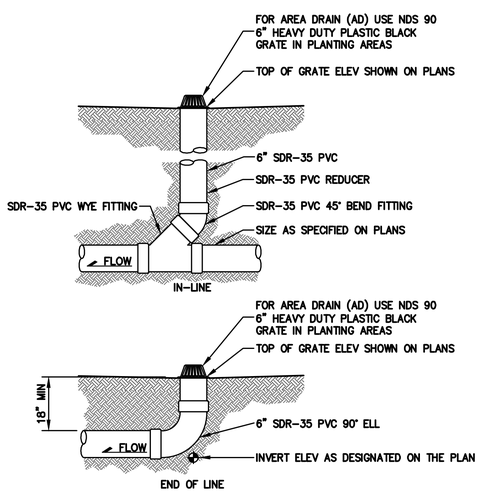
1 C-4.0 **PATIO SLABS**
NTS



2 C-4.0 **DRIVEWAY SLAB OR CONC. PAVING**
NTS

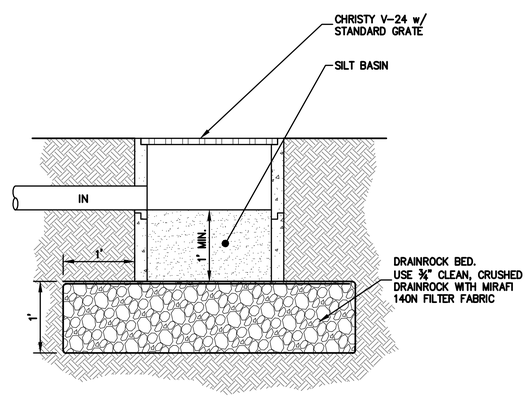


3 C-4.0 **SPLASHBLOCK AT RAIN WATER LEADER**
NTS

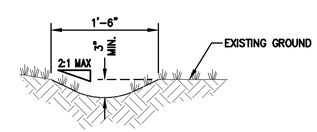


NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

4 C-4.0 **AREA DRAIN**
NTS



5 C-4.0 **BUBBLER BOX**
NTS



6 C-4.0 **EARTHEN SWALE DETAIL**
NTS

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JAMES A. TAYLOR
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LOMA RESIDENCE
15 LOMA ALTA AVENUE
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 532-29-073

DETAILS

1	PLAN REV 02-05-20	TT
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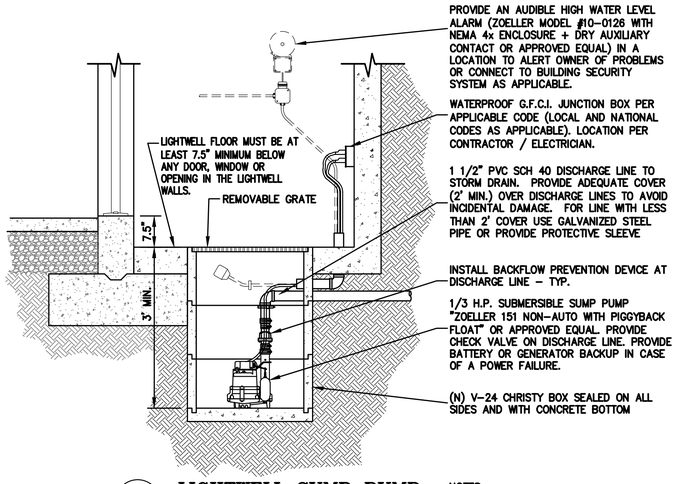
	REVISIONS	BY

JOB NO:	2190761
DATE:	08-09-19
SCALE:	NTS
DESIGN BY:	DY/AQ
DRAWN BY:	WA
SHEET NO:	C-4.0

06 OF 10 SHEETS

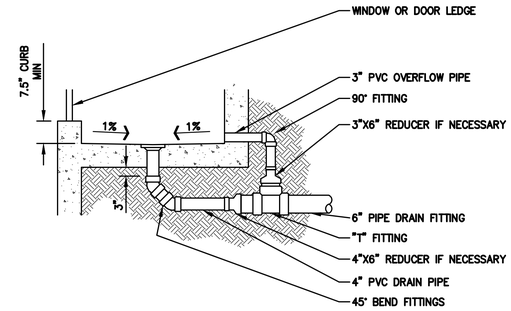
1



1 C-4.1 **LIGHTWELL SUMP PUMP**

NTS

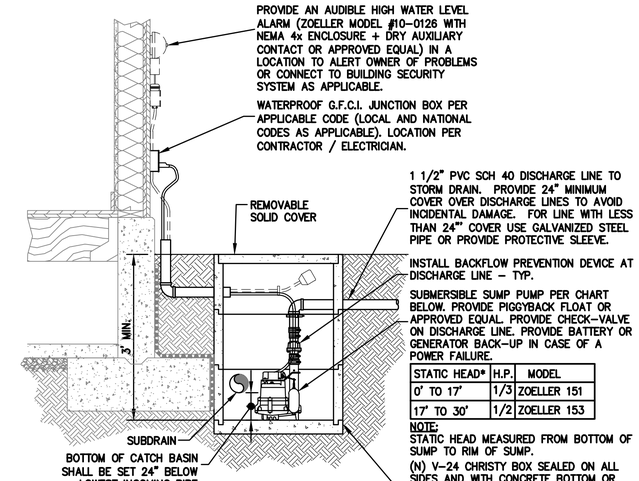
NOTES:
DO NOT CONNECT ANY SUBSURFACE DRAINAGE (BEHIND RETAINING WALS) TO THIS SUMP PUMP.



NOTES:
1. SLOPE INTERIOR SLAB OF LIGHTWELL @ 1% MIN IN ALL DIRECTIONS TO DIRECT FLOW TOWARDS INLET.
2. MAINTAIN 6" MIN FROM BOTTOM OF SILL/DOOR TO BOTTOM OF LIGHTWELL.
3. INSTALL "NEENAH R-4344" GRATE AND 3" PVC OUT GOING PIPE IN LIGHTWELLS NOT INTENDED TO HAVE FOOT TRAFFIC.
4. INSTALL 4" METAL GRATE AND 4" PVC OUTGOING PIPE IN AREAS INTENDED TO HAVE FOOT TRAFFIC.
5. INSTALL 3" PVC OVERFLOW PIPE AS SHOWN.
6. CONTRACTOR SHALL SUBMIT TO THE OWNER IN WRITING THE NEED FOR PERIODIC MAINTENANCE AND REMOVAL OF DEBRIS.
7. REFER TO STRUCTURAL PLAN FOR WALL CONSTRUCTION DETAIL.

2 C-4.1 **LIGHTWELL OVERFLOW DETAIL**

NTS



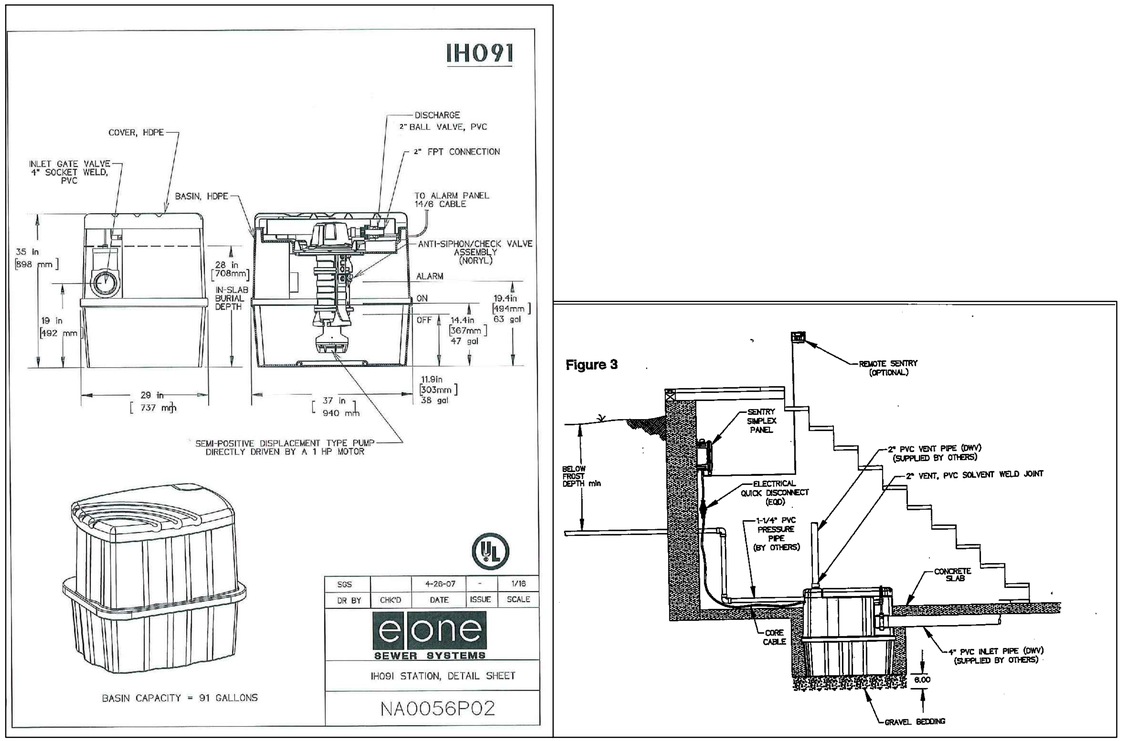
STATIC HEAD*	H.P.	MODEL
0' TO 17'	1/3	ZOELLER 151
17' TO 30'	1/2	ZOELLER 153

NOTE:
STATIC HEAD MEASURED FROM BOTTOM OF SUMP TO RIM OF SUMP.

NOTES:
DO NOT CONNECT ANY SURFACE DRAINAGE (IN THE LIGHTWELLS) TO THIS SUMP PUMP.

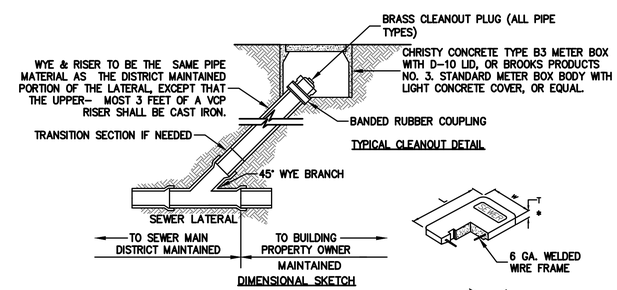
3 C-4.1 **SUBDRAIN SUMP PUMP**

NTS



4 C-4.1 **INTERNAL E-ONE GRINDER EJECTOR PUMP**

NTS



LID DIMENSIONS

	L	W	T	WT
CHRISTY D-10	14 1/2"	8 11/16"	11/16"	7 LB
BROOKS #3 NS	14 1/2"	8 3/4"	1"	13 LB

*PROVIDE STEEL TRAFFIC COVER FOR BOX WHEN INSTALLED IN LOCATION SUBJECT TO VEHICULAR LOADING

BOX DIMENSIONS

	A	B	C	D	E	F	G	H	I	APPROX WT. LBS.
CHRISTY B3	19"	14 13/16"	16 1/4"	13 1/4"	9"	9 7/8"	1"	12"	10 15/16"	59
BROOKS #3	19 1/8"	13 1/2"	16"	13 1/4"	7 5/8"	9 1/2"	1"	11"	N.A.	68

5 C-4.1 **TYPICAL SEWER CLEANOUT BOX**

NTS

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DESIGN BY: DY/AQ
DRAWN BY: WA
SHEET NO: C-4.1
07 OF 10 SHEETS

1

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 1ST.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO CONTROL OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM OCTOBER 1ST THRU APRIL 30TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

24. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

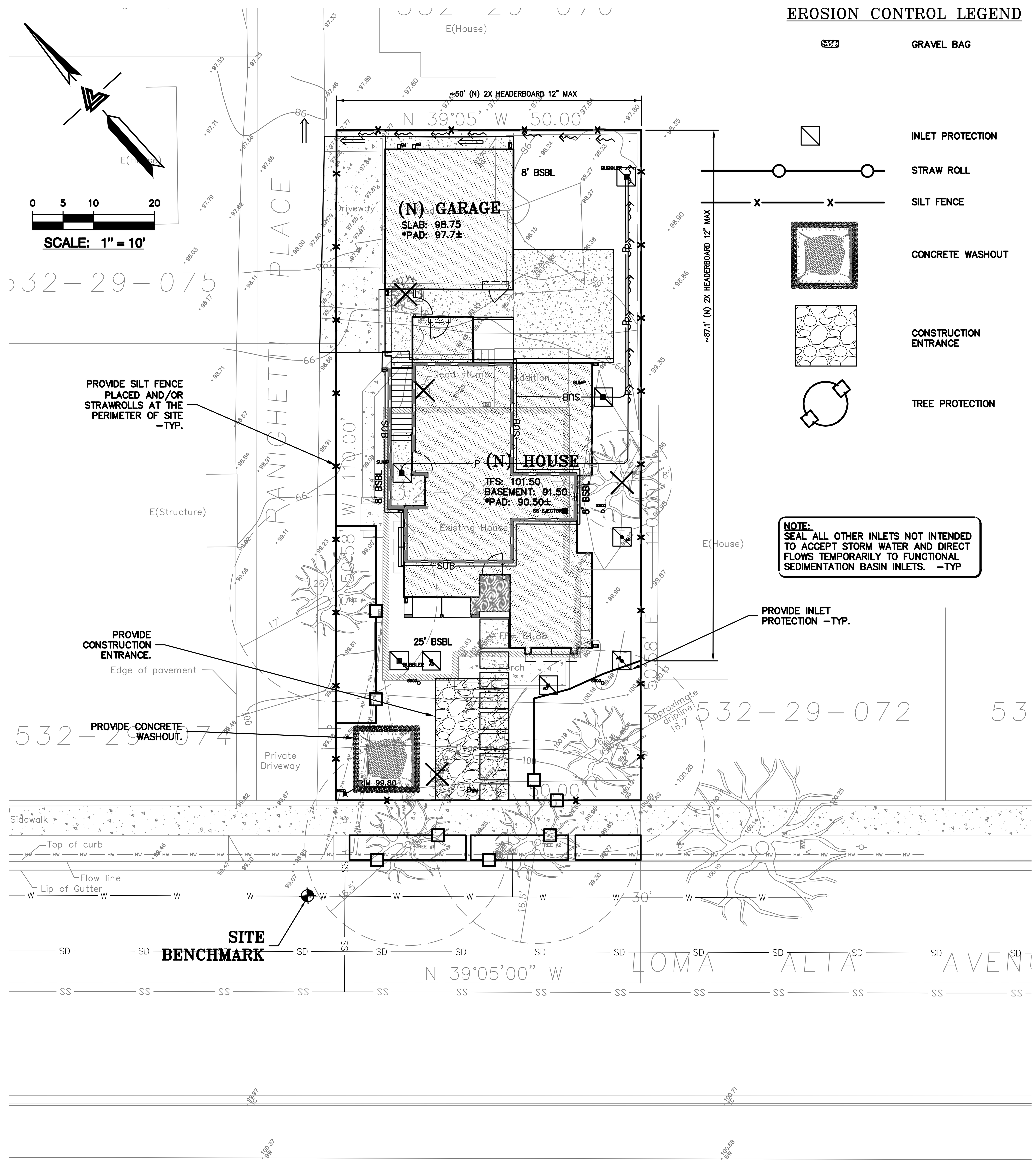
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND

- GRAVEL BAG
- INLET PROTECTION
- STRAW ROLL
- SILT FENCE
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

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EROSION CONTROL PLAN

	REVISIONS	BY
1	PLAN REV 02-05-20	TT
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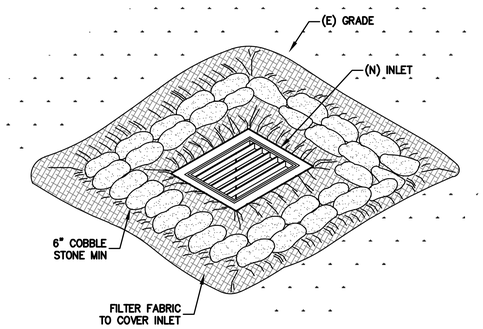
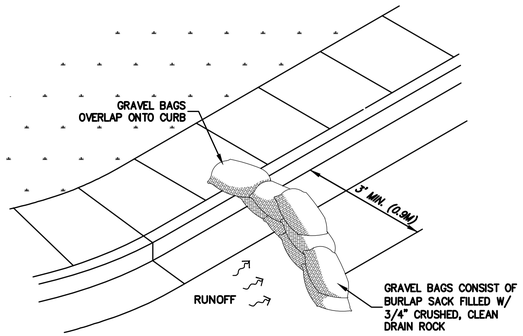
JOB NO:	2190761
DATE:	08-09-19
SCALE:	AS NOTED
DESIGN BY:	DY/AQ
DRAWN BY:	WA
SHEET NO:	ER-1

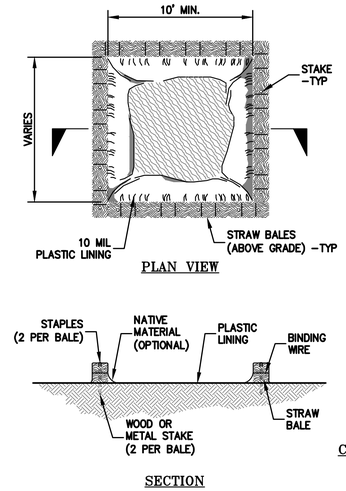


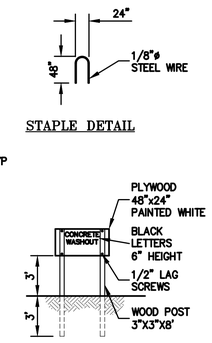
1 ER-2 **INLET PROTECTION**
NTS



NOTE:
THREE LAYERS OF GRAVEL BAGS WITH ENDS OVERLAPPED

2 ER-2 **GRAVEL BAG AT STREET FLOW LINE**
NTS

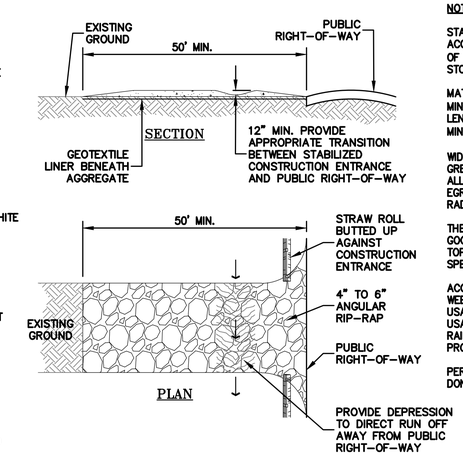




NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.

THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

3 ER-2 **CONCRETE WASHOUT**
NTS



NOTES:

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.

MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.

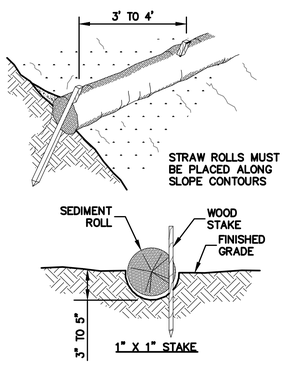
WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.

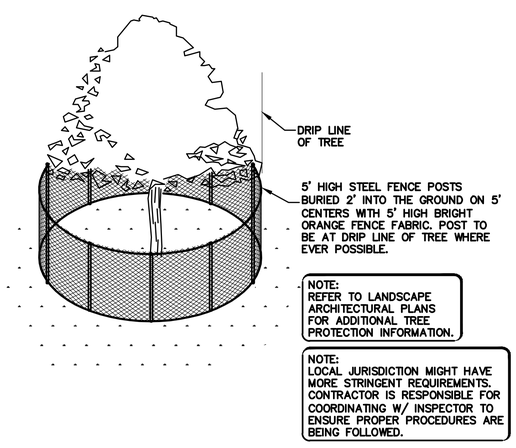
PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

4 ER-2 **CONSTRUCTION ENTRANCE**
NTS



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

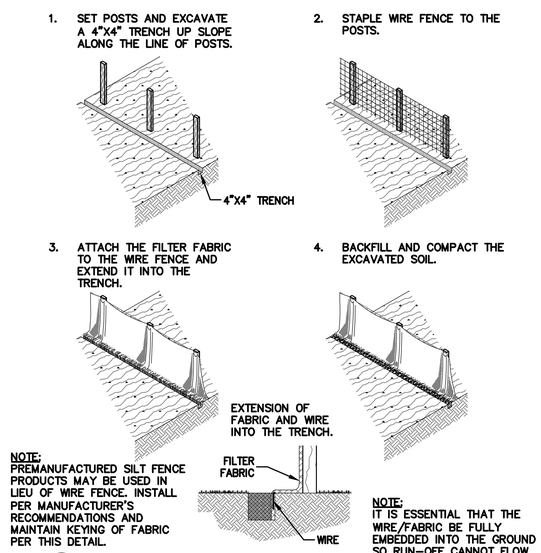
5 ER-2 **STRAW ROLLS FLAT LOT**
NTS



NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

NOTE:
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

6 ER-2 **EXISTING TREE PROTECTION DETAIL**
NTS



NOTE;
PREMANUFACTURED SILT FENCE PRODUCTS MAY BE USED IN LIEU OF WIRE FENCE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND MAINTAIN KEYING OF FABRIC PER THIS DETAIL.

NOTE:
IT IS ESSENTIAL THAT THE WIRE/FABRIC BE FULLY EMBEDDED INTO THE GROUND SO RUN-OFF CANNOT FLOW FREELY UNDER FENCE.

7 ER-2 **SILT FENCE**
NTS

REGISTERED PROFESSIONAL ENGINEER
JAMES A. DYER CARRAO
No. C79655
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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SACRAMENTO REGION
3017 DOUGLAS BLVD. # 300
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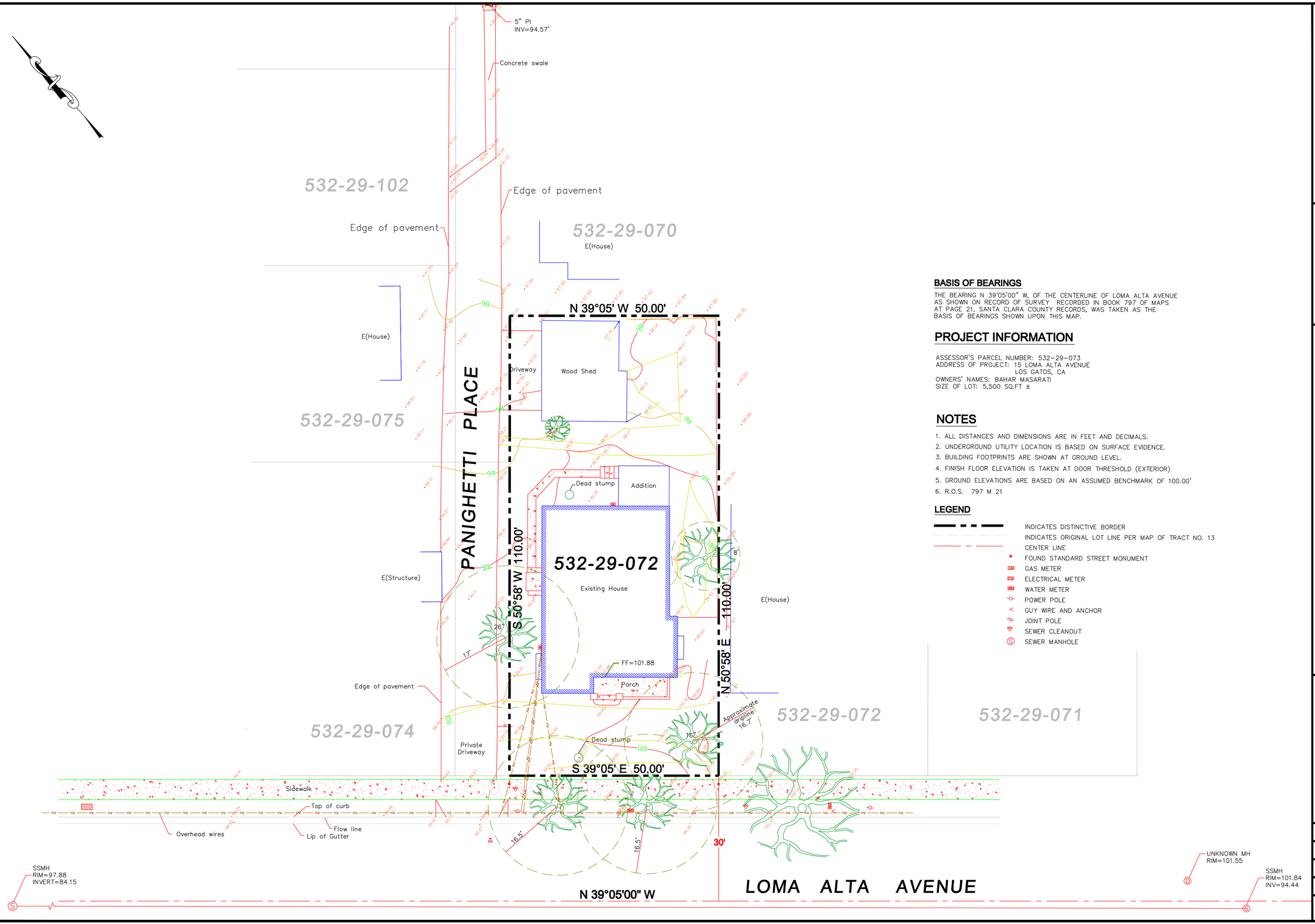
LOMA RESIDENCE
15 LOMA ALTA AVENUE
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 532-29-073

EROSION CONTROL DETAILS

REVISIONS	BY
1 PLAN REV 02-05-20	TT
–	–
–	–
–	–
–	–

JOB NO:	2190761
DATE:	08-09-19
SCALE:	NTS
DESIGN BY:	DY/AQ
DRAWN BY:	WA
SHEET NO:	ER-2

09 OF 10 SHEETS



BASIS OF BEARINGS

THE BEARING N 39°05'00" W, OF THE CENTERLINE OF LOMA ALTA AVENUE AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 797 OF MAPS AT PAGE 21, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER: 532-29-073
ADDRESS OF PROJECT: 15 LOMA ALTA AVENUE
LOS GATOS, CA
OWNERS' NAMES: BAHAR MASARATI
SIZE OF LOT: 5,500 SQ.FT ±

NOTES

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
2. UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
3. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
4. FINISH FLOOR ELEVATION IS TAKEN AT DOOR THRESHOLD (EXTERIOR)
5. GROUND ELEVATIONS ARE BASED ON AN ASSUMED BENCHMARK OF 100.00'
6. R.O.S. 797 M 21

LEGEND

- INDICATES DISTINCTIVE BORDER
- INDICATES ORIGINAL LOT LINE PER MAP OF TRACT NO. 13
- CENTER LINE
- FOUND STANDARD STREET MONUMENT
- GAS METER
- ELECTRICAL METER
- WATER METER
- POWER POLE
- GUY WIRE AND ANCHOR
- JOINT POLE
- SEWER CLEANOUT
- SEWER MANHOLE

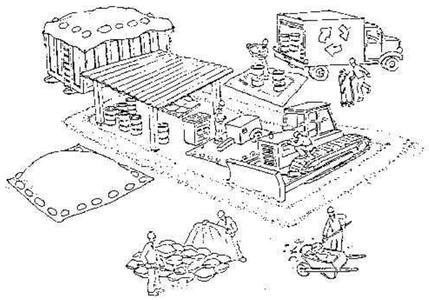
ALVAREZ & ASSOCIATES, INC
82 N CAPITOL AVENUE
SAN JOSE-CA 95127

TOPOGRAPHIC SURVEY
15 LOMA ALTA AVENUE
LOS GATOS, CA

PROFESSIONAL LAND SURVEYOR
DAVID ALVAREZ, SR.
No. 4050
Exp. 6/30/18
STATE OF CALIFORNIA

DATE: APRIL 9, 2019
SCALE 1"=10'
DRAWN BY : TP
FIELD SURVEY BY : TP

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.

- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

REGISTERED PROFESSIONAL ENGINEER — JAMES A. CARTER — No. C79655 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

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LOMA RESIDENCE
15 LOMA ALTA AVENUE
LOS GATOS, CALIFORNIA
APN: 532-29-073
SANTA CLARA COUNTY

STORMWATTER POLLUTION PREVENTION PLAN

REVISIONS	BY
1 PLAN REV 02-05-20	TT
–	–
–	–
–	–
–	–

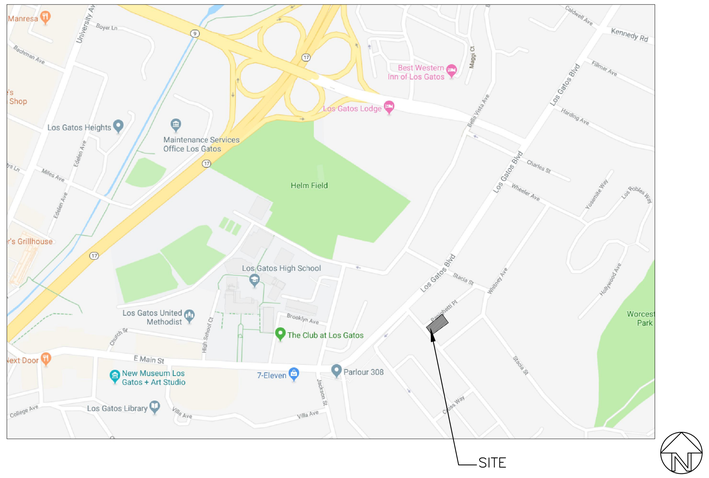
JOB NO:	2190761
DATE:	08-09-19
SCALE:	NO SCALE
DESIGN BY:	DY/AQ
DRAWN BY:	WA
SHEET NO:	SW-1

10 OF 10 SHEETS

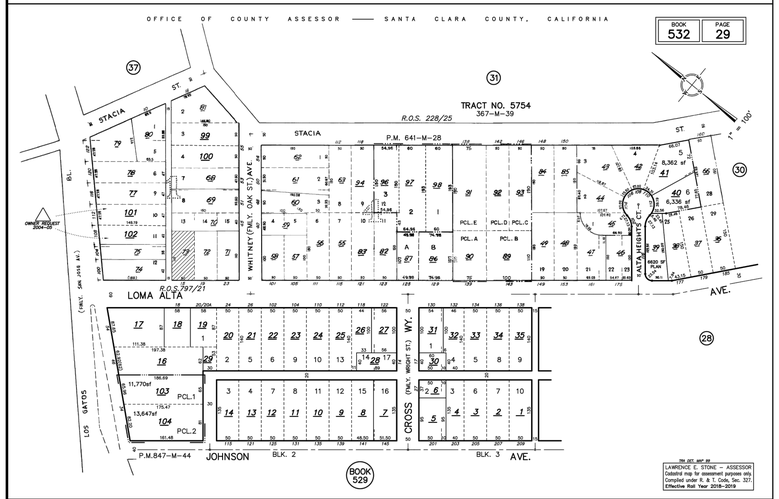
New LOMA ALTA Residence

15 LOMA ALTA AVE. LOS GATOS, CA

VICINITY MAP



PARCEL MAP



APPLICABLE CODES

PART 1.0, CALIFORNIA ADMINISTRATIVE CODE
PART 2.0, 2016 CALIFORNIA BUILDING CODE (CBC)
PART 2.5, 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
PART 3.0, 2016 CALIFORNIA ELECTRIC CODE (CEC)
PART 4.0, 2016 CALIFORNIA MECHANICAL CODE (CMC)
PART 5.0, 2016 CALIFORNIA PLUMBING CODE
PART 6.0, 2016 CALIFORNIA ENERGY CODE
PART 9.0, 2016 CALIFORNIA FIRE CODE
PART 11.0, 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

THE APPLICABLE CODES ARE AS AMENDED BY THE STATE OF CALIFORNIA AND THE TOWN OF LOS GATOS.

PROJECT DESCRIPTION

NEW CONSTRUCTION
2 STORY HOUSE INCLUDING:
3 BEDROOMS
3 BATHROOMS
2 CAR GARAGE
BASEMENT:
1 EXERCISE ROOM
1 BATHROOM
ALL EXISTING BUILD TO BE DEMOLISHED.

PROJECT DATA

Address: 15 Loma Alta
APN: 532-29-073
Lot Size: 0.126 Acres (5500 ft²)
Net Lot Size: 0.126 Acres (5500 ft²)
Zoning District: R 1:8
Occupancy: Currently Unoccupied
Construction Type: Residential

Setbacks	Allowed	Existing	Proposed
Front:	25'	19'-6"	25'
Side:	8'	8'	8'
Panighetti St:	15'	8'	8'
Rear:	8'	1'	3'

FAR	Allowed	Existing	Proposed
House:	1,903 ft²	1,462 ft²	First Floor:1,269 ft² Second Floor:601 ft²
Garage:	542.3 ft²	468 ft²	483 ft²
Total:	2,995.3 ft²	1,930 ft²	2,386 ft²
Basement: Within the Boundary of First Floor		1,274 ft²	708 ft²

Total Proposed Living Area Including Basement: 2,578 ft²
Total Proposed Floor Area Including Basement: 3,061 ft²
Total Proposed Living Area Excluding Basement: 1,870 ft²
Total Proposed Floor Area Excluding Basement: 2,353 ft²
Total Allowable Floor Area Excluding Basement: 1,903 ft²
Total Requested Extra Floor Area: 0.00 ft²

Proposed Floor Area:
First Floor:
Living Area: 1,269 ft²
Garage: 483 ft²
Total: 1,752 ft²
Second Floor:
Living Area: 601 ft²
Total First & Second Floor: 1,870 ft²
Basement: 708 ft²

SHEET INDEX

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A0.2 GREEN POINT RATED
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A1.2 PROPOSED SITE PLAN
A1.3 SHADOW STUDY
A2.1a PROPOSED FIRST
A2.1b PROPOSED BASEMENT FLOOR PLAN
A2.2 PROPOSED SECOND FLOOR PLAN
A2.3 PROPOSED ROOF PLAN
A3.1 PROPOSED ELEVATIONS
A3.2 PROPOSED SECTIONS
A3.4 ELEVATION STUDY
A4.1 OUTDOOR LIGHTING PLAN

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C-1.1 OVERALL SITE PLAN
C-2.0 GRADING & DRAINAGE PLAN
C-2.1 GRADING & DRAINAGE PLAN
C-3.0 SPECIFICATIONS
C-4.0 DETAILS
C-4.1 DETAILS
ER-1 EROSION CONTROL
ER-2 EROSION CONTROL
SW-1 STORMWATER POLLUTION PREVENTION PLAN

SURVEY DRAWING

SU.1 TOPOGRAPHIC SURVEY PLAN

FIRE SPRINKLER NOTES

FIRE SPRINKLERS REQUIRED TO BE INSTALLED IN BOTH THE SINGLE FAMILY HOME AND THE SECONDARY DWELLING UNIT. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWINGS: IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO -FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,6.. SQUARE FEET.
EXCEPTION: A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000 SQUARE FEET OF BUILDING AREA.
NOTE: THE OWNER (S) , OCCUPANT(S) AND ANY CONTRACTOR(S) SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATION, A COMPLETE PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY LGTC

DESIGN PROFESSIONALS

ARCHITECT:
UTAPIA DESIGN & CONSTRUCTION
WWW.UTAPIADC.NET
PHONE: (408) 717-2373
(408) 329-3296

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leabraze.com
2495 Industrial Pkwy
Hayward, CA 94545

GEOLOGIST
ACHIEVEMENT ENGINEERING CORP.
2455 Autumnvale Drive, Unit E
San Jose, CA 95131
(408) 217-9174
info@achieveng.com

TOPOGRAPHIC SURVEY
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San Jose, CA 95127

GEOTECHINAL ENGINEER
American Soil Testing and Engineering, Inc.
735 E. Brokaw Road
San Jose, CA 95112
(408) 559-6400

Utopia
DESIGN & CONSTRUCTION
License Number 1003593
www.utopiadc.net
408-717-2373 408-329-3296

CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

DRAWING TITLE:
COVER SHEET

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE: NTS
JOB No.: –
SHEET No.:

A0.1

SHEET ____ OF ____

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM, VERSION 7.0

Blueprint Scoresheet

PANIGHETTI RESIDENCE

New Home Single Family v. 7.0.2

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Blueprint Page No.
			Possible Points						
CALGreen									
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1		
B. FOUNDATION									
	B5. Structural Pest Controls								
Yes	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1				1			
C. LANDSCAPE									
15.30%	Enter the landscape area percentage								
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	1					1		
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1		
	C3. Resource Efficient Landscapes								
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1			
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1			
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3		
	C4. Minimal Turf in Landscape								
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2		
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	2					2		
Yes	**C6. High-Efficiency Irrigation System**	2					2		
Yes	**C13. Reduced Light Pollution**	1	1						
Yes	**C14. Large Stature Tree(s)**	1	1						
D. STRUCTURAL FRAME AND BUILDING ENVELOPE									
	D3. Engineered Lumber								
Yes	D3.1 Engineered Beams and Headers	1				1			
Yes	D3.2 Wood I-Joists or Web Trusses for Floors	1				1			
E. EXTERIOR									
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1			
	E5. Durable Roofing Materials								
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1			
G. PLUMBING									
	G1. Efficient Distribution of Domestic Hot Water								
Yes	G1.1 Insulated Hot Water Pipes	1		1					
H. HEATING, VENTILATION, AND AIR CONDITIONING									
	H1. Sealed Combustion Units								
Yes	H1.1 Sealed Combustion Furnace	1			1				
Yes	H1.2 Sealed Combustion Water Heater	2			2				
	H3. Effective Ductwork								
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1					
	H5. Advanced Practices for Cooling								
Yes	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	1		1					
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality								
Yes	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R		
Yes	**H8. High Efficiency HVAC Filter (MERV 13+)**	1			1				
Yes	**H10. No Fireplace or Sealed Gas Fireplace**	1			1				
I. RENEWABLE ENERGY									
Yes	**I2. Preparation for Future Photovoltaic Installation**	1		1					
J. BUILDING PERFORMANCE AND TESTING									
	J5. Building Performance Exceeds Title 24 Part 6								
Option 1: Compliance Over Title 24	J5.1 Home Outperforms Title 24 Part 6	25.25		25+					
K. FINISHES									
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2				
L. FLOORING									
≥50%	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**	2			3				
Yes	**L3. Durable Flooring**	1				1			
M. APPLIANCES AND LIGHTING									
Yes	**M1. ENERGY STAR® Dishwasher**	1					1		
	M2. Efficient Clothes Washing and Drying								
CEE Tier 2	M2.1. CEE-Rated Clothes Washer	2		1			2		
Yes	M2.2 Energy Star Dryer	2		2					
	M4. Permanent Centers for Waste Reduction Strategies								
Yes	M4.1 Built-In Recycling Center	1				1			
Yes	M4.2 Built-In Composting Center	1				1			
N. COMMUNITY									
	N1. Smart Development								
Yes	N1.1 Infill Site	2	1			1			
	N3. Pedestrian and Bicycle Access								
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	0	2						
0	Enter the number of Tier 1 services								
0	Enter the number of Tier 2 services								
Yes	N3.2 Connection to Pedestrian Pathways	1	1						
	N5. Social Interaction								
Yes	N5.1 Residence Entries with Views to Callers	1	1						
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1						
Yes	N5.3 Porches Oriented to Street and Public Space	1	1						
O. OTHER									
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R		
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5		
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R		
Summary			Community	Energy	IAQ/Health	Resources	Water		
	Total Available Points in Specific Categories	301.5	29	75.5	60	87	50		
	Minimum Points Required in Specific Categories	50	2	25	6	6	6		
	Total Points Targeted	**78.3**	**7.0**	**33.8**	**10.0**	**13.0**	**14.5**		

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CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

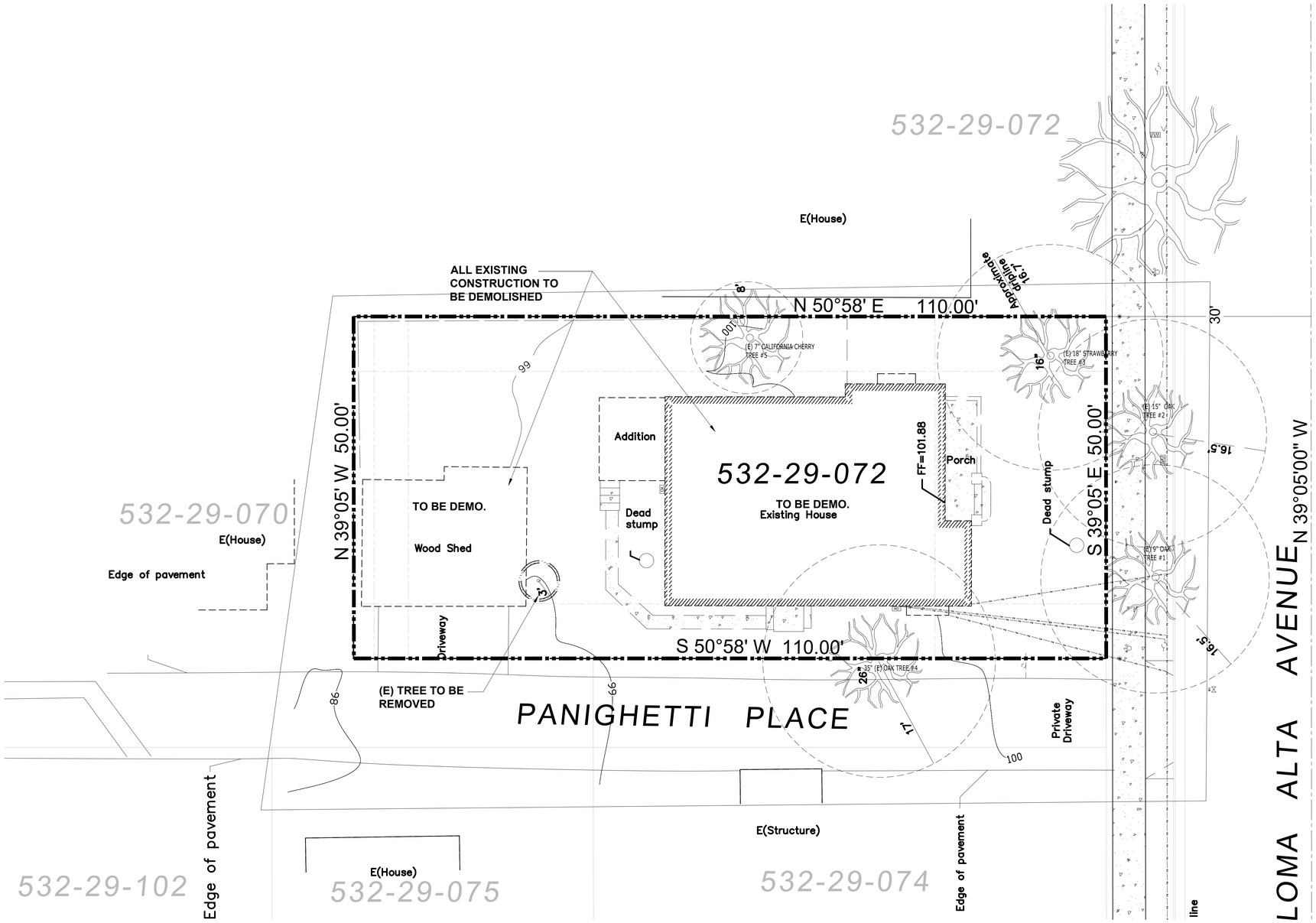
DRAWING TITLE:
GREEN POINT RATED

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE: NTS
JOB No.: –
SHEET No.:

A0.2

SHEET ____ OF ____



1 EXISTING / DEMOLITION SITE PLAN

1/8"=1'-0"

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CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

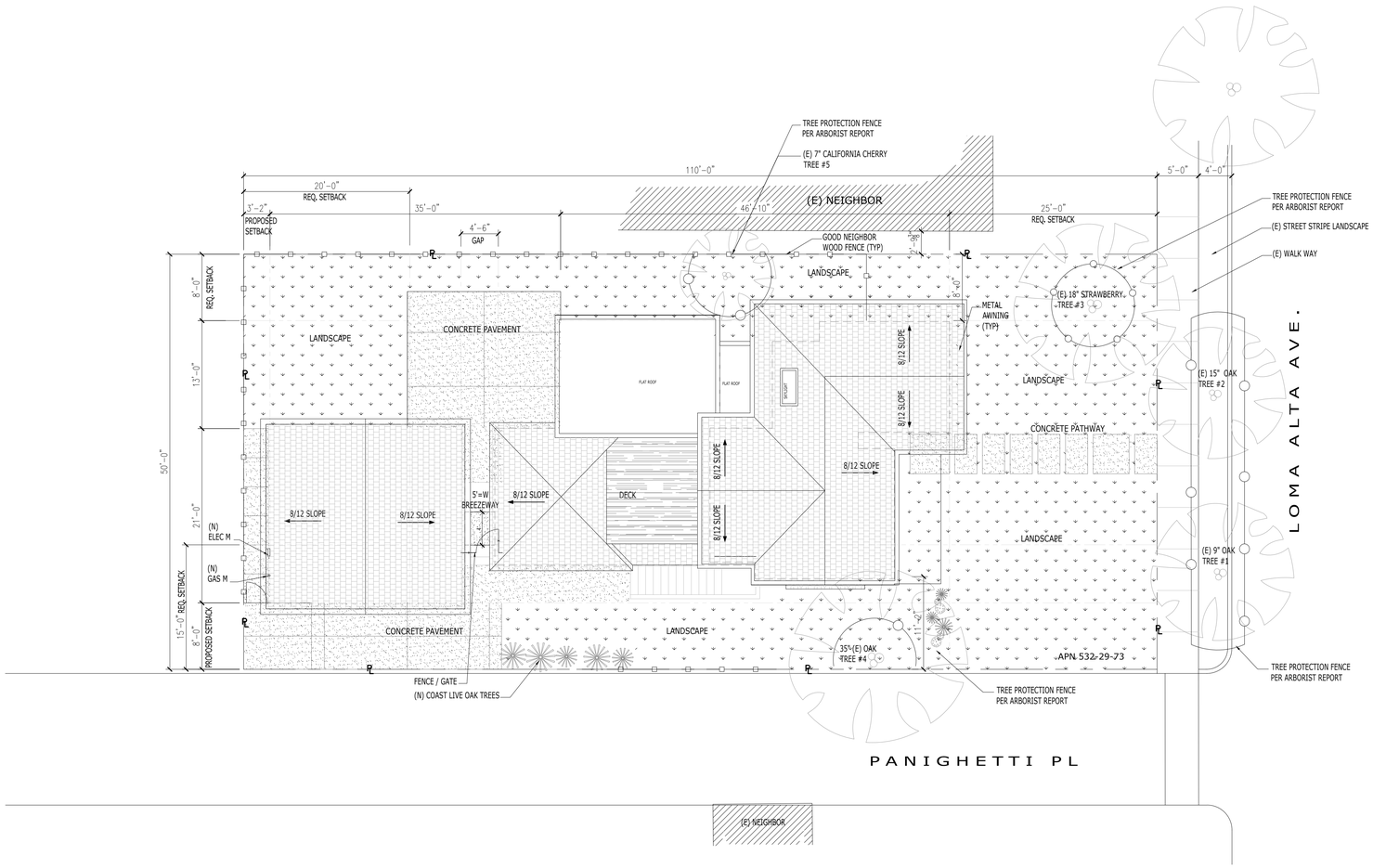
DRAWING TITLE:
EXISTING SITE PLAN

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A1.1

SHEET ____ OF ____



1 PROPOSED SITE PLAN

1/8"=1'-0"

FIRE DEPARTMENT NOTES:
WATER SUPPLY REQUIREMENTS:
POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYORS. SUCH REQUIREMENTS SHALL BE INCORPORATE TO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND / OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL BE GRANTED BY THE OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2016 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.

CONSTRUCTION SITE FIRE AND SAFETY:
ALL CONSTRUCTION SITE MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS AN SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT, CFC CHPP. 33

WILDLAND-URBAN INTERFACE:
THIS PROJECT IS LOCATED WITHIN THE DESIGNATED WILDLAND-URBAN INTERFACE FIE AREA. THE BUILDING CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF CALIFORNIA BUILDING CODE (CBC) CHAPTER 7A. NOTE THAT VEGETATION CLEARANCE SHALL BE IN COMPLIANCE WITH CBC SECTION 701A.3.2.4 PRIOR TO PROJECT FINAL APPROVAL. CHECK WITH THE PLANNING DEPARTMENT FOR RELATED LANDSCAPE PLAN REQUIREMENTS.

SYMBOL LEGEND

- CONCRETE PAD
- PAVER (MATERIAL TBD)
- SHINGLE ROOF
- SHINGLE AWNING
- LAWN

2 FENCE DETAIL OR SIMILAR FOR REFERENCE ONLY

NTS

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CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

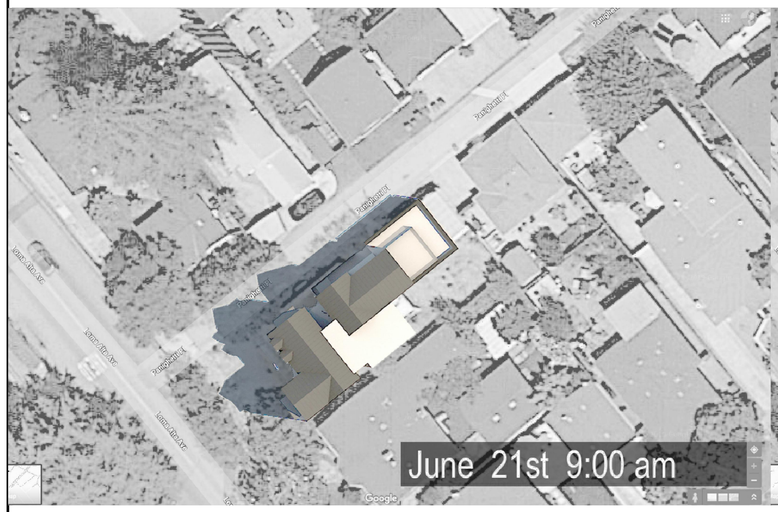
DRAWING TITLE:
PROPOSED SITE PLAN

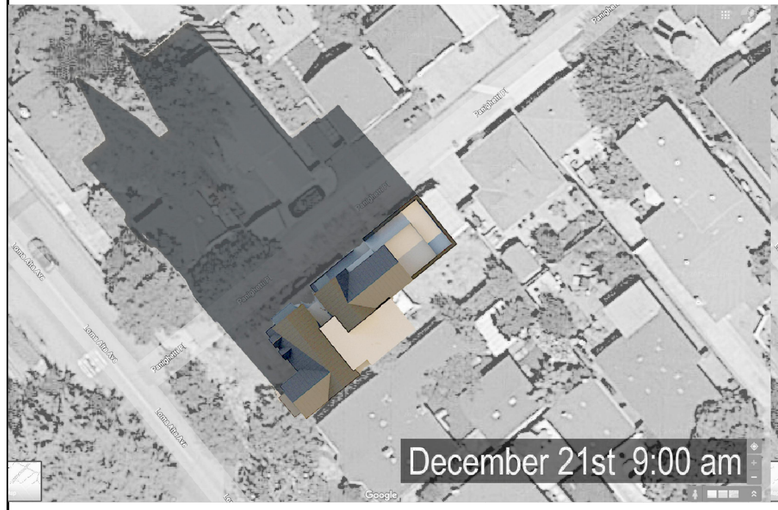
REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A1.2

SHEET ____ OF ____





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CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

DRAWING TITLE:
JUN. 21st & DEC. 21st
SHADOW STUDY

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE: NTS
JOB No.: –
SHEET No.:

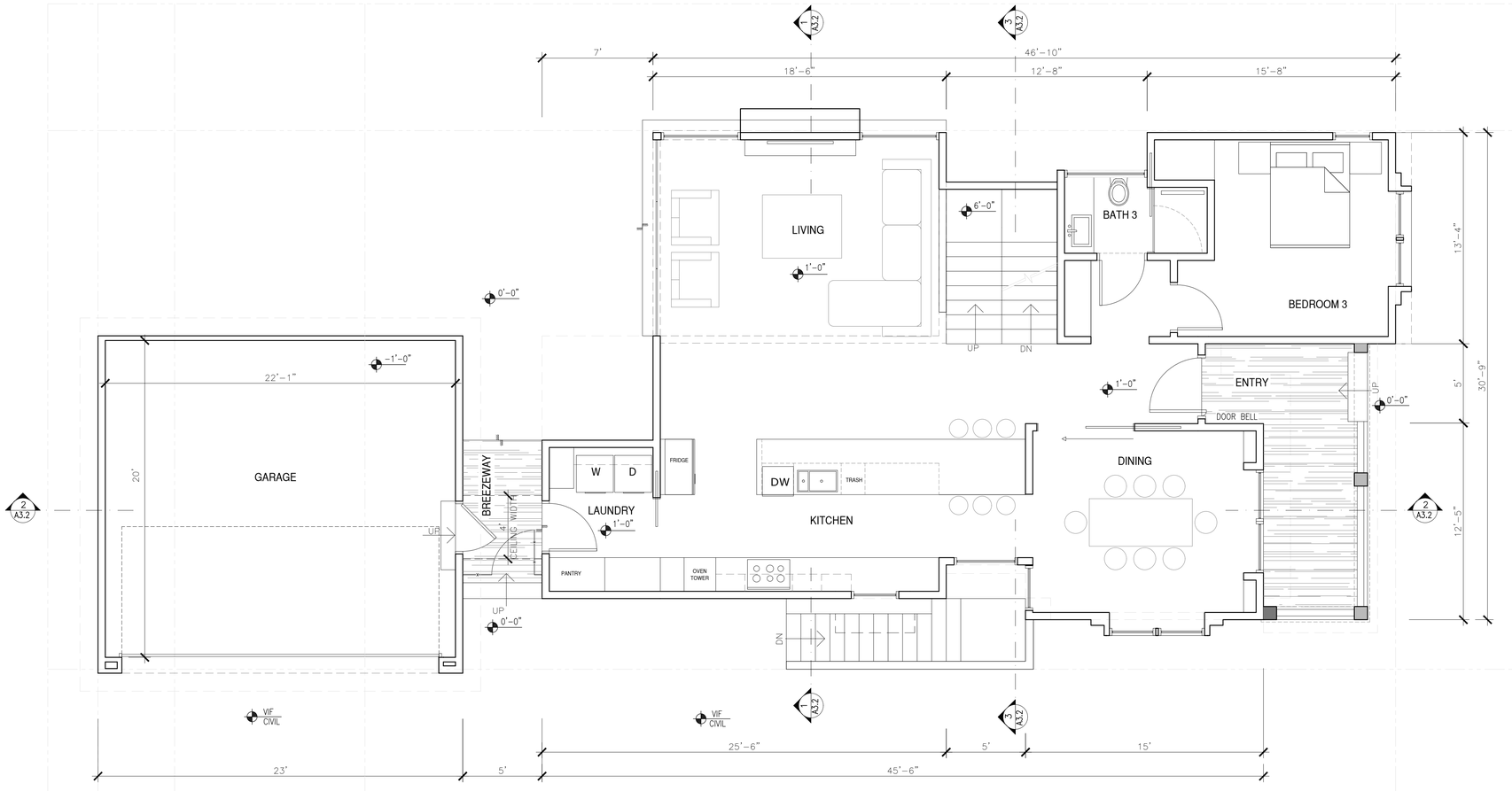
A1.3

SHEET ____ OF ____

3/15/2020 8:09 PM UPDATED

NOTE:

1. PER TOWN RESIDENTIAL ACCESSIBILITY STANDARD (1994-61), NEW RESIDENTIAL SHALL BE DESIGNED WITH ADAPTABILITY FEATURES FOR SINGLE-FAMILY RESIDENCES:
   A. WOOD BACKING (2"x8" MIN.) SHALL BE PROVIDED IN ALL BATHROOM WALLS, AT WATER CLOSETS, SHOWERS, AND BATHTUBS LOCATED 34" FROM THE FLOOR TO THE CENTER OF THE BACKING, SUITABLE FOR THE INSULATION OF GRAB BARS IF NEEDED IN THE FUTURE.
   B. ALL PASSAGE DOORS SHALL BE AT LEAST 32" DOORS ON THE ACCESSIBLE FLOOR LEVEL.
   C. THE PRIMARY ENTRANCE DOOR SHALL BE 36"" WIDE DOOR INCLUDING A 5'x5' LEVEL LANDING, NO MORE THAN 1" OUT OF PLANE WITH THE IMMEDIATE INTERIOR FLOOR LEVEL AND WITH AN 18" CLEARANCE AT INTERIOR STRIKE EDGE.
2. A DOOR BUZZER, BELL OR CHIME SHALL BE HARD WIRED AT PRIMARY ENTRANCE
3. ADDRESS DEDICATION:
   NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBER SHALL BE PROVIDED IN ADDITIONAL APPROVE LOCATIONS OF FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MINIMUM OF 4 INCHES (101.6 mm) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 mm). WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1 .



1 FIRST FLOOR PLAN

¼"=1'-0"

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CONSULTANT:

CLIENT: LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

DRAWING TITLE: PROPOSED FIRST AND BASEMENT FLOOR PLAN

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A2.1a

SHEET ____ OF ____

NOTE:

1. PER TOWN RESIDENTIAL ACCESSIBILITY STANDARD (1994-61), NEW RESIDENTIAL SHALL BE DESIGNED WITH ADAPTABILITY FEATURES FOR SINGLE-FAMILY RESIDENCES:
   A. WOOD BACKING (2"x8" MIN.) SHALL BE PROVIDED IN ALL BATHROOM WALLS, AT WATER CLOSETS, SHOWERS, AND BATHTUBS LOCATED 34" FROM THE FLOOR TO THE CENTER OF THE BACKING, SUITABLE FOR THE INSULATION OF GRAB BARS IF NEEDED IN THE FUTURE.
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   C. THE PRIMARY ENTRANCE DOOR SHALL BE 36"" WIDE DOOR INCLUDING A 5'x5' LEVEL LANDING, NO MORE THAN 1" OUT OF PLANE WITH THE IMMEDIATE INTERIOR FLOOR LEVEL AND WITH AN 18" CLEARANCE AT INTERIOR STRIKE EDGE.
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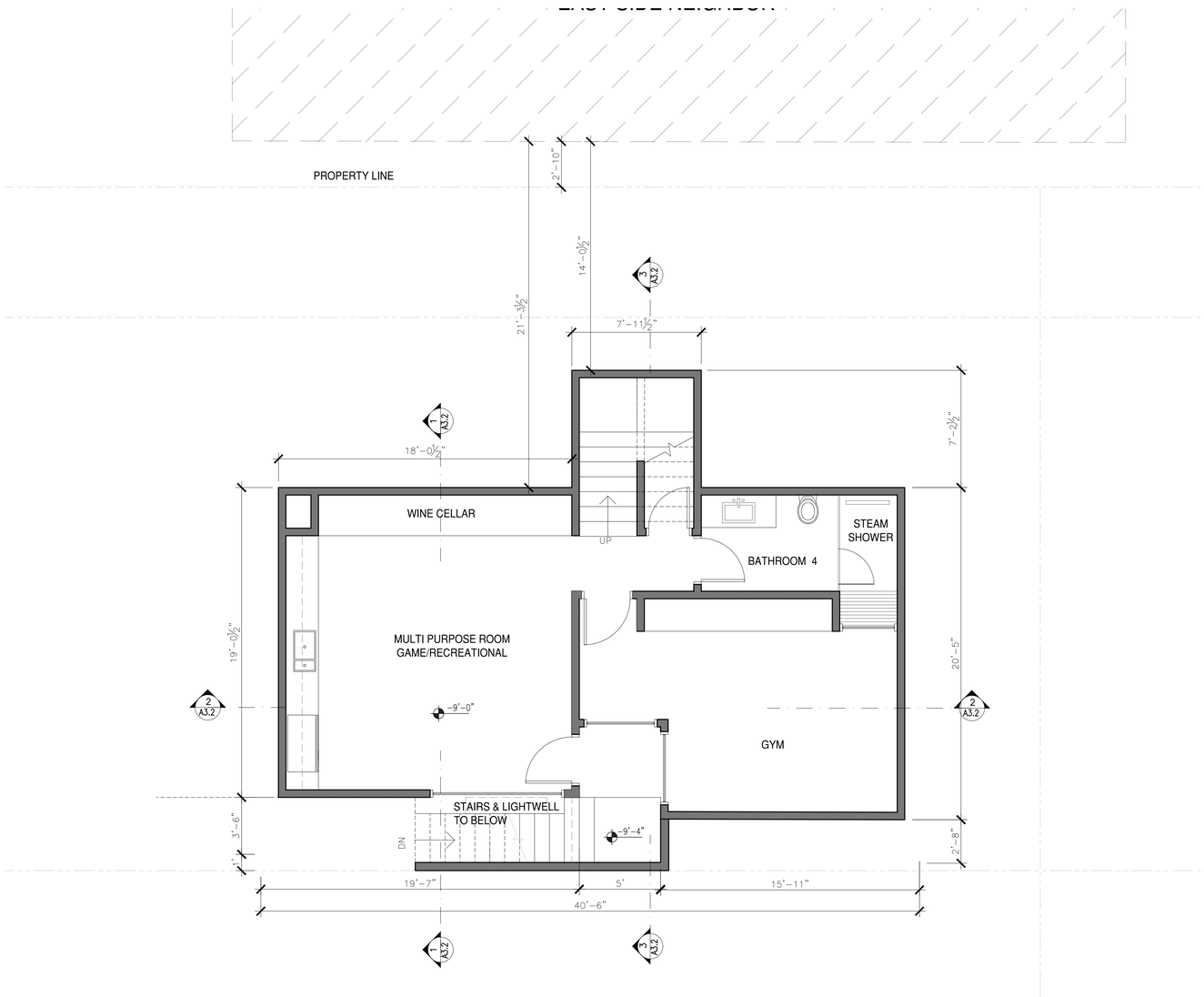

2 BASEMENT PLAN

¼"=1'-0"

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CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

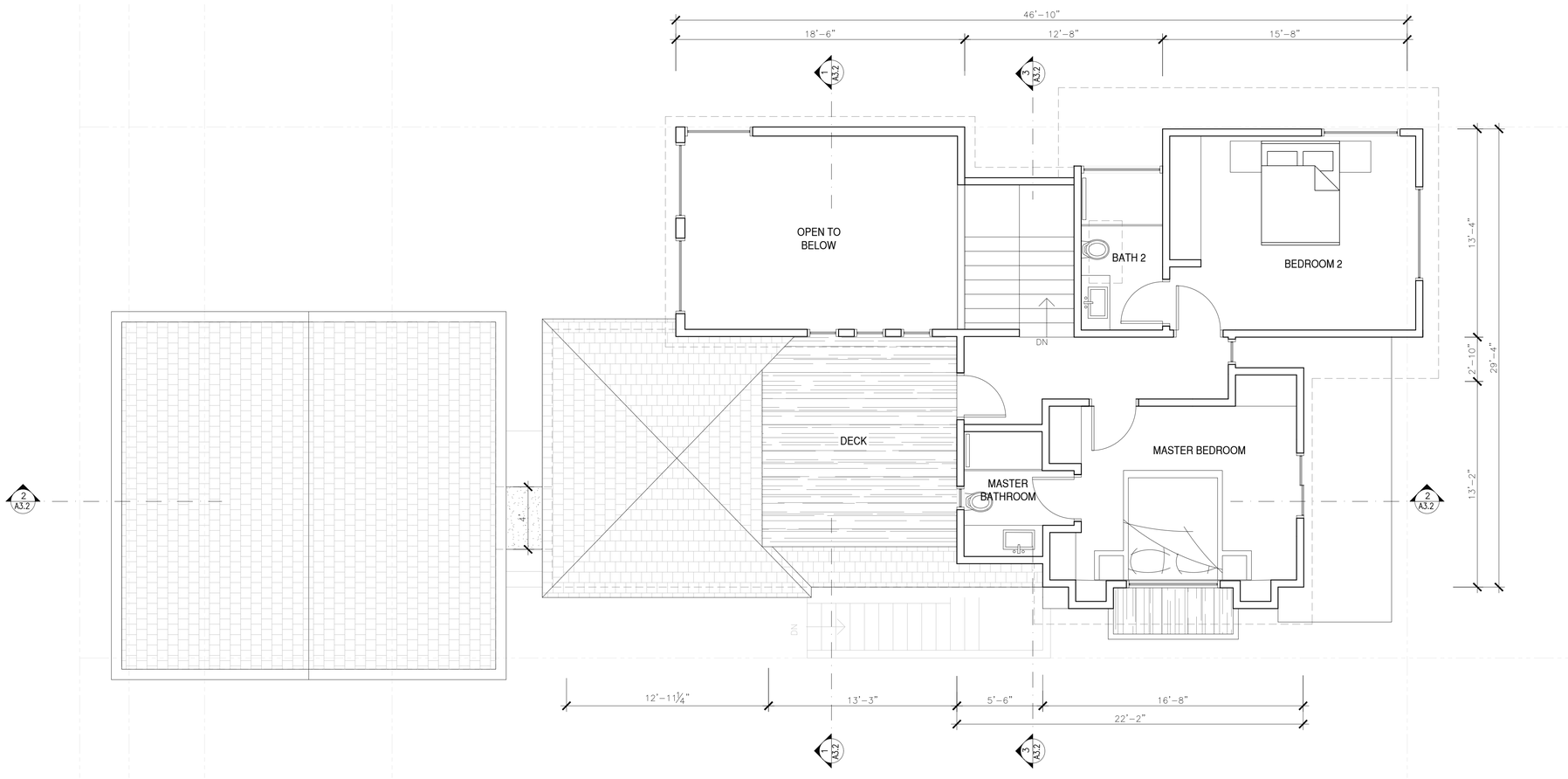
DRAWING TITLE:
PROPOSED BASEMENT FLOOR PLAN

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A2.1b

SHEET ____ OF ____



1 SECOND FLOOR PLAN

¼"=1'-0"

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CONSULTANT:

CLIENT: LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

DRAWING TITLE: PROPOSED SECOND FLOOR PLAN

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A2.2

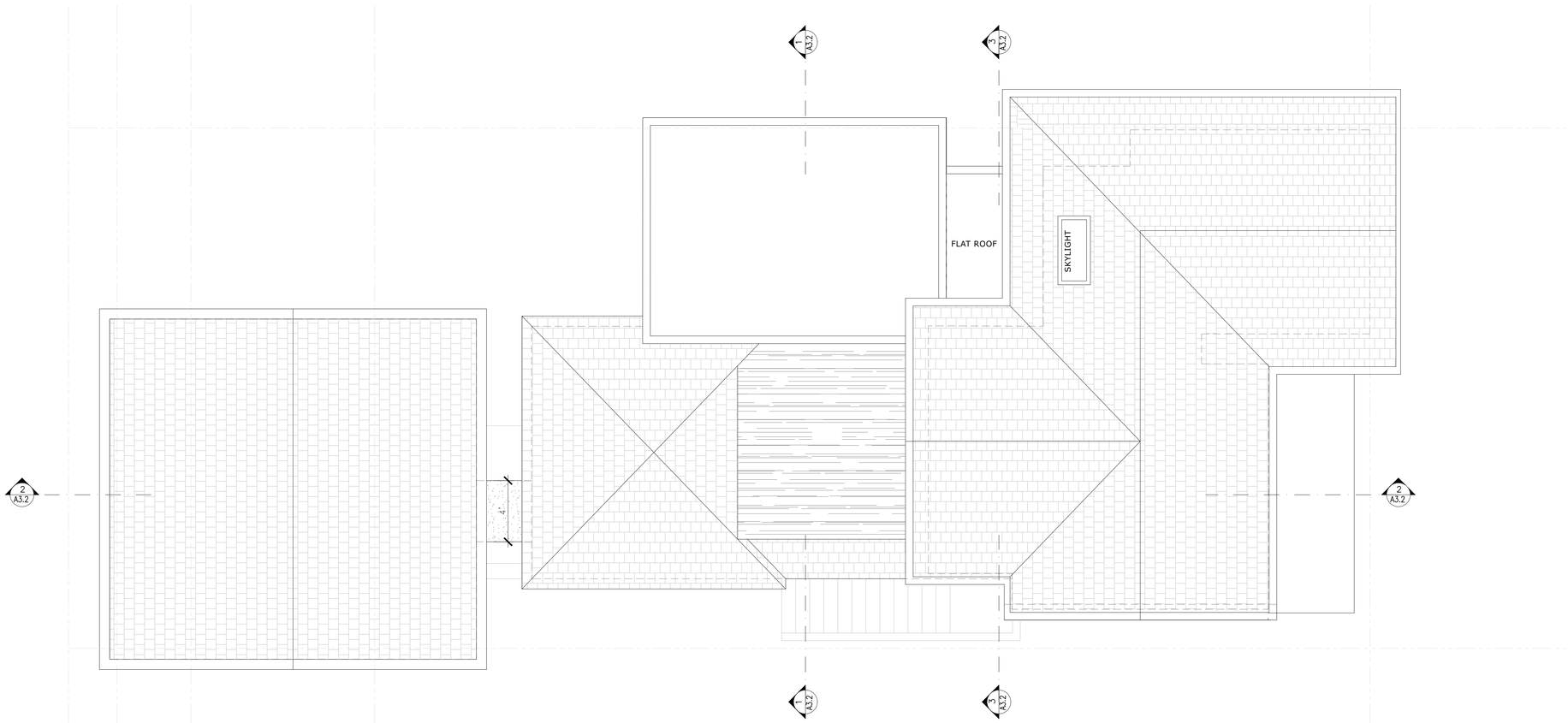
SHEET ____ OF ____

SYMBOL LEGEND

SHINGLE ROOFING

FLAT BALCONY

SHINGLE AWNING



1 ROOF PLAN

¼"=1'-0"

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CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

DRAWING TITLE:
PROPOSED ROOF PLAN

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A2.3

SHEET ____ OF ____

1 ELEVATION @ PANIGEHTTI PL

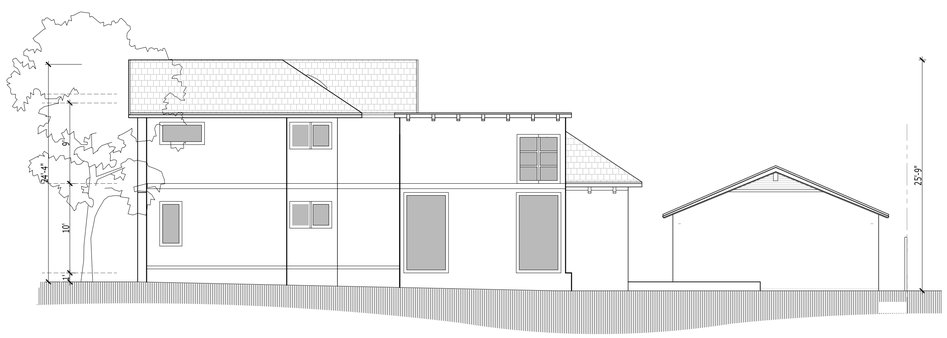
⅛"=1'-0"

2 FRONT ELEVATION @ LOMA ALTA AVE.

⅛"=1'-0"

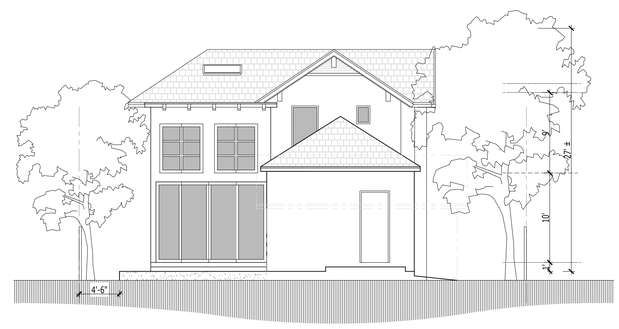
SYMBOL LEGEND

- SHINGLE ROOFING
- SHINGLE AWNING
- CEMENT PLASTER
- LAMINATE FINISH DOOR
- PLEXIGLASS GUARDRAIL BY MANUFACTURE
- WOOD FRAME WINDOW AND DOORS



3 SIDE ELEVATION

⅛"=1'-0"



4 REAR ELEVATION

⅛"=1'-0"

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CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

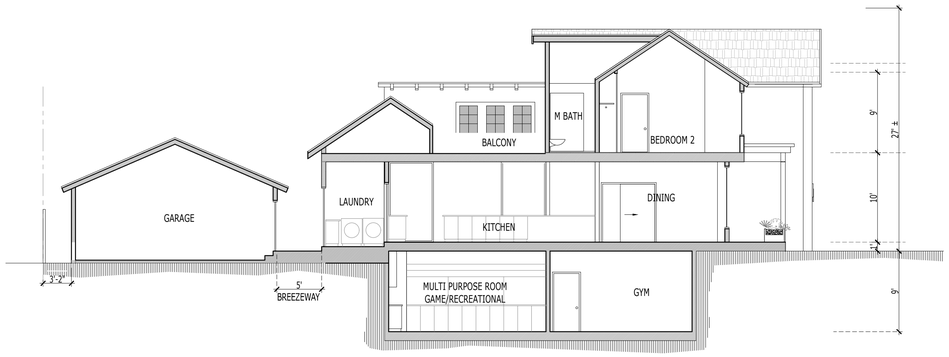
DRAWING TITLE:
BUILDING ELEVATIONS

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A3.1a

SHEET ____ OF ____

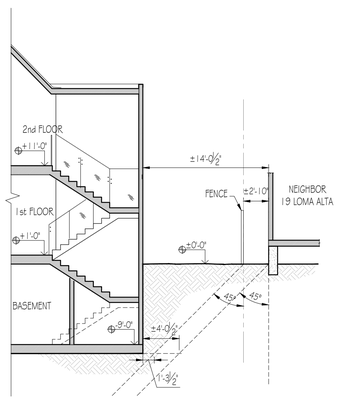


2 BUILDING SECTION

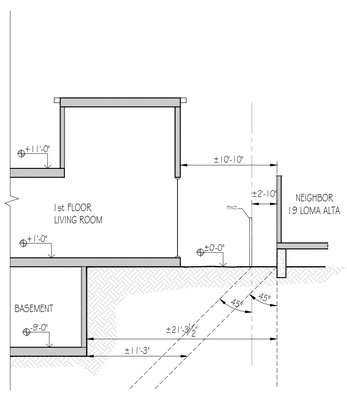
⅛"=1'-0"

1 BUILDING SECTION

⅛"=1'-0"



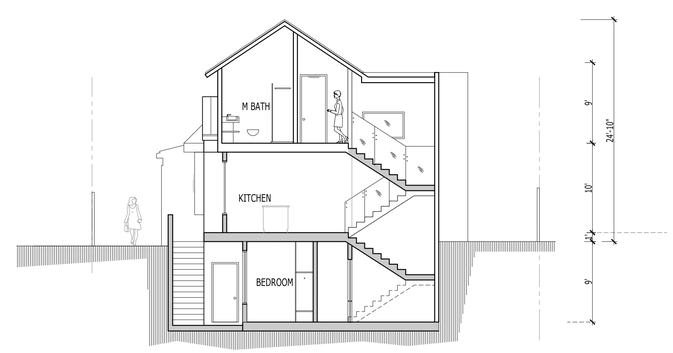
@ SECTION – 2



@ SECTION – 1

5 BASEMENT VS NEIGHBOR

⅛"=1'-0"



3 BUILDING SECTION

⅛"=1'-0"

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CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

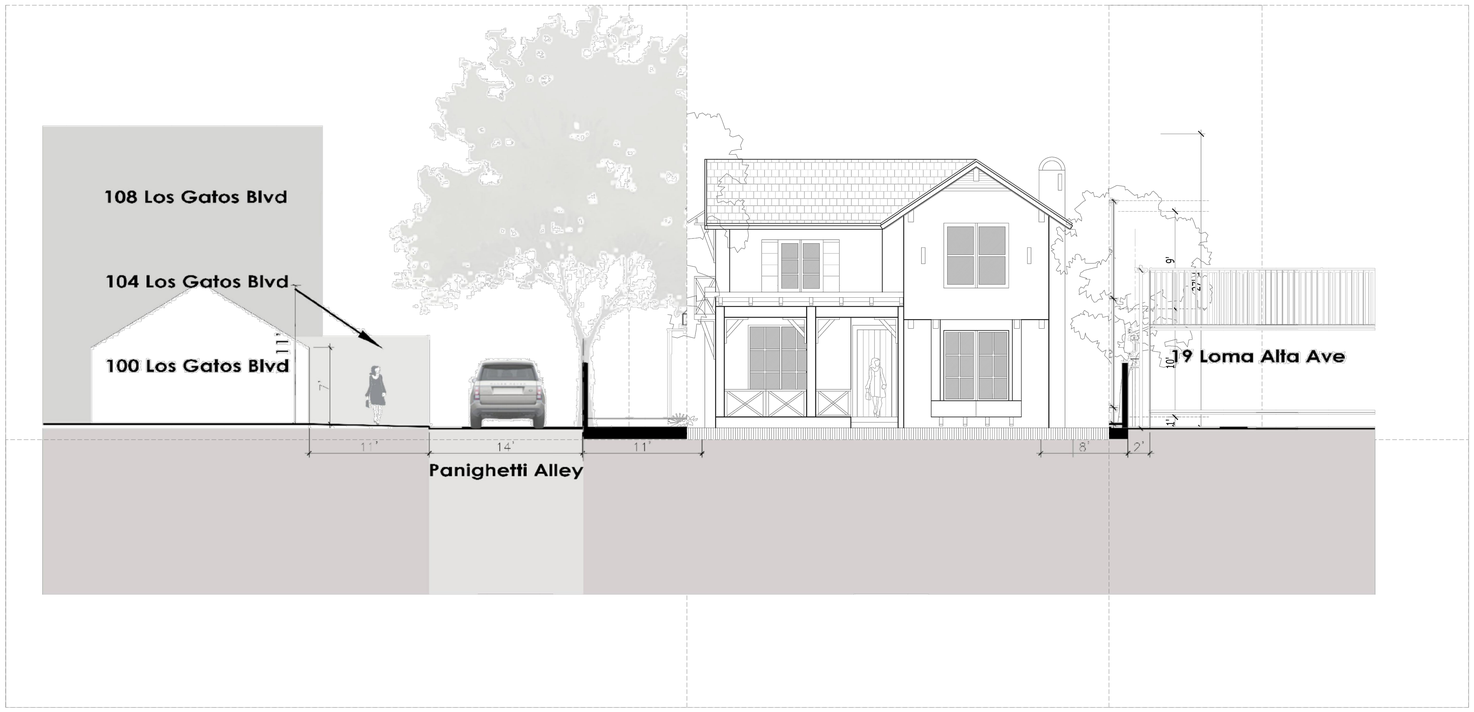
DRAWING TITLE:
BUILDING SECTIONS

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A3.2

SHEET ____ OF ____



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CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

DRAWING TITLE:
ELEVATION STUDY

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

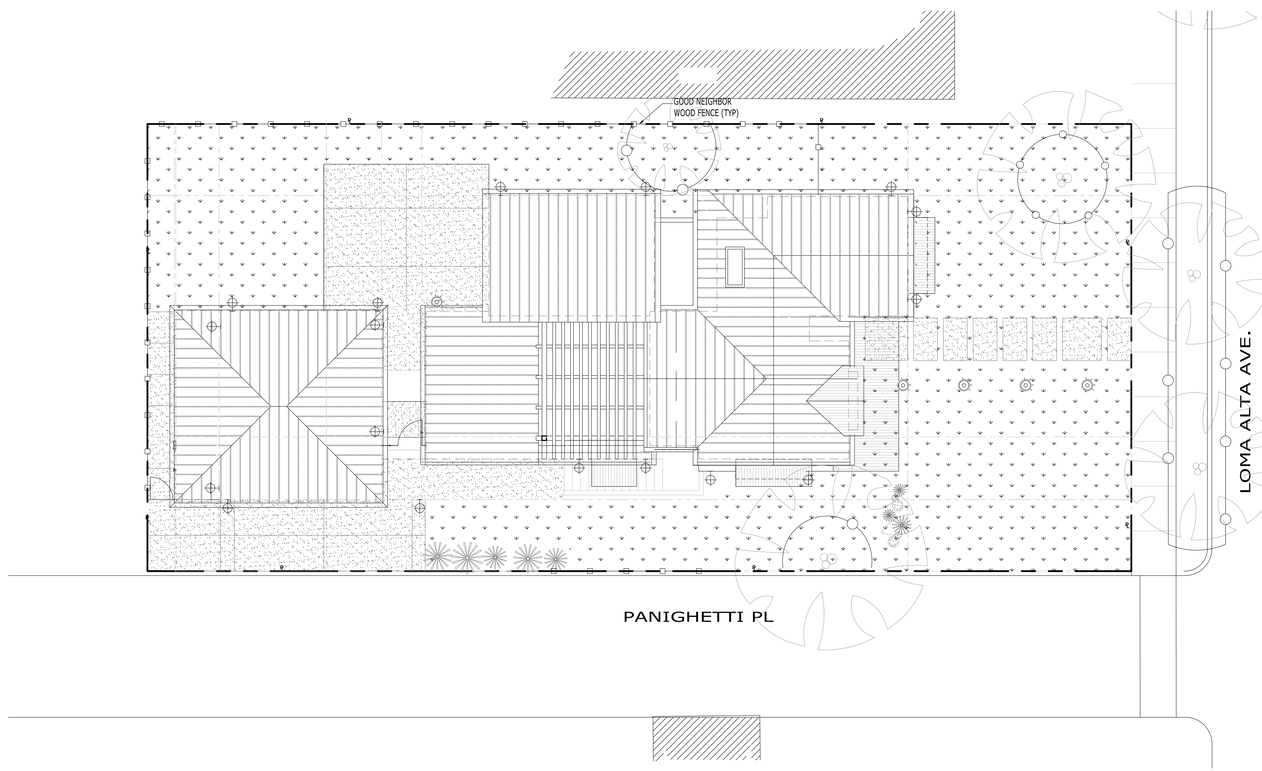
DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A3.4

SHEET ____ OF ____

SYMBOL LEGEND

- WALL MOUNT LIGHT
- BOLLARD LIGHT
- UNDER STEPS LIGHT
- NEW INTERLOCK PAVER
- LANDSCAP
- CONCRETE PAD



1 PROPOSED SITE LIGHTING PLAN

1/8"=1'-0"

Utopia
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408-717-2373 408-329-3296

CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

DRAWING TITLE:
PROPOSED SITE LIGHTING PLAN

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A4.1

SHEET ____ OF ____

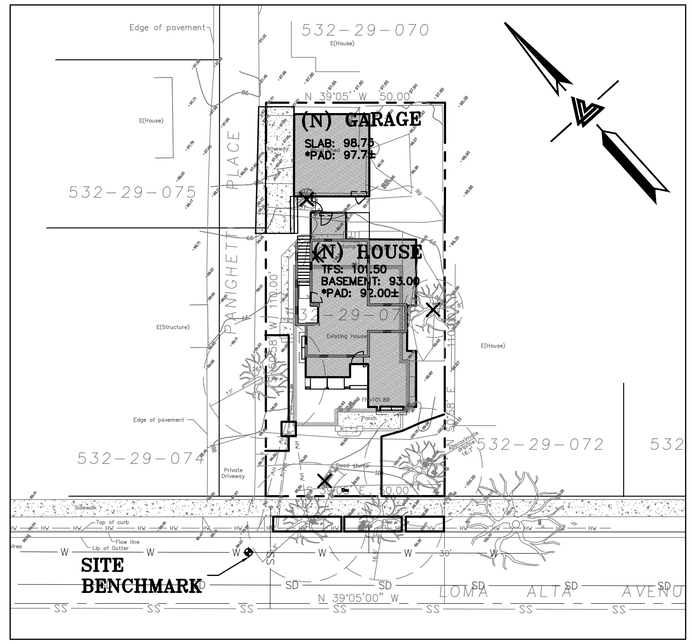
LOMA RESIDENCE
15 LOMA ALTA AVENUE
LOS GATOS, CALIFORNIA

LEGEND

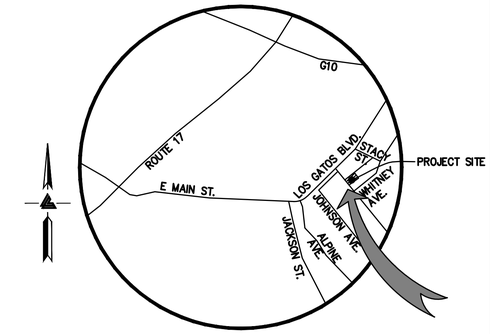
EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	RW RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.57 INV	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
XX" TREE		TREE TO BE REMOVED

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
℄	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
		PIV	POST INDICATOR VALVE
		PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	P.	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or –TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TOW	TOP OF WALL
		TEMP	TEMPORARY
HORIZ	HORIZONTAL	TP	TOP OF PAVEMENT
HI PT	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK	TYP	TYPICAL
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W/	WITH
JP	JOINT UTILITY POLE	W, WL	WATER LINE
L	LENGTH	WM	WATER METER
LNDG	LANDING	WWF	WELDED WIRE FABRIC



KEY MAP
1" = 20'



VICINITY MAP
NTS

PROJECT BENCHMARK

TOP OF WATER VALVE AT FRONT OF PROPERTY.
(SEE SHEET C-1.1 FOR LOCATION)
ELEVATION = 99.47 (FROM SURVEY).

OWNER'S INFORMATION

OWNER:
BAB INVESTMENTS GROUP LLC
C/O BAHAR MASARATI
15 LOMA ALTA AVENUE
LOS GATOS, CA 95030

APN: 532-29-073

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY ALVAREZ & ASSOCIATES, INC. ENTITLED;
"TOPOGRAPHIC SURVEY"
15 LOMA ALTA AVENUE
LOS GATOS, CA
DATED: 4-9-19
2. SITE PLAN BY UTOPIA DESIGN & CONSTRUCTION ENTITLED: 1
"LOMA RESIDENCE"
15 LOMA ALTA AVENUE
LOS GATOS, CA
DATED: 3-30-19
UPDATED: 02-03-20

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

1

GROSS SITE AREA	5,500 SQUARE FEET (0.126 ACRE)			
TOTAL DISTURBED AREA	5,500 SQUARE FEET (0.126 ACRE)			
AVERAGE LOT SLOPE	2.29%			
IMPERVIOUS AREAS	EXISTING TOTAL S.F.	REMOVED TOTAL S.F.	NEW TOTAL S.F.	PROPOSED TOTAL S.F.
HOUSE & GARAGE*	1,920	1,920	1,770	1,770
DRIVEWAY & PARKING	145	145	283	283
POOL & SPA	0	0	0	0
PATIOS, WALKWAYS & PADS	105	105	741	741
TOTAL IMPERVIOUS AREA	2,170	2,170	2,794	2,794
NET CHANGE IN IMPERVIOUS AREA (624 SQFT.)				
*SQUARE FOOTAGES BASED ON ARCHITECT SUPPLIED INFORMATION				

BASIS OF BEARINGS
(PROVIDED FROM TOPO BY ALVAREZ & ASSOCIATES, INC.)

THE BEARING N 39°05'00" W, OF THE CENTERLINE OF LOMA ALTA AVENUE AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 797 OF MAPS AT PAGE 21, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

NOTES
(PROVIDED FROM TOPO BY ALVAREZ & ASSOCIATES, INC.)

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
2. UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
3. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
4. FINISH FLOOR ELEVATION IS TAKEN AT DOOR THRESHOLD (EXTERIOR)
5. GROUND ELEVATIONS ARE BASED ON AN ASSUMED BENCHMARK OF 100.00'
6. R.O.S. 797 M 21

LEGEND
(PROVIDED FROM TOPO BY ALVAREZ & ASSOCIATES, INC.)

- INDICATES DISTINCTIVE BORDER
- INDICATES ORIGINAL LOT LINE PER MAP OF TRACT NO. 13
- CENTER LINE
- FOUND STANDARD STREET MONUMENT
- GAS METER
- ELECTRICAL METER
- WATER METER
- POWER POLE
- GUY WIRE AND ANCHOR
- JOINT POLE
- SEWER CLEANOUT
- SEWER MANHOLE

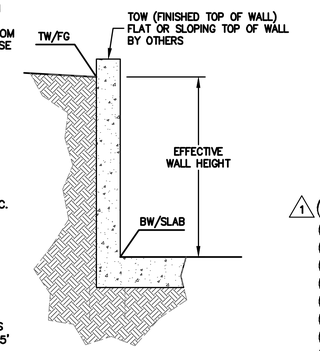
ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT 1	220	5	225 1
FILL	0	25	25
EXPORT			200 1

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

RETAINING WALL NOTES (GRADING INFORMATION)

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT (BY OTHERS).
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116.
aabaya@leabraze.com

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

1-800-227-2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

1 SHEET INDEX

C-1.0	TITLE SHEET
C-1.1	OVERALL SITE PLAN
C-2.0	GRADING & DRAINAGE PLAN
C-2.1	GRADING & DRAINAGE PLAN
C-3.0	SPECIFICATIONS
C-4.0	DETAILS
C-4.1	DETAILS
ER-1	EROSION CONTROL
ER-2	EROSION CONTROL DETAILS
SW-1	STORMWATER POLLUTION PREVENTION PLAN

REGISTERED PROFESSIONAL ENGINEER ALEXANDER CARRASCO No. C79655 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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WWW.LEABRAZE.COM

LOMA RESIDENCE
15 LOMA ALTA AVENUE
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 532-29-073

TITLE SHEET

1	PLAN REV 02-05-20	TT
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–		–
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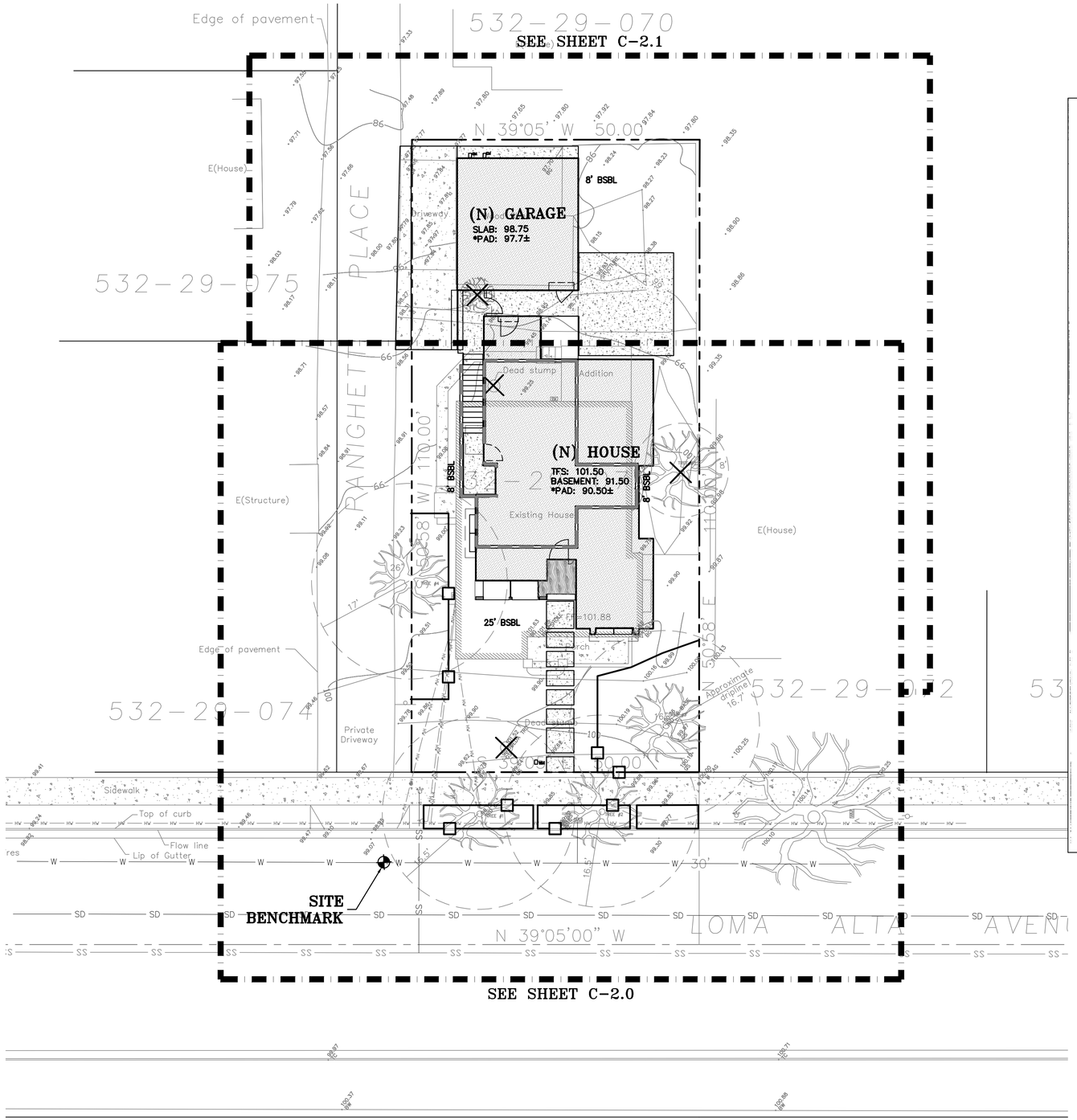
–		–
	REVISIONS	BY

JOB NO:	2190761
DATE:	08-09-19
SCALE:	AS NOTED
DESIGN BY:	DY/AQ
DRAWN BY:	WA
SHEET NO:	C-1.0

01 OF 10 SHEETS



TYPICAL SEWER NOTE

WEST VALLEY SANITATION DISTRICT, SANTA CLARA COUNTY

GENERAL NOTES

1. All material and methods of construction for sanitary sewers must conform to the Standard Specifications of West Valley Sanitation District. Inspection of sanitary sewer work will be carried out by said District located at 100 E. Sunnyoaks Avenue, Campbell, California. Notify District office 48 hours before requiring inspection. Telephone (408) 378-2407.

2. Unless otherwise indicated on the improvement plans, sewer pipe options are vitrified clay and PVC SDR 26 (or better.)

3. 3/4" crushed aggregate (per Section 200-1.2) shall be used for pipe bedding as set forth in Section 306-1.2.1 of the 2006 Edition of the "Greenbook" (Standard Specifications for Public Works Construction).

4. A building sewer shall be constructed for each residence, minimum slope 2%. The underground contractor shall install a clean-out for each building sewer.

5. Engineer shall submit a set of cut sheets in a form approved by the District at least one working day prior to the start of construction. Approved plan revisions requiring changes in grade or alignment will require submittal of revised cut sheets before construction.

6. Underground contractor shall be appropriately licensed and comply with District's insurance coverage and performance bond requirements.

7. Prior to construction, underground contractor to obtain excavation permit from _____.

8. Contractor shall obtain inquiry identification number from USA (800) 227-2600.

9. West Valley Sanitation District, Ordinance Code Sec. 6.060, requires the installation of a back-flow protective device in the building plumbing system when the lowest floor level is below the next upstream manhole or vertical riser rim.

10. It is the Contractor's responsibility to "pothole" any utility crossings or other underground obstructions before proceeding with construction. The Contractor should coordinate with the Design Engineer to verify the elevation and alignment of any underground appurtenances. Failure to verify locations in advance may result in construction delays pending design revisions and re-submittals for approval.

11. Contractor shall exercise proper safety procedures when working in confined space in accordance with the latest CAL/OSHA provisions.

12. All sanitary sewer lines, including 4-inch building sewers, will be TV-inspected by WVSD.

13. To accommodate the TV-inspection of sewer lines 6" or larger, the contractor will air test, ball, mandrel (for plastic pipe), and flush the system. It will be the responsibility of the contractor to insure access to the manhole. In the event the TV-inspection crew arrives to find they are unable to conduct the TV-inspections because of buried manholes, equipment or materials in the way, etc., then the developer or contractor will be charged for the time spent by WVSD.

Approved As To Design Only, Based On Information Submitted Hereon.

0 5 10 20

SCALE: 1" = 10'

NOTE:
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REGISTERED PROFESSIONAL ENGINEER DAVID YAMAGUCHI CIVIL No. C79655 STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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APN: 532-29-073

OVERALL SITE PLAN

1	PLAN REV 02-05-20	TT
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	REVISIONS	BY

JOB NO:	2190761
DATE:	08-09-19
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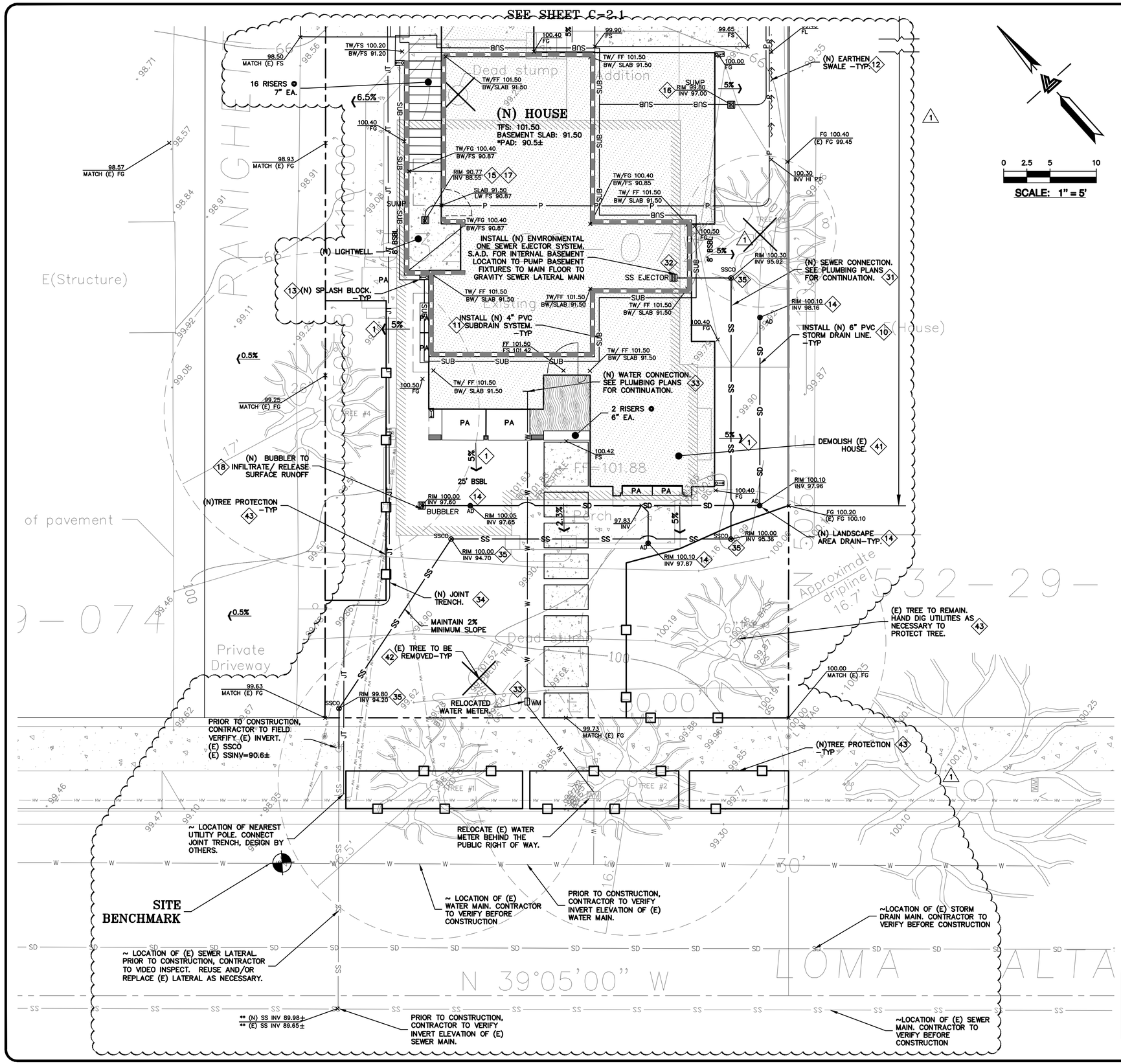
DESIGN BY:	DY/AQ
DRAWN BY:	WA
SHEET NO:	C-1.1

02 OF 10 SHEETS



FLATWORK KEYNOTES 1 TO 6

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
3. PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
4. (N) CONCRETE DRIVEWAY. SEE DETAIL 2 ON SHEET C-4.0.
5. (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 1 ON SHEET C-4.0.
6. (N) WOOD DECK. SEE ARCHITECTURAL PLANS.

STORM DRAIN KEYNOTES 10 TO 18

10. INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
11. INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.
12. CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 6 ON SHEET C-4.0.
13. DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL 3 ON SHEET C-4.0.
14. INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE). SEE DETAIL 4 ON SHEET C-4.0.
15. INSTALL (N) LIGHTWELL OVERFLOW DRAIN. SEE DETAIL 2 ON SHEET C-4.1.
16. INSTALL (N) SUMP PUMP FOR SUBDRAIN SYSTEM. SEE DETAIL 1 ON SHEET C-4.1.
17. INSTALL (N) SUMP PUMP FOR LIGHTWELL DRAINAGE. SEE DETAIL 3 ON SHEET C-4.1.
18. INSTALL (N) BUBBLER BOX. SEE DETAIL 5 ON SHEET C-4.0.

UTILITIES KEYNOTES 31 TO 34

31. INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.
32. INSTALL (N) ENVIRONMENTAL ONE SEWER EJECTOR SYSTEM. SEE DETAIL 4 ON SHEET C-4.1.
33. CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
34. INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV, TELEPHONE & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.
35. INSTALL (N) SEWER CLEAN-OUT TO GRADE. SEE DETAIL 5 ON SHEET C-4.1

DEMOLITION KEYNOTES 41 TO 43

41. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
42. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
43. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.

**** SEWER NOTE:**
PROJECT SURVEY DID NOT LOCATE SEWER MAIN, SSMH, AND DEPTH. PROJECT ASSUMED DEPTH OF MAIN IS 6 FEET. CONTRACTOR TO POTHOLE AND VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION. OBTAIN PLANS FROM WVSD PRIOR TO WORK FOR SEWER CONNECTIVITY.

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REGISTERED PROFESSIONAL ENGINEER WALTER CARLO No. C79655 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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GRADING & DRAINAGE PLAN

REVISIONS	BY
1 PLAN REV 02-05-20	TT
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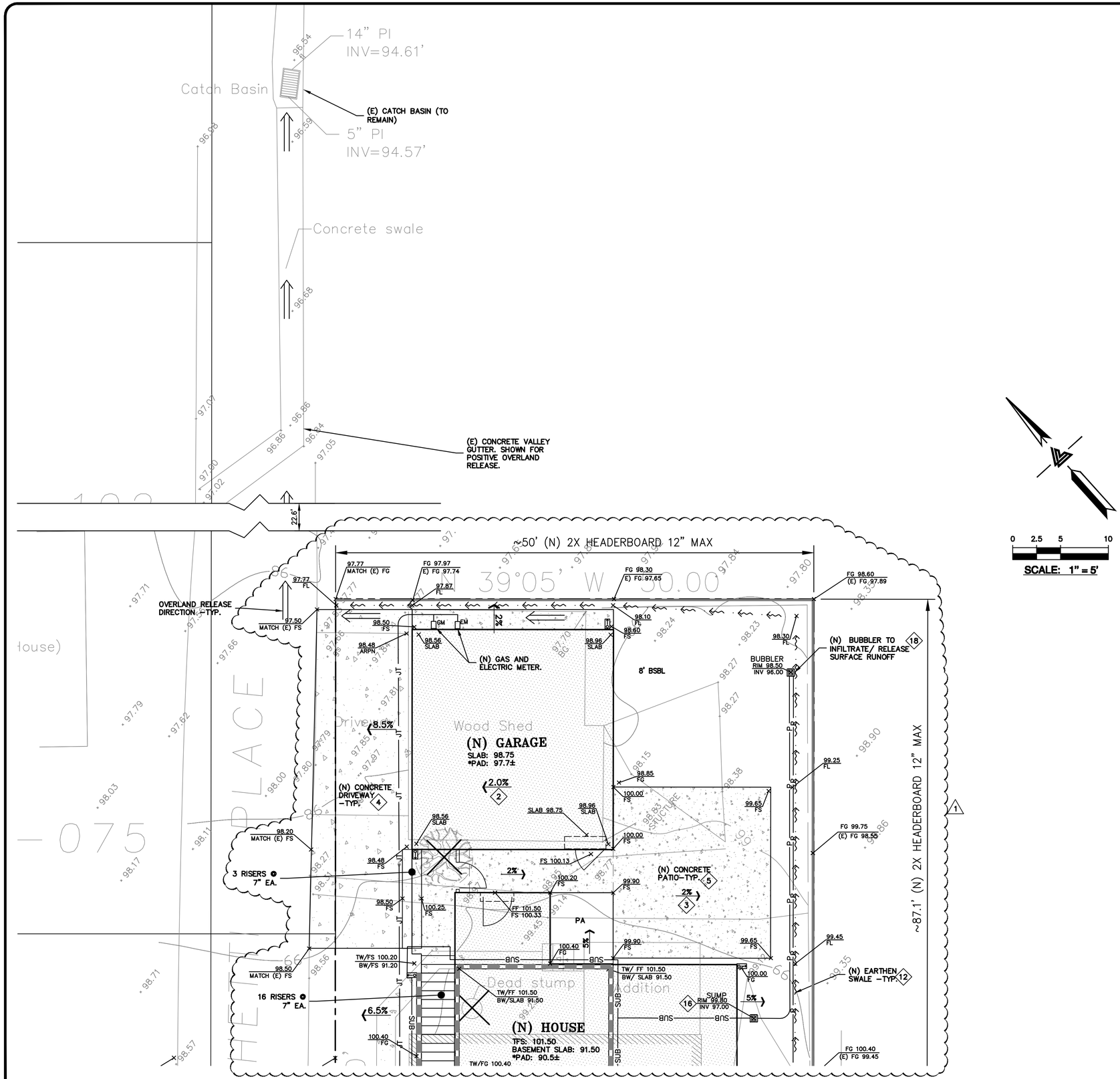
JOB NO:	2190761
DATE:	08-09-19
SCALE:	AS NOTED
DESIGN BY:	DY/AQ
DRAWN BY:	WA
SHEET NO:	C-2.0

03 OF 10 SHEETS



SCALE: 1" = 5'

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STORM DRAIN KEYNOTES 10 TO 18

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11. INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.
12. CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 6 ON SHEET C-4.0.
13. DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL 3 ON SHEET C-4.0.
14. INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE). SEE DETAIL 4 ON SHEET C-4.0.
15. INSTALL (N) LIGHTWELL OVERFLOW DRAIN. SEE DETAIL 2 ON SHEET C-4.1.
16. INSTALL (N) SUMP PUMP FOR SUBDRAIN SYSTEM. SEE DETAIL 1 ON SHEET C-4.1.
17. INSTALL (N) SUMP PUMP FOR LIGHTWELL DRAINAGE. SEE DETAIL 3 ON SHEET C-4.1.
18. INSTALL (N) BUBBLER BOX. SEE DETAIL 5 ON SHEET C-4.0.

UTILITIES KEYNOTES 31 TO 34

31. INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.
32. INSTALL (N) ENVIRONMENTAL ONE SEWER EJECTOR SYSTEM. SEE DETAIL 4 ON SHEET C-4.1.
33. CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
34. INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV, TELEPHONE & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.
35. INSTALL (N) SEWER CLEAN-OUT TO GRADE. SEE DETAIL 5 ON SHEET C-4.1

DEMOLITION KEYNOTES 41 TO 43

41. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
42. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
43. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116.
aabaya@leabraze.com

*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

1-800-227-2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER ALEX PER CABAYO No. C79655 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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15 LOMA RESIDENCE
LOS GATOS, CALIFORNIA
LOMA ALTA AVENUE

SANTA CLARA COUNTY

APN: 532-29-073

GRADING & DRAINAGE PLAN

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	REVISIONS	BY

JOB NO:	2190761
DATE:	08-09-19
SCALE:	AS NOTED
DESIGN BY:	DY/AQ
DRAWN BY:	WA
SHEET NO:	C-2.1

04 OF 10 SHEETS

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLECT TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS AND THE CITY OF LOS GATOS.

B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.

B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

(1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

(2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

(3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.

B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. WHERE REQUIRED BY THE SOILS ENGINEER, UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.

B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS, THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.

D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.

F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.

H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3") MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:

FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.

P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

REGISTERED PROFESSIONAL ENGINEER
No. C70555
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SANTA CLARA COUNTY
APN: 532-29-073

GRADING SPECIFICATIONS

1	PLAN REV 02-05-20	TT
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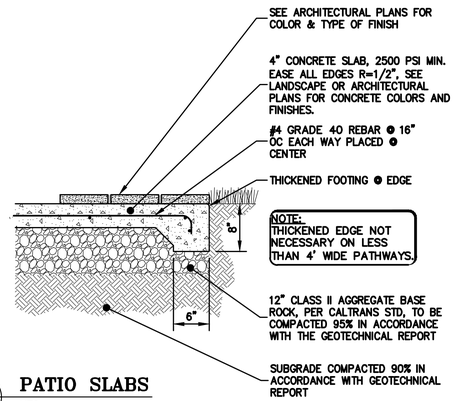
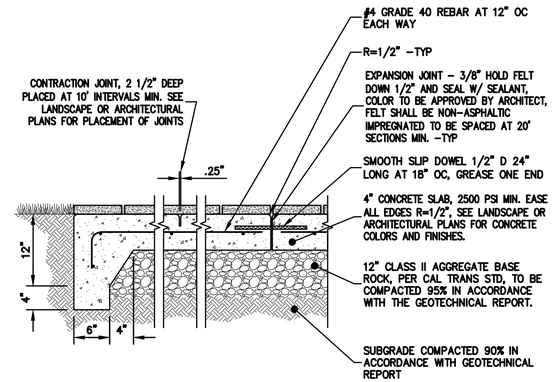
	REVISIONS	BY

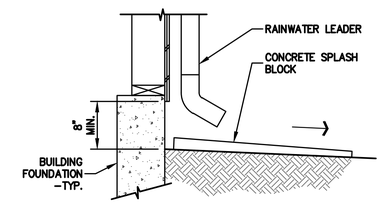
JOB NO: 2190761
DATE: 08-09-19
SCALE: NO SCALE
DESIGN BY: DY/AQ
DRAWN BY: WA
SHEET NO:
C-4.0
05 OF 10 SHEETS



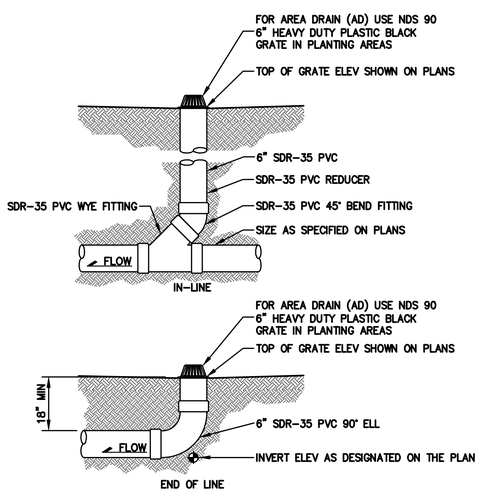
1 C-4.0 **PATIO SLABS**
NTS



2 C-4.0 **DRIVEWAY SLAB OR CONC. PAVING**
NTS

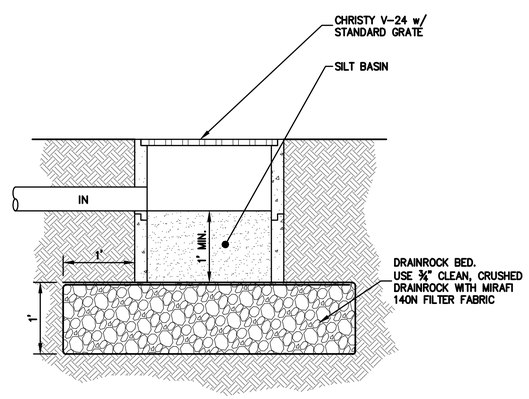


3 C-4.0 **SPLASHBLOCK AT RAIN WATER LEADER**
NTS

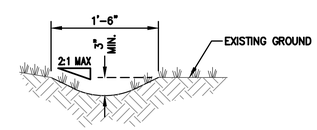


NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

4 C-4.0 **AREA DRAIN**
NTS



5 C-4.0 **BUBBLER BOX**
NTS



6 C-4.0 **EARTHEN SWALE DETAIL**
NTS

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DRAWN BY:	WA
SHEET NO:	C-4.0

06 OF 10 SHEETS

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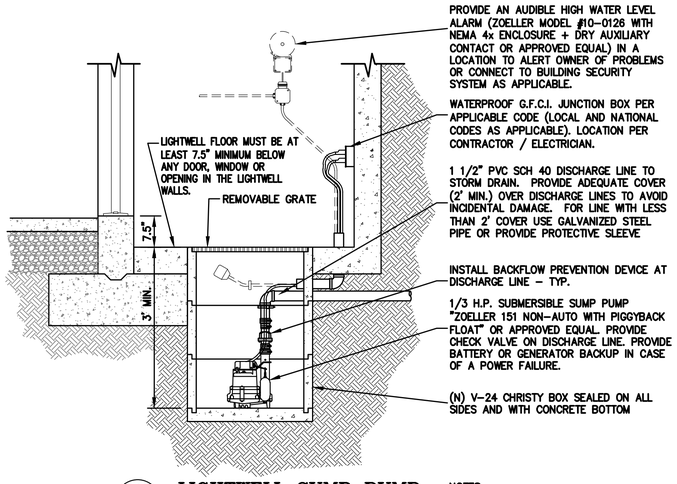
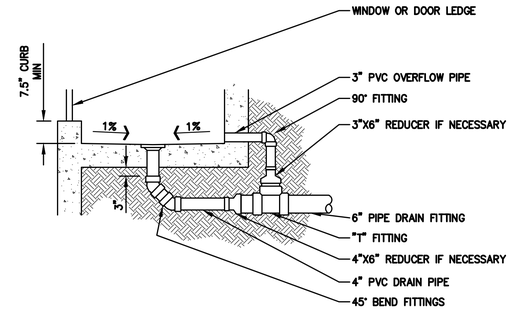


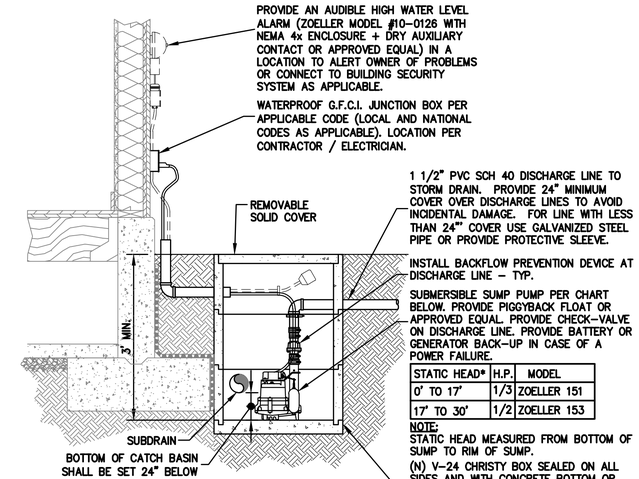
1 C-4.1 **LIGHTWELL SUMP PUMP**
NTS

NOTES:
DO NOT CONNECT ANY SUBSURFACE DRAINAGE (BEHIND RETAINING WALS) TO THIS SUMP PUMP.



NOTES:
1. SLOPE INTERIOR SLAB OF LIGHTWELL @ 1% MIN IN ALL DIRECTIONS TO DIRECT FLOW TOWARDS INLET.
2. MAINTAIN 6" MIN FROM BOTTOM OF SILL/DOOR TO BOTTOM OF LIGHTWELL.
3. INSTALL "NEENAH R-4344" GRATE AND 3" PVC OUT GOING PIPE IN LIGHTWELLS NOT INTENDED TO HAVE FOOT TRAFFIC.
4. INSTALL 4" METAL GRATE AND 4" PVC OUTGOING PIPE IN AREAS INTENDED TO HAVE FOOT TRAFFIC.
5. INSTALL 3" PVC OVERFLOW PIPE AS SHOWN.
6. CONTRACTOR SHALL SUBMIT TO THE OWNER IN WRITING THE NEED FOR PERIODIC MAINTENANCE AND REMOVAL OF DEBRIS.
7. REFER TO STRUCTURAL PLAN FOR WALL CONSTRUCTION DETAIL.

2 C-4.1 **LIGHTWELL OVERFLOW DETAIL**
NTS

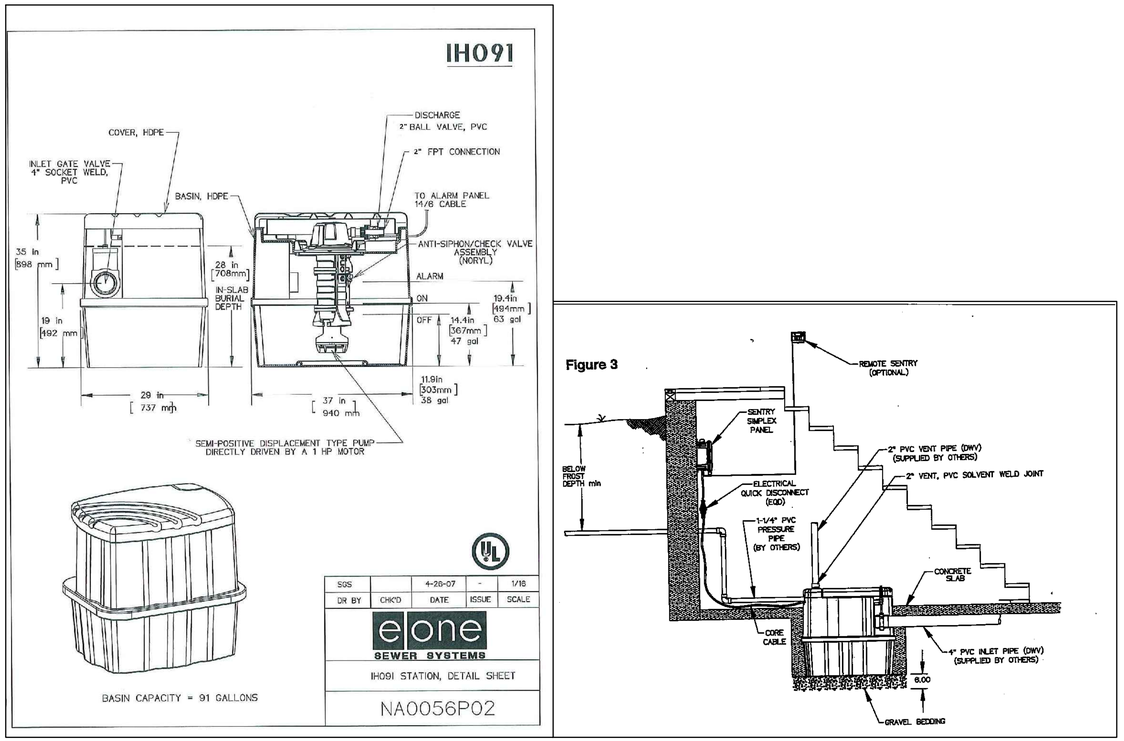


STATIC HEAD*	H.P.	MODEL
0' TO 17'	1/3	ZOELLER 151
17' TO 30'	1/2	ZOELLER 153

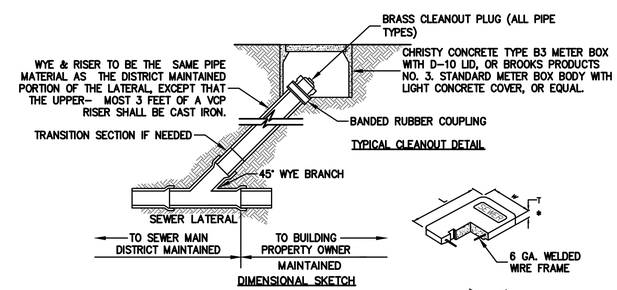
NOTE:
STATIC HEAD MEASURED FROM BOTTOM OF SUMP TO RIM OF SUMP.

NOTES:
DO NOT CONNECT ANY SURFACE DRAINAGE (IN THE LIGHTWELLS) TO THIS SUMP PUMP.

3 C-4.1 **SUBDRAIN SUMP PUMP**
NTS



4 C-4.1 **INTERNAL E-ONE GRINDER EJECTOR PUMP**
NTS



LID DIMENSIONS

	L	W	T	WT
CHRISTY D-10	14 1/2"	8 11/16"	11/16"	7 LB
BROOKS #3 NS	14 1/2"	8 3/4"	1"	13 LB

*PROVIDE STEEL TRAFFIC COVER FOR BOX WHEN INSTALLED IN LOCATION SUBJECT TO VEHICULAR LOADING

BOX DIMENSIONS

	A	B	C	D	E	F	G	H	I	APPROX WT. LBS.
CHRISTY B3	19"	14 13/16"	16 1/4"	13 1/4"	9"	9 7/8"	1"	12"	10 15/16"	59
BROOKS #3	19 1/8"	13 1/2"	16"	13 1/4"	7 5/8"	9 1/2"	1"	11"	N.A.	68

5 C-4.1 **TYPICAL SEWER CLEANOUT BOX**
NTS

REGISTERED PROFESSIONAL ENGINEER JAMES P. CARRAO No. C79655 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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DETAILS

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	REVISIONS	BY

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DESIGN BY: DY/AQ
DRAWN BY: WA
SHEET NO: C-4.1
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PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SUBJECT FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 1ST.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM OCTOBER 1ST THRU APRIL 30TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

24. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

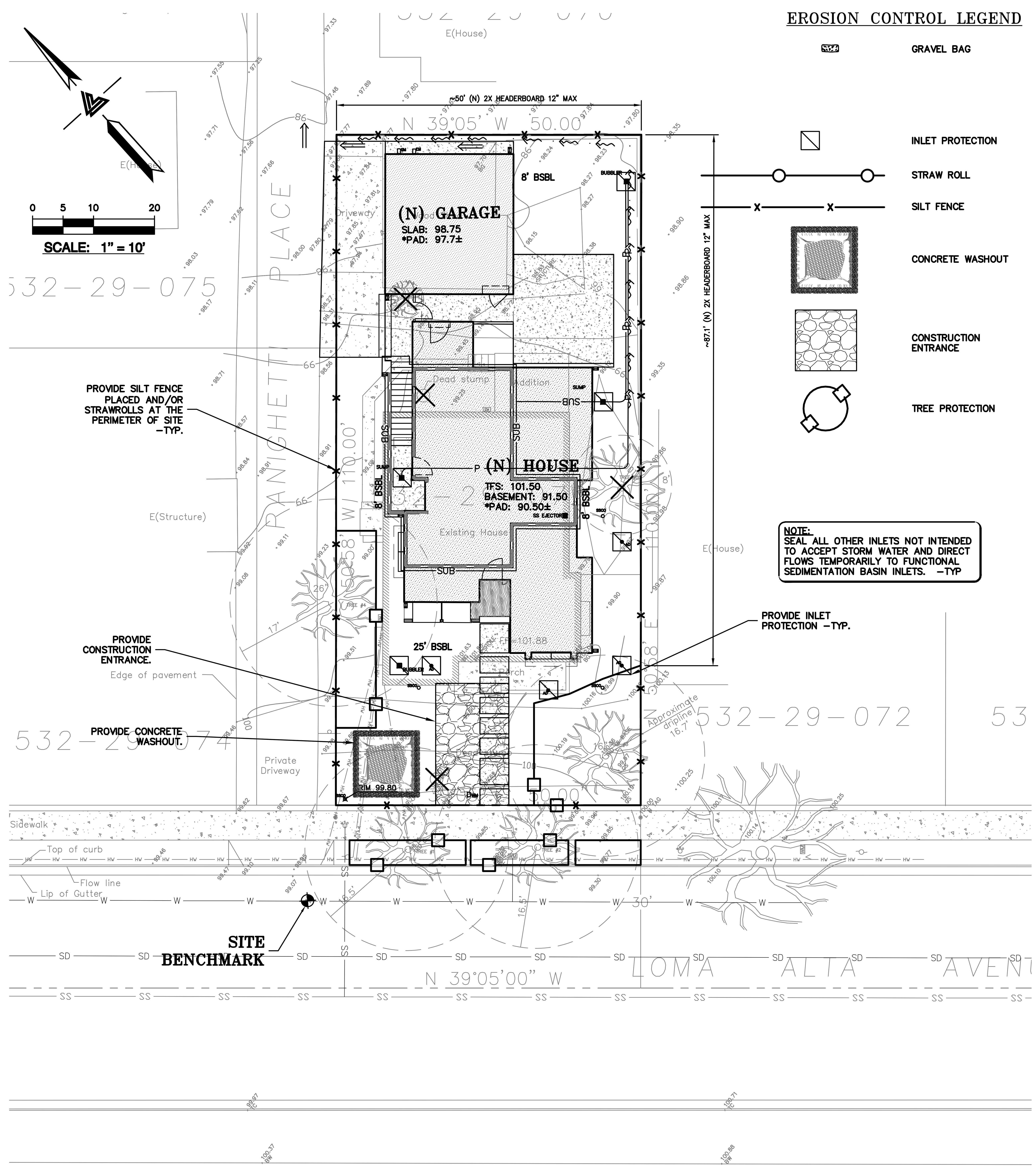
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



REGISTERED PROFESSIONAL ENGINEER No. C79555 CIVIL STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
BAY AREA REGION
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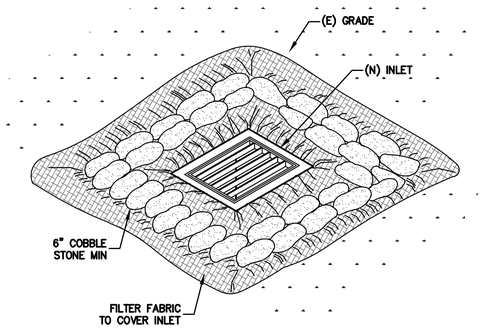
WWW.LEABRAZE.COM

LOMA RESIDENCE
15 LOMA ALTA AVENUE
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 532-29-073

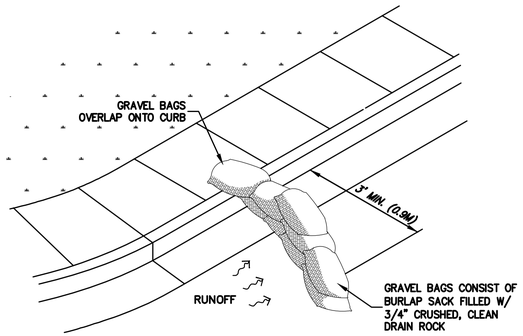
EROSION CONTROL PLAN

	REVISIONS	BY
1	PLAN REV 02-05-20	TT
-		-
-		-
-		-
-		-

JOB NO: 2190761
DATE: 08-09-19
SCALE: AS NOTED
DESIGN BY: DY/AQ
DRAWN BY: WA
SHEET NO: ER-1
08 OF 10 SHEETS

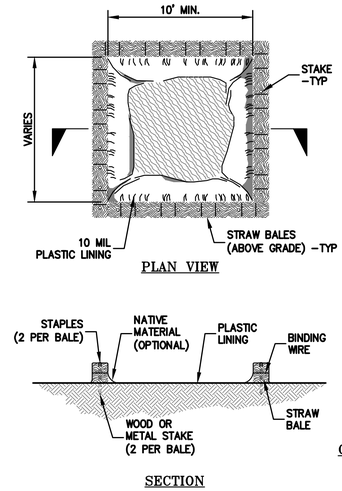


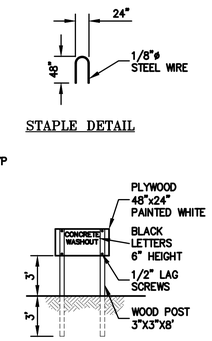
1 ER-2 **INLET PROTECTION**
NTS



NOTE:
THREE LAYERS OF GRAVEL BAGS WITH ENDS OVERLAPPED

2 ER-2 **GRAVEL BAG AT STREET FLOW LINE**
NTS

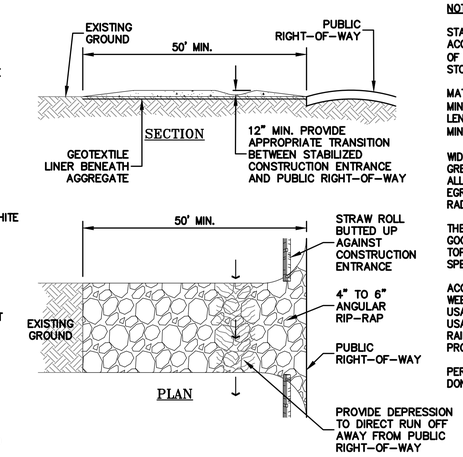




NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.

THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

3 ER-2 **CONCRETE WASHOUT**
NTS



NOTES:

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.

MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.

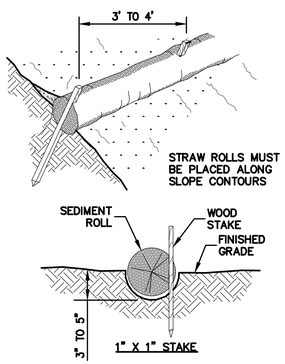
WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.

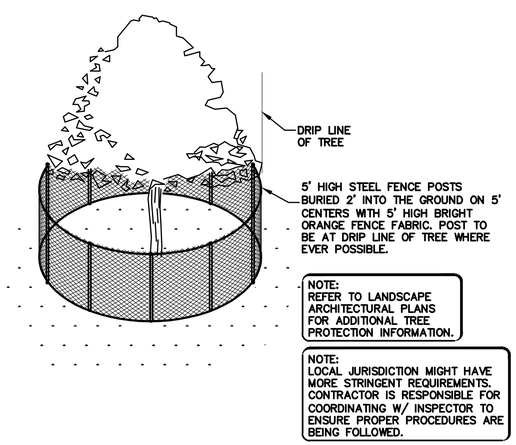
PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

4 ER-2 **CONSTRUCTION ENTRANCE**
NTS



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

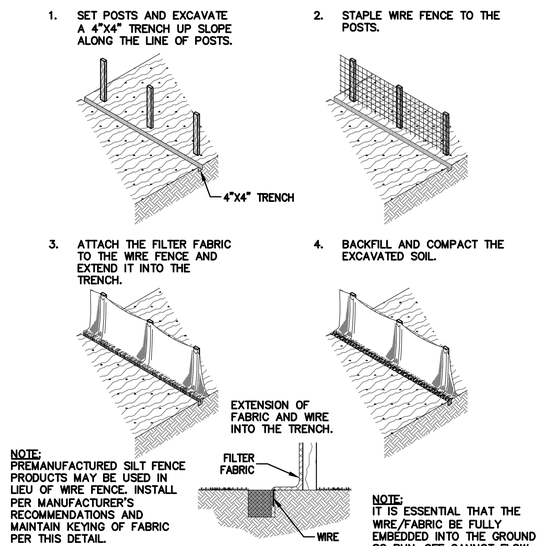
5 ER-2 **STRAW ROLLS FLAT LOT**
NTS



NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

NOTE:
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

6 ER-2 **EXISTING TREE PROTECTION DETAIL**
NTS



NOTE;
PREMANUFACTURED SILT FENCE PRODUCTS MAY BE USED IN LIEU OF WIRE FENCE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND MAINTAIN KEYING OF FABRIC PER THIS DETAIL.

NOTE:
IT IS ESSENTIAL THAT THE WIRE/FABRIC BE FULLY EMBEDDED INTO THE GROUND SO RUN-OFF CANNOT FLOW FREELY UNDER FENCE.

7 ER-2 **SILT FENCE**
NTS

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LOMA RESIDENCE
15 LOMA ALTA AVENUE
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 532-29-073

EROSION CONTROL DETAILS

1	PLAN REV 02-05-20	TT
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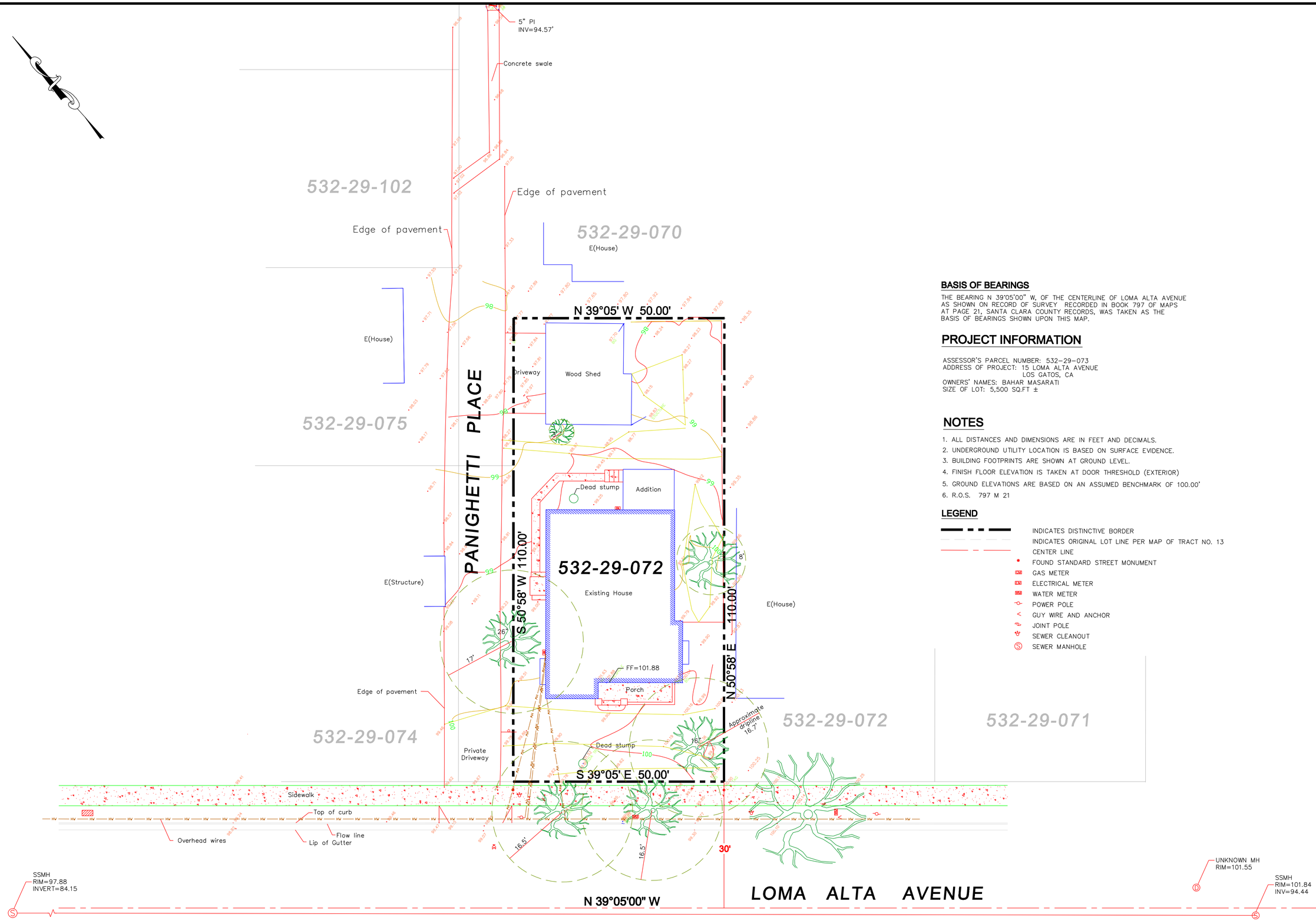
	REVISIONS	BY

JOB NO:	2190761
DATE:	08-09-19
SCALE:	NTS
DESIGN BY:	DY/AQ
DRAWN BY:	WA
SHEET NO:	ER-2

09 OF 10 SHEETS



BASIS OF BEARINGS

THE BEARING N 39°05'00" W, OF THE CENTERLINE OF LOMA ALTA AVENUE AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 797 OF MAPS AT PAGE 21, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER: 532-29-073
ADDRESS OF PROJECT: 15 LOMA ALTA AVENUE
LOS GATOS, CA
OWNERS' NAMES: BAHAR MASARATI
SIZE OF LOT: 5,500 SQ.FT ±

NOTES

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
2. UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
3. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
4. FINISH FLOOR ELEVATION IS TAKEN AT DOOR THRESHOLD (EXTERIOR)
5. GROUND ELEVATIONS ARE BASED ON AN ASSUMED BENCHMARK OF 100.00'
6. R.O.S. 797 M 21

LEGEND

- INDICATES DISTINCTIVE BORDER
- INDICATES ORIGINAL LOT LINE PER MAP OF TRACT NO. 13
- CENTER LINE
- FOUND STANDARD STREET MONUMENT
- GAS METER
- ELECTRICAL METER
- WATER METER
- POWER POLE
- GUY WIRE AND ANCHOR
- JOINT POLE
- SEWER CLEANOUT
- SEWER MANHOLE

ALVAREZ & ASSOCIATES, INC
82 N CAPITOL AVENUE
SAN JOSE-CA 95127

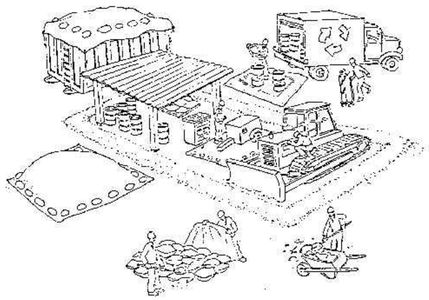
TOPOGRAPHIC SURVEY
15 LOMA ALTA AVENUE
LOS GATOS, CA

PROFESSIONAL LAND SURVEYOR
DAVID ALVAREZ, SR.
No. 4050
Exp. 6/30/18
STATE OF CALIFORNIA

DATE: APRIL 9, 2019
SCALE 1"=10'
DRAWN BY : TP
FIELD SURVEY BY : TP

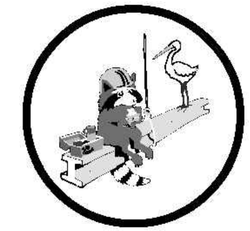
1 OF 1

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.

- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA
Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

REGISTERED PROFESSIONAL ENGINEER
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LOMA RESIDENCE
15 LOMA ALTA AVENUE
LOS GATOS, CALIFORNIA
APN: 532-29-073
SANTA CLARA COUNTY

STORMWATTER POLLUTION PREVENTION PLAN

1	PLAN REV 02-05-20	TT
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	REVISIONS	BY

JOB NO:	2190761
DATE:	08-09-19
SCALE:	NO SCALE
DESIGN BY:	DY/AQ
DRAWN BY:	WA
SHEET NO:	

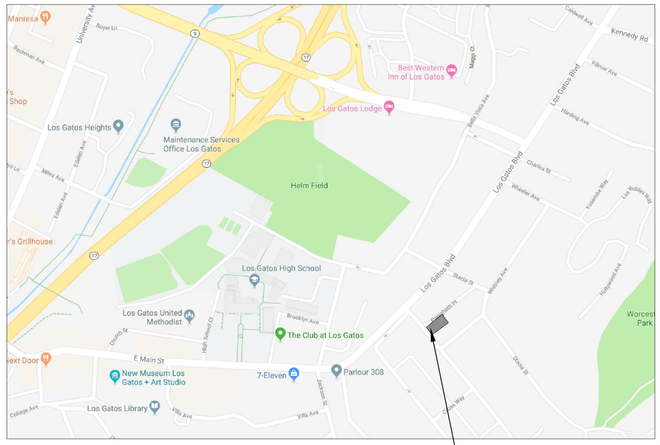
SW-1

10 OF 10 SHEETS

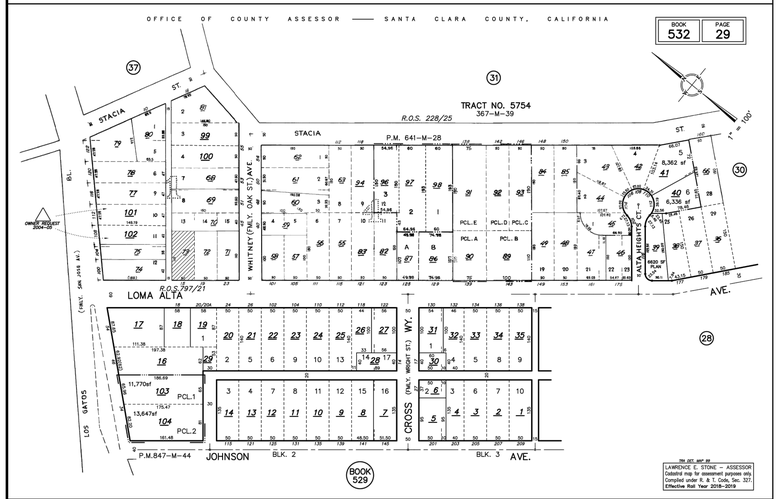
New LOMA ALTA Residence

15 LOMA ALTA AVE. LOS GATOS, CA

VICINITY MAP



PARCEL MAP



APPLICABLE CODES

PART 1.0, CALIFORNIA ADMINISTRATIVE CODE
PART 2.0, 2016 CALIFORNIA BUILDING CODE (CBC)
PART 2.5, 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
PART 3.0, 2016 CALIFORNIA ELECTRIC CODE (CEC)
PART 4.0, 2016 CALIFORNIA MECHANICAL CODE (CMC)
PART 5.0, 2016 CALIFORNIA PLUMBING CODE
PART 6.0, 2016 CALIFORNIA ENERGY CODE
PART 9.0, 2016 CALIFORNIA FIRE CODE
PART 11.0, 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

THE APPLICABLE CODES ARE AS AMENDED BY THE STATE OF CALIFORNIA AND THE TOWN OF LOS GATOS.

PROJECT DESCRIPTION

NEW CONSTRUCTION
2 STORY HOUSE INCLUDING:
3 BEDROOMS
3 BATHROOMS
2 CAR GARAGE
BASEMENT:
1 EXERCISE ROOM
1 BATHROOM
ALL EXISTING BUILD TO BE DEMOLISHED.

PROJECT DATA

Address: 15 Loma Alta	
APN:	532-29-073
Lot Size:	0.126 Acres (5500 ft²)
Net Lot Size:	0.126 Acres (5500 ft²)
Zoning District:	R 1:8
Occupancy:	Currently Unoccupied
Construction Type:	Residential

Setbacks	Allowed	Existing	Proposed
Front:	25'	19'-6"	25'
Side:	8'	8'	8'
Panighetti St:	15'	8'	8'
Rear:	8'	1'	3'

FAR	Allowed	Existing	Proposed
House:	1,903 ft²	1,462 ft²	First Floor:1,269 ft² Second Floor:601 ft²
Garage:	542.3 ft²	468 ft²	483 ft²
Total:	2,995.3 ft²	1,930 ft²	2,386 ft²
Basement: Within the Boundary of First Floor		1,274 ft²	708 ft²

Total Proposed Living Area Including Basement: 2,578 ft²
Total Proposed Floor Area Including Basement: 3,061 ft²
Total Proposed Living Area Excluding Basement: 1,870 ft²
Total Proposed Floor Area Excluding Basement: 2,353 ft²
Total Allowable Floor Area Excluding Basement: 1,903 ft²
Total Requested Extra Floor Area: 0.00 ft²

Proposed Floor Area:

First Floor:	
Living Area:	1,269 ft²
Garage:	483 ft²
Total:	1,752 ft²
Second Floor:	
Living Area:	601 ft²
Total First & Second Floor:	**1,870 ft²**
Basement:	708 ft²

SHEET INDEX

ARCHITECTURAL DRAWINGS

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A0.2 GREEN POINT RATED
A1.1 EXISTING AND DEMOLITION SITE PLAN
A1.2 PROPOSED SITE PLAN
A1.3 SHADOW STUDY
A2.1a PROPOSED FIRST
A2.1b PROPOSED BASEMENT FLOOR PLAN
A2.2 PROPOSED SECOND FLOOR PLAN
A2.3 PROPOSED ROOF PLAN
A3.1 PROPOSED ELEVATIONS
A3.2 PROPOSED SECTIONS
A3.4 ELEVATION STUDY
A4.1 OUTDOOR LIGHTING PLAN

CIVIL DRAWINGS

C-1.0 TITLE SHEET
C-1.1 OVERALL SITE PLAN
C-2.0 GRADING & DRAINAGE PLAN
C-2.1 GRADING & DRAINAGE PLAN
C-3.0 SPECIFICATIONS
C-4.0 DETAILS
C-4.1 DETAILS
ER-1 EROSION CONTROL
ER-2 EROSION CONTROL
SW-1 STORMWATER POLLUTION PREVENTION PLAN

SURVEY DRAWING

SU.1 TOPOGRAPHIC SURVEY PLAN

FIRE SPRINKLER NOTES

FIRE SPRINKLERS REQUIRED TO BE INSTALLED IN BOTH THE SINGLE FAMILY HOME AND THE SECONDARY DWELLING UNIT. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWINGS: IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO -FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,6.. SQUARE FEET.
EXCEPTION: A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000 SQUARE FEET OF BUILDING AREA.
NOTE: THE OWNER (S) , OCCUPANT(S) AND ANY CONTRACTOR(S) SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATION, A COMPLETE PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY LGTC

DESIGN PROFESSIONALS

ARCHITECT:
UTAPIA DESIGN & CONSTRUCTION
WWW.UTAPIADC.NET
PHONE: (408) 717-2373
(408) 329-3296

TOPOGRAPHIC SURVEY
ALVAREZ & ASSOCIATES, INC.
82 N Capitol Ave.
San Jose, CA 95127

CIVIL ENGINEER
LEA & BRAZE
leabraze.com
2495 Industrial Pkwy
Hayward, CA 94545

GEOTECHINAL ENGINEER
American Soil Testing and Engineering, Inc.
735 E. Brokaw Road
San Jose, CA 95112
(408) 559-6400

GEOLOGIST
ACHIEVEMENT ENGINEERING CORP.
2455 Autumnvale Drive, Unit E
San Jose, CA 95131
(408) 217-9174
info@achieveng.com

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CONSULTANT:

CLIENT: LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

DRAWING TITLE: COVER SHEET

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE: NTS
JOB No.: –
SHEET No.:

A0.1

SHEET ____ OF ____

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM, VERSION 7.0

Blueprint Scoresheet

PANIGHETTI RESIDENCE

New Home Single Family v. 7.0.2

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Blueprint Page No.
			Possible Points						
CALGreen									
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1		
B. FOUNDATION									
	B5. Structural Pest Controls								
Yes	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1				1			
C. LANDSCAPE									
15.30%	Enter the landscape area percentage								
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	1					1		
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1		
	C3. Resource Efficient Landscapes								
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1			
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1			
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3		
	C4. Minimal Turf in Landscape								
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2		
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	2					2		
Yes	**C6. High-Efficiency Irrigation System**	2					2		
Yes	**C13. Reduced Light Pollution**	1	1						
Yes	**C14. Large Stature Tree(s)**	1	1						
D. STRUCTURAL FRAME AND BUILDING ENVELOPE									
	D3. Engineered Lumber								
Yes	D3.1 Engineered Beams and Headers	1				1			
Yes	D3.2 Wood I-Joists or Web Trusses for Floors	1				1			
E. EXTERIOR									
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1			
	E5. Durable Roofing Materials								
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1			
G. PLUMBING									
	G1. Efficient Distribution of Domestic Hot Water								
Yes	G1.1 Insulated Hot Water Pipes	1		1					
H. HEATING, VENTILATION, AND AIR CONDITIONING									
	H1. Sealed Combustion Units								
Yes	H1.1 Sealed Combustion Furnace	1			1				
Yes	H1.2 Sealed Combustion Water Heater	2			2				
	H3. Effective Ductwork								
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1					
	H5. Advanced Practices for Cooling								
Yes	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	1		1					
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality								
Yes	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R		
Yes	**H8. High Efficiency HVAC Filter (MERV 13+)**	1			1				
Yes	**H10. No Fireplace or Sealed Gas Fireplace**	1			1				
I. RENEWABLE ENERGY									
Yes	**I2. Preparation for Future Photovoltaic Installation**	1		1					
J. BUILDING PERFORMANCE AND TESTING									
	J5. Building Performance Exceeds Title 24 Part 6								
Option 1: Compliance Over Title 24	J5.1 Home Outperforms Title 24 Part 6	25.25		25+					
K. FINISHES									
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2				
L. FLOORING									
≥50%	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**	2			3				
Yes	**L3. Durable Flooring**	1				1			
M. APPLIANCES AND LIGHTING									
Yes	**M1. ENERGY STAR® Dishwasher**	1					1		
	M2. Efficient Clothes Washing and Drying								
CEE Tier 2	M2.1. CEE-Rated Clothes Washer	2		1			2		
Yes	M2.2 Energy Star Dryer	2		2					
	M4. Permanent Centers for Waste Reduction Strategies								
Yes	M4.1 Built-In Recycling Center	1				1			
Yes	M4.2 Built-In Composting Center	1				1			
N. COMMUNITY									
	N1. Smart Development								
Yes	N1.1 Infill Site	2	1			1			
	N3. Pedestrian and Bicycle Access								
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	0	2						
0	Enter the number of Tier 1 services								
0	Enter the number of Tier 2 services								
Yes	N3.2 Connection to Pedestrian Pathways	1	1						
	N5. Social Interaction								
Yes	N5.1 Residence Entries with Views to Callers	1	1						
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1						
Yes	N5.3 Porches Oriented to Street and Public Space	1	1						
O. OTHER									
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R		
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5		
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R		
Summary			Community	Energy	IAQ/Health	Resources	Water		
	Total Available Points in Specific Categories	301.5	29	75.5	60	87	50		
	Minimum Points Required in Specific Categories	50	2	25	6	6	6		
	Total Points Targeted	**78.3**	**7.0**	**33.8**	**10.0**	**13.0**	**14.5**		

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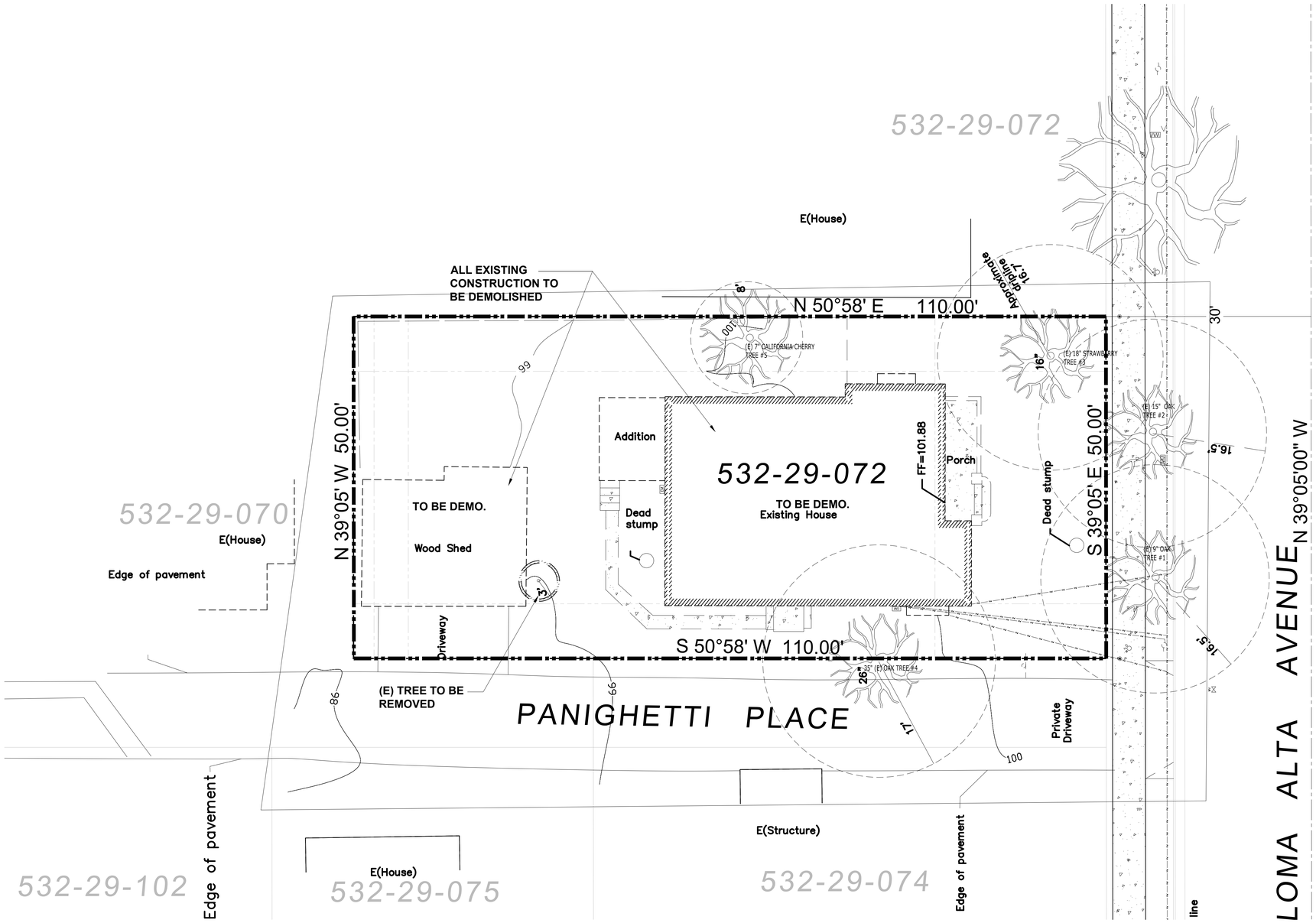
DRAWING TITLE:
GREEN POINT RATED

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE: NTS
JOB No.: –
SHEET No.:

A0.2

SHEET ____ OF ____



1 EXISTING / DEMOLITION SITE PLAN

1/8"=1'-0"

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DRAWING TITLE:
EXISTING SITE PLAN

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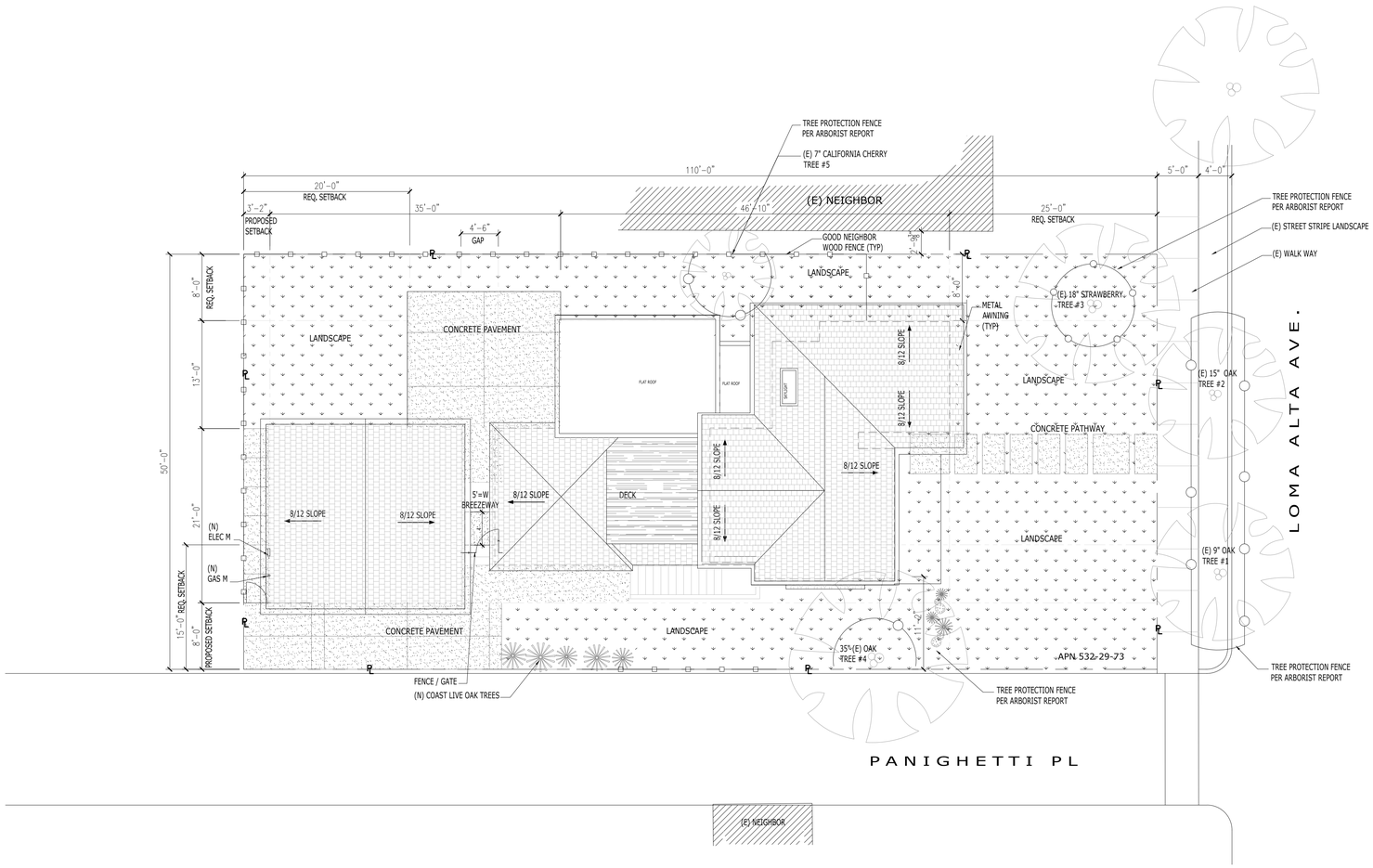
A1.1

SHEET ____ OF ____



1 PROPOSED SITE PLAN

1/8"=1'-0"

FIRE DEPARTMENT NOTES:
WATER SUPPLY REQUIREMENTS:
POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYORS. SUCH REQUIREMENTS SHALL BE INCORPORATE TO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND / OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL BE GRANTED BY THE OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2016 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.

CONSTRUCTION SITE FIRE AND SAFETY:
ALL CONSTRUCTION SITE MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS AN SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT, CFC CHPP. 33

WILDLAND-URBAN INTERFACE:
THIS PROJECT IS LOCATED WITHIN THE DESIGNATED WILDLAND-URBAN INTERFACE FIE AREA. THE BUILDING CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF CALIFORNIA BUILDING CODE (CBC) CHAPTER 7A. NOTE THAT VEGETATION CLEARANCE SHALL BE IN COMPLIANCE WITH CBC SECTION 701A.3.2.4 PRIOR TO PROJECT FINAL APPROVAL. CHECK WITH THE PLANNING DEPARTMENT FOR RELATED LANDSCAPE PLAN REQUIREMENTS.

SYMBOL LEGEND

- CONCRETE PAD
- PAVER (MATERIAL TBD)
- SHINGLE ROOF
- SHINGLE AWNING
- LAWN

2 FENCE DETAIL OR SIMILAR FOR REFERENCE ONLY

NTS

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DRAWING TITLE:
PROPOSED SITE PLAN

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
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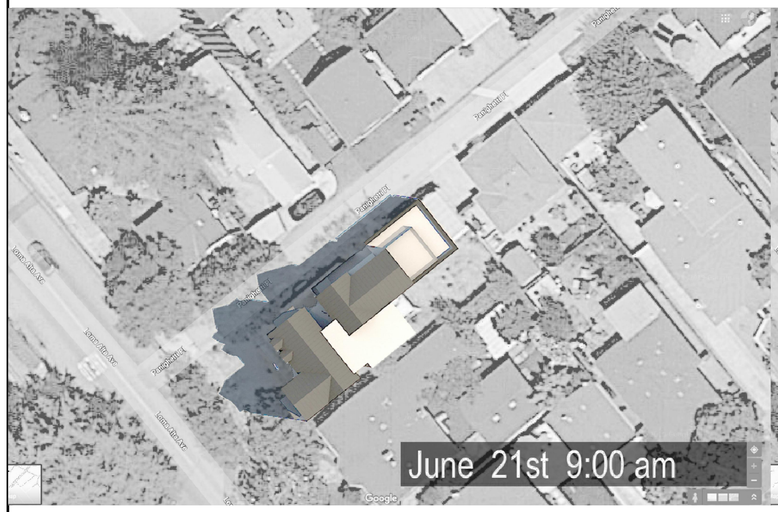
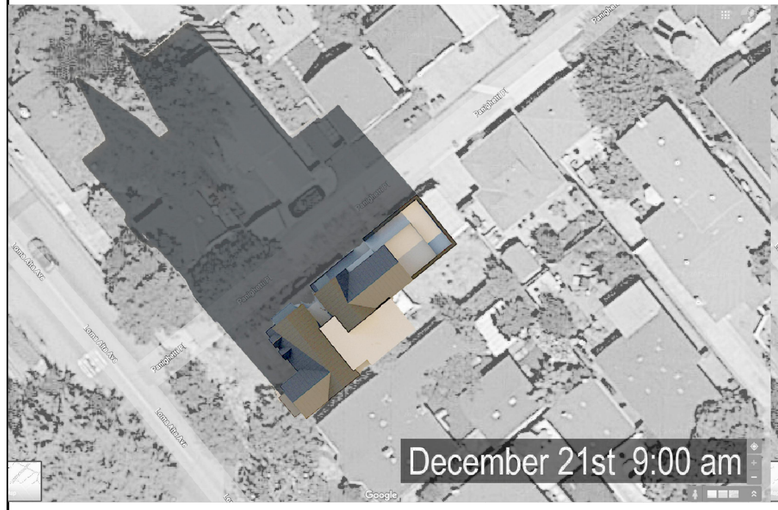
SCALE:
JOB No.: –
SHEET No.:

A1.2

SHEET ____ OF ____





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LOS GATOS
APN: 532-29-073

DRAWING TITLE:
JUN. 21st & DEC. 21st
SHADOW STUDY

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE: NTS
JOB No.: –
SHEET No.:

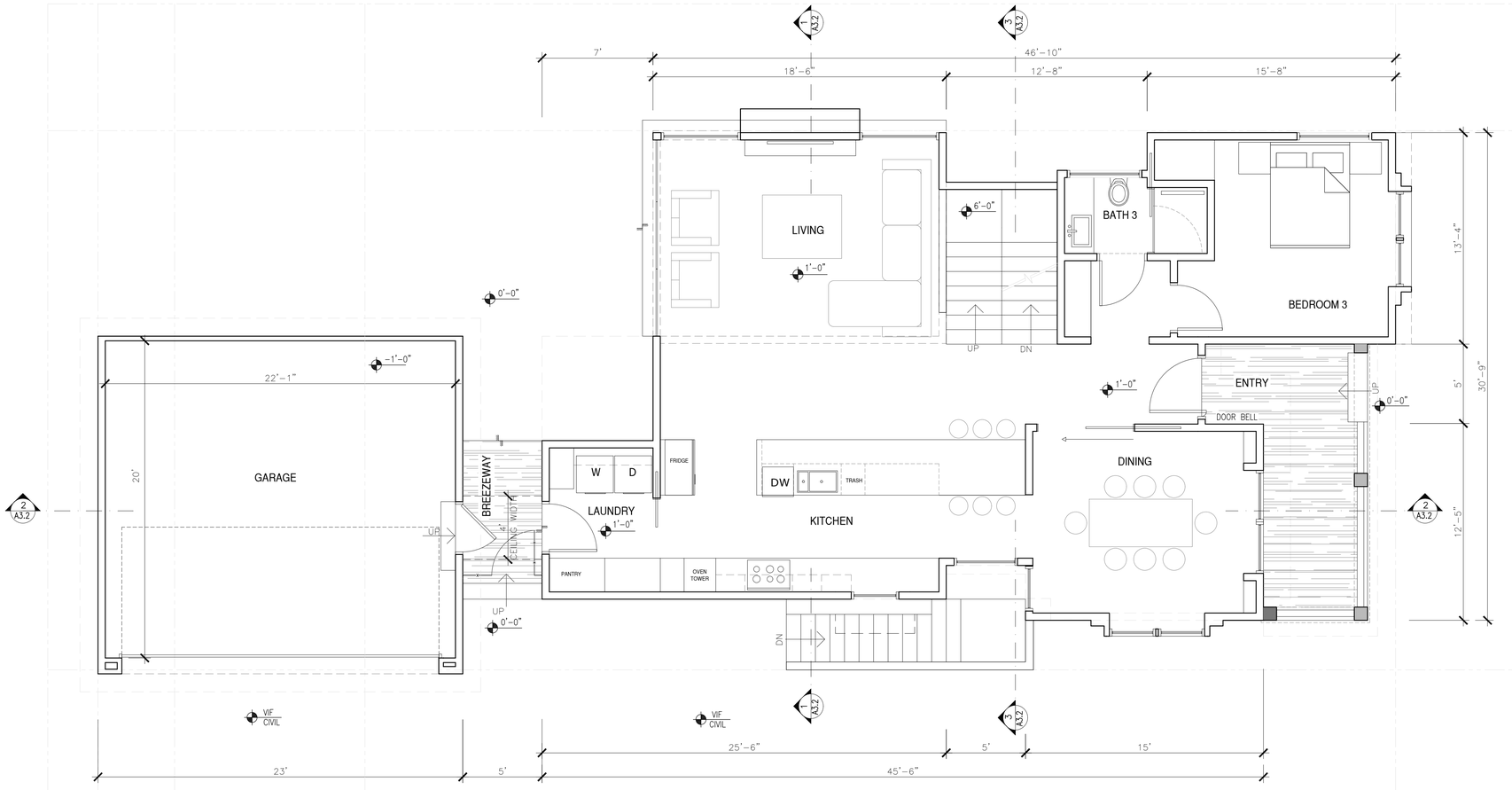
A1.3

SHEET ____ OF ____

3/15/2020 8:09 PM UPDATED

NOTE:

1. PER TOWN RESIDENTIAL ACCESSIBILITY STANDARD (1994-61), NEW RESIDENTIAL SHALL BE DESIGNED WITH ADAPTABILITY FEATURES FOR SINGLE-FAMILY RESIDENCES:
   A. WOOD BACKING (2"x8" MIN.) SHALL BE PROVIDED IN ALL BATHROOM WALLS, AT WATER CLOSETS, SHOWERS, AND BATHTUBS LOCATED 34" FROM THE FLOOR TO THE CENTER OF THE BACKING, SUITABLE FOR THE INSULATION OF GRAB BARS IF NEEDED IN THE FUTURE.
   B. ALL PASSAGE DOORS SHALL BE AT LEAST 32" DOORS ON THE ACCESSIBLE FLOOR LEVEL.
   C. THE PRIMARY ENTRANCE DOOR SHALL BE 36"" WIDE DOOR INCLUDING A 5'x5' LEVEL LANDING, NO MORE THAN 1" OUT OF PLANE WITH THE IMMEDIATE INTERIOR FLOOR LEVEL AND WITH AN 18" CLEARANCE AT INTERIOR STRIKE EDGE.
2. A DOOR BUZZER, BELL OR CHIME SHALL BE HARD WIRED AT PRIMARY ENTRANCE
3. ADDRESS DEDICATION:
   NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBER SHALL BE PROVIDED IN ADDITIONAL APPROVE LOCATIONS OF FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MINIMUM OF 4 INCHES (101.6 mm) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 mm). WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1 .



1 FIRST FLOOR PLAN

¼"=1'-0"

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15 LOMA ALTA
LOS GATOS
APN: 532-29-073

DRAWING TITLE:
PROPOSED FIRST AND BASEMENT FLOOR PLAN

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

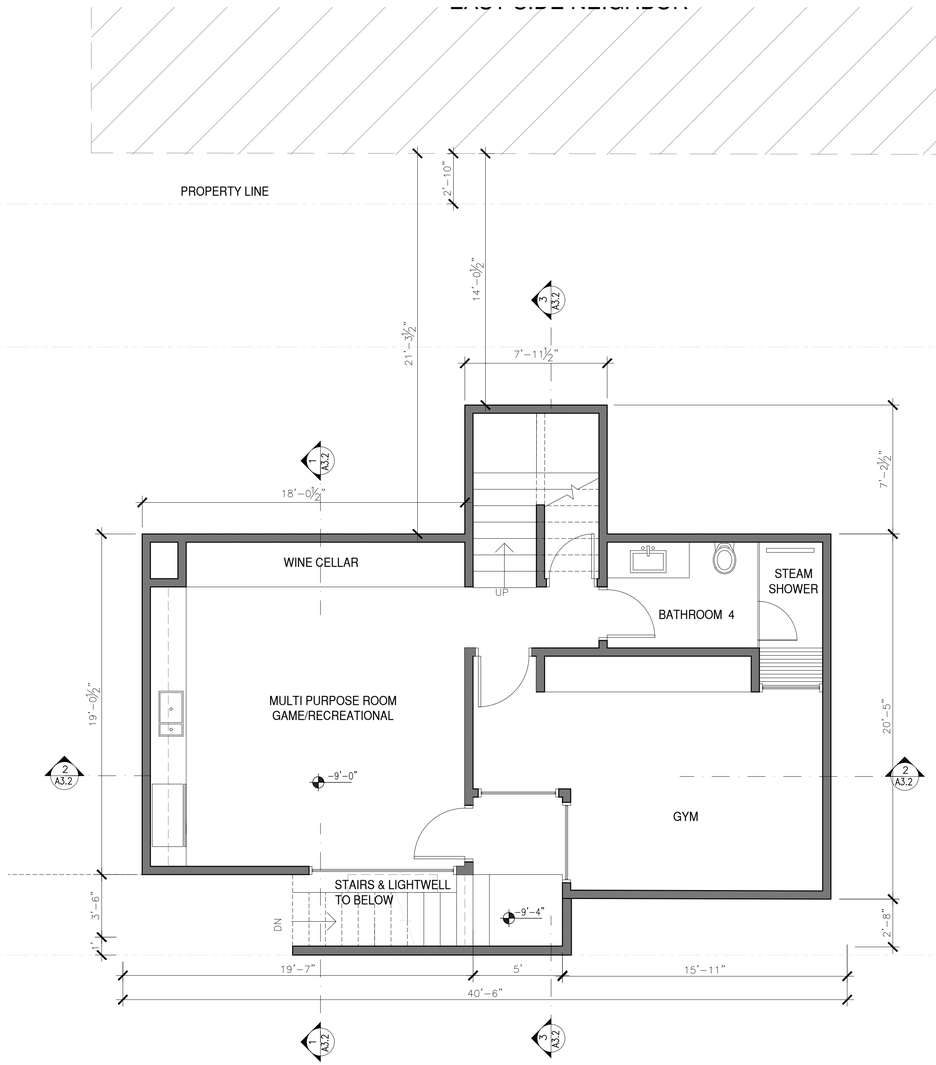
DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A2.1a

SHEET ____ OF ____

NOTE:

1. PER TOWN RESIDENTIAL ACCESSIBILITY STANDARD (1994-61), NEW RESIDENTIAL SHALL BE DESIGNED WITH ADAPTABILITY FEATURES FOR SINGLE-FAMILY RESIDENCES:
   A. WOOD BACKING (2"x8" MIN.) SHALL BE PROVIDED IN ALL BATHROOM WALLS, AT WATER CLOSETS, SHOWERS, AND BATHTUBS LOCATED 34" FROM THE FLOOR TO THE CENTER OF THE BACKING, SUITABLE FOR THE INSULATION OF GRAB BARS IF NEEDED IN THE FUTURE.
   B. ALL PASSAGE DOORS SHALL BE AT LEAST 32" DOORS ON THE ACCESSIBLE FLOOR LEVEL.
   C. THE PRIMARY ENTRANCE DOOR SHALL BE 36"' WIDE DOOR INCLUDING A 5'x5' LEVEL LANDING, NO MORE THAN 1" OUT OF PLANE WITH THE IMMEDIATE INTERIOR FLOOR LEVEL AND WITH AN 18" CLEARANCE AT INTERIOR STRIKE EDGE.
2. A DOOR BUZZER, BELL OR CHIME SHALL BE HARD WIRED AT PRIMARY ENTRANCE
3. ADDRESS DEDICATION:
   NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBER SHALL BE PROVIDED IN ADDITIONAL APPROVE LOCATIONS OF FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MINIMUM OF 4 INCHES (101.6 mm) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 mm). WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1 .



2 BASEMENT PLAN

¼"=1'-0"

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CONSULTANT:

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15 LOMA ALTA
LOS GATOS
APN: 532-29-073

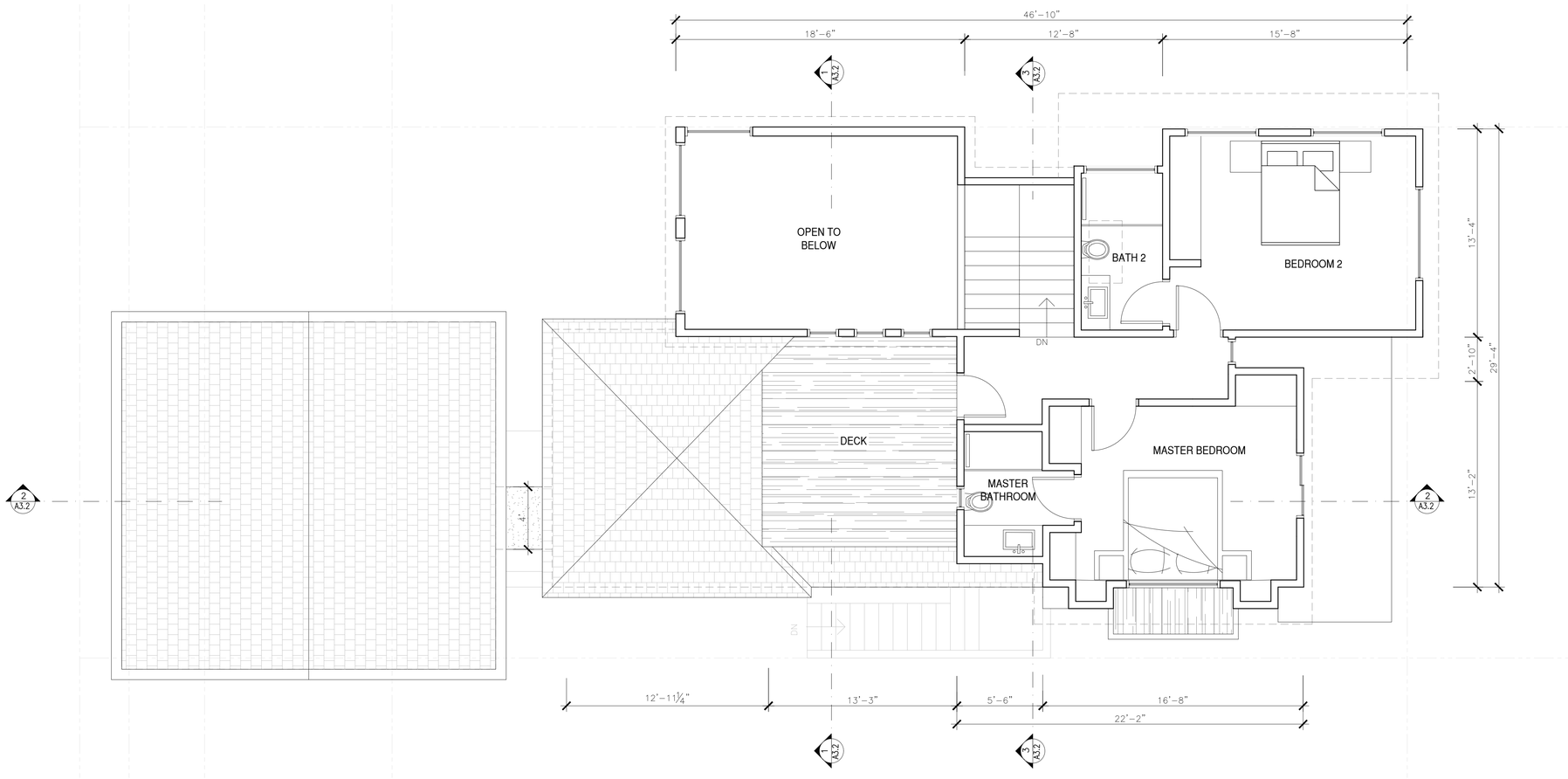
DRAWING TITLE:
PROPOSED BASEMENT FLOOR PLAN

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A2.1b

SHEET ____ OF ____



1 SECOND FLOOR PLAN

¼"=1'-0"

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DRAWING TITLE:
PROPOSED SECOND FLOOR PLAN

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
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4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A2.2

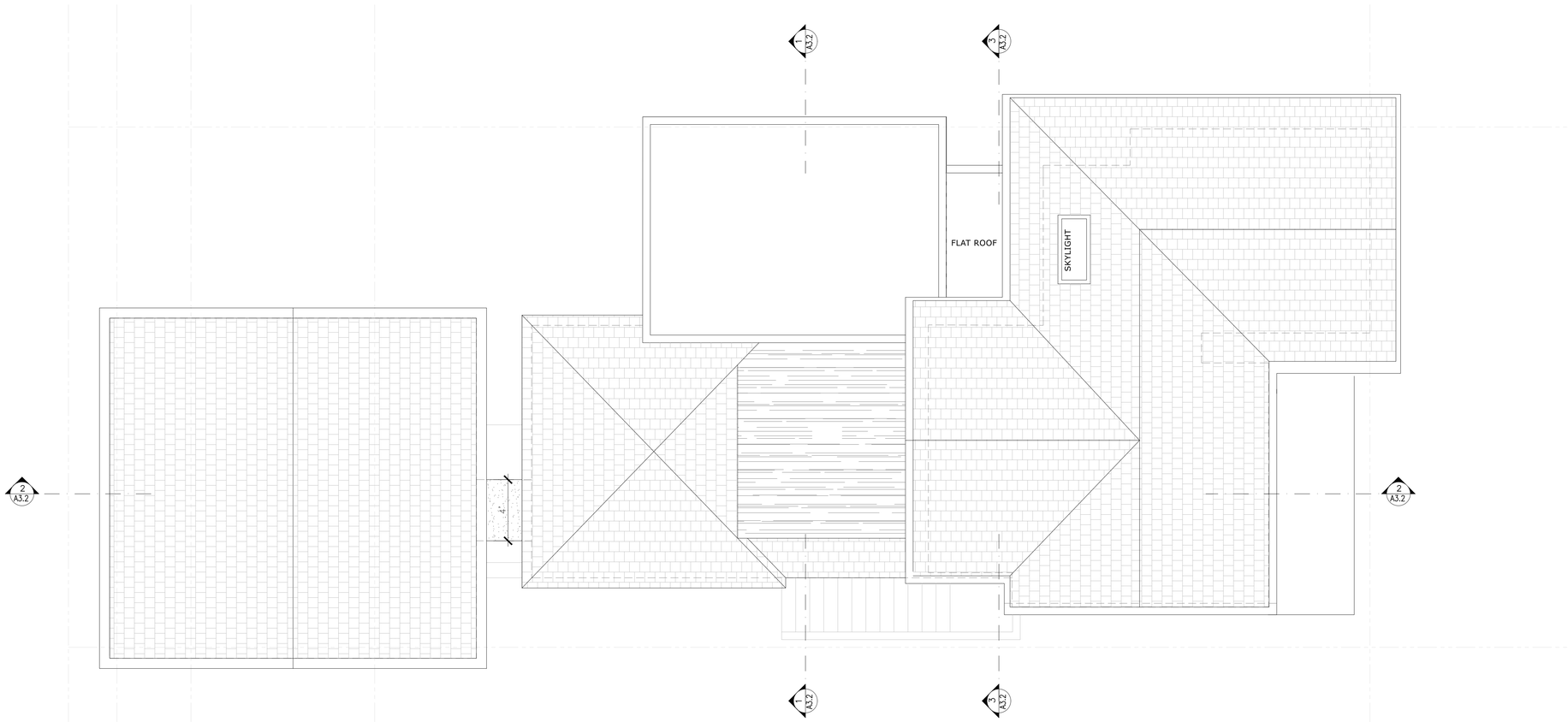
SHEET ____ OF ____

SYMBOL LEGEND

SHINGLE ROOFING

FLAT BALCONY

SHINGLE AWNING



1 ROOF PLAN

¼"=1'-0"

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DRAWING TITLE:
PROPOSED ROOF PLAN

REV	DATE	DESCRIPTION
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SHEET No.:

A2.3

SHEET ____ OF ____

1 ELEVATION @ PANIGEHTTI PL

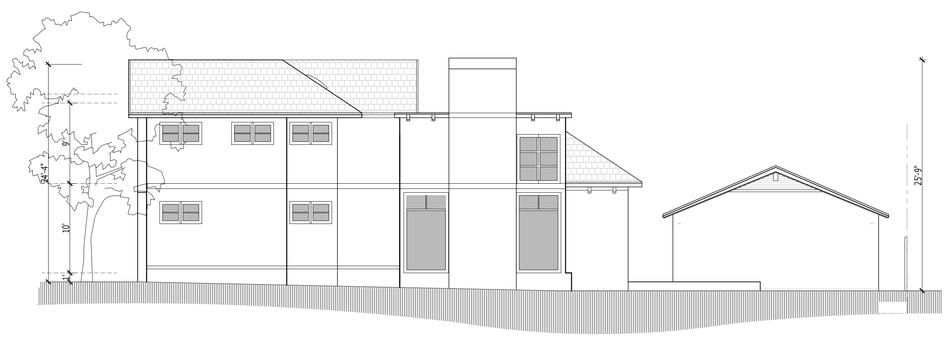
⅛"=1'-0"

2 FRONT ELEVATION @ LOMA ALTA AVE.

⅛"=1'-0"

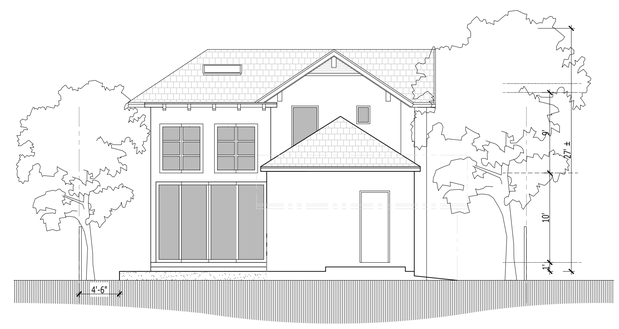
SYMBOL LEGEND

- SHINGLE ROOFING
- SHINGLE AWNING
- CEMENT PLASTER
- LAMINATE FINISH DOOR
- WOOD FRAME WINDOW AND DOORS



3 SIDE ELEVATION

⅛"=1'-0"



4 REAR ELEVATION

⅛"=1'-0"

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CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

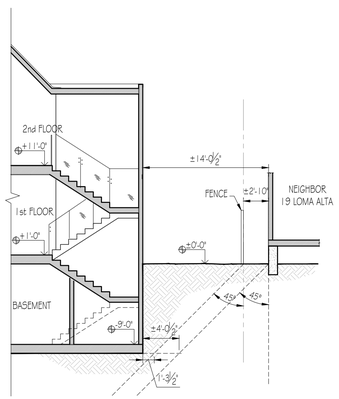
DRAWING TITLE:
BUILDING ELEVATIONS

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

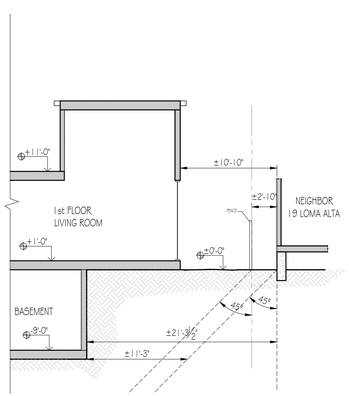
DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A3.1a

SHEET ____ OF ____



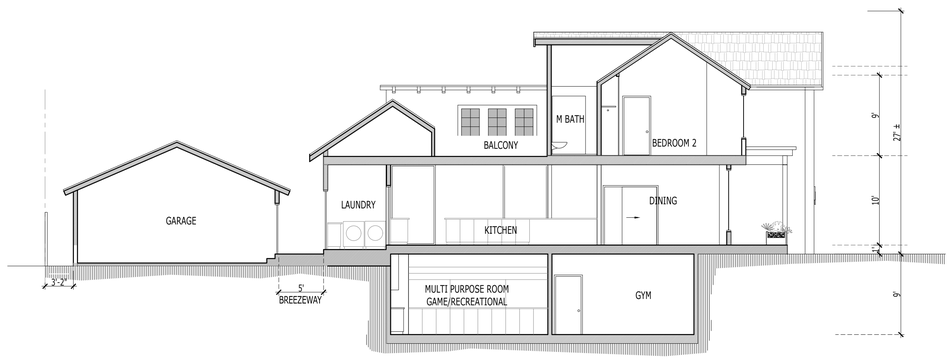
@ SECTION – 2



@ SECTION – 1

5 BASEMENT VS NEIGHBOR

⅛"=1'-0"

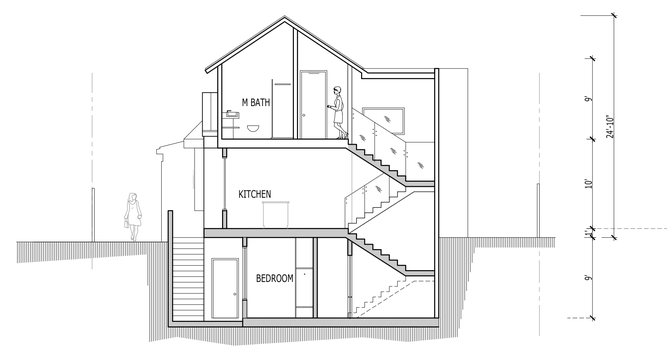


2 BUILDING SECTION

⅛"=1'-0"

1 BUILDING SECTION

⅛"=1'-0"



3 BUILDING SECTION

⅛"=1'-0"

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408-717-2373 408-329-3296

CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

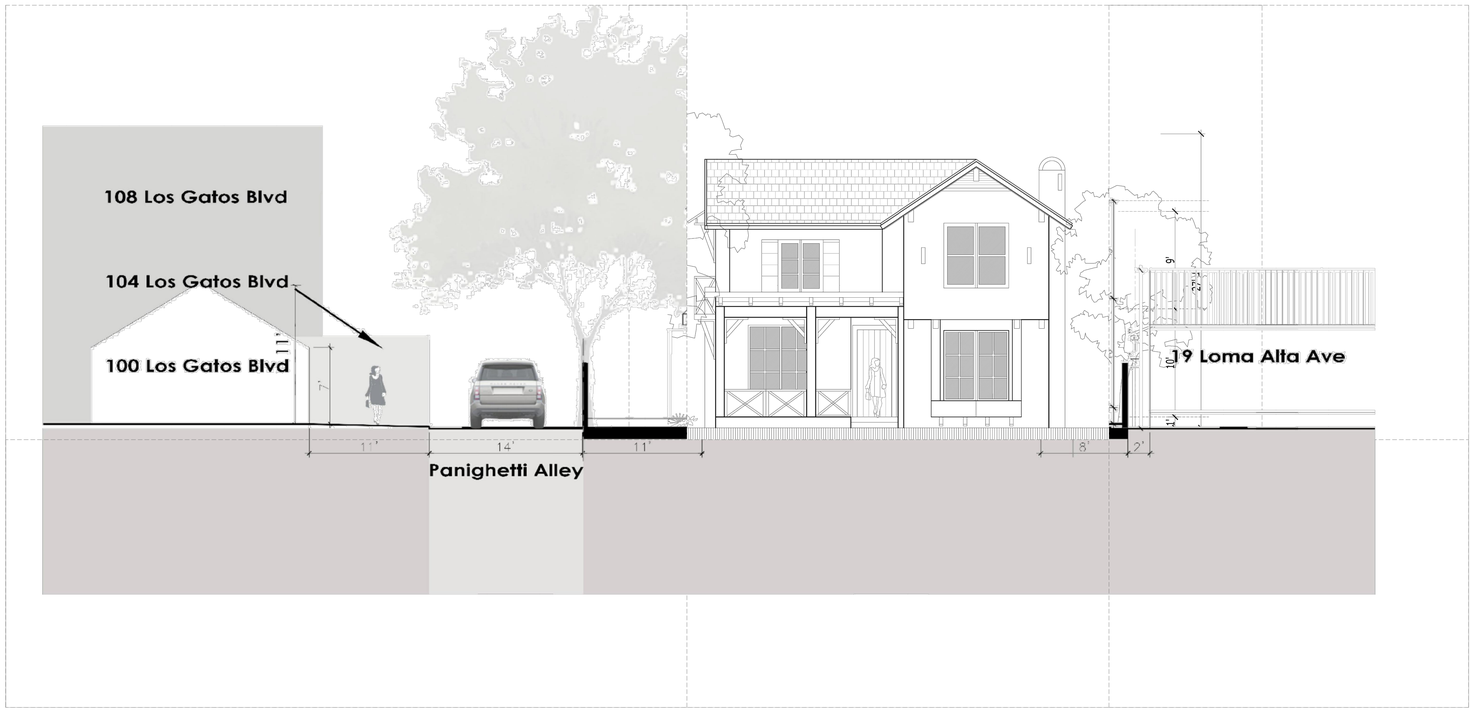
DRAWING TITLE:
BUILDING SECTIONS

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A3.2

SHEET ____ OF ____



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CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

DRAWING TITLE:
ELEVATION STUDY

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS
5	09/19/20	CITY COMMENTS

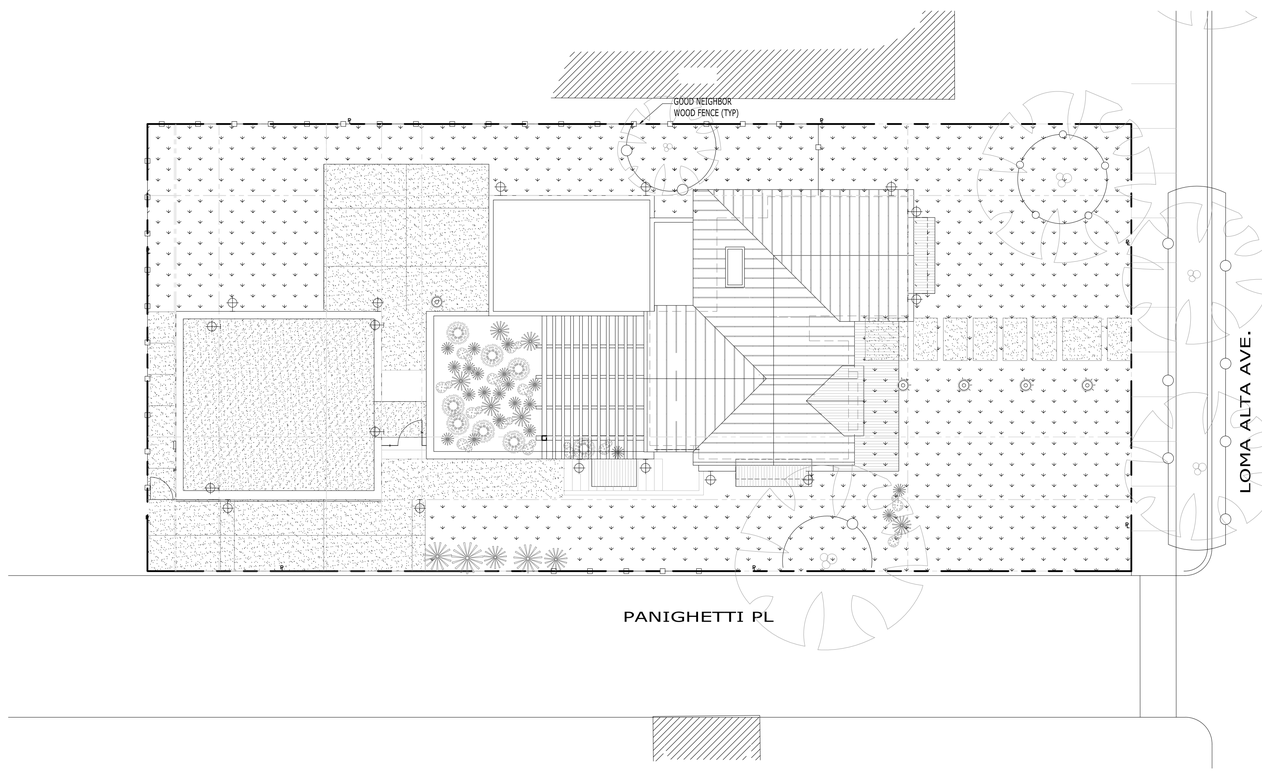
DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A3.4

SHEET ____ OF ____

SYMBOL LEGEND

- WALL MOUNT LIGHT
- BOLLARD LIGHT
- UNDER STEPS LIGHT
- NEW INTERLOCK PAVER
- LANDSCAP
- CONCRETE PAD



1 PROPOSED SITE LIGHTING PLAN

1/8"=1'-0"

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408-717-2373 408-329-3296

CONSULTANT:

CLIENT:
LOMA ALTA Residence
15 LOMA ALTA
LOS GATOS
APN: 532-29-073

DRAWING TITLE:
PROPOSED SITE LIGHTING PLAN

REV	DATE	DESCRIPTION
1	7/25/19	CITY COMMENTS
2	12/14/19	CITY COMMENTS
3	03/16/20	CITY COMMENTS
4	06/29/20	CITY COMMENTS

DRAWN:
CHECKED:
DATE: 3/30/19
SCALE:
JOB No.: –
SHEET No.:

A4.1

SHEET ____ OF ____

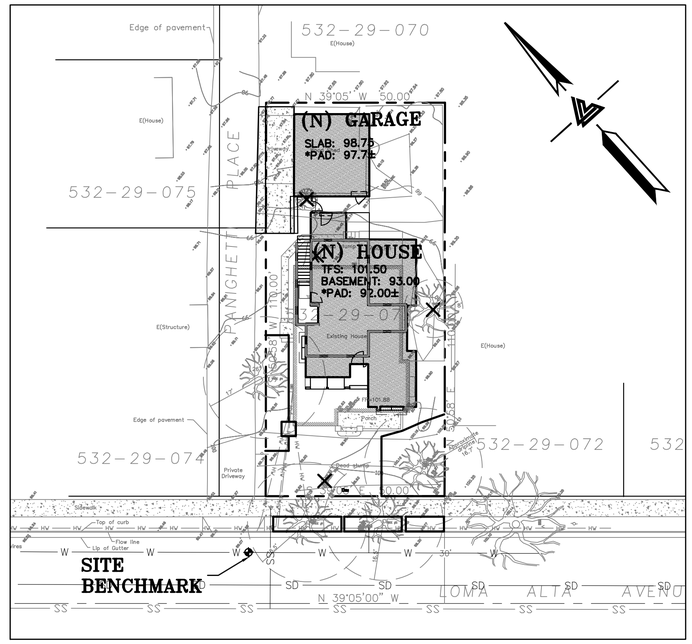
LOMA RESIDENCE
15 LOMA ALTA AVENUE
LOS GATOS, CALIFORNIA

LEGEND

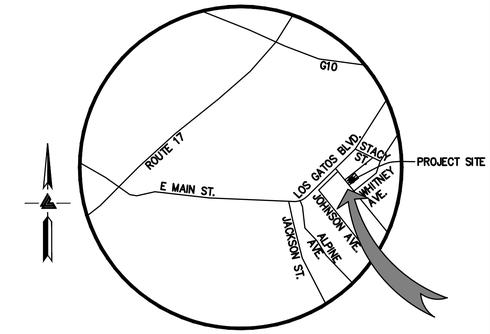
EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	RW RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.57 INV	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
XX" TREE		TREE TO BE REMOVED

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
℄	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
		PIV	POST INDICATOR VALVE
		PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	P.	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or –TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TOW	TOP OF WALL
		TEMP	TEMPORARY
HORIZ	HORIZONTAL	TP	TOP OF PAVEMENT
HI PT	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK	TYP	TYPICAL
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W/	WITH
JP	JOINT UTILITY POLE	W, WL	WATER LINE
L	LENGTH	WM	WATER METER
LNDG	LANDING	WWF	WELDED WIRE FABRIC



KEY MAP
1" = 20'



VICINITY MAP
NTS

PROJECT BENCHMARK

TOP OF WATER VALVE AT FRONT OF PROPERTY.
(SEE SHEET C-1.1 FOR LOCATION)
ELEVATION = 99.47 (FROM SURVEY).

OWNER'S INFORMATION

OWNER:
BAB INVESTMENTS GROUP LLC
C/O BAHAR MASARATI
15 LOMA ALTA AVENUE
LOS GATOS, CA 95030

APN: 532-29-073

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY ALVAREZ & ASSOCIATES, INC. ENTITLED;
   "TOPOGRAPHIC SURVEY"
   15 LOMA ALTA AVENUE
   LOS GATOS, CA
   DATED: 4-9-19
2. SITE PLAN BY UTOPIA DESIGN & CONSTRUCTION ENTITLED: 1
   "LOMA RESIDENCE"
   15 LOMA ALTA AVENUE
   LOS GATOS, CA
   DATED: 3-30-19
   UPDATED: 02-03-20

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

1

GROSS SITE AREA	5,500 SQUARE FEET (0.126 ACRE)			
TOTAL DISTURBED AREA	5,500 SQUARE FEET (0.126 ACRE)			
AVERAGE LOT SLOPE	2.29%			
IMPERVIOUS AREAS	EXISTING TOTAL S.F.	REMOVED TOTAL S.F.	NEW TOTAL S.F.	PROPOSED TOTAL S.F.
HOUSE & GARAGE*	1,920	1,920	1,770	1,770
DRIVEWAY & PARKING	145	145	283	283
POOL & SPA	0	0	0	0
PATIOS, WALKWAYS & PADS	105	105	741	741
TOTAL IMPERVIOUS AREA	2,170	2,170	2,794	2,794
NET CHANGE IN IMPERVIOUS AREA (624 SQFT.)				
*SQUARE FOOTAGES BASED ON ARCHITECT SUPPLIED INFORMATION				

BASIS OF BEARINGS
(PROVIDED FROM TOPO BY ALVAREZ & ASSOCIATES, INC.)

THE BEARING N 39°05'00" W, OF THE CENTERLINE OF LOMA ALTA AVENUE AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 797 OF MAPS AT PAGE 21, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

NOTES
(PROVIDED FROM TOPO BY ALVAREZ & ASSOCIATES, INC.)

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
2. UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
3. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
4. FINISH FLOOR ELEVATION IS TAKEN AT DOOR THRESHOLD (EXTERIOR)
5. GROUND ELEVATIONS ARE BASED ON AN ASSUMED BENCHMARK OF 100.00'
6. R.O.S. 797 M 21

LEGEND
(PROVIDED FROM TOPO BY ALVAREZ & ASSOCIATES, INC.)

- INDICATES DISTINCTIVE BORDER
- INDICATES ORIGINAL LOT LINE PER MAP OF TRACT NO. 13
- CENTER LINE
- FOUND STANDARD STREET MONUMENT
- GAS METER
- ELECTRICAL METER
- WATER METER
- POWER POLE
- GUY WIRE AND ANCHOR
- JOINT POLE
- SEWER CLEANOUT
- SEWER MANHOLE

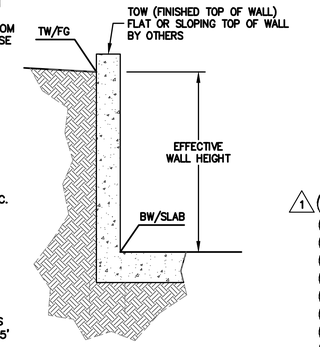
ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT 1	220	5	225 1
FILL	0	25	25
EXPORT			200 1

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

RETAINING WALL NOTES (GRADING INFORMATION)

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT (BY OTHERS).
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116.
aabaya@leabraze.com

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

1-800-227-2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

1 SHEET INDEX

C-1.0	TITLE SHEET
C-1.1	OVERALL SITE PLAN
C-2.0	GRADING & DRAINAGE PLAN
C-2.1	GRADING & DRAINAGE PLAN
C-3.0	SPECIFICATIONS
C-4.0	DETAILS
C-4.1	DETAILS
ER-1	EROSION CONTROL
ER-2	EROSION CONTROL DETAILS
SW-1	STORMWATER POLLUTION PREVENTION PLAN

REGISTERED PROFESSIONAL ENGINEER ALEXANDER CARRASCO No. C79655 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
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(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD. # 300
ROSEVILLE, CA 95661
(P) (916)366-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

LOMA RESIDENCE
15 LOMA ALTA AVENUE
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 532-29-073

TITLE SHEET

1	PLAN REV 02-05-20	TT
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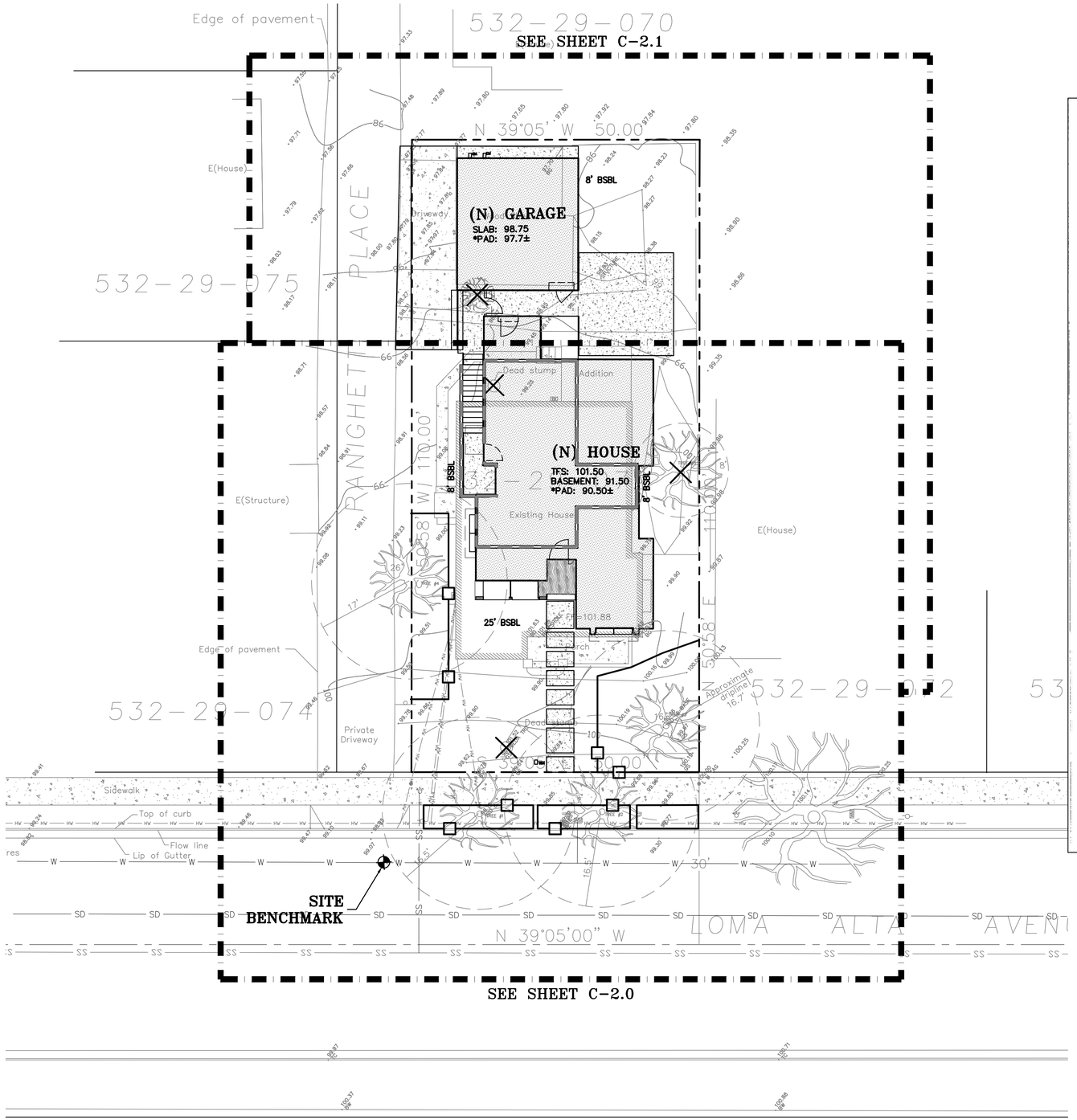
–		–
–		–
–		–
	REVISIONS	BY

JOB NO:	2190761
DATE:	08-09-19
SCALE:	AS NOTED
DESIGN BY:	DY/AQ
DRAWN BY:	WA
SHEET NO:	C-1.0

01 OF 10 SHEETS



TYPICAL SEWER NOTE

WEST VALLEY SANITATION DISTRICT, SANTA CLARA COUNTY

GENERAL NOTES

1. All material and methods of construction for sanitary sewers must conform to the Standard Specifications of West Valley Sanitation District. Inspection of sanitary sewer work will be carried out by said District located at 100 E. Sunnyoaks Avenue, Campbell, California. Notify District office 48 hours before requiring inspection. Telephone (408) 378-2407.

2. Unless otherwise indicated on the improvement plans, sewer pipe options are vitrified clay and PVC SDR 26 (or better.)

3. 3/4" crushed aggregate (per Section 200-1.2) shall be used for pipe bedding as set forth in Section 306-1.2.1 of the 2006 Edition of the "Greenbook" (Standard Specifications for Public Works Construction).

4. A building sewer shall be constructed for each residence, minimum slope 2%. The underground contractor shall install a clean-out for each building sewer.

5. Engineer shall submit a set of cut sheets in a form approved by the District at least one working day prior to the start of construction. Approved plan revisions requiring changes in grade or alignment will require submittal of revised cut sheets before construction.

6. Underground contractor shall be appropriately licensed and comply with District's insurance coverage and performance bond requirements.

7. Prior to construction, underground contractor to obtain excavation permit from _____.

8. Contractor shall obtain inquiry identification number from USA (800) 227-2600.

9. West Valley Sanitation District, Ordinance Code Sec. 6.060, requires the installation of a back-flow protective device in the building plumbing system when the lowest floor level is below the next upstream manhole or vertical riser rim.

10. It is the Contractor's responsibility to "pothole" any utility crossings or other underground obstructions before proceeding with construction. The Contractor should coordinate with the Design Engineer to verify the elevation and alignment of any underground appurtenances. Failure to verify locations in advance may result in construction delays pending design revisions and re-submittals for approval.

11. Contractor shall exercise proper safety procedures when working in confined space in accordance with the latest CAL/OSHA provisions.

12. All sanitary sewer lines, including 4-inch building sewers, will be TV-inspected by WVSD.

13. To accommodate the TV-inspection of sewer lines 6" or larger, the contractor will air test, ball, mandrel (for plastic pipe), and flush the system. It will be the responsibility of the contractor to insure access to the manhole. In the event the TV-inspection crew arrives to find they are unable to conduct the TV-inspections because of buried manholes, equipment or materials in the way, etc., then the developer or contractor will be charged for the time spent by WVSD.

Approved As To Design Only, Based On Information Submitted Hereon.

0 5 10 20

SCALE: 1" = 10'

NOTE:
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15 LOMA ALTA AVENUE
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 532-29-073

OVERALL SITE PLAN

1	PLAN REV 02-05-20	TT
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–		–
–		–
–		–
	REVISIONS	BY

JOB NO:	2190761
DATE:	08-09-19
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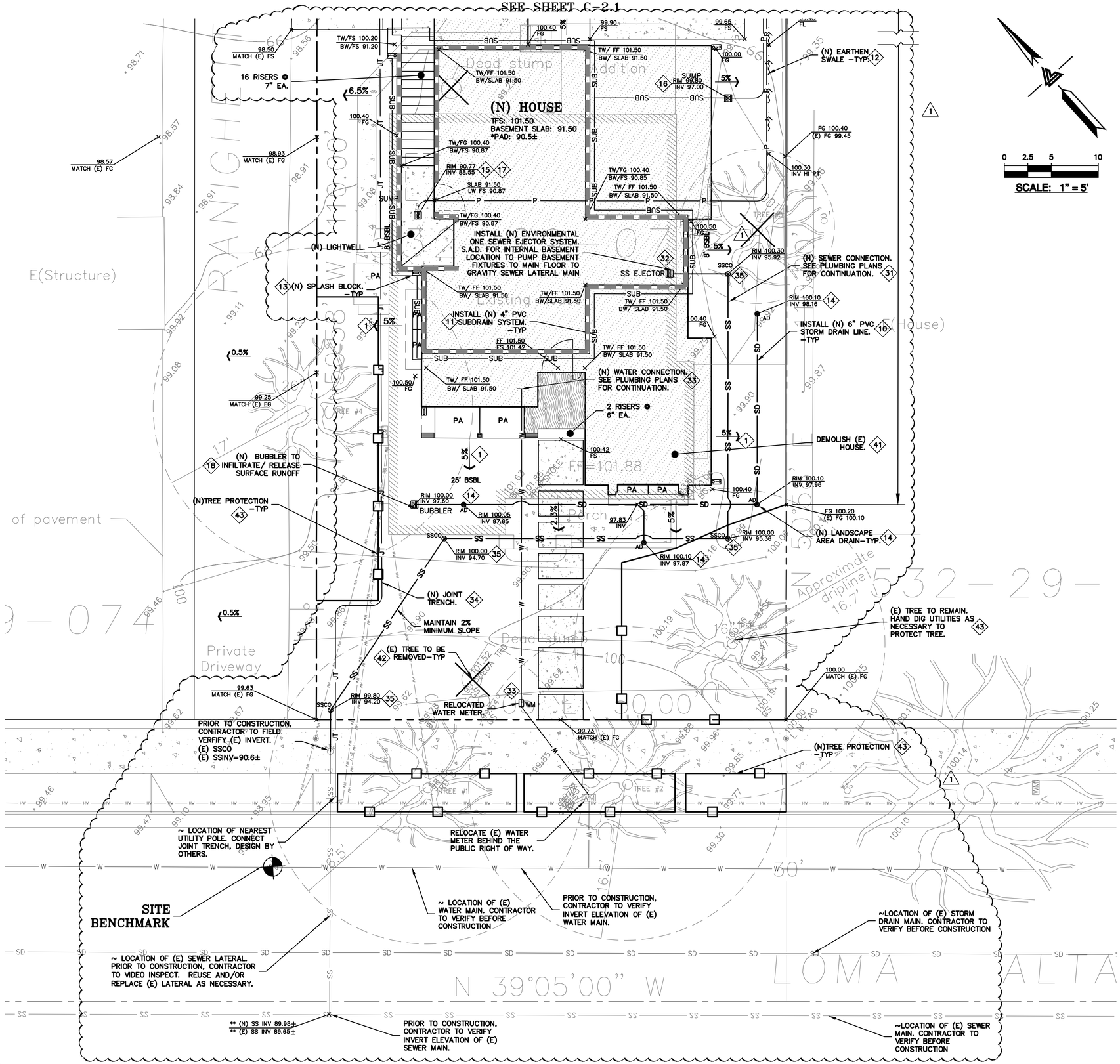
DRAWN BY:	WA
SHEET NO:	C-1.1

02 OF 10 SHEETS



FLATWORK KEYNOTES 1 TO 6

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
3. PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
4. (N) CONCRETE DRIVEWAY. SEE DETAIL 2 ON SHEET C-4.0.
5. (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 1 ON SHEET C-4.0.
6. (N) WOOD DECK. SEE ARCHITECTURAL PLANS.

STORM DRAIN KEYNOTES 10 TO 18

10. INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
11. INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.
12. CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 6 ON SHEET C-4.0.
13. DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL 3 ON SHEET C-4.0.
14. INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE). SEE DETAIL 4 ON SHEET C-4.0.
15. INSTALL (N) LIGHTWELL OVERFLOW DRAIN. SEE DETAIL 2 ON SHEET C-4.1.
16. INSTALL (N) SUMP PUMP FOR SUBDRAIN SYSTEM. SEE DETAIL 1 ON SHEET C-4.1.
17. INSTALL (N) SUMP PUMP FOR LIGHTWELL DRAINAGE. SEE DETAIL 3 ON SHEET C-4.1.
18. INSTALL (N) BUBBLER BOX. SEE DETAIL 5 ON SHEET C-4.0.

UTILITIES KEYNOTES 31 TO 34

31. INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.
32. INSTALL (N) ENVIRONMENTAL ONE SEWER EJECTOR SYSTEM. SEE DETAIL 4 ON SHEET C-4.1.
33. CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
34. INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV, TELEPHONE & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.
35. INSTALL (N) SEWER CLEAN-OUT TO GRADE. SEE DETAIL 5 ON SHEET C-4.1

DEMOLITION KEYNOTES 41 TO 43

41. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
42. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
43. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.

**** SEWER NOTE:**
PROJECT SURVEY DID NOT LOCATE SEWER MAIN, SSMH, AND DEPTH. PROJECT ASSUMED DEPTH OF MAIN IS 6 FEET. CONTRACTOR TO POTHOLE AND VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION. OBTAIN PLANS FROM WVSD PRIOR TO WORK FOR SEWER CONNECTIVITY.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116.
aabaya@leabraze.com

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

REGISTERED PROFESSIONAL ENGINEER — ALEXANDER CARLO — No. C79655 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

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LOS GATOS, CALIFORNIA

SANTA CLARA COUNTY — APN: 532-29-073

GRADING & DRAINAGE PLAN

REVISIONS	BY
1 PLAN REV 02-05-20	TT
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JOB NO:	2190761
DATE:	08-09-19
SCALE:	AS NOTED
DESIGN BY:	DY/AQ
DRAWN BY:	WA
SHEET NO:	C-2.0

03 OF 10 SHEETS

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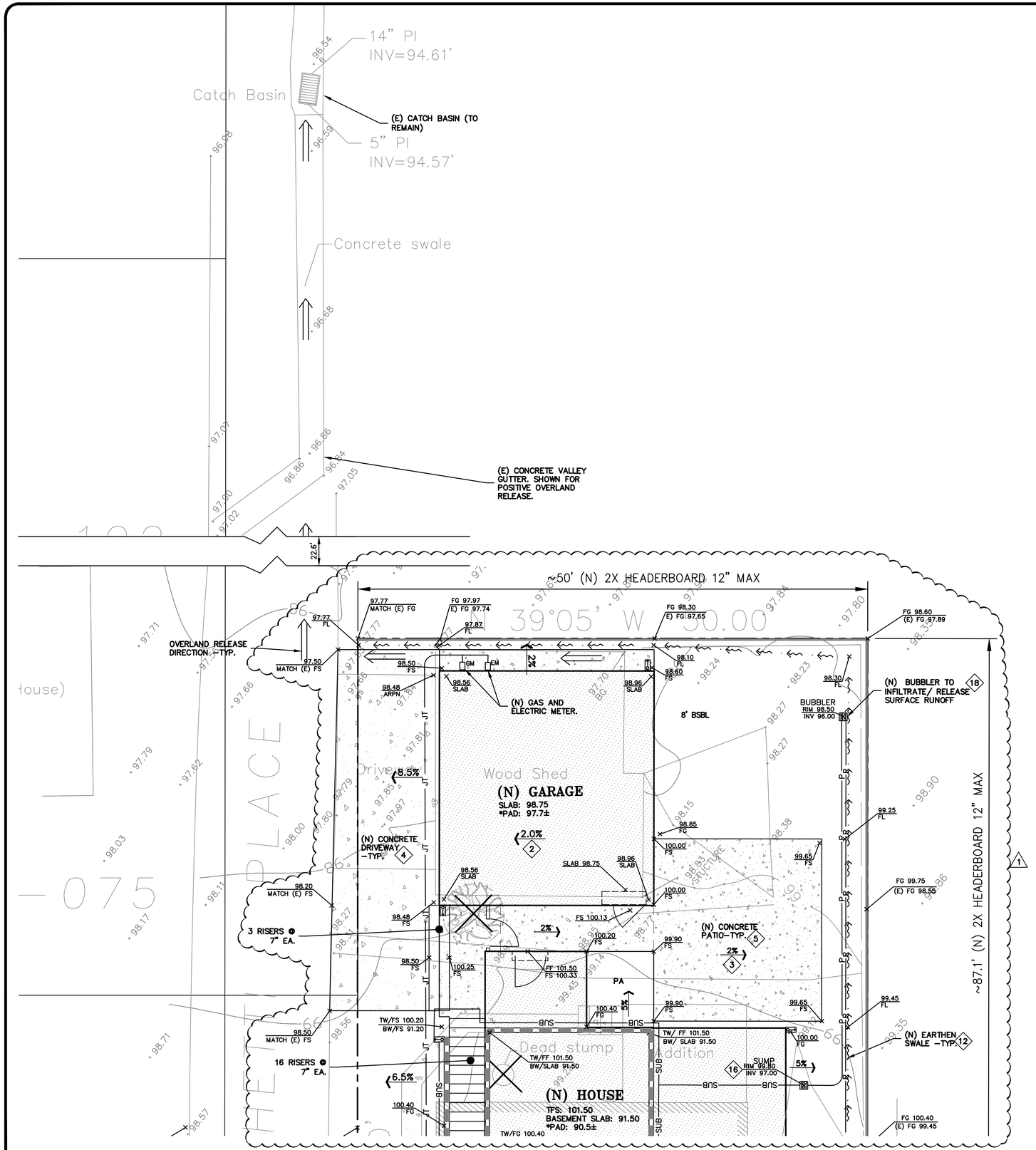

0 2.5 5 10

SCALE: 1" = 5'

FLATWORK KEYNOTES 1 TO 6

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
3. PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
4. (N) CONCRETE DRIVEWAY. SEE DETAIL 2 ON SHEET C-4.0.
5. (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 1 ON SHEET C-4.0.
6. (N) WOOD DECK. SEE ARCHITECTURAL PLANS.

STORM DRAIN KEYNOTES 10 TO 18

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REGISTERED PROFESSIONAL ENGINEER ALEX PER CABAYO No. C79655 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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SANTA CLARA COUNTY

APN: 532-29-073

GRADING & DRAINAGE PLAN

1	PLAN REV 02-05-20	TT
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	REVISIONS	BY

JOB NO:	2190761
DATE:	08-09-19
SCALE:	AS NOTED
DESIGN BY:	DY/AQ
DRAWN BY:	WA
SHEET NO:	C-2.1

04 OF 10 SHEETS

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLECT TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS AND THE CITY OF LOS GATOS.

B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.

B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

(1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

(2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

(3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.

B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. WHERE REQUIRED BY THE SOILS ENGINEER, UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.

B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS, THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.

D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.

F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.

H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3") MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:

FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.

P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 532-29-073

GRADING SPECIFICATIONS

REVISIONS	BY
1 PLAN REV 02-05-20	TT
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-	-
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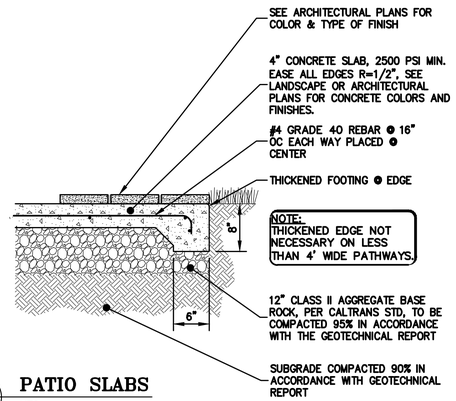
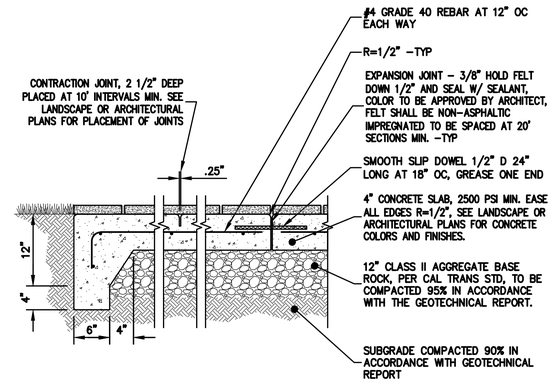
JOB NO:	2190761
DATE:	08-09-19
SCALE:	NO SCALE
DESIGN BY:	DY/AQ
DRAWN BY:	WA
SHEET NO:	C-4.0

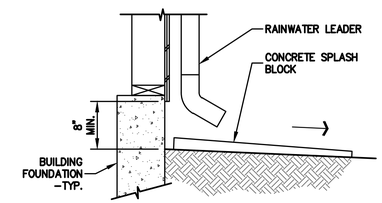
05 OF 10 SHEETS



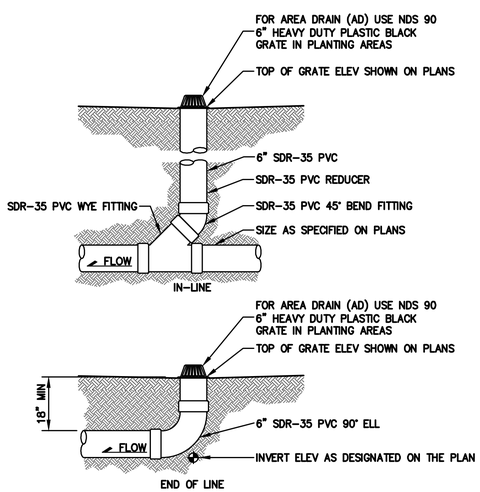
1 C-4.0 **PATIO SLABS**
NTS



2 C-4.0 **DRIVEWAY SLAB OR CONC. PAVING**
NTS

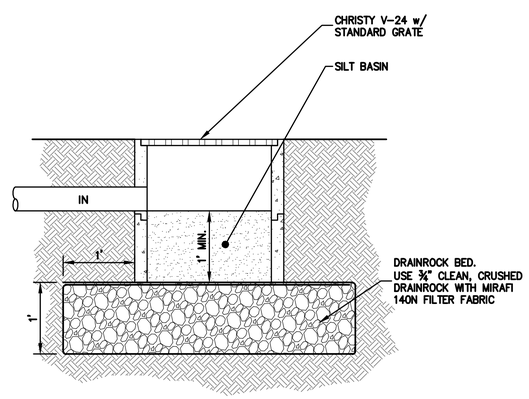


3 C-4.0 **SPLASHBLOCK AT RAIN WATER LEADER**
NTS

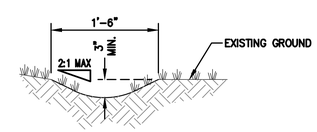


NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

4 C-4.0 **AREA DRAIN**
NTS



5 C-4.0 **BUBBLER BOX**
NTS



6 C-4.0 **EARTHEN SWALE DETAIL**
NTS

REGISTERED PROFESSIONAL ENGINEER
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SANTA CLARA COUNTY
APN: 532-29-073

DETAILS

1	PLAN REV 02-05-20	TT
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	REVISIONS	BY

JOB NO:	2190761
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DRAWN BY:	WA
SHEET NO:	C-4.0

06 OF 10 SHEETS

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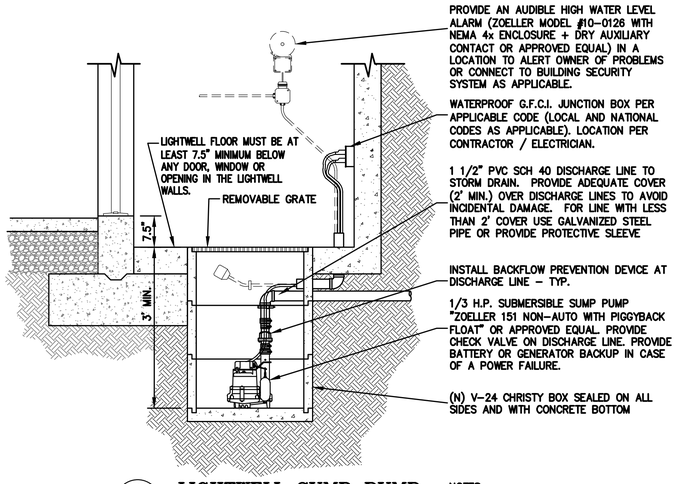
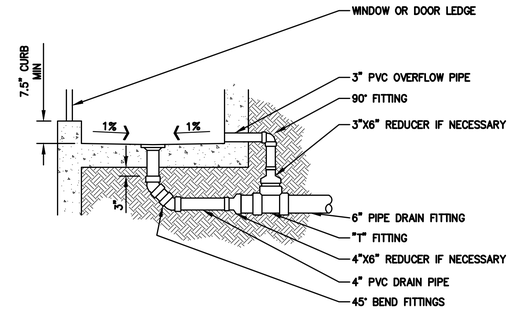


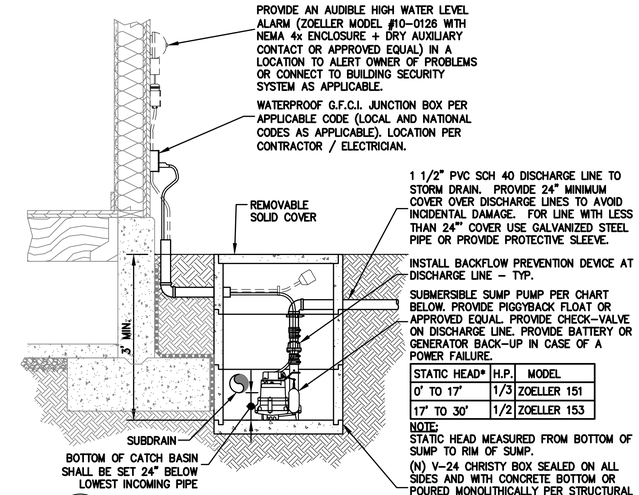
1 C-4.1 **LIGHTWELL SUMP PUMP**
NTS

NOTES:
DO NOT CONNECT ANY SUBSURFACE DRAINAGE (BEHIND RETAINING WALS) TO THIS SUMP PUMP.



NOTES:
1. SLOPE INTERIOR SLAB OF LIGHTWELL @ 1% MIN IN ALL DIRECTIONS TO DIRECT FLOW TOWARDS INLET.
2. MAINTAIN 6" MIN FROM BOTTOM OF SILL/DOOR TO BOTTOM OF LIGHTWELL.
3. INSTALL "NEENAH R-4344" GRATE AND 3" PVC OUT GOING PIPE IN LIGHTWELLS NOT INTENDED TO HAVE FOOT TRAFFIC.
4. INSTALL 4" METAL GRATE AND 4" PVC OUTGOING PIPE IN AREAS INTENDED TO HAVE FOOT TRAFFIC.
5. INSTALL 3" PVC OVERFLOW PIPE AS SHOWN.
6. CONTRACTOR SHALL SUBMIT TO THE OWNER IN WRITING THE NEED FOR PERIODIC MAINTENANCE AND REMOVAL OF DEBRIS.
7. REFER TO STRUCTURAL PLAN FOR WALL CONSTRUCTION DETAIL.

2 C-4.1 **LIGHTWELL OVERFLOW DETAIL**
NTS

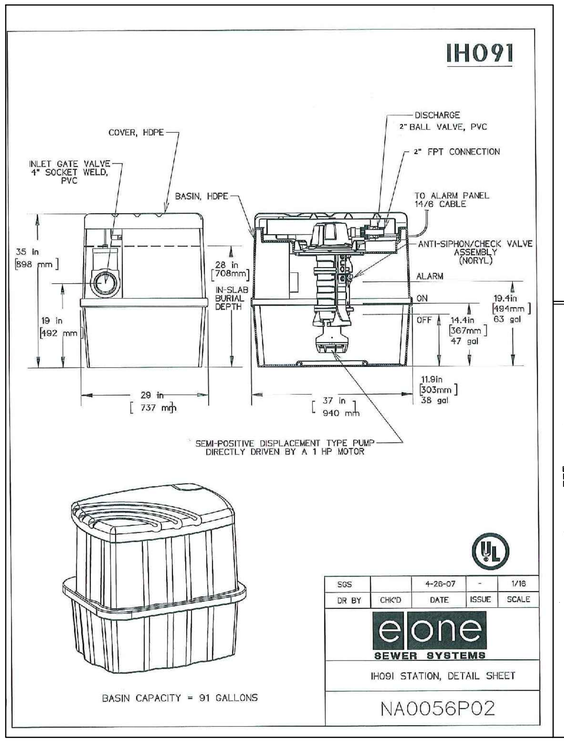


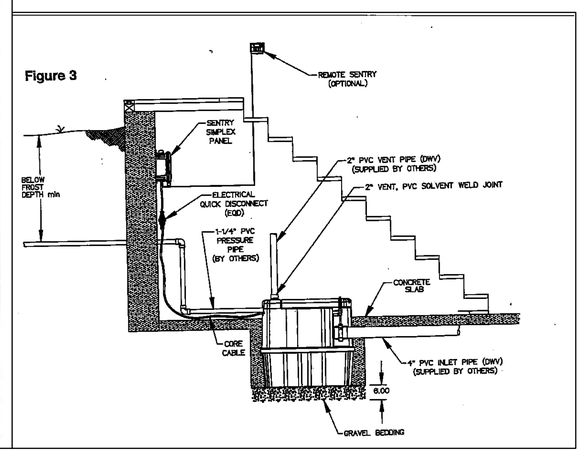
STATIC HEAD*	H.P.	MODEL
0' TO 17'	1/3	ZOELLER 151
17' TO 30'	1/2	ZOELLER 153

NOTE:
STATIC HEAD MEASURED FROM BOTTOM OF SUMP TO RIM OF SUMP.

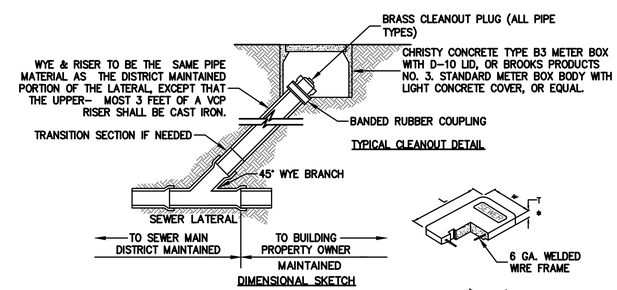
NOTES:
DO NOT CONNECT ANY SURFACE DRAINAGE (IN THE LIGHTWELLS) TO THIS SUMP PUMP.

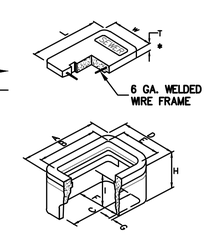
3 C-4.1 **SUBDRAIN SUMP PUMP**
NTS





4 C-4.1 **INTERNAL E-ONE GRINDER EJECTOR PUMP**
NTS





LID DIMENSIONS

	L	W	T	WT
CHRISTY D-10	14 1/2"	8 11/16"	11/16"	7 LB
BROOKS #3 NS	14 1/2"	8 3/4"	1"	13 LB

*PROVIDE STEEL TRAFFIC COVER FOR BOX WHEN INSTALLED IN LOCATION SUBJECT TO VEHICULAR LOADING

BOX DIMENSIONS

	A	B	C	D	E	F	G	H	I	APPROX WT. LBS.
CHRISTY B3	19"	14 13/16"	16 1/4"	13 1/4"	9"	9 7/8"	1"	12"	10 15/16"	59
BROOKS #3	19 1/8"	13 1/2"	16"	13 1/4"	7 5/8"	9 1/2"	1"	11"	N.A.	68

5 C-4.1 **TYPICAL SEWER CLEANOUT BOX**
NTS

REGISTERED PROFESSIONAL ENGINEER JAMES PETER CARRANO No. C79655 CIVIL STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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DETAILS

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1 PLAN REV 02-05-20	TT
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JOB NO: 2190761
DATE: 08-09-19
SCALE: NTS
DESIGN BY: DY/AQ
DRAWN BY: WA
SHEET NO: C-4.1
07 OF 10 SHEETS

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SUBJECT FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 1ST.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM OCTOBER 1ST THRU APRIL 30TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED IN THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

24. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

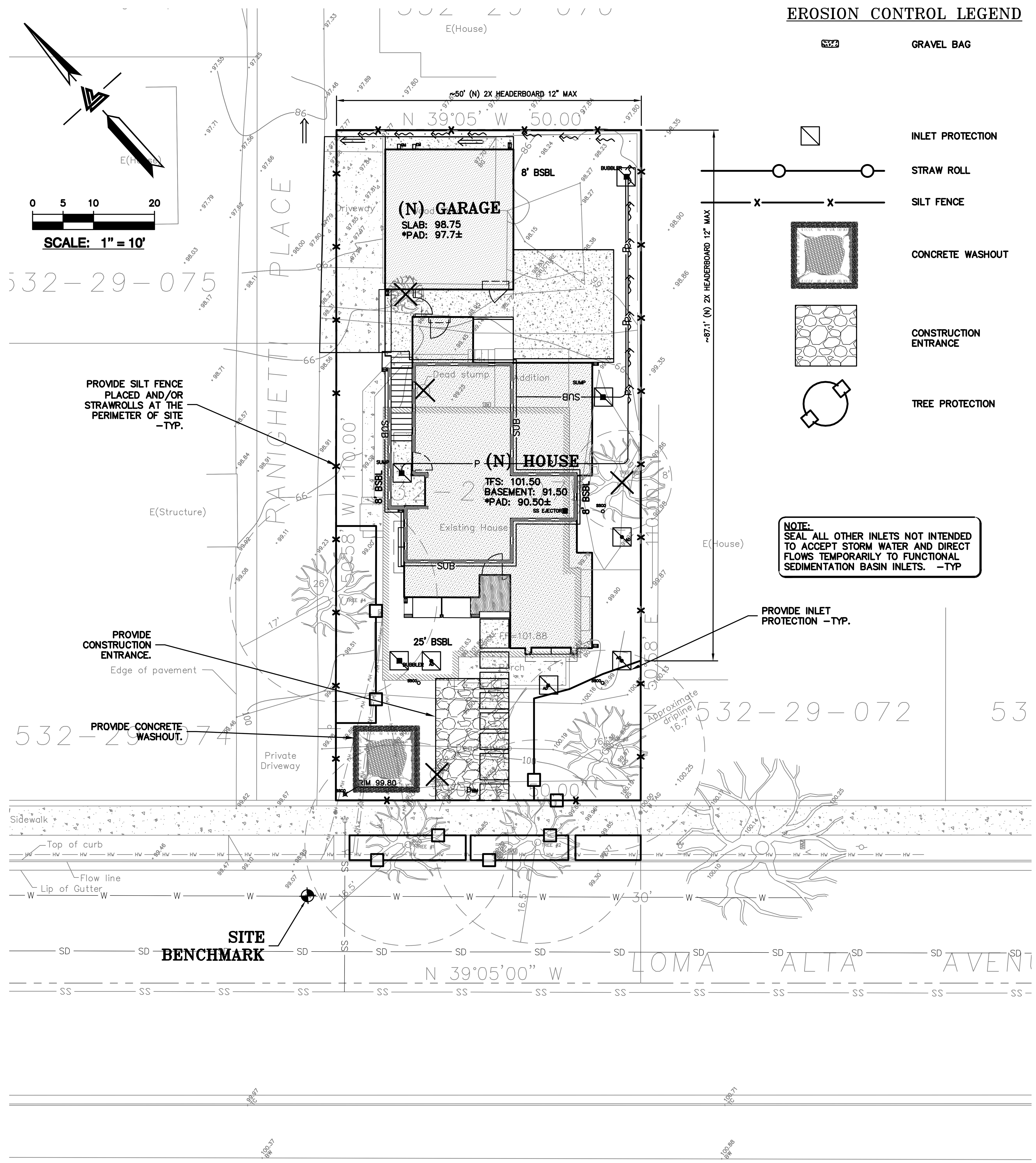
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND

- GRAVEL BAG
- INLET PROTECTION
- STRAW ROLL
- SILT FENCE
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

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SANTA CLARA COUNTY
APN: 532-29-073

EROSION CONTROL PLAN

REVISIONS	BY
1 PLAN REV 02-05-20	TT
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JOB NO:	2190761
DATE:	08-09-19
SCALE:	AS NOTED
DESIGN BY:	DY/AQ
DRAWN BY:	WA
SHEET NO:	ER-1

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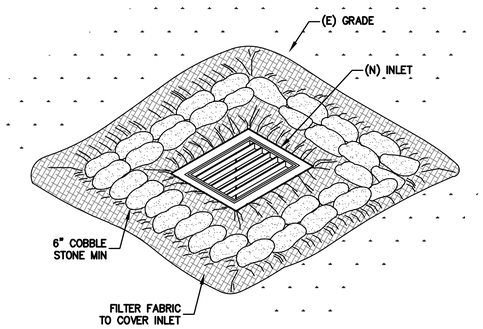
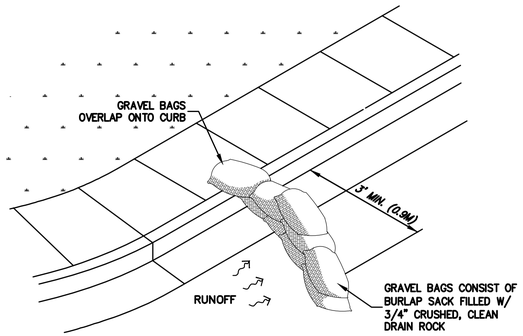
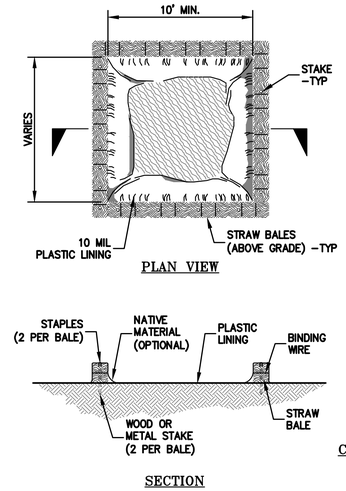


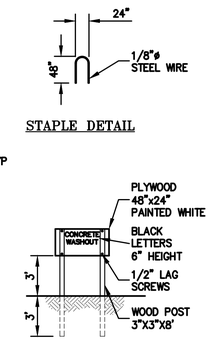
1 ER-2 **INLET PROTECTION**
NTS



NOTE:
THREE LAYERS OF GRAVEL BAGS WITH ENDS OVERLAPPED

2 ER-2 **GRAVEL BAG AT STREET FLOW LINE**
NTS

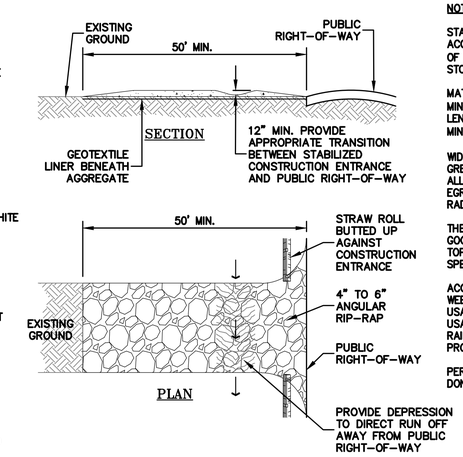




NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.

THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

3 ER-2 **CONCRETE WASHOUT**
NTS



NOTES:

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.

MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.

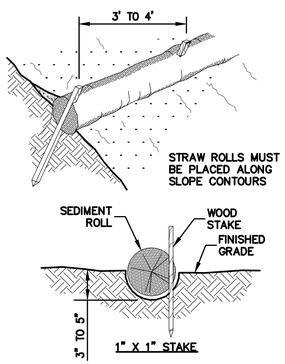
WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.

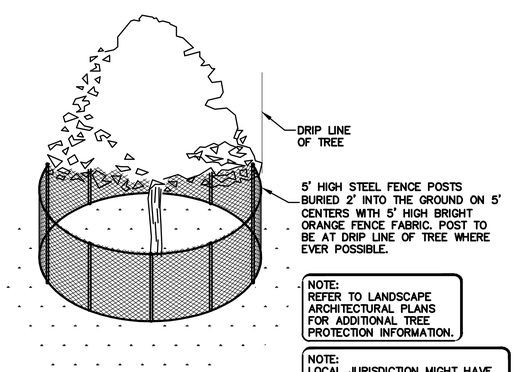
PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

4 ER-2 **CONSTRUCTION ENTRANCE**
NTS



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

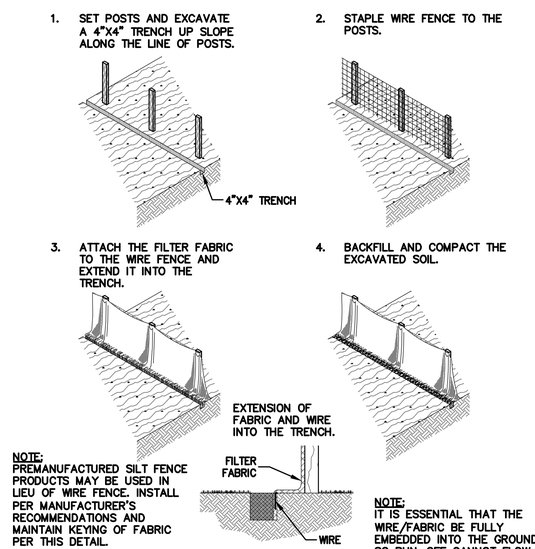
5 ER-2 **STRAW ROLLS FLAT LOT**
NTS



NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

NOTE:
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

6 ER-2 **EXISTING TREE PROTECTION DETAIL**
NTS



NOTE:
PREMANUFACTURED SILT FENCE PRODUCTS MAY BE USED IN LIEU OF WIRE FENCE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND MAINTAIN KEYING OF FABRIC PER THIS DETAIL.

NOTE:
IT IS ESSENTIAL THAT THE WIRE/FABRIC BE FULLY EMBEDDED INTO THE GROUND SO RUN-OFF CANNOT FLOW FREELY UNDER FENCE.

7 ER-2 **SILT FENCE**
NTS

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SANTA CLARA COUNTY
APN: 532-29-073

EROSION CONTROL DETAILS

REVISIONS	BY
1 PLAN REV 02-05-20	TT
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JOB NO:	2190761
DATE:	08-09-19
SCALE:	NTS
DESIGN BY:	DY/AQ
DRAWN BY:	WA
SHEET NO:	ER-2

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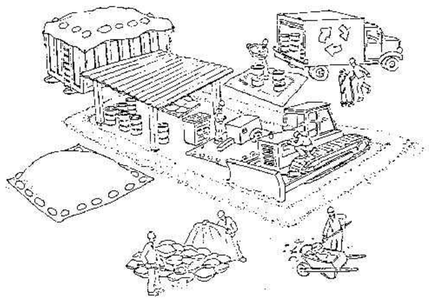
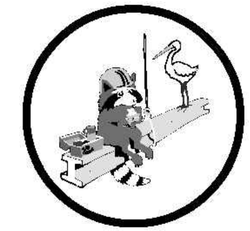
Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.

- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER A. JOSEPH No. C79655 CIVIL STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD., # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

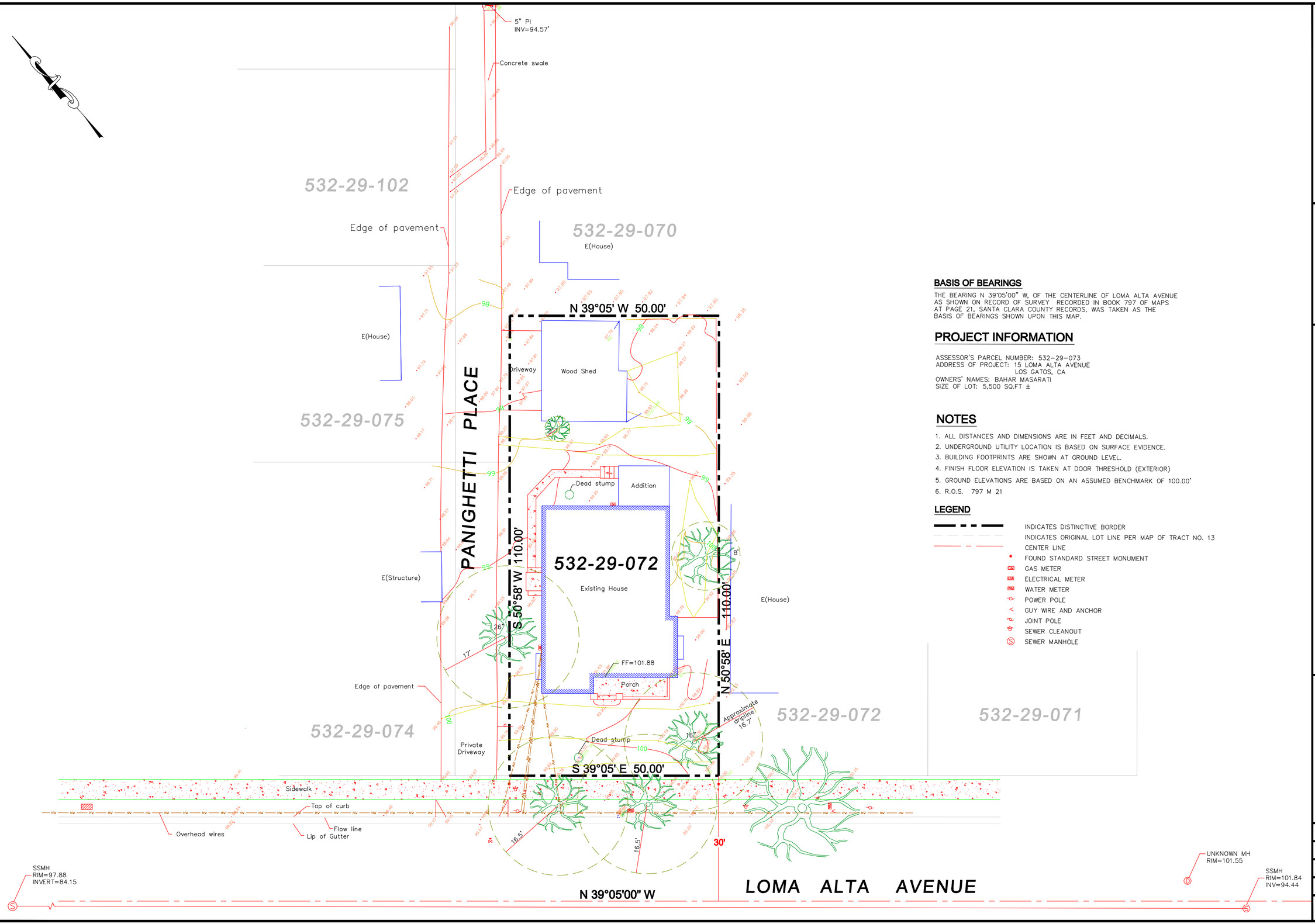
LOMA RESIDENCE
15 LOMA ALTA AVENUE
LOS GATOS, CALIFORNIA
APN: 532-29-073
SANTA CLARA COUNTY

STORMWATTER POLLUTION PREVENTION PLAN

REVISIONS	BY
1 PLAN REV 02-05-20	TT
–	–
–	–
–	–
–	–

JOB NO:	2190761
DATE:	08-09-19
SCALE:	NO SCALE
DESIGN BY:	DY/AQ
DRAWN BY:	WA
SHEET NO:	SW-1

10 OF 10 SHEETS



BASIS OF BEARINGS

THE BEARING N 39°05'00" W, OF THE CENTERLINE OF LOMA ALTA AVENUE AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 797 OF MAPS AT PAGE 21, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER: 532-29-073
ADDRESS OF PROJECT: 15 LOMA ALTA AVENUE
LOS GATOS, CA
OWNERS' NAMES: BAHAR MASARATI
SIZE OF LOT: 5,500 SQ.FT ±

NOTES

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
2. UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
3. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
4. FINISH FLOOR ELEVATION IS TAKEN AT DOOR THRESHOLD (EXTERIOR)
5. GROUND ELEVATIONS ARE BASED ON AN ASSUMED BENCHMARK OF 100.00'
6. R.O.S. 797 M 21

LEGEND

- INDICATES DISTINCTIVE BORDER
- INDICATES ORIGINAL LOT LINE PER MAP OF TRACT NO. 13
- CENTER LINE
- FOUND STANDARD STREET MONUMENT
- GAS METER
- ELECTRICAL METER
- WATER METER
- POWER POLE
- GUY WIRE AND ANCHOR
- JOINT POLE
- SEWER CLEANOUT
- SEWER MANHOLE

ALVAREZ & ASSOCIATES, INC
82 N CAPITOL AVENUE
SAN JOSE-CA 95127

TOPOGRAPHIC SURVEY
15 LOMA ALTA AVENUE
LOS GATOS, CA

PROFESSIONAL LAND SURVEYOR
DAVID ALVAREZ, SR.
No. 4050
Exp. 6/30/18
STATE OF CALIFORNIA

DATE: APRIL 9, 2019
SCALE 1"=10'
DRAWN BY : TP
FIELD SURVEY BY : TP

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 01/13/2021

ITEM NO: 2

DESK ITEM

DATE: January 13, 2021

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider an Appeal of a Development Review Committee Decision Approving a Request for Demolition of an Existing Single-family Residence and Construction of a New Single-family Residence with Reduced Setbacks on Nonconforming Property Zoned R-1:8. Located at 15 Loma Alta Avenue. APN 532-29-073. Architecture and Site Application S-19-023. Property Owner: BAB Investment Group LLC. Applicant: Babak Homayouni. Appellants: Kelly Luoma and Rick Rutter. Project Planner: Jennifer Armer

REMARKS:

Exhibit 23 includes an additional comment provided by the appellant.

EXHIBITS:

Previously received with the November 11, 2020 Staff Report:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Project Description and Letter of Justification
5. Consulting Architect's First Report, dated May 24, 2019
6. Applicant's Response to the Consulting Architect's First Report
7. Consulting Architect's Second Report, dated February 25, 2020
8. Consulting Arborist's Report, dated September 2, 2019
9. Public Comments received prior to 10:00 a.m., Friday, September 4, 2020
10. September 8, 2020 Development Review Committee meeting minutes
11. Applicant's neighbor outreach efforts

PREPARED BY: JENNIFER ARMER, AICP
Senior Planner

Reviewed by: Planning Manager and Community Development Director

EXHIBITS (continued):

12. Public Comments received prior to 10:00 a.m., Monday, September 21, 2020
13. September 22, 2020 Development Review Committee meeting minutes
14. Appeal of Development Review Committee received October 1, 2020
15. Development Plans, received September 21, 2020

Previously received with the November 11, 2020 Addendum Report:
16. Additional comment provided by the appellant

Previously received with the January 13, 2021 Staff Report:
17. Revised Required Findings and Considerations
18. Applicant Response Letter
19. Public comments received between 11:01 a.m., Wednesday, November 11, 2020 and 11:00 a.m., Friday, January 8, 2021
20. Revised Development Plans – Mediterranean Alternative, received December 9, 2020
21. Revised Development Plans – Craftsman Alternative, received December 9, 2020
22. Revised Development Plans – Revised Craftsman Proposal, received January 7, 2021

Received with this Desk Item:
23. Additional comment provided by the appellant

Jennifer Armer

From: Kelly Luoma [redacted]
Sent: Tuesday, January 12, 2021 10:44 PM
To: Jennifer Armer
Subject: FW: New design for 15 Loma Alta Avenue

Hi Jennifer

Wanted to share these comments.

For the most part we think the new plans (craftsman style) address many of the neighbor concerns but we continue to be concerned about the small details beyond design.

Actual heights/elevations
Water (drainage) being an issue
Fence between properties seems to be missing on plans.

We'd like to see these details addressed as part of the Building Permit process moving forward.

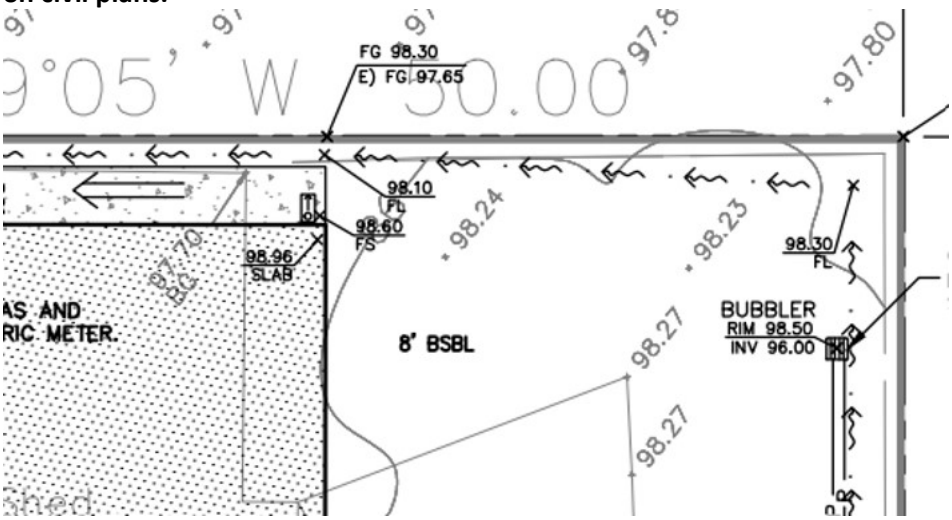
- Roof pitch on garage (Dwg A1.2) is called out as 8/12 - the letter indicates design is based upon 6 pitch which - lower roof is preferred by neighbors due to both scale (height) and is corresponding to adjacent properties styles / roof lines.
- A3.2 Building section plan 2 calls for a balcony - A2.2 calls for a deck - a railing is not indicated.
- Civil plans have not been updated or coordinated with architectural drawings.
- Civil plans are marked updated 2-3-20 per note #2 - all quantities (square footage, disturbed area, cut/export, etc on drawing C-1.0 appear to reflect prior design.
- No fence detail - north side of property - an existing 8' fence is in place for security and privacy from Panaghetti.
- **Site Plan A1.2 has concrete pad walkway from garage to property line - Civil sheet (C2.1)shows a drainage ditch between paved walk and fence with all storm water from 15 Loma Alta pumped and flowing north to 111 Panighetti Place. a full width concrete pad restricts free flow of water from property to alley as indicated on civil plans.**
- 

EXHIBIT 23

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TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 01/13/2021

ITEM NO: 3

DATE: January 8, 2021

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval of an Exception to the Town's Commercial Design Guidelines to Allow Four Panels on an Existing Ground Sign on Property Zoned C-2. Located at 201-223 Los Gatos-Saratoga Road. APN 510-14-009. Sign Permit Application SN-20-035. Property Owner: Joey McCarthy, McCarthy Ranch. Applicant: Michele Richmond.

RECOMMENDATION:

Consider a request for approval of an exception to the Town's Commercial Design Guidelines to allow four panels on an existing ground sign on property zoned C-2, located at 201-223 Los Gatos-Saratoga Road.

PROJECT DATA:

General Plan Designation: Central Business District
Zoning Designation: Central Business District, C-2
Applicable Plans & Standards: Zoning Code and Commercial Design Guidelines
Parcel Size: 28,455 square feet (0.65 acres)

Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Commercial and office	Neighborhood Commercial	C-1
East	Commercial	Central Business District	C-2
South	Commercial, office, and residential	Central Business District and Medium Density Residential	C-2, O:LHP, R-1D:LHP
West	Commercial	Central Business District	C-2

PREPARED BY: RYAN SAFTY
Associate Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

FINDINGS:

- As required, the project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities; and
- The proposed project is consistent with the applicable Commercial Design Guidelines with the exception of exceeding the maximum number of tenants listed on a ground sign.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

The subject property is located at the southwest corner of North Santa Cruz Avenue and Los Gatos-Saratoga Road (Exhibit 1). The subject property consists of three separate buildings, with four tenants, as outlined in the applicant's Letter of Justification (Exhibit 4). The property is currently under construction for site improvements.

On May 19, 2020, the Town approved a Sign Permit application (SN-20-010) for a new ground sign with three tenant panels at the subject property (Exhibit 4). This ground sign has been constructed.

On July 17, 2020, the applicant applied for an additional sign permit (SN-20-035) to add a fourth tenant panel to the existing sign. The request requires an exception to the Town's Commercial Design Guidelines.

PROJECT DESCRIPTION:

The project is being considered by the Planning Commission as the applicant is requesting an exception to the Town's Commercial Design Guidelines to exceed the maximum number of tenants listed on a ground sign.

PROJECT DESCRIPTION (continued):

A. Location and Surrounding Neighborhood

The subject property is located at the southwest corner of North Santa Cruz Avenue and Los Gatos-Saratoga Road (Exhibit 1). The property abuts commercial properties to the east and west, commercial and office to the north, and commercial, office, and residential to the south.

B. Project Summary

The applicant is requesting approval of an exception to the Commercial Design Guidelines to exceed the maximum allowed number of tenants listed on a ground sign.

DISCUSSION:

A. Project Summary

The applicant proposes to add a fourth tenant to an existing ground sign with three tenant panels to be able to advertise all their tenants on one ground sign. The proposed change would not increase the size or sign area of the existing ground sign, but would reduce the space of an existing tenant panel (Exhibit 6). The number and area of the existing sign, and proposed changes, comply with the sign regulations for nonresidential zones in Town Code Section 29.10.135.

B. Commercial Design Guidelines

The Town's Commercial Design Guidelines, Section 6.8.2-b, states the following:

Multi-tenant ground signs are strongly discouraged. However, the display of up to three tenants may be considered for small ground signs so long as the sign and background color is common throughout, and the type style and logo colors of each tenant are the same.

The existing three-tenant ground sign and background color is common throughout, and the type style and logo colors of each tenant are the same. The proposed additional tenant panel type style and logo color would also be the same (Exhibit 6).

C. Neighborhood Compatibility

The applicant's Letter of Justification (Exhibit 5) lists the Lark Business Center (16780 Lark Avenue), Lester Square (15991 Los Gatos Boulevard), Almond Grove Professional Center (301-321 Los Gatos-Saratoga Road), and 100 Los Gatos-Saratoga Road, as examples of

DISCUSSION (continued):

properties nearby that have ground signs with more than three tenants. Both the Lark Business Center and Lester Square have approved Master Sign Programs, which allow for exceptions to the Commercial Design Guidelines. The Almond Grove Professional Center, located two blocks to the west, has a two-sided ground sign that lists 12 tenants. 100 Los Gatos-Saratoga Road, located on the opposite side of Los Gatos-Saratoga Road and to the east of North Santa Cruz Avenue, has a two-sided ground sign that lists four tenants.

D. Neighborhood Outreach

The applicant has not reached out to surrounding neighbors due to the Covid-19 Pandemic and ongoing Santa Clara County restrictions.

E. CEQA Determination

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

PUBLIC COMMENTS:

At this time, the Town has not received any public comment.

CONCLUSION:

A. Summary

The applicant is requesting approval of an exception to the Town's Commercial Design Guidelines to exceed the maximum number of tenants listed on a ground sign.

B. Recommendation

If the Planning Commission finds merit with the proposed project, it should:

1. Make the finding that the proposed project is Categorically Exempt, pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15301: Existing Facilities (Exhibit 2);

CONCLUSION (continued):

2. Make the finding that the project complies with the applicable Commercial Design Guidelines with the exception of exceeding the maximum number of tenants listed on a ground sign (Exhibit 2); and
3. Approve Sign Permit Application SN-20-035 with the conditions contained in Exhibit 3 and the development plans in Exhibit 6.

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. Approved Sign Permit SN-20-010 – May 19, 2020
5. Letter of Justification, received December 9, 2020
6. Development Plans, received December 8, 2020

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201 - 223 Los Gatos - Saratoga Road

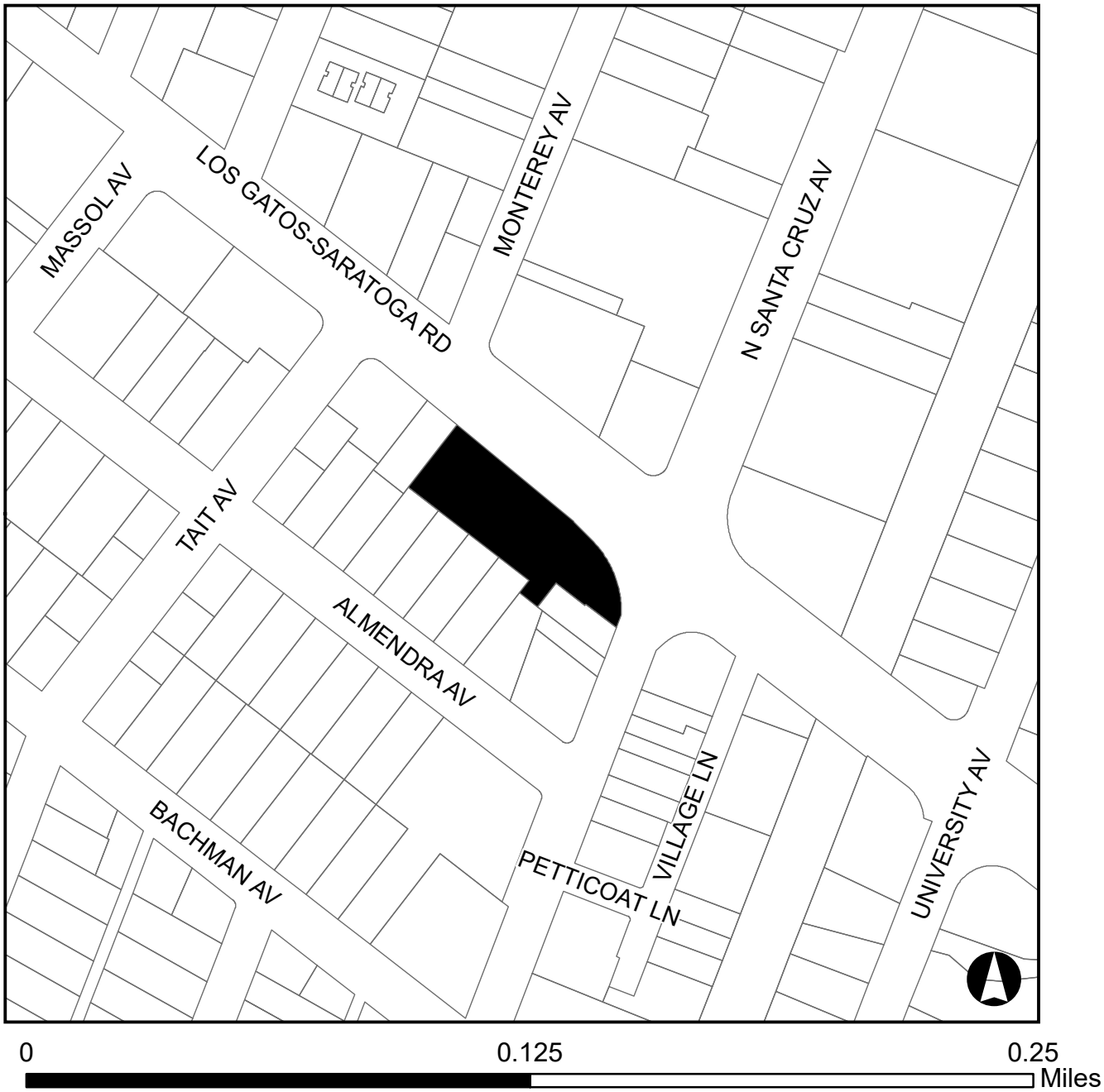

EXHIBIT 1

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PLANNING COMMISSION – *January 13, 2021*
REQUIRED FINDINGS FOR:

<u>201-223 Los Gatos-Saratoga Road</u>
Sign Permit Application SN-20-035

Consider a Request for Approval of an Exception to the Town's Commercial Design Guidelines to Allow Four Panels on an Existing Ground Sign on Property Zoned C-2 Located at 201-223 Los Gatos-Saratoga Road. APN 510-14-009.

PROPERTY OWNER: Joey McCarthy, McCarthy Ranch
APPLICANT: Michele Richmond
PROJECT PLANNER: Ryan Safty

FINDINGS

Required findings for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

Commercial Design Guidelines:

- The proposed sign is consistent with applicable provisions of the Commercial Design Guidelines with the exception of exceeding the maximum number of tenants listed on a ground sign (6.8.2 Limit the information on each sign).

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PLANNING COMMISSION –*January 13, 2021*
CONDITIONS OF APPROVAL

<u>201-223 Los Gatos-Saratoga Road</u>
Sign Permit Application SN-20-035

Consider a Request for Approval of an Exception to the Town's Commercial Design Guidelines to Allow Four Panels on an Existing Ground Sign on Property Zoned C-2 Located at 201-223 Los Gatos-Saratoga Road. APN 510-14-009.

PROPERTY OWNER: Joey McCarthy, McCarthy Ranch
APPLICANT: Michele Richmond
PROJECT PLANNER: Ryan Safty

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval and may be secured to the satisfaction of the Town Attorney.

DRAFT

EXHIBIT 3

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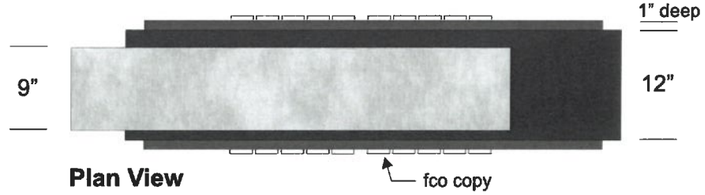
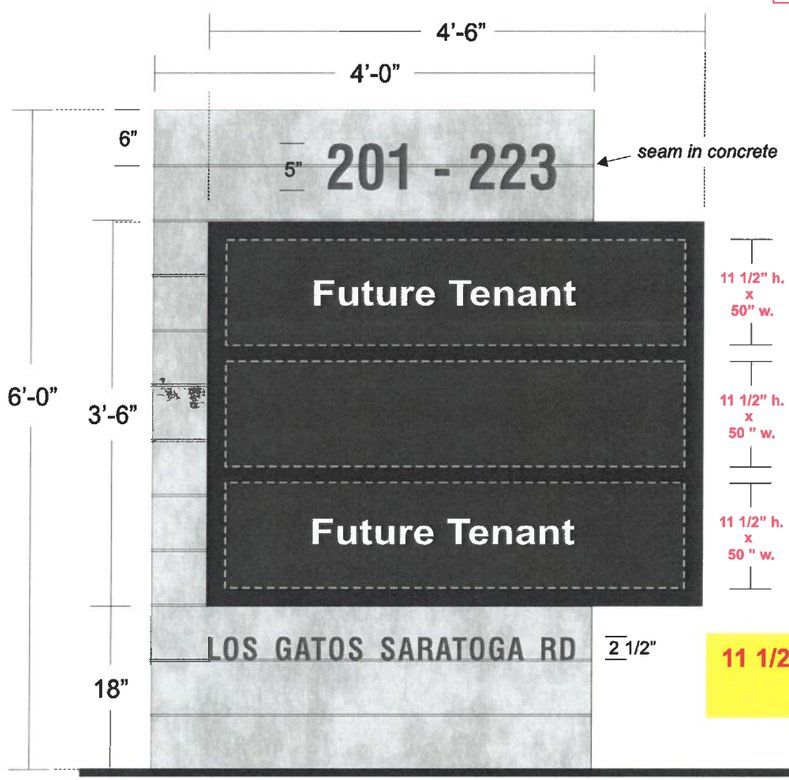
221 LOS GATOS



Plan View

typ. styles of shielded ground lighting (square type)

APPROVED
BY LOS GATOS COMMUNITY DEVELOPMENT
PLANNING DIVISION
SN20-010
5/19/2020



address copy: (top / bottom)
1/4" fco pnt'd satin black aluminum
- typ. silicone/stud mount

main structure:
built-up concrete with 6" horiz. seams (natural finish).

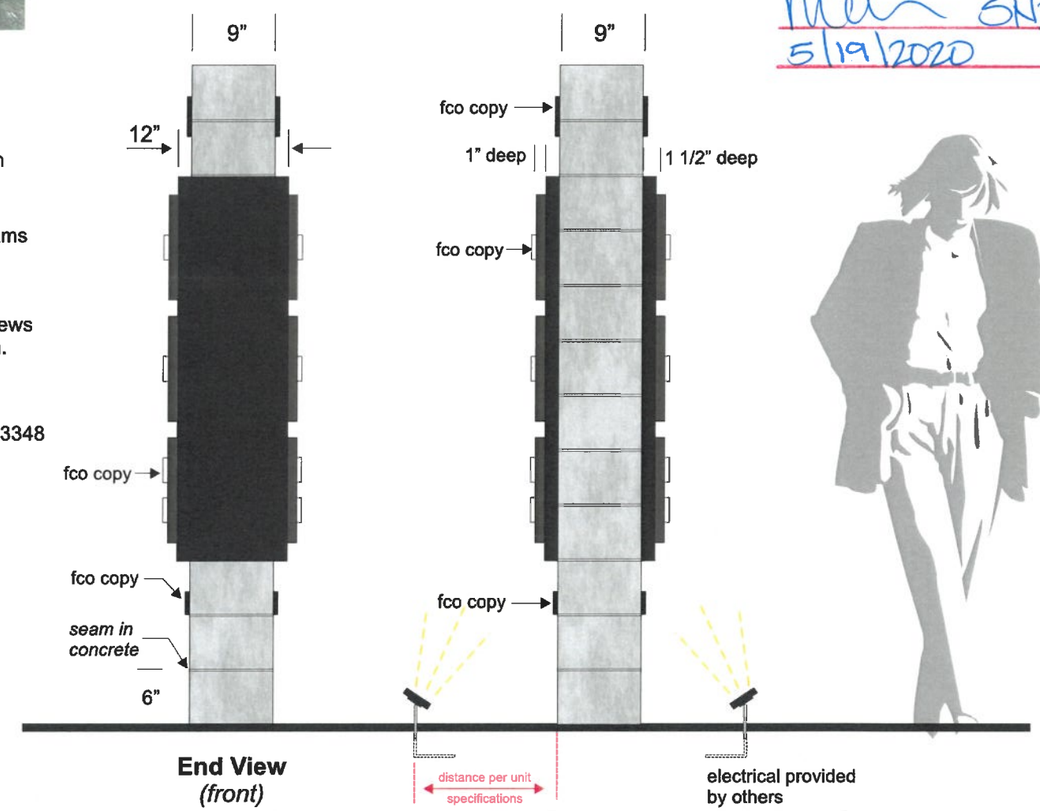
tenant bkgd:
alum. construction - painted Matthews "Blackstone" MP-33348 matt finish.

tenant panels:
1" deep alum. "shoe-box" constr. - pnt'd Matthews "Blackstone" MP-33348 matt finish.

future copy:
fco 1/4" alum. painted white copy

11 1/2"x50"= 3.9 sq.ft. x3 (7.8)
total: 11.7 sq.ft.

Sign A:
D/F Non-Illum. Multi-Tenant Mnmnt Sign (w/ ground lights)
Scale 3/4"=1'-0"



End View
(front)

End View
(back)

electrical provided by others

ground lighting - on each side of sign
(exterior type units required, ul approved)

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

USS UNITED SIGN SYSTEMS
C.S.C.L. # 718965
5201 Pentecost Drive
Modesto, Calif. 95356
1-800-481-SIGN
FAX (209) 543-1326
SIGN MANUFACTURING INSTALLATION MAINTENANCE

JOB INFO

JOB #: 000
CLIENT: 221 LOS GATOS SARATOGA RD
CONTACT:
DATE: 6-10-19
PROJECT LOCATION:
221 LOS GATOS SARATOGA RD
LOS GATOS, CA

SALESPERSON: DAMON RICHMOND
DRAWN BY: BAM
PAGE 1 of 3

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

FILE

REVISIONS:
6-24-19 bam
7-15-19 bam
8-2-19 bam
8-9-19 bam
2-4-20 bam
3-17-20 bam
4-6-20 bam

SCALE: NOTED

FILE NAME: 221 LOS GATOS

ELECT.

120 Volt ☐
277 Volt ☐
Other ☐

one box above MUST be checked prior to any mfg.

SPECIFICATIONS

See Drawing for Specifications

This Design Layout is specific to 120 volt electrical power for approved illuminated signage. Any other voltage at job site that requires additional install trips will be an extra charge
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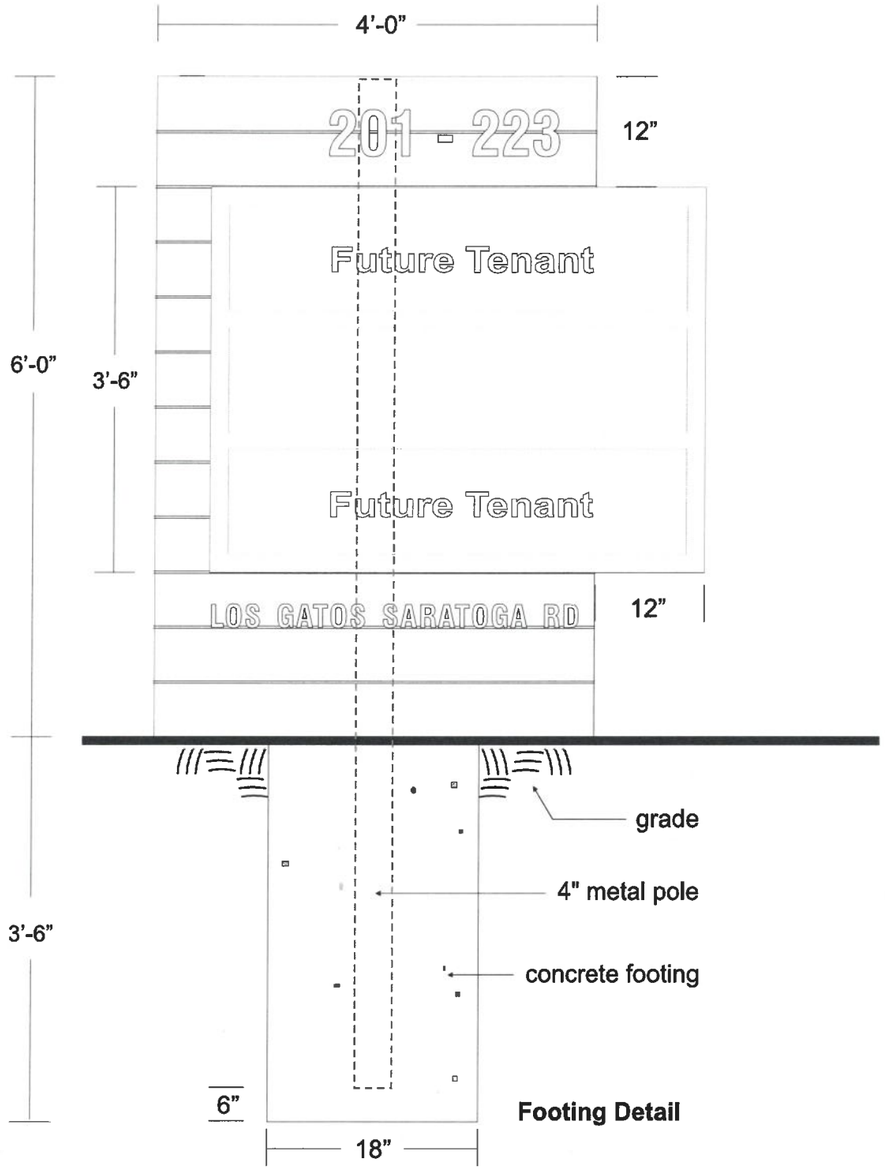
EXHIBIT 4

221 LOS GATOS



Footing Detail

APPROVED
BY LOS GATOS COMMUNITY DEVELOPMENT
PLANNING DIVISION
SN20-010
5/19/2020

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

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IGN MANUFACTURING INSTALLATION MAINTENANCE

JOB INFO

JOB #: 000
CLIENT: 221 LOS GATOS SARATOGA RD
CONTACT:
DATE: 6-10-19
PROJECT LOCATION:
221 LOS GATOS SARATOGA RD
LOS GATOS, CA

SALESPERSON: DAMON RICHMOND
DRAWN BY: BAM
PAGE 2 of 3

CLIENT APPROVAL DATE
LANDLORD APPROVAL DATE

FILE

REVISIONS:
8-15-19 bam
3-16-20 bam

SCALE: NOTED
FILE NAME: 221 LOS GATOS

ELECT.

120 Volt ☐
277 Volt ☐
Other ☐

one box above MUST be checked prior to any mfg.

SPECIFICATIONS

See Drawing for Specifications

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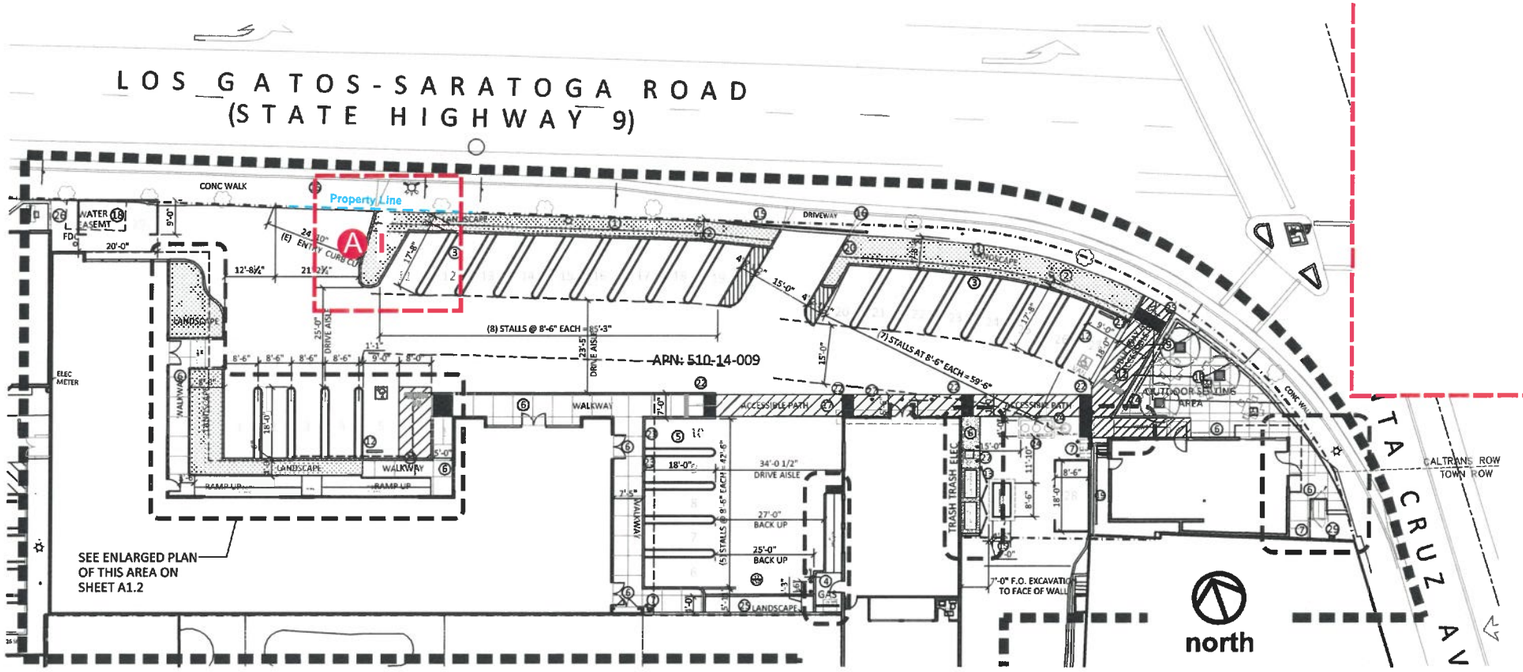
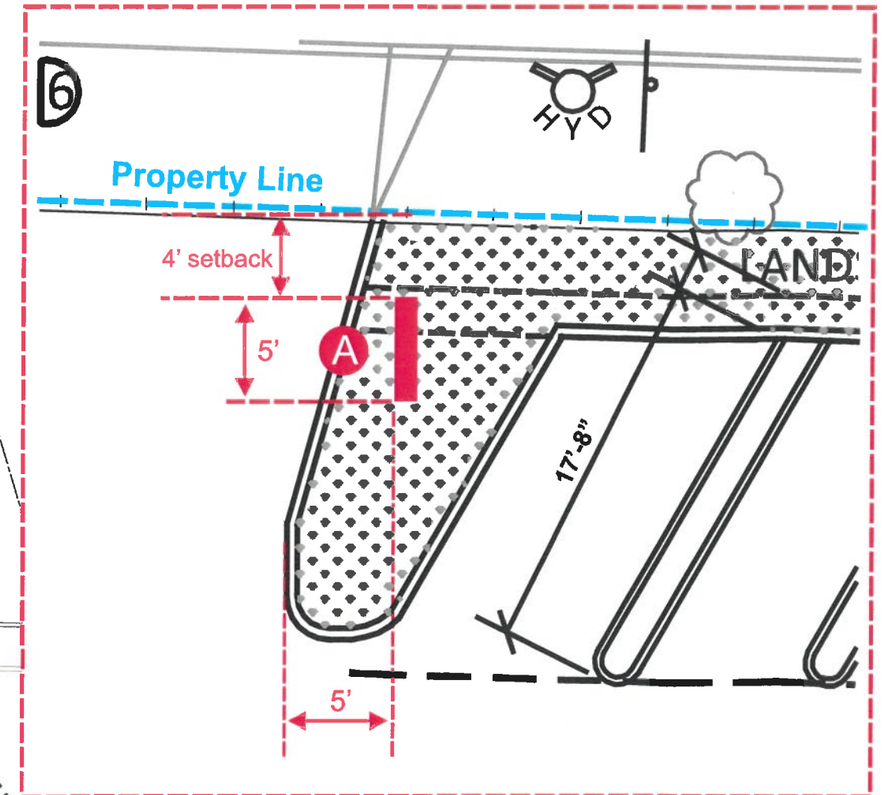
221 LOS GATOS





APPROVED
BY LOS GATOS COMMUNITY DEVELOPMENT
PLANNING DIVISION
SN20-010
5/19/2020

SITE PLAN

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

USS UNITED SIGN SYSTEMS
C.S.C.L. # 718965
5201 Pentecost Drive
Modesto, Calif. 95356
1-800-481-SIGN
FAX (209) 543-1326
SIGN MANUFACTURING INSTALLATION MAINTENANCE

JOB INFO

JOB #: 000
CLIENT: 221 LOS GATOS SARATOGA RD
CONTACT:
DATE: 6-10-19
PROJECT LOCATION:
221 LOS GATOS SARATOGA RD
LOS GATOS, CA

SALESPERSON: DAMON RICHMOND
DRAWN BY: BAM
PAGE 3 of 3

CLIENT APPROVAL DATE
LANDLORD APPROVAL DATE

FILE

REVISIONS:
4-6-20 bam
4-13-20 bam
5-13-20 bam

SCALE: NOTED
FILE NAME: 221 LOS GATOS

ELECT.

120 Volt ☐
277 Volt ☐
Other ☐

one box above MUST be checked prior to any mfg.

SPECIFICATIONS

See Drawing for Specifications

This Design Layout is specific to 120 volt electrical power for approved illuminated signage. Any other voltage at job site that requires additional install trips will be an extra charge

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December 9, 2020

VIA E-MAIL

Town of Los Gatos
Attn: To Whom It May Concern
110 E. Main St.
Los Gatos, CA 95030

Re: 221 Los Gatos – Saratoga Road – Sign Permit Application SN-20-035
Requesting approval for an exception to the Town's Commercial Design Guidelines to allow four panels on a ground sign on property zoned C-2. APN 510-14-009. OWNER: Hwy 9 Partners LLC. APPLICANT: Michele Richmond. PROJECT PLANNER: Ryan Safety

To Whom It May Concern:

Hwy 9 Partners, LLC ("Hwy 9 Partners") respectfully requests an exception to the Town of Los Gatos' Commercial Design Guidelines ("CDG") to allow for the placement of a fourth panel on a ground sign on property zoned C-2.

Such an exception will allow all four prospective project tenants to advertise their companies along Highway 9, ensuring that passerby may identify the businesses onsite and prepare to turn, if necessary, before coming parallel to the project frontage which is the earliest signage would otherwise be visible. This will reduce unnecessary turnarounds and multi-lane merges to access the project. It will also ensure that all four tenants get adequate visibility for their businesses, especially through this challenging business environment.

The Lark Business Center, Lester Square, Almond Grove Professional Center (301-321 Los-Gatos Saratoga Rd) and 100 Los Gatos-Saratoga Rd projects serve as examples where ground signs with more than three panels were allowed. In these instances, the spirit of the CDGs was kept while allowing all tenants adequate visibility. The same would be the case for this project should an exception be granted. This is best appreciated via the enclosed exhibits showing the existing approved ground sign with three panels, and the proposed four panel version.

Hwy 9 Partners feels the addition of a fourth panel provides a net benefit to all stakeholders by: **(1)** reducing unnecessary traffic maneuvers due to inability to see what businesses are located at the project until too late, **(2)** providing all four prospective project tenants adequate, and **(3)** maintaining the spirit of the CDGs. For these reasons we hope you agree and will vote YES to approve this exception.

Very truly yours,

Joe Goggiano
Sr. Development Manager
McCarthy Ranch

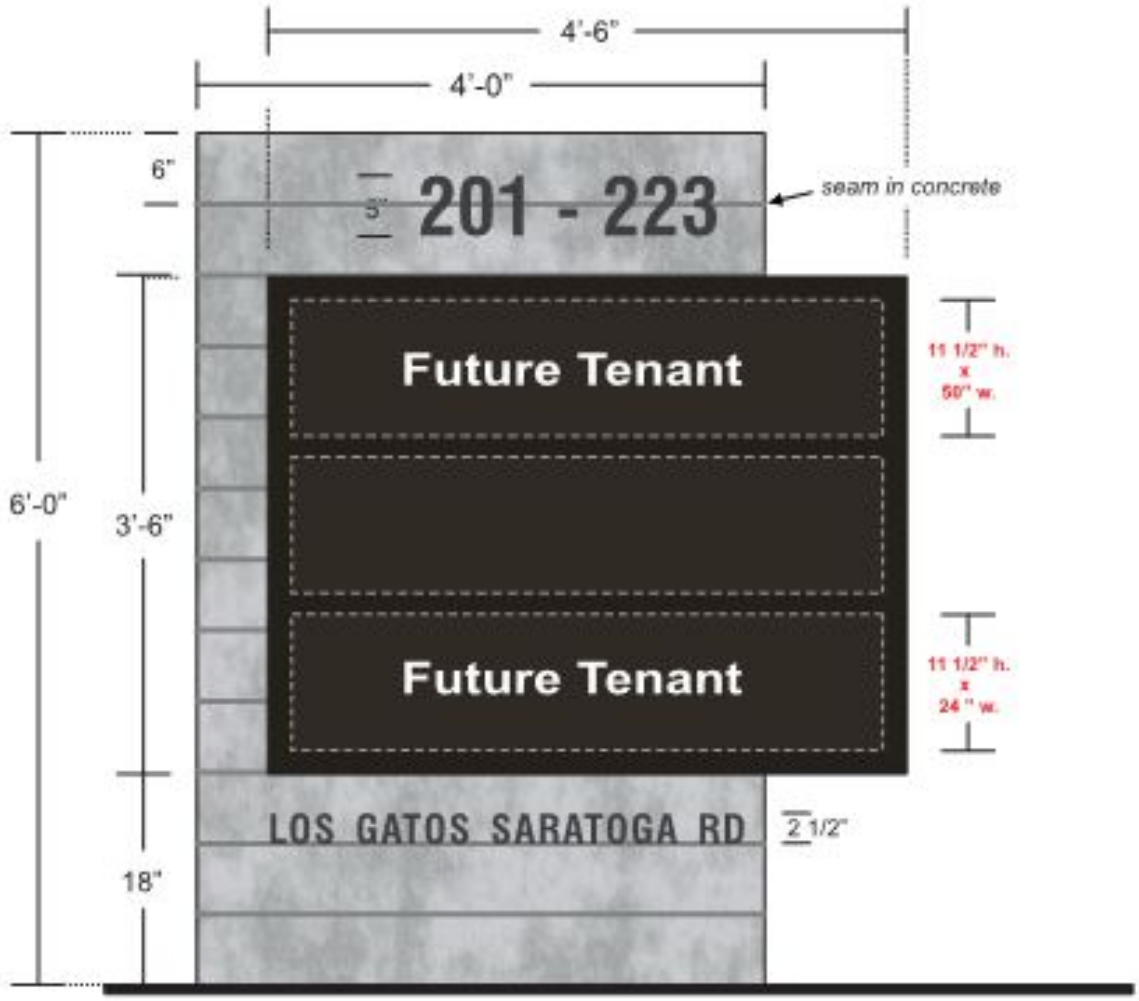
Enclosures: 2

McCarthy Ranch | 210 Almendra Ave, Los Gatos, CA 95030 | Office: (408) 356-2300 | Fax: (408) 356-2338

EXHIBIT 5

EXHIBIT A

Approved, In-Place 3-Panel Ground Sign

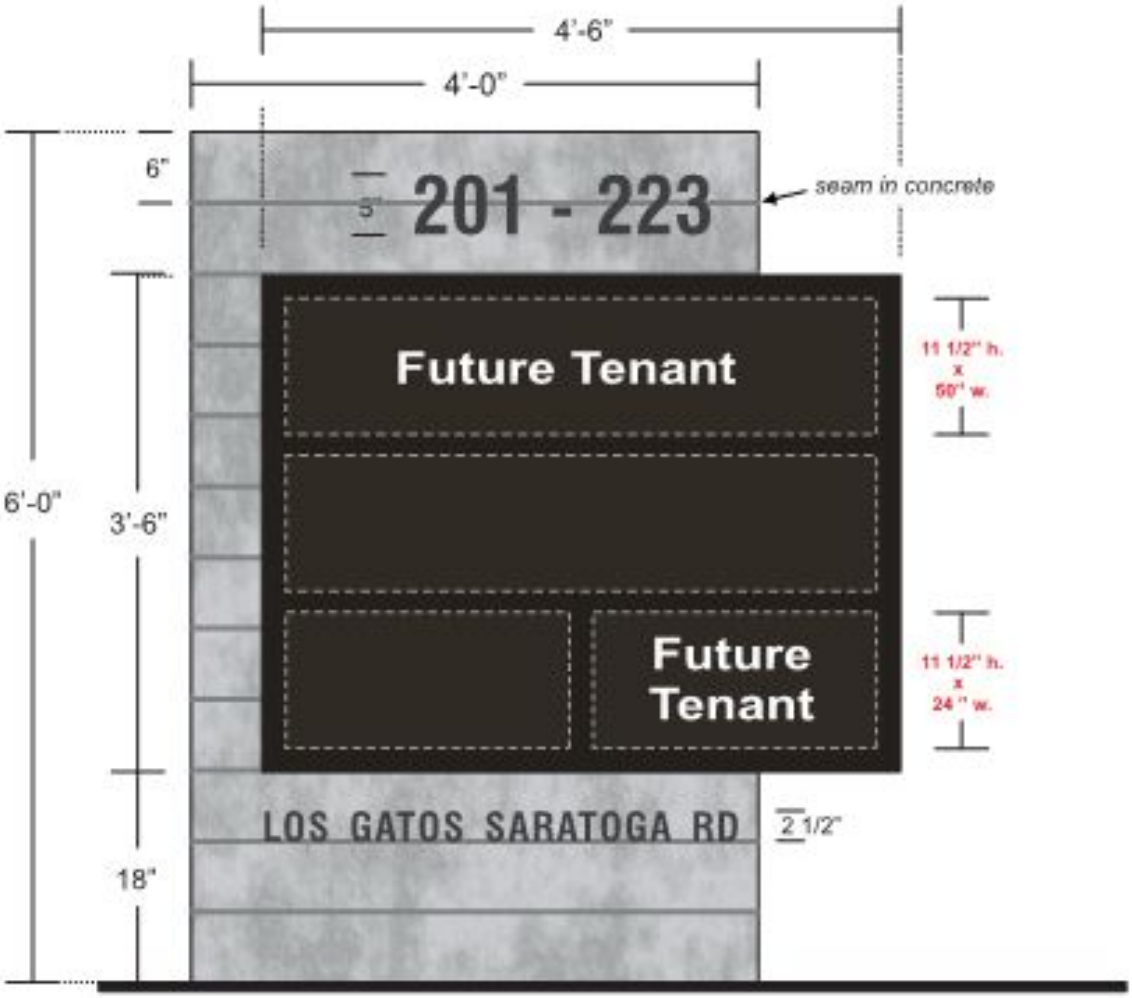


Sign A:
D/F Non-Illum. Multi-Tenant Mnmnt Sign (w/ ground lights)
Scale 1/2"=1'-0"

McCarthy Ranch | 210 Almendra Ave, Los Gatos, CA 95030 | Office: (408) 356-2300 | Fax: (408) 356-2338

EXHIBIT B

Proposed 4-Panel Ground Sign



Sign A:
D/F Non-Illum. Multi-Tenant Mnmnt Sign (w/ ground lights)
Scale 1/2"=1'-0"

McCarthy Ranch | 210 Almendra Ave, Los Gatos, CA 95030 | Office: (408) 356-2300 | Fax: (408) 356-2338

301-321
Almond Grove
PROFESSIONAL CENTER
Hugh Grubb, PsyD, LMFT Matt Larkin, M.S. MFT
Alan Javurek, PhD, LMFT Penny Richer, MFT
Linda Galdieri, MFT Rosalind Cardia, MFT
Victoria Swenson, MFT
Therapy Skin Care
By Shireen Nickravesh
Acupuncture Retreat
Dr. Heidi Fu, RN. LAC DAOM
NINE MEDICAL AESTHETICS
ExecutivEdge
Advisenet
AM Insurance
Alan Miller, CLU
ORANGE COAST TITLE
Advanced Wellness & Nutrition
FOR LEASE CALL 408-395-8627
Cynthia Heier, MFT
Vicky Venter, MFT

100
Edge Law Group
PHYTO CLINIC
William L. Perry
DDS, PC
Chelsea Court
Designs

16615
LOS GATOS ORTHOPEDIC SPORTS THERAPY
KIDS PERSPECTIVE PHYSICAL THERAPY
LOS GATOS HAND THERAPY
UDP LABS INC.
VASONA CPA & ASSOCIATES
TOWNE BUSINESS & TAX SERVICE
BUCKINGHAM STRATEGIC WEALTH
BRIAN WINKLER, PhD
CATHERINE CRAWFORD, MFT
LARK AVENUE

Lester Square
Adobe Animal Hospital
Super Duper Burgers
Firenza Pizza
Philz Coffee
bechtel zambrano baluyot family law group llp
Marc Zare, MD
Richard Nguyen, DO
Golden Gate Sotheby's International Realty

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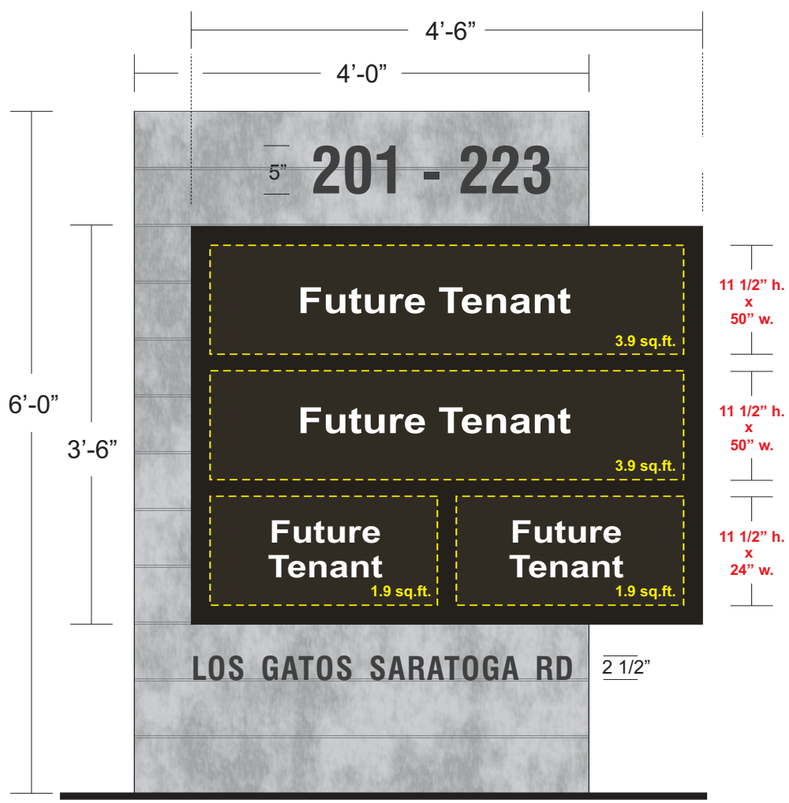
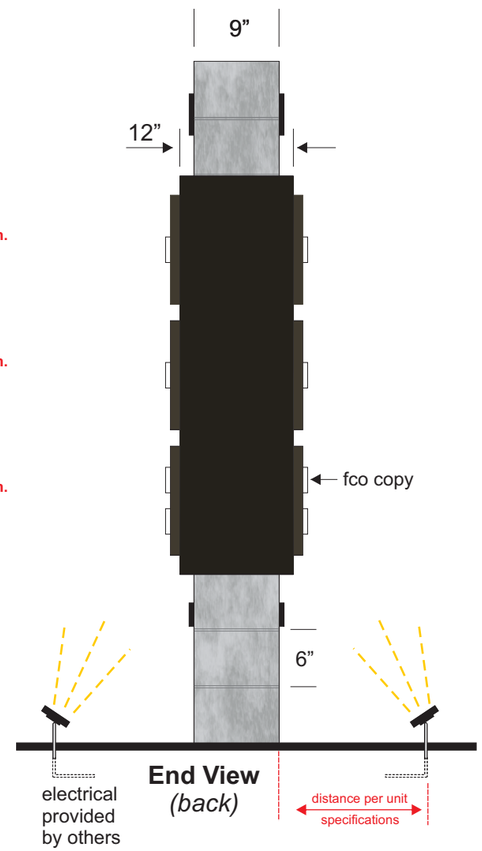
221 LOS GATOS

total (4 panels/ea. side) = 11.6 sq.ft.



Sign A:
D/F Externally Illum. Multi-Tenant Mnmnt Sign
(w/ ground lights) Scale 3/4"=1'-0"



existing ground lighting - on each side of sign
(exterior type units req'd - ul approved)

lighting has been approved by the city and complies with code (29.10.125-6) will be shielded per the guideline

Photo Elevation (mnmnt sign)

existing lower panel (both sides) to be modified to 2 panels side-by-side (to have matt black pnt'd finish / non-reflective)

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
2) The location of the disconnect switch after installation shall comply with the Srtical 600.6 (A)(1) of the National Electrical Code

USS UNITED SIGN SYSTEMS
C.S.C.L. # 718965
5201 Pentecost Drive
Modesto, Calif. 95356
1-800-481-SIGN
FAX (209) 543-1326
N MANUFACTURING INSTALLATION MAINTENANCE

JOB INFO

JOB #: 000
CLIENT: 221 LOS GATOS SARATOGA RD
CONTACT:
DATE: 6-4-20
PROJECT LOCATION:
221 LOS GATOS SARATOGA RD
LOS GATOS, CA

SALESPERSON: DAMON RICHMOND
DRAWN BY: BAM
PAGE 1 of 2

CLIENT APPROVAL DATE
LANDLORD APPROVAL DATE

FILE

REVISIONS:
10-19-20 bam
12-8-20 bam
00-00-00
00-00-00
00-00-00
00-00-00
00-00-00

SCALE: NOTED
FILE NAME: 221 LOS GATOS variance

ELECT.

120 Volt ☐
277 Volt ☐
Other ☐

one box above MUST be checked prior to any mfg.

SPECIFICATIONS

See Drawing for Specifications

This Design Layout is specific to 120 volt electrical power for approved illuminated signage, Any other voltage at job site that requires additional install trips will be an extra charge
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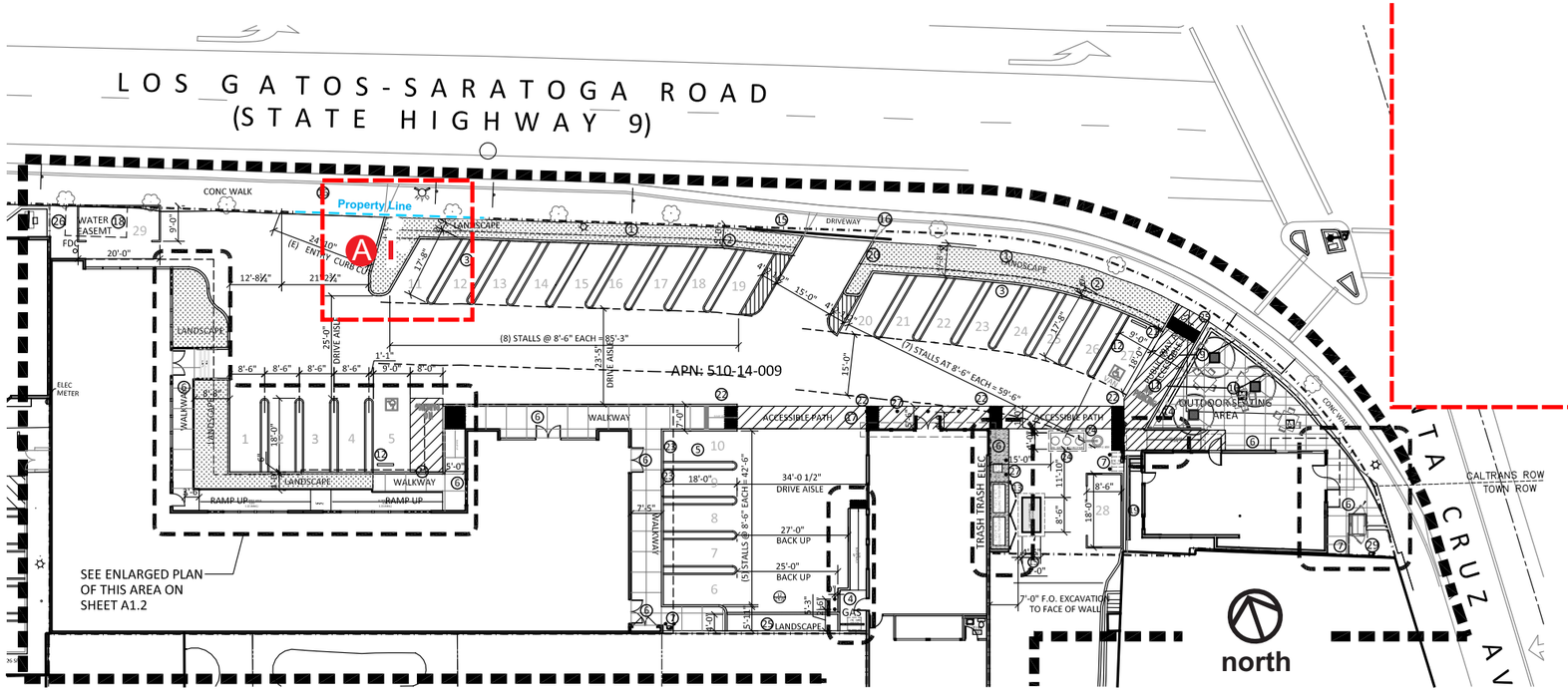
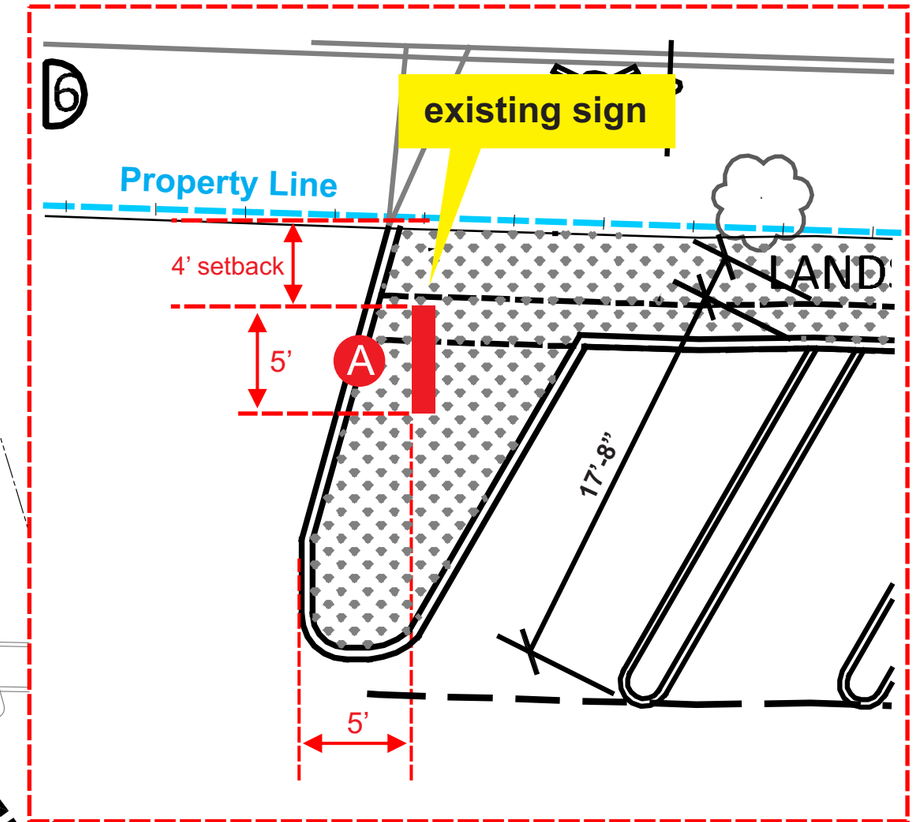
221 LOS GATOS





SITE PLAN

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
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LOS GATOS, CA

SALESPERSON: DAMON RICHMOND
DRAWN BY: BAM
PAGE 2 of 2

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

FILE

REVISIONS:
10-19-20 bam
00-00-00
00-00-00
00-00-00
00-00-00
00-00-00
00-00-00

SCALE: NOTED

FILE NAME: 221 LOS GATOS variance

ELECT.

120 Volt ☐
277 Volt ☐
Other ☐

one box above MUST be checked prior to any mfg.

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