SCOPE OF WORK	BUILDING INFO	DRMATION MC	DDEL		I	
THIS PROJECT PROPOSES A REMODEL/TENANT IMPROVEMENT AND ADDITION TO THE HISTORIC BUILDING. THE EXISTING TWO-STORY BUILDING. THE DEVELOPMENT OF THIS EXISTING BUILDING RESULT A STUDIO APARTMENT (404 SF) AND 1 BEDROOM APARTMENT (562 SF) ABOVE RETAIL SPACE. IN ADDITION, THIS DEVELOPMENT OF THIS EXISTING BUILDING EXTENDS TOWARDS REAR OF THE						25 WES 7
 PROPERTY ADDING A NEW 3-CAR GARAGE (710 SF), NEW 1 BEDROOM APARTMENT (696 SF), A NEW CIRCULATION SPACE (336 SF) WITH A STAIRWAY, AND A PUBLIC & PRIVATE OPEN SPACE (611 SF). TENANT IMPROVEMENT ABOVE RETAIL SPACE 						LOSGATOS
ONE STUDIO APARTMENT: 404 SF ONE BEDROOM APARTMENT: 562 SF						SITE PLAN KEYNOTES
• ADDITION NEW 3 CAR GARAGE: 710 SF NEW 1 BEDROOM APARTMENT: 696 SF						(E) RETAINING WALL W/ 1-HR RATED ASSEMBLY WALL PER CBC 2016
NEW CIRCULATION SPACE WITH STAIRWAY (1ST FLOOR / 2ND FLOOR): 86 SF / 250 SF PUBLIC & PRIVATE OPEN SPACE: 530 SF / 81 SF						IABLE 602 (X<5)
PROJECT DIRECTORY						4 (E) SPLIT SYSTEM CONDENSER
OWNER: STEVE LEONARDIS LANDSCAPE: CURTIS HORTICULTURE, INC. 136 TERESITA WAY 1034 W JULIAN ST						5 (E) WATER METER
LOS GATOS, CA 95032 SANJOSE, CA 95126 408-813-3098 408-280-7339 STEVE@BLVDEINANCIAL.COM STEPHANIE@CURTISHORT.COM						6 (E) GAS METER 14 7 (E) ELECTRICAL METER 2
ARCHITECT: GKW ARCHITECTS, INC. STRUCUTRAL: TBD 710 E. MCGLINCY LANE SUITE 109		ZAVE	41			8 (E) STORM WATER DRAINAGE
CAMPBELL, CA 95008 408-315-2125 GORDONKWONG@GKWARCHITECTS.COM	W MAIN ST	VTA CRU	15/17 AV	N ¹⁷		9 (P) COMMON SPACE WITH PERMEABLE PAVER
SURVEYOR: LC ENGINEERING 598 E SANTA CLARA ST 270		UNIVE N	LUNDYLA	h HW		10 (P) WALKWAY 11 (P) OUTDOOR POST LIGHT
SANJOSE, CA 95112 408-806-7187 NLE@LCENGINEERING.NET	BAD	MAINST		ROJECT OCATION		12 (P) GARBAGE & RECYCLING FOR RETAIL (85 GALLON CARTS)
PROJECT INFORMATION	- TOADWAY		K			SEE SHEET A101
PROJECT LOCATION: 25 W MAIN STREET APN: 529 - 01 - 017	2 AUX	200 A		E MAIN ST		** ROLLED CURB IN FRONT OF GARAGE AREA
PROJECT JURISDICTION: LOS GATOS ZONING: C-2: LHP CENTRAL BUSINESS DISTRICT (LOS GATOS HISTORICAL COMMERCIAL DISTRICT) GENERAL PLAN USE: CENTRAL BUSINESS DISTRICT	ANZ CR	WN 17	2 ^v	COLL	IT WAY	14 (P) RETAINING WALL 15 (P) PV PANELS
YEAR BUILT/OCCUPIED: 1901 MIN. LOT SIZE: N/A	contraction of the second seco	Hu	AND DIT	OS LN &	PAGEAN	16 (P) CONSENDER UNITS FOR MINI-SPLIT SYSTEM
GROSS LOT SIZE: 3,132.96 SF NET LOT SIZE: 2,870.72 SF	PARKING ANA	LYSIS		m		17 (P) BOLLARD WITH LIGHT
(E) FLOOR AREA:1ST FLOOR: 1,089.43 SF / 2ND FLOOR: 1,078.83 SF(P) FLOOR AREA:1ST FLOOR: 1,873.84 SF / 2ND FLOOR: 2,088.73 SF	OCCUPANCY SF OR UNITS	PARKING PER SF OR PER UNIT	# OF PARKING	# OF PARKING ADDITION	AL PARKING PER	18 (P) FLASHER W/ SIGN, SEE SHEET A701 FOR DETAILS
DEDICATION SQ. FOOTAGE: 261 SF	RETAIL 1,089.43 SF	1 VEHICLE PARKING SPACE	4	N/A	ASSESSMENT DISTRICT	19 (P) TRUNCATED DOME, SEE CIVIL
FAR: SET BACKS HISTORICAL ALLOWED: 60% CONV CONV		PER 300 SF	5	7		
EXISTING: 09% FRONT: 10-0 / 11-1 / 1-0 PROPOSED: 138% SIDE: 0'-0" / 0'-0" / 0'-0" REAR: 0'-0" / 61'-8" / 21'-1" & 23'-7"		SPACES PER UNIT 1 GUEST PARKING PER UNIT	3	N/A		
PARKING SPACE STREET SIDE: 10'-0" / 0'-0" (REQUIRED/EXISTING/PROPOSED): 12 / 7 / 10 MAX. HEIGHT: 45'-0" (E) CONSTRUCTION TYPE: V/B EXISTING HEIGHT: 22' 0"						
(P) CONSTRUCTION TYPE: V-B PROPOSED HEIGHT: 22-0 (P) CONSTRUCTION TYPE: V-B PROPOSED HEIGHT: 23'-1 9/16"	FAR CALCULA	TIONS				
Sheet Number Sheet Name	(E) LOT SIZE 3,132.96	SF (E) 1ST FLOOR	1,089.43 SF	(P) 1ST FLOOR	1,873.84 SF	
A000 Cover Sheet / Site Plan, Proposed	FAR 0.6	(E) TOTAL SF	2,168.26 SF	(P) TOTAL SF	3,962.57 SF	
A001Abbreviations & SymbolsA002Site Plan, Existing & Demo	ALLOWABLE SF 1,722.43	SF (E) LOT SIZE	3,132.96 SF	(P) LOT SIZE	2,870.72 SF	
A003 Adjacent Building Plan, Proposed A004 Fire Analysis		(E) FAR	0.69	(P) FAR	1.38	
1 Boundary Survey & Topographic Map C1 Cover Sheet	NOTE: (E) 1ST FLOOR SF (COMMER ATTACHED STORAGE	RCIAL UNIT) IS REDUCED BY APPI	ROXIMATELY 10 SF RI	ESULTING 1079 SF DUE TO DEM	O OF THE	
C2 Grading & Drainage Plan C3 Erosion Control Plan						
C4 Eriosion Control Details A100 Floor Plan, Level 1 & 2, Existing A101 Eleer Plan, Level 1, Prepaged						
A101 Floor Plan, Level 2, Proposed A102 Floor Plan, Level 2, Proposed A103 Roof Plan, Existing & Proposed						
A200 Elevations, Front & Rear, Existing & Proposed A201 Elevations, Left Existing & Proposed						
A202 Elevations, Right, Existing & Proposed A300 Longitudinal Section Existing & Proposed						NOTES:
A301 Cross Section, Existing & Proposed A400 Solar Study, December 21st						GENERAL CONTRACTOR TO VERIFY (E) SITE CONDITIONS
A401Solar Study, June 21stA402Site Sections	LOT AREA & IN	IPERVIOUS A	REA			 ◆ SEC. 29.10.09015 CONTROL OF OUTDOOR LIGHTING ALL EXTERIOR LIGHTS MUST BE SHIELDED AND DIRECTED TO SHINE ON IMPROVEMENTS INCLUDING
A403Site ElevationsA500Architectural Detail & Spec Sheet			PROPERTY LINE			PLANTS ON THE ZONING PLOT WHERE THE LIGHTS ARE LOCATED AND NOT DIRECTLY ON OTHER PROPERTY OR ANY PUBLIC RIGHT-OF-WAY PER TOWN CODE
A600Demolition Plan - Exterior WallA701Warning Flasher & Sign Plan			IMPERVIOUS AREA			SOLAR PHOTOVOLTAIC POWER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 605.11.1 THROUGH 605.11.4, THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA ELECTRICAL CODE CODE 14
			STREET DEDICATIO	N		
LIST OF PROPOSED DEFERRED SUBMITTALS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:		GROSS NET LO	LUI AKEA	3,132.96 SF 2,870.72 SF		CO CLEAN OUT SETBACK LINE ROLLED C
THESE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION SHALL FIRST BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING		(E) IMPE	ERVIOUS AREA	1,173 SF		HYDRANT PROPERTY LINE - RIGHT-OF
OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.		(P) IMPE	ERVIOUS AREA	2,158 SF		BUILDING FOOTPRINT
THE FOLLOWING ITEMS ARE DESIGN-BUILD SYSTEMS AND SHALL BE A DEFERRED SUBMITTAL BY THE CONTRACTOR:		TOTALI	IMPERVIOUS AREA CR	EATED 985 SF		1 Site Plan, Proposed 1/8" = 1'-0"
1. FIRE SPRINKLER DESIGN & CALCULATION 2. 2016 CFC SEC. 903.3.5 & HEALTH AND SAFETY CODE 13114.7 WATER SUPPLY SYSTEM DESIGN & CALCULATION	•				I	0' 4' 8' 16' 32'



ABBREVIATIONS

А		G		Ν	
ABV AC AD ADDL AFF ASPH	ABOVE ASPHALT CONCRETE AREA DRAIN ADDITIONAL ABOVE FINISH FLOOR ASPHALT	GALV GC GL GND GWB GYP	GALVANIZED GENERAL CONTRACTOR GLASS GROUND GYPSUM WALL BOARD GYSUM	(N) N N.F.V. NIC NOM NP NR NTS	NEW NORTH NET FREE VENTILTION NOT IN CONTRACT NOMINAL NO PARKING NON-RATED NOT TO SCALE
В		Н		NIC	
BITUM BKG BLDG BM BR BUR BUR BDR BW	BITUMINOUS BACKING BUILDING BEAM BACKER ROD BUILT-UP-ROOF BEDROOM BOTTOM OF WALL	HDBD HDR HDWR HDWD HTR HVAC I	HARDBOARD HEADER HARDWARE HARDWOOD HEATER HEATING, VENT. & A.C.	O OA OC OD OFCI OFOI	OVERALL ON CENTER OUTSIDE DIAMETER/ DIMENSION OWNER FURNISHED CONTRACTOR OWNER FURNISHED OWNER INSTA
С		INCAND INSUL	INCH INCANDESCENT INSULATION	Ρ	
CAB CB CEM CF CJ CL CLC CLG CONC CPT	CABINET CATCH BASIN CEMENT CUBIC FEET CONTROL JOINT CLOSET CENTERLINE CEILING CONCRETE CARPET	IN I INV JST JT	INTERIOR INVERT JOIST JOINT	PENN PERF PL PL PLAS PLBG PLWD PNL POC	PENETRATION PERFORATED PERPENDICULAR PLATE PROPERTY LINE PLASTER PLUMBING PLYWOOD PANEL POINT OF CONNECTION
D DR D.S.	DECK DRAIN DOWNSPOUT	K KIT KP L	KIPS KITCHEN KICK PLATE	PP PREFAB PSF PSI PTD PTR PTRWDQ	PERMEABLE PAVERS PREFABRICATED POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PAINTED PRESSURE TREATED PRESSURE TREATED WOOD PROPOSED
		LOC	LOCATION		
E E ELEC EP EXT	EAST ELECTRICAL ELECTRICAL PANEL EXTERIOR	M	LIGITI	R	QUANTIT
F FDN FH FIN FF FL FLUOR FOC FOF FOS FR FS FSL FSL FSL FTG FURR	FOUNDATION FIRE HYDRANT FINISH FINISH FLOOR FLOW LINE FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUD FIRE RATED FLOOR SINK FIRE SPRINKLER FOOTING FURRING	MB MDF MECH MEMB MET MFR. MH MSC MTD MTL	MACHINE BOLT MEDIUM DENSITY FIBERBOARD MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MISCELLANEOUS MOUNTED METAL	R RAD RCP RD REF REFL REFR RET REG RO (R)	REVEAL OR RISER RADIUS REINFORCED CONCRETE PIPE ROOF DRAIN REFERENCE REFLECTED REFRIGERATOR RETAINING OR RETARDANT REGISTER ROUGH OPENING REPLACE

GRAPHIC SYMBOLS

FR FS

FSL FTG FURR



GENERAL	NOTES
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	S		 IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO
	SCD SCHD	SEE CIVIL DRAWINGS SCHEDULE STORM DRAIN	NATIONAL, CITY, STATE, LOCAL CODES AND ORDINANCES WHICH MAY BE IN EFFECT. ALL MATERIALS, INSTALLATION PROCEDURES AND PLANS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR
	SECT	STORM DRAIN SECTION	THE WORK.
	SED SF	SEE ELECTRICAL DRAWINGS SQUARE FOOT OR FEET	3. THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND
	SHR SHT	SHOWER SHEET	THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME. SHALL PROVIDE AN
	SHTG SIM	SHEATHING SIMILAR	ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
	SJ SL	SEISMIC JOINT SEALANT	4. NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
	SLD SM	SEE LANDSCAPE DRAWINGS SHEET METAL	5. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES. MODIFICATIONS OR SUCH CONDITIONS WHICH
)	SMD	SEE MECHANICAL DRAWINGS	MAY BE BEYOND THE CONTROL OF THE ARCHITECT. 6 ALL WORK SHALL COMPLY WITH AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS
)	SOG	SLAB ON GRADE	THE GENERAL CONTRACTOR SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIR ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION ALL ITEMS IN COOD CONDITION SHALL BE MAINTAIN IN THEIR DRESENT CONDITION AND
	SPD SPEC/S	SEE PLOMBING DRAWINGS SPECIFICATION	ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
	SQ SS	SQUARE SANITARY SEWER	WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS OR HER WORK
	SSD STC	SEE STRUCTURAL DRAWINGS SOUND TRANSMISSION COEFFICIENT	AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS OR HER NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH
	STD STL	STANDARD STEEL	MAY AFFECT HIS OR HER WORK. 8. ALL WORK SHALL BE COORDINATED WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ARCHITECTURAL, FIRE
	STOR	STORAGE	PROTECTION AND LIGHTING DRAWINGS APPLYING TO THIS PROJECT PRIOR TO SUBMITTING SHOP DRAWINGS FOR FABRICATION APPROVAL
	SY	SQUARE YARD	9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL INVOLVED PARTIES AND PREPARE SHOP DRAWINGS.
	.		NECESSARY FOR THE COMPLETION OF THE PROJECT.
			FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
	T&B T&G	TOP AND BOTTOM TONGUE AND GROOVE	12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING, SHORING, AND PROTECTING ALL WORK DURING CONSTRUCTION, AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORDING TO CODES AND
	TC TOC	TOP OF CURB TOP OF CONCRETE	STANDARDS OF GOOD PRACTICE. 13. ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF
	TOP TOS	TOP OF PAVING TOP OF STEFI	GOOD AND MATERIALS ON SIDEWALK AND/ OR STREET SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
	TRD		14. OWNERSHIP OF DRAWINGS: THESE DRAWINGS ARE THE PROPERTY OF GKW ARCHITECTS GORDON WONG, ARCHITECT, THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS APPROVED BY THE ARCHITECT.
	1 V V		15. LIMITATION OF THE WORK: THE LIMITS OF THE WORK ARE ESTABLISHED BY THE DRAWINGS. THE CONTRACTOR SHALL BE
	U		16. PIOR TO ISSUANCE OF THE BUILDING PERMIT A SANITARY SEWER HOOKUP PERMIT (OR CLEARANCE LETTER) MUST BE OBTAINE
	UL	UNDERWRITERS LABORATORIES	AND A COPY OF THE PERMIT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT.
	UTIL	UTILITIES	
	V		
	VCP	VITREOUS CLAY PIPE	
	VERT V	VERTICAL ATTIC VENT	
	W		
	W	WEST OR WIDTH	
	WD	WOOD	SITE MANAGEMENT
	W/O	WINDOW WITHOUT	
	WP WPT	WATER PROOF WORKING POINT	1. CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION 2. NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE
	WR	WATER RESISTANT	PUBLIC RIGHT-OF-WAY. 3. A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY.
			SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER. 4. ALL CONTRUCTION DEBRIS (WOOD SCAPS AND OTHER DEBRIS WHICH CANNOT BLOW AWAY) SHAL LBE PILED WITHIN THE
			PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANER. 5. THE PROJECT SHALL HAVE A SIGNAGE VIEABLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONTRUCTIOPN AS:
			MON - FRI FROM 7:30 AM TO 6 PM, SATURDAYS FROM 9AM TO 5PM.
	Name		
	Elevation	BRIOW REFERENCE	
	$\langle \rangle$	REMOVE	
	XX		
	4.00		
	1.00		

R INSTALLED ALL

	PUBLIC WORKS & PLAN SITE NOTES	SED ARCL
l, DR	 CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING AREA ADJACENT TO WORK IS LEFT IN A CLEAN CONDITION. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL. CONTRACTOR IS RESPONSIBLE FOR ALL TEST, INSPECTIONS AND PROCEDURAL REQUIREMENTS PER CITY OF LOS GATOS. OPERABLE SMOKE DETECTORS MUST BE IN PLACE PRIOR TO RE-OCCUPY DWELLINGS 	
D G, Y ł AS. HE K	 PLUMBING & ELECTRICAL SURVEY REQUIRED FOR METER RELEASE. ADDITIONS, ALTERATIONS OR REPAIRS SHALL CONFORM TO ANY BUILDING OR STRUCTURE WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ALL THE REQUIREMENTS OF THE UBC, PROVIDED THE ADDITION ALTERATION OR REPAIR CONFORMS TO THAT REQUIRED FOR NE WBUILDING OR STRUCTURE PER UBC SECTION 3403.2. CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITY CONNECTIONS. CONTRACTOR TO PROVIDE ALL NEW UTILITY CONNECTIONS AND/ OR UPGRADE EXISTING AS REQUIRED. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AS REQUIRED BY GOVERNING AGENCIES. CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND APPROVALS INCLUDING ASBESTOS ABATEMENT AS PART OF THE BASE BID PER CGBSC 301.1.1 - RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURES REPLACEMENT IS REQUIRED PRIOR TO ISSUNACE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT. PER CGBSC 301.1.1 - WHERE ADDITION OR ALTERATION INCREASED THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE, THE REQUIREMENTS OF CALGREEN CHAPTER 4 SHALL APPLY ONLY TO AND WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION. 	HITECT LIC# 34045 YOON OH, PROJECT REP UITE 109 710E MCGLINCY LANE SUITE 109 08) 315-2125 CAMPBELL, CA 95008 (408) 796-1845 ARCHITECTS.COM YOONOH@GKWARCHITECTS.COM
N 5.	APPLICABLE CODE	(WONG, ARC INCY LANE 5 , CA 95008 (WONG@GKV
T IS 5 =	 2016 CALIFORNIA BUILDING CODES PART 1, 6, 10 & 11 2016 CALIFORNIA BUILDING CODES PART 2, 2.5, 3 - 5, 8 - 9, 12 2016 CALIFORNIA RESIDENTIAL CODE PART 2.5 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA GREEN BUILDING CODES 2016 CALIFORNIA GREEN BUILDING CODES 2016 CALIFORNIA GREEN BUILDING CODES 2018 LOS GATOS MUNICIPAL CODE 	GORDON K GORDON K 710E MCGL
ED	CONDITIONS OF APPROVAL	
ц. Ү.	 PENDING PROPOSED PUBLIC IMPROVEMENTS, THE TOWN'S ARBORIST WILL REVIEW WITH REGARDS TO TREE PROTECTION OF THE STREET TREE. GSE MUST REVIEW THE GEOTECHNICAL ELEMENTS OF FINAL PLANS AND SPECIFICATIONS FOR CONFORMANCE WITH THE RECOMMENDATIONS IN THEIR REPORT AND SUBMIT A PLAN REVIEW LETTER TO THE TOWN PRIOR TO THE ISSUANCE OF PERMIT(S). GSE MUST PROVIDE OBSERVATION AND TESTING OF THE GEOTECHNICAL ELEMENTS OF PROJECT DURING CONSTRUCTION AND SUBMIT AN AS-BUILT LETTER TO THE TOWN PRIOR TO PROJECT COMPLETION. 	West Main St. Gatos, CA, 95030
		YesSProject Schedule Revision#DateDateDescription104-10-19Planning205-06-19Planning308-07-19Planning409-11-19Planning409-11-19Symbols
		A001 SCALE 1/4" = 1'-0" 10/22/2019 3:36:36 PM

PUBLIC WORKS & PLAN SITE NOTES









PROPOSED PROJECT PROPERTY:

• 25 W MAIN ST. MIXED-USE (RETAIL & MULTI-FAMILY)

ADJACENT PROPERT	IES:	
ADDRESS	<u>USE</u>	NAME
• 21 W MAIN ST.	M-MERCANTILE	CRAFTBOX (RETAIL)
• 23 W MAIN ST.	B-BUSINESS	TANGLES (HAIR SALON)
• 35 W MAIN ST.	B-BUSINESS	SPICED ARTISAN NUTS (FOOD SUPPLIER)
• 45 W MAIN ST.	M-MERCANTILE	MANAZ, JOHNSON VALLEY CA (RETAIL)
• 55 W MAIN ST.	M-MERCANTILE	ATHLETIC PERFORMANCE (RETAIL)
• 65 W MAIN ST.	B-BUSINESS	NIMBUS SALON (HAIR SALON)
• 81 W MAIN ST.	A-2- ASSEMBLY	ZONA ROSA (RESTAURANT)
• 14 W MAIN ST.	R-2- RESIDENTIAL	14 WEST MAIN APARTMENTS (MULTI-FAMILY RESIDENTIAL
• 50 W MAIN ST.	B-BUSINESS	ICING ON THE CAKE (BAKERY)
• 78 W MAIN ST.	M-MERCANTILE	BOUTIQUE LA LUNE (RETAIL)
• 88 W MAIN ST.	M-MERCANTILE	PALAPA LOUNGE BEACHWEAR (RETAIL)
• 98 W MAIN ST.	M-MERCANTILE	OPTIQUE AMERICA (RETAIL)



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GAS METER		ROCK RETAINING WALL
GAS VALVE		RIGHT OF WAY
GUY POLE	co	SANITARY SEWER CLEAN OUT MANHOLE
GUY WIRE ANCHOR	S	SANITARY SEWER MANHOLE
HYDRANT: EXISTING	SD	STORM DRAIN MANHOLE
INI FT	EB	ELECTRICAL BOX
JOINT POLE	EM	ELECTRIC METER
LIGHTING	TEL	TELEPHONE BOX
LIGHTING POLE	TV	TELEVISION BOX
MAIL BOX	——— W ———	UTILITY: EXISTING
MONUMENT WELL	WM	WATER METER
PGE BOX	WV M	WATER VALVE
PROJECT SITE	\otimes	WELL

<u>NOTES</u>

- 1. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- 2. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
- 3. NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
- 4. ASSESSOR'S PARCEL NUMBER: 529-01-017
- 5. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
- 6. DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE, PERPENDICULAR TO THE PROPERTY LINES.

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TOWN OF LOS GATOS STANDARD GRADING NOTES

- ALL WORK SHALL CONFORM TO CHAPTER 12 OF THE TOWN OF LOS GATOS GRADING ORDINANCE, THE ADOPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS SPECIFIED OTHERWISE ON THESE PLANS AND DETAILS.
- A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE DEPARTMENT OF PARKS AND PUBLIC WORKS PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT 408.399.5771 AT LEAST 48 HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE:
- A. A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, 17. OWNER/APPLICANT: GORDON WONG WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
- B. ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT 19. GRADING CONTRACTOR (IF AVAILABLE): _____ CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
- APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
- APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING, EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.
- EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO BE DISPOSED OF AT APPROVED LOCATION(S).
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL 24. NO CROSS LOT DRAINAGE WILL BE PERMITTED WITHOUT UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 A MINIMUM OF 48 HOURS BUT NOT MORE THAN 14 DAYS PRIOR TO COMMENCING ALL WORK.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.
- THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING, FOR THE FOLLOWING ITEMS:
- A. RETAINING WALL--TOP OF WALL ELEVATIONS AND LOCATIONS (ALL WALLS TO BE PERMITTED SEPARATELY 27. GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH AND APPLIED FOR AT THE TOWN OF LOS GATOS BUILDING DEPARTMENT).
- B. TOE AND TOP OF CUT AND FILL SLOPES
- PRIOR TO ISSUANCE OF ANY PERMIT, THE APPLICANT'S SOILS ENGINEER SHALL REVIEW THE FINAL GRADING AND DRAINAGE PLANS TO ENSURE THAT DESIGNS FOR FOUNDATIONS, RETAINING WALLS, SITE GRADING, AND SITE DRAINAGE ARE IN ACCORDANCE WITH THEIR RECOMMENDATIONS AND THE PEER REVIEW COMMENTS. THE APPLICANT'S SOILS ENGINEER'S APPROVAL SHALL THEN BE CONVEYED TO THE TOWN EITHER BY LETTER OR BY SIGNING THE PLANS.
- SOILS ENGINEER: REDWOOD GEOTECHNICAL ENGINEERING, INC. REFERENCE REPORT NO. 2279SCL ,DATED OCTOBER, 2015
- LETTER NO.______, DATED_____, 20____ SHALL BE THOROUGHLY COMPLIED WITH. BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/LETTERS ARE HEREBY APPENDED AND MADE A PART OF THIS GRADING PLAN.
- 3. DURING CONSTRUCTION, ALL EXCAVATIONS AND GRADING SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. THE ENGINEER SHALL BE ONSITE TO VERIFY THAT THE ACTUAL CONDITIONS ARE AS ANTICIPATED IN THE DESIGN LEVEL GEOTECHNICAL REPORT AND/OR PROVIDE APPROPRIATE CHANGES TO THE REPORT RECOMMENDATIONS, AS NECESSARY. ALL UNOBSERVED AND/OR UNAPPROVED GRADING SHALL BE REMOVED AND REPLACED UNDER SOILS ENGINEER OBSERVANCE (THE TOWN INSPECTOR SHALL BE MADE AWARE OF ANY REQUIRED CHANGES PRIOR TO WORK BEING PERFORMED).
- 4. THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHOULD BE DOCUMENTED IN AN "AS-BUILT" LETTER/REPORT PREPARED BY THE APPLICANTS' SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
- 5. ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVE ABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS

NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT 1. SURVEYING CONTROLS: HORIZONTAL AND VERTICAL CONTROLS SHALL BE NEIGHBORS AND THE TOWN OF LOS GATOS PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE WEEK IN FOLLOWING ITEMS: ADVANCE OF CLOSURE AND NO CLOSURE SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. a. RETAINING WALL-TOP OF WALL ELEVATIONS AND LOCATIONS NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE b. TOE AND TOP OF CUT AND FILL SLOPES PUBLIC OR PRIVATE RIGHT-OF-WAY.

- BARRIERS. LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND/PROTECTION TO THE PUBLIC AT ALL TIMES.
- PHONE: <u>(408) 796–1845</u>
- 18. GENERAL CONTRACTOR (IF AVAILABLE): PHONE: ___
- PHONE:
- 20. EARTHWORK QUANTITY

EARTHWORK QUANTITY						
	CUT (CY)	FILL (CY)				
site (patio area)	3	7				
BUILDING	24	25				
TOTAL	27	32				

4. CONSTRUCTION VEHICLE PARKING: CONSTRUCTION VEHICLE PARKING EARTHWORK QUANTITIES AS SHOWN ON THE PLAN IS FOR WITHIN THE PUBLIC RIGHT-OF-WAY WILL ONLY BE ALLOWED IF IT DOES INFORMATION ONLY. CONTRACTOR TO CALCULATE HIS/HER NOT CAUSE ACCESS OR SAFETY PROBLEMS AS DETERMINED BY THE OWN EARTHWORK QUANTITIES FOR BIDDING PURPOSE TOWN.

- 21. WATER SHALL BE AVAILABLE ON THE SITE AT ALL TIMES 5. TRAFFIC CONTROL PLAN: THE PROJECT SPONSOR WILL BE REQUIRED DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL.
- 22. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHALL BE REQUIRED. TREE REMOVAL PERMITS ARE REQUIRED PRIOR TO THE APPROVAL OF ALL PLANS.
- 23. A TOWN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A STATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN STATE RIGHT-OF-WAY (IF APPLICABLE). THE PERMITTEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES.
- SATISFACTORY STORM WATER ACCEPTANCE DEED/FACILITIES. ALL DRAINAGE SHALL BE DIRECTED TO THE STREET OR OTHER ACCEPTABLE DRAINAGE FACILITY VIA A NON-EROSIVE METHOD AS APPROVED BY THE TOWN ENGINEER.
- 25. IT IS THE RESPONSIBILITY OF CONTRACTOR AND/OR OWNER TO 6. HAULING OF SOIL: HAULING OF SOIL ON OR OFF-SITE SHALL NOT MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT-OF-WAY IS CLEANED UP ON A DAILY BASIS. MUD, SILT, CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE TOWN'S STORM DRAINS.
- 26. GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY
- PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED 7. CONSTRUCTION NOISE: BETWEEN THE HOURS OF 8:00 A.M. TO 8:00 DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENSE.
- CONDITIONS AND REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN AND/OR STORM WATER POLLUTION PREVENTION PLAN, THE TOWN OF LOS GATOS STORM WATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANY OTHER PERMITS/REQUIREMENTS ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. PLANS (INCLUDING ALL UPDATES) SHALL BE ONSITE AT ALL TIMES. NO DIRECT STORM WATER DISCHARGES FROM DEVELOPMENT WILL BE ALLOWED ONTO TOWN STREETS OR ⁹ ONTO THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHODS. MAINTENANCE OF PRIVATE STORM WATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED AND ADEQUATELY OPERATING STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHOD SHALL BE CONSIDERED A VIOLATION OF THE ABOVE REFERENCED PERMIT AND THE TOWN OF LOS GATOS STORMWATER ORDINANCE.

II. DUST CONTROL

- ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST.
- 2. AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST.
- GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR.
- 4. STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED.
- THE CONSTRUCTION AREA AND THE SURROUNDING STREETS 11. PRIOR TO FINAL INSPECTION FOR ANY BUILDING OR STRUCTURE, THE SHALL BE SWEPT (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

PROJECT NOTES:

SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING, FOR THE

16. THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, 2. PAD CERTIFICATION: A LETTER FROM A LICENSED LAND SURVEYOR SHALL BE PROVIDED STATING THAT THE BUILDING FOUNDATION WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS SHALL BE PROVIDED SUBSEQUENT TO FOUNDATION CONSTRUCTION AND PRIOR TO CONSTRUCTION ON THE STRUCTURE. THE PAD CERTIFICATION SHALL ADDRESS BOTH VERTICAL AND HORIZONTAL FOUNDATION PLACEMENT. THE COMMENCEMENT OF ANY SITE WORK. THE GENERAL CONTRACTOR SHALL:

> ALONG WITH THE PROJECT APPLICANT, ATTEND A а. PRE-CONSTRUCTION MEETING WITH THE TOWN ENGINEER TO DISCUSS THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;

> b. ACKNOWLEDGE IN WRITING THAT THEY HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.

> TO WORK WITH THE ENGINEERING DIVISION OF THE PARKS AND PUBLIC WORKS DEPARTMENT TO DEVELOP A TRAFFIC CONTROL PLAN FOR INCORPORATION INTO THE CONSTRUCTION BID DOCUMENTS (SPECIFICATIONS), AND THIS PLAN WILL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING MEASURES:

> a. CONSTRUCTION ACTIVITIES SHALL BE STRATEGICALLY TIMED AND COORDINATED TO MINIMIZE TRAFFIC DISRUPTION FOR SCHOOLS RESIDENTS, BUSINESSES, SPECIAL EVENTS, AND OTHER PROJECTS IN THE AREA. THE SCHOOLS LOCATED ON THE HAUL ROUTE SHALL BE CONTACTED TO HELP WITH THE COORDINATION OF THE TRUCKING OPERATION TO MINIMIZE TRAFFIC DISRUPTION.

> b. FLAG PERSONS SHALL BE PLACED AT LOCATIONS NECESSARY TO CONTROL ONE-WAY TRAFFIC FLOW. ALL FLAG PERSONS SHALL HAVE THE CAPABILITY OF COMMUNICATING WITH EACH OTHER TO COORDINATE THE OPERATION.

2. PRIOR TO CONSTRUCTION, ADVANCE NOTIFICATION OF ALL AFFECTED RESIDENTS AND EMERGENCY SERVICES SHALL BE MADE REGARDING ONE-WAY OPERATION, SPECIFYING DATES AND HOURS OF OPERATION.

OCCUR DURING THE MORNING OR EVENING PEAK PERIODS (BETWEEN 7:00 A.M. AND 9:00 A.M. AND BETWEEN 4:00 P.M. AND 6:00 P.M.). PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE DEVELOPER SHALL WORK WITH THE TOWN BUILDING AND ENGINEERING DEPARTMENT ENGINEERING INSPECTORS TO DEVISE A TRAFFIC CONTROL PLAN TO ENSURE SAFE AND EFFICIENT TRAFFIC FLOW UNDER PERIODS WHEN SOIL IS HAULED ON OR OFF THE PROJECT SITE. THIS MAY INCLUDE. BUT IS NOT LIMITED TO PROVISIONS FOR THE DEVELOPER/OWNER TO PLACE CONSTRUCTION NOTIFICATION SIGNS NOTING THE DATES AND TIME OF CONSTRUCTION AND HAULING ACTIVITIES, OR PROVIDING ADDITIONAL TRAFFIC CONTROL. COORDINATION WITH OTHER SIGNIFICANT PROJECTS IN THE AREA MAY ALSO BE REQUIRED. COVER ALL TRUCKS HAULING SOIL SAND. AND OTHER LOOSE DEBRIS.

P.M., WEEKDAYS AND 9:00 A.M. TO 7:00 P.M. WEEKENDS AND HOLIDAYS, CONSTRUCTION, ALTERATION OR REPAIR ACTIVITIES SHALL BE ALLOWED. NO INDIVIDUAL PIECE OF EQUIPMENT SHALL PRODUCE A NOISE LEVEL EXCEEDING EIGHTY-FIVE (85) DBA AT TWENTY-FIVE (25) FEET. IF THE DEVICE IS LOCATED WITHIN A STRUCTURE ON THE PROPERTY, THE MEASUREMENT SHALL BE MADE AT DISTANCES AS CLOSE TO TWENTY-FIVE (25) FEET FROM THE DEVICE AS POSSIBLE. THE NOISE LEVEL AT ANY POINT OUTSIDE OF THE PROPERTY PLANE SHALL NOT EXCEED EIGHTY-FIVE (85) DBA.

SILT AND MUD IN PUBLIC RIGHT-OF-WAY: IT IS THE RESPONSIBILITY OF CONTRACTOR AND HOME OWNER TO MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT-OF-WAY IS CLEANED UP ON A DAILY BASIS. MUD, SILT, CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE TOWN'S STORM DRAINS.

GOOD HOUSEKEEPING: GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. DIRT AND DEBRIS SHALL NOT BE WASHED INTO STORM DRAINAGE FACILITIES. THE STORING OF GOODS AND MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PENNIT IS ISSUED. THE DEVELOPER'S REPRESENTATIVE IN CHARGE SHALL BE AT THE JOB SITE DURING ALL WORKING HOURS. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN THE TOWN PERFONNING THE REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENSE.

10. PRIOR TO REQUESTING A FOUNDATION INSPECTION BY CITY, THE GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL INVESTIGATION SHALL PROVIDE A FIELD REPORT (IN WRITING) WHICH STATE THE FOLLOWING :

a. THE BUILDING PAD WAS PREPARED AND COMPACTED IN ACCORDANCE WITH THE SOIL REPORT SPECIFICATIONS.

b. THE FOUNDATION AND/OR PIER EXCAVATION, DEPTH AND BACKFILL MATERIAL, AND DRAINAGE (IF APPLICABLE) SUBSTANTIALLY CONFORM TO THE SOIL REPORT AND APPROVED PLAN.

GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL INVESTIGATION SHALL ISSUE A FINAL REPORT STATING THE COMPLETED PAD, FOUNDATION, FINISH GRADING, AND ASSOCIATED SITE WORK SUBSTANTIALLY CONFORM TO THE APPROVED PLAN, SPECIFICATIONS, AND INVESTIGATION.

BENCHMARK AGGREGATE BASE AB ASPHALT CONCRETE BOUNDARY BLDG BUILDING INLET (9" SQUARE BUILDING SETBACK LINE BSL GRATE- NDS #999) BOTTOM OF WALL/BACK OF WALK ΒW COBBLE ROCK ENERGY DISSIPATOR CFD COBBLE ROCK CURB & GUTTER ENERGY DISSIPATOR CENTERLINE CONCRETE SANITARY SEWER CLEANOUT CONCRETE - CONTOUR: EXISTING CONF CONFORM COUNTY STANDARD DETAIL CSD OR NEW DRAINAGE EMITTER 100.46 DESIGN GRADE DRAINAGE INLET DOC DOCUMENT DOWNSPOUT WITH \square DS DOWNSPOUT SPLASHBLOCK DWY DRIVEWAY DIVERSION VALVE EASEMENT ELEV ELEVATION BACKWATER VALVE \bowtie ELECTRIC METER FM (SEE PROJECT NOTES) E(OH) ELECTRIC OVERHEAD ──···→ DRAINAGE SWALE FLECTRIC UNDERGROUND F(UG) — — — — EASEMENT LINE EDGE OF PAVEMENT EXISTIN((101.70) EXISTING ELEVATION FACE OF CURB -X X EXISTING FENCE FOUND FINISH ELEVATION OF SUBFLOOR EXISTING TREE TO GROUND FINISH GRADE BE REMOVED FIRF HYDRAN1 EXISTING TREE FLOW LINE TO REMAIN GARAGE SLAB ELEVATION/GAS LINE GAS METER FOUND IRON PIPE • HI PT HI POINT AT PROPERTY CORNER INVERT INV LANDSCAPED AREA IS GAS METER GM MAXIMUM MAX MANHOLE \longrightarrow GRADE TO DRAIN MINIMUM Ċ, FIRE HYDRANT NOT TO SCALE OVERHEAD (P) JOINT POLE ORIGINAL GROUND LIGHTING POLE e—Q PAVEMENT FINISH GRADE PAD ELEVATION MB MAIL BOX PROPERTY LINE MONUMENT WELL POWER POLE PROP PROPOSED PUBLIC SERVICE FASEMENT PSE OVERLAND FLOW PUBLIC UTILITY EASEMENT DIRECTION **PVM** PAVEMEN' PGE BOX PGE POLYVINYL CHLORIDE PVC RADIUS \star PROJECT SITE ROLLED CURB RETAINING WALL RETAINING WALL R/W RIGHT OF WAY ---- RIGHT OF WAY SAW CUT SANITARY SEWER SCCSD SANTA CLARA COUNTY CLEAN OUT MANHOLE STANDARD DETAIL S.C.V.W.D SANTA CLARA VALLEY SANITARY SEWER MANHOLE SS WATER DISTRICT STORM DRAIN MANHOLE (SD) STORM DRAIN STORM DRAIN EASEMENT TEST PIT SLOPE EASEMENT TOP OF FILL SANITARY SEWER/LATERAL STATION STANDARD CITY DETAIL STD TOP OF CUT SW SIDEWALK TOP OF BANK TOE OF CUT TOP OF CURF 1 TRENCH DRAIN TREE NUMBER T ENERGY DISSIPATOR TFD ------ W ------ UTILITY: EXISTING TEMP TEMPORARY TOE TOE OF BANK TOP OF GRATE WATER METER TREE PROTECTION FENCE WM TOP OF WALL WV M WATER VALVE TYPICAL ()VALLEY GUTTER WELL WATER WALKWAY WLK WM WATER METER

LEGEND & ABBREVIATIONS

WV

WATER VALVE

SHEET INDEX SHEFT No. SHEET NAME

			- '
C1	С	OVER	S
C2	G	RADIN	G
С3	Ε	ROSIO	Ν
C4	Ε	ROSIO	Ν
C5	В	LUEPF	RIN

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. CONTRACTOR/OWNER: ----

ADDRESS: ----PHONE NUMBER: ----

IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.

2. CIVIL ENGINEER: LC ENGINEERING 598 E SANTA CLARA ST, SUITE #270,

SAN JOSE, CA 95112. (408) 806-7187

- 3. CONTRACTOR: ----
- ADDRESS: ----24-HOUR PHONE NUMBER: ----

CONSTRUCTION SUPERINTENDENT: ----

- ADDRESS: ----
- 24-HOUR PHONE NUMBER: ----
- 4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- 5. DEVELOPER WILL SUBMIT TO THE COUNTY/CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCT 15TH AND APRIL 15TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE COUNTY/CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT IN PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.
- 6. OWNER/CONTRACTER SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
- 7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- 8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- 9. 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 WATER COURSES.
- 10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPILED WITH.

11. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.

EROSION AND SEDIMENT CONTROL MEASURES

- 1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 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. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN ARE NECESSARY WITH THE APPROVAL OF THE COUNTY/CITY ENGINEER. PLANS RESUBMITTED FOR THE COUNTY/CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL ARE TO BESITE IMPROVEMENTS ARE ACCEPTED BY THE COUNTY/CITY.
- 3. CONSTRUCTION ENTRANCES SHALL BE INSTALL PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
- 4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ON TO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY/CITY.
- 5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS OR THREE-STEP APPLICATIONS OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TRICKIFIER AND MULCH.
- 6. 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
- 7. LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEEDED. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM TO THE TYPICAL LOT EROSION CONTROL DETAIL SHOWN ON THIS SHEET.
- 8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITION. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE REPRESENTATIVE OF ANY FIELD CHANGES.
- 9. GRADING WORK BETWEEN OCTOBER 15 AND APRIL 15 IS AT THE DISCRETION OF COUNTY/CITY.

MAINTENANCE NOTES

- 1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION 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 FULLIES MUST BE REPAIRED.

2. SAND BAD INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

3. EXPOSED SLOPE SHALL BE PROTECTED WITH JUTE NET AND/OR HYDROSEED. HYDROSEED SHALL BE A HOMOGENEOUSLY MIX OF SLURRY CONTAINING NOT LESS THAN 44 LBS OF ORGANIC MULCHING AMENDMENT PLUS FERTILIZER, CHEMICAL ADDITIVES AND SOLIDS FOR EACH 100 GALLONS OF WATER.

TEMPORARY DRAINAGE INLET PROTECTION For paved areas exposed to traffic

3

Width as

required to

anticipated traffic

accommodate

FLOOR PLAN, LEVEL 1 & 2 EXISTING, KEYNOTES

1 COVERED PATIO TO BE DEMOLISHED

2 STORAGE AREA TO BE DEMOLISHED

NOTES:

EXISTING WALLS ARE NOT IN STRAIGHT ALIGNMENT TO GRIDLINE. EXISTING WALLS MUST BE VERIFIED ON SITE.

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ALL EXTERIOR LIGHTS MUST BE SHIELDED AND DIRECTED TO SHINE ON IMPROVEMENTS INCLUDING PLANTS ON THE ZONING PLOT WHERE THE LIGHTS ARE LOCATED AND NOT DIRECTLY ON OTHER PROPERTY OR ANY PUBLIC RIGHT-OF-WAY PER TOWN CODE ALL SPACES WILL HAVE AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CBC SEC. 903.3 AND SEC. 903.3.1.2

• ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND

MEANS OF EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SPACES USED FOR SIMILAR PURPOSES

[CFC 1016.2]. THE PATH OF EGRESS SHALL NOT BE INTERRUPTED BY A BUILDING ELEMENT OTHER THAN A MEANS OF EGRESS COMPONENT [CFC 1003.6]. RUBBISH CONTAINERS EXCEEDING 40 GALLONS SHALL HAVE TIGHT-FITTING OR SELF-CLOSING LIDS. THEY SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS OR THOSE THAT HAVE BEEN TESTED IN ACCORDANCE WITH ASTM E1354 [CFC 3304.2.3]. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS SHALL NOT BE SOTRED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVELINES [CFC 304.3.3]. NO COMBUSTIBLE AMTERIAL SHALL BE PLACED OR STORED WITHIN 10 FEET OF ANY BUILDING OR STRUCTURE [CFC 304.1(A) AND 301.1.1]. STORAGE OF COMBUSTIBLE RUBBISH SHALL NOT PRODUCE CONDITIONS THAT WILL CREATE A NUISANCE OR A HAZARD TO

• CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19, DIVISION 1, SECTION 3.11(B) EXITS, AISLES, RAMPS, CORRIDORS AND PASSAGEWAYS. NO PERSON SHALL INSTALL, PLACE OR PERMIT THE INSTALLATION OR PLACEMENT OF ANY COMBUSTIBLE

• CCR, TITLE 19, DIVISION 1, SECTION 3.07(A) CLEARANCES. (A) GENERAL. NO COMBUSTIBLE MATERIAL SHALL BE PLACED OR STORED

 CALIFORNIA FIRE CODE (CFC), 304.1.2 VEGETATION. WEEDS, GRASS, VINES OR OTHER GROWTH THAT IS CAPABLE OF BEING IGNITED AND ENDANGERING PROPERTY, SHALL BE CUT DOWN AND REMOVED BY THE OWNER OR OCCUPANT OF THE PREMISES.

CFC, 315.3.2 MEANS OF EGRESS. COMBUSTIBLE MATERIALS SHALL NOT BE STORED IN EXITS OR ENCLOSURES FOR STAIRWAYS AND

• CONTAINERS WITH A CAPACITY EXCEEDING 5.33 CUBIC FEET (40 GALLONS) (0.15 M3) SHALL BE PROVIDED WITH LIDS. CONTAINERS AND LIDS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS OR OF COMBUSTIBLE MATERIALS WITH A PEAK RATE OF HEAT RELEASE NOT EXCEEDING 300 KW/M2 WHERE TESTED IN ACCORDANCE WITH ASTM E1354 AT AN INCIDENT HEAT FLUX

 ROOF PLAN, PROPOSED

ROOF PLAN EXISTING KEYNOTES

2 PORTION OF ROOF TO BE SHED ROOFED 562 SF

3 DECK OVERHANG TO BE DEMOLISHED 133 SF

(E) COMPOSITION SHINGLES

1

ROOFING MATERIAL TO BE CLASS A AND SHALL MATCH EXISTING ROOF

- 1 (P) NEW ROOF 1010 SF
- 2 (P) SHED ROOF
- 3 (P) SHED ROOF PORTION 143 SF
- 4 (P) PV PANELS

NOTES:

- ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE
 PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD
 DETAIL AND SPECIFICATION SI-7. CFC CHP. 33
- SOLAR PHOTOVOLTAIC POWER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 605.11.1 THROUGH 605.11.4, THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA ELECTRICAL CODE. [CFC Sec. 605.11]

and

YOON OH, PROJECT REP 710E MCGLINCY LANE SUITE 109 CAMPBELL, CA 95008 (408) 796-1845 YOONOH@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 340 710E MCGLINCY LANE SUITE 109 CAMPBELL, CA 95008 (408) 315-2125 GORDONKWONG@GKWARCHITECTS.CC

Description

Planning

Planning

Planning

Planning

REFERENCE

SOLAR STUDY DECEMBER 21ST, 9:00AM - PLAN VIEW

SOLAR STUDY DECEMBER 21ST, 12:00PM - PLAN VIEW

SOLAR STUDY DECEMBER 21ST, 3:00PM - PLAN VIEW

SOLAR STUDY JUNE 21ST, 9:00AM - PLAN VIEW

SOLAR STUDY JUNE 21ST, 12:00PM - PLAN VIEW

SOLAR STUDY JUNE 21ST, 3:00PM - PLAN VIEW

GARAGE DOWN LIGHT

An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall.

High quality LM80-tested LEDs for consistent long-life performance and color

Outstanding protection against the elements: Marine-grade powder coat finishes

- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

Can be mounted for up lighting or down lighting

SPECIFICATIONS

DELIVERED LUMENS	823
WATTS	26.1
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight or Uplight
CCT	3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL, Title 24
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	L70; 70,000 Hours
WARRANTY*	5 Years

* Visit techlighting.com for specific warranty limitations and details.

PHOTOMETRICS*

PITCH SINGLE Total Lumen Output: 823 Total Power: Luminaire Efficacy: Color Temp: CRI:

PITCH SINGLE

shown in bronze

TECHLIGHTING

B1-U0-G0

26.2

31.4

3000K 80+

ORDERING INFORMATION

techlighting.com

ENTRY UP/DOWN LIGHT

Maxim Pavilion 8 1/2"H Black LED Outdoor Wall Light - Style # 9M399

\$**198**.00

- 8 1/2" high x 7" wide. Extends 9 1/2" from the wall. Backplate is 7 1/2" high x 5 1/4" wide.
- Built-in 9 watt LED array. Light output is comparable to a 60 watt
- incandescent bulb. • 630 lumens. 3000K color temperature. 80 CRI. LED is non-dimmable.
- Contemporary small 2-light energy-efficient LED outdoor wall light.
- Part of the Pavilion collection by Maxim. Black finish. Aluminum construction. Clear acrylic diffuser.
- Wet location rated for outdoor use. Can also be used indoors. California title 24 compliant.

PRODUCT DETAILS Designers Fountain*

SCALE 1/2" = 1'-0"

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DEMOLITION OF AN HISTORIC STRUCTURE MEANS:

 REMOVAL OF MORE THAN TWENTY-FIVE (25) PERCENT OF THE WALL AREA FACING A PUBLIC STREET(S) AND/OR FIFTY (50) PERCENT OF ALL EXTERIOR WALL AREA; OR

 ENCLOSURE OR ALTERATION OF MORE THAN TWENTY-FIVE (25) PERCENT OF THE WALL AREA FACING A PUBLIC STREET AND/OR FIFTY (50) PERCENT OF THE EXTERIOR WALL AREA SO THAT THEY NO LONGER FUNCTION AS EXTERIOR WALLS.
 ALL REMAINING EXTERIOR WALL MUST BE CONTIGUOUS. NO NEW EXTERIOR WALL COVERING SHALL BE PERMITTED OVER THE EXISTING EXTERIOR WALL COVERING. THERE ARE EXCEPTIONS FOR REPLACEMENT, REPAIR, OR REMOVAL. PLEASE SEE SECTION 29.10.020 FOR EXCEPTIONS.

WALL DEMOLITION CALCULATION

	TOTAL WALL SURFACE (SF)	WINDOW & DOORS (SF)	WALL (SUBTRACTED WINDOW & DOORS) (SF)	WALL TO BE REMOVED (SF)	CONTIGUOUS WALL TO REMAIN (SF)	% WALL REMOVED	% WALL REMAINED
FRONT	545.77	188.21	357.56	29.86	327.7	8.35%	91.65%
REAR	487.79	55.42	391.36	391.36	0	100%	0%
RIGHT	841.99	105.8	736.19	75.18	661.01	10.21%	89.79%
LEFT	675.17	33.12	642.05	81.45	560.6	12.69%	87.31%
TOTAL	2509.71	382.55	2127.16	577.85	1549.31	27.17%	72.83%

REMAINING WALL FACING PUBLIC STREET =

TOTAL WALL SUBTRACTING (E) WINDOWS & DOORS FACING PUBLIC SREET (1,093.75) X 0.75 = 988.71 SF > 820.31 SF

REMAINING WALL =

TOTAL WALL SUBTRACTING (E) WINDOWS & DOORS (2,127.16 SF) X 0.50 = 1,549.31 SF > 1,063.58 SF

988.71 SF 820.31 SF **NOT A DEMOLITION**

1,549.31 SF 1,063.58 SF **NOT A DEMOLITION**

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··· 1/8" = 1'-	0"	0'	4' {	J 3'	16'
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2 Elevation 1/8" = 1'-	, Rear, Demc 0") 	1	[
5					
3 Elevation 1/8" = 1'-	<u>, Right, Demo</u> 0"	0'	4' 8] 3'	16'
4 <u>Elevation</u> 1/8" = 1'-	, Left, Demo 0"	0'	4' 8] 3'	16'

