DATE: 04/23/20 SCALE: AS SHOWN

SHEET

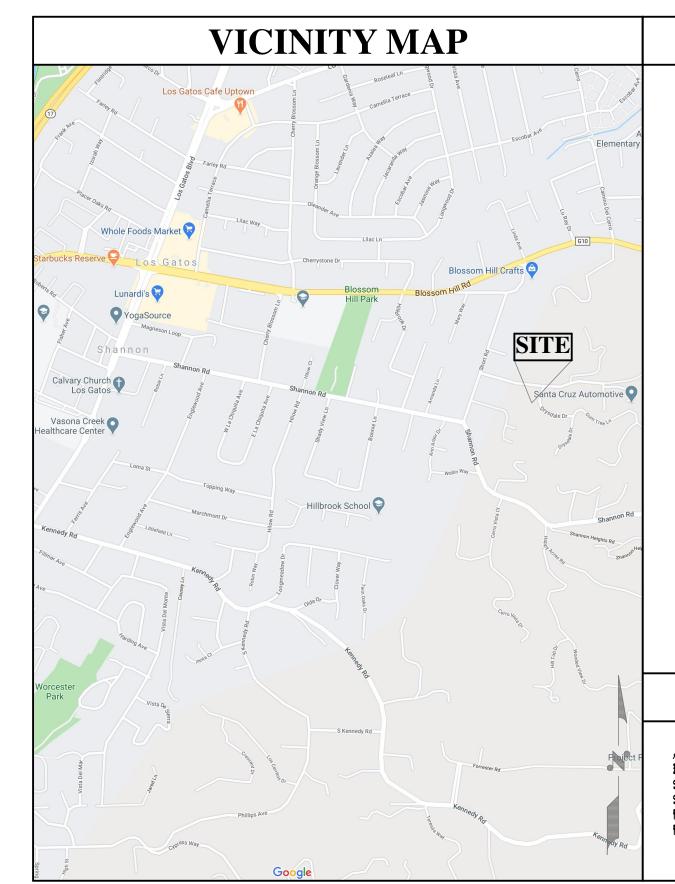








# ine Diep Kesidence



KOHLSAAT & ASSOCIATES 51 UNIVERSITY AVENUE, SUITE L LOS GATOS, CA 95030 TEL: (408) 395-2555

LANDSCAPE ARCHITECT: DAVID R. FOX & COMPANY 50 UNIVERSITY AVENUE, STE142 LOS GATOS, CA 95030

SURVEYOR & CIVIL ENGINEER: HANNA-BRUNETTI 7651 EIGLEBERRY STREET GILROY, CA 95020 TEL: (408) 842-2173

TEL: (408) 761-0212

• FIRE SPRINKLERS: An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: 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 3,600 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) or 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, calculations, a completed 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.

• 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 purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be 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 not be granted by this office until compliance with the requirements of the water purveyor as having been met by the applicant(s). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

• ADDRESS IDENTIFICATION: 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

**NOTES** 

**SCOPE OF WORK** 

**PROJECT DIRECTORY** 

A NEW 5,076SF SINGLE FAMILY RESIDENCE WHICH INCLUDES 6 BEDROOMS, 6 FULL BATHS, ONE HALF BATH, A MUSIC NOOK, WINE STORAGE, A VERANDA AND BBQ AREA, AND A 4 CAR GARAGE. SCOPE ALSO INCLUDES THE DEMOLITION OF A 2,527 SF RESIDENCE, AN ADU/COTTAGE AND A CARPORT, AND THE REMOVAL OF 2 TREES.

contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers oralphabetical letters. Numbers shall be a 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 a private road and the building cannot beviewed 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].

• REQUIRED FIRE FLOW: (Letter from SJW) The fire flow for this project is 2,750 GPM at 20 psi residual pressure from a single hydrant. As an automatic fire sprinkler system will be installed, the fire flow will be reduced by 50% establishing a required adjusted fire flow of 1375 GPM at 20 psi residual pressure. Documentation provided from a local water purveyor confirms required fire flow is available. fire flow is available. • EMERGENCY GATE/ACCESS GATE REQUIREMENTS: Gate installations shall conform with Fire Department Standard Details and Specification G-1 and, when open shall not obstruct any portion of the required width for emergency access roadways or driveways. Locks, if provided, shall be fire department approved prior to installation. Gates across the emergency access roadways shall be equipped with an approved access devices. Knox Keyswitch is required for the automatic gate. automatic gate.
• FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED: Provide an access driveway with a paved all weather surface, a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 36 feet outside and 23 feet inside, and a maximum slope of 15%. Installations shall conform to the Fire Department Standard Details Specifications D-1 and CFC Section 503. STAIRS

SAN JOSE, CA 95138 (408) 314-8493 527-02-007 ZONING: R-3 OCCUPANCY GROUP: CONSTRUCTION TYPE: V-B SPRINKLERED 42,253 SF 23,239 SF (45% SLOPE REDUCTION) NET SITE AREA: AVERAGE SLOPE: ALLOWABLE FLOOR AREA: 5,100 SF + 400 SF GARAGE ALLOWANCE = 5,500 SF PROPOSED FLOOR AREAS: FLOOR AREA BASEMENT 2,539 SF 1,099 SF MAIN FLOOR 3,638 SF SECOND FLOOR 2,709 SF 2,709 SF LOWER FLOOR TOTAL 2,274 SF 8,621 SF 52 SF 5,300 SF LIVING AREA 7,449 SF EXISTING STRS TO BE REMOVED: GARAGE TOTAL RESIDENCE 2,527 SF 815 SF CARPORT/GARAGE 607 SF TOTAL FLOOR AREA = 3,949 SF SITE AREAS: PROPOSED EXISTING RESIDENCE 4,533 SF 2,527 SF ADU/ ACCESSORY STRS. COVERED PORCH 1,422 SF 200 SF O SF 140 SF BALCONY TOTAL BUILDING COVERAGE 540 SF 4,673 SF = 11.0% 210 SF 4,359 SF = 10.3%

**PROJECT DATA** 

PROJECT ADDRESS: 15925 QUAIL HILL ROAD LOS GATOS COVER SHEET JOHN & ALLISON DIEP 5950 COUNTRY CLUB PARKWAY OWNER: NEIGHBORHOOD PLAN GRADING EXCEPTIONS SITE PLAN CIVIL COVER SHEET BLUEPRINT FOR A CLEAN BAY EXISTING TOPOGRAPHY & DEMO PLAN GRADING & DRAINAGE PLAN GRADING & DRAINAGE PLAN GRADING & DRAINAGE PLAN DRIVEWAY PROFILE & DETAILS EROSION CONTROL PLAN MAIN FLOOR PLAN SECOND FLOOR PLAN LOWER FLOOR PLAN ROOF PLAN FRONT & LEFT ELEVATIONS RIGHT & REAR ELEVATIONS CROSS SECTIONS CONCEPT LANDSCAPE PLAN CONCEPT LANDSCAPE PLAN B/W SITE SECTIONS PLANTING PLAN LANDSAPE DETAILS 1,330 SF 798 SF PATIOS & CONC. PATHS 105 SF TREE TABLE & PROTECTION PLAN DRIVEWAY 3,283 SF 1,303 SF TOTAL IMPERVIOUS COVERAGE 10,084 SF = 23.8% 6,308 SF = 14.9%

**SHEET INDEX** 

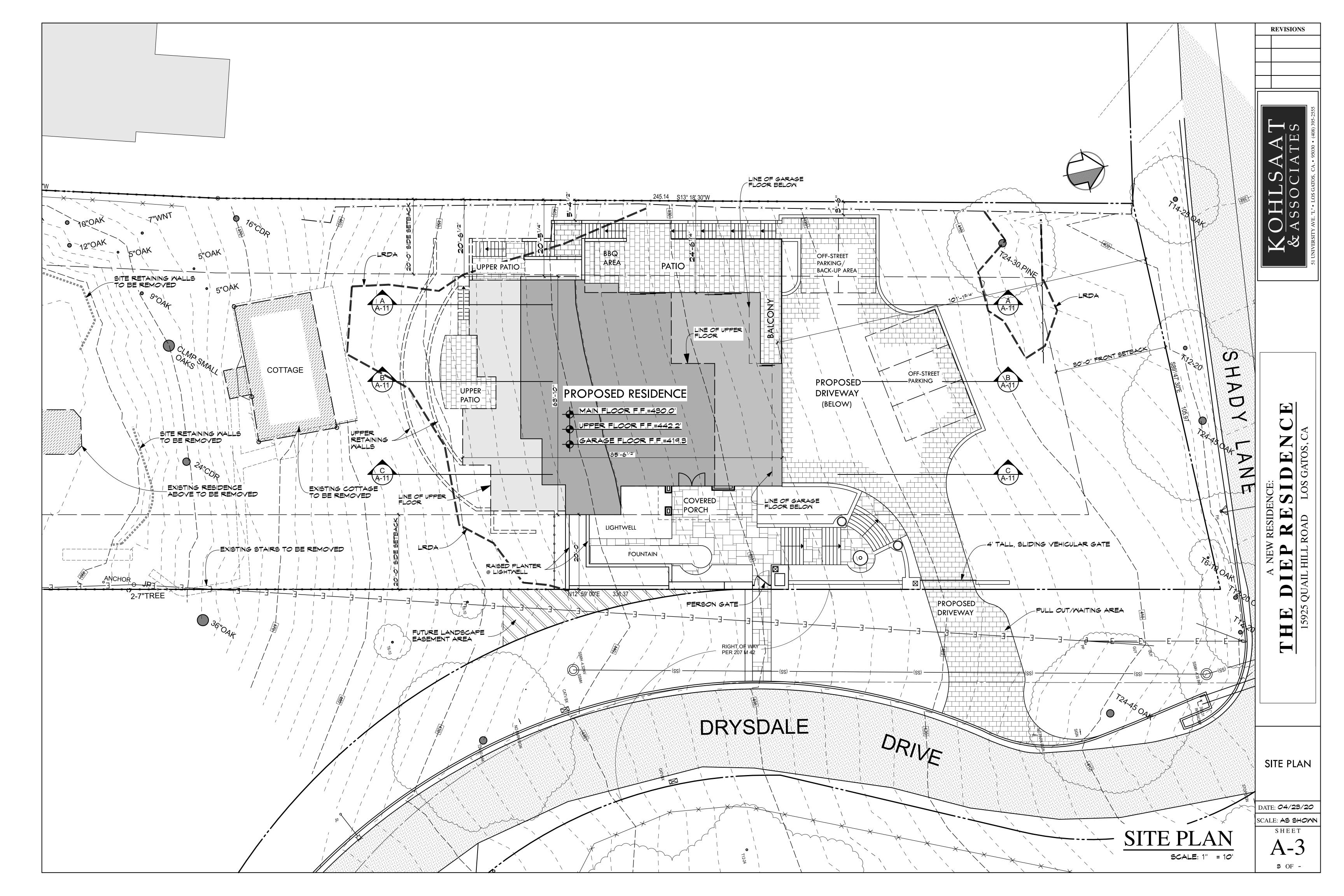


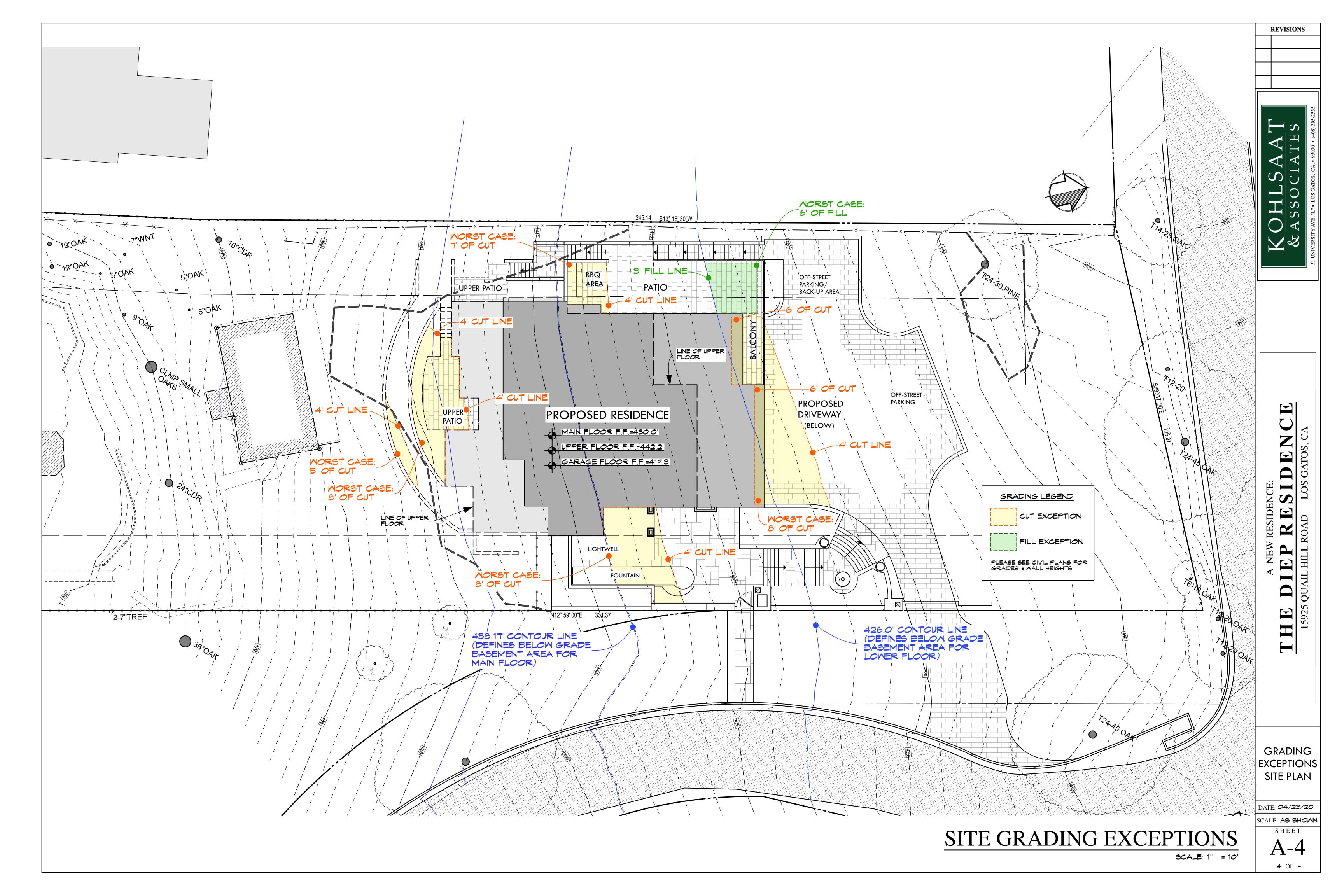
**REVISIONS** 

NEIGHBORH OOD PLAN

DATE: 04/23/20 SCALE: AS SHOWN

SHEET A-2





- 1. ALL WORK SHALL CONFORM TO CHAPTER 12 OF THE CODE OF THE TOWN OF LOS GATOS 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.
- NO WORK MAY BE STARTED ON-SITE WITHOUT AN APPROVED GRADING PLAN AND A GRADING PERMIT ISSUED BY THE TOWN OF LOS GATOS, PARKS AND PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030.
- . A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK BEING DONE. THE

CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT (4080 399-5771 AT LEAST

**SHOULD INCLUDE:** a. A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS:

FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING

- b. ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT 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.
- 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 UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 A MINIMUM OF FORTY-EIGHT (48) HOURS BUT NOT MORE THAN FOURTEEN (14) DAYS PRIOR TO COMMENCING ALL WORK.
- 8. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE
- 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.
- 10. THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- 11. 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 AND APPLIED FOR AT THE TOWN OF LOS GATOS BUILDING
- b. TOE AND TOP OF CUT AND FILL SLOPES.
- 12. 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 POLLAK ENGINEERING, INC , DATED <u>3/28/2018</u> , 20 \_\_ REFERENCE REPORT NO. 1261 LETTER NO. , 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.
- 13. DURING CONSTRUCTION, ALL EXCAVATIONS AND GRADING SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING ANY GRADING. THE ENGINEER SHALL BE ON-SITE 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).
- 14. 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.
- 15. ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE (1) WEEK IN ADVANCE OF CLOSURE AND NO CLOSURE SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC OR PRIVATE RIGHT-OF-WAY.
- 16. THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND/PROTECTION TO THE PUBLIC AT ALL TIMES.

17. OWNER/APPLICANT: Allison & John Diep	PHONE: 408 314-8493
18. GENERAL CONTRACTOR:	PHONE:
19. GRADING CONTRACTOR:	PHONE:

EXPORT: ±3,612 CY

- 21. WATER SHALL BE AVAILABLE ON THE SITE AT ALL TIMES 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
- 24. NO CROSS-LOT DRAINAGE WILL BE PERMITTED WITHOUT SATISFACTORY STORMWATER 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 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
- 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 DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN PENALTIES AND/OR THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE
- 27. GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN AND/OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP), 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 ON-SITE AT ALL TIMES. NO DIRECT STORMWATER DISCHARGES FROM THE DEVELOPMENT WILL BE ALLOWED ONTO TOWN STREETS OR INTO THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHODS. MAINTENANCE OF PRIVATE STORMWATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED AND ADEQUATELY OPERATING STORMWATER 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.

#### TOWN OF LOS GATOS NPDES NOTES

- 1. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
- 2. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
- 3. APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS) FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILL OR RESIDES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
- 4. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR TO THE LOCAL STORM DRAIN SYSTEM.
- 5. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES (BMPS) AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- 6. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
- 7. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTE OR POLLUTANTS OFF OF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPERCHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- 8. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL

#### **GENERAL NOTES**

- 1. PROPERTY ADDRESS: 15925 QUAIL HILL ROAD
- 2. PROPERTY OWNER: ALLISON & JOHN DIEP
- ASSESSORS PARCEL NUMBER: 527-02-007
- 5. EXISTING ZONING: HR-1
- 6. PROPOSED USE: HILLSIDE RESIDENTIAL

4. EXISTING USE: HILLSIDE RESIDENTIAL

- 7. PROPOSED ZONING: HR-1
- 8. SITE AREA: 40,886 SQ. FT. / 0.94 ACRES
- 9. APPLICANT/DEVELOPER: JOHN & ALLISON DIEP
- 10. CONSULTANTS:
- 11. WATER SUPPLY: SAN JOSE WATER COMPANY
- 12. SANITARY SEWER DISPOSAL: WEST VALLEY SANITATION DISTRICT
- 13. GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC
- 14. TELEPHONE: FRONTIER COMMUNICATIONS
- 15. CABLE: XFINITY
- 16. STORM DRAIN: TOWN OF LOS GATOS
- 17. FIRE PROTECTION: SANTA CLARA COUNTY FIRE DEPARTMENT
- 18. DATUM:
- 19. BASIS OF BEARINGS: THE BEARINGS AND DISTANCES ON THESE PLANS ARE BASED ON THE FOUND MONUMENTS IN THE RECORDED " RECORD OF SURVEY" IN BOOK 70 OF MAPS AT PAGE 29; SANTA CLARA COUNTY RECORDS, ON JUNE 13th, 1956.
- 20. BENCHMARK INFORMATION: BENCHMARK ID: LG29 ORGANIZATION: TOWN OF LOS GATOS ELEVATION: 370.93 FEET DESCRIPTION: SET BRASS DISK IN MONUMENT WELL STAMPED "LG#29"; INTERSECTION OF SHANNON ROAD AND SHORT ROAD.

TABLE	OF PROPOSE	D EARTHW	ORK QUANT	ITIES	
AREA DESCRIPTION	CUT (CY)	MAX CUT HEIGHT (SF)	FILL (CY)	MAX FILL DEPTH (SF)	EXPORT (CY)
HOUSE FOOTPRINT	±631	15.2	0	N/A	±631
CELLAR	N/A				
ATTACHED GARAGE	±1,167	22.3	0	N/A	±1,167
REGRADE OLD BUILDING SITE	±885	8.8	±46	3	±839
DRIVEWAY (WITHIN ROW)	±107	4	0	N/A	±107
DRIVEWAY (ONSITE)	±516	8	±13	2.1	±503
LANDSCAPE / OUTDOOR	±460	8	±30	6	±430
TOTAL	±3,766		±89		±3,677
<u> </u>		· ·			

TABLE OF I	PROPOSED PERV	IOUS AND IMI	PERVIOUS AR	EAS	
TOTAL SITE AREA: 40,886SF	TOTAL SITE AREA (INCLUDING CLEAR		4,701 SF R EXCAVATING)		
	EXISTING	EXISTING PROPOSED AREA (SF)		TOTAL AREA	
	AREA (SF)	REPLACED	NEW	POST-PROJECT (SF)	
IMPERVIOUS AREA	6,102 SF	6,308 SF	3,776	10,084	
TOTAL NEW & REPLACED IMPERVIOUS AREA		99	908		
PERVIOUS AREA	34,784				

WHERE THE FIRM OF HANNA & BRUNETTI DOES NOT PROVIDE CONSTRUCTION STAKES, SAID FIRM WILL ASSUME NO RESPONSIBILITY WHATSOEVER FOR IMPROVEMENTS CONSTRUCTED THEREFROM.

#### NOTE TO CONTRACTOR

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

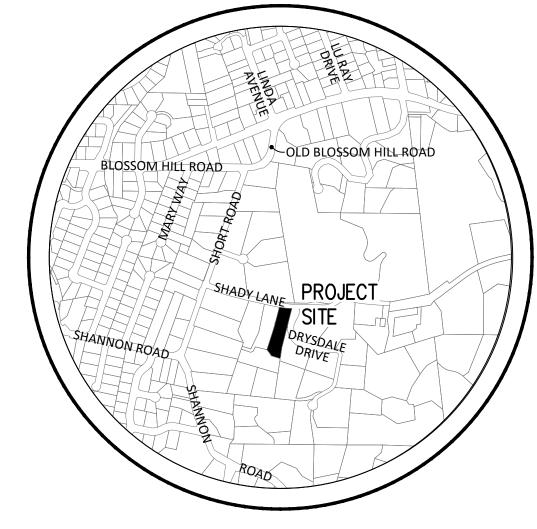
ADVANCE NOTICE SHALL BE PROVIDED TO NEIGHBORING PROPERTY OWNERS AND SCHOOLS OF HEAVY CONSTRUCTION ACTIVITIES AND HEAVY CONSTRUCTION SHALL NOT START BEFORE 8:30 AM ON DAYS WHEN SCHOOLS ARE IN SESSION. NO CONSTRUCTION IS ALLOWED ON SUNDAYS.

#### FLOODZONE STATEMENT

COMMUNITY PANEL NUMBER: 06085C0377H MAP REVISED: MAY 18, 2009

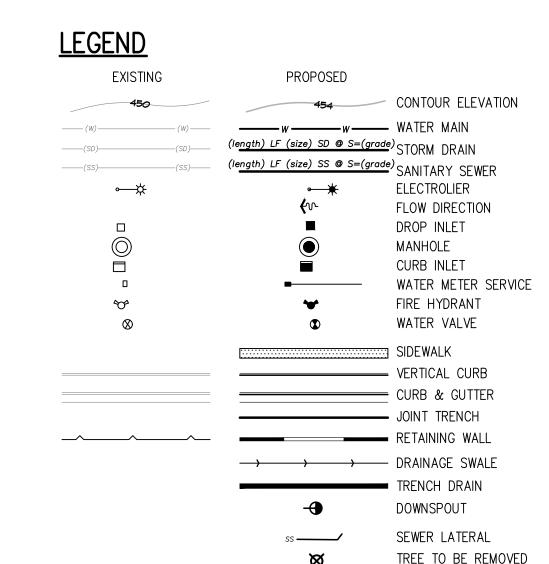
PROJECT IS LOCATED IN ZONE X

AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



## SHEET INDEX

- C.1 TOWN NOTES, PROJECT DATA, LEGEND & ABBREVIATIONS
- C.2 BLUEPRINT FOR A CLEAN BAY SHEET
- C.3 EXISTING TOPOGRAPHY AND DEMOLITION PLAN
- C.4 GRADING & DRAINAGE PLAN DRIVEWAY AND GARAGE LEVEL
- C.5 GRADING & DRAINAGE PLAN MAIN LEVEL
- C.6 GRADING & DRAINAGE PLAN UPPER LEVEL
- C.7 DRIVEWAY PROFILE
- C.8 EROSION CONTROL PLAN



MONUMENT

ROCK RIP-RAP

# PRELIMINARY PLANS NOT FOR CONSTRUCTION

ARV

CATV

CB

CFS

C/L

CO

DIP

DWY

EVAE

FACE OF CURB

FINISHED GRADE

FIRE HYDRANT

FORCED MAIN

FIRE SERVICE

FEET

FLOW LINE

FIRE DEPARTMENT CONNECTION

FINISHED FLOOR ELEVATION

EX

FS

FT

CMP

DCVA

		ABBREVIAT
AGGREGATE BASE	G	GAS
ASPHALT CONCRETE	GA	GAUGE
AREA DRAIN	GB	GRADE BREAK
AIR RELEASE VALVE	GM	GAS METER
BACK OF CURB	GS	GAS SERVICE
BACKFLOW PREVENTER	HDPE	HIGH-DENSITY POLYETI
BOTTOM OF WALL	HP	HIGH POINT
CABLE TELEVISION	IEE	INGRESS/EGRESS EASEI
CATCH BASIN	IN	INCH
CUBIC FEET PER SECOND	INV	INVERT ELEVATION
CENTERLINE	LAT	LATERAL
CORRUGATED METAL PIPE	LG	LIP OF GUTTER
CLEANOUT	LP	LOW POINT
CUBIC YARD	MAX	MAXIMUM
DOUBLE CHECK VALVE ASSEMBLY	MH	MANHOLE
DROP INLET	MIN	MINIMUM
DIAMETER	MPH	MILES PER HOUR
DUCTILE IRON PIPE	(N)	NORTH
DRIVEWAY	N.T.S.	NOT TO SCALE
EAST	O.C.	ON CENTER
EXISTING GRADE	O.D.	OUTSIDE DIAMETER
ELECTRICAL	PAD	PAD ELEVATION
EDGE OF PATH	PCC	PORTLAND CEMENT CO
EMERGENCY VEHICLE ACCESS EASEMENT	PERF	PERFORATED
EXISTING	PG&E	PACIFIC GAS & ELECTRI

THYLENE PG&E PACIFIC GAS & ELECTRIC COMPANY PIEE PRIVATE INGRESS/EGRESS EASEMENT PROPERTY LINE PROPOSED PSDE PRIVATE STORM DRAIN EASEMENT

PVC POLYVINYL CHLORIDE

R RADIUS

ATIONS RCP REINFORCED CONCRETE PIPE RIM RIM ELEVATION R/W RIGHT-OF-WAY (S) SOUTH S SLOPE SCC SANTA CLARA COUNTY SCCFD SANTA CLARA COUNTY FIRE DEPARTMENT SD STORM DRAIN SDCO STORM DRAIN CLEANOUT SDE STORM DRAIN EASEMENT SDMH STORM DRAIN MANHOLE SDR STANDARD DIMENSION RATIO SF SQUARE FEET SJWC SAN JOSE WATER COMPANY SS SANITARY SEWER SSCO SANITARY SEWER CLEANOUT SSE SANITARY SEWER EASEMENT SSMH SANITARY SEWER MANHOLE STD STANDARD S/W SIDEWALK TC TOP OF CURB TELE TELEPHONE TLG TOWN OF LOS GATOS TW TOP OF WALL TYP TYPICAL VCP VITRIFIED CLAY PIPE (W) WEST W WATER WM WATER METER PSE PUBLIC SERVICE EASEMENT WS WATER SERVICE PSSE PRIVATE SANITARY SEWER EASEMENT WV WATER VALVE PUE PUBLIC UTILITY EASEMENT WVSD WEST VALLEY SANITATION DISTRICT

XING CROSSING

DRI

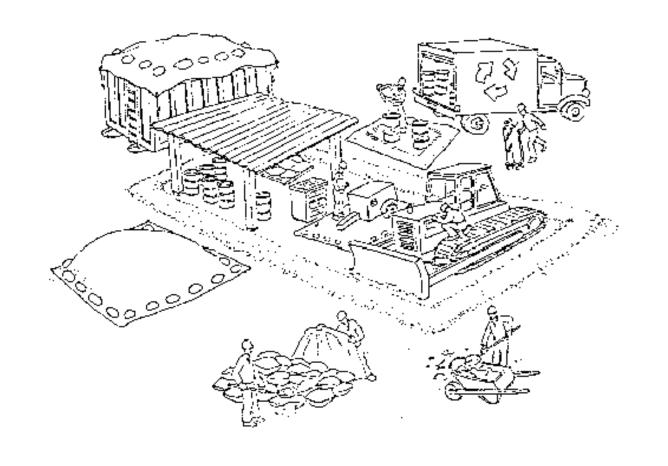
6 Д DIE 0

SHEET C.1 OF 8

REV.: DEC. 2015

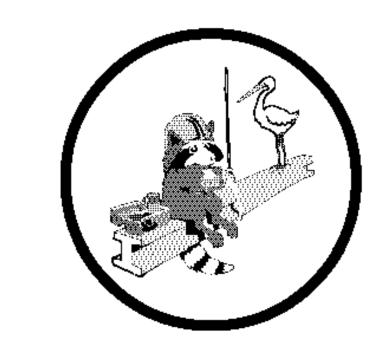
20. CUT: ±3,796 CY

FILL: ±184 CY



# 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
- ✓ 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

Bay Area Stormwater Management
Agencies Association (BASMAA)

1-888-BAYWISE

- ✓ 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

- ✓ 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.



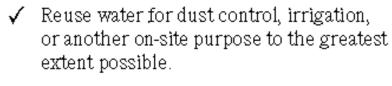
# Earthwork & contaminated soils

- ✓ 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 preventerosion.
- 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 fastgrowing 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



✓ 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
- ✓ 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.

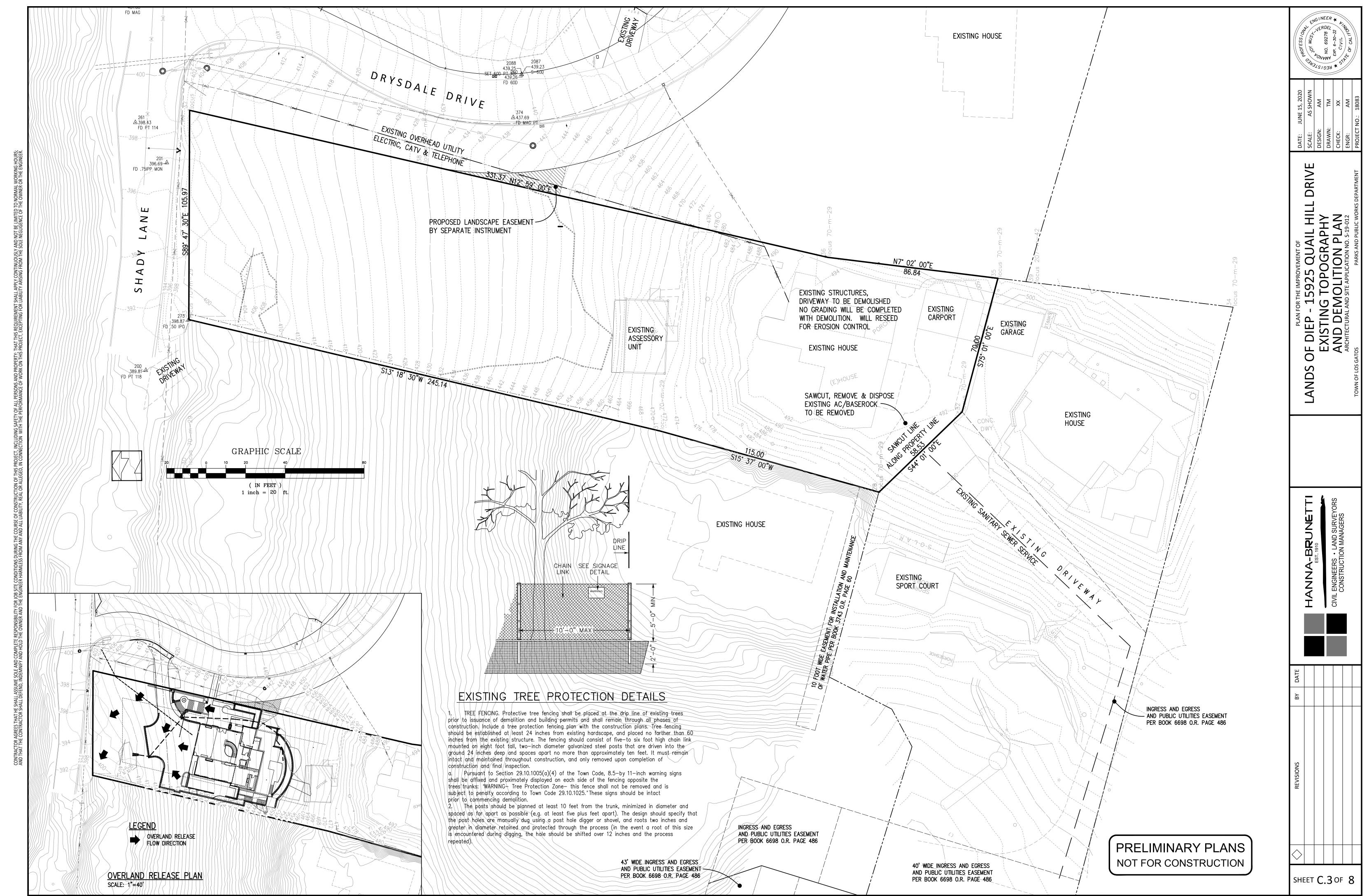
# Painting

- ✓ 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.

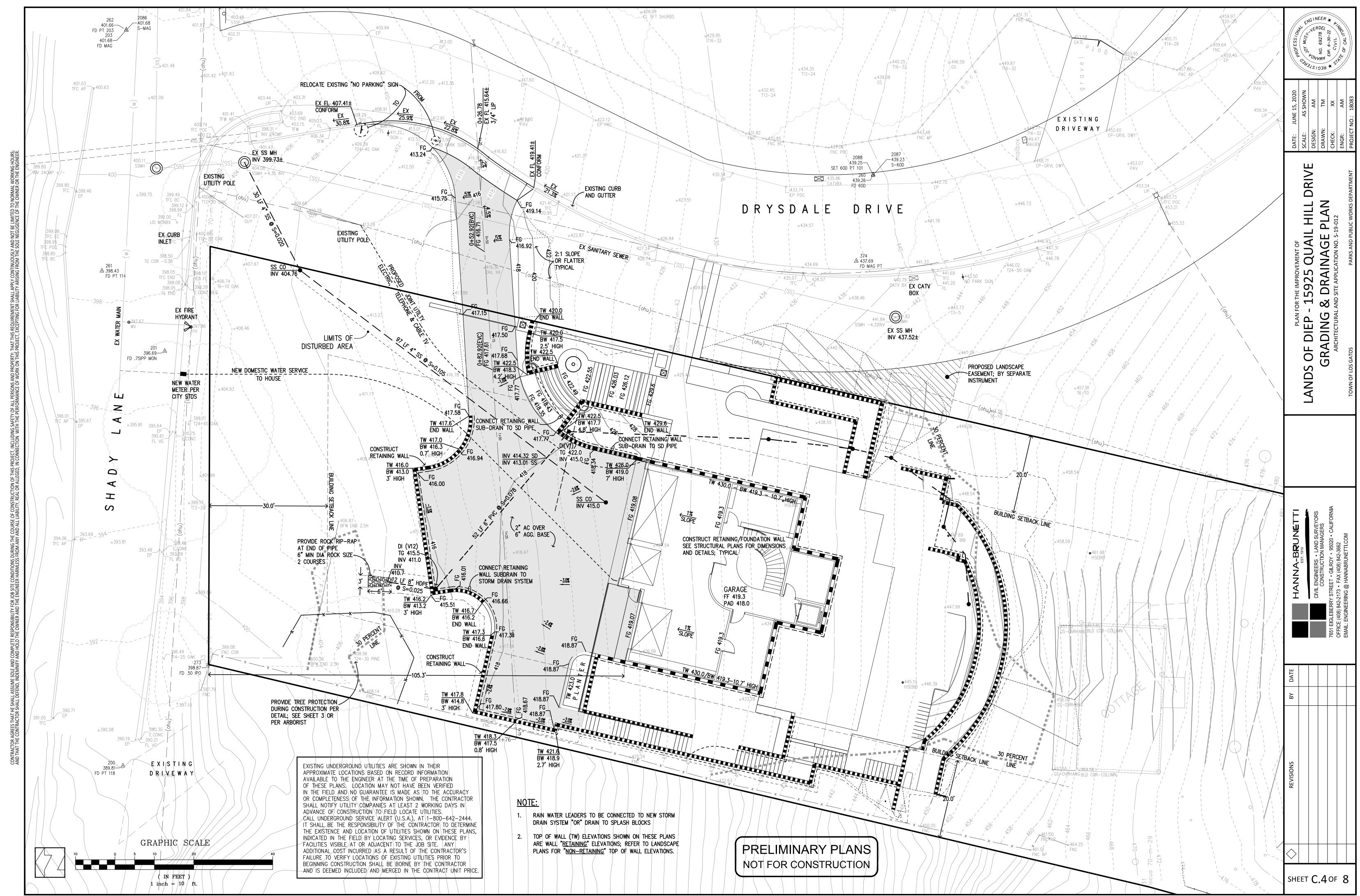
SHEET C.2 OF 8

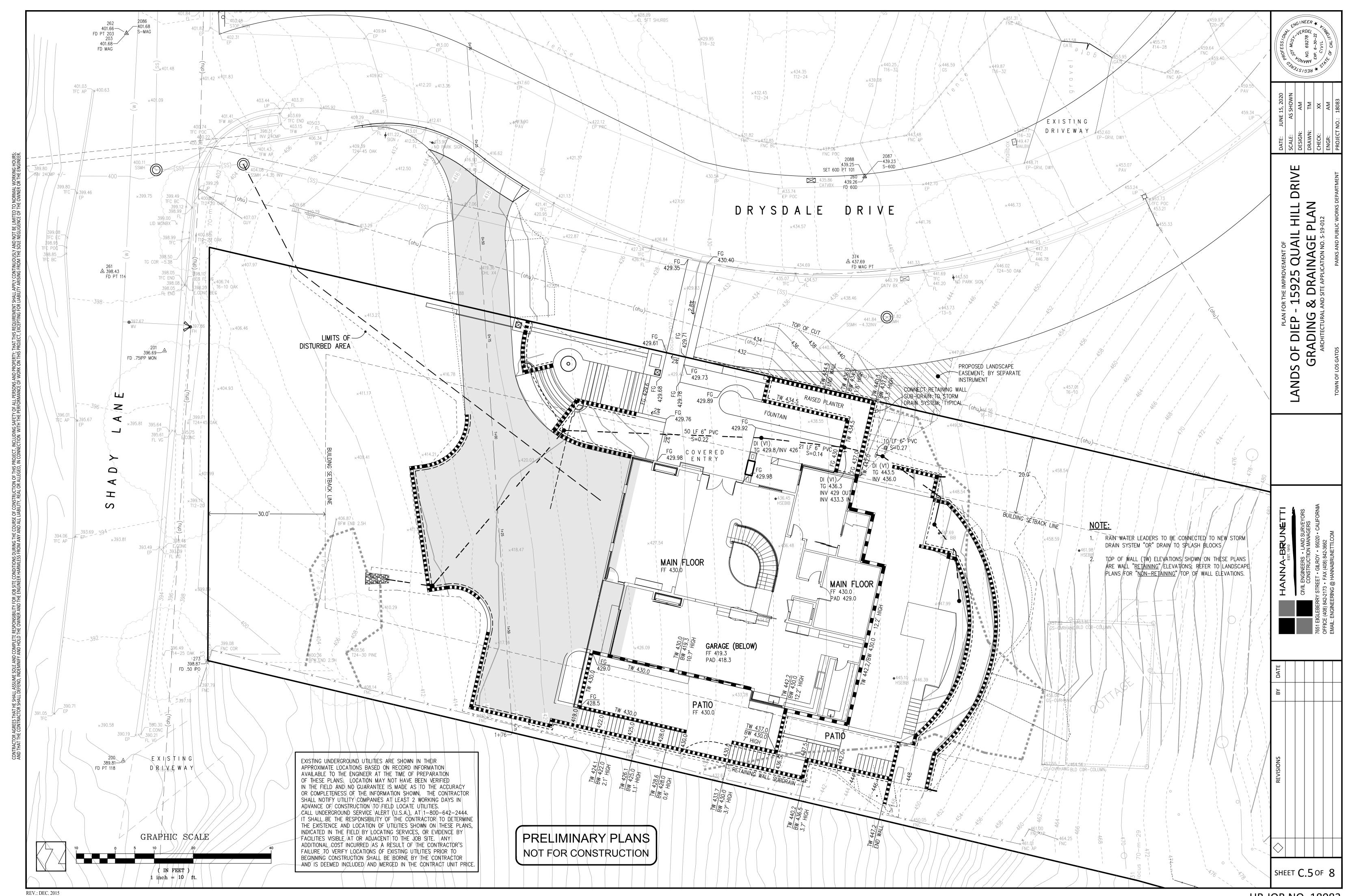
Storm drain polluters may be liable for fines of up to \$10,000 per day!

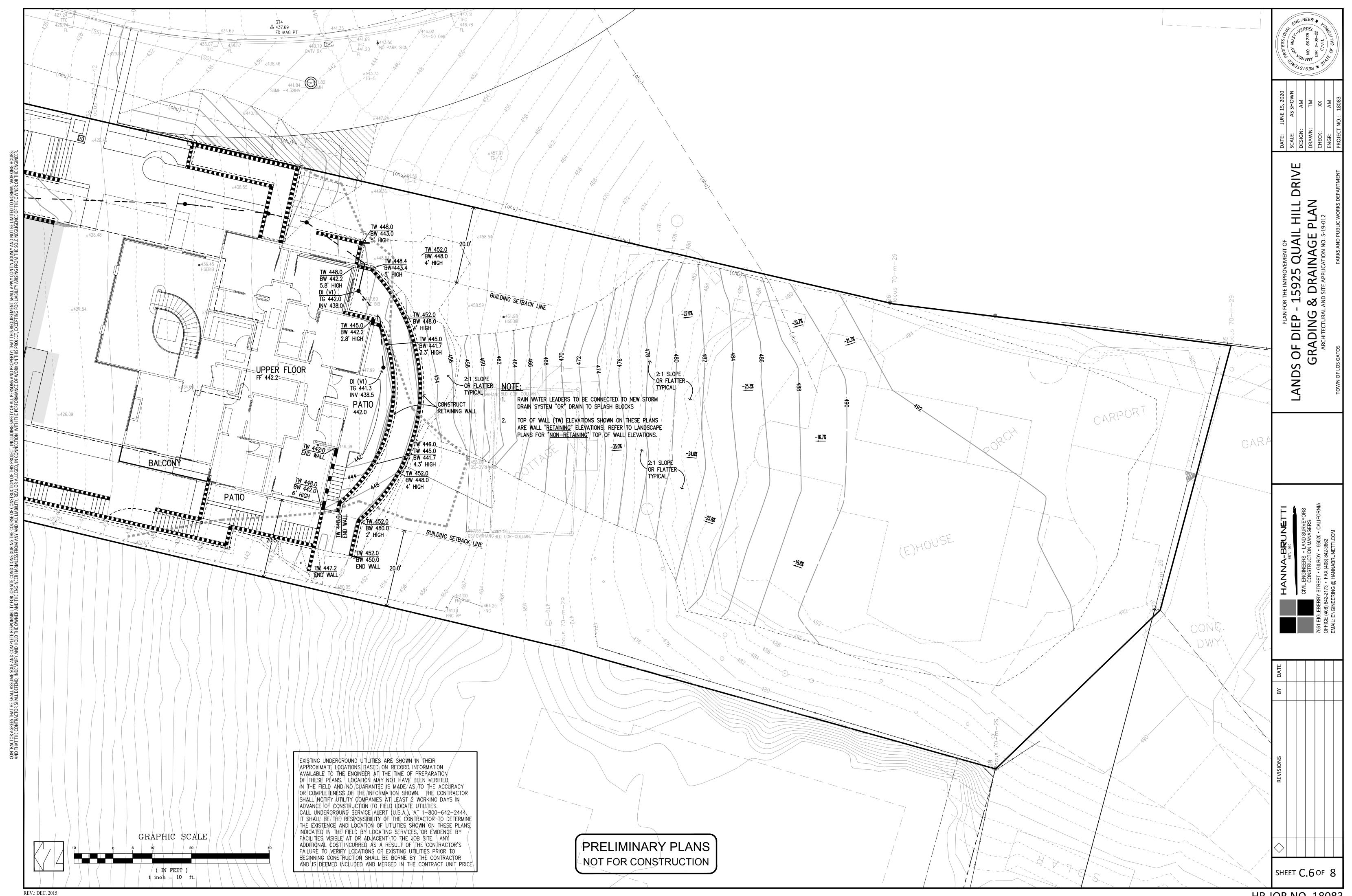
REV.: SEPT. 2016 HB JOB NO. 18083

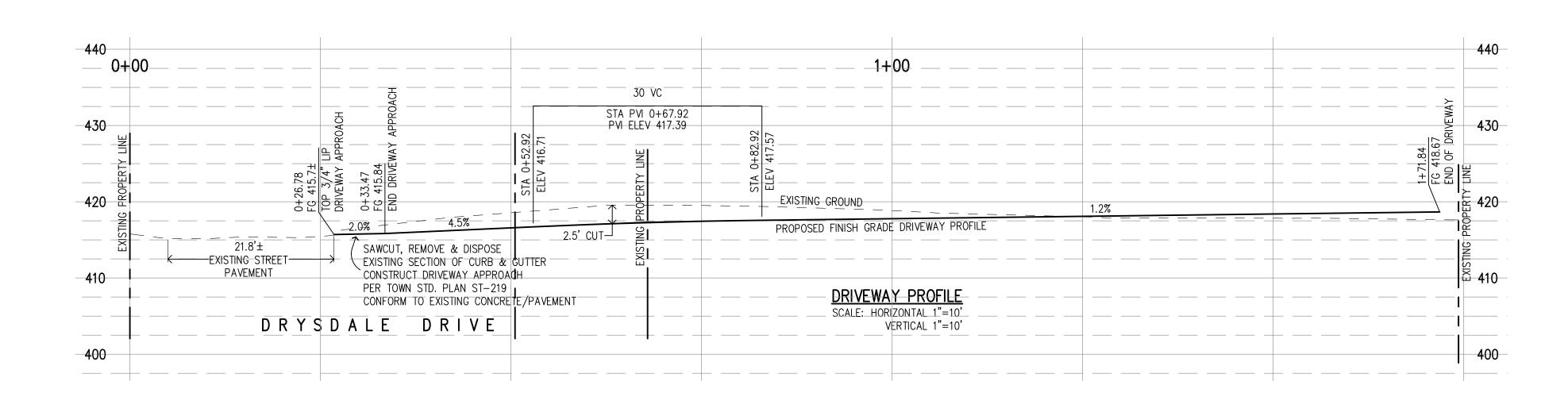


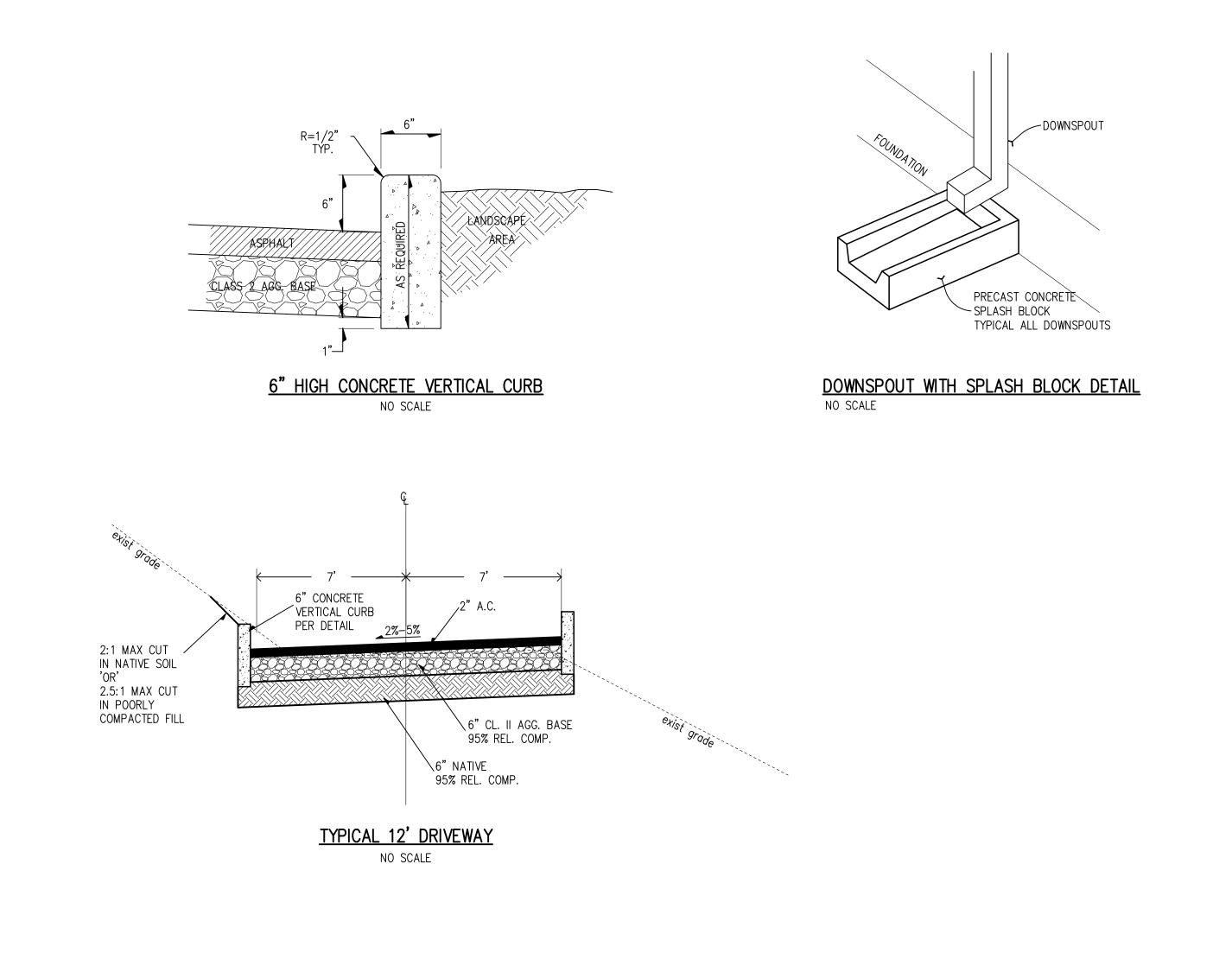
REV.: DEC. 2015

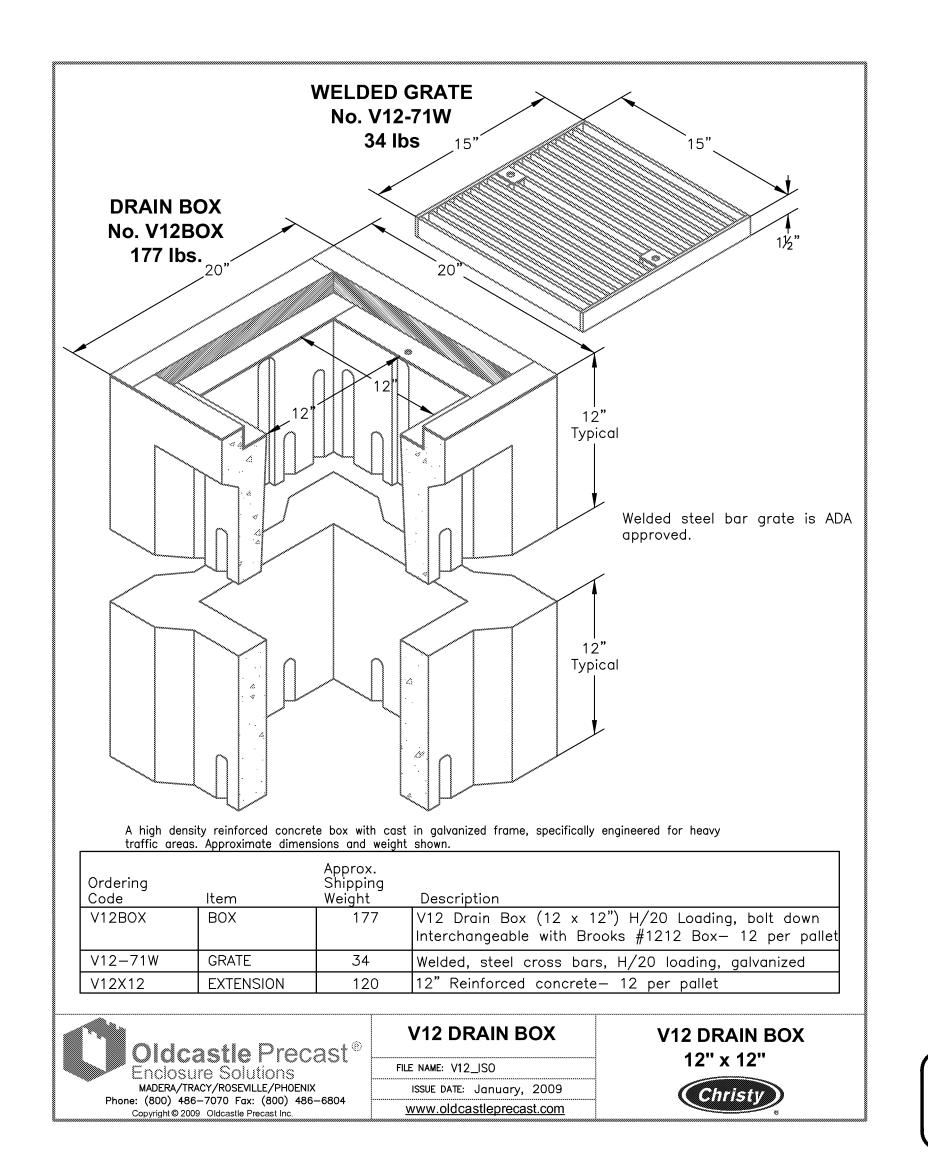


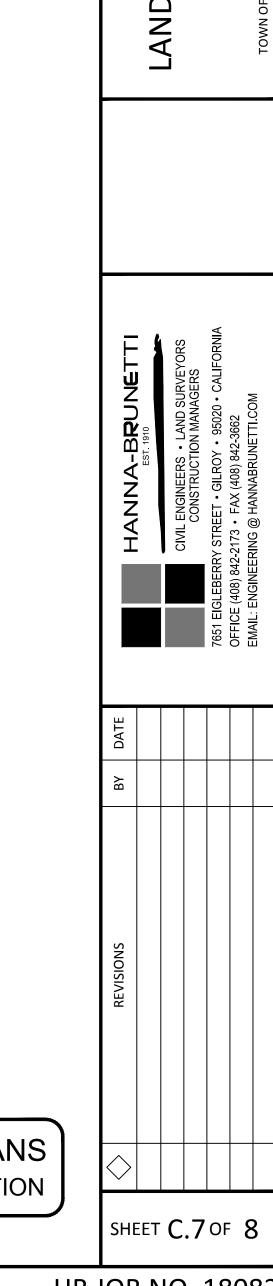












DRIVI

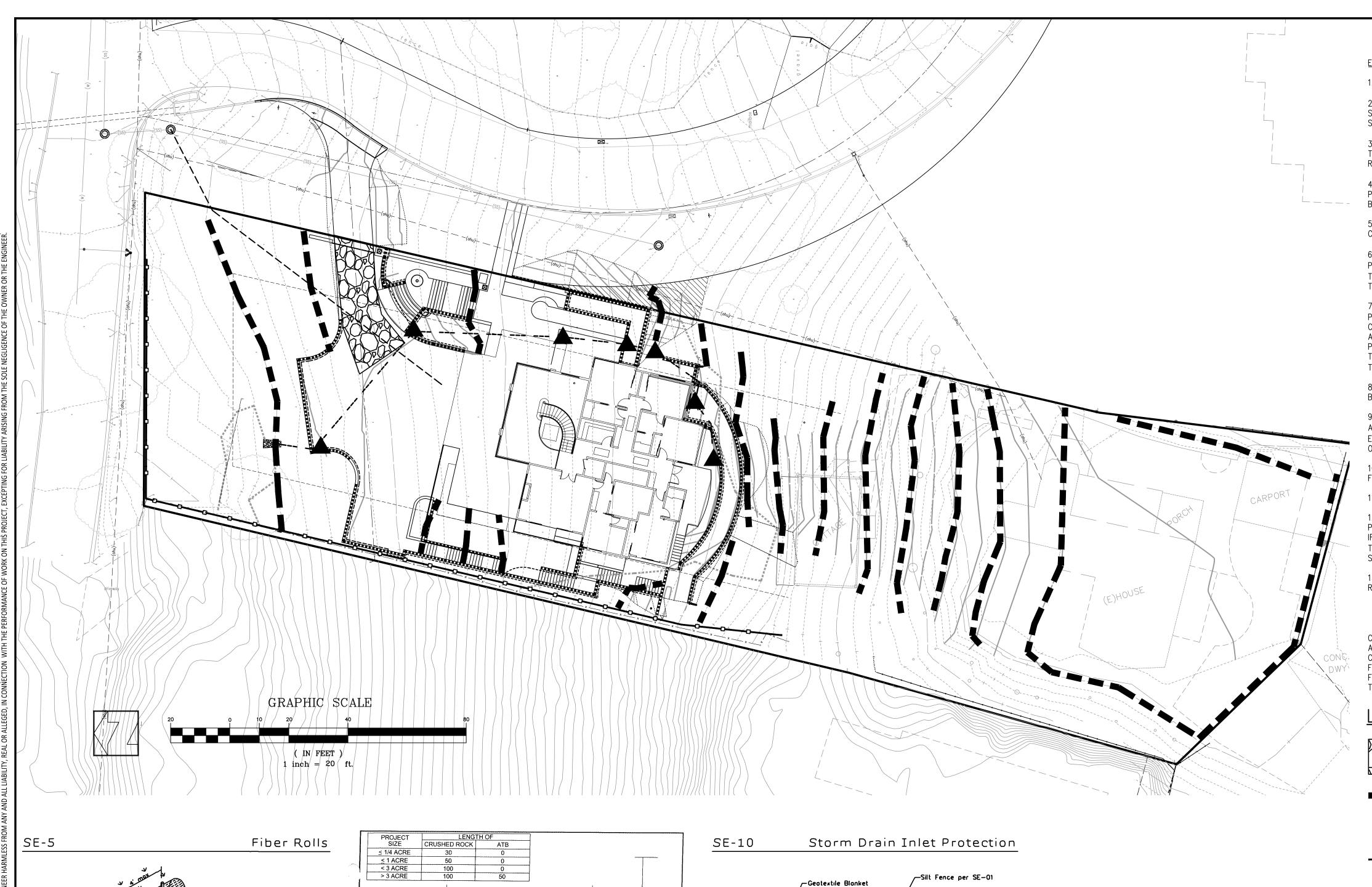
AEMENT OF

QUAIL F

LE & DET

S

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



(SEE NOTE 2)

ATB DRIVEWAY RAMP, OR SITE ACCESS ROAD 20' WIDE MIN. SEE TABLE ABOVE FOR REQUIRED

INSTALL ORANGE BARRIER FENCE TO DIRECT TRAFFIC ONTO CONSTRUCTION ENTRANCE

4 PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

) 4" CRUSHED ROCK WITH GEOTEXTILE MATERIAL UNDERNEATH.

INSTALL 12" MIN. DIA. CULVERT IF A ROADSIDE DITCH IS PRESENT.

NOVEMBER 2010

TOWN ENGINEER

PROVIDE FULL WIDTH OF INGRESS/EGRESS AREA

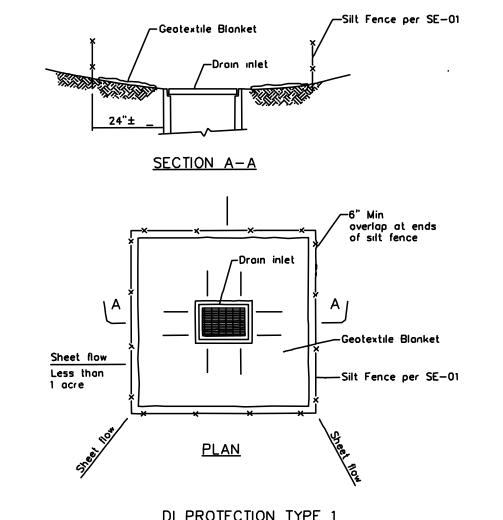
CONSTRUCTION

ENTRANCE

NOT TO SCALE

STD. PLAN NO.

ST-250



NOTES

1 For use in areas where grading has been completed and final soil stabilization and seeding are pending
2. Not applicable in paved areas
3 Not applicable with concentrated flows.

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.

2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.

3. A FIBER ROLL PER "FIBER ROLL DETAIL SE-5" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.

4. ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.

5. THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE CITY.

6. PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE CITY.

7. ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED OR NON-VEGETATIVE STABILIZATION PER EC-16, PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE QSD. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL CITY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO CITY ENGINEER'S APPROVAL.

8. ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO <u>ELIMINATE</u> SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.

9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFIIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.

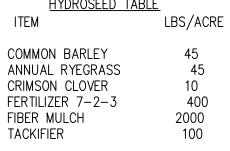
10. IT IS THE RESPOSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPOSIBILE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.

#### 11. ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.

12. INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRATOR SHALL MAINATIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM.
IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO

IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE CITY ENGINEER.

13. IF THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.



**LEGEND** 

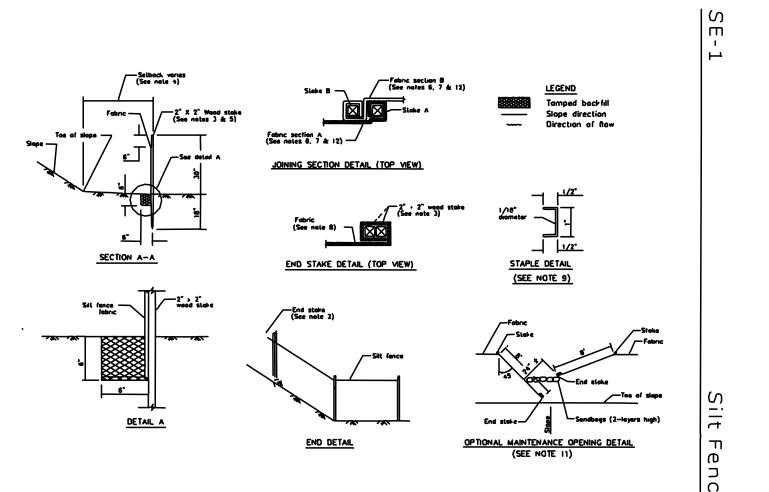


CONSTRUCTION ENTRANCE/EXIT PER DETAIL TC-1

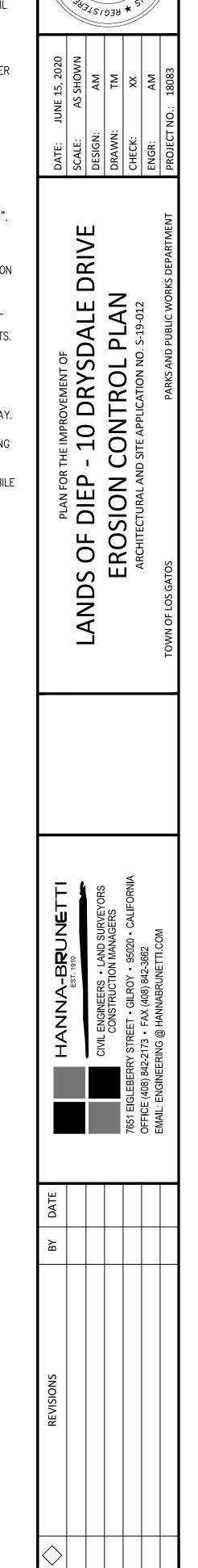
FIBER ROLL BARRIER PER DETAIL SE-5

STORM DRAIN INLET PROTECTION PER DETAIL SE-10

SILT FENCE BARRIER PER DETAIL SE-1
AROUND PERIMETER OF PROJECT SITE



PRELIMINARY PLANS
NOT FOR CONSTRUCTION



REV.: DEC. 2015

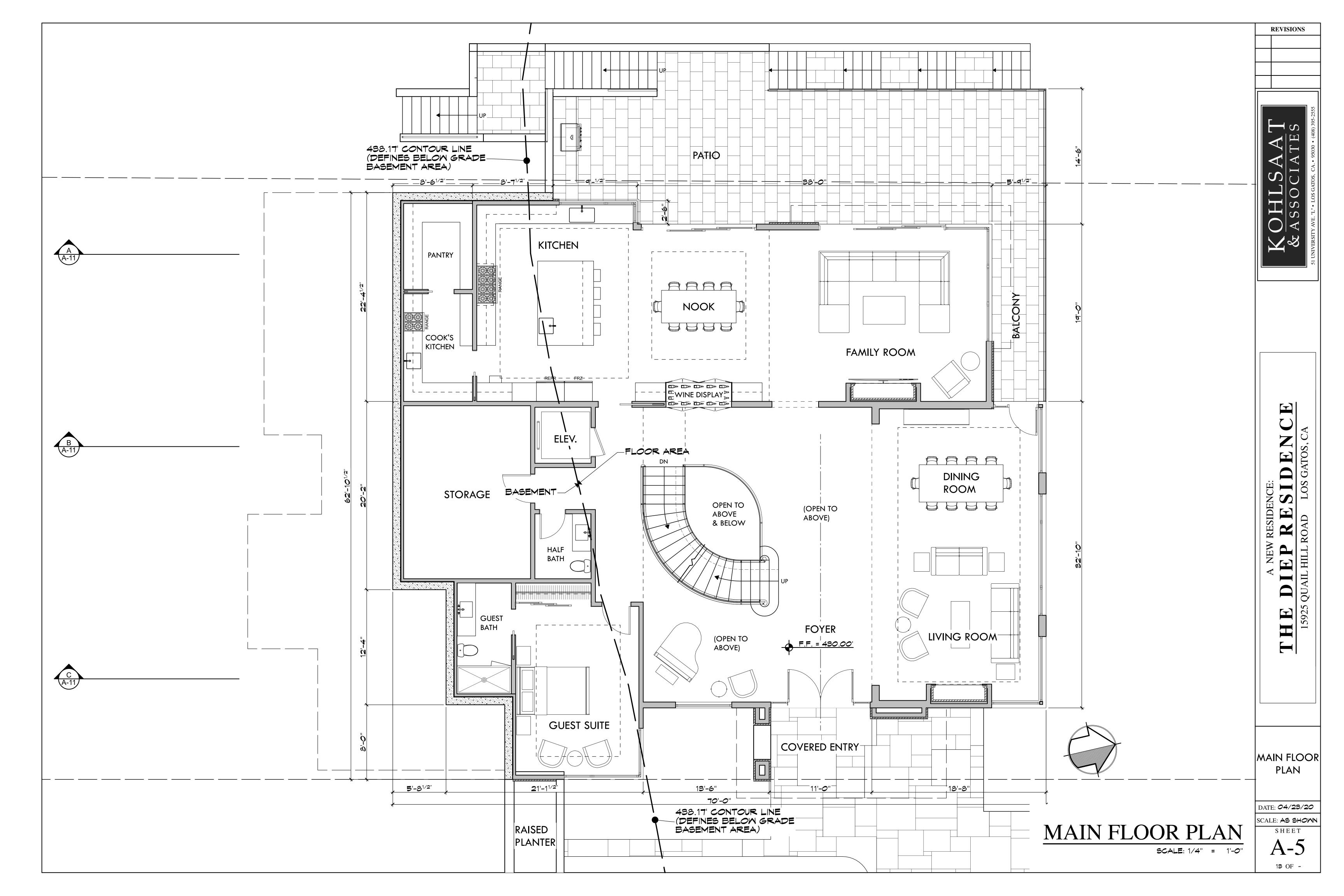
Vertical spacing measured along the face of the slope

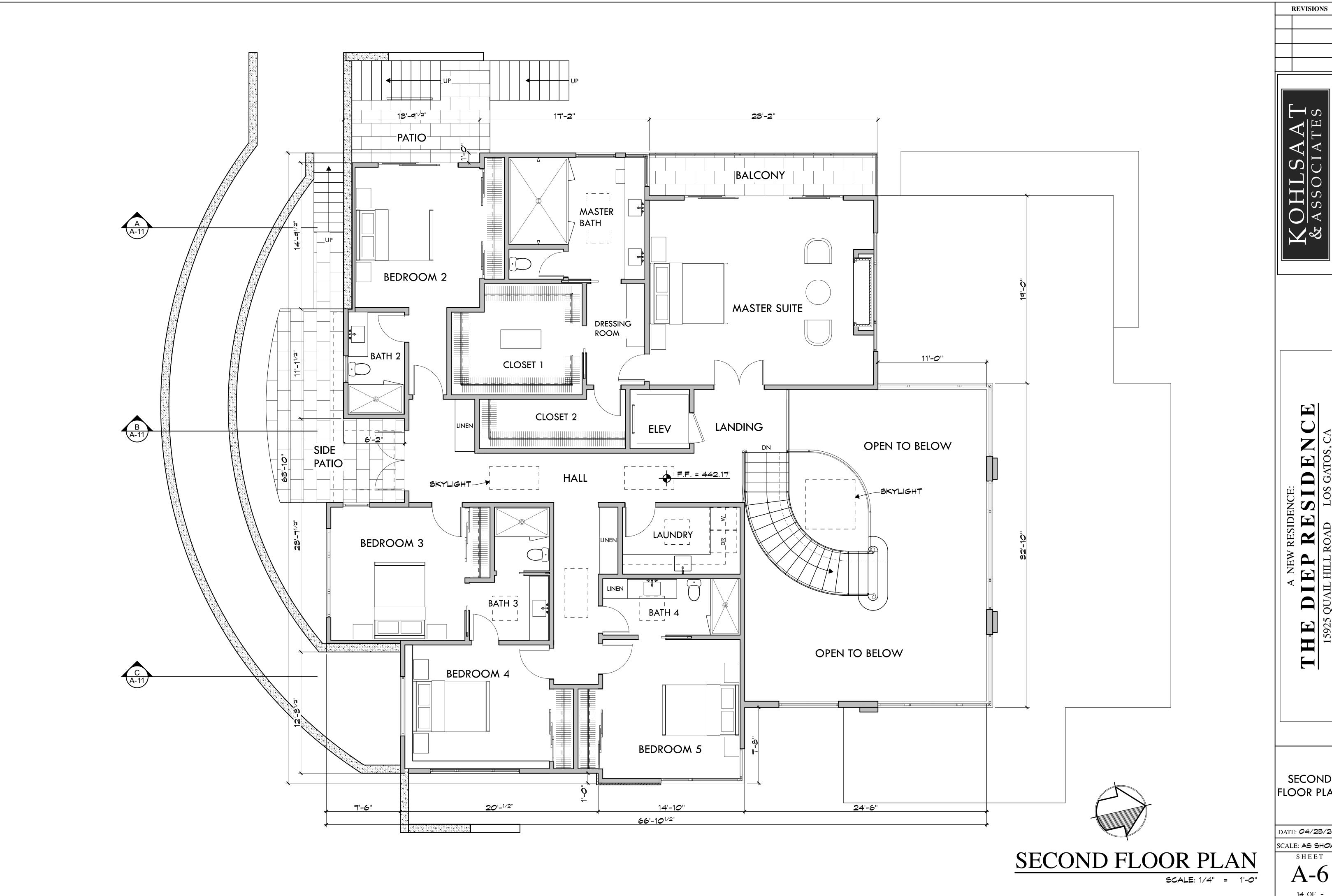
TYPICAL FIBER ROLL INSTALLATION

ENTRENCHMENT DETAIL N.T S.

slope where it transitions into a steeper slope

SHEET C.8 OF 8

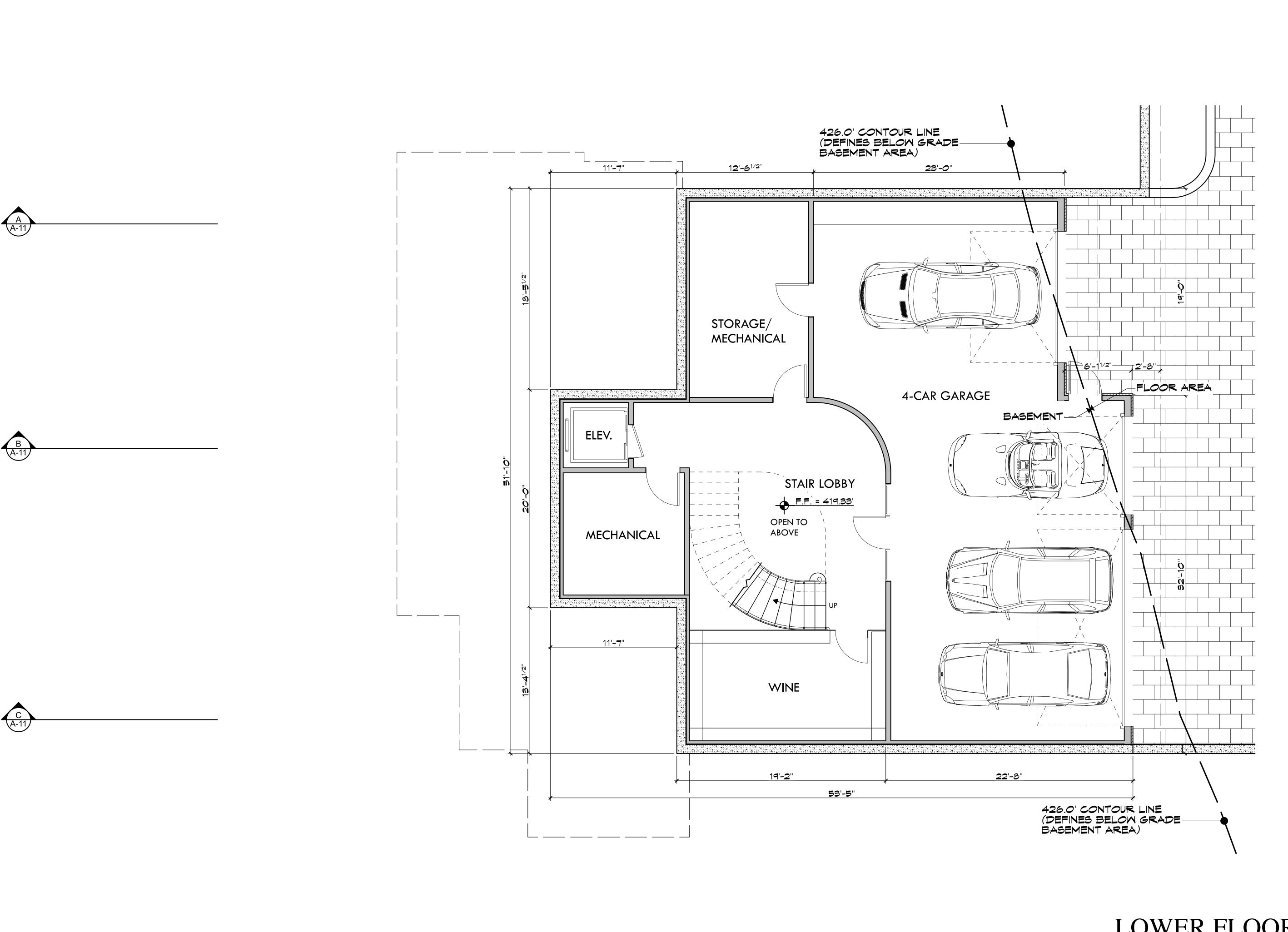




SECOND FLOOR PLAN

DATE: **04/23/20** SCALE: AS SHOWN





LOWER FLOOR PLAN

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

**REVISIONS** 

KOHLSAAT &ASSOCIATES

A NEW RESIDENCE:

I E P R E S I D E N C E

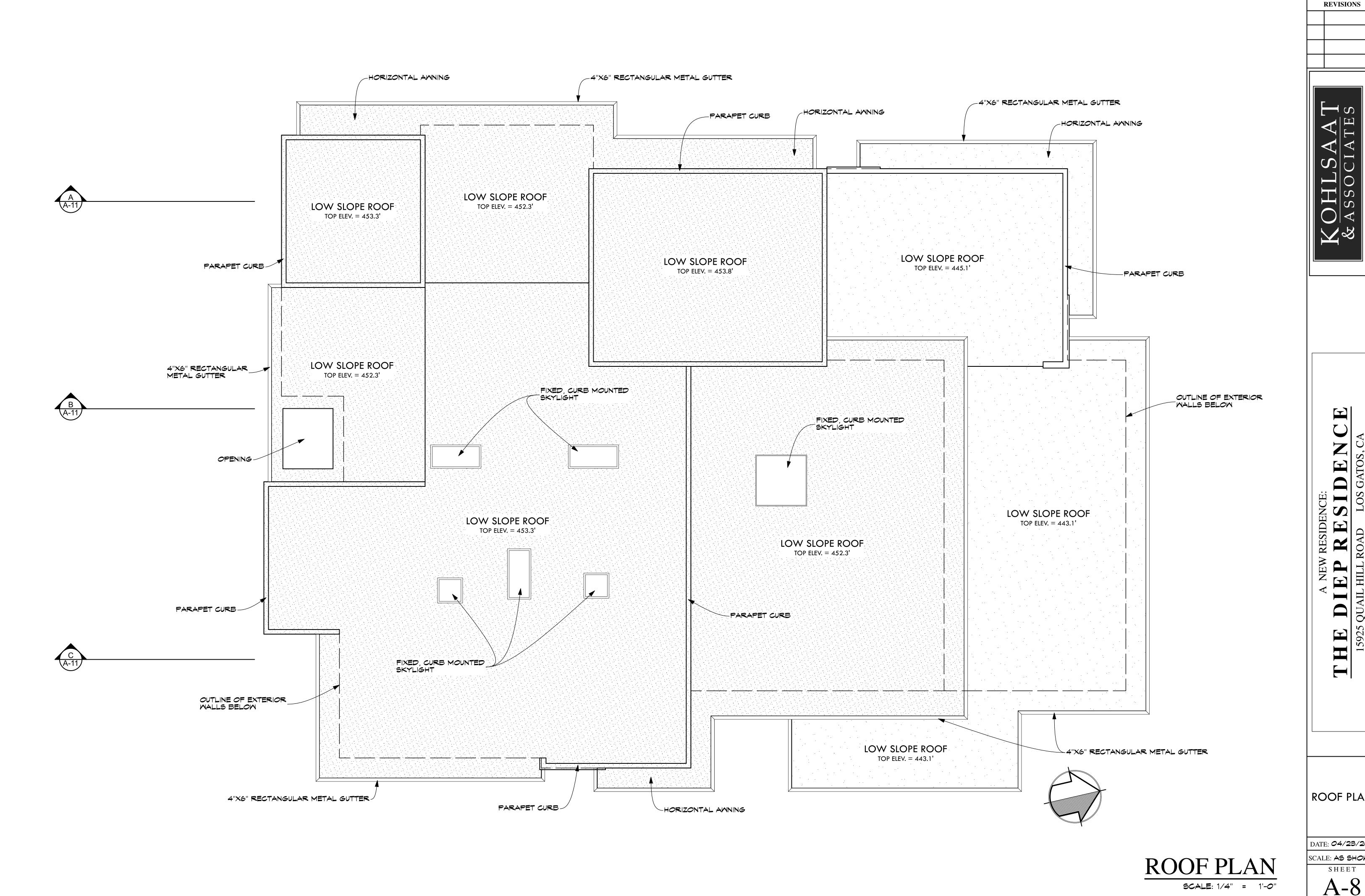
I A II HILL ROAD I OS GATOS CA

LOWER FLOOR PLAN

DATE: **04/23/20**SCALE: **AS SHOWN** 

sнеет **А-7** 

15 OF -



W RESIDENCE:

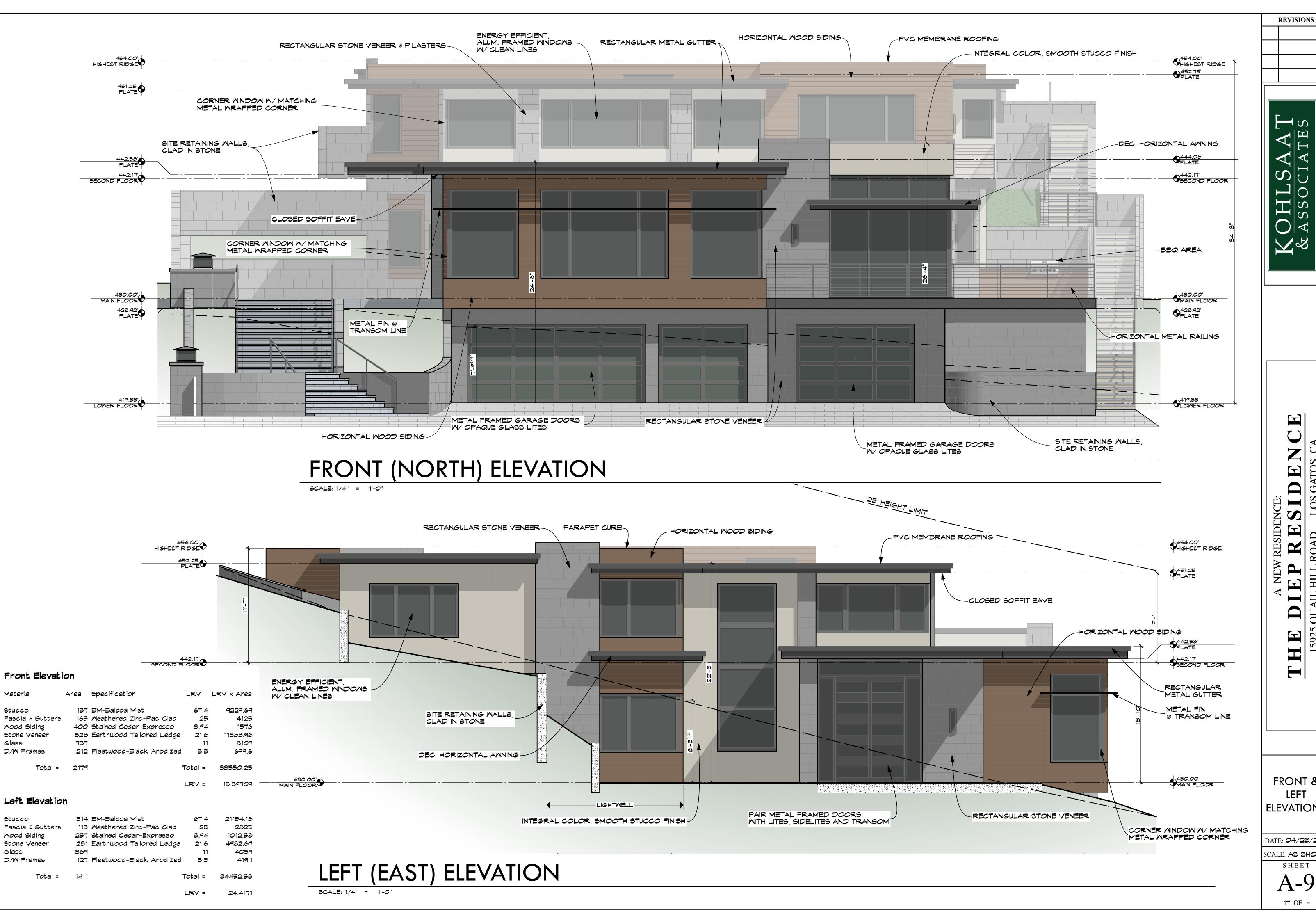
RESIDENCE:

ROAD LOS GAT

ROOF PLAN

DATE: 04/23/20 SCALE: AS SHOWN

SHEET A-8 16 OF -



RESIDENCE:  $\Xi$ 

FRONT & LEFT **ELEVATIONS** 

DATE: 04/23/20 SCALE: AS SHOWN

A-9

1**7** OF -

KOHLSAATTES

& ASSOCIATES

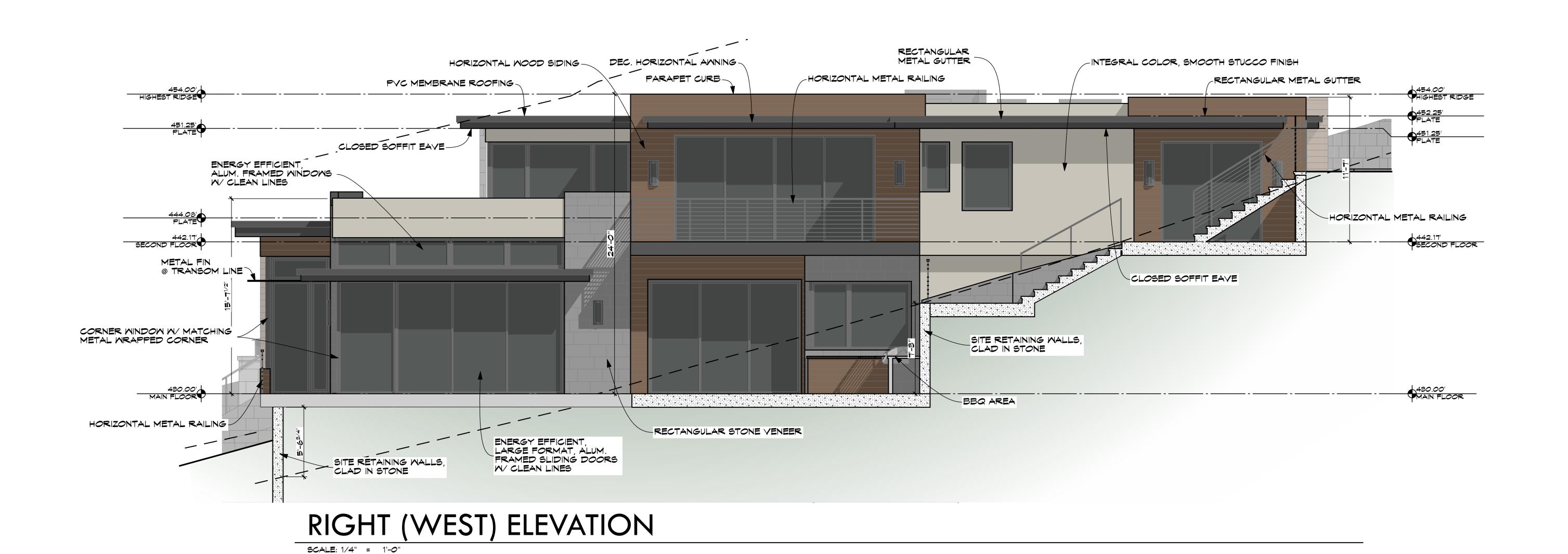
# A NEW RESIDENCE: DIEP RESIDENCE

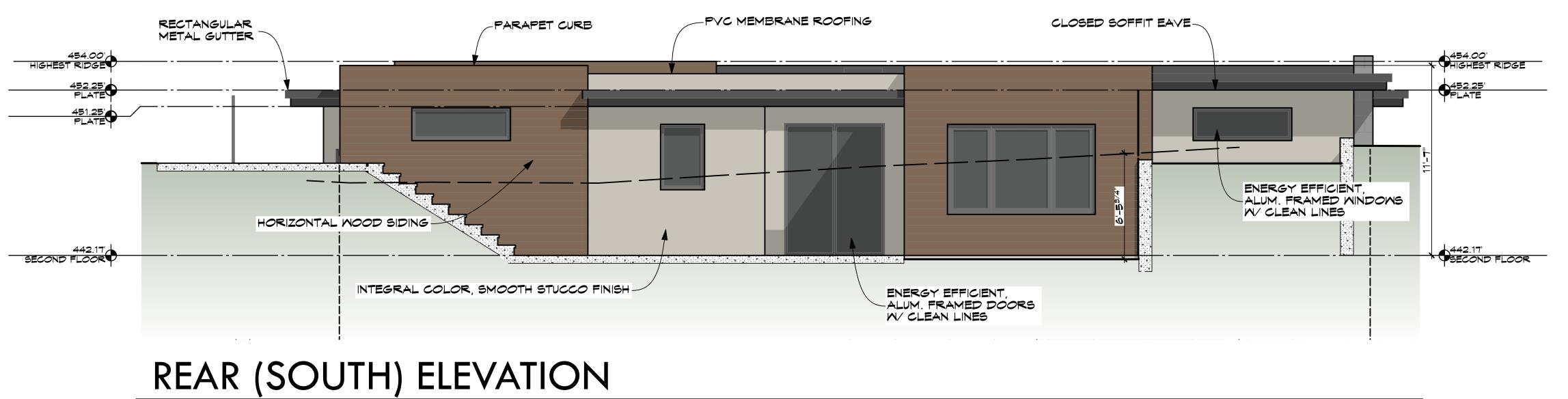
RIGHT &
REAR
ELEVATIONS

DATE: 04/23/20 SCALE: AS SHOWN

A-10

18 OF -





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

### Right Elevation

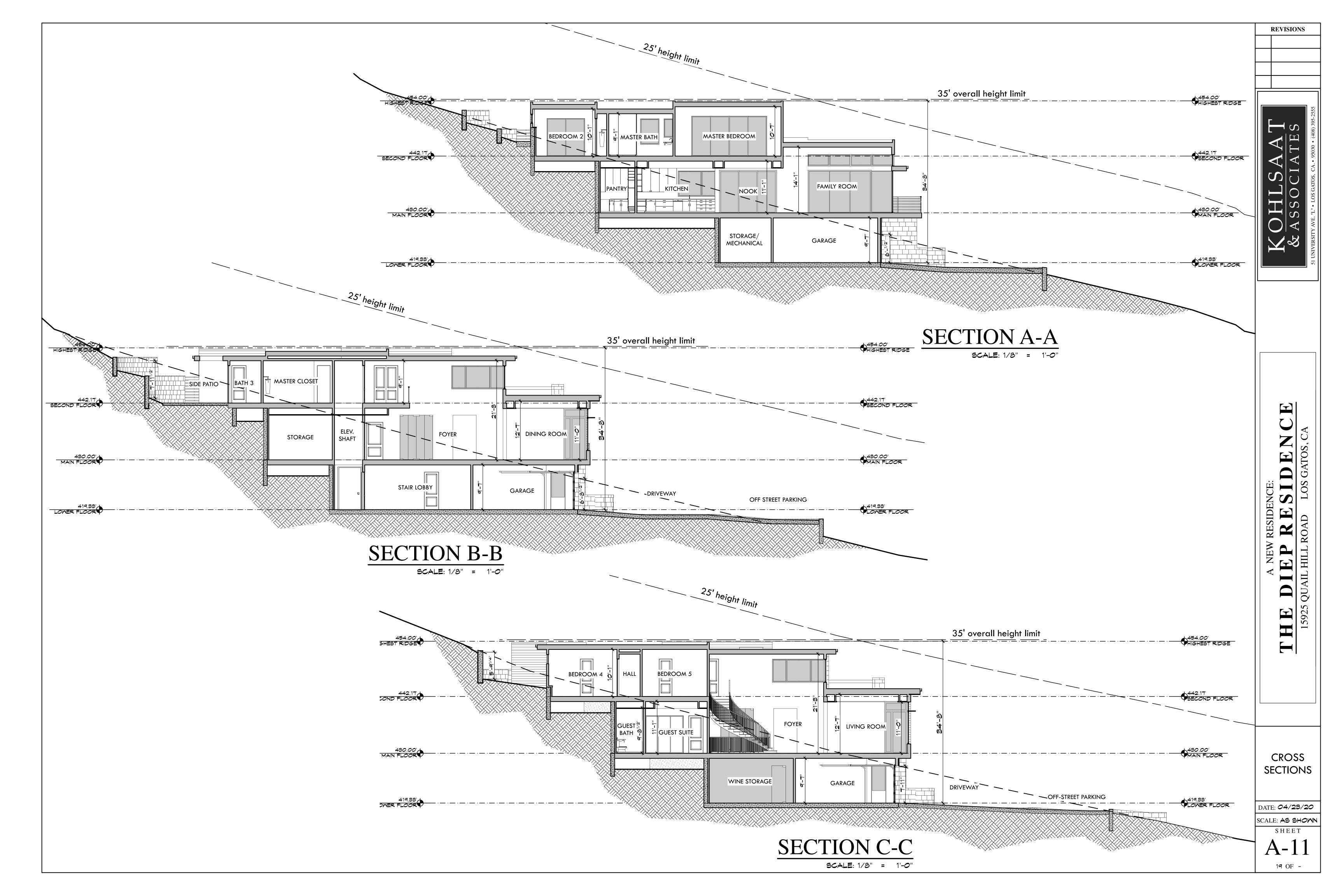
Stucco	0	272	BM-Balboa Mist	67.4	18324.64
Fascia	# Gutters	124	Meathered Zinc-Pac Clad	25	3100
Mood	Siding	282	Stained Cedar-Expresso	3.94	1111. <b>0</b> 8
Stone	Veneer	111	Earthwood Tailored Ledge	21.6	2394.27
Glass		601		11	6611
D/M F	rames	103	Fleetwood-Black Anodized	3.3	339.9
	Total =	1493		Total =	31880.89
				LRV =	21.35358

#### Rear Elevation

Stucco	179 BM-Balboa Mist	67.4	12059.23
Fascia & Gutters	36 Weathered Zinc-Pac Clad	25	900
Mood Siding	250 Stained Cedar-Expresso	3.94	985
Stone Veneer	4 Earthwood Tailored Ledge	21.6	86.28
Glass	103	11	1133
D/W Frames	30 Fleetwood-Black Anodized	3.3	99
Total =	602	Total =	15262.51
		LRV =	<b>25.353<i>0</i>1</b>

## Total Average LRV

Front Elevation	15. <del>4</del>
Left Elevation	24.4
Rear Elevation	25.4
Right Elevation	<b>2</b> 1. <b>4</b>
	86.5
Average LRV =	22





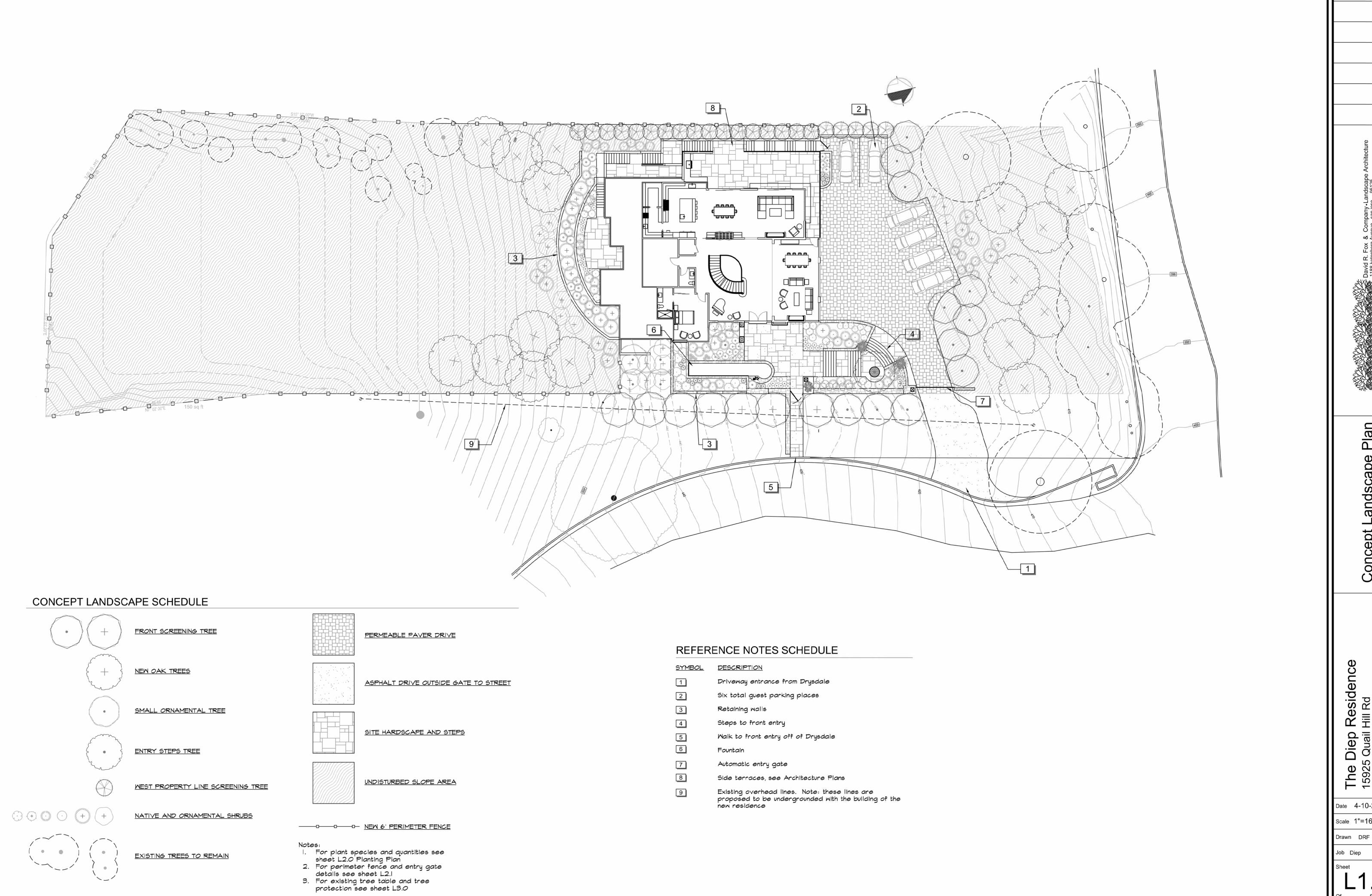
EXISTING TREES TO REMAIN

cap ands. oncept

Residence I Hill Rd The Diep I 15925 Quail H Los Gatos

Date 4-10-20 Scale 1"=16'-0"

Drawn DRF



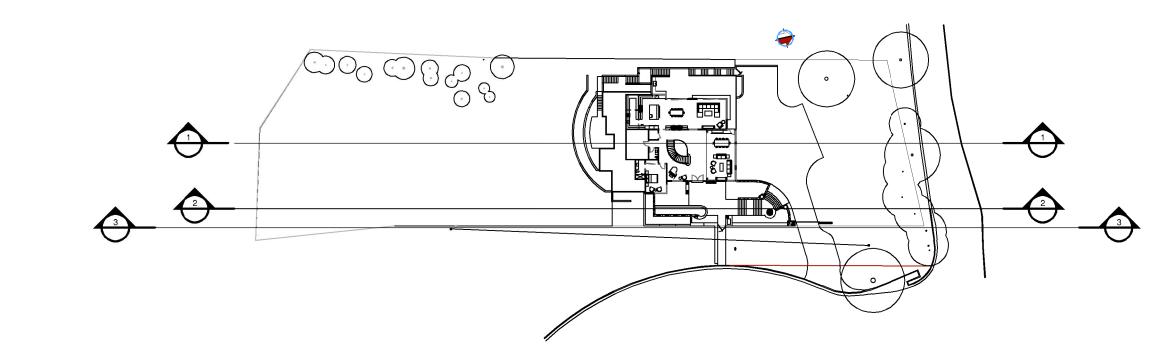
-andscap Concept

Residence I Hill Rd Diep 5 Quail **The** 15925 Los G

Date **4-10-20** 

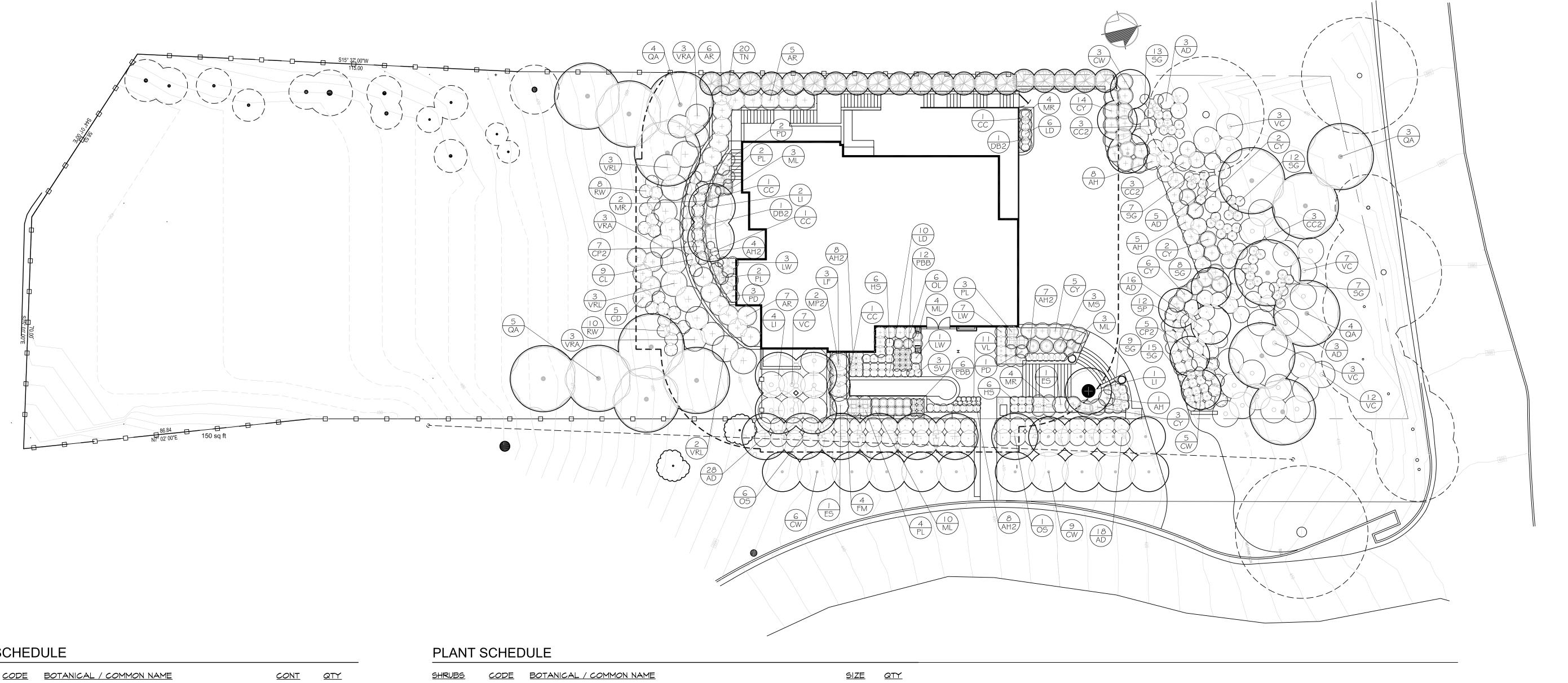
Scale 1"=16'-0"







Sections



# PLANT SCHEDULE

<u>T</u> F	REES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	$\overline{}$	CM	Cercis occidentalis / Western Redbud Multi-trunk	15 gal	23
+		LI	Lagerstroemia indica / Crape Myrtle - Multi trunk	24"box	7
	+	05	Olea europaea 'Swan Hill' / Swan Hill Olive	24"box	7
		QA	Quercus agrifolia / Coast Live Oak	24"box	16
		TN	Thuja occidentalis 'Nigra' / Black Arborvitae	24"box	20

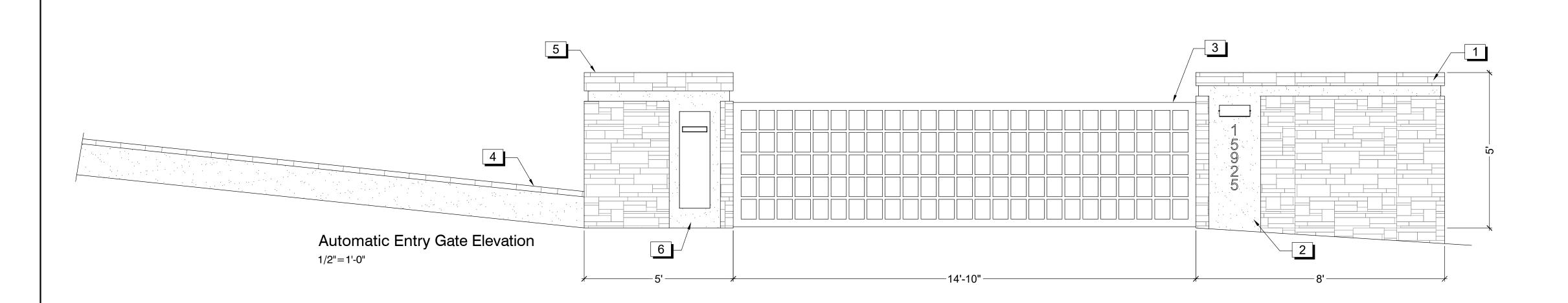
+	AR	Acacia redolens / Bank Catclaw	5 gal	18
$\odot$	AH2	Anigozanthos x 'Big Red' / Big Red Kangaroo Paw	l gal	27
(+)	АН	Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita	5 gal	14
$\bigcirc$	AD	Arctostaphylos × 'John Dourley' / John Dourley Manzanita	l gal	73
$\bigcirc$	CL	Callistemon citrinus 'Little John' / Dwarf Bottle Brush	5 gal	9
6 6 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	CP2	Ceanothus griseus 'Point Sal' / Point Sal Wild Lilac	l gal	12
(+)	CC2	Ceanothus x 'Concha' / California Lilac	l gal	9
+	CD	Ceanothus x 'Dark Star' / California Lilac	5 gal	5
**************************************	CY	Ceanothus 'Yankee Point' / California Lilac	l gal	32
. And the same of the same	cc	Clytostoma callistegioides / Violet Trumpet Vine	5 gal	4
Apple Par	DB2	Distictis buccinatoria / Blood Red Trumpet Vine	5 gal	2
+	ES	Echium candicans 'Select Blue' / Pride of Madeira	5 gal	2
. Antibodicate de	FM	Ficus pumila minima / Creeping Fig	5 gal	4
+	HS	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	l gal	12
+	LM	Lantana montevidensis 'White/Blue mix' / Trailing Lantana	l gal	П
$\odot$	LD	Lithodora diffusa 'Grace Ward' / Grace Ward Lithodora	l gal	16
0	LF	Loropetalum chinense rubrum 'Razzleberri' / Purple Fringe Flower	5 gal	3
	MS	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	5 gal	3

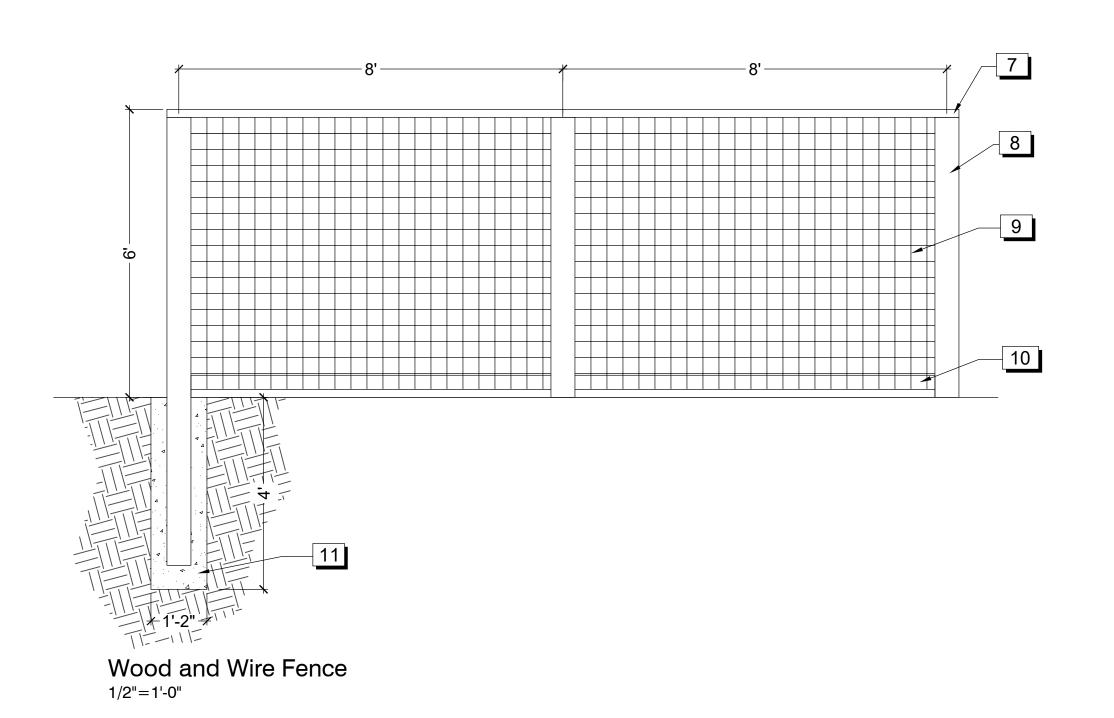
	ML	Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass	l gal	20
<b>***</b>	MR	Muhlenbergia rigens / Deer Grass	l gal	10
**************************************	MP2	Myoporum parvifolium / Trailing Myoporum	5 gal	2
(+)	OL	Olea europaea 'Little Ollie' / Little Ollie Olive	5 gal	6
$\bigoplus$	PL	Perovskia atriplicifolia 'Lacey Blue' / Russian Sage	l gal	П
0	PD	Phormium tenax 'Dark Delight' / Dark Delight Flax	5 gal	6
	PBB	Phormium 'Bronze Baby' / Bronze Baby Flax	l gal	18
$\bigcirc$	RW	Romneya coulteri 'White Cloud' / White Cloud Matilija Poppy	5 gal	18
+	VRA	Rosa banksiae 'Alba' / Lady Banksia Rose	5 gal	9
+	VRL	Rosa banksiae 'Lutea' / Banksia Rose	5 gal	8
$\langle \cdot \rangle$	SP	Salvia brandegeei 'Pacific Blue' / Santa Rosa Island Sage	l gal	12
( <u>`</u> )	56	Salvia x 'Gracias' / Sage	l gal	71
<del>(+)</del>	SV	Senecio vitalis / Blue Chalk Fingers	l gal	3
$\bigcirc$	✓L	Verbena lilacina 'De la Mina' / Lilac Verbena	l gal	П
$\bigcirc$	VC	Vitis californica 'Roger's Red' / California Wild Grape	l gal	32

Planting Plar

The Diep Residence 15925 Quail Hill Rd Los Gatos Califo

Date **4-20-20** Scale 1"=16'-0" Drawn DRF





# REFERENCE NOTES SCHEDULE

SYMBOL DESCRIPTION

Street address wall, stone veneer to match house

Stucco panel with down facing light fixture and metal address numbers. Stucco finish to match house

4' metal automatic sliding gate

Site retaining wall. see landscape plan. The top of wall is 12" above existing grade for the run of the wall from the front entry gate to the walkway that goes out to Drydale from the house entrance.

Stucco panel with mailbox, stucco finish to match house

Mailbox wall, stone veneer to match house

2x6 PT fir top rail

4x6 PT fir post

4"x4" lOga WWM, staple to frame

2x6 PT fir kicker board

Concrete footing

**Details** 

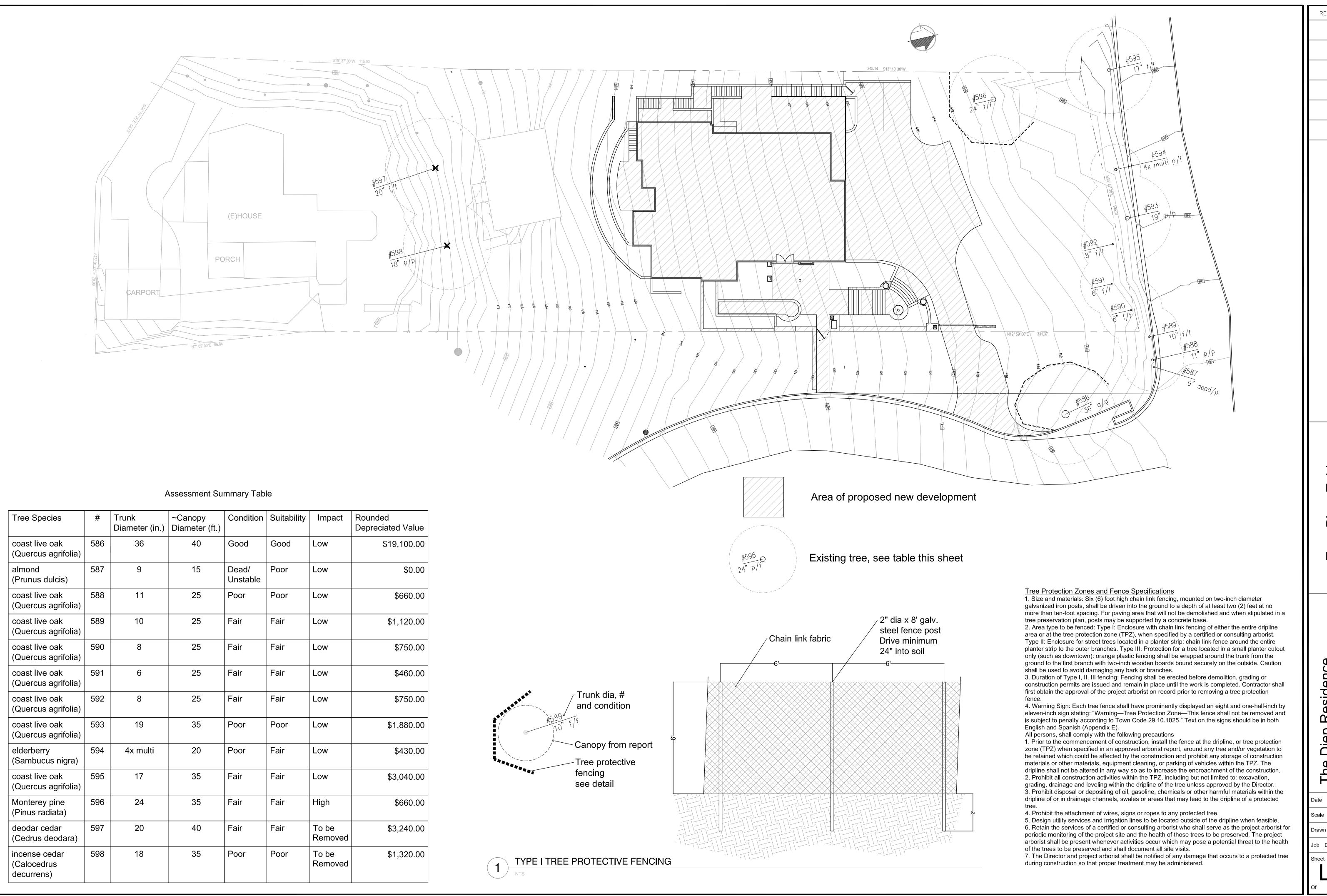
REVISIONS

The Diep Residence 15925 Quail Hill Rd Los Gatos Califo

Date **4-10-20** 

Scale 1"=2'-0"

Drawn DRF



ab eta and Plan, Tree Notes

Residence Hill Rd

Diep 5 Quail The 1 15925 Los Ga

Date **4-10-20** 

Scale 1"=16'-0"

Drawn DRF

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