OLGAARD RESIDENCE

(APN): 527-09-036.
15365 SANTELLA COURT,
LOS GATOS CALIFORNIA 95032

PLANNING DEPARTMENT DEVELOPMENT APPLICATION

ATTACHMENT 13

11/14/2019 2:21:57 PM

Srusti Architects
We collaborate to create sustainable spaces
408-507-8138
info@srustiarchitects.com

LICENSED ARCHITECT
BHAGAVAN SRIPADANNA
NO. C-30730
REN. 01-31-2001
STATE OF CALIFORNIA

ARCHITECT:
HARI SRIPADANNA AIA LEED AP
SRUSTI ARCHITECTS
18524 MONTPERE WAY
SARATOGA CA 95070
PHONE:(408) 507 8138

Olgaard Residence

15365 Santella Court,
Los Gatos, CA 95032

OWNER:

Christian & Helen Olgaard

PROJECT NO:	1062018
DRAWN BY:	Author
CHECKED BY:	Checker
Planning Submittal 01:	Oct19 2018
Planning Backcheck Submittal 02:	June12 2019
Planning Backcheck Submittal 03:	Sep16 2019
Planning Backcheck Submittal 04:	Oct 25 2019
HOA Backcheck Submittal 04:	Nov 01 2019
Planning Backcheck Submittal 04:	Nov 15 2019
Planning Backcheck Submittal 05:	Jan. 08, 2020

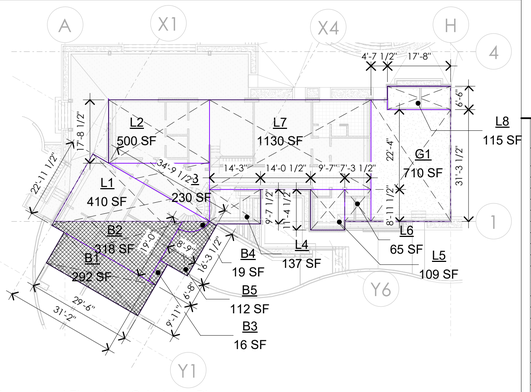
SHEET TITLE

Title Sheet

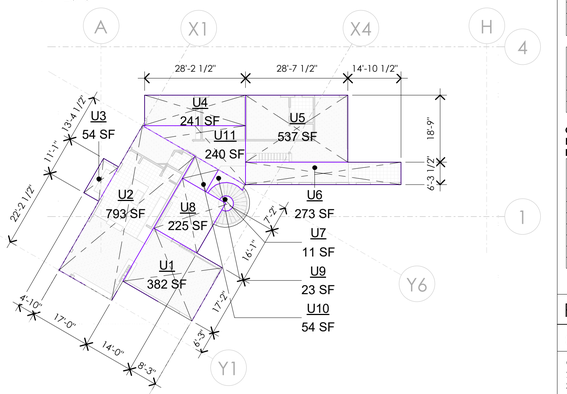
A000

SHEET OF

FLOOR AREA CALCULATION DIAGRAM



1 Lower Level Floor Area Calculation Diagram
1" = 20'-0"



2 Upper Level Floor Area Calculation Diagram
1" = 20'-0"

Allowable Floor Area & Calculation Table

Name	Area	Comments
L1	410.11 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L2	499.68 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L3	229.70 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L4	136.86 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L5	108.77 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L6	65.41 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L7	1130.27 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
L8	114.84 SF	Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)
Lower floor Area enclosed space that exceeds 4 feet(in height) above adjacent grade)	2695.65 SF	
U1	381.96 SF	Upper Floor Area
U2	793.33 SF	Upper Floor Area
U3	53.57 SF	Upper Floor Area
U4	241.28 SF	Upper Floor Area
U5	536.87 SF	Upper Floor Area
U6	273.46 SF	Upper Floor Area
U7	10.86 SF	Upper Floor Area
U8	225.17 SF	Upper Floor Area
U9	22.63 SF	Upper Floor Area
U10	54.34 SF	Upper Floor Area
U11	239.96 SF	Upper Floor Area
Upper Floor Area	2833.42 SF	
Total Enclosed Gross Floor Area	5529.07 SF	

Garage Floor Area & Calculation Table

Name	Area	Comments
G1	710.44 SF	Garage /Utilities Area (enlcosed area over 400 sf, shall be counted towards F.A.R)
Total Enclosed Garage Floor Area	710.44 SF	

Garage Floor area Exemption 400.00 SF
Remaing Garage Floor Area after Exemption= 310.44 SF
PROPOSED TOTAL ALLWABLE FLOOR AREA=5529.07+310.44= 5,840 SF.

Basement Floor Area & Calculation Table

Name	Area	Comments
B1	292.24 SF	Basement Area (enclosed space that does not extend 4 fee in height) above adjacent grade)
B2	318.14 SF	Basement Area (enclosed space that does not extend 4 fee in height) above adjacent grade)
B3	15.58 SF	Basement Area (enclosed space that does not extend 4 fee in height) above adjacent grade)
B4	18.58 SF	Basement Area (enclosed space that does not extend 4 fee in height) above adjacent grade)
B5	111.71 SF	Basement Area (enclosed space that does not extend 4 fee in height) above adjacent grade)
Total Enclosed Basement Floor Area	756.25 SF	

DEVELOPMENT OF A NEW, TWO LEVEL, SINGLE FAMILY DWELLING

OLGAARD RESIDENCE

(APN): 527-09-036. Address: Lot 9,15365 Santella Court, Los Gatos CA 95032

PROJECT DESCRIPTION

The Project scope involves site development, design and construction of a two level, 4 bed, 4 1/2 bath and 3 car garage, single family dwelling of 6285 sf floor area on a 2 acre, hill side, vacant lot .

PROPERTY & BUILDING DIMENSIONAL COMPLIANCE

ZONING	**HR-2 1/2; PD**	**CITY:**	**Los Gatos**
ASSESSOR PARCEL NUMBER:	527-09-036	**ADDRESS**	**15365 Santella Court**
CONSTRUCTION	**V-NR/ Sprinklered - V-B**	**TOTAL SITE AREA:**	**2 Acres**
OCCUPANCY TYPE:	**R-3 Single Family Dwelling**	**LOT NO.:**	**9**

BUILDING DATA		REQ'D /ALLOWED	PROPOSED
GROSS LOT SIZE		NA	87,475 SF
DRIVEWAY PORTION OF LOT AREA (Narrow Width)			6,797 SF
GROSS LOT SIZE MINUS DRIVEWAY ARM			**80,678 SF**
NET LOT SIZE			32,271 SF
AVERAGE LOT SLOPE			31.18%
ALLOWABLE FLOOR AREA		6,000 SF	5,840SF
BELOW GRADE AREA			756 SF
FLOOR AREA RATIO (F.A.R)		NA	7.3%
TOTAL HABITABLE BUILDING AREA (including Basement Area)			6285 SF
GARAGE AREA		400 SF	711 SF
TOTAL UPPER LEVEL DECK AREAS			1447 SF
LOWER (BELOW DECK) PATIO AREA			890 SF
FRONT DRIVE WAY AREA			3174 SF
FRONT PARKING AND FIRE TRUCK TURN AROUND AREA			3956 SF
REMAINING HARDSCAPE AREA			5882 SF
TOTAL IMPERVIOUS SURFACE (LOT COVERAGE) AREA			17,617 SF
COVERED PARKING		2	3
OFF STREET (UNENCLOSED) PARKING		2	3
SETBACKS: MINIMUM FRONT YARD - ROAD	South	30'0"	266'0"
SETBACKS: MINIMUM SIDE YARD	East	20'0"	106'0"
SETBACKS: MINIMUM SIDE YARD	West	20'0"	66'0"
SETBACKS: MINIMUM REAR YARD	North	25'0"	25'0"
MAXIMUM BUILDING HEIGHT		25'-0"	22'

Fire sprinkler system (NFPA 13-D 2016 Addition Standard) shall be installed throughout the entire structure under a separate permit. Fire Sprinkler Contractor shall obtain a prior approval from **Water Utility Company** before installation.

SHEET NUMBER	SHEET NAME
A000	Title Sheet
A100	Project Data Sheet
A102	Siteplan
A103	Lower Level Floor Plan
A104	Upper Level Floor Plan
A105	Roof Plan
A106	Building Elevations
A108	Building Sections
A109	Building Sections
A110	Building Sections
A115	Perspective Views-01
A116	Perspective Views 02
A117	Axonometric Views
A118	Elevations with Exterior Materials Identified
C1	Cover Sheet
C2	Stormwater Pollution Prevention Plan
C3	Existing Topography
C4	Grading and Drainage Plan
C5	Driveway Plan and Profile
C6	Grading and Drainage Plan
C7	Section and Details
C8	Erosion Control Plan
L1.0	Planting Plan
L2.0	Fence Plan and Wall Details
L2.1	Driveway Gate Plan and Details
L2.2	Details
L3.0	Tree Plan

PROJECT DIRECTORY

OWNER	ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE ARCHITECT	CIVIL ENGINEER	MECH. & PLUMB. ENGINEER	ELECTRICAL ENGINEER	LEED CONSULTANT
CHRISTIAN OLGAARD & HELEN OLG	**HARI SRIPADANNA AIA LEEDAP**	**DOUG ROBERTSON, S.E.**	**DAVID FOX, ASLA**	**AMANDA (WILSON) MUSY-VERDEL**	**SHANNON ALLISON**	**DAVID MAINO**	**DEVIN (KURTZ) JOHNSON**
21355 SARATOGA HILLS ROAD	SRUSTI ARCHITECTS	DAEDALUS STRUCTURAL ENGINEERING,	DAVID R FOX & COMPANY,	HANNA- BRUNETTI	ALTER CONSULTING ENGINEERS	ATIUM ENGINEERING	BRIGHT GREEN STRATEGIES INC.
SARATOGA CA 95070	18524 MONTPERE WAY	12930 SARATOGA AVENUE, STE B9,	1188 KOTENBURG AVE,	7651 EIGLEBERRY STREET,	1091 56th STREET	3533 YORK LN	1717 SEABRIGHT AVE. SUITE 4,
	SARATOGA CA 95070	SARATOGA, CA 95070	SAN JOSE, CA 95125	GILROY ,CA 95020	OAKLAND CA, 94608	SAN RAMON, CA 94582	SANTA CRUZ, CA 95062
PHONE:(408) 505 7715							
EMAIL: CHRISTIAN@OLGAARD.COM	PHONE:(408) 507 8138	PHONE:(408) 517 0373	PHONE:(408) 761 0212	PHONE: (408) 842-2173	PHONE: (510)-406-8535	PHONE: (913) 961-1658	PHONE: (510) 863-1109 ext. 1006
	EMAIL: HARI@SRUSTIARCHITECTS.COM	EMAIL: DOUG@DAEDALUS-ENG.COM	EMAIL: DAVID@FOXLA.NET	EMAIL: AMANDA@HANNABRUNETTI.COM	EMAIL: SHANNON@ALTERENGINEERS.COM	EMAIL: MAINO@ATIUMENG.COM	EMAIL: DEVIN@BRIGHTGREENSTRATEGIES.COM

ABBREVIATIONS

"	INCH/INCHES	CLKG.	CAULKING	F.F.	FINISH FLOOR	NA	NOT APPLICABLE
#	POUND/NUMBER	CLO.	CLOSET	F.H.M.S.	FLAT HEAD MACHINE SCREW	O.C.	ON CENTER
'	FOOT/FEET	CLR.	CLEAR	F.H.W.S.	FLAT HEAD WOOD SCREW	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
(E)	EXISTING	CMU	CONCRETE MASONRY UNIT	F.O.	FACE OF	O.F.O.I.	OWNER FURNISHED OWNER INSTALLED
(N)	NEW	COL.	COLUMN	F.O.C.	FACE OF CONCRETE	O.H.	OPPOSITE HAND
X	BY	CONC.	CONCRETE	F.O.F.	FACE OF FINISH	O/	OVER
°	DEGREES	CONN.	CONNECTION	F.O.P.	FACE OF PLYWOOD	OPP.	OPPOSITE
±	PLUS/MINUS	CONT.	CONTINUOUS	F.O.S.	FACE OF STUD	P.H.	PANIC HARDWARE
@	AT	CTR.	CENTER	FDN.	FOUNDATION	P.U.E	PUBLIC UTILITY EASEMENT
A.B.	ANCHOR BOLT	CTSK.	COUNTERSUNK	FIN.	FINISH	PAV.	PAVING
A.C.	ASPHALTIC CONCRETE	D.L.	DOOR LOUVER	FT.	FOOT	PLYWD.	PLYWOOD
A.F.F.	ABOVE FINISH FLOOR	D.S.	DOWNSPOUT	FURR.	FURRING	R.D./O.D.	ROOF DRAIN/OVERFLOW DRAIN
ARCH.	ARCHITECTURAL	DBL.	DOUBLE	G.I.	GALVANIZED IRON	R.H.M.S.	ROUND HEAD MACHINE SCREW
B.O.	BOTTOM OF	DEMO.	DEMOLITION	GA.	GAUGE	R.H.S.M.S	ROUND HEAD SHEET METAL SCREW
B.O.F.	BOTTOM OF FOOTING	DET.	DETAIL	GALV.	GALVANIZED	R.H.W.S.	ROUND HEAD WOOD SCREW
B.S.	BOTH SIDES	DIA	DIAMETER OR ROUND	GYP.BD.	GYPSUM BOARD	R.W.L.	RAIN WATER LEADER
BD.	BOARD	DIA.	DIAMETER	H.B.	HOSE BIB	RAD.	RADIUS
BLDG.	BUILDING	DIM.	DIMENSION	HGT.	HEIGHT	REF.	REFERENCE
BLK.	BLOCK	DISP.	DISPENSER	INFO.	INFORMATION	REFR.	REFRIGERATOR
BLKG.	BLOCKING	DN	DOWN	INSUL.	INSULATION	REQ.	REQUIRED
C.D.	CIVIL DRAWINGS	DR.	DOOR	INT.	INTERIOR	S.C.	SOLID CORE
C.F.C.I.	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	E.J.	EXPANSION JOINT	JB.	JUNCTION BOX	S.F.	SQUARE FOOTAGE
C.G.	CORNER GUARD	E.O.S.	EDGE OF SLAB	L.D.	LANDSCAPE DRAWINGS	SCD	SEE CIVIL DRAWINGS
C.I.	CAST IRON	EA.	EACH	LH.	LEFT HAND	SECT.	SECTION
C.J.	CONTROL JOINT	ELEC.	ELECTRICAL	MAX.	MAXIMUM	SED	SEE ELECTRICAL DRAWINGS
C.O.	CLEAN OUT	ELEV.	ELEVATION	MECH.	MECHANICAL	SHT.	SHEET
C.W.	COLD WATER	EQ.	EQUAL	MET.	METAL	SIM.	SIMILAR
CAB.	CABINET	EQPT.	EQUIPMENT	MFR.	MANUFACTURER	SMD	SEE MECHANICAL DRAWINGS
CEM.	CEMENT	EXT.	EXTERIOR	MIN.	MINIMUM	SMS	SHEET METAL SCREW
CER.	CERAMIC	F.A.	FIRE ALARM	MISC.	MISCELLANEOUS	SPD	SEE PLUMBING DRAWINGS
CL	CENTER LINE	F.D.	FLOOR DRAIN	MTD.	MOUNTED	SPEC.	SPECIFICATION
CLG.	CEILING			N.I.C.	NOT IN CONTRACT	SS	STAINLESS STEEL
				N.T.S.	NOT TO SCALE	SSD	SEE STRUCTURAL DRAWINGS
						STD	STANDARD
						STL	STEEL
						STRUCT.	STRUCTURAL
						SYM.	SYMMETRICAL
						T&B	TOP & BOTTOM
						T.C.	TOP OF CURB
						T.O.	TOP OF
						T.O.C.	TOP OF CURB/CONCRETE
						T.O.G.	TOP OF GRADE
						T.O.P.	TOP OF PARAPET/TOP OF PLATE
						T.O.S.	TOP OF STEEL/TOP OF SLAB
						T.O.W.	TOP OF WALL
						T.P.D.	TOILET PAPER DISPENSER
						T.S.	TUBE STEEL
						T.V.	TELEVISION
						THK.	THICK
						TYP.	TYPICAL
						U.O.N.	UNLESS OTHERWISE NOTED
						UC.	UNDERCUT
						V.I.F.	VERIFY IN FIELD
						W.C.	WATER CLOSET
						W.H.	WATER HEATER
						W.P.	WATER PROOF
						W.S.	WEATHER STRIPPING
						W/	WITH
						W/O	WITHOUT
						WD	WOOD
						WDW	WINDOW
						WSCT	WAINSCOT
						WWM	WELDED WIRE MESH

GOVERNING CODES

APPLICABLE BUILDING CODES - 2016 CALIFORNIA BUILDING CODE:

Part 1 Administrative Code
Part 2 California Building Code (CBC), VOL. 1 & 2
Part 2.5 California Residential Code (CRC)
Part 3 California Electrical Code (CEC)
Part 4 California Mechacnical Code (CMC)
Part 5 California Plumbing Code (CPC)
Part 6 California Energy Code
Part 8 California Historical Building Code
Part 9 California Fire Code (CFC)
Part 11 California Green Building Standards Code (CAL Green)
Part 12 California Reference Standards Code
Nation 2009 Los Gatos Town Code

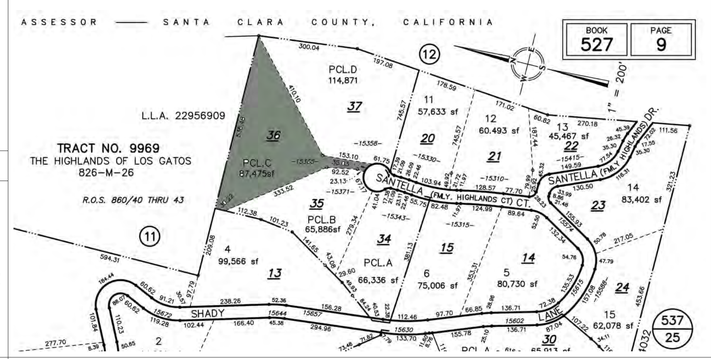
And all other local and state laws and regulations

DEFERRED SUBMITTALS

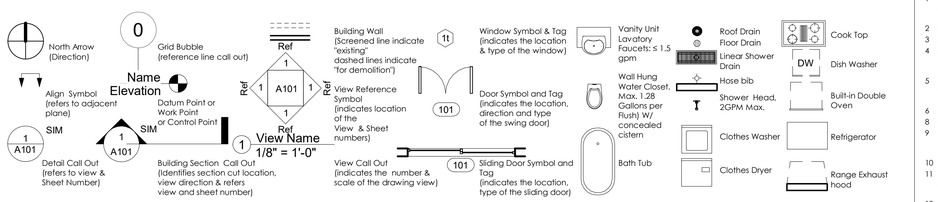
1. Fire sprinkler system (NFPA 13-D 2016 Addition Standard) shall be installed throughout the entire structure under a separate permit. Fire Sprinkler Contractor shall obtain a prior approval from **Water Utility Company** before installation.

2. Contractor shall furnish the design and construction and installation of an approved fire sprinkler system. The design shall be provided by an approved fire sprinkler contractor that is licensed to work in the state.
3. All labor, materials, valves, equipment and services necessary to complete the project shall be included. Layout drawings, design and equipment lists must be reviewed and approved by the Fire Marshall and the building Department prior to installation. Drawings shall show the building to be completely sprinklered throughout, all concealed areas including attic and garages.

PARCEL MAP



SYMBOL LEGEND



GENERAL NOTES

1 EXISTING CONSTRUCTION DATA SHOWN ON THE DRAWINGS WAS OBTAINED FROM AVAILABLE DRAWINGS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ALL EXCEPTIONS BEFORE PROCEEDING WITH THE WORK.
2 SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS AND ELEVATIONS EXCEPT WHERE INDICATED OTHERWISE.
3 ALL DISCREPANCIES BETWEEN DRAWINGS SHALL BE CLARIFIED WITH THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
4 IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR DETAILED ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
5 DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY EACH CONTRACTOR. ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE WORK BEGINS OR SUPPLIES ARE ORDERED
6 VERIFY ELECTRICAL, MECHANICAL, FIRE ALARM, TELEPHONE AND SECURITY REQUIREMENTS BEFORE CONSTRUCTION BEGINS.
8 CONTRACTOR SHALL DISPOSE OF ALL REMOVED AND/ OR DEMOLISHED MATERIAL, WASTE AND DEBRIS CAUSED BY WORK
9 WORK INDICATED AS "OWNER FURNISHED, CONTRACTOR INSTALLED" (O.F.C.I.) SHALL MEET ALL APPLICABLE CODES AND REGULATORY REQUIREMENTS INDICATED WITHIN THESE DOCUMENTS AND SHALL BE INSTALLED AND FULLY OPERATIONAL PRIOR TO FINAL APPROVAL AND OCCUPANCY OF THIS PROJECT
10 ALL UTILITY TRENCHES AND BUILDING PADS SHALL BE PROPERLY BACK FILLED AND COMPACTED
11 PRIOR TO BUILDING PERMIT FINAL APPROVAL THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906.INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R337.1.5
12 THIS PROJECT IS IN WILDLAND URBAN INTERFACE HIGH FIRE AREA AND MUST COMPLY WITH SECTION R337 OF THE 2016 CALIFORNIA RESIDENTIAL CODE PUBLIC RESOURCES CODE 4291 AND CALIFORNIA GOVERNMENT CODE SECTION 51182. ALL EXTERIOR BUILDING MATERIALS SHALL CONFORM TO SFM CHAPTER 12-7A MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE SYSTEM

VICINITY MAP

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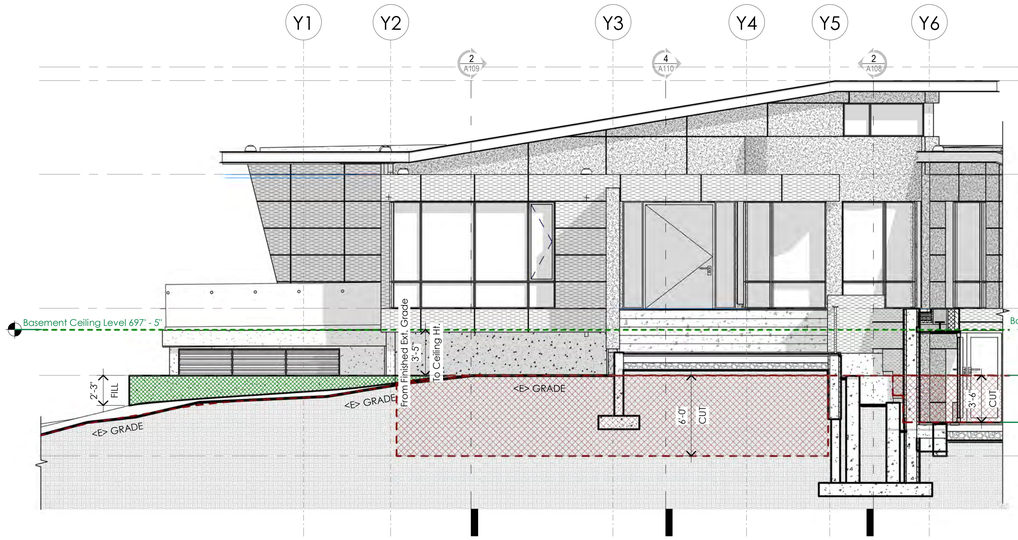
SHEET TITLE

Project Data Sheet

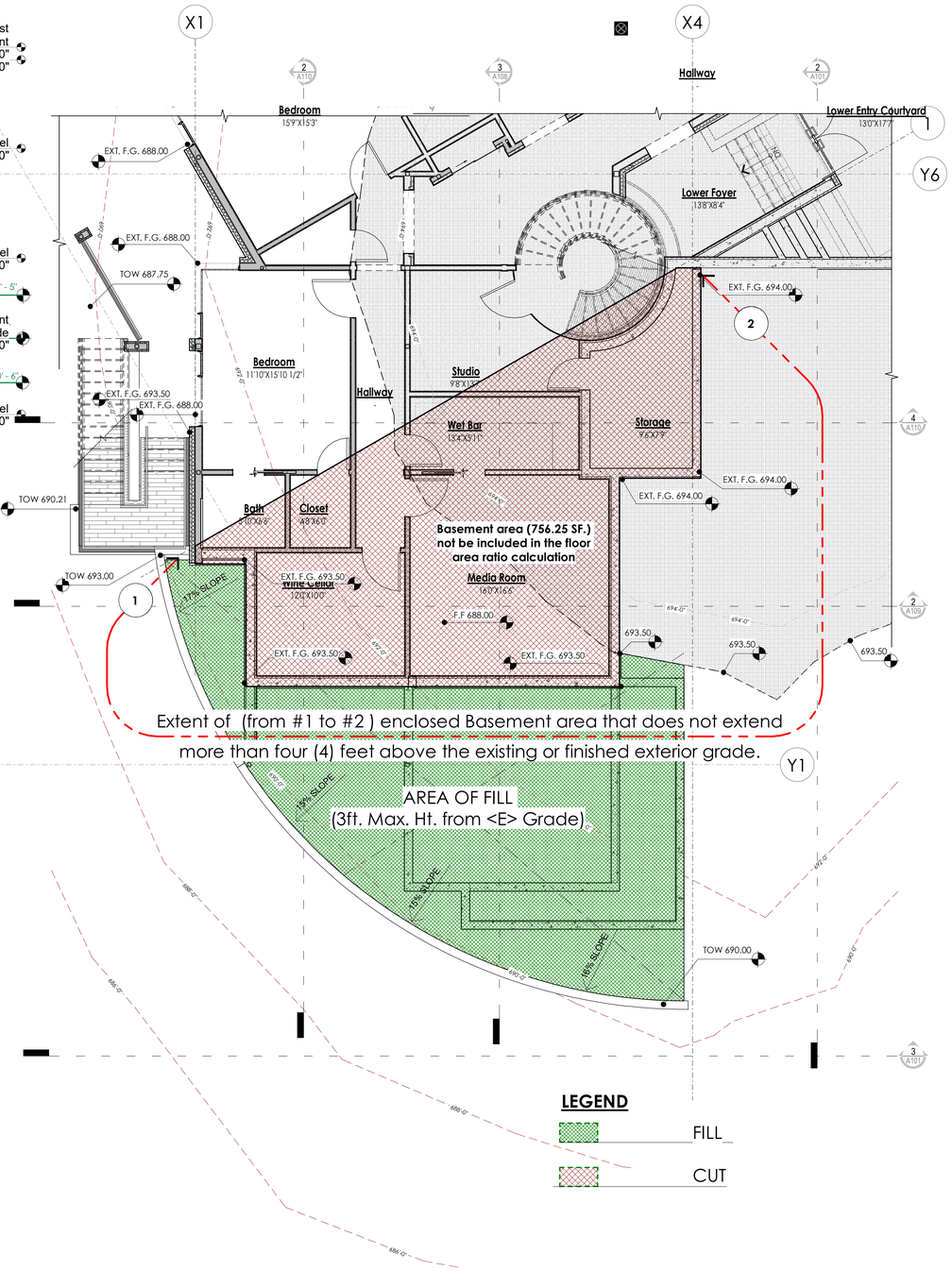
A100

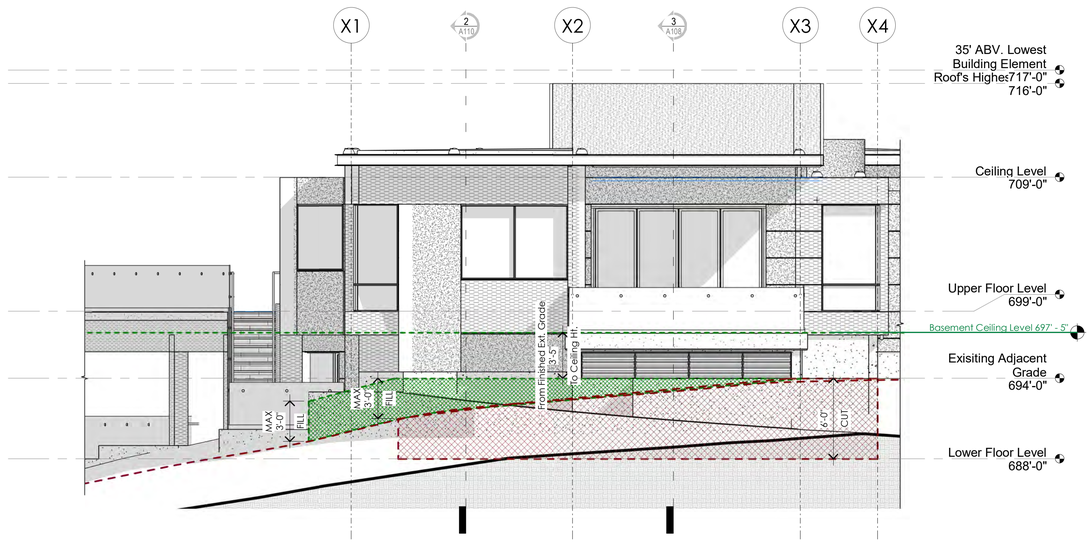
SHEET OF

11/14/2019 2:22:00 PM



2 Partial Southwest Elevation
3/16" = 1'-0"





3 Partial Northwest Elevation
3/16" = 1'-0"

1 Enlarged Basement Floor Plan
3/16" = 1'-0"

LEGEND

FILL

CUT

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SHEET TITLE

Basement Diagrams

A101

SHEET OF

11/14/2019 2:22:08 PM

1 Site Plan
1" = 20'-0"

11/14/2019 2:28:57 PM

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SHEET TITLE

Siteplan

A102

SHEET OF

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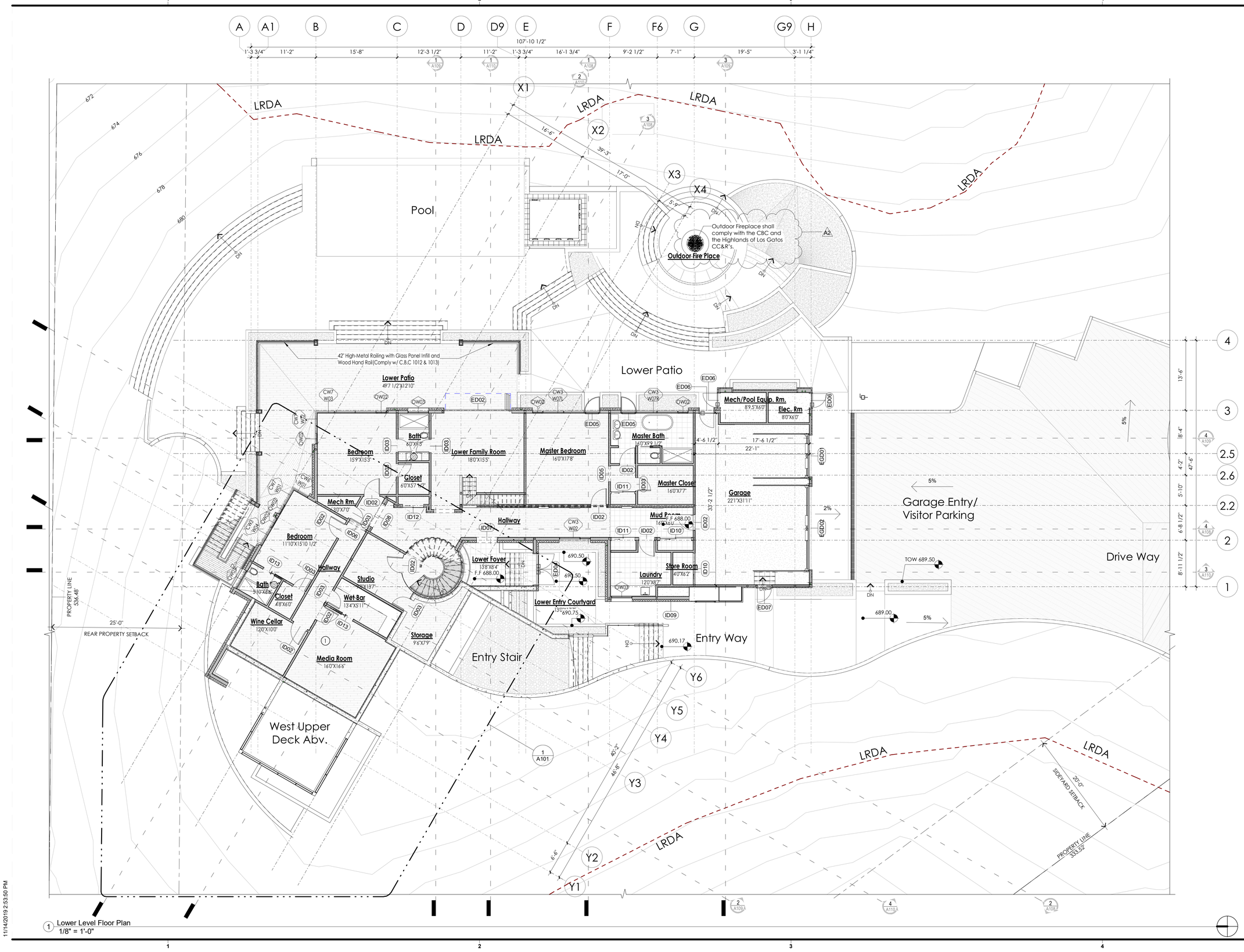
Key Notes

1. Provide Signage that this room will not be used for sleeping



1 Lower Level Floor Plan
1/8" = 1'-0"

11/14/2019 2:53:50 PM

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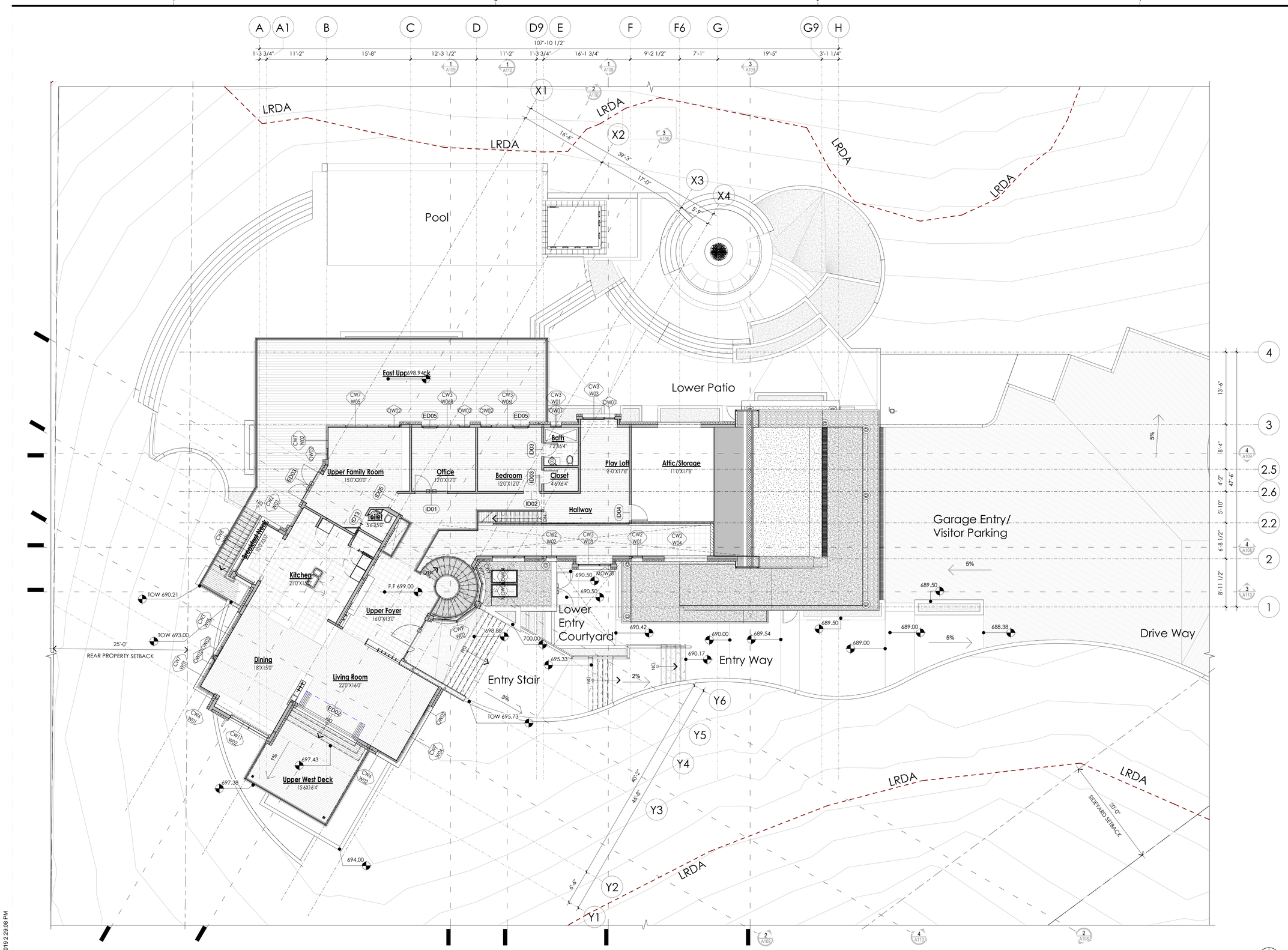
SHEET TITLE

Lower Level Floor Plan

A103

SHEET OF



1 Upper Level Floor Plan
1/8" = 1'-0"

11/14/2019 2:29:08 PM

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info@srustiarchitects.com

LICENSED ARCHITECT
BHARAVAN SRIPADANNA
NO. C-30730
REN. 01-31-2021
STATE OF CALIFORNIA

ARCHITECT:
HARI SRIPADANNA AIA LEED AP
SRUSTI ARCHITECTS
18524 MONTPERE WAY
SARATOGA CA 95070
PHONE:(408) 507 8138

Olgaard Residence

15365 Santella Court,
Los Gatos, CA 95032

OWNER:
Christian & Helen Olgaard

PROJECT NO:	1062018
DRAWN BY:	Author
CHECKED BY:	Checker
Planning Submittal 01:	Oct19 2018
Planning Backcheck Submittal 02:	June12 2019
Planning Backcheck Submittal 03:	Sep16 2019
Planning Backcheck Submittal 04:	Oct 25 2019
HOA Backcheck Submittal 04:	Nov 01 2019
Planning Backcheck Submittal 04:	Nov 15 2019
Planning Backcheck Submittal 05:	Jan. 08, 2020

SHEET TITLE

Upper Level Floor Plan

A104

SHEET OF

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A A1 B C D D9 E F F6 G G9 H

1'-3 3/4" 11'-2" 15'-8" 12'-3 1/2" 11'-2" 1'-3 3/4" 16'-1 3/4" 9'-2 1/2" 7'-1" 19'-5" 3'-1 1/4"

107'-10 1/2"

1 A109 1 A110 1 A109 3 A109

X1 X2 X3 X4

2 A110 3 A108

16'-6" 39'-3" 17'-0" 5'-9"

LRDA

Upper Deck 698.94

Lower Deck

Roof Drain

711.00 Roofing Ballast (white colored gravel)

711.00 Roofing Ballast (white colored gravel)

701.00 701.00

Vegetative Green Roof System

716.00

1% 1% 1%

Solar Photovoltaic System- (See PV Drawings)

19%

Solar Photovoltaic System- (See PV Drawings)

Vegetative Green Roof System

Roofing Ballast (white colored gravel)

A107 3

A107 1

716.00 716.00 716.00 711.00

Solar Photovoltaic System- (See PV Drawings)

Roofing Ballast (white colored gravel)

701.00

Vegetative Green Roof System

716.00 699.00 711.83

Lower Entry Court

19%

697.78 701.00 701.00

689.50 TOW

Garage Entry/ Visitor Parking

3 A118

Vegetative Green Roof System

Class "A" Single-Ply Membrane Roofing (Cool Roof)

7% 17%

A118 2

2'-4 3/4" Roof overhang projection

697.79 690.44 695.19 689.54 689.50 TOW 689.00 688.38

Drive Way

A107 1

Entry Stair

Entry Way

711.00 710.64 710.64 710.64 711.00 710.64 694.00

2% Roof Drain

Y6 Y5 Y4 Y3 Y2 Y1

40'-2" 46'-8" 6'-6"

LRDA LRDA LRDA

8 A107

2 A107

2 A109.1 4 A109 2 A109.2

13'-6" 18'-4" 4'-2" 47'-6" 5'-10" 6'-8 1/2" 8'-11 1/2"

4 A109 3 A110

4 2.5 3 2.6 2.5 2.2 2 4 A109 1 3 A110

1 Roof Plan
1/8" = 1'-0"

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SHEET TITLE

Roof Plan

A105
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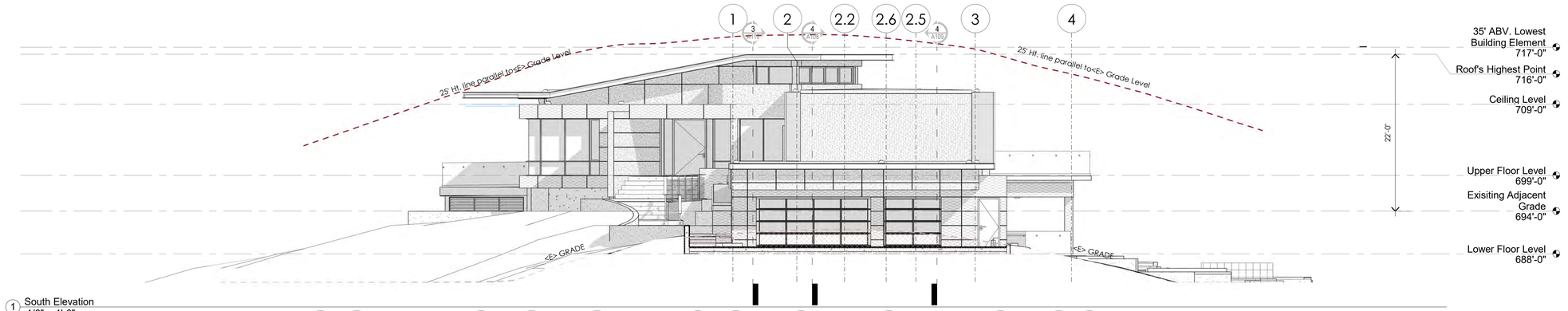
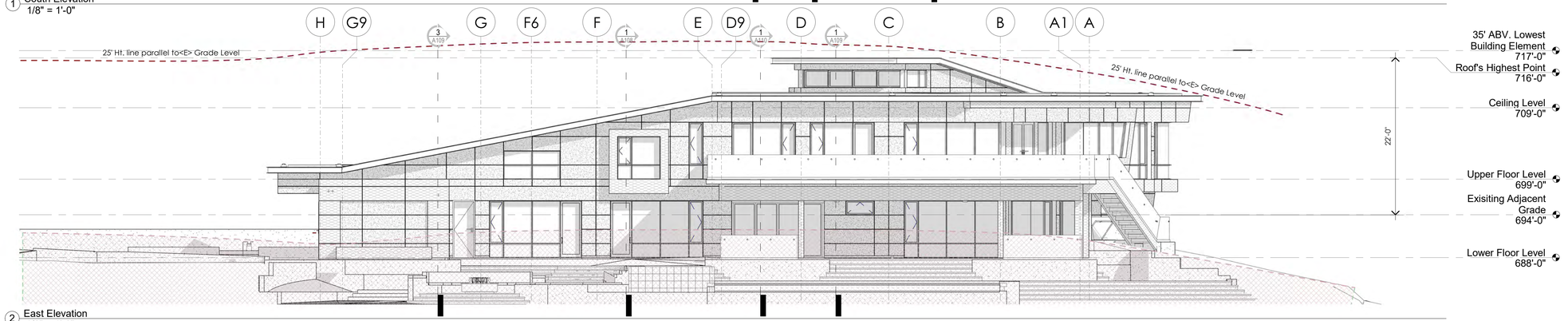


1 South Elevation
1/8" = 1'-0"



2 East Elevation
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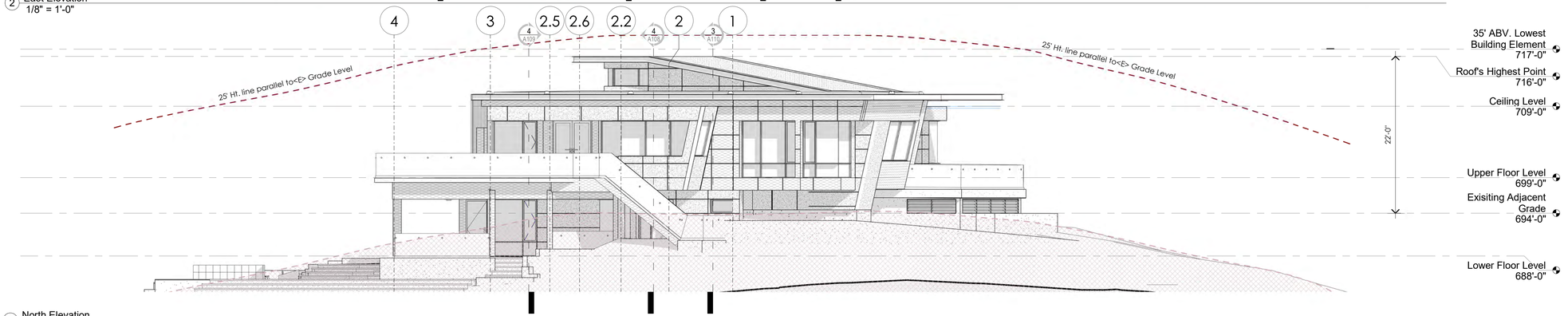

3 North Elevation
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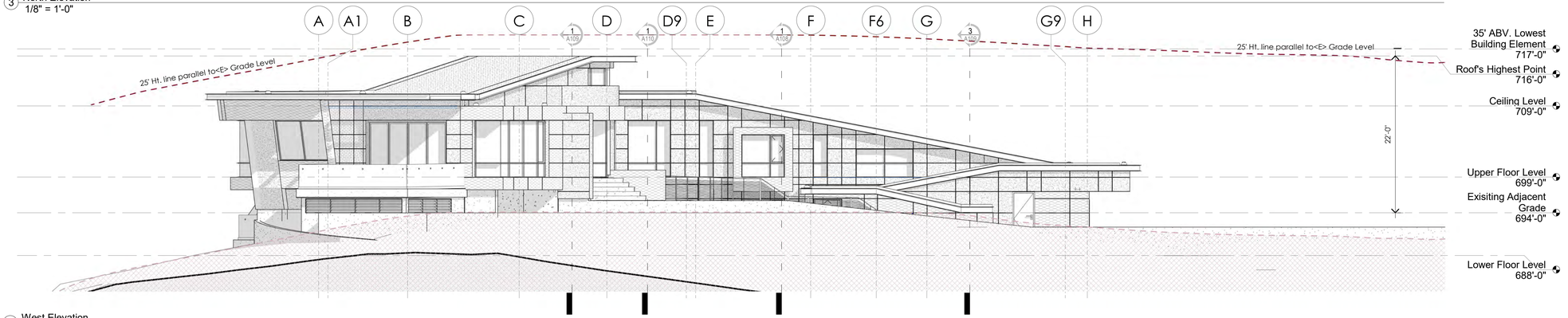

4 West Elevation
1/8" = 1'-0"

11/14/2019 2:29:34 PM

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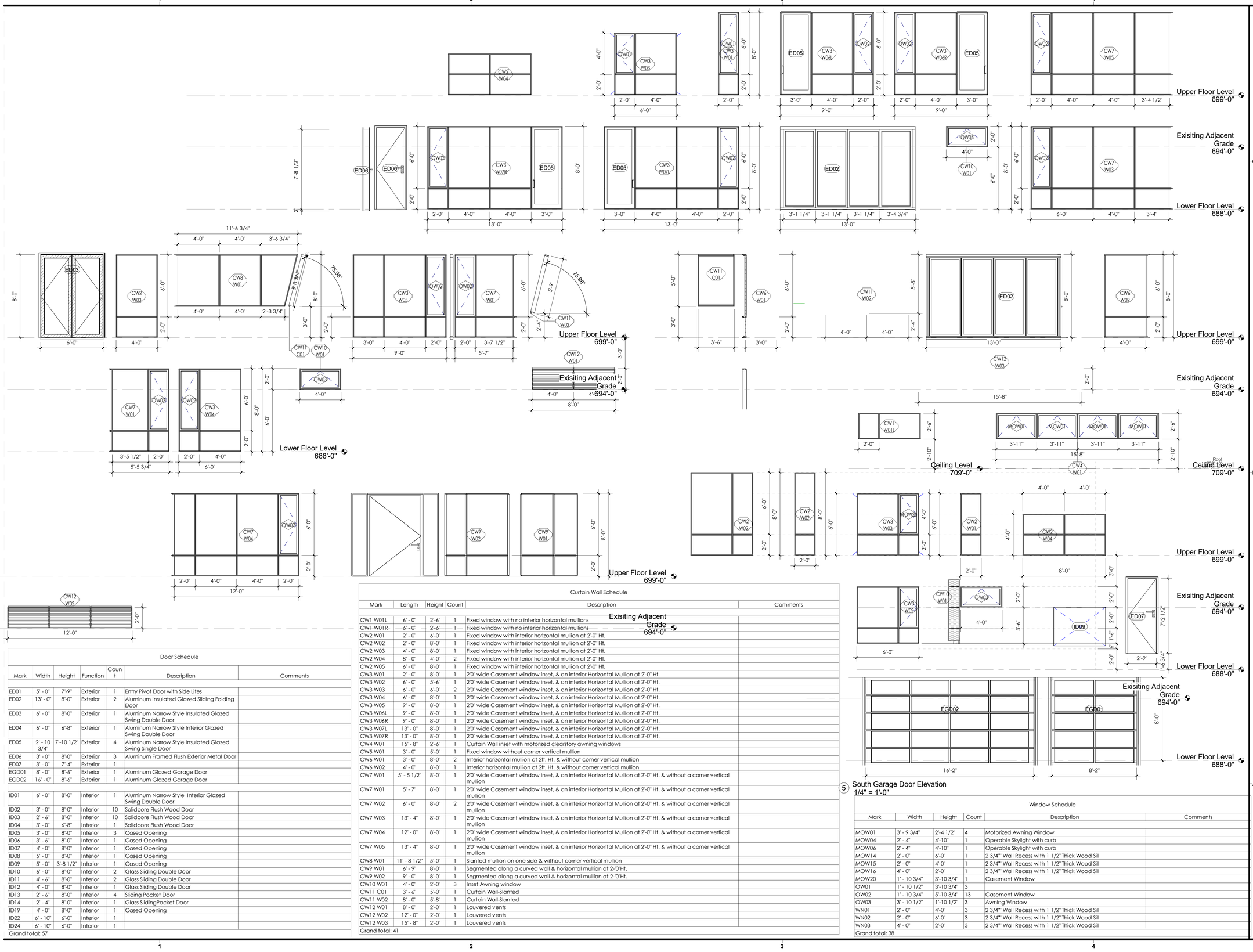
SHEET TITLE

Building Elevations

A106

SHEET OF



5 South Garage Door Elevation
1/4" = 1'-0"

Door Schedule

Mark	Width	Height	Function	Count	Description	Comments
ED01	5' - 0"	7'-9"	Exterior	1	Entry Pivot Door with Side Lites	
ED02	13' - 0"	8'-0"	Exterior	2	Aluminum Insulated Glazed Sliding Folding Door	
ED03	6' - 0"	8'-0"	Exterior	1	Aluminum Narrow Style Insulated Glazed Swing Double Door	
ED04	6' - 0"	6'-8"	Exterior	1	Aluminum Narrow Style Interior Glazed Swing Double Door	
ED05	2' - 10 3/4"	7'-10 1/2"	Exterior	4	Aluminum Narrow Style Insulated Glazed Swing Single Door	
ED06	3' - 0"	8'-0"	Exterior	3	Aluminum Framed Flush Exterior Metal Door	
ED07	3' - 0"	7'-4"	Exterior	1		
EGD01	8' - 0"	8'-6"	Exterior	1	Aluminum Glazed Garage Door	
EGD02	16' - 0"	8'-6"	Exterior	1	Aluminum Glazed Garage Door	
ID01	6' - 0"	8'-0"	Interior	1	Aluminum Narrow Style Interior Glazed Swing Double Door	
ID02	3' - 0"	8'-0"	Interior	10	Solidcore Flush Wood Door	
ID03	2' - 6"	8'-0"	Interior	10	Solidcore Flush Wood Door	
ID04	3' - 0"	6'-8"	Interior	1	Solidcore Flush Wood Door	
ID05	3' - 0"	8'-0"	Interior	3	Cased Opening	
ID06	3' - 6"	8'-0"	Interior	1	Cased Opening	
ID07	4' - 0"	8'-0"	Interior	1	Cased Opening	
ID08	5' - 0"	8'-0"	Interior	1	Cased Opening	
ID09	5' - 0"	3'-8 1/2"	Interior	1	Cased Opening	
ID10	6' - 0"	8'-0"	Interior	2	Glass Sliding Double Door	
ID11	4' - 6"	8'-0"	Interior	2	Glass Sliding Double Door	
ID12	4' - 0"	8'-0"	Interior	1	Glass Sliding Double Door	
ID13	2' - 6"	8'-0"	Interior	4	Sliding Pocket Door	
ID14	2' - 4"	8'-0"	Interior	1	Glass SlidingPocket Door	
ID19	4' - 0"	8'-0"	Interior	1	Cased Opening	
ID22	6' - 10"	6'-0"	Interior	1		
ID24	6' - 10"	6'-0"	Interior	1		

Grand total: 57

Curtain Wall Schedule

Mark	Length	Height	Count	Description	Comments
CW1 W01L	6' - 0"	2'-6"	1	Fixed window with no interior horizontal mullions	
CW1 W01R	6' - 0"	2'-6"	1	Fixed window with no interior horizontal mullions	
CW2 W01	2' - 0"	6'-0"	1	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW2 W02	2' - 0"	8'-0"	1	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW2 W03	4' - 0"	8'-0"	1	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW2 W04	8' - 0"	4'-0"	2	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW2 W05	6' - 0"	8'-0"	1	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW3 W01	2' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W02	6' - 0"	5'-6"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W03	6' - 0"	6'-0"	2	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W04	6' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W05	9' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W06L	9' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W06R	9' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W07L	13' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W07R	13' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW4 W01	15' - 8"	2'-6"	1	Curtain Wall inset with motorized clearstory awning windows	
CW5 W01	3' - 0"	5'-0"	1	Fixed window without corner vertical mullion	
CW6 W01	3' - 0"	8'-0"	2	Interior horizontal mullion at 2ft. Ht. & without corner vertical mullion	
CW6 W02	4' - 0"	8'-0"	1	Interior horizontal mullion at 2ft. Ht. & without corner vertical mullion	
CW7 W01	5' - 5 1/2"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W01	5' - 7"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W02	6' - 0"	8'-0"	2	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W03	13' - 4"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W04	12' - 0"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W05	13' - 4"	8'-0"	1	2'0" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW8 W01	11' - 8 1/2"	5'-0"	1	Slanted mullion on one side & without corner vertical mullion	
CW9 W01	6' - 9"	8'-0"	1	Segmented along a curved wall & horizontal mullion at 2'-0"Ht.	
CW9 W02	9' - 0"	8'-0"	1	Segmented along a curved wall & horizontal mullion at 2'-0"Ht.	
CW10 W01	4' - 0"	2'-0"	3	Inset Awning window	
CW11 C01	3' - 6"	5'-0"	1	Curtain Wall-Slanted	
CW11 W02	8' - 0"	5'-8"	1	Curtain Wall-Slanted	
CW12 W01	8' - 0"	2'-0"	1	Louvered vents	
CW12 W02	12' - 0"	2'-0"	1	Louvered vents	
CW12 W03	15' - 8"	2'-0"	1	Louvered vents	

Grand total: 41

Window Schedule

Mark	Width	Height	Count	Description	Comments
MOW01	3' - 9 3/4"	2'-4 1/2"	4	Motorized Awning Window	
MOW04	2' - 4"	4'-10"	1	Operable Skylight with curb	
MOW06	2' - 4"	4'-10"	1	Operable Skylight with curb	
MOW14	2' - 0"	6'-0"	1	2 3/4"" Wall Recess with 1 1/2" Thick Wood Sill	
MOW15	2' - 0"	4'-0"	1	2 3/4"" Wall Recess with 1 1/2" Thick Wood Sill	
MOW16	4' - 0"	2'-0"	1	2 3/4"" Wall Recess with 1 1/2" Thick Wood Sill	
MOW20	1' - 10 3/4"	3'-10 3/4"	1	Casement Window	
OW01	1' - 10 1/2"	3'-10 3/4"	3		
OW02	1' - 10 3/4"	5'-10 3/4"	13	Casement Window	
OW03	3' - 10 1/2"	1'-10 1/2"	3	Awning Window	
WN01	2' - 0"	4'-0"	3	2 3/4"" Wall Recess with 1 1/2" Thick Wood Sill	
WN02	2' - 0"	6'-0"	3	2 3/4"" Wall Recess with 1 1/2" Thick Wood Sill	
WN03	4' - 0"	2'-0"	3	2 3/4"" Wall Recess with 1 1/2" Thick Wood Sill	

Grand total: 38

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Planning Backcheck Submittal 05: Jan. 08, 2020

SHEET TITLE

Door Window Schedules

A107

SHEET OF

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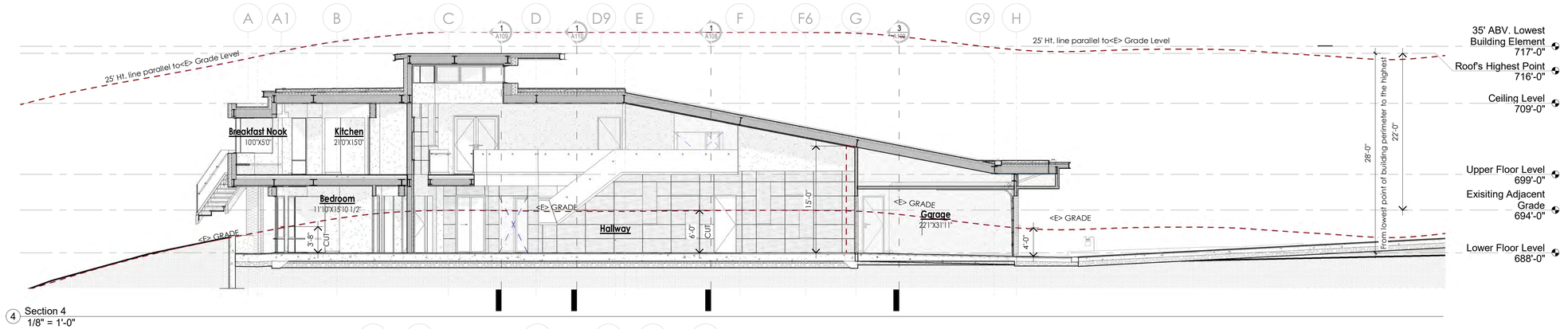
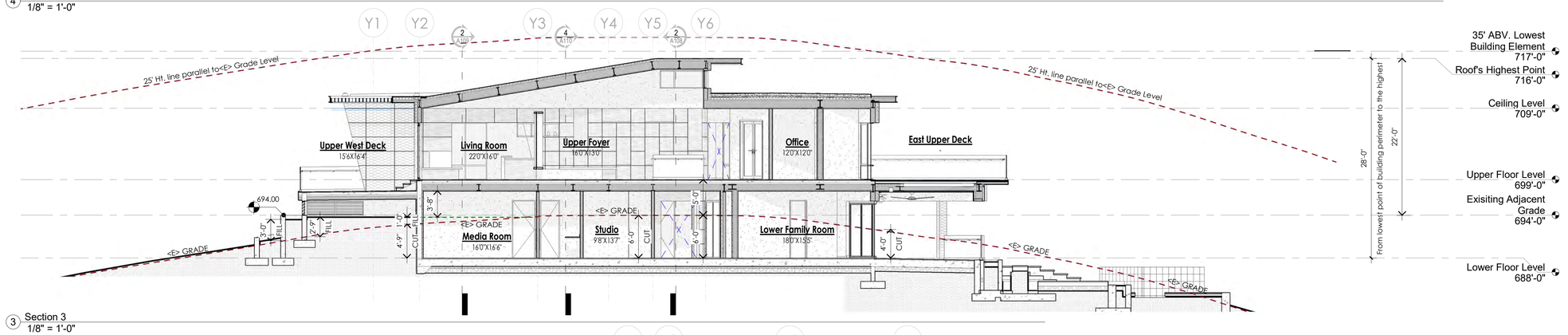


4 Section 4
1/8" = 1'-0"



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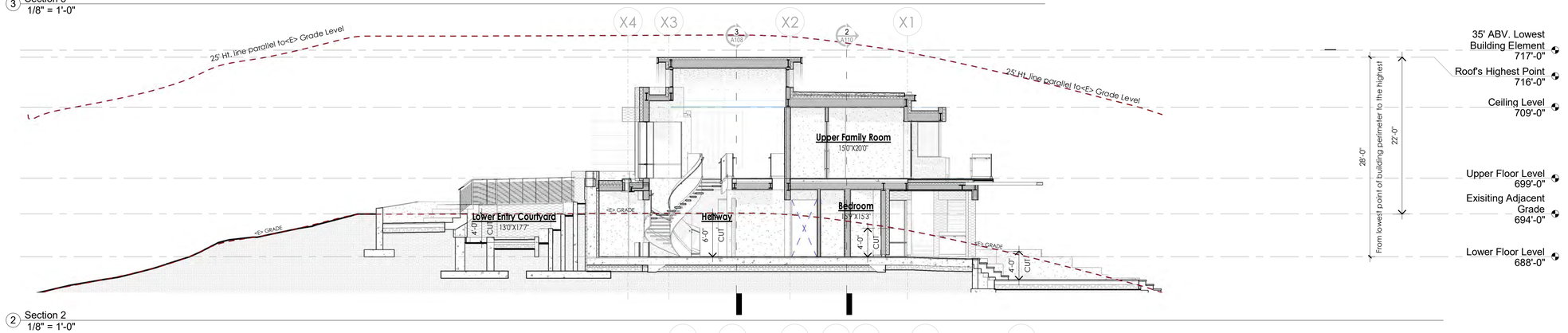

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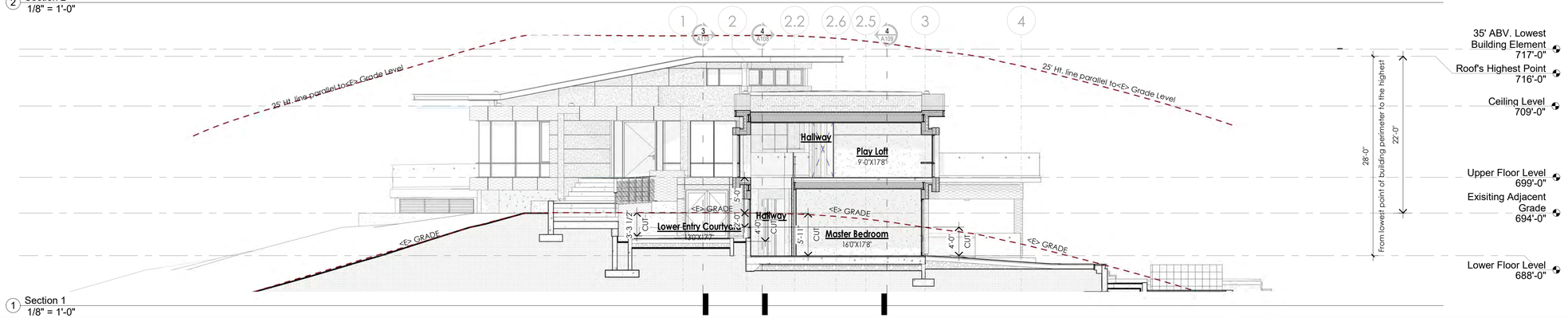

1 Section 1
1/8" = 1'-0"

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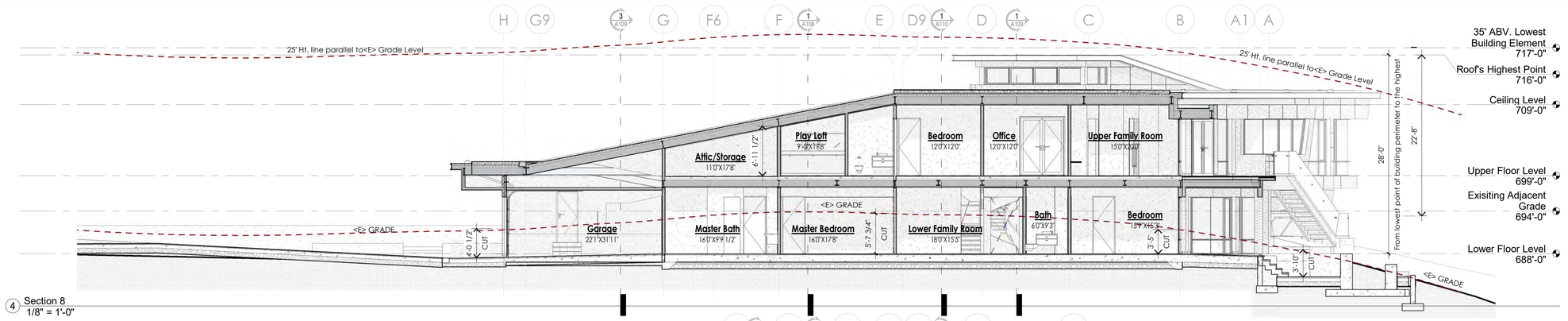
SHEET TITLE

Building Sections

A108

SHEET OF



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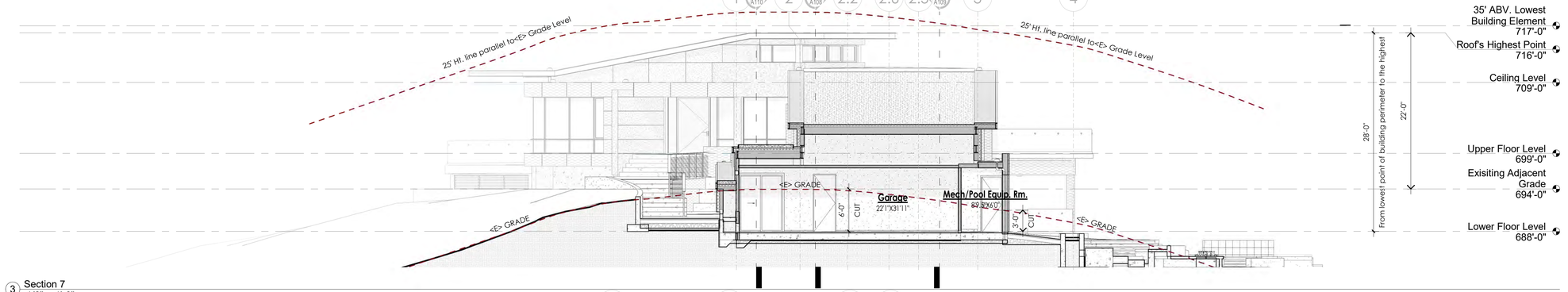

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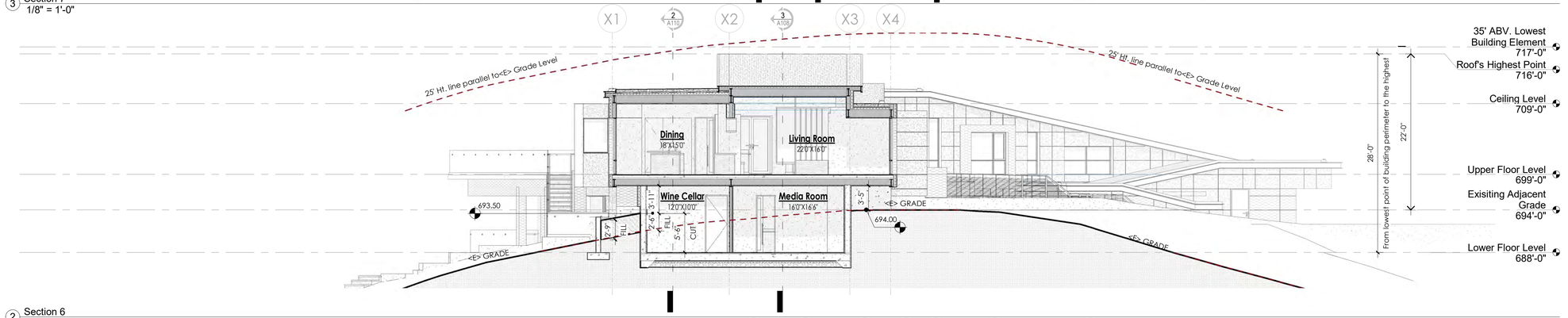

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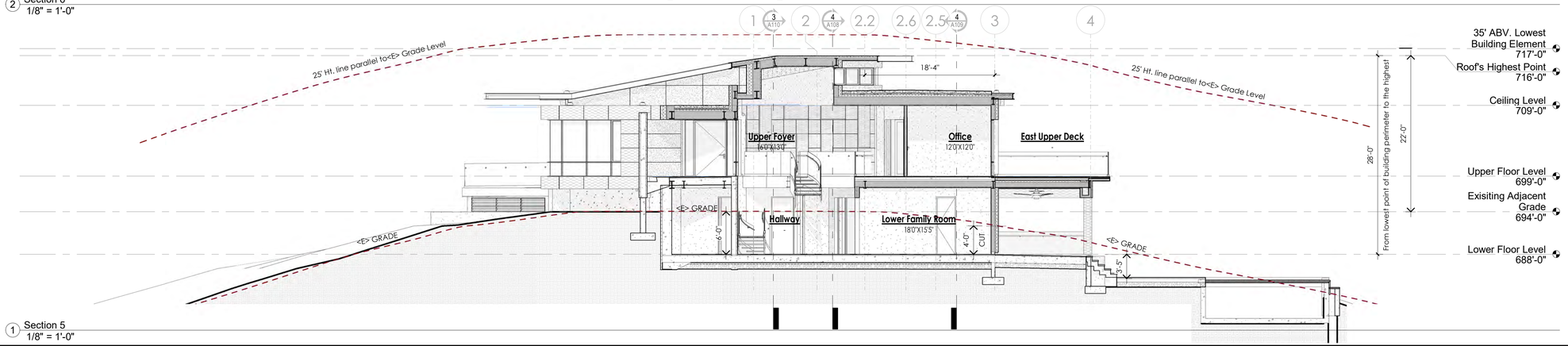

1 Section 5
1/8" = 1'-0"

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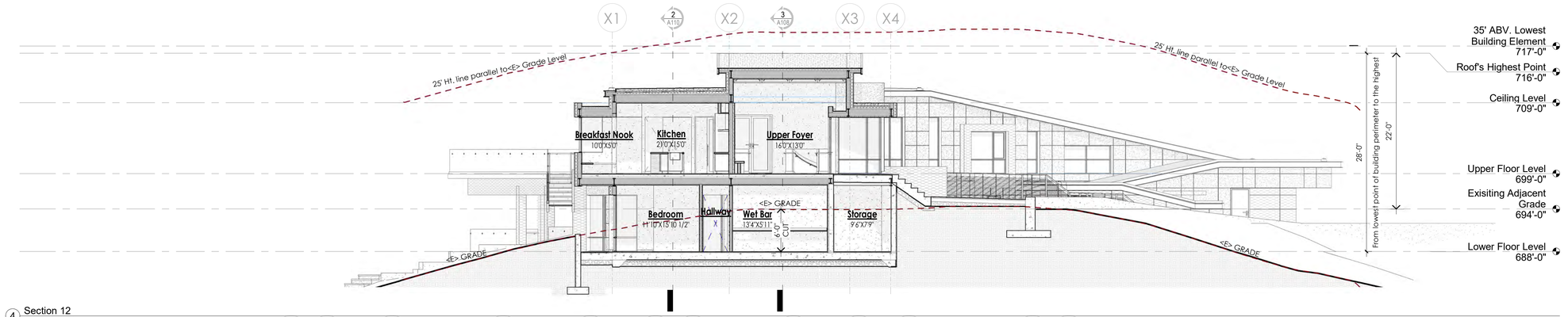
SHEET TITLE

Building Sections

A109

SHEET OF



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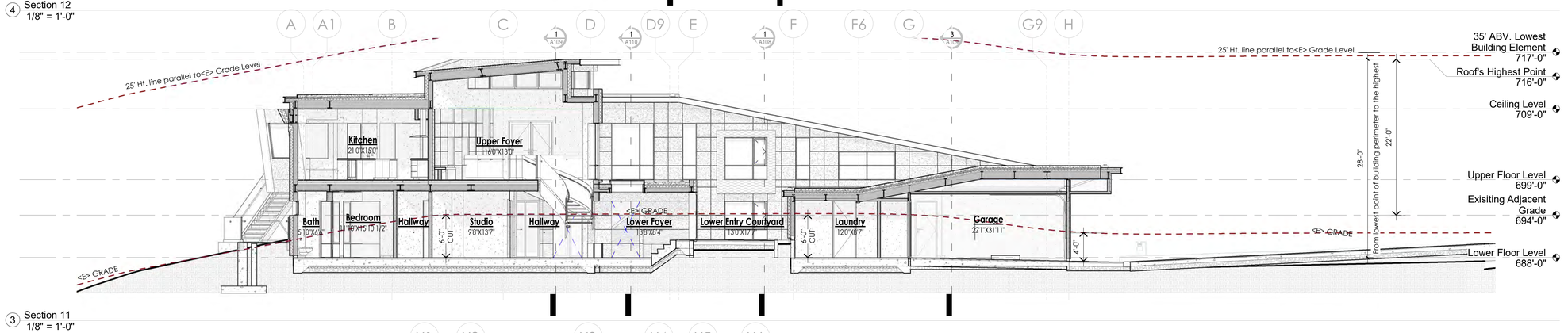

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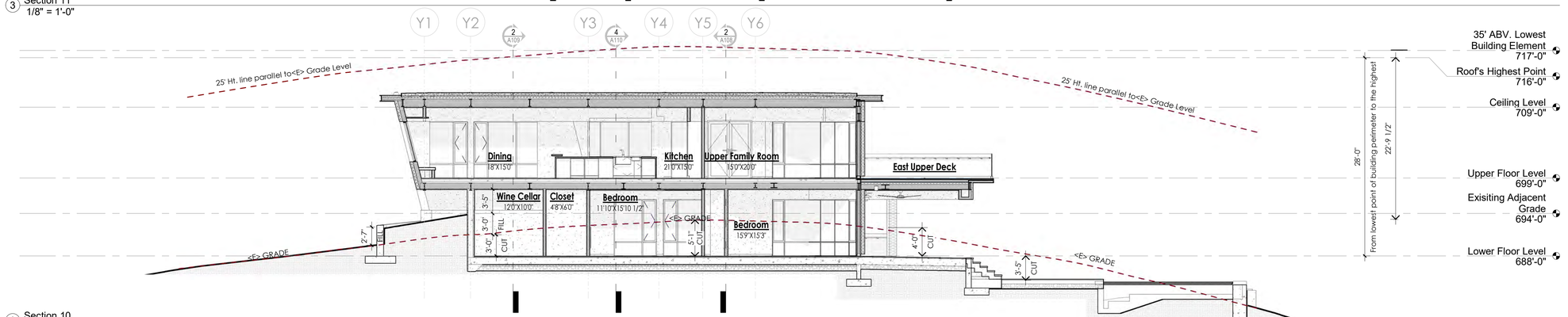

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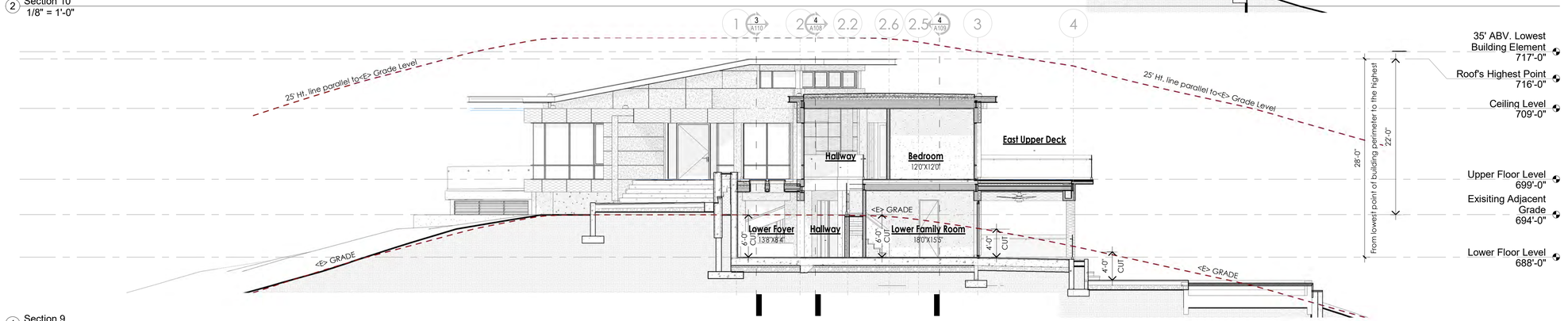

1 Section 9
1/8" = 1'-0"

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Planning Submittal 01:	Oct19 2018
Planning Backcheck Submittal 02:	June12 2019
Planning Backcheck Submittal 03:	Sep16 2019
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HOA Backcheck Submittal 04:	Nov 01 2019
Planning Backcheck Submittal 04:	Nov 15 2019
Planning Backcheck Submittal 05:	Jan. 08, 2020

SHEET TITLE

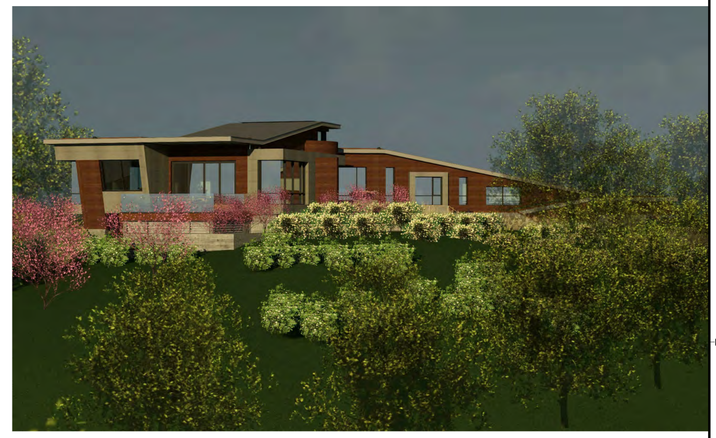
Building Sections

A110

SHEET OF

AERIAL VIEW FROM NORTH EAST

VIEW FROM NORTH



VIEW FROM WEST

VIEW FROM RIGHT SIDE YARD

VIEW TOWARDS FRONT ENTRY

11/14/2019 2:30:41 PM

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info@srustiarchitects.com

LICENSED ARCHITECT
BHAGAVAN SRIPADANNA
NO. C-30730
REN. 01-31-2021
STATE OF CALIFORNIA

ARCHITECT:
HARI SRIPADANNA AIA LEED AP
SRUSTI ARCHITECTS
18524 MONTPERE WAY
SARATOGA CA 95070
PHONE:(408) 507 8138

Olgaard Residence

15365 Santella Court,
Los Gatos, CA 95032

OWNER:

Christian & Helen Olgaard

PROJECT NO:	1062018
DRAWN BY:	Author
CHECKED BY:	Checker
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Planning Backcheck Submittal 05:	Jan. 08, 2020

SHEET TITLE

Perspective Views-01

A115

SHEET OF

VIEW FROM EAST

VIEW FROM DRIVEWAY

VIEW FROM SOUTH WEST

VIEW FROM NORTH WEST

VIEW FROM SOUTH EAST

11/14/2019 2:30:43 PM

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Planning Backcheck Submittal 05: Jan. 08, 2020

SHEET TITLE

Perspective Views 02

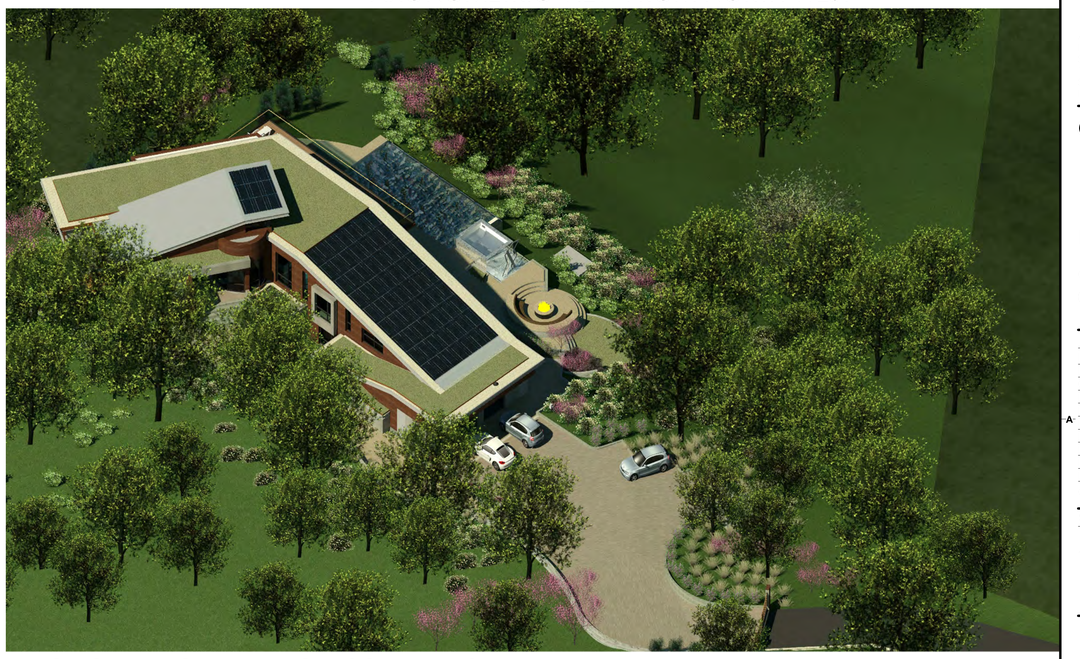
A116

SHEET OF

AXONOMETRIC VIEW FROM NORTH EAST

AXONOMETRIC VIEW FROM NORTH WEST

AXONOMETRIC VIEW FROM SOUTH EAST



AXONOMETRIC VIEW FROM SOUTH WEST

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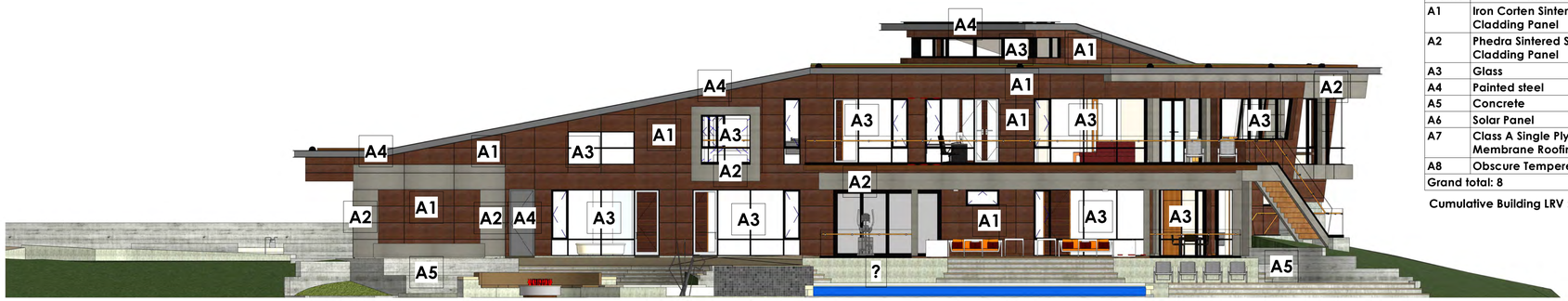
SHEET TITLE

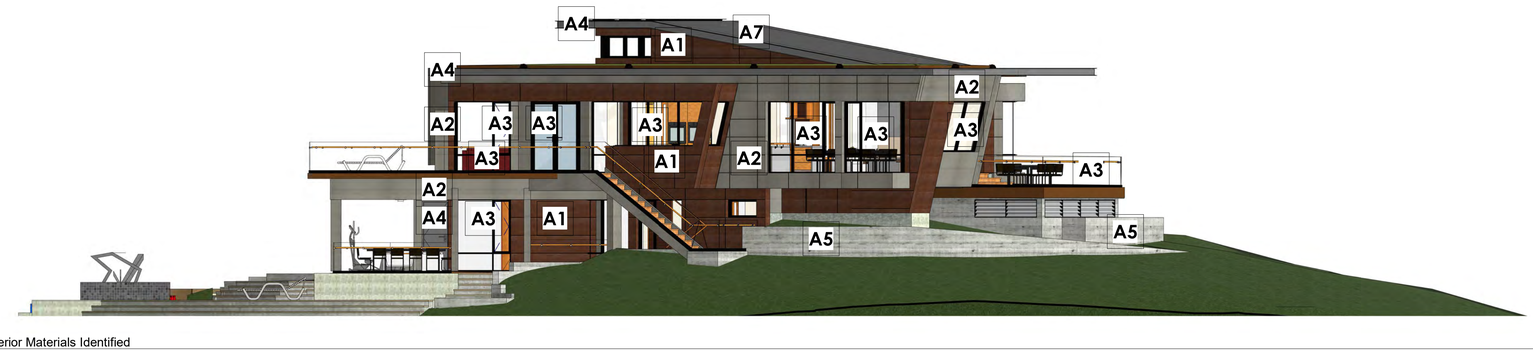
Axonometric Views

A117

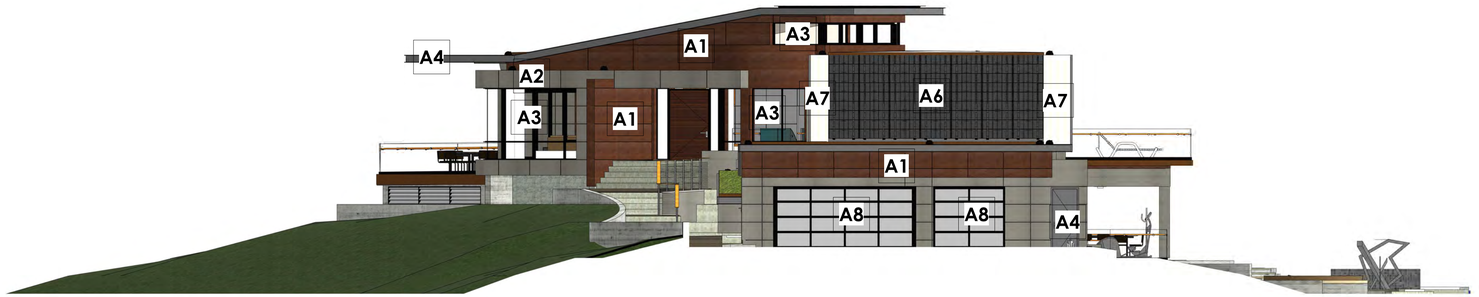
SHEET OF



1 East Elevation with Exterior Materials Identified
1/8" = 1'-0"



2 North Elevation with Exterior Materials Identified
1/8" = 1'-0"



3 South Elevation with Exterior Materials Identified
1/8" = 1'-0"

4 West Elevation with Exterior Materials Identified
1/8" = 1'-0"

LRV table					
Key Name	Material	Total SF of Material	% of total SF	LRV	SF% x LRV
A1	Iron Corten Sintered Stone Cladding Panel	2154 SF	28.28	12.1	342.18
A2	Phedra Sintered Stone Cladding Panel	1228 SF	16.12	17	274.04
A3	Glass	2214 SF	29	11	319
A4	Painted steel	439 SF	5.7	12.64	72.04
A5	Concrete	1027 SF	13.48	13.7	184.67
A6	Solar Panel	232 SF	3	10	30
A7	Class A Single Ply Membrane Roofing	184 SF	2.41	18.1	43.62
A8	Obscure Tempered Glass	138 SF	1.81	20	36.2
Grand total: 8		7616 SF			1301.75

Cumulative Building LRV : 13.01

East Elevation of Materials

A1	Iron Corten Sintered Stone Cladding Panel	759 SF
A2	Phedra Sintered Stone Cladding Panel	303 SF
A3	Glass	964 SF
A4	Painted steel	139 SF
A5	Concrete	471 SF

North Elevation of Materials

A1	Iron Corten Sintered Stone Cladding Panel	332 SF
A2	Phedra Sintered Stone Cladding Panel	358 SF
A3	Glass	630 SF
A4	Painted Metal	86 SF
A5	Concrete	176 SF
A7	Class A Single Ply Membrane Roofing	49 SF

South Elevation of Materials

A1	Iron Corten Sintered Stone Cladding Panel	364 SF
A2	Phedra Sintered Stone Cladding Panel	248 SF
A3	Glass	224 SF
A4	Painted steel	79 SF
A5	Concrete	78 SF
A6	Solar Panel	232 SF
A7	Class A Single Ply Membrane Roofing	50 SF
A8	Obscure Tempered Glass	138 SF

West Elevation of Materials

A1	Iron Corten Sintered Stone Cladding Panel	699 SF
A2	Phedra Sintered Stone Cladding Panel	319 SF
A3	Glass	396 SF
A4	Painted steel	135 SF
A5	Concrete	302 SF
A7	Class A Single Ply Membrane Roofing	85 SF

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Iron Corten Sintered Stone Cladding Panel
Type: Stone Cladding Panel
Color: Iron corten
LRV: 12.1
Source: Neolith

Phedra Sintered Stone Cladding Panel
Type: Stone Cladding Panel
Color: Light Gray
LRV: 17
Source: Neolith

Glass
Type: Cardinal LoE 366 dual pane
Color: Clear
LRV: 11
Source: Cardinal Glass Industries

Painted Steel
Type: N/A
Color: City shadow
LRV: 12.64
Source: Benjamin Moore

Concrete
Type: Board formed concrete
Color: Dark gray
LRV: 13.7
Source: Polyflor

Solar Panel
Type: Solar Photovoltaic system
Color: N/A
LRV: 10
Source: SunPower

Class A Single Ply Membrane Roofing
Type: N/A
Color: Gray
LRV: 18.1
Source: IB Roof systems

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SHEET TITLE

Elevations with Exterior Materials Identified

A118

SHEET OF

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PLAN FOR THE IMPROVEMENT OF

GRADING & DRAINAGE PLANS

TOWN OF LOS GATOS

ARCHITECTURE AND SITE APPLICATION NO. S-18-052

TOWN OF LOS GATOS STANDARD GRADING NOTES

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.
2. 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.
3. 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 FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE:
   a. A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
   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.
4. 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.
5. 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.
6. 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).
7. 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 PARTICULATES.
9. 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 DIVISION).
   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 _____
    REFERENCE REPORT NO. _____, DATED _____, 20 _____
    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.
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: CHRISTIAN & HELEN OLGAARD PHONE: 408 505-7715
18. GENERAL CONTRACTOR: _____ PHONE: _____
19. GRADING CONTRACTOR: _____ PHONE: _____
20. CUT: ±2,348 CY EXPORT: ±2,154 CY
    FILL: ±194 CY IMPORT: 0 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 AGENCIES.
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 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 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 DEVELOPER'S EXPENSE.
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 BOARD.

GENERAL NOTES

1. PROPERTY ADDRESS: 15365 SANTELLA COURT
2. PROPERTY OWNER: CHRISTIAN & HELEN OLGAARD
3. ASSESSORS PARCEL NUMBER: 527-09-018
4. EXISTING USE: VACANT
5. EXISTING ZONING: HR-2 ½: PD
6. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
7. PROPOSED ZONING: HR-2 ½: PD
8. SITE AREA: 87,475 SQ. FT. (GROSS); DRIVEWAY: 6,797 SQ. FT.; 80,678 SQ. FT. (NET)
9. APPLICANT/DEVELOPER: CHRISTIAN & HELEN OLGAARD
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: BEARINGS AND DISTANCES ON THESE PLANS ARE BASED ON THE "CERTIFICATE OF LOT LINE ADJUSTMENT" DOCUMENT NO. 22956909; DATED MAY 19, 2015. SANTA CLARA COUNTY RECORDER.
20. BENCHMARK INFORMATION: TOPOGRAPHIC SURVEY PROVIDED BY OWNER AND PERFORMED BY OTHERS. PROJECT BENCHMARK SET IN CULDESAC OF SANTELLA COURT A NAIL AND SHINER AT ELEVATION OF 721.01 FEET.

TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS

TOTAL SITE AREA: 87,475 SF	TOTAL SITE AREA DISTURBED: 24,043 SF *(INCLUDING CLEARING, GRADING OR EXCAVATING)*		
	EXISTING AREA (SF)	PROPOSED AREA (SF)	TOTAL AREA POST-PROJECT (SF)
		REPLACED / NEW	
IMPERVIOUS AREA	0	0 / 16,957	16,957
TOTAL NEW & REPLACED IMPERVIOUS AREA	16,957		
PERVIOUS AREA	88,135	0	

TABLE OF PROPOSED EARTHWORK QUANTITIES

AREA DESCRIPTION	CUT (CY)	MAX CUT HEIGHT (SF)	FILL (CY)	MAX FILL DEPTH (SF)	EXPORT (CY)
HOUSE FOOTPRINT	±771	8.0	0	0	±771
CELLAR	N/A		N/A		
ATTACHED GARAGE	±253	7.9	0	0	±253
ACCESSORY BUILDING	N/A		N/A		
POOL	±189	11.8	0	0	±189
DRIVEWAY / ACCESS	±472	2.6	±121	2.5	±351
LANDSCAPE / OUTDOOR	±663	4	±73	3	±590
TOTAL	±2,348		±194		±2,154

NOTE:

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.

NOTE:

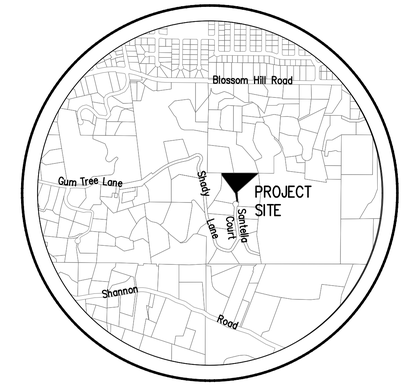
ADVANCE NOTICE SHALL BE PROVIDED TO NEIGHBORING PROPERTY OWNERS AND SCHOOLS OF HEAVY CONSTRUCTION ACTIVITIES AND HEAVY CONSTRUCTION SHALL NOT START BEFORE 8:30 AM ON DAYS WHEN SCHOOLS ARE IN SESSION. NO CONSTRUCTION IS ALLOWED ON SUNDAYS.

FLOODZONE STATEMENT

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

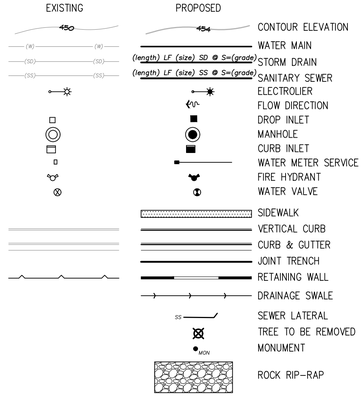
PROJECT IS LOCATED IN ZONE X

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.



VICINITY MAP

LEGEND



SHEET INDEX

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ARV	AIR RELEASE VALVE
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CFS	CUBIC FEET PER SECOND
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CY	CUBIC YARD
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWY	DRIVEWAY
(E)	EAST
EG	EXISTING GRADE
ELEC	ELECTRICAL
EP	EDGE OF PATH
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCED MAIN
FS	FIRE SERVICE
FT	FEET
G	GAS
GA	GAUGE
GB	GRADE BREAK
GM	GAS METER
GS	GAS SERVICE
HDPE	HIGH-DENSITY POLYETHYLENE
HP	HIGH POINT
IEE	INGRESS/EGRESS EASEMENT
IN	INCH
INV	INVERT ELEVATION
LAT	LATERAL
LG	LIP OF GUTTER
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MPH	MILES PER HOUR
(N)	NORTH
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
PAD	PAD ELEVATION
PCC	PORTLAND CEMENT CONCRETE
PERF	PERFORATED
PG&E	PACIFIC GAS & ELECTRIC COMPANY
PIEE	PRIVATE INGRESS/EGRESS EASEMENT
PL	PROPERTY LINE
PR	PROPOSED
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
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
WS	WATER SERVICE
WV	WATER VALVE
WVSD	WEST VALLEY SANITATION DISTRICT
XING	CROSSING

REGISTERED PROFESSIONAL ENGINEER — MARK A. HANNA-JOY — NO. 69278 — EXP. 6-30-20 — CIVIL — STATE OF CALIFORNIA

DATE: OCTOBER 22, 2019
SCALE: AS SHOWN
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 18080

PLAN FOR THE IMPROVEMENT OF
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
TOWN NOTES, PROJECT DATA, LEGEND & ABBREVIATIONS
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7665 FIGUEROA STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

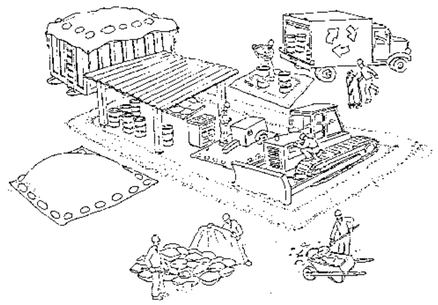
DATE	BY	REVISIONS

SHEET C1 OF 8

REV.: DEC. 2015

HB JOB NO. 18080

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

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

Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

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

Spill prevention and control

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

Vehicle and equipment maintenance & cleaning

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

Earthwork & contaminated soils

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

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

Dewatering operations

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

Saw cutting

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

Paving/asphalt work

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

Concrete, grout, and mortar storage & waste disposal

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

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

Painting

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

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

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

REV.: SEPT. 2016

HB JOB NO. 18080

REGISTERED PROFESSIONAL ENGINEER ★ MARK A. WIERZBICKI ★ No. 69278 ★ EXP. 6-30-20 ★ CIVIL ★ STATE OF CALIFORNIA

DATE: OCTOBER 22, 2019
SCALE: NONE
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 18080

GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
BLUEPRINT FOR A CLEAN BAY
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

HANNA-BRUNETTI EST. 1980
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING@HANNABRUNETTI.COM

BY	DATE

REVISIONS

SHEET C2 OF 8

APN 527-11-009
MOFFAT

APN 527-11-008
RUSSELL

APN 527-09-013
MAYER

APN 527-09-035
AHMED/AZIM

APN 527-09-037
LOMELIN/MONTALVO

536.69
S89° 27' 27"E

30.43
N00° 00' 45"W

SCENIC EASEMENT
PER 826 M 26-35

SCENIC EASEMENT
PER 826 M 26-35

60' DRAINAGE ESMT
PER DOC NO.
19705898

LRDA LINE

LRDA LINE

LOT 9
"THE HIGHLANDS OF LOS GATOS"
TRACT NO. 9969

PUBLIC STORM
DRAIN EASEMENT
PER 826 M 26-35

S38° 33' 16"E
333.52

S38° 14' 51"W
410.13

LOT 8

LOT 9

LOT 10

S10° 06' 17"E
92.52

S03° 42' 12"E
153.10

S86° 10' 46"W
23.13

L=34.93, R=42.00
D=047°38'49"

5' PUBLIC UTILITIES EASEMENT
PER 826 M 26-35

SANTELLA COURT

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REV.: SEPT. 2016

HB JOB NO. 18080

REGISTERED PROFESSIONAL ENGINEER
MUSY-VERDEL
JOY ANN
NO. 69278
EXP. 6-30-20
CIVIL
STATE OF CALIFORNIA

DATE: OCTOBER 22, 2019
SCALE: 1"=30'
DESIGN: AM
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GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
EXISTING TOPOGRAPHY
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

HANNA-BRUNETTI
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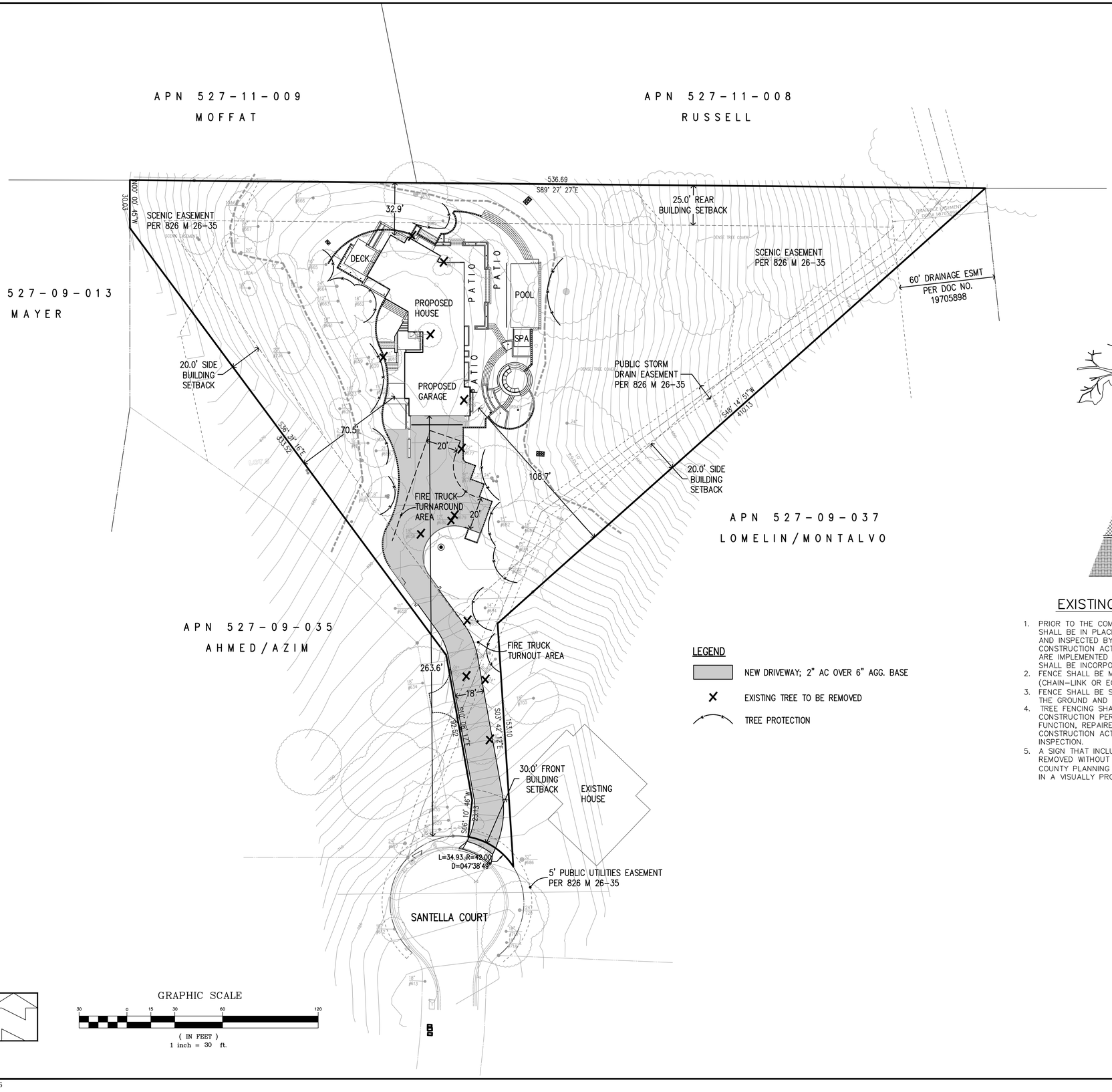
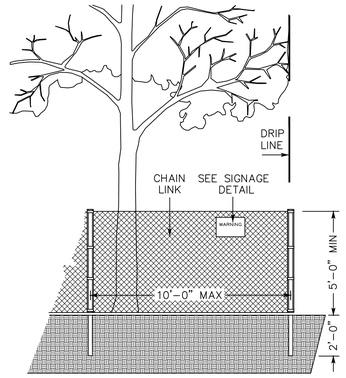
BY	DATE	REVISIONS

SHEET C3 OF 8





EXISTING TREE PROTECTION DETAILS

1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
5. A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

LEGEND

- NEW DRIVEWAY; 2" AC OVER 6" AGG. BASE
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION

REGISTERED PROFESSIONAL ENGINEER ★ MUSY-VERDEL ★ JOHN A. ★ NO. 69278 ★ EXP. 6-30-20 ★ CIVIL ★ STATE OF CALIFORNIA

DATE: OCTOBER 22, 2019
SCALE: 1"=30'
DESIGN: AM
DRAWN: TM
CHECK: XX
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GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
GRADING & DRAINAGE PLAN
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

HANNA-BRUNETTI
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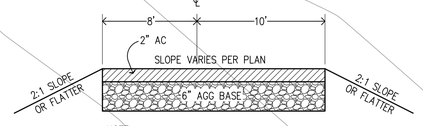
7851 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3682
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE	BY	REVISIONS

REV.: SEPT. 2016

HB JOB NO. 18080

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.



NOTE:
DRIVEWAY SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.

DRIVEWAY SECTION
NOT TO SCALE

MATCH LINE
SEE SHEET C6

LRDA LINE

GATE AND COLUMNS SEE LANDSCAPE PLANS FOR DIMENSIONS & DETAILS

LANDSCAPE WALL

FOUND 3/4" IP OPEN

EX CURB INLET

EXISTING 5' PUBLIC UTILITIES EASEMENT PER 826 M 26-35

EX WATER METER

FOUND IP LS 5615

EX TC 720.53± CONFORM

EX SS LATERAL

EX WATER MAIN

EX TC 721.74± CONFORM

EX WATER METER

EX CURB & GUTTER

CONNECT TO EXISTING SS CLEAN OUT & LATERAL STUB IN FRONT LOT 12, 300 FT± SOUTH ON SANTELLA COURT

PROPOSED JOINT TRENCH WATER, ELECTRIC & TELEPHONE

2:1 SLOPE OR FLATTER TYPICAL

LIMITS OF DISTURBED AREA

2" AC OVER 6" CL AGG. BASE

1-1/2" PVC FORCE MAIN

FURNISH & INSTALL SANITARY SEWER LIFT STATION; CONTRACTOR TO PROVIDE DETAILS

EX TREES TO BE REMOVED

EX TREE TO BE REMOVED

FIRE TURNAROUND AREA

83 LF 4" PVC SDR 26 @ 2%

TRENCH DRAIN - TG 687.45

GARAGE
FF 688.0
PAD 686.6

TRASH ENCLOSURE

18 LF

STEPS

PLANTER

14 LF 4" PVC @ S=0.10

52 LF 6" PVC @ S=0.10

30 LF 6" PVC @ S=0.008

PROVIDE 3'x5' ROCK RIP-RAP
6" MIN DIA ROCK SIZE
2 COURSES

EXISTING 10' PUBLIC STORM DRAIN EASEMENT PER 826 M 26-35

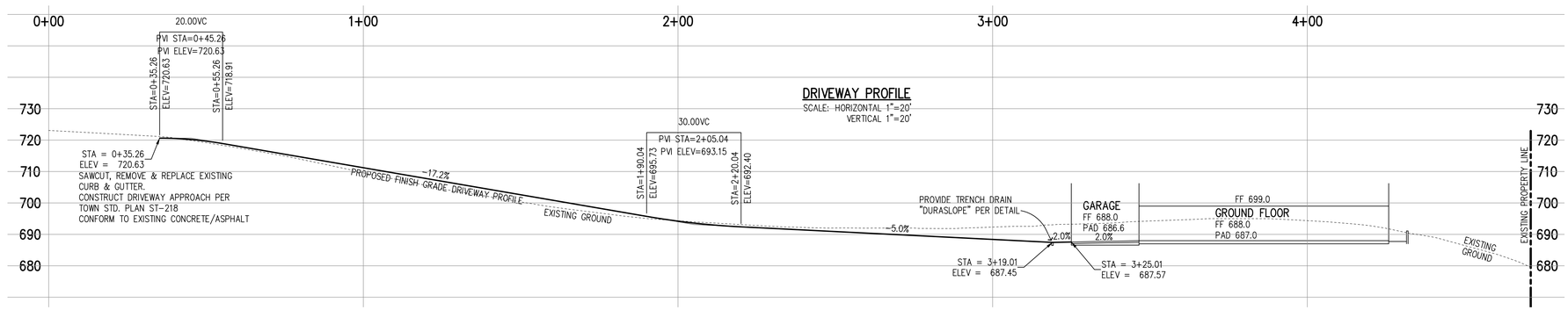
FOUND IP LS 5615

LRDA LINE

MATCH LINE
SEE SHEET C6

EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 811/1-800-227-2600. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF UTILITIES SHOWN ON THESE PLANS, INDICATED IN THE FIELD BY LOCATING SERVICES, OR EVIDENCE BY FACILITIES VISIBLE AT OR ADJACENT TO THE JOB SITE. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND IS DEEMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.

DRIVEWAY PROFILE
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'



CONSTRUCTION NOTES

1. CONNECT RETAINING WALL SUBDRAIN TO NEW STORM DRAIN SYSTEM; TYPICAL
2. CONSTRUCT RETAINING WALL; SEE STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS; TYPICAL
3. FURNISH & INSTALL TRENCH DRAIN "DURASLOPE"; SEE SHEET C7 FOR DETAIL OR APPROVED EQUAL
4. JOINT TRENCH TO HOUSE; WATER, GAS, ELECTRIC & TELEPHONE
5. PLANTER; SEE LANDSCAPE PLANS FOR DETAILS TOP OF PLANTER PER LANDSCAPE PLAN
6. EXISTING UTILITY BOXES; ADJUST TO NEW FINISH GRADE AND UPGRADE TO TRAFFIC RATED LID
7. EXISTING TREE TO REMAIN; PROVIDE TREE PROTECTION PER DETAIL SEE SHEET C4
8. NEW 4" PVC STORM DRAIN PIPE AT MINIMUM 0.5 PERCENT SLOPE
9. EXISTING TREE TO BE REMOVED
10. PROPOSED OUTDOOR SHOWER AREA PLUMBING TO BE CONNECTED TO MAIN HOUSE PLUMBING FOR WATER SUPPLY AND DRAINAGE. SEE PLUMBING PLANS FOR DETAILS.
11. FURNISH & INSTALL 1.5" PVC FORCE MAIN ALONG SANTELLA COURT TO EX CLEANOUT LOCATED 300 FT± SOUTH
12. SAWCUT, REMOVE & REPLACE EXISTING SECTION OF CURB & GUTTER CONSTRUCT 16' WIDE DRIVEWAY APPROACH PER TOWN STD. PLAN NO. ST-219; CONFORM TO EXISTING CONCRETE/ASPHALT.

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 THE ENGINEER.

REV.: SEPT. 2016

REGISTERED PROFESSIONAL ENGINEER * VANESSA MUST-VERDEL * No. 69278 * EXP. 6-30-20 * CIVIL * STATE OF CALIFORNIA

DATE:	OCTOBER 22, 2019
SCALE:	1"=10'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	18080

GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
DRIVEWAY PLAN & PROFILE
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

HANNA-BRUNETTI
EST. 1990
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7665 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
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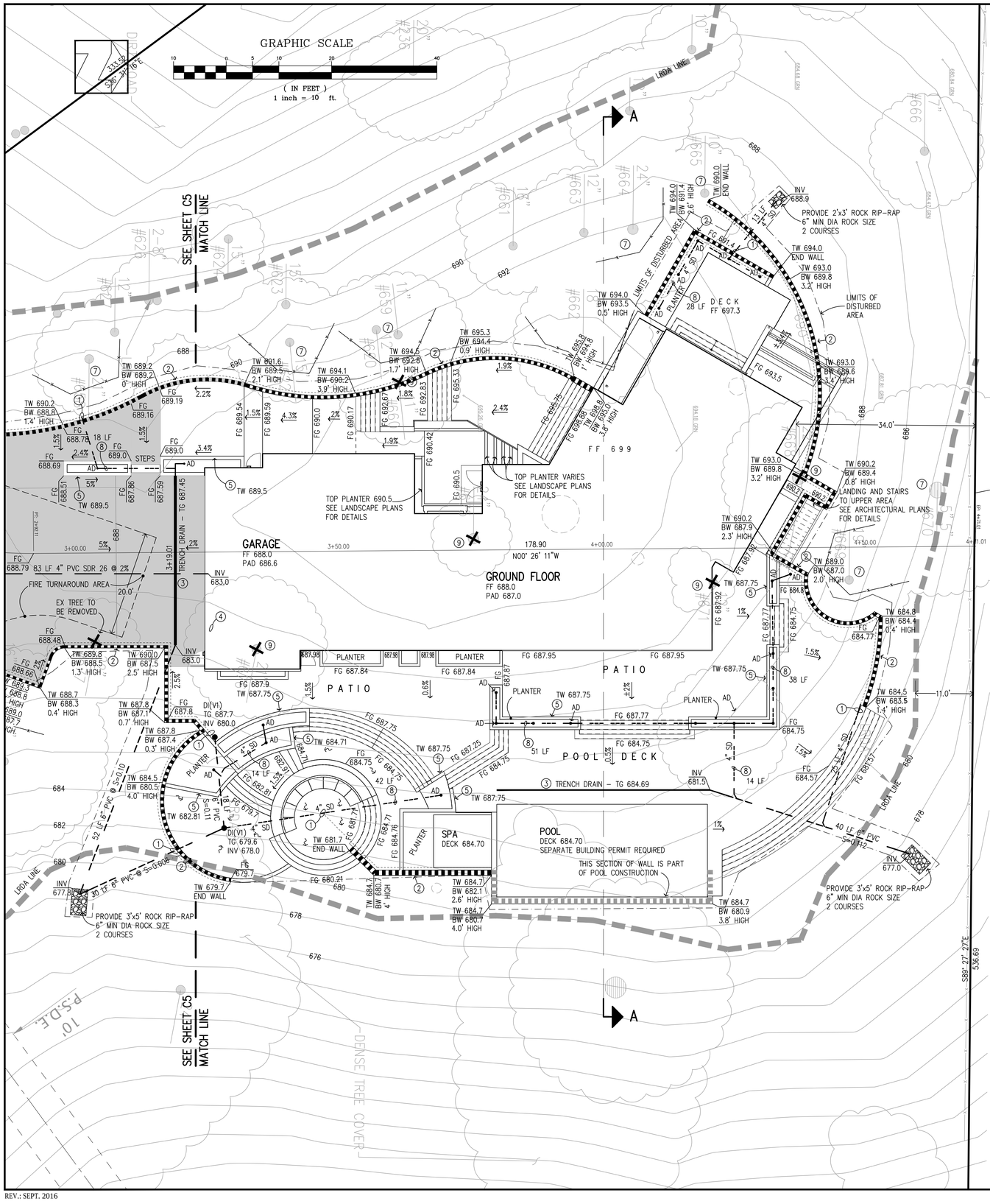
DATE	BY	REVISIONS

SHEET C5 OF 8

HB JOB NO. 18080



Slope Density of Proposed Developed Area

$$S = \frac{0.0023\ (I \times L)}{A}$$

S = the slope density
I = the contour interval in feet = 1 ft
L = the sum length of contour lines in feet = 25,080
A = the area in acres = 1.85

$$S = \frac{0.0023\ (1 \times 25080)}{1.85} = 31.18\%$$

CONSTRUCTION NOTES

1. CONNECT RETAINING WALL SUBDRAIN TO NEW STORM DRAIN SYSTEM; TYPICAL
2. CONSTRUCT RETAINING WALL; SEE STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS; TYPICAL
3. FURNISH & INSTALL TRENCH DRAIN "DURASLOPE"; SEE SHEET C7 FOR DETAIL OR APPROVED EQUAL
4. JOINT TRENCH TO HOUSE; WATER, GAS, ELECTRIC & TELEPHONE
5. PLANTER; SEE LANDSCAPE PLANS FOR DETAILS TOP OF PLANTER PER LANDSCAPE PLAN
6. EXISTING UTILITY BOXES; ADJUST TO NEW FINISH GRADE AND UPGRADE TO TRAFFIC RATED LID
7. EXISTING TREE TO REMAIN; PROVIDE TREE PROTECTION PER DETAIL SEE SHEET C4
8. NEW 4" PVC STORM DRAIN PIPE AT MINIMUM 0.5 PERCENT SLOPE
9. EXISTING TREE TO BE REMOVED
10. PROPOSED OUTDOOR SHOWER AREA PLUMBING TO BE CONNECTED TO MAIN HOUSE PLUMBING FOR WATER SUPPLY AND DRAINAGE. SEE PLUMBING PLANS FOR DETAILS.
11. FURNISH & INSTALL 1.5" PVC FORCE MAIN ALONG SANTELLA COURT TO EX CLEANOUT LOCATED 300 FT± SOUTH
12. SAWCUT, REMOVE & REPLACE EXISTING SECTION OF CURB & GUTTER CONSTRUCT 16' WIDE DRIVEWAY APPROACH PER TOWN STD. PLAN NO. ST-219; CONFORM TO EXISTING CONCRETE/ASPHALT.

NOTES

1. AREA DRAINS (AD) FOR PLANTER AREAS SHALL BE CONNECTED TO STORM DRAIN SYSTEM WITH 4" PVC STORM DRAIN PIPE (4" SD) AT A MINIMUM OF 0.5 PERCENT SLOPE WITH MINIMUM 18 INCH OF COVER.
2. CONNECT RAINWATER LEADERS TO STORM DRAIN SYSTEM OR DRAIN TO SPLASH BLOCKS INTO LANDSCAPE AREAS.
3. PROVIDE SANITARY SEWER LIFT STATION AND FORCE MAIN TO MANHOLE/LATERAL IN STREET. CONTRACTOR TO PROVIDE DETAILS AND SPECIFICATIONS TO TOWN.
4. HARDSCAPE (FRONT ENTRANCE, PATIO AND POOL DECK AREA): 4" CONCRETE OVER 4" GRAVEL OR PER OWNER'S DIRECTION
5. HOUSE OUTLINE SHOWN FOR REFERENCE ONLY; PRIOR TO CONSTRUCTION STAKING VERIFY WITH ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
6. RETAINING WALL SUBDRAINS TO EITHER CONNECT TO NEW STORM DRAIN SYSTEM OR DRAIN TO DAYLIGHT WITH ROCK RIP-RAP AT END OF PIPE.

REV.: SEPT. 2016

HB JOB NO. 18080

PROFESSIONAL ENGINEER * REGISTERED * STATE OF CALIFORNIA
MARINA JOY MUSY-VERDEL
NO. 69278
CIVIL
EXP. 6-30-20

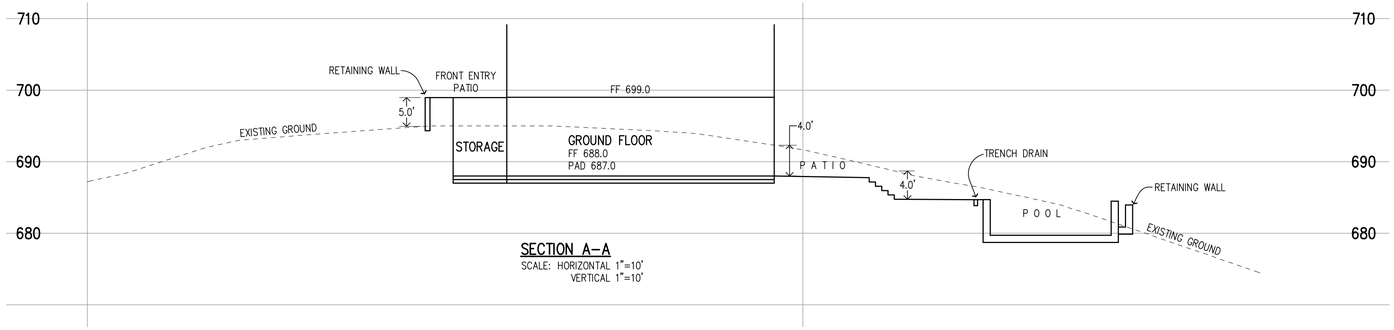
DATE:	OCTOBER 22, 2019
SCALE:	1"=10'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	18080

GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
GRADING & DRAINAGE PLAN
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

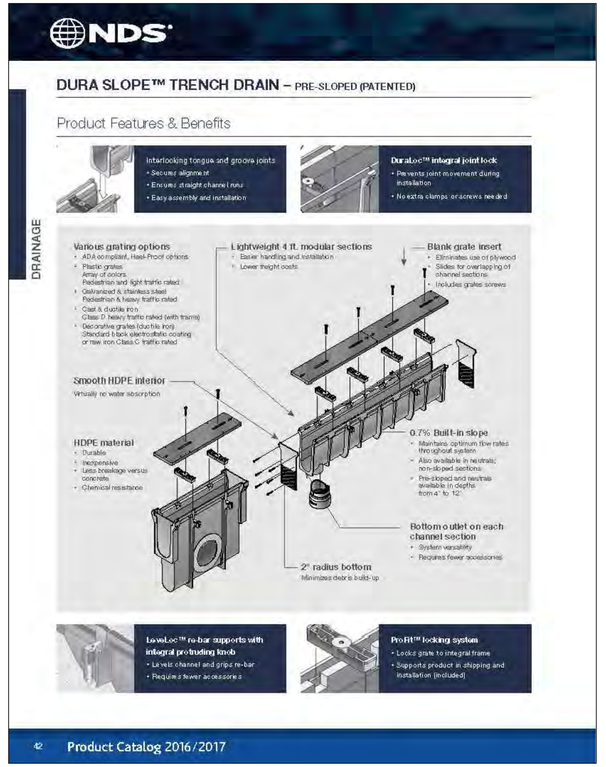
HANNA-BRUNETTI
EST. 1980
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7851 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING@HANNABRUNETTI.COM

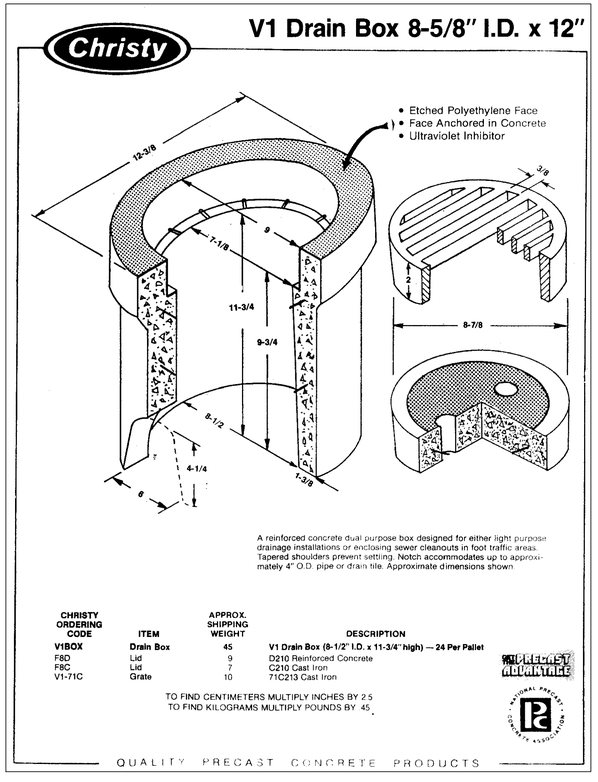
◇	REVISIONS	BY	DATE

SHEET C6 OF 8

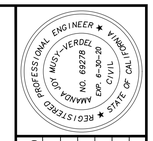


SECTION A–A
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=10'





REV.: SEPT. 2016



DATE: OCTOBER 22, 2019
SCALE: 1"=10'
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 18080

GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
SECTION AND DETAILS
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

HANNA-BRUNETTI
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CIVIL ENGINEERS • LAND SURVEYORS
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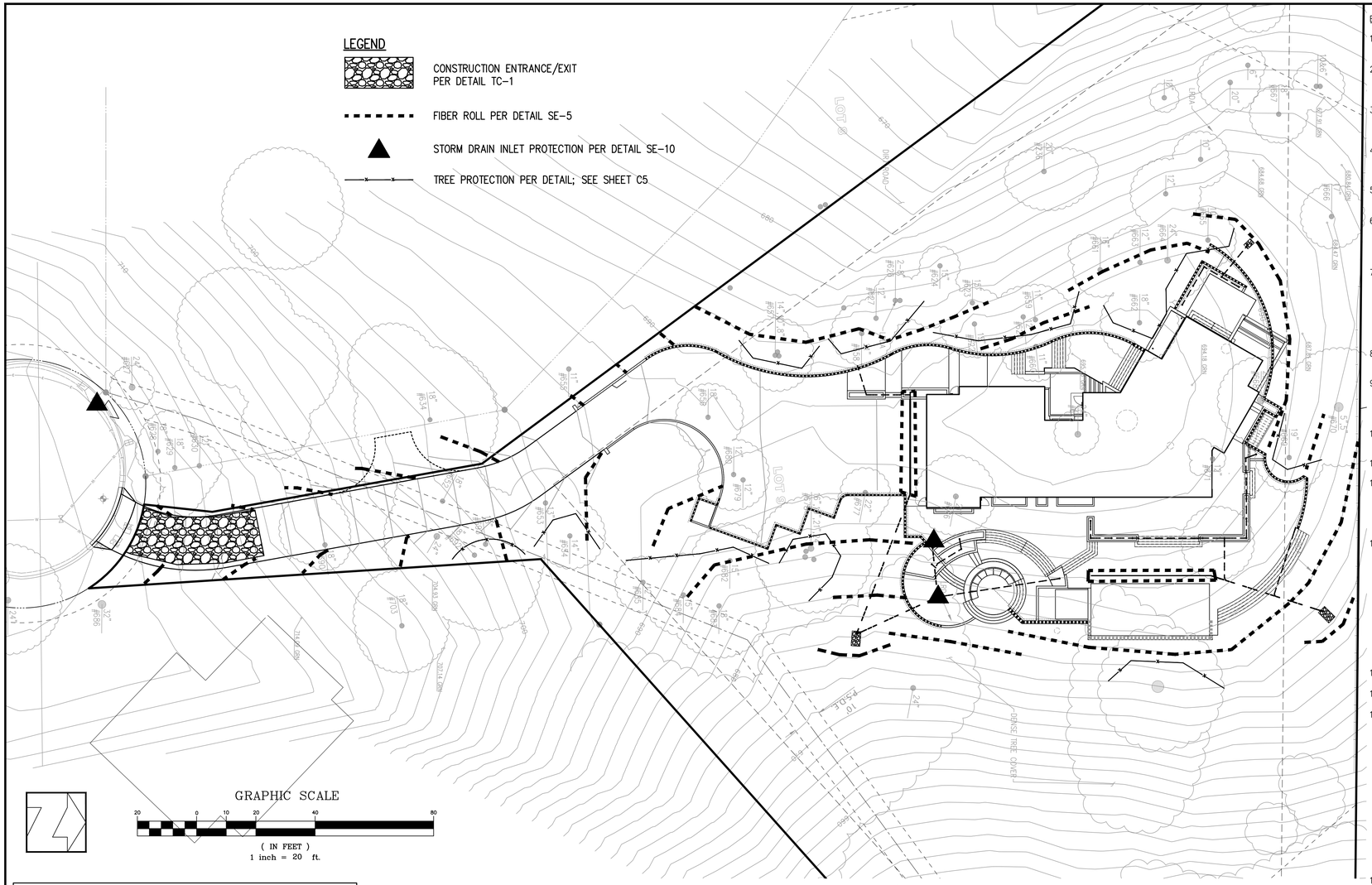
REVISIONS	BY	DATE

SHEET C7 OF 8

HB JOB NO. 18080



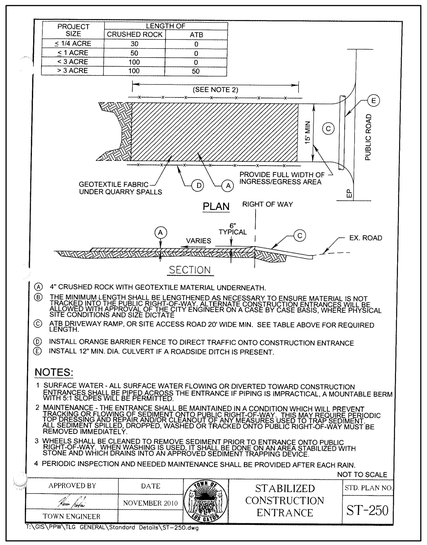
EROSION CONTROL NOTES

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 BARRIER PER "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 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 COUNTY INSPECTOR. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL COUNTY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO COUNTY INSPECTOR'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 ELIMINATE 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 DURING THE RAINY SEASON. 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 EFFIENCY. 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 THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE COUNTY INSPECTOR.
13. F THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

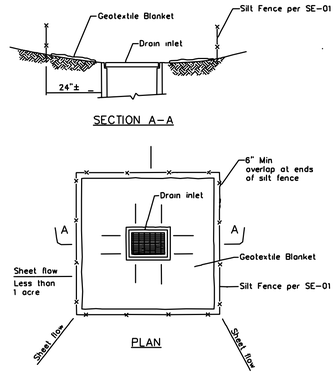
HYDROSEED TABLE

ITEM	LBS/ACRE
COMMON BARLEY	45
ANNUAL RYEGRASS	45
CRIMSON CLOVER	10
FERTILIZER 7-2-3	400
FIBER MULCH	2000
TACKIFIER	100

14. ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE CITY INSPECTOR.
15. PROVIDE SHRUBS AND/OR TREES REQUIRED ON SLOPES GREATER THAN 15 FEET IN VERTICAL HEIGHT.
16. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMP'S) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMP'S SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD AND EXPRESSWAY FACILITIES:
    A) REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.
    B) PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
    C) PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY
17. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE CITY RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE CITY RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.



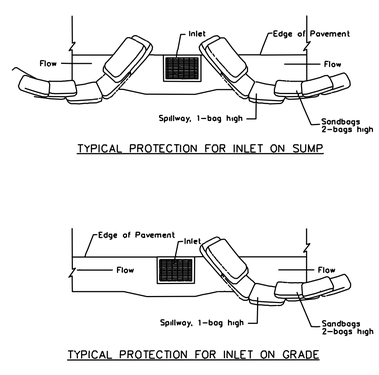
SE-10 Storm Drain Inlet Protection



DI PROTECTION TYPE 1
NOT TO SCALE

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.

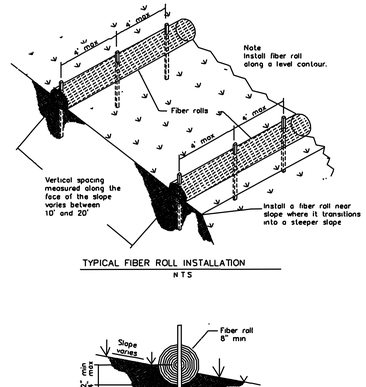
SE-10 Storm Drain Inlet Protection



NOTES:
1. Intended for short-term use
2 Use to inhibit non-storm water flow
3. Allow for proper maintenance and cleanup
4. Bags must be removed after adjacent operation is completed
5 Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

SE-5 Fiber Rolls



HANNA-BRUNETTI
EST. 1910
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7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
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EMAIL: ENGINEERING@HANNABRUNETTI.COM

REGISTERED PROFESSIONAL ENGINEER ★ ANA MARIA MUSIC-VERDEL ★ NO. 69278 ★ EXP. 6-30-20 ★ CIVIL ★ STATE OF CALIFORNIA

DATE: OCTOBER 22, 2019
SCALE: 1"=20'
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 18080

GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
EROSION CONTROL PLAN
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

BY	DATE

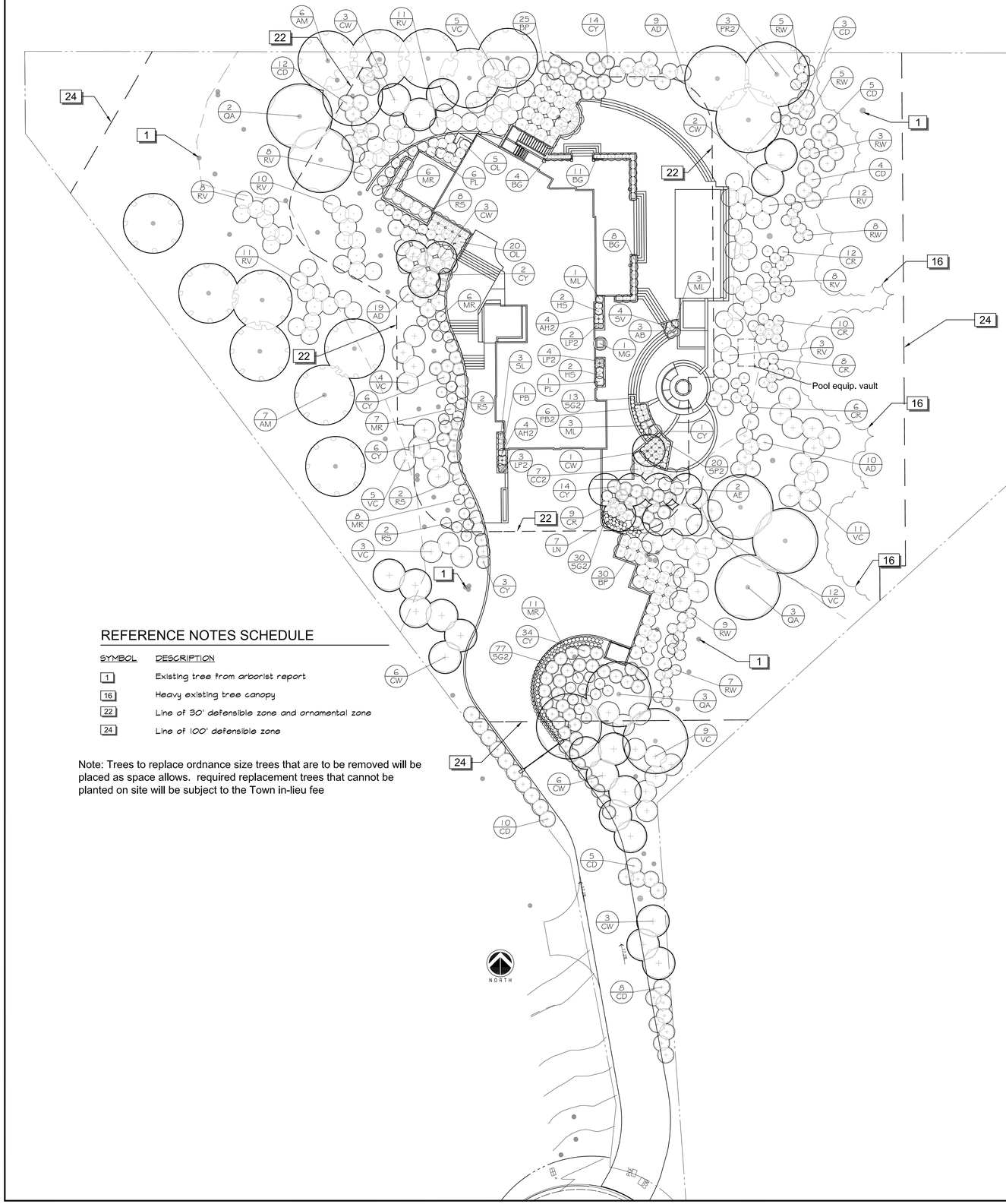
REVISIONS

SHEET C8 OF 8

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 THE ENGINEER.

REV.: SEPT. 2016

HB JOB NO. 18080



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Existing tree from arborist report
16	Heavy existing tree canopy
22	Line of 30' defensible zone and ornamental zone
24	Line of 100' defensible zone

Note: Trees to replace ordnance size trees that are to be removed will be placed as space allows. required replacement trees that cannot be planted on site will be subject to the Town in-lieu fee

Note: This plant list is in conformance with low fuel varieties and the installation of the landscape shall comply with California Public Resources Code section 4291 numbers 1-6 and sections and California Government Code section 51882 numbers 1-6. Regular maintenance shall be performed by the homeowner as per cited code sections in this note. See calfire.ca.gov for information regarding creating defensible space.

86% of all spcified trees are California natives
86% of all specified shrubs are California natives 1

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AM	Acer macrophyllum / Big Leaf Maple	24"box	13
	CW	Cercis occidentalis / Western Redbud Multi-trunk	15 gal	24
	LN	Lagerstroemia indica fauriei 'Natchez' Multi / Crape Myrtle	36"box	7
	FR2	Platanus racemosa / California Sycamore	15 gal	3
	QA	Quercus agrifolia / Coast Live Oak	36"box	8

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AB	Agave x 'Blue Glow' / Blue Glow Agave	5 gal	3
	AE	Alyogyne huegelii / Blue Hibiscus	5 gal	2
	AH2	Anigozanthos x 'Big Red' / Big Red Kangaroo Paw	5 gal	8
	AD	Arctostaphylos x 'John Dourley' / John Dourley Manzanita	5 gal	38
	BP	Baccharis pilularis 'Pigeon Point' / Coyote Brush	5 gal	55
	BG	Buxus x 'Green Mountain' / Boxwood	5 gal	23
	CR	Ceanothus rigidus 'Snowball' / Ceanothus Snowball	1 gal	45
	CC2	Ceanothus x 'Concha' / California Lilac	5 gal	7
	CD	Ceanothus x 'Dark Star' / California Lilac	5 gal	47
	CY	Ceanothus 'Yankee Point' / California Lilac	1 gal	80
	HS	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	5 gal	4
	LP2	Limonium perezii / Statice	1 gal	9
	MG	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 gal	1
	ML	Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass	1 gal	7
	MR	Muhlenbergia rigens / Deer Grass	1 gal	38
	OL	Olea europaea 'Little Ollie' / Dwarf Olive	5 gal	25
	PL	Perovskia atriplicifolia 'Lacey Blue' / Russian Sage	5 gal	7
	PB2	Phormium tenax 'Bronze Baby' / Bronze Baby New Zealand Flax	1 gal	6
	PB	Phormium x 'Black Adder' / New Zealand Flax	5 gal	1
	RV	Ribes viburnifolium / Evergreen Currant	5 gal	71
	RW	Romneya coulteri 'White Cloud' / White Cloud Matilija Poppy	5 gal	37
	RS	Rosa x 'Sally Holmes' / Adelaide Hoodless Rose	5 gal	14
	SL	Salvia leucantha / Mexican Bush Sage	5 gal	3
	SG2	Salvia x 'Gracias' / Sage	1 gal	120
	SP2	Salvia 'Celestial Blue' / Santa Rosa Island Sage	1 gal	20
	SV	Senecio vitalis / Blue Chalk Fingers	1 gal	4
	VC	Vitis californica 'Roger's Red' / California Wild Grape	1 gal	49

LICENSED LANDSCAPE ARCHITECT
DAVID R. FOX
No. 1968/5053
Signature
08/31/20
Renewal Date
Date
STATE OF CALIFORNIA

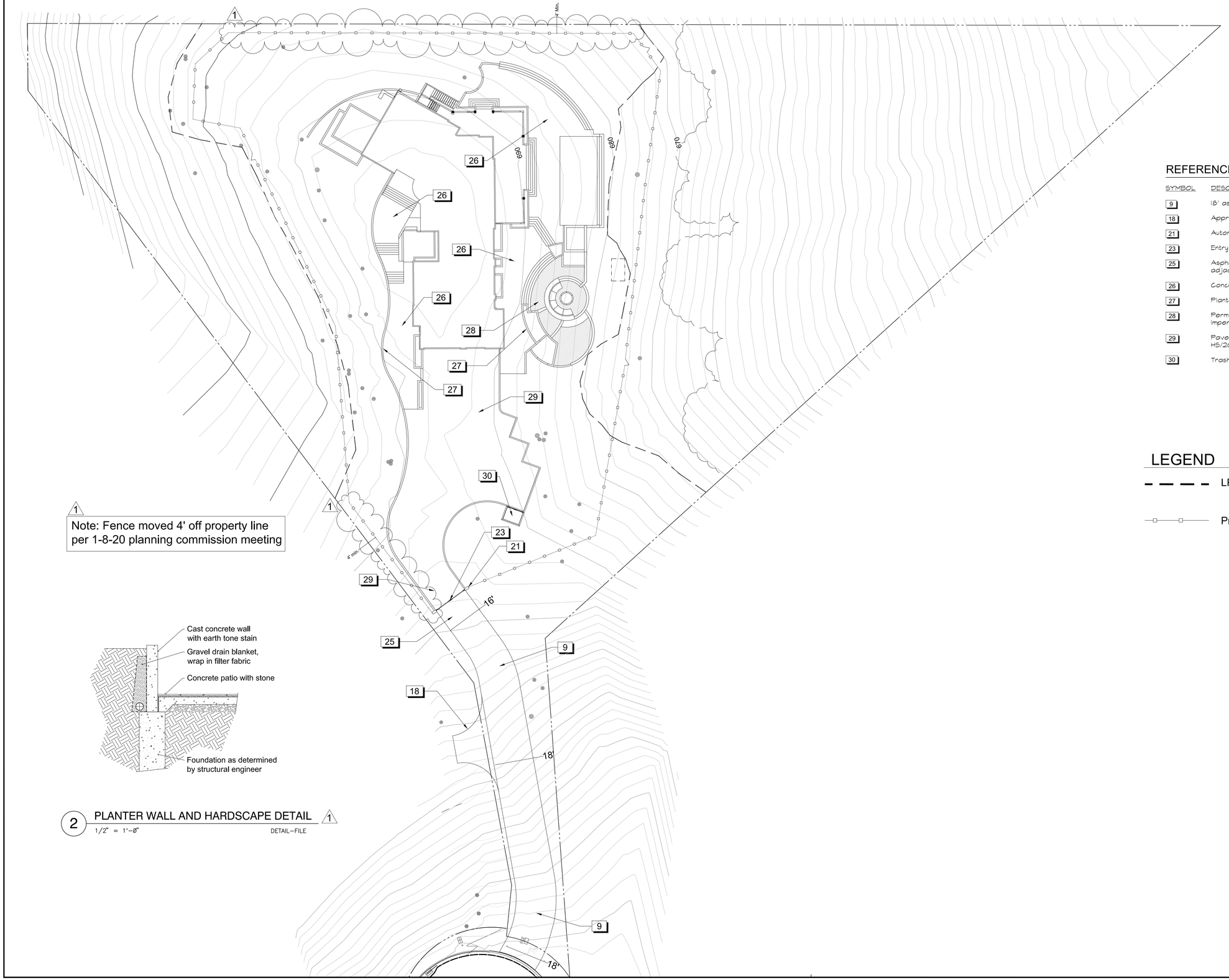
REVISIONS	BY
1 Per town comments	DRF

David R. Fox & Company-Landscape Architecture
50 university ave - ste. b142, los gatos, california, 95030
408-761-0212 phone
dav46@foxla.net

Planting Plan
WUI Plan and Notes

The Olgaard Residence
15365 Santella Court APN 527-09-036
Los Gatos California

Date 10-1-19
Scale 1"=10'-0"
Drawn DRF
Job Olgaard
Sheet L1.0
Of . Sheets



1

Note: Fence moved 4' off property line per 1-8-20 planning commission meeting

2 PLANTER WALL AND HARDSCAPE DETAIL 1

1/2" = 1'-0" DETAIL-FILE

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
9	18' asphalt entry driveway section
18	Approximate entrance to lot & driveway
21	Automatic entry gates
23	Entry gate setback - 170'
25	Asphalt drive transitions to 16' wide after entry to adjacent residence
26	Concrete patios with stone
27	Planter wall, typical all walls. See detail this sheet
28	Permeable paving in hatched area to reduce impervious surface, ie. ECO pavers, gravel, etc.
29	Paver driveway with installation that meets H/20 and HS/20 load standards
30	Trash enclosure, see detail sheet L2.2

LEGEND

- - - - LRDA line

Proposed fence line

LICENSED LANDSCAPE ARCHITECT
DAVID R. FOX
No. 1998/5030
Signature
08/31/20
Renewal Date
Date
STATE OF CALIFORNIA

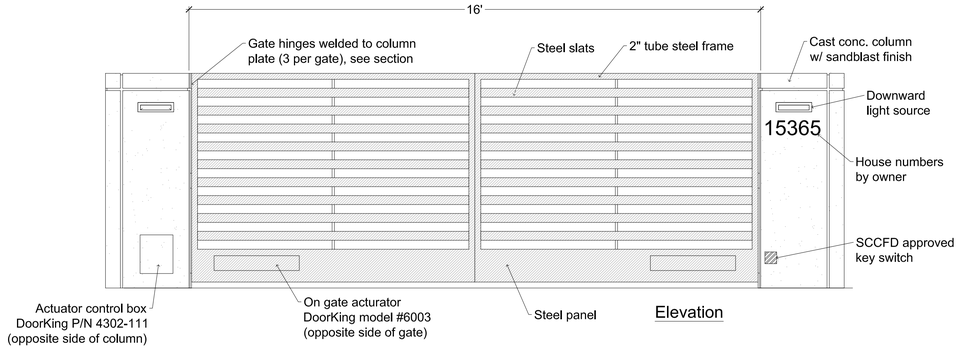
REVISIONS	BY
1 Fence rev per 1-8-20 PC meeting	DRF

David R. Fox & Company-Landscape Architecture
50 university ave - ste. b142, los gatos, california, 95030
408-761-0212 phone
dav46@foxla.net

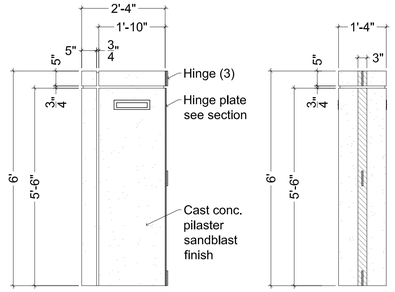
Perimeter Fence and Details
Planter Wall Detail

The Olgaard Residence
15365 Santella Court APN 527-09-036
Los Gatos California

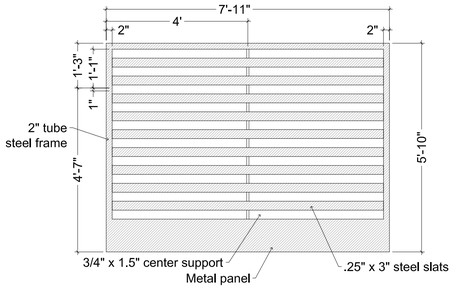
Date 10/1/19
Scale 1"=20'-0"
Drawn DRF
Job Olgaard
Sheet L2.0
Of . Sheets



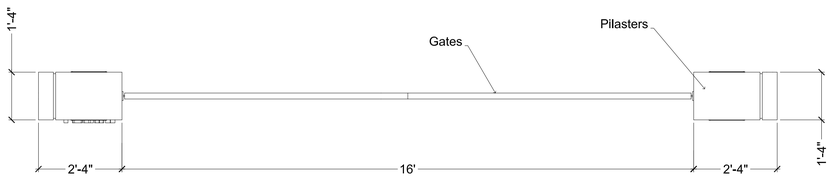
Elevation



Main Pilasters



Main Gates (2)



Plan View

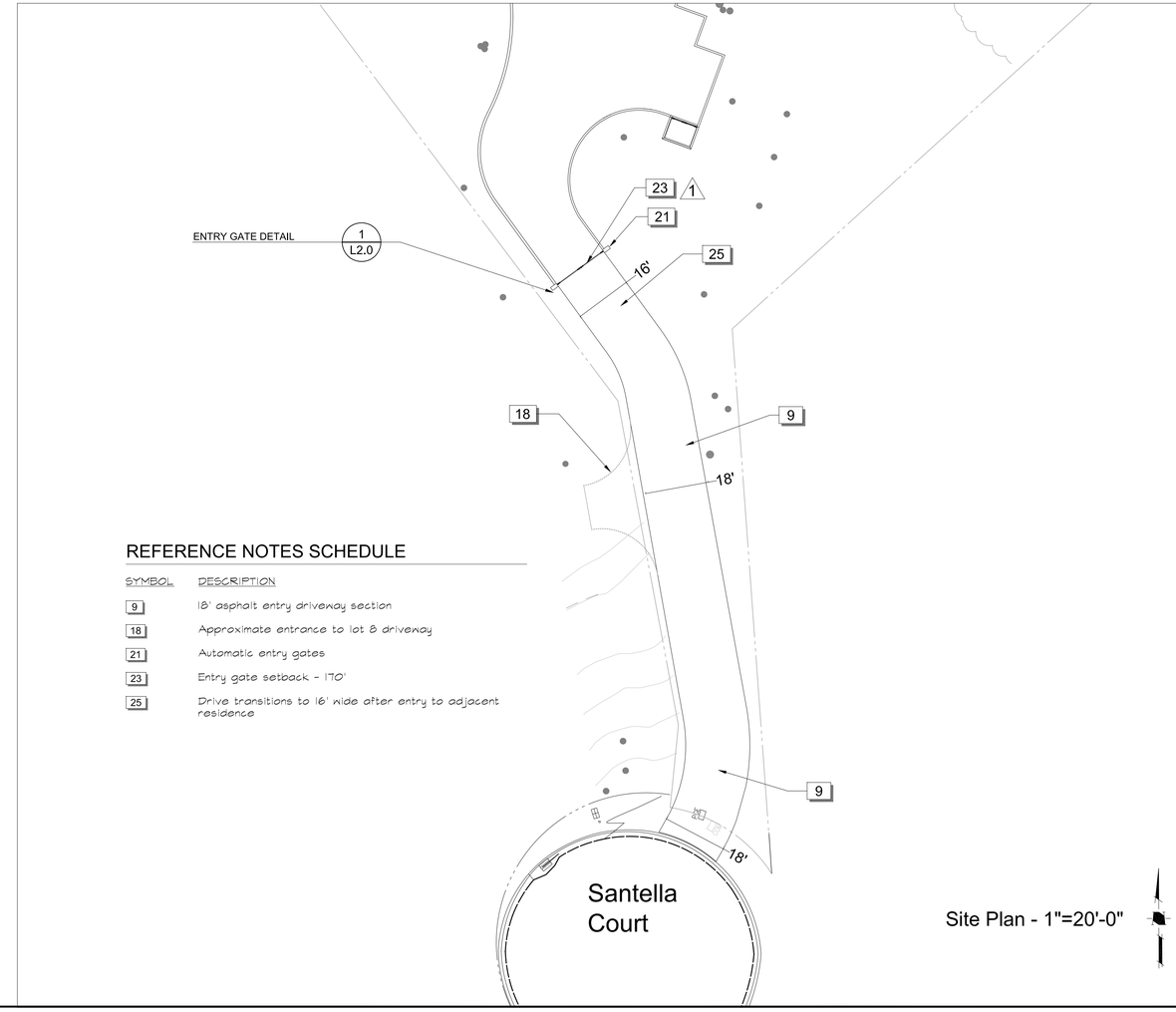
1 ENTRY GATE DETAIL

1/2" = 1'-0"

OLGRD-METAL-Ø1

Notes:

1. No gate may be installed across a required fire department access road or driveway without prior approval of the Fire Department. A detailed plan shall be submitted for review and approval prior to commencing any work. This requirement may be modified depending upon the complexity of the installation.
2. When padlocks are used to secure gates, they shall only be of a type approved by the Fire Department. (See also #4)
3. Gates equipped with electric control devices also shall have an override key switch installed. The key switch shall be of a type approved by the Fire Department. (See also #4 and #10)
4. Authorization forms for ordering fire department approved key switches and padlocks shall be obtained by contacting the Fire Prevention Division of the Fire Department.
5. All electrically controlled gates shall be provided with a manual override to allow operation of the gate during a power outage.
6. When open, gates shall not obstruct any portion of the required width of the driveway or access road.
7. Gates shall be adequately supported to prevent dragging.
8. Gates shall be operable by one person.
9. Swing-style gates shall open a full 90 degrees and may swing in either direction. Sliding gates shall slide parallel to the security fence.
10. All manually operated gates shall be designed so they remain in the open position when left unattended. Electrically operated gates shall be equipped with a fire department approved key switch. Activation of the switch shall open the gate(s) and cause it to remain in the open position until reset by emergency response personnel.
11. Vertical clearance over the required vehicular access road or driveway shall be not less than 13 feet 6 inches.



Site Plan - 1"=20'-0"

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
9	18' asphalt entry driveway section
18	Approximate entrance to lot 8 driveway
21	Automatic entry gates
23	Entry gate setback - 170'
25	Drive transitions to 16' wide after entry to adjacent residence

LICENSED LANDSCAPE ARCHITECT
DAVID R. FOX
No. 1988/5053
Signature
09/30/2020
Renewal Date
State
STATE OF CALIFORNIA

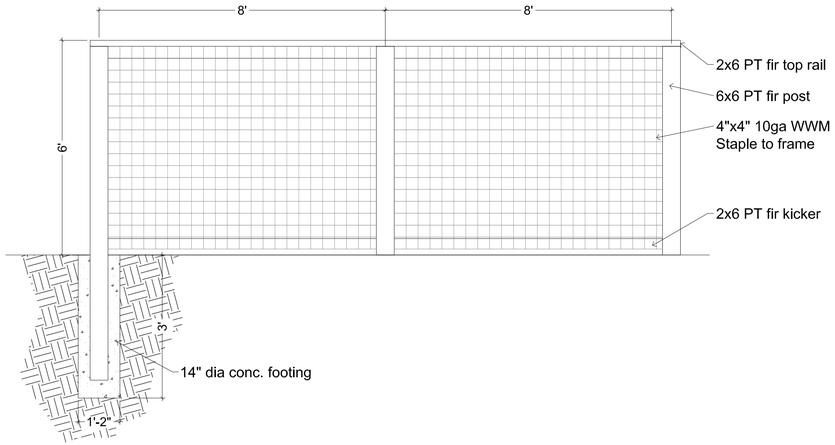
REVISIONS	BY
1 Per town comments	DRF

David R. Fox & Company-Landscape Architecture
50 university ave - ste. b142, los gatos, california 95030
408-761-0212 phone
dav46@foxla.net

Entry Gate Plan and Details

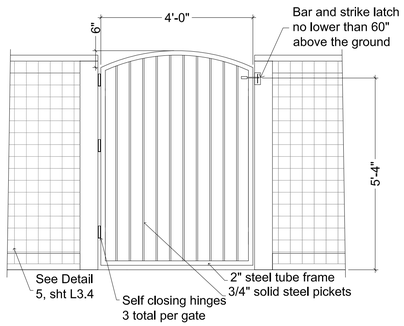
The Olgaard Residence
15365 Santella Court APN 527-09-036
Los Gatos California

Date 10/1/19
Scale 1"=20'-0"
Drawn DRF
Job Olgaard
Sheet L2.1
Of . Sheets



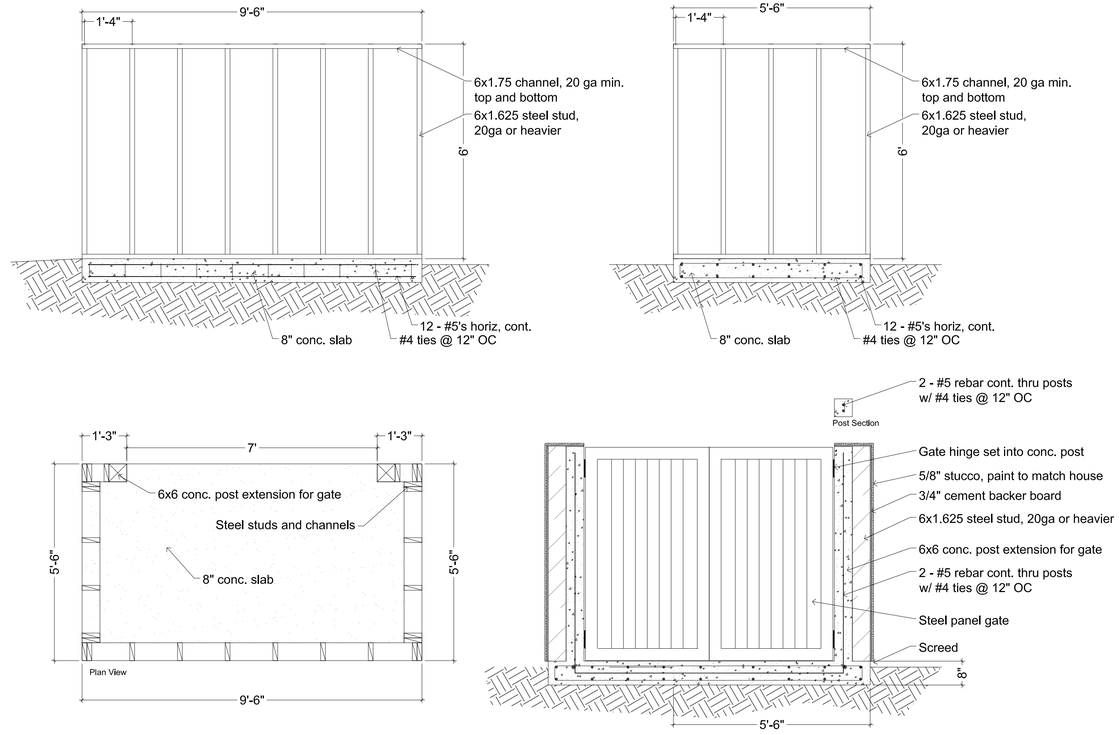
1 WOOD AND WIRE FENCE

1/2" = 1'-0" DETAIL-FILE



2 SELF-CLOSING GATE

1/2" = 1'-0" DETAIL-FILE



3 TRASH ENCLOSURE STRUCTURE

1/2" = 1'-0" MERIT-METAL-Ø1

LANDSCAPE ARCHITECT
DAVID R. FOX
No. 1988/5089
Signature
09/31/20
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS	BY

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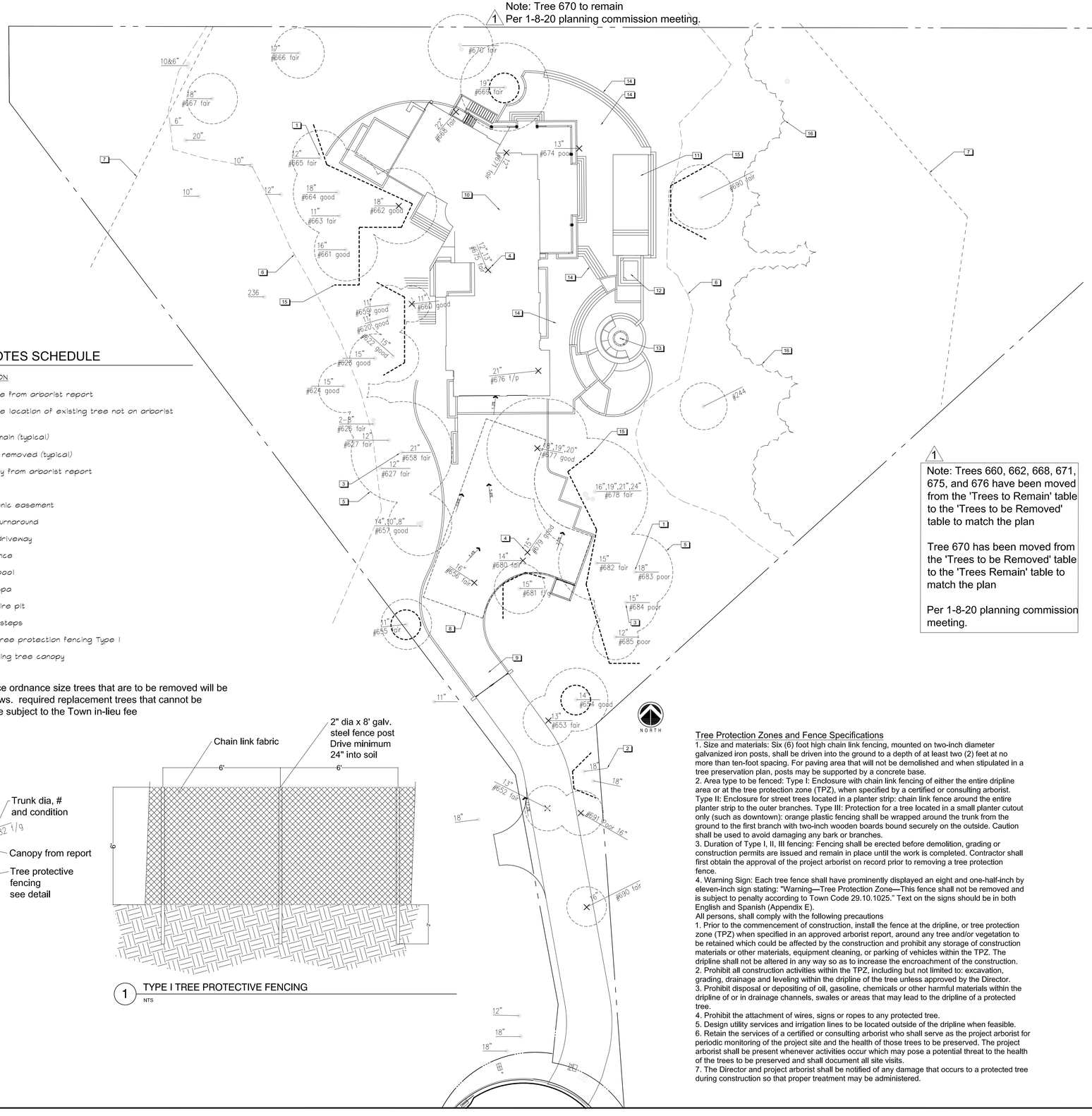
Details

The Olgaard Residence
15365 Santella Court APN 527-09-036
Los Gatos California

Date	10/1/19
Scale	1"=20'-0"
Drawn	DRF
Job	Olgaard
Sheet	L2.2
Of	. Sheets

Note: Tree 670 to remain
1 Per 1-8-20 planning commission meeting.



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Existing tree from arborist report
2	Approximate location of existing tree not on arborist report
3	Tree to remain (typical)
4	Tree to be removed (typical)
5	Tree canopy from arborist report
6	LRDA line
7	Private scenic easement
8	Fire truck turnaround
9	Proposed driveway
10	New residence
11	Proposed pool
12	Proposed spa
13	Proposed fire pit
14	Patios and steps
15	Proposed tree protection fencing Type I
16	Heavy existing tree canopy

Note: Trees to replace ordnance size trees that are to be removed will be placed as space allows. required replacement trees that cannot be planted on site will be subject to the Town in-lieu fee

1 TYPE I TREE PROTECTIVE FENCING
NTS

Tree Protection Zones and Fence Specifications

1. Size and materials: Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.
2. Area type to be fenced: Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.
3. Duration of Type I, II, III fencing: Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.
4. Warning Sign: Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning—Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025." Text on the signs should be in both English and Spanish (Appendix E).

All persons, shall comply with the following precautions

1. Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
2. Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.
3. Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.
4. Prohibit the attachment of wires, signs or ropes to any protected tree.
5. Design utility services and irrigation lines to be located outside of the dripline when feasible.
6. Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
7. The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

1
Note: Trees 660, 662, 668, 671, 675, and 676 have been moved from the 'Trees to Remain' table to the 'Trees to be Removed' table to match the plan

Tree 670 has been moved from the 'Trees to be Removed' table to the 'Trees Remain' table to match the plan

Per 1-8-20 planning commission meeting.

Note: SPC=Species QD=Quercus Douglasii QA=Quercus Agrifolia

1 Trees To Remain

Tree #	SPC	DIA	H/W	Condition
620	QD	11	25	Good
622	QD	13	25	Good
623	QD	11	25	Good
624	QD	11	25	Good
626	QD	8,10	25	Fair
627	QD	12	25	Fair
654	QD	14	40x25	Good
655	QD	11	20x20	Fair
657	QD	8,10,14	25x25	Good
658	QD	21	40x40	Good
659	QD	11	25x15	Good
661	QD	16	30x25	Good
663	QD	11	35x15	Fair
664	QD	18	38x35	Good
665	QD	12	25x22	Fair
666	QD	17	18x20	Fair
667	QA	18	20x20	Fair
669	QD	19	45x35	Fair
1 670	QA	18,12,6,12	45	Fair
672	QD	5	10x10	Fair
673	QD	13,12	9x10	Fair
678	QA	16,19,21,24	45x45	Fair
681	QD	12	40x20	Fair
682	QD	15	45x30	Fair
683	QD	18	45x30	Poor
684	QD	15	40x25	Poor
685	QD	12	35x18	Poor

Note: SPC=Species QD=Quercus Douglasii QA=Quercus Agrifolia

1 Trees To Be Removed

Tree #	SPC	DIA	H/W	Condition
652	QD	13	40x25	Fair
653	QD	13	30x20	Fair
656	QD	16	30x20	Fair
1 660	QD	11	25x18	Fair
1 662	QD	18	30x30	Good
1 668	QD	22	40x30	Fair
1 671	QD	12	28x18	Fair
674	QD	13	22x20	Fair/Poor
1 675	QD	12,13	30x25	Fair
1 676	QD	21	22x30	Fair/Poor
677	QA	18,19,20	30x40	Good
679	QD	15	40x22	Good
680	QD	14	40x22	Fair
691	QA	16	30	Poor
690	QD	16	30	Fair

REVISIONS	BY
1 Tables rev per 1-8-20 PC meeting	DRF

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Tree Plan

The Olgaard Residence
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Los Gatos California

Date 10-1-19
Scale 1"=20'-0"
Drawn DRF
Job Olgaard
Sheet L3.0
Of . Sheets

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