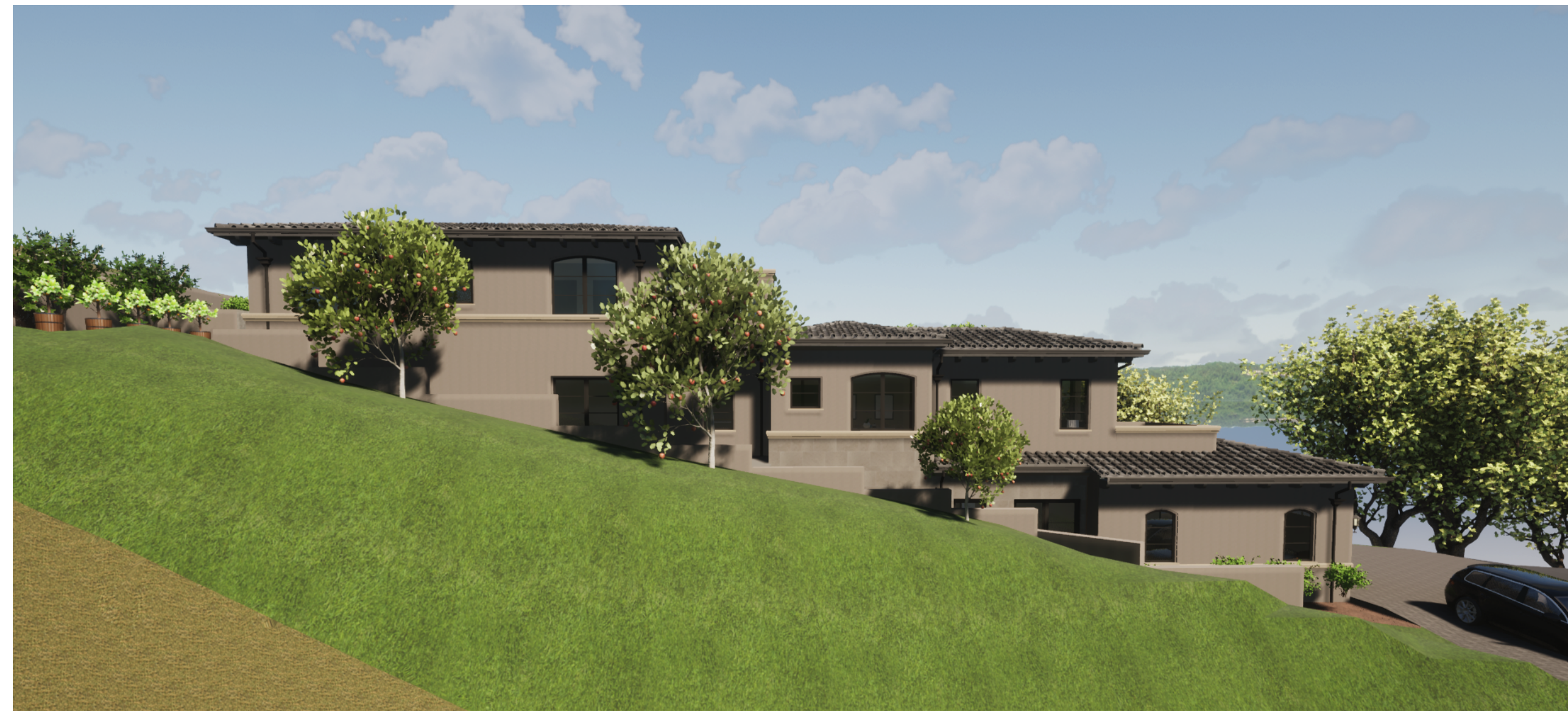


VIEW FROM DRIVEWAY



VIEW FROM WOOD ROAD



BUILDING FRONT VIEW FROM DRIVEWAY

# ARCHITECTURE AND SITE APPLICATION FOR THE BOUKNIGHT RESIDENCE

145 WOOD ROAD\*  
LOS GATOS, CA 95030

\*ADDRESS NUMBER PENDING APPROVAL

REVISIONS	
Resubmit	4.17.21
Resubmit	5.26.21

ARCHITECTURAL AND SITE DEVELOPMENT FOR:  
**THE BOUKNIGHT FAMILY**  
 145 (PENDING) WOOD ROAD • LOS GATOS, CA 95030

ARCHITECTURAL AND SITE DEVELOPMENT FOR:  
**THE BOUKNIGHT FAMILY**  
 51 UNIVERSITY AVE., U • LOS GATOS, CA • 95030 • (408) 396-2555

VICINITY MAP	PROJECT DIRECTORY	FIRE/ BUILDING NOTES	PROJECT DATA	SHEET INDEX																										
	<p><b>OWNERS:</b> KAVITA AND OVARİ BOUKNIGHT 16711 SHANNON ROAD LOS GATOS, CA 95032</p> <p><b>GEOLOGIC &amp; GEOTECHNICAL ENGINEERING:</b> G2EARTH 750 CAMDEN AVE, SUITE A CAMPBELL, CA 95028 TEL: (408) 866-8486</p> <p><b>CIVIL ENGINEERING AND SURVEYOR:</b> HANNA-SILVETTI 1651 EGGLEBERRY STREET GILROY, CA 95020 TEL: (408) 842-2178</p> <p><b>ARCHITECT:</b> KOHLSAAT &amp; ASSOCIATES 51 UNIVERSITY AVENUE, SUITE L LOS GATOS, CA 95030 TEL: (408) 396-2555</p> <p><b>LANDSCAPE ARCHITECT:</b> DAVID R. FOX &amp; COMPANY 1188 KOTENBERG AVE SAN JOSE, CA 95128 TEL: (408) 761-0212</p>	<p><b>FIRE SPRINKLERS:</b> An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: in all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. Note: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 91B.2 as adopted and amended by L97C.</p> <p><b>WATER SUPPLY REQUIREMENTS:</b> Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2016 CFC Sec. 909.9.5 and Health and Safety Code 18114.7</p> <p><b>ADDRESS IDENTIFICATION:</b> New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall conform with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. [CFC Sec. 909.11]</p> <p><b>EMERGENCY GATE/ACCESS GATE REQUIREMENTS:</b> Gate installations shall conform with Fire Department Standard Details and Specification 6- and, when open shall not obstruct any portion of the required width for emergency access roadways or driveways. Locks, if provided, shall be fire department approved prior to installation. Gates across the emergency access roadways shall be equipped with an approved access device. Knox Key-switch is required for the automatic gate.</p> <p><b>FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED:</b> Provide an access driveway with a paved all-weather surface, a minimum unobstructed width of 12 feet, vertical clearance of 18 feet 6 inches, minimum circulating turning radius of 36 feet outside and 28 feet inside, and a maximum slope of 18%; installations shall conform to the Fire Department Standard Details Specifications D-1 and CFC Section 503.</p> <p><b>CONSTRUCTION SITE FIRE SAFETY:</b> All construction site must comply with applicable provisions of the CFC chapter 55 and County of Santa Clara Standard Detail and Specification 51-1.</p> <p><b>REACH CODE COMPLIANCE:</b> This residence will comply with the town's electric appliance, electric vehicle and energy storage system requirements in accordance with town code section 6-10-050 and 6-10-050.</p>	<p><b>PROJECT ADDRESS:</b> 145 WOOD ROAD, LOS GATOS (ADDRESS PENDING)</p> <p><b>APFN:</b> 510-47-045</p> <p><b>ZONING:</b> HR-5</p> <p><b>OCCUPANCY GROUP:</b> R-3, U</p> <p><b>CONSTRUCTION TYPE:</b> V-B</p> <p><b>GROSS &amp; NET SITE AREA:</b> 24,682 SF</p> <p><b>AVERAGE LOT SLOPE:</b> 35.1%</p> <p><b>NET LOT AREA:</b> 11852.95SF (AFTER 60% DEDUCTION)</p> <p><b>PARKING:</b> 2 SPACES IN GARAGE, 4 SPACES ON DRIVEWAY</p> <p><b>FIRE SPRINKLER:</b> WILL PROVIDE</p> <p><b>MAX. ALLOWABLE FLOOR AREA = 9,900SF</b></p> <table border="1"> <thead> <tr> <th>FLOOR AREA (A)</th> <th>EXCLUSIONS (B)¹</th> <th>(A) - (B)</th> </tr> </thead> <tbody> <tr> <td>MAIN FLOOR 1,794 SF</td> <td>1,065 SF (1)</td> <td>2,804 SF</td> </tr> <tr> <td>LOWER FLOOR 211 SF</td> <td>1,640 SF (1)</td> <td>1,984 SF</td> </tr> <tr> <td>UPPER FLOOR 1,147 SF</td> <td>44 SF</td> <td>1,147 SF</td> </tr> <tr> <td>GARAGE 44 SF</td> <td>452 SF (1 &amp; 2)</td> <td>501 SF</td> </tr> <tr> <td><b>TOTAL</b> 3,246 SF</td> <td></td> <td><b>6,411 SF</b></td> </tr> </tbody> </table> <p>* EXCLUSIONS: (1) BELOW GRADE SF (2) GARAGE UP TO 400SF</p> <p><b>STRUCTURE COVERAGE:</b></p> <table border="1"> <tbody> <tr> <td>RESIDENCE + GARAGE FOOTPRINT</td> <td>3,781 SF</td> </tr> <tr> <td>COVERED PATIOS, DECKS, BALCONIES</td> <td>1,156 SF</td> </tr> <tr> <td>POOL, SPA</td> <td>103 SF</td> </tr> <tr> <td><b>SUBTOTAL</b></td> <td><b>5,040 SF = 18.97%</b></td> </tr> </tbody> </table>	FLOOR AREA (A)	EXCLUSIONS (B)¹	(A) - (B)	MAIN FLOOR 1,794 SF	1,065 SF (1)	2,804 SF	LOWER FLOOR 211 SF	1,640 SF (1)	1,984 SF	UPPER FLOOR 1,147 SF	44 SF	1,147 SF	GARAGE 44 SF	452 SF (1 & 2)	501 SF	<b>TOTAL</b> 3,246 SF		<b>6,411 SF</b>	RESIDENCE + GARAGE FOOTPRINT	3,781 SF	COVERED PATIOS, DECKS, BALCONIES	1,156 SF	POOL, SPA	103 SF	<b>SUBTOTAL</b>	<b>5,040 SF = 18.97%</b>	<p>A0 COVER SHEET</p> <p>A1 OVERALL SITE PLAN (A) AERIAL</p> <p>A1.1 ARCH SITE PLAN</p> <p>A1.2 GRADING EXCEPTION SITE PLAN</p> <p>1 TOWN NOTES, PROJECT DATA &amp; ABBREVIATIONS</p> <p>2 BLUEPRINT FOR A CLEAN BAY SHEET</p> <p>3 EXISTING TOPOGRAPHIC SURVEY</p> <p>4 SITE &amp; UTILITY PLAN AND LEGEND</p> <p>5 GRADING &amp; DRAINAGE PLAN</p> <p>6 GRADING &amp; DRAINAGE PLAN</p> <p>7 EROSION CONTROL PLAN</p> <p>L1.0 PRELIMINARY LANDSCAPE PLAN</p> <p>L1.1 FULL SITE LANDSCAPE</p> <p>L1.2 PROPOSED STRUCTURE</p> <p>L2.0 SECTIONS</p> <p>L3.0 TREE PLAN</p> <p>L4.0 PLANTING PLAN</p> <p>A3 LOWER FLOOR PLAN</p> <p>A4 MAIN FLOOR PLAN</p> <p>A5 UPPER FLOOR PLAN</p> <p>A6 ROOF PLAN</p> <p>A7 ELEVATIONS</p> <p>A8 ELEVATIONS</p> <p>A9 SECTIONS</p> <p>A10 SECTIONS</p>
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<p><b>SCOPE OF WORK</b></p> <p>SITE AND ARCHITECTURAL DEVELOPMENT ON AN EXISTING VACANT HR-5 ZONED LOT. WORK TO INCLUDE:</p> <p>STRUCTURES: CONSTRUCTION OF A NEW RESIDENCE WITH AN ATTACHED GARAGE AND BELOW GRADE FLOOR AREAS. 2 OPEN TRELLIS AND LOGGIA 3 EGRESS, VENTILATION WELL AND SITE STAIRS.</p> <p>SITE WORK (SEE CIVIL AND LANDSCAPE PLANS FOR DETAILS): 1. ACCESS DRIVEWAY INCLUDING FIRE TRUCK TURNAROUND 2. UTILITY CONNECTIONS 3. PLANNING FOR FUTURE POOL AND SECURITY FENCING 4. PAVED YARD AREAS 5. LANDSCAPE AND IRRIGATIONS</p> <p>ALSO SEE CIVIL PLANS FOR GRADING, DRAINAGE SCOPES. NO TREE IS PROPOSED TO BE REMOVED.</p>																														
			<p><b>DEFERRAL SUBMITTALS</b></p> <p>PRIVATE FIRE PROTECTION SYSTEM: RESIDENTIAL FIRE PROTECTION SYSTEMS SHALL COMPLY WITH FIRE DEPARTMENT STANDARDS A-1 AND MANUFACTURER'S REQUIREMENTS. FIRE PROTECTION WATER SYSTEMS SHALL BE PERMITTED, INSTALLED AND APPROVED BY THE FIRE PREVENTION OFFICE. THE W/WHY HYDRANT SHALL BE ACCESSIBLE AT ALL TIMES. TANK SYSTEMS PROVIDING BOTH THE DOMESTIC SUPPLY AND SUPPLY TO THE SPRINKLER SYSTEM AND/OR HYDRANT MAY REQUIRE CROSS CONTAMINATION PROTECTION. HYDRANT AND TANK OUTLETS SHALL BE INSTALLED SUCH THAT THE CENTER OF THE HOSE CONNECTION IS NOT LESS THAN EIGHTEEN (18") INCHES NOR MORE THAN THIRTY (30") INCHES ABOVE THE FINAL GRADE. TWO NEW 5000 GALLON WATER TANKS TO BE INSTALLED.</p> <p>FV SYSTEM - A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE FV SYSTEM AS REQUIRED BY THE ENERGY CALCULATIONS COMPLIANCE MODELING.</p>																											

NOTE: Reader shall verify all dimensions, elevations and conditions, prior to starting any construction. Any revisions called by field conditions, or any conditions different from those shown on the drawings, shall be brought to the Architect's attention prior to installation.

**COVER SHEET**

DATE: 1/25/21

SCALE: AS SHOWN

SHEET

**A0**

OF -

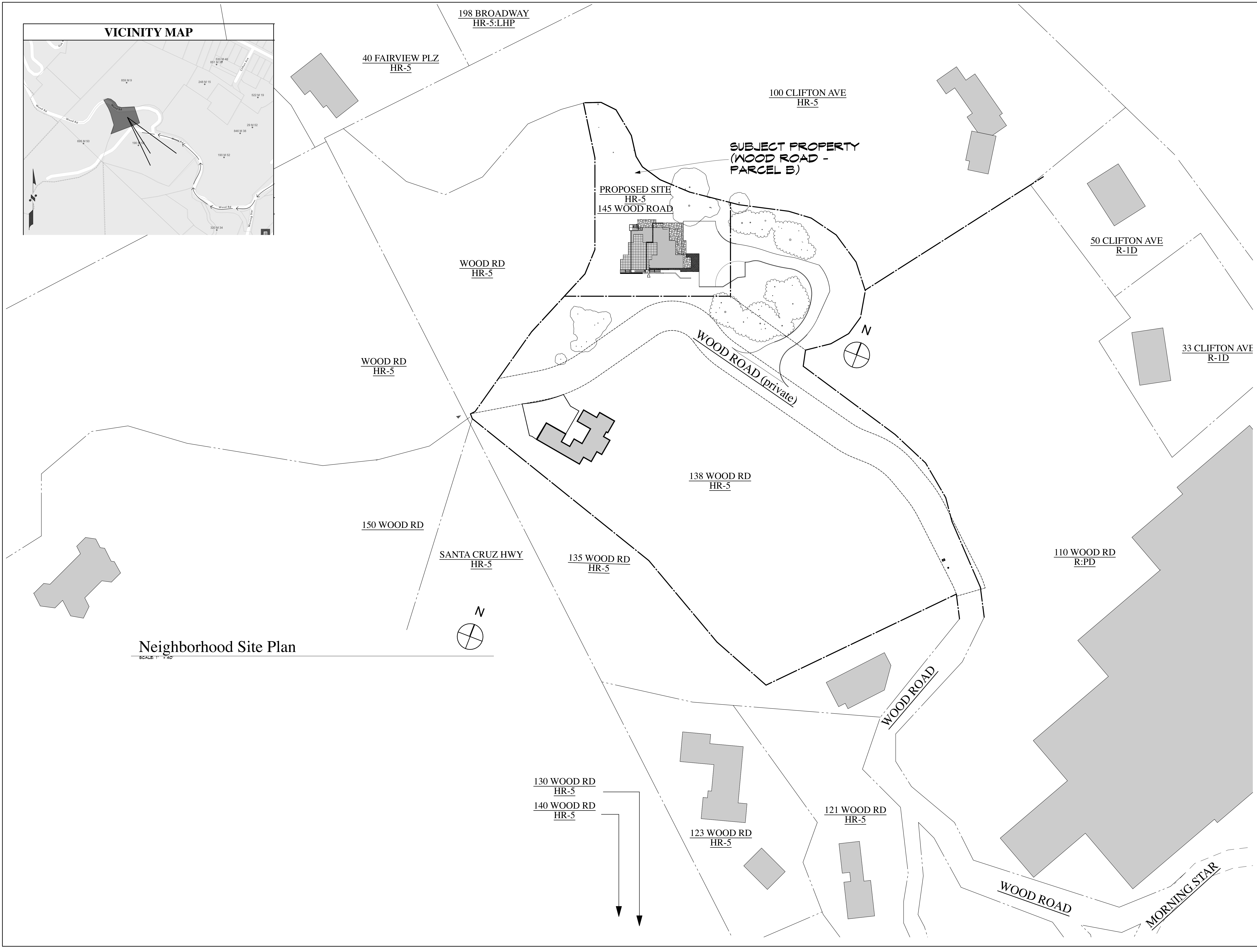
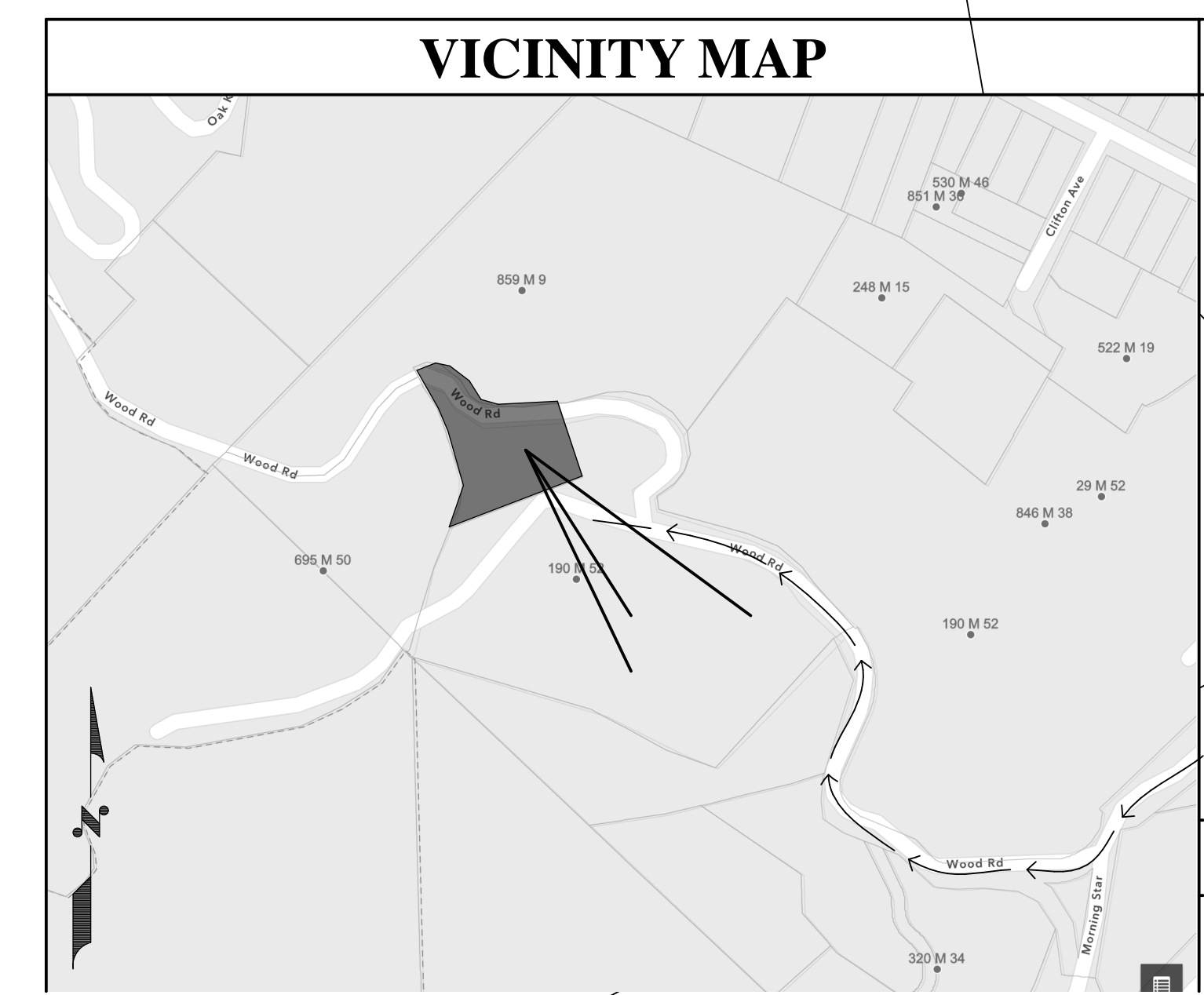
REVISIONS	
Resubmit	4.17.21
Resubmit	5.26.21

**KOHLSAAT & ASSOCIATES**  
 51 UNIVERSITY AVE., TULOS GATOS, CA 95030 • (408) 396.2555

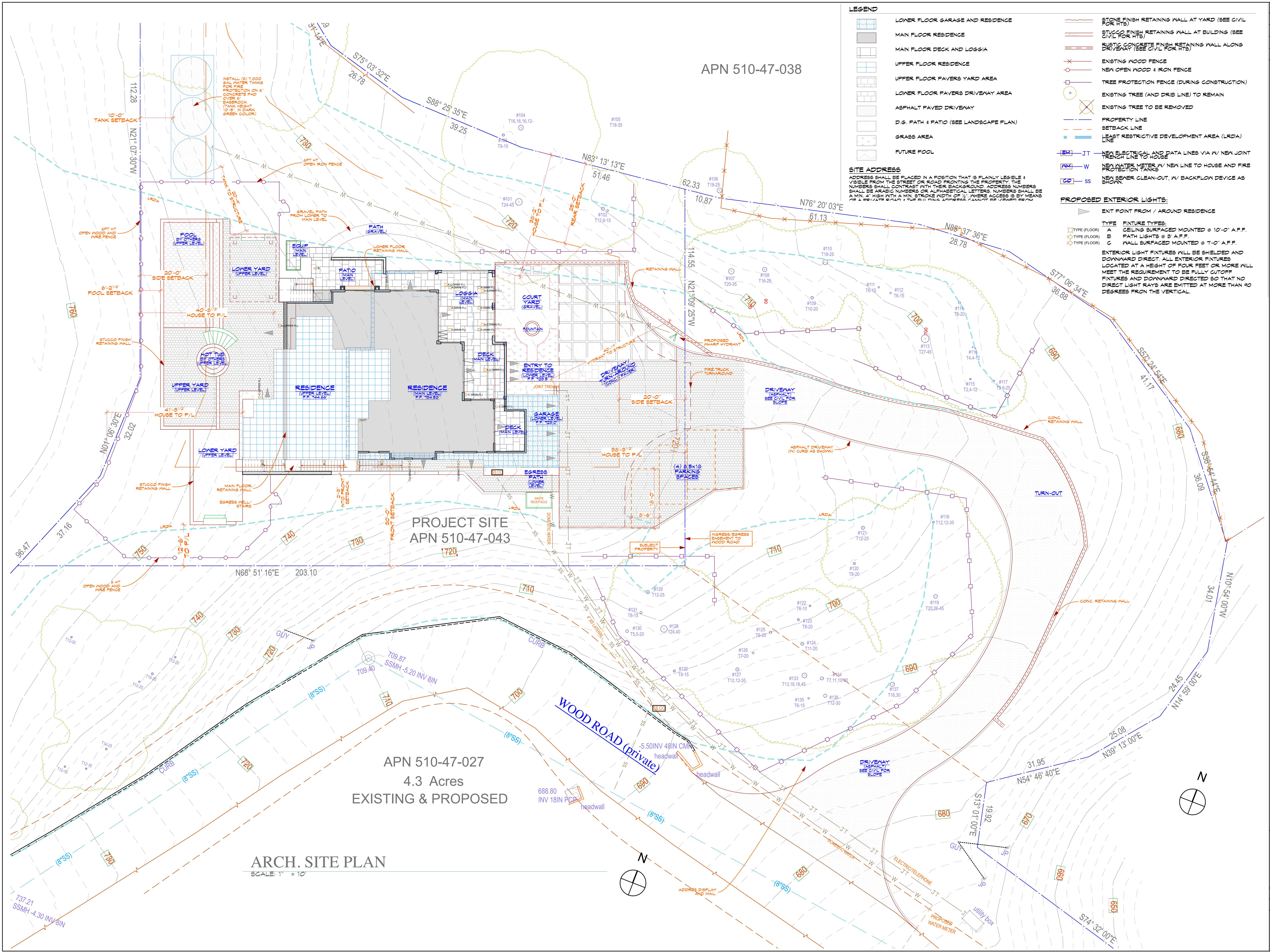
ARCHITECTURAL AND SITE DEVELOPMENT FOR:  
**THE BOUKNIGHT FAMILY**  
 145 (PENDING) WOOD ROAD • LOS GATOS, CA 95030

NOTE: These shall not be construed as a contract. All dimensions, elevations and conditions, prior to starting any construction, shall be verified by field conditions. Any deviations shall be noted by field conditions. In any conditions different from those shown on this plan, the contractor shall refer to the Architect's attention prior to installation.

**OVERALL SITE PLAN W/AERIAL**  
 DATE: 1/25/21  
 SCALE: AS SHOWN  
 SHEET  
**A1**  
 OF -



Neighborhood Site Plan  
 SCALE: 1" = 40'



- LEGEND**
- LOWER FLOOR GARAGE AND RESIDENCE
  - MAIN FLOOR RESIDENCE
  - MAIN FLOOR DECK AND LOGGIA
  - UPPER FLOOR RESIDENCE
  - UPPER FLOOR PAVERS YARD AREA
  - LOWER FLOOR PAVERS DRIVEWAY AREA
  - ASPHALT PAVED DRIVEWAY
  - D.G. PATH & PATIO (SEE LANDSCAPE PLAN)
  - GRASS AREA
  - FUTURE POOL
- STONE FINISH RETAINING WALL AT YARD (SEE CIVIL FOR HTS)
  - STUCCO FINISH RETAINING WALL AT BUILDING (SEE CIVIL FOR HTS)
  - SUBSTANTIAL CONCRETE FINISH RETAINING WALL ALONG DRIVEWAY (SEE CIVIL FOR HTS)
  - EXISTING WOOD FENCE
  - NEW OPEN WOOD & IRON FENCE
  - TREE PROTECTION FENCE (DURING CONSTRUCTION)
  - EXISTING TREE (AND DRIB LINE) TO REMAIN
  - EXISTING TREE TO BE REMOVED
  - PROPERTY LINE
  - SETBACK LINE
  - LEAST RESTRICTIVE DEVELOPMENT AREA (LRDA)
  - NEW ELECTRICAL AND DATA LINES VIA NEW JOINT TRENCH LINE TO HOUSE
  - NEW WATER METER, NEW LINE TO HOUSE AND FIRE PROTECTION TANKS
  - NEW SEWER CLEAN-OUT, NEW BACKFLOW DEVICE AS SHOWN
- PROPOSED EXTERIOR LIGHTS:**
- EXIT POINT FROM / AROUND RESIDENCE
  - TYPE FIXTURE TYPES:
  - TYPE (FLOOR) A CEILING SURFACED MOUNTED @ 10'-0" A.F.F.
  - TYPE (FLOOR) B PATH LIGHTS @ 2' A.F.F.
  - TYPE (FLOOR) C WALL SURFACED MOUNTED @ 7'-0" A.F.F.
- SITE ADDRESS**  
 ADDRESS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. 4" HIGH WITH A MIN. STROKE WIDTH OF 3/8". WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD, THE SIGNING ADDRESS NUMBER SHALL BE VIEWED FROM

**REVISIONS**

Resubmit	4.17.21
Resubmit	5.26.21

**KOHLSAAT & ASSOCIATES**  
 51 UNIVERSITY AVE., LOS GATOS, CA 95030 • (408) 396-2555

ARCHITECTURAL AND SITE DEVELOPMENT FOR:  
**THE BOUKNIGHT FAMILY**  
 145 (PENDING) WOOD ROAD • LOS GATOS, CA 95030

NOTE: THESE PLANS SHALL BE SUBJECT TO ALL ORDINANCES, REGULATIONS, AND CONDITIONS, PRIOR TO STARTING ANY CONSTRUCTION. ANY REVISIONS CALLED BY FIELD CONDITIONS, OR ANY CONDITIONS DIFFERENT FROM THOSE SHOWN ON THESE PLANS, SHALL BE REFERRED TO THE ARCHITECT'S STATION PRIOR TO INSTALLATION.

**ARCH SITE PLAN**

DATE: 1/25/21  
 SCALE: AS SHOWN  
 SHEET  
**A1.1**  
 OF -



**LEGEND**

CUT EXCEPTION

FILL EXCEPTION

SEE CIVIL PLANS FOR GRADING QUANTITIES AND RETAINING WALL HEIGHTS

**PROPOSED SITE GRADING EXCEPTIONS**  
SCALE: 1" = 10'

REVISIONS	
Resubmit	4.17.21
Resubmit	5.26.21

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**GRADING EXCEPTION SITE PLAN**

DATE: 1/25/21  
SCALE: AS SHOWN  
SHEET  
**A1.2**  
OF -

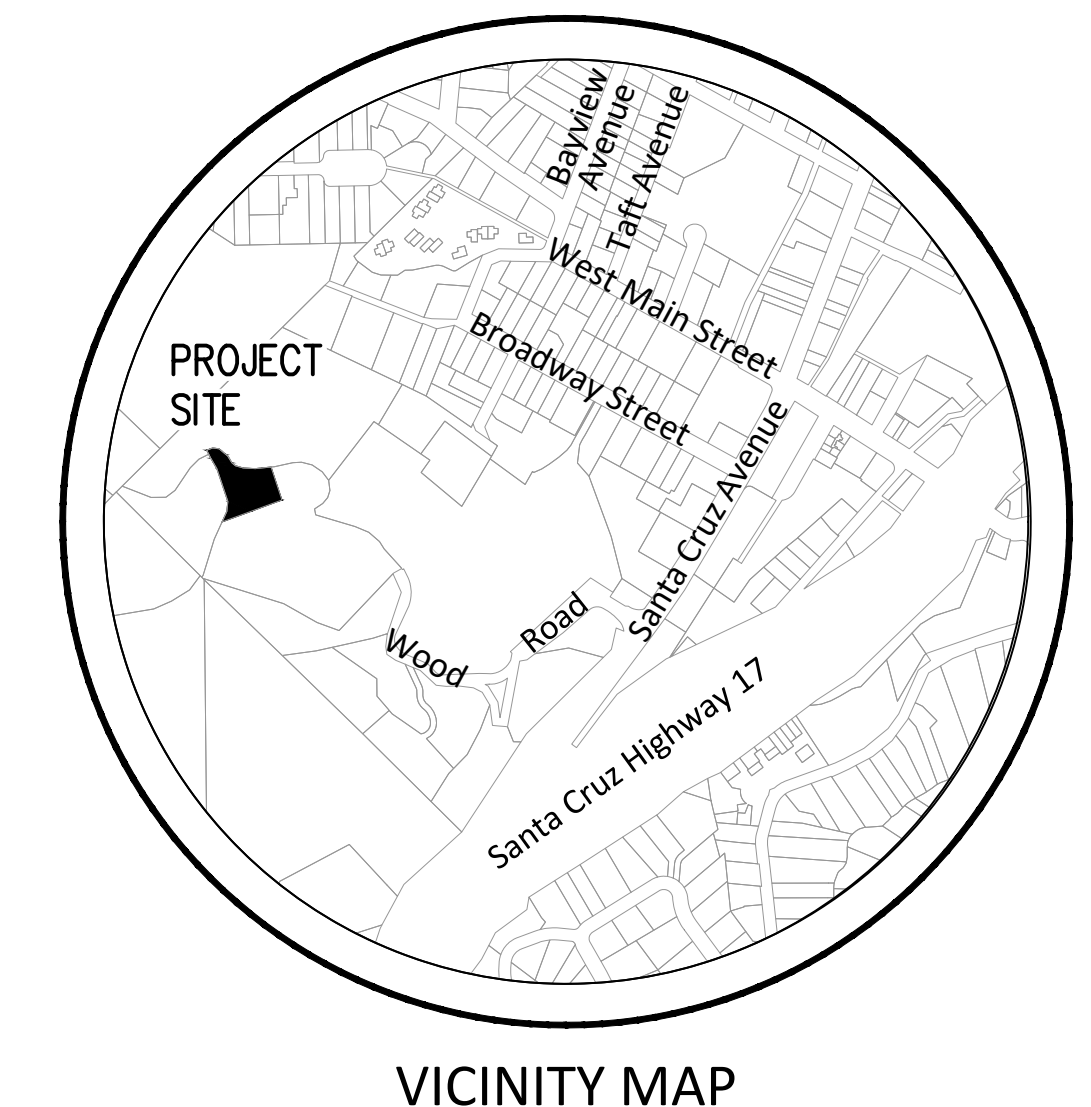
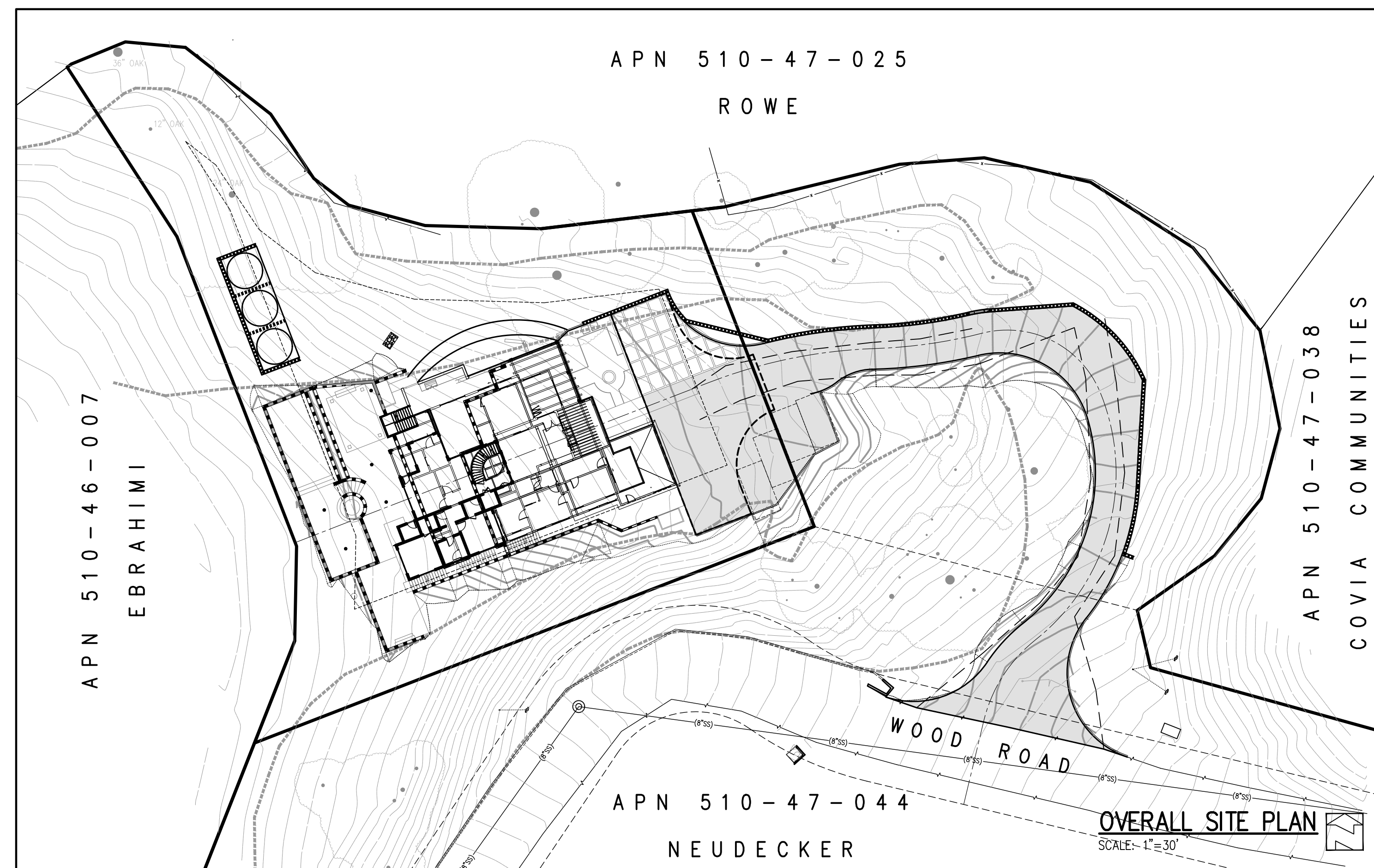
# PLAN FOR THE IMPROVEMENT OF GRADING & DRAINAGE PLANS

145 WOOD ROAD - APN 510-47-045  
TOWN OF LOS GATOS

ARCHITECTURE AND SITE APPLICATION NO. S-21-003

## TOWN OF LOS GATOS STANDARD PUBLIC IMPROVEMENT NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE FOLLOWING:
  - TOWN OF LOS GATOS ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS (UNLESS SPECIFICALLY STATED OTHERWISE ON THE PLANS).
  - ALL TOWN OF LOS GATOS CONDITIONS OF APPROVAL RELATED TO THE PROJECT. THESE PLANS AND DETAILS.
  - RECOMMENDATIONS OF THE PROJECT SOILS INVESTIGATION SOILS ENGINEER. REFERENCE REPORT NO. \_\_\_\_\_, DATED \_\_\_\_\_, DATED \_\_\_\_\_, SHALL BE THOROUGHLY COMPLIED WITH. BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/LETTERS ARE HEREBY APPENDED AND MADE A PART OF THESE PLANS.
- NO WORK MAY BE STARTED ON-SITE WITHOUT AN APPROVED GRADING PLAN AND A GRADING PERMIT ISSUED BY THE TOWN OF LOS GATOS, PARKS AND PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030.
- A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT (4080 399-5771) AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE:
  - A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
  - ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
- APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
- APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING, EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.
- 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.
- ALL WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.
- THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES, SURFACE IMPROVEMENTS, DRAINAGE, WATER, SEWER, ELECTRICAL OR TELECOMMUNICATION FACILITIES WHETHER ABOVE GROUND OR UNDERGROUND. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
- HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING.
- DURING CONSTRUCTION, ALL APPLICABLE WORK (SUBGRADE, PAVING, ETC.) SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING SUCH WORK. THE ENGINEER SHALL BE ON-SITE TO VERIFY CONDITIONS AS REQUIRED IN HIS REPORT. SHOULD ANY CHANGES TO THE REPORT RECOMMENDATIONS BE NECESSARY, TOWN APPROVAL SHALL BE OBTAINED PRIOR TO ANY ASSOCIATED WORK.
- THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHALL 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.
- 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 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.
- 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.
- OWNER/APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_
- GENERAL CONTRACTOR: \_\_\_\_\_ PHONE: \_\_\_\_\_
- 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 FOR COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES.
- 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.



## SHEET INDEX

- TOWN NOTES, PROJECT DATA & ABBREVIATIONS
- BLUEPRINT FOR A CLEAN BAY SHEET
- EXISTING TOPOGRAPHIC SURVEY
- SITE & UTILITY PLAN AND LEGEND
- GRADING & DRAINAGE PLAN - 20 SCALE DRIVEWAY PROFILE
- GRADING & DRAINAGE PLAN - 10 SCALE
- EROSION CONTROL PLAN

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

## TOWN OF LOS GATOS NPDES NOTES

- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
- 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.
- APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILL OR RESIDUES 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.
- 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.
- 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.
- 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.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WATER 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 FLUIDS; BATTERY FLUIDS, CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DREGREASING; 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 RUNOFFS, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- 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.

## 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.

## BASIS OF BEARINGS

THE BEARINGS ON THESE PLANS ARE BASED ON THE FOUND MONUMENTS ALONG THE WESTERLY PROPERTY LINE WITH A BEARING OF NORTH 21° 31' 04" EAST PER RECORDED DOCUMENT NUMBER 23477967.

## BENCHMARK

BENCHMARK ID: BMT003  
ORGANIZATION: SANTA CLARA VALLEY WATER DISTRICT  
ELEVATION: 412.80 FEET (NAVD98)

DESCRIPTION:  
BRASS DISK ON TOP OF CONCRETE SIDEWALK; AT THE SOUTH CORNER OF INTERSECTION FOR S SANTA CRUZ AVENUE AND W MAIN STREET; ABOUT 100 FEET SOUTHWEST FROM CENTERLINE FOR W MAIN STREET; NEAR A PUBLIC BUS STOP; RESET IN 2007. TOWN OF LOS GATOS.

## FLOODZONE STATEMENT

COMMUNITY PANEL NUMBER: 06085C0376H  
MAP REVISED: MAY 18, 2009

PROJECT IS LOCATED IN ZONE X  
ZONE X  
AN AREA INUNDED BY 500-YEAR FLOODING; AN AREA INUNDED BY 100-YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 100-YEAR FLOODING.

TOTAL SITE AREA: 29,632 SF	TOTAL SITE AREA DISTURBED: 14,637 SF (INCLUDING CLEARING, GRADING OR EXCAVATING)			TOTAL AREA POST-PROJECT (SF)
	EXISTING AREA (SF)	PROPOSED AREA (SF)	NEW	
	0	0	8,227 SF	8,227 SF
IMPERVIOUS AREA	0	0	8,227 SF	8,227 SF
TOTAL NEW & REPLACED IMPERVIOUS AREA	0	0	8,227 SF	8,227 SF
PERVIOUS AREA	29,632 SF	21,405 SF	0	21,405 SF

## ABBREVIATIONS

GA	GAUGE	R/W	RIGHT-OF-WAY
GB	GRADE BREAK	(S)	SOUTH
ON	GAS METER	S	SLOPE
GS	GAS SERVICE	SCC	SANTA CLARA COUNTY
HDPE	HIGH-DENSITY POLYETHYLENE	SCFD	SANTA CLARA COUNTY FIRE DEPARTMENT
HP	HIGH POINT	SD	STORM DRAIN
IEE	INGRESS/EGRESS EASEMENT	SDCO	STORM DRAIN CLEANOUT
IN	INCH	SDE	STORM DRAIN EASEMENT
INV	INVERT ELEVATION	SDMH	STORM DRAIN MANHOLE
LAT	LATERAL	SDR	STANDARD DIMENSION RATIO
LG	LP OF GUTTER	SF	SQUARE FEET
LP	LOW POINT	SIWC	SAN JOSE WATER COMPANY
MAX	MAXIMUM	SS	SANITARY SEWER
MH	MANHOLE	SSCO	SANITARY SEWER CLEANOUT
MIN	MINIMUM	SSE	SANITARY SEWER EASEMENT
MPH	MILES PER HOUR	SSMH	SANITARY SEWER MANHOLE
IN	INCH	STD	STANDARD
N.T.S.	NOT TO SCALE	S/W	SIDEWALK
O.C.	ON CENTER	TC	TOP OF CURB
O.D.	OUTSIDE DIAMETER	TELE	TELEPHONE
PAD	PAD ELEVATION	TLG	TOWN OF LOS GATOS
PCC	PORTLAND CEMENT CONCRETE	TW	TOP OF WALL
PERF	PERFORATED	TYP	TYPICAL
PG&E	PACIFIC GAS & ELECTRIC COMPANY	VCP	VITRIFIED CLAY PIPE
PIEE	PRIVATE INGRESS/EGRESS EASEMENT	(W)	WEST
PL	PROPERTY LINE	W	WATER
PR	PROPOSED	WM	WATER METER
PSDE	PRIVATE STORM DRAIN EASEMENT	WS	WATER SERVICE
PSE	PUBLIC SERVICE EASEMENT	WV	WATER VALVE
PSSE	PRIVATE SANITARY SEWER EASEMENT	WVSD	WEST VALLEY SANITATION DISTRICT
PLUE	PUBLIC UTILITY EASEMENT	XING	CROSSING
PVC	POLYVINYL CHLORIDE		
R	RADIUS		
RCM	REINFORCED CONCRETE PIPE		
RIM	RIM ELEVATION		

DATE: MAY 21, 2021  
SCALE: AS SHOWN  
DESIGN: AM  
DRAWN: TM  
CHECK: XX  
ENGR: AM  
PROJECT NO.: 20053

PLAN FOR THE IMPROVEMENT OF  
**LANDS OF BOUKNIGHT - 145 WOOD ROAD**  
APN 510-47-045  
**TOWN NOTES, PROJECT DATA & ABBREVIATIONS**  
ARCHITECTURE AND SITE APPLICATION NO. S-21-003  
TOWN OF LOS GATOS  
PARKS AND PUBLIC WORKS DEPARTMENT

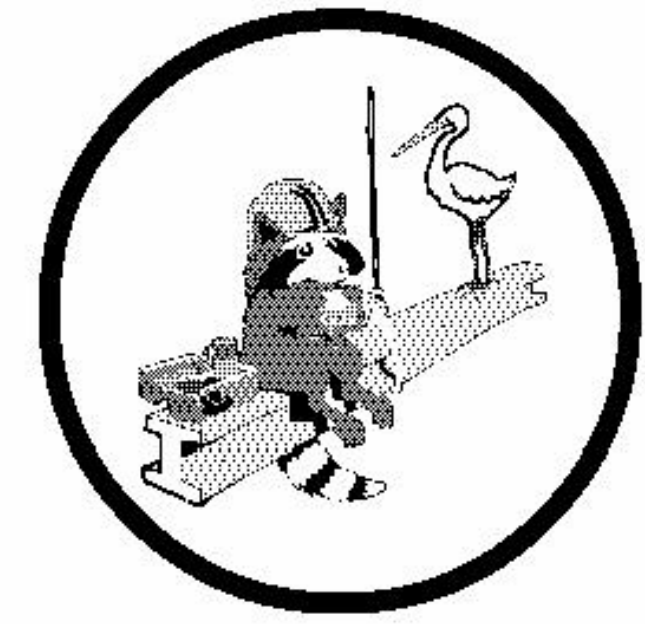
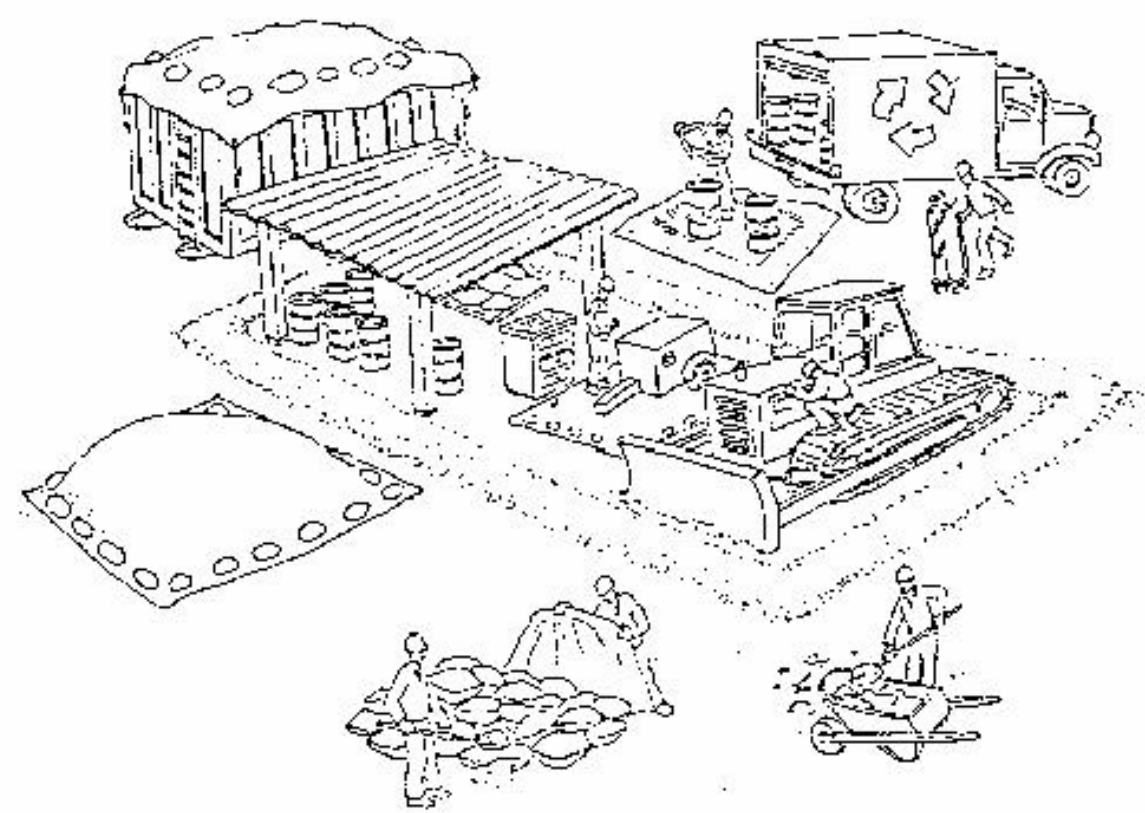
REVISIONS	DATE	BY

SHEET 1 OF 7

# 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.



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### 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.



### 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.



### 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.



### Concrete, grout, and mortar storage & waste disposal

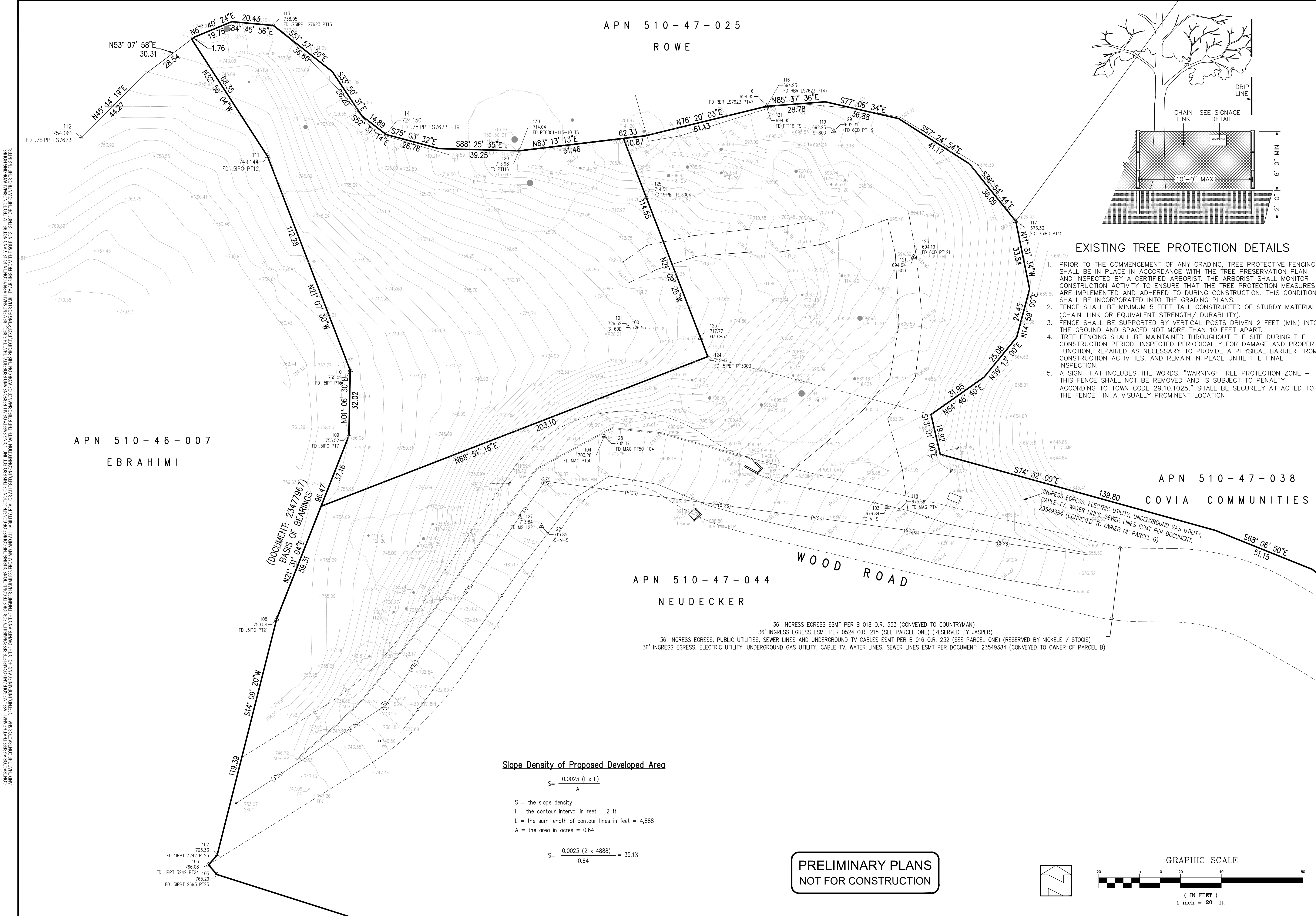
- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks offsite or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let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



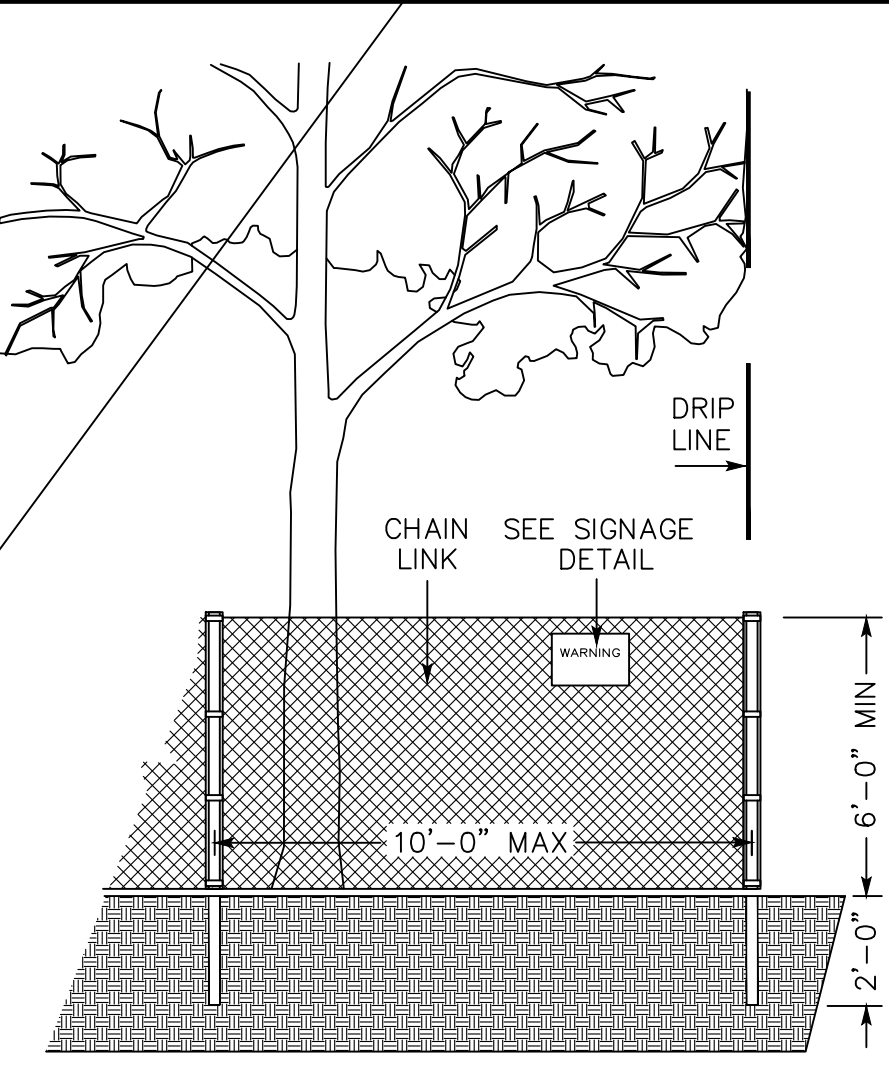
### Painting

- ✓ 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.





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**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 FENCINGS 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: TREE PROTECTION ZONE - THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.25," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

36" INGRESS EGRESS ESMT PER B 018 O.R. 553 (CONVEYED TO COUNTRYMAN)  
 36" INGRESS EGRESS ESMT PER 0524 O.R. 215 (SEE PARCEL ONE) (RESERVED BY JASPER)  
 36" INGRESS EGRESS, PUBLIC UTILITIES, SEWER LINES AND UNDERGROUND TV CABLES ESMT PER B 016 O.R. 232 (SEE PARCEL ONE) (RESERVED BY NICKLE / STOIGS)  
 36" INGRESS EGRESS, ELECTRIC UTILITY, UNDERGROUND GAS UTILITY, CABLE TV, WATER LINES, SEWER LINES ESMT PER DOCUMENT: 23549384 (CONVEYED TO OWNER OF PARCEL B)

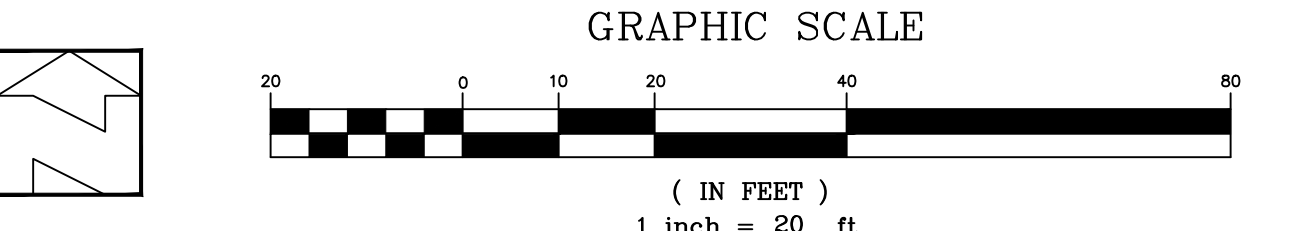
**Slope Density of Proposed Developed Area**

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

S = the slope density  
 l = the contour interval in feet = 2 ft  
 L = the sum length of contour lines in feet = 4,888  
 A = the area in acres = 0.64

$$S = \frac{0.0023 (2 \times 4888)}{0.64} = 35.1\%$$

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**



DATE:	MAY 21, 2021
SCALE:	AS SHOWN
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	20053

**LANDS OF BOUKNIGHT - 145 WOOD ROAD**  
**EXISTING TOPOGRAPHIC SURVEY**

PLAN FOR THE IMPROVEMENT OF  
**APN 510-47-045**  
**EXISTING TOPOGRAPHIC SURVEY**

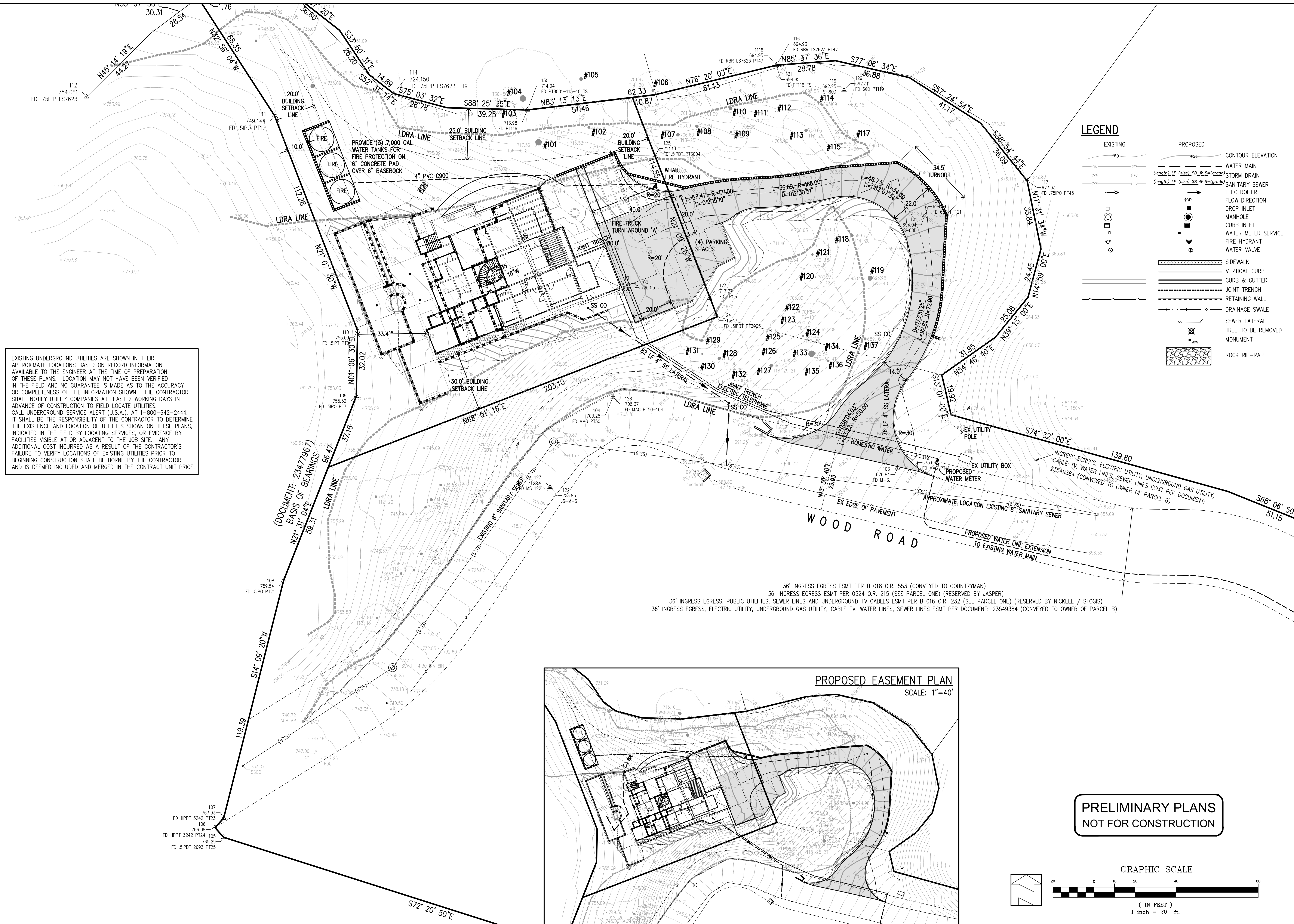
ARCHITECTURE AND SITE APPLICATION NO. S-21-003  
 TOWN OF LOS GATOS  
 PARKS AND PUBLIC WORKS DEPARTMENT

DATE	BY	REVISIONS

**HANNA-BRUNETTI**  
 CIVIL ENGINEER  
 7851 EMBURY STREET • GILBOY • 95020 • CALIFORNIA  
 OFFICE (408) 842-2173 • FAX (408) 842-2662  
 EMAIL: ENGINEERING@HANNABRUNETTI.COM

SHEET **3** OF **7**

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THE REQUIREMENT SHALL BE 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 ARISING FROM THE SIZE, RELEVANCE OF THE WORK OR THE ENGINEER.

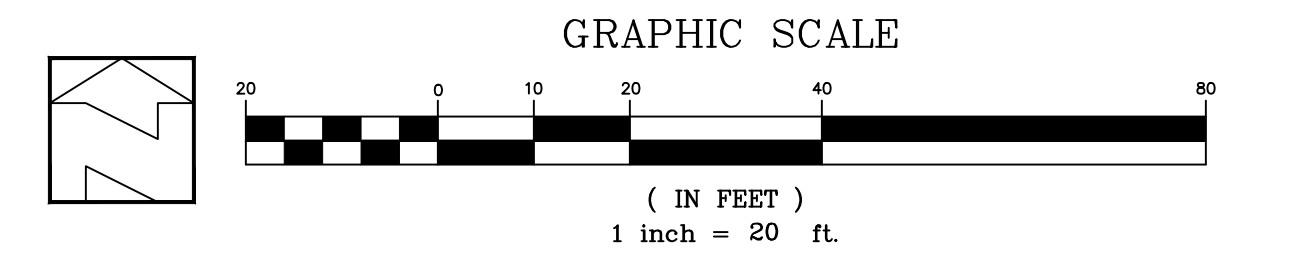
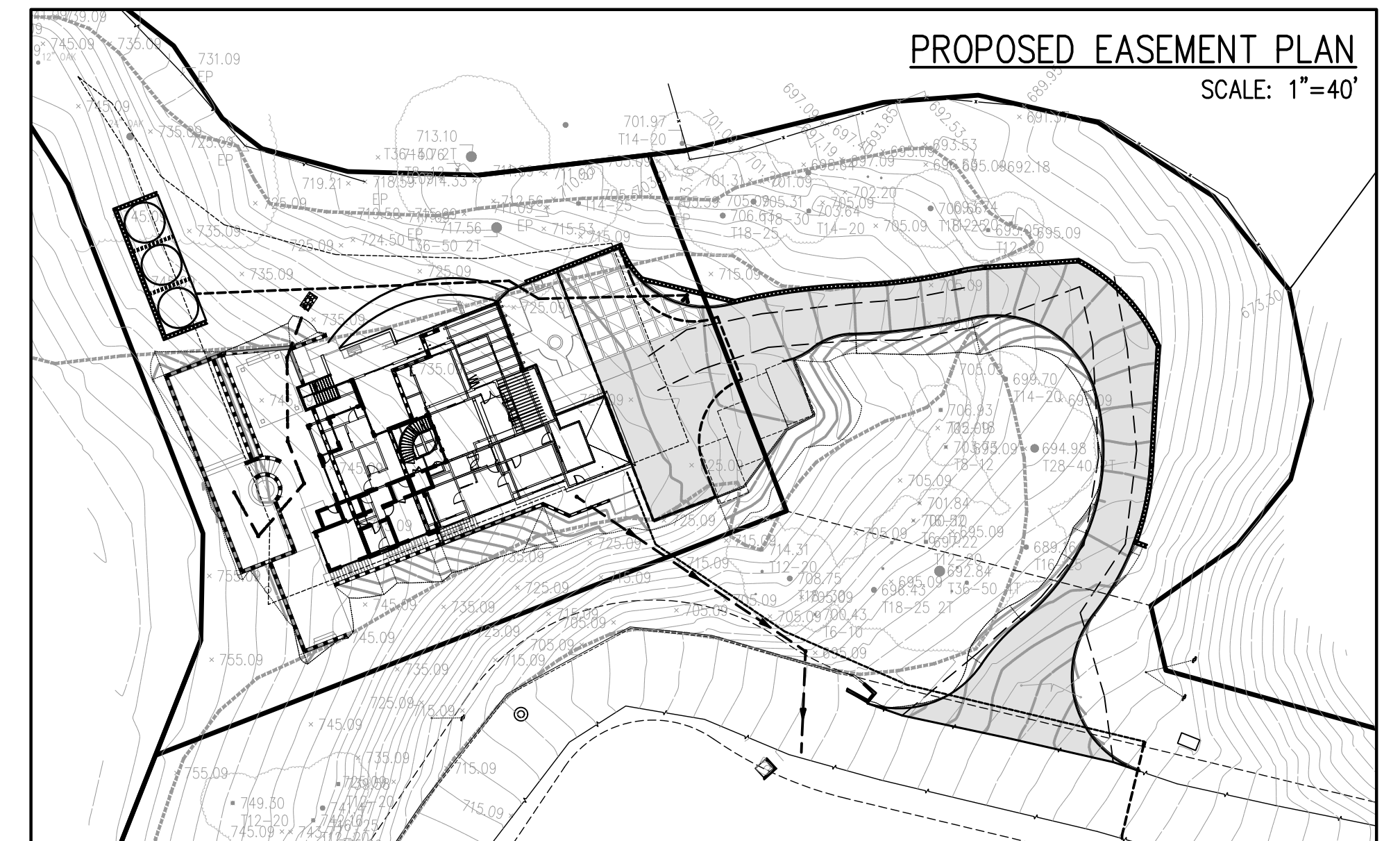


EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. 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 1-800-642-2444. 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.

**LEGEND**

- |  |          |  |          |                                     |
|--|----------|--|----------|-------------------------------------|
|  | EXISTING |  | PROPOSED | CONTOUR ELEVATION                   |
|  |          |  |          | WATER MAIN<br>STORM DRAIN           |
|  |          |  |          | SANITARY SEWER<br>FLOW DIRECTION    |
|  |          |  |          | MANHOLE<br>DROP INLET               |
|  |          |  |          | CURB INLET<br>WATER METER SERVICE   |
|  |          |  |          | FIRE HYDRANT                        |
|  |          |  |          | WATER VALVE                         |
|  |          |  |          | SIDEWALK<br>VERTICAL CURB           |
|  |          |  |          | CURB & GUTTER<br>JOINT TRENCH       |
|  |          |  |          | RETAINING WALL<br>DRAINAGE SWALE    |
|  |          |  |          | SEWER LATERAL<br>TREE TO BE REMOVED |
|  |          |  |          | MONUMENT<br>ROCK RIP-RAP            |

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**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

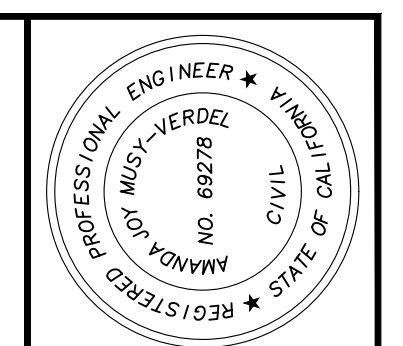
LANDS OF BOUKNIGHT - 145 WOOD ROAD  
 APN 510-47-045  
**SITE & UTILITY PLAN AND LEGEND**

DATE:	MAY 21, 2021
SCALE:	AS SHOWN
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	20053

HANNA-BRUNETTI  
 CIVIL ENGINEERING AND SURVEYORS  
 781 ENGLEBERY STREET - CAROLY - 95020 - CALIFORNIA  
 OFFICE (916) 982-2173 • FAX (916) 942-2862  
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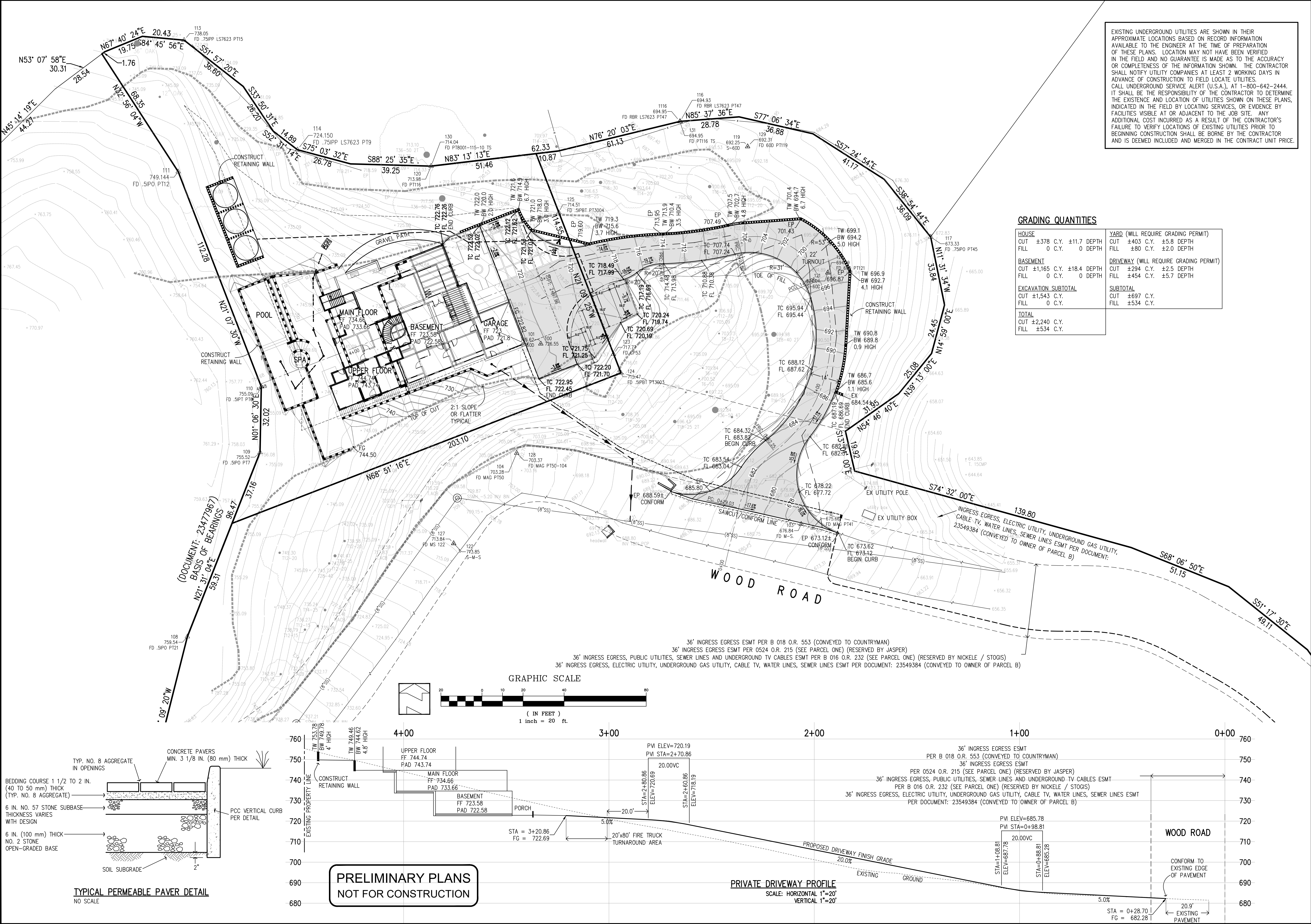
REVISIONS	
BY	
DATE	

SHEET 4 OF 7





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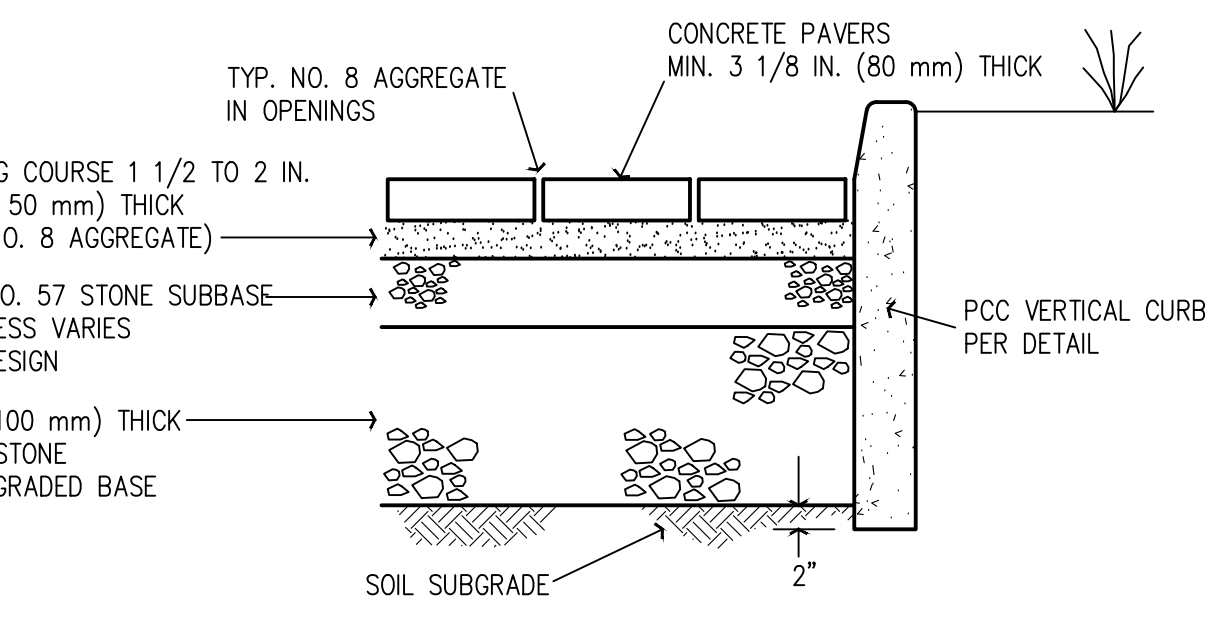
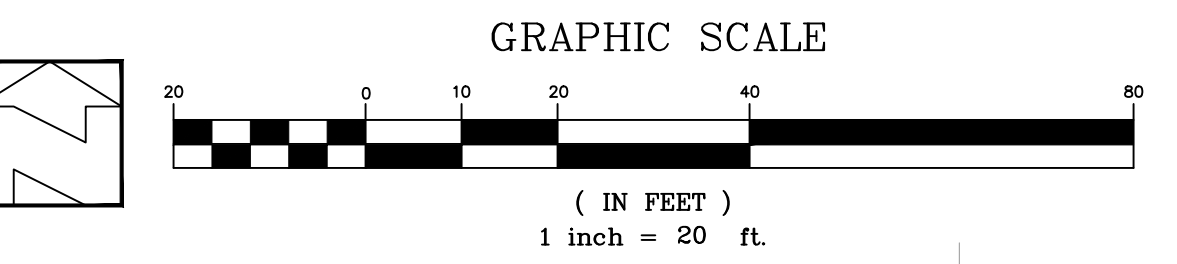


EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. 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 1-800-642-2444. 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.

**GRADING QUANTITIES**

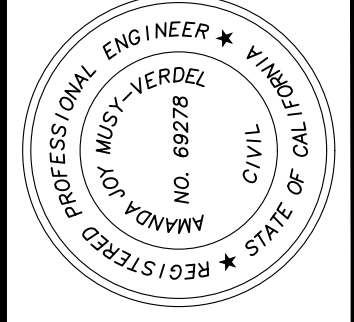
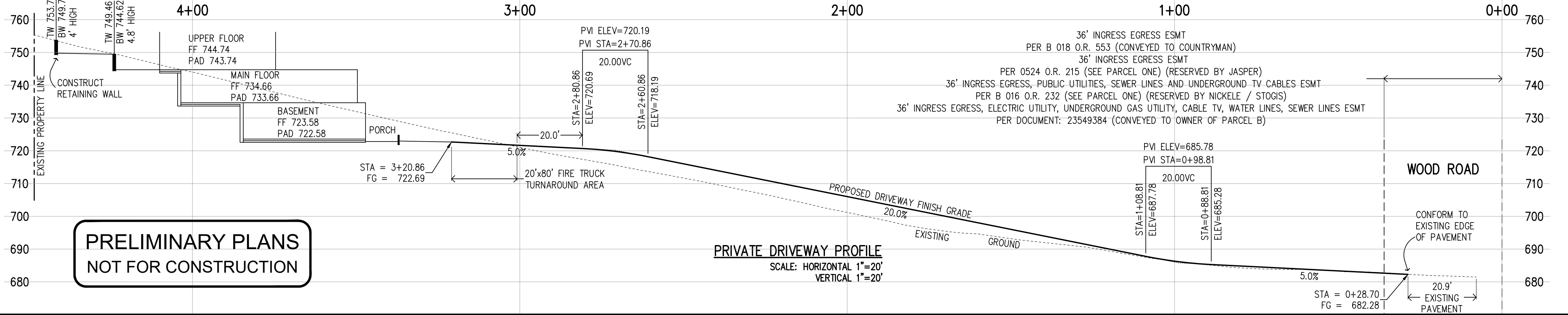
HOUSE		YARD (WILL REQUIRE GRADING PERMIT)	
CUT	±378 C.Y.	±11.7 DEPTH	CUT ±403 C.Y.
FILL	0 C.Y.	0 DEPTH	FILL ±80 C.Y.
BASEMENT		DRIVEWAY (WILL REQUIRE GRADING PERMIT)	
CUT	±1,165 C.Y.	±18.4 DEPTH	CUT ±294 C.Y.
FILL	0 C.Y.	0 DEPTH	FILL ±454 C.Y.
EXCAVATION SUBTOTAL		SUBTOTAL	
CUT	±1,543 C.Y.		CUT ±697 C.Y.
FILL	0 C.Y.		FILL ±534 C.Y.
TOTAL			
CUT	±2,240 C.Y.		
FILL	±534 C.Y.		

INGRESS EGRESS, ELECTRIC UTILITY, UNDERGROUND GAS UTILITY, CABLE TV, WATER LINES, SEWER LINES ESMT PER DOCUMENT: 23549384 (CONVEYED TO OWNER OF PARCEL B)



**PRELIMINARY PLANS**  
NOT FOR CONSTRUCTION

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



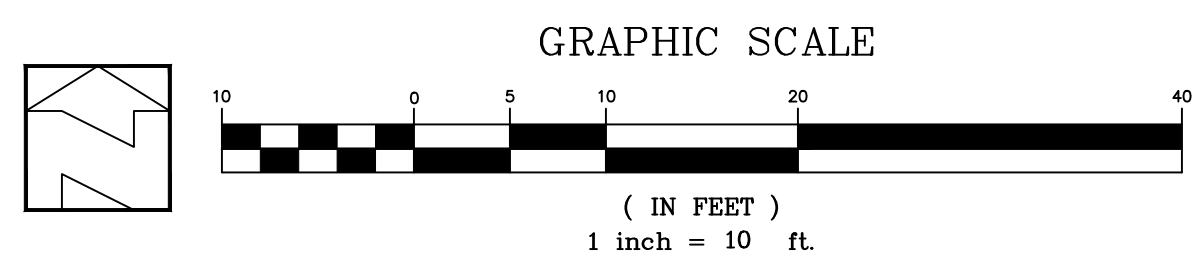
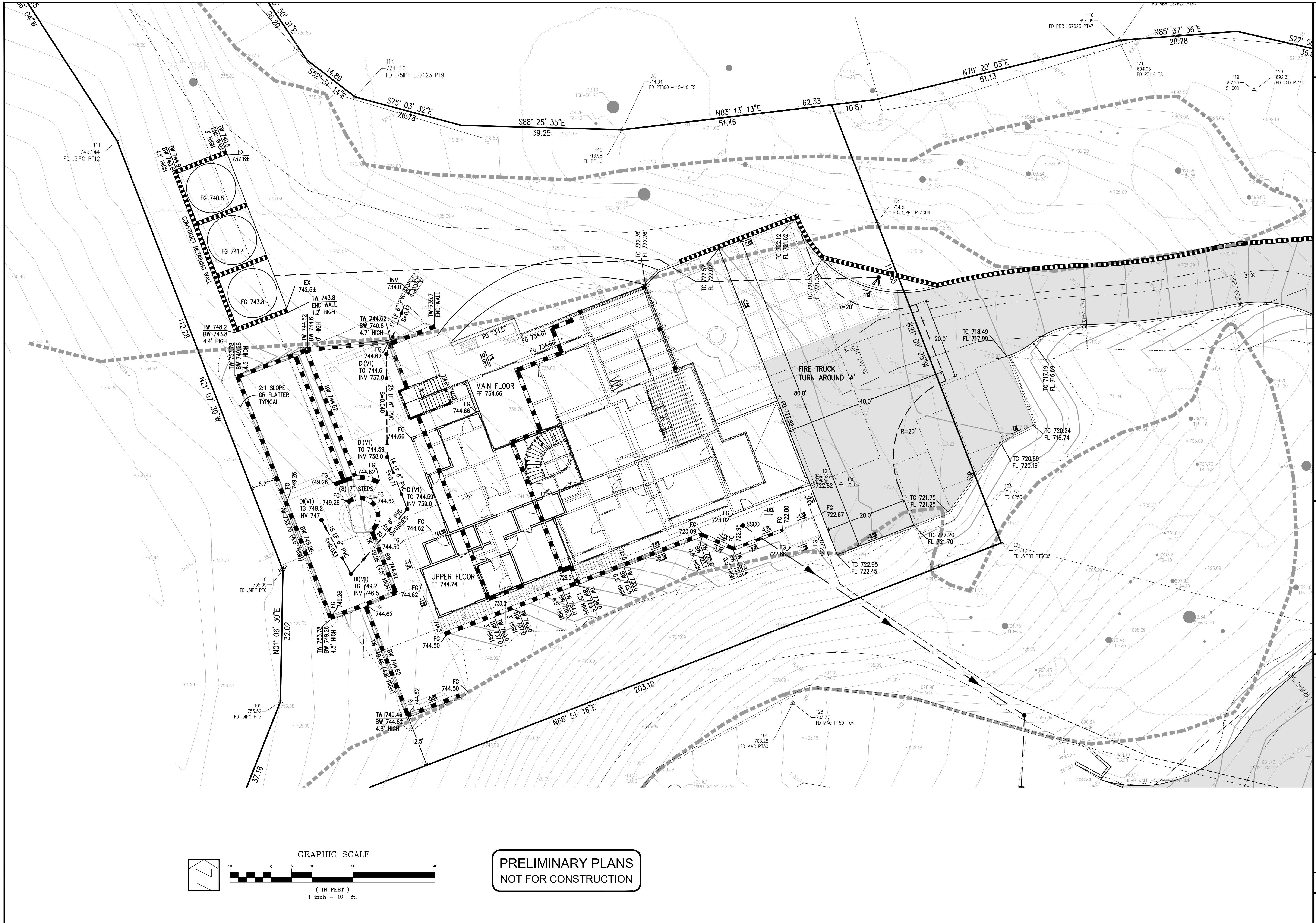
DATE:	MAY 21, 2021
SCALE:	AS SHOWN
DESIGN:	AM
DRAWN:	TW
CHECK:	XX
ENGR:	AM
PROJECT NO.:	20053

PLAN FOR THE IMPROVEMENT OF  
**LANDS OF BOUKNIGHT - 145 WOOD ROAD**  
APN 510-47-045  
**GRADING & DRAINAGE PLAN**  
ARCHITECTURE AND SITE APPLICATION NO. 5-21-003  
PARIS AND PUBLIC WORKS DEPARTMENT  
TOWN OF LOS GATOS

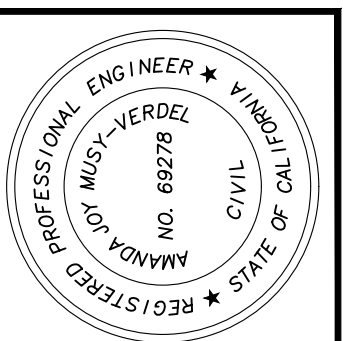
**HANNA BRUNETTI**  
P.E.  
CIVIL ENGINEER AND SURVEYOR  
784 ENGLEBERY STREET - GILBOY - 95020 - CALIFORNIA  
OFFICE (908) 982-2173 • FAX (908) 942-2862  
EMAIL: ENGINEERING@HANNABRUNETTI.COM

NO.	DATE	BY	REVISIONS

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THE 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 ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.



PRELIMINARY PLANS  
 NOT FOR CONSTRUCTION



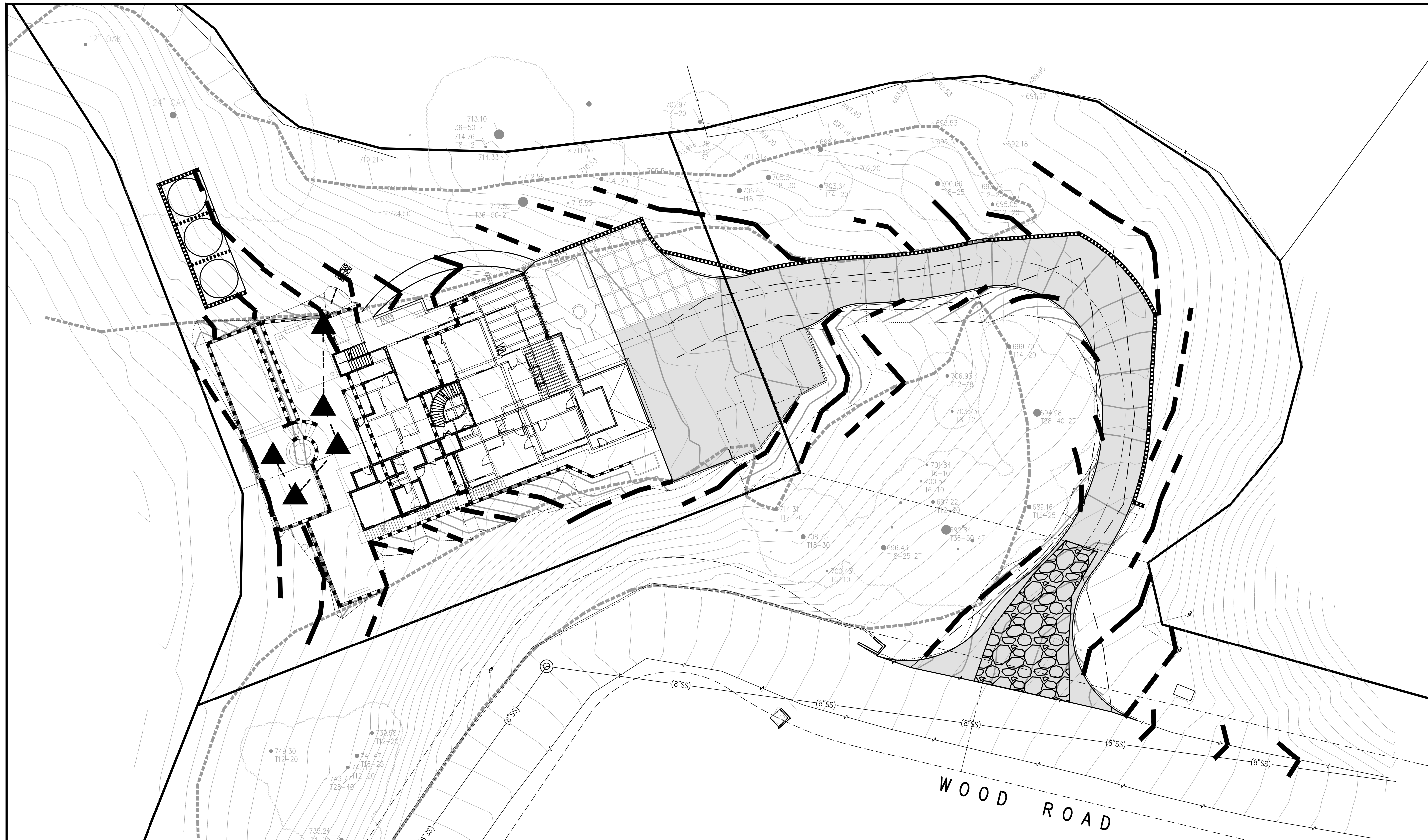
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SCALE:	1"=10'
DESIGN:	AM
DRAWN:	TW
CHECK:	XX
ENGR:	AM
PROJECT NO.:	20053

PLAN FOR THE IMPROVEMENT OF  
**LANDS OF BOUKNIGHT - 145 WOOD ROAD**  
 APN 510-47-045  
**GRADING & DRAINAGE PLAN**  
 ARCHITECTURE AND SITE APPLICATION NO. 5-21-003  
 PARKS AND PUBLIC WORKS DEPARTMENT  
 TOWN OF LOS GATOS

**HANNA BRUNETTI**  
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 784 ENGLEBERRY STREET - CAROLY - 95020 - CALIFORNIA  
 OFFICE (408) 942-2173 • FAX (408) 942-2862  
 EMAIL: ENGINEERING@HANNABRUNETTI.COM

REVISIONS	DATE	BY

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THE 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 NEGLIGENCE OF THE OWNER OR THE ENGINEER.



**EROSION CONTROL NOTES**

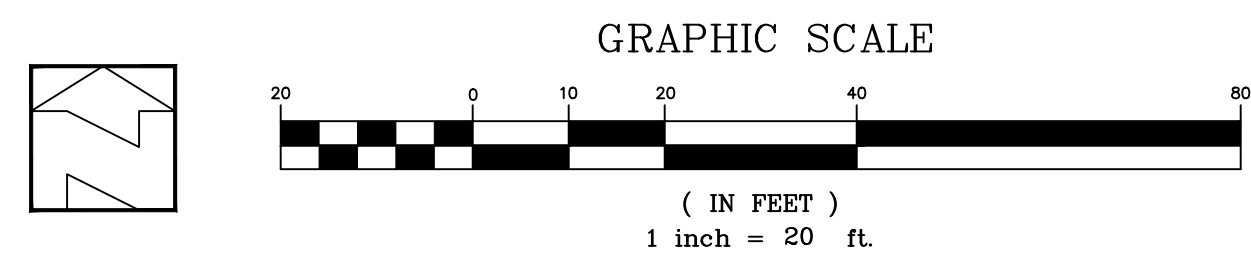
1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.
2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR AND FREE OF SILTS.
3. A FIBER ROLL PER "FIBER ROLL DETAIL SE-5" SHALL BE INSTALLED ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.
4. ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.
5. THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE CITY.
6. PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE CITY.
7. ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED OR NON-VEGETATIVE STABILIZATION PER EC-16. PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERMETER 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 USD. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL CITY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO CITY ENGINEER'S APPROVAL.
8. ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO 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. 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 EFFICIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE 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. CONTRACTOR SHALL MAINTAIN 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 CITY ENGINEER.
13. IF THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

**HYDROSEED TABLE**

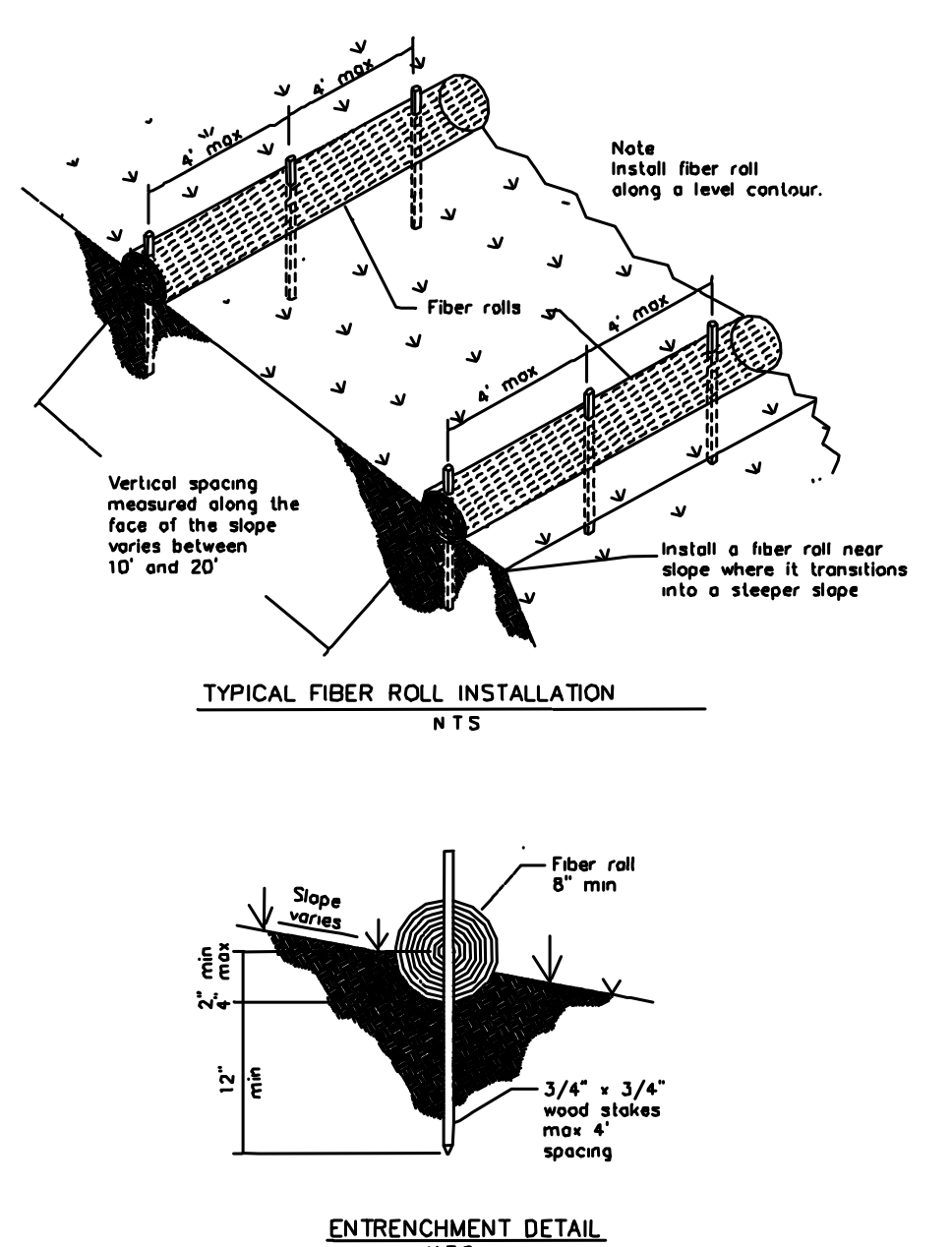
ITEM	LBS/ACRE
COMMON BARLEY	45
ANNUAL RYEGRASS	45
CRIMSON CLOVER	10
FERTILIZER 7-2-3	400
FIBER MULCH	2000
TACKIFIER	100

**LEGEND**

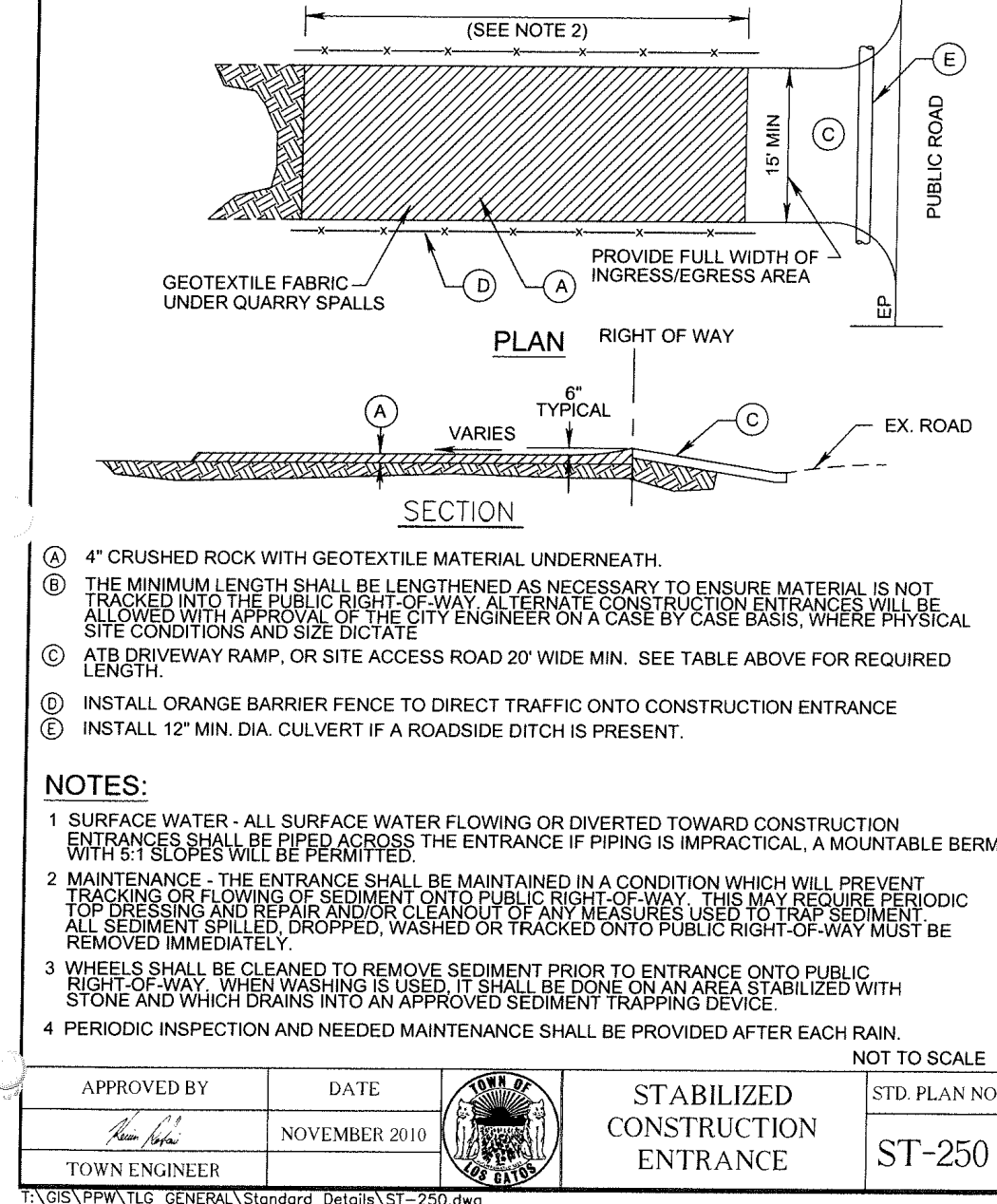
- CONSTRUCTION ENTRANCE/EXIT PER DETAIL ST-250
- FIBER ROLL BARRIER PER DETAIL SE-5
- STORM DRAIN INLET PROTECTION PER DETAIL SE-10
- SILT FENCE BARRIER PER DETAIL SE-1 AROUND PERIMETER OF PROJECT SITE



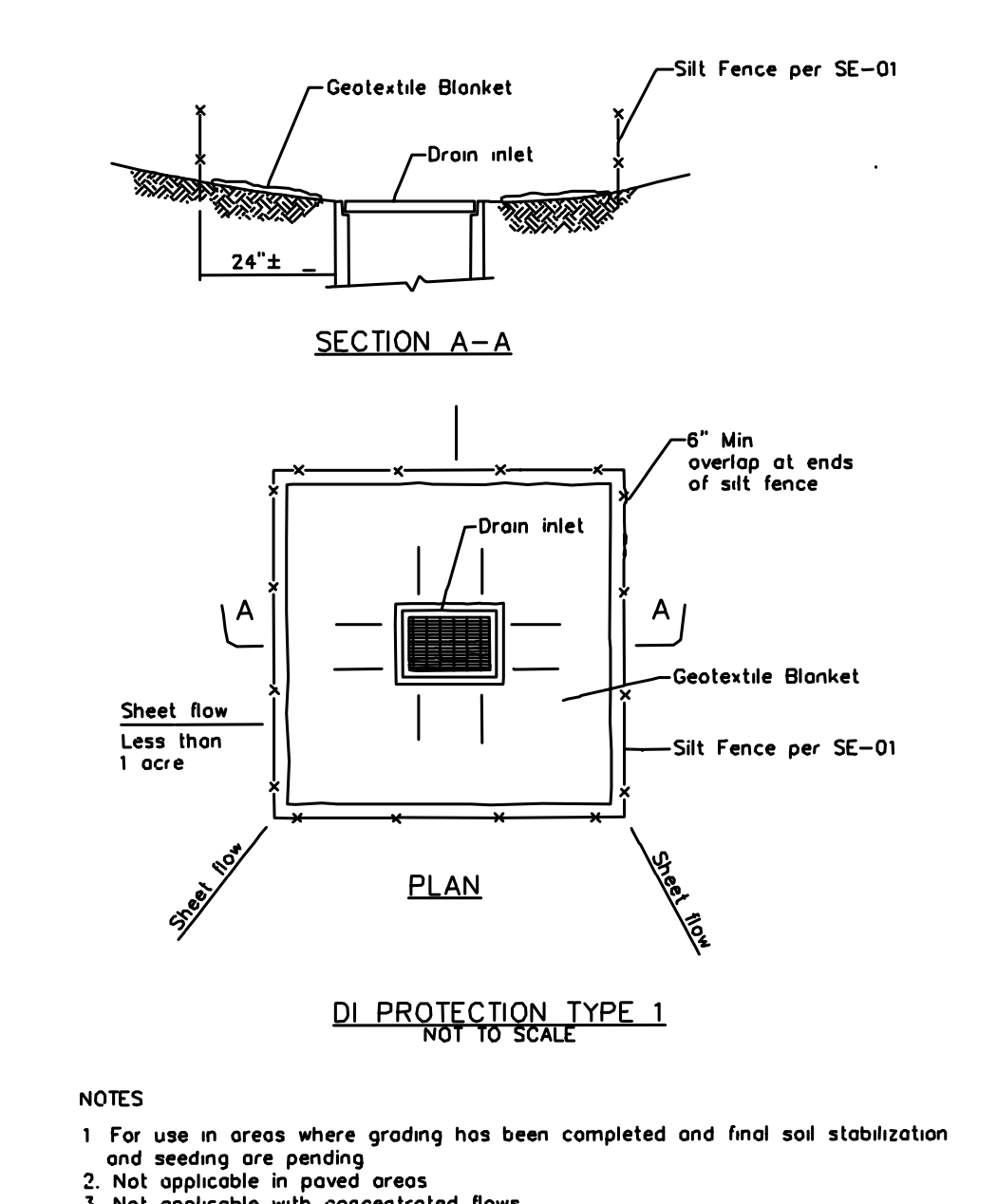
**SE-5 Fiber Rolls**



PROJECT SIZE	LENGTH OF CRUSHED ROCK	ATB
< 1/4 ACRE	30	0
< 1 ACRE	50	0
< 3 ACRE	100	0
> 3 ACRE	100	50



**SE-1 Silt Fence**



**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

**LANDS OF BOUKNIGHT - 145 WOOD ROAD**  
APN 510-47-045  
**EROSION CONTROL PLAN**

ARCHITECTURE AND SITE APPLICATION NO. S-21-003

TOWN OF LOS GATOS

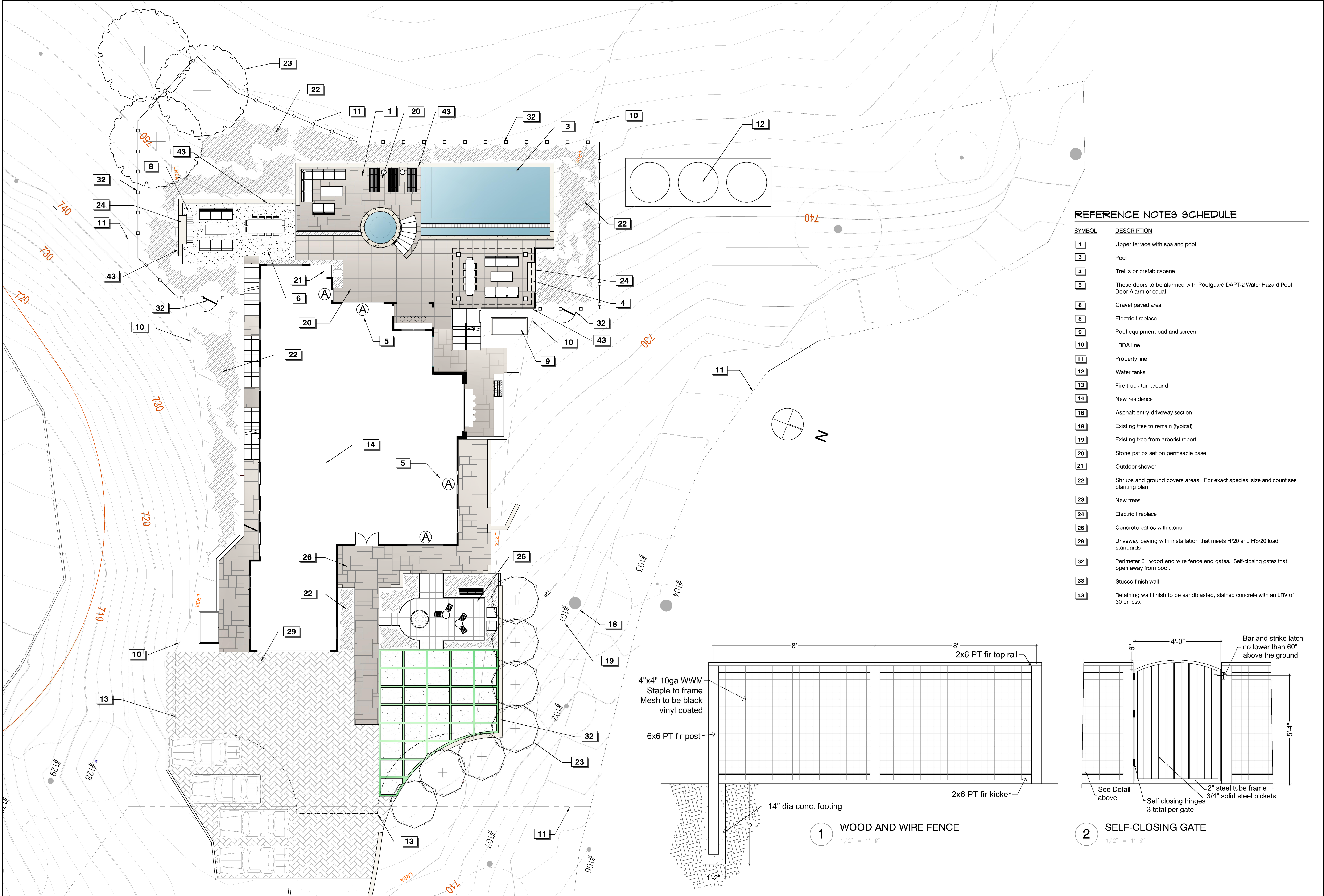
HANNA-BRUNETTI  
CIVIL ENGINEERS & LAND SURVEYORS  
7875 ELLIENBERY STREET - COLTON, CA 95020 - CALIFORNIA  
OFFICE (408) 842-2713 • FAX (408) 842-2869  
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: MAY 21, 2021  
SCALE: AS SHOWN  
DESIGN: AM  
DRAWN: TM  
CHECK: XX  
ENGR: AM

PROJECT NO.: 20053

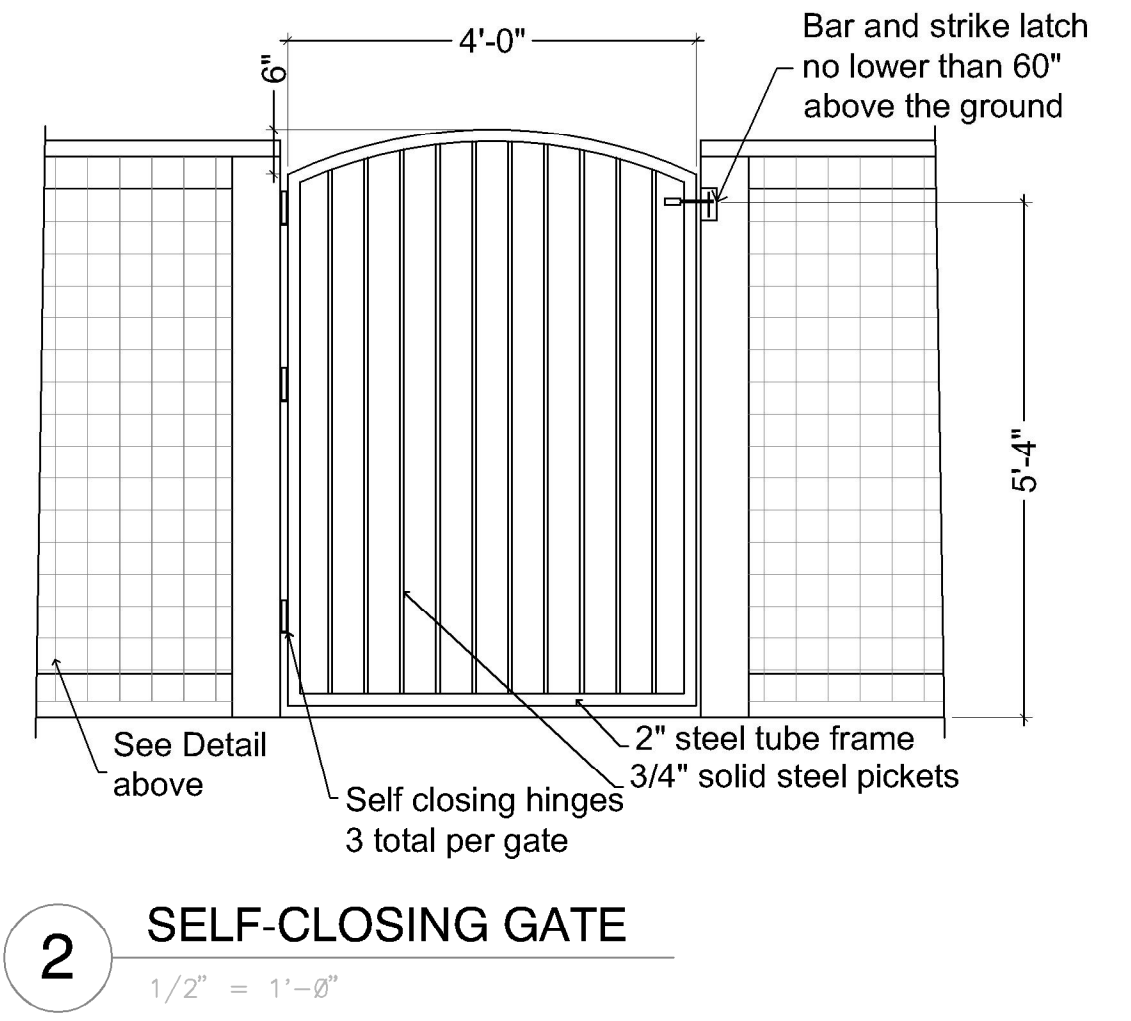
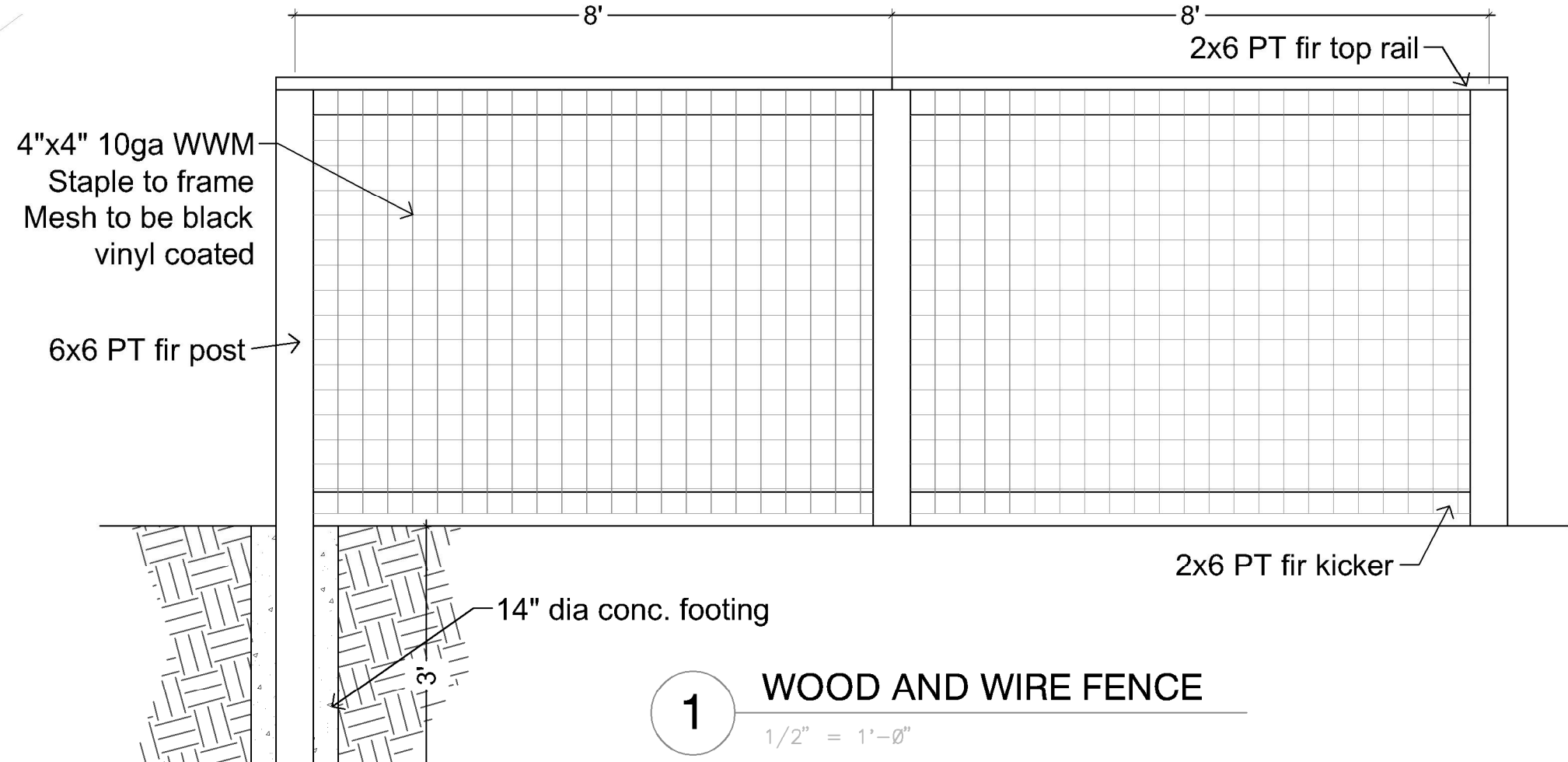
REVISIONS

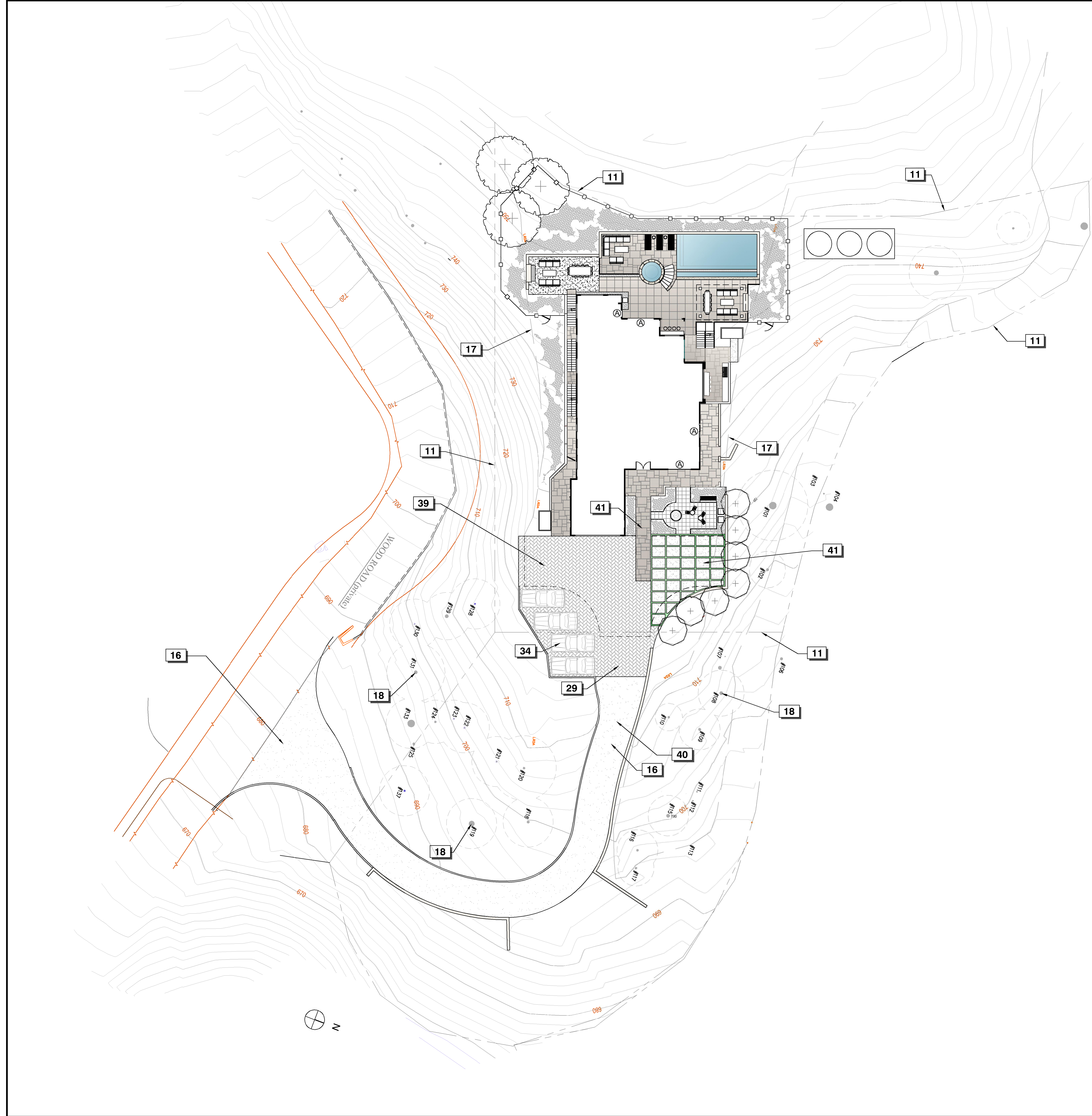
SHEET 7 OF 7



**REFERENCE NOTES SCHEDULE**

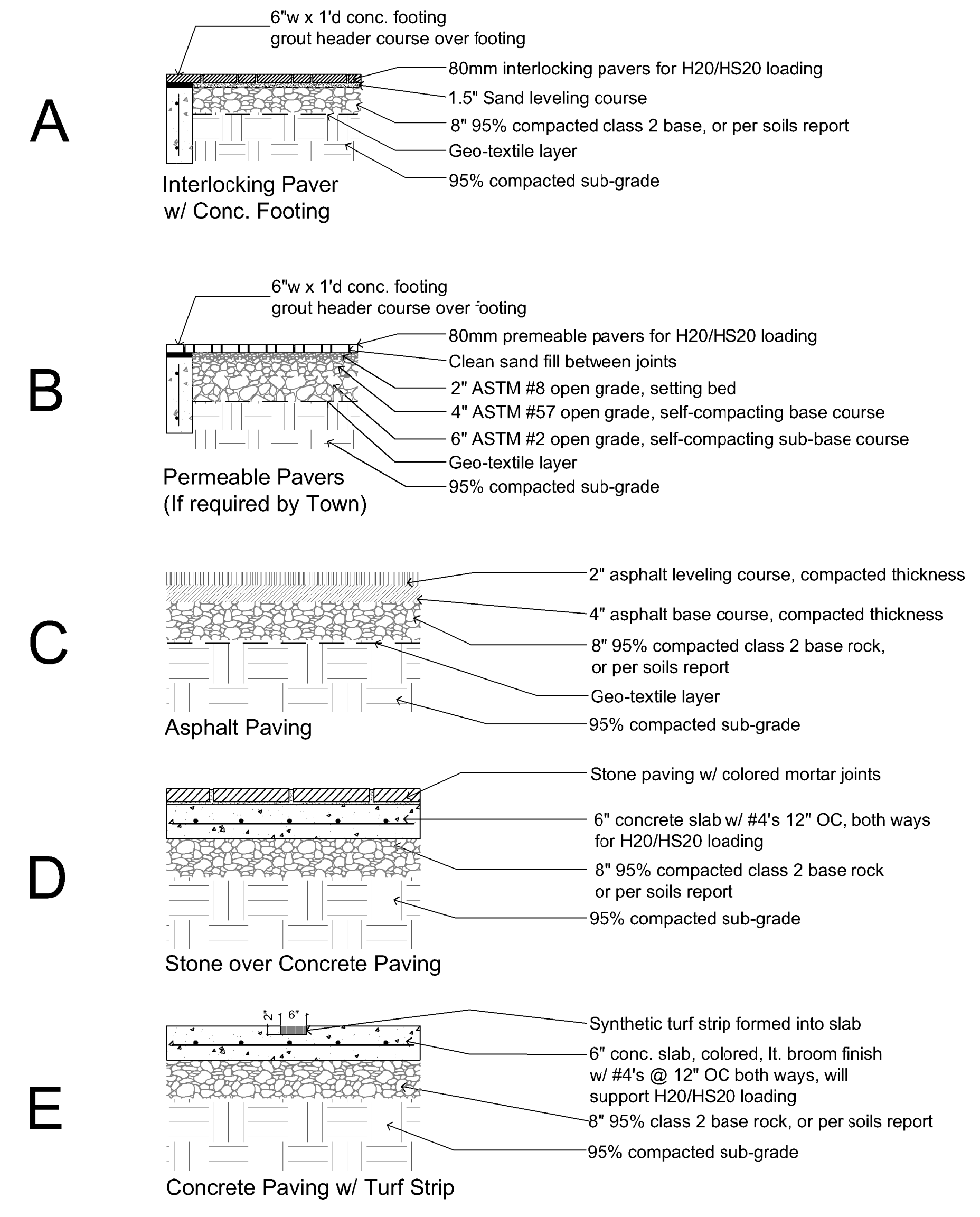
SYMBOL	DESCRIPTION
1	Upper terrace with spa and pool
3	Pool
4	Trellis or prefab cabana
5	These doors to be alarmed with Poolguard DAPT-2 Water Hazard Pool Door Alarm or equal
6	Gravel paved area
8	Electric fireplace
9	Pool equipment pad and screen
10	LRDA line
11	Property line
12	Water tanks
13	Fire truck turnaround
14	New residence
16	Asphalt entry driveway section
18	Existing tree to remain (typical)
19	Existing tree from arborist report
20	Stone patios set on permeable base
21	Outdoor shower
22	Shrubs and ground covers areas. For exact species, size and count see planting plan
23	New trees
24	Electric fireplace
26	Concrete patios with stone
29	Driveway paving with installation that meets H/20 and HS/20 load standards
32	Perimeter 6" wood and wire fence and gates. Self-closing gates that open away from pool.
33	Stucco finish wall
43	Retaining wall finish to be sandblasted, stained concrete with an LRV of 30 or less.





**REFERENCE NOTES SCHEDULE**

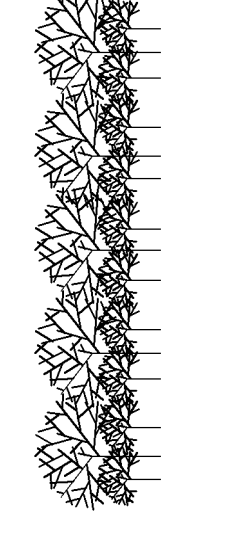
SYMBOL	DESCRIPTION
11	Property line
16	Asphalt entry driveway section
17	LRDA line
18	Existing tree to remain (typical)
29	Driveway paving with installation that meets H20 and H S/20 load standards
34	4 Parking spaces outside of fire truck turnaround
39	Paving A
40	Paving C
41	Paving D



1 Paving Sections  
L1.1

REVISIONS	BY

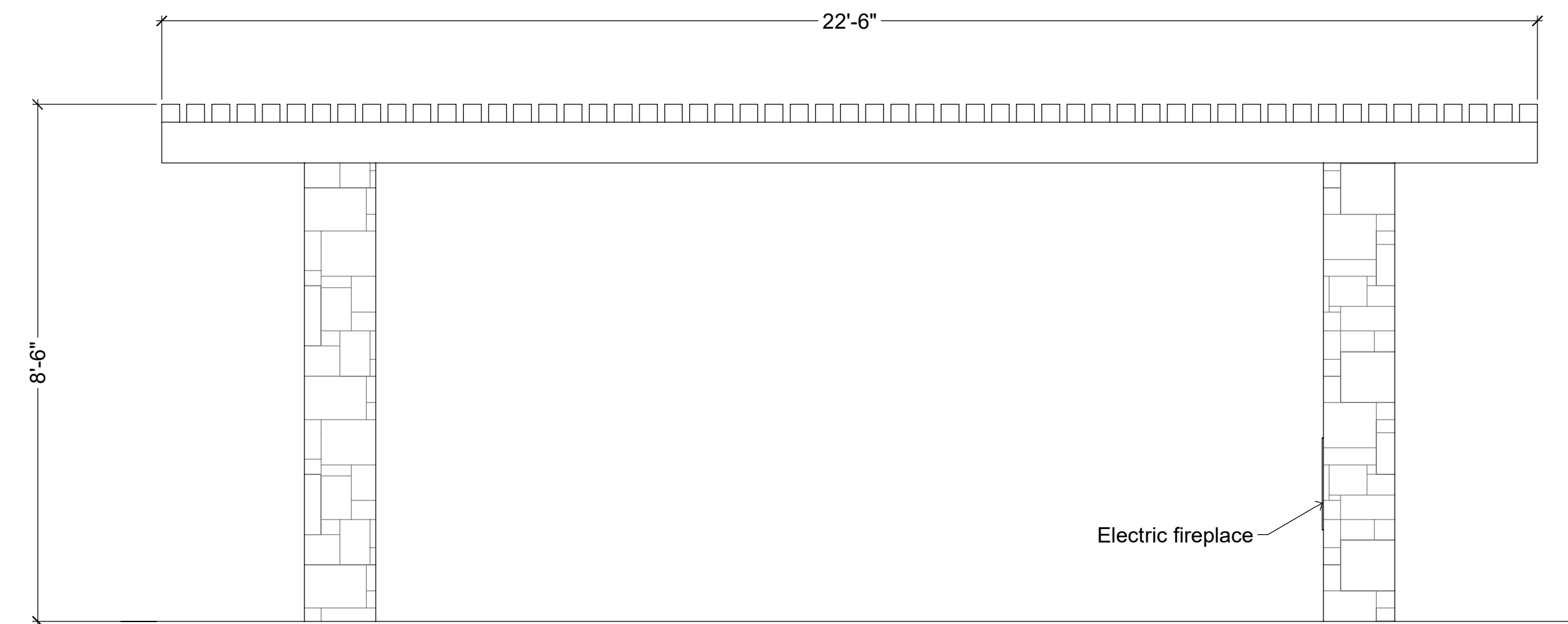
David R. Fox & Company - Landscape Architecture  
 1189 Kolberg Avenue San Jose, CA 95128  
 408-951-1027, phone david@fox.net



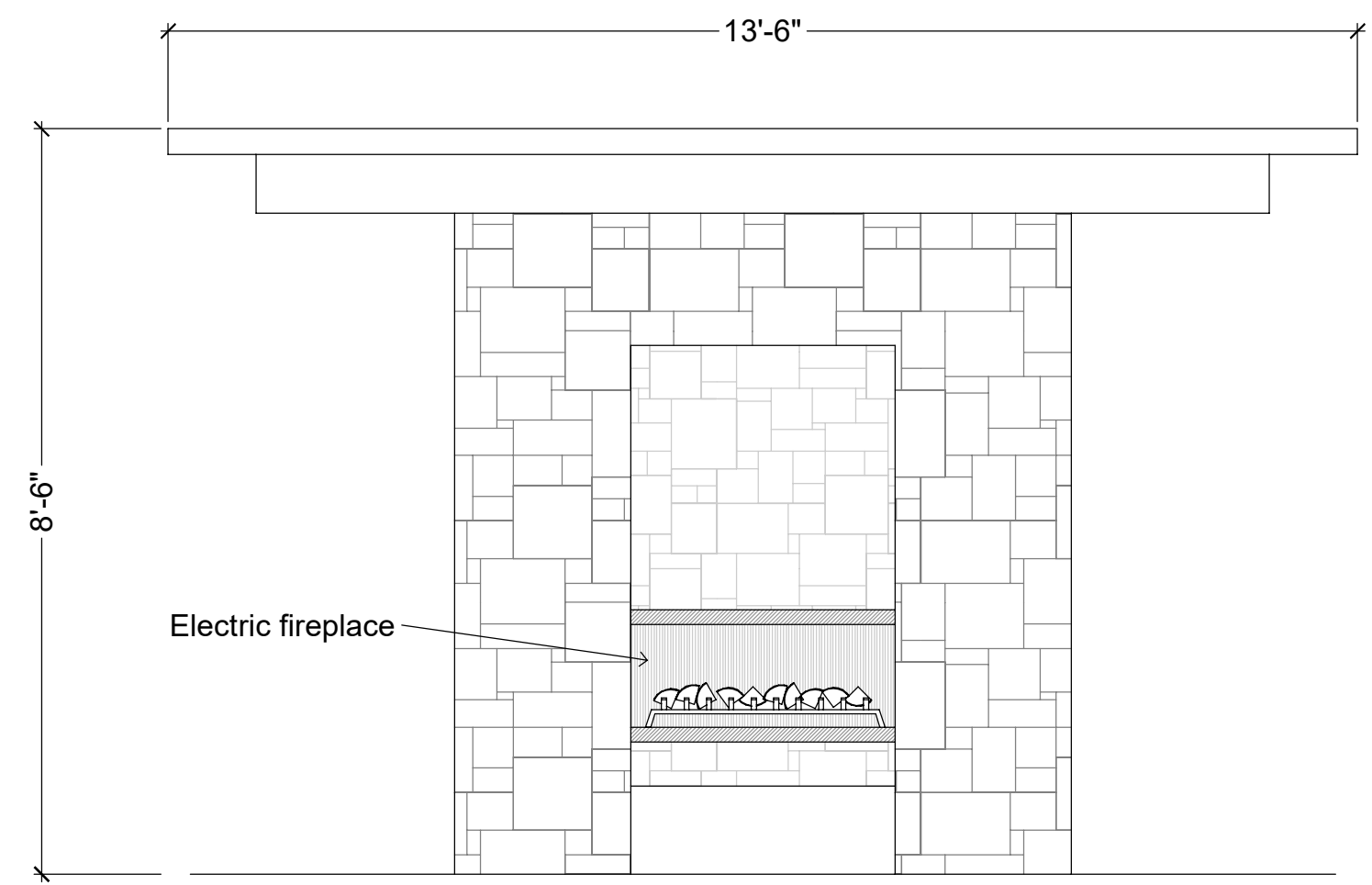
Preliminary Landscape Plan  
Full Site

The Bouknight Residence  
145 Wood Road  
Los Gatos  
California

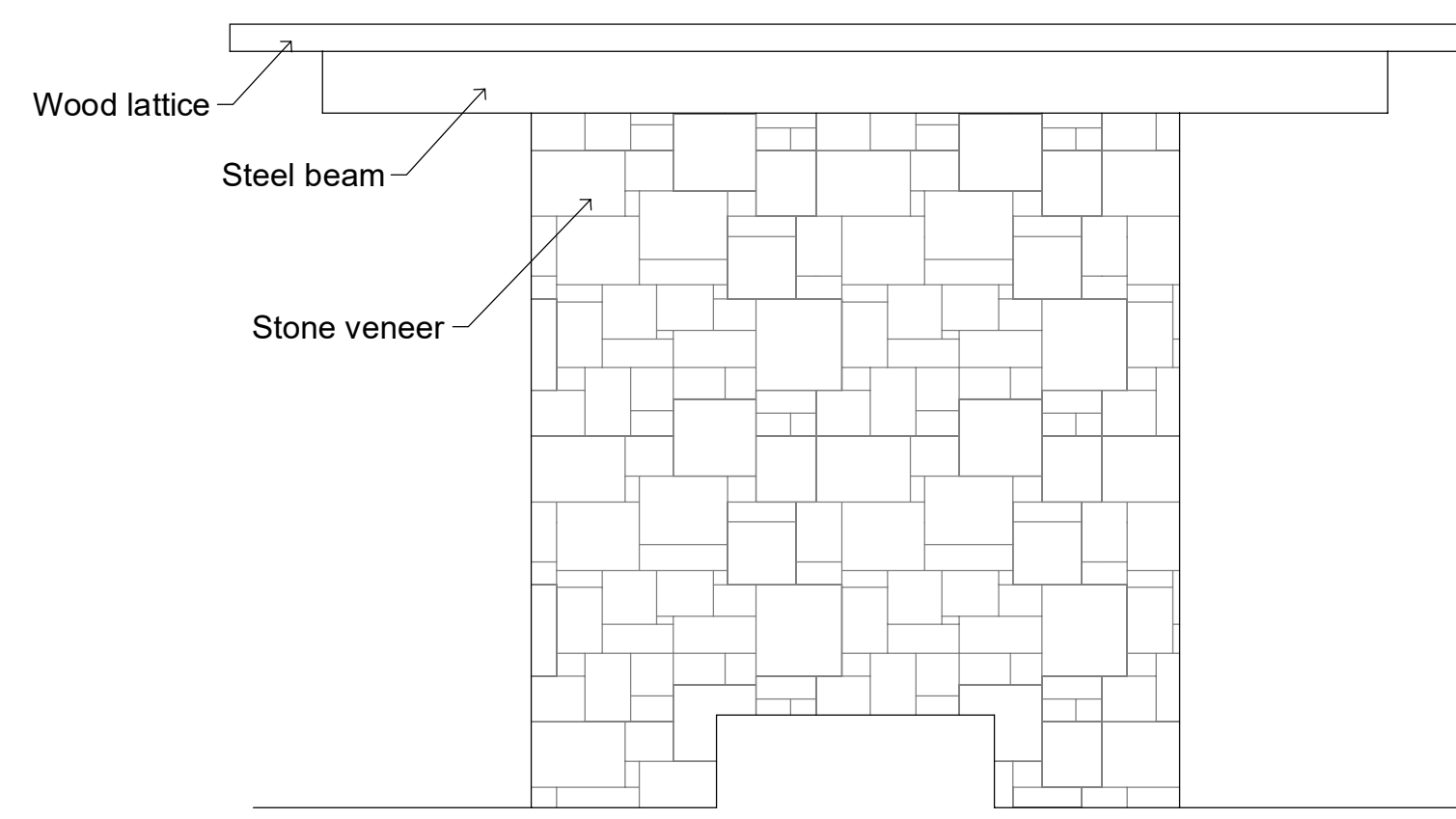
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 Drawn DRF/MCF  
 Job Booknight  
 Sheet  
**L1.1**  
 Of Sheets



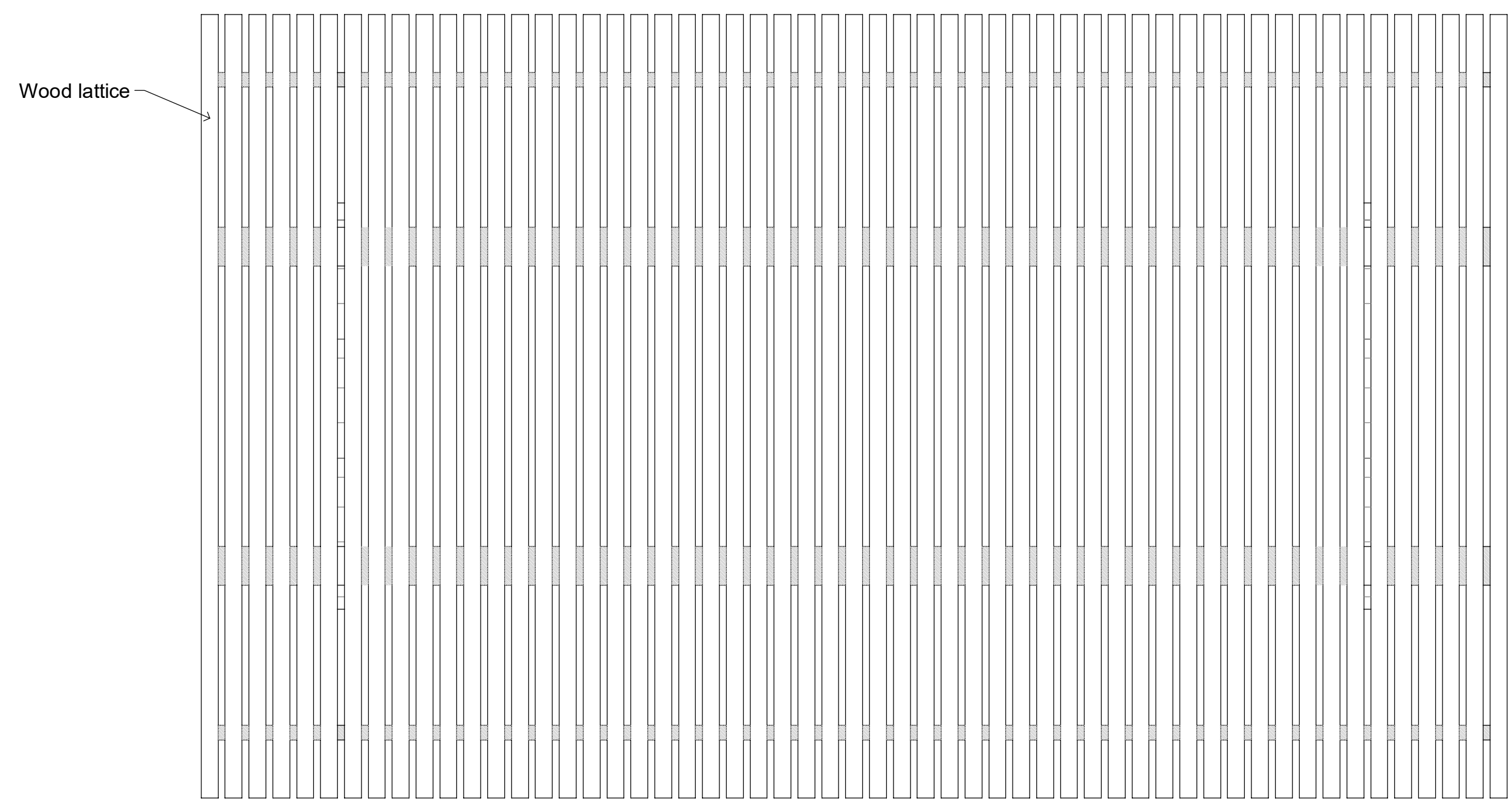
Side Elevation



Front Elevation



Rear Elevation



Plan View



Perspective View

REVISIONS	BY

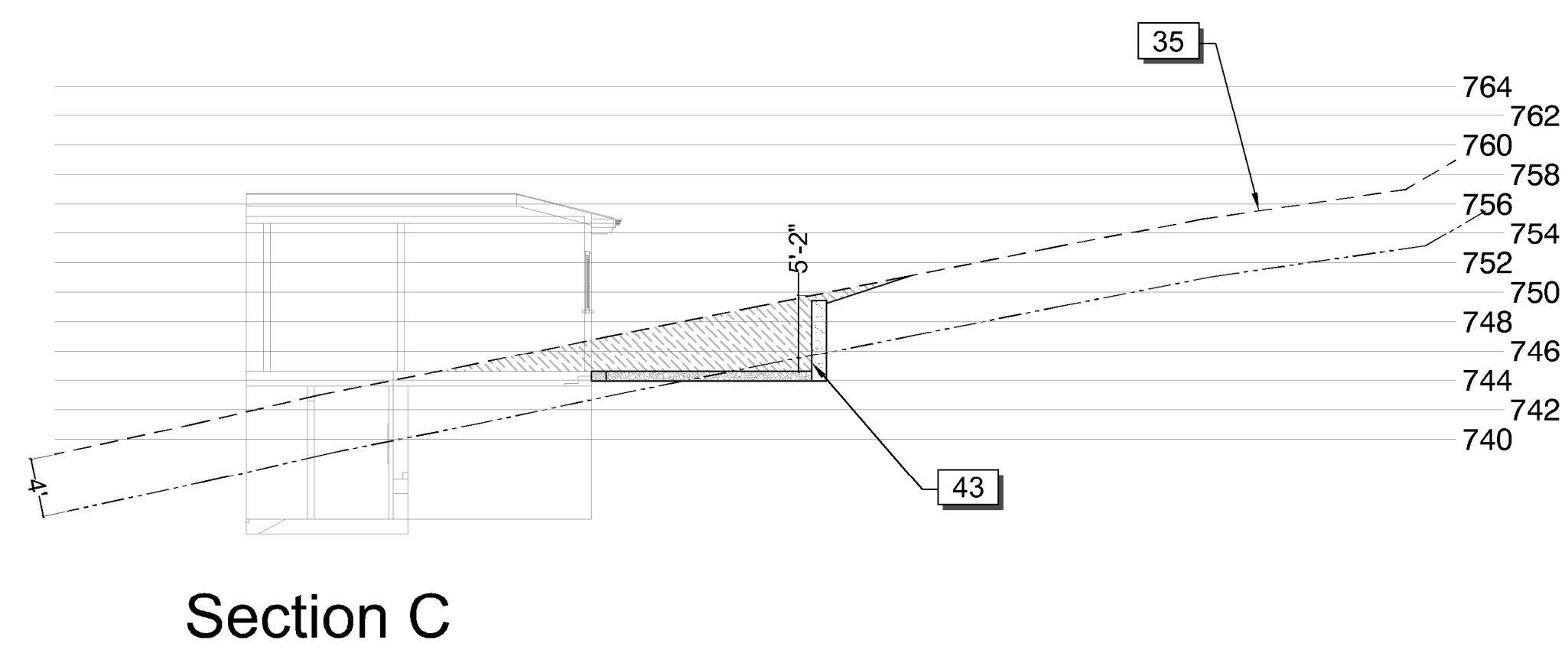
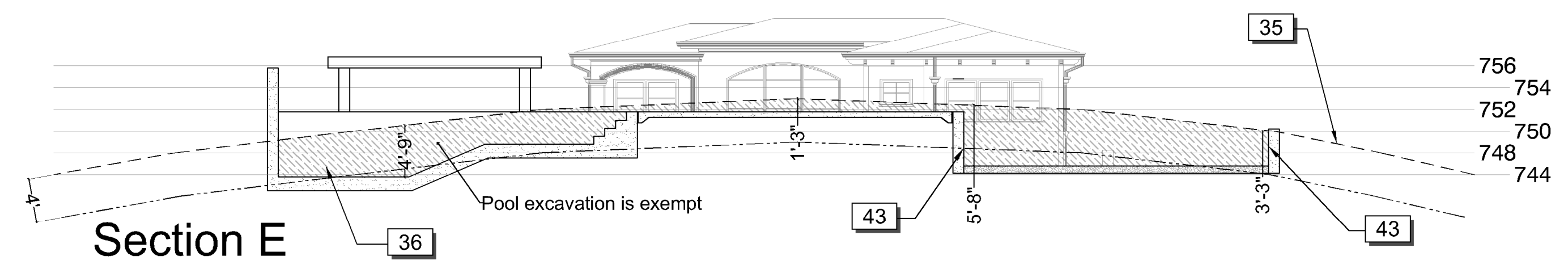
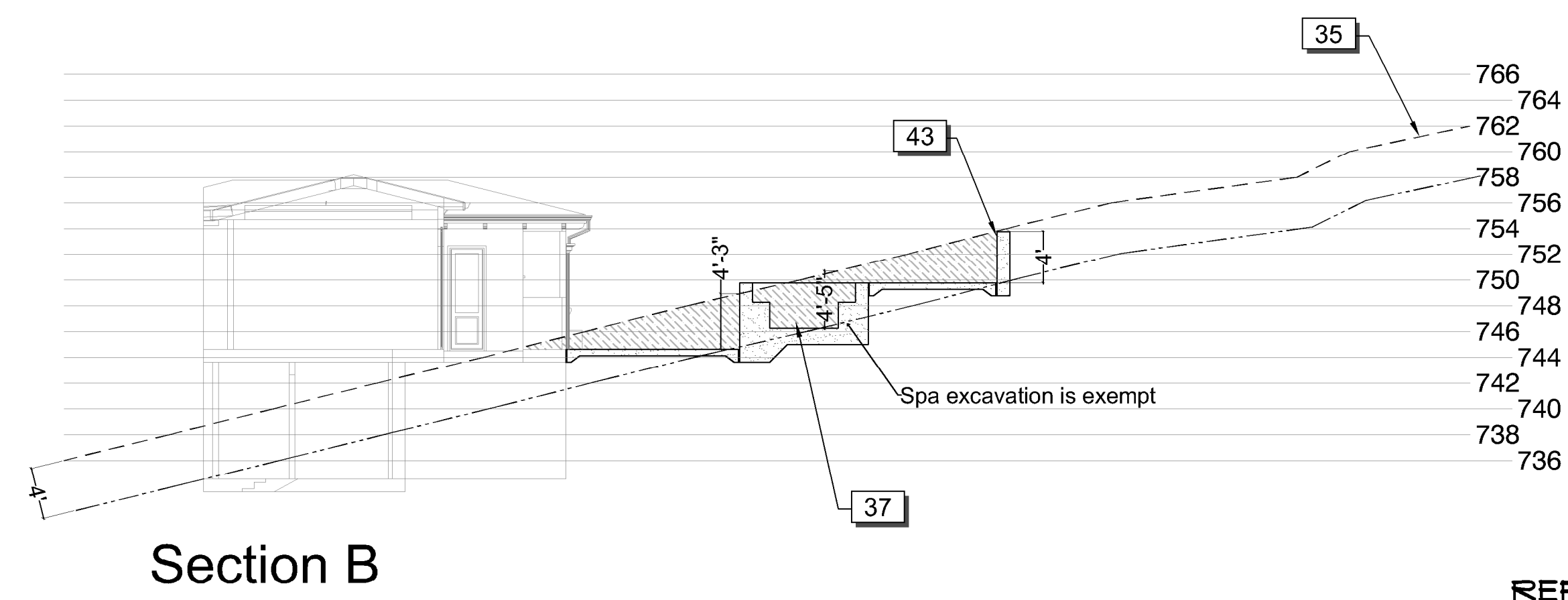
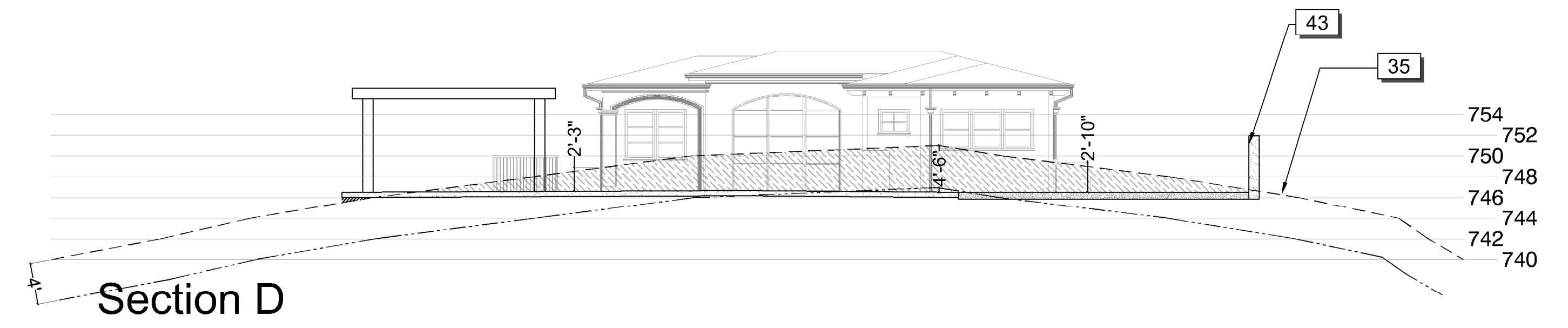
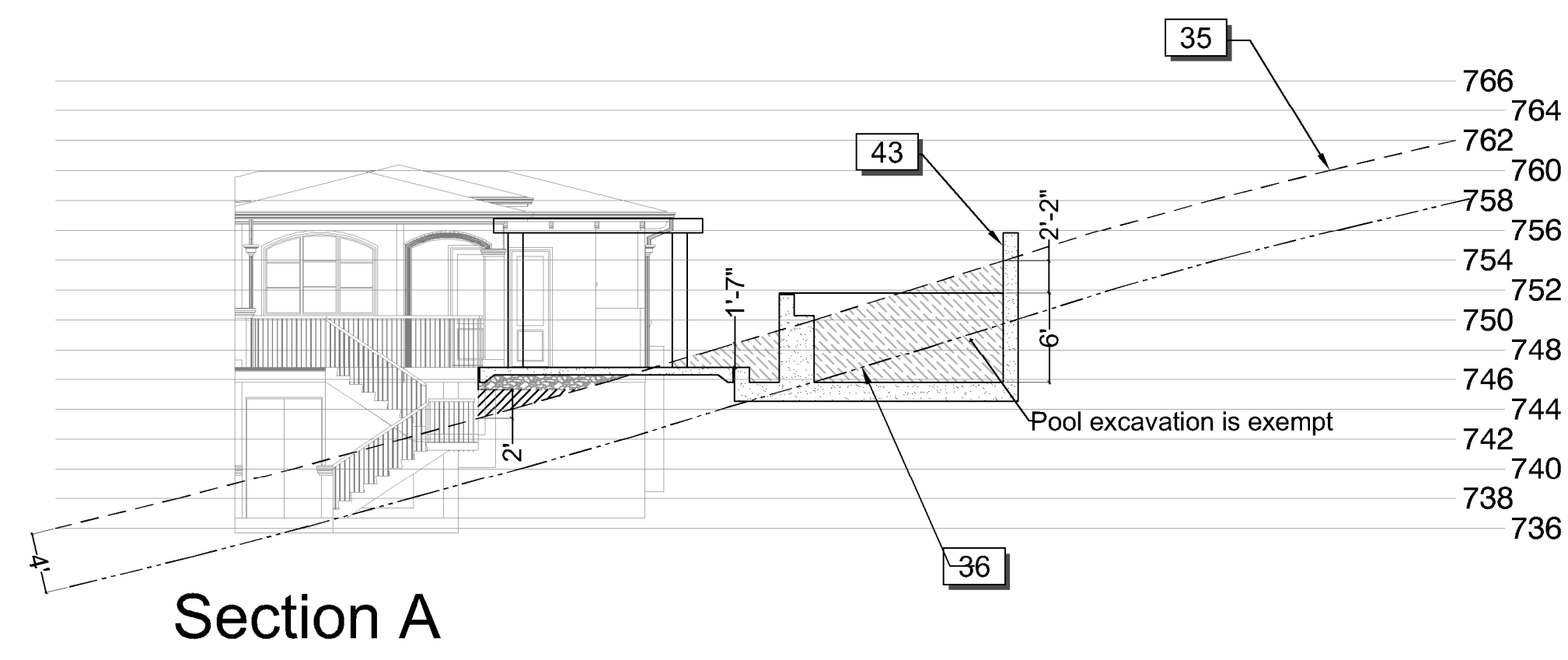
David R. Fox & Company - Landscape Architecture  
 1189 Kohnberg Avenue, San Jose, CA 95128  
 408-951-0212, phone david@fox.net

Proposed Trellis Structure

The Bouknight Residence  
 145 Wood Road  
 Los Gatos, California

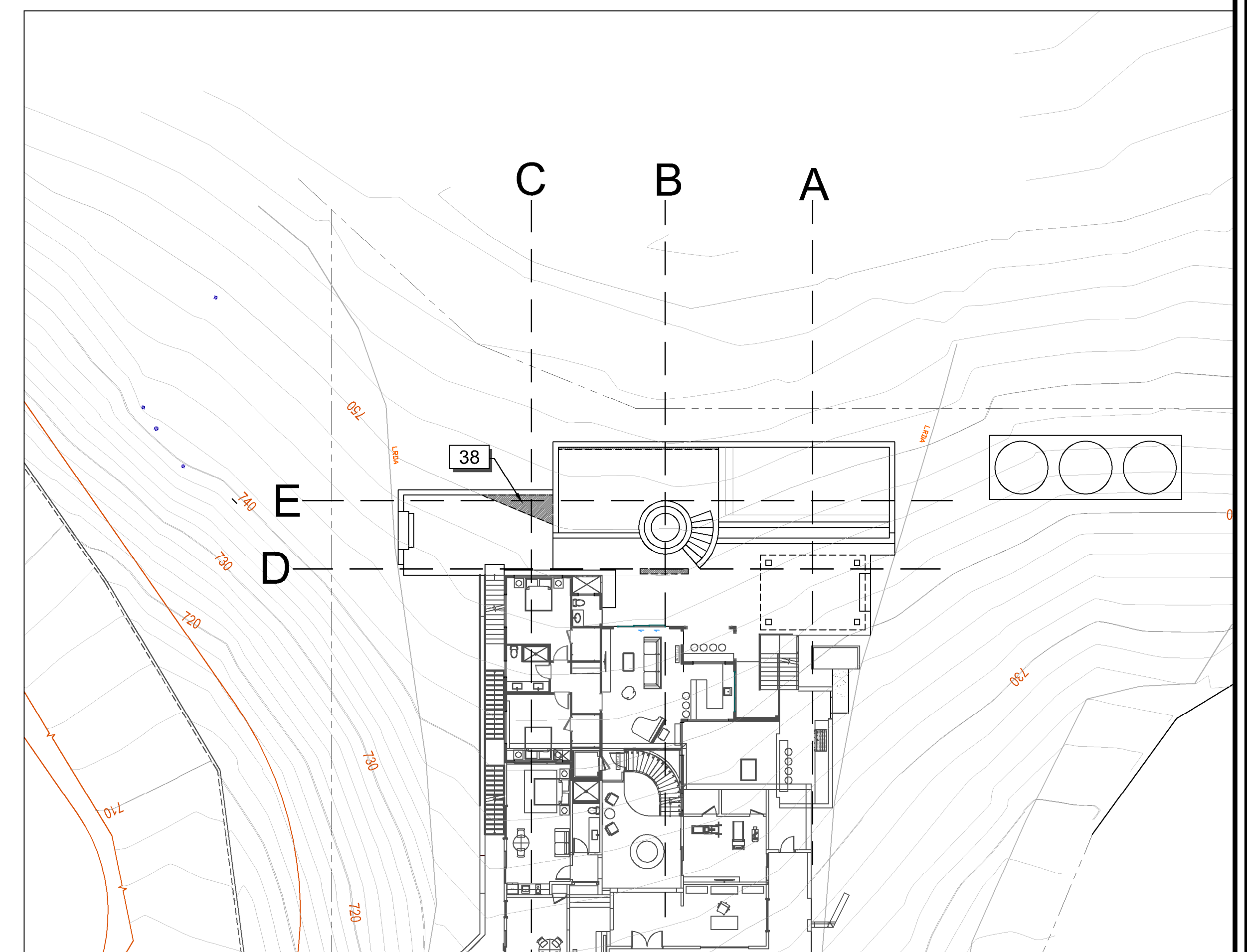
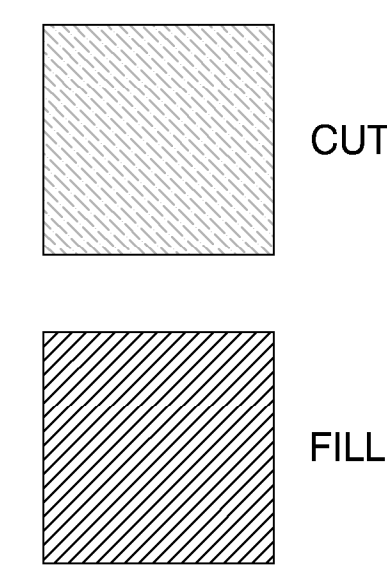
Date 4-12-21  
 Scale 1"=2'-0"  
 Drawn DRF/MCF  
 Job Bouknight

Sheet  
**L1.2**  
 Of . . . Sheets



**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION
35	Existing grade line
36	Pool
37	Spa
38	Areas of cut greater than 4'
43	Retaining wall finish to be sandblasted, stained concrete with an LRV of 30 or less.



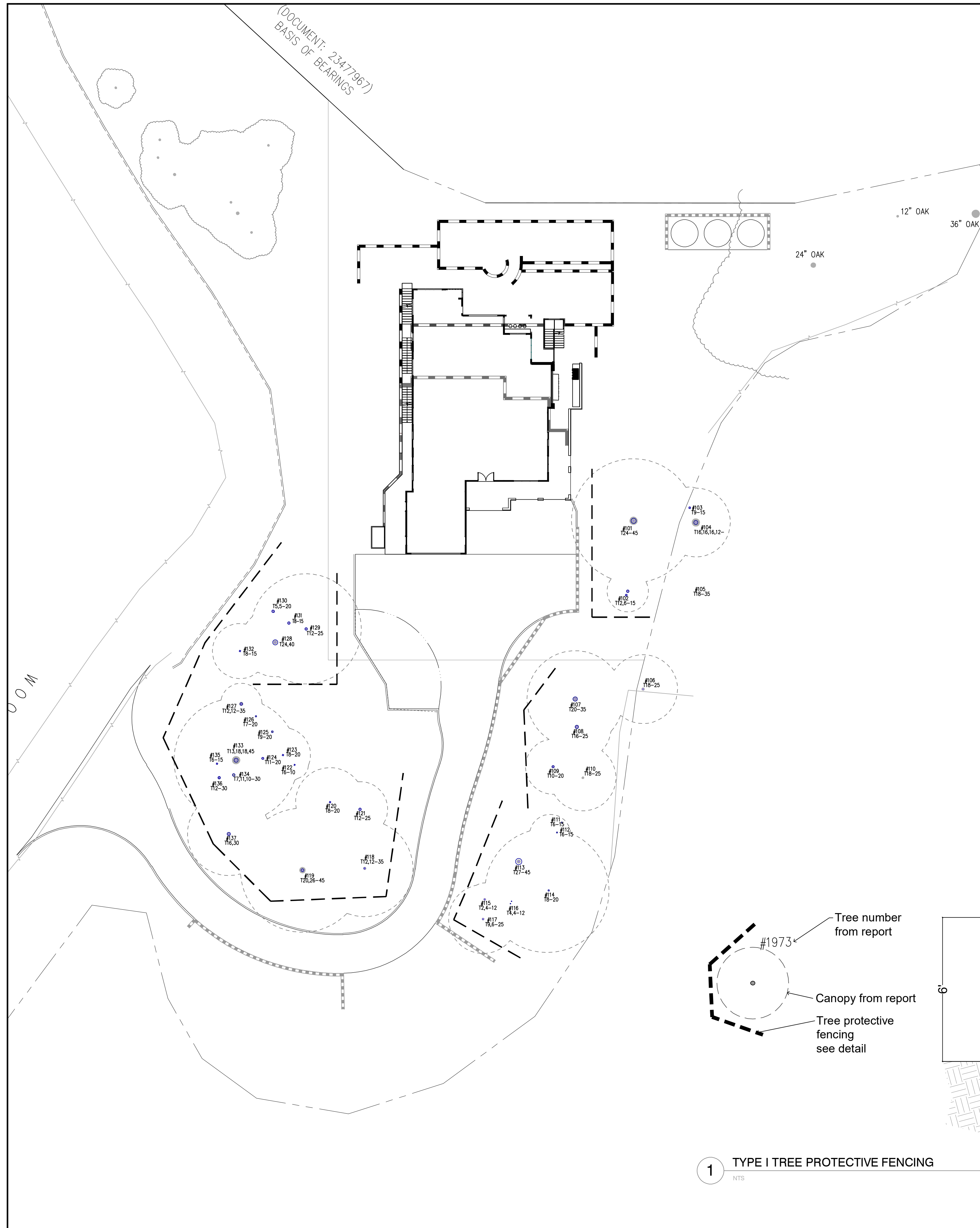
REVISIONS	BY

David R. Fox & Company, Landscape Architecture  
 1189 Kolbenberg Avenue, San Jose, CA 95128  
 408-761-0212, phone david@fox.net

**Sections**

**The Bouknight Residence**  
 145 Wood Road  
 Los Gatos, California

Date: 4-12-21  
 Scale: 1"=10'-0"  
 Drawn: DRF/MCF  
 Job: Bouknight  
 Sheet:  
**L2.0**  
 Of \_\_\_\_\_ Sheets



**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION
1	Existing tree from arborist report
3	Existing tree to remain (typical)
4	Tree to be removed (typical)
5	Tree canopy from arborist report
8	Fire truck turnaround
10	New residence
11	Proposed pool and spa
12	Proposed play area
14	Stone patios set on permeable base
15	Proposed tree protection fencing Type 1
29	Driveway paving with installation that meets H/20 and HS/20 load standards
30	Driveway to garage
49	This section of path to be deferred until tree fencing can be removed

**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

- 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.
- 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.
- 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.
- Prohibit the attachment of wires, signs or ropes to any protected tree.
- Design utility services and irrigation lines to be located outside of the dripline when feasible.
- 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.
- 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.

Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Suitability	Expected Impact
valley oak ( <i>Quercus agrifolia</i> )	101	24	45	Fair/50%	Fair	Low
bay laurel ( <i>Umbellularia californica</i> )	102	12, 6	15	Fair/50%	Fair	Low
bay laurel ( <i>Umbellularia californica</i> )	103	9	15	Good/70%	Good	Low
coast live oak ( <i>Quercus agrifolia</i> )	104	16, 16, 16, 12		Fair/50%	Fair	Low
coast live oak ( <i>Quercus agrifolia</i> )	105	18	35	Good/70%	Good	Low
coast live oak ( <i>Quercus agrifolia</i> )	106	18	25	Fair/50%	Fair	Low
coast live oak ( <i>Quercus agrifolia</i> )	107	20	35	Fair/50%	Fair	Low
bay laurel ( <i>Umbellularia californica</i> )	108	16	25	Good/70%	Good	Low
coast live oak ( <i>Quercus agrifolia</i> )	109	10	20	Good/70%	Good	Low
coast live oak ( <i>Quercus agrifolia</i> )	110	18	25	Good/70%	Good	Low
coast live oak ( <i>Quercus agrifolia</i> )	111	6	15	Good/70%	Good	Low
coast live oak ( <i>Quercus agrifolia</i> )	112	6	15	Good/70%	Good	Low
coast live oak ( <i>Quercus agrifolia</i> )	113	27	45	Good/70%	Good	Low
coast live oak ( <i>Quercus agrifolia</i> )	114	8	20	Good/70%	Good	Low
coast live oak ( <i>Quercus agrifolia</i> )	115	2, 4	12	Fair/	Fair	Low
bay laurel ( <i>Umbellularia californica</i> )	116	4, 4 multi	12	Fair/	Fair	Moderate-High
coast live oak ( <i>Quercus agrifolia</i> )	117	9, 6	25	Fair/	Fair	Moderate-High
coast live oak ( <i>Quercus agrifolia</i> )	118	12, 12	35	Fair/	Fair	Moderate-High
coast live oak ( <i>Quercus agrifolia</i> )	119	20, 26	45	Fair/	Fair	Low
coast live oak ( <i>Quercus agrifolia</i> )	120	8	20	Good/70%	Good	Moderate-High
coast live oak ( <i>Quercus agrifolia</i> )	121	12	25	Good/70%	Good	Moderate-High
bay laurel ( <i>Umbellularia californica</i> )	122	6	10	Good/70%	Good	Moderate-High
coast live oak ( <i>Quercus agrifolia</i> )	123	8	20	Good/70%	Good	Moderate-High
bay laurel ( <i>Umbellularia californica</i> )	124	11	20	Good/70%	Good	Moderate-High
bay laurel ( <i>Umbellularia californica</i> )	125	9	20	Good/70%	Good	Moderate-High
coast live oak ( <i>Quercus agrifolia</i> )	126	7	20	Fair/50%	Fair	Moderate-High
coast live oak ( <i>Quercus agrifolia</i> )	127	12, 12	35	Fair/50%	Fair	Low
valley oak ( <i>Quercus agrifolia</i> )	128	24	40	Fair/50%	Fair	Low
coast live oak ( <i>Quercus agrifolia</i> )	129	12	25	Good/70%	Good	Low
bay laurel ( <i>Umbellularia californica</i> )	130	5, 5	20	Fair/50%	Fair	Low
bay laurel ( <i>Umbellularia californica</i> )	131	8	15	Good/70%	Good	Low
bay laurel ( <i>Umbellularia californica</i> )	132	8	15	Poor/15	Poor	Low
coast live oak ( <i>Quercus agrifolia</i> )	133	13, 18, 18	45	Fair/50%	Fair	Low
bay laurel ( <i>Umbellularia californica</i> )	134	7, 11, 10	30	Fair/50%	Fair	Low
bay laurel ( <i>Umbellularia californica</i> )	135	6	15	Good/70%	Good	Low
bay laurel ( <i>Umbellularia californica</i> )	136	12	30	Fair/50%	Fair	Low
coast live oak ( <i>Quercus agrifolia</i> )	137	16	30	Fair/50%	Fair	Low

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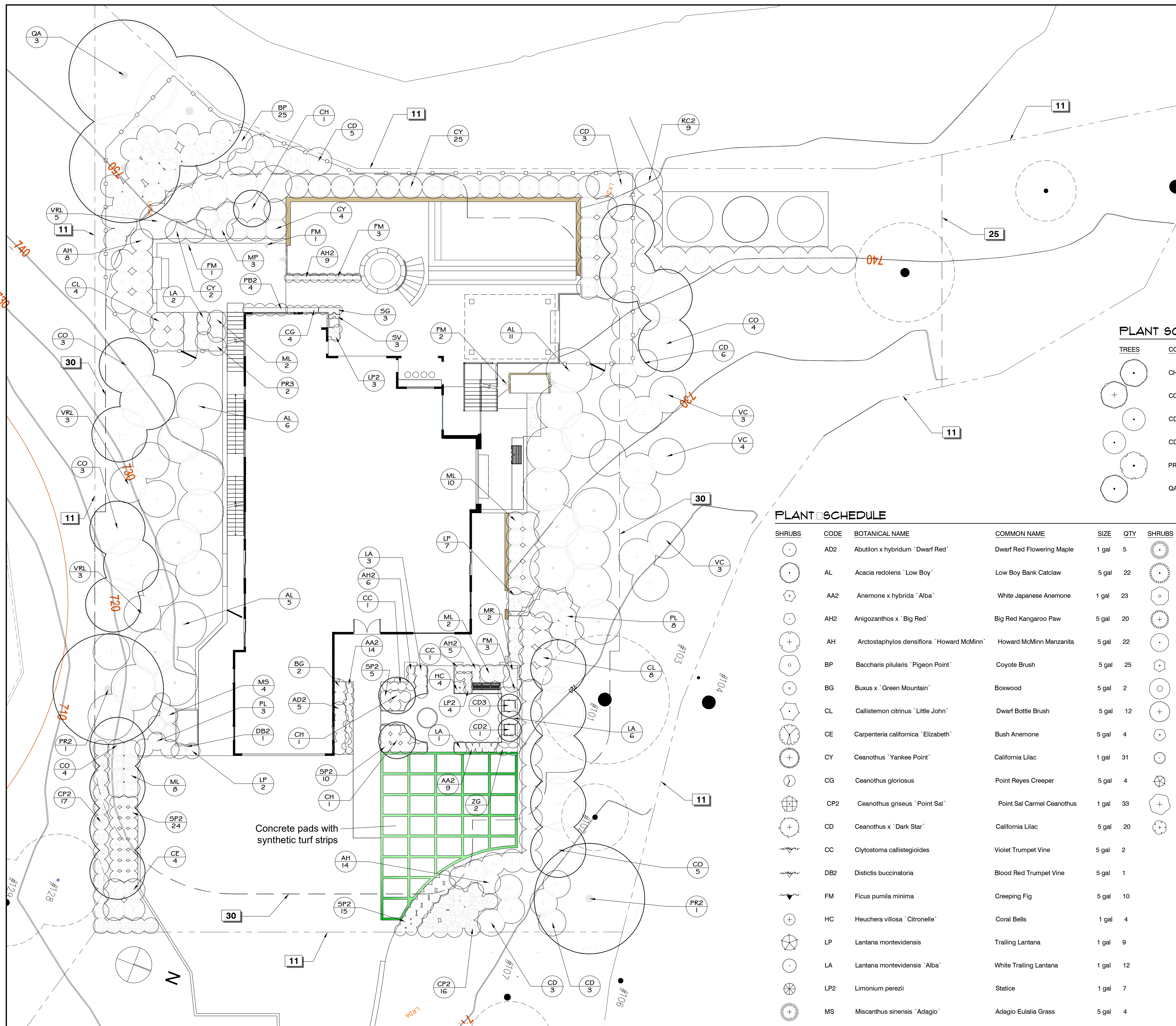
David R. Fox & Company, Landscape Architecture  
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408-951-0272 phone  
dfox@dcsl.com

Tree Plan

The Bouknight Residence  
145 Wood Road  
Los Gatos, California

Date: 11/26/20  
Scale: 1"=20'-0"  
Drawn: DRF/MCF  
Job: Booknight  
Sheet: L3.0  
Of: Sheets





**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION
11	Property line
25	Line of Zone 3: 100' defensible zone
30	30' Ornamental planting line and line of Zone2: 30' defensible zone

**PLANT SCHEDULE**

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CH	Ceanothus x 'Ray Hartman'	Ray Hartman Wild Lilac	24" Box	3
	CO	Cercis occidentalis	Western Redbud Multi-trunk	24" Box	19
	CD2	Citrus x aurantiifolia 'Dwarf Bearss Seedless'	Dwarf Bearss Seedless Lime	15 gal	1
	CD3	Citrus x limon 'Dwarf Improved Meyer'	Dwarf Improved Meyer Lemon	15 gal	1
	PR2	Platanus racemosa	California Sycamore	24" box	2
	QA	Quercus agrifolia	Coast Live Oak	24" Box	3

**PLANT SCHEDULE**

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	AD2	Abutilon x hybridum 'Dwarf Red'	Dwarf Red Flowering Maple	1 gal	5		ML	Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	1 gal	22
	AL	Acacia redolens 'Low Boy'	Low Boy Bank Catclaw	5 gal	22		MP	Miscanthus sinensis 'Purpureoscens'	Flame Eulalia Grass	5 gal	3
	AA2	Anemone x hybrida 'Alba'	White Japanese Anemone	1 gal	23		MR	Muhlenbergia rigens	Deer Grass	1 gal	2
	AH2	Anigozanthos x 'Big Red'	Big Red Kangaroo Paw	5 gal	20		PR3	Pennisetum rubrum	Red Fountain Grass	5 gal	2
	AH1	Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	5 gal	22		PL	Perovskia atriplicifolia 'Lacey Blue'	Russian Sage	5 gal	11
	BP	Baccharis pilularis 'Pigeon Point'	Coyote Brush	5 gal	25		PB2	Phormium tenax 'Bronze Baby'	Bronze Baby New Zealand Flax	1 gal	4
	BG	Buxus x 'Green Mountain'	Boxwood	5 gal	2		RC2	Rhamnus californica	California Coffee Berry	5 gal	9
	CL	Callistemon citrinus 'Little John'	Dwarf Bottle Brush	5 gal	12		VRL	Rosa banksiae 'Lutea'	Banksia Rose	5 gal	11
	CE	Carpenteria californica 'Elizabeth'	Bush Anemone	5 gal	4		SP2	Salvia 'Celestial Blue'	Santa Rosa Island Sage	1 gal	54
	CY	Ceanothus 'Yankee Point'	California Lilac	1 gal	31		SG	Sempervivum x 'Green Giant'	Hen-and-Chicks	1 gal	3
	CG	Ceanothus gloriosus	Point Reyes Creeper	5 gal	4		SV	Senecio vitalis	Blue Chaik Fingers	1 gal	3
	CP2	Ceanothus griseus 'Point Sal'	Point Sal Carmel Ceanothus	1 gal	33		VC	Vitis californica 'Roger's Red'	California Wild Grape	1 gal	10
	CD	Ceanothus x 'Dark Star'	California Lilac	5 gal	20		ZG	Zantedeschia aethiopica 'White Giant'	White Giant Calla Lily	1 gal	2
	CC	Clytostoma callistegioides	Violet Trumpet Vine	5 gal	2						
	DB2	Distictis buccinatoria	Blood Red Trumpet Vine	5 gal	1						
	FM	Ficus pumila minima	Creeping Fig	5 gal	10						
	HC	Heuchera villosa 'Citronelle'	Coral Bells	1 gal	4						
	LP	Lantana montevidensis	Trailing Lantana	1 gal	9						
	LA	Lantana montevidensis 'Alba'	White Trailing Lantana	1 gal	12						
	LP2	Limonium perezii	Statice	1 gal	7						
	MS	Miscanthus sinensis 'Adagio'	Adagio Eulalia Grass	5 gal	4						

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.

Note: Trees to replace ordinance 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. Total replacement trees on this plan - 19, 24" box trees.

REVISIONS	BY

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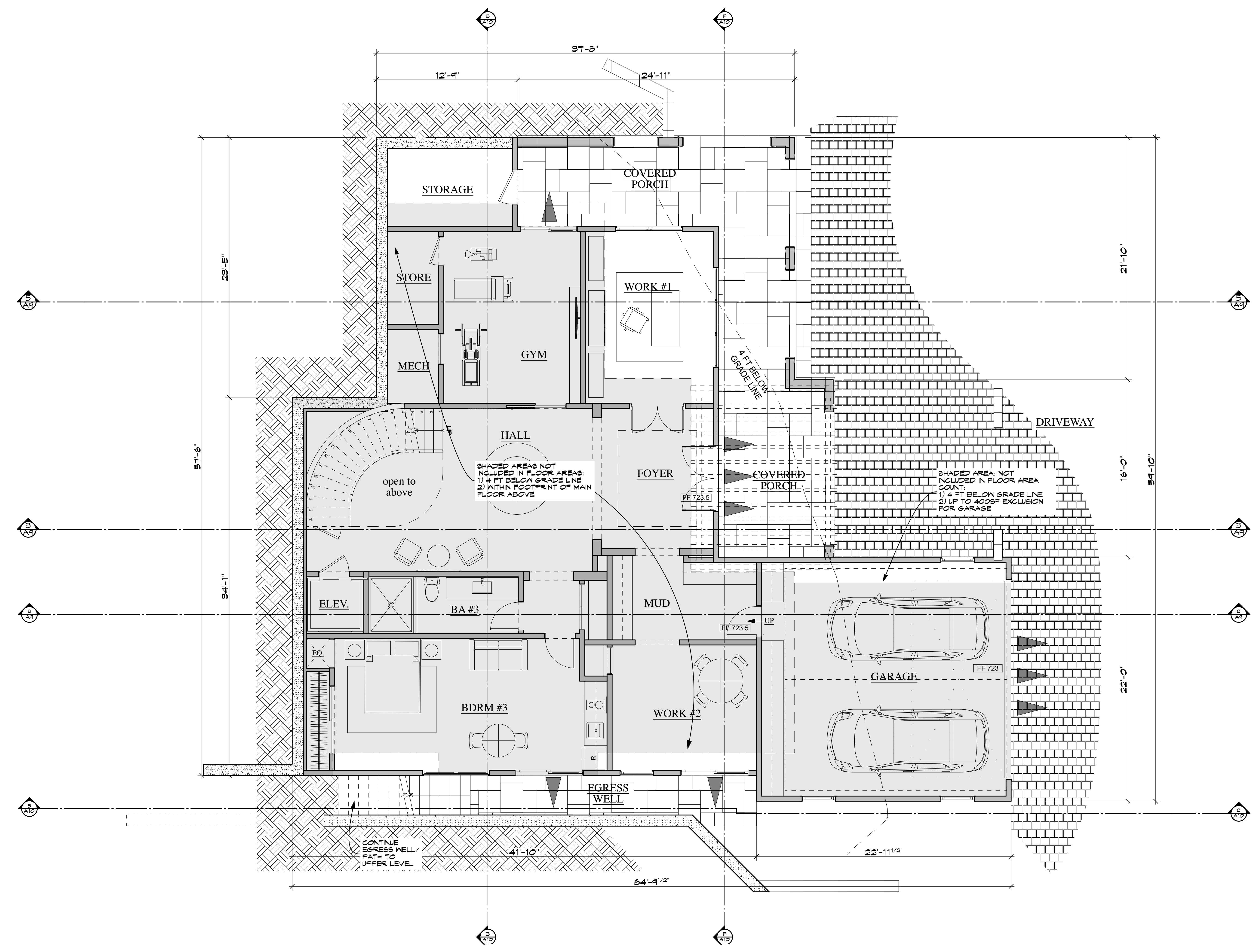
**Planting Plan**

**The Bouknight Residence**  
145 Wood Road  
Los Gatos, California

Date: 4-12-21  
Scale: 1"=10'-0"  
Drawn: DRF/MCF  
Job: Booknight  
Sheet: **L4.0**  
Of:        Sheets

**LEGEND**

	WOOD STUD WALL
	CONCRETE REC. WALL
	PAVED OUTDOOR DECK / PATIOS
	PAVED YARD AREAS
	ROOF COVERING



**LOWER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

ARCHITECTURAL AND SITE DEVELOPMENT FOR:  
**THE BOUKNIGHT FAMILY**  
145 (PENDING) WOOD ROAD • LOS GATOS, CA 95030

NOTE: Reader shall verify all dimensions, elevations and conditions, prior to starting any construction. Any deviations shall be noted in writing to the Architect's attention prior to installation.

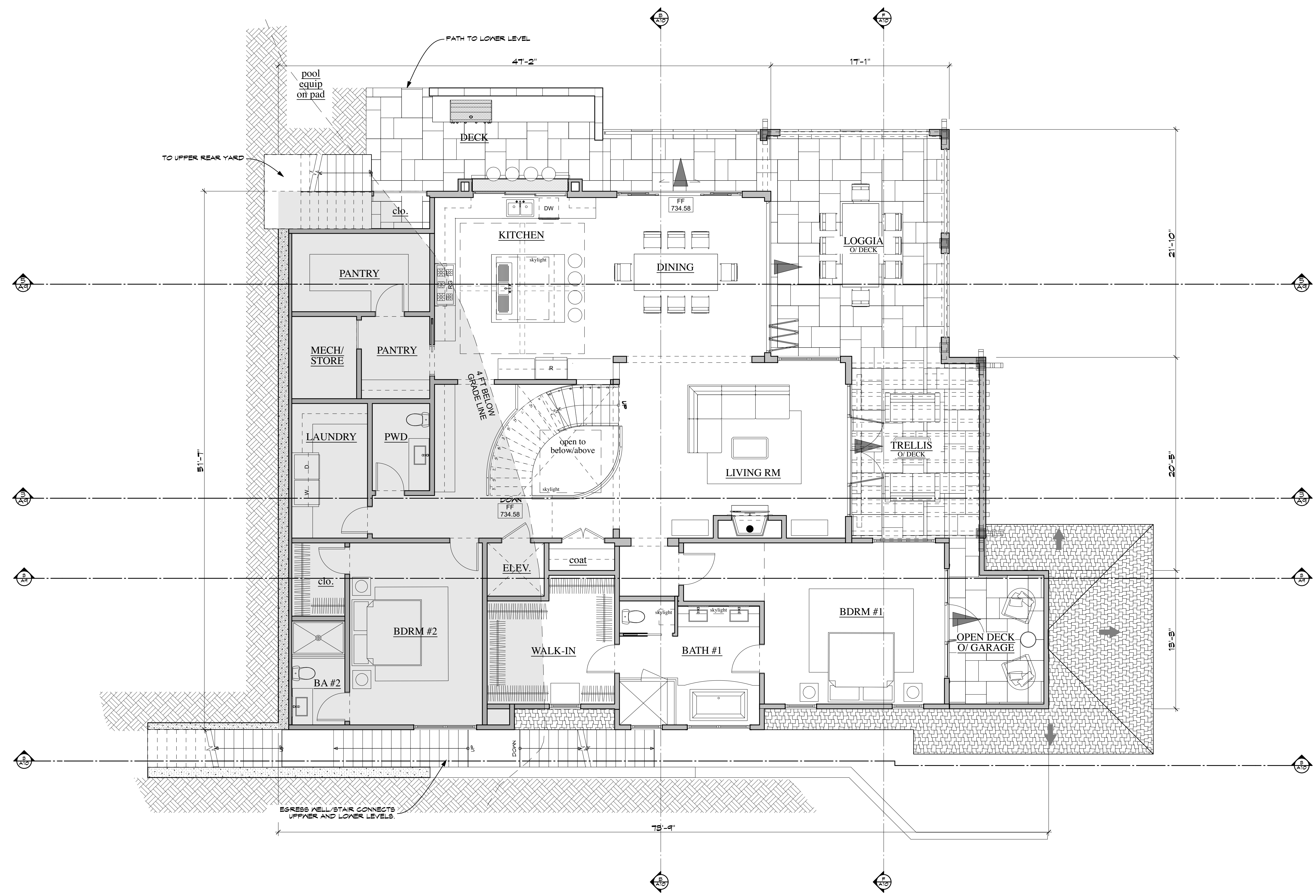
**LOWER FLOOR PLAN**

LEGEND	
	WOOD STUD WALL
	CONCRETE REC. WALL
	PAVED OUTDOOR DECK / PATIOS
	PAVED YARD AREAS
	ROOF COVERING

REVISIONS	
	Resubmit 4.17.21
	Resubmit 5.26.21

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51 UNIVERSITY AVE. • LOS GATOS, CA • 95030 • (408) 396-2555

ARCHITECTURAL AND SITE DEVELOPMENT FOR:  
**THE BOUKNIGHT FAMILY**  
145 (PENDING) WOOD ROAD • LOS GATOS, CA 95030

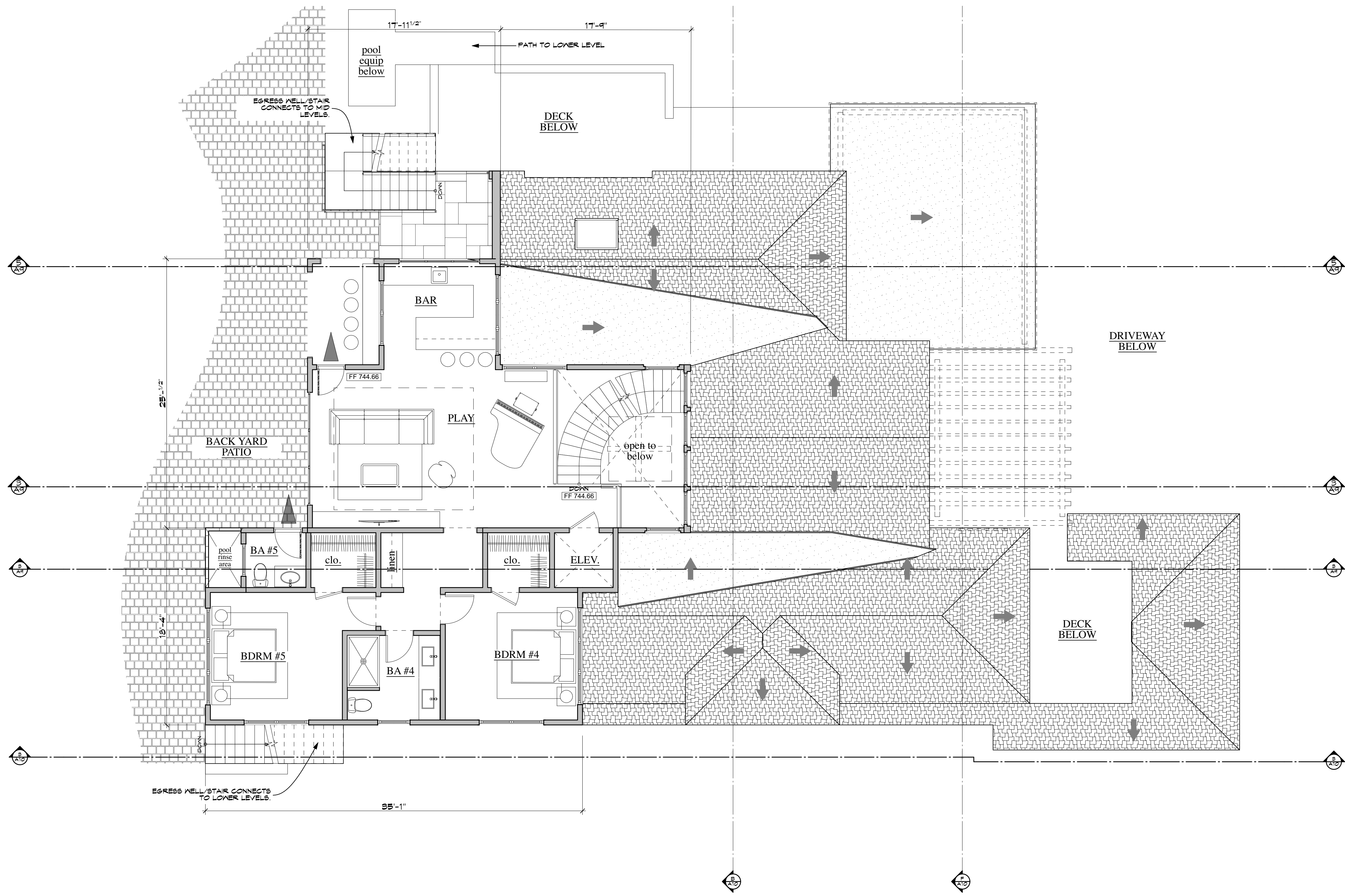


**MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

NOTE: These shall verify all dimensions, elevations and conditions, prior to starting any construction. Any deviations shall be noted in any conditions different from those shown on these drawings shall be brought to the Architect's attention prior to installation.

**LEGEND**

	WOOD STUD WALL
	CONCRETE RET. WALL
	PAVED OUTDOOR DECK / PATIO
	PAVED YARD AREAS
	ROOF COVERING



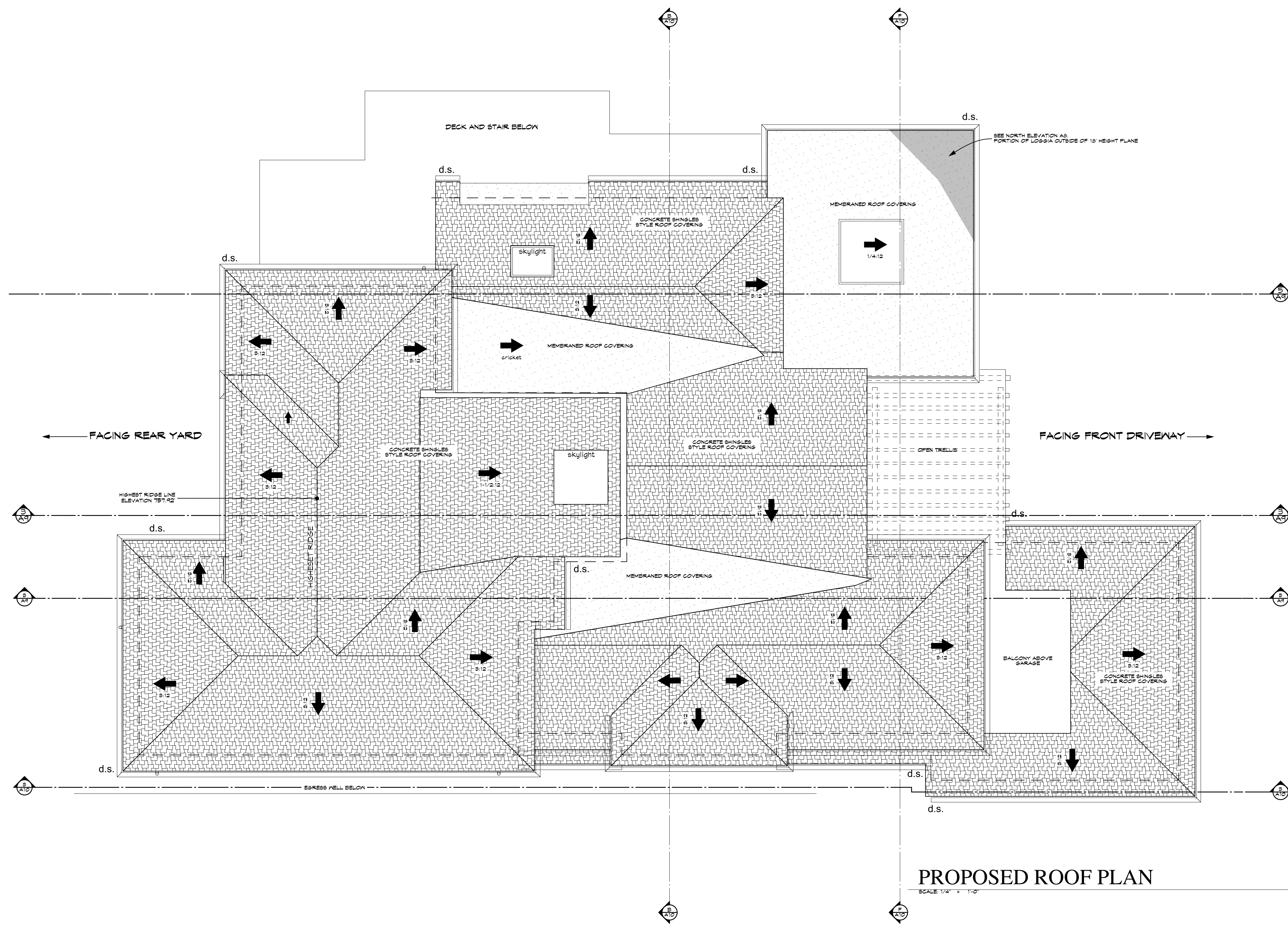
**UPPER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

ARCHITECTURAL AND SITE DEVELOPMENT FOR:  
**THE BOUKNIGHT FAMILY**  
145 (PENDING) WOOD ROAD • LOS GATOS, CA 95030

NOTE: These shall not be construed as a contract. All dimensions, materials, and conditions, prior to starting construction, shall be verified by the Architect. Any deviations shall be noted by the Architect in writing. The Architect's attention shall be drawn to any conditions different from those shown on these drawings. The Architect's attention shall be drawn to the Architect's attention prior to installation.

**UPPER FLOOR PLAN**

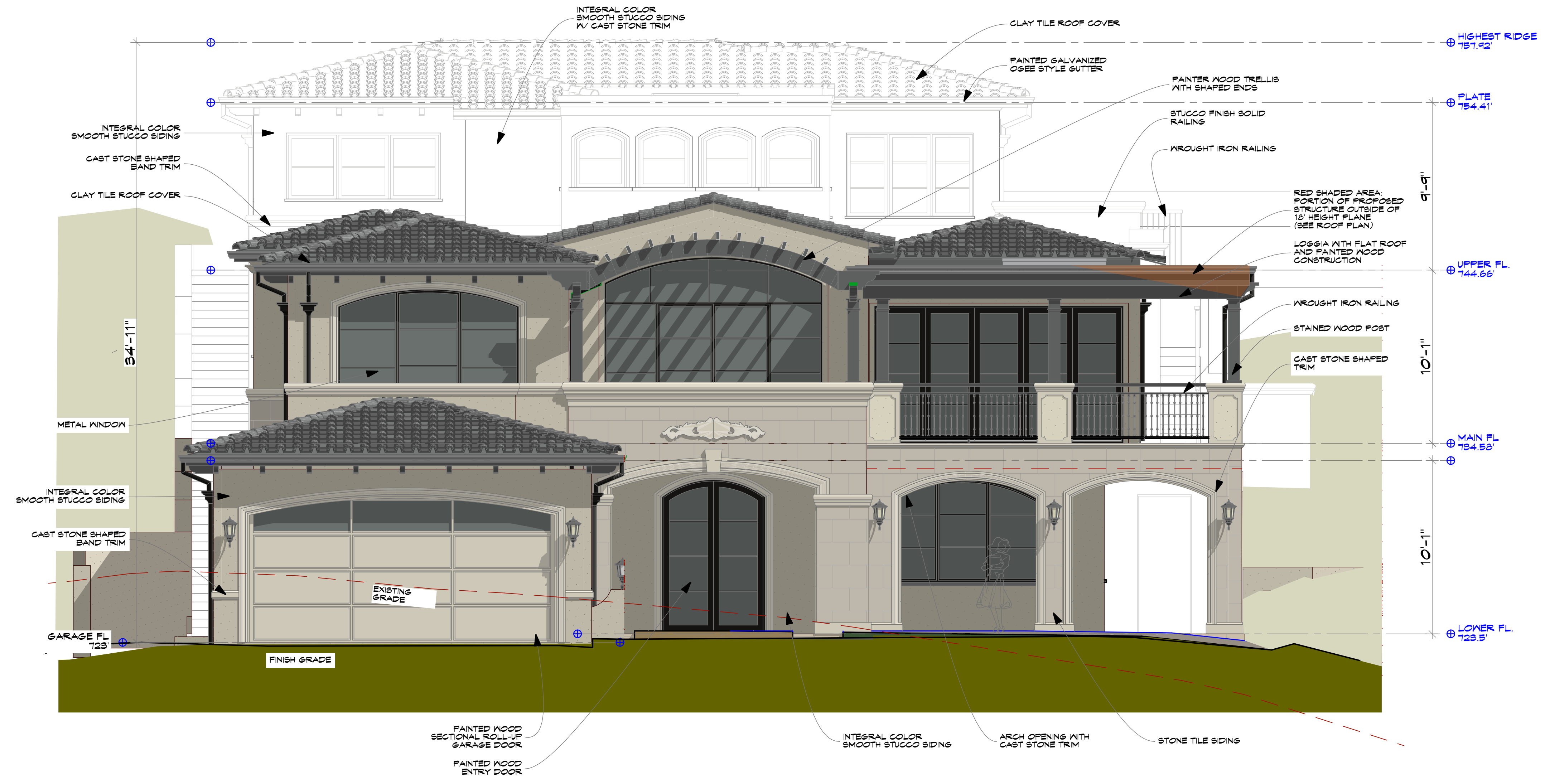
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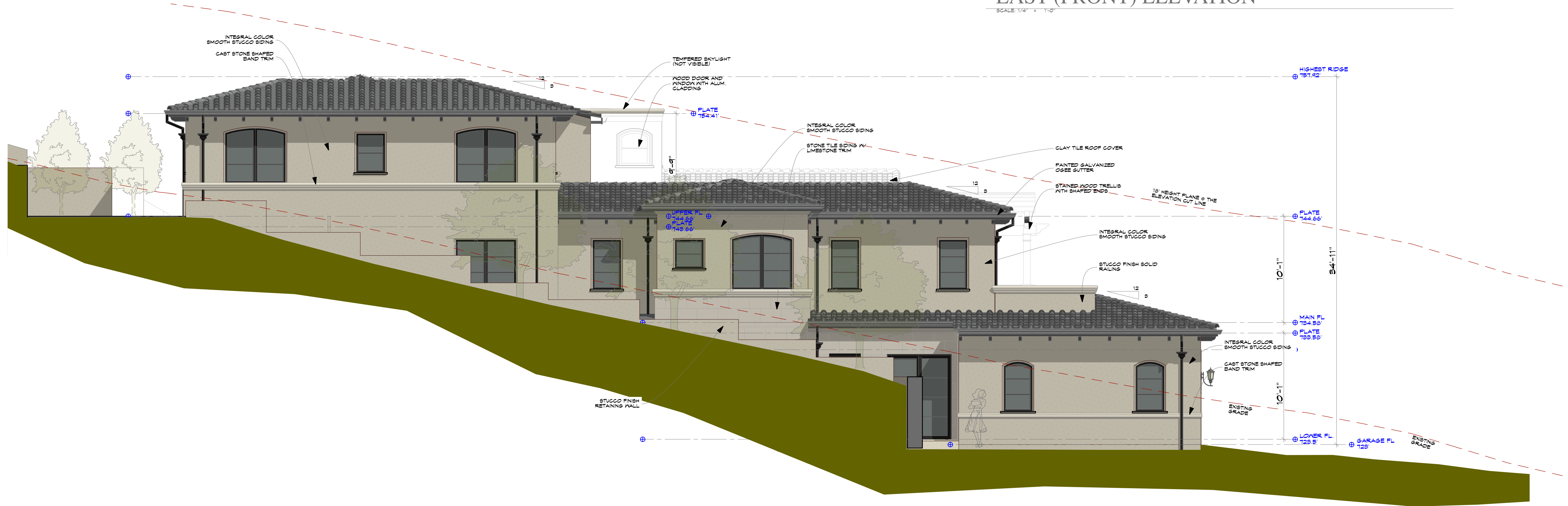
**PROPOSED ROOF PLAN**  
SCALE: 1/4" = 1'-0"

ARCHITECTURAL AND SITE DEVELOPMENT FOR:  
**THE BOUKNIGHT FAMILY**  
145 (PENDING) WOOD ROAD • LOS GATOS, CA 95030

NOTE: Reader shall verify all dimensions, elevations and conditions, prior to starting any construction. Any deviations shall be noted in writing to any conditions different from those shown on this drawing. Approval is granted by the Architect's attention prior to installation.

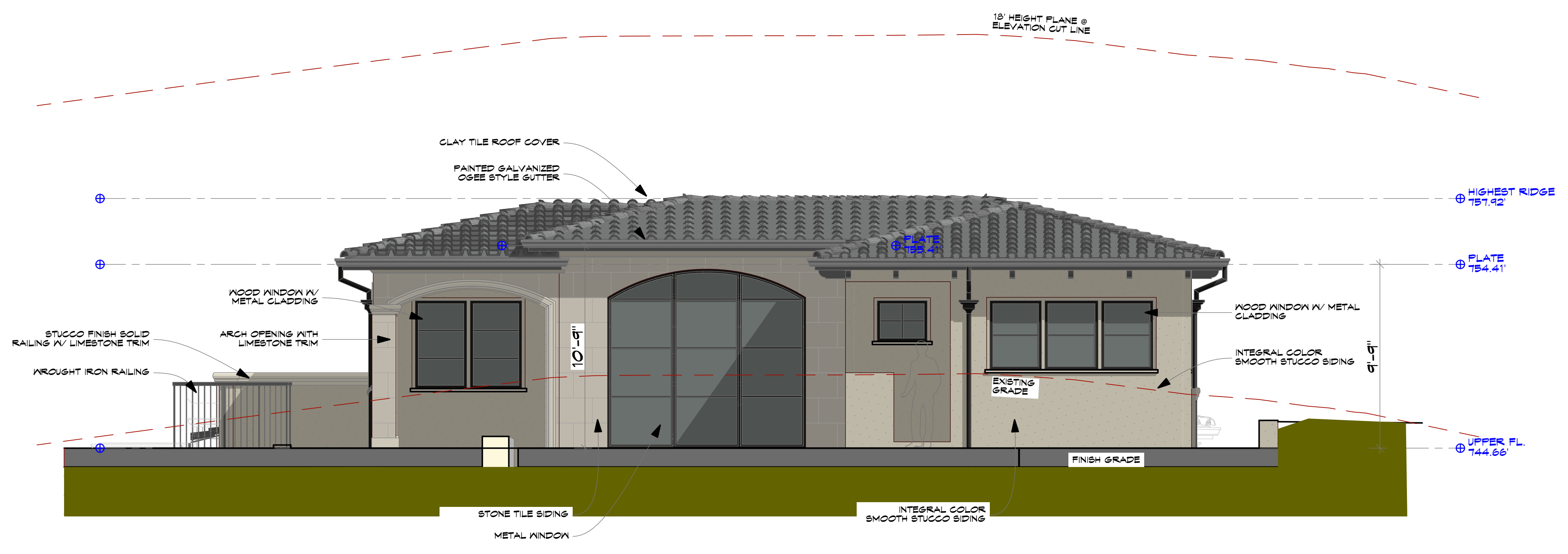


**EAST (FRONT) ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH (STREET SIDE) ELEVATION**  
SCALE: 1/4" = 1'-0"

NOTE: These shall verify all dimensions, elevations and conditions, prior to starting any construction. Any deviations shall be noted in any conditions different from those shown on these drawings shall be brought to the Architect's attention prior to installation.



WEST (REAR) ELEVATION  
SCALE: 1/4" = 1'-0"



NORTH (SIDE) ELEVATION  
SCALE: 1/4" = 1'-0"

ARCHITECTURAL AND SITE DEVELOPMENT FOR:  
**THE BOUKNIGHT FAMILY**  
145 (PENDING) WOOD ROAD • LOS GATOS, CA 95030

NOTE: Designer shall verify all dimensions, elevations and conditions, prior to starting any construction called by field conditions. No any conditions different from those shown on drawings shall be held against the Architect's attention prior to installation.

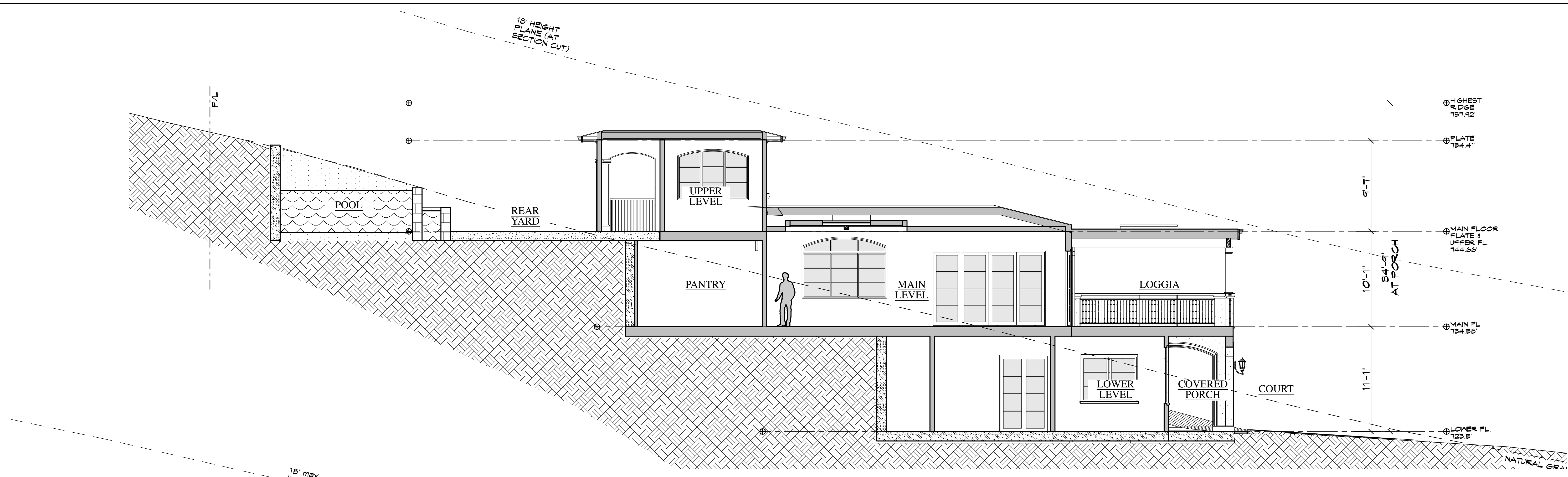
REVISIONS	
△	Resubmit 4.17.21
△	Resubmit 5.26.21

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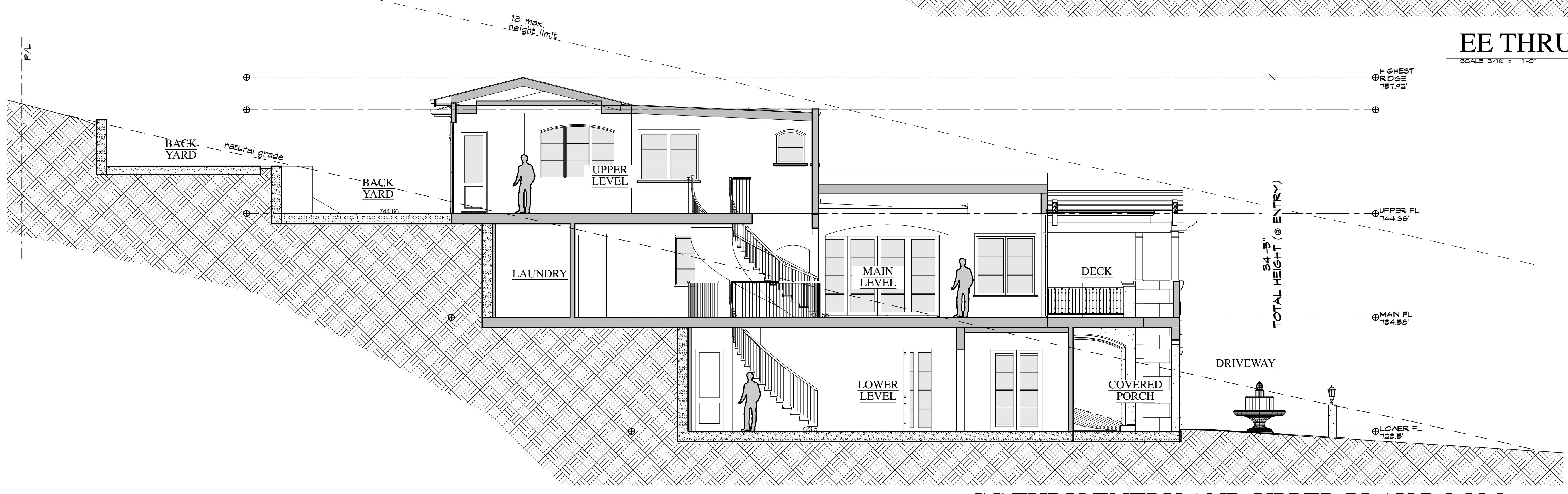
ARCHITECTURAL AND SITE DEVELOPMENT FOR:  
**THE BOUKNIGHT FAMILY**  
 145 (PENDING) WOOD ROAD • LOS GATOS, CA 95030

NOTE: These shall not be construed as a contract. All dimensions, elevations and conditions, prior to starting any construction, shall be verified by field conditions. In any conditions different from those shown on these drawings, the contractor shall notify the Architect's attention prior to installation.

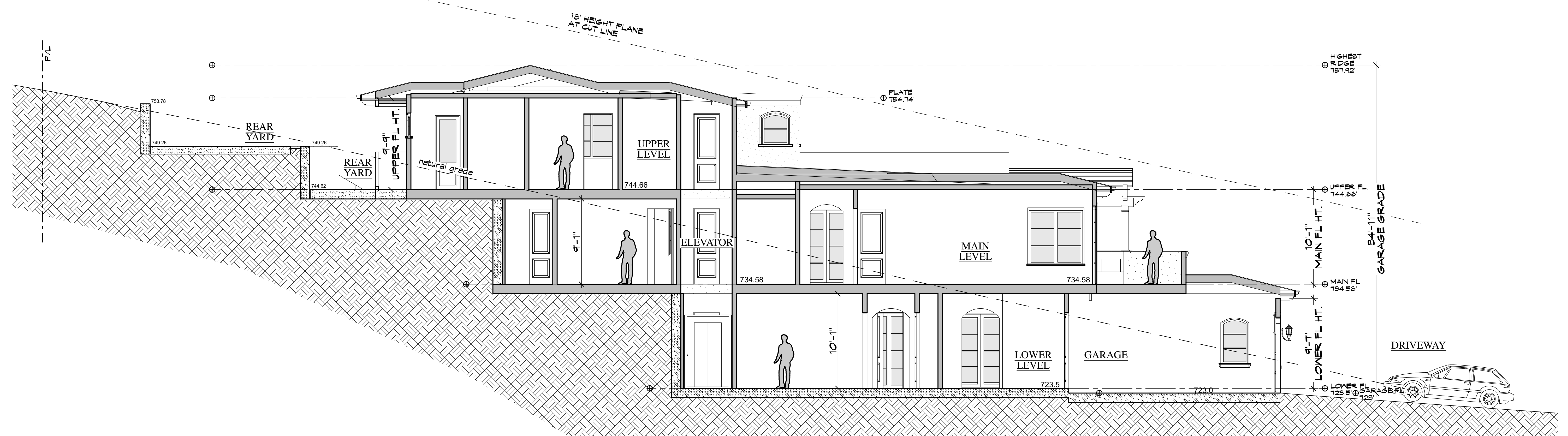
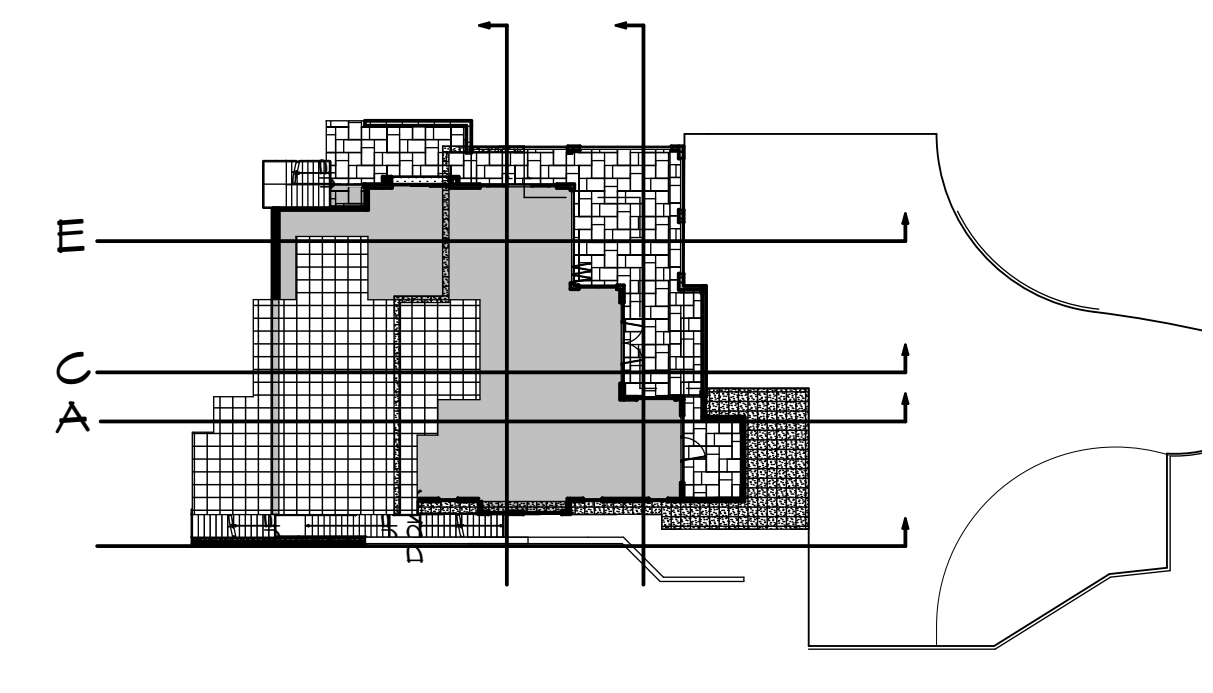
**SECTIONS**  
 DATE: 1/25/21  
 SCALE: AS SHOWN  
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**EE THRU LOGGIA & KITCHEN**  
 SCALE: 3/16" = 1'-0"



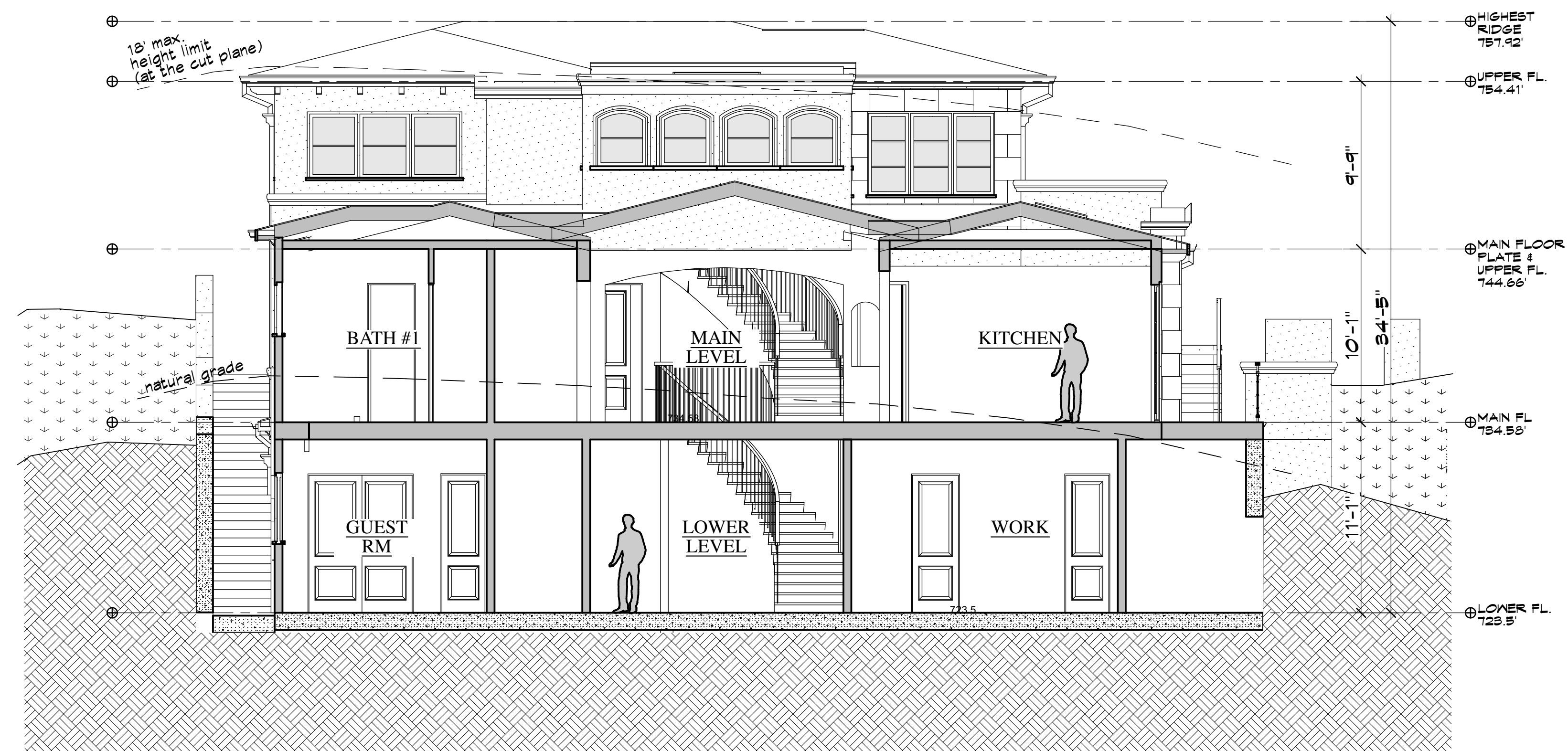
**CC THRU ENTRY AND UPPER PLAY ROOM**  
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**AA THRU GARAGE AND UPPER BEDROOMS**  
 SCALE: 3/16" = 1'-0"



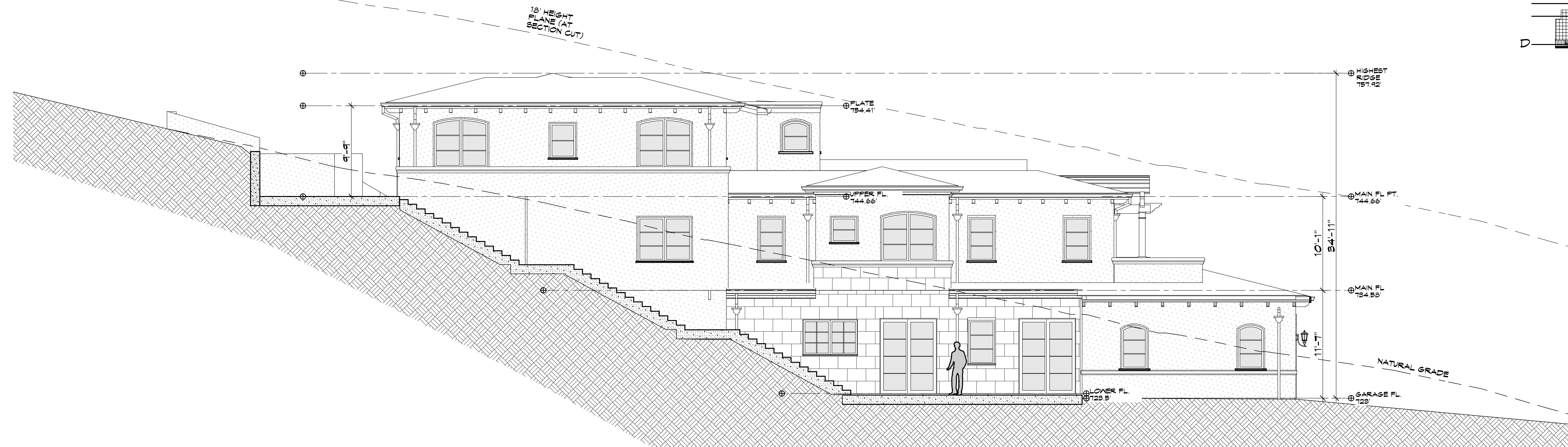
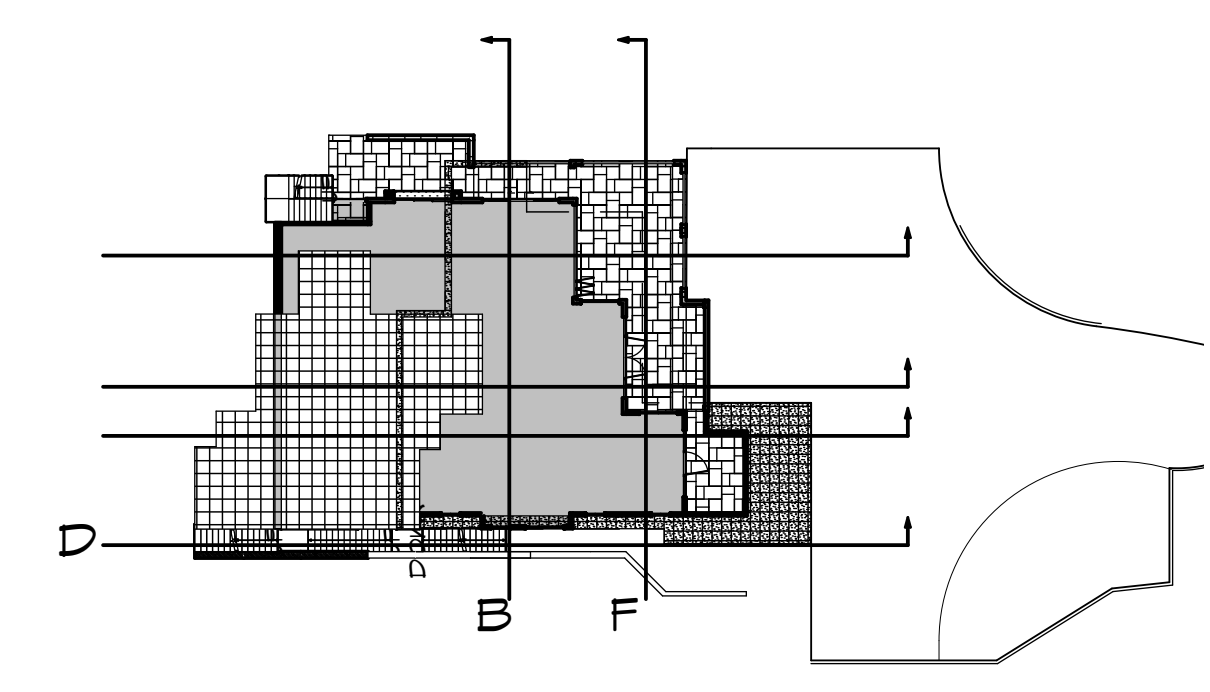
NOTE: Reviewer shall verify all dimensions, elevations and conditions, prior to starting any construction. Any deviations shall be noted in any conditions different from those shown on the drawings shall be brought to the Architect's attention prior to installation.



**BB THRU KITCHEN AND MASTER BEDROOM**  
SCALE: 3/16" = 1'-0"



**FF THRU LOGGIA**  
SCALE: 3/16" = 1'-0"



**D THRU EGRESS WELL/STAIR**  
SCALE: 3/16" = 1'-0"

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