

VICINITY MAP  
NO SCALE

### NOTES

ALL DISTANCES AND DIMENSIONS ARE  
IN FEET AND DECIMALS.

UNDERGROUND UTILITY LOCATION IS  
BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN TO  
FINISHED MATERIAL (STUCCO/SIDING)  
AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN  
AT DOOR THRESHOLD (EXTERIOR).

### EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY  
TITLE REPORT ISSUED BY STEWART TITLE  
COMPANY, ORDER NO. 01180-275773, DATED  
AS OF JUNE 21, 2017

### BENCHMARK

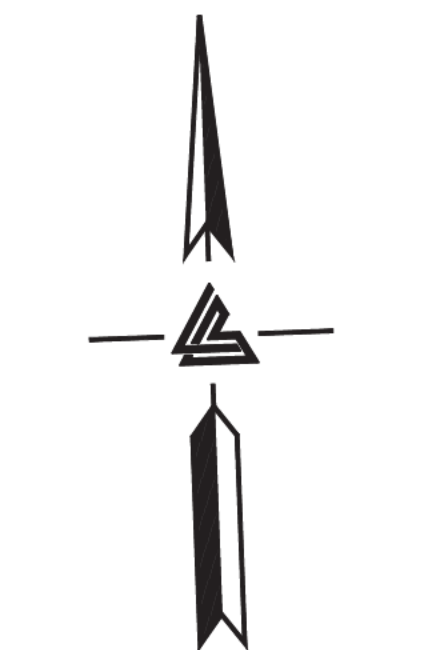
LOS GATOS BENCHMARK LG49  
SET BRASS DISK IN MONUMENT WELL STAMPED  
"LG49" IN THE CUL DE SAC OF LEOTAR COURT  
ELEVATION = 521.97'  
(NGVD 29 DATUM)

### SITE BENCHMARK

SURVEY CONTROL POINT  
MAG AND SHINER SET IN ASPHALT  
ELEVATION = 736.17'  
(NGVD 29 DATUM)

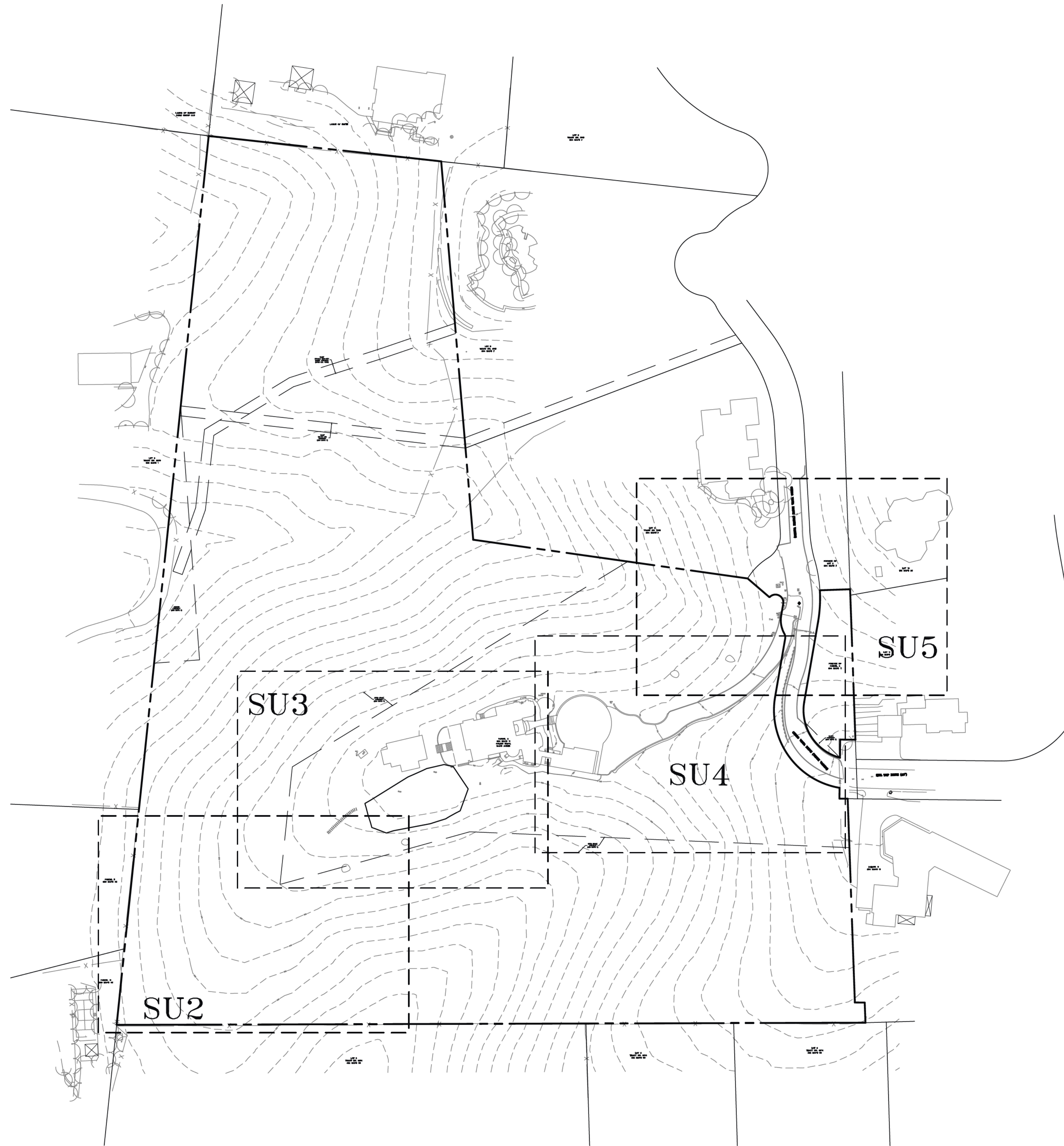
### TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE  
BASED ON A VISUAL OBSERVATION.  
FINAL DETERMINATION SHOULD BE  
MADE BY THE PROJECT ARBORIST.



SCALE: 1" = 60'

## SHEET LAYOUT



### UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND  
LOCATION SHOWN ON THIS SURVEY ARE BASED  
ON VISUAL OBSERVATION. ANY USE OF THIS  
INFORMATION SHOULD BE VERIFIED, BEFORE ITS  
USE, WITH THE CONTROLLING MUNICIPALITY OR  
UTILITY PROVIDER. THIS SURVEY MAKES NO  
GUARANTEE OF THE INSTALLED ACTUAL  
LOCATION, DEPTHS OR SIZE.

### LEGEND AND NOTES

---	BOUNDARY LINE
- - - - -	BUILDING OVERHANG LINE
- - - - -	EASEMENT
- x - - -	FENCE LINE
.....	FLOW LINE
SD	STORM DRAIN LINE
A/C	AIR CONDITIONING UNIT
AD	AREA DRAIN
BFP	BACK FLOW PREVENTER
BOL	BENCHMARK
BW	BOTTOM RETAINING WALL
CATV	CABLE TV BOX
CB	CATCH BASIN
CO	CLEAN-OUT
EB	ELECTRICAL BOX
EM	ELECTRICAL METER
FF	FINISH FLOOR
FL	FIRE HYDRANT
FL	FLOW LINE
GM	GAS METER
GV	GAS VALVE
INV	INVERT
ICV	IRRIGATION CONTROL VALVE
KP	KEY PAD
M	MULTI-TRUNK TREE
PGE	PG&E BOX
P	PILLAR, SIMILAR
PE	POOL EQUIPMENT
RCP	REINFORCED CONCRETE PIPE
R	RISER
RP	ROOF PEAK
SSCO	SANITARY SEWER CLEAN-OUT
SP	STANDPIPE
ST	STREET SIGN
TEL	TELEPHONE BOX
TC	TOP OF CURB
TW	TOP OF RETAINING WALL
TOS	TOP OF SLAB
VLT	UTILITY VAULT
WM	WATER METER
WV	WATER VALVE
XXX.XX	SPOTGRADE

ASPHALT



BRICK



CONCRETE



DECOMPOSED GRANITE



GRAVEL



LAWN



PAVERS



RIVER ROCK



STONE

16135 CERRO VISTA DRIVE  
LOS GATOS  
CALIFORNIA

TOPOGRAPHIC SURVEY

TOPO UPDATE 3-28-24	DB
TOPO UPDATE 12-14-23	DDR
REVISIONS	BY
JOB NO: 2212078	
DATE: 10-26-17	
SCALE: 1"=60'	
BNDY BY: MT	
FIELD BY: EH/ES	
DRAWN BY: DB	
SHEET NO:	

SU1

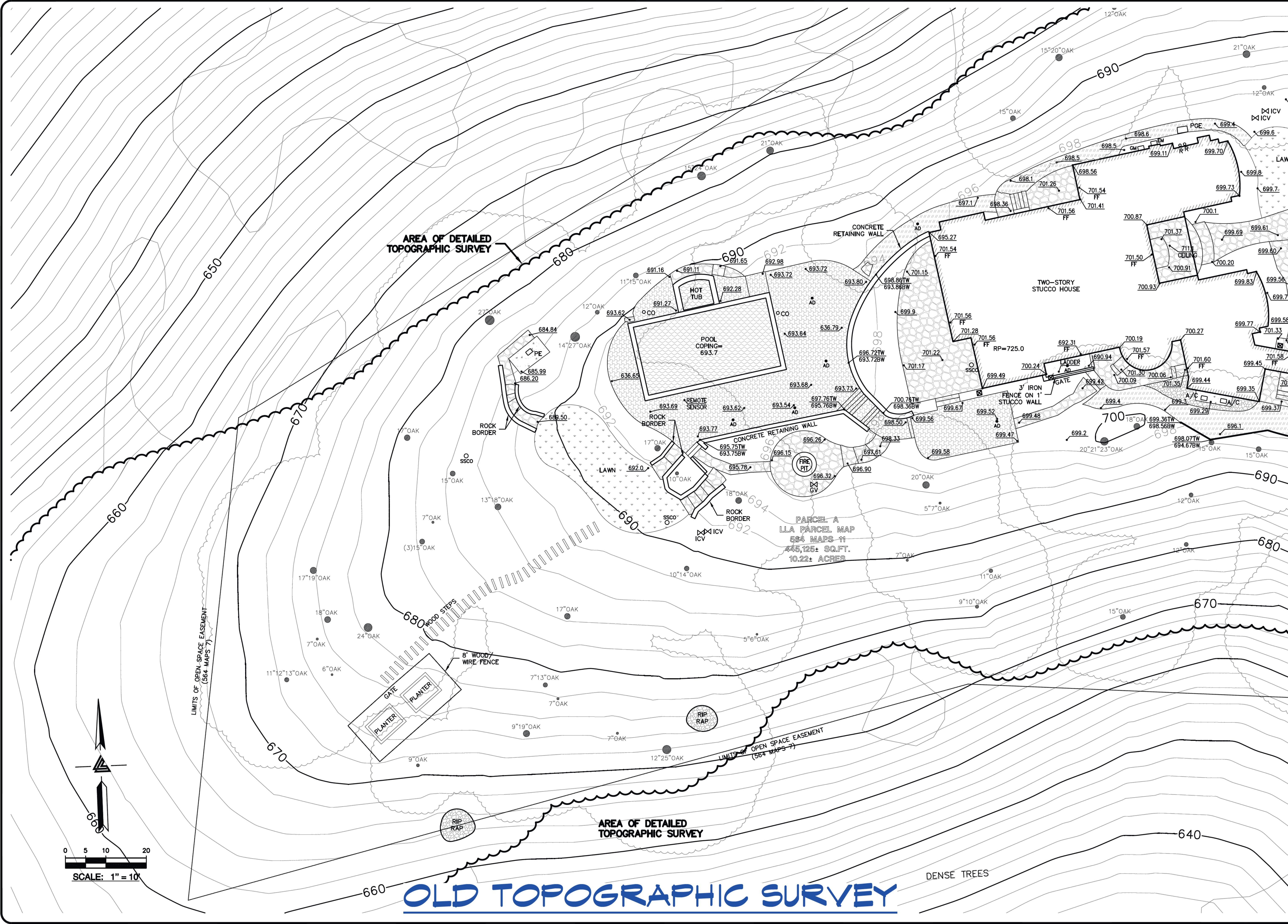
1 OF 5 SHEETS



LEA & BRAZE ENGINEERING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
REGIONAL OFFICES:  
MAIN OFFICE: 2455 INDUSTRIAL PKWY WEST  
HAYWARD, CALIFORNIA 94545  
(510) 887-4086  
WWW.LEABRAZE.COM

APN: 537-30-018





**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS • LAND SURVEYORS  
SACRAMENTO REGION  
BAY AREA REGION  
SANTA CLARA COUNTY, WEST  
ROSEVILLE, CA 95661  
HAYWARD, CA 94545  
(P) (916) 966-1338  
(P) (510) 887-4086  
(F) (916) 977-1363  
(F) (510) 887-3019  
WWW.LEABRAZE.COM

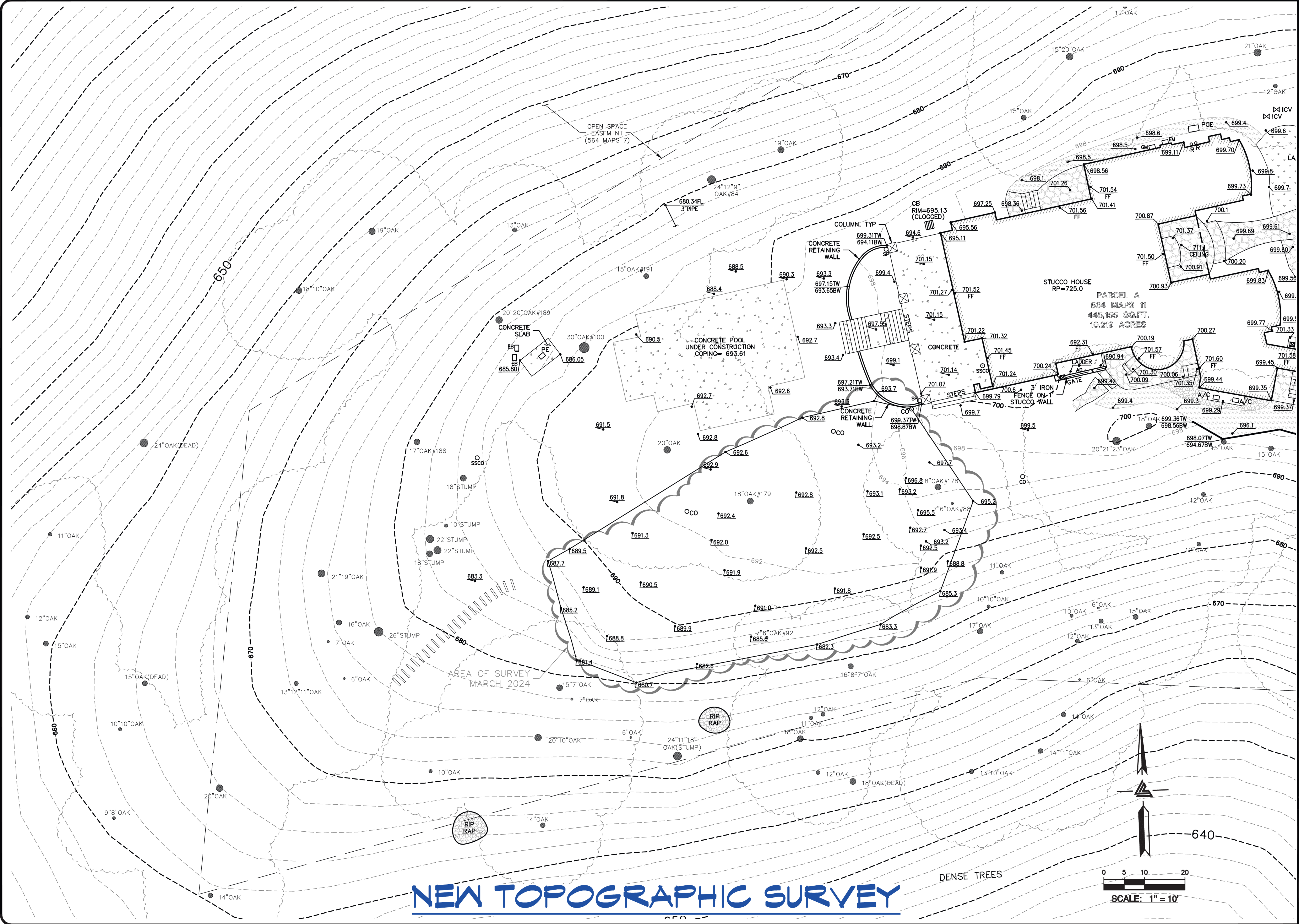
**16135 CERRO VISTA DRIVE  
LOS GATOS  
CALIFORNIA**  
SANTA CLARA COUNTY  
APN: 537-30-018

**TOPOGRAPHIC  
SURVEY**

REVISIONS	BY
11-30-17	RM
TITLE REPORT	RM
11-16-17	RM
ADDED OVERALL	RM
SHEET 11-14-17	
REVISIONS	BY
JOB NO:	2171076
DATE:	10-26-17
SCALE:	1" = 10'
FIELD BY:	EH
DRAWN BY:	DB
SHEET NO:	

**SU3**  
3 OF 6 SHEETS





# NEW TOPOGRAPHIC SURVEY



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
REGIONAL OFFICES:  
ROSEVILLE  
PLEASANTON  
SAN JOSE  
SAN LEANDE  
(510) 887-4086  
WWW.LEABRAZE.COM

16135 CERRO VISTA DRIVE  
LOS GATOS  
CALIFORNIA

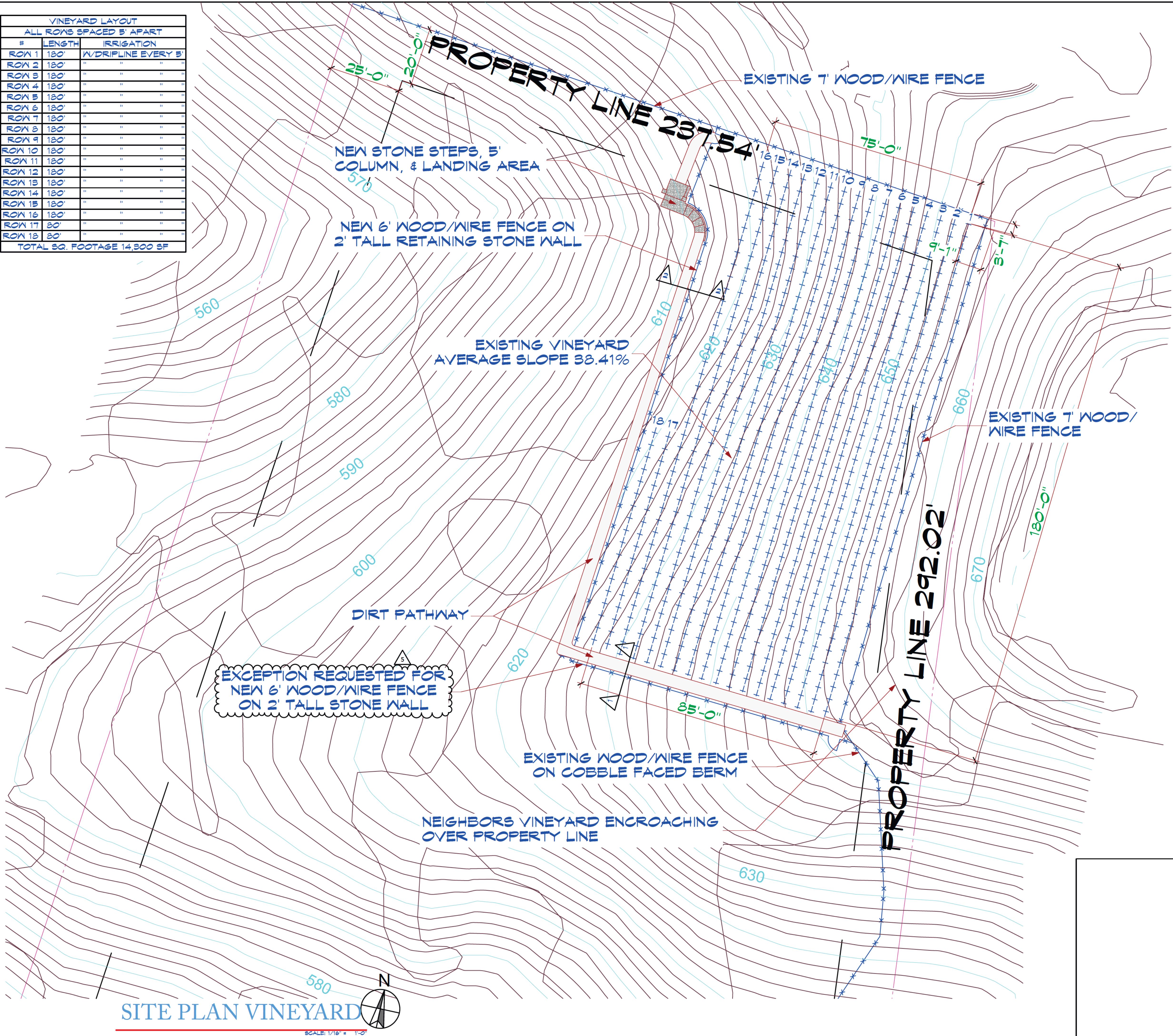
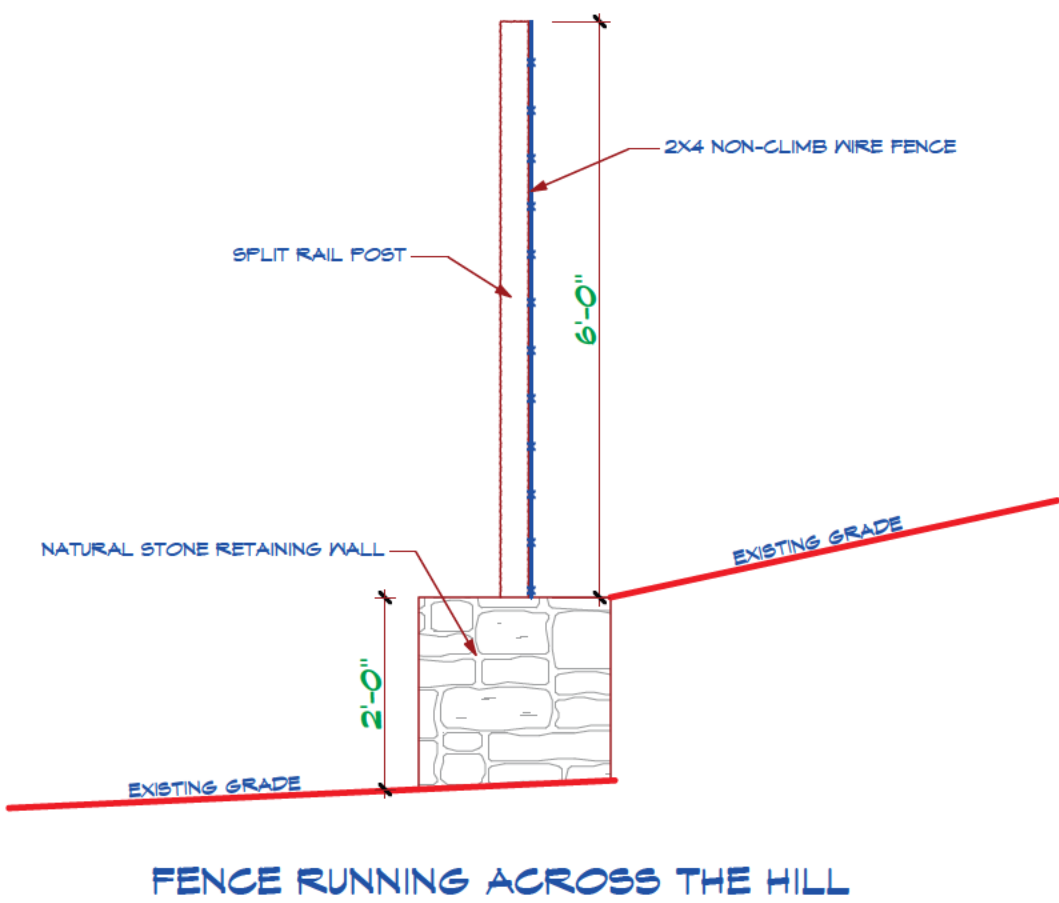
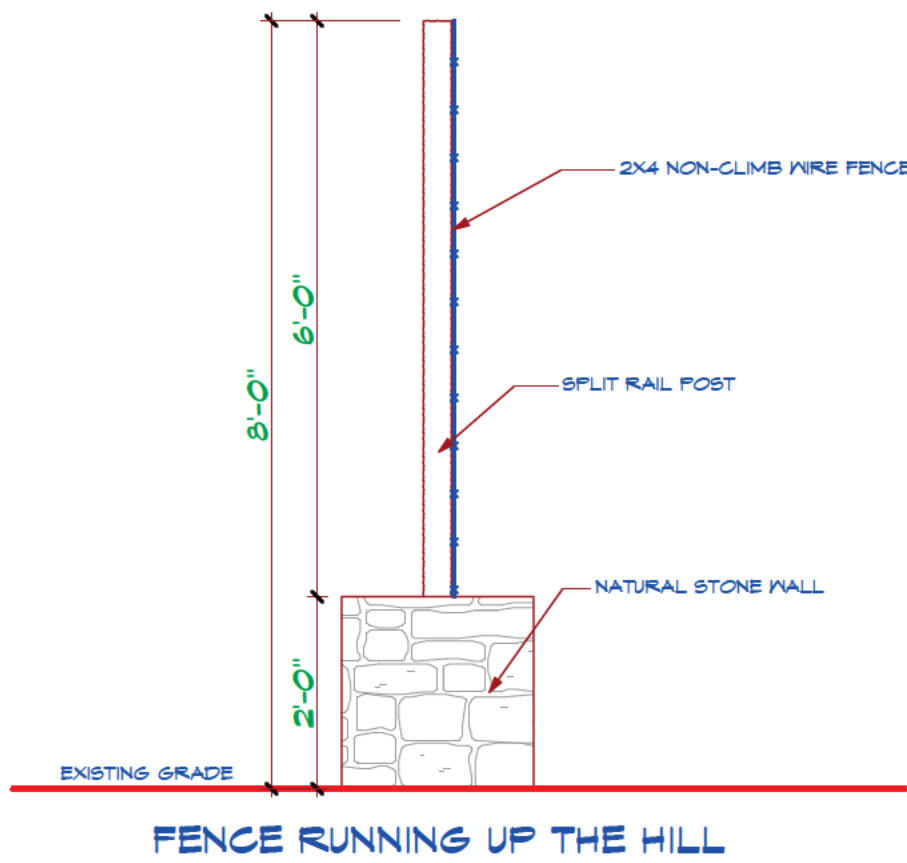
## TOPOGRAPHIC SURVEY

TOPO UPDATE	DB
3-28-24	
TOPO UPDATE	DDR
12-14-23	
REVISIONS	BY
JOB NO:	2212078
DATE:	10-26-17
SCALE:	1"=10'
BN DY BY:	MT
FIELD BY:	EH/ES
DRAWN BY:	DB
SHEET NO:	





VINEYARD LAYOUT		
ALL ROWS SPACED 5' APART		
#	LENGTH	IRRIGATION
ROW 1	180'	W/DRIPLINE EVERY 5'
ROW 2	180'	" " " " " "
ROW 3	180'	" " " " " "
ROW 4	180'	" " " " " "
ROW 5	180'	" " " " " "
ROW 6	180'	" " " " " "
ROW 7	180'	" " " " " "
ROW 8	180'	" " " " " "
ROW 9	180'	" " " " " "
ROW 10	180'	" " " " " "
ROW 11	180'	" " " " " "
ROW 12	180'	" " " " " "
ROW 13	180'	" " " " " "
ROW 14	180'	" " " " " "
ROW 15	180'	" " " " " "
ROW 16	180'	" " " " " "
ROW 17	80'	" " " " " "
ROW 18	80'	" " " " " "
TOTAL SQ. FOOTAGE 14,900 SF		



REVISIONS

4	PLAN CHECK COMMENTS 10/21/23
3	PLAN CHECK COMMENTS 12/5/23

KOHLSTAAT & ASSOCIATES ARCHITECTURE

51 UNIVERSITY AVE., 11 • LOS GATOS, CA • 95032 • (408) 392-2535

THE CABALLERO'S

A NEW ADU & OUTDOOR KITCHEN FOR:  
16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

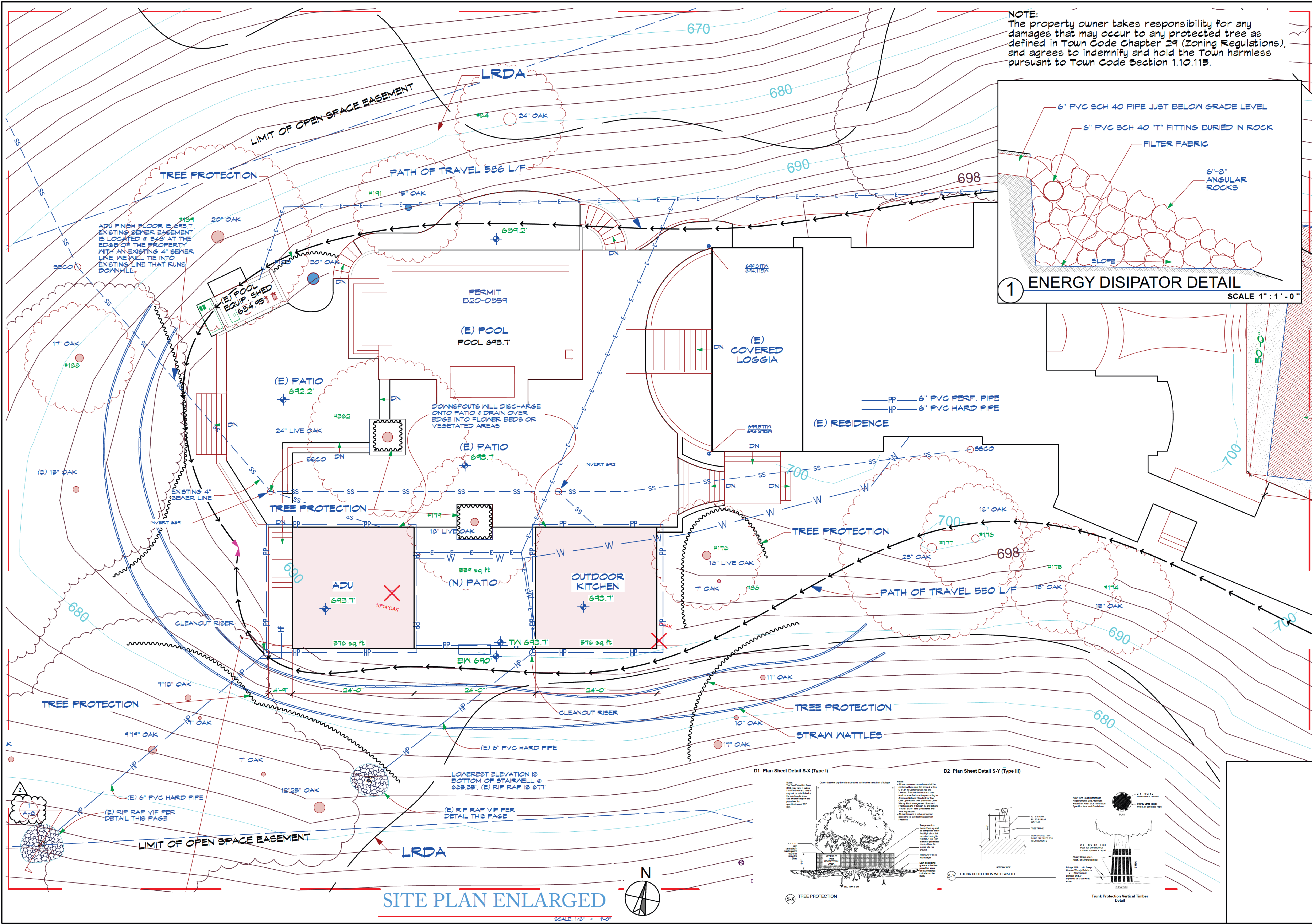
VINEYARD SITE PLAN

DATE: 7/12/24  
SCALE: AS SHOWN  
SHEET  
A-3.1  
7 OF 25

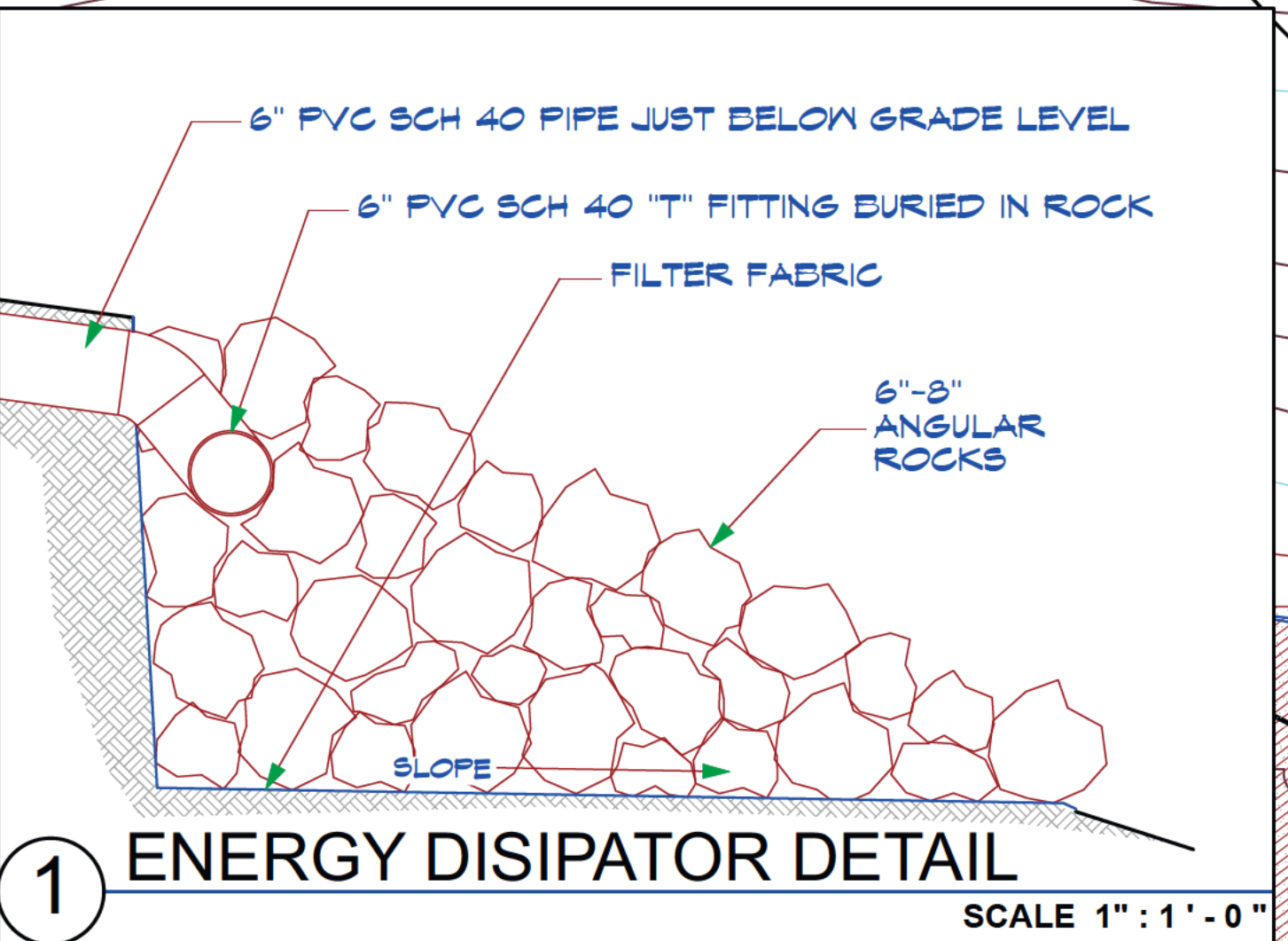
NOTE:

Architect and contractor shall verify all dimensions, elevations and conditions, prior to starting any field work. Any changes or conditions different from those indicated on the plans shall be brought to the architect's attention prior to installation.





NOTE:  
The property owner takes responsibility for any damages that may occur to any protected tree as defined in Town Code Chapter 29 (Zoning Regulations), and agrees to indemnify and hold the Town harmless pursuant to Town Code Section 1.10.115.



REVISIONS

KOHLSAAT & ASSOCIATES ARCHITECTURE

51 UNIVERSITY AVE., 11th FLOOR, LOS GATOS, CA 95032  
TEL: 408.355.2555 FAX: 408.355.2556

REGISTERED ARCHITECT

STATE OF CALIFORNIA

NO. 12345

EXPIRATION DATE 12/31/2025

A NEW ADU & OUTDOOR KITCHEN FOR:

**THE CABALLERO'S**

16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

ENLARGED DRAINAGE & GRADING PLAN

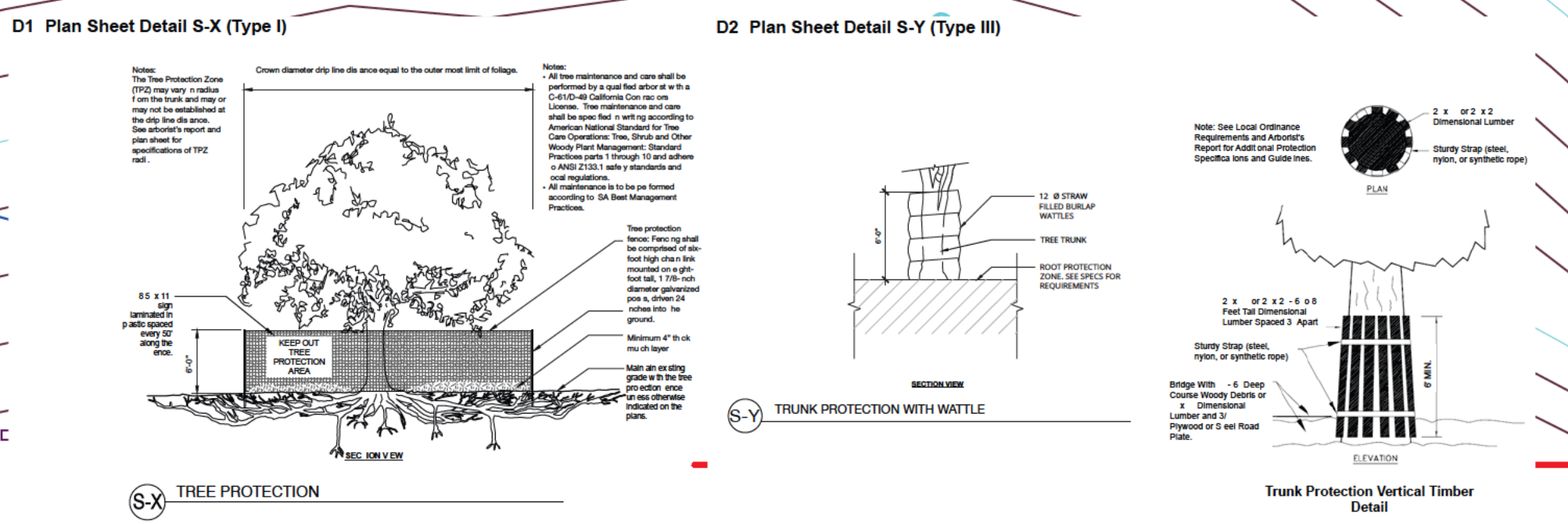
DATE: 7/12/24

SCALE: AS SHOWN

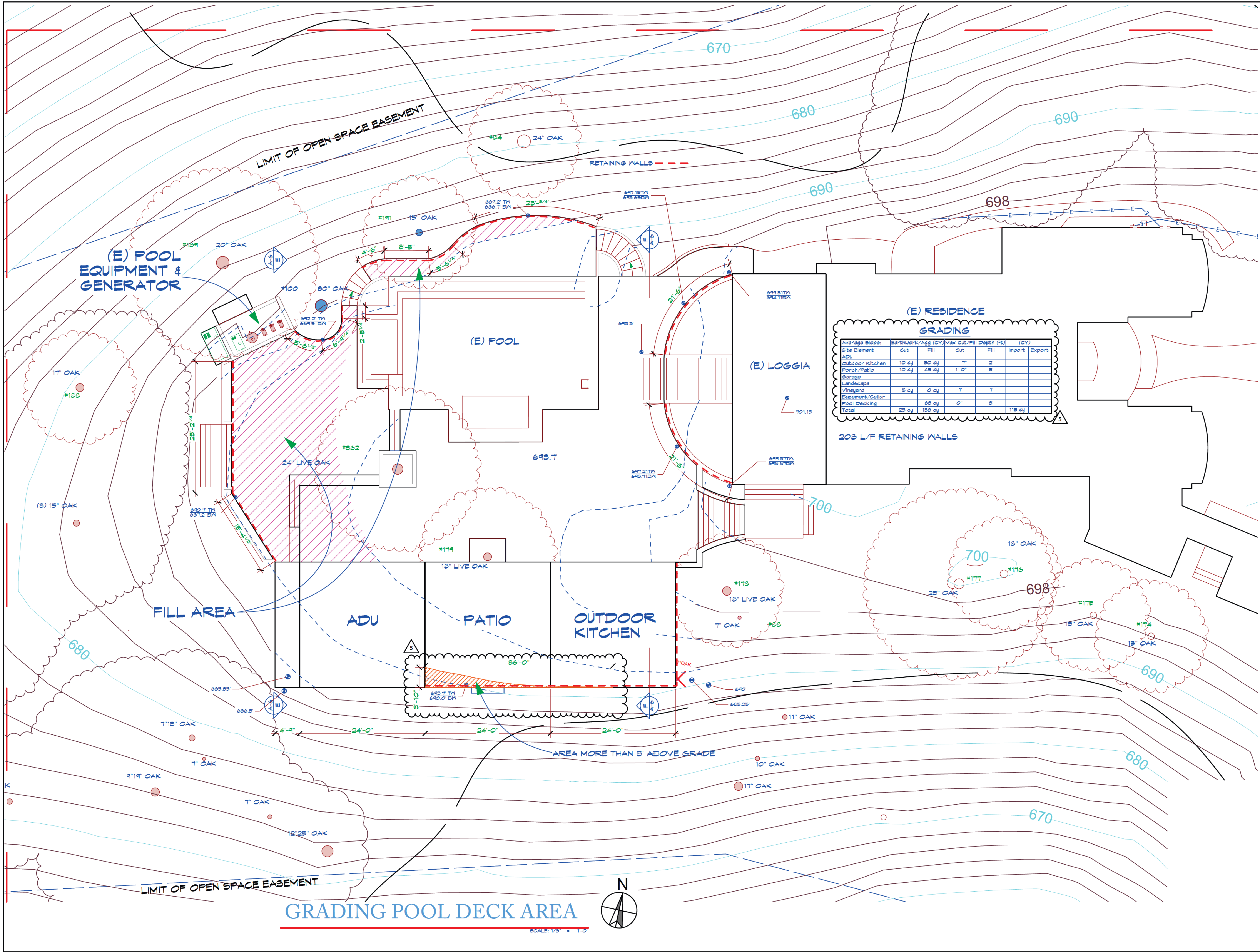
SHEET

**A-4**

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REVISIONS

4

PLAN CHECK COMMENTS 10/21/25

5

PLAN CHECK COMMENTS 12/9/25

KOHLSAAT & ASSOCIATES

ARCHITECTURE

51 UNIVERSITY AVE., 11th FLOOR, LOS GATOS, CA 95030 • (408) 392-2555

REGISTERED ARCHITECT

STATE OF CALIFORNIA

NO. 10145

RENEWED 2/28/25

A NEW ADU & OUTDOOR KITCHEN FOR:

THE CABALLERO'S

16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE: Grading plan is based on field data. All dimensions are approximate. Grading plan is subject to change without notice. Grading plan is not to be used for construction without the approval of the architect.

GRADING POOL AREA

DATE: 7/12/24

SCALE: AS SHOWN

SHEET

A-5

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REVISIONS

4	PLAN CHECK COMMENTS 10/21/25
5	PLAN CHECK COMMENTS 12/5/25

KOHLSAAT  
& ASSOCIATES

ARCHITECTURE

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A NEW ADU & OUTDOOR KITCHEN FOR:

THE CABALLERO'S

16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE:  
The architect shall verify all dimensions, elevations and conditions, prior to starting any field work. Any field conditions or any conditions different from those indicated on the plans shall be brought to the architect's attention prior to installation.

GRADING SECTIONS

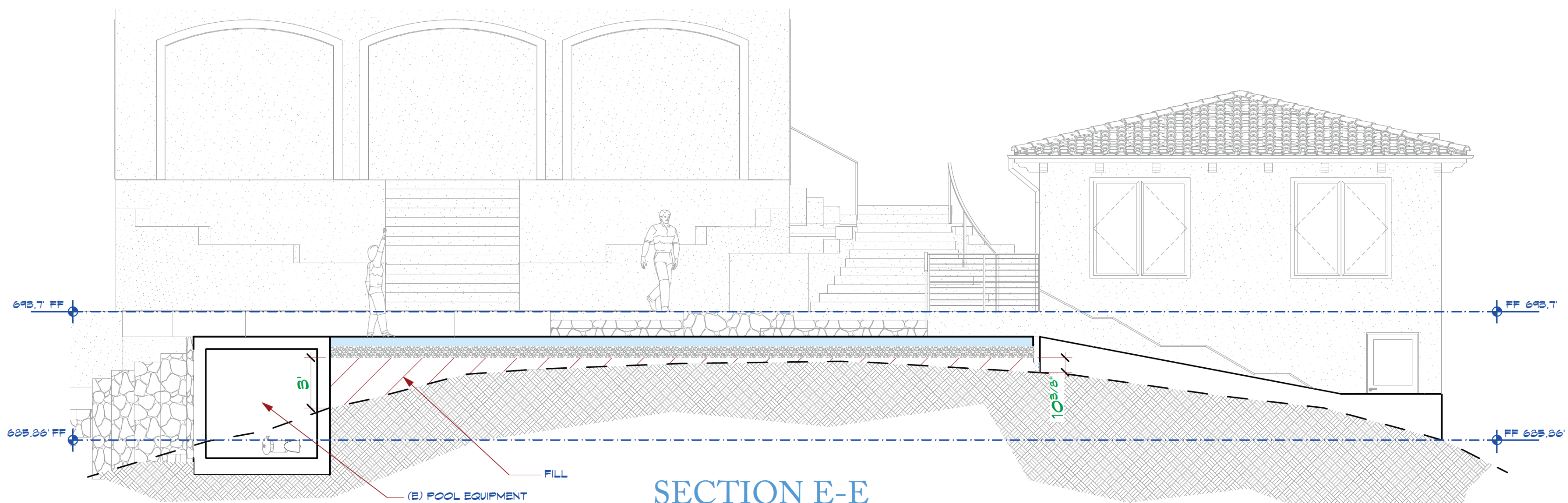
DATE: 7/12/24

SCALE: AS SHOWN

SHEET

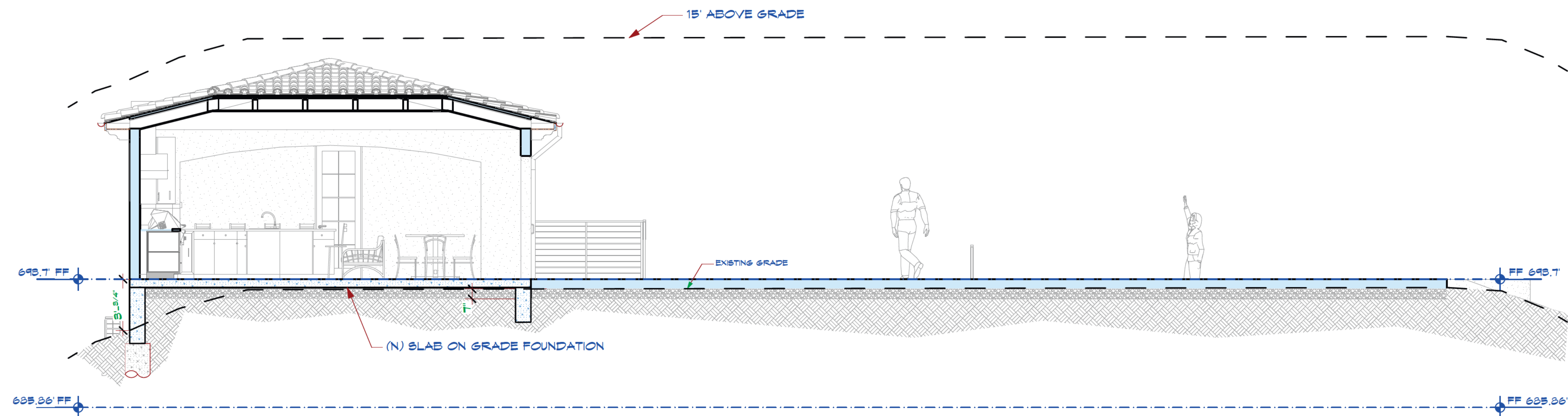
A-6

10 OF 25



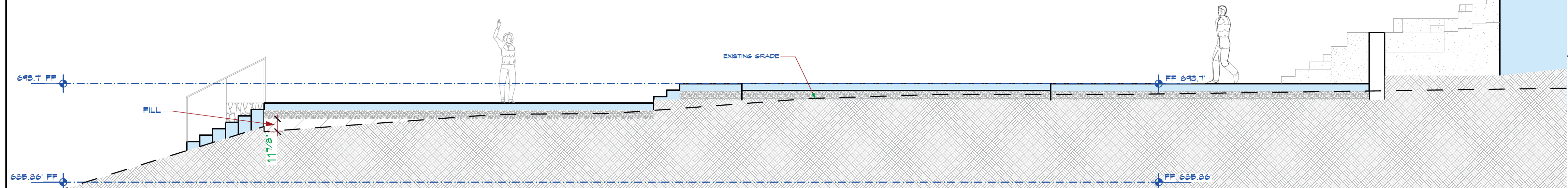
SECTION E-E

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



SECTION F-F

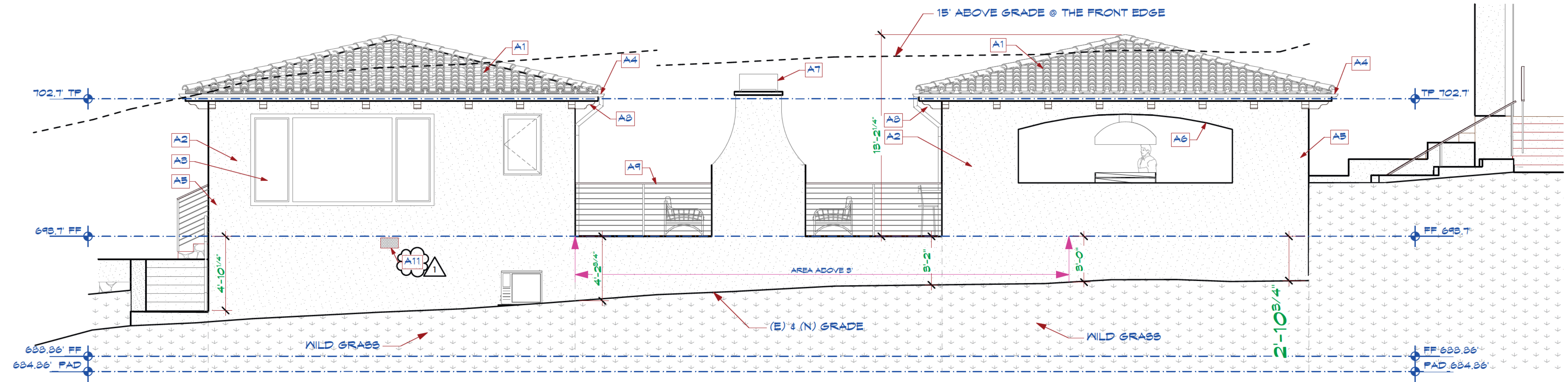
SCALE: 1/4" = 1'-0"



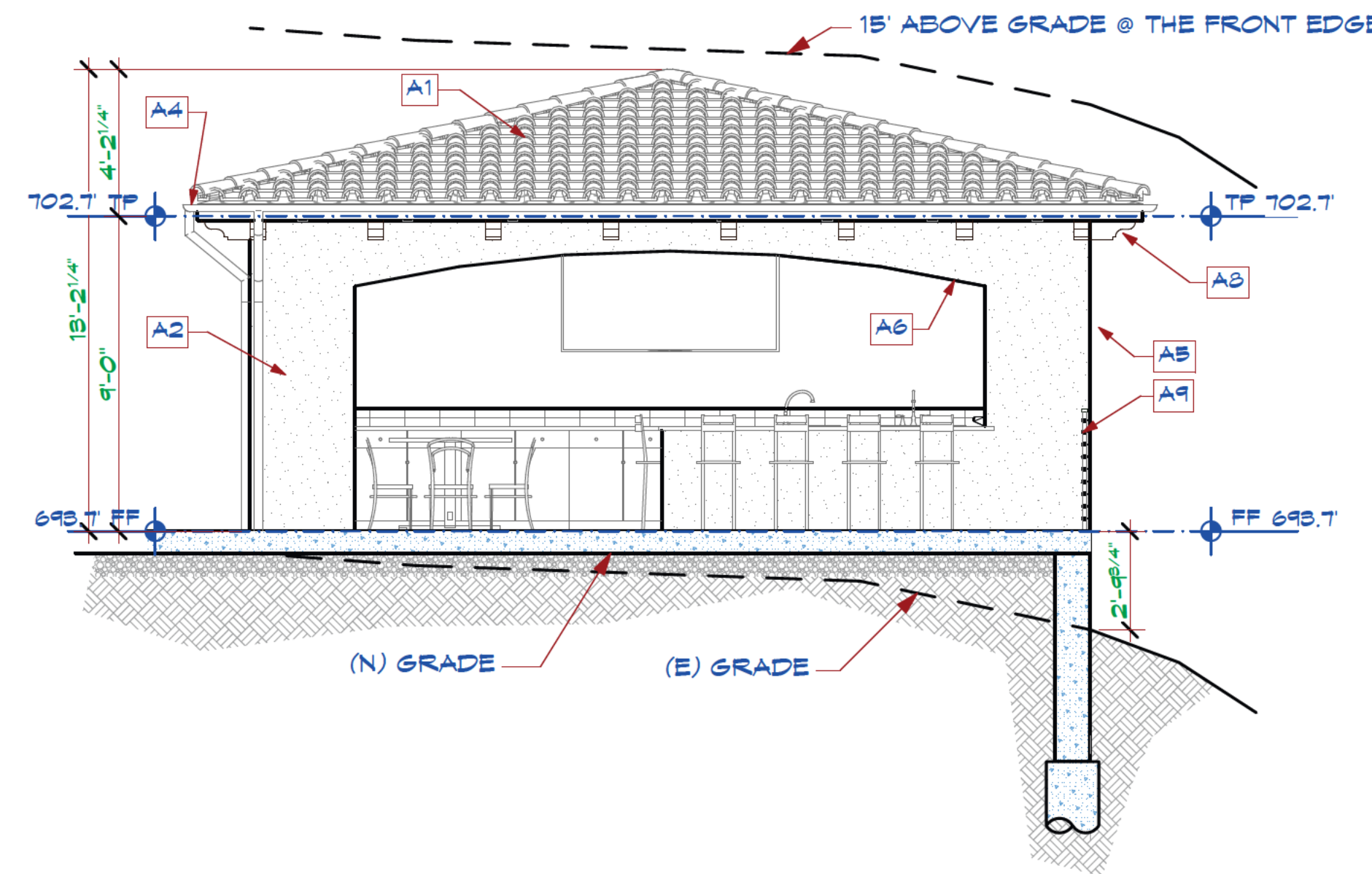
SECTION G-G

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

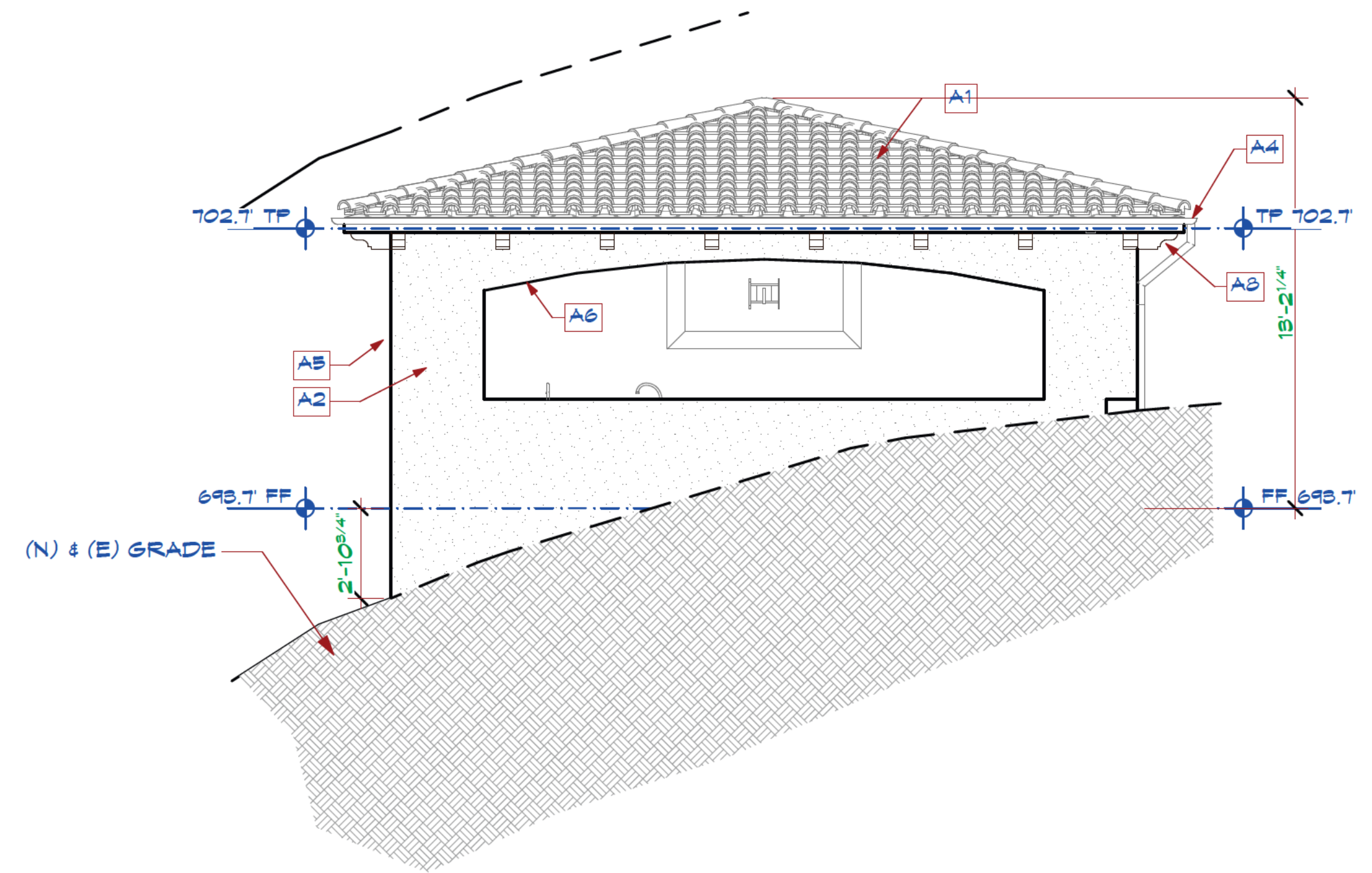




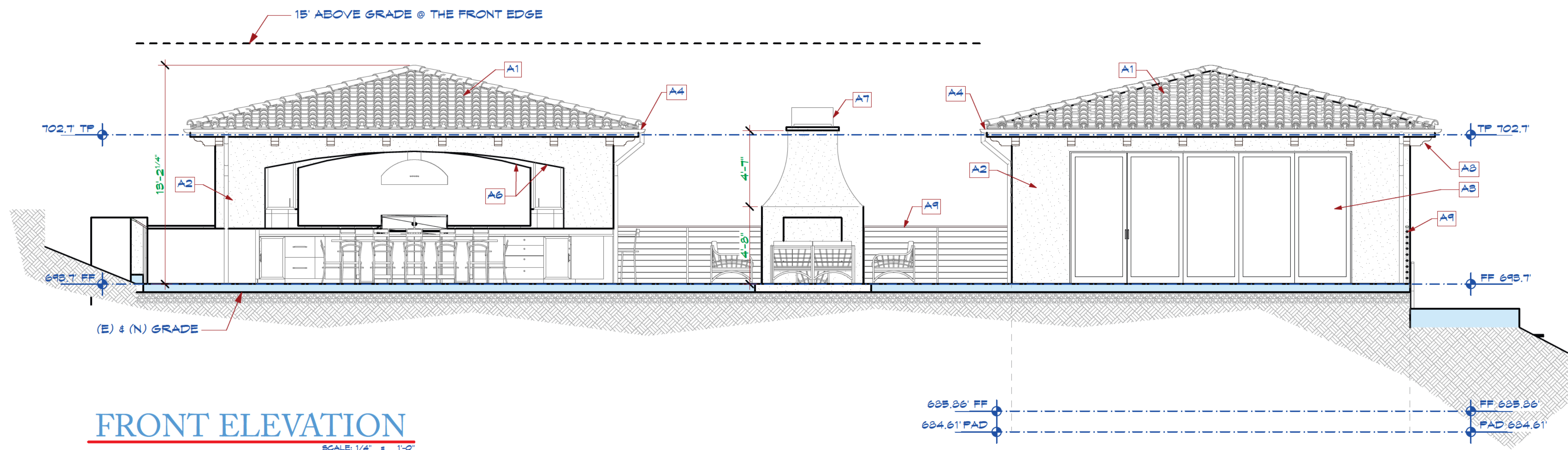
REAR ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT OUTDOOR KITCHEN ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT OUTDOOR KITCHEN ELEVATION  
SCALE: 1/4" = 1'-0"



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

REVISIONS	
5	PLAN CHECK COMMENTS 12/8/25

ARCHITECTURE  
51 UNIVERSITY AVE., 11 • LOS GATOS, CA • 95032 • (408) 395-2555

A NEW ADU & OUTDOOR KITCHEN FOR:

**THE CABALLERO'S**

16135 & 16139 CERRO VISTA DRIVE LOS GATOS, CA 95032

NOTE: The architect shall verify all dimensions, elevations and conditions, prior to starting any field work. The architect shall be responsible for any conditions different from those indicated on the plans and be brought to the architect's attention prior to installation.

OUTDOOR KITCHEN ELEVATIONS

DATE: 7/12/24

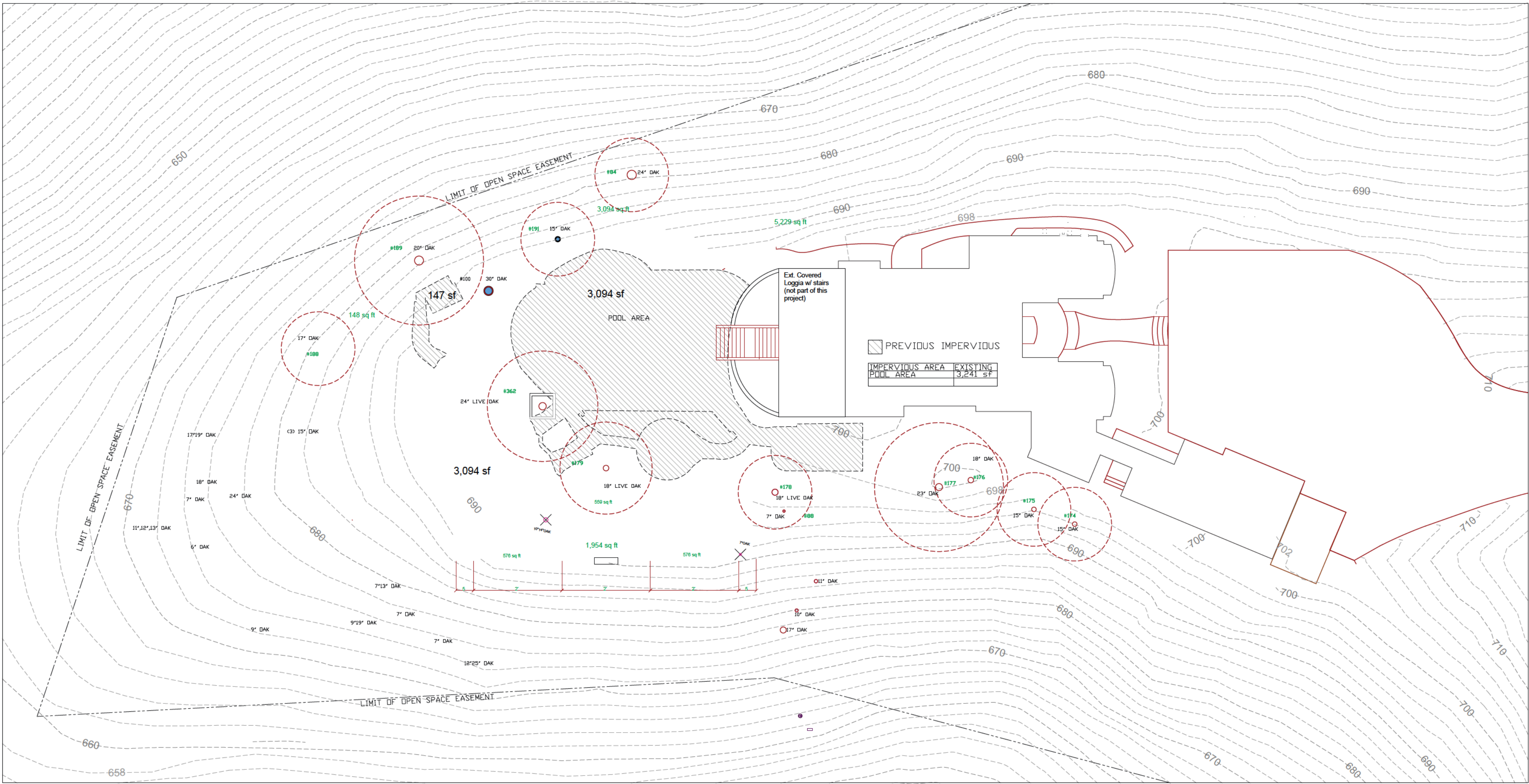
SCALE: AS SHOWN

SHEET

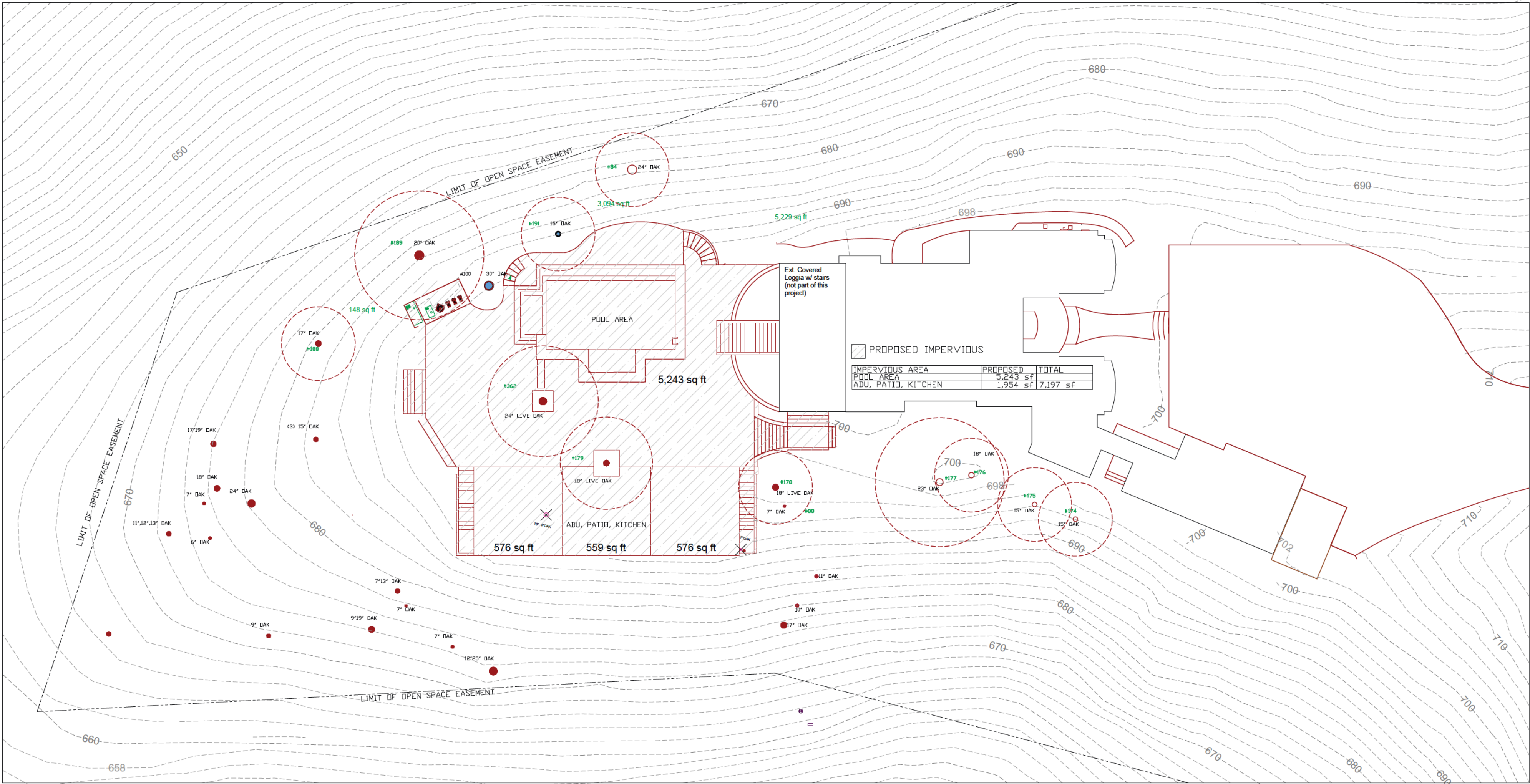
**A-6.5**

11 OF 25





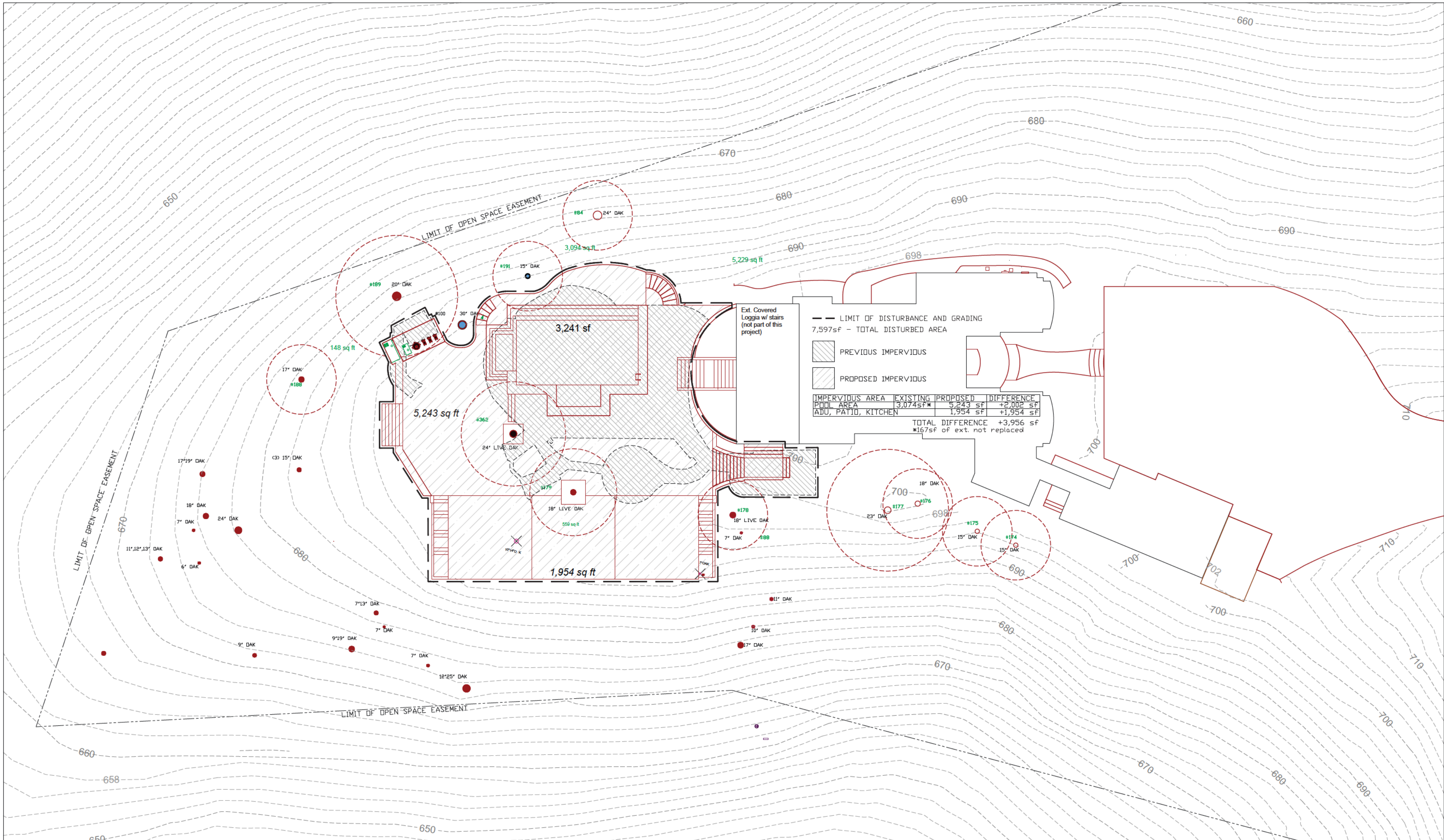
Existing Impervious Surface



Proposed Impervious Surface







Existing Impervious Surface over *Proposed Impervious Surface*

Impervious Area (IA) Table					
Total Site Area (sqft)			Total Disturbed Area (sqft)		
445,423sf			7,197sf		
Project Totals	1. Total Existing (Pre-project) Area (sqft)	2. Existing Area Retained (sqft)	3. Existing Area Replaced (sqft)	4. New Area Created (sqft)	5. Total Post-Project Area (sqft)
Impervious Area (IA)					
a. Total on-site IA	3,241	3,074	3,074	7,197	7,197
b. Total off-site IA	0		0	0	0
c. Total Project IA (a+b)	3,241		3,074	7,197	7,197
d. Total new and replaced			7,197		
Pervious Area (PA)					
e. Total on-site PA	0				0
f. Total off-site PA	0				0
g. Total Project PA (e+f)	0				0
Total project area (c+g)	3,241				7,197
Percent Replacement: (Existing on-site IA Replaced ÷ Existing Total on-site IA) x 100% 42.7%					



NPDES Stormwater Compliance  
Small Projects Worksheet

Small Projects are development and redevelopment projects that are subject to approval and/or permits and that create and/or replace at least 2,500 sq. ft. but less than 5,000 sq. ft. of impervious surface, and detached single-family home projects that create and/or replace at least 2,500 sq. ft. but less than 10,000 sq. ft. of impervious surface (as of July 1, 2023, per MRP 3.0 Provision C.3.i).

An impervious surface is a surface covering or pavement that prevents the land's natural ability to absorb and infiltrate rainfall/stormwater. Impervious surfaces include, but are not limited to rooftops, walkways, paved patios, driveways, parking lots, storage areas, impervious concrete and asphalt, and any other continuous watertight pavement or covering. Pervious pavement, underlain with pervious soil or pervious storage material (e.g., drain rock), that infiltrates rainfall at a rate equal to or greater than surrounding unpaved areas OR that stores and infiltrates the water quality design volume specified in Provision C.3.d of the Municipal Regional Stormwater Permit (MRP), is not considered an impervious surface.

Small Projects must implement at least one of six specified Low Impact Development (LID) Site Design measures. Check one or more that will be applied to your project.

- ☐ Direct roof runoff into cisterns or rain barrels for reuse.
- ☐ Direct roof runoff onto vegetated areas.
- ☐ Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
- ☐ Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
- ☒ Construct sidewalks, walkways, and/or patios with permeable surfaces.
- ☐ Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

Project Information

Applicant/Developer Name: Gary Kohlsaas

Project Address: 16135 Cerro Vista, APN 537-30-018

Project Description: Replacement of existing impervious area with new patio, pool and ADU

Total new or replaced impervious area: 7,197 sf (3,074sf replaced, 3,956sf new)

Please return form to: \_\_\_\_\_

20240827\_Small\_Projects\_Worksheet







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A NEW ADU & OUTDOOR KITCHEN FOR:

16135 & 16139 CERRO VISTA DRIVE      LOS GATOS, CA 95032

**NOTE:**  
The Contractor shall verify all dimensions, elevations and conditions, prior to starting any field work.  
Any deviation called by field conditions, or any conditions different from those indicated on the plans shall be brought to the Architect's attention prior to

## STONE TILE LAYOUT

DATE: 7/12/24

SCALE: AS SHOWN

SHEET

A-7

14 OF 35