



The Forrester Residence

VICINITY MAP	PROJECT DIRECTORY	PROJECT DATA	SHEET INDEX																												
	ARCHITECT: KOHLSAAT & ASSOCIATES 51 UNIVERSITY AVENUE, SUITE L LOS GATOS, CA 95030 TEL: (408) 395-2555 LANDSCAPE ARCHITECT: KAREN AITKEN & ASSOCIATES 8262 RANCHO REAL GILROY, CA 95020 TEL: (408) 857-6275	SURVEYOR & CIVIL ENGINEER: HANNA-BRUNETTI 7651 EIGLEBERRY STREET GILROY, CA 95020 TEL: (408) 842-2173	A-1 COVER SHEET A-1.1 APPROVED AMMR A-2 NEIGHBORHOOD PLAN A-3 VISIBILITY ANALYSIS A-4 SITE PLAN A-5 GRADING EXCEPTIONS 1 CIVIL COVER SHEET 2 BASMAA BEST PRACTICES 3 EXISTING TOPOGRAPHY PLAN 4 GRADING & DRAINAGE PLAN 5 CIVIL CROSS SECTIONS & DETAILS 6 EROSION CONTROL PLAN A-6 MAIN FLOOR PLAN A-7 SECOND FLOOR PLAN A-8 ROOF PLAN A-9 FRONT & LEFT ELEVATIONS A-10 REAR & RIGHT ELEVATIONS A-11 CROSS SECTIONS A-12 CROSS SECTIONS A-13 SHADOW STUDIES L-1 LANDSCAPE LIGHTING, LAYOUT & MATERIAL PLAN L-2 PLANTING PLAN L-3 IRRIGATION PLAN L-4 IRRIGATION DETAILS L-5 PLANTING DETAILS																												
	NOTES A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE CALIFORNIA ENERGY CODE PERFORMANCE OR PRESCRIPTIVE STANDARDS. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO THE ISSUANCE CERTIFICATE OF OCCUPANCY. THE PROJECT IS LOCATED IN THE WILDLAND URBAN INTERFACE FIRE AREA. THE BUILDING CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE SECTION 603 PRIOR TO PROJECT FINAL INSPECTION. THIS PROJECT HAS AN APPROVED AMMR.	FLOOR AREAS: <table><tr><td>MAIN FLOOR</td><td>3,134 SF</td></tr><tr><td>UPPER FLOOR</td><td>2,487 SF</td></tr><tr><td>GARAGE (LESS 400 SF)</td><td>352 SF (752 SF)</td></tr><tr><td>TOTAL</td><td>5,973 SF</td></tr></table> ACCESSORY DWELLING UNIT <table><tr><td></td><td>1,193 SF</td></tr></table> SITE AREAS: <table><tr><td>RESIDENCE FOOTPRINT</td><td>3,886 SF</td></tr><tr><td>ADU</td><td>1,193 SF</td></tr><tr><td>COVERED PORCH & PATIOS (RESIDENCE)</td><td>354 SF</td></tr><tr><td>COVERED PATIO (ADU)</td><td>160 SF</td></tr><tr><td>TOTAL BUILDING COVERAGE</td><td>6,093 SF</td></tr></table> PATIOS & PATHS <table><tr><td>POOL & SPA</td><td>2,507 SF</td></tr><tr><td>PARKING AREA (PERMEABLE)</td><td>200 SF</td></tr><tr><td>DRIVEWAY (PERMEABLE)</td><td>1,066 SF</td></tr><tr><td>TOTAL SITE COVERAGE</td><td>3,786 SF</td></tr></table>	MAIN FLOOR	3,134 SF	UPPER FLOOR	2,487 SF	GARAGE (LESS 400 SF)	352 SF (752 SF)	TOTAL	5,973 SF		1,193 SF	RESIDENCE FOOTPRINT	3,886 SF	ADU	1,193 SF	COVERED PORCH & PATIOS (RESIDENCE)	354 SF	COVERED PATIO (ADU)	160 SF	TOTAL BUILDING COVERAGE	6,093 SF	POOL & SPA	2,507 SF	PARKING AREA (PERMEABLE)	200 SF	DRIVEWAY (PERMEABLE)	1,066 SF	TOTAL SITE COVERAGE	3,786 SF	
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SCOPE OF WORK CONSTRUCTION OF A NEW 5,621 S.F. SINGLE FAMILY RESIDENCE WHICH INCLUDES 5 BEDROOMS, 6 BATHROOMS, (1) 1/2 BATHROOM, AND A 3-CAR GARAGE. ALSO INCLUDE AN OFFICE, LOFT, COVERED VERANDA, AND COVERED LOGGIA.																															

EXHIBIT 9

REVISIONS

A.	06/12/26
B.	07/24/26

KOHLSAAT & ASSOCIATES

51 UNIVERSITY AVE. "L" • LOS GATOS, CA • 95030 • (408) 395-2555

A NEW RESIDENCE (FORMERLY):

233 FORRESTER ROAD

LOS GATOS, CA

COVER SHEET

DATE: 09/30/26

SCALE: AS SHOWN

SHEET

A-1

1 OF -

EXHIBIT 8



FIRE DEPARTMENT
SANTA CLARA COUNTY

14700 Winchester Blvd., Los Gatos, CA 95032-1818
(408) 378-4010 (408) 378-9342 (fax) www.sccfd.org

261767



APPLICATION FOR USE OF ALTERNATE MATERIALS, METHODS OF
CONSTRUCTION, OR MODIFICATION OF CODE

Project Address: 233 Forrester Rd, Los Gatos, portion of APN 537-21-010

Applicant's Name: Valy Jalalian

Applicant's Address: 140 Clover Way, Los Gatos, CA 95032 Suite

Telephone: 408 406-9371 Fax:

The applicant hereby requests the following:

- ☒ Use of Alternate Materials or Method of Construction
☐ Modification of Code

Codes Affected:

- ☐ Building Code
☐ Fire Code
☐ Mechanical Code
☐ Electrical Code
☐ Other:

Specific section(s) of the code involved: CFC B105.1, CFC D102.1

Brief description of the request: Request for an exception for both hydrant fire flow and pressure to the available 616 GPM at 20 PSI and use of permeable pavers for the fire access and turnaround. To mitigate the fire flow/pressure of the hydrant, the building will built with V-A construction type, 4 head calculation for fire sprinklers, add fire sprinklers to bathrooms, closets, and covered porches, and extend zone 0 defensible space to 0-10ft. The permeable pavers will meet the 75,000 lb loading, see attached. The Building and Fire Official must evaluate information that the material(s), method of work, and/or modification is equal to the intent of the code in strength, effect, fire- resistance, durability, safety, etc.

Organized as the Santa Clara County Central Fire Protection District
Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos,
Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga

Please complete the following information as applicable to support your request. Use additional paper if necessary.

- Quality: Project will be built above the WUI standards for building construction to V-A construction type
- Strength The permeable pavers in the fire access road will meet the required 75,000 loading, see letter from geotechnical engineer.
- Effectiveness: Even though the fire hydrant pressure and flow rate is lower than the required 750 GPM at 20 PSI, the 616 gpm in conjunction with 4 head sprinkler calculation, extra sprinklers, extra zone zero defensible space, and upgraded construction type to provide effectiveness.
- Fire Resistance: Project proposes to construct the building exterior with V-A construction type to harden the building exterior. Moreover the project proposes a larger zone 0 defensible space to 0-10 ft to add the fire resistance.
- Durability:
- Safety:

Additional evidence of proof:

Applicant Signature: Valy Jalalian Date: 6-10-2026

The above application has been reviewed and has been:

ACCEPTED

REJECTED

Signature:

Fire Official: Date: 7/16/26

Building Official: Date:

Alternativematerials/es/12.31.14



SANTA CLARA COUNTY FIRE DEPARTMENT

1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

FIRE PREVENTION PLAN REVIEW COMMENTS

PROJECT INFO:

FIRE DEPT PLAN REVIEW #: 261767 NAME/TITLE: Kenny Ip - Deputy Fire Marshal II

CITY/COUNTY PROJECT #: S-26-010 EMAIL: Kenny.Ip@sccfd.org

LOCATION: 233 Forrester Road, Los Gatos DATE: 07/17/2026

PREPARED BY:

PROJECT NAME: AMMR - New SFR And New Detached ADU

SCOPE OF WORK:

Alternate Means/Methods Application - Proposed new 6,827 SF two-story single-family residence with attached garage. On the same site, proposed new 1,353 SF detached ADU.

Plan Status:

The alternate means/methods request is **APPROVED with the follwo conditions.**

Discussion:

This application proposes an exception for both hydrant fireflow pressure to the available 616 GPM @ 20 psi and use of permeable pavers for the fire access and turnaround per CFC B105.1 and CFC D102.1.

Proposal:

- Proposed V-A construction type for the main house, the required fireflow is 750 GPM @ 20 psi.
- Upgraded sprinkler system with a 4 head calculation with addition fire sprinklers in bathrooms, closets and covered porches.
- Extend zone 0 defensible space to 0 to 10 feet.
- The permeable pavers will meet 75,000 lbs loading and civil engineer letter attached.

Comments:

- Make a note on building plan set coversheet that this project will be provided with an upgraded NFPA 13D sprinkler system.



SANTA CLARA COUNTY FIRE DEPARTMENT

1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

-Approved metal, all weather sign or markings indicating the words "NO PARKING – FIRE DEPARTMENT TURNAROUND" shall be installed at the fire apparatus turnaround.

-A sign at the entrance to the parcel that shall include the words "FIRE DEPARTMENT TURNAROUND ON SITE and FIRE DEPARTMENT APPROVED DRIVEWAY"

-A copy of the Alternate Means/Methods application form with approval signature shall be made part of the building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.

-A copy of this comment letter shall be made part of the building permit drawing set.

-A note "This project has an approved AMMR" shall be made on the building permit drawing set coversheet or title sheet.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

REVISIONS	
A.	06/12/26
B.	07/24/26

KOHLSAAT
& ASSOCIATES

51 UNIVERSITY AVE., 11 • LOS GATOS, CA • 95030 • (408) 396-2555

A NEW RESIDENCE (FORMERLY):
233 FORRESTER ROAD
LOS GATOS, CA

APPROVED
AMMR

DATE: 08/30/26

SCALE: AS SHOWN

SHEET

A-1.1

2 OF -



221



217



218



222



225



(TBD)



227



229



230



233



226



NEIGHBORHOOD PLAN
SCALE: 1" = 100'

REVISIONS	
A.	06/12/26
B.	07/24/26

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE., 11 • LOS GATOS, CA • 95030 • (408) 396-2555

A NEW RESIDENCE (FORMERLY):
233 FORRESTER ROAD
LOS GATOS, CA

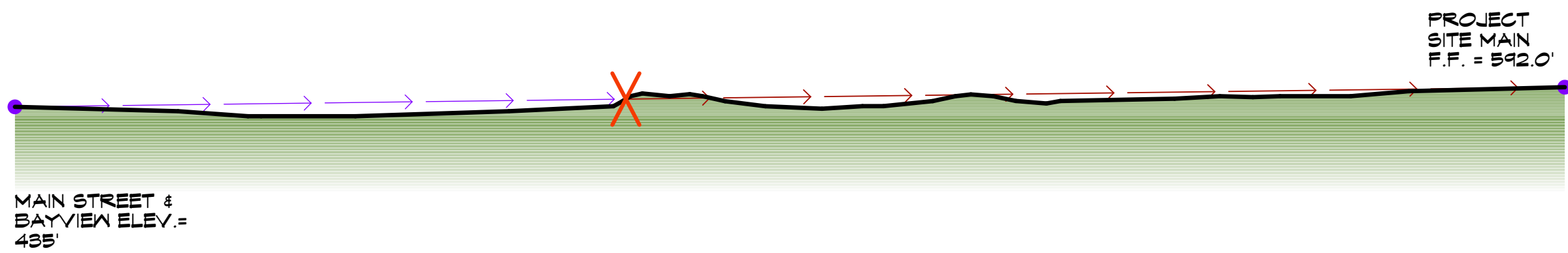
NEIGHBORH
OOD PLAN

DATE: 09/30/26

SCALE: AS SHOWN

SHEET

A-2
3 OF -



SITE IS NOT VISIBLE FROM ANY VIEWING PLATFORMS

#4 VIEWING PLATFORM TO SITE SECTION - BAYVIEW AVE & MAIN STREET

VISIBILITY ANALYSIS
SCALE: 1" = 1000'

REVISIONS

A.	06/12/26
B.	07/24/26

KOHLSAAT & ASSOCIATES

51 UNIVERSITY AVE., 1ST FLOOR • LOS GATOS, CA • 95030 • (408) 395-2555

A NEW RESIDENCE (FORMERLY):

233 FORRESTER ROAD

LOS GATOS, CA

VISIBILITY ANALYSIS

DATE: 09/30/26

SCALE: AS SHOWN

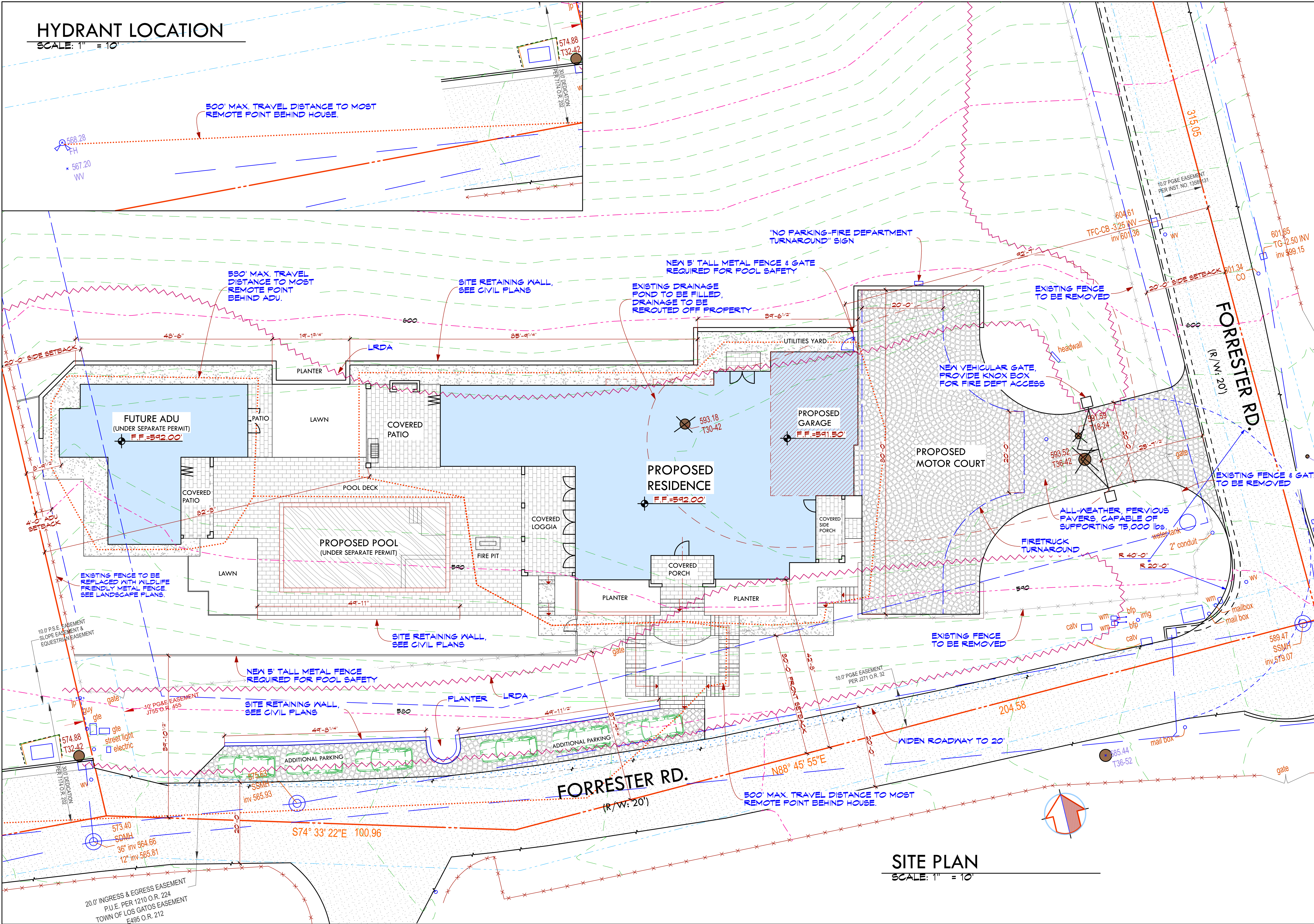
SHEET

A-3

4 OF -

HYDRANT LOCATION

SCALE: 1" = 10'



SITE PLAN

SCALE: 1" = 10'

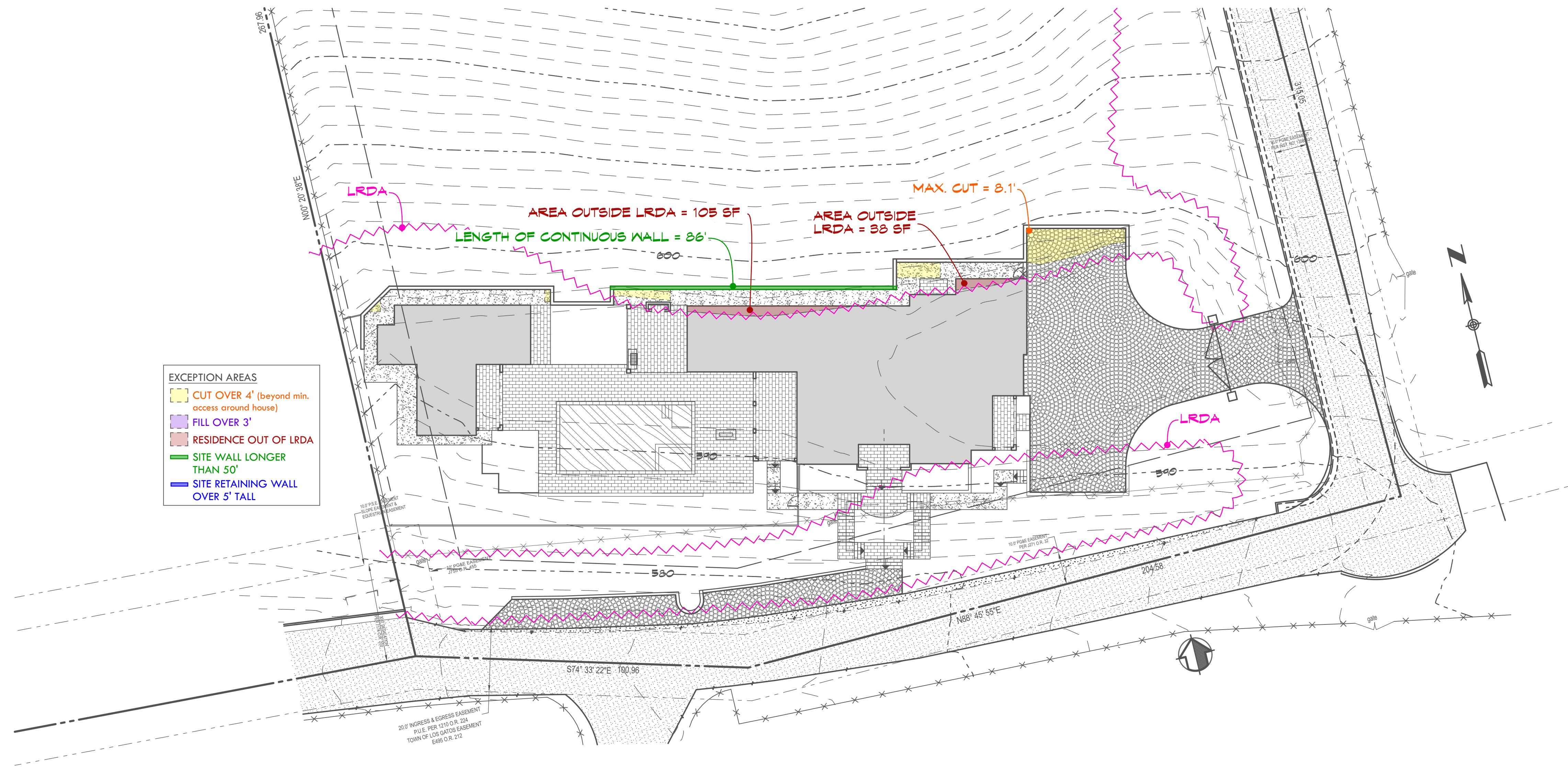
REVISIONS	
A.	06/12/26
B.	07/24/26

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

A NEW RESIDENCE (FORMERLY):
233 FORRESTER ROAD
LOS GATOS, CA

SITE PLAN

DATE: 09/30/26
SCALE: AS SHOWN
SHEET
A-4
5 OF -



GRADING EXCEPTIONS

SCALE: 1" = 20'

REVISIONS	
A.	06/12/26
B.	07/24/26

**KOHLSAAT
& ASSOCIATES**
51 UNIVERSITY AVE. TL • LOS GATOS, CA • 95030 • (408) 395-2555

A NEW RESIDENCE (FORMERLY):

233 FORRESTER ROAD

LOS GATOS, CA

GRADING
EXCEPTIONS

DATE: 03/30/26

SCALE: AS SHOWN

SHEET

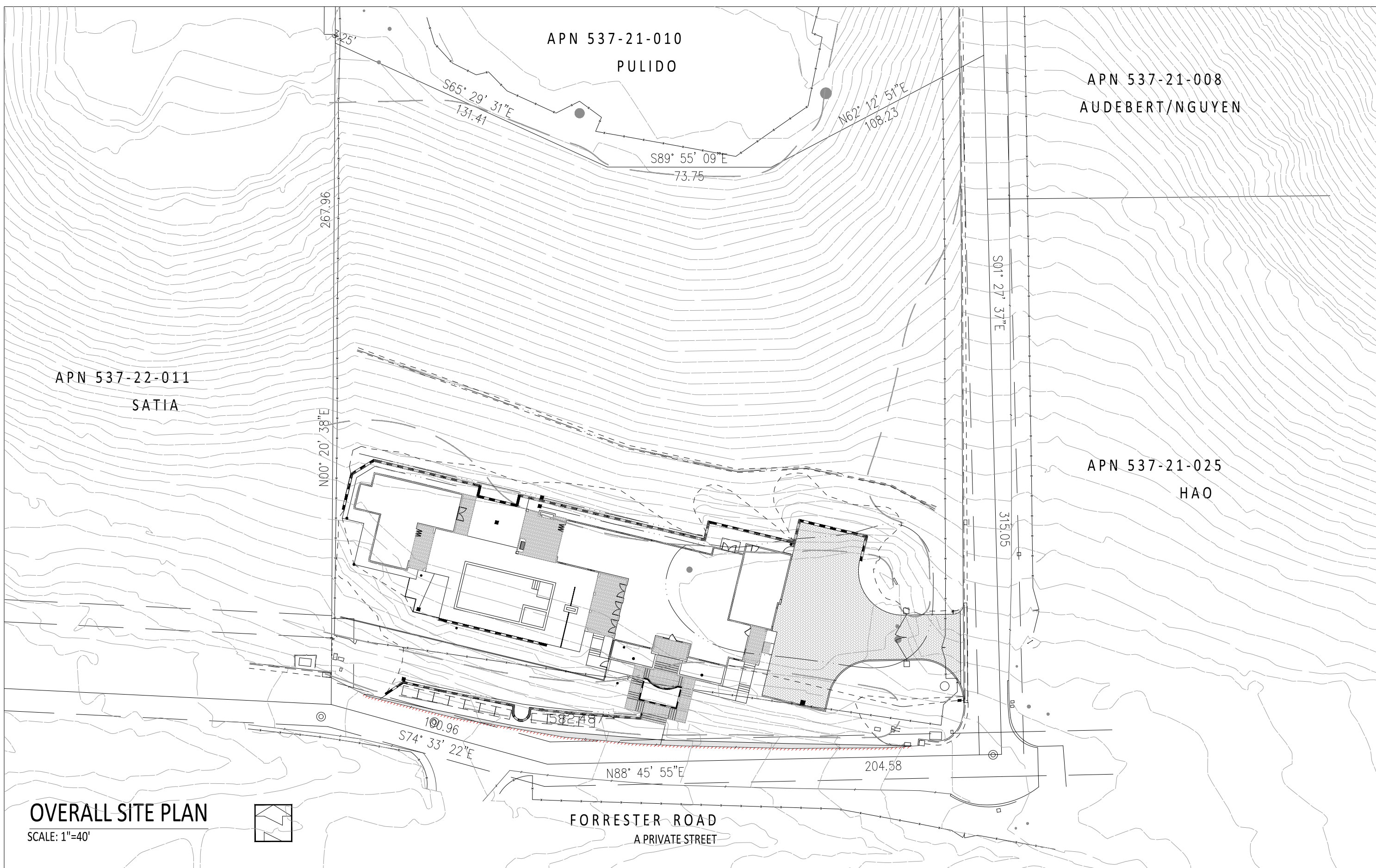
A-5

6 OF -

PLAN FOR THE IMPROVEMENT OF
GRADING & DRAINAGE PLANS
TOWN OF LOS GATOS
ARCHITECTURAL & SITE APPLICATION NO. S-26-010 & GRADING PERMIT NO. GR26-207

TOWN OF LOS GATOS STANDARD PUBLIC IMPROVEMENT NOTES

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE FOLLOWING:
 - a. TOWN OF LOS GATOS ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS (UNLESS SPECIFICALLY STATED OTHERWISE ON THE PLANS).
 - b. ALL TOWN OF LOS GATOS CONDITIONS OF APPROVAL RELATED TO THE PROJECT. THESE PLANS AND DETAILS.
 - c. RECOMMENDATIONS OF THE PROJECT SOILS INVESTIGATION SOILS ENGINEERREFERENCE REPORT NO. _____, DATED _____, LETTER NO. _____, 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.
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 (408) 399-5771 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR ON-SITE 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 THEIR 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. 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.
7. 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.
8. 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.
9. THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
10. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TRAFFIC, SURFACE IMPROVEMENTS, DRAINAGE, WATER, SEWER, ELECTRICAL OR TELECOMMUNICATION FACILITIES WHETHER ABOVE GROUND OR UNDERGROUND. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
11. HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING.
12. 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.
13. THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHALL BE DOCUMENTED IN AN "AS-BUILT" LETTER/REPORT PREPARED BY THE APPLICANT'S SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
14. 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.
15. 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.
16. OWNER/APPLICANT: _____ PHONE: _____
17. GENERAL CONTRACTOR: _____ PHONE: _____
18. 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.
19. 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.



NOTE:

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

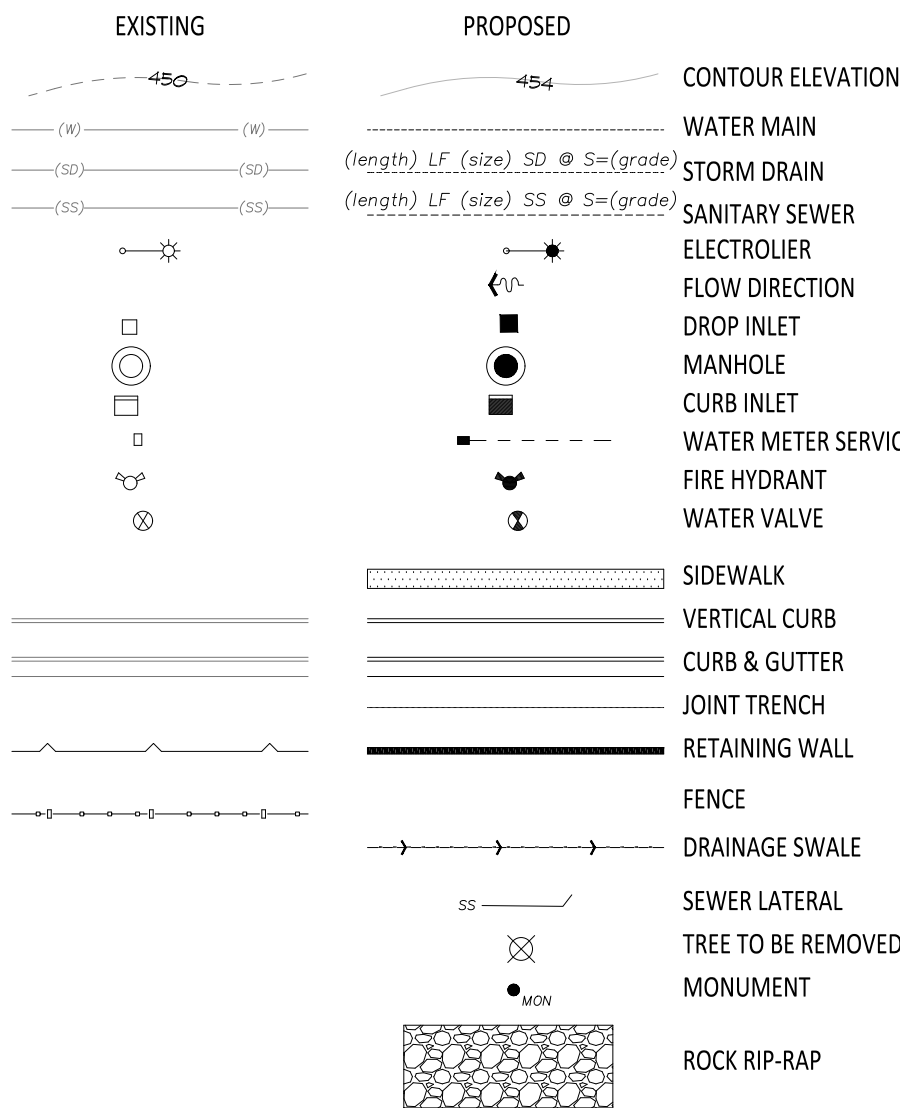
NOTE TO CONTRACTOR

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:

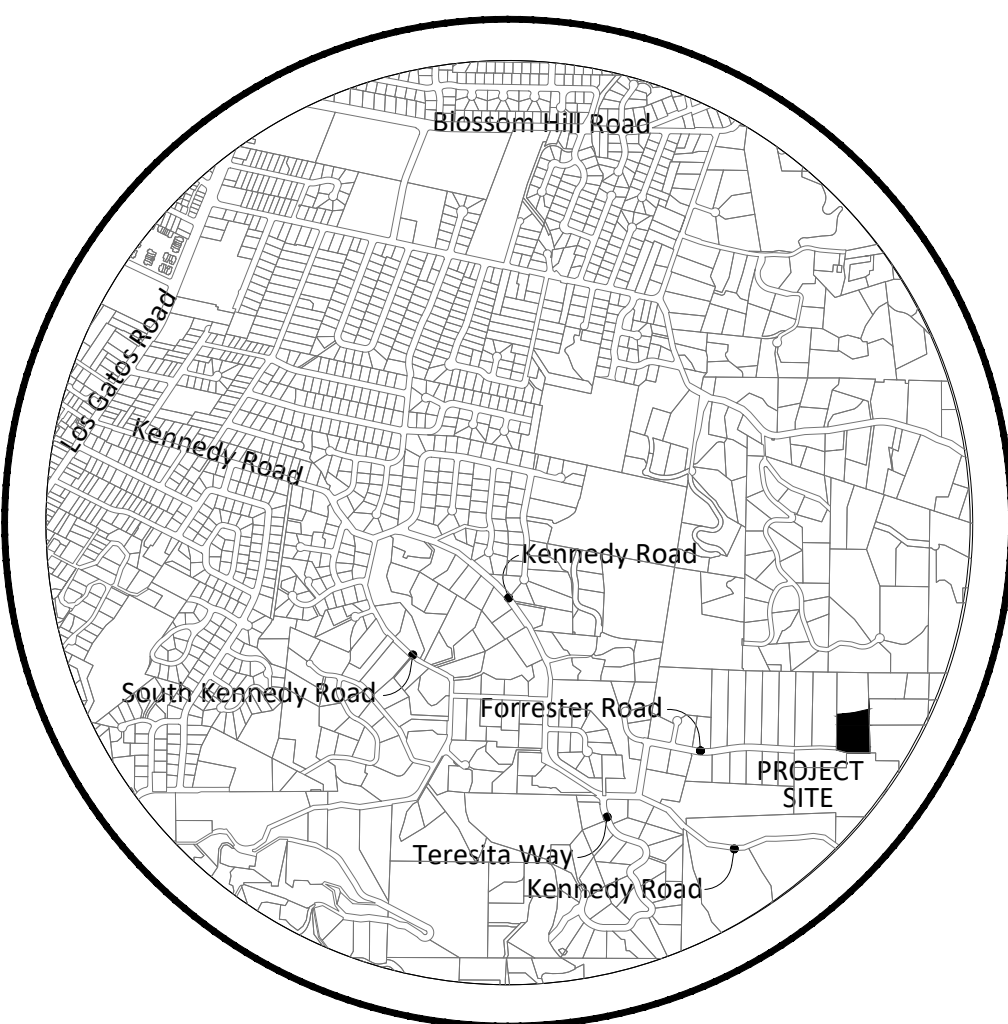
ADVANCE NOTICE SHALL BE PROVIDED TO NEIGHBORING PROPERTY OWNERS AND SCHOOLS OF HEAVY CONSTRUCTION ACTIVITIES AND HEAVY CONSTRUCTION SHALL NOT START BEFORE 8:30 AM ON DAYS WHEN SCHOOLS ARE IN SESSION. NO CONSTRUCTION IS ALLOWED ON SUNDAYS.

LEGEND



AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ARV	AIR RELEASE VALVE
BC	BACK OF CURB
BP	BACKFLOW PREVENTER
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CF	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
FL	FIRE HYDRANT
FL	FLOW LINE
FM	FORCED MAIN
FS	FIRE SERVICE
FT	FEET
G	GAS

GA	GAUGE	R/W	RIGHT-OF-WAY
GB	GRADE BREAK	(S)	SOUTH
GM	GAS METER	S	SLOPE
GS	GAS SERVICE	SCC	SANTA CLARA COUNTY
HDPE	HIGH-DENSITY POLYETHYLENE	SCCFD	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	LIP OF GUTTER	SF	SQUARE FEET
LP	LOW POINT	SIWC	SAN JOSE WATER COMPANY
MAX	MAXIMUM	SS	SANITARY SEWER
MH	MANHOLE	SCO	SANITARY SEWER CLEANOUT
MIN	MINIMUM	SE	SANITARY SEWER EASEMENT
MPH	MILES PER HOUR	SMH	SANITARY SEWER MANHOLE
(N)	NORTH	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
PUE	PUBLIC UTILITY EASEMENT	XING	CROSSING
PVC	POLYVINYL CHLORIDE		
R	RADIUS		
RCP	REINFORCED CONCRETE PIPE		
RIM	RIM ELEVATION		



VICINITY MAP

SHEET INDEX

1. TOWN NOTES, PROJECT DATA, LEGEND & ABBREVIATIONS
2. BLUEPRINT FOR A CLEAN BAY SHEET
3. EXISTING TOPOGRAPHY PLAN
4. GRADING & DRAINAGE PLAN
5. CROSS SECTIONS AND DETAILS
6. EROSION CONTROL PLAN

GRADING QUANTITIES			
SITE ELEMENT	CUT	FILL	HEIGHT
MAIN HOUSE	239± C.Y.	2± C.Y.	4.9'±/1.4'
ADU	92± C.Y.	9± C.Y.	4.3'±/3.9'
DRIVEWAY	181± C.Y.	21± C.Y.	8.1'±/2.6'
YARD	297± C.Y.	540± C.Y.	6.5'±/3'
PARKING AREA	45± C.Y.	0± C.Y.	3.2'±/0'
TOTAL	854± C.Y.	572± C.Y.	282± C.Y. OFF-HAUL

TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS				
TOTAL SITE AREA: 84,236 SF	TOTAL SITE AREA DISTURBED: 26,982 SF (INCLUDING CLEARING, GRADING OR EXCAVATING)			
	EXISTING AREA (SF)	PROPOSED AREA (SF)		TOTAL AREA POST-PROJECT (SF)
		REPLACED	NEW	
IMPERVIOUS AREA	6,640 SF	0 SF	9,995 SF	9,995 SF
TOTAL NEW & REPLACED IMPERVIOUS AREA		9,995 SF		
PERVIOUS AREA	77,596 SF	0 SF		9,995 SF

ABBREVIATIONS

DATE:	July 13, 2026
SCALE:	AS SHOWN
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	25055

LANDS OF JALALIAN - 233 FORRESTER ROAD

APN 537-21-010

COVER SHEET

11T NO. GR26-207

PARKS AND PUBLIC WORKS DEPARTMENT

TOWN OF LOS GATOS

TOWN OF LOS GATOS

HANNA-BRUNETTI

EST. 1910

CIVIL ENGINEERS • LAND SURVEYORS

CONSTRUCTION MANAGERS

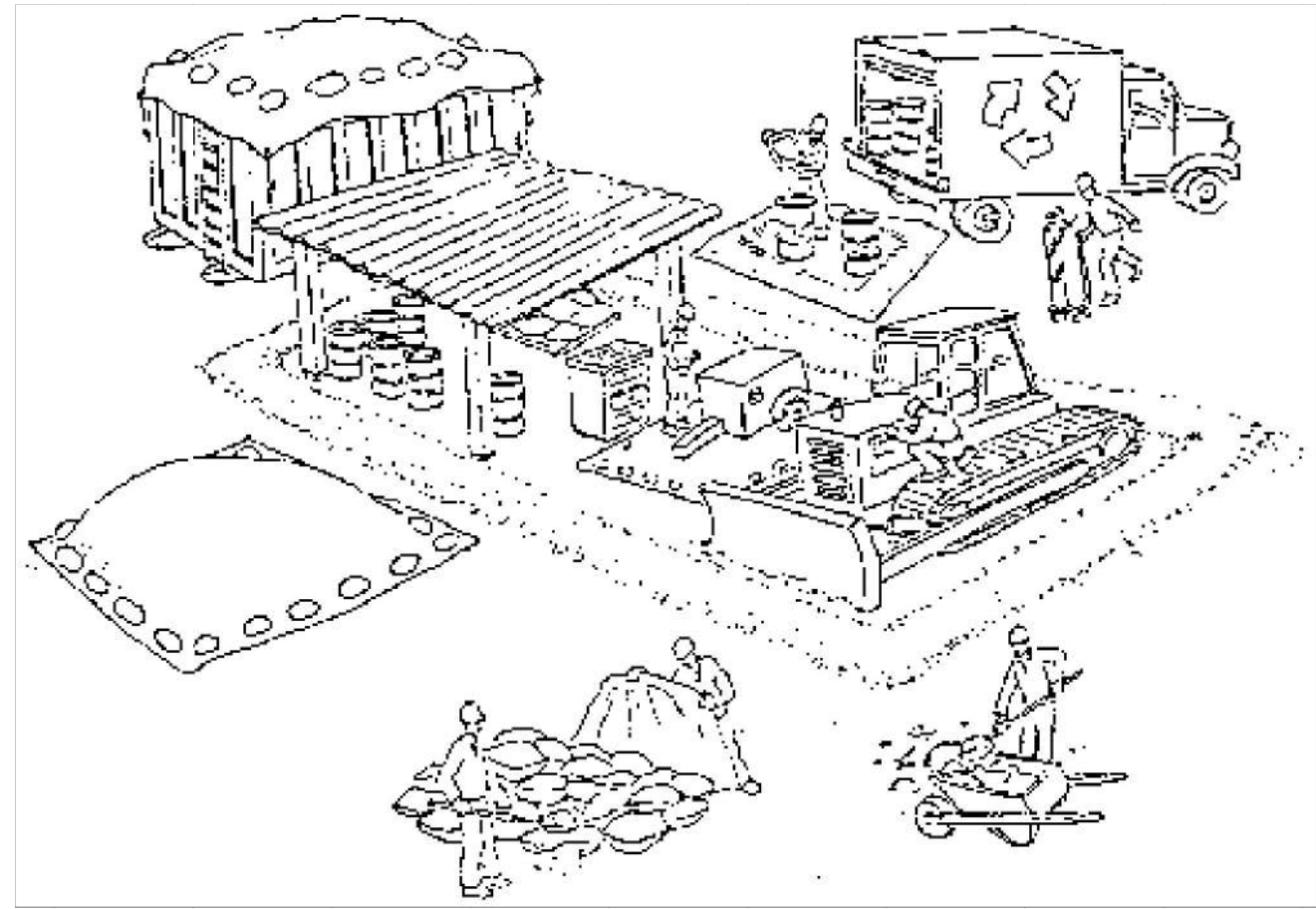
STREET • GILROY • 95020 • C

2173

ING@HANNABRUNETTI.COM

REVISIONS	BY	DATE

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.

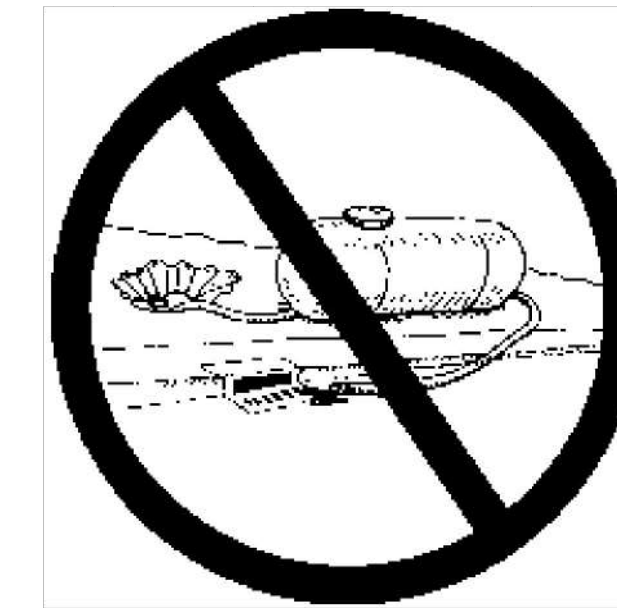
Vehicle and equipment maintenance & cleaning

- ✓ 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.



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.



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.



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 man-holes 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.

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.



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.





DATE:	July 9, 2026
SCALE:	1"=20'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	25055

PLAN FOR THE IMPROVEMENT OF
LANDS OF JALALIAN - 233 FORRESTER ROAD
APN 537-21-010

EXISTING TOPOGRAPHY PLAN

ARCHITECTURAL & SITE APPLICATION NO. S-26-010 & GRADING PERMIT NO. GR-26-207
PARKS AND PUBLIC WORKS

GATOS

PARKS AND PUBLIC WORKS DEPARTMENT

TOWN OF LOS GATOS



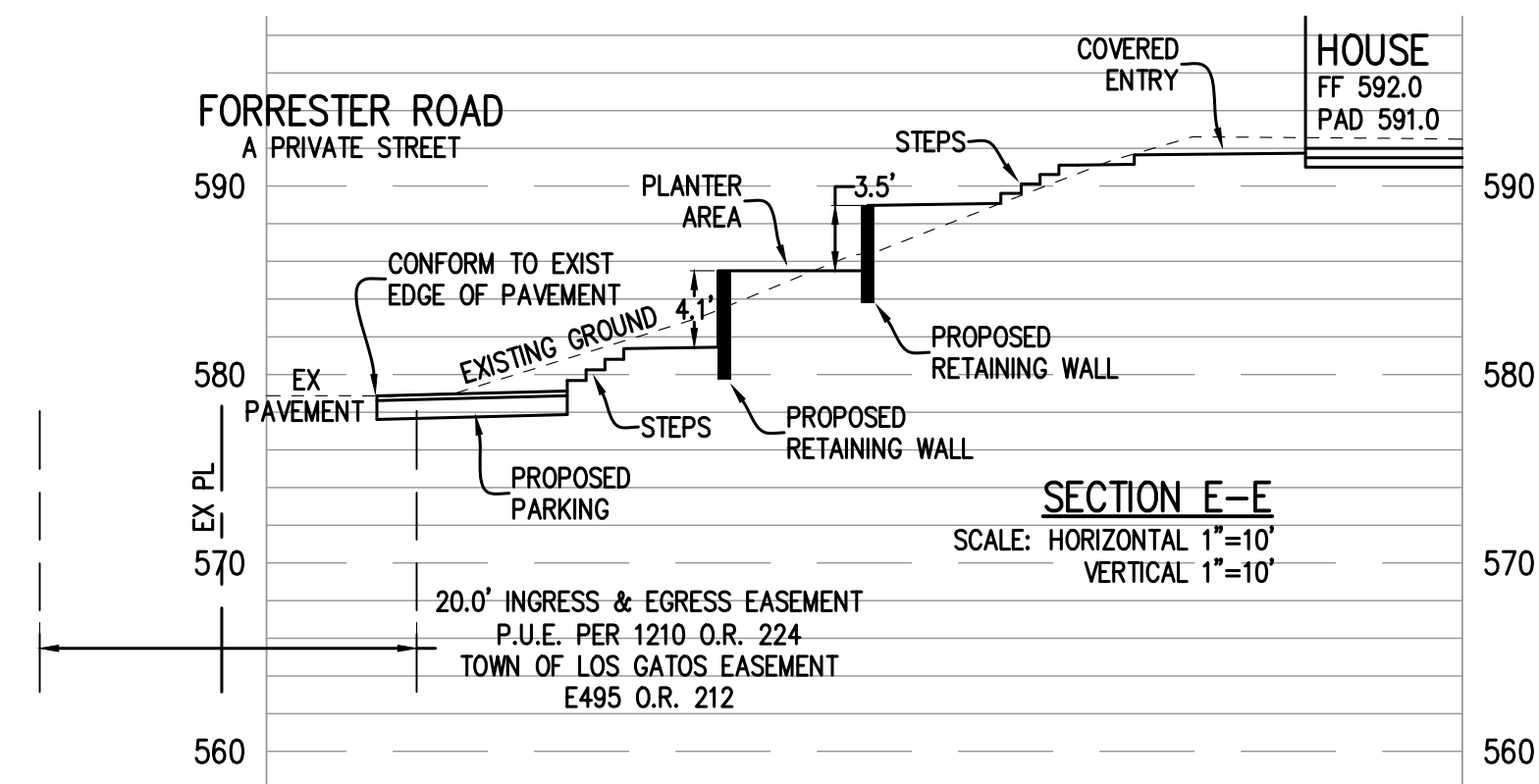
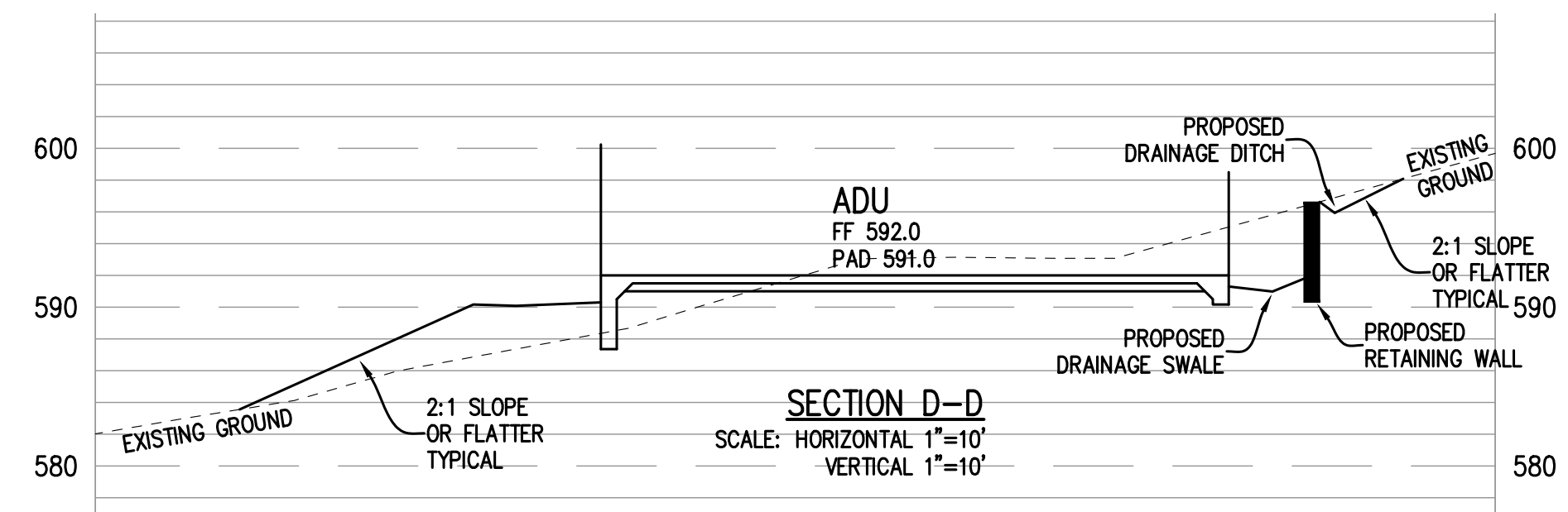
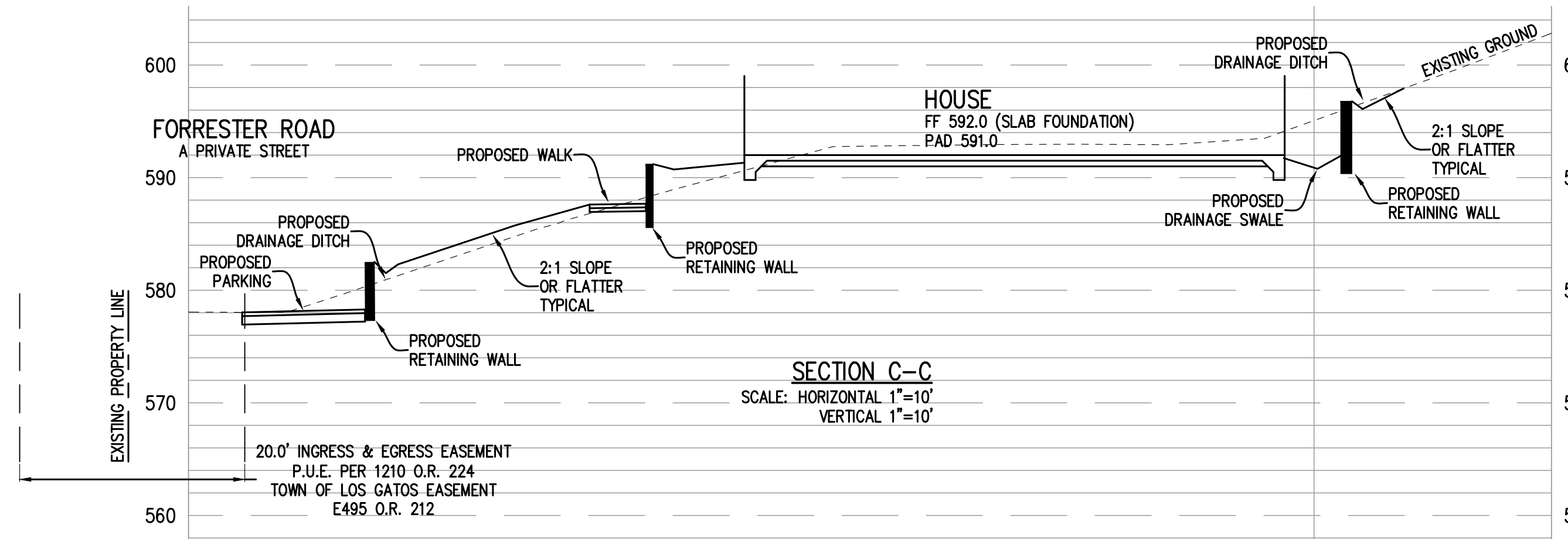
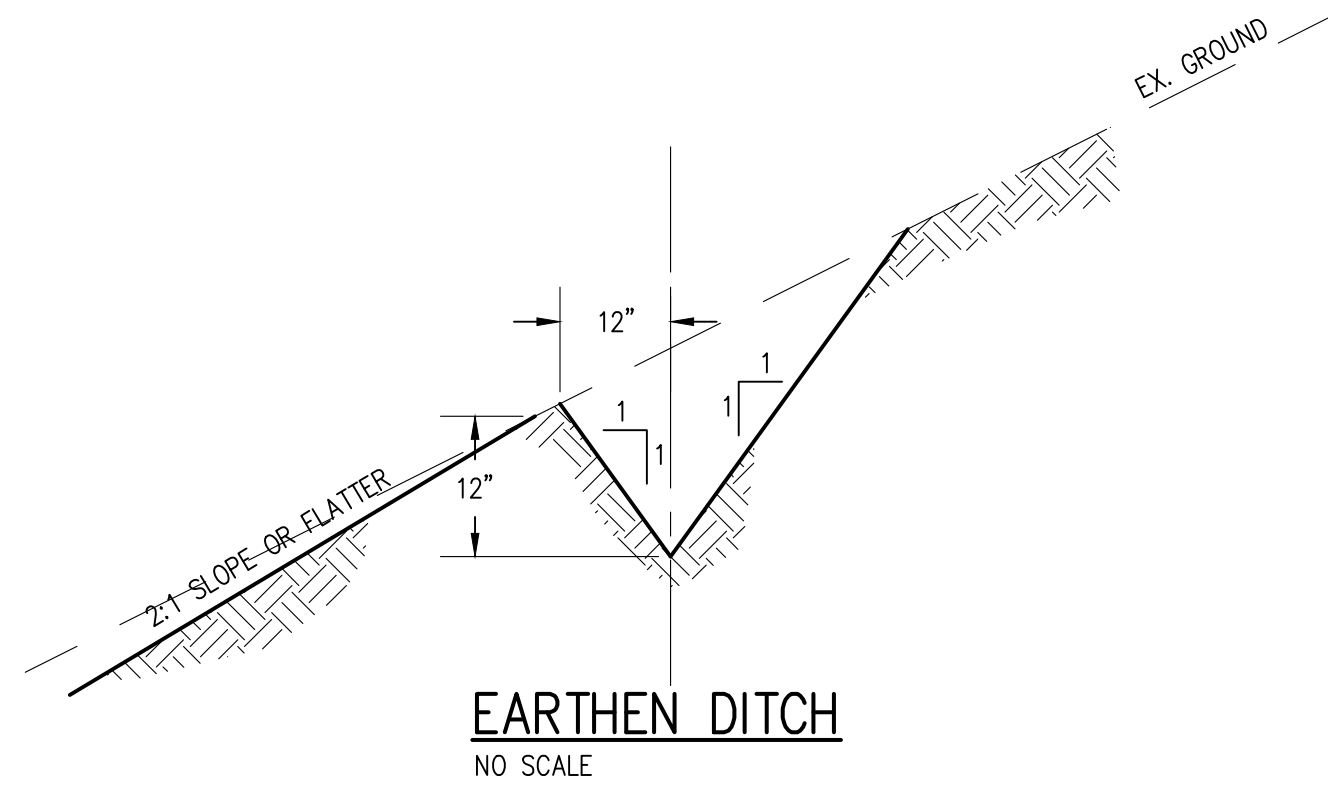
HANNA-BRUNETTI
EST. 1910

CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

7651 EGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE	BY	REVISIONS	
			◇

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



LANDS OF JALALIAN - 233 FORRESTER ROAD
APN 537-21-010
CROSS SECTIONS & DETAILS
ARCHITECTURAL & SITE APPLICATION NO. 5-26-010 & GRADING PERMIT NO. GR26-207
PARKS AND PUBLIC WORKS

HANNA-BRUNNETTI
EST. 1910

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CONSTRUCTION MANAGERS

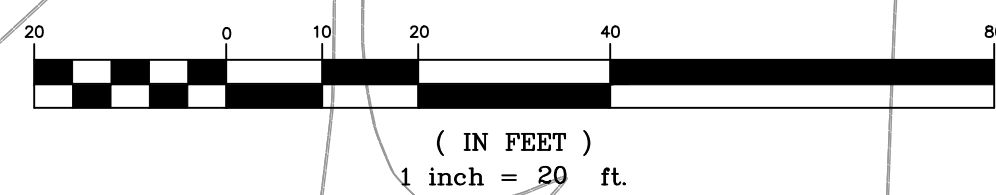
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OFFICE (408) 842-2173

EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE	5		
TIME			
NAME			
ADDRESS			
CITY			
STATE			
ZIP			
PHONE			
TELETYPE			
FAX			
EMAIL			
WEBSITE			
OTHER			

REV.: DEC. 2015



(IN FEET)
inch = 20 ft

SHEET 6 OF 6

JOB NO. 25055

[illegible]

HANNA-BRUNETTI
EST. 1910



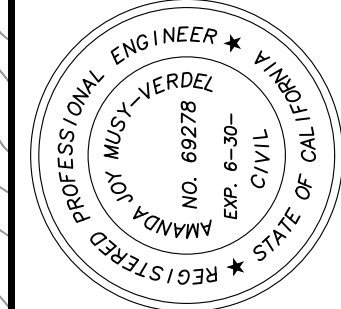
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CONSTRUCTION MANAGERS

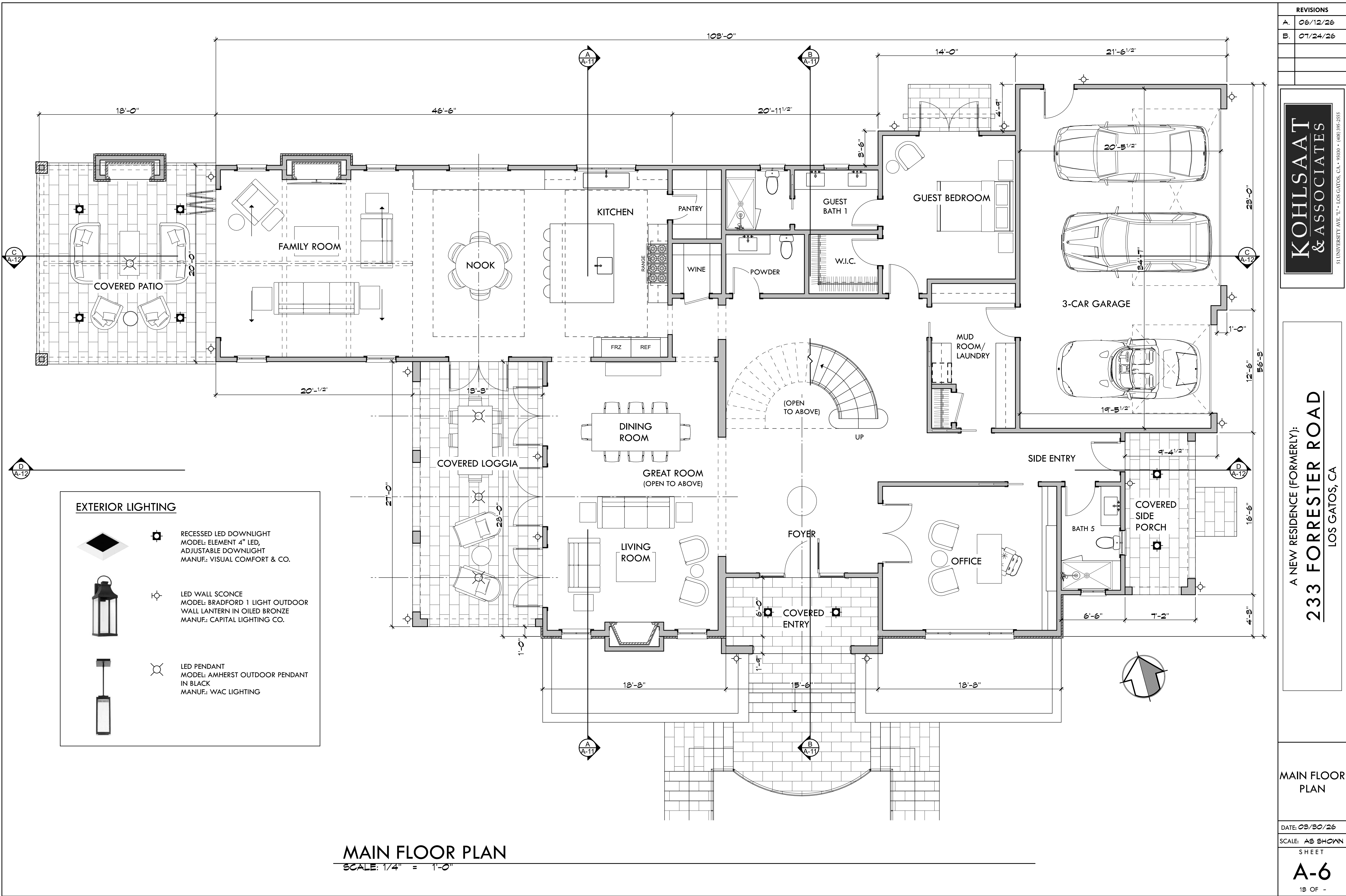
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OFFICE (408) 842-2773
EMAIL: ENGINEERING@HANNABRUNETTI.COM

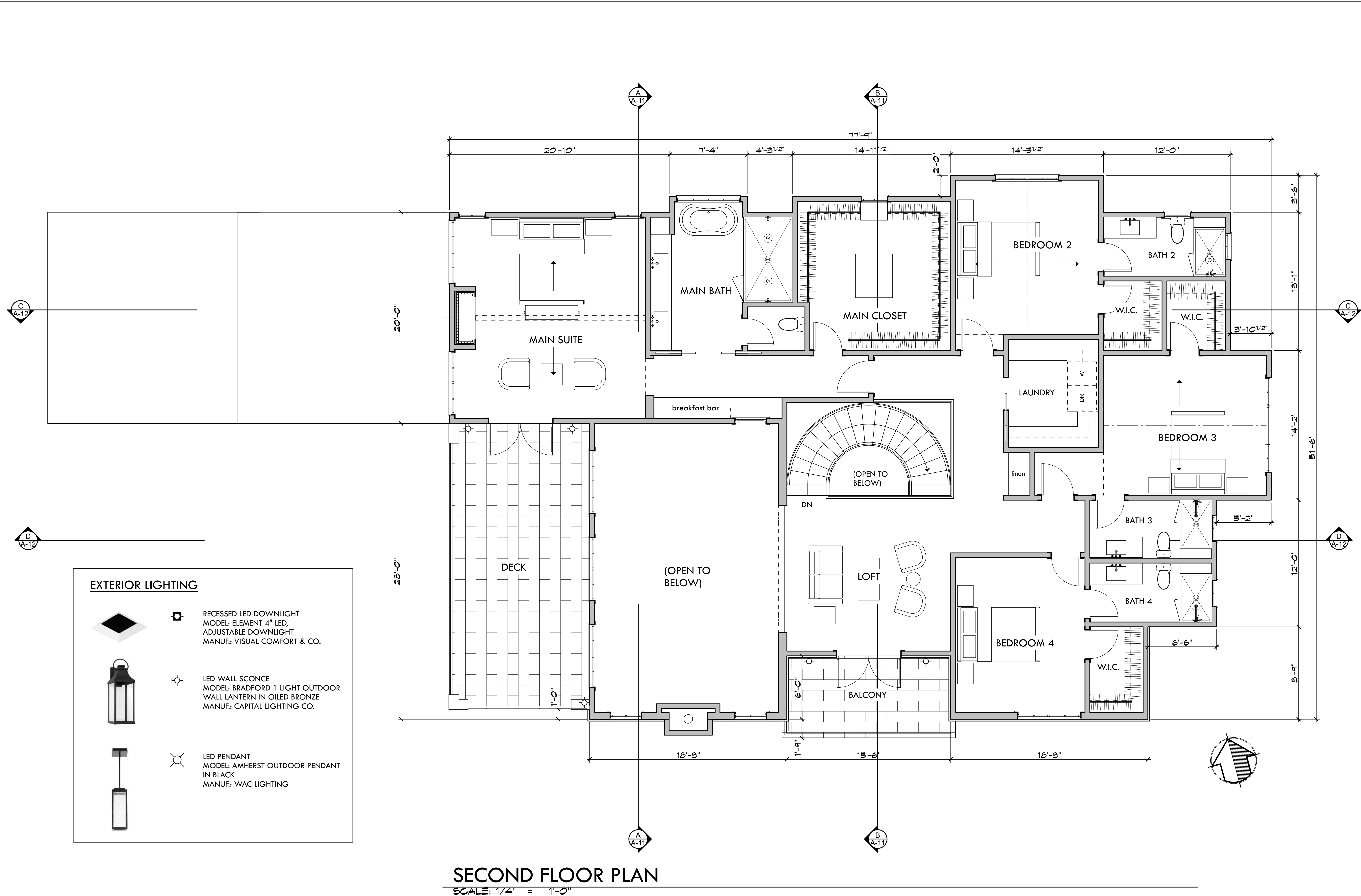
LAI
TOWN OF LOS GATOS

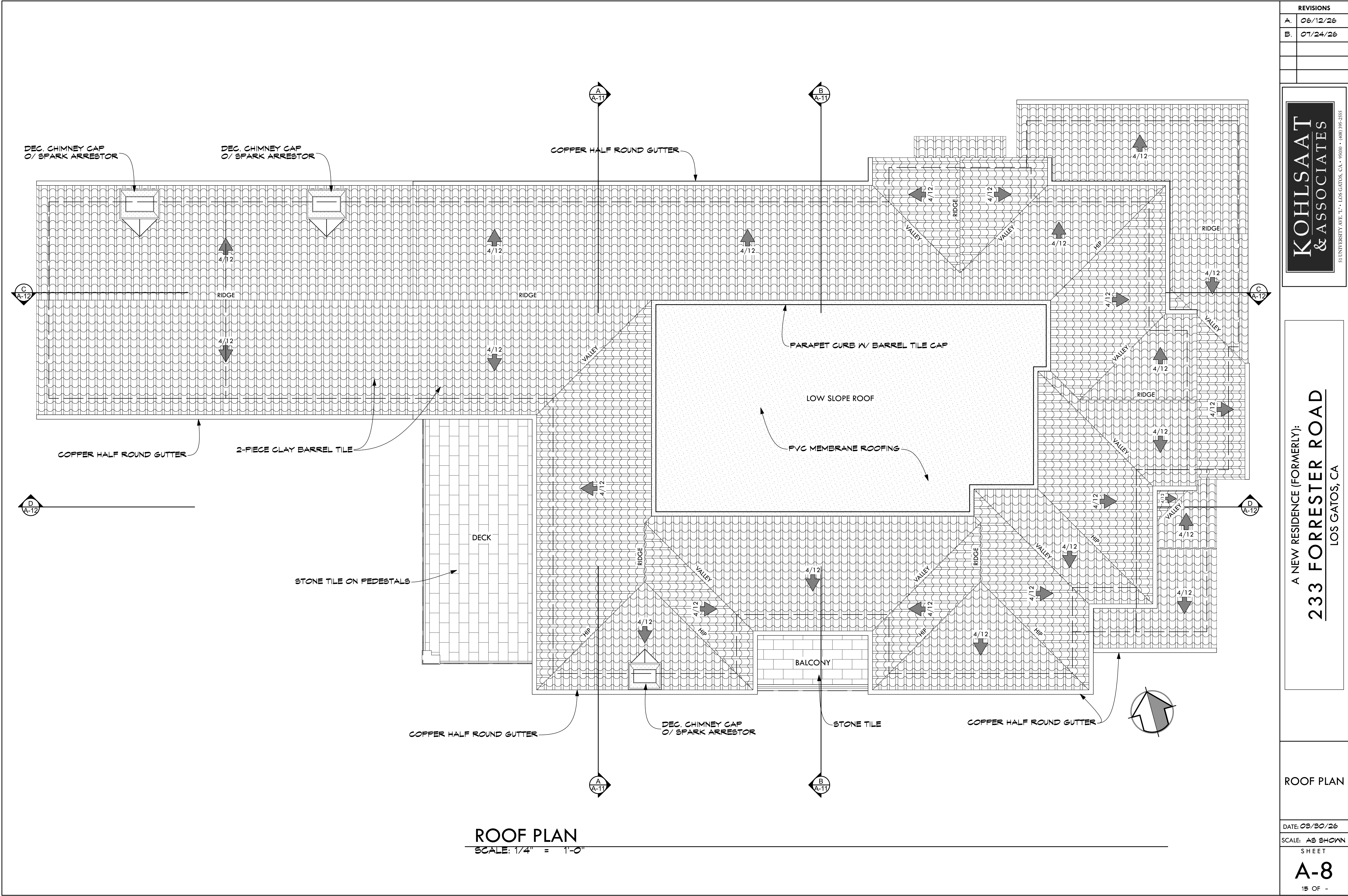
PLAN FOR THE IMPROVEMENT OF
LANDS OF JALALIAN - 233 FORRESTER ROAD
APN 537-21-010
EROSION CONTROL PLAN
ARCHITECTURAL & SITE APPLICATION NO. S-26-010 & GRADING PERMIT NO. GR26-207
PAK'S LAND REDEV. WORKS

DATE:	July 10, 2026
SCALE:	1"=20'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	2026









REVISIONS

A.	06/12/26
B.	07/24/26

KOHLSAAT & ASSOCIATES

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

A NEW RESIDENCE (FORMERLY):

233 FORRESTER ROAD

LOS GATOS, CA

ROOF PLAN

DATE: 09/30/26

SCALE: AS SHOWN

SHEET

A-8

15 OF -



MATERIALS & COLORS/
ELEVATIONS KEY NOTES

*SEE SHEET A-11 FOR AVERAGE LRV CALCULATIONS



1 INTEGRAL COLOR SMOOTH STUCCO

* AVERAGE = 33.4

2 STONE VENEER, SPLIT FACE REGULAR SHAPED

3 ENGINEERED LIMESTONE SHAPED TRIM

4 ENGINEERED LIMESTONE WALL CAP

5 DEC. ENG. LIMESTONE COLUMN W/ CAP & BASE

6 DEC. ENG. LIMESTONE LINTEL & SILL

7 3X DEC. SHAPED BARGE RAFTER

8 6X12 DEC. SHAPED CEDAR CORBEL

9 3X DEC. EXPOSED SHAPED CEDAR RAFTER TAILS

10 STAINED WOOD CARRIAGE STYLE GARAGE DOORS W/ LITES

11 STAINED WOOD KNEE BRACE

12 2-PIECE CLAY BARREL TILE ROOFING

13 ALUM. CLAD, WOOD FRAMED DOORS & WINDOWS W/ MIN. 7/8" WIDE SIMULATED DIVIDED LITES

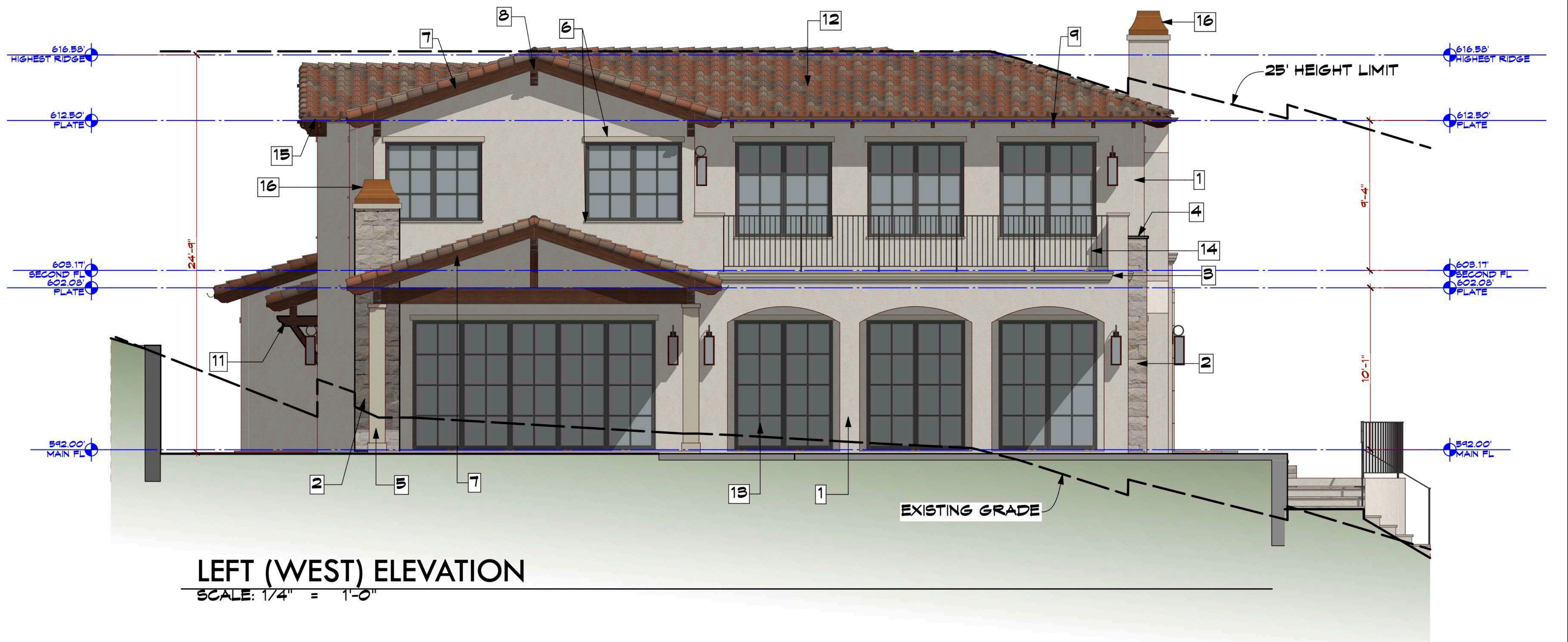
14 POWDER COATED METAL HANDRAILS & BALUSTRADES TO MATCH DOORS & WINDOWS

15 HALF ROUND COPPER GUTTERS & DOWNSPOUTS

16 DEC. CHIMNEY CAP

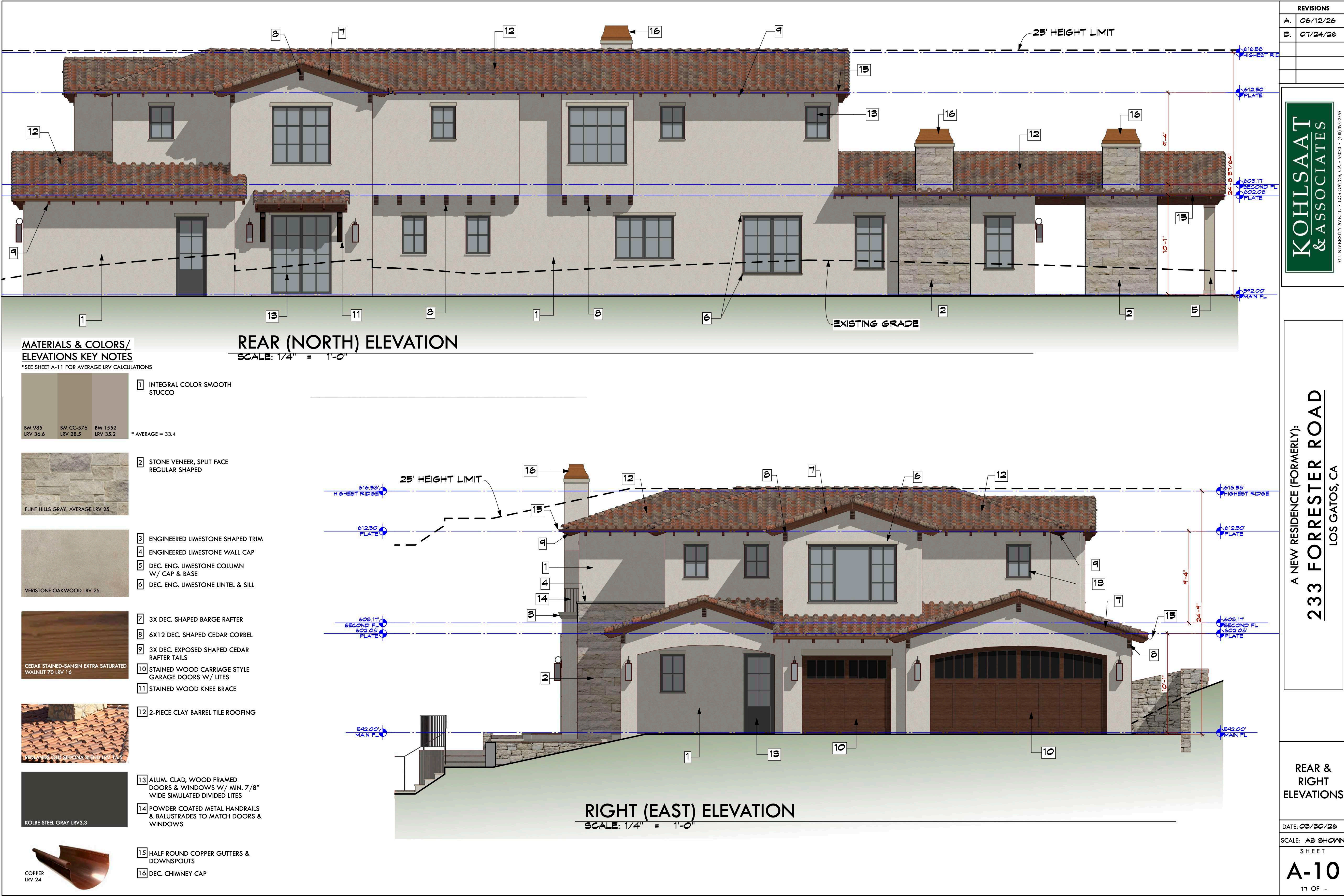
FRONT (SOUTH) ELEVATION

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



LEFT (WEST) ELEVATION

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



AVERAGE LRV CALCULATIONS

Front Elevation

Material	Area	Specification	LRV	LRV x Area
Stucco	963	Integral Color Blend-See Elevs.	33.4	32164.2
Stone Veneer	393	Flint Hills Gray	25	9825
Gutters	34	Match Roof-Weathered Copper	24	816
Wood Trim	103	Stained Cedar-Sansin Walnut	16	1648
Cast Stone Trim	60	Veristone-Oakwood	25	1500
D/W Frames	31	Fleetwood-Black Anodized	3.3	267.3
Total =	1634		Total =	46220.5
			LRV =	29.28672

Left Elevation

Stucco	543	Integral Color Blend-See Elevs.	33.4	18303.2
Stone Veneer	59	Flint Hills Gray	25	1475
Gutters	8	Match Roof-Weathered Copper	24	192
Wood Trims	31	Stained Cedar-Sansin Walnut	16	1296
Cast Stone Trim	39	Veristone-Oakwood	25	975
D/W Frames	99	Fleetwood-Black Anodized	3.3	326.7
Total =	834		Total =	22567.9
			LRV =	27.05983

Rear Elevation

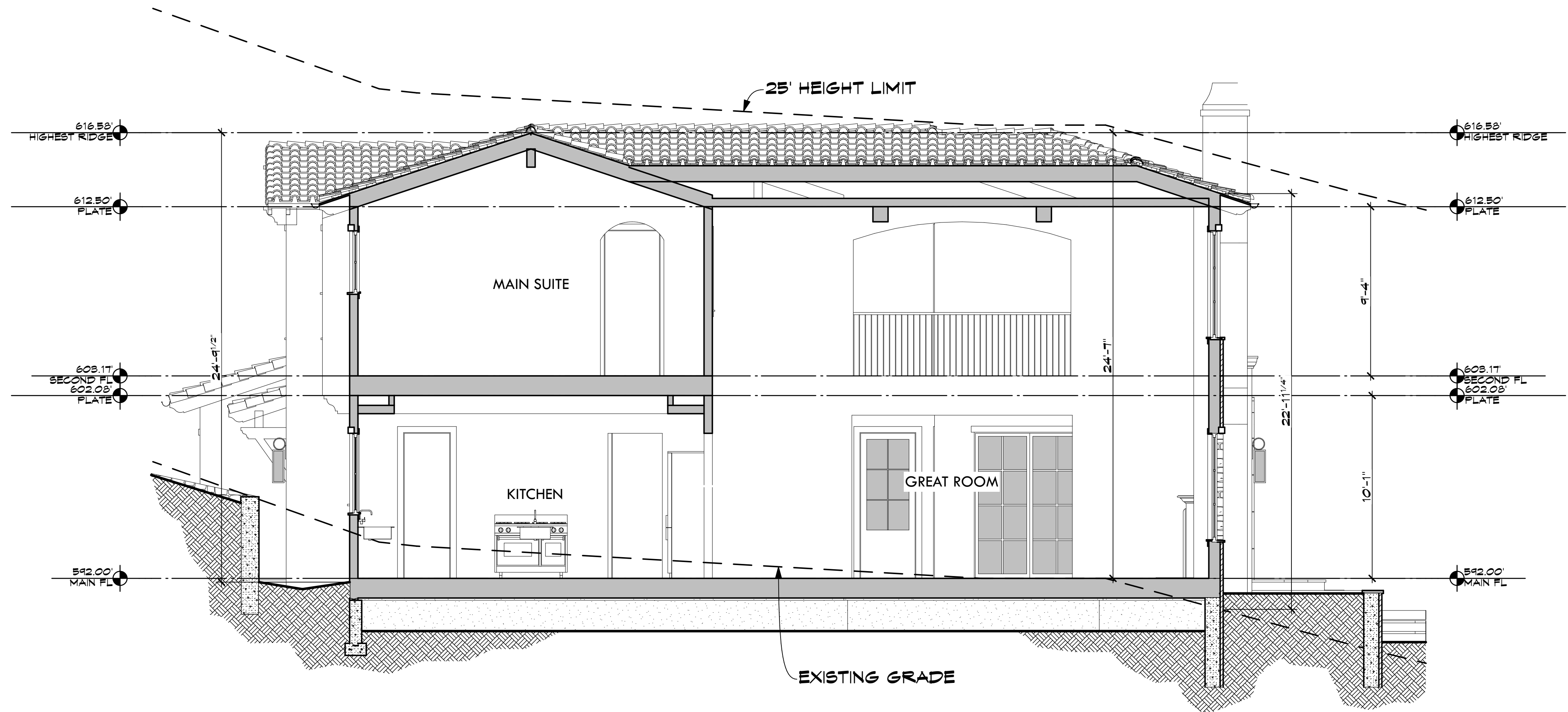
Stucco	1320	Integral Color Blend-See Elevs.	33.4	44033
Stone Veneer	177	Flint Hills Gray	25	4425
Gutters	33	Match Roof-Weathered Copper	24	792
Wood Trim	34	Stained Cedar-Sansin Walnut	16	1344
Cast Stone Trim	29	Veristone-Oakwood	25	725
D/W Frames	32	Fleetwood-Black Anodized	3.3	270.6
Total =	1725		Total =	51644.6
			LRV =	29.9339

Right Elevation

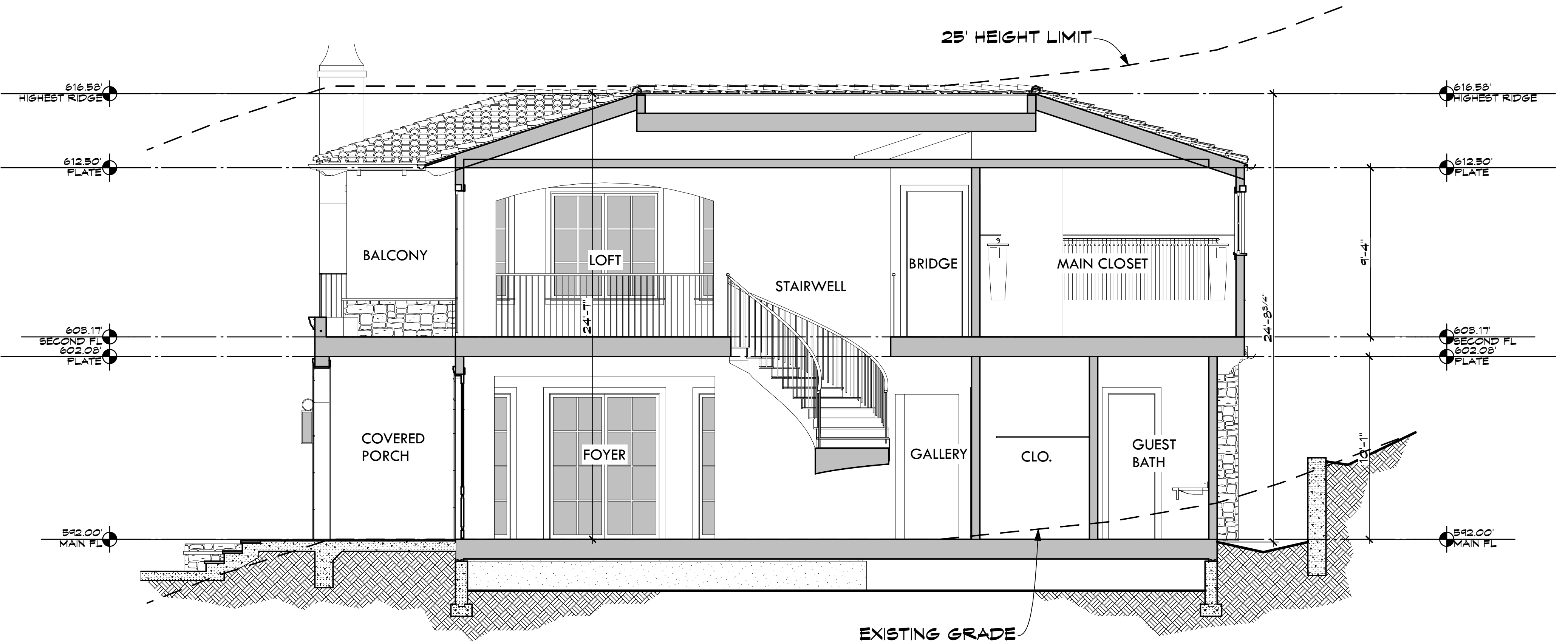
Stucco	612	Integral Color Blend-See Elevs.	33.4	20440.3
Stone Veneer	64	Flint Hills Gray	25	1600
Gutters	12	Match Roof-Weathered Copper	24	288
Wood Trim	243	Stained Cedar-Sansin Walnut	16	3888
Cast Stone Trim	14	Veristone-Oakwood	25	350
D/W Frames	33	Fleetwood-Black Anodized	3.3	108.9
Total =	978		Total =	26675.7
			LRV =	27.27577

Total Average LRV

Front Elevation	29.3
Left Elevation	27.1
Rear Elevation	29.9
Right Elevation	27.3
	113
Average LRV =	28



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



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

REVISIONS

A.	06/12/26
B.	07/24/26

KOHLSAAT & ASSOCIATES

51 UNIVERSITY AVE., 1ST • LOS GATOS, CA • 95030 • (408) 395-2555

A NEW RESIDENCE (FORMERLY):

233 FORRESTER ROAD

LOS GATOS, CA

CROSS SECTIONS

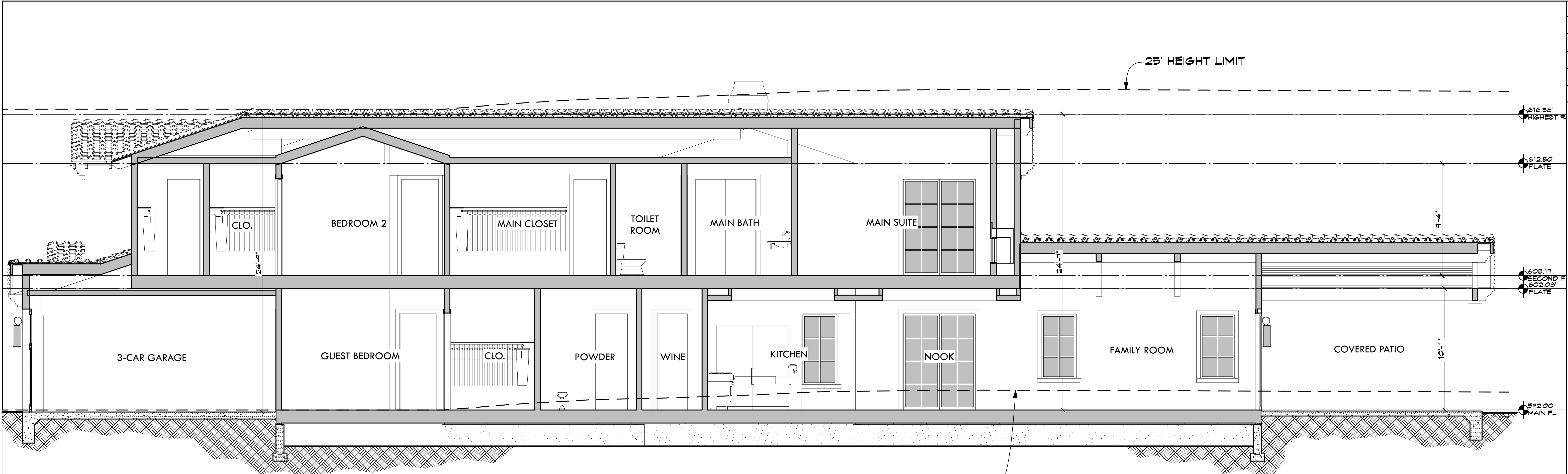
DATE: 03/30/26

SCALE: AS SHOWN

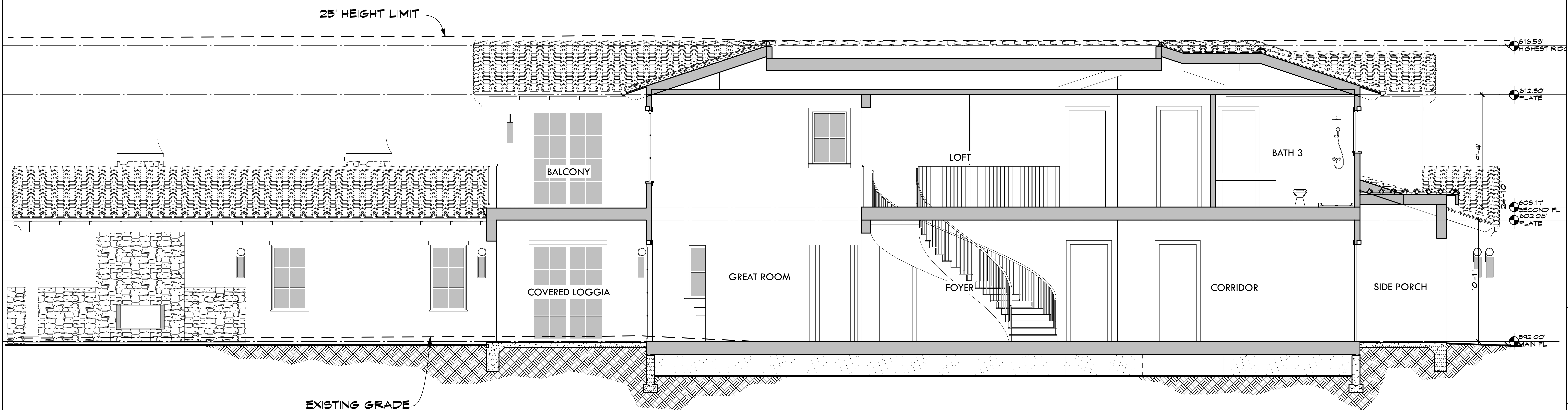
SHEET

A-11

18 OF -



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



EXISTING GRADE
SECTION D-D
SCALE: 1/4" = 1'-0"

REVISIONS

A.	06/12/26
B.	07/24/26

KOHLSAAT
& ASSOCIATES

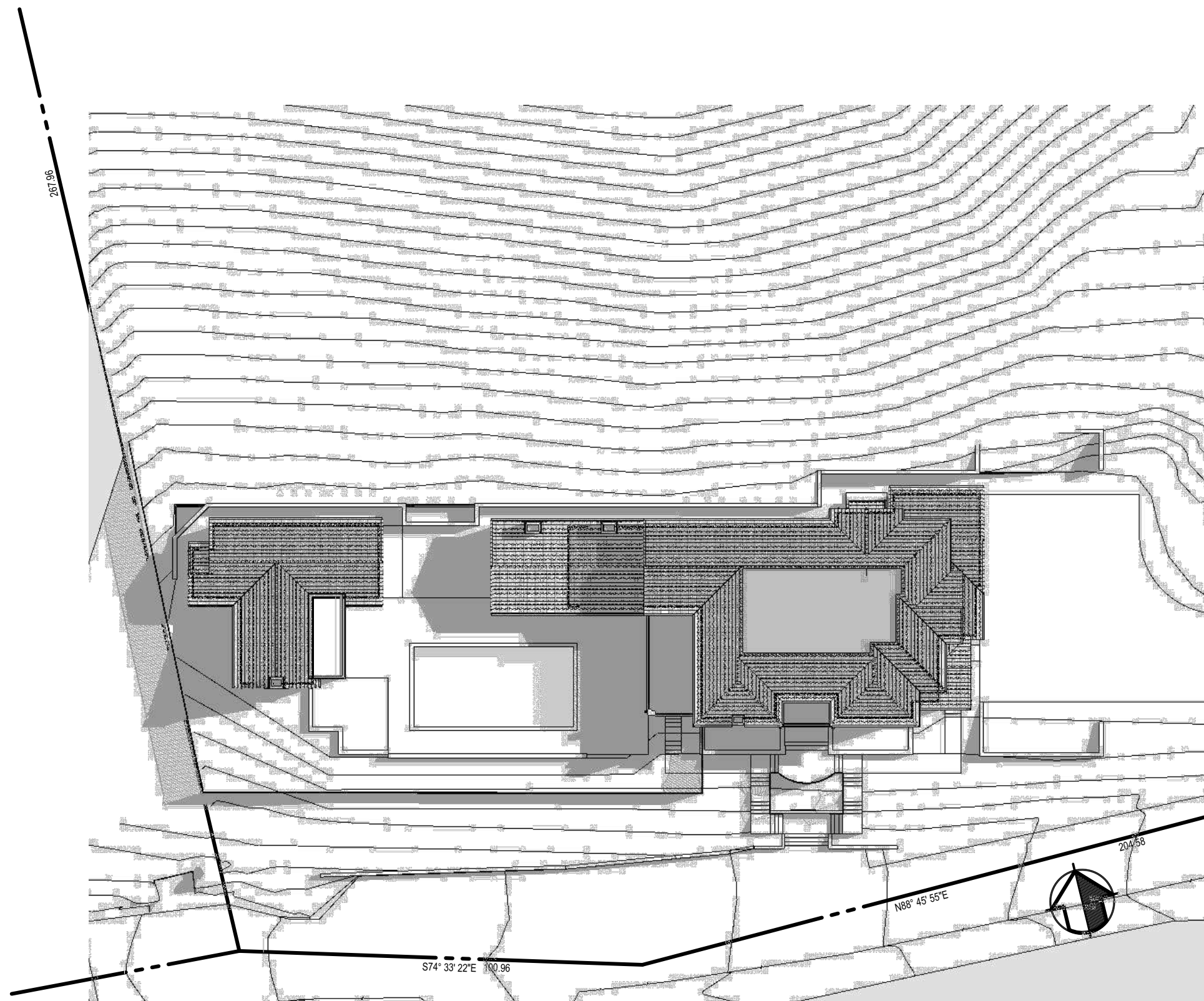
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A NEW RESIDENCE (FORMERLY):
233 FORRESTER ROAD
LOS GATOS, CA

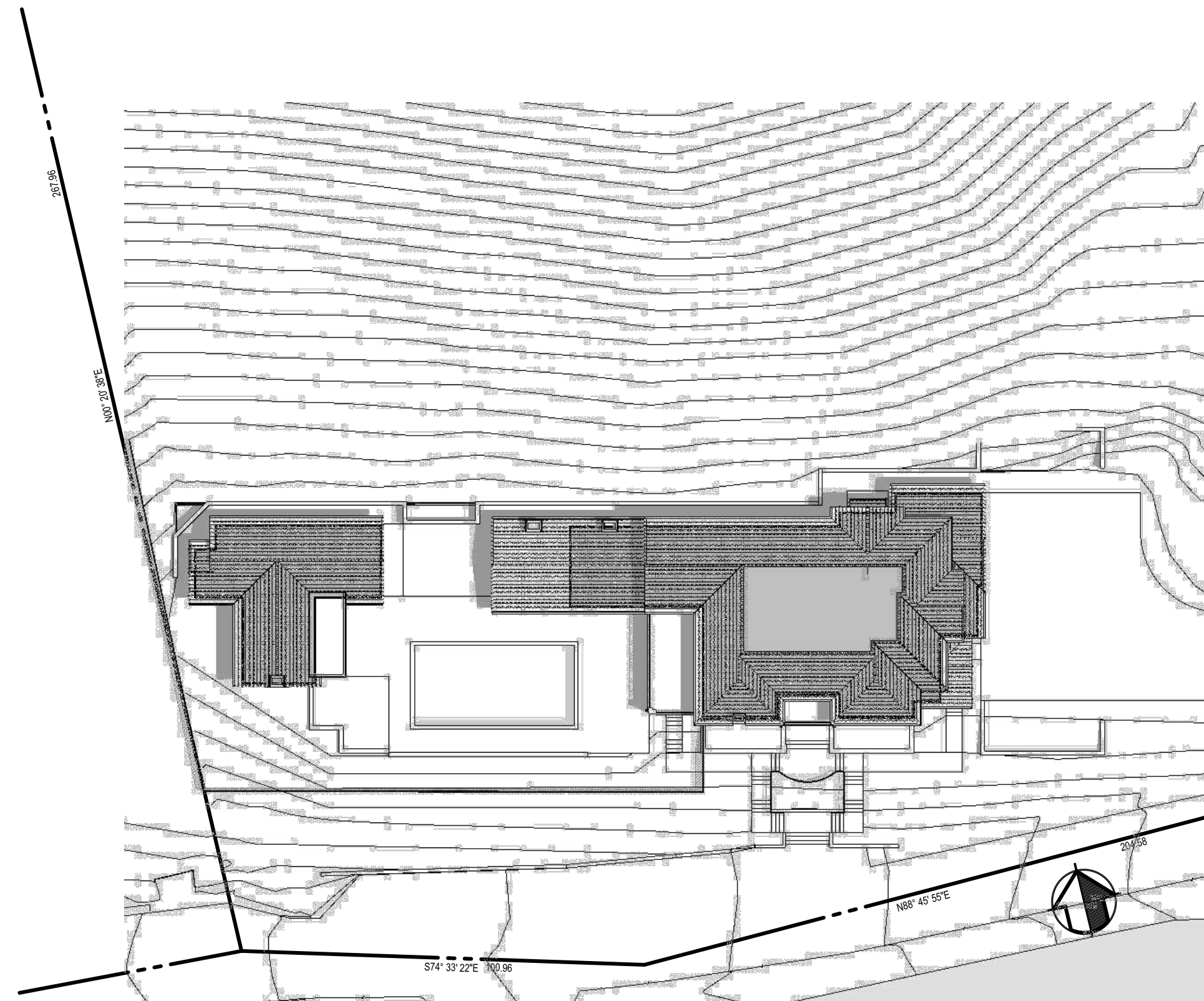
CROSS
SECTIONS

DATE: 03/30/26
SCALE: AS SHOWN
SHEET

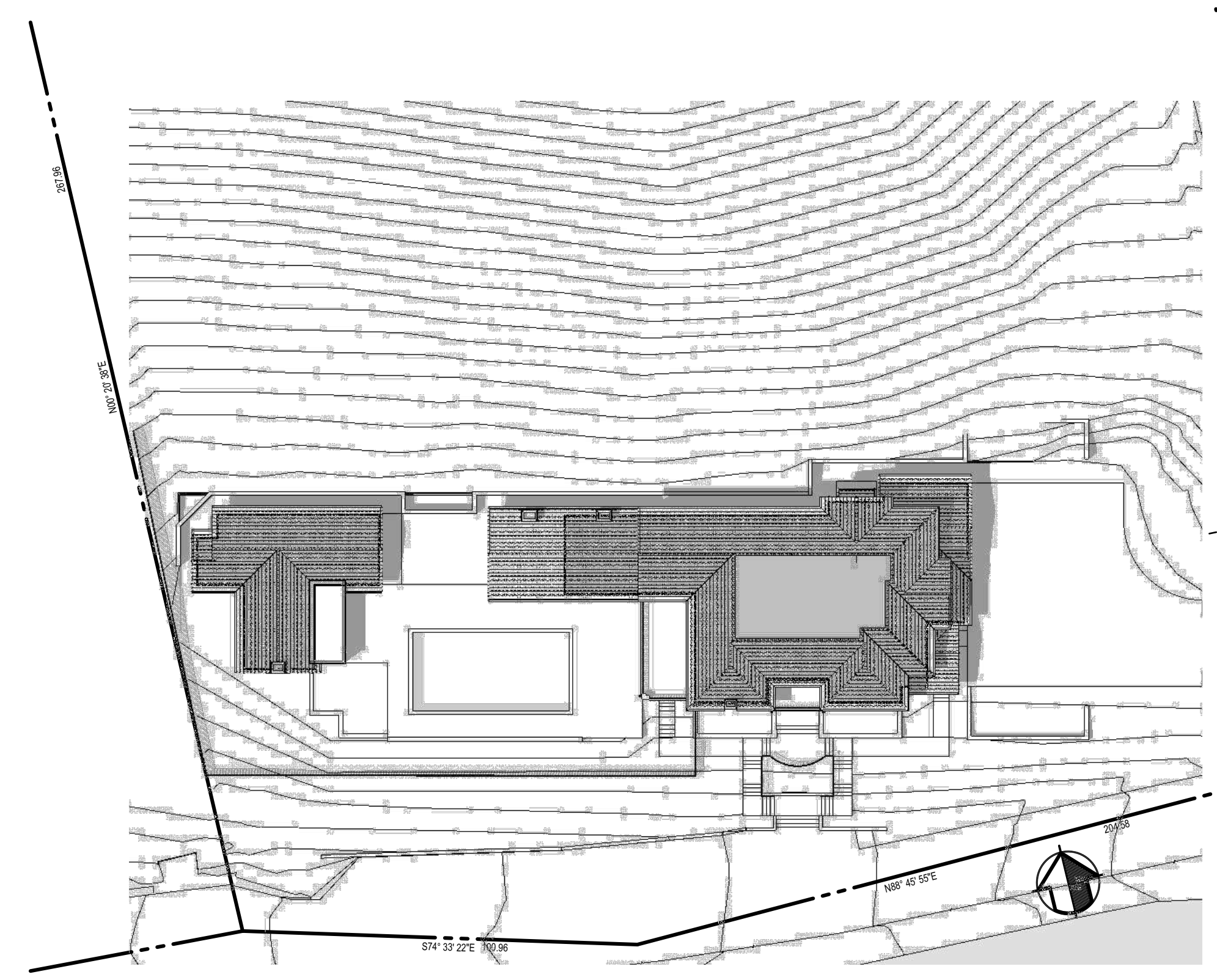
A-12
19 OF -



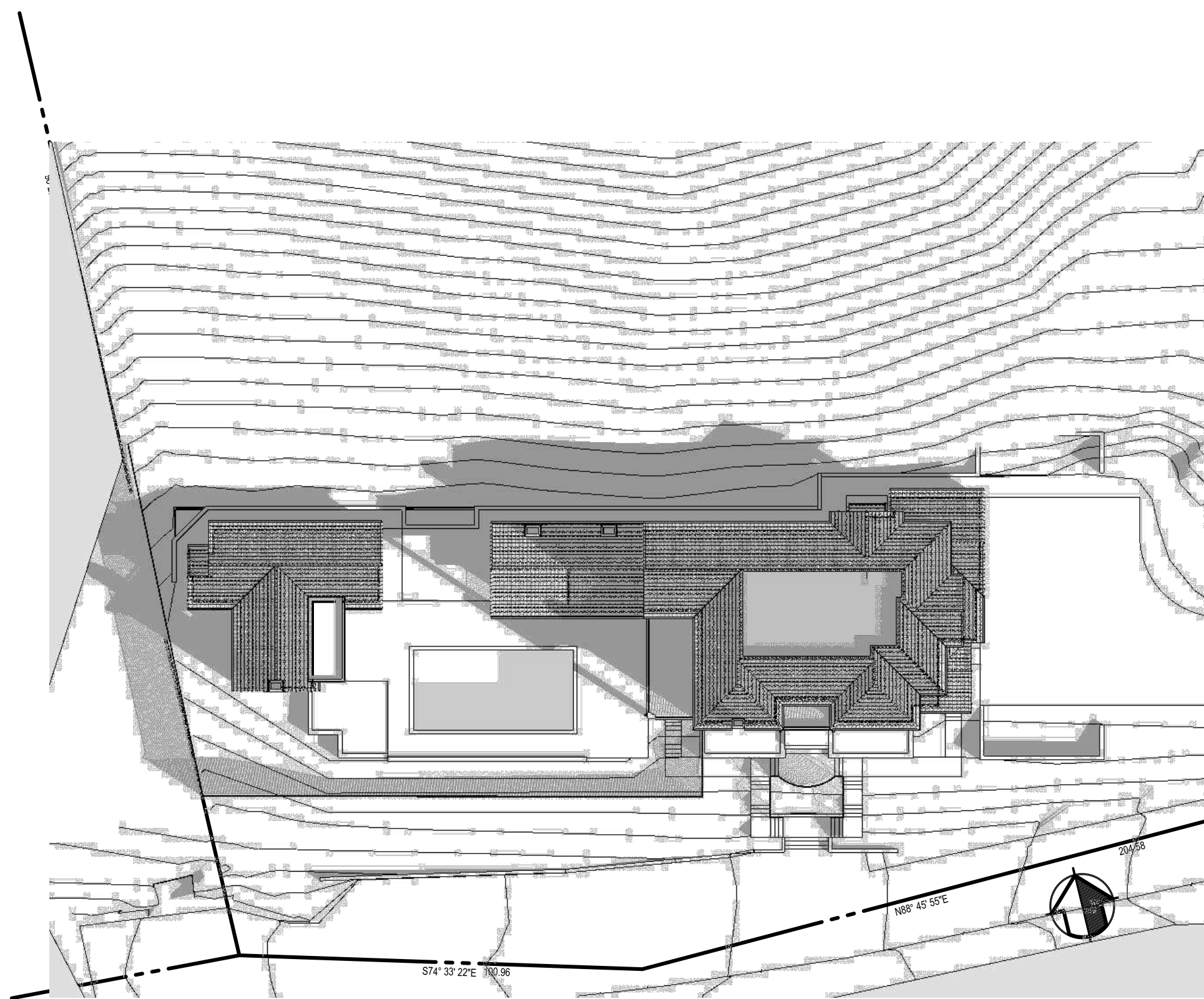
June 21 @ 9am



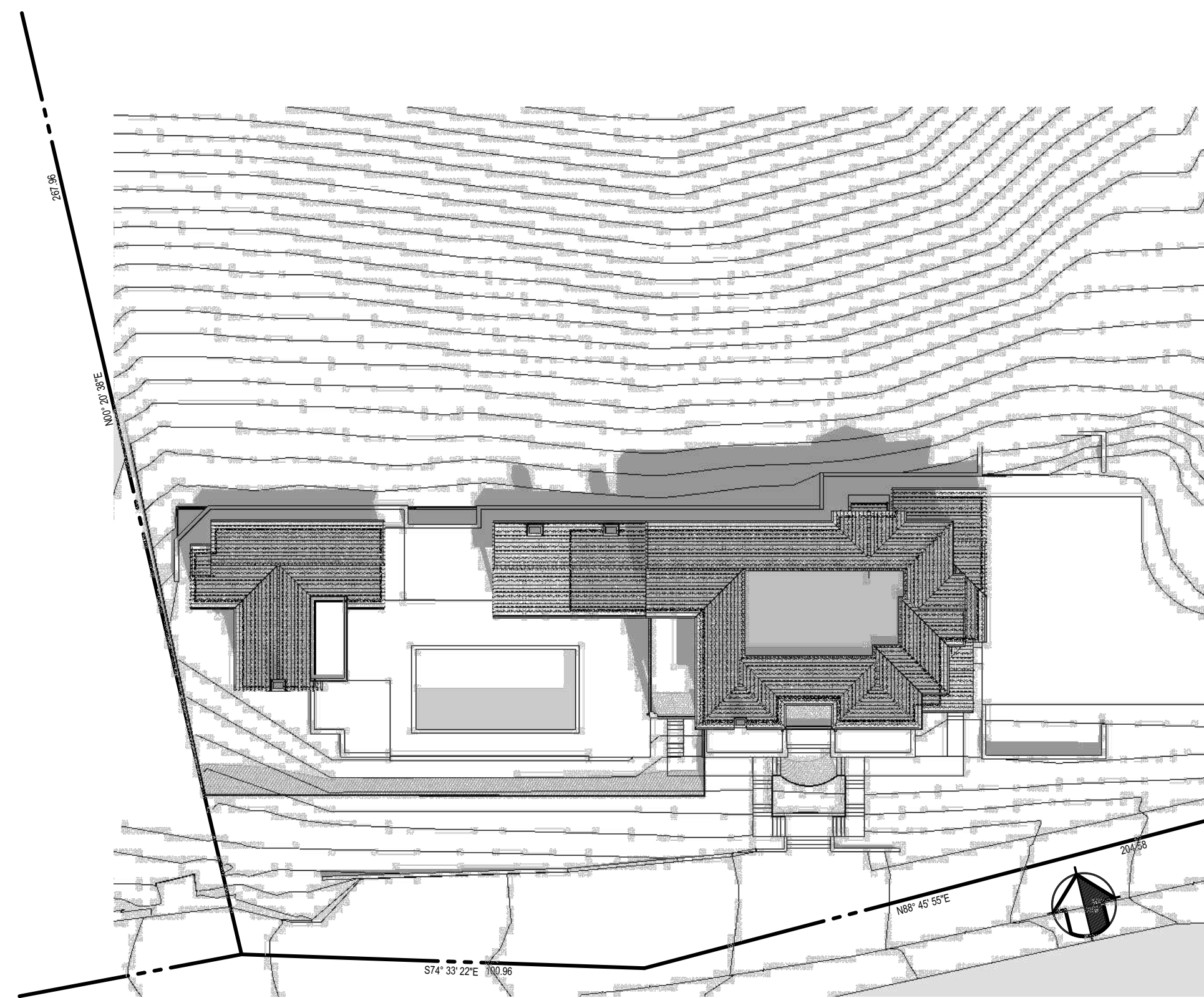
June 21 @ 12pm



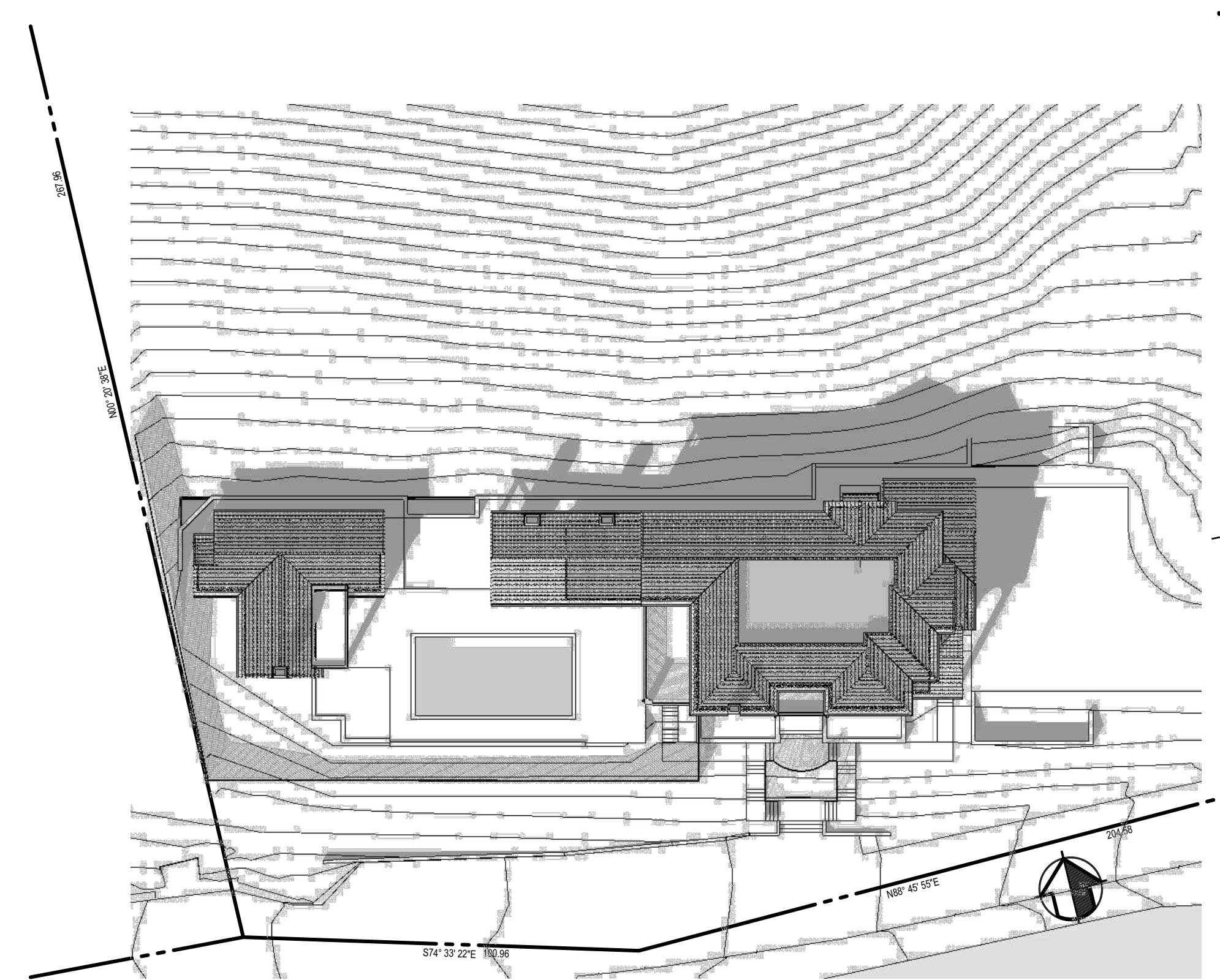
June 21 @ 3pm



December 21 @ 9am



December 21 @ 12pm



December 21 @ 3pm

REVISIONS

A. 06/12/26
B. 07/24/26

**KOHLSAAT
& ASSOCIATES**
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A NEW RESIDENCE (FORMERLY):
233 FORRESTER ROAD
LOS GATOS, CA

SHADOW
STUDIES

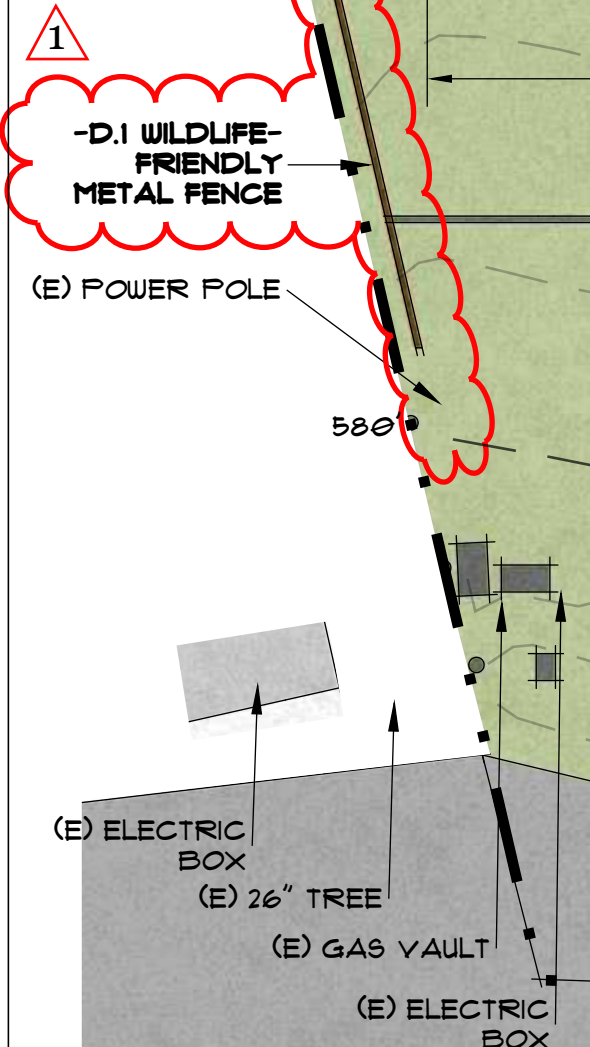
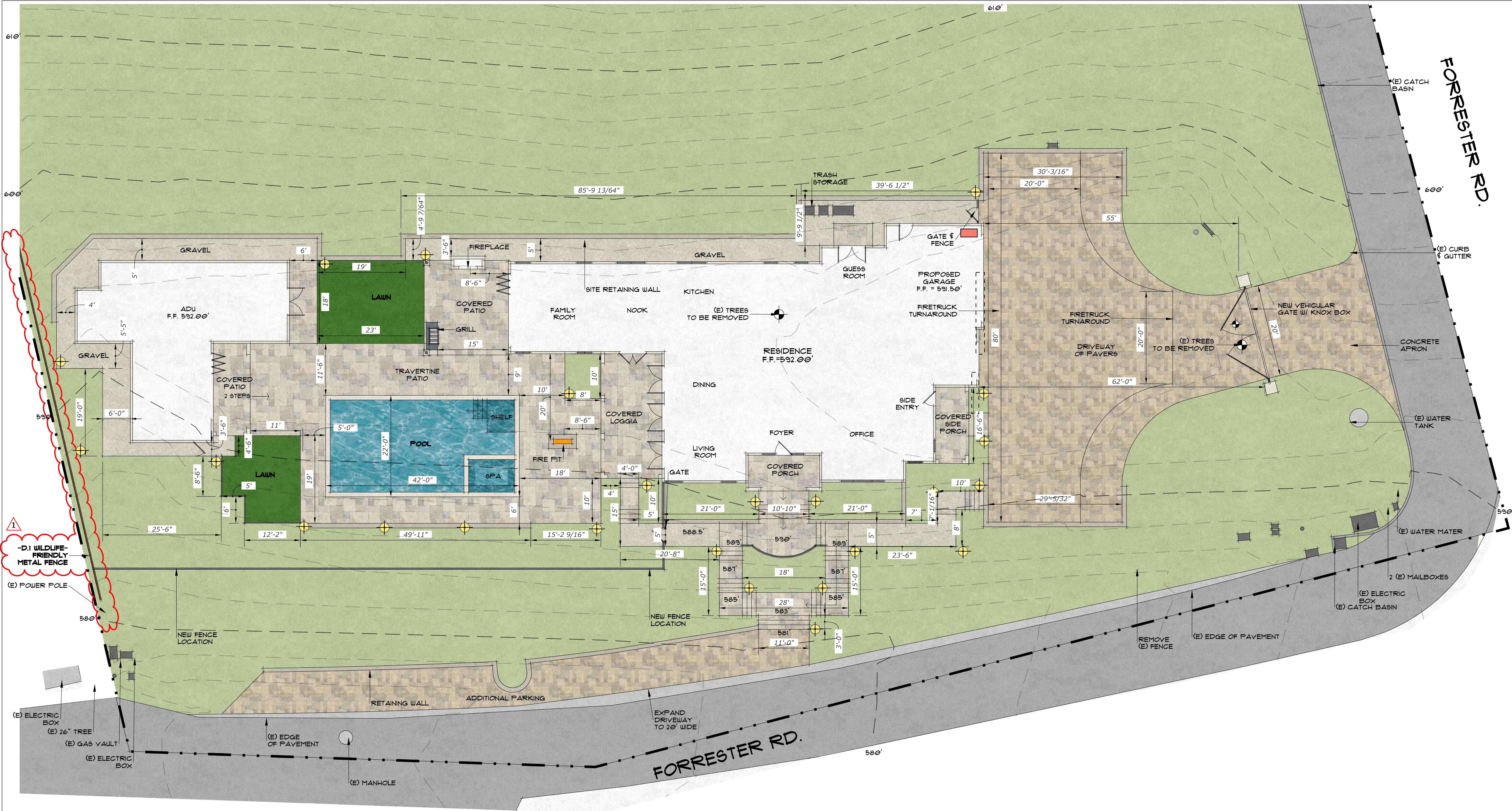
DATE: 09/30/26

SCALE: 1" = 30'-0"

SHEET

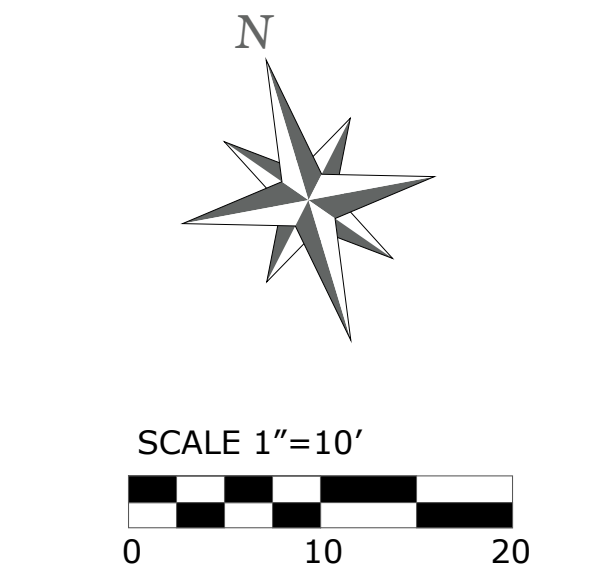
A-13

20 OF -



LEGEND

- EX. TREE
- TO BE REMOVED



* NOTES (E) = EXISTING

MATERIAL CHART		
MATERIAL	SQUARE FOOTAGE	
DRIVEWAY PAVERS	3,815 SF	
STAIRCASE PAVERS	620 SF	
COVERED PAVERS	1,110 SF	
BACKYARD PATIO PAVES	1,870 SF	
POOL	115 SF	
POOL COPING	145'-6" LF	
LAWN	712 SF	
LAWN EDGE	30'-6" LF	
GRAVEL	1,515 SF	
CONCRETE	300 SF	
RET. WALL	310 LF	

LOW VOLTAGE LIGHTS- BY ALLIANCE		
SYMBOL	MANUFACTURER / MODEL / DESCRIPTION	QTY.
	ALLIANCE IT150 TRANSFORMER	1
	PATH LIGHT - FL300-LED 22" HIGH ORDER CODE: FL300-BT, BRASS, (AB) AGED BRASS, 15-200LM, 2-4W, RGB & DIMMING OPTION CTT OPTIONS: 2100K, 3000K, 4000K.	24

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REVISIONS	BY
07-20-26	DI



KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 RANCHO REAL GILROY CA. 95020
CALIF. REG #2239 (408) 851-6215
KAREN@KAA.DESIGN

FORRESTER RESIDENCE
233 FORRESTER ROAD, LOS GATOS
LAYOUT, LIGHTING & MATERIAL PLAN



DATE 07-20-26
SCALE 1"=10'
DRAWN IN-AA
JOB VALY



Karen Aitken
& ASSOCIATES
LANDSCAPE ARCHITECTURE & DESIGN

FORRESTER RESIDENCE
233 FORRESTER ROAD, LOS GATOS

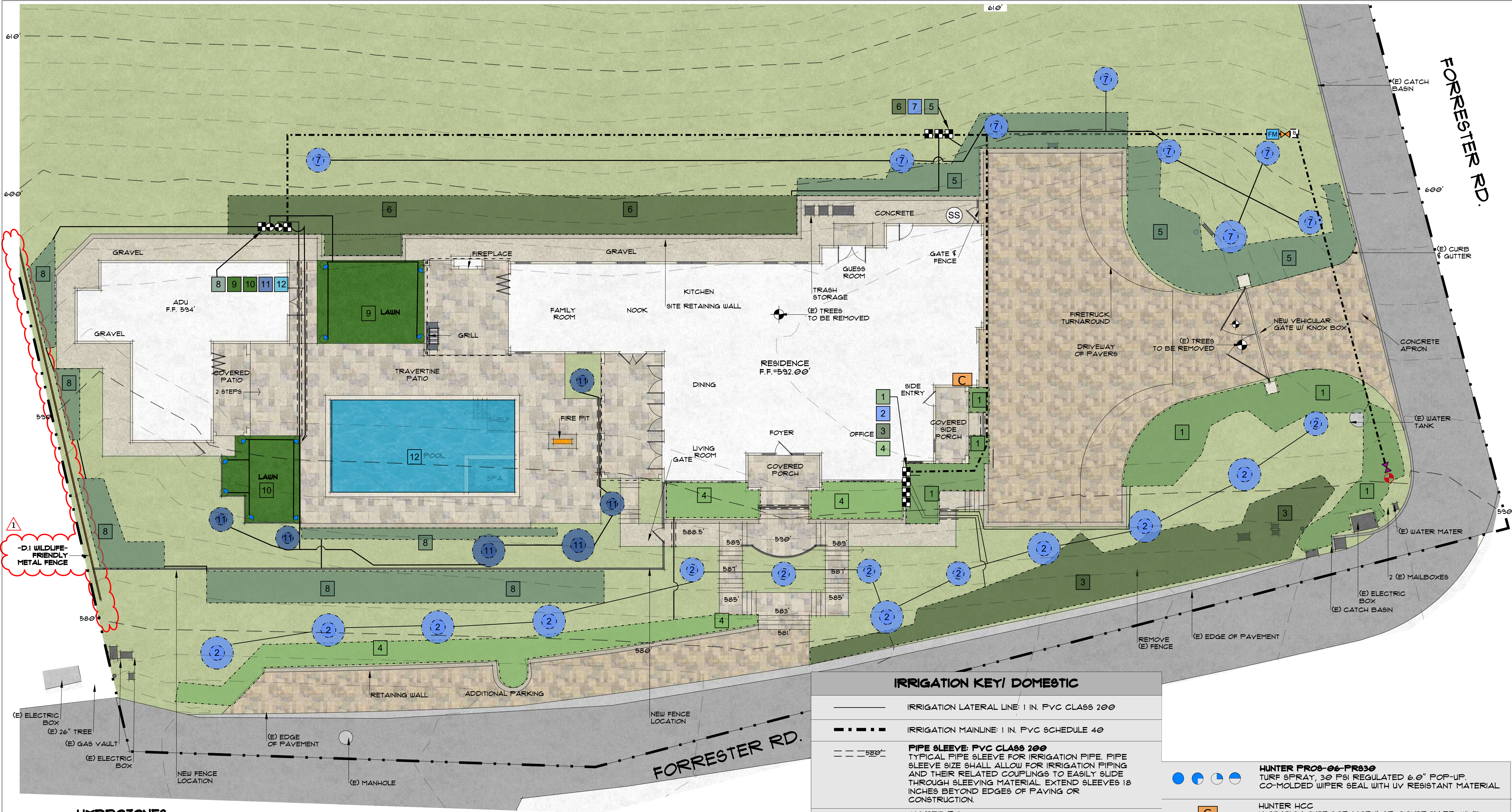
PLANTING PLAN



JOB VALY

L-2





HYDROZONES

1 972 SF Low Water Drip	7 250 SF Med Water Drip
2 440 SF Med Water Drip	8 1140 SF Med Water Drip
3 1085 SF Low Water Drip	9 428 SF High Water Spray
4 920 SF Low Water Drip	10 283 SF High Water Spray
5 1035 SF Low Water Drip	11 240 SF Med Water Drip
6 1120 SF Med Water Drip	12 775 SF High Water Hose

Total irrigated landscape area: 7,913 SF + 775 SF pool area.

COLOR INDICATES THE IRRIGATED AREA

HYDROZONE NUMBER (VALVE)

WATER USE (LOW, MODERATE OR HIGH)

1 100 SF Low Water Drip

I have complied with the criteria of the Water CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE & IRRIGATION DESIGN plan.

Karen Aitken

* NOTE: REFER TO L-4 FOR WATER CALCULATIONS & PARCEL WATER BUDGET

LEGEND

EX. TREE TO BE REMOVED

* NOTES (E) = EXISTING

IRRIGATION KEY/ DOMESTIC	
	IRRIGATION LATERAL LINE: 1 IN. PVC CLASS 200
	IRRIGATION MAINLINE: 1 IN. PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.
	HUNTER PGV 1" RESIDENTIAL/LIGHT COMMERCIAL PLASTIC ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET AND FLOW CONTROL
	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40 PSI. FLOW RANGE: .5-20 GPM. 150 MESH STAINLESS STEEL SCREEN.
	HUNTER DRIPLINE HDL-06-12-CV HUNTER DRIPLINE W/ 0.9 GPH EMITTERS EVERY 12 IN. DRIPLINE LATERALS SPACED AT 12" APART. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.
	HUNTER DRIPLINE HDL-09-12-CV TREE RING IRRIGATION DRIPLINE W/ 0.9 GPH DRIPLINE EMITTERS PLACED EVERY 12 IN. INNER RING 12" FROM PLANT. OUTER RING 30" FROM PLANT. PLACE TIE DOWN EVERY 4' IN LOAM AND 5' IN CLAY.

	HUNTER PRO8-06-PR830 TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER HCC 12 STATION OUTDOOR MODULAR CONTROLLER. WI-FI ENABLED W/ HYDRAWISE APP CONNECTION.
	HUNTER SOLAR-SYNC W88-SEN SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET. WIRELESS.
	HUNTER HC FLOW METER 1" NEW IRRIGATION FLOW WATER METER
	HUNTER ICV-G AS A MASTER VALVE 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET.
	WILKINS 915 XL2 1" LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER
	GATE VALVE - ISOLATION SHUT OFF VALVE
	P.O.C. POINT OF CONNECTION

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BY

01-20-26

DI

KAREN AITKEN & ASSOCIATES

LANDSCAPE ARCHITECTS

8262 RANCHO REAL GILROY CA. 95020

CALIF. REG #2239 (408) 851-6215

KAREN@KAA.DESIGN

FORRESTER RESIDENCE

233 FORRESTER ROAD, LOS GATOS

IRRIGATION PLAN

DATE

01-20-26

SCALE

1"=10'

DRAWN IN

VALY

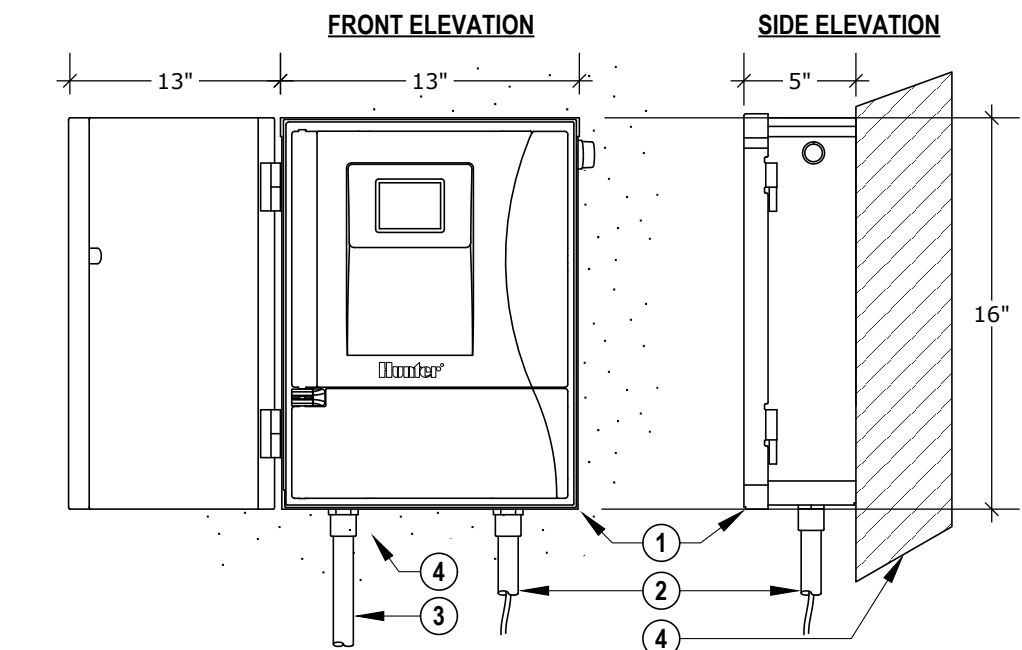
JOB

VALY

L-3

Water Efficient Landscape Worksheet:

Reference Evapotranspiration (Eto)		41.3	Los Gatos, CA		Project Name		Forrester Residence	Address		233 Forrester Road	
Hydrozone #/ Plant Description		Irrigation Method		Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)		Landscape Area (sq. ft)	ETAF x Area	ETWU	
REGULAR LANDSCAPE AREAS											
1.) Low Water Use/ Shrubs		Drip		0.3	0.81	0.37037037		972.0	360.0	9,218.2	
2.) Med Water Use/ Trees		Drip		0.4	0.81	0.49382716		440.0	217.3	5,563.8	
3.) Low Water Use/ Shrubs		Drip		0.3	0.81	0.37037037		1,085.0	401.9	10,289.8	
4.) Low Water Use/ Shrubs		Drip		0.3	0.81	0.37037037		920.0	340.7	8,725.0	
5.) Low Water Use/ Shrubs		Drip		0.3	0.81	0.37037037		1,035.0	383.3	9,815.6	
6.) Med Water Use/ Shrubs		Drip		0.4	0.81	0.49382716		1,120.0	553.1	14,162.3	
7.) Med Water Use/ Trees		Drip		0.4	0.81	0.49382716		250.0	123.5	3,161.2	
8.) Med Water Use/ Shrubs		Drip		0.4	0.81	0.49382716		1,140.0	563.0	14,415.2	
9.) High Water Use/ Lawn		Spray		0.8	0.75	1.066666667		428.0	456.5	11,690.0	
10.) High Water Use/ Lawn		Spray		0.8	0.75	1.066666667		283.0	301.9	7,729.6	
11.) Med Water Use/ Trees		Drip		0.4	0.81	0.49382716		240.0	118.5	3,034.8	
12.) High Water Use/ Pool w/ cover		Hose		1	1	1		775.0	775.0	19,844.7	
						Totals		8,688.0	4,594.6	117,650.2	
SPECIAL LANDSCAPE AREAS											
None		None		None		None		None	None	None	
						Totals		0	0	0.0	
ETAF CALCULATIONS											
Regular Landscape Areas										ETWU TOTAL	117,650.2
Total ETAF x Area		4,594.6								MAWA	122,355.7
Total Area		8,688.0									
Average ETAF		0.53									
Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.											

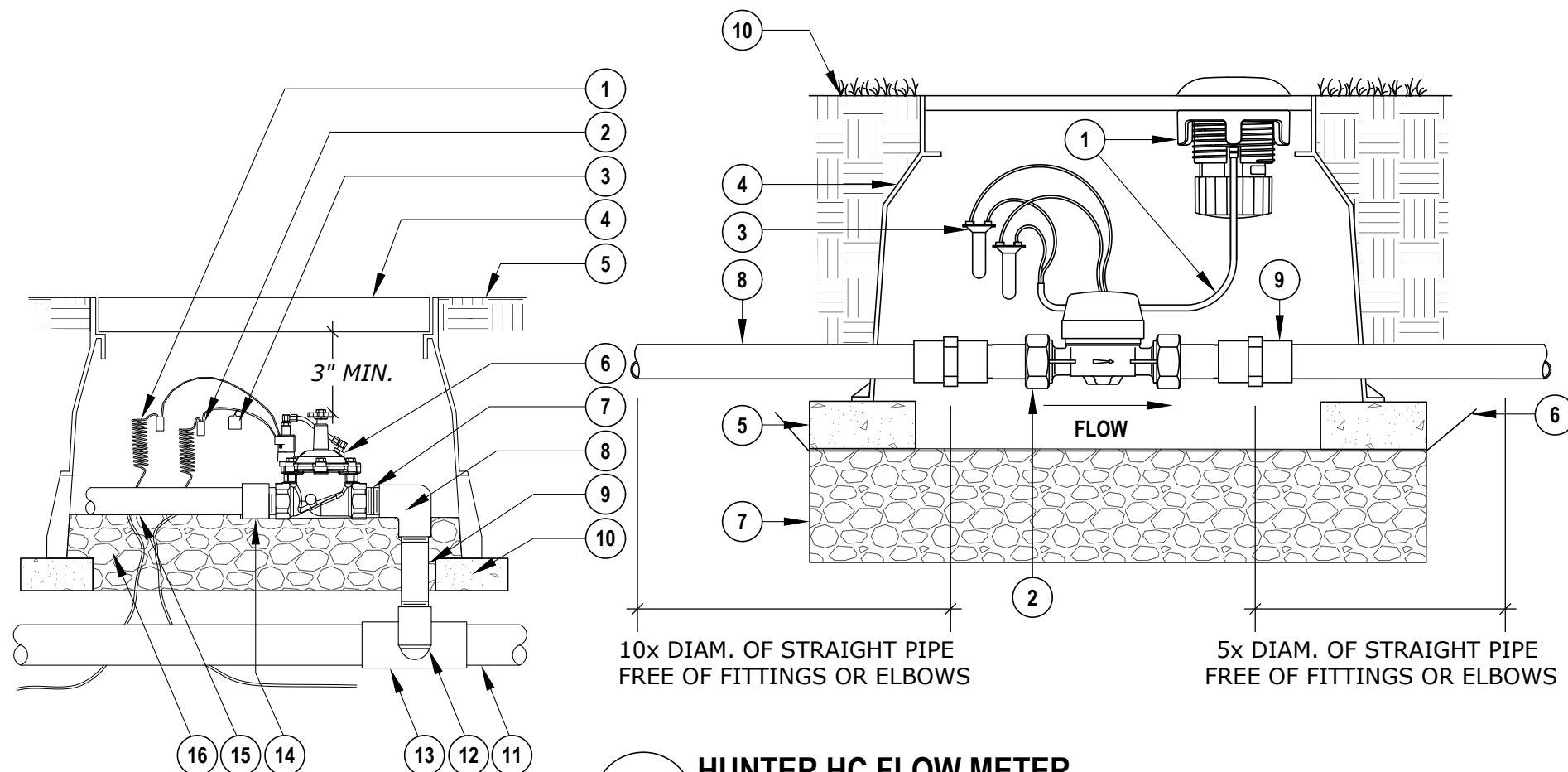


DETAIL LEGEND

- 1 IRRIGATION CONTROLLER (HCC-800-M) PER PLAN
- 2 IRRIGATION CONTROL WIRE IN CONDUIT - SIZE AND TYPER PER LOCAL CODES
- 3 ELECTRICAL SUPPLY CONDUIT - CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
- 4 ADJANCET SURFACE TO MOUNT CONTROLLER PER PLAN

NOTES:
1. CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. (INTERNATIONAL MODEL)
2. MOUNT CONTROLLER LOD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD WIRED TO GROUND 110 VAC POWER SOURCE.
3. REFER TO THE HUNTER HCC INSTALLATION GUIDE FOR FURTHER INSTRUCTIONS.

MASTER VALVE

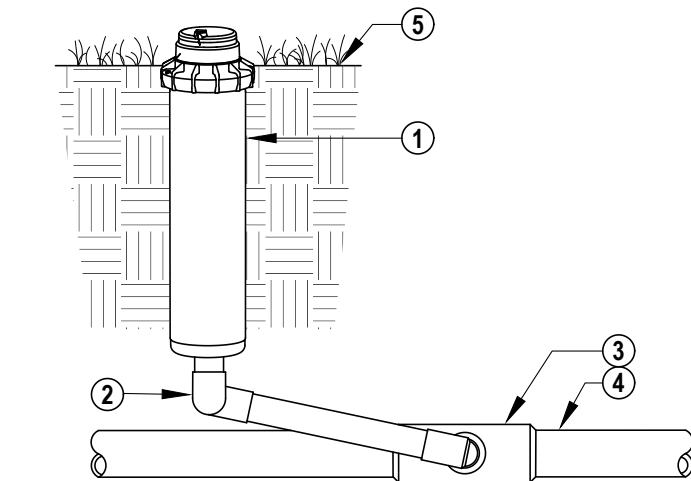


HUNTER HC FLOW METER

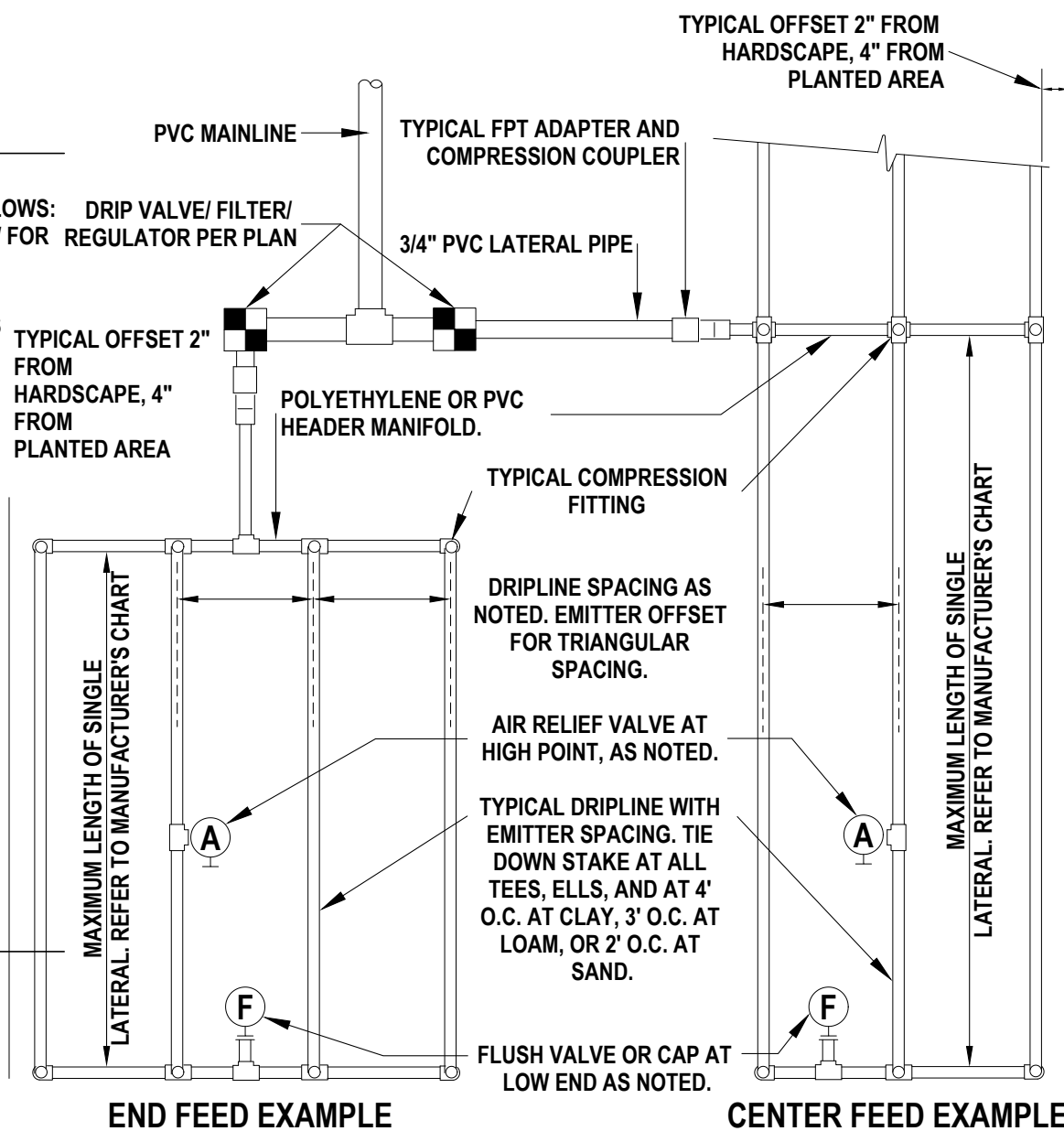
IRRIGATION CONTROLLER - WALL MOUNT (HCC-800-M)

DETAIL LEGEND

- 1 HUNTER PGP 6" POP-UP ROTOR
- 2 SWING JOINTS ASSEMBLY: TYPE PER PLAN OR SPECIFICATION INSTALL AS FOLLOWS: DRIPLINE VALVE/ FILTER/ REGULATOR PER PLAN
A. HAND TIGHTEN O-RING JOINTS, BACK-OFF ONE FULL TURN TO ALLOW FOR SWING ACTION.
B. INSTALL SWING JOINT LAY ARM AT 30°-45° ANGLE TO THE LATERAL
- 3 LATERAL TEE OR ELL CONNECTION PER LATERAL LINE FITTING SPECIFICATIONS
- 4 LATERAL PIPE PER LATERAL LINE SPECIFICATIONS. SOIL DEPTH AS SPECIFIED
- 5 FINISH GRADE



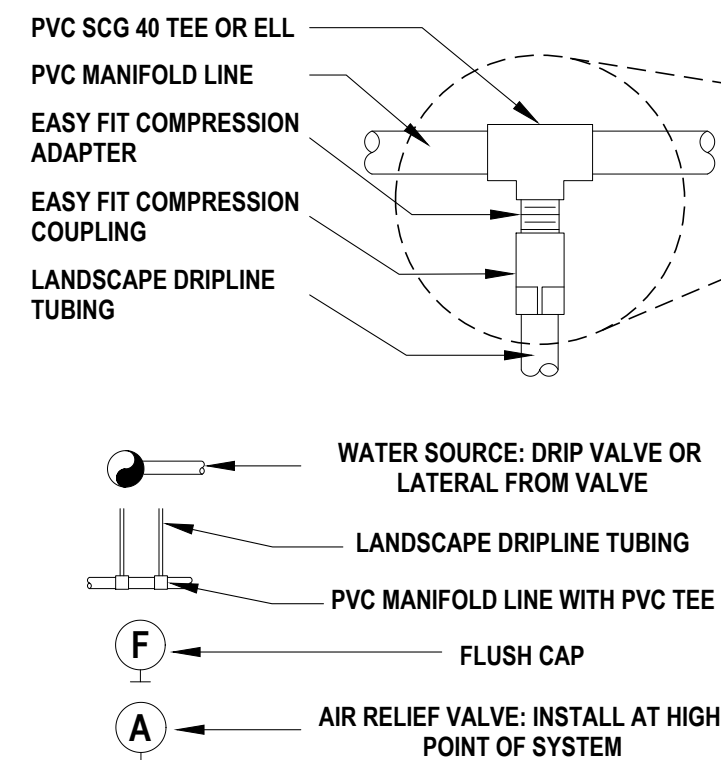
6" POP-UP ROTOR (PGP-06)



END FEED EXAMPLE

CENTER FEED EXAMPLE

TYPICAL DRIPLINE LAYOUT



SLOPED CONDITION NOTE:

1. DRIPLINE LATERALS SHOULD FOLLOE THE COUNTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP 2/3 OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT. OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE

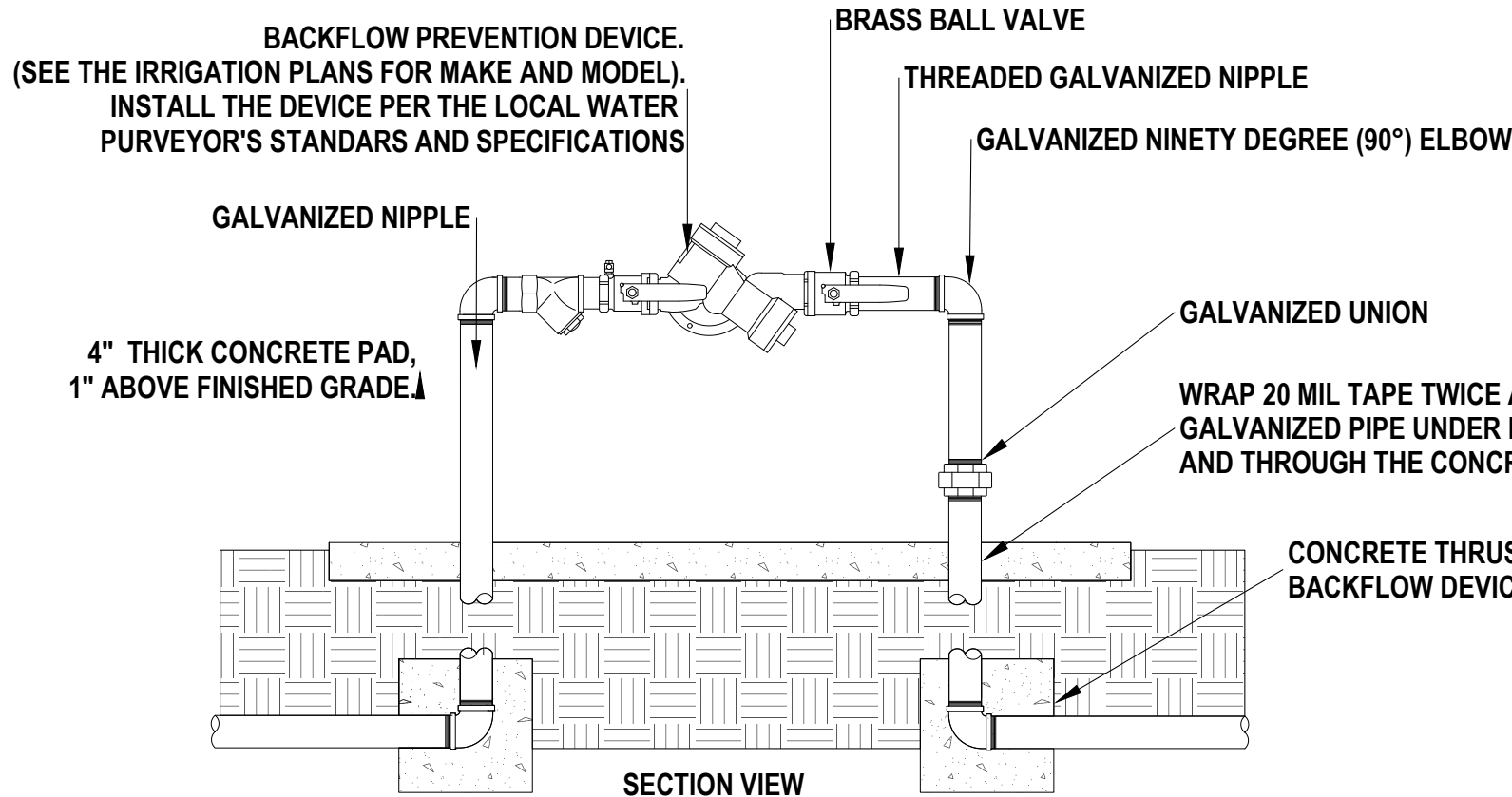
DOG BONE SHAPED

CORNER SHAPED

CURVED POLYGON

HOURLASS SHAPED

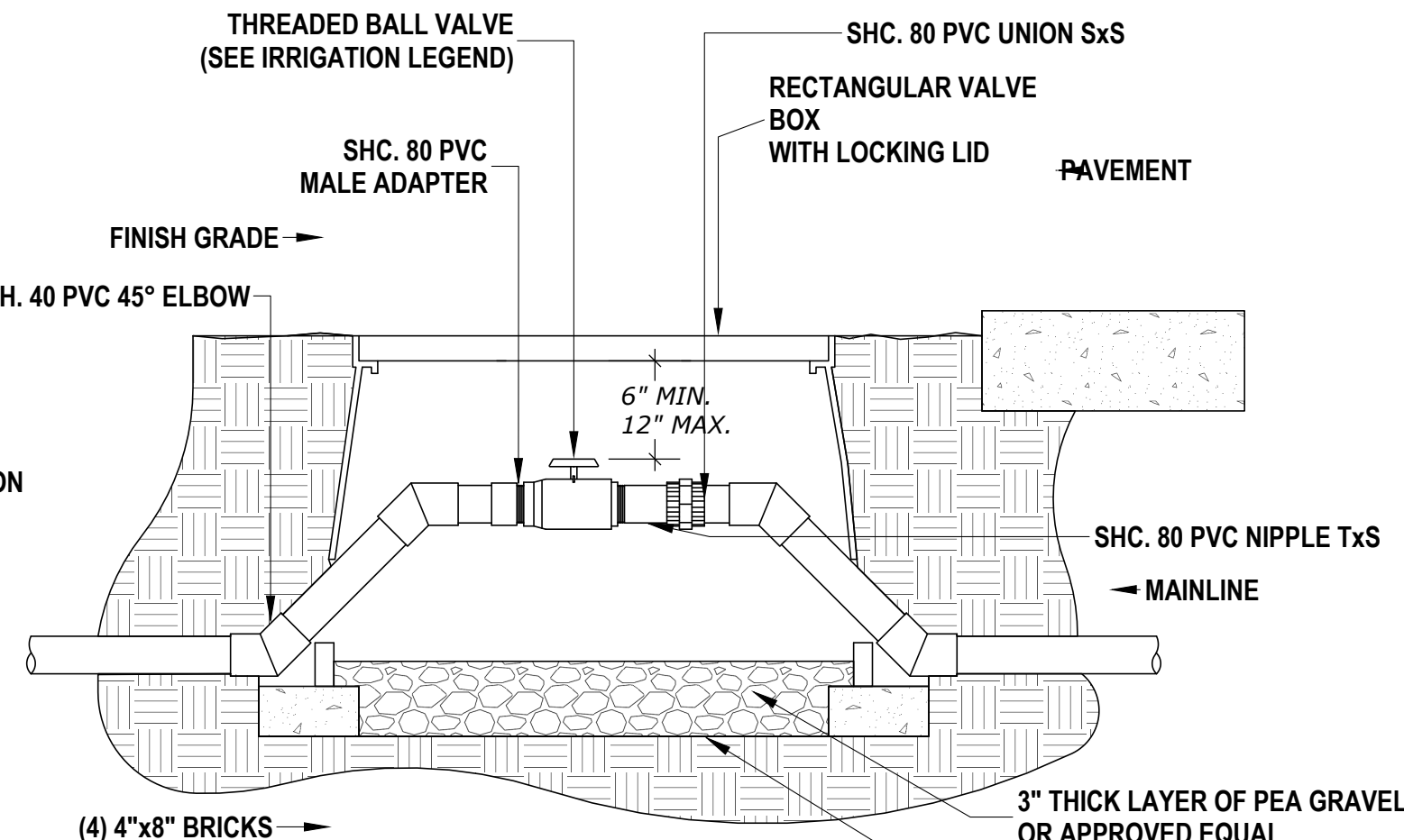
20 GPH DRIPLINE RING - 0.9 GPH @ 12" O.C.



NOTES:

1. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS
2. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING
3. SCH 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LADSCAPE METER.
5. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE
6. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET UPON INSTALLATION
8. ALL GALVANIZED CONNECTIONS SHALL BE MADE USING PIPE THREAD SEALANT. ALL SCH 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE

BACKFLOW PREVENTION DEVICE



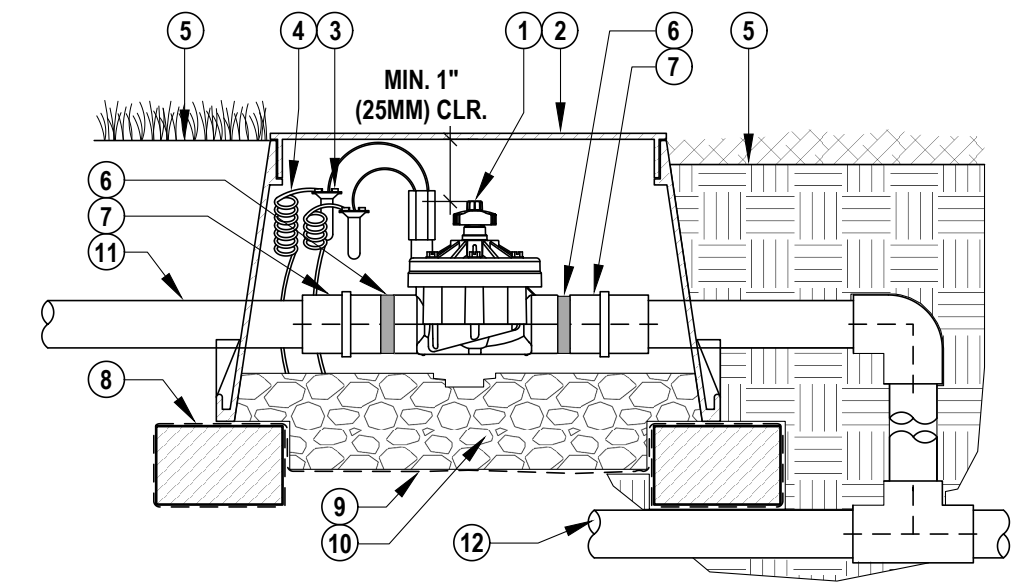
NOTES:

1. LOCATE VALVE BOXES IN PLANTING AREAS
2. WRAP VALVE BOX WITH A MINIMUM OF 3MM. THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE
3. ALL THREADED CONNECTION TO BE MADE USING TEFLON TAPE
4. ALL CHANGES IN ELEVATION SHALL BE MADE USING SCH. 40 PVC 45° ELBOWS

ISOLATION SHUT OFF VALVE

LEGEND

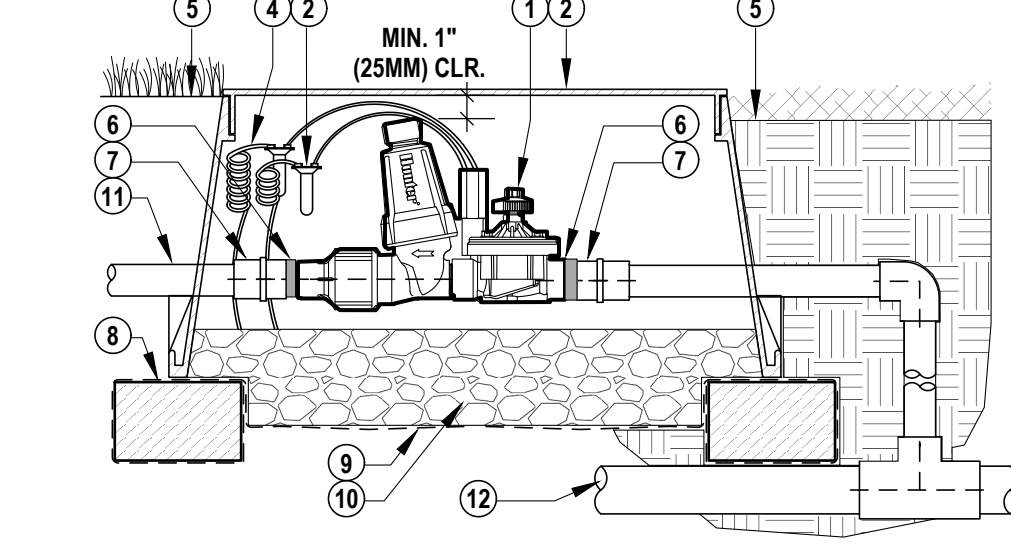
- 1 HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
- 2 IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
- 3 WATERPROOF CONNECTORS (2)
- 4 18"-24" COILED WIRE TO CONTROLLER
- 5 FINISH GRADE AT ADJACENT SURFACE (TURF TO MULCH)
- 6 SCH. 80 CLOSE NIPPLE, SIZE PER RCV
- 7 PVC SLIP X FTP ADAPTOR
- 8 BRICK SUPPORTS (4)
- 9 FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- 10 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- 11 IRRIGATION LATERAL
- 12 MAINLAINE LATERAL AND FITTING



IN-LINE VALVE (ICZ-101G)

LEGEND

- 1 HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
- 2 IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
- 3 WATERPROOF CONNECTORS (2)
- 4 18"-24" COILED WIRE TO CONTROLLER
- 5 FINISH GRADE AT ADJACENT SURFACE (TURF TO MULCH)
- 6 SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
- 7 PVC SLIP X FTP ADAPTOR
- 8 BRICK SUPPORTS (4)
- 9 FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- 10 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- 11 IRRIGATION LATERAL
- 12 MAINLAINE LATERAL AND FITTING



DRIPLINE CONTROL ZONE KIT (ICZ-101-LF)

- 1 1/2" UV-RESISTANT POLYETHYLENE SUPPLY TUBING, AS REQUIRED. HUNTER TWPE-700
- 2 DRIPLINE CONNECTION TO BELOW GRADE LATERAL PIPE. SEE DRIPLINE TO LATERAL "XPANDO" ADAPTER CONNECTION DETAIL
- 3 1/2" POLYETHYLENE BLANK TUBING, AS REQUIRED.
- 4 BARB CROSS INSERT FITTING
- 5 BARB TEE INSERT FITTING
- 6 AT GRADE HUNTER DRIPLINE, 12" SPACING - INNER RING 12" FROM PLANT. OUTER RING 30" FROM PLANT. (FOR 15 GAL. & 24" BOX TREE)
- 7 PLANT TRUNK
- 8 TYPICAL ANTELCO ASTA TIE-DOWN STAKE, SEE NOTES.
- 9 DRIPLINE BARBED INSERT ELL
- 10 RATCHET CLAMP AT ALL BARBED CONNECTIONS, ANTELCO PART NO. 44345
- 11 INSERT ADAPTER, ANTELCO "XPANDO" 13MM X 14MM PART NO. 45595
- 12 13MM ANTELCO "CAPO: RUBBER GROMMET", NO. 45735
- 13 DRILL 5/8" HOLE IN PVC LATERAL PIPE WHERE REQUIRED. YOU MUST USE A "FORSTNER" DRILL BIT FOR DRILLING INTO PVC. REMOVE ANY EXCESS BURRS OR ROUGH EDGES.
- 14 AT-GRADE HUNTER DRIPLINE, 12" SPACING INNER RING 12" FROM PLANT. (FOR 1 & 5 GAL. PLANTS)

REVISIONS

BY



KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 RANCHO REAL GILROY CA. 95020
REG #2239 (408) 857-6275
KAREN@KAA.DESIGN

FORRESTER RESIDENCE
233 FORRESTER ROAD, LOS GATOS
IRRIGATION DETAILS



DATE 07-20-26

SCALE

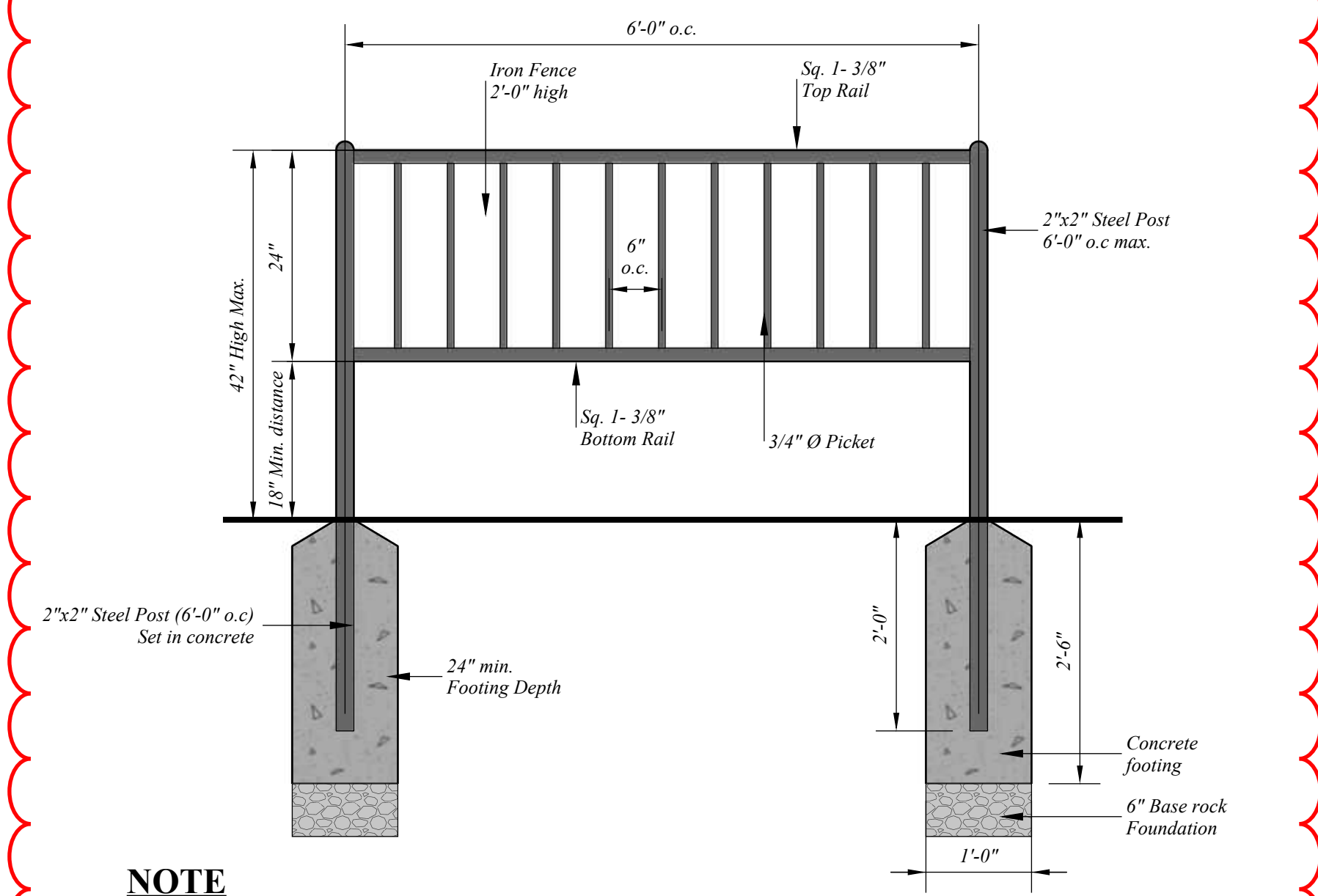
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JOB VALY

L-4

-D.1- Wildlife-Friendly Metal Fence

Scale: 1/2"=1'-0"



NOTE

All Finish to be less than 50% LRV (Light Reflective Value)

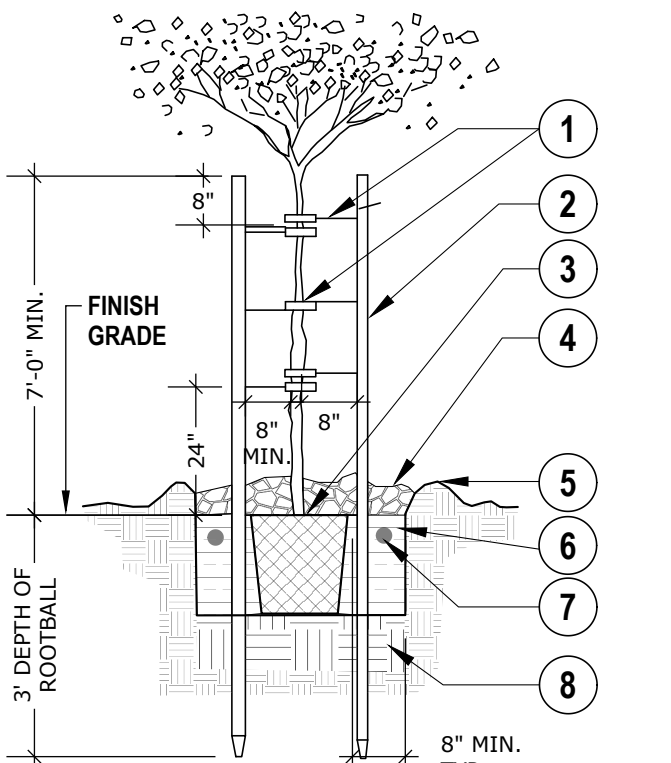
NOTE:

ALL TREES 5' OR CLOSER TO HARDSCAPE SURFACE OR BUILDING SHALL HAVE ROOT-BARRIER PANELS, INSTALLED PER MANUFACTURE SPECIFICATIONS AND EXTEND 10' IN EACH DIRECTION FROM TREE TRUNK. SEE ROOT BARRIER DETAIL ON THIS SHEET.

LEGEND

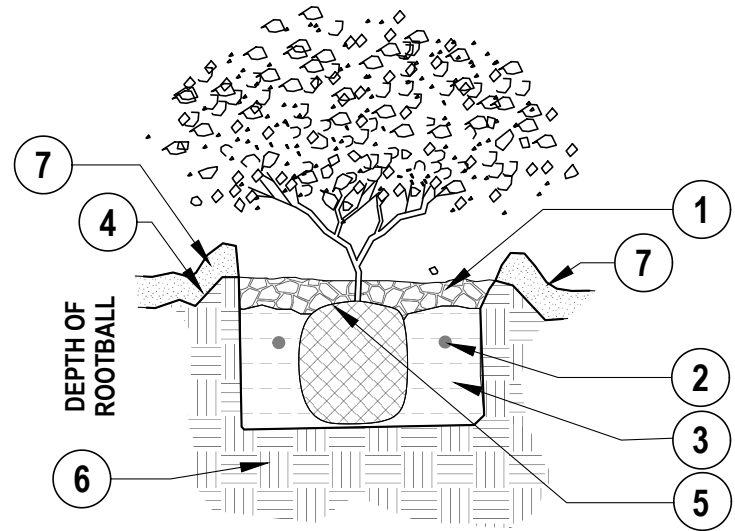
- "CINCH-TIE" TREE TIE - WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURE'S RECOMMENDATIONS, PLACE BELOW BRANCHING YOKE OF TREE
- LODGE POLE PINE STAKES: 3 POLES FOR 24" BOX IN TRIANGLE ARRANGEMENT
- SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE
- 2" SHREDDED BARK MULCH (APPROX. 3" DIAMETER RING)
- WATER BASIN (SHRUB AREAS ONLY)
- BACKFILL MIX - 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH
- AGRIFORM 20-10-5 PLANTING FERTILIZAR TABLETS - 3 PER 15 GALLON, 2 PER 5 GALLON, 1 PER 1 GALLON
- NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTH GROWTH OF PLANT

TREE PLANTING WITH DOUBLE STAKE (24" BOX)



- WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
- AGRIFORM 20-10-5 PLANTING FERTILIZAR TABLETS - 3 PER 15 GALLON, 2 PER 5 GALLON, 1 PER 1 GALLON
- BACKFILL MIX - 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH
- FINISH GRADE
- ROOTBALL 1"-2" ABOVE FINISH GRADE
- NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTH GROWTH OF PLANT
- 3" MULCH LAYER

TYPICAL SHRUB PLANTING



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07-20-26	DI



KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 RANCHO REAL GILROY CA. 95020
CALIF. REG. #2239 (408) 851-6215
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JOB VALY

L-5

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