Site Improvements

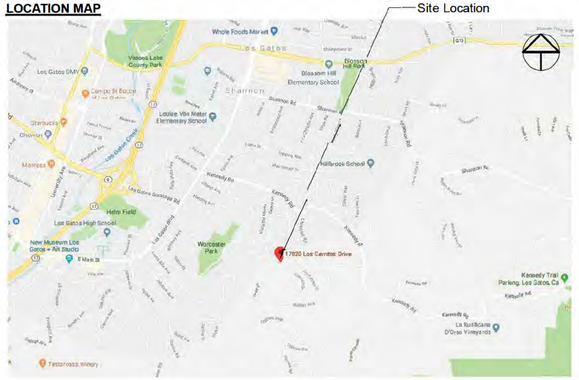
To

CAMPBELL RESIDENCE

17020 Los Cerritos Drive

Los Gatos, CA 95030

LOCATION MAP



AERIAL PHOTO



PROJECT INFO.

Property Owner:	[redacted]
Project Address:	17020 Los Cerritos Drive, Los Gatos, CA
Scope of Work:	• Retrofit 96 ft (E) Concrete Retaining Wall at Driveway Area • Retrofit 70 ft (E) CMU Retaining Walls at Rear Yard Area • Build 123 ft (N) CMU Retaining Walls at Middle Yard
Construction Type:	V-B
Occupancy:	R-3
Parcel No:	532 21 013
Zone:	HR-1
Lot Area:	2 56 Acres

CODE COMPLIANCE

CBC	California Building Code 2016
CRC	California Residential Code 2016
CEC	California Electrical Code 2016
CPC	California Plumbing Code 2016
CMC	California Mechanical Code 2016
CFC	California Fire Code 2016
CEC	California Energy Code 2016
IBC	Interna ional Building Code 2015

DESIGN LOADS

Railing Loads:	200	lbs
Passive Soil Pressure:	200	pcf
Active Soil Pressure:	50	pcf
Soil Bearing Capacity:	1500	psf

GENERAL

These notes apply to all drawings.
1. All work shall be in accordance with all Federal, State and Local Building Codes and Safety ordinances in effect at the place of building.
2. In the event certain features of the construction are not fully shown, their constructions shall be shown for similar features.
3. Any conflicts or discrepancies between the drawing and site conditions shall be immediately brought to he attention of the engineer and corrected as directed by the Engineer.
4. 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 he Owner and the Engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the Owner or the Engineer.
5. Contractor acknowledges that he has thoroughly familiarized himself with the building site conditions, grades, etc., with the drawings and specifications, with the delivery facilities and all other matters and conditions which may affect the operations and completion of the work and assumes all risks therefrom.
6. The drawings schematically indicate existing and new construction. Due to the nature of the work, adjustments will likely be required in the field to meet the design objectives. Such adjustment are part of the contract and shall be included in the lump sum bid.
7. Contractor shall be responsible for all temporary shoring. Shoring shall be provided to support the existing structure until all work on the drawings is completed.
8. The Contractor shall be responsible for the coordination of all work including, but not limited to that shown on these drawings.

DEMOLITION, SHORING AND UNDERPINING WORK

1. Before proceeding with demolition, survey and evaluate the area to ensure that the structure is not damaged beyond the demolition work. Remove demolition debris promptly from the building.
2. Shore and brace floors, roofs, piers and walls during demolition and maintain until the new structural work is completed and tied to the existing building. Do not overload existing floors with construction debris.
3. Remove and relocate utilities crossing excavations and new foundations. Adequately support utility lines adjacent to new foundations.
4. Protect streets, sidewalks, and adjacent building foundations during excavation by sheet piling, bracing and shoring as required by field conditions.
5. Remove existing foundations uncovered during excavation; do not remove them unless approved by the Architect.

EXCAVATION

1. Remove soft or organic materials under and adjacent to footings and slabs on grade.
2. Slope sides or sheet, shore, or brace excavations to ensure stability.
3. Drain excavations to remove water and place concrete in the dry.
4. Elevations shown on he drawings are minimum required depths. Excavate deeper if need to reach soil with specified bearing strength or increase footing size at the direction of the Architect/Engineer.

FOUNDATION

1. The Engineer is not responsible for the adequacy of the founding soils. Maximum soil bearing pressure 1500 psf.
2. The Geotechnical Engineer is: PRA Group
3. The Contractor shall notify the Engineer at least 48 hours prior to placing concrete.
4. Anchor bolts shall be a minimum of 5/8" x 10" at maximum 30" O.C. and within 9" of each end and a minimum of two bolts per piece of sill. Anchor bolts shall be grade A307 or A36 machine bolts or "J" bolts with 3" minimum hooks. Where shear walls are called out on plans they shall be spaced per requirement of shearwall schedule, typical U.N.O.
5. The Geotechnical Engineer shall be retained to provide observation and testing services during the grading and retaining wall foundation phase of construction per soil report recommendations and inspection and testing reports shall be submitted to the Building Department.

REINFORCED CONCRETE

1. Concrete shall be mixed and delivered in accordance with ASTM C94 with a maximum slump of 4 inches.
2. Concrete shall have a ultimate strength of 2,500 psi at 28 days. Use 6 sack concrete mix. Mix design shall be submitted to the Engineer for approval.
3. Reinforcing steel shall be ASTM A615 Grade 60 except #3 bars may be Grade 40. Hold reinforcement in its position with devices sufficiently numerous to prevent displacement during placing concrete.
4. The following minimum concrete cover shall be provided for reinforcing bars.
5. Minimum cover (inches) 2"
6. Cast in place concrete. 2"
7. Cast against and permanently exposed to earth 3"
8. Exposed to earth or weather 3"

MASONRY

1. Fc = 1,500 psi minimum
2. Reinforced masonry block wall requires special inspection.

WOOD

1. Contractor shall notify Engineer at least 48 hours prior to covering up shear wall nailing.
2. Horizontal framing lumber shall be Douglas Fir #1 or better, unless otherwise noted on plans.
3. LVL, Fb=2600 psi, Fv=295 psi, E=2100x10 psi.
4. "Big Beam" by Roshoro Co. Fb=3000 psi, Fv=300 psi, E=2.0E6 psi.
5. All structural wood connectors (joist hangers, post caps, framing clips etc.) shall be manufactured by Simpson Strong Tie Company. Other brands may be used provided they have an equal or better ICC ESR approved load value.
6. All exposed wood shall be D.F. pressure treated or Redwood.
7. All notches, cut and holes on pressure treated wood shall be treated with copper green.
8. All holes shall be filled with caulk or fiber tite before inserting bolts.

METAL

1. All bolts shall comply with ASTM A307 U.N.O All bolts bearing directly on wood shall have standard malleable iron or cut plate washers. Threads shall not bear on wood
2. Where bolts or other items are noted to be embedded in existing concrete, use Simpson SET-XP or HIT-RE 100, (or approved equal) where epoxy is specified.
3. All structural and miscellaneous steel shall comply with ASTM A36. All work shall be in accordance with the AISC Specification for the Design, Fabrication and Erection of Structural Steel for Buildings.
4. All metals in contact w/ pressure treated wood shall be Hot Dipped Galvanized or protected by anti corrosion compound.
5. All fasternere and bolts exposed to weather shall be ho dipped galvanized (HDG)
6. All HSS (Hollow Structural Steel) shall be A46 or better. All exposed metal shall be HDG (Hot Dipped Galvanized) or powder coated w/ corrosion resistant paint.

SPECIAL NOTES

1. Wherever the construction documents require that materials and workmanship conform to specifically named codes or standards, in each instance materials and workmanship shall meet or exceed the requirements or the latest edition of the specifically named codes or standards.
2. In procuring all items used in the work, it is the Contractor's responsibility to verify the detailed requirements of the specifically named codes and standards and to verify that the items procured for use in this work meet or exceed the specified requirements.
3. When required by the technical specifications or by written request from the Engineer, the Contractor shall deliver to the Engineer proof that the materials, workmanship, or both, meet or exceed the requirements of the specifically named code or standard. such proof shall be in a form as requested by the Engineer, and may be in the form of a certificate of compliance signed by an authorized officer of the manufacturing company, or a certified report of tests conducted by a testing agency reviewed by the Engineer.
4. The Engineer reserves the right to reject items incorporated in the work that fail to meet specified minimum requirements. The Engineer further reserves the right, and without prejudice to any other recourse the engineer may take, to review non complying items subject to an adjustment in the compensation payable under contract and determined in accordance with the provisions of the contract documents.

Drawing List

General

Cover Sheet	G0.0
Conditions of Approval	G1.0
Conditions of Approval	G1.1
Work Area Plan	G4.0
Proposed Fire Turnaround	G5.0

Civil

Grading & Drainage Cover Sheet	C1
Grading & Drainage Plan	C2
Wall Cross Sections, Driveway Profile	C3
Water Pollution Control Plan	C4
Construction Management Plan	C5
Topographic Map (Current Condition)	C6
Blueprint for a Clean Bay	C7

Landscape

Landscape Layout	L-1
Planting Plan	L-2
Irrigation Plan	L-3
Existing Irrigation Main Lines	L 4
Landscape Notes	L-5
Irrigation Notes	L-6
Fire Defensible Perimeter	L-7

Structural

Buttress System @ Driveway Area	S1.0
Buttress System @ Rear Yard Area	S2.0
CMU Planter Walls @ Middle Yard	S3.0
Reinforcement Details	S4.0

TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
(408) 354 6874 Fax (408) 354-7593

CIVIC CENTER
110 E. MAIN STREET
LOS GATOS, CA 95030

April 25, 2019

[redacted]
17020 Los Cerritos Drive
Los Gatos, CA 95030

RE: **17020 Los Cerritos Drive**
Architecture and Site Application S-16-065

Requesting approval for site improvements requiring a grading permit on property zoned HR 1. APNs 532 21 012 and 013.
PROPERTY OWNER: [redacted]
APPLICANT: Glenn Katz
PROJECT PLANNER: Erin Walters

At its meeting of April 24, 2019, the Town of Los Gatos Planning Commission approved the meeting minutes from April 10, 2019.

The draft conditions attached to the letter dated April 11, 2019, are now considered final.

If you have any questions, I can be contacted by phone at (408) 354 6867 or by email at ewalters@losgatosca.gov.

Sincerely,

Associate Planner

EW:dr

Cc: Glenn Katz, Bearington Studios, 4340 Almaden Expressway, Suite 220, San Jose, CA 95118
Michael F. Goodhue, MFG Engineers, Inc., P.O. Box 1914, Aptos, CA 95001

INCORPORATED AUGUST 10, 1887

- **ABR ENGINEERS' LIABILITY IS LIMITED TO THE REPAIR OF DAMAGED AREAS PERTAINING TO STRUCTURAL FRAMING AND NOT RESPONSIBLE FOR "AS-BUILT" CONDITION AND WATERPROOFING.**
- **GENERAL CONTRACTOR IS RESPONSIBLE FOR MEANS, METHOD AND TECHNIQUE ON CONSTRUCTION.**
- **THIS PLAN SHALL NOT BE USED AT OTHER LOCATION EXCEPT AT THE ADDRESS STATED ABOVE.**

Waterproofing/Flashing Designed by Others

REGISTERED PROFESSIONAL ENGINEER ALFRED B. RAFUSON C57067 Exp 09/2022 Civil STATE OF CALIFORNIA

No.	Date	Description

abr engineers
structural • marine • foundation • forensic
4340 Almaden Expwy
Suite 220
San Jose, CA 95118
Tel 408-269-7727
Fax 408-269-7831
www.abrEngineers.com

Cover Sheet

Campbell Residence Site Improvements
17020 Los Cerritos Drive
Los Gatos, CA 95030

Date:	28 Mar 2022
Project No:	Project No.
Drawn By:	Author
Design By:	Designer
Checked By:	Checker
Scale:	As indicated

Sheet
G0.0

Project No. | Campbell Residence Site Improvements | 28 Mar 2022

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EXHIBIT 9

PLANNING COMMISSION – April 10, 2019
CONDITIONS OF APPROVAL

17020 Los Cerritos Drive
Architecture and Site Application S-16-065

Requesting approval for site improvements requiring a grading permit on property zoned HR-1. APN 532-21-012 and -013
PROPERTY OWNER: [redacted]
APPLICANT: Glenn Katz

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
4. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
5. TREE FENCING: Protective tree fencing and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
6. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
7. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
8. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations identified in the Arborist's report dated as received November 23, 2016, prepared by Deborah Ellis, for the project on file in the Community Development Department. These recommendations must be incorporated in the building permit plans, and completed prior to issuance of a building permit where applicable.
9. LANDSCAPE PLAN: Prior to issuance of a building permit a landscape plan shall be provided and be incompliance with the Hillside Development Standards and Guidelines.
10. WATER EFFECIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
11. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
12. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.
13. MITIGATION ALTERNATIVES: The developer shall revise the project plans to reflect the Driveway Area Mitigation Alternative 1 (Sheet M-2) and Rear Yard Area Proposed Mitigation (Sheet M-3), dated March 18, 2019 and received on March 21, 2019, and incorporate the revisions in the Building permit plans to the satisfaction of the Community Development Director.

Building Division

14. PERMITS REQUIRED: A Building Permit is required for all retaining walls that support a surcharge.
15. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2017, are the 2016 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12.
16. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue-lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
17. SIZE OF PLANS: Submit four sets of construction plans, minimum size 24" x 36", maximum size 30" x 42".
18. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.
19. SHORING: Shoring plans and calculations will be required for all excavations which exceed five (5) feet in depth or which remove lateral support from any existing building, adjacent property, or the public right-of-way. Shoring plans and calculations shall be prepared by a California licensed engineer and shall confirm to the Cal/OSHA regulations.
20. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report, and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
    a. Building pad elevation
    b. Finish floor elevation
    c. Foundation corner locations
    d. Retaining wall(s) locations and elevations
21. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled-out and signed by all requested parties prior to permit issuance. Special Inspection forms are available from the Building Division Service Counter or online at www.losgatosca.gov/building.
22. BLUE PRINT FOR A CLEAN BAY SHEET: The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal as the second page. The specification sheet is available at the Building Division Service Counter for a fee of $2 or at ARC Blue Print for a fee or online at www.losgatosca.gov/building.
23. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
    a. Community Development – Planning Division: (408) 354-7593
    b. Engineering/Parks & Public Works Department: (408) 399-5771
    c. Santa Clara County Fire Department: (408) 378-4010
    d. West Valley Sanitation District: (408) 378-2407
    e. Santa Clara County Environmental Health Department: (408) 918-3479
    f. Local School District: The Town will forward the paperwork to the appropriate school

TO THE SATISFACTION OF THE DIRECTOR OF PARKS & PUBLIC WORKS:

Engineering Division

24. GENERAL: All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Applicant's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Applicant's expense.
25. APPROVAL: This application shall be completed in accordance with all of the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.
26. GENERAL LIABILITY INSURANCE: The property owner shall provide proof of insurance to the Town on a yearly basis. In addition to general coverage, the policy must cover all elements encroaching into the Town's right-of-way.
27. PUBLIC WORKS INSPECTIONS: The Applicant or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of work that went on without inspection.
28. RESTORATION OF PUBLIC IMPROVEMENTS: The Applicant shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Applicant's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector, and shall comply with all Title 24 Disabled Access provisions. The Applicant shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
29. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
30. STREET CLOSURE: Any proposed blockage or partial closure of the street requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
31. PLAN CHECK FEES: Plan check fees associated with the Grading Permit shall be deposited with the Town prior to plan review at the Engineering Division of the Parks and Public Works Department.
32. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of any permits.
33. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the Town Engineer for review and approval. Additionally, any post-project studies imposed by Planning Commission or Town Council shall be funded by the Applicant.
34. GRADING PERMIT: A grading permit is required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of The Code of the Town of Los Gatos (Grading Ordinance). After the preceding Architecture and Site Application has been approved by the respective deciding body, the grading permit application (with grading plans and associated required materials and plan check fees) shall be made to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. The grading plans shall include final grading, drainage, retaining wall location(s), driveway, utilities and interim erosion control. Grading plans shall list earthwork quantities and a table of existing and proposed impervious areas. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit. The grading permit is for work outside the building footprint(s). Prior to Engineering signing off and closing out on the issued grading permit, the Owner/Applicant's soils engineer shall verify, with a stamped and signed letter, that the grading activities were completed per plans and per the requirements as noted in the soils report.
35. GRADING ACTIVITY RESTRICTIONS: Upon receipt of a grading permit, any and all grading activities and operations shall not commence until after the rainy season, as defined by the State Water Resources Control Board (October 1-April 30), has ended.
36. COMPLIANCE WITH HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES: All grading activities and operations shall be in compliance with Section III of the Town's Hillside Development Standards and Guidelines. All development shall be in compliance with Section II of the Town's Hillside Development Standards and Guidelines.
37. DRAINAGE IMPROVEMENT: Prior to the issuance of any grading or building permits, whichever comes first, the Applicant shall: a) design provisions for surface drainage; and b) design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and c) provide a recorded copy of any required easements to the Town.
38. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a grading permit.
39. SURVEYING CONTROLS: Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items:
    a. Retaining wall: top of wall elevations and locations.
    b. Toe and top of cut and fill slopes.
40. PRECONSTRUCTION MEETING: Prior to the commencement of any site work, the general contractor shall:
    a. Along with the project applicant, attend a pre-construction meeting with the Town Engineer to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
    b. Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.
41. RETAINING WALLS: A building permit, issued by the Building Department at 110 E. Main Street, may be required for site retaining walls. Walls are not reviewed or approved by the Engineering Division of Parks and Public Works during the grading permit plan review process.
42. DEDICATIONS: The following shall be dedicated by separate instrument. The dedication shall be recorded before any grading or building permits are issued:
    a. Private Ingress/Egress Easement (PIEE): A private ingress/egress easement across the northern parcel, APN 532-21-12 (Parcel "A", Book 208 of Maps, Page 47) in favor of the southern parcel, APN 532-21-013 (Parcel "B").
43. SOILS REPORT: One copy of the soils and geologic report shall be submitted with the application. The soils report shall include specific criteria and standards governing site grading, drainage, pavement design, retaining wall design, and erosion control. The reports shall be signed and "wet stamped" by the engineer or geologist, in conformance with Section 6735 of the California Business and Professions Code.
44. GEOLOGY AND SOILS MITIGATION MEASURE: A geotechnical investigation shall be conducted for the project to determine the surface and sub-surface conditions at the site and to determine the potential for surface fault rupture on the site. The geotechnical study shall provide recommendations for site grading as well as the design of retaining walls, excavation, and drainage. All recommendations of the investigation shall be incorporated into project plans.
45. SOILS REVIEW: Prior to Town approval of a development application, the Owner or Applicant's engineers shall prepare and submit a design-level geotechnical and geological investigation for review by the Town's consultant, with costs borne by the Owner or Applicant, and subsequent approval by the Town. The Applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for retaining walls, site grading, and site drainage are in accordance with their recommendations and the peer review comments. Approval of the Applicant's soils engineer shall then be conveyed to the Town either by letter or by signing the plans.
46. SOILS ENGINEER CONSTRUCTION OBSERVATION: During construction, all excavations and grading shall be inspected by the Applicant's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report, and recommend appropriate changes in the recommendations contained in the report, if necessary. 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 to the Town before final release of any certificate of occupancy is granted.
47. SOIL RECOMMENDATIONS: The project shall incorporate the geotechnical/geological recommendations contained in the project's design-level geotechnical/geological investigation as prepared by the Applicant's engineer(s), and any subsequently required report or addendum. Subsequent reports or addendum are subject to peer review by the Town's consultant and costs shall be borne by the Applicant.
48. CERTIFICATE OF OCCUPANCY: The Engineering Division of the Parks and Public Works Department will not sign off on a Temporary Certificate of Occupancy or a Final Certificate of Occupancy until all required improvements within the Town's right-of-way have been completed and approved by the Town.
49. CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right-of-way will only be allowed if it does not cause access or safety problems as determined by the Town.
50. CONSTRUCTION TRAFFIC CONTROL: All construction traffic and related vehicular routes, traffic control plan, and applicable pedestrian or traffic detour plans shall be submitted for review and approval by the Town Engineer prior to the issuance of a grading or building permit.
51. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of a grading or building permit, the Applicant shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off of the project site. This may include, but is not limited to provisions for the Applicant/Owner to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant

No.	Date	Description

sbr engineers
structural • marine • foundation • forensic
4340 Almaden Expwy
Suite 220
San Jose, CA 95118
Tel 408-268-7227
Fax 408-268-7831
www.sbrEngineers.com

Conditions of Approval

Campbell Residence Site Improvements
17020 Los Cerritos Drive
Los Gatos, CA 95030

Date:	28 Mar 2022
Project No:	Project No.
Drawn By:	Author
Design By:	Designer
Checked By:	Checker
Scale:	

Sheet
G1.0

Project No.
Campbell Residence Site Improvements 28 Mar 2022

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projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.

52. CONSTRUCTION HOURS: All subdivision improvements and site improvements construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays. The Town may authorize, on a case-by-case basis, alternate construction hours. The Applicant shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.
53. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.
54. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any grading or building permits, the Applicant shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Earth Movement Plan, Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), concrete washout(s) and proposed outhouse location(s). Please refer to the Town's Construction Management Plan Guidelines document for additional information.
55. WVSD (West Valley Sanitation District): A Sanitary Sewer Clean-out is required for each property at the property line, or at a location specified by the Town.
56. BEST MANAGEMENT PRACTICES (BMPs): The Applicant is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.
57. SITE DESIGN MEASURES: All projects shall incorporate at least one of the following measures:
    a. Protect sensitive areas and minimize changes to the natural topography.
    b. Minimize impervious surface areas.
    c. Direct roof downspouts to vegetated areas.
    d. Use permeable pavement surfaces on the driveway, at a minimum.
    e. Use landscaping to treat stormwater.
58. EROSION CONTROL: Interim and final erosion control plans shall be prepared and submitted to the Engineering Division of the Parks and Public Works Department. A maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping, shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The Town of Los Gatos Engineering Division of the Parks and Public Works Department and the Building Department will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.
59. DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty-five (25) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered.
60. CONSTRUCTION ACTIVITIES: All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinance, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.
61. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. Any storm drain inlets (public or private) directly connected to public storm system shall be stenciled/signed with appropriate "NO DUMPING - Flows to Bay" NPDES required language. On-site drainage systems for all projects shall include one of the alternatives included in section C.3.i of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.
62. SITE DRAINAGE – EARTH BERM: Prior to the issuance of a grading or building permit, an earth berm to divert the conveyance of drainage away from the property immediately to the west (APN 532-34-043) shall be proposed to the satisfaction of the Town Engineer.
63. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
64. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Applicant's representative in charge shall be at the job site during all working hours. 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 Applicant's expense.
65. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

66. GENERAL: Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
67. FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED: Provide an approved fire department engine driveway turnaround with a minimum radius of 36 feet outside and 23 feet inside. Maximum grade in any direction shall be a maximum of 5%. Installations shall conform with Fire Department Standard Details and Specifications D-1. CFC Sec. 503 Driving surface shall be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34050 kg). The turnaround is identified on the sheet G-10 meets SCCDF standard D-1.
68. EMERGENCY GATE/ACCESS GATE REQUIREMENTS: Gate installations shall conform with Fire Department Standard Details and Specification G-1 and, when open shall not obstruct any portion of the required width of 12 feet for emergency access roadways or driveways. Locks, if provided, shall be fire department approved prior to installation. Gates across the emergency access roadways shall be equipped with an approved access devices. If the gates are operated electrically, an approved Knox key switch shall be installed; if they are operated manually, then an approved Knox padlock shall be installed. Gates providing access from a road to a driveway or other roadway shall be at least 30 feet from the road being exited. CFC Sec. 503.6 and 506.
69. 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]

N:\DEV\CONDITIONS\2019\Los Cerritos Drive, 17020- PC COA.docx

W. JEFFREY HEID/LANDSCAPE ARCHITECT
6179 Oneida Drive, San Jose, Ca. 95123
408 691-5207 wjheidasla@comcast.net

March 26, 2022

Town of Los Gatos
110 E. Main Street
Los Gatos, CA. 95031

Attn: Erin Walters
Re: 17020 Los Cerritos Drive/Campbell Residence
Landscape/WELO Documentation Package Review

Dear Erin,

I have reviewed the modified landscape plans for this project, prepared by PVMLA, Landscape Architecture, with no revision date provided. Based on my original plan check dated 11/17/21 and these revised plans, I find the application to be complete.

Prior to final occupancy, a Certificate of Completion shall be submitted to the Town of Los Gatos including.

a. An irrigation audit report, prepared by a third party, provided to the town after the landscape installation is complete.
b. A reduced and waterproofed copy of the irrigation plan shall be located within each controller box.
c. All Certificate of Completion forms shall be filled out and signed and submitted as part of the audit.

Questions may be addressed to my office at 408 691-5207 or wjheidasla@comcast.net.

Regards,

W. Jeffrey Heid
Landscape Architect
Certified Landscape Irrigation Auditor

Project No.
Campbell Residence Site Improvements 28 Mar 2022

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No.	Date	Description

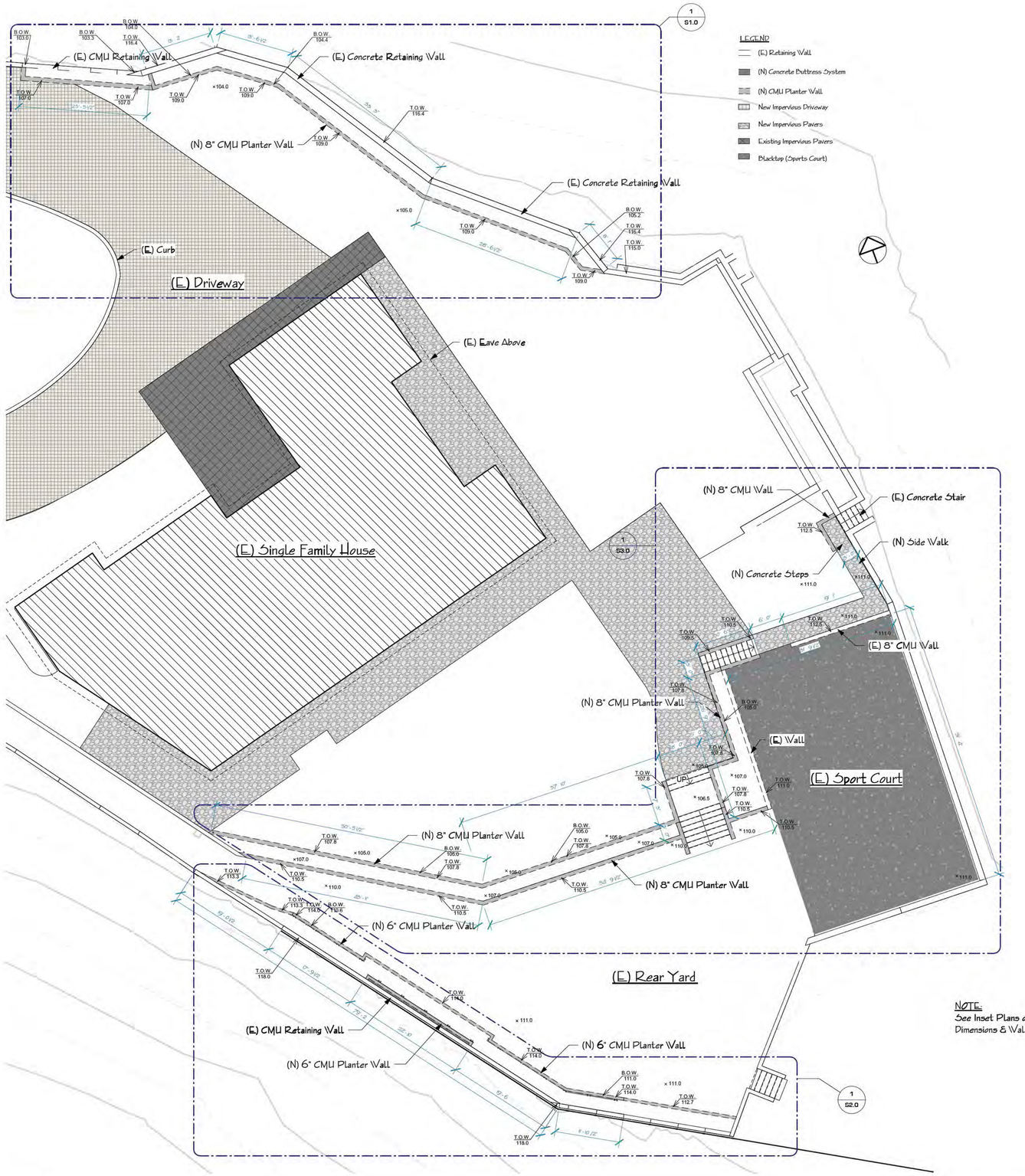
4340 Almaden Expwy
Suite 220
San Jose, CA 95118
Tel 408-280-7227
Fax 408-280-7831
www.sbrengineers.com

Conditions of Approval

Campbell Residence Site Improvements
17020 Los Cerritos Drive
Los Gatos, CA 95030

Date:	28 Mar 2022
Project No:	Project No.
Drawn By:	Author
Design By:	Designer
Checked By:	Checker
Scale:	

Sheet
G1.1



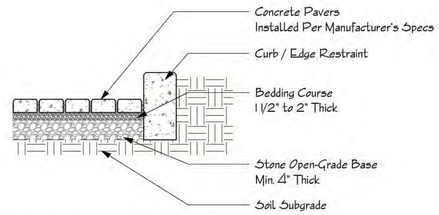
1 Wall Mitigation Plan - Work Area Plan

1" = 10'-0"

Retaining Wall Finish Material Notes

Retaining Walls will be finished with stucco and painted to match the main house.

- **Wall Vertical Surfaces**
  Kelly-Moore "Stacked Stone" (KM5792)
  LRV = 26
- **Wall Caps**
  Kelly-Moore "Sausalito Ridge" (KM5800)
  LRV = 13



2 Typ. Pavers Section

1" = 1'-0"

Pervious and Impervious Area Calculations			
	Type	**Impervious Area** (square feet)	**Pervious Area** (square feet)
Existing	Driveway	14,606	
	House	3,724	
	Gazebo	520	
	Sport Court	1,675	
	Paving	591	
	Landscaping to Remain		62,441
Improvements (Created and/or Replaced)	Turf/Ornamental		0
	Low Water Native Plants Drip Irrigation		2,480
	Low Water Native Plants Unirrigated		1,320
	Decomposed Granite		15,083
	Driveway	4,408	0
	Paving	4,533	0
Total		**30,057**	**81,324**
Total Lot Area		**111,381**	

NOTE:
See Inset Plans on S1.0 - S3.0 for Dimensions & Wall Elevations

WELO Required:
- Total irrigated square footage is 2,480 SF. so WELO is required.
- See Sheets L-1 through L-5 for design provisions to meet WELO compliance requirments.

- ABR ENGINEERS' LIABILITY IS LIMITED TO THE REPAIR OF DAMAGED AREAS PERTAINING TO STRUCTURAL FRAMING AND NOT RESPONSIBLE FOR "AS-BUILT" CONDITION AND WATERPROOFING.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR MEANS, METHOD AND TECHNIQUE ON CONSTRUCTION.
- THIS PLAN SHALL NOT BE USED AT OTHER LOCATION EXCEPT AT THE ADDRESS STATED ABOVE.

REGISTERED PROFESSIONAL ENGINEER ALFRED B. RAFUSON III C-23709 Exp. 06/30/22 CIVIL STATE OF CALIFORNIA

No.	Date	Description
3	3/12/21	PC Revisions 3

abr engineers
structural • marine • foundation • forensic
4340 Almaden Expy
Suite 220
San Jose, CA 95118
Tel: 408-269-7207
Fax: 408-269-7831
www.abrEngineers.com

Work Area Plan

Campbell Residence Site Improvements
17020 Los Cerritos Drive
Los Gatos, CA 95030

Date:	28 Mar 2022
Project No:	Project No.
Drawn By:	Author
Design By:	Designer
Checked By:	Checker
Scale:	As indicated
Sheet	G4.0

Project No. | Campbell Residence Site Improvements | 28 Mar 2022

3/28/2022 1:04:12 PM Autodesk Docs://CEE 220S - 2022 Projects/Campbell - 220316.rvt

DATUM NOTE

ON FEBRUARY 1, 2017 A FIELD SURVEY WAS PERFORMED TO TRANSFER THE TOWN DATUM FROM TOWN MONUMENT LG42 (ELEV 443.31)TO THE JOB SITE. THE ASSUMED PROJECT DATUM WAS FOUND TO BE 362.30 FEET LOWER THAN THE TOWN DATUM. THE PROJECT BENCH MARK;ELEV 100.2'(ASSUMED)=TOWN DATUM ELEV. 462.50'.

LOS CERRITOS DRIVE

S54°48'10"E 211.82'

S48°09'00"E 70.25'

Δ=139°10'42" L=42.35' R=30.00'

S11°41'30"W 274.02'

S11°41'30"W 119.99'

N05°52'50"E 154.19'

N05°52'50"E 169.73'

S71°13'18"E 26.00'

N62°01'50"W 140.00'

N62°01'50"W 223.12'

N61°36'38"W 233.12'

Prior to Final Sign-off (by Fire Department) Contractor Shall Install a Fire Department Approved Electric Gate Controller The Existing Access Width with the Gate Open is 45'

Driveway 18' - 9"

Driveway 15' - 6"

25' - 0"

75' - 0"

R 20' - 0"

30' - 0"

20' - 0"

Fire Easement Turnaround

Driving surface shall be capable of supporting the imposed load of fire apparatus weighing at least 75000 pounds

ASPHALT DRIVEWAY

GRAVEL

ALIGNMENT 1

ALIGNMENT 2

PROPOSED WALL SEE CROSS SECTIONS

WALL DOWN 15' ABOVE FINISH GRADE FROM STA 0+00 TO 0+30

DRIVEWAY AREA

POOL AREA

HOUSE

EXISTING HOUSE LINE

CMU WALL

SPORT COURT

REAR YARD AREA

SHED

GAZEBO

APN 532-21-013 PARCEL B (208 M 41)

PROPOSED WALLS SEE CROSS SECTIONS

WOOD WALL

DI GR=113.5 DI INV=109.2

DI INV=102.5

TW=115.0 BW=103.0

TW=110.9 TW=111.5 TW=111.6 TW=112.2 TW=112.5 TW=112.9 TW=112.9 TW=113.6 TW=113.6 TW=114.2 TW=114.3 TW=115.0

TW=111.1 TW=112.5 TW=113.8 TW=116.4 TW=116.4

TW=136.0 TW=134.5 TW=115.0 TW=115.0 TW=112.6 TW=113.2 TW=116.3 TW=116.3 TW=118.0 TW=114.2 TW=118.0 TW=115.5 BW=111.0

BW=103.0 BW=104.0 BW=103.3 BW=104.4 BW=105.0 BW=105.2 BW=106.0 BW=106.0 BW=105.8 TW=106.3 TW=109.3 BW=110.6 BW=105.2 TW=111.2 (FORM) BW=110.5 BW=105.0

111.0 111.0

26"OAK 15"OAK 24"OAK 22"OAK 18"OAK 14"OAK#8 10"OAK#5 12"OAK#6 6"TREE#9 15"TREE#10 17"OAK#40

APN 532-21-013 PARCEL B (208 M 41)

17"-8"-15"-15"-8"-11"OAK#20 16"OAK#19 12"-17"-15"OAK#17 13"OAK#18 8"-10"-10"OAK#16 15"OAK#15 9"-9"-12"OAK#13 12"OAK#14 4"SSGO 12"OAK#11 9 STUMPS 19"OAK#2 18"OAK#1 10"OAK#3 GUY 12"OAK#12 DBL 12"OAK#12

1 **Proposed Fire Turnaround**
1" = 20'-0"

- ABR ENGINEERS' LIABILITY IS LIMITED TO THE REPAIR OF DAMAGED AREAS PERTAINING TO STRUCTURAL FRAMING AND NOT RESPONSIBLE FOR "AS-BUILT" CONDITION AND WATERPROOFING.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR MEANS, METHOD AND TECHNIQUE ON CONSTRUCTION.
- THIS PLAN SHALL NOT BE USED AT OTHER LOCATION EXCEPT AT THE ADDRESS STATED ABOVE.

REGISTERED PROFESSIONAL ENGINEER FRED B. RAFUSON C37062 Exp 06/30/22 CIVIL STATE OF CALIFORNIA

No.	Date	Description
3	3/12/21	PC Revisions 3

abr engineers
structural • marine • foundation • forensic
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San Jose, CA 95118
Tel 408-269-7227
Fax 408-269-7831
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Campbell Residence Site Improvements
17020 Los Cerritos Drive
Los Gatos, CA 95030

Proposed Fire Turnaround

Date:	28 Mar 2022
Project No:	Project No.
Drawn By:	Author
Design By:	Designer
Checked By:	Checker
Scale:	1" = 20'-0"
Sheet	G5.0

Project No.
Campbell Residence Site Improvements 28 Mar 2022

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RETAINING WALL PLANS

CONSISTING OF

GRADING & DRAINAGE PLAN FOR RETAINING WALLS, TOPOGRAPHIC MAP

FOR

17020 LOS CERRITOS DRIVE

LOS GATOS, CALIFORNIA

APN: 532-21-013 LOT SIZE:2.56 ACRES
ZONING: HR-1, HILLSIDE RESIDENTIAL AVERAGE SLOPE: 17.7%

TOWN OF LOS GATOS STANDARD GRADING NOTES

1. ALL WORK SHALL CONFORM TO CHAPTER 12 OF THE CODE OF THE TOWN OF LOS GATOS, THE ADOPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS SPECIFIED OTHERWISE ON THESE PLANS AND DETAILS.
2. NO WORK MAY BE STARTED ON-SITE WITHOUT AN APPROVED GRADING 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 ONSITE WORK. THIS MEETING SHALL INCLUDE:
   a.) A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
   b.) ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
4. APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR 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 AUTHORTIY 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 RO EITHER PUBLIC PROPERTY OR PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.
6. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULAED AWAY FROM THE SITE TO BE DISPOSED OF AT APPROVED LOCATION(S).
7. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 A MINIMUM OF FORTY-EIGHT (48) HOURS BUT NOT MORE THAN FOURTEEN (14) DAYS PRIOR TO COMMENCING ALL WORK.
8. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIR BORN PARTICULATES.
9. THE CONTRACTOR SHALL WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.
10. THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
11. HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING, FOR THE FOLLOWING ITEMS:
    a.) RETAINING WALL: TOP OF WALL ELEVATIONS AND LOCATIONS (ALL WALLS TO BE PERMITTED SEPARATELY ADN APPLIED FOR AT THE TOWN OF LOS GATOS BUILDING DIVISION).
    b.) TOE AND TOP OF FILL SLOPES.
12. PRIOR TO ISSUANCE OF ANY PERMIT, THE APPLICANT'S SOILS ENGINEER SHALL REVIEW THE FINAL GRADING AND DRAINAGE PLANS TO ENSURE THE DESIGNS FOR FOUNDATIONS, RETAINING WALLS, SITE GRADING, AND SITE DRAINAGE ARE IN ACCORDANCE WITH THEIR RECOMMENDATIONS AND THE PEER REVIEW COMMENTS. THE APPLICANT'S SOILS ENGINEER'S APPROVAL SHALL THEN BE CONVEYED TO THE TOWN EITHER BY LETTER OR BY SIGNING THE PLANS.

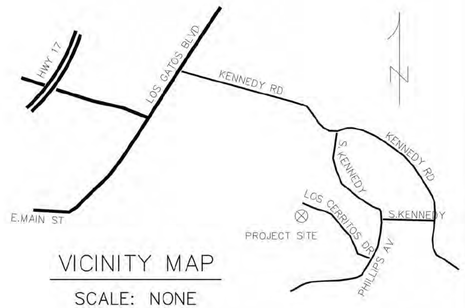
    SOILS ENGINEERS: PRA GROUP
    REFEREENCE REPORT NO.: GC-121/G384-01
    DATEDMARCH 5, 2018, SHALL BE THOROUGHLY COMPLIED WITH. BOTH THE MENTIONENED REPORT AND ALL UPDATES/ADDENDUMS/LETTERS ARE HEREBY APPENEDED AND MADE A PART OF THIS GRADING PLAN.
13. DURING CONSTRUCTION, ALL EXCVATIONS AND GRADING SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING ANY GRADING. THE ENGINEER SHALL BE ONSITE TO VERIFY THAT THE ACTUAL CONDITONS ARE AS ANTICIPATED IN THE DESIGN-LEVEL GEOTECHNICAL REPORT AND/OR PROVIDE APPROPRIATE CHANGES TO THE REPORT RECOMMENDAIONS AS NECESSARY. ALL UNOBSERVED AND/OR UNAPPROVED GRADING SHALL BE REMOVED AND REPLACED UNDER SOILS ENGINEER OBSERVNCE (THE TOWN INSPECTOR SHALL BE MADE AWARE OF ANY REQUIRED CHANGES PRIOR TO PRIOR TO WORK BEING PERFORMED).
14. THE RESULTS OF THE CONSTRUCTION OBSERVATION ADN TESTING SHOULD BE DOCUMENTED IN AN "AS-BUILT" LETTER/REPORT PREPARED BY THE APPLICANTS' SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
15. ALL PRIVATE AN PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT IN A SAFE, DRIVABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED, THEN FORMALWRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE (1) WEEK IN ADVANCE OF CLOSURE AND NO CLOSURE SHALL BE GRANTED WITHOUT EXPRESS WRITTEN APPROVAL OF THE TOWN. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC OR PRIVATE RIGHT-OF-WAY.
16. THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS, AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND/PROTECTION TO THE PUBLIC AT ALL TIMES.
17. OWNER/APPLICANT: [redacted]
18. GENERAL CONTRACTOR: SCOTT CRAWFORD PHONE: (408) 316-4896
19. GRADING CONTRACTOR: SCOTT CRAWFORD PHONE: (408) 316-4896
20. a.) CUT: 252* CY EXPORT: 166 CY *CUT AT PVER SUB GRADE,**FILL BEHIND NEW WALLS
    b.) FILL: 86** CY IMPORT: 0 CY
21. WATER SHALL BE AVAILABLE ON SITE AT ALL TIMES DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL.
22. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHALL BE REQUIRED. TREE REMOVAL PERMITS ARE REQUIRED PRIOR TO APPROVAL OF ALL PLANS.
23. A TOWN ENCROACHMETNT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A STATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN STATE RIGHT-OF-WAY (IF APPLICABLE). THE PERMITTEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENT AGENCIES.
24. NO CROSS-LOT DRAINAGE WILL BE PERMITTED WITHOUT SATISFACTORY STORMWATER ACCEPTANCE DEED/FACILITIES. ALL DRAINAGE SHALL BE DIRECTED TO THE STREET OR OTHER ACCEPTABLE DRAINAGE FACILITY VIA A NON-EROSIVE METHOE AD APPROVED BY THE TOWN ENGINEER.
25. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT-OF-WAY IS CLEANED UP ON A DAILIY BASIS. MUD, SILT, CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE TOWN'S STORM DRAINS.
26. GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OF PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR STREET WILL NOT BE ALLOWEDUNLESS 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 EXPENCE.
27. GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN AND/OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE TOWN OF LOS GATOS STORM WATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANY OTHER PERMITS/REQUIREMENTS ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. PLAN (INCLUDING ALL UPDATES) SHALL BE ON-SITE AT ALL TIMES. NO DIRECT STORMWATER DISCHARGES FROM THE DEVELOPMENT WILL BE ALLOWEDONTO TOWN STREETS OR INTO THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMETN BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHODS. MAINTENANCE OF PRIVATE STORMWATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED AN ADQUATELY OPERATING STORMWATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHOD SHALL BE CONSIDERED A VIOLATION OF THE ABOVE REFERENCED PERMIT AND THE TOWN OF LOS GATOS STORMWATER ORDINANCE.

SCOPE OF WORK

- CUT 252 CY FOR PERMEABLE PAVERS(DRIVEWAY AREAS)& YARD PAVERS
- 299 LINEAL FEET OF NEW RETAINING WALL AT REAR YARD AREA (ALIGNMENT 1)
- 118 LINEAL FEET OF NEW RETAINING WALL AT DRIVEWAY AREA (ALIGNMENT 2)
- THESE ARE MITIGATIONS INTENDED TO BRING EXPOSED HEIGHT OF EXISING RETAININ WALLS WTHIN HILLISDE DESIGN GUIDELINES

LEGEND

STORM DRAIN	SD
RAIN WATER LEADER FROM DOWN SPOUT	RL
EXISTING FINISH FLOOR	EXST FF
NEW BASE OF WALL GRADE	BW=124.0
NEW TOP OF WALL GRADE	TW=124.0
NEW FINISH GRADE	100.7 100.2
EXIST. GRADE	<100.7>
EXISTING PAVERS	
NEW PAVERS	
TURF	
INSTALL CHRISTY V64 DRAIN BOX AND GRATE	
AREA OF DISTURBANCE (42,625 SQUARE FEET)	
PROPERTY LINE	
6" SD @ 1% MIN	SD SD
4" RL @ 1% MIN	RL RL
EXST ELEVATION CONTOUR (1' INTERVAL)	
EXST ELEVATION CONTOUR (5' INTERVAL)	35
NEW STAIRS & WALLS TYPICAL	



VICINITY MAP

SCALE: NONE

SHEET INDEX

SHEET	DESCRIPTION
C1	COVER SHEET
C2	GRADING & DRAINAGE PLAN
C3	RETAINING WALL CROSS SECTIONS
C4	WATER POLLUTION CONTROL PLAN
C5	CONSTRUCTION MANAGEMENT PLAN
C6	TOPOGRAPHIC MAP
C7	BLUE PRINT FOR A CLEAN BAY

DATUM NOTE

ON FEBRUARY 1, 2017 A FIELD SURVEY WAS PERFORMED TO TRANSFER THE TOWN DATUM FROM TOWN MONUMENT LG42 (ELEV 443.31,LOCATED AT THE INTERSECTION OF VISTA DEL MONTE & VISTA DEL MAR) TO THE JOB SITE. THE ASSUMED PROJECT DATUM WAS FOUND TO BE 352.30 FEET LOWER THAN THE TOWN DATUM. THE PROJECT BENCH MARK;ELEV 100.2'(ASSUMED)=TOWN DATUM ELEV. 462.50'.

FOR REDUCED PLANS ORIGINAL SCALE IN INCHES 0 1 2 3

SHEET NAME:

DRAWING NAME:

BY	REVISION	DATE
MFG	1 RESPOND TO PLAN CHECK COMMENTS ADDED CONSTRUCTION MANAGEMENT	6/7/21
	PLAN SHEET(CS), ADDED BLUE PRINT FOR A CLEAN BAY SHEET(LAST SHEET)	
	ADDED BERM AT DOWN SLOPE SIDE OF PARCEL, ADDED PAVER STRUCTURAL SECTION (SHEET C2)	

LICENSED LAND SURVEYOR MICHAEL F. GOODHUE No. 7867 Exp. 12/31/20 STATE OF CALIFORNIA

6/7/21 REGISTERED PROFESSIONAL ENGINEER MICHAEL F. GOODHUE No. 43754 Exp. 6/30/21 CIVIL STATE OF CALIFORNIA

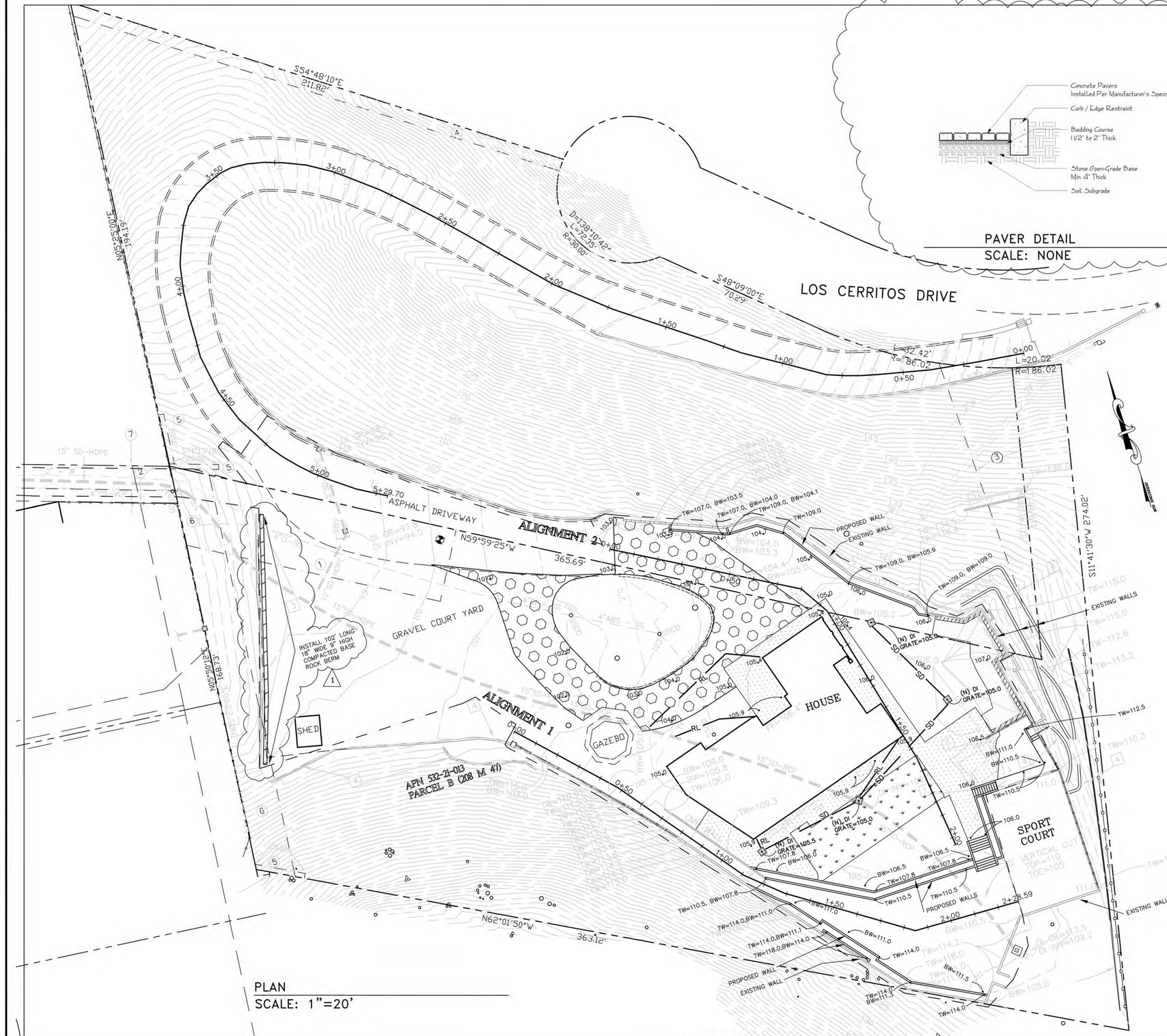
PROJECT ENGINEER
MICHAEL F. GOODHUE, P.E.,L.S.
PO BOX 1914
APTOS, CA. 95001
(831) 763-1661
CEL (831) 601-9519

APN 532-21-013

COVER SHEET

17020 LOS CERRITOS DR, LOS GATOS, CA
GRADING PERMIT APPLICATION No. GR 20-001

DRAWN: MFG
CHECKED: MFG
DATE: 6/2019
SCALE: NONE
JOB NO.
SHEET
C1 OF 7



PAVER DETAIL
SCALE: NONE

Concrete Pavers Installed Per Manufacturer's Specs
Curb / Edge Restraint
Bedding Course 1 1/2" to 2" Thick
Stone Open-Grade Base Min. 4" Thick
Soil Subgrade

LEGEND

STORM DRAIN	SD
RAIN WATER LEADER FROM DOWN SPOUT	RL
EXISTING FINISH FLOOR	EXST FF
NEW BASE OF WALL GRADE	BW=124.0
NEW TOP OF WALL GRADE	TW=124.0
NEW FINISH GRADE	100.7 100.2
EXIST. GRADE	<100.7>
EXISTING PAVERS	
NEW PAVERS	
TURF	
INSTALL CHRISTY V64 DRAIN BOX AND GRATE	
AREA OF DISTURBANCE (42,561 SQUARE FEET)	
PROPERTY LINE	
6" SD @ 1% MIN	SD SD
4" RL @ 1% MIN	RL RL
EXST ELEVATION CONTOUR (1' INTERVAL)	
EXST ELEVATION CONTOUR (5' INTERVAL)	35
NEW STAIRS & WALLS TYPICAL	

PLAN
SCALE: 1"=20'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

FOR REDUCED PLANS ORIGINAL SCALE IN INCHES 0 1 2 3

SHEET NAME:

DRAWING NAME:

BY	DATE	REVISION
MFG	6/7/21	1 RESPOND TO PLAN CHECK COMMENTS ADDED TOP OF WALL AND BASE OF WALL GRADES, ANNOTATE PROP. LINES PER APN MAP, ADDED TOP OF BANK REVISED TOTAL AREA OF DISTURBANCE VALUE
	6/7/21	ADDED PAVER STRUCTURAL SECTION

LICENSED LAND SURVEYOR MICHAEL F. GOODHUE No. 7997 Exp. 12/31/21 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER MICHAEL F. GOODHUE No. 47324 Exp. 6/30/21 CIVIL STATE OF CALIFORNIA

PROJECT ENGINEER

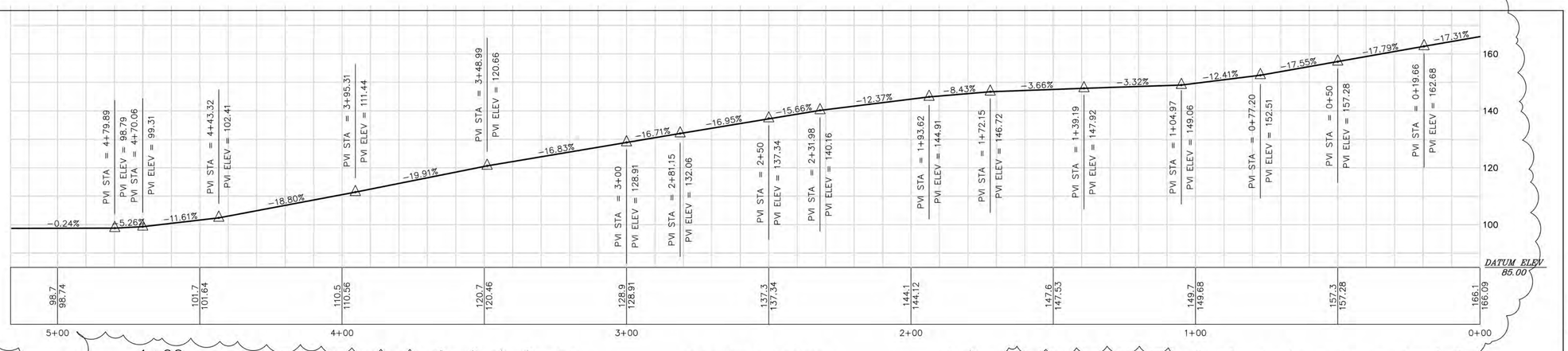
MICHAEL F. GOODHUE, P.E.,L.S.
PO BOX 1914
APTOS, CA. 95001
(831) 763-1661
CEL (831) 601-9519

APN 532-21-012

GRADING & DRAIANGE PLAN

17020 LOS CERRITOS DRIVE, LOS GATOS, CA

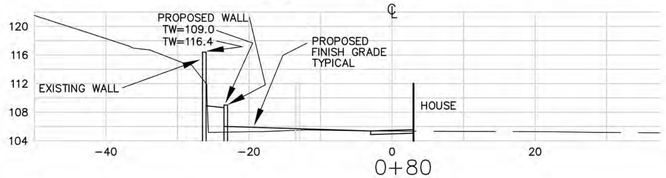
DRAWN: MFG
CHECKED: MFG
DATE: 6/2019
SCALE: 1"=20'
JOB NO.
SHEET
C2 OF 7



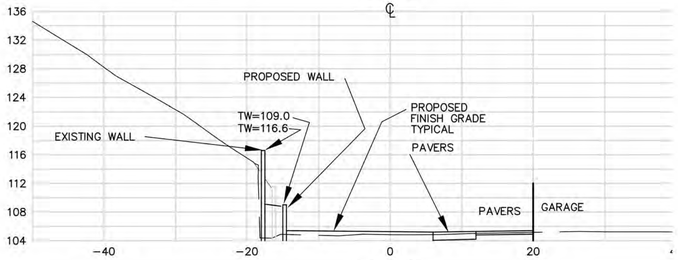
DRIVEWAY PROFILE
SCALE: 1"=20' H&V

1

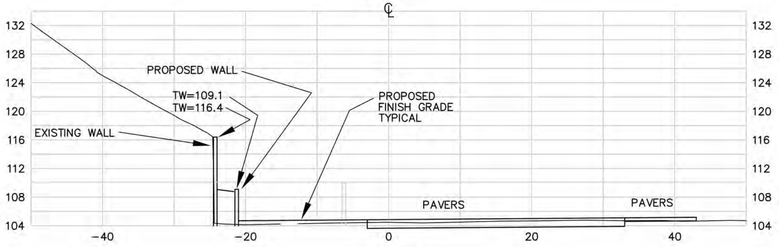
1+00 ℄



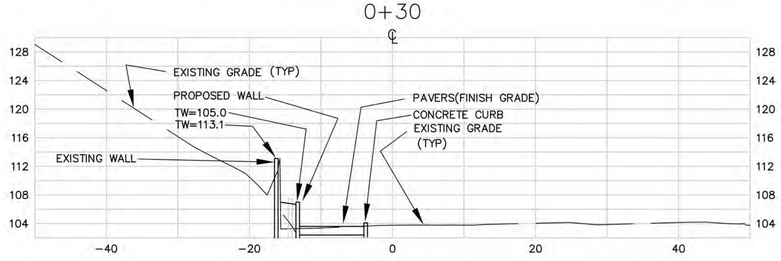
0+80 ℄



0+60 ℄

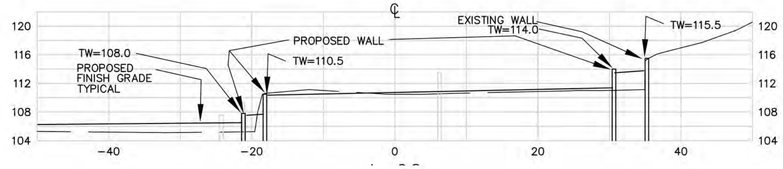


0+30 ℄

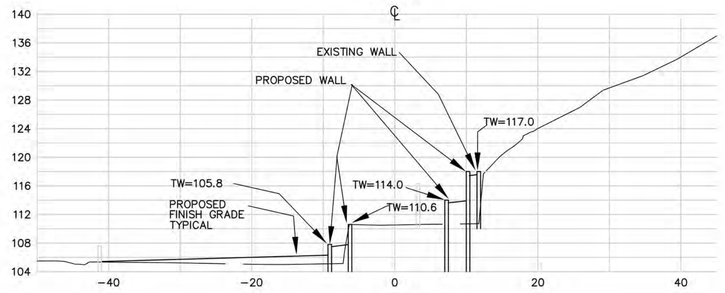


ALIGNMENT 2
CROSS SECTIONS
SCALE: 1"=10' H&V

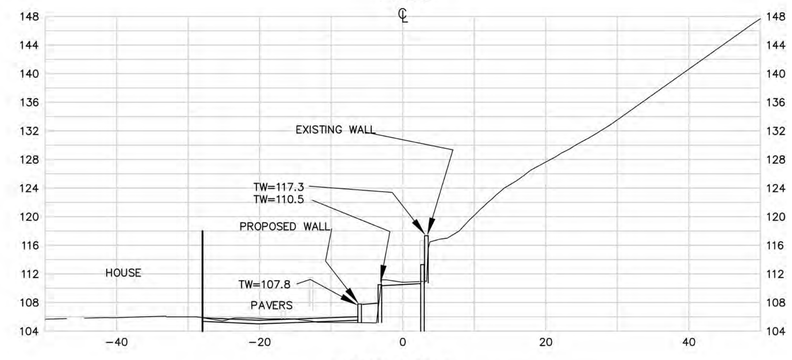
2+00 ℄



1+50 ℄



1+20 ℄



ALIGNMENT 1
CROSS SECTIONS
SCALE: 1"=10' H&V

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

SHEET NAME:

DRAWING NAME:

BY	REVISION	DATE
MFG	RESPOND TO PLAN CHECK COMMENTS ADD TYPICAL WALL PROFILE	6/7/21
	ADDED TOP OF WALL AND BASE OF WALL GRADES TO CROSS SECTIONS	
	RESPOND TO PLAN CHECK COMMENTS	
	RESPOND TO PLAN CHECK COMMENTS	

LICENSED LAND SURVEYOR
MICHAEL F. GOODHUE
No. 7187
Exp. 12/31/21
STATE OF CALIFORNIA

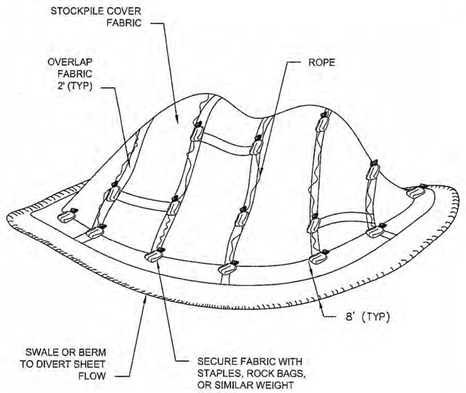
6/7/21
REGISTERED PROFESSIONAL ENGINEER
MICHAEL F. GOODHUE
No. 43174
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

PROJECT ENGINEER
MICHAEL F. GOODHUE, P.E.,L.S.
PO BOX 1914
APTOS, CA. 95001
(831) 763-1661
CEL (831) 601-9519

APN 532-21-012

WALL CROSS SECTIONS, DRIVEWAY PROFILE
17020 LOS CERRITOS DRIVE, LOS GATOS, CA

DRAWN: MFG
CHECKED: MFG
DATE: 6/2019
SCALE: NOTED
JOB NO.
SHEET
C3 OF 5



PERSPECTIVE

APPROVED BY	DATE		TEMPORARY STOCKPILE COVER	STD. PLAN NO.
	NOVEMBER 2010			ST-257
TOWN ENGINEER				

T:\GIS\PPW\TLG GENERAL\Standard Details\ST-257.dwg

INTERIM EROSION CONTROL MEASURES

(USE AS APPLICABLE TO YOUR PROJECT.)

NOTES:

1. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO INSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
2. INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
3. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
4. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
5. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

MEASURES:

1. INSTALL SILT FENCE. PROVIDE DETAIL, SHOW LOCATION ON PLANS AND ADD NOTES AS NEEDED.
2. SEED EXPOSED AREAS PER TOWN SPECIFICATIONS. SEE BELOW.
3. INSTALL DRAINAGE MEASURES INCLUDING CATCH BASINS, ENERGY DISSIPATORS, ETC. PROVIDE DETAIL, SHOW LOCATIONS ON PLANS, AND ADD NOTES AS NEEDED.
4. INSTALL CHECK DAMS, SEDIMENT TRAPS AND BASINS, TEMPORARY SWALES.
5. INSTALL JUTE NETTING OVER SEEDED AND MULCHED SLOPES.
6. COVER BARE SLOPES WITH STRAW BLANKETS.

SEEDING SPECIFICATIONS:

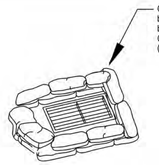
1. SEED AND MULCH WILL BE APPLIED BY OCT 1 TO ALL DISTURBED SLOPES AND TO ALL CUTS AND FILL SLOPES WITHIN OR ADJACENT TO PUBLIC RIGHTS-OF-WAY AS DIRECTED BY TOWN ENGINEER.
2. SEED AND FERTILIZER WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW. ON SLOPES, STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING OR WITH JUTE NETTING.

ITEM	POUNDS/ACRE
"Blando" brome	30
Annual rye grass	20
Fertilizer (16-20-0 & 15% sulfur)	500
Straw	4,000

3. SEEDED AREAS WILL BE REPAIRED, RESEEDED AND MULCHED, IF DAMAGED.

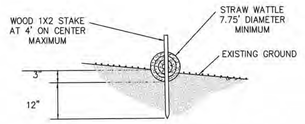
APPROVED BY	DATE		INTERIM EROSION CONTROL NOTES	STD. PLAN NO.
	NOVEMBER 2010			ST-255
TOWN ENGINEER				

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PERSPECTIVE

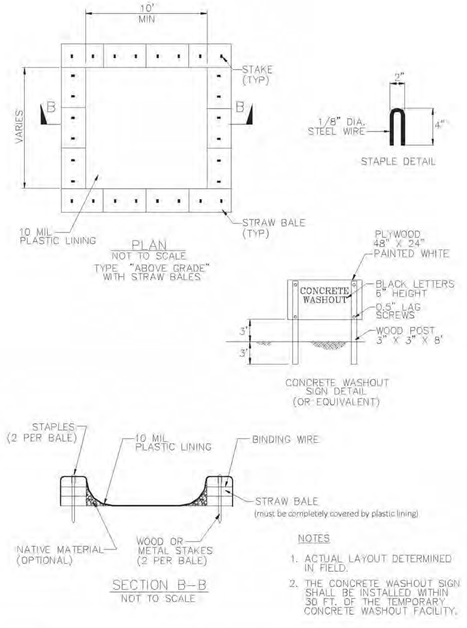
TEMPORARY STORM DRAIN INLET SILT PROTECTION
FOR ALL DRAIN BOXES DURING CONSTRUCTION
NO SCALE



SECTION

STRAW WATTLE DETAIL
NO SCALE

Concrete Waste Management WM-8



NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

EROSION CONTROL REQUIREMENTS

THE FOLLOWING EROSION CONTROL AND HOUSE KEEPING MEASURES ARE INTENDED TO CONTROL THE RELEASE OF SILT, DUST, GARBAGE AND ANY OTHER POLLUTANTS FROM THE SITE OR INTO THE ATMOSPHERE AND SOIL DURING CONSTRUCTION. THESE MEASURES ARE INTNEDED TO COMPLY WITH FEDERAL, STATE AND LOCAL REQUIREMENTS THROUGH THE USE OF BEST MANAGEMENT PRACTICES (BMP's)LISTED BELOW.

1. COVER OF BARE SOIL: ONE OF THE FOLLOWING MEASURES SHALL BE USED TO COVER BARE SOIL DURING THE WINTER SEASON (OCTOBER 15TH TO APRIL 15TH);

   SEED AND STRAW MULCH
   SEED AND STRAW MULCH SHALL BE USED IN DISURBED AREAS AS A MEANS FOR TEMPORARY EROSION CONTROL UNTIL PERMANENT STABILIZATION IS ESTABLISHED. IT MAY BE USED ON SLOPES UPTO 3:1 H:V (33%).

   SEED AND STRAW MULCH SHALL CONSIST OF SPREADING SEED (A MINIMUM OF 5 LBS/1000 SQ FT) OVER DISTURBED AREAS AND THEN PLACING A UNIFORM LAYER OF STRAW (2-3 BALES/1000 SQ FT) AND INCORPORATING IT INTO THE SOIL WITH A STUDDED ROLLER OR ANCHORING IT WITH A TACKIFIER STABILIZING EMULSION.

   SEED SHALL BE ANNUAL WINTER BARLEY AND THE STRAW SHALL BE DERIVED FROM RICE BARLY OR WHEAT.

   EROSION CONTROL BLANKETS (GEOTEXTILE OR EROSION MATS)
   EROSION CONTROL BLANKETS ARE REQUIRED ON SLOPES STEEPER THAN 3:1, HOWEVER THEY MAY BE USED ON GROUND SURFACES FLATTER THAN 3:1 IN LIEU OF SEED AND STRAW MULCH. SEEDING MUST BE PLACED ON THE DISTURBED GROUND PRIOR TO PLACEMENT OF THE EROSION CONTOL BLANKET AND DESCRIBED IN THE SEED AND STRAW MULCH SECTION ABOVE.

2. SEDIMENT CONTROL:

   FIBER ROLLS (WATTLES) SHALL BE PLACED AT THE DOWN SLOPE PERIMETER OF DISTURBANCE LIMITS TO PREVENT OR LIMIT SEDIMENT FROM LEAVING THE SITE. IN URBAN AREAS OR SITES DIRECTLY ADJACENT TO STREETS, FIBER ROLES SHALL BE PLACED AT THE BACK OF SIDEWALK OR CURB TO LIMIT SEDIMENT FROM ENTERING THE STREET.

   STORM DRAIN INLET PROTECTION:
   ALL STORM DRAIN INLETS ON THE SITE (NEW AND EXISTING) AND EXISTING DOWNSTREAM OFFSITE INLETS SHALL RECIEVED STORM DRAIN INLET PROTECTION AS SHOWN ON THE STORM DRAIN INLET PROTECT DETAIL ON THIS PLAN.

3. STABILIZED CONSTRUCTION EXIT:
   SEE SHEET C5 FOR A STABILIZED CONSTRUCTION EXIT DETAIL. CONTRACTROR SHALL EFFECTIVELY LIMIT OFF SITE TRACKING BY SWEEPING THE STREET DAILIY IF NECESSARY AND BY OTHER MEANS AS DEVISED BY THE CONTRACTOR OR DIRECTED BY THE COUNTY INSPECTOR.

4. ROCKED ACCESS AREAS:
   CONTRACTOR SHALL PROVIDE A ROCKED ACCESS AREA WERE CONSTRUCTION VEHICLES PARK, TRAVEL AND WORK. ROCKED ACCESS AREAS SHALL CONSIST OF 6" OF COMPACETED BASE ROCK OR DRAIN ROCK. ROCKED ACCESS AREAS ARE INTENDED TO KEEP CONSTRUCTION VEHICLES OFF OF BARE SOIL.

5. HOUSE KEEPING REQUIREMENTS:

   DUST CONTROL/WIND EROSION CONTROL:
   CONTRACTOR SHALL EFFECTIVELY LIMIT DUST AND WIND EROSION BY WATERING THE SITE AS NEEDED AND KEEPING ALL MATERIAL STOCK PILES COVERED WHEN NOT IN USE.

   CONSTRUCTION MATERIALS:
   ALL LOOSE OF STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL SPOILS, AGGREGATE FLY ASH, STUCCO, HYDRATED LIME, ETC) SHALL BE COVERED AND BERMED.
   ALL CHEMICALS SHALL BE STORED IN WATERTGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED, COMPLETELY ENCLOSED.
   EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE THOSE MATERIALS AND EQUIPMENT THTA ARE INTENDED TO BE OUTSIDE.
   BEST MANAGEMENT PRACTICES TO LIMIT AND PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION MATERIALS SHALL BE IMPLEMENTED.

   WASTE MANAGEMENT:
   DISPOSAL OF ANY RINSE OR WASH WATER OR MATERIALS ON IMPERVIOUS OR PERVIOUS SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
   SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS. PORTABLE TIOLETS SHALL BE LOCATED A MINIMUM OF 20' FROM DRAIN INLETS, STREETS, DRIVEWAYS, DRAINAGE FACILITIES, STREAMS OR OTHER RIPARIAN AREAS.
   SANITATION FACILITIES SHALL BE INSECTED REGULARLY AND CLEANED AND REPLACED AS NECESSARY.
   COVER WASTE AND DISPOSAL CONTAINERS AT THE END OF EACH WORK DAY AND DURING EACH RAIN EVENT.
   DISCHARGES FROM WASTE DISPSOAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM SHALL BE PREVENTED.
   STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
   PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
   EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE SO THAT SPILLS AND LEAKS CAN AND SHALL BE CLEANED IMMEDIATLEY AND DISPOSED OF PROPERLY.
   CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT CONTAIN POSSIBLE POLLUTANTS SHALL BE CONSTRUCTED TO EFFIECTIVELY CONTAIN POLLUTANTS SO THAT THERE IS NO DISCHARGE INTO THE SOIL OR SURROUNDING AREA.

6. VEHICLE STORAGE & MAINTENANCE:
   MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE OR FUEL FROM LEAKING ONTO THE GROUND OR INTO STORM DRAINS OR SURFACE WATERS.
   ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED , MAINTAINED AND STORED ON SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP's.
   LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

7. LANDSCAPE MATERIALS:
   CONTAIN STOCKPILED AND STORED MATERIALS SUCH AS MULCHES, TOPSOIL, FERTILIZERS AND OTHER LANDSCAPE MATERILS WHEN THEY ARE NOT BEING ACTIVELY USED.
   DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCPAE MATERIALS WITHIN 2 DAYS BEFORE A FORECAST RAIN EVENT OR DURING PERIODS OF RAIN.
   APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MAUFACTURES' RECOMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED PERSONNEL.

REVISION	DATE	BY
1 RESPOND TO PLAN CHECK COMMENTS ADDED CONCRETE WASHOUT DETAIL	6/7/21	MFG

LICENSED LAND SURVEYOR MICHAEL F. GOODHUE No. 7987 Exp. 12/31/21 STATE OF CALIFORNIA

6/7/21

REGISTERED PROFESSIONAL ENGINEER MICHAEL F. GOODHUE No. 43174 Exp. 6/30/21 CIVIL STATE OF CALIFORNIA

PROJECT ENGINEER

MICHAEL F. GOODHUE, P.E.,L.S.
PO BOX 1914
APTOS, CA. 95001
(831) 763-1661
CEL (831) 601-9519

APN 532-21-012

WATER POLLUTION CONTROL PLAN
17020 LOS CERRITOS DRIVE, LOS GATOS, CA

DRAWN: MFG
CHECKED: MFG
DATE: 6/2019
SCALE: 1"=20'
JOB NO.
SHEET C4 OF 7

FOR REDUCED PLANS ORIGINAL SCALE IN INCHES 0 1 2 3

SHEET NAME:

DRAWING NAME:

EARTH MOVEMENT PLAN

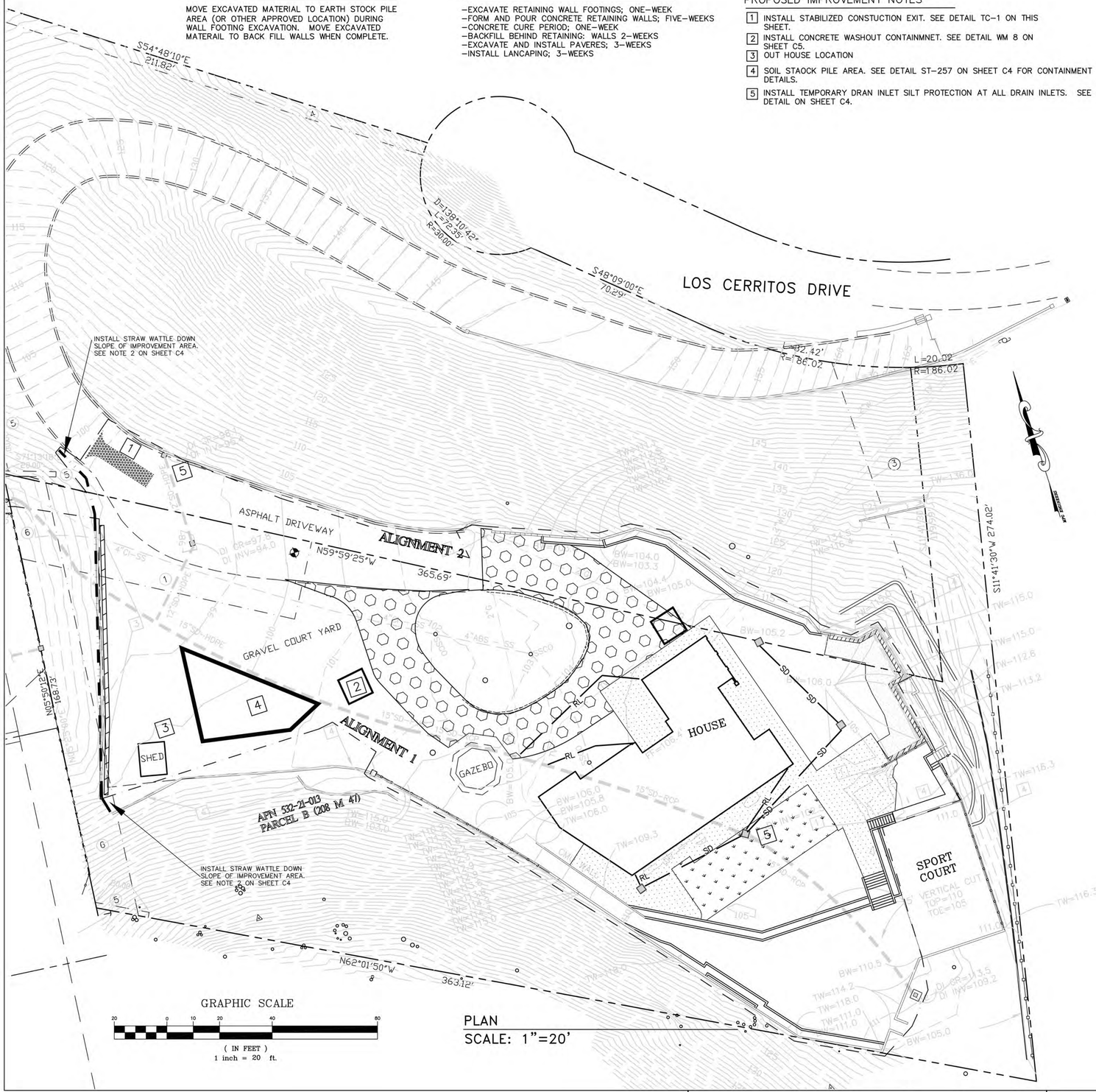
MOVE EXCAVATED MATERIAL TO EARTH STOCK PILE AREA (OR OTHER APPROVED LOCATION) DURING WALL FOOTING EXCAVATION. MOVE EXCAVATED MATERAIL TO BACK FILL WALLS WHEN COMPLETE.

CONSTRUCITON SCHEDULE

-EXCAVATE RETAINING WALL FOOTINGS; ONE-WEEK
-FORM AND POUR CONCRETE RETAINING WALLS; FIVE-WEEKS
-CONCRETE CURE PERIOD; ONE-WEEK
-BACKFILL BEHIND RETAINING: WALLS 2-WEEKS
-EXCAVATE AND INSTALL PAVERES; 3-WEEKS
-INSTALL LANCAPING; 3-WEEKS

PROPOSED IMPROVEMENT NOTES

1. INSTALL STABILIZED CONSTUCTION EXIT. SEE DETAIL TC-1 ON THIS SHEET.
2. INSTALL CONCRETE WASHOUT CONTAINMNET. SEE DETAIL WM 8 ON SHEET C5.
3. OUT HOUSE LOCATION
4. SOIL STAOCK PILE AREA. SEE DETAIL ST-257 ON SHEET C4 FOR CONTAINMENT DETAILS.
5. INSTALL TEMPORARY DRAN INLET SILT PROTECTION AT ALL DRAIN INLETS. SEE DETAIL ON SHEET C4.



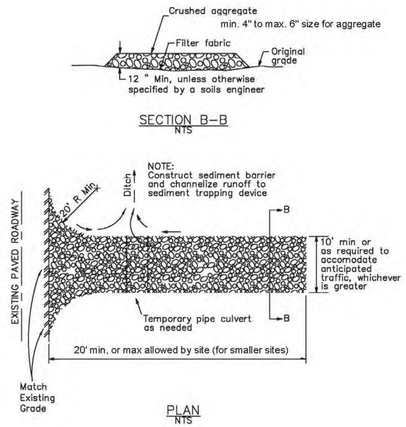
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAN
SCALE: 1"=20'

Stabilized Construction Entrance/Exit TC-1



FOR REDUCED PLANS ORIGINAL SCALE IN INCHES 0 1 2 3

SHEET NAME:

DRAWING NAME:

BY	REVISION	DATE
MFG	1 RESPOND TO PLAN CHECK COMMENTS ADDED THIS SHEET	6/7/21

PROJECT ENGINEER
MICHAEL F. GOODHUE, P.E.,L.S.
PO BOX 1914
APTOS, CA. 95001
(831) 763-1661
CEL (831) 601-9519

APN 532-21-012

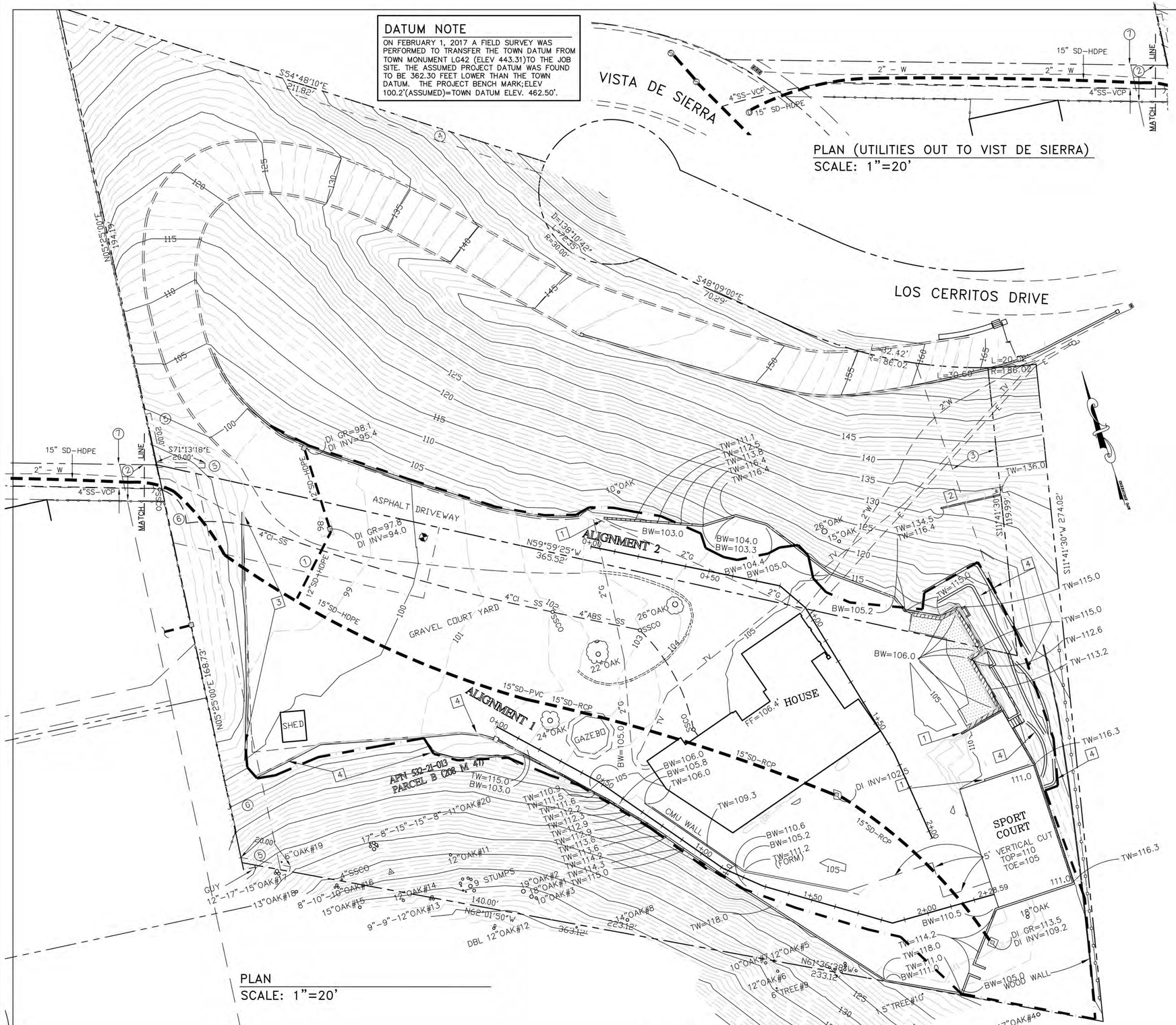
CONSTUCTION MANAGEMENT PLAN

17020 LOS CERRITOS DRIVE, LOS GATOS, CA

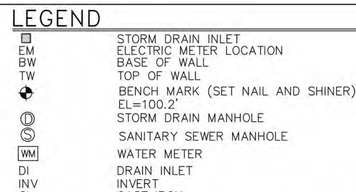
DRAWN: MFG
CHECKED: MFG
DATE: 6/2021
SCALE: 1"=20'
JOB NO.
SHEET
C5 OF 7

DATUM NOTE

ON FEBRUARY 1, 2017 A FIELD SURVEY WAS PERFORMED TO TRANSFER THE TOWN DATUM FROM TOWN MONUMENT LG42 (ELEV 443.31)TO THE JOB SITE. THE ASSUMED PROJECT DATUM WAS FOUND TO BE 362.30 FEET LOWER THAN THE TOWN DATUM. THE PROJECT BENCH MARK;ELEV 100.2'(ASSUMED)=TOWN DATUM ELEV. 462.50'.



PLAN
SCALE: 1"=20'



PLAN (UTILITIES OUT TO VIST DE SIERRA)
SCALE: 1"=20'

LEGEND

	STORM DRAIN INLET
EM	ELECTRIC METER LOCATION
BW	BASE OF WALL
TW	TOP OF WALL
	BENCH MARK (SET NAIL AND SHINER) EL=100.2'
D	STORM DRAIN MANHOLE
S	SANITARY SEWER MANHOLE
WM	WATER METER
DI	DRAIN INLET
INV	INVERT
CI	CAST IRON
HDPE	HIGH DENSITY POLYETHYLENE
PVC	POLY VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
SSCO	4" DIA SANITARY SEWER CLEAN OUT RISER
267.3' + 2349 GR / 267.3'	EXISTING SPOT ELEVATION
	GATE
	TREE IN TREE WELL
STORM DRAIN	SD
UNDER GROUND ELECTRIC	E
GAS	G
SANITARY SEWER	SS
UNDERGROUND TV.PHONE,INTERNET	TV
WATER	W
RETAINING WALL	
EXISTING PROPERTY LINE	
ELEVATION CONTOUR (5' INTERVAL)	105
ELEVATION CONTOUR (1' INTERVAL)	103
STEEL FENCE	
EDGE OF PAVEMENT	
EASEMENT LINE	
WALL FOOTING EXPOSED AT GRADE	
RECENTLY INSTALLED 16" THICK CONCRETE RETAINING WALL	
LRDA LINE	

8/24/12 1 ADDED TREES & CONTROL POINTS
ADDING SOUTH PROPERTY LINE FROM 10/24/12 FIELD SURVEY

3/12/14 2 UPDATED TOPO SHOWING REMOVED POOL IMPROVEMENTS, AS SHOWING NEW WALLS

7/10/14 3 UPDATED TOPO SHOWING TOPOGRAPHY AT FOUR CORNERS OF PARCEL MFG

7/30/15 4 UPDATED TOPO SHOWING TRAILER & SEA TRAIN STORAGE CONTAINERS REMOVED

2/17/16 5 UPDATED TOPO SHOWING RET & COURTYARD WALL CHANGES, REMOVAL OF HARDSCPAE

NOTES

1. TOPOGRAPHIC FIELD DATA COLLECTED ON 1/18/12
2. ELEVATION DATUM IS ASSUMED, BENCH MARK IS A NAIL AND SHINER SET IN THE DRIVEWAY ELEVATION =100.2'

EXISTING FEATURE NOTES

1. END RETAINING WALL
2. RECENTLY INSTALLED STEPPED CONCRETE RETAINING WALL
3. RAIL ROAD TIE RETAINING WALL
4. MODULAR BLOCK RETAINING WALL

EASEMENTS

1. A 30' WIDE 120' LONG EASEMENT FOR INGRESS, EGRESS AND UTILTY PURPOSES; BOOK 113 OR 147
2. A 15' WIDE EASEMENT FOR INGRESS AND EGRESS; BOOK 137 OR 36 & 37
3. AN EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THAT RECORD OF SURVEY FILLED IN BOOK 208 OF MAPS PAGE 47
4. A 5' WIDE UTILITY EASEMENT FOR GAS AND WATER ONLY; BOOK 4081 OR 259
5. A 2' WIDE PG&E AND TELEPHONE EASEMENT; BOOK 5369 OR 163
6. A 15' WIDE SANITARY SEWER EASEMENT; BOOK 453 OR 2017
7. A 10' WIDE PUBLIC UTILITY EASEMENT; BOOK 208 PAGE 47 OF MAPS

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

FOR REDUCED PLANS ORIGINAL SCALE IN INCHES 0 1 2 3

SHEET NAME:

DRAWING NAME:

REVISION	BY	DATE
6 ADDED TOP OF WALL GRADES AND STORM DRAIN DATA		4/15/16
7 ADDED LRDA LINE		5/29/16
8 ADDED UTILITIES, DATUM NOTE,BASE OF WALL GRADES		3/31/17

LICENSED LAND SURVEYOR MICHAEL F. GOODHUE No. 7997 Exp. 12/31/21 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER MICHAEL F. GOODHUE No. 45784 Exp. 6/30/21 CIVIL STATE OF CALIFORNIA

6/7/21

PROJECT ENGINEER

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(831) 763-1661
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APN 532-21-012

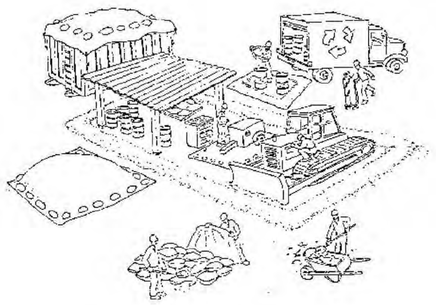
TOPOGRAPHIC MAP(CURRENT CONDITION)

17020 LOS CERRITOS DRIVE, LOS GATOS, CA

DRAWN: MFG
CHECKED: MFG
DATE: 7/2014
SCALE: 1"=20'
JOB NO.

SHEET
C6 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.

Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

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

Spill prevention and control

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

Vehicle and equipment maintenance & cleaning



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

Earthwork & contaminated soils



- Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations



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

Saw cutting

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

Paving/asphalt work



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

Concrete, grout, and mortar storage & waste disposal

- Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.



Painting



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

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

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

dbr engineers
structural • marine • foundation • forensic
4340 Almaden Expwy Suite 220
San Jose, CA 95118
Tel 408-280-7227
Fax 408-280-7831
www.dbrEngineers.com

Description | Date | No.

Blueprint for a Clean Bay

Campbell Residence Site Improvements
17020 Los Cerritos Drive
Los Gatos, CA 95030

Date: 28 Mar 2022
Project No: Project No.
Drawn By: Author
Design By: Designer
Checked By: Checker
Scale:

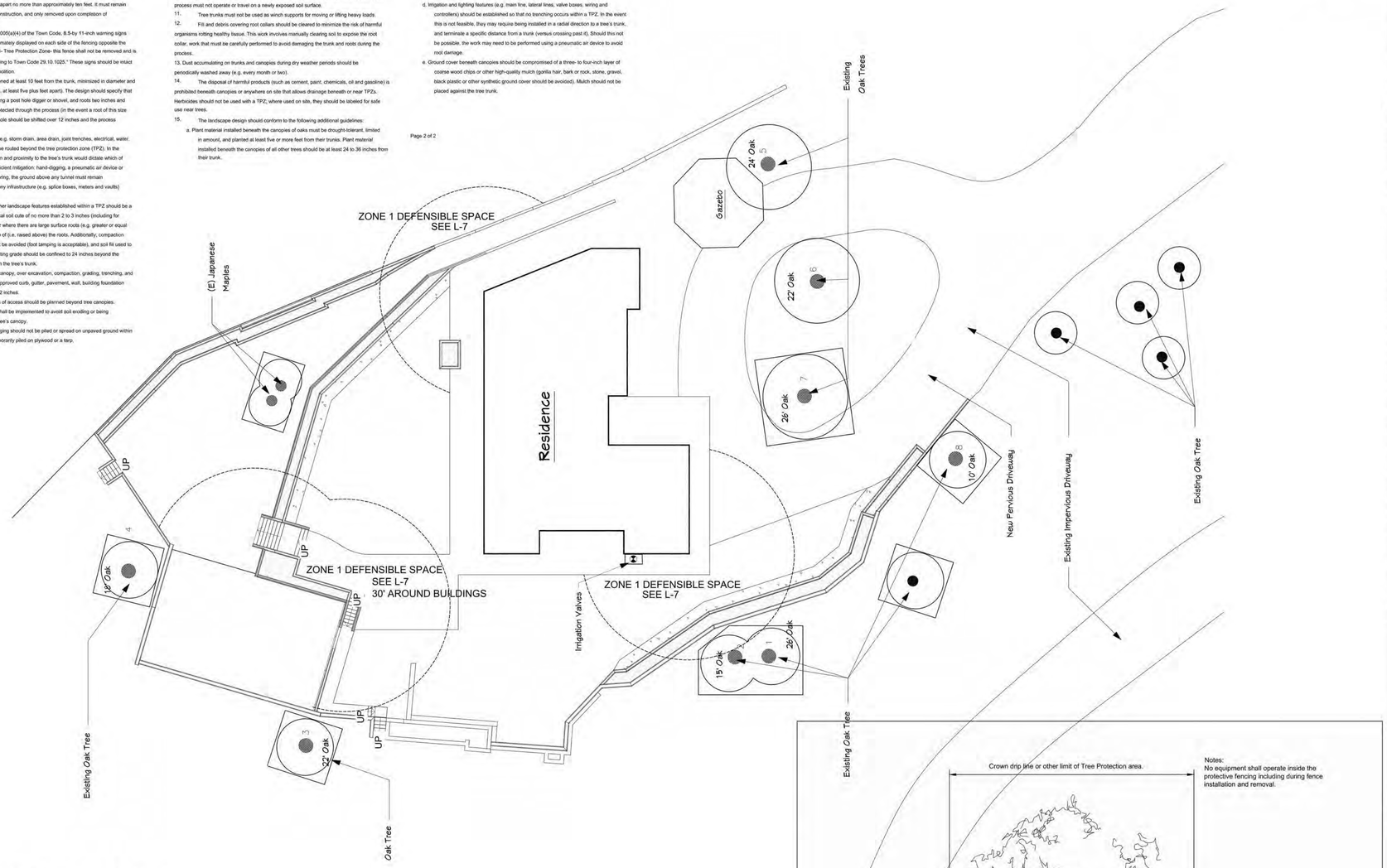
Sheet C7

Project No.
Campbell Residence Site Improvements 28 Mar 2022

3/28/2022 1:04:08 PM Autodesk Docs://CE 2205 - 2022 Projects/Campbell - 220316.rvt

Tree Protection Coridtions

1. TREE FENCING. Protective tree fencing shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection fencing plan with the construction plans. Tree fencing should be established at least 24 inches from existing hardscape, and placed no farther than 60 inches from the existing structure. The fencing should consist of five-to six foot high chain link mounted on eight foot tall, two-inch diameter galvanized steel posts that are driven into the ground 24 inches deep and spaces apart no more than approximately ten feet. It must remain intact and maintained throughout construction, and only removed upon completion of construction and final inspection.
   a. Pursuant to Section 29.10.1005(a)(4) of the Town Code, 8.5-by 11-inch warning signs shall be affixed and proximately displayed on each side of the fencing opposite the trees' trunks: "WARNING- Tree Protection Zone- this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025." These signs should be intact prior to commencing demolition.
2. The posts should be planned at least 10 feet from the trunk, minimized in diameter and spaced as far apart as possible (e.g. at least five plus feet apart). The design should specify that the post holes are manually dug using a post hole digger or shovel, and roots two inches and greater in diameter retained and protected through the process (in the event a root of this size is encountered during digging, the hole should be shifted over 12 inches and the process repeated).
3. All utilities and services (e.g. storm drain, area drain, joint trenches, electrical, water, sewer, fiber optic, gas, etc) should be routed beyond the tree protection zone (TPZ). In the event this is not feasible, the location and proximity to the tree's trunk would dictate which of the following methods can offer sufficient mitigation: hand-digging, a pneumatic air device or directional boring. For directional boring, the ground above any tunnel must remain undistributed, and access pits and any infrastructure (e.g. splice boxes, meters and vaults) established beyond the TPZ.
4. Any future pathway or other landscape features established within a TPZ should be a raised or no-rig design, with a vertical soil cute of no more than 2 to 3 inches (including for base material, edging and forms); or where there are large surface roots (e.g. greater or equal to 2 inches in diameter), then on top of (i.e. raised above) the roots. Additionally, compaction of the soil surface or subgrade must be avoided (foot tamping is acceptable), and soil fill used to bevel the top of walk or drive to existing grade should be confined to 24 inches beyond the edge, and be at least 24 inches from the tree's trunk.
5. Where beneath a tree's canopy, over excavation, compaction, grading, trenching, and other soil disturbance beyond any approved curb, gutter, pavement, wall, building foundation or driveway should be confined to 12 inches.
6. Staging areas and routes of access should be planned beyond tree canopies.
7. Preventative measures shall be implemented to avoid soil eroding or being spread/placed downhill beneath a tree's canopy.
8. Spoils created during digging should not be piled or spread on unpaved ground within the TPZ, rather they should be temporarily piled on plywood or a tarp.
9. The limits of grading should be staked upon completion of demolition and prior to any soil cut, fill or compaction (the protection fencing may also need to be modified at this stage to protect tree roots).
10. Great care must be taken during demolition of existing hardscape, curb/gutters, staircases, walkways, walls, sheds, foundations, fences, planter boarders, mowbands, etc. within a TPZ to avoid excavating into roots and existing grade. Also, equipment used during the process must not operate or travel on a newly exposed soil surface.
11. Tree trunks must not be used as winch supports for moving or lifting heavy loads.
12. Fill and debris covering root collars should be cleared to minimize the risk of harmful organisms rotting healthy tissue. This work involves manually clearing soil to expose the root collar, work that must be carefully performed to avoid damaging the trunk and roots during the process.
13. Dust accumulating on trunks and canopies during dry weather periods should be periodically washed away (e.g. every month or two).
14. The disposal of harmful products (such as cement, paint, chemicals, oil and gasoline) is prohibited beneath canopies or anywhere on site that allows drainage beneath or near TPZs. Herbicides should not be used with a TPZ; where used on site, they should be labeled for safe use near trees.
15. The landscape design should conform to the following additional guidelines:
   a. Plant material installed beneath the canopies of oaks must be drought-tolerant, limited in amount, and planted at least five or more feet from their trunks. Plant material installed beneath the canopies of all other trees should be at least 24 to 36 inches from their trunk.
   b. Irrigation can, overtime, adversely impact the oaks and should be avoided. Irrigation for any new plant material beneath an oak's canopy should be low volume, applied irregularly (such as only once or twice per week), and temporary (such as no more than three years).
   c. Irrigation should not be applies within five feet from the oak trunks, or within six inches from the trunks of all other trees (assizing and proposed)
   d. Irrigation and lighting features (e.g. main line, lateral lines, valve boxes, wiring and controllers) should be established so that no trenching occurs within a TPZ. In the event this is not feasible, thay may require being installed in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it). Should this not be possible, the work may need to be performed using a pneumatic air device to avoid root damage.
   e. Ground cover beneath canopies should be compromised of a three- to four-inch layer of coarse wood chips or other high-quality mulch (gorilla hair, bark or rock, stone, gravel, black plastic or other synthetic ground cover should be avoided). Mulch should not be placed against the tree trunk.



EXISTING TREE LEGEND

- Existing oak, natural growth
- Young, planted oak
- Young, existing ornamental trees
- Tree Protection Fence

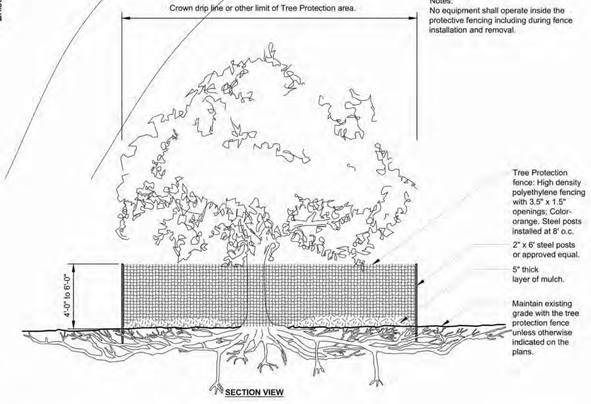
800-227-2600

STATEMENT:
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AN APPLIED THEM FOR THE EFFIGIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN

Pablo Mendoza — 4-1-2021
LANDSCAPE ARCHITECT PABLO MENDOZA — DATE

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

OWNER: — DATE



S-X TREE PROTECTION

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

PROJECT DATA

APN :
PROJECT ADDRESS: 17020 LOS CERRITOS DR LOS GATOS CA
OWNER: CAMPBELL
ZONING:
OCCUPANCY GROUP:
TOTAL LANDSCAPE SF.: 1324.65 SQ. FT.
PROJECT TYPE:
WATER SUPPLY: POTABLE WATER

STATEMENT: I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

SCOPE OF WORK
1. INSTALL NEW FOUNDATION PLANTING
2. FOR RETAINING WALLS

PROJECT TEAM
BEARINGTON STUDIOS
408-554-5010

NOTES

STANDARDS FOR TREE PROTECTION OF TREES DURING GRADING AND CONSTRUCTION OPERATIONS

THE PURPOSE OF THIS APPENDIX IS TO OUTLINE STANDARDS PERTAINING TO THE PROTECTION OF TREES DESCRIBED IN SECTION 14.18.200 OF CHAPTER 14.18. THE STANDARDS ARE BRAD. A LICENSED LANDSCAPE ARCHITECT OR INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST SHALL BE RETAINED TO CERTIFY THE APPLICABILITY OF THE STANDARDS AND DEVELOP ADDITIONAL STANDARDS AS NECESSARY TO ENSURE THE PROPERTY CARE, MAINTENANCE, AND SURVIVAL OF TREES DESIGNATED FOR PROTECTION.

STANDARDS

1. A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES, IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH THE DRIP LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREE (S)
2. ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTION A FOUR FEET HIGH FENCE AROUND THE DRIP LINE, AND ARMOR AS NEEDED. THE EXTENT OF FENCING AND ARMORING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.
3. NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
4. IF TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER OF THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS. PRIOR TO INITIATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED.
5. TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.
6. THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN. NO CONSTRUCTION MATERIALS NOR CHEMICALS SOLVENTS SHALL BE STORED OR DUMPED UNDER THE TREE.
7. FIRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SEE AND KEPT UNDER CONSTANT SURVEILLANCE.
8. THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE, AS DEFINED BY THE CALIFORNIA BUSINESS AND PROFESSIONAL CODE, TO PRUNE AND CUT OF THE BRANCHES THAT MUST BE REMOVED DURING THE GRADING OR CONSTRUCTION. NO BRANCHES OR ROOTS SHALL BE CUT UNLESS AT FIRST REVIEWED BY THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF.
9. ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON.
10. NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.
11. TREE PROTECTION REGULATIONS SHALL BE POSTED ON PROTECTIVE FENCING AROUND TREES TO BE PROTECTED.

GENERAL NOTES

PROJECT SHALL BE EXECUTED BY A CLASS "B" OR CLASS "C-27" CONTRACTOR. HE OR SHE SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AS WELL AS TO CONTACT USA (UNDERGROUND SERVICE ALERT AT 1800-642-2444 PRIOR TO CONSTRUCTION.
CHANGES IN LAYOUT DESIGN SHALL BE APPROVED BY ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.
DRAINAGE SHALL BE KEPT POSITIVE AT ALL TIMES (AWAY FROM STRUCTURES, DRAINED TO A DISCHARGE POINT. SEE DRAINAGE PLANS)
CONTRACTOR SHALL BE RESPONSIBLE FOR ITEMS DAMAGED WHILE CONSTRUCTION.
ACCESSIBILITY TO SITE PROVIDED BY OWNER. THIS IS NOT A SURVEYORS DOCUMENT.
VERIFY GRADING ON SITE
ALL WORK TO BE PERFORMED ACCORDING TO CITY AND STATE BUILDING CODES.
CONTACT ARCHITECT FOR ANY CHANGES OR DISCREPANCIES
VERIFY PLANTING MATERIAL QUANTITY AND LOCATION

VICINITY MAP



SHEET INDEX

L-1 LAYOUT
L-2 PLANTING PLAN
L-3 IRRIGATION PLAN
L-4 PLANTING NOTES / DETAILS
L-5 IRRIGATION NOTES / DETAILS

LICENSED LANDSCAPE ARCHITECT
PABLO MENDOZA 6594
Pablo Mendoza
06-30-2022
RENEWAL DATE
3-22-2022
DATE
STATE OF CALIFORNIA

0' 16' SCALE 32'

No.	General Notes Revision/Issue	Date

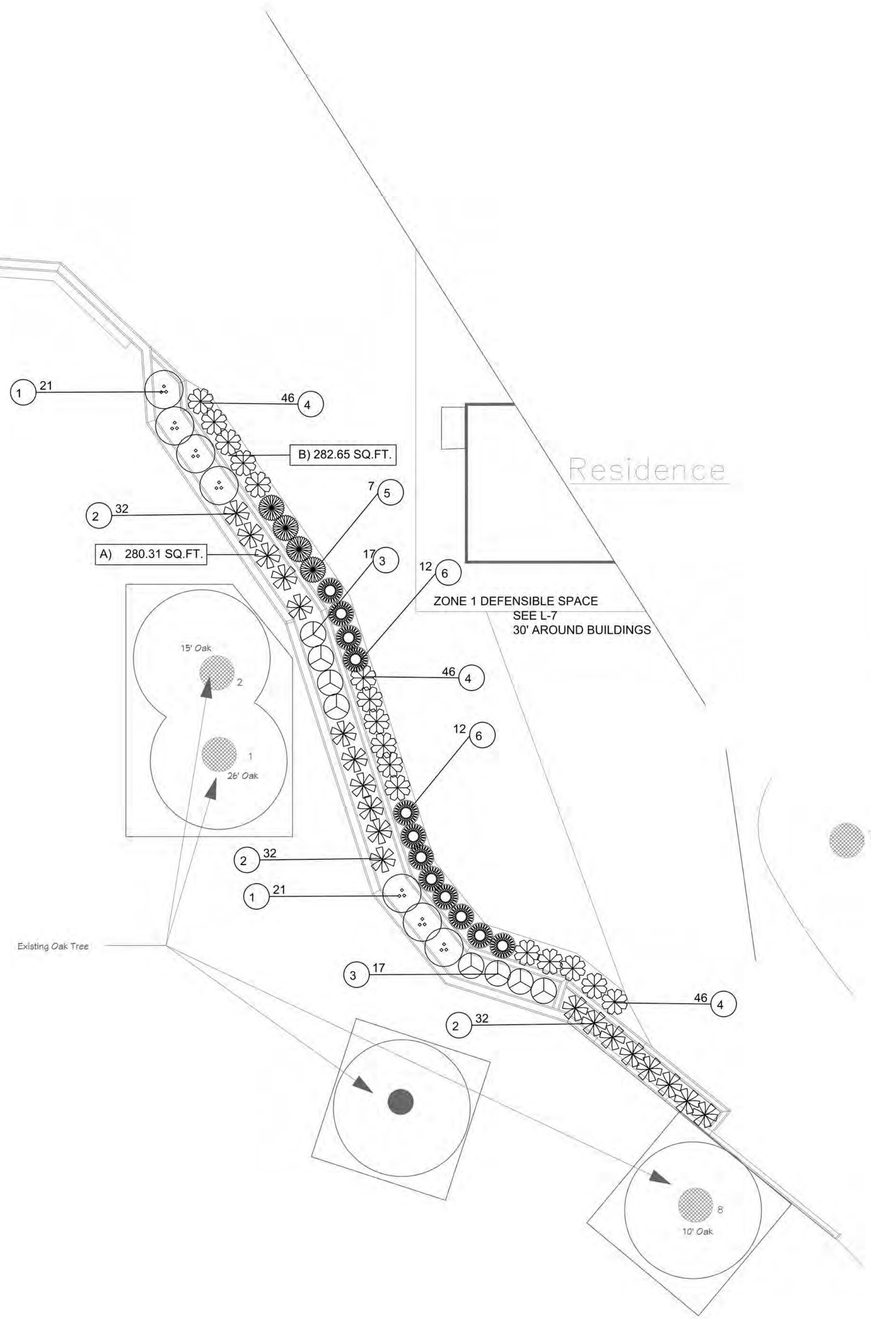
PVMLA
LANDSCAPE ARCHITECTURE
650-270-0966 Lic. # 5418
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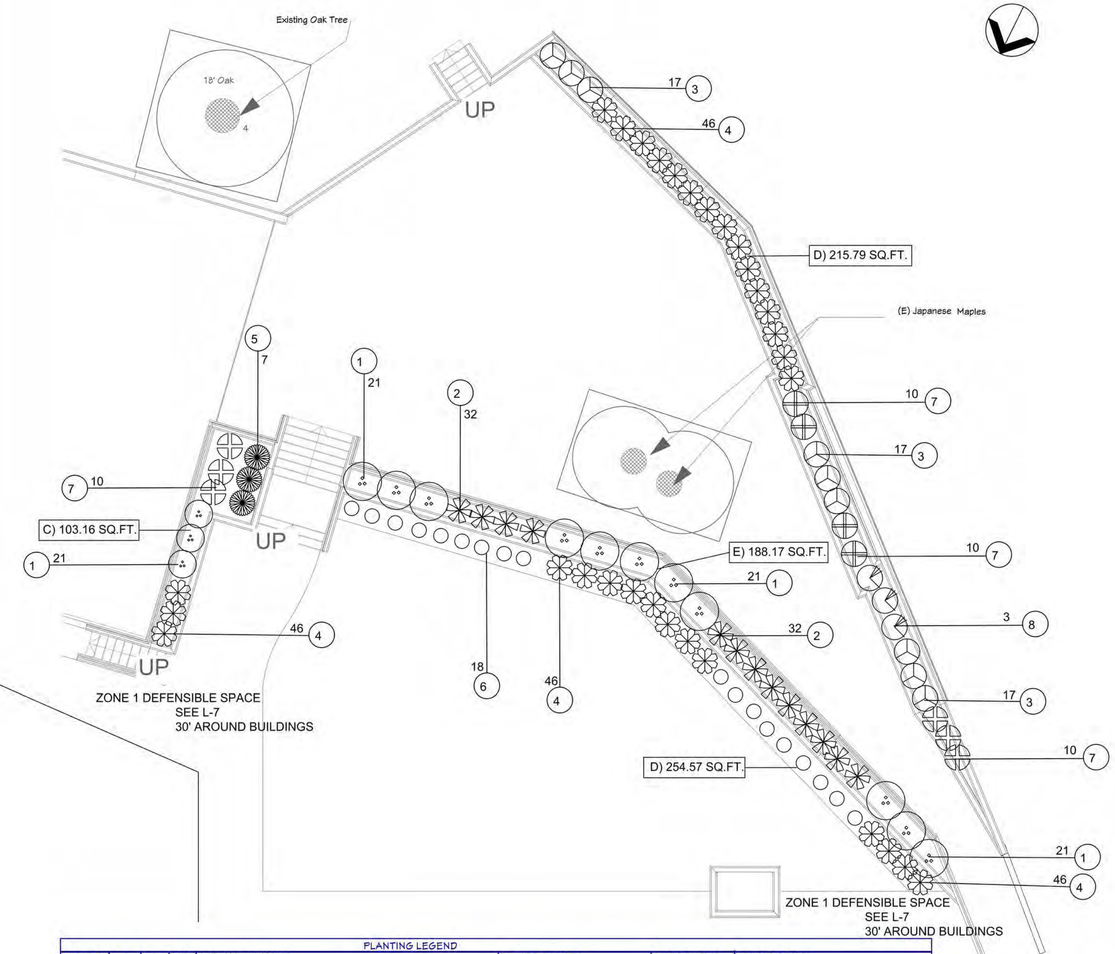
LANDSCAPE LAYOUT

CAMPBELL RESIDENCE
17020 LOS CERRITOS DR.
LOS GATOS, CA 95030

Sheet L-1

Project Phase: CAMPBELL
Drawn By: PM
Date: 04-01-21
Scale: AS SHOWN





PLANTING LEGEND

SYMBOL	#	QTY	SIZE	BOTANICAL NAME	COMMON NAME	WATER NEED	WUCOLS ZONE
	1	7	1	SALVIA APIANA	white sage	Very Low	1
	2	19	1	CEANOTHUS GREGGI	desert ceanothus	Very Low	1
	3	8	1	ATRIPLEX SPP	saltbush	Very Low	1
	4	16	1	BACCHARIS CENTENIAL	Centennial baccharis	Very Low	1
	5	4	1	ARTEMISIA FILIFOLIA	sand sagebrush	Very Low	1
	6	18	1	LANTANA MONTEVIDENSIS PURPLE	LANTANA	Low	1
	7	1	1	VERBENA BONARIENSIS	verbena (bonariensis)	Low	1
	8	1	1	LANTANA CAMARA	LANTANA	Low	1

PLANTING AREAS SQ. FT.

AREA NAME	AREA SQUARE FOOT	
A	280.31 SQ. FT.	
B	282.65 SQ. FT.	
C	103.16 SQ. FT.	
D	254.57 SQ. FT.	
E	188.17 SQ. FT.	
D	215.79 SQ. FT.	
TOTAL	1324.65 SQ. FT.	

ZONE 1 DEFENSIBLE SPACE 30 FEET AROUND BUILDINGS / DECKS
ZONE 2 DEFENSIBLE SPACE 30-100 FEET AROUND BUILDINGS / DECKS
SEE L-5 NOTES ON DEFENSIBLE CALFIRE GUIDELINES.
VERIFY LOCAL JURISDICTION FOR ADDITIONAL GUIDELINES
THIS PROJECT IS IN A HILLSIDE RESIDENTIAL ZONE AND VERY HIGH FIRE SEVERITY ZONE.

NOTE:
" I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN".

LICENSED LANDSCAPE ARCHITECT
HELEN MENDOZA PVMLA
06-30-2022
RENEWAL DUE
3-22-2022

0' 4' 8' 16'
SCALE

Date

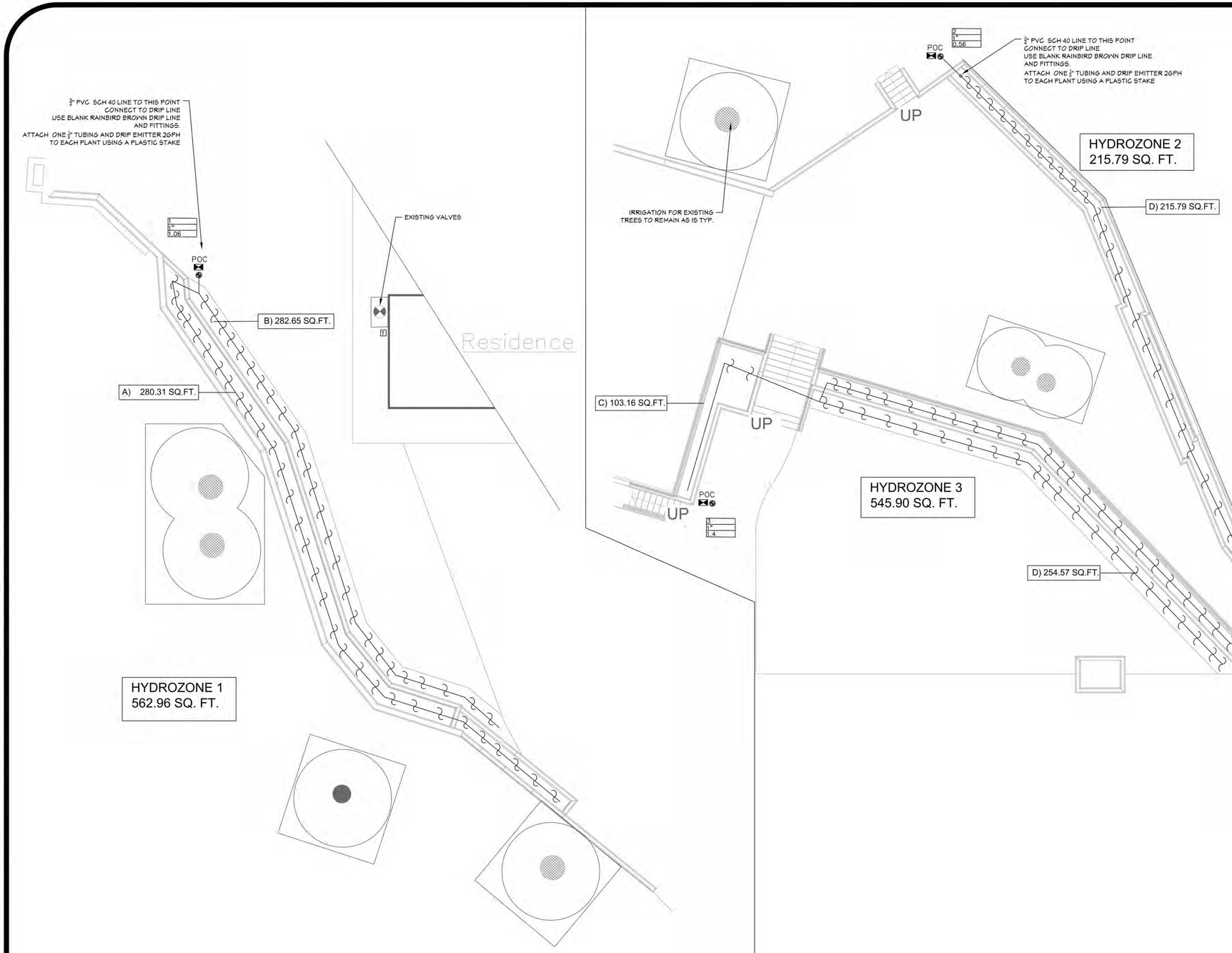
PVMLA
LANDSCAPE
ARCHITECTURE
650-270-0966
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PLANTING PLAN

CAMPBELL RESIDENCE
17020 LOS CERRITOS DR.
LOS GATOS, CA 95030

Sheet
L-2

Project Filename
CAMPBELL
Drawn By:
PM
Date
04-01-21
Scale
AS SHOWN



IRRIGATION LEGEND

- POC — EXIST. POINT OF CONNECTION
- W — WATER METER LOC. (EXISTING)
- BACKFLOW PREVENTER FEBCO 825 YRP IN LEMEUR GREEN EXOANDED METAL CASE. (EXISTING. PROVIDE COVER)
- MAIN GATE VALVE SAME SIZE AS MAIN LINE
- 1" IRRIGATION VALVE HUNTER ICV OR EQUAL. SET IN A PLASTIC BOX HOUSING INCLUDE A PRESSURE REGULATING DEVICE FOR EACH VALVE OR A MAIN REDUCER AND FILTER DEVICE AT THE P.O.C. SYSTEM IS DESIGNED TO OPERATE AT 65 PSI AT THE P.O.C. INCLUDE A BOOSTER PUMP OTHERWISE IF REQUIRED.
- RAINBIRD 44NP QUICK COUPLER VALVE
- INLINE WATER FLOW SENSOR USE HUNTER OR RACHIO INLINE SENSOR
- 1" QUICK COUPLER W/LOCKING COVER AND ACME KEY WITH ANTI-ROTATION WINGS.
- HUNTER RZWS-18-50-CV ROOT ZONE WATERING SYSTEM N/A 40 0.50 2.55 TWO (2) PER TREE*
- △▽▷◁ ½" POLY DRIP LINE W/ EMITTER TO EACH PLANT
- (F) HUNTER FLD-BV PLD MANUAL FLUSH VALVE (INSTALL AT-GRADE IN 10" ROUND VALVE BOX IN PLANTER AREA LOCATED AT FARTHEST POINT FROM DRIP ZONE CONTROL KIT, TYP.
- HB HOSE BIB
- 1½" SCHEDULE 40 PVC PIPE
- ¾" SCHEDULE 40 PVC PIPE
- 1" SCHEDULE 40 PVC PIPE
- NETAFIN DIP LINES
- MAINLINE 1" SCH 40 PVC PIPE & SOLVENT UNLESS OTHER WISE NOTED.
- SLEEVE SCH 40 MIN SIZE 4" TYP. PROVIDE AS REQUIRED
- LATERAL LINE - SCHEDULE 40 PVC PIPE & SOLVENT WELD FITTINGS AT 12" DEPTH, SIZE AS NOTED.
- T — CONTROLLER: WALL MOUNT CABINET TBD. COORDINATE LOCATION AND ELECTRICAL SERVICE WITH ARCHITECTURAL AND ELECTRICAL PLANS. COORDINATE INSTALLATION OF WIRELESS ET SENSOR ON EXTERIOR OF BUILDING
  USE SOIL SENSOR OR EVAPOTRANSPIRATION SENSOR DATA UTILIZING NON-VOLATILE MEMORY SHALL BE REQUIRED FOR IRRIGATION SCHEDULING.

USE A HUNTER PRO-C MODULAR CONTROLLER W/ A SOLAR SYNC. OR MICRO WEATHER STATION. & FLOW CLICK TO CONTROL WATER FLOW.TYP OR EQUAL

- VALVE # — VALVE NUMBER OR ZONE NUMBER
- SIZE — VALVE SIZE
- GPM — GALLONS PER MINUTE
- NW — IRRIGATION WATER METER 1" DIA CONNECT TO EXIST. BUILDING WATER METER FOR PLANTING WATER METERING
- CW — IRRIGATION WATER METER 1" DIA CONNECT TO EXIST. BUILDING WATER METER FOR PLANTING WATER METERING

ALL PIPING TO BE 12" MIN DEEP
PROVIDE 4" MIN SLEEVE UNDER ANY CONCRETE CONNECTING OR IN BETWEEN PLANTING AREAS

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM IN ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN DESIGN PLAN.

1. USE 1 DRIP 0.03 GPH EMITTER / SHRUBS & .2-0.1 GPH . TREE OR USE 2 DRIP EMITTER PER HIGHT WATER REQUIREMENT EACH PLANT
2. USE .VAN NOZZLES FOR LAWN ADJUST AS NEEDED
3. SYSTEM IS DESIGNED TO OPERATE EVERY OTHER DAY FOR THE LAWN WHEN MATURE FOR 10 MIN. MAX
4. PLANTING MATERIAL IS DESIGNED TO OPERATE 3 / WEEK / 2 INTERVALS OF 5 MINUTES EACH WHEN MATURE
5. MAIN PVC LINES 12" DEEP TO EACH IRRIGATION ZONING. DAYLIGHT PVC PIPE AND ATTACH A POLY TUBE ABOVE GROUND BUT UNDER BARK. SECURE POLY TUBE W/ GALV. STAPLES. TYP
6. DRIP VALVE ASSEMBLE W/ PRESSURE REGULATOR SET TO 30 PSI OTHERWISE, NO PRESSURE REDUCER FOR LAWN AREAS
7. USE A HUNTER PRO-C MODULAR CONTROLLER W/ A SOLAR SYNC. WITH A MICRO WEATHER STATION. & FLOW CLICK TO CONTROL WATER FLOW.TYP OR RACHIO MODELS WITH A FLOW SENSOR CONTROLLER

LICENSED LANDSCAPE ARCHITECT
PABLO MENDOZA #6614
06-30-2022
RENEWAL DATE
3-22-2022
STATE OF CALIFORNIA

0' 4' 8' 16'
SCALE

Date

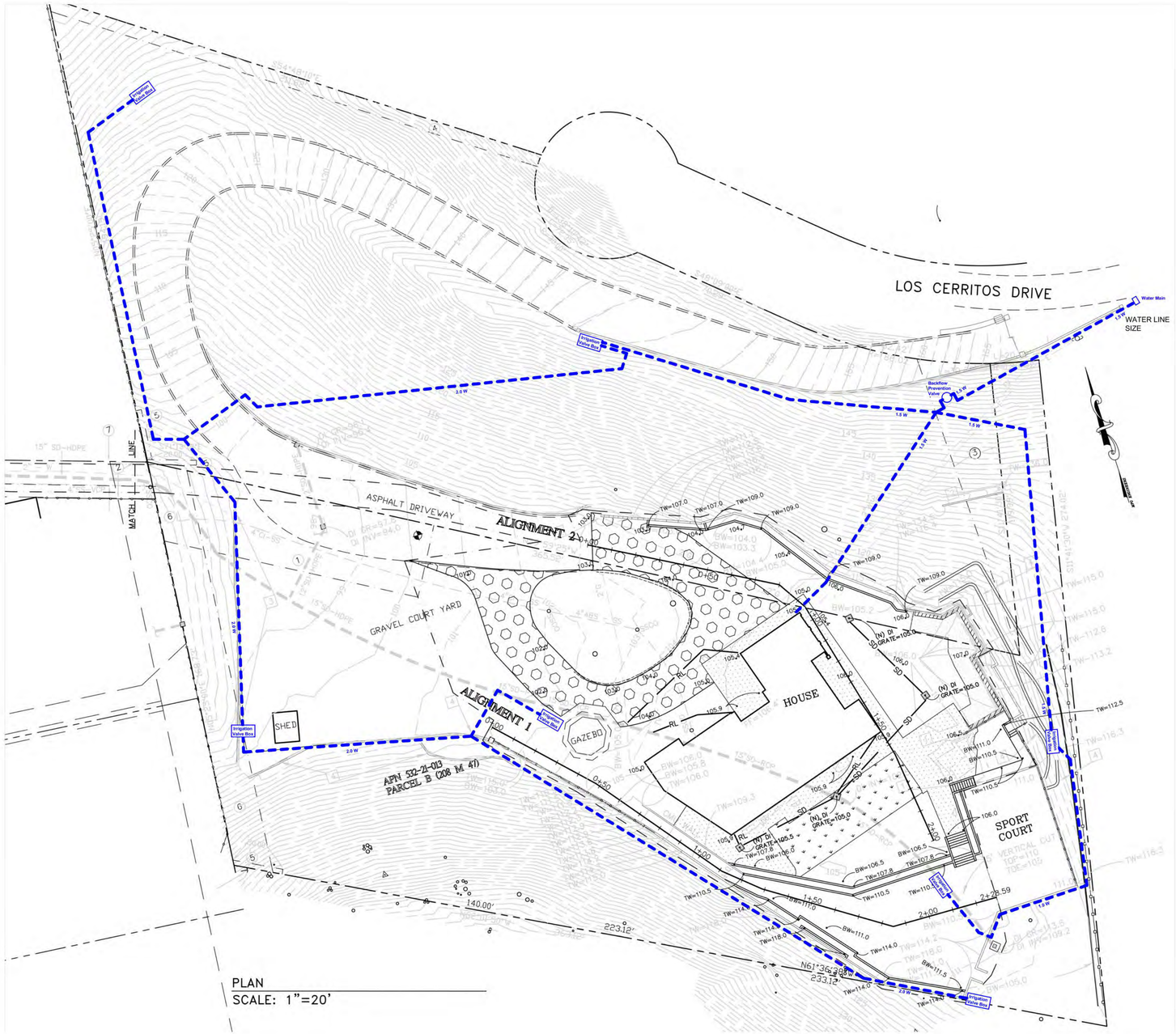
PVMLA LANDSCAPE ARCHITECTURE
650-270-0966
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IRRIGATION PLAN

CAMPBELL RESIDENCE
17020 LOS CERRITOS DR.
LOS GATOS, CA 95030

Sheet L-3

Project Phoene CAMPBELL
Drawn By PM
Date 04-01-21
Scale AS SHOWN



PLAN
SCALE: 1"=20'

EXISTING MAIN LINES nts approximate

0' 4' 8' 16'
SCALE

LICENSED LANDSCAPE ARCHITECT
DIEGO MONDOZA #6504
06-30-2022
date of re-licensure
3-22-2022
STATE OF CALIFORNIA

Date

PVMLA
LANDSCAPE
ARCHITECTURE
650-270-0966
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EXISTING
IRRIGATION MAIN LINES

CAMPBELL RESIDENCE
17020 LOS CERRITOS DR.
LOS GATOS, CA 95030

Sheet L-4

Project Phoene CAMPBELL
Drawn By: PM
Date 04-01-21
Scale AS SHOWN

PLANTING NOTES

1. All planting areas shall be cleared from weeds debris & stumps. Contractor shall be aware of all existing vegetation to be removed, relocated, or pruned. Save as many plants as possible. He or she shall familiarize with the scope of the work.
2. Soil preparation includes, rototilling, leveling, & spreading of soil amendments at the following rates per 1,000 SQ. feet:
   6 cubic yards of nitrofied redwood sawdust
   20 lbs of 16-6-8 fertilizer. Unless otherwise noted incorporate amendments thoroughly around and below trees and shrubs root balls. Rototill to a 6" deep min. By hand if not possible.
   All plant material shall be supplied by a licensed nursery, true to species and variety. Plants shall be healthy, vigorous and well branched.
3. Dig plant pits with level bottoms and square sides. Plant pits for trees and shrubs shall be twice the size of the root ball. Backfill pit with surface amended soil in a compacted mound beneath the root ball as indicated on item #2. Backfill for acid-loving plant shall be 50 % peat moss and 50 % native soil. Soil test analysis per customer.
4. Agriform plant tables. (21 gram.) Shall be used in all trees and shrubs at the following rates:
   1 gallon- 1 tablet
   5 Gallon - 3 tablets
   15 gallon - 5 tablets
   Box specimen trees, 1 tablet per foot of height.
5. Use 2 stakes per tree or as specified in the plant legend. Locate stakes so the tree is supported against prevailing winds. Stakes shall be 2" Dia. x 10' pressure treated log poles. Secure trees to stakes with black rubber ties nailed to stake.
6. After planting, build a Berm 2" ht. Around plants using native soil. Apply pre-emergent to all shrub & ground cover areas SEE DETAIL.
7. All shrub and ground cover areas shall be mulched with 3" min. layer of medium size redwood bark unless otherwised noted on the plans. Install on top of a layer of WEED BARRIER landscape fabric.
8. Maintenance period APPROVED BY OWNER. Shall be 60 days consisting of:
   Watering, weeding, caring for plants, including ground cover, shrubs, trees and vines, edging and mowing of lawns, fertilizing and control of pest and diseases as needed. Also include periodically revising all irrigation system.

PLANTING NOTES

10. Top soil placement and rough grade by grading contractor. Finish grade to be within 1/10 of a foot, clean and sloped to attain desired drainage. Do not disturb existing soil condition as much as possible.
11. Verify existing drainage system. System shall catch all down spouts by installing all necessary area drains. Carry system from back yard to front yard to city street. OR lowest point in property. Ver. Local building codes for runoff
12. Flagstone stepping-stones shall be set over 1" of fill sand when set on dirt.
13. Use Deep Root Corp. 24" min. deep root barriers between any tree that is 3' -0" or closer to a sidewalk. Or structure.
14. Should plants freeze, or should any plant material be damaged or destroyed by deer or other wildlife, the owner takes full and sole responsibility for the cost of replacement.
15. All vines shall be installed using galvanized wires and hooks attached to the wall and or to new arbor. At 12" intervals. Use plastic green tape to tie stems to wire to prevent girdling. Or use Lattice for espaliers.
16. Low voltage Lighting fixtures to be supplied by the contractor. Owner Approved.
17. All Cobbles shall range between 6" Dia. min. size. See plan for location. If required Owner approved
18. Include Geotextile fabric to inhibit plant growth. Underneath all bark.
19. All work shall be done in accordance to local, city, and state building codes.
20.
23. All scaled dimensions are approximated. Before proceeding with any work, carefully check and verify dimensions on the site. The drawings are diagrammatic.
23.. Verify tree location on site.
24. Do not install the landscape as indicated on the drawings when it is obvious in the field that previously obstructions or grade differences exist that might not been considered in the engineering,Design, or if discrepancies in construction details, legend or specific notes are discovered.

PVMLA 650-270-0966
1116 Curtner Ave
San Jose, Ca 95125 info@pvmla.com

Water Efficient Landscape Worksheet

Properety info:			
Project address:	17020 LOS CERRITOS DR	APN:	
City:	LOS GATOS, CA		
ZIP:	95030	Phone:	

Reference Eto 42.9 LOS GATOS

Hidrozone Table	Plant factor	Irrigation Method	Irrigation Efficiency Drip = 0.81 O spray =0.75	ETAF Residential = 0.55 Commercial =0.45 SLA=1.0	LA Landscape Area	ETAF x Area	ETWU estimated total water use	ETWU ETAF= (PF 0.1* LA)/IE 0.81
Zone 1	0.1	Drip	0.81	0.55	562.96	309.628	8235.485544	69.50
Zone 2	0.1	Drip	0.81	0.55	215.79	118.6845	3156.770331	26.64
Zone 3	0.1	Drip	0.81	0.55	545.9	300.245	7985.91651	67.40
Zone 4	0.1	Drip	0.81	0.55	0	0	0	0.00
Zone 5	0.1	Drip	0.81	0.55	0	0	0	0.00
Zone 6	0.1	Drip	0.81	0.55	0	0	0	0.00
Zone 7	0.1	Drip	0.81	0.55	0	0	0	0.00
Zone 8	0.1	Drip	0.81	0.55	0	0	0	0.00
						0	0	
						0	0	
				Totals	**1324.65**	**728.5575**	**19,378.17**	163.54

Special landscape area					
Parks, recycle water areas, edible plans, parks		1	0	0	0
		1	0	0	0
	Totals		0	0	0

Water Budget Calculation

WAWA

WAWA **24,663.13** Gallons

Waterbudget calculation	**19,378.17**	**less than**	**24,663.13** Gallons

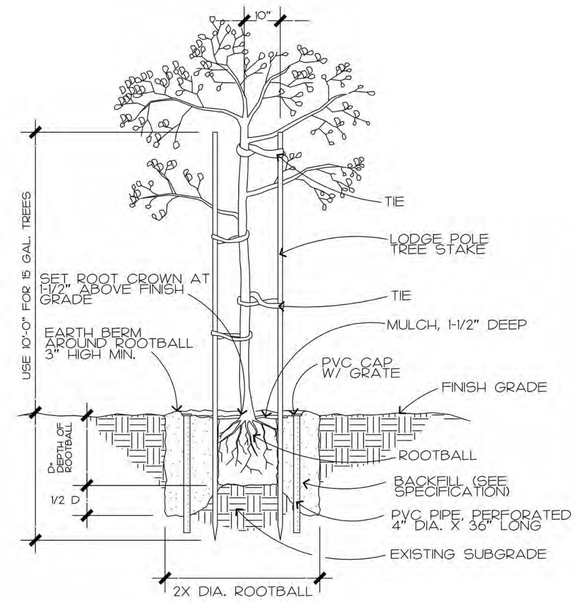
ETWU	Ref ETO City	x (0.62)	x((PF x HA) / IE +SLA)
	42.9	0.62	**4,349.76**

ETAF calculations

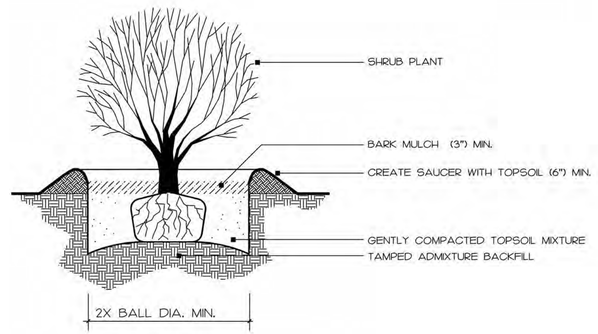
Total ETAF/Total Landscape Residential	0.55 ETAF	Less than	.55 residential required
Total ETAF/Total Landscape Commercial	0.55 ETAF	Less than	.45 Non residential
Site wide ETAF	0.55		

ETWU=ETox0.62x(ETAFxlandscape area) 19,378.17 Gallons Residential use 0.55 value

WAWA=ETox0.62x[(ETAFxlandscape area)+((1-ETAF)xSLA))] 24,663.13 Gallons Plus 24,663.13 Gallons



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

LICENSED LANDSCAPE ARCHITECT
RENEWAL 08-30-2022
5-22-2022
STATE OF CALIFORNIA

Date

PVMLA LANDSCAPE ARCHITECTURE
650-270-0966
w w w . P V M L A . c o m

LANDSCAPE NOTES

CAMPBELL RESIDENCE
17020 LOS CERRITOS DR.
LOS GATOS, CA 95030

Sheet L-5

Project Name CAMPBELL
Drawn By PM
Date 04-01-21
Scale AS SHOWN

14.15.110. Irrigation Schedule.

A. For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:

1. Irrigation scheduling shall be regulated by automatic irrigation controllers.

2. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.

3. For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, emission device, flow rate, and current reference evapotranspiration, so that applied water meets the Estimated Total Water Use. Total annual applied water shall be less than or equal to Maximum Applied Water Allowance (MAWA). Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g., CIMIS) or soil moisture sensor data.

4. Parameters used to set the automatic controller shall be developed and submitted for each of the following: a. the plant establishment period; b. the established landscape; and c. temporarily irrigated areas.

5. Each irrigation schedule shall consider for each station all of the following that apply: a. irrigation interval (days between irrigation); b. irrigation run times (hours or minutes per irrigation event to avoid runoff); c. number of cycle starts required for each irrigation event to avoid runoff; d. amount of applied water scheduled to be applied on a monthly basis; e. application rate setting; f. root depth setting; g. plant type setting; h. soil type; Ordinance No. 16-2142 Page 17 of 26 i. slope factor setting; j. shade factor setting; and k. irrigation uniformity or efficiency setting.

14.15.120. Landscape and Irrigation Maintenance Schedule.

Landscapes shall be maintained to ensure successful establishment following installation, and to ensure water use efficiency consistent with this chapter. A maintenance schedule shall be established and submitted to the Director of Community Development or his/her designee, either with the Landscape Documentation Package, with the landscape installation report or any time before the landscape installation report is submitted.

A. Schedules should take into account water requirements for the plant establishment period and water requirements for established landscapes.

B. Repair of all irrigation equipment shall be done with the originally installed components or their equivalents or with components with greater efficiency.

C. Maintenance shall include, but not be limited to the following: routine inspection; pressure testing, adjustment and repair of the irrigation system; aerating and de-thatching turf areas; replenishing mulch; fertilizing; pruning; replanting of failed plants; weeding; pest control; and removing obstructions to emission devices.

D. Failed plants shall be replaced with the same or functionally equivalent plants that may be size-adjusted as appropriate for the stage of growth of the overall installation. Failing plants shall either be replaced, or be revived through appropriate adjustments in water, nutrients, pest control or other factors as recommended by a landscaping professional.

IRRIGATION NOTES

An automatic irrigation system shall be installed as follows:

1. System shall provide 100 % coverage. Contractor shall select proper arc and radius of all nozzles.
2. Water meter, water stub-outs, and electrical stub-outs for the controller by others.
3. Main line to be PVC schedule 40, trenched to a depth of 18". Lateral line to be PVC SCH 40 trenched to a depth of 12" deep. Unless otherwise noted on plans.
4. Risers to be PVC schedule 80 mounted on Marlex swing joints or flex risers.
5. All electrical wire from controller to valves shall be UF direct burial. All electrical work shall be waterproofed.
6. All pipe and wire under paving-patios to be sleeved with PVC schedule 40 twice the size of the pipe MIN.
7. Systems to be pressure tested prior to backfilling. Backfill material shall be free from rocks larger that 1" - 0". All trenches shall be jetted and compacted to 90 %.
8. Contractor to supply as built drawings.
9. All lines shall be flushed clean prior to acceptance.
10. Irrigation controller shall be installed where indicated by home owner. Contractor shall be responsible to provide 110 V. power hook up.
11. All bubblers shall be installed inside a 4" Dia x 30"long PVC perforated drain pipe inside trees berm. Cover pipe with 4" Sloam grate above gorilla hair finish grade. Fill pipe with ¾" drain rock.
12. Pepco poly distribution tubes shall be set 2" min. deep below finish grade and gradually go above finish grade at the plants base.
13. System is based to operate at 50 GPM.

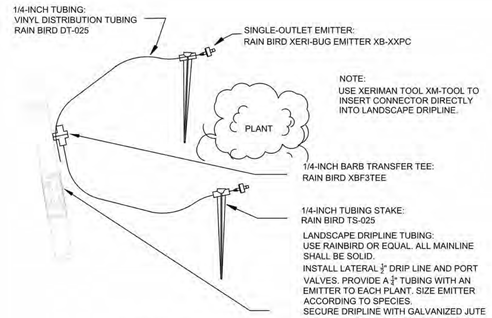
System is a design built upgrade per area and need basis. Design is diagrammatic. Verify before start. If any discrepancy contact L Architect ,

14. Do not install the sprinkler system as indicated on the drawings when it is obvious in the field that previously obstructions or grade differences exist that might not been considered in the engineering, or if discrepancies in construction details, legend or specific notes are discovered.
15. Scaled dimensions are approximate. Before proceeding with any work, carefully check and verify dimensions on the site. The drawings are diagrammatic. Swing joints, offsets and fittings are not shown.

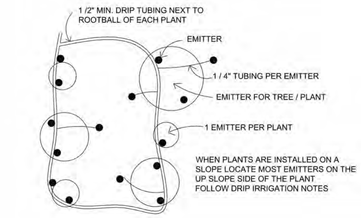
Irrigation (Watering) Schedule

Please see schedule below for permitted days for outdoor irrigation. Outdoor irrigation may not take place between the hours of 8:00 a.m. and 6:00 p.m.

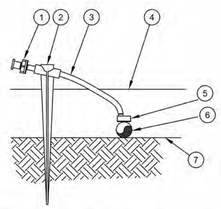
Even Street Addresses: Tuesday and Friday
Odd Street Addresses: Monday and Thursday
No Street Addresses: Monday and Thursday



1 LANDSCAPE DRIPINE WITH SUPPLEMENTAL EMITTERS
N.T.S.



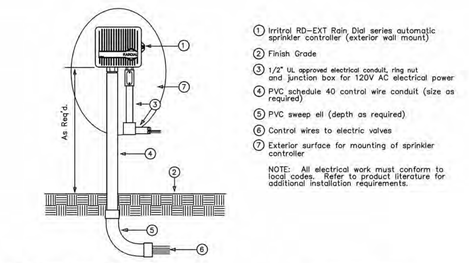
DRIP EMITTER PLACEMENT AT SHRUBS
N.T.S.



1. USE 1 DRIP 0.03 GPH EMITTER / SHRUBS & 2-0.1 GPH / TREE PRESSURE-COMPENSATING MODULE BARB INLET X BARB OUTLET EMITTER WITH PC DIFFUSER CAP: RAIN BIRD PC EMITTER WITH PC DIFFUSER
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. DRIP VALVE OR EMITTER.
6. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.
2. SHOULD THE EMITTER BECOME DISLODGED UNREGULATED FLOW WILL OCCUR.
3. RAIN BIRD PC BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
PC-05 5 GPH PC-07 7 GPH PC-10 10 GPH
PC-12 12 GPH PC-18 18 GPH PC-24 24 GPH
4. PC DIFFUSER CAPS ARE AVAILABLE IN BOTH BLACK AND PURPLE.

2 SOLID DRIPLINE TO EMITTER



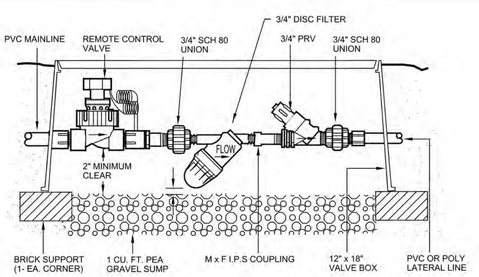
1. Irritrol RD-EXT Rain Dial series automatic sprinkler controller (exterior wall mount)
2. Finish Grade
3. 1/2" UL approved electrical conduit, ring nut and junction box for 120V AC electrical power
4. PVC schedule 40 control wire conduit (size as required)
5. PVC sweep ell (depth as required)
6. Control wires to electric valves
7. Exterior surface for mounting of sprinkler controller

NOTE: All electrical work must conform to local codes. Refer to product literature for additional installation requirements.

This drawing is provided for reference only. Individual project requirements and local codes may dictate differences in installation procedures that are not identified here.

RD-EXT RAIN DIAL

3 TIMER INSTALLATION TYP. & 3/4" DISC FILTER
SECTION - NO SCALE



4 REMOTE CONTROL VALVE W/ 3/4" PRV & 3/4" DISC FILTER
SECTION - NO SCALE

IRRIGATION NOTES

1. OPERATING WATER PRESSURE AT THE POINT OF CONNECTION IS APPROXIMATELY 55 PSI. REFER TO CIVIL PLANS FOR MORE INFORMATION. THE SYSTEM IS DESIGNED TO MAINTAIN A MINIMUM OPERATING PRESSURE OF 40 PSI AND MAXIMUM FLOW OF 50 GPM (MAX. CONT. FLOW OF 100 GPM). THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO INSTALLATION OF THE SYSTEM. REPORT TO THE OWNER AND THE LANDSCAPE ARCHITECT ANY DIFFERENCES BETWEEN THE CONDITIONS ASSUMED ON THESE PLANS AND THE CONDITIONS ON SITE. IN THE EVENT PRESSURE AND FLOW DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS REQUIRED.

POINT OF CONNECTION IS EXISTING. VERIFY SYSTEM REQUIREMENTS

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, STRUCTURES AND FACILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS AROUND EXISTING AND PROPOSED SITE STRUCTURES AND FACILITIES, UNDER PAVING, ETC...

3. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

4. THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT, PIPING, VALVES, ETC... SHOWN WITHIN PAVED AREAS ARE FOR DESIGN PURPOSES ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.

5. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE. INSTALL ALL SPRINKLER HEADS WITH NOZZLE OF THE APPROPRIATE DEGREE AND RADIUS FOR THE AREAS TO BE COVERED. ADJUST ADDITIONAL NOZZLES TO ELIMINATE SPRAYING ONTO WALKS, STREETS, WALLS, ETC...

6. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
7. ALL IRRIGATION LINES AND WIRING SHALL BE INSIDE AN SLEEVE WHEN CROSSING UNDER PAVING. SLEEVE MUST BE AT LEAST TWICE THE DIAMETER.
8. USE ALL PVC SCH 40 MAIN AND LATERAL LINES.

WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

PABLO MENDOZA LA # 5814 DATE:

LICENSED LANDSCAPE ARCHITECT
PABLO MENDOZA
No. 5814
06-30-2022
RENEWAL DATE
5-22-2022
DATE
STATE OF CALIFORNIA

Date

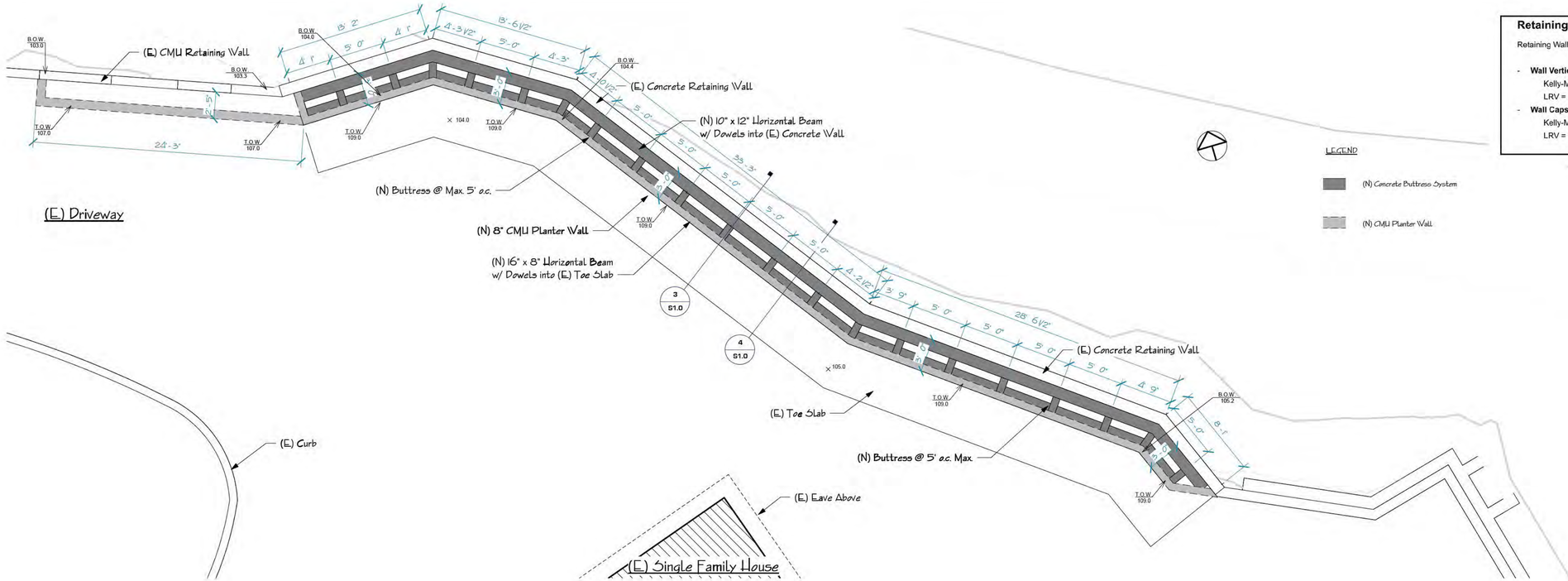
PVMLA
LANDSCAPE ARCHITECTURE
650-270-0966
w w w . P V M L A . c o m

CAMPBELL RESIDENCE
17020 LOS CERRITOS DR.
LOS GATOS, CA 95030

IRRIGATION NOTES

Sheet L-6

Project #Name CAMPBELL
Drawn By: PM
Date 04-01-21
Scale AS SHOWN



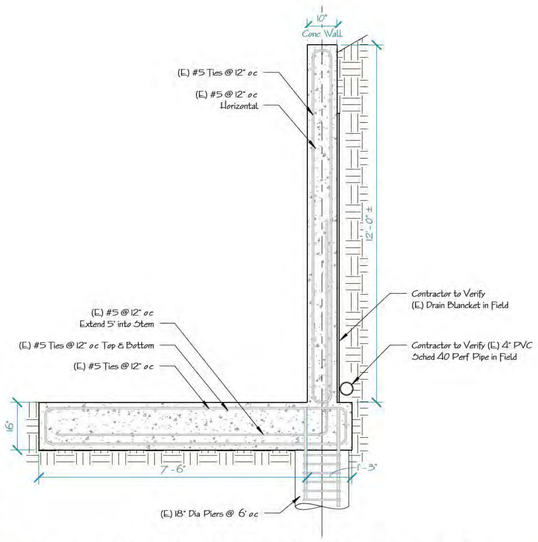
Retaining Wall Finish Material Notes

Retaining Walls will be finished with stucco and painted to match the main house.

- **Wall Vertical Surfaces**
  Kelly-Moore "Stacked Stone" (KM5792)
  LRV = 26
- **Wall Caps**
  Kelly-Moore "Sausalito Ridge" (KM5800)
  LRV = 13

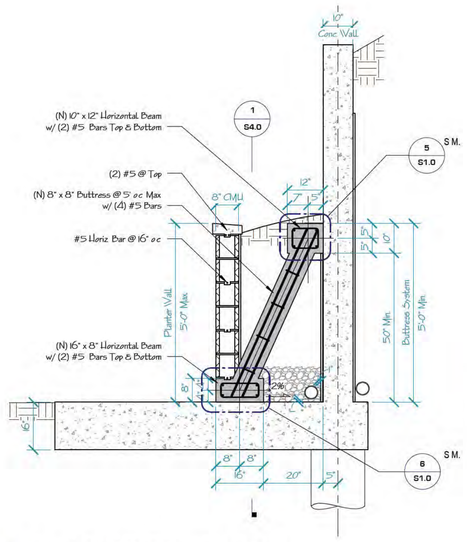
1 Wall Mitigation Plan - Buttress Plan @ Driveway Area

3/16" = 1'-0"



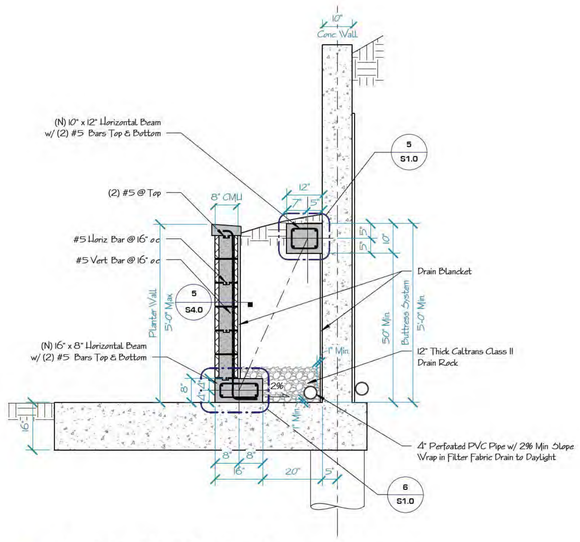
2 Concrete Retaining Wall Section (As-Constructed)

1/2" = 1'-0"



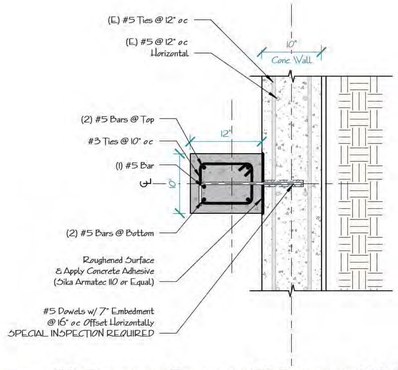
3 Retaining Wall Section @ Buttress

1/2" = 1'-0"



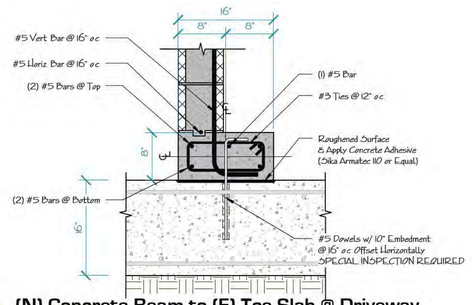
4 Retaining Wall Section Between Butresses

1/2" = 1'-0"



5 (N) Concrete Beam to (E) Concrete Wall @ Driveway

1" = 1'-0"



6 (N) Concrete Beam to (E) Toe Slab @ Driveway

1" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER — JAMES B. RAFUSON — C37062 — Exp. 06/30/22 — CIVIL — STATE OF CALIFORNIA

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3	3/12/21	PC Revisions 3

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Buttress System @ Driveway Area

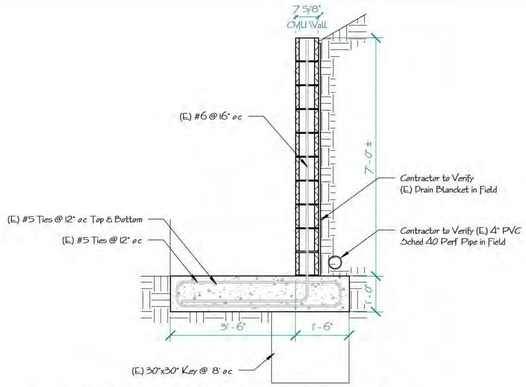
Campbell Residence Site Improvements
17020 Los Cerritos Drive
Los Gatos, CA 95030

Date:	28 Mar 2022
Project No:	Project No.
Drawn By:	Author
Design By:	Designer
Checked By:	Checker
Scale:	As indicated

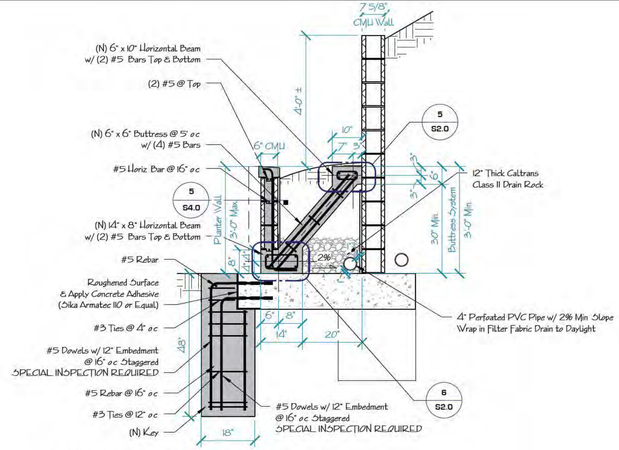
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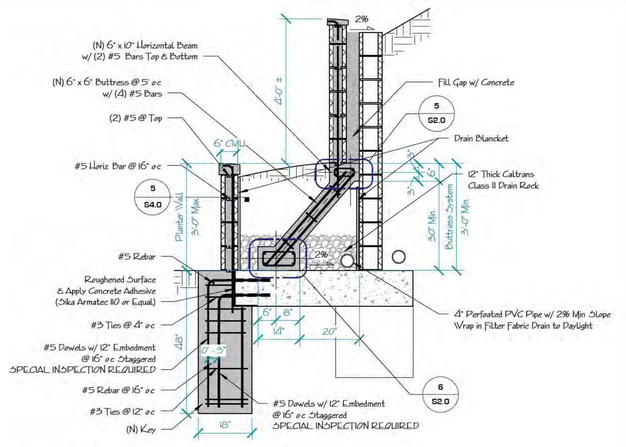
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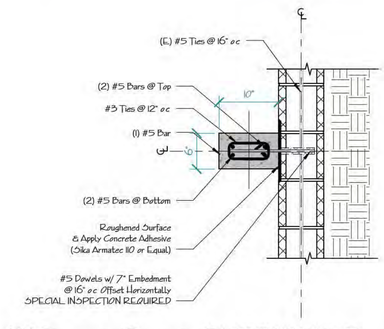
2 CMU Wall Section (As-Constructed)
1/2" = 1'-0"



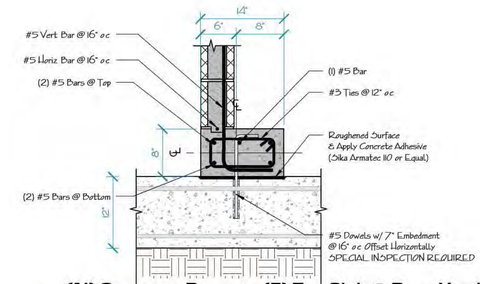
3 CMU Wall Section - Condition 1
1/2" = 1'-0"



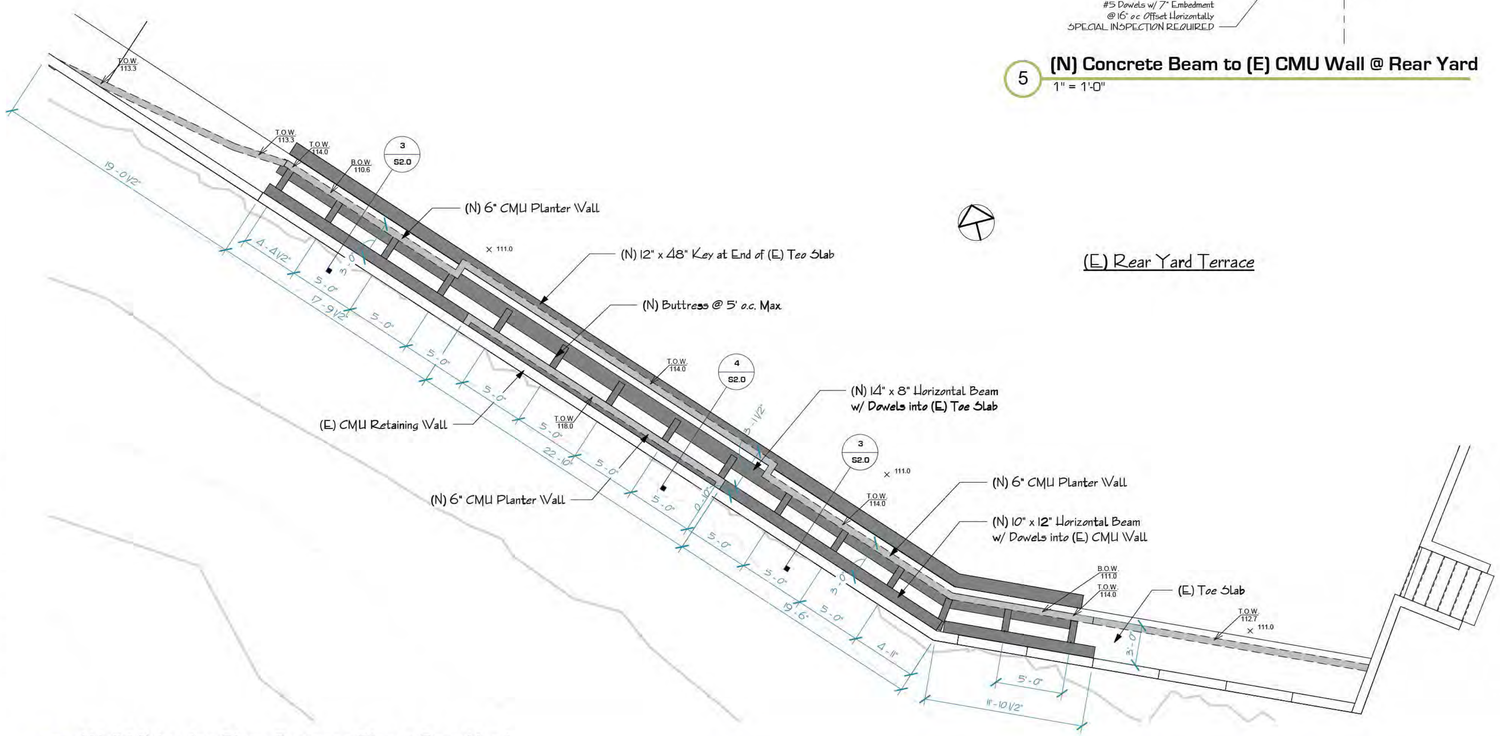
4 CMU Wall Section - Condition 2
1/2" = 1'-0"



5 (N) Concrete Beam to (E) CMU Wall @ Rear Yard
1" = 1'-0"



6 (N) Concrete Beam to (E) Toe Slab @ Rear Yard
1" = 1'-0"



1 Wall Mitigation Plan - Buttress Plan @ Rear Yard
3/16" = 1'-0"

Retaining Wall Finish Material Notes

Retaining Walls will be finished with stucco and painted to match the main house.

- **Wall Vertical Surfaces**
  Kelly-Moore "Stacked Stone" (KM5792)
  LRV = 26
- **Wall Caps**
  Kelly-Moore "Sausalito Ridge" (KM5800)
  LRV = 13

LEGEND

(N) Concrete Buttress System

(N) CMU Planter Wall

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REGISTERED PROFESSIONAL ENGINEER ALIREZA R. RAFIEI, JR. Exp. 06/30/22 CIVIL STATE OF CALIFORNIA

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3	3/12/21	PC Revisions 3

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Buttress System @ Rear Yard Area

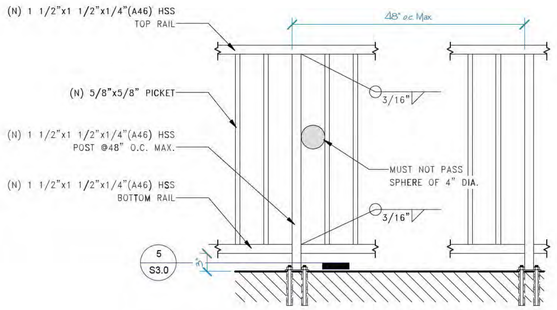
Campbell Residence Site Improvements
17020 Los Cerritos Drive
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Date:	28 Mar 2022
Project No:	Project No.
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Checked By:	Checker
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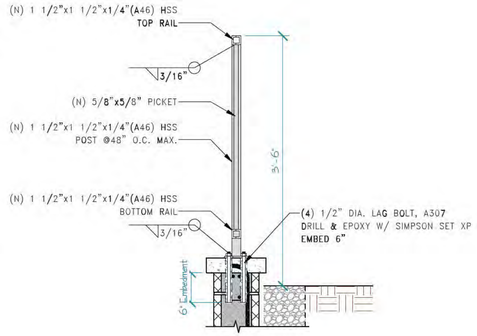
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28 Mar 2022

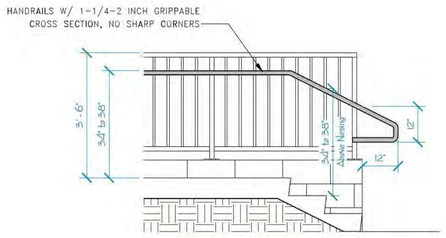
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4 Railing Elevation
1" = 1'-0"

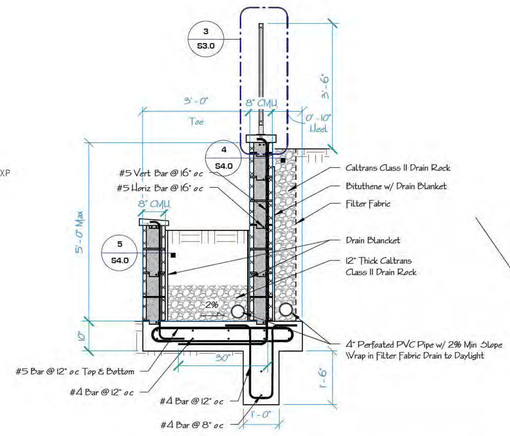


3 Typical Guardrail
1" = 1'-0"

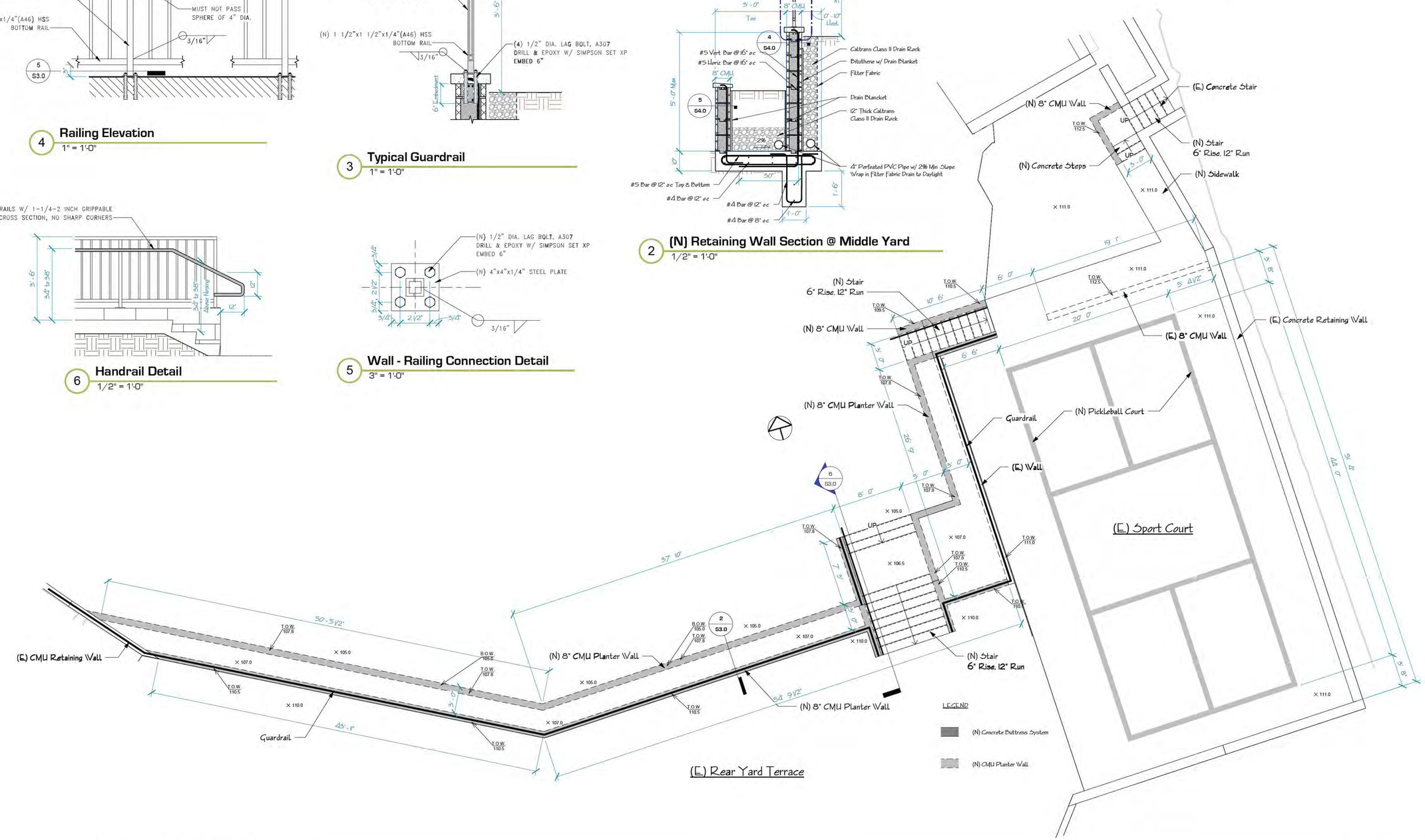


6 Handrail Detail
1/2" = 1'-0"

5 Wall - Railing Connection Detail
3" = 1'-0"



2 (N) Retaining Wall Section @ Middle Yard
1/2" = 1'-0"



1 Retaining Wall Plan @ Middle Yard
3/16" = 1'-0"

Retaining Wall Finish Material Notes

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- **Wall Caps**
  Kelly-Moore "Sausalito Ridge" (KM5800)
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REGISTERED PROFESSIONAL ENGINEER ALIREZA S. RAFIEI No. C86662 Exp. 06/30/22 CIVIL STATE OF CALIFORNIA

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1	02/26/20	PC Revisions 1
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CMU Planter Walls @ Middle Yard

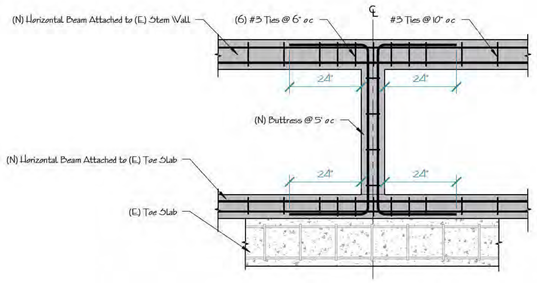
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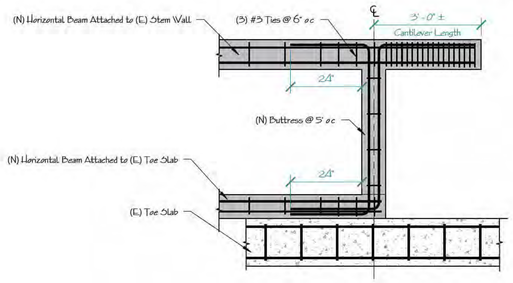
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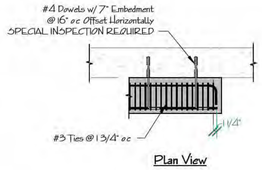
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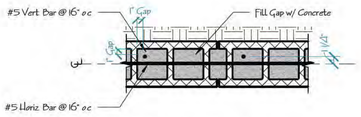
1 Buttress Elevation
1/2" = 1'-0"



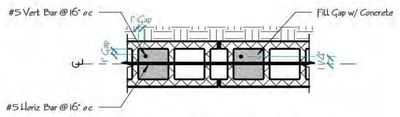
2 Buttress Elevation @ Cantilever
1/2" = 1'-0"



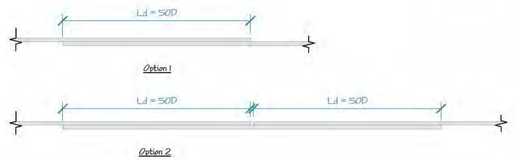
Plan View



4 Plan View - CMU Retaining Wall
1" = 1'-0"



5 Plan View - CMU Planter Wall
1" = 1'-0"



6 Rebar Splice - Typical
1" = 1'-0"



7 Stirrup Hook - Typical
1" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
ALIREZA B. RAFSANJANI
C37162
Exp 06/30/22
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Reinforcement Details

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