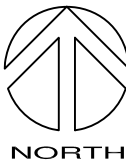
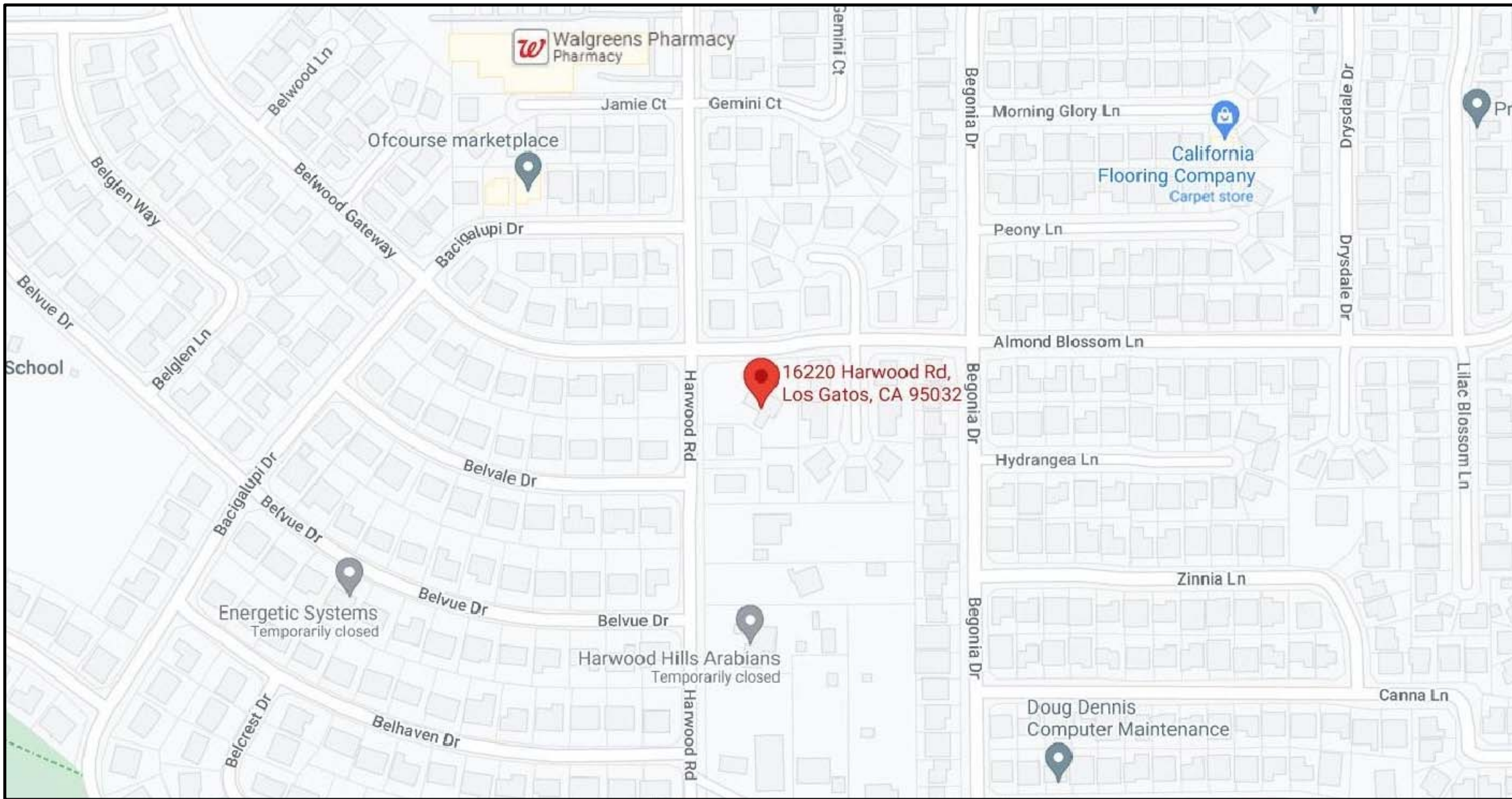


NEW RESIDENTIAL PROJECT AT:
16220 HARWOOD RD.
LOS GATOS, CA
PARCEL B



VICINITY MAP

A1.0B	PROJECT DATA / VICINITY MAP
A1.1	PROPOSED SITE PLAN
A1.2	EXISTING/ DEMOLITION SITE PLAN
A1.2	EXISTING/ DEMOLITION SITE PLAN
A1.3	STREETSCAPE
A1.4	SHADOW STUDY
C1	CIVIL COVER SHEET
C2	GRADING & DRAINAGE PLAN
C3	UTILITY PLAN
C4	DETAILS
C5	NOTES
C6	SITE SECTIONS
C7	CONSTRUCTION MANAGEMENT & ERROSION
A2.1B	PROPOSED FIRST FLOOR PLAN
A2.2B	PROPOSED SECOND FLOOR PLAN
A3.1B	EXTERIOR ELEVATIONS
A3.2B	EXTERIOR ELEVATIONS
A4B	ROOF PLAN
A5B	BUILDING SECTIONS / SKYLIGHT DETAIL
L1	LANDSCAPE PLAN

SHEET INDEX

CONTACT: MAJID MOHAZZAB
(408) 621-4638

- NET LOT SIZE: 34,767 SQ. FT. / 0.80 AC.
APN 567-18-051
ZONING: R-1:8

GROSS AREA
LOT "A" SIZE: 11,647 SQ. FT. / 0.27 AC.
LOT "B" SIZE: 11,810 SQ. FT. / 0.27 AC.
LOT "C" SIZE: 11,219 SQ. FT. / 0.26 AC.

NET: 10,011 SQ. FT. / GROSS 11,810 SQ. FT. / 0.27 AC.

● PROJECT SCOPE:

DEMOLITION OF EXISTING STRUCTURE
3 LOTS CREATED
PROPOSED NEW TWO-STORY SINGLE FAMILY HOUSE ON EACH LOT
WITH A JUNIOR ADU AND ATTACHED 2 CAR GARAGE

LOT "B" SIZE:

WITHOUT CORRIDOR: 10,011 SQ. FT.
CORRIDOR: 1,799 SQ. FT.
NCLUDING CORRIDOR: 11,810 SQ. FT.

● ALLOWED FLOOR AREA FOR THE HOUSE EXCLUDING GARAGES:

FAR = 0.35 - (10,011 - 5)/25 x 0.20
FAR = 0.35 - 0.2004 x 0.20
FAR = 0.3099 = 30.99 %
FAR FOR HOUSE = 3,103 SQ. FT.

● ALLOWED FLOOR AREA FOR THE GARAGES:

FAR = 0.10 - (11.8 - 5)/25 x 0.07
FAR = 0.10 - 0.272 x 0.07
FAR = 0.0810 = 8.1 %
FAR GARAGES = 861 SQ. FT.

● FLOOR AREA RATIO (FAR)

	PROPOSED	MAX. ALLOWED
LOT SIZE	11,810 S.F.	
1ST FLOOR	1,518 S.F.	
2ND FLOOR	1,582 S.F.	
TOTAL PROPOSED	3,100 S.F.	3,103 S.F. MAX.
GARAGE	530 S.F.	861 S.F. MAX.

NOT PART OF THIS SUBMITTAL

FUTURE "JADU" ATTACHED	500 S.F.	500 S.F. MAX.
---------------------------	----------	---------------

A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE CALIFORNIA ENERGY CODE PERFORMANCE OR PRESCRIPTIVE STANDARDS. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

THIS RESIDENCE WILL COMPLY WITH THE TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE SECTION 6.10.020 AND 6.120.020

PURSUANT TO TOWN CODE, ALL PERMANENT EXTERIOR LIGHT FIXTURES SHOULD UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. REVISE PROPOSED EXTERIOR LIGHTING AS NEEDED.

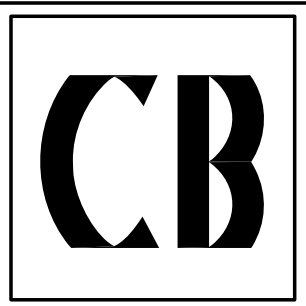
● LOT COVERAGE:

FLOOR AREA	AREA	COVERAGE
HOUSE & GARAGE	2,548 S.F.	21.5 %
PORCHES	240 S.F.	2 %
TOTAL LOT COVERAGE		23.5 %

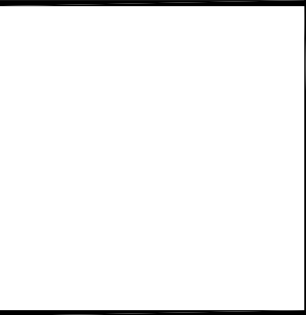
ALLOWED LOT COVERAGE: 40%

FIRE SPRINKLERS WILL BE INSTALLED

REVISIONS	BY



BASSAL
Architecture
916.435.0605
408.674.2077

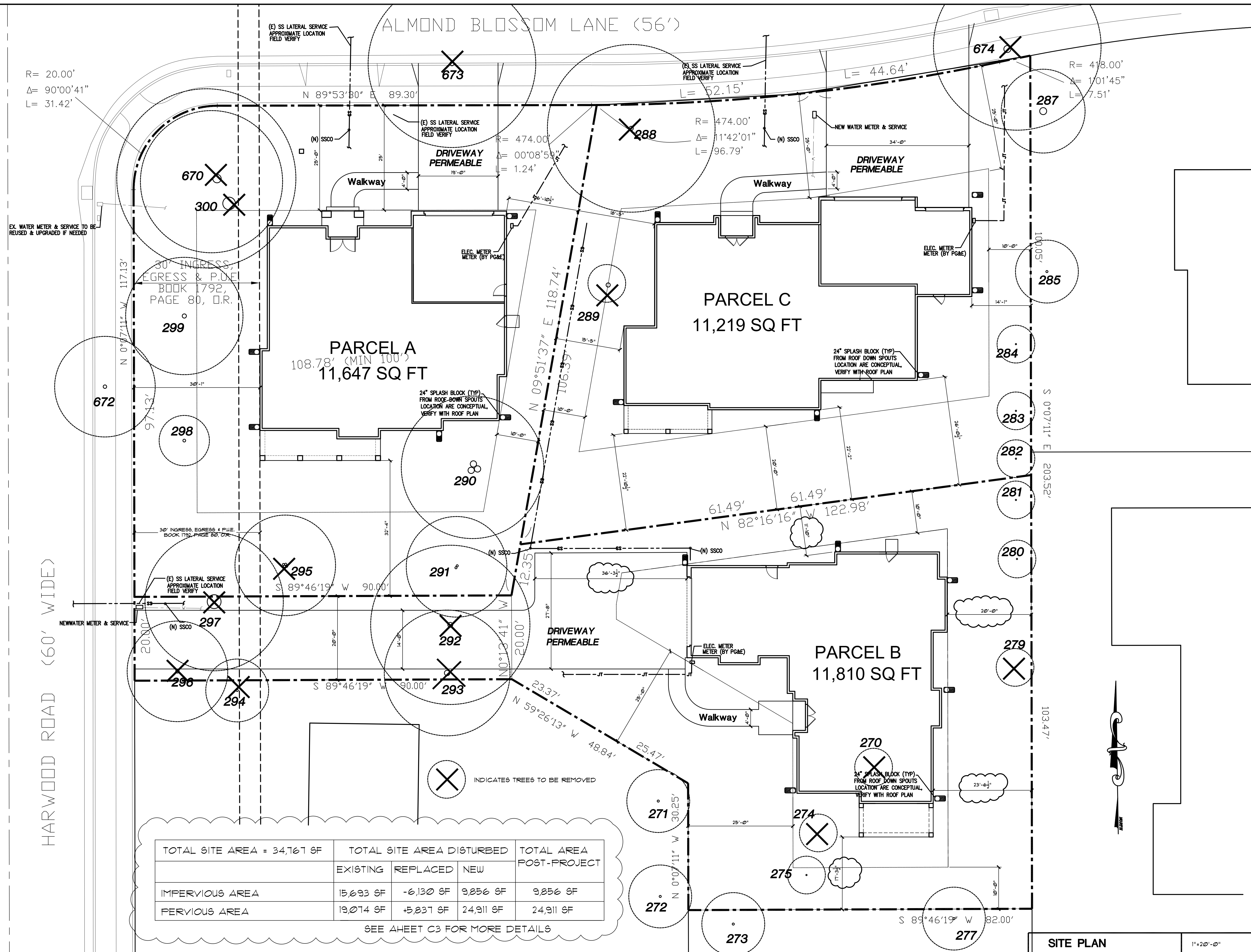


PROJECT DATA
PARCEL B

NEW RESIDENTIAL PROJECT AT:
16220 HARWOOD RD.
LOS GATOS, CA

DATE:	6-27-2022
SCALE:	-
DRAWN	CB
JOB NO	

SHEET NO.	A1.0B
OF SHEETS	



REVISIONS	BY

CB
BASSAL
Architecture
916.435.0605
408.674.2077

PROPOSED SITE PLAN

**NEW RESIDENTIAL PROJECT AT:
16220 HARWOOD RD.
LOS GATOS, CA**

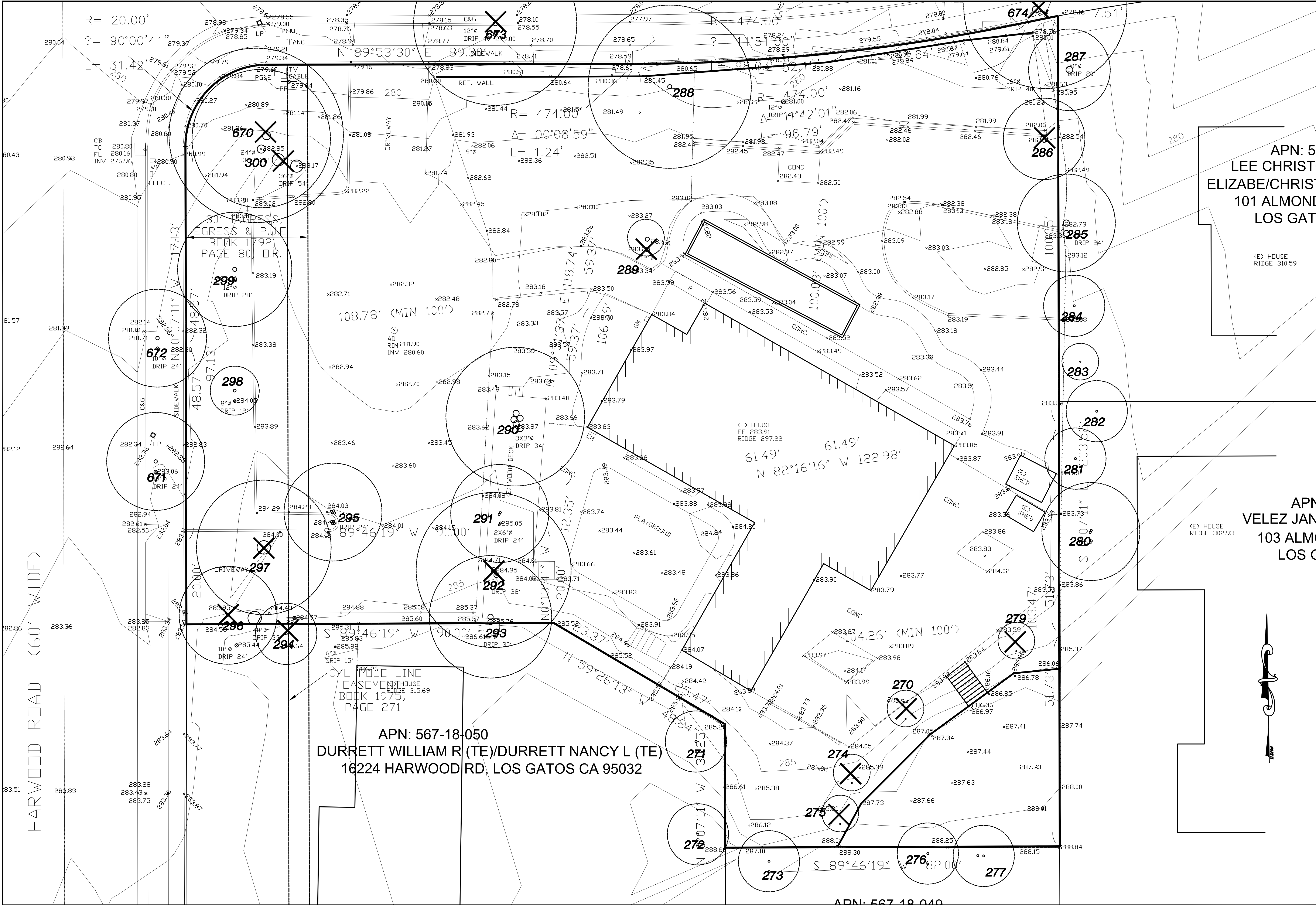
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DRAWN	CB
JOB NO	-

A2

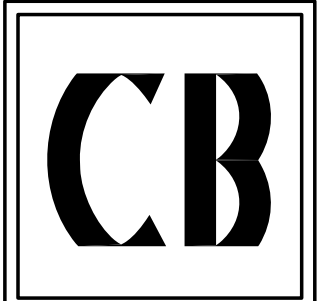
A1.1

OF SHEETS

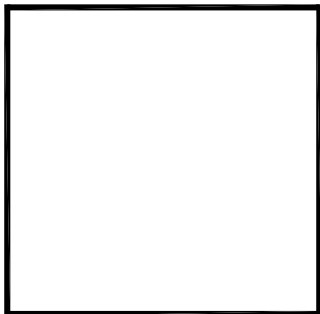
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916.435.0605
408.674.2077



EXISTING SITE PLAN

**NEW RESIDENTIAL PROJECT AT:
16220 HARWOOD RD.
LOS GATOS, CA**

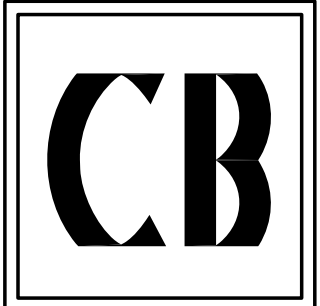
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DRAWN	CB
JOB NO	-

A2	A1.2
OF	SHEETS

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916.435.0605
408.674.9077



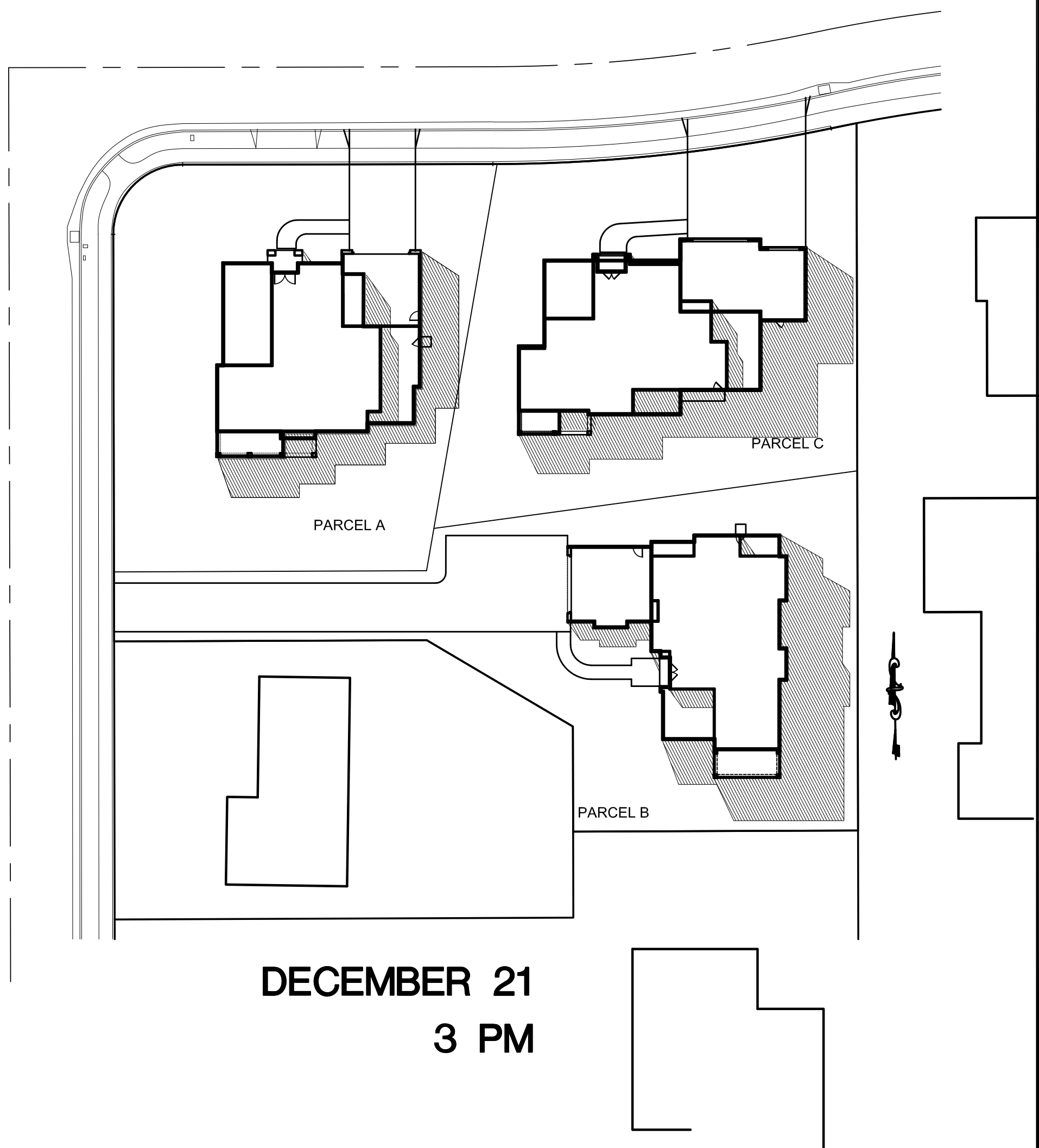
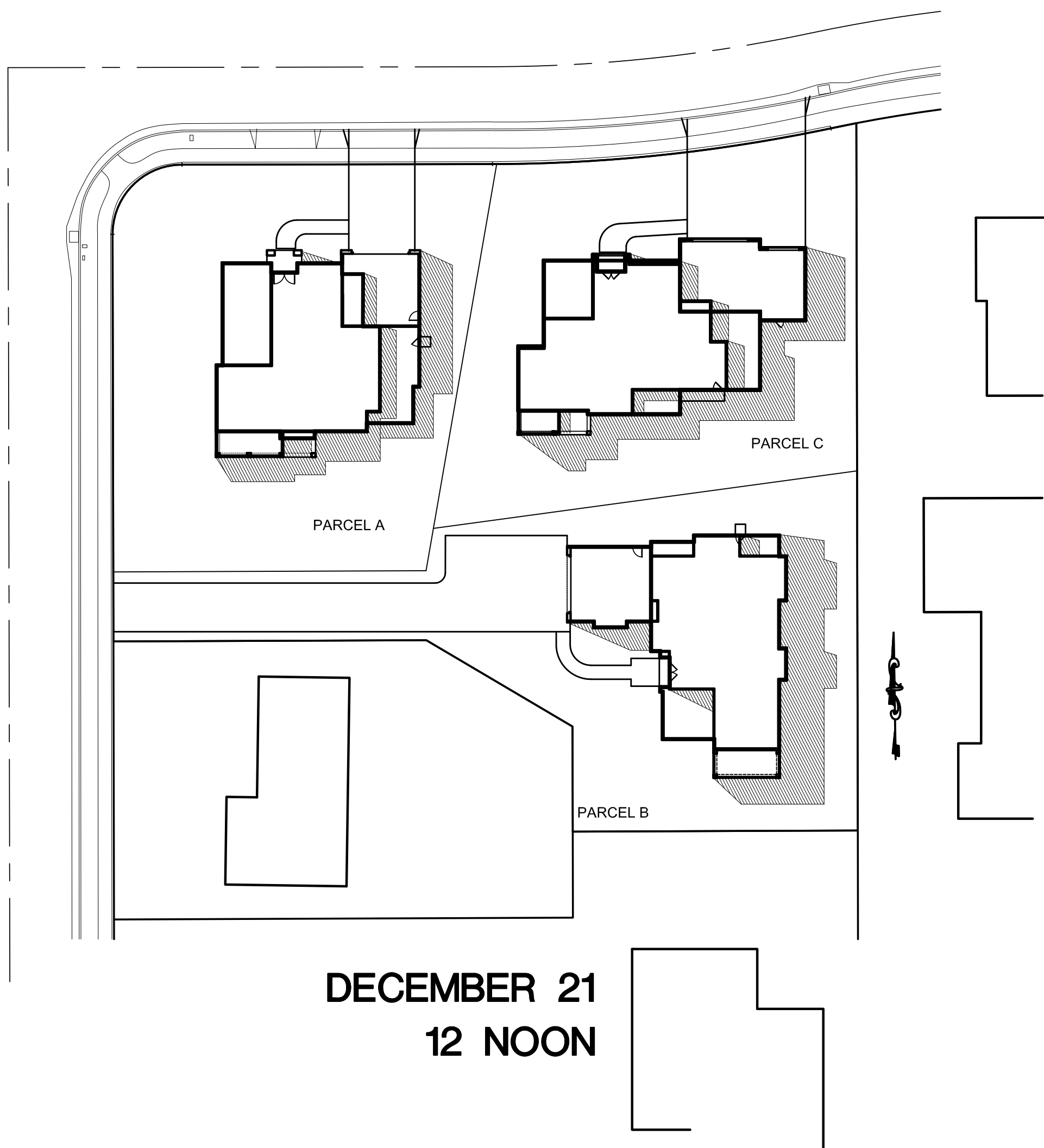
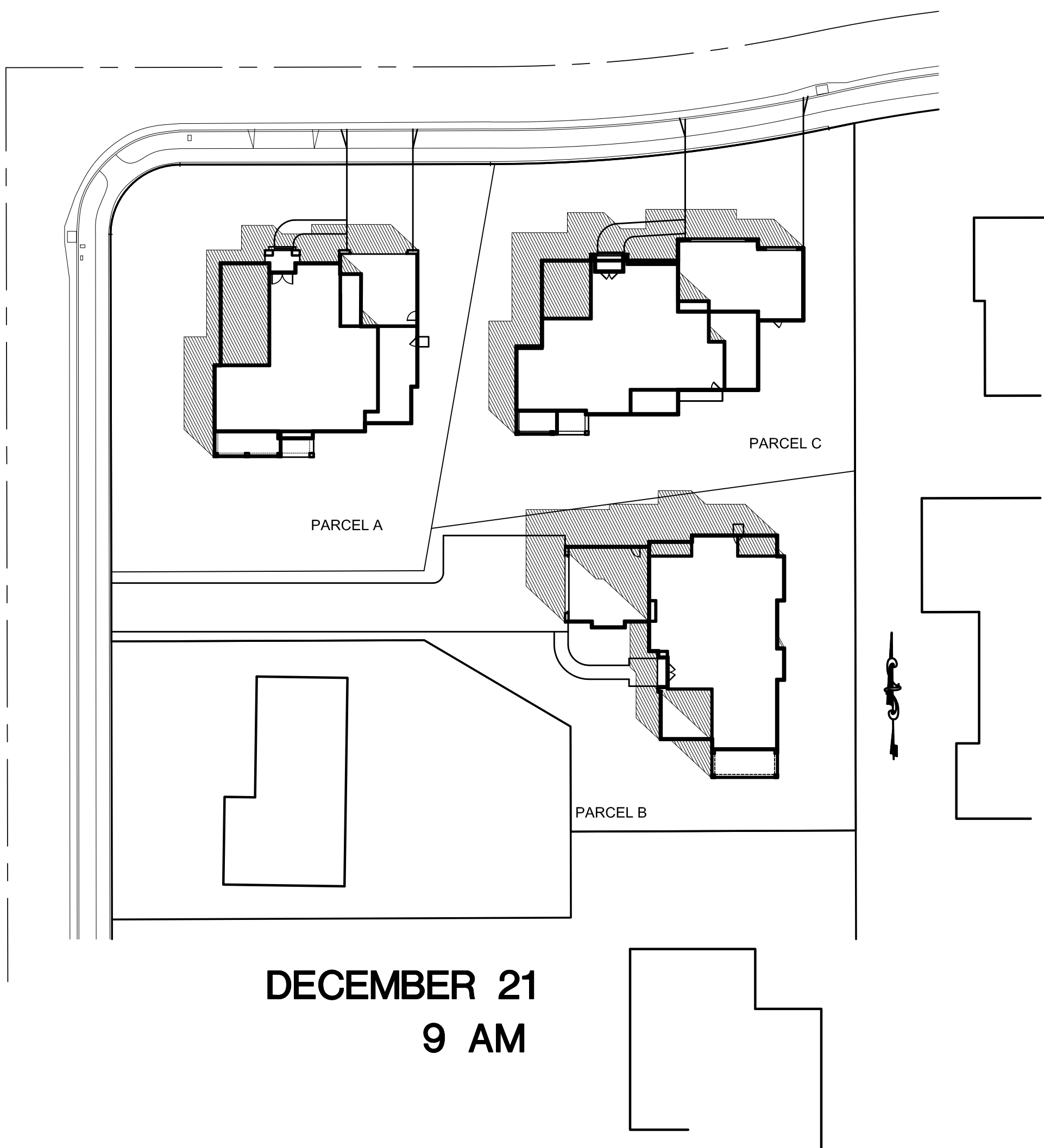
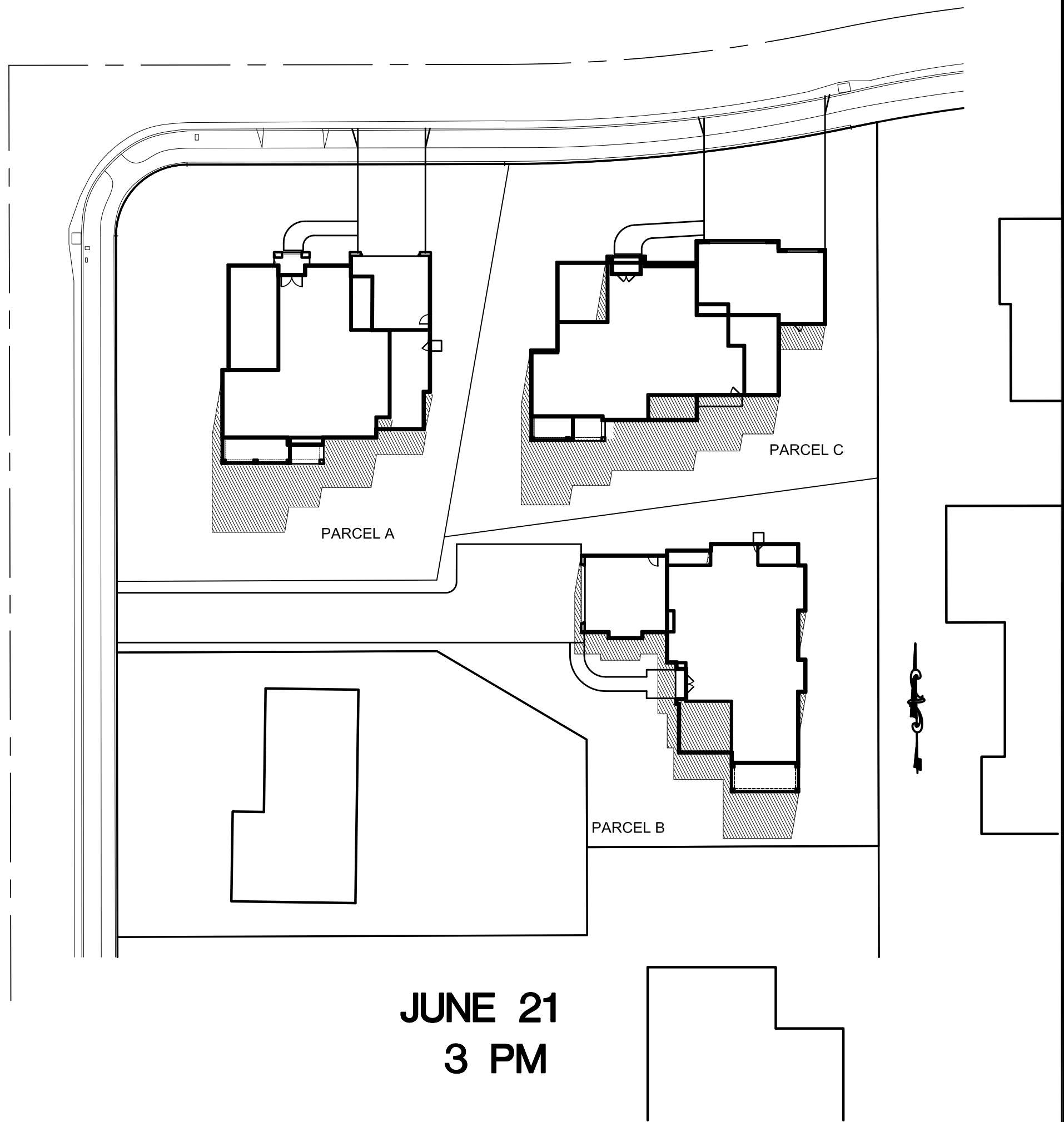
STREETSCAPE

**NEW RESIDENTIAL PROJECT AT:
16220 HARWOOD RD.
LOS GATOS, CA**

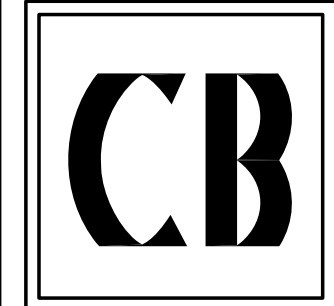
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JOB NO	-

A2
A1.3
OF SHEETS

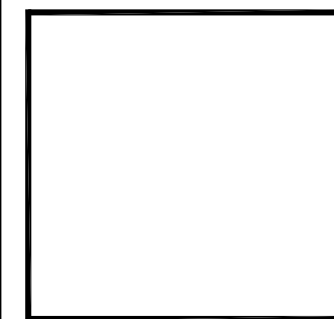
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SHADOW STUDY

NEW RESIDENTIAL PROJECT AT:
16220 HARWOOD RD.
LOS GATOS, CA

DATE:	10-25-2022
SCALE:	1" = 30'-0"
DRAWN	CB
JOB NO	-

A2
A1.4
OF SHEETS

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ABBREVIATIONS			
	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE	LIP	LIP OF GUTTER
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	MON	MONUMENT
BC	BACK OF CURB	(N)	NEW
BFP	BACKFLOW PREVENTOR	OG	ORIGINAL GROUND
BSW	BACK OF SIDEWALK	PB	PULL BOX
BW	BOTTOM OF WALL	PGEV	PG&E VAULT
C&G	CURB AND GUTTER	R,P/L	PROPERTY LINE
C,C/L	CENTERLINE	PP	POWER POLE
CLSW	CENTERLINE SWALE	PPP	PLASTIC PERFORATED PIPE
CO	CLEANOUT	PSE	PUBLIC SERVICE EASEMENT
CP	CONTROL POINT	PVC	POLYVINYL CHLORIDE
DWY	DRIVEWAY	R/W	RIGHT OF WAY
DI	DROP INLET	SD	STORM DRAIN
DTL	DETAIL	SDMH	STORM DRAIN MANHOLE
ELCT	ELECTRIC	STD	STANDARD
EP	EDGE OF PAVEMENT ELEVATION	SS	SANITARY SEWER
EUC	EUCALYPTUS TREE	SSMH	SANITARY SEWER MANHOLE
(E),EX	EXISTING	SW	SIDEWALK
FF	FINISH FLOOR	TC	TOP OF CURB
FG	FINISH GRADE	TF	TOP OF FOUNDATION
FH	FIRE HYDRANT	TG	TOP OF GRATE
FL	FLOWLINE	TOS	TOP OF SLAB
FNC	FENCE	TP	TOP OF PAVEMENT
FOC	FACE OF CURB	TW	TOP OF WALL
GB	GRADE BREAK	(TYP)	TYPICAL
GUY	GUY WIRE	VCP	VITRIFIED CLAY PIPE
HP	HIGH POINT	WL	WHITE LINE STRIPE
DIP	DUCTILE IRON PIPE	WLK	WALKWAY
INV	INVERT	WM	WATER METER
JP	JOINT POLE	WV	WATER VALVE
JB	JUNCTION BOX (UTILITY)		
CONC.	CONCRETE		

GRADING AND DRAINAGE PLANS

NEW SINGLE FAMILY HOME

16220 HARWOOD ROAD, LOS GATOS, CA 95032

PARCEL A, B, C.

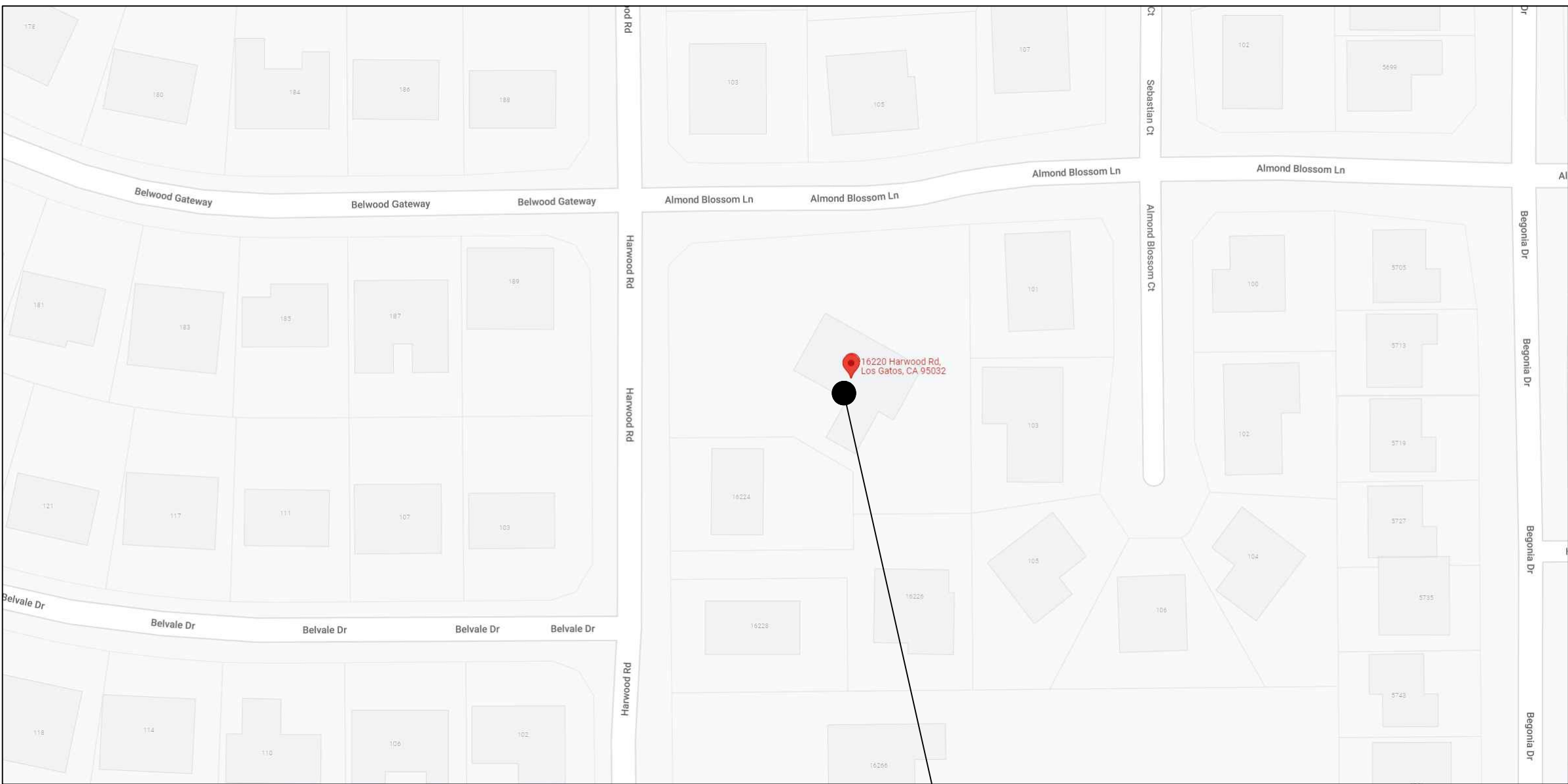
APN: 567-18-051

GRADING AND DRAINAGE NOTES:

- 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.
- No work may be started on-site without an approved Grading Plan and a Grading Permit issued by the Town of Los Gatos, Public Works Department located at 41 Miles Avenue, Los Gatos, CA 95030
- A Pre-Job meeting shall be held with the Town Engineering Inspector from the Department of Parks and Public Works 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 should include: a. A discussion of the project conditions of approval, working hours, site maintenance and other construction matters; b. Acknowledgement in writing that Contractor and Applicant have read and understand the project conditions of approval, and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction.
- Approval of plans does not release the developer of the responsibility for the correction of mistakes, errors, or omissions contained therein. If, during the course of construction of the improvements, public interest and safety requires a modification or departure from the Town Specifications or these improvement plans, the Town Engineer shall have full authority to require such modification or departure and to specify the manner in which the same is to be made.
- Approval of this plan applies only to the grading, excavation, placement, and compaction of natural earth materials. This approval does not confer any rights of entry to either public property or the private property of others and does not constitute approval of any other improvements.
- Excavated material shall be placed in the fill areas designated or shall be hauled away from the site to be disposed of at approved location(s).
- It shall be the responsibility of the Permittee or Contractor to identify, locate and protect all underground facilities. Permittee or Contractor shall notify USA (Underground Service Alert) at 1-800-227-2600 a minimum of forty-eight (48) hours but not more than fourteen (14) days prior to commencing all work.
- All grading shall be performed in such a manner as to comply with the standards established by the Air Quality Management District for airborne particulates.
- The General Contractor shall provide qualified supervision on the job site at all times during construction.
- Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items: a. Retaining wall: top of wall elevations and locations (all walls to be permitted separately and applied for at the Town of Los Gatos Building Department). b. Toe and top of cut and fill slopes.
- Prior to issuance of any permit, the applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in accordance with their recommendations and the peer review comments. The Applicant's soils engineer's approval shall then be conveyed to the Town either by letter or by signing the plans. Soils Engineer: _____, Reference Report _____, dated: _____, Letter No. _____, dated: _____. shall be thoroughly complied with. Both the mentioned report and all updates/addendums/ letters are hereby appended and made a part of this grading plan.
- During construction, all excavations and grading shall be inspected by the Applicant's soils engineer. The Engineer shall be notified at least fortyeight (48) hours before beginning any grading. The Engineer shall be onsite to verify that the actual conditions are as anticipated in the designlevel geotechnical report and/or provide appropriate changes to the report recommendations, as necessary. All unobserved and/or unapproved grading shall be removed and replaced under soils engineer observation (the Town Inspector shall be made aware of any required changes prior to work being performed).
- The results of the construction observation and testing should be documented in an "as-built" letter/report prepared by the applicants' soils engineer and submitted for the Town's review and acceptance before final release of any occupancy permit is granted.
- All private and public streets accessing Project Site shall be kept open and in a safe, drivable condition throughout construction. If temporary closure is needed, then proper written notice to the adjacent neighbors and the Town of Los Gatos Parks and Public Works Department shall be provided at least one (1) week in advance of closure and no closure shall be granted without the express written approval of the Town. No material or equipment shall be stored in the public or private right-of-way.
- The contractor shall install and maintain fences, barriers, lights and signs that are necessary to give adequate warning and/protection to the public at all times.
- Owner/Applicant: _____
- General Contractor (If available): _____ Phone: _____
- Grading Contractor (If available): _____
- Cut: 1964 CY Export: 1962 CY Fill: 2 CY Import: 0 CY
- Water shall be available on the site at all times during grading operations to properly maintain dust control.
- This plan does not approve the removal of trees. Appropriate tree removal permits and methods of tree preservation shall be required. Tree Removal Permits are required prior to the approval of all plans.
- A Town Encroachment Permit is required for any work within the public right-of-way. A State Encroachment Permit is required for any work within State right-of-way (if applicable). The Permittee and/or Contractor shall be responsible coordinating inspection performed by other governmental agencies.
- No cross-lot drainage will be permitted without satisfactory stormwater acceptance deed/facilities. All drainage shall be directed to the street or other acceptable drainage facility via a non-erosive method as approved by the Town Engineer.
- It is the responsibility of contractor and/or owner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
- Good housekeeping practices shall be observed at all times during the course of construction. Superintendence of construction shall be diligently performed by a person or persons authorized to do so at all times during working hours. The storing of goods and/or materials on the sidewalk and/or the street will not be allowed unless a special permit is issued by the Engineering Division. The adjacent public right-of-way shall be kept clear of all job related dirt and debris at the end of the day. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the developer's expense.
- Grading shall be undertaken in accordance with conditions and requirements of the project Storm Water Pollution Control Plan and/or Storm Water Pollution Prevention Plan (SWPPP), the Town of Los Gatos Storm Water Quality Management Program, National Pollutant Discharge Elimination System (NPDES) and any other permits/requirements issued by the State of California Regional Water Quality Control Board. Plans (including all updates) shall be on-site at all times. No direct stormwater discharges from the development will be allowed onto Town streets or into the public storm drain system without treatment by an approved storm water pollution prevention device or other approved methods. Maintenance of private stormwater pollution prevention devices shall be the sole responsibility of the owner. Discharges or connection without treatment by an approved and adequately operating stormwater pollution prevention device or other approved method shall be considered a violation of the above referenced permit and the Town of Los Gatos Stormwater Ordinance.

UTILITY NOTE:

ALL NEW, RELOCATED, OR TEMPORARILY REMOVED UTILITY SERVICES, INCLUDING TELEPHONE, ELECTRIC POWER AND ALL OTHER COMMUNICATIONS LINES SHALL BE INSTALLED UNDERGROUND.



LOCATION MAP

N.T.S.

NPDES NOTES

- Sediment from areas disturbed by construction shall be retained on site using structural controls as required by the statewide General Construction Stormwater Permit.
- Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind as required by the statewide General Construction Stormwater Permit.
- Appropriate best management practices (BMPs) for construction-related materials, wastes, spill or residues shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff as required by the statewide General Construction Stormwater Permit.
- Runoff from equipment and vehicle washing shall be contained at construction sites and must not be discharged to receiving waters or to the local storm drain system.
- All construction contractor and subcontractor personnel are to be made aware of the required best management practices (BMPs) and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity, all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
- Construction sites shall be maintained in such a condition that a storm does not carry waste or pollutants off of the site. Discharges of material other than stormwater (non-stormwater discharges) are prohibited except as authorized by an individual National Pollutant Discharge Elimination System (NPDES) permit or the statewide General Construction Stormwater Permit. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, solvents, detergents, glues, lime, pesticides, herbicides, fertilizers, wood preservatives and asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; concrete and related cutting or curing residues; floatable wastes; wastes from engine/equipment steam cleaning or chemical degreasing; wastes from street cleaning; and superchlorinated potable water from line flushing and testing. During construction, disposal of such materials should occur in a specified and controlled temporary area on-site physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- Discharging contaminated groundwater produced by dewatering groundwater that has infiltrated into the construction site is prohibited. Discharging of contaminated soils via surface erosion is also prohibited. Discharging noncontaminated groundwater produced by dewatering activities requires a National Pollutant Discharge Elimination System (NPDES) permit from the respective State Regional Water Quality Control Board.

NOTE:

DRAINAGE PIPING SERVING FIXTURES WHICH HAVE FLOOD LEVEL RIMS LESS THAN TWELVE (12) INCHES (304.8 MM) ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE AND/OR FLUSHING INLET COVER AT THE PUBLIC OR PRIVATE SEWER SYSTEM SERVING SUCH DRAINAGE PIPING SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE BACKWATER VALVE. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE, UNLESS FIRST APPROVED BY THE BUILDING OFFICIAL. THE TOWN SHALL NOT INCUR ANY LIABILITY OR RESPONSIBILITY FOR DAMAGE RESULTING FROM A SEWER OVERFLOW WHERE THE PROPERTY OWNER OR OTHER PERSON HAS FAILED TO INSTALL A BACKWATER VALVE AS DEFINED IN THE UNIFORM PLUMBING CODE ADOPTED BY THE TOWN AND MAINTAIN SUCH DEVICE IN A FUNCTIONAL OPERATION CONDITION. EVIDENCE OF WEST SANITATION DISTRICT'S DECISION ON WHETHER A BACKWATER DEVICE IS NEEDED SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

EARTHWORK TABLE

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
LOT-A BUILDING	0	24		
LOT-A SITE	0	162		
LOT-B BUILDING	0	25		
LOT-B SITE	2	168		
LOT-C BUILDING	0	230		
LOT-C SITE	0	146		
TOTAL	2	755	0	755

NOTE:

1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

SHEET INDEX:

C-1	COVER SHEET/ NOTES
C-2	GRADING AND DRAINAGE PLAN
C-3	UTILITY PLAN
C-4	DETAILS
C-5	NOTES
C-6	CROSS SECTIONS
C-7	CONSTRUCTION MANAGEMENT & EROSION CONTROL PLAN

$$\text{SLOPE DENSITY} = \frac{0.0023 \times 1 \times 2188}{0.796} = 6.32\%$$

BASIS OF BEARINGS:

THE CALCULATED BEARING N 49°25'51" E BETWEEN FOUND MONUMENT AT THE INTERSECTION OF HARWOOD ROAD AND BELVALE DRIVE AND FOUND MONUMENT AT THE INTERSECTION OF ALMOND BLOSSOM LANE AND ALMOND BLOSSOM COURT, AS SHOWN ON CERTAIN PARCEL MAP, FILED FOR RECORD IN BOOK 476 OF MAPS AT PAGE 36, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

PROJECT BENCHMARK:

REFERENCED TOWN OF LOS GATOS B.M.: BM # LG58 EL.: 321.41' (NAVD88)

NOTE:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

SANITARY SEWER NOTE:

ANY EXISTING SANITARY SEWER LATERAL PROPOSED TO BE REUSED MUST BE TELEVIEWED BY WEST VALLEY SANITATION DISTRICT AND APPROVED BY THE TOWN BEFORE REUSED.

GRADING AND DRAINAGE NOTES:

- Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
- All roof downspouts shall discharge to concrete splash pads draining away from the foundation. See architectural plans for roof downspout locations.
- On site storm drain lines shall consist of solid PVC-SCH 40 minimum or better. Use PVC SCH80 for pipes running under driveway.
- Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

NOTE:

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.

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.



1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

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SMP ENGINEERS
CIVIL ENGINEERS

GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
16220 HARWOOD ROAD, LOS GATOS, CA 95032
PARCEL A, B, C
APN: 567-18-051

COVER SHEET / NOTES

Revisions:



Date:

02/07/2023

Scale:

NTS

Prepared by:

S.P.

Checked by:

S.R.

Job #:

219047

Sheet:

1 OF 7

C-1

HARWOOD ROAD (60' WIDE)

ALMOND BLOSSOM LANE (56')

R= 20.00'
Δ= 90°00'41"
L= 31.42'

R= 474.00'
Δ= 00°08'59"
L= 1.24'

R= 474.00'
Δ= 11°51'00"
L= 98.03'

R= 474.00'
Δ= 11°42'01"
L= 96.79'

R= 418.00'
Δ= 1°01'45"
L= 7.51'

A

B

A

B

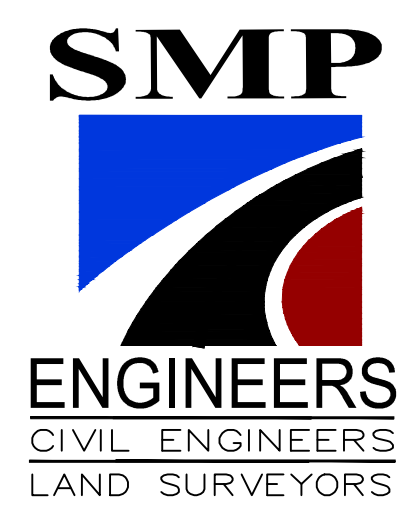
PARCEL A

PARCEL C

PARCEL B

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.



1534 CARGO LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

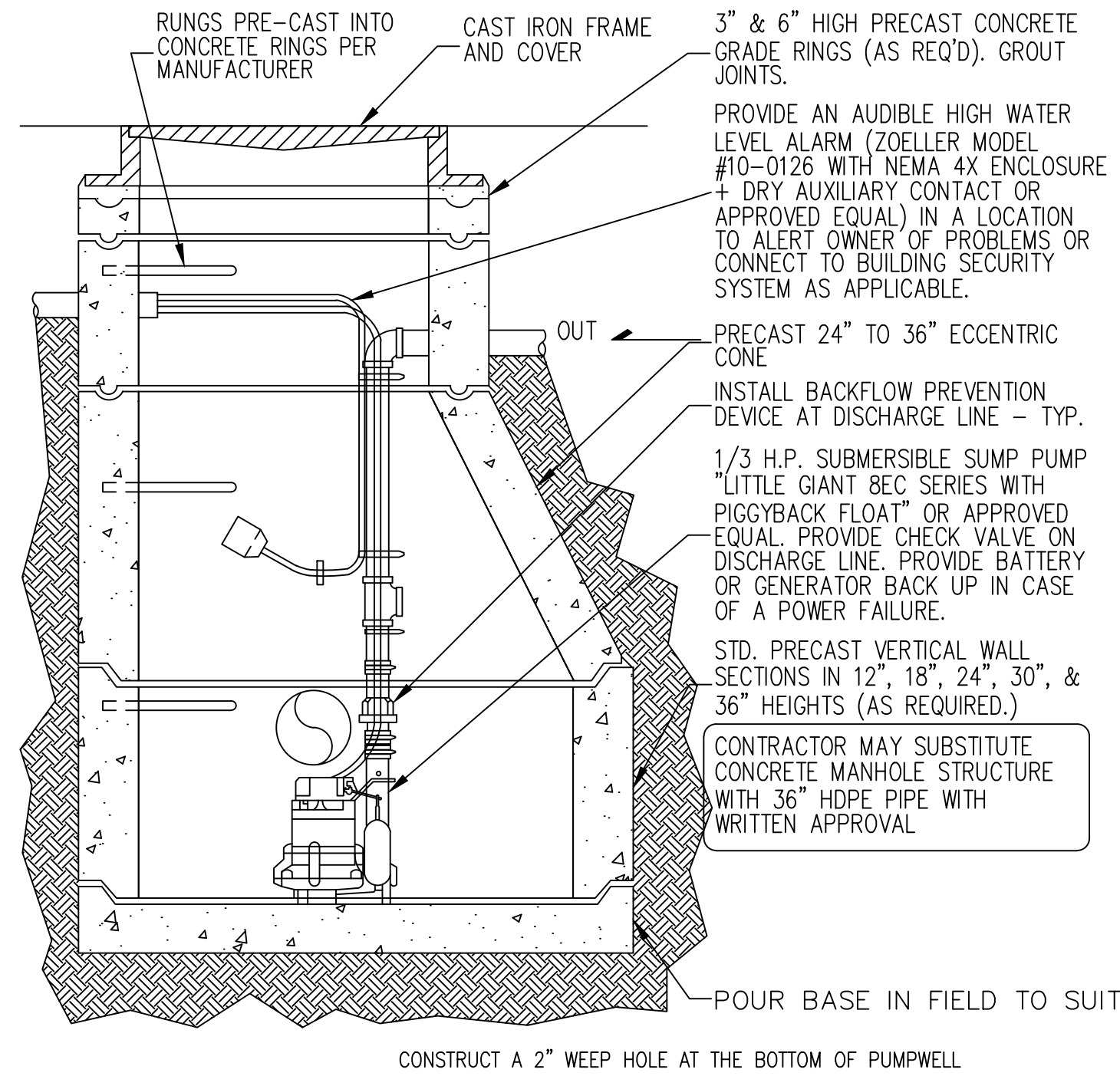
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GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
16220 HARWOOD ROAD, LOS GATOS, CA 95032
PARCEL A, B, C
APN: 567-18-051
GRADING AND DRAINAGE PLAN

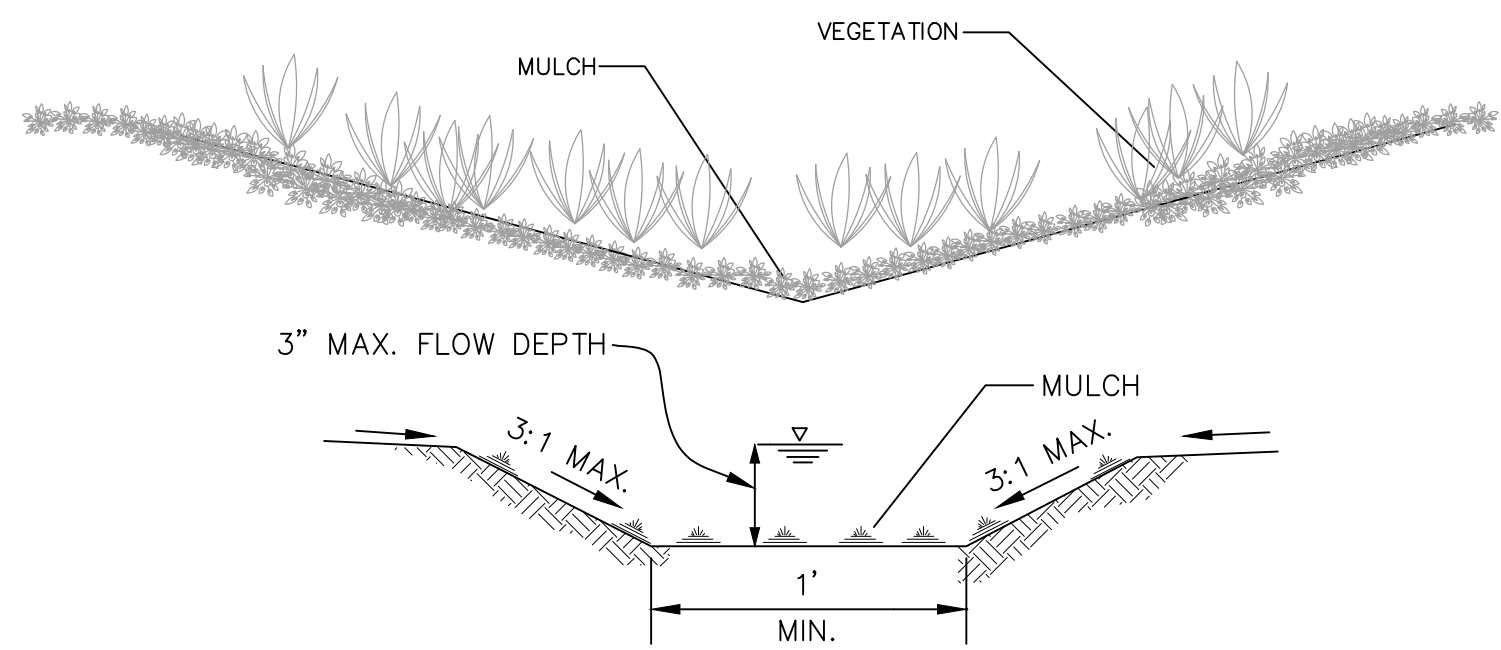
Revisions:



Date: 02/07/2023
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 219047
Sheet: 2 OF 7

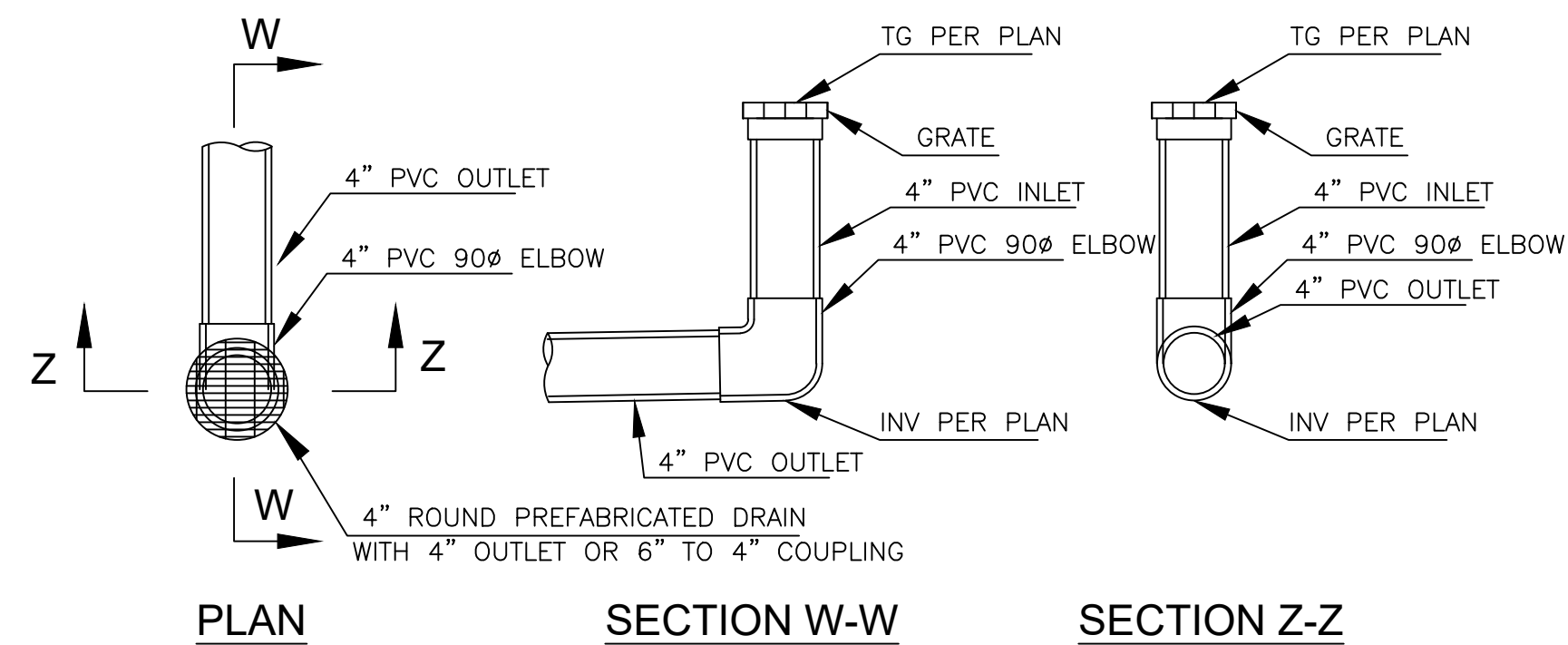
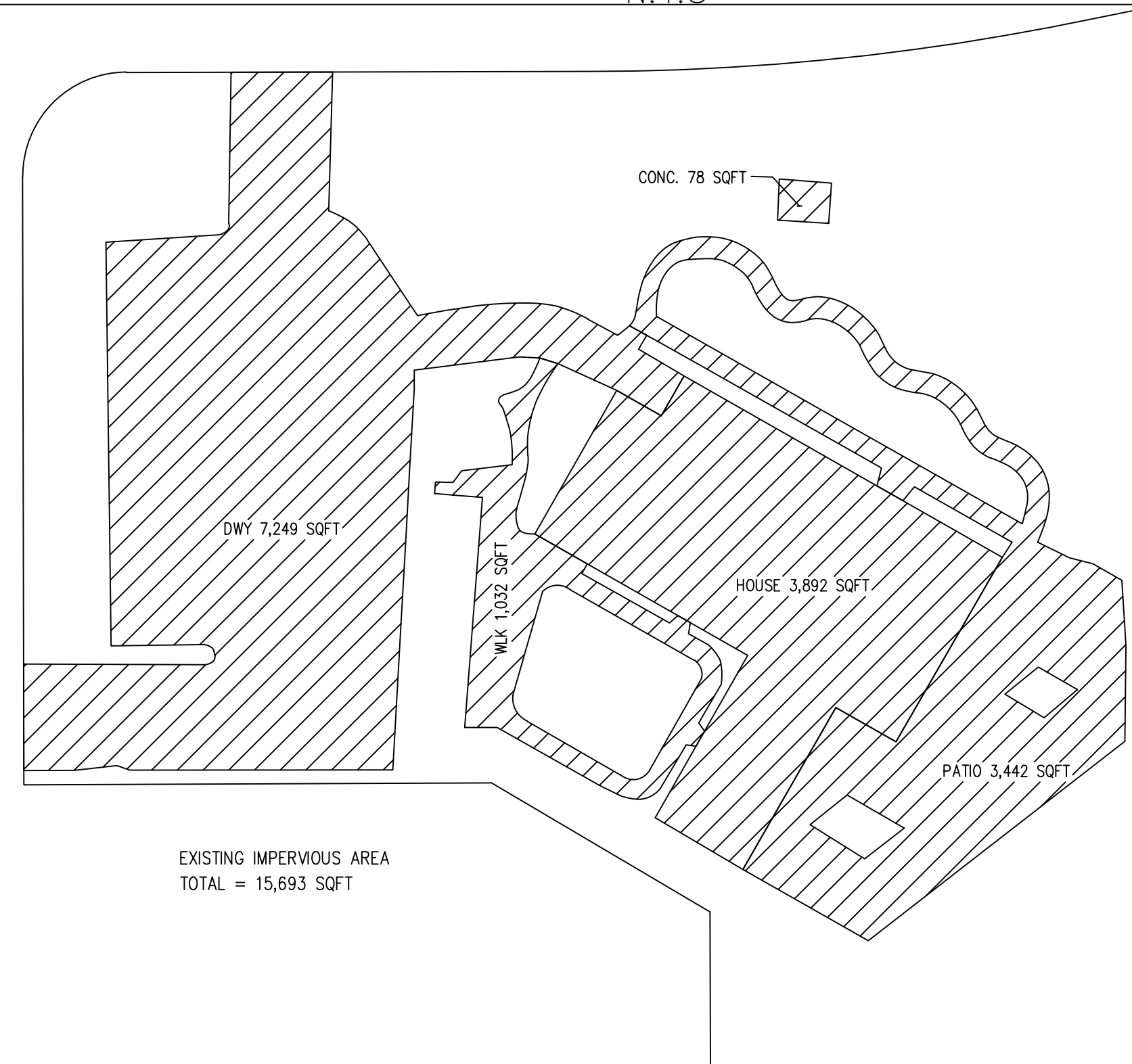


PUMPWELL DETAIL FOR OVERFLOW & SUBDRAIN
N.T.S.



EARTH SWALE DETAIL
N.T.S.

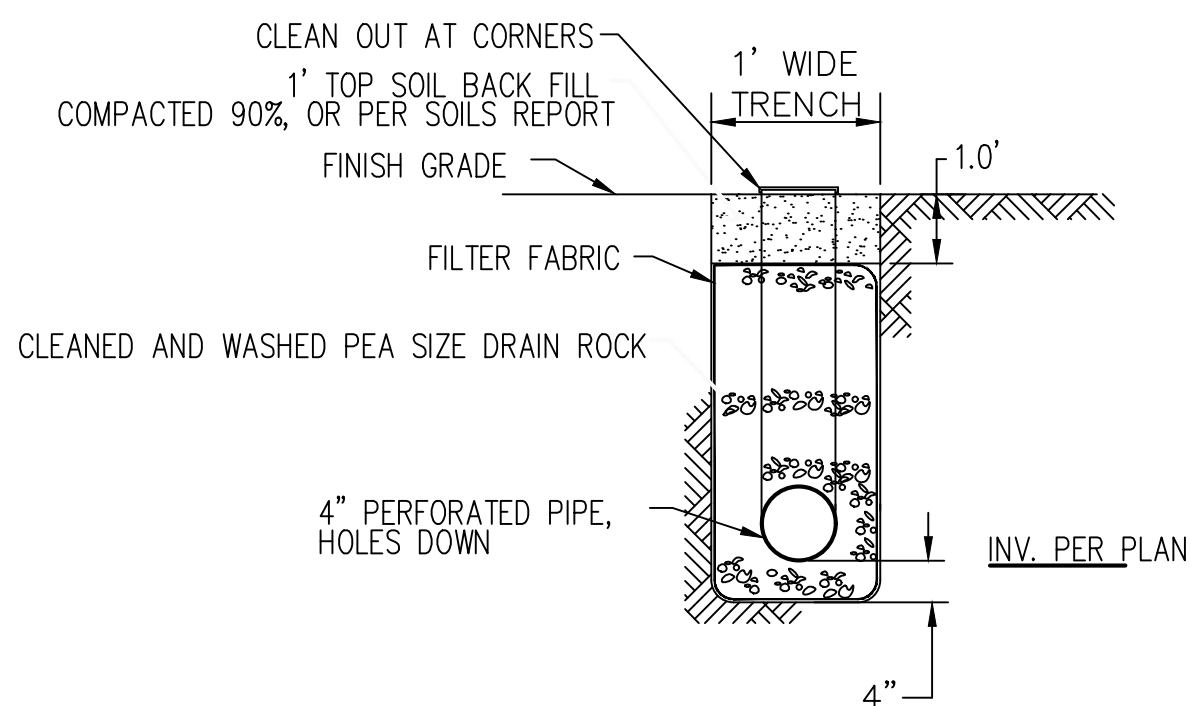
IMPERVIOUS AREA CALCULATION
N.T.S.



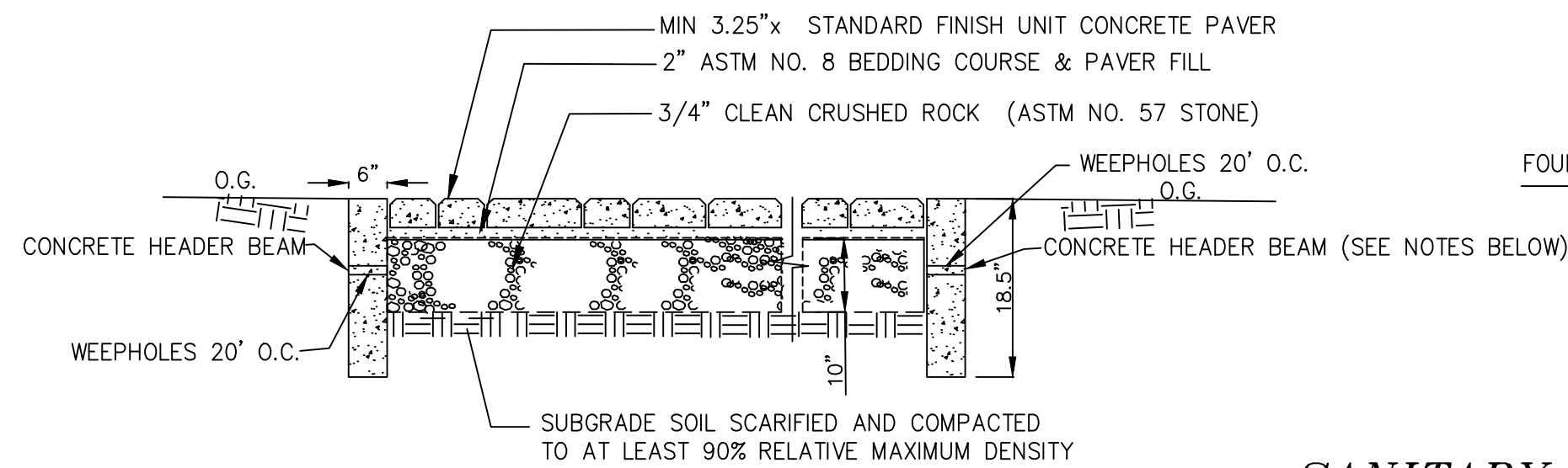
STORM DRAIN AREA DRAIN
N.T.S.

PUMP NOTES:

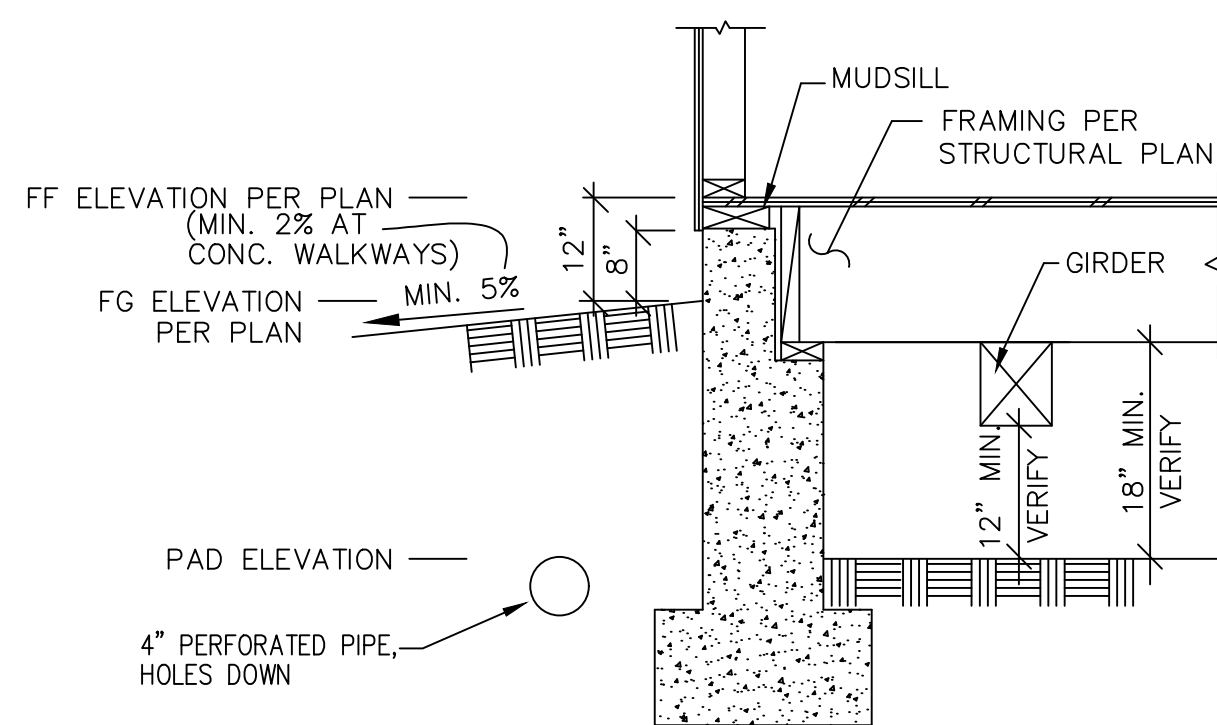
1. HARD WIRE THE PUMPS TO PREVENT ANY UNPLUGGING.
2. PUMPS TO BE CONNECTED TO BACKUP GENERATORS OR BATTERIES TO PREVENT FLOODING IN CASE OF BLACKOUT.
3. PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
4. PROVIDE RESERVE PUMP FOR EACH PUMP WELL.
5. PROVIDE FLOATING DEVICE, CONNECTED TO SOUND/ LIGHT ALARM, TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMPWELL.
6. PROVIDE TWO SEPARATE SYSTEM AND PUMP WELLS FOR: a) SUBDRAIN AND b) LIGHTWELL AREA DRAINS.



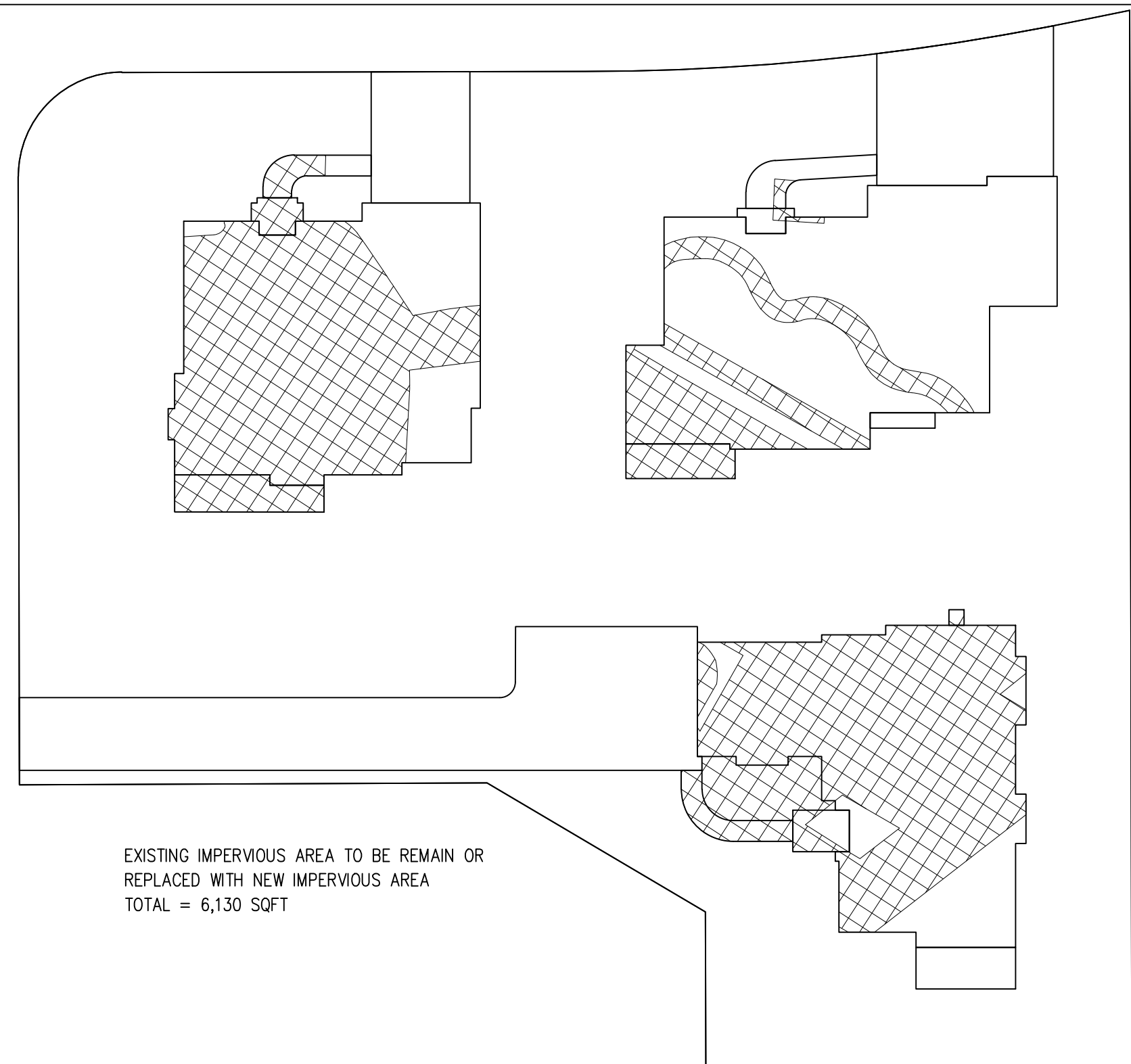
SUBDRAIN TRENCH DETAIL
ELEVATION VIEW- N.T.S.



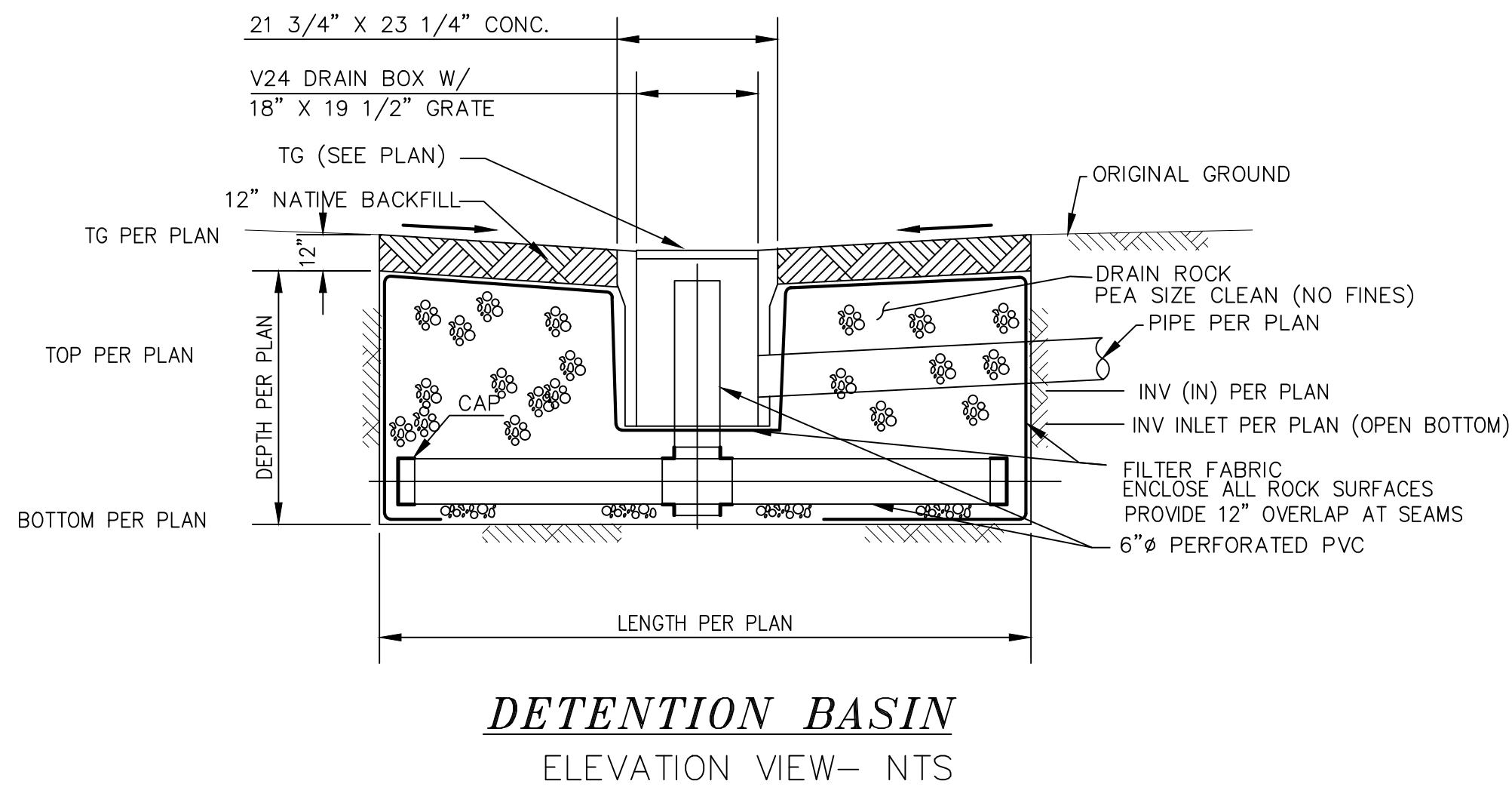
CONCRETE PAVERS DETAIL
N.T.S.



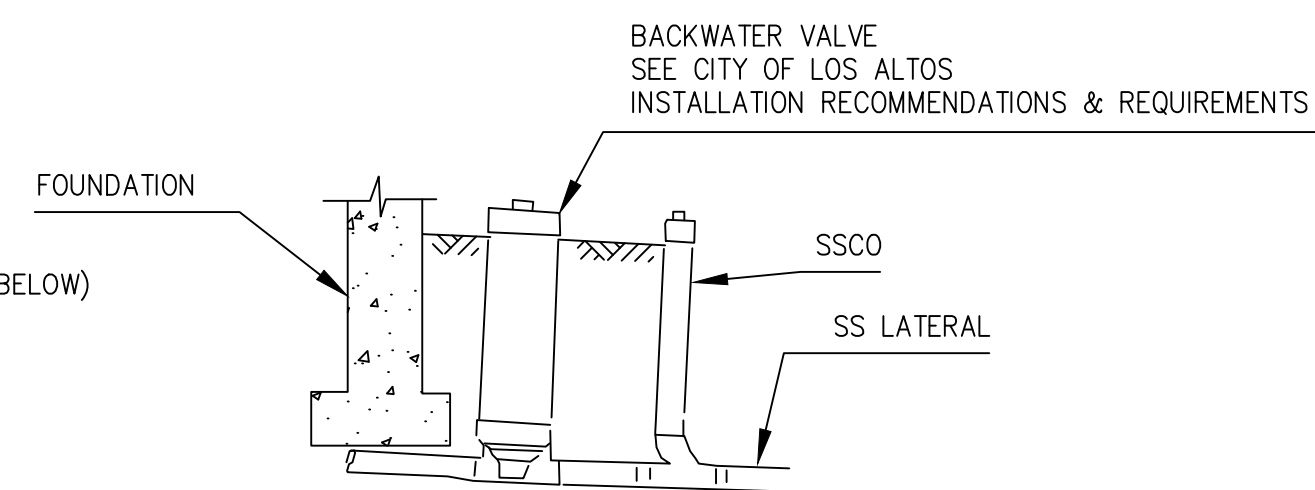
DROPPED FOUNDATION CONCEPTUAL DETAIL
N.T.S.



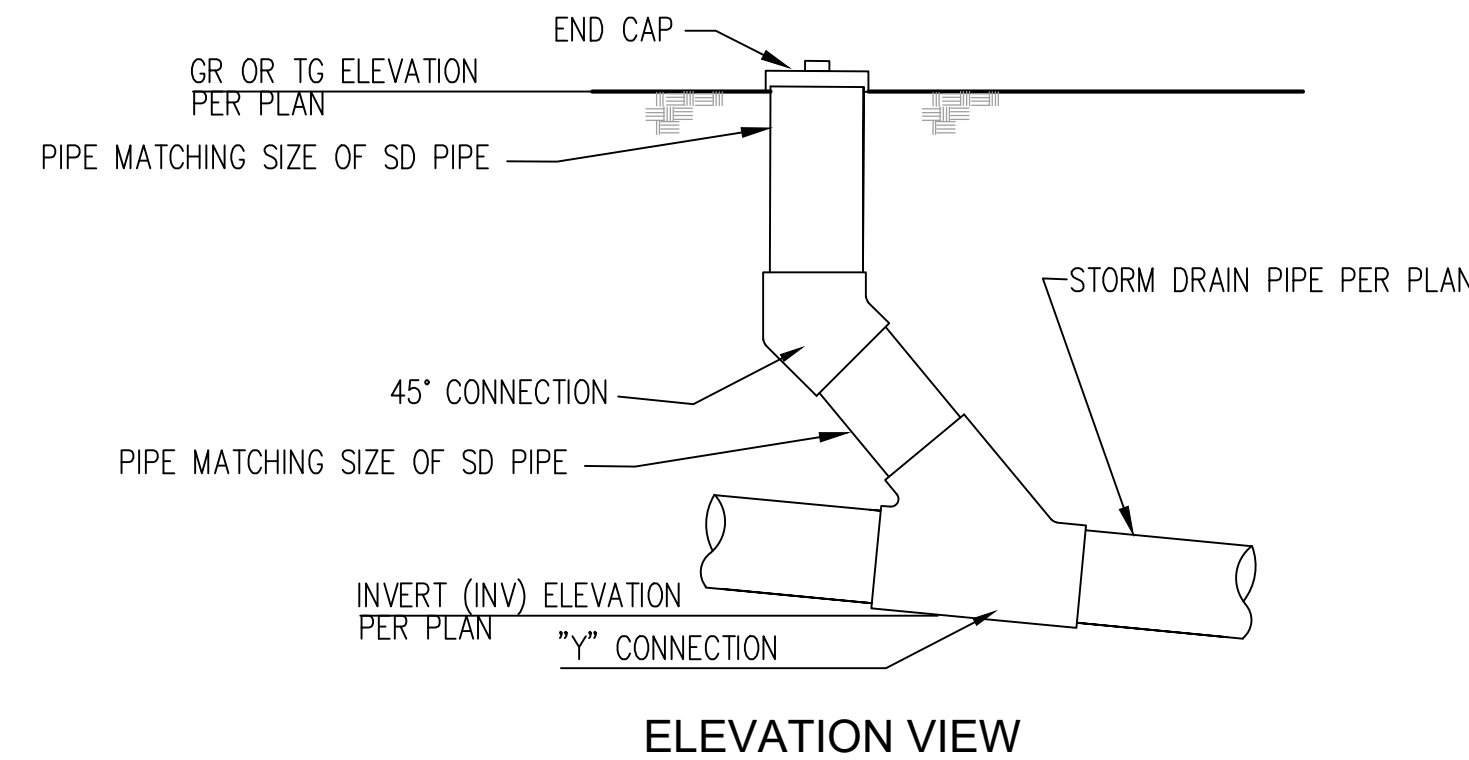
**ROOF DOWNSPOUT/
SPLASH BLOCK**
N.T.S.



DETENTION BASIN
ELEVATION VIEW- NTS



SANITARY SEWER BACKFLOW PREVENTOR DETAIL
N.T.S.



STORM DRAIN CLEANOUT DETAIL
N.T.S.

NOTES:

- GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. 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 Owner, Applicant and/or Developer'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 Owner, Applicant and/or Developer's expense.
- 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.
- STREET/SIDEWALK CLOSURE: Any proposed blockage or partial closure of the street and/or sidewalk 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.
- ENCROACHMENT PERMIT: All work in the public right-of-way will require a Construction Encroachment Permit. All work over \$5,000 will require construction security. It is the responsibility of the Owner/Applicant/Developer to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), AT&T, Comcast, Santa Clara Valley Water District, California Department of Transportation (Caltrans). Copies of any approvals or permits must be submitted to the Town Engineering Division of the Parks and Public Works Department prior to releasing any permit.
- PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY (INDEMNITY AGREEMENT): The property owner shall enter into an agreement with the Town for all existing and proposed private improvements within the Town's right-of-way. The Owner shall be solely responsible for maintaining the improvements in a good and safe condition at all times and shall indemnify the Town of Los Gatos. The agreement must be completed and accepted by the Director of Parks and Public Works, and subsequently recorded by the Town Clerk at the Santa Clara County Office of the Clerk-Recorder, prior to the issuance of any permits. Please note that this process may take approximately six to eight (6-8) weeks.
- PUBLIC WORKS INSPECTIONS: The Owner, Applicant and/or Developer 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.
- RESTORATION OF PUBLIC IMPROVEMENTS: The Owner, Applicant and/or Developer or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner, Applicant and/or Developer or their representative'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 Owner, Applicant and/or Developer or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
- SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
- DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner, Applicant and/or Developer's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
- 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 traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Applicant.
- 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). The grading permit application (with grading plans) 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 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). A separate building permit, issued by the Building Department on E. Main Street, is needed for grading within the building footprint.
- DRIVEWAY: The driveway conform to existing pavement on HARWOOD Road & ALMOND BLOSSOM Lane shall be constructed in a manner such that the existing drainage patterns will not be obstructed.
- TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a grading permit/building permit.
- PAD CERTIFICATION: A letter from a licensed land surveyor shall be provided stating that the building foundation was constructed in accordance with the approved plans shall be provided subsequent to foundation construction and prior to construction on the structure. The pad certification shall address both vertical and horizontal foundation placement.
- 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.
- WATER DESIGN: In the event of any required improvements to the existing water service and/or meter, the existing water meter, currently located within the HARWOOD Road & ALMOND BLOSSOM Lane right-of-way, shall be relocated within the property in question, directly behind the public right-of-way line. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity. Water plans prepared by San Jose Water Company must be reviewed and approved prior to issuance of any permit.
- SANITARY SEWER CLEANOUT: The existing sanitary sewer cleanout, currently located within the HARWOOD Road & ALMOND BLOSSOM Lane right-of-way, shall be relocated within the property in question, directly behind the public right-of-way line. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity.
- UTILITIES: The Owner, Applicant and/or Developer shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.01S(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner, Applicant and/or Developer is required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
- UTILITY SETBACKS: House foundations shall be set back from utility lines a sufficient distance to allow excavation of the utility without undermining the house foundation. The Town Engineer shall determine the appropriate setback based on the depth of the utility, input from the project soils engineer, and the type of foundation.
- CURB AND GUTTER REPAIR: The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any curb and gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New curb and gutter shall be constructed per Town Standard Details. 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. The limits of curb and gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
- FENCING: Any fencing proposed within two hundred (200) feet of an intersection shall comply with Town Code Section §23.10.080.
- SIGHT TRIANGLE AND TRAFFIC VIEW AREA: Any proposed improvements, including but not limiting to trees and hedges, will need to abide by Town Code Sections 23.10.080, 26.10.065, and 29.40.030.
- FENCES: Fences between all adjacent parcels will need to be located on the property lines/boundary lines. Any existing fences that encroach into the neighbor's property will need to be removed and replaced to the correct location of the boundary lines before a Certificate of Occupancy for any new building can be issued. Waiver of this condition will require signed and notarized letters from all affected neighbors.
- 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.
- PARKING: Any proposed parking restriction must be approved by The Town of Los Gatos, Community Development Department.
- 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 beginning of any work.
- ADVANCE NOTIFICATION: Advance notification of all affected residents and emergency services shall be made regarding parking restriction, lane closure or road closure, with specification of dates and hours of operation.
- COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.
- 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 building permit, the Owner, Applicant and/or Developer or their representative 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 Owner, Applicant and/or Developer to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.
- 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.
- CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any permits, the Owner, Applicant and/or Developer's design consultant. shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), concrete washout(s) and proposed outhouse locations. Please refer to the Town's Construction Management Plan Guidelines document for additional information.

- SANITARY SEWER BACKWATER VALVE: Drainage piping serving fixtures which have flood level rims less than twelve (12) inches (304.8 mm) above the elevation of the next upstream manhole and/or flushing inlet cover at the public or private sewer system serving such drainage piping shall be protected from backflow of sewage by installing an approved type backwater valve. Fixtures above such elevation shall not discharge through the backwater valve, unless first approved by the Building Official. The Town shall not incur any liability or responsibility for damage resulting from a sewer overflow where the property owner or other person has failed to install a backwater valve as defined in the Uniform Plumbing Code adopted by the Town and maintain such device in a functional operation condition. Evidence of West Sanitation District's decision on whether a backwater device is needed shall be provided prior to the issuance of a building permit.
- BEST MANAGEMENT PRACTICES (BMPs): The Owner, Applicant and/or Developer 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.
- 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 porous or pervious pavement surfaces on the driveway, at a minimum.
 - e) Use landscaping to treat stormwater.
- UNLAWFUL DISCHARGES: It is unlawful to discharge any wastewater, or cause hazardous domestic waste materials to be deposited in such a manner or location as to constitute a threatened discharge, into storm drains, gutters, creeks or the San Francisco Bay. Unlawful discharges to storm drains include, but are not limited to: discharges from toilets, sinks, industrial processes, cooling systems, boilers, fabric cleaning, equipment cleaning or vehicle cleaning.
- 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 NP DES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.
- 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.
- DETAILING OF STORMWATER MANAGEMENT FACILITIES: Prior to the issuance of any permits, all pertinent details of any and all proposed stormwater management facilities, including, but not limited to, ditches, swales, pipes, bubble-ups, dry wells, outfalls, infiltration trenches, detention basins and energy dissipaters, shall be provided on submitted plans, reviewed by the Engineering Division of the Parks and Public Works Department, and approved for implementation.
- 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.
- SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. On-site drainage systems for all projects shall include one of the alternatives included in section C.3.1 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. If dry wells are to be used they shall be placed a minimum of ten (10) feet from the adjacent property line and/or right-of-way. Alternatively, the facility may be located with an offset between five (5) and ten (10) feet from the adjacent property and/or right-of-way line(s) if the responsible engineer in charge provides a stamped and signed letter stating that addresses infiltration and how facilities, improvements and infrastructure within the Town's right-of-way (driveway approach, curb and gutter, etc.) and/or the adjacent property will not be adversely affected. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.
- 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.
- 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 Owner, Applicant and/or Developer'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 Developer's expense.
- 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.
- FUTURE STUDIES: Any post-project traffic or parking counts, or other studies imposed by Planning Commission or Town Council shall be funded by the Applicant.



1534 CARGO LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

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GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
16220 HARWOOD ROAD, LOS GATOS, CA 95032
PARCEL A, B, C
APN: 567-18-051
NOTES

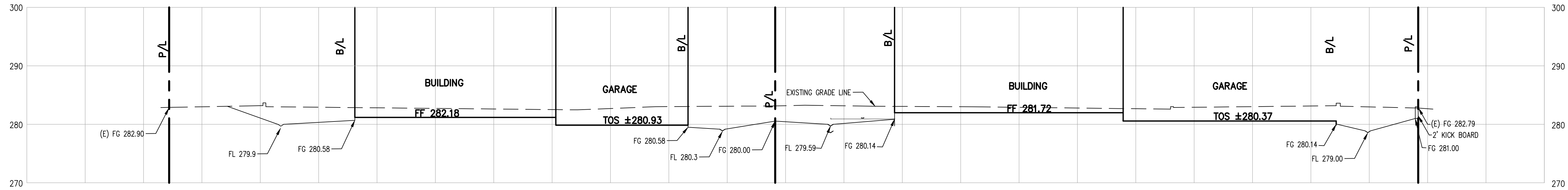
Revisions:



Saeed Razavi

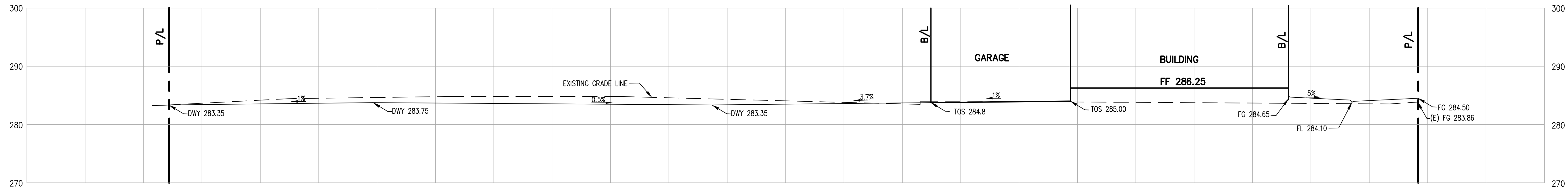
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Scale: AS NOTED
Prepared by: S.P.
Checked by: S.R.
Job #: 219047

Sheet:



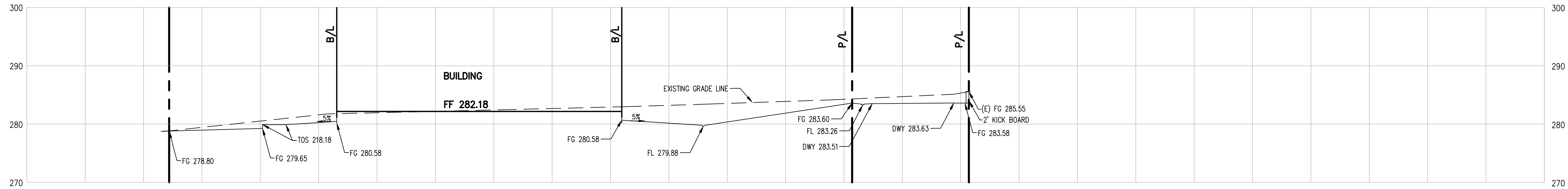
A-A PROFILE

SCALE H: 1"= 10'
SCALE V: 1"= 10'



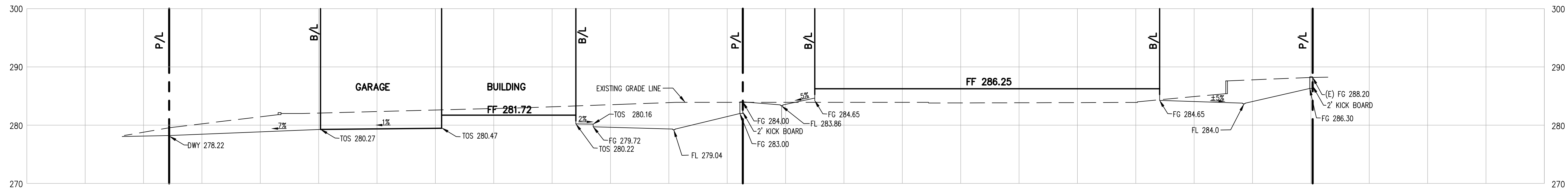
B-B PROFILE

SCALE H: 1"= 10'
SCALE V: 1"= 10'



C-C PROFILE

SCALE H: 1"= 10'
SCALE V: 1"= 10'



D-D PROFILE

SCALE H: 1"= 10'
SCALE V: 1"= 10'



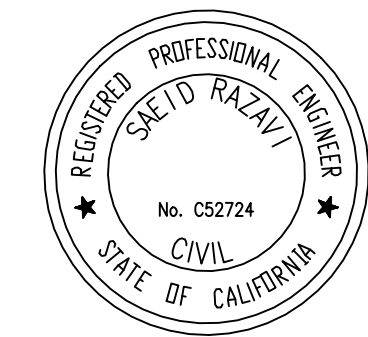
1534 CAROB LANE
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TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

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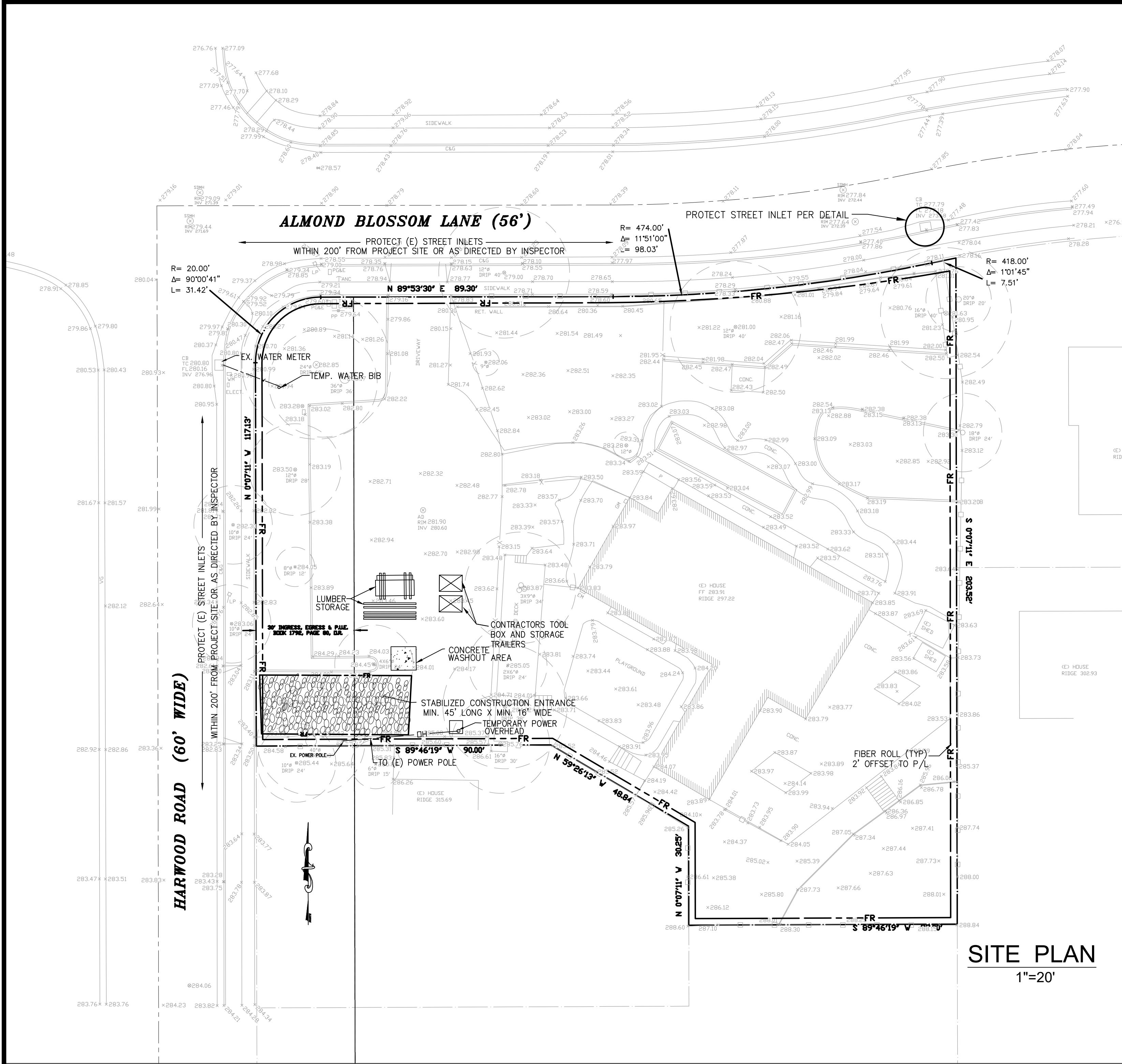
GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
16220 HARWOOD ROAD, LOS GATOS, CA 95032
PARCEL A, B, C
APN: 567-18-051
CROSS SECTIONS

Revisions:

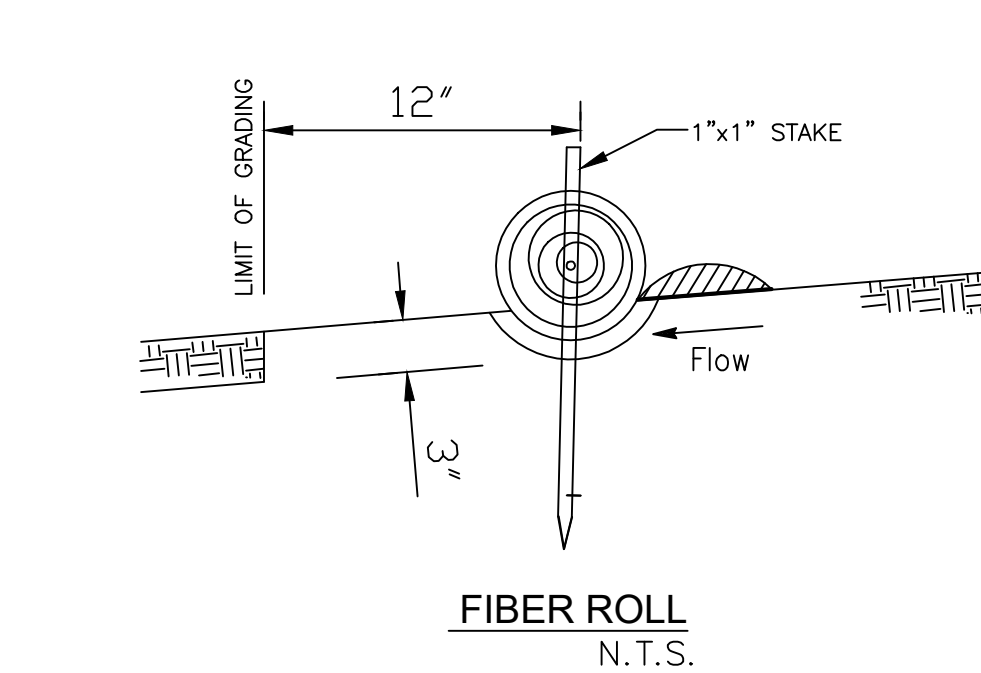
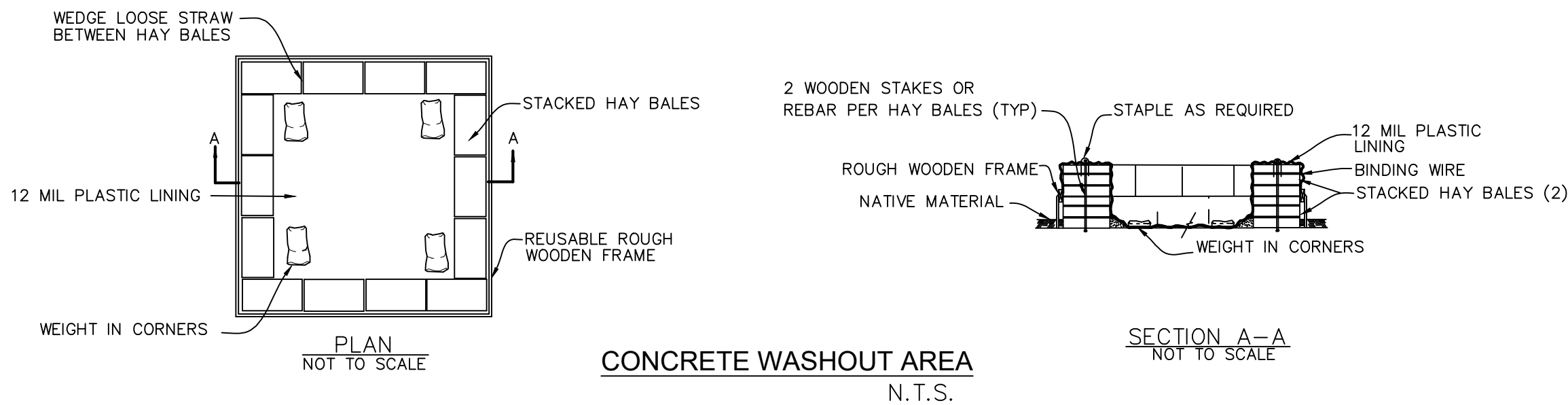


Date: 02/07/2023
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 219047

Sheet: 6 OF 7
C-6

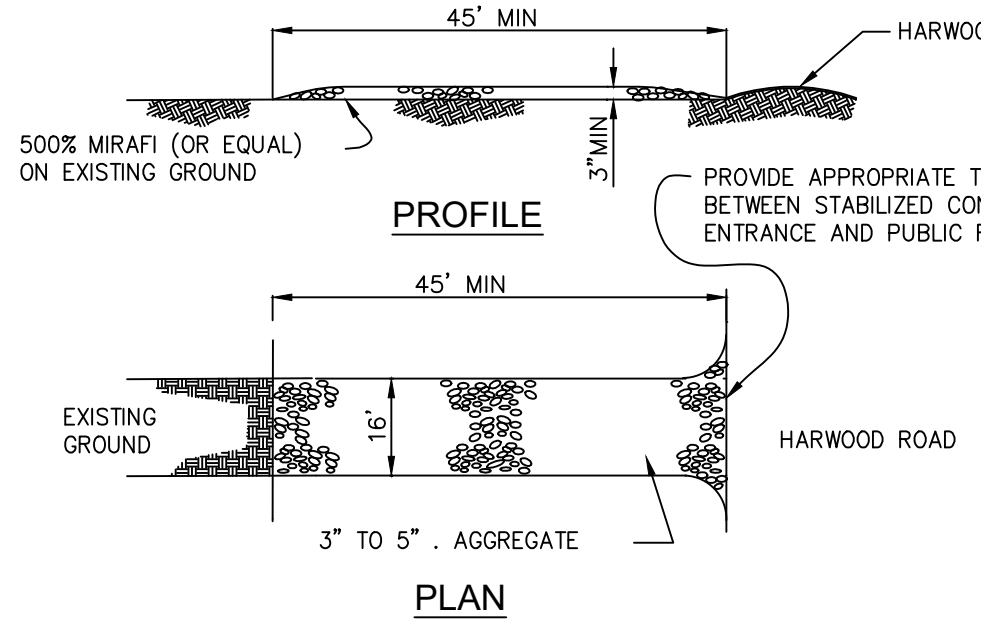


SITE PLAN
1"=20'



FIBER ROLL NOTES

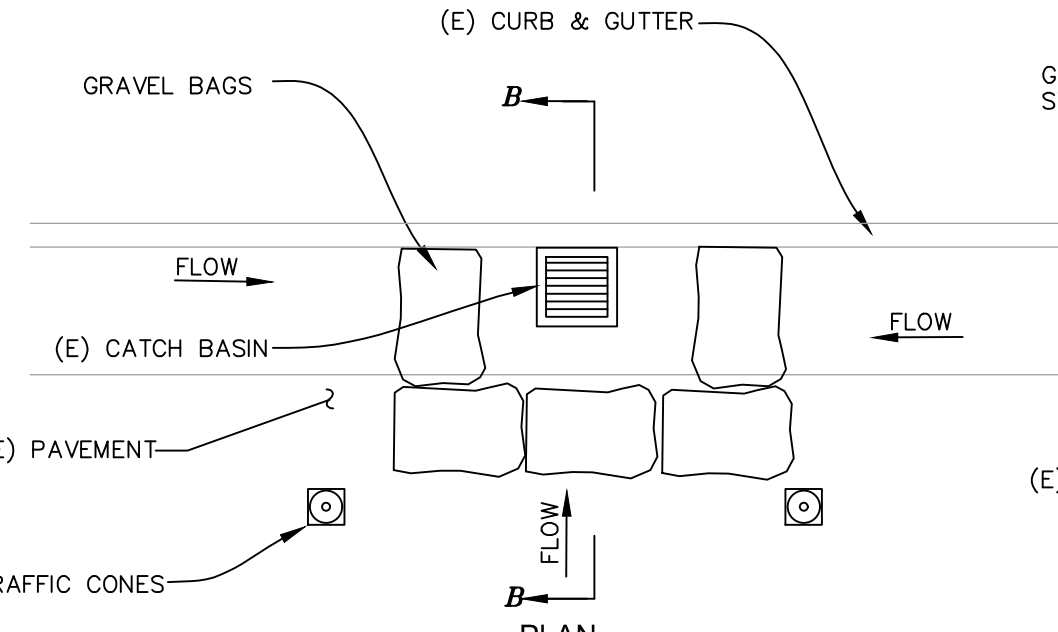
1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
3. Install fiber roll 12" from limit of grading



Maintenance

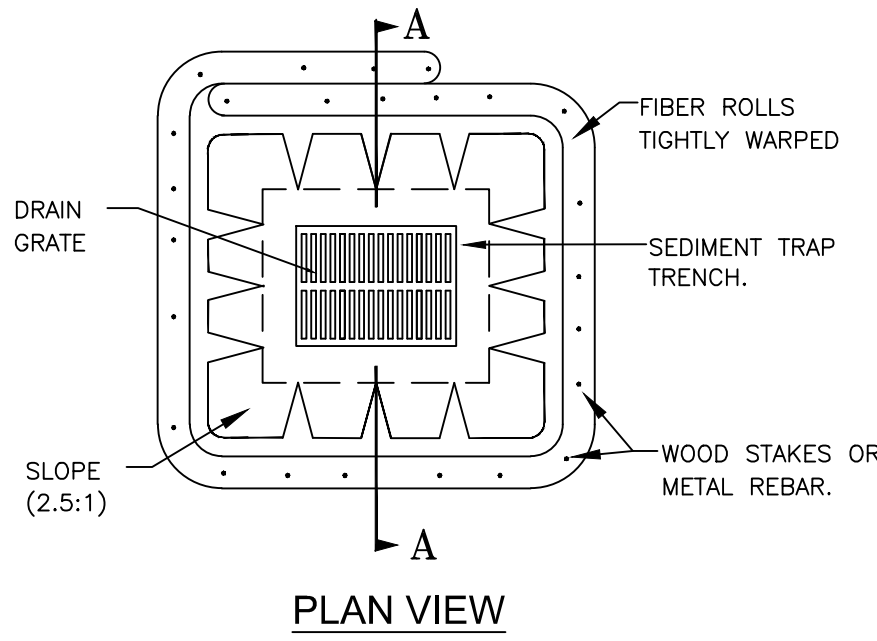
- The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
- All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.
- When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.

STABILIZED CONSTRUCTION ENTRANCE
(TO BE MAINTAINED)



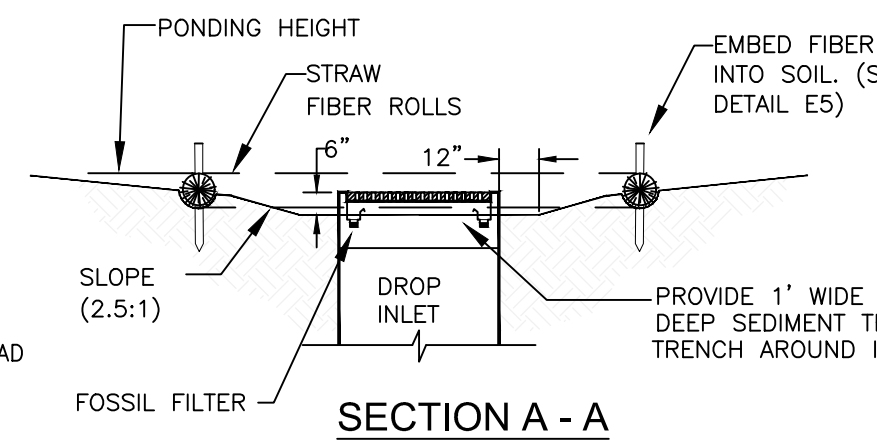
EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30th. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
5. If hydroseeding is not used or or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded. Erosion protection for each lot with a house under construction shall confirm to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.

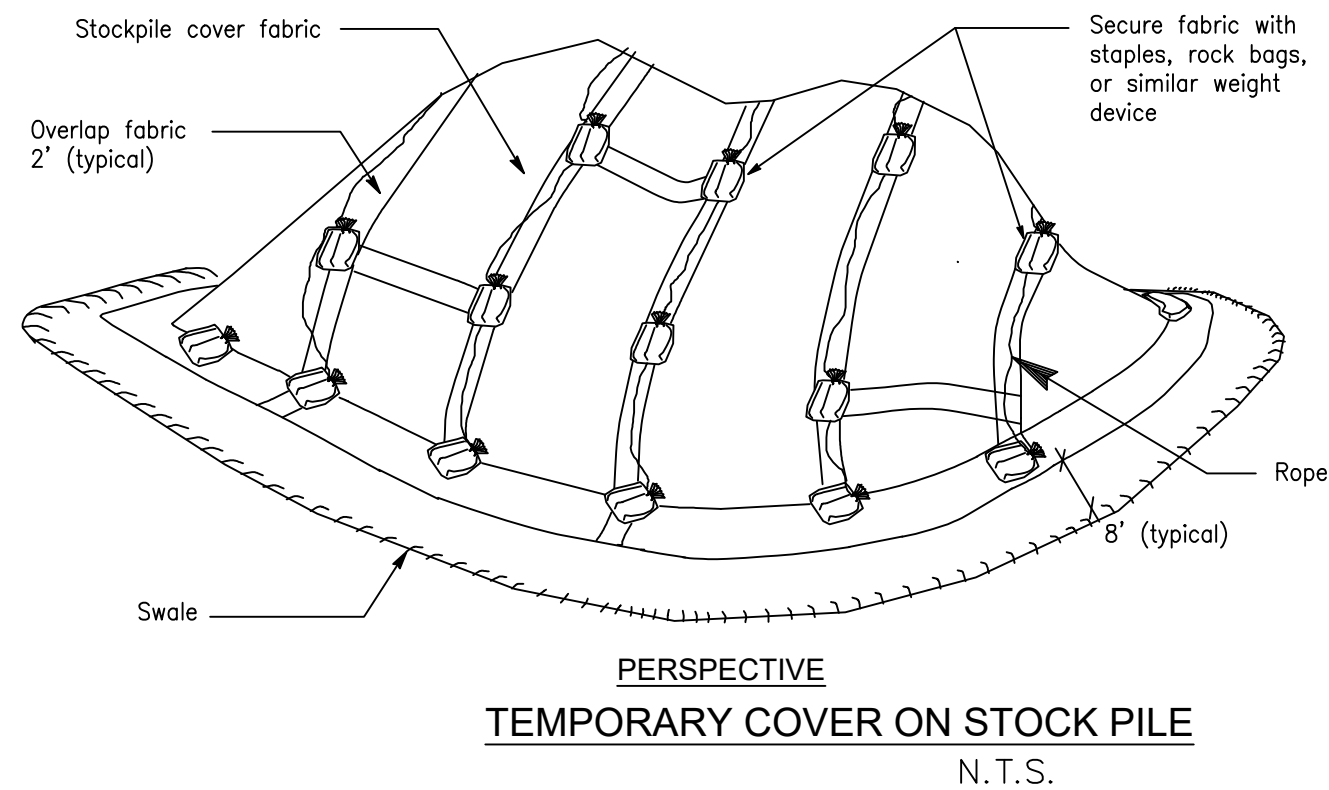


NOTES:

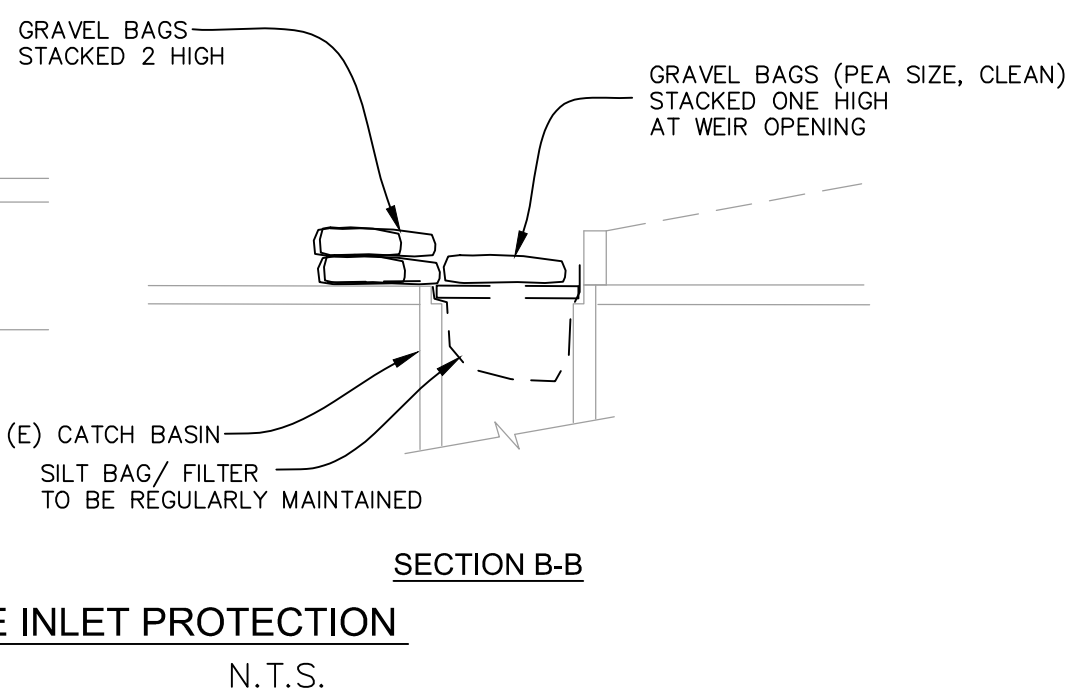
1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 - 30 FT. LONG.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579-8819.



STORM INLET SEDIMENT TRAP-FIBER ROLLS
N.T.S.



PERSPECTIVE
TEMPORARY COVER ON STOCK PILE
N.T.S.



11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
12. Sanitary facilities shall be maintained on the site.
10. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
13. With the approval of the city inspector, erosion and sediment controls may be removed after areas above them have been stabilized.

MAINTENANCE NOTES

1. Maintenance is to be performed as follows:
 - A. Repair damages caused by soil erosion or construction at the end of each working day.
 - B. Swales shall be inspected periodically and maintained as needed.
 - C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
 - D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
 - E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
 - F. Rills and gullies must be repaired.
2. All existing drainage inlets on Velloccitos Way within the limit of the project, shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.

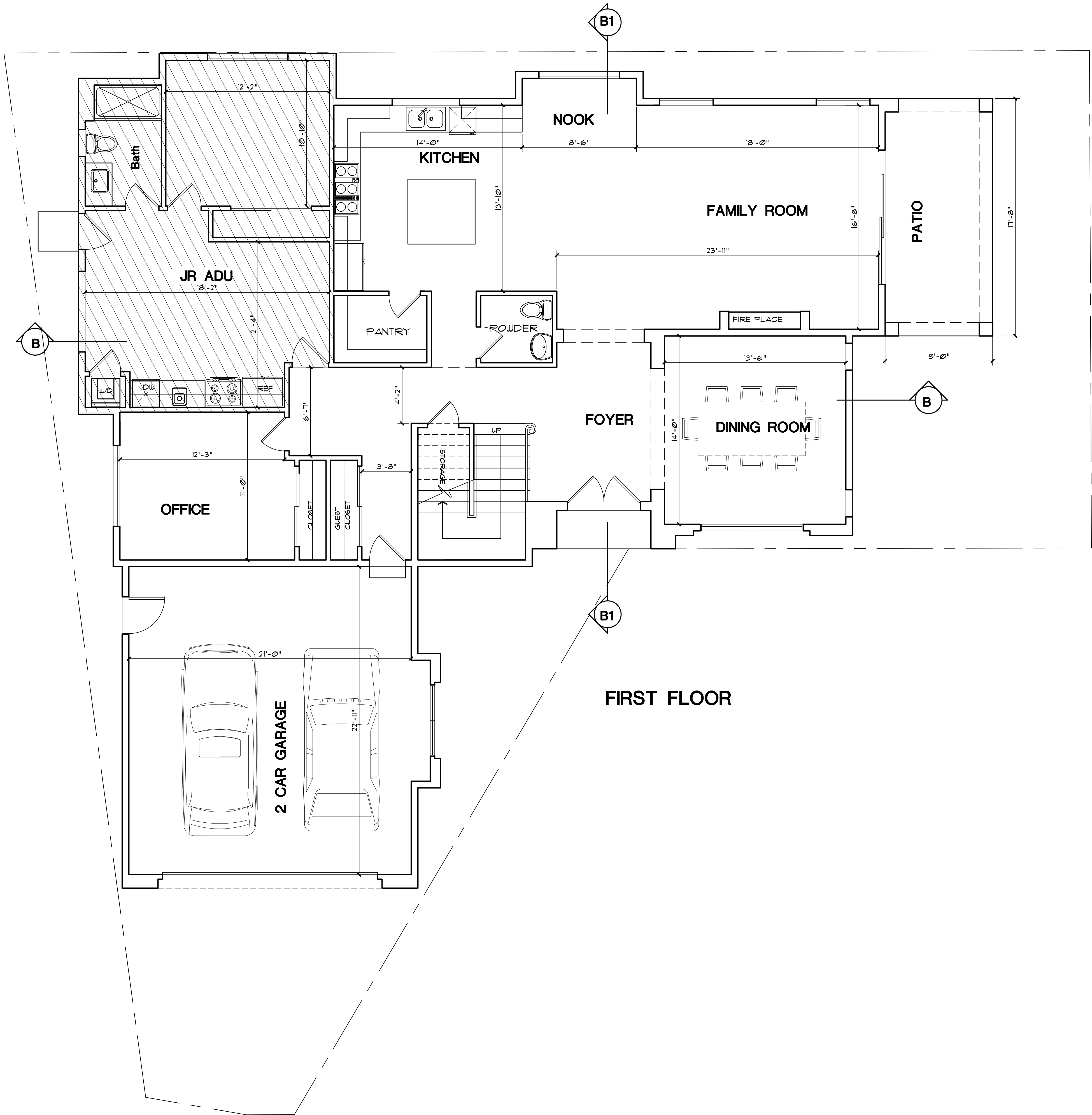
OWNER:

GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
16220 HARWOOD ROAD, LOS GATOS, CA 95032
PARCEL A, B, C
APN: 567-18-051
CONSTRUCTION MANAGEMENT AND
EROSION CONTROL PLAN

Revisions:

Seid Razaavi

Date: 02/07/2023
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 219047



FIRST FLOOR

FIRST FLOOR PLAN

1/4"=1'-0"

REVISIONS	BY

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408.674.2077

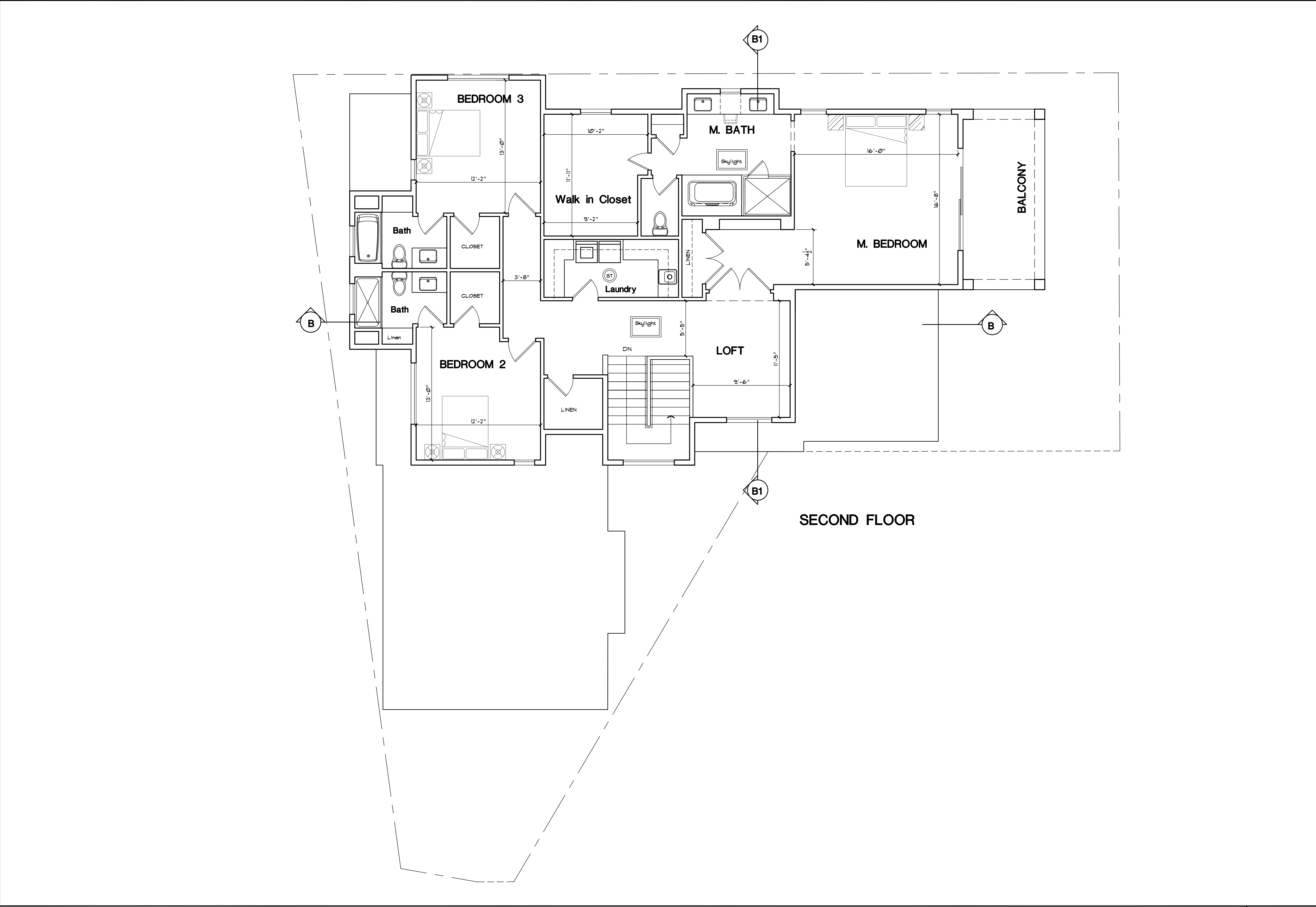
FIRST FLOOR PLAN
PARCEL B

NEW RESIDENCE AT:
16220 HARWOOD RD.
LOS GATOS, CA

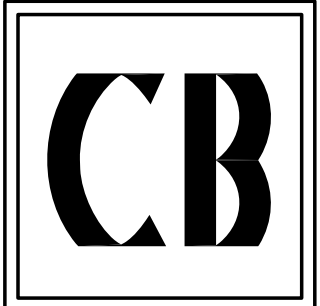
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SCALE:	1/4"=1'-0"
DRAWN	CB
JOB NO	-

A2
A2.1B
OF SHEETS

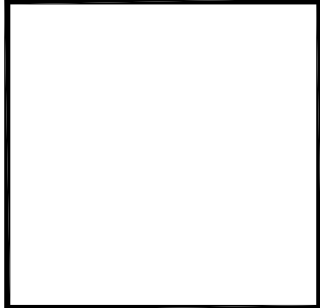
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SECOND FLOOR PLAN
PARCEL B

NEW RESIDENCE AT:
16220 HARWOOD RD.
LOS GATOS, CA

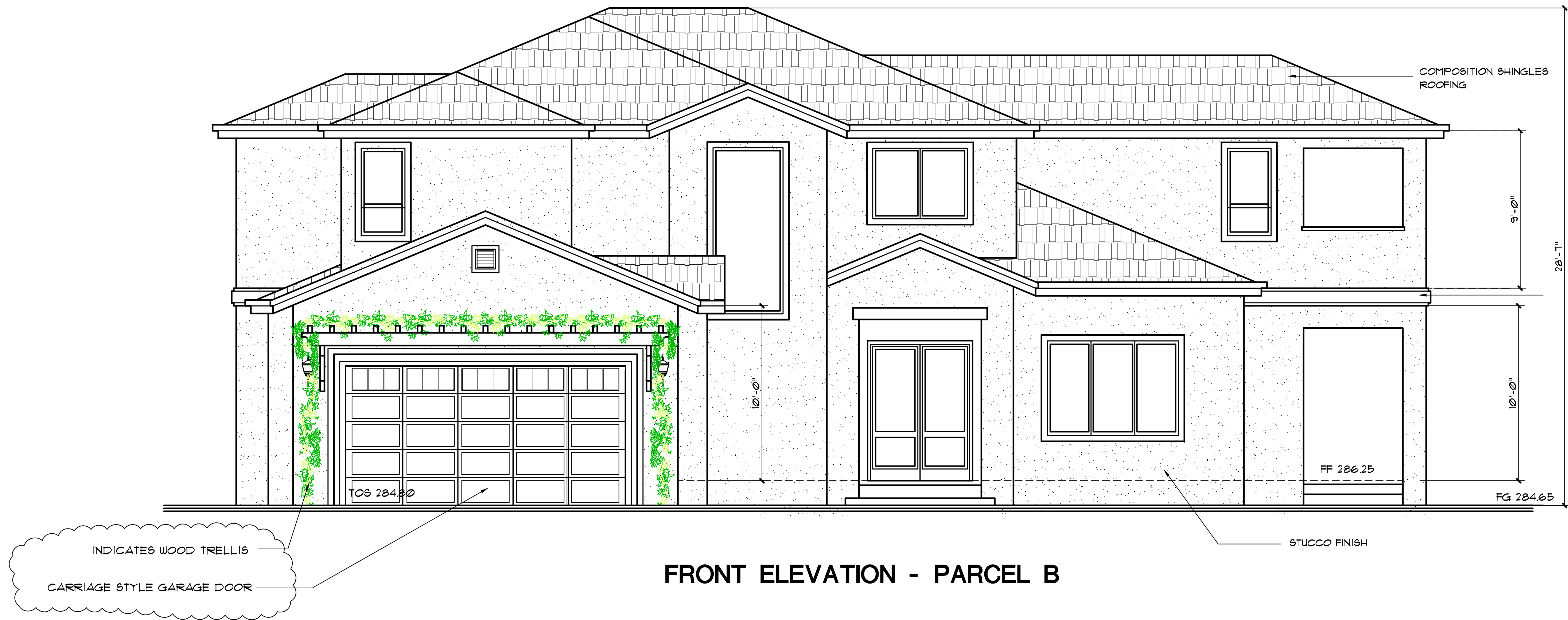
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SCALE:	1/4" = 1'-0"
DRAWN	CB
JOB NO	-

A2.2B
OF SHEETS

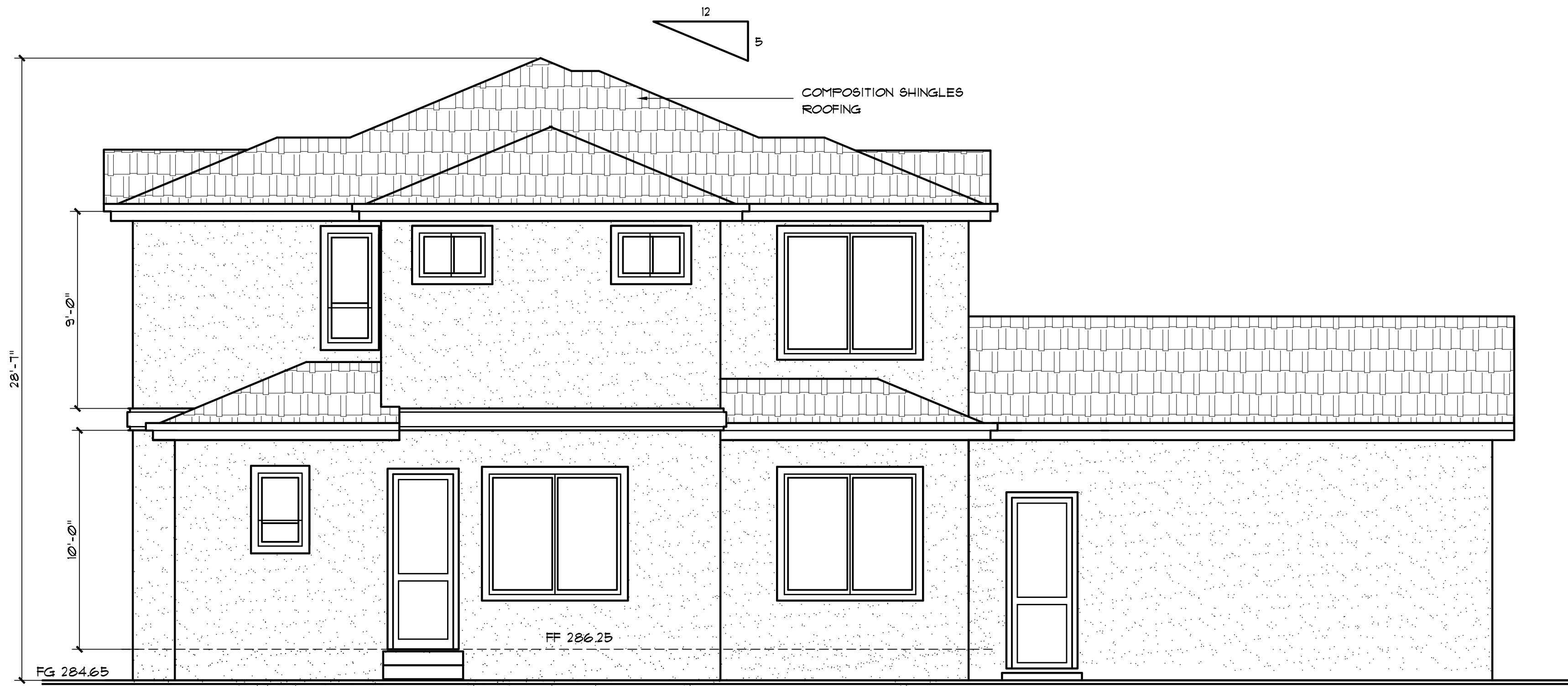
SECOND FLOOR PLAN

1/4" = 1'-0"

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FRONT ELEVATION - PARCEL B



LEFT SIDE ELEVATION - PARCEL B

- EXTERIOR MATERIALS:
- COMPOSITION SHINGLES ROOFING OVER TYPE 30 FELT UNDERLAYMENT (INSTALL PER MANUF.)
 - 3 LAYERS STUCCO FINISH OVER LATH 4 BUILDING PAPER. PROVIDE 2 LAYERS OF GRADE "D" PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING
 - ALUMINUM EXTERIOR WINDOWS DARK BRONZE FINISH
 - EXTERIOR DOOR: WOOD FINISH WITH TEMPERED GLAZING

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6-13-2023	



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EXTERIOR ELEVATIONS
PARCEL B

NEW RESIDENCE AT:
16220 HARWOOD RD.
LOS GATOS, CA

DATE:	6-27-2022
SCALE:	1/4"=1'-0"
DRAWN	CB
JOB NO	-

A2	A3.1B
OF	SHEETS

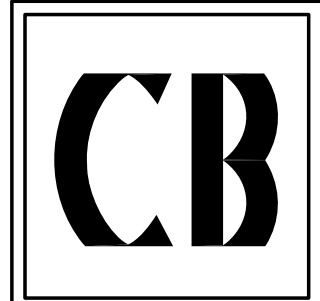


REAR ELEVATION - PARCEL B

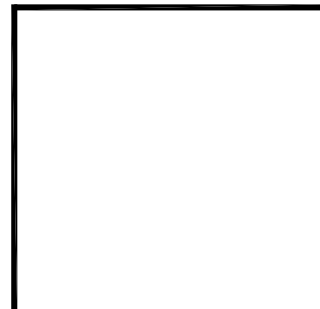


RIGHT SIDE ELEVATION - PARCEL B

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6-13-2023	



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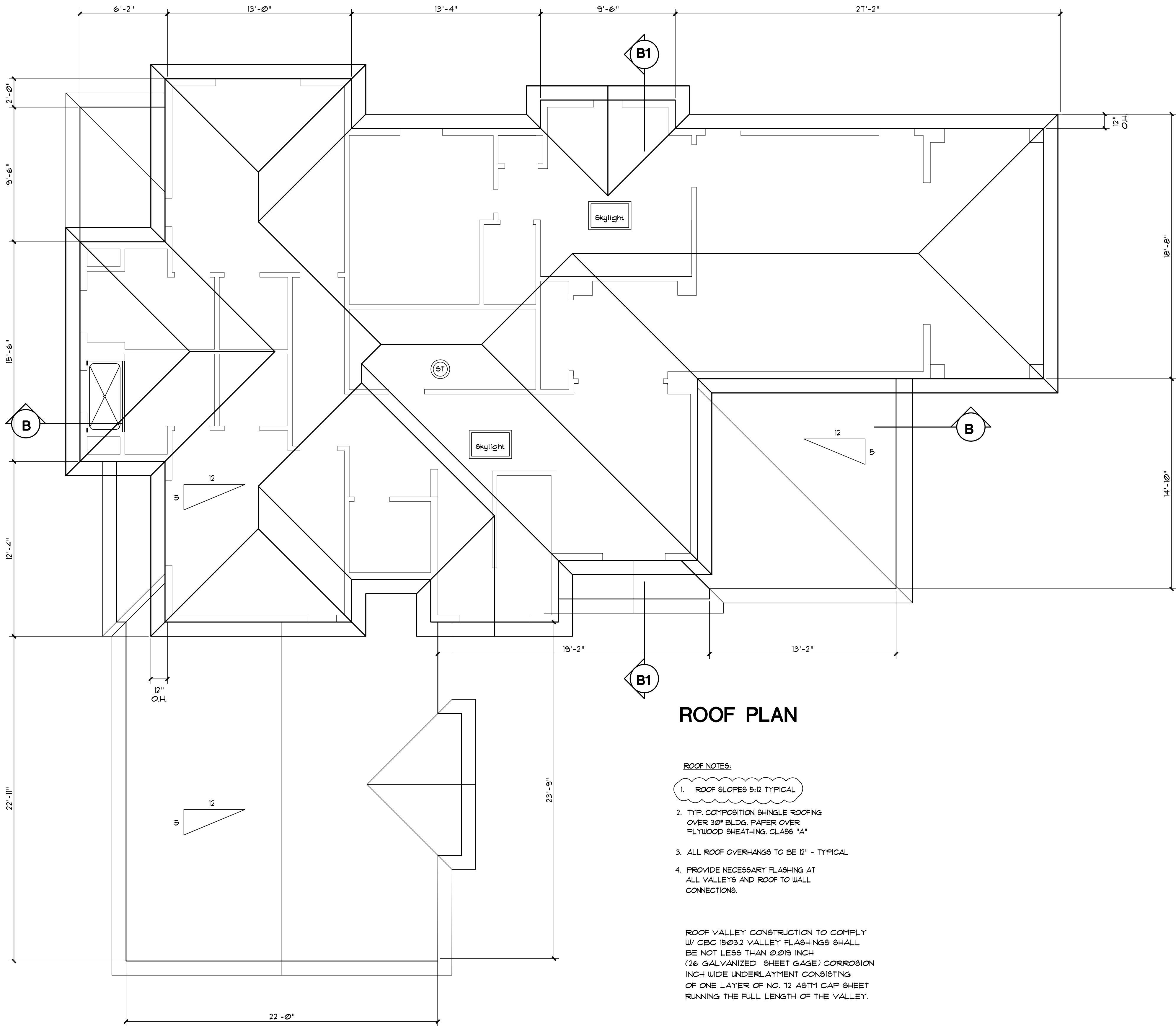


EXTERIOR ELEVATIONS
PARCEL B

NEW RESIDENCE AT:
16220 HARWOOD RD.
LOS GATOS, CA

DATE:	6-27-2022
SCALE:	1/4"=1'-0"
DRAWN	CB
JOB NO	-

A2
A3.2B
OF SHEETS



ROOF PLAN

ROOF NOTES:

- 1. ROOF SLOPES 5:12 TYPICAL
- 2. TYP. COMPOSITION SHINGLE ROOFING OVER 3/8" BLDG. PAPER OVER FLYWOOD SHEATHING, CLASS "A"
- 3. ALL ROOF OVERHANGS TO BE 12" - TYPICAL
- 4. PROVIDE NECESSARY FLASHING AT ALL VALLEYS AND ROOF TO WALL CONNECTIONS.

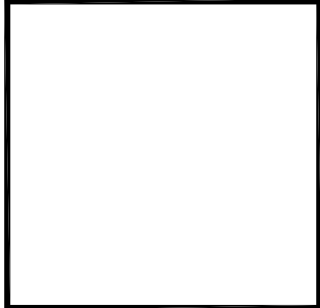
ROOF VALLEY CONSTRUCTION TO COMPLY W/ CBC 1503.2 VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.018 INCH (26 GALVANIZED SHEET GAGE) CORROSION INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 12 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.

FOR SKYLIGHT DETAIL SEE SHEET A5

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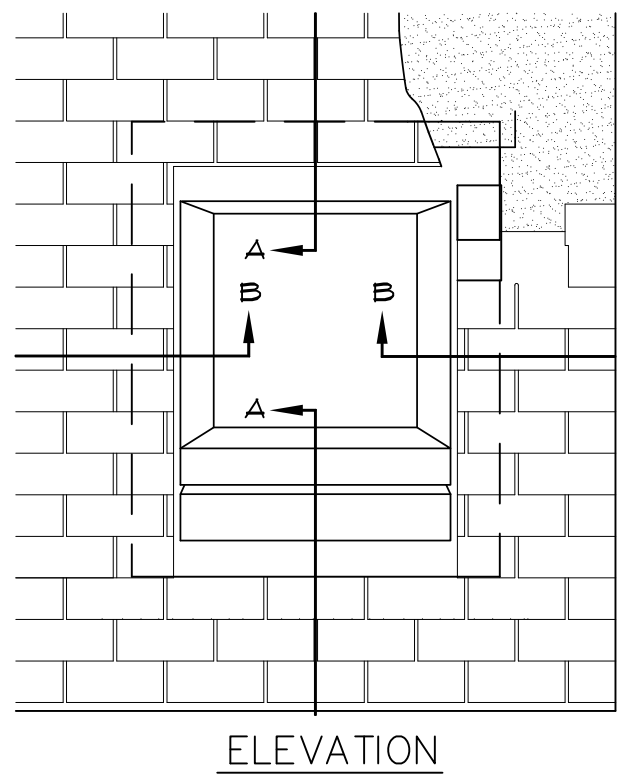
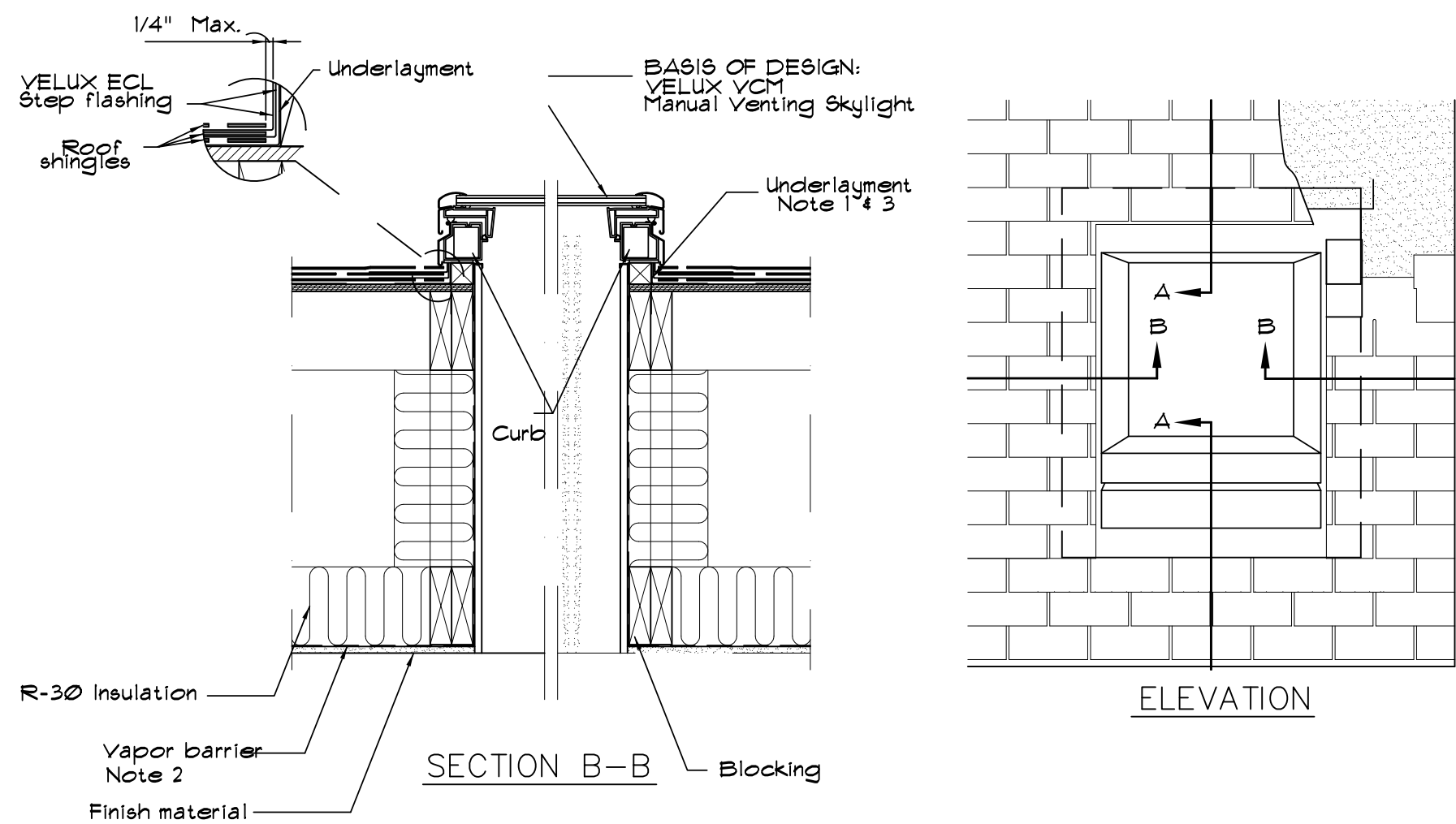
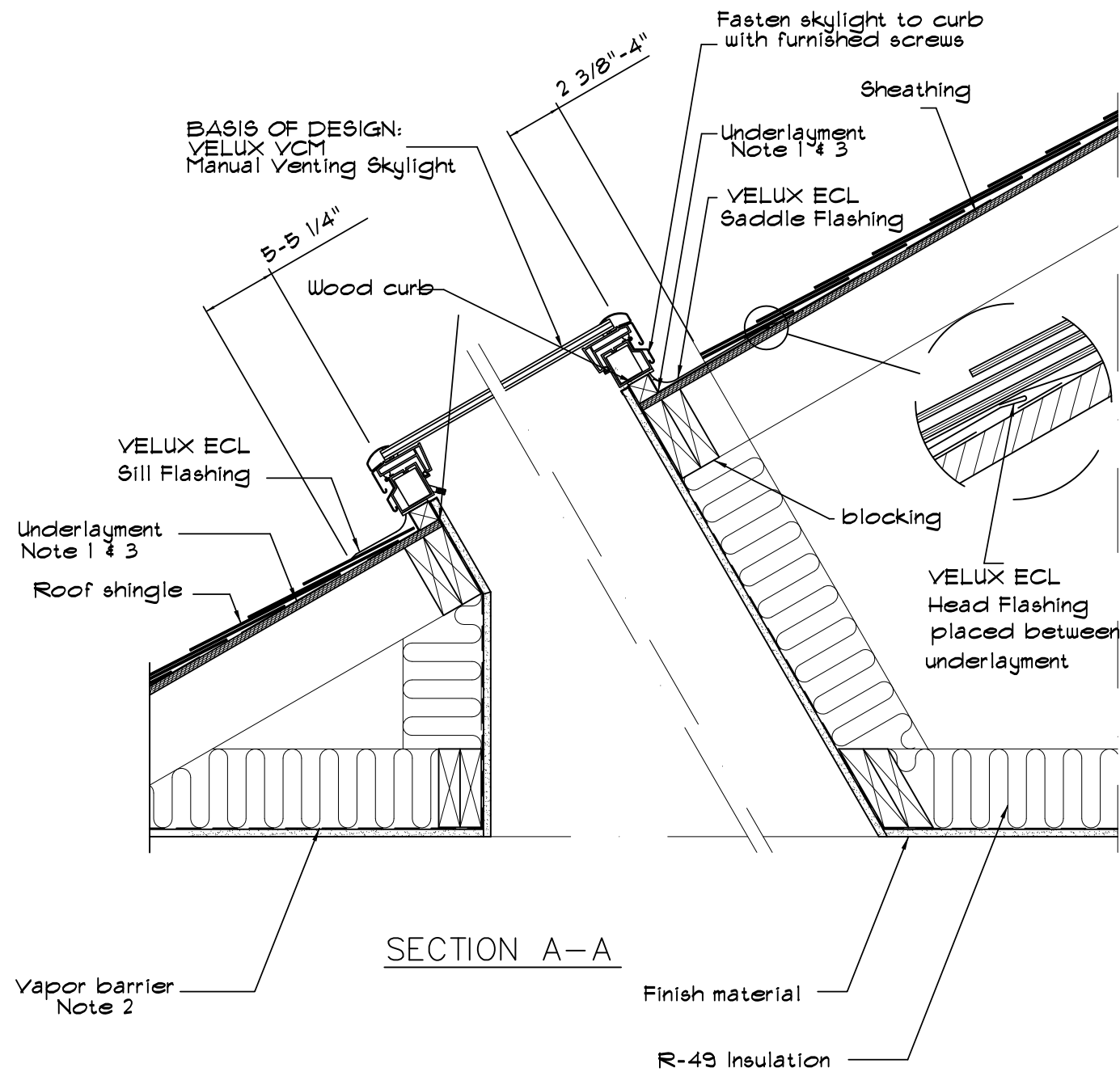
ROOF PLAN
PARCEL A

NEW RESIDENCE AT:
16220 HARWOOD RD.
LOS GATOS, CA

DATE:	6-27-2022
SCALE:	1/4" = 1'-0"
DRAWN	CB
JOB NO	-

A2	A4B
OF	SHEETS

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- Underlayment to be folded up against all sides of curb.
- Vapor barrier should be used to avoid moisture.
- Wrap curb in underlayment. VELUX recommends use of VELUX type ZOZ 216 adhesive underlayment.

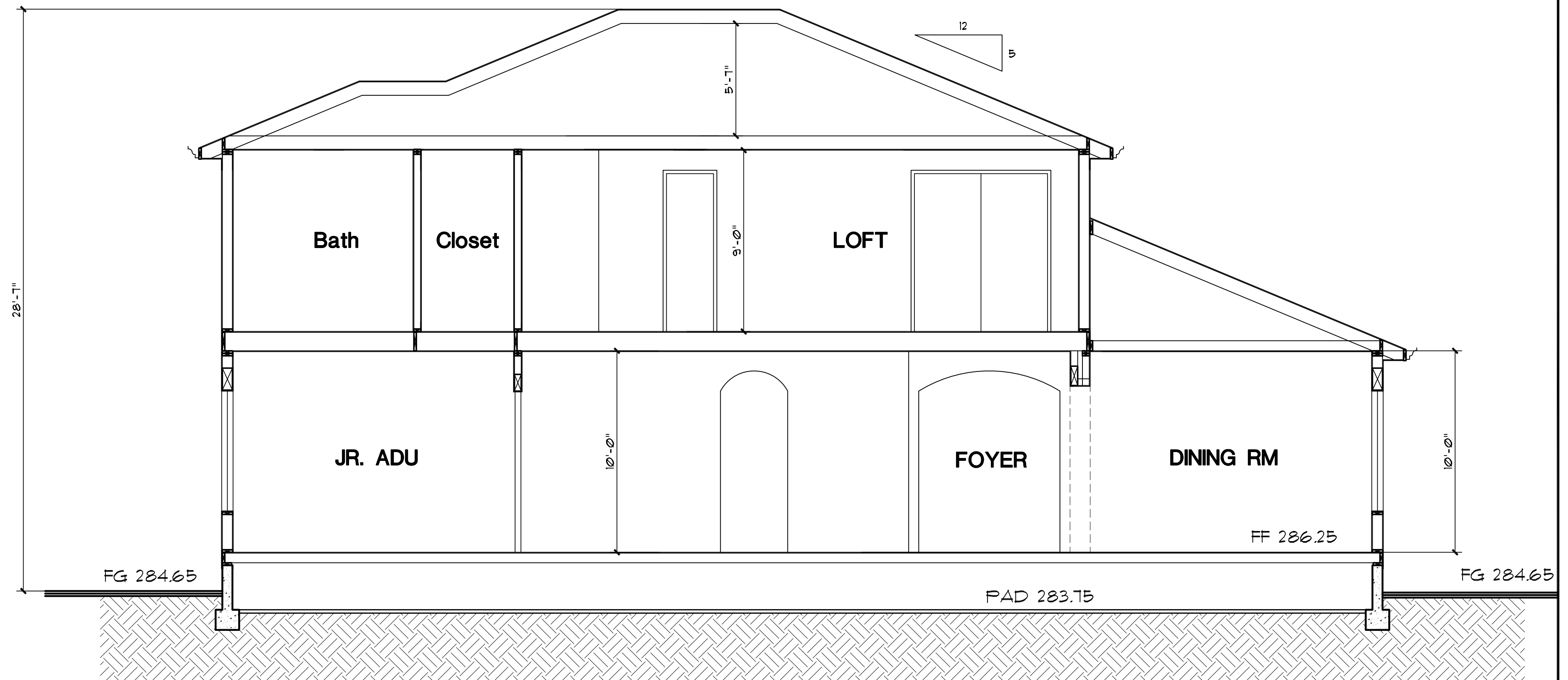
LISTING A&TME=100 FOR CLASS A FIRE ASSEMBLIES

Testing Data Notes

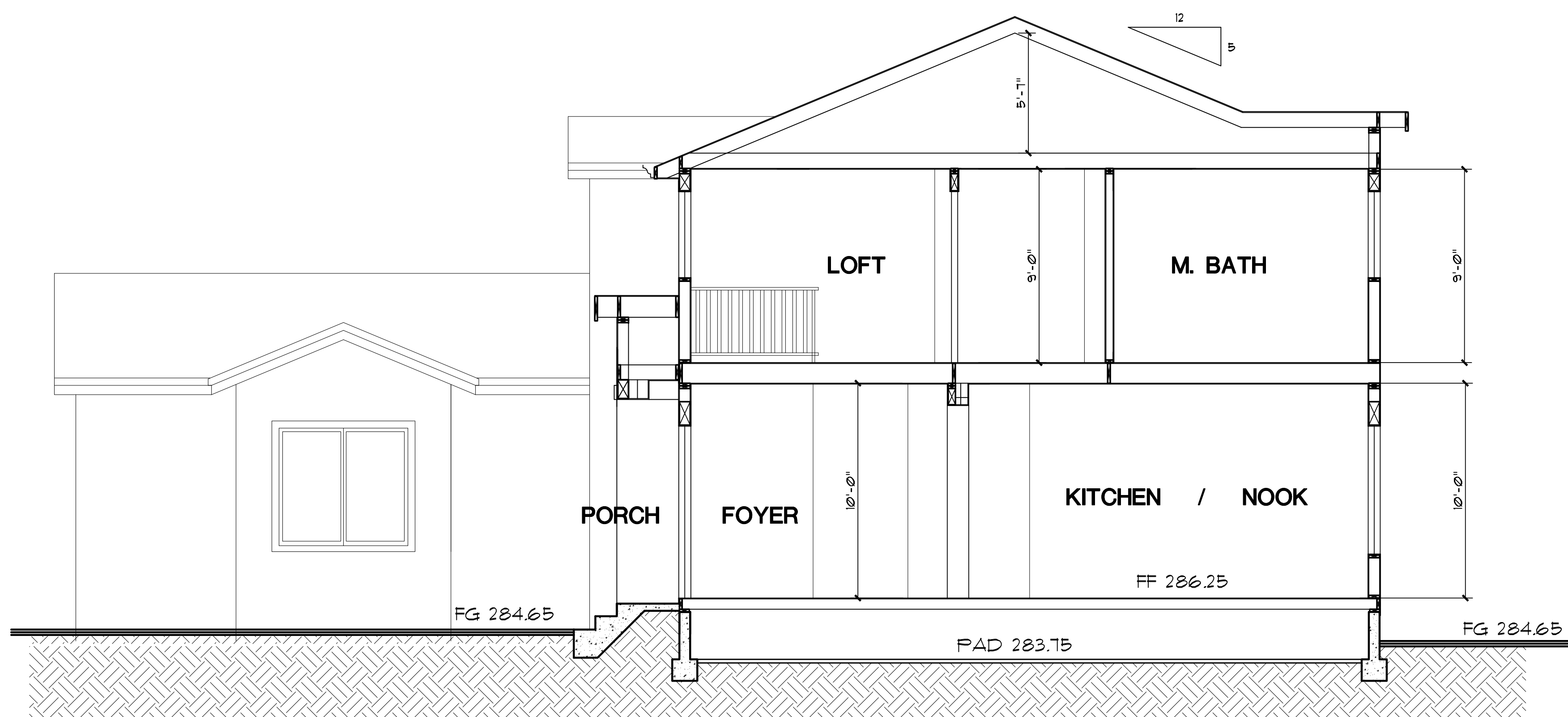
A- Production samples structurally tested and labeled in accordance with one or more of: AAMA/WDMA/ CSA 101/152/A440, TA5201, 202, and 203 OSHA regulations, various ASTM methods.

B- Thermal and optical performance data are determined for skylights at 20 degree slope, and verified in accordance with NFRC procedures (where applicable) by accredited entities. Most VELUX products are listed in the NFRC Certified Products Directory, and carry appropriate labels in accordance with NFRC's certification program. NFRC ID: VEL-N-

C- Most variants have achieved WDMA Hallmark certification under No. 426-H, and/or recognition under Uniform-ES report #ER 0199 (IAFM0-ES).



SECTION B-B



SECTION B1-B1

TYPICAL SKYLIGHT DETAILS

NTS

BUILDING SECTION

1/4"=1'-0"

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6-13-2023	

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PARCEL B
SKYLIGHT DETAIL
BUILDING SECTION

NEW RESIDENCE AT:
16220 HARWOOD RD.
LOS GATOS, CA

DATE:	6-27-2022
SCALE:	1/4"=1'-0"
DRAWN	CB
JOB NO	-
A2	
A5B	
OF	SHEETS

TREES SUMMARY

Parcel A			
Parcel A			
remove	Canopy	value	comment
1	295	25	\$2,270.00
2	297	10	\$210.00
3	300	35	\$1,800.00
4	670	30	\$1,340.00
5	673	19	\$2,700.00
Total 18			
Protecting Trees			
save	radius	value	Protection Type
1	290	10	\$10,500.00
2	291	10	\$2,620.00
3	298	7	\$1,570.00 type I
4	299	7	\$1,570.00 type II
5	672	7	\$3,370.00 type II

Parcel B			
Parcel B			
remove	Canopy	value	comment
1	270	10	\$1,380.00
2	274	8	\$730.00
3	275	15	\$500.00
4	279	8	\$270.00
5	292	30	\$5,780.00
6	293	30	\$5,900.00
7	294	30	\$1,340.00
8	295	19	\$2,700.00
9	296	6	\$50.00
10	297	6	\$210.00
Total 28 Trees			
Protecting Trees			
save	radius	value	Protection Type
1	271	7	\$3,670.00
2	272	7	\$400.00
3	273	5	\$3,240.00
4	276	5	\$2,620.00
6	278	7	\$13,900.00
7	280	5	\$1,570.00
8	281	5	\$1,800.00
9	291	7	\$2,620.00

Parcel C			
Parcel C			
remove	Canopy	value	comment
1	288	35	\$3,820.00
2	289	10	\$650.00
3	674	25	\$2,270.00
Total 10 Trees			
Protecting Trees			
save	radius	value	Protection Type
1	282	5	\$1,290.00
2	283	5	\$1,800.00
3	284	5	\$1,600.00
4	285	10	\$10,000.00
5	287	10	\$13,600.00

TREES PROTECTION NOTES

Tree Protection Conditions

- 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 spaced 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.
 - Pursuant to Section 29.10.1005(a)(4) of the Town Code, 8.5-by 11-inch warning signs shall be affixed and prominently 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.
 - 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).
- 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 undisturbed, and access pits and any infrastructure (e.g. splice boxes, meters and vaults) established beyond the TPZ.
- Any future pathway or other landscape features established within a TPZ should be a raised or no-dig design, with a vertical soil cut 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 level 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.
- 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.
- Staging areas and routes of access should be planned beyond tree canopies.
- Preventative measures shall be implemented to avoid soil eroding or being spread/placed downhill beneath a tree's canopy.
- Spoils created during digging should not be piled or spread on ungraded ground within the TPZ, rather they should be temporarily piled on plywood or a tarp.
- 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).
- Great care must be taken during demolition of existing hardscape, curb/gutters, staircases, walkways, walls, sheds, foundations, fences, planter borders, 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.
- Tree trunks must not be used as winch supports for moving or lifting heavy loads.
- 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.
- Dust accumulating on trunks and canopies during dry weather periods should be periodically washed away (e.g. every month or two).
- 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.
- The landscape design should conform to the following additional guidelines:
 - 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.
 - 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).
 - Irrigation should not be applied within five feet from the oak trunks, or within six inches from the trunks of all other trees (existing and proposed).
 - 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, they 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.
 - 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.

PLANT LEGEND

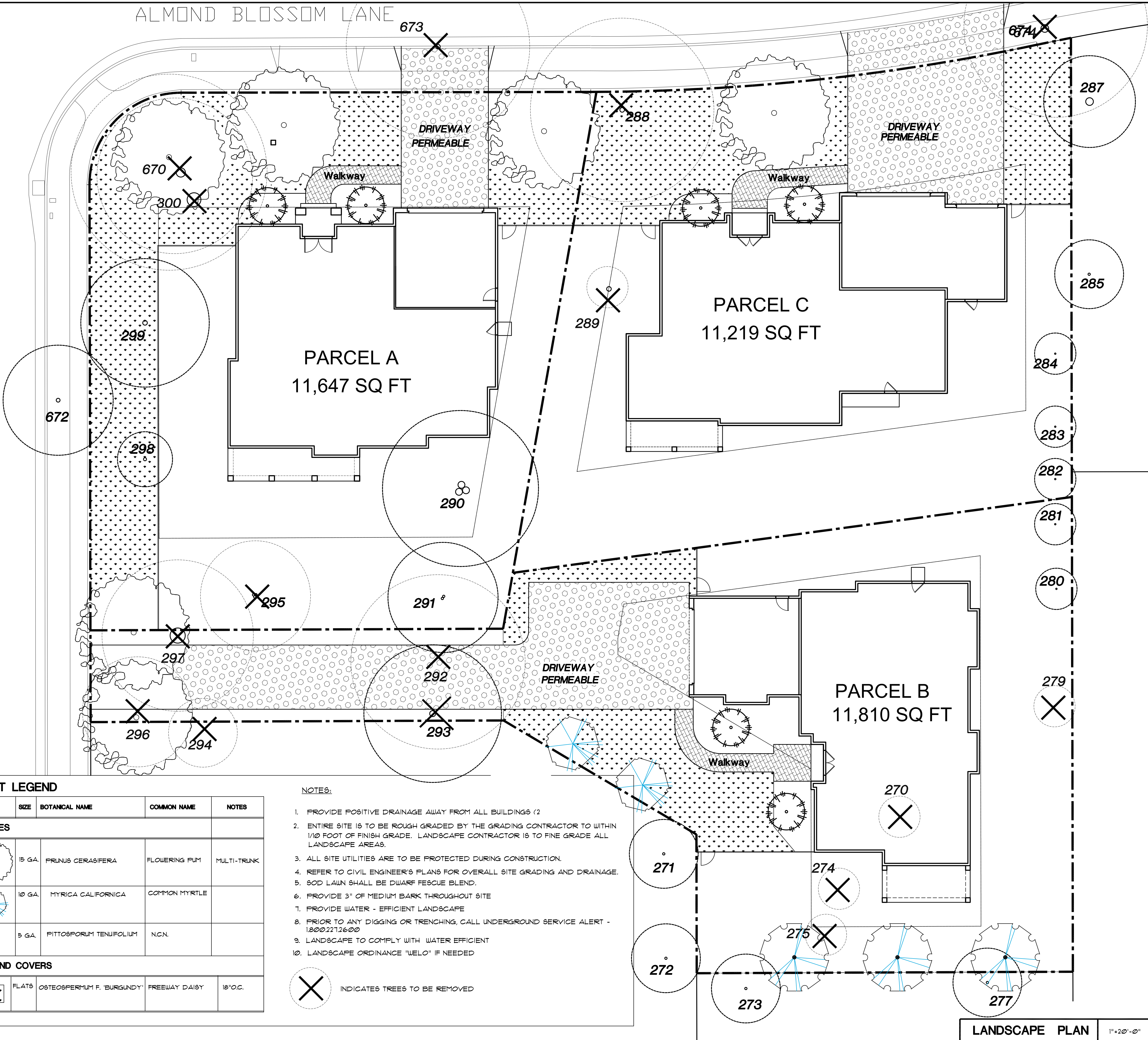
SYM.	SIZE	BOTANICAL NAME	COMMON NAME	NOTES
TREES				
	15 GA.	PRUNUS Cerasifera	FLOWERING PUM	MULTI-TRUNK
	10 GA.	MYRTICA CALIFORNICA	COMMON MYRTLE	
	5 GA.	PITTOSPORUM tenuifolium	N.C.N.	
GROUND COVERS				
	FLATS	OSTEOSPERMUM F. 'BURGUNDY'	FREEWAY DAISY	18" O.C.

NOTES:

- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS
- ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/10 FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
- ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION.
- REFER TO CIVIL ENGINEER'S PLANS FOR OVERALL SITE GRADING AND DRAINAGE.
- SOD LAWN SHALL BE DWARF FESCUE BLEND.
- PROVIDE 3" OF MEDIUM BARK THROUGHOUT SITE
- PROVIDE WATER - EFFICIENT LANDSCAPE
- PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 1800.227.2600
- LANDSCAPE TO COMPLY WITH WATER EFFICIENT
- LANDSCAPE ORDINANCE "WEO" IF NEEDED



INDICATES TREES TO BE REMOVED



REVISIONS	BY

CB

BASSAL
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916.435.0605
408.674.9077

LANDSCAPE PLAN

NEW RESIDENTIAL PROJECT AT:
16220 HARWOOD RD.
LOS GATOS, CADATE: 10-21-2022
SCALE: 1"=20'-0"
DRAWN: CB
JOB NO:
A2
L1
OF SHEETS

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