

date: _____

The GreenPoint Checklist is based on theories and on features incorporated into the home and is the basis for the GreenPoint Rated program. A home can be featured on the program if it fulfills the prerequisites, earns at least 50 points, and meets the minimum points per category: Energy, Indoor Air Quality, Health, Resources, and Water (80 points). Points earned: Build it Green for a lot of qualified GreenPoint Rated homes are awarded in pursuing third-party verification.

The green building practices found below are described in the New Home Construction Green Building Guidelines, available at www.builditgreen.org.



Pham/Vo Residence: 232 Danville Drive, Los Gatos, CA

		Q	R	S	T
	1. Private Equity and Mutual-Buyout of Existing Firms & Ties				
	a. Private Equity Buyouts from Entrepreneurs and Families of the Firm				
	b. Takeover and Corporate Control by Private Equity Providers				
	c. Successful Transfer of Ownership: Evidence from the UK				
	2. Buyout All the Good Employees (Executive Retention)				
	a. Address All the Good Employees or at Least the Top Ones Topical				
	b. Address the Good Ones to Stay (Retention in Place)				
	c. Address the Good Ones to Move (Retention in Place)				
	3. A New Buyout Model: Aggregate (Shillbourn 2010)				
	a. Why not? Why Money				
	b. Why Not? Why				
		Total Pairs Available in Buyout			
				Number Available for Purchase	
	4. Private Equity and the Rise of the Private Equity Firm				
	a. Private Equity and the Rise of the Private Equity Firm				
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Single Family GreenPoint Checklist 2007 Version

—Page 4 of 4

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Confidential

GreenPoint Rated New Home Single Family Checklist Version 2

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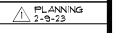
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Green Home Energy Profile Version 3.0		Energy		Water		Waste	
Item	Description	1	2	3	4	5	6
101	10.1 Assessment Complete (After Review/Inspection or Benchmarking)						
102	10.2 Strategy to Address Assessment Findings						
10.3 Social Equity & Community							
103	10.3.1 Climate (Weatherize) (weatherize or weatherize)						
104	10.3.2 Community (Weatherize) (weatherize or weatherize)						
10.4 Green Building							
105	10.4.1 Green/Patrol Patrol Identified in Situations						
106	10.4.2 Pre-Construction/Retreat Meeting with Rater and Subcontractors						
107	10.4.3 Orientation and Training in Situations – Certified Educational Whiteboard						
108	10.4.4 Subcontractor or Contractor's Management (not yet Certified Green Building Professionals)						
109	10.5 Green System Modules						
110	10.5.1 Energy Home System Modules						
111	10.5.2 Water Home System Modules						
112	10.5.3 Green Building Education						
113	10.5.4 Marketing Green Building						
114	10.5.5 Green Building Strategy						
115	10.5.6 Green Approval Addendum						
116	10.5.7 Detailed Diversity Plan and Third-Party Verification of Plan Implementation						
Summary							
Total Available Points to Specific Category		2019	10	10	10	10	40
Minimum Points Required to Specific Category		10	2	2	2	2	8
Total Points Achieved		10	10	10	10	10	50

NO./ DATE/ REVISION

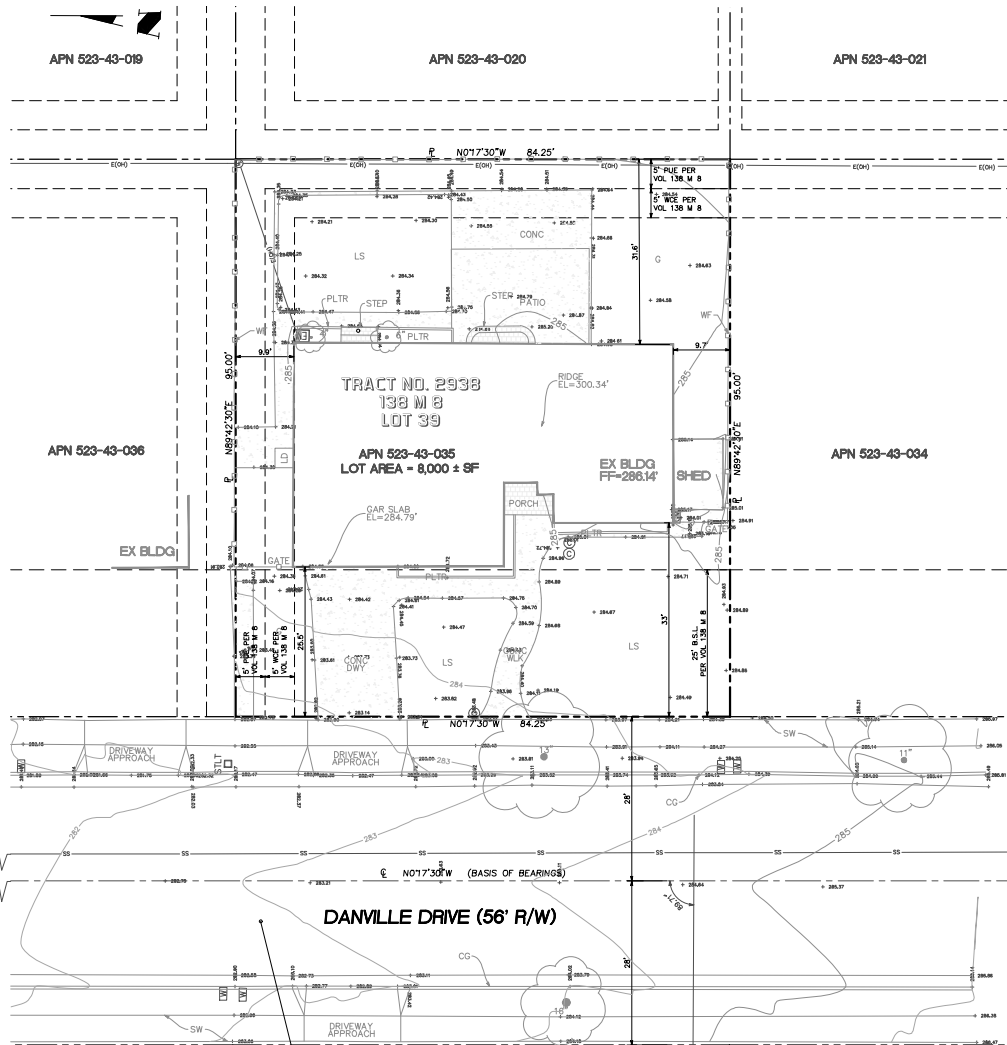
[illegible]

DZ Design Associates, Inc.
A California Corporation
18646 Sutter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 778-7065 Fax: (408) 778-7004
email: dzdesigning@aol.com

DRAWING TITLE	GreenPoints Checklist
JOB TITLE	Pham/Vo Residence
JOB ADDRESS	232 Danville Drive Los Gatos, California 95032

DATE	JUNE 7, 2022
SCALE	NONE
PROJECT MANAGER	M. DAVIS
DRAWN	DG
JOB NO.	DZ5221
SHEET	

GP1



BENCHMARK
MAG NAIL
ELEV = 282.03' (NAVD88)
GPS OBSERVATION

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF DANVILLE DRIVE, AS SHOWN AS N001°17'30"W ON TRACT NO. 2938, RECORDED IN BOOK 138 OF MAPS, AT PAGE 8, SANTA CLARA COUNTY RECORDS.

LEGEND & ABBREVIATIONS		
	BENCHMARK	AC ASPHALT CONCRETE
	BORDER LINE	AD AREA DRAIN
	BOUNDARY	BD BRASS DISC
	BUILDING OUTLINE	BLDG BUILDING
	CATCH BASIN	BOL BOLLARD
	CENTERLINE	BRC BACK OF ROLLED CURB
	PAVED	BSL BUILDING SETBACK LINE
	BRICK	BWK BACK OF WALK
	CONCRETE	CB CATCH BASIN
	EXISTING CONTOUR	CG CURB & GUTTER
	EASEMENT LINE	CL CENTERLINE
	ELECTRICAL METER	CLF CHAIN LINK FENCE
	EXISTING ELEVATION	CLM COLUMN
	EXISTING CHAIN LINK FENCE	CLST CLOSET
	EXISTING WOOD FENCE	CONC CONCRETE
	EXISTING TREE AND DIAMETER	COR CORNER
	FLOW LINE	DWY DRIVEWAY
	GAS METER	EA EASEMENT
	GUY POLE	EC EDGE OF CONCRETE
	GUY WIRE ANCHOR	ELEV ELEVATION
	EXISTING HYDRANT	EM ELECTRIC METER
	JOINT POLE	E(OH) ELECTRIC OVERHEAD
	LIGHT POST	E(UG) ELECTRIC UNDERGROUND
	MANHOLE	EP EDGE OF PAVEMENT
	STREET MONUMENT	EX EXISTING
	PROPERTY CORNER MONUMENT	FF FINISH ELEVATION OF SUBFLOOR
	MONUMENT LINE	FG GROUND FINISH GRADE
	PARCEL LINE / RIGHT OF WAY	PH FIRE HYDRANT
	PVC BOX	FL FLOW LINE
	PVC PIPE AND DIAMETER	G GAS LINE
	SANITARY SEWER CLEAN OUT	GAR GARAGE SLAB ELEVATION
	SANITARY SEWER MANHOLE	GD GROUND
	SANITARY SEWER STORM DRAIN	GM GAS METER
	SETBACK LINE	HC HANDICAPPED
	STREET SIGN	INV INVERT
	TREE STUMP AND DIAMETER	IEE INGRESS AND EGRESS EASEMENT
	UTILITY: EXISTING	IP IRON PIPE
	WATER METER	IRR IRRIGATION
	WATER VALVE	LD LANDING
	BOLLARD	LIP LIP OF GUTTER
	AREA DRAIN	LS LANDSCAPED AREA
	MAIL BOX	MH MANHOLE
	STUMP	MON MONUMENT
		PL PROPERTY LINE
		PLTR PLANTER
		PP POWER POLE
		PRUE PRIVATE SERVICES
		PSDE AND UTILITY EASEMENT
		PSSE PRIVATE STORM DRAINAGE
		PSE EASEMENT
		PSE PUBLIC SERVICE EASEMENT
		PSSE PRIVATE SANITARY SEWER
		PVE EASEMENT
		PVAE PRIVATE VEHICLE ACCESS
		PAV PAVEMENT
		RC ROLLED CURB
		RE RETAINING WALL
		R/W RIGHT OF WAY
		SDE STORM DRAIN EASEMENT
		SSCO SANITARY SEWER CLEANOUT
		SSE SANITARY SEWER EASEMENT
		SSMH SANITARY SEWER
		STLT MANHOLE / LATERAL
		SW SIDEWALK
		TEL TELEPHONE BOX
		TW TOP OF WALL
		TYP TYPICAL
		WCE WIRE CLEARANCE EASEMENT
		WLE WATER LINE EASEMENT
		WLK WALKWAY
		WV WATER VALVE

NOTES

1. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
2. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
3. NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
4. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.

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

SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION.

Wen Chun
H. W. CHUI
07/28/2022
DATE



BOUNDARY MAP AND TOPOGRAPHIC SURVEY		232 DANVILLE DRIVE		APN 523-43-035		Los Gatos		CONTRACT NO.		PROJECT NO.		FILE NO.	
ENGINEERING		598 E Santa Clara St #270		San Jose, CA 9512		Phone (408) 806-7867							
DESIGNED	DATE	DRAWN	DATE	SCALE	DATE	REVISIONS	BY	DATE	APPROVED	DATE	FILE NO.	OF	NO.
	07/28/2022		07/28/2022	1" = 10'	07/28/2022							1	1

ROAD NAME : DANVILLE DRIVE

TOWN OF LOS GATOS STANDARD GRADING 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, PARKS AND PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030.
- A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTING LINE AT (408) 399-5771 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR ON-SITE WORK. THIS MEETING SHOULD INCLUDE:
 - A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
 - ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION
- APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH SUCH MODIFICATION OR DEPARTURE SHALL BE MADE.
- APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING, EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT COVER 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 US (ENGINEER'S OFFICE) 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 CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.
- THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- 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:
 - RETAINING WALL: TOP OF WALL ELEVATIONS AND LOCATIONS (ALL WALLS TO BE PERMITTED SEPARATELY AND APPLIED FOR AT THE TOWN OF LOS GATOS BUILDING DIVISION).
 - 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 REE 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 AMERICAN SOIL TESTING & ENGINEERING

REFERENCE REPORT NO. 22-9278-S DATED JULY 2022

LETTER NO. 20 DATED 20 SHALL BE THOROUGHLY COMPLIED WITH BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/LETTERS ARE HEREBY APPROVED 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 FORTY-EIGHT (48) HOURS BEFORE BEGINNING ANY GRADING. THE ENGINEER SHALL BE ON-SITE TO VERIFY THAT THE ACTUAL CONDITIONS ARE AS ANTICIPATED IN THE DESIGN-LEVEL GEOLOGICAL 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 OBSERVANCE (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 APPLICANT'S SOILS ENGINEER AND SUBMITTED TO 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 CLOSURES ARE NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE (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: CLUNG PHAM PHONE: (408) 914-0584
- GENERAL CONTRACTOR: CLUNG PHAM PHONE: (408) 914-0584
- GRADING CONTRACTOR: CLUNG PHAM PHONE: (408) 914-0584
- CUT: 132 CY EXPORT: 110 CY
- FILL: 22 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.

TOWN OF LOS GATOS NPDES NOTES

- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
- APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILL OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJACENT 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 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 AND PRESERVATIVE FIBERS AND ADHESIVES, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; UNWASHABLE WASTES; WASTES FROM STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPERHOMERIZED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIALLY DESIGNED 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 DECONTAMINATING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DECONTAMINATING ACTIVITIES REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

FIRE NOTES:

- THIS PROJECT SHALL COMPLY WITH THE CALIFORNIA FIRE & BUILDING CODE, 2019 EDITION, AS ADOPTED BY THE TOWN OF LOS GATOS TOWN CODE, CALIFORNIA CODE OF REGULATIONS AND HEALTH & SAFETY CODE.
- ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CALIFORNIA FIRE CODE CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION ST-7.

GRADING AND DRAINAGE PLANS

232 DANVILLE DR, LOS GATOS, CA 95032

GRADING PERMIT APPLICATION NO.

ASSESSOR'S PARCEL NO. 523-43-035

PROJECT DATA	
1 PROJECT ADDRESS:	232 DANVILLE DR, LOS GATOS, CA 95032
2 PROJECT OWNER:	CLUNG PHAM & BEN VO
3 ASSESSOR'S PARCEL NUMBER:	523-43-035
4 EXISTING USE:	RESIDENTIAL
5 EXISTING ZONING:	R-1.8
6 PROPOSED USE:	RESIDENTIAL
7 PROPOSED ZONING:	R-1.8
8 SITE AREA:	0.184 ACRES MORE OR LESS
9 APPLICANT/DEVELOPER:	CLUNG PHAM & BEN VO
10 CONSULTANTS:	
A. ARCHITECT:	D & Z DESIGN ASSOCIATES 18640 SUTTER BLVD STE 500 MORGAN HILL, CA 95037 TEL: (408) 778-7005
B. SOIL ENGINEERING:	AMERICAN SOIL TESTING & ENGINEERING 11411 RINGWOOD CT, SUITE 130 SAN JOSE, CA 95131 TEL: (408) 559-6400
C. SURVEYOR/CIVIL ENGINEER:	LC ENGINEERING 588 E SANTA CLARA ST, #270 SAN JOSE, CA 95112 TEL: (408) 806-7187
11 WATER SUPPLY:	SAN JOSE WATER COMPANY
12 SANITARY SEWER DISPOSAL:	WEST VALLEY SANITATION DISTRICT (WVSD)
13 GAS AND ELECTRIC:	PACIFIC GAS AND ELECTRIC
14 TELEPHONE:	
15 CABLE:	
16 STORM DRAIN:	WEST VALLEY CLEAN WATER PROGRAM
17 FIRE PROTECTION:	SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT
18 DATUM:	TOWN BENCHMARK LG027 ELEV=323.47' (NGVD29) EQUAL ELEV=323.6' (NAVD83)
19 BENCHMARK INFORMATION:	PROJECT VERTICAL DATUM IS BASED ON NAVD83
20 BASIS OF BEARINGS:	THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF DANVILLE DRIVE AS SHOWN AS N007°30'W SHOWN ON TRACT NO. 2838, RECORDED IN BOOK 138 MAPS, AT PAGE 6, SANTA CLARA COUNTY RECORDS.

ABBREVIATIONS

AB	AGGREGATE BASE	MN	MINIMUM
AC	ASPHALT CONCRETE	NMS	MAIL AND SILVER
AD	AREA DRAIN	NTS	NOT TO SCALE
AE	ANCHOR EASEMENT	OH	OVERHEAD
BB	BUBBLER BOX	OS	ORIGINAL GROUND
BLDG	BUILDING	OS	OFFSET
BSE	BUILDING SETBACK LINE	P	PAVEMENT FINISH GRADE
BW	BACK OF WALK	PA	PATIO
CAV	CABLE TELEVISION	PAD	PAD ELEVATION
CED	CORNER ELEVATION	PE	PER DEPARTMENT CONNECTION
COP	CURB OPENING	PE	PROPERTY LINE
COP	CONCRETE	PE	PEDESTRIAN EQUESTRIAN EA
CSD	COUNTY STANDARD DETAIL	PFC	PERFORATED
DE	DRAINAGE DETAIL	PVC	POLYVINYL CHLORIDE
DOC	DOCUMENT	R	RADIUS
DS	DOWNSPOUT	RE	RETAINING WALL
DWY	DRAINAGE WY	RM	ROAD EASEMENT
E	EASEMENT	R/W	RIGHT OF WAY
EL	ELECTRIC	SE	SEWER
E(H)	ELECTRIC OVERHEAD	SD	STORM DRAIN
E(U)	ELECTRIC UNDERGROUND	SE	STORM DRAIN EASEMENT
EP	EDGE OF PAVEMENT	SE	SLOPE EASEMENT
EV	ELECTRIC VAULT	SS	SANITARY SEWER/LATERAL
EX	EXISTING	SS	SANITARY SEWER EASEMENT
FC	FACE OF CURB	STA	STATION
FO	FOUND	STD	STANDARD DETAIL
FF	FINISH ELEVATION OF SUBFLOOR	SW	SIDEWALK
FG	GROUND FINISH GRADE	TOP	TOP OF BANK
FI	FIRE HYDRANT	TOP	TOP OF CURB
F	FLOW LINE	TEMP	TEMPORARY
FS	FORCED MAIN	TOC	TOP OF COVER
FS	FIRE SERVICE	TOE	TOE OF BANK
G	GRADE SLAB ELEVATION/GAS LINE	T	TOP OF GRADE
GPE	GENERAL PUBLIC EASEMENT	TW	TREE PROTECTION FENCE
GSE	GRAVING SETBACK	TS	TOP OF WALL
GS	GAS METER	TY	TYPICAL
HP	HIGH POINT	UE	UTILITY EASEMENT
IE	INGRESS/EGRESS EASEMENT	VG	VEGETATION
INV	INVERT	W	WIRE CLEARANCE EASEMENT
IP	IRON PIPE	WE	WATER EASEMENT
JP	JOINT POLE	WE	WATER METER
LP	LIP OF GUTTER	WE	WIRE OVERHANG EASEMENT
LRD	LANDSCAPED AREA	WE	WATER VALVE
LS	LANDSCAPED AREA	WVSD	WEST VALLEY SANITATION DISTRICT
MAX	BOOK OF MAPS AT PAGE		OF SANTA CLARA COUNTY
MH	MANHOLE		

AVERAGE SLOPE CALCULATION

$$S = \frac{0.0023 \times (1) \times (L)}{A}$$

WHERE

S = AVERAGE SLOPE OF THE AREA IN PERCENT

L = CONTOUR INTERVAL

A = TOTAL LENGTH OF CONTOUR LINES IN FEET

A = AREA EXPRESSED IN ACRES

$$S = \frac{0.0023 \times (1) \times (275.66)}{0.184} = 3.4\%$$

SCOPE OF WORK

- GRADE DRIVEWAY, HOUSE SITE & BASEMENT EXCAVATION
- PAVE DRIVEWAY & WALKWAY
- SEED/LANDSCAPE ALL DISTURBED AREAS

SHEET INDEX

- TOWN NOTES, GENERAL NOTES, LEGEND & ABBREVIATIONS
- BLUEPRINT FOR A CLEAN BAY SHEET
- DEMOLITION PLAN & SITE PLAN
- GRADING AND DRAINAGE PLAN
- BUILDING CROSS SECTIONS
- EROSION CONTROL PLAN
- EROSION CONTROL DETAILS
- CONSTRUCTION MANAGEMENT PLAN



TABLE OF PROPOSED PREVIOUS AND IMPERVIOUS AREAS			
TOTAL SITE AREA: 8,000.4 SF	TOTAL SITE AREA DISTURBED: (INCLUDING CLEARING, GRADING OR EXCAVATING)	EXISTING AREA (SF)	PROPOSED AREA (SF)
		REPLACED	NEW
IMPERVIOUS AREA	3,206	3,206	1,330
TOTAL NEW & REPLACED IMPERVIOUS AREA	4,596		
PERVIOUS AREA	4,794	3,404	0
		3,404	

TABLE OF PROPOSED EARTHWORK QUANTITIES				
AREA DESCRIPTION	CUT (CY)	MAX CUT HEIGHT (FT)	FILL (CY)	MAX FILL DEPTH (FT)
HOUSE FOOTPRINT	77	1.0	-	-
BASEMENT	-	-	-	-
ATTACHED GARAGE	10	1.0	-	-
ACCESSORY BUILDING	-	-	-	-
POOL	-	-	-	-
DRIVEWAY/ACCESS	17	1.0	-	-
LANDSCAPE/OUTDOOR	28	1.0	22	1.0
TOTAL	132		22	

EXISTING	PROPOSED	TO BE REMOVED
SIDEWALK		
CURB AND GUTTER		
CENTER LINE		
PROPERTY LINE		
LOT LINE		
EASEMENT LINE		
EDGE OF PAVEMENT		
DRIVEWAY		
PCC		
AC		
STANDARD MONUMENT		
BENCH MARK		
MANHOLE		
SANITARY SEWER EQUESTRIAN EA		
SANITARY SEWER MANHOLE		
STORM DRAIN MANHOLE		
STORM DRAIN INLET		
WATER METER		
VALVE		
FIRE HYDRANT		
STREET LIGHT		
POWER POLE		
PULL BOX		
CABLE TELEVISION LINE		
ELECTRICAL METER		
IRRIGATION LINE		
NATURAL GAS LINE		
OVERHEAD LINE		
SANITARY SEWER LINE		
TELEPHONE LINE		
WATER LINE		
TRAFFIC SIGNAL CONDUIT		
LIGHTING CONDUIT		
ROADSIDE SIGN & SIGN CODE		
FENCE		
TREE/SHRUB		
CONTOUR LINES		
RETAINING WALL		

SECTION NUMBER
SHEET NUMBER



DATE:	08/02/22
SCALE:	N.T.S.
DESIGN:	PT
DRAWN:	PT
CHECK:	PT
INSP:	NL
PROJECT NO.:	

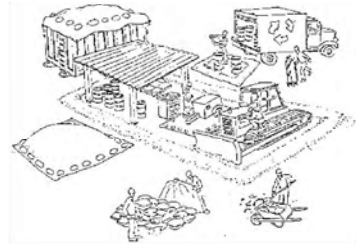
GRADING AND DRAINAGE PLANS
232 DANVILLE DRIVE
TOWN NOTES, GENERAL NOTES, LEGEND & ABBREVIATIONS
GRADING PERMIT APPLICATION NO.

LC ENGINEERING
232 E Santa Clara St, #270
San Jose, CA 95131
Phone: (408) 600-7467

REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET 1 OF 8

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.

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.



Paving/asphalt work

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



Painting

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



GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- CONTRACTOR/OWNER: BALA RANGABASHYAM
ADDRESS: 17070 WILD WAY, LOS GATOS, CA 95030
PHONE NUMBER: (415) 595-3458
IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
- CIVIL ENGINEER: LC ENGINEERING 598 E SANTA CLARA ST, SUITE #270,
SAN JOSE, CA 95112.
(408) 800-7187
- CONTRACTOR: BALA RANGABASHYAM
ADDRESS: 17070 WILD WAY, LOS GATOS, CA 95030
24-HOUR PHONE NUMBER: (415) 595-3458
CONSTRUCTION SUPERINTENDENT: BALA RANGABASHYAM
ADDRESS: 17070 WILD WAY, LOS GATOS, CA 95030
24-HOUR PHONE NUMBER: (415) 595-3458
- 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.
- DEVELOPER WILL SUBMIT TO THE COUNTY/CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCT 15TH AND APRIL 15TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE COUNTY/CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT IN PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
- 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, IMMEDIATE REMEDY SHALL OCCUR.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- 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 SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- 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.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.

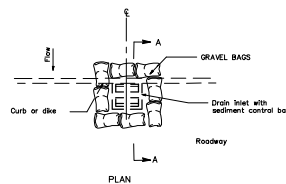
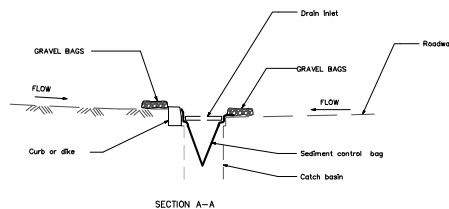
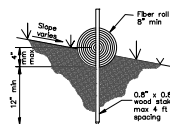
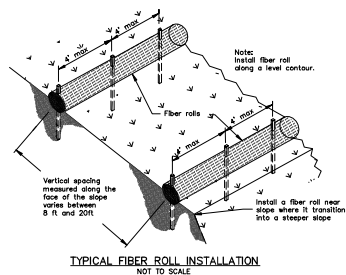
EROSION AND SEDIMENT CONTROL MEASURES

- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. 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.
- 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 ARE NECESSARY WITH THE APPROVAL OF THE COUNTY/CITY ENGINEER. PLANS RESUBMITTED FOR THE COUNTY/CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL ARE TO BESITE IMPROVEMENTS ARE ACCEPTED BY THE COUNTY/CITY.
- CONSTRUCTION ENTRANCES SHALL BE INSTALL PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
- CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ON TO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY/CITY.
- IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS OR THREE-STEP APPLICATIONS OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TROCKIFIER AND MULCH.
- 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
- LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEED. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM TO THE TYPICAL LOT EROSION CONTROL DETAIL SHOWN ON THIS SHEET.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITION. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE REPRESENTATIVE OF ANY FIELD CHANGES.
- GRADING WORK BETWEEN OCTOBER 15 AND APRIL 15 IS AT THE DISCRETION OF COUNTY/CITY.

MAINTENANCE NOTES

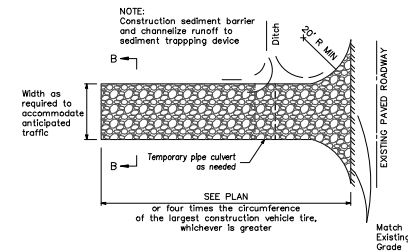
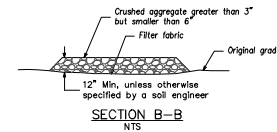
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND FULLES MUST BE REPAIRED.
- SAND BAD INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG
- EXPOSED SLOPE SHALL BE PROTECTED WITH JUTE NET AND/OR HYDROSEED. HYDROSEED SHALL BE A HOMOGENEOUSLY MIX OF SLURRY CONTAINING NOT LESS THAN 44 LBS OF ORGANIC MULCHING AMENDMENT PLUS FERTILIZER, CHEMICAL ADDITIVES AND SOLIDS FOR EACH 100 GALLONS OF WATER.

1 Fiber Rolls CASQA Detail SE-5



TEMPORARY DRAINAGE INLET PROTECTION
For paved areas exposed to traffic

3 Stabilized Construction Entrance/Exit CASQA Detail TC-1

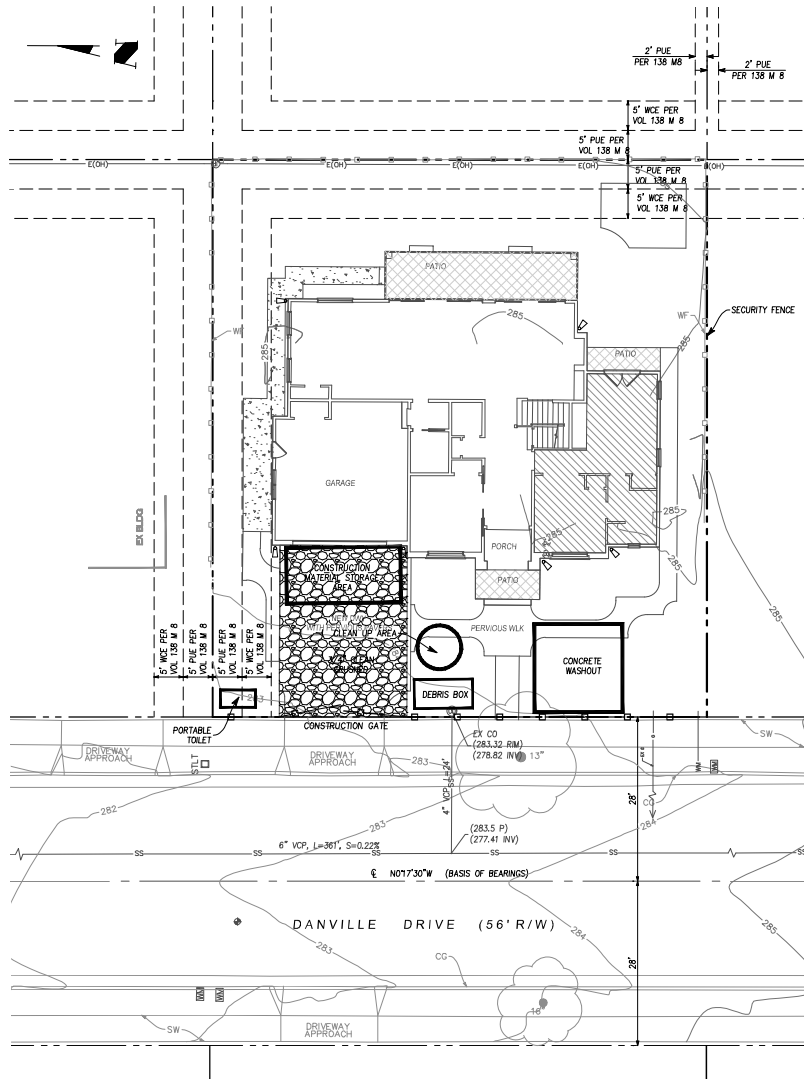


DATE:	10/28/22
SCALE:	
DESIGN:	PT
DRAWN:	PT
CHECK:	RL
INSP:	RL
PROJECT NO.:	

GRADING AND DRAINAGE PLANS
232 DANVILLE DRIVE
EROSION CONTROL DETAILS
GRADING PERMIT APPLICATION NO.



DATE	BY	REVISIONS



CONSTRUCTION SITE FIRE SAFETY:
ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATION S1-7.

PROJECT SCHEDULE

	BEGIN	END
DEMOLITION	12/04/2022	12/24/2022
GRADING & FOUNDATION EXCAVATION	12/24/2022	3/24/2023
BUILDING CONSTRUCTION	3/24/2023	3/04/2024

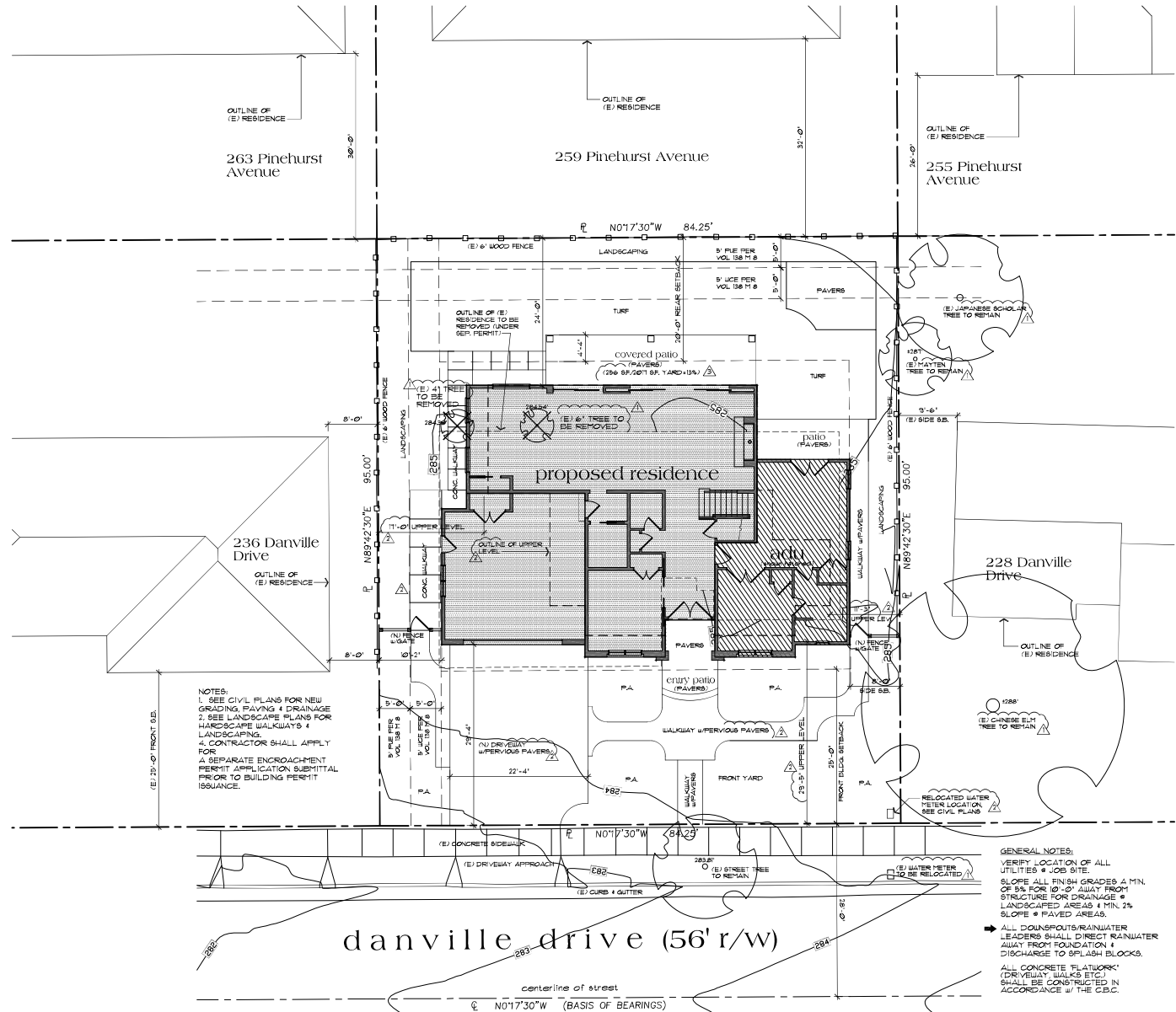


DATE:	08/28/22
SCALE:	1" = 10'
DESIGN:	PT
DRAWN:	PT
CHECK:	RL
INSP:	RL
PROJECT NO.:	

232 DANVILLE DRIVE CONSTRUCTION MANAGEMENT PLAN

ENGINEERING
088 E Santa Clara St. #270
San Jose, CA 95128
Phone (408) 600-7767

REVISIONS	BY	DATE



NO. / DATE / REVISION	PLANNING 2-8-23
	TECH REVIEW 3-8-23
	OWNER REV. 11-1-23
THESE PLANS ARE PREPARED FOR THE PROPOSED SITE. THE PROPOSED SITE IS NOT A GUARANTEE OF THE PROPOSED SITE. THE PROPOSED SITE IS NOT A GUARANTEE OF THE PROPOSED SITE. THE PROPOSED SITE IS NOT A GUARANTEE OF THE PROPOSED SITE.	
L2 Design Associates, Inc. A California Corporation 18640 Suter Blvd., Suite 500 Morgan Hill, California 95037 Phone: (408) 778-7005 Fax: (408) 778-7006 Email: info@l2design.com	
DRAWING TITLE Site Plan	PROJECT MANAGER Pham/Vo Residence
JOB TITLE 232 Danville Drive	JOB ADDRESS Los Gatos, California 95032
DATE JUN 17, 2022	SCALE 1/8" = 1'-0"
PROJECT MANAGER M. DAVIS	DRAWN DS
JOB NO. C29221	SHEET A1.1



(e) front (west) elevation



(e) left side (north) elevation



(e) rear (east) elevation

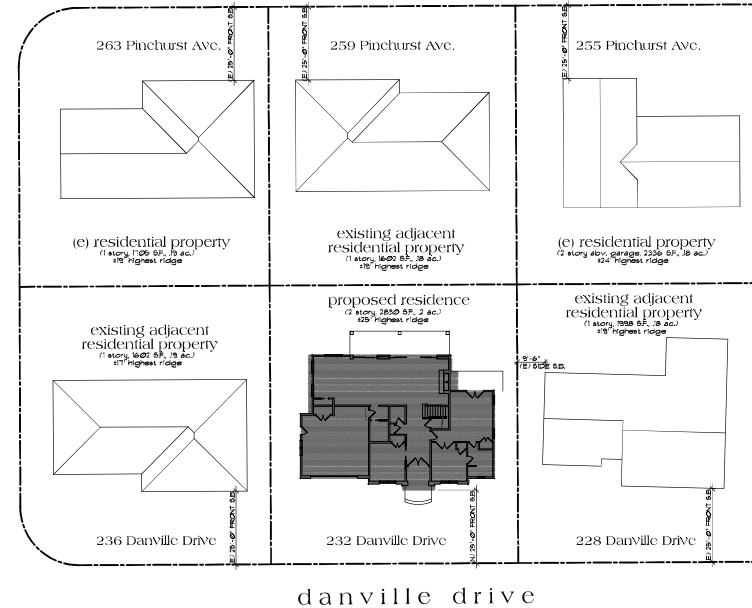


(e) right side (south) elevation

Existing Elevations

1/8" = 1'-0"

NOTE:
EXISTING HOUSE TO BE DEMOLISHED UNDER SEPARATE PERMIT.



Site Key Map

1" = 20'-0"

NO. / DATE / REVISION
PLANNING
7-9-23

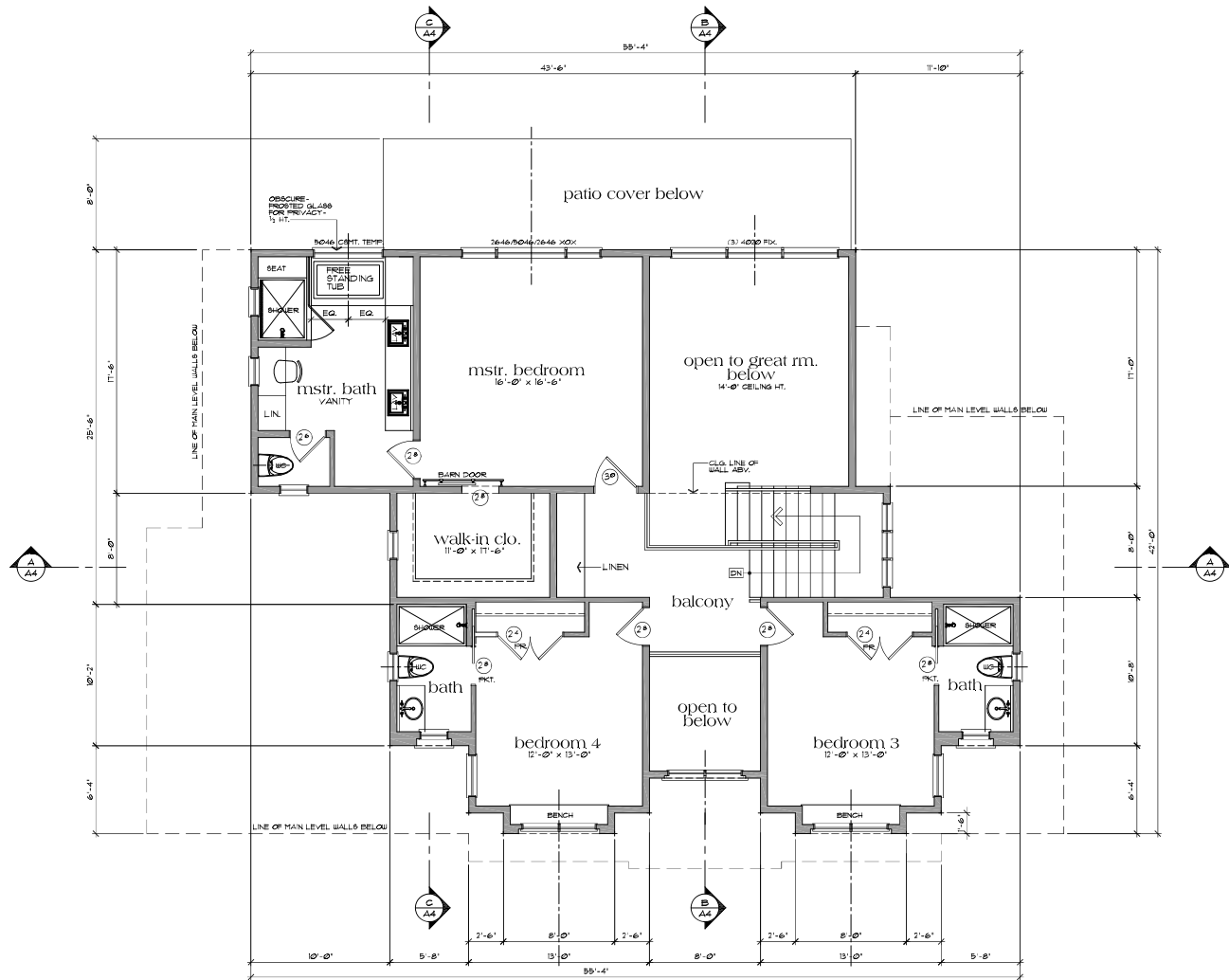
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1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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Design Associates, Inc.
A California Corporation
18610 Sunset Blvd., Suite 500
Morgan Hill, California 95037
PHONE: (408) 776-7005 FAX: (408) 776-7006
WWW.DA-INC.COM

DRAWING TITLE Site Key Map & (E) Elevations
JOB TITLE Pham/Vo Residence
JOB ADDRESS 232 Danville Drive
Los Gatos, California 95032

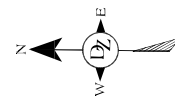
DATE JUN 1, 2022
SCALE 1/8" = 1'-0"
PROJECT MANAGER M. DAVIS
DRAWN DG
JOB NO. 025221
SHEET

A1.2



Upper Level Floor Plan
1251 sq. ft. Upper Level

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



NO.	DATE	REVISION
1	2-23-22	PLANNING
2	5-10-22	FEED ARCH.
3	11-23-22	OWNER REV.

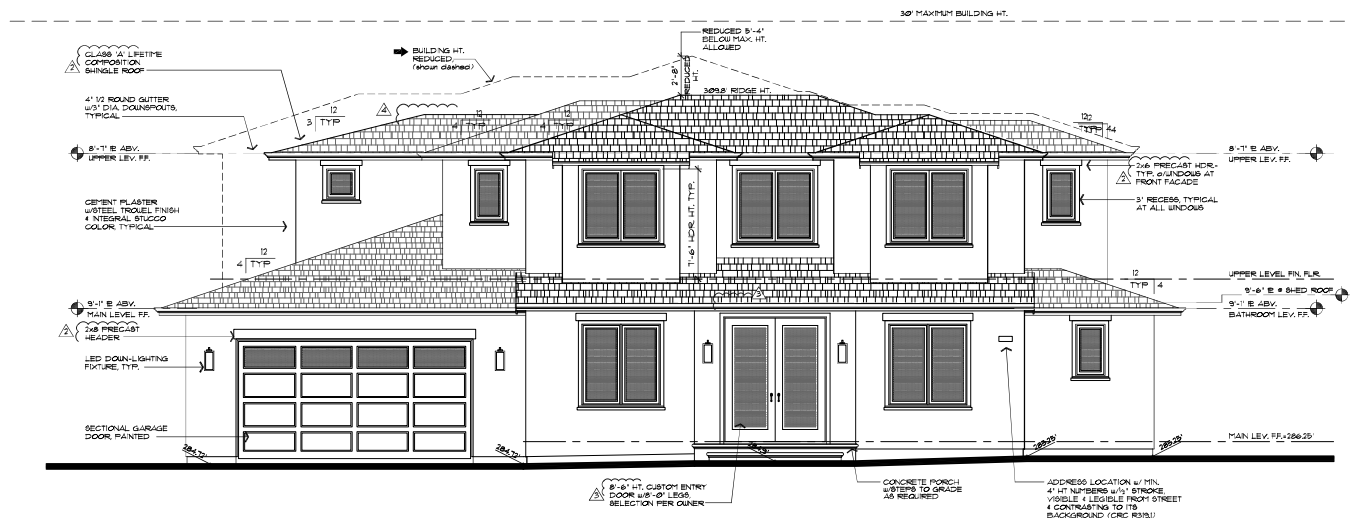
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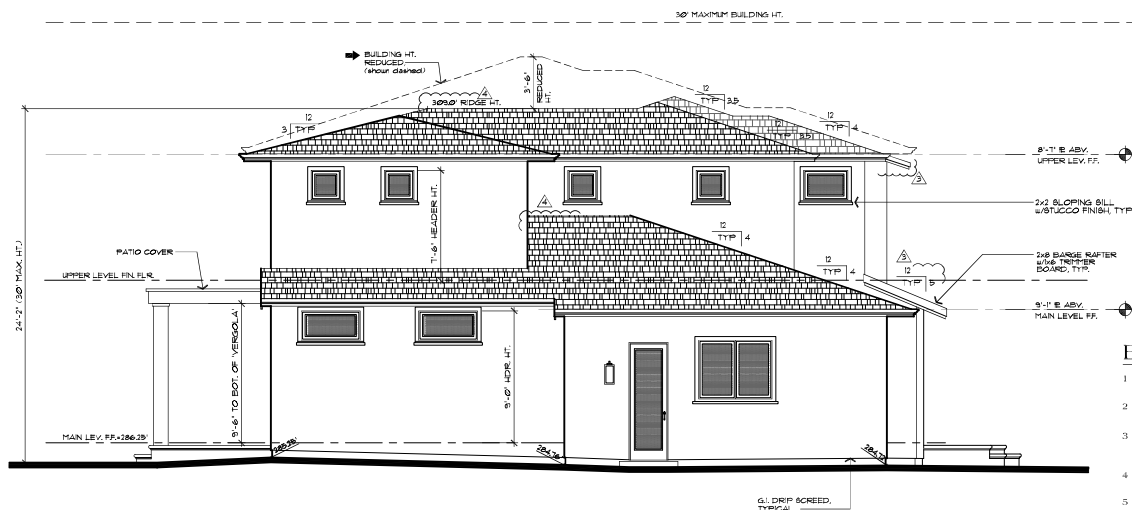
DRAWING TITLE	Upper Level Floor Plan
JOB TITLE	Pham/Vo Residence
JOB ADDRESS	232 Danville Drive Los Gatos, California 95032

DATE	JUNE 7, 2022
SCALE	1/4"=1'-0"
PROJECT MANAGER	M. DAVIS
DRAWN	DS
JOB NO.	025221
SHEET	A2.2

A2.2



front (west) elevation



left (north) elevation

Exterior Finishes:

1. ROOFING MATERIAL: Lifeline Composition Shingle Roofing 'Charcoal Grey'
2. GUTTERS & GARAGE DOOR: Kelly-Moore Paints 'Urbanite' #KMA80-5
3. BASE COLOR PAINT: Integral Stucco Color 'Stucco Slightly Cracked' (Gray Block Support)
4. WINDOW FRAMES: Andersen 100 Series Black Frames
5. WINDOW HEADER TRIM: Precast Trim 'Verstone' 'Cobblewy' 'Cobblewy'
6. IRON RAILING & ENTRY DOOR: Anodized Black

NO. / DATE / REVISION

1	PLANNING	2-2-23
2	TECH REVIEW	2-2-23
3	PERM ARCH.	2-2-23
4	OWNER REV.	7-11-23

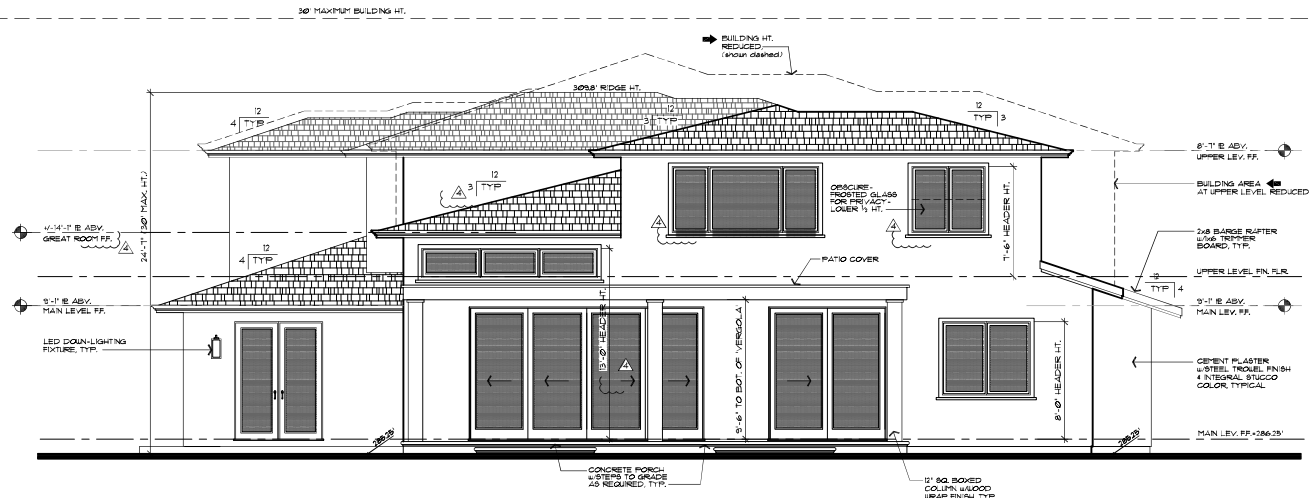
NOTES: 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES. 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY INFORMATION. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY INFORMATION.



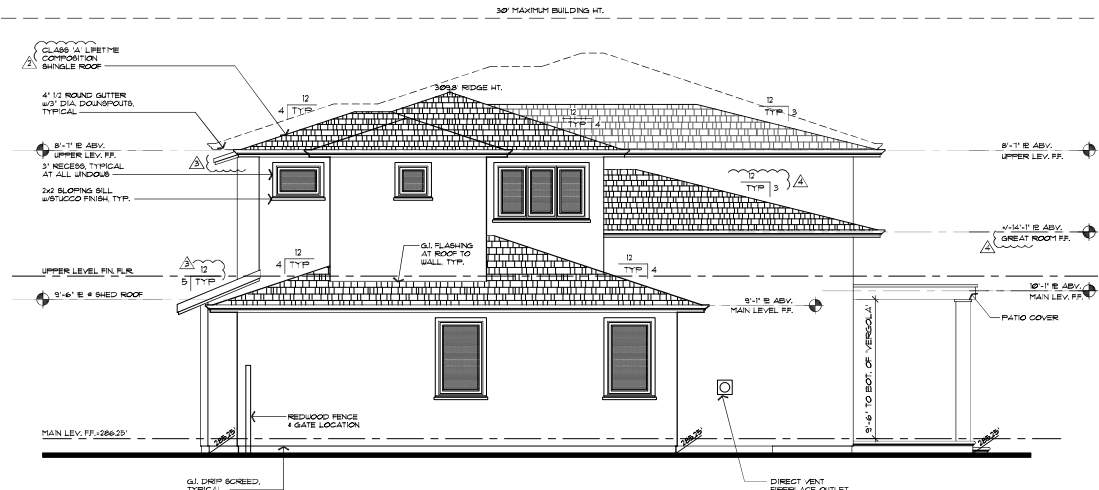
Exterior Elevations
Pham/Vo Residence
232 Danville Drive
Los Gatos, California 95032

DATE	JUNE 7, 2022
SCALE	1/4" = 1'-0"
PROJECT MANAGER	M. DAVIS
DRAWN	DS
JOB NO.	025221
SHEET	

A3.1



rear (east) elevation



right (south) elevation

Exterior Finishes:

1. ROOFING MATERIAL: Class A Lipetite Composition Shingle Roofing Charcoal Grey
2. GUTTERS & GARAGE DOOR: Kelly-Moore Paints Urbane® #M490-5
3. BASE COLOR PAINT: Integral Stucco Color Stucco Supply Company Gray Black Stucco
4. WINDOW FRAMES: Andersen 100 Series Black Frames
5. WINDOW HEADER TRIM: Precast Trim Versatone Color w/ Colorcast
6. IRON RAILING & ENTRY DOOR: Anodized Black

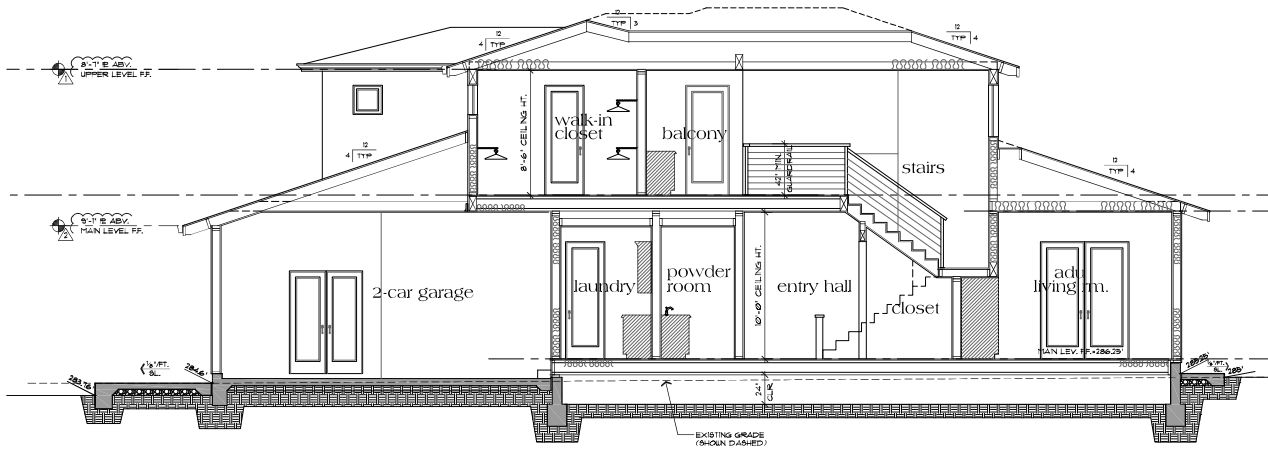
NO. / DATE / REVISION
1. PLANNING 2-8-23
2. TECH REVIEW 3-8-23
3. PEER ARCH. 5-10-23
4. OWNER REV. 7-11-23

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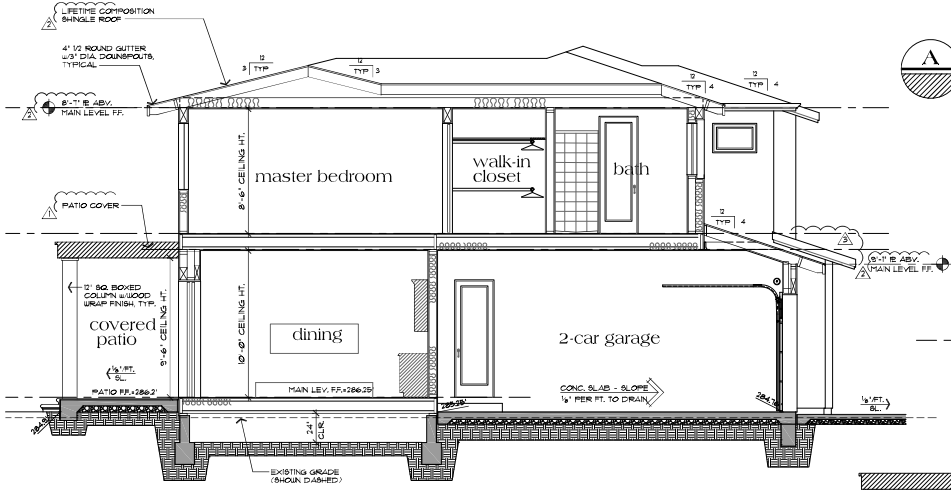
l2 Design Associates, Inc.
A California Corporation
18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 775-7005 Fax: (408) 775-7006
www.l2design.com

ISSUANCE TITLE
Exterior Elevations
JOB TITLE
Pham/Vo Residence
JOB ADDRESS
232 Danville Drive Los Gatos, California 95032

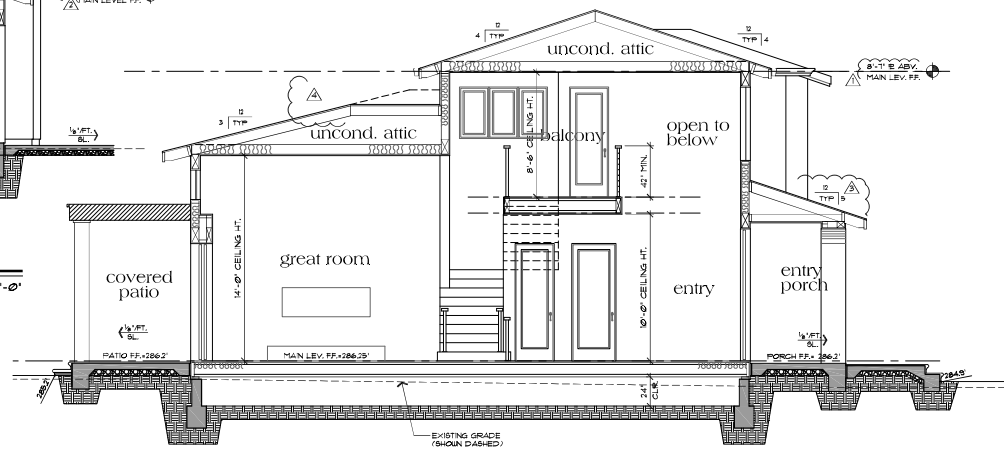
DATE
JUNE 7, 2022
SCALE
1/4" = 1'-0"
PROJECT MANAGER
M. DAVIS
DRAWN
DS
JOB NO.
025221
SHEET
A3.2



A Cross Section
NOTE: PROVIDE SOLAR PANELS



C Cross Section



B Cross Section

NO. / DATE / REVISION
1. PLANNING
2. 2-8-23
3. TECH REVIEW
4. 3-8-23
5. PEER ARCH.
6. 5-8-23
7. OWNER REV.
8. 7-11-23

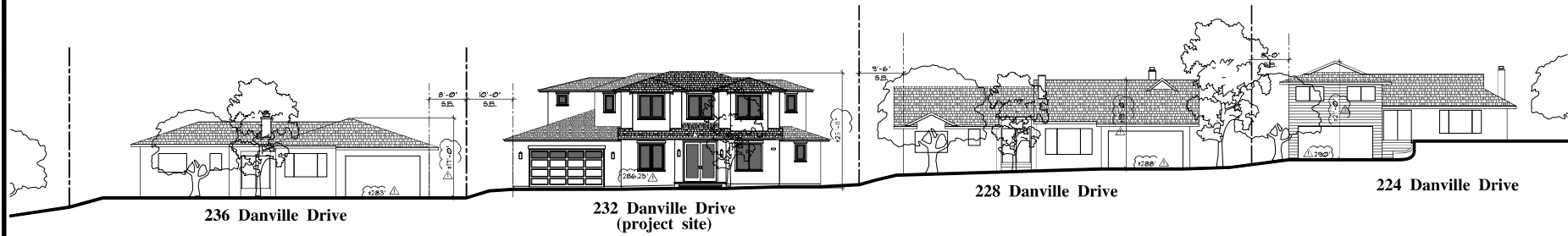
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Morgan Hill, California 95037
Phone: (408) 775-7005, Fax: (408) 775-7006
Email: info@izdesign.com

ISSUANCE TITLE
Cross Sections
JOB TITLE
Pham/Vo Residence
JOB ADDRESS
232 Danville Drive Los Gatos, California 95032

DATE
JUNE 7, 2022
SCALE
1/4" = 1'-0"
PROJECT MANAGER
M. DAVIS
DRAWN
DS
JOB NO.
02B221
SHEET

A4



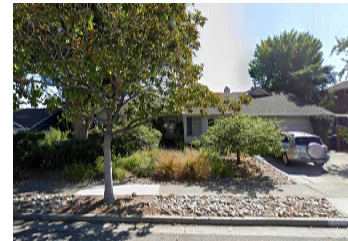
Streetscape



236 Danville Drive



232 Danville Drive
(project site)



228 Danville Drive



224 Danville Drive



227 Danville Drive
(across street from subject prop.)



232 Danville Drive
(project site rear yard)



231 Danville Drive
(across street from subject prop.)



235 Danville Drive
(across street from subject prop.)

NO. / DATE / REVISION
1-2-23
2-8-23
3-8-23
4-11-23

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Email: info@designassociates.com

PROJECT TITLE Streetscape & Adj. Properties
JOB TITLE Pham/Vo Residence
JOB NUMBER 232 Danville Drive
Los Gatos, California 95032

DATE JUNE 1, 2022
SCALE 3/32" = 1'-0"
PROJECT MANAGER M. DAVIS
DRAWN JU
JOB NO. 025221
SHEET

A6




EXTERIOR LIGHTING STYLE:

- 1 HINKLEY DORIAN, 3825" HIGH BRONZE OUTDOOR PENDANT FIXTURE w/CLEAR PAINTED WHITE GLASS PANELS TO DIFFUSE LIGHT.
- 2 ATLANTIS® 16" HIGH BRONZE OUTDOOR WALL LIGHT FIXTURE w/FROSTED GLASS DIFFUSER, LED, DARK SKY, ADA COMPLIANT
- 3 NORA LIGHTING®, LED 4" RECESSED DOWN LIGHT NICH-4LEDAT
- 4 MONTE LARGO 60" MATTE BLACK MODERN LED CEILING FAN w/REMOTE, 3-WATT LED LIGHT, 3000K COLOR TEMP.

NOTE:
EXTERIOR LIGHT FIXTURES SHALL BE DOWNWARD
DIRECTED & BE SHIELDED

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



NO. / DATE / REVISION
 PLANNING 2-9-23

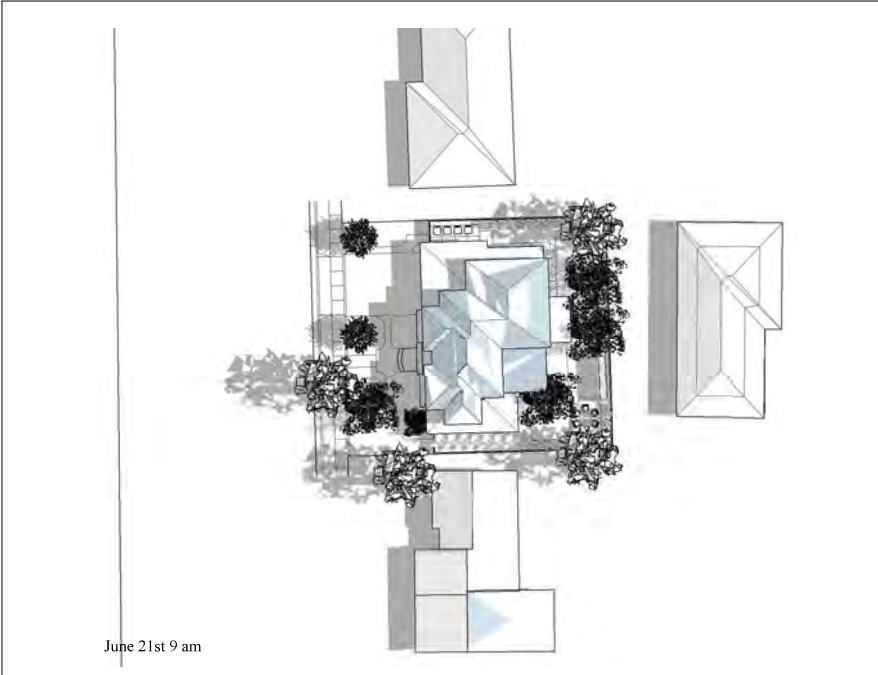
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A California Corporation
14840 Sutter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 778-7745 Fax: (408) 778-7004
email: cd@designingyour.com

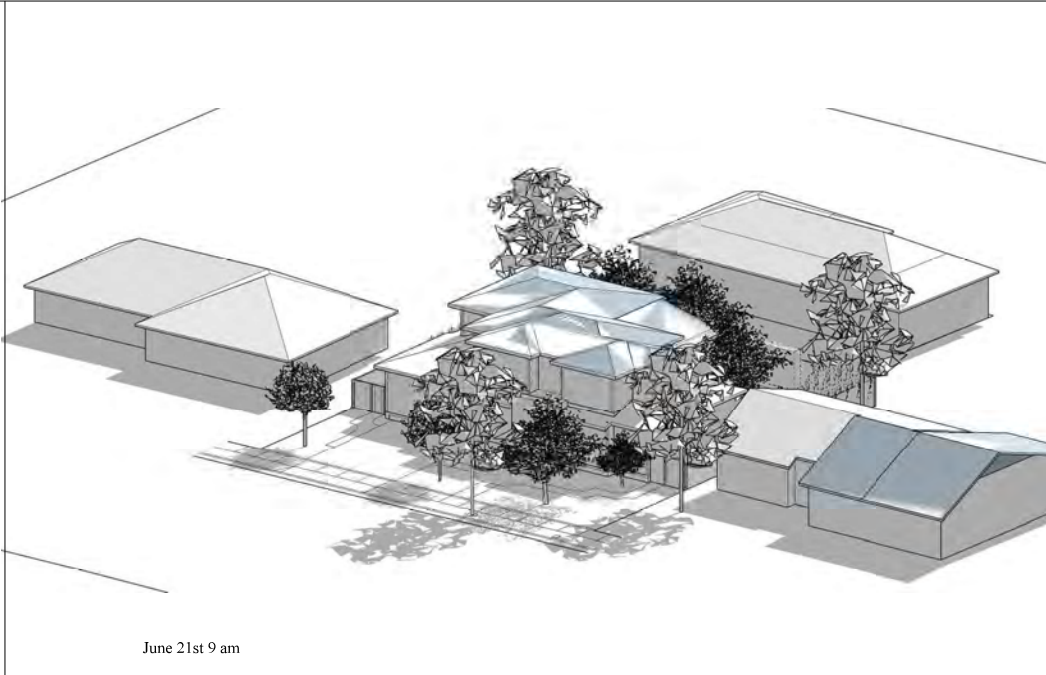
DRAWING TITLE	Entry Level Outdoor Lighting
JOB TITLE	Pham/No Residence
JOB ADDRESS	232 Danville Drive Los Gatos, California 95032

DATE	JUNE 7, 2022
SCALE	1/4" = 1'-0"
PROJECT MANAGER	M. DAVIS
DRAWN	DG
JOB NO.	DZ5221
SHEET	

E1



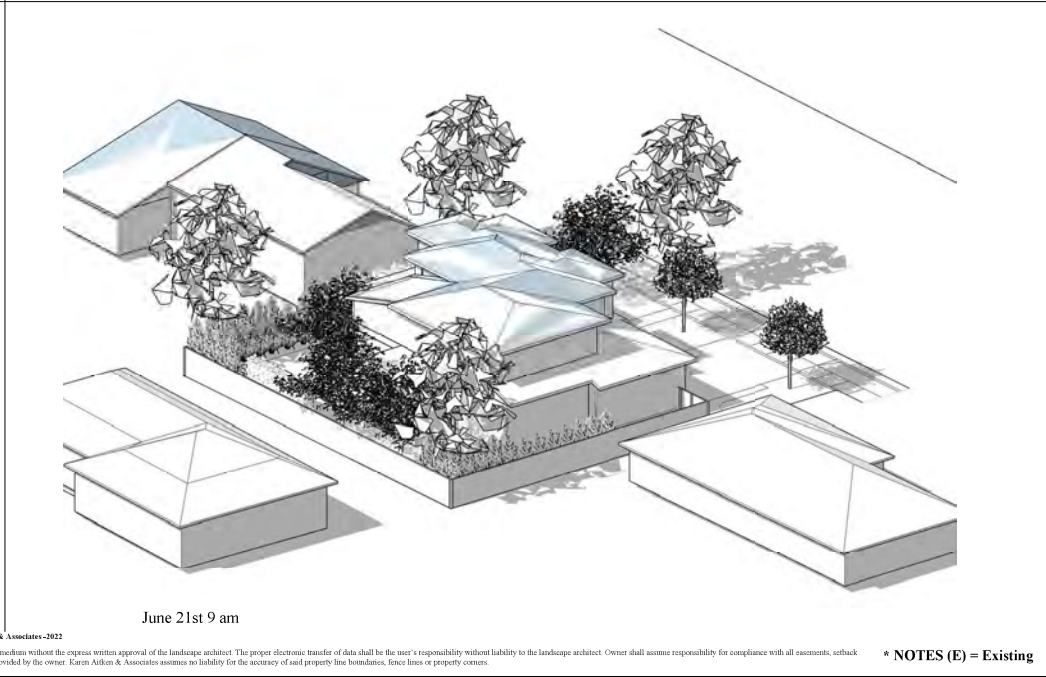
June 21st 9 am



June 21st 9 am




June 21st 9 am



June 21st 9 am


REVISIONS		BY



KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS

8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@kaa-design

PHAM-VO RESIDENCE
232 Danville Dr. Los Gatos, CA
SHADOW STUDY (JUNE 21)



DATE 12-16-22

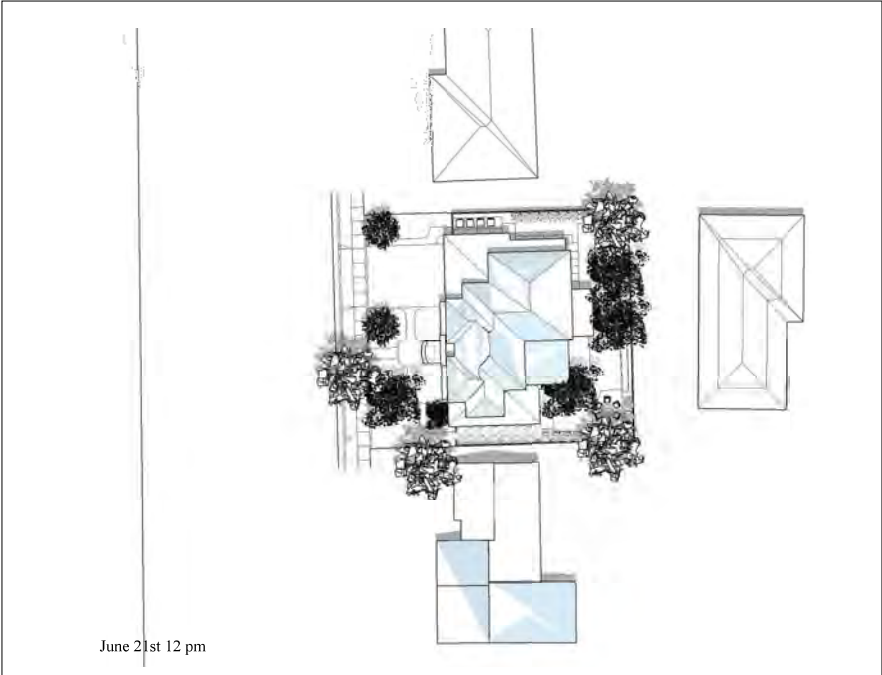
DRAWN SL

JOB PHAM-VO

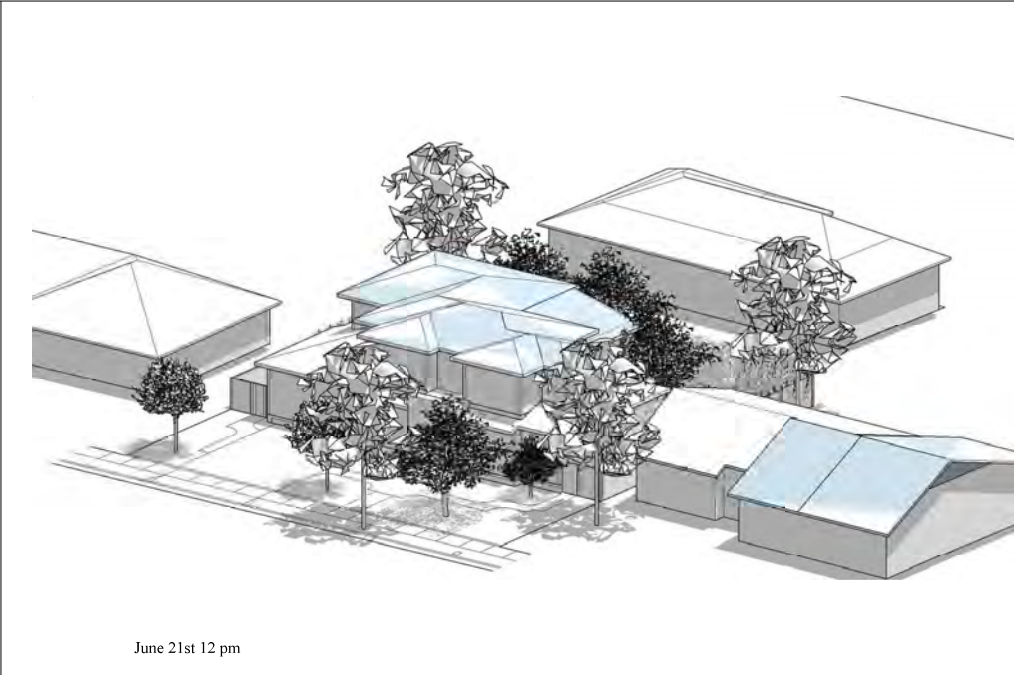
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*** NOTES (E) = Existing**

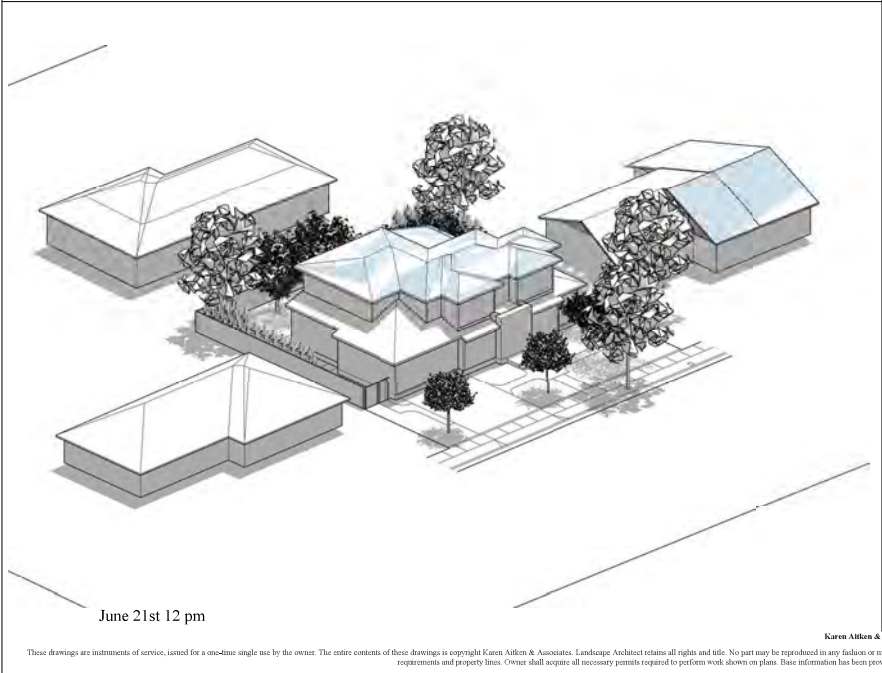
S-1



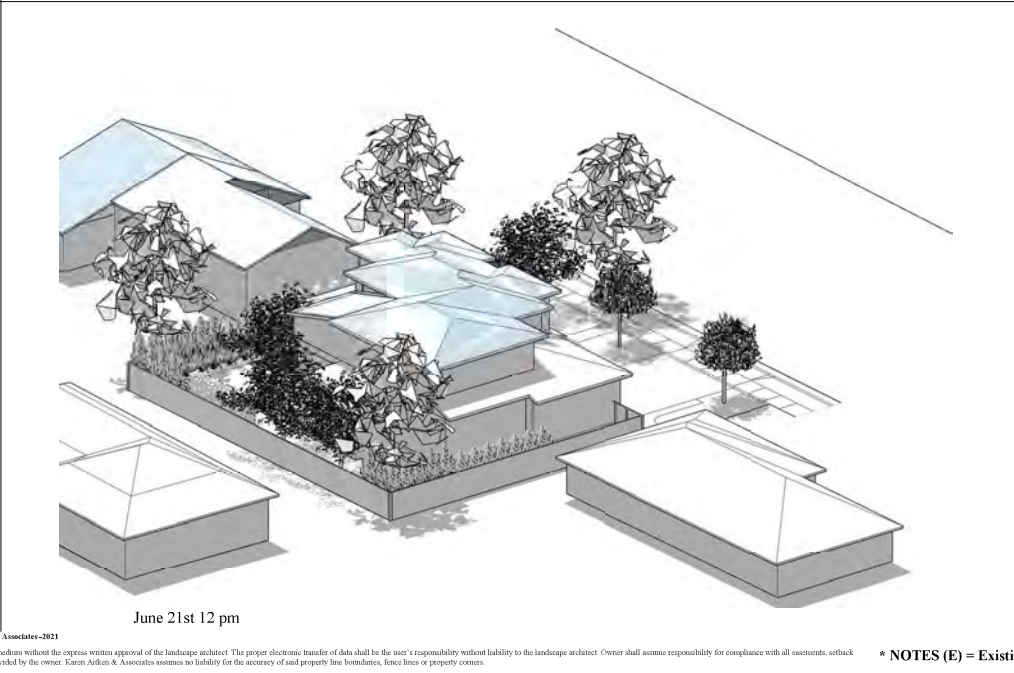
June 21st 12 pm



June 21st 12 pm



June 21st 12 pm



June 21st 12 pm

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Karen Aitken & Associates-2021

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PHAM-VO RESIDENCE
 232 Danville Dr. Los Gatos, CA
SHADOW STUDY (JUNE 21)

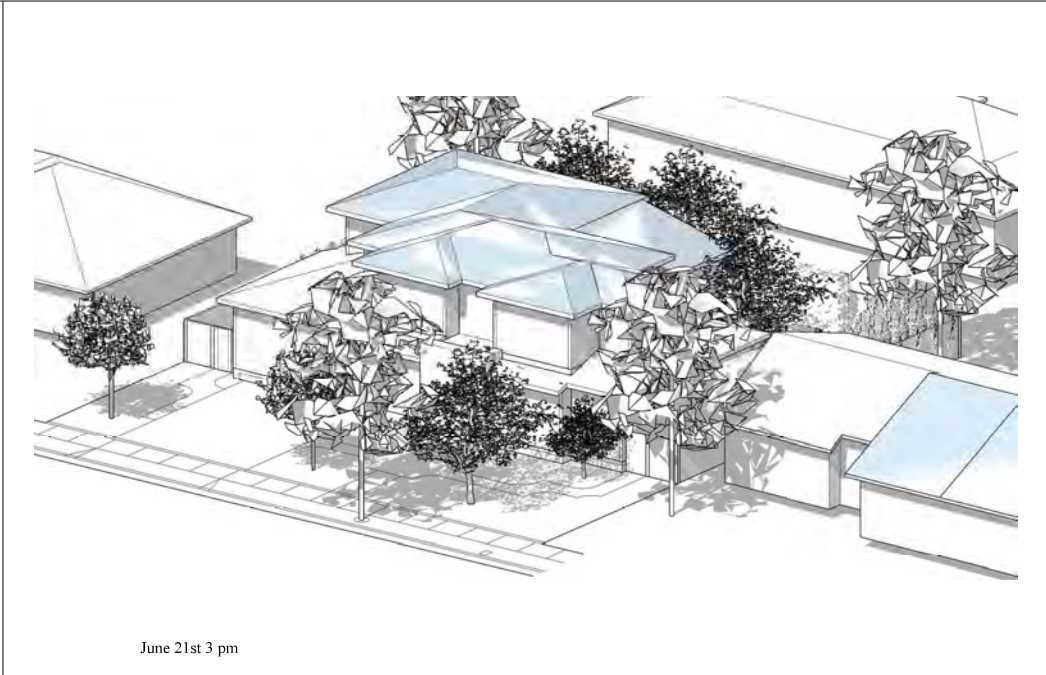


DATE	12-16-22
DRAWN	SL
JOB	PHAM-VO

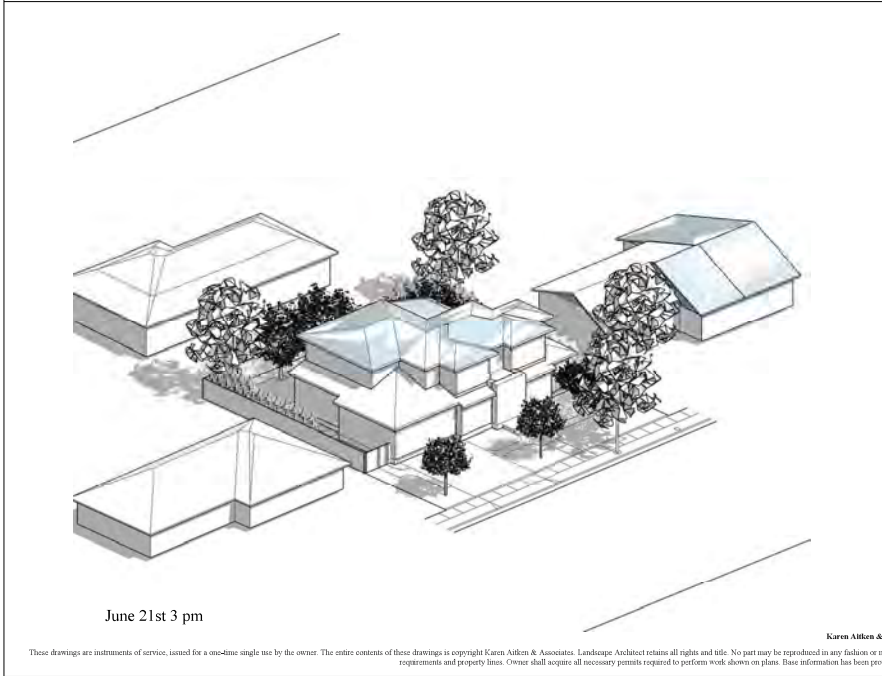
* NOTES (E) = Existing



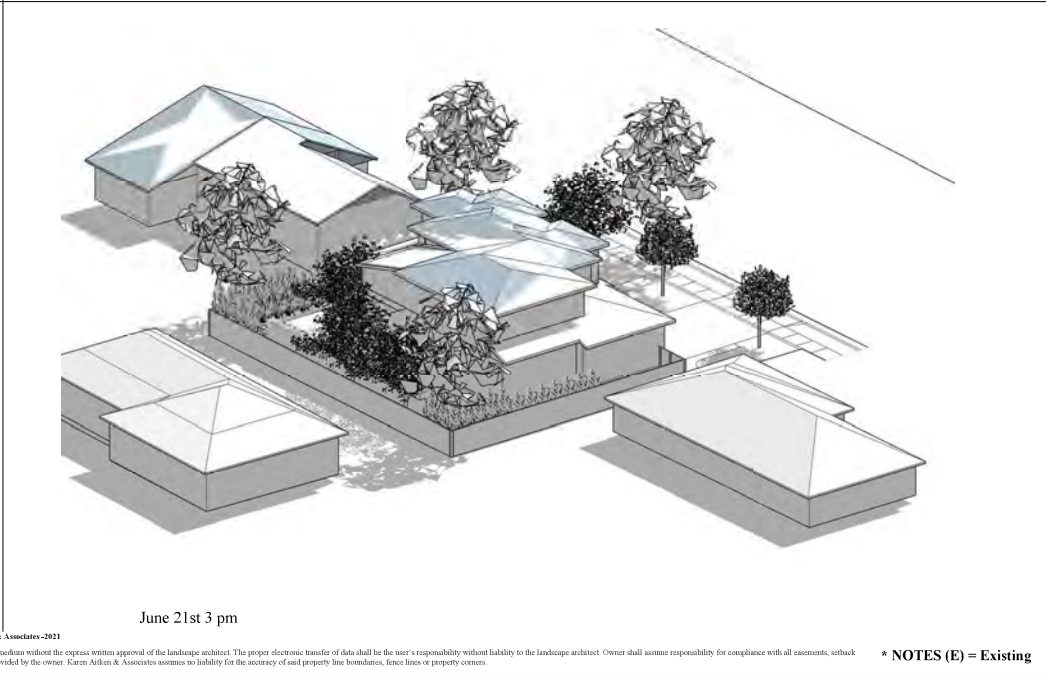
June 21st 3 pm



June 21st 3 pm




June 21st 3 pm



June 21st 3 pm


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PHAM-VO RESIDENCE
 232 Danville Dr. Los Gatos, CA
SHADOW STUDY (JUNE 21)



DATE 12-16-22

DRAWN SL

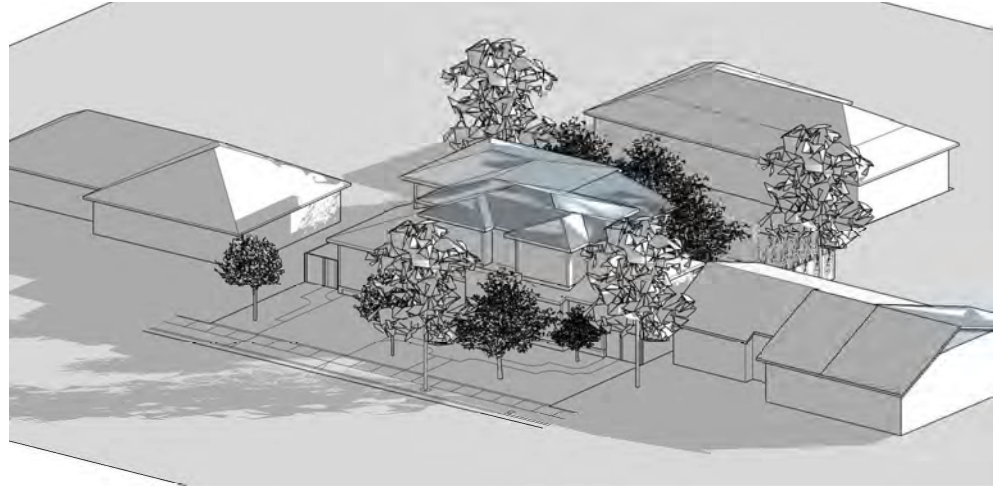
JOB PHAM-VO

S-3

* NOTES (E) = Existing



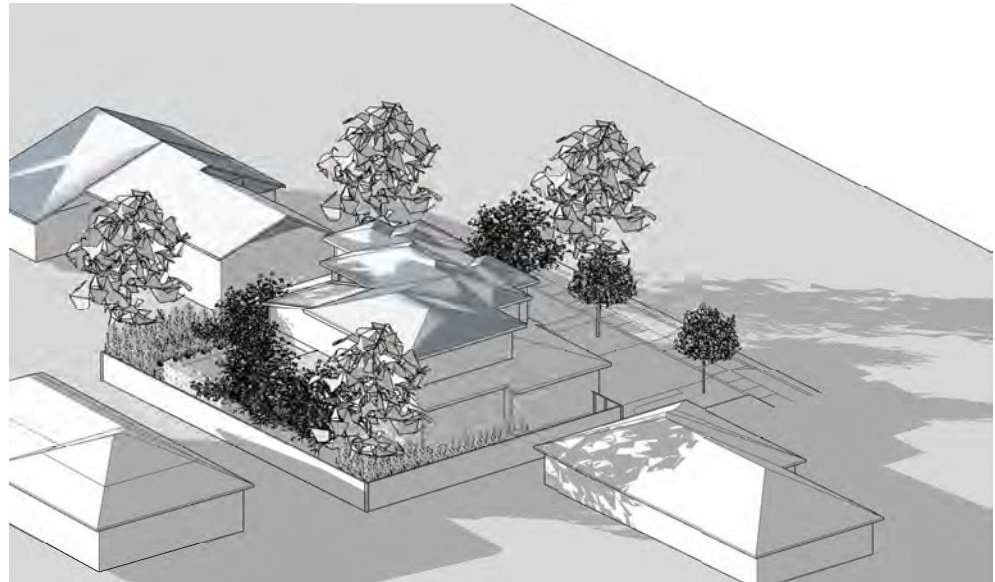
December 21st 9 am



December 21st 9 am



December 21st 9 am



December 21st 9 am

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Karen Aitken & Associates-2021

* NOTES (E) = Existing

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 karen@kaa-design.com

PHAM-VO RESIDENCE
 232 Danville Dr. Los Gatos, CA
SHADOW STUDY (DECEMBER 21)

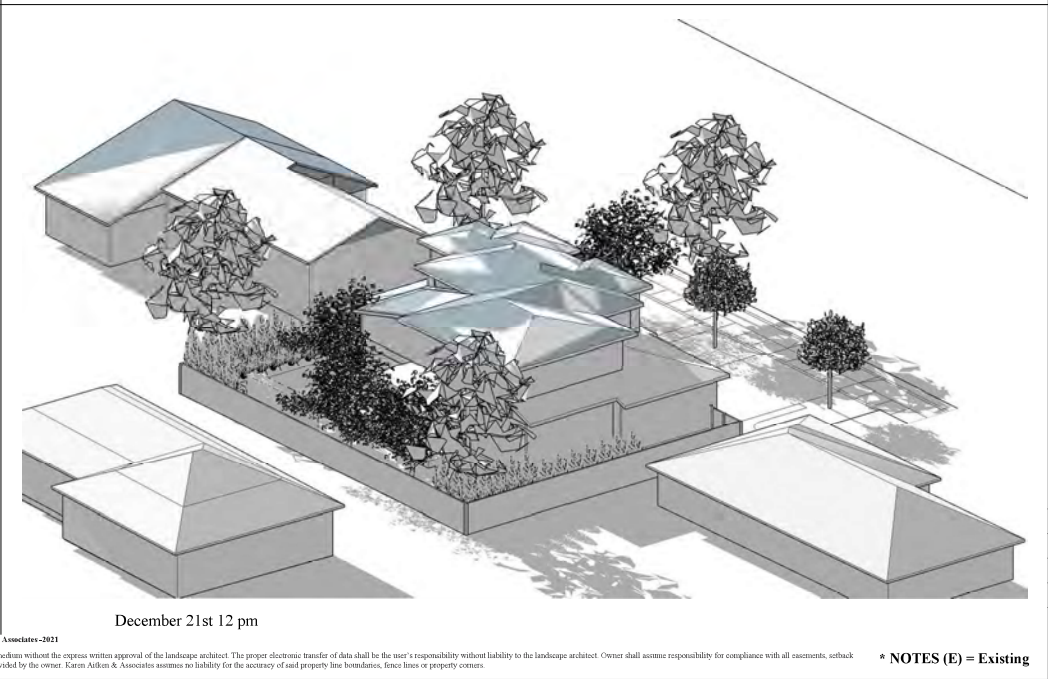
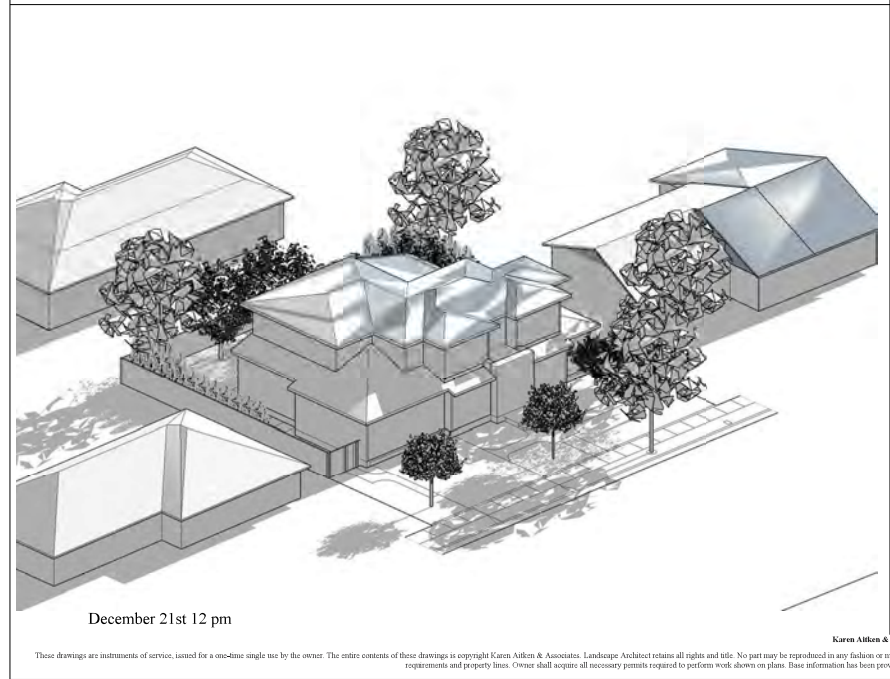


DATE 12-16-22

DRAWN SL

JOB PHAM-VO

S-4




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Karen Aitken & Associates-2021


* NOTES (E) = Existing

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PHAM-VO RESIDENCE
 232 Danville Dr. Los Gatos, CA
SHADOW STUDY (DECEMBER 21)



DATE	12-16-22
DRAWN	SL
JOB	PHAM-VO

S-5



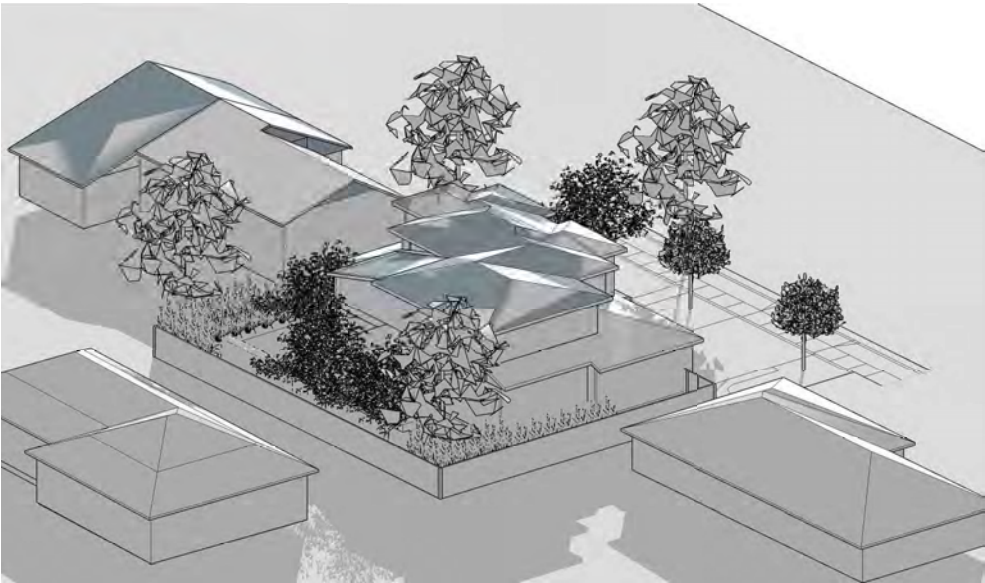
December 21st 3 pm



December 21st 3 pm




December 21st 3 pm




December 21st 3 pm

REVISIONS	BY



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LANDSCAPE ARCHITECTS
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 karen@kaa-design

PHAM-VO RESIDENCE
 232 Danville Dr. Los Gatos, CA
SHADOW STUDY (DECEMBER 21)



DATE 12-16-22

DRAWN SL

JOB PHAM-VO

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*** NOTES (E) = Existing**

S-6

Project Name:	Pham-Vo Res.
Project Location:	232 Danville Dr., Los Gatos, CA
Total Landscape Area:	2,894.0 sq. ft.
Date:	07-24-23

$$MAWA = (Eto)(62) / (0.56 \times LA) + (1 - Eto) \times SLA$$

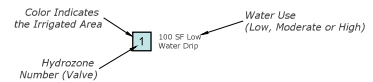
Eto =	42.9			
Conversion	0.62			
ETAF	0.55			
LA =	2.894			
SUR =	U			
MAWA =		42,335 ft ³	gallons per year	
		5,858 ft ³	cubic feet per year	

$$MAWA = (EIO - EIOH) / (2) [(0.50 \times LA) + (1 - ETAF \times SLA)]$$
$$ETWU = (Eto) (62) (PF/IE) (LA)$$

Reference Evapotranspiration	42.9	Los Gatos, CA
------------------------------	------	---------------

ETAF CALCULATIONS

Regular Landscape Areas	
Total ETAF x Area	921.5
Total Area	2,094.0
Average ETAF	0.32
Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.	



Irrigation Lateral Line: 1 in. PVC Class 200

Irrigation Mainline: 2 in. PVC Schedule 40

Pipe Sleeve: PVC Class 200

size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.

Shut Off Valve

Hunter ICV-G-BSP 1-1/2"

Configuration, with BSP Threaded Inlet,
Commercial/Municipal Use.

FEBCO 825Y 1-1/2"

100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%

Drip Control Zone Kit, 1" ICV Globe Valve
system. Pressure Regulation: 25psi. Flow

150 mesh stainless steel screen.

Hunter Dripline w/ 0.9 GPH emitters every 12" apart
Dripline laterals spaced at 12" apart. I

barbed or PLD-LOC fittings.

Dripline w/ 0.9 drip emitters placed evenly around plant. Inner ring 12" from plant. Outer ring 36"

Place tie down every 4' in loam and 5' in

12 Station Outdoor Modular Controller.

Hunter SOIL-CLIK

moisture within the root zone. When the soil has reached its desired moisture le-

Monitoring and Reporting

Solar, rain freeze sensor with outdoor i
Hunter PCC, Pro-C, and I-Core Control

Includes 10 year lithium battery and roof gutter mount bracket. Wired.

Hunter HFS-150
Flow Sensor for use with ACC controller

Sensor body, 24 VAC, 2 amp.

[illegible]

Karl Witke

SCALE 1/8" = 1'-0"

0 8 16

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REVISIONS	BY



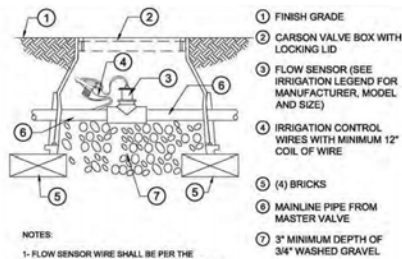
KAREN & ASSOCIATES
 LANDSCAPE ARCHITECTS
 10000 Real Gilroy Ca. 95020
 Reg.#2239 (408) 842-0245
 karen@K.A.Design

232 Danville Dr. Los Gatos, CA

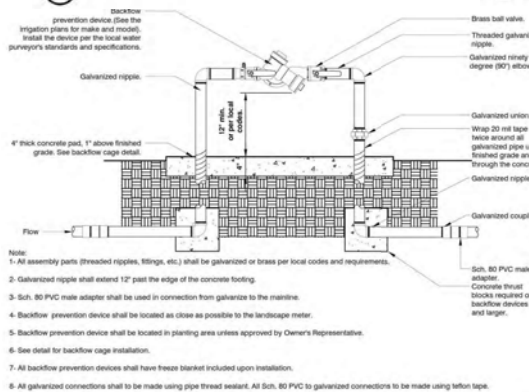


DATE	07-07-23
SCALE	1/8"=1'-0"
AWN	EM & IN
OB	PHAM/VO

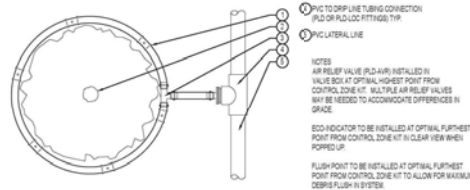
L-1



FLOW SENSOR

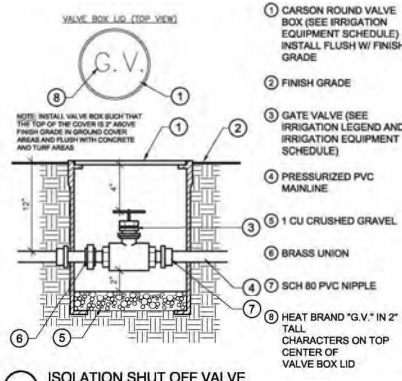


BACKFLOW PREVENTION DEVICE

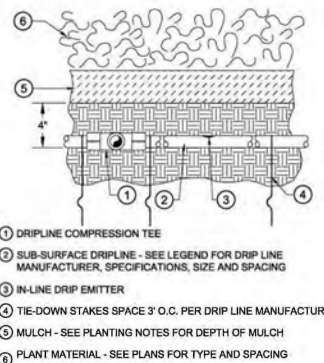


XX HUNTER DRIPLINE - TREE RING
Hunter HM.HDL.09

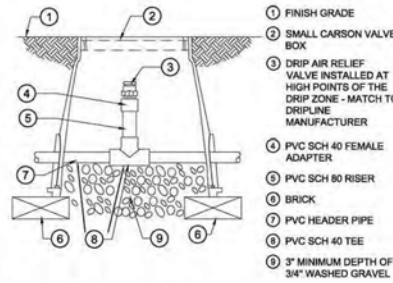
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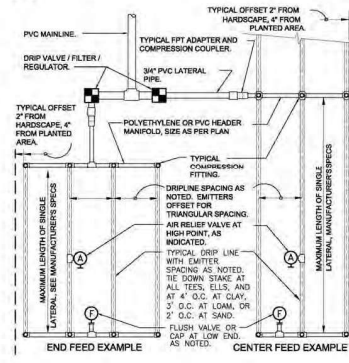
ISOLATION SHUT OFF VALVE



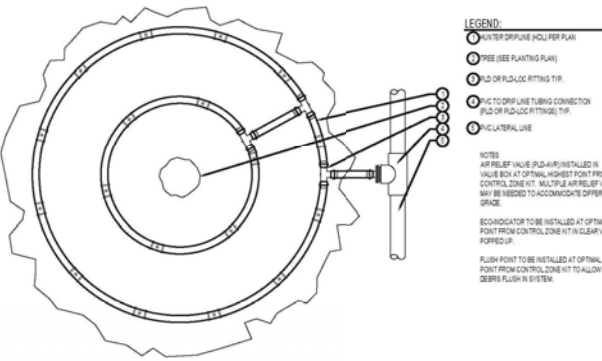
SUB-SURFACE DRIPLINE BURIAL



AIR RELIEF VALVE IN PVC HEADER



TYPICAL DRIPLINE LAYOUT

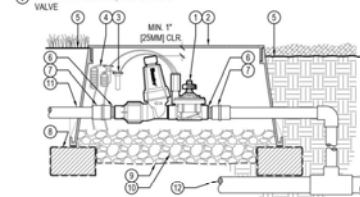


XX HUNTER DRIPLINE - TREE RING LARGE SPECIMEN
Hunter HM.HDL.10

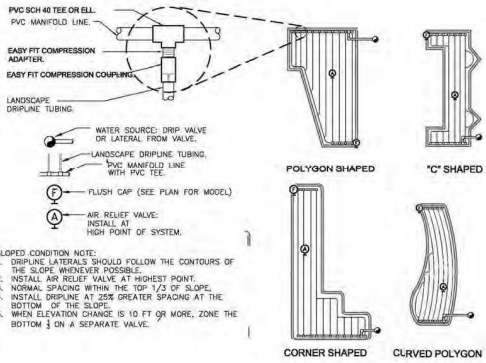
NOT TO SCALE

LEGEND

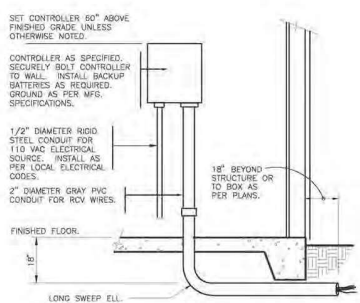
- 1 HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
- 2 IRRIGATION VALVE BOX, HEAT STAMP LID WITH ROY IN 2" LETTERS
- 3 WATERPROOF CONNECTORS (2)
- 4 18-24" COILED WIRE TO CONTROLLER
- 5 FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- 6 SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
- 7 PVC SLIP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



DRIPLINE CONTROL ZONE KIT (ICZ-101-LF)



INTERIOR WALL MOUNT CONTROLLER



INTERIOR WALL MOUNT CONTROLLER

REVISIONS	BY

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Calif. Reg.#2239 (408) 842-0245
karen@kaa.design

PHAM/VO RESIDENCE
232 Danville Dr. Los Gatos, CA
IRRIGATION DETAILS

LEGEND
KAREN AITKEN ARCHITECT
No. 2239
Exp. 8-31-25
STATE OF CALIFORNIA

DATE 07-07-23
SCALE
DRAWN EM
JOB PHAM/VO

L-2

[illegible][illegible]

REVISIONS	BY



KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS

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karen@KAA.Design

PHAM/VO RESIDENCE
232 Danville Dr. Los Gatos, CA
MATERIAL CUTSHEETS



DATE	07-07-23
SCALE	
DRAWN	IN
JOB	PHAM/VO

L-4

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