

**CONSTRUCTION SITE ACCESS**



**ELEVATION RENDERING**

**FIRE NOTES:**

- FIRE SPRINKLERS REQUIRED:** AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: 1) IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SF WHETHER BY INCREASING THE AREA OF THE PRIMARY RESIDENCE OR BY CREATION OF AN ATTACHED ACCESSORY DWELLING UNIT. 2) IN ALL NEW BASEMENTS AND IN EXISTING BASEMENTS THAT ARE EXPANDED BY MORE THAN 50%. 3) IN ALL ATTACHED ADUS, ADDITIONS OR ALTERATIONS TO AN EXISTING ONE- AND TWO-FAMILY DWELLING THAT HAVE AN EXISTING FIRE SPRINKLER SYSTEM. EXCEPTIONS: 1) ONE OR MORE ADDITIONS MADE TO A BUILDING AFTER JANUARY 1, 2011 THAT DOES NOT TOTAL MORE THAN 1,000 SQUARE FEET OF BUILDING AREA AND MEETS ALL ACCESS AND WATER SUPPLY REQUIREMENTS OF CHAPTER 5 AND APPENDIX B AND C OF THE 2019 CALIFORNIA FIRE CODE
- WATER SUPPLY REQUIREMENTS:** POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2019 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.1.1.
- ADDRESS IDENTIFICATION:** NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 509.1.
- CONSTRUCTION SITE FIRE SAFETY:** ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION 91-1. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.

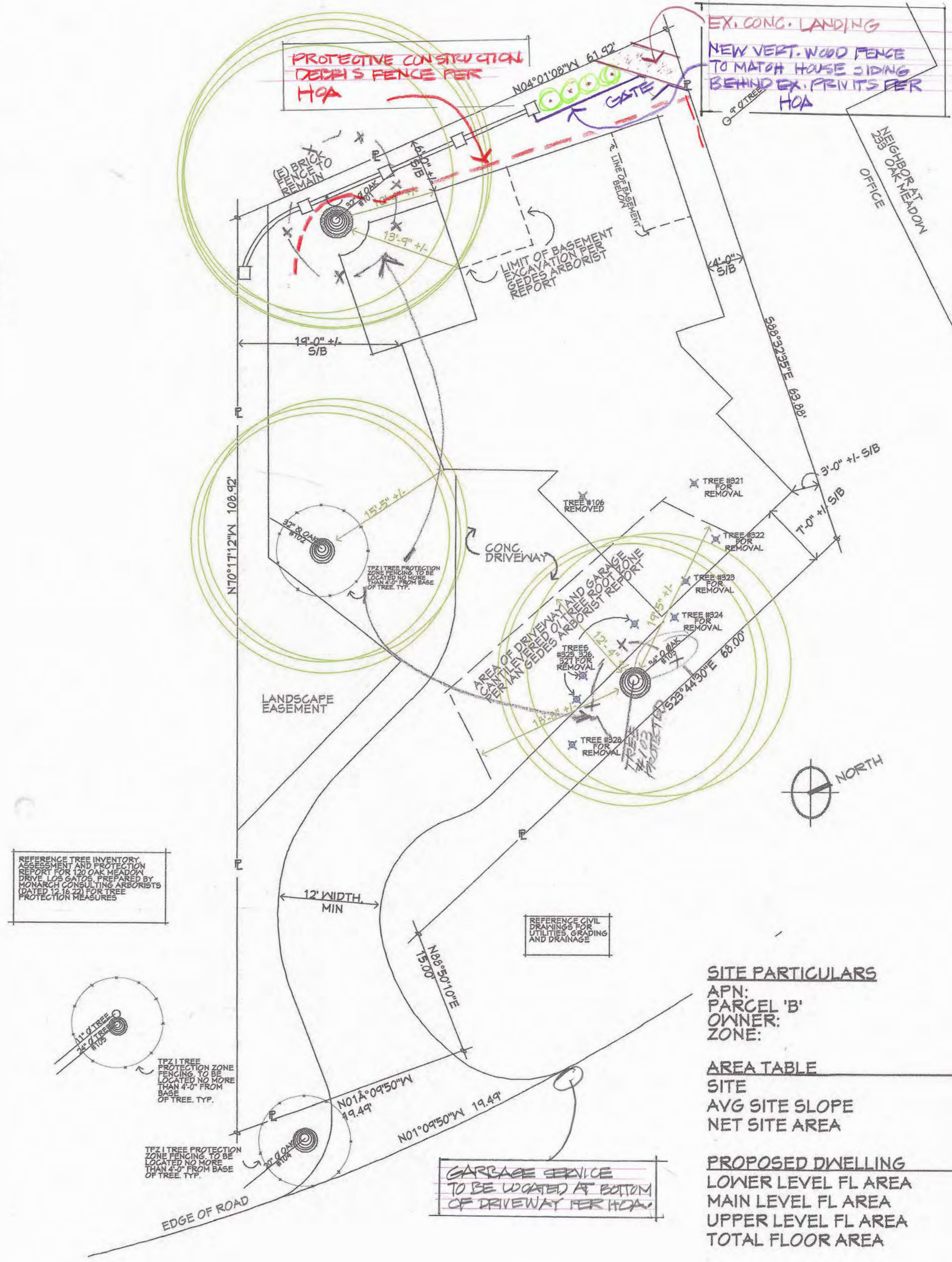
**BUILDING NOTES:**

- PV SYSTEM -** 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
- ALL ELECTRIC REQUIREMENT -** 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.

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NEIGHBOR AT 120 OAK MEADOW SINGLE FAMILY RESIDENCE



**SITE PARTICULARS**

APN: 529-10-131,  
PARCEL 'B'  
OWNER: McFARLAND  
ZONE: O:PD

**AREA TABLE**

SITE 5,793 SF  
AVG SITE SLOPE 18%  
NET SITE AREA 4,287 SF

**PROPOSED DWELLING**

LOWER LEVEL FL AREA 305 SF  
MAIN LEVEL FL AREA 862 SF  
UPPER LEVEL FL AREA 779 SF  
TOTAL FLOOR AREA 1,946 SF

BELOW GRADE AREA 502 SF

GARAGE 467 SF

LOT COVERAGE = 2,470 SF / 42%

Print date:  
10.03.24  
02.29.24  
12.27.22

JAY PLETT ARCHITECT

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Los Gatos, CA 95030

**McFARLAND**  
OAK MEADOW DR.  
LOS GATOS

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Scale:  
Date: Sheet

**A-1**

**SITE PLAN**

1/8" = 1'-0"



**A** 301/307/311 OAK MEADOW DR



**B** 220 OAK MEADOW DR



**B** 220 OAK MEADOW DR



**C** 120 OAK MEADOW DR



**D** 233 OAK MEADOW DR



**D** 233 OAK MEADOW DR



**E** 234 OAK MEADOW DR



**F** 240/242 OAK MEADOW DR

### FLOOR AREA/FAR COMPARISONS

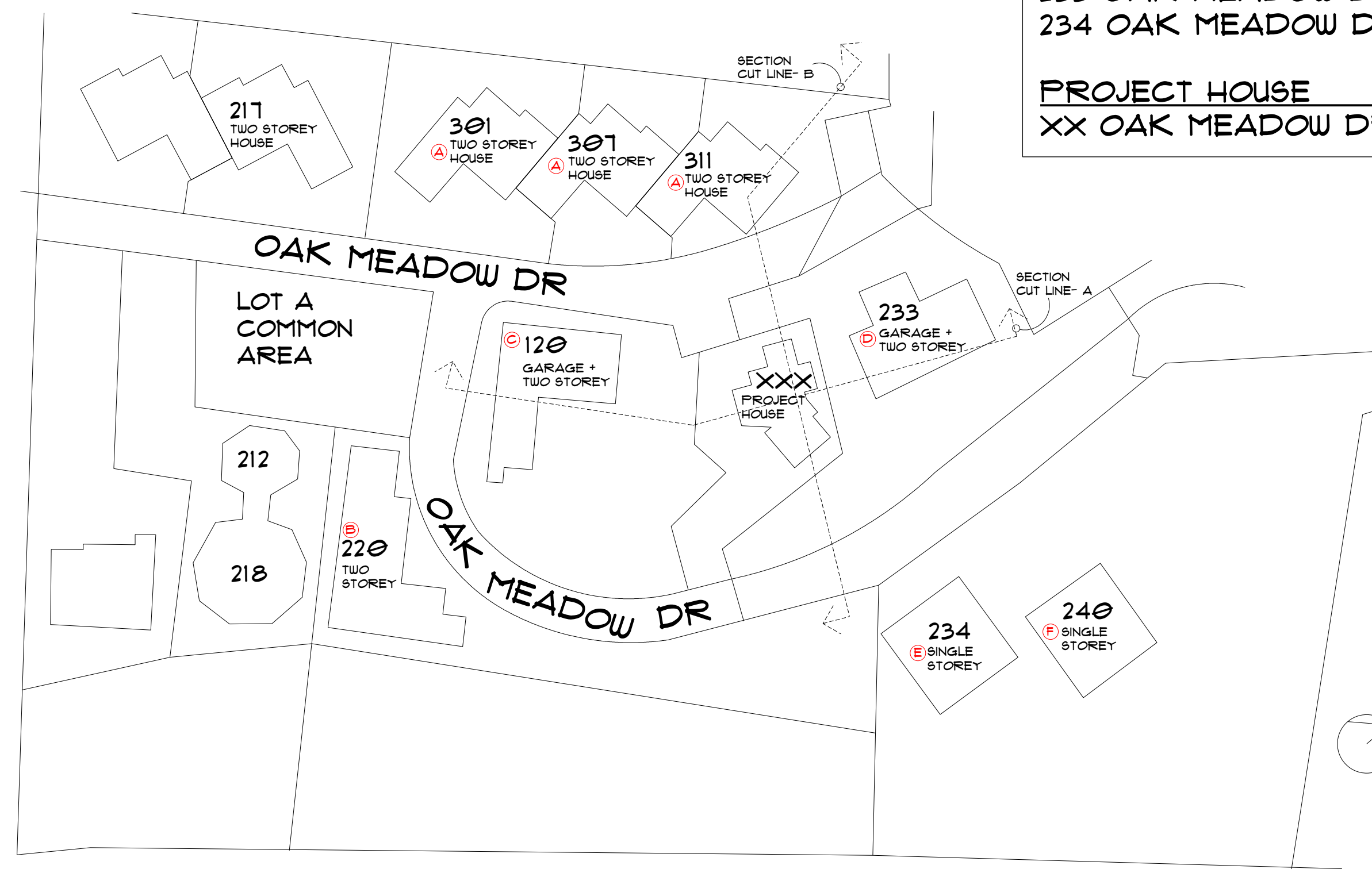
ADDRESS	LOT SIZE	FLR AREA	FAR HOUSE	GARAGE (SF)
301 OAK MEADOW DR	7352	*2620	0.356	484
307 OAK MEADOW DR	4794	*2620	**0.546	484
311 OAK MEADOW DR	4952	*2620	**0.529	484
220 OAK MEADOW DR	11703	*4507	**0.385	0
120 OAK MEADOW DR	17779	*3621	0.203	530
233 OAK MEADOW DR	19705	*3283	0.166	0
234 OAK MEADOW DR	41200	1756	0.042	0

#### ANALYSIS

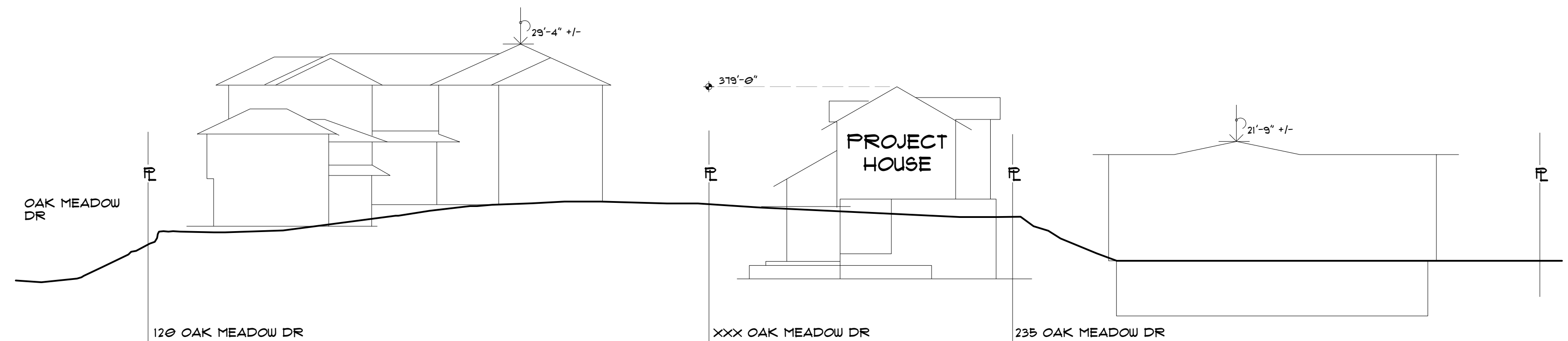
\*6 NEIGHBOR HOMES HAVE GREATER FLOOR AREA  
 \*\*3 NEIGHBOR HOMES HAVE GREATER FAR

AS THE STREETSCAPE ILLUSTRATES, THE PROJECT HOUSE BLENDS AMICABLY WITH THE SCALE OF THE NEIGHBORHOOD

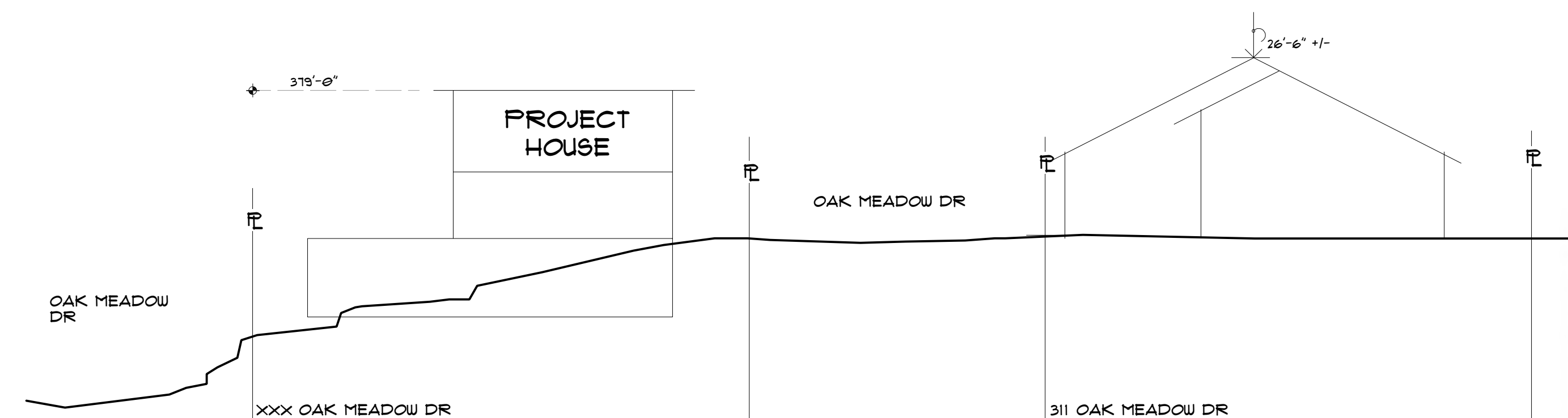
PROJECT HOUSE	LOT SIZE	FLR AREA	FAR HOUSE	GARAGE (SF)
XX OAK MEADOW DR	5249	1946	0.336	466.5



**NEIGHBORHOOD PLAN**  
1" = 50'



**NEIGHBORHOOD SECTION-A**  
1/16" = 1'-0"



**NEIGHBORHOOD SECTION-B**  
1/16" = 1'-0"

Print date :  
 10.03.24  
 10.01.24  
 02.29.24  
 12.14.21

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 Sheet

**A-1.1**

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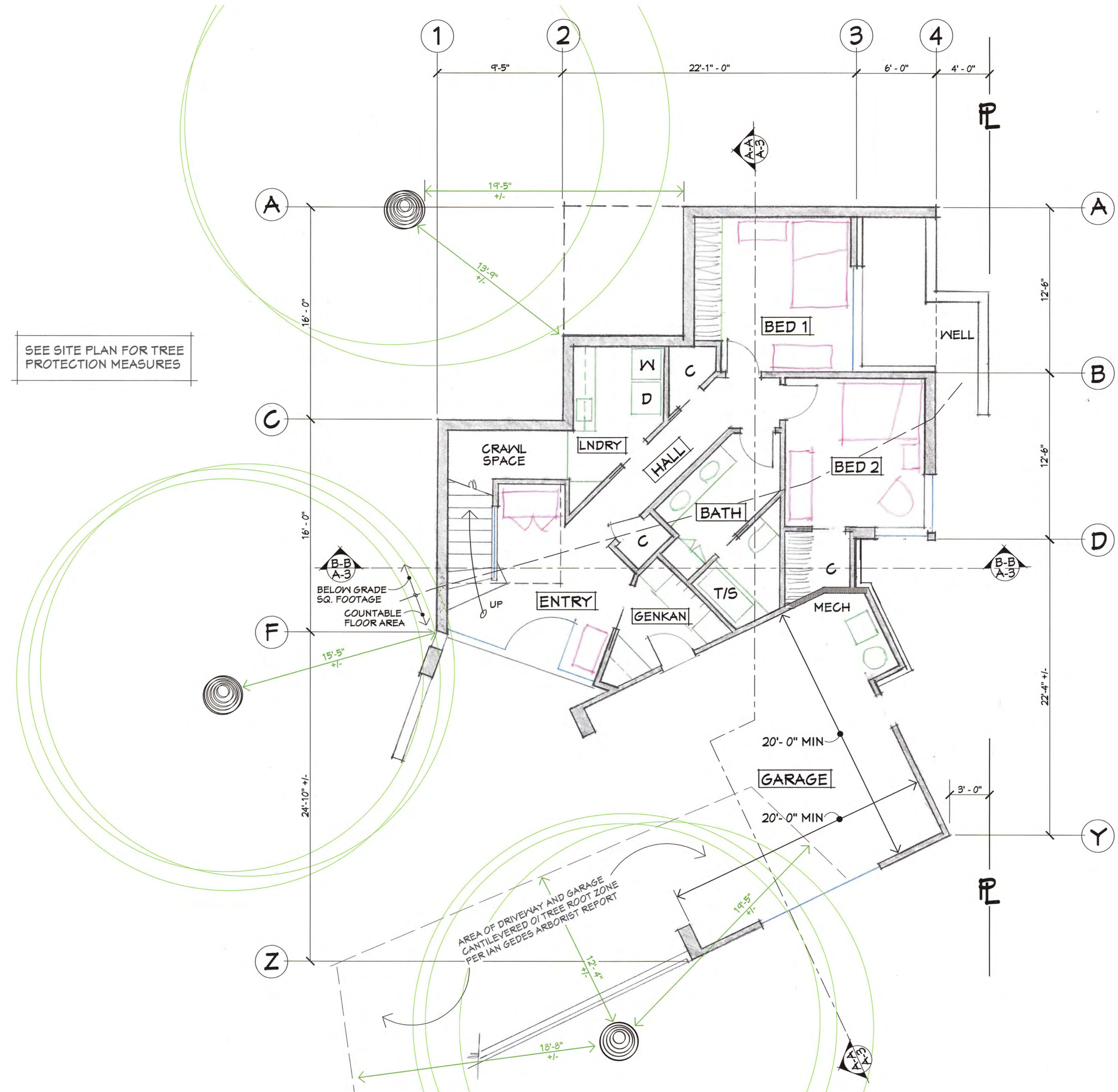
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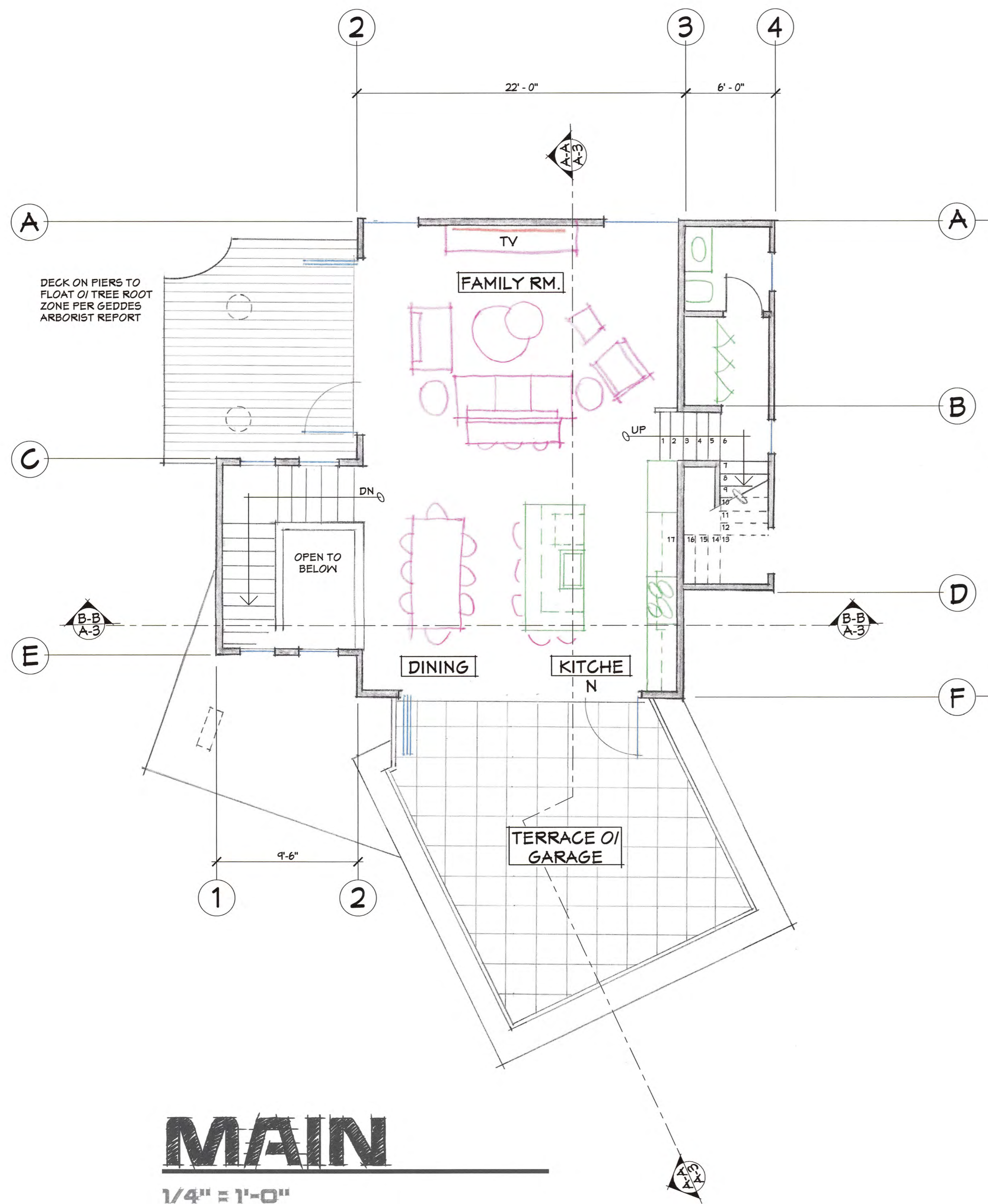
A-2



SEE SITE PLAN FOR TREE PROTECTION MEASURES

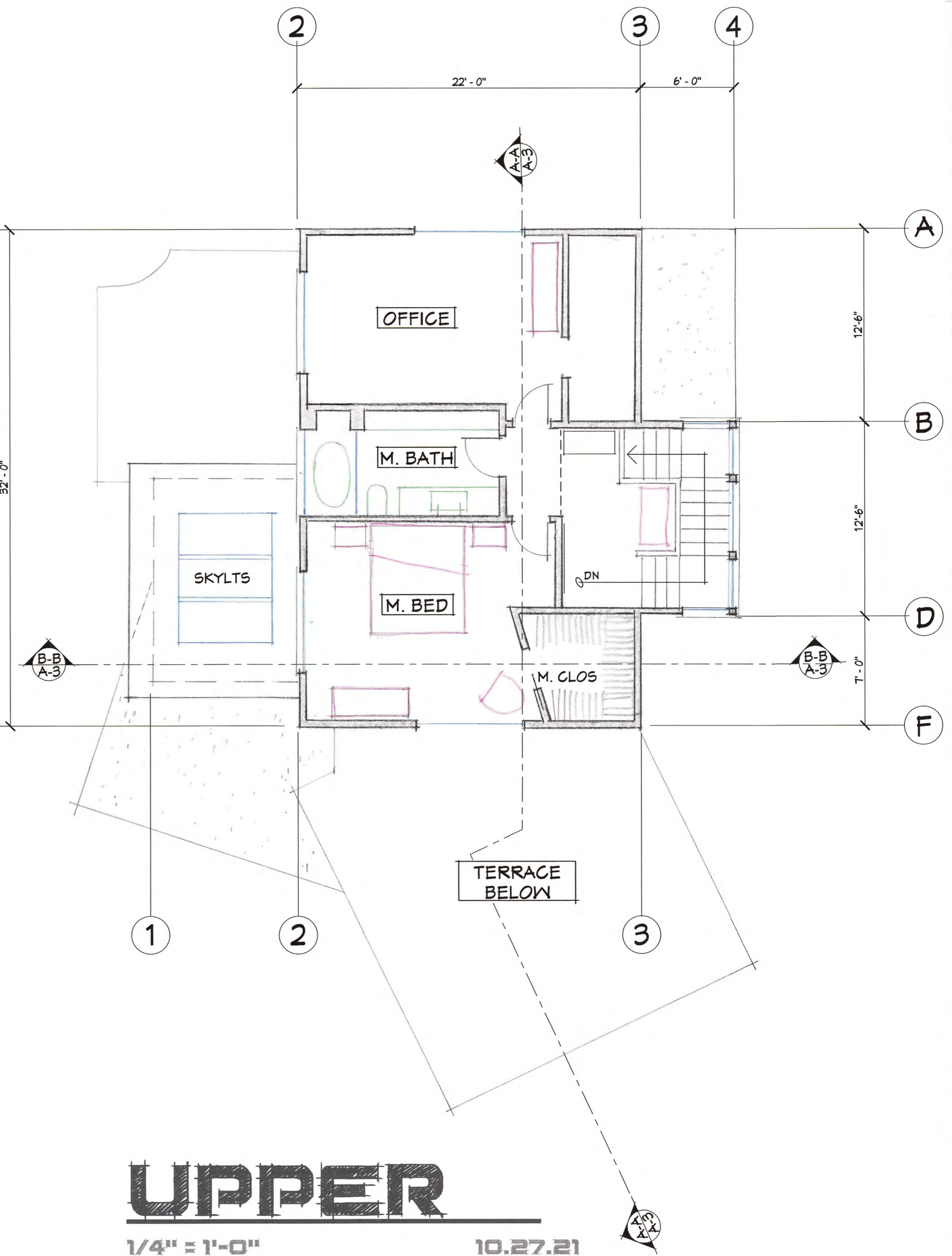
**LOWER LEVEL /  
 BASEMENT / GARAGE**

1/4" = 1'-0"



# MAIN

1/4" = 1'-0"  
10.27.21



# UPPER

1/4" = 1'-0"  
10.27.21

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A-3

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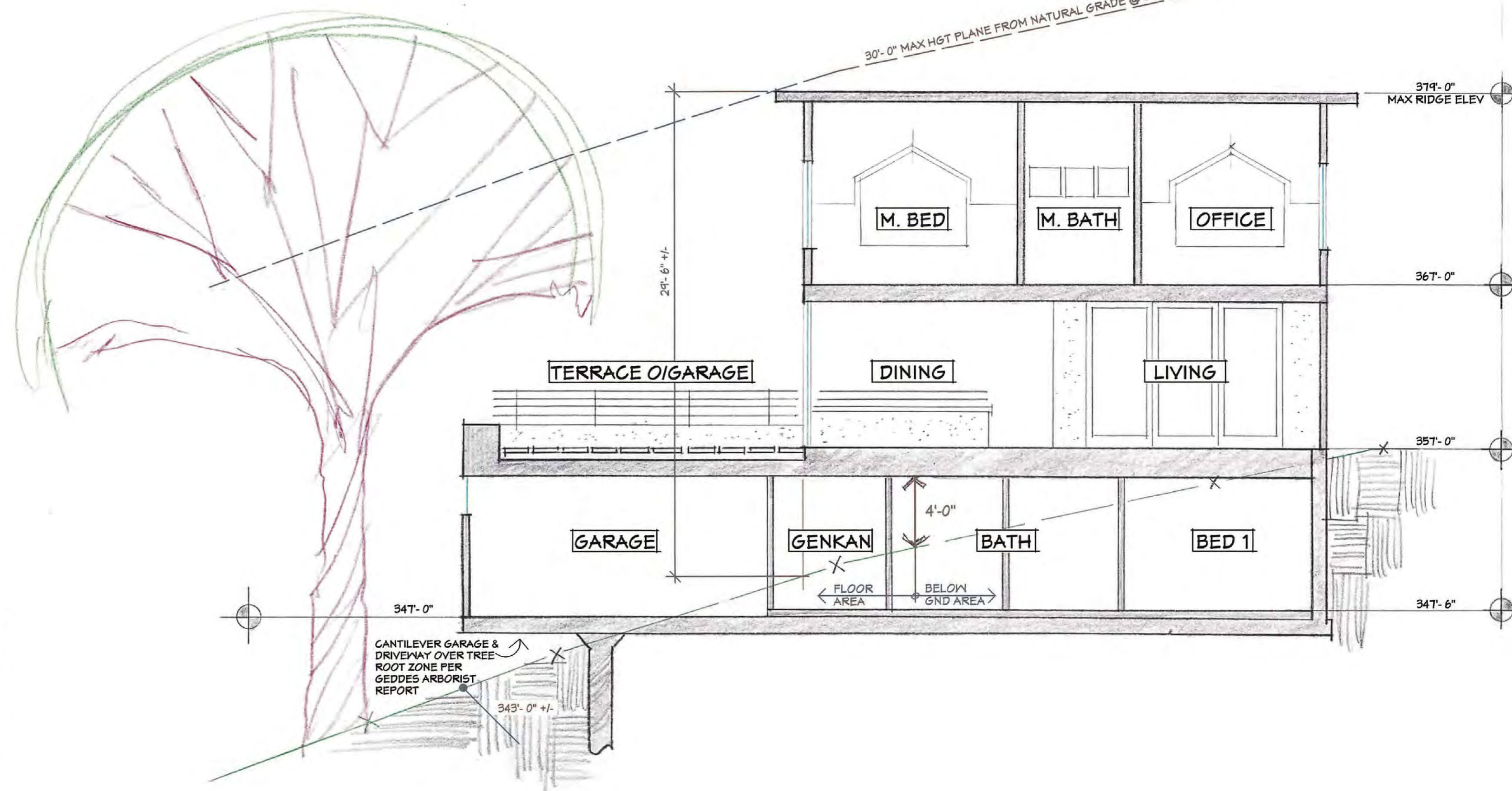
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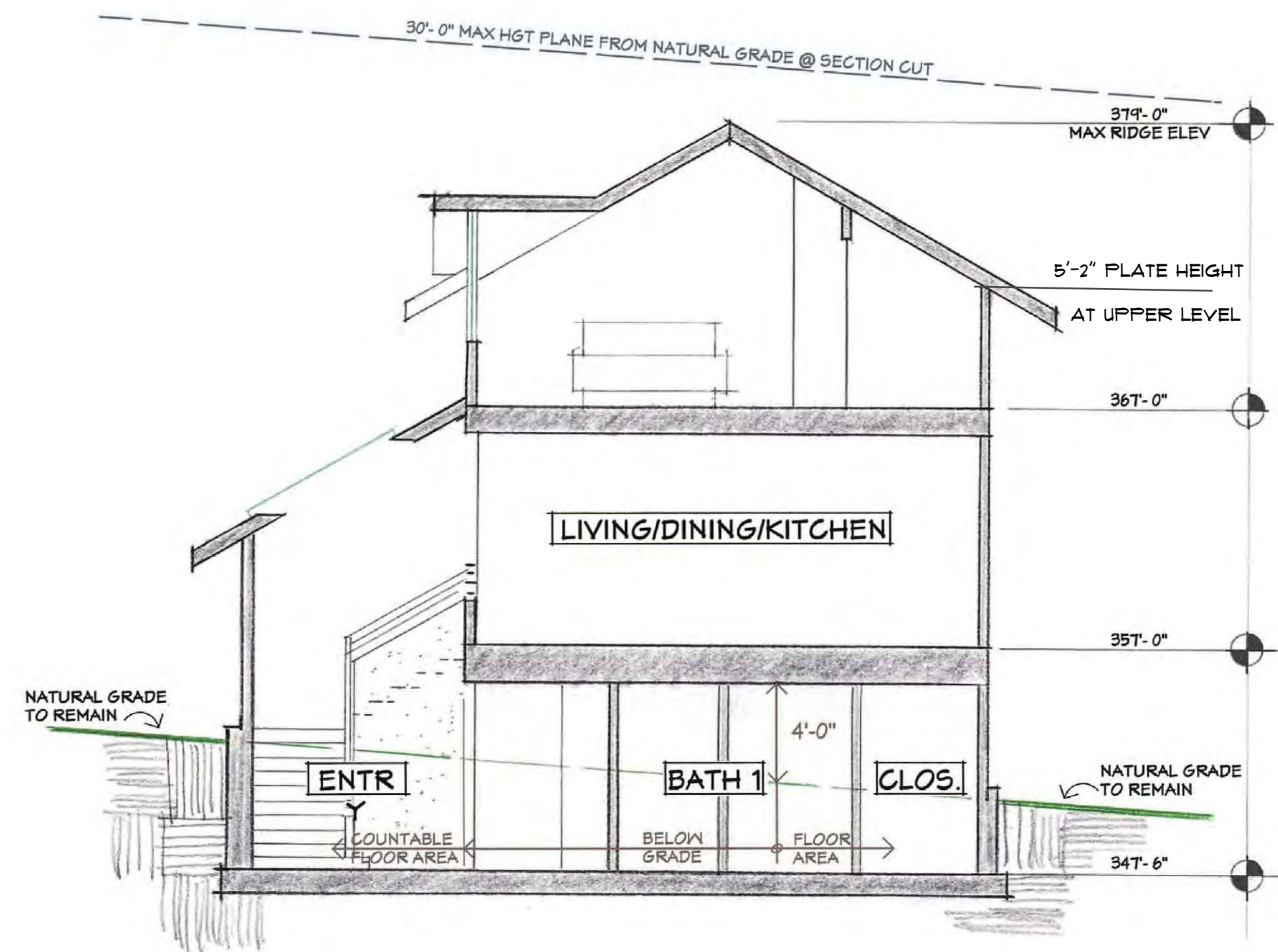
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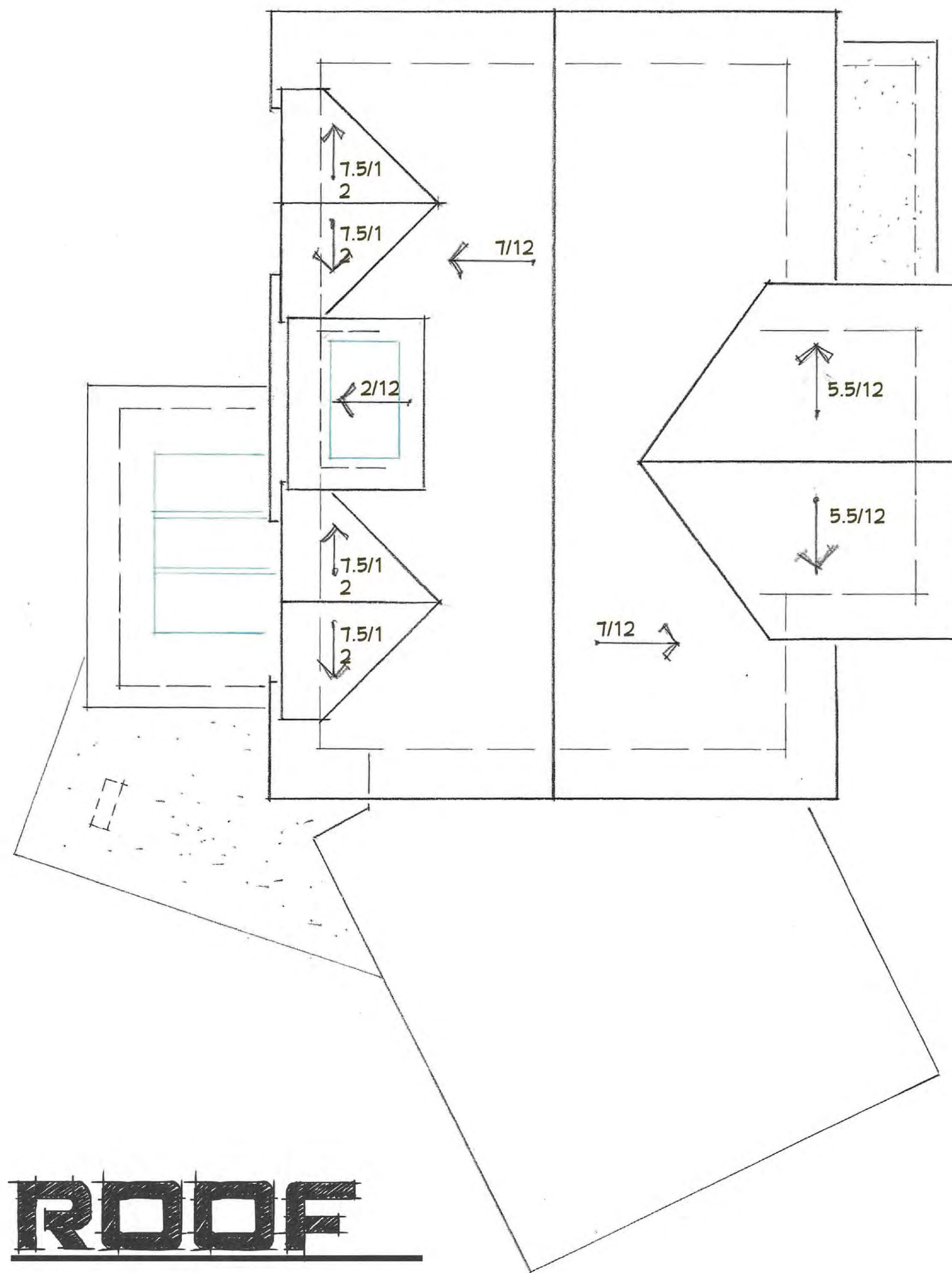
# SECTION A-A

3/16" = 1'-0"



# SECTION B-B

3/16" = 1'-0"



# ROOF

1/4" = 1'-0"

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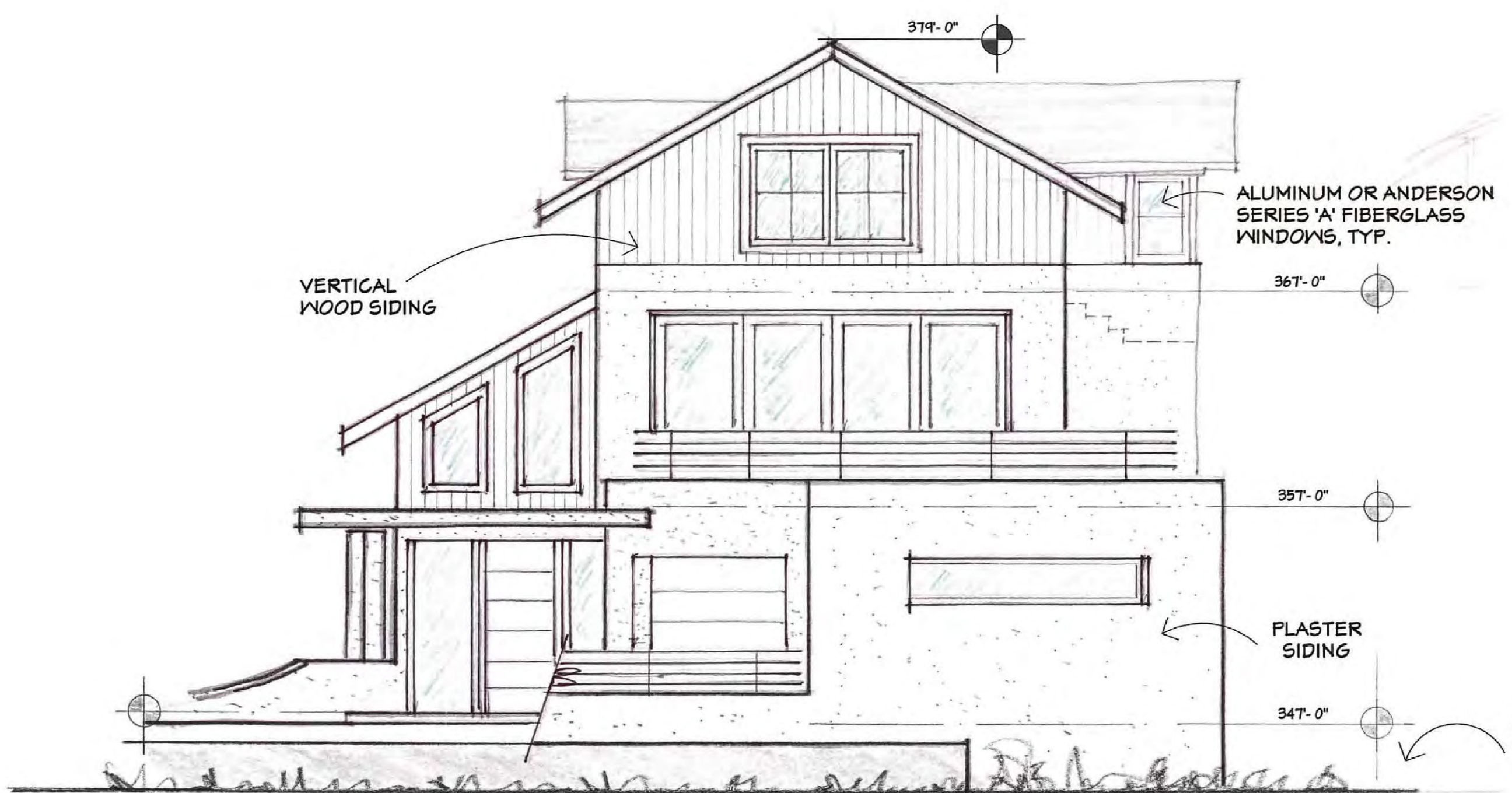
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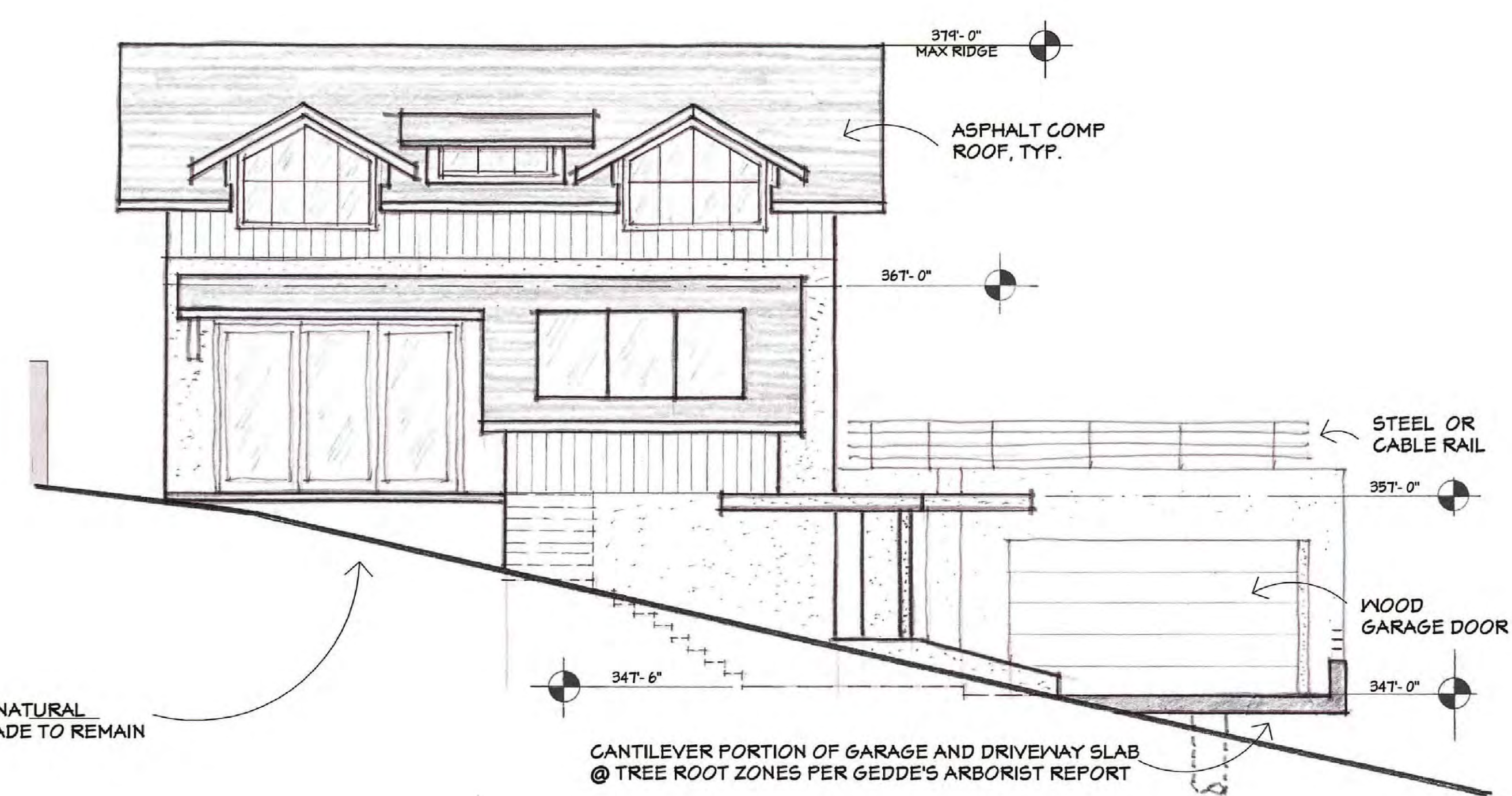
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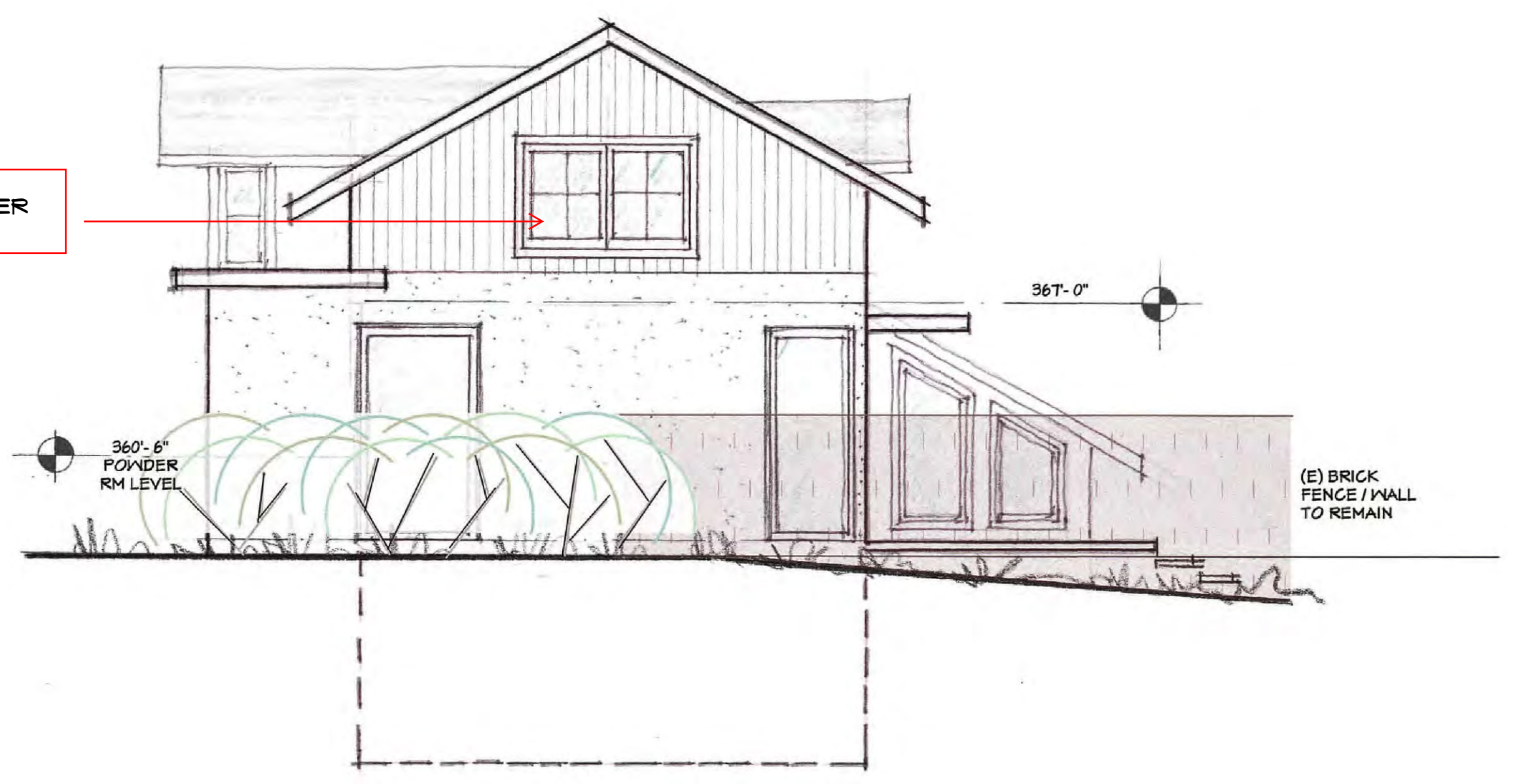


**EAST**



**SOUTH**

THIS WINDOW TO BE OBSCURE GLASS PER HOA.



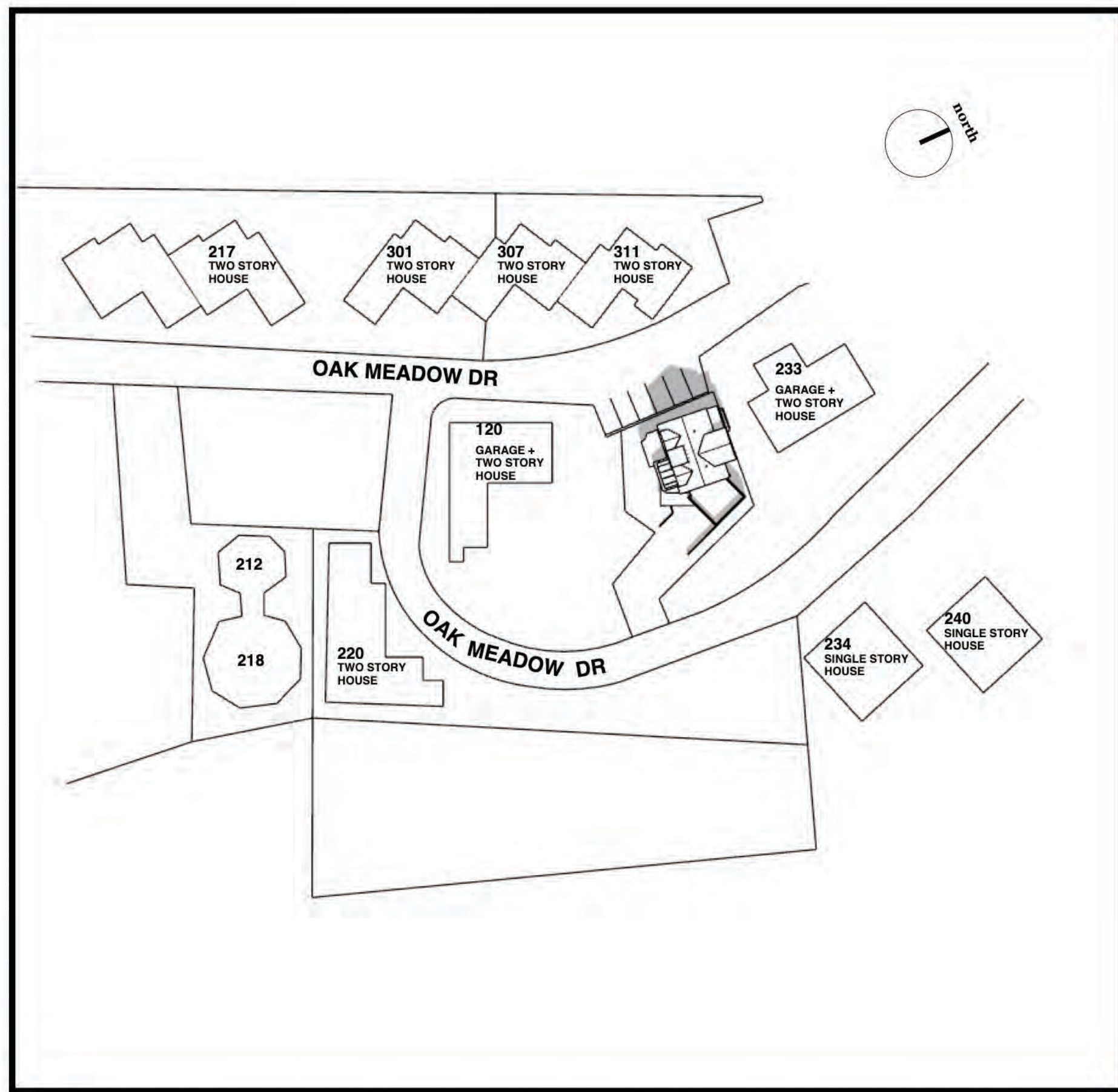
**WEST**



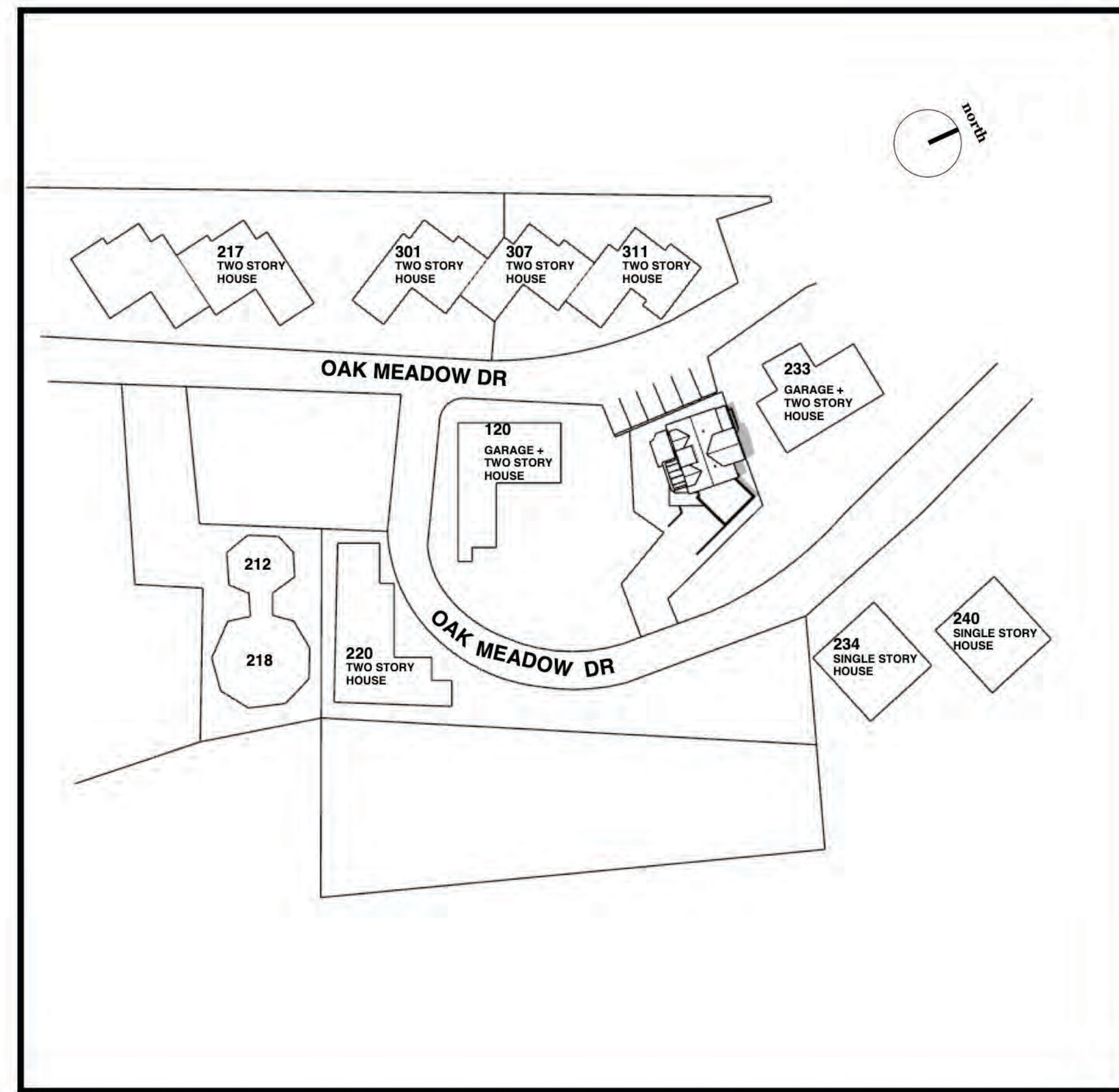
**NORTH**

**ELEVATIONS**

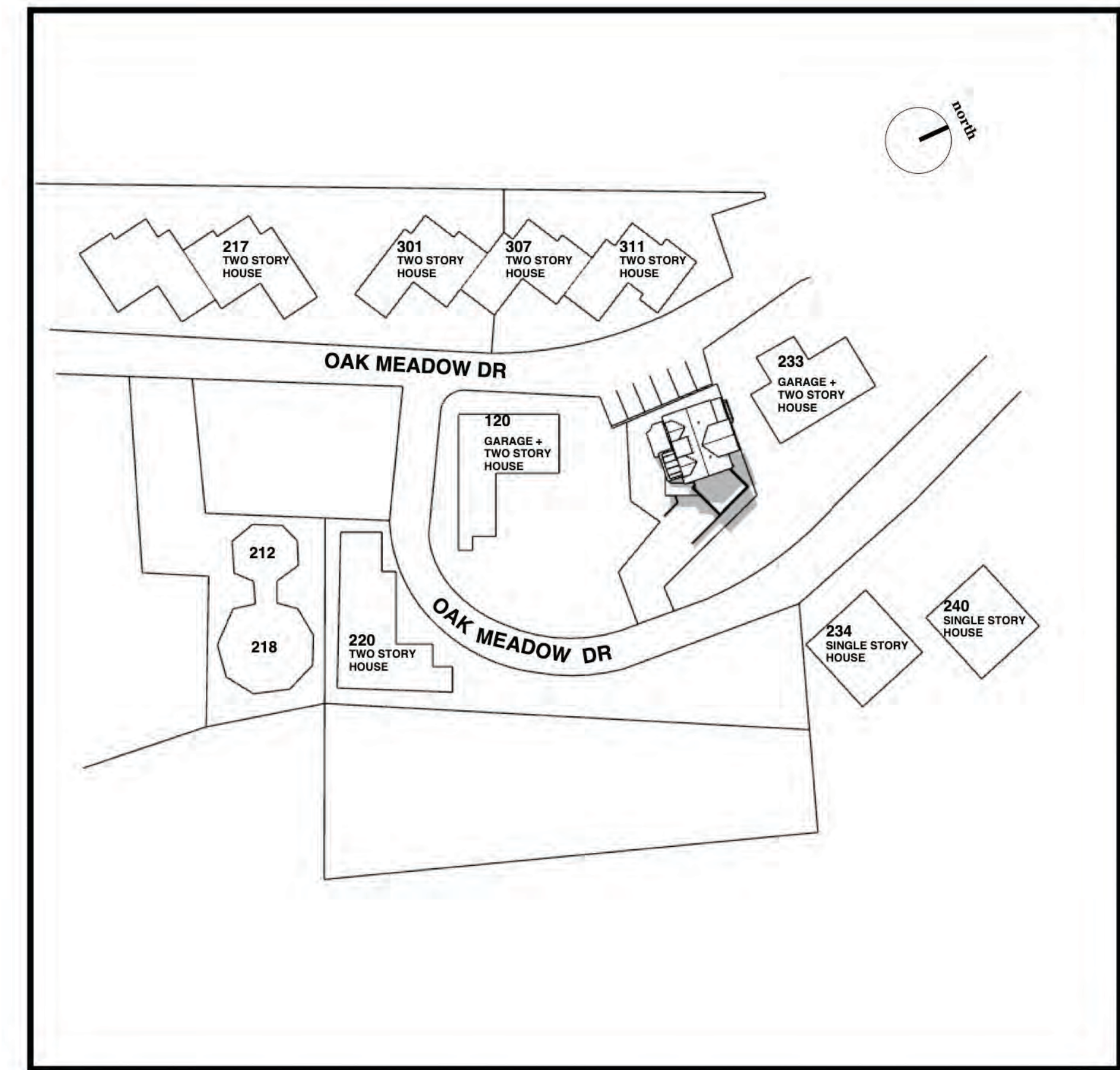
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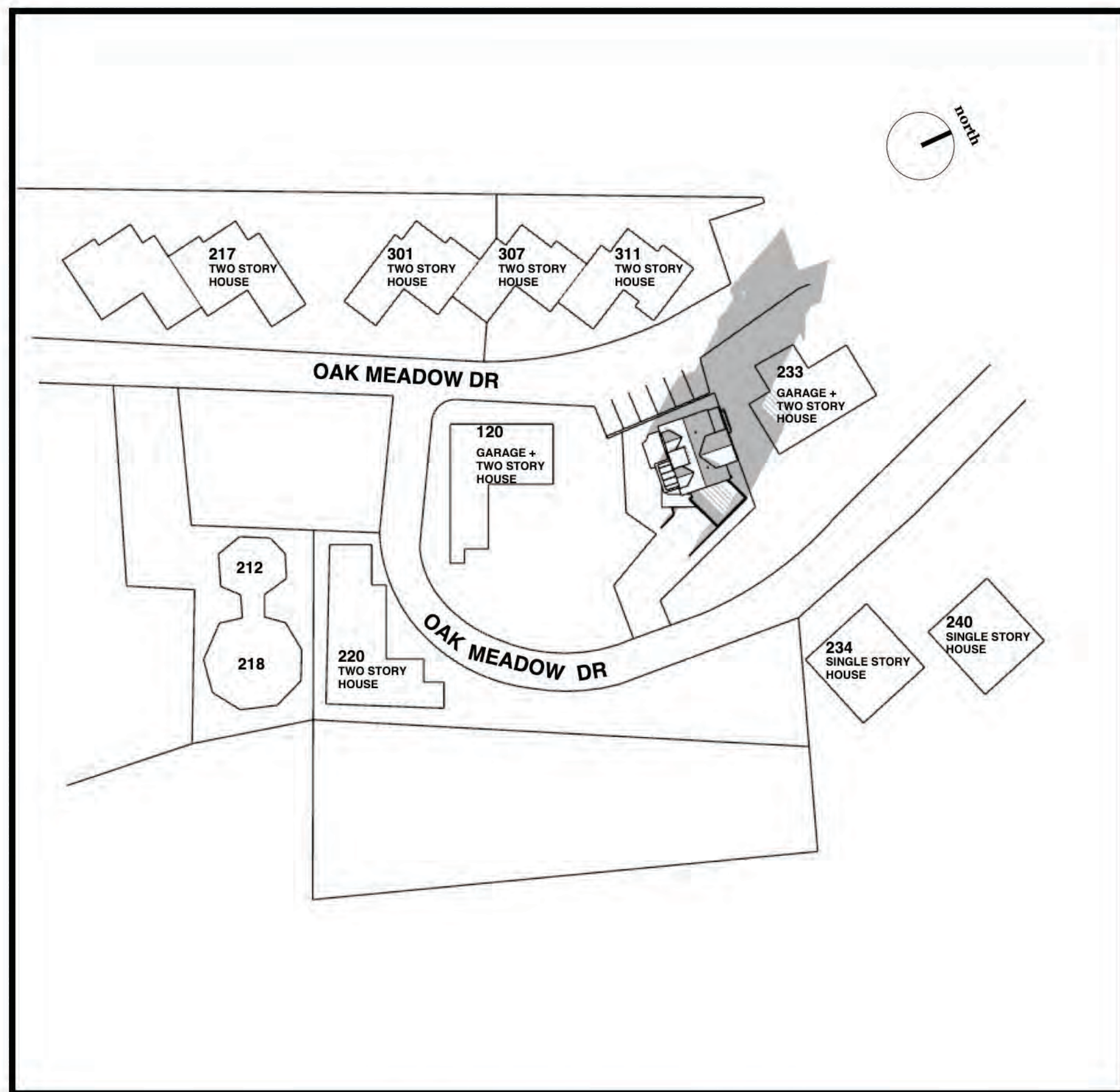
JUNE 21 @ 9AM



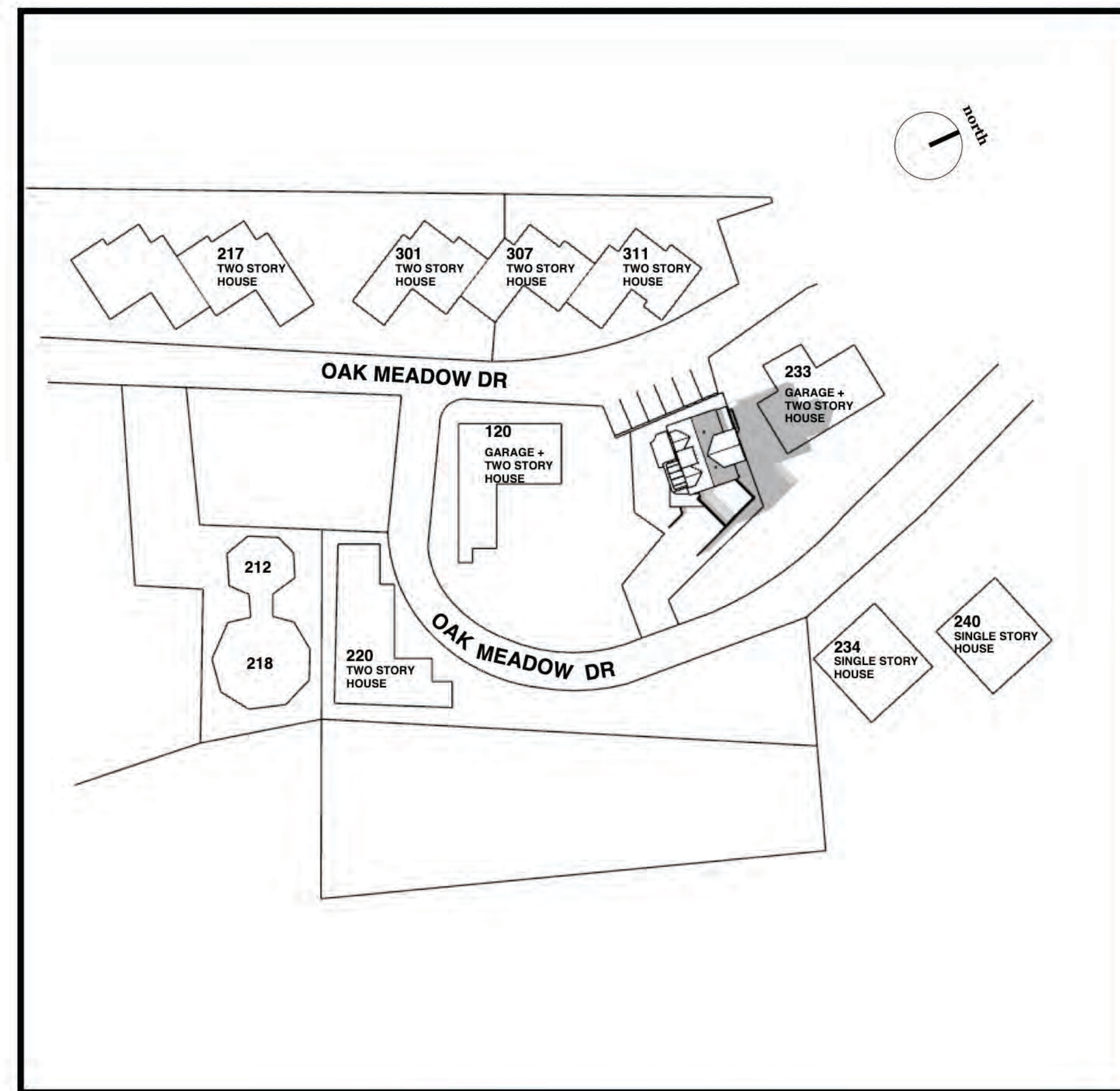
JUNE 21 @ 12PM



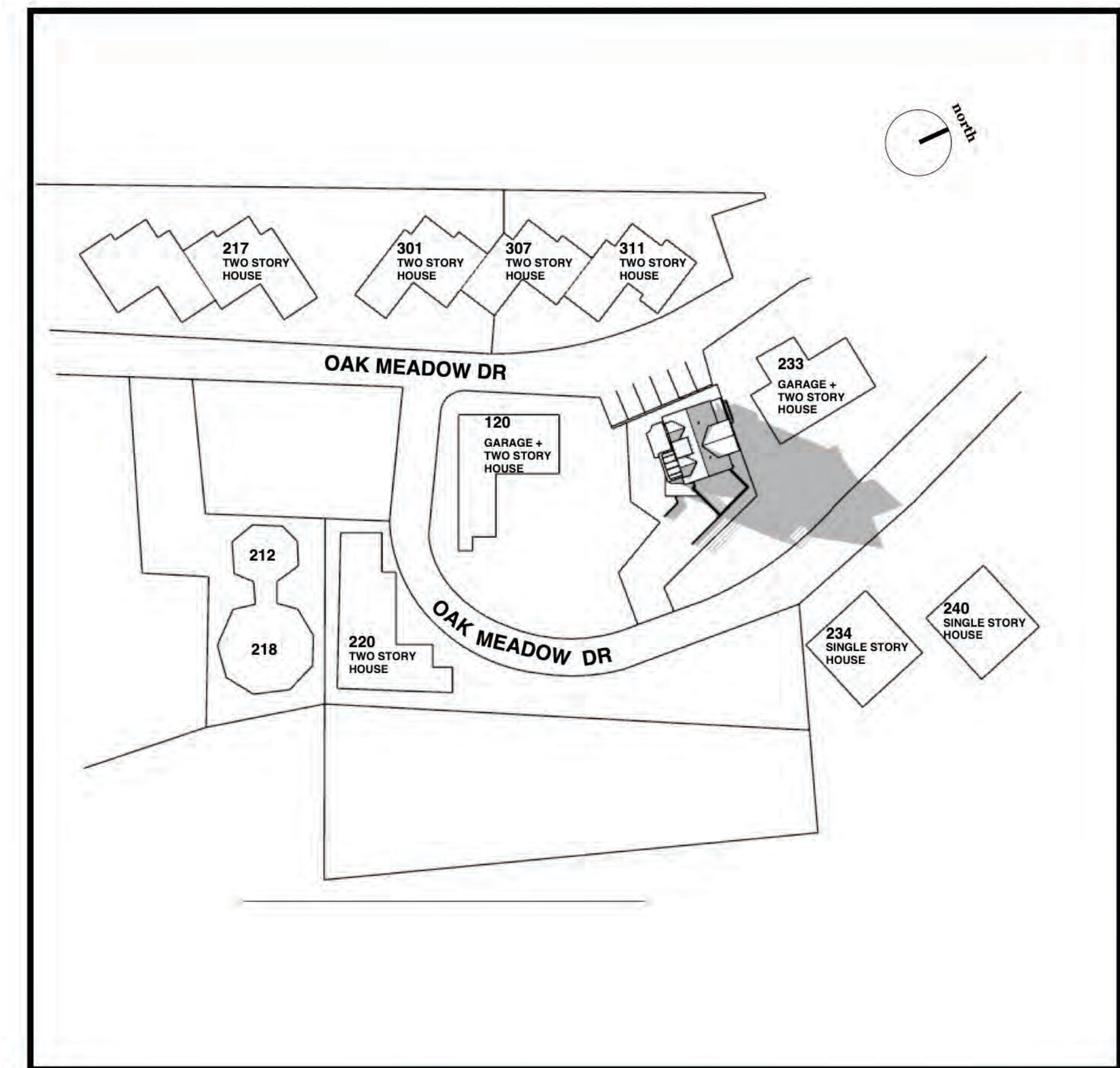
JUNE 21 @ 3PM



DEC 21 @ 9AM



DEC 21 @ 12PM



DEC 21 @ 3PM

# SHADOW STUDY

NOT TO SCALE

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10.03.24

10.03.22

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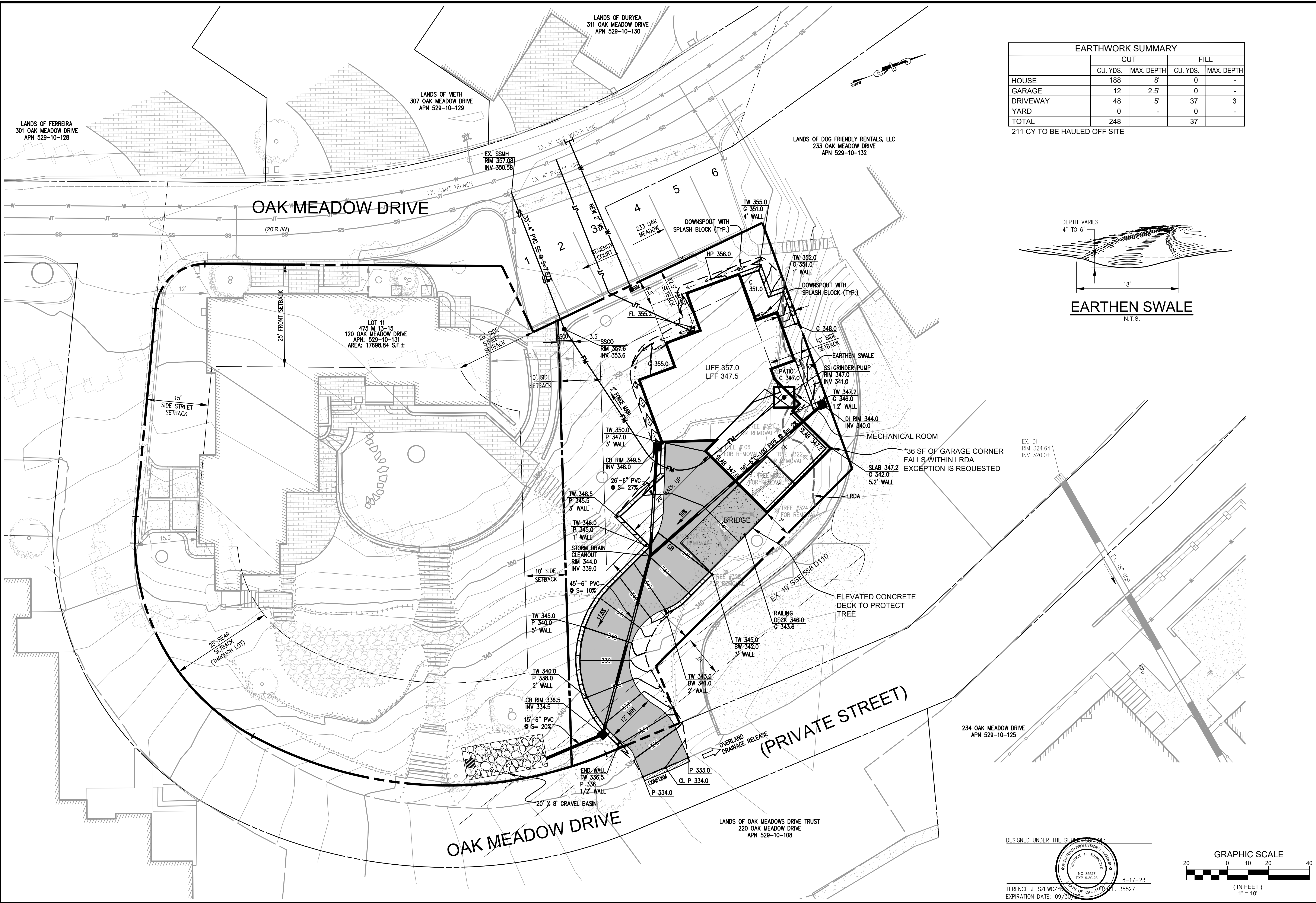
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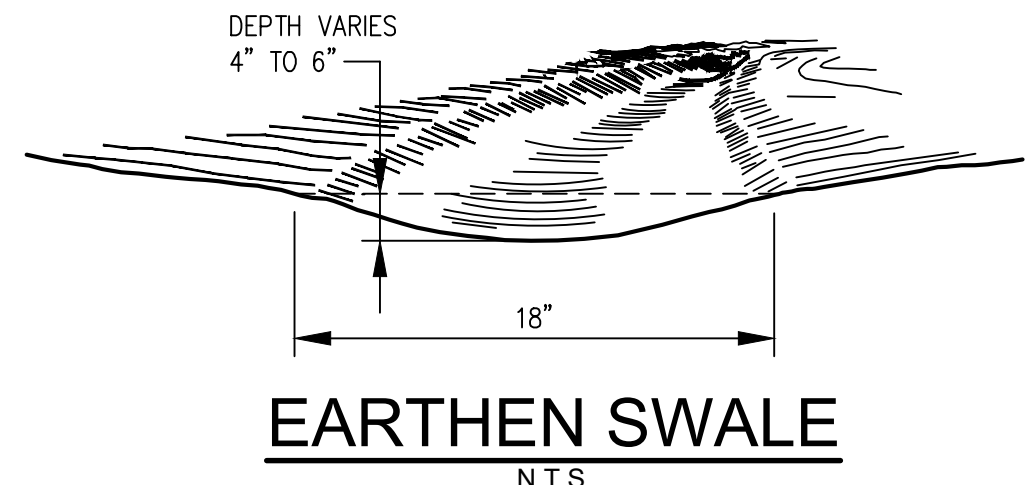


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	CUT		FILL	
	CU. YDS.	MAX. DEPTH	CU. YDS.	MAX. DEPTH
HOUSE	188	8'	0	-
GARAGE	12	2.5'	0	-
DRIVEWAY	48	5'	37	3
YARD	0	-	0	-
<b>TOTAL</b>	<b>248</b>		<b>37</b>	

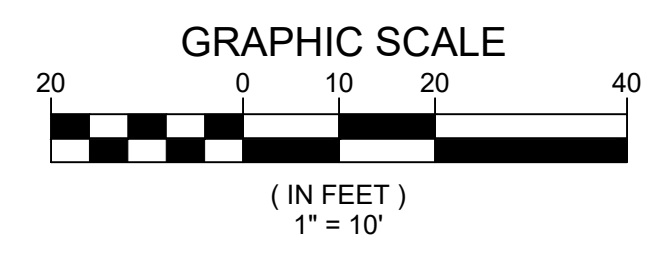
211 CY TO BE HAULED OFF SITE



EX. DI  
RIM 324.64  
INV 320.0±

234 OAK MEADOW DRIVE  
APN 529-10-125

DESIGNED UNDER THE SUPERVISION OF:  
  
 8-17-23  
 TERENCE J. SZEWCZYK  
 EXPIRATION DATE: 09/30/23



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**SITE PLAN**  
 120 OAK MEADOW DRIVE  
 LOS GATOS, CA 95032  
 APN 529-10-131

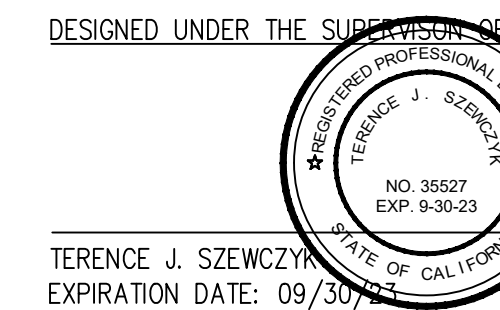
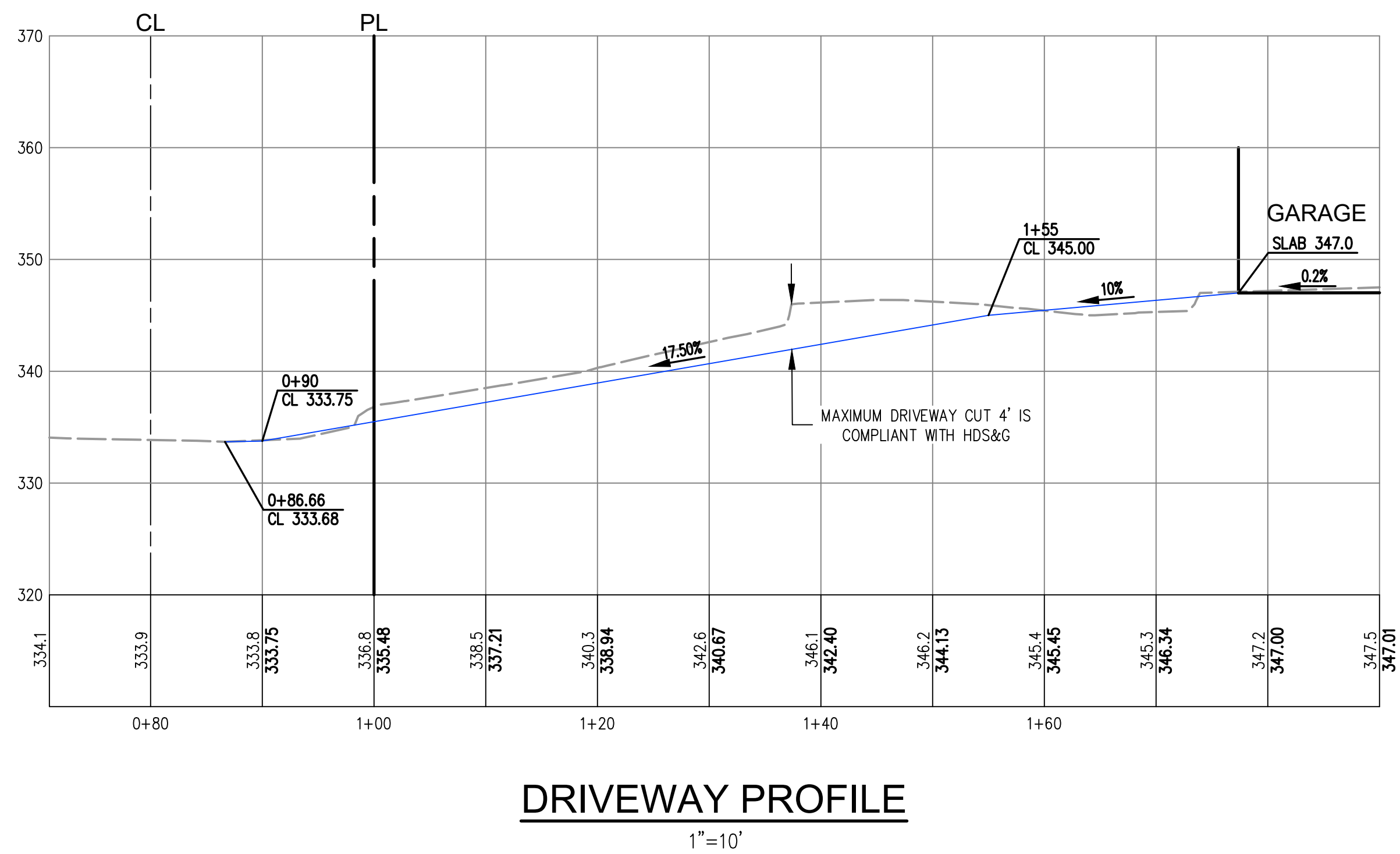
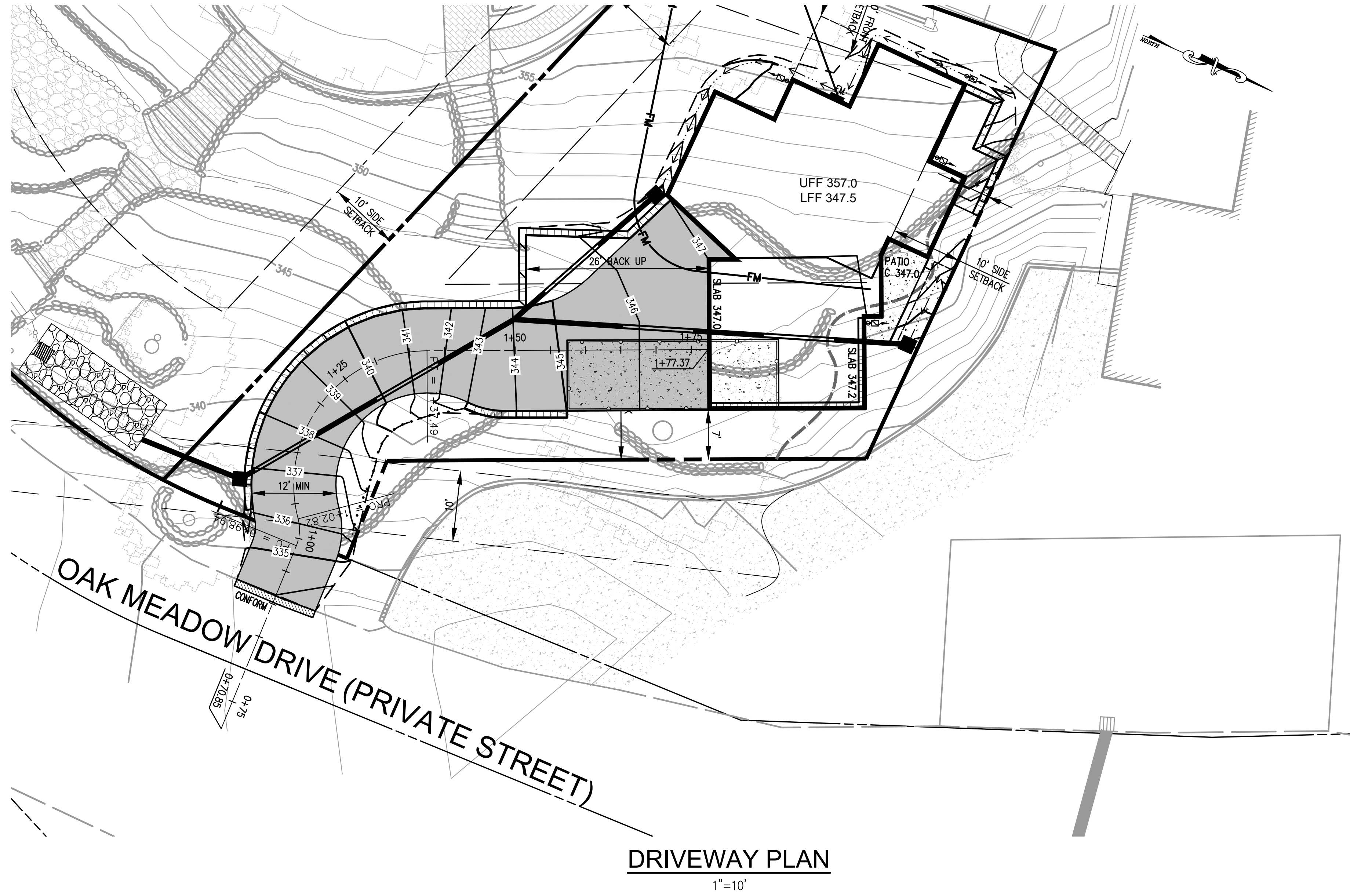
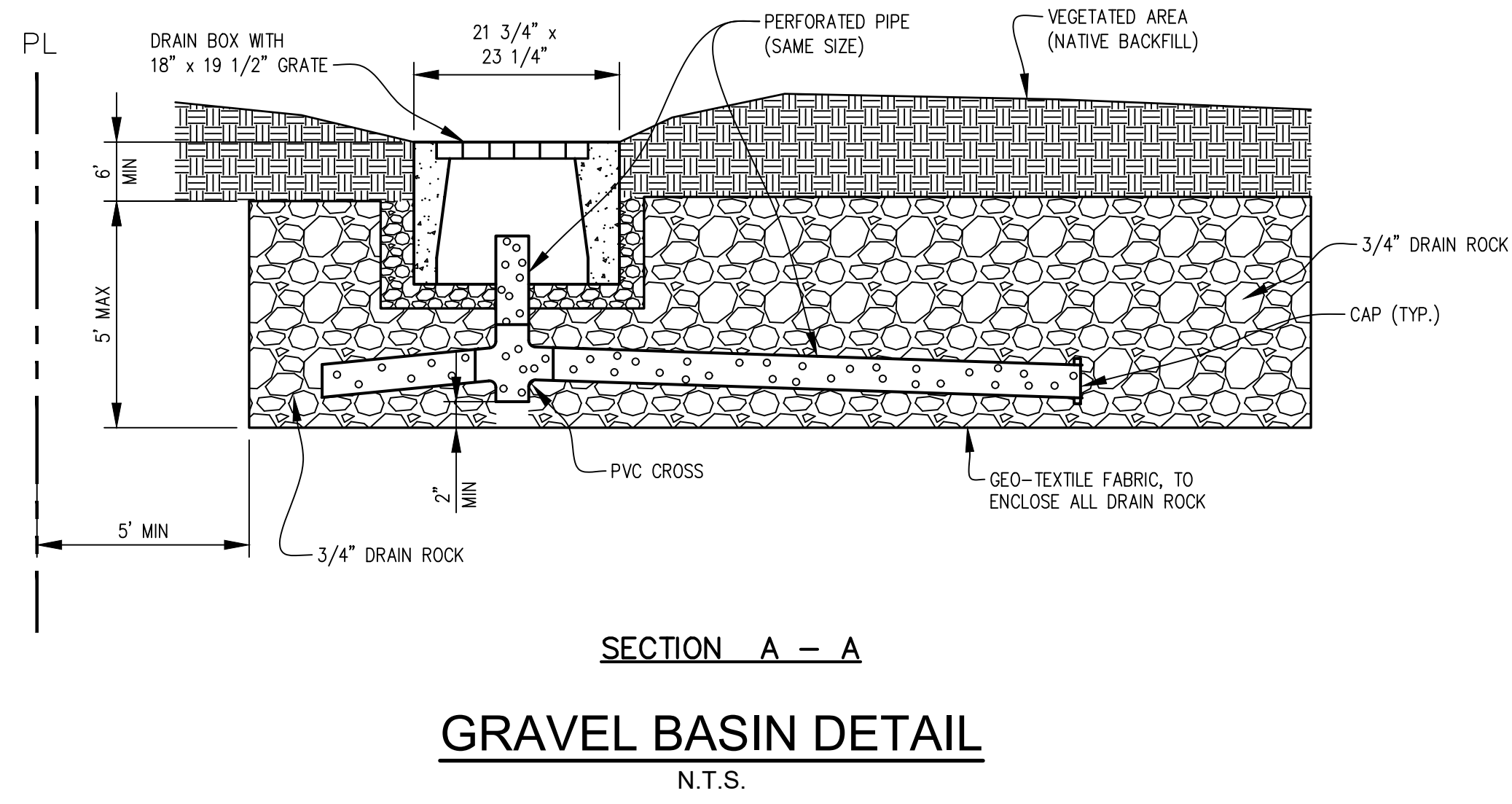
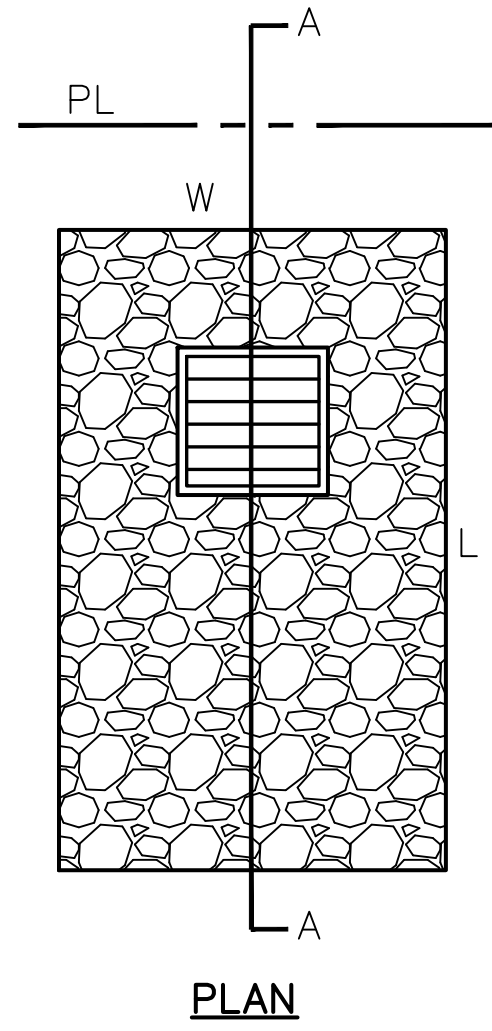
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DATE: 8-17-23  
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 PROJ ENGR: TJS  
 CHECK BY: TJS  
 SHEET NO.

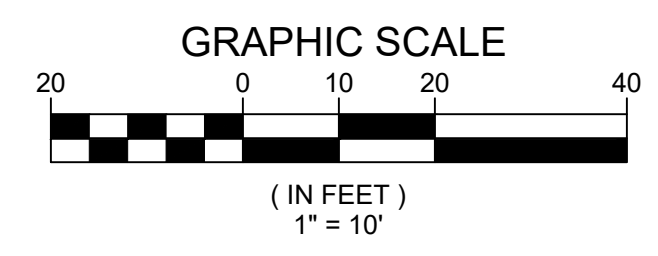
**C-2**  
 OF 4 SHEETS  
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**20-207**

01/27/2024 4:51pm - D: \A. TS Civil Engineering, Inc\1.0 Projects\36.0 120 Oak Meadow DWG\20-207 C2 SITE PLAN.dwg - C2

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TERENCE J. SZCWCYN  
NO. 35527  
EXP. 9-30-23  
STATE OF CALIFORNIA  
8-17-23  
35527



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LANDS OF MCFARLAND  
120 OAK MEADOW DRIVE  
MINOR SUBDIVISION AND  
PD ZONING AMENDMENT

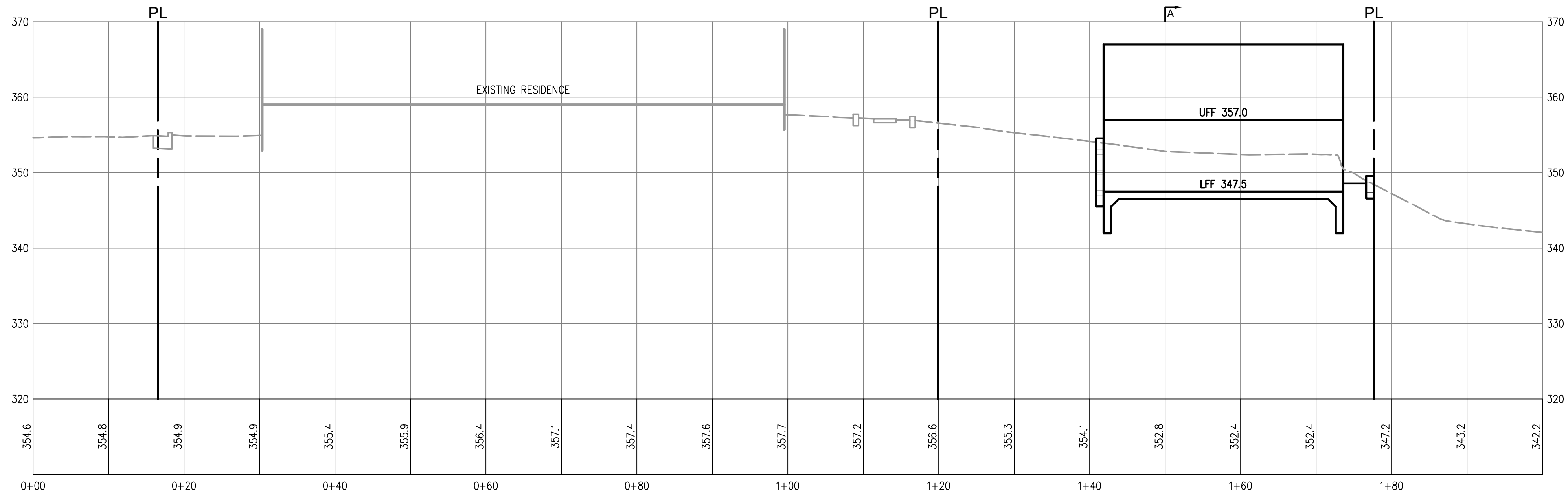
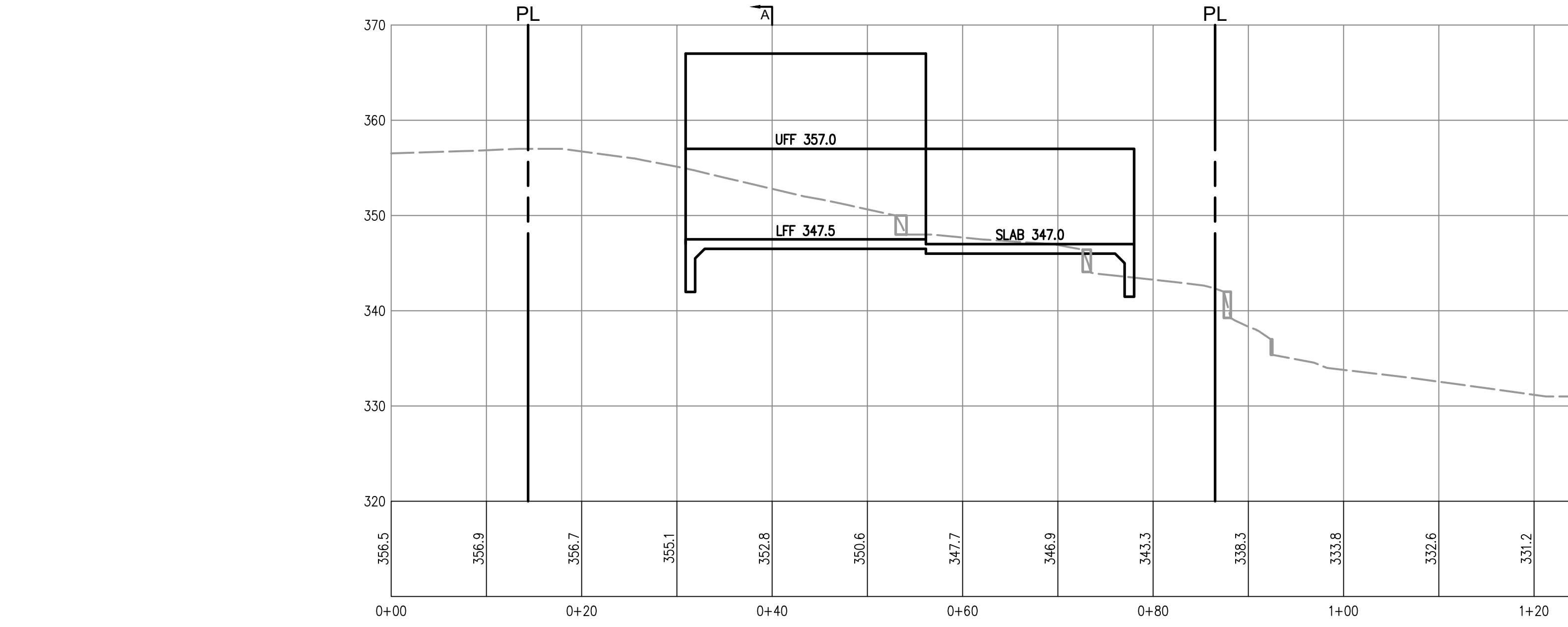
DRIVEWAY PROFILE  
120 OAK MEADOW DRIVE  
LOS GATOS, CA 95032  
APN 529-10-131

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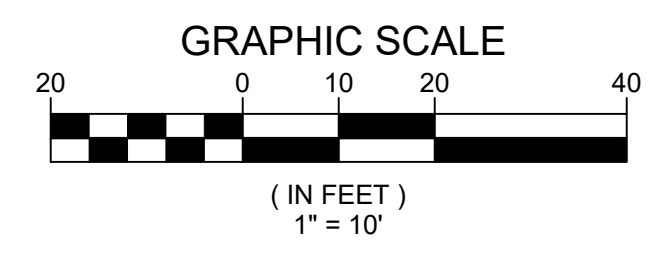
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CHECK BY: TJS  
SHEET NO.  
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OF 4 SHEETS  
JOB NO.  
20-207

08/17/2023 3:31pm - P:\CAD HERO\1047-TS CIVIL ENGINEERING\PROJECT\20-207-mcfarland-120-oak-meadows-drive\DWG\20-207-C3 DRIVEWAY PROFILE.dwg - C3

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 EXPIRATION DATE: 09/30/23



NO.	BY	REVISIONS	DATE
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DATE: 8-17-23  
 SCALE: 1"=10'  
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 CHECK BY: TJS  
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**C-4**  
 OF 4 SHEETS  
 JOB NO.  
**20-207**

**SITE CROSS SECTIONS**  
 120 OAK MEADOW DRIVE  
 LOS GATOS, CA 95032  
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