

**FIRE DEPARTMENT NOTES**

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 6 inches 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. 505.1

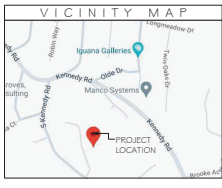
Wildland-Urban Interface: This project is located within the designated Wildland-Urban Interface Fire Area. The building construction shall comply with the provisions of California Building Code (CBC) Chapter 7A. Note that vegetation clearance shall be in compliance with CBC Section 701 A.3.2.4 prior to project final approval. Check with the Planning Department for related landscape plan requirements.

Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification 51-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

**NOTES**

A SEPARATE 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.



**PROJECT DATA**

OWNER: ROBERT NICOL  
 ADDRESS: 16497 S. KENNEDY ROAD  
 PROJECT DESCRIPTION:  
 - NEW 2-STORY HOUSE W/ BASEMENT  
 - NEW DRIVEWAY W/ FIRE APPARATUS TURN AROUND  
 - REMOVE 14 TREES

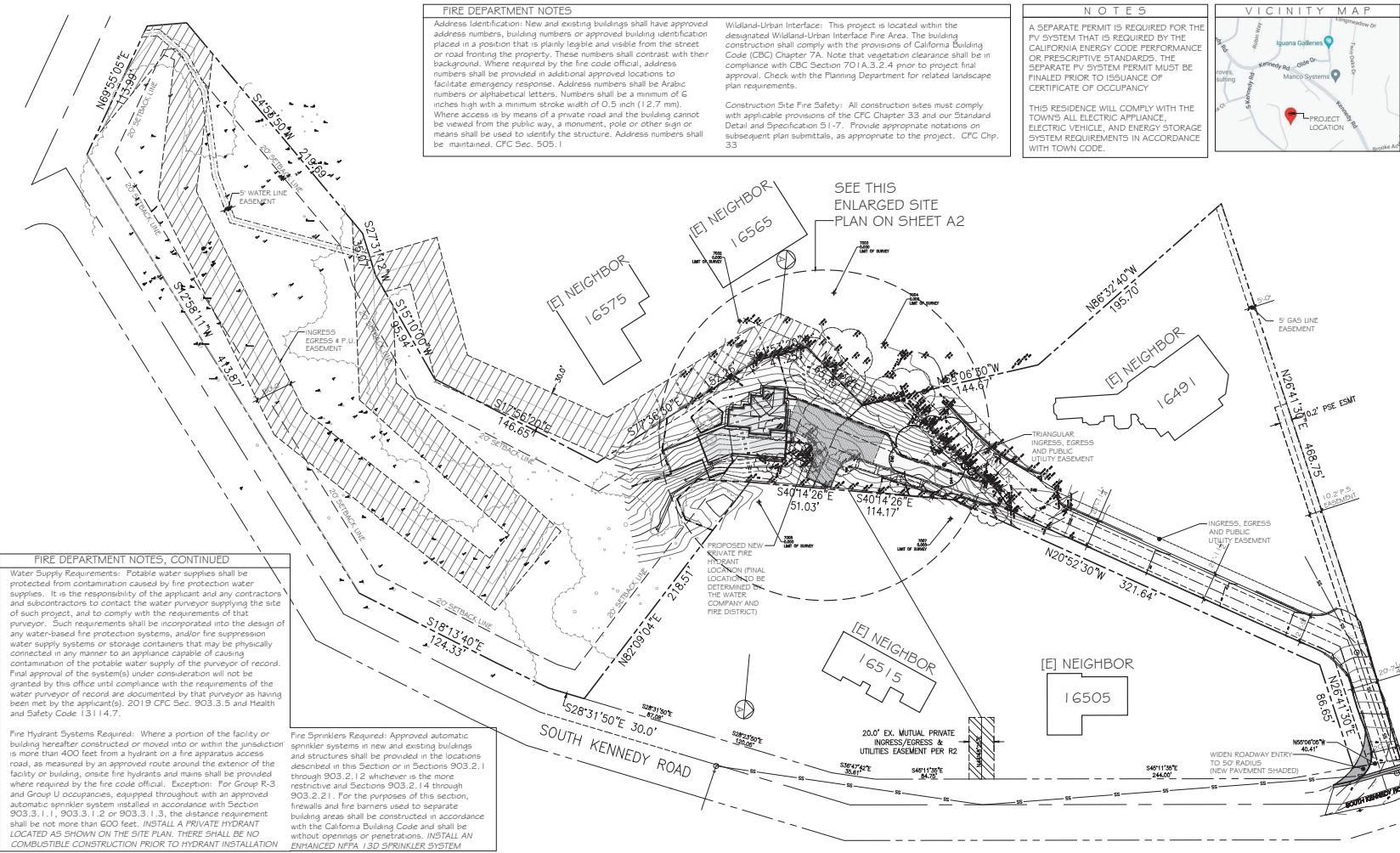
APN: PORTION OF 532-17-035  
 ZONING: HR-1  
 FLOOD ZONE: X  
 CONSTRUCTION TYPE: V - B, SPRINKLERED  
 OCCUPANCY GROUP: R3 / U  
 GROSS LOT SIZE: 111,843 SQ. FT.  
 NET LOT SIZE: 82,400 SQ. FT.  
 AVERAGE LOT SLOPE: 45%  
 LOT SIZE FOR FAR: 0.4 x 111,843 = 44,737  
 ALLOWABLE FAR: 6,000 + 400 (GARAGE CREDIT)  
 FLOOR AREA (ALL NUMBERS IN SQ. FT.)  
 1ST FLOOR: 1,854.1  
 GARAGE (in excess of 400 sq ft.): 263.4  
 2ND FLOOR: 1,211.6  
 BASEMENT COUNTED TOWARDS FAR: 865.1  
 TOTAL: 4,194.2  
 BASEMENT AREA (NOT COUNTED TOWARDS FAR): 860.1  
 COVERED PORCH: 34  
 PARKING SPACES: (2) COVERED + (2+) UNCOVERED  
 LOT COVERAGE: BUILDING FOOTPRINT = 2,677.5 = 3.2 %

DRAWINGS PREPARED BY  
**CHRIS SPAULDING**  
 ARCHITECT

801 CAMELIA STREET SUITE E  
 BERKELEY CALIFORNIA 94710  
 (510) 527-5997 FAX: (510) 527-5999

REVISIONS	BY
9-18-24	
11-18-2024	
12-18-2024	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	



**FIRE DEPARTMENT NOTES, CONTINUED**

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 13114.7.

Fire Hydrant Systems Required: Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, onsite fire hydrants and mains shall be provided where required by the fire code official. Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet. **INSTALL A PRIVATE HYDRANT LOCATED AS SHOWN ON THE SITE PLAN. THERE SHALL BE NO COMBUSTIBLE CONSTRUCTION PRIOR TO HYDRANT INSTALLATION**

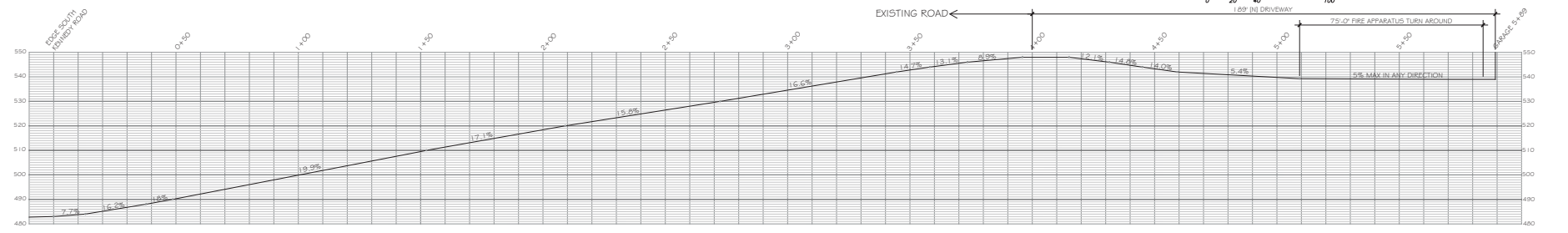
Fire Sprinklers Required: Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12, whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. **INSTALL AN ENHANCED NFPA 13D SPRINKLER SYSTEM**

**ADDITIONAL FIRE DEPARTMENT NOTES**

1. Make a note on building permit set sheets that an approved PRC 4290 request of exception is included as a condition of approval, specifics on the materials & performance of the surface improvements to Vivian Dr, and that modified sprinkler system will be installed.
2. A copy of the Alternate Means/Methods application form, with approval signature shall be made part of the building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.
3. A copy of this comment letter shall be made part of the building permit drawing set.
4. Provide a sign at the entrance from Kennedy Rd to Vivian Dr indicating that a fire department turn out is located on the subject parcel. Provide a sign at the fire department turnaround indicating the turnaround and no parking within the turnaround.

**DEFERRED SUBMITTAL**  
 A PRIVATE FIRE HYDRANT SHALL BE PROVIDED. THE PLANS AND LOCATION OF THE HYDRANT SHALL BE A DEFERRED SUBMITTAL TO THE FIRE DISTRICT. NOTE THAT THERE SHALL BE NO COMBUSTIBLE CONSTRUCTION PRIOR TO THE HYDRANT INSTALLATION.

**SITE PLAN**



**DRIVEWAY PROFILE**

A PROPOSED NEW HOME FOR  
**NICOL RESIDENCE**  
 16497 S KENNEDY RD  
 LOS GATOS • CALIFORNIA

DATE: 6-C-2024  
 SCALE: AS NOTED  
 DRAWN: CS/DB  
 JOB: NICOL  
 SHEET

**A1**  
 OF 29 SHEETS

**GRADING & DRAINAGE NOTES**  
REFER TO THE GRADING & DRAINAGE PLANS PREPARED BY LE ENGINEERING

**TREE PROTECTION NOTES**  
The required protective fencing shall remain in place until final landscaping and inspection of the project. Project approval must be obtained and documented in a monthly site activity report sent to the Town. A mandatory Monthly Tree Activity Report shall be sent at least once monthly to the Town planner associated with this project. (phoosyan@longatosca.gov) beginning with the initial tree protection verification approval letter.

TREE TABLE			
NUMBER	SUM OF Ø	SPECIES	REMOVED/REMAIN
1	33"	COAST LIVE OAK	TO REMAIN
2	37"	EUROPEAN OLIVE	TO REMAIN
3	11"	COAST LIVE OAK	TO REMAIN
4	20.2"	COAST LIVE OAK	TO REMAIN
5	11.0"	COAST LIVE OAK	TO REMAIN
6	11.0"	COAST LIVE OAK	TO REMAIN
7	5.2"	EUROPEAN OLIVE	TO BE REMOVED
8	2.3"	CALIFORNIA TOYON	TO BE REMOVED
9	7.5"	COAST LIVE OAK	TO BE REMOVED
10	9.5"	COAST LIVE OAK	TO BE REMOVED
11	4.9"	COAST LIVE OAK	TO BE REMOVED
12	26"	COAST LIVE OAK	TO BE REMOVED
13	7.7"	COAST LIVE OAK	TO BE REMOVED
14	6.5"	COAST LIVE OAK	TO REMAIN
15	11.5"	COAST LIVE OAK	TO BE REMOVED
16	8.1"	COAST LIVE OAK	TO BE REMOVED
17	9.2"	COAST LIVE OAK	TO BE REMOVED
18	8.3"	COAST LIVE OAK	TO REMAIN
19	9.3"	COAST LIVE OAK	TO BE REMOVED
20	8.7"	COAST LIVE OAK	TO BE REMOVED
21	38.6"	COAST LIVE OAK	TO REMAIN
22	5.1"	CALIFORNIA TOYON	TO BE REMOVED
23	7.5"	COAST LIVE OAK	TO BE REMOVED
24	24.5"	COAST LIVE OAK	TO REMAIN
25	35"	COAST LIVE OAK	TO REMAIN
26	37.7"	COAST LIVE OAK	TO BE REMOVED
27	7.5"	COAST LIVE OAK	TO BE REMOVED
28	6"	COAST LIVE OAK	TO REMAIN
29	14"	COAST LIVE OAK	TO REMAIN

DRAWINGS PREPARED BY  
**CHRIS SPAULDING**  
ARCHITECT

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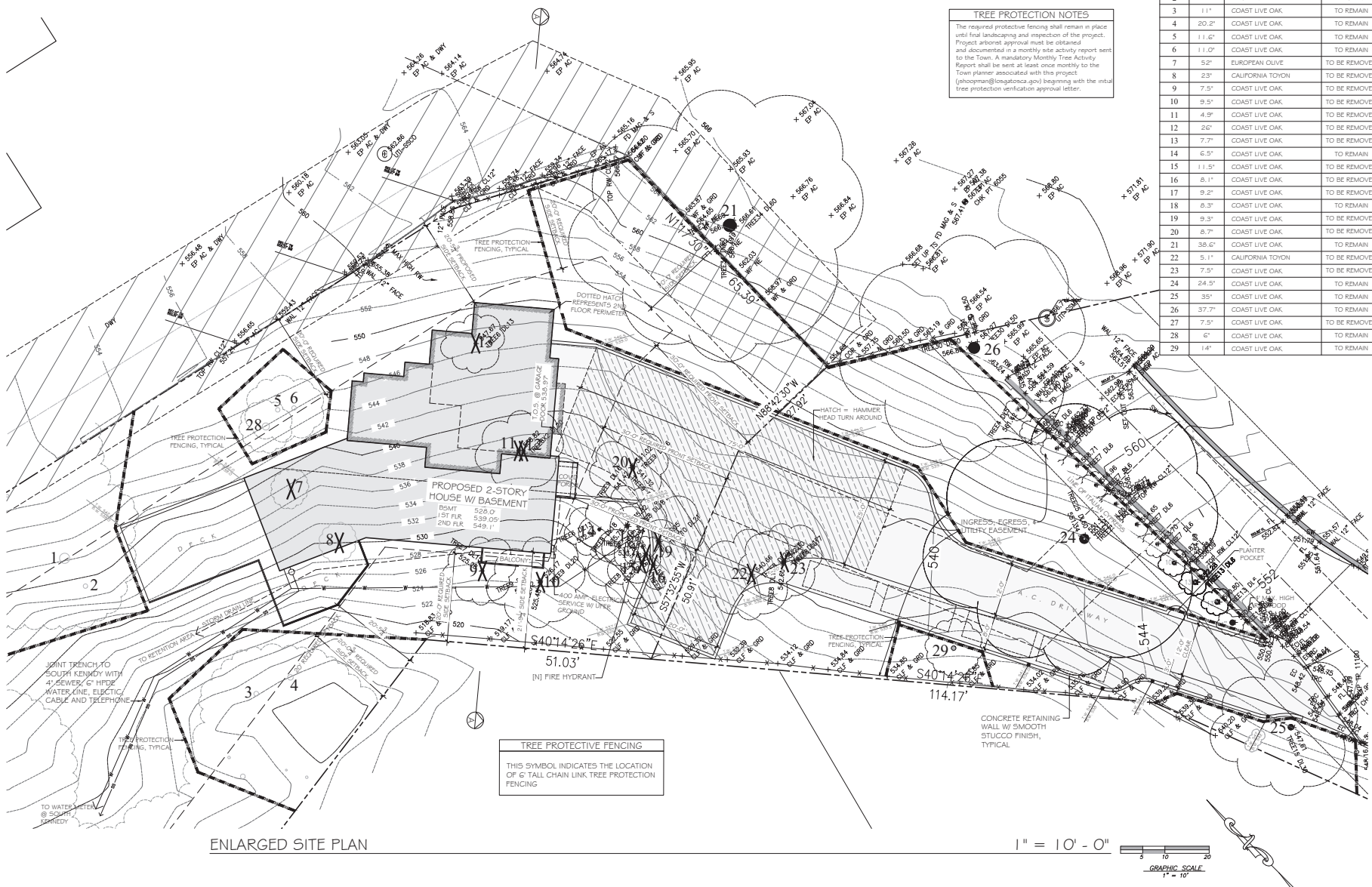
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12-18-2024	

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DESIGN REVIEW SET	
PLAN CHECK SET	
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CONSTRUCTION SET	

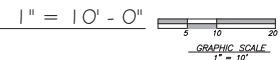
A PROPOSED NEW HOME FOR  
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LOS GATOS • CALIFORNIA

DATE:	G-C 2024
SCALE:	AS NOTED
DRAWN:	CS/OB
JOB:	NICOL
SHEET:	

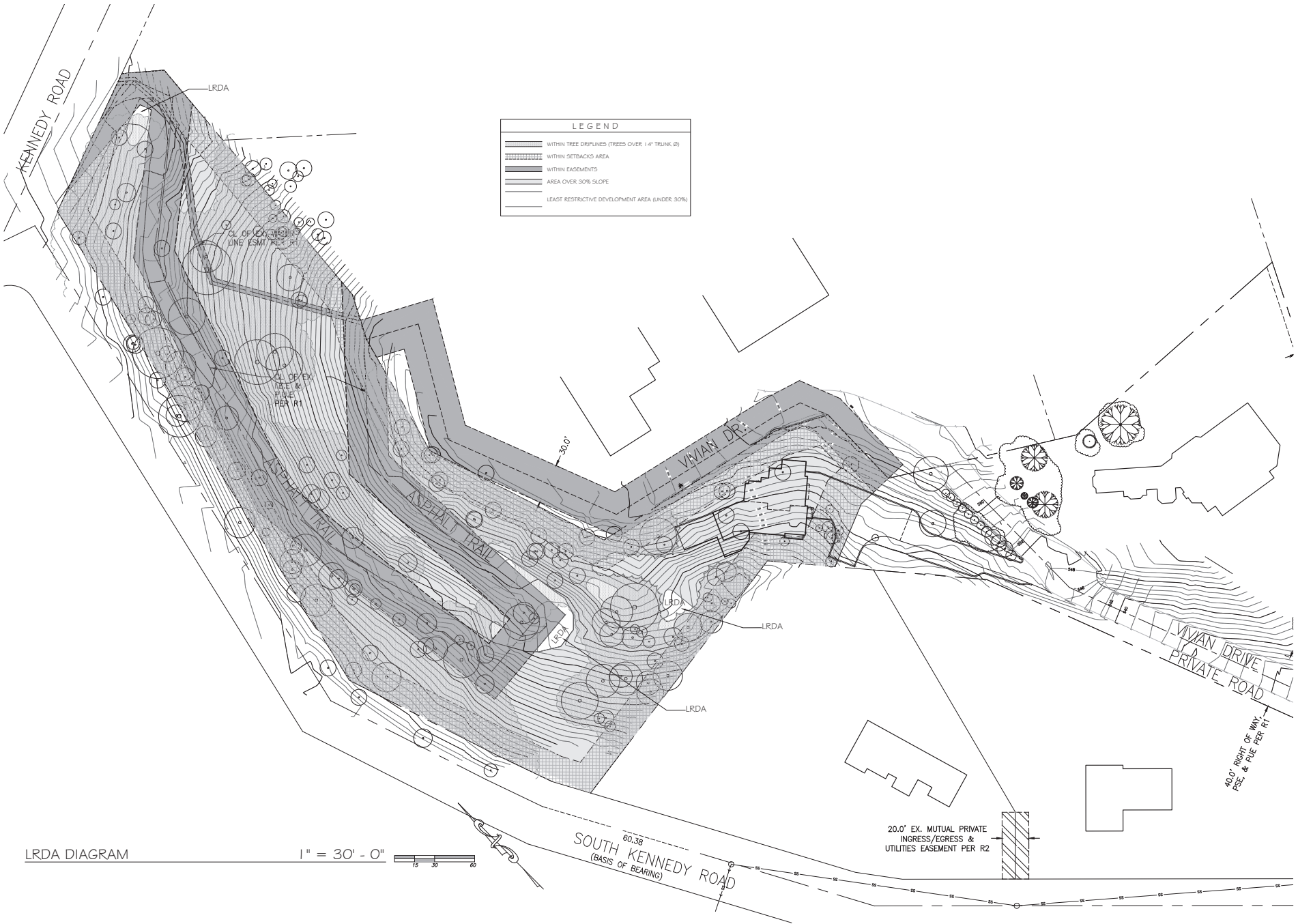
**A2**  
OF 29 SHEETS



ENLARGED SITE PLAN







**LEGEND**

	WITHIN TREE DRIFLINES (TREES OVER 1.4" TRUNK Ø)
	WITHIN SETBACKS AREA
	WITHIN EASEMENTS
	AREA OVER 30% SLOPE
	LEAST RESTRICTIVE DEVELOPMENT AREA (UNDER 30%)

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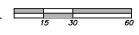
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SHEET	

**A3**  
 OF 29 SHEETS

LRDA DIAGRAM 1" = 30' - 0"



60.38  
 SOUTH KENNEDY ROAD  
 (BASIS OF BEARING)

20.0' EX. MUTUAL PRIVATE  
 INGRESS/EGRESS &  
 UTILITIES EASEMENT PER R2

40.0' RIGHT OF WAY  
 PSE & PUE PER R1

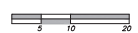


SHADOW STUDY

1" = 10'-0"



BUILDING HEIGHT STUDY 1" = 10'-0"



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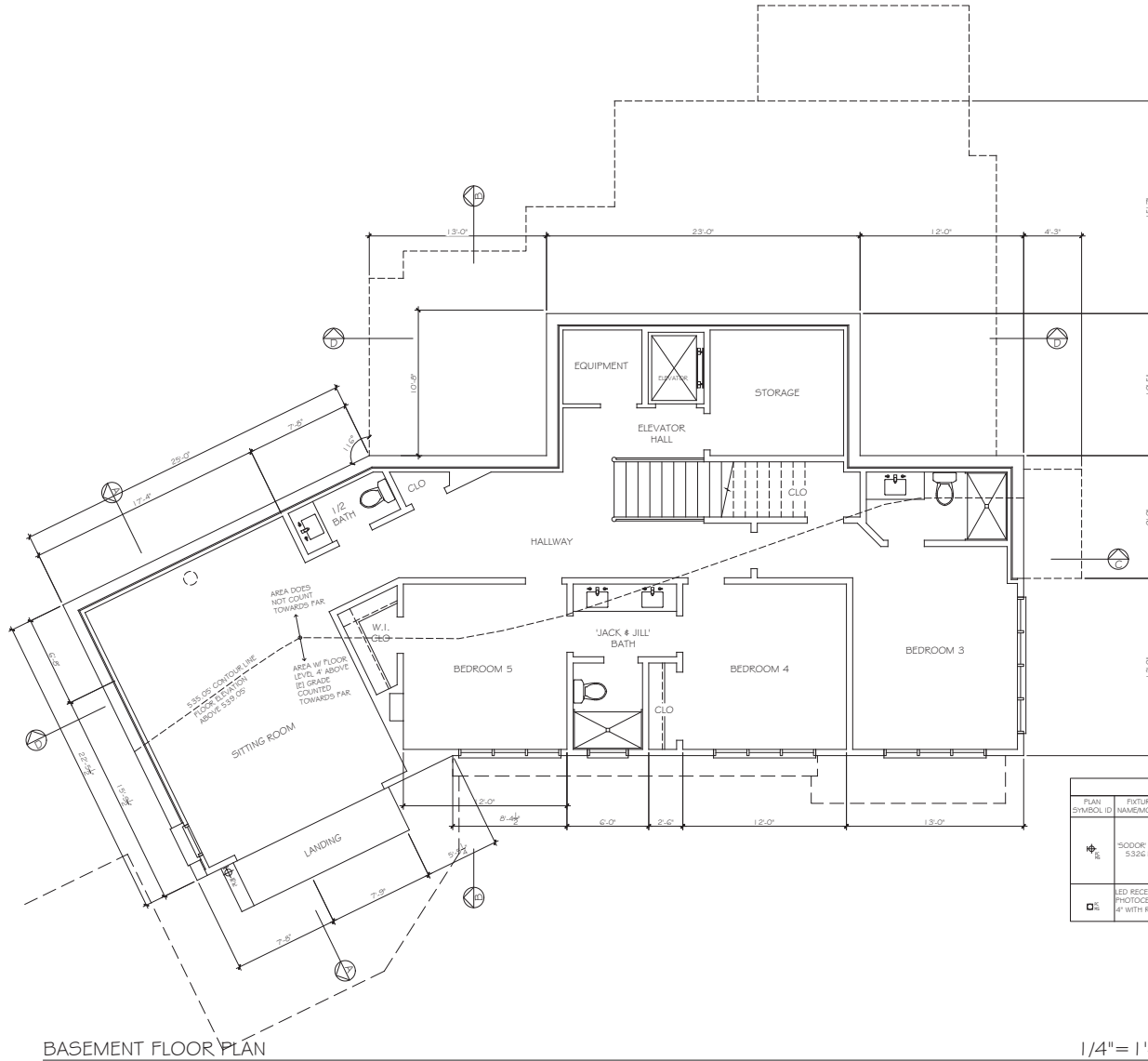
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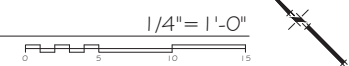
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**A4**  
 SHEETS



EXTERIOR LIGHTING LEGEND					
PLAN SYMBOL ID	FIXTURE NAME/MODEL	IMAGE	QUANTITY	LUMENS	DARK SKY COMPLIANT
⊕ 5	SOODR DWE 532G 1.0		4	560	YES
⊕ 6	LED RECESSED LIGHTING WITH MOTION & PHOTOCELL SENSOR HALO RL46GW9H30 4" WITH RETROFIT BAFFLE TRIM, 3000K.		2	530	YES



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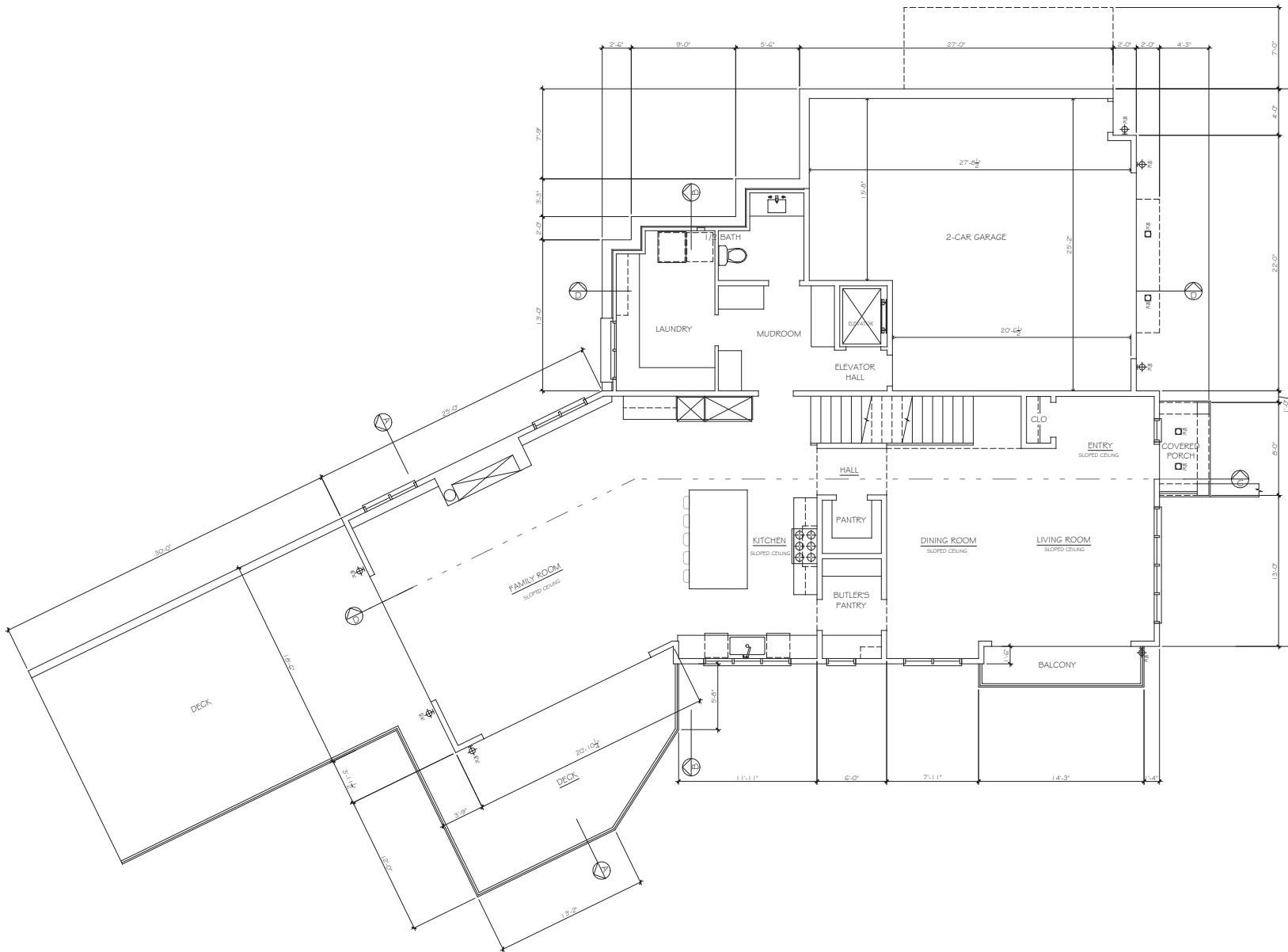
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SHEET	

**A5**  
 SHEETS





1ST FLOOR PLAN

1/4" = 1'-0"  
 0 5 10 15



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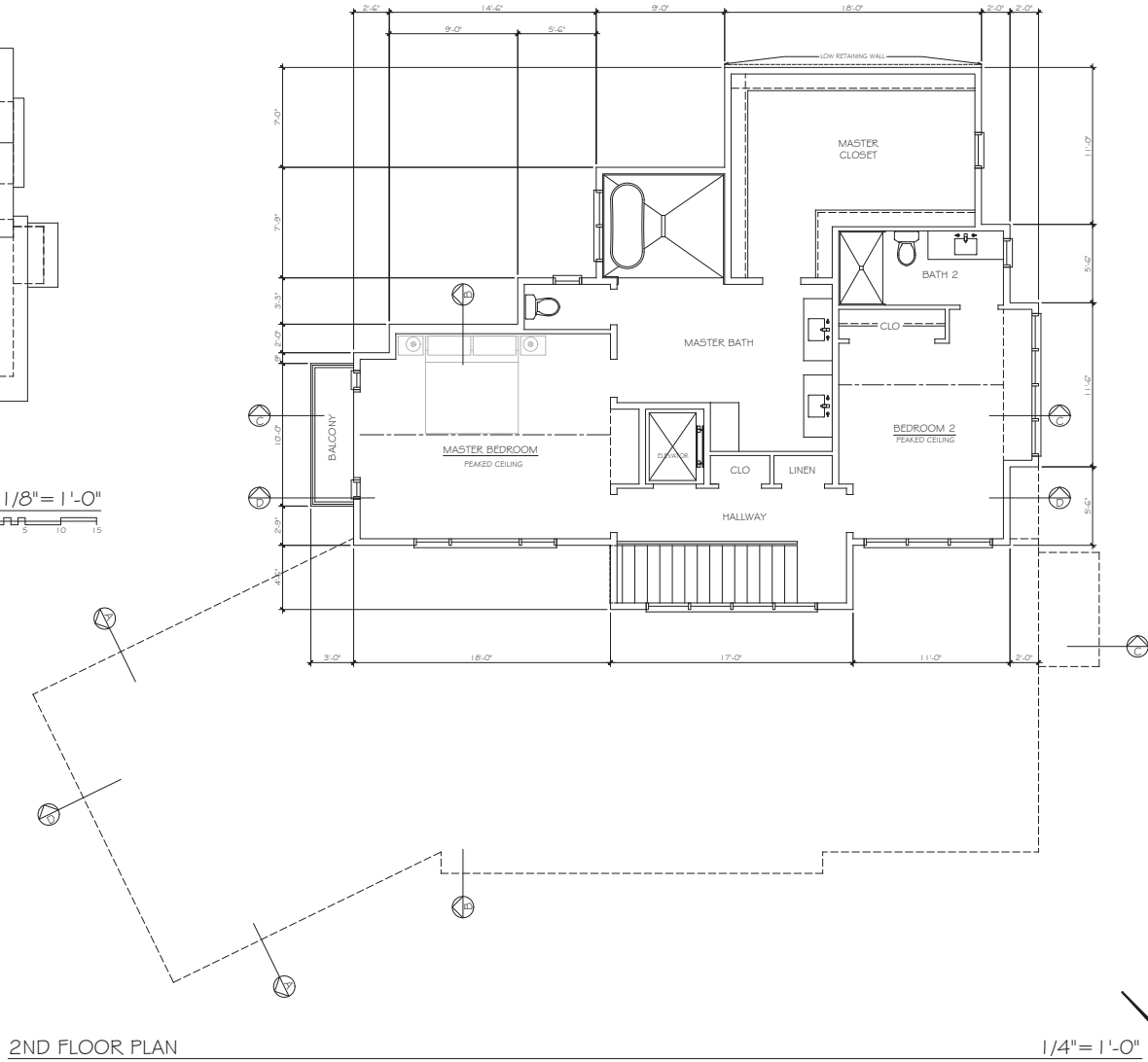
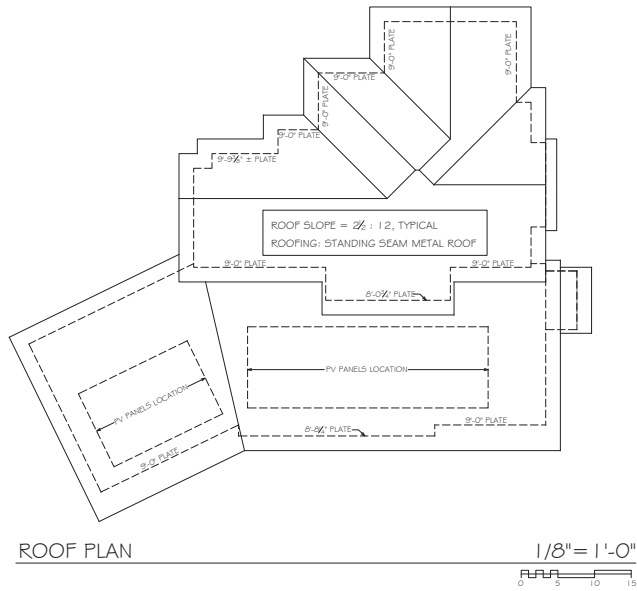
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**A6**  
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LOS GATOS • CALIFORNIA

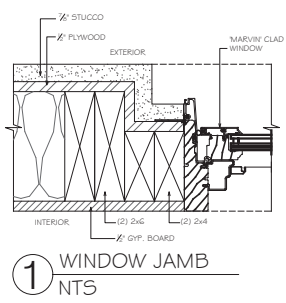
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SHEET	

**A7**  
OF 29 SHEETS

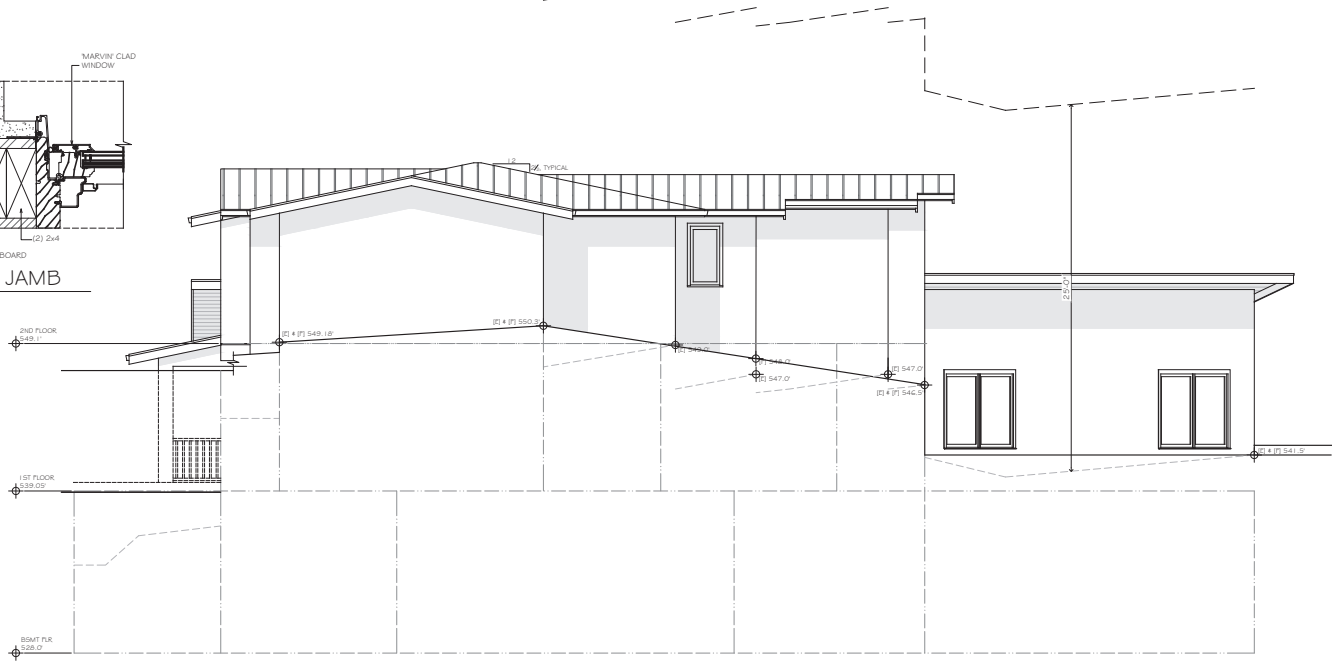


SOUTHWEST ELEVATION

1/4" = 1'-0"



1 WINDOW JAMBS NTS



NORTHEAST ELEVATION

1/4" = 1'-0"

ALL EXTERIOR WINDOWS SHALL BE TEMPERED GLASS TO REDUCE GLARE

REFER TO THE BUILDING HEIGHT STUDY ON SHEET A4 FOR EXACT HEIGHTS ABOVE EXISTING GRADE

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ARCHITECT

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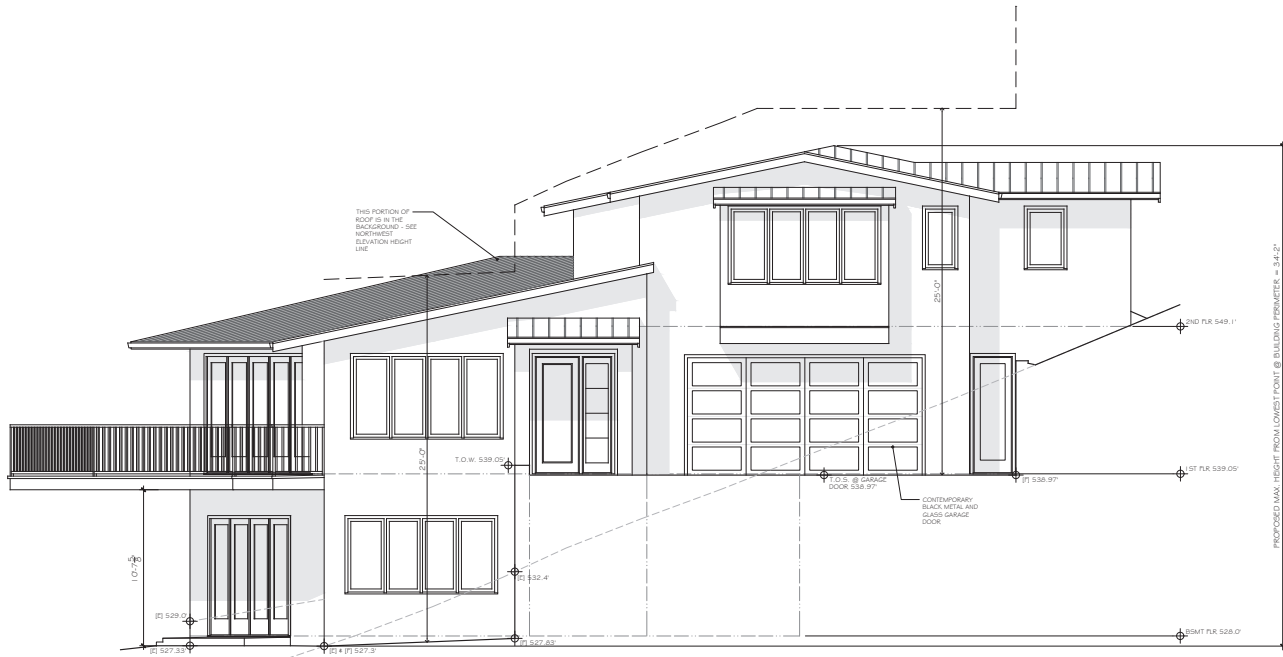
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LOS GATOS • CALIFORNIA

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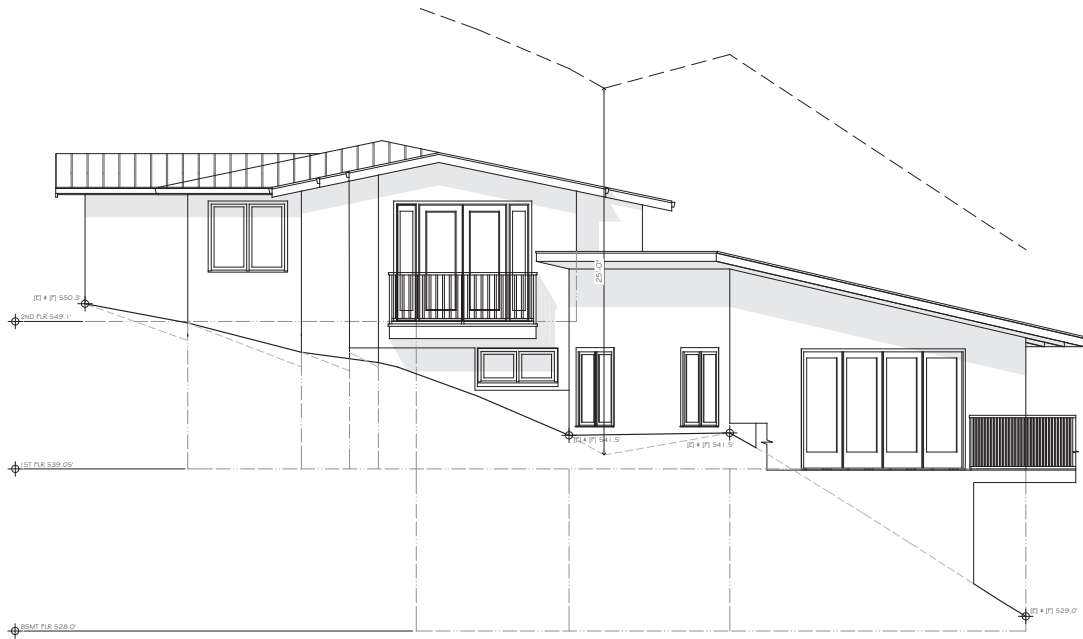
OF 29 **A8** SHEETS





SOUTHEAST ELEVATION

1/4" = 1'-0"



NORTHWEST ELEVATION

1/4" = 1'-0"

REFER TO THE BUILDING HEIGHT STUDY ON SHEET A4 FOR EXACT HEIGHTS ABOVE EXISTING GRADE

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SHEET  
**A9**  
OF 29 SHEETS

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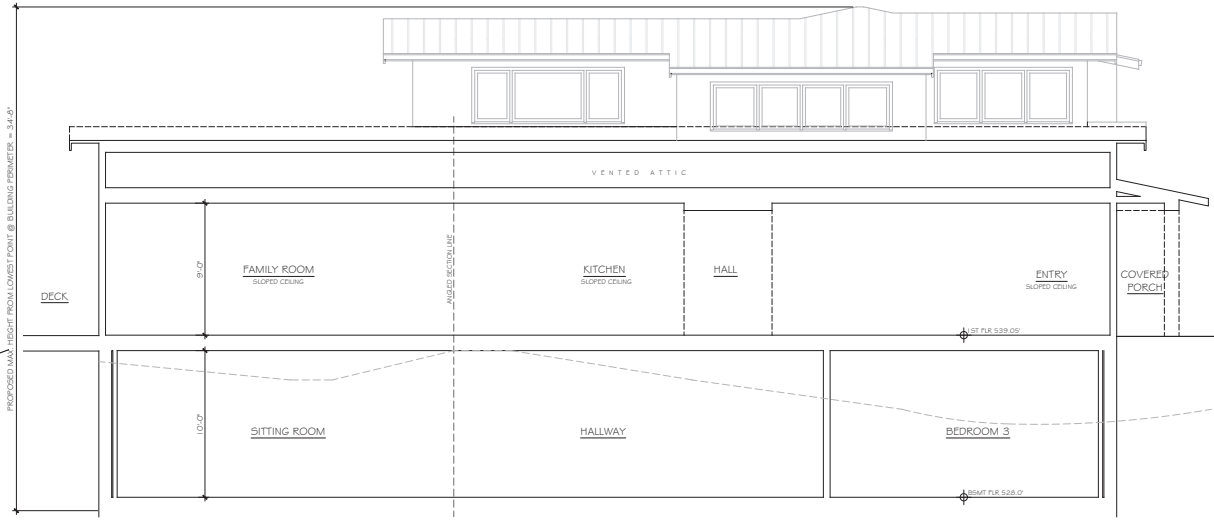
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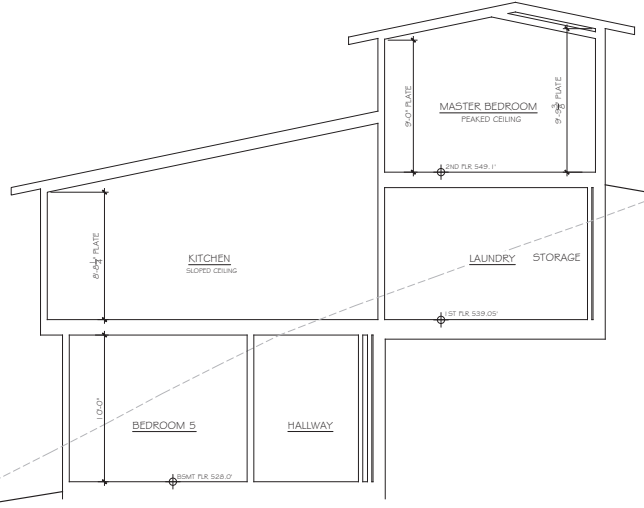
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JOB:	NICOL
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**A10**  
 OF 29 SHEETS



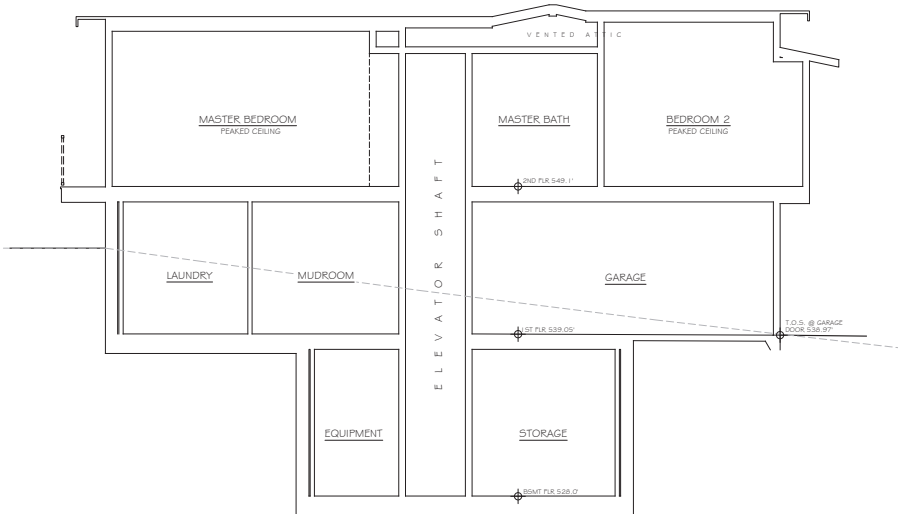
SECTION C-C

1/4" = 1'-0"  
 0 5 10 15



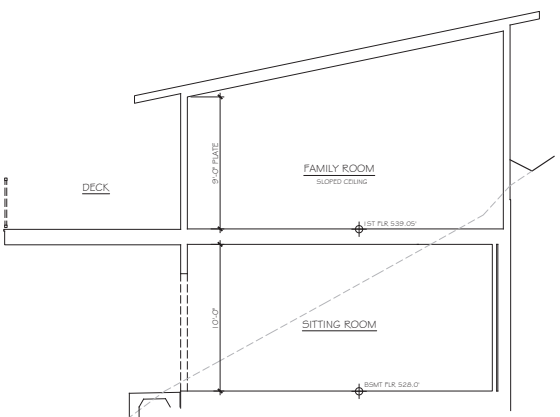
SECTION B-B

1/4" = 1'-0"  
 0 5 10 15



SECTION D-D

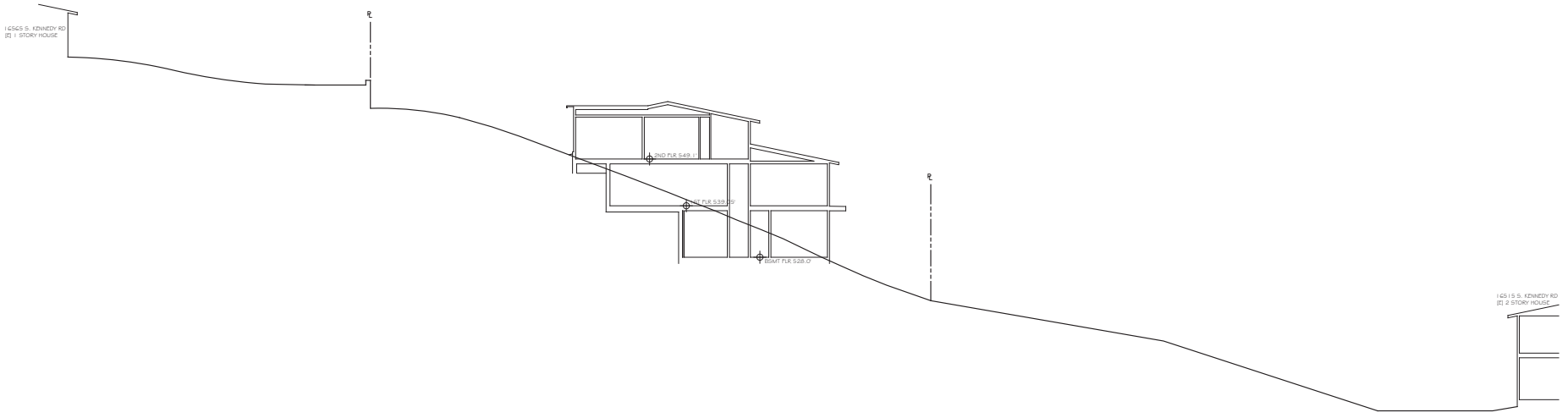
1/4" = 1'-0"  
 0 5 10 15



SECTION A-A

1/4" = 1'-0"  
 0 5 10 15

PROPOSED MAX. HEIGHT FROM LOWEST POINT @ BUILDING PERIMETER = 34'-0"



CROSS SITE SECTION A-A

3/32" = 1'-0"

DRAWINGS PREPARED BY

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ARCHITECT

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1.2-1.8.2024	

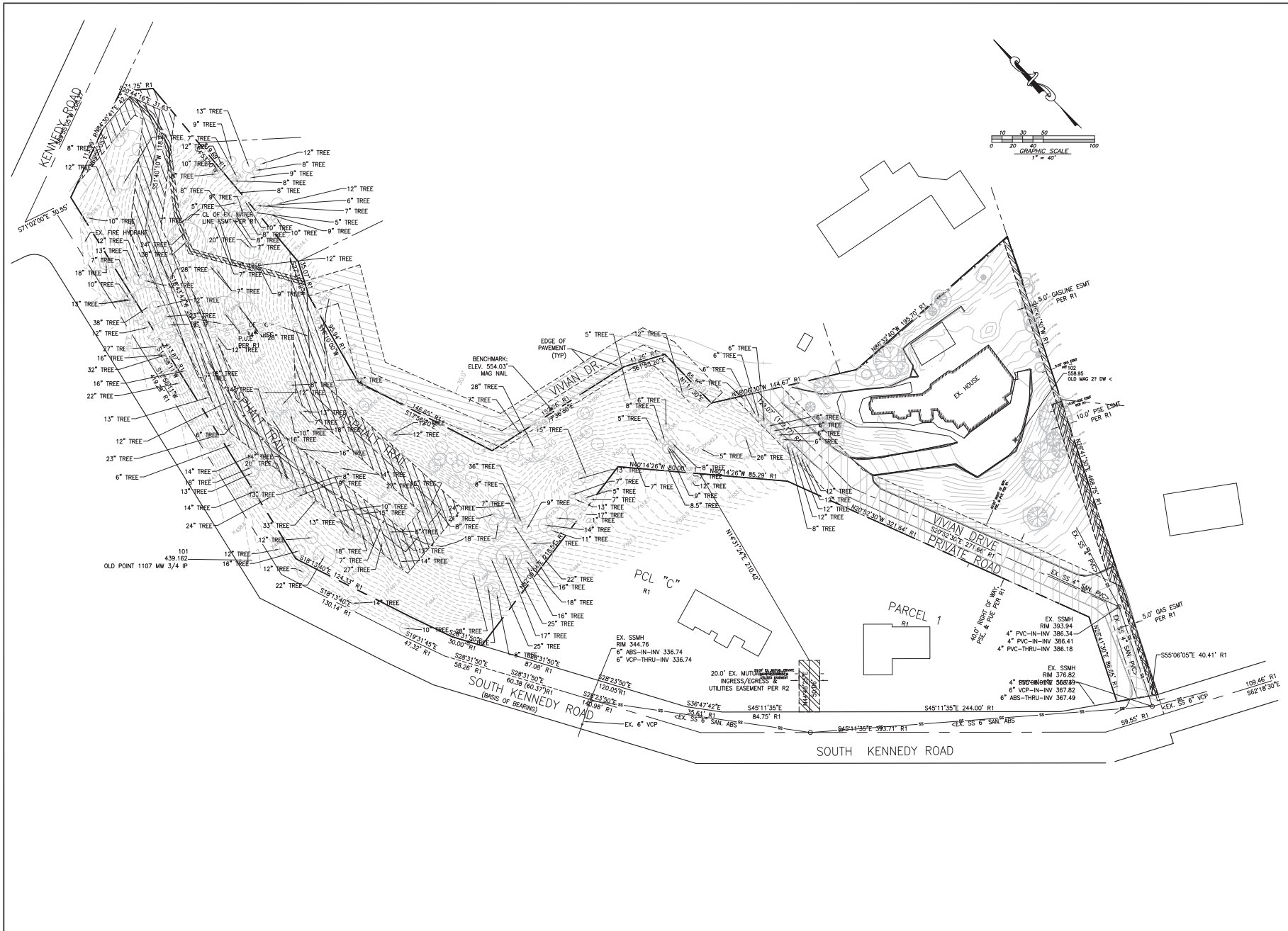
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SHEET  
**A11**  
OF 29 SHEETS






PROFESSIONAL LAND SURVEYOR  
 POPPINO OSCAR OSUNA  
 No. 8921  
 Exp. 9-30-24  
*P. Osuna*  
 POPPINO OSCAR OSUNA  
 PLS 8921 EXP. 9-30-24


**OSUNA**  
**ENGINEERING INC.**  
 Planning/Surveying/Civil Engineering  
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
 6920 SANTA TERESA BLVD. 206  
 SAN JOSE, CA 95119  
 TEL. (408) 772-4381  
 info@osunainc.com

CALIFORNIA  
 Project No.: 1893 Draw By: O.C.C. Owner: O.C. Date: 9-15-23

# PARCEL MAP

TWO (2) LOT SUBDIVISION  
CONSISTING OF TWO (2) SHEETS

BEING A SURVEY OF THE LANDS OF ROBERT INGVALD NICOL, TRUSTEE OF THE ROBERT INGVALD NICOL 2018 LIVING TRUST, AS DESCRIBED IN TRUST TRANSFER DEED RECORDED MARCH 22, 2016, AS DOCUMENT NO. 23251463 OF OFFICIAL RECORDS OF SANTA CLARA COUNTY, LYING WITHIN THE TOWN OF LOS GATOS, COUNTY OF SANTA CLARA



A CALIFORNIA CORPORATION  
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
6920 SANTA TERESA BLVD., #206, SAN JOSE, CALIFORNIA  
MAY, 2023

### BASIS OF BEARINGS

THE BEARING SOUTH 12°58'11" WEST OF THE CENTERLINE OF SOUTH KENNEDY ROAD AS SHOWN ON THAT PARCEL MAP FILED FOR RECORD IN BOOK 485 OF MAPS PAGE 13, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

### NOTES:

- THIS SURVEY IS BEING FILED PER THE MANDATORY FILING PROVISIONS OF SECTION 8762(B) OF THE PROFESSIONAL LAND SURVEYORS' ACT.
- DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.

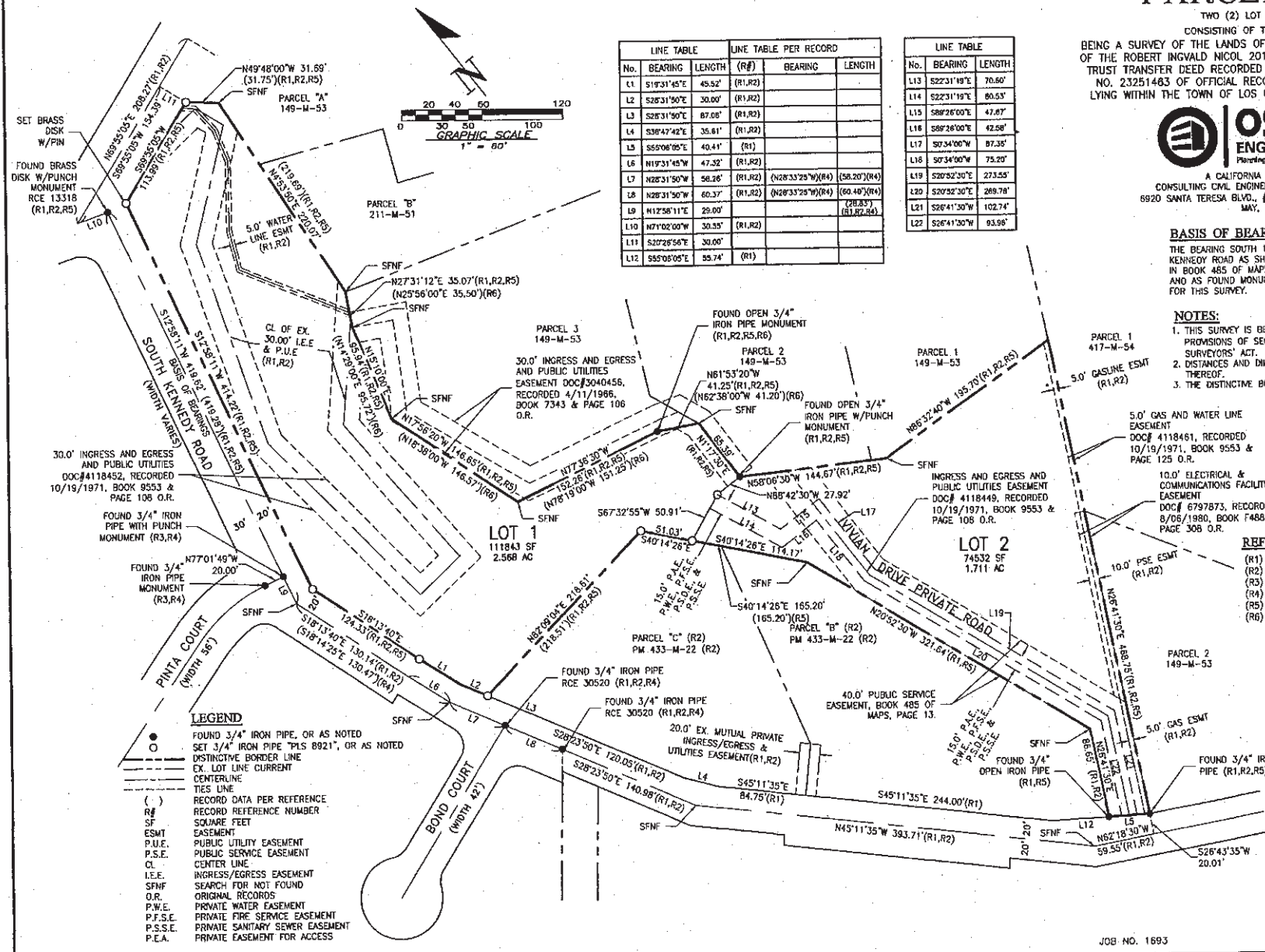
### REFERENCES:

- (R1) PARCEL MAP
- (R2) PARCEL MAP
- (R3) TRACT NO. 3697
- (R4) TRACT NO. 5595
- (R5) CORNER RECORD
- (R6) CORNER RECORD

- 485-M-13
- 433-M-22
- 176-M-30
- 354-M-37
- NO. 553
- NO. 836

LINE TABLE		LINE TABLE PER RECORD	
No.	BEARING LENGTH (R#)	BEARING	LENGTH
L1	S19°31'45"E 45.52' (R1,R2)		
L2	S28°31'50"E 30.00' (R1,R2)		
L3	S28°31'50"E 87.08' (R1,R2)		
L4	S38°47'42"E 35.81' (R1,R2)		
L5	S59°08'00"E 40.41' (R1)		
L6	N19°31'45"W 47.32' (R1,R2)		
L7	N28°31'50"W 58.26' (R1,R2)	(N28°33'29"W)(R4)	(58.20')(R4)
L8	N28°31'50"W 60.37' (R1,R2)	(N28°33'29"W)(R4)	(60.40')(R4)
L9	N12°58'11"E 29.00' (R1,R2)		
L10	N71°02'00"W 30.55' (R1,R2)		
L11	S20°26'56"E 30.00' (R1)		
L12	S55°08'05"E 55.74' (R1)		

LINE TABLE	
No.	BEARING LENGTH
L13	S22°31'19"E 70.60'
L14	S22°31'19"E 80.53'
L15	S88°26'00"E 47.87'
L16	S88°26'00"E 42.58'
L17	S0°34'00"W 87.35'
L18	S0°34'00"W 75.20'
L19	S20°32'30"E 273.55'
L20	S20°32'30"E 289.78'
L21	S28°41'30"W 102.74'
L22	S28°41'30"W 93.98'



### LEGEND

- FOUND 3/4" IRON PIPE, OR AS NOTED
- SET 3/4" IRON PIPE "PLS 8921", OR AS NOTED
- DISTINCTIVE BORDER LINE
- EX. LOT LINE CURRENT CENTERLINE
- ( ) TIES LINE
- ( ) RECORD DATA PER REFERENCE
- ( ) RECORD REFERENCE NUMBER
- SF SQUARE FEET
- ESMT EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- CL CENTER LINE
- I.E.E. INGRESS/EGRESS EASEMENT
- SFNF SEARCH FOR NOT FOUND ORIGINAL RECORDS
- O.R. ORIGINAL RECORDS
- P.W.E. PRIVATE WATER EASEMENT
- P.F.S.E. PRIVATE FIRE SERVICE EASEMENT
- P.S.S.E. PRIVATE SANITARY SEWER EASEMENT
- P.E.A. PRIVATE EASEMENT FOR ACCESS

JOB NO. 1693

SHEET 2 OF 2 SHEETS



TOWN OF LOS GATOS STANDARD GRADING NOTES

- ALL WORK SHALL CONFORM TO CHAPTER 12 OF THE CODE OF THE TOWN OF LOS GATOS, THE ADAPTED 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 INSPECTORS 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;
  - ACKNOWLEDGMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL AND WILL MAINTAIN 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 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.

20. CUT: 800 CY EXPORT: 737 CY  
 FILL: 63 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, SALT, 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 STORMING CODES 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 BY 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 DEVELOPER'S DRIVEWAYS, 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 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.

# GRADING AND DRAINAGE PLANS

16497 SOUTH KENNEDY ROAD, LOS GATOS, CA 95030  
 GRADING PERMIT APPLICATION NO. \_\_\_\_\_  
 ASSESSOR'S PARCEL NO. 532-17-038 AND 532-17-039



PROJECT DATA	
1 PROJECT ADDRESS:	16497 SOUTH KENNEDY ROAD, LOS GATOS, CA 95030
2 PROJECT OWNER:	ROBERT NICOL
3 ASSESSOR'S PARCEL NUMBER:	532-17-038 & 532-17-039
4 EXISTING USE:	RESIDENTIAL
5 EXISTING ZONING:	HR-1
6 PROPOSED USE:	RESIDENTIAL
7 PROPOSED ZONING:	HR-1
8 SITE AREA:	
9 APPLICANT/DEVELOPER:	ROBERT NICOL
10 CONSULTANTS:	
A. ARCHITECT:	CHRIS SPAULDING ARCHITECT 801 CAMELIA STREET, SUITE E BERKELEY, CA 94710 TEL: (510) 527-5997
B. SOIL ENGINEERING:	AMERICAN SOIL TESTING & ENGINEERING 1141 RINGWOOD CT, SUITE 130 SAN JOSE, CA 95131 (408) 559-6400
C. SURVEYOR:	LC ENGINEERING 598 E. SANTA CLARA ST, STE270 SAN JOSE, CA 95112 TEL: (408) 806-7187
D. CIVIL ENGINEER:	LC ENGINEERING 598 E. SANTA CLARA ST, STE270 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:	ELEVATIONS SHOWN ON THIS MAP ARE BASED ON THE TOWN OF LOS GATOS BENCHMARK "LG 31". ELEVATION = 567.41' NAVD 88
19 BENCHMARK INFORMATION:	PROJECT VERTICAL DATUM IS BASED ON NAVD 88
20 BASIS OF BEARINGS:	THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF SOUTH KENNEDY ROAD, AS SHOWN AS S12°58'11"W ON PARCEL MAP, RECORDED IN BOOK 956 OF MAPS AT PAGE 32, SANTA CLARA COUNTY RECORDS.

AVERAGE SLOPE  
 AVERAGE SLOPE 45%

SCOPE OF WORK  
 1. NEW 2-STORY HOUSE W/BASEMENT  
 2. NEW DRIVE W/RR-APPARATUS TURN-AROUND  
 3. REMOVE 14 TREES

SHEET INDEX  
 1. TITLE SHEET  
 2. BLUEPRINT FOR A CLEAN BAY SHEET  
 3. DEMOLITION PLAN  
 4. SITE PLAN  
 5. BASEMENT GRADING AND DRAINAGE PLAN  
 6. 1ST FLOOR GRADING AND DRAINAGE PLAN  
 7. BUILDING CROSS SECTIONS  
 8. UTILITY PLAN  
 9. EROSION CONTROL PLAN  
 10. EROSION CONTROL DETAILS  
 11. CONSTRUCTION MANAGEMENT PLAN

DISTURBED AREA  
 8,350 SF

TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS				
TOTAL SITE AREA:	186,375 SF	TOTAL SITE AREA DISTURBED (INCLUDING CLEARING, GRADING OR EXCAVATING):	0 ± SF	
		EXISTING AREA (SF)	REPLACED NEW	TOTAL AREA POST-PROJECT (SF)
IMPERVIOUS AREA	0	0	0	0
TOTAL NEW & REPLACED IMPERVIOUS AREA		7,714		7,714
PERVIOUS AREA	186,375	0	7,714	178,661

TABLE OF PROPOSED EARTHWORK QUANTITIES					
AREA DESCRIPTION	CUT (CY)	MAX CUT HEIGHT (FT)	FILL (CY)	MAX FILL DEPTH (FT)	IMPORT/EXPORT (CY)
HOUSE FOOTPRINT	200	4	—	—	200
EASEMENT	220	12	—	—	220
ATTACHED GARAGE	165	10	—	—	165
ACCESSORY BUILDING	—	—	—	—	—
POOL	—	—	—	—	—
DRIVEWAY/ACCESS	215	5	63	3	152
LANDSCAPE/OUTDOOR	—	—	—	—	—
TOTAL	800	—	63	—	737

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

ABBREVIATIONS	
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AE	ANCHOR EASEMENT
BB	BUBBLER BOX
BLDG	BUILDING
BSL	BUILDING SETBACK LINE
BW	BACK OF WALK
CB	BOTTOM OF WALL
CITY	CABLE TELEVISION
CED	COBBLE ROCK ENERGY DISSIPATOR
CG	CURB & GUTTER
CH	CHAIN LINK FENCE
CL	CENTERLINE
CLF	SANITARY SEWER CLEANOUT
CO	COP
CONC	CONCRETE
CS	COUNTY STANDARD DETAIL
DE	DRAINAGE EMITTER
DI	DRAINAGE INLET
DOC	DOCUMENT
DS	DOWNSPOUT
DW	DRIVEWAY
E	EASEMENT
ELV	ELEVATION
EM	ELECTRIC METER
E(OH)	ELECTRIC OVERHEAD
EL(OH)	ELECTRIC UNDERGROUND
EOC	EDGE OF CURB
EV	ELECTRIC VALVE
EX	EXISTING
FC	FACE OF CURB
FD	FOUND
FE	FINISH ELEVATION OF SUBFLOOR
FG	GROUND FINISH GRADE
GL	GRADE LINE
F	FLOW LINE
FM	FORCED MAN
FR	FIRE SERVICE
FT	FEET
GS	GARAGE SLAB ELEVATION/GAS LINE
GR	GRADING SETBACK
GMB	GAS METER
HP	HIP POINT
IE	INGRESS/EGRESS EASEMENT
IP	INVERT
IP	IRON PIPE
JP	JOINT POLE
UP	UP OF GUTTER
LRDA	LEAST RESTRICTIVE DEVELOPMENT AREA
LS	LANDSCAPED AREA
LX	MAXIMUM
M	BOOK OF MAPS AT PAGE
M	MANHOLE
MN	MINIMUM
N&S	NAIL AND SILVER
NTS	NOT TO SCALE
OC	ORONAL GRADING
OS	OFFSET
PF	PAVEMENT FINISH GRADE
P	PATIO
PAO	PAV ELEVATION
PD	FIRE DEPARTMENT CONNECTION
PE	PROPERTY LINE
PEE	PEDESTRIAN ELEVATION EA PERFORATED
PER	POWER POLE PROPOSED
PSE	PRIVATE STORM DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RM	RETAINING WALL
RE	REMOVE
R/W	RIGHT OF WAY
SD	STORM DRAIN
SE	SANITARY SEWER EASEMENT
SE	SLOPE EASEMENT
SS	SANITARY SEWER/LATERAL
SS	SANITARY SEWER EASEMENT
SSM	SANITARY SEWER FORCE MAIN
STA	STATION
STD	STANDARD DETAIL
SW	SIDEWALK
T	TOP OF BANK
T	TOP OF CURB
TEMP	TEMPORARY
TOE	TOP OF BANK
TOP	TOP OF GRADE
TP	TREE PROTECTION FENCE
TPP	TOP OF WALL
TR	TRUCK
UE	UTILITY EASEMENT
UG	VALLEY GUTTER
W	WATER
W	WIRE CLEARANCE EASEMENT
W	WALKWAY
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE
WVSD	WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY

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 RESIDES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJONING 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 OF ITS DISCHARGE. 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 SPLASH; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, CLEANING LIQUIDS, 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 SUPERCHARGED PORTABLE 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 REGULATIONS.
- 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 NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

- OWNER/APPLICANT: ROBERT NICOL PHONE: 408-779-0701
- GENERAL CONTRACTOR: BOND DEVELOPMENT GROUP PHONE: 408-390-2764
- GRADING CONTRACTOR: TEO PHONE: TEO



DATE:	08/14/24
NTS:	
DESIGN:	IP
DRAWN:	IP
CHECK:	IP
INCH:	1/4"
PROJECT NO.:	

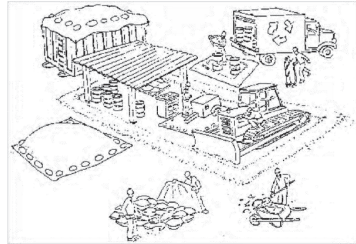
GRADING AND DRAINAGE PLANS  
 16497 SOUTH KENNEDY ROAD  
 TITTLE SHEET  
 GRADING PERMIT APPLICATION NO. \_\_\_\_\_

**ENGINEERING**  
 508 E Santa Clara St. Ste 270  
 San Jose, CA 95112  
 Tel: (408) 588-4009  
 Fax: (408) 588-4009

REVISIONS	DATE
REVISED PER BOARD COMMENTS	NC 11/18/24
REVISED PER BOARD COMMENTS	IP 12/24/24



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



### 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.



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

DATE:	08/14/24
SCALE:	HP
DESIGN:	HP
DRAWN:	HP
CHECK:	HP
INCH:	HP
PROJECT NO.:	

GRADING AND DRAINAGE PLANS  
**16497 SOUTH KENNEDY ROAD**  
BLUEPRINT FOR A CLEAR BAY  
GRADING PRINT APPLICATION NO. \_\_\_\_\_

**L.F. ENGINEERING**  
588 E Santa Clara St. Ste 270  
San Jose, CA 95128  
Phone: (408) 288-4009  
Fax: (408) 288-4009

REV.	DATE	BY	DATE
1	11/18/24	NC	11/18/24
2	12/12/24	HP	12/12/24

REVISIONS

REVISED PER ROUND 1 COMMENTS

REVISED PER ROUND 2 COMMENTS

SHEET 2 OF 11

CONTRACTOR NOTES: THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ALL SITE CONDITIONS SURROUNDING THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE REQUIREMENTS SHALL APPLY TO ALL WORK AND NOT BE LIMITED TO NORMAL WORKING CONDITIONS AND THAT THE CONTRACTOR SHALL DESIGN, INSTALL AND MAINTAIN ALL NECESSARY SAFETY MEASURES TO PROTECT THE PUBLIC. EXCEPT FOR ANYTHING SPECIFICALLY NOTED TO THE CONTRARY ON THE DRAWING.

RECORD OF SURVEY  
149 M 53

PARCEL 3  
APN 532-17-018

PARCEL 2  
APN 532-17-017

BENCHMARK  
MAG NAIL  
ELEV = 567.41' (NAVD 88)  
GPS OBSERVATION

LOT 1  
LOT AREA = 111,843± SF  
APN 532-17-038

LOT 2  
LOT AREA = 75,532± SF  
APN 532-17-039

PARCEL C  
APN 532-17-31

PARCEL MAP  
956 M 32

PARCEL B  
APN 532-17-37

VIVIAN DRIVE PRIVATE ROAD

SOUTH KENNEDY ROAD  
(VARIES RW)

**LEGEND**

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- NUMBER TREE

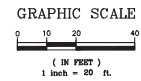
**BASIS OF BEARINGS**

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF SOUTH KENNEDY ROAD, AS SHOWN AS S12°58'11"W ON PARCEL MAP, RECORDED IN BOOK 956 OF MAPS AT PAGE 32, SANTA CLARA COUNTY RECORDS.

PRE - DEVELOPMENT				
ITEM NO.	SURFACE AREA	STATUS	IMPERVIOUS	PERVIOUS
	LANDSCAPE		186,375 SF	
	TOTAL		0SF	186,375 SF

TREE TABLE				
NO.	SIZE	SPECIES	REMOVED/REMAIN	
1	10"	OAK	TO REMAIN	
2	6"	OAK	TO REMAIN	
3	6"	OAK	TO REMAIN	
4	16"	OAK	TO REMAIN	
5	10"	OAK	TO REMAIN	
6	6"	OAK	TO REMAIN	
7	6"	OAK	TO BE REMOVED	
8		MULTI-STEM OLIVE	TO BE REMOVED	
9	7"	OAK	TO BE REMOVED	
10	9"	OAK	TO BE REMOVED	
11	2"	OLIVE	TO BE REMOVED	
12	8"	OLIVE	TO BE REMOVED	
13	6"	OAK	TO BE REMOVED	

TREE TABLE				
NO.	SIZE	SPECIES	REMOVED/REMAIN	
14	6"	OAK	TO REMAIN	
15	8"	OAK	TO BE REMOVED	
16	8"	OAK	TO BE REMOVED	
17	8"	OAK	TO BE REMOVED	
18	8"	OAK	TO REMAIN	
19	10"	OAK	TO BE REMOVED	
20	9"	OAK	TO BE REMOVED	
21	34"	OAK	TO REMAIN	
22	8"	OAK	TO BE REMOVED	
23	8"	OAK	TO BE REMOVED	
24	25"	OAK	TO REMAIN	
25	15"	OAK	TO REMAIN	



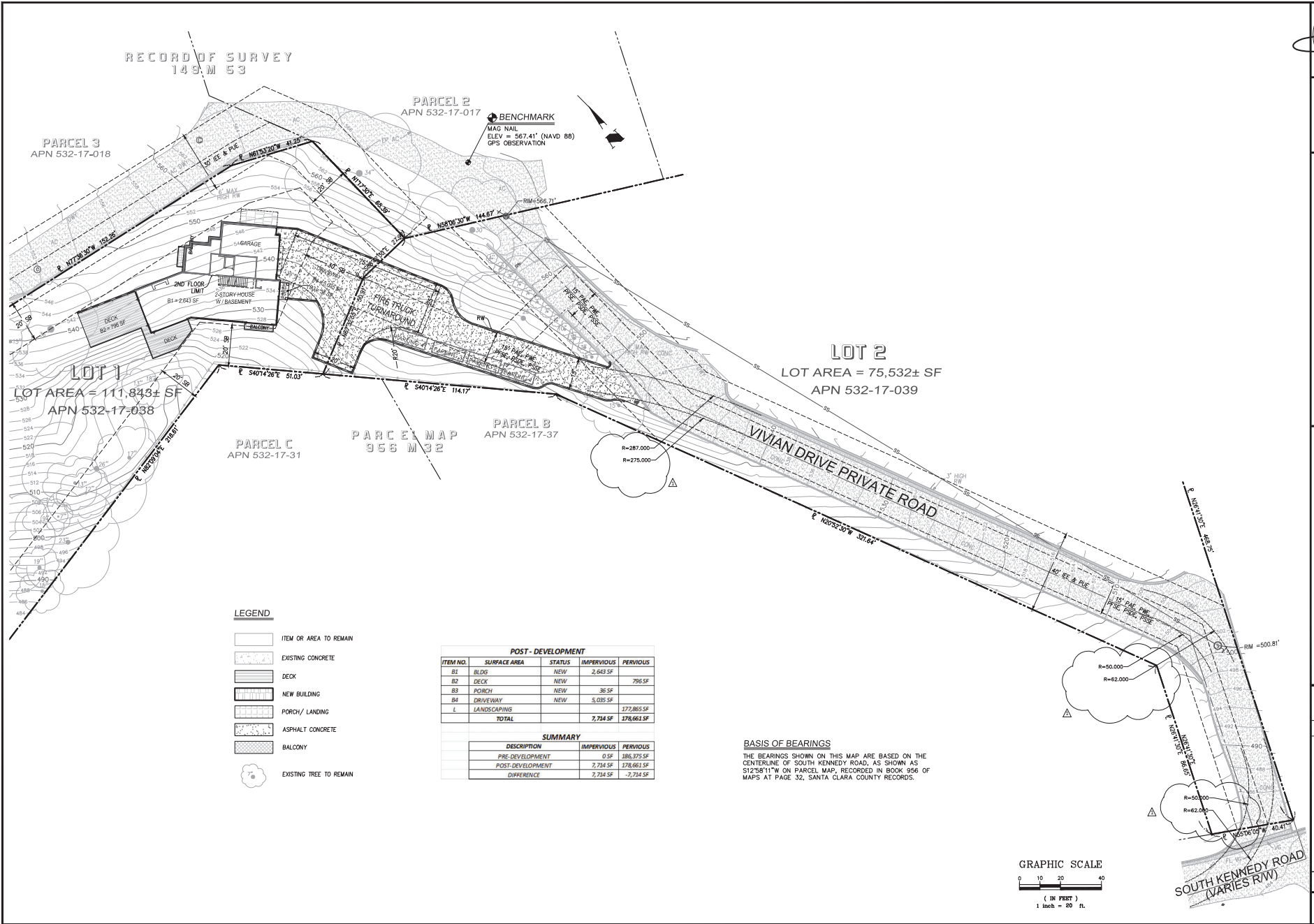
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SCALE:	HP
DESIGN:	HP
DRAWN:	HP
CHECK:	HP
PROJECT NO.:	

GRADING AND DRAINAGE PLANS  
16497 SOUTH KENNEDY ROAD  
DEMOLITION PLAN  
GRADING PRINT APPLICATION NO. \_\_\_\_\_



BY	DATE	REVISIONS
NC	11/7/24	REVISED PER ROUND 1 COMMENTS
HP	12/24/24	REVISED PER ROUND 2 COMMENTS

CONTRACTOR NOTES: THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ALL SITE CONDITIONS SURROUNDING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL SURVEY DATA AND NOT BE LIMITED TO NORMAL WORKING CONDITIONS AND THAT THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL SURVEY DATA AND NOT BE LIMITED TO NORMAL WORKING CONDITIONS AND THAT THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL SURVEY DATA AND NOT BE LIMITED TO NORMAL WORKING CONDITIONS.



RECORD OF SURVEY  
149 M 53

PARCEL 3  
APN 532-17-018

PARCEL 2  
APN 532-17-017

BENCHMARK  
MAG NAIL  
ELEV = 567.41' (NAVD 88)  
GPS OBSERVATION

LOT 1  
LOT AREA = 111,843± SF  
APN 532-17-038

LOT 2  
LOT AREA = 75,532± SF  
APN 532-17-039

PARCEL C  
APN 532-17-31

PARCEL MAP  
956 M 32

PARCEL B  
APN 532-17-37

VIVIAN DRIVE PRIVATE ROAD

SOUTH KENNEDY ROAD  
(VARIES RW)

**LEGEND**

- ITEM OR AREA TO REMAIN
- EXISTING CONCRETE
- DECK
- NEW BUILDING
- PORCH / LANDING
- ASPHALT CONCRETE
- BALCONY
- EXISTING TREE TO REMAIN

**POST-DEVELOPMENT**

ITEM NO.	SURFACE AREA	STATUS	IMPERVIOUS	PERVIOUS
B1	BLDG	NEW	2,643 SF	
B2	DECK	NEW		756 SF
B3	PORCH	NEW	36 SF	
B4	DRIVEWAY	NEW	5,035 SF	
L	LANDSCAPING			177,865 SF
TOTAL			7,714 SF	178,661 SF

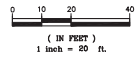
**SUMMARY**

DESCRIPTION	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT	0 SF	286,375 SF
POST-DEVELOPMENT	7,714 SF	178,661 SF
DIFFERENCE	7,714 SF	-97,714 SF

**BASIS OF BEARINGS**

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF SOUTH KENNEDY ROAD, AS SHOWN AS S12°58'11"W ON PARCEL MAP, RECORDED IN BOOK 956 OF MAPS AT PAGE 32, SANTA CLARA COUNTY RECORDS.

**GRAPHIC SCALE**



DATE:	08/14/24
SCALE:	HP
DESIGN:	HP
DRAWN:	HP
CHECK:	HP
INCH:	HP
PROJECT NO.:	

GRADING AND DRAINAGE PLANS  
16497 SOUTH KENNEDY ROAD  
SITE PLAN  
GRADING PRINT APPLICATION NO. \_\_\_\_\_



BY	DATE
NC	11/18/24
HP	12/24/24

REVISIONS	DATE
REVISED PER ROUND 1 COMMENTS	
REVISED PER ROUND 2 COMMENTS	





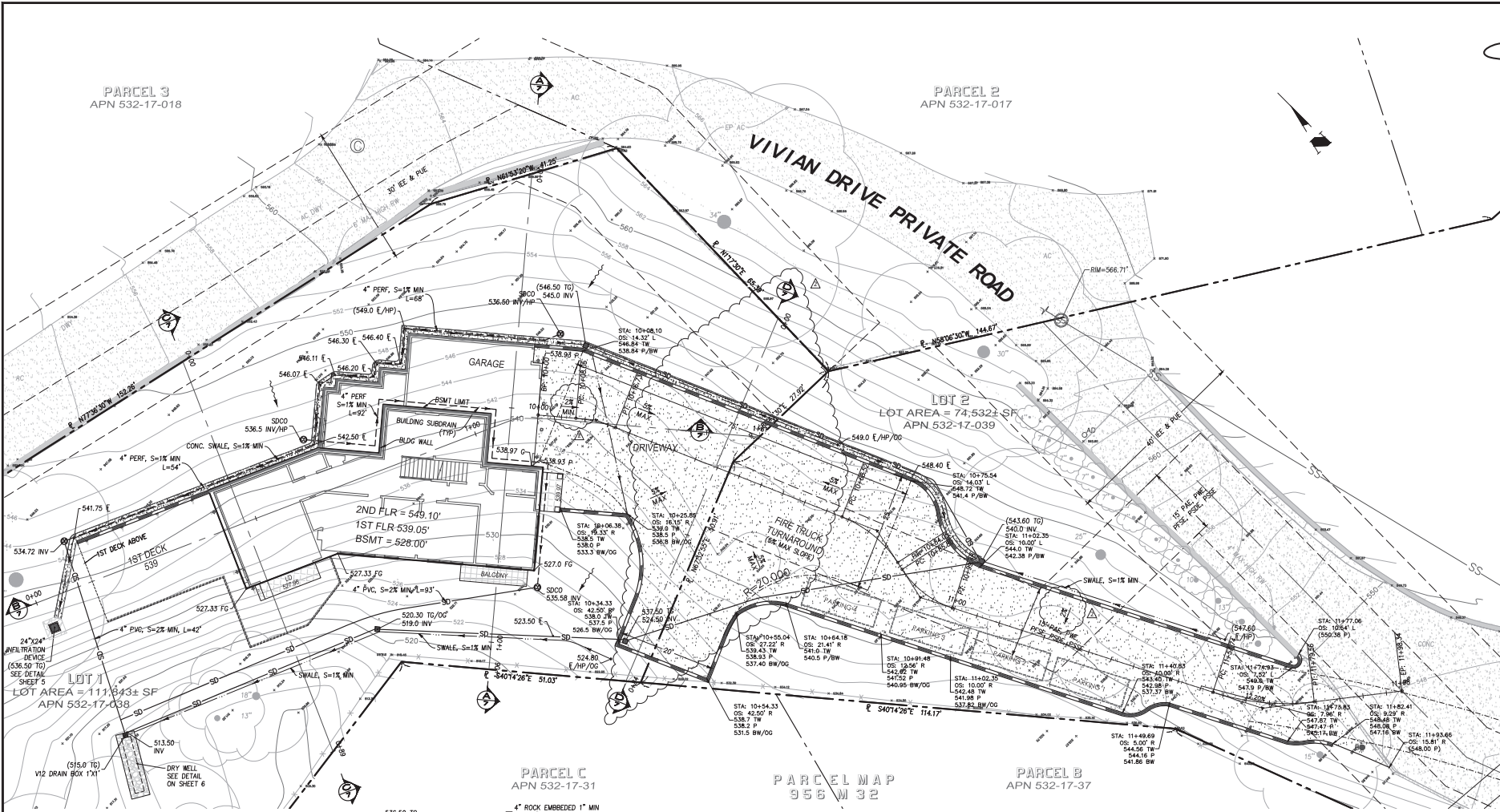
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 PROJECT NO.:

GRADING AND DRAINAGE PLANS  
**16497 SOUTH KENNEDY ROAD**  
**BASEMENT GRADING AND DRAINAGE PLAN**  
 GRADING PRINT APPLICATION NO.

**LF ENGINEERING**  
 288 E Santa Clara St. Ste 270  
 San Jose, CA 95131  
 Phone: (408) 988-4000  
 Fax: (408) 988-4008

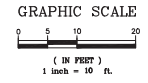
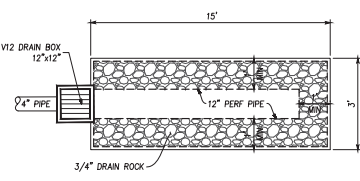
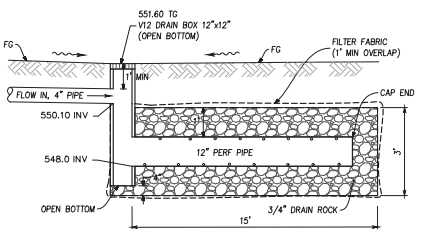
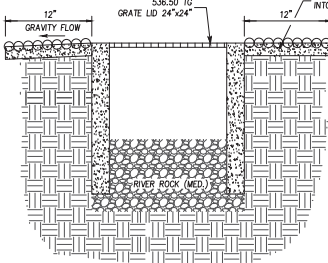
DATE	BY	REVISIONS
NC 11/7/24	HP	REVISED PER ROUND 1 COMMENTS
HP 12/24/24	HP	REVISED PER ROUND 2 COMMENTS

SHEET 5 OF 11



CONTRACTOR NOTES: THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND UTILITIES BEFORE BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES.

- NOTES:**
1. RIGID PIPE ALLOWED TO BOX FROM INLET
  2. BOX SHALL BE SET WITH ADJACENT GRADES SLOPING AWAY TO PREVENT RAINWATER & LANDSCAPE WATER FROM ENTERING.
  3. BUBBLER BOX SHALL BE SET WITHOUT CONCRETE BOTTOM AND LOCATED IN LANDSCAPE AREA TO FACILITATE PERCOLATION



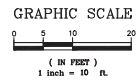
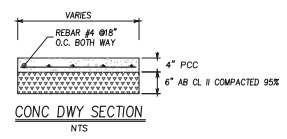
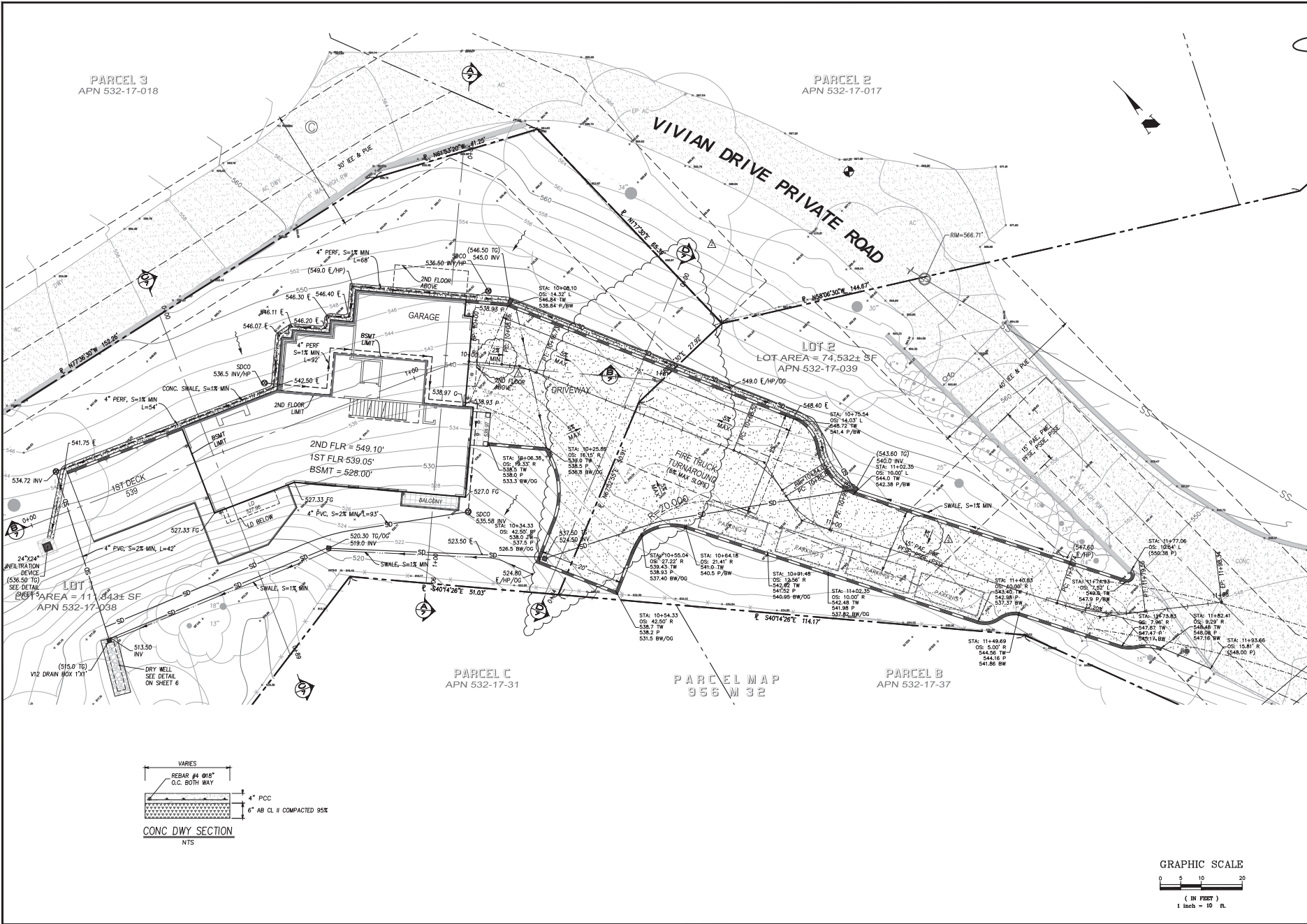


DATE: 08/14/24  
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 DRAWING: HP  
 CHECK: HP  
 INCH: HP  
 PROJECT NO.:

GRADING AND DRAINAGE PLANS  
**16497 SOUTH KENNEDY ROAD**  
**1ST FLOOR GRADING & DRAINAGE PLAN**  
 GRADING PRINT APPLICATION NO.



REVISIONS	DATE
REVISED FOR ROUND 1 COMMENTS	NC 11/18/24
REVISED FOR ROUND 2 COMMENTS	HP 12/24/24



CONTRACTOR NOTES: THAT THE SHOWN ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE GRADING AND DRAINAGE PLANS AND DOES NOT INCLUDE THE DESIGN OF THE BUILDING OR THE DESIGN OF THE FOUNDATION. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

PARCEL 3  
 APN 532-17-018

PARCEL 2  
 APN 532-17-017

PARCEL C  
 APN 532-17-31

PARCEL MAP  
 956 M 32

PARCEL B  
 APN 532-17-37

LOT 2  
 LOT AREA = 74,532± SF  
 APN 532-17-039

LOT 1  
 LOT AREA = 11,843± SF  
 APN 532-17-038

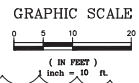
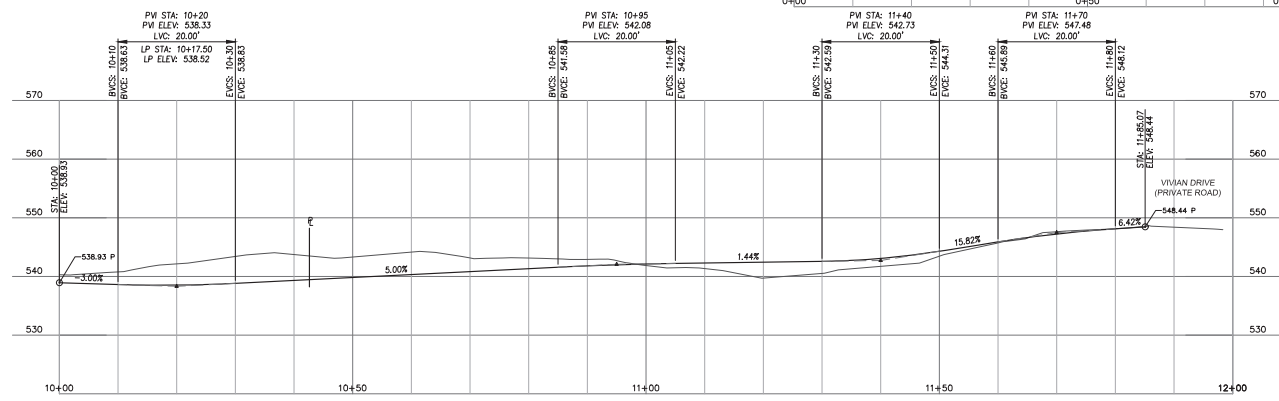
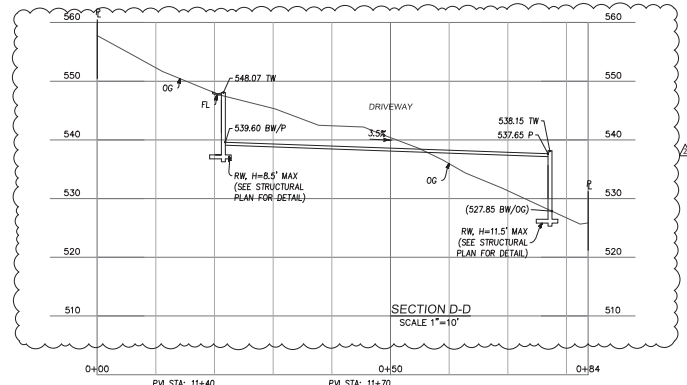
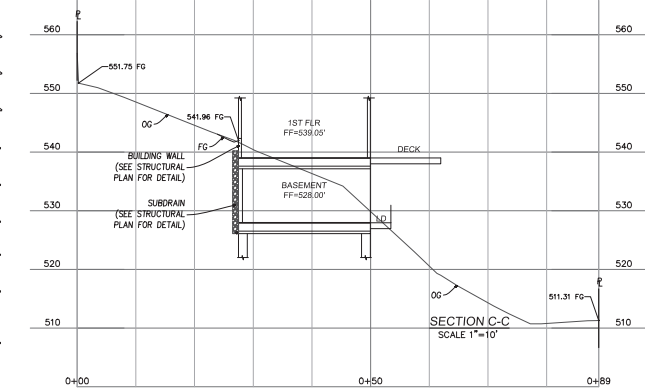
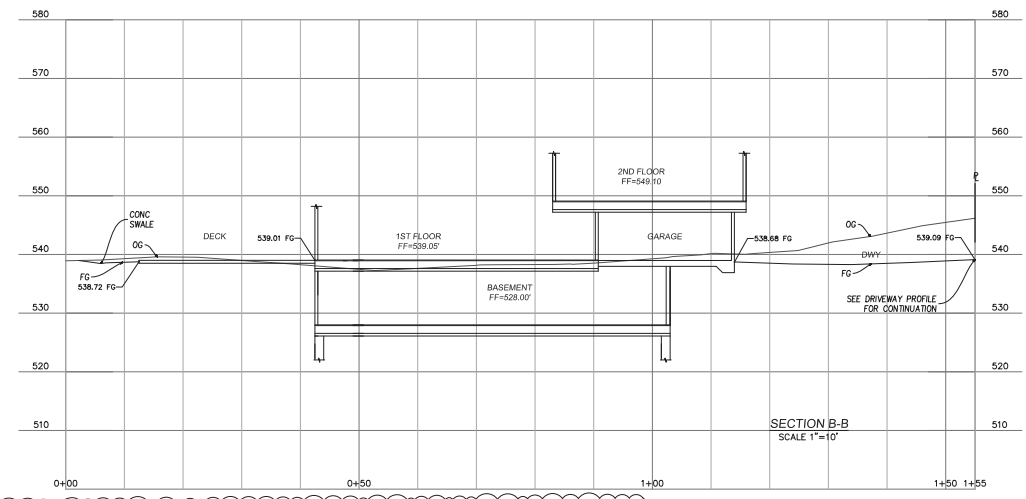
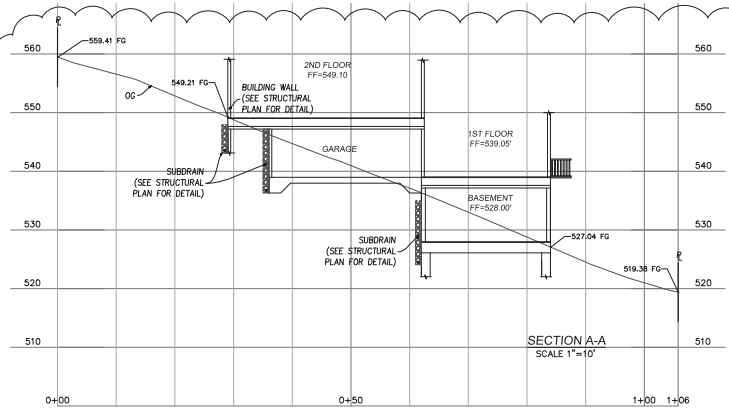


DATE: 08/14/24  
 SCALE: RFP  
 DESIGN: HP  
 DRAWING: HP  
 CHECK: HP  
 INCHES: HP  
 PROJECT NO.:

GRADING AND DRAINAGE PLANS  
**16497 SOUTH KENNEDY ROAD**  
**BUILDING CROSSSECTION**  
 GRADING PRINT APPLICATION NO. \_\_\_\_\_

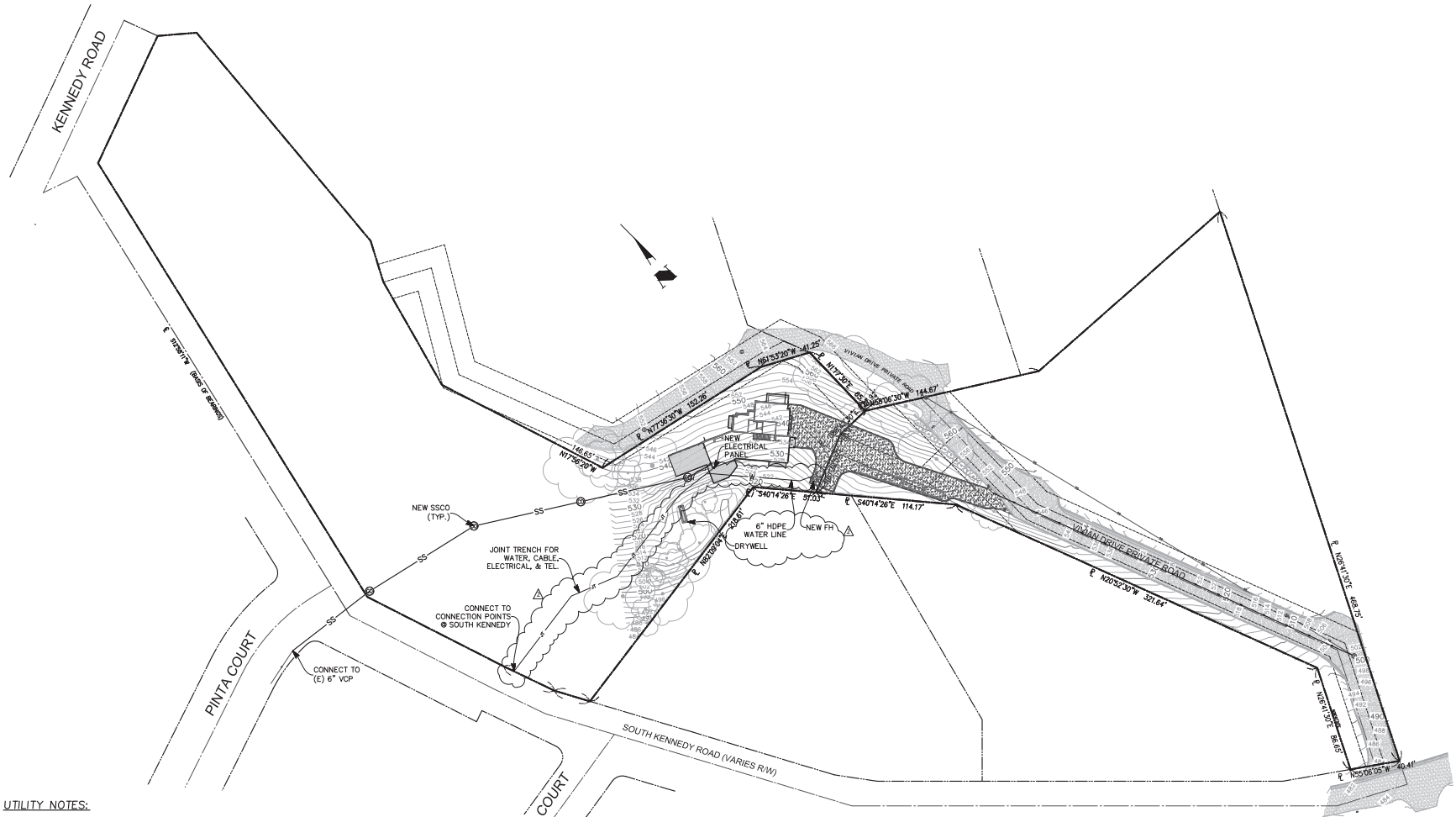
**LF ENGINEERING**  
 208 E Santa Clara St. Ste 270  
 San Jose, CA 95128  
 Phone: (408) 288-4000  
 Fax: (408) 288-4008

REVISIONS	BY	DATE
REVISED FOR ROUND 1 COMMENTS	NC	11/7/24
REVISED FOR ROUND 2 COMMENTS	HP	12/2/24



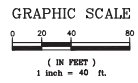


CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ALL UTILITIES SHOWN ON THIS PROJECT. INCLUDING VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND PROPERTY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND PROPERTY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND PROPERTY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND PROPERTY LINES.



**UTILITY NOTES:**

1. ALL NEW, RELOCATED, OR TEMPORARILY REMOVED UTILITY SERVICES, INCLUDING TELEPHONE, ELECTRIC POWER AND ALL OTHER COMMUNICATIONS LINES SHALL BE INSTALLED UNDERGROUND.
2. TOWN STRONGLY RECOMMENDS THE APPLICANTS COORDINATE WITH PG&E AS SOON AS POSSIBLE TO AVOID POTENTIAL SCHEDULE DELAYS.
3. SEWER TRENCH TO AVOID TREES AS DIRECTED BY THE PROJECT ARBORIST.



DATE:	08/14/24
SCALE:	HP
DESIGN:	HP
DRAWN:	HP
CHECK:	HP
INCH:	HP
PROJECT NO.:	

GRADING AND DRAINAGE PLANS  
**16497 SOUTH KENNEDY ROAD**  
 UTILITY PLAN  
 GRADING PERMIT APPLICATION NO. \_\_\_\_\_



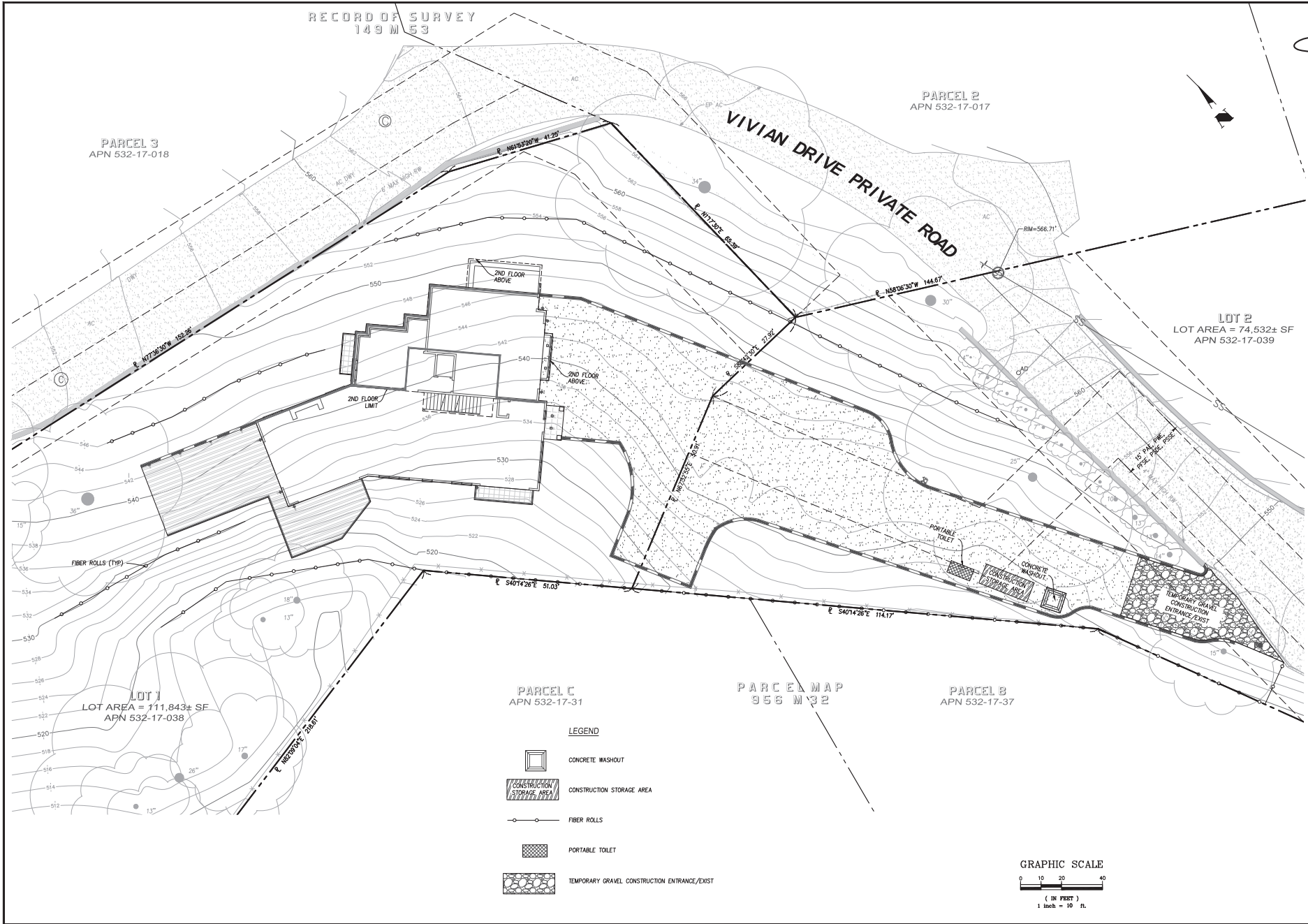
BY	DATE
NC	11/7/24
HP	12/2/24

REVISIONS	DATE
REVISED PER ROUND 1 COMMENTS	
REVISED PER ROUND 2 COMMENTS	



CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ALL CONDITIONS SURROUNDING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THE REQUIREMENTS SHALL APPLY TO WORK AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COURSE AND THE GRADIENTS THROUGHOUT THE PROJECT. ACCEPTING FOR THE COURSE OF THE PROJECT THROUGH THE COURSE OF THE PROJECT.



RECORD OF SURVEY  
149 M 53

PARCEL 3  
APN 532-17-018

PARCEL 2  
APN 532-17-017

LOT 2  
LOT AREA = 74,532± SF  
APN 532-17-039






PARCEL C  
APN 532-17-31

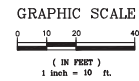
PARCEL A MAP  
955 M 32

PARCEL B  
APN 532-17-37

LOT 1  
LOT AREA = 111,843± SF  
APN 532-17-038

LEGEND

-  CONCRETE WASHOUT
-  CONSTRUCTION STORAGE AREA
-  FIBER ROLLS
-  PORTABLE TOILET
-  TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIST



DATE:	08/14/24
SCALE:	HP
DESIGN:	HP
DRAWN:	HP
CHECK:	HP
INCH:	HP
PROJECT NO.:	

GRADING AND DRAINAGE PLANS  
16497 SOUTH KENNEDY ROAD  
EROSION CONTROL PLAN  
GRADING PRINT APPLICATION NO. \_\_\_\_\_



BY	DATE	REVISIONS
NC	11/7/24	REVISED FOR ROUND 1 COMMENTS
HP	12/24/24	REVISED FOR ROUND 2 COMMENTS

**GENERAL EROSION AND SEDIMENT CONTROL NOTES:**

- CONTRACTOR/OWNER: ROBERT NICOL  
ADDRESS: 16491 S KENNEDY, LOS GATOS, CA 95030  
PHONE NUMBER:  
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 95122,  
(408) 806-7187
- CONTRACTOR: ROBERT NICOL  
ADDRESS: 16491 S KENNEDY, LOS GATOS, CA 95030  
24-HOUR PHONE NUMBER:  
CONSTRUCTION SUPERINTENDENT: MELEAH GUILLARDO  
ADDRESS: 212 THURSTON STREET, LOS GATOS, CA 95030  
24-HOUR PHONE NUMBER:
- 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.

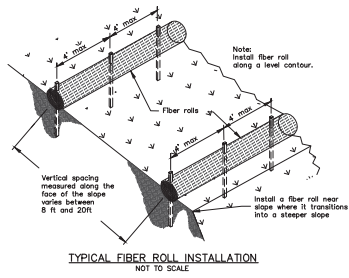
**EROSION AND SEDIMENT CONTROL MEASURES**

- 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 SENSITIVE 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 INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.
- 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 10/70, 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) TRICKIFIER 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 HYDROSEEDED. 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.

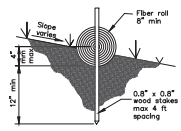
**MAINTENANCE NOTES**

- 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, BENS, 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.

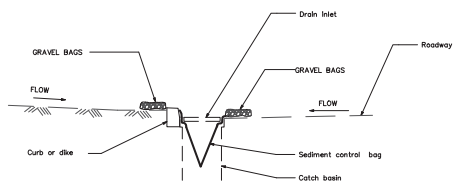
**1 FIBER ROLLS**  
CASQA DETAIL SE-5



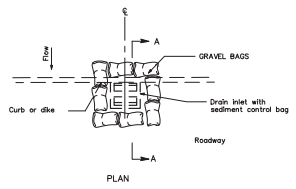
**TYPICAL FIBER ROLL INSTALLATION**  
NOT TO SCALE



**ENTRENCHMENT DETAIL**  
NOT TO SCALE

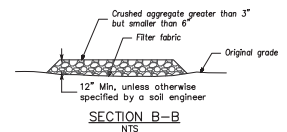


**SECTION A-A**

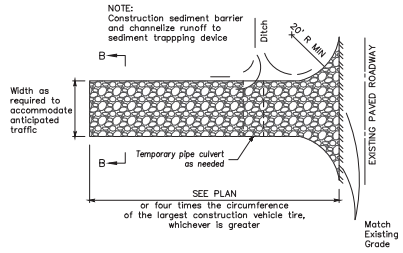


**TEMPORARY DRAINAGE INLET PROTECTION**  
For paved areas exposed to traffic

**3 STABILIZED CONSTRUCTION ENTRANCE/EXIT**  
CASQA Detail TC-1



**SECTION B-B**  
NTS



**NOTES:**  
Construction sediment barrier and channelize runoff to sediment trapping device



DATE:	08/14/24
SCALE:	HP
DESIGN:	HP
DRAWN:	HP
CHECK:	HP
INCH:	HP
PROJECT NO.:	

GRADING AND DRAINAGE PLANS  
**16497 SOUTH KENNEDY ROAD**  
EROSION CONTROL DETAILS  
GRADING PERMIT APPLICATION NO. \_\_\_\_\_



REVISIONS	DATE
BY: NC	11/7/24
REVISED PER ROUND 1 COMMENTS	
BY: HP	12/24/24
REVISED PER ROUND 2 COMMENTS	

CONTRACTOR AGENTS SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ALL FIELD CONDITIONS SURROUNDING THE PROJECT. THE CONTRACTOR SHALL VERIFY THAT ALL INFORMATION AND PROJECTIONS THAT THE INFORMATION IS NOT LIMITED TO NORMAL WORKING CONDITIONS AND THAT THE CONTRACTOR SHALL VERIFY THAT THE INFORMATION IS NOT LIMITED TO NORMAL WORKING CONDITIONS AND THAT THE CONTRACTOR SHALL VERIFY THAT THE INFORMATION IS NOT LIMITED TO NORMAL WORKING CONDITIONS.



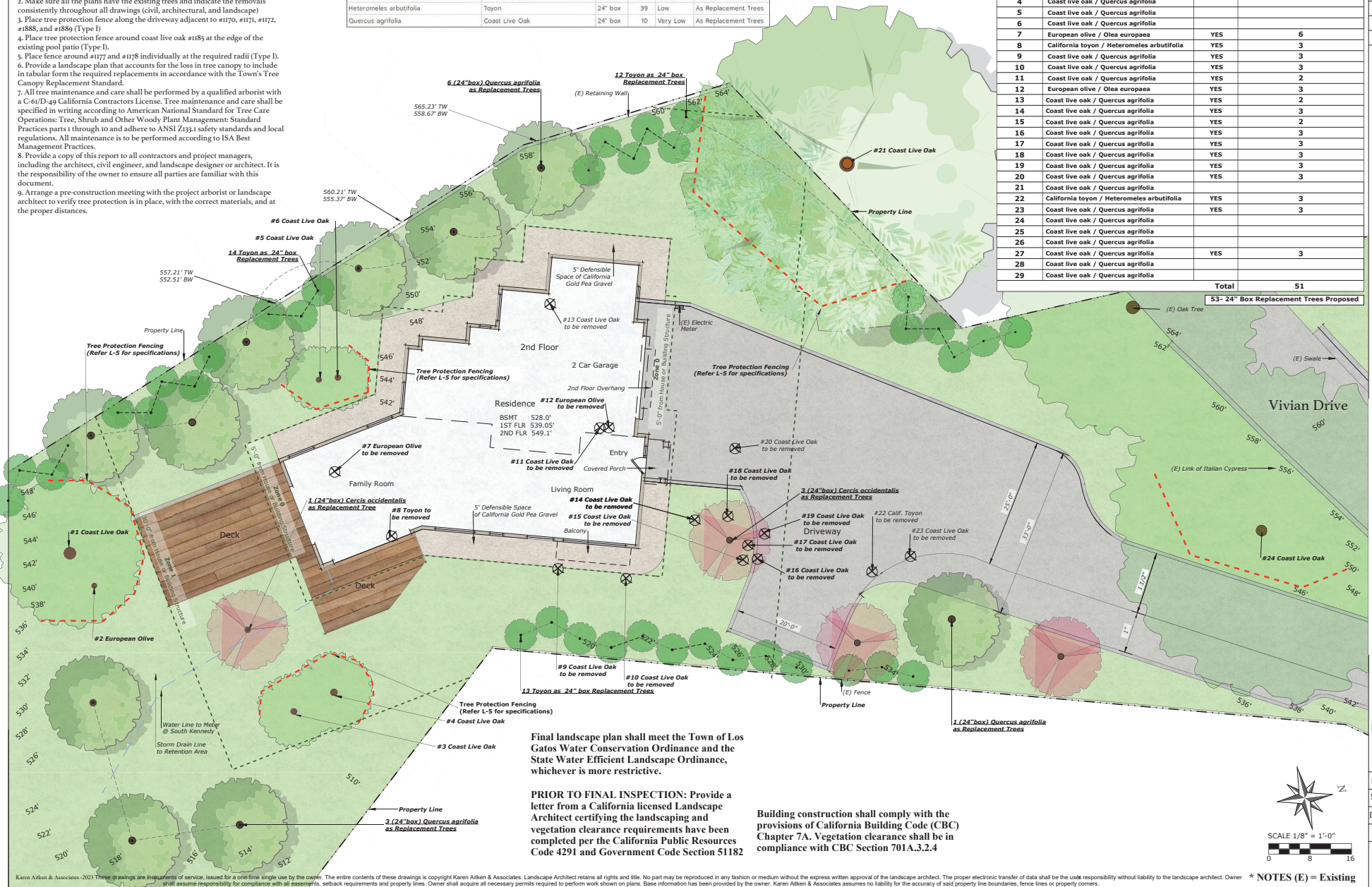


**Recommendations  
Pre-construction and Planning Phase**

1. Place tree numbers and tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all protection measures labeled "T-1 Tree Protection Plan."
2. Make sure all the plans have the existing trees and indicate the removals consistently throughout all drawings (civil, architectural, and landscape)
3. Place tree protection fence along the driveway adjacent to #170, #171, #172, #188, and #189 (Type I)
4. Place tree protection fence around coast live oak #118 at the edge of the existing pool patio (Type I).
5. Place fence around #177 and #178 individually at the required radii (Type I).
6. Provide a landscape plan that accounts for the loss in tree canopy to include in tabular form the required replacements in accordance with the Town's Tree Canopy Replacement Standard.
7. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management: Standard Practices parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.
8. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.
9. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.

REPLACEMENT SPECIES CHART					
BOTANICAL	COMMON	SIZE	QTY	WATER	REMARKS
Tree					
<i>Cercis occidentalis</i>	Western Redbud	24" box	4	Very Low	As Replacement Trees
<i>Heteromeles arbutifolia</i>	Toyon	24" box	39	Low	As Replacement Trees
<i>Quercus agrifolia</i>	Coast Live Oak	24" box	10	Very Low	As Replacement Trees

TREE REPLACEMENT TABLE			
Tree Tag #	Common Name	Remove	Replacement Ratio of 24" Box
1	Coast live oak / <i>Quercus agrifolia</i>		
2	European olive / <i>Olea europaea</i>		
3	Coast live oak / <i>Quercus agrifolia</i>		
4	Coast live oak / <i>Quercus agrifolia</i>		
5	Coast live oak / <i>Quercus agrifolia</i>		
6	Coast live oak / <i>Quercus agrifolia</i>		
7	European olive / <i>Olea europaea</i>	YES	6
8	California toyon / <i>Heteromeles arbutifolia</i>	YES	3
9	Coast live oak / <i>Quercus agrifolia</i>	YES	3
10	Coast live oak / <i>Quercus agrifolia</i>	YES	3
11	Coast live oak / <i>Quercus agrifolia</i>	YES	2
12	European olive / <i>Olea europaea</i>	YES	3
13	Coast live oak / <i>Quercus agrifolia</i>	YES	2
14	Coast live oak / <i>Quercus agrifolia</i>	YES	3
15	Coast live oak / <i>Quercus agrifolia</i>	YES	2
16	Coast live oak / <i>Quercus agrifolia</i>	YES	3
17	Coast live oak / <i>Quercus agrifolia</i>	YES	3
18	Coast live oak / <i>Quercus agrifolia</i>	YES	3
19	Coast live oak / <i>Quercus agrifolia</i>	YES	3
20	Coast live oak / <i>Quercus agrifolia</i>	YES	3
21	Coast live oak / <i>Quercus agrifolia</i>	YES	3
22	California toyon / <i>Heteromeles arbutifolia</i>	YES	3
23	Coast live oak / <i>Quercus agrifolia</i>	YES	3
24	Coast live oak / <i>Quercus agrifolia</i>		
25	Coast live oak / <i>Quercus agrifolia</i>		
26	Coast live oak / <i>Quercus agrifolia</i>		
27	Coast live oak / <i>Quercus agrifolia</i>	YES	3
28	Coast live oak / <i>Quercus agrifolia</i>		
29	Coast live oak / <i>Quercus agrifolia</i>		
Total			51



REVISIONS	BY



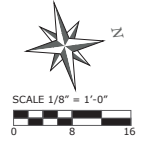
**KAREN AITKEN & ASSOCIATES**  
**LANDSCAPE ARCHITECTS**  
 8262 Rancho Real Gilroy Ca. 95020  
 Calif. Reg.# 2239 (408) 842-0245  
 karen@KAA.Design

**NICOL RESIDENCE**  
 16491 S Kennedy Rd, Los Gatos, CA.  
**TREE PROTECTION & REPLACEMENT PLAN**



DATE 12-16-24  
 SCALE 1/8"=1'-0"  
 DRAWN IN  
 JOB NICOL

**L-1**



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**Prunus ilicifolia**  
Hollyleaf Cherry 5 Gal.  
2'-2.5' x 18-22" (Height x Width)  
10-25' x 10-25' (At Maturity)  
Growth Rate: Moderate

**Myrica californica**  
Pacific Wax Myrtle 5 Gal.  
15-20" x 20-24" (Height x Width)  
20-30' x 10-20' (At Maturity)  
Growth Rate: Moderate

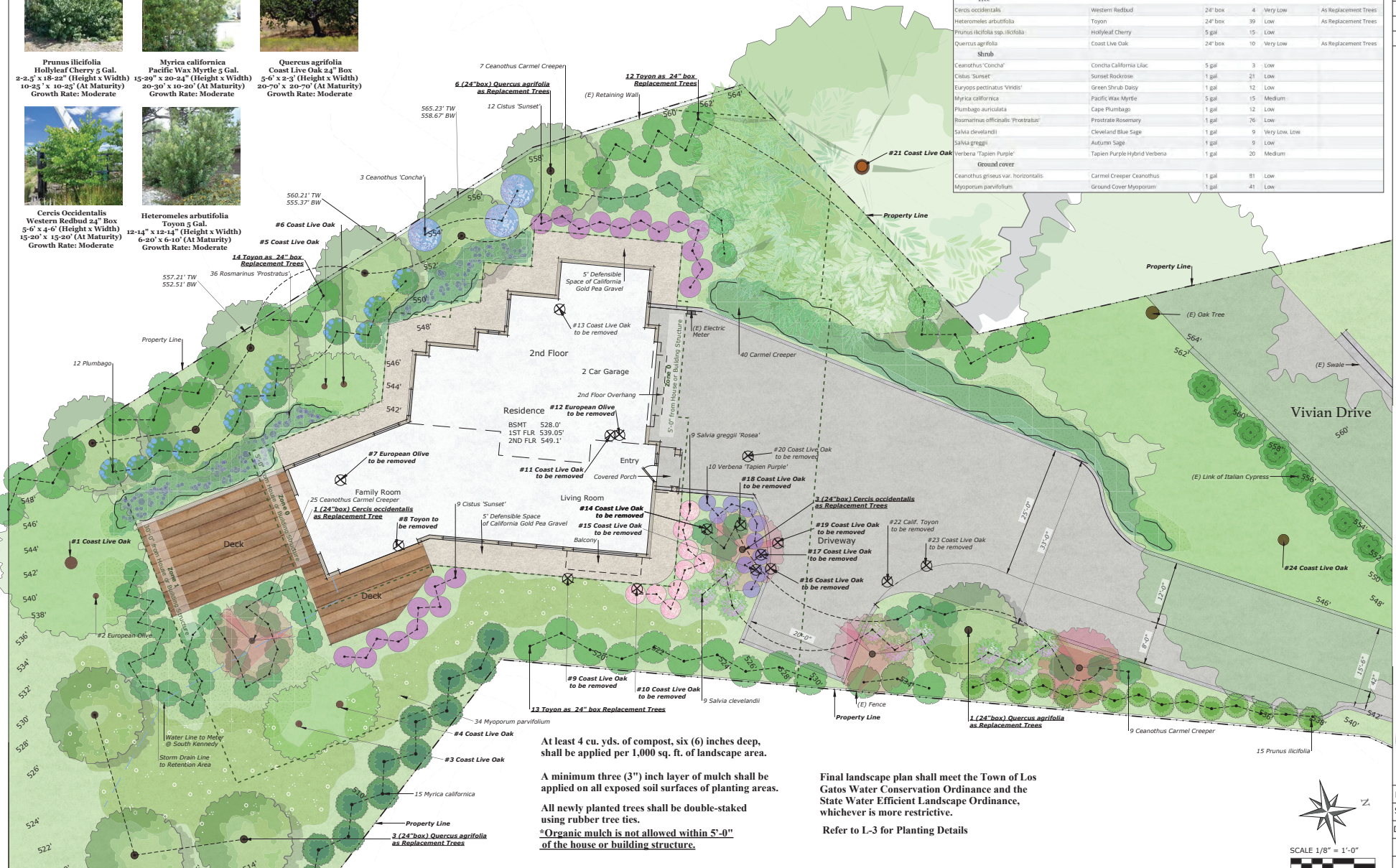
**Quercus agrifolia**  
Coast Live Oak 2.4" Box  
5'-6" x 2'-3" (Height x Width)  
20'-70' x 20'-70' (At Maturity)  
Growth Rate: Moderate



**Cercis occidentalis**  
Western Redbud 2.4" Box  
5'-6" x 4'-6" (Height x Width)  
15-20" x 15-20" (At Maturity)  
Growth Rate: Moderate

**Heteromeles arbutifolia**  
Toyon 5 Gal.  
12-14" x 12-14" (Height x Width)  
6-20' x 6-10' (At Maturity)  
Growth Rate: Moderate

Plant Legend					
Botanical	Common	Size	Qty	Water	Remarks
<b>Tree</b>					
Cercis occidentalis	Western Redbud	2.4" box	4	Very Low	As Replacement Tree
Heteromeles arbutifolia	Toyon	2.4" box	30	Low	As Replacement Tree
Prunus ilicifolia ssp. ilicifolia	Hollyleaf Cherry	5 gal	15	Low	
Quercus agrifolia	Coast Live Oak	2.4" box	10	Very Low	As Replacement Tree
<b>Shrub</b>					
Ceanothus 'Concha'	Concha California Lilac	5 gal	3	Low	
Cistus 'Sunset'	Sunset Rockrose	1 gal	21	Low	
Euroys pectinatus 'Vindis'	Green Shrub Daisy	1 gal	12	Low	
Myrica californica	Pacific Wax Myrtle	5 gal	15	Medium	
Plumbago auriculata	Cape Plumbago	1 gal	12	Low	
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	1 gal	76	Low	
Salvialevelandii	Cleveland Blue Sage	1 gal	9	Very Low, Low	
Salvia greggii	Autumn Sage	1 gal	9	Low	
Verbena 'Tapien Purple'	Tapien Purple Hybrid Verbena	1 gal	20	Medium	
<b>Ground cover</b>					
Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	1 gal	81	Low	
Myoporum parvifolium	Ground Cover Myoporum	1 gal	41	Low	



At least 4 cu. yds. of compost, six (6) inches deep, shall be applied per 1,000 sq. ft. of landscape area.

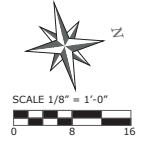
A minimum three (3") inch layer of mulch shall be applied on all exposed soil surfaces of planting areas.

All newly planted trees shall be double-staked using rubber tree ties.

**\*Organic mulch is not allowed within 5'-0" of the house or building structure.**

Final landscape plan shall meet the Town of Los Gatos Water Conservation Ordinance and the State Water Efficient Landscape Ordinance, whichever is more restrictive.

Refer to L-3 for Planting Details



REVISIONS	BY



**KAREN AITKEN & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
8262 Rancho Real Gilroy Ca. 95020  
Calif. Reg.# 2339 (408) 842-0245  
karen@KAA.Design

**NICOL RESIDENCE**  
16491 S Kennedy Rd, Los Gatos, CA.  
PLANTING PLAN



DATE 12-16-24  
SCALE 1/8"=1'-0"  
DRAWN PD  
JOB NICOL

**L-2**

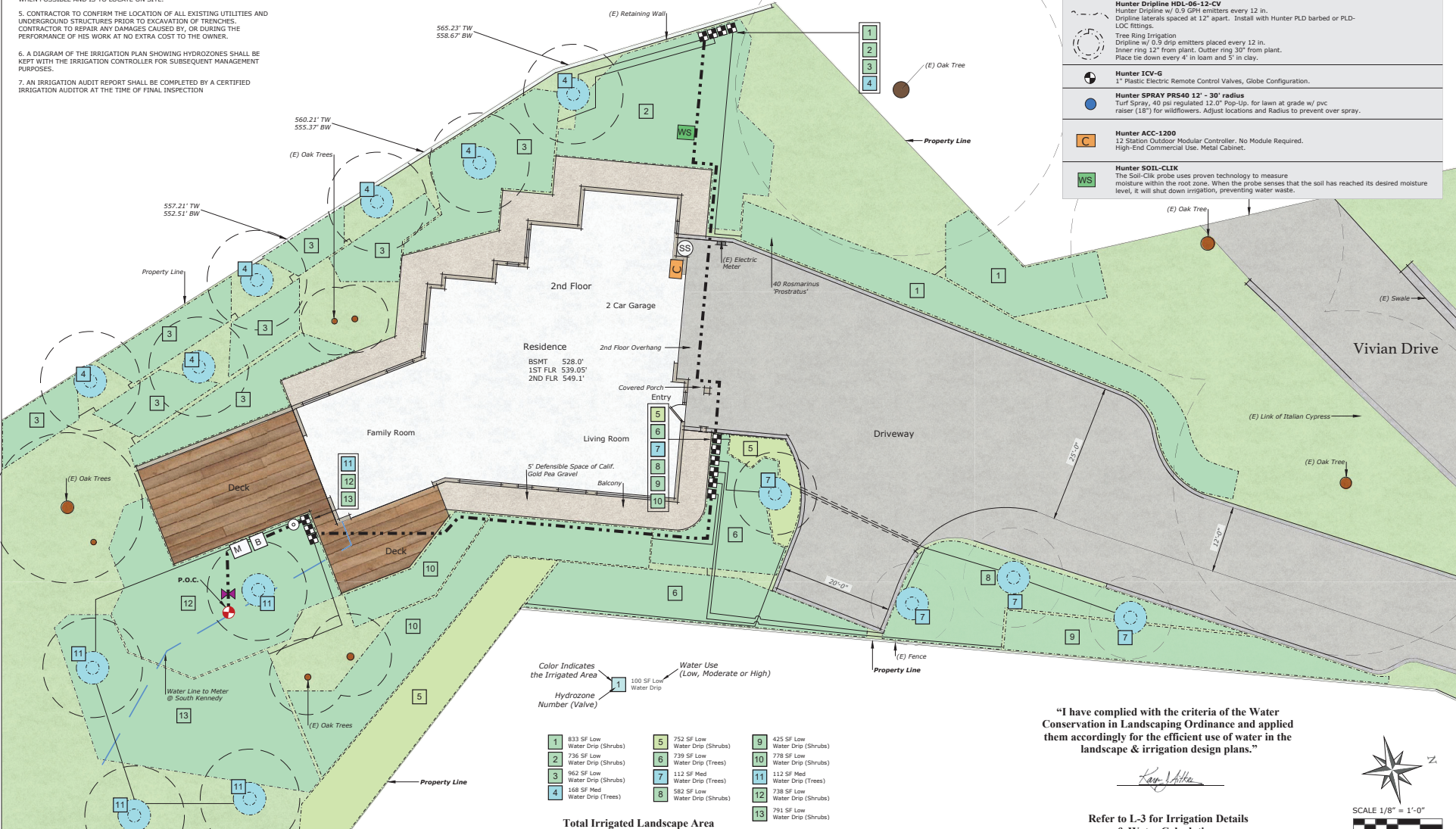
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**IRRIGATION NOTES**

1. THE IRRIGATION SYSTEM IS TO BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES.
2. THIS IRRIGATION DESIGN IS DIAGRAMMATIC IN NATURE AND DOES NOT REPRESENT AN EXACT LAYOUT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN HEAD, VALVE, AND PIPING LAYOUT. FOR GRAPHIC CLARITY, PIPING MAY BE SHOWN OUTSIDE OF PLANTING AREAS BUT SHOULD BE INSTALLED IN BEDS WHENEVER POSSIBLE.
3. REMOTE CONTROL VALVES SHALL BE INSTALLED FLUSH WITH FINISH GRADE AND SHOULD BE INSTALLED IN PLANTING AREAS ONLY. USE EXISTING VALVE BOXES WHEN POSSIBLE.
4. WHERE PIPE PASSES UNDER DRIVING SURFACES, AND WALKS PROVIDE PVC SLEEVES AS NOTED ON PLANS. CONTRACTOR TO USE EXISTING SLEEVING WHEN POSSIBLE AND IS TO LOCATE ON SITE.
5. CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO EXCAVATION OF TRENCHES. CONTRACTOR TO REPAIR ANY DAMAGES CAUSED BY OR DURING THE PERFORMANCE OF HIS WORK AT NO EXTRA COST TO THE OWNER.
6. A DIAGRAM OF THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
7. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED BY A CERTIFIED IRRIGATION AUDITOR AT THE TIME OF FINAL INSPECTION

IRRIGATION KEY	
	<b>Hunter Solar-Sync WSS-SEN</b> Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and 1-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount brackets. Wireless.
	<b>Gate Valve</b> - Insulation Shut off Valve
	<b>HUNTER HC FLOW METER 1"</b> New Irrigation Water Meter
	<b>Wilkins 975 XL2 1"</b> Lead-free Reduced Pressure Backflow Preventer
	Irrigation Lateral Line: 1 in. PVC Class 200
	Irrigation Mainline: 1 in. PVC Schedule 40
	Pipe Sleeve: PVC Class 200 - Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.
	<b>Hunter ICZ-101-25-LF</b> Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 5-15 GPM. 150 mesh stainless steel screen.
	<b>Hunter HFS-150</b> Flow Sensor for use with ACC controller, 1" Schedule 40 Sensor Body, 24 VAC, 2 amp.
	<b>Hunter Dripline HDL-06-12-CV</b> Hunter Dripline w/ 0.9 GPH emitters every 12 in. Dripline laterals spaced at 12" apart. Install with Hunter PLD barbed or PLD-LOC fittings.
	Tree Ring Irrigation Dripline w/ 0.9 drip emitters placed every 12 in. Inner ring 12" from plant. Outer ring 30" from plant. Place tie down every 4" in loam and 5" in clay.
	<b>Hunter ICV-G</b> 1" Plastic Electric Remote Control Valves, Globe Configuration.
	<b>Hunter SPRAY PRS40 12' - 30' radius</b> Turf Spray, 40 psi regulated 12.0" Pop-Up, for lawn at grade w/ pvc raiser (18") for wildflowers. Adjust locations and Radius to prevent over spray.
	<b>Hunter ACC-1200</b> 12 Station Outdoor Modular Controller. No Module Required. High-End Commercial Use. Metal Cabinet.
	<b>Hunter SOIL-CLIK</b> The Soil-CLIK probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.



Color Indicates the Irrigated Area  
Hydrozone Number (Valve)

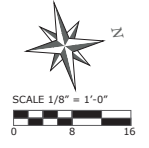
- |                                  |                                   |                                   |
|----------------------------------|-----------------------------------|-----------------------------------|
| 1 833 SF Low Water Drip (Shrubs) | 5 752 SF Low Water Drip (Shrubs)  | 9 425 SF Low Water Drip (Shrubs)  |
| 2 736 SF Low Water Drip (Shrubs) | 6 739 SF Low Water Drip (Trees)   | 10 778 SF Low Water Drip (Shrubs) |
| 3 962 SF Low Water Drip (Shrubs) | 7 112 SF Med Water Drip (Trees)   | 11 112 SF Med Water Drip (Trees)  |
| 4 168 SF Med Water Drip (Trees)  | 8 582 SF Low Water Drip (Shrubs)  | 12 738 SF Low Water Drip (Shrubs) |
|                                  | 13 791 SF Low Water Drip (Shrubs) |                                   |

**Total Irrigated Landscape Area Represent 7,847 sf.**

**"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the landscape & irrigation design plans."**

*Karen Aitken*

**Refer to L-3 for Irrigation Details & Water Calculations**



REVISIONS	BY



**KAREN AITKEN & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
8262 Rancho Real Gilroy Ca. 95020  
Calif. Reg.# 2239 (408) 842-0245  
karen@KAA.Design

**NICOL RESIDENCE**  
16491 S Kennedy Rd, Los Gatos, CA.  
IRRIGATION PLAN

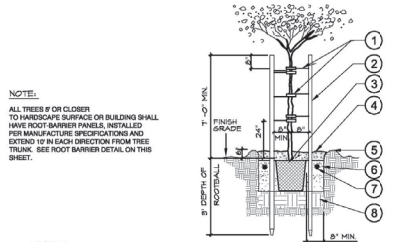


DATE	12-16-24
SCALE	1/8"=1'-0"
DRAWN	PD
JOB	NICOL

**L-3**

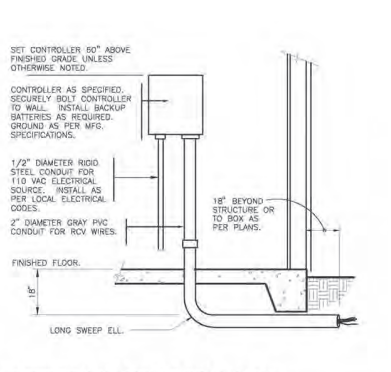
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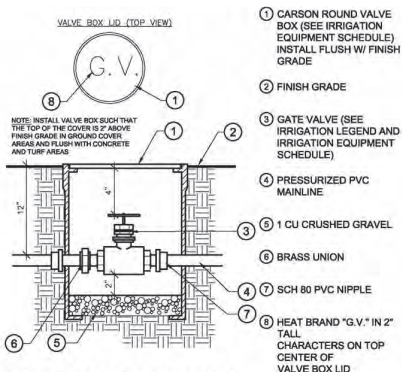


- NOTE:**  
ALL TREES 9' OR CLOSER TO HARDSCAPE SURFACE OR BUILDING SHALL HAVE ROOT BARRIER PANELS INSTALLED PER MANUFACTURER SPECIFICATIONS AND SETTING IN EACH DIRECTION FROM TREE TRUNK. SEE ROOT BARRIER DETAIL ON THIS SHEET.
- LEGEND**
- 1" ONCH TIP TREE TIE. WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURER'S RECOMMENDATIONS. PLACE BELOW BRANCHING NODE OF TREE.
  - 2" DEEP SHREDDED BARK MULCH (APPROX. 3" DIA. RING)
  - 1 1/2" X 2" MYCO PAKS (SEE DETAIL 'E' ON THIS SHEET). APPLICATION RATES PER MANUFACTURER SPECIFICATIONS.
  - 3" DEEP SHREDDED BARK MULCH (APPROX. 3" DIA. RING)
  - WATER BASIN (9" RUB AREAS ONLY)
  - BACKFILL MIX: 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH
  - PLANTING FERTILIZER TABLETS (SEE DETAIL 'C' ON THIS SHEET) APPLICATION RATES PER MANUFACTURER SPECIFICATIONS OR SOILS REPORT RECOMMENDATION
  - NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.

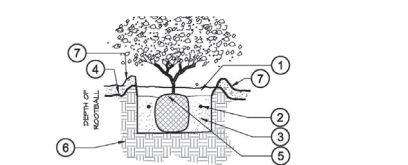
**TREE PLANTING WITH DOUBLE STAKE**



**INTERIOR WALL MOUNT CONTROLLER**

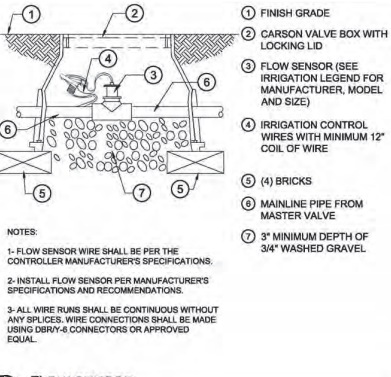


**ISOLATION SHUT OFF VALVE**

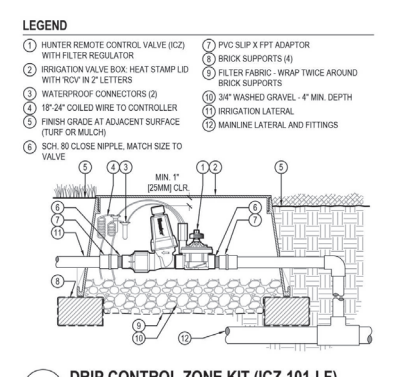


- 1 WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
- TRIO MYCO PAKS (SEE DETAIL 'E' ON THIS SHEET). APPLICATION RATES PER MANUFACTURER SPECIFICATIONS.
- BACKFILL MIX: 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH.
- FINISH GRADE
- ROOTBALL 1"-2" ABOVE FINISH GRADE
- NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.
- 3" MULCH LAYER

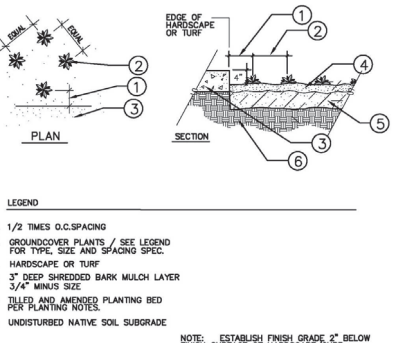
**TYPICAL SHRUB PLANTING**



**FLOW SENSOR**

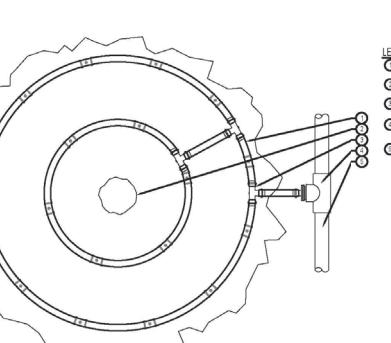


**DRIP CONTROL ZONE KIT (ICZ-101-FL)**

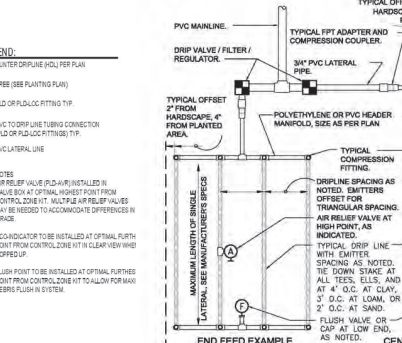


- LEGEND**
- 1/2 TIMES O.C. SPACING
  - GROUND COVER PLANTS / SEE LEGEND FOR TYPE, SIZE AND SPACING SPEC.
  - HARDSCAPE OR TURF
  - 3" DEEP SHREDDED BARK MULCH LAYER 3/4" MINUS SIZE
  - TILLED AND AMENDED PLANTING BED PER PLANTING NOTES
  - UNDISTURBED NATIVE SOIL SUBGRADE
- NOTE:** ESTABLISH FINISH GRADE 2" BELOW FINISH SURFACE OF HARDSCAPE/CURB. ROOTBALL AREAS BEING AMENDED TO A DEPTH OF 6". BLEND AMENDMENTS INTO NATIVE SOIL TO AVOID ANY DISTINCT SOIL HORIZON.

**GROUND COVER PLANTING DETAIL**



**HUNTER DRIPLINE - TREE RING LARGE SPECIMEN**



**TYPICAL DRIPLINE LAYOUT**

**MAWA EPPT and ETWU Calculations**

Project Name: New Residence  
 Project Location: 16491 S Kennedy Rd, Los Gatos, CA.  
 Total Landscape Area: 7,728 sq. ft.  
 Date: 18/10/2024

**MAWA CALCULATION**  
 MAWA = (Eto)(E2)(E1)(SLA) + (1-ETAF) x SLA

MAWA = Maximum Applied Water Allowance (gallons per year)  
 Eto = Reference Evapotranspiration (Inches per year)  
 E2 = Conversion Factor (0.6 gallons)  
 E1 = ET Adjustment Factor (ETAF)  
 SLA = Special Landscape Area (square feet)

Eto =	42.9
Conversion	0.62
ETAF =	0.55
LA =	7,728
SLA =	0
MAWA =	113,921.1 gallons per year
	15,355.5 cubic feet per year

**MAWA with EPDT**  
 MAWA = (Eto-EPDT)(E2)(E1)(SLA) + (1-ETAF) x SLA

EPDT = 25% of Annual precipitation

Eto =	42.9
EPDT =	5
ETAF =	0.55
LA =	7,728
SLA =	0
MAWA w/ EPDT =	90,896.4 gallons per year
	13,355.5 cubic feet

**ETWU CALCULATION**  
 ETWU = (Eto)(E2)(E1)(E1A)

ETWU = Estimated Total Water Use Per Year (gallons)  
 Eto = Reference Evapotranspiration  
 E2 = Plant Factor from WUCOLS 5 (Region 2, Water Use: H:0.7 - 0.9, M:0.4 - 0.6, L:0.1 - 0.3, VL: < 0.1, All Tree 0.8)  
 E1A = Landscape Area (High, Medium, and low water use areas) (square feet)  
 SLA = Special Landscape Area

Eto =	42.9
E2 =	5
ETAF =	0.55
LA =	7,728
SLA =	0
MAWA w/ EPDT =	90,896.4 gallons per year
	13,355.5 cubic feet

REGULAR LANDSCAPE AREAS	Plant Family	Plant Efficiency (%)	ETAF (PH/E)	Landscape Area (sq. ft.)	ETAF x Area	ETWU	
1. Low Water User / Shrubs	Drip	0.3	0.81	3,370,337	1,031.0	8,204.0	
2. Low Water User / Shrubs	Drip	0.3	0.81	3,370,337	2,742.6	22,502.4	
3. Low Water User / Shrubs	Drip	0.3	0.81	3,370,337	962.0	7,846.8	
4. Med Water User / Trees	Drip	0.4	0.81	4,493,271.6	1,655.0	2,266.0	
5. Med Water User / Shrubs	Drip	0.4	0.81	4,493,271.6	752.0	6,877.6	
6. Low Water User / Shrubs	Drip	0.3	0.81	3,370,337	728.0	7,052.0	
7. Med Water User / Trees	Drip	0.4	0.81	4,493,271.6	112.0	55.3	1,471.1
8. Low Water User / Shrubs	Drip	0.3	0.81	3,370,337	482.0	2,538.0	
9. Low Water User / Shrubs	Drip	0.3	0.81	3,370,337	425.0	1,867.0	
10. Low Water User / Shrubs	Drip	0.3	0.81	3,370,337	775.0	2,881.0	7,884.0
11. Low Water User / Trees	Drip	0.4	0.81	4,493,271.6	112.0	55.3	1,471.1
12. Low Water User / Shrubs	Drip	0.3	0.81	3,370,337	748.0	2,733.0	7,270.0
13. Low Water User / Shrubs	Drip	0.3	0.81	3,370,337	791.0	2,833.0	7,792.0
Total of R					7,728.0	79,965.0	
Total of M					0.0	0.0	
Total of L					0.0	0.0	
<b>ETWU TOTAL MAWA</b>						<b>113,921.1</b>	

**ETAF CALCULATIONS**

Regular Landscape Area	
Total ETAF x Area	3,003.5
Total Area	7,728.0
Average ETAF	0.39

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.

REVISIONS BY

KAREN AITKEN & ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 8262 Rancho Real Gilroy Ca. 95020  
 Calif. Reg.# 2339 (408) 842-0245  
 karen@K.A.A.Design

**NICOL RESIDENCE**  
 16491 S Kennedy Rd, Los Gatos, CA.  
 IRRIGATION & PLANTING DETAILS

**NICOL RESIDENCE**  
 16491 S Kennedy Rd, Los Gatos, CA.  
 IRRIGATION & PLANTING DETAILS



DATE 12-16-24  
 SCALE 1/8" = 1'-0"  
 DRAWN PD  
 JOB NICOL

L-4

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**LOS GATOS TOWN CODE  
SEC. 29.10.1005. PROTECTION OF TREES  
DURING CONSTRUCTION**

**(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:**

- (1) **SIZE AND MATERIALS.** SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2) FEET AT NO MORE THAN TEN-FOOT SPACING, FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.
- (2) **AREA TYPE TO BE FENCED.** TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST; TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP; CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES; TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN); ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH TWO-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.
- (3) **DURATION OF TYPE I, II, III FENCING.** FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.
- (4) **WARNING SIGN.** EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN EIGHT AND ONE-HALF-INCH BY ELEVEN-INCH SIGN STATING: "WARNING-TREE PROTECTION ZONE-THIS FENCE SHALL NOT

**(B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:**

- (1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCRoACHMENT OF THE CONSTRUCTION.
- (2) PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION, GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.
- (3) PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.
- (4) PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.
- (5) DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.
- (6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.
- (7) THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED.

**TREE PROTECTION NOTES.**

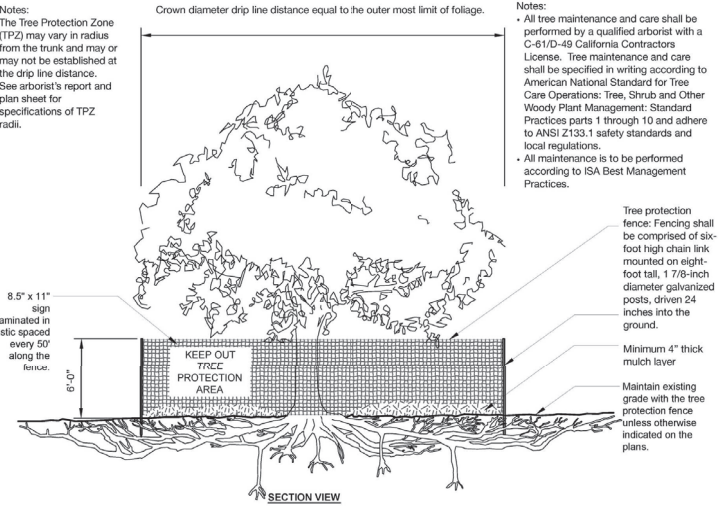
FENCING AROUND TREES DURING CONSTRUCTION:  
A TEMPORARY FENCE SHALL BE ERECTED AROUND EACH TREE TO BE RETAINED. THE FENCE SHOULD BE LOCATED AT THE DRIP LINE OR A MINIMUM OF 5'- FROM THE TRUNK WHICH EVER IS GREATER. THE FENCE SHOULD BE ERECTED SO IT WILL NOT BE EASY FOR CONSTRUCTION WORKERS TO REMOVE OR RELOCATE.  
THIS FENCING MUST BE ERECTED BEFORE ANY CONSTRUCTION EQUIPMENT ENTERS THE SITE AND MUST NOT BE REMOVED UNTIL FINAL LANDSCAPE GRADING IS COMPLETE. SOIL COMPACTION AND TRENCHING THROUGH ROOT ZONES ARE THE MAJOR CAUSES OF TREE STRESS IN THE CONSTRUCTION PERIOD.  
IT SHOULD BE EXPLAINED CLEARLY TO ALL CONTRACTORS AND WORKERS ON SITE THAT THESE FENCES ARE IMPORTANT AND ARE NOT TO BE REMOVED. TRENCHING OF ANY SORT AND FOR ANY REASON MUST BE PLANNED TO AVOID TRAVERSING AREAS WITHIN THE TREE DRIP LINES.

ALL TREE MAINTENANCE AND CARE SHALL BE PERFORMED BY A QUALIFIED ARBORIST WITH A C-61/D-49 CALIFORNIA CONTRACTORS LICENSE. TREE MAINTENANCE AND CARE SHALL BE SPECIFIED IN WRITING ACCORDING TO AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS: TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT, STANDARD PRACTICES PARTS 1 THROUGH 10 AND ADHERE TO ANSI Z133.1 SAFETY STANDARDS AND LOCAL REGULATIONS. ALL MAINTENANCE IS TO BE PERFORMED ACCORDING TO ISA BEST MANAGEMENT PRACTICES.  
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**REFER TO TREE INVENTORY, ASSESSMENT AND PROTECTION REPORT PREPARED BY RICHARD GESSNER, AUGUST 26, 2020 ON SHEETS AR-1 TO AR-4.**

**Notes:**

The Tree Protection Zone (TPZ) may vary in radius from the trunk and may or may not be established at the drip line distance. See arborist's report and plan sheet for specifications of TPZ radii.



**TREE PROTECTION DETAIL (TYPE I)**

**Warning  
Tree Protection Zone**  
  
This Fence Shall Not Be Removed  
And Is Subject To Penalty According To  
Town Code 29.10.1025

**Cuidado  
Zona De Arbol Pretejido**  
  
Esta valla no podrán ser sacados  
Y está sujeta a sanción en función de  
Código Ciudad del 29.10.1025

**TREE PROTECTION SIGNS.**

REVISIONS	BY

  
**KAREN AITKEN & ASSOCIATES**  
**LANDSCAPE ARCHITECTS**  
 8262 Rancho Real Gilroy Ca. 95020  
 Calif. Reg.# 2239 (408) 842-0245  
 karen@KAA.Design

**NICOL RESIDENCE**  
 16491 S Kennedy Rd, Los Gatos, CA.  
**TREE PROTECTION DETAILS**



DATE	12-16-24
SCALE	
DRAWN IN	
JOB	NICOL

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