

PROJECT DATA

SCOPE OF WORK:

- TWO STORY RESIDENTIAL BUILDING.

APPLICABLE CODES:

ALL CONSTRUCTION SHALL CONFORM TO 2022 CBC, 2022 CMC, 2022 CPC, 2022 CFC, 2022 CEC, 2022 CRC, 2022 CGBC, 2022 EES (TITLE 24), AND TOWN OF LOS GATOS ORDINANCES, ALONG WITH ANY OTHER APPLICABLE STATE LAWS AND REGULATIONS, 2022 CALIFORNIA BUILDING STANDARDS CODE, CALIFORNIA CODE OF REGULATIONS TITLE 24, PARTS 1-12, INCLUDING LOCALLY ADOPTED ENERGY REACH CODES.

A.P.N. 510-20-024
LOT AREA 10,240 SF
ZONE R-1:8

(N) FIRST FLOOR 1,674 SF
(N) SECOND FLOOR 1,012 SF
(N) EXCESS BASEMENT 16 SF
TOTAL LIVING AREA 2,702 SF

FLOOR AREA RATIO 26.4 % < 30.8%

(N) GARAGE 607 SF < 874 SF

(N) PORTE CHOCHIERE 404 SF

(N) LEFT SIDE STAIR 140 SF

(N) BASEMENT 1,670 SF

LOT COVERAGE 31.9 % < 40%
(3,266/10,240)

CONSTRUCTION TYPE V - B

OCCUPANCY GROUP R-3/U

INDEX OF DRAWINGS

- SITE PLAN
- FIRST FLOOR PLAN
- SECOND FLOOR PLAN
- BASEMENT FLOOR PLAN
- BUILDING SECTION
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS
- SHADOW STUDY
- STREETSCAPE BUILDING ELEVATIONS
- STREETSCAPE ELEVATIONS WITH SITE PLAN CHANGES
- ROOF PLAN
- LANDSCAPE PLAN
- SITE GRADING AND DRAINAGE PLAN
- SITE DETAILS

IMPERVIOUS AREAS

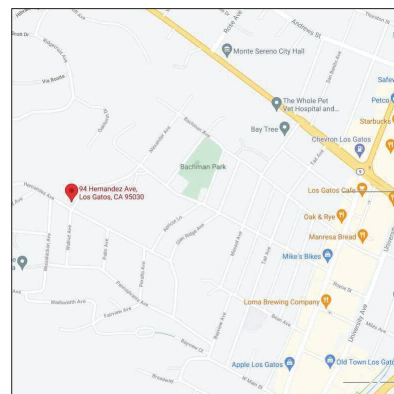
LOCATION	EXISTING	NEW
(E) BLDG. #1	245 SF	0 SF
(E) BLDG. #2	582 SF	0 SF
(E) BLDG. #3	397 SF	397 SF
(E) MAIN RESIDENCE	2,637 SF	1,674 SF
(N) GARAGE	0 SF	586 SF
(N) PORCH	0 SF	176 SF
(N) DRIVEWAY	0 SF	0 SF
TOTAL AREAS	3,681 SF	2,833 SF

FIRE DEPARTMENT NOTES

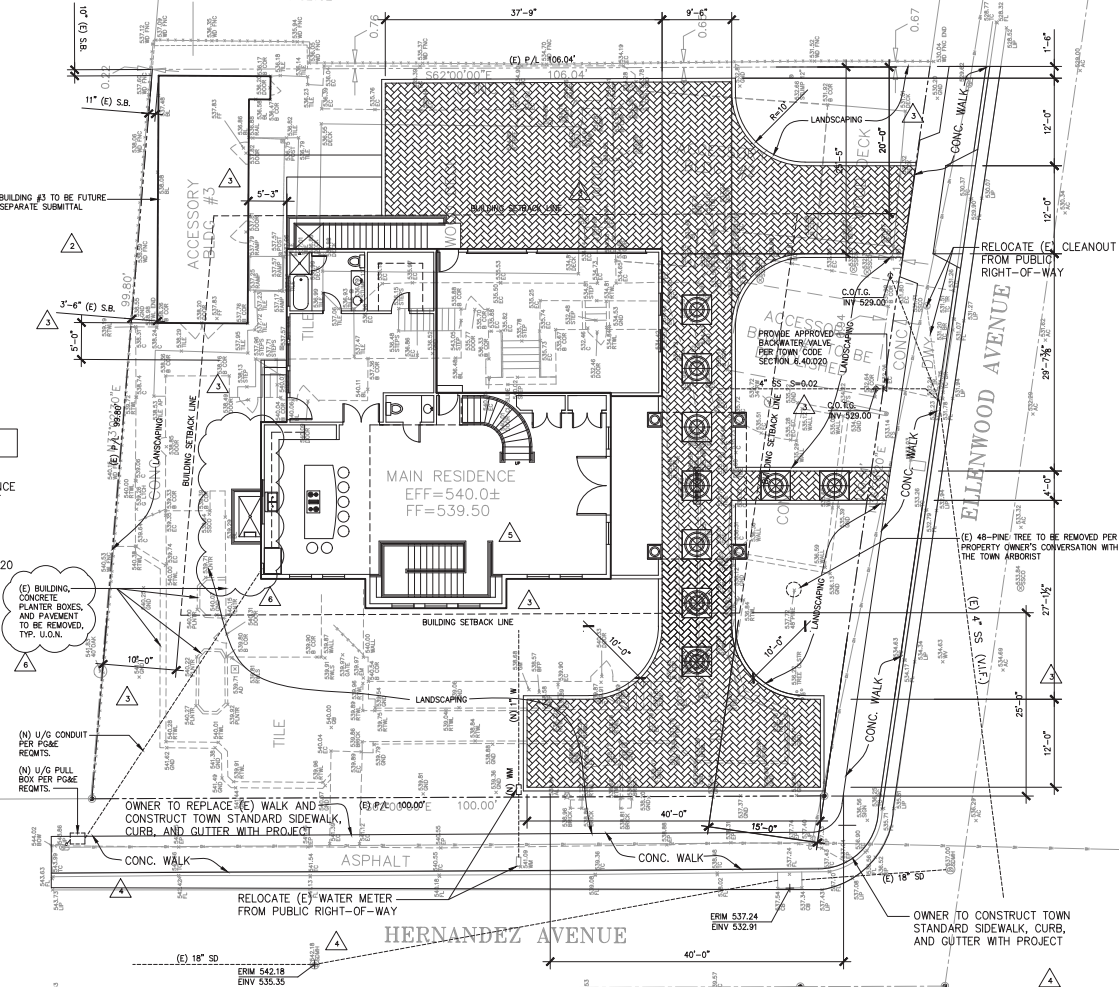
- AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AS A DEFERRED SUBMITTAL.
- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE 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 HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. 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.]
- ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7 [CFC CH. 33].

BUILDING DEPARTMENT NOTES

- A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE CALIFORNIA ENERGY CODE PERFORMANCE OR PRESCRIPTIVE STANDARDS. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- THIS RESIDENCE SHALL COMPLY WITH THE TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE SECTION 6.70.020 AND 6.120.020.



VICINITY MAP



SITE PLAN

SCALE: 1/8" = 1'-0"



REVISIONS	BY
REVIEW SET	JPA
REVIEW COMMENTS	JPA
REVIEW COMMENTS	JPA
REVIEW COMMENTS	JPA
REVIEW COMMENTS	JPA
REVIEW COMMENTS	JPA
REVIEW COMMENTS	JPA
REVIEW COMMENTS	JPA

THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND I AM A duly Licensed Professional Engineer in the State of California.



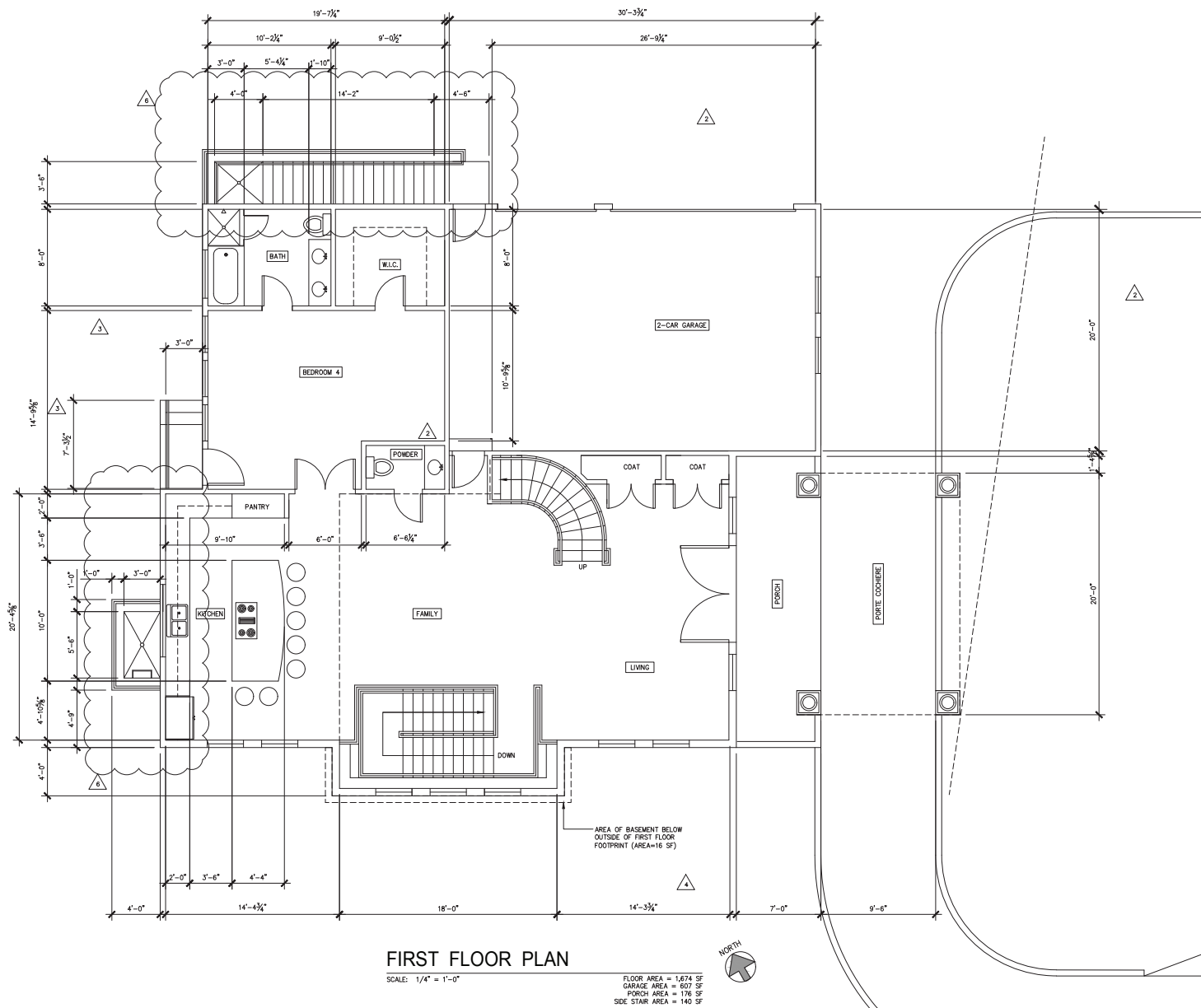
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32168 Arroyo Blvd. #202 Union City, CA 94587
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SITE PLAN

CADIENTE RESIDENCE
94 HERNANDEZ AVENUE
LOS GATOS, CA 95030

DRAWN	JPA
DESIGNED	JPA
DATE	FEBRUARY 8, 2023
SCALE	AS NOTED
JOB NO.	22134058
SHEET	

1



NO.	REVISIONS	BY
1	REVIEW SET	JPA
2	REVIEW COMMENTS	JPA
3	REVIEW COMMENTS	JPA
4	REVIEW COMMENTS	JPA
5	REVIEW COMMENTS	JPA
6	REVIEW COMMENTS	JPA

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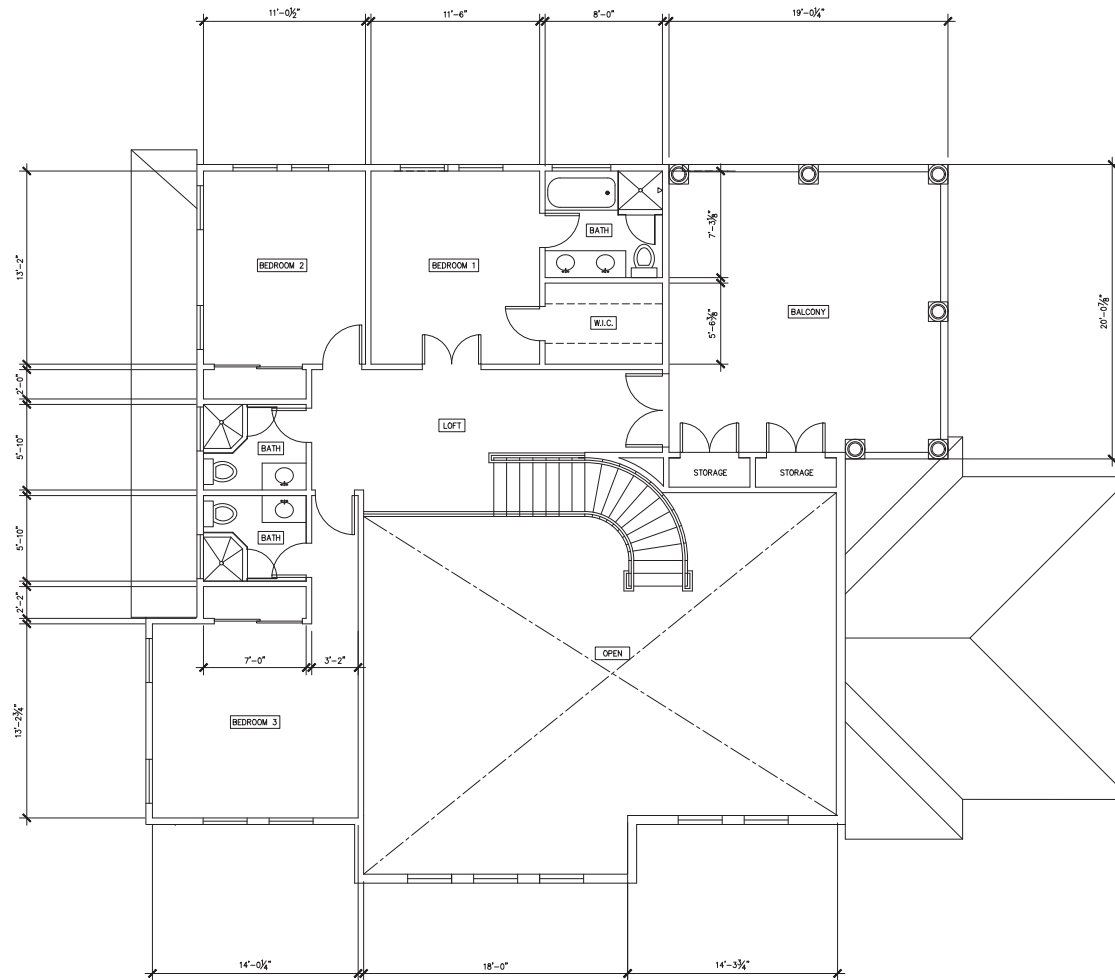


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**FIRST
FLOOR PLAN**

CADIENTE RESIDENCE
 94 HERNANDEZ AVENUE
 LOS GATOS, CA 95030

DESIGN	JPA
CHECKED	JPA
DATE	FEBRUARY 8, 2023
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SHEET	2



SECOND FLOOR PLAN

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

FLOOR AREA = 1,012 SF
PORTE CHOCHEUR AREA = 404 SF



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REVIEW COMMENTS	JPA
REVIEW COMMENTS	JPA

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SECOND FLOOR PLAN

CADIENTE RESIDENCE
94 HERNANDEZ AVENUE
LOS GATOS, CA 95030

DRAWN	JA
CHECKED	JPA
DATE	FEBRUARY 8, 2023
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**BASEMENT
FLOOR PLAN**

CADIENTE RESIDENCE
94 HERNANDEZ AVENUE
LOS GATOS, CA 95030

4

SCALE: $1/4" = 1'-0"$ BASEMENT FLOOR AREA = 1,670 SF
BASEMENT FLOOR AREA EXTENDING BEYOND FIRST FLOOR = 16 SF



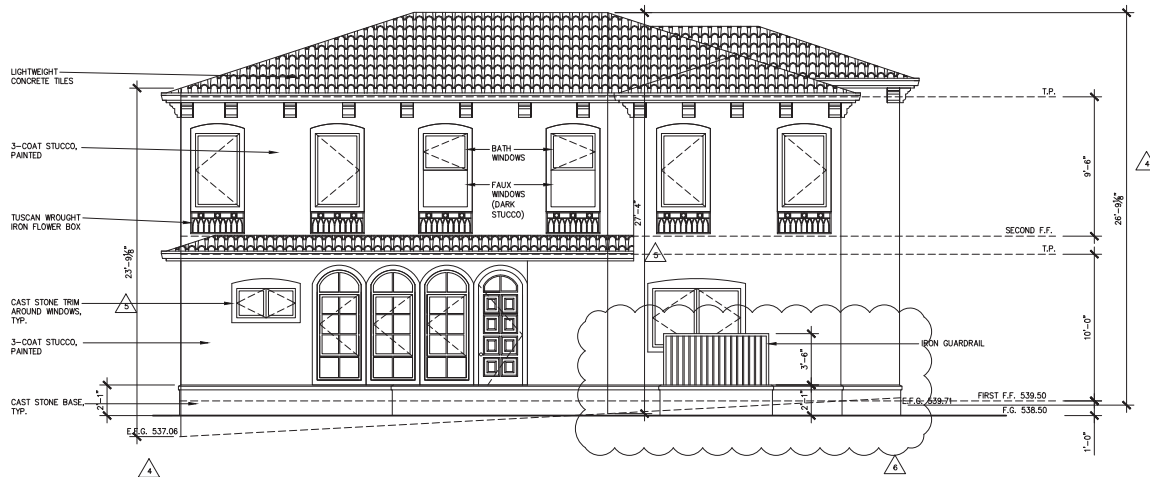


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CADIENTE RESIDENCE
94 HERNANDEZ AVENUE
LOS GATOS, CA 95030

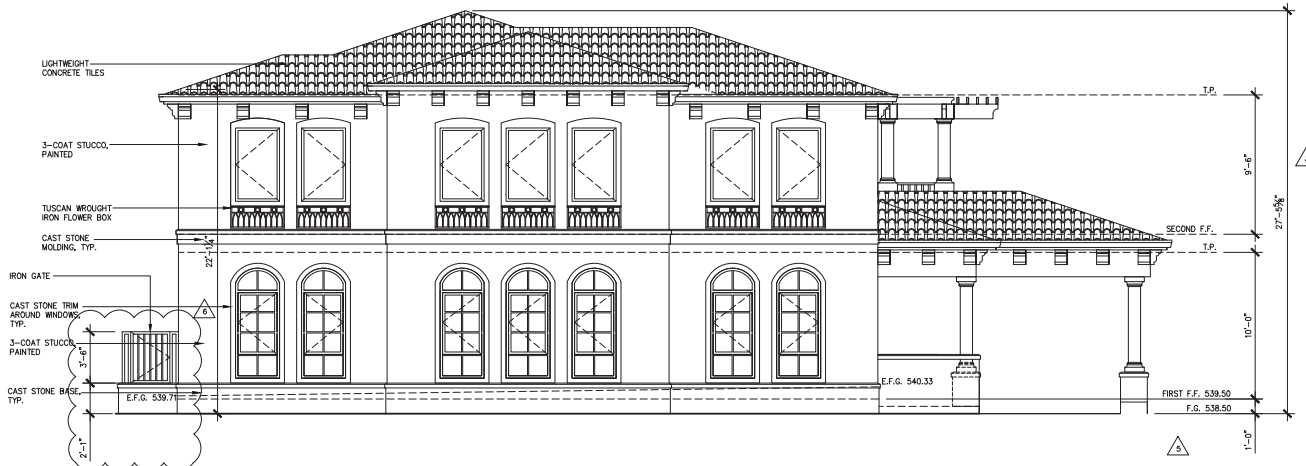
5



NOTE:
ALL WINDOWS SHALL BE CASEMENT WINDOWS
WITH ALUMINUM OR VINYL COVERED WOOD FRAME

LEFT SIDE ELEVATION

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



NOTE:
ALL WINDOWS SHALL BE CASEMENT WINDOWS
WITH ALUMINUM OR VINYL COVERED WOOD FRAME

FRONT ELEVATION

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

COLOR BOARD



LIGHTWEIGHT ROOF TILES (EAGLE
TILE CAPISTRANO 545 SUBRISE
BLEND OR EQUAL)



3-COAT STUCCO (APRTEC MEDIUM
SAN FINISH OR EQUAL); SHALL BE
SMOOTH FINISH PURSUANT TO THE
RESIDENTIAL DESIGN GUIDELINES



CAST STONE TRIM AND BASE
(ADVANCED ARCHITECTURAL
STONE, SAN DRIFT, OR EQUAL)

REVISIONS	BY
REVIEW SET	JPA
02/23	JPA
REVIEW COMMENTS	JPA
06/23	JPA
REVIEW COMMENTS	JPA
08/23	JPA
REVIEW COMMENTS	JPA
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10/24	JPA
REVIEW COMMENTS	JPA
11/24	JPA
ARCHITECT COMMENTS	JPA
2/25	JPA

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**FRONT AND
LEFT SIDE
BUILDING
ELEVATIONS**

CADIENTE RESIDENCE
94 HERNANDEZ AVENUE
LOS GATOS, CA 95030

DRAWN	JPA
CHECKED	JPA
DATE	FEBRUARY 8, 2023
SCALE	AS NOTED
JOB NO.	22134058
SHEET	

6

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REAR AND RIGHT SIDE BUILDING ELEVATIONS

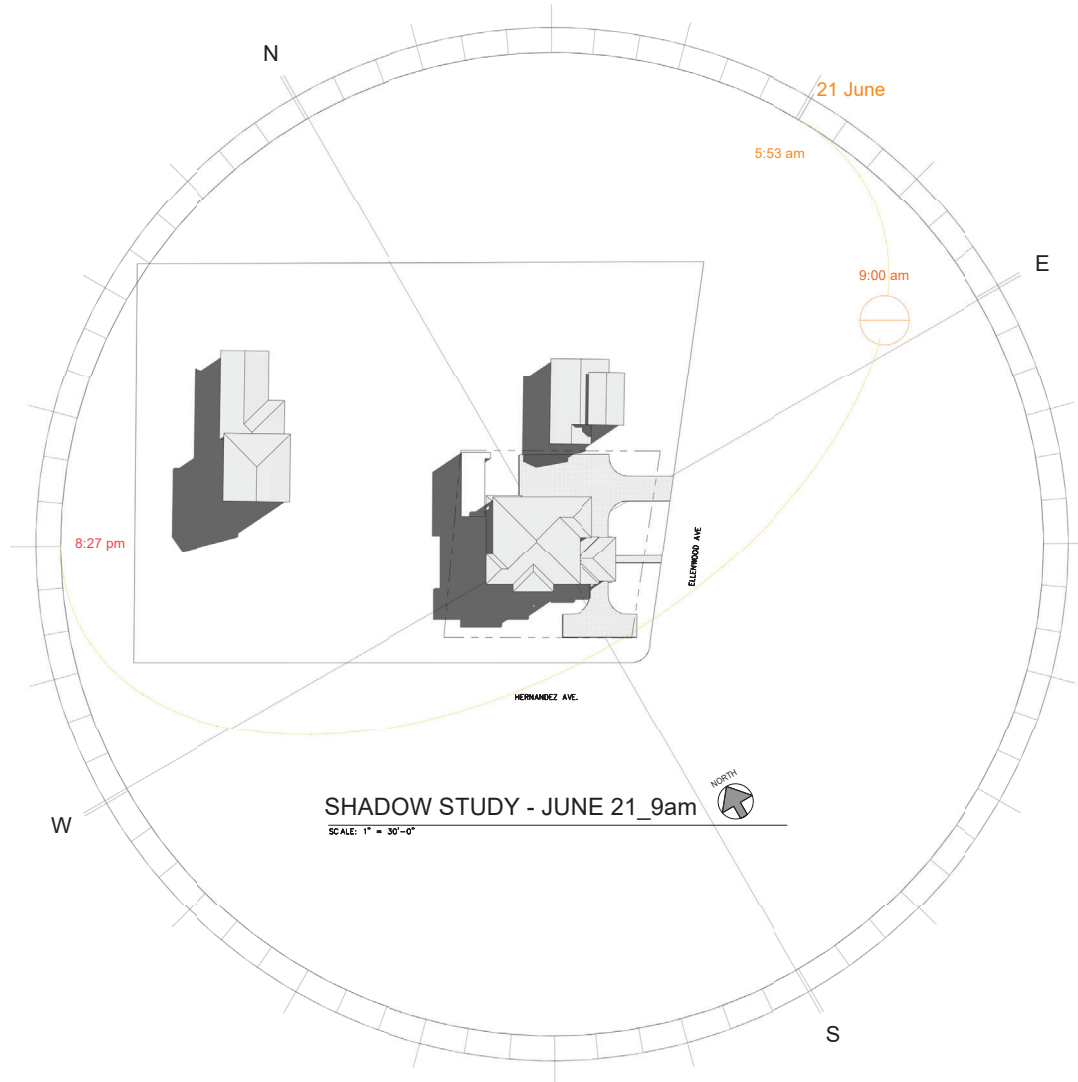
CADIENTE RESIDENCE
94 HERNANDEZ AVENUE
LOS GATOS, CA 95030

7

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



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



REVISIONS		BY
REVIEW SET	100%	

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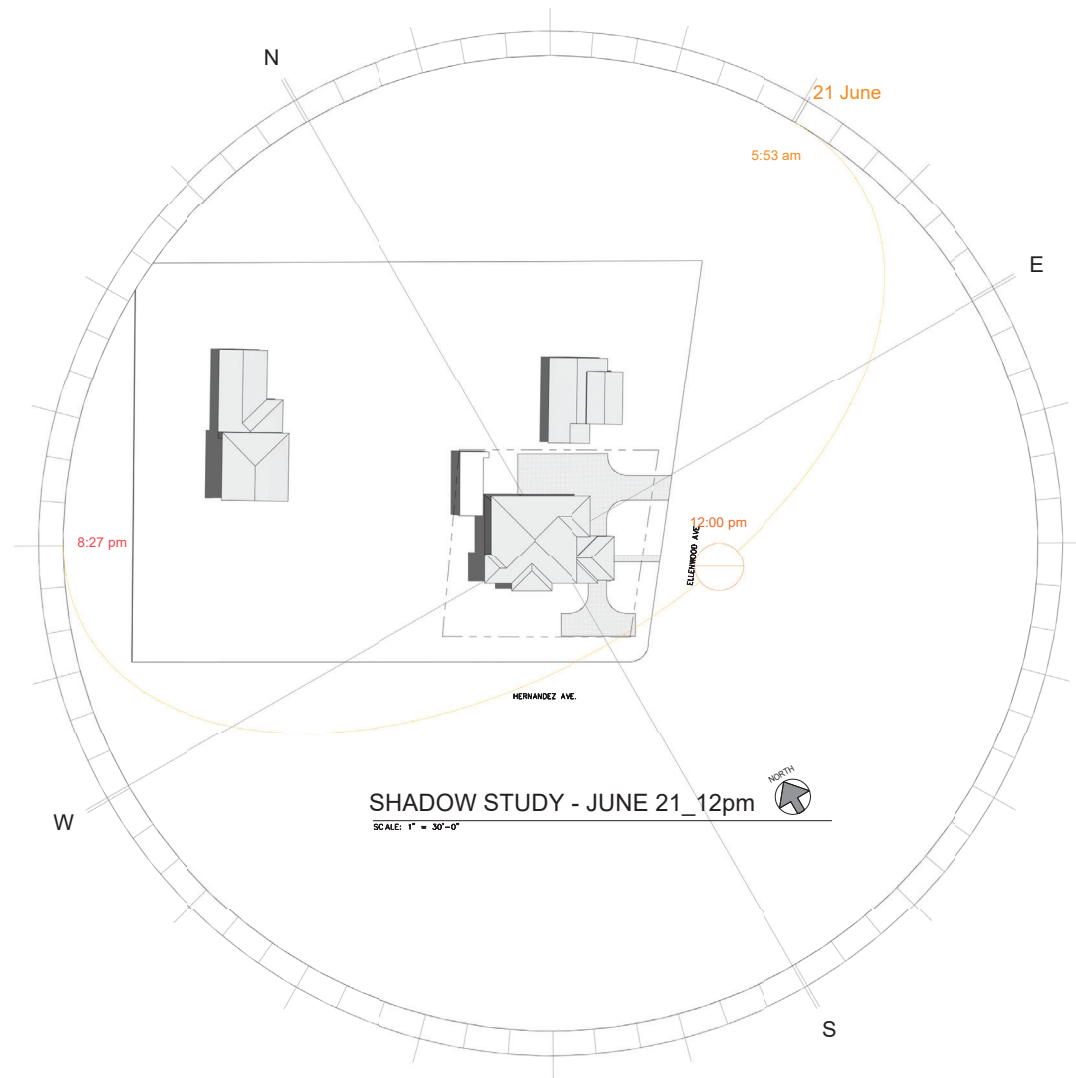


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SHADOW STUDY
SHEET 1

CADIENTE RESIDENCE
94 HERNANDEZ AVENUE
LOS GATOS, CA 95030

DESIGN	JA
ARCHITECT	JPA
DATE	JULY 12, 2021
BY	AS NOTED
PROJECT NO.	22134058



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100%	

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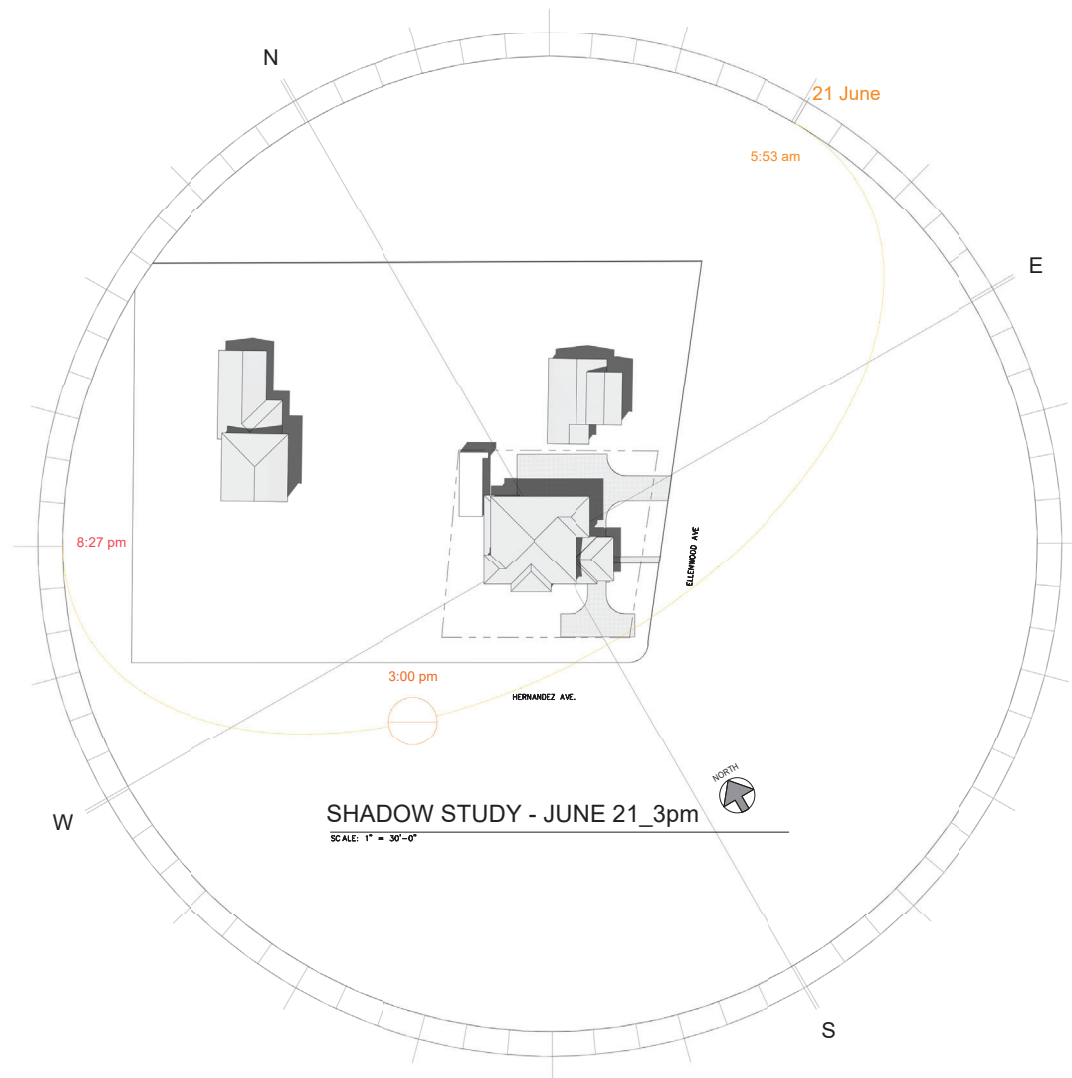


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**SHADOW STUDY
 SHEET 2**

CADIENTE RESIDENCE
 94 HERNANDEZ AVENUE
 LOS GATOS, CA 95030

DESIGN	JA
ARCHITECT	JPA
DATE	JULY 12, 2021
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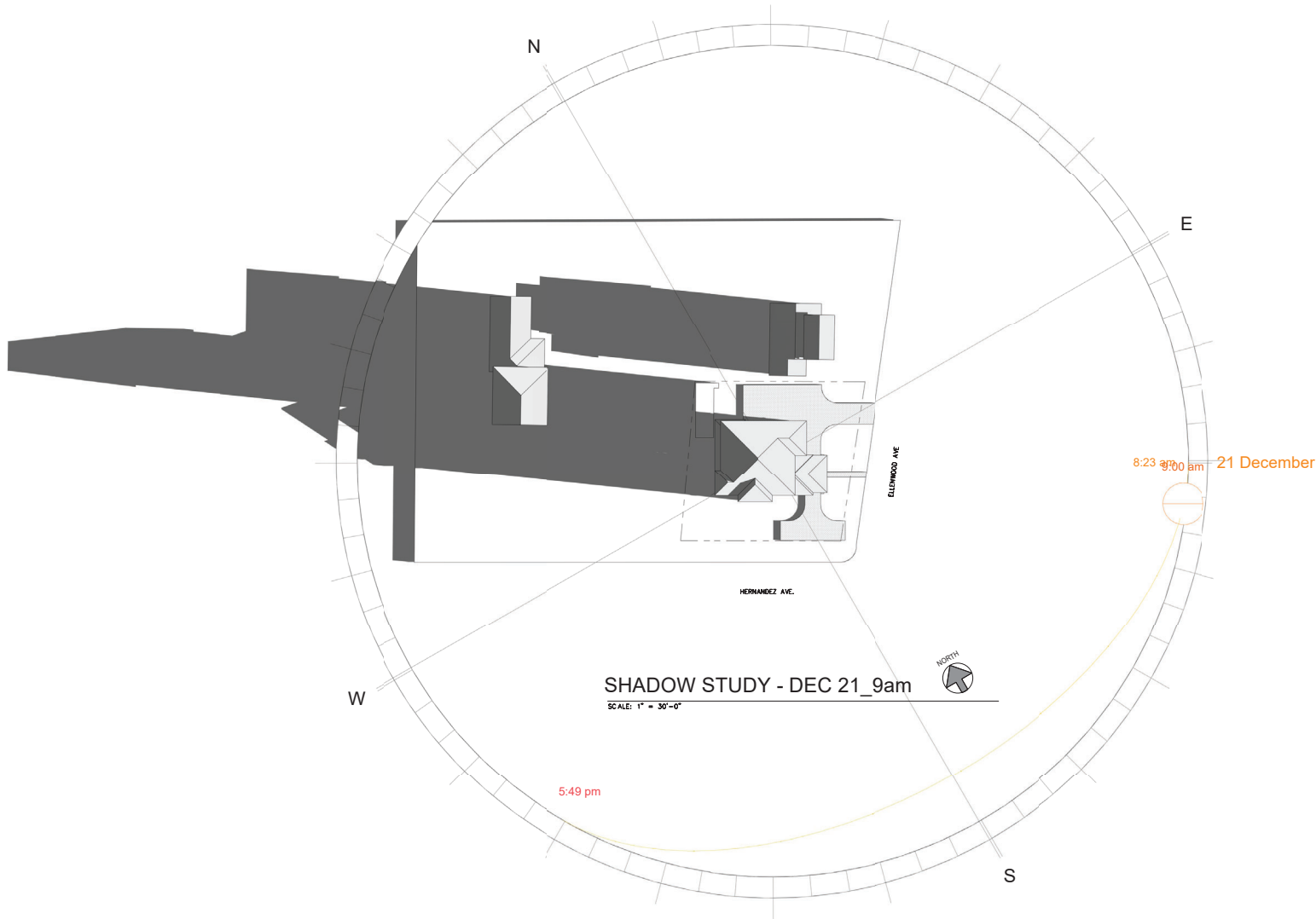
32108 Avenida Blvd., #200, Union City, CA 94487
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**SHADOW STUDY
SHEET 3**

CADIENTE RESIDENCE
 94 HERNANDEZ AVENUE
 LOS GATOS, CA 95030

DESIGN	JA
ARCHITECT	JPA
DATE	JULY 12, 2021
SCALE	AS NOTED
PROJECT NO.	22134058

10



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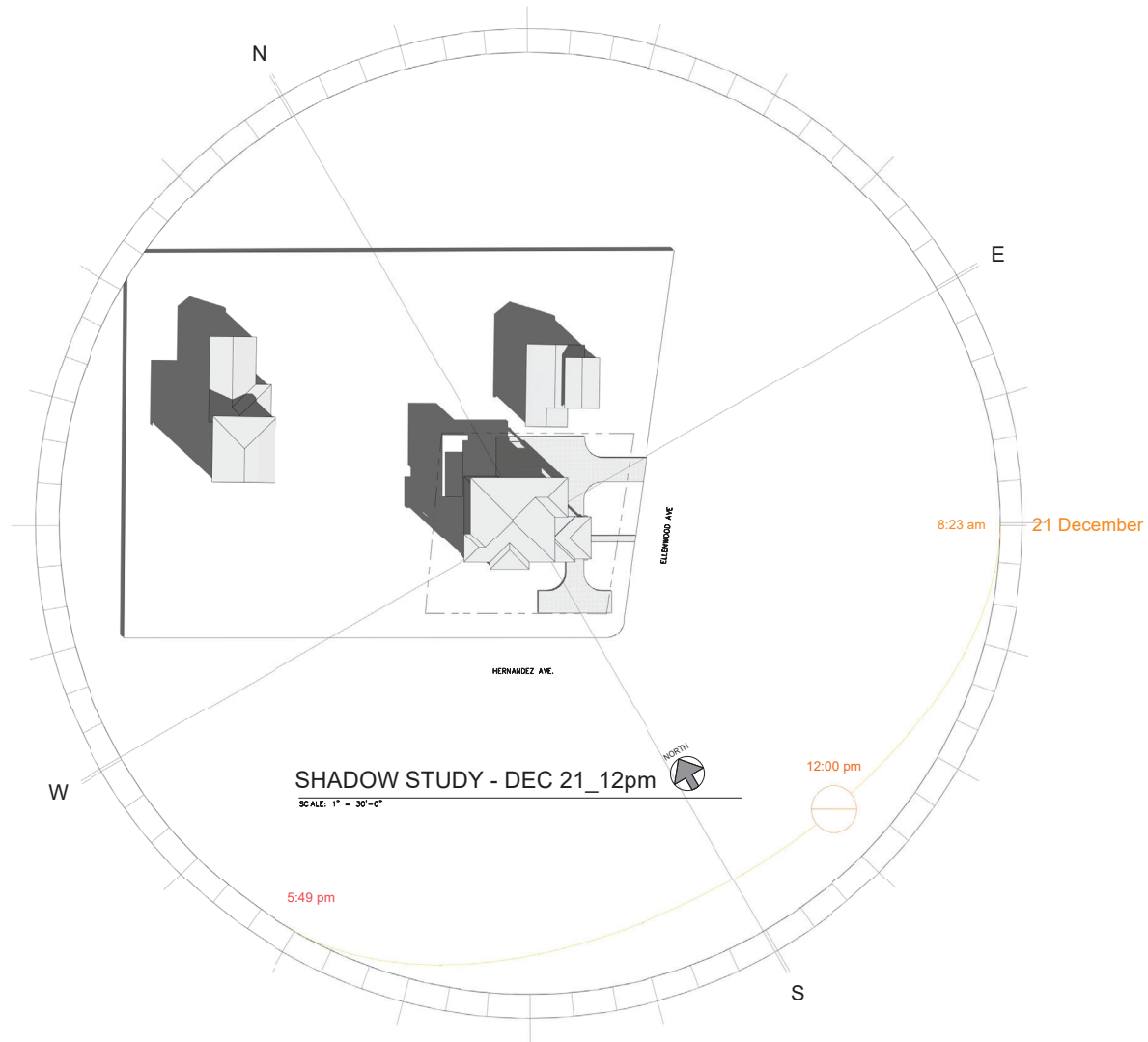


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SHADOW STUDY
 SHEET 4

CADIENTE RESIDENCE
 94 HERNANDEZ AVENUE
 LOS GATOS, CA 95030

DESIGN	JA
ARCHITECT	JPA
DATE	JULY 12, 2021
SCALE	AS NOTED
JOB NO.	22134058



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REVIEW SET	
100	

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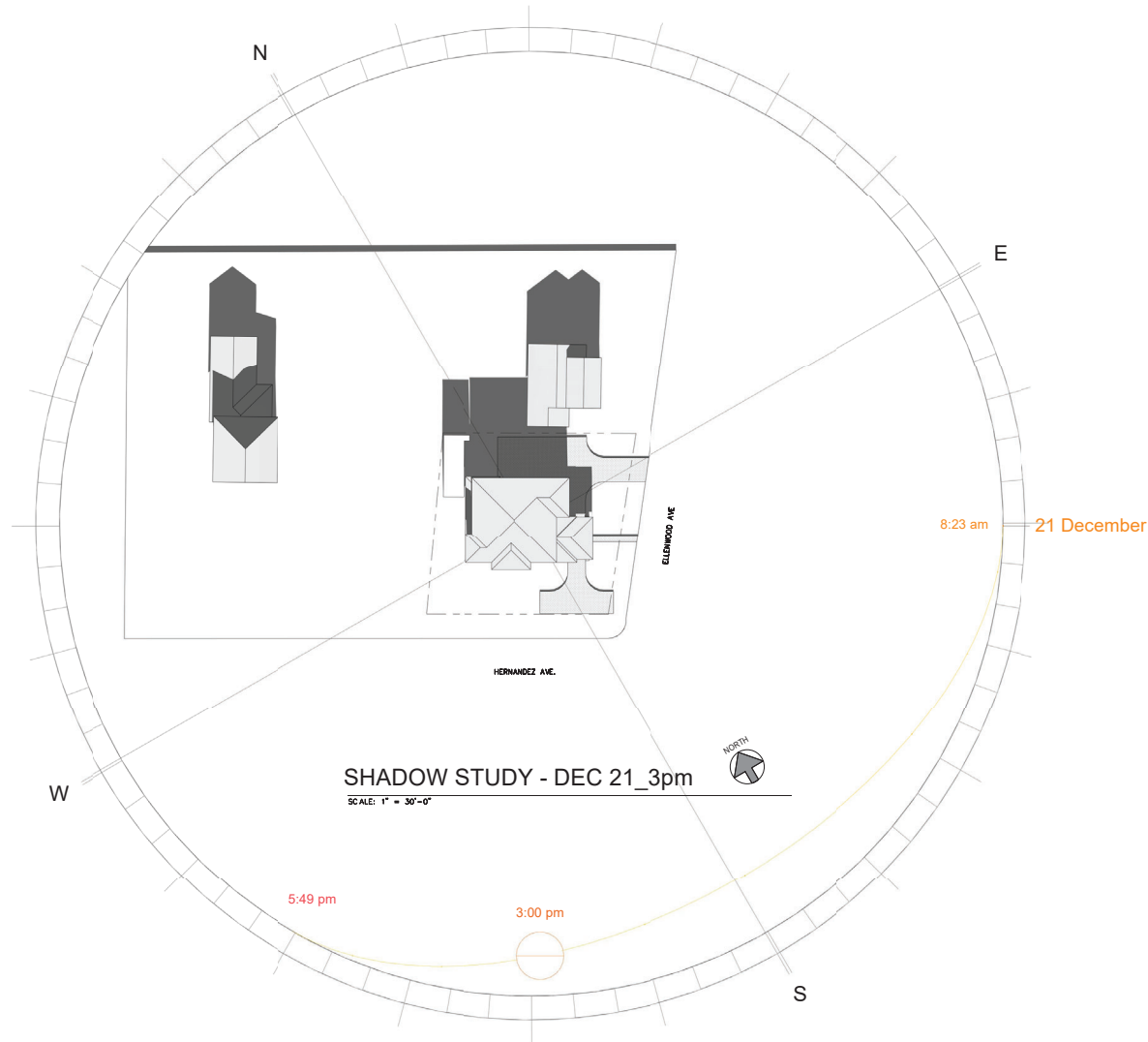


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SHADOW STUDY
SHEET 5

CADIENTE RESIDENCE
 94 HERNANDEZ AVENUE
 LOS GATOS, CA 95030

DESIGN	JA
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DATE	JULY 12, 2021
SCALE	AS NOTED
JOB NO.	22134058



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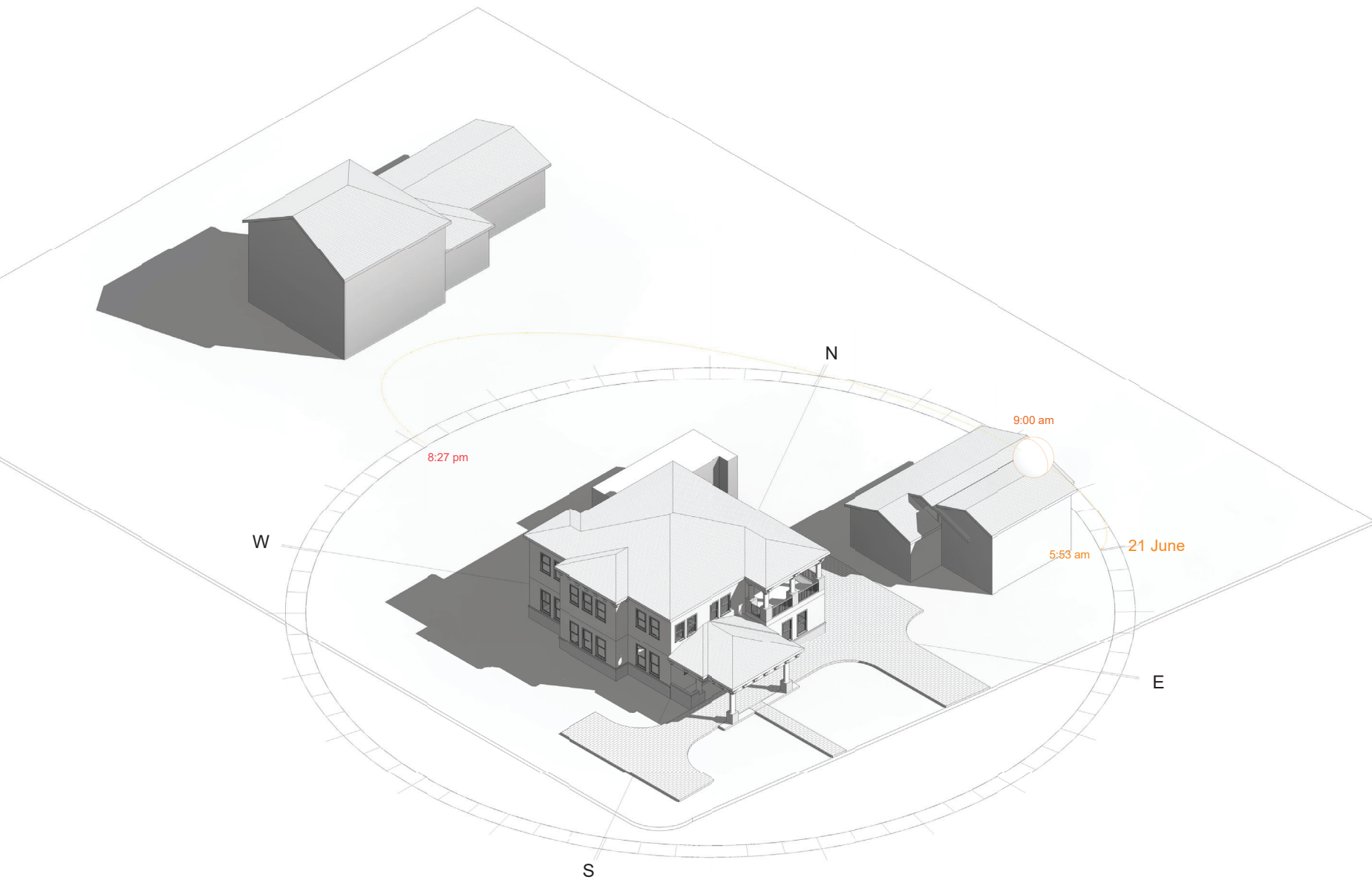
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SHADOW STUDY
SHEET 6

CADIENTE RESIDENCE
 94 HERNANDEZ AVENUE
 LOS GATOS, CA 95030

DESIGN	JA
ARCHITECT	JPA
DATE	JULY 12, 2021
SCALE	AS NOTED
PROJECT NO.	22134058

13



3D SHADOW STUDY - JUNE 21_9am
SCALE:

REVISIONS	BY
REVIEW SET	
100	

I, the undersigned, being a duly Licensed Professional Engineer in the State of California, do hereby certify that I am the author of the design and/or construction documents herein, that I am a duly Licensed Professional Engineer in the State of California, and that I am not providing my services in violation of the laws and regulations of the State of California.

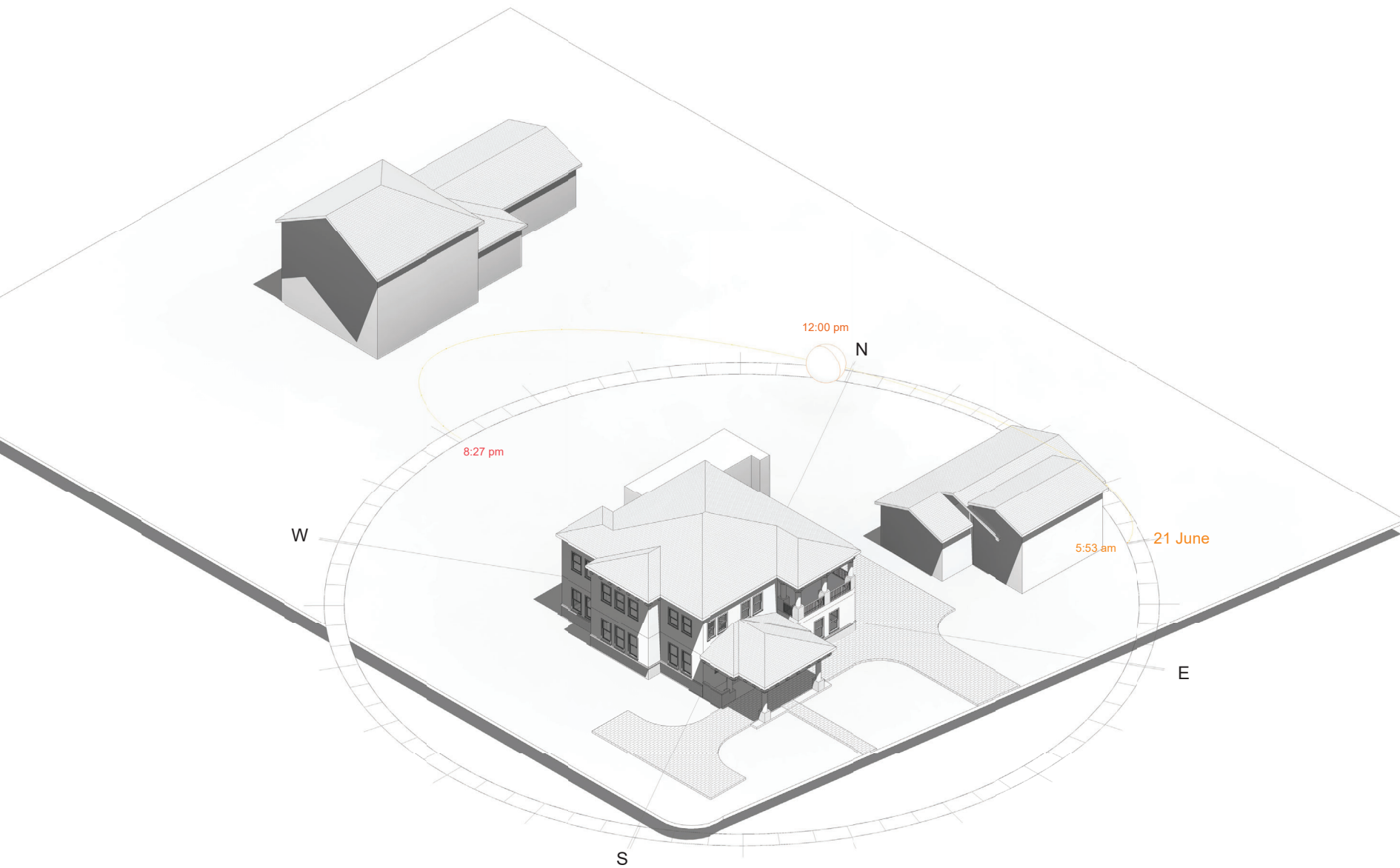


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SHADOW STUDY
 3D VIEWS SHEET 1

CADIENTE RESIDENCE
 94 HERNANDEZ AVENUE
 LOS GATOS, CA 95030

DESIGN	JA
ARCHITECT	JPA
DATE	JULY 12, 2021
SCALE	AS NOTED
PROJECT NO.	22134058



3D SHADOW STUDY - JUNE 21_12pm

SCALE:

REVISIONS	BY
REVIEW SET	
100%	

I, the undersigned, being a duly licensed Professional Engineer in the State of California, do hereby certify that I am the author of the design and/or specification herein, and that I am a duly licensed Professional Engineer in the State of California, and that I am the author of the design and/or specification herein, and that I am a duly licensed Professional Engineer in the State of California.



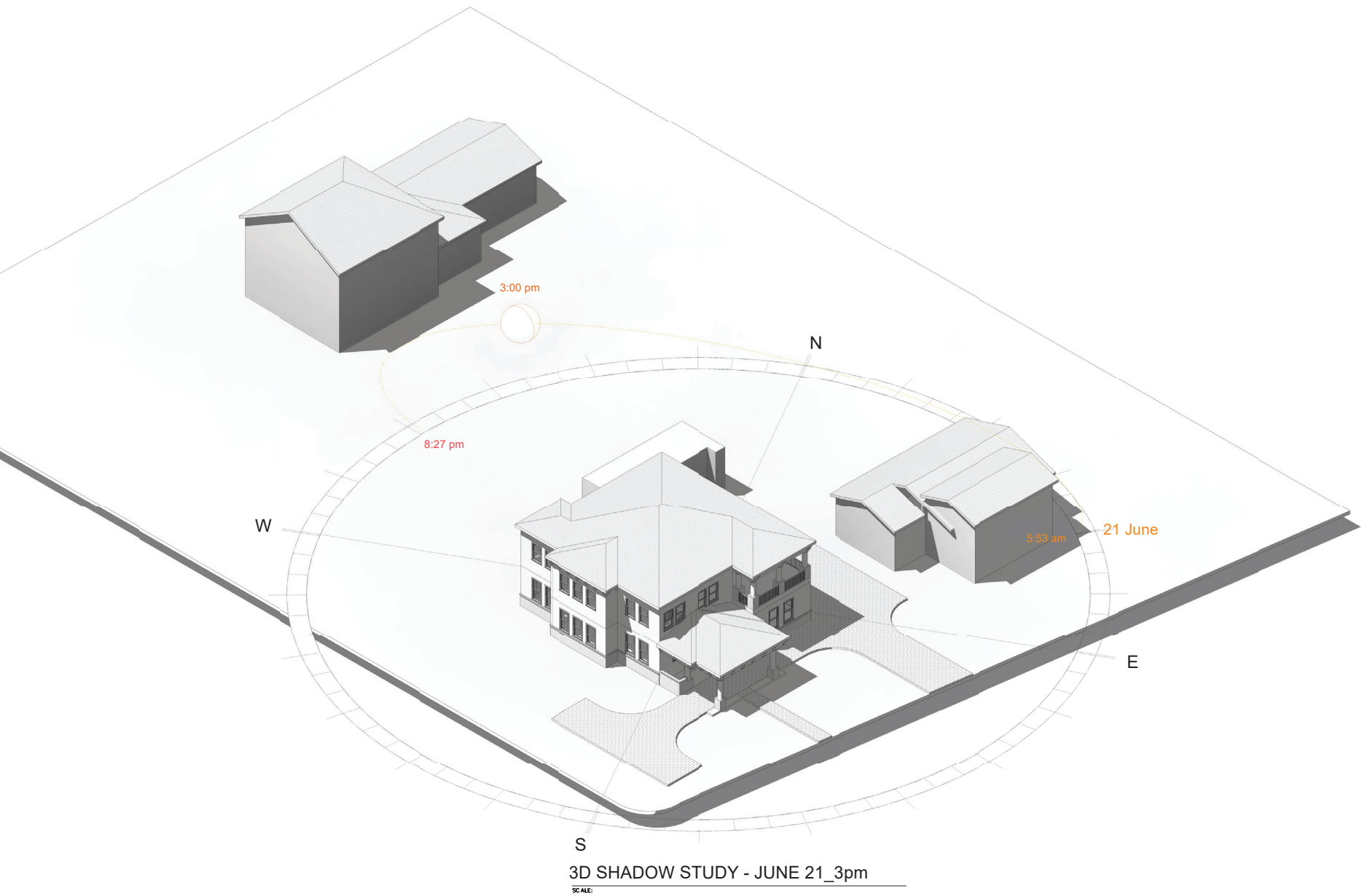
JAIME P. ARAFILES, PE

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SHADOW STUDY
 3D VIEWS SHEET 2

CADIENTE RESIDENCE
 94 HERNANDEZ AVENUE
 LOS GATOS, CA 95030

DESIGN	JA
ARCHITECT	JPA
DATE	JULY 12, 2021
SCALE	AS NOTED
PROJECT NO.	22134058



REVISIONS	BY
REVIEW SET	
100	

I, the undersigned, being a duly licensed Professional Engineer in the State of California, do hereby certify that I am the author of the design and/or specification herein, and that I am a duly licensed Professional Engineer in the State of California, and that I am the author of the design and/or specification herein, and that I am a duly licensed Professional Engineer in the State of California.

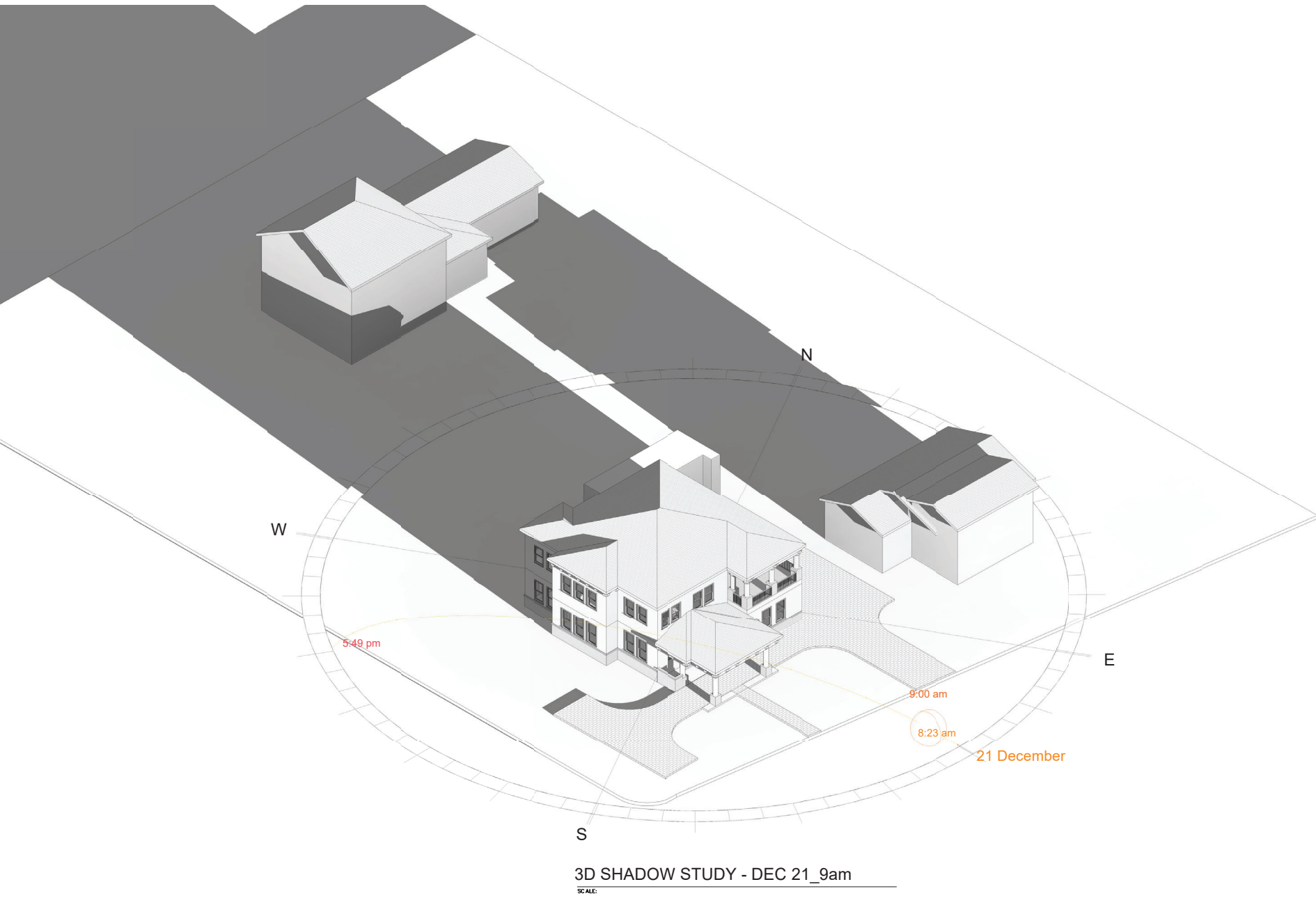


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SHADOW STUDY
 3D VIEWS SHEET 3

CADIENTE RESIDENCE
 94 HERNANDEZ AVENUE
 LOS GATOS, CA 95030

DESIGN	JA
CHECKED	JPA
DATE	JULY 12, 2021
SCALE	AS NOTED
PROJECT NO.	22134058



REVISIONS	BY
REVIEW SET	
100	

I, the undersigned, being a duly licensed Professional Engineer in the State of California, do hereby certify that I am the author of the design and/or specification herein, and that I am a duly licensed Professional Engineer in the State of California, and that I am the author of the design and/or specification herein, and that I am a duly licensed Professional Engineer in the State of California.

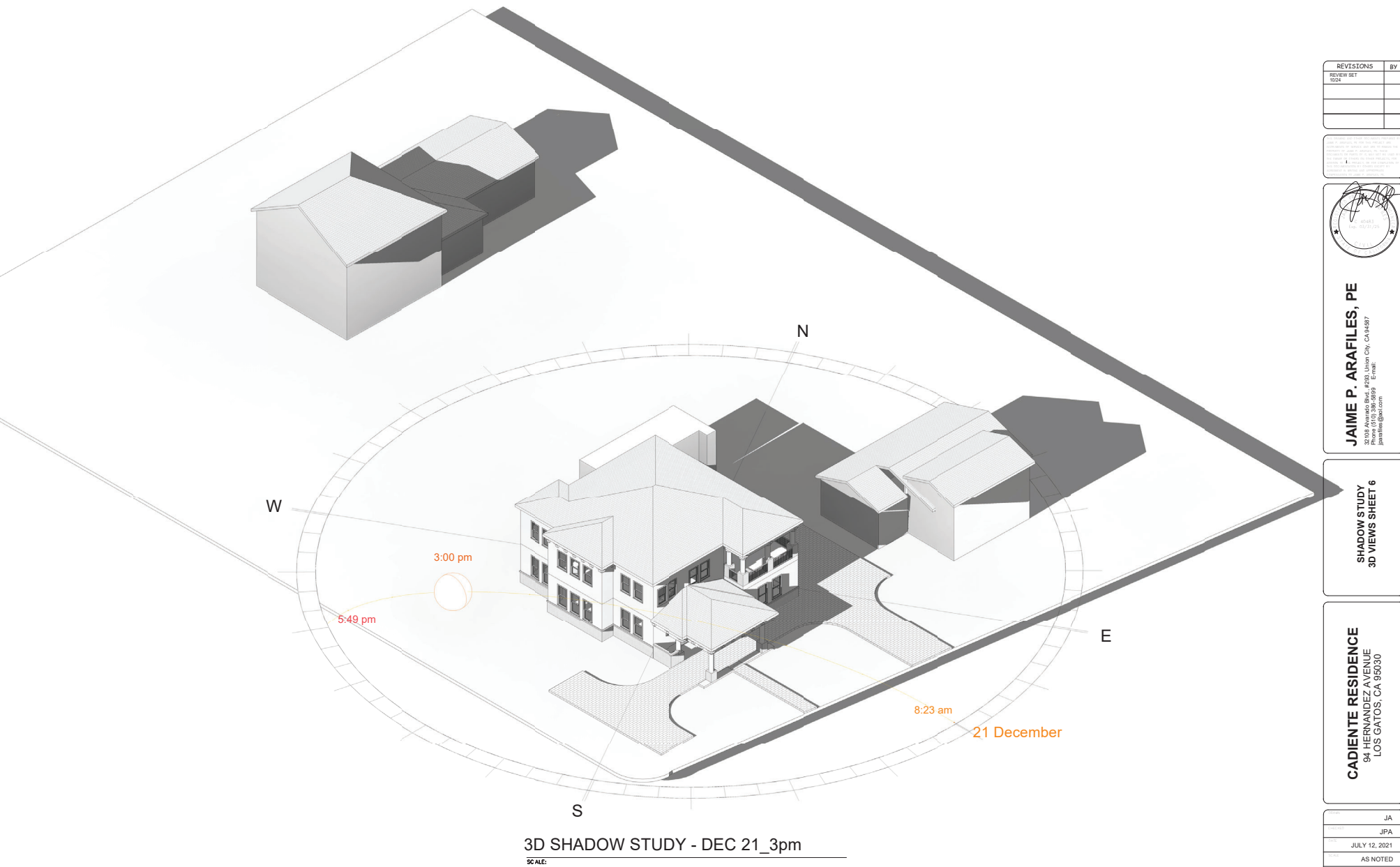


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SHADOW STUDY
 3D VIEWS SHEET 4

CADIENTE RESIDENCE
 94 HERNANDEZ AVENUE
 LOS GATOS, CA 95030

DESIGN	JA
ARCHITECT	JPA
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REVIEW SET	
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1

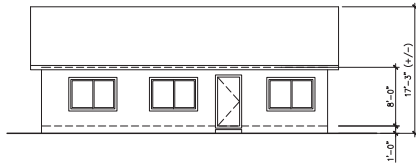


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**SHADOW STUDY
 3D VIEWS SHEET 6**

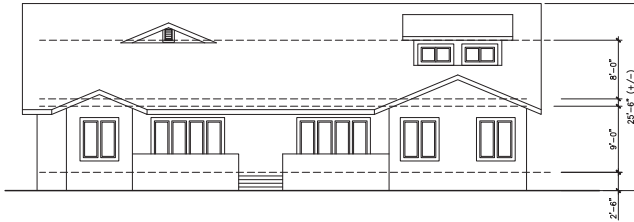
CADIENTE RESIDENCE
 94 HERNANDEZ AVENUE
 LOS GATOS, CA 95030

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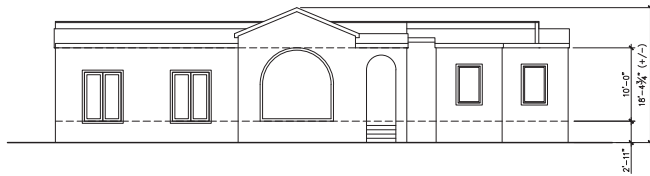
87 ELLENWOOD AVENUE

SCALE: 1/8" = 1'-0"



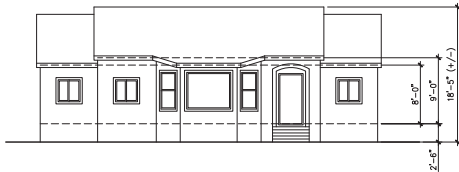
85 ELLENWOOD AVENUE

SCALE: 1/8" = 1'-0"



73 ELLENWOOD AVENUE

SCALE: 1/8" = 1'-0"



74 ELLENWOOD AVENUE

SCALE: 1/8" = 1'-0"



130 HERNANDEZ AVENUE

SCALE: 1/8" = 1'-0"

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REVIEW COMMENTS	JPA
06/23	
REVIEW COMMENTS	JPA
08/23	
REVIEW COMMENTS	JPA
10/23	
REVIEW COMMENTS	JPA
10/24	

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**STREETSCAPE
ELEVATIONS**

CADIENTE RESIDENCE
94 HERNANDEZ AVENUE
LOS GATOS, CA 95030

DRAWN	JPA
CHECKED	JPA
DATE	FEBRUARY 8, 2023
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JOB NO.	22134058
SHEET	

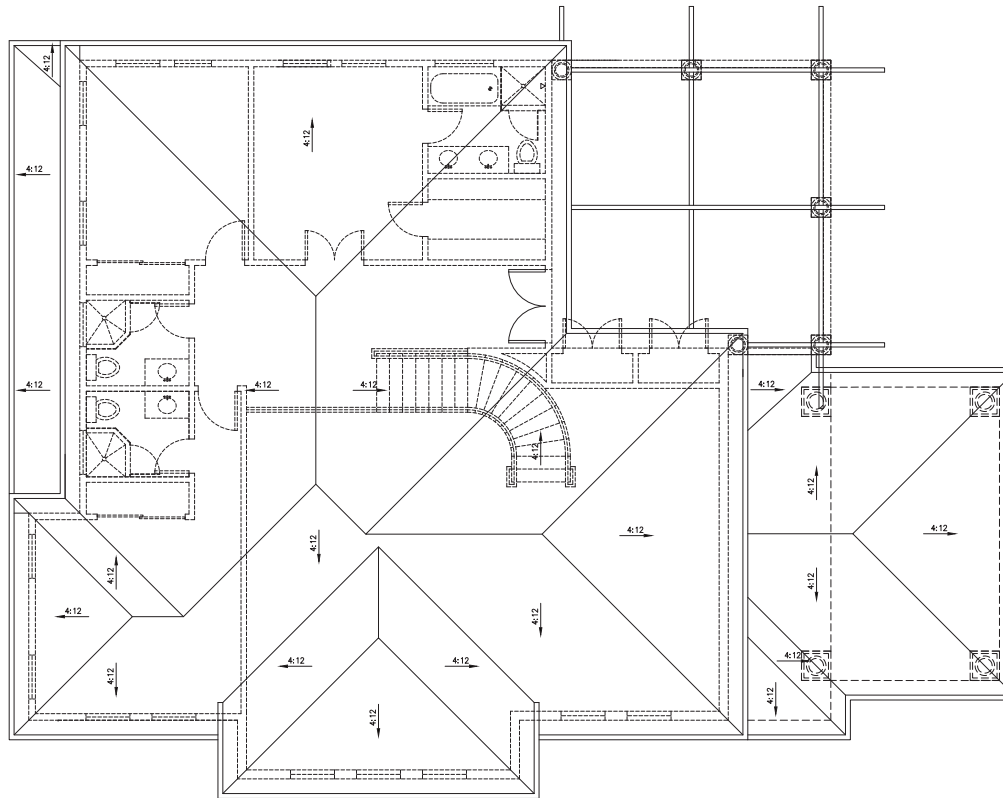


JAIME P. ARAFILES, PE

**STREETSCAPE
ELEVATIONS AND
SITE PLAN CHANGES**

CADIENTE RESIDENCE
94 HERNANDEZ AVENUE
LOS GATOS, CA 95030

DRAWN	JA
CHECKED	JPA
DATE	FEBRUARY 8, 2023
SCALE	AS NOTED
JOB NO.	22134058
SHEET	



ROOF PLAN

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



REVISIONS	BY
REVIEW SET 02/23	JPA
REVIEW COMMENTS 06/23	JPA
REVIEW COMMENTS 08/23	JPA
REVIEW COMMENTS 10/23	JPA
REVIEW COMMENTS 10/24	JPA

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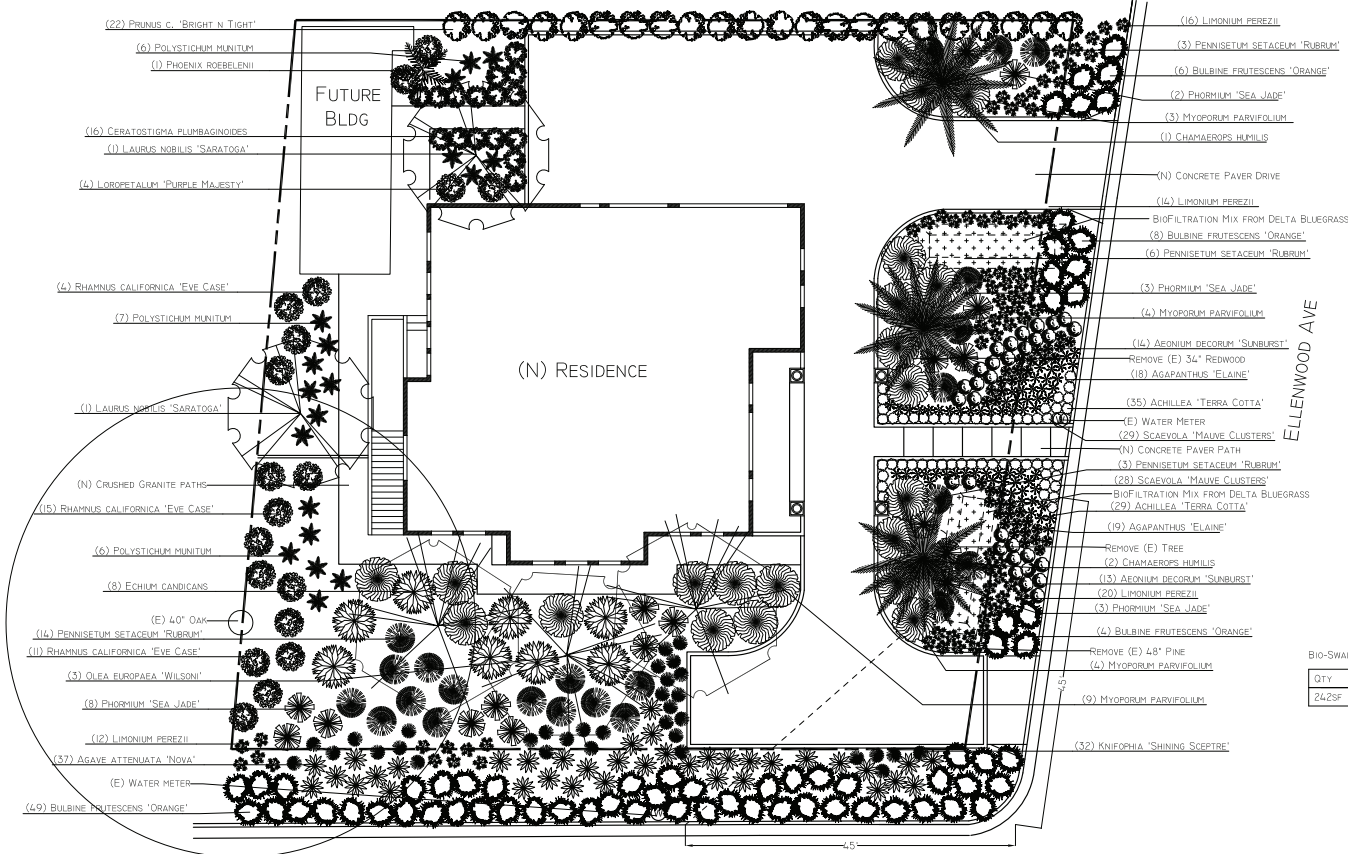
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ROOF PLAN

CADIENTE RESIDENCE
94 HERNANDEZ AVENUE
LOS GATOS, CA 95030

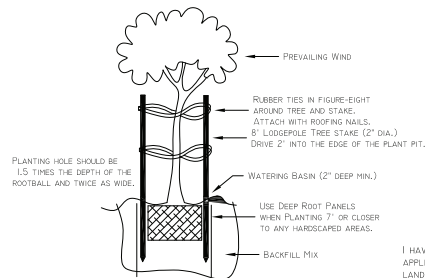
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JOB NO.	22134058
SHEET	

22



PLANT LEGEND

QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	WUCOLS
64		ACHILLEA 'TERRA COTTA'	YARROW	1-GAL	LOW
31		AEONIUM DECORUM 'SUNBURST'	SUNBURST AEONIUM	1-GAL	LOW
37		AGAPANTHUS 'ELAINE'	LILY OF THE LILIE	1-GAL	LOW
37		AGAVE ATTENUATA 'NOVA'	BLUE FOXTAIL AGAVE	5-GAL	LOW
66		BULBINE FRUTESCENS 'ORANGE'	ORANGE STALKED BULBINE	1-GAL	LOW
16		CERATOSTIGMA PLUMBAGINOIDES	DWARF PLUMBAGO	1-GAL	LOW
3		CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	24" BOX NLB	LOW
8		ECHIUM CANDICANS	PRIDE OF MADEIRA	5-GAL	LOW
33		KNIPHOFIA 'SHINING SCEPTRE'	RED HOT POKER	1-GAL	LOW
2		LAURUS NOBILIS 'SARATOGA'	'SARATOGA' SWEET BAY	24"-BOX STD.	LOW
79		LIMONIUM PEREZII	SEA LAVENDER	1-GAL	LOW
4		LOROPETALUM 'PURPLE MAJESTY'	PURPLE CHINESE FRINGE FLOWER	5-GAL	LOW
21		MYOPORUM PARVIFOLIUM	MYOPORUM	1-GAL	LOW
3		OLEA EUROPAEA 'WILSONI'	WILSON FRUITLESS OLIVE	24" BOX NLB	LOW
26		PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	1-GAL	LOW
1		PHOENIX ROEBELENI	PIGMY DATE PALM	15-GAL	LOW
17		PHORIUM 'SEA JADE'	NEW ZEALAND FLAX	5-GAL	LOW
19		POLYSTICHUM MUNIFOLIUM	WESTERN SWORD FERN	5-GAL	LOW
22		PRUNUS CAROLINIA 'BRIGHT & TIGHT'	CAROLINA CHERRY LAUREL	15-GAL	LOW
15		RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	5-GAL	LOW
57		SCAEVOLA 'MAUI CLUSTERS'	SCAEVOLA	1-GAL	LOW



TREE STAKING & PLANTING

PLANTING NOTES

SOIL ANALYSIS

THE LANDSCAPE CONTRACTOR SHALL ACQUIRE A SITE SPECIFIC SOILS ANALYSIS AND REPORT WITH RECOMMENDATIONS BEFORE STARTING THE PROJECT.

SOIL PREP

USE 4 CU. YDS. ORGANIC AMENDMENT/ 1000 SQ. FT. IN ALL PLANTING AREAS, AND INCORPORATE INTO SOIL BY TILLING TO A DEPTH OF 6 INCHES, UNLESS OTHERWISE DIRECTED BY SOIL FERTILITY ANALYSIS.

PLANT MATERIAL

- QUALITY AND SIZE OF PLANT MATERIALS SHOULD CONFORM TO THE CALIFORNIA GRADING CODE OF NURSERY STOCK, NO. 1 GRADE.
- ALL PLANTS SHOULD BE TRUE TO TYPE OR NAME, BY SPECIES AND VARIETY, AS REQUIRED BY THE CALIFORNIA FOOD AND AGRICULTURE CODE.
- ALL PLANTS SHOULD BE TYPICAL OF THEIR SPECIES AND VARIETY AND SHOULD HAVE NORMAL HABIT OF GROWTH.
- ALL PLANTS SHOULD COMPLY WITH FEDERAL AND STATE LAWS REQUIRING INSPECTION FOR PLANT DISEASES AND INFESTATIONS.
- PLANTS SHOULD BE SUFFICIENTLY ESTABLISHED SO THAT A MIN. OF 75 % OF EACH ROOT BALL STAYS INTACT DURING PLANTING.

PLANTING

DIG PLANTING HOLE TO A DEPTH 1-1/2 TIMES THE DEPTH OF THE ROOT BALL, AND TWICE AS WIDE. BACKFILL WITH 1/3 ORGANIC AMENDMENT AND 2/3 NATIVE SOIL.

BARK MULCH

INSTALL A 3 INCH LAYER OF MULCH IN ALL SHRUB AND GROUNDCOVER AREAS.

IRRIGATION

ALL LANDSCAPED AREAS SHALL BE IRRIGATED BY APPROPRIATE IRRIGATION MEASURES MEETING THE MWELD REQUIREMENTS.

GENERAL MAINTENANCE REQUIREMENTS

THE FOLLOWING MAINTENANCE REQUIREMENTS SHALL APPLY FOLLOWING THE COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION:

- WEEDING SHALL BE DONE WEEKLY AS NECESSARY.
- GRASS POWER FERTILIZER (5-3-1) SHALL BE APPLIED AT 4 MONTH INTERVALS AT THE RATE OF 25 LBS/ 1,000 SQUARE FEET. SHRUB AND GROUNDCOVER AREAS SHALL BE TOP-DRESSED AND WATERED-IN WELL AFTER APPLICATION.
- TRASH AND/OR LITTER REMOVAL SHALL BE PERFORMED ON A WEEKLY BASIS.
- DEAD OR DYING PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN 2-3 WEEKS.

BIO-SWALE SOIL BLEND (SEE CIVIL ENG DETAIL SHEET C-2)

QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS
2423SF		BIOFILTRATION MIX	FROM DELTA BLUEGRASS	SOD	LOW

PRIOR TO FINAL OCCUPANCY THE FRONT YARD MUST BE LANDSCAPED, AND A CERTIFICATE OF COMPLETION SHALL BE SUBMITTED TO THE TOWN OF LOS GATOS. THIS SHALL INCLUDE:

- IRRIGATION AUDIT REPORT, BY A 3RD PARTY
- A REDUCED AND WATER-PROOFED COPY OF THE IRRIGATION PLAN LOCATED WITHIN EACH CONTROLLER BOX.
- ALL COMPLETION FORMS FILLED OUT AND SIGNED.

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

Christina Sampedro

LANDSCAPE ARCHITECT LIC # 6251

10/10/2023

Revisions	Date	By
Rev1	7/3/23	TAJ
Rev2	10/10/23	TAJ

Plans By:
Ambience Garden Design
530 Lawrence Expwy
Mailbox #377
Sunnyvale, CA 94085
C-27 Lic #1003318
LA Lic #6251

Phone: (408) 990-6999
(By Appointment Only)
www.gardendezine.com

Landscape Plan



Cadierte Residence
94 Hernandez Ave
Los Gatos, CA

Scale: 1/8" = 1'-0"

Date: 9/13/2021

Drawn By: TAJ

Job No.

L-1

45 WALNUT AVE

HERNANDEZ AVE

94 HERNANDEZ AVE

74 ELLENWOOD AVE

REVISIONS	BY
1 REVIEW SET 02/23	JPA
2 REVIEW COMMENTS 06/23	JPA
3 REVIEW COMMENTS 09/23	JPA
4 REVIEW COMMENTS 10/23	JPA
5 REVIEW COMMENTS 10/24	JPA
6 REVIEW COMMENTS 11/24	JPA
7 ARCHITECT COMMENTS 2/25	JPA

ALL PERMITS ARE OBTAINED. PERMITS REQUIRED BY OTHER AGENCIES FOR THIS PROJECT ARE OBTAINED. THE DESIGNER HAS BEEN ADVISED BY THE CITY OF LOS ANGELES THAT THE CITY OF LOS ANGELES HAS A RECORDING FEE OF \$100.00 PER SET OF PLANS. THE DESIGNER HAS BEEN ADVISED BY THE CITY OF LOS ANGELES THAT THE CITY OF LOS ANGELES HAS A RECORDING FEE OF \$100.00 PER SET OF PLANS.



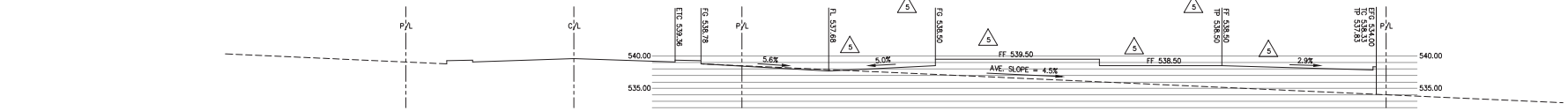
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SITE GRADING AND DRAINAGE PLAN

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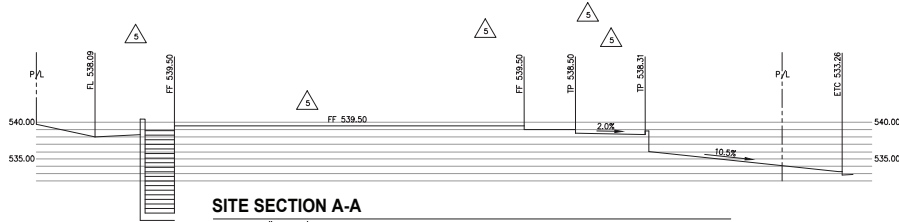
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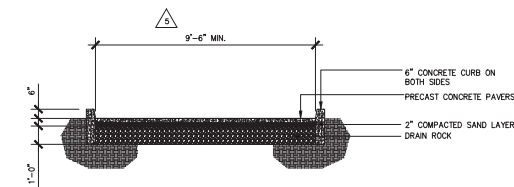
SITE SECTION B-B

SCALE: 1" = 10'



SITE SECTION A-A

SCALE: 1" = 10'

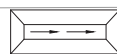


TYPICAL DRIVEWAY SECTION

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

EARTHWORK CALCULATIONS						
AVE. SLOPE = 4.5%	EARTHWORK (CY)		MAX. DEPTH (FT.)		(CY)	
SITE ELEMENTS	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY	149.0		1.5			149.0
BUILDING FOOTPRINT	690.0		11.0			690.0
LANDSCAPE		158.5		1.0	158.5	
TOTAL	839.0	158.5				680.5

LEGEND



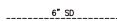
- BIOSWALE, SEE DETAIL 1/C2



- EARTHEN SWALE, SEE DETAIL 2/C2



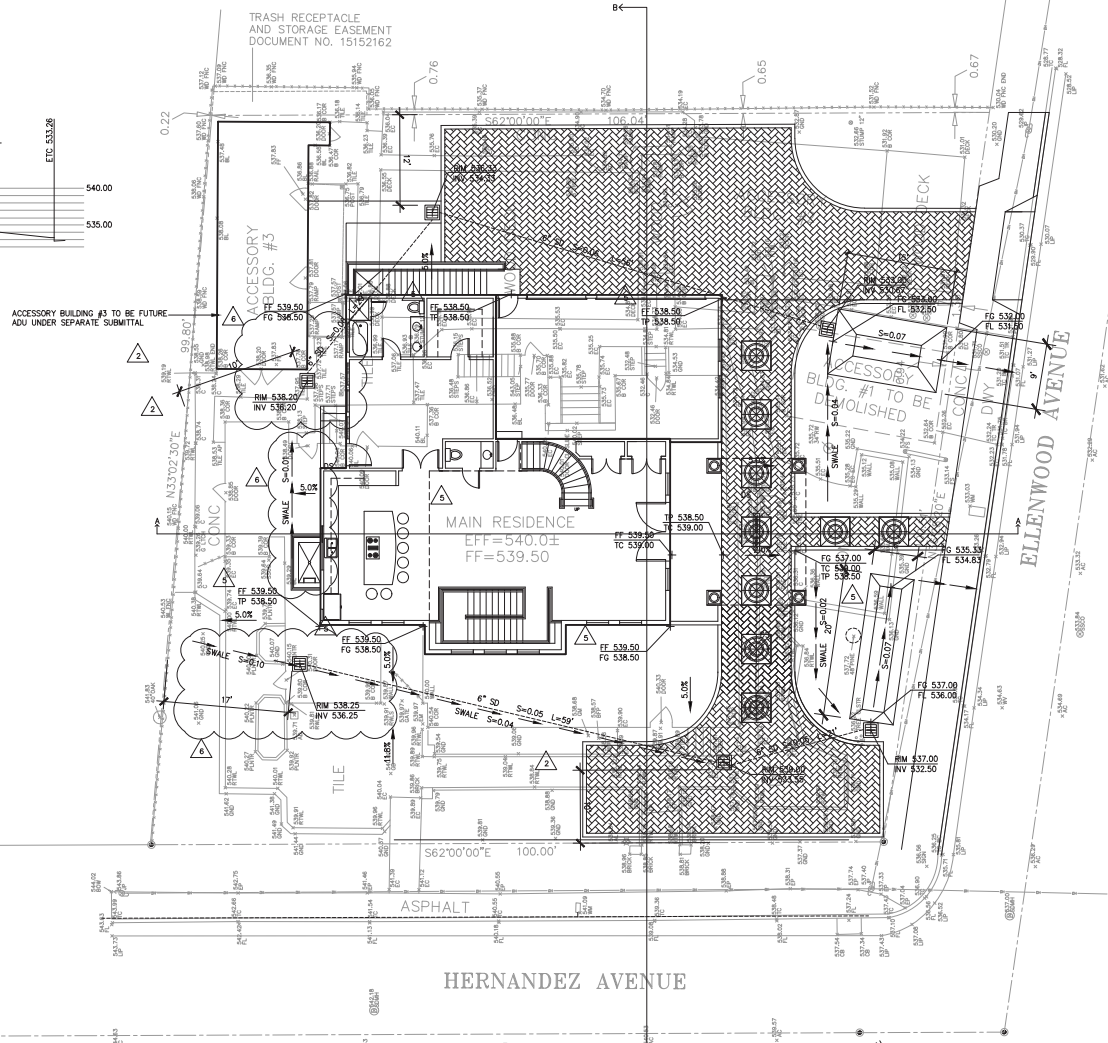
- 18"x18" PRECAST CONCRETE CATCH BASIN WITH H=20 RATED CAST IRON FRAME AND GRATE, SEE DETAIL 3/C2



- 6" STORM DRAIN PIPE, SDR-35 PERFORATED P.V.C., SEE DETAIL 4/C2

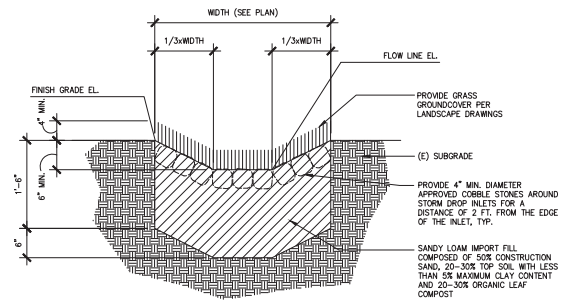


- (E) CONCRETE PAVING AND PLANTER WALLS TO BE DEMOLISHED AND RECYCLED OFF-SITE

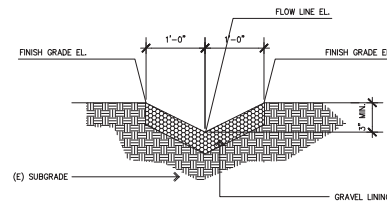


SITE DRAINAGE PLAN

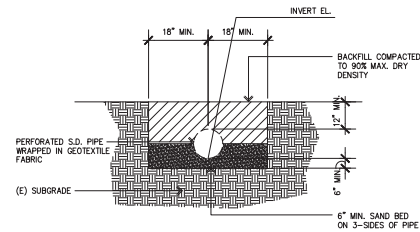
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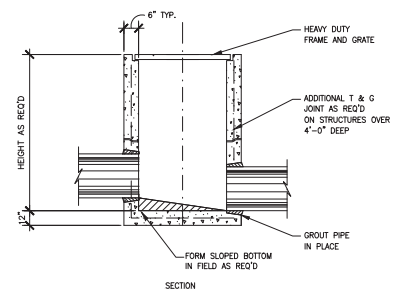
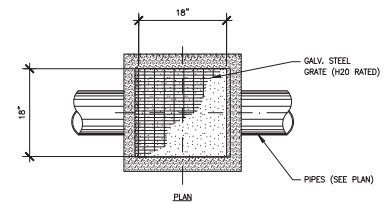
1 TYPICAL BIOSWALE DETAIL
NOT TO SCALE



2 TYPICAL EARTHEN SWALE
NOT TO SCALE



4 TYPICAL STORM DRAIN SECTION
NOT TO SCALE



3 TYPICAL CATCH BASIN DETAIL
NOT TO SCALE

REVISIONS	BY
REVIEW SET	JPA
02/23	
REVIEW COMMENTS	JPA
06/23	
REVIEW COMMENTS	JPA
08/23	
REVIEW COMMENTS	JPA
10/23	
REVIEW COMMENTS	JPA
10/24	

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SITE DETAILS

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