

SCOPE OF WORK

THIS PROJECT PROPOSES A TENANT IMPROVEMENT FOR A RESTAURANT (2,153 SF) AND ADDITION (128 SF) TO THE HISTORIC TWO-STORY BUILDING. SCOPE INCLUDES A NEW CIRCULATION SPACE WITH A STAIRWAY AND ACCESSIBLE SITE UPGRADES		
TENANT IMPROVEMENT	2,153 SF	HPC/ SCOPE
1ST FLOOR	1,073 SF	• ADDITION EXTERIOR MATERIAL TO BE VERTICAL SIDING, COLOR TO MATCH EXISTING HISTORICAL BUILDING
2ND FLOOR	1,080 SF	• EXISTING CORNER ENTRY TO REMAIN
ADDITION	128 SF	• LEFT ENTRY AND STOREFRONT WINDOWS TO BE REHABILITATED TO MATCH 1919-1952 FACADE, SEE A200
SITE ADJUSTMENTS		• ALL OTHER EXTERIOR WINDOWS AND DOORS TO REMAIN, TRIM AND SIDING TO REMAIN, SEE DEMOLITION CALC ON A002
• OUTDOOR DECK 471 SF, TRELLIS AND STRING LIGHTS		• ROOF STRUCTURE TO REMAIN
• LANDSCAPING PER COMMERCIAL DESIGN GUIDELINES		
• TRASH AREA WITH WOOD FENCE/SCREEN		

PROJECT DIRECTORY

OWNER:	REVEAL 004 LLC 675 NORTH FIRST STREET, SUITE 550 SAN JOSE CA 95112 408-314-0077 INFO@REVEALCORP.COM
ARCHITECT:	GKW ARCHITECTS, INC. 710 E. MCGILNITY LANE SUITE 109 CAMPBELL, CA 95008 408-315-2125 GORDONKWONG@GKWARCHITECTS.COM
CIVIL ENGINEER:	LC ENGINEERING 598 E SANTA CLARA ST, STE 270 SAN JOSE CA 95112 408-806-7187 NLE@LCENGINEERING.NET
LAND SURVEYOR:	LC ENGINEERING 598 E SANTA CLARA ST, STE 270 SAN JOSE CA 95112 408-806-7187 NLE@LCENGINEERING.NET

PROJECT INFORMATION

PROJECT LOCATION:	25 W MAIN STREET, LOS GATOS, CA 95030
APN:	529-01-017
PROJECT JURISDICTION:	LOS GATOS
ZONING:	C-2 LHP CENTRAL BUSINESS DISTRICT (LOS GATOS HISTORICAL COMMERCIAL DISTRICT) CENTRAL BUSINESS DISTRICT
GENERAL PLAN USE:	
(E) OCCUPANCY:	B
(P) OCCUPANCY:	A-2
(E) USE:	RETAIL
(P) USE:	RESTAURANT
YEAR BUILT/OCCUPIED:	1901
MIN. LOT SIZE:	N/A
GROSS LOT SIZE:	3,133 SF
NET LOT SIZE:	2,871 SF
AVG. SLOPE OF LOT:	6%
(E) GROSS FLOOR AREA:	2,170 SF
1ST LVL:	1,090 SF
2ND LVL:	1,080 SF
(P) GROSS FLOOR AREA:	2,281 SF
1ST LVL:	1,073 SF
1ST LVL ADDITION:	128 SF
2ND LVL:	1,080 SF
RIGHT-OF-WAY DEDICATION:	262 SF
FAR:	FLOOR AREA / LOT SIZE
ALLOWED:	60 % = 1,880 SF / 3,133 SF
EXISTING:	69 % = 2,170 SF / 3,133 SF
PROPOSED:	79 % = 2,281 SF / 2,871 SF
REQUIRED PARKING:	
RESTAURANT 2,281 SF (1,300 SF)	8
PROPOSED PARKING	
PARKING DISTRICT SPACES	7 (1 SPACE REQUEST FOR PARKING VARIANCE)
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	YES
SET BACKS	(REQUIRED / EXISTING / PROPOSED)
FRONT:	10'-0" / 11'-9" / 1'-6"
SIDE:	0'-0" / 0'-0" / 0'-0"
REAR:	0'-0" / 61'-8" / 57'-4"
STREET SIDE:	10'-0" / 0'-0" / 0'-0"
MAX. HEIGHT:	45'-0"
(E) HEIGHT:	21'-11"
(P) HEIGHT:	21'-11"

APPLICABLE CODE

- 2022 CALIFORNIA BUILDING CODES PART 1, 6, 10 & 11
- 2022 CALIFORNIA BUILDING CODES PART 2, 2.5, 3-5, 8-9, 12
- 2022 CALIFORNIA RESIDENTIAL CODE PART 2.5
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING CODES
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS
- LOS GATOS MUNICIPAL CODE
- 2022 CALIFORNIA HISTORIC BUILDING CODE

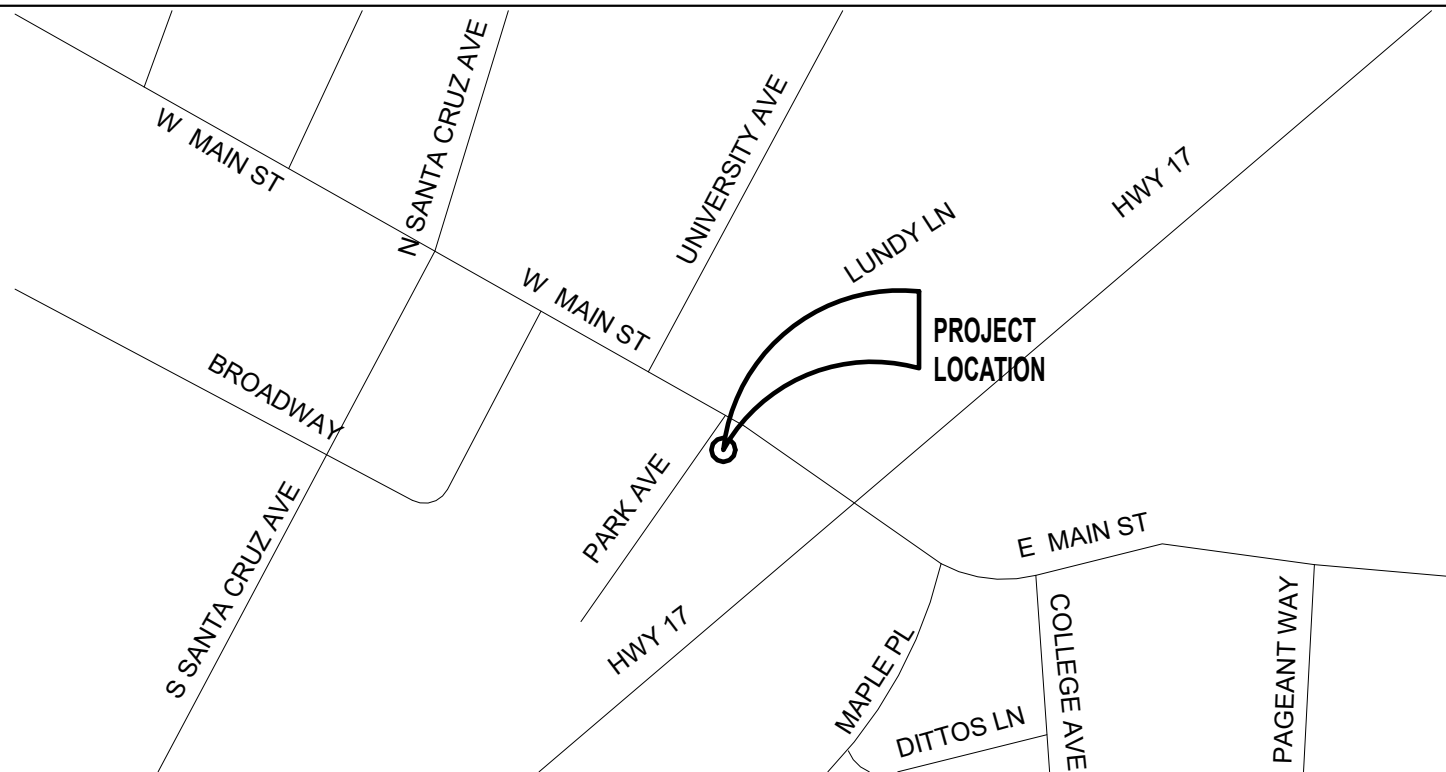
DEFERRED SUBMITTALS

- FIRE SPRINKLERS

BUILDING INFORMATION MODEL



VICINITY MAP



SHEET INDEX

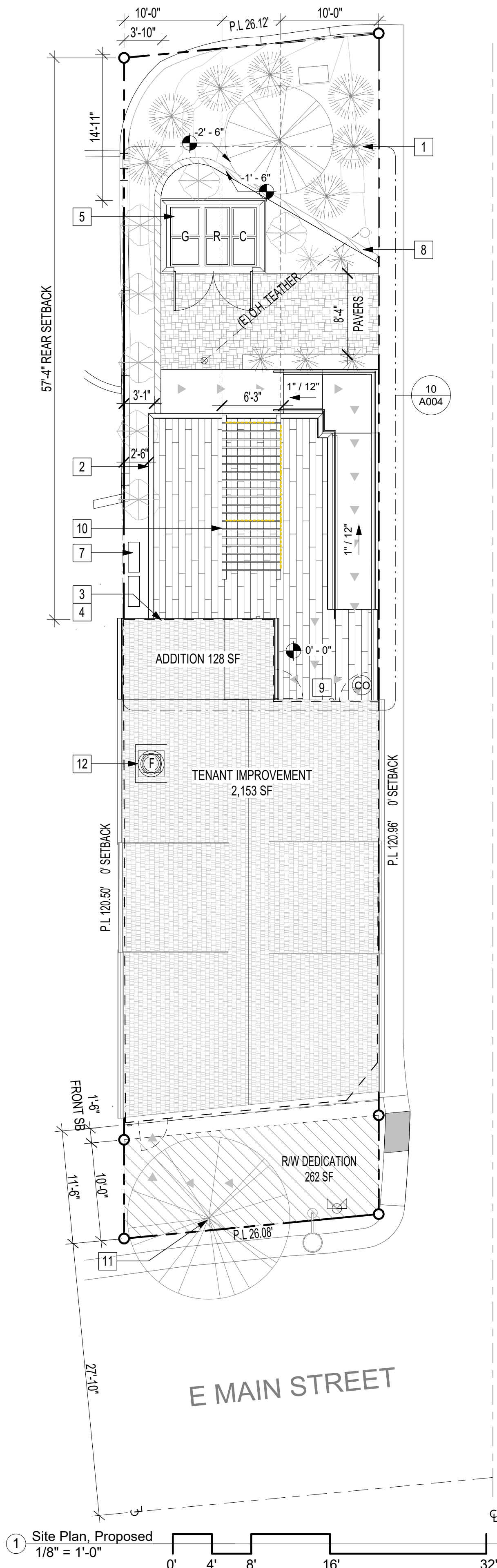
General	
A000	Site Plan, Proposed
A001	Site Plan, Existing & Exterior Photos
A002	Notes & Demolition Plan
A003	Adjacent Building Plan, Shadow Study, Landscape
A004	Adjacent Building, Streetscape Elevations, Accessibility
A005	Fire, Egress & Occupancy Load Analysis
Topography	
1 of 1	Boundary Survey and Topographic Map
Civil	
Sheet 1 of 9	Town Notes, General Notes, Legend & Abbr.
Sheet 2 of 9	Demolition
Sheet 3 of 9	Site Plan
Sheet 4 of 9	Street Improvement Plan
Sheet 5 of 9	Grading and Drainage Plan
Sheet 6 of 9	Section & Details
Sheet 7 of 9	Blueprint for a Clean Bay
Sheet 8 of 9	Erosion Control Plan
Sheet 9 of 9	Erosion Details
Architectural	
A100	Floor Plan, Existing
A101	Architectural, Floor Plan, Proposed
A200	Elevations, Existing & Proposed
A300	Section & Roof Plan
A301	Perspective Views & Diagram

PUBLIC WORKS & PLAN SITE NOTES

- CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING AREA ADJACENT TO WORK IS LEFT IN A CLEAN CONDITION.
- UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
- CONTRACTOR IS RESPONSIBLE FOR ALL TEST, INSPECTIONS AND PROCEDURAL REQUIREMENTS PER CITY OF LOS GATOS.
- OPERABLE SMOKE DETECTORS MUST BE IN PLACE PRIOR TO RE-OCCUPY DWELLINGS
- PLUMBING & ELECTRICAL SURVEY REQUIRED FOR METER RELEASE.
- ADDITIONS, ALTERATIONS OR REPAIRS SHALL CONFORM TO ANY BUILDING OR STRUCTURE WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ALL THE REQUIREMENTS OF THE UBC, PROVIDED THE ADDITION ALTERATION OR REPAIR CONFORMS TO THAT REQUIRED FOR NEW BUILDING OR STRUCTURE PER UBC SECTION 3403.2
- CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITY CONNECTIONS. CONTRACTOR TO PROVIDE ALL NEW UTILITY CONNECTIONS AND/ OR UPGRADE EXISTING AS REQUIRED. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AS REQUIRED BY GOVERNING AGENCIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND APPROVALS INCLUDING ASBESTOS ABATEMENT AS PART OF THE BASE BID
- PER CGBSC 301.1.1 - RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURES REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION. CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
- PER CGBSC 301.1.1 - WHERE ADDITION OR ALTERATION INCREASED THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE, THE REQUIREMENTS OF CALGreen CHAPTER 4 SHALL APPLY ONLY TO AND WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.

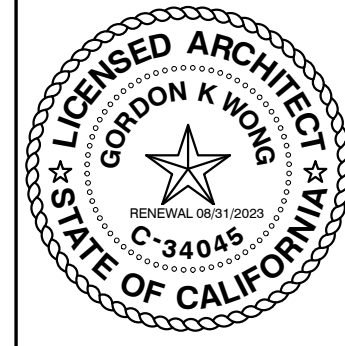
25 WEST MAIN ST.

LOS GATOS CALIFORNIA

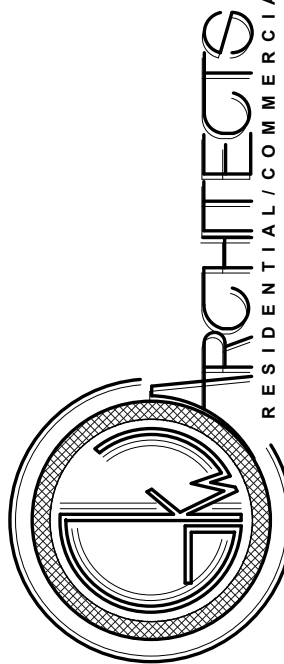


- LEGEND**
- POWER POLE TETHER
 - CLEAN OUT
 - HYDRANT
 - SETBACK LINE
 - PROPERTY LINE
 - BUILDING FOOTPRINT
 - RIGHT-OF-WAY DEDICATION (SEE CIVIL)
 - (P) TRUNCATED DOME
 - (P) ACCESSIBLE PATH OF TRAVEL
- SITE PLAN, PROPOSED, KEYNOTES**
- PROPOSED LANDSCAPING
 - RETAINING WALL, CONCRETE
 - ELECTRICAL METER
 - GAS METER
 - TRASH AREA, WOOD FENCE, 6'-0", 2Y GARBAGE, 1.5Y RECYCLE & COMPOST
 - EXTERIOR MECHANICAL UNITS
 - DRY STACK RETAINING WALL
 - KNOX BOX
 - OUTDOOR DECK/DINING WITH TRELLIS AND STRING LIGHTS
 - (E) STREET TREE, CALIFORNIA BAY, DIAMETER 18" WITH PROTECTIVE FENCING, SEE TREE PROTECTION AND FENCING NOTES BELOW
 - ROOFTOP VENT HOOD

- TREE PROTECTION NOTES**
- PRUNING OR ROOT PRUNING MUST BE SUPERVISED BY AN ISA-CERTIFIED ARBORIST OR AN ASCA-REGISTERED ARBORIST. SEE SECTION 29.10.1010 OF THE TOWN CODE FOR SPECIFICATIONS TO DETERMINE IF A PRUNING PERMIT IS REQUIRED.
- TREE PROTECTION FENCING REQUIREMENTS:**
- SIX-FOOT HIGH CHAIN LINK FENCING MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS SHALL BE DRIVEN INTO THE GROUND AT LEAST TWO-FEET DEEP AT NO MORE THAN TEN-FOOT SPACING. WHEN STIPULATED, FOR EXISTING PAVING AREAS THAT WILL NOT BE DEMOLISHED, POSTS MAY BE SUPPORTED BY CONCRETE BASE.
 - POSTED EIGHT AND ONE-HALF-INCH BY ELEVEN-INCH SIGN ON EACH TREE FENCE STATING: "WARNING - TREE PROTECTION ZONE - THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025"
 - LABELLED PHOTOGRAPHS OF THE INSTALLED FENCING SHALL BE EMAILED TO THE PROJECT PLANNER PRIOR TO ISSUANCE OF PERMITS.
 - TREE PROTECTION FENCING IS REQUIRED TO REMAIN IN PLACE THROUGHOUT CONSTRUCTION. ANY PROTECTED TREE ON-SITE WILL REQUIRE REPLACEMENT ACCORDING TO ITS APPRAISED VALUE IF IT IS DAMAGED BEYOND REPAIR AS A RESULT OF CONSTRUCTION.
- SITE PLAN NOTES:**
- IF ANY EXCAVATION EXCEEDS 5-FEET IN DEPTH OR REMOVES LATERAL SUPPORT FROM AN EXISTING BUILDING, AN ADJACENT PROPERTY, OR THE PUBLIC RIGHT OF WAY, THE PROJECT WILL HALTED UNTIL SHORING PLANS AND CALCULATIONS PREPARED BY A CA LICENSED ENGINEER ARE PROVIDED TO THE TOWN OF LOS GATOS BUILDING DIVISION FOR REVIEW AND APPROVAL. PROJECT MAY RESUME CONSTRUCTION ONCE SHORING PLANS HAVE BEEN APPROVED FOR CONSTRUCTION AND INSTALLED ACCORDING TO APPROVED PLANS.
 - CONTRACTOR TO VERIFY DESIGNS, DIMENSIONS, AND EXISTING CONDITIONS ON SITE.
 - ESTIMATED CUT 0 CY/ FILL 29 CY



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25 West Main St.

Los Gatos, CA, 95030

Revision Schedule

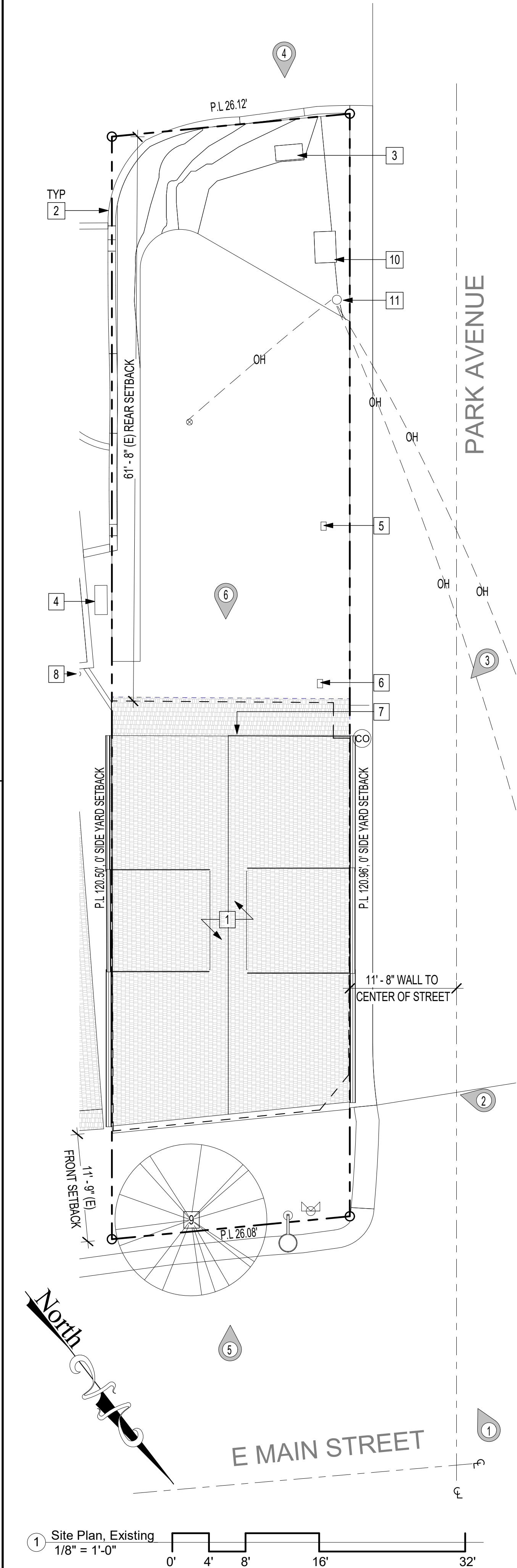
Number	Description	Date
1	Planning	2022.10.19
2	Planning	2023.03.17
3	Planning	2023.05.02

Site Plan,
Proposed

A000

SCALE As indicated

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KEYNOTES, SITE PLAN, EXISTING

- 1 BUILDING TO BE RENOVATED PER COMMERCIAL DESIGN GUIDELINES
- 2 RETAINING WALL
- 3 METAL BOX TO BE RELOCATED
- 4 MINI SPLIT CONDENSER
- 5 WATER METER TO BE RESURFACED
- 6 GAS METER TO BE REPLACED / RELOCATED
- 7 ELECTRICAL METER TO BE REPLACED / RELOCATED
- 8 STORM WATER DRAINAGE TO REMAIN
- 9 TREE TO BE PROTECTED PER CITY CODE
- 10 PG&E BOX/ ELECTRICAL VAULT TO REMAIN
- 11 UTILITY POLE TO REMAIN

NOTES

- 1. GENERAL CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS, STRUCTURES, DIMENSIONS
- 2. ALL ELEMENTS IN BLUE ARE TO BE DEMOLISHED

LEGEND

- ⊗ TEATHER TO REMAIN
- ⊙ CLEAN OUT RELOCATED, SEE A000 AND CIVIL
- ⊗ HYDRANT
- ⊗ WATER VALVE

LINE LEGEND

- SETBACK LINE - - - - -
- PROPERTY LINE - - - - -
- BUILDING OUTLINE - - - - -
- OVERHEAD LINE - - - - - OH - - - - -

TREE PROTECTION NOTES:

- 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 CUTOFF 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 BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025."
- (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 TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED.

(ORD. NO. 2240, § II(EXH. B), 6-2-15)



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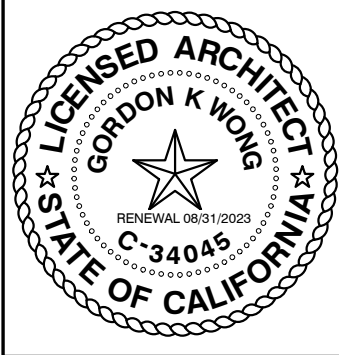


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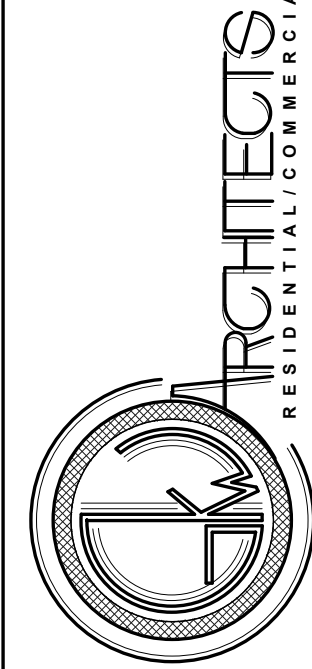


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Site Plan, Existing & Exterior Photos



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25 West Main St.

Los Gatos, CA, 95030

Revision Schedule

Number	Description	Date
2	Planning	2023.03.17

Site Plan, Existing
& Exterior Photos

A001

SCALE 1/8" = 1'-0"

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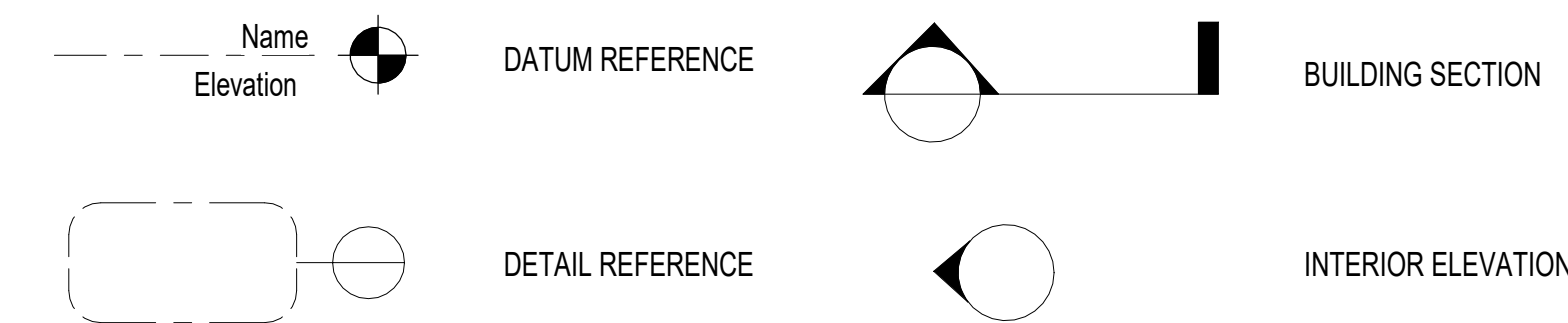
ABBREVIATIONS

A		N	
ABV	ABOVE	(N)	NEW
AC	ASPHALT CONCRETE	N	NORTH
AD	AREA DRAIN	NIC	NOT IN CONTRACT
ADDL	ADDITIONAL	NOM	NOMINAL
AFF	ABOVE FINISH FLOOR	NP	NO PARKING
ASPH	ASPHALT	NR	NON-RATED
		NTS	NOT TO SCALE
B		O	
BITUM	BITUMINOUS	OA	OVERALL
BKG	BACKING	OC	ON CENTER
BLDG	BUILDING	OD	OUTSIDE DIAMETER/ DIMENSION
BM	BEAM	OFCl	OWNER FURNISHED CONTRACTOR
BR	BACKER ROD		INSTALLED
BUR	BUILT-UP-ROOF	OFOI	OWNER FURNISHED OWNER INSTALL
BDR	BEDROOM		
BW	BOTTOM OF WALL		
C		P	
CAB	CABINET	(P)	PROPOSED
CB	CATCH BASIN	PENN	PENETRATION
CEM	CEMENT	PERF	PERFORATED
CF	CUBIC FEET	PERP	PERPENDICULAR
CJ	CONTROL JOINT	PL	PLATE
CL	CLOSET	PL	PROPERTY LINE
CTL	CENTERLINE	PLAS	PLASTER
CLG	CEILING	PLBG	PLUMBING
CONC	CONCRETE	PLWD	PLYWOOD
CPT	CARPET	PNL	PANEL
		POC	POINT OF CONNECTION
D		PP	PERMEABLE PAVERS
D	DECK	PPREFAB	PREFABRICATED
DR	DRAIN	PSF	POUNDS PER SQUARE FOOT
		PSI	POUNDS PER SQUARE INCH
E		PTD	PAINTED
(E)	EXISTING	PTR	PRESSURE TREATED
E	EAST	PTRWDQ	PRESSURE TREATED WOOD
ELEC	ELECTRICAL		
EP	ELECTRICAL PANEL	Q	
EXT	EXTERIOR	QTY	QUANTITY
F		R	
FDN	FOUNDATION	RAD	REVEAL OR RISER
FH	FIRE HYDRANT	RCP	RADIUS
FIN	FINISH	RCP	REINFORCED CONCRETE PIPE
FF	FINISH FLOOR	RD	ROOF DRAIN
FL	FLOW LINE	REF	REFERENCE
FLUOR	FLUORESCENT	REFL	REFLECTED
FOC	FACE OF CONCRETE	REFR	REFRIGERATOR
FOF	FACE OF FINISH	RET	RETAINING OR RETARDANT
FOS	FACE OF STUD	REG	REGISTER
FR	FIRE RATED	RO	ROUGH OPENING
FS	FLOOR SINK	S	
FSL	FIRE SPRINKLER	SCD	SEE CIVIL DRAWINGS
FTG	FOOTING	SCHD	SCHEDULE
FURR	FURRING	SD	STORM DRAIN
G		SECT	SECTION
GALV	GALVANIZED	SED	SEE ELECTRICAL DRAWINGS
GC	GENERAL CONTRACTOR	SF	SQUARE FOOT OR FEET
GL	GLASS	SHR	SHOWER
GND	GROUND	SHT	SHEET
GWB	GYP SUM WALL BOARD	SHTG	SHEATHING
GYP	GYSUM	SIM	SIMILAR
		SJ	SEISMIC JOINT
H		SL	SEALANT
HDBD	HARDBOARD	SLD	SEE LANDSCAPE DRAWINGS
HDR	HEADER	SM	SHEET METAL
HDWR	HARDWARE	SMD	SEE MECHANICAL DRAWINGS
HDWD	HARDWOOD	SOF	SOFFIT
HTR	HEATER	SOG	SLAB ON GRADE
HVAC	HEATING, VENT. & A.C.	SPD	SEE PLUMBING DRAWINGS
		SPEC/S	SPECIFICATION
I		SQ	SQUARE
IN	INCH	SS	SANITARY SEWER
INCAND	INCANDESCENT	SSD	SEE STRUCTURAL DRAWINGS
INSUL	INSULATION	STC	SOUND TRANSMISSION COEFFICIENT
INT	INTERIOR	STD	STANDARD
INV	INVERT	STL	STEEL
		STOR	STORAGE
J		STRL	STRUCTURAL
JST	JOIST	SY	SQUARE YARD
JT	JOINT	T	
K		T&B	TOP AND BOTTOM
K	KIPS	T&G	TONGUE AND GROOVE
KIT	KITCHEN	TC	TOP OF CURB
KP	KICK PLATE	TOC	TOP OF CONCRETE
		TOP	TOP OF PAVING
L		TQS	TOP OF STEEL
LOC	LOCATION	TRD	TREAD
LT	LIGHT	TW	TOP OF WALL
M		U	
MB	MACHINE BOLT	UL	UNDERWRITERS LABORATORIES
MDF	MEDIUM DENSITY FIBERBOARD	UTIL	UTILITIES
MECH	MECHANICAL	V	
MEMB	MEMBRANE	VCP	VITREOUS CLAY PIPE
MET	METAL	VERT	VERTICAL
MH	MANHOLE	VTR	VENT THROUGH ROOF
MSC	MISCELLANEOUS	W	
MTD	MOUNTED	W	WEST OR WIDTH
MTL	METAL	WC	WATER CLOSET
		WD	WOOD
		WDW	WINDOW
		W/O	WITHOUT
		WP	WATER PROOF
		WPT	WORKING POINT
		WR	WATER RESISTANT

GENERAL NOTES

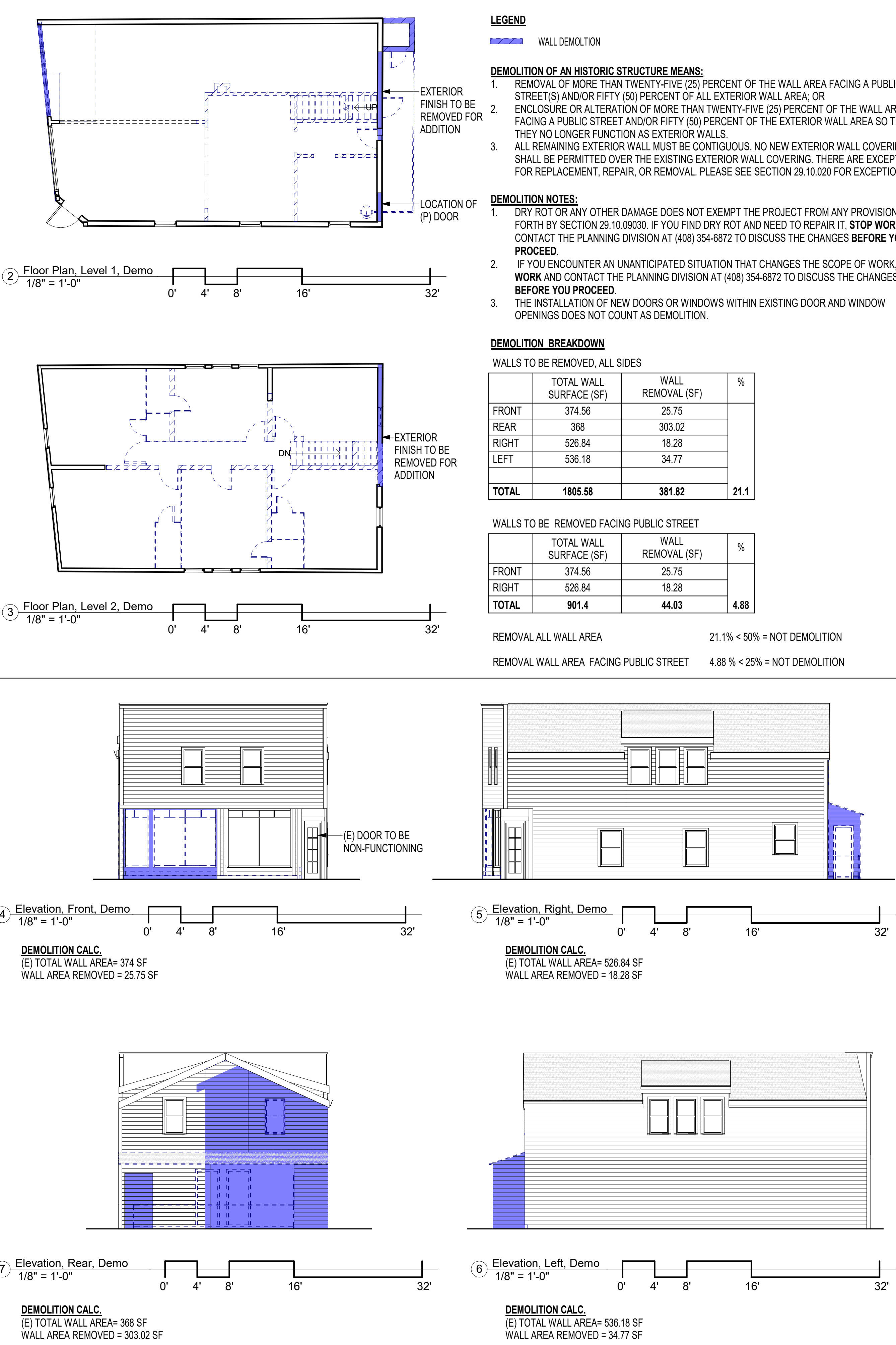
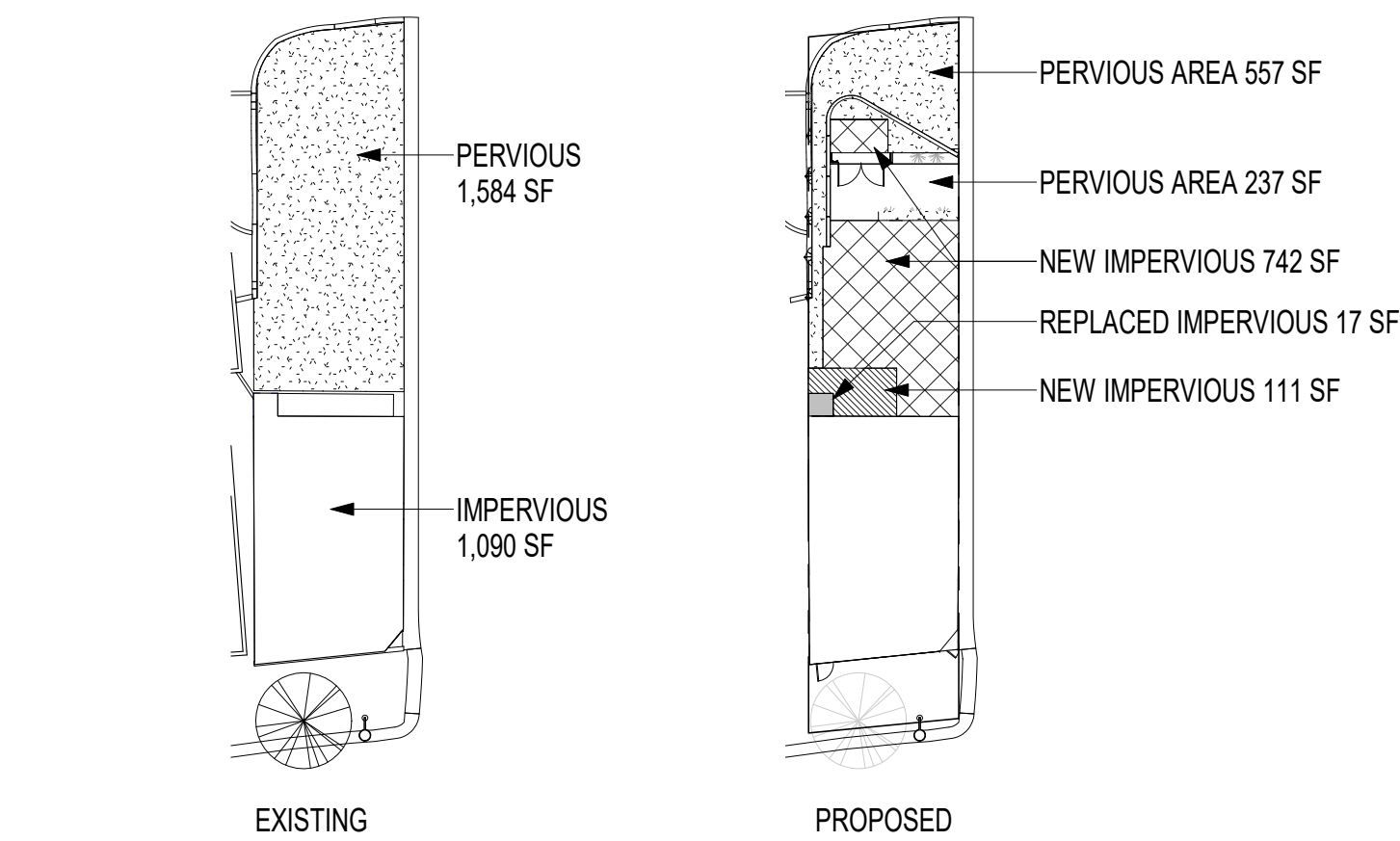
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO NATIONAL, CITY, STATE, LOCAL CODES AND ORDINANCES WHICH MAY BE IN EFFECT. ALL MATERIALS, INSTALLATION PROCEDURES AND PLANS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE CONTRACTOR/S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK.
- THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
- NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
- THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
- ALL WORK SHALL COMPLY WITH AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. THE GENERAL CONTRACTOR SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIR ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIM OR HERSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS OR HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS OR HER NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS OR HER WORK.
- ALL WORK SHALL BE COORDINATED WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ARCHITECTURAL, FIRE PROTECTION AND LIGHTING DRAWINGS APPLYING TO THIS PROJECT PRIOR TO SUBMITTING SHOP DRAWINGS FOR FABRICATION APPROVAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL INVOLVED PARTIES AND PREPARE SHOP DRAWINGS.
- ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING, SHORING, AND PROTECTING ALL WORK DURING CONSTRUCTION, AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
- ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOOD AND MATERIALS ON SIDEWALK AND/ OR STREET SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
- OWNERSHIP OF DRAWINGS: THESE DRAWINGS ARE THE PROPERTY OF GWK ARCHITECTS -- GORDON WONG, ARCHITECT. THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS APPROVED BY THE ARCHITECT.
- LIMITATION OF THE WORK: THE LIMITS OF THE WORK ARE ESTABLISHED BY THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING TRADESMEN WITH THESE LIMITS.
- PRIOR TO ISSUANCE OF THE BUILDING PERMIT A SANITARY SEWER HOOKUP PERMIT (OR CLEARANCE LETTER) MUST BE OBTAINED AND A COPY OF THE PERMIT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT.

GRAPHIC SYMBOLS



IMPERVIOUS/PERVIOUS SITE CALCULATION

TOTAL SITE AREA = 2,871 SF	TOTAL SITE AREA DISTURBED (SF) = 1,674 SF			TOTAL AREA POST-PROJECT (SF)
	EXISTING AREA	PROPOSED AREA		
		REPLACED	NEW	
IMPERVIOUS AREA	1,090 SF	17 SF	853 SF	1,960 SF
TOTAL NEW & REPLACED IMPERVIOUS AREA	-	-	870 SF	870 SF
PERVIOUS AREA	1,584 SF	-	557 SF	557 SF



Notes & Demolition Plan

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25 West Main St.
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Revision Schedule

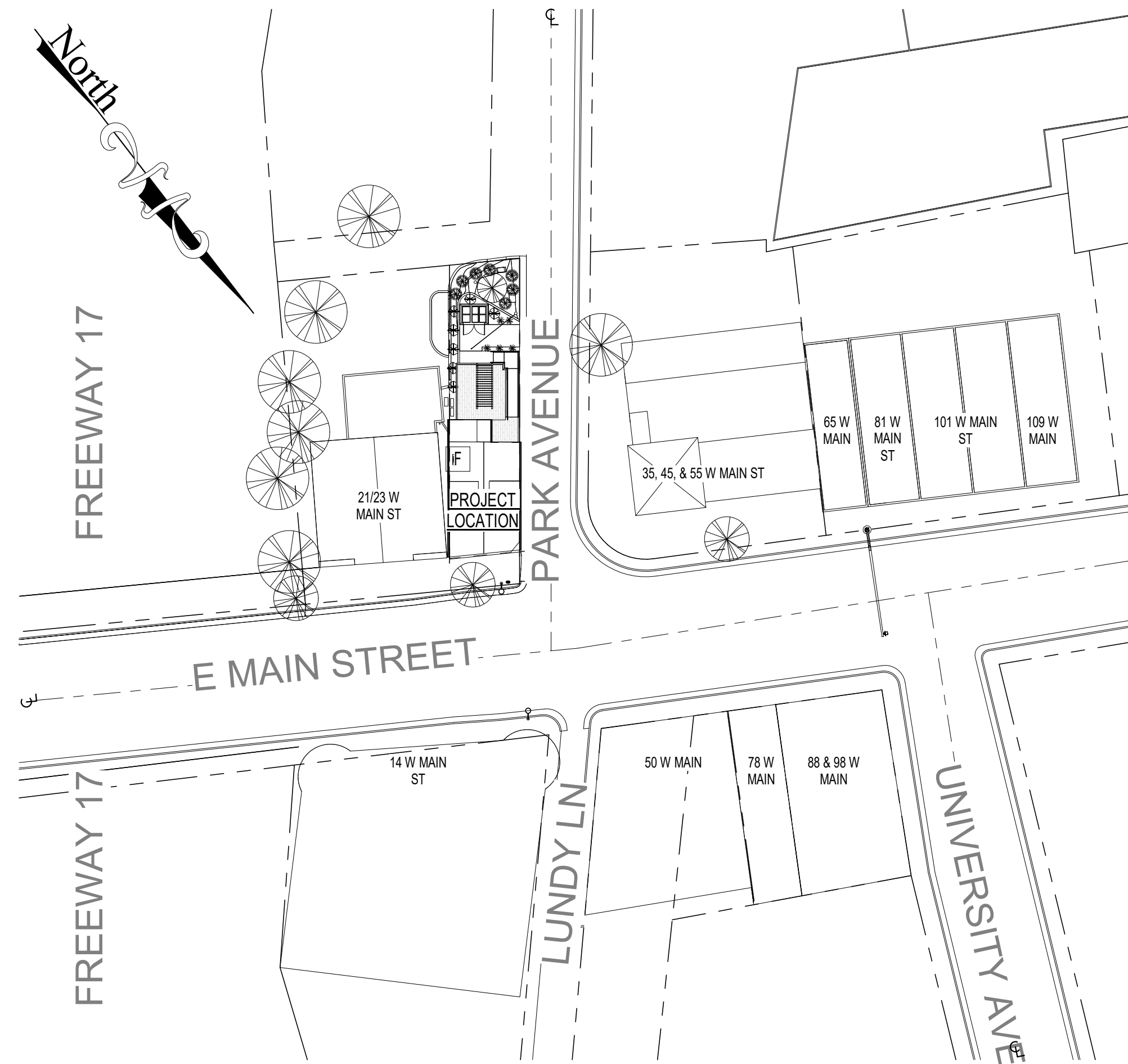
Number	Description	Date
1	Planning	2022.10.19
2	Planning	2022.03.17

Notes & Demolition Plan

A002

SCALE As indicated

5/19/2023 10:15:03 AM



7 Adjacent Building Plan, Proposed
1" = 40'-0"

PROPOSED PROJECT PROPERTY:

• 25 W MAIN ST. A-2- ASSEMBLY RESTAURANT

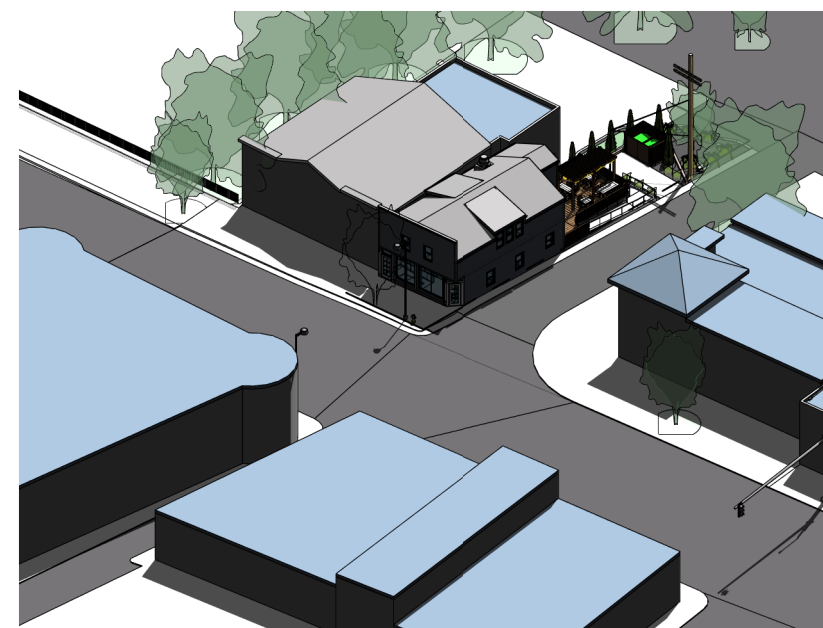
ADJACENT PROPERTIES:

ADDRESS	USE	NAME
• 21 W MAIN ST.	M- MERCANTILE	CRAFTBOX (RETAIL)
• 23 W MAIN ST.	B- BUSINESS	TANGLES (HAIR SALON)
• 35 W MAIN ST.	B- BUSINESS	SHARETEA (CAFE)
• 45 W MAIN ST.	M- MERCANTILE	MANAZ, JOHNSON VALLEY CA (RETAIL)
• 55 W MAIN ST.	M- MERCANTILE	ATHLETIC PERFORMANCE (RETAIL)

ADDRESS	USE	NAME
• 65 W MAIN ST.	B- BUSINESS	NIMBUS SALON (HAIR SALON)
• 81 W MAIN ST.	A-2- ASSEMBLY	ZONA ROSA (RESTAURANT)
• 14 W MAIN ST.	R-2- RESIDENTIAL	14 WEST MAIN APARTMENTS (MULTI-FAMILY RESIDENTIAL)
• 50 W MAIN ST.	B- BUSINESS	ICING ON THE CAKE (BAKERY)
• 78 W MAIN ST.	M- MERCANTILE	BOUTIQUE LA LUNE (RETAIL)
• 88 W MAIN ST.	M- MERCANTILE	PALAPA LOUNGE BEACHWEAR (RETAIL)
• 98 W MAIN ST.	M- MERCANTILE	OPTIQUE AMERICA (RETAIL)



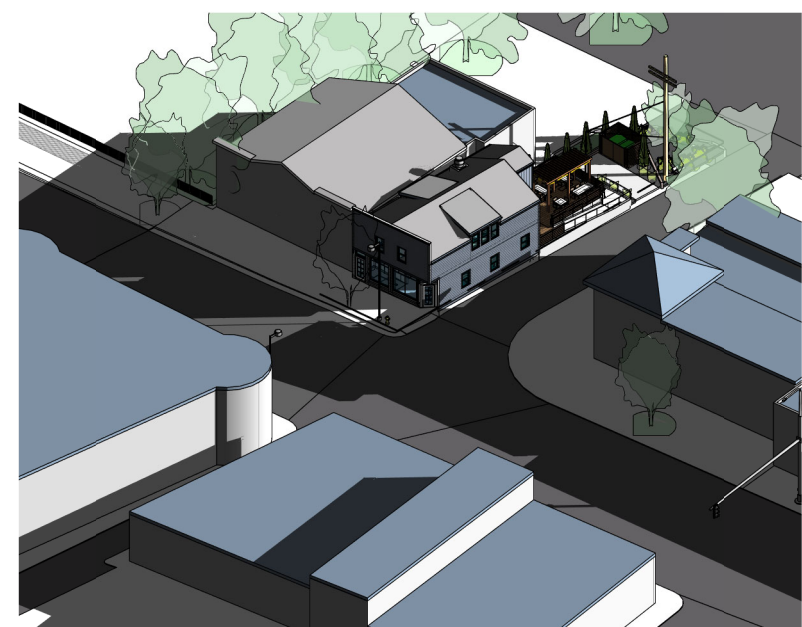
4 Shadow Study Summer Solstice 9AM



5 Shadow Study Summer Solstice 12PM



6 Shadow Study Summer Solstice 3PM



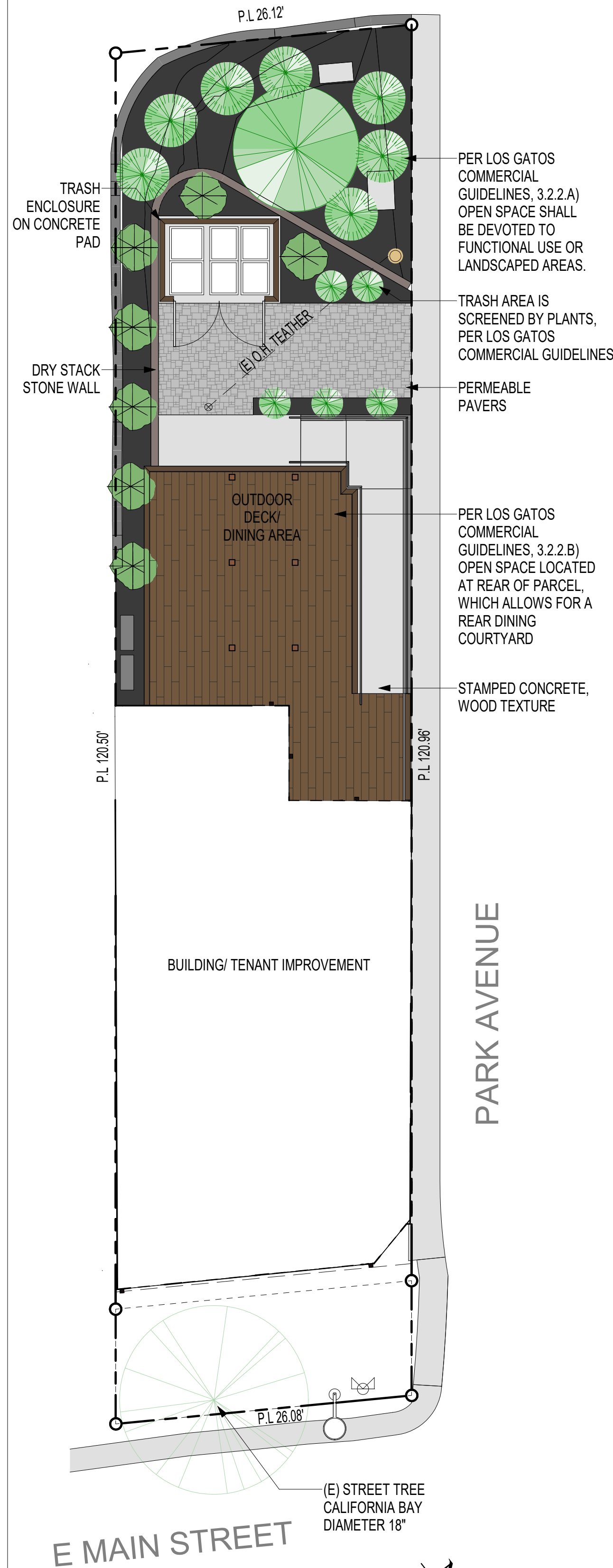
1 Shadow Study Winter Solstice 9AM



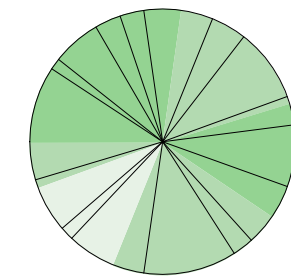
2 Shadow Study Winter Solstice 12PM



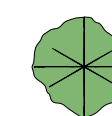
3 Shadow Study Winter Solstice 3PM



LEGEND



CRAPE MYRTLE TREE
LAGERSTROEMIA INDICA
5 GAL
MATURE SIZE 15'-25' HEIGHT
6'-15' SPREAD



ITALIAN CYPRESS TREE
CUPRESSUS SEMPERVIRENS
5 GAL
MATURE SIZE 30-40 FT HEIGHT



DEER GRASS
MUEHLENBERGIA RIGENS
5 GAL
MATURE SIZE 3'-4' HEIGHT



PINK-FLOWERING JASMINE
JASMINE POLYANTHUM
5 GAL
MATURE SIZE, UP TO 10-15 FT HEIGHT



BLACK MULCH



PER LOS GATOS
COMMERCIAL
GUIDELINES, 3.2.2.A)
OPEN SPACE SHALL
BE DEVOTED TO
FUNCTIONAL USE OR
LANDSCAPED AREAS.

TRASH AREA IS
SCREENED BY PLANTS,
PER LOS GATOS
COMMERCIAL GUIDELINES

PERMEABLE
PAVERS

PER LOS GATOS
COMMERCIAL
GUIDELINES, 3.2.2.B)
OPEN SPACE LOCATED
AT REAR OF PARCEL,
WHICH ALLOWS FOR A
REAR DINING
COURTYARD

STAMPED CONCRETE,
WOOD TEXTURE

(E) STREET TREE
CALIFORNIA BAY
DIAMETER 18"

LANDSCAPE NOTES

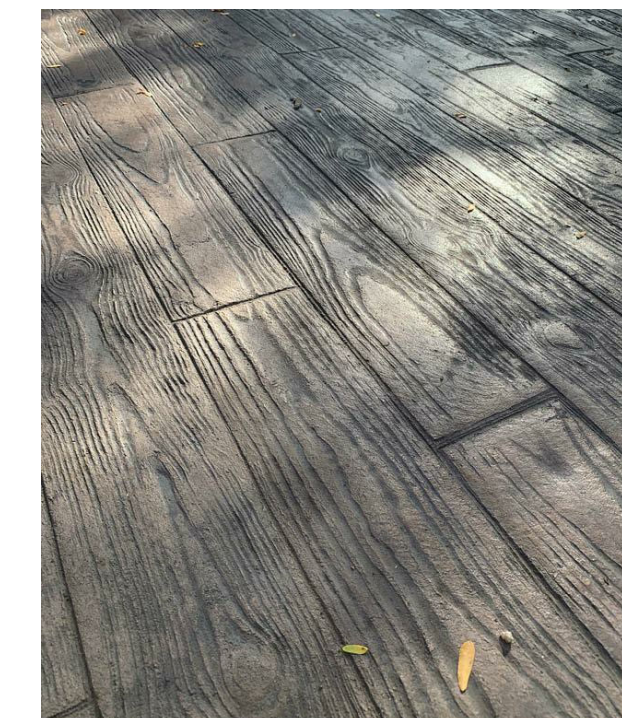
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH COMPLETE IRRIGATION FACILITIES.
- SUBJECT TO WELO REVIEW.
- TOTAL LANDSCAPE AREA= 557 SF

8 Site Plan, Schematic Landscape, Proposed
1/8" = 1'-0"

PERMEABLE PAVERS
CATALINA GRANA PAVES
COLOR: VICTORIAN



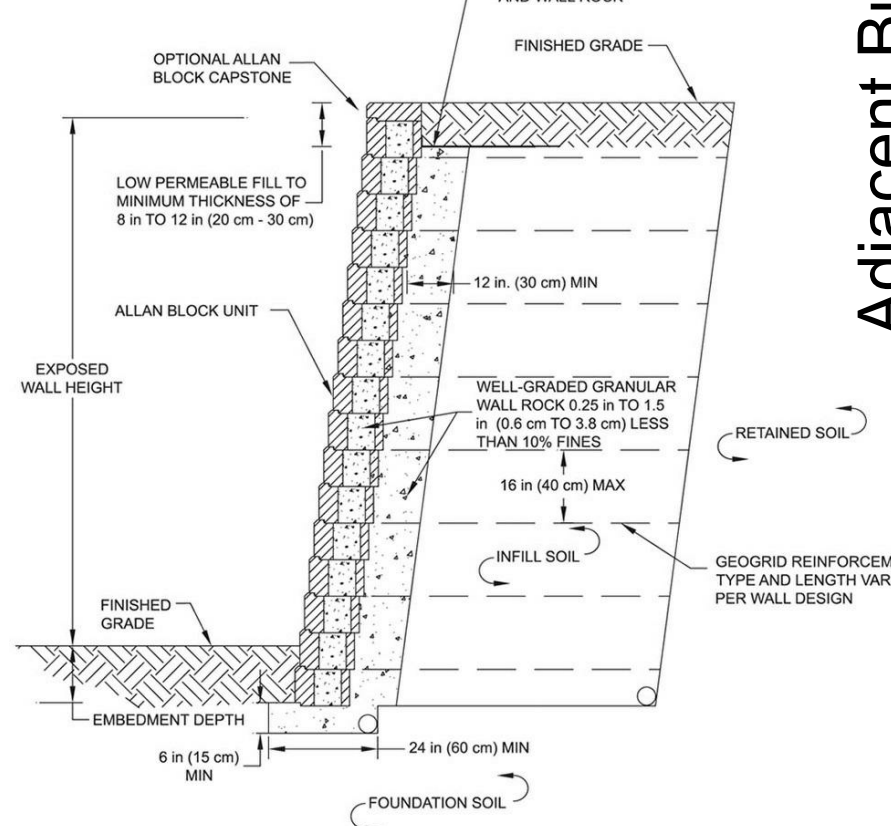
STAMPED CONCRETE
WOOD TEXTURE/ BROWN



DRYSTACK STONE WALL



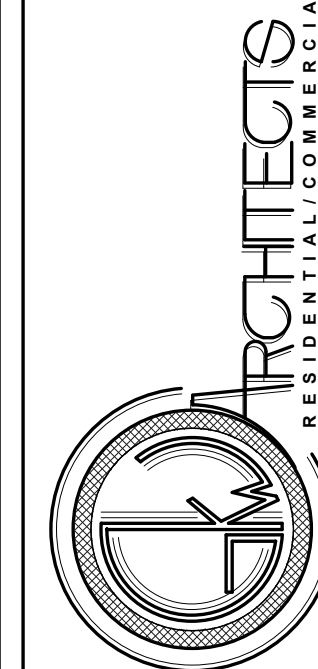
Typical Section



Adjacent Building Plan, Shadow Study, Landscape



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25 West Main St.

Los Gatos, CA, 95030

Revision Schedule

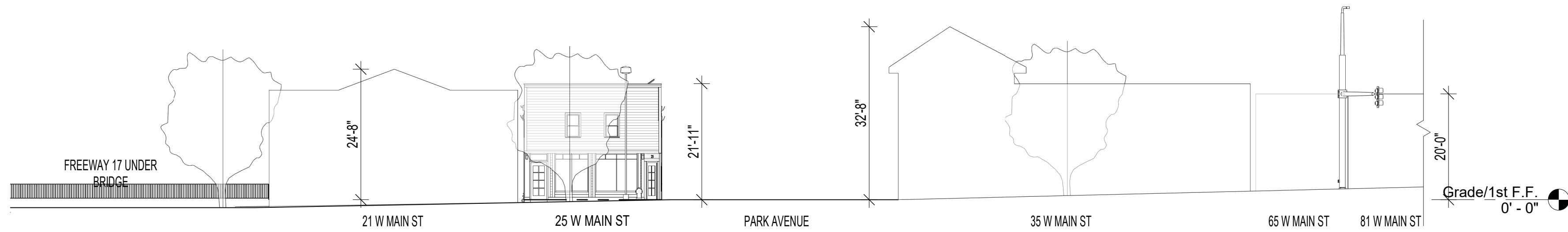
Number	Description	Date
1	Planning	2022.10.19
2	Planning	2022.03.17

Adjacent Building
Plan, Shadow
Study, Landscape

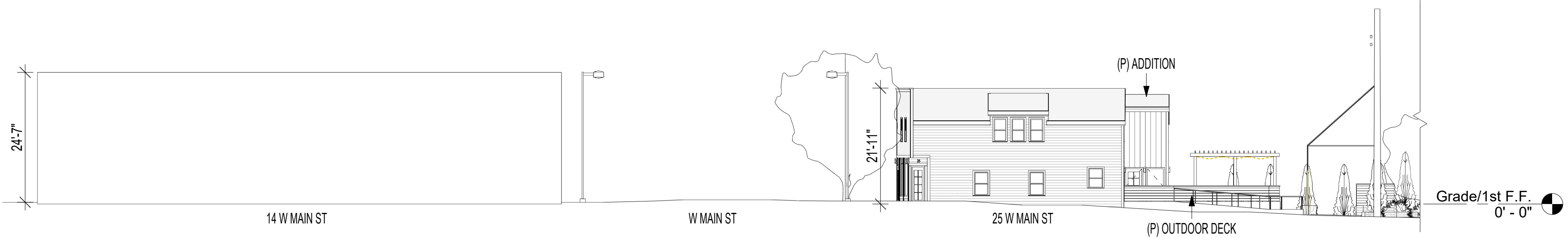
A003

SCALE As indicated

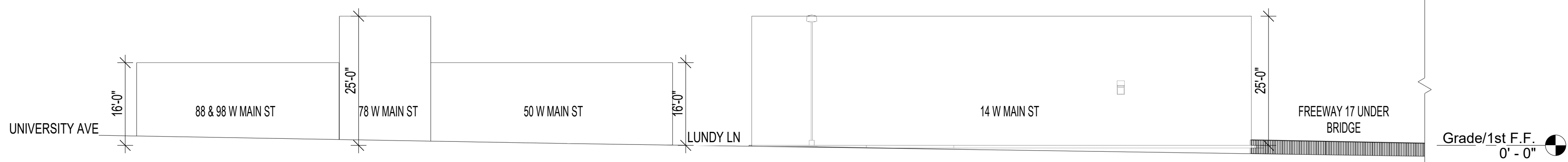
5/19/2023 10:15:27 AM



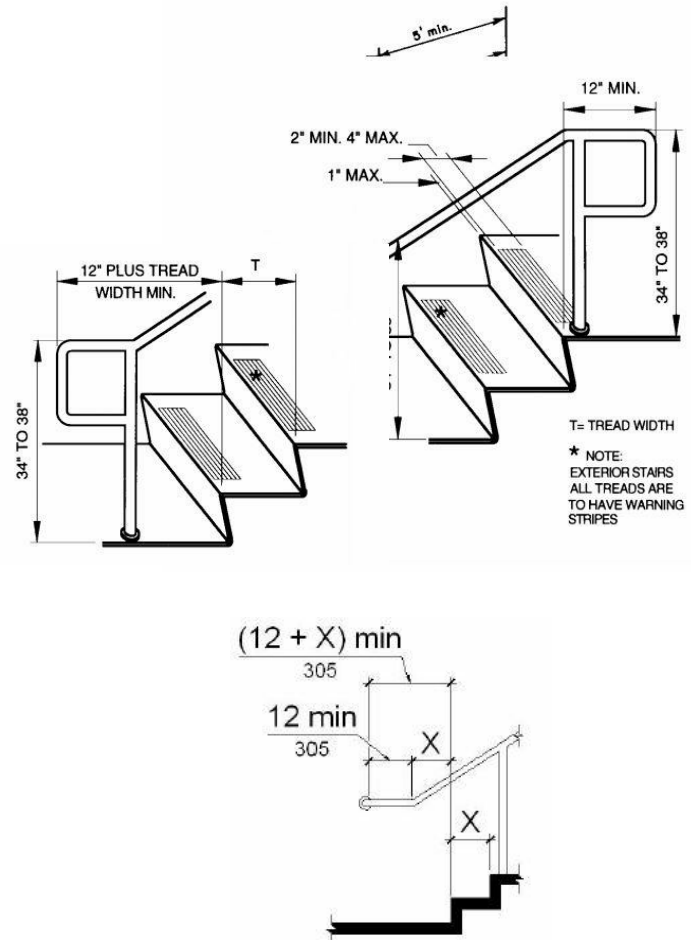
② Streetscape, W Main St. Looking South
1/16" = 1'-0"



① Streetscape, Park Ave.
1/16" = 1'-0"



③ Streetscape, W Main St. Looking North
1/16" = 1'-0"

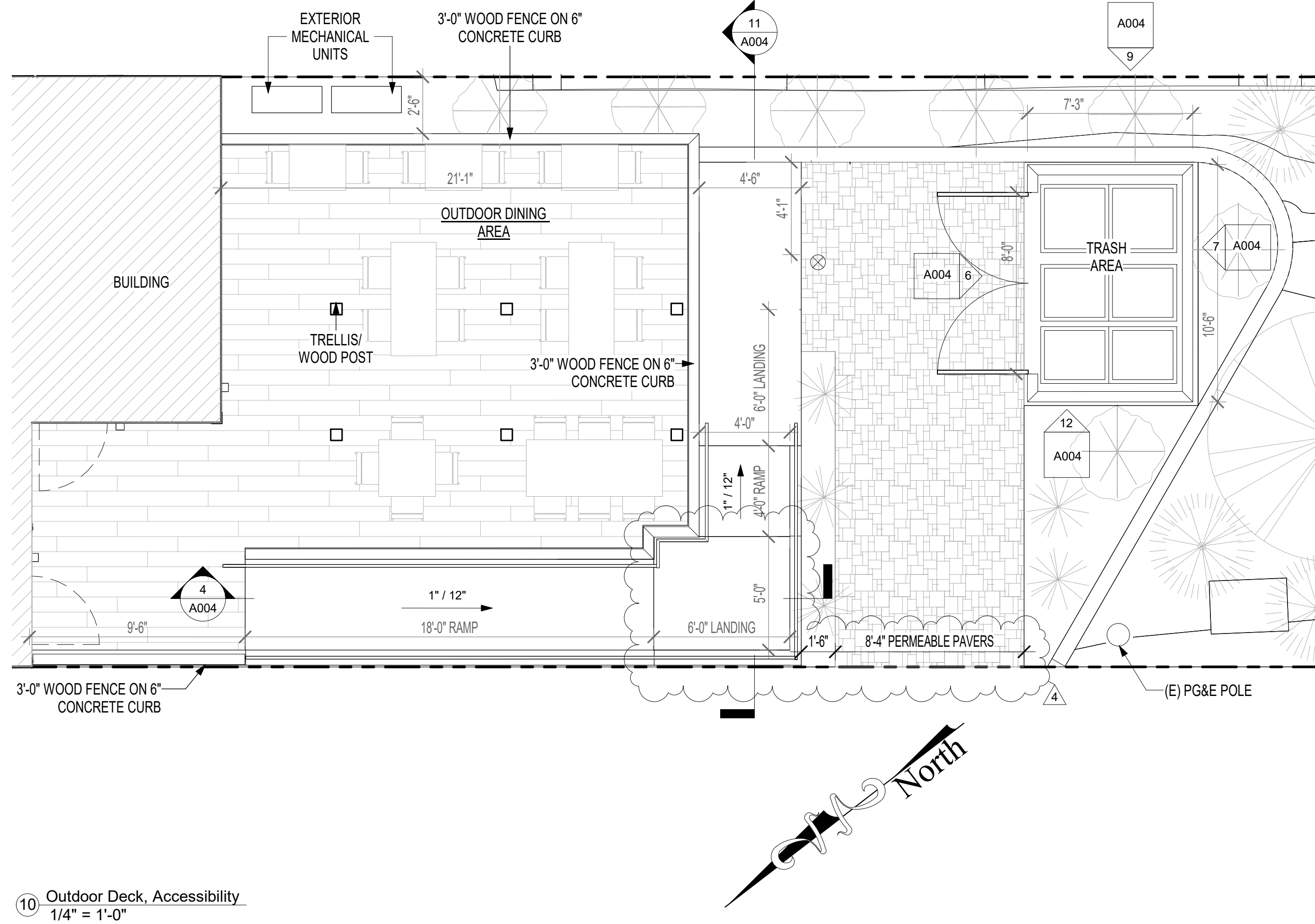


NOTE:
RISERS SHALL BE SOLID AND SLOPED OR UNDERSIDE OF THE NOSING SHALL
HAVE AN ANGLE NOT LESS THAN 60 DEGREES FROM THE HORIZONTAL.

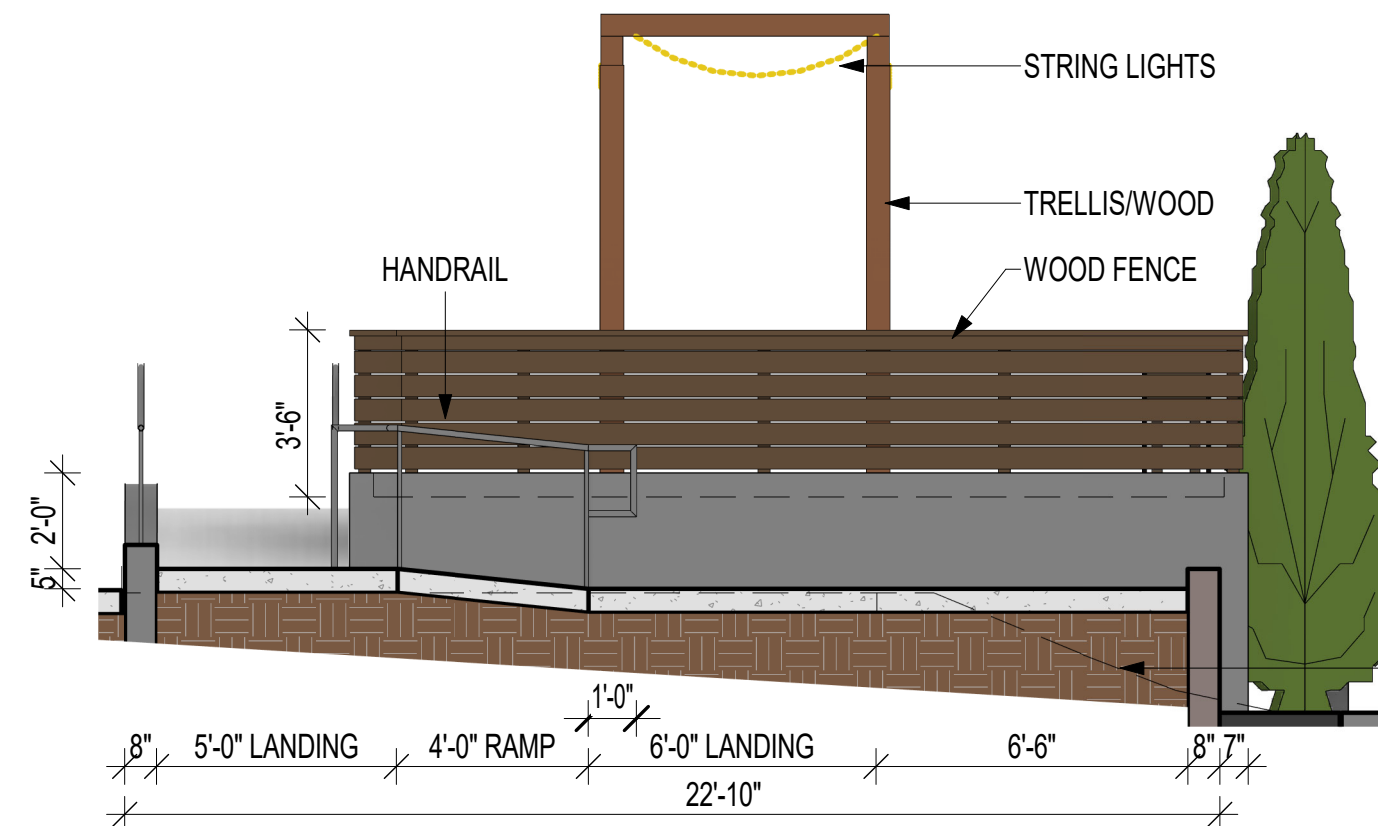
THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT
AS THE OTHER TREADS OF THE STAIR.

A PAINTED STRIP SHALL BE ACCEPTABLE AND SHALL EXTEND THE FULL
WIDTH OF THE STEP.

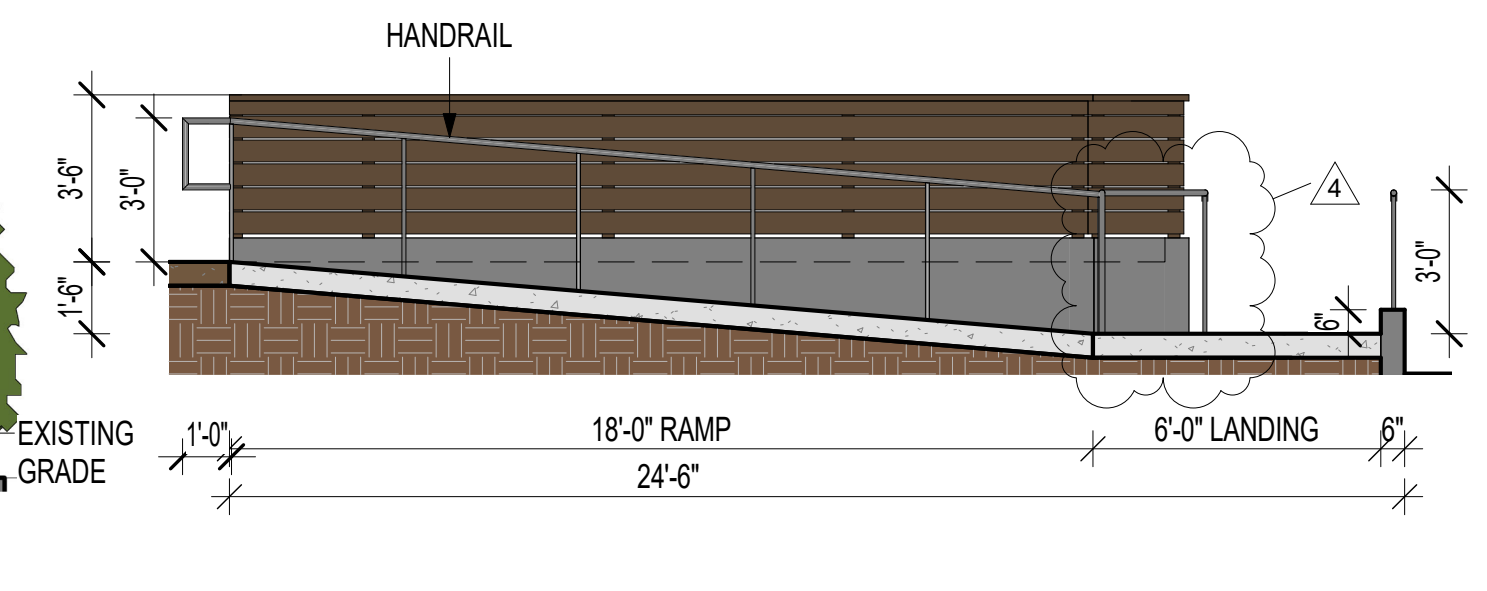
⑧ Stairs
6" = 1'-0"



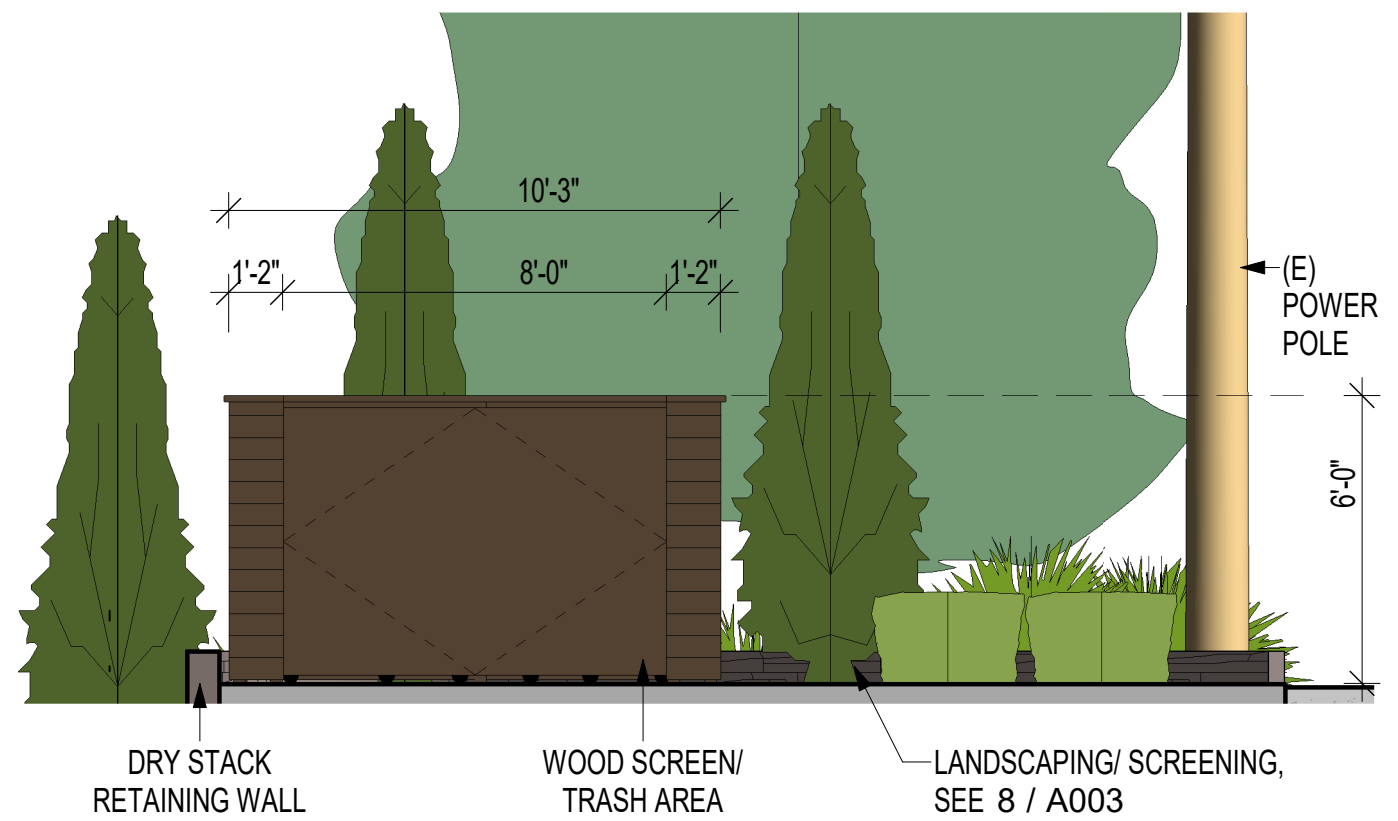
⑩ Outdoor Deck, Accessibility
1/4" = 1'-0"



⑪ Section, Ramp
1/4" = 1'-0"



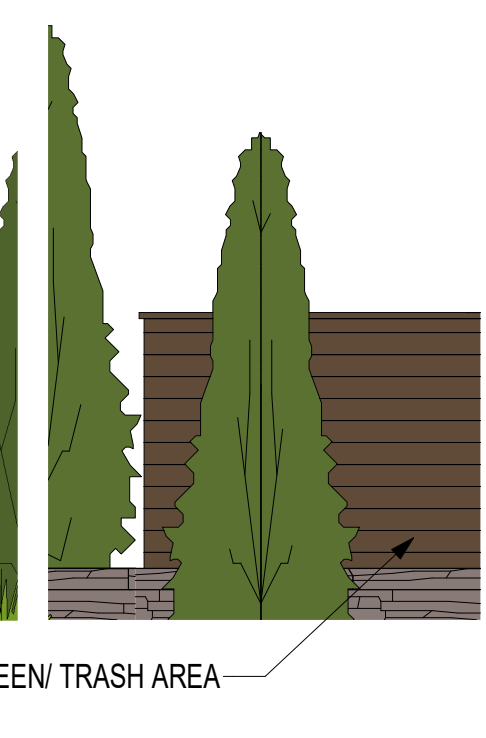
④ Section 2
1/4" = 1'-0"



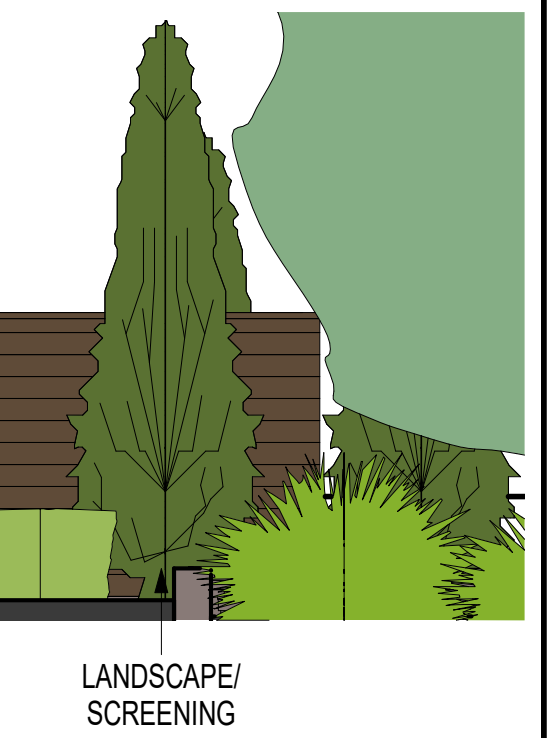
⑥ Garbage Area, North
1/4" = 1'-0"



⑦ Garbage Area, South
1/4" = 1'-0"

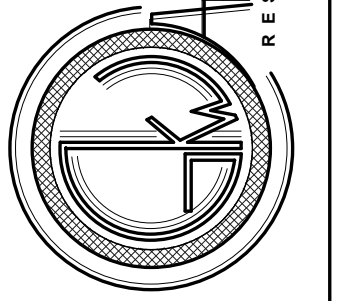


⑨ Garbage Area, East
1/4" = 1'-0"



⑫ Garbage Area, West
1/4" = 1'-0"

Adjacent Building, Streetscape Elevations, Accessibility



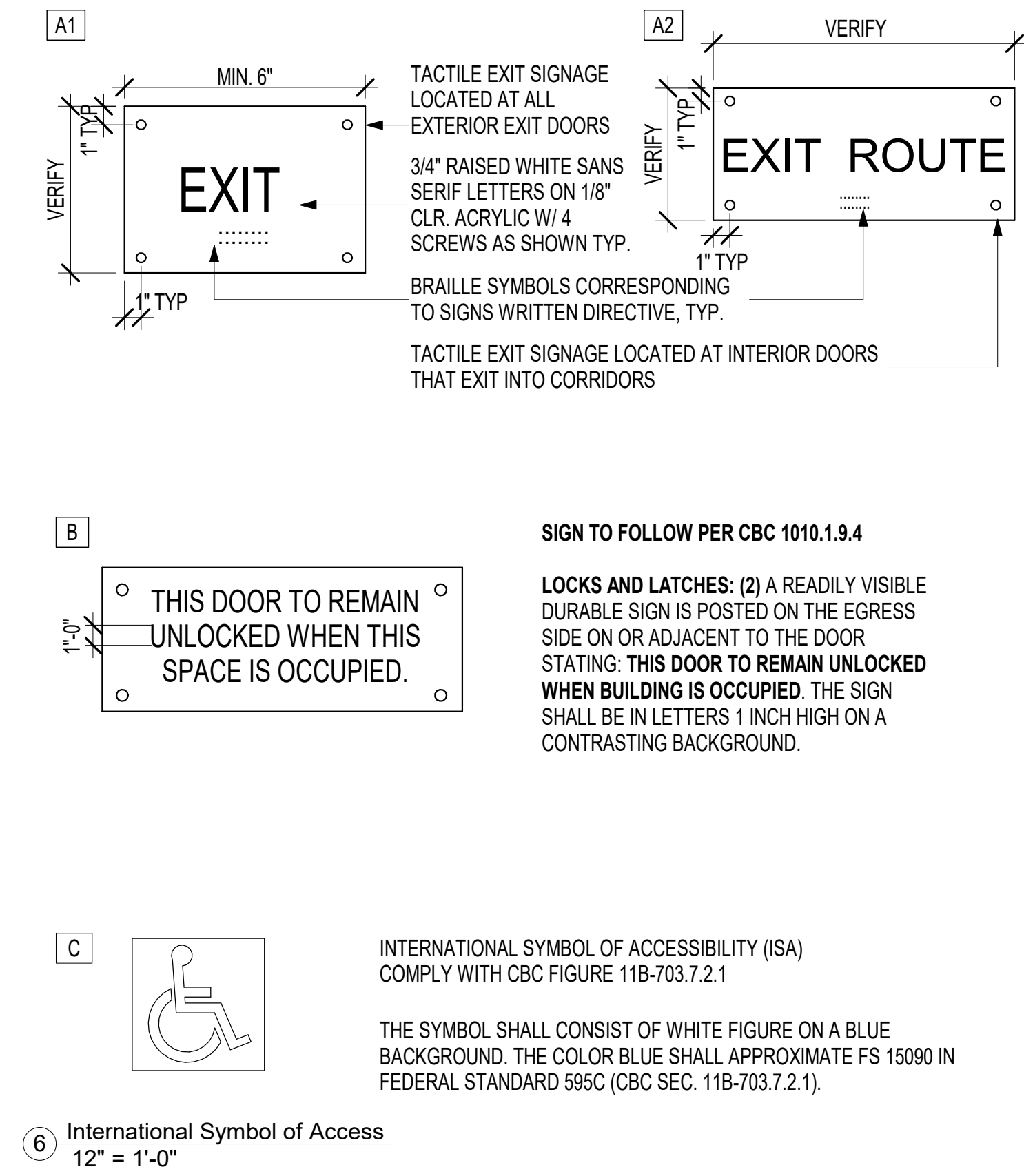
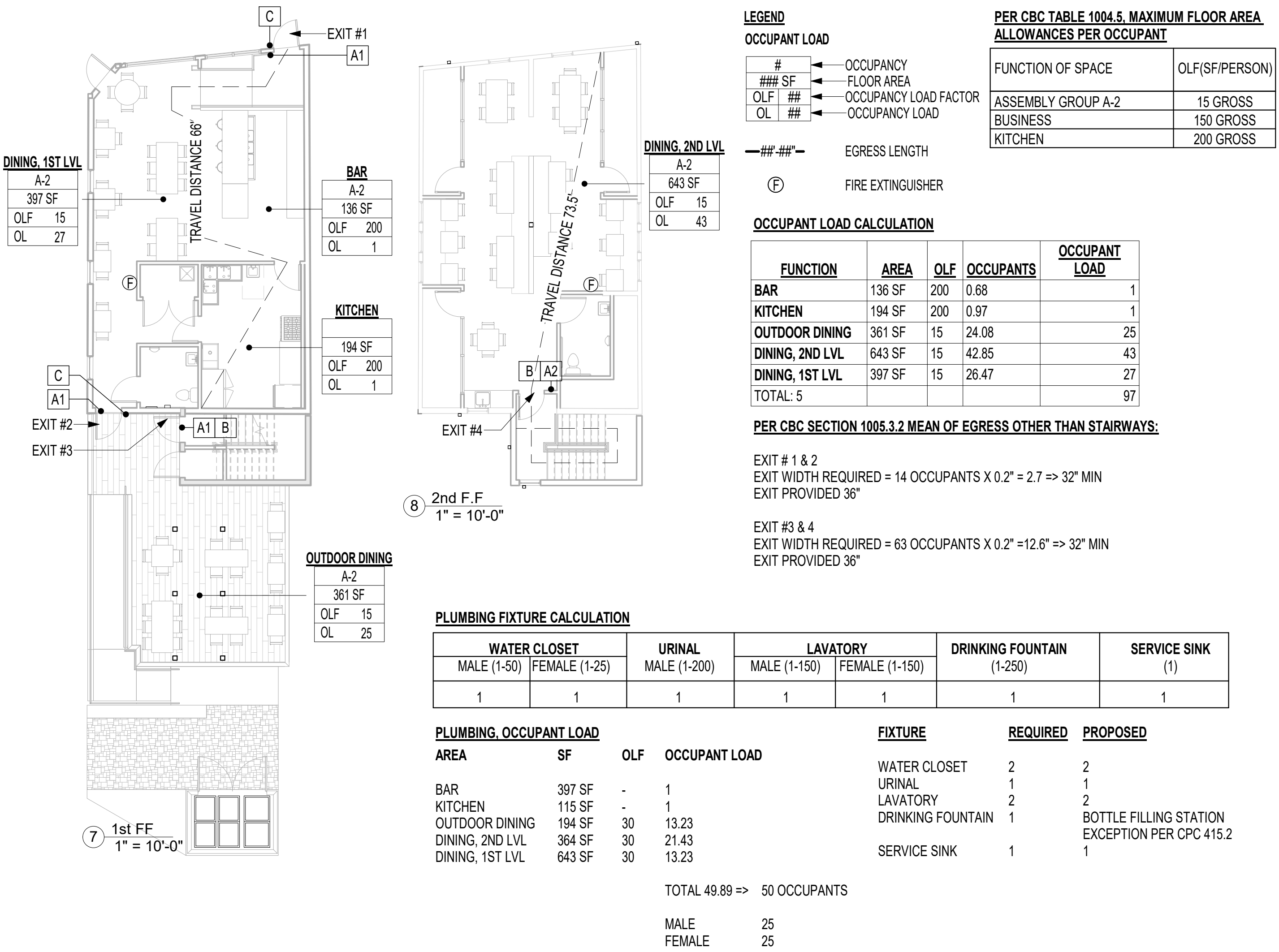
25 West Main St.
Los Gatos, CA, 95030

Revision Schedule		
Number	Description	Date
1	Planning	2022.10.19
2	Planning	2023.03.17
3	Planning	2023.05.02
4	Planning	2023.05.19

Adjacent Building,
Streetscape
Elevations,
Accessibility

A004
SCALE As indicated

OCCUPANT LOAD, EGRESS, LIFE SAFETY, & PLUMBING CALC.



PER CBC SECTION 1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE:
TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL WHEN DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1

LEVEL 1: MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE
66' < 75' = 1 EXIT DOORWAY REQUIRED

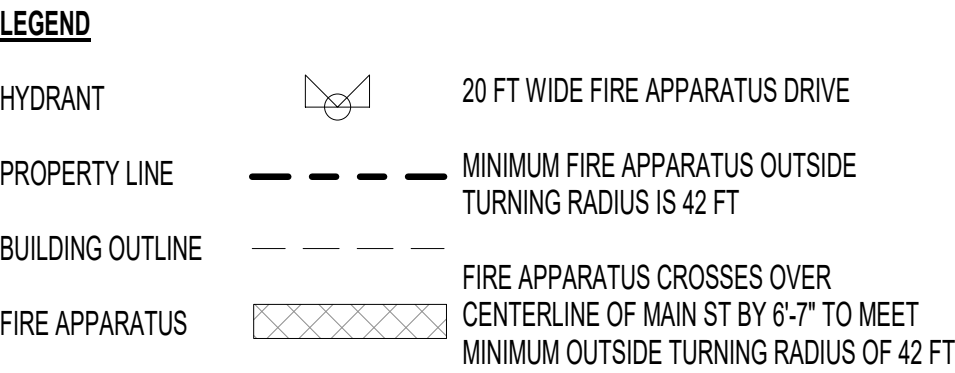
LEVEL 2: MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE
40' < 75' WITH SPRINKLER SYSTEM = 1 EXIT DOORWAY REQUIRED

PER CBC SECTION 1010.1.2.1 DIRECTION OF SWING:
PIVOT OR SIDE-HINGED SWINGING DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.
FIRST LEVEL UNIT OCCUPANT LOAD: 33 < 50 = OKAY
SECOND LEVEL OCCUPANT LOAD: 48 < 50 = OKAY

PER CBC SECTION 1013 EXIT SIGNS:
WHERE REQUIRED, EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM, ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.

EXIT ACCESS TRAVEL DISTANCE, CBC 1006.3.4(2) MAXIMUM EXIT ACCESS TRAVEL DISTANCE			
STORY	OCCUPANCY	MAC OCC LOAD PER STORY	MAX. EXIT ACCESS TRAVEL DISTANCE
FIRST STORY ABOVE OR BELOW GRADE PLANE	A	49	75 FT

LEVEL 1 HAS 2 EXITS
THE MOST REMOTE POINT TO THE NEAREST EXIT, LEVEL 2 = 73.5' < 75', OKAY



MINIMUM DISTANCE OF PROJECTION [CBC TABLE 705.2]			
FIRE SEPARATION DISTANCE-FSD	MINIMUM DISTANCE FROM FSD LINE	PROPOSED PROJECTION	PROPOSED DISTANCE FROM FSD LINE
0' - 0"	PROJECTIONS NOT PERMITTED	0"	0' - 0"
3' - 1"	24 INCHES	0' - 2"	2' - 11"

CBC TABLE 716.1(2) OPENING FIRE PROTECTION ASSEMBLIES, RATINGS AND MARKINGS

TYPE OF ASSEMBLY	REQ'D WALL RATING	MIN FIRE DOOR & FIRE SHUTTER ASSEMBLY RATING	DOOR VISION PANEL SIZE
EXTERIOR WALLS	1 HOUR	3/4 HOUR	MAX SIZE TESTED
FIRE BARRIERS / SHAFT ENCLOSURES	1 HOUR	1 HOUR	100 SQ. IN.

REQUIRED FIRE FLOW

AUTOMATIC SPRINKLER SYSTEM: YES
REQUIRED FIRE FLOW: 1000 GPM @ 20 PSI RESIDUAL PRESSURE

HEIGHT & AREA CALC.

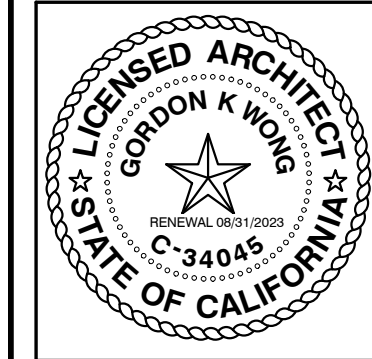
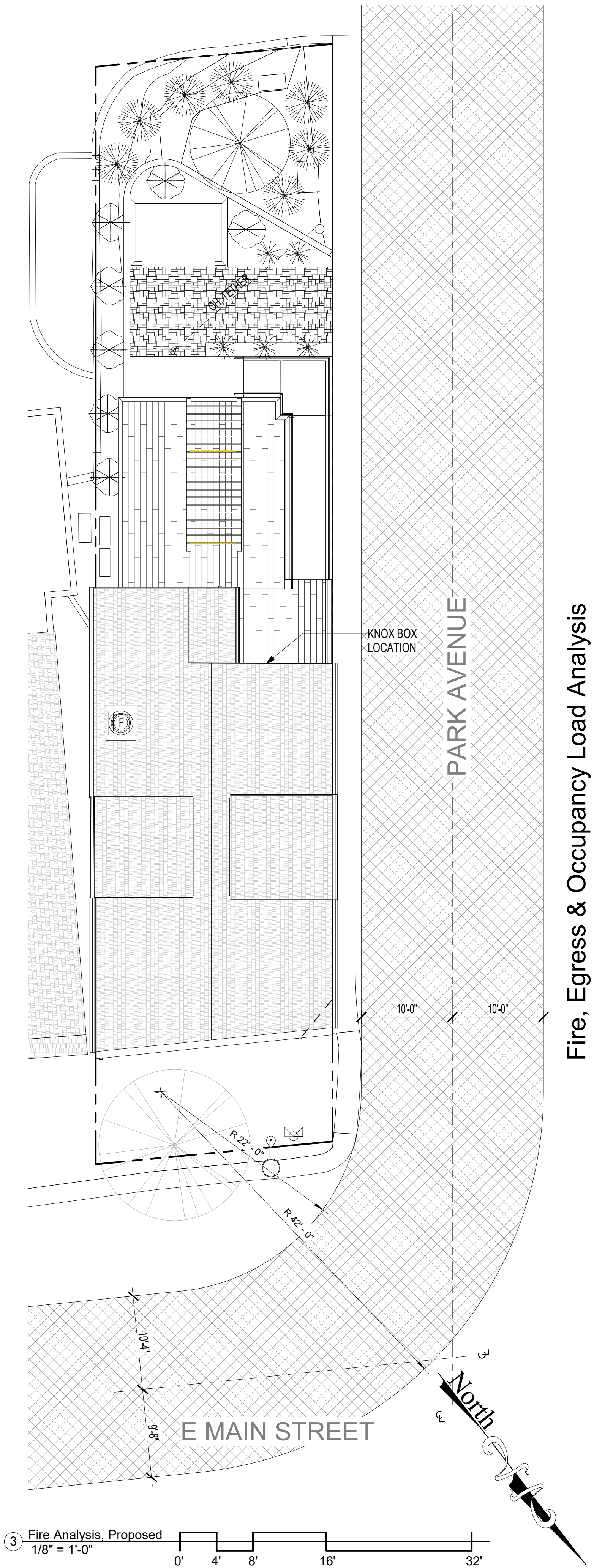
ALLOWABLE BUILDING HEIGHT & STORIES IN FEET ABOVE GRADE PLANE [CBC TABLE 504.4]				
OCC. CLASS	SPRINKLER / AREA INCREASE	CONSTRUCTION TYPE	ALLOWABLE HEIGHT	ALLOWABLE STORIES
A	S	TYPE VB	60 FT	2

ALLOWABLE AREA DETERMINATION (FACTOR IN SQ. FT) [CBC TABLE 506.2]			
OCC. CLASS	SPRINKLER / HEIGHT INCREASE	CONSTRUCTION TYPE	ALLOWABLE AREA (SF)
A	S	TYPE VB	120,000 SF

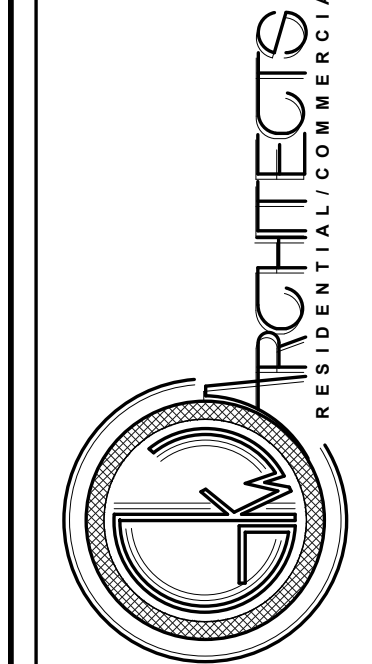
FIRE RESISTANCE RATINGS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION [CBC TABLE 602]

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP
X < 5	ALL	1
5 ≤ X < 10	IA, OTHERS	1, 1
10 ≤ X < 30	IA, IB IIB, VB OTHERS	1 0 1
X ≥ 30	ALL	0

THE DISTANCE MEASURED FROM THE BUILDING FACE TO ONE OF THE FOLLOWING:
1. THE CLOSEST INTERIOR LOT LINE
2. TO THE CENTERLINE OF A STREET
3. TO AN IMAGINARY LINE BETWEEN TWO BUILDINGS ON THE LOT



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25 West Main St.
Los Gatos, CA, 95030

Revision Schedule		
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1	Planning	2022.10.19
2	Planning	2023.03.17
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Fire, Egress & Occupancy Load Analysis

A005
SCALE As indicated

5/19/2023 10:15:54 AM

LEGEND & ABBREVIATIONS

AB AGGREGATE BASE
AC ASPHALT CONCRETE
AD AREA DRAIN
AE ANCHOR EASEMENT
BB BUBBLER BOX
BD BRASS DISC
BLK BUILDING
BSL BUILDING SETBACK LINE
BW BOTTOM OF WALL/BACK OF WALK
CG CURB & GUTTER
CLF CENTERLINE
CO CHAIN LINK FENCE
COP CLEANOUT
COM CURB OPENING
CONC COMMUNICATION
CSD CONCRETE
CVE COUNTY STANDARD DETAIL
CVE CONSERVATION EASEMENT

DE DRAINAGE EMITTER
DI DRAINAGE INLET
DS DOWNSPOUT
DWY DRIVEWAY
EA EASEMENT
ELEV ELEVATION
EM ELECTRIC METER
E(OH) ELECTRIC OVERHEAD
E(UG) ELECTRIC UNDERGROUND
EP EDGE OF PAVEMENT
EX EXISTING
EVA VEHICLE ACCESS EASEMENT
FC FACE OF CURB
FD FOUND
FF FINISH ELEVATION OF SUBFLOOR
FG GROUND FINISH GRADE
FH FIRE HYDRANT
FL FLOW LINE
G GARAGE SLAB
ELEVATION/GAS LINE

GPE GENERAL PUBLIC EASEMENT
GSB GRADING SETBACK
GM GAS METER
HP HI POINT
INV INVERT
LIP LIP OF GUTTER
LS LANDSCAPED AREA
MAX MAXIMUM
MH MANHOLE
MIN MINIMUM
MON MONUMENT
MW MONUMENT WELL
N&S NAIL AND SHINER
NTS NOT TO SCALE
OH OVERHEAD
OG ORIGINAL GROUND
P PAVEMENT FINISH GRADE
PAD PAD ELEVATION
PE PATHWAY EASEMENT
PEE PEDESTRIAN EQUESTRIAN EASEMENT
PERF PERFORATED

PL PROPERTY LINE
PP POWER POLE
PROP PROPOSED
PSE PUBLIC SERVICE EASEMENT
PSUE PUBLIC SERVICE UTILITY EASEMENT
PUE PUBLIC UTILITY EASEMENT
PVMT PAVEMENT
PVC POLYVINYL CHLORIDE
R RADIUS
RW RETAINING WALL
REM REMOVE
R/W RIGHT OF WAY
SD STORM DRAIN
SDE STORM DRAIN EASEMENT
SE SLOPE EASEMENT
SME SLOPE MAINTENANCE EASEMENT
SS SANITARY SEWER/LATERAL EASEMENT
SSE SANITARY SEWER EASEMENT

STA STATION
STD STANDARD CITY DETAIL
SW SIDEWALK
TB TOP OF BANK
TC TOP OF CURB
TEMP TEMPORARY
TOC TOP OF COVER
TOE TOP OF BANK
TG TOP OF GRATE
TPF TREE PROTECTION FENCE
TW TOP OF WALL
TYP TYPICAL
UV UTILITY VAULT
VG VALLEY GUTTER
W WATER
WCE WIRE CLEARANCE EASEMENT
WLK WALKWAY
WM WATER METER
WOE WIRE OVERHANG EASEMENT
WV WATER VALVE

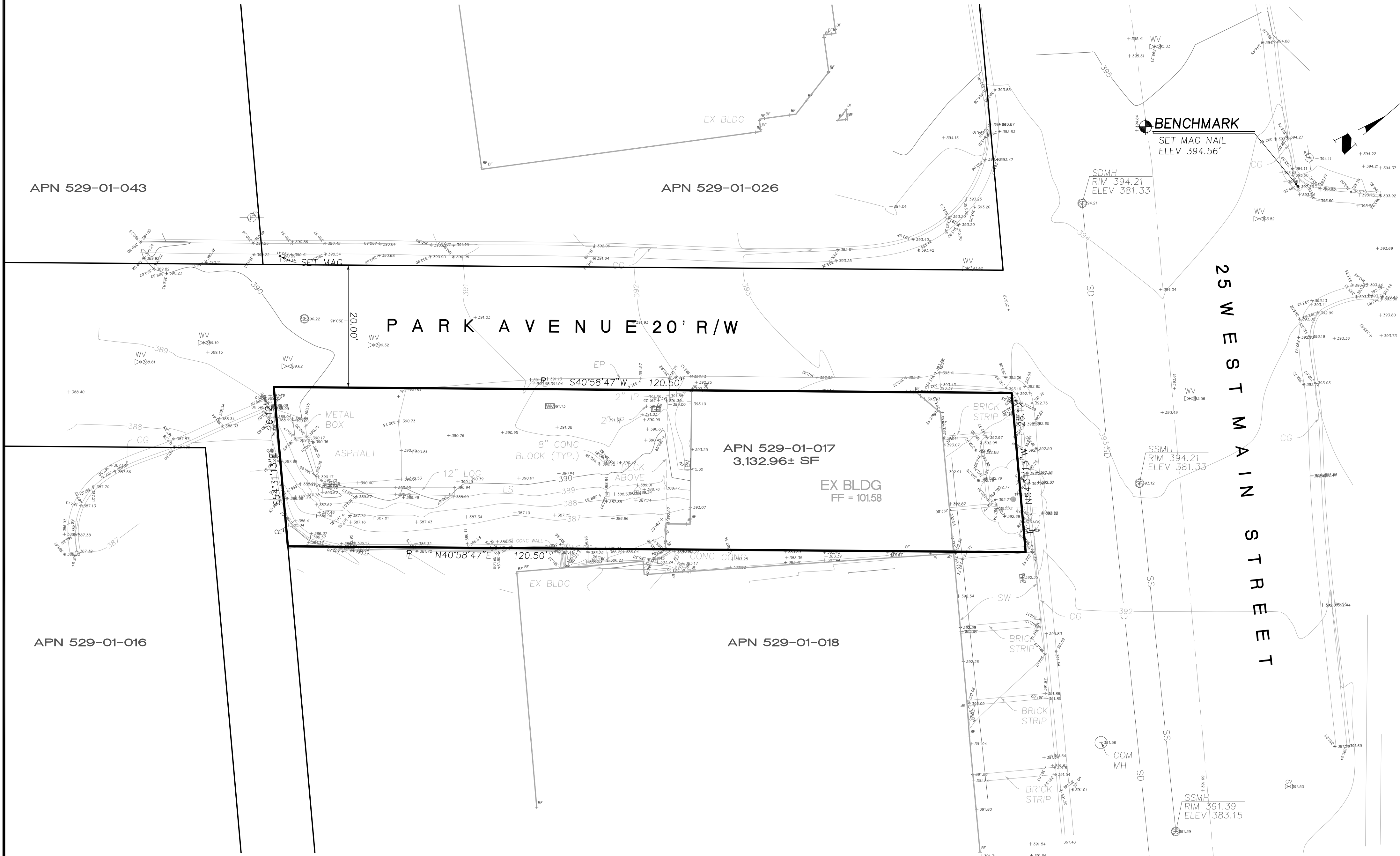
AREA DRAIN
BENCHMARK
BOUNDARY
CATCH BASIN
CONCRETE
EXISTING CONTOUR
DRAINAGE SWALE
EASEMENT LINE
EXISTING ELEVATION
EXISTING FENCE
EXISTING TREE
FOUND IRON PIPE

GAS METER
GAS VALVE
GUY POLE
GUY WIRE ANCHOR
HYDRANT: EXISTING
INLET
JOINT POLE
LIGHTING
LIGHTING POLE
MAIL BOX
MONUMENT WELL
PGE BOX
PROJECT SITE

ROCK RETAINING WALL
RIGHT OF WAY
SANITARY SEWER CLEAN OUT MANHOLE
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
ELECTRICAL BOX
ELECTRIC METER
TELEPHONE BOX
TELEVISION BOX
UTILITY: EXISTING
WATER METER
WATER VALVE
WELL

NOTES

- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
- NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
- ASSESSOR'S PARCEL NUMBER: 529-01-017
- TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
- DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE, PERPENDICULAR TO THE PROPERTY LINES.



SURVEYOR'S STATEMENT

THIS BOUNDARY SURVEY AND TOPOGRAPHIC MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

TOM H. MILO
L.S. 6438
01/31/19
DATE



BOUNDARY SURVEY AND TOPOGRAPHIC MAP
25 WEST MAIN STREET
APN 529-01-017

Los Gatos

California

ENGINEERING
598 E Santa Clara St., #270
San Jose, CA 9512
Phone: (408) 806-7187
Fax: (408) 583-4006

VL DESIGNED 01/31/19
VL DATE 01/31/19
VL DRAWN 01/31/19
VL DATE 01/31/19
VL SCALE 1" = 10'
NL CHECKED 01/31/19
NL DATE 01/31/19

REVISIONS
BY DATE APP'D NO.

APPLICANT :

ROAD NAME : WEST MAIN STREET

FILE NO : .

TOWN OF LOS GATOS STANDARD GRADING NOTES

1. ALL WORK SHALL CONFORM TO CHAPTER 12 OF THE CODE OF THE TOWN OF LOS GATOS, THE ADOPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS SPECIFIED OTHERWISE ON THESE PLANS AND DETAILS.
2. 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.
3. 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 INSPECTIONS LINE AT (408) 399-5771 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE:
- a. A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
- b. ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
4. 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.
5. 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.
6. 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).
7. IT SHALL BE THE RESPONSIBILITY OF THE PERMITEE OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. PERMITEE 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.
8. 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.
9. 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.
10. THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
11. HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING, FOR THE FOLLOWING ITEMS:
- a. RETAINING WALL: TOP OF WALL ELEVATIONS AND LOCATIONS (ALL WALLS TO BE PERMITTED SEPARATELY AND APPLIED FOR AT THE TOWN OF LOS GATOS BUILDING DIVISION).
- b. TOE AND TOP OF CUT AND FILL SLOPES.
12. PRIOR TO ISSUANCE OF ANY PERMIT, THE APPLICANT'S SOILS ENGINEER SHALL REVIEW THE FINAL GRADING AND DRAINAGE PLANS TO ENSURE THAT DESIGNS FOR FOUNDATIONS, RETAINING WALLS, SITE GRADING, AND SITE DRAINAGE ARE IN ACCORDANCE WITH THEIR RECOMMENDATIONS AND THE PEER REVIEW COMMENTS. THE APPLICANT'S SOILS ENGINEER'S APPROVAL SHALL THEN BE CONVEYED TO THE TOWN EITHER BY LETTER OR BY SIGNING THE PLANS.
- SOILS ENGINEER _____
- REFERENCE REPORT NO. _____, DATED _____, DATED _____
- LETTER NO. _____, DATED _____, 20____, SHALL BE THOROUGHLY COMPLIED WITH. BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/LETTERS ARE HEREBY APPENDED AND MADE A PART OF THIS GRADING PLAN.
13. DURING CONSTRUCTION, ALL EXCAVATIONS AND GRADING SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING ANY GRADING. THE ENGINEER SHALL BE ON-SITE TO VERIFY THAT THE ACTUAL CONDITIONS ARE AS ANTICIPATED IN THE DESIGN-LEVEL GEOTECHNICAL REPORT AND/OR PROVIDE APPROPRIATE CHANGES TO THE REPORT RECOMMENDATIONS, AS NECESSARY. ALL UNOBSERVED AND/OR UNAPPROVED GRADING SHALL BE REMOVED AND REPLACED UNDER SOILS ENGINEER OBSERVANCE (THE TOWN INSPECTOR SHALL BE MADE AWARE OF ANY REQUIRED CHANGES PRIOR TO WORK BEING PERFORMED).
14. THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHOULD BE DOCUMENTED IN AN "AS-BUILT" LETTER/REPORT PREPARED BY THE APPLICANT'S SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
15. ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE (1) WEEK IN ADVANCE OF CLOSURE AND NO CLOSURE SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC OR PRIVATE RIGHT-OF-WAY.
16. THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND/PROTECTION TO THE PUBLIC AT ALL TIMES.
17. OWNER/APPLICANT: GORDON WONG PHONE: 408-796-1845
18. GENERAL CONTRACTOR: PHONE:
19. GRADING CONTRACTOR: PHONE:

20. CUT: 0 CY EXPORT: 0 CY
FILL: 70 CY IMPORT: 70 CY
21. WATER SHALL BE AVAILABLE ON THE SITE AT ALL TIMES DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL.
22. 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.
23. 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 PERMITEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES.
24. 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.
25. IT IS THE RESPONSIBILITY OF CONTRACTOR AND/OR OWNER TO MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT-OF-WAY IS CLEANED UP ON A DAILY BASIS. MUD, SILT, CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE TOWN'S STORM DRAINS.
26. GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN PENALTIES AND/OR THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENSE.
27. GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN AND/OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE TOWN OF LOS GATOS STORM WATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANY OTHER PERMITS/REQUIREMENTS ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. PLANS (INCLUDING ALL UPDATES) SHALL BE ON-SITE AT ALL TIMES. NO DIRECT STORMWATER DISCHARGES FROM THE DEVELOPMENT WILL BE ALLOWED ONTO TOWN STREETS OR INTO THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHODS. MAINTENANCE OF PRIVATE STORMWATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED AND ADEQUATELY OPERATING STORMWATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHOD SHALL BE CONSIDERED A VIOLATION OF THE ABOVE REFERENCED PERMIT AND THE TOWN OF LOS GATOS STORMWATER ORDINANCE.

TOWN OF LOS GATOS NPDES NOTES

1. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
2. 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.
3. 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 ADJOINING PROPERTY BY WIND OR RUNOFF AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
4. 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.
5. 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.
6. 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.
7. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTE OR POLLUTANTS OFF OF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPERCHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
8. 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.

GRADING AND DRAINAGE PLANS
25 WEST MAIN STREET, LOS GATOS, CA 95030
GRADING PERMIT APPLICATION NO.
ASSESSOR'S PARCEL NO. 529-01-017

GENERAL NOTES

1. PROPERTY ADDRESS: 25 WEST MAIN STREET, LOS GATOS, CA 95030
2. ASSESSORS PARCEL NUMBER: 529-01-017
3. SITE AREA: 0.07 ACRES MORE OR LESS
4. APPLICANT/DEVELOPER: GORDON WONG
5. CONSULTANTS:
- A. ARCHITECT: GORDON WONG
GKW ARCHITECTS, INC
710 E. MCCLINCY LN, #109
CAMPBELL, CA 95008
- B. SURVEYOR: TOM H. MILO, LS 6438
2250 BOHANNON DRIVE
SANTA CLARA, CA 95050
TEL: (408) 615-8855
- C. CIVIL ENGINEER: LC ENGINEERING,
598 E SANTA CLARA ST, # 270
SAN JOSE, CA 95112.
TEL: (408) 806-7187

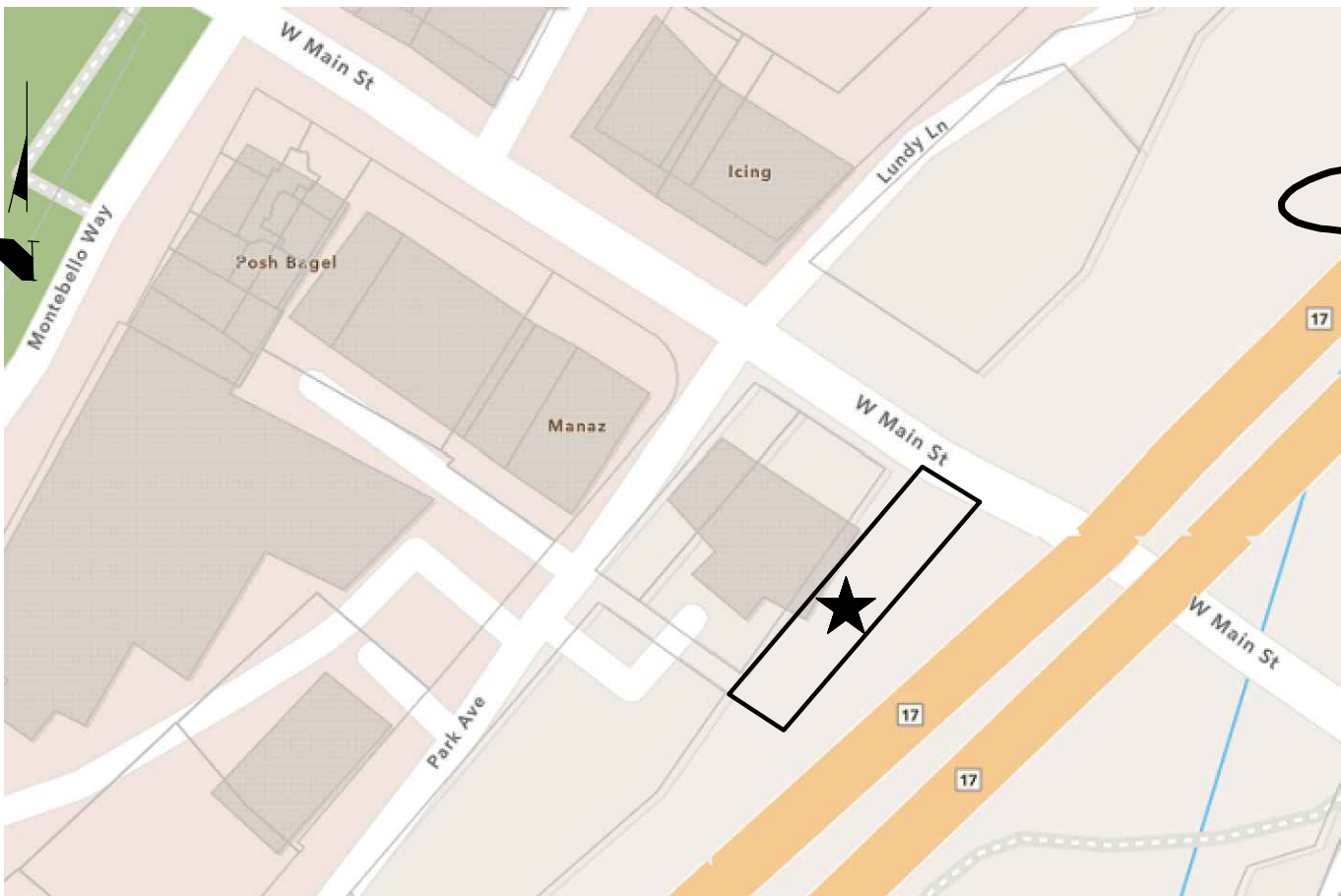
ABBREVIATIONS

AB	AGGREGATE BASE	M	BOOK OF MAPS AT PAGE
AC	ASPHALT CONCRETE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
AE	ANCHOR EASEMENT	N&S	NAIL AND SILVER
BB	BUBBLER BOX	NTS	NOT TO SCALE
BLDG	BUILDING	OH	OVERHEAD
BSL	BUILDING SETBACK LINE	OG	ORIGINAL GROUND
BW	BACK OF WALK	OS	OFFSET
BWL	BOTTOM OF WALL	P	PAVEMENT FINISH GRADE
CATV	CABLE TELEVISION	PA	PATIO
CED	COBBLE ROCK ENERGY DISSIPATOR	PAD	PAD ELEVATION
CG	CURB & GUTTER	FDG	FIRE DEPARTMENT CONNECTION
C	CENTERLINE	R	PROPERTY LINE
CLF	CHAIN LINK FENCE	PEE	PEDESTRIAN EQUESTRIAN EA
CO	SANITARY SEWER CLEANOUT	PERF	PERFORATED
COP	CURB OPENING	PM	PARCEL MAP
CONC	CONCRETE	PP	POWER POLE PROP PROPOSED
CSD	COUNTY STANDARD DETAIL	PSDE	PRIVATE STORM DRAINAGE EASEMENT
DE	DRAINAGE EMITTER	PSE	PUBLIC SERVICE EASEMENT
DI	DRAINAGE INLET	PUE	PUBLIC UTILITY EASEMENT
DOC	DOCUMENT	PVMT	PAVEMENT
DOW	DOWNSPOUT	PVC	POLYVINYL CHLORIDE
DWY	DRIVEWAY	R	RADIUS
EA	EASEMENT	RW	RETAINING WALL
ELEV	ELEVATION	RE	ROAD EASEMENT
EM	ELECTRIC METER	REM	REMOVE
E(OH)	ELECTRIC OVERHEAD	R/W	RIGHT OF WAY
E(UG)	ELECTRIC UNDERGROUND	SB	SETBACK
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EV	ELECTRIC VAULT	SDE	STORM DRAIN EASEMENT
EX	EXISTING	SE	SLOPE EASEMENT
FC	FACE OF CURB	SS	SANITARY SEWER/LATERAL
FOUND	FOUND	SSE	SANITARY SEWER EASEMENT
FF	FINISH ELEVATION OF SUBFLOOR	STA	STATION
FG	GROUND FINISH GRADE	STD	STANDARD DETAIL
FH	FIRE HYDRANT	SW	SIDEWALK
F	FLOW LINE	TOB	TOP OF BANK
FM	FORCED MAIN	TC	TOP OF CURB
FS	FIRE SERVICE	TEMP	TEMPORARY
FT	FEET	TOC	TOP OF COVER
G	GARAGE SLAB ELEVATION/GAS LINE	TOE	TOE OF BANK
GPE	GENERAL PUBLIC EASEMENT	TG	TOP OF GRATE
GSB	GRADING SETBACK	TPF	TREE PROTECTION FENCE
GM	GAS METER	TW	TOP OF WALL
HP	HI POINT	TYP	TYPICAL
IEE	INGRESS/EGRESS EASEMENT	UE	UTILITY EASEMENT
INV	INVERT	VG	VALLEY GUTTER
IP	IRON PIPE	W	WATER
JP	JOINT POLE	WCE	WIRE CLEARANCE EASEMENT
LIP	LIP OF CUTTER	WE	WATER EASEMENT
LRDA	LEAST RESTRICTIVE DEVELOPMENT AREA	WLK	WALKWAY
LS	LANDSCAPED AREA	WM	WATER METER
MAX	MAXIMUM	WOE	WIRE OVERHANG EASEMENT
		WV	WATER VALVE

TABLE OF PROPOSED EARTHWORK QUANTITIES					
AREA DESCRIPTION	CUT (CY)	MAX CUT HEIGHT (FT)	FILL (CY)	MAX FILL DEPTH (FT)	IMPORT (CY)
BUILDING FOOTPRINT	0	0	0	0	0
PARKING LOT	0	0	8	0.7	8
BUILDING RAMP / PATIO	0	0	62	3.64	62
LANDSCAPE/HARDSCAPE	0	0	0	0	0
TOTAL	0		70		70

SHEET INDEX

1. TOWN NOTES, GENERAL NOTES, LEGEND & ABBREVIATIONS
2. DEMOLITION PLAN
3. SITE PLAN
4. STREET IMPROVEMENT PLAN
5. GRADING AND DRAINAGE PLAN
6. CROSS SECTIONS & DETAILS
7. BLUEPRINT FOR A CLEAN BAY SHEET
8. EROSION CONTROL PLAN
9. EROSION CONTROL DETAILS



VICINITY MAP
NTS

SCOPE OF WORK

1. GRADE REAR YARD & PARTIAL BUILDING SITE
2. PAVE PARKING STALLS
3. STREET FRONTAGE IMPROVEMENTS

LEGEND

EXISTING	PROPOSED	TO BE REMOVED

SECTION NUMBER
 SHEET NUMBER

REGISTERED PROFESSIONAL ENGINEER
N. M.
No. 47518
CIVIL
STATE OF CALIFORNIA

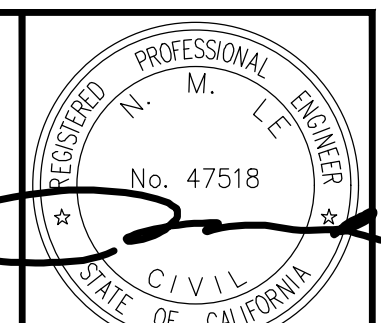
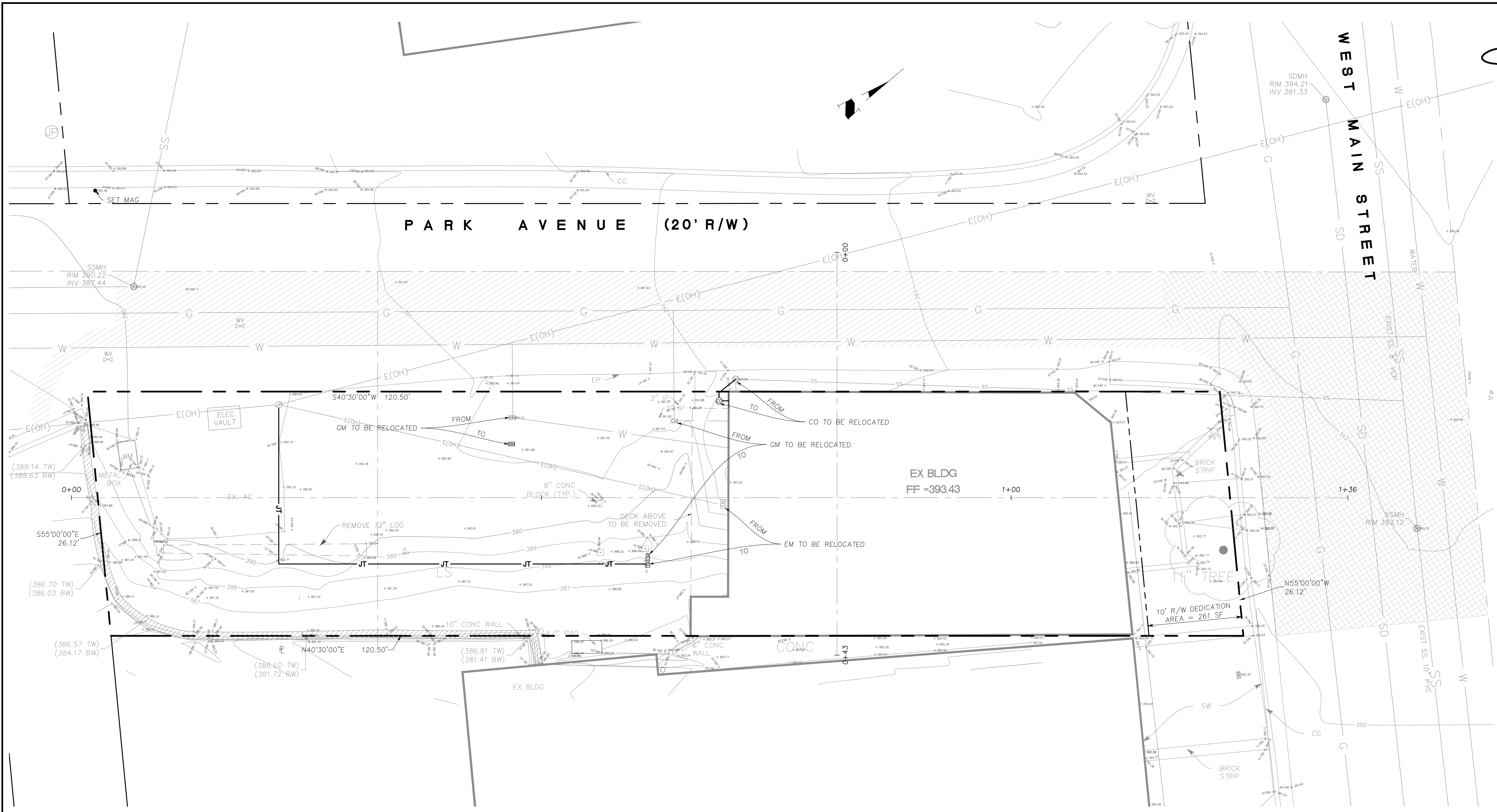
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SCALE:
DESIGN: NC
DRAWN: NC
CHECK: NL
ENGR: NL
PROJECT NO.:

GRADING AND DRAINAGE PLANS
25 WEST MAIN STREET
TOWN NOTES, GENERAL NOTES, LEGEND & ABBREVIATIONS
GRADING PERMIT APPLICATION NO. _____
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 886-4006

DATE					
BY					
REVISIONS					

SHEET 1 OF 9

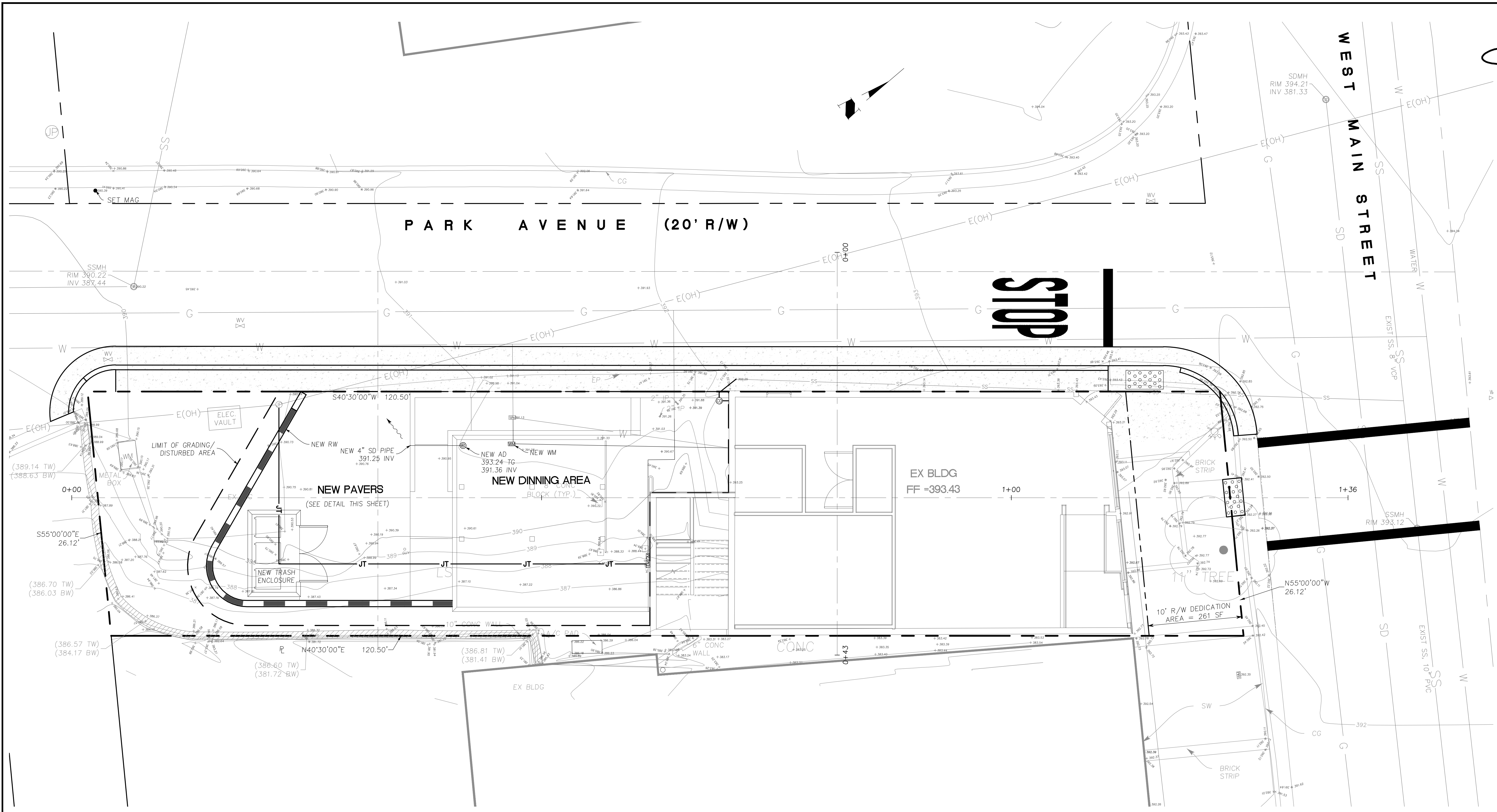


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GRADING AND DRAINAGE PLANS
25 WEST MAIN STREET
DEMOLITION
GRADING PERMIT APPLICATION NO. _____
TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT

ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95128
Phone: (408) 806-7187
Fax: (408) 883-4006

REVISIONS	BY	DATE

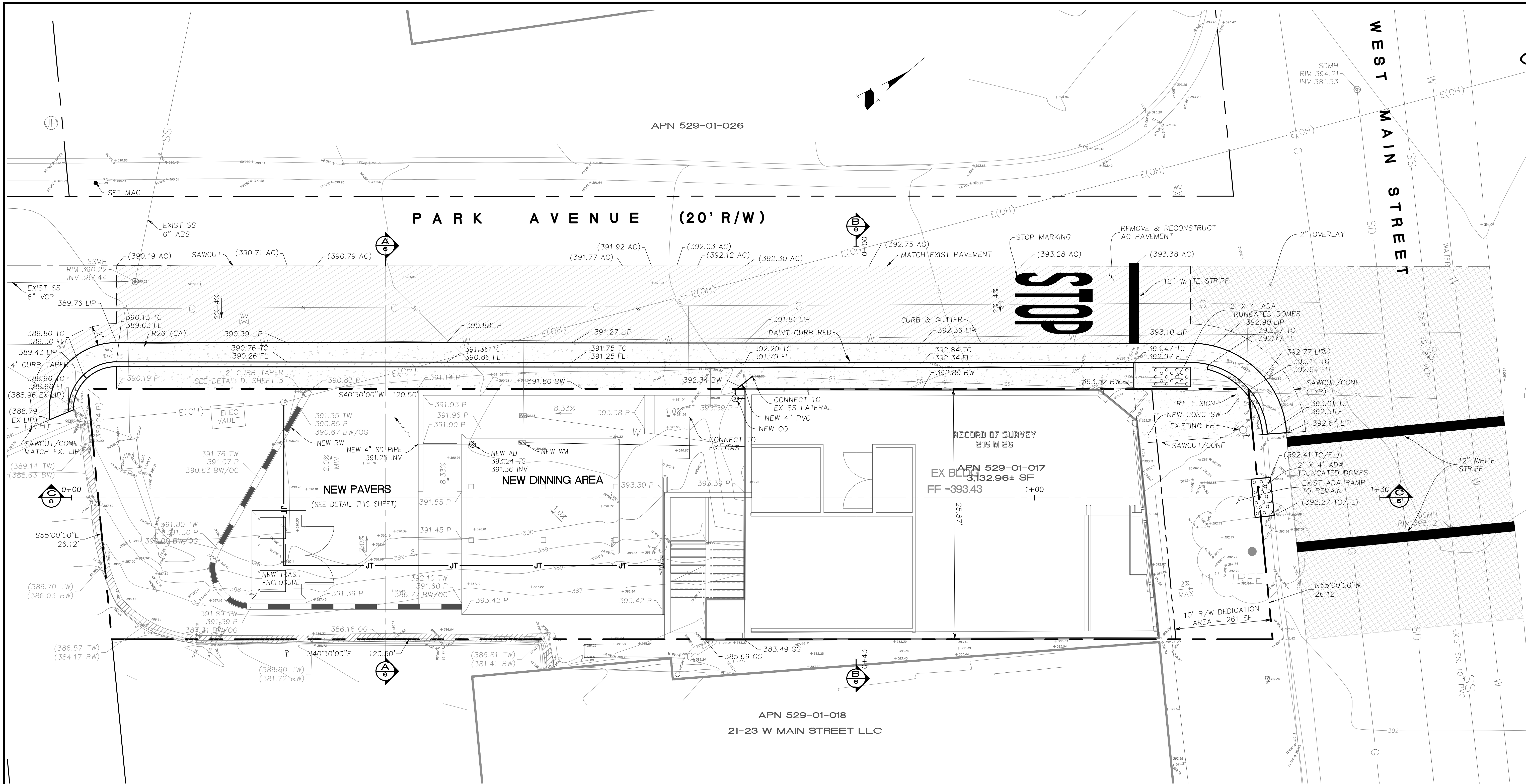


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GRADING AND DRAINAGE PLANS
25 WEST MAIN STREET
SITE PLAN
GRADING PERMIT APPLICATION NO. _____
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95128
Phone: (408) 806-7187
Fax: (408) 883-4006

REVISIONS	BY	DATE



TOWN OF LOS GATOS ENCROACHMENT PERMIT NOTES:

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE FOLLOWING:
 - TOWN OF LOS GATOS ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS (UNLESS SPECIFICALLY STATED OTHERWISE ON THE PLANS)
 - THESE PLANS AND DETAILS
- NO WORK MAY BE STARTED ON-SITE WITHOUT AN APPROVED ENCROACHMENT PERMIT ISSUED BY THE TOWN OF LOS GATOS, PARKS PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030. 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.
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 - A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
 - ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
- APPROVAL OF PLANS DOES NOT RELEASE THE APPLICANT AND CONTRACTOR 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 IMPROVEMENTS AS INDICATED ON THE PLANS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY (UNLESS SPECIFICALLY COVERED BY A CURRENT ENCROACHMENT PERMIT) OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.

- IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. THE APPLICANT 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 DAYS PRIOR TO COMMENCING ALL WORK.
- ALL WORK 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 CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES, SURFACE IMPROVEMENTS, DRAINAGE, WATER, SEWER, ELECTRICAL OR TELECOMMUNICATION FACILITIES WHETHER OR NOT ABOVE GROUND OR UNDERGROUND. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERE TO.
- HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING.
- DURING CONSTRUCTION, ALL APPLICABLE WORK (SUBGRADE, PAVING, ETC.) SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING SUCH WORK. THE ENGINEER SHALL BE ON-SITE TO VERIFY CONDITIONS AS REQUIRED IN HIS REPORT. SHOULD ANY CHANGES TO THE REPORT RECOMMENDATIONS BE NECESSARY, TOWN APPROVAL SHALL BE OBTAINED PRIOR TO ANY ASSOCIATED WORK.
- THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHOULD BE DOCUMENTED IN AN "AS-BUILT" LETTER/REPORT PREPARED BY THE APPLICANT'S SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
- ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVE-ABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE (1) WEEK IN ADVANCE OF CLOSURE AND NO CLOSURE

- SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC OR PRIVATE RIGHT-OF-WAY.
- NO CONSTRUCTION VEHICLES, TRUCKS, EQUIPMENT AND/OR WORKER VEHICLES SHALL BE ALLOWED TO PARK ON ANY PORTION OF ANY PUBLIC STREET(S) WITHOUT WRITTEN APPROVAL FROM THE TOWN ENGINEER.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND PROTECTION TO THE PUBLIC AT ALL TIMES.
- IT IS THE RESPONSIBILITY OF THE APPLICANT OR CONTRACTOR TO MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT-OF-WAY IS CLEANED UP ON A DAILY BASIS. MUD, SILT, CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT WASH INTO THE TOWN'S STORM DRAINS.
- GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE APPLICANT, CONTRACTOR, AND/OR DEVELOPER'S EXPENSE.
- ALL WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN AND/OR STORM WATER POLLUTION PREVENTION PLAN, THE TOWN OF LOS GATOS STORM WATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANY OTHER PERMITS/REQUIREMENTS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE APPLICANT, CONTRACTOR, AND/OR DEVELOPER'S EXPENSE.
- THE APPLICANT SHALL REPAIR OR REPLACE ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL THAT ARE DAMAGED OR REMOVED BECAUSE OF THE APPLICANT OR CONTRACTOR'S OPERATIONS, IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO: CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, SIGNS, PAVEMENTS, RAISED PAVEMENT MARKERS, THERMOPLASTIC PAVEMENT MARKINGS, ETC. SHALL BE REPAIRED AND REPLACED TO A CONDITION EQUALS TO OR BETTER THAN THE ORIGINAL CONDITION. EXISTING IMPROVEMENT TO BE REPAIRED OR REPLACED SHALL BE AT THE DIRECTION OF THE ENGINEERING CONSTRUCTION INSPECTOR, AND SHALL COMPLY WITH ALL TITLE 24 DISABLED ACCESS PROVISIONS. THE APPLICANT SHALL REQUEST A WALK-THROUGH WITH THE ENGINEERING CONSTRUCTION INSPECTOR BEFORE THE START OF CONSTRUCTION TO VERIFY EXISTING CONDITIONS.



REGISTERED PROFESSIONAL ENGINEER
N. M.
No. 47518
CIVIL
STATE OF CALIFORNIA

DATE: 06/30/2022
SCALE: NC
DESIGN: NC
DRAWN: NC
CHECK: NL
ENGR: NL
PROJECT NO.:

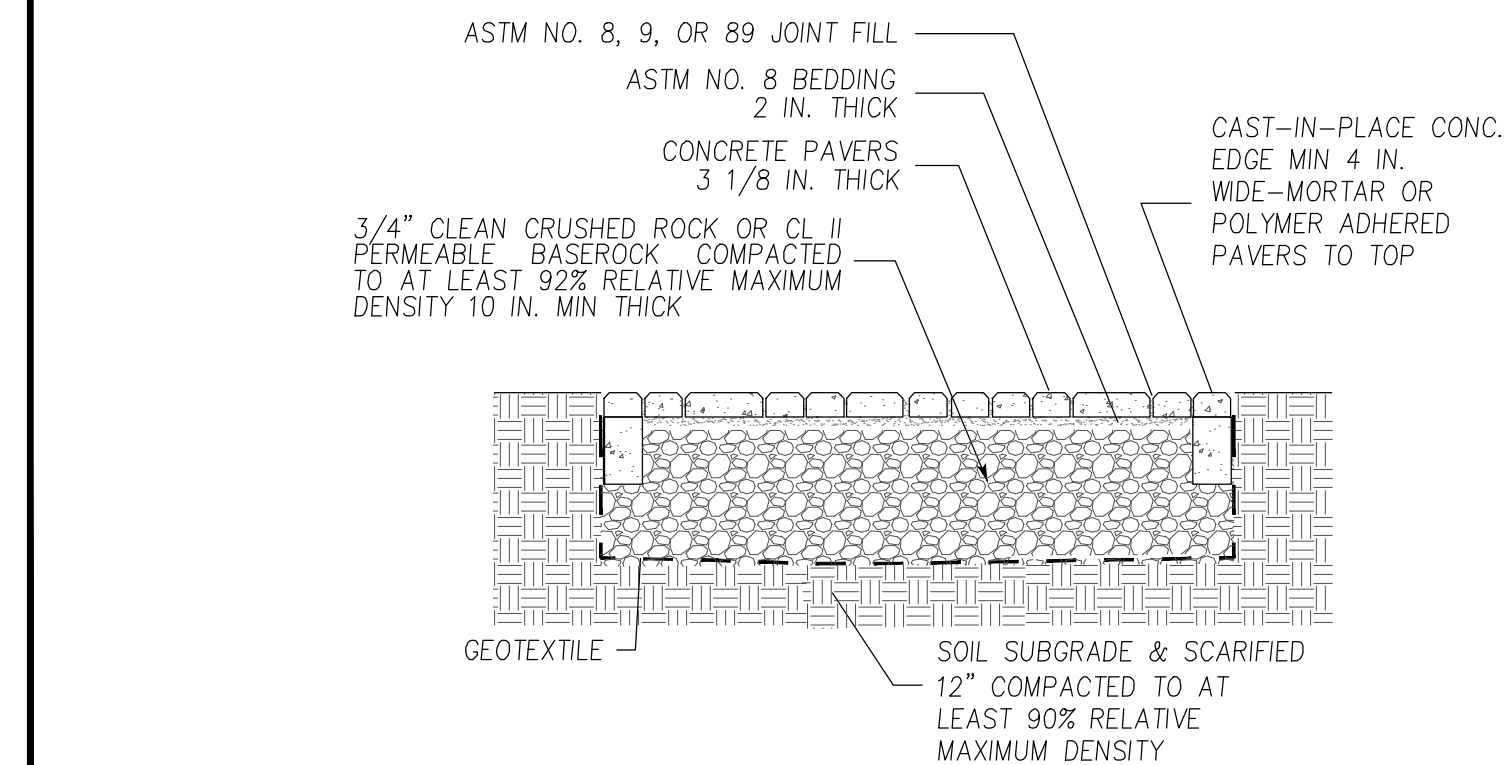
GRADING AND DRAINAGE PLANS
25 WEST MAIN STREET
STREET IMPROVEMENT PLAN
GRADING PERMIT APPLICATION NO. _____
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

REGISTERED PROFESSIONAL ENGINEER
N. M.
No. 47518
CIVIL
STATE OF CALIFORNIA

DATE: _____
BY: _____
REVISIONS: _____

ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95102
Phone: (408) 806-7187
Fax: (408) 883-4006

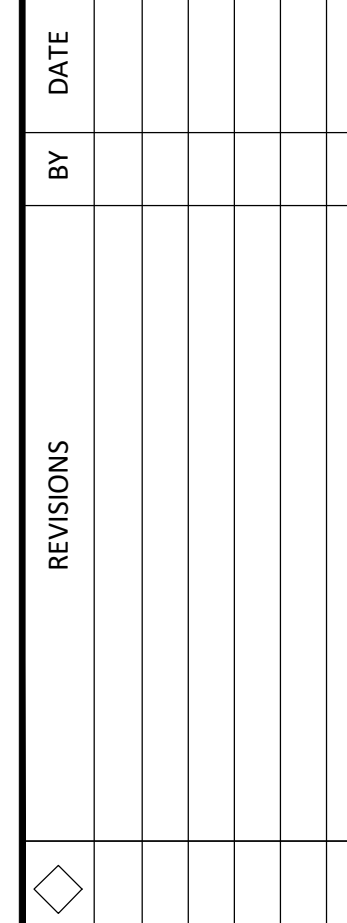
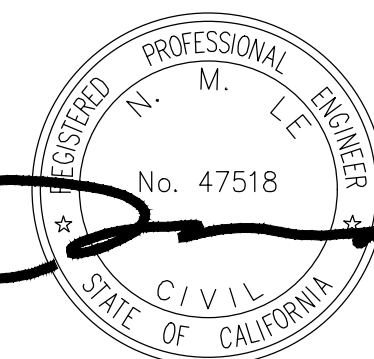
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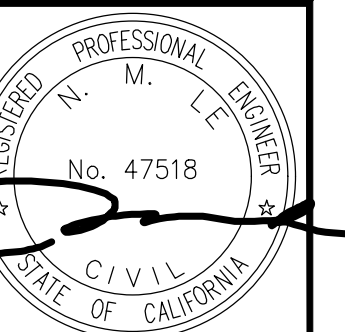
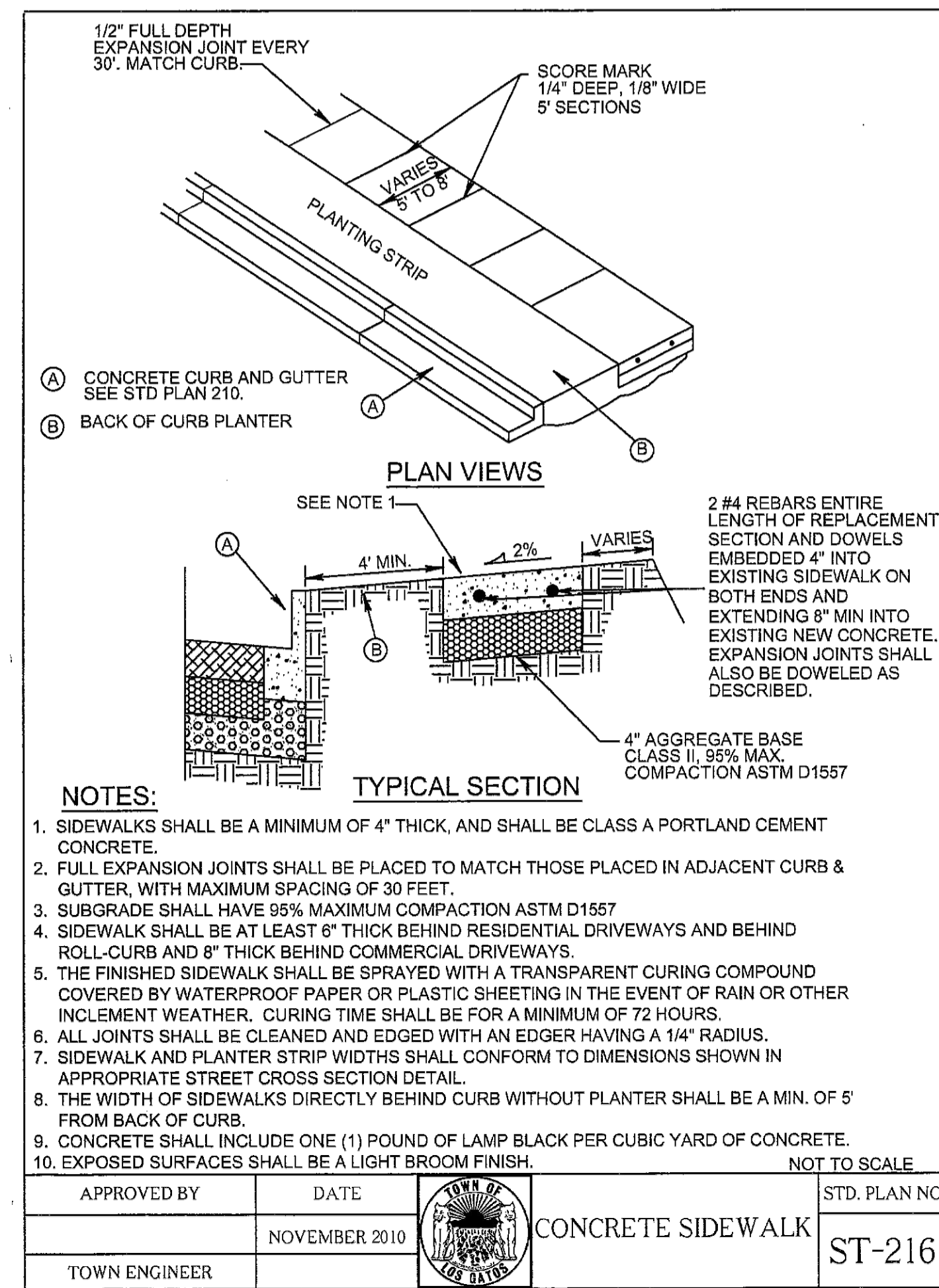
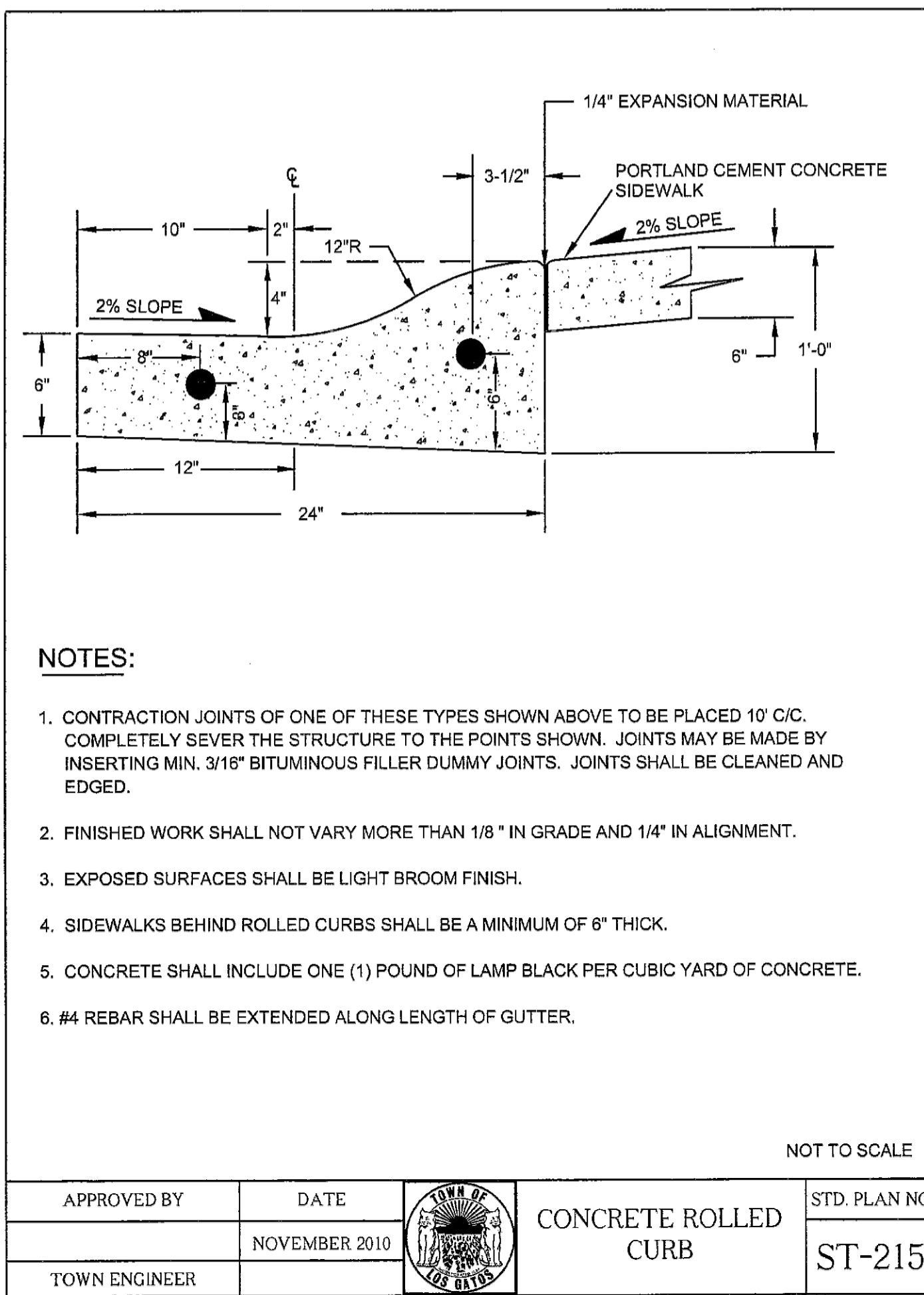
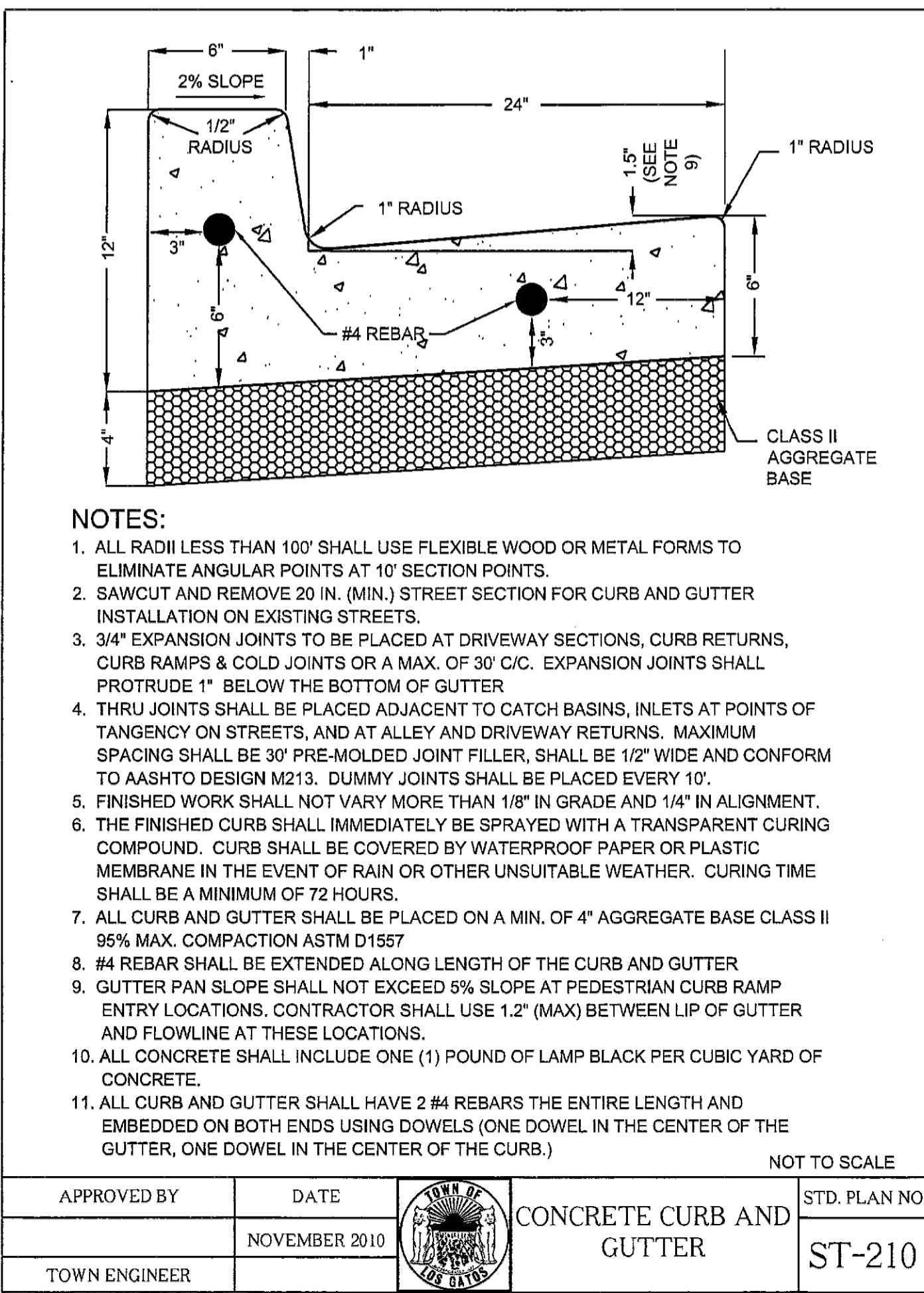
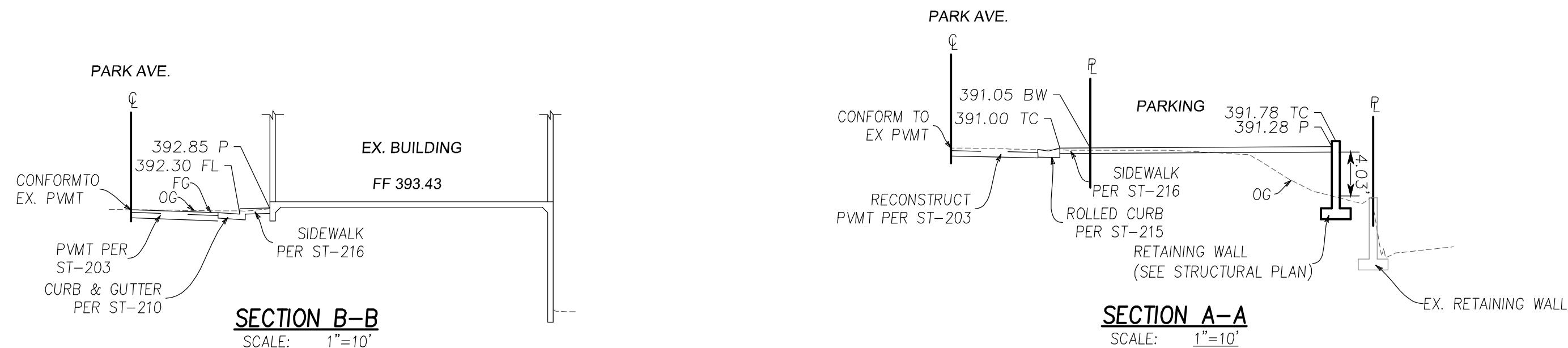
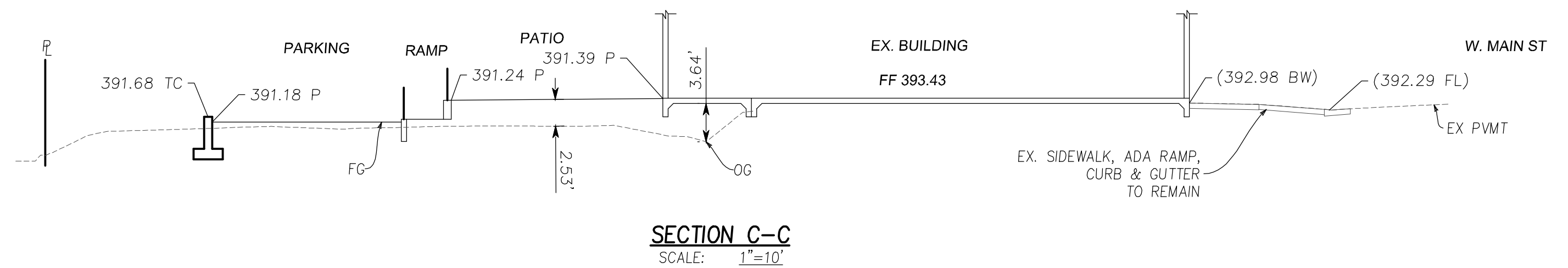
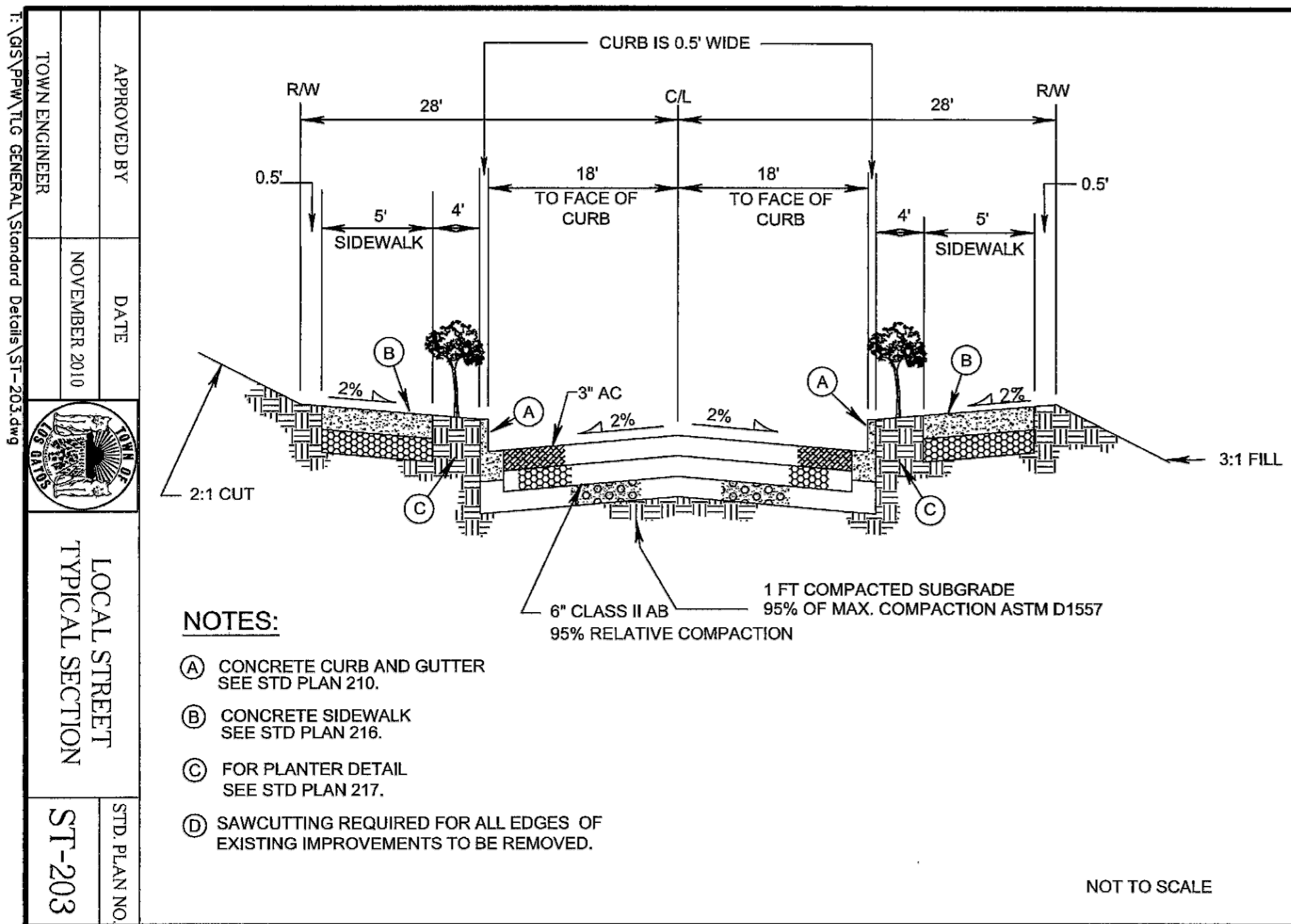


NTS

1. DESIGN, MATERIAL AND CONSTRUCTION GUIDELINES TO FOLLOW INTERLOCKING CONCRETE PAVEMENT INSTITUTE GUIDE SPECIFICATIONS.
2. APPLY WATERPROOF MEMBRANE VERTICALLY AGAINST HOUSE FOUNDATION PRIOR TO PLACING SUBBASE AND BASE.
3. USE SOIL BERMS FOR LONGITUDINAL SOIL SUBGRADE SLOPES EXCEEDING 2%.
4. CAST-IN-PLACE CONCRETE CURBS CAN BE WITHOUT PAVERS ON TOP. IN SUCH CASES, CURBS SHOULD BE LEVEL WITH CONCRETE PAVEMENT FIELD.
5. THE UPPER PAVEMENT SUBGRADE SOIL AND THE AGGREGATE BASE COURSE SHOULD BE COMPACTED TO A MINIMUM 95 PERCENT OF MAXIMUM DRY DENSITY, AS TESTED BY THE GEOTECHNICAL ENGINEER.
6. THE PAVEMENT SYSTEM DRAINAGE, EDGE RESTRAINTS, BEDDING SAND, MAINTENANCE, AND OTHER ASPECTS OF THE DESIGN AND CONSTRUCTION SHOULD BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PAVEMENT MANUFACTURER.

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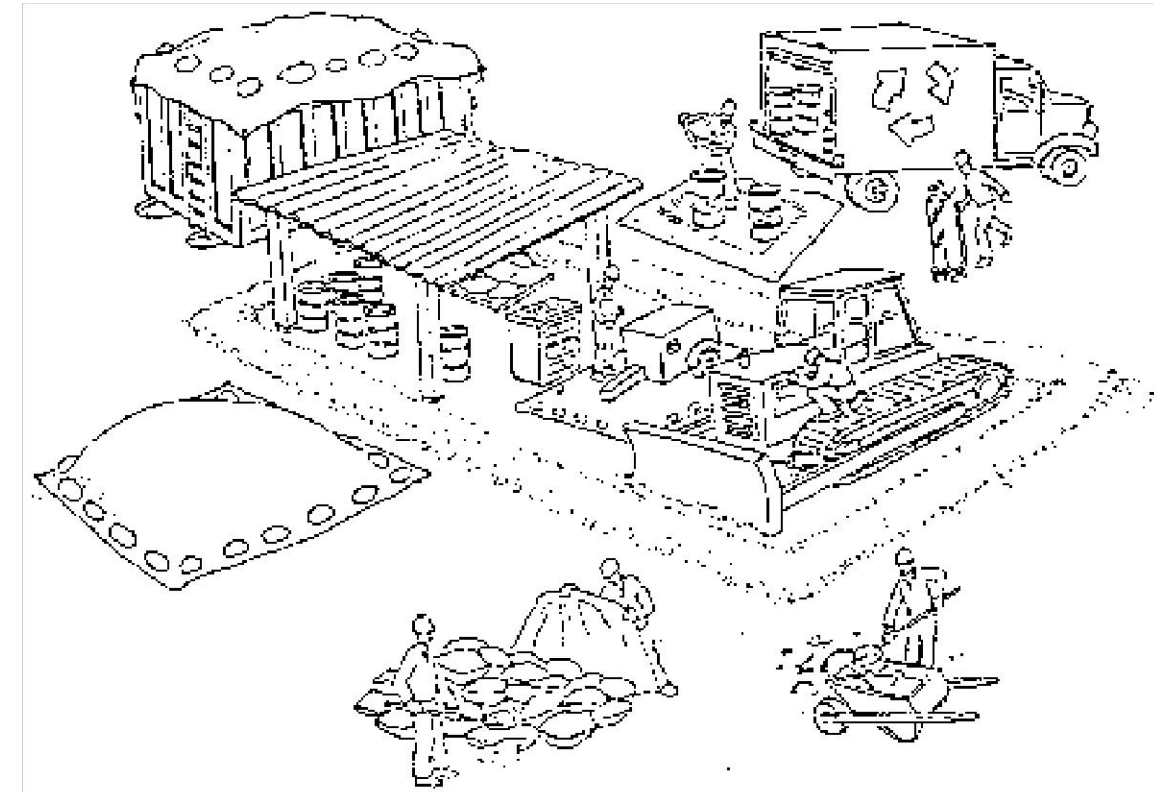
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GRADING AND DRAINAGE PLANS
25 WEST MAIN STREET
SECTION AND DETAILS
GRADING PERMIT APPLICATION NO. _____
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT
PROJECT NO. _____

ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95128
Phone: (408) 806-7187
Fax: (408) 882-4006

DATE	
BY	
REVISIONS	

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.

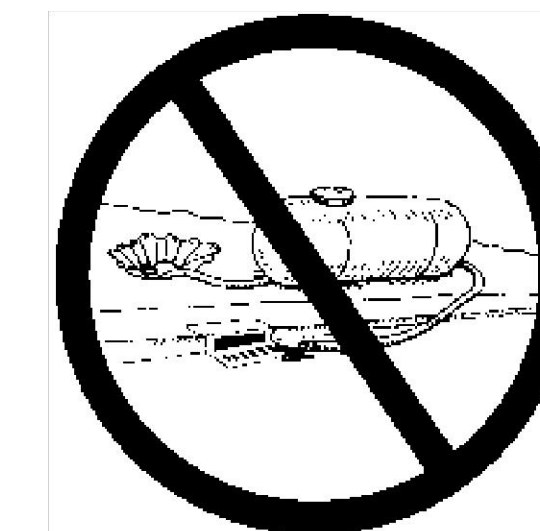
Vehicle and equipment maintenance & cleaning

- ✓ 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.



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

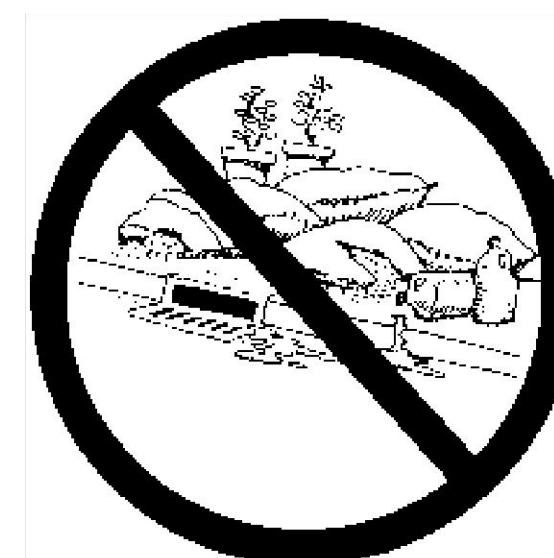
- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let 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.

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.

Paving/asphalt work

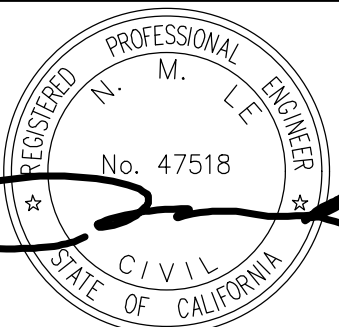
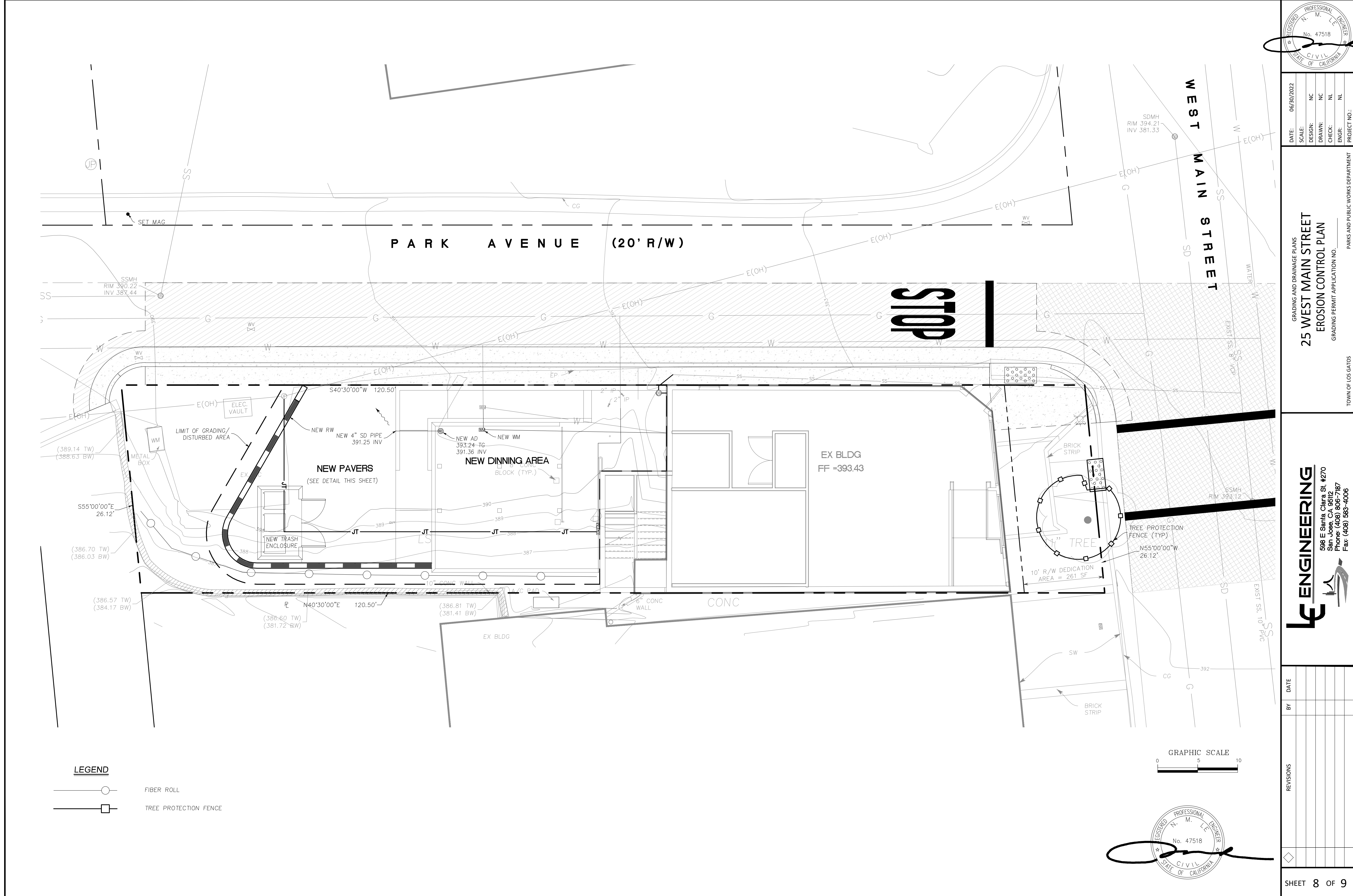


- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and man-holes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage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

Painting

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





DATE:	06/30/2022
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PROJECT NO.:	

GRADING AND DRAINAGE PLANS
25 WEST MAIN STREET
EROSION CONTROL PLAN
GRADING PERMIT APPLICATION NO. _____
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95128
Phone: (408) 806-7187
Fax: (408) 883-4006

REVISIONS	BY	DATE

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. CONTRACTOR/OWNER: ----
ADDRESS: ----
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.
2. CIVIL ENGINEER: LC ENGINEERING 598 E SANTA CLARA ST, SUITE #270,
SAN JOSE, CA 95112.
(408) 806-7187
3. CONTRACTOR: ----
ADDRESS: ----
24-HOUR PHONE NUMBER: ----
CONSTRUCTION SUPERINTENDENT: ----
ADDRESS: ----
24-HOUR PHONE NUMBER: ----
4. 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.
5. 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.
6. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
7. 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.
8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
9. 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.
10. 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.
11. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.

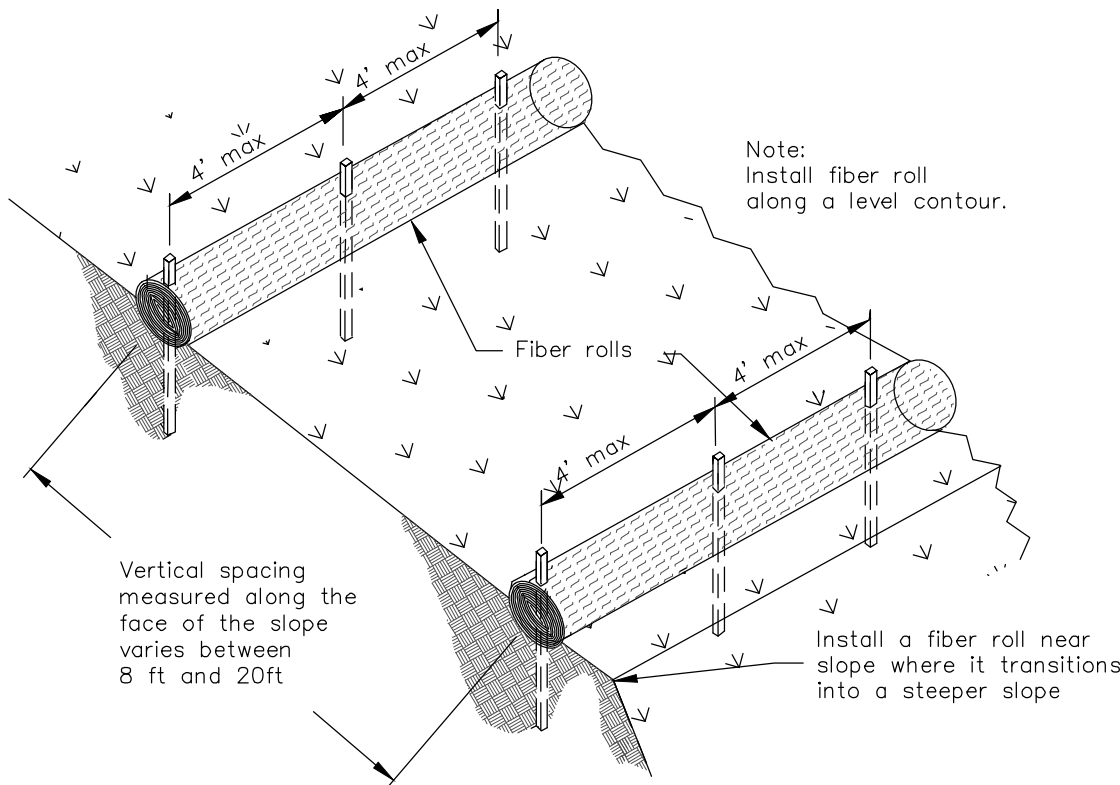
EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN 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.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALL PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
4. 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.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS OR THREE-STEP APPLICATIONS OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TRICKIFIER AND MULCH.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF
7. 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.
8. 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.
9. GRADING WORK BETWEEN OCTOBER 15 AND APRIL 15 IS AT THE DISCRETION OF COUNTY/CITY.

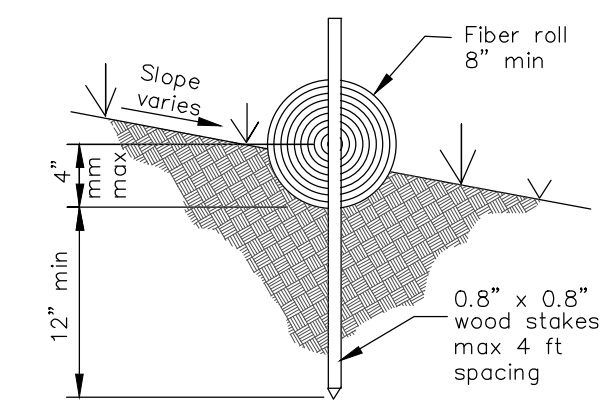
MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY
B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
F. RILLS AND FOLLIES MUST BE REPAIRED.
2. SAND BAD INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.
3. 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.

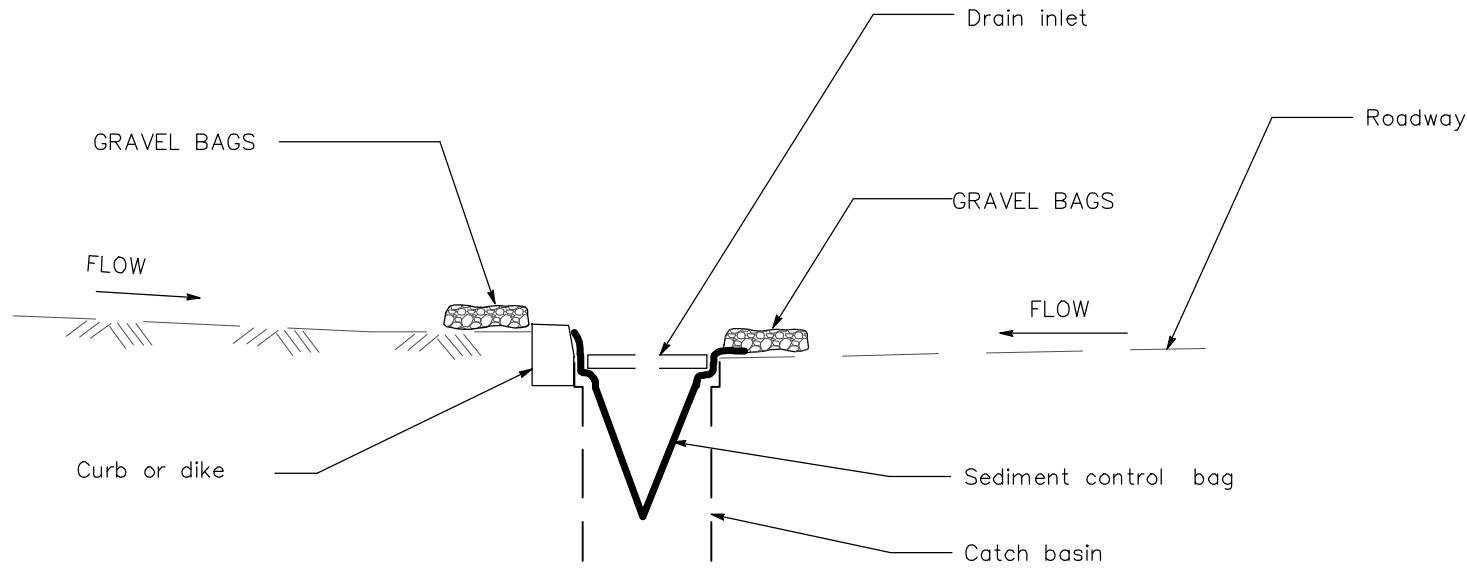
1 Fiber Rolls
CASQA Detail SE-5



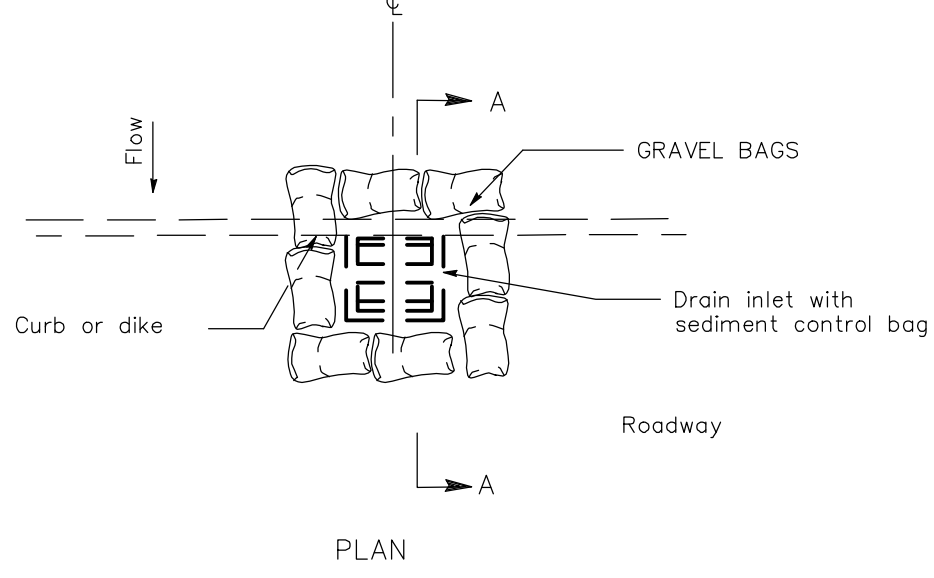
TYPICAL FIBER ROLL INSTALLATION
NOT TO SCALE



ENTRENCHMENT DETAIL
NOT TO SCALE



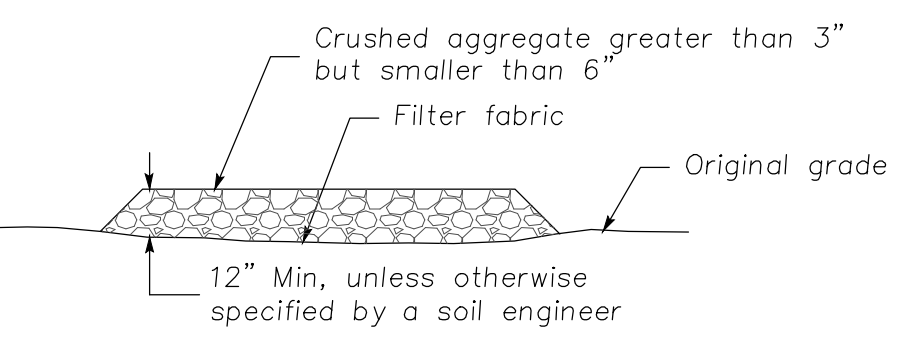
SECTION A-A



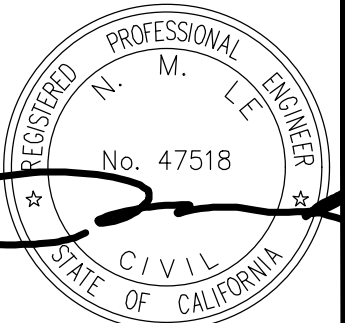
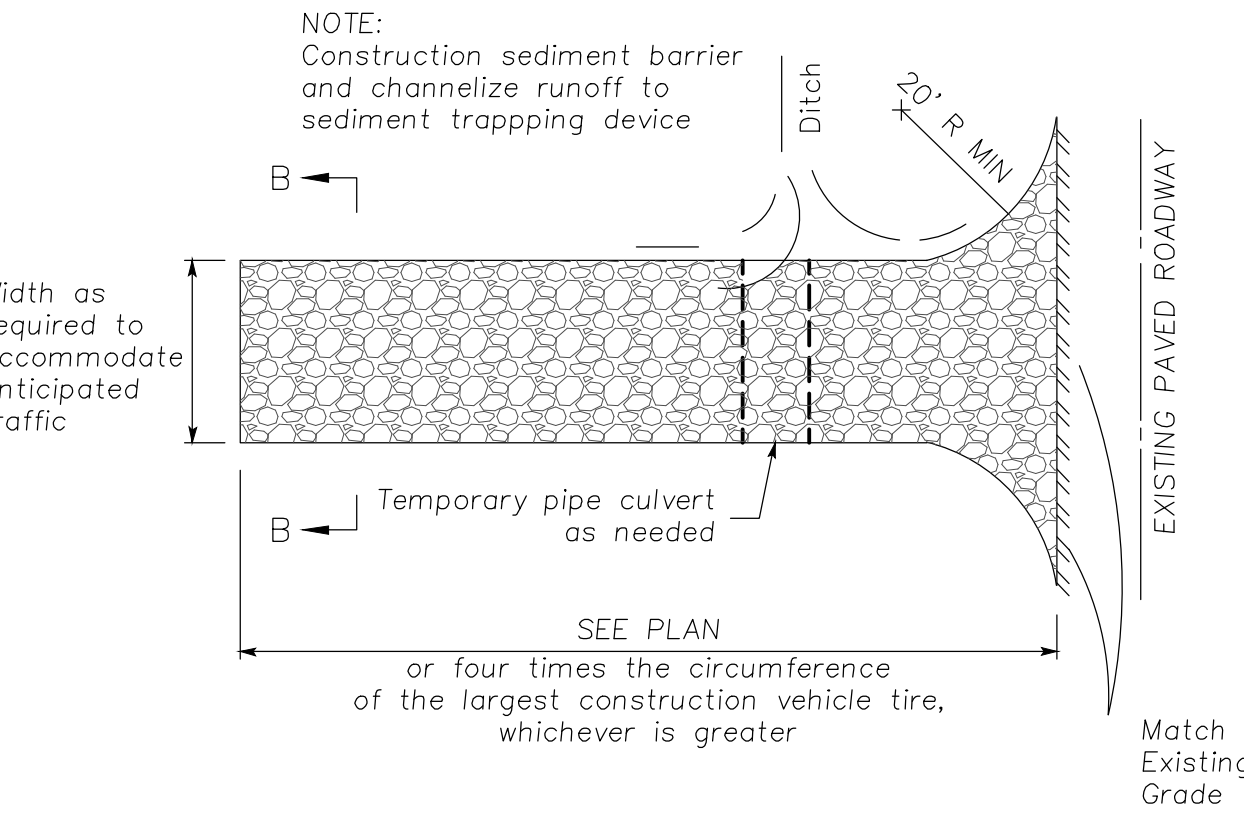
PLAN

TEMPORARY DRAINAGE INLET PROTECTION
For paved areas exposed to traffic

3 Stabilized Construction Entrance/Exit
CASQA Detail TC-1



SECTION B-B
NTS



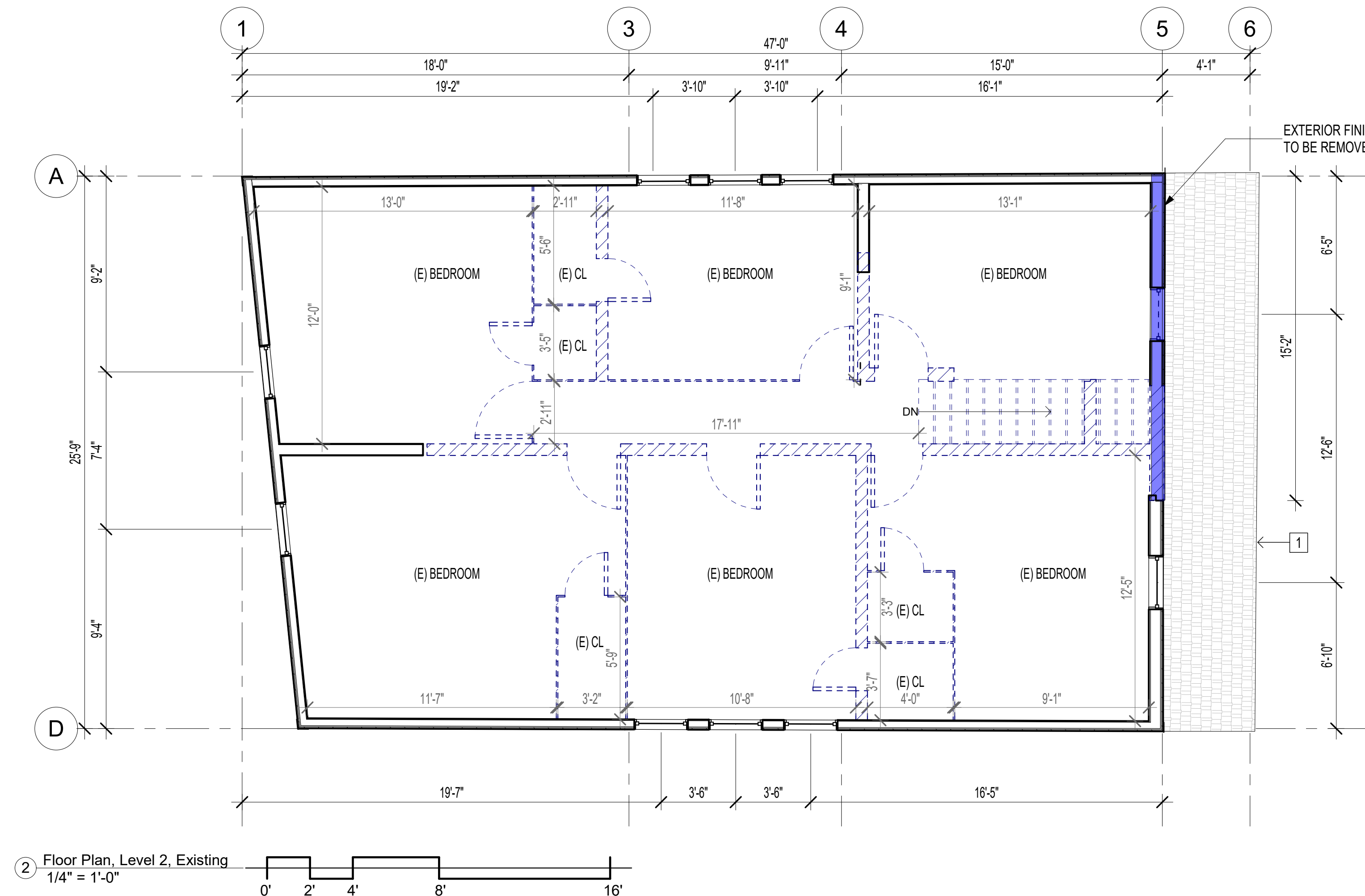
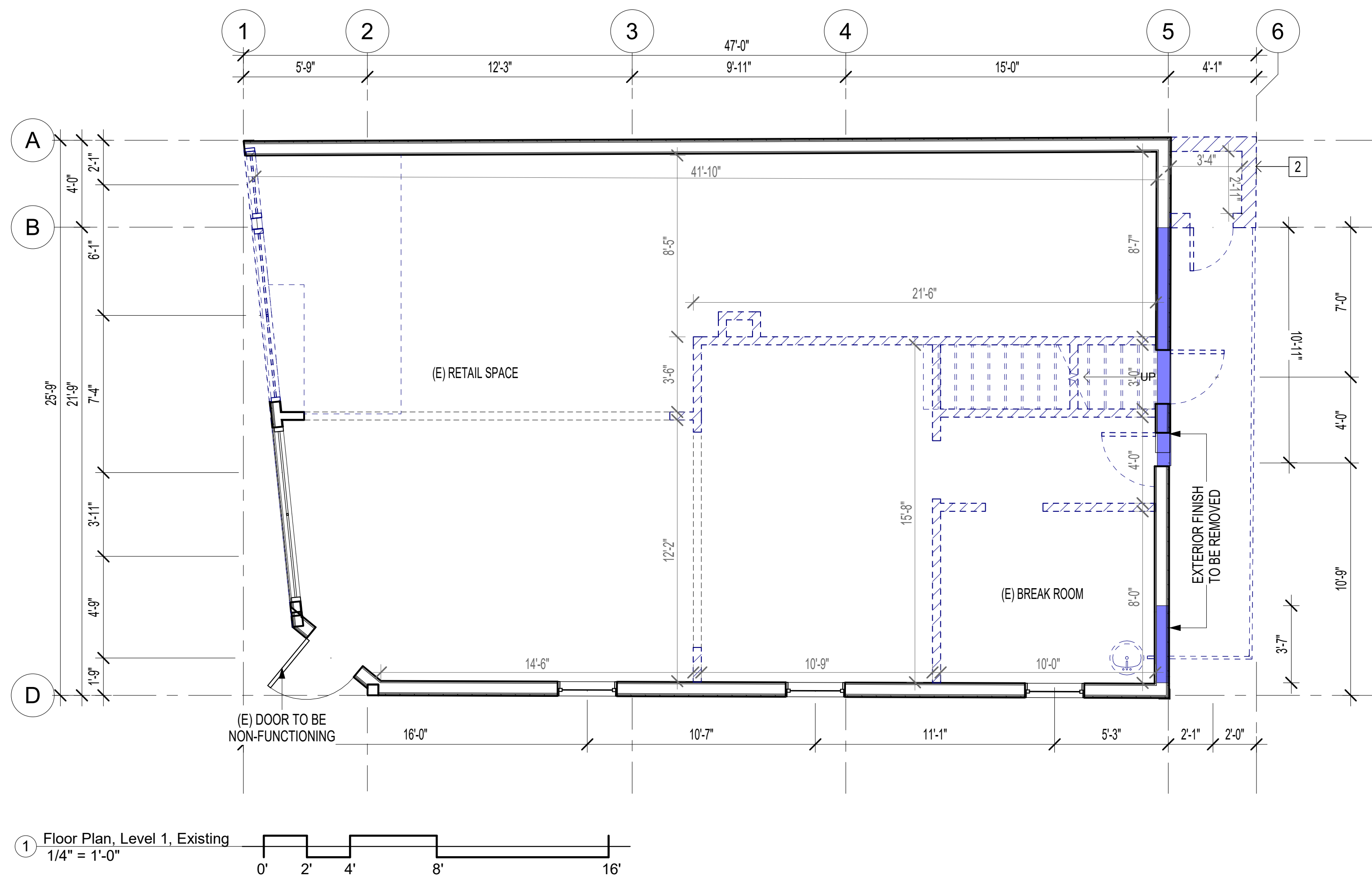
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CHECK:	NL
ENGR:	NL
PROJECT NO.:	

GRADING AND DRAINAGE PLANS
25 WEST MAIN STREET
EROSION DETAILS
GRADING PERMIT APPLICATION NO. _____

TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

LC ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 883-4006

DATE					
BY					
REVISIONS					



FLOOR PLAN, LEVEL 1 & 2 EXISTING, LEGEND

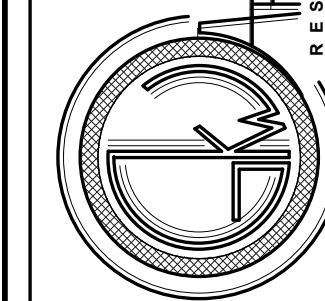
- (E) DOOR TO BE DEMOLISHED
- (E) WINDOW TO BE DEMOLISHED
- (E) WALL TO BE DEMOLISHED

FLOOR PLAN, LEVEL 1 & 2 EXISTING, KEYNOTES

- 1 COVERED PATIO TO BE DEMOLISHED
- 2 STORAGE AREA TO BE DEMOLISHED

NOTES:
1. EXISTING WALLS ARE NOT IN STRAIGHT ALIGNMENT TO GRIDLINE.
2. EXISTING WALLS MUST BE VERIFIED ON SITE.
3. ELEMENTS IN BLACK ARE EXISTING TO REMAIN
4. ELEMENTS IN DASHED BLUE ARE EXISTING TO BE DEMOLISHED

Floor Plan, Existing



25 West Main St.
Los Gatos, CA, 95030

Revision Schedule

Number	Description	Date
2	Planning	2023.03.17

Floor Plan,
Existing

A100

SCALE 1/4" = 1'-0"

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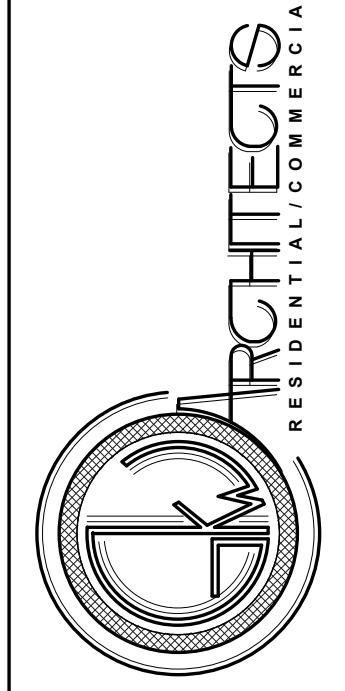


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25 West Main St.
Los Gatos, CA, 95030

Revision Schedule		
Number	Description	Date
1	Planning	2022.10.19
2	Planning	2023.03.17

Architectural,
Floor Plan,
Proposed

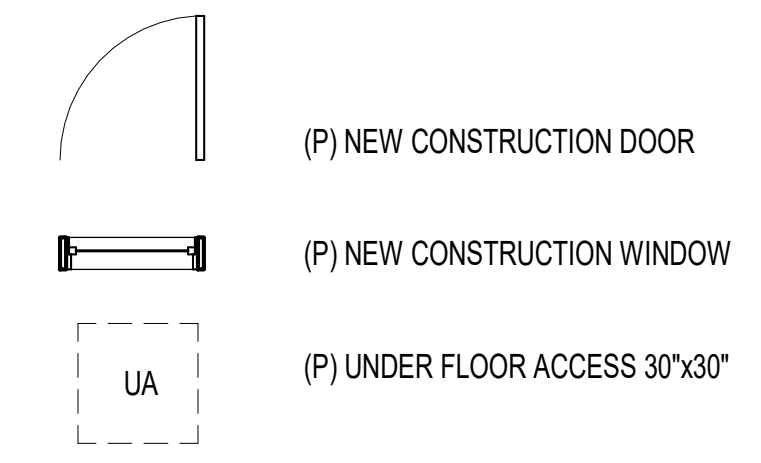
A101

SCALE As indicated

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Architectural, Floor Plan, Proposed

FLOOR PLAN, LEVEL 1 PROPOSED, LEGEND



FLOOR PLAN, KEYNOTES

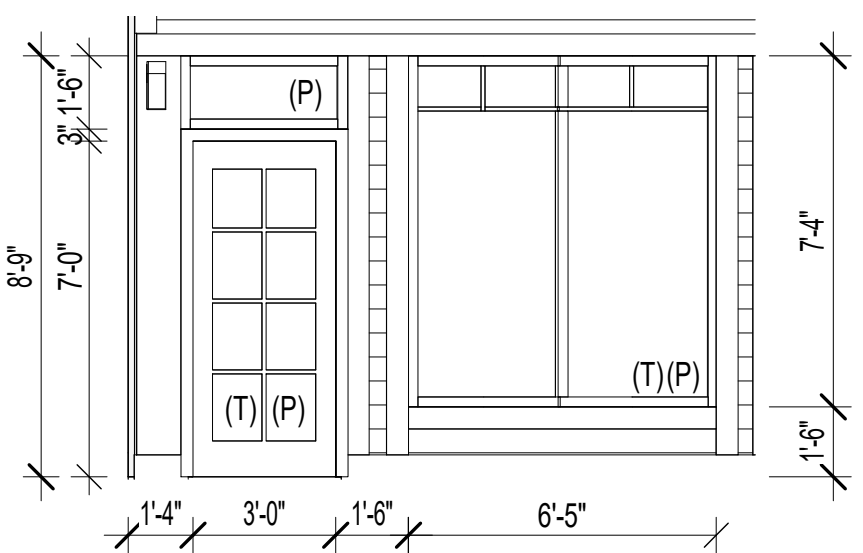
- 1 CONCRETE STEPS
- 2 FIRE RISER
- 3 GAS WATER TANK (CRAWL SPACE)
- 4 KNOX BOX
- 5 VENT FOR HOOD

FLOOR PLAN, NOTES

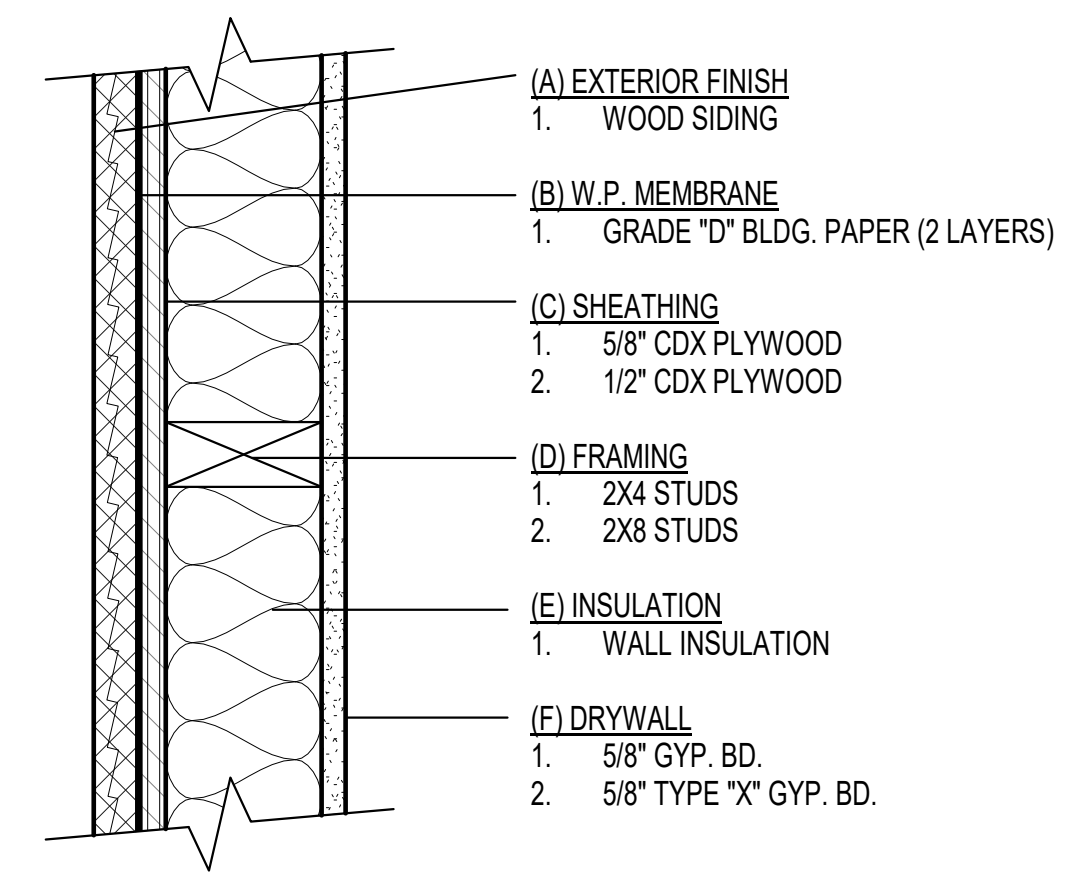
- CONTRACTOR TO VERIFY EXISTING BUILDING CONDITIONS, UTILITIES, DIMENSIONS ON SITE.
- PER CBC 11B-206.2.3. EXCEPTIONS 1, THE FOLLOWING TYPES OF PRIVATELY FUNDED MULTISTORY BUILDINGS DO NOT REQUIRE A RAMP OR ELEVATOR ABOVE AND BELOW THE FIRST FLOOR:
1.2. ANY OTHER PRIVATELY FUNDED MULTISTORIED BUILDING THAT IS NOT A SHOPPING CENTER, SHOPPING MALL OR THE PROFESSIONAL OFFICE OF A HEALTH CARE PROVIDER OR A TERMINAL, DEPOT OR OTHER STATION USED FOR SPECIFIED PUBLIC TRANSPORTATION OR AN AIRPORT PASSENGER TERMINAL AND THAT IS LESS THAN THREE STORIES HIGH OR LESS THAN 3,000 SF PER STORY IF A REASONABLE PORTION OF ALL FACILITIES AND ACCOMMODATIONS NORMALLY SOUGHT AND USED BY THE PUBLIC IN SUCH A BUILDING ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES.

(P) Window Schedule						
Type Mark	Count	Window Type	Width	Height	Sill Height	Phase Created
W1	1	Single Hung	2' - 6"	4' - 5"	1' - 11"	New Construction
W1e	1	Single Hung	2' - 9"	3' - 10"	3' - 0"	Existing
W2e	2	Single Hung	2' - 9"	4' - 6 1/2"	1' - 7"	Existing
We	9	Double Hung	2' - 6"	4' - 5"	1' - 11"	Existing
Grand total 13						

(P) Door Schedule				
Door Number	Count	Door Type	Width	Height
D1	2	Exterior Storefront, Single	3' - 0"	6' - 8"
D1a	1	Exterior Storefront, Single	3' - 0"	7' - 0"
D1b	1	Interior Single, Glass	3' - 0"	6' - 8"
D2	1	Interior Single Flush	3' - 0"	6' - 8"
D3	1	Exterior Single Flush	3' - 0"	6' - 8"
D9	1	Interior Single, Glass	3' - 0"	6' - 8"
D10	1	Interior Kitchen Door	3' - 0"	6' - 8"
D11	1	Interior Kitchen Door	3' - 0"	6' - 8"
D12	1	Interior Double Flush	6' - 0"	6' - 8"
D13	1	Exterior Gate	8' - 0"	5' - 7"
D14	1	Interior Single, Glass	3' - 0"	6' - 8"
D15	1	Interior Single Flush	3' - 0"	6' - 8"
D17	1	Interior Single, Glass	3' - 0"	6' - 8"
Grand Total 14				



3 Storefront Callout
1/4" = 1'-0"



WALL TYPES:

- N1
- N2
- N3
- F1

WALL ASSEMBLY:

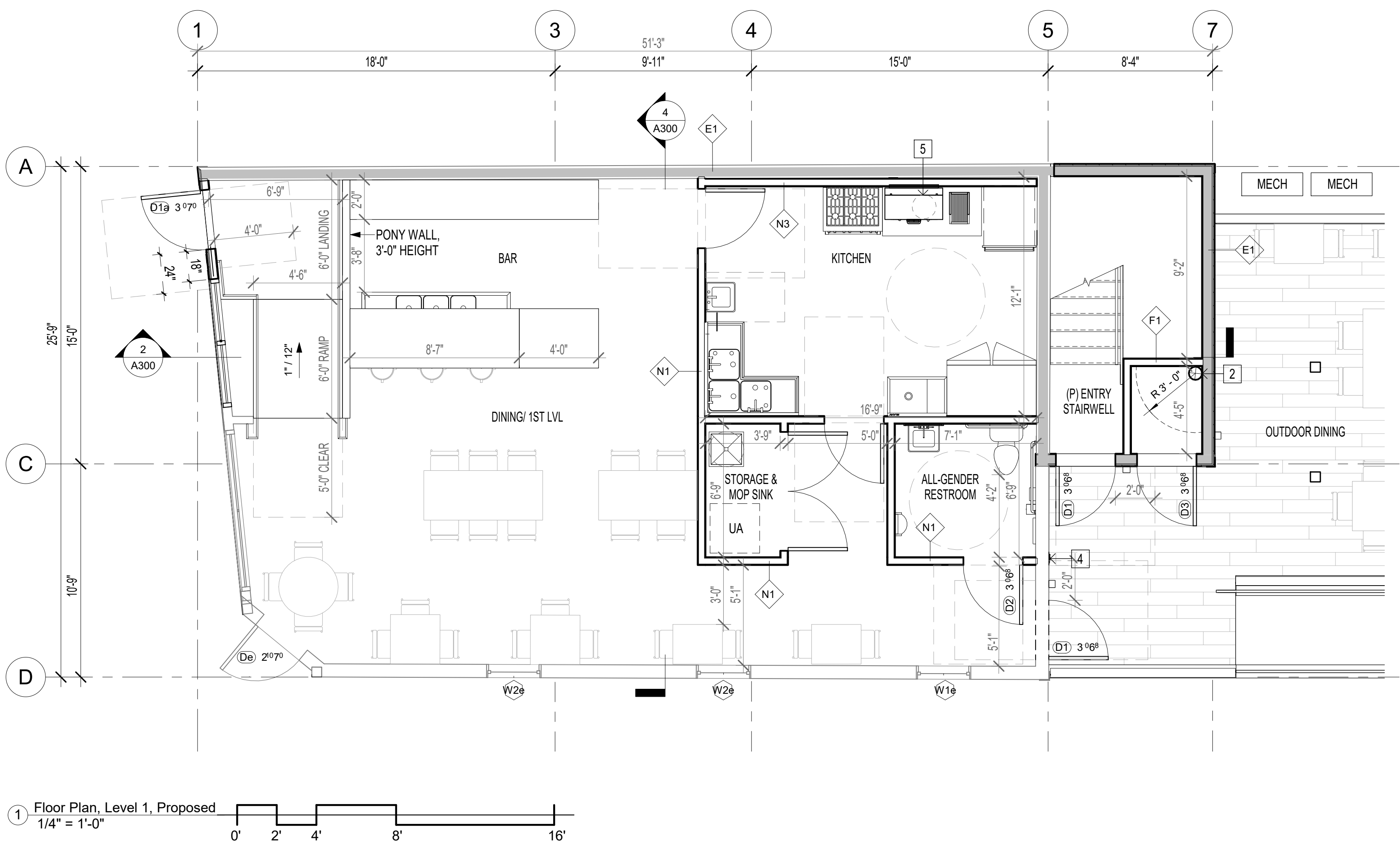
- (F1,D1,F1)
- (F1,D2,F1)
- (D1,F1)
- (F2,D1,F2)
1-HOUR FIRE RATED

WALL TYPES:

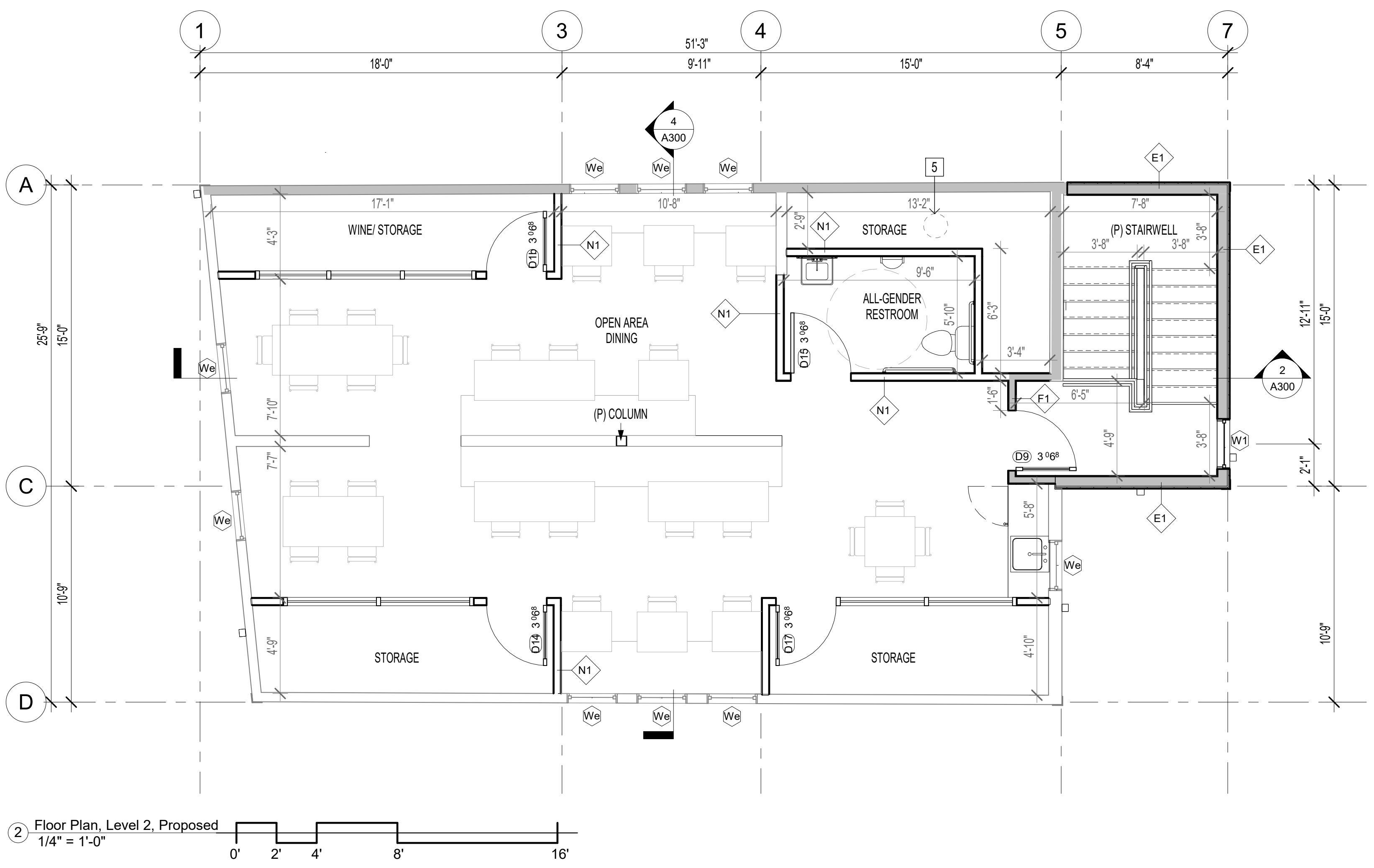
- E1

WALL ASSEMBLY:

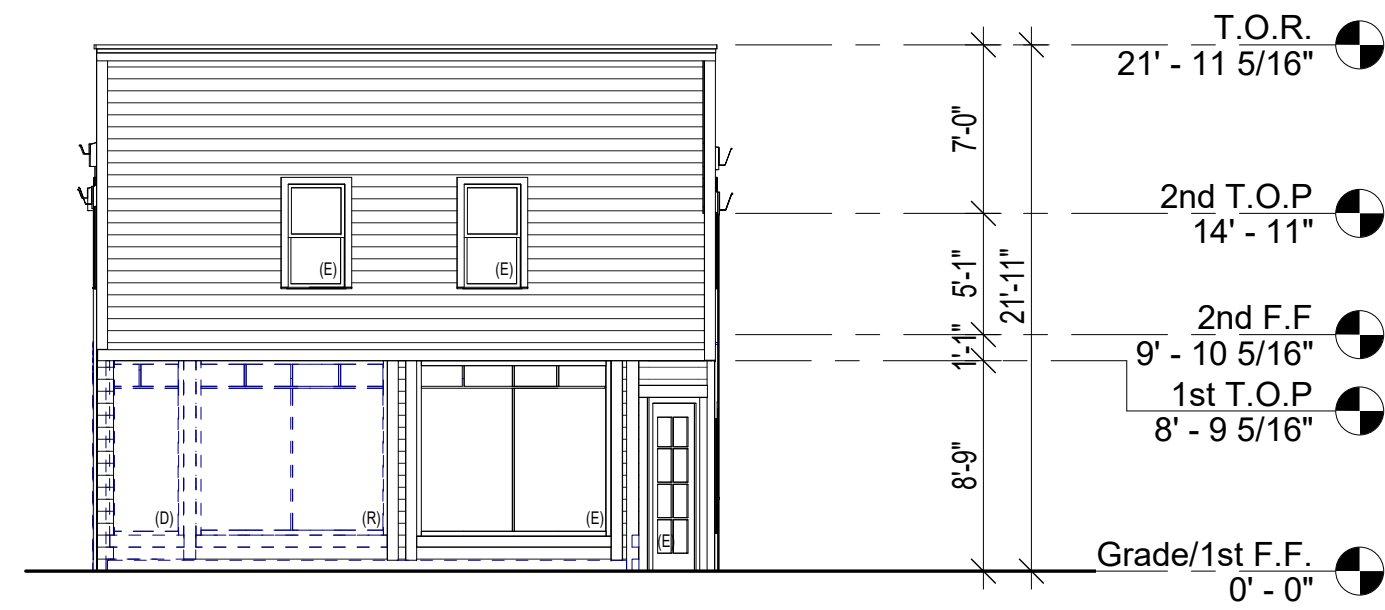
- (A1,B1,C1,D1,E1,F2)
1-HR FIRE RATED



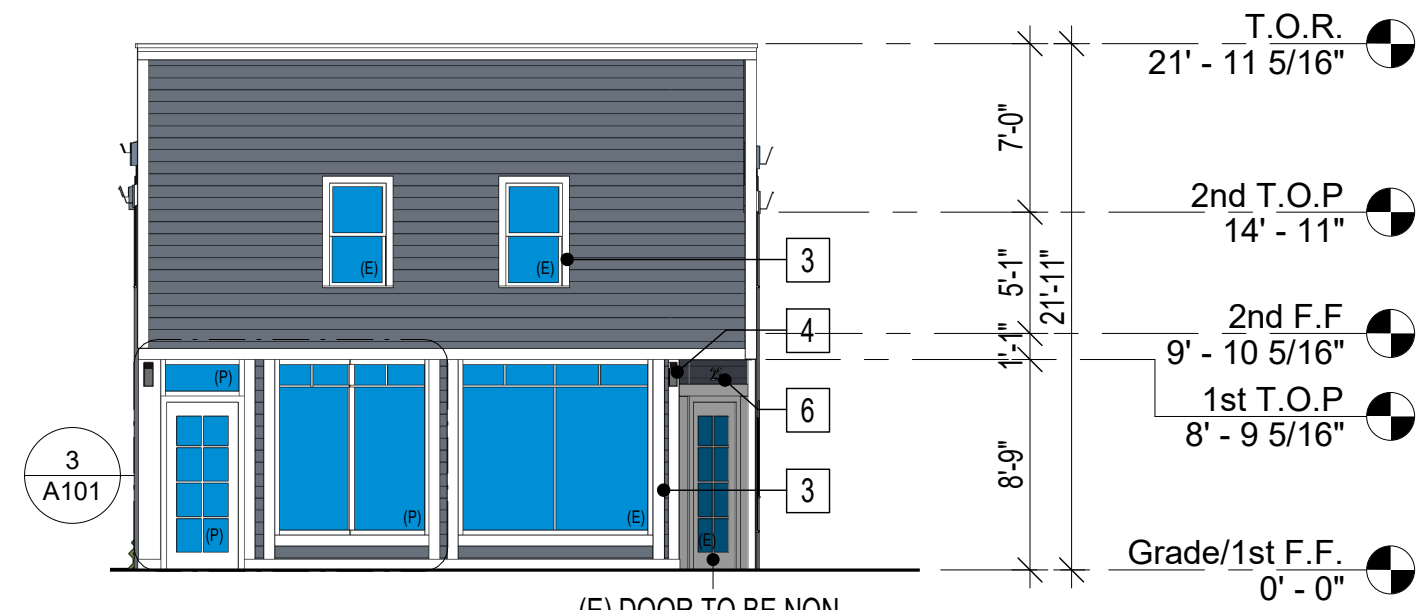
1 Floor Plan, Level 1, Proposed
1/4" = 1'-0"



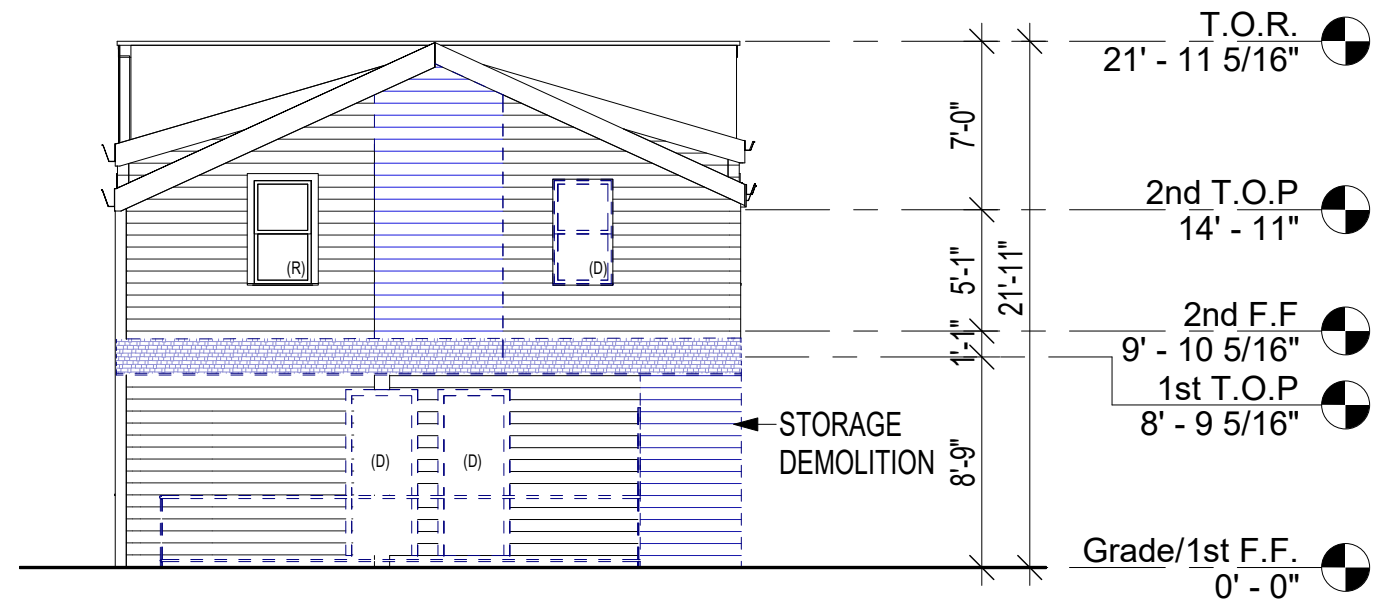
2 Floor Plan, Level 2, Proposed
1/4" = 1'-0"



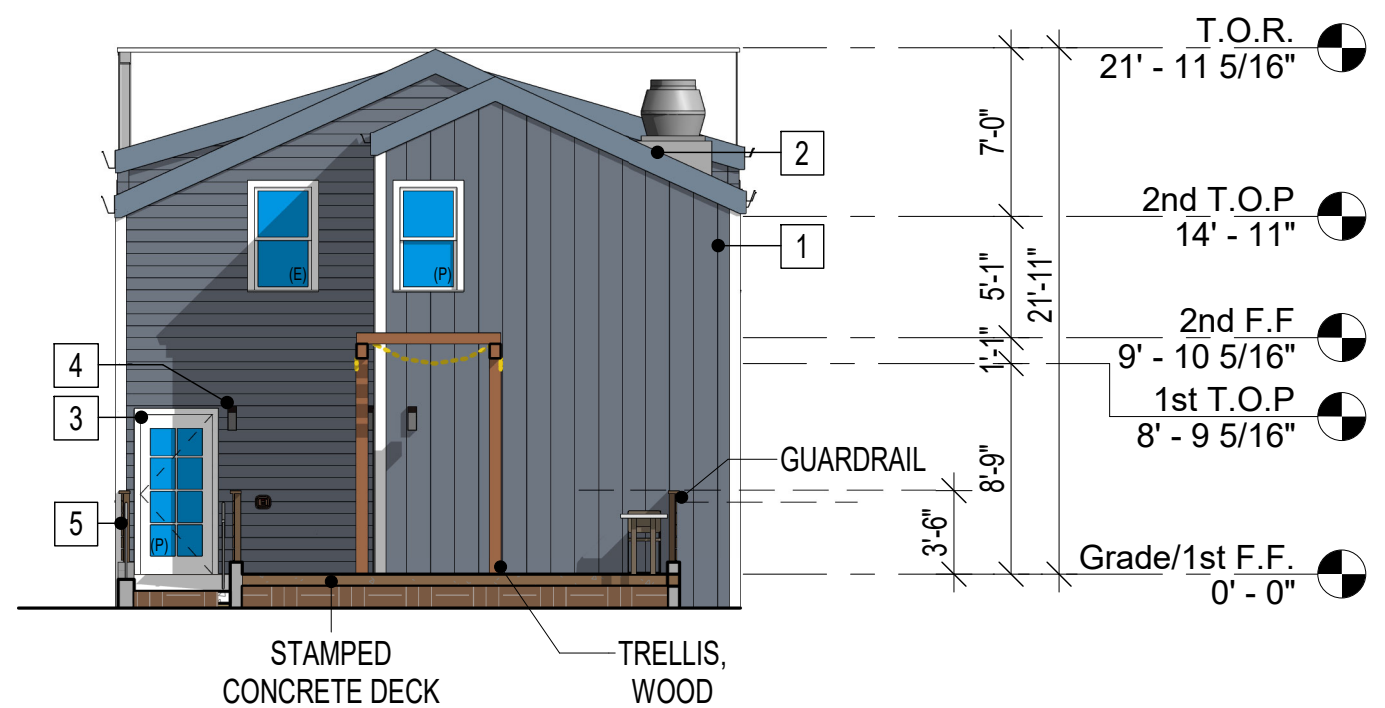
① Elevation, Front, Existing
1/8" = 1'-0"



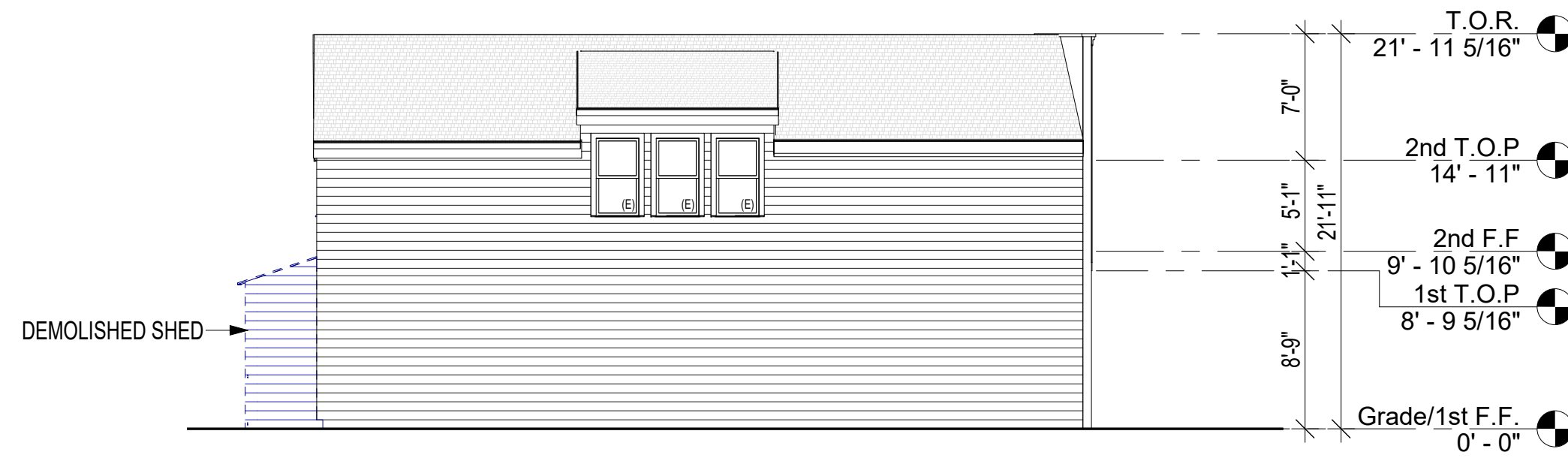
③ Elevation, Front, Proposed
1/8" = 1'-0"



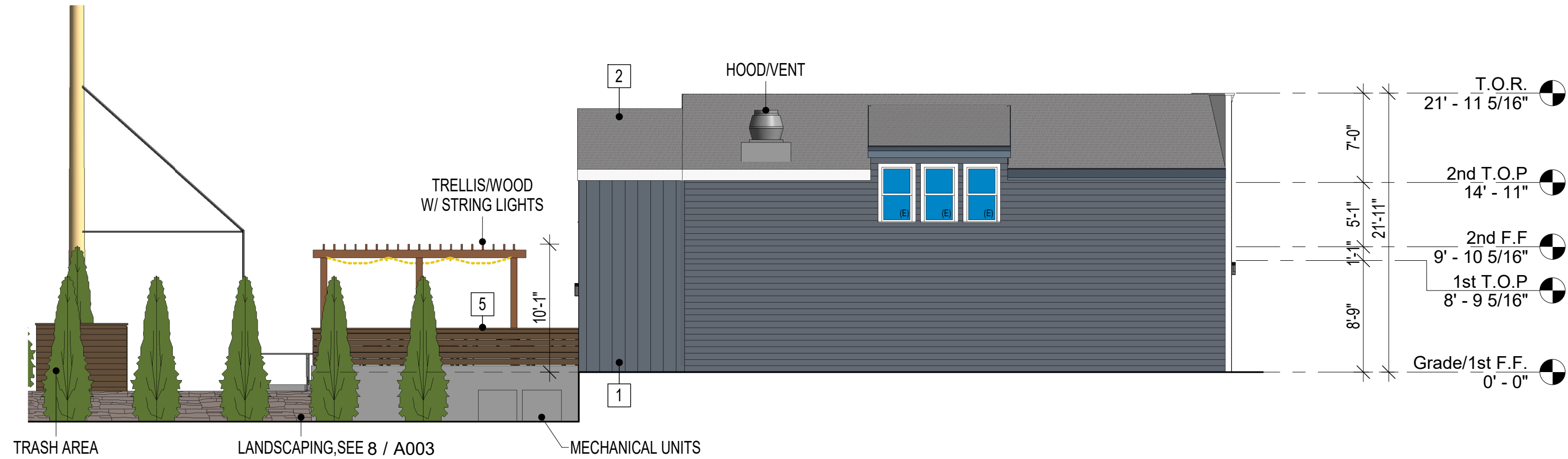
⑤ Elevation, Rear, Existing
1/8" = 1'-0"



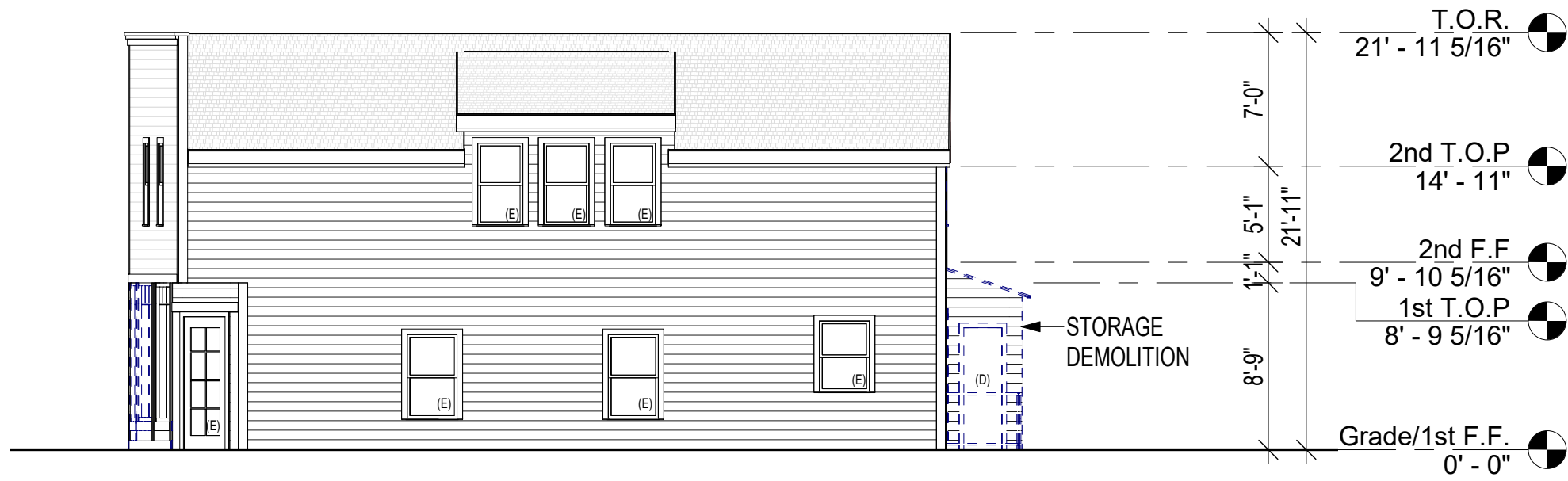
⑦ Elevation, Rear, Proposed
1/8" = 1'-0"



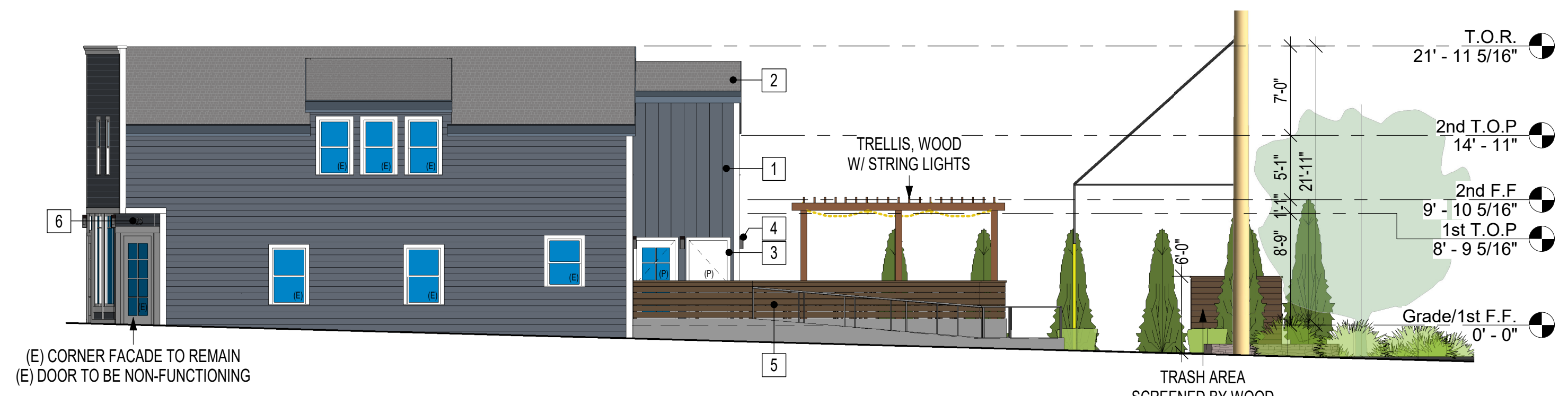
② Elevation, Left, Existing
1/8" = 1'-0"



④ Elevation, Left, Proposed
1/8" = 1'-0"



⑥ Elevation, Right, Existing
1/8" = 1'-0"



⑧ Elevation, Right, Proposed
1/8" = 1'-0"

ELEVATION KEYNOTES/ MATERIAL



EXTERIOR VERTICAL SIDING/
JAMES HARDIE
COLOR TO MATCH EXISTING



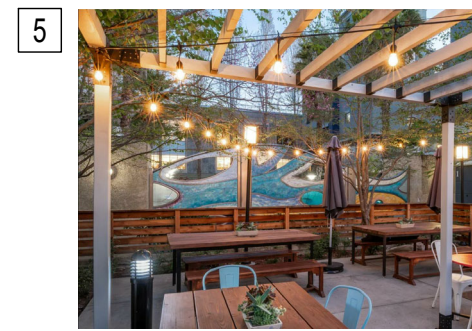
ROOFING MATERIAL
CLASS A COMPOSITION
SHINGLES TO MATCH EXISTING



WINDOW GLASS PANE TO BE
REPLACED. TRIM AND FRAME
TO REMAIN



FIXTURES TO MINIMIZE GLARE AND
LIGHT SPILL ONTO AREAS OFF OF
THE BUILDING SITE. EXTERIOR
LIGHTING TO BE DOWNLIT



WOOD FENCE

⑥ ADDRESS IDENTIFICATION, CONTRAST WITH
BACKGROUND, MIN 4 INCH HIGH, MIN STROKE 0.5 INCH,
PER CBC SEC 505.1

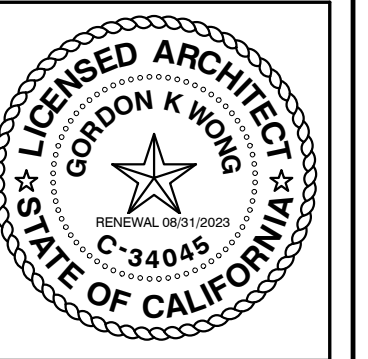
ELEVATION LEGEND

(E) EXISTING (P) PROPOSED
(D) TO BE DEMOLISHED (R) TO BE REPLACED

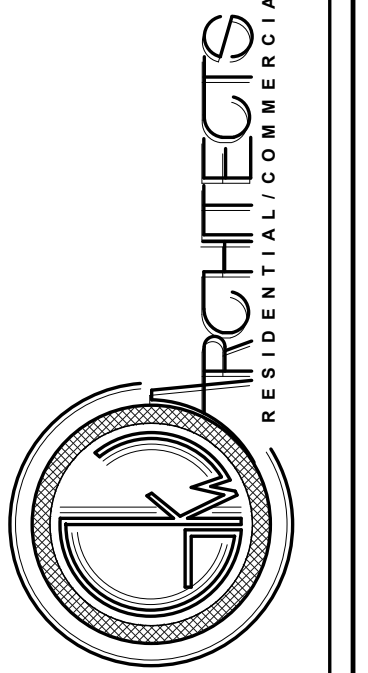
NOTE

1. CONTRACTOR TO VERIFY DIMENSIONS, EXISTING CONDITIONS,
STRUCTURES, UTILITIES ON SITE.
2. OWNER ALLOWED TO CHOOSE ALTERNATIVE COMPLIANT
PRODUCT.

PHOTO REFERENCE



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25 West Main St.

Los Gatos, CA, 95030

Revision Schedule

Number	Description	Date
1	Planning	2022.10.19
2	Planning	2022.03.17

Elevations,
Existing &
Proposed

A200

SCALE As indicated

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ADDITION/
STAIRCASE

VERTICAL SIDING, COLOR
TO MATCH EXISTING

OUTDOOR DECK/ DINING AREA
TRELLIS, STRING LIGHTING
WITH WOOD FENCE/ SCREENING, 3'-6"

LANDSCAPING, SEE A003

TRASH AREA
SCREENED BY 6'-0" WOOD FENCE
AND LANDSCAPING

ACCESSIBLE RAMP
WITH HANDRAILS

PERMEABLE
PAVERS

DRY STACKED
RETAINING WALL



(E) ROOF
STRUCTURE TO
REMAIN

(E) WINDOWS AND TRIM
TO REMAIN, GLASS PANE
TO BE REPLACED

(E) POWER POLE TO REMAIN

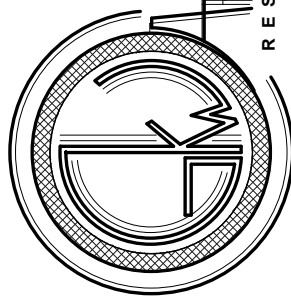
(E) HORIZONTAL SIDING TO REMAIN

WOOD FENCE 3'-6", ENCLOSING
OUTDOOR DINING AREA
CONCRETE RETAINING WALL

(P) ENTRY DOOR TO BE
REHABILITATED TO MATCH
1919-1952 PHOTO, SEE A200

(E) CORNER FACADE TO REMAIN
(E) DOOR TO BE NON-FUNCTIONING

Perspective Views & Diagram



25 West Main St.
Los Gatos, CA, 95030

Revision Schedule

Number	Description	Date
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Perspective Views
& Diagram

A301

SCALE

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