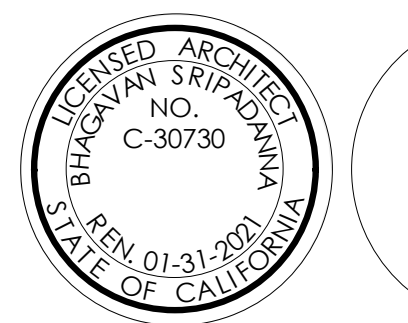




O L G A A R D R E S I D E N C E

(APN): 527-09-036.
15365 SANTELLA COURT,
LOS GATOS CALIFORNIA 95032

PLANNING DEPARTMENT DEVELOPMENT APPLICATION



ARCHITECT:
HARI SRIPADANNA AIA LEED AP
SRUSTI ARCHITECTS
18524 MONTEPERE WAY
SARATOGA CA 95070
PHONE:(408) 507 8138

Olgaard Residence

15365 Santella Court,
Los Gatos, CA 95032

OWNER:
Christian & Helen Olgaard

PROJECT NO:	1062018
DRAWN BY:	Author
CHECKED BY:	Checker
Planning Submittal 01:	Oct 19 2018
Planning Backcheck Submittal 02:	June 12 2019
Planning Backcheck Submittal 03:	Sep 16 2019
Planning Backcheck Submittal 04:	Oct 25 2019
HOA Backcheck Submittal 04:	Nov 01 2019
Planning Backcheck Submittal 04:	Nov 15 2019

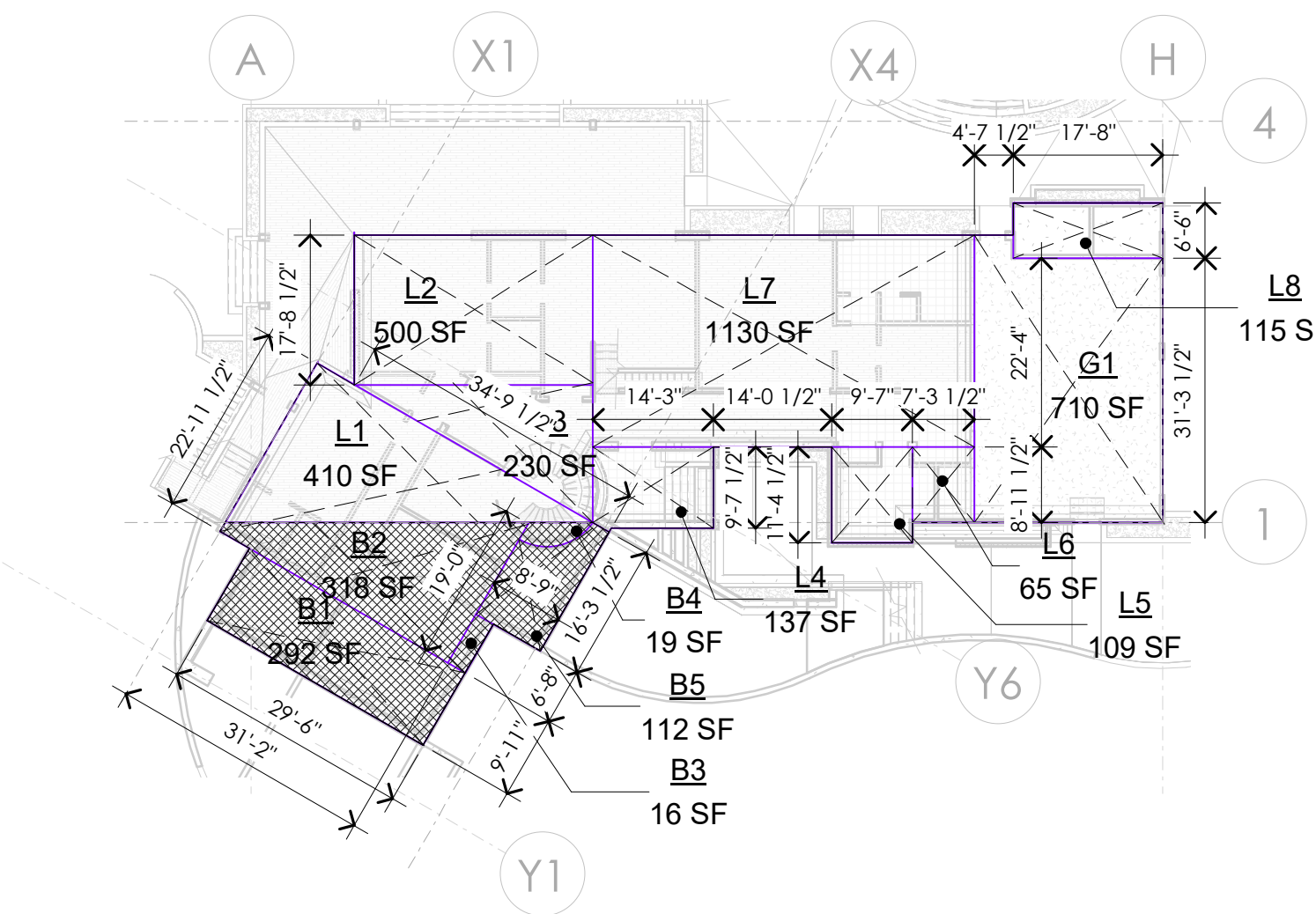
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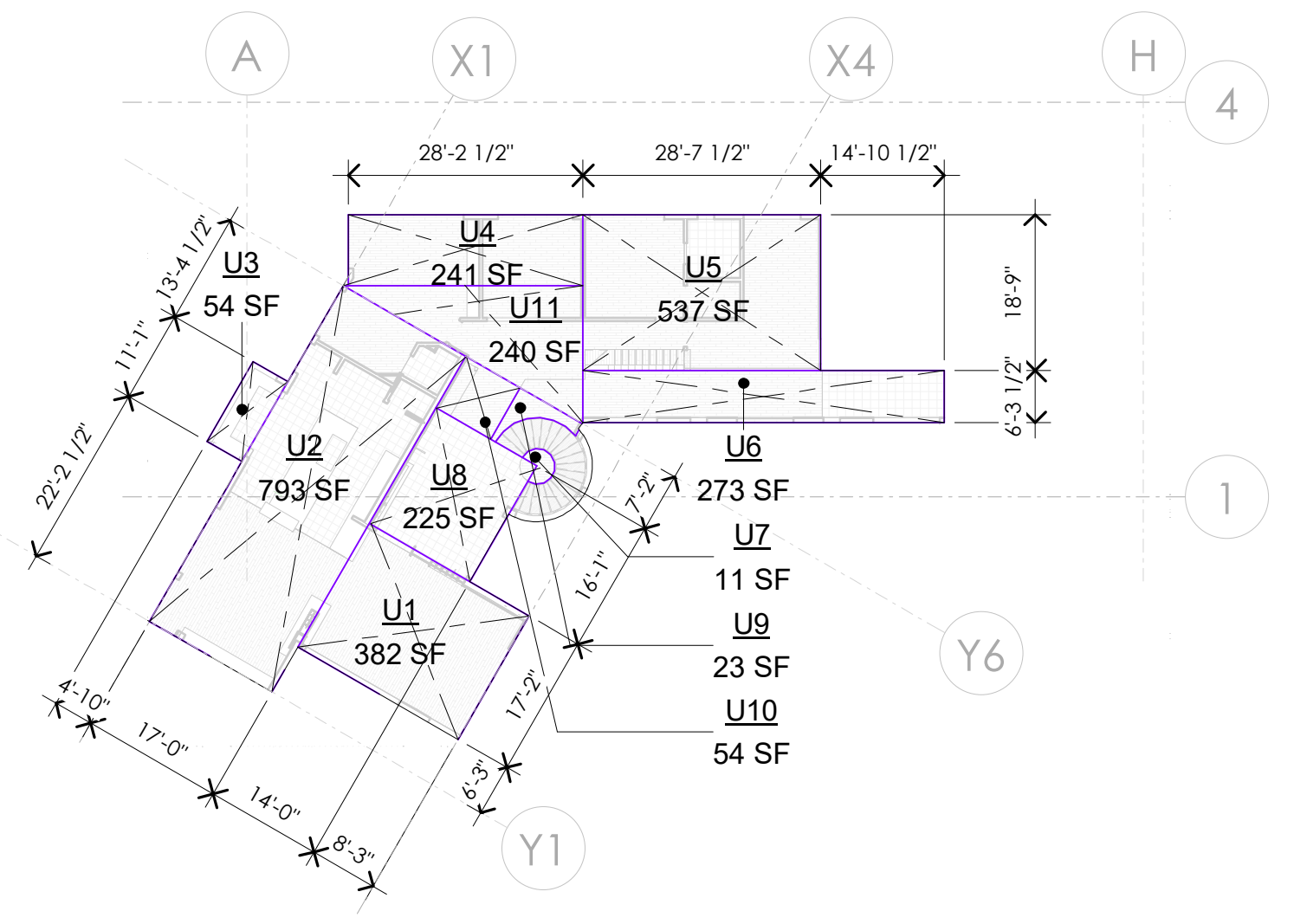
Title Sheet

A000

SHEET OF



1 Lower Level Floor Area Calculation Diagram
1" = 20'-0"



2 Upper Level Floor Area Calculation Diagram
1" = 20'-0"

DEVELOPMENT OF A NEW, TWO LEVEL, SINGLE FAMILY DWELLING

OLGAARD RESIDENCE

(APN): 527-09-036. Address: Lot 9, 15365 Santella Court, Los Gatos CA 95032

Allowable Floor Area & Calculation Table		
Name	Area	Comments
L1	410.11 SF	Lower floor Area enclosed space that exceeds 4 feet in height above adjacent grade)
L2	499.68 SF	Lower floor Area enclosed space that exceeds 4 feet in height above adjacent grade)
L3	229.70 SF	Lower floor Area enclosed space that exceeds 4 feet in height above adjacent grade)
L4	136.86 SF	Lower floor Area enclosed space that exceeds 4 feet in height above adjacent grade)
L5	108.77 SF	Lower floor Area enclosed space that exceeds 4 feet in height above adjacent grade)
L6	65.41 SF	Lower floor Area enclosed space that exceeds 4 feet in height above adjacent grade)
L7	1130.27 SF	Lower floor Area enclosed space that exceeds 4 feet in height above adjacent grade)
L8	114.84 SF	Lower floor Area enclosed space that exceeds 4 feet in height above adjacent grade)
Lower floor Area enclosed space that exceeds 4 feet in height above adjacent grade)		2695.65 SF
U1	381.96 SF	Upper Floor Area
U2	793.33 SF	Upper Floor Area
U3	53.57 SF	Upper Floor Area
U4	241.26 SF	Upper Floor Area
U5	536.87 SF	Upper Floor Area
U6	273.46 SF	Upper Floor Area
U7	10.86 SF	Upper Floor Area
U8	225.17 SF	Upper Floor Area
U9	22.43 SF	Upper Floor Area
U10	54.34 SF	Upper Floor Area
U11	239.94 SF	Upper Floor Area
Upper Floor Area		2833.42 SF
Total Enclosed Gross Floor Area		5529.07 SF

Garage Floor Area & Calculation Table		
Name	Area	Comments
G1	710.44 SF	Garage/Utilities Area (enclosed area over 400 sf. shall be counted towards F.A.R)
Total Enclosed Garage Floor Area		710.44 SF

Garage Floor area Exemption 400.00 SF
Remaining Garage Floor Area after Exemption= 310.44 SF
PROPOSED TOTAL ALLOWABLE FLOOR AREA=5529.07+310.44= 5,840 SF.

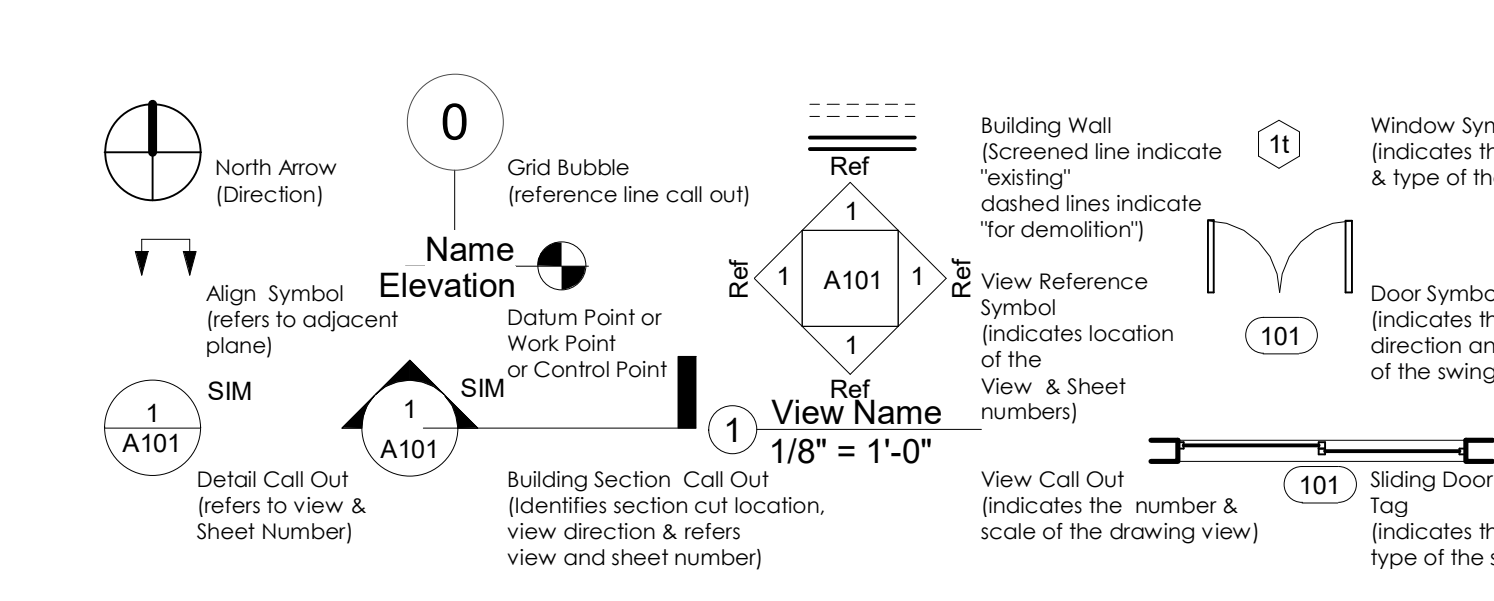
Basement Floor Area & Calculation Table		
Name	Area	Comments
B1	292.24 SF	Basement Area (enclosed space that does not extend 4 feet in height above adjacent grade)
B2	318.14 SF	Basement Area (enclosed space that does not extend 4 feet in height above adjacent grade)
B3	15.58 SF	Basement Area (enclosed space that does not extend 4 feet in height above adjacent grade)
B4	18.58 SF	Basement Area (enclosed space that does not extend 4 feet in height above adjacent grade)
B5	111.71 SF	Basement Area (enclosed space that does not extend 4 feet in height above adjacent grade)
Total Enclosed Basement Floor Area		756.25 SF

PROJECT DIRECTORY

OWNER	ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE ARCHITECT	CIVIL ENGINEER	MECH. & PLUMB. ENGINEER	ELECTRICAL ENGINEER	LEED CONSULTANT
CHRISTIAN OLGAARD & HELEN OLGAARD 21355 SARATOGA HILLS ROAD SARATOGA CA 95070 PHONE: (408) 505 7715 EMAIL: CHRISTIAN@OLGAARD.COM	HARI SRIPADANNA AIA LEED AP SRUSTI ARCHITECTS 18524 MONTERE WAY SARATOGA CA 95070 PHONE: (408) 507 8138 EMAIL: HARI@SRUSTIARCHITECTS.COM	DOUG ROBERTSON, S.E. DAEDALUS STRUCTURAL ENGINEERING, 12930 SARATOGA AVENUE, STE B9, SARATOGA, CA 95070 PHONE: (408) 517 0373 EMAIL: DOUG@DAEDALUS-ENG.COM	DAVID FOX, ASLA DAVID R FOX & COMPANY, 1188 KOTENBURG AVE, SAN JOSE, CA 95125 PHONE: (408) 761 0212 EMAIL: DAVID@FOXLA.NET	AMANDA (WILSON) MUSTY-VERDEL ALTER CONSULTING ENGINEERS 7651 EIGLEBERRY STREET, GILROY, CA 95020 PHONE: (408) 842-2173 EMAIL: AMANDA@HANNABRUNETTI.COM	SHANNON ALLISON ALTER CONSULTING ENGINEERS 1091 56TH STREET OAKLAND CA, 94608 PHONE: (510)-406-8535 EMAIL: SHANNON@ALTERENGINEERS.COM	DAVID MAINO ATIUM ENGINEERING 3533 YORK LN SAN RAMON, CA 94582 PHONE: (913) 961-1658 EMAIL: MAINO@ATIUMENG.COM	DEVIN (KURTZ) JOHNSON BRIGHT GREEN STRATEGIES INC. 1717 SEABRIGHT AVE, SUITE 4, SANTA CRUZ, CA 95062 PHONE: (510) 863-1109 ext. 1006 EMAIL: DEVIN@BRIGHTGREENSTRATEGIES.COM

ABBREVIATIONS		ABBREVIATIONS		ABBREVIATIONS	
-	INCH/INCHES	NA	NOT APPLICABLE	SPEC.	SPECIFICATION
#	FOOT/FEET	O.C.	ON CENTER	SS	STAINLESS STEEL
(E)	EXISTING	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED	STD	STANDARD DRAWINGS
(N)	NEW	O.F.O.	OWNER FURNISHED OWNER INSTALLED	STL	STEEL
X	BY	O.H.	OPPOSITE HAND	STRUC.	STRUCTURAL
°	DEGREES	O/V	OVER	SYM.	SYMMETRICAL
±	PLUS/MINUS	O.P.P.	OPPOSITE	T&B	TOP & BOTTOM
⊕	ANCHOR BOLT	O.R.	OPPOSITE	T.C.	TOP OF CURB
A.C.	ASPHALTIC CONCRETE	O.P.H.	OPPOSITE	T.O.	TOP OF
A.F.F.	ABOVE FINISH FLOOR	P.U.E.	PUBLIC UTILITY EASEMENT	T.O.C.	TOP OF CURB/CONCRETE
ARCH.	ARCHITECTURAL	PAV.	PAVING	T.O.G.	TOP OF GRADE
B.O.F.	BOTTOM OF FOOTING	PLYWD.	PLYWOOD	T.O.P.	TOP OF PARAPET/TOP OF PLATE
B.S.	BOTH SIDES	R.D./O.D.	ROOF DRAIN/OVERFLOW DRAIN	T.O.S.	TOP OF STEEL/TOP OF SLAB
B.D.	BOARD	GALV.	GALVANIZED	T.O.W.	TOP OF WALL
BLDG.	BUILDING	GYP.B.D.	GYP/SUM BOARD	T.P.D.	TOILET PAPER DISPENSER
BLK.	BLOCK	H.B.	HOSE BIB	T.S.	TUBE STEEL
BLKG.	BLOCKING	HGT.	HEIGHT	T.V.	TELEVISION
C.D.	CIVIL DRAWINGS	INT.	INTERIOR	THK.	THICK
C.F.C.I.	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	INSUL.	INSULATION	TRF.	TYPICAL
C.G.	CORNER GUARD	INT.	INTERIOR	U.O.N.	UNLESS OTHERWISE NOTED
C.I.	CAST IRON	INT.	INTERIOR	U.C.	UNDERCUT
C.J.	CONTROL JOINT	INT.	INTERIOR	V.I.F.	VERIFY IN FIELD
C.O.	CLEAN OUT	INT.	INTERIOR	W.C.	WATER CLOSET
C.W.	COLD WATER	INT.	INTERIOR	W.H.	WATER HEATER
CAB.	CABINET	INT.	INTERIOR	W.P.	WATER PROOF
CEM.	CEMENT	INT.	INTERIOR	W.S.	WEATHER STRIPPING
CEM.	CERAMIC	INT.	INTERIOR	W/	WITH
CL	CENTER LINE	INT.	INTERIOR	W/O	WITHOUT
CLG.	CEILING	INT.	INTERIOR	WD	WOOD
		INT.	INTERIOR	WVW	WINDOW
		INT.	INTERIOR	WSCOT	WAINSCOT
		INT.	INTERIOR	WWM	WELDED WIRE MESH

SYMBOL LEGEND



GENERAL NOTES

- EXISTING CONSTRUCTION DATA SHOWN ON THE DRAWINGS WAS OBTAINED FROM AVAILABLE DRAWINGS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ALL EXCEPTIONS BEFORE PROCEEDING WITH THE WORK.
- SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS AND ELEVATIONS EXCEPT WHERE INDICATED OTHERWISE.
- ALL DISCREPANCIES BETWEEN DRAWINGS SHALL BE CLARIFIED WITH THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR DETAILED ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
- DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY EACH CONTRACTOR. ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE WORK BEGINS OR SUPPLIES ARE ORDERED.
- VERIFY ELECTRICAL, MECHANICAL, FIRE ALARM, TELEPHONE AND SECURITY REQUIREMENTS BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL DISPOSE OF ALL REMOVED AND/OR DEMOLISHED MATERIAL, WASTE AND DEBRIS CAUSED BY WORK.
- WORK INDICATED AS "OWNER FURNISHED, CONTRACTOR INSTALLED" (O.F.C.I.) SHALL MEET ALL APPLICABLE CODES AND REGULATORY REQUIREMENTS INDICATED WITHIN THESE DOCUMENTS AND SHALL BE INSTALLED AND FULLY OPERATIONAL PRIOR TO FINAL APPROVAL AND OCCUPANCY OF THIS PROJECT.
- ALL UTILITY TRENCHES AND BUILDING PADS SHALL BE PROPERLY BACK FILLED AND COMPACTED.
- PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4903, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC 9337.1.5.
- THIS PROJECT IS IN WILDLAND URBAN INTERFACE HIGH FIRE AREA AND MUST COMPLY WITH SECTION R337 OF THE 2016 CALIFORNIA RESIDENTIAL CODE PUBLIC RESOURCES CODE 4291 AND CALIFORNIA GOVERNMENT CODE SECTION 51182. ALL EXTERIOR BUILDING MATERIALS SHALL CONFORM TO 3FM CHAPTER 12-7A MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE SYSTEM.

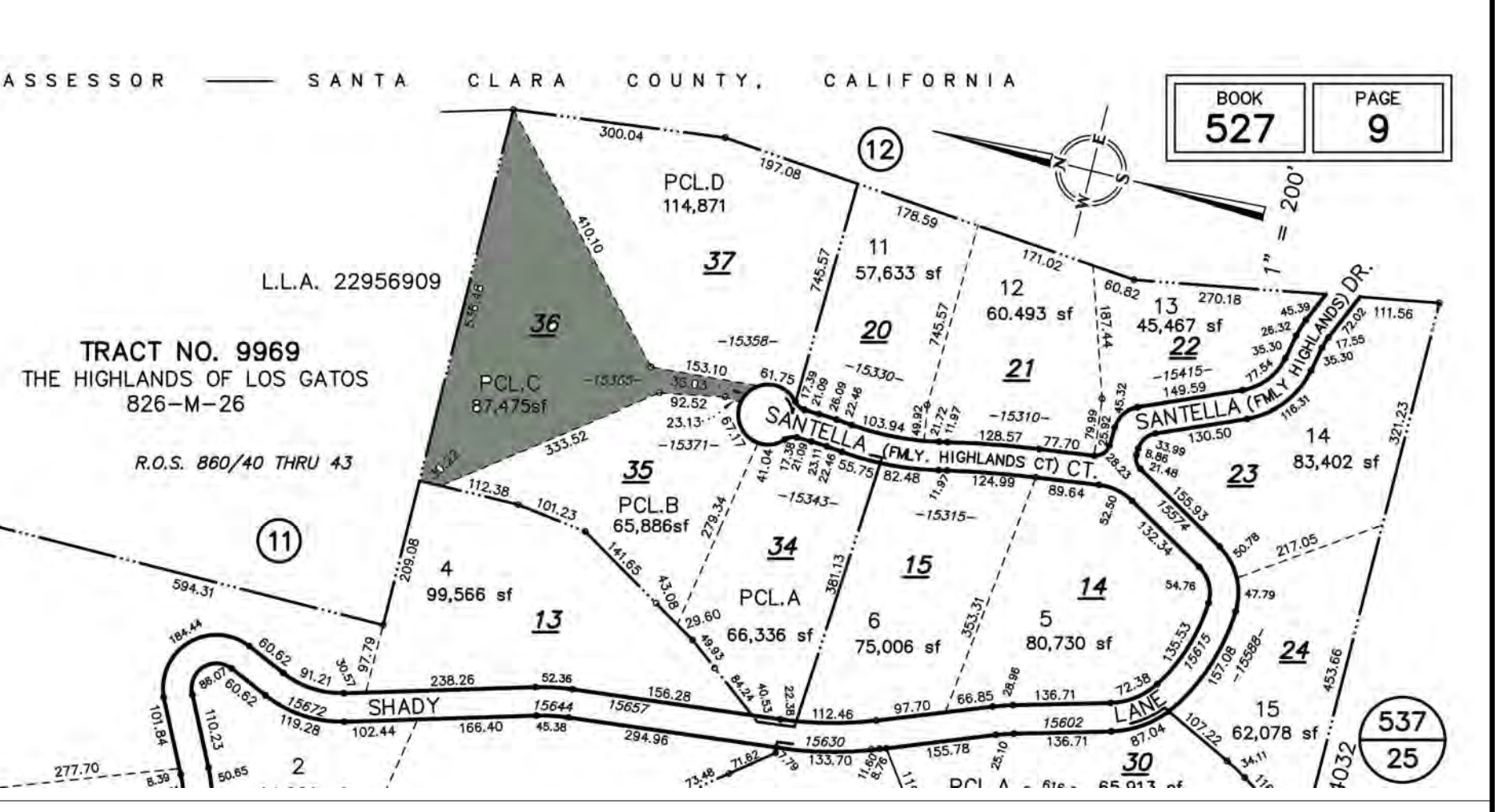
GOVERNING CODES

- APPLICABLE BUILDING CODES - 2016 CALIFORNIA BUILDING CODE:**
- Part 1 Administrative Code
 - Part 2 California Building Code (CBC), VOL. 1 & 2
 - Part 2.5 California Residential Code (CRC)
 - Part 3 California Electrical Code (CEC)
 - Part 4 California Mechanical Code (CMC)
 - Part 5 California Plumbing Code (CPC)
 - Part 6 California Energy Code
 - Part 6 California Historical Building Code
 - Part 9 California Fire Code (CFC)
 - Part 11 California Green Building Standards Code [CAL Green]
 - Part 12 California Reference Standards Code
 - Notation 2009 Los Gatos Town Code
- All other local and state laws and regulations**

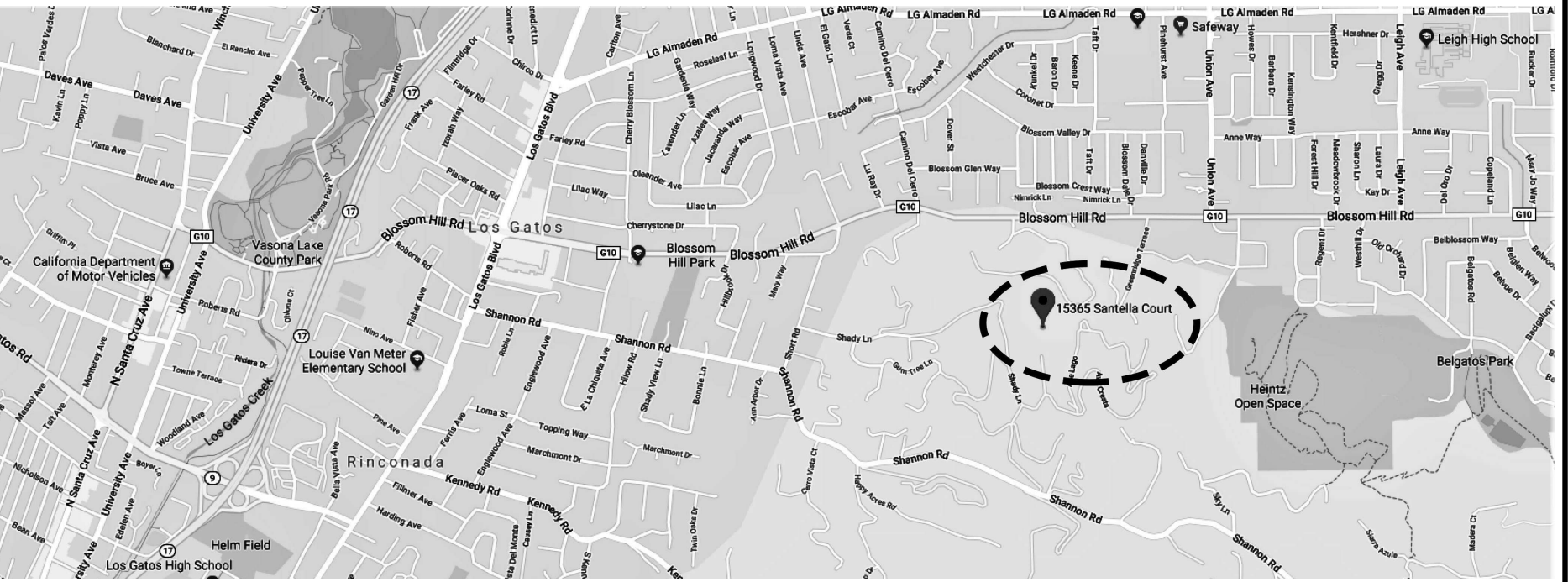
DEFERRED SUBMITTALS

- Fire sprinkler system (NFPA 13-D 2016 Addition Standard) shall be installed throughout the entire structure under a separate permit. Fire Sprinkler Contractor shall obtain a prior approval from **Water Utility Company** before installation.
- Contractor shall furnish the design and construction and installation of an approved fire sprinkler system. The design shall be provided by an approved fire sprinkler contractor that is licensed to work in the state.
- All labor, materials, valves, equipment and services necessary to complete the project shall be included. Layout drawings, design and equipment lists must be reviewed and approved by the Fire Marshal and the building Department prior to installation. Drawings shall show the building to be completely sprinklered throughout, all concealed areas including attic and garages.

PARCEL MAP



VICINITY MAP



Srusti Architects
We collaborate to create sustainable spaces
408-507-8138
info@srustifirstarchitects.com

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Los Gatos, CA 95032

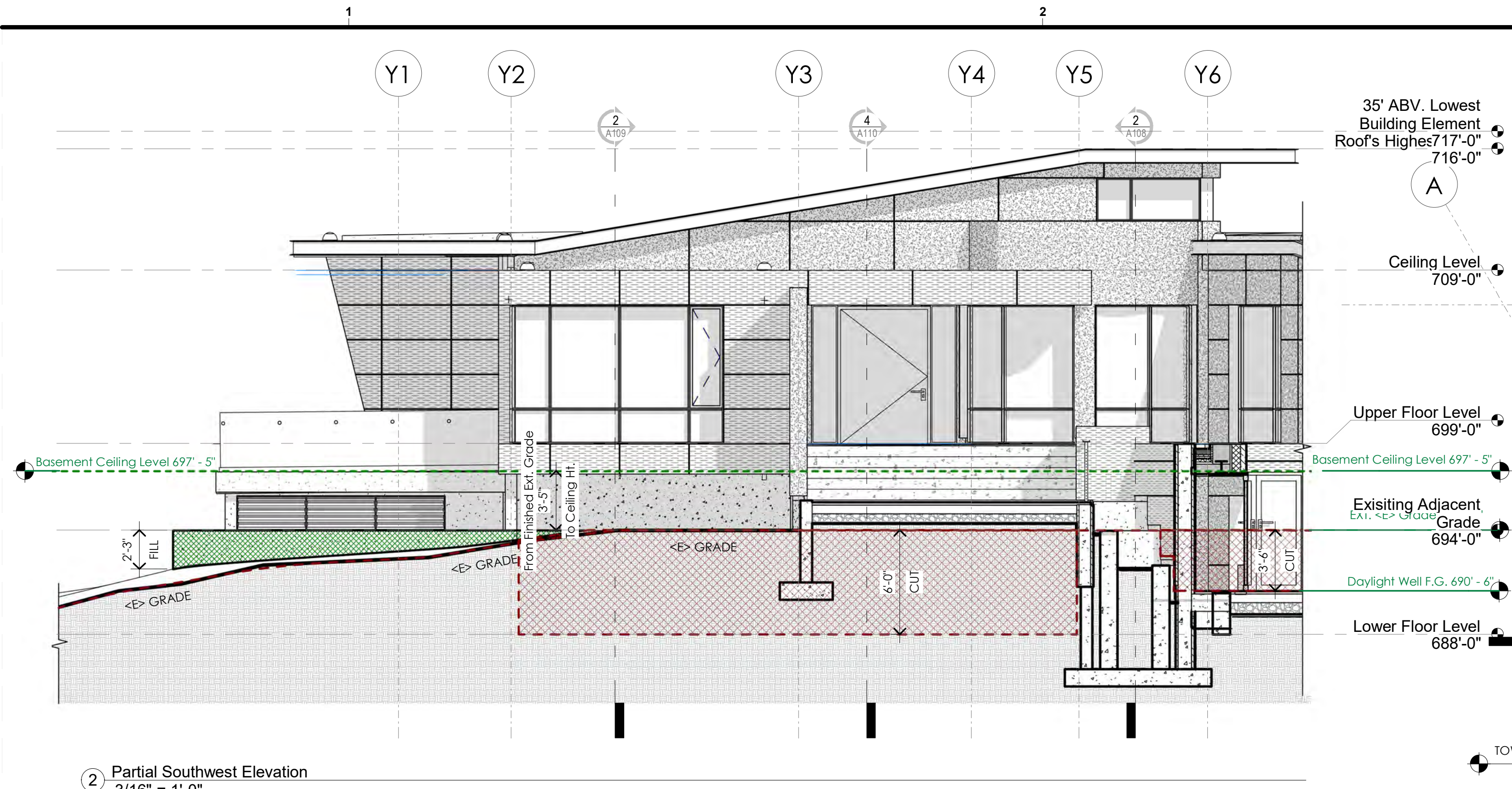
OWNER:
Christian & Helen Olgard

PROJECT NO:	1062018
DRAWN BY:	Author
CHECKED BY:	Checker
Planning Submittal 01:	Oct 19 2018
Planning Backcheck Submittal 02:	June 12 2019
Planning Backcheck Submittal 03:	Sep 16 2019
Planning Backcheck Submittal 04:	Oct 25 2019
HOA Backcheck Submittal 04:	Nov 01 2019
Planning Backcheck Submittal 04:	Nov 15 2019

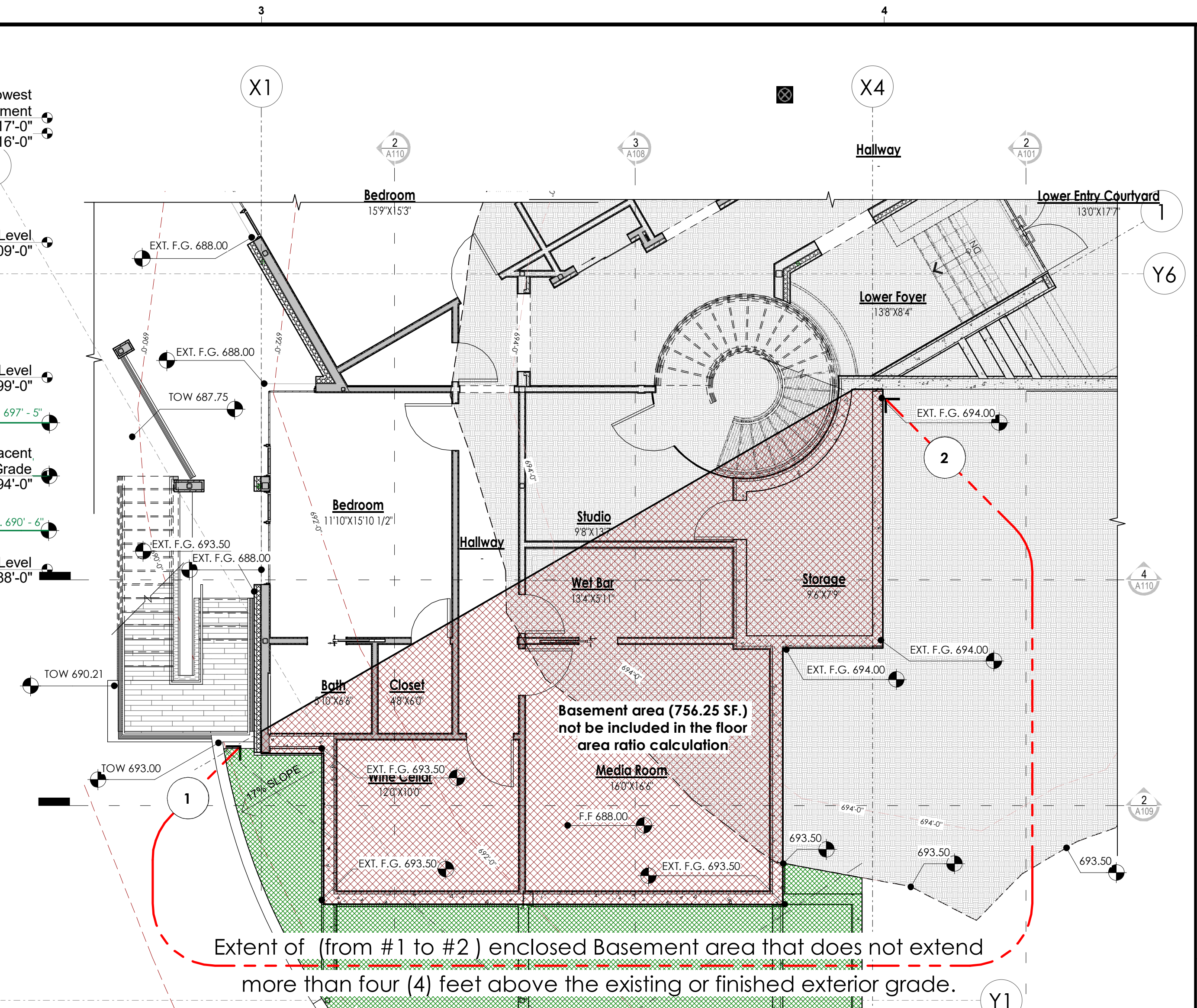
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Project Data Sheet

A100
SHEET OF



2 Partial Southwest Elevation
 3/16" = 1'-0"

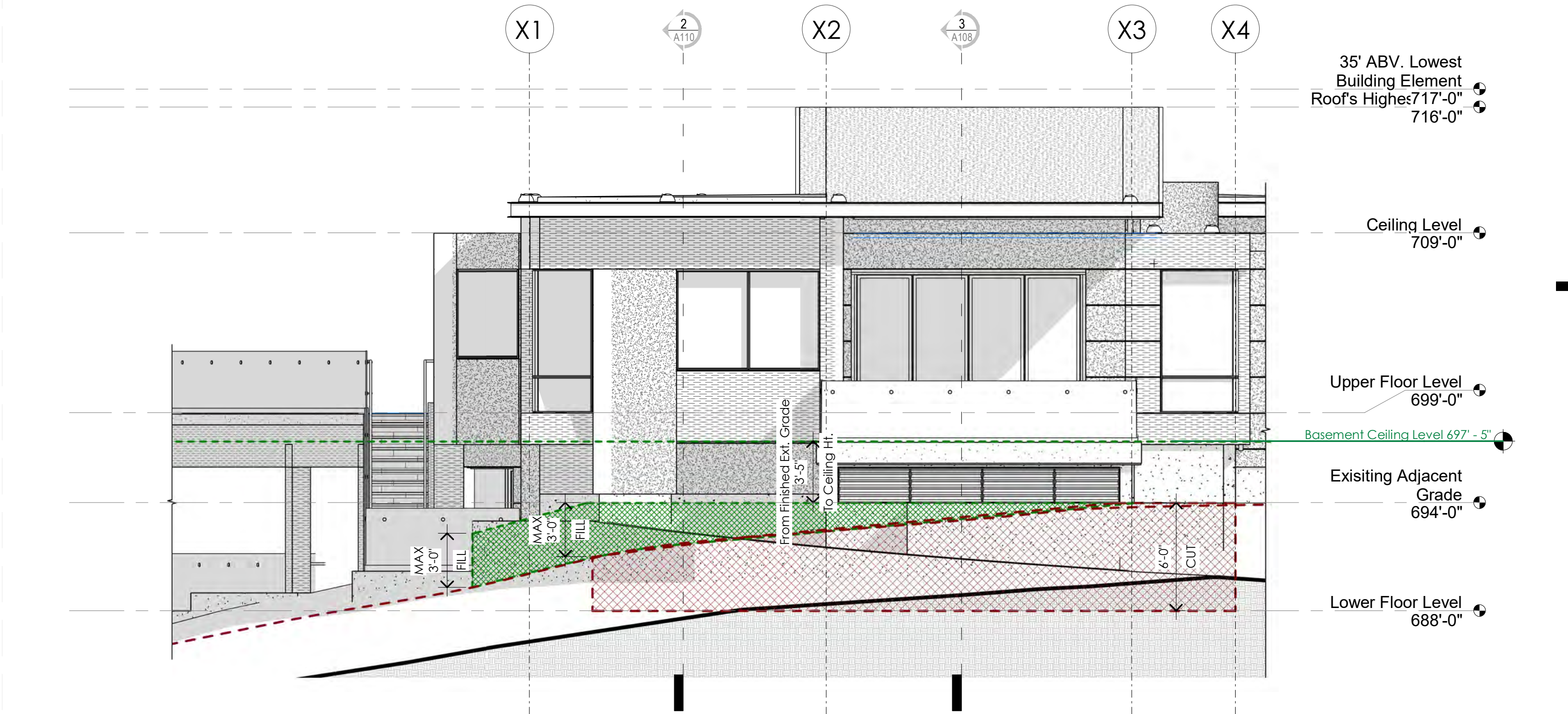


Extent of (from #1 to #2) enclosed Basement area that does not extend more than four (4) feet above the existing or finished exterior grade.

AREA OF FILL
 (3ft. Max. Ht. from <E> Grade)

LEGEND

	FILL
	CUT



3 Partial Northwest Elevation
 3/16" = 1'-0"

1 Enlarged Basement Floor Plan
 3/16" = 1'-0"



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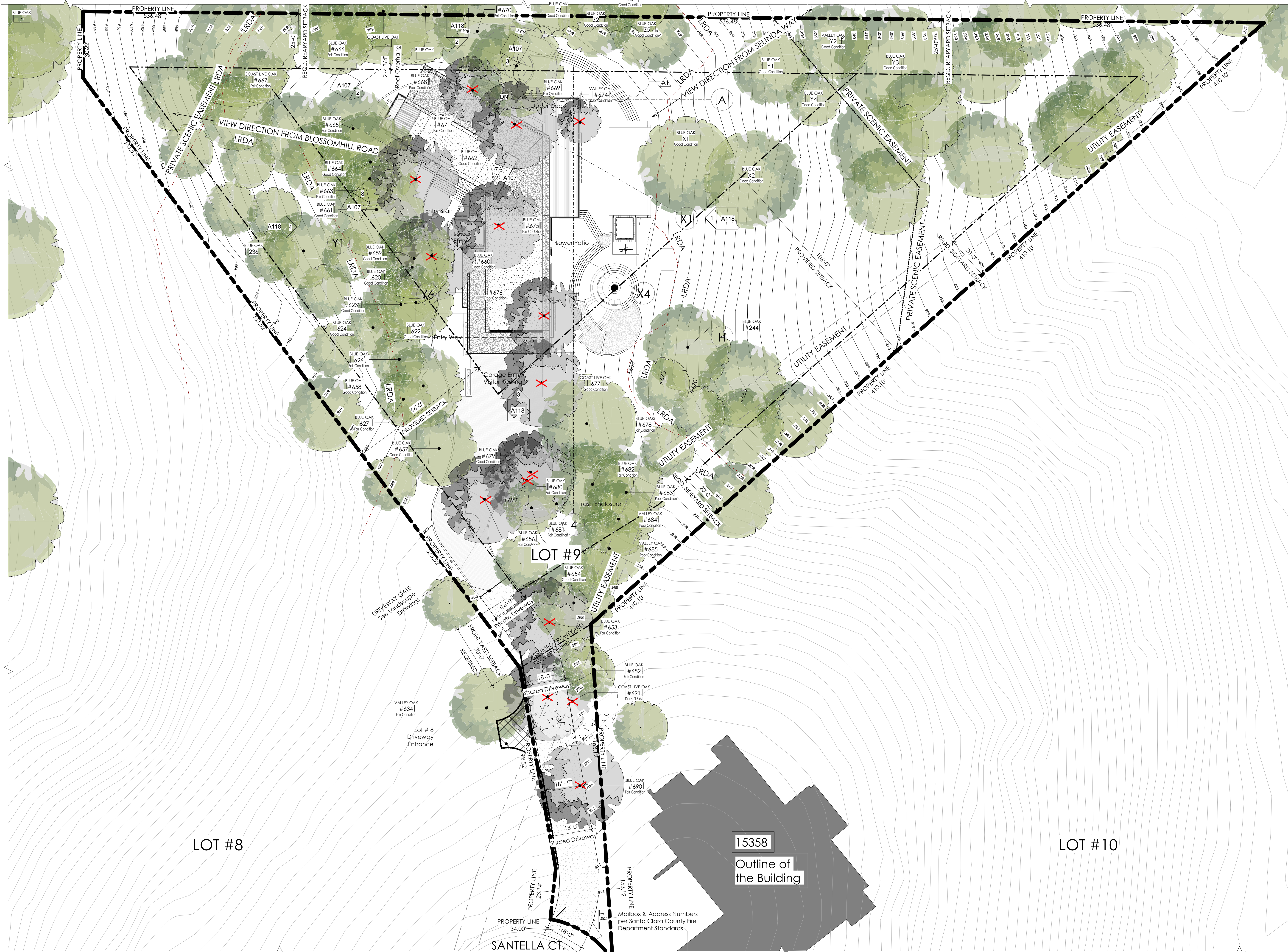
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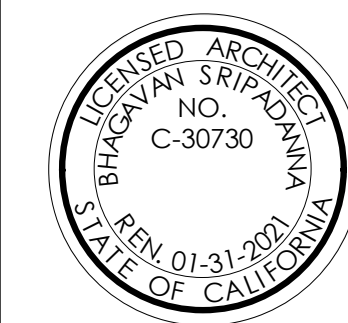
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Basement Diagrams

A101
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1 Site Plan
 1" = 20'-0"



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 18524 MONTERE WAY
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SHEET TITLE

Siteplan

A102

SHEET OF

Key Notes

- 1 Provide Signage that this room will not be used for sleeping

C

B

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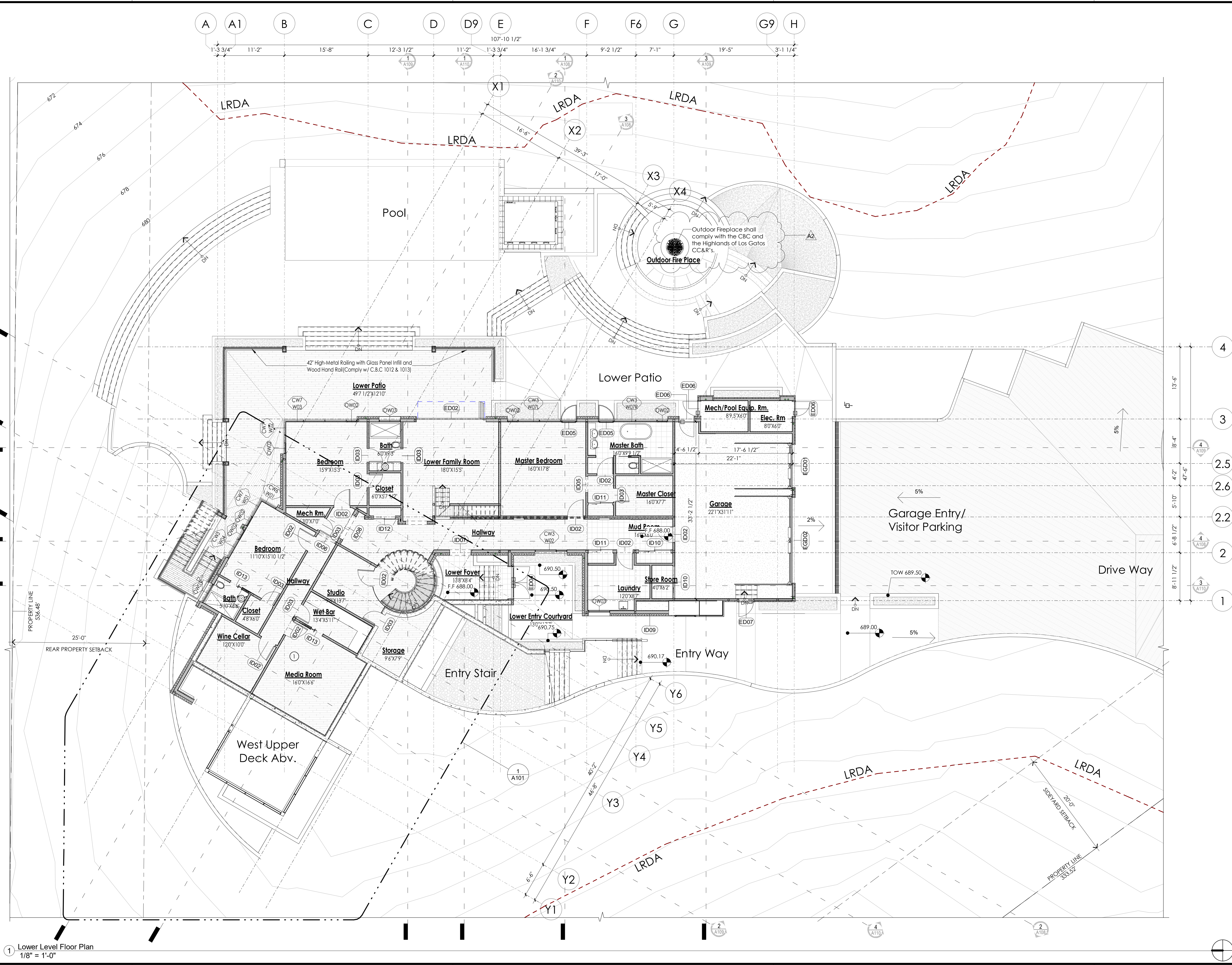
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SHEET TITLE

Lower Level Floor Plan

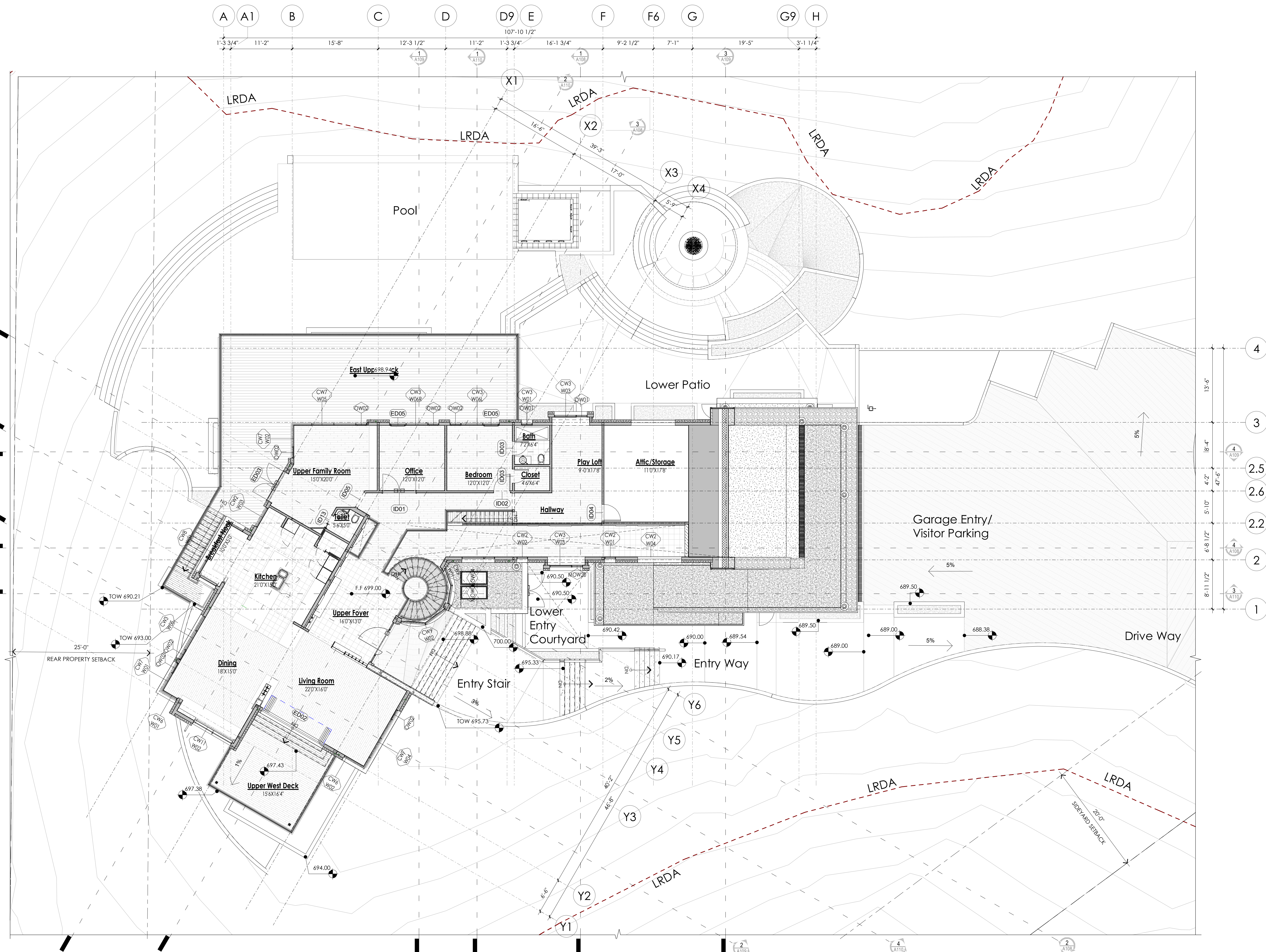
A103

SHEET OF



1 Lower Level Floor Plan
 1/8" = 1'-0"

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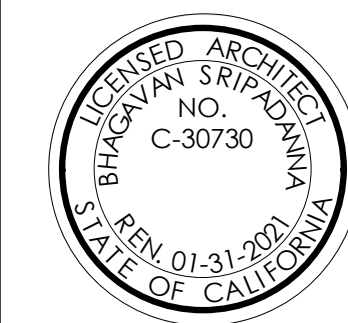
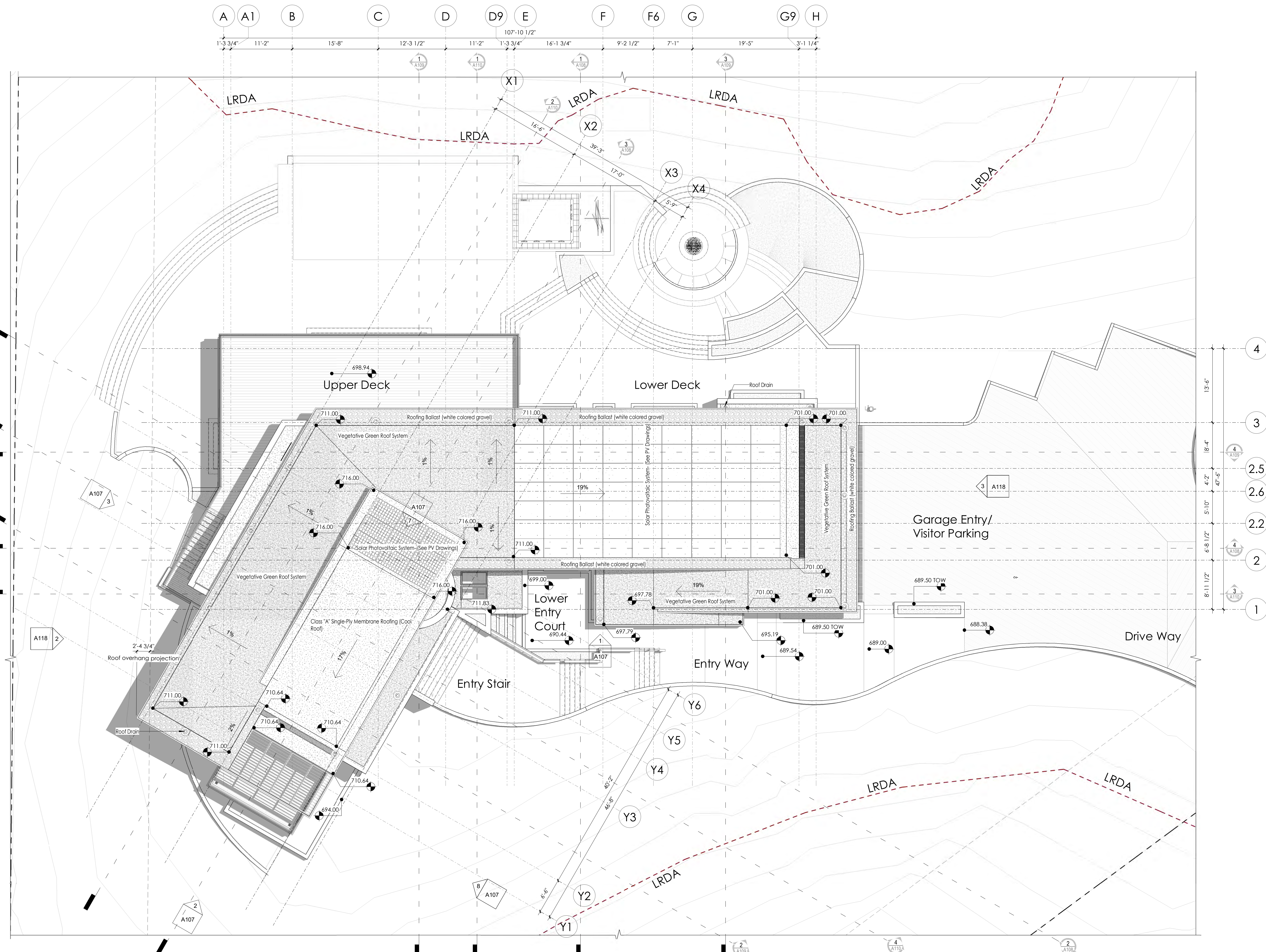
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Upper Level Floor Plan

A104
 SHEET OF

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1 Upper Level Floor Plan
 1/8" = 1'-0"



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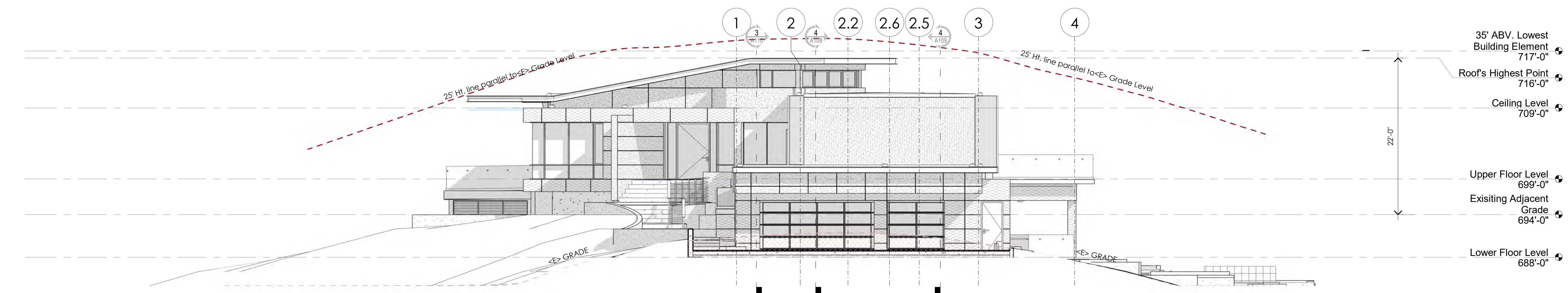
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SHEET TITLE
Roof Plan

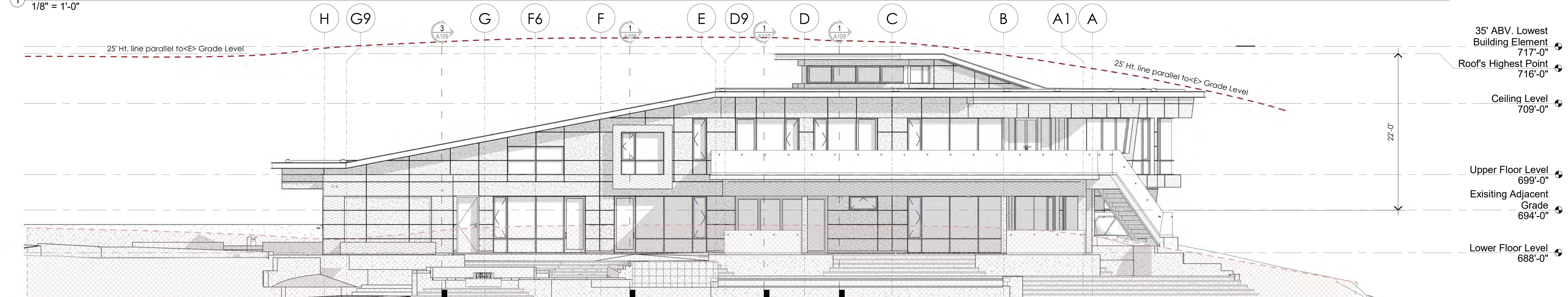
A105
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1 Roof Plan
 1/8" = 1'-0"

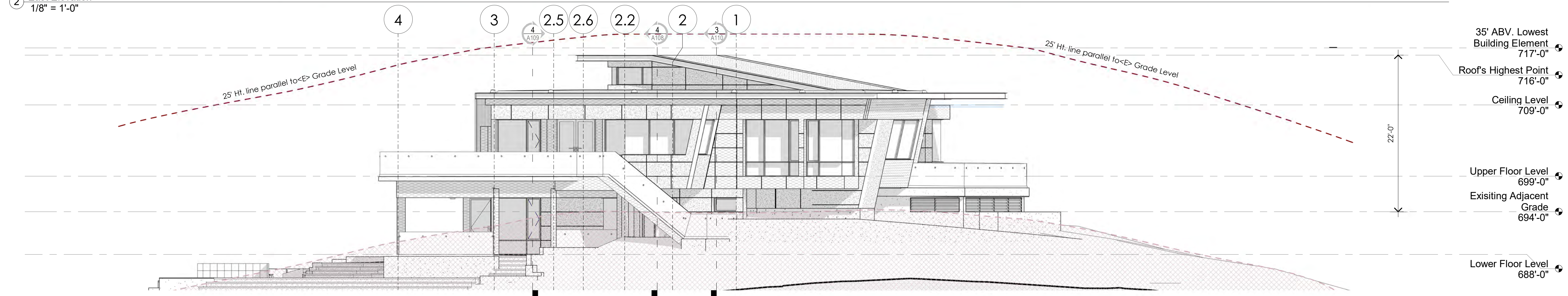
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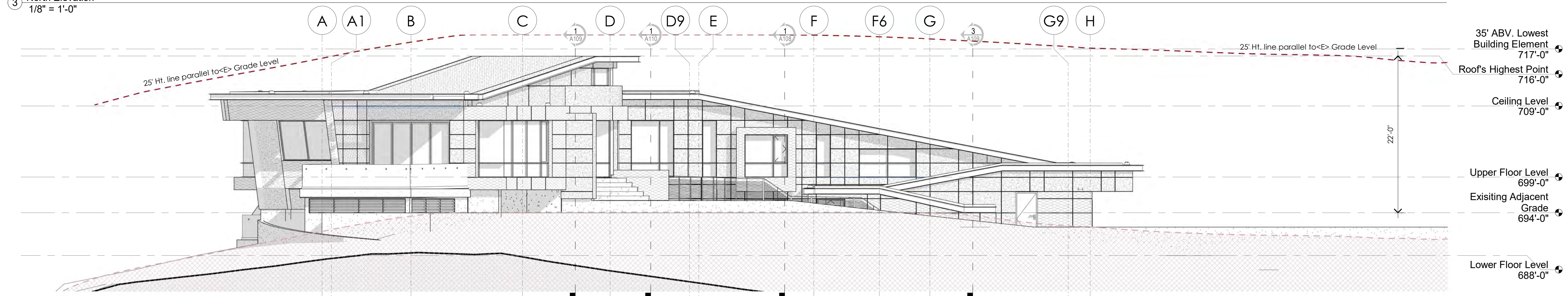
① South Elevation
 1/8" = 1'-0"



② East Elevation
 1/8" = 1'-0"



③ North Elevation
 1/8" = 1'-0"



④ West Elevation
 1/8" = 1'-0"



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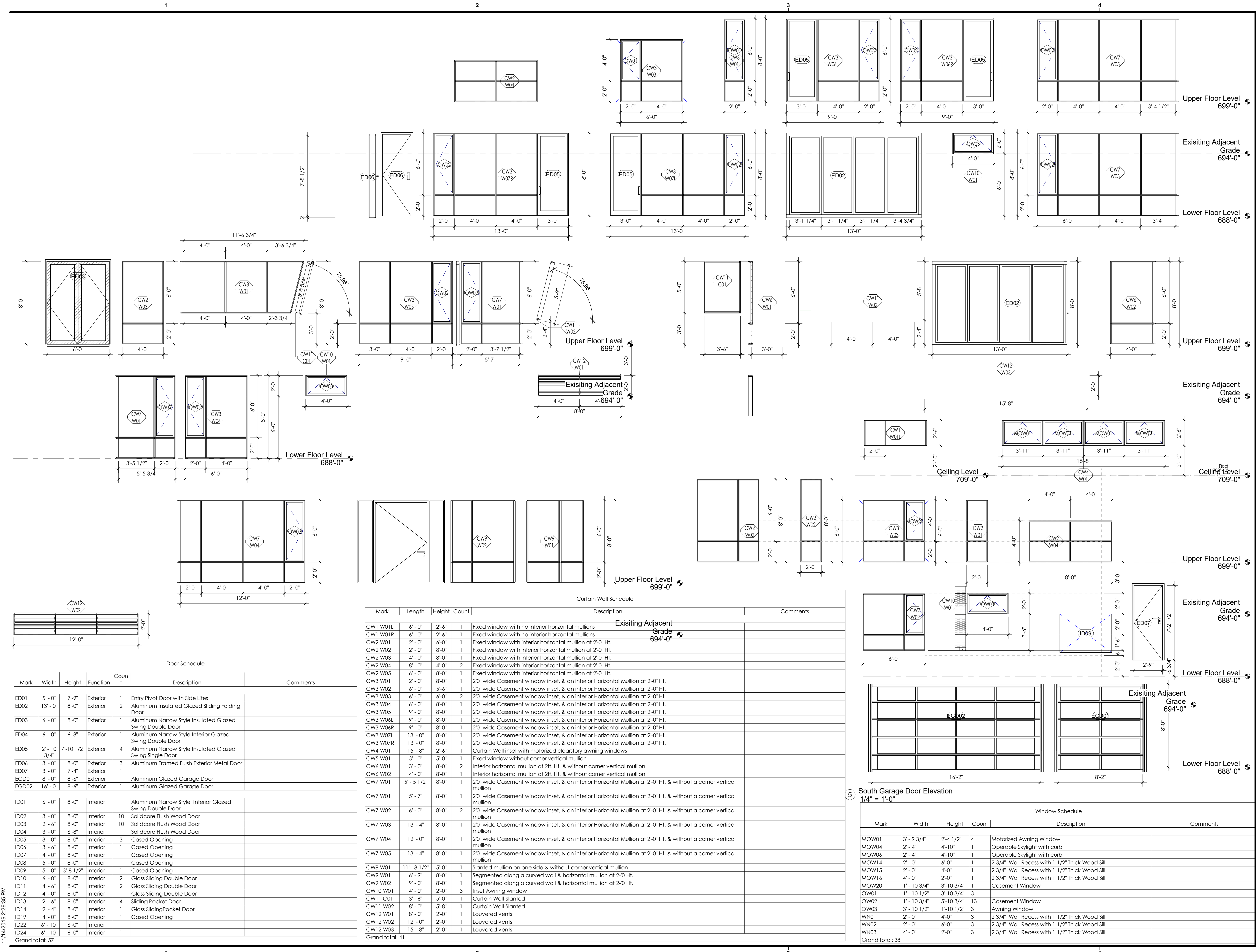
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SHEET TITLE

Building Elevations

A106

SHEET OF



Curtain Wall Schedule

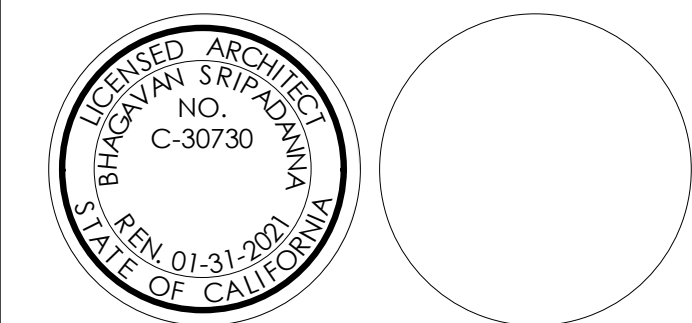
Mark	Length	Height	Count	Description	Comments
CW1 W01L	6'-0"	2'-4"	1	Fixed window with no interior horizontal mullions	Existing Adjacent Grade 694'-0"
CW1 W01R	6'-0"	2'-4"	1	Fixed window with no interior horizontal mullions	
CW2 W01	2'-0"	6'-0"	1	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW2 W02	2'-0"	8'-0"	1	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW2 W03	4'-0"	8'-0"	1	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW2 W04	8'-0"	4'-0"	2	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW2 W05	6'-0"	8'-0"	1	Fixed window with interior horizontal mullion at 2'-0" Ht.	
CW3 W01	2'-0"	8'-0"	1	20" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W02	6'-0"	5'-4"	1	20" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W03	6'-0"	6'-0"	2	20" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W04	6'-0"	8'-0"	1	20" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W05	9'-0"	8'-0"	1	20" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W06L	9'-0"	8'-0"	1	20" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W06R	9'-0"	8'-0"	1	20" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W07L	13'-0"	8'-0"	1	20" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW3 W07R	13'-0"	8'-0"	1	20" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht.	
CW4 W01	15'-8"	2'-4"	1	Curtain Wall inset with motorized clearstory awning windows	
CW5 W01	3'-0"	5'-0"	1	Fixed window without corner vertical mullion	
CW6 W01	3'-0"	8'-0"	2	Interior horizontal mullion at 2ft. Ht. & without corner vertical mullion	
CW6 W02	4'-0"	8'-0"	1	Interior horizontal mullion at 2ft. Ht. & without corner vertical mullion	
CW7 W01	5'-5 1/2"	8'-0"	1	20" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W02	6'-0"	8'-0"	2	20" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W03	13'-4"	8'-0"	1	20" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W04	12'-0"	8'-0"	1	20" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW7 W05	13'-4"	8'-0"	1	20" wide Casement window inset, & an interior Horizontal Mullion at 2'-0" Ht. & without a corner vertical mullion	
CW8 W01	11'-8 1/2"	5'-0"	1	Slanted mullion on one side & without corner vertical mullion	
CW9 W01	6'-9"	8'-0"	1	Segmented along a curved wall & horizontal mullion at 2'-0" Ht.	
CW9 W02	9'-0"	8'-0"	1	Segmented along a curved wall & horizontal mullion at 2'-0" Ht.	
CW10 W01	4'-0"	2'-0"	3	Inset Awning window	
CW11 C01	3'-4"	5'-0"	1	Curtain Wall-Slanted	
CW11 W02	8'-0"	5'-8"	1	Curtain Wall-Slanted	
CW12 W01	8'-0"	2'-0"	1	Louvered vents	
CW12 W02	12'-0"	2'-0"	1	Louvered vents	
CW12 W03	15'-8"	2'-0"	1	Louvered vents	
Grand total: 41					

Door Schedule

Mark	Width	Height	Function	Count	Description	Comments
ED01	5'-0"	7'-9"	Exterior	1	Entry Pivotal Door with Side Lites	
ED02	13'-0"	8'-0"	Exterior	2	Aluminum Insulated Glazed Sliding Folding Door	
ED03	6'-0"	8'-0"	Exterior	1	Aluminum Narrow Style Insulated Glazed Swing Double Door	
ED04	6'-0"	6'-8"	Exterior	1	Aluminum Narrow Style Interior Glazed Swing Double Door	
ED05	2'-10 3/4"	7'-10 1/2"	Exterior	4	Aluminum Narrow Style Insulated Glazed Swing Single Door	
ED06	3'-0"	8'-0"	Exterior	3	Aluminum Framed Flush Exterior Metal Door	
ED07	3'-0"	7'-4"	Exterior	1		
EGD01	8'-0"	8'-6"	Exterior	1	Aluminum Glazed Garage Door	
EGD02	16'-0"	8'-6"	Exterior	1	Aluminum Glazed Garage Door	
ID01	6'-0"	8'-0"	Interior	1	Aluminum Narrow Style Interior Glazed Swing Double Door	
ID02	3'-0"	8'-0"	Interior	10	Solidcore Flush Wood Door	
ID03	2'-6"	8'-0"	Interior	10	Solidcore Flush Wood Door	
ID04	3'-0"	6'-8"	Interior	1	Solidcore Flush Wood Door	
ID05	3'-0"	8'-0"	Interior	3	Cased Opening	
ID06	3'-6"	8'-0"	Interior	1	Cased Opening	
ID07	4'-0"	8'-0"	Interior	1	Cased Opening	
ID08	5'-0"	8'-0"	Interior	1	Cased Opening	
ID09	5'-0"	3'-8 1/2"	Interior	1	Cased Opening	
ID10	6'-0"	8'-0"	Interior	2	Glass Sliding Double Door	
ID11	4'-6"	8'-0"	Interior	2	Glass Sliding Double Door	
ID12	4'-0"	8'-0"	Interior	1	Glass Sliding Double Door	
ID13	2'-6"	8'-0"	Interior	4	Sliding Pocket Door	
ID14	2'-4"	8'-0"	Interior	1	Glass Sliding Pocket Door	
ID19	4'-0"	8'-0"	Interior	1	Cased Opening	
ID22	6'-10"	6'-0"	Interior	1		
ID24	6'-10"	6'-0"	Interior	1		
Grand total: 57						

Window Schedule

Mark	Width	Height	Count	Description	Comments
MOW01	3'-9 3/4"	2'-4 1/2"	4	Motorized Awning Window	
MOW04	2'-4"	4'-10"	1	Operable Skylight with curb	
MOW06	2'-4"	4'-10"	1	Operable Skylight with curb	
MOW14	2'-0"	6'-0"	1	2 3/4" Wall Recess with 1 1/2" Thick Wood Sill	
MOW15	2'-0"	4'-0"	1	2 3/4" Wall Recess with 1 1/2" Thick Wood Sill	
MOW16	4'-0"	2'-0"	1	2 3/4" Wall Recess with 1 1/2" Thick Wood Sill	
MOW20	1'-10 3/4"	3'-10 3/4"	1	Casement Window	
OW01	1'-10 1/2"	3'-10 3/4"	3		
OW02	1'-10 3/4"	5'-10 3/4"	13	Casement Window	
OW03	3'-10 1/2"	1'-10 1/2"	3	Awning Window	
WN01	2'-0"	4'-0"	3	2 3/4" Wall Recess with 1 1/2" Thick Wood Sill	
WN02	2'-0"	6'-0"	3	2 3/4" Wall Recess with 1 1/2" Thick Wood Sill	
WN03	4'-0"	2'-0"	3	2 3/4" Wall Recess with 1 1/2" Thick Wood Sill	
Grand total: 38					



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Olgaard Residence

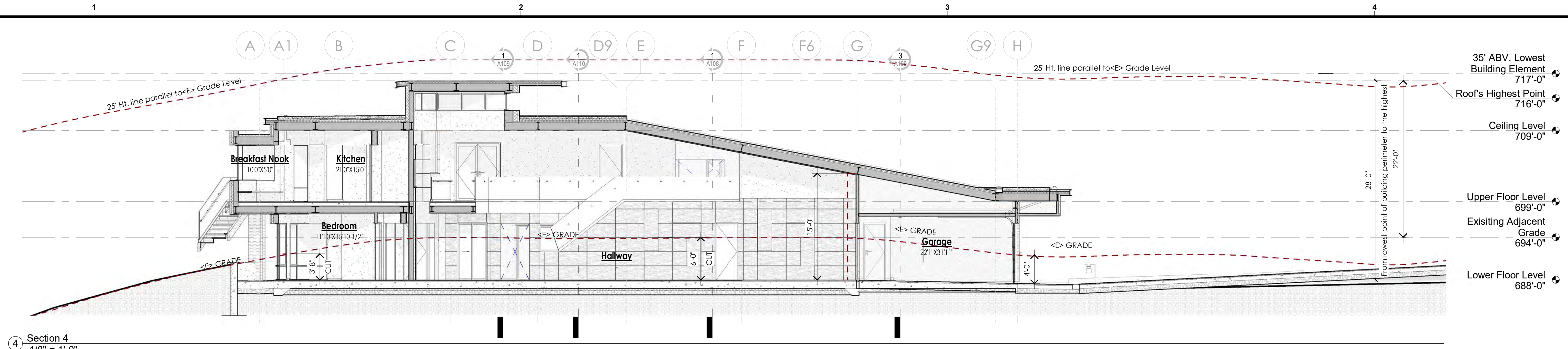
15365 Santella Court,
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OWNER:
 Christian & Helen Olgaard

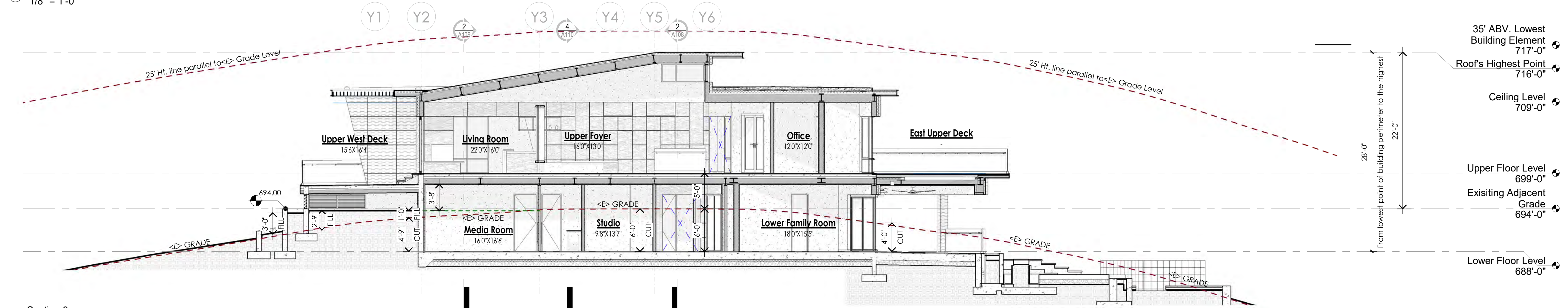
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 Planning Backcheck Submittal 01: Oct 19 2018
 Planning Backcheck Submittal 02: June 12 2019
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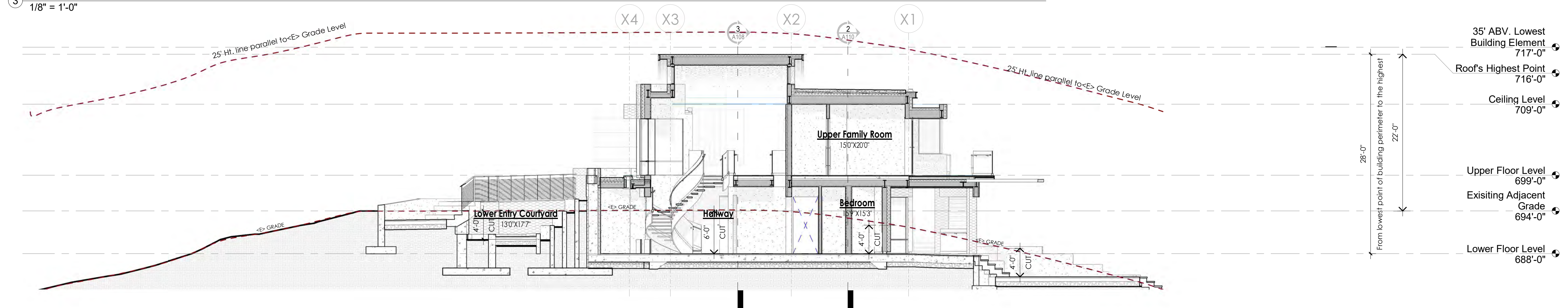
Door Window Schedules



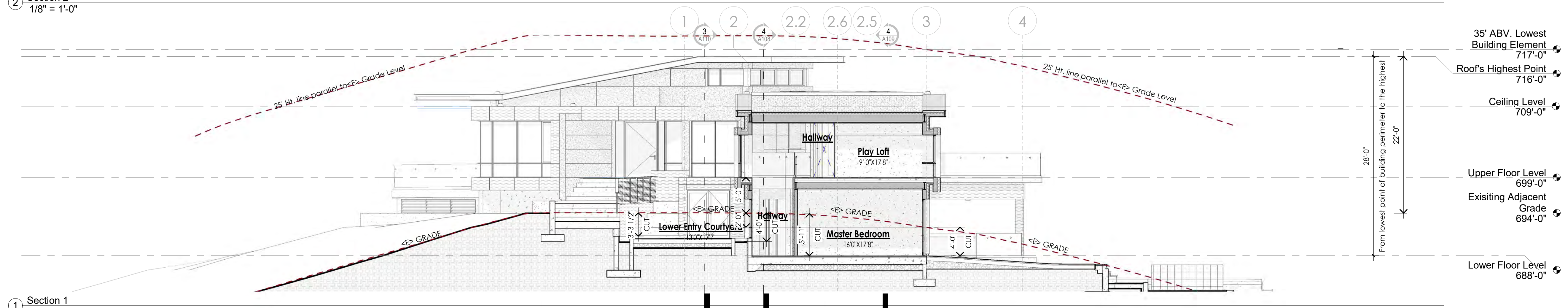
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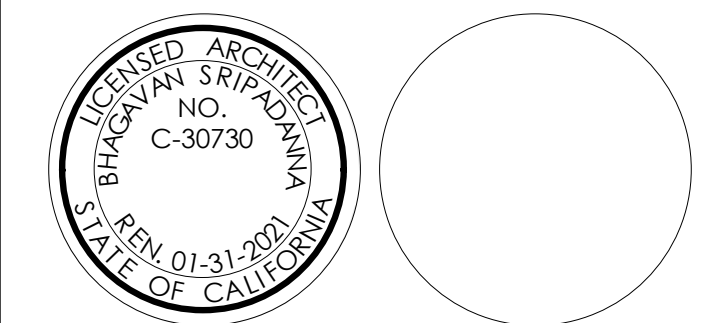
Section 3
1/8" = 1'-0"



Section 2
1/8" = 1'-0"



Section 1
1/8" = 1'-0"



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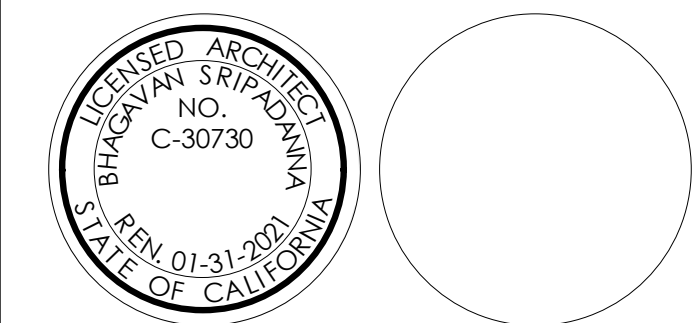
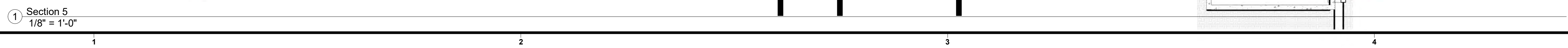
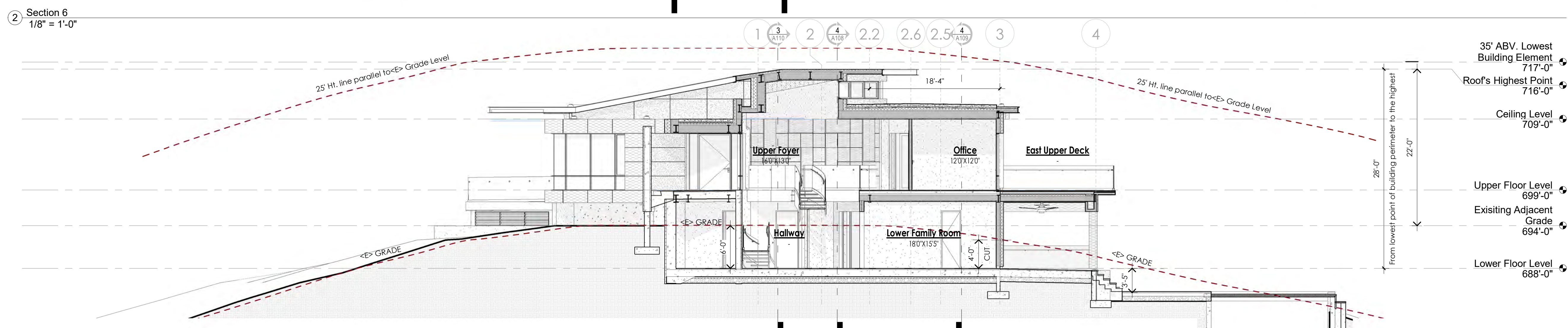
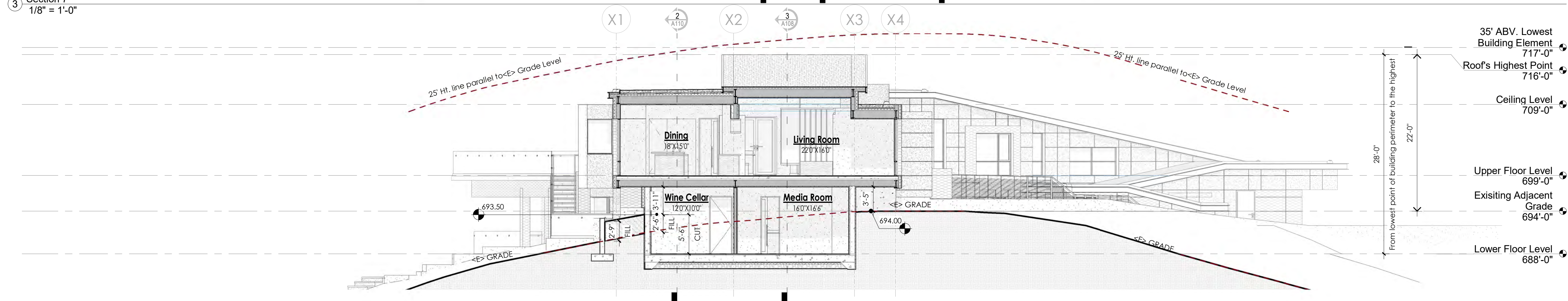
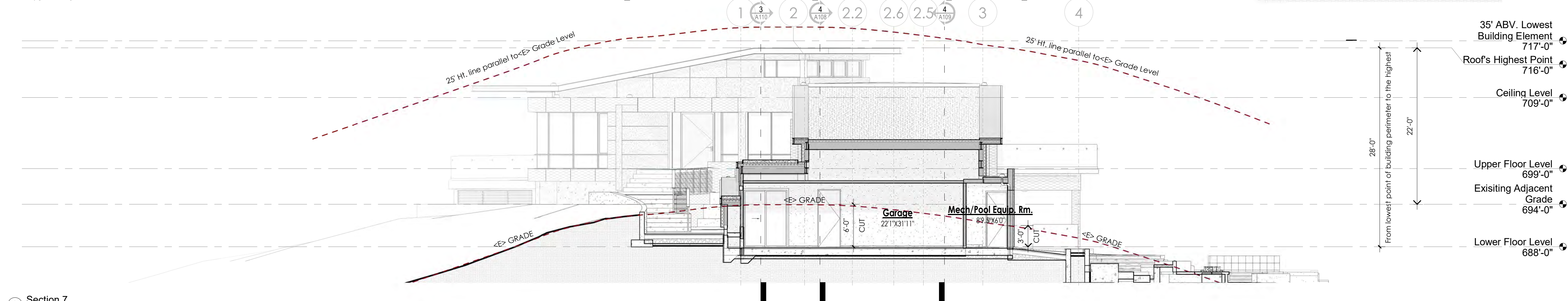
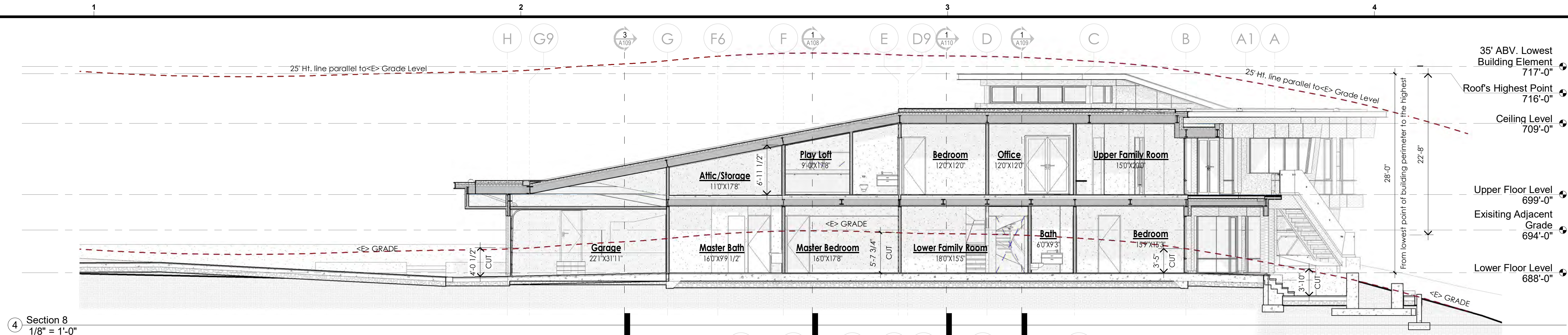
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Building Sections



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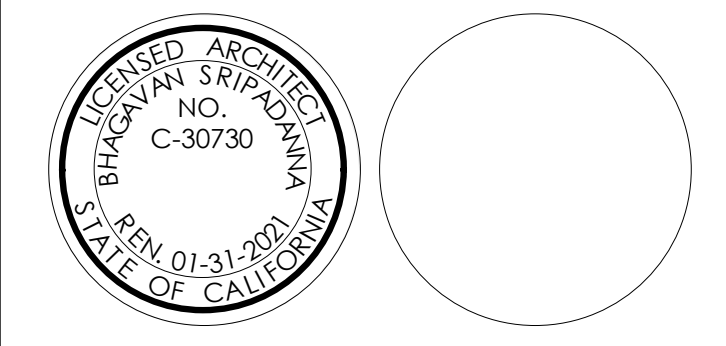
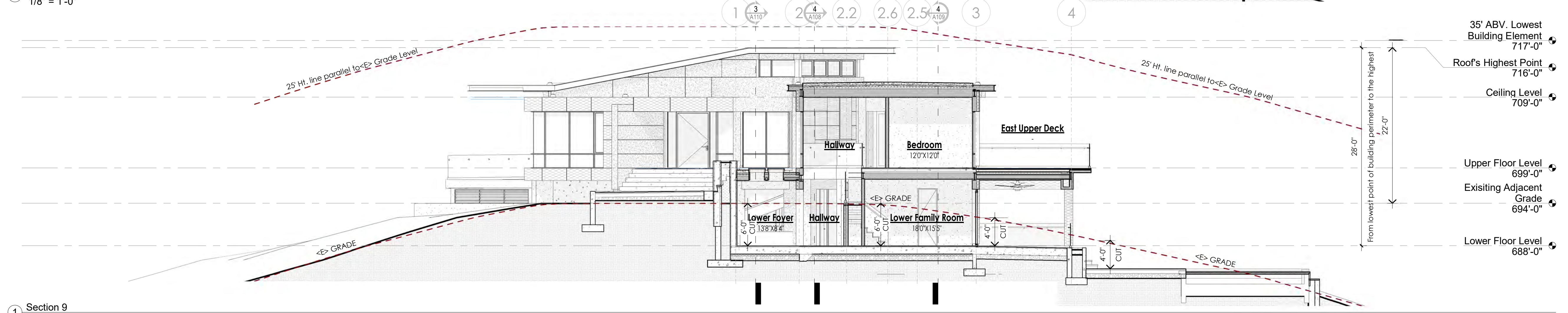
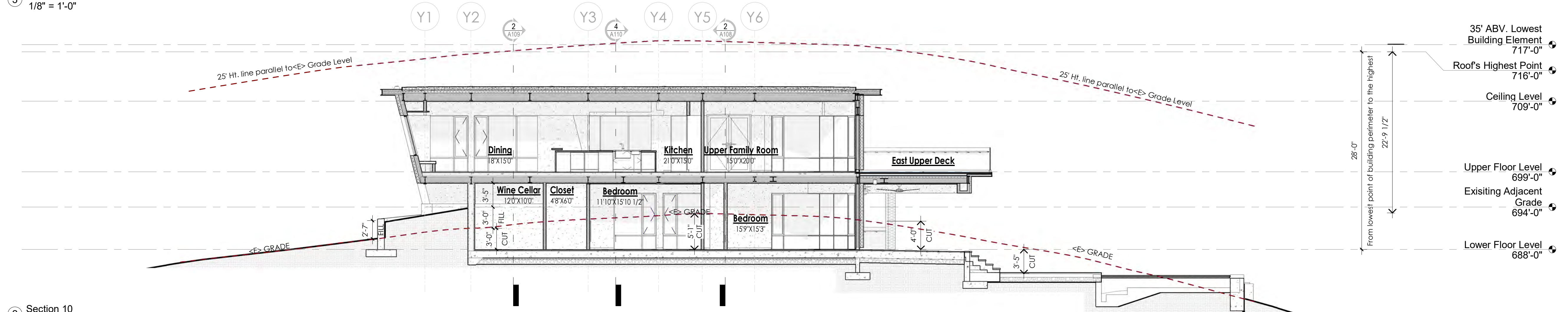
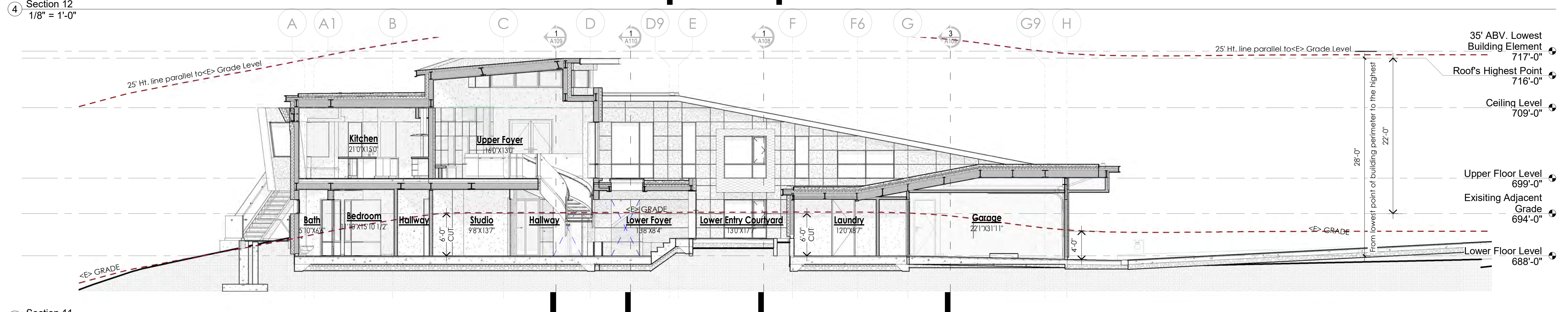
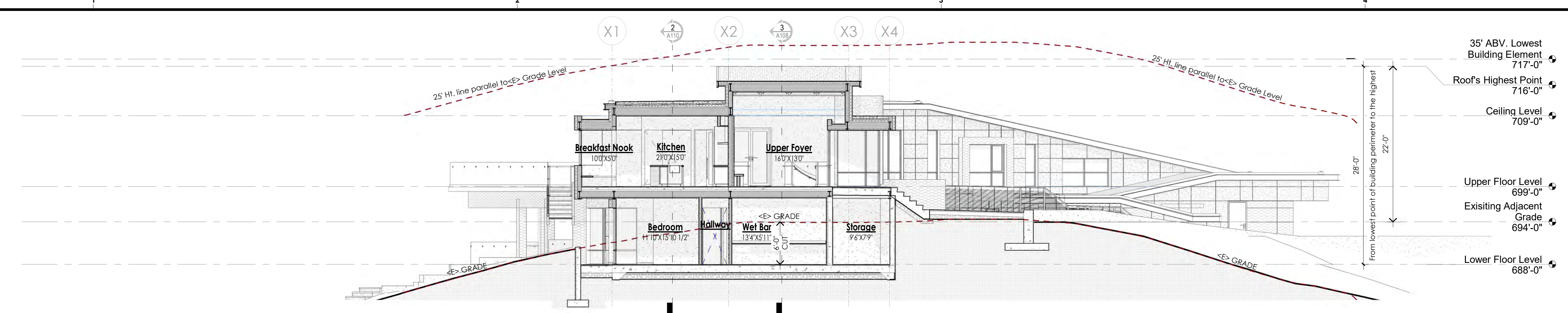
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Building Sections

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Building Sections

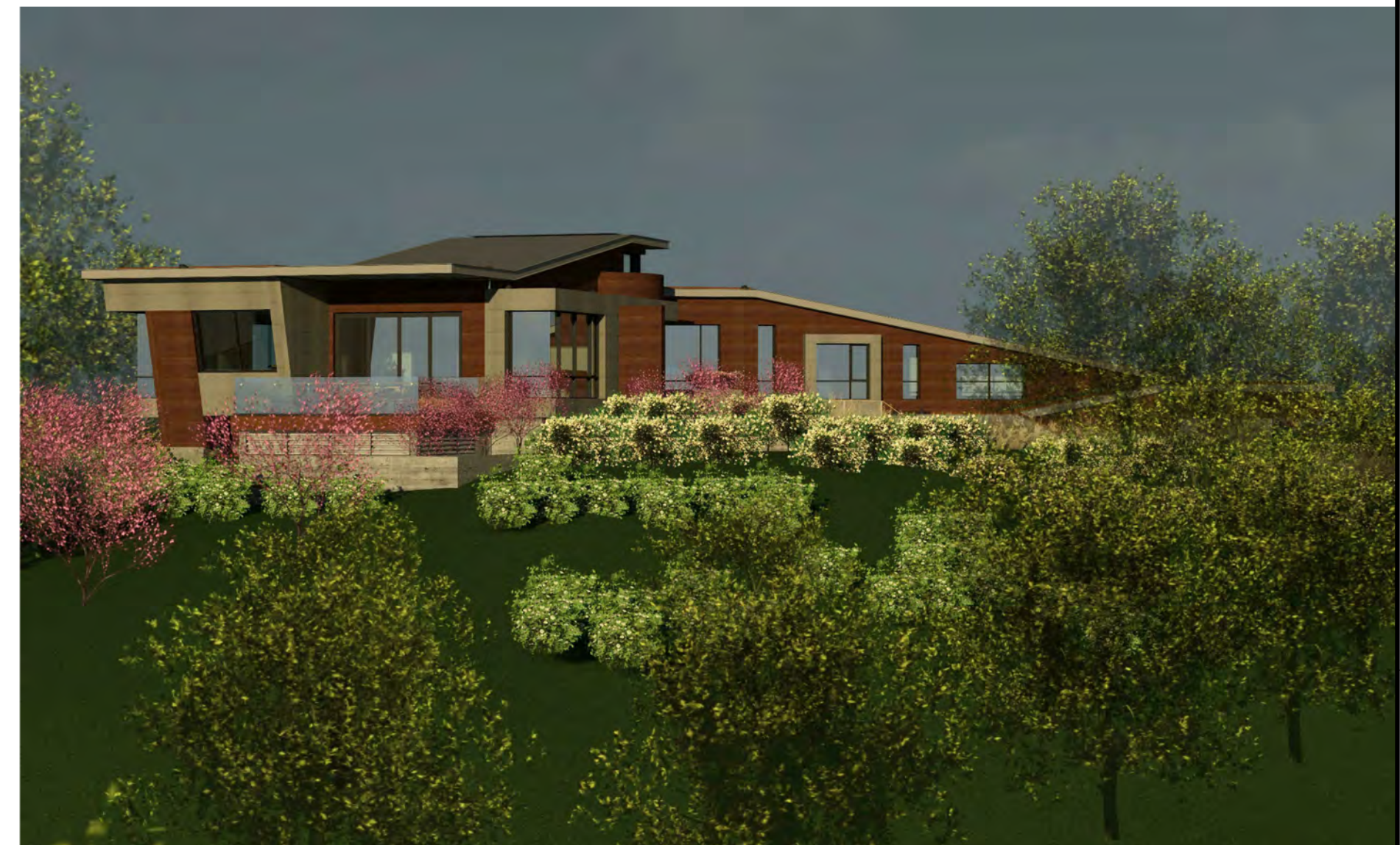
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AERIAL VIEW FROM NORTH EAST



VIEW FROM NORTH



VIEW FROM WEST



VIEW FROM RIGHT SIDE YARD



VIEW TOWARDS FRONT ENTRY



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Perspective Views-01

A115

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VIEW FROM EAST



VIEW FROM DRIVEWAY



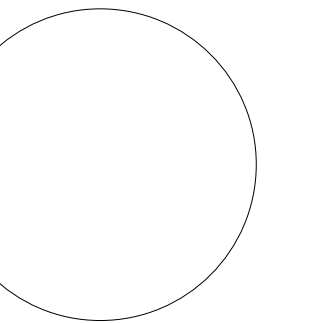
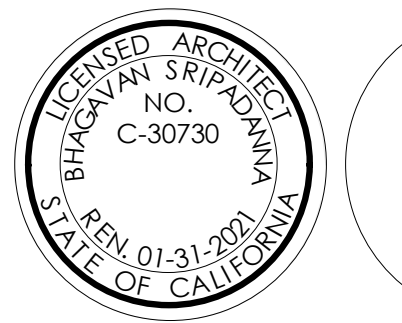
VIEW FROM SOUTH WEST



VIEW FROM NORTH WEST



VIEW FROM SOUTH EAST



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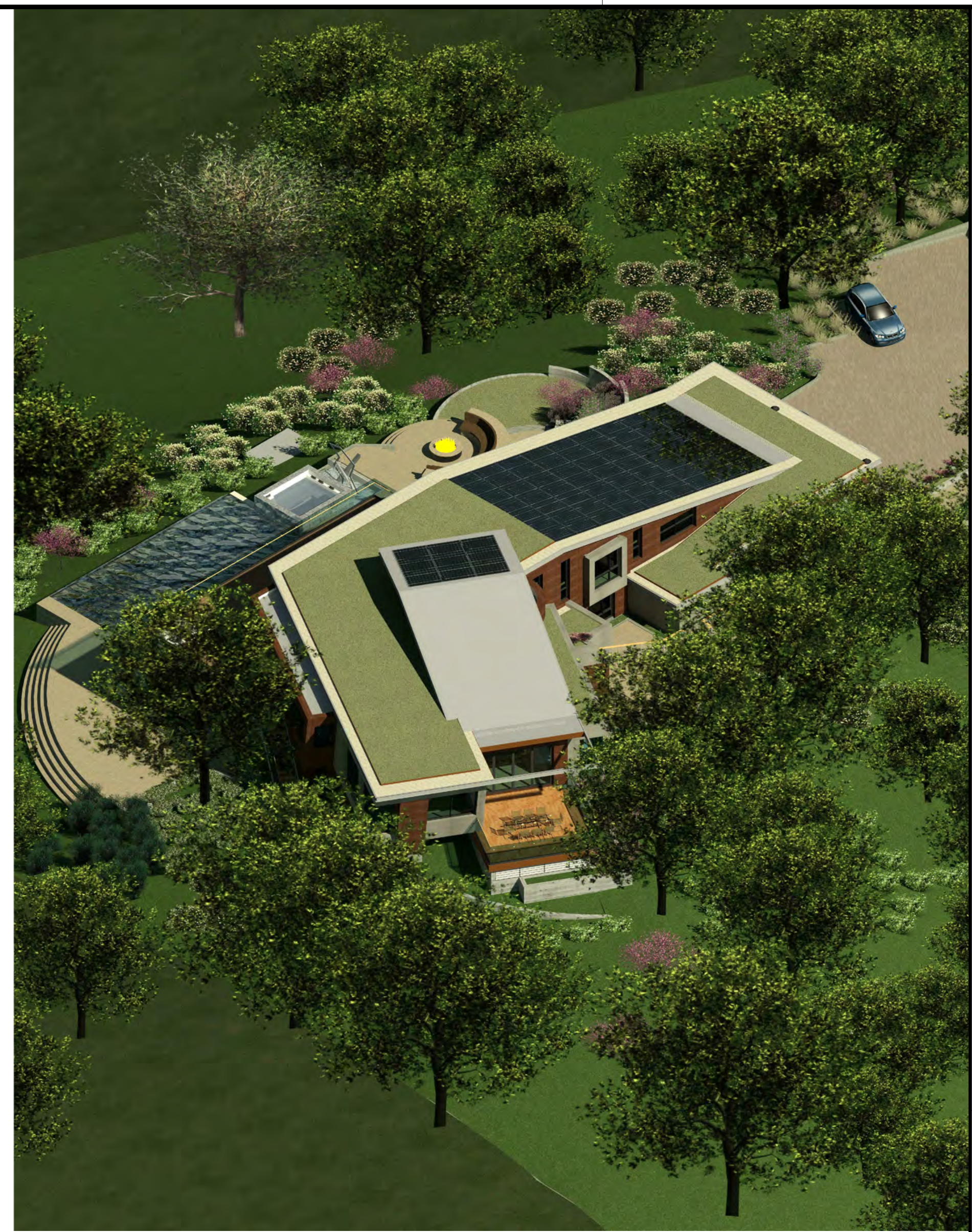
Perspective Views 02

A116

SHEET OF



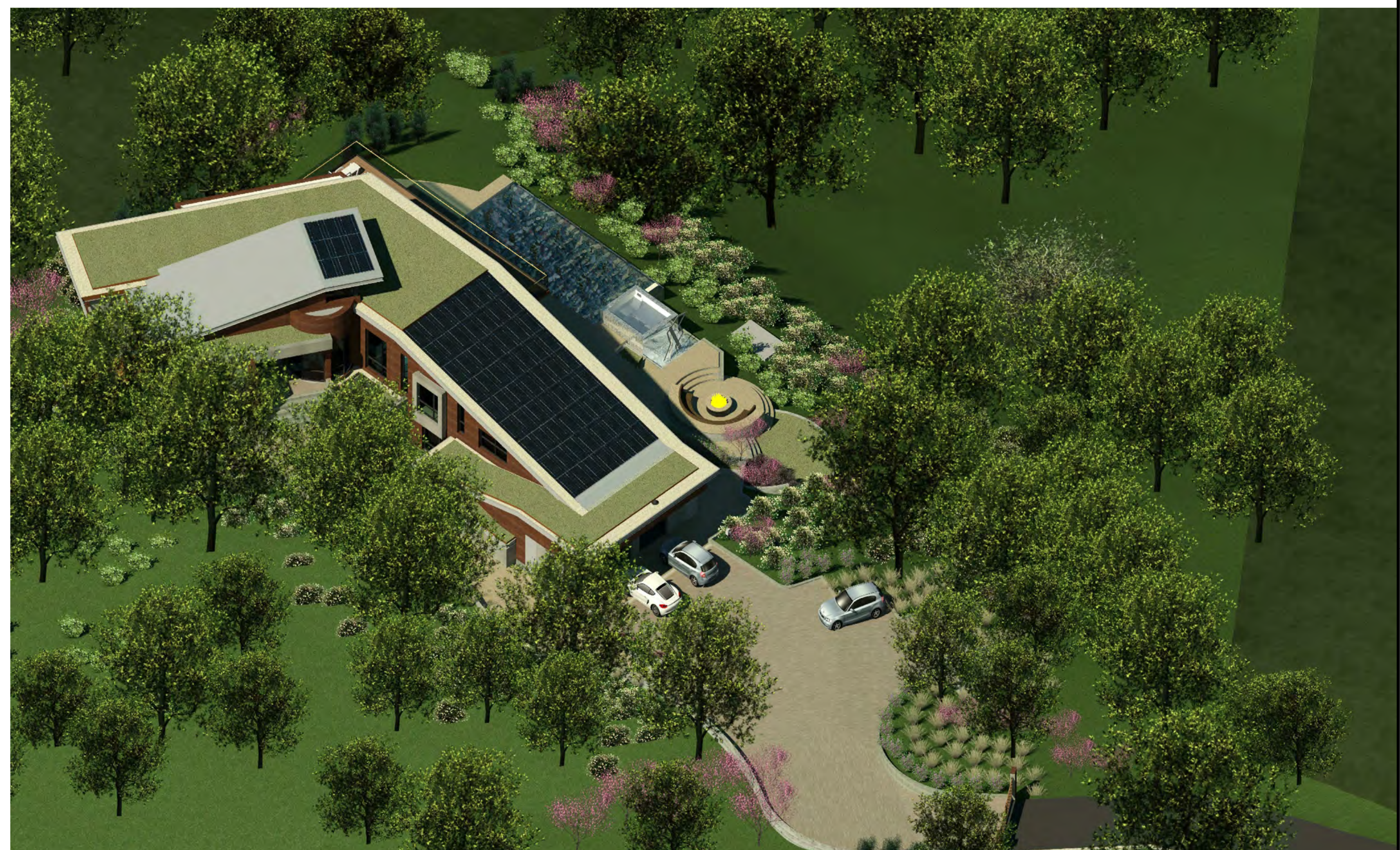
AXONOMETRIC VIEW FROM NORTH EAST



AXONOMETRIC VIEW FROM NORTH WEST



AXONOMETRIC VIEW FROM SOUTH EAST



AXONOMETRIC VIEW FROM SOUTH WEST



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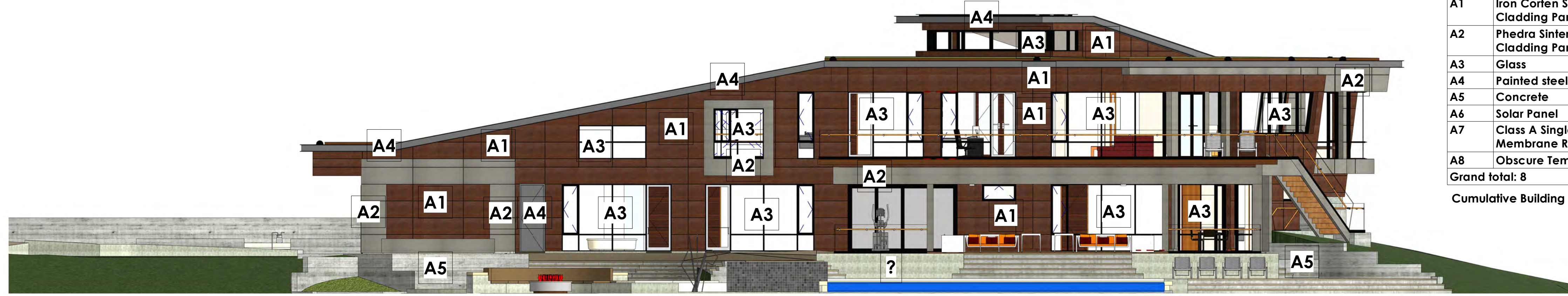
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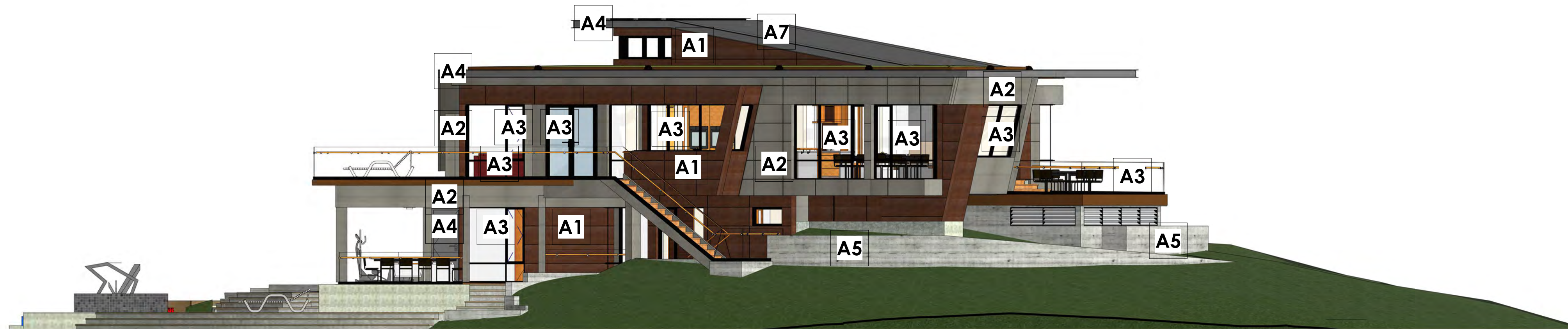
Axonometric Views

A117

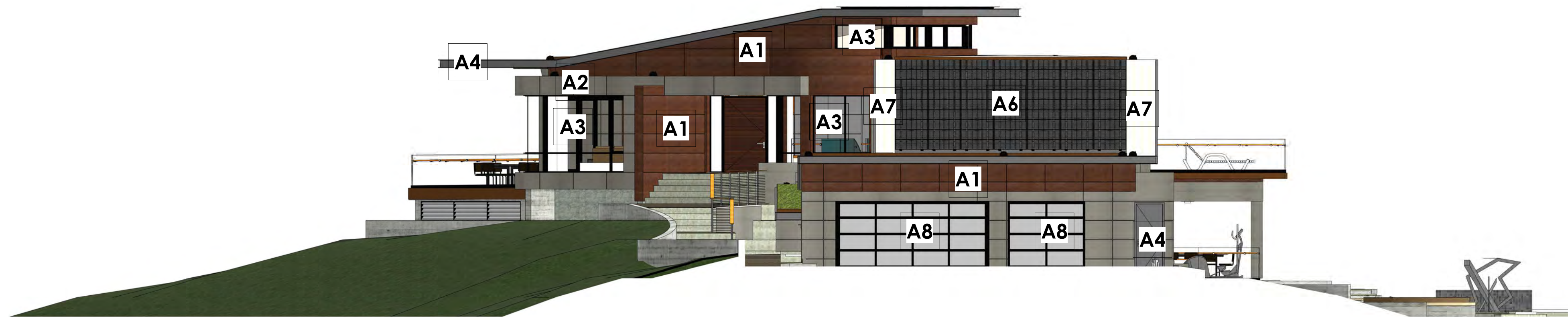
SHEET OF



1 East Elevation with Exterior Materials Identified
1/8" = 1'-0"



2 North Elevation with Exterior Materials Identified
1/8" = 1'-0"



3 South Elevation with Exterior Materials Identified
1/8" = 1'-0"



4 West Elevation with Exterior Materials Identified
1/8" = 1'-0"

LRV table					
Key Name	Material	Total SF of Material	% of total SF	LRV	SF% x LRV
A1	Iron Corten Sintered Stone Cladding Panel	2154 SF	28.28	12.1	342.18
A2	Phedra Sintered Stone Cladding Panel	1228 SF	16.12	17	274.04
A3	Glass	2214 SF	29	11	319
A4	Painted steel	439 SF	5.7	12.64	72.04
A5	Concrete	1027 SF	13.48	13.7	184.67
A6	Solar Panel	232 SF	3	10	30
A7	Class A Single Ply Membrane Roofing	184 SF	2.41	18.1	43.62
A8	Obscure Tempered Glass	138 SF	1.81	20	36.2
Grand total: 8		7616 SF			1301.75

Cumulative Building LRV : 13.01

East Elevation of Materials

A1	Iron Corten Sintered Stone Cladding Panel	759 SF
A2	Phedra Sintered Stone Cladding Panel	303 SF
A3	Glass	964 SF
A4	Painted steel	139 SF
A5	Concrete	471 SF

North Elevation of Materials

A1	Iron Corten Sintered Stone Cladding Panel	332 SF
A2	Phedra Sintered Stone Cladding Panel	358 SF
A3	Glass	630 SF
A4	Painted Metal	86 SF
A5	Concrete	176 SF
A7	Class A Single Ply Membrane Roofing	49 SF

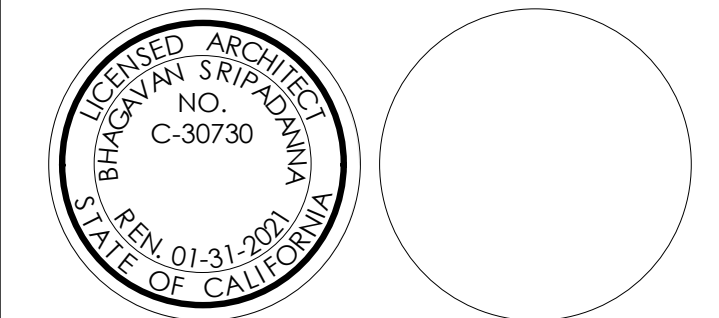
South Elevation of Materials

A1	Iron Corten Sintered Stone Cladding Panel	364 SF
A2	Phedra Sintered Stone Cladding Panel	248 SF
A3	Glass	224 SF
A4	Painted steel	79 SF
A5	Concrete	78 SF
A6	Solar Panel	232 SF
A7	Class A Single Ply Membrane Roofing	50 SF
A8	Obscure Tempered Glass	138 SF

West Elevation of Materials

A1	Iron Corten Sintered Stone Cladding Panel	699 SF
A2	Phedra Sintered Stone Cladding Panel	319 SF
A3	Glass	396 SF
A4	Painted steel	135 SF
A5	Concrete	302 SF
A7	Class A Single Ply Membrane Roofing	85 SF

	Iron Corten Sintered Stone Cladding Panel Type: Stone Cladding Panel Color: Iron corten LRV: 12.1 Source: Neolith
	Phedra Sintered Stone Cladding Panel Type: Stone Cladding Panel Color: Light Gray LRV: 17 Source: Neolith
	Glass Type: Cardinal LoE 366 dual pane Color: Clear LRV: 11 Source: Cardinal Glass Industries
	Painted Steel Type: N/A Color: City shadow LRV: 12.64 Source: Benjamin Moore
	Concrete Type: Board formed concrete Color: Dark gray LRV: 13.7 Source: Polyflor
	Solar Panel Type: Solar Photovoltaic system Color: N/A LRV: 10 Source: SunPower
	Class A Single Ply Membrane Roofing Type: N/A Color: Gray LRV: 18.1 Source: IB Roof systems



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Elevations with
Exterior Materials
Identified

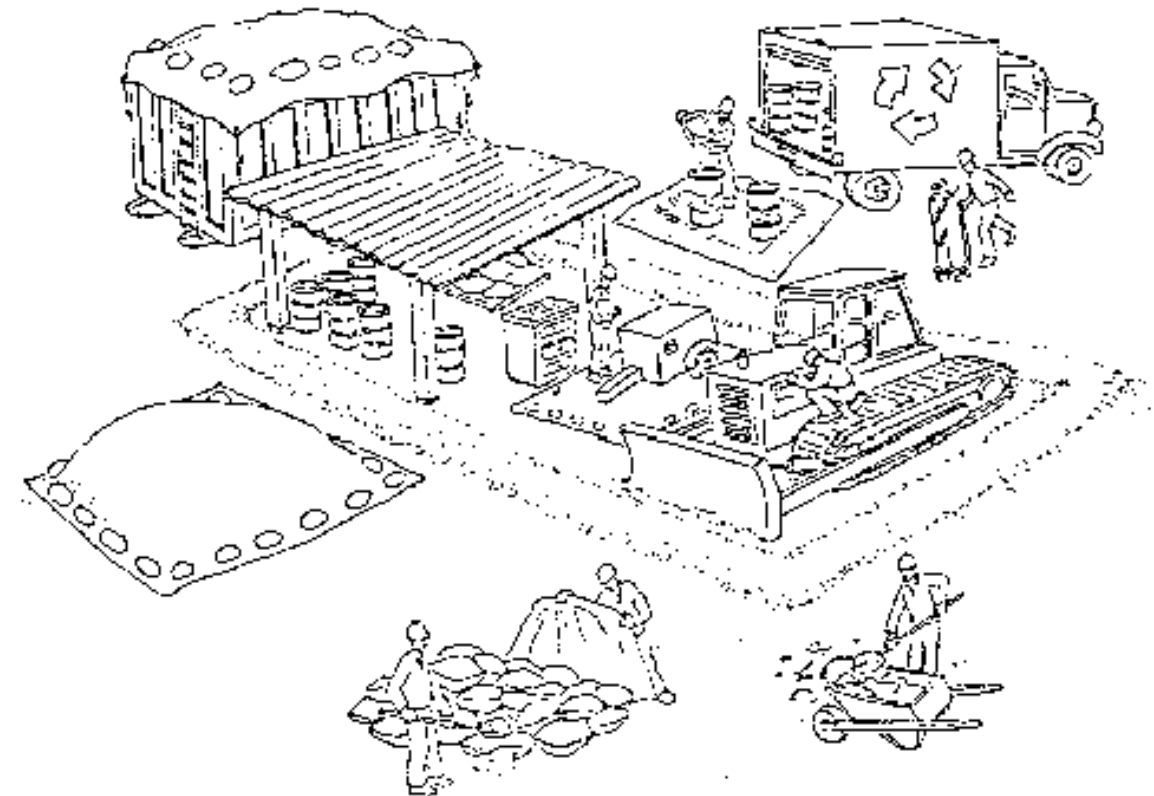
A118

SHEET OF

Pollution Prevention — It's Part of the Plan

Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

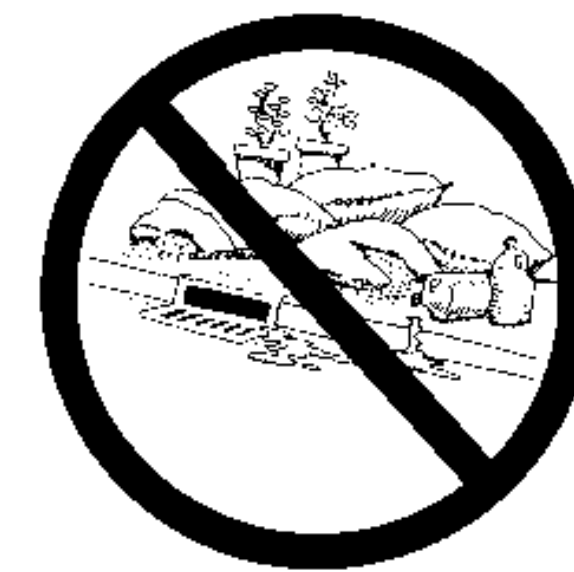
Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



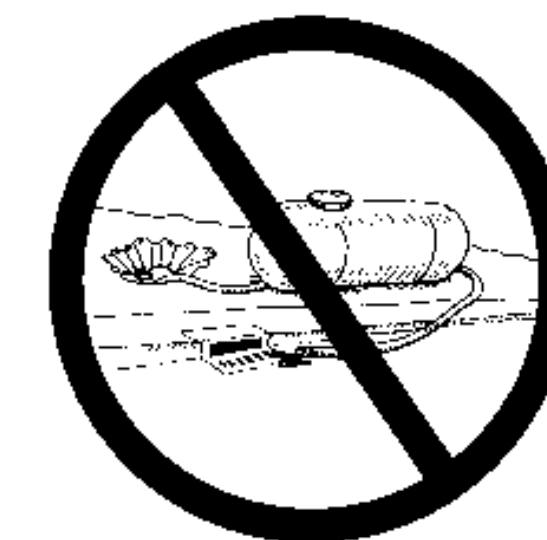
Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.



Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow on to dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.



Paving/asphalt work

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



Painting

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



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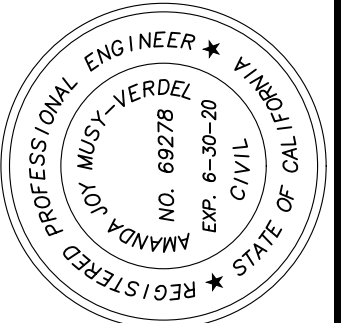
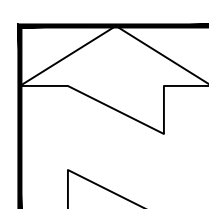
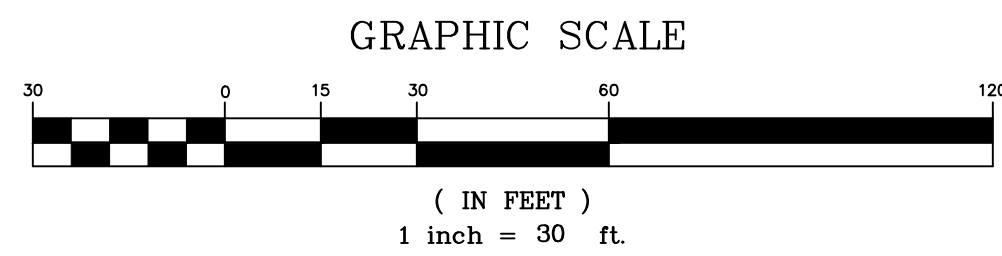
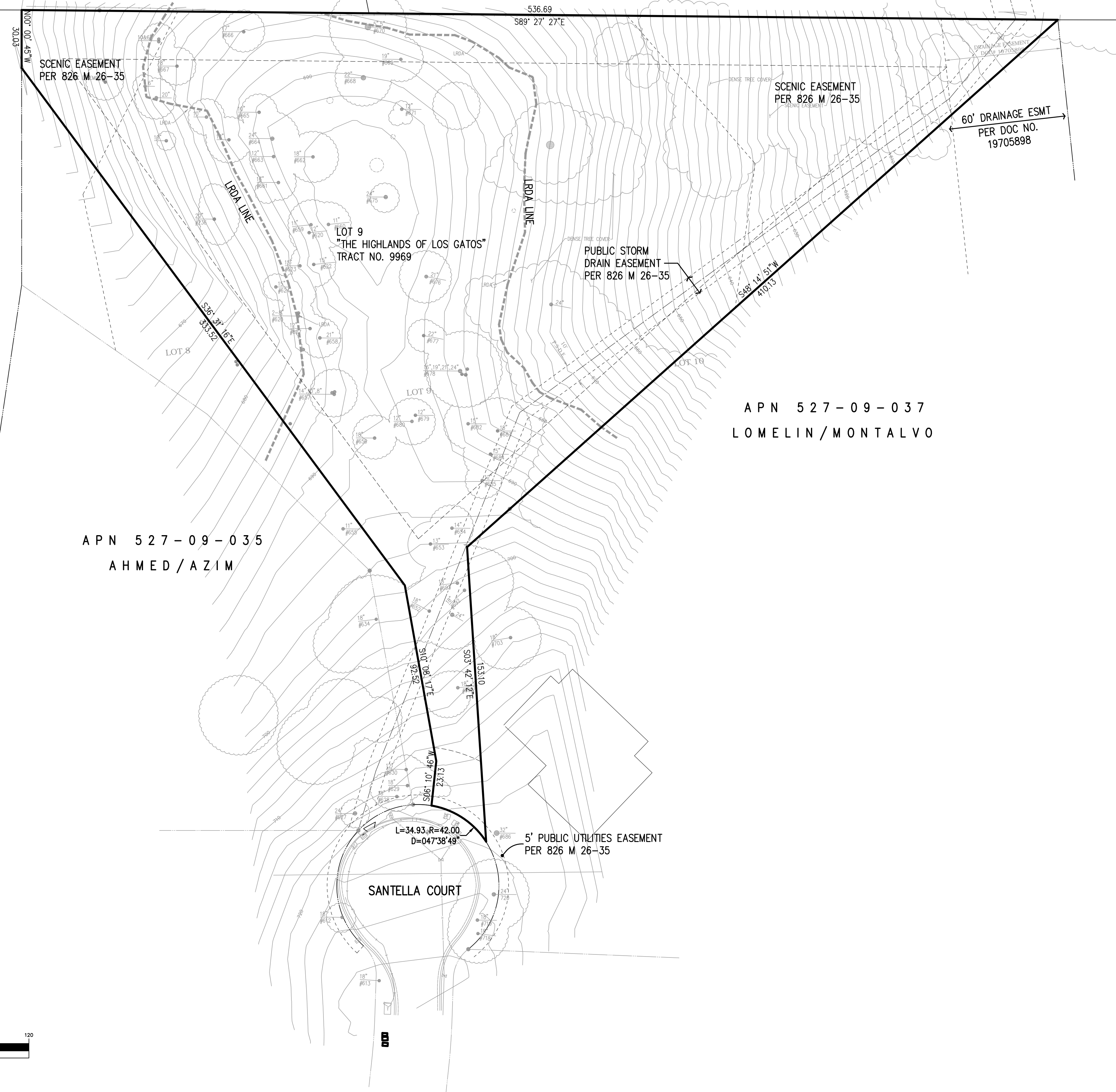
APN 527-09-013
MAYER

APN 527-11-009
MOFFAT

APN 527-11-008
RUSSELL

APN 527-09-035
AHMED/AZIM

APN 527-09-037
LOMELIN/MONTALVO



DATE:	OCTOBER 22, 2019
SCALE:	1"=30'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	18080

GRADING & DRAINAGE PLANS
LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
EXISTING TOPOGRAPHY
ARCHITECTURE AND SITE APPLICATION NO. S-18-052
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY, CA 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-2662
EMAIL: ENGINEERING@HANNABRUNETTI.COM

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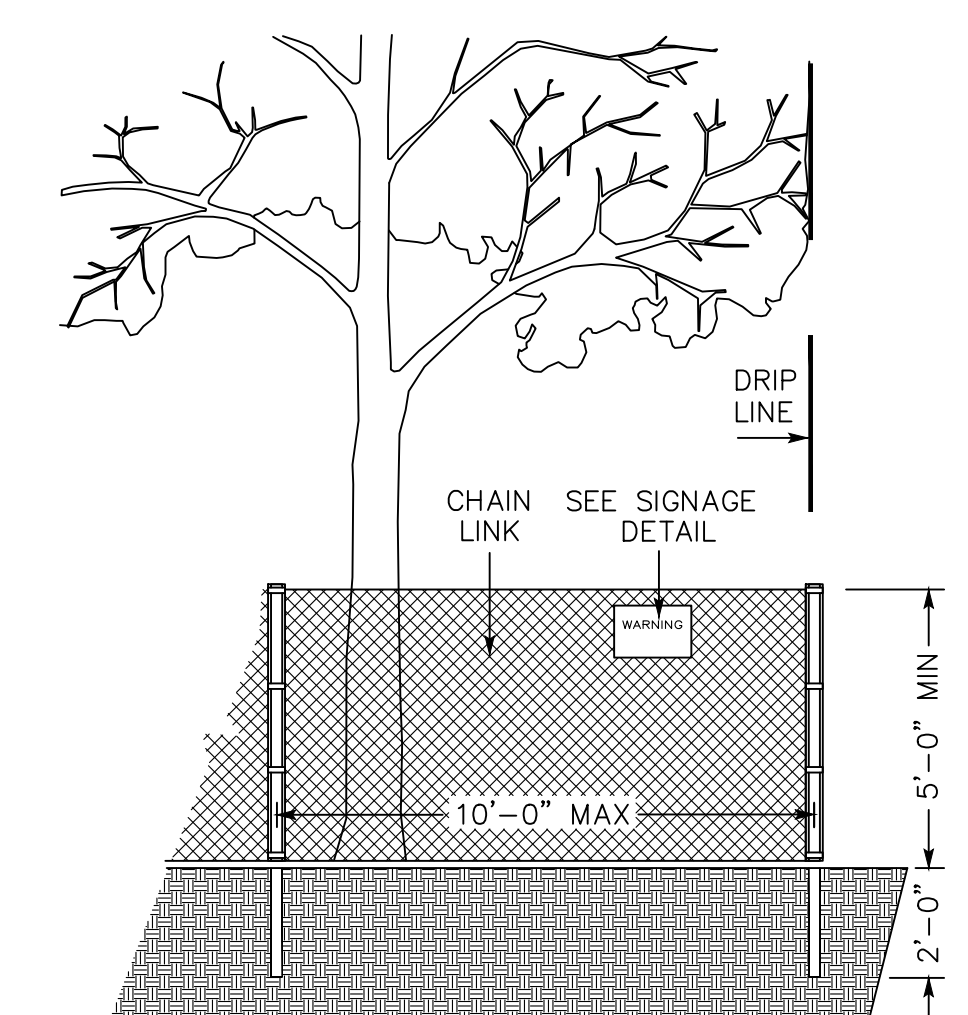
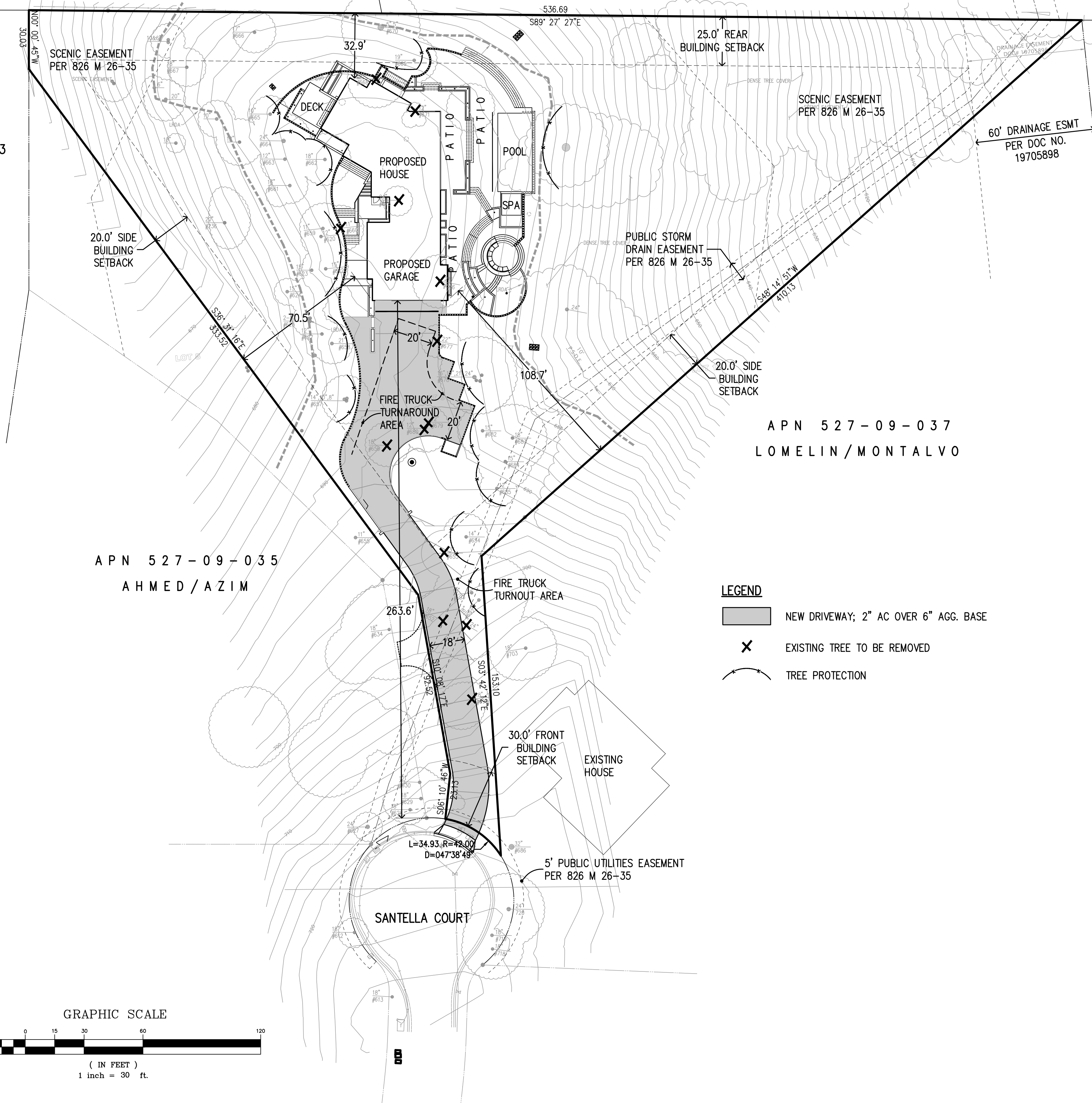
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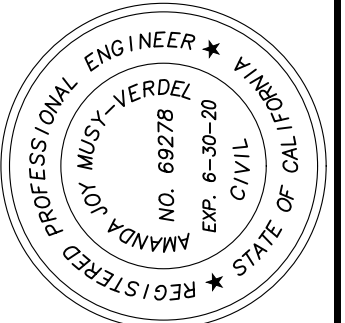
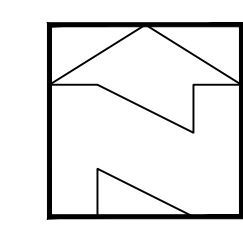
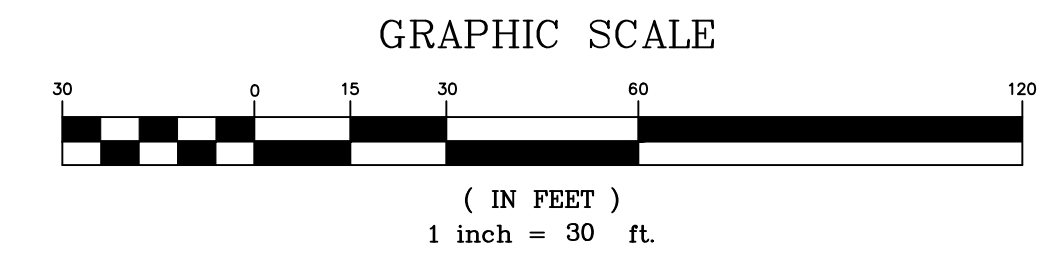
APN 527-09-037
LOMELIN/MONTALVO



EXISTING TREE PROTECTION DETAILS

1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
5. A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

- LEGEND**
- NEW DRIVEWAY; 2" AC OVER 6" AGG. BASE
 - EXISTING TREE TO BE REMOVED
 - TREE PROTECTION



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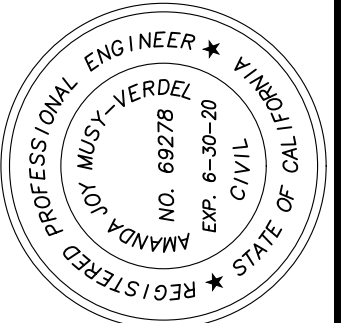
GRADING & DRAINAGE PLANS
LANDS OF OILGAARD
15365 SANTELLA COURT - APN 527-09-018
GRADING & DRAINAGE PLAN
 ARCHITECTURE AND SITE APPLICATION NO. S-18-052
 TOWN OF LOS GATOS
 PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI
EST. 1980

CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

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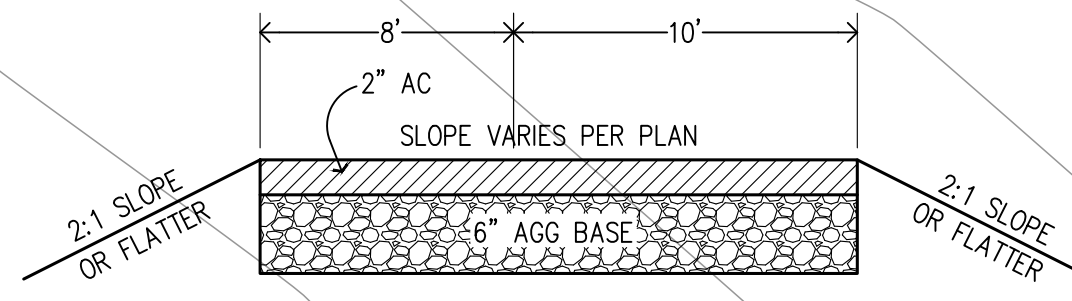
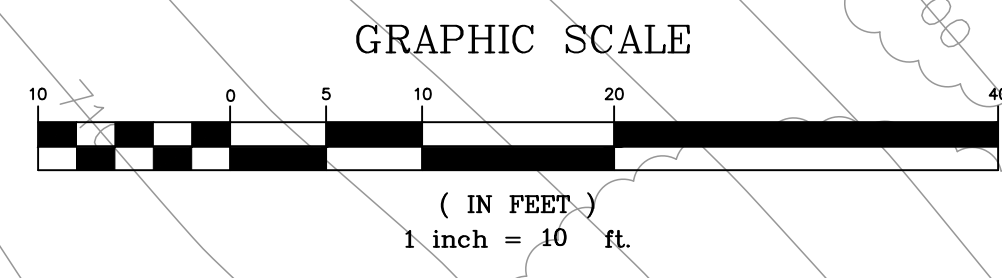


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LANDS OF OILGAARD
15365 SANTELLA COURT - APN 527-09-018
DRIVEWAY PLAN & PROFILE
 ARCHITECTURE AND SITE APPLICATION NO. S-18-052
 TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT

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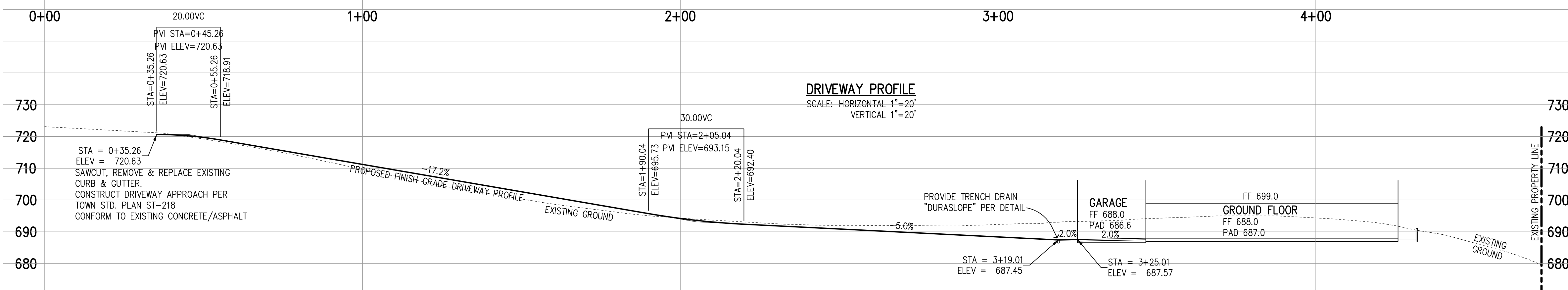
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NOTE: DRIVEWAY SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.

DRIVEWAY SECTION
NOT-TO SCALE

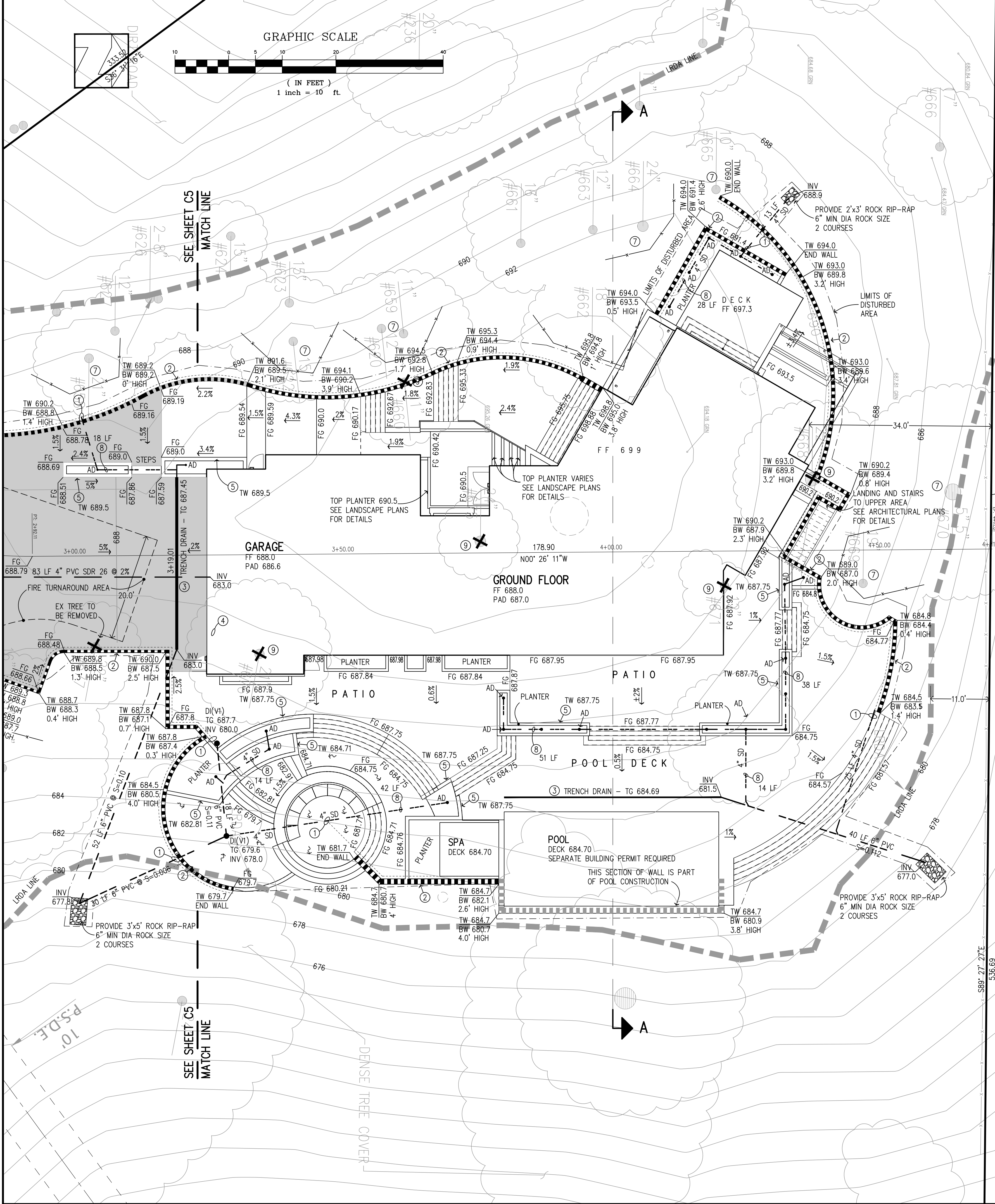
EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD-LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 811/1-800-227-2600. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF UTILITIES SHOWN ON THESE PLANS, INDICATED IN THE FIELD BY LOCATING SERVICES, OR EVIDENCE BY FACILITIES VISIBLE AT OR ADJACENT TO THE JOB SITE. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND IS DEEMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.



CONSTRUCTION NOTES

- CONNECT RETAINING WALL SUBDRAIN TO NEW STORM DRAIN SYSTEM; TYPICAL
- CONSTRUCT RETAINING WALL; SEE STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS; TYPICAL
- FURNISH & INSTALL TRENCH DRAIN "DURASLOPE"; SEE SHEET C7 FOR DETAIL OR APPROVED EQUAL
- JOINT TRENCH TO HOUSE; WATER, GAS, ELECTRIC & TELEPHONE
- PLANTER; SEE LANDSCAPE PLANS FOR DETAILS TOP OF PLANTER PER LANDSCAPE PLAN
- EXISTING UTILITY BOXES; ADJUST TO NEW FINISH GRADE AND UPGRADE TO TRAFFIC RATED LID
- EXISTING TREE TO REMAIN; PROVIDE TREE PROTECTION PER DETAIL SEE SHEET C4
- NEW 4" PVC STORM DRAIN PIPE AT MINIMUM 0.5 PERCENT SLOPE
- EXISTING TREE TO BE REMOVED
- PROPOSED OUTDOOR SHOWER AREA PLUMBING TO BE CONNECTED TO MAIN HOUSE PLUMBING FOR WATER SUPPLY AND DRAINAGE. SEE PLUMBING PLANS FOR DETAILS.
- FURNISH & INSTALL 1.5" PVC FORCE MAIN ALONG SANTELLA COURT TO EX CLEANOUT LOCATED 300 FT± SOUTH
- SAWCUT, REMOVE & REPLACE EXISTING SECTION OF CURB & GUTTER CONSTRUCT 16" WIDE DRIVEWAY APPROACH PER TOWN STD. PLAN NO. ST-219; CONFORM TO EXISTING CONCRETE/ASPHALT.

CONTRACTOR AGREES THAT THE DESIGN ASSUMES ADEQUATE AND COMPLETE RESPONSIBILITY FOR THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BEYOND CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF WORK ON THIS PROJECT, INCLUDING THE PERFORMANCE OF ANY AND ALL NECESSARY FIELD CHECKS, AND THE PERFORMANCE OF ANY AND ALL NECESSARY FIELD CHECKS, AND THE PERFORMANCE OF ANY AND ALL NECESSARY FIELD CHECKS, AND THE PERFORMANCE OF ANY AND ALL NECESSARY FIELD CHECKS.



Slope Density of Proposed Developed Area

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

S = the slope density
 l = the contour interval in feet = 1 ft
 L = the sum length of contour lines in feet = 25,080
 A = the area in acres = 1.85

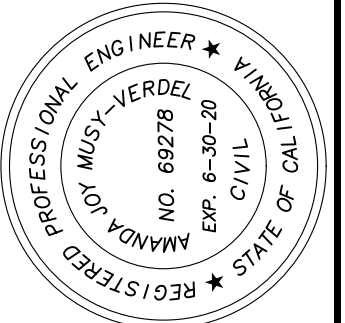
$$S = \frac{0.0023 (1 \times 25080)}{1.85} = 31.18\%$$

CONSTRUCTION NOTES

- ① CONNECT RETAINING WALL SUBDRAIN TO NEW STORM DRAIN SYSTEM; TYPICAL
- ② CONSTRUCT RETAINING WALL; SEE STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS; TYPICAL
- ③ FURNISH & INSTALL TRENCH DRAIN "DURASLOPE"; SEE SHEET C7 FOR DETAIL OR APPROVED EQUAL
- ④ JOINT TRENCH TO HOUSE; WATER, GAS, ELECTRIC & TELEPHONE
- ⑤ PLANTER; SEE LANDSCAPE PLANS FOR DETAILS TOP OF PLANTER PER LANDSCAPE PLAN
- ⑥ EXISTING UTILITY BOXES; ADJUST TO NEW FINISH GRADE AND UPGRADE TO TRAFFIC RATED LID
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NOTES

1. AREA DRAINS (AD) FOR PLANTER AREAS SHALL BE CONNECTED TO STORM DRAIN SYSTEM WITH 4" PVC STORM DRAIN PIPE (4" SD) AT A MINIMUM OF 0.5 PERCENT SLOPE WITH MINIMUM 18 INCH OF COVER.
2. CONNECT RAINWATER LEADERS TO STORM DRAIN SYSTEM OR DRAIN TO SPLASH BLOCKS INTO LANDSCAPE AREAS.
3. PROVIDE SANITARY SEWER LIFT STATION AND FORCE MAIN TO MANHOLE/LATERAL IN STREET. CONTRACTOR TO PROVIDE DETAILS AND SPECIFICATIONS TO TOWN.
4. HARDSCAPE (FRONT ENTRANCE, PATIO AND POOL DECK AREA): 4" CONCRETE OVER 4" GRAVEL OR PER OWNER'S DIRECTION
5. HOUSE OUTLINE SHOWN FOR REFERENCE ONLY; PRIOR TO CONSTRUCTION STAKING VERIFY WITH ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
6. RETAINING WALL SUBDRAINS TO EITHER CONNECT TO NEW STORM DRAIN SYSTEM OR DRAIN TO DAYLIGHT WITH ROCK RIP-RAP AT END OF PIPE.



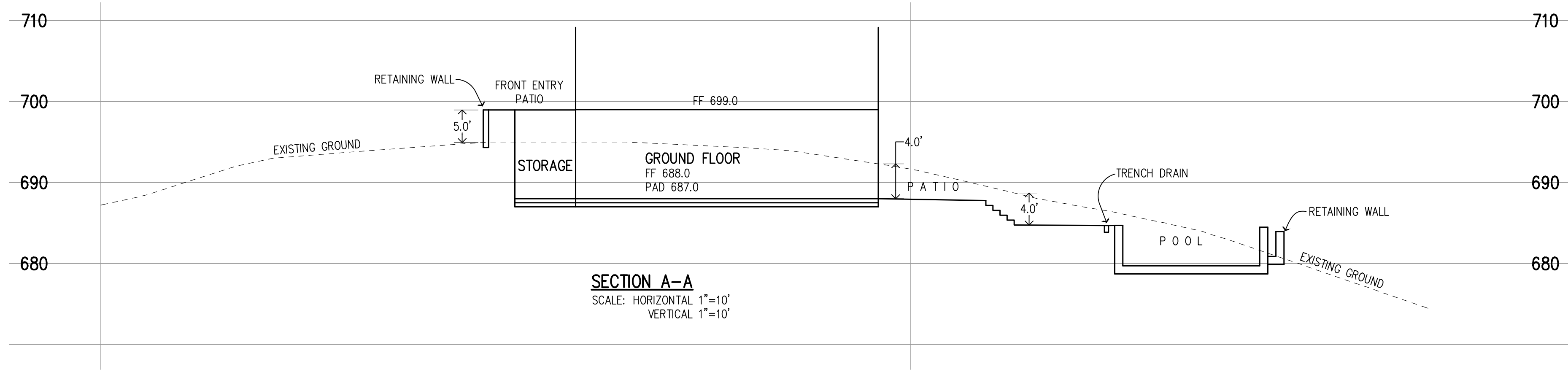
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LANDS OF OILGAARD
15365 SANTELLA COURT - APN 527-09-018
GRADING & DRAINAGE PLAN
 ARCHITECTURE AND SITE APPLICATION NO. S-18-052
 TOWN OF LOS GATOS
 PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI
 EST. 1980
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NDS

DURA SLOPE™ TRENCH DRAIN - PRE-SLOPED (PATENTED)

Product Features & Benefits

Interlocking tongue and groove joints

- Secure alignment
- Ensures straight channel runs
- Easy assembly and installation

DuraLoc™ Integral joint lock

- Prevents joint movement during installation
- No extra clamps or screws needed

Various grating options

- ADA compliant, Hask-Proof options
- Plastic grates
- Array of colors
- Protection and light traffic rated
- Galvanized & stainless steel
- Polished and heavy duty to steel
- Cast & ductile iron
- Class II heavy traffic rated (with frame)
- Decorative grates (due file, iron)
- Standard black electrocoat coating or new iron Class C traffic rated

Lightweight 4 ft. modular sections

- Easier handling and installation
- Lower freight costs

Blank grate insert

- Eliminates use of plywood
- Slides for overlapping of adjacent sections
- Includes grate screws

Smooth HDPE interior

- Virtually no water absorption

HDPE material

- Durable
- Impervious
- Less breakage vertical concrete
- Chemical resistant

0.7% Built-in slope

- Maintains optimum flow rates throughout system
- Also available in neutral, non-sloped sections
- This classed and neutral available in depths from 4" to 12"

Bottom outlet on each channel section

- System versatility
- Prepares fewer accessories

2" radius bottom

- Minimizes debris build-up

LevelLoc™ re-bar supports with integral protruding knob

- Levels channel and grips re-bar
- Requires fewer accessories

ProFit™ locking system

- Locks grate to metal frame
- Supports product in shipping and installation (included)

Product Catalog 2016/2017

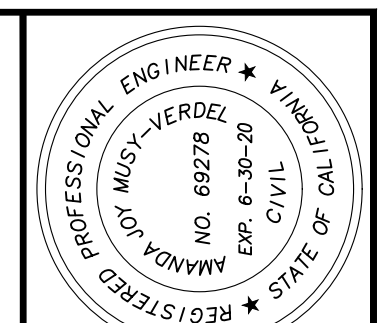
Christy V1 Drain Box 8-5/8" I.D. x 12"

A reinforced concrete dual purpose box designed for either light purpose drainage installations or enclosing sewer cleanouts in foot traffic areas. Tapered shoulders prevent settling. Notch accommodates up to approximately 4" O.D. pipe or drain tile. Approximate dimensions shown.

CHRISTY ORDERING CODE	ITEM	APPROX. SHIPPING WEIGHT	DESCRIPTION
V1BOX	Drain Box	45	V1 Drain Box (8-1/2" I.D. x 11-3/4" high) -- 24 Per Pallet
FBC	Lid	9	D210 Reinforced Concrete
FBC	Lid	7	C210 Cast Iron
V1-71C	Grate	10	71C213 Cast Iron

TO FIND CENTIMETERS MULTIPLY INCHES BY 2.5
TO FIND KILOGRAMS MULTIPLY POUNDS BY .45

QUALITY PRECAST CONCRETE PRODUCTS



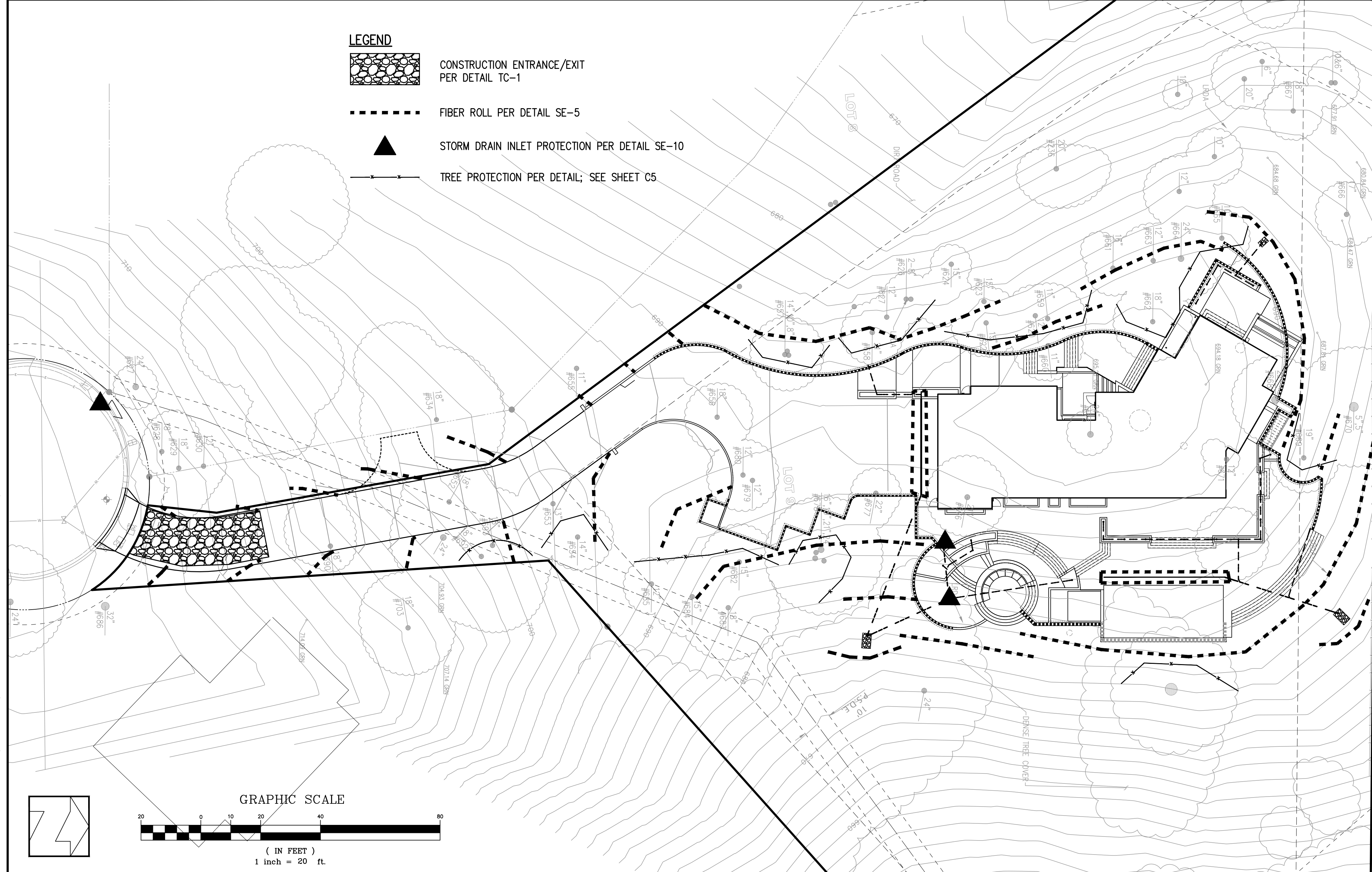
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- EROSION CONTROL NOTES**
- EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.
 - NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.
 - A FIBER ROLL BARRIER PER "DETAIL SE-5" SHALL BE INSTALLED ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.
 - ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.
 - THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE CITY.
 - PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE CITY.
 - ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE COUNTY INSPECTOR. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL COUNTY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO COUNTY INSPECTOR'S APPROVAL.
 - ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY DURING THE RAINY SEASON. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFICIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.
 - ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.
 - INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRACTOR SHALL MAINTAIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM. IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESLTING METHODS, SUBJECT TO APPROVAL BY THE COUNTY INSPECTOR.
 - IF THESE EROSION CONTROL MEASURES PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.
 - ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE CITY INSPECTOR.
 - PROVIDE SHRUBS AND/OR TREES REQUIRED ON SLOPES GREATER THAN 15 FEET IN VERTICAL HEIGHT.
 - THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMP'S) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMP'S SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD AND EXPRESSWAY FACILITIES:
 - REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.
 - PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
 - PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY.
 - THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE CITY RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE CITY RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.



DATE: OCTOBER 22, 2019
 SCALE: 1"=20'
 DESIGN: AM
 DRAWING: TM
 CHECK: XX
 ENCR: AM
 PROJECT NO.: 18080

GRADING & DRAINAGE PLANS
LANDS OF OLGAAARD
15365 SANTELLA COURT - APN 527-09-018
EROSION CONTROL PLAN
 ARCHITECTURE AND SITE APPLICATION NO. S-18-052
 PARKS AND PUBLIC WORKS DEPARTMENT
 TOWN OF LOS GATOS

HANNA BRUNETTI
 EST. 1980
 CIVIL ENGINEERS • LAND SURVEYORS
 CONSTRUCTION MANAGERS
 7651 EGGLEBERRY STREET • GILROY, CA 95020 • CALIFORNIA
 OFFICE (408) 842-2173 • FAX (408) 842-2662
 EMAIL: ENGINEERING@HANNABRUNETTI.COM

REVISIONS	DATE

APPROVED BY: [Signature]
 DATE: NOVEMBER 2019
 STANDARD CONSTRUCTION ENTRANCE
 ST-250
 NOT TO SCALE

REVISIONS	BY
1	Per town comments
	DRF

David R. Fox & Company, Landscape Architecture
 8 University Ave. Ste. B142, Los Gatos, California 95030
 408-761-0212 phone
 david@foxlax.net

Planting Plan
WUI Plan and Notes

The Olgaard Residence
 15365 Santella Court
 Los Gatos, California
 APN 527-09-036

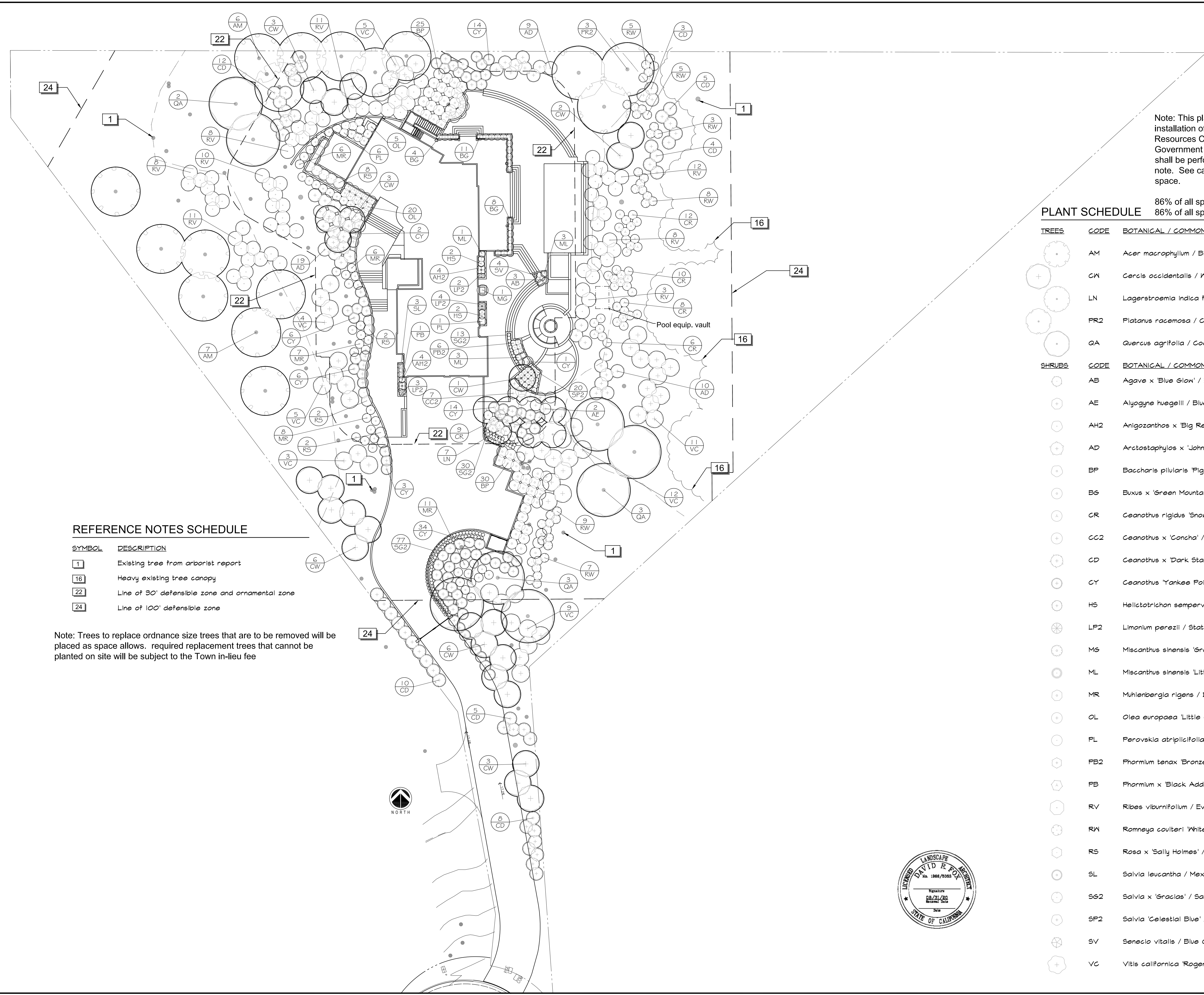
Date	10-1-19
Scale	1"=10'-0"
Drawn	DRF
Job	Olgaard
Sheet	L1.0
Of	Sheets

Note: This plant list is in conformance with low fuel varieties and the installation of the landscape shall comply with California Public Resources Code section 4291 numbers 1-6 and sections and California Government Code section 51882 numbers 1-6. Regular maintenance shall be performed by the homeowner as per cited code sections in this note. See calfire.ca.gov for information regarding creating defensible space.

86% of all specified trees are California natives
 86% of all specified shrubs are California natives

PLANT SCHEDULE

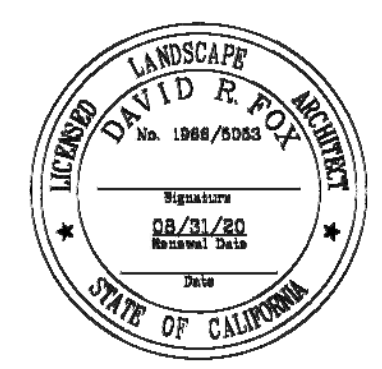
TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AM	Acer macrophyllum / Big Leaf Maple	24"box	13
	CW	Cercis occidentalis / Western Redbud Multi-trunk	15 gal	24
	LN	Lagerstroemia indica 'Fauriei Natchez' Multi / Grape Myrtle	36"box	7
	PR2	Platanus racemosa / California Sycamore	15 gal	3
	QA	Quercus agrifolia / Coast Live Oak	36"box	8
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AB	Agave x 'Blue Glow' / Blue Glow Agave	5 gal	3
	AE	Alyogyne huegelii / Blue Hibiscus	5 gal	2
	AH2	Anigozanthos x 'Big Red' / Big Red Kangaroo Paw	5 gal	8
	AD	Arctostaphylos x 'John Dourley' / John Dourley Manzanita	5 gal	38
	BP	Baccharis pilularis 'Pigeon Point' / Coyote Brush	5 gal	55
	BG	Buxus x 'Green Mountain' / Boxwood	5 gal	23
	CR	Ceanothus rigidus 'Snowball' / Ceanothus Snowball	1 gal	45
	CC2	Ceanothus x 'Concha' / California Lilac	5 gal	7
	CD	Ceanothus x 'Dark Star' / California Lilac	5 gal	47
	CY	Ceanothus 'Yankee Point' / California Lilac	1 gal	80
	HS	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	5 gal	4
	LP2	Limonium perezii / Statice	1 gal	9
	MG	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 gal	1
	ML	Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass	1 gal	7
	MR	Muhlenbergia rigens / Deer Grass	1 gal	38
	OL	Olea europaea 'Little Ollie' / Dwarf Olive	5 gal	25
	PL	Perovskia atriplicifolia 'Lacey Blue' / Russian Sage	5 gal	7
	FB2	Phormium tenax 'Bronze Baby' / Bronze Baby New Zealand Flax	1 gal	6
	FB	Phormium x 'Black Adder' / New Zealand Flax	5 gal	1
	RV	Ribes viburnifolium / Evergreen Currant	5 gal	71
	RW	Romneya coulteri 'White Cloud' / White Cloud Matilija Poppy	5 gal	37
	RS	Rosa x 'Sally Holmes' / Adelaide Hoodless Rose	5 gal	14
	SL	Salvia leucantha / Mexican Bush Sage	5 gal	3
	SG2	Salvia x 'Gracias' / Sage	1 gal	120
	SP2	Salvia 'Celestial Blue' / Santa Rosa Island Sage	1 gal	20
	SV	Senecio vitalis / Blue Chalk Fingers	1 gal	4
	VC	Vitis californica 'Roger's Red' / California Wild Grape	1 gal	49



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Existing tree from arborist report
16	Heavy existing tree canopy
22	Line of 30' defensible zone and ornamental zone
24	Line of 100' defensible zone

Note: Trees to replace ordinance size trees that are to be removed will be placed as space allows. Required replacement trees that cannot be planted on site will be subject to the Town in-lieu fee



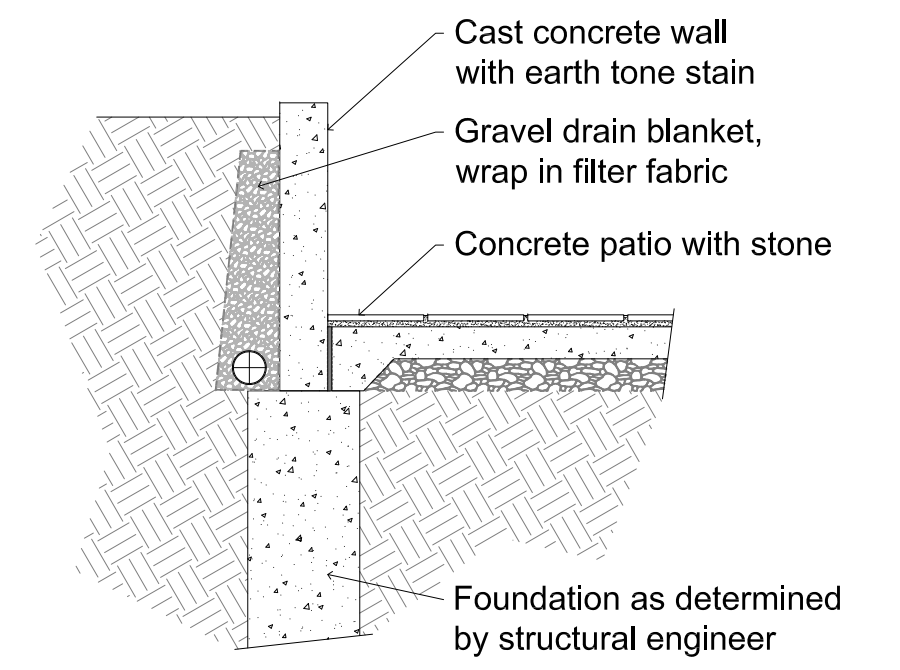


REFERENCE NOTES SCHEDULE 1

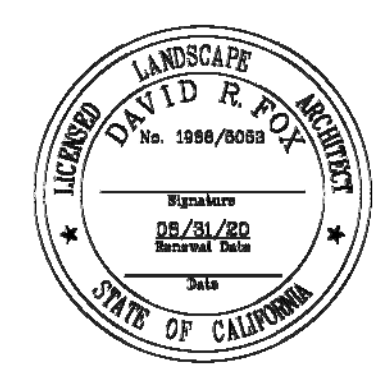
SYMBOL	DESCRIPTION
9	18' asphalt entry driveway section
18	Approximate entrance to lot & driveway
21	Automatic entry gates
23	Entry gate setback - 170'
25	Asphalt drive transitions to 16' wide after entry to adjacent residence
26	Concrete patios with stone
27	Planter wall, typical all walls. See detail this sheet
28	Permeable paving in hatched area to reduce impervious surface, i.e. ECO pavers, gravel, etc.
29	Paver driveway with installation that meets H/20 and HS/20 load standards
30	Trash enclosure, see detail sheet L2.2

LEGEND

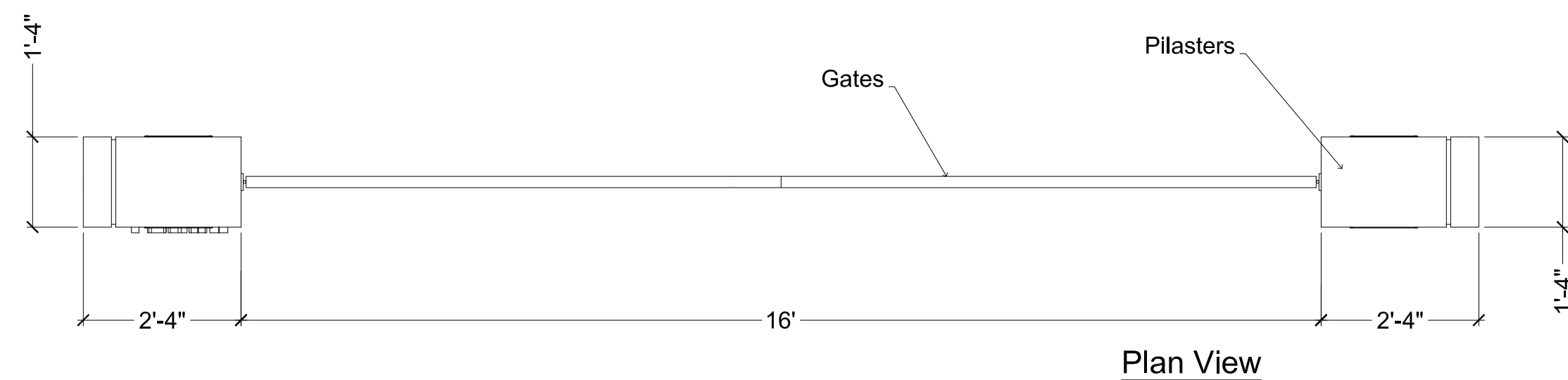
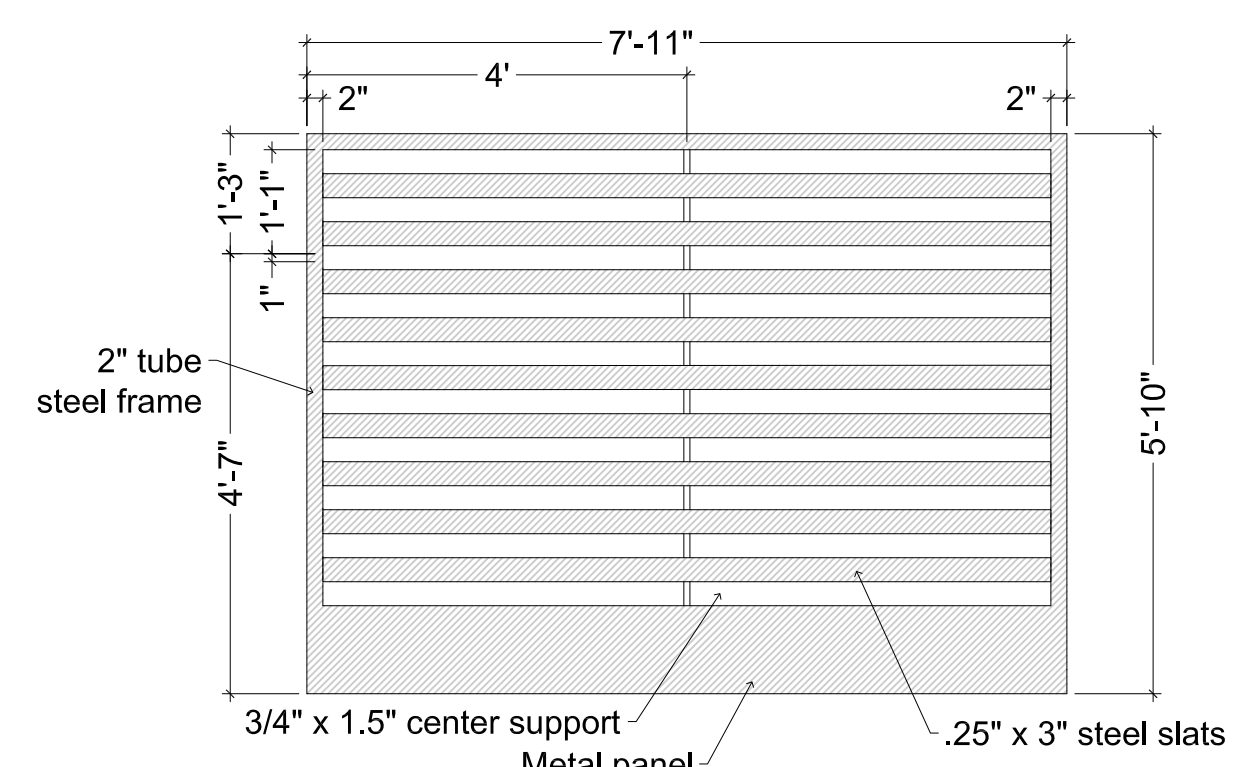
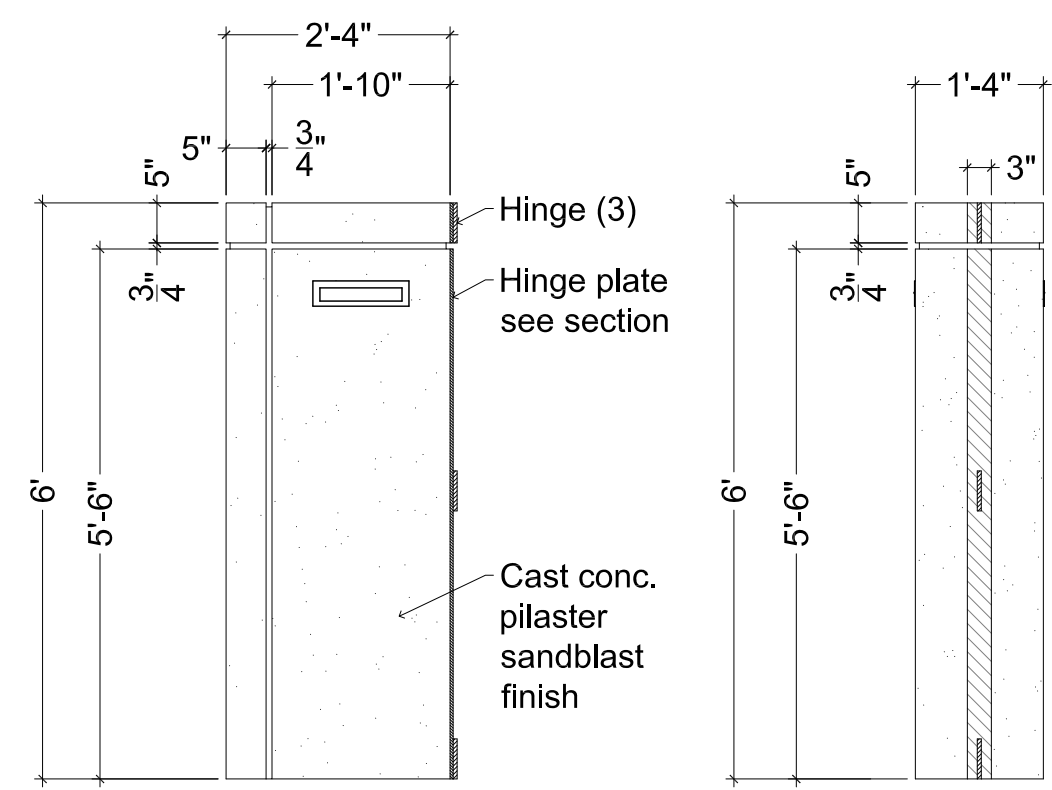
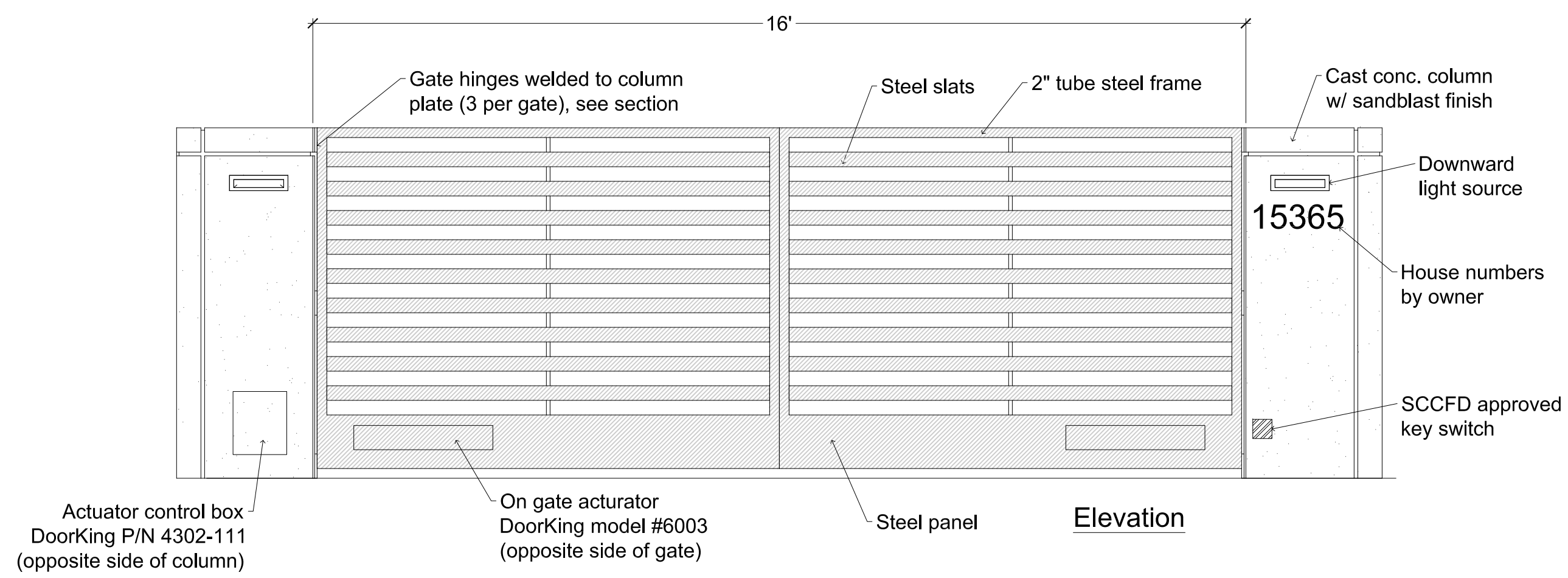
- LRDA line
- Proposed fence line



2 **PLANTER WALL AND HARDSCAPE DETAIL** 1
 1/2" = 1'-0" DETAIL-FILE



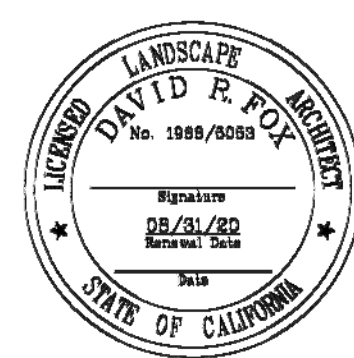
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1	Per town comments	DRF		
<p>David R. Fox & Company, Landscape Architecture 50 University Ave. Ste. B142, Los Gatos, California 95030 david@foxnet.com 408-761-1212 phone</p>				
<p>Perimeter Fence and Details Planter Wall Detail</p>				
<p>The Olgaard Residence 15365 Santella Court Los Gatos, California</p>				
<p>APN 527-09-036</p>				
<p>Date 10/1/19</p>				
<p>Scale 1"=20'-0"</p>				
<p>Drawn DRF</p>				
<p>Job Olgaard</p>				
<p>Sheet</p>				
<p>L2.0</p>				
<p>Of Sheets</p>				



1 ENTRY GATE DETAIL

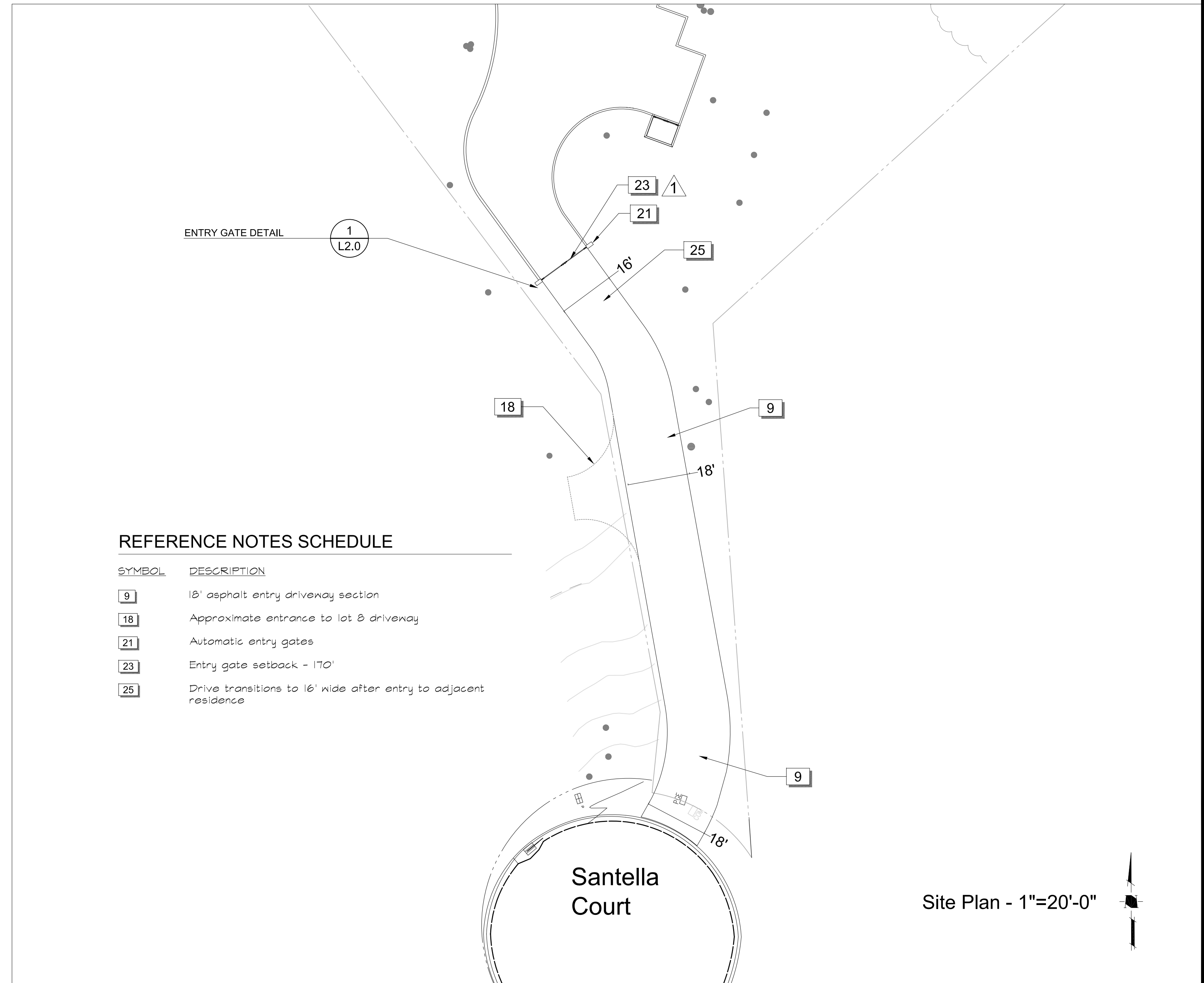
1/2" = 1'-0"

OLGRD-METAL-01



Notes:

- No gate may be installed across a required fire department access road or driveway without prior approval of the Fire Department. A detailed plan shall be submitted for review and approval prior to commencing any work. This requirement may be modified depending upon the complexity of the installation.
- When padlocks are used to secure gates, they shall only be of a type approved by the Fire Department. (See also #4)
- Gates equipped with electric control devices also shall have an override key switch installed. The key switch shall be of a type approved by the Fire Department. (See also #4 and #10)
- Authorization forms for ordering fire department approved key switches and padlocks shall be obtained by contacting the Fire Prevention Division of the Fire Department.
- All electrically controlled gates shall be provided with a manual override to allow operation of the gate during a power outage.
- When open, gates shall not obstruct any portion of the required width of the driveway or access road.
- Gates shall be adequately supported to prevent dragging.
- Gates shall be operable by one person.
- Swing-style gates shall open a full 90 degrees and may swing in either direction. Sliding gates shall slide parallel to the security fence.
- All manually operated gates shall be designed so they remain in the open position when left unattended. Electrically operated gates shall be equipped with a fire department approved key switch. Activation of the switch shall open the gate(s) and cause it to remain in the open position until reset by emergency response personnel.
- Vertical clearance over the required vehicular access road or driveway shall be not less than 13 feet 6 inches.



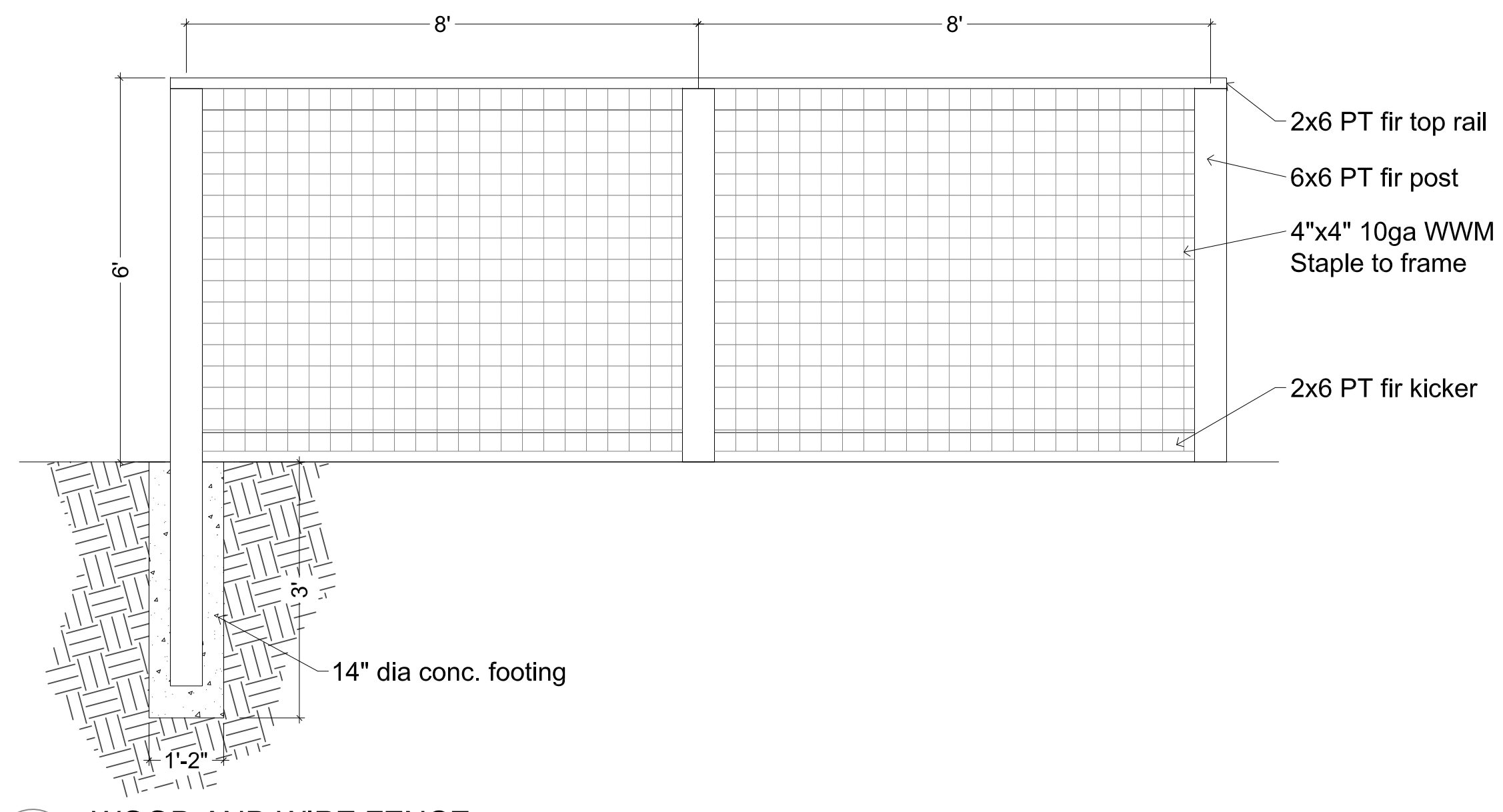
REVISIONS	BY
1	DRF

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 50 University Ave. - Ste. B142, Los Gatos, California 95030
 david@foxnet.com 408-761-0212 Phone

Entry Gate Plan and Details

The Olgaard Residence
 15365 Santella Court
 Los Gatos, California
 APN 527-09-036

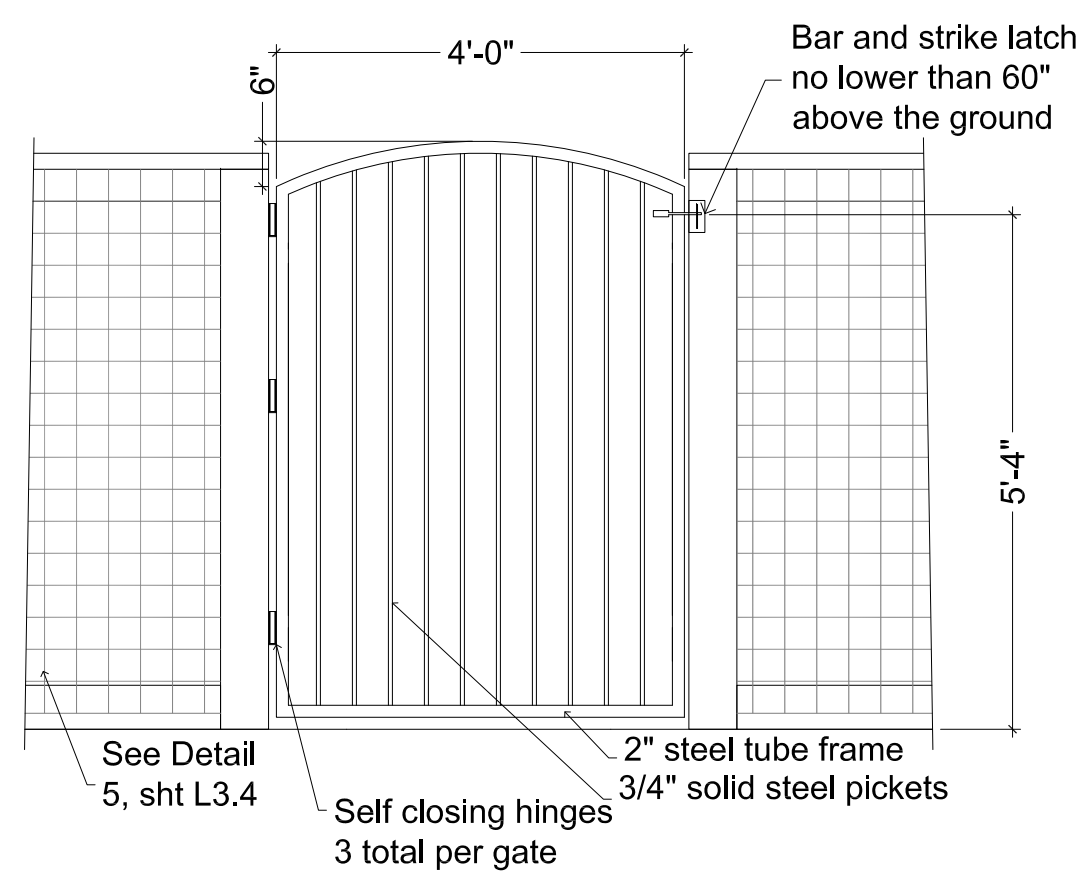
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Job	Olgaard
Sheet	L2.1
Of	Sheets



1 WOOD AND WIRE FENCE

1/2" = 1'-0"

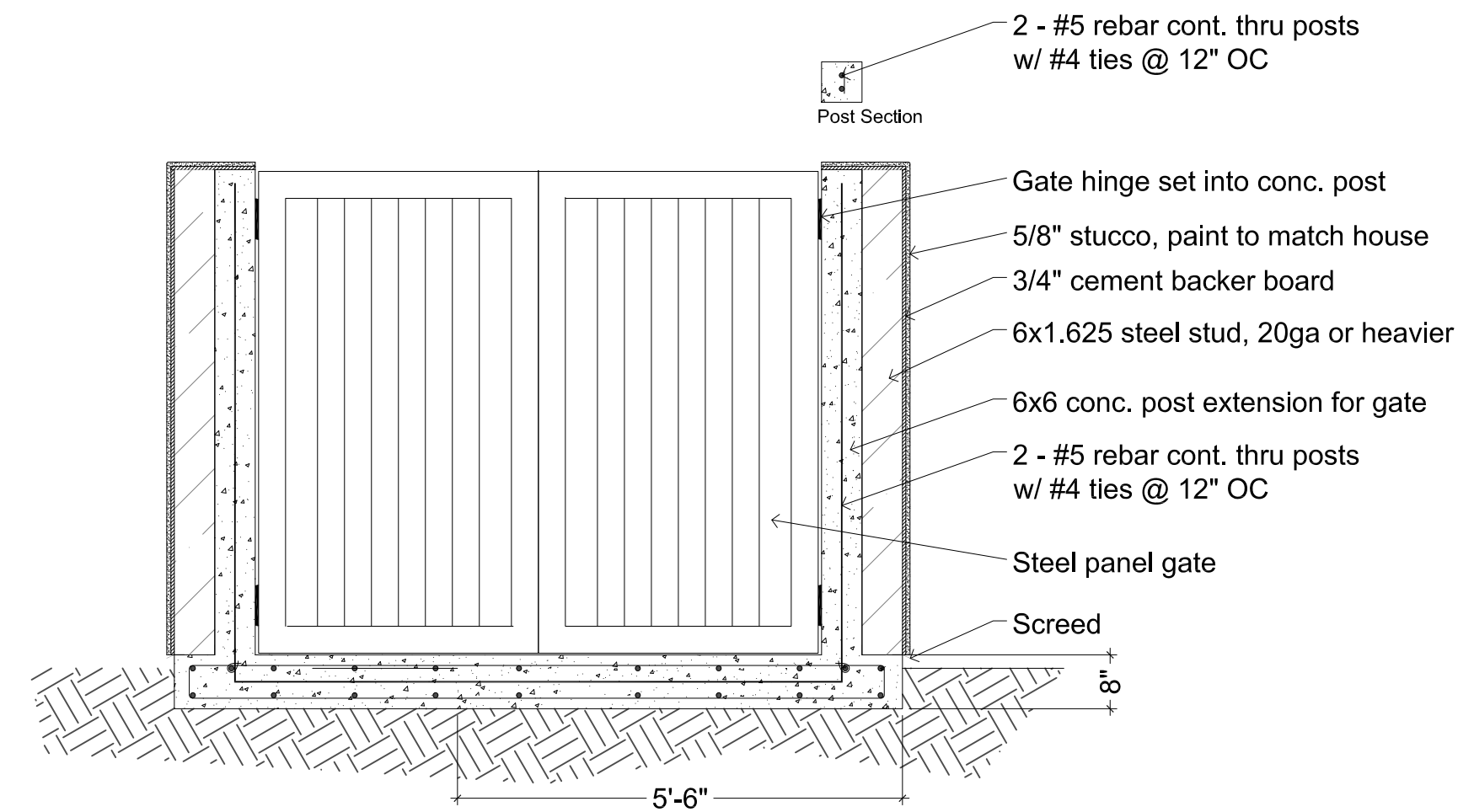
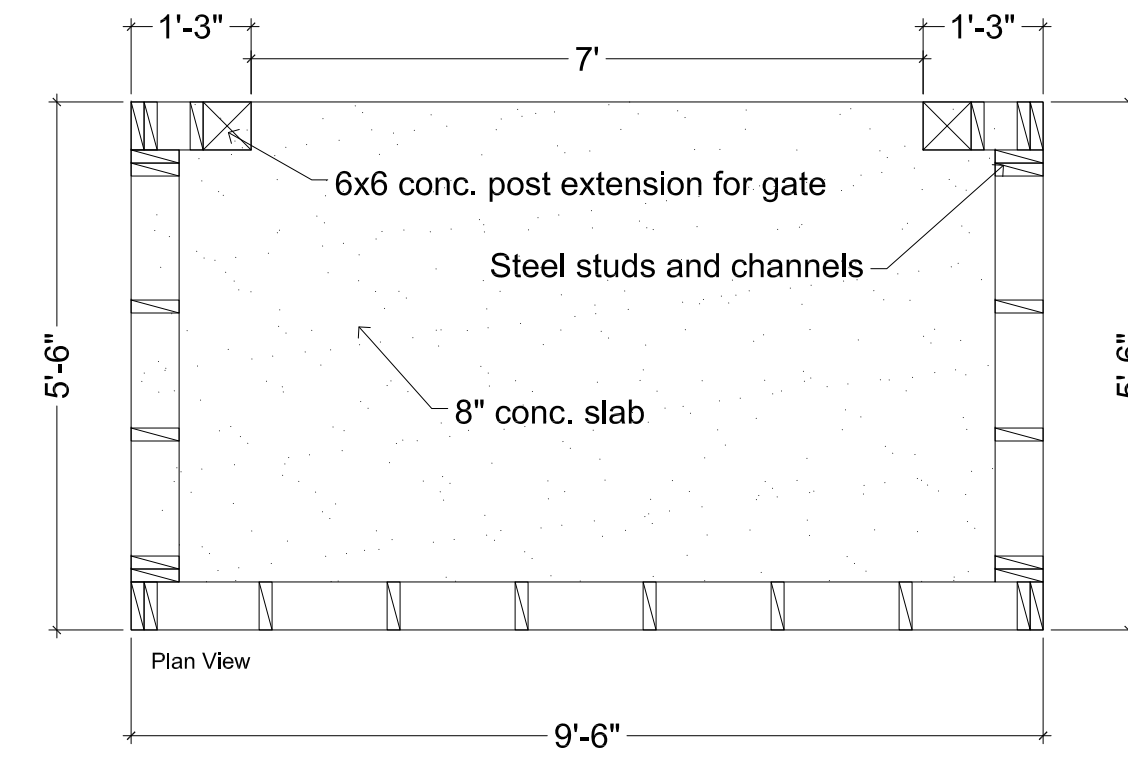
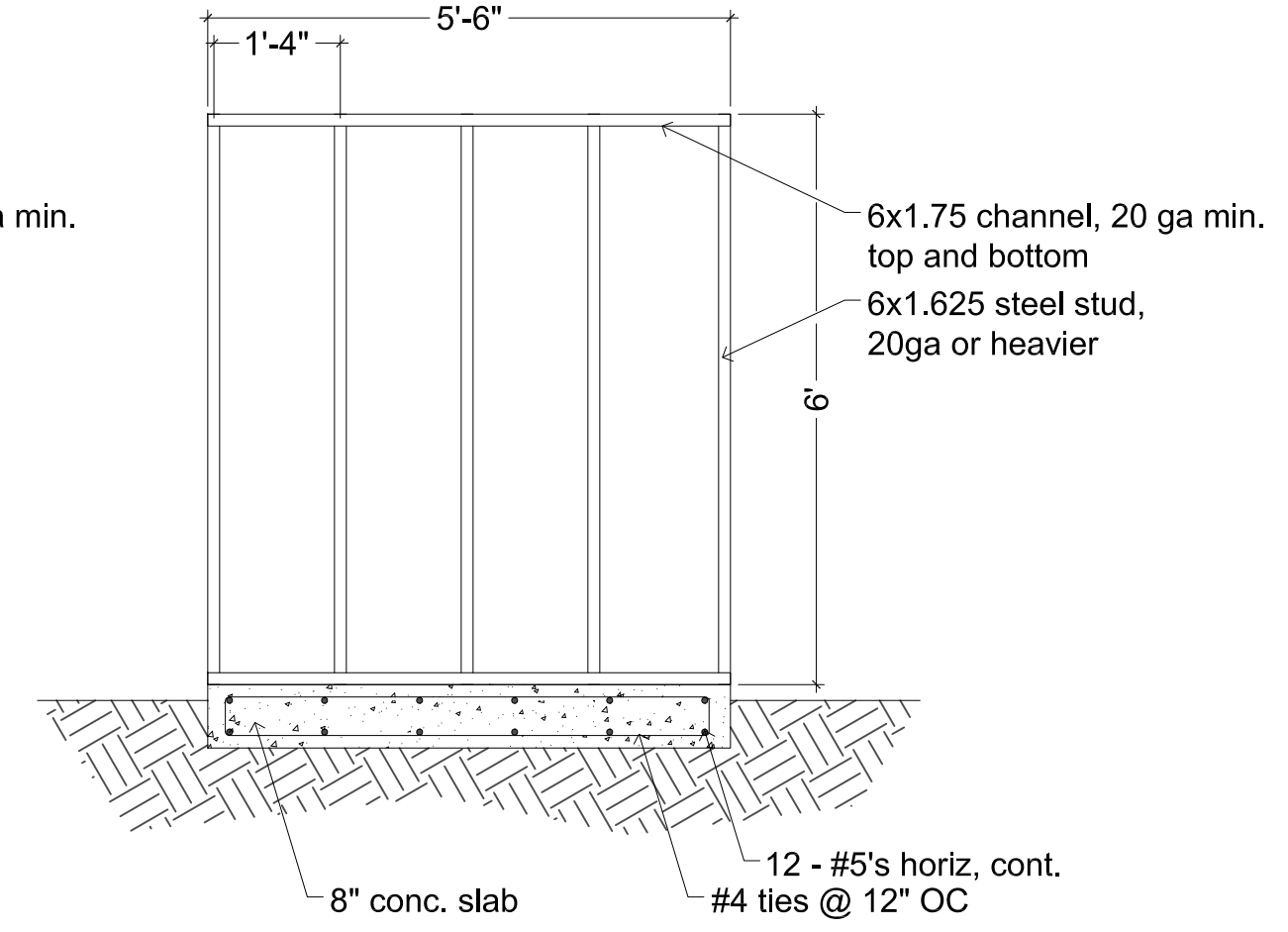
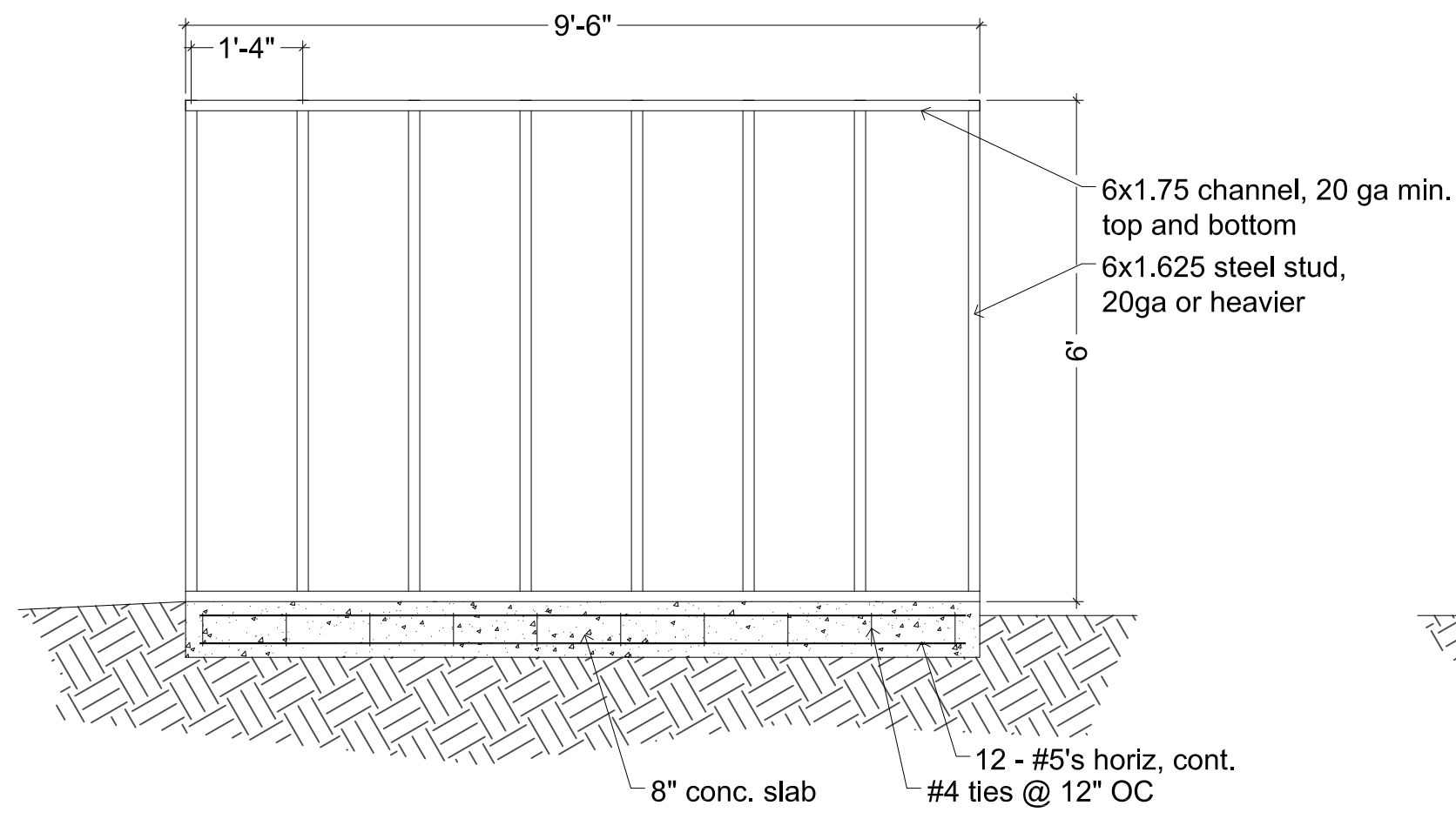
DETAIL-FILE



2 SELF-CLOSING GATE

1/2" = 1'-0"

DETAIL-FILE



3 TRASH ENCLOSURE STRUCTURE

1/2" = 1'-0"

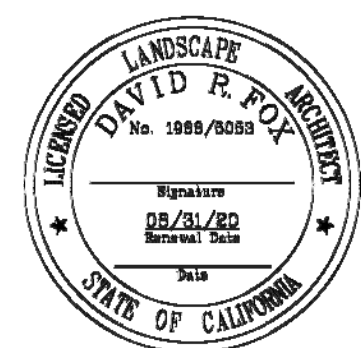
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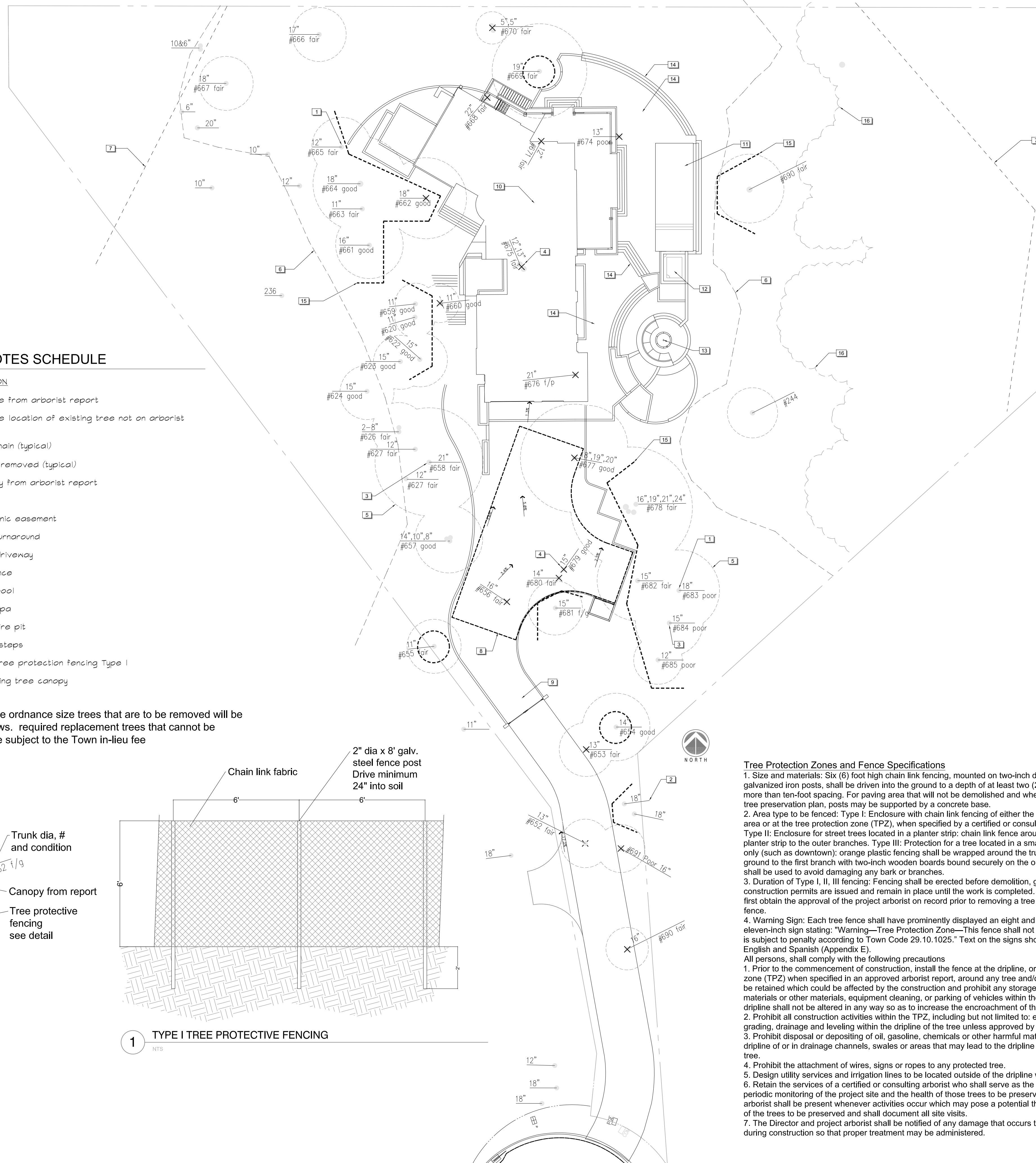
David R. Fox & Company, Landscape Architecture
 90 University Ave., Ste. B142, Los Gatos, California 95030
 408-761-1212 phone
 david@foxnet

Details

The Olgaard Residence
 15365 Santella Court
 Los Gatos, California
 APN 527-09-036



Date 10/1/19
 Scale 1"=20'-0"
 Drawn DRF
 Job Olgaard
 Sheet
L2.2
 Of Sheets



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Existing tree from arborist report
2	Approximate location of existing tree not on arborist report
3	Tree to remain (typical)
4	Tree to be removed (typical)
5	Tree canopy from arborist report
6	LRDA line
7	Private scenic easement
8	Fire truck turnaround
9	Proposed driveway
10	New residence
11	Proposed pool
12	Proposed spa
13	Proposed fire pit
14	Patios and steps
15	Proposed tree protection fencing Type I
16	Heavy existing tree canopy

Note: Trees to replace ordinance size trees that are to be removed will be placed as space allows. required replacement trees that cannot be planted on site will be subject to the Town in-lieu fee



Note: SPC=Species QD=Quercus Douglasii QA=Quercus Agrifolia

Trees To Remain				
Tree #	SPC	DIA	H/W	Condition
620	QD	11	25	Good
622	QD	13	25	Good
623	QD	11	25	Good
624	QD	11	25	Good
626	QD	8,10	25	Fair
627	QD	12	25	Fair
654	QD	14	40x25	Good
655	QD	11	20x20	Fair
657	QD	8,10,14	25x25	Good
658	QD	21	40x40	Good
659	QD	11	25x15	Good
660	QD	12	30	Good
661	QD	16	30x25	Good
662	QD	19	40	Good
663	QD	11	35x15	Fair
664	QD	18	38x35	Good
665	QD	12	25x22	Fair
666	QD	17	18x20	Fair
667	QA	18	20x20	Fair
668	QD	10,18	35	Poor
669	QD	19	45x35	Fair
670	QA	18,12,6,12	45	Fair
671	QD	12	40	Fair
672	QD	5	10x10	Fair
673	QD	13,12	9x10	Fair
675	QD	5,5	30	Fair
676	QA	24	40	Poor
678	QA	16,19,21,24	45x45	Fair
681	QD	12	40x20	Fair
682	QD	15	45x30	Fair
683	QD	18	45x30	Poor
684	QD	15	40x25	Poor
685	QD	12	35x18	Poor

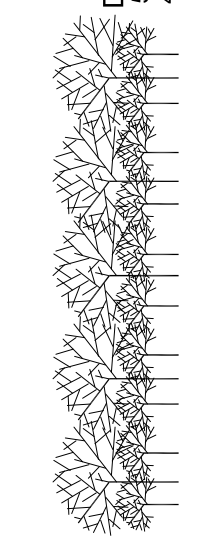
Note: SPC=Species QD=Quercus Douglasii QA=Quercus Agrifolia

Trees To Be Removed				
Tree #	SPC	DIA	H/W	Condition
652	QD	13	40x25	Fair
653	QD	13	30x20	Fair
656	QD	16	30x20	Fair
660	QD	11	25x18	Fair
662	QD	18	30x30	Good
668	QD	22	40x30	Fair
670	QD	5,5	12x12	Fair/Poor
671	QD	12	28x18	Fair
674	QD	13	22x20	Fair/Poor
675	QD	12,13	30x25	Fair
676	QD	21	22x30	Fair/Poor
677	QA	18,19,20	30x40	Good
679	QD	15	40x22	Good
680	QD	14	40x22	Fair
691	QA	16	30	Poor
690	QD	16	30	Fair

Tree Protection Zones and Fence Specifications

- 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.
 - Area type to be fenced: Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.
 - 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.
 - 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." Text on the signs should be in both English and Spanish (Appendix E).
- All persons shall comply with the following precautions:
- 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.
 - 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.
 - 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.
 - Prohibit the attachment of wires, signs or ropes to any protected tree.
 - Design utility services and irrigation lines to be located outside of the dripline when feasible.
 - 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.
 - 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.

David R. Fox & Company, Landscape Architecture
50 university ave. ste. b142, los gatos, california 95030
408-761-0212 phone
dfox@foxlana.net



Tree Plan

The Olgaard Residence
15365 Santella Court
Los Gatos, California

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