

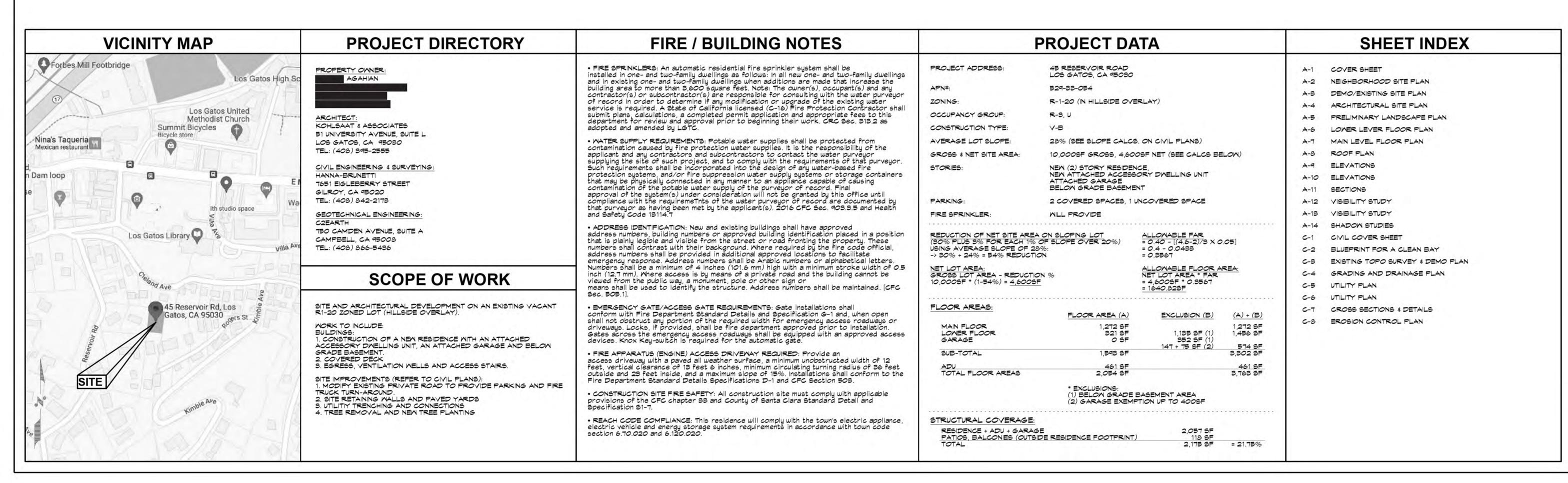




ARCHITECTURE AND SITE APPLICATION FOR

THE AGAHIAN RESIDENCE

45 RESERVOIR ROAD LOS GATOS, CA 95030



DATE: 11/08/22

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RESIDEN(LOS GATOS, C THE AGAHIAN
45 RESERVOIR ROAD

NEIGHBORHO OD SITE PLAN

DATE: 11/08/22 SCALE: AS SHOWN SHEET

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REVISIONS

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KOHLSAATTES AATTES ASSIGNIVERSITYAVE. "L" - LOS GATOS, CA. 95030 - (408) 395-255

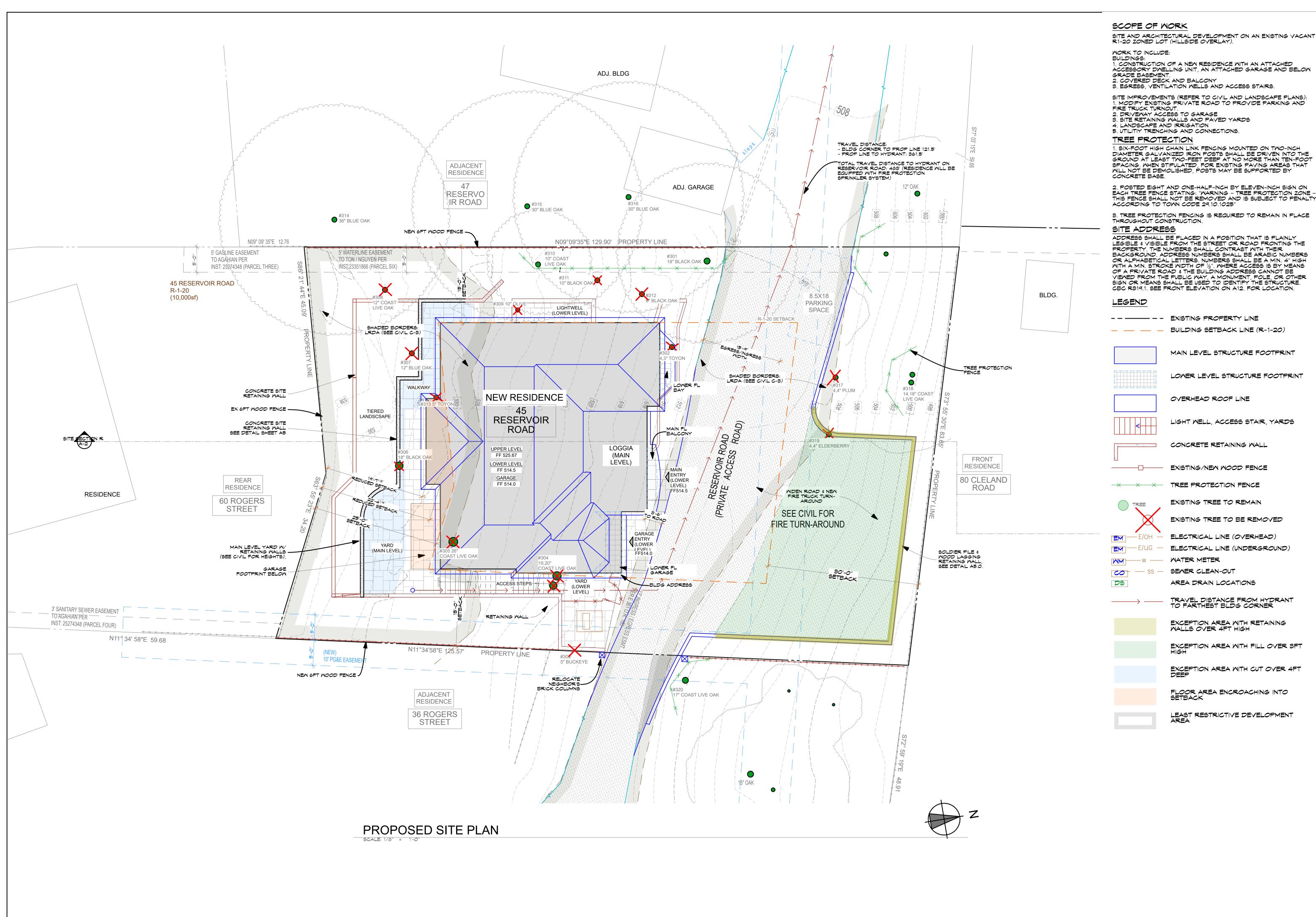
DEMO/ EXISTING SITE PLAN

THE AGAHIAN
45 RESERVOIR ROAD

DATE: 11/08/22 SCALE: AS SHOWN

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AND

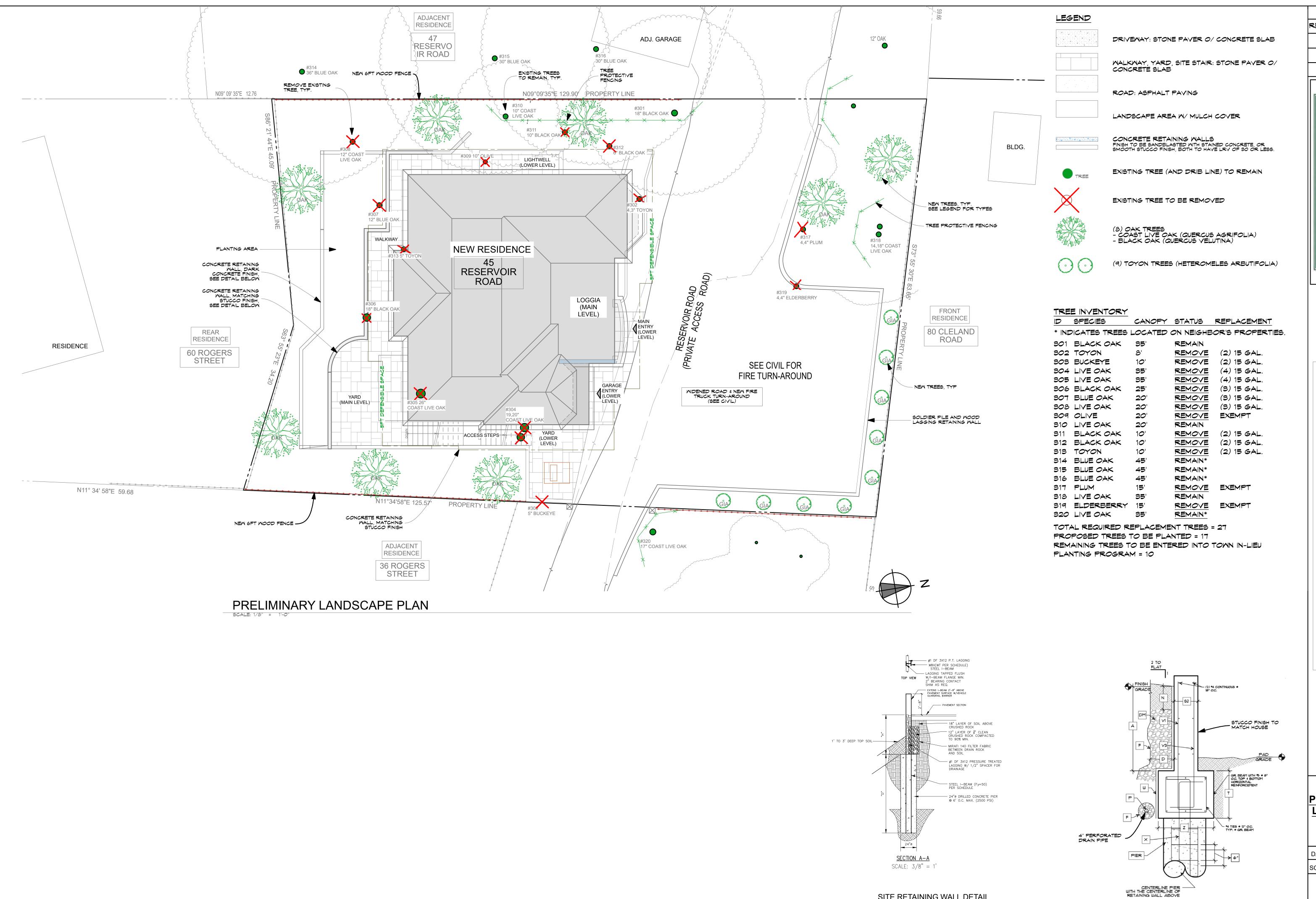
ARCHITECTURE

ARCHITECTU RAL SITE PLAN

DATE: 11/08/22 SCALE: AS SHOWN

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SITE RETAINING WALL DETAIL

REVISIONS REV 5.7.25

SIDEN
S GATOS, C **APPLICATION**

SITE AND THE AGAHIA
RESERVOIR ROAD **ARCHITECTURE**

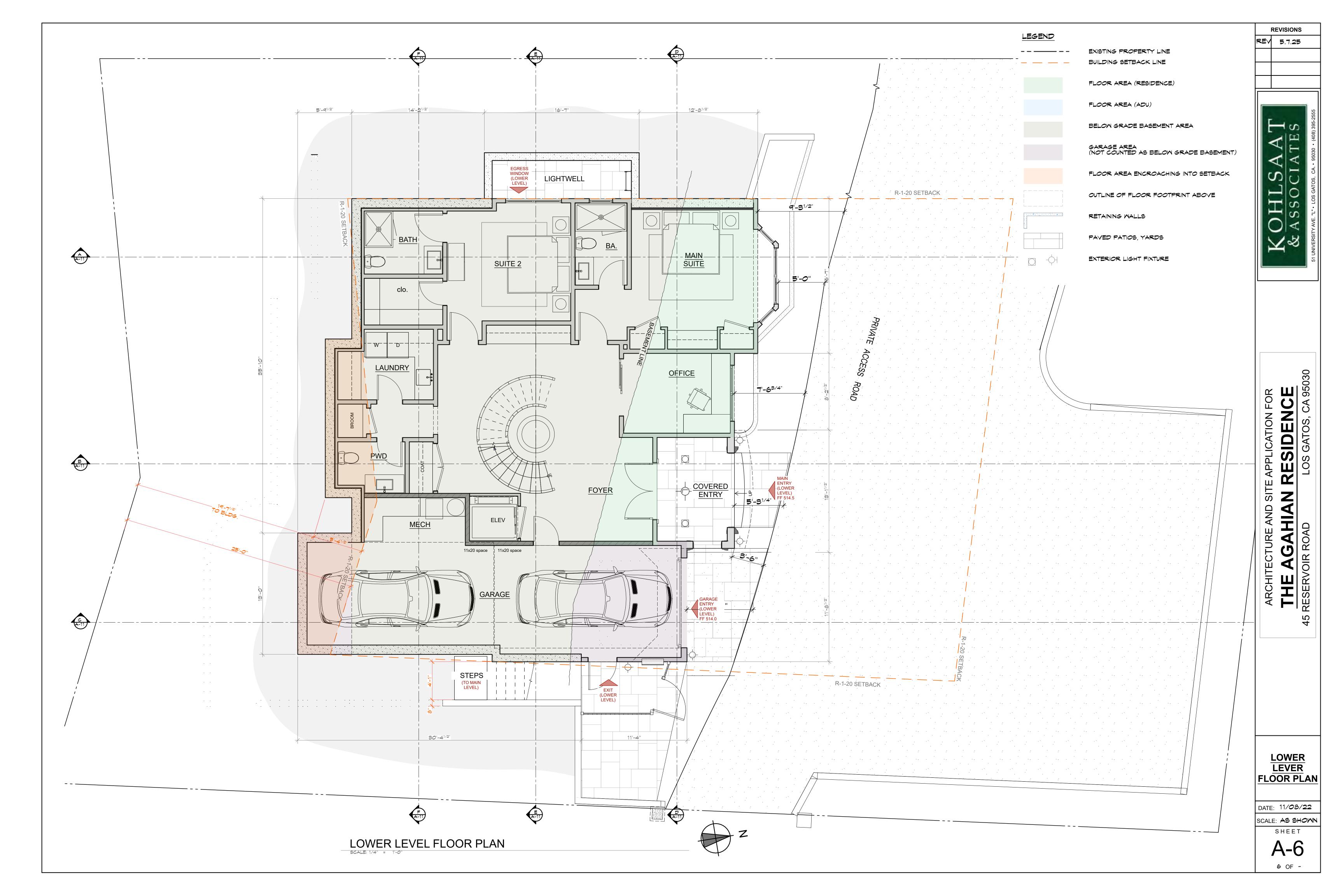
PRELIMINARY LANDSCAPE **PLAN**

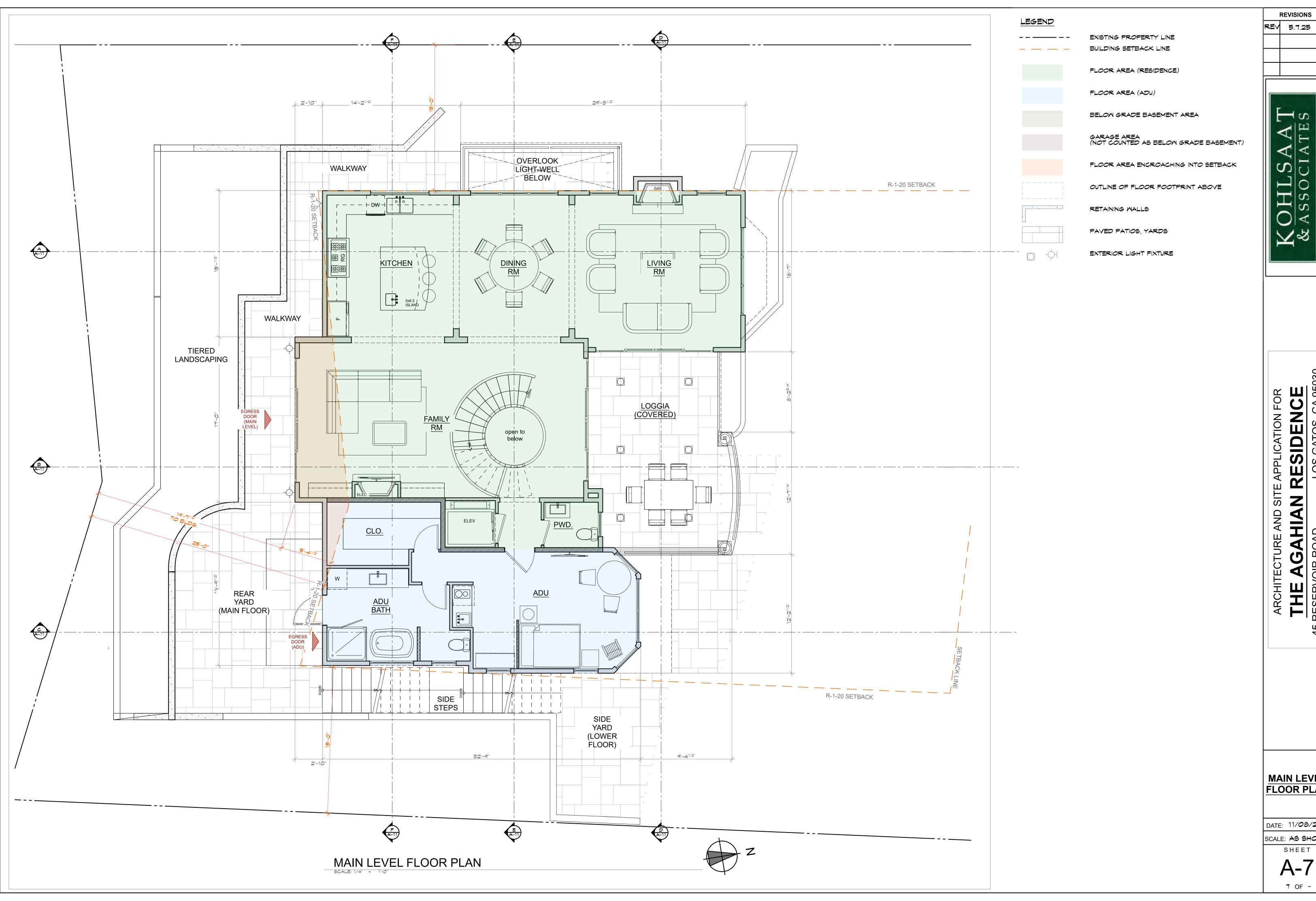
DATE: 11/08/22 SCALE: AS SHOWN SHEET

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SITE RETAINING WALL DETAIL

SCALE: 1:1.92



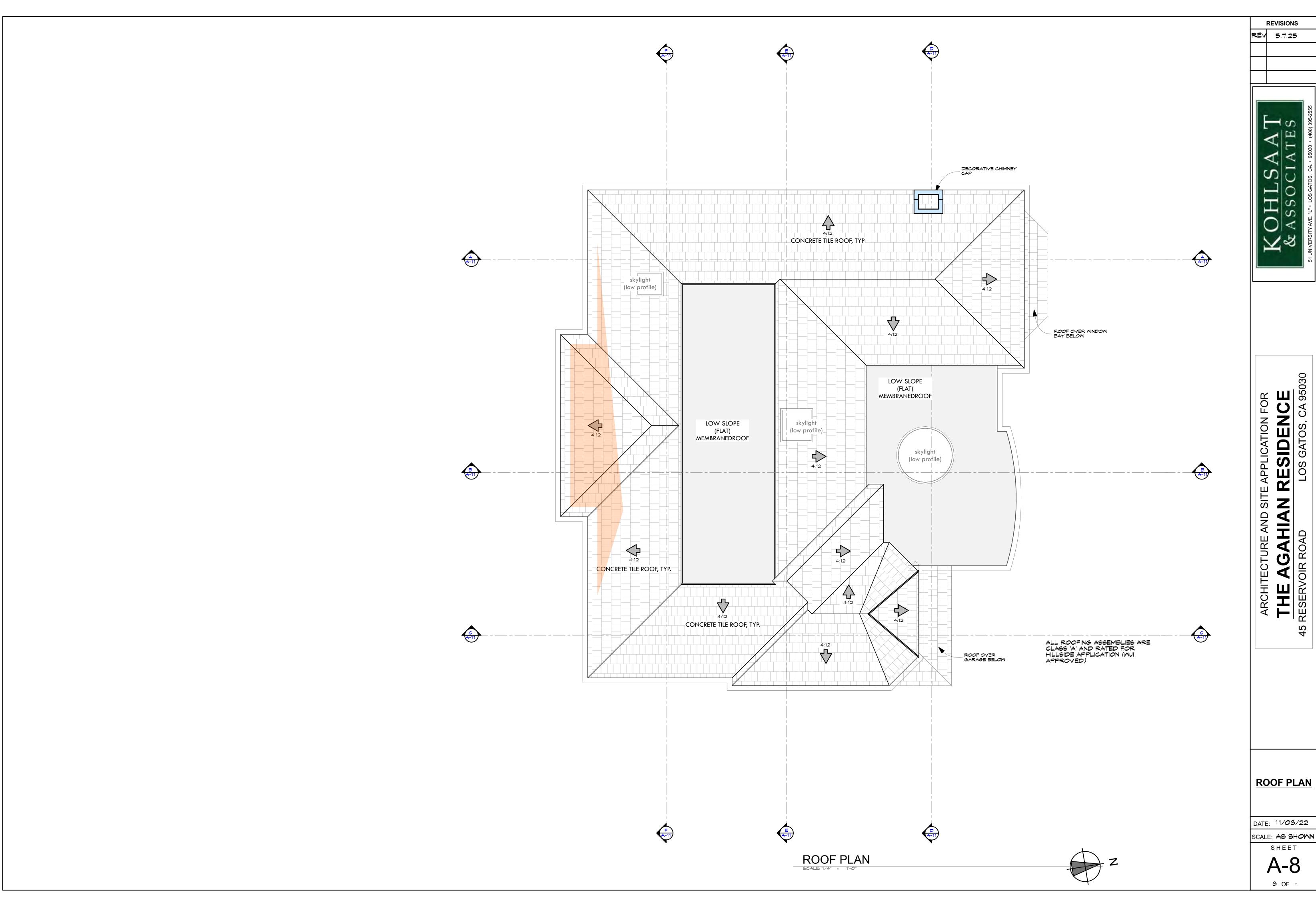


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MAIN LEVEL FLOOR PLAN

DATE: 11/08/22 SCALE: AS SHOWN

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Front Elevation

Material	Area	Specification	LRY	LRV x Area
Stucco-Lighter	206	BM-Huntington Biege HC-21	40	8240
Stucco-Darker	419	BM-Free Spirit 245	24.4	10223.6
Gutters	35	BM-Kendall Charcoal	15	525
Cast Stone	26	Siena Stone-Oatmeal	50	1500
D/W Frames	196	Fleetwood-Black Anodized	3.5	646.8
Total =	882		Total =	20935.4

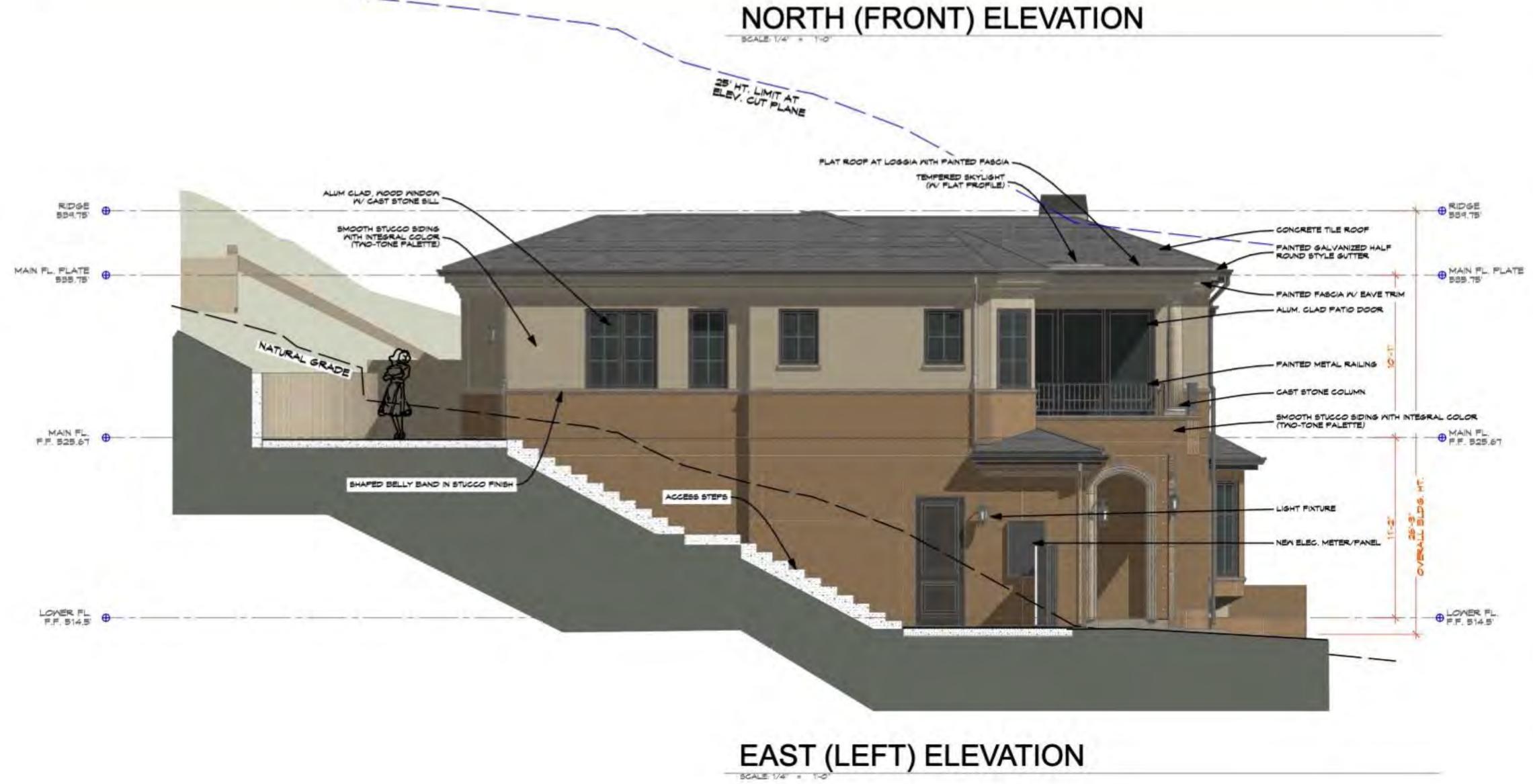
LRV = 25.73628

Left Elevation

Stucco-Lighter	225	BM-Huntington Biege HC-2	1 40	9000
Stucco-Darker	426	BM-Free Spirit 245	24.4	10394.4
Gutters	25	BM-Kendall Charcoal	15	875
Cast Stone	18	Siena Stone-Oatmeal	50	900
D/M Frames	70	Fleetwood-Black Anodized	3.3	28
Total =	764		Total =	20900.4

LRV = 27.8565

AVERAGE LRV CALCULATIONS



ELEVATIONS

RESIDENCE LOS GATOS, CA 95030

ARCHITECTURE AND SITE APPLICATION FOR

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THE AGAHIAN 45 RESERVOIR ROAD

REVISIONS

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DATE: 11/08/22 SCALE: AS SHOWN SHEET

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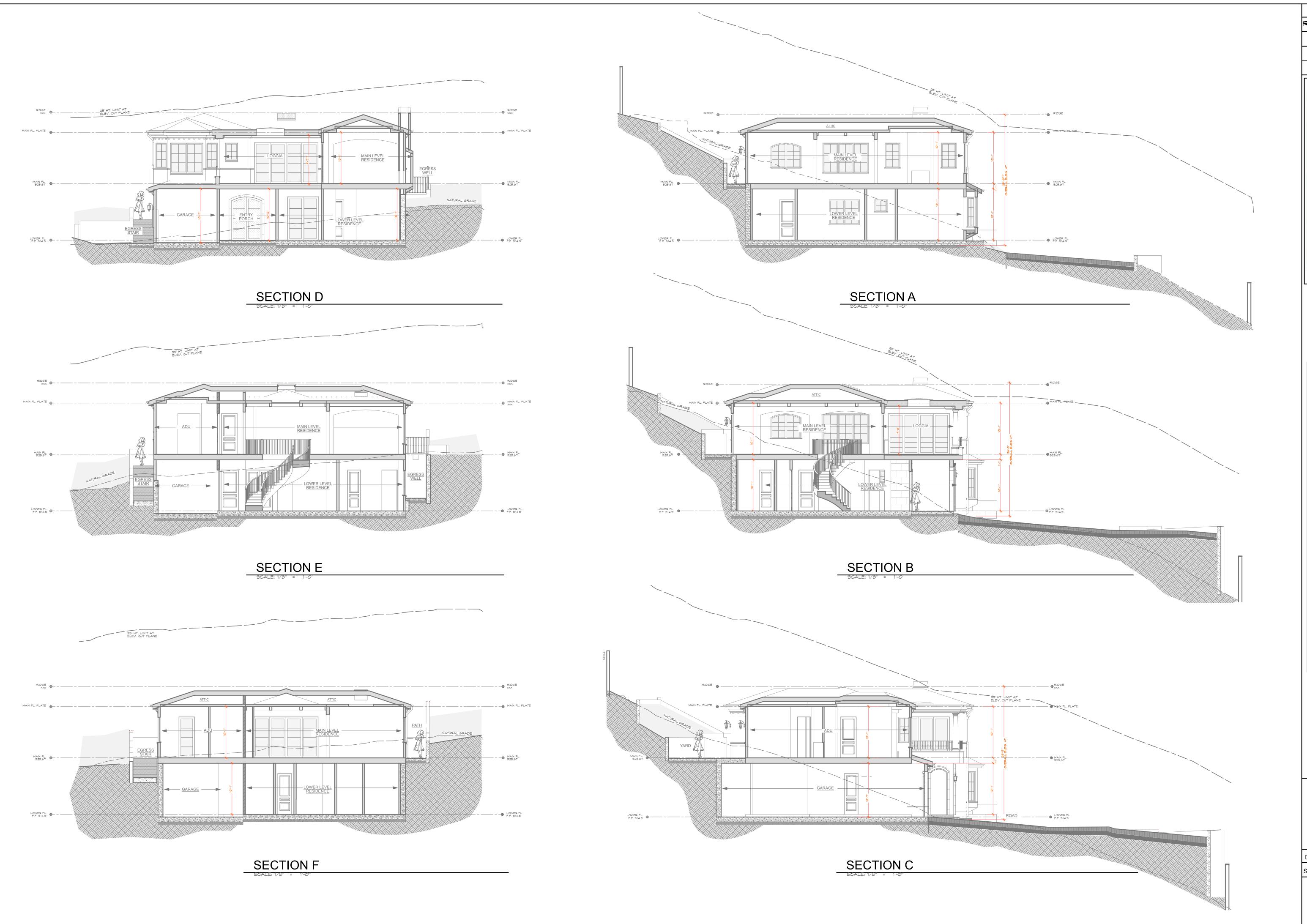
REVISIONS REV 5.7.25

RESIDENCE LOS GATOS, CA 95030 ARCHITECTURE AND SITE APPLICATION FOR THE AGAHIAN 45 RESERVOIR ROAD

ELEVATIONS

SCALE: AS SHOWN SHEET

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KOHLSAAT & ASSOCIATES

ARCHITECTURE AND SITE APPLICATION FOR

THE AGAHIAN RESIDENCE

45 RESERVOIR ROAD

LOS GATOS, CA 95030

SECTIONS

DATE: 11/08/22

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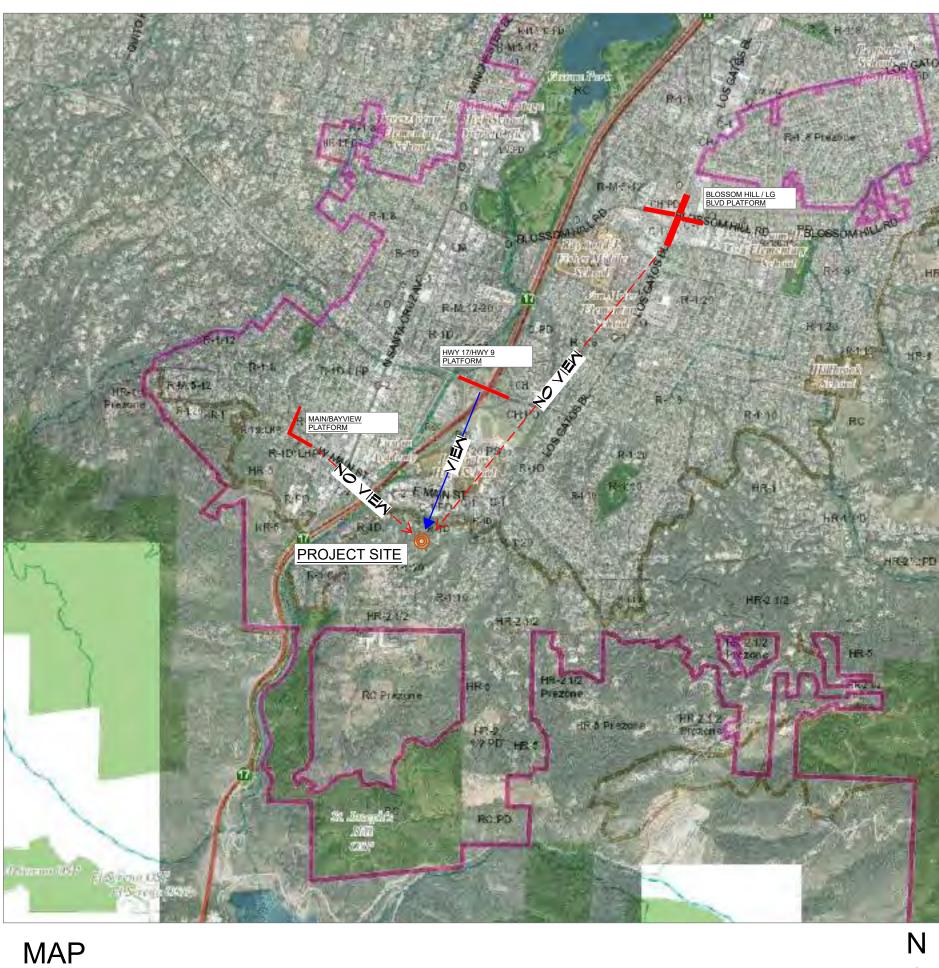
PHOTO TAKEN WITH 50MM LENS

REPRESENT THE VISIBILITY OF THE PROPOSED RESIDENCE FROM THE NAKED EYE

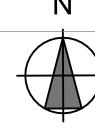


PHOTO TAKEN WITH 300MM LENS

REPRESENT AN UP-CLOSE PERSPECTIVE TO IDENTIFY VISIBLE STORY POLES, NETTING, TREES AND/OR SHRUBBERY.



SHOWING PROJECT SITE IN RELATIONSHIP TO VIEWING PLATFORMS



REQUIREMENT

CONDUCT A VISIBILITY ANALYSIS AS REQUIRED BY THE HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES FOR PROJECTS WITH THE POTENTIAL FOR BEING VISIBLE FROM ANY ESTABLISHED VIEWING AREA

OBSERVATION LOCATIONS

BLOSSOM HILL/LG BLVD VERIFIED, NO VIEW TO PROJECT SITE, STRUCTURE NOT VISIBLE

MAIN & BAYVIEW VERIFIED, NO VIEW TO PROJECT SITE, STRUCTURE NOT VISIBLE

SELINDA WAY & LG ALMADEN ROAD TOO FAR, NO VIEW TO PROJECT SITE HWY 17 & HWY 9 VIEW TO PROJECT SITE, SEE ANALYSIS BELOW

METHOD

1. USING PRELIMINARY PARTIAL STORY POLES* AND ORANGE NETTING TO CALL OUT CRITICAL HEIGHTS AND BUILDING CORNERS.

2. PHOTOGRAPHS OF THE STORY POLES WERE TAKEN USING 50MM

3. SEE PHOTOS FOR RESULTS AND ANALYSIS.

* CERTIFIED, COMPLETE STORY POLES COMPLIANT TO TOWN'S STANDARDS WILL BE INSTALLED AT LATER DATE.

ANALYSIS RESULTS

AND 300MM LENSES.

3 OUT OF 4 ELEVATIONS OF THE PROPOSED HOME ARE NOT VISIBLE TO THE VIEWING PLATFORM.

PART OF THE FRONT ELEVATION IS SHOWN TO BE PARTIALLY VISIBLE TO THE VIEWING PLATFORM. THE RATIO BETWEEN VISIBLE PART VS. NON-VISIBLE PART IS 22 : 78.

ADU PORTION OF THE RESIDENCE IS EXCLUDED FROM THE VISIBILITY CALCULATION.

PLANNING CONSIDERATIONS TO MINIMIZE VISIBILITY OF PROPOSED HOME

1. MINIMIZE BUILDING WIDTH ON VISIBLE SIDE OF THE LOT.

2.EMPLOY TIERED BUILDING CONFIGURATION, FOLLOWING THE HILLSIDE NATURAL CONTOUR.

3. USE OF AN AVERAGE LRY BELOW 30 FOR EXTERIOR FINISHES INCLUDING: ROOF COVERING, WALL SIDING AND EXTERIOR TRIM.

4. SITE PLANNING TO PRESERVE EXISTING MATURE TREES, WHICH PROVIDE SUBSTANTIAL SCREENING OF HOME.

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ARCHITECTURE AND SITE APPLICE

THE AGAHIAN RESI
ESERVOIR ROAD

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VISIBILITY STUDY

DATE: 11/08/22 SCALE: AS SHOWN

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ANALYSIS RESULT:
RED SHADED AREA INDICATED VISIBLE AREA.

ORANGE AREA INDICATES AREA NOW VISIBLE DUE TO TREE REMOVAL.

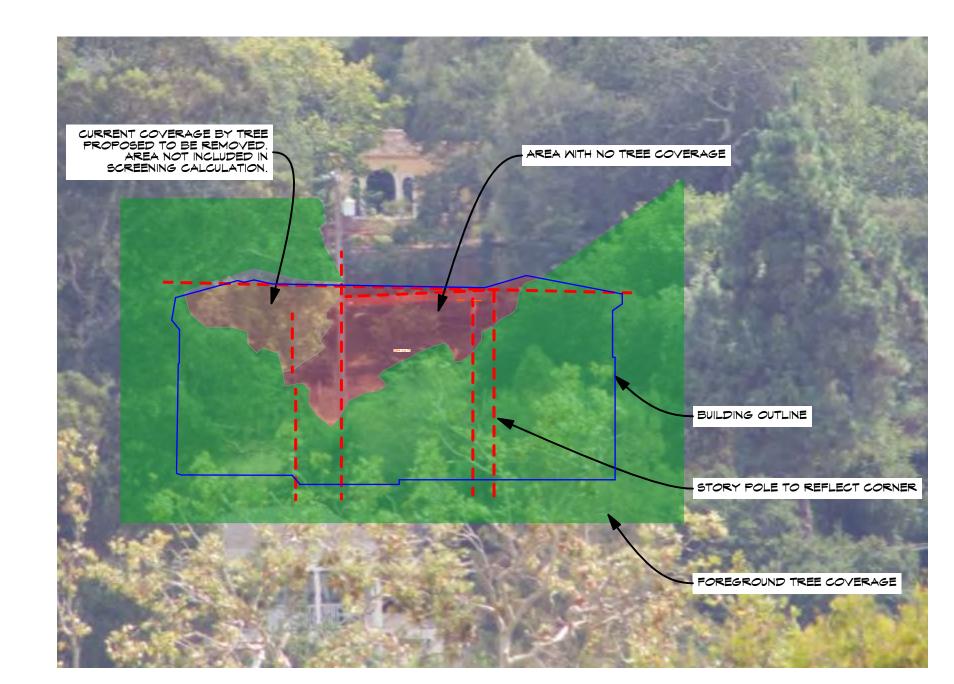
(ADU EXCLUDED FROM CALCULATIONS)

THE TOTAL VISIBLE PART EQUALS TO 22% OF THE ELEVATION.

NO OTHER SIDE OF THE HOUSE IS VISIBLE.

ADU CONTED TREE (PORESCUND)
TREE (PORESCUND)
TREES OFF SITE)

80 CLELAND (DOWNHILL)



TREE COVERAGE AND BUILDING VISIBILITY ANALYSIS

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ARCHITECTURE AND SITE APPLICATION FOR

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45 RESERVOIR ROAD

LOS GATOS, CA 95030

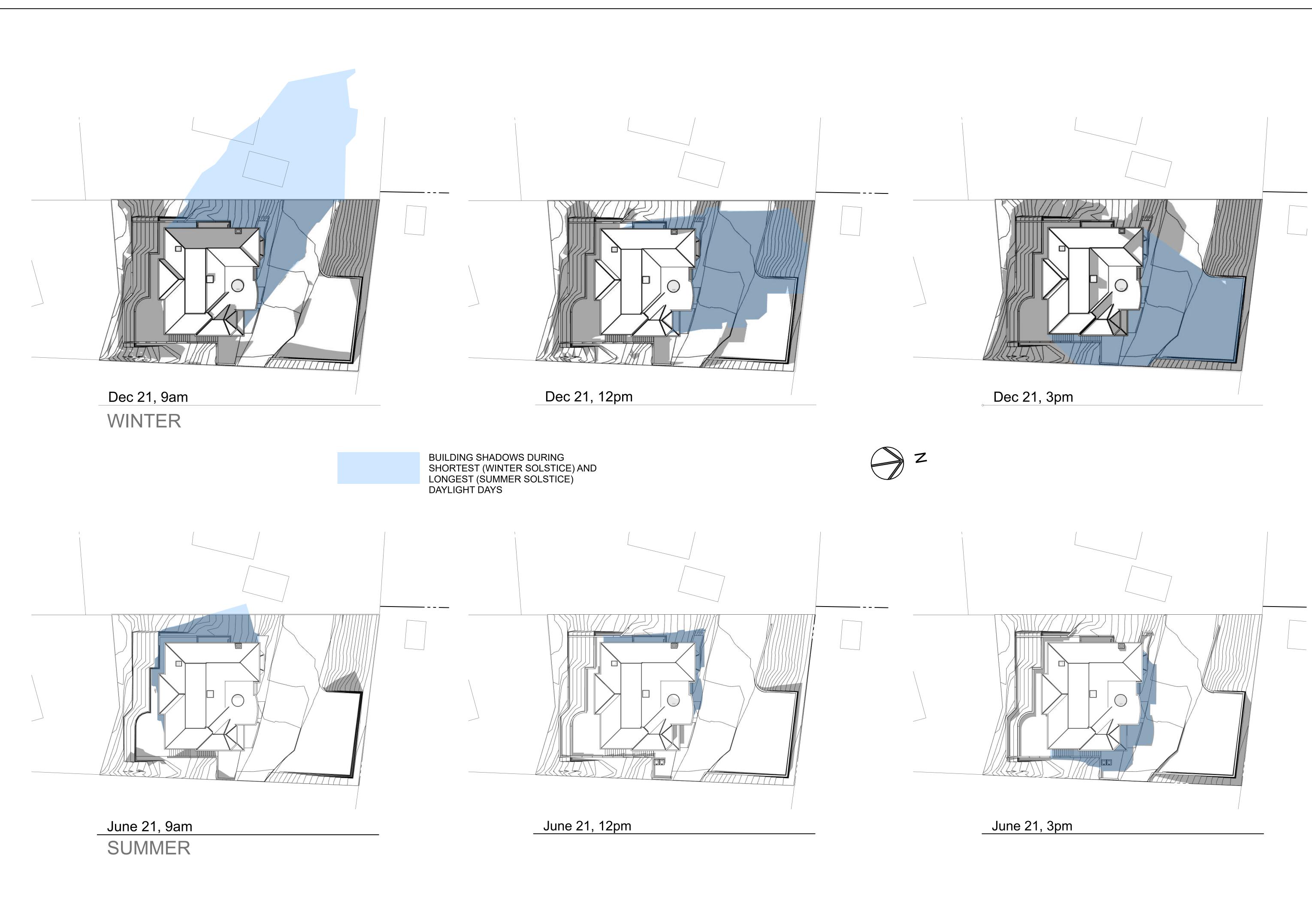
VISIBILITY STUDY

DATE: 11/08/22 SCALE: AS SHOWN

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 $\frac{K}{\& ASSOCIATES}$

RESIDENCE

COS GATOS, CA 95030

THE AGAHIAN RESID

45 RESERVOIR ROAD

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SHADOW STUDIES

DATE: 11/08/22

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- 1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE FOLLOWING: a. TOWN OF LOS GATOS ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS (UNLESS SPECIFICALLY STATED OTHERWISE ON THE PLANS).
- b. ALL TOWN OF LOS GATOS CONDITIONS OF APPROVAL RELATED TO THE PROJECT c. THESE PLANS AND DETAILS.
- d. RECOMMENDATIONS OF THE PROJECT SOILS INVESTIGATION SOILS ENGINEER C2EARTH, INC
- REFERENCE REPORT NO. 22118C-01R1 , DATED 01-20-23 , SHALL BE THOROUGHLY COMPLIED WITH. BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/LETTERS ARE HEREBY APPENDED AND MADE A PART OF THESE PLANS.
- 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
- 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
- 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
- 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.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 A MINIMUM OF FORTY-EIGHT (48) HOURS BUT NOT MORE THAN FOURTEEN (14) DAYS PRIOR TO COMMENCING ALL WORK.
- 7. ALL WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE
- 8. 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.
- 9. THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- 10. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES. SURFACE IMPROVEMENTS. DRAINAGE. WATER. SEWER. ELECTRICAL OR TELECOMMUNICATION FACILITIES WHETHER ABOVE GROUND OR UNDERGROUND. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
- 11. HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING.
- 12. DURING CONSTRUCTION, ALL APPLICABLE WORK (SUBGRADE, PAVING, ETC.) SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST 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.
- 13. THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHALL BE DOCUMENTED IN AN "AS-BUILT" LETTER/REPORT PREPARED BY THE APPLICANTS' SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
- 14. 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 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.
- 15. THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND PROTECTION TO THE PUBLIC

16. OWNER/APPLICANT: _ FARNAZ AGAHIAN

17. GENERAL CONTRACTOR:

18. A TOWN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC

- 19. 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
- __ PHONE:<u>408-234-5780</u>__ PHONE: 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 FOR COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL
- 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.

APN 529-33-024 APN 529-33-025 APN 529-33-026 CLELAND WATSON MISHRA APN 529-33-027 RADKE APN 529 - 33 - 053VIDOVICH APN 529-33-033 UPSON 3 D 7 6 2 R OVERALL SITE PLAN

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
- 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.

WHERE THE FIRM OF HANNA & BRUNETTI DOES NOT PROVIDE CONSTRUCTION STAKES, SAID FIRM WILL ASSUME NO RESPONSIBILITY WHATSOEVER FOR IMPROVEMENTS CONSTRUCTED THEREFROM.

NOTE TO CONTRACTOR

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

ADVANCE NOTICE SHALL BE PROVIDED TO NEIGHBORING PROPERTY OWNERS AND SCHOOLS OF HEAVY CONSTRUCTION ACTIVITIES AND HEAVY CONSTRUCTION SHALL NOT START BEFORE 8:30 AM ON DAYS WHEN SCHOOLS ARE IN SESSION. NO CONSTRUCTION IS ALLOWED ON SUNDAYS.

-	ASI TIMET CONCRETE
)	AREA DRAIN
٧	AIR RELEASE VALVE
	BACK OF CURB
Р	BACKFLOW PREVENTER
V	BOTTOM OF WALL
ΛTV	CABLE TELEVISION
3	CATCH BASIN
S	CUBIC FEET PER SECOND
L	CENTERLINE
ΛP	CORRUGATED METAL PIPE
)	CLEANOUT
,	CUBIC YARD
CVA	DOUBLE CHECK VALVE ASSEMBLY
	DROP INLET
Α	DIAMETER
Р	DUCTILE IRON PIPE
۷Y	DRIVEWAY
)	EAST
ì	EXISTING GRADE
EC	ELECTRICAL
	EDGE OF PATH
ΆE	EMERGENCY VEHICLE ACCESS EASEMENT
	EXISTING
	FACE OF CURB
C	FIRE DEPARTMENT CONNECTION
	FINISHED FLOOR ELEVATION
i	FINISHED GRADE
	FIRE HYDRANT
	FLOW LINE
1	FORCED MAIN
	FIRE SERVICE
	FEET
	GAS

AGGREGATE BASE

ASPHALT CONCRETE

Cheland Avenue PROJECT SITE Rogers Street Reservoir Road
VICINITY MAP

SHEET INDEX

- TOWN NOTES, PROJECT DATA, LEGEND & ABBREVIATIONS
- BLUEPRINT FOR A CLEAN BAY SHEET
- EXISTING TOPOGRAPHY AND DEMOLITION PLAN
- GRADING & DRAINAGE PLAN UTILITY PLAN
- **CROSS SECTIONS & DETAILS**
- EROSION CONTROL PLAN

GRADING QUANTITIES						
SITE ELEMENT	CUT	FILL	HEIGHT			
RESIDENCE	834± C.Y.	0± C.Y.	18.2'±/0'±			
DRIVEWAY	15± C.Y.	283± C.Y.	1.0'±/15.5'±			
YARD	289± C.Y.	339± C.Y.	8.9'±/15.4'±			
TOTAL	1,138± C.Y.	622± C.Y.				

TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS						
TOTAL SITE AREA: 9,973 SF						
	EXISTING	PROPOSED AREA (SF)		TOTAL AREA		
	AREA (SF)	REPLACED	NEW	POST-PROJECT (SF)		
IMPERVIOUS AREA	3,884 SF	3,884 SF	2,575 SF	6,459 SF		
TOTAL NEW & REPLACED IM	OTAL NEW & REPLACED IMPERVIOUS AREA		6,459 SF			
PERVIOUS AREA	6,089 SF	3,514 SF		3,514 SF		

ABBREVIATIONS

RCP REINFORCED CONCRETE PIPE

RIM RIM ELEVATION

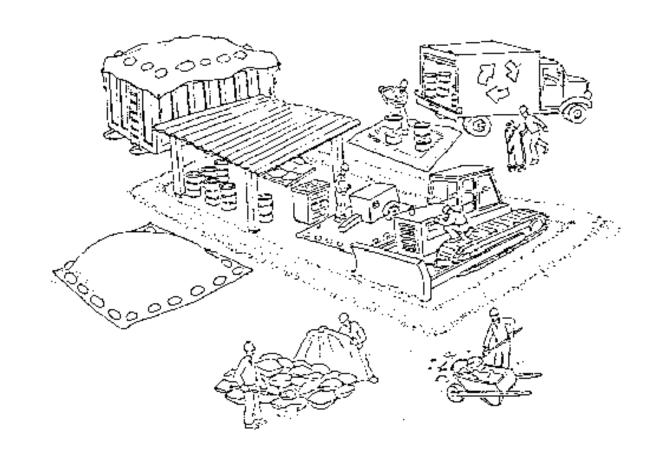
	ABBREVIATIONS						
GA GB	GAUGE GRADE BREAK	R/W (S)	RIGHT-OF-WAY SOUTH	DATE			
	GAS METER GAS SERVICE HIGH-DENSITY POLYETHYLENE	S SCC SCCFD	SLOPE SANTA CLARA COUNTY SANTA CLARA COUNTY FIRE DEPARTMENT	ВУ			
O.C. O.D. PAD PCC PERF PG&E PIEE PL PR PSDE PSE PSSE PUE	HIGH POINT INGRESS/EGRESS EASEMENT INCH INVERT ELEVATION LATERAL LIP OF GUTTER LOW POINT MAXIMUM MANHOLE MINIMUM MILES PER HOUR NORTH NOT TO SCALE ON CENTER OUTSIDE DIAMETER PAD ELEVATION PORTLAND CEMENT CONCRETE PERFORATED PACIFIC GAS & ELECTRIC COMPANY PRIVATE INGRESS/EGRESS EASEMENT PROPOSED PRIVATE STORM DRAIN EASEMENT PUBLIC SERVICE EASEMENT PUBLIC UTILITY EASEMENT PUBLIC UTILITY EASEMENT	SDE SDMH SDR SF SJWC SS SSCO SSE SSMH STD S/W TC TELE TLG TW TYP VCP (W) W WM WS WV	STORM DRAIN STORM DRAIN CLEANOUT STORM DRAIN EASEMENT STORM DRAIN MANHOLE STANDARD DIMENSION RATIO SQUARE FEET SAN JOSE WATER COMPANY SANITARY SEWER SANITARY SEWER CLEANOUT SANITARY SEWER EASEMENT SANITARY SEWER MANHOLE STANDARD SIDEWALK TOP OF CURB TELEPHONE TOWN OF LOS GATOS TOP OF WALL TYPICAL VITRIFIED CLAY PIPE WEST WATER WATER METER WATER SERVICE WATER VALVE WEST VALLEY SANITATION DISTRICT CROSSING	C REVISIONS			
PVC R	POLYVINYL CHLORIDE RADIUS			<u> </u>	 1	0.	_

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SHEET 1 OF 8



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
- ✓ 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

Bay Area Stormwater Management
Agencies Association (RASMAA)

- ✓ 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

- ✓ 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.



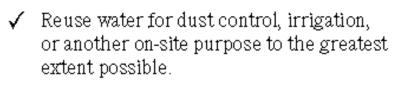
Earthwork & contaminated soils

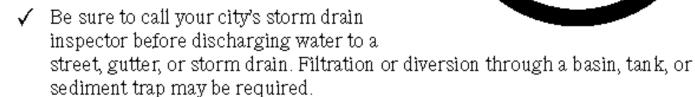
- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ 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 preventerosion.
- 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 fastgrowing 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





✓ 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.

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.

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
- ✓ 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.

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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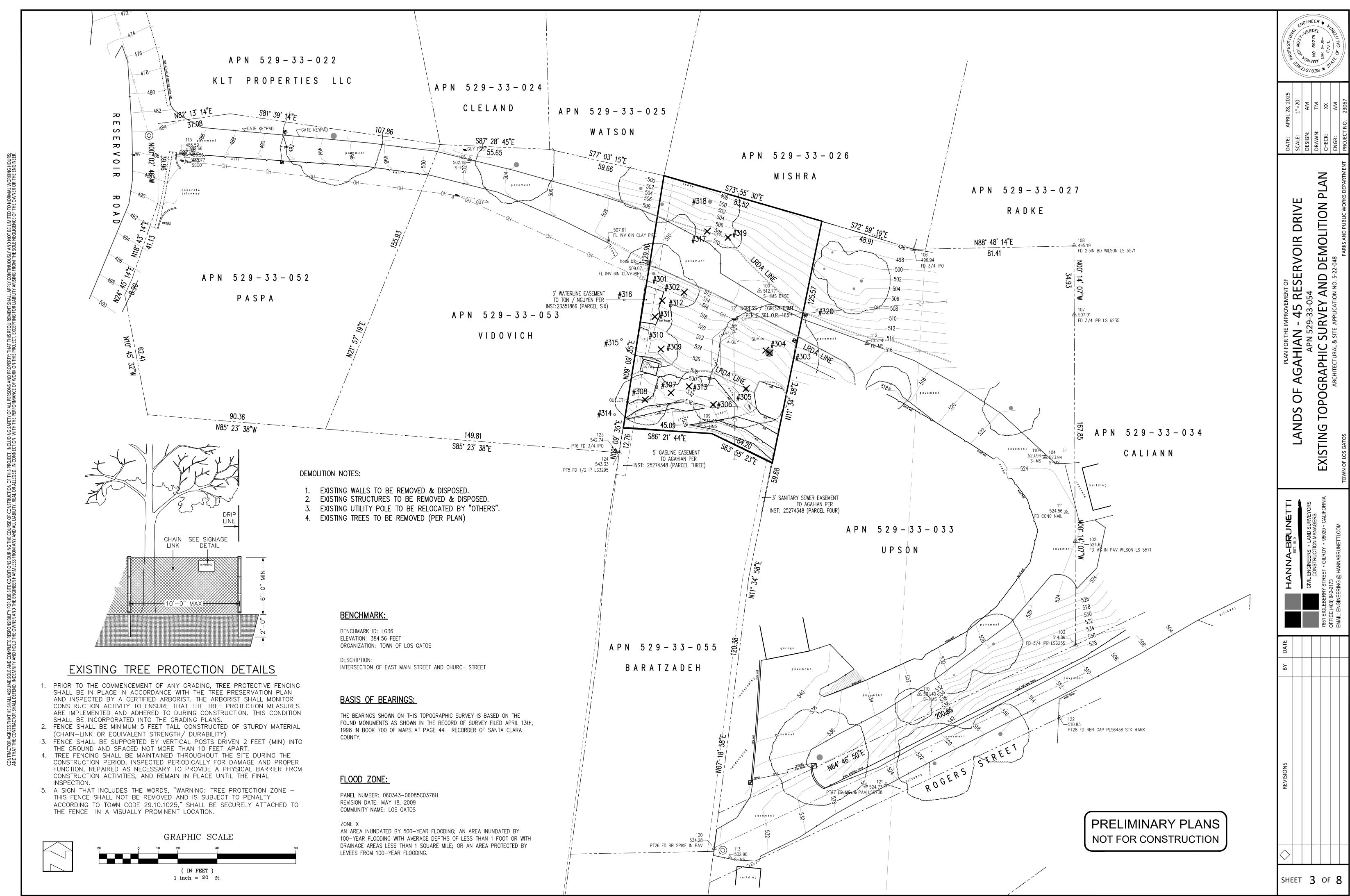
LANDS

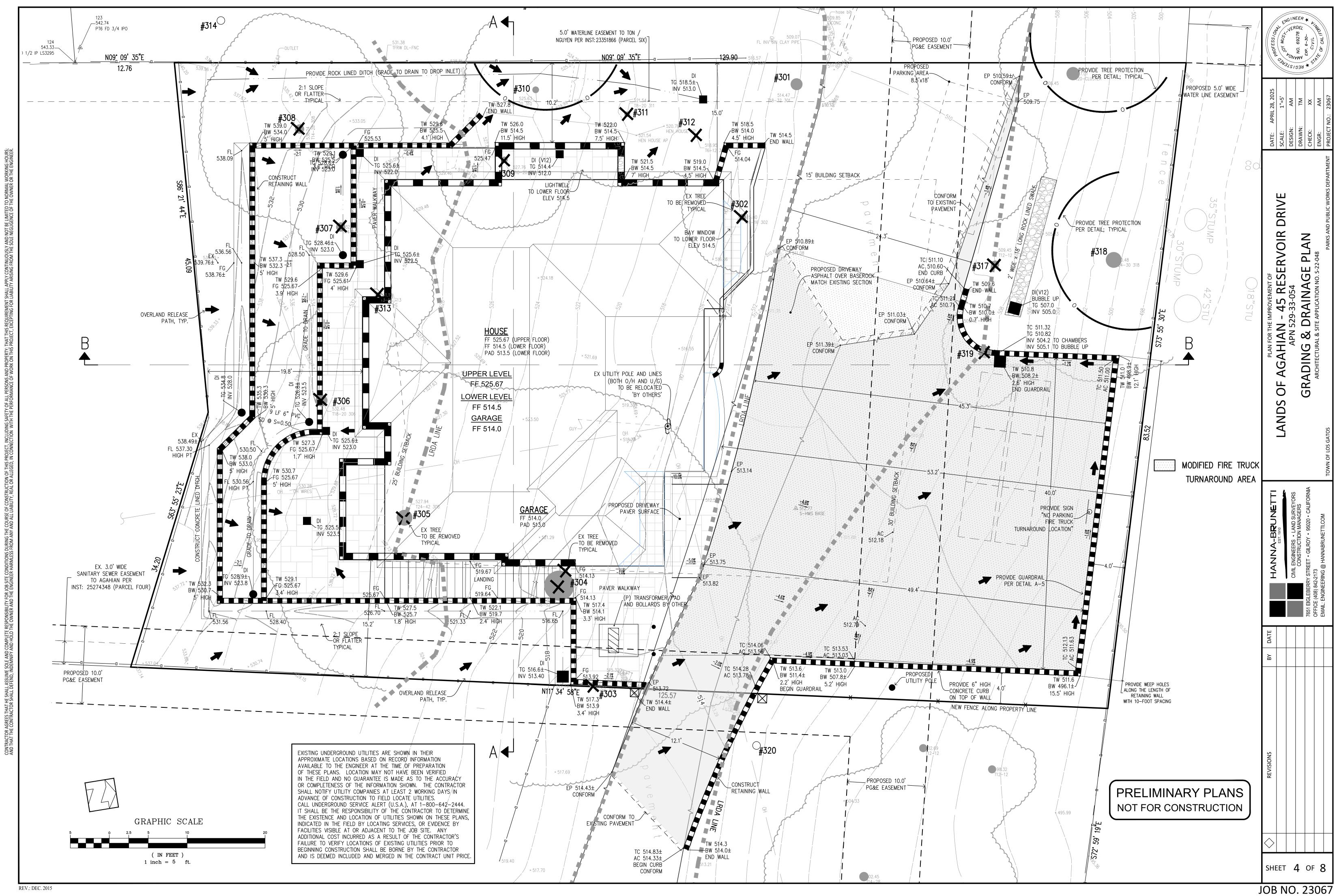
HANNA-BRUNET

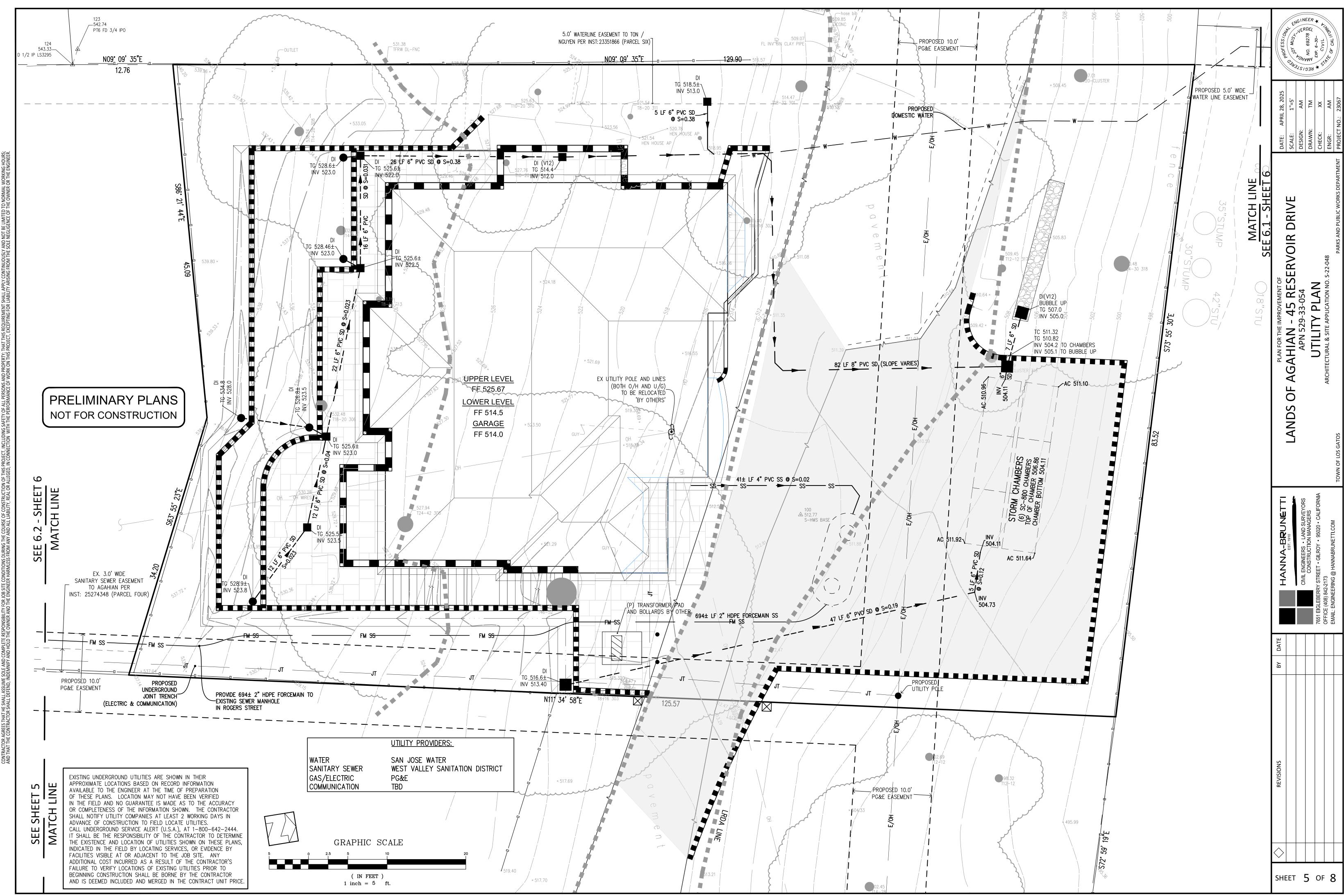
SHEET 2 OF 8

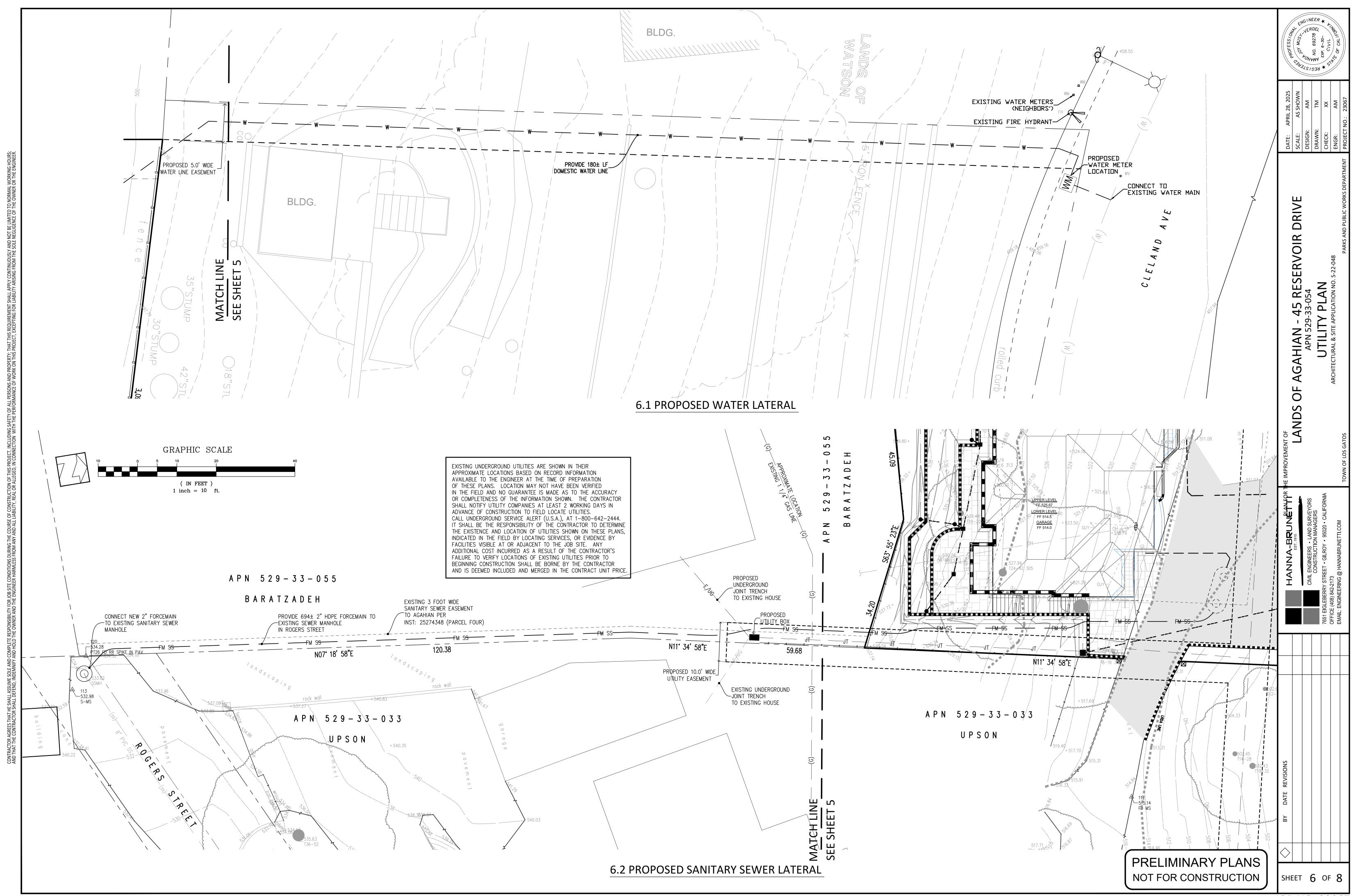
Storm drain polluters may be liable for fines of up to \$10,000 per day! 1-888-BAYWISE

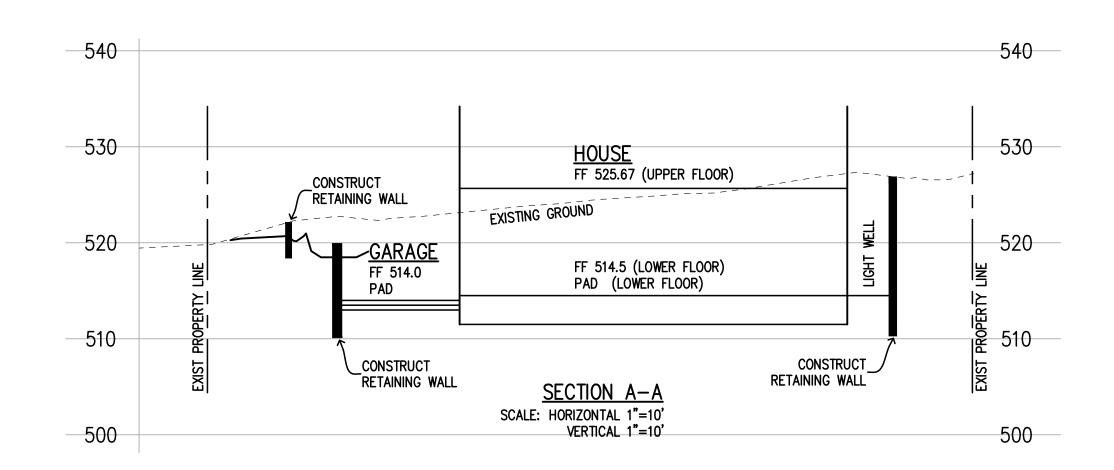
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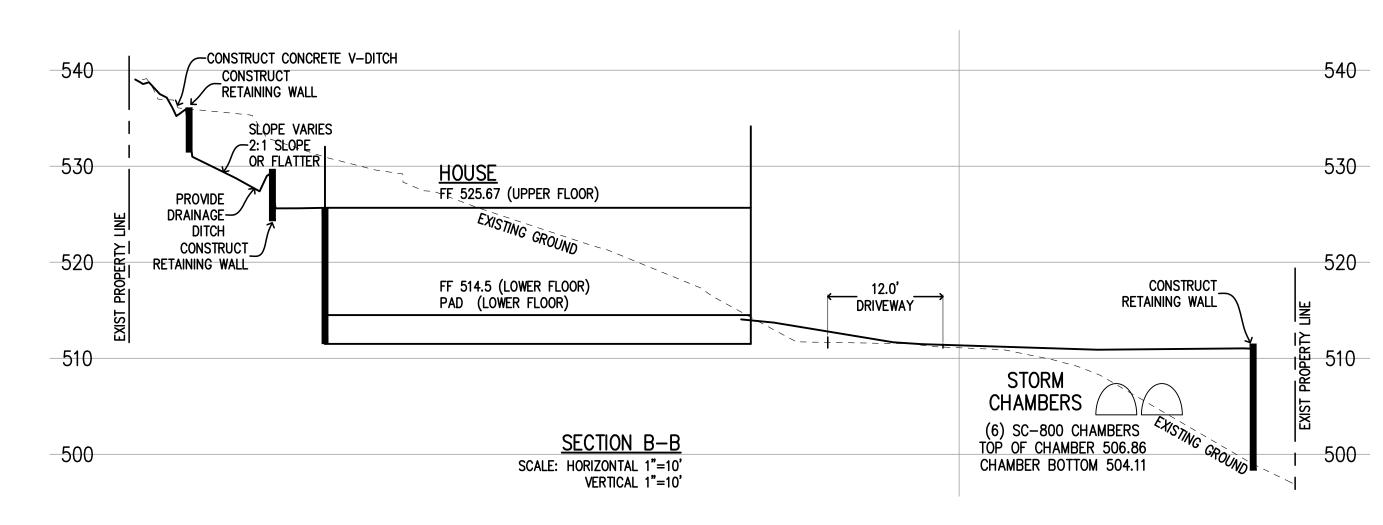


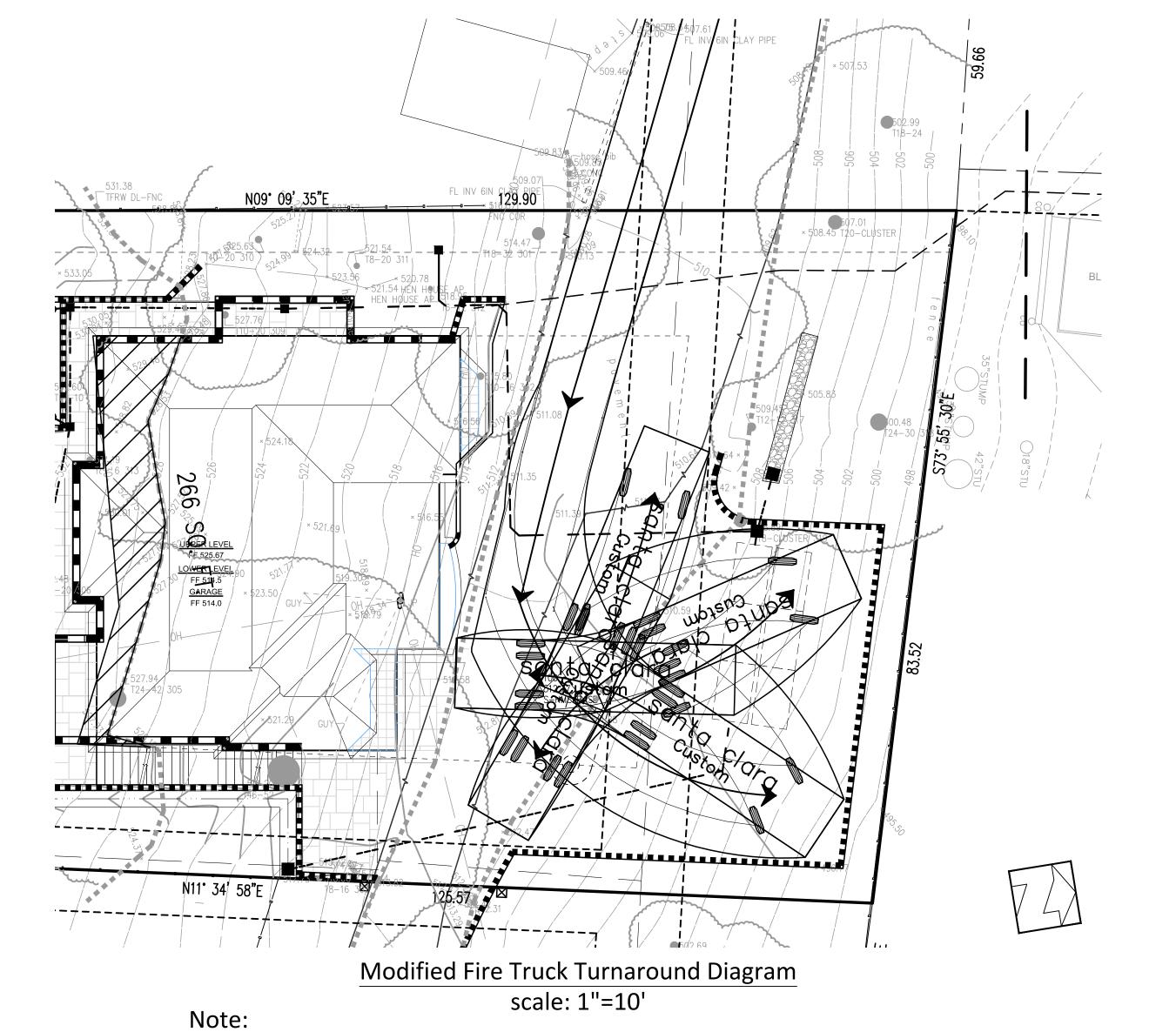






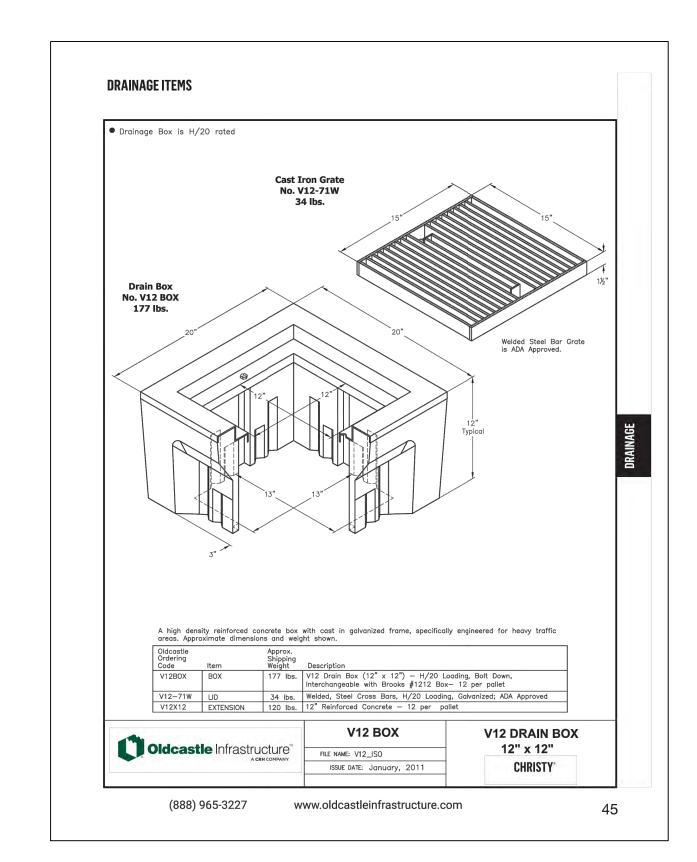


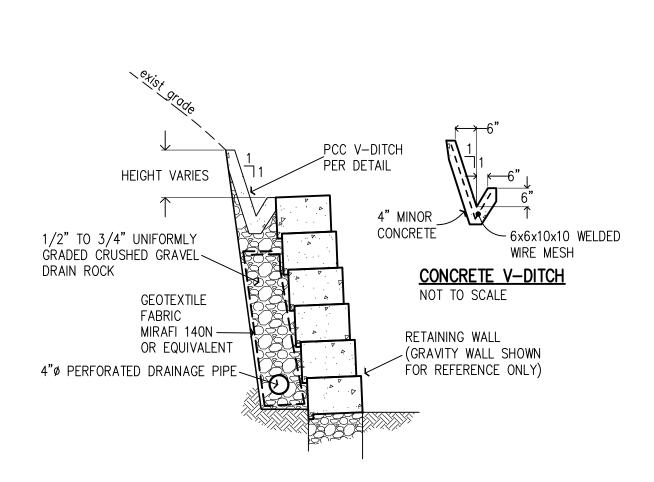




at Reservoir Street indicating the turn around is onsite.

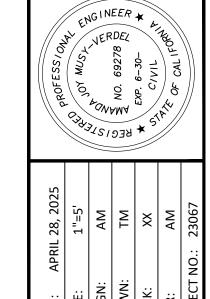
2. at turnaround indicating the turnaround location and no





CONCRETE-LINED DITCH AT BACK OF RETAINING WALL
NO SCALE

PRELIMINARY PLANS NOT FOR CONSTRUCTION



AGAHIAN - 45 RESERVOIR DRIVE
APN 529-33-054
OSS SECTIONS & DETAILS
ARCHITECTURAL & SITE APPLICATION NO. 5-22-048

OSS OF LANDS

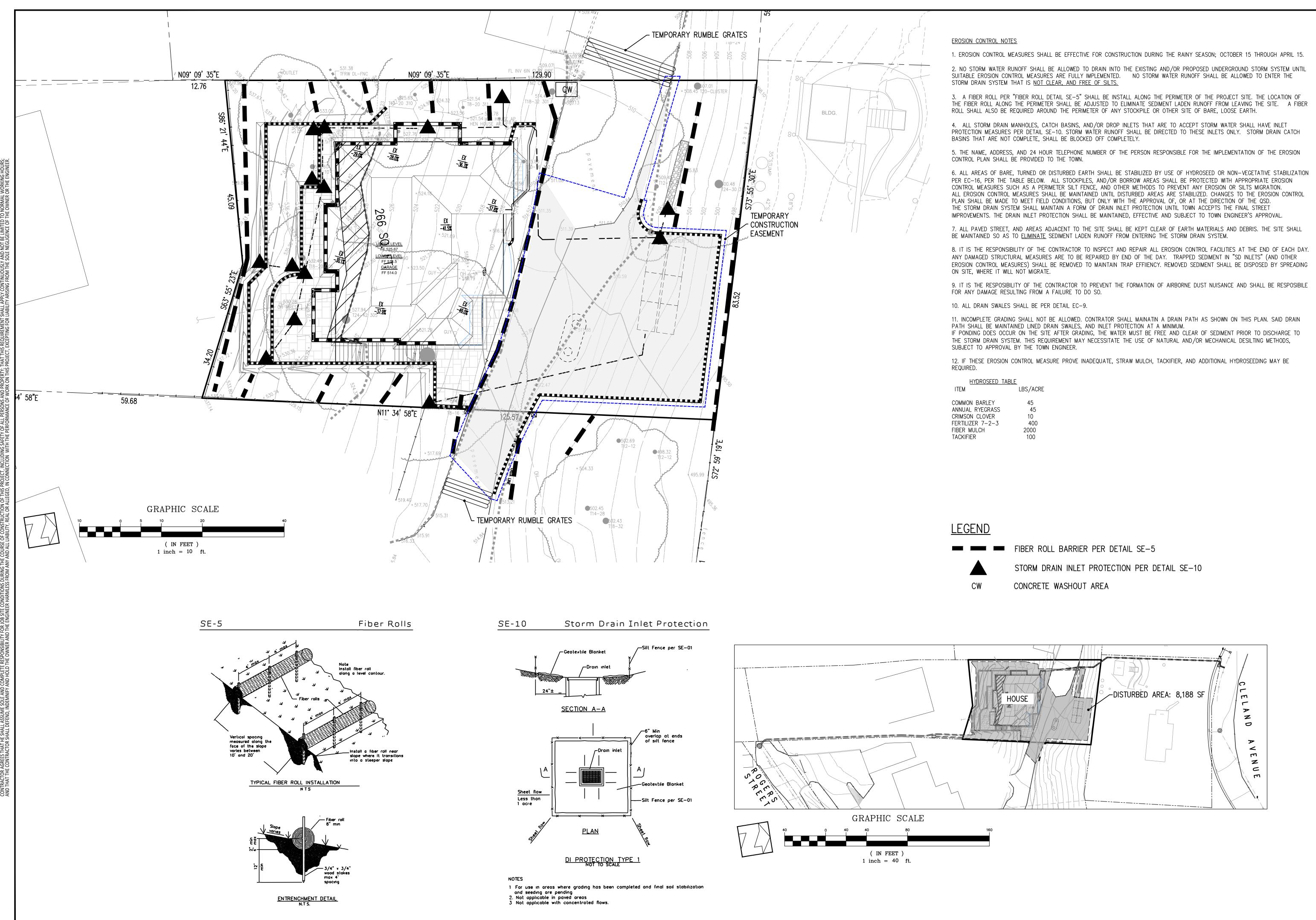
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Signs to be provided:

parking in the turnaround.

JOB NO. 23067

SHEET 7 OF 8



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SCALE: APRIL 28, 2023
SCALE: AS SHOWN
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM

S RESERVOIR DRIVE
-054
-TROL PLAN
ATION NO. 5-22-048

DS OF AGAHIAN - 45 RE
APN 529-33-054
EROSION CONTROI

CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
ERRY STREET • GILROY • 95020 • CALIFORNIA
842-2173

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CIVIL ENGINE
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7651 EIGLEBERRY STREET • G
OFFICE (408) 842-2173

REVISIONS BY I

SHEET 8 OF 8