



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 MONTERE 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:	Oct19 2018
Planning Backcheck Submittal 02:	June12 2019
Planning Backcheck Submittal 03:	Sep16 2019
Planning Backcheck Submittal 04:	Oct 25 2019
Planning Backcheck Submittal 04:	Nov 15 2019
Planning Permit Extension Submittal 05:	Jan 08 2024
Planning Permit Extension Backcheck Submittal 05:	Jan 31 2024
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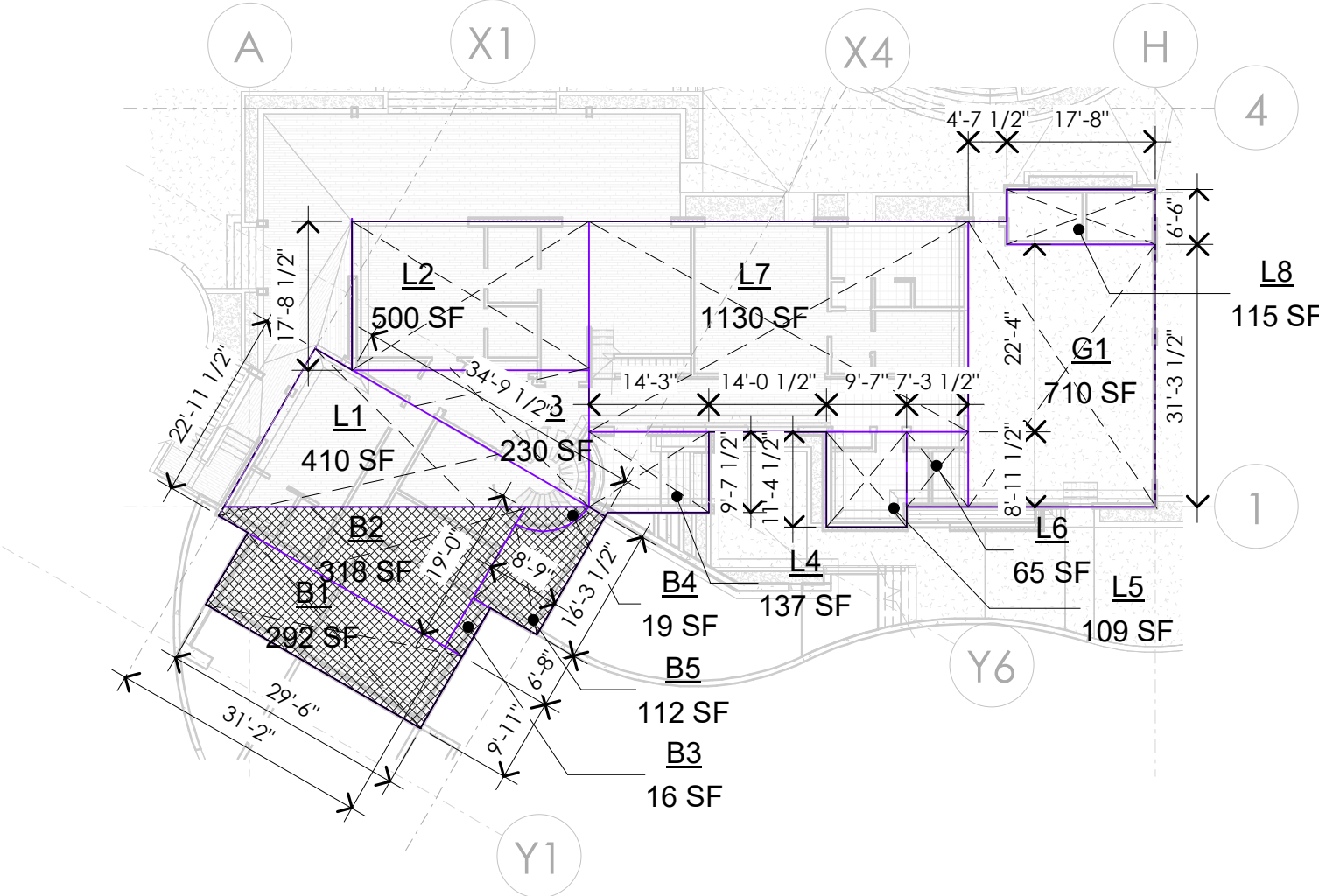
SHEET TITLE
 Title Sheet

A000
 SHEET OF

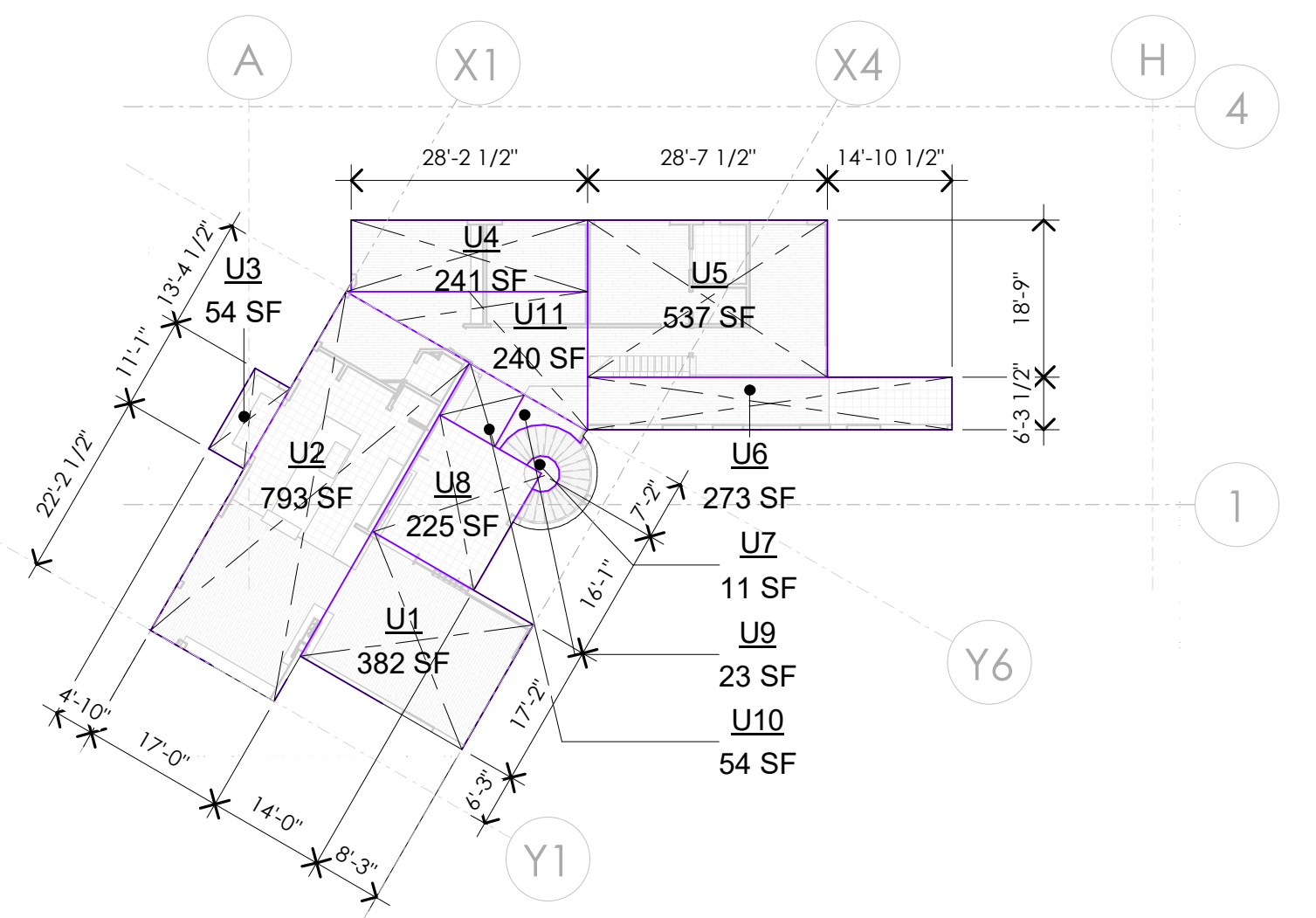
EXHIBIT 13

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



1 Lower Level Floor Area Calculation Diagram



2 Upper Level Floor Area Calculation Diagram

Table: Allowable Floor Area & Calculation Table. Lists room names, areas, and comments for the lower level.

Table: Garage Floor Area & Calculation Table. Lists garage area details and calculations.

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.

Table: Basement Floor Area & Calculation Table. Lists basement area details and calculations.

PROJECT DIRECTORY

Table listing project roles and contact information: OWNER, ARCHITECT, STRUCTURAL ENGINEER, LANDSCAPE ARCHITECT, CIVIL ENGINEER, MECH. & PLUMB. ENGINEER, ELECTRICAL ENGINEER, LEED CONSULTANT.

Table: ABBREVIATIONS. Lists various construction abbreviations and their meanings.

Table: SYMBOL LEGEND. Lists symbols used in the drawings and their corresponding descriptions.

PROJECT DESCRIPTION
The Project scope involves site development, design and construction of a two level, 4 bed, 4 1/2 bath and 3 car garage, single family dwelling of 6285 sf floor area on a 2 acre, hill side, vacant lot.

Table: PROPERTY & BUILDING DIMENSIONAL COMPLIANCE. Lists zoning, assessor parcel number, construction type, and occupancy type.

Table: BUILDING DATA. Lists gross lot size, net lot size, average lot slope, allowable floor area, and other building specifications.

Fire sprinkler system (NFPA 13-D 2016 Addition Standard) shall be installed throughout the entire structure under a separate permit.

APPLICABLE BUILDING CODES

The Current Codes, as amended & adopted by the Town of Los Gatos as of January 1, 2023, are the 2022 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, as listed below.

SEPERATE REQUIRED SUBMITTALS

- List of separate required submittals including fire sprinkler system, utility company, and PV system installation.

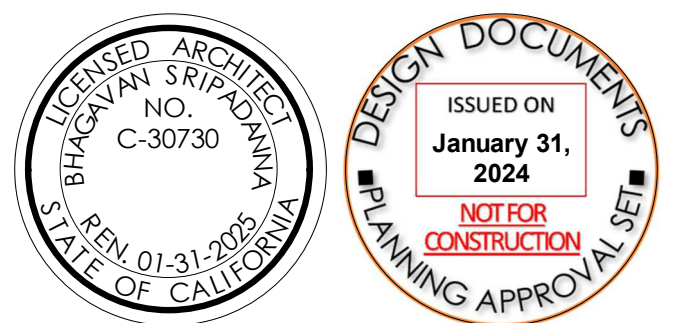
GENERAL NOTES

- General notes regarding construction requirements, including existing conditions, architectural drawings, and compliance with codes.

Table: SHEET NUMBER and SHEET NAME. Lists sheet numbers (A000 to A118) and their corresponding sheet names.

Table: PARCEL MAP. Shows the location of the property within Santa Clara County, California.

Table: VICINITY MAP. Shows the surrounding area and location of the project.



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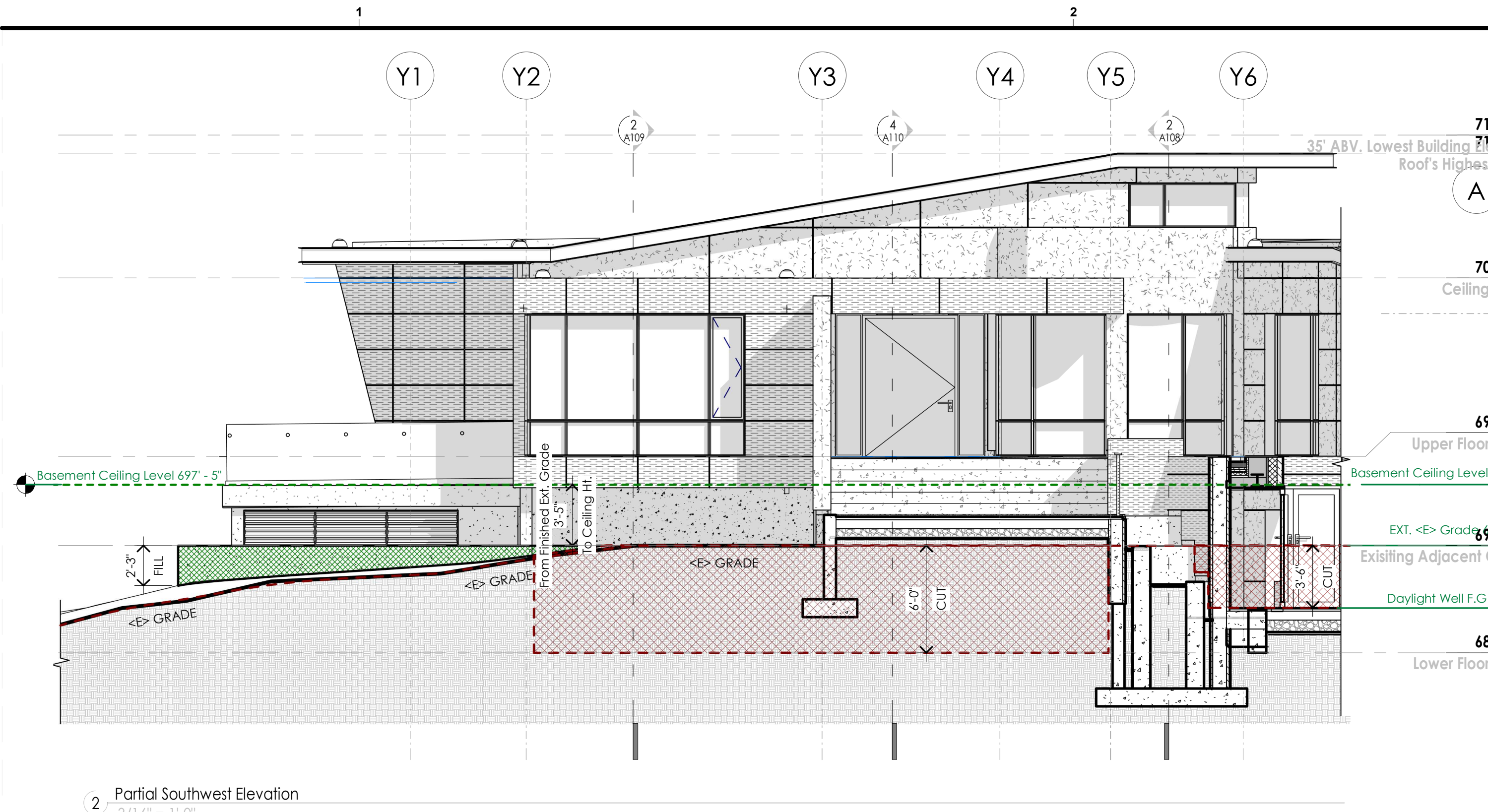
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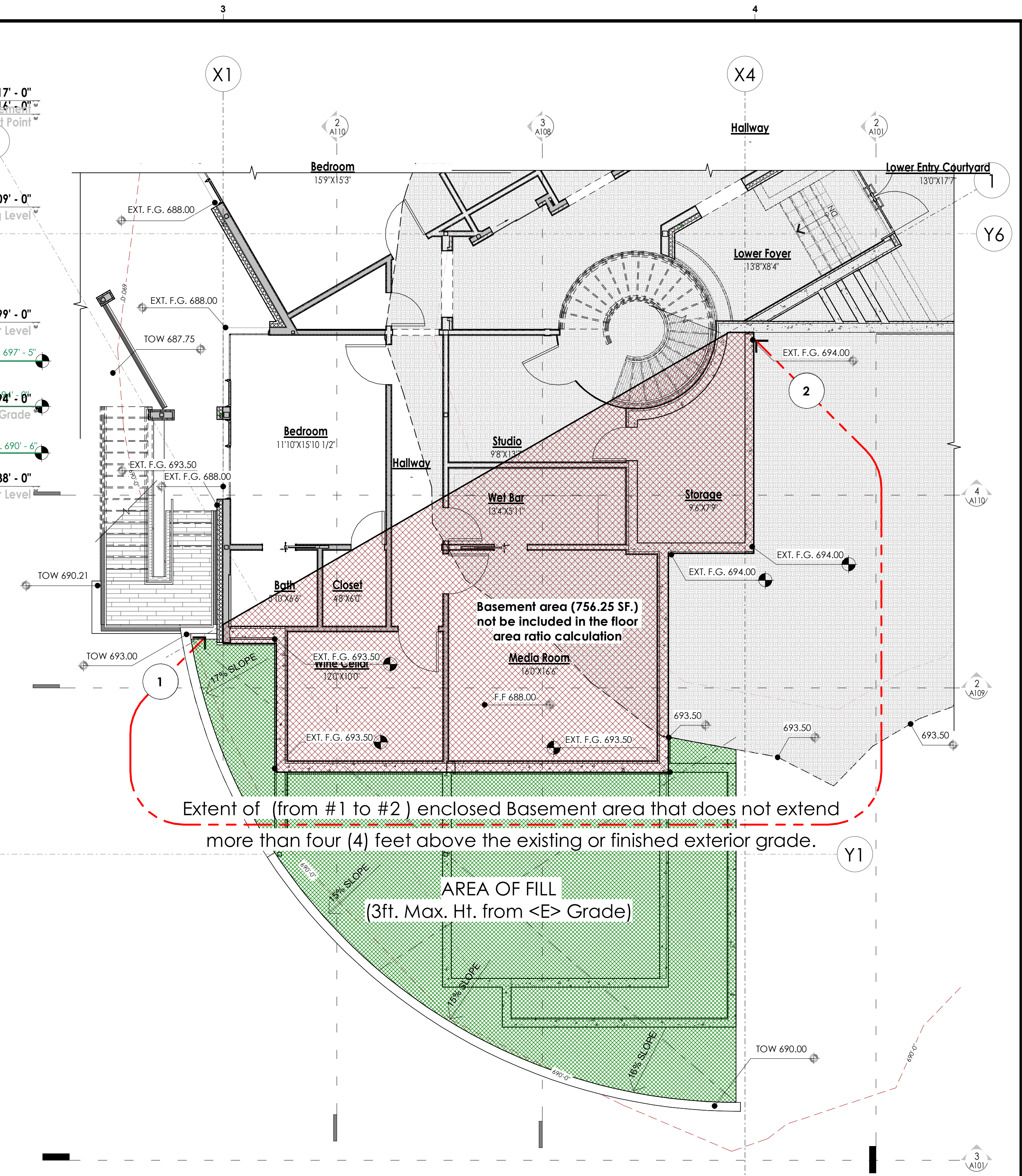
Table: PROJECT NO, DRAWN BY, CHECKED BY, and other project details.

SHEET TITLE
Project Data Sheet

A100 SHEET OF



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

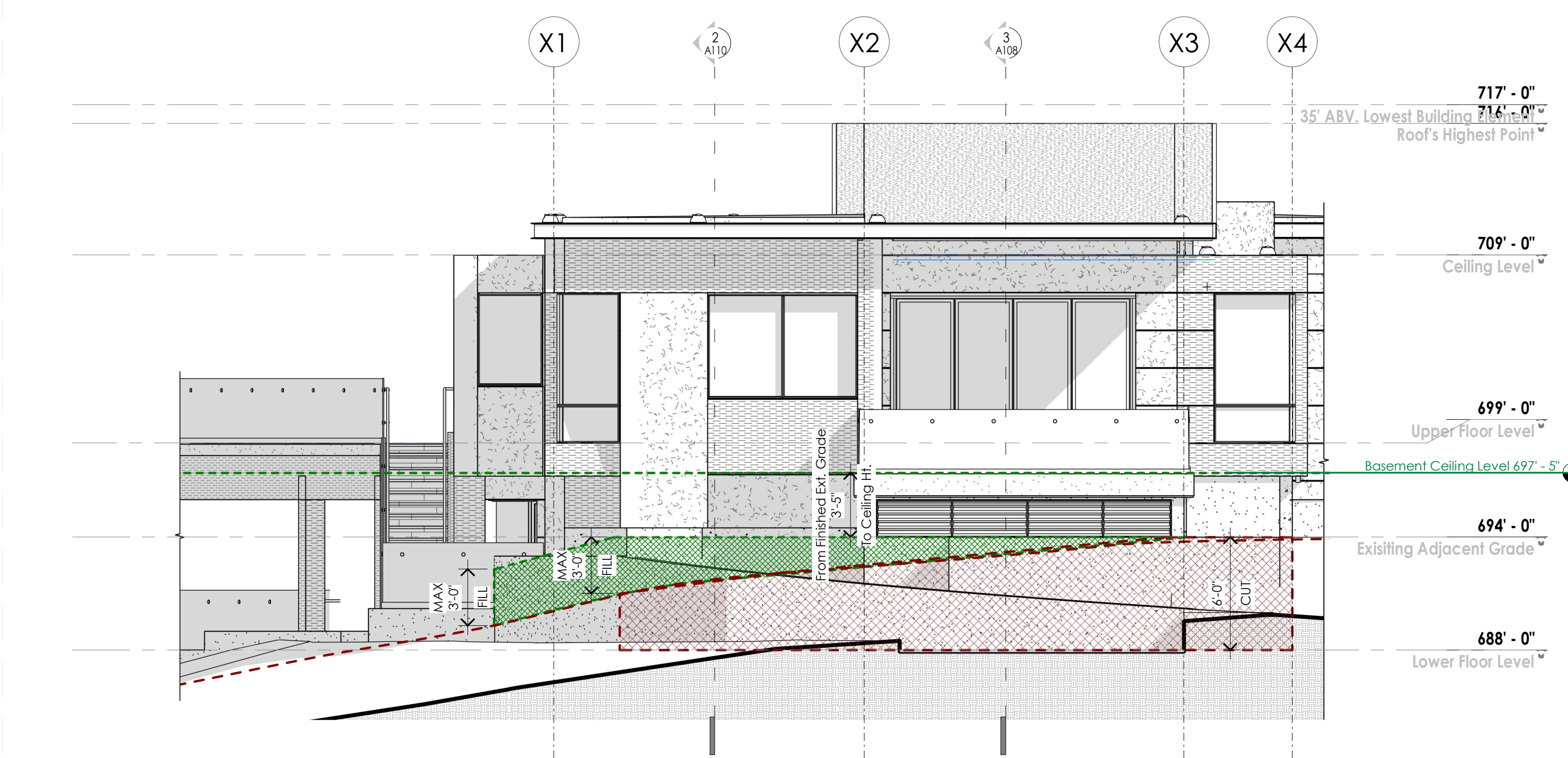


Extent of (from #1 to #2) enclosed Basement area that does not extend more than four (4) feet above the existing or finished exterior grade.

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

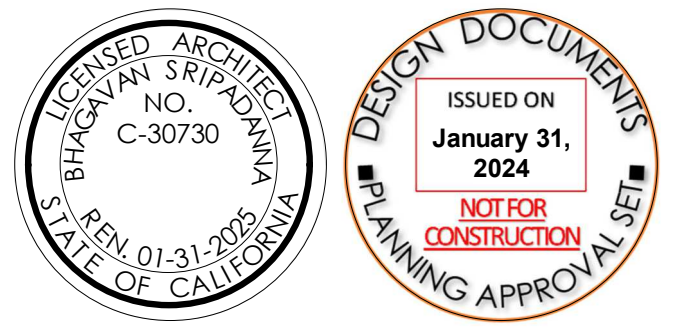
LEGEND

- FILL
- CUT



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

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



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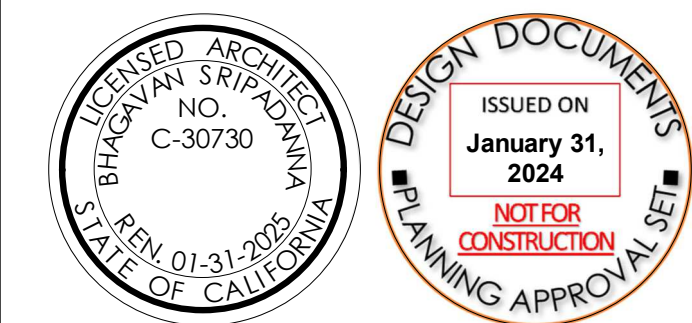
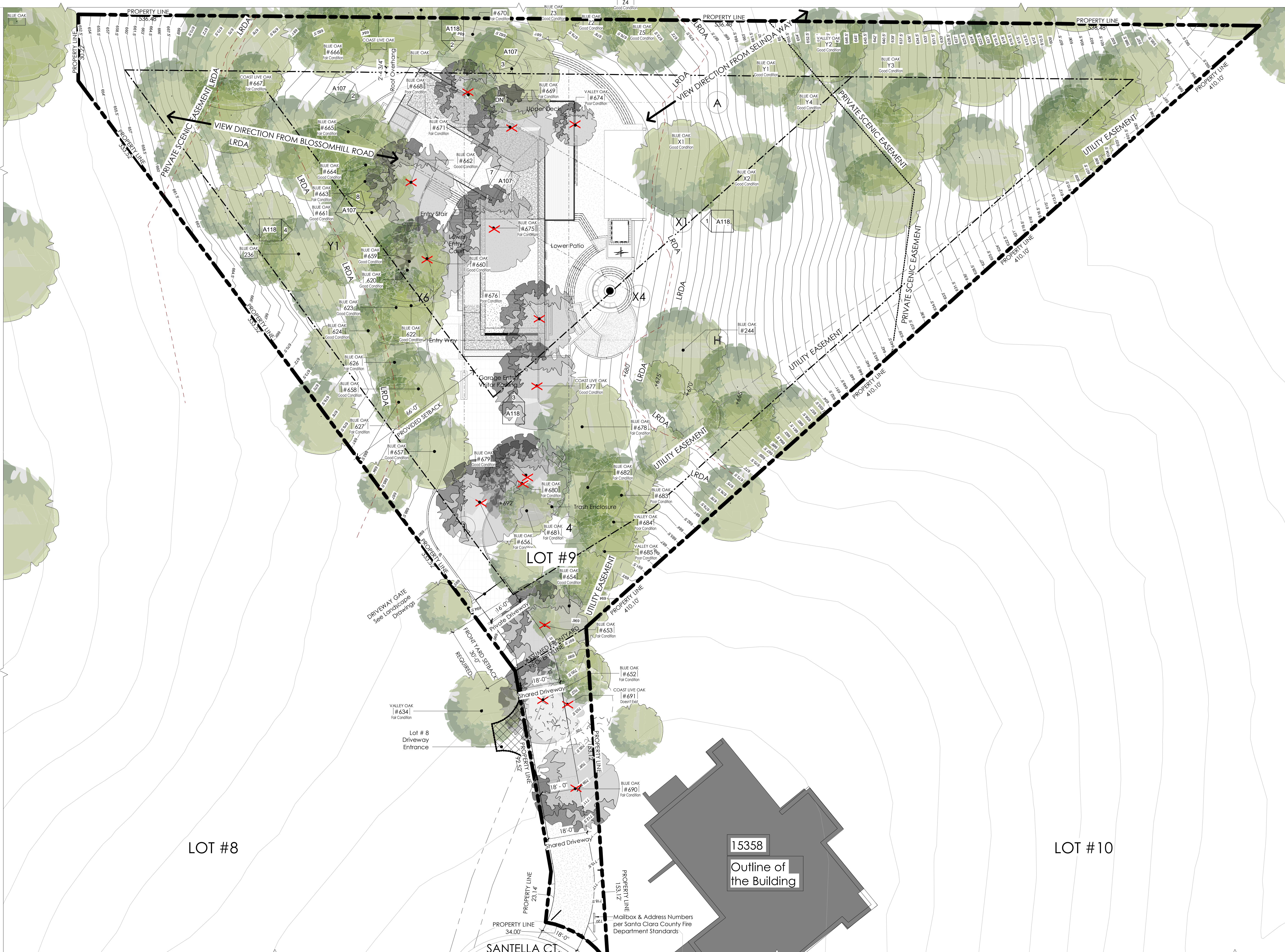
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SHEET TITLE
Basement Diagrams

A101

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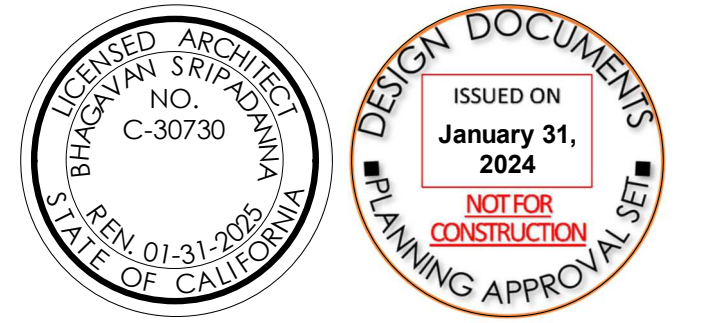
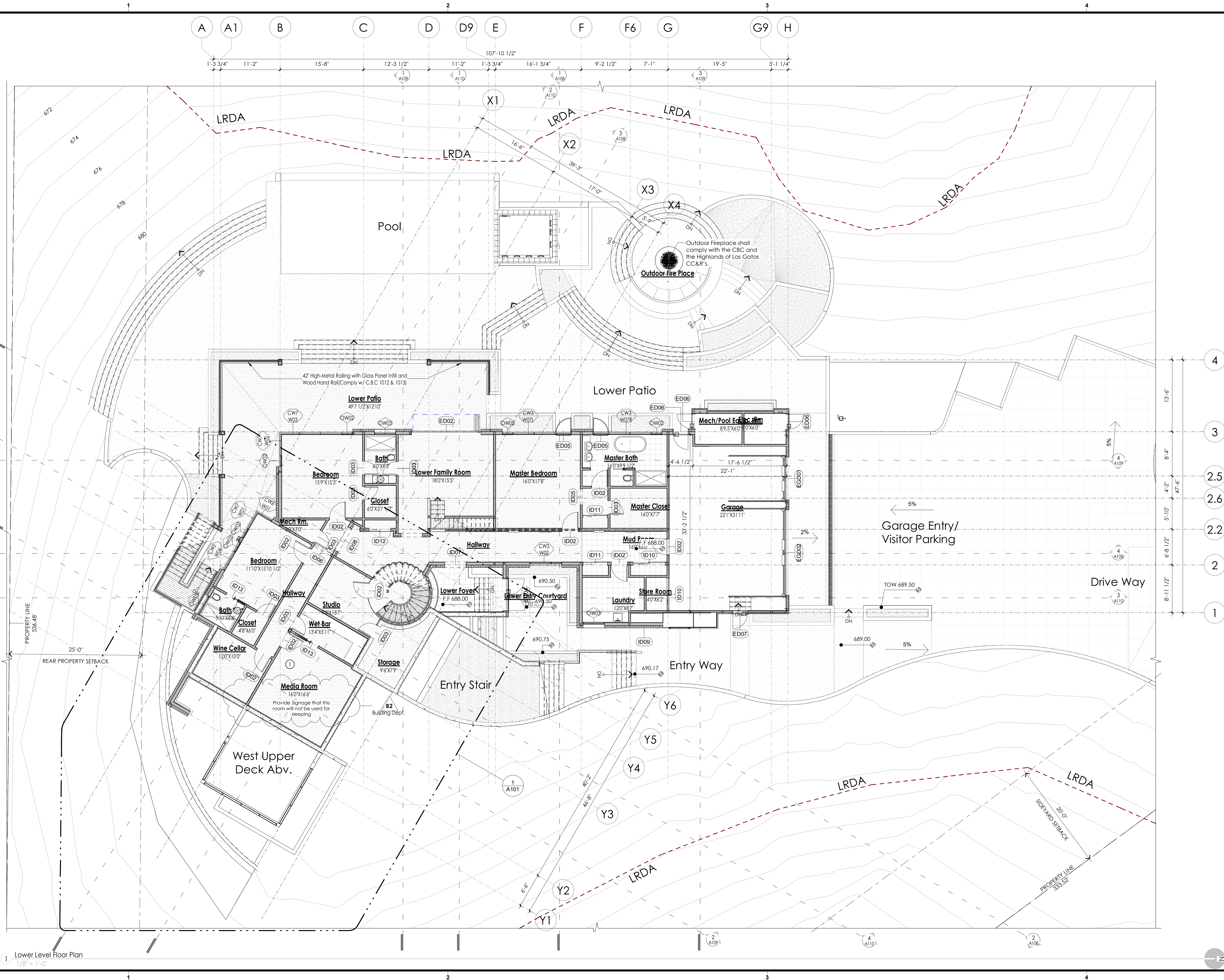
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SHEET TITLE
Siteplan

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Key Notes

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



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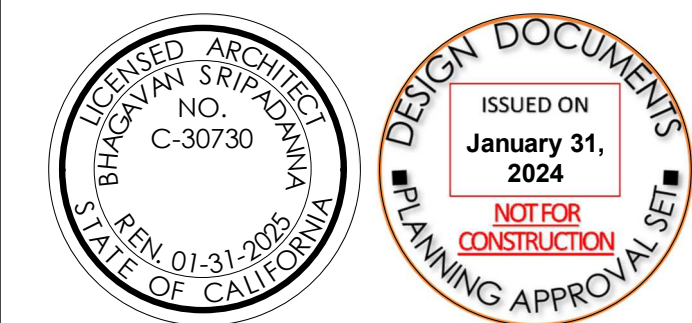
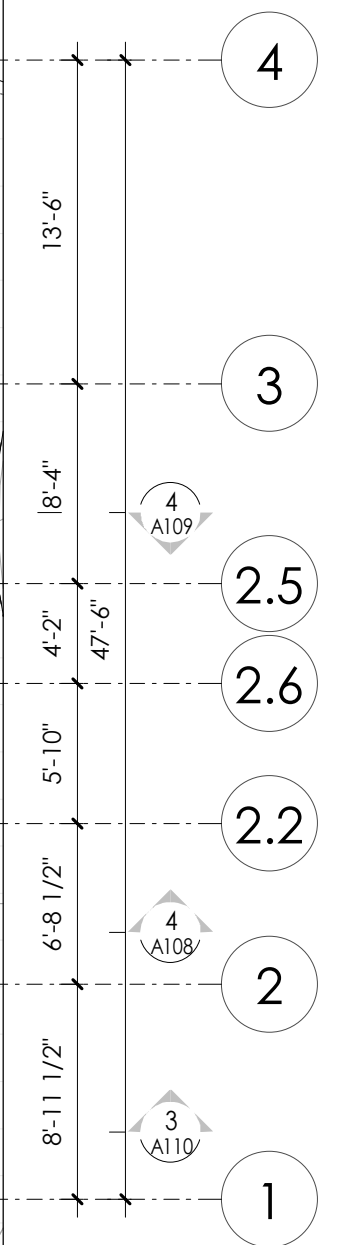
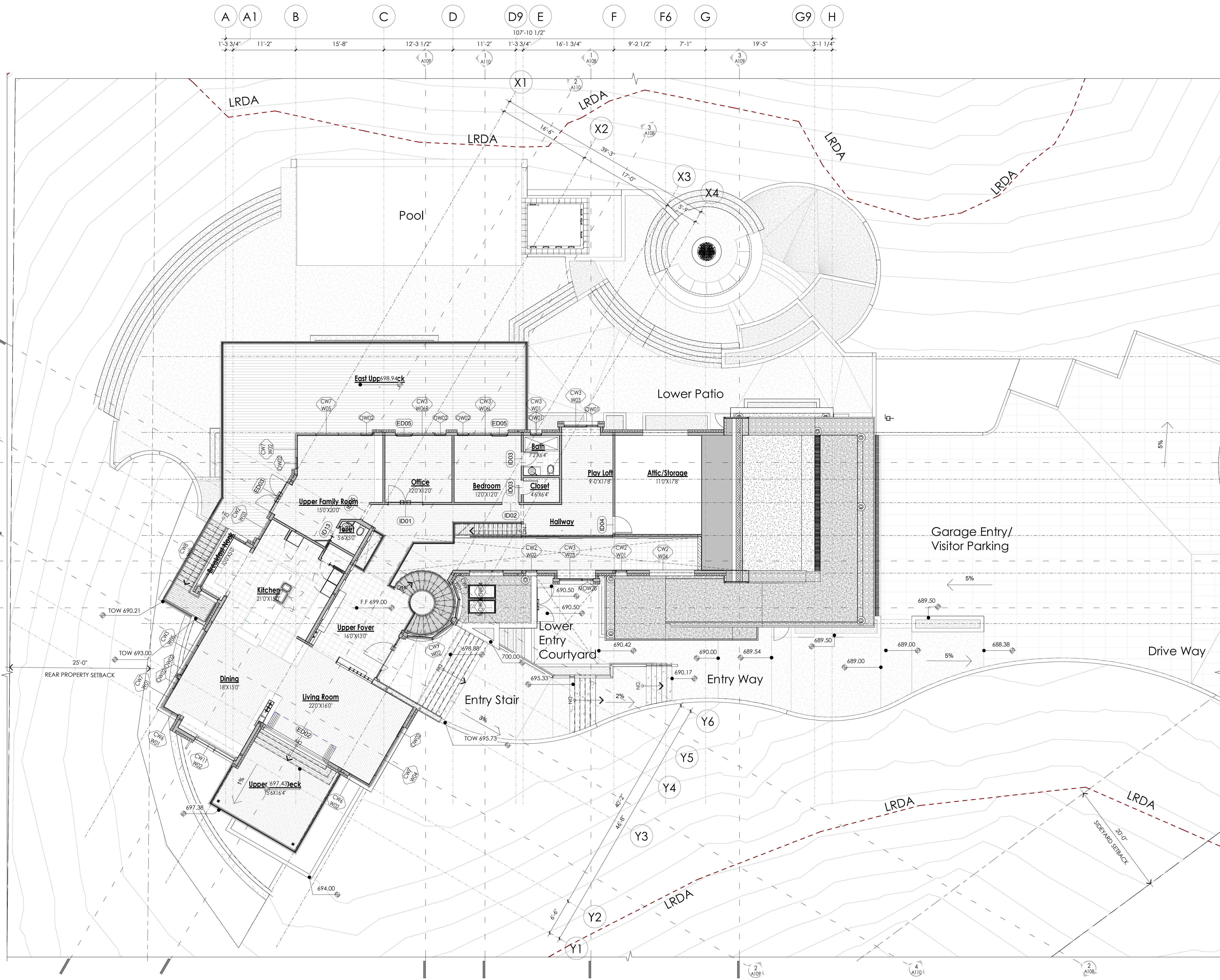
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SHEET TITLE
Lower Level Floor Plan

A103

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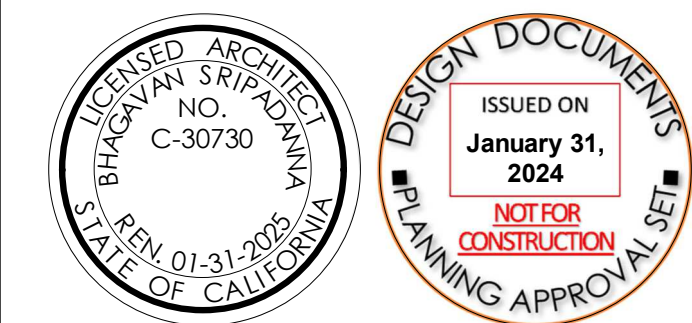
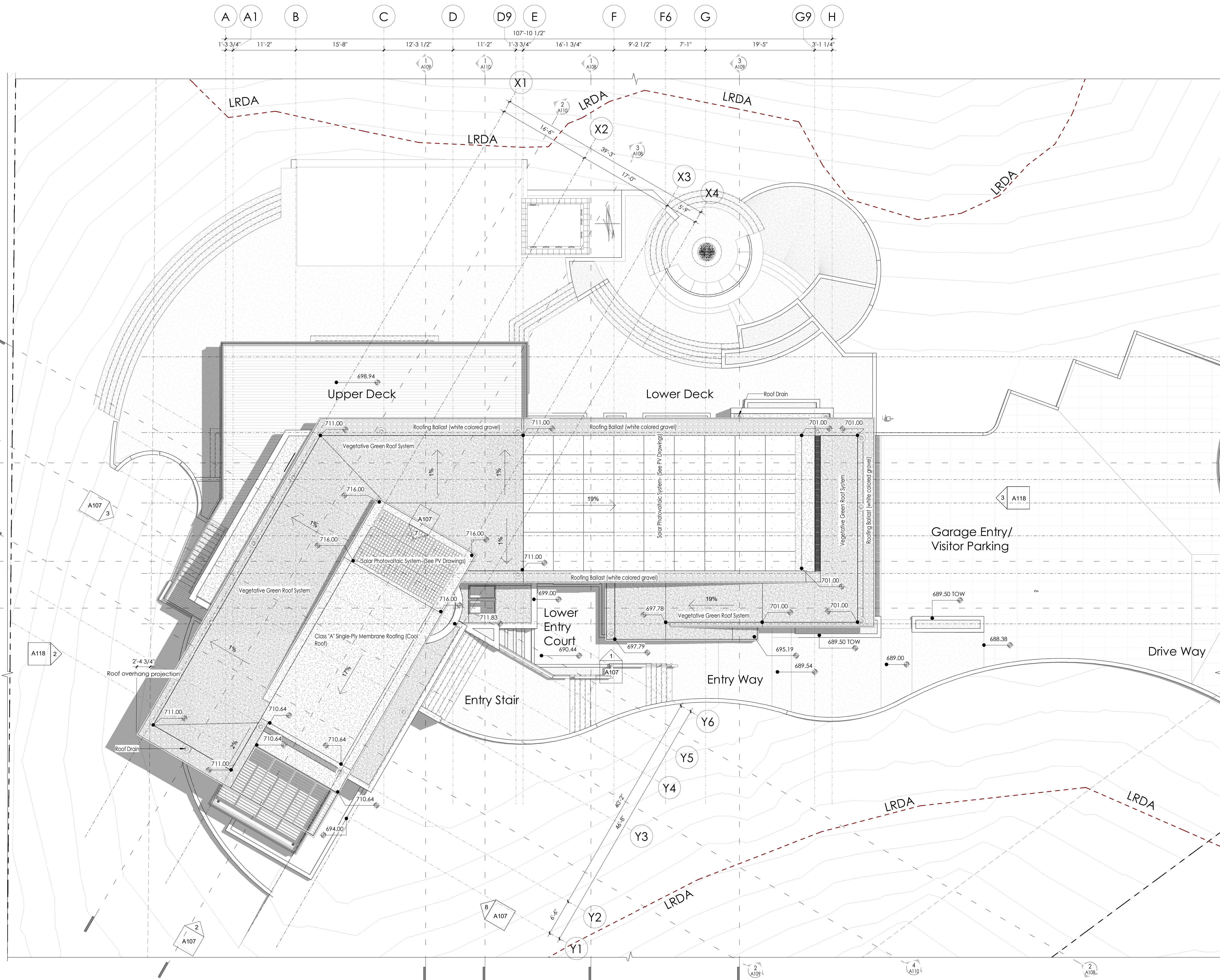
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SHEET TITLE
Upper Level Floor Plan

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



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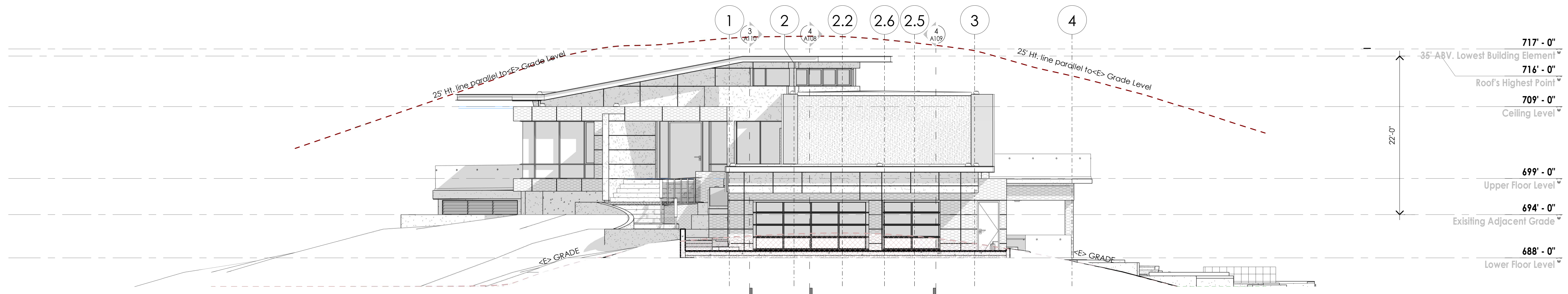
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Roof Plan

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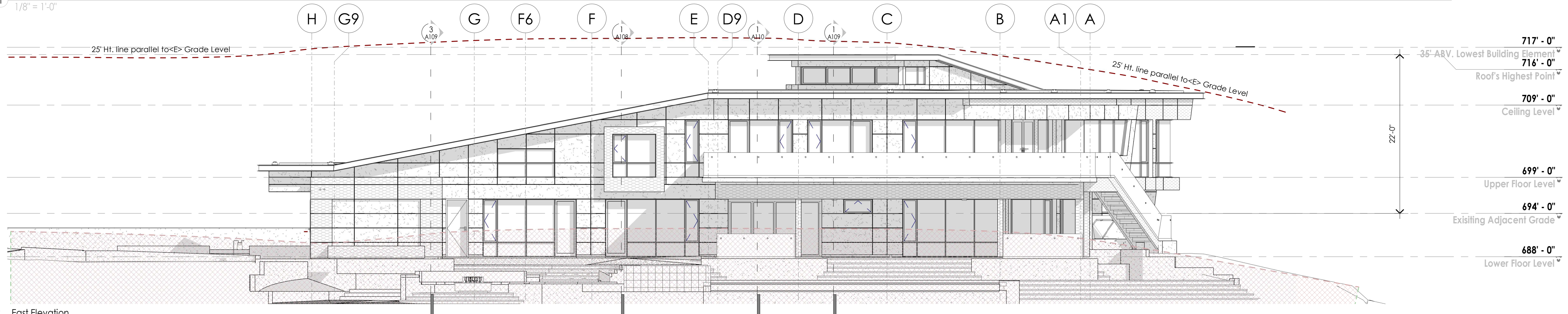
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1 Roof Plan
 1/8"=1'-0"

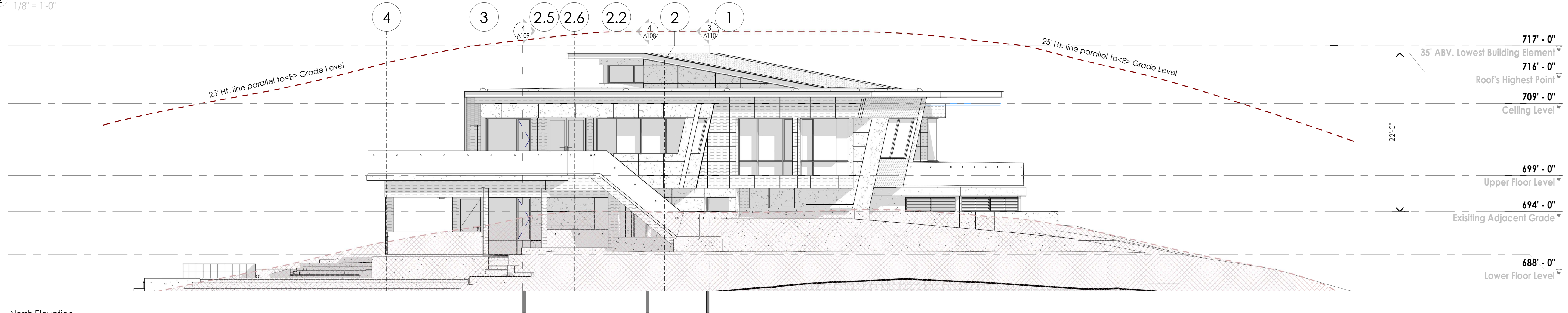
1 South Elevation
 1/8" = 1'-0"



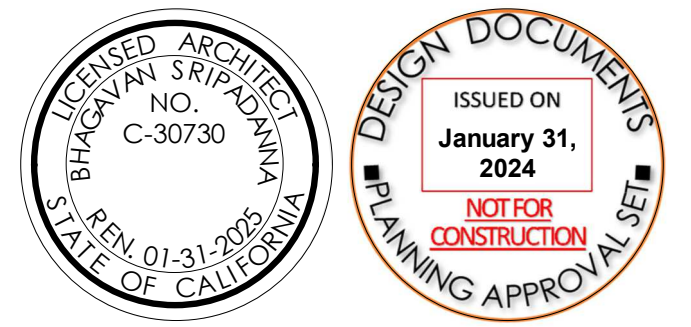
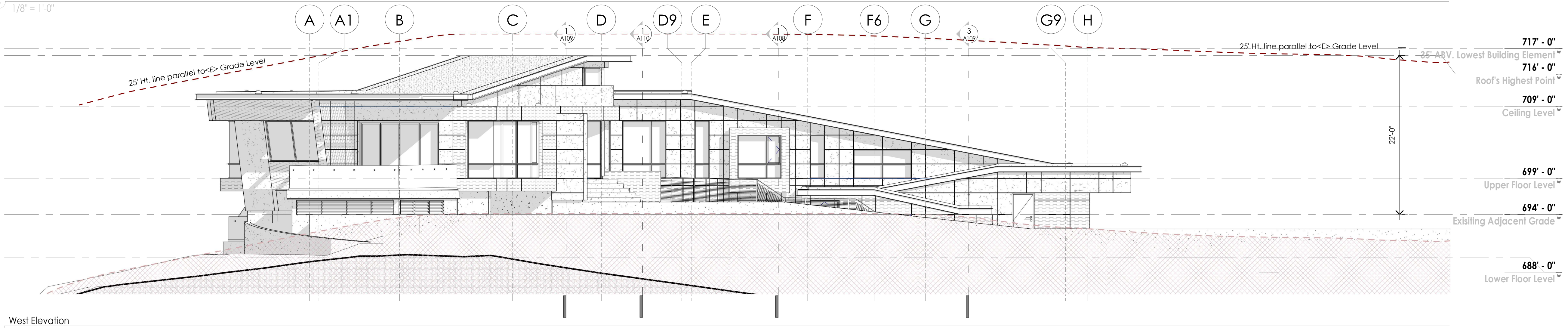
2 East Elevation
 1/8" = 1'-0"



3 North Elevation
 1/8" = 1'-0"



4 West Elevation
 1/8" = 1'-0"



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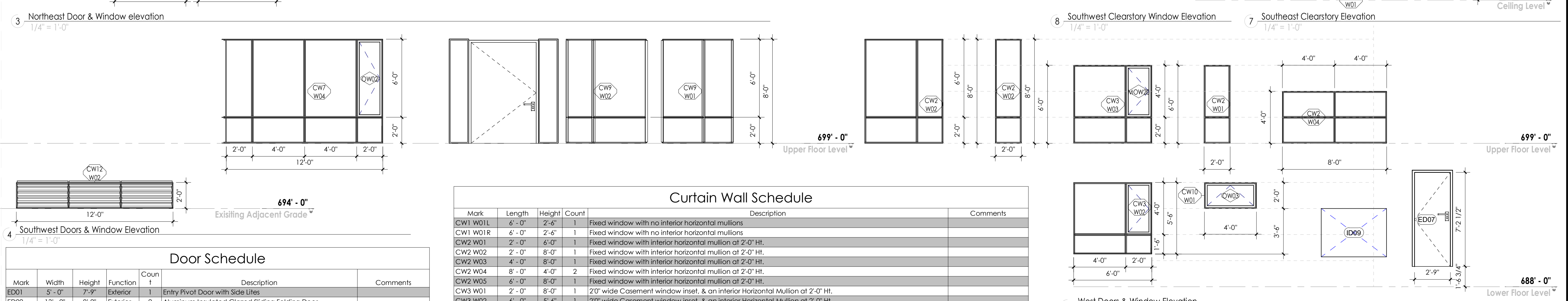
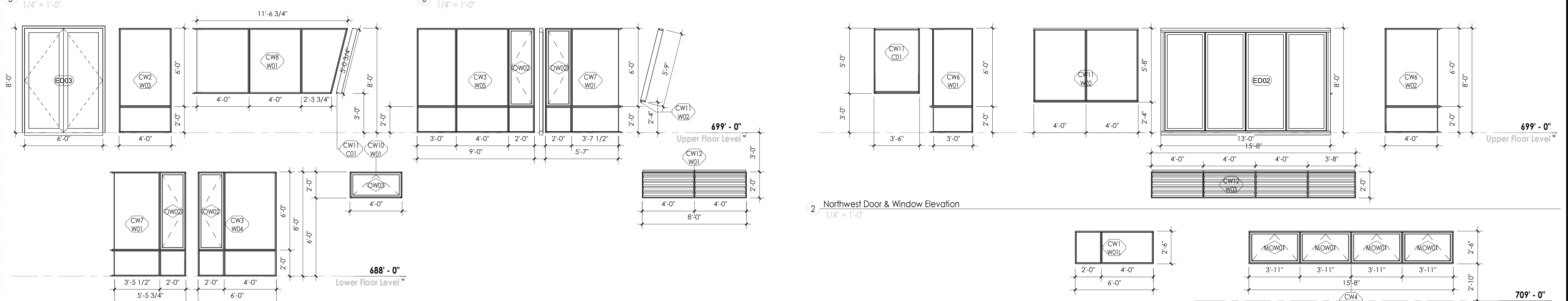
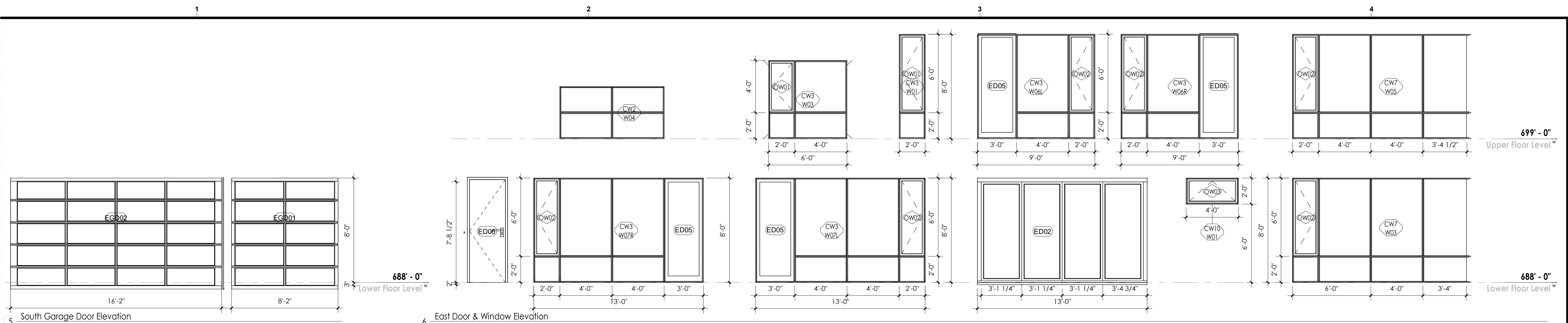
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SHEET TITLE
Building Elevations

A106

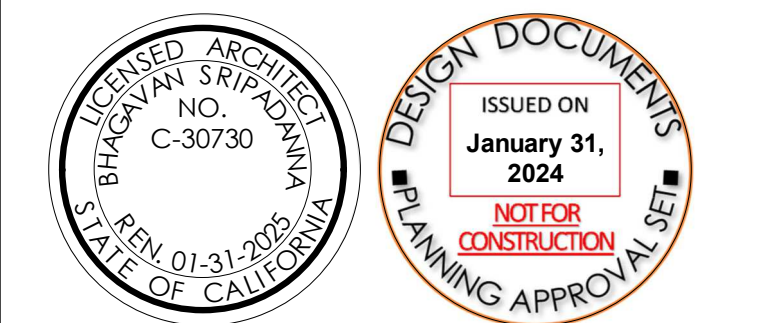
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Mark	Width	Height	Function	Count	Description	Comments
ED01	5'-0"	7'-9"	Exterior	1	Entry Pivot Door with Side Lites	
ED02	13'-0"	8'-0"	Exterior	2	Aluminum Insulated Glazed Sliding Folding Door	
ED03	6'-0"	8'-0"	Exterior	1	Aluminum Narrow Style Insulated 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	

Mark	Length	Height	Count	Description	Comments
CW1 W01L	6'-0"	2'-6"	1	Fixed window with no interior horizontal mullions	
CW1 W01R	6'-0"	2'-6"	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'-6"	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'-6"	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	5'-7"	8'-0"	1	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'-6"	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		

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	<varies>	
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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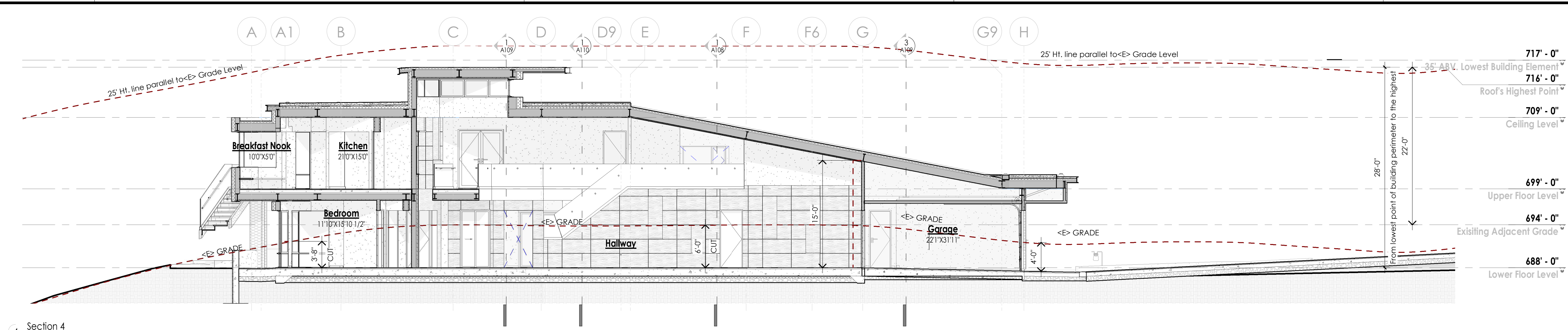
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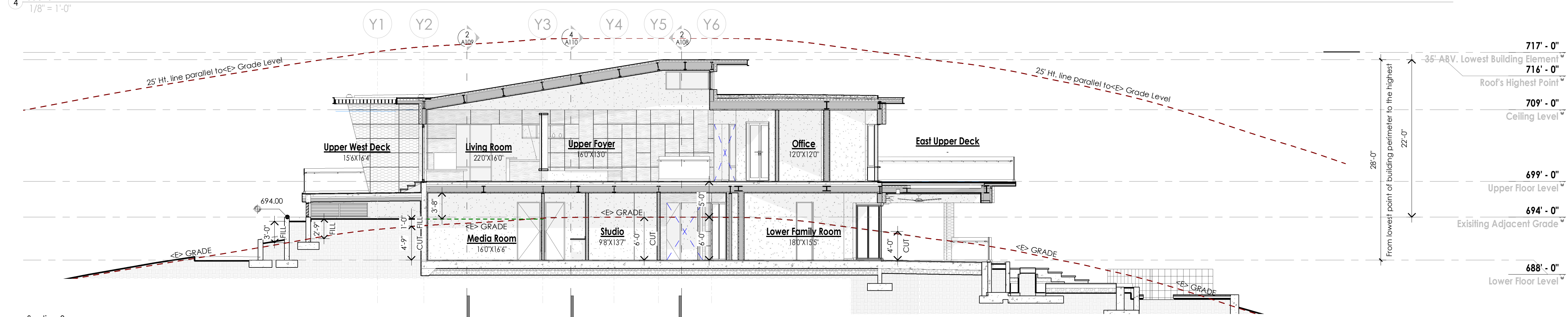
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Door Window Schedules

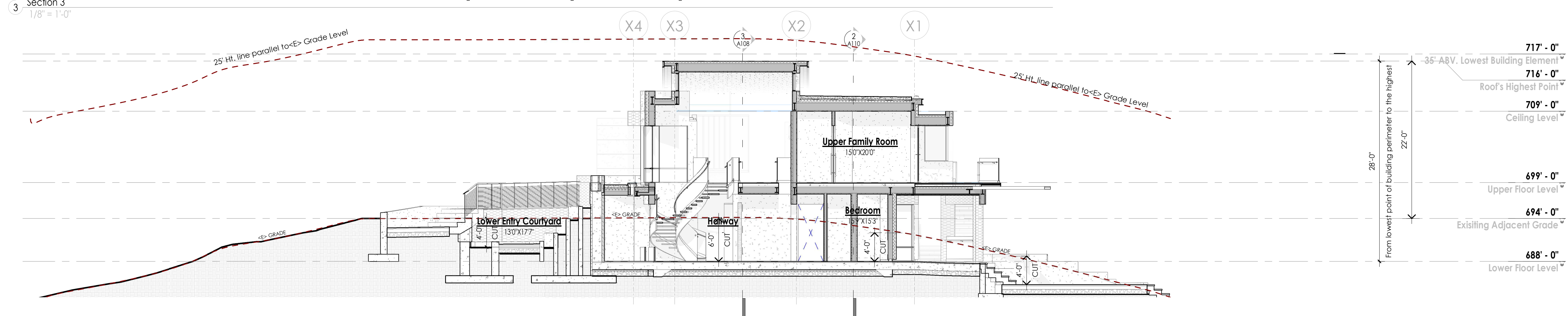
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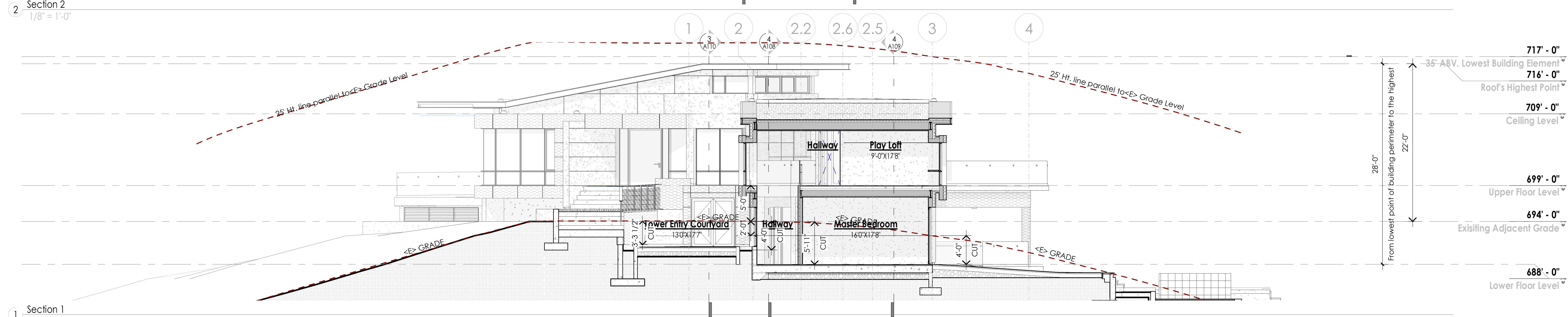
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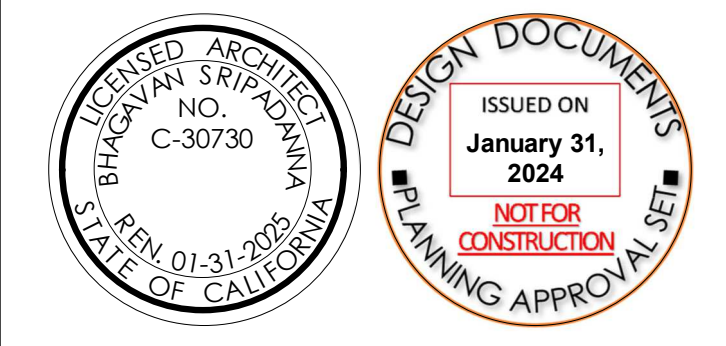
3 Section 3
1/8" = 1'-0"



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



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



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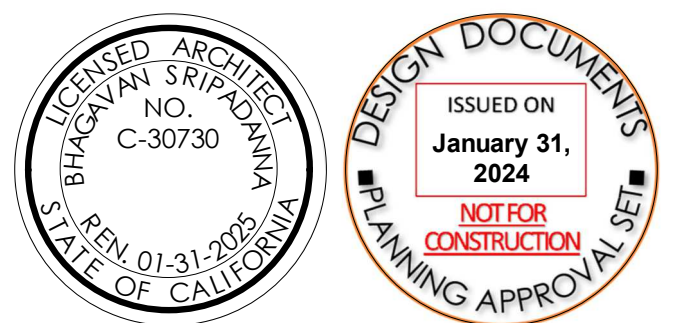
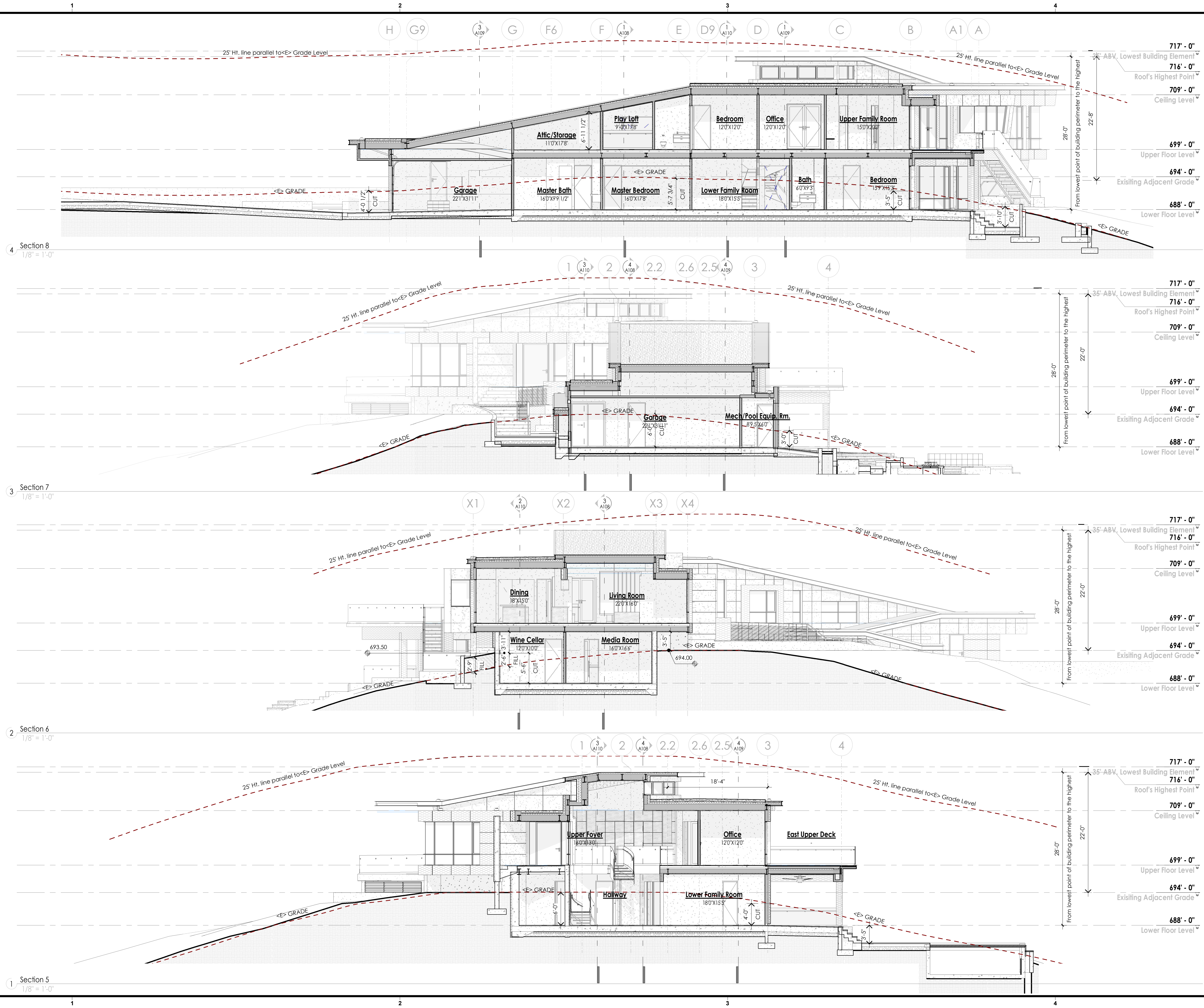
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Building Sections

A108
 SHEET OF



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

Olgaard Residence

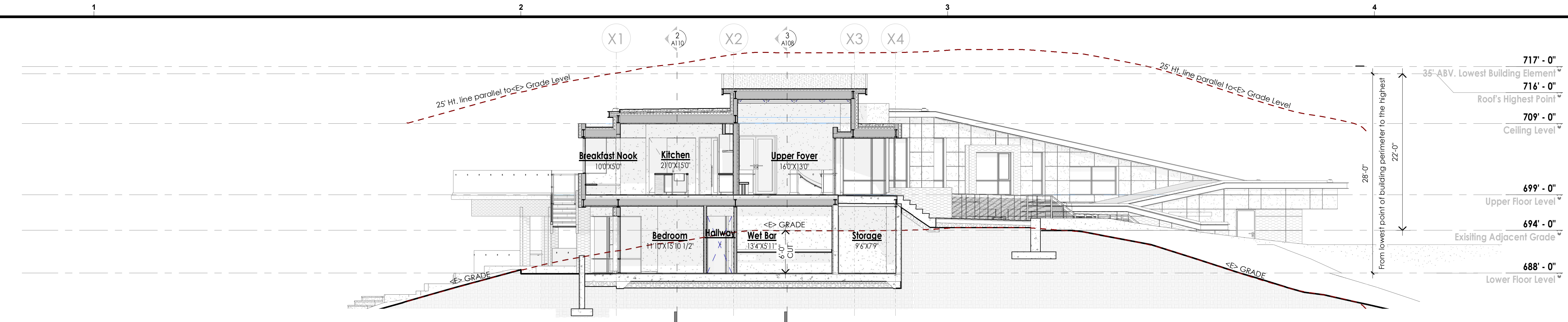
15365 Santella Court,
 Los Gatos, CA 95032

OWNER:
 Christian & Helen Olgaard

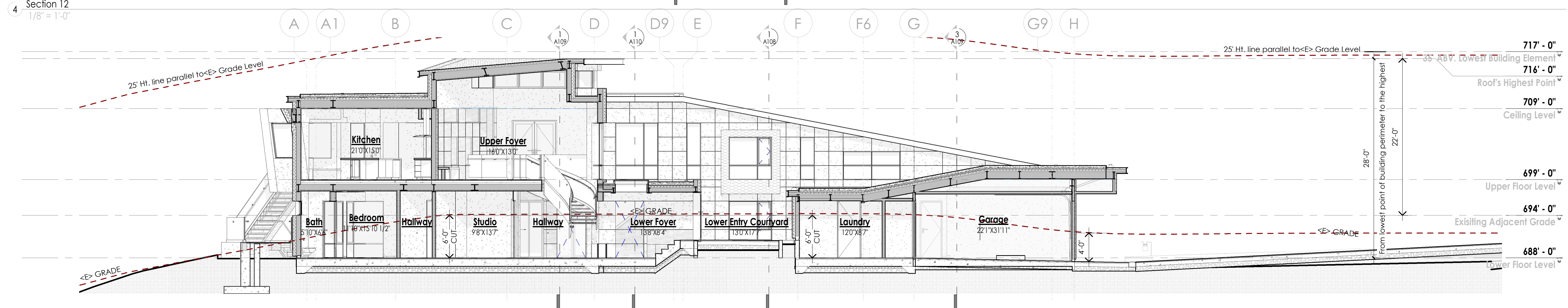
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DRAWN BY:	Author
CHECKED BY:	Checker
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Building Sections

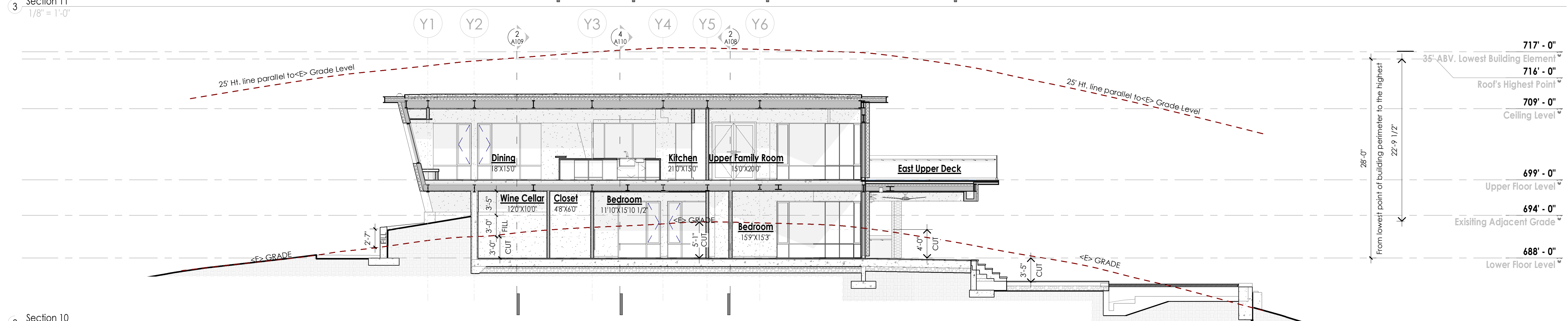
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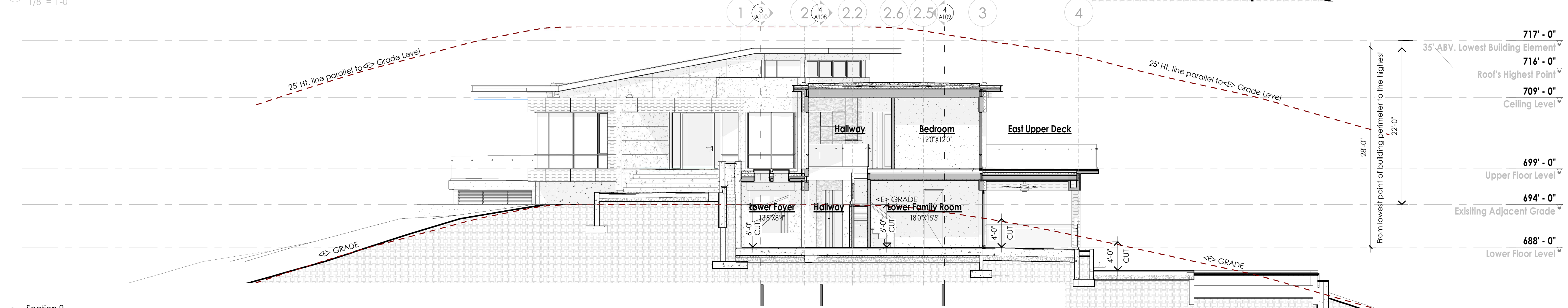
4 Section 12
 1/8" = 1'-0"



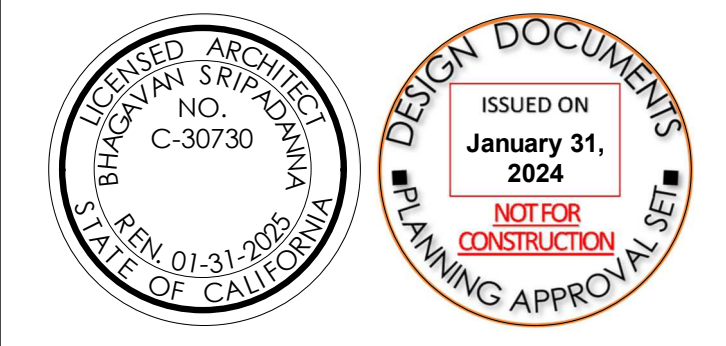
3 Section 11
 1/8" = 1'-0"



2 Section 10
 1/8" = 1'-0"



1 Section 9
 1/8" = 1'-0"



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Building Sections

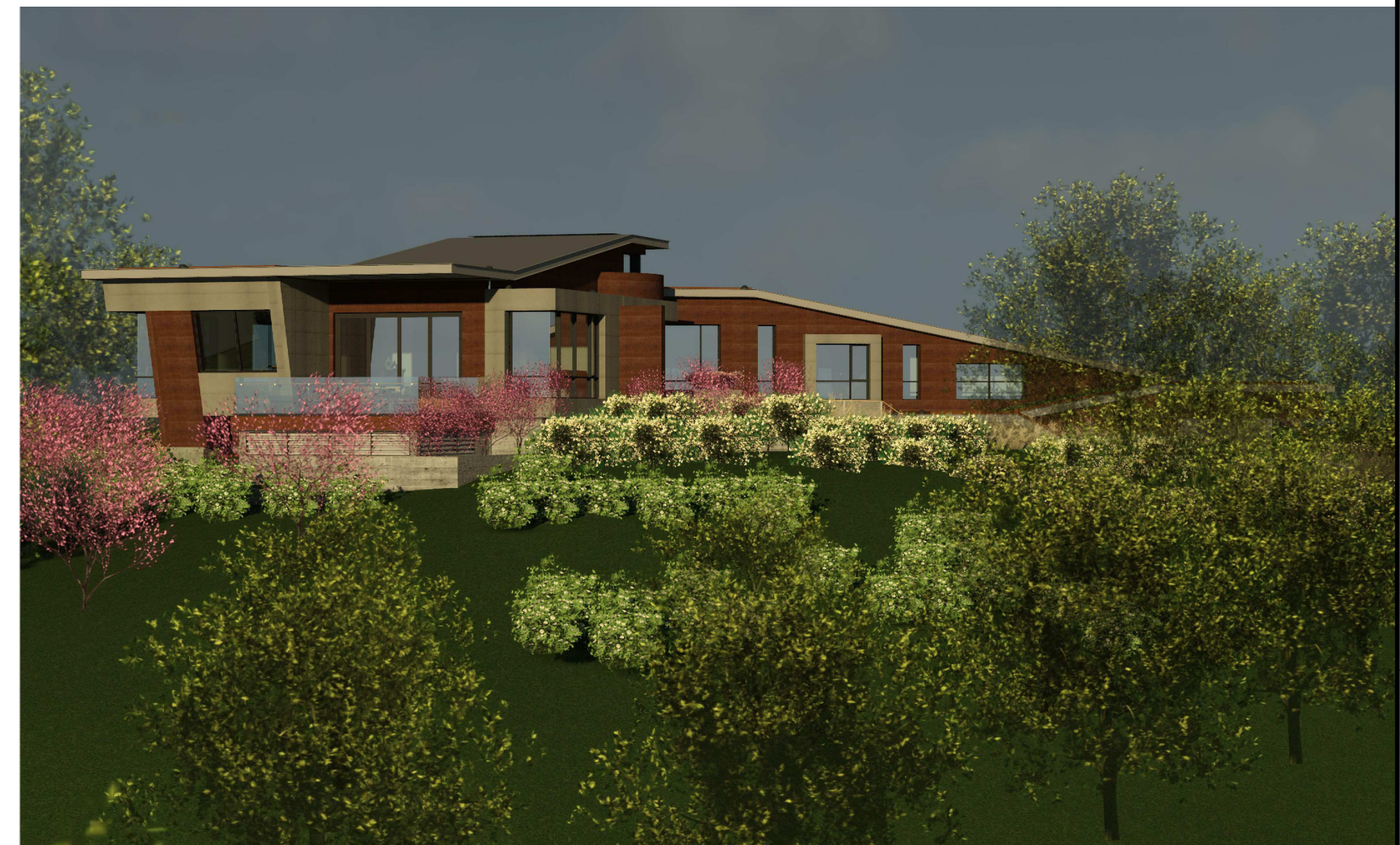
A110
 SHEET OF



AERIAL VIEW FROM NORTH EAST



VIEW FROM NORTH



VIEW FROM WEST



VIEW FROM RIGHT SIDE YARD



VIEW TOWARDS FRONT ENTRY



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SHEET TITLE
Perspective Views-01

A115

SHEET OF



VIEW FROM EAST



VIEW FROM DRIVEWAY



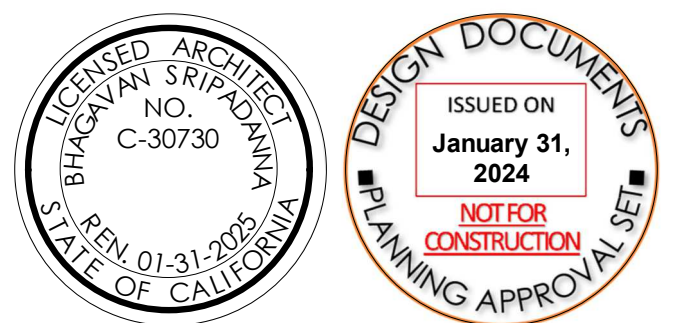
VIEW FROM SOUTH WEST



VIEW FROM NORTH WEST



VIEW FROM SOUTH EAST



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SHEET TITLE
Perspective Views 02

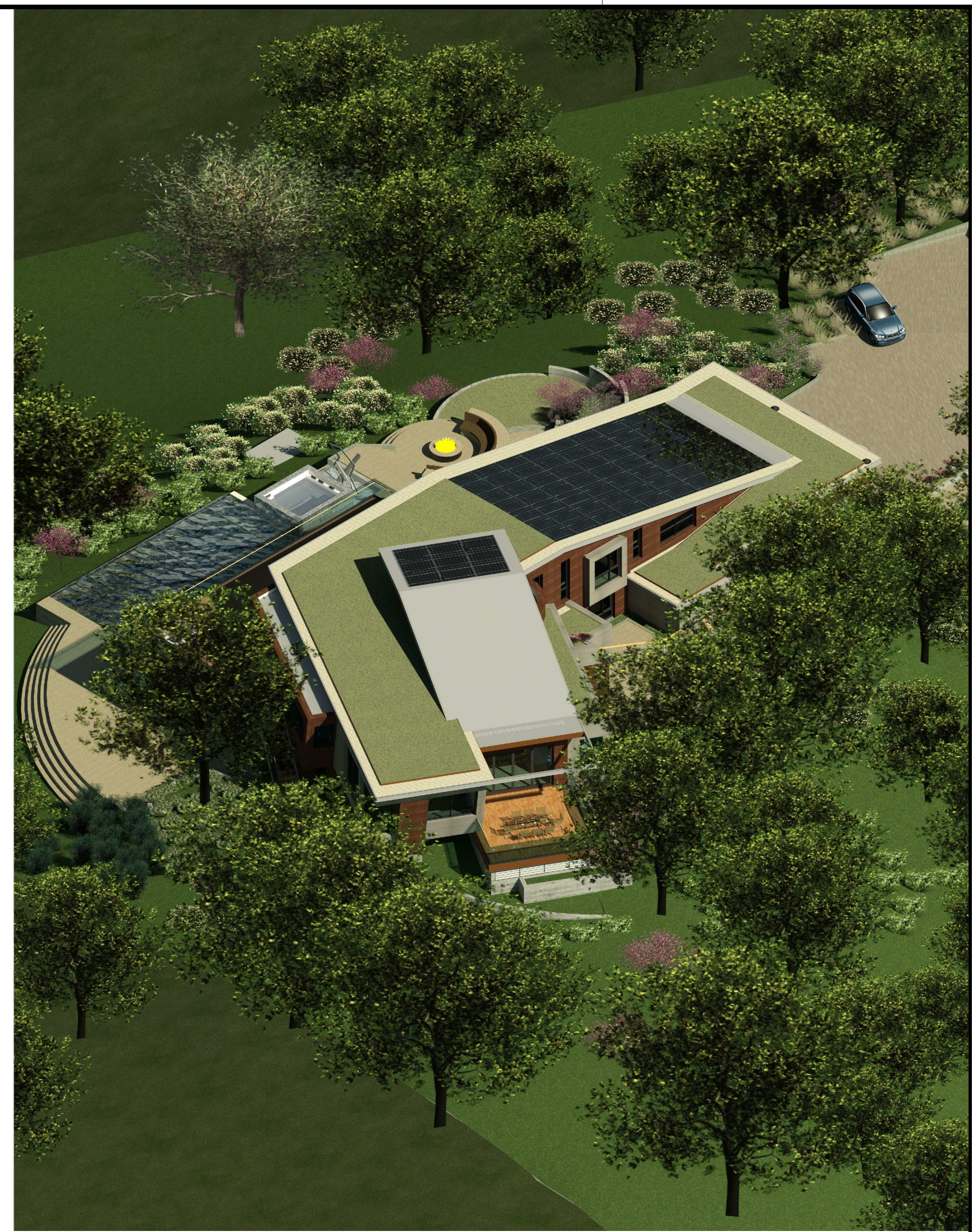
A116

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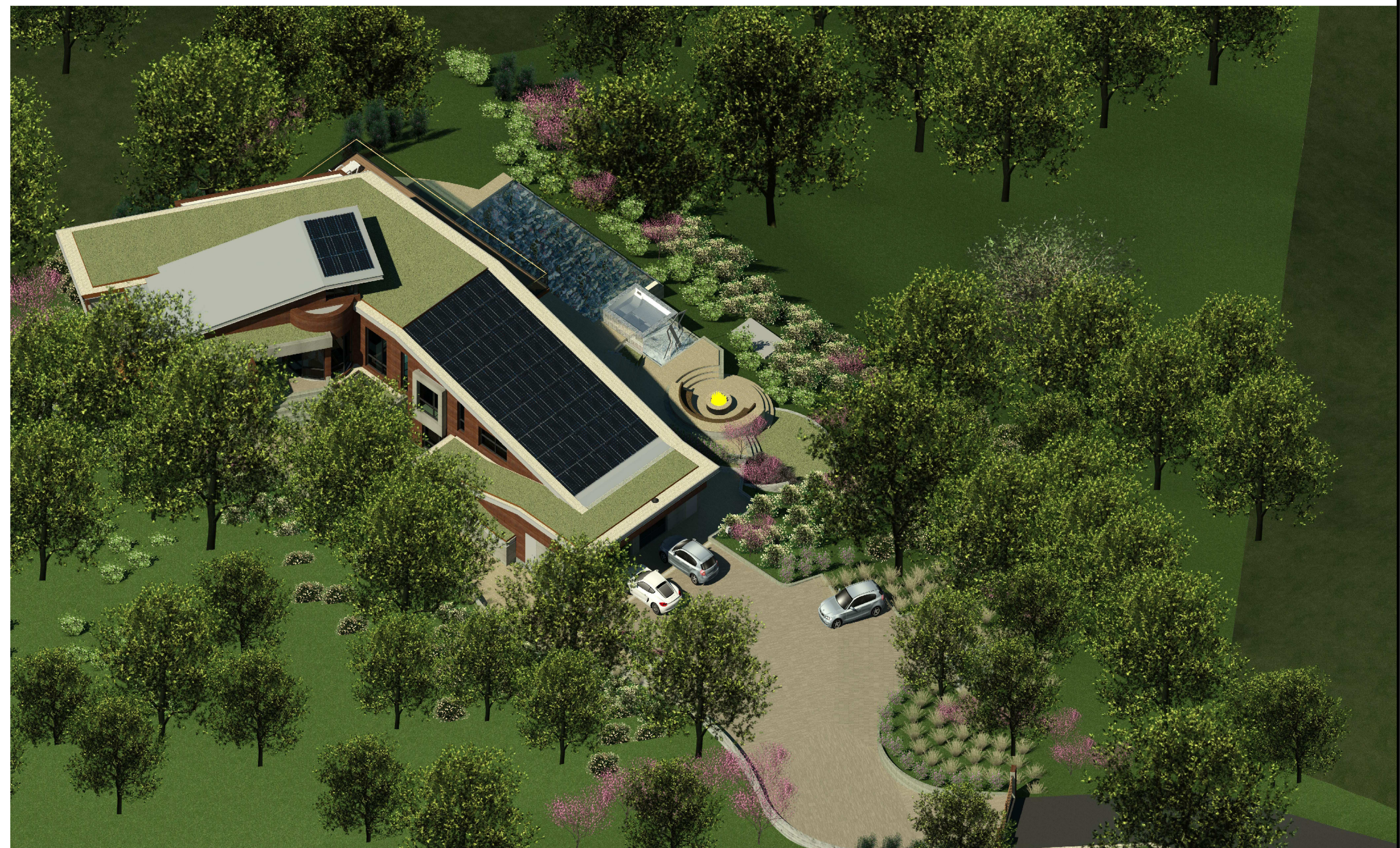
AXONOMETRIC VIEW FROM NORTH EAST



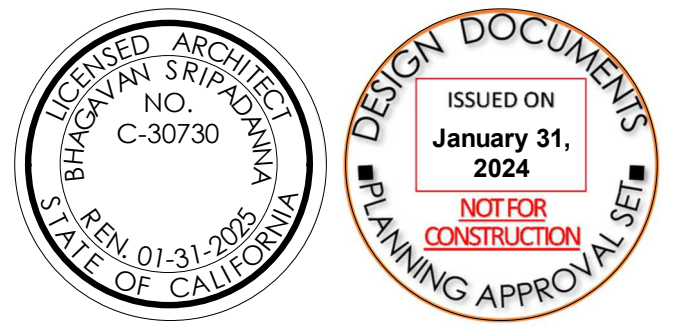
AXONOMETRIC VIEW FROM NORTH WEST



AXONOMETRIC VIEW FROM SOUTH EAST



AXONOMETRIC VIEW FROM SOUTH WEST



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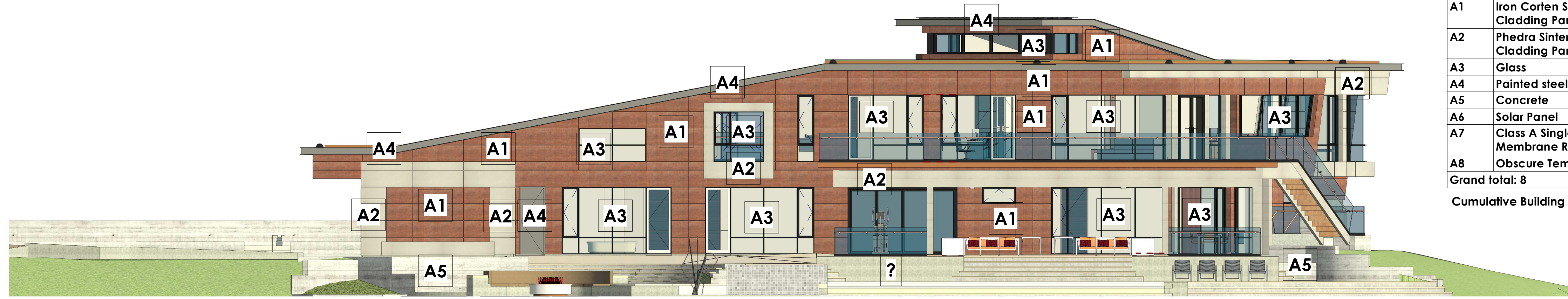
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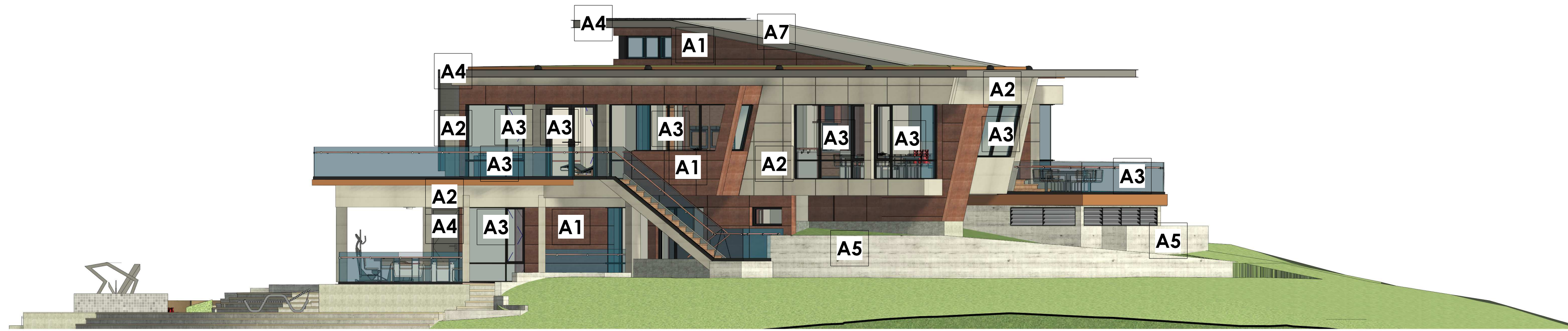
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Axonometric Views

A117

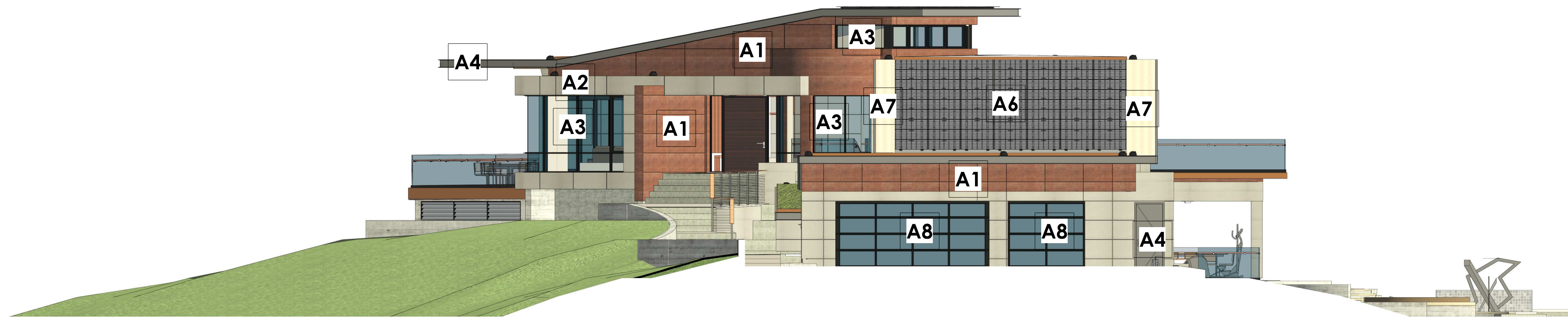
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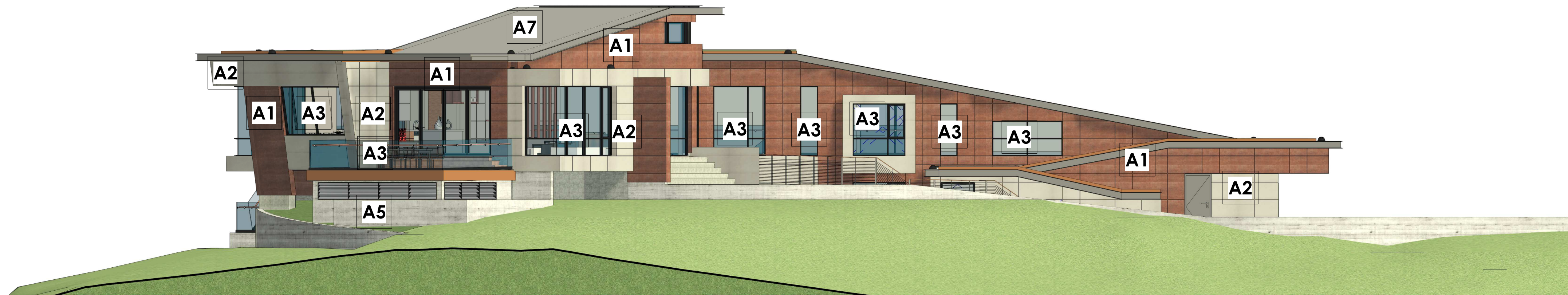
1 East Elevation with Exterior Materials Identified
1/8" = 1'-0"



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

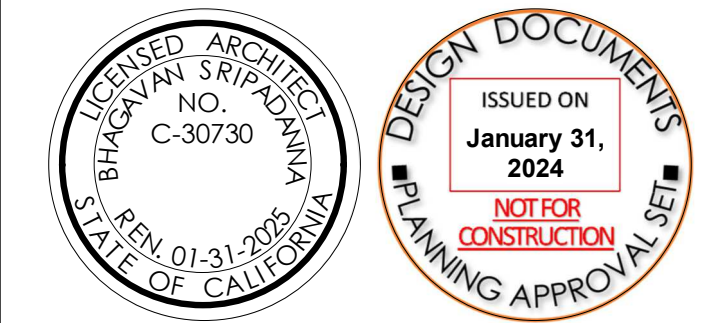
South Elevation of Materials

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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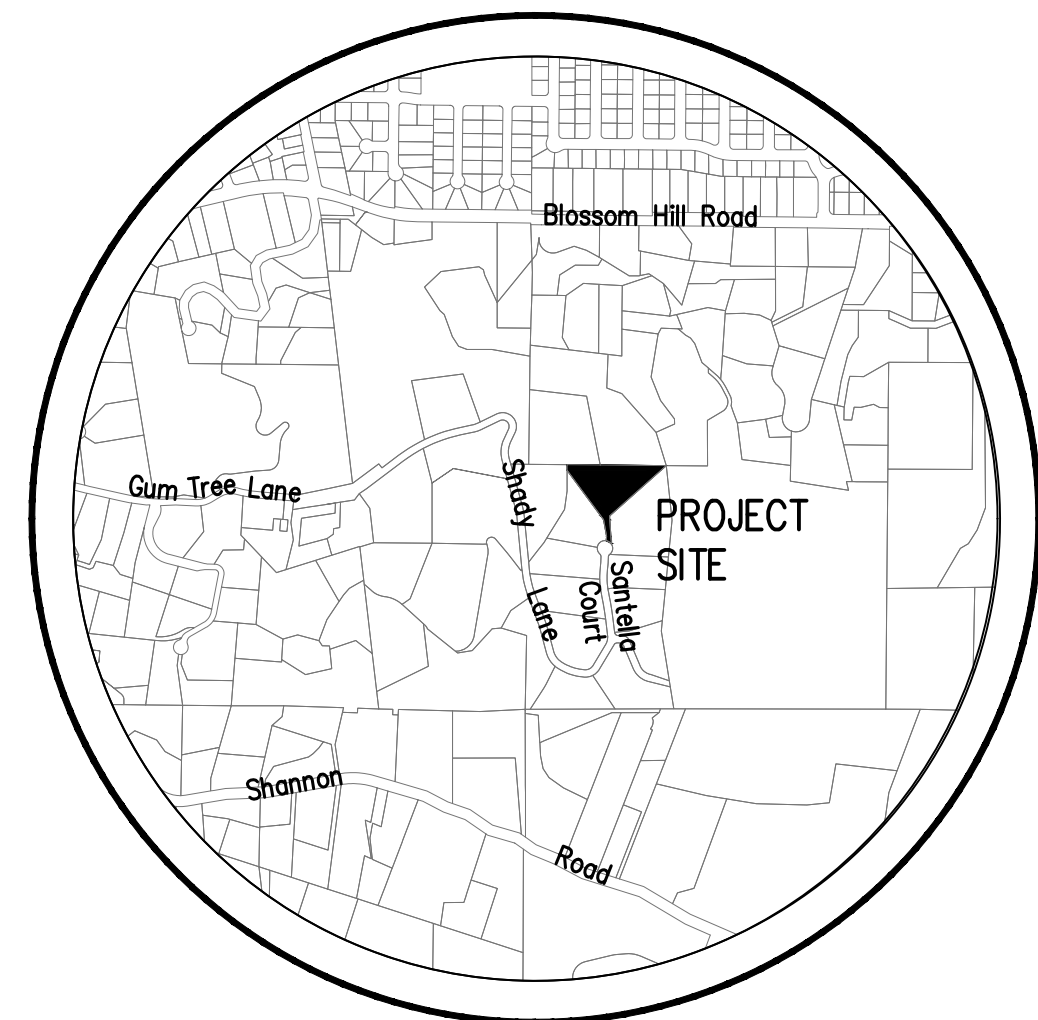
SHEET TITLE

Elevations with
Exterior Materials
Identified

A118

SHEET OF

PLAN FOR THE IMPROVEMENT OF GRADING & DRAINAGE PLANS TOWN OF LOS GATOS ARCHITECTURE AND SITE APPLICATION NO. S-24-XX



VICINITY MAP

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

TOWN OF LOS GATOS STANDARD GRADING NOTES

1. ALL WORK SHALL CONFORM TO CHAPTER 12 OF THE CODE OF THE TOWN OF LOS GATOS, THE ADOPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS SPECIFIED OTHERWISE ON THESE PLANS AND DETAILS.
2. NO WORK MAY BE STARTED ON-SITE WITHOUT AN APPROVED GRADING PLAN AND A GRADING PERMIT ISSUED BY THE TOWN OF LOS GATOS, PARKS AND PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030.
3. **A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT (408) 399-5771 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE:**
 - a. A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
 - b. ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
4. APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
5. APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING, EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.
6. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO BE DISPOSED OF AT APPROVED LOCATION(S).
7. IT SHALL BE THE RESPONSIBILITY OF THE 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.
8. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
9. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.
10. THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
11. HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING, FOR THE FOLLOWING ITEMS:
 - a. RETAINING WALL: TOP OF WALL ELEVATIONS AND LOCATIONS (ALL WALLS TO BE PERMITTED SEPARATELY AND APPLIED FOR AT THE TOWN OF LOS GATOS BUILDING DIVISION)
 - b. TOE AND TOP OF CUT AND FILL SLOPES.
12. PRIOR TO ISSUANCE OF ANY PERMIT, THE APPLICANT'S SOILS ENGINEER SHALL REVIEW THE FINAL GRADING AND DRAINAGE PLANS TO ENSURE THAT DESIGNS FOR FOUNDATIONS, RETAINING WALLS, SITE GRADING, AND SITE DRAINAGE ARE IN ACCORDANCE WITH THEIR RECOMMENDATIONS AND THE PEER REVIEW COMMENTS. THE APPLICANT'S SOILS ENGINEER'S APPROVAL SHALL THEN BE CONVEYED TO THE TOWN EITHER BY LETTER OR BY SIGNING THE PLANS.
SOILS ENGINEER: **AMERICAN SOIL TESTING AND ENGINEERING, INC.**
REFERENCE REPORT NO. **FILE 19-7105-S**, DATED **JULY 3, 2019**
LETTER NO. _____, DATED _____, 20 _____ SHALL BE THOROUGHLY COMPLIED WITH. BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/LETTERS ARE HEREBY APPENDED AND MADE A PART OF THIS GRADING PLAN.
13. DURING CONSTRUCTION, ALL EXCAVATIONS AND GRADING SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING ANY GRADING. THE ENGINEER SHALL BE ON-SITE TO VERIFY THAT THE ACTUAL CONDITIONS ARE AS ANTICIPATED IN THE DESIGN LEVEL GEOTECHNICAL REPORT AND/OR PROVIDE APPROPRIATE CHANGES TO THE REPORT RECOMMENDATIONS, AS NECESSARY. ALL UNOBSERVED AND/OR UNAPPROVED GRADING SHALL BE REMOVED AND REPLACED UNDER SOILS ENGINEER OBSERVANCE (THE TOWN INSPECTOR SHALL BE MADE AWARE OF ANY REQUIRED CHANGES PRIOR TO WORK BEING PERFORMED).
14. THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHOULD BE DOCUMENTED IN AN "AS-BUILT" LETTER/REPORT PREPARED BY THE APPLICANT'S SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
15. ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE (1) WEEK IN ADVANCE OF CLOSURE AND NO CLOSURE SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC OR PRIVATE RIGHT-OF-WAY.
16. THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND/PROTECTION TO THE PUBLIC AT ALL TIMES.
17. OWNER/APPLICANT: CHRISTIAN & HELEN OLGAARD PHONE: 408 505-7715
18. GENERAL CONTRACTOR: _____ PHONE: _____
19. GRADING CONTRACTOR: _____ PHONE: _____
20. CUT: ±2,348 CY EXPORT: ±2,154 CY
FILL: ±194 CY IMPORT: 0 CY

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

TOWN OF LOS GATOS NPDES NOTES

1. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
2. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
3. APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILL OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
4. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR TO THE LOCAL STORM DRAIN SYSTEM.
5. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES (BMPs) AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
6. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
7. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTE OR POLLUTANTS OFF OF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPERCHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
8. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

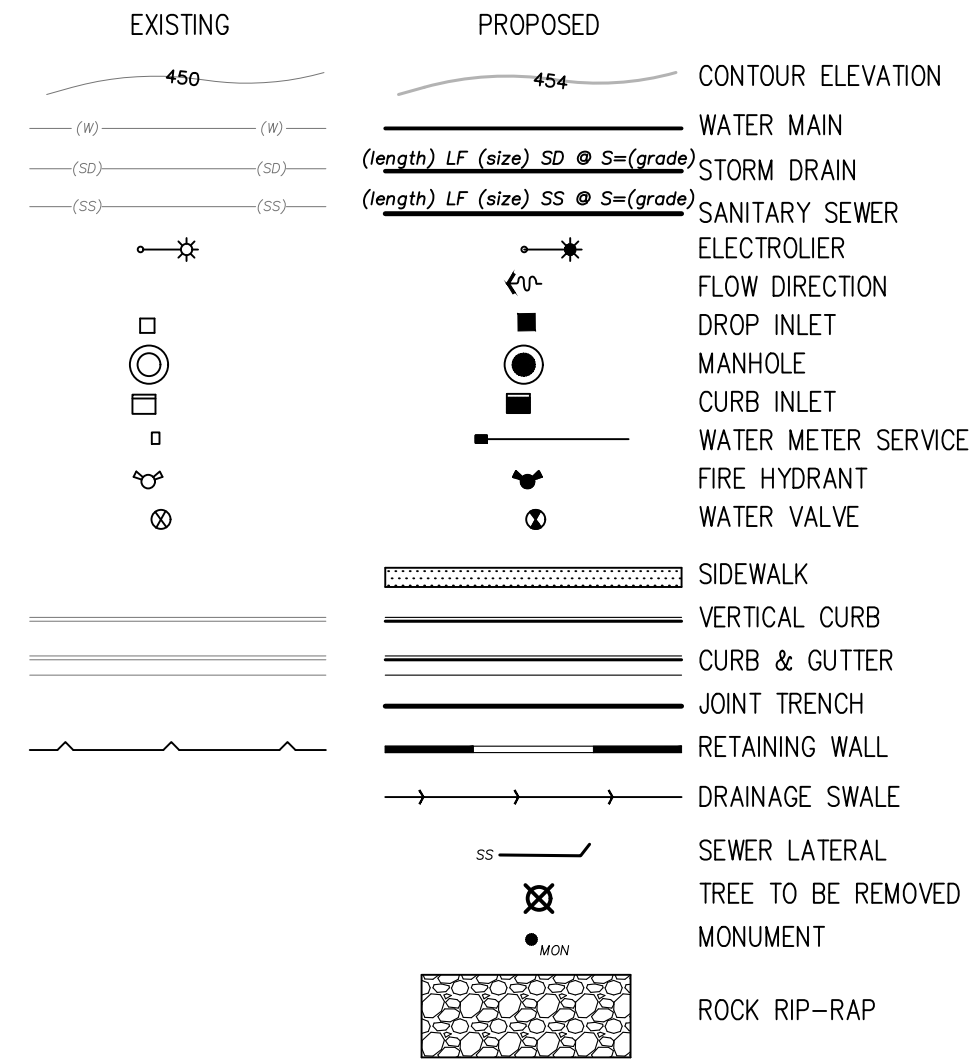
GENERAL NOTES

1. PROPERTY ADDRESS: 15365 SANTELLA COURT
2. PROPERTY OWNER: CHRISTIAN & HELEN OLGAARD
3. ASSESSORS PARCEL NUMBER: 527-09-018
4. EXISTING USE: VACANT
5. EXISTING ZONING: HR-2 1/2 PD
6. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
7. PROPOSED ZONING: HR-2 1/2 PD
8. SITE AREA: 87,475 SQ. FT. (GROSS); DRIVEWAY: 6,797 SQ. FT.; 80,678 SQ. FT. (NET)
9. APPLICANT/DEVELOPER: CHRISTIAN & HELEN OLGAARD
10. CONSULTANTS:
11. WATER SUPPLY: SAN JOSE WATER COMPANY
12. SANITARY SEWER DISPOSAL: WEST VALLEY SANITATION DISTRICT
13. GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC
14. TELEPHONE: FRONTIER COMMUNICATIONS
15. CABLE: XFINITY
16. STORM DRAIN: TOWN OF LOS GATOS
17. FIRE PROTECTION: SANTA CLARA COUNTY FIRE DEPARTMENT
18. DATUM:
19. BASIS OF BEARINGS: BEARINGS AND DISTANCES ON THESE PLANS ARE BASED ON THE "CERTIFICATE OF LOT LINE ADJUSTMENT" DOCUMENT NO. 22956909; DATED MAY 19, 2015. SANTA CLARA COUNTY RECORDER.
20. BENCHMARK INFORMATION: TOPOGRAPHIC SURVEY PROVIDED BY OWNER AND PERFORMED BY OTHERS. PROJECT BENCHMARK SET IN CULDESAC OF SANTELLA COURT A NAIL AND SHINER AT ELEVATION OF 721.01 FEET.

TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS				
TOTAL SITE AREA:	TOTAL SITE AREA DISTURBED: 24,043 SF (INCLUDING CLEARING, GRADING OR EXCAVATING)			
87,475 SF	EXISTING AREA (SF)	PROPOSED AREA (SF)	TOTAL AREA POST-PROJECT (SF)	
	REPLACED	NEW		
IMPERVIOUS AREA	0	0	9835	9835
TOTAL NEW & REPLACED IMPERVIOUS AREA			9835	
PERVIOUS AREA	88,135		0	

TABLE OF PROPOSED EARTHWORK QUANTITIES					
AREA DESCRIPTION	CUT (CY)	MAX CUT HEIGHT (SF)	FILL (CY)	MAX FILL DEPTH (SF)	EXPORT (CY)
HOUSE FOOTPRINT	±771	8.0	0	0	±771
CELLAR	N/A		N/A		
ATTACHED GARAGE	±253	7.9	0	0	±253
ACCESSORY BUILDING	N/A		N/A		
POOL	±189	11.8	0	0	±189
DRIVEWAY / ACCESS	±472	2.6	±121	2.5	±351
LANDSCAPE / OUTDOOR	±663	4	±73	3	±590
TOTAL	±2,348		±194		±2,154

LEGEND

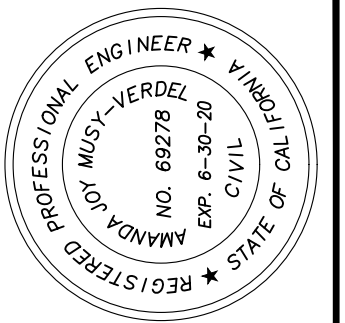


SHEET INDEX

- C1 TOWN NOTES, PROJECT DATA LEGEND & ABBREVIATIONS
- C2 BLUEPRINT FOR A CLEAN BAY SHEET
- C3 EXISTING TOPOGRAPHY PLAN
- C4 SITE PLAN
- C5 DRIVEWAY PLAN & PROFILE
- C6 GRADING & DRAINAGE PLAN
- C7 SECTION AND DETAILS
- C8 EROSION CONTROL / CONSTRUCTION MANAGEMENT PLAN
- C9 FIRE ALTERNATE MEANS OF COMPLIANCE

ABBREVIATIONS

<p>AB AGGREGATE BASE AC ASPHALT CONCRETE AD AREA DRAIN ARV AIR RELEASE VALVE BC BACK OF CURB BFP BACKFLOW PREVENTER BW BOTTOM OF WALL CATV CABLE TELEVISION CB CATCH BASIN CFS CUBIC FEET PER SECOND C/L CENTERLINE CMP CORRUGATED METAL PIPE CO CLEANOUT CY CUBIC YARD DCVA DOUBLE CHECK VALVE ASSEMBLY DI DROP INLET DIA DIAMETER DIP DUCTILE IRON PIPE DWDY DRIVEWAY (E) EAST (EG) EXISTING GRADE ELEC ELECTRICAL EP EDGE OF PATH EVAE EMERGENCY VEHICLE ACCESS EASEMENT EX EXISTING FC FACE OF CURB FDC FIRE DEPARTMENT CONNECTION FF FINISHED FLOOR ELEVATION FG FINISHED GRADE FH FIRE HYDRANT FL FLOW LINE FM FORCED MAIN FS FIRE SERVICE FT FEET</p>	<p>GA GAS GA GAUGE GB GRADE BREAK GM GAS METER GS GAS SERVICE HDPE HIGH-DENSITY POLYETHYLENE HP HIGH POINT IE INGRESS/EGRESS EASEMENT IN INCH INV INVERT ELEVATION LAT LATERAL LG LIP OF GUTTER LP LOW POINT MAX MAXIMUM MH MANHOLE MIN MINIMUM MPH MILES PER HOUR (N) NORTH N.T.S. NOT TO SCALE O.C. ON CENTER O.D. OUTSIDE DIAMETER PAD PAD ELEVATION PCC PORTLAND CEMENT CONCRETE PERF PERFORATED PG&E PACIFIC GAS & ELECTRIC COMPANY PIEE PRIVATE INGRESS/EGRESS EASEMENT PL PROPERTY LINE PR PROPOSED PSDE PRIVATE STORM DRAIN EASEMENT PSE PUBLIC SERVICE EASEMENT PSSE PRIVATE SANITARY SEWER EASEMENT PUE PUBLIC UTILITY EASEMENT PVC POLYVINYL CHLORIDE R RADIIUS</p>	<p>RCP REINFORCED CONCRETE PIPE RIM RIM ELEVATION R/W RIGHT-OF-WAY (S) SOUTH S SLOPE SCC SANTA CLARA COUNTY SCCFD SANTA CLARA COUNTY FIRE DEPARTMENT SD STORM DRAIN SDCO STORM DRAIN CLEANOUT SDE STORM DRAIN EASEMENT SDMH STORM DRAIN MANHOLE SDR STANDARD DIMENSION RATIO SF SQUARE FEET SIWC SAN JOSE WATER COMPANY SS SANITARY SEWER SSCO SANITARY SEWER CLEANOUT SSE SANITARY SEWER EASEMENT SSMH SANITARY SEWER MANHOLE STD STANDARD TC TOP OF CURB TELE TELEPHONE TLG TOWN OF LOS GATOS TW TOP OF WALL TYP TYPICAL VCP VITRIFIED CLAY PIPE (W) WEST W WATER WM WATER METER WS WATER SERVICE WV WATER VALVE WVSD WEST VALLEY SANITATION DISTRICT XING CROSSING</p>
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LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
TOWN NOTES, PROJECT DATA, LEGEND & ABBREVIATIONS

ARCHITECTURE AND SITE APPLICATION NO. S-24-XX
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

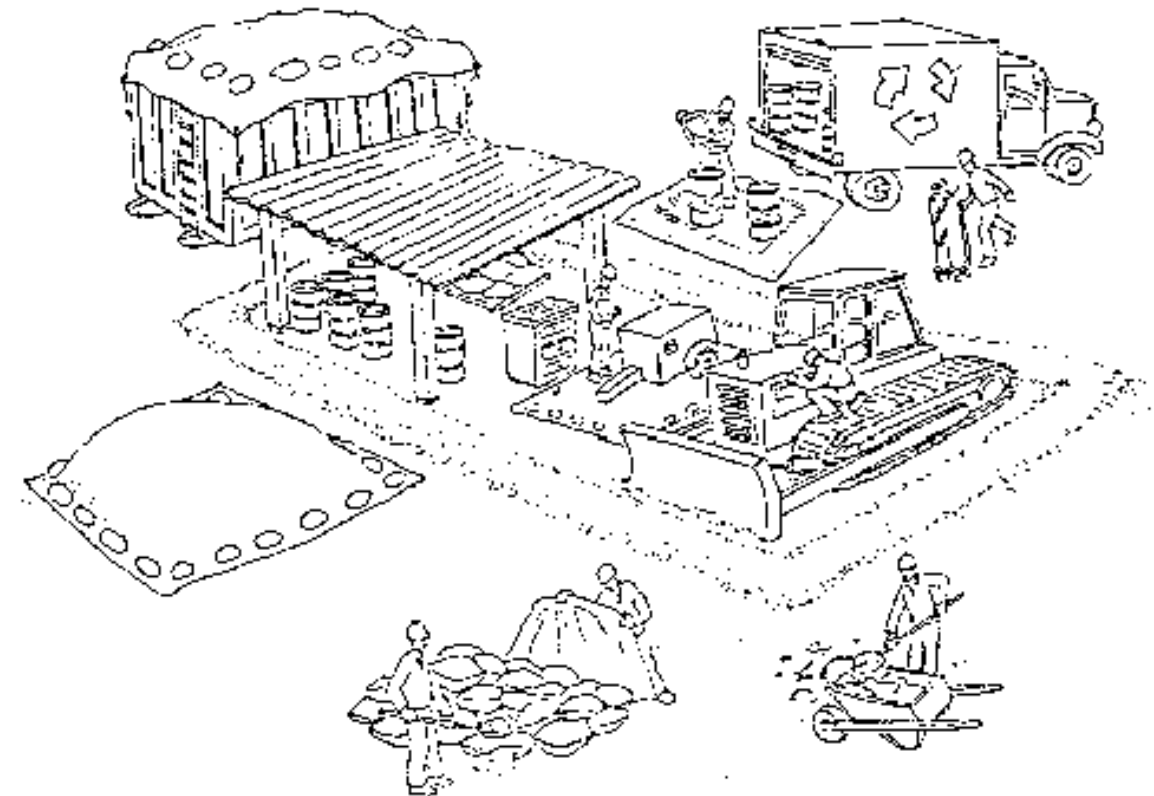
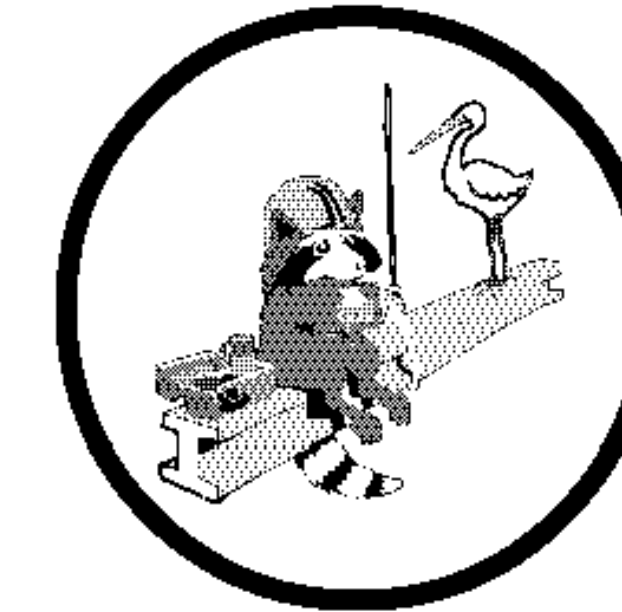
HANNA BRUNETTI
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CONSTRUCTION MANAGERS
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DATE	BY	REVISIONS

Pollution Prevention — It's Part of the Plan

Make sure your crews and subs do the job right!

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



Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

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

Spill prevention and control

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

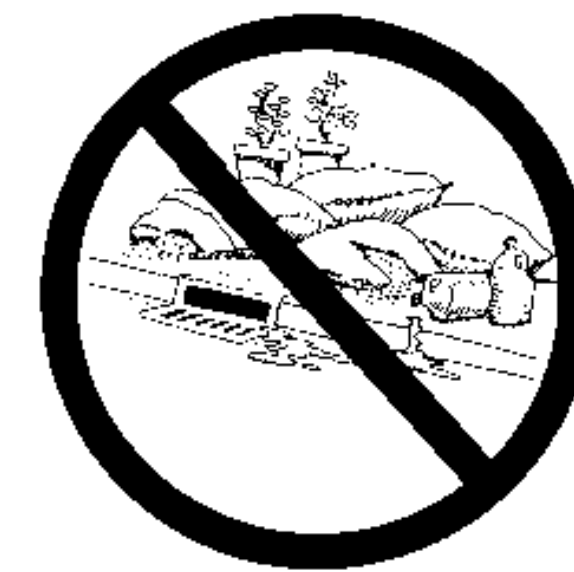
Vehicle and equipment maintenance & cleaning

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



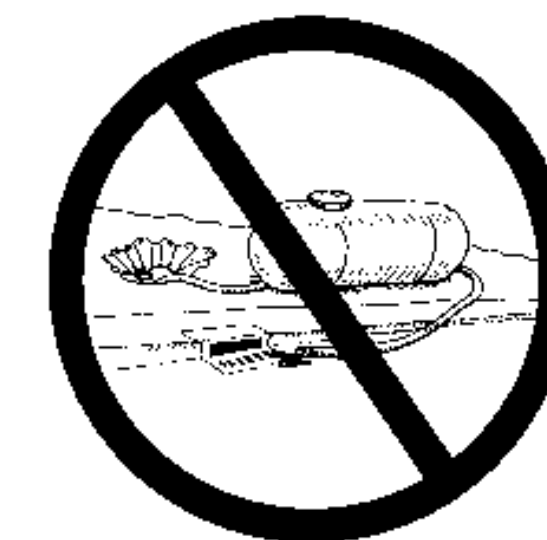
Earthwork & contaminated soils

- ✓ 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.

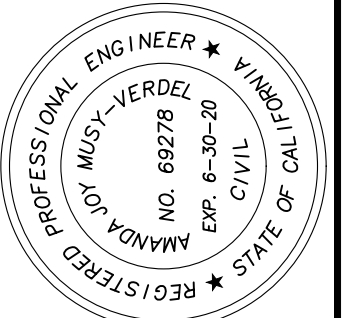


Painting

- ✓ 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.



CONTRACTOR AGREES TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ASSUME ALL RISK AND COMPLETE RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ASSUME ALL RISK AND COMPLETE RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.



DATE:	JANUARY 31, 2024
SCALE:	NONE
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ENGR:	AM
PROJECT NO.:	18080

LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
BLUEPRINT FOR A CLEAN BAY
A REPERMITS PREPARED BY HANNA BRUNETTI UNDER CONTRACT TO THE TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

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

CONTRACTOR AGREES THAT THE SHOWN ASSUMPTIONS, USES AND COMPLETE RESPONSIBILITY FOR THE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF ALL WORK ON THIS PROJECT, INCLUDING THE PERFORMANCE OF ALL WORK ON THIS PROJECT, INCLUDING THE PERFORMANCE OF ALL WORK ON THIS PROJECT, INCLUDING THE PERFORMANCE OF ALL WORK ON THIS PROJECT.

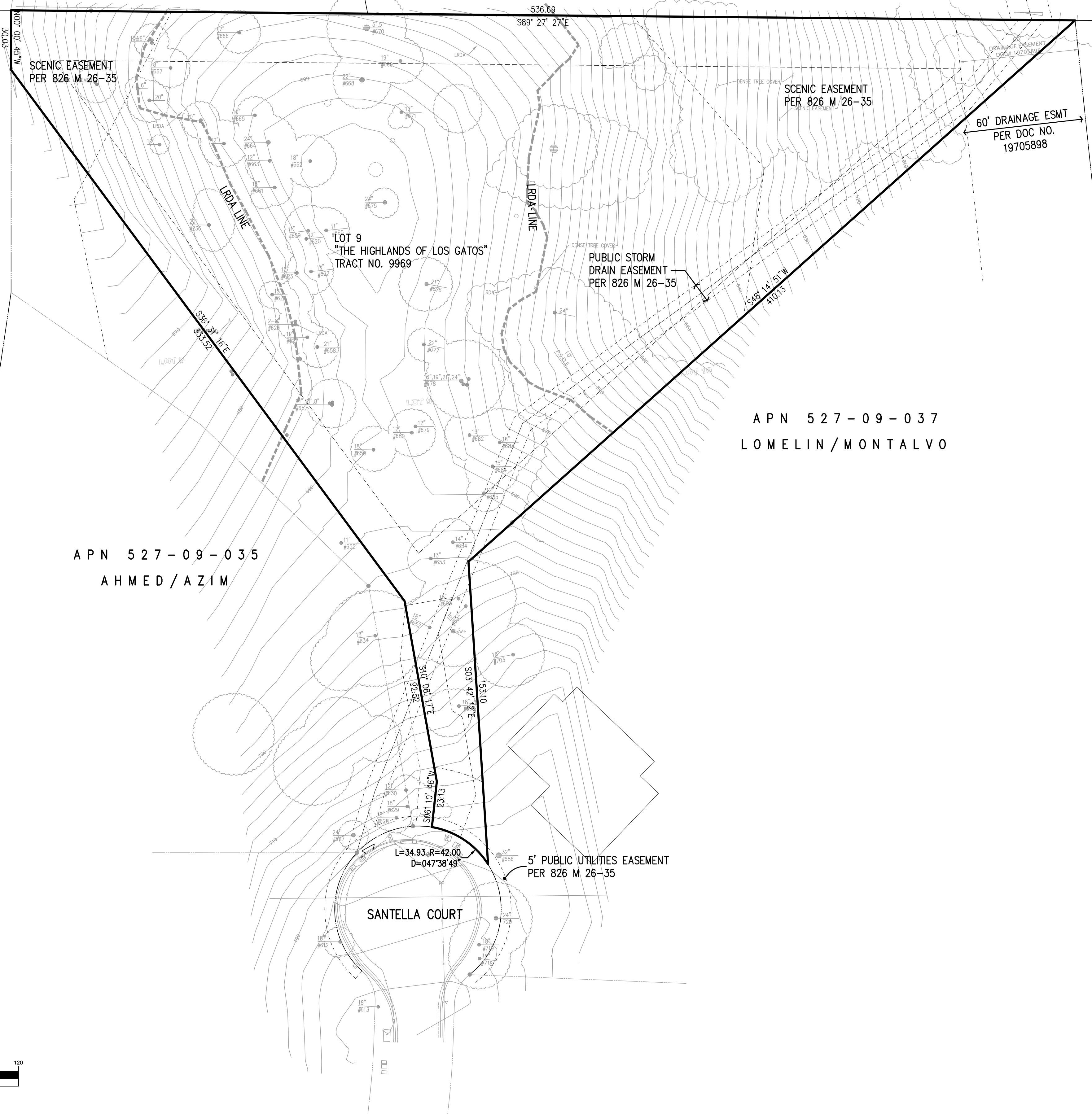
APN 527-09-013
MAYER

APN 527-11-009
MOFFAT

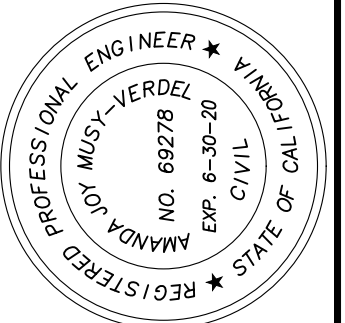
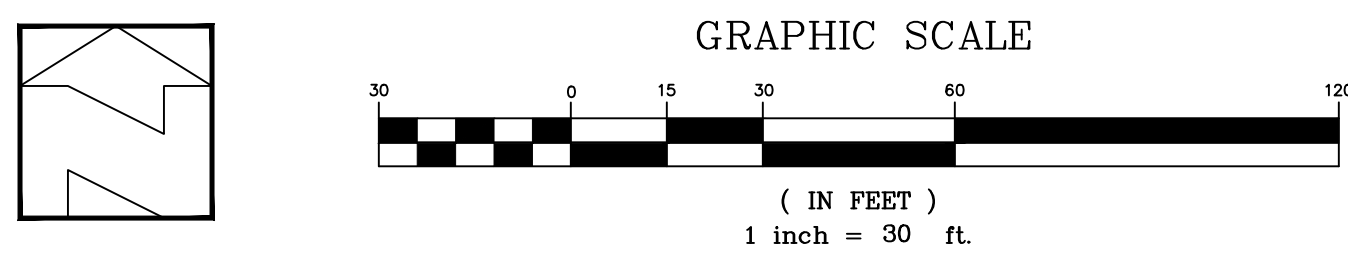
APN 527-11-008
RUSSELL

APN 527-09-035
AHMED/AZIM

APN 527-09-037
LOMELIN/MONTALVO



PRELIMINARY PLANS
NOT FOR CONSTRUCTION



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LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
EXISTING TOPOGRAPHY
ARCHITECTURE AND SITE APPLICATION NO S-24-XX
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

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REVISIONS	BY	DATE

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE ACCURACY OF ALL INFORMATION AND DATA PROVIDED TO HIM BY ANY SOURCE AND FOR THE COMPLETION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND THE ENGINEERING OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, AND ELECTRICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF HIS OBLIGATIONS UNDER THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF HIS OBLIGATIONS UNDER THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF HIS OBLIGATIONS UNDER THIS CONTRACT.

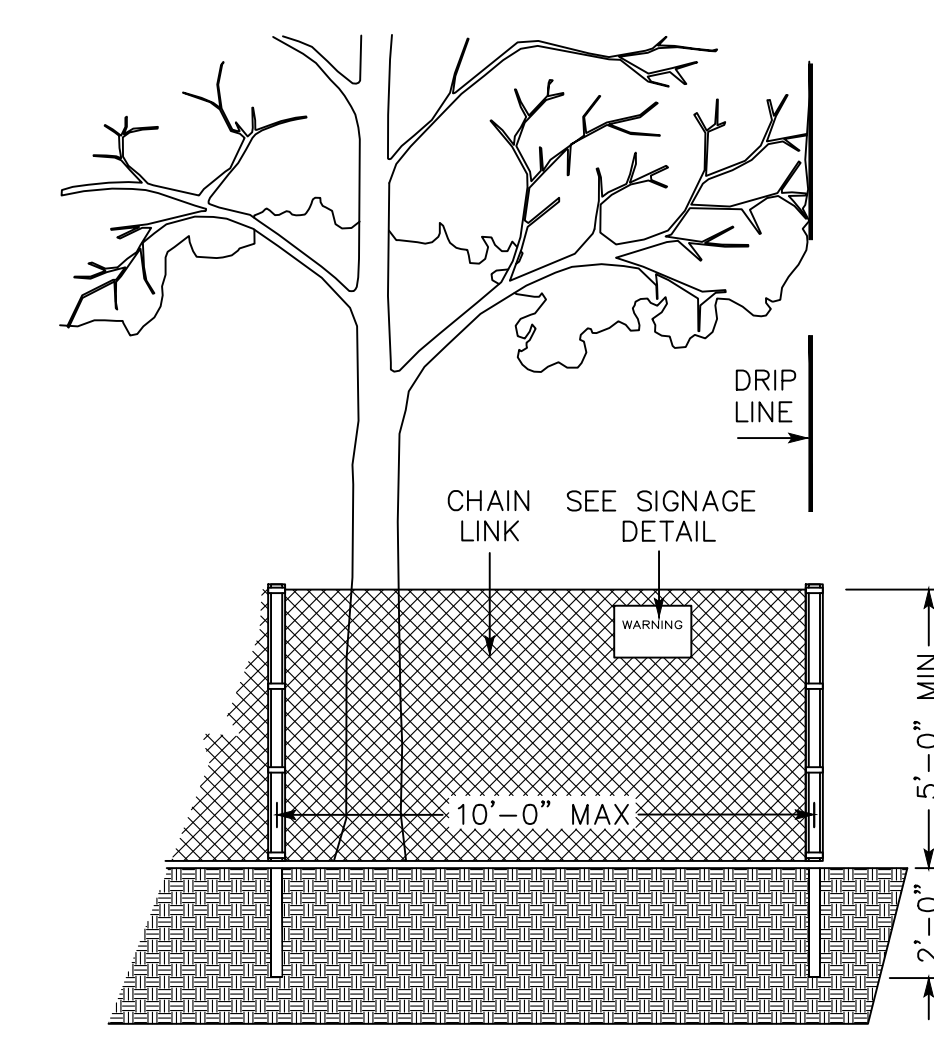
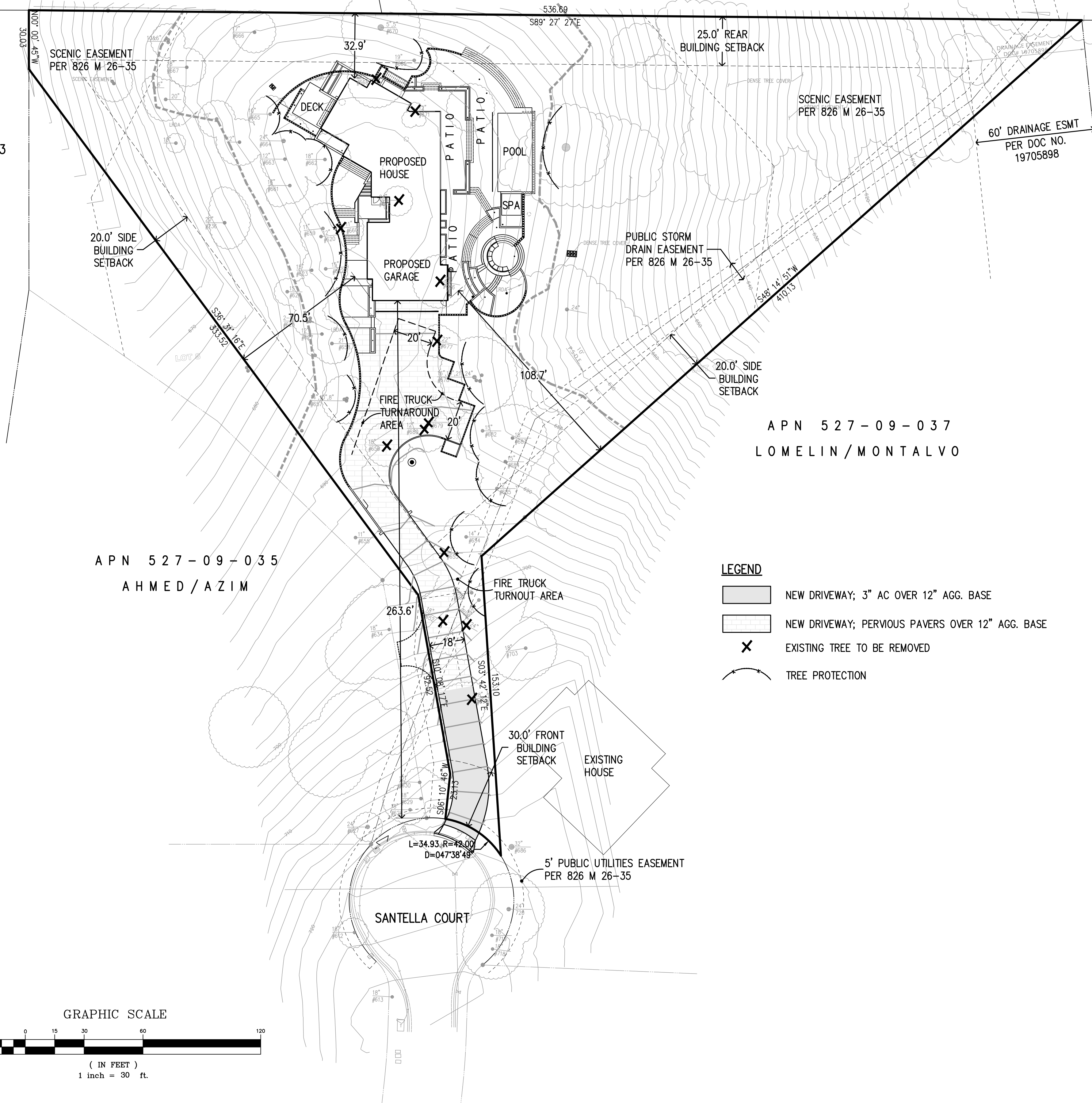
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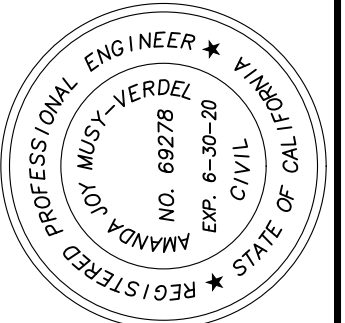
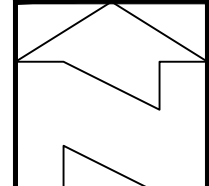
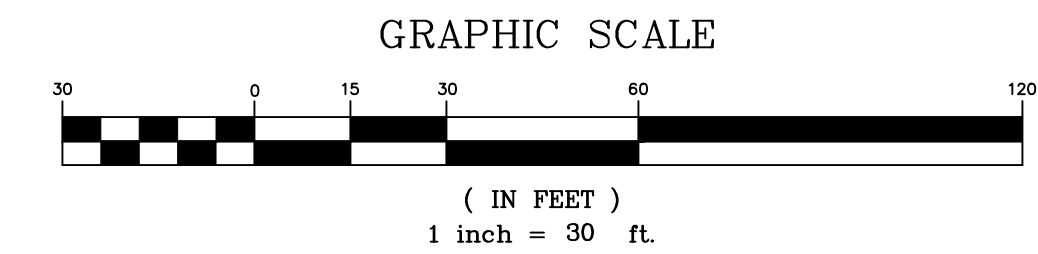
APN 527-09-037
LOMELIN/MONTALVO



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; 3" AC OVER 12" AGG. BASE
 - NEW DRIVEWAY; PERVIOUS PAVERS OVER 12" AGG. BASE
 - EXISTING TREE TO BE REMOVED
 - TREE PROTECTION



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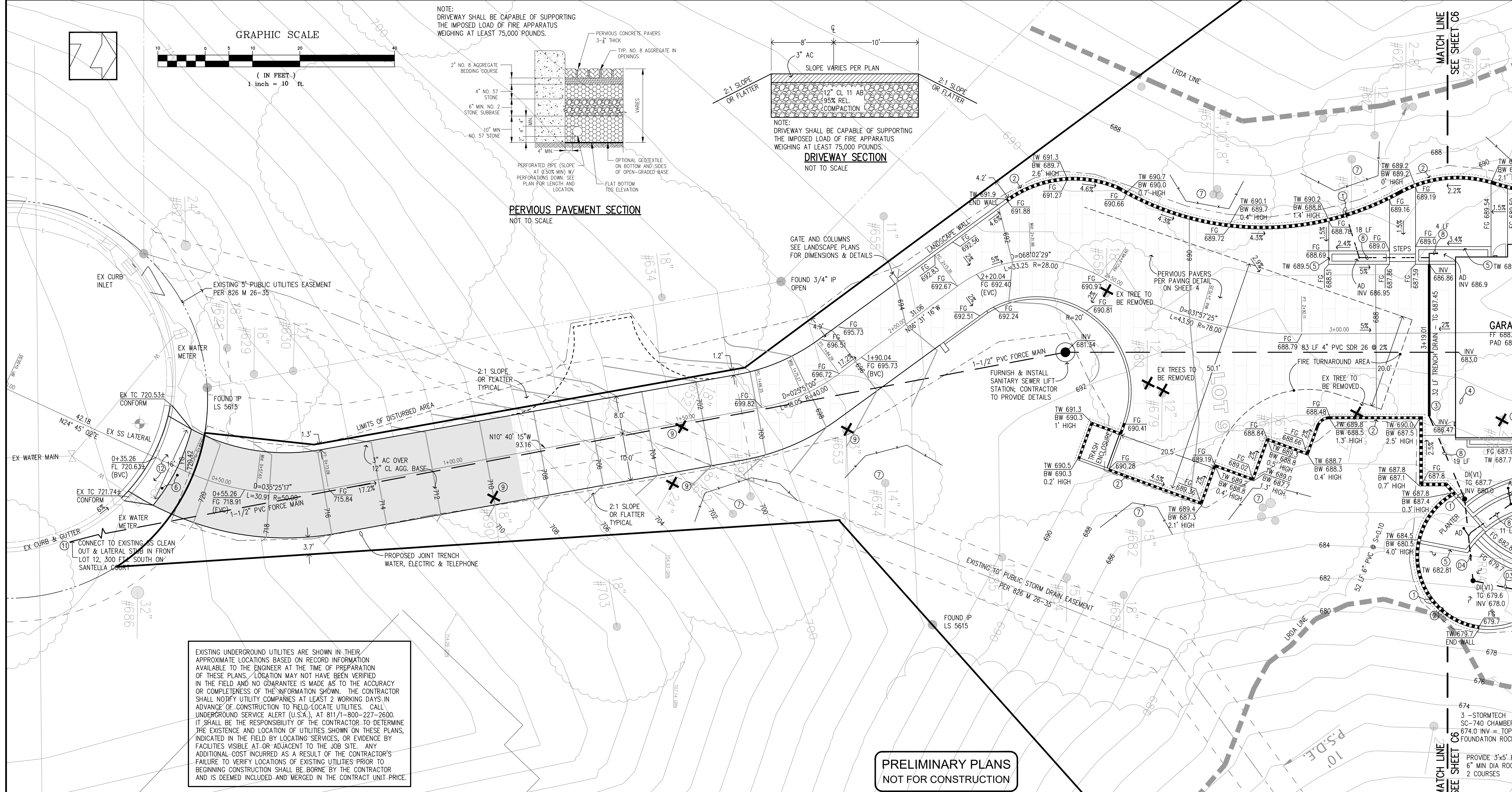
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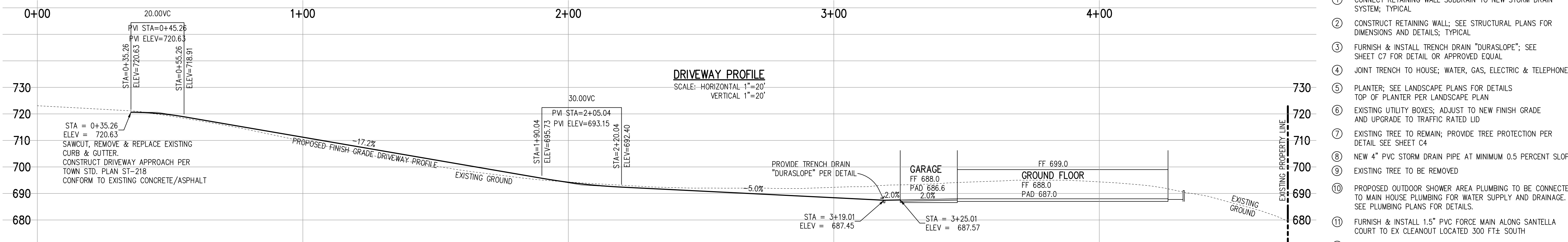
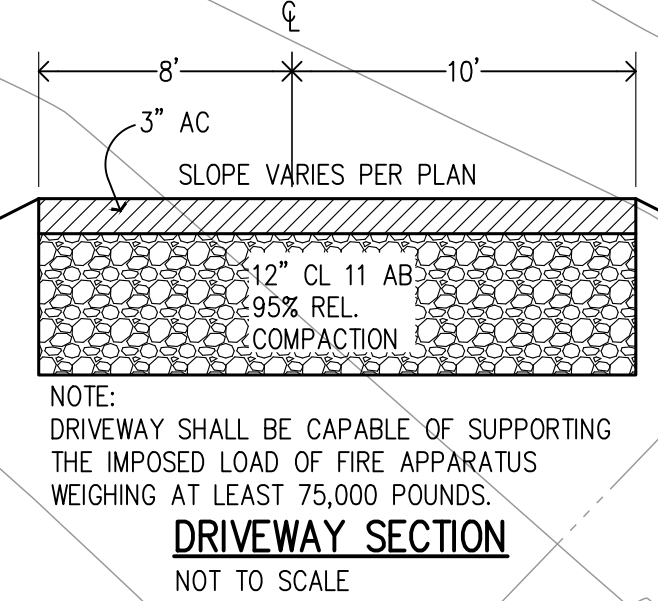
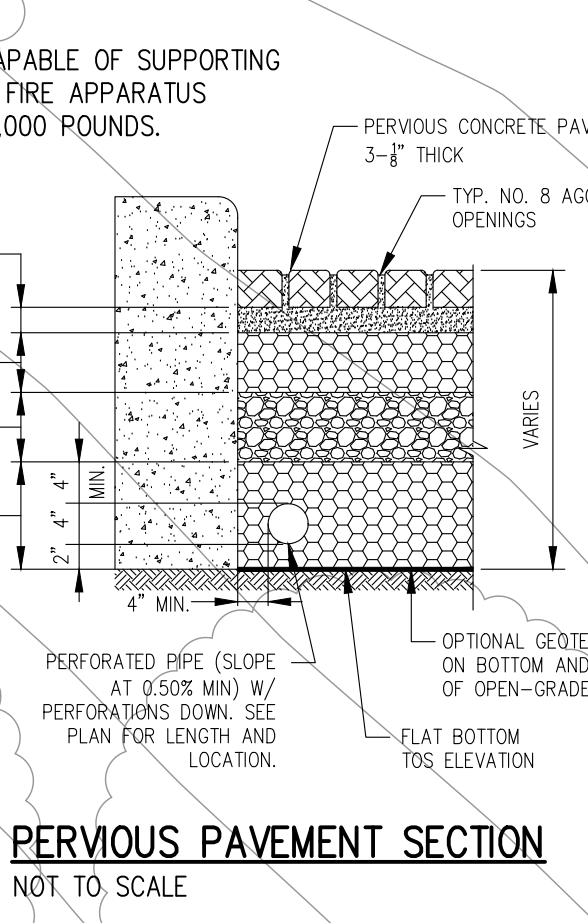
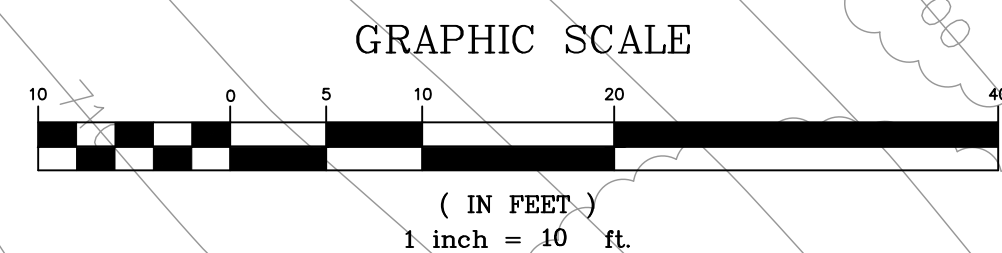
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CONTRACTOR AGREES THAT THE ASSUMED GRADE AND COMPLETE RESPONSIBILITY FOR THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF WORK ON THIS PROJECT, INCLUDING THE SAFETY OF PERSONS AND PROPERTY, AND THE SAFETY OF THE PROJECT, INCLUDING THE SAFETY OF PERSONS AND PROPERTY.

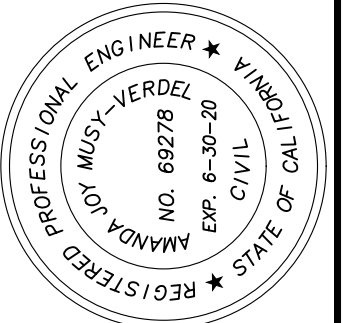


EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. 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.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



- 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
 - ⑦ EXISTING TREE TO REMAIN; PROVIDE TREE PROTECTION PER DETAIL SEE SHEET C4
 - ⑧ NEW 4" PVC STORM DRAIN PIPE AT MINIMUM 0.5 PERCENT SLOPE
 - ⑨ EXISTING TREE TO BE REMOVED
 - ⑩ PROPOSED OUTDOOR SHOWER AREA PLUMBING TO BE CONNECTED TO MAIN HOUSE PLUMBING FOR WATER SUPPLY AND DRAINAGE. SEE PLUMBING PLANS FOR DETAILS.
 - ⑪ FURNISH & INSTALL 1.5" PVC FORCE MAIN ALONG SANTELLA COURT TO EX CLEANOUT LOCATED 300 FT± SOUTH
 - ⑫ 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.

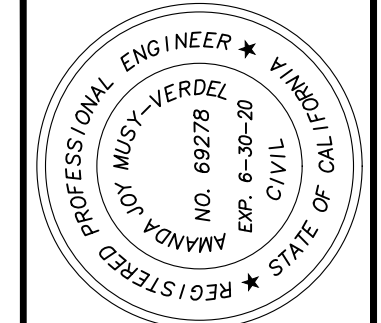


DATE: JANUARY 31, 2024
SCALE: 1"=10'
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 18080

LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
DRIVEWAY PLAN & PROFILE
ARCHITECTURE AND SITE APPLICATION NO S-24-XX
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

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

DATE	BY	REVISIONS



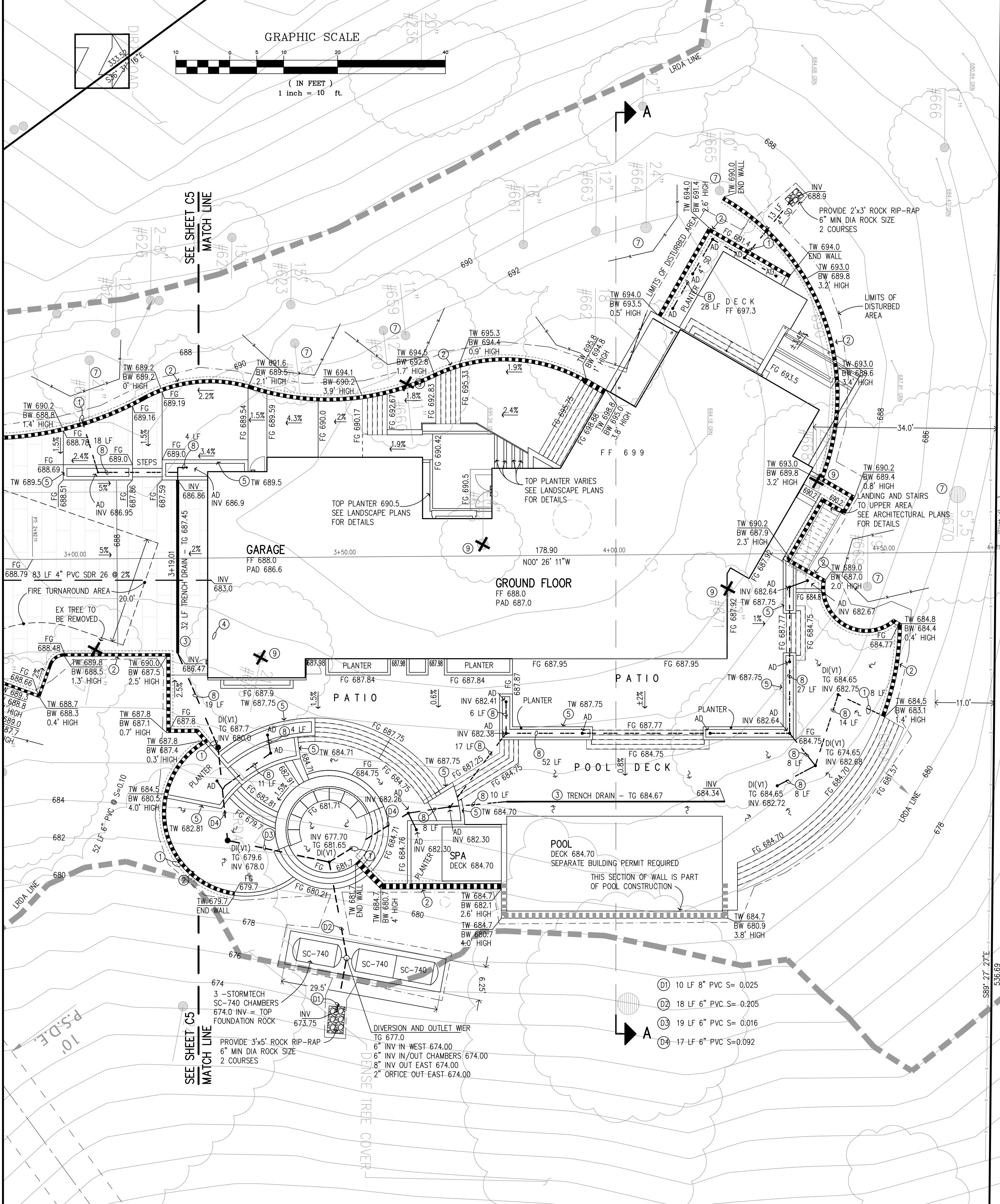
DATE: JANUARY 31, 2024
 SCALE: 1"=10'
 DESIGN: AM
 DRAWN: TM
 CHECK: XX
 ENGR: AM
 PROJECT NO.: 18080

LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
GRADING & DRAINAGE PLAN
 ARCHITECTURE AND SITE APPLICATION NO S-24-XX
 TOWN OF LOS GATOS
 PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI
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REVISIONS	DATE

SHEET C6 OF 9



Slope Density of Proposed Developed Area

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

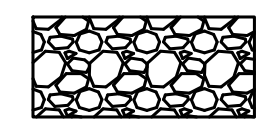


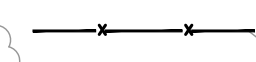
S = the slope density
 l = the contour interval in feet = 1 ft
 L = the sum length of contour lines in feet = 25,080
 A = the area in acres = 1.85

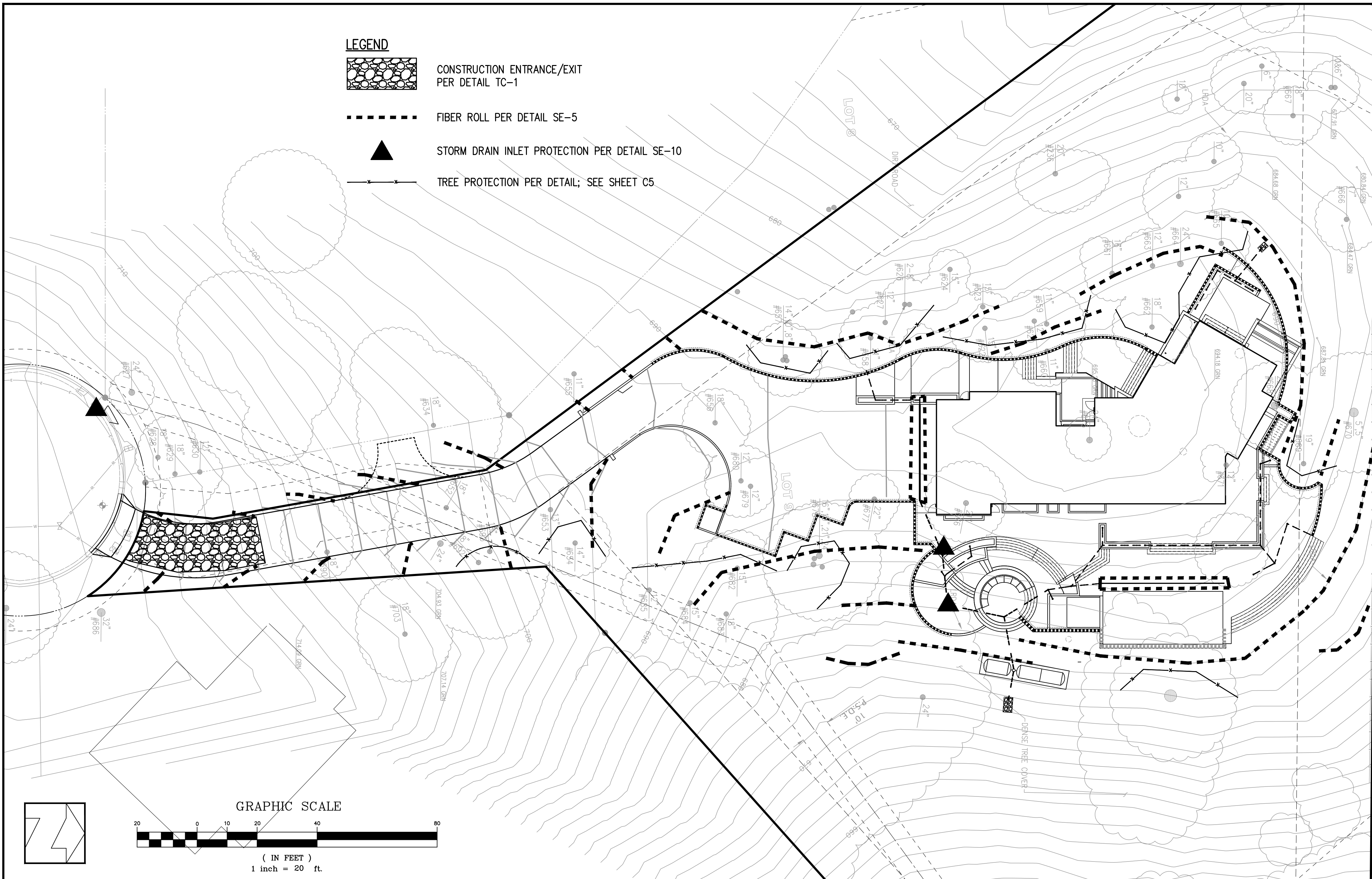
$$S = \frac{0.0023 (1 \times 25080)}{1.85} = 31.18\%$$

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE CONTINUOUS AND NOT LIMITED TO NORMAL WORKING HOURS. AND THAT THE CONTRACTOR SHALL MAINTAIN, INSURE AND HOLD THE OWNER HARMLESS FROM AND ALL LIABILITY, INCLUDING THE COST OF DEFENSE, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, INCLUDING THE COST OF DEFENSE, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

LEGEND

-  CONSTRUCTION ENTRANCE/EXIT PER DETAIL TC-1
-  FIBER ROLL PER DETAIL SE-5
-  STORM DRAIN INLET PROTECTION PER DETAIL SE-10
-  TREE PROTECTION PER DETAIL; SEE SHEET C5

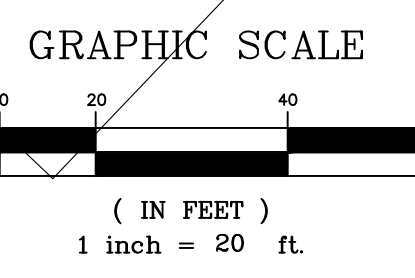


EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.
12. 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 DESILTING METHODS, SUBJECT TO APPROVAL BY THE COUNTY INSPECTOR.
13. IF THESE EROSION CONTROL MEASURES PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

HYDROSEED TABLE

ITEM	LBS/ACRE
COMMON BARLEY	45
ANNUAL RYEGRASS	45
CRIMSON CLOVER	10
FERTILIZER 7-2-3	400
FIBER MULCH	2000
TACKIFIER	100




PROJECT SIZE	CRUSHED ROCK	LENGTH OF ATB
≤ 1/4 ACRE	30	0
≤ 1 ACRE	50	0
< 3 ACRE	100	0
> 3 ACRE	100	50

DI PROTECTION TYPE 1
NOT TO SCALE

NOTES:

- 1 SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE RIFLED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL. A MOUNTABLE BERM WITH CURBS SHALL BE PERMITTED.
- 2 MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC ALL SEDIMENT SHALL BE PROPERLY WASHED OR TRAPPED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY. PROPERLY WASHED OR TRAPPED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
- 3 WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS USED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- 4 PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

APPROVED BY:  DATE: NOVEMBER 2010
TOWN ENGINEER
STABILIZED CONSTRUCTION ENTRANCE
ST-250

SE-10 Storm Drain Inlet Protection

DI PROTECTION TYPE 3
NOT TO SCALE

NOTES:

- 1 For use in areas where grading has been completed and final soil stabilization and seeding are pending
- 2 Not applicable in paved areas
- 3 Not applicable with concentrated flows.

SE-5 Storm Drain Inlet Protection

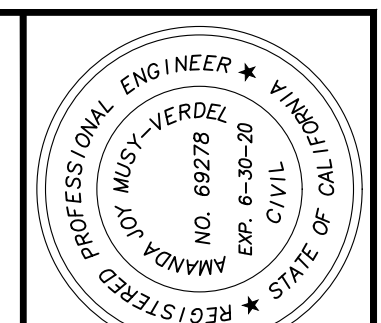
DI PROTECTION TYPE 3
NOT TO SCALE

NOTES:

- 1 Intended for short-term use
- 2 Use to inhibit non-storm water flow
- 3 Allow for proper maintenance and cleanup
- 4 Bags must be removed after adjacent operation is completed
- 5 Not applicable in areas with high silts and clays without filter fabric.

Fiber Rolls

ENTRENCHMENT DETAIL
N.T.S.



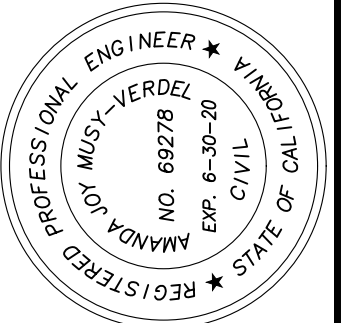
DATE: JANUARY 31, 2024
SCALE: 1"=20'
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 18080

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

LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
EROSION CONTROL/CONSTRUCTION MANAGEMENT PLAN
ARCHITECTURE AND SITE APPLICATION NO S-24-XX
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

REVISIONS	DATE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



DATE: JANUARY 31, 2024
 SCALE: 1"=20'
 DESIGN: AM
 DRAWN: TM
 CHECK: XX
 ENCR: AM
 PROJECT NO.: 18080

LANDS OF OLGAARD
15365 SANTELLA COURT - APN 527-09-018
FIRE ALTERNATE MEANS OF COMPLIANCE
 ARCHITECTURE AND SITE APPLICATION NO S-24-XX
 PARKS AND PUBLIC WORKS DEPARTMENT
 TOWN OF LOS GATOS

HANNA-BRUNETTI
 EST. 1970
 CIVIL ENGINEERS • LAND SURVEYORS
 CONSTRUCTION MANAGERS
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 OFFICE (408) 842-2173 • FAX (408) 842-2662
 EMAIL: ENGINEERING@HANNABRUNETTI.COM

REVISIONS	BY	DATE

SHEET C9 OF 9

SANTA CLARA COUNTY FIRE DEPARTMENT
 14700 Winchester Blvd., Los Gatos, CA 95032-1818
 (408) 378-4010 (408) 378-9342 (fax) www.sccfd.org

23-4497

APPLICATION FOR USE OF ALTERNATE MATERIALS, METHODS OF CONSTRUCTION, OR MODIFICATION OF CODE

Project Address: 15365 Santella Ct, Los Gatos

Applicant's Name: Christian and Helen Olgaard

Applicant's Address: 21355 Saratoga Hills Rd, Saratoga Suite

Telephone: (408) 505-7715 Fax:

The applicant hereby requests the following:

Use of Alternate Materials or Method of Construction
 Alternate Means of Compliance with PRC 4290
 Modification of Code

Codes Affected:
 Building Code
 Fire Code
 Mechanical Code
 Electrical Code
 Other: CA Public Resources Code

Specific section(s) of the code involved: PRC 4290 Widths, Radius, Dead-End Roads, & Turnarounds

Brief description of the request: Request to approve existing secondary access road, and proposed driveway turnaround configuration as AMMR.

The Building and Fire Official must evaluate information that the material(s), method of work, and/or modification is equal to the intent of the code in strength, effect, fire-resistance, durability, safety, etc.

Organized as the Santa Clara County Central Fire Protection District
 Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga

SANTA CLARA COUNTY FIRE DEPARTMENT
 14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-1010 | www.sccfd.org

PLAN REVIEW COMMENTS

PLAN REVIEW NO. 23 4497

Plans and Scope of Review:
 This project shall comply with the following:
 The California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the Town of Los Gatos Town Code (LGTC), California Code of Regulations (CCR) and Health & Safety Code.

The scope of this project includes the following:
 Request for exception to fire safe regulations applicable to a proposed new 8,196 SF one-story single family residence with basement and attached garage.

Plan Status:
 The Exception Request, per 14 CCR § 1270.06 is **APPROVED**, subject to compliance with the following:

Plan Review Comments:
Discussion: The subject parcel is located within the Very High Fire Hazard Severity Zone of the Local Responsibility Area (LRA), and is subject to the requirements of the Fire Safe Regulations, per 14 CCR § 1270.02. This application proposes to use an existing recorded Emergency Vehicle Access Easement (EVAE) from Shady Lane to Shannon Road as a secondary access road. The EVAE connects the project site to Shannon Road. Per review of a separate application, the easement is recorded under Tract Map No. 9969 as an Emergency Vehicle Access Easement. The EVAE shows that there are no slopes in excess of 20%, but there are some areas that are less than 20" in width. The road serving as secondary access is being proposed as a one-way road (14 CCR § 1273.01) in demonstration of same practical effect. Another exception request utilizing the same one-way road was previously approved PC 22-3957 and will have new street signs installed.

1. The verbiage of the street signs for the EVAE from other project PC 22-3957 is not approved as presented and shall be refined during the building permit application through consultation with the Santa Clara County Fire Department.

2. The proposed one-way street signs shall be installed on each end of the EVAE.

CITY	PLANS	SPECS	NEW	REVISIONS	OCCUPANCY	CONSTR. TYPE	Applicant Name	DATE	PAGE
LGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Christian And Helen Olgaard		1 of 2

NAME OF PROJECT: Residential Construction
 PROJECT TYPE OR SYSTEM: Exception Request - PRC-4290

LOCATION: 15365 Santella Court Los Gatos

BY: Ip, Kenny

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.

SANTA CLARA COUNTY FIRE DEPARTMENT
 14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-1010 | www.sccfd.org

PLAN REVIEW COMMENTS

PLAN REVIEW NO. 23 4497

3. A copy of the Exception Request application form, with approval signature shall be made part of the planning and building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

CITY	PLANS	SPECS	NEW	REVISIONS	OCCUPANCY	CONSTR. TYPE	Applicant Name	DATE	PAGE
LGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Christian And Helen Olgaard		2 of 2

NAME OF PROJECT: Residential Construction
 PROJECT TYPE OR SYSTEM: Exception Request - PRC-4290

LOCATION: 15365 Santella Court Los Gatos

BY: Ip, Kenny

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.

Please complete the following information as applicable to support your request. Use additional paper if necessary.

1. Quality: Per PRG 4290, all access roads shall meet the minimum required width of 20', grades shall not exceed 20%, and shall not have a horizontal radius of less than 50'. Turnarounds are required on dead-end roads and the minimum turning radius of the turnaround shall be 40' or a 60'x20' hammerhead/ "T".

2. Strength

3. Effectiveness: The primary fire department access road is from Shady Lane. This route, 24' across with no slope over 20%, meets all code requirements. Construction plans were approved by the Town of Los Gatos per tract 9969 and currently serves as the primary access for the Highlands Community with 17 existing homes.

4. Fire Resistance: The proposed secondary access route connects Shannon Road by an auxiliary access one way road crossing Gum Tree Ln and Rock Ridge Rd. The minimum width across is 15 ft with a max slope of 19.8%. This connection to Shannon Rd creates a looped road with Shady Lane, the primary access road. The length from the dead end at Shannon and Shady to the end of Santella Ct is 951 ft, which is within the allowed limit of 1320 ft.

5. Durability:

6. Safety: The driveway will be 15-18 feet in width and end in a SCC Fire turnaround B. The 60'x20' "T" turn around will not fit between the existing trees and is short by 4 ft.

Additional evidence of

Applicant Signature: _____ Date: _____

The above application has been reviewed and has been:

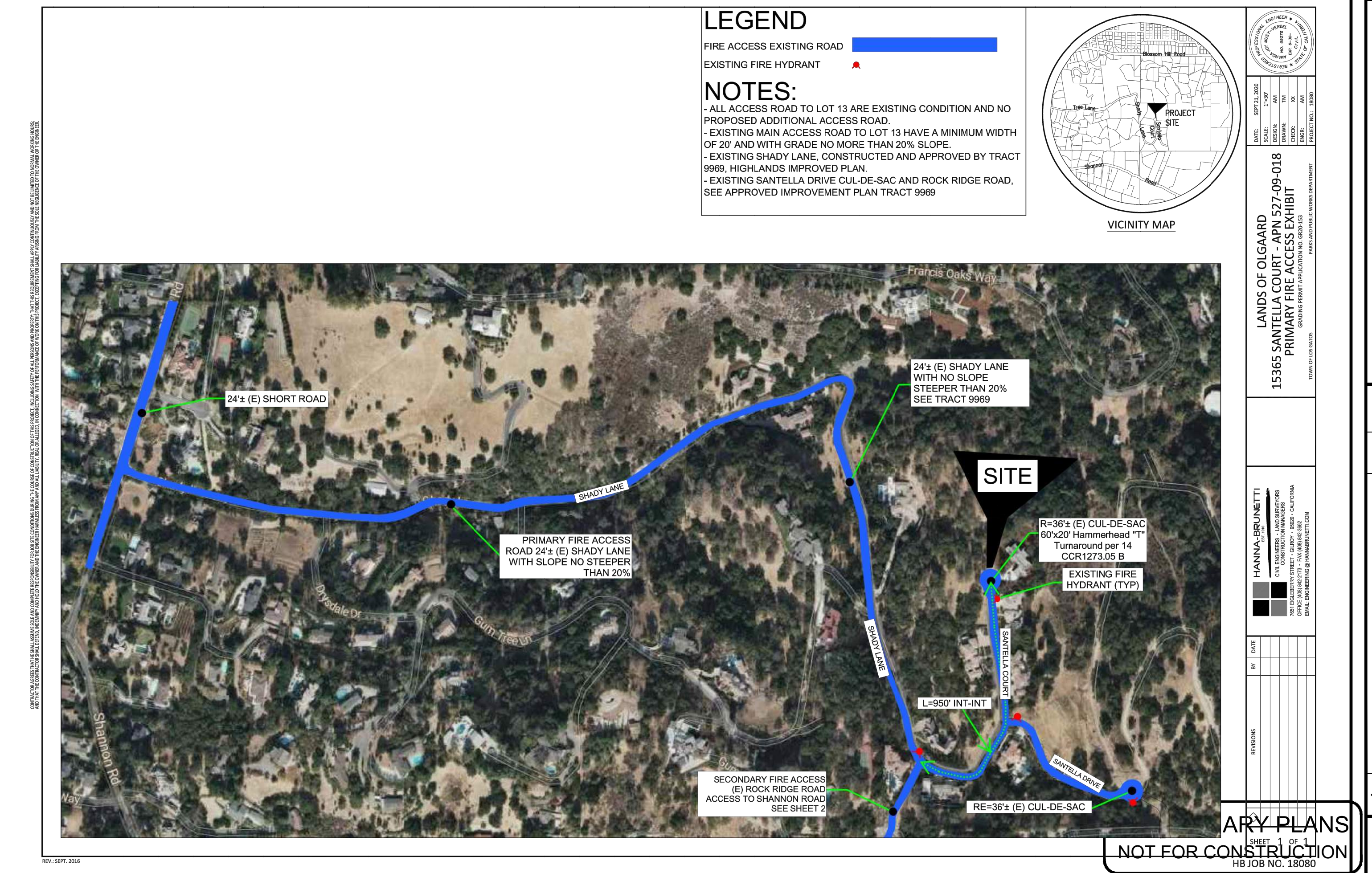
ACCEPTED REJECTED

Signature: _____ Date: _____

Fire Official: *[Signature]* (FOR DC ESTRADA) Date: 12/12/23

Building Official: _____ Date: _____

Alternative materials to 12.31.14



CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE CONTINUOUS AND NOT LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE CONTINUOUS AND NOT LIMITED TO NORMAL WORKING HOURS.

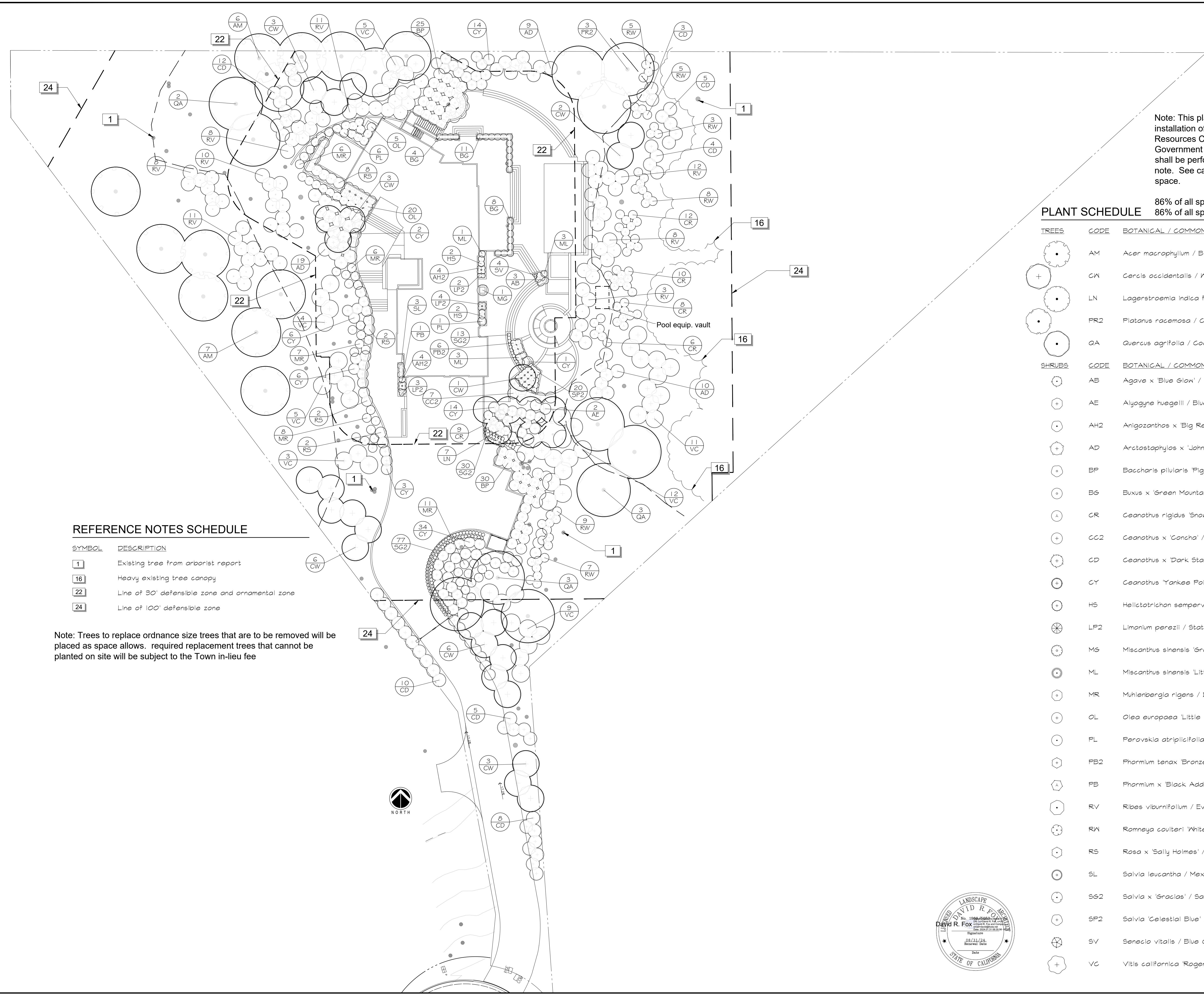
REVISIONS	BY

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

Planting Plan
WUI Plan and Notes

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

Date 1-31-24
 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

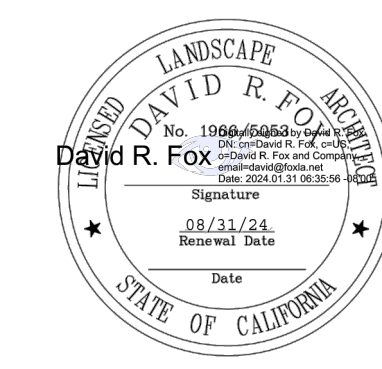
PLANT SCHEDULE

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 'Pavilion' / Natchez' Multi / Grape Myrtle	36"box	7
	PR2	Platanus racemosa / California Sycamore	15 gal	3
	QA	Quercus agrifolia / Coast Live Oak	36"box	8
	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
	B6	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
	PB2	Phormium tenax 'Bronze Baby' / Bronze Baby New Zealand Flax	1 gal	6
	PB	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
	SS2	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
	Existing tree from arborist report
	Heavy existing tree canopy
	Line of 30' defensible zone and ornamental zone
	Line of 100' defensible zone

Note: Trees to replace ornance 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



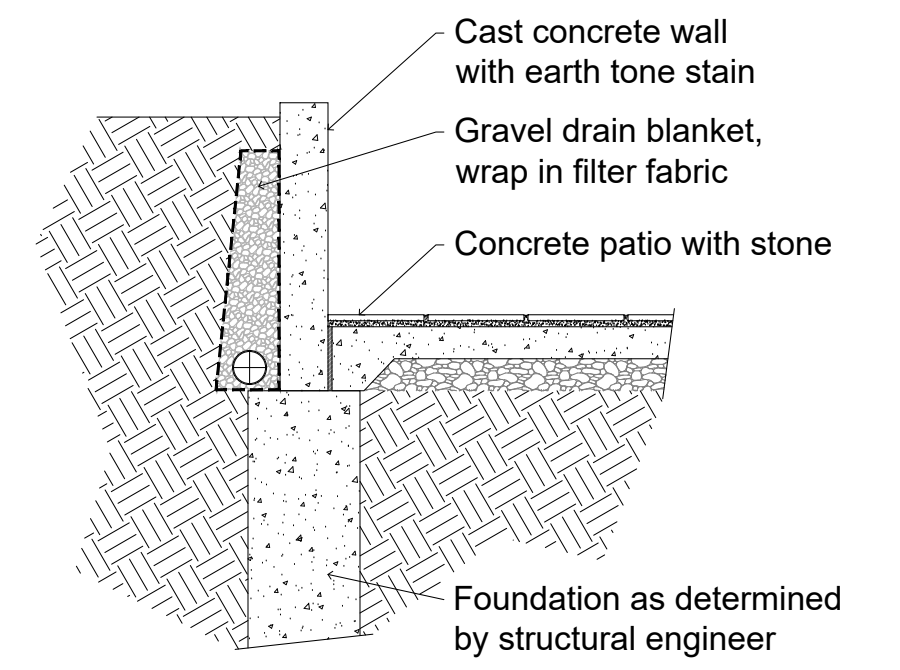


REFERENCE NOTES SCHEDULE

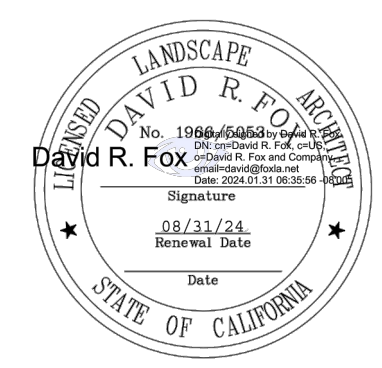
SYMBOL	DESCRIPTION
9	3" AC over 12" agg. base
10	PerVIOUS pavers over 12" agg. base
18	Approximate entrance to lot B driveway
21	Automatic entry gates
23	Entry gate setback - 170'
25	Asphalt drive transitions to 16' wide after entry to adjacent residence
26	Concrete patios with stone
27	Planter wall, typical all walls. See detail this sheet
28	Permeable paving in hatched area to reduce impervious surface, i.e. EGO 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**
 1/2" = 1'-0"
 DETAIL-FILE



REVISIONS	BY

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 408-761-0212 phone
 david@drfox.net

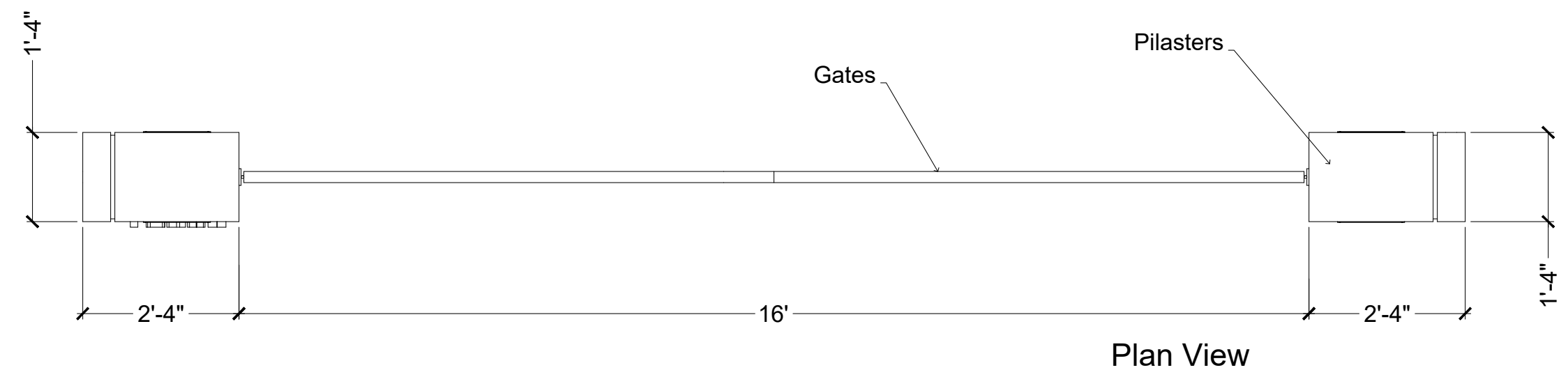
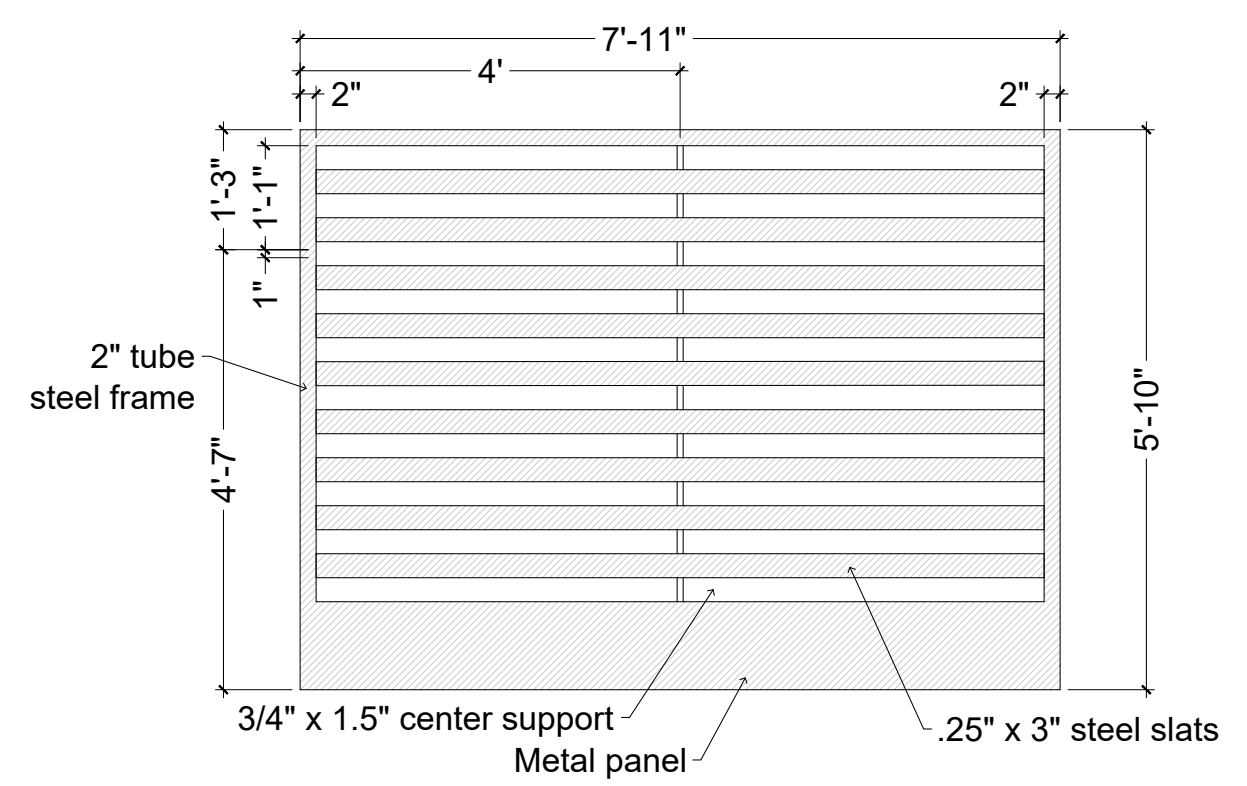
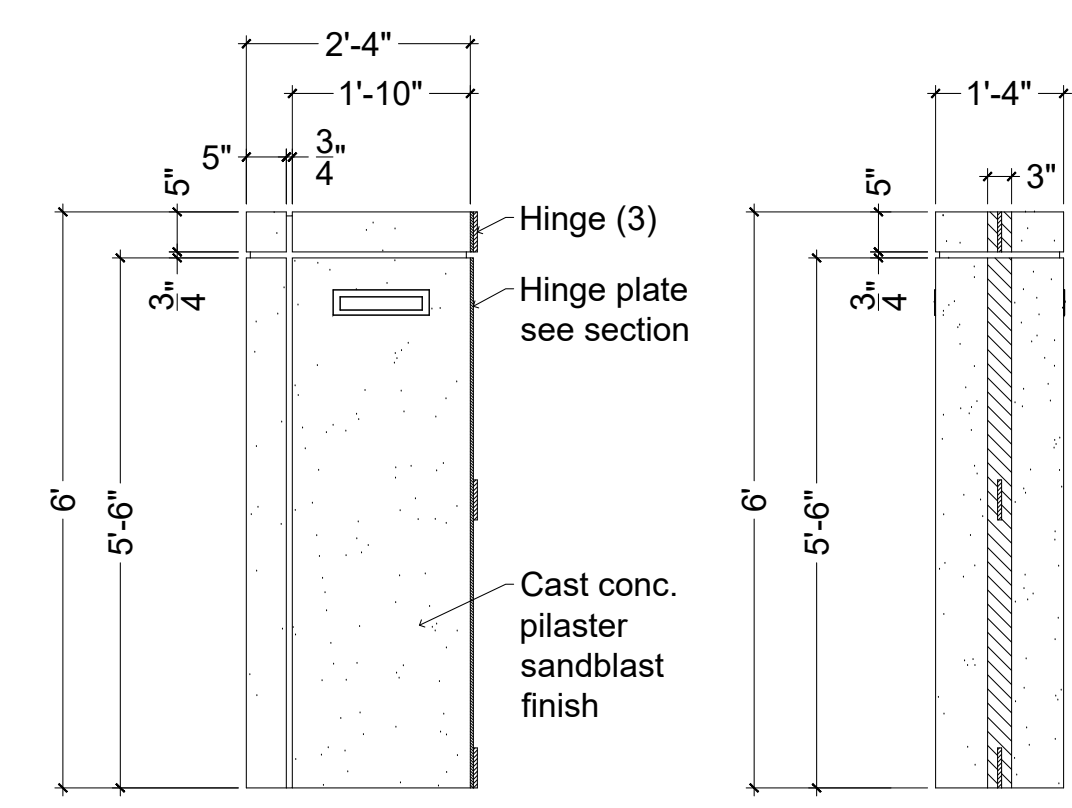
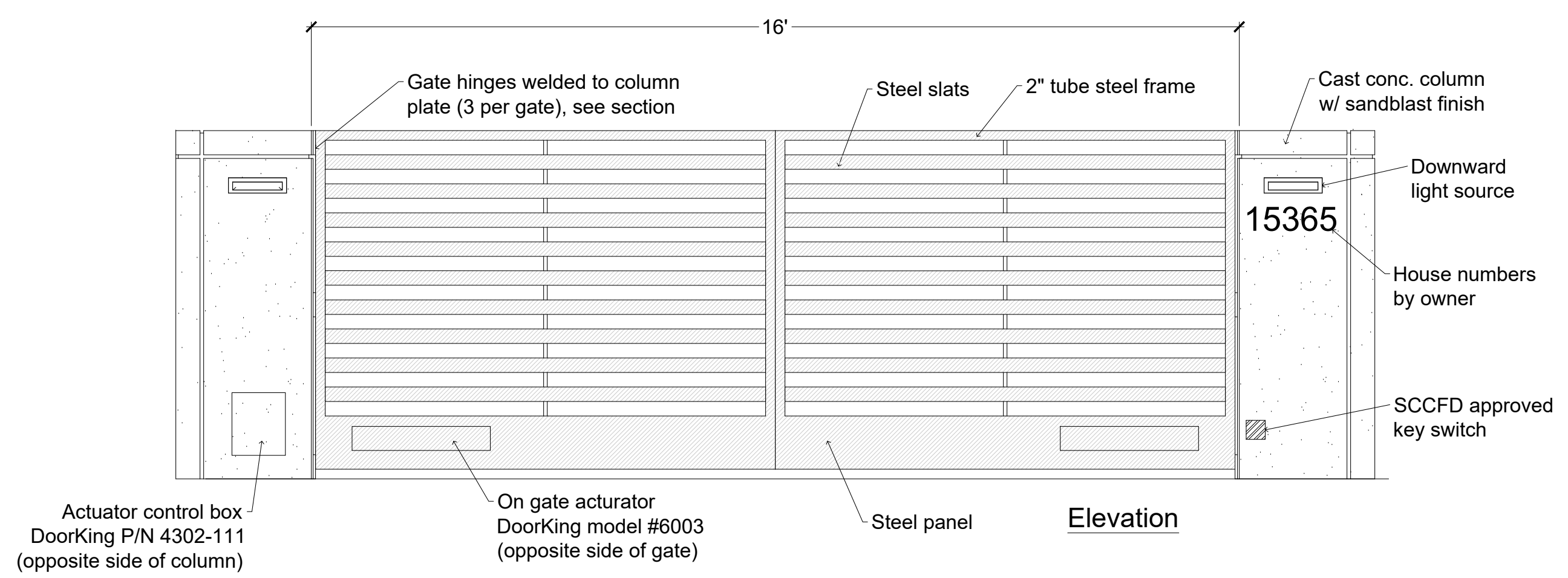
Perimeter Fence and Details
Planter Wall Detail

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

Date 1-31-24
 Scale 1"=20'-0"
 Drawn DRF
 Job Olgaard
 Sheet **L2.0**
 Of Sheets

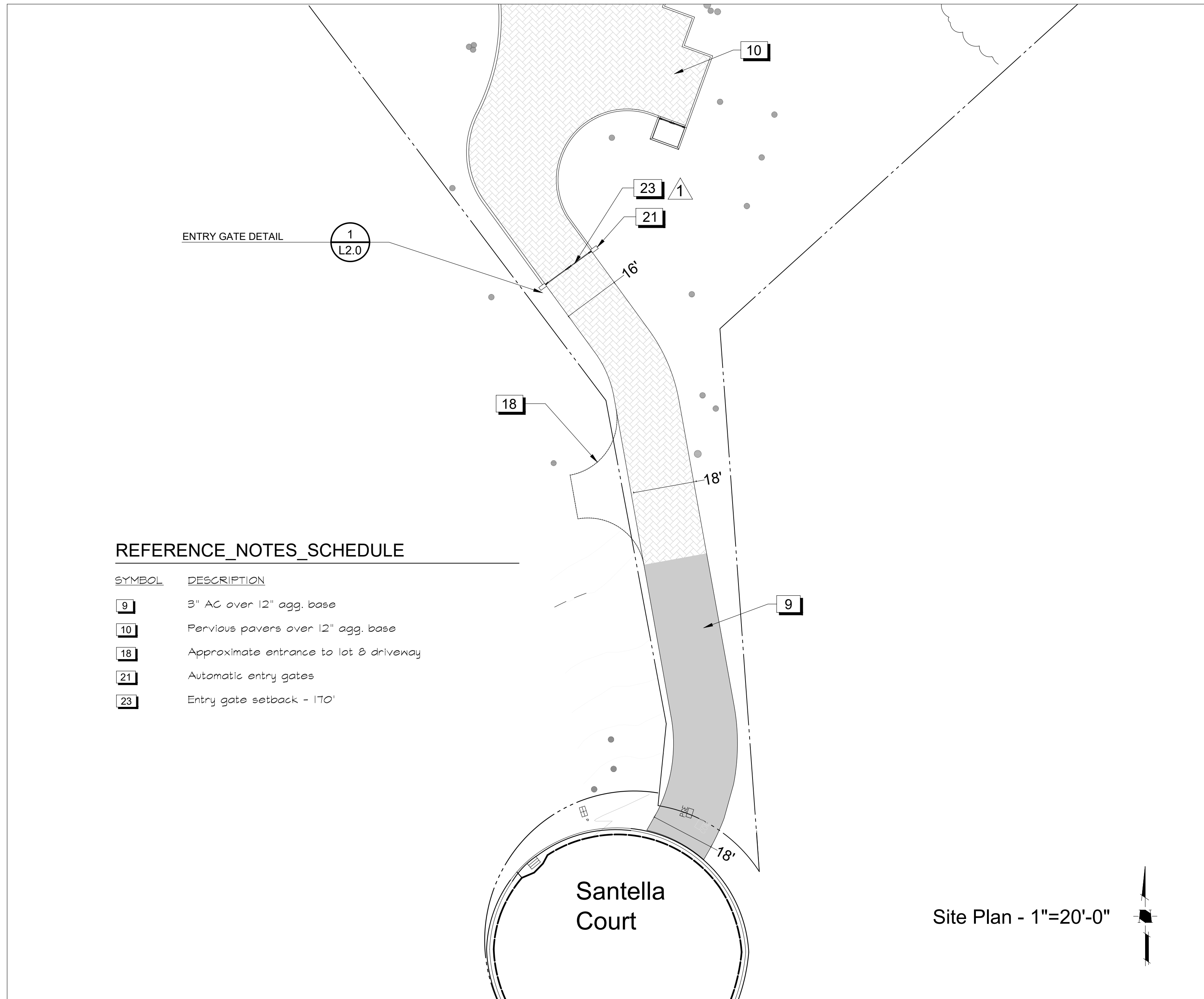
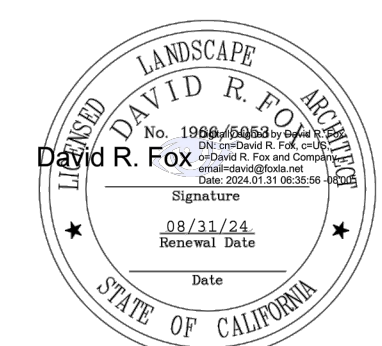
Notes:

- 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.



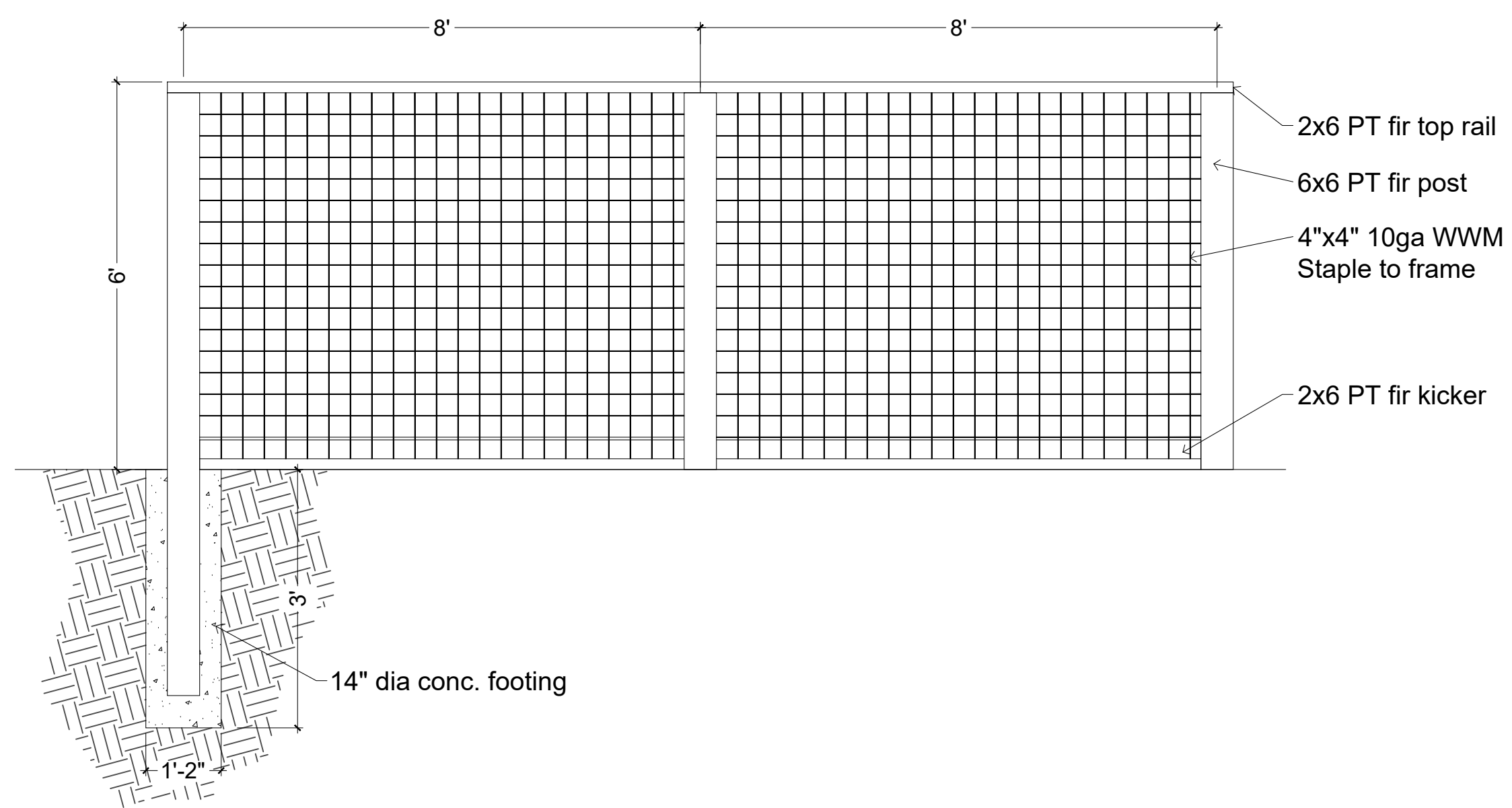
1 ENTRY GATE DETAIL
 1/2" = 1'-0"

OLGRD-METAL-01



REFERENCE NOTES SCHEDULE

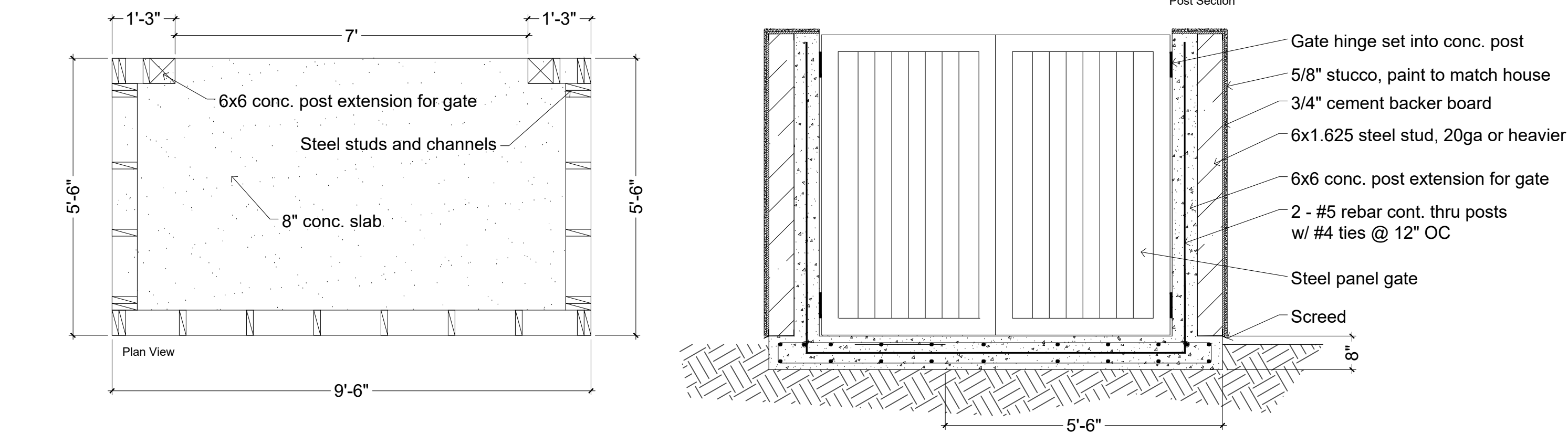
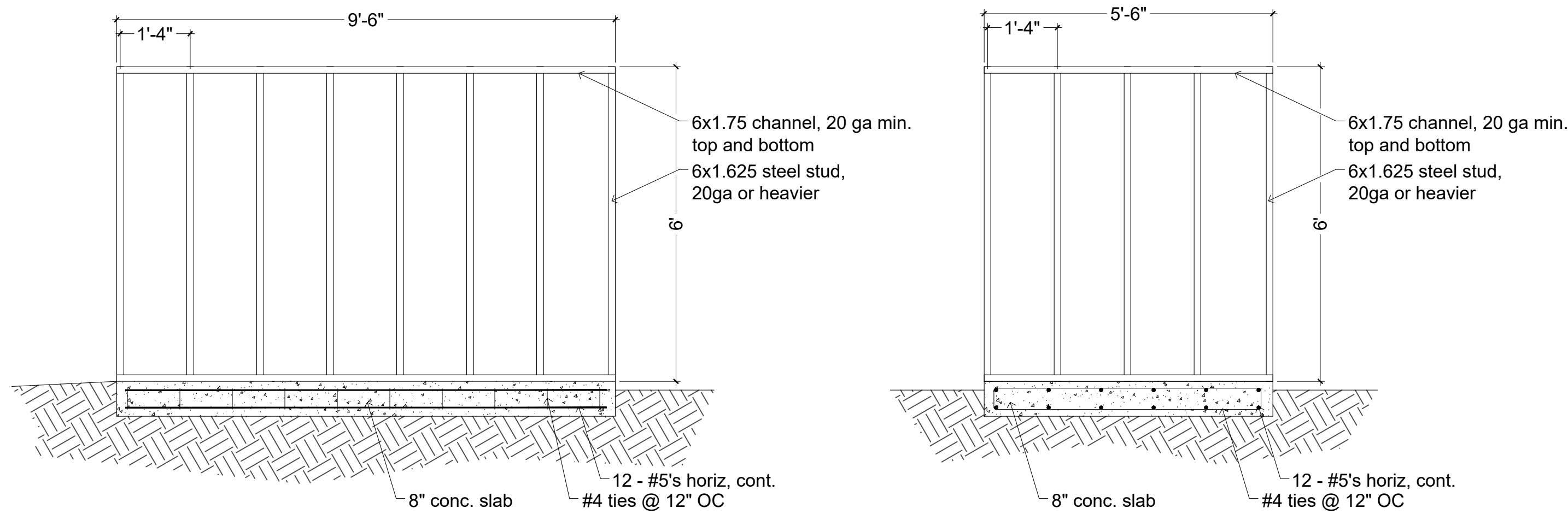
SYMBOL	DESCRIPTION
9	3" AC over 12" agg. base
10	Pervious pavers over 12" agg. base
18	Approximate entrance to lot B driveway
21	Automatic entry gates
23	Entry gate setback - 170'



1 WOOD AND WIRE FENCE

1/2" = 1'-0"

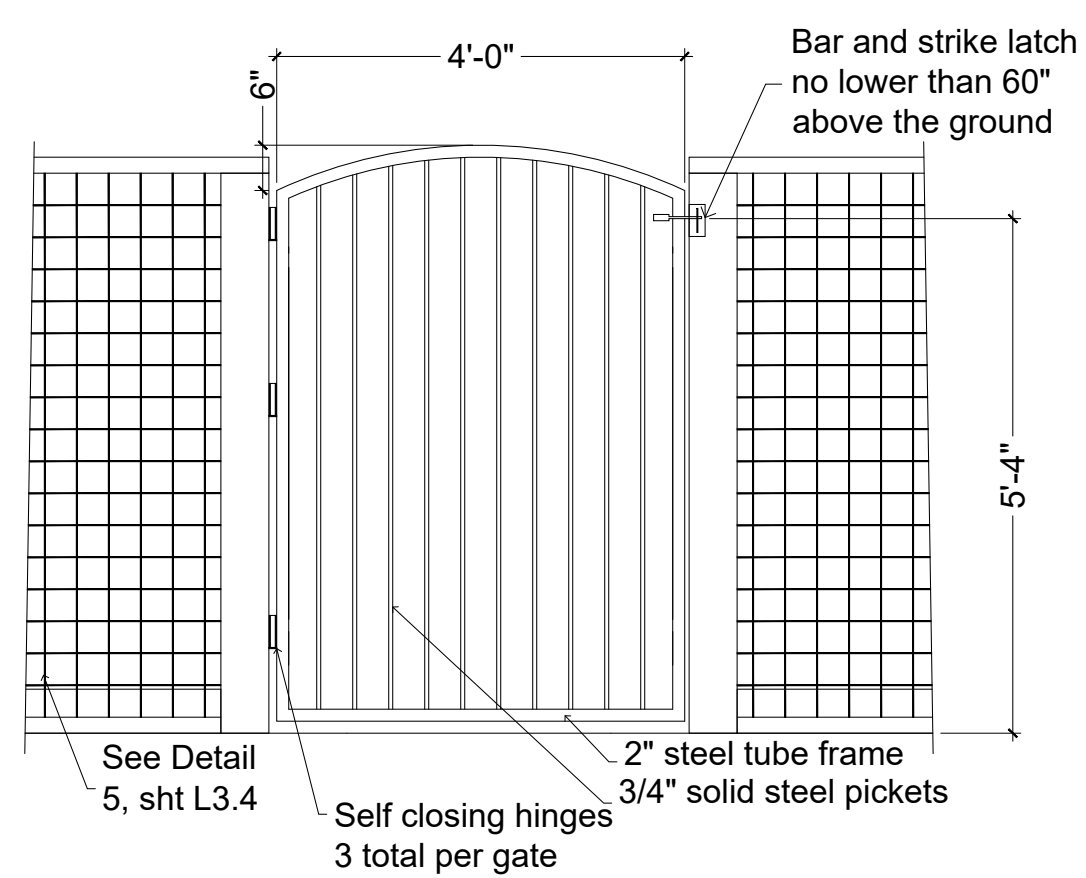
DETAIL-FILE



3 TRASH ENCLOSURE STRUCTURE

1/2" = 1'-0"

MERIT-METAL-01

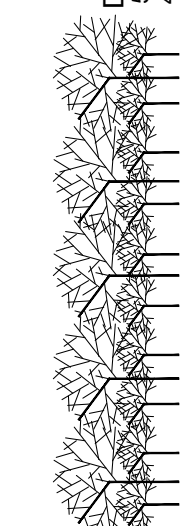


2 SELF-CLOSING GATE

1/2" = 1'-0"

DETAIL-FILE

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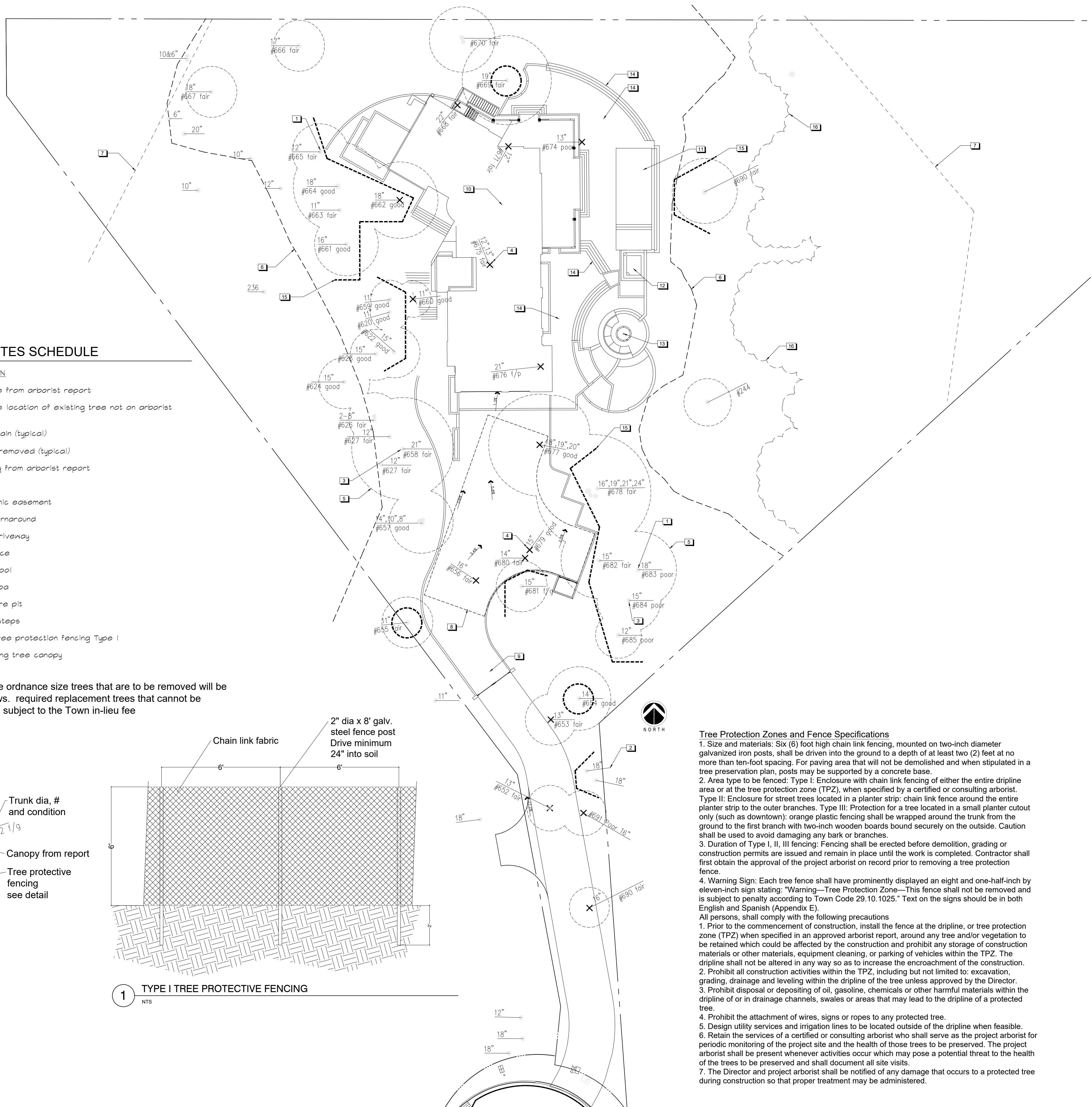
Details

The Olgaard Residence
 15365 Santella Court
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 APN 527-09-036

Date 1-31-24
 Scale 1"=20'-0"
 Drawn DRF
 Job Olgaard

Sheet
L2.2
 Of Sheets

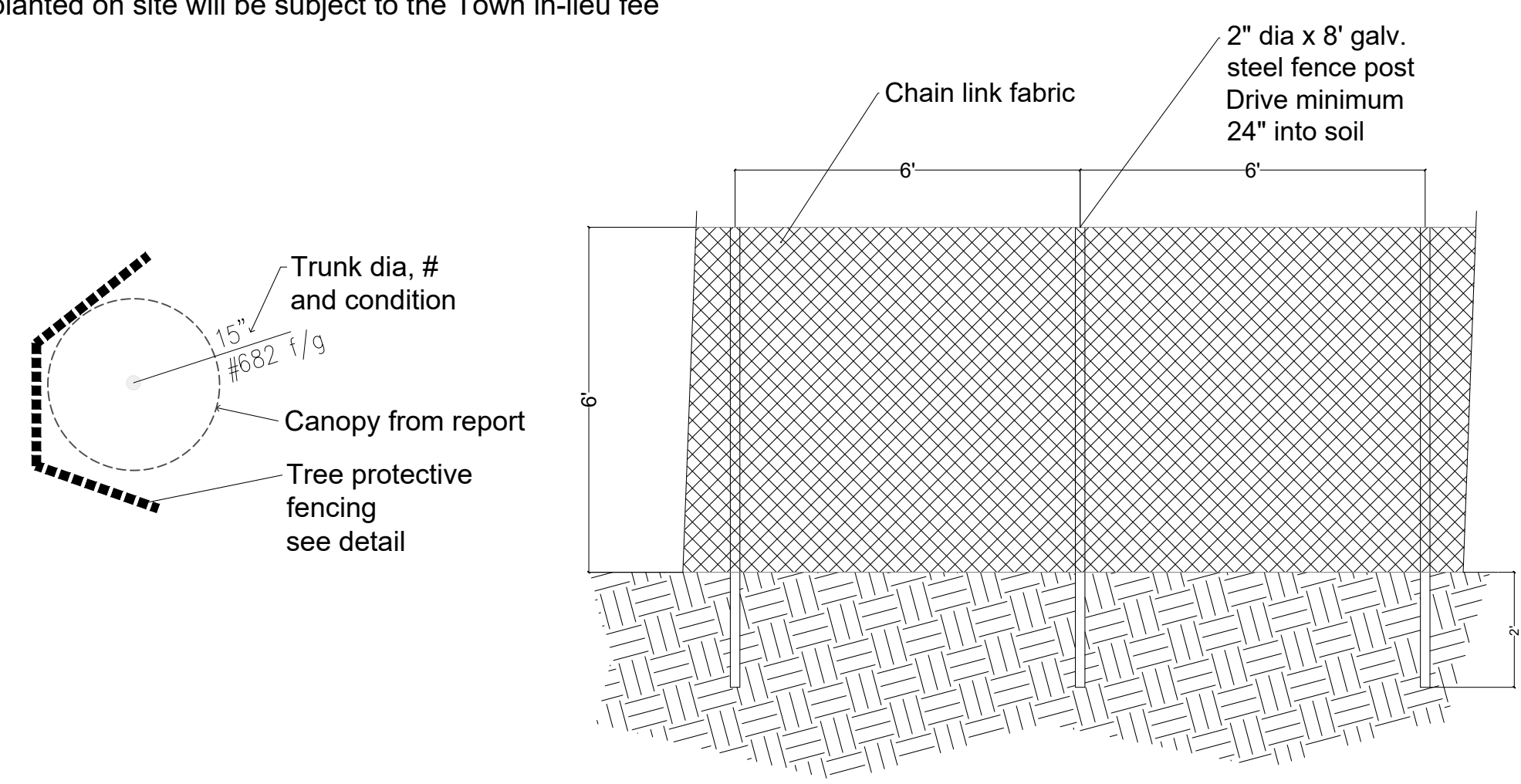




REFERENCE NOTES SCHEDULE

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



1 TYPE I TREE PROTECTIVE FENCING

Tree Protection Zones and Fence Specifications

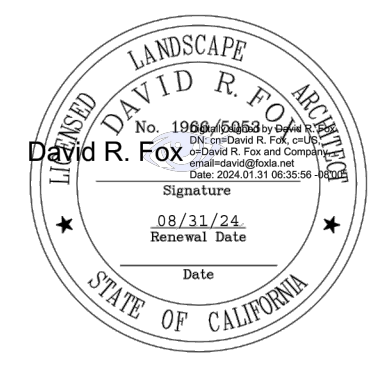
- Size and materials: Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation 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.

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
661	QD	16	30x25	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
669	QD	19	45x35	Fair
670	QA	18,12,6,12	45	Fair
672	QD	5	10x10	Fair
673	QD	13,12	9x10	Fair
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
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



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Tree Plan

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