

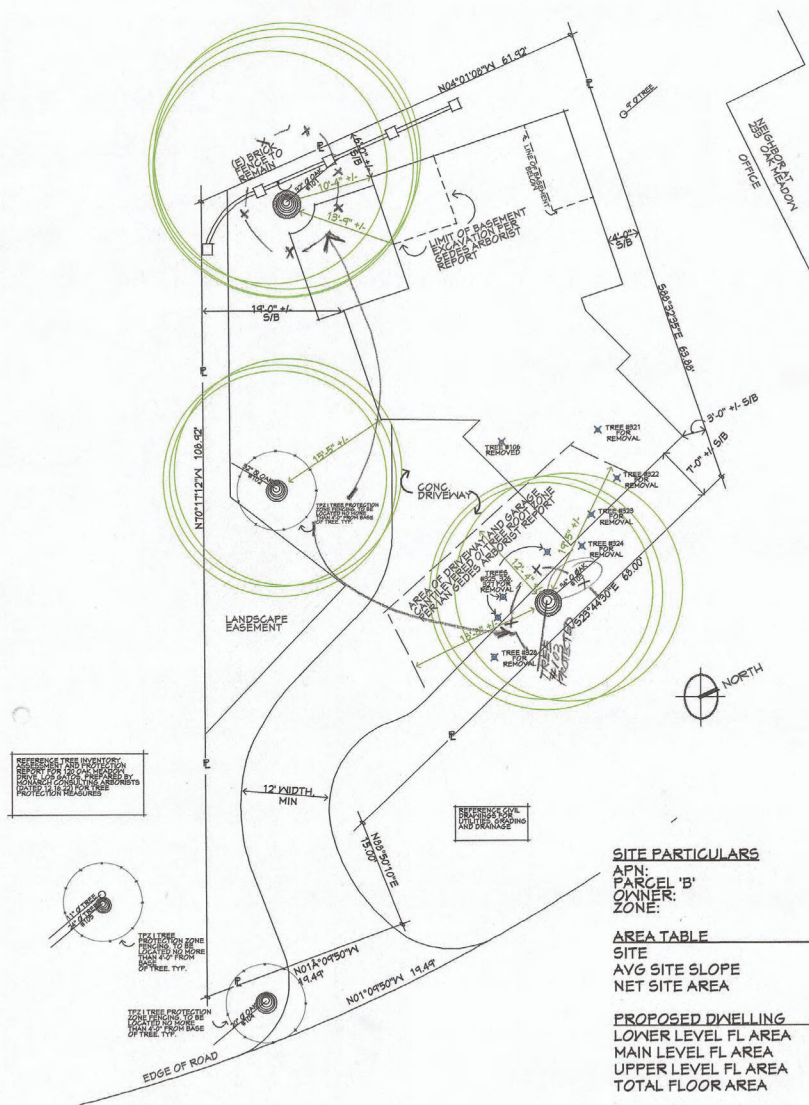
FIRE NOTES:

- 1 FIRE SFRINKLERS REQUIRED: AN AUTOMATIC RESIDENTIAL FIRE SFRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: 1) IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SF WHETHER BY INCREASING THE AREA OF THE PRIMARY RESIDENCE OR BY CREATION OF AN ATTACHED ACCESSORY DWELLING UNIT. 2) IN ALL NEW BASEMENTS AND IN EXISTING BASEMENTS THAT ARE EXPANDED BY MORE THAN 300 SF. 3) IN ALL ATTACHED ADUS, ADDITIONS OR ALTERATIONS TO AN EXISTING ONE- AND TWO-FAMILY DWELLING THAT HAVE AN EXISTING FIRE SFRINKLER SYSTEM. EXCEPTIONS: 1) ONE OR MORE ADDITIONS MADE TO A BUILDING AFTER JANUARY 1, 2011 THAT DOES NOT TOTAL MORE THAN 1,000 SQUARE FEET OF BUILDING AREA AND MEETS ALL ACCESS AND WATER SUPPLY REQUIREMENTS OF CHAPTER 5 AND APPENDIX B AND C OF THE 2019 CALIFORNIA FIRE CODE
 - 2 WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2019 CFC SEC. 503.3.5 AND HEALTH AND SAFETY CODE 13114.1.1.
 - 3 ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, WHERE REQUIRED BY THE FIRE CODE OFFICIAL. ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.
 - 4 CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION 81-1. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.
- BUILDING NOTES:**
- 1 FV SYSTEM - A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE FV SYSTEM THAT IS REQUIRED BY THE CALIFORNIA ENERGY CODE PERFORMANCE OR PRESCRIPTIVE STANDARDS. THE SEPARATE FV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - 2 ALL ELECTRIC REQUIREMENT - THIS RESIDENCE WILL COMPLY WITH THE TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE SECTION 6.10.010 AND 6.10.020.

CONTENTS

- A-1 SITE PLAN
- A-1.1 NEIGHBORHOOD PLAN
- A-2 LOWER/BASEMENT PLAN
- A-3 MAIN & UPPER LEVELS
- A-4 SECTIONS & ROOF PLAN
- A-5 BUILDING ELEVATIONS

NEIGHBOR AT 120' ON NEADON SINGLE-FAMILY RESIDENCE



SITE PARTICULARS

APN: 529-10-131,
PARCEL 'B'
OWNER: McFARLAND
ZONE: O-PD

AREA TABLE

SITE 5,793 SF
AVG SITE SLOPE 18%
NET SITE AREA 4,287 SF

PROPOSED DWELLING

LOWER LEVEL FL AREA 305 SF
MAIN LEVEL FL AREA 862 SF
UPPER LEVEL FL AREA 119 SF
TOTAL FLOOR AREA 1,946 SF

BELOW GRADE AREA 502 SF

GARAGE 467 SF

LOT COVERAGE = 2,410 SF / 42%

SITE PLAN

1/8" = 1'-0"

Print date:

02.29.24
12.27.22

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Sheet

A-1



(A) 301/307/311 OAK MEADOW DR



(B) 220 OAK MEADOW DR



(B) 220 OAK MEADOW DR



(C) 120 OAK MEADOW DR



(D) 233 OAK MEADOW DR



(D) 233 OAK MEADOW DR



(E) 234 OAK MEADOW DR



(F) 240/242 OAK MEADOW DR

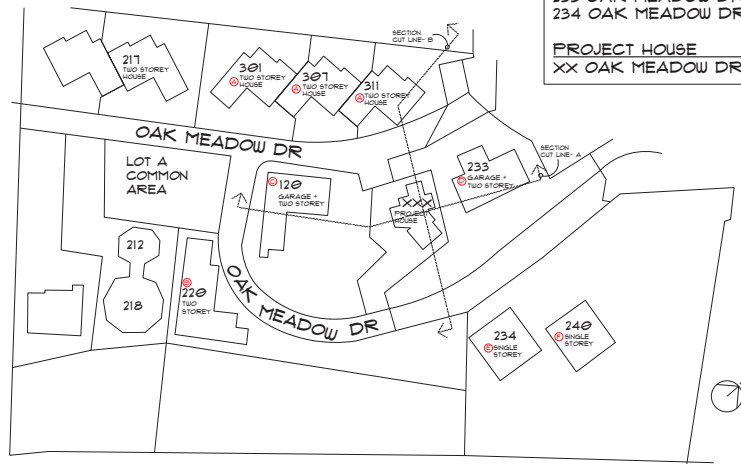
FLOOR AREA/FAR COMPARISONS

ADDRESS	LOT SIZE	FLR AREA	FAR HOUSE	GARAGE (SF)
301 OAK MEADOW DR	7352	*2620	0.356	484
307 OAK MEADOW DR	4794	*2620	**0.546	484
311 OAK MEADOW DR	4952	*2620	**0.529	484
220 OAK MEADOW DR	11703	*4507	**0.385	0
120 OAK MEADOW DR	17179	*3621	0.203	530
233 OAK MEADOW DR	19705	*3283	0.166	0
234 OAK MEADOW DR	41200	1756	0.042	0
PROJECT HOUSE				
XX OAK MEADOW DR	5249	1946	0.336	466.5

ANALYSIS

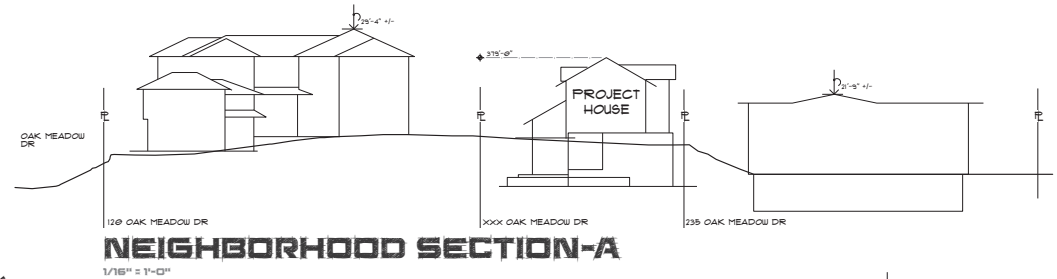
*6 NEIGHBOR HOMES HAVE GREATER FLOOR AREA
 **3 NEIGHBOR HOMES HAVE GREATER FAR

AS THE STREETSCAPE ILLUSTRATES, THE PROJECT HOUSE BLENDS AMICABLY WITH THE SCALE OF THE NEIGHBORHOOD



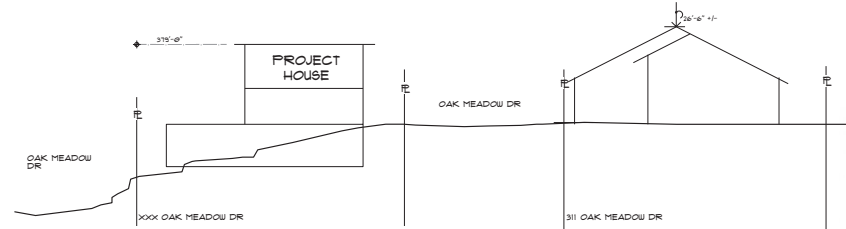
NEIGHBORHOOD PLAN

1" = 50'



NEIGHBORHOOD SECTION-A

1/16" = 1'-0"



NEIGHBORHOOD SECTION-B

1/16" = 1'-0"

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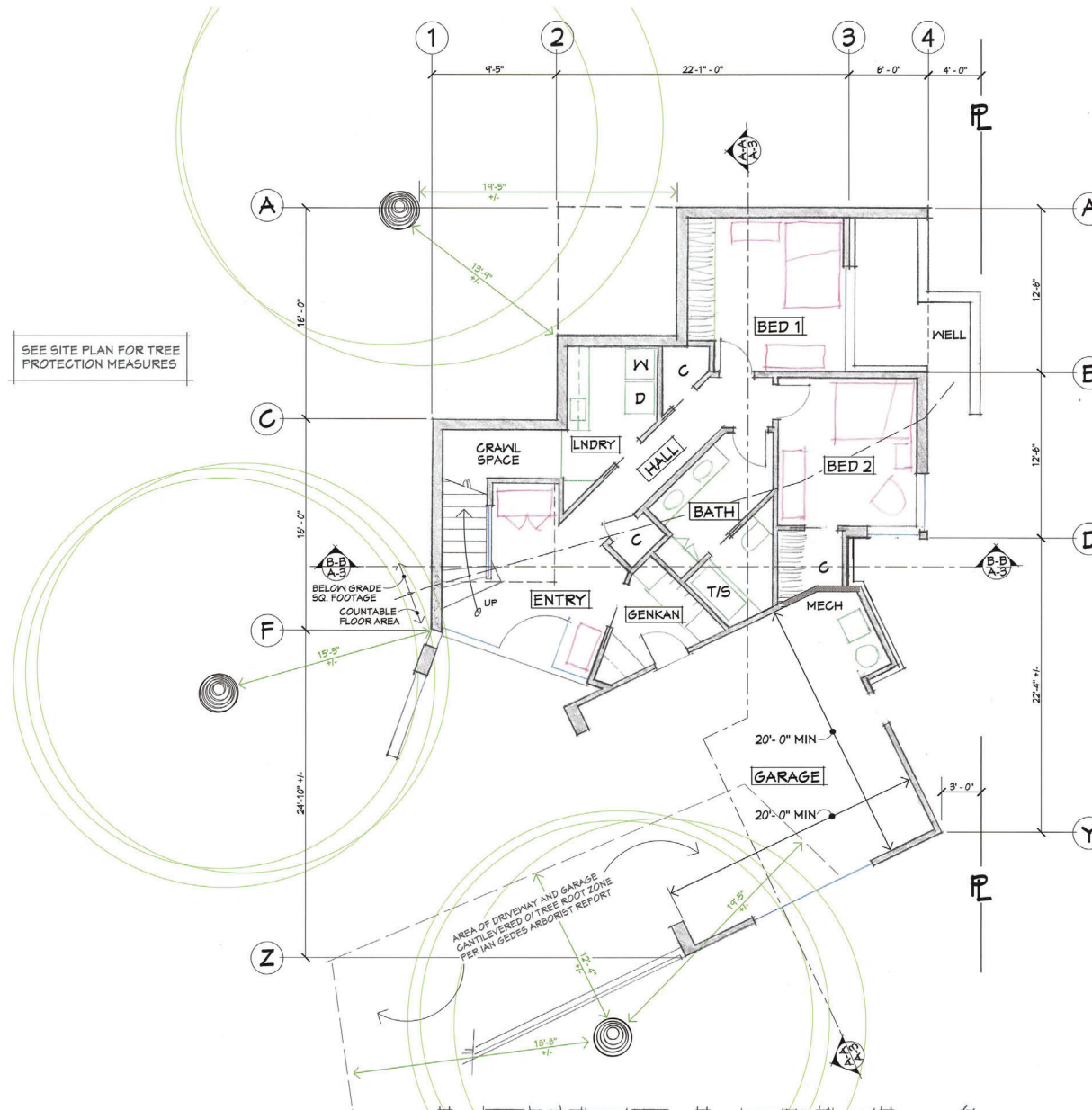
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Sheet

A-1.1



LOWER LEVEL / BASEMENT / GARAGE

1/4" = 1'-0"

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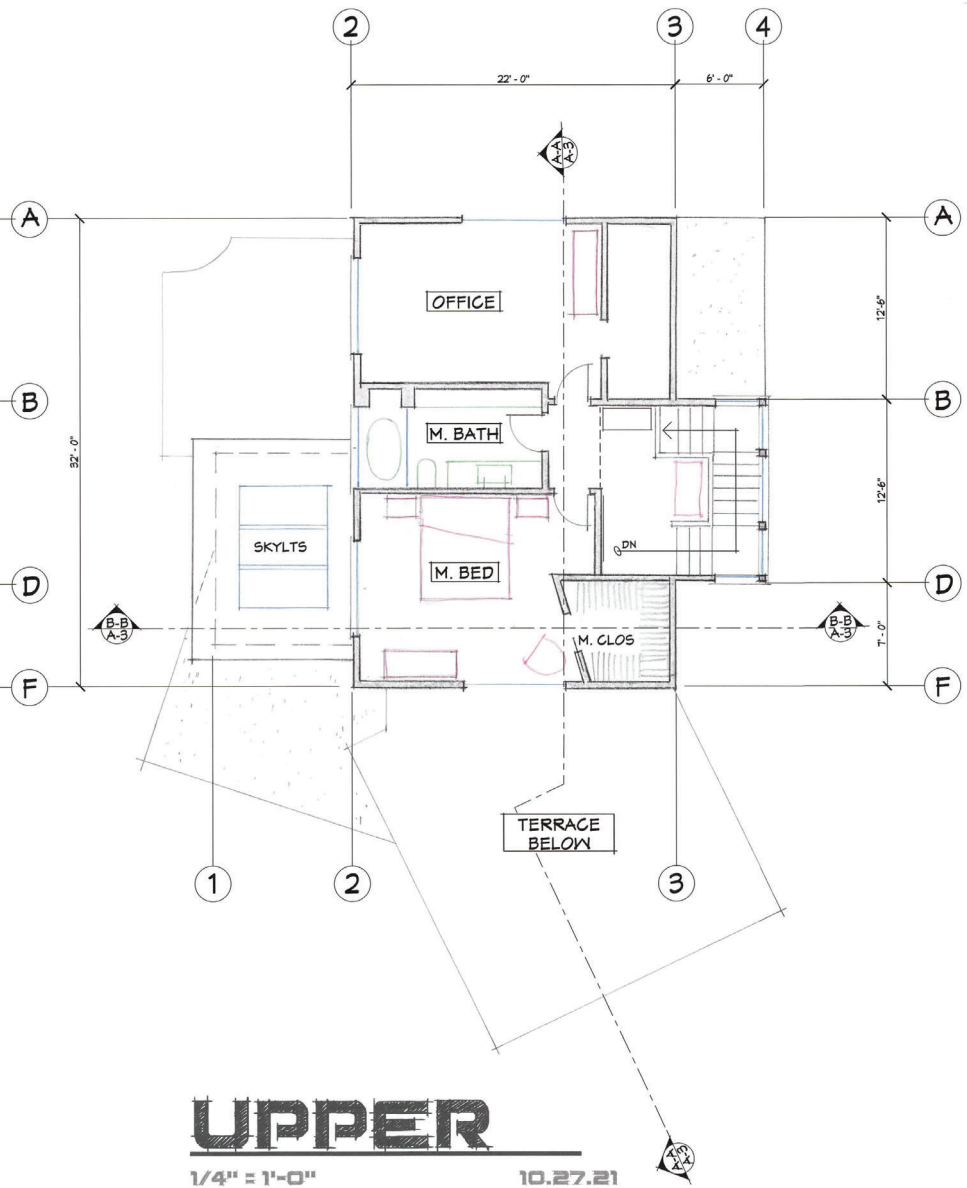
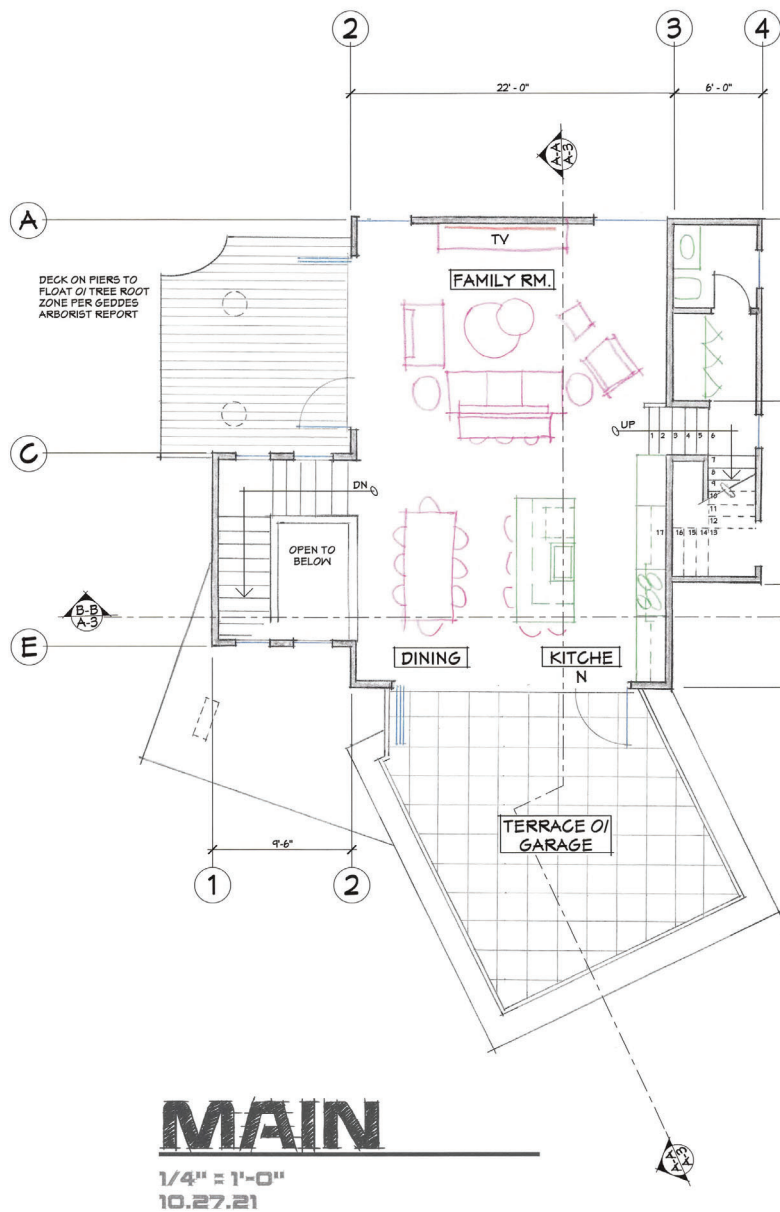
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A-2



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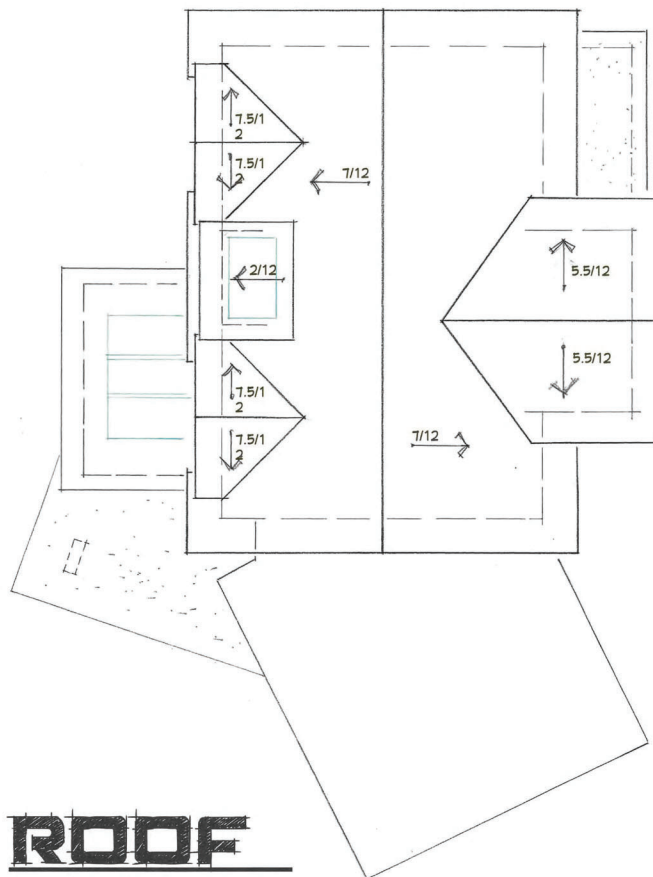
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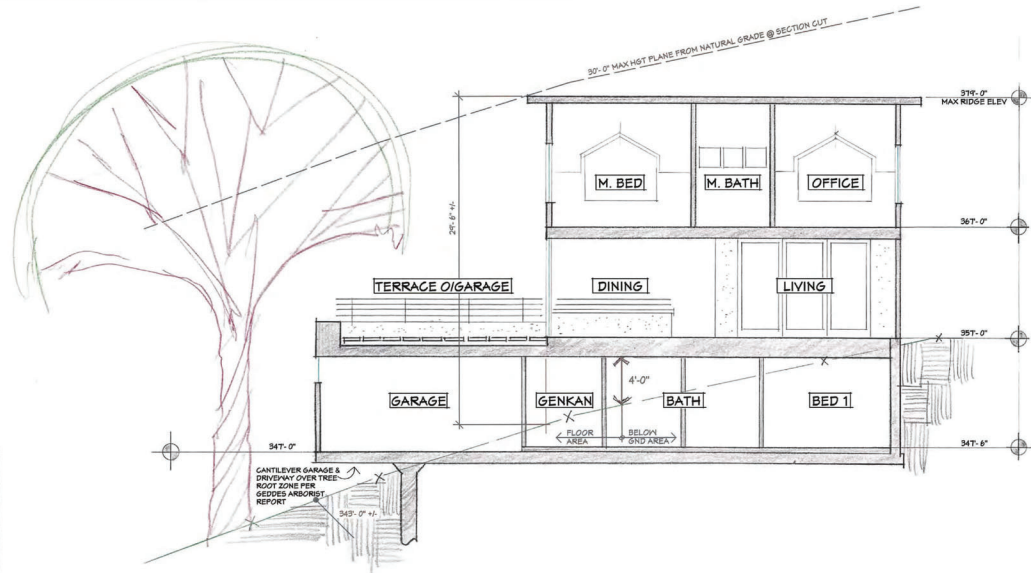
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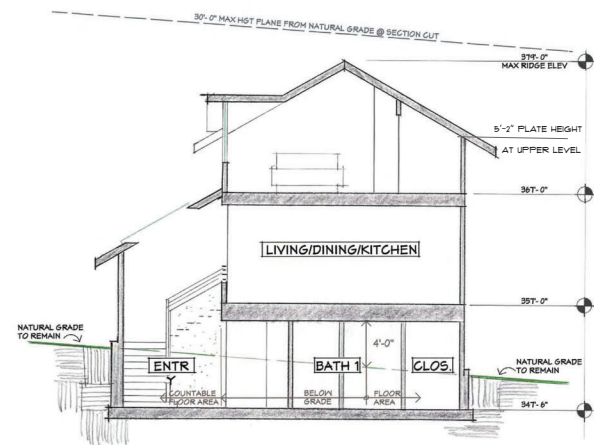


1/4" = 1'-0"



SECTION A-A

3/16" = 1'-0"



SECTION B-B

3/16" = 1'-0"

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A-4

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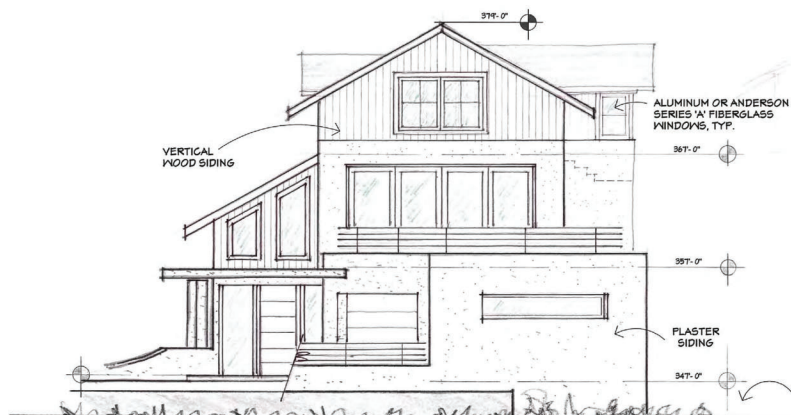
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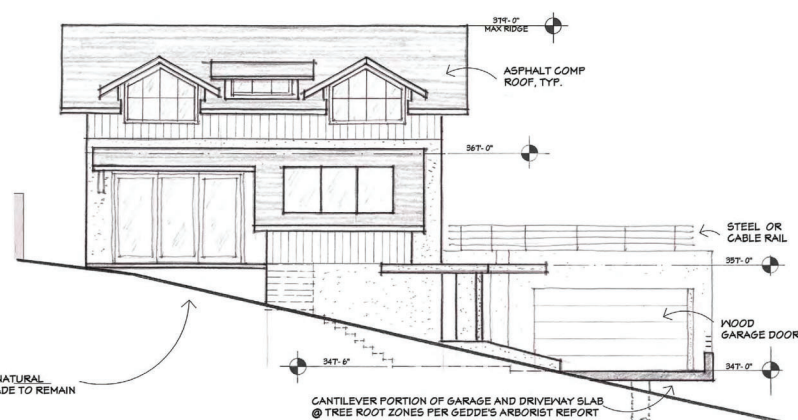
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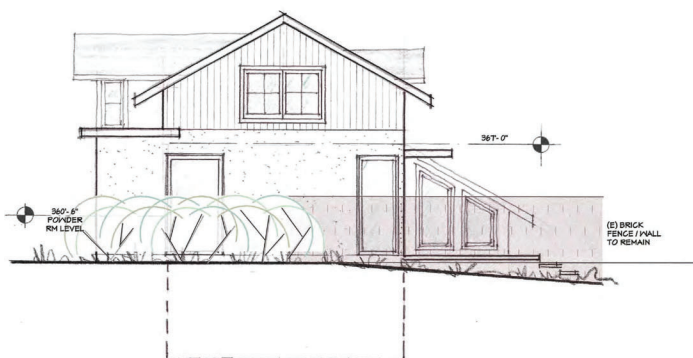
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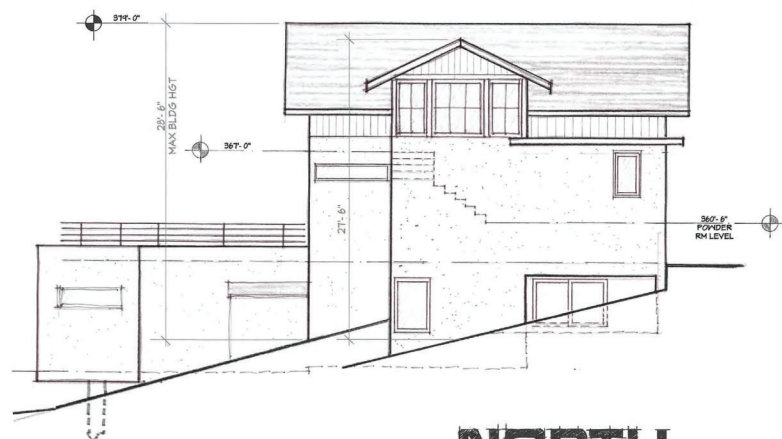
EAST



SOUTH



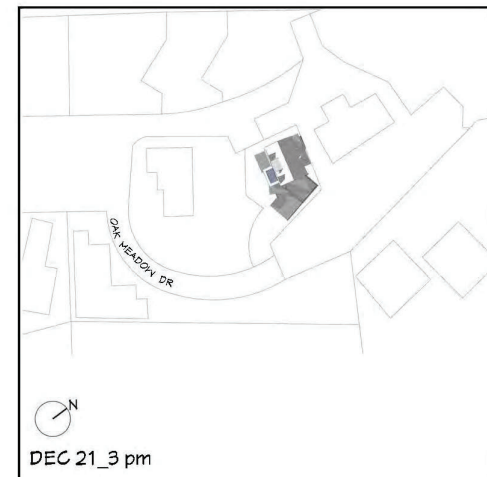
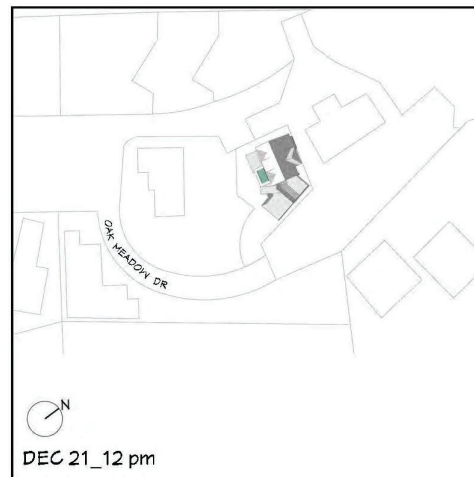
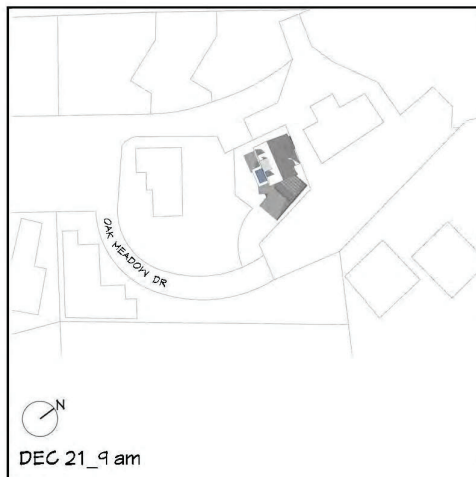
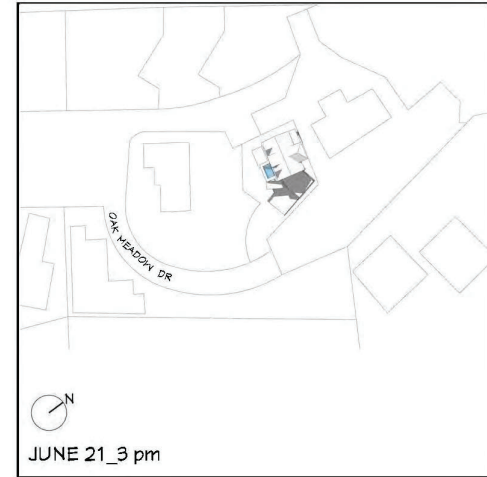
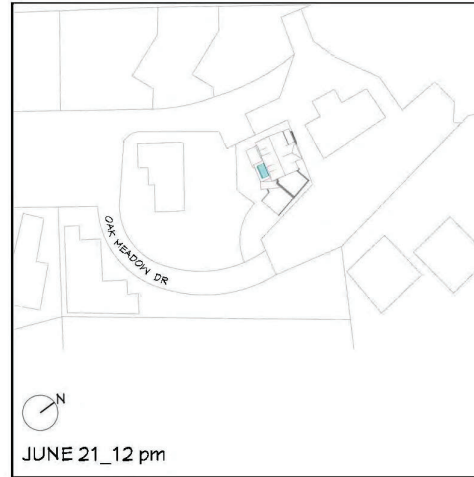
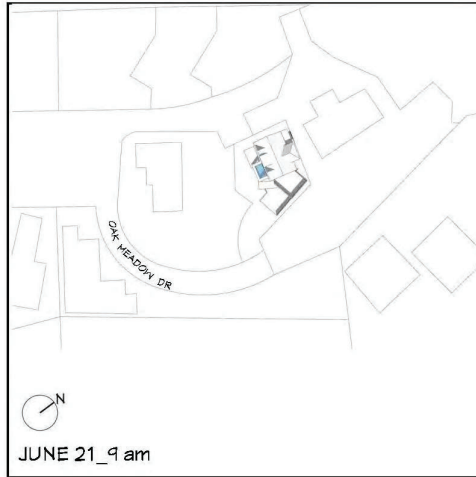
WEST



NORTH

ELEVATIONS

3/16" = 1'-0"



SHADOW STUDY

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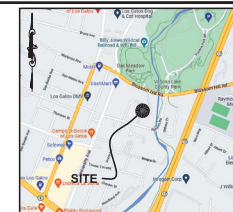
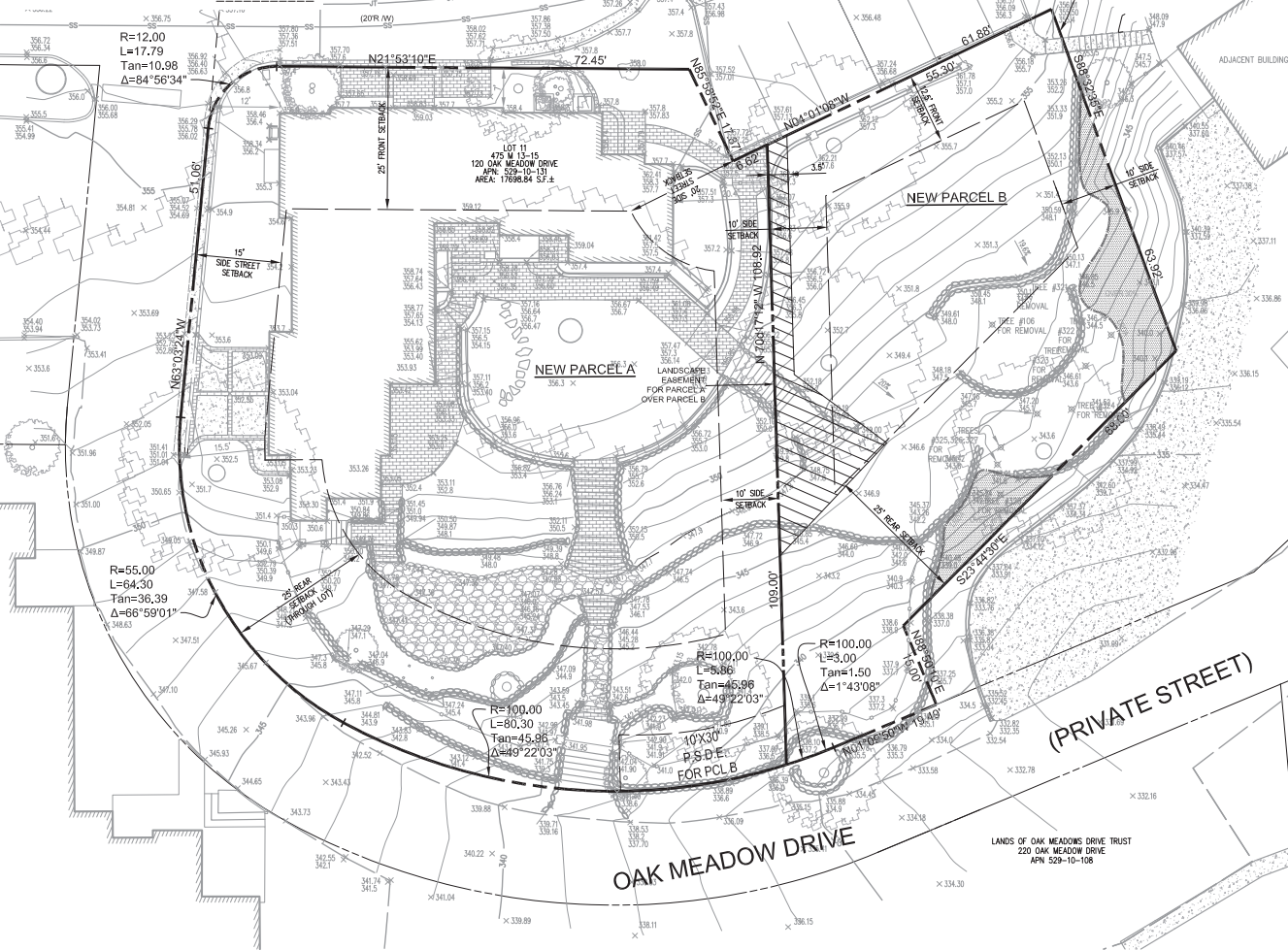
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A-5

LEGEND
DESCRIPTION

PROPERTY LINE	=====	
ADJACENT PROPERTY LINE	=====	
STREET CENTER LINE	=====	
BUILDING SETBACK LINES	=====	
EASEMENT	=====	
ROAD PAVEMENT	=====	
CURB	=====	
CURB AND GUTTER	=====	
CONCRETE	=====	
CONTOUR MAJOR	=====	500
CONTOUR MINOR	=====	50
BLOCK RETAINING WALL	=====	
ROCK RETAINING WALL	=====	
DRAINAGE	=====	
BUILDING	=====	
AC BERM	=====	
SANITARY SEWER LINE	=====	
ELECTRIC LINE	=====	
GAS LINE	=====	
JOINT TRENCH	=====	
STORM DRAIN LINE	=====	
WATER LINE	=====	
OVERHEAD WIRE	=====	
EARTHEN SWALE	=====	



VICINITY MAP
NOT TO SCALE

PROJECT DATA

TRACT NAME:	MCFARLAND FAMILY LOT SPRT
GENERAL PLAN DESIGNATION:	MEDIUM DENSITY RESIDENTIAL
ZONING DESIGNATION:	OPD (OFFICE W/ PLANNED DEVELOPMENT OVERLAY
APPLICABLE PLANS AND STANDARDS:	OPD ZONING ORDINANCE NO. 1412 RESIDENTIAL DESIGN GUIDELINES LOT OVER 10 % HILLSIDE STANDARDS FOR URDA, GRADING DRAINAGE, DRIVEWAYS & PARKING, GEOLOGIC SAFETY & RETAINING WALLS
PARCEL SIZE:	17,699 SF (0.41 ACRES)
LEGAL DESCRIPTION:	TRACT 6737- REGENCY COURT; LOT 11 BOOK 475 MAPS 13-15
APN:	529-10-131
AVERAGE SLOPE:	PARCEL A: 5% 11% PARCEL B: 5% 18%
EXISTING RESIDENCE: EXISTING GARAGE:	3,621 SF 520 SF
NEW PARCEL A:	11,906 SF (0.273 AC)
NEW PARCEL B:	5,793 SF (0.133 AC)
NEW RESIDENCE:	APPROX. 1,946 SF
CIVIL ENGINEER:	TERENCE J. SZCZEWICZ TJS/CIVIL ENGINEERING, INC., 1776 TECHNOLOGY DRIVE SAN JOSE, CA 95110 (408) 452-0000 EXT 220
PROPERTY OWNERS:	MURTY AND PENNY MCFARLAND 120 OAK MEADOW DRIVE LOS GATOS, CA 95032
PROPOSED LOTS:	2
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
WATER SUPPLY:	SAN JOSE WATER CO.
SEWAGE DISPOSAL:	WEST VALLEY SANITARY DISTRICT
TELEPHONE:	AT&T
GAS & ELECTRIC:	PG&E
CABLE TV:	FRONTIER CABLE
FEMA Flood Zone:	X (100%)

	EXISTING PARCEL	PROPOSED PARCEL A	PROPOSED PARCEL B
ZONING	D-PD	D-PD	D-PD
REQUIRED LOT AREA	8,000 SF	8,000 SF	8,000 SF
GROSS LOT AREA	17,699 SF	11,906 SF	5,793 SF
AVERAGE SLOPE	14.15%	11.0%	18.0%
NET LOT COVERAGE	15.13%	10.477 SF	4.287 SF
MAX LOT COVERAGE (40%)	7,600 SF	4,702 SF	2,312 SF
(P) LOT COVERAGE	4,800 SF	4,800 SF	2,470 SF
MAX. FAN/FLOOR AREA	3,972 SF	0.31 3,748 SF RESIDENCE 891 SF GARAGE	0.36 1,543 SF RESIDENCE 400 SF GARAGE
(P) FAN/FLOOR AREA	0.20 3,620 SF RESIDENCE 520 SF GARAGE	0.146 3,625 SF RESIDENCE * 520 SF GARAGE	0.45 1,446 SF RESIDENCE 467 SF GARAGE
SETBACKS (THROUGH LOT, 0.30%)			
FRONT (25'F)	7	7	7
REAR (25'F)	30	30	30
SIDE (10'F)	>30	20.4	3
STREET SIDE (15'F)	12	15.5	N/A

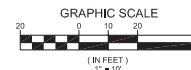
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DESIGNED UNDER THE SUPERVISOR'S



TERENCE J. SZEWCZYK
EXPIRATION DATE: 09/30/23

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SAN JOSE, CA 95110

FAX: 408.837.7550



4-408 452 9300

LANDS OF MCFARLAND
20 OAK MEADOW DRIVE
MINOR SUBDIVISION AND
D ZONING AMENDMENT

TENTATIVE MAP
120 OAK MEADOW DRIVE
LOS GATOS, CA 95032
APN 529-10-131

6			
5			
4			
3			
2			
1			
BV		REVENUE	DATE

DATE: 4-9-24

SCALE: 1"=10'

DRAWN BY: DKH

SURVEYED BY:

PROJ ENGR:	TJS
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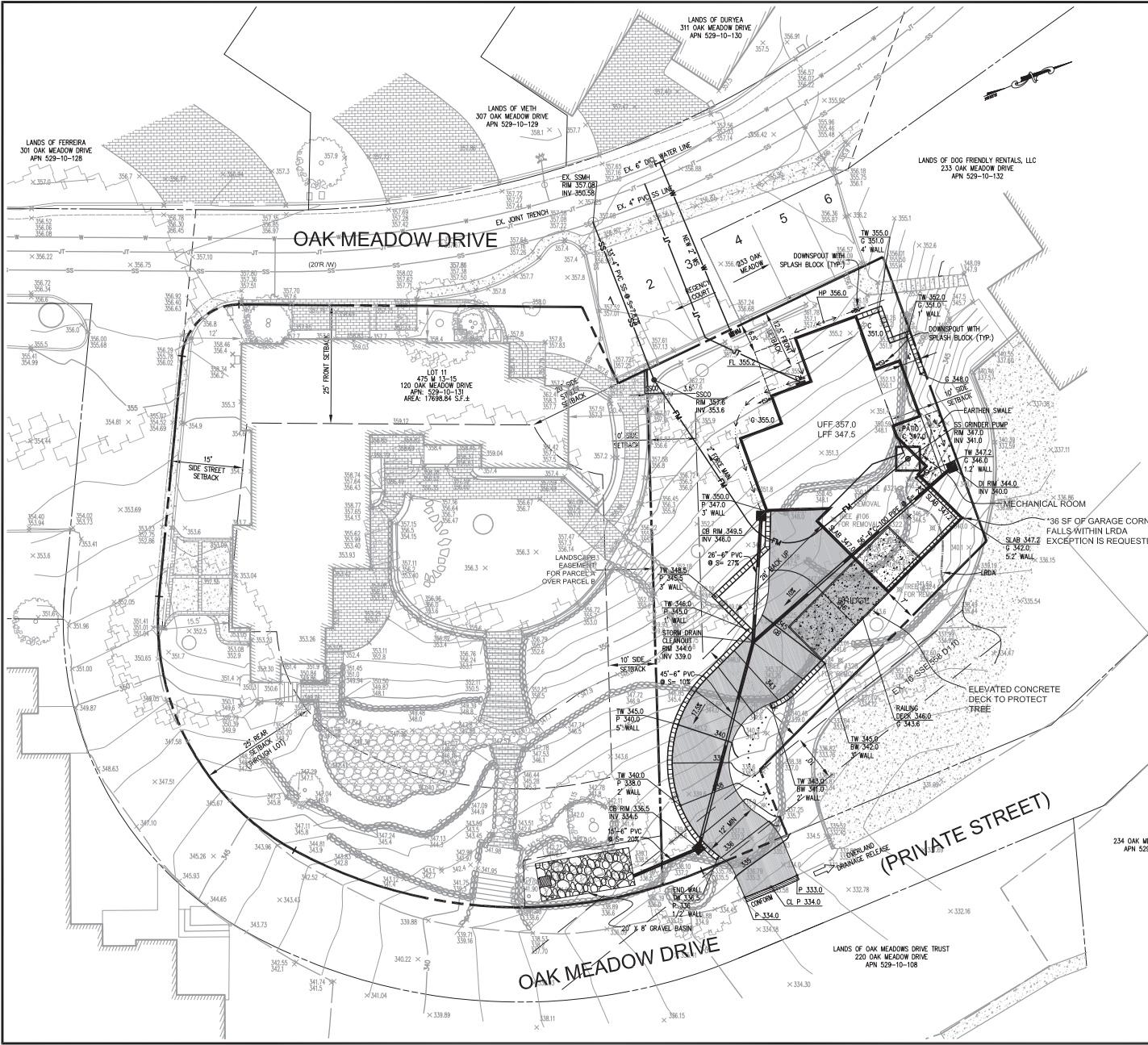
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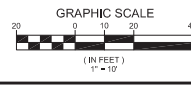
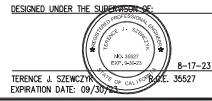
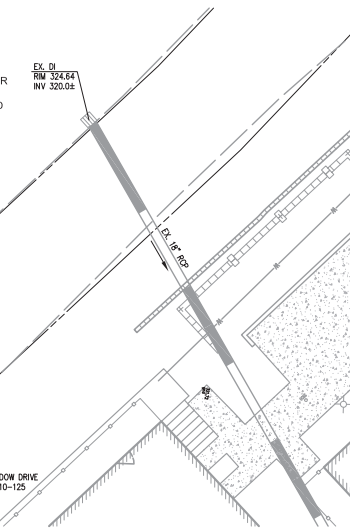
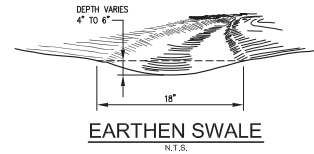
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	EARTHWORK SUMMARY			
	CUT		FILL	
	CU. YDS.	MAX. DEPTH	CU. YDS.	MAX. DEPTH
HOUSE	188	8'	0	-
GARAGE	12	2.5'	0	-
DRIVEWAY	48	5'	37	3
YARD	0	-	0	-
TOTAL	248		37	

211 CY TO BE HAULED OFF SITE



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LANDS OF MCFARLAND
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MINOR SUBDIVISION AND
PD ZONING AMENDMENT

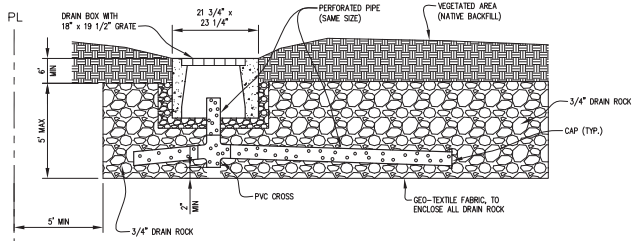
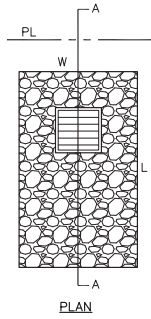
SITE PLAN
120 OAK MEADOW DRIVE
LOS GATOS, CA 95032
APN 529-10-131

DATE	BY	REVISIONS
4-9-24		
1-17-23		
8-17-23		

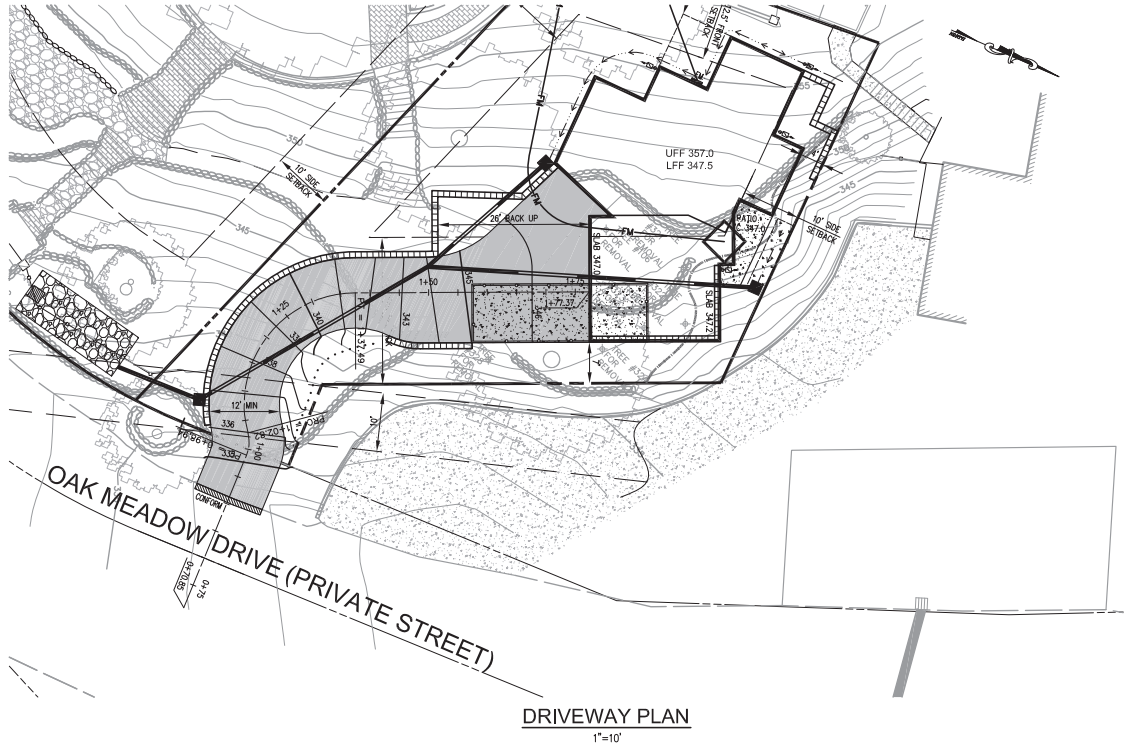
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CIVIL ENGINEER
STATE OF CALIFORNIA
EXP. 09/30/24
PLATE: 35527

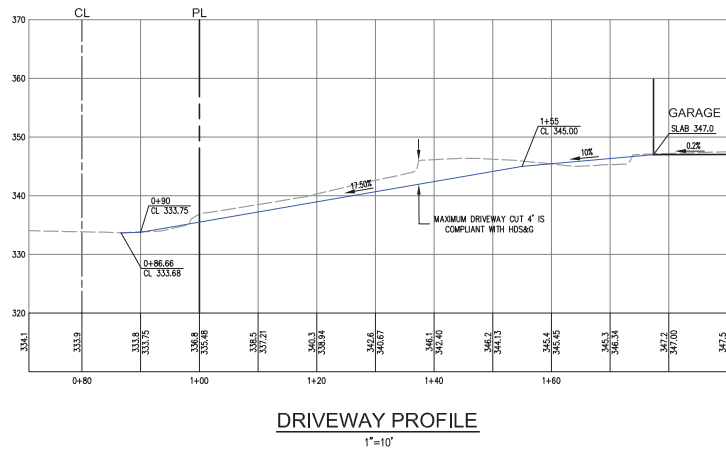
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SECTION A - A
GRAVEL BASIN DETAIL
N.T.S.



DRIVEWAY PLAN
1"=10'



DRIVEWAY PROFILE
1"=10'

DESIGNED UNDER THE SUPERVISION OF



TERENCE J. SZEWCZYK
EXPIRATION DATE: 09/30/24



TS CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
PH: 408.452.9300
FAX: 408.837.7550



LANDS OF MCFARLAND
120 OAK MEADOW DRIVE
MINOR SUBDIVISION AND
PD ZONING AMENDMENT

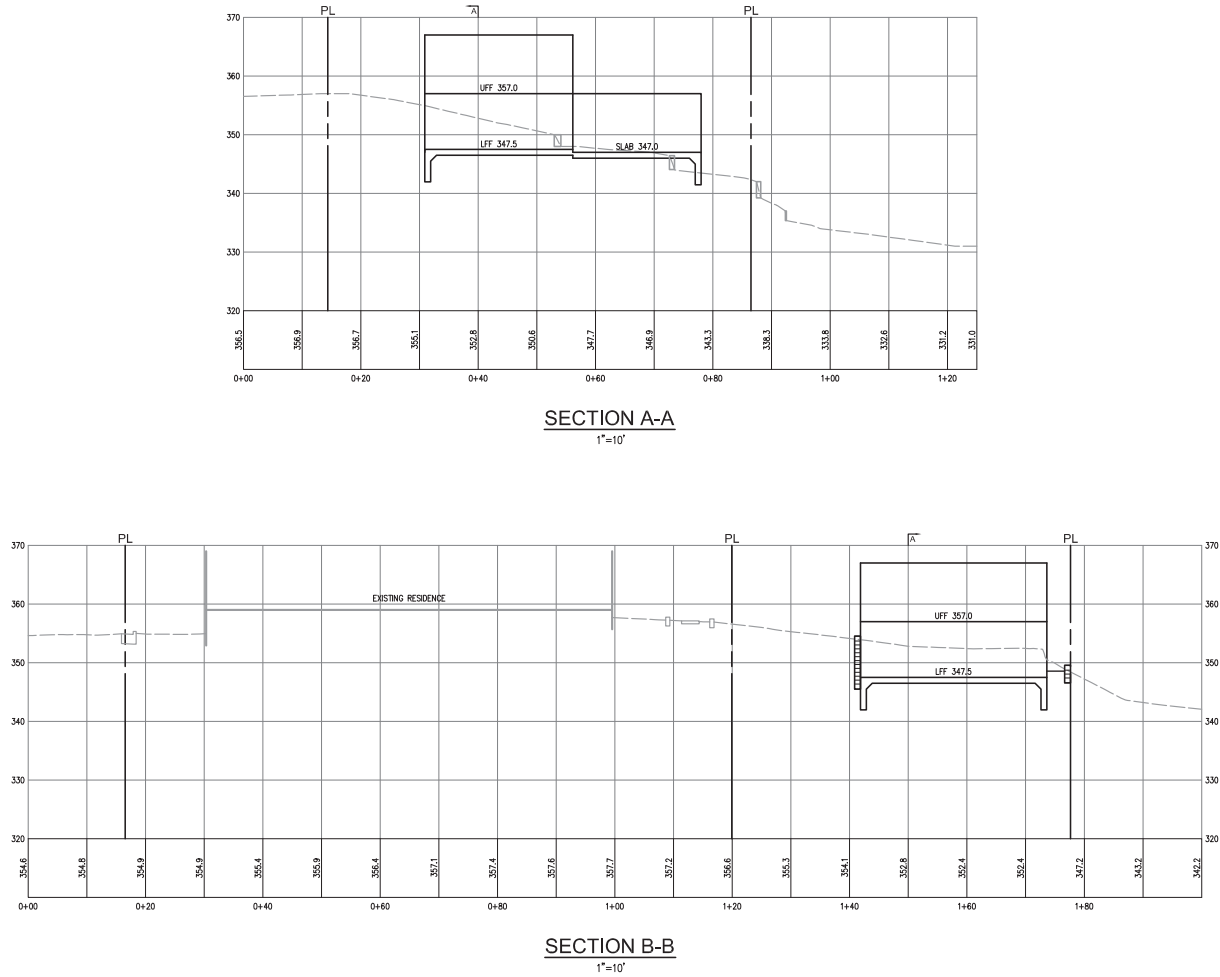
DRIVEWAY PROFILE
120 OAK MEADOW DRIVE
LOS GATOS, CA 95032
APN 529-10-131

DATE:	BY	REVISIONS
4-9-24		
SCALE: 1"=10'		
DRAWN BY: DKH		
CHECKED BY:		
PROJECT ENGR: TJS		
CHECK BY: TJS		
SHEET NO.		
<div>C-3</div>		
OF 4 SHEETS		
JOB NO.		
20-207		

SHEET NO.
C-3
OF 4 SHEETS
JOB NO.
20-207

04/12/2024 12:40pm - H:\2020 - Rdb\20-207\DWG\20-207 C3 DRIVEWAY PROFILE.dwg - C3

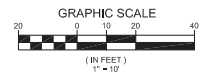
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DESIGNED UNDER THE SUPERVISION OF



TERENCE J. SZEWCZYK
EXPIRATION DATE: 08/30/24



TSC CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
PH: 408.452.9300
FAX: 408.837.7550



LANDS OF MCFARLAND
120 OAK MEADOW DRIVE
MINOR SUBDIVISION AND
PD ZONING AMENDMENT

SITE CROSS SECTIONS
120 OAK MEADOW DRIVE
LOS GATOS, CA 95032
APN 529-10-131

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE: 4-9-24
SCALE: 1"=10'
DRAWN BY: DKH
SURVEYED BY:
PROJ ENGR: TJS
CHECK BY: TJS

SHEET NO.
C-4
OF 4 SHEETS
JOB NO.
20-207

04/12/2024 12:42pm - H: 2020 rbb\20-207\DWG\20-207 C4 SITE CROSS SECTIONS.dwg - C4

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