

DRAWING INDEX

ARCHITECTURAL

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KOLANDER RESIDENCE  
GARAGE & BREEZEWAY  
REPLACEMENT

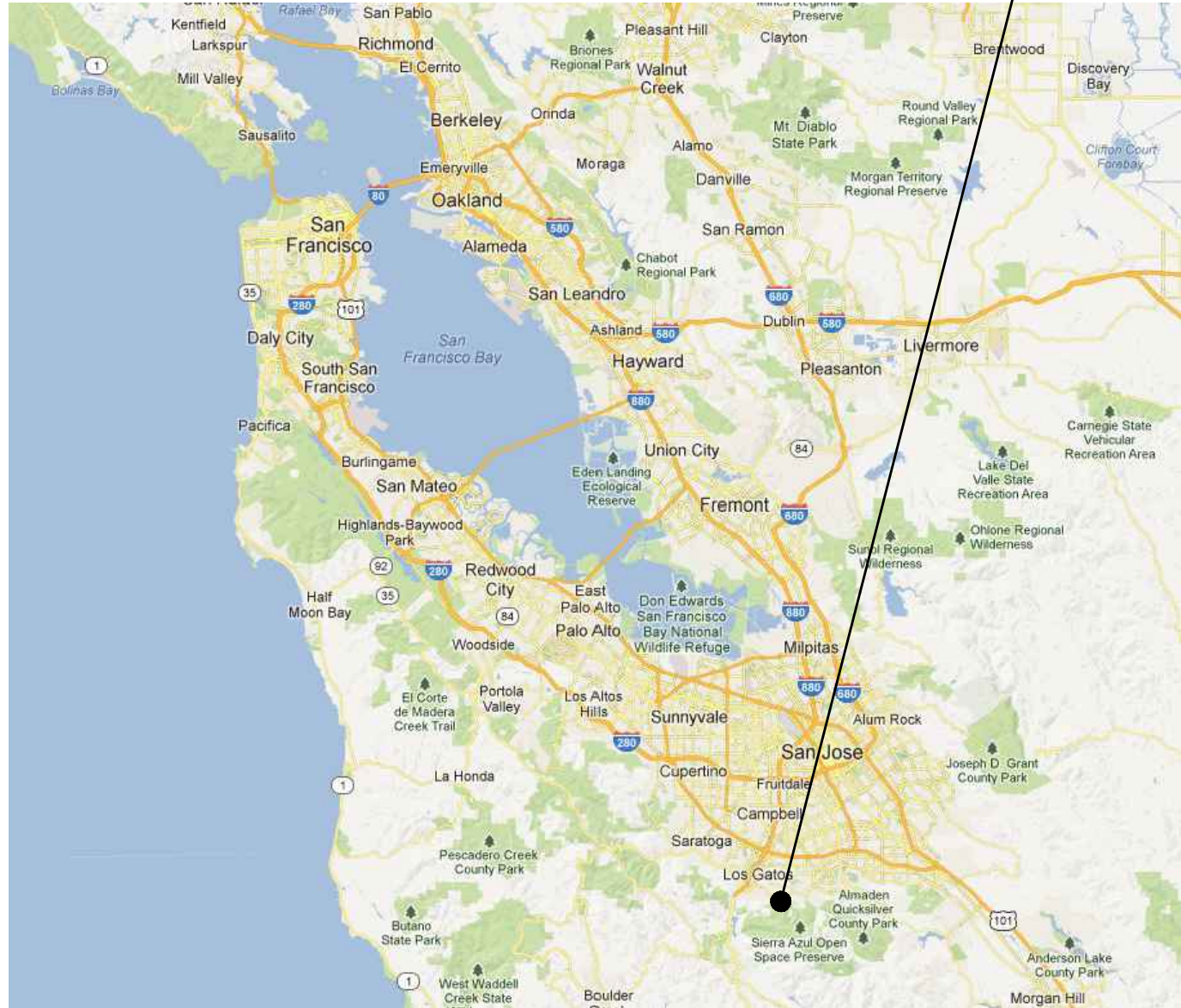
16511 CYPRESS WAY | LOS GATOS, CALIFORNIA 95030

ARCHITECTURE & SITE DEVELOPMENT PERMIT

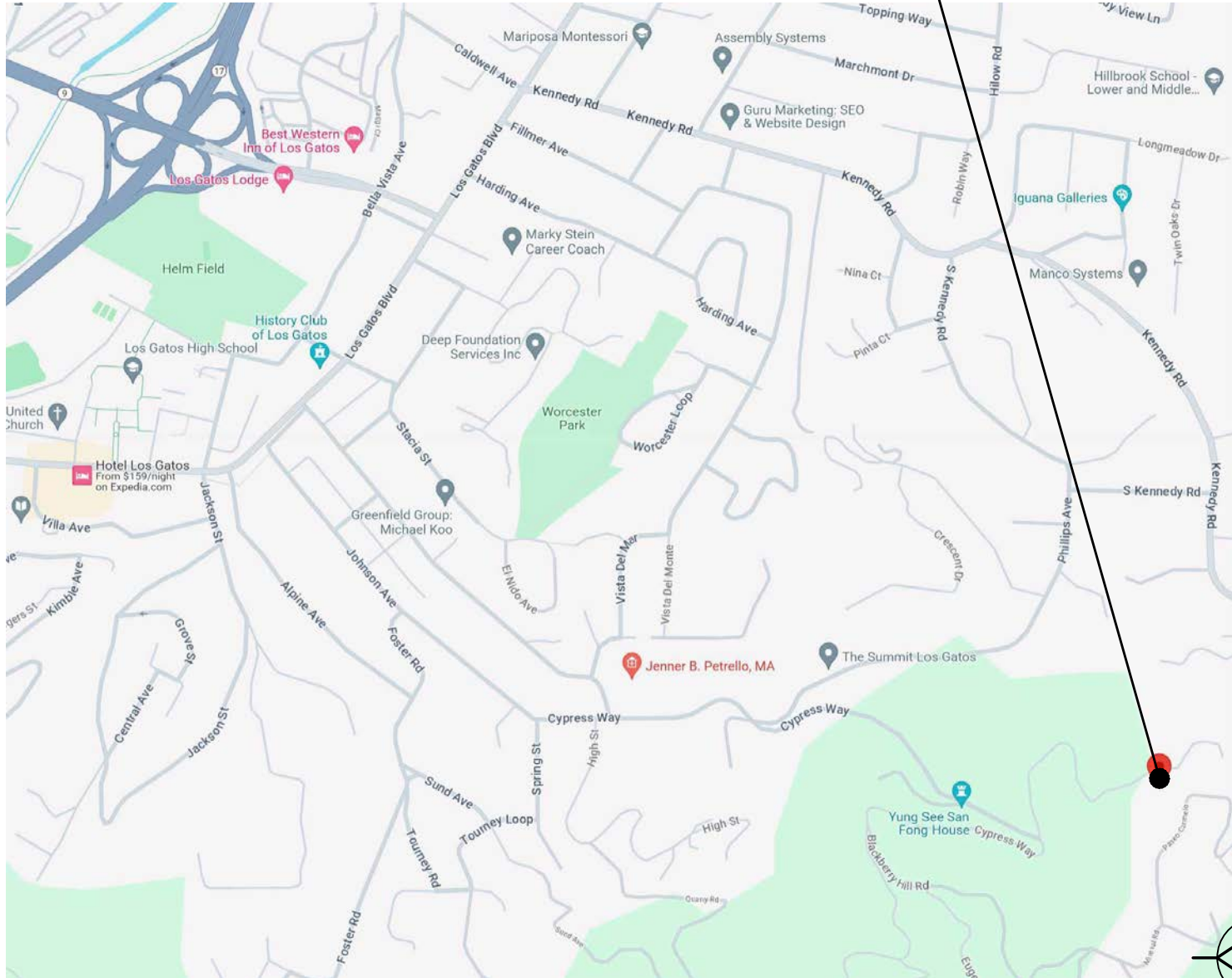
S-24-045

MARCH 28, 2025

VICINITY



LOCATION



FLOOR AREA SUMMARY

	EXISTING	PROPOSED	ACTUAL
MAIN FLOOR (RESIDENCE)	2,377 SQFT.	0 SQFT.	2,377 SQFT.
2ND FLOOR/ATTIC OVER 7' HEIGHT	0 SQFT.	0 SQFT.	0 SQFT.
SHEDS	96 SQFT.	-96 SQFT.	0 SQFT.
ACCESSORY STRUCTURES	1,117 SQFT.	0 SQFT.	1,117 SQFT.
BELOW GRADE AREA (EXEMPT)	0 SQFT.	0 SQFT.	0 SQFT.
GARAGE BEYOND EXEMPTION	187 SQFT.	652 SQFT.	839 SQFT.
<b>TOTAL</b>	<b>3,777 SQFT.</b>	<b>556 SQFT.</b>	<b>4,333 SQFT.</b>
GARAGE EXEMPTION	400 SQFT.	400 SQFT.	400 SQFT.
4,900 SQFT. MAXIMUM ALLOWED			OK

BUILDING SETBACKS

	FRONT (NORTH)	SIDE (EAST)	SIDE (WEST)	REAR (SOUTH)
REQUIRED BUILDING SETBACKS	30'-0"	20'-0"	20'-0"	25'-0"
PROPOSED BUILDING SETBACK	105'-11"	32'-3 1/4"	236'-2"	56'-10 1/4"

BUILDING DATA

OCCUPANCY: R-3/U  
TYPE OF CONSTRUCTION: TYPE V-B  
SPRINKLERED (MAIN RESIDENCE): NO  
SPRINKLERED (GARAGE): YES, NFPA 13D  
STORIES: ONE

APN: 532-24-004  
ZONING: HR-2½

SITE AREA: (1.257 ACRES) 54,624.24#  
AVERAGE LOT SLOPE: ~32%  
REDUCTION ON NET SITE AREA ON SLOPING LOTS (60%) 21,849.60#

EXISTING HOUSE AREA: 2,377#  
REMOVED ACCESSORY AREA (DETACHED GARAGE): 587#  
REMOVED ACCESSORY AREA (SHED): 96#  
ADDED ACCESSORY AREA (DETACHED GARAGE): 1,239#

PROPOSED BUILDING ACCESSORY HEIGHT: 15'-0"  
ALLOWED MAXIMUM ACCESSORY HEIGHT: 15'-0"

FLOOR AREA RATIO: 19.83%  
ALLOWED MAXIMUM FLOOR AREA RATIO: TABLE 2  
(HILLSIDE DEVELOPMENT STANDARDS & GUIDELINES) 4,900#

RESIDENT PARKING 3 COVERED  
GUEST PARKING 4 UNCOVERED

PROJECT AREA: 1,239#  
DEFERRED SUBMITTAL: FIRE SPRINKLERS

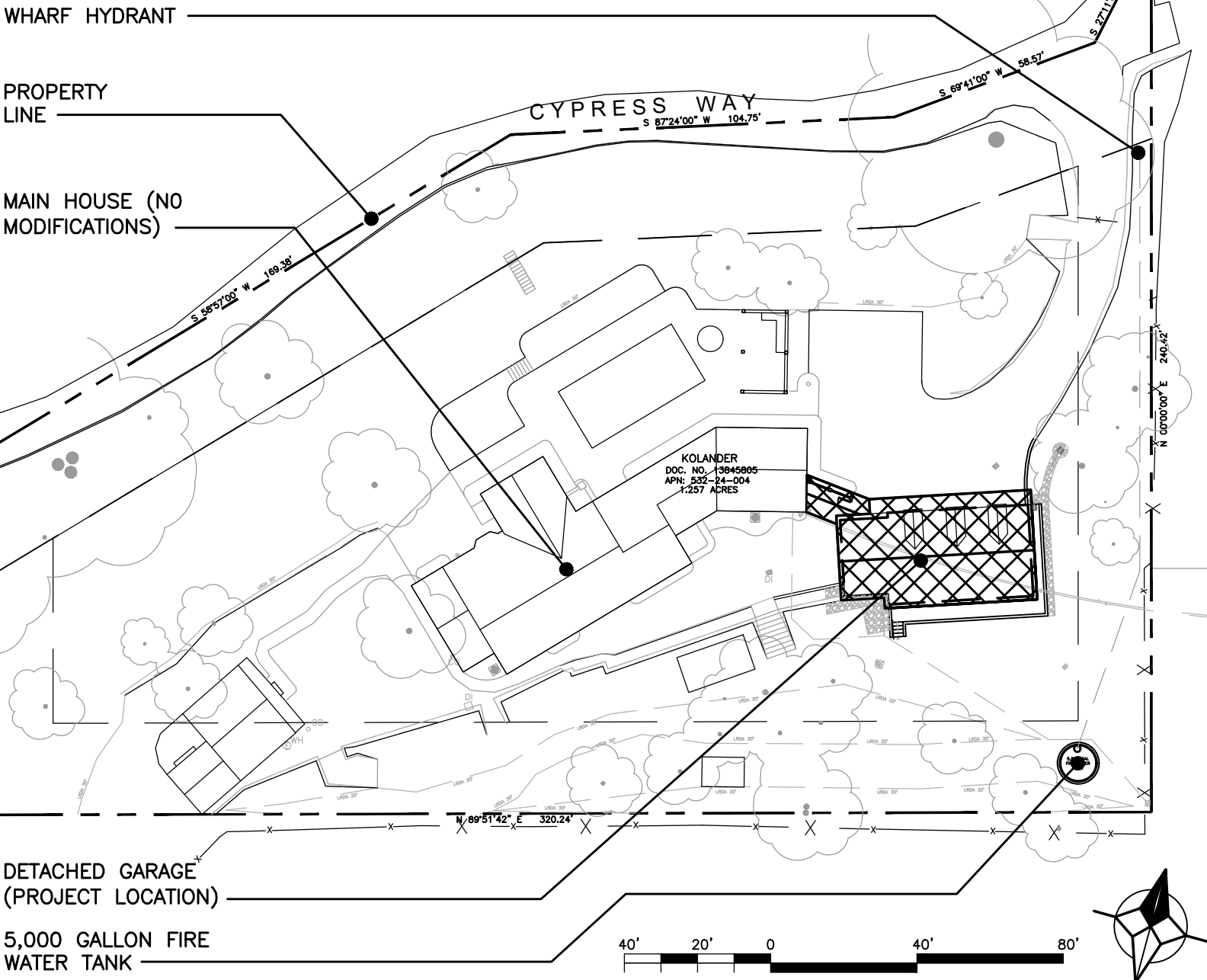
SCOPE OF WORK

REPLACE THE EXISTING DETACHED TWO-CAR GARAGE AND STORAGE AREA WITH A NEW DETACHED THREE-CAR GARAGE IN THE SAME LOCATION. REPLACE BREEZEWAY IN SAME PLACE. IN ADDITION, A 5,000 GALLON FIRE WATER TANK & FIRE DEPARTMENT CONNECTION IS BEING INSTALLED ALONG WITH NEW NFPA 13D SPRINKLERS FOR THE GARAGE.

AERIAL VIEW



SITE MAP



GENERAL NOTES

- EXISTING SITE CONDITIONS:  
PERSON(S) PERFORMING THE WORK MUST BE COGNIZANT OF FIELD CONDITIONS AND VERIFY PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY CONFLICTS SHALL BE RESOLVED PRIOR TO PROCEEDING.
- "AS-BUILT" DRAWINGS:  
PERSON(S) PERFORMING THE WORK SHALL CONTINUALLY UPDATE THE PROJECT DRAWINGS TO ACCURATELY REFLECT ALL CONSTRUCTION FIELD CHANGES AS DIRECTED BY THE OWNER. THE DESIGNER IS NOT RESPONSIBLE FOR UPDATING THE DRAWINGS TO CONFORM TO CONSTRUCTION AT THE COMPLETION OF THE JOB.
- CODE RULES AND REGULATIONS:  
ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE STATE FIRE MARSHALL, CALIFORNIA ADMINISTRATIVE CODE - TITLE NO. 24, CALIFORNIA BUILDING CODE, SERVICE UTILITY COMPANIES, OSHA AND OTHER APPLICABLE STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS. NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. WHERE WORK OF A HIGHER DEGREE IS INDICATED ON THESE PLANS OR IN THE SPECIFICATIONS, THIS REQUIREMENT SHALL GOVERN.
- JOBSITE SAFETY:  
THE PERSON(S) PERFORMING THE WORK ALONE IS RESPONSIBLE FOR JOBSITE SAFETY.
- PROJECT SEQUENCE AND COORDINATION:  
PROPERTY WILL BE CONTINUOUSLY OWNER-OCCUPIED. PERSON(S) PERFORMING THE WORK (IF NOT THE OWNER) SHALL COORDINATE WITH OWNER FOR SEQUENCE OF WORK. PERSON(S) PERFORMING THE WORK SHALL PROVIDE 24-HOUR ADVANCE NOTICE TO OWNER FOR SHUTOFF OF ANY UTILITIES TO ACCOMMODATE WORK.
- DIMENSIONS ON DRAWINGS SHALL BE FIELD CHECKED FOR ACCURACY BY THE PERSON(S) PERFORMING THE WORK BEFORE ORDERING MATERIALS OR BEGINNING CONSTRUCTION. THE PERSON(S) PERFORMING THE WORK SHALL DETERMINE EXACT DIMENSIONS FOR PROPER FITTING OF THE WORK. DIMENSIONS INDICATED ARE TO FACE OF EXISTING WALL SURFACE TO FACE OF NEW FINISH WALL UNLESS OTHERWISE NOTED.
- THE PERSON(S) PERFORMING THE WORK SHALL BE RESPONSIBLE FOR FIELD INSPECTING EXISTING CONDITIONS AND MAKING PROVISIONS FOR THE CAULKING AND SEALING OF ALL EXISTING PIPES AND CONDUITS WHERE THEY WILL PENETRATE NEW WALL CONSTRUCTION.
- THE PERSON(S) PERFORMING THE WORK SHALL BE RESPONSIBLE TO REPAIR ALL DAMAGE CAUSED BY HIS/HER WORK AND RESTORE TO ORIGINAL CONDITIONS UNLESS PLANNED OTHERWISE.
- PERSON(S) PERFORMING THE WORK SHALL PROVIDE JOBSITE DUMPSTER AT HIS/HER DISCRETION AT A LOCATION ACCEPTABLE BY THE OWNER, AND SHALL REMOVE DUMPSTER AT COMPLETION OF WORK.
- THE PERSON(S) PERFORMING THE WORK SHALL PROVIDE PROPER FIRE EXTINGUISHERS WHEN ENGAGED IN WELDING OR OTHER HAZARDOUS WORK. ALTERNATIVELY, A FIRE HOSE MAY BE USED WHERE DEEMED NECESSARY.
- THE PERSON(S) PERFORMING THE WORK SHALL CONTAIN TEMPORARY STORAGE WITHIN BACK- OR SIDE-YARD OF OWNER PROPERTY UPON APPROVAL OF THE OWNER. NO MATERIALS SHALL BE STORED IN FRONT WITHOUT CONSENT OF THE PROPER AUTHORITIES. IN WRITING. THE PERSON(S) PERFORMING THE WORK SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING THE STORED MATERIALS.
- ALL FASTENING SHALL BE PER CRC TABLE R602.3(1).
- ALL FLOOR LOADS ARE BASED ON CBC TABLE 1607.1 (CRC TABLE R301.5) FOR RESIDENTIAL AND CHAPTER 16 (40 PSF UNIFORM LIVE LOAD, 20 PSF DEAD LOAD, L/360 LIVE LOAD DEFLECTION LIMIT (CBC TABLE 1604.3, CRC TABLE R301.7), DOUGLAS FIR LARCH #2 W/ MODULUS OF ELASTICITY AT E=1.6).
- ALL CEILING LOADS ARE BASED ON CBC CHAPTER 16 AND TABLE 1607.1 (CRC TABLE R301.5) FOR RESIDENTIAL (20 PSF UNIFORM LIVE LOAD, 10 PSF DEAD LOAD, L/240 LIVE LOAD DEFLECTION LIMIT (CBC TABLE 1604.3, CRC TABLE R301.7), DOUGLAS FIR LARCH #2 W/ MODULUS OF ELASTICITY AT E=1.6).
- ALL ROOF LOADS ARE BASED ON CBC TABLE 1607.1 (CRC TABLE R301.6) FOR RESIDENTIAL AND CHAPTER 16 (16 PSF UNIFORM LIVE LOAD, 12 PSF DEAD LOAD, L/240 LIVE LOAD DEFLECTION LIMIT FOR SUPPORTING NONPLASTER CEILINGS AND L/180 LIVE LOAD DEFLECTION LIMIT FOR NOT SUPPORTING CEILINGS (CBC TABLE 1604.3, CRC TABLE R301.7), DOUGLAS FIR LARCH #2 WITH MODULUS OF ELASTICITY AT E=1.6).
- WIND SPEED (CBC 1609, ASCE 7-16)  
V<sub>W</sub> = 92 MPH, EXPOSURE B  
λ = 1; q = 11 PSF; q<sub>e</sub> = 25 PSF
- SEISMIC LOADING (CBC 1613; ASCE 7-16)  
SEISMIC DESIGN CATEGORY E  
SITE CLASS C - VERY DENSE SOIL AND SOFT ROCK  
RISK CATEGORY II  
IMPORTANCE FACTOR 1.0  
S<sub>w</sub> = 2.051; S<sub>u</sub> = 0.838; R = 6.5; ρ = 1.3; Ω = 3.0
- FLOOD ZONE (FEMA)  
ZONE D - AREA OF UNDETERMINED FLOOD HAZARD  
REF. PANEL 06085C0380H (5/18/2009)
- CLIMATE ZONE = 4  
WHERE INSULATION IS INSTALLED, PERSON(S) PERFORMING THE WORK SHALL SUBMIT FORM CF2R-ENV-03-E "INSULATION CERTIFICATE" TO TOWN OF LOS GATOS PER REQUIREMENTS PRIOR TO OBTAINING OCCUPANCY. REFERENCE CALIFORNIA TITLE 24 COMPLIANCE FORMS.
- DISPOSAL OF MATERIALS DURING DEMOLITION AND CONSTRUCTION SHALL BE DIVERTED FROM THE LANDFILL AT A RATE OF 100% OR GREATER FOR CONCRETE AND ASPHALT AND 65% OR GREATER FOR ALL OTHER MATERIALS COMPOSITE. THE PERSON(S) PERFORMING THE WORK SHALL COMPLETE A CONSTRUCTION & DEMOLITION DEBRIS RECYCLING SUMMARY REPORT AT THE CONCLUSION OF THE PROJECT INDICATING ACTUAL QUANTITIES RECYCLED, REUSED AND/OR DISPOSED. WEIGHT TAGS ARE REQUIRED TO DOCUMENT TONNAGE DIVERTED AND DISPOSED. REFER TO SHEET A1.0 FOR FURTHER REQUIREMENTS.
- REFERENCE GEOTECHNICAL STUDY (SOILS) FROM C2EARTH, DATED JUNE 13, 2024.
- REFERENCE COUNTY OF SANTA CLARA FIRE DEPARTMENT PLAN REVIEW #25-0682 AND AMMR APPROVAL #25-0417. SEE SHEET A0.1A FOR AMMR.
- A PRIVATE FIRE PROTECTION SYSTEM WILL BE PROVIDED AS PART OF THE APPROVED AMMR CONDITION. THIS INCLUDES A WHARF HYDRANT, 5,000 GALLON WATER TANK AND ASSOCIATED SIGNAGE POSTED ON THE WHARF HYDRANT INDICATING IT IS SUPPLIED BY A 5,000 GALLON TANK.

BUILDING CODES

- CALIFORNIA BUILDING CODE (CBC) 2022 EDITION
- CALIFORNIA RESIDENTIAL CODE (CRC) 2022 EDITION
- CALIFORNIA TITLE 24 ENERGY EFFICIENCY STANDARDS 2022 EDITION
- CALIFORNIA GREEN BUILDING CODE (CGC) 2022 EDITION
- CALIFORNIA FIRE CODE (CFC) 2022 EDITION
- CALIFORNIA MECHANICAL CODE (CMC) 2022 EDITION
- CALIFORNIA PLUMBING CODE (CPC) 2022 EDITION
- CALIFORNIA ELECTRICAL CODE (CEC) 2022 EDITION
- TOWN OF LOS GATOS CODE OF ORDINANCES

ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

Garage & Breezeway Replacement

KOLANDER  
RESIDENCE

16511 Cypress Way | Los Gatos, California 95030

REVISIONS

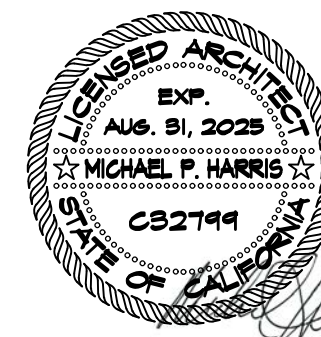
F	PLANNING SUBMITTAL	7/30/2024
H	PLANNING COMMENTS	10/23/2024
L	SCCFD AMMC	1/24/2025
M	PLANNING COMMENTS	2/13/2025
N	PLANNING COMMENTS	3/5/2025
P	PLANNING COMMENTS	3/17/2025
Q	PLANNING COMMENTS	3/24/2025
R	PLANNING COMMENTS	3/28/2025

CONDITIONS & RESTRICTIONS

These drawings and all related specifications are instruments of service and shall remain property of the designer. No revisions, reproductions, or use of these documents shall be made without the consent of the architect. All existing conditions represented in these plans are to be field verified and all discrepancies are to be reported to the designer. Do not scale from these plans, follow dimensions indicated or consult the architect.

SHEET TITLE

COVER SHEET



PROJECT NUMBER: 24111/6285

SCALE: NONE

SHEET: OF

DRAWING NO:

A0



DRAFT CONDITIONS OF APPROVAL - COMPLIANCE MATRIX	
Item	Description
19	WATER QUALITY: The project will implement the following conditions to minimize impacts on water quality within the ephemeral drainage (many of these conditions are overlapping conditions with what will be required for compliance with the California Regional Water Quality Board, San Francisco Bay Region, Municipal Regional Stormwater NPDES Permit): a) All construction activities in the ephemeral drainage shall be avoided. Within the Slope Stability Protection Area, grading will be minimized to the extent necessary and existing contours and slopes shall be maintained. b) Existing native vegetation adjacent the drainage shall be retained by removing only as much vegetation as necessary to accommodate the construction of the retaining wall. When possible, a vegetated buffer strip between staging/excavation areas and the drainage shall be maintained. c) Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative bugger strips) shall be used on site to reduce siltation and runoff of contaminants into the ephemeral drainage. Fiber rolls used for erosion control will be certified as free of noxious weed seed. Filter fences and mesh will be of material that will not entrap reptiles and amphibians. Erosion control measures will be placed at the top of bank of the drainage or the edge of the Slope Stability Protection Area where possible. The erosions control measures should follow the approaches and details outlined in the Bank Protection/Erosion Repair Design Guide in the Santa Clara Valley Water Resources Protection Collaborative's User Manual: Guidelines & Standards for Land Use Near Streams (Valley Water 2006). d) All disturbed soils shall be revegetated with native plants and/or grasses or sterile nonnative species suitable for the altered soil conditions upon completion of construction. Local watershed native plants will be used if available. If sterile nonnative species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive nonnatives. All disturbed areas that have been compacted shall be de-compacted prior to planting or seeding. Cut-and-fill slopes will be planted with local native or non-invasive plants suitable for the altered soil conditions. Again, revegetation of disturbed soils shall follow the recommendations of the Santa Clara Valley Water Resources Protection Collaborative's User Manual: Guidelines & Standards for Land Use Near Streams (Valley Water 2006). e) No stockpiling or placement of erodible materials shall be allowed within 20 feet of the ephemeral drainage or along areas of natural stormwater flow where materials could be washed into waterways. f) No equipment servicing shall be done within 20 feet of the ephemeral drainage, unless equipment stationed in these locations cannot be readily relocated (i.e., pumps, generators.) g) Construction personnel shall prevent the accidental release of chemicals, fuels, lubricants, and non-storm drainage water into channels. Spill prevention kits shall always be in close proximity when using hazardous materials (e.g., crew trucks and other logical locations). Personnel shall implement measures to ensure that hazardous materials are properly handled, and all construction waste will be disposed of in designated areas to prevent stormwater from flowing onto or off these areas. h) Potential contaminating materials must be stored in covered storage areas or secondary containment that is impervious to leaks and spills. Runoff pathways shall be free of trash containers or trash storage areas. Trash storage areas shall be screened or walled. i) Vehicles and equipment shall be parked on pavement, existing roads, and previously disturbed areas. The above notes are included on Sheet A1.2.
	WATER AGENCY PERMITTING: Prior to start of any work along or within a water agency's right-of-way/easement, the Owner and/or Applicant shall obtain necessary encroachment permit(s) and/or plan check review(s) from said Agency(ies) corresponding with the proposed work. A copy of any necessary permit(s) is required to be submitted to the Engineering Division of the Parks and Public Works Department prior to Grading or Building Permit issuance.
	Noted. Since all work is being performed on site, it is not expected that an encroachment permit will be necessary. If for some reason one is required, the owner will comply with the above conditions.
	TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in Noted.
	COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.
20	Noted. Please refer to Sheet A0.1 addressing the final Conditions of Approval for compliance.
21	
22	

DRAFT CONDITIONS OF APPROVAL - COMPLIANCE MATRIX	
Item	Description
1	APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2	Noted
3	EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
4	Noted.
5	OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum and shall be down-directed fixtures that will not reflect or encroach onto adjacent properties. No floodlights shall be used unless it can be demonstrated that they are needed for safety or security.
6	Note is included on Sheet A1.1
7	TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
8	A tree removal permit will be applied for under the conditions noted.
9	EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
10	Noted.
11	TREE FENCING: Protective tree fencing and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
12	Noted. Please refer to Sheet A1.0 for tree removal and tree protection. In addition, please refer to Sheet T-1.
13	TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
14	Noted.
15	FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
16	The existing front yard is already landscaped with no proposed modifications nor disturbances due to the project location. A note has been included on Sheet A1.1.
17	ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations identified in the Arborist's report for the project, on file in the Community Development Department. These recommendations must be incorporated in the building permit plans, and completed prior to issuance of a building permit where applicable. A Compliance Memorandum shall be prepared by the applicant and submitted with the building permit application detailing how the recommendations have or will be addressed. These recommendations must be incorporated in the building permit plans, and completed prior to issuance of a building permit where applicable.
18	Recommendations have been added to new Sheet T-1 Tree Protection Plan. Tree replacement is not being proposed due to WUI requirements as planting new trees will result in a greater fire hazard than the original condition, especially when the trees are fully mature. Tree canopies in Zone 1 shall not touch in order to accommodate a reasonable fire break. Planting any new tree would not accommodate this. In-lieu fees are being requested instead of planting any new trees.
19	SEPTIC SYSTEM: The proposed septic system, shown conceptually at this stage, will be reviewed in detail for compliance with Town Code and the Hillside Development Guidelines and Standards at time of building permit submittal.
20	Town Arborist review will be required.
21	There is no septic system being proposed as part of this project.
22	WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
23	Noted.
24	EXTERIOR COLORS: The exterior colors of all structures shall comply with the Hillside Development Standards & Guidelines.
25	Noted. Proposed colors of the garage to match the existing residence. See A3.0 and A3.1. An exemption has been requested since the colors are already established on site.
26	LRV DEED RESTRICTION: Prior to the issuance of a building permit, a deed restriction shall be recorded by the applicant with the Santa Clara County Recorder's Office that requires all exterior materials be maintained in conformance with the Town's Hillside Development Standards & Guidelines.
27	A LRV Deed restriction will be filed with the County Recorder's Office as requested. A note has been included on Sheet A1.1 to include the requirement.
28	STORY POLES: The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.
29	Story poles (and netting) are not required for this project since it is an accessory building and less than 18-feet in height.
30	NESTING BIRDS: To avoid impacts to nesting birds, the removal of trees and shrubs shall be minimized to the greatest extent feasible. Construction activities that include any tree removal, pruning, grading, grubbing, or demolition shall be conducted outside of the bird nesting season (January 15 through September 15) to the greatest extent feasible. If this type of construction starts, if work is scheduled to start or if work already occurring during the nesting season stops for at least two weeks and is scheduled to resume during the bird nesting season, then a qualified biologist shall conduct a pre-construction surveys for nesting birds to ensure that no nests would be disturbed during project construction. If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys. Two surveys for active nests of such birds shall occur within 14 days prior to start of construction, with the second survey conducted with 48 hours prior to start of construction. Appropriate minimum survey radius surrounding each work area is typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active.
31	A biologist will conduct pre-construction surveys 14 days before and 48 hours before construction starts on the project property site only. Visual observations for adjacent sites that occur within the mentioned ranges of 250', 500' and 1,000' shall occur within project property lines only to the maximum extent feasible. Access to adjacent properties will not occur due to logistics and is considered unreasonable for the scope of the project. Please note that at 250' three (3) adjacent properties are within this range; at 500' eighteen (18) adjacent properties are within this range; and at 1,000' sixty (60) adjacent properties are within this range.
32	SPECIAL-STATUS BATS: Approximately 14 days prior to tree removal or structure demolition activities, a qualified biologist shall conduct a habitat assessment for bats and potential roosting sites in trees to be removed, in trees within 50 feet of the development footprint, and within and surrounding any structures that may be disturbed by the project. These surveys will include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked.
33	If no roosting sites or bats are found, a letter report confirming absence will be prepared and no further measures are required.
34	If bats or roosting sites are found, a letter report and supplemental documents will be prepared prior to grading permit issuance and the following monitoring, exclusion, and habitat replacement measures will be implemented:
35	a) If bats are found roosting outside of the nursery season (May 1 through October 1), they will be evicted as described under (b) below. If bats are found roosting during the nursery season, they will be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats will be evicted as described under (b) below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the CDFW) will be established around the roosting site within which no construction activities including tree removal or structure disturbance will occur until after the nursery season.
36	b) If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures scheduled to be disturbed by project activities, the individuals will be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees to be removed, exclusion structures (e.g. one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery season. Information on placement of exclusion structures shall be provided to the CDFW prior to construction.
37	If needed, other methods conducted under the direction of a qualified bat biologist could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance of any structures will be conducted no earlier than the following day (i.e., at least one night will be provided between initial roost eviction disturbance and tree removal/structure disturbance). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.
38	A biologist investigation will occur approximately 14 days prior to any tree removal or demolition and within 50 feet of the impacted area only on the project site. Visual observations for adjacent sites that occur within the noted buffer zone shall occur within project property lines only to the maximum extent feasible.
39	ARCHAEOLOGICAL RESOURCES AND HUMAN REMAINS:
40	a) In the event that archaeological traces are encountered, all construction within a 50- meter radius of the find will be halted, the Community Development Director will be notified, and an archaeologist will be retained to examine the find and make appropriate recommendations.
41	b) If human remains are discovered, the Santa Clara County Coroner will be notified. The Coroner will determine whether or not the remains are Native American. If the Coroner determines the remains are not subject to his authority, he will notify the Native American Heritage Commission, who shall attempt to identify descendants of the deceased Native Americans.
42	c) If the Community Development Director finds that the archaeological find is not a significant resource, work will resume only after the submittal of a preliminary archaeological report and after provisions for reburial and ongoing monitoring are accepted. Provisions for identifying descendants of a deceased Native American and for reburial will follow the protocol set forth in CEQA Guidelines Section 15064.5(e). If the site is found to be a significant archaeological site, a mitigation program will be prepared and submitted to the Community Development Director for consideration and approval, in conformance with the protocol set forth in Public Resources Code Section 21083.2.
43	d) A final report shall be prepared when a find is determined to be a significant archaeological site, and/or when Native American remains are found on the site. The final report will include background information on the completed work, a description and list of identified resources, the disposition and curation of these resources, any testing, other recovered information, and conclusions.
44	If encountered, the contractor shall proceed as such.
45	DUSKY-FOOTED WOODRATS: This project will implement the following standard measures to minimize impacts on woodrats and active woodrat nests on the project site.
46	a) PRECONSTRUCTION SURVEY. A qualified biologist will conduct a preconstruction survey for San Francisco dusky-footed woodrat nests within 30 days of the start of work activities. If active woodrat nests are determined to be present in, or within 10 feet of the impact areas, the conditions below (Avoidance and/or Nest Relocation) will be implemented, as appropriate. If no active woodrat nests are present on or within 10 feet of impact areas, no further conditions are warranted.
47	b) AVOIDANCE. Active woodrat nests that are detected within the work area will be avoided to the extend feasible. Ideally, a minimum 10-foot buffer will be maintained between project activities and woodrat nests to avoid disturbance. In some situations, a small buffer may be allowed if, in the opinion of a qualified biologist, nest relocation (below) would represent a greater disturbance to the woodrats than the adjacent work activities.
48	c) NEST RELOCATION. If avoidance of active woodrat nests within and immediately adjacent to (within 10 feet of) the work areas is not feasible, then nest materials will be relocated to suitable habitat as close to the project site as possible (ideally, within or immediately adjacent to the project site).
49	Relocation efforts will avoid the peak nesting season (February-July) to the maximum extent feasible. Prior to the start of construction activities, a qualified biologist will disturb the woodrat nest to the degree that all woodrats leave the nest and seek refuge outside of the construction area. Disturbance of the woodrat nest will be initiated no earlier than one hour before dusk to prevent the exposure of woodrats to diurnal predators. Subsequently, the biologist will dismantle and relocate the nest material by hand. During the deconstruction process, the biologist will attempt to assess if there are juveniles in the nest. If immobile juveniles are observed, the deconstruction process will be discontinued until a time when the biologist believes the juveniles will be capable of independent survival (typically after 2 to 3 weeks). A no-disturbance buffer will be established around the nest until the juveniles are mobile. The nest may be dismantled once the biologist has determined that adverse impacts on the juveniles would not occur.
50	A biologist preconstruction survey will be supplied within 30 days of construction and within 10 feet of the impacted areas.

BAY AREA BUILDERS INCORPORATED

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fax: (408) 588-0095  
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3360 De La Cruz Boulevard  
Santa Clara, CA 95054

Garage & Breezeway Replacement

KOLANDER RESIDENCE

16511 Cypress Way | Los Gatos, California 95030

REVISIONS		
F	PLANNING SUBMITTAL	7/30/2024
H	PLANNING COMMENTS	10/23/2024
L	SCCFD AMMC	1/24/2025
M	PLANNING COMMENTS	2/13/2025
N	PLANNING COMMENTS	3/5/2025
P	PLANNING COMMENTS	3/17/2025
Q	PLANNING COMMENTS	3/24/2025
R	PLANNING COMMENTS	3/28/2025
CONDITIONS & RESTRICTIONS		
These drawings and all related specifications are instruments of service and shall remain property of the designer. No revisions, reproductions, or use of these documents shall be made without the consent of the architect. All existing conditions represented in these plans are to be field verified and all discrepancies are to be reported to the designer. Do not scale from these plans. Follow dimensions indicated or consult the architect.		
SHEET TITLE		
CONDITIONS OF APPROVAL		
<div><div><div>SEAL</div><div>REGISTERED ARCHITECT</div><div>EXP. AUG. 31, 2025</div><div>MICHAEL P. HARRIS IV</div><div>082744</div><div>SANTA CLARA COUNTY</div></div><div><div>PROJECT NUMBER:</div><div>24111/6285</div></div><div><div>SCALE:</div><div>NONE</div></div><div><div>SHEET:</div><div>OF</div></div><div><div>DRAWING NO.:</div><div>A0.1</div></div></div>	PROJECT NUMBER: 24111/6285	
	SCALE: NONE	
	SHEET: OF	
	DRAWING NO: A0.1	



Fire hydrant within 400 feet of the property line located on a fire apparatus road along the front approach to the property or 600 feet if fully sprinklered. The nearest fire hydrant along the front approach of the property is located approximately 1,975' away to the west. This would require routing a 6" water line along a road with minimal clearance. The cost and feasibility of installing such a line along with a fire hydrant will be significantly disproportionate to the cost of the entire project.



Fire department (engine) driveway turnaround of 40 feet. The existing area at the top of the driveway does not accommodate a 40-foot radius turnaround. The current turnaround space is 16-foot radius. Significant modifications and retaining walls would be required in order to achieve this. The added cost would be disproportionate to the total cost of the entire project without this element.

#### Wildland Urban Interface Compliance

There are several Wildland Urban Interface compliance items being implemented into the project. In the end, the garage will be safer and more ignition resistant than before the project. The following items are being incorporated into the project.

Exterior cladding - ignition resistant materials - stucco  
Roof materials - Class A asphalt roof tiles  
Closed eaves

Ember resistant soffit vents  
Ember resistant ridge vents  
Ember resistant gable-end vents

Metal-cladded door assemblies with tempered windows  
Windows double-paned and tempered  
All doors have perimeter weather stripping and door bottoms to reduce ember intrusion

#### Vegetation management & defensible breaks

Zone 0 (5'-0") will be concrete on the back of the garage, asphalt in the front of the garage, mostly existing pavement on the west side and concrete or rock-line swale on the east. There is a 3' section that a rock-gravel surface may be added to ensure no landscaping. Also removing 2 trees currently next to structure.

Zone 1 (30'-0") - existing trees to remain; owner to maintain ground cover to remove dead weeds.

Zone 2 (100'-0") - existing trees to remain; no proposed modifications.

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#### Justification for Alternate Compliance

##### Quality

The presence of fire sprinklers in a structure offer the best form of protection against fire. The fire water tank supplies enough water to accommodate fire-fighting for the size of the structure in lieu of a fire hydrant.

##### Strength

The addition of fire sprinklers would provide additional protection for the structure and assist in extinguishing or holding a fire in check until firefighters arrive. The fire-barrier would slow the rate of fire growth between structures.

##### Effectiveness

The combination of adding fire sprinklers in the garage along with 2-hour fire-barrier will slow the rate of the fire's growth and contain the spread of fire to one part of the building. The dedicated fire water storage tank allows additional water to assist with fighting fire.

##### Fire Resistance

Implementation of Wildland Urban Interface requirements along with the addition of fire sprinklers creates a greater resistance to fires by slowing the burning and spread. Additionally, the same occurs with a two-hour fire barrier between a protected and unprotected structure.

##### Durability

Fire sprinkler systems are generally expected to last 40-50 years, however with regular inspections, testing and maintenance, the life of the system will be extended. Compliance with NFPA 13D & SCCFD requirements will accommodate these requirements.

##### Safety

Adding fire sprinklers allows a greater protection for the structure and increases the time to allow occupants to evacuate the structure. A two-hour fire-rated barrier also increases the time for a fire to burn through a sprinklered protected. Overall life-safety is increased.

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#### Use of Alternate Materials or Method of Construction



Santa Clara County Fire Department  
Fire Prevention Department  
14700 Winchester Blvd. | Los Gatos, CA 95032  
www.sccfd.org

SCCFD Plan Check: 24-3772  
Los Gatos Planning: 5-24-045  
Address: 16511 Cypress Way | Los Gatos, CA  
Description: Garage & Breezeway Replacement

#### Brief Project Summary

The proposed project is to replace an existing single-story two-car garage of 587 square feet and shed of 96 square feet with a new single-story three-car garage of 1,239 square feet. The new garage will be in the same location. In addition, the existing breezeway will be replaced in the same location. The project site is located in a very high fire hazard severity zone (VHFHSZ) and will incorporate Wildland Urban Interface requirements as specified in the California Residential Code.

#### Proposed Use of Alternate Materials or Method of Construction

In Lieu of the following items:

- Fire apparatus access roadway clearances (CFC Section 503) – street width of 20'-0" clear by 13'-6" high – actual road is 12'-0" wide and doesn't achieve height requirements
- Fire department driveway turnaround clearance (CFC Section 503) – driveway area does not accommodate 40' minimum outside turning radius.
- Fire hydrant distance within 400' or 600' if fully sprinklered (CFC Section 507.5.1) – actual fire hydrant is approx. 1,975' away from the property line.

The following is being proposed due to the scale of the project. Please note that this approach has been discussed with the County Fire Department and is part of the AMMC application process.

- NFPA 13D fire sprinkler system in garage structure only. The main residence will remain unsprinklered.
- Inclusion of a 2-hour fire-barrier wall assembly at garage between breezeway to act as a fire break.
- 5,000 gallon fire water storage polyethylene tank (no pump) located at least 10'-0" from garage structure with 4" diameter underground water line and connection to a new wharf hydrant located at the northeasterly corner of the property adjacent to the driveway access. Impact protection bollards will be included to prevent accidental damage.
- Address directional and identification signage visible from the approaching corner (east corner) of Cypress Way where the road splits in two directions. This accommodates greater visibility to limit the time to find the residence.

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#### Expanded Description for in Lieu Items

Fire Apparatus Road – requires a minimum width of 20 feet width 13 feet 6 inches vertical clearance. The section of Cypress Way from the main section to the residence is a 12-foot wide country road about 0.325 miles (1,750 feet) with significant barriers to accommodate a 20-foot minimum width such as existing residences along with inclines and declines at the cross sections that would require significant retaining walls, removal of several trees/foliage and possibly eminent domain in order to achieve. This is an extremely expensive compliance item and is significantly disproportionate to the total cost of the project.



Driveway entrance to accommodate a turning radius of 50 feet outside and 30 feet inside with a maximum slope of 15%. Slopes at the driveway exceed 15% and turning radii currently does not exist on the property without significant demolition, grading, paving and retaining walls in order to achieve. Alternatively, providing a turnout along Cypress Way resulting in significant retaining walls at the front portion of the property. The added cost would be disproportionate to the total cost of the entire project without this element.



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#### FIRE DEPARTMENT SANTA CLARA COUNTY

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

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

Project Address: 16511 Cypress Way | Los Gatos, CA 95030

Applicant's Name: Michael Harris, Bay Area Builders

Applicant's Address: 3360 De La Cruz Blvd. | Santa Clara, CA 95054 Suite

Telephone: (408) 690-6877 Fax: Email: mharris@ba-builders.com

#### The applicant hereby requests the following:

- ☒ Use of Alternate Materials or Method of Construction  
☐ Modification of Code

#### Codes Affected:

- ☐ Building Code  
☒ Fire Code  
☐ Mechanical Code  
☐ Electrical Code  
☐ Other:

Specific section(s) of the code involved: 2022 CFC Section 503 & 507.5.1

Brief description of the request: In lieu of fire apparatus roadway, driveway turnaround and fire hydrant reqts, the following is being proposed: NFPA 13D sprinklers in garage only with 2-hour fire-rated wall at breezeway, new 5,000 gallon fire water storage tank and address directional sign where Cypress Way splits into two directions

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, Saratoga and San Jose

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

- Quality: The presence of fire sprinklers in a structure offer the best form of protection against fire. The fire water tank supplies enough water to accommodate fire-fighting for the size of the structure in lieu of a fire hydrant.
- Strength: The addition of fire sprinklers would provide additional protection for the structure and assist in extinguishing or holding a fire in check until firefighters arrive. The fire-barrier would slow the rate of fire growth between structures.
- Effectiveness: The combination of adding fire sprinklers in the garage along with 2-hour fire-barrier will slow the rate of the fire's growth and contain the spread of fire to one part of the building. The dedicated fire water storage tank allows additional water to assist with fighting fire.
- Fire Resistance: Implementation of Wildland Urban Interface requirements along with the addition of fire sprinklers creates a greater resistance to fires by slowing the burning and spread. Additionally, the same occurs with a two-hour fire barrier between a protected and unprotected structure.
- Durability: Fire sprinkler systems are generally expected to last 40-50 years, however with regular inspections, testing and maintenance, the life of the system will be extended. Compliance with NFPA 13D & SCCFD requirements will accommodate these requirements.
- Safety: Adding fire sprinklers allows a greater protection for the structure and increases the time to allow occupants to evacuate the structure. A two-hour fire-rated barrier also increases the time for a fire to burn through a sprinklered protected. Overall life-safety is increased.

Additional evidence of proof: Please refer to attached for consideration.

Applicant Signature: Michael Harris Digitally signed by Michael Harris Date: 2025.01.24 12:00:16 -0800 Date: 1/24/2025

\*\*\*\*\*

The above application has been reviewed and has been:

ACCEPTED REJECTED

Signature: [Signature] Date: 2/27/25

Fire Official: [Signature] Date: 2/27/25

Building Official: [Signature] Date: 2/27/25

Alternate materials/ no/12.31.14



#### SANTA CLARA COUNTY FIRE DEPARTMENT

1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

REVIEW PLAN 25 0417  
BLDG PERMIT NO.

#### DEVELOPMENTAL REVIEW COMMENTS

##### 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:

Alternate Means/Methods Application - Proposed demolition and 652 SF attached garage addition to an existing one-story single-family residence.

##### Plan Status:

The alternate means/methods request is Approved.

##### Discussion:

This AMMC proposes to install a NFPA 13D sprinkler system in the new garage with a 2-hour fire-rated wall between the new breezeway. A new 5,000 gallon water tank located 10' away from garage with 4" diameter underground water line connection and a new wharf hydrant located outside the driveway gate at the northeast corner of the property. Vehicle impact protection bollard will be provided. Additionally, an address directional sign will also be installed where Cypress Way splits into two directions (Approaching corner of Cypress Way). Vegetation management and defensible break will be provided including Zone 0 trees removal and Zone 1 ground maintenance. These proposal are to mitigate a non-compliance roadway, turnaround and hydrant. The current road width is 12ft, the driveway area does not accommodate 40' minimum outside turning radius and the closest fire hydrant is 1975' away from the property line.

##### Review Comments:

- A copy of the approved Alternate Means/Methods application form (with approval signature), justification letter, and these comments shall be made part of all subsequent submittals (Building, planning, etc.), to be routed to Santa Clara County Fire Department for final approval.
- Sign shall be posted on the wharf hydrant indicating it is supplied by a 5,000 gallon tank.

CITY	PLANS	SPECS	NEW	INCL	AS	OCCUPANCY	CONST. TYPE	Applicant/Name	DATE	PAGE
LGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R-3/U	VB	Bay Area Builders	02/27/2025	1 of 2
SECTION	AREA	LOAD	PROJECT DESCRIPTION	LOCATION	PROJECT TYPE OR SYSTEM					
1	4733		Residential Development		Exception Request - PRC-4290					
NAME OF PROJECT	NEW GARAGE & STORAGE			16511 Cypress Way Los Gatos						
TABULAR FIRE FLOW	1750	REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 30 PSI	1750	BY	Ip, Kenny				

A California Fire Protection District serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Saratoga and the surrounding unincorporated communities.



#### SANTA CLARA COUNTY FIRE DEPARTMENT

1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

REVIEW PLAN 25 0417  
BLDG PERMIT NO.

#### DEVELOPMENTAL REVIEW COMMENTS

##### Review Comments: (cont)

- Fire Sprinklers shall be listed as a deferred submittal item plans.

This review shall not be construed as an approval of a violation of the provisions of the California Fire Code or 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 or alteration of approved construction documents shall be approved in advance. (CFC 105.3.6)

F	PLANNING SUBMITTAL	1/30/2024
H	PLANNING COMMENTS	10/23/2024
L	SCCFD AMMC	1/24/2025
M	PLANNING COMMENTS	2/13/2025
N	PLANNING COMMENTS	3/5/2025
P	PLANNING COMMENTS	3/17/2025
Q	PLANNING COMMENTS	3/24/2025
R	PLANNING COMMENTS	3/28/2025

CITY	PLANS	SPECS	NEW	INCL	AS	OCCUPANCY	CONST. TYPE	Applicant/Name	DATE	PAGE
LGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R-3/U	VB	Bay Area Builders	02/27/2025	2 of 2
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A California Fire Protection District serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Saratoga and the surrounding unincorporated communities.

## COMMENTS DURING PLANNING

- REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS, WATER SUPPLY AND MAY INCLUDE SPECIFIC ADDITIONAL REQUIREMENTS AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSTRUED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK, THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS. NOTED.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) OF THE LOCAL RESPONSIBILITY AREA (LRA). PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODE (PRC) 4290, THE CALIFORNIA BOARD OF FORESTRY AND FIRE PROTECTION IS REQUIRED TO "ADOPT REGULATIONS IMPLEMENTING MINIMUM FIRE SAFETY STANDARDS RELATED TO DEFENSIBLE SPACE" APPLICABLE TO "THE PERIMETERS AND ACCESS TO ALL RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL BUILDING CONSTRUCTION" IN 2018, THE LEGISLATURE PASSED AND THE GOVERNOR SIGNED SB 901 (0000), WHICH EXPANDED THE APPLICABILITY OF THE REGULATIONS PROMULGATED UNDER PRC 4290 TO LAND IN THE LOCAL RESPONSIBILITY AREA (LRA) VERY HIGH FIRE HAZARD SEVERITY ZONE. ALL COMMENTS BELOW THAT RESULT FROM PRC 4290 ARE IDENTIFIED BY "4" WHERE A CONFLICT EXISTS BETWEEN LOCAL & 4290 REQUIREMENTS, THE MORE STRINGENT REQUIREMENT SHALL APPLY. CALIFORNIA CODE OF REGULATIONS, TITLE 14, DIVISION 1.5, CHAPTER 7, SUBCHAPTER 2, ARTICLES 1-5, § 1273.08. NOTED.

- ADDITION TO AN EXISTING STRUCTURE IS CURRENTLY EXEMPTED FROM PRC 4290. NOTED.
- FIRE SPRINKLERS REQUIRED: APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW AND EXISTING BUILDINGS AND STRUCTURES SHALL BE PROVIDED IN THE LOCATIONS DESCRIBED IN THIS SECTION OR IN SECTIONS 903.2.1 THROUGH 903.2.12 WHICHEVER IS THE MORE RESTRICTIVE AND SECTIONS 903.2.14 THROUGH 903.2.21. FOR THE PURPOSES OF THIS SECTION, FIREWALLS AND FIRE BARRIERS USED TO SEPARATE BUILDING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND SHALL BE WITHOUT OPENINGS OR PENETRATIONS. SPRINKLERS PROPOSED IN NEW GARAGE AS PART OF THE AMMC CONDITION PC 25-0417. MAKE A NOTE ON COVER SHEET THAT A AMMC IS INCLUDED IN THIS PROJECT. A COPY OF THE APPROVED ALTERNATE MEANS/METHODS APPLICATION FORM (WITH APPROVAL SIGNATURE), JUSTIFICATION LETTER, AND THESE COMMENTS SHALL BE MADE PART OF ALL SUBSEQUENT SUBMITTALS (BUILDING, PLANNING, ETC.) TO BE ROUTED TO SANTA CLARA COUNTY FIRE DEPARTMENT FOR FINAL APPROVAL. PLEASE REFER TO GENERAL NOTE #22 ON THE COVER SHEET ADDED TO INCLUDE THE AMMC REFERENCE. SHEET A0.2 HAS BEEN MODIFIED TO INCLUDE THE APPROVED AMMC, JUSTIFICATION AND THESE COMMENTS AS REQUESTED.

- PRIVATE FIRE PROTECTION SYSTEM: RESIDENTIAL FIRE PROTECTION SYSTEMS SHALL COMPLY WITH FIRE DEPARTMENT STANDARDS W-1 AND MANUFACTURER'S REQUIREMENTS. FIRE PROTECTION WATER SYSTEMS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY SCCFD PRIOR TO INSTALLATION. THE WHARF HYDRANT SHALL BE ACCESSIBLE AT ALL TIMES. TANK SYSTEMS PROVIDING BOTH THE DOMESTIC SUPPLY AND SUPPLY TO THE SPRINKLER SYSTEM AND/OR HYDRANT MAY REQUIRE CROSS CONTAMINATION PROTECTION. CHECK WITH THE LOCAL BUILDING DEPARTMENT FOR SPECIFIC REQUIREMENTS RELATED TO PROTECTION OF THE DOMESTIC SUPPLY. NEW 5000 GALLON WATER TANKS NOTED ON SHEET A1.1. MAKE A NOTE ON COVER SHEET THAT PRIVATE FIRE PROTECTION SYSTEM WILL BE PROVIDED AS PART OF THE APPROVED AMMC CONDITION. SIGN SHALL BE POSTED ON THE WHARF HYDRANT INDICATING IT IS SUPPLIED BY A 5,000 GALLON TANK. PLEASE REFER TO GENERAL NOTE #23 ON THE COVER SHEET ADDED TO REFLECT THE REQUEST.
- FIRE HYDRANT SYSTEMS REQUIRED: WHERE A PORTION OF THE FACILITY OR BUILDING HEREFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 400 FEET FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL. EXCEPTION: FOR GROUP R-3 AND GROUP U OCCUPANCIES, EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2 OR 903.3.1.3.

THE DISTANCE REQUIREMENT SHALL BE NOT MORE THAN 600 FEET. (CFC, SECTION 507.5.1) SHOW WHARF HYDRANT AND VEHICLE IMPACT PROTECTION BOLLARD AS PART OF THE APPROVED AMMC CONDITION. SIGN SHALL BE POSTED ON THE WHARF HYDRANT INDICATING IT IS SUPPLIED BY A 5,000 GALLON TANK. PLEASE REFER TO SHEET A1.1 SHOWING THE LOCATION OF THE WHARF HYDRANT ALONG WITH IMPACT PROTECTION AND SIGNAGE.

7. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33. THE APPLICABLE CONSTRUCTION SITE FIRE-SAFETY PROVISIONS ARE INCLUDED ON SHEET A1.2.



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CA license: B-443949

3360 De La Cruz Boulevard  
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www.ba-builders.com

#### PROJECT TITLE

## Garage & Breezeway Replacement

# KOLANDER

# RESIDENCE

16511 Cypress Way | Los Gatos, California 95030

#### REVISIONS

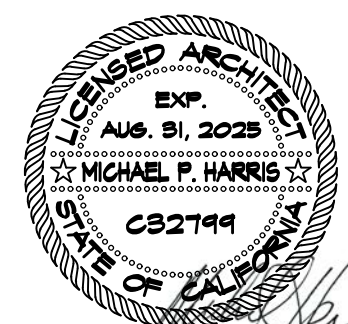
F	PLANNING SUBMITTAL	1/30/2024
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Q	PLANNING COMMENTS	3/24/2025
R	PLANNING COMMENTS	3/28/2025

#### CONDITIONS & RESTRICTIONS

These drawings and all related specifications are instruments of service and shall remain property of the designer. No revisions, reproductions, or use of these documents shall be made without the consent of the architect. All existing conditions represented in these plans are to be field verified and all discrepancies are to be reported to the designer. Do not scale from these plans. Follow dimensions indicated or consult the architect.

#### SHEET TITLE

SCCFD AMMC



PROJECT NUMBER: 24111/6285

SCALE: NONE

SHEET: OF

DRAWING NO: A0.2

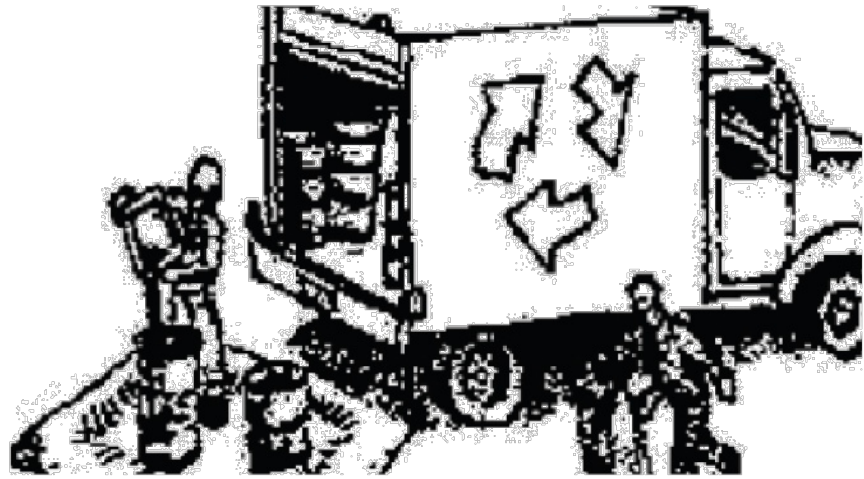
1/28/25



# Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

## Materials, Waste, and Sediment Management



### Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

### Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

### Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

### Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

## Equipment Management & Spill Control



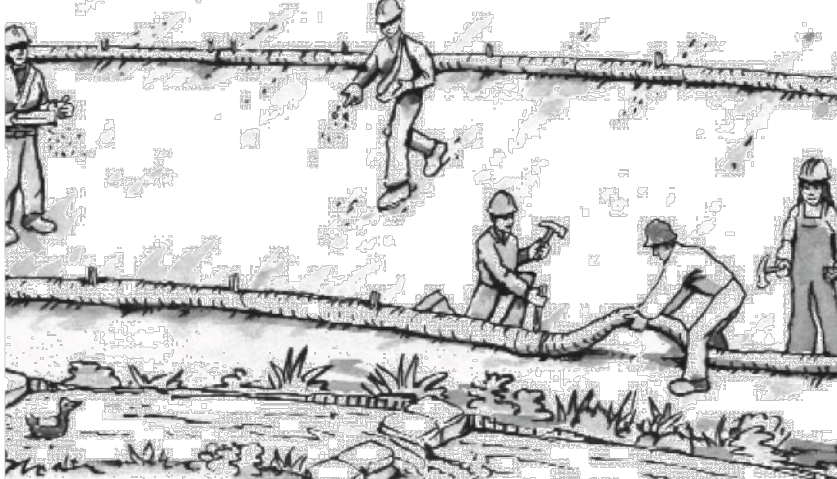
### Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

### Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

## Earthmoving



### Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.  
Ensure all subcontractors working onsite are implementing appropriate BMPs.

### Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the [Regional Water Quality Control Board](#) and the local agency:  
1) Unusual soil conditions, discoloration, or odor.  
2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

### Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

## Concrete Management & Dewatering



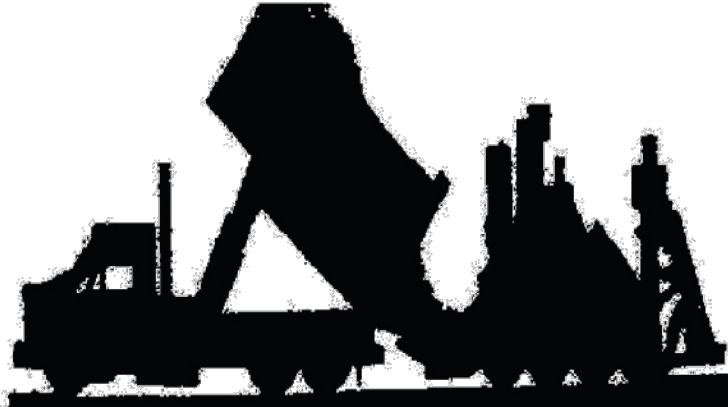
### Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

### Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality 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 or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Sheet NS-2 "Dewatering Operations."

## Paving/Asphalt Work



### Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

### Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

## Copper Architectural Features

Discharges to storm drains generated by installing, cleaning, treating or washing copper architectural features, is a violation of the municipal stormwater ordinance and may be subject to a fine. These BMPs must be implemented to prevent prohibited discharges to storm drains:

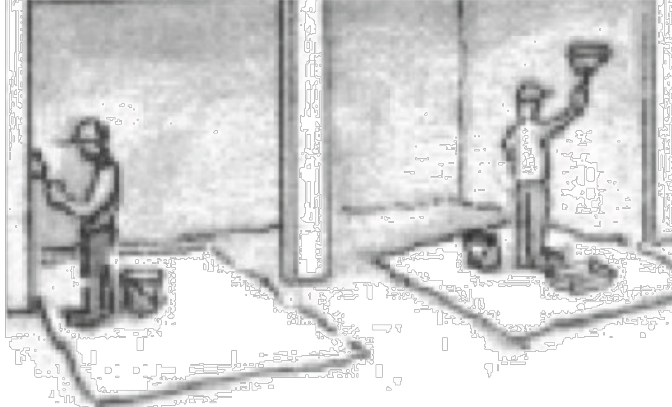
### During Installation

- ❑ If possible, purchase copper materials that have been pre-patinated at the factory.
- ❑ If patination done on site, implement one or more of the following BMPs:
  1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  2. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  3. Collect the rinse water in a tank and haul off-site for proper disposal.
- ❑ Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

**During Maintenance** such as, power washing roof, re-patination, or re-application of impervious coating:

- ❑ Block storm drain inlets as needed to prevent runoff from entering storm drains.
- ❑ Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

## Painting & Paint Removal



### Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paintcontainers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead- based paint removal requires a state-certified contractor.



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

### PROJECT TITLE

Garage & Breezeway Replacement

**KOLANDER**

**RESIDENCE**

16511 Cypress Way | Los Gatos, California 95030

### REVISIONS

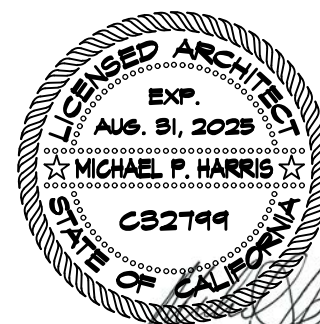
F	PLANNING SUBMITTAL	7/30/2024
H	PLANNING COMMENTS	10/23/2024
L	SCCDF AMMC	1/24/2025
M	PLANNING COMMENTS	2/13/2025
N	PLANNING COMMENTS	3/5/2025
P	PLANNING COMMENTS	3/17/2025
Q	PLANNING COMMENTS	3/24/2025
R	PLANNING COMMENTS	3/28/2025

### CONDITIONS & RESTRICTIONS

These drawings and all related specifications are instruments of service and shall remain property of the designer. No revisions, reproductions, or use of these documents shall be made without the consent of the architect. All existing conditions represented in these plans are to be field verified and all discrepancies are to be reported to the designer. Do not scale from these plans, follow dimensions indicated or consult the architect.

### SHEET TITLE

CONSTRUCTION  
BEST MANAGEMENT  
PRACTICES (BMPs)



PROJECT NUMBER:  
24111/6285

SCALE:  
NONE

SHEET: OF

DRAWING NO.:

**A0.3**



CALGREEN RESIDENTIAL BUILDING CODE MANDATORY MEASURES						
4.5 ENVIRONMENTAL QUALITY						
SECTION	DESCRIPTION	REQUIREMENTS SUMMARY	COMPLIANCE			REMARKS
			YES	NO	N/A	
4.503.1	FIREPLACES	ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.			X	NO FIREPLACE AT GARGAGE
4.504.1	COVERING OF DUCT OPENINGS AND PROTECTION AND MECHANICAL EQUIPMENT DURING CONSTRUCTION	DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS ARE COVERED DURING CONSTRUCTION UNTIL FINAL STARTUP OF THE HVAC EQUIPMENT.			X	—
4.504.2.1	ADHESIVES, SEALANTS AND CAULKS	ADHESIVES, SEALANTS, AND CAULKS ARE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.	X			REF. LIMITS THIS SHEET
4.504.2.2	PAINTS AND COATINGS	PAINTS, STAINS, AND COATINGS SHALL COMPLY WITH VOC LIMITS THE ARB ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, UNLESS MORE STRINGENT LOCAL LIMITS APPLY.	X			REF. LIMITS THIS SHEET
4.504.2.3	AEROSOL PAINTS AND COATINGS	ARCHITECTURAL PAINTS AND COATINGS ARE COMPLIANT WITH VOC LIMITS.			X	—
4.504.2.3	VERIFICATION	DOCUMENTATION ARE PROVIDED TO THE COUNTY OF SANTA CLARA TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.	X			—
4.504.3	CARPET SYSTEMS	CARPET AND CARPET SYSTEMS MEET THE APPLICABLE TESTING AND PRODUCT REQUIREMENTS.			X	—
4.504.4	RESILIENT FLOORING SYSTEMS	AT LEAST 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS THIS SHEET AND PRODUCTS CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM OR UL GREENGUARD GOLD OR MEET CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR VOC TESTING.			X	—
4.504.5	COMPOSITE WOOD PRODUCTS	HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.). SEE 4.504.5.1 FOR DOCUMENTATION REQUIREMENTS.			X	—
4.505.2	CONCRETE SLAB FOUNDATIONS	CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CALIFORNIA BUILDING CODE SHALL ALSO HAVE A CAPILLARY BREAK.	X			REFER TO STRUCTURAL DWGS
4.505.3	MOISTURE CONTENT OF BUILDING MATERIALS	MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING DO NOT EXCEED 19% PRIOR TO ENCLOSURE AND IS CHECKED BEFORE ENCLOSURE. INSULATION PRODUCTS ARE DRY PRIOR TO ENCLOSURE.	X			ITEM CHECKED BY BUILDING INSPECTOR BEFORE ENCLOSURE; CONTRACTOR SHALL VERIFY MOISTURE CONTENT PRIOR TO FRAMING
4.506.1	BATHROOM EXHAUST FANS	EACH BATHROOM IS MECHANICALLY VENTILATED AND COMPLY WITH APPLICABLE REQUIREMENTS.			X	—
4.507.2	ENVIRONMENTAL COMFORT: HEATING AND AIR CONDITIONING SYSTEM DESIGN	HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS: 1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J 2016, ASHRAE HANDBOOKS OR EQUIVALENT. 2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 29-D MANUAL D 2016, ASHRAE HANDBOOKS OR EQUIVALENT. 3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S 2014 OR EQUIVALENT.	X			REFER TO A2.3 AND CA TITLE 24 COMPLIANCE
702	QUALIFICATIONS	HVAC SYSTEMS INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.  SPECIAL INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY ARE INSPECTING.	X			REFER TO CA TITLE 24 COMPLIANCE FOR VERIFICATION/QUALIFICATIONS
703.1	DOCUMENTATION	DOCUMENTATION OF COMPLIANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE LOCAL ENFORCING AGENCY. OTHER SPECIFIC DOCUMENTATION OR SPECIAL INSPECTIONS NECESSARY TO VERIFY COMPLIANCE ARE SPECIFIED IN APPROPRIATE SECTIONS OF CALGREEN.	X			OWNER TO PROVIDE DOCUMENTATION AS REQUESTED BY CITY INSPECTIOR

## GENERAL NOTES

- A. REFER TO SHEET A0 FOR INDEX OF DRAWINGS & GENERAL NOTES.
- B. CERTAIN PROVISIONS OF THE 2022 CALGREEN BUILDING CODE SHALL APPLY (SECTION 101.3) AND 2022 CALGREEN RESIDENTIAL MANDATORY MEASURES CHECKLIST. HOWEVER, ONLY MANDATORY MEASURES RELEVANT TO BUILDING COMPONENTS/SYSTEMS FOR NEW CONSTRUCTION APPLY (SECTION 303.1). ALL ITEMS NOT ASSOCIATED WITH THE PROJECT ARE NOTED N/A ON THIS SHEET. CALGREEN VOLUNTARY MEASURES ARE EXEMPT FROM THIS PROJECT SINCE THE PROJECT IS NOT A NEW DEVELOPMENT.
- C. FOR ITEMS MARKED "YES" UNDER COMPLIANCE WITH 2022 CALGREEN CODE SHALL APPLY TO THIS PROJECT.
- D. CONTRACTOR SHALL PROVIDE DOCUMENTATION TO BUILDING INSPECTOR THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. REF. VOC LIMIT TABLES THIS SHEET.

FORMALDEHYDE LIMITS MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD	0.13

CALGREEN RESIDENTIAL BUILDING CODE MANDATORY MEASURES						
4.1 PLANNING AND DESIGN						
SECTION	DESCRIPTION	REQUIREMENTS SUMMARY	COMPLIANCE			REMARKS
			YES	NO	N/A	
4.106.2	STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION	A PLAN IS DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.	X			BMP AND EROSION CONTROL PROVISIONS SHALL BE IMPLEMENTED; SEE SHEET A0.2
4.106.3	GRADING AND PAVING	CONSTRUCTION PLANS INDICATES HOW SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS.	X			REFER TO C-1
4.106.4.1	EV CHARGING	FOR NEW DWELLINGS WITH ATTACHED GARAGES AND REBUILD OF EXISTING DWELLINGS THAT INCLUDE A PANEL UPGRADE OR CONSTRUCTION BETWEEN PANEL AND PARKING AREA, A LEVEL 2 EV READY SPACE AND LEVEL 1 EV READY SPACE, IS INSTALLED.			X	SECTION APPLIES TO NEW CONSTRUCTION ONLY (ADDITIONS, ALTERATIONS OR REPAIRS EXEMPT PER SECTION 202)
4.2 ENERGY EFFICIENCY						
SECTION	DESCRIPTION	REQUIREMENTS SUMMARY	COMPLIANCE			REMARKS
			YES	NO	N/A	
4.201	ENERGY EFFICIENCY (MINIMUM STANDARD)	BUILDING MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (TITLE 24, PART 6-2022)	X			REFER TO SHEETS A0.4 AND A0.5
4.3 WATER EFFICIENCY AND CONSERVATION						
SECTION	DESCRIPTION	REQUIREMENTS SUMMARY	COMPLIANCE			REMARKS
			YES	NO	N/A	
4.303.1	INDOOR WATER CONSERVING PLUMBING FIXTURES AND FITTINGS	PLUMBING FIXTURES & FITTINGS SHALL NOT EXCEED THE FOLLOWING: WATER CLOSETS – 1.28 GAL/FLUSH URINALS – 0.125 GAL/FLUSH SINGLE SHOWER HEADS – 1.8 GPM @ 80 PSI MULTIPLE SHOWER HEADS (SINGLE VALVE) – TOTAL 1.8 GPM @ 80 PSI LAVATORY FAUCETS – 1.2 GPM @ 60 PSI; MIN FLOW 0.8 GPM @ 20 PSI KITCHEN FAUCETS – 1.8 GPM @ 60 PSI (TEMP. INCREASE TO 2.2 GPM)			X	THERE ARE NO PLUMBING FIXTURES IN THE GARAGE
4.303.3	STANDARDS FOR PLUMBING FIXTURES AND FITTINGS	PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CPC AND MEET APPLICABLE STANDARDS IN CPC TABLE 1701.1.			X	—
4.304.1	OUTDOOR POTABLE WATER USE IN LANDSCAPED AREAS	OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE OR THE CURRENT CALIFORNIA DWR MWEL0, WHICHEVER IS MORE STRINGENT.			X	—
4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY						
SECTION	DESCRIPTION	REQUIREMENTS SUMMARY	COMPLIANCE			REMARKS
			YES	NO	N/A	
4.406.1	RODENT PROOFING (JOINTS AND OPENINGS)	ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS ARE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE COUNTY OF SANTA CLARA.	X			CLOSE ALL ANNULAR SPACE WITH CEMENT MORTAR AT WALLS AND FLOORS (IF ANY) AND POLYPROPYLENE CARBIMATE (TPE, THERMOPLASTIC ELASTOMER) FLASHING & CEMENT MORTAR AT ROOF
4.408.1	CONSTRUCTION WASTE REDUCTION OF AT LEAST 65% (MODIFIED PER LOCAL ORDINANCE)	RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT. (EXCAVATED SOIL AND LAND-CLEARING DEBRIS EXCLUDED).	X			REF. SHEET A1.0
4.408.2	CONSTRUCTION WASTE MANAGEMENT PLAN	WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.	X			REF. SHEET A1.0 COMPLY W/ LOS GATOS WASTE MANAGEMENT PROGRAM
4.410.1	OPERATION AND MAINTENANCE MANUAL	AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER, DESCRIBING: 1. KEEPING MANUAL WITH PROPERTY 2. O&M INSTRUCTIONS FOR EQUIPMENT AND APPLIANCES, DRAINAGE, IRRIGATION, ETC. 3. LOCAL UTILITY CONSERVATION RESOURCES 4. PUBLIC TRANSPORTATION / CARPOOL OPTIONS 5. HEALTH BENEFITS OF 30-60% RELATIVE HUMIDITY 6. LANDSCAPE WATER CONSERVATION 7. GUTTER AND DOWNSPOUT MAINTENANCE 8. ROUTINE MAINTENANCE 9. STATE SOLAR ENERGY AND INCENTIVE PROGRAMS 10. SPECIAL INSPECTION RECORDS 11. DEPARTMENT OF FORESTRY AND FIRE PROTECTION MAINTENANCE 12. GRAB BAR REINFORCEMENTS	X			THE FOLLOWING SHALL HAVE O&M'S – OWNER TO SUPPLY: 1. HVAC 2. GUTTERS/DOWNSPOUT (SEE A1.1 FOR NEW)

PAINTS & COATINGS - SCAQMD RULE 1168			
COATINGS	VOC LIMIT (G/L LESS WATER, MINUS EXEMPT COMPOUNDS)	COATINGS	VOC LIMIT (G/L LESS WATER, MINUS EXEMPT COMPOUNDS)
BOND BREAKERS	350	NONFLAT HIGH GLOSS	50
CLEAR WOOD FINISHES - GENERAL	275	PIGMENTED LACQUER	275
CLEAR WOOD FINISHES - VARNISH	275	PRETREATMENT WASH PRIMERS	420
CLEAR WOOD FINISHES - SANDING	275	PRIMERS, SEALERS, UNDERCOATERS	100
SEALERS - LACQUER	275	QUICK-DRY ENAMELS	50
CLEAR BRUSHING LACQUER	275	QUICK-DRY PRIMERS, SEALERS, UNDERCOATERS	100
CONCRETE-CURING COMPOUNDS	100	REACTIVE PENETRATING SEALERS	350
CONCRETE-CURING COMPOUNDS - ROADWAYS	350	RECYCLED COATINGS	250
CONCRETE SURFACE RETARDER	50	ROOF COATINGS	50
DRIVEWAY SEALER	50	ALUMINUM ROOF COATINGS	100
DRY-FOG COATINGS	50	ROOF PRIMERS, BITUMINIOUS	350
FAUX FINISHING COATINGS - CLEAR TOPCOAT	100	RUST-PREVENTITIVE COATINGS	100
FAUX FINISHING COATINGS - DECORATIVE	350	SHELLAC - CLEAR	730
FAUX FINISHING COATINGS - GLAZES	350	SHELLAC - PIGMENTED	550
FAUX FINISHING COATINGS - JAPAN	350	SPECIALTY PRIMERS	100
FAUX FINISHING COATINGS - TROWEL APPLIED	50	STAINS - GENERAL	100
FIRE-PROOFING EXTERIOR COATINGS	150	STAINS - INTERIOR	250
FIRE-RETARDANT COATINGS - CLEAR	150	STONE CONSOLIDANT	450
FIRE-RETARDANT COATINGS - PIGMENTED	150	SWIMMING POOL COATINGS - REPAIR	340
FLATS	50	SWIMMING POOL COATINGS - OTHER	340
FLOOR COATINGS	50	TRAFFIC COATINGS	100
FORM RELEASE COMPUOND	100	WATERPROOFING SEALERS	100
GRAPHIC ARTS (SIGN) COATINGS	150	WATERPROOFING CONCRETE, CMU SEALERS	100
INDUSTRIAL MAINTENANCE (IM) COATINGS	100	WOOD PRESERVATIVES - BELOW GROUND	350
HIGH TEMPERATURE (IM) COATINGS	420	OTHER	350
NON-SACRIFICIAL ANTI-GRAFFITI COATINGS	100	LOW-SOLIDS COATING	120
SACRIFICIAL ANTI-GRAFFITI COATINGS	50	ARCHITECTURAL COLARANT EXCL. IM COATINGS	50
ZINC-RICH (IM) PRIMERS	100	SOLVENT-BASED IM COLORANT	600
MAGNESITE CEMENT COATINGS	450	WATERBORNE IM COLORANT	50
MASTIC COATINGS	100	ANTI-CORROSIVE PAINTS - GLOSS	250
METALLIC PIGMENTED COATINGS	150	ANTI-CORROSIVE PAINTS - SEMI-GLOSS	250
MULTICOLOR COATINGS	250	ANTI-CORROSIVE PAINTS - FLAT	250
NONFLAT COATINGS	50		

VOC LIMITS			
SEALANTS & ADHESIVES - SCAQMD RULE 1168			
ARCHITECTURAL APPLICATIONS	VOC LIMIT (G/L LESS WATER)	ARCHITECTURAL APPLICATIONS	VOC LIMIT (G/L LESS WATER)
INDOOR CARPET ADHESIVES	50	PVC WELDING	510
CARPET PAD ADHESIVES	50	CPVC WELDING	490
OUTDOOR CARPET ADHESIVES	150	ABS WELDING	325
WOOD FLOORING ADHESIVES	100	PLASTIC CEMENT WELDING	250
RUBBER FLOOR ADHESIVES	80	ADHESIVE PRIMER FOR PLASTIC	550
SUBFLOOR ADHESIVES	50	CONTACT ADHESIVE	80
CERAMIC TILE ADHESIVES	85	SPECIAL PURPOSE CONTACT ADHESIVE	250
VCT AND ASPHALT ADHESIVES	50	TIRE RETREAD	100
DRYWALL AND PANEL ADHESIVES	50	ADHESIVE PRIMER FOR TRAFFIC MARKING TAPE	150
COVE BASE ADHESIVES	50	STRUCTURAL WOOD MEMBER ADHESIVE	140
MULTIPURPOSE CONSTRUCTION ADHESIVES	70	SHEET APPLIED RUBBER LINING OPERATIONS	850
STRUCTURAL GLAZING ADHESIVES	100	TOP AND TRIM ADHESIVE	250
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250		
SUBSTRATE SPECIFIC APPLICATIONS	VOC LIMIT (G/L LESS WATER)	SEALANTS	VOC LIMIT (G/L LESS WATER)
METAL TO METAL	30	ARCHITECTURAL	250
PLASTIC FOAMS	50	MARINE DECK	760
POROUS MATERIAL (EXCEPT WOOD)	50	NONMEMBRANE ROOF	300
WOOD	30	ROADWAY	250
FIBER GLASS	80	SINGLE-PLY ROOF MEMBRANE	450
		OTHER	420
SEALANT PRIMERS	VOC LIMIT (G/L LESS WATER)	AEROSOL ADHESIVES	VOC LIMIT (G/L LESS WATER)
ARCHITECTURAL_NON-POROUS	250	GENERAL PURPOSE MIST SPRAY	65% BY WT.
ARCHITECTURAL_POROUS	775	GENERAL PURPOSE WEB SPRAY	55% BY WT.
MODIFIED BITUMINIOUS	500	SPECIAL PURPOSE CONTACT ADHESIVE	70% BY WT.
MARINE DECK	760		
OTHER	750		



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### REVISIONS

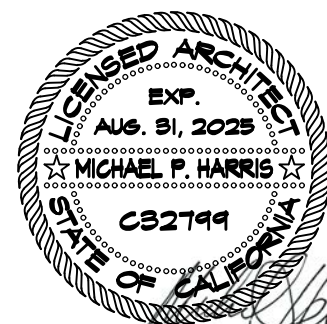
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### CONDITIONS & RESTRICTIONS

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### SHEET TITLE

CALGREEN  
MANDATORY  
MEASURES



PROJECT NUMBER:  
24111/6285

SCALE:  
NONE

SHEET: OF

DRAWING NO.:

A0.4



TREE REMOVAL AND PROTECTION REQ'TS

- A. TREE REMOVAL PERMIT IS REQUIRED PRIOR TO REMOVING ANY TREE ON THE PROPERTY.
- B. PRUNING OR ROOT PRUNING MUST BE SUPERVISED BY AN ISA-CERTIFIED ARBORIST OR AN ASCA-REGISTERED ARBORIST. SEE SECTION 29.10.1010 OF THE TOWN CODE FOR SPECIFICATIONS TO DETERMINE IF A PRUNING PERMIT IS REQUIRED.
- C. TREE PROTECTION FENCING REQUIREMENTS IN THE TREE PROTECTION ZONE (DRIPLINE):
- SIX-FOOT HIGH CHAIN LINK FENCING MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS SHALL BE DRIVEN INTO THE GROUND AT LEAST TWO-FEET DEEP AT NO MORE THAN TEN-FOOT SPACING. WHEN STIPULATED, FOR EXISTING PAVING AREAS THAT WILL NOT BE DEMOLISHED, POSTS MAY BE SUPPORTED BY CONCRETE BASE.
  - POSTED EIGHT AND ONE-HALF-INCH BY ELEVEN-INCH SIGN ON EACH TREE FENCE STATING: "WARNING - TREE PROTECTION ZONE - THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025" A SECOND SIGN SHALL BE IN SPANISH (SEE DETAIL BELOW)
  - LABELLED PHOTOGRAPHS OF THE INSTALLED FENCING SHALL BE EMAILED TO THE PROJECT PLANNER PRIOR TO ISSUANCE OF PERMITS
  - TREE PROTECTION FENCING IS REQUIRED TO REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
- D. ANY PROTECTED TREE ON-SITE WILL REQUIRE REPLACEMENT ACCORDING TO ITS APPRAISED VALUE IF IT IS DAMAGED BEYOND REPAIR AS A RESULT OF CONSTRUCTION.
- E. ALL TREE MAINTENANCE AND CARE SHALL BE PERFORMED BY A QUALIFIED ARBORIST WITH A C-61/D-49 CALIFORNIA CONTRACTORS LICENSE. TREE MAINTENANCE AND CARE SHALL BE SPECIFIED IN WRITING ACCORDING TO AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS: TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT: STANDARD PRACTICES PARTS 1 THROUGH 10 AND ADHERE TO ANSI Z133.1 SAFETY STANDARDS AND LOCAL REGULATIONS. ALL MAINTENANCE IS TO BE PERFORMED ACCORDING TO ISA BEST MANAGEMENT PRACTICES.

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.

Prohibited Activities

The following are prohibited activities within the TPZ:

- Grade changes (e.g. soil cuts, fills);
- Trenches;
- Root cuts;
- Pedestrian and equipment traffic that could compact the soil or physically damage roots;
- Parking vehicles or equipment;
- Burning of brush and woody debris;
- Storing soil, construction materials, petroleum products, water, or building refuse; and,
- Disposing of wash water, fuel or other potentially damaging liquids.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Roots greater than two inches in diameter shall not be cut. When roots over two inches in diameter are encountered and are authorized to be cut or removed, they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Treatment, including pruning, shall be specified in writing according to the most recent ANSI A-300A Standards and Limitations and performed according to ISA Best Management Practices while adhering to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

TREE INVENTORY							
ID	TREE SPECIES COMMON NAME	TREE SPECIES BOTANICAL NAME	TRUNK DIAMETER"	CANOPY DIAMETER"	CONDITION	EXPECTED IMPACT	STATUS
615	HOLLY	LLEX AQUIFOLIUM	10	15	GOOD	HIGH	REMOVE
616	COAST LIVE OAK	QUERCUS AGRIFOLIA	11	15	GOOD	LOW	SAVE
617	PISTACHE	PISTACIA CHINENSIS	4	10	GOOD	HIGH	REMOVE
618	COAST LIVE OAK	QUERCUS AGRIFOLIA	4	10	GOOD	HIGH	REMOVE
619	CANARY ISLAND PINE	PINUS CANARIENSIS	14	15	FAIR	HIGH	REMOVE
620	CANARY ISLAND PINE	PINUS CANARIENSIS	17, 17	25	FAIR	MODERATE	REMOVE
621	BLACK PINE	PINUS JEFFREYI	8	15	GOOD	LOW	SAVE
622	MONTEREY PINE	PINUS RADIATA	19	20	FAIR	LOW	SAVE
623	COAST LIVE OAK	QUERCUS AGRIFOLIA	9, 7	10	GOOD	MODERATE	REMOVE
624	SILK TREE	ALBIZIA JULIBRISSIN	9	10	GOOD	HIGH	REMOVE
NO TAG	UNKNOWN	UNKNOWN	8	8	UNKNOWN	HIGH	REMOVE

Notes: The Tree Protection Zone (TPZ) may vary in radius from the trunk and may or may not be established at the drip line distance. See arborist's report and plan sheet for specifications of TPZ radii.

Crown diameter drip line distance equal to the outer most limit of foliage.

Notes: All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management: Standard Practices parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.

Tree protection fence: Fencing shall be comprised of six-foot high chain link mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground.

Minimum 4" thick mulch layer

Maintain existing grade with the tree protection fence unless otherwise indicated on the plans.

8.5" x 11" sign laminated in plastic spaced every 50' along the fence.

SECTION VIEW

URBAN TREE FOUNDATION © 2014  
OPEN SOURCE FREE TO USE  
Modified by Menarch Consulting  
Arborists LLC, 2019

S-X TREE PROTECTION

WARNING  
TREE PROTECTION ZONE  
THIS FENCE SHALL NOT BE REMOVED  
AND IS SUBJECT TO PENALTY  
ACCORDING TO TOWN CODE 29.10.1025

CUIDADO  
ZONE DE ARBOL PRETEJIDO  
ESTA VALLA NO PODRÁN SER SACADOS  
Y ESTÁ SUJETA A SANCIÓN EN FUNCIÓN DE  
CÓDIGO CIUDAD DEL 29.10.1025

TREE PROTECTION SIGNAGE DETAILS  
BOTH SIGNS MUST BE POSTED

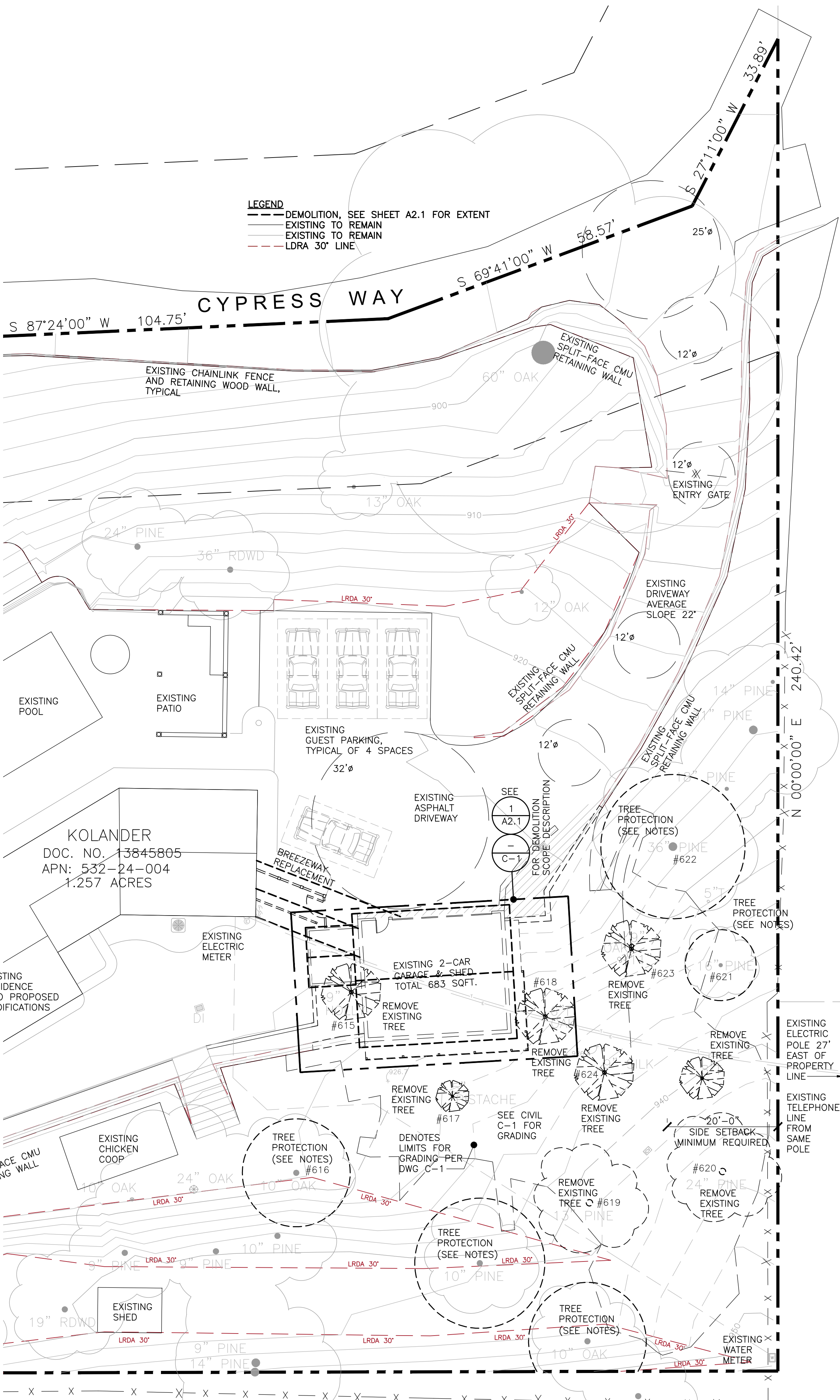
PLAN

ELEVATION

Trunk Protection Vertical Timber Detail

SECTION VIEW

S-Y TRUNK PROTECTION WITH WATTLE



PARTIAL SITE PLAN

SCALE: 1" = 12'-0"

Garage & Breezeway Replacement

KOLANDER RESIDENCE

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PROJECT TITLE

REVISIONS

F	PLANNING SUBMITTAL	7/30/2024
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SHEET TITLE

TREE PROTECTION PLAN



PROJECT NUMBER: 24111/6285

SCALE: AS NOTED

SHEET: OF

DRAWING NO:

T-1

3/28/25

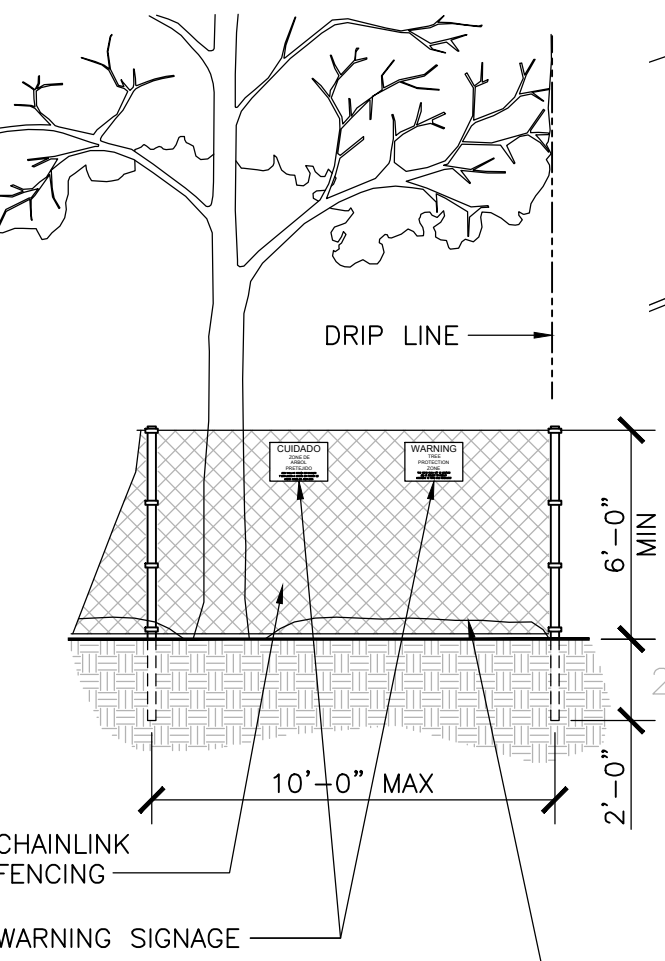


GENERAL NOTES

- A. REFER TO SHEET A0 FOR DRAWING INDEX.
- B. REPAIR ALL DAMAGED MATERIALS IMPACTED BY NEW CONSTRUCTION. ALIGN AND FINISH TO MATCH EXISTING ADJACENT SURFACE.
- C. WEATHER PROTECTION IS REQUIRED PRIOR TO ANY DEMOLITION OF EXTERIOR WALLS TO THE MAIN HOUSE. IT SHALL BE REMOVED ONLY WHEN CONSTRUCTION OF THAT AREA IS COMPLETE. FOR THE GARAGE, OWNER SHALL REMOVE ALL MATERIALS PRIOR TO CONSTRUCTION.
- D. PERSON(S) PERFORMING THE WORK MUST BE COGNIZANT OF FIELD CONDITIONS AND VERIFY PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY CONFLICTS SHALL BE RESOLVED PRIOR TO PROCEEDING.
- E. ALL UTILITIES SERVICES IMPACTED BY DEMOLITION AND CONSTRUCTION SHALL BE COORDINATED WITH THE ASSOCIATED UTILITY PROVIDER AND/OR AUTHORITY. CONFORM TO STANDARD EROSION CONTROL CONSTRUCTION MITIGATION MEASURES AS APPLICABLE.
- F. DISPOSAL OF MATERIALS DURING DEMOLITION AND CONSTRUCTION SHALL BE DIVERTED FROM THE LANDFILL AT A RATE OF 100% OR GREATER FOR CONCRETE AND ASPHALT AND 65% OR GREATER FOR ALL OTHER MATERIALS COMPOSITE.
- G. THE GENERAL SITE SLOPE AND DRAINAGE PATTERN IS NOT AFFECTED BY THE NEW WORK. SITE CURRENTLY DRAINS AWAY FROM THE HOUSE AT A RATE OF 5% MINIMUM FOR AT LEAST 10 FEET (CBC 1804.3) AND DOES NOT FLOW ONTO ADJACENT NEIGHBORS. THE EXISTING HOUSE STORM LEADERS HAVE NOT BEEN MODIFIED AND SHALL REMAIN AS IS.
- H. ALL NEW DOWNSPOUTS SHALL HAVE CONCRETE SPLASH BLOCKS AT THE BASE. IN TURN, WATER SHALL DRAIN ONTO THE ADJACENT LANDSCAPING WITHOUT DIRECTLY GOING INTO THE PUBLIC DRAINAGE SYSTEM. NOTE, EXISTING CONDITIONS KEEP DRAINAGE AWAY FROM GARAGE AND STREET.
- I. AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL DUCTWORK INSTALLATION FOR THE HEATING AND COOLING SYSTEM, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS EXPOSED TO THE CONSTRUCTION AREA SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
- J. OFFSTREET PARKING CAPACITY: EXISTING DRIVEWAY IS ABLE TO ACCOMMODATE AT LEAST 4 VEHICULAR GUEST SPACES. NO PROPOSED MODIFICATIONS.

TREE REMOVAL AND PROTECTION REQ'TS

- A. TREE REMOVAL PERMIT IS REQUIRED PRIOR TO REMOVING ANY TREE ON THE PROPERTY.
- B. PRUNING OR ROOT PRUNING MUST BE SUPERVISED BY AN ISA-CERTIFIED ARBORIST OR AN ASCA-REGISTERED ARBORIST. SEE SECTION 29.10.1010 OF THE TOWN CODE FOR SPECIFICATIONS TO DETERMINE IF A PRUNING PERMIT IS REQUIRED.
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  - POSTED EIGHT AND ONE-HALF-INCH BY ELEVEN-INCH SIGN ON EACH TREE FENCE STATING: "WARNING - TREE PROTECTION ZONE - THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025" A SECOND SIGN SHALL BE IN SPANISH (SEE DETAIL BELOW)
  - LABELED PHOTOGRAPHS OF THE INSTALLED FENCING SHALL BE EMAILED TO THE PROJECT PLANNER PRIOR TO ISSUANCE OF PERMITS.
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- D. ANY PROTECTED TREE ON-SITE WILL REQUIRE REPLACEMENT ACCORDING TO ITS APPRAISED VALUE IF IT IS DAMAGED BEYOND REPAIR AS A RESULT OF CONSTRUCTION.



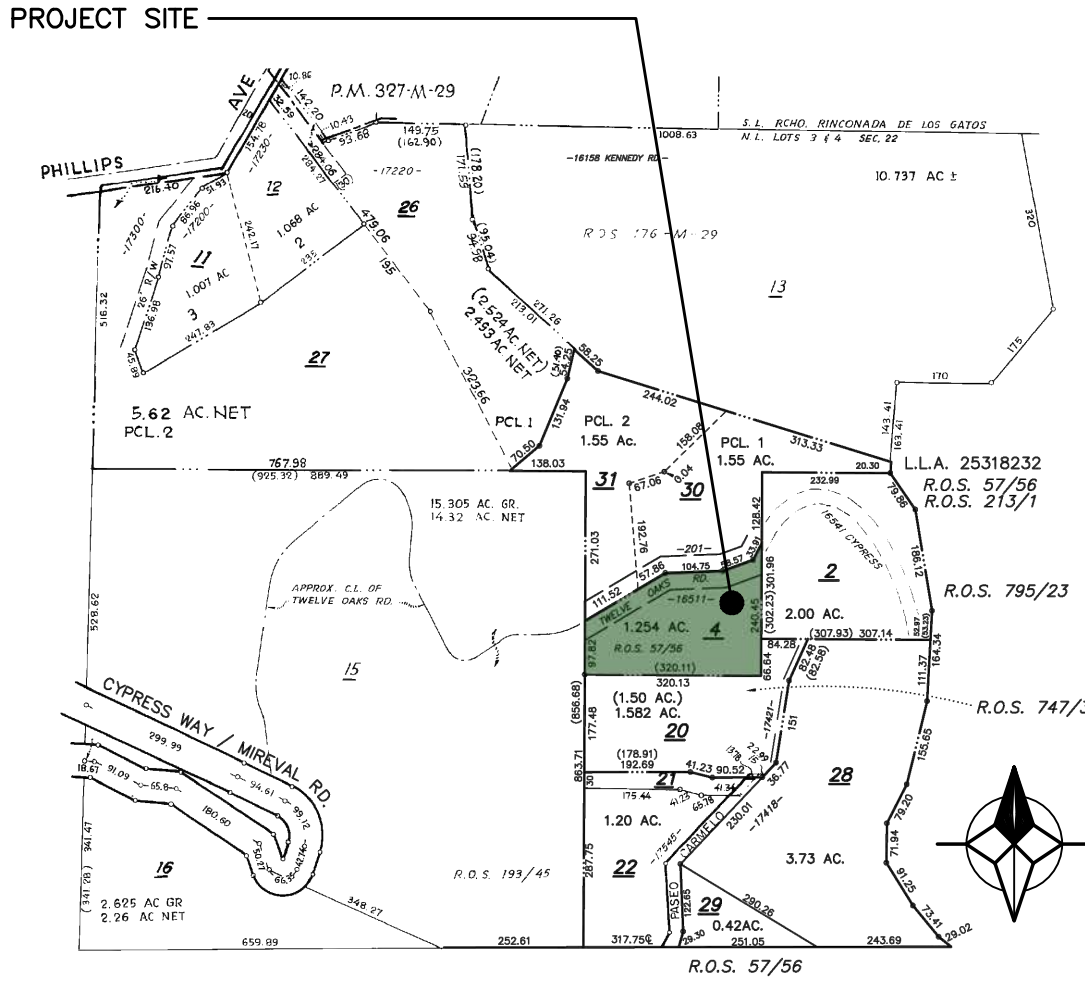
TREE PROTECTION DETAIL

- THE FOLLOWING ACTIVITIES ARE PROHIBITED WITH THE TREE PROTECTION ZONE:
- GRADE CHANGES (E.G. SOIL CUTS, FILL)
  - TRENCHES
  - ROOT CUTS
  - PEDESTRIAN AND EQUIPMENT TRAFFIC THAT COULD COMPACT THE SOIL OR PHYSICALLY DAMAGE ROOTS
  - PARKING VEHICLES OR EQUIPMENT
  - BURNING OF BRUSH AND WOODY DEBRIS
  - STORING SOIL, CONSTRUCTION MATERIALS, PETROLEUM PRODUCTS, WATER OR BUILDING REFUSE
  - DISPOSING OF WASH WATER, FUEL OR OTHER POTENTIALLY DAMAGING LIQUIDS

REFER TO T-1 TREE PROTECTION PLAN FOR FURTHER INFORMATION AND DETAILS

1 SITE PLAN  
A1.1 SCALE: 1" = 12'-0"

APN: 532-24-004



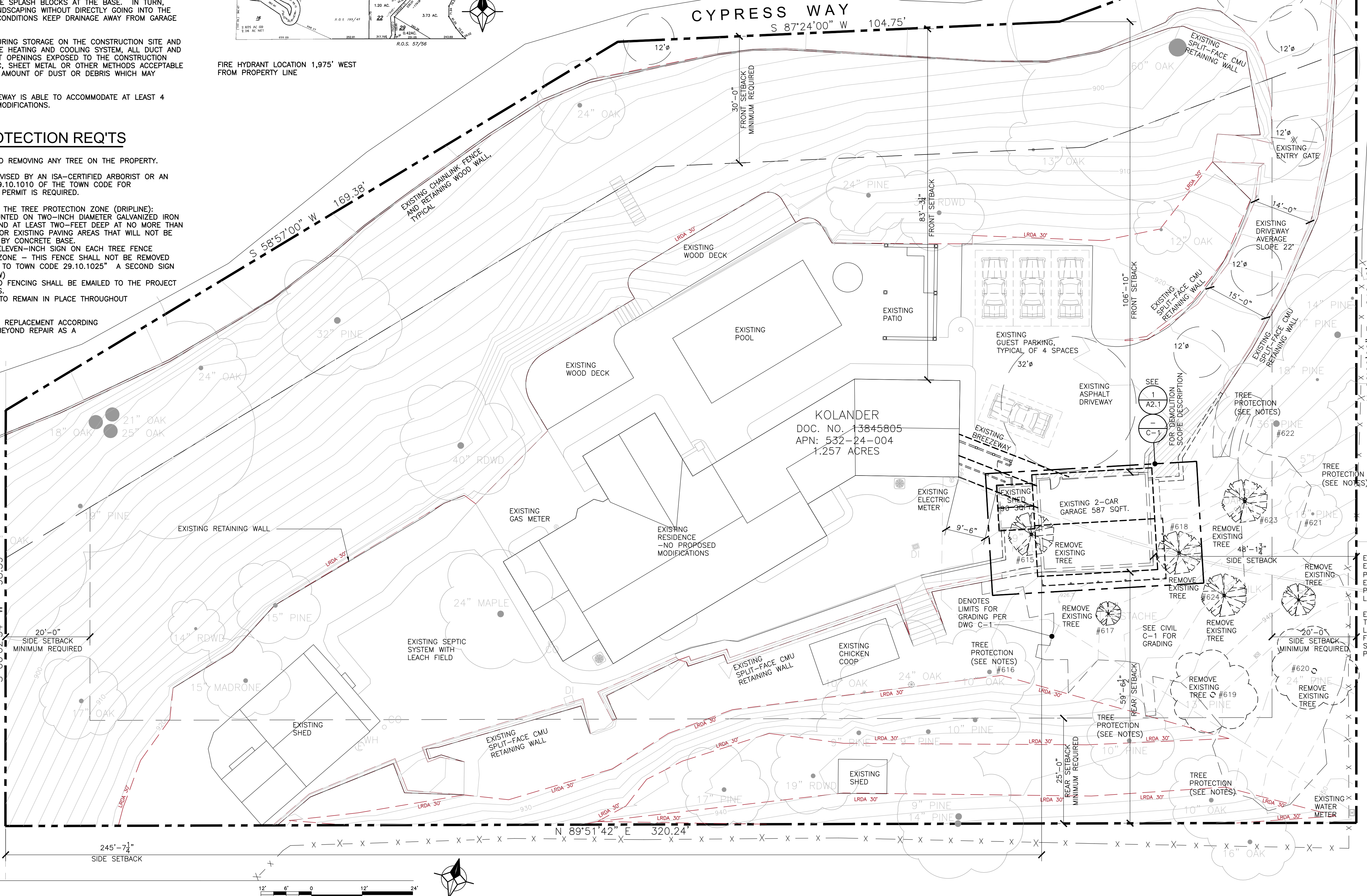
FIRE HYDRANT LOCATION 1,975' WEST FROM PROPERTY LINE

WASTE MANAGEMENT

- A. GENERAL: THE PERSON(S) PERFORMING THE WORK SHALL CONFORM TO THE REQUIREMENTS LISTED BELOW FOR CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING REQUIREMENTS.
- B. REQUIREMENT: DISPOSAL OF MATERIALS DURING DEMOLITION AND CONSTRUCTION SHALL BE DIVERTED FROM THE LANDFILL AT A RATE OF 100% OR GREATER FOR CONCRETE AND ASPHALT AND 65% OR GREATER FOR ALL OTHER MATERIALS COMPOSITE. THE CONTRACTOR SHALL COMPLETE A CONSTRUCTION & DEMOLITION DEBRIS RECYCLING SUMMARY REPORT AT THE CONCLUSION OF THE PROJECT INDICATING ACTUAL QUANTITIES RECYCLED, REUSED AND/OR DISPOSED. WEIGHT TAGS ARE REQUIRED TO DOCUMENT TONNAGE DIVERTED AND DISPOSED.
- C. MIXED LOADS OF C&D DEBRIS: IF THE PERSON(S) PERFORMING THE WORK ELECTS TO RECYCLE CONSTRUCTION & DEMOLITION DEBRIS AS MIXED LOADS, THEN CONTRACTOR MUST ARRANGE FOR SERVICES WITH ONE A FACILITIES THAT WILL PROVIDE A BREAK DOWN PER MATERIAL IN WEIGHT.
- D. REUSING INERTS: IF THE PERSON(S) PERFORMING THE WORK ELECTS TO REUSE INERTS, INCLUDING DIRT, SOIL, OR GRAVEL, BY REUSING THOSE MATERIALS ON SITE OR AT ANOTHER SITE NOT ASSOCIATED WITH THIS PROJECT, THEN SUCH REUSE MAY BE INCLUDED AS A PART OF CONTRACTOR'S OBLIGATION TO DIVERT CONSTRUCTION AND DEMOLITION DEBRIS AND BE DOCUMENTED AS SUCH.
- E. WEIGHT TAGS: WEIGHT TAGS MUST BE SUBMITTED FOR ALL MATERIALS REMOVED FROM THE SITE, WHETHER DISPOSED OF OR RECYCLED, FROM THE START OF THE PROJECT UNTIL ITS COMPLETION. ALL WEIGHT TAGS ISSUED MUST BE LEGIBLE AND EXPLICITLY IDENTIFY THE LOCATION OF THE PROJECT.

TREE INVENTORY						
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NO TAG	UNKNOWN	UNKNOWN	8	8	UNKNOWN	HIGH REMOVE

LEGEND  
--- DEMOLITION, SEE SHEET A2.1 FOR EXTENT  
--- EXISTING TO REMAIN  
--- EXISTING TO REMAIN  
--- LDRA 30" LINE



Garage & Breezeway Replacement

KOLANDER  
RESIDENCE

16511 Cypress Way | Los Gatos, California 95030

BAY AREA BUILDERS INCORPORATED

main office: (408) 648-4500  
fax: (408) 688-0095  
3360 De La Cruz Boulevard  
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CA license: B-443949

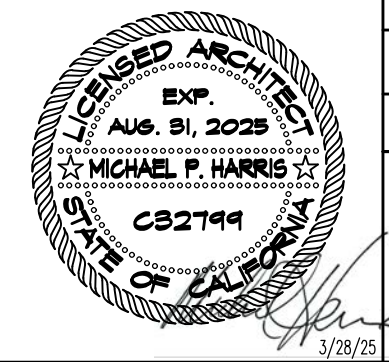
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SHEET TITLE

SITE PLAN  
EXISTING CONDITIONS  
& DEMOLITION



PROJECT NUMBER: 24111/6285  
SCALE: AS NOTED  
SHEET: OF  
DRAWING NO: A1.0

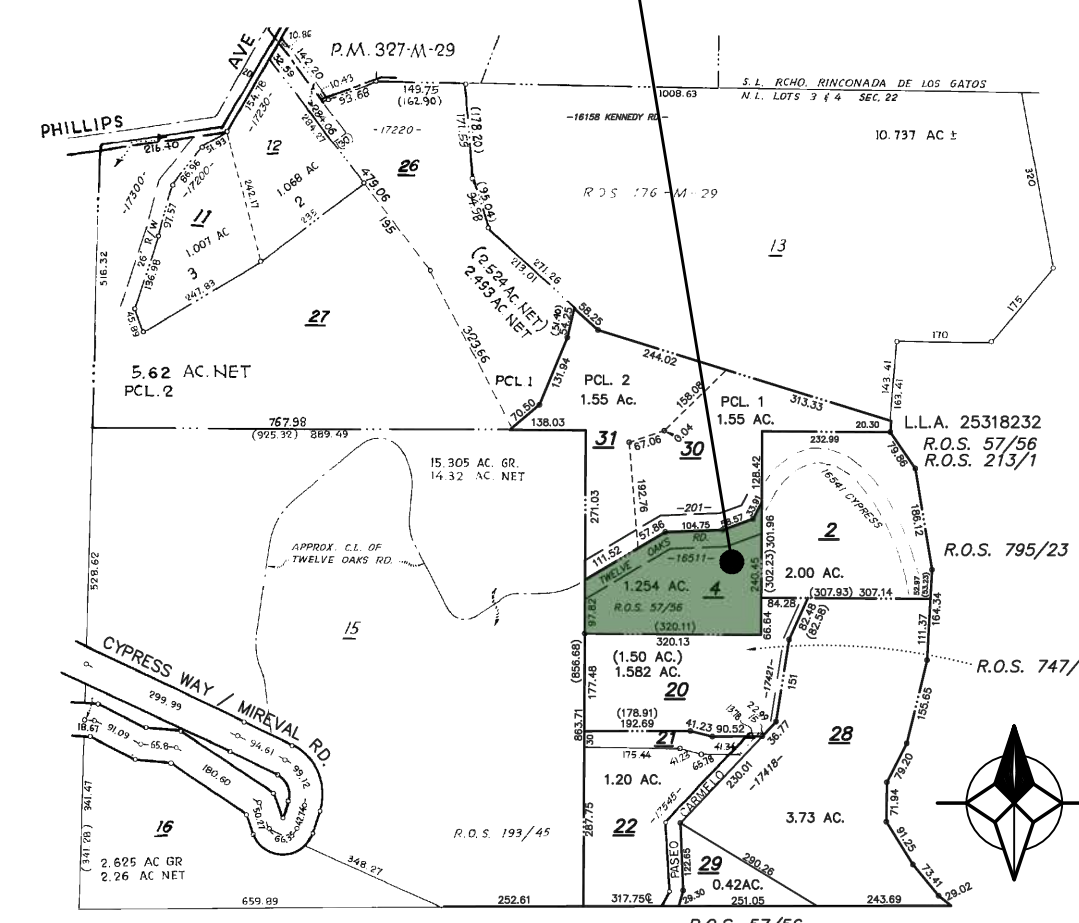


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- G. THE GENERAL SITE SLOPE AND DRAINAGE PATTERN IS NOT AFFECTED BY THE NEW WORK. SITE CURRENTLY DRAINS AWAY FROM THE HOUSE AT A RATE OF 5% MINIMUM FOR AT LEAST 10 FEET (CBC 1804.3) AND DOES NOT FLOW ONTO ADJACENT NEIGHBORS. THE EXISTING HOUSE STORM LEADERS HAVE NOT BEEN MODIFIED AND SHALL REMAIN AS IS.
- H. ALL NEW DOWNSPOUTS SHALL HAVE CONCRETE SPLASH BLOCKS AT THE BASE. IN TURN, WATER SHALL DRAIN ONTO THE ADJACENT LANDSCAPING WITHOUT DIRECTLY GOING INTO THE PUBLIC DRAINAGE SYSTEM. NOTE, EXISTING CONDITIONS KEEP DRAINAGE AWAY FROM GARAGE AND STREET.
- I. AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL DUCTWORK INSTALLATION FOR THE HEATING AND COOLING SYSTEM, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS EXPOSED TO THE CONSTRUCTION AREA SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
- J. OFFSTREET PARKING CAPACITY: EXISTING DRIVEWAY IS ABLE TO ACCOMMODATE AT LEAST 4 VEHICULAR GUEST SPACES. NO PROPOSED MODIFICATIONS.
- K. OWNER TO COORDINATE WITH PG&E FOR UNDERGROUNDING OF SERVICE FROM THE POWER POLE TO THE MAIN PANEL. IF TO REMAIN OVERHEAD, OWNER TO COORDINATE WITH PG&E TO ELEVATE POWER LINE MINIMUM OF 4 FT. ABOVE THE GARAGE RIDGE LINE ALONG WITH TELEPHONE/DATA LINE UNDER APPROPRIATE UTILITY.
- L. NO NEW TREES ARE PROPOSED FOR THIS PROJECT DUE TO WILDLAND URBAN INTERFACE REQUIREMENTS TO PROVIDE A FIRE-BREAK BETWEEN TREE CANOPIES. IN-LIEU FEES ARE REQUESTED FOR THE TREES REMOVED.

APN: 532-24-004

PROJECT SITE



FIRE HYDRANT LOCATION 1,975' WEST FROM PROPERTY LINE

MISC. NOTES

- A. REFER TO CONDITIONS OF APPROVAL ON SHEET A0.1.
- B. REFER TO BIOLOGIST SURVEY REQUIREMENTS AND TIMELINES NOTED ON CONDITIONS OF APPROVAL ON SHEET A0.1.
- C. NO NEW FENCING OR GATES ARE PROPOSED WITH THIS PROJECT.
- D. THERE ARE NO PROPOSED MODIFICATIONS NOR DISTURBANCES IN THE EXISTING FRONT YARD LANDSCAPING DUE TO THE PROJECT LOCATION.
- E. EXTERIOR LIGHTING SHALL BE KEPT TO A MINIMUM AND SHALL BE DOWN-DIRECTED FIXTURES THAT WILL NOT REFLECT OR ENCR OACH ONTO ADJACENT PROPERTIES. NO FLOODLIGHTS SHALL BE USED UNLESS IT CAN BE DEMONSTRATED THAT THEY ARE NEEDED FOR SAFETY OR SECURITY.
- F. ALL PERMANENT EXTERIOR LIGHT FIXTURES SHOULD UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES.
- G. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A DEED RESTRICTION SHALL BE RECORDED BY THE APPLICANT WITH THE SANTA CLARA COUNTY RECORDER'S OFFICE THAT REQUIRES ALL EXTERIOR MATERIALS BE MAINTAINED IN CONFORMANCE WITH THE TOWN'S HILLSIDE DEVELOPMENT STANDARDS & GUIDELINES.

SITE/BUILDING DATA

SITE AREA: 54,624.24 SQFT. (1.257 ACRES)

EXISTING RESIDENCE: 2,377 SQFT.

EXISTING OTHER ACCESSORY STRUCTURES TO REMAIN: 1,117 SQFT.

EXISTING GARAGE TO BE DEMOLISHED: 587 SQFT.

EXISTING SHED TO BE DEMOLISHED: 96 SQFT.

TOTAL EXISTING ACCESSORY STRUCTURES: 1,800 SQFT.

NEW GARAGE AREA: 1,239 SQFT.

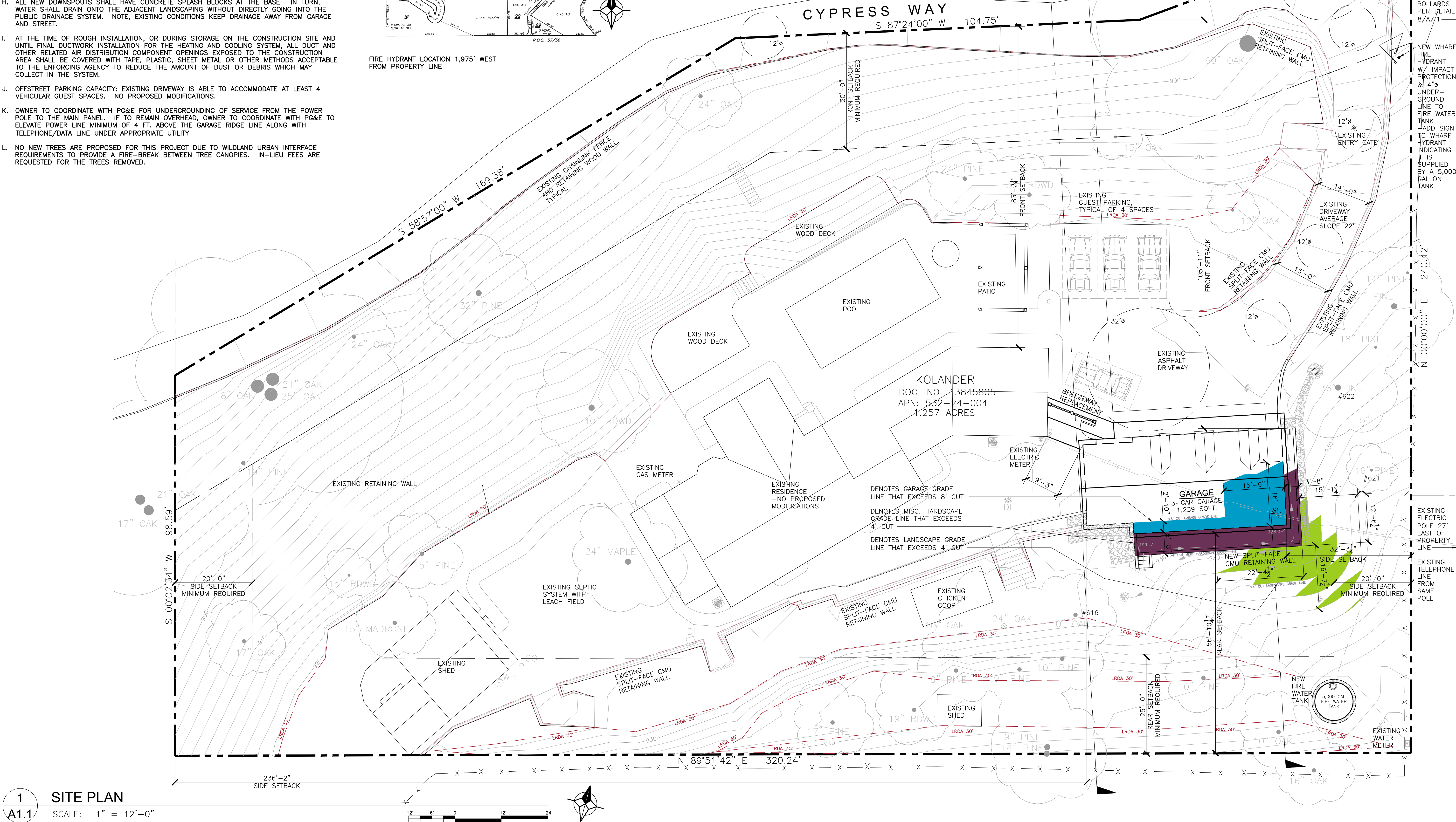
RESULTANT TOTAL ACCESSORY STRUCTURES: 2,356 SQFT.

REDUCTION OF NET SITE AREA ON SLOPING LOTS (60%): 21,849.60 SQFT.

TOTAL ALLOWABLE AREA (TABLE 2 HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES): 4,900 SQFT.

RESULTANT TOTAL FLOOR AREA (NOT INCLUDING GARAGE ALLOWANCE OF 400 SQFT.): 4,333 SQFT.

4,333 SQFT < 4,900 SQFT. = OK



1 SITE PLAN  
A1.1 SCALE: 1" = 12'-0"

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**SITE PLAN**

**PROJECT NUMBER:** 24111/6285  
**SCALE:** AS NOTED  
**SHEET:** OF  
**DRAWING NO.:**

**A1.1**



CONSTRUCTION SITE FIRE SAFETY NOTES

- A. COMBUSTIBLE DEBRIS: WOOD, CARDBOARD, PACKING MATERIAL, FORM LUMBER AND SIMILAR COMBUSTIBLE DEBRIS SHALL NOT BE ACCUMULATED WITHIN BUILDINGS, SUCH DEBRIS, RUBBISH AND WASTE MATERIAL SHALL BE REMOVED FROM BUILDINGS ON A DAILY BASIS.
- B. SMOKING: SMOKING IS PROHIBITED ANYWHERE INSIDE OR ON THE ROOF OF NEW BUILDINGS UNDER CONSTRUCTION OR IN THE PROJECT WORK AREA OF BUILDINGS UNDERGOING ALTERATION. A SUITABLE NUMBER OF 'NO SMOKING' SIGNS SHALL BE POSTED TO ENSURE THAT SMOKING IS CONTROLLED.
- C. VEHICLE PARKING: ALL VEHICLES SHALL BE PARKED A MINIMUM OF 20 FEET FROM NEW BUILDINGS UNDER CONSTRUCTION. EXCEPTION: VEHICLES THAT ARE TEMPORARILY PARKED FOR LOADING/UNLOADING OR OTHER CONSTRUCTION RELATED OPERATIONS. SUCH VEHICLES SHALL NOT BE LEFT UNATTENDED.
- D. COMBUSTIBLE MATERIAL STORAGE: COMBUSTIBLE CONSTRUCTION MATERIALS SHALL BE STORED A MINIMUM OF 20 FEET FROM BUILDINGS UNDER CONSTRUCTION OR UNDERGOING REMODEL. EXCEPTION: MATERIALS THAT ARE STAGED FOR INSTALLATION ON A FLOOR LEVEL.
- E. FIRE EXTINGUISHERS: PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AND SHALL BE MOUNTED ON A WALL OR POST AT EACH USABLE STAIRWAY AND SUCH THAT THE TRAVEL DISTANCE TO ANY EXTINGUISHER DOES NOT EXCEED 75 FT. MOUNTING HEIGHT TO THE TOP OF THE EXTINGUISHER SHALL NOT EXCEED 5 FEET. EXTINGUISHERS SHALL NOT HAVE LESS THAN A 2A:10-BC RATING OR AS OTHERWISE DIRECTED BY THE FIRE DEPARTMENT. THE GENERAL CONTRACTOR SHALL ENSURE THAT AN ADEQUATE NUMBER OF INDIVIDUALS ARE TRAINED IN THE PROPER USE OF PORTABLE FIRE EXTINGUISHERS. FIRE EXTINGUISHERS SHALL ALSO BE LOCATED IN STORAGE SHEDS
- F. MINIMUM NUMBER OF EXITS: ALL NEW BUILDINGS UNDER CONSTRUCTION SHALL HAVE A LEAST ONE UNOBSTRUCTED EXIT.
- G. HOT WORK: HOT WORK INCLUDES ANY WORK INVOLVING OPERATIONS CAPABLE OF INITIATING FIRES OR EXPLOSIONS, INCLUDING CUTTING, WELDING, BRAZING, SOLDERING, GRINDING, THERMAL SPRAYING, THAWING PIPE, TORCH APPLIED ROOFING, OR ANY OTHER SIMILAR ACTIVITY. THE USE OF HOT WORK EQUIPMENT SHALL BE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES, INCLUDING A PRE-SITE INSPECTION, FIRE WATCH AND POST INSPECTION PROCEDURES.
- I. PRE-SITE INSPECTION: AN INSPECTION OF THE HOT WORK SITE SHALL BE CONDUCTED BY THE GENERAL CONTRACTOR OR HIS/HER DESIGNEE PRIOR TO HOT WORK OPERATIONS TO ENSURE:
- 1) THE HOT WORK SITE IS CLEAR OF COMBUSTIBLES OR THAT COMBUSTIBLES ARE PROTECTED;
  - 2) EXPOSED CONSTRUCTION IS OF NONCOMBUSTIBLE MATERIALS OR THAT COMBUSTIBLE MATERIALS ARE PROTECTED;
  - 3) OPENINGS ARE PROTECTED;
  - 4) THERE ARE NO EXPOSED COMBUSTIBLES ON THE OPPOSITE SIDE OF PARTITIONS, WALLS, CEILINGS, FLOORS, ETC.;
  - 5) FIRE EXTINGUISHERS ARE AVAILABLE, FULLY CHARGED AND OPERABLE; AND
  - 6) FIRE WATCH PERSONNEL ARE ASSIGNED, EQUIPPED AND TRAINED.
- J. MOTOR EQUIPMENT: MOTORIZED EQUIPMENT INCLUDING INTERNAL-COMBUSTION POWERED CONSTRUCTION EQUIPMENT SHALL BE USED IN ACCORDANCE WITH THE FOLLOWING:
- 1) EQUIPMENT SHALL BE LOCATED SO THAT EXHAUSTS DO NOT DISCHARGE AGAINST COMBUSTIBLE MATERIALS.
  - 2) WHEN POSSIBLE, EXHAUSTS SHOULD BE PIPED TO THE OUTSIDE OF THE BUILDING.
  - 3) EQUIPMENT SHALL NOT BE REFUELED WHILE IN OPERATION.
  - 4) FUEL FOR EQUIPMENT SHALL BE STORED IN AN APPROVED AREA OUTSIDE OF THE BUILDING.

WATER QUALITY NOTES

- A. ALL CONSTRUCTION ACTIVITIES IN THE EPHEMERAL DRAINAGE SHALL BE AVOIDED. WITHIN THE SLOPE STABILITY PROTECTION AREA, GRADING WILL BE MINIMIZED TO THE EXTENT NECESSARY AND EXISTING CONTOURS AND SLOPES SHALL BE MAINTAINED.
- B. EXISTING NATIVE VEGETATION ADJACENT THE DRAINAGE SHALL BE RETAINED BY REMOVING ONLY AS MUCH VEGETATION AS NECESSARY TO ACCOMMODATE THE CONSTRUCTION OF THE RETAINING WALL. WHEN POSSIBLE, A VEGETATED BUFFER STRIP BETWEEN STAGING/EXCAVATION AREAS AND THE DRAINAGE SHALL BE MAINTAINED.
- C. APPROPRIATE EROSION CONTROL MEASURES (E.G., FIBER ROLLS, FILTER FENCES, VEGETATIVE BUGGER STRIPS) SHALL BE USED ON SITE TO REDUCE SILTATION AND RUNOFF OF CONTAMINANTS INTO THE EPHEMERAL DRAINAGE. FIBER ROLLS USED FOR EROSION CONTROL WILL BE CERTIFIED AS FREE OF NOXIOUS WEED SEED. FILTER FENCES AND MESH WILL BE OF MATERIAL THAT WILL NOT ENTRAP REPTILES AND AMPHIBIANS. EROSION CONTROL MEASURES WILL BE PLACED AT THE TOP OF BANK OF THE DRAINAGE OR THE EDGE OF THE SLOPE STABILITY PROTECTION AREA WHERE POSSIBLE. THE EROSIONS CONTROL MEASURES SHOULD FOLLOW THE APPROACHES AND DETAILS OUTLINED IN THE BANK PROTECTION/EROSION REPAIR DESIGN GUIDE IN THE SANTA CLARA VALLEY WATER RESOURCES PROTECTION COLLABORATIVE'S USER MANUAL: GUIDELINES & STANDARDS FOR LAND USE NEAR STREAMS (VALLEY WATER 2006).
- D. ALL DISTURBED SOILS SHALL BE REVEGETATED WITH NATIVE PLANS AND/OR GRASSES OR STERILE NONNATIVE SPECIES SUITABLE FOR THE ALTERED SOIL CONDITIONS UPON COMPLETION OF CONSTRUCTION. LOCAL WATERSHED NATIVE PLANTS WILL BE USED IF AVAILABLE. IF STERILE NONNATIVE SPECIES ARE USED FOR TEMPORARY EROSION CONTROL, NATIVE SEED MIXTURES MUST BE USED IN SUBSEQUENT TREATMENTS TO PROVIDE LONG-TERM EROSION CONTROL AND SLOW COLONIZATION BY INVASIVE NONNATIVES. ALL DISTURBED AREAS THAT HAVE BEEN COMPACTED SHALL BE DE-COMPACTED PRIOR TO PLANTING OR SEEDING. CUT-AND-FILL SLOPES WILL BE PLANTED WITH LOCAL NATIVE OR NON-INVASIVE PLANTS SUITABLE FOR THE ALTERED SOIL CONDITIONS. AGAIN, REVEGETATION OF DISTURBED SOILS SHALL FOLLOW THE RECOMMENDATIONS OF THE SANTA CLARA VALLEY WATER RESOURCES PROTECTION COLLABORATIVE'S USER MANUAL: GUIDELINES & STANDARDS FOR LAND USE NEAR STREAMS (VALLEY WATER 2006).

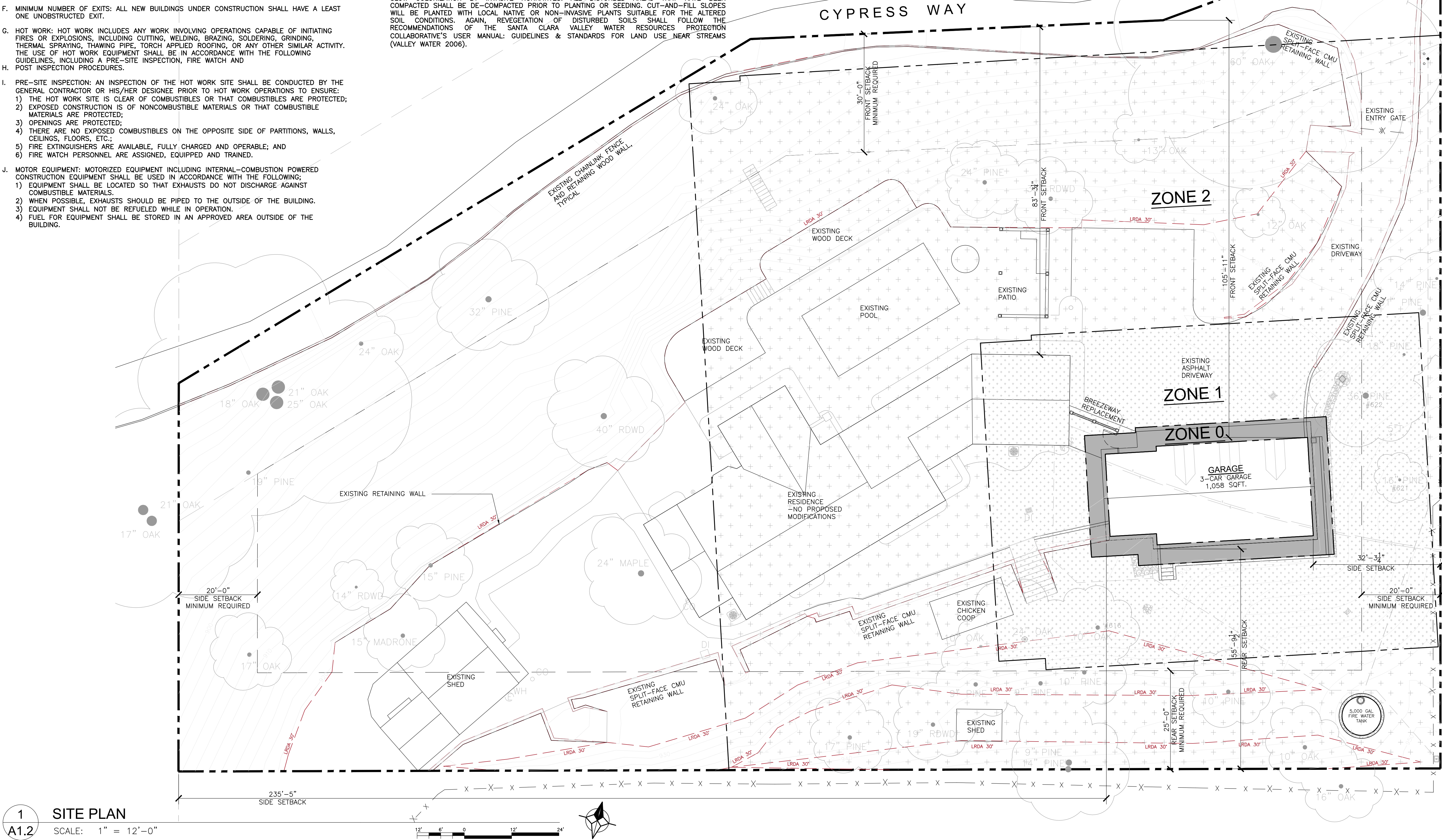
- E. NO STOCKPILING OR PLACEMENT OF ERODIBLE MATERIALS SHALL BE ALLOWED WITHIN 20 FEET OF THE EPHEMERAL DRAINAGE OR ALONG AREAS OF NATURAL STORMWATER FLOW WHERE MATERIALS COULD BE WASHED INTO WATERWAYS.
- F. NO EQUIPMENT SERVICING SHALL BE DONE WITHIN 20 FEET OF THE EPHEMERAL DRAINAGE, UNLESS EQUIPMENT STATIONED IN THESE LOCATIONS CANNOT BE READILY RELOCATED (I.E., PUMPS, GENERATORS.)
- G. CONSTRUCTION PERSONNEL SHALL PREVENT THE ACCIDENTAL RELEASE OF CHEMICALS, FUELS, LUBRICANTS, AND NON-STORM DRAINAGE WATER INTO CHANNELS. SPILL PREVENTION KITS SHALL ALWAYS BE IN CLOSE PROXIMITY WHEN USING HAZARDOUS MATERIALS (E.G., CREW TRUCKS AND OTHER LOGICAL LOCATIONS). PERSONNEL SHALL IMPLEMENT MEASURES TO ENSURE THAT HAZARDOUS MATERIALS ARE PROPERLY HANDLED, AND ALL CONSTRUCTION WASTE WILL BE DISPOSED OF IN DESIGNATED AREAS TO PREVENT STORMWATER FROM FLOWING ONTO OR OFF THESE AREAS.
- H. POTENTIAL CONTAMINATING MATERIALS MUST BE STORED IN COVERED STORAGE AREAS OR SECONDARY CONTAINMENT THAT IS IMPERVIOUS TO LEAKS AND SPILLS. RUNOFF PATHWAYS SHALL BE FREE OF TRASH CONTAINERS OR TRASH STORAGE AREAS. TRASH STORAGE AREAS SHALL BE SCREENED OR WALLED.
- I. VEHICLES AND EQUIPMENT SHALL BE PARKED ON PAVEMENT, EXISTING ROADS, AND PREVIOUSLY DISTURBED AREAS.

DEFENSIBLE SPACE/FIRE BREAK NOTES

ZONE 0 (5'-0") WILL BE CONCRETE ON THE BACK OF THE GARAGE, ASPHALT IN THE FRONT OF THE GARAGE, MOSTLY EXISTING PAVEMENT ON THE WEST SIDE AND CONCRETE OR ROCK-LINE SWALE ON THE EAST. THERE IS A 3' SECTION THAT A ROCK-GRAVEL SURFACE MAY BE ADDED TO ENSURE NO LANDSCAPING. ALSO REMOVING 2 TREES CURRENTLY NEXT TO STRUCTURE.

ZONE 1 (30'-0") - EXISTING TREES TO REMAIN UNLESS REMOVED DUE TO GRADING; OWNER TO MAINTAIN GROUND COVER TO REMOVE DEAD WEEDS. TREE CANOPIES ELEVATED TO AT LEAST 6'-0" CLEAR FROM THE GROUND.

ZONE 2 (100'-0") - EXISTING TREES TO REMAIN UNLESS REMOVED DUE TO GRADING; NO PROPOSED FURTHER MODIFICATIONS.



1 SITE PLAN  
A1.2 SCALE: 1" = 12'-0"

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**SITE PLAN**

**PROJECT NUMBER:** 24111/6285  
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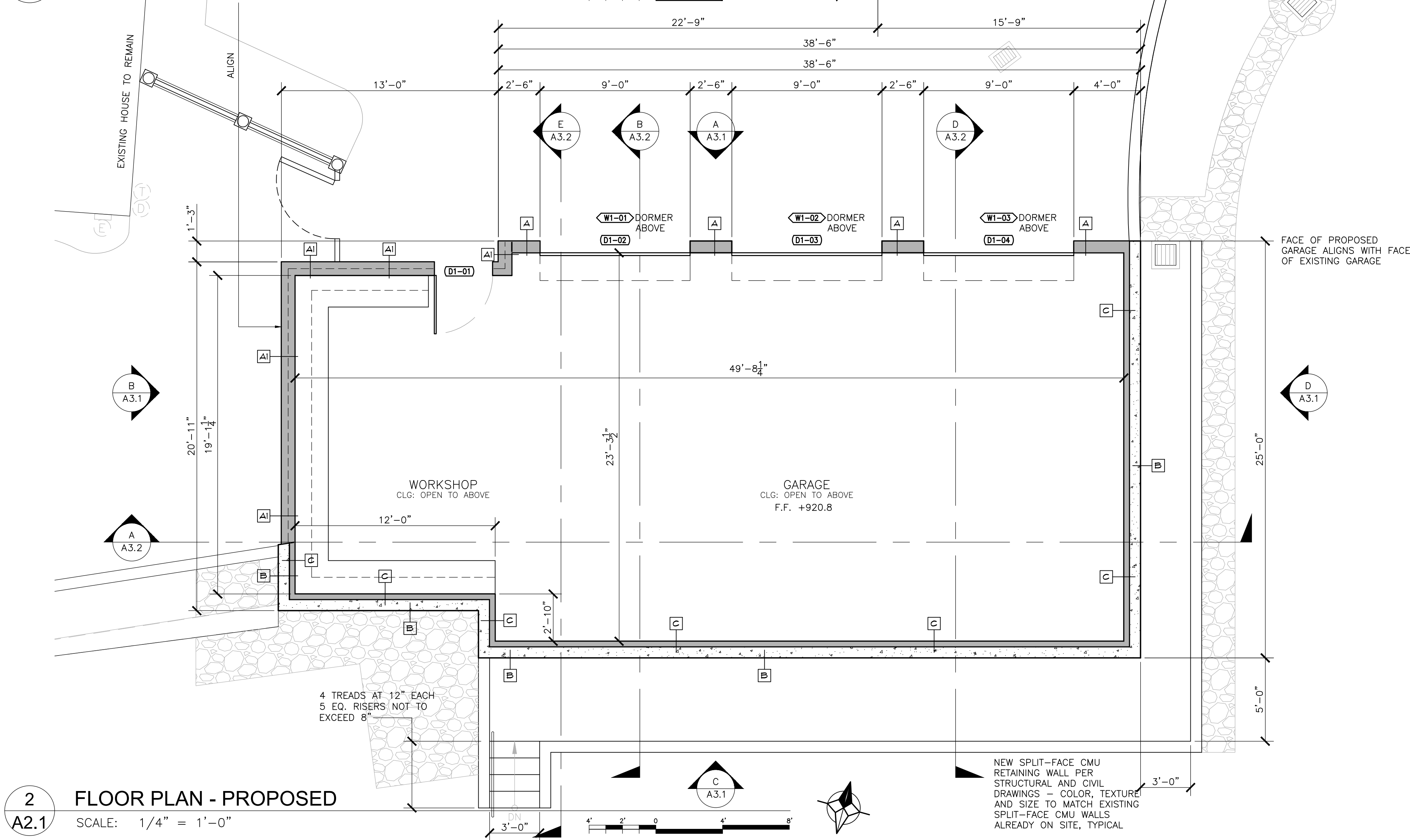
**A1.2**

1/28/25



1 FLOOR PLAN - DEMOLITION

A2.1 SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - PROPOSED

A2.1 SCALE: 1/4" = 1'-0"

GENERAL NOTES

- REFER TO SHEET A0 FOR DRAWING INDEX.
- PERSON(S) PERFORMING THE WORK MUST BE COGNIZANT OF FIELD CONDITIONS AND VERIFY PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY CONFLICTS SHALL BE RESOLVED PRIOR TO PROCEEDING.
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- UTILITIES SHOWN ON THIS DRAWING IS SCHEMATIC IN NATURE. ALL CODES SHALL BE STRICTLY FOLLOWED FOR ABOVE TRADE WORK.

SHEET NOTES

- REFER TO WALL TYPE DESCRIPTION FOR ALL WALLS.
- INSTALL DOORS AND WINDOWS AS DESIGNATED ON PLAN AND PER SCHEDULES ON A7.1.
- ALL CABINETS, CASEWORK, ACCESSORIES, SHELVING, FIXTURES AND APPLIANCES SHALL BE COORDINATED WITH OWNER AND/OR AS NOTED IN THESE PLANS. COORDINATE WITH OWNER FOR BACKING FOR FUTURE CABINETS (I.E. INSTALL ADDITIONAL BLOCKING IN WALLS FOR ANTICIPATED LOCATIONS).
- ADD R-19 BATT INSULATION IN ROOF RAFTERS OVER CONDITIONED SPACES ALONG WITH R-6 RIGID INSULATION. (U-FACTOR = 0.048) MAINTAIN 2" GAP AT TOP AND BOTTOM TO ALLOW MOISTURE BUILD-UP TO ESCAPE (VENTILATION)
- INSTALL 3/4" PLYWOOD IN STORAGE LOFT.
- INSTALL 1/2" GYPSUM BOARD BELOW ROOF RAFTERS & INSULATION. PREPARE THE SAME FINISH LEVEL AS THE WALLS.
- PROVIDE & INSTALL NEW 4" THICK CONCRETE HOUSEKEEPING PAD FOR NEW CONDENSER. ANCHOR CONDENSER TO PAD PER MANUF. RECOMMENDATIONS. SEE A2.3 FOR LOCATION.

FINISH NOTES

ALL FINISHES SHALL BE COORDINATED WITH OWNER.

FLOORING:

- PREPARE FLOOR IN GARAGE FOR EPOXY FLOORING. FLOAT FLOOR AS REQ'D FOR LEVELING.
- PROVIDE TRANSITION STRIP BETWEEN DIFF. FLOORING MATERIALS.

BASE:

- COVE EPOXY BASE 6" UP WALL MINIMUM.

WALL COVERINGS:

- PROTECT AND COVER ALL FLOORING. IMMEDIATELY CLEAN ANY SPILLS AND EXCESS PAINT.
- INSTALL TEMPORARY "WET PAINT" SIGNS ON ALL AREAS DURING WORK.
- PAINT ALL WALLS AND CEILINGS; PREPARE FOR LEVEL 3 KNOCK-DOWN FINISH.
- SURFACE PREPARATION OF WALLS, PRIMER, AND NUMBER OF COATS OF PAINT AS RECOMMENDED BY PAINT MANUFACTURER.
- COORDINATE COLORS WITH OWNER. ALL PAINT SHALL BE EGGSHELL.
- ALL PAINTS, COATINGS, SEALANTS, ADHESIVES AND PRIMERS SHALL BE WITHIN THE VOC LIMITS PER SCAQMD RULE 1168. (VOC LIMITS: PRIMER = 100 G/L; PAINT = 50 G/L).

WALL LEGEND

- A** BEARING EXTERIOR WALL  
2X6 DF WD STUDS @ 16" O.C. W/ 1/2" GYPBD ON INTERIOR FACE, R-21 BATT INSULATION BETWEEN STUDS, AND 7/8" STUCCO (3-COATS) OVER METAL LATH OVER 2 LAYERS OF GRADE 'D' PAPER WITH RADIANT BARRIER OVER R-5 CONTINUOUS RIGID INSULATION OVER 1/2" PLYWOOD ON EXTERIOR FACE UP TO ROOF/FLOOR FRAMING ABOVE.
- A1** BEARING EXTERIOR WALL - 2-HR FIRE BARRIER (GA FILE NO. WP-8192)  
2X6 DF WD STUDS @ 16" O.C. W/ 2 LAYERS OF 5/8" TYPE 'X' GYPBD ON INTERIOR FACE, R-21 BATT INSULATION BETWEEN STUDS, AND 7/8" STUCCO (3-COATS) OVER METAL LATH OVER 2 LAYERS OF GRADE 'D' PAPER WITH RADIANT BARRIER OVER R-5 CONTINUOUS RIGID INSULATION OVER 1/2" PLYWOOD OVER 5/8" TYPE 'X' GYPSUM SHEATHING ON EXTERIOR FACE UP TO ROOF/FLOOR FRAMING ABOVE. FIRE SEAL ALL PENETRATIONS (SEE DETAILS 3 & 4 ON A7.1).
- B** BEARING EXTERIOR WALL  
CONCRETE RETAINING WALL PER STRUCTURAL DRAWINGS.  
WALL TYPE 'A' ON TOP OF RETAINING WALL
- C** INTERIOR FURRED WALL (NON-BEARING)  
2X4 DF WD STUDS @ 16" O.C. W/ 1/2" GYPBD ON EXPOSED SIDE UP TO CEILING FRAMING ABOVE.

GA FILE NO. WP 8192	GENERIC	2 HOUR FIRE	40 TO 44 STC SOUND
<b>GYPSUM WALLBOARD, WOOD STUDS, STUCCO, WIRE MESH</b> <b>Fire Design:</b> EXTERIOR SIDE: <b>Base</b> layer 5/8" type X gypsum sheathing applied parallel to 2 x 6 fire retardant treated wood studs 16" o.c. with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 12" o.c. and covered with a single layer of building paper stapled along each edge at 16" o.c. Galvanized self-furring wire mesh applied over sheathing with 8d galvanized roofing nails, 2-3/8" long, 0.113" shank, 9/32" heads, 6" o.c. Cement-stucco applied over wire mesh in two 1/2" thick coats with bonding agent applied between coats. INTERIOR SIDE: <b>Base</b> layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel to studs with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 12" o.c. <b>Face</b> layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 8d coated nails, 2-3/8" long, 0.113" shank, 9/32" heads, 8" o.c. at edges and 12" o.c. at intermediate studs. ( <b>LOAD-BEARING</b> ) <b>Sound Design:</b> Sound tested with 6-1/2" glass fiber insulation friction fit in stud cavity.			
		Thickness:	8-5/8" (Fire and Sound)
		Approx. Weight:	18 psf (Fire) 18.4 psf (Sound)
		Fire Test:	UC ES-6898, 12-21-67
		Sound Test:	NOAL 19-0828, 08-19-19
		OITC:	33

LEGEND

- A** WALL TYPE DESIGNATION  
SEE WALL TYPE DESCRIPTION THIS SHEET
- D1-XX** DOOR MARK - REFER TO DOOR SCHEDULE ON A7.1  
DOOR NUMBER DESIGNATION  
FLOOR NUMBER REFERENCE
- W1-XX** WINDOW MARK - REFER TO WINDOW SCHEDULE ON A7.1  
WINDOW NUMBER DESIGNATION  
FLOOR NUMBER REFERENCE

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SHEET TITLE

FLOOR PLANS



PROJECT NUMBER:  
24111/6285

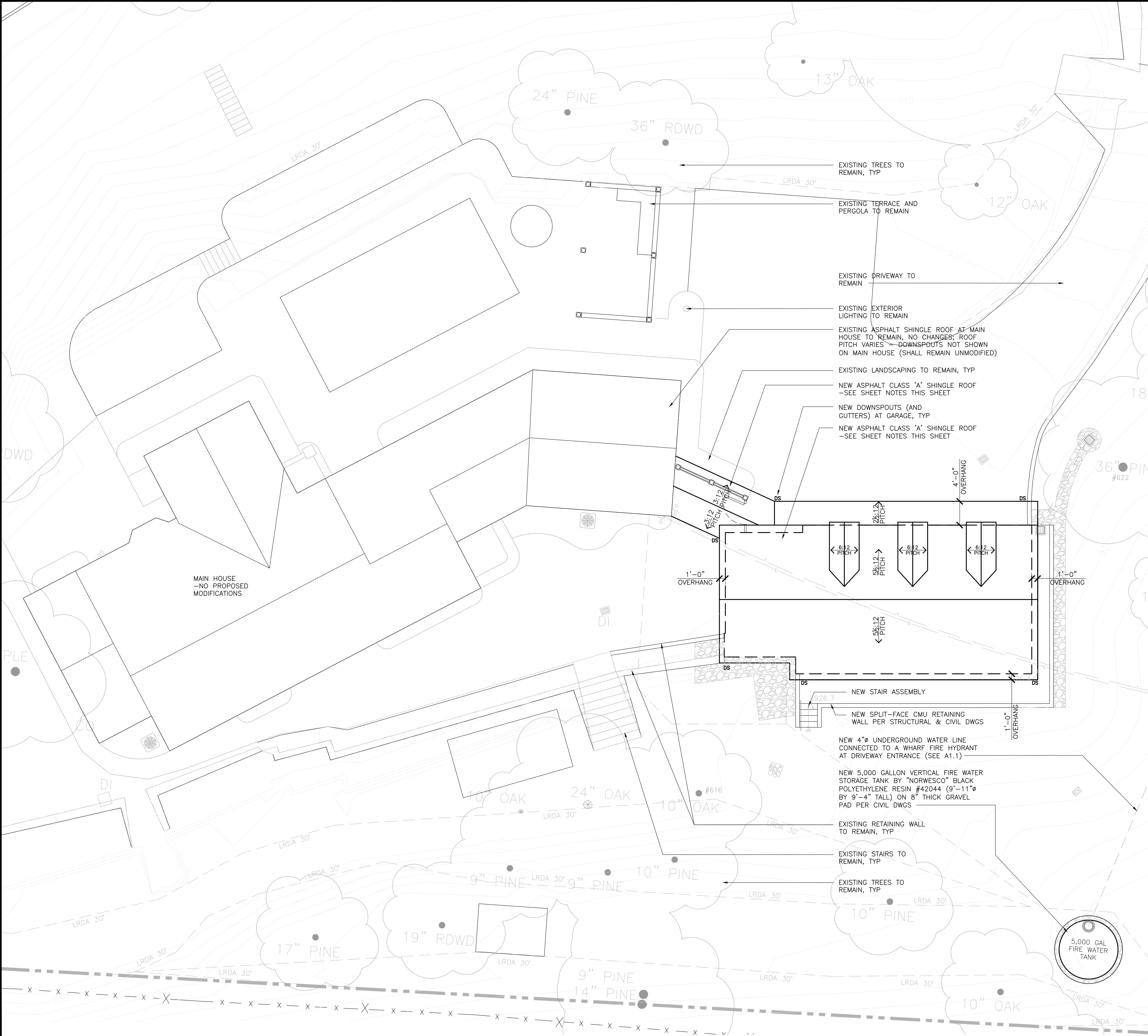
SCALE:  
AS NOTED

SHEET:  
OF

DRAWING NO.:

A2.1





GENERAL NOTES

- A. REFER TO SHEET AO FOR DRAWING INDEX.
- B. REPAIR ALL DAMAGED MATERIALS IMPACTED BY NEW CONSTRUCTION. ALIGN AND FINISH TO MATCH EXISTING ADJACENT SURFACE.
- C. WEATHER PROTECTION IS REQUIRED PRIOR TO ANY DEMOLITION OF EXTERIOR WALLS. IT SHALL BE REMOVED ONLY WHEN CONSTRUCTION OF THAT AREA IS COMPLETE.
- D. PERSON(S) PERFORMING THE WORK MUST BE COGNIZANT OF FIELD CONDITIONS AND VERIFY PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY CONFLICTS SHALL BE RESOLVED PRIOR TO PROCEEDING.
- E. ALL UTILITIES SERVICES IMPACTED BY DEMOLITION AND CONSTRUCTION SHALL BE COORDINATED WITH THE ASSOCIATED UTILITY PROVIDER AND/OR AUTHORITY. CONFORM TO STANDARD EROSION CONTROL CONSTRUCTION MITIGATION MEASURES AS APPLICABLE. REFER TO CIVIL DRAWINGS.
- F. ALL NEW DOWNSPOUTS SHALL HAVE CONCRETE SPLASH BLOCKS AT THE BASE. IN TURN, WATER SHALL DRAIN ONTO THE ADJACENT LANDSCAPING WHERE POSSIBLE.

SHEET NOTES

1. ROOF TILES AND ASSEMBLY AT GARAGE SHALL MEET THE FOLLOWING CRITERIA. NOTE, EXISTING ROOF ON MAIN HOUSE IS ASPHALT SHINGLES AND VERY SIMILAR IN NATURE, HOWEVER SELECTIONS HAVE BEEN MADE FOR THE NEW STRUCTURE TO MEET CALIFORNIA TITLE 24 REQUIREMENTS.
  - A. ROOF ASPHALT TILES BY "CERTANTEED" PRESIDENTIAL SOLARIS SHINGLES.
  - B. COLOR CHARCOAL BLACK.
  - C. CRRC #0668-0132
  - D. ICC-ES-ESR-3537
  - E. COOL ROOF SPECIFICATIONS
    - SOLAR REFLECTANCE (INITIAL) = 0.18
    - SOLAR REFLECTANCE (3-YR) = 0.19
    - THERMAL EMITTANCE (INITIAL) = 0.93
    - THERMAL EMITTANCE (3-YR) = 0.94
    - INITIAL SRI VALUE = 18
    - AGED SRI VALUE = 20
  - F. SLOPE OF ROOF PER PLAN (SEE ELEVATIONS/SECTIONS ON A3.1 AND A3.2)
  - G. INSTALL ROOF TILES PER MANUF. INSTALLATION INSTRUCTIONS TO MAINTAIN WARRANTY.
  - H. UNDERLAYMENT: 2 LAYERS OF #15 FELT PAPER OVER PLYWD SHEATHING W/ INTEGRAL RADIENT BARRIER.
  - I. ROOF SHEATHING WITH TECHSHIELD RADIANT BARRIER BONDED TO UNDERSIDE OF CDX PLYWOOD OR APPROVED EQUAL (SEE ROOF FRAMING ON STRUCTURAL DRAWINGS FOR THICKNESS).
  - J. ALL ROOF FASTENERS SHALL BE CORROSION RESISTANT (CRC R905.2.5).
  - K. FLASH ALL PENETRATIONS, IF ANY, PER MANUF. INSTRUCTIONS TO MAINTAIN WARRANTY.
  - L. PROVIDE & INSTALL ROOF FLASHING WHERE WALLS AND ROOF MEET PER MANUF. INSTRUCTIONS.
  - M. PROVIDE & INSTALL NEW CONTINUOUS/SEAMLESS 0.032" THICK ALUMINUM BREAKSHAPE METAL GUTTER SYSTEM ATTACHED TO THE FASCIA NEW ROOF ASSEMBLIES. LOCATE APPROXIMATELY 1/2" BELOW SLOPE LINE OF BOTTOM OF BARREL, TYPICAL. DRIP EDGE FLASHING SHALL EXTEND OVER GUTTER SYSTEM AT FASCIA. STRICTLY COORDINATE WITH ROOF TILE MANUFACTURER'S INSTRUCTIONS TO MAINTAIN WARRANTY. COLOR OF GUTTER SYSTEM TO MATCH FASCIA BOARD.
  - N. PROVIDE DOWNSPOUTS AND SPLASH BLOCKS AT LOCATIONS SHOWN. ALL DOWNSPOUTS SHALL HAVE CONCRETE SPLASH BLOCKS AT THE BASE. IN TURN, WATER SHALL DRAIN ONTO NEARBY LANDSCAPING WHERE POSSIBLE. COLOR OF DOWNSPOUTS SHALL BE WHITE TO MATCH THE EXISTING HOUSE.
  - O. THE UNDERSIDE OF NEW EAVES SHALL MATCH THE UNDERSIDE OF THE EXISTING EAVES OF THE MAIN HOUSE (WITH THE EXCEPTION OF CLOSED EAVES TO MATCH EAVE TRIM COLOR). CLOSED EAVES COMPLY WITH THE WILDLAND URBAN INTERFACE REQUIREMENTS.
  - P. ALL SOFFIT VENTS UNDER EAVES, GABLE-END VENTS ON THE SIDE OF THE STRUCTURE AND RIDGE VENTS SHALL HAVE 1/16" NON-COMBUSTIBLE, CORROSION-RESISTANT MESH WITH OVERLAPPING BAFFLES AND HEAT ACTIVATED INTUMESCENT STRIPS TO PREVENT EMBER INTRUSION AND RESIST RADIANT HEAT. RECOMMENDED PRODUCTS BY "BRANDGUARD VENTS" OR APPROVED EQUAL; MUST HAVE CALFIRE BML APPROVAL CERTIFICATION NUMBER ASSOCIATED WITH THE PRODUCT.
  - Q. INSTALL GUTTER GUARDS WITH 1/16" NON-COMBUSTIBLE, CORROSION-RESISTANT MESH THAT COMPLY TO PREVENT EMBER INTRUSION SUCH AS "BRANDGUARD VENTS"

WILDLAND URBAN INTERFACE COMPLIANCE

EXTERIOR CLADDING - IGNITION RESISTANT MATERIALS - STUCCO

ROOF MATERIALS - CLASS A ASPHALT ROOF TILES (SEE THIS SHEET)

CLOSED EAVES - SEE SECTIONS ON A3.2

EMBER RESISTANT SOFFIT VENTS (SEE THIS SHEET)  
EMBER RESISTANT RIDGE VENTS (SEE THIS SHEET)  
EMBER RESISTANT GABLE-END VENTS (SEE THIS SHEET)

METAL-CLADDED DOOR ASSEMBLIES WITH TEMPERED WINDOWS (SEE A7.1)  
WINDOWS DOUBLE-PANED AND TEMPERED (SEE A7.1)  
ALL DOORS HAVE PERIMETER WEATHER STRIPPING AND DOOR BOTTOMS TO REDUCE EMBER INTRUSION (SEE A7.1)

VEGETATION MANAGEMENT & DEFENSIBLE BREAKS (SEE A1.2)

ALTERNATE MATERIALS, METHODS OF CONSTRUCTION OR MODIFICATION OF CODE (25-0417).  
IN LIEU OF THE FOLLOWING ITEMS:

1. FIRE APPARATUS ACCESS ROADWAY CLEARANCES (CFC SECTION 503) - STREET WIDTH OF 20'-0" CLEAR BY 13'-6" HIGH - ACTUAL ROAD IS 12'-0" WIDE AND DOESN'T ACHIEVE HEIGHT REQUIREMENTS.
2. FIRE DEPARTMENT DRIVEWAY TURNAROUND CLEARANCE (CFC SECTION 503) - DRIVEWAY AREA DOES NOT ACCOMMODATE 40' MINIMUM OUTSIDE TURNING RADIUS.
3. FIRE HYDRANT DISTANCE WITHIN 400' OR 600' IF FULLY SPRINKLERED (CFC SECTION 507.5.1) - ACTUAL FIRE HYDRANT IS LOCATED APPROXIMATELY 1,975' AWAY FROM THE PROPERTY LINE.

THE FOLLOWING IS BEING PROPOSED DUE TO THE SCALE OF THE PROJECT:

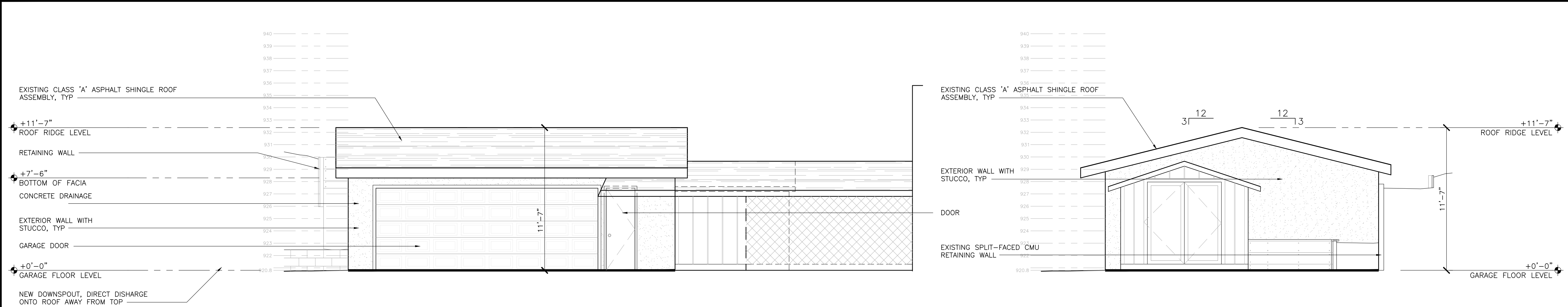
1. NFPA 13D FIRE SPRINKLER SYSTEM IN GARAGE STRUCTURE ONLY. MAIN RESIDENCE WILL REMAIN UNSPRINKLERED.
2. 2-HOUR FIRE-BARRIER WALL ASSEMBLY AT GARAGE BETWEEN BREEZEWAY (SEE A2.1)
3. 5,000 GALLON FIRE WATER STORAGE POLYETHYLENE TANK (NO PUMP) LOCATED AT LEAST 10'-0" FROM GARAGE STRUCTURE WITH 4" UNDERGROUND WATER LINE AND CONNECTION TO A NEW WHARF FIRE HYDRANT LOCATED AT THE NORTHEASTERLY CORNER OF THE PROPERTY ADJACENT TO THE DRIVEWAY ACCESS. IMPACT PROTECTION BOLLARDS ARE SET BETWEEN THE HYDRANT AND DRIVEWAY TO PREVENT ACCIDENTAL DAMAGE. SIGNAGE IS POSTED ON THE WHARF HYDRANT INDICATING IT IS SUPPLIED BY A 5,000 GALLON TANK
4. ADDRESS DIRECTIONAL & IDENTIFICATION SIGNAGE VISABLE FROM THE APPROACHING CORNER (EAST CORNER) OF CYPRESS WAY WHERE THE ROAD SPLITS IN TWO DIRECTIONS (SEE BELOW). LETTERING SHALL BE 12" HIGH BLACK ON WHITE INDICATING "16511 CYPRESS WAY" WITH DIRECTIONAL ARROW.



REVISIONS		
F	PLANNING SUBMITTAL	7/30/2024
H	PLANNING COMMENTS	10/23/2024
L	SCCDF AMMC	1/24/2025
M	PLANNING COMMENTS	2/13/2025
N	PLANNING COMMENTS	3/5/2025
P	PLANNING COMMENTS	3/17/2025
Q	PLANNING COMMENTS	3/24/2025
R	PLANNING COMMENTS	3/28/2025

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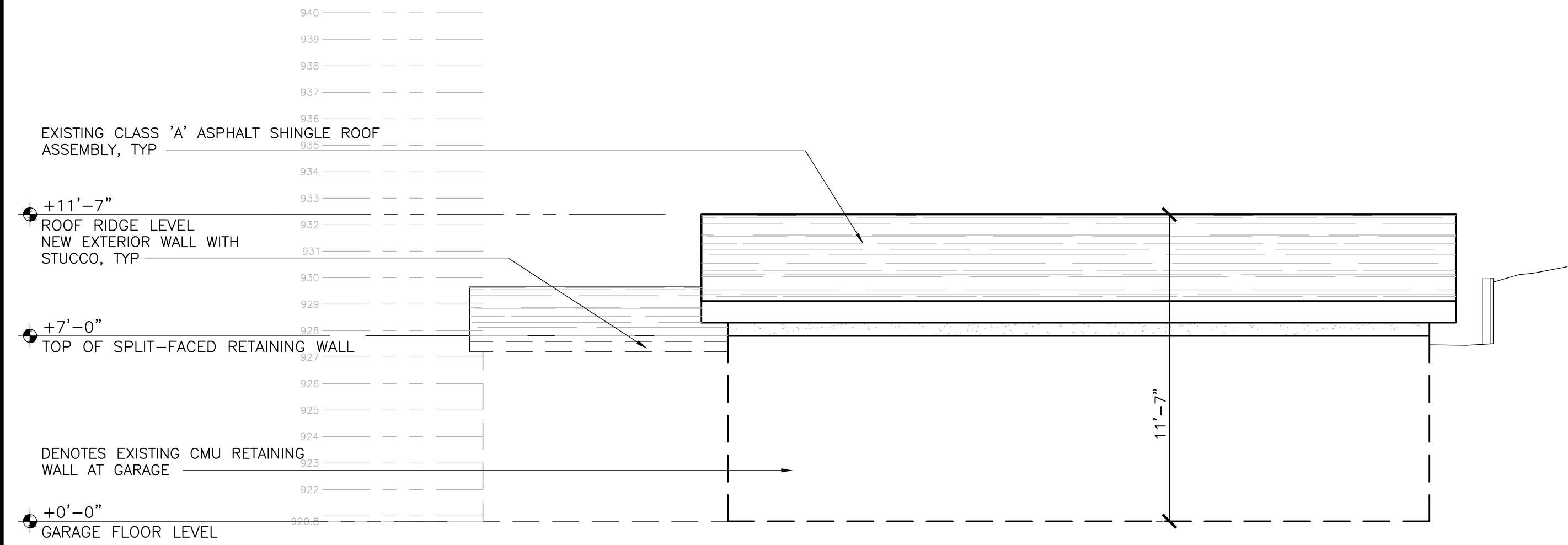


A FRONT EXTERIOR ELEVATION (NORTH)

A3.0 SCALE: 1/4" = 1'-0"

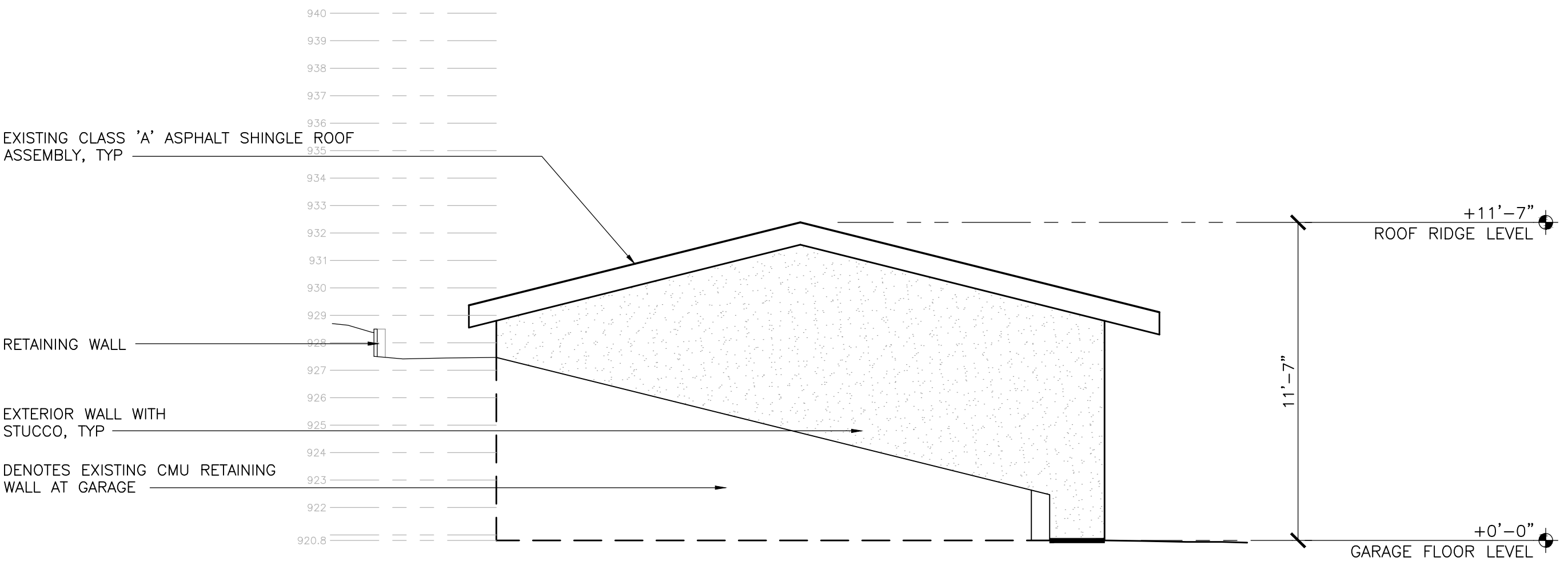
B SIDE EXTERIOR ELEVATION (EAST)

A3.0 SCALE: 1/4" = 1'-0"



C REAR EXTERIOR ELEVATION (SOUTH)

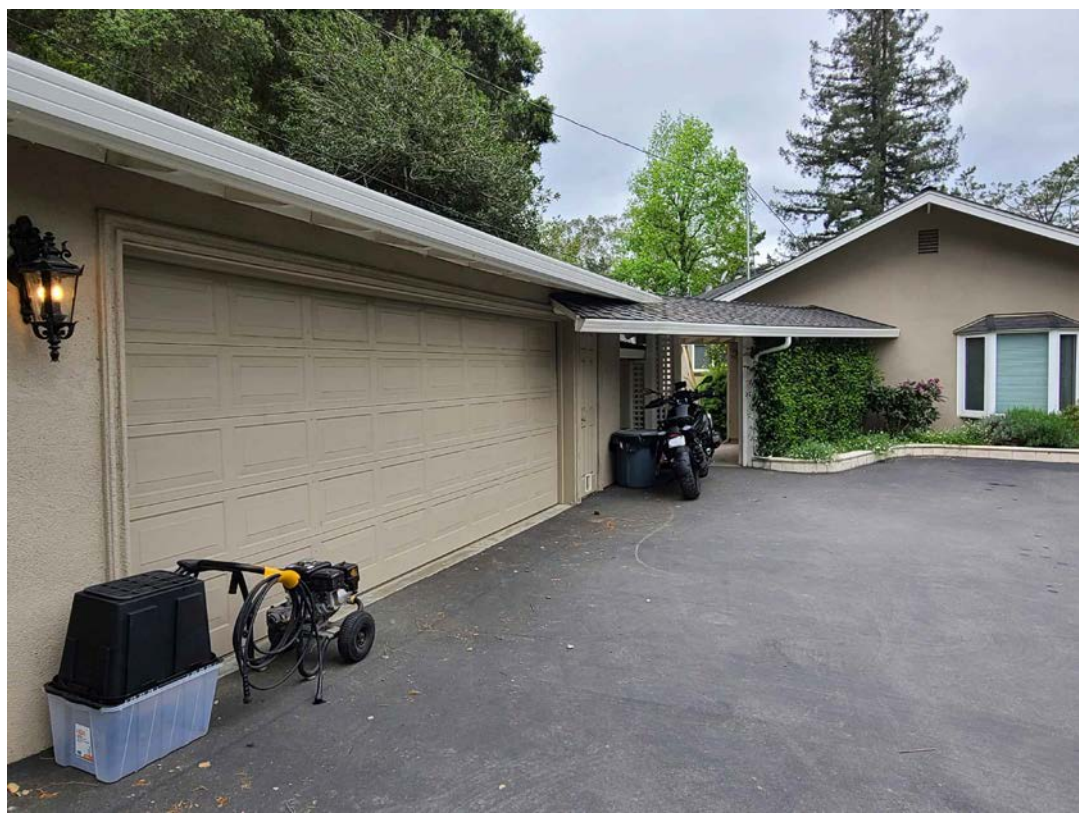
A3.0 SCALE: 1/4" = 1'-0"



D SIDE EXTERIOR ELEVATION (WEST)

A3.0 SCALE: 1/4" = 1'-0"

EXTERIOR COLOR SCHEME	
STUCCO:	TAN/EARTH - LRV 69
ROOF TILES:	MODERN STYLE TEXTURE THAT MATCHES MAIN HOUSE
	ASPHALT SHINGLES (SEE A2.2) - SRI 18
TRIM:	COLOR: CHARCOAL BLACK
	TAN/EARTH THAT MATCHES STUCCO - LRV 69
FASCIA:	(STUCCO TRIM TO MATCH STUCCO COLOR)
GUTTERS:	WHITE THAT MATCHES MAIN HOUSE - LRV 93
DOWNSPOUTS:	WHITE THAT MATCHES MAIN HOUSE - LRV 93
LATTICE:	WOOD LATTICE PAINTED WHITE



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main office: (408) 648-4500  
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CA license: B-443949

PROJECT TITLE

Garage & Breezeway Replacement

KOLANDER RESIDENCE

16511 Cypress Way | Los Gatos, California 95030

REVISIONS		
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SHEET TITLE

EXISTING EXTERIOR ELEVATIONS

PROJECT NUMBER:  
24111/6285

SCALE:  
AS NOTED

SHEET: 01

DRAWING NO:

A3.0

SEAL

EXP. AUG. 31, 2025

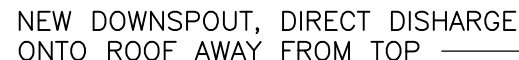
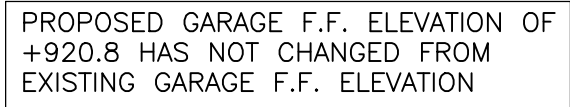
MICHAEL P. HARRIS

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STATE OF CALIFORNIA

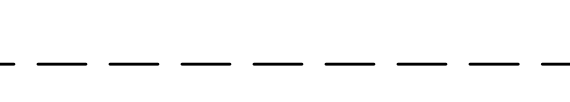
3/28/25





FRONT EXTERIOR ELEVATION (NORTH)

SCALE:  $1/4" = 1'-0"$



### REAR EXTERIOR ELEVATION (SOUTH)

SCALE:  $1/4" = 1'-0"$

### SIDE EXTERIOR ELEVATION (WEST)

SCALE:  $1/4" = 1'-0"$

## EXTERIOR COLOR SCHEME

DOOR:	TAN/EARTH (MATCH EXISTING MAIN HOUSE) –LRV 69 FIRE-RATED HOLLOW METAL DOOR & FRAME
GARAGE DOORS:	TAN/EARTH (MATCH STUCCO COLOR) – LRV 69 METAL-CLADDED INSULATED DOOR WITH WOOD TRIM COVERED WITH 20 GA METAL FLASHING & PAINTED TO MATCH FACIA BOARD TRIM
DORMER WINDOWS:	FIRE-RATED METAL FRAME WITH THERMAL BREAK WHITE TO MATCH MAIN HOUSE – LRV 93 TEMPERED GLAZING WITH ¾" WIDE WINDOW GRILLES
GABLE VENTS:	METAL-PAINTED TO MATCH STUCCO COLOR –LRV 69
FAUX COLUMNS:	STUCCO-CLADDED TO MATCH STUCCO TEXTURE AND COLOR AS THE GARAGE (TAN/EARTH) – LRV 69

## EXTERIOR COLOR SCHEME

STUCCO:	TAN/EARTH (MATCH EXISTING MAIN HOUSE) –LRV 69 MODERN STYLE TEXTURE TO MATCH MAIN HOUSE
ROOF TILES:	ASPHALT SHINGLES (SEE A2.2) – SRI 18 COLOR: CHARCOAL BLACK
TRIM:	TAN/EARTH TO MATCH STUCCO – LRV 69 (STUCCO TRIM TO MATCH STUCCO COLOR)
FASCIA:	WHITE TO MATCH MAIN HOUSE – LRV 93
GUTTERS:	WHITE TO MATCH MAIN HOUSE – LRV 93
DOWNSPOUTS:	WHITE TO MATCH MAIN HOUSE – LRV 93
LATTICE (LRV 14):	BLACK IRON TO MATCH BBQ TERRACE LATTICE –
RETAINING WALLS:	CONCRETE AT GARAGE (FULLY CONCEALED)
(LRV 30)	SPLIT-FACE CMU TO MATCH EXISTING ON SITE



ALL PERMANENT EXTERIOR LIGHT FIXTURES SHOULD UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES.



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Santa Clara, CA 95054  
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**PROJECT TITLE**

## Garage & Breezeway Replacement

**KOLANDER**

---

**RESIDENCE**

**16511 Cypress Way | Los Gatos, California 95030**

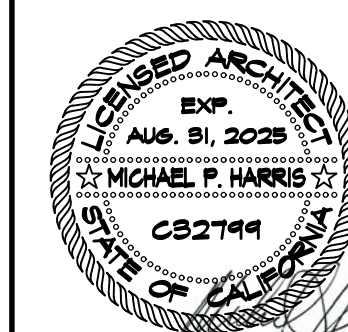
REVISIONS		
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**SHEET TITLE**

EXTERIOR  
ELEVATIONS



PROJECT NUMBER:
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SCALE:

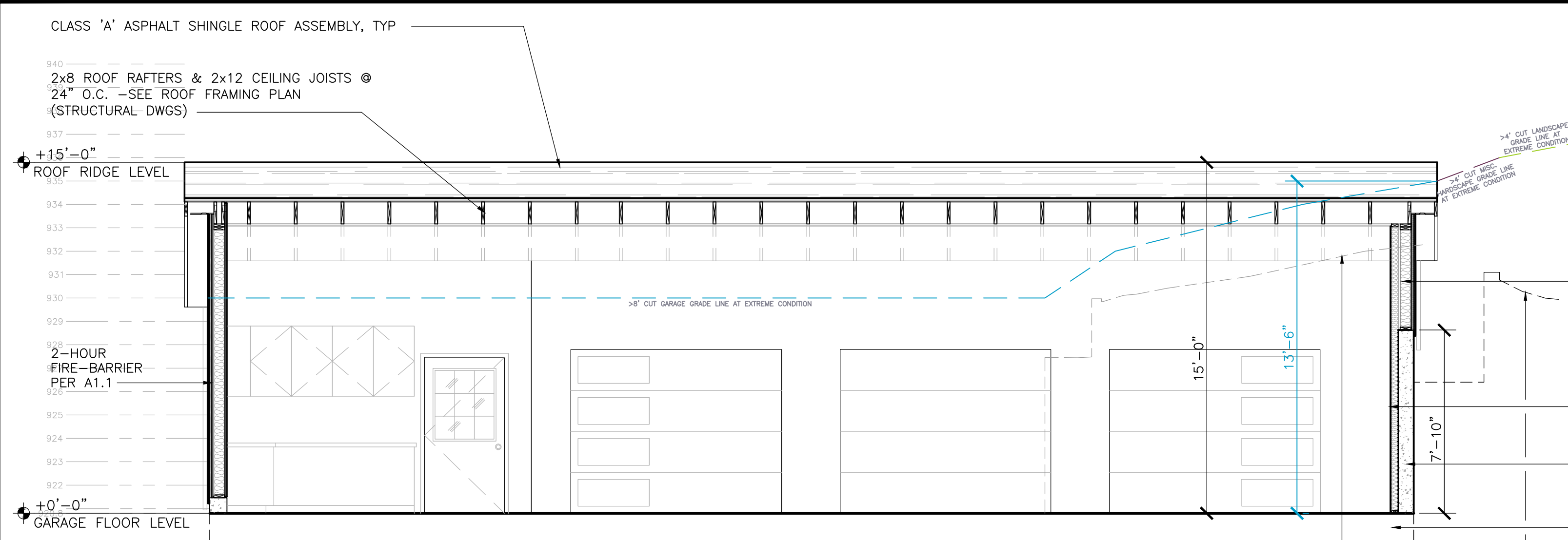
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PAGE: 05

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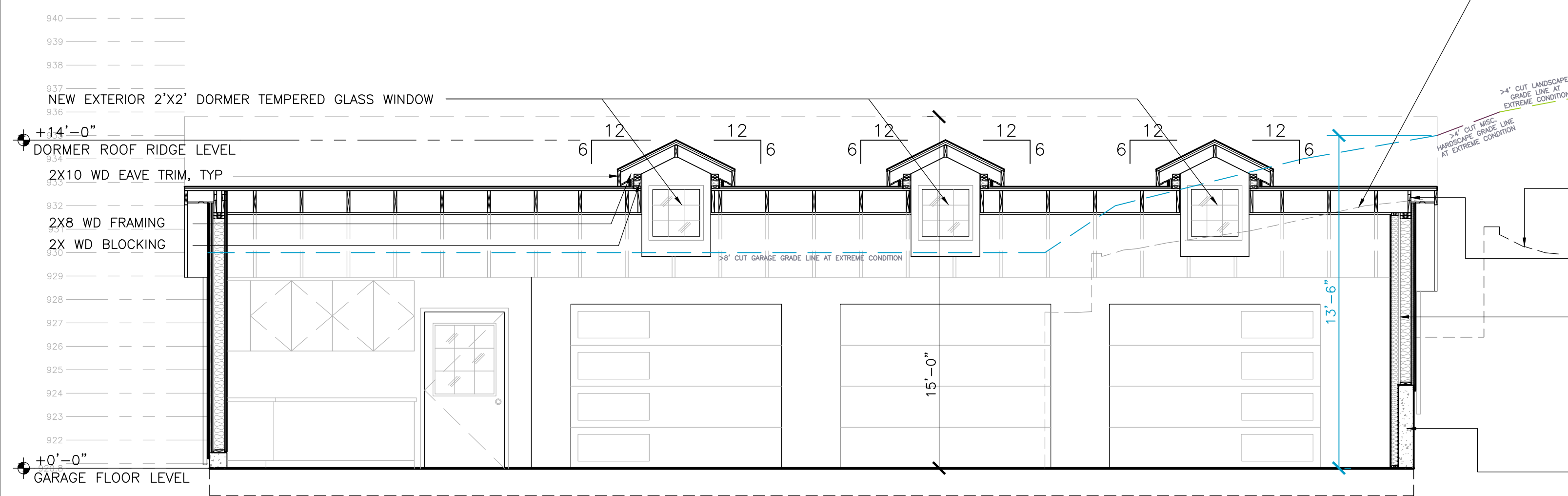
### A3.1





### A BUILDING SECTION

A3.2 SCALE: 1/4" = 1'-0"

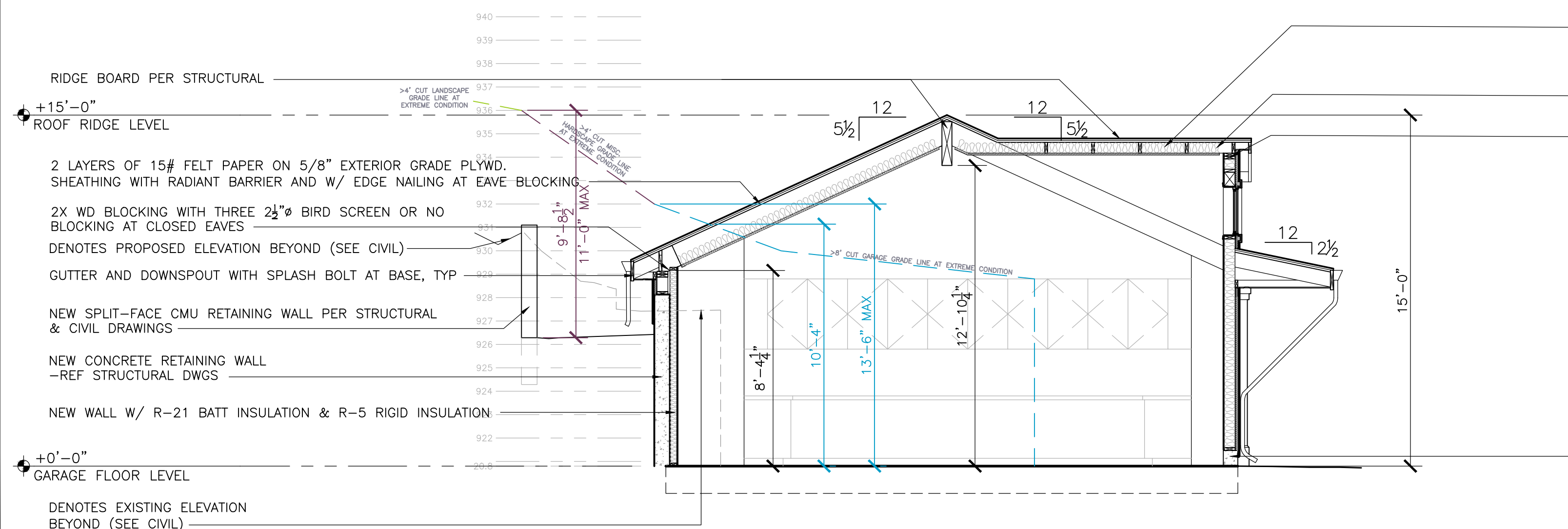


### B BUILDING SECTION

B3.2 SCALE: 1/4" = 1'-0"

### C BUILDING SECTION WITH DORMERS

A3.2 SCALE: 1/4" = 1'-0"



### D BUILDING SECTION

A3.2 SCALE: 1/4" = 1'-0"

### E BUILDING SECTION

A3.2 SCALE: 1/4" = 1'-0"

NOTE APPLYING TO ALL SECTIONS:  
ALL PERMANENT EXTERIOR LIGHT FIXTURES SHOULD UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES.

R-19 BATT INSULATION AND R-6 RIGID INSULATION AT ROOF FRAMING - MAINTAIN MINIMUM 2" AIR GAP BETWEEN INSULATION AND VENTS, TYP

CLOSED EAVE WITH PREFINISHED STUCCO-FACED CLADDING O/ 5/8" CEMENT BOARD AND PAINTED TO MATCH STUCCO AT WALL AND WITH CONTINUOUS VENT, TYP

EXTERIOR WALL W/ STUCCO AND R-21 BATT INSULATION & R-5 RIGID INSULATION

NEW WALL W/ R-21 BATT INSULATION & R-5 RIGID INSULATION

1/2" GYPSUM BOARD (WALLS AND CEILING)

NEW CONCRETE RETAINING WALL - REF STRUCTURAL DWGS

NEW CONCRETE FOUNDATION - REF STRUCTURAL DWGS

DENOTES PROPOSED ELEVATION (SEE CIVIL)

DENOTES EXISTING ELEVATION BEYOND (SEE CIVIL)

R-19 BATT INSULATION AND R-6 RIGID INSULATION AT ROOF FRAMING - MAINTAIN MINIMUM 2" AIR GAP BETWEEN INSULATION AND VENTS, TYP

CLASS 'A' ASPHALT SHINGLE ROOF ASSEMBLY, TYP

2X WD BLOCKING WITH THREE 2 1/2" BIRD SCREEN OR NO BLOCKING AT CLOSED EAVES

NEW EXTERIOR WALL W/ STUCCO AND R-21 BATT INSULATION & R-5 RIGID INSULATION

CLOSED EAVE WITH PREFINISHED STUCCO-FACED CLADDING O/ 5/8" CEMENT BOARD AND PAINTED TO MATCH STUCCO AT WALL AND WITH CONTINUOUS VENT, TYP

NEW CONCRETE RETAINING WALL - REF STRUCTURAL DWGS

2x6 ROOF RAFTERS @ 24" O.C. - SEE ROOF FRAMING PLAN (STRUCTURAL DWGS)

2X WD BLOCKING

R-19 BATT INSULATION AND R-6 RIGID INSULATION AT ROOF FRAMING - MAINTAIN MINIMUM 2" AIR GAP BETWEEN INSULATION AND VENTS, TYP

2x6 ROOF RAFTERS @ 24" O.C. - SEE ROOF FRAMING PLAN (STRUCTURAL DWGS)

2X WD BLOCKING

NEW 8" CONCRETE CURB

NEW WALL W/ R-21 BATT INSULATION & R-5 RIGID INSULATION

NEW CONCRETE RETAINING WALL - REF STRUCTURAL DWGS

DENOTES EXISTING ELEVATION BEYOND (SEE CIVIL)

NEW EXTERIOR 2'X2' DORMER TEMPERED GLASS WINDOW

2X10 WD EAVE TRIM, TYP

NEW CONCRETE RETAINING WALL - REF STRUCTURAL DWGS

NEW CONCRETE FOUNDATION - REF STRUCTURAL DWGS

DENOTES PROPOSED ELEVATION (SEE CIVIL)

DENOTES EXISTING ELEVATION BEYOND (SEE CIVIL)

R-19 BATT INSULATION AND R-6 RIGID INSULATION AT ROOF FRAMING - MAINTAIN MINIMUM 2" AIR GAP BETWEEN INSULATION AND VENTS, TYP

CLASS 'A' ASPHALT SHINGLE ROOF ASSEMBLY, TYP

2X WD BLOCKING WITH THREE 2 1/2" BIRD SCREEN OR NO BLOCKING AT CLOSED EAVES

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CLOSED EAVE WITH PREFINISHED STUCCO-FACED CLADDING O/ 5/8" CEMENT BOARD AND PAINTED TO MATCH STUCCO AT WALL AND WITH CONTINUOUS VENT, TYP

NEW CONCRETE RETAINING WALL - REF STRUCTURAL DWGS

2x6 ROOF RAFTERS @ 24" O.C. - SEE ROOF FRAMING PLAN (STRUCTURAL DWGS)

2X WD BLOCKING

R-19 BATT INSULATION AND R-6 RIGID INSULATION AT ROOF FRAMING - MAINTAIN MINIMUM 2" AIR GAP BETWEEN INSULATION AND VENTS, TYP

CLASS 'A' ASPHALT SHINGLE ROOF ASSEMBLY, TYP

2X WD BLOCKING WITH THREE 2 1/2" BIRD SCREEN OR NO BLOCKING AT CLOSED EAVES

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2x6 ROOF RAFTERS @ 24" O.C. - SEE ROOF FRAMING PLAN (STRUCTURAL DWGS)

2X WD BLOCKING

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NEW CONCRETE RETAINING WALL - REF STRUCTURAL DWGS

DENOTES EXISTING ELEVATION BEYOND (SEE CIVIL)

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PROJECT TITLE

Garage & Breezeway Replacement

KOLANDER

RESIDENCE

16511 Cypress Way | Los Gatos, California 95030

REVISIONS

F	PLANNING SUBMITTAL	7/30/2024
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SHEET TITLE

BUILDING SECTIONS

SEAL

EXP. AUG. 31, 2025

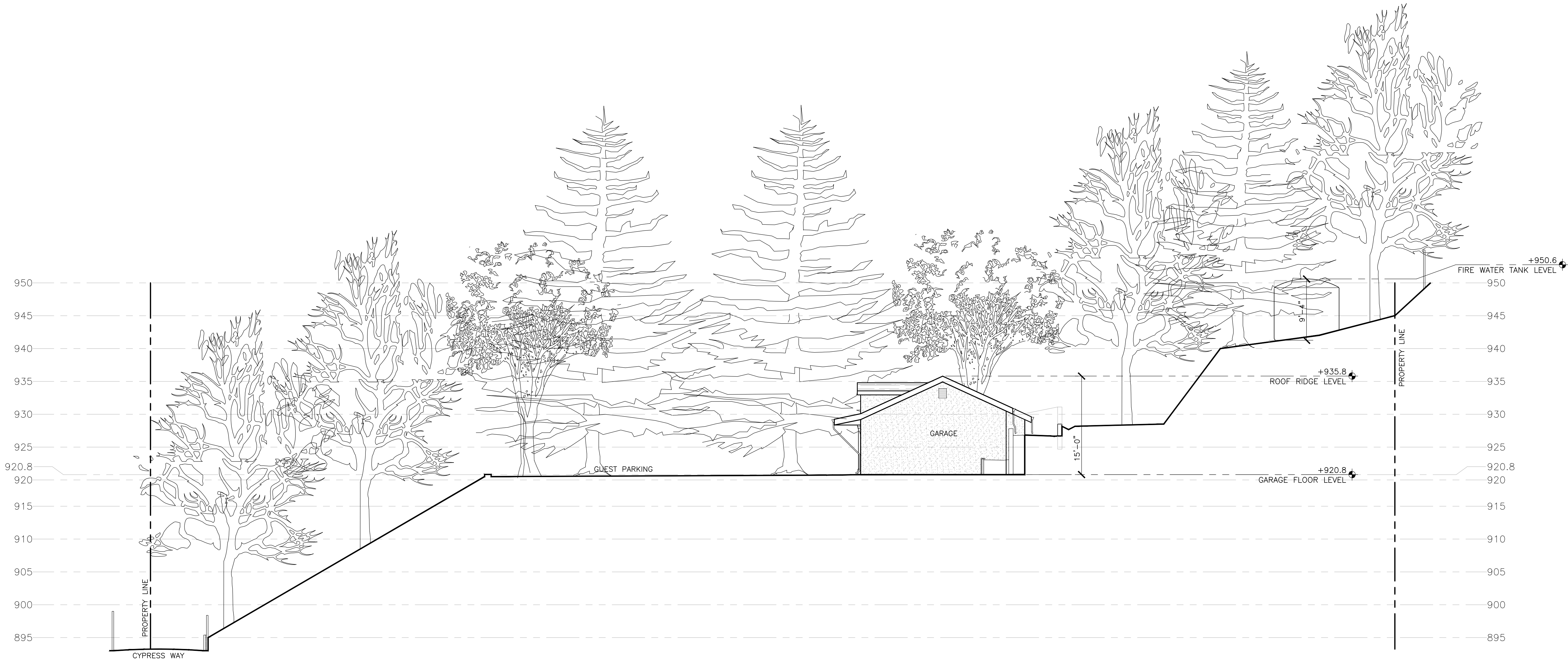
MICHAEL P. HARRIS

082744

3/28/25

PROJECT NUMBER: 24111/6285  
SCALE: AS NOTED  
SHEET: OF  
DRAWING NO: A3.2





A  
A3.3

## OVERALL SITE SECTION

SCALE: 1/8" = 1'-0"



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# KOLANDER RESIDENCE

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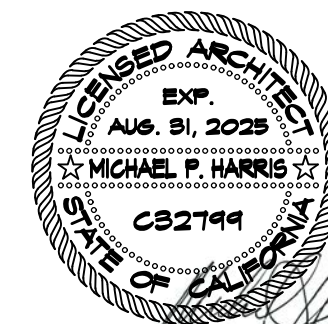
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### SHEET TITLE

OVERALL  
SITE SECTION



PROJECT NUMBER:  
24111/6285

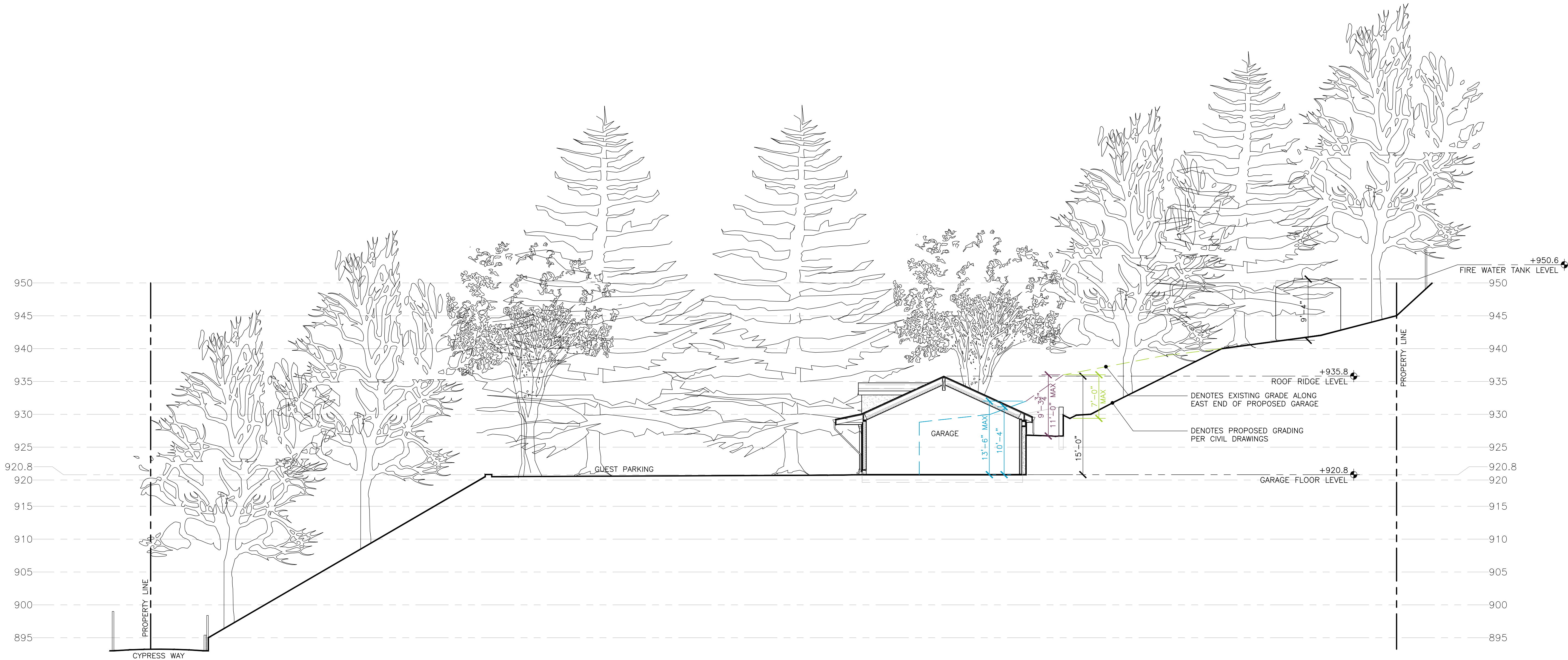
SCALE:  
AS NOTED

SHEET: OF

DRAWING NO:

**A3.3**





B  
A3.4

OVERALL SITE SECTION

SCALE: 1/8" = 1'-0"



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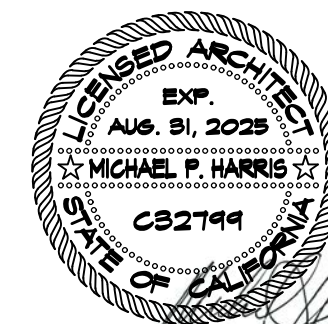
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SHEET TITLE

OVERALL  
SITE SECTION



PROJECT NUMBER:  
24111/6285

SCALE:  
AS NOTED

SHEET: OF

DRAWING NO:

3/28/25  
A3.4







GENERAL NOTES

- THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE TOWN OF LOS GATOS.
- ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW. BEFORE ANY APPROVAL WILL BE BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION, THE TOWN OF LOS GATOS DESIGN CRITERIA AND ALL APPLICABLE CODES AND ORDINANCES.
- THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.
- THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE TOWN OF LOS GATOS PRIOR TO THE START OF WORK.
- CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.
- GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE TOWN OF LOS GATOS.
- THE CONTRACTOR SHALL NOTIFY THE TOWN'S GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CIVIL ENGINEER, & THE TOWN'S CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 PM WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.
- NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THE PLANNING DIRECTOR APPROVES A SEPARATE WINTER EROSION CONTROL PLAN.
- BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
- THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
- WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS, OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF THESE PLANS. CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF AFFECTED UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND POTHOLE. THOSE AREAS WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERWISE INCOMPLETE, FOR LOCATION, CALL USA 1-800-624-1444.
- ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE OWNER'S EXPENSE.

EARTHWORK AND GRADING

- WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.
- ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE TOWN OF LOS GATOS. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.
- REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY C2EARTH, INC., ENTITLED "GEOTECHNICAL STUDY FOR THE PROPOSED GARAGE REPLACEMENT FOR THE KOLANDER PROPERTY AT 16511 CYPRESS WAY IN LOS GATOS," DATED JUNE 2024. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT C2EARTH, INC. FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.
- THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST FOUR (4) DAYS PRIOR TO ANY SITE CLEARING AND GRADING OPERATIONS.
- STRIPPED AREAS SHOULD BE SCARIFIED TO A DEPTH OF ABOUT 6". WATER-CONDITIONED TO BRING THE SOILS WATER CONTENT TO ABOUT 2% ABOVE THE PLASTIC LIMIT, AND COMPACTED TO A DENSITY EQUIVALENT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL ACCORDING TO ASTM D1557 (LATEST EDITION). SUBGRADES AND AGGREGATE BASE ROCK FOR PAVEMENTS SHOULD BE COMPACTED TO A MINIMUM OF 95%.
- ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
- MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY C2EARTH, INC..
- IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED GEOTECHNICAL INVESTIGATION.
- ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.
- BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.

IMPERVIOUS AREA CALCULATIONS

EXISTING TO BE REMOVED:	
GARAGE:	587 SF
SHED:	96 SF
CONCRETE:	190 SF
TOTAL:	873 SF
PROPOSED IMPROVEMENTS:	
GARAGE:	1,239 SF
CONCRETE:	265 SF
AC PAVING:	134 SF
TOTAL:	1,638 SF
TOTAL CREATED AND/OR REPLACED IMPERVIOUS AREA:	
873 SF + 1,638 SF = 2,511 SF	
TOTAL INCREASE IN IMPERVIOUS AREA:	
1,638 SF - 873 SF = 765 SF	

POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE

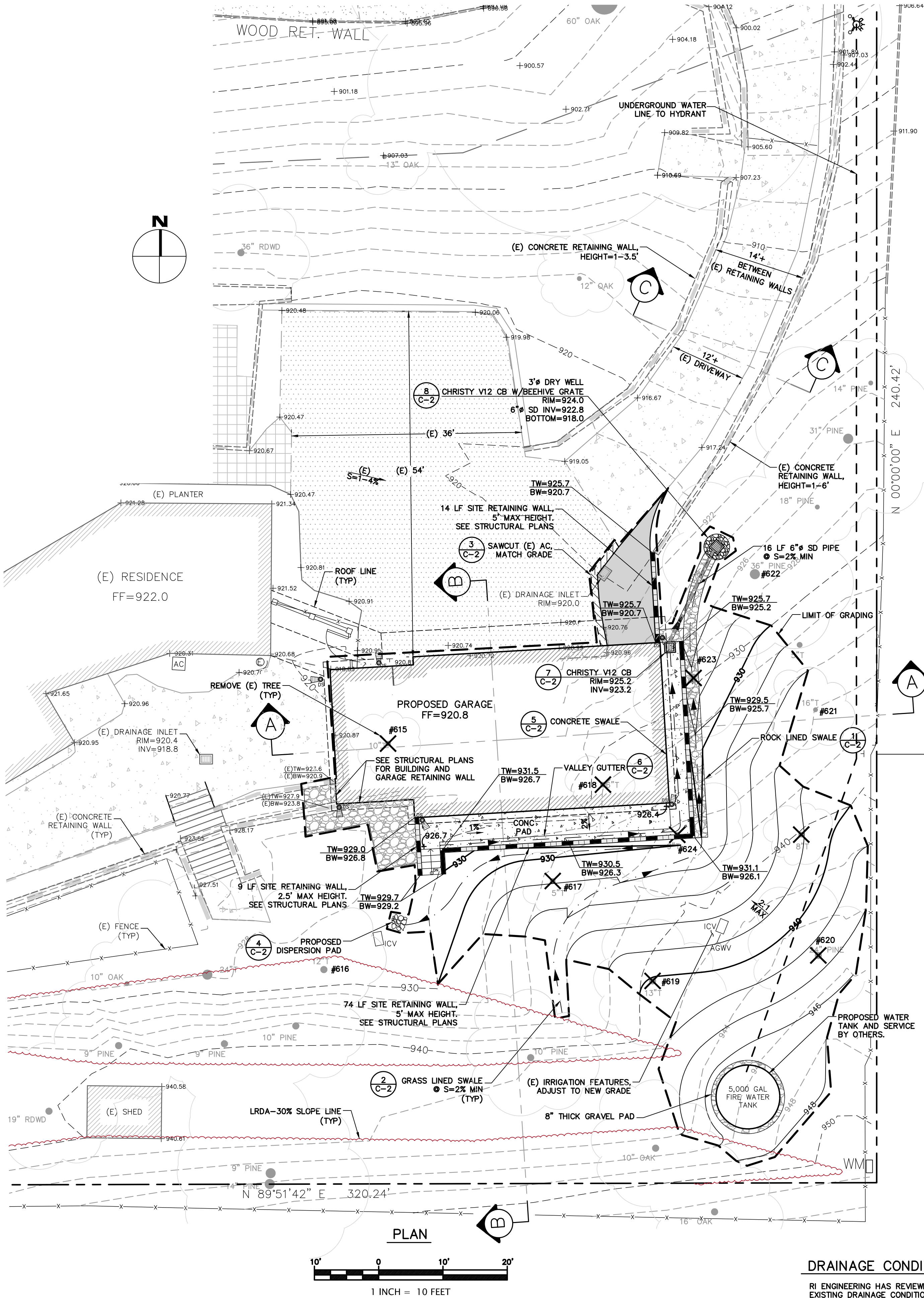
ITEM	INTERVAL	INSPECTION	REPAIR
SWALES	ANNUAL	1. WASHOUTS	1. REPLACE TRANSPORTED ROCK
		2. MISPLACED ROCK	2. REMOVE TRASH & DEBRIS
		3. ACCUMULATION OF TRASH & DEBRIS	

STORM DRAIN SYSTEM MAINTENANCE

THE HOME OWNER IS RESPONSIBLE FOR MAINTAINING THE STORM DRAINAGE SYSTEM AND ALL COMPONENTS. EVERY YEAR, PRIOR TO THE WET WEATHER SEASON (OCTOBER 15TH) ALL THE CATCH BASINS AND STORM DRAIN CLEANOUTS SHALL BE INSPECTED AND CLEANED OF ANY DEBRIS, SILT, TRASH AND SEDIMENT.

STORM DRAINAGE NOTES

- DISCHARGE ALL DOWNSPOUTS ONTO SPLASH BLOCKS.

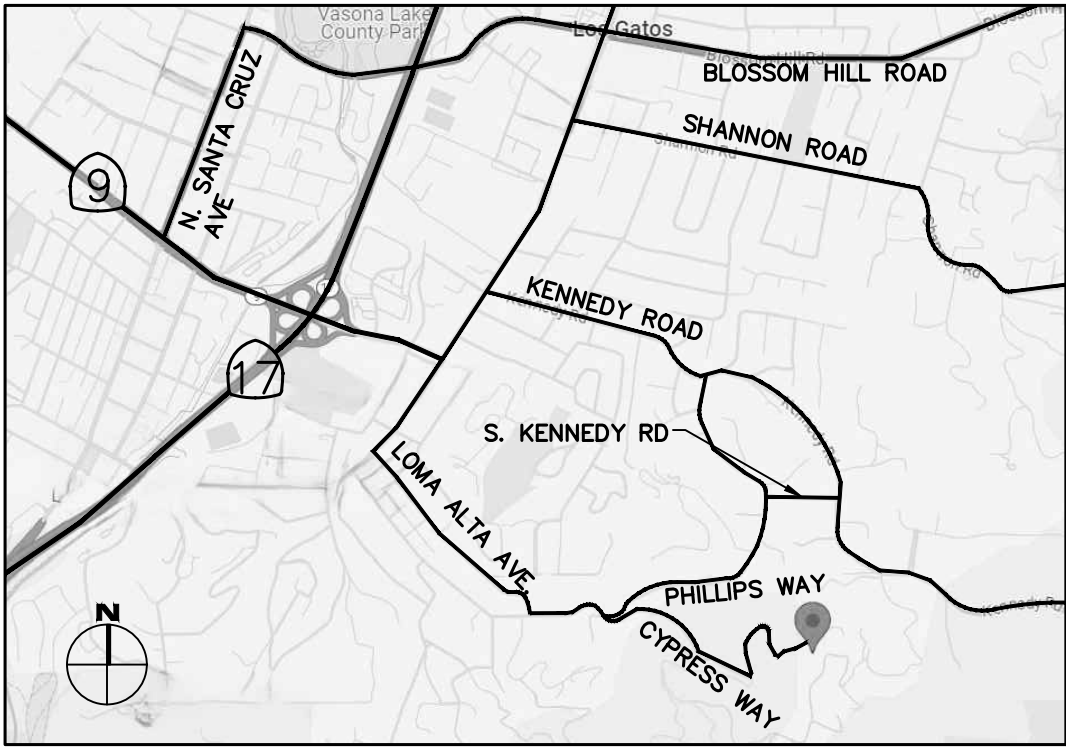


DRAINAGE CONDITIONS AND NOTES

RI ENGINEERING HAS REVIEWED THE EXISTING AND PROPOSED DRAINAGE PATTERS. EXISTING DRAINAGE CONDITIONS WILL REMAIN UNCHANGED. THE PROPERTY IS LOCATED WITHIN THE TOWN OF LOS GATOS HILLSIDE AREA AND SUBJECT TO HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES.

THE EXISTING STORMWATER RUNOFF LEAVING THE PROPERTY TRAVELS NORTH & NORTHWEST, OVERLAND THROUGH HEAVILY VEGETATED LANDS WHILE MAINTAINING HARMONY WITH THE NATURAL SETTINGS AS REQUIRED BY THE HILLSIDE STANDARDS. RUNOFF FROM THE PROPERTY FLOWS TOWARDS ROSS CREEK WHICH RUNS APPROXIMATELY 1,500 NORTH EAST OF THE PROPERTY. NO FORESEEN ADVERSE IMPACT TO THE PUBLIC RIGHT OF WAY OR NEIGHBORING PROPERTIES IS ANTICIPATED.

THE PROJECT WILL RESULT IN 2,232 SF OF NEW AND/OR REPLACED IMPERVIOUS AREA. THE INCREASE IN STORMWATER RUNOFF WILL BE MITIGATED BY DISCHARGING DOWNSPOUTS ONTO SPLASH BLOCKS AND INFILTRATED IN EXISTING VEGETATED AREAS.



VICINITY MAP  
NTS

ABBREVIATIONS

BW	BOTTOM OF WALL
CONC	CONCRETE
DI	DRAINAGE INLET
DIA.	DIAMETER
DS	DOWNSPOUT
(E)	EXISTING
EL	ELEVATION
FF	FINISH FLOOR
FS	FINISH GRADE
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
MAX	MAXIMUM
N.T.S.	NOT TO SCALE
RW	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SSCO	SANITARY SEWER CLEANOUT
TYP	TYPICAL
TW	TOP OF WALL
WS	WATER SERVICE

LEGEND

	(E) AC
	(E) CONCRETE
	(E) TILE PAVING
	PROPOSED AC
	PROPOSED CONCRETE
	PROPOSED GRAVEL
	MAJOR (E) GRADE CONTOUR LINES
	(E) RETAINING WALL
	(E) BUILDING TO REMAIN
	LEAST RESTRICTIVE DEVELOPMENT AREA (LRDA)
	TREE TO REMAIN
	TREE TO BE REMOVED
	TREE NUMBER ASSIGNED BY ARBORIST
	PROPERTY LINE
	PROPOSED LIMIT OF GRADING
	PROPOSED RETAINING WALL
	PROPOSED SAWCUT
	PROPOSED GRASS SWALE
	PROPOSED ROCK SWALE
	MAJOR PROPOSED CONTOUR LINES
	PROPOSED SD

APPROXIMATE EARTHWORK QUANTITIES

SITE ELEMENT	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		(CY)	
	CUT	FILL	CUT	FILL	IMPORT	EXPORT
LANDSCAPE	236	0	7	-	0	236
MISC. HARDSCAPE	57	0	11	-	0	57
GARAGE	122	0	13.5	-	0	122
TOTAL	415	0			0	415

\*LANDSCAPE INCLUDES GRADING SOUTH OF GARAGE.  
\*MISC. HARDSCAPE INCLUDES CONCRETE PAD AND RETAINING WALL GRADING.

TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY CARNES & ASSOCIATES. RI ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

BASIS OF BEARINGS

THE BEARINGS ON THIS MAP ARE BASED ON THE 1.457' & AND THE 1.254 ACRE PARCELS AS FOUND MONUMENTED AND RECORDED AS NORTH IN BOOK 57 OF MAPS AT PAGE 56, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.

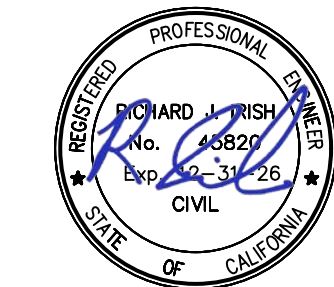
BASIS OF ELEVATION

THE ON-SITE BENCHMARK FOR THIS PROJECT IS A 600 NAIL. ELEVATION 938.00 FEET (ASSUMED)

PLANNING SUBMITTAL

TOWN OF LOS GATOS REVIEW COMMENTS, 9/25/2024

TOWN OF LOS GATOS REVIEW COMMENTS, 11/13/2024



02/13/2025



RI Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060  
831-425-3901 www.riengineering.com

GARAGE ADDITION & BREEZEWAY REPLACEMENT

FOR  
SCOTT & JACKIE KOLANDER  
16511 CYPRESS WAY  
TOWN OF LOS GATOS  
APN: 532-24-004

GRADING & DRAINAGE PLAN

project no.

24-033-1

date

FEBRUARY 2025

scale

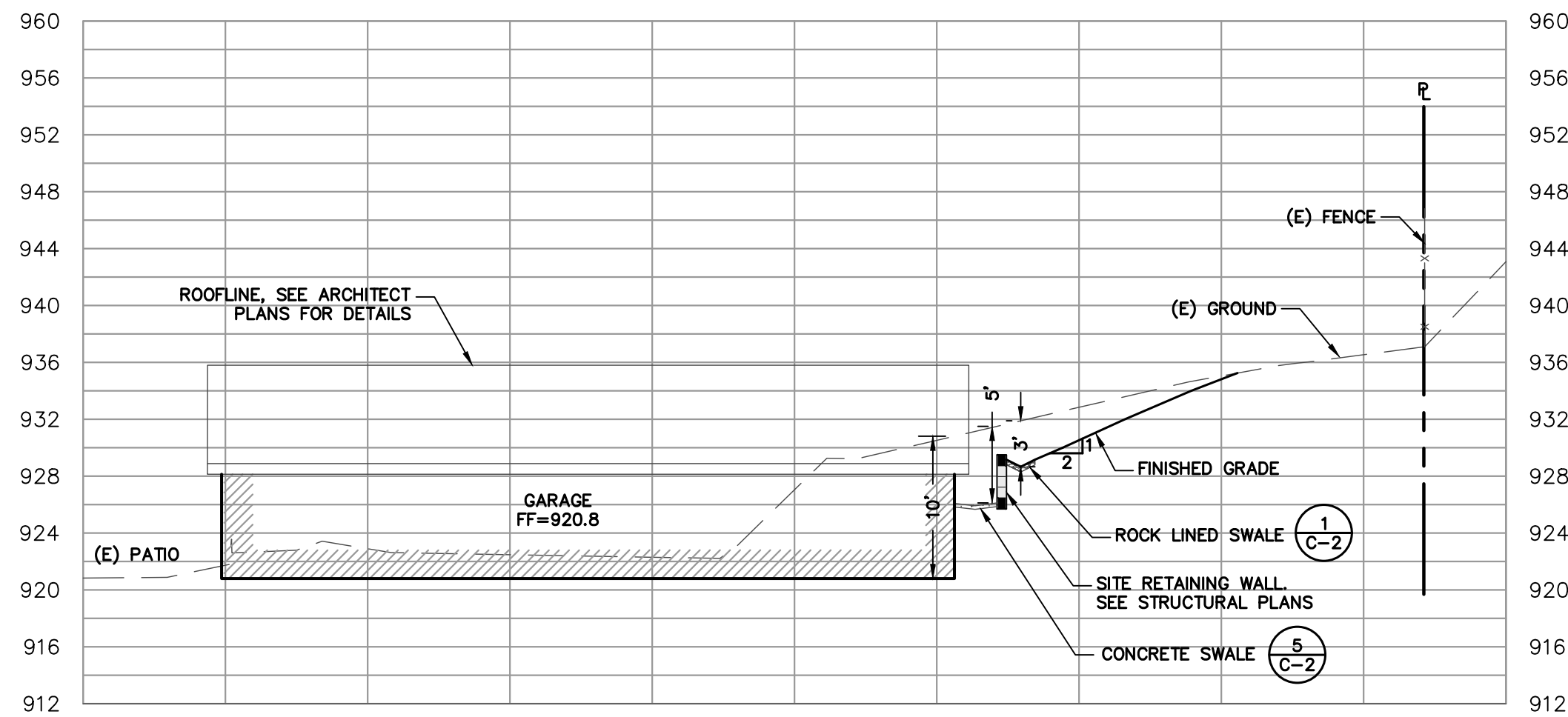
AS SHOWN

dwg name

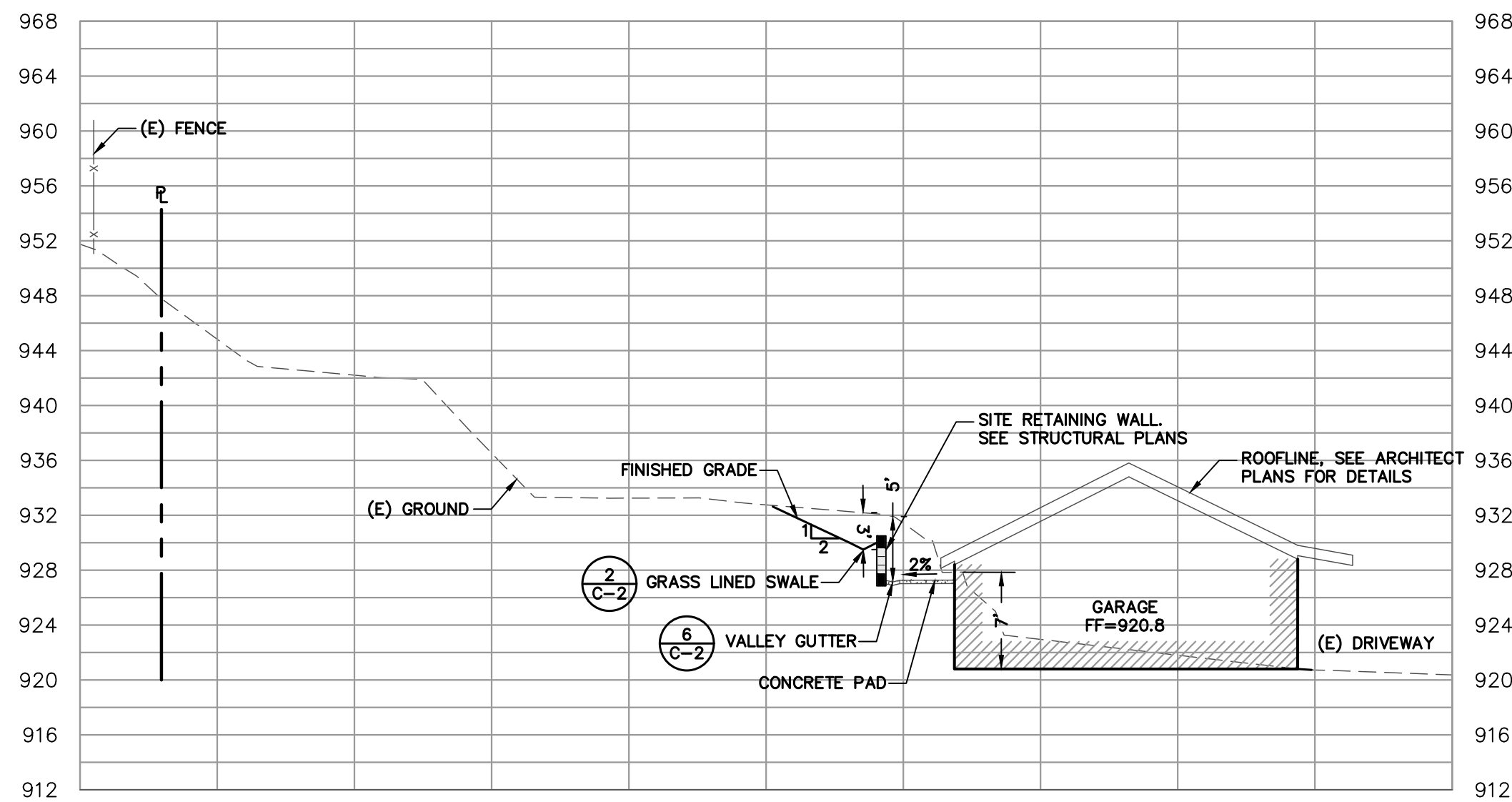
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C-1

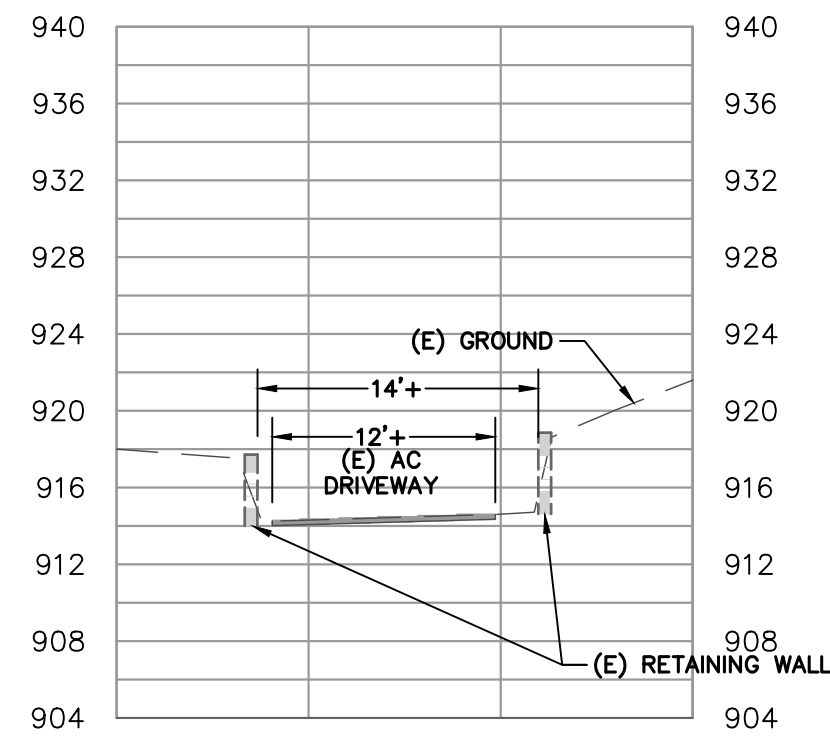




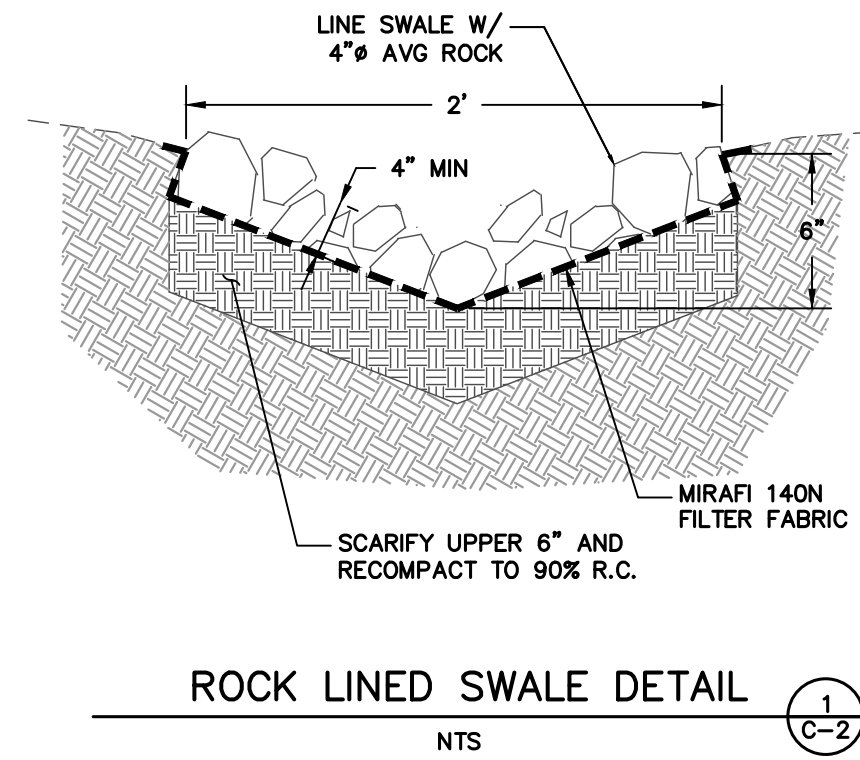
SECTION A-A  
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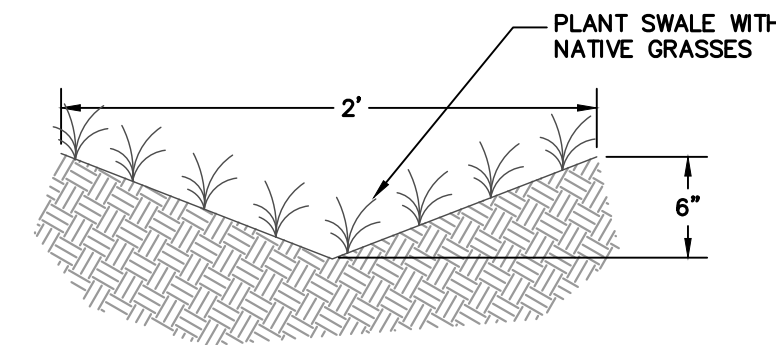
SECTION B-B  
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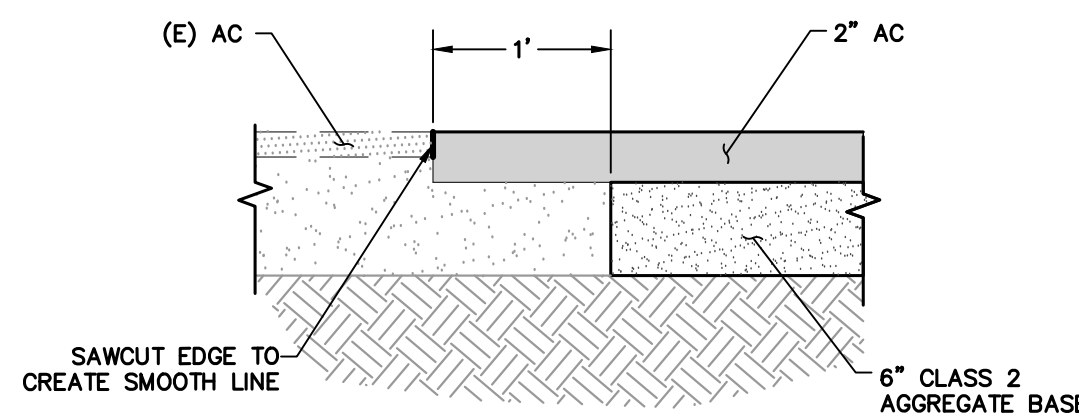
SECTION C-C  
SCALE: 1"=10' HORIZONTAL, VERTICAL



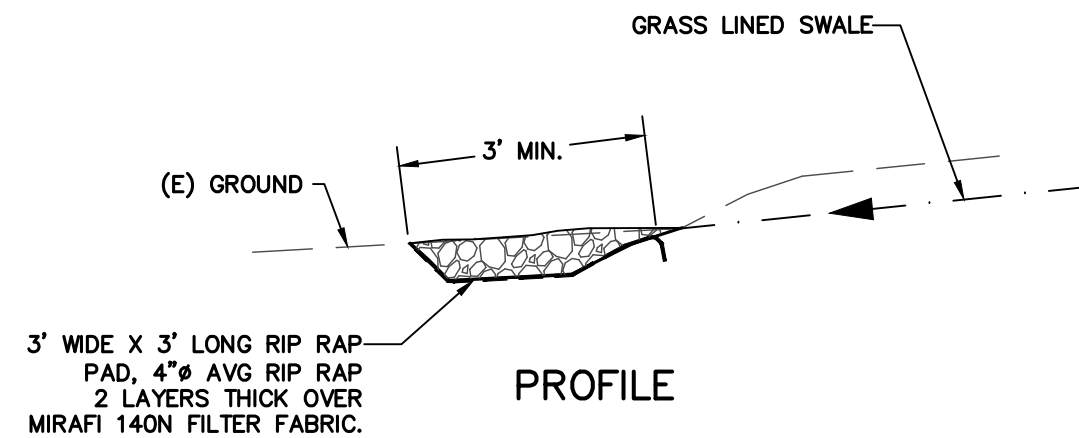
ROCK LINED SWALE DETAIL  
NTS (1 C-2)



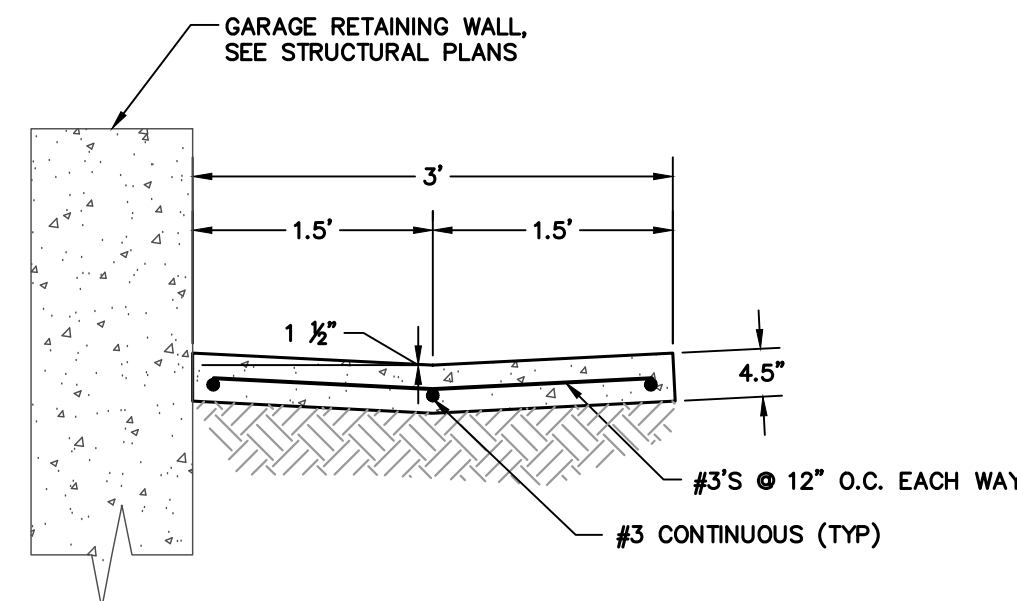
GRASS LINED SWALE DETAIL  
NTS (2 C-2)



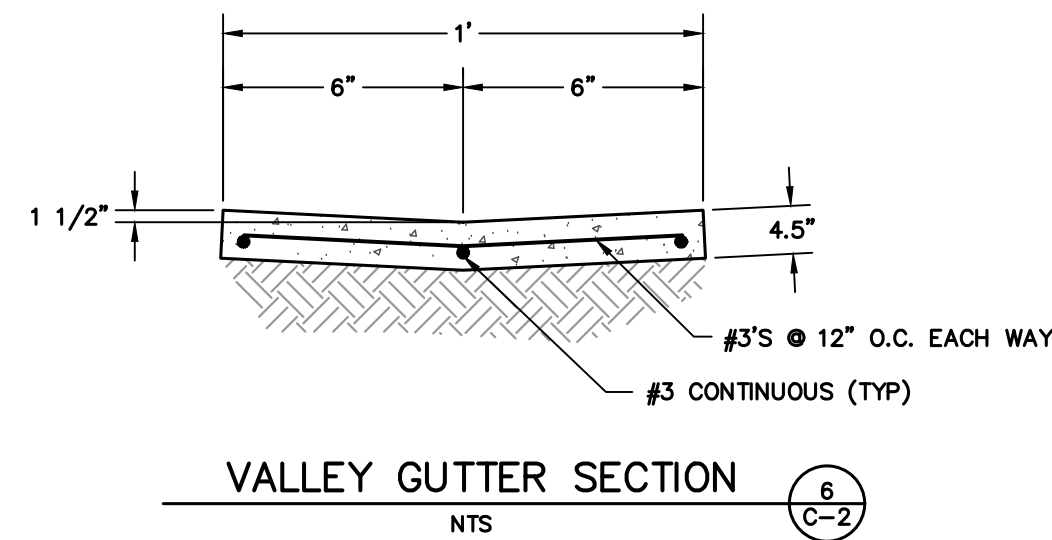
SAWCUT PAVING DETAIL  
NTS (3 C-2)



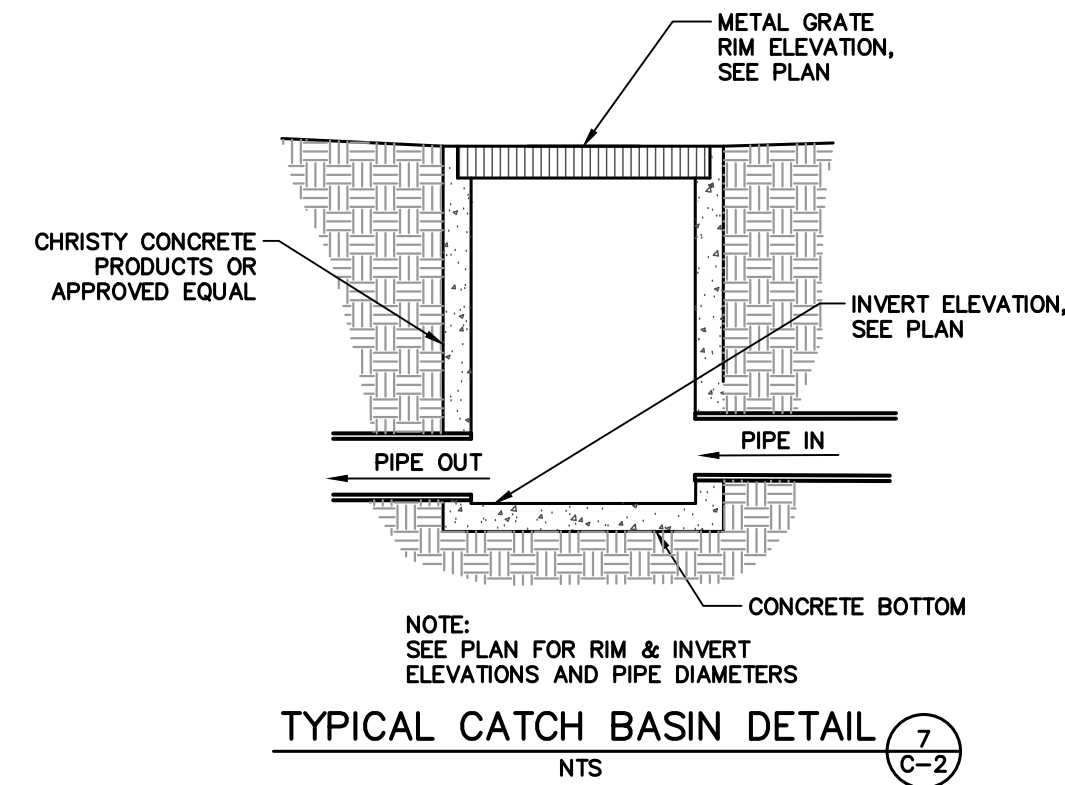
DISPERSION PAD DETAIL  
NTS (4 C-2)



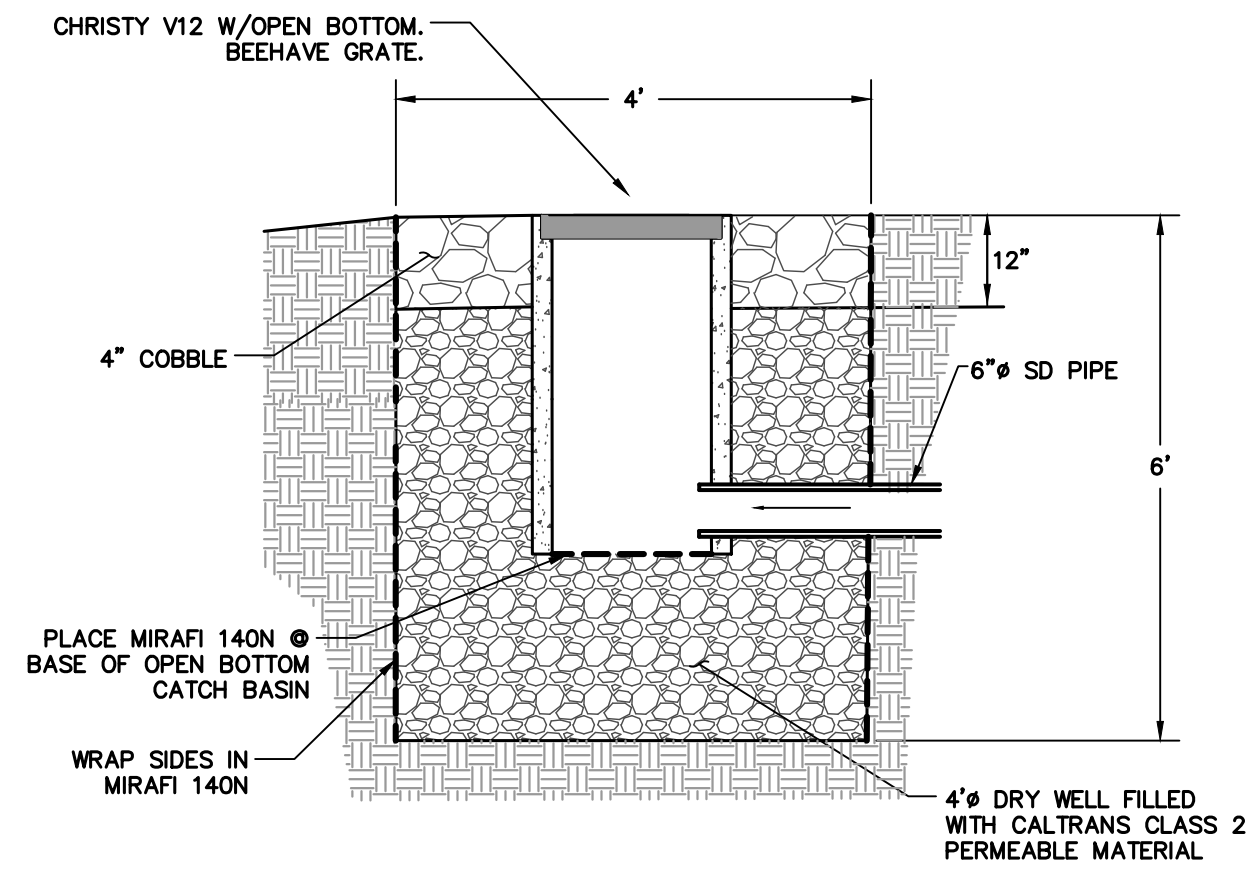
CONCRETE SWALE SECTION  
NTS (5 C-2)



VALLEY GUTTER SECTION  
NTS (6 C-2)



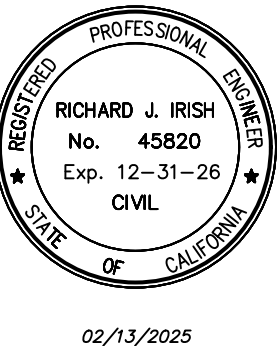
TYPICAL CATCH BASIN DETAIL  
NTS (7 C-2)



DRY WELL  
NTS (8 C-2)

TOWN OF LOS GATOS REVIEW COMMENTS, 9/25/2024

TOWN OF LOS GATOS REVIEW COMMENTS, 11/13/2024



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GARAGE ADDITION & BREEZEWAY REPLACEMENT

FOR SCOTT & JACKIE KOLANDER

16511 CYPRESS WAY

TOWN OF LOS GATOS

APN: 532-24-004

DETAILS

project no. 24-033-1

date FEBRUARY 2025

scale AS SHOWN

dwg name CIVIL3.dwg

C-2



TOTAL AREA OF DISTURBANCE = 0.11 ACRES  
= 4,680 SF

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPILLS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
2. ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

LANDSCAPE MATERIALS

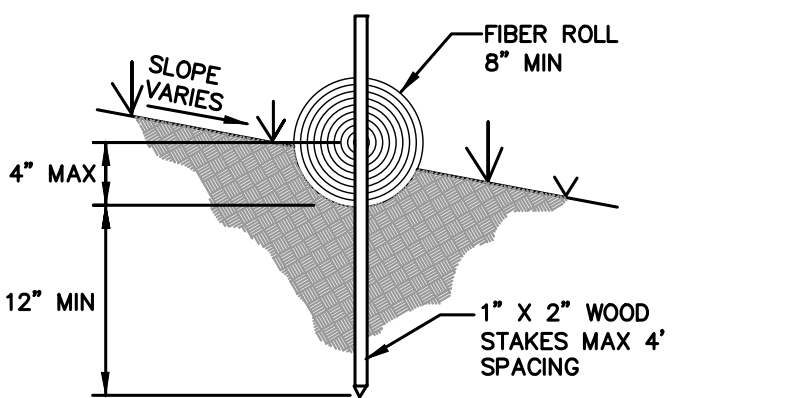
1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
3. DISCONTINUE THE APPLICATION OF ANY ERODABLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIOD OF PRECIPITATION.
4. APPLY ERODABLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
5. STACK ERODABLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

VEHICLE STORAGE AND MAINTENANCE

1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACES WATERS.
2. ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ON-SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP'S.
3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

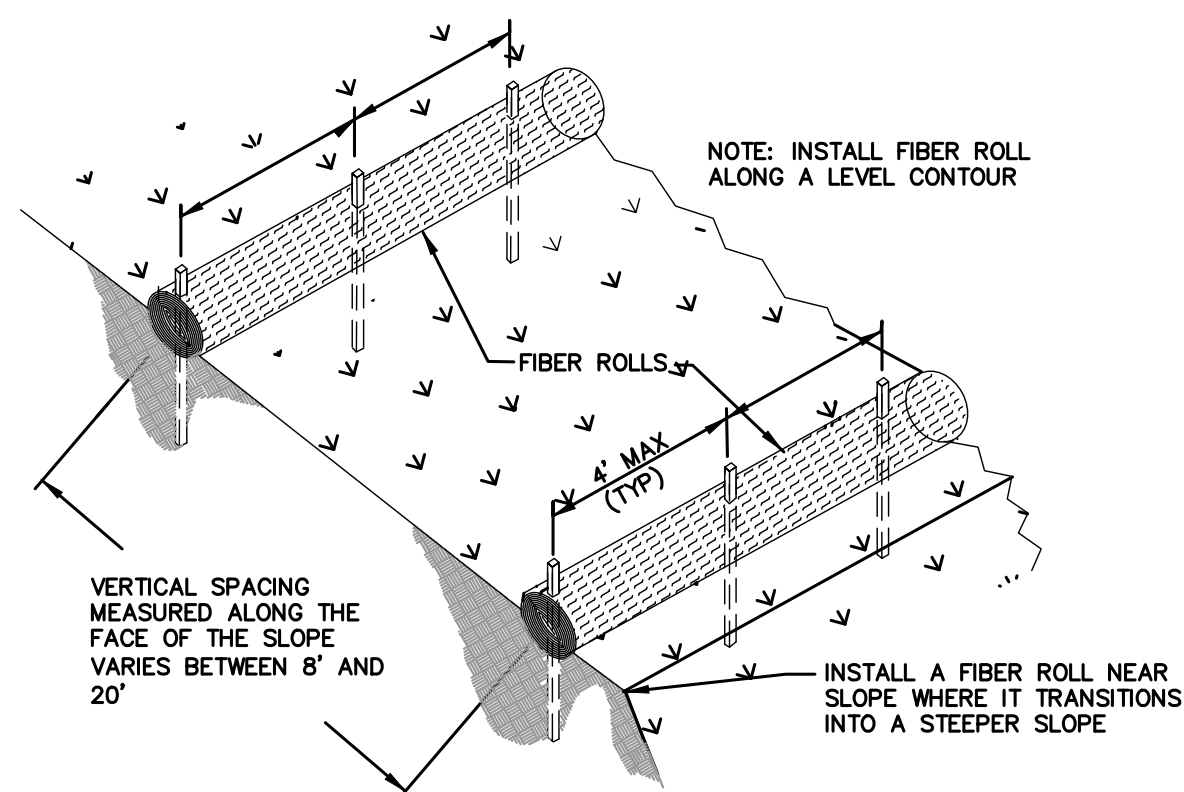
WASTE MANAGEMENT

1. DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
2. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM ANY INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
3. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
4. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
5. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
6. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
7. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
8. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON-SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND
9. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.



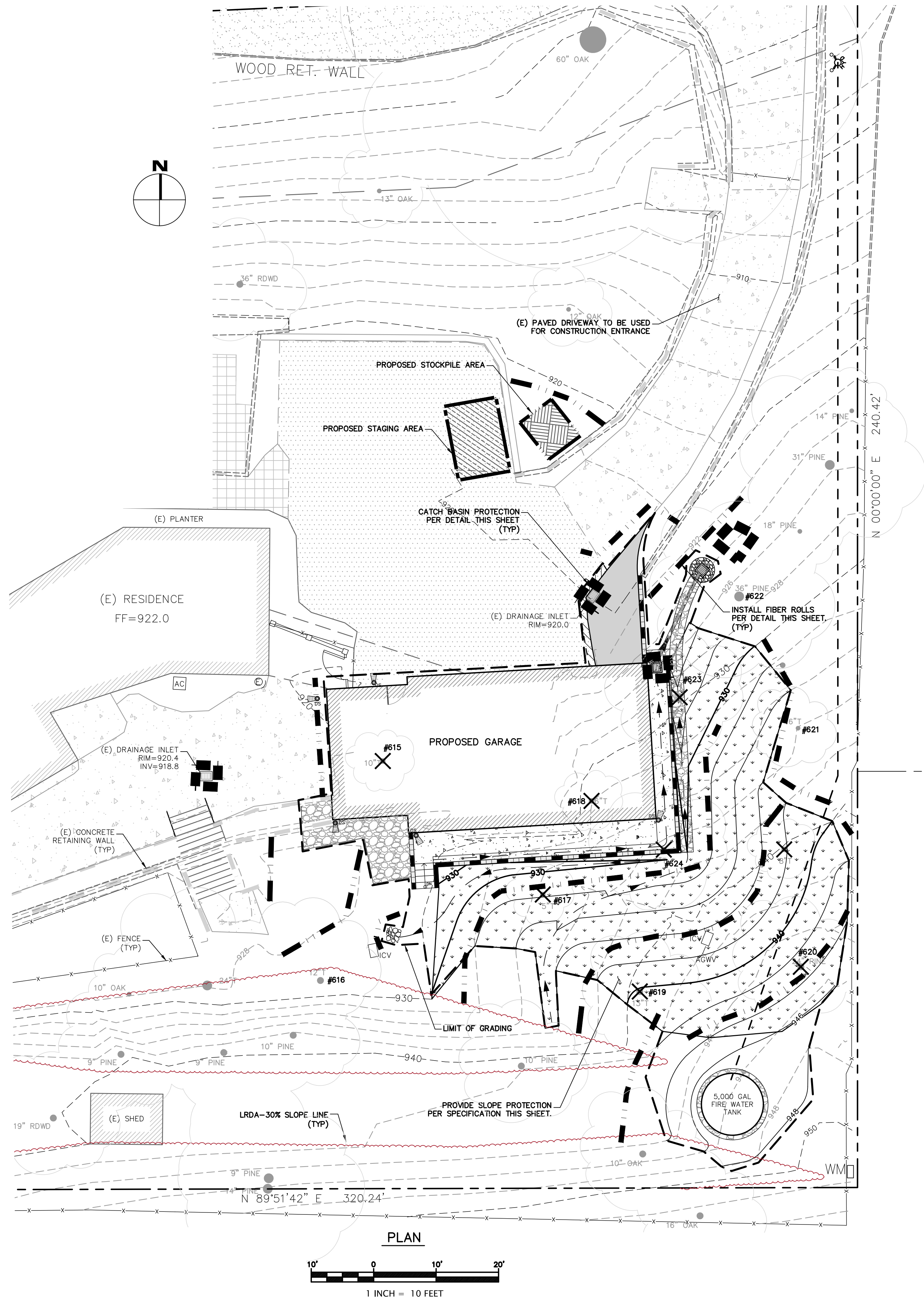
FIBER ROLL DETAIL IN SLOPE AREA

NTS

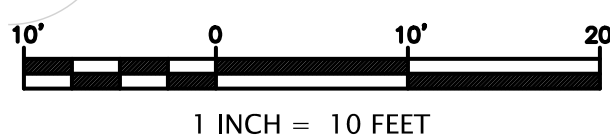


TYPICAL FIBER ROLL INSTALLATION

NTS



PLAN



EROSION CONTROL MEASURES

1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSES IN LINED CONDUITS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
3. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
4. ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEED WITH THE FOLLOWING SEED MIXTURE:  
WINTER BARLEY 25#/ACRE
5. AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
6. AMMONIUM PHOSPHATE FERTILIZER, 6-3-3, SHALL BE APPLIED AT A RATE OF 30 LBS PER ACRE ON SLOPES GREATER THAN 20%. EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
7. SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.

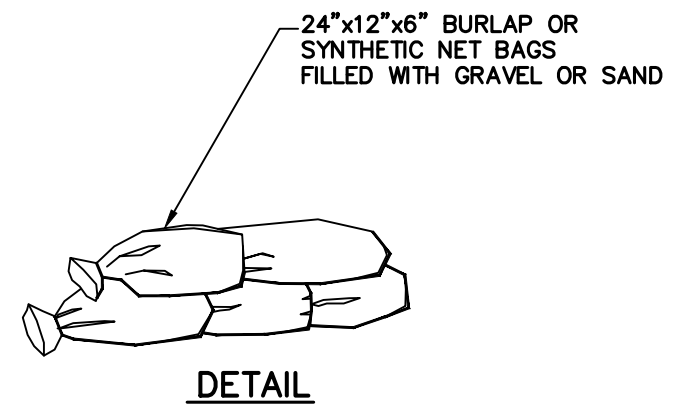
ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15TH. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

EXPOSED SLOPE MEASURES

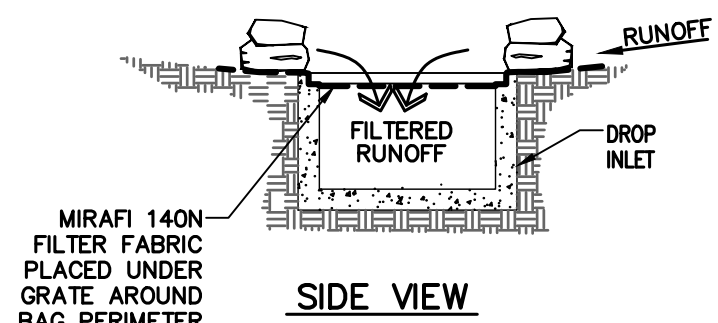
1. COVER ALL EXPOSED SLOPES
2. STRAW 2 TONS/ACRE ON SLOPES  $\leq$  20% WITH SOIL BINDER
3. USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES  $>$ 20%.

EROSION CONTROL LEGEND

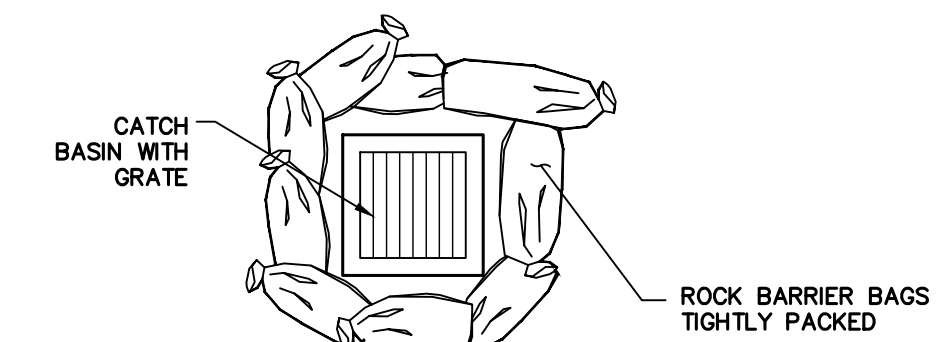
- INSTALL FIBER ROLL PER DETAILS THIS SHEET
- INSTALL CATCH BASIN PROTECTION PER DETAIL THIS SHEET
- PROPOSED SLOPE PROTECTION
- PROPOSED STOCKPILE AREA
- PROPOSED STAGING AREA



DETAIL



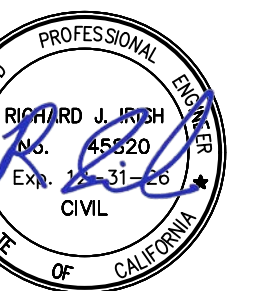
SIDE VIEW



PLAN VIEW

GRAVEL BAG CATCH BASIN PROTECTION

NTS



02/13/2025



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GARAGE ADDITION & BREEZEWAY REPLACEMENT

FOR  
SCOTT & JACKIE KOLANDER  
16511 CYPRESS WAY  
TOWN OF LOS GATOS  
APN: 532-24-004

STORMWATER POLLUTION  
CONTROL PLAN

project no.  
24-033-1  
date  
FEBRUARY 2025  
scale  
AS SHOWN  
dwg name  
CIVIL3.dwg