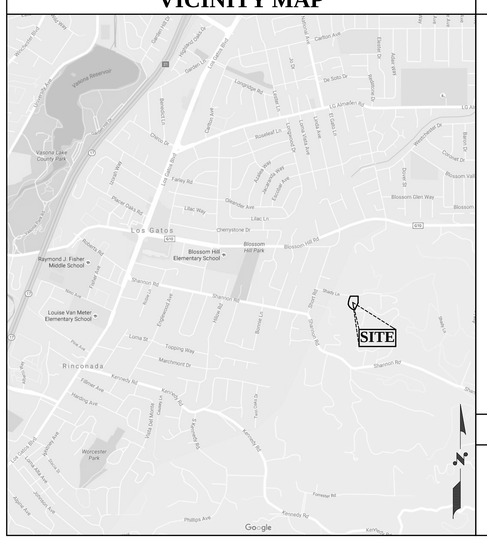
The Rossi Residence

VICINITY MAP



PROJECT DIRECTORY

ARCHITECT:
KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVENUE, SUITE L
LOS GATOS, CA 95030
TEL: (408) 395-2555

SUREYOR & CIVIL ENGINEER:
HANNA-BRUNETTI
7651 EIGLEBERRY STREET
GILROY, CA 95020
TEL: (408) 842-2173

LANDSCAPE ARCHITECT:
MISSION LANDSCAPING
P.O. BOX 875
PACIFIC GROVE, CA 93950
TEL: (831) 373-8293

SCOPE OF WORK

NEW 4,998 SF SINGLE FAMILY RESIDENCE WHICH INCLUDES 5 BEDROOMS, 5 FULL BATHS, 2 HALF BATHS, 2 LAUNDRY ROOMS, A GAME ROOM, A COVERED VERANDA, A COVERED LOGGIA, AND A 3-CAR GARAGE. SCOPE INCLUDES THE DEMOLITION OF A 1,497 SF HOUSE, DETACHED GARAGE AND GUEST HOUSE.

PROJECT DATA

PROJECT ADDRESS:	15820 SHADY LANE LOS GATOS, CA
OWNER:	DANIELLE ROSSI 128 STACIA STREET LOS GATOS, CA 95030 (408) 205-9170
APN#:	527-04-008
ZONING:	R-1:8
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	V-N; SFRINKLERED
GROSS & NET SITE AREA:	61,688 SF (1.416 AC)
AVERAGE SLOPE:	-
ALLOWABLE FLOOR AREA:	6,000 SF + 400 SF GARAGE ALLOWANCE

PROPOSED FLOOR AREAS:	
MAIN FLOOR	2,444 SF
SECOND FLOOR	408 SF
LOWER FLOOR	1,776 SF
GARAGE (770 SF LESS 400 SF)	370 SF
TOTAL FLOOR AREA =	4,998 SF
OTHER FLOOR AREAS:	
COVERED PORCHES & PATIOS	1,076 SF
CELLAR	474 SF

EXISTING STRUCTURES TO BE REMOVED:	
EXISTING RESIDENCE:	
FIRST FLOOR	626 SF
SECOND FLOOR	871 SF
GARAGE	318 SF
GUEST HOUSE	398 SF
TOTAL FLOOR AREA =	2,213 SF

SITE AREAS:	PROPOSED	EXISTING
RESIDENCE & GARAGE FOOTPRINT	3,275 SF	1,537 SF
COVERED PORCHES & PATIOS	976 SF	218 SF
TOTAL BUILDING COVERAGE	4,251 SF = 6.9%	1,808 SF = 2.9%
POOL & SPA	784 SF	0 SF
POOL DECK	1,246 SF	0 SF
PATIOS & CONC. PATHS	1,650 SF	625 SF
SPORT COURT	726 SF	0 SF
DRIVEWAY (PAVED)	0 SF	1,234 SF
TOTAL IMPERVIOUS COVERAGE	8,657 SF = 14.0%	3,667 SF = 5.9%

SHEET INDEX

A-1	COVER SHEET
A-2	NEIGHBORHOOD PLAN
A-3	SITE PLAN
1	CIVIL COVER SHEET
2	GRADING NOTES & OVERLAND RELEASE
3	DEMOLITION PLAN
4	PRELIMINARY GRADING & DRAINAGE PLAN
5	SECTIONS
6	EROSION CONTROL PLAN
L1.0	PRELIMINARY LANDSCAPE PLAN
A-4	MAIN & SECOND FLOOR PLAN
A-5	LOWER FLOOR PLAN
A-6	ROOF PLAN
A-7	FRONT & LEFT ELEVATIONS
A-8	REAR & RIGHT ELEVATIONS
A-9	CROSS SECTIONS
A-10	CROSS SECTIONS

REVISIONS

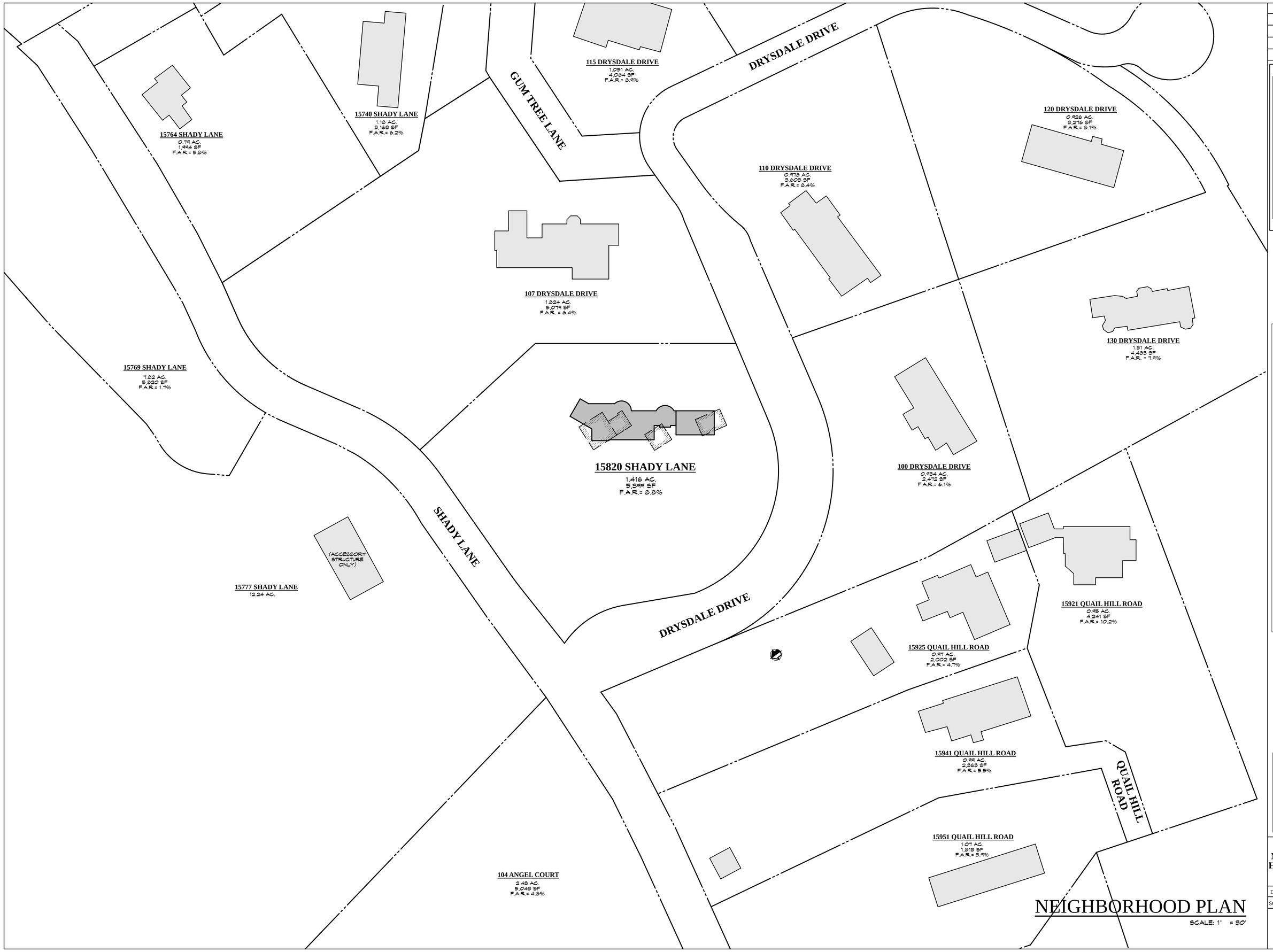
KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. "L" • LOS GATOS, CA • 95030 • (408) 395-2555

A NEW RESIDENCE:
THE ROSSI RESIDENCE
15820 SHADY LANE LOS GATOS, CA 95032

NOTE
• Contractor shall verify all dimensions, site dims and conditions, prior to starting work.
• Do not scale drawings.
• Any deviation called by field conditions, or any corrections different from those shown on the plans must be approved by the Architects attention prior to installation.

COVER SHEET

DATE: 12/09/16
SCALE: AS SHOWN
SHEET
A-1
1 OF -



NEIGHBORHOOD PLAN

SCALE: 1" = 30'

REVISIONS

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. "L" • LOS GATOS, CA. • 95030 • (408) 395-2555

A NEW RESIDENCE:
THE ROSSI RESIDENCE
15820 SHADY LANE
LOS GATOS, CA 95032

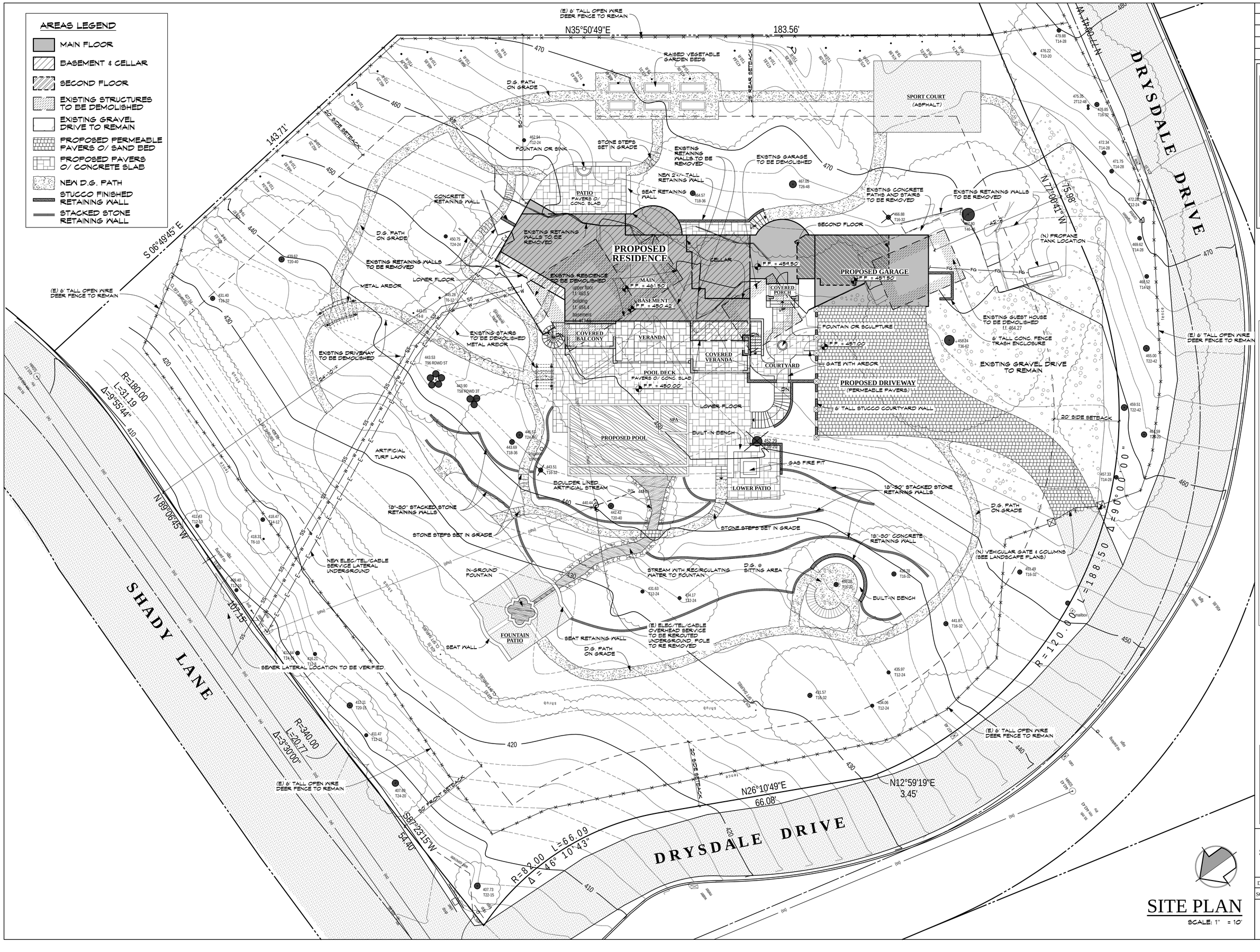
NOTE
1. Contractor shall verify all dimensions, elevations and conditions, prior to starting work.
2. Any discrepancies found between drawings and site conditions shall be reported to the Architect prior to continuing with the work.

NEIGHBOR HOOD PLAN

DATE: 12/09/16

SCALE: AS SHOWN

SHEET
A-2
2 OF -



SITE PLAN
SCALE: 1" = 10'

REVISIONS

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. "L" • LOS GATOS, CA. • 95030 • (408) 395-2555

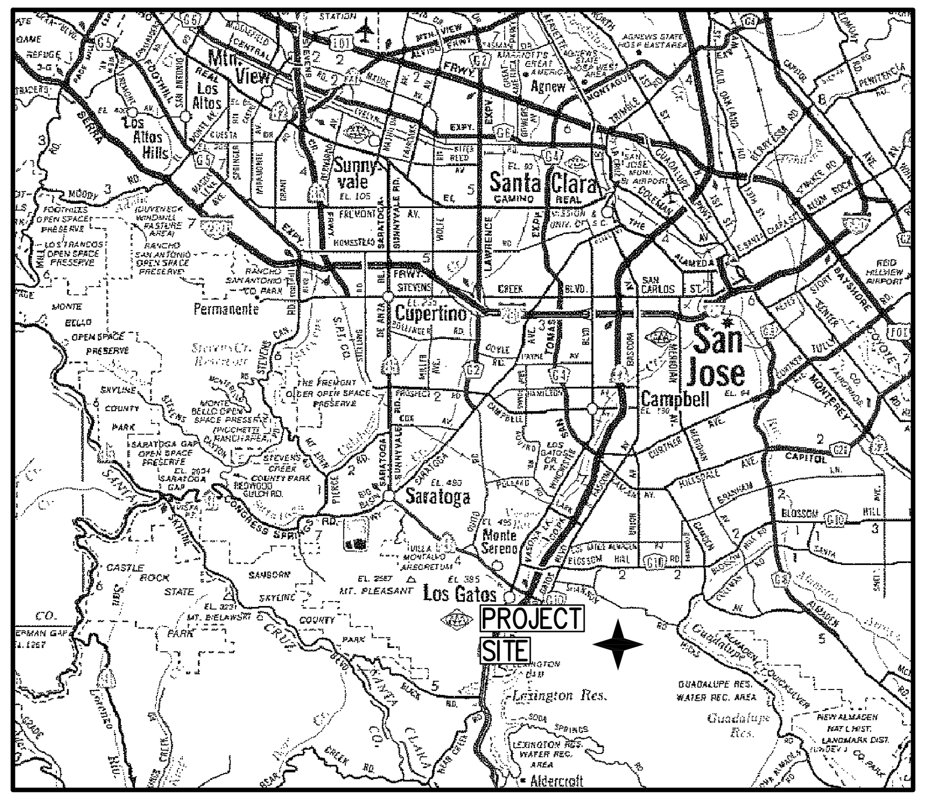
A NEW RESIDENCE:
THE ROSSI RESIDENCE
15820 SHADY LANE
LOS GATOS, CA 95032

NOTE
VERIFY DIMENSIONS ON-SITE, VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO STARTING WORK. ANY DISCREPANCIES OR ANY SUBSURFACE CONDITIONS DIFFERENT FROM THOSE SHOWN ON THE PLANS SHALL BE REPORTED TO THE ARCHITECT'S ATTENTION PRIOR TO INSTALLATION.

SITE PLAN

DATE: 12/09/16
SCALE: AS SHOWN
SHEET
A-3
3 OF -

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



VICINITY MAP
NO SCALE

Preliminary Grading & Drainage Plans

for

15820 Shady Lane

apn 527-04-008

Record of Survey in Book 89 of Maps at Page 20

in the

Town of Los Gatos

Santa Clara County, California

DATE: ________________ 16
HANNA – BRUNETTI

AMANDA JOY MUSY–VERDEL
RCE 69278
EXPIRES 6–30–18

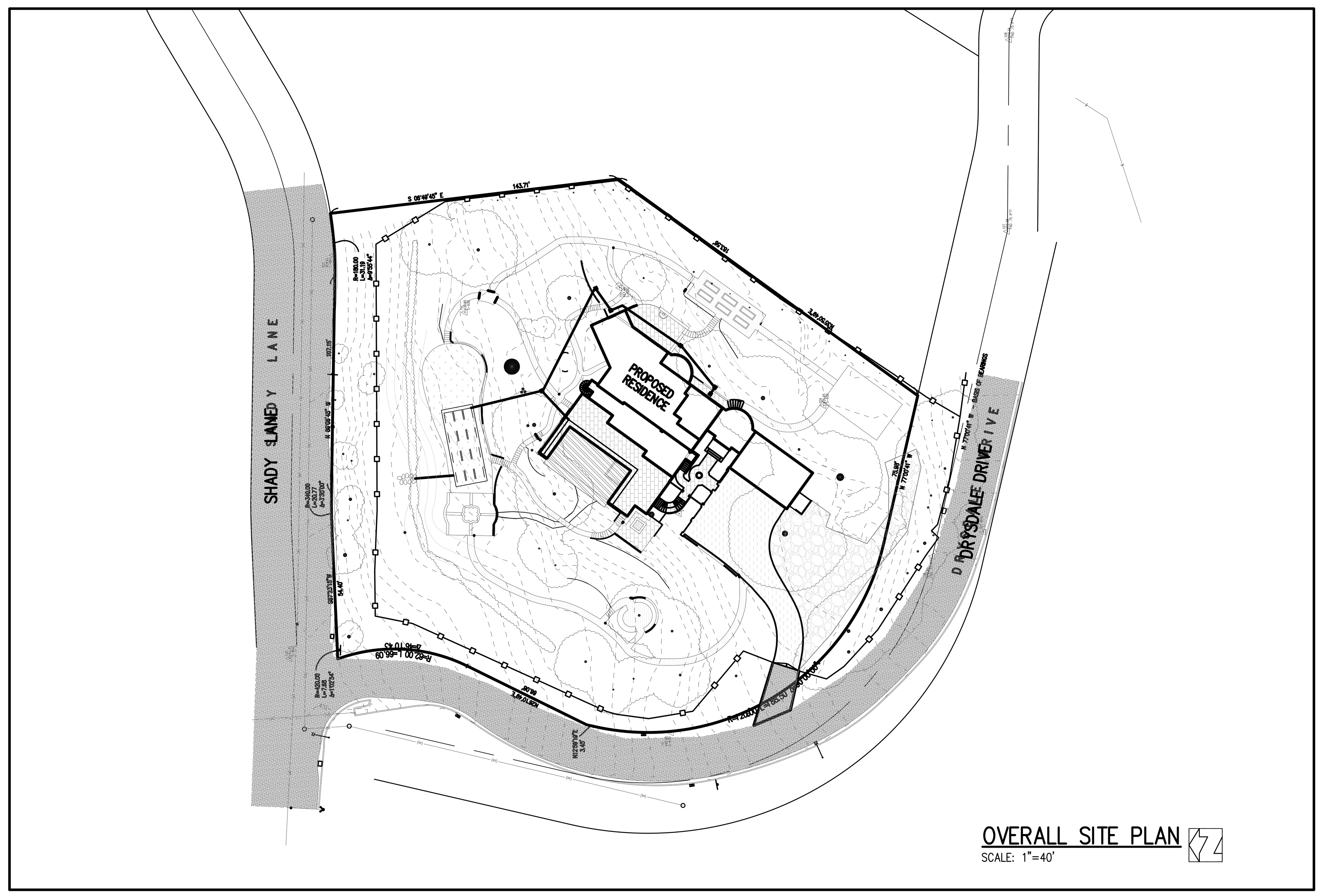
REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY–VERDEL
NO. 69278
EXP. 6–30–18
CIVIL
STATE OF CALIFORNIA

ABBREVIATIONS

AC	ASPHALT CONCRETE	FL	FLOWLINE	STD	STANDARD
AB	AGGREGATE BASE	G	GAS LINE	SW	SIDEWALK
AD	AREA DRAIN	GM	GAS METER	T	TELEPHONE LINE
BC	BEGINNING OF CURVE	GB	GRADE BREAK	TBM	TEMPORARY BENCHMARK
BLDG	BUILDING	CUY	GUY WIRE FOR POLE	TC	TOP OF CURB
BOC	BACK OF CURB	GV	GATE VALVE	TOB	TOP OF BANK
BO	BLOW OFF	HP	HIGH POINT	TOE	TOE OF BANK
BWF	BARBWIRE FENCE	INV	INVERT OF PIPE	TYP	TYPICAL
CATV	CABLE TELEVISION	IP	IRON PIPE	W	WATER LINE
CB	CATCH BASIN	JP	JOINT POLE	WM	WATER METER
CI	CURB INLET	JT	JOINT TRENCH	WV	WATER VALVE
CL	CENTERLINE	LP	LOW POINT		
CMP	CORRUGATED METAL PIPE	MAX	MAXIMUM		
CO	CLEAN OUT	MIN	MINIMUM		
CONC	CONCRETE	N.I.C.	NOT IN CONTRACT		
DI	DROP INLET	OHU	OVERHEAD UTILITY		
DIP	DUCTILE IRON PIPE	PB	PULL BOX		
DWY	DRIVEWAY	PL	PROPERTY LINE		
E	ELECTRIC LINE	P.S.E.	PUBLIC SERVICE EASEMENT		
EC	END OF CURVE	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT		
EG	EXISTING GRADE	PVI	POINT OF VERTICAL INTERSECTION		
ELEV	ELEVATION	RCP	REINFORCED CONCRETE PIPE		
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY		
ER	END OF RETURN	SD	STORM DRAIN PIPE		
(E)	EXISTING	SS	SANITARY SEWER PIPE		
FF	FINISH FLOOR	STM	STORM DRAIN MANHOLE		
FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE		
FH	FIRE HYDRANT	SP	SERVICE POLE		

LEGEND

EXISTING	PROPOSED	
450	454	CONTOUR ELEVATION
(W) (W)	W W	WATER MAIN
(SD) (SD)	(length) LF (size) SD @ S=(grade)	STORM DRAIN
(SS) (SS)	(length) LF (size) SS @ S=(grade)	SANITARY SEWER
tc 236.56	TC 236.65	TOP OF CURB ELEVATION
inv 169.63	INV 457.35	PIPE INVERT ELEVATION
pcc 259.56	PCC 257.65	PORTLAND CONCRETE ELEVATION
fl 158.95	FL 125.48	FLOWLINE ELEVATION
ac 365.75	AC 359.45	ASPHALT CONCRETE ELEVATION
tg 365.75	TG 359.45	TOP OF GRATE ELEVATION
tw 365.75	TW 359.45	TOP OF WALL ELEVATION
bw 395.65	BW 458.25	BOTTOM OF WALL ELEVATION
		ELECTROLIER
		FLOW DIRECTION
		DROP INLET
		MANHOLE
		CURB INLET
		WATER METER
		FIRE HYDRANT
		WATER VALVE
		SIDEWALK
		VERTICAL CURB
		CURB & GUTTER
		JOINT TRENCH
		RETAINING WALL
	SS	SEWER LATERAL
		TREE TO BE REMOVED
	MON	MONUMENT
		ROCK RIP-RAP



OVERALL SITE PLAN
SCALE: 1"=40'

BENCHMARK

BENCHMARK ID: LG29
ORGANIZATION: TOWN OF LOS GATOS
ELEVATION: 370.93 FEET

DESCRIPTION:
INTERSECTION OF SHANNON ROAD AND SHORT ROAD

BASIS OF BEARINGS

THIS TOPOGRAPHY IS BASED ON THE CENTERLINE OF DRYSDALE DRIVE AS FOUND MONUMENT WITH A BEARING OF NORTH 77° 00' 41" WEST PER 508 M 44.

FLOODZONE STATEMENT

COMMUNITY PANEL NUMBER: 06085C0377H
MAP REVISED: MAY 18, 2009

PROJECT IS LOCATED IN ZONE X

ZONE X
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER	527–04–008
PROJECT AREA	61,688 SF / 1.416 ACRES
LAND USE	SINGLE FAMILY RESIDENTIAL

SITE AREAS:	EXISTING	PROPOSED
RESIDENCE AND GARAGE/SHED	1587 SF	3275 SF
COVERED PORCHES AND PATIOS	218 SF	976 SF
TOTAL BUILDING COVERAGE	1,805 SF = 2.9%	4,251 SF = 6.9%
POOL AND SPA	0 SF	784 SF
POOL DECK	0 SF	1246 SF
PATIOS & CONC. PATHS	625 SF	1650 SF
SPORTS COURT	0 SF	726 SF
DRIVEWAY (PAVED)	1239 SF	0 SF
TOTAL IMPERVIOUS COVERAGE	3,669 SF = 5.9%	8,657 SF = 14.0%

OWNER

DANNIELLE ROSSI
15820 SHADY LANE
LOS GATOS, CA 95032

CIVIL ENGINEER

HANNA–BRUNETTI
7651 EIGLEBERRY STREET
GILROY, CA 95020

OFFICE: 408 842–2173
FAX: 408 842–3662
EMAIL: ENGINEERING@HANNABRUNETTI.COM

ARCHITECT

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVENUE 'L'
LOS GATOS, CA 95030

OFFICE: 408 395–2555

NOTE:

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

NOTE TO CONTRACTOR

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

EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES.
CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 1–800–642–2444.
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF UTILITIES SHOWN ON THESE PLANS, INDICATED IN THE FIELD BY LOCATING SERVICES, OR EVIDENCE BY FACILITIES VISIBLE AT OR ADJACENT TO THE JOB SITE. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND IS DEEMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.

NOTE:

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

SHEET INDEX

1 TITLE SHEET
2 GRADING NOTES AND DETAILS
3 EXISTING TOPOGRAPHY AND DEMOLITION PLAN
4 GRADING AND DRAINAGE PLAN
5 SECTIONS
6 EROSION CONTROL PLAN

Title Sheet

15820 Shady Lane - apn 527-04-008

TOWN OF LOS GATOS SANTA CLARA COUNTY
NOVEMBER 2016 CALIFORNIA

REFERENCES

DATE: OCTOBER 2016
HORIZ. SCALE: NONE
VERT. SCALE: NONE
DESIGNED BY: A.M.
CHECKED BY:
DRAWN BY: T.M.

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS · LAND SURVEYORS
CONSTRUCTION MANAGERS

REVISIONS:

DATE	DESCRIPTION	BY:

JOB NO.
16054

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

TOWN OF LOS GATOS STANDARD GRADING NOTES

1. All work shall conform to Chapter 12 of the Town of Los Gatos Grading Ordinance, the adopted California Building Code and the latest edition of the Standard Specifications for Public Works Construction except as specified otherwise on these plans and details.
2. No work may be started on-site without an approved Grading Plan and a Grading Permit issued by the Town of Los Gatos, Public Works Department located at 41 Miles Avenue, Los Gatos, CA 95030
3. A Pre-Job meeting shall be held with the Town Engineering Inspector from the Department of Parks and Public Works prior to any work being done. The Contractor shall call the Inspections Line at 408.399.5771 at least 48 hours prior to any grading or onsite work. This meeting should include:

a. A discussion of the project conditions of approval, working hours, site maintenance and other construction matters;
b. Acknowledgement in writing that Contractor and Applicant have read and understand the project conditions of approval, and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction.

4. Approval of plans does not release the developer of the responsibility for the correction of mistakes, errors, or omissions contained therein. If, during the course of construction of the improvements, public interest and safety requires a modification or departure from the Town Specifications or these improvement plans, the Town Engineer shall have full authority to require such modification or departure and to specify the manner in which the same is to be made.
5. Approval of this plan applies only to the grading, excavation, placement, and compaction of natural earth materials. This approval does not confer any rights of entry to either public property or the private property of others and does not constitute approval of any other improvements.
6. Excavated material shall be placed in the fill areas designated or shall be hauled away from the site to be disposed of at approved location(s).
7. It shall be the responsibility of the Permittee or Contractor to identify, locate and protect all underground facilities. Permittee or Contractor shall notify USA (Underground Service Alert) at 1-800-227-2600 a minimum of 48 hours but not more than 14 days prior to commencing all work.
8. All grading shall be performed in such a manner as to comply with the standards established by the Air Quality Management District for airborne particulates.
9. The Contractor shall comply with all local, state and federal laws, codes, rules and regulations governing the work identified on these plans. These shall include, without limitation, safety and health rules and regulations established by or pursuant to the Occupational Safety and Health Act or any other applicable public authority.
10. The General Contractor shall provide qualified supervision on the job site at all times during construction.
11. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items:

a. Retaining wall---top of wall elevations and locations (all walls to be permitted separately and applied for at the Town of Los Gatos Building Department).
b. Toe and top of cut and fill slopes

12. Prior to issuance of any permit, the applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in accordance with their recommendations and the peer review comments. The applicant's soils engineer's approval shall then be conveyed to the Town either by letter or by signing the plans.
ia
Reference Report No. , dated
Letter No. _____, dated _____ 20 , shall be thoroughly complied with. Both the mentioned report and all
updates/addendums/letters are hereby appended and made a part of this grading plan.
13. During construction, all excavations and grading shall be inspected by the applicant's soils engineer. The engineer shall be notified at least 48 hours before beginning any grading. The engineer shall be onsite to verify that the actual conditions are as anticipated in the design-level geotechnical report and/or provide appropriate changes to the report recommendations, as necessary. All unobserved and/or unapproved grading shall be removed and replaced under soils engineer observance (the Town Inspector shall be made aware of any required changes prior to work being performed).
14. The results of the construction observation and testing should be documented in an "as-built" letter/report prepared by the applicants' soils engineer and submitted for the Town's review and acceptance before final release of any occupancy permit is granted.
15. All private and public streets accessing Project Site shall be kept open and in a safe, drive-able condition throughout construction. If temporary closure is needed, then formal written notice to the adjacent neighbors and the Town of Los Gatos Public Works Department shall be provided at least one week in advance of closure and no closure shall be granted without the express written approval of the Town. No material or equipment shall be stored in the public or private right-of-way.
16. The contractor shall install and maintain fences, barriers, lights and signs that are necessary to give adequate warning and/protection to the public at all times.

17. Owner/Applicant: Dannielle Rossi, 15820 Shady Lane, Los Gatos, CA 95032 Phone:

18. General Contractor (If available): _____ Phone:

19. Grading Contractor (If available): _____ Phone:

20. Grading Quantities (for grading permit)
a. Cut: 40± CY Export: ± CY
b. Fill: 293± CY Import: 253±

Driveway/Parking	Landscaping
cut 8± CY	cut 32± CY
fill 226± CY	fill 67± CY

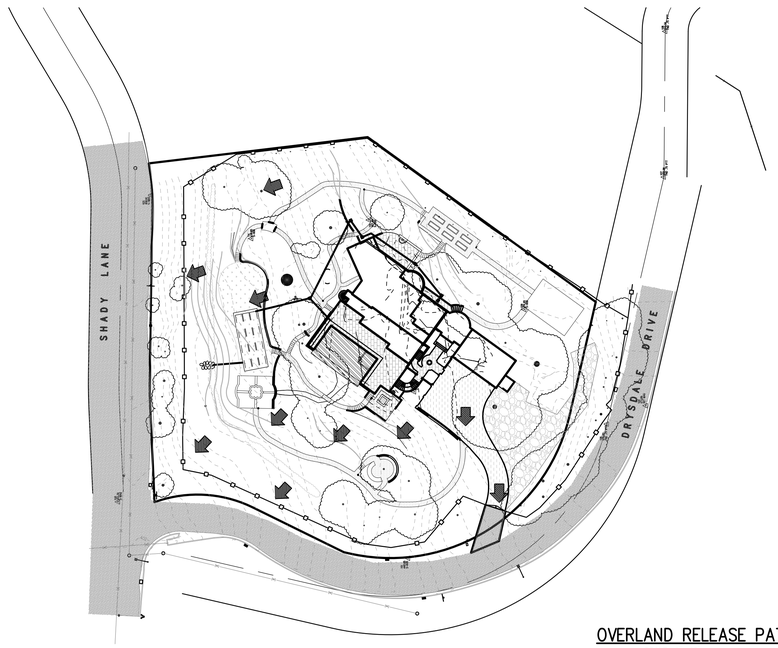
Excavation Grading Quantities (under separate permit)
a. Cut: 962± CY Export: 848± CY
b. Fill: 114± CY Import: ±

Buildings	Pool
cut 961± CY	cut 1± CY
fill 88± CY	fill 26± CY

21. Water shall be available on the site at all times during grading operations to properly maintain dust control.
22. This plan does not approve the removal of trees. Appropriate tree removal permits and methods of tree preservation shall be required. Tree Removal Permits are required prior to the approval of all plans.
23. A Town Encroachment Permit is required for any work within the public right-of-way. A State Encroachment Permit is required for any work within State right-of-way (if applicable). The Permiuee and/or Contractor shall be responsible coordinating inspection performed by other governmental agencies.
24. No cross lot drainage will be permitted without satisfactory storm water acceptance deed/facilities. All drainage shall be directed to the street or other acceptable drainage facility via a non-erosive method as approved by the Town Engineer.
25. It is the responsibility of contractor and/or owner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
26. Good housekeeping practices shall be observed at all times during the course of construction. Superintendence of construction shall be diligently performed by a person or persons authorized to do so at all times during working hours. The storing of goods and/or materials on the sidewalk and/or the street will not be allowed unless a special permit is issued by the Engineering Division. The adjacent public right-of-way shall be kept clear of all job related dirt and debris at the end of the day. Failure to maintain the public right-of-way according to this condition may result in the Town performing the required maintenance at the developers expense.
27. Grading shall be undertaken in accordance with conditions and requirements of the project Storm Water Pollution Control Plan and/or Storm Water Pollution Prevention Plan, the Town of Los Gatos Storm Water Quality Management Program, National Pollutant Discharge Elimination System (NPDES) and any other permits/requirements issued by the State of California Regional Water Quality Control Board. Plans (including all updates) shall be onsite at all times. No direct storm water discharges from development will be allowed onto Town streets or onto the public storm drain system without treatment by an approved storm water pollution prevention device or other approved methods. Maintenance of private storm water pollution prevention devices shall be the sole responsibility of the owner. Discharges or connection without treatment by an approved and adequately operating storm water pollution prevention device or other approved method shall be considered a violation of the above referenced permit and the Town of Los Gatos Stormwater Ordinance.

NPDES NOTES

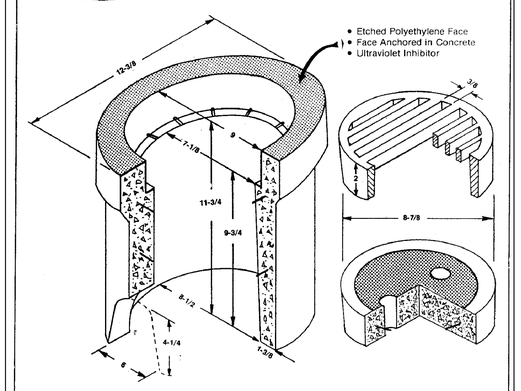
1. Sediment from areas disturbed by construction shall be retained on site using structural controls as required by the statewide General Construction Stormwater Permit.
2. Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind as required by the statewide General Construction Stormwater Permit.
3. Appropriate BMPs for construction-related materials, wastes, spill or resides shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff as required by the statewide General Construction Stormwater Permit.
4. Runoff from equipment and vehicle washing shall be contained at construction sites and must not be discharged to receiving waters or to the local storm drain system.
5. All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
6. At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
7. Construction sites shall be maintained in such a condition that a storm does not carry Wastes or pollutants off the site. Discharges of material other than stormwater (nonstormwater discharges) are prohibited except as authorized by an individual NPDES permit or the statewide General Construction Stormwater Permit.
Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, solvents, detergents, glues, lime, pesticides, herbicides, fertilizers, wood preservatives and asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; concrete and related cutting or curing residues; floatable wastes; wastes from engine/equipment steam cleaning or chemical degreasing; wastes from street cleaning; and superchlorinated potable water from line flushing and testing.
During construction, disposal of such materials should occur in a specified and controlled temporary area on-site physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
8. Discharging contaminated groundwater produced by dewatering groundwater that has infiltrated into the construction site is prohibited. Discharging of contaminated soils via surface erosion is also prohibited. Discharging non-contaminated groundwater produced by dewatering activities requires a National Pollutant Discharge Elimination System (NPDES) permit from the respective State Regional Water Quality Control Board



OVERLAND RELEASE PATH
SCALE: 1"=40'

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

Christy



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

CHRISTY ORDERING CODE	ITEM	APPROX. SHIPPING WEIGHT	DESCRIPTION
V1BOX	**Drain Box**	**45**	**V1 Drain Box (8-1/2" I.D. x 11-3/4" high) — 24 Per Pallet**
F8D	Lid	9	D210 Reinforced Concrete
F9C	Lid	7	C210 Cast Iron
V1-71C	Grate	10	71C213 Cast Iron

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

QUALITY PRECAST CONCRETE PRODUCTS

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS · LAND SURVEYORS
CONSTRUCTION MANAGERS

DATE: November 2016
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY:
DRAWN BY: TM

REFERENCES

Grading Notes and Overland Release

Lands of Rossi - 15820 Shady Lane - apn 527-04-008

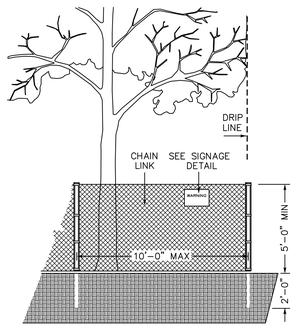
TOWN OF LOS GATOS
JUNE 2016

SANTA CLARA COUNTY
CALIFORNIA

SHEET 2 OF 6

JOB NO. 16054

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



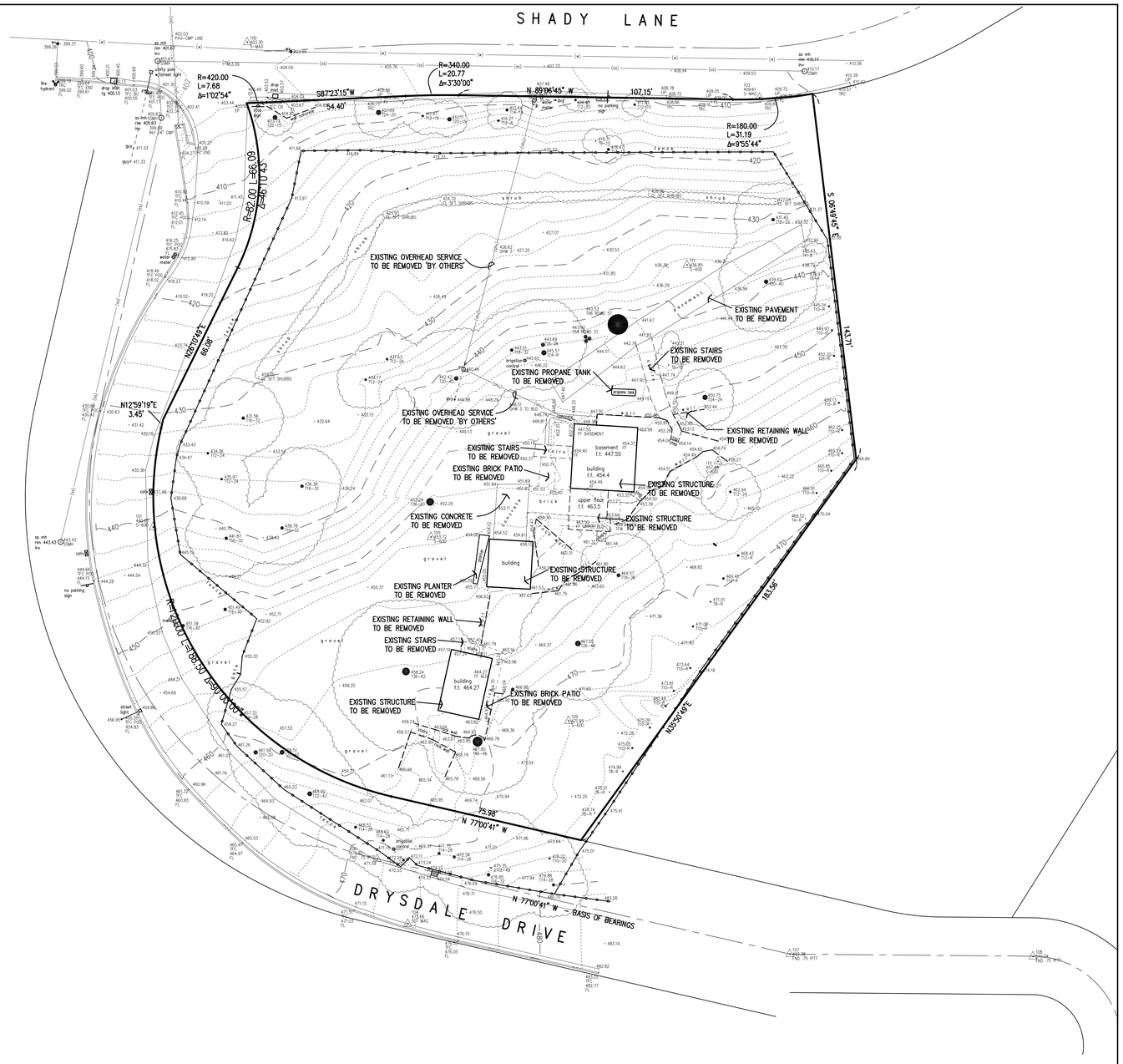
EXISTING TREE PROTECTION DETAILS

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS · LAND SURVEYORS
CONSTRUCTION MANAGERS

DATE: JUNE 2016
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY:
DRAWN BY: TM

REFERENCES

Demolition Plan

Lands of Rossi - 15820 Shady Lane - apn 527-04-008

TOWN OF LOS GATOS
JUNE 2016

SANTA CLARA COUNTY
CALIFORNIA

SHEET 3 OF 6

JOB NO. 16054

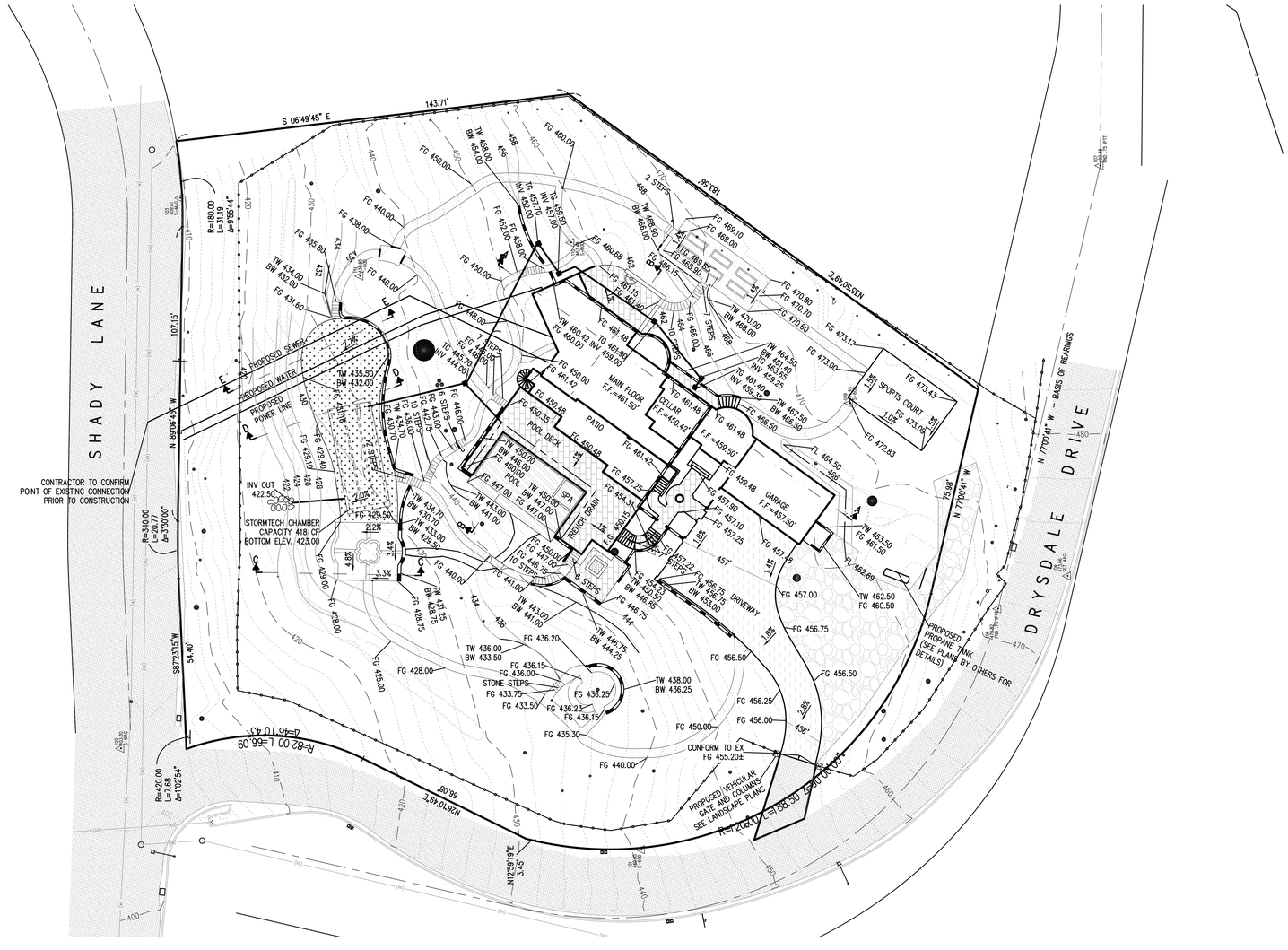
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

CONSTRUCTION NOTES:

1. CONSTRUCT RETAINING WALL FOR BASEMENT FOUNDATION SEE ARCHITECTURAL/STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS
2. CONTRACTOR TO PROVIDE "TREE PROTECTION" DURING CONSTRUCTION; SEE DETAIL ON SHEET 3
3. NEW AC DRIVEWAY TO CONFORM TO EXISTING ROAD
4. CONSTRUCT RETAINING WALL; SEE STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS
5. CONNECT NEW SEWER LATERAL TO EXISTING SS LATERAL PROVIDE NEW SEWER CLEANOUT AT CONNECTION POINT CONTRACTOR TO POTHOLE CONNECTION POINT PRIOR TO CONSTRUCTION TO VERIFY LOCATION, ELEVATION AND PIPE SIZE

AREAS LEGEND

- PROPOSED DRIVEWAY
- DECOMPOSED GRANITE PATH
- POOL DECK AND PATIO PAVERS
- POOL AND SPA
- EXISTING GRAVEL DRIVE TO REMAIN
- ARTIFICIAL TURF LAWN



EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 1-800-642-2444. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF UTILITIES SHOWN ON THESE PLANS, INDICATED IN THE FIELD BY LOCATING SERVICES, OR EVIDENCE BY FACILITIES VISIBLE AT OR ADJACENT TO THE JOB SITE. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND IS DEEMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS · LAND SURVEYORS
CONSTRUCTION MANAGERS

DATE: JUNE 2016
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: A.M.
CHECKED BY:
DRAWN BY: T.M.

REFERENCES

Grading and Drainage Plan

Lands of Rossi - 15820 Shady Lane - apn 527-04-008

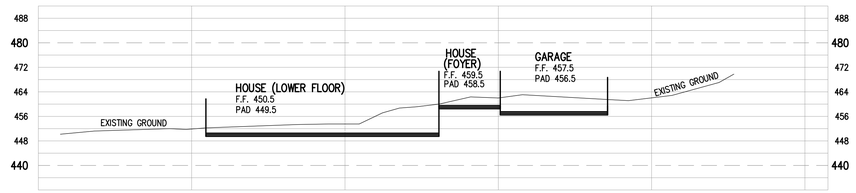
TOWN OF LOS GATOS
JUNE 2016

SANTA CLARA COUNTY
CALIFORNIA

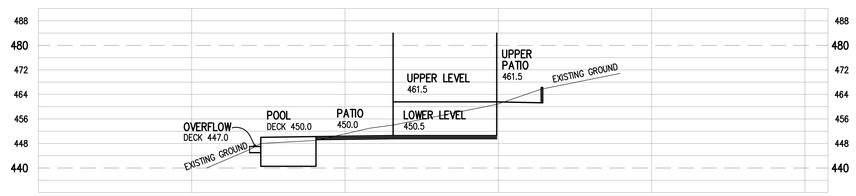
SHEET 4 OF 6

JOB NO. 16054

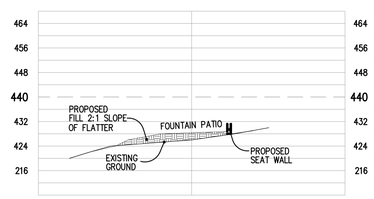
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



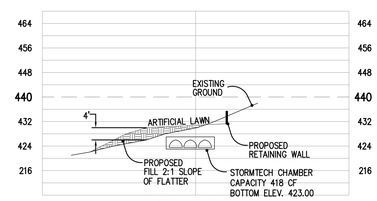
SECTION A–A
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'



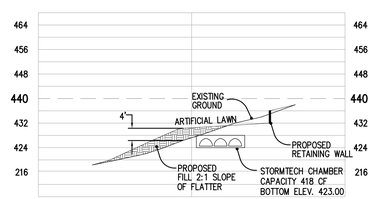
SECTION B–B
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'



SECTION C–C
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'



SECTION D–D
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'

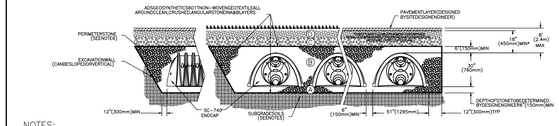


SECTION E–E
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'

ACCEPTABLEFILLMATERIALS:STORMTECHSC–740CHAMBERSYSTEMS

	MATERIALLOCATION	DESCRIPTION	AASHTOMATERIAL CLASSIFICATIONS	COMPACTIONDENSITY REQUIREMENT
D	FINALFILL: FILLMATERIALFORLAYER"D"STARTS FROMTHETOPOFTHELAYER"C"UNDERTOMOFFLEXIBLEPAVEMENTORUNPAVERSPAVED GRADEABOVE.NOTTHATPAVEMENTSUBBASE MAYBEPARTOFTHE"D"LAYER	ANYSOILROCKMATERIALS,MATHESOILS,ORPER ENGINEER'SPLANS,CHECKPLANSFORPAVEMENT SUBGRADEREQUIREMENTS.	NA	PREPAREPERSITEDESIGNENGINEER'SPLANS, PAVEDINSTALLATIONSMAYHAVESTRINGENT MATERIALANDPREPARATIONREQUIREMENTS.
C	INITIALFILL: FILLMATERIALFORLAYER"C" STARTSFROMTHETOPOFTHELAYER"B" STONE"B"LAYER"C"STARTSIMMEDIATELY TOPOFTHECONMBER.NOTETHATPAVEMENT SUBBASEMAYBEAPARTOFTHE"C"LAYER.	GRANULARWELL–GRADEDSOLAGGREGATEMIXTURES,35 FINESWRPROCESSEDAGGREGATE. OR MOSTPAVEMENTSUBBASEMATERIALSCANBEUSEDINLIEU OFTHISLAYER.	AASHTOM145 :1 A–1,A–2–4,A–3 OR AASHTOMM43 :1 3,357,4,467,5,56,57,8,67,68,7,78,8,89, 9,10	BEGINROMPACTIONSAFTER12"(300mm)OF MATERIALOVERTHECHAMBERS(REFERCHED. COMPACTADDITIONALLAYERSINE"(150mm)MAX LIFTS(SMALBXPRECTSREQNSIYFOR WELLGRADDMATERIAL)AND(RELATIVE MOISTURECONTENTREQUIREMENTS FOR MATERIALS.ROLLERGROSSVEHICLEWEIGHT NOTTOEXCEED12,000lbs(53kN)DYNAMIC FORCENOTTOEXCEED20,000lbs(89kN).
B	EMBEDMENTSTONE: FILLSURROUNDINGTHE CHAMBERSSTARTSFROMTHETOPOFTHE"A" LAYERSTONE"C"LAYERABOVE.	CLEANCRUSHED,ANGULARSTONE,NOMINALSIZE DISTRIBUTIONBETWEEN34–2INCH(20–50mm)	AASHTOM43 :1 3,357,4,467,5,56,57	NOCOMPACTIONREQUIRED.
A	FOUNDATIONSTONE: FILLBELOWCHAMBERS FROMHOLEBGINADJUSTTOREFOOT(BOTTOM) OFTHECHAMBER.	CLEANCRUSHED,ANGULARSTONE,NOMINALSIZE DISTRIBUTIONBETWEEN34–2INCH(20–50mm)	AASHTOM43 :1 3,357,4,467,5,56,57	PLATECOMPACTORROLLDACHSEVEAFLAT 6ROLBAC 1" R

PLEASENOTE:
1. THELISTEDAASHTODESIGNATIONSAREFORGRADATIONSONLY.THESTONEMUSTALSOBECLEAN,CRUSHED,ANGULAR,FOREXAMPLE,ASPECIFICATIONFORASTONEWOULDSTATE,"CLEANCRUSHED, ANGULARNO.57STONE".
2. STORMTECHCOMPACTIONREQUIREMENTSREMETROFFLOCATIONMATERIALSWEMPLACEDANDCOMPACTEDINA"(150mm)LOMXSLIFTS(SINETREFULLCOVERNGESETHAVIBRATORYCOMPACTOR.
3. WHERENFILTRATIONSURFACESMAYBECOMPROMISEDBYCOMPACTION,FORSTANDARDDESIGNLOADCONDITIONS,AFLATSURFACEMAYBEACHIEVEDBYRAKINGORDRAGGINGWITHOUTCOMPACTION EQUIPMENT.FORSPECIALLOADDESIGNS,CONTACTSTORMTECHFORCOMPACTIONREQUIREMENTS.



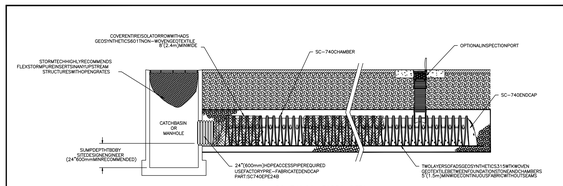
NOTES:
1. SC–740CHAMBERSSHALLCONFORMTOTHEREQUIREMENTSOFASTM"F2418"STANDARDSPECIFICATIONFORPOLYPROPYLENE(PP)CORRUGATEDWALLSTORMWATERCOLLECTIONCHAMBERS".
2. SC–740CHAMBERSSHALLBEDESIGNEDINACCORDANCEWITHASTM"F2787"STANDARDPRACTICEFORSTRUCTURALDESIGNOFTHERMOPLASTICCORRUGATEDWALLSTORMWATERCOLLECTION CHAMBERS".
3. "ACCEPTABLEFILLMATERIALS"TABLEABOVEPROVIDESMATERIALLOCATIONS,DESCRIPTIONS,GRADATIONS,ANDCOMPACTIONREQUIREMENTSFORFOUNDATION,EMBEDMENT,ANDFILL MATERIALS.
4. THE"SITEDESIGNENGINEER"REFERSTOTHEENGINEERRESPONSIBLEFORTHEDESIGNANDLAYOUTOF"THESTORMTECHCHAMBERSFORTHISPROJECT.
5. THESITEDESIGNENGINEERISRESPONSIBLEFORASSESSINGTHEBEARINGRESISTANCE(ALLOWABLEBEARINGCAPACITY)OFTHESUBGRADESOILSANDTHEDEPTHOFFOUNDATIONSTONE WITHCONSIDERATIONFORTHERANGEOFEXPECTEDSOILMOISTURECONDITIONS.
6. PERMETERSTONEMUSTBEEXTENDEDHORIZONTALLYTOTHEEXCAVATIONWALLFORBOTHVERTICALANDSLOPEDEXCAVATIONWALLS.
7. ONCELAYER"C"ISPLACED,ANYSOILMATERIALCANBEPLACEDINLAYER"D"UPTOTHEFINISHEDGRADE.MOSTPAVEMENTSUBBASESOILSCANBEUSEDTOREPLACETHEMATERIAL REQUIREMENTSOFLAYER"C"OR"D"ATTHESITEDESIGNENGINEER"DISCRETION.

HARVESTPARKII
GILROY,CA.
SC–35–SBSIGNN. AJD
DATE: 03-15-16 DRAWN: AJD
PROJECT: SCHEMATIC DESIGN
REV DATE CHK DESCRIPTION

StormTech
520 Springpark Place, Suite 350
Herndon, VA 20170
(800) 592-5825
www.stormtech.com

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
(800) 733-7473
www.ads-pe.com

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



SC–740ISOLATORROWDETAIL
N.T.S.

INSPECTION&MAINTENANCE

STEP1) INSPECTISOLATORROWFOREVERYEMENT.
A. INSPECTIONPORTS(IFPRESENT)
A.1. REMOVEPERIALDOWNFLOFLASTTIMLINEDRAIN
A.2. REMOVEANYSOLIDWASTEFLOTSANDTLTERFINDALLED
A.3. MEASURFLASHLIGHTANDRECLMEASURECDEPTHOFSEDIMENTANDRECORDONMAINTENANCELOG
A.4. LOWERCAMERAINTOISOLATORROWTORVSVLINLINSPECTIONOFSEDIMENTLEVELS(OPTIONAL)
A.5. IFSEDIMENTISATLDRABOVE3"(80mm)PROCEEDTOSTEP2.IFNOT,PROCEEDTOSTEP3.
B. CLEANOUTISOLATORROW
B.1. REMOVECOVERFRAMEFRUCTURE(UPSTREAMENDOFISOLATORROW
B.2. USINGFLASHLIGHT,INSPECTIONWITHISOLATORROWTHROUGHOUTETIRE
B.3. IFSEDIMENTISATLDRABOVE3"(80mm)PROCEEDTOSTEP2.IFNOT,PROCEEDTOSTEP3.
i). FOLLOWCONVRECULATIONFORCNFINESSPACEENTRYFENTERINGMANHOLE
ii). IFSEDIMENTISATLDRABOVE3"(80mm)PROCEEDTOSTEP2.IFNOT,PROCEEDTOSTEP3.

STEP2) CLEANOUTISOLATORROWUNNTILSETIMENTREMOVED
A. ADGEOSOLVERTICALBANDHOLDSCLEANTHEBARRACINGSPREADOFA5"(1.1m)FORMORESPREFERRED
B. APPLYNULTIPLEPASSESOFJETWACUNTLBACKFLUSHWATERSOCLEAN
C. VACUUMSTRUCTURESUMPASREQUIRED

STEP3) REPLACEALLCOVERSLGRATES,FILTERS,ANDLOSLRECORDOBSERVATIONSANDACTIONS.

STEP4) INSPECTANDCLEANBASINSANDMANHOLESUPSTREAMOFTHESTORMTECHSYSTEM.

NOTES

1. INSPECTEVERYMONTHSDURINGTHEFIRSTYEAROFOPERATION.ADJUSTTHEINSPECTIONINTERVALBASEDONPREVIOUS OBSERVATIONSOFSEDIMENTADDLMULATIONANDHSMWATERELEVATIONS.
2. CONDUCT,ETTINGANDVACTORINGANNUALLYORWHENINSPECTIONSHOWSTHATMAINTENANCEISNECESSARY.

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS · LAND SURVEYORS
CONSTRUCTION MANAGERS

REVISIONS:		
DATE	DESCRIPTION	BY:

DATE: JUNE 2016
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY:
DRAWN BY: TM

REFERENCES

Sections

Lands of Rossi - 15820 Shady Lane - apn 527-04-008

TOWN OF LOS GATOS
JUNE 2016

SANTA CLARA COUNTY
CALIFORNIA

SHEET 5 OF 6

JOB NO. 16054

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.

2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.

3. A FIBER ROLL PER "FIBER ROLL DETAIL SE-5" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.

4. ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.

5. THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE CITY.

6. PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE CITY.

7. ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED OR NON-VEGETATIVE STABILIZATION PER EC-16, PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION.
ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE QSD.
THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL CITY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO CITY ENGINEER'S APPROVAL.

8. ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.

9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.

10. IT IS THE RESPOSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPOSIBLE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.

11. ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.

12. INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRATOR SHALL MAINATIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM.
IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE CITY ENGINEER.

13. IF THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

HYDROSEED TABLE

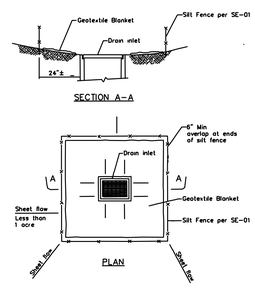
ITEM	LBS/ACRE
COMMON BARLEY	45
ANNUAL RYEGRASS	45
CRIMSON CLOVER	10
FERTILIZER 7-2-3	400
FIBER MULCH	2000
TACKIFIER	100

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

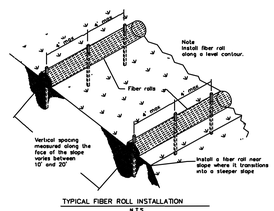
SE-10 Storm Drain Inlet Protection



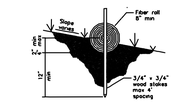
DI PROTECTION TYPE 1
NOT TO SCALE

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

SE-5 Fiber Rolls

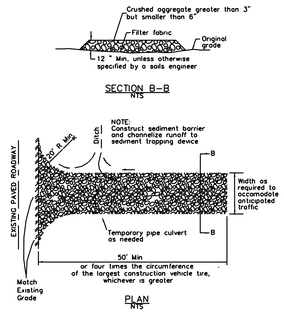


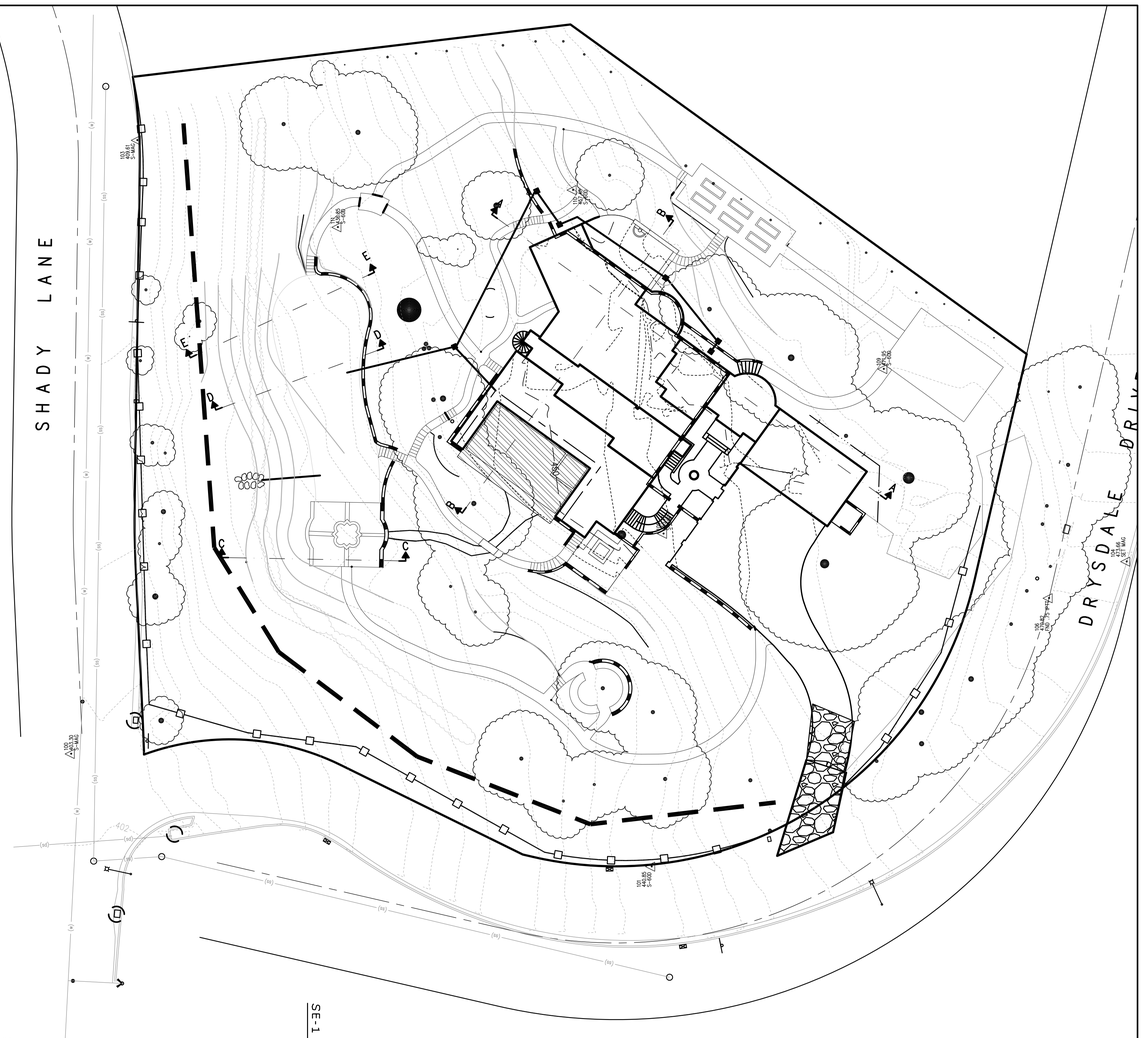
TYPICAL FIBER ROLL INSTALLATION
N T S



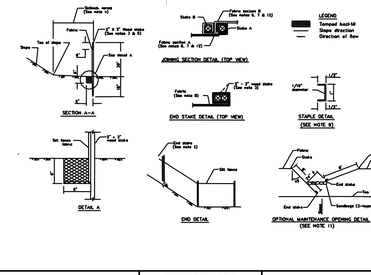
ENTRENCHMENT DETAIL
N.T.S.

Stabilized Construction Entrance/Exit TC-1





SE-1 Silt Fence



LEGEND

CONSTRUCTION ENTRANCE/EXIT PER DETAIL TC-1

FIBER ROLL BARRIER PER DETAIL SE-5

STORM DRAIN INLET PROTECTION PER DETAIL SE-10

SILT FENCE BARRIER PER DETAIL SE-1 AROUND PERIMETER OF PROJECT SITE

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1993
CIVIL ENGINEERS · LAND SURVEYORS
CONSTRUCTION MANAGERS

DATE: JUNE 2016
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: AM.
CHECKED BY:
DRAWN BY: T.M.

REFERENCES

Erosion Control Plan

Lands of Rossi - 15820 Shady Lane - apn 527-04-008

TOWN OF LOS GATOS
JUNE 2016

SANTA CLARA COUNTY
CALIFORNIA

SHEET 6 OF 6

JOB NO. 16054

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER FREE, WEED FREE CONDITION AND ALL PLANT MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY GROWING CONDITION.

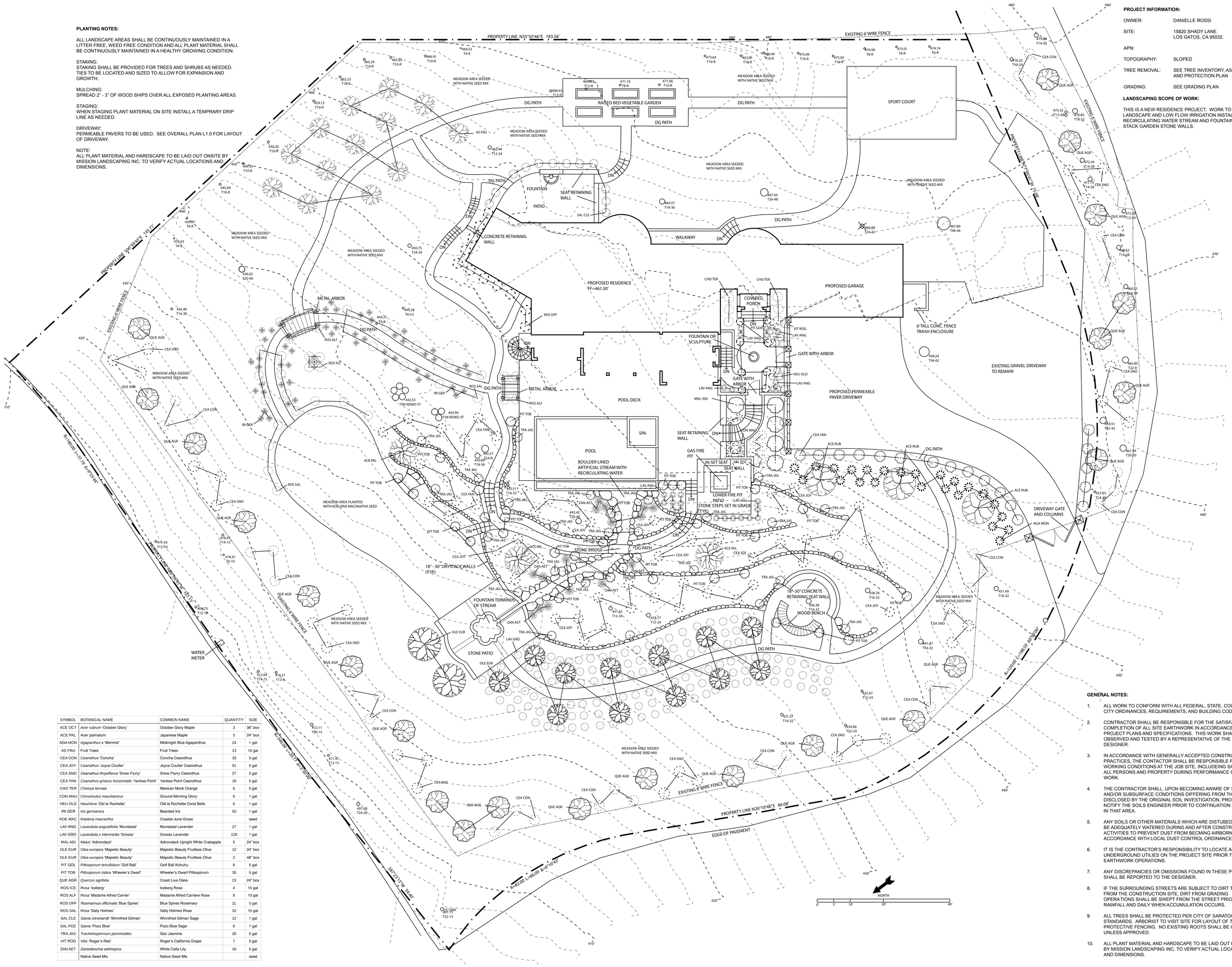
STAKING:
STAKING SHALL BE PROVIDED FOR TREES AND SHRUBS AS NEEDED. TIES TO BE LOCATED AND SIZED TO ALLOW FOR EXPANSION AND GROWTH.

MULCHING:
SPREAD 2" - 3" OF WOOD SHIPS OVER ALL EXPOSED PLANTING AREAS.

STAGING:
WHEN STAGING PLANT MATERIAL ON SITE INSTALL A TEMPRARY DRIP LINE AS NEEDED.

DRIVEWAY:
PERMEABLE PAVERS TO BE USED. SEE OVERALL PLAN L1.0 FOR LAYOUT OF DRIVEWAY.

NOTE:
ALL PLANT MATERIAL AND HARDSCAPE TO BE LAID OUT ONSITE BY MISSION LANDSCAPING INC. TO VERIFY ACTUAL LOCATIONS AND DIMENSIONS.



SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
ACE OCT	*Acer rubrum* 'October Glory'	October Glory Maple	3	36" box
ACE PAL	Acer palmatum	Japanese Maple	3	24" box
AGA MON	*Agapanthus* x 'Monmid'	Midknight Blue Agapanthus	24	1 gal
AS FRU	Fruit Trees	Fruit Trees	13	15 gal
CEA CON	*Ceanothus* 'Concha'	Concha Ceanothus	33	5 gal
CEA JOY	*Ceanothus* 'Joyce Coulter'	Joyce Coulter Ceanothus	51	5 gal
CEA SNO	*Ceanothus thrysiflorus* 'Snow Flurry'	Snow Flurry Ceanothus	27	5 gal
CEA YAN	*Ceanothus griseus horizontalis* 'Yankee Point'	Yankee Point Ceanothus	18	5 gal
CHO TER	*Choisya ternata*	Mexican Mock Orange	6	5 gal
CON MAU	*Convolvulus mauritanicus*	Ground Morning Glory	6	1 gal
HEU OLD	*Heuchera* 'Old Ia Rochette'	Old Ia Rochette Coral Bells	6	1 gal
IRI GER	*Iris germanica*	Bearded Iris	50	1 gal
KOE MAC	*Koeleria macrantha*	Coastal June Grass		seed
LAV ANG	*Lavandula angustifolia* 'Munstead'	Munstead Lavender	27	1 gal
LAV GRO	*Lavandula x intermedia* 'Grosso'	Grosso Lavender	126	1 gal
MAL ADI	*Malus* 'Adirondack'	Adirondack Upright White Crabapple	5	24" box
OLE EUR	*Olea europea* 'Majestic Beauty'	Majestic Beauty Fruitless Olive	12	24" box
OLE EUR	*Olea europea* 'Majestic Beauty'	Majestic Beauty Fruitless Olive	2	48" box
PIT GOL	*Pittosporum tenuifolium* 'Golf Ball'	Golf Ball Kohuhu	8	5 gal
PIT TOB	*Pittosporum tobira* 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum	30	5 gal
QUE AGR	*Quercus agrifolia*	Coast Live Oake	23	24" box
ROS ICE	*Rosa* 'Iceberg'	Iceberg Rose	4	15 gal
ROS ALF	*Rosa* 'Madame Alfred Carrier'	Madame Alfred Carriere Rose	8	15 gal
ROS OFF	*Rosmarinus officinalis* 'Blue Spires'	Blue Spires Rosemary	11	5 gal
ROS SAL	*Rosa* 'Sally Holmes'	Sally Holmes Rose	32	15 gal
SAL CLE	*Salvia clevelandii* 'Winnifred Gilman'	Winnifred Gilman Sage	12	1 gal
SAL POZ	*Salvia* 'Pozo Blue'	Pozo Blue Sage	6	1 gal
TRA JAS	*Trachelospermum jasminoides*	Star Jasmine	26	5 gal
VIT ROG	*Vitis* 'Roger's Red'	Roger's California Grape	7	5 gal
ZAN AET	*Zantedeschia aethiopica*	White Calla Lily	16	5 gal
	Native Seed Mix	Native Seed Mix		seed

PROJECT INFORMATION:

OWNER:	DANIELLE ROSSI
SITE:	15820 SHADY LANE. LOS GATOS, CA 95032.
APN:	
TOPOGRAPHY:	SLOPED
TREE REMOVAL:	SEE TREE INVENTORY, ASSESSMENT, AND PROTECTION PLAN
GRADING:	SEE GRADING PLAN

LANDSCAPING SCOPE OF WORK:

THIS IS A NEW RESIDENCE PROJECT. WORK TO INCLUDE NEW LANDSCAPE AND LOW FLOW IRRIGATION INSTALLATION, A RECIRCULATING WATER STREAM AND FOUNTAIN, AND DRY STACK GARDEN STONE WALLS.

GENERAL NOTES:

1. ALL WORK TO CONFORM WITH ALL FEDERAL, STATE, COUNTY, AND CITY ORDINANCES, REQUIREMENTS, AND BUILDING CODES.
2. CONTRACTOR SHALL BE RESPONISBLE FOR THE SATISFACTORY COMPLETION OF ALL SITE EARTHWORK IN ACCORDANCE TO THE PROJECT PLANS AND SPECIFICATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY A REPRESENTATIVE OF THE DESIGNER.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTACTOR SHALL BE RESPONSIBLE FOR THE WORKING CONDITIONS AT THE JOB SITE, INCLUDEING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK.
4. THE CONTRACTOR SHALL, UPON BECOMING AWARE OF SURFACE AND/OR SUBSURFACE CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION, PROMTLY NOTIFY THE SOILS ENGINEER PRIOR TO CONTINUATION OF WORK IN THAT AREA.
5. ANY SOILS OR OTHER MATERIALS WHICH ARE DISTUBED SHALL BE ADEQUATELY WATERED DURING AND AFTER CONSTRUCTION ACTIVITIES TO PREVENT DUST FROM BECMING AIRBORNE IN ACCORDANCE WITH LOCAL DUST CONTROL ORDINANCES.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ANY UNDERGROUND UTILIES ON THE PROJECT SITE PRIOR TO EARTHWORK OPERATIONS.
7. ANY DISCREPANCIES OR OMISSIONS FOUND IN THESE PLANS SHALL BE REPORTED TO THE DESIGNER.
8. IF THE SURROUNDING STREETS ARE SUBJECT TO DIRT TRACKING FROM THE CONSTRUCTION SITE, DIRT FROM GRADING OPERATIONS SHALL BE SWEPT FROM THE STREET PRIOR TO RAINFALL AND DAILY WHEN ACCUMULATION OCCURS.
9. ALL TREES SHALL BE PROTECTED PER CITY OF SARATOGA STANDARDS. ARBORIST TO VISIT SITE FOR LAYOUT OF TREE PROTECTIVE FENCING. NO EXISTING ROOTS SHALL BE CUT UNLESS APPROVED.
10. ALL PLANT MATERIAL AND HARDSCAPE TO BE LAID OUT ONSITE BY MISSION LANDSCAPING INC. TO VERIFY ACTUAL LOCATIONS AND DIMENSIONS.

MISSION LANDSCAPING
P.O. BOX 875
PACIFIC GROVE
CALIFORNIA 93950
P 831 373 8293
F 831 373 2283
www.missionlandscaping.com
email:
missionlandscaping@me.com
Landscape & General
Contractors C27 & B 392291
Landscape Architecture
CA Lic #5806

Project:

Rossi Residence
15820 Shady Lane.
Los Gatos, CA 95032.

Revisions:

Drawing Title:

Landscape Plan

Date: 12/06/16

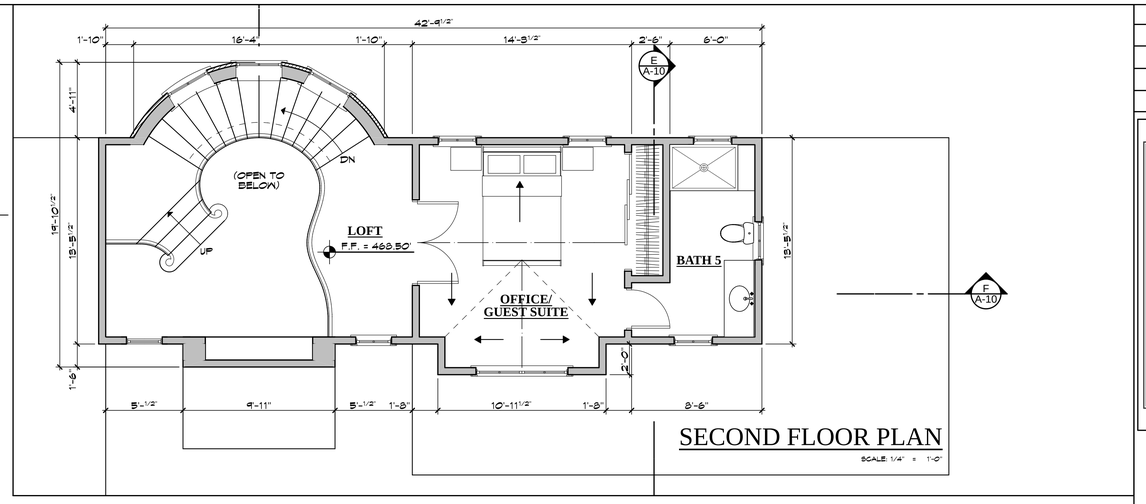
Scale: 1"=10'0"

Drawn By: PW

Page Number:

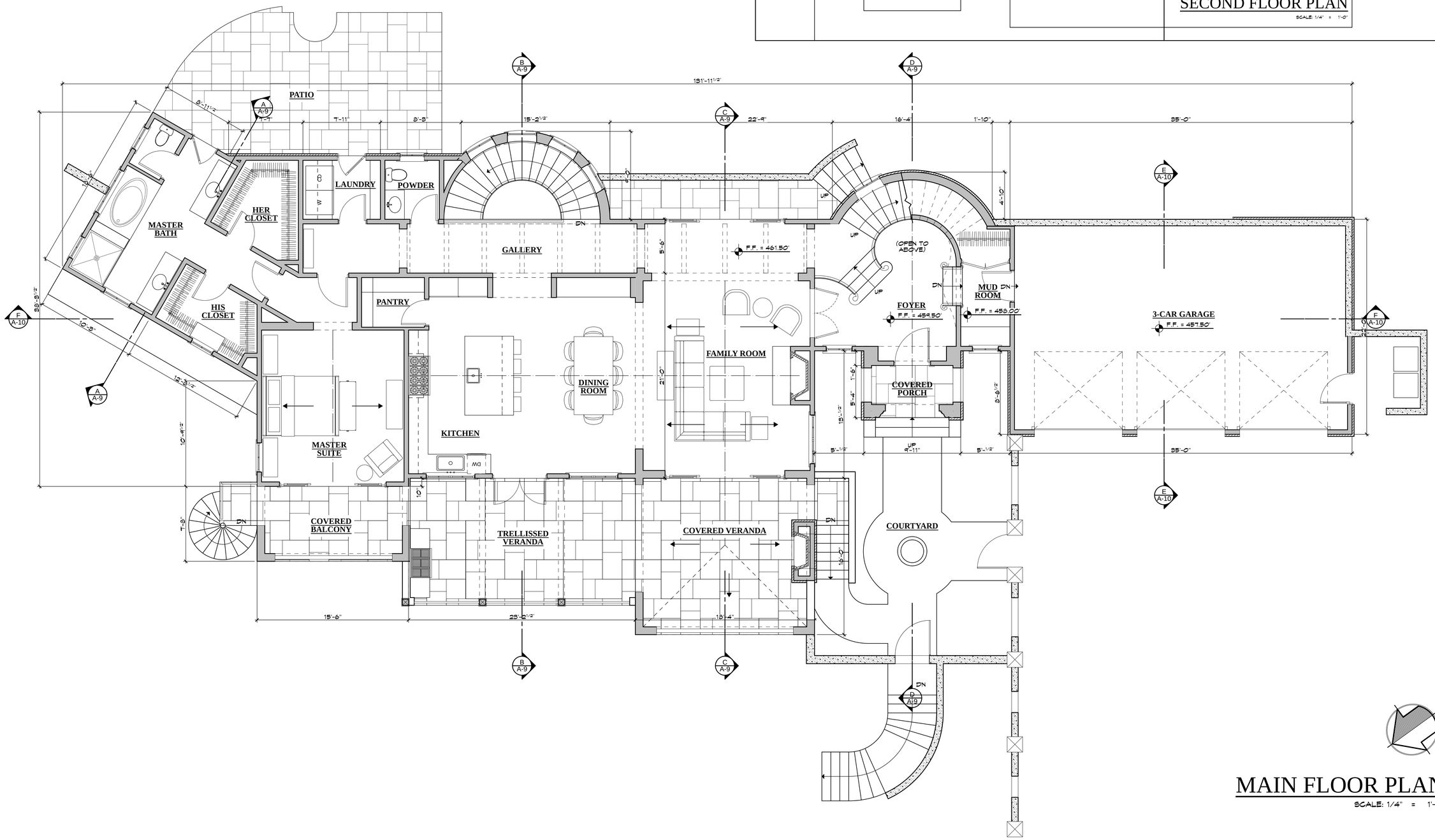
L1.0

© Mission Landscaping Inc. 2016



SECOND FLOOR PLAN

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



MAIN FLOOR PLAN

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

REVISIONS

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. "L" • LOS GATOS, CA. • 95030 • (408) 395-2555

A NEW RESIDENCE:
THE ROSSI RESIDENCE
15820 SHADY LANE
LOS GATOS, CA 95032

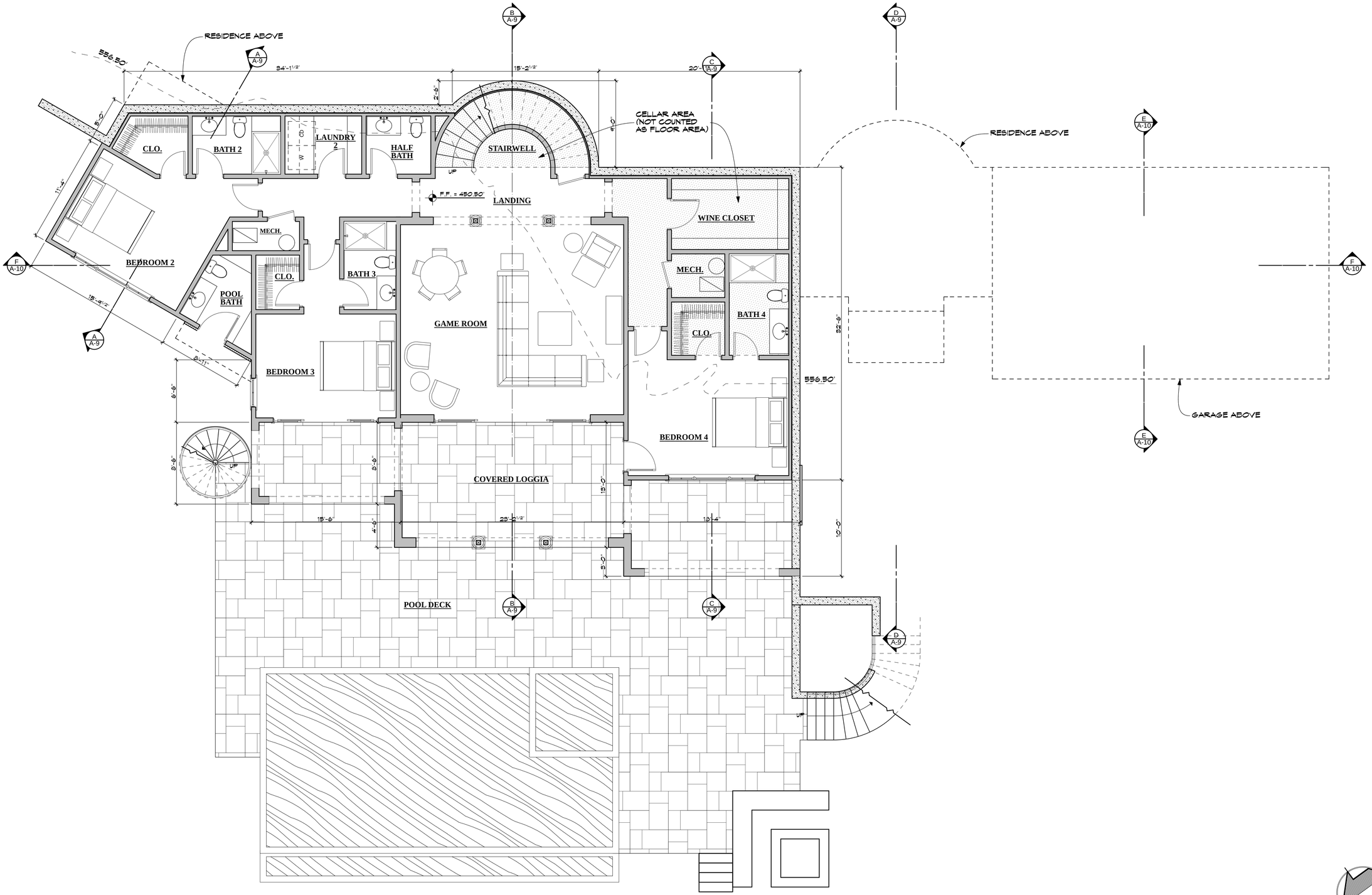
NOTE
• The Contractor shall verify all dimensions, site culvert and conditions, prior to starting work.
• Any deviation called by field conditions, or any conditions different from those indicated on the plans must be reported to the Architects attention prior to installation.

MAIN & SECOND FLOOR PLAN

DATE: 12/09/16

SCALE: AS SHOWN

SHEET
A-4
11 OF -



LOWER FLOOR PLAN

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

REVISIONS

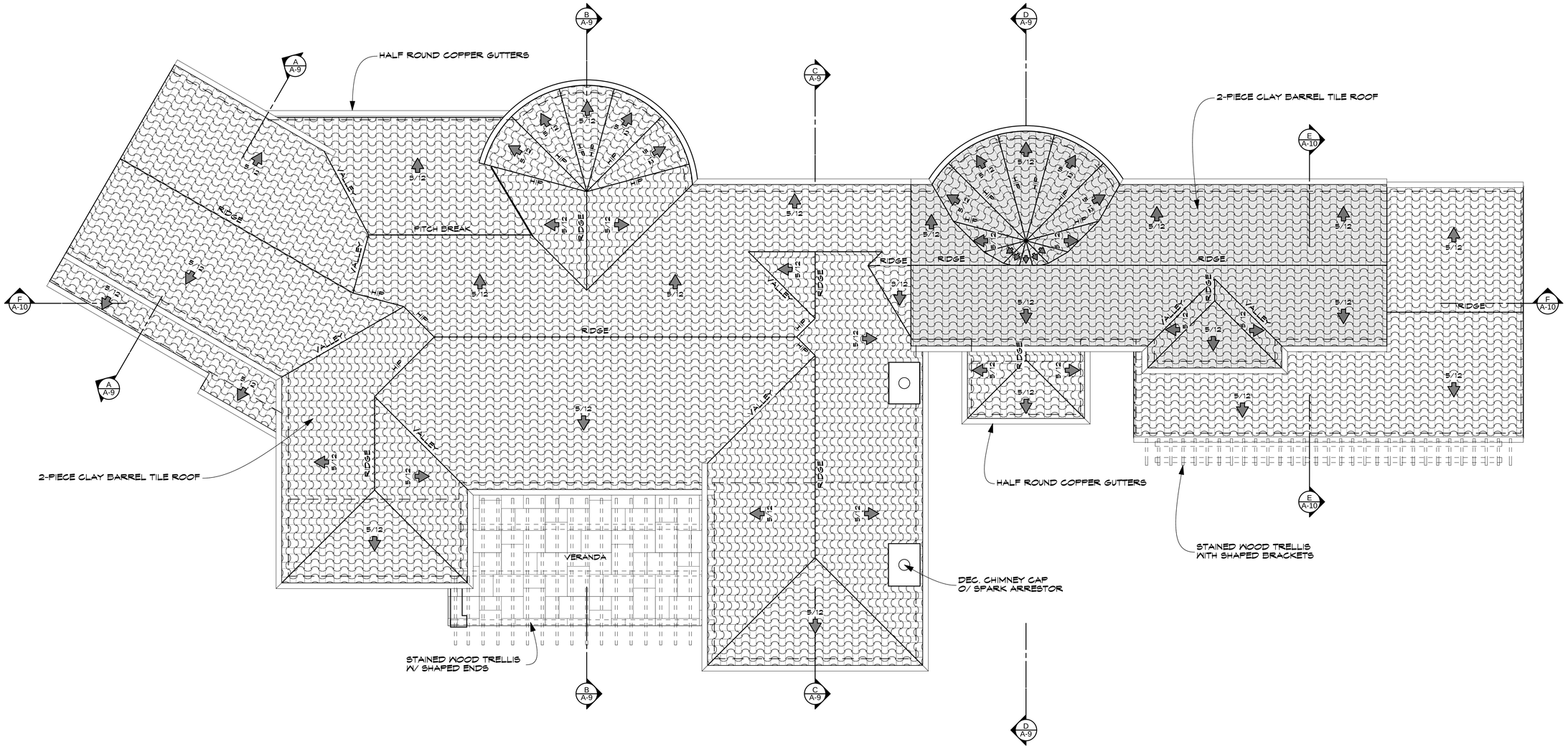
KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. "L" • LOS GATOS, CA. • 95030 • (408) 395-2555

A NEW RESIDENCE:
THE ROSSI RESIDENCE
15820 SHADY LANE
LOS GATOS, CA 95032

NOTE
• The contractor shall verify all dimensions and conditions, prior to starting work.
• Any discrepancies found between drawings or any conditions differing from those shown on the drawings shall be reported to the Architects attention prior to installation.

LOWER FLOOR PLAN

DATE: 12/09/16
SCALE: AS SHOWN
SHEET
A-5
12 OF -



ROOF PLAN

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

REVISIONS

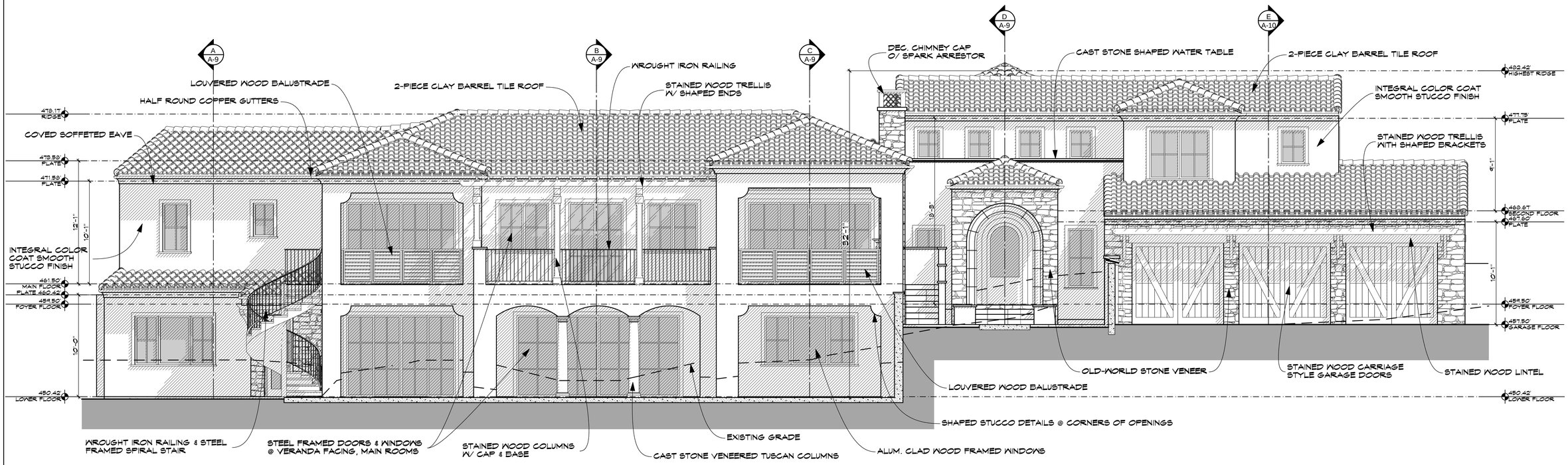
KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. "L" • LOS GATOS, CA. • 95030 • (408) 395-2555

A NEW RESIDENCE:
THE ROSSI RESIDENCE
15820 SHADY LANE
LOS GATOS, CA 95032

NOTE
• The Contractor shall verify all dimensions, site drains and conditions, prior to starting work.
• Any discrepancies found between drawings or any conditions different from those shown on the drawings shall be reported to the Architect's attention prior to execution.

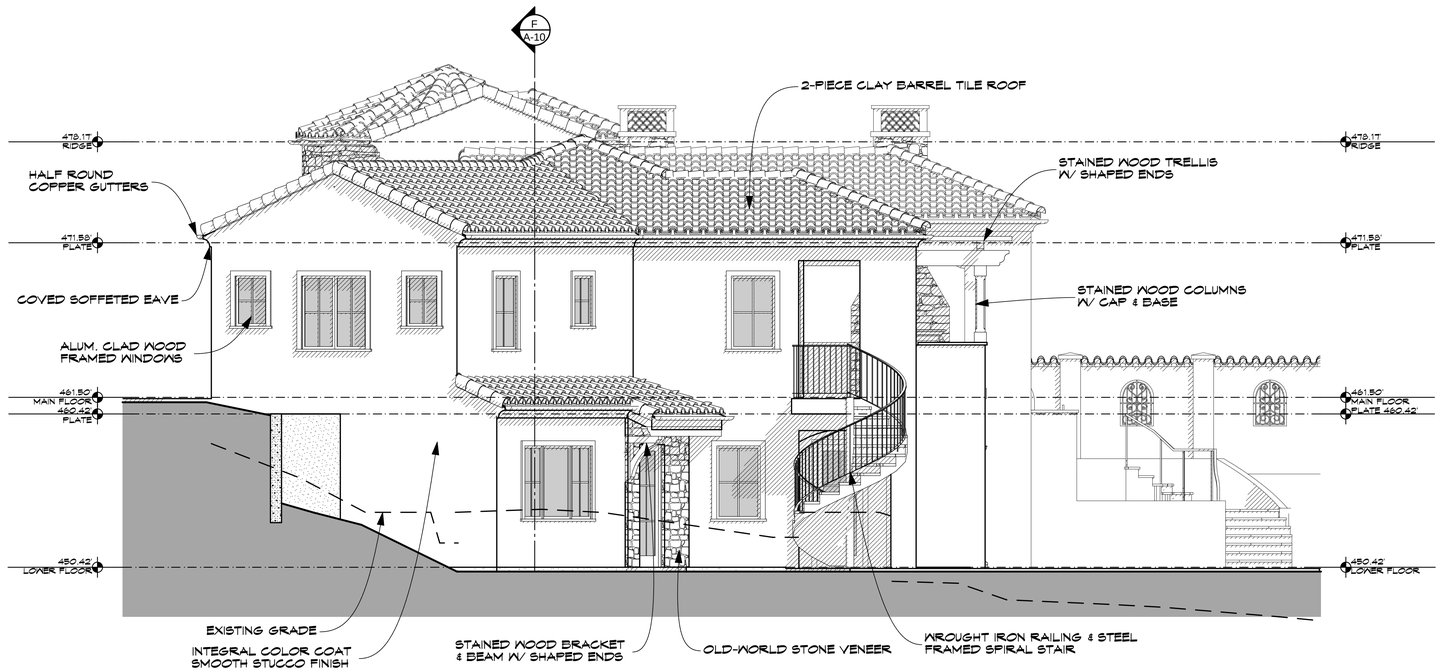
ROOF PLAN

DATE: 12/09/16
SCALE: AS SHOWN
SHEET
A-6
18 OF -



FRONT ELEVATION

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



LEFT ELEVATION

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

REVISIONS

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. "L" • LOS GATOS, CA. • 95030 • (408) 395-2555

A NEW RESIDENCE:
THE ROSSI RESIDENCE
15820 SHADY LANE
LOS GATOS, CA 95032

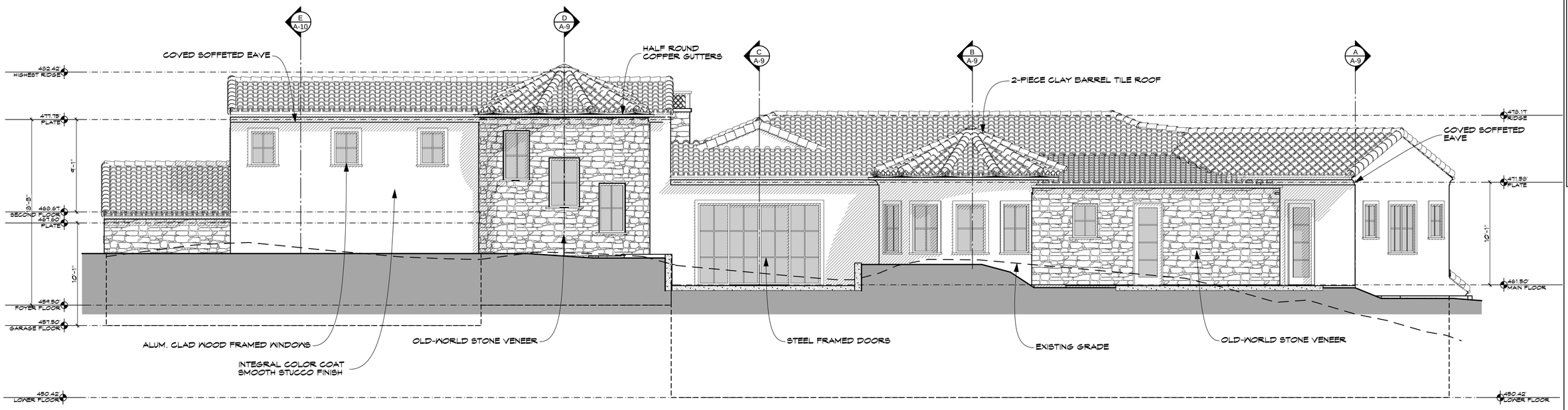
NOTE
1. Contractor will verify all dimensions, elevations and conditions, prior to starting work.
2. Any discrepancies found between drawings and/or details by field conditions, or any conditions different than those shown on the drawings must be brought to the Architect's attention prior to installation.

FRONT & LEFT ELEVATIONS

DATE: 12/09/16

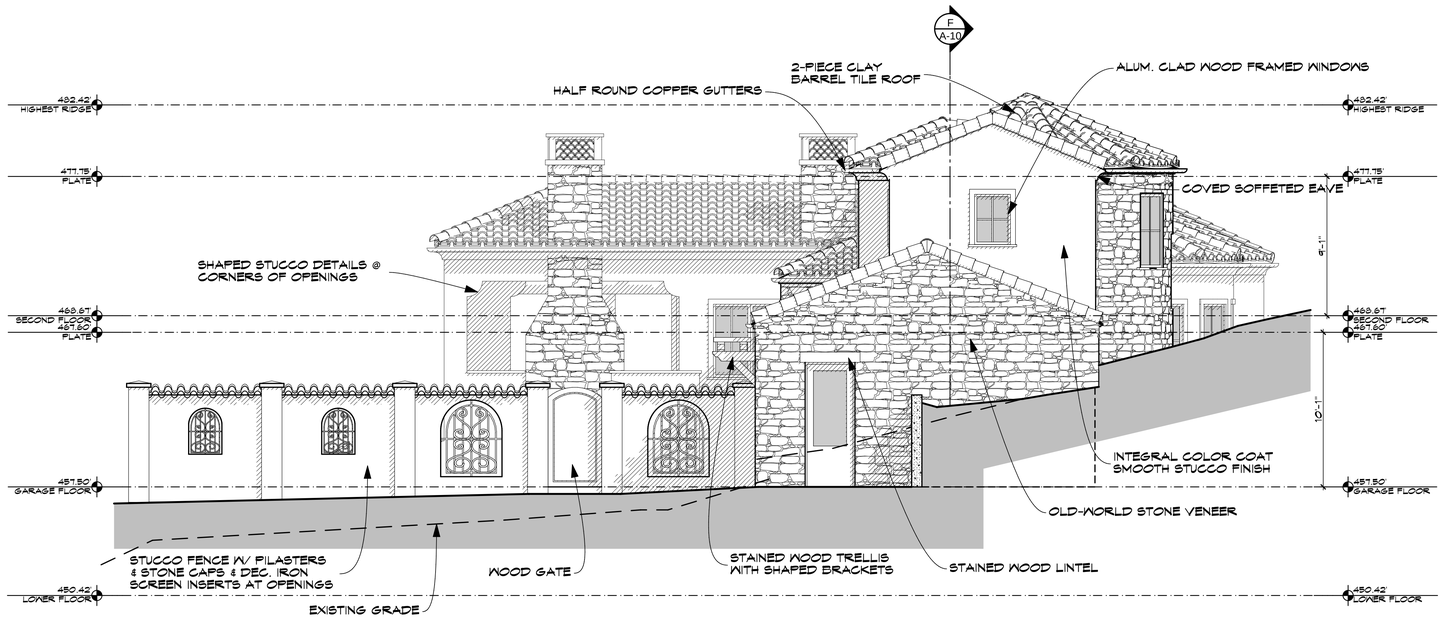
SCALE: AS SHOWN

SHEET
A-7



REAR ELEVATION

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



RIGHT ELEVATION

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

REVISIONS

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. "L" • LOS GATOS, CA. • 95030 • (408) 395-2555

A NEW RESIDENCE:
THE ROSSI RESIDENCE
15820 SHADY LANE
LOS GATOS, CA 95032

NOTE
1. Contractor shall verify all dimensions, elevations and conditions, prior to starting work.
2. Any discrepancies found between drawings and field conditions, or any conditions different than those shown on the drawings, shall be brought to the Architect's attention prior to installation.

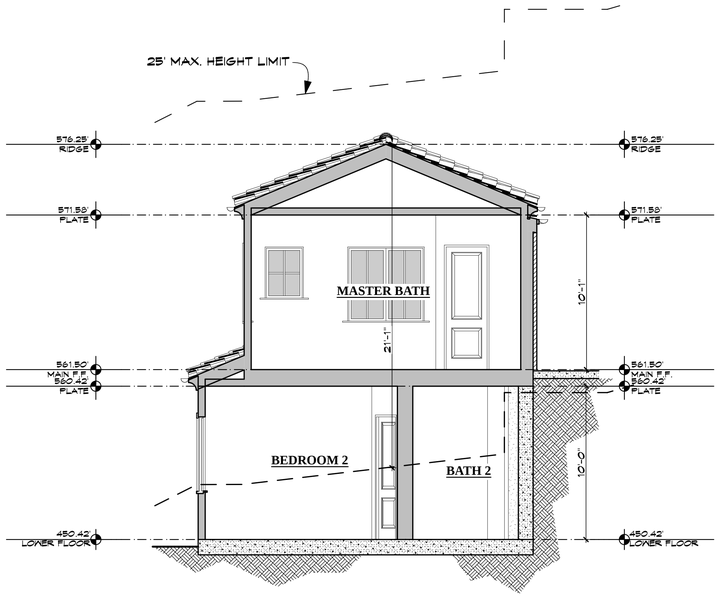
REAR & RIGHT ELEVATIONS

DATE: 12/09/16

SCALE: AS SHOWN

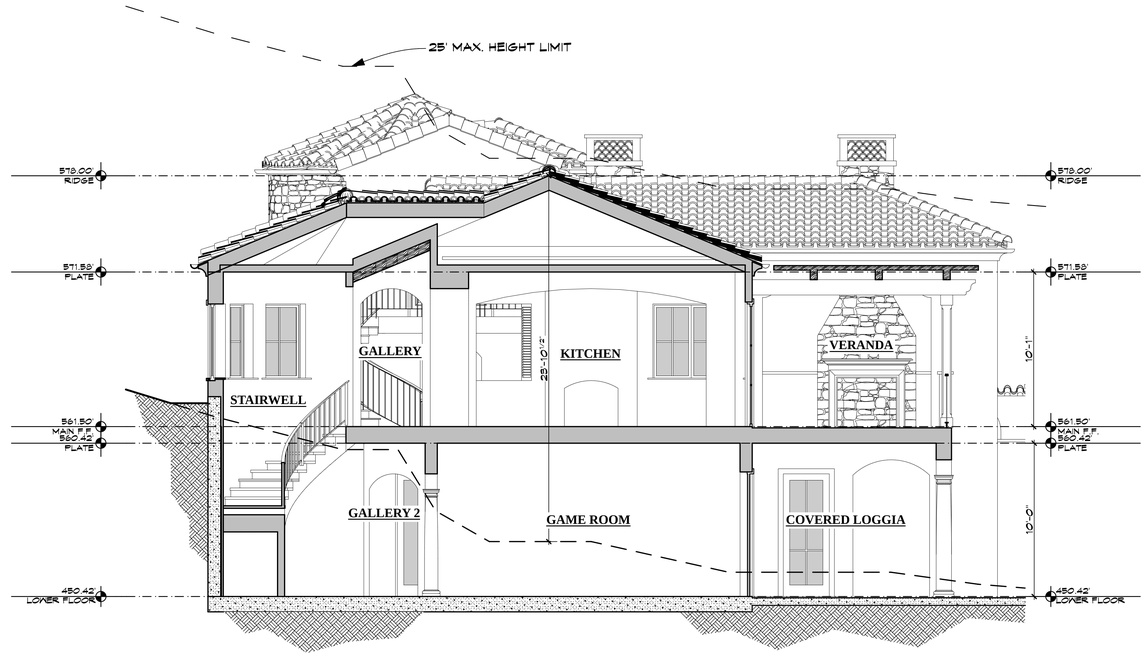
SHEET
A-8

15 OF -



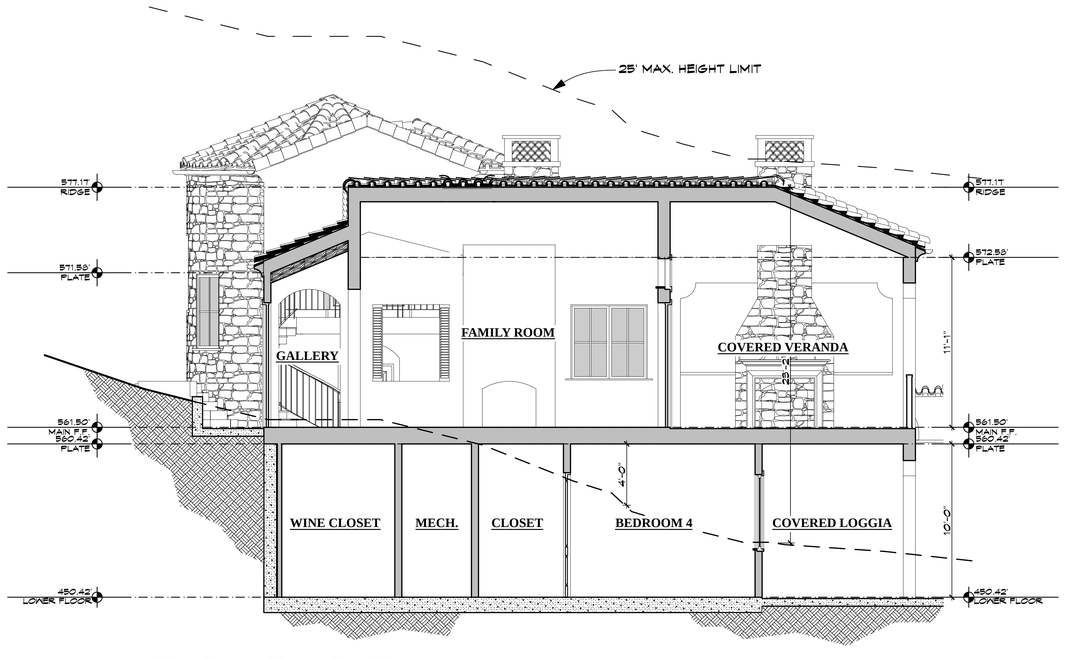
SECTION A-A

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



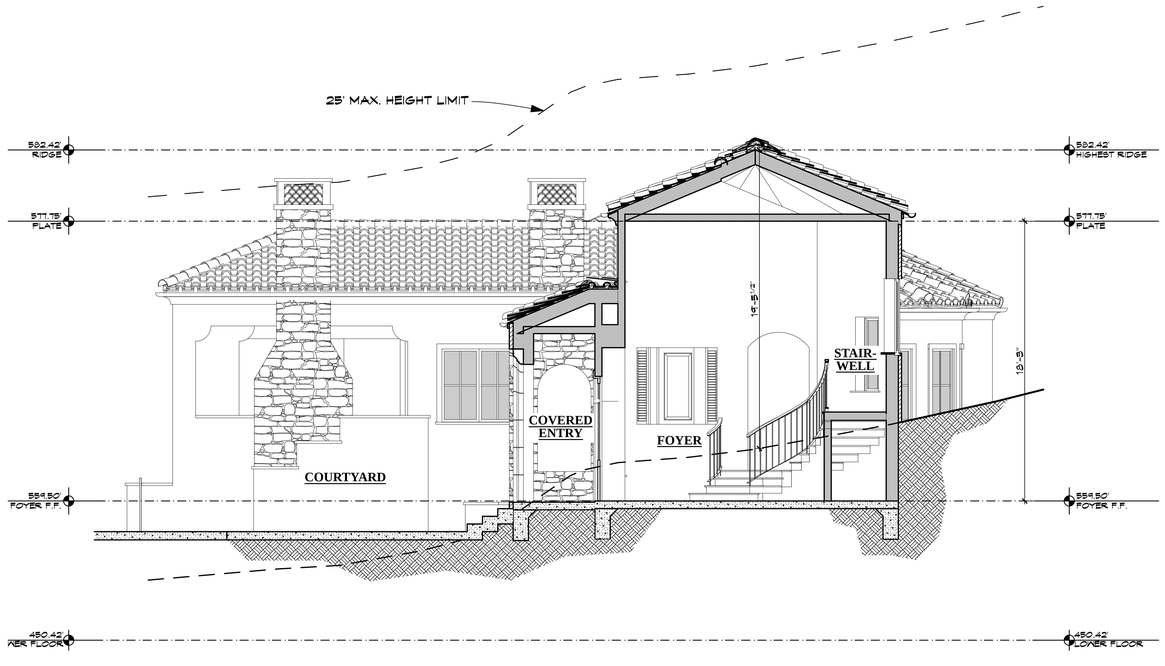
SECTION B-B

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



SECTION C-C

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



SECTION D-D

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

REVISIONS

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. "L" • LOS GATOS, CA. • 95030 • (408) 395-2555

A NEW RESIDENCE:

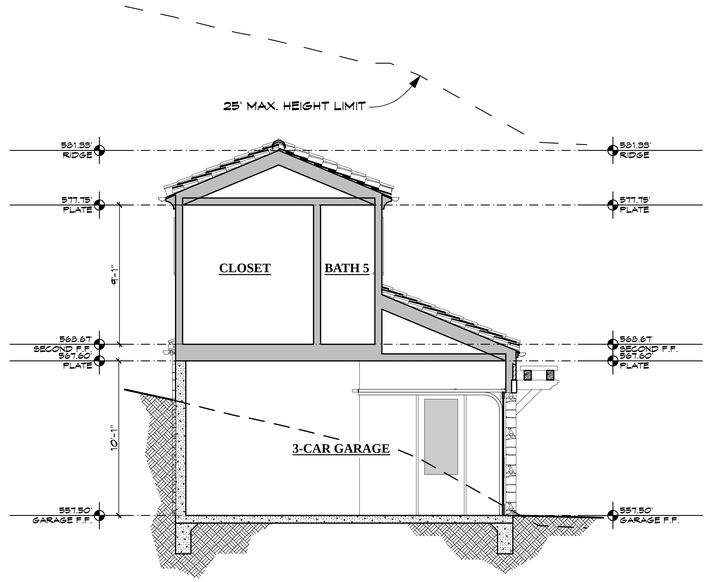
THE ROSSI RESIDENCE

15820 SHADY LANE
LOS GATOS, CA 95032

NOTE
1. Contractor will verify dimensions, elevations and conditions, prior to starting work.
2. Any discrepancies found between drawings, site visit or conditions different from those shown on the drawings must be reported to the Architect's attention prior to proceeding.

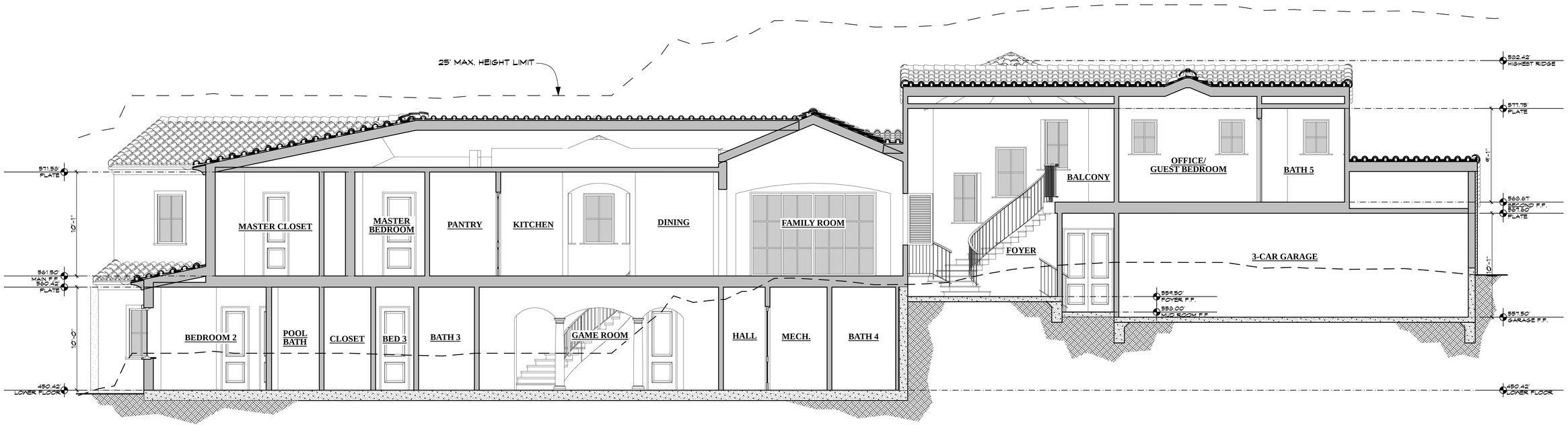
CROSS SECTIONS

DATE: 12/09/16
SCALE: AS SHOWN
SHEET
A-9
16 OF -



SECTION E-E

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



SECTION F-F

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

REVISIONS

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. "L" • LOS GATOS, CA. • 95030 • (408) 395-2555

A NEW RESIDENCE:
THE ROSSI RESIDENCE
15820 SHADY LANE
LOS GATOS, CA 95032

NOTE
1. Contractor will verify all dimensions, elevations and conditions prior to starting work.
2. Do not scale drawings.
3. Any discrepancies found between drawings and field conditions or any conditions different than those shown on the drawings must be reported to the Architect's attention prior to installing.

CROSS SECTIONS

DATE: 12/09/16
SCALE: AS SHOWN
SHEET
A-10
17 OF -