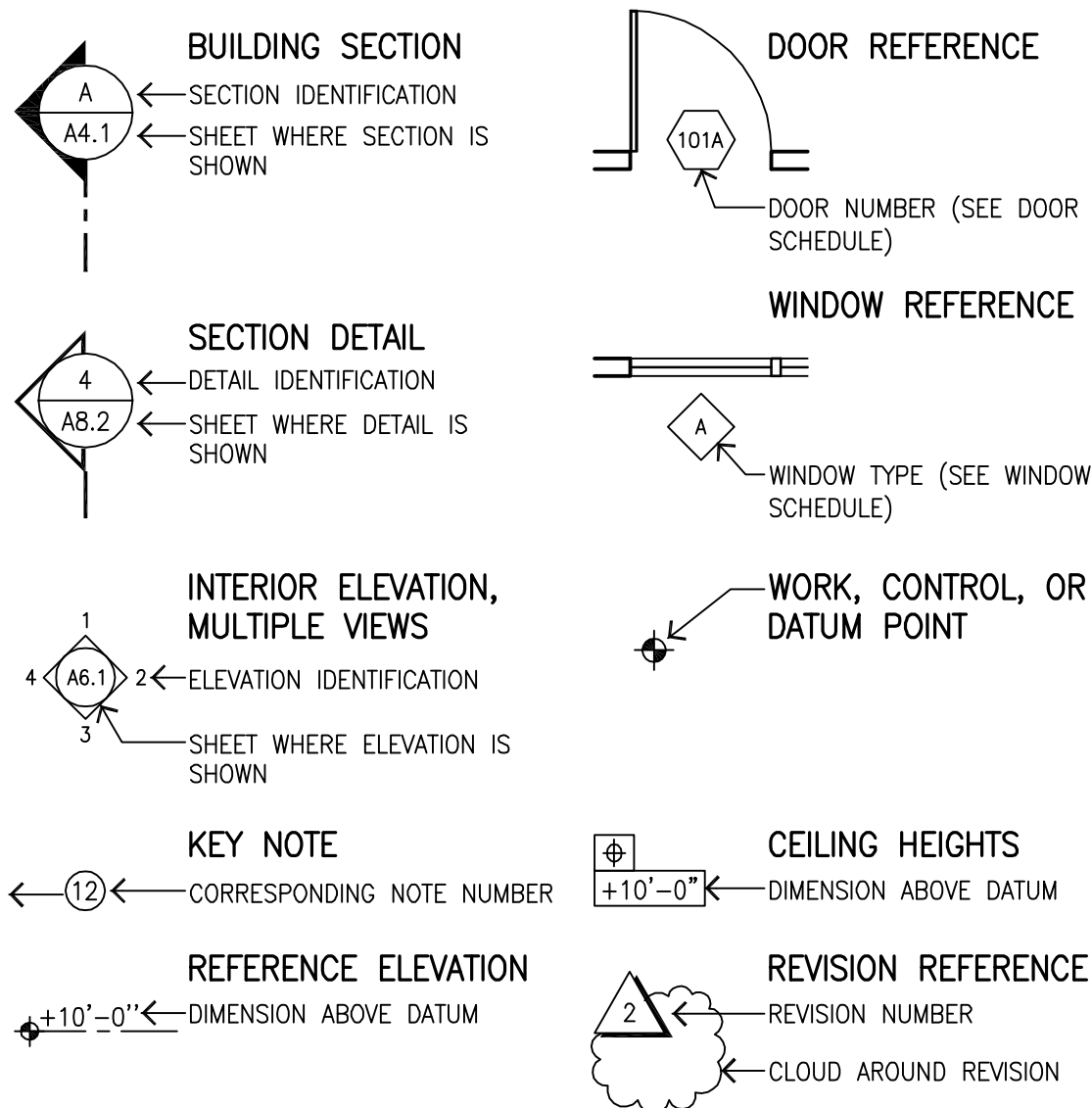


ABBREVIATIONS				GENERAL NOTES			
∠	And	LAB.	Laboratory	1.	ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS (TITLE 24) AND ALL OTHER LOCAL CODES AND ORDINANCES OF THE GOVERNING AUTHORITY HAVING JURISDICTION, AND AS IDENTIFIED UNDER APPLICABLE CODES ON THIS SHEET. IT IS THE INTENT OF THESE DOCUMENTS TO COMPLY THERETO.		
∠	Angle	LAM.	Laminate	2.	ALL DRAWINGS ARE TO BE USED IN CONCERT WITH EACH OTHER. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCY BETWEEN THE DOCUMENTS, HE SHALL PROMPTLY REQUEST FROM THE ARCHITECT CLARIFICATION OF GOVERNING CRITERIA. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT PLACEMENT, ORIENTATION AND COORDINATION OF WORK. INFORMATION SHOWN IN THE LARGEST GRAPHIC ARE INTENDED TO SUPPLEMENT INFORMATION OF SMALLER, PRECEDING REFERENCE DRAWINGS.		
⊕	At	LAV.	Lavatory	3.	NOTATIONS MARKED "TYPICAL" (TYP.) SHALL BE CONSISTENT THROUGHOUT ALL SUCH REFERENCE NOMENCLATURE, SYMBOLS AND DRAWING INDICATIONS OF LIKE OR SIMILAR KIND.		
⊕	Centerline	LKR.	Locker	4.	DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONSTRUCTION CONDITIONS AND DIMENSIONS PRIOR TO ORDERING, FABRICATING, AND INSTALLATION OF ANY ASSOCIATED WORK. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL PROMPTLY REQUEST FROM THE ARCHITECT CLARIFICATION PRIOR TO COMMENCEMENT OF ASSOCIATED WORK.		
⊕	Diameter or Round	LT.	Light	5.	DIMENSIONS ARE RELATED SPECIFICALLY TO FACE OF CONCRETE, FACE OF MASONRY, FACE OF EXTERIOR STUDS, CENTERLINE OF STRUCTURAL COLUMNS AND BEAMS, OR CENTERLINE OF INTERIOR STUDS, UNLESS OTHERWISE NOTED. CLEAR DIMENSIONS ARE INDICATED FROM FINISHED SURFACES OF MATERIALS OR ASSEMBLIES.		
⊥	Perpendicular			6.	BUILDING ELEVATION REFERENCES ARE FROM DIRECT APPLICATION OF FINISH FLOORING APPLIED TO THE STRUCTURAL FLOOR SUBSTRATE OF THE GROUND FLOOR DATUM (MAIN ENTRANCE). CONTRACTOR SHALL INCLUDE REQUIRED DEPRESSIONS AND/OR PROJECTIONS IN ACHIEVING REQUIRED ELEVATIONS. CEILING HEIGHTS ARE REFERENCED TO FINISHED SURFACES UNLESS OTHERWISE NOTED.		
#	Pound or Number	MAX.	Maximum	7.	KEYNOTES USED ON THE DRAWINGS ARE FOR ASSEMBLIES, MATERIAL REFERENCES AND NOTES. REFER TO THE KEYNOTE LEGEND ON THE RESPECTIVE DRAWING FOR THE INFORMATION WHICH RELATES TO EACH KEYNOTE. NOT ALL KEYNOTES REFERENCED MAY BE APPLICABLE TO SIMILAR TYPE DRAWINGS.		
(E)	Existing	M.C.	Medicine Cabinet	8.	EXISTING WORK IS SHOWN FOR REFERENCE ONLY. THE OWNER AND ARCHITECT DO NOT GUARANTEE EXISTING CONDITIONS INDICATED ON THESE DOCUMENTS.		
ACOUS.	Acoustical	MECH.	Mechanical	9.	MATERIALS SUSPECTED OF CONTAINING ASBESTOS THAT ARE DISCOVERED DURING THE PROGRESS OF THE WORK SHALL BE REPORTED TO THE OWNER. WORK IN THAT PARTICULAR AREA SHALL BE SUSPENDED UNTIL THE OWNER TESTS THE SUSPECT MATERIAL AND IT IS FOUND TO BE SAFE, OR UNTIL THE SUSPECT MATERIAL HAS BEEN PROPERLY ABATED.		
A.D.	Area Drain	MEMB.	Membrane	10.	CONTRACTOR SHALL VERIFY, AT SITE, ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BIOS. SITE VISITS DURING BIDDING SHALL BE COORDINATED WITH THE OWNER IN ACCORDANCE WITH PROVISIONS OF THE SPECIFICATIONS.		
ADJ.	Adjustable	MET.	Metal	11.	CONTRACTOR SHALL PROTECT ALL EXISTING WORK. ANY DAMAGED WORK SHALL BE REPLACED WITH THE SAME MATERIALS, INCLUDING MATCHING THE EXISTING COLORS AND TEXTURES.		
AGGR.	Aggregate	MFR.	Manufacturer	12.	CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THEIR OWN CLEANUP AS WORK PROGRESSES.		
AL.	Aluminum	MH.	Manhole	13.	ALL WORK IS NEW UNLESS OTHERWISE NOTED.		
APPROX.	Approximate	MIN.	Minimum	14.	EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS WAS OBTAINED FROM THE ORIGINAL CONSTRUCTION DRAWINGS. THESE ORIGINAL CONSTRUCTION DRAWINGS ARE AVAILABLE AT THE ARCHITECT'S OFFICE FOR REVIEW. THE ORIGINAL CONSTRUCTION DRAWINGS ARE NOT A PART OF THE CONSTRUCTION DOCUMENTS AND DO NOT WARRANT EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ALL EXCEPTIONS BEFORE PROCEEDING WITH THE WORK.		
ARCH.	Architectural	MIR.	Mirror	15.	CONSTRUCTION SHALL BE ADMINISTERED PER CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 1, CHAPTER 4, GROUP 1.		
ASPH.	Asphalt	MISC.	Miscellaneous	A.	A COPY OF PARTS 1 AND 2, TITLE 24, C.C.R. SHALL BE KEPT ON THE JOB SITE AT ALL TIMES.		
		M.O.	Masonry Opening	B.	ALL CHANGE ORDERS AND ADDENDA TO BE SIGNED BY THE ARCHITECT AND THE OWNER AND APPROVED. CHANGE ORDERS ARE NOT VALID UNTIL APPROVED.		
		MTD.	Mounted	C.	ALL TESTS TO CONFORM TO THE REQUIREMENT OF SECTION 4-335, PART 1, TITLE 24, AND APPROVED T. & I. SHEET.		
		MUL.	Mullion	D.	TESTS OF MATERIALS AND TESTING LABORATORY SHALL BE IN ACCORDANCE WITH SECTION 4-335 OF PART 1, TITLE 24, AND THE OWNER SHALL EMPLOY AND PAY THE LABORATORY. COSTS OF RE-TEST MAY BE BACK CHARGED TO THE CONTRACTOR.		
				E.	THE CONTRACTOR SHALL PERFORM HIS DUTIES IN ACCORDANCE WITH SECTION 4-343, PART 1, TITLE 24		
CAB.	Cabinet	OA.	Overall	16.	GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS, AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH LOCAL ORDINANCES.		
C.B.	Catch Basin	OBS.	Obscure	17.	SURVEYING CONTROLS: 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. B) TOE AND TOP OF CUT AND FILL SLOPES		
CEM.	Cement	O.C.	On Center	18.	PAD CERTIFICATION: A LETTER FROM A LICENSED LAND SURVEYOR SHALL BE PROVIDED STATING THAT THE BUILDING FOUNDATION WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS SHALL BE PROVIDED SUBSEQUENT TO FOUNDATION CONSTRUCTION AND PRIOR TO CONSTRUCTION ON THE STRUCTURE. THE PAD CERTIFICATION SHALL ADDRESS BOTH VERTICAL AND HORIZONTAL FOUNDATION PLACEMENT.		
CER.	Ceramic	O.D.	Outside Diameter (Dim.)	19.	FOUNDATIONS INSPECTIONS: A PAD CERTIFICATE PREPARED BY A LICENSED CIVIL ENGINEER OR LAND SURVEYOR SHALL BE SUBMITTED TO THE PROJECT BUILDING INSPECTOR AT FOUNDATION INSPECTION. THIS CERTIFICATE SHALL CERTIFY COMPLIANCE WITH THE RECOMMENDATIONS AS SPECIFIED IN THE SOILS REPORT AND THE BUILDING PAD ELEVATION AND ON-SITE RETAINING WALL LOCATION AND ELEVATIONS HAVE BEEN PREPARED ACCORDING TO THE APPROVED PLANS. HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER FOR THE FOLLOWING ITEMS: A) BUILDING PAD ELEVATION, B) FINISH FLOOR ELEVATION, C) FOUNDATION CORNER LOCATIONS.		
C.I.	Cast Iron	OFF.	Office				
CLG.	Ceiling	OPNG.	Opening				
CLO.	Closet	OPP.	Opposite				
CLR.	Clear						
COL.	Column	PRCST.	Pre-cast				
CONC.	Concrete	PL.	Plate				
CONN.	Connection	P. LAM.	Plastic Laminate				
CONSTR.	Construction	PLAS.	Plaster				
CONT.	Continuous	PLYWD.	Plywood				
CORR.	Corridor	FR.	Pair				
CTSK.	Countersunk	PT.	Point				
CNTR.	Counter	P.T.D.	Paper Towel Dispenser				
CTR.	Center	P.T.D/R	Dispenser & Receptacle				
DBL.	Double	PTN.	Partition				
DEPT.	Department	P.T.R.	Paper Towel Receptacle				
D.F.	Drinking Fountain						
DET.	Detail	Q.T	Quarry Tile				
DIA.	Diameter						
DIM.	Dimension	R.	Riser				
DISP.	Dispenser	RAD.	Radius				
DN.	Down	R.D.	Roof Drain				
D.O.	Door Opening	REF.	Reference				
DR.	Door	REFR.	Refrigerator				
DWR.	Drawer	RGTR.	Register				
DS.	Downspout	REINF.	Reinforced				
D.S.P.	Dry Standpipe	REQ.	Required				
DWG.	Drawing	RESIL.	Resilient				
		RM.	Room				
E.	East	R.O.	Rough Opening				
EA.	Each	RWD.	Redwood				
E.J.	Expansion Joint	R.W.L.	Rain Water Leader				
EL.	Elevation						
ELEC.	Electrical	S.	South				
ELEV.	Elevator	S.C.	Solid Core				
EMER.	Emergency	S.C.D.	Seat Cover Dispenser				
ENCL.	Enclosure	SCHED.	Schedule				
E.P.	Electrical Panelboard	S.D.	Soap Dispenser				
EQ.	Equal	S.F.	Square Feet				
EQPT.	Equipment	SECT.	Section				
E.W.C.	Electric Water Cooler	SH.	Shelf				
EXST.	Existing	SHR.	Shower				
EXPO.	Exposed	SHT.	Sheet				
EXP.	Expansion	SIM.	Similar				
EXT.	Exterior	S.N.D.	Sanitary Napkin Dispenser				
		S.N.R.	Sanitary Napkin Receptacle				
F.A.	Fire Alarm	SPEC.	Specification				
F.B.	Flat Bar	SQ.	Square				
F.D.	Floor Drain	SST.	Stainless Steel				
FDN.	Foundation	S.SK.	Service Sink				
F.E.	Fire Extinguisher	STA.	Station				
F.E.C.	Fire Extinguisher Cabinet	STD.	Standard				
F.H.C.	Fire Hose Cabinet	STL.	Steel				
FIN.	Finish	STOR.	Storage				
FL.	Floor	STRUCT.	Structural or Structure				
FLASH.	Flashing	SUSP.	Suspended				
FLUOR.	Fluorescent	SYM.	Symmetrical				
F.O.C.	Face of Concrete						
F.O.F.	Face of Finish	TRD.	Tread				
F.O.S.	Face of Studs	T.B.	Towel Bar				
FPRF.	Fireproof	T.C.	Top of Curb				
F.S.	Foot or Feet	TEL.	Telephone				
FT.	Foot or Feet	TER.	Terrazzo				
FTG.	Footing	T.&G.	Tongue and Groove				
FURR.	Furring	THK.	Thick				
FUT.	Future	T.P.	Top of Pavement				
		T.P.D.	Toilet Paper Dispenser				
GA.	Gauge	T.V.	Television				
GALV.	Galvanized	T.W.	Top of Wall				
G.B.	Grab Bar	TYP.	Typical				
GL.	Glass						
GND.	Ground	UNF.	Unfinished				
GR.	Grade	U.O.N.	Unless Otherwise Noted				
GYP.	Gypsum	UR.	Urinal				
H.B.	Hose Bibb	VERT.	Vertical				
H.C.	Hollow Core	VEST.	Vestibule				
HDWD.	Hardwood						
HDWE.	Hardware	W.	West				
HORIZ.	Horizontal	W/.	With				
HR.	Hour	W.C.	Water Closet				
HGT.	Height	WD.	Wood				
		W/O	Without				
ID.	Inside Diameter (Dim.)	WP.	Waterproof				
INSUL.	Insulation	WSCOT.	Wainscot				
INT.	Interior	WT.	Weight				
JAN.	Janitor						
JT.	Joint						
KIT.	Kitchen						

RESIDENCE FOR: SINGH 2019 LIVING TRUST

15621 GLEN UNA DRIVE LOS GATOS, CA 95030

LEGEND



PROJECT DESCRIPTION

- DEMOLITION OF EXISTING 2-STORY HOME AND DETACHED GARAGE
- CONSTRUCTION OF NEW 2-STORY HOME, ACCESSORY BUILDINGS, AND DETACHED ACCESSORY DWELLING UNIT WITH SWIMMING POOL

PROJECT DATA

APN: 510-26-076

ADDRESS: 15621 GLEN UNA DRIVE, LOS GATOS, CA 95030
GROSS LOT SIZE : 46,757 SQ.FT. (1.07 ACRES)
NET LOT SIZE : 41,957 SQ.FT. (.96 ACRES)

ZONING: RHS-d1
CONSTRUCTION TYPE: VB. WITH FIRE SPRINKLERS

EXISTING BUILDINGS
(C) HOUSE AND ATTACHED GARAGE: 5,079 S.F.
(E) DETACHED GARAGE: 576 S.F.
TOTAL EXISTING RESIDENCE 5,655 S.F.

PROPOSED BUILDINGS
(N) HOUSE: 5,090 S.F.
MAIN LEVEL: 3,637 S.F.
UPPER LEVEL: 1,120 S.F.
GARAGE: 1,326 S.F.
DOUBLE VOLUME: 1,173 S.F.
TOTAL PROPOSED RESIDENCE 11,173 S.F.

(N) DETACHED ACCESSORY DWELLING UNIT: 1,200 S.F.
(N) ACCESSORY BUILDINGS: 493 S.F.

SPACES NOT COUNTED TOWARD FLOOR AREA
(OPEN 50%, 2 SIDES OR MORE)
LOWER LEVEL COVERED PATIOS/PORCHES 1,167 S.F.
UPPER LEVEL COVERED DECKS 1,021 S.F.
A.D.U COVERED PORCH 235 S.F.

SHEET INDEX

ARCHITECTURAL

- | | |
|-------|---|
| A0.0 | TITLE SHEET |
| A1.1 | SITE PLAN |
| A1.2 | AREA CALCULATIONS |
| A2.1 | MAIN LEVEL FLOOR PLAN |
| A2.2 | UPPER LEVEL FLOOR PLAN |
| A3.1 | SECTIONS |
| A3.2 | SECTIONS |
| A3.3 | SECTIONS |
| A3.4 | SITE SECTIONS |
| A4.1 | EXTERIOR ELEVATIONS |
| A4.2 | EXTERIOR ELEVATIONS |
| A5.1 | ROOF PLAN |
| A10.1 | ACCESSORY DWELLING UNIT - FLOOR/ROOF PLAN |
| A10.2 | ACCESSORY DWELLING UNIT - SECTIONS/ELEVATIONS |
| A11.1 | ACCESSORY STRUCTURES - FLOOR/ROOF PLAN |
| A11.2 | ACCESSORY STRUCTURES - SECTIONS/ELEVATIONS |
| L1.1 | LANDSCAPE SCREENING PLAN |

CIVIL

- | | |
|-------|----------------------------|
| C1.0 | TITLE SHEET |
| C1.1 | OVERALL SITE PLAN |
| C2.0 | GRADING & DRAINAGE PLAN |
| C2.1 | GRADING & DRAINAGE PLAN |
| ER-1 | EROSION CONTROL PLAN |
| BMP-1 | BEST MANAGEMENT PRACTICES |
| BMP-2 | BEST MANAGEMENT PRACTICES |
| HYD-1 | IMPERVIOUS SURFACE EXHIBIT |
| HYD-2 | PROPOSED DRAINAGE EXHIBIT |
| SU-1 | TOPOGRAPHIC SURVEY |

WILDLAND URBAN INTERFACE NOTES

- THIS PROJECT IS LOCATED WITHIN THE DESIGNATED WILDLAND URBAN INTERFACE FIRE AREA. PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R337.3.1
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE SHALL BE CONSTRUCTED TO PREVENT THE INTRODUCTION OF FLAMES AND EMBERS. BE FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF 72 POUNDS MINERAL-SURFACED, NON-PERFORATED CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING PER CRC R337.5.2
- EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE PER CRC R337.7.3.2
- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS PER CRC R337.8.2.1
A. BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MIN. OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR
B. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
C. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
D. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2
- EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING PER CRC R337.8.3
A. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, OR
B. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
I. STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK
II. RAISED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THE 3/8 INCH THICK
C. SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR
D. SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-8A-1
- WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL NOT BE LESS THAN NO. 20 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72-POUND MINERAL SURFACED, NON-PERFORATED CAP SHEET, AT LEAST 36 INCH WIDE RUNNING THE FULL LENGTH OF THE VALLEY PER CRC R337.5.3
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS THE GUTTER PER CRC R337.5.4
- VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDER FLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS PER CRC R337.6.2:
A. DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM 1/16 INCH AND SHALL NOT EXCEED 1/8 INCH
- MATERIALS USED SHALL BE NONCOMBUSTIBLE AND CORROSION RESISTANT
- VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES PER CRC R337.6.3
- THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING PER CRC R337.7.6:
A. NONCOMBUSTIBLE MATERIAL
B. IGNITION-RESISTANT MATERIAL
C. ONE LAYER OF 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
D. THE EXTERIOR PARTITION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANT DESIGN MANUAL
E. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3

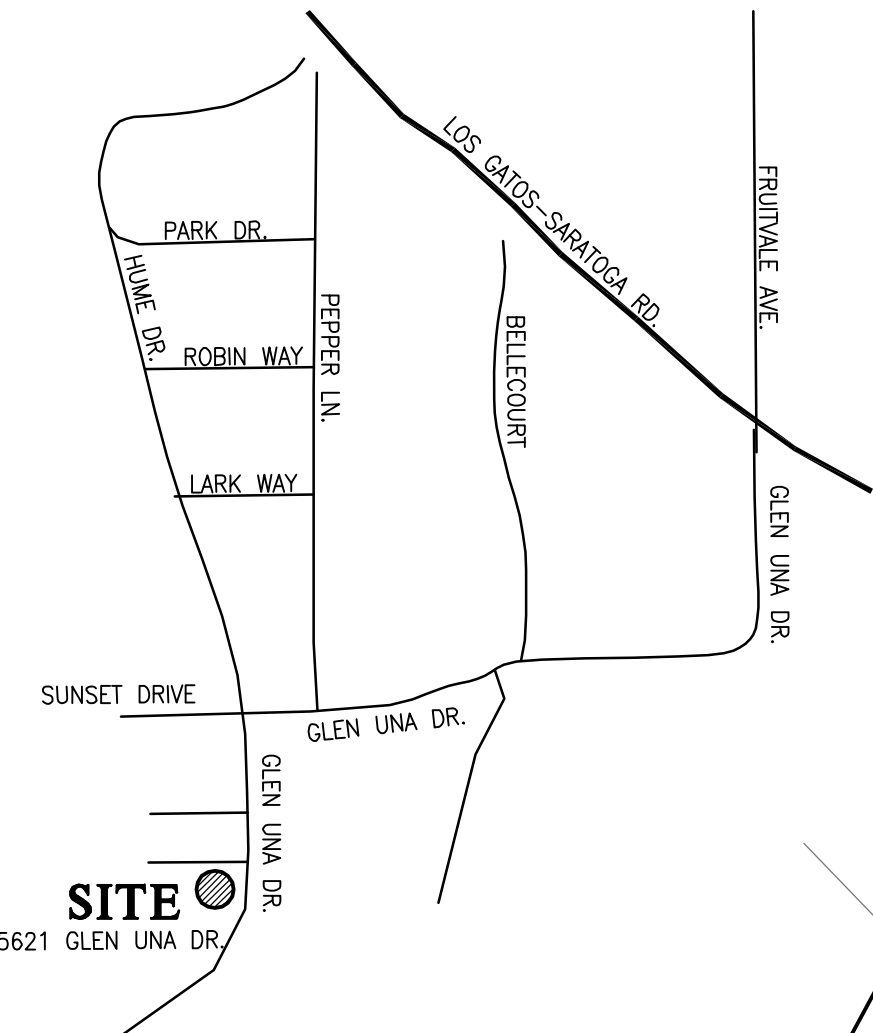
BUILDING SITE APPROVAL

PROPERTY IS AN APPROVED BUILDING SITE. BUILDING SITE APPROVAL WAS GRANTED VIA COUNTY FILE #2373-85V-86B AND SUBSEQUENT BUILDING PERMIT FOR 1,326 SQUARE FOOT ADDITION (

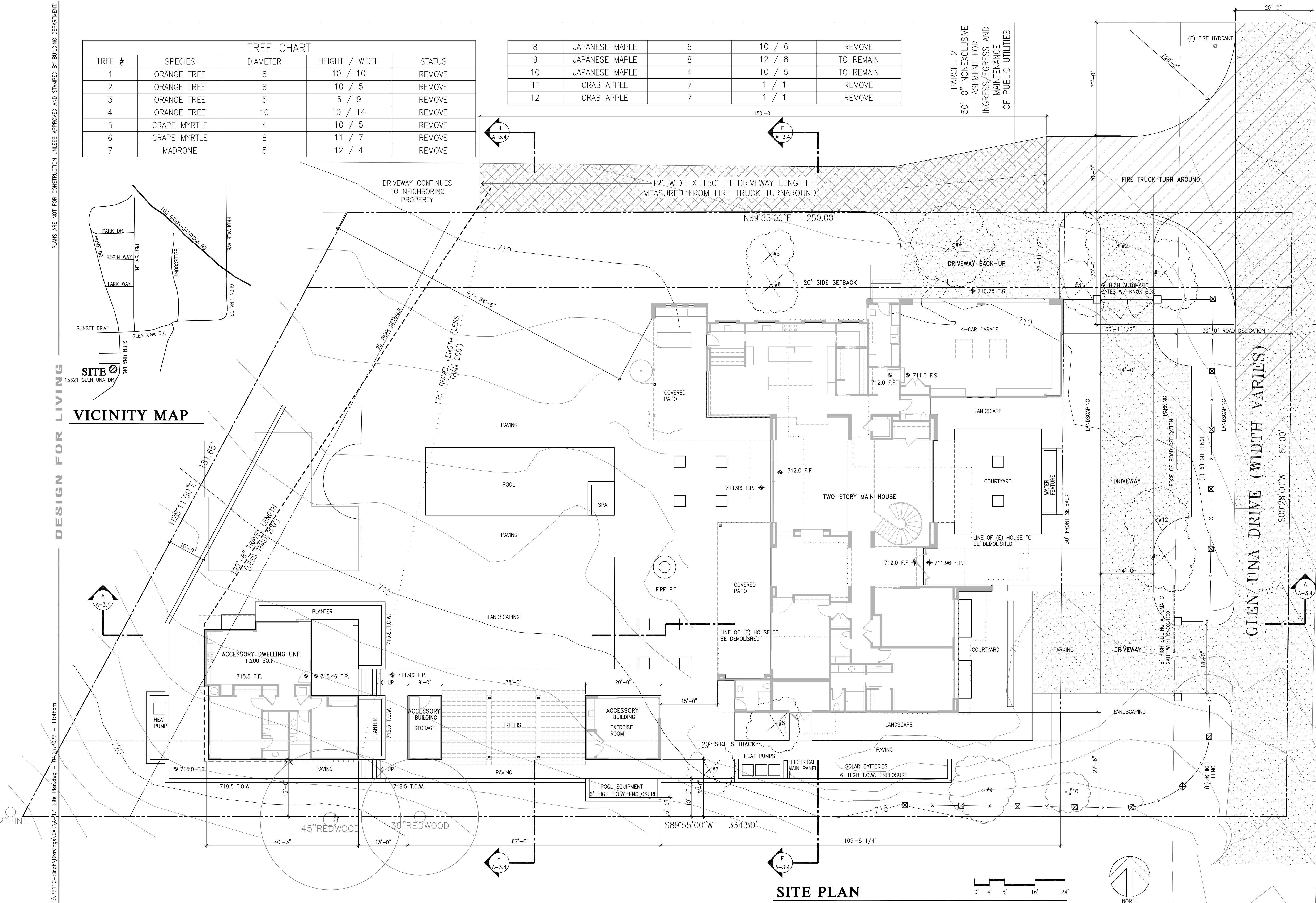
TREE CHART				
TREE #	SPECIES	DIAMETER	HEIGHT / WIDTH	STATUS
1	ORANGE TREE	6	10 / 10	REMOVE
2	ORANGE TREE	8	10 / 5	REMOVE
3	ORANGE TREE	5	6 / 9	REMOVE
4	ORANGE TREE	10	10 / 14	REMOVE
5	CRAPE MYRTLE	4	10 / 5	REMOVE
6	CRAPE MYRTLE	8	11 / 7	REMOVE
7	MADRONE	5	12 / 4	REMOVE

8	JAPANESE MAPLE	6	10 / 6	REMOVE
9	JAPANESE MAPLE	8	12 / 8	TO REMAIN
10	JAPANESE MAPLE	4	10 / 5	TO REMAIN
11	CRAB APPLE	7	1 / 1	REMOVE
12	CRAB APPLE	7	1 / 1	REMOVE

PARCEL 2
50'-0" NONEXCLUSIVE
EASEMENT FOR
INGRESS/EGRESS AND
MAINTENANCE
OF PUBLIC UTILITIES



VICINITY MAP



SITE PLAN

Project No: 22110

RESIDENCE FOR:
SINGH 2019 LIVING TRUST
15621 GLEN UNA DRIVE, LOS GATOS, CA 95030
(COUNTY OF SANTA CLARA JURISDICTION)

Date/Revisions:
04-27-22 PLANNING RESUBMITAL

Sheet No:

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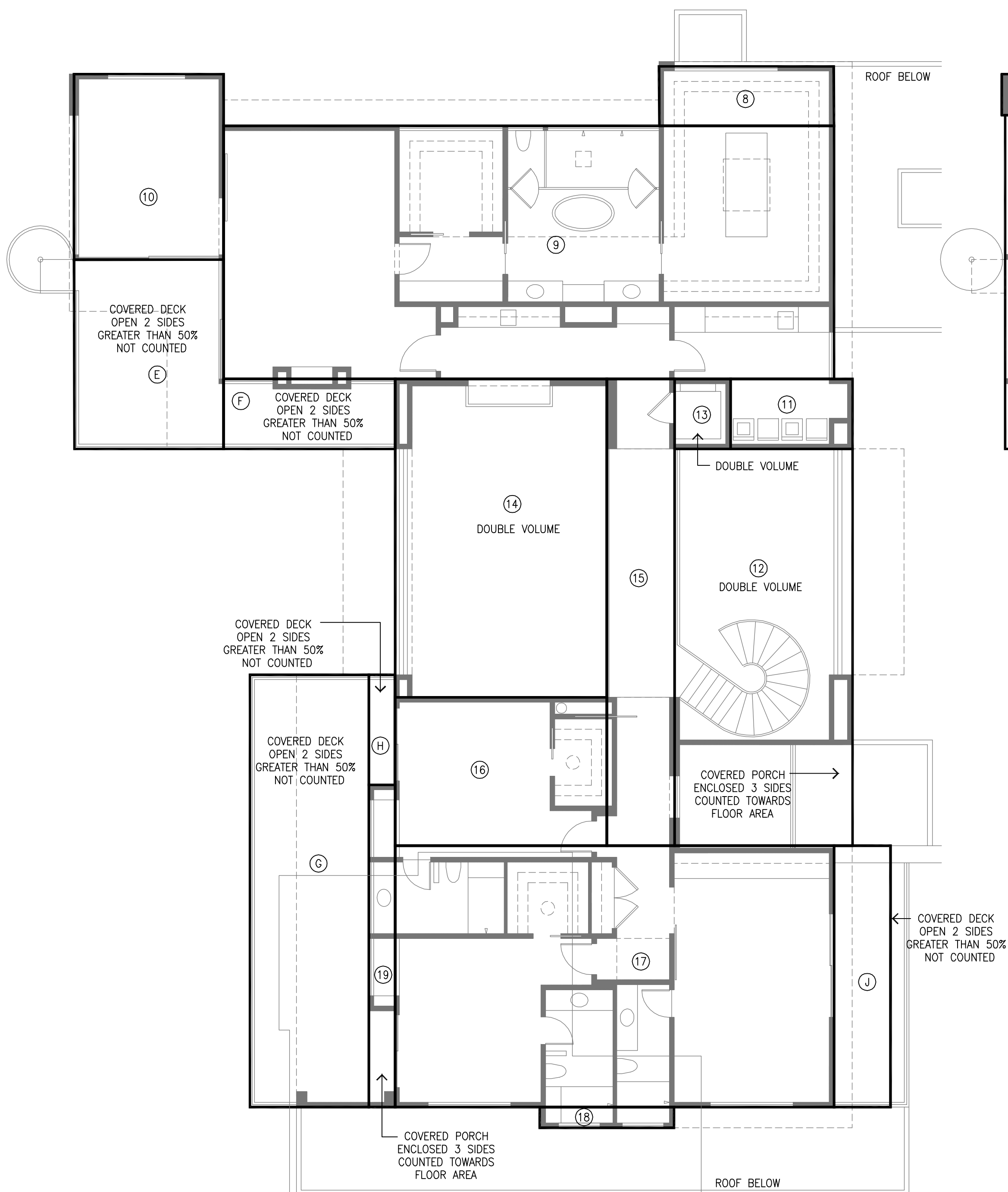
LOUIE LEU ARCHITECT INC.

31 MAY 2023
RENEWAL
DATE

SIGNATURE DATE: 04-27-22

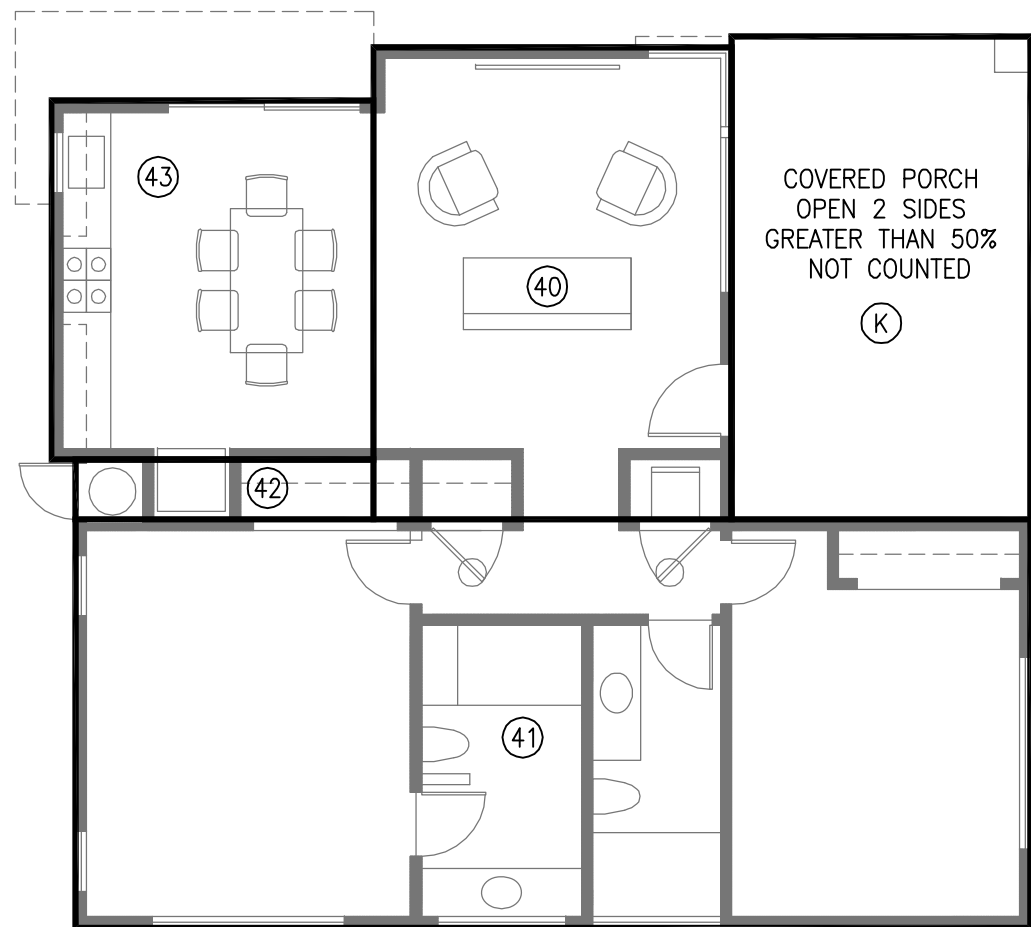
Scale: 3/32" = 1'-0"

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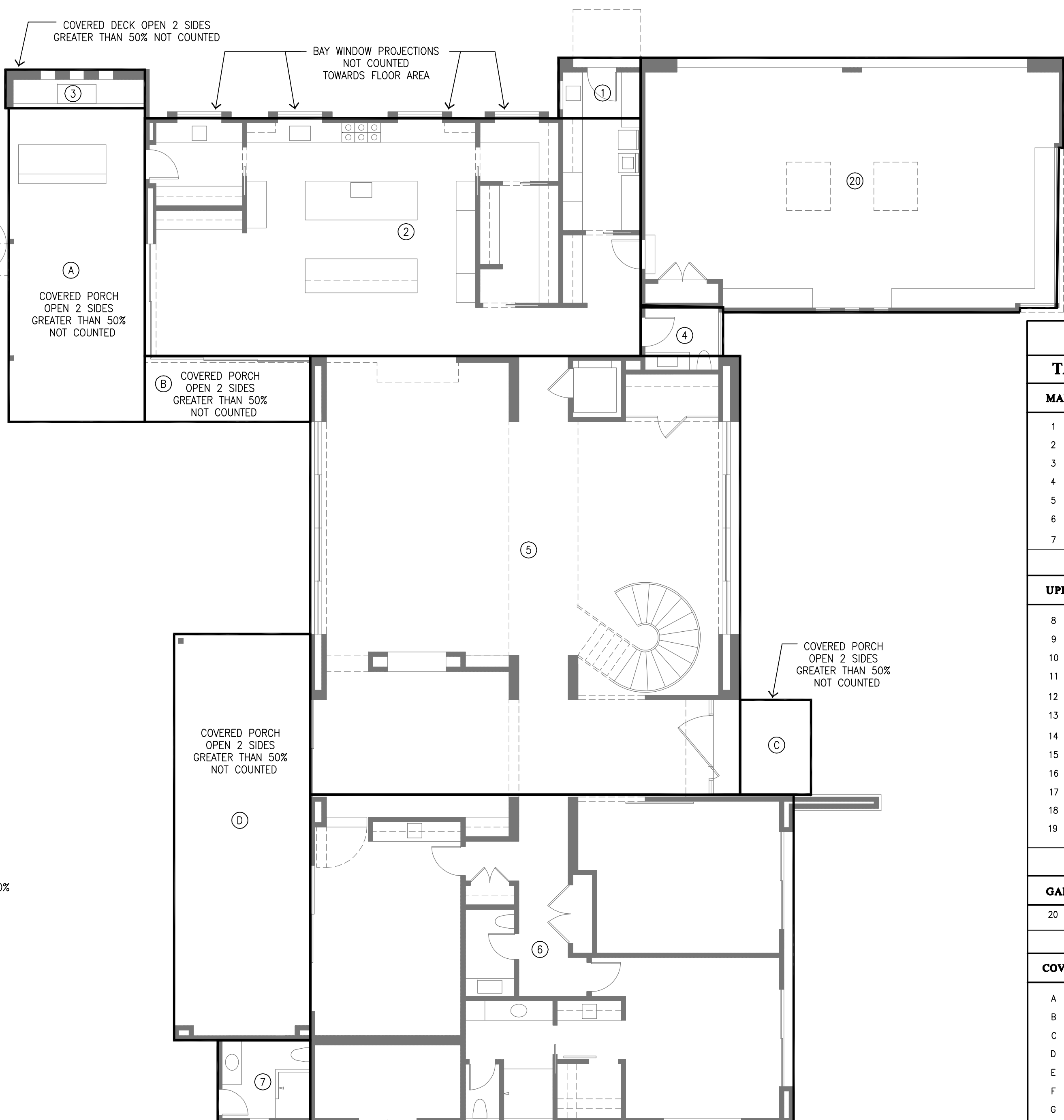
UPPER FLOOR PLAN

SCALE 1/8" = 1'-0"



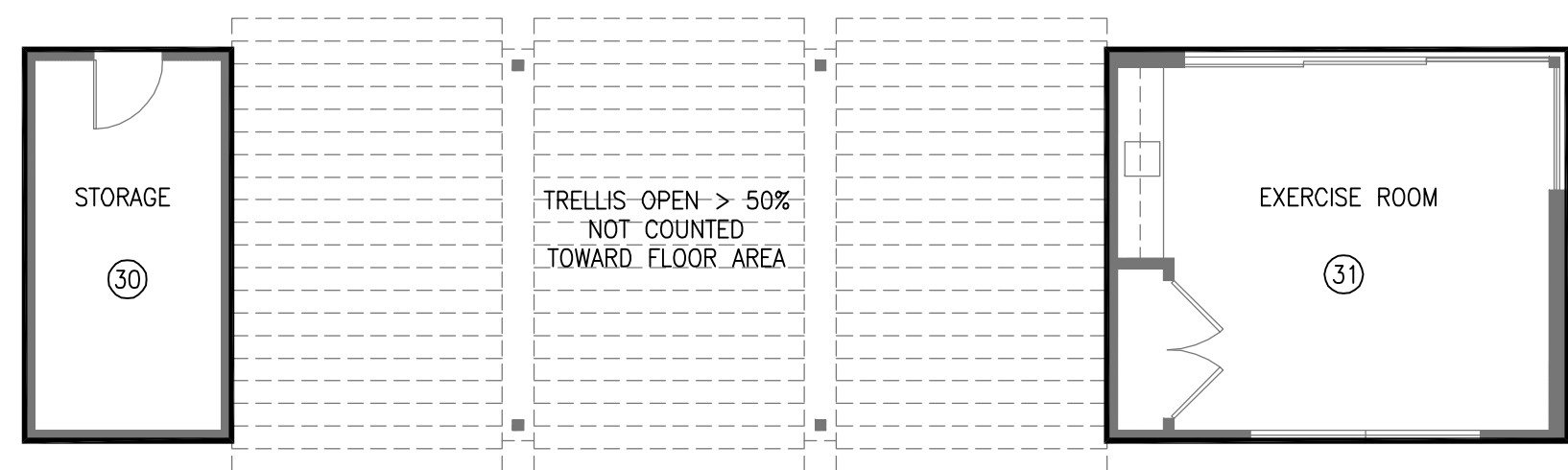
ACCESSORY DWELLING UNIT

SCALE 1/8" = 1'-0"



MAIN LEVEL FLOOR PLAN

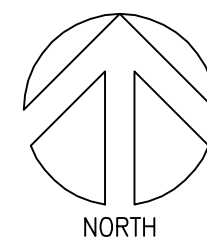
SCALE 1/8" = 1'-0"



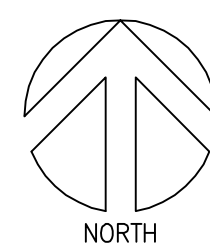
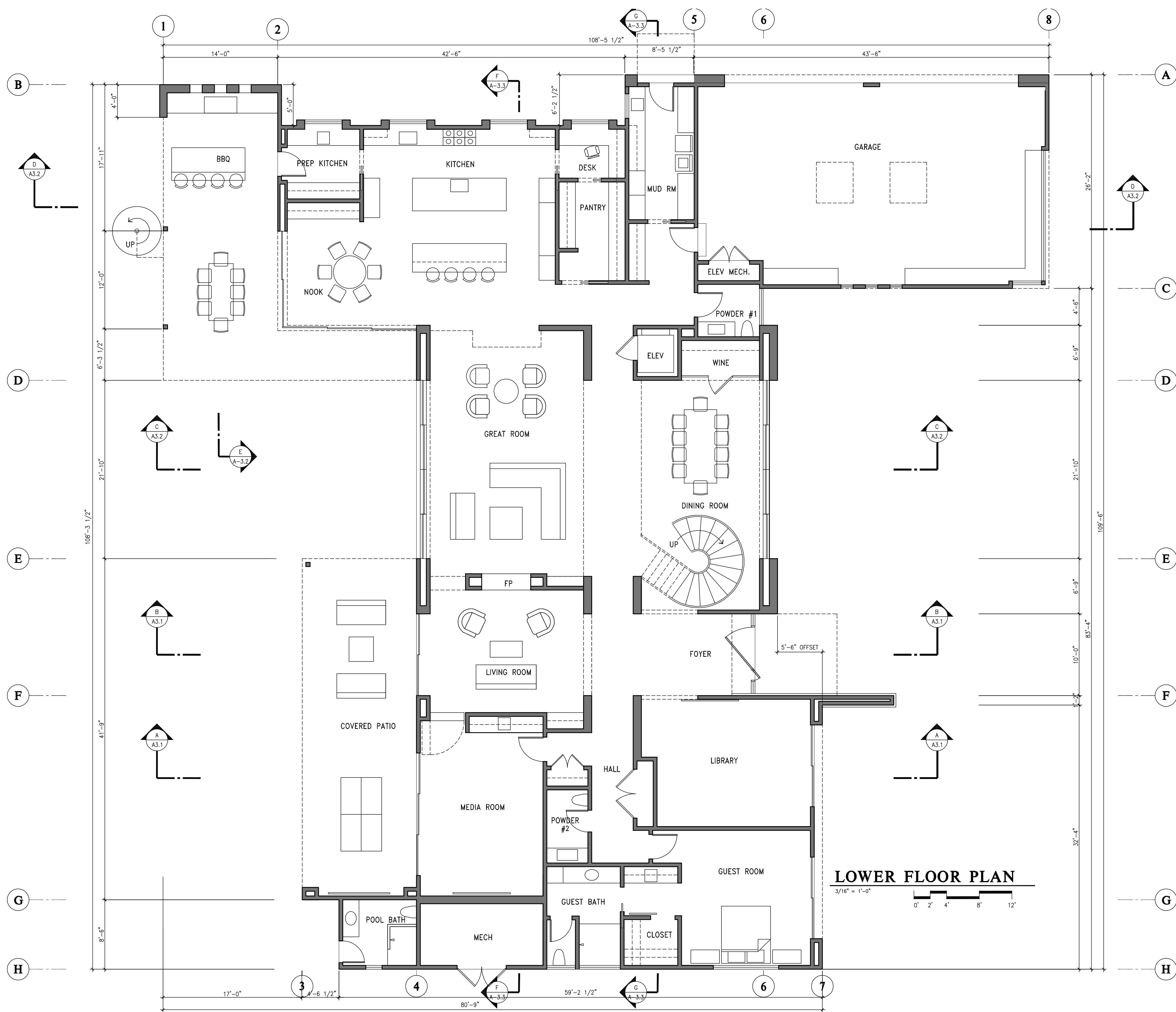
ACCESSORY BUILDING

SCALE 1/8" = 1'-0"

0' 4' 8' 16'



AREA CALCULATIONS		
TAG #	CALCULATION	AREA
MAIN LEVEL FLOOR PLAN		
1	8'-5 1/2" X 6'-2 1/2"	53 SQ. FT.
2	51'-0" X 24'-5 1/2"	1,247 SQ. FT.
3	14'-4" X 4'-0"	57 SQ. FT.
4	8'-5 1/2" X 5'-0"	42 SQ. FT.
5	45'-1" X 44'-2 1/2"	1,993 SQ. FT.
6	49'-8" X 33'-9"	1,677 SQ. FT.
7	9'-6" X 8'-6"	81 SQ. FT.
TOTAL MAIN LEVEL		5150 SQ. FT.
UPPER LEVEL FLOOR PLAN		
8	16'-10 1/2" X 5'-9"	97 SQ. FT.
9	24'-5 1/2" X 59'-0"	1,443 SQ. FT.
10	14'-5 1/2" X 17'-11"	259 SQ. FT.
11	6'-9" X 11'-9 1/2"	80 SQ. FT.
12	17'-2 1/2" X 34'-8" (DOUBLE VOLUME)	660 SQ. FT.
13	5'-5" X 6'-9" (DOUBLE VOLUME)	37 SQ. FT.
14	30'-9" X 20'-5 1/2" (DOUBLE VOLUME)	629 SQ. FT.
15	45'-1" X 6'-6 1/2"	295 SQ. FT.
16	14'-4" X 20'-5 1/2"	293 SQ. FT.
17	42'-5" X 25'-3"	1,071 SQ. FT.
18	2'-0" X 13'-0"	26 SQ. FT.
19	2'-6 1/2" X 31'-1 1/2"	79 SQ. FT.
TOTAL UPPER LEVEL		4,963 SQ. FT.
GARAGE		
20	43'-5 1/2" X 25'-8"	1,120 SQ. FT.
TOTAL GARAGE		1,120 SQ. FT.
COVERED PATIOS/DECKS (OPEN 50%, 2 SIDES OR MORE, NOT COUNTED TOWARD FLOOR AREA)		
A	14'-0" X 32'-2 1/2"	396 SQ. FT.
B	17'-0" X 6'-9"	115 SQ. FT.
C	9'-9" X 7'-3 1/2"	71 SQ. FT.
D	41'-9" X 14'-0"	585 SQ. FT.
E	14'-5 1/2" X 18'-3 1/2"	264 SQ. FT.
F	16'-7" X 6'-9"	112 SQ. FT.
G	11'-6" X 41'-9"	480 SQ. FT.
H	2'-6" X 10'-7 1/2"	27 SQ. FT.
J	5'-5 1/2" X 25'-3"	138 SQ. FT.
TOTAL COVERED PORCH/DECK		2,050 SQ. FT.
ACCESSORY BUILDING		
30	9'-0" X 17'-0"	153 SQ. FT.
31	20'-0" X 17'-0"	340 SQ. FT.
TOTAL ACCESSORY BUILDING.		493 SQ. FT.
ACCESSORY DWELLING UNIT (A.D.U.)		
40	14'-11" X 19'-8"	293 SQ. FT.
41	39'-9 1/2" X 17'-0"	676 SQ. FT.
42	12'-5" X 2'-6"	31 SQ. FT.
43	13'-5" X 14'-11 1/2"	200 SQ. FT.
TOTAL A.D.U.		1,200 SQ. FT.
COVERED PORCH A.D.U. (OPEN 50%, 2 SIDES OR MORE, NOT COUNTED TOWARD FLOOR AREA)		
K	12'-5 1/2" X 18'-10"	235 SQ. FT.
TOTAL COVERED PORCH A.D.U.		235 SQ. FT.
OVERALL TOTALS		
TOTAL GARAGE		1,120 SQ. FT.
TOTAL MAIN LEVEL		5,150 SQ. FT.
TOTAL UPPER LEVEL		4,963 SQ. FT.
TOTAL HOUSE		11,233 SQ. FT.
TOTAL ACCESSORY BUILDING.		493 SQ. FT.
TOTAL A.D.U.		1,200 SQ. FT.
OVERALL TOTAL BUILDINGS		12,926 SQ. FT.



RESIDENCE FOR:
SINGH 2019 LIVING TRUST
15621 GLEN UNA DRIVE, LOS GATOS, CA 95030
(COUNTY OF SANTA CLARA JURISDICTION)

Project No: 22110

LOWER FLOOR PLAN

DATE/REVISIONS:
04-27-22 PLANNING RESUBMITAL

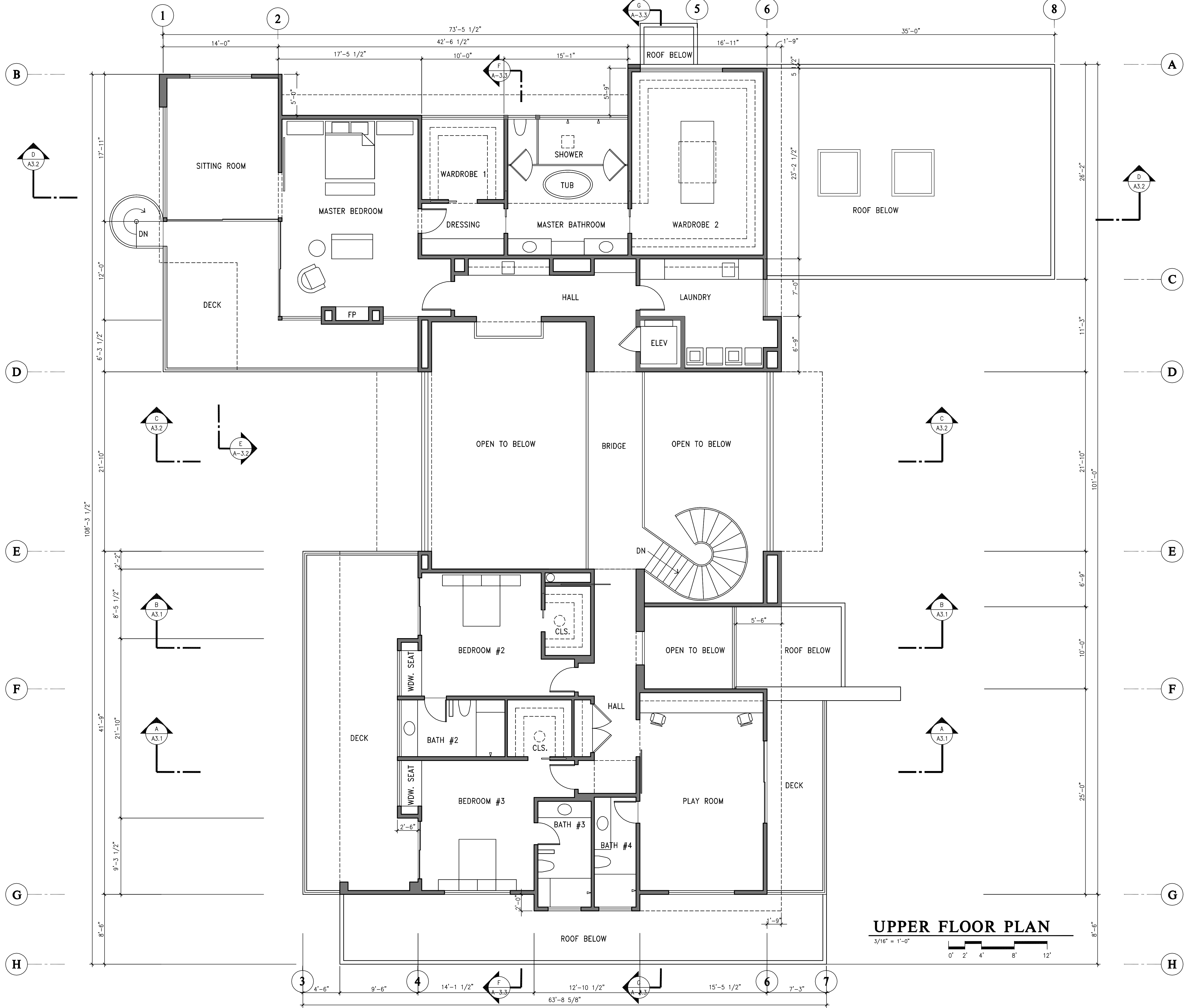
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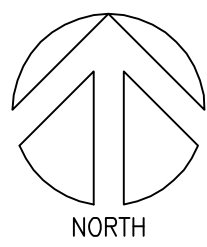
LOUIE LEU ARCHITECT INC
31 MAY 2023
RENEWAL
DATE

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UPPER FLOOR PLAN
3/16" = 1'-0"



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(COUNTY OF SANTA CLARA JURISDICTION)

Project No: 22110

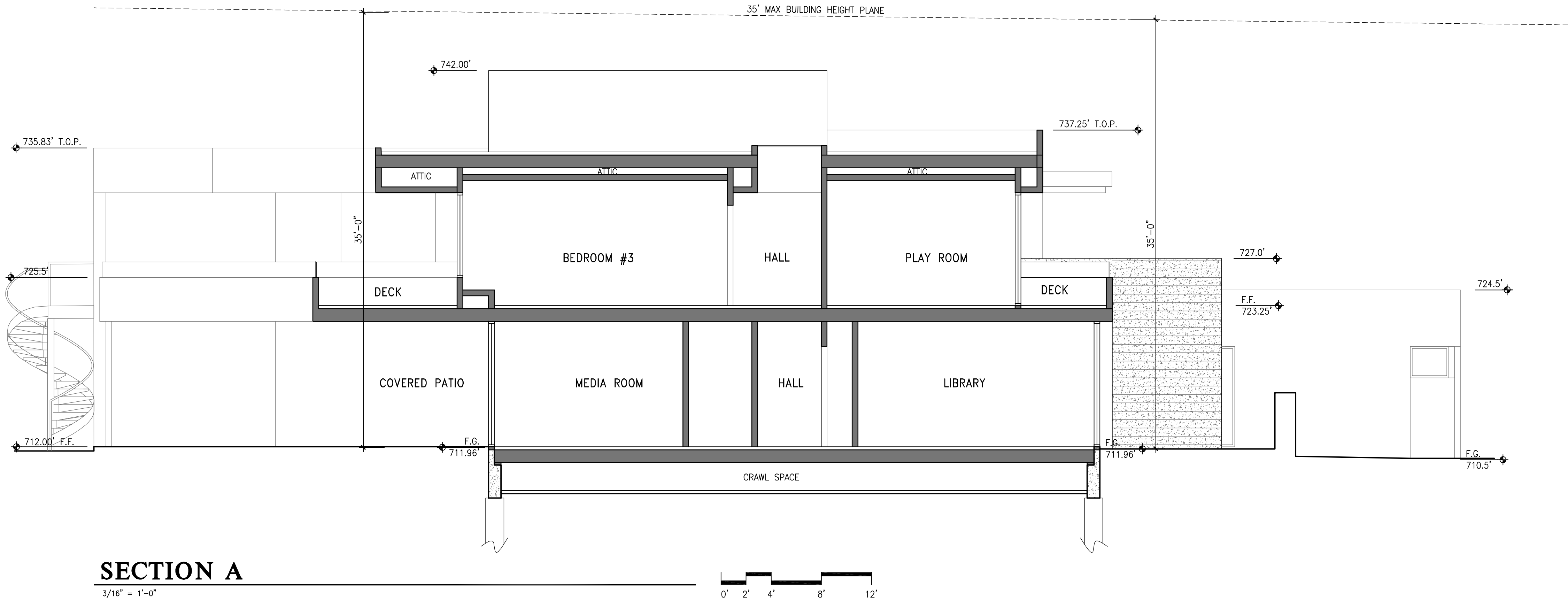
UPPER FLOOR PLAN

Scale: 3/16" = 1'-0"

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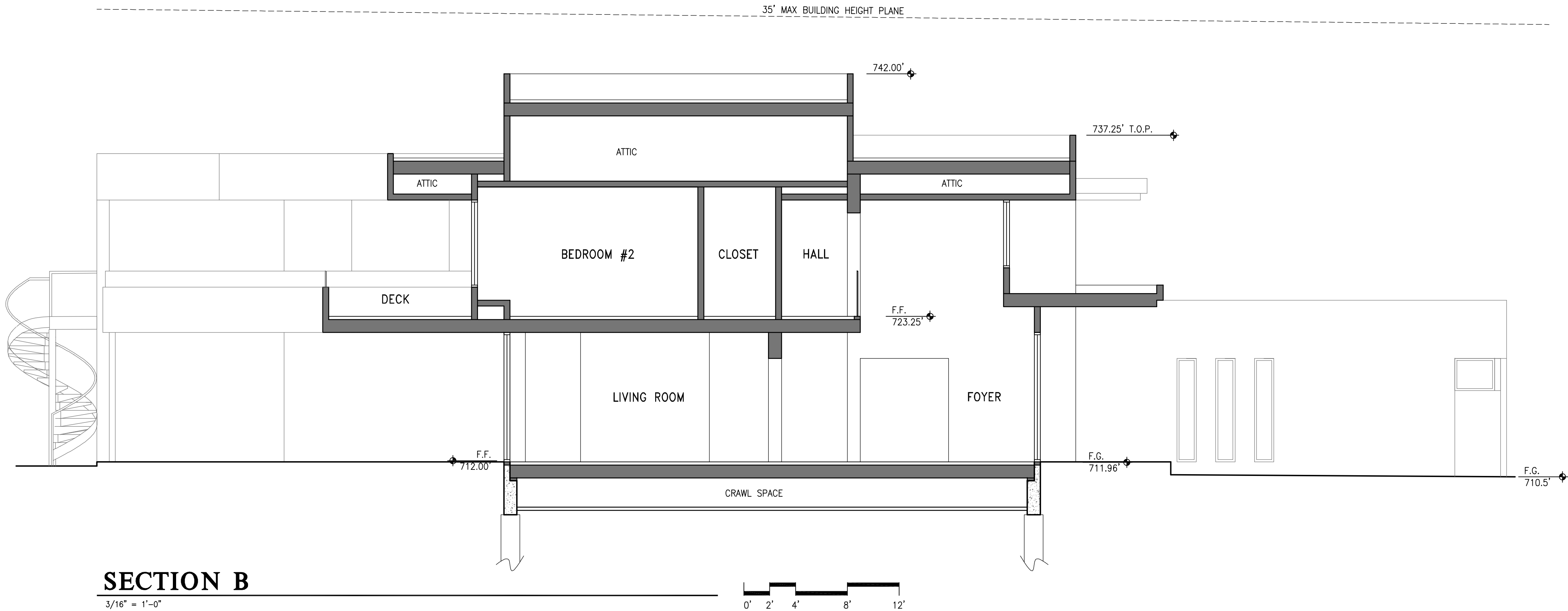
LOUIE LEU ARCHITECT INC
31 MAY 2023
RENEWAL DATE

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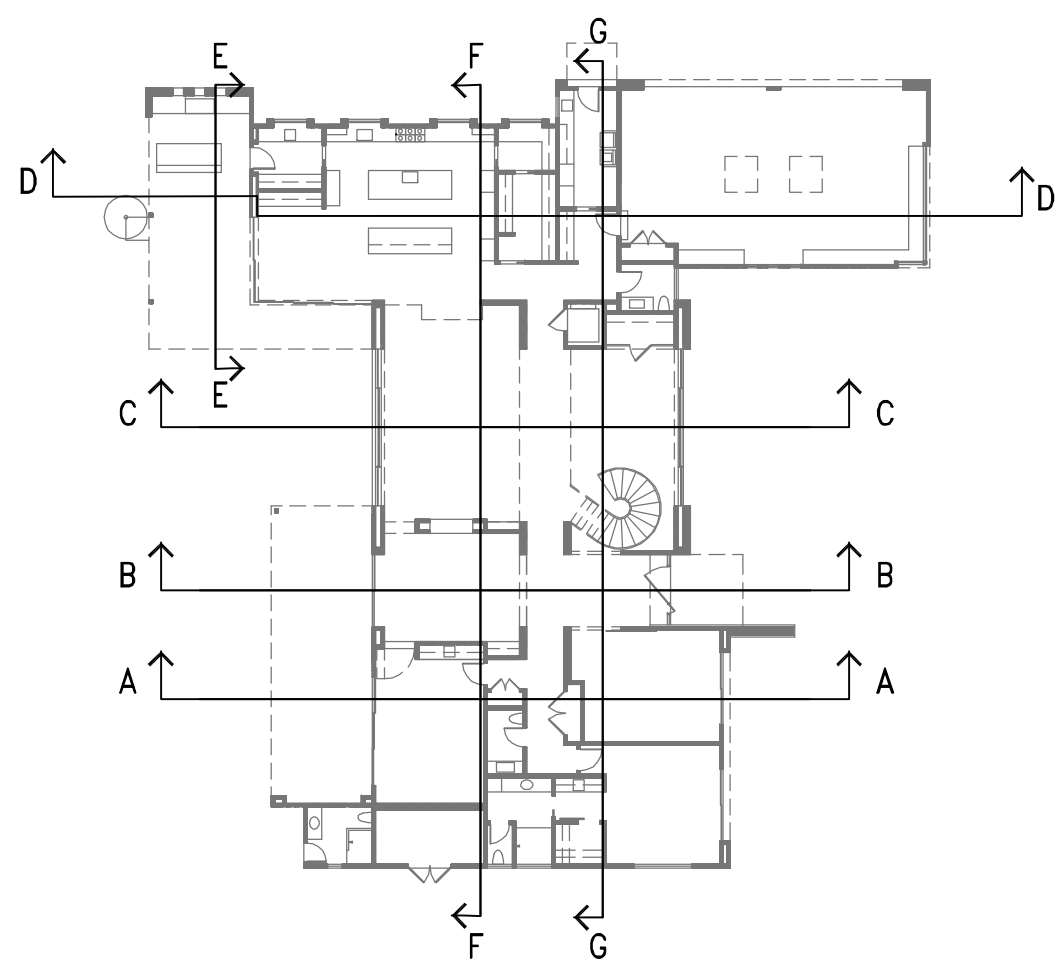
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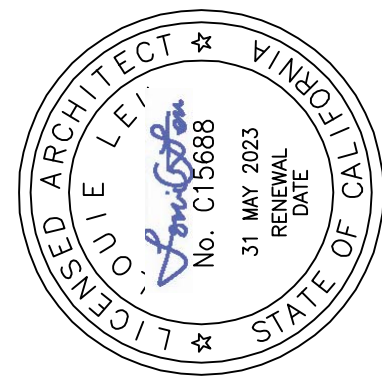
SECTION B

3/16" = 1'-0"



KEY PLAN

N.T.S.



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Project No: 22110

RESIDENCE FOR:
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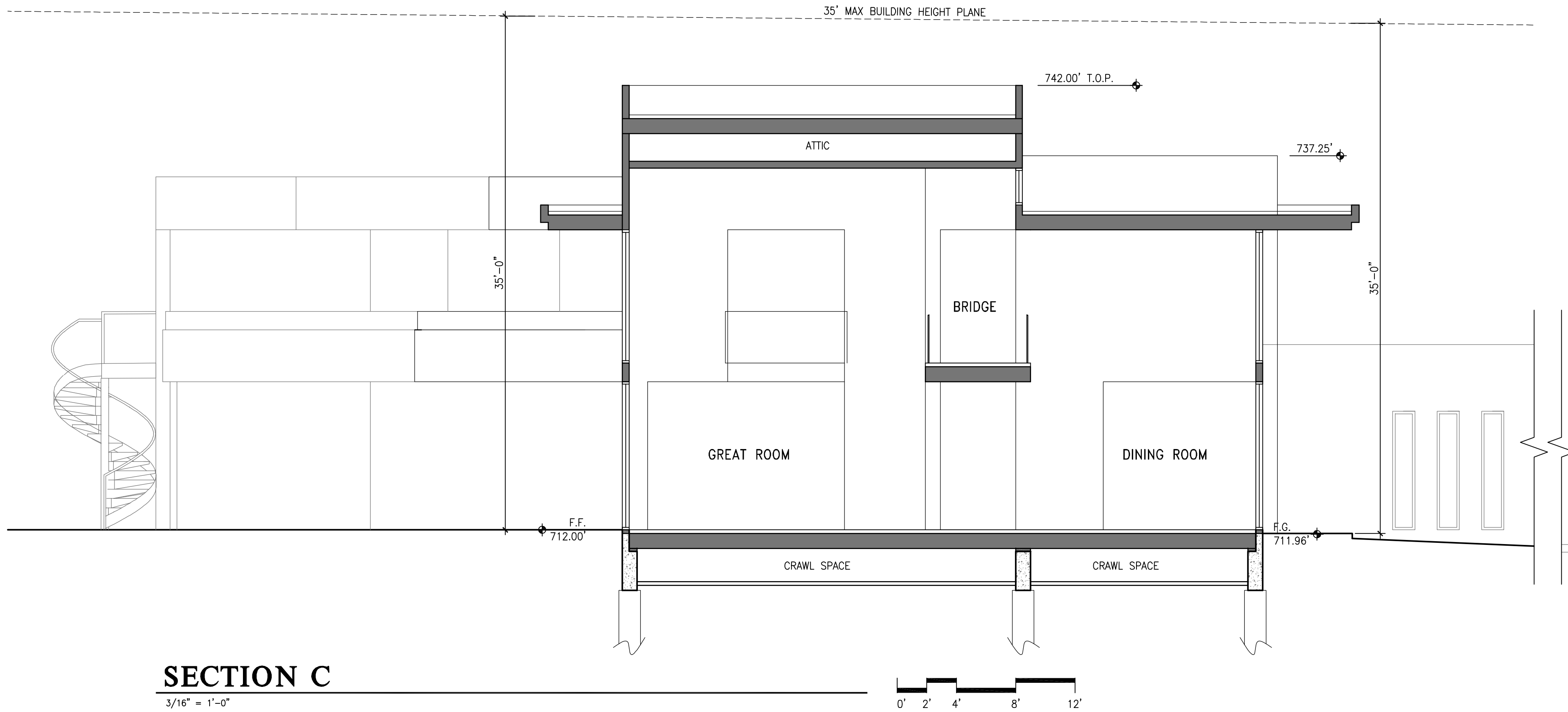
15621 GLEN UNA DRIVE, LOS GATOS, CA 95030
(COUNTY OF SANTA CLARA JURISDICTION)

SECTIONS

Date/Revisions:
04-27-22 PLANNING RESUBMITAL

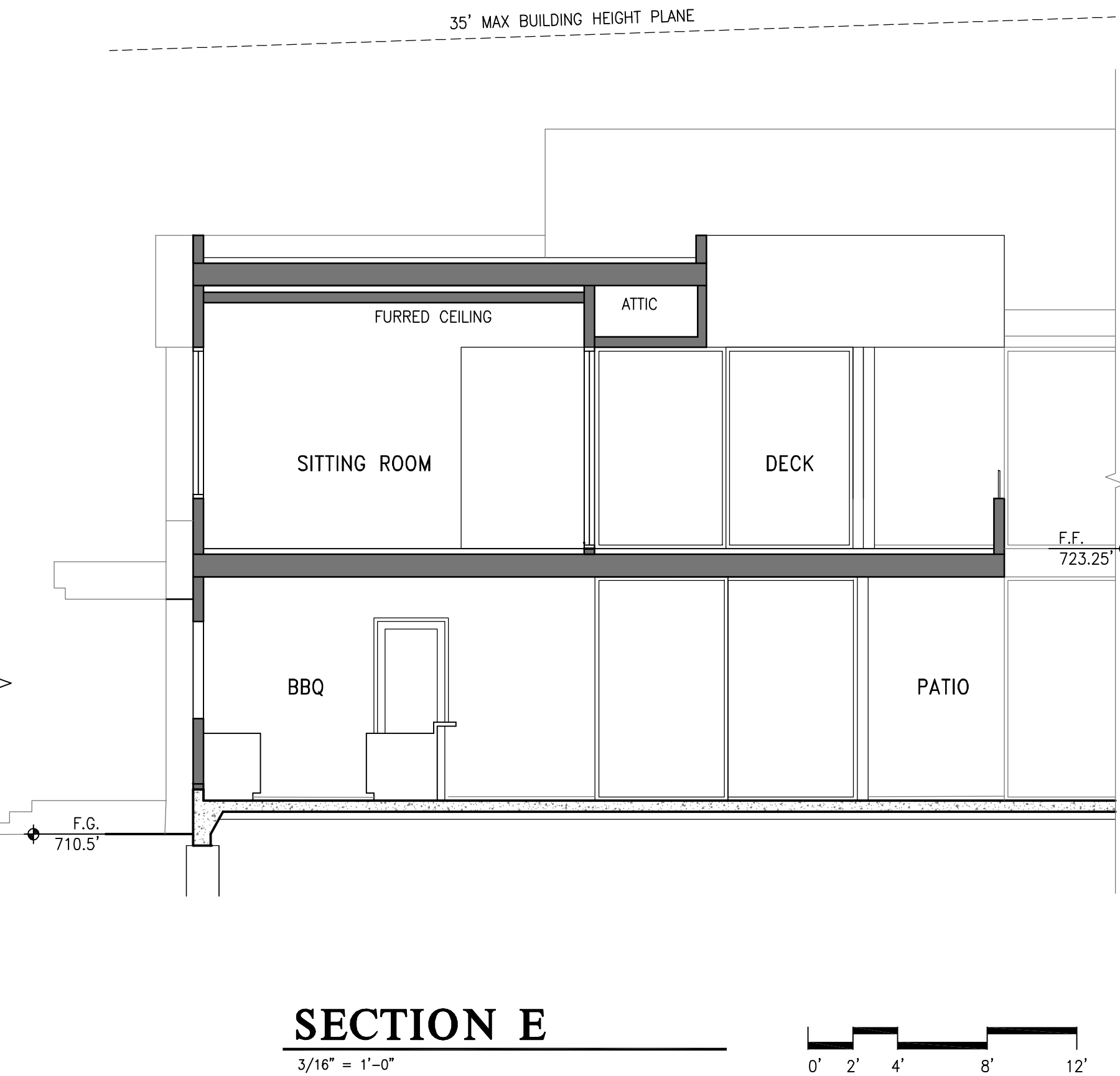
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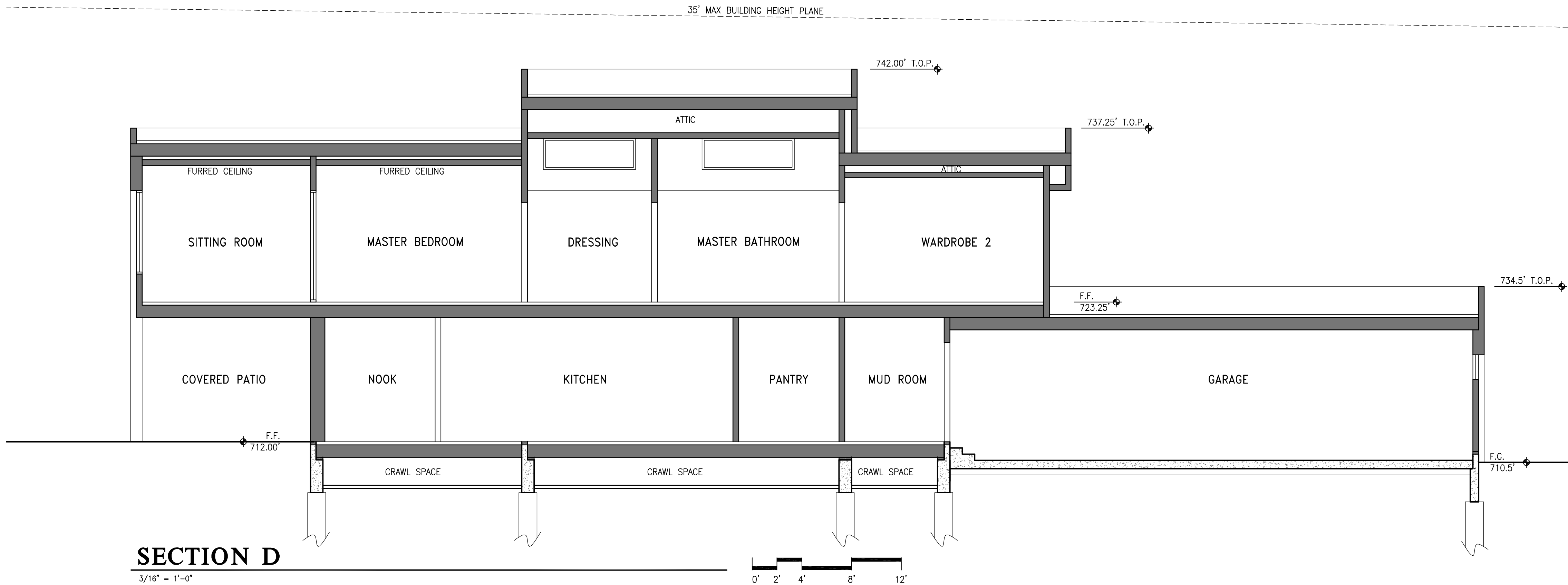
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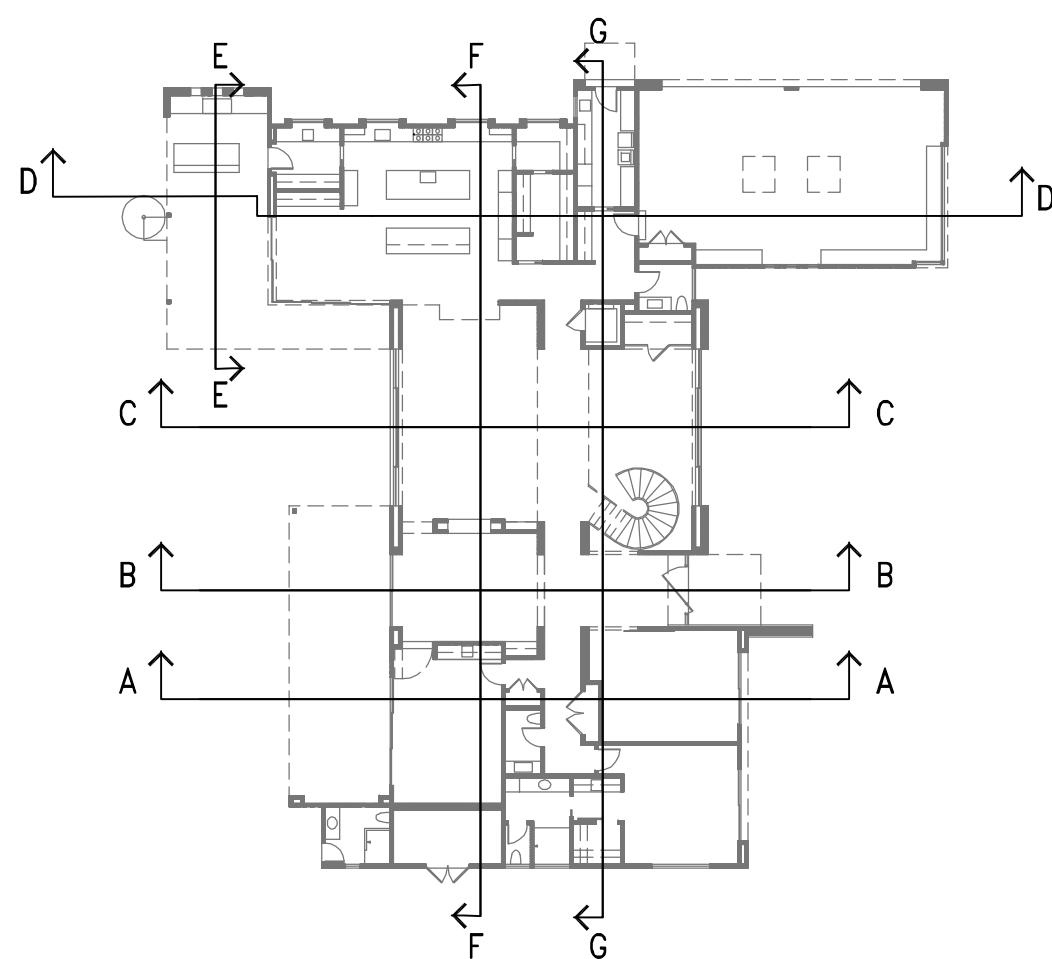
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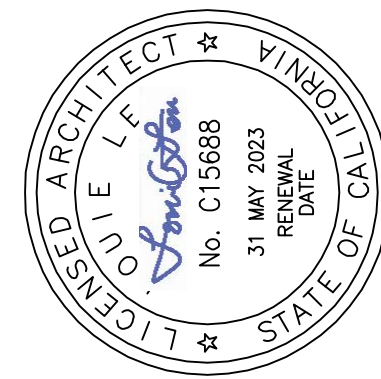
SECTION D

3/16" = 1'-0"



KEY PLAN

N.T.S.



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SIGNATURE DATE: 04-27-22

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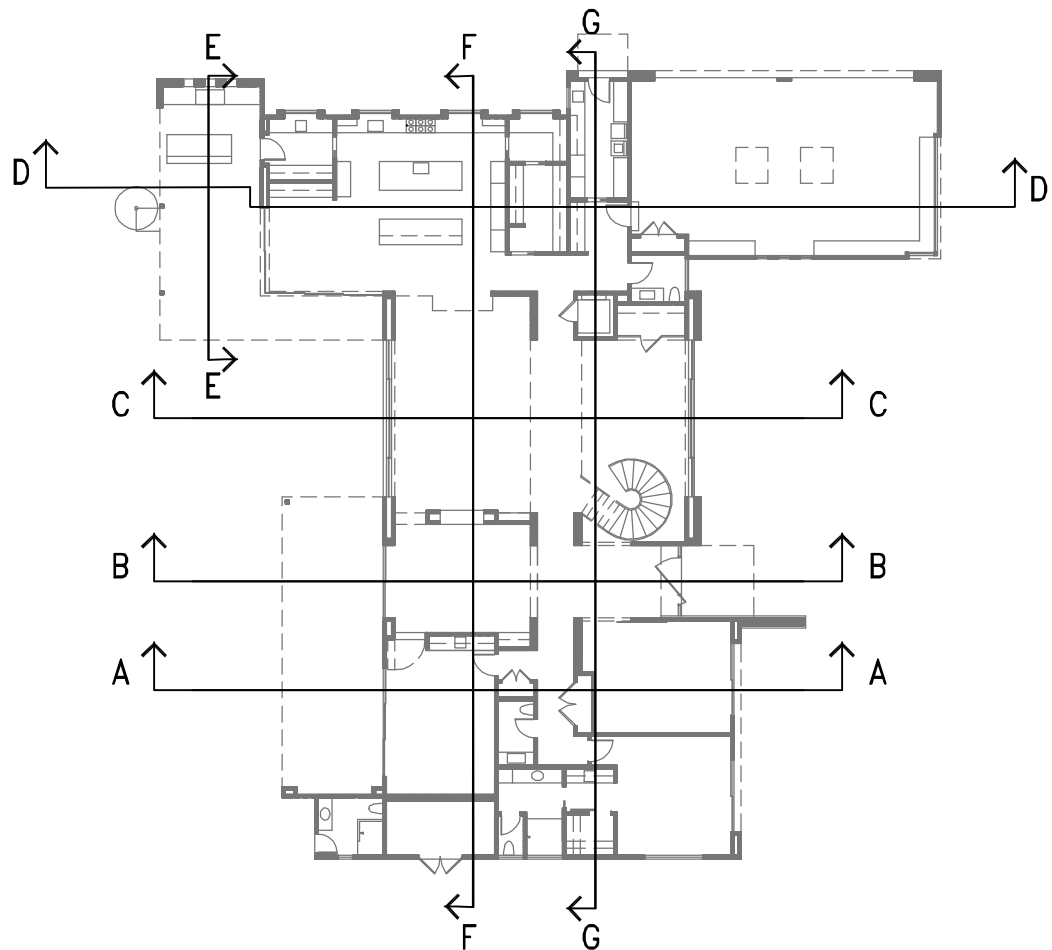
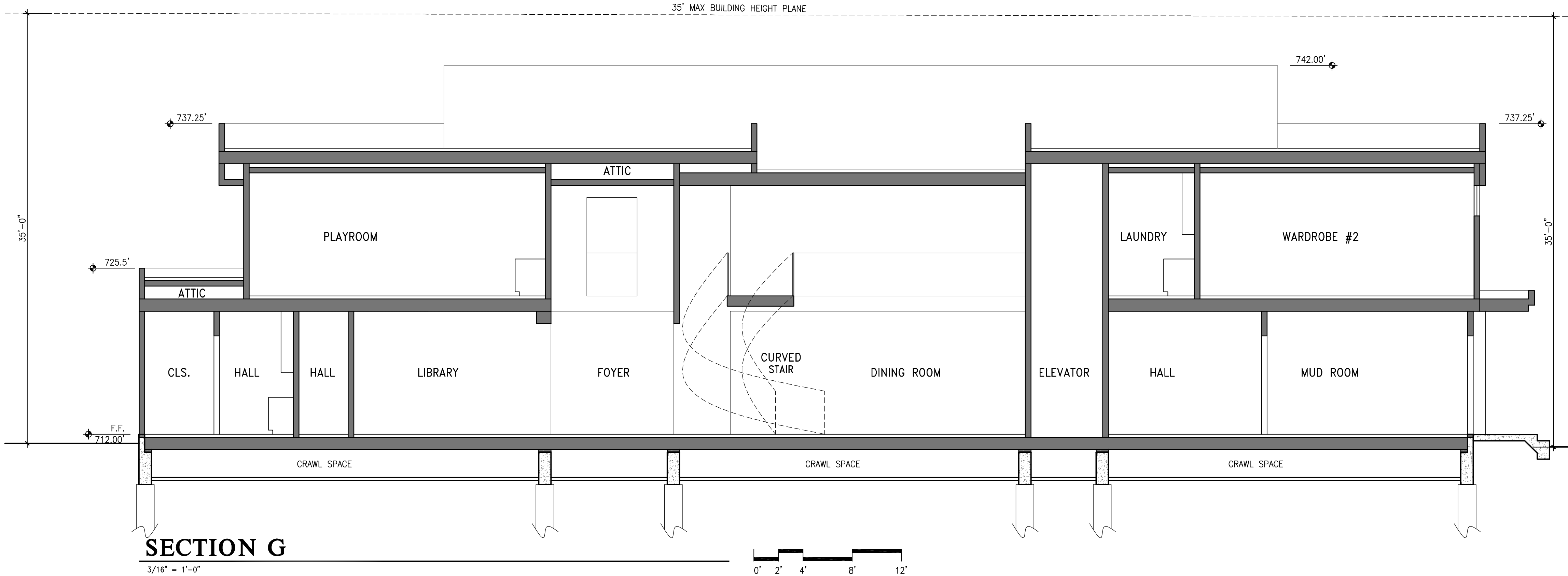
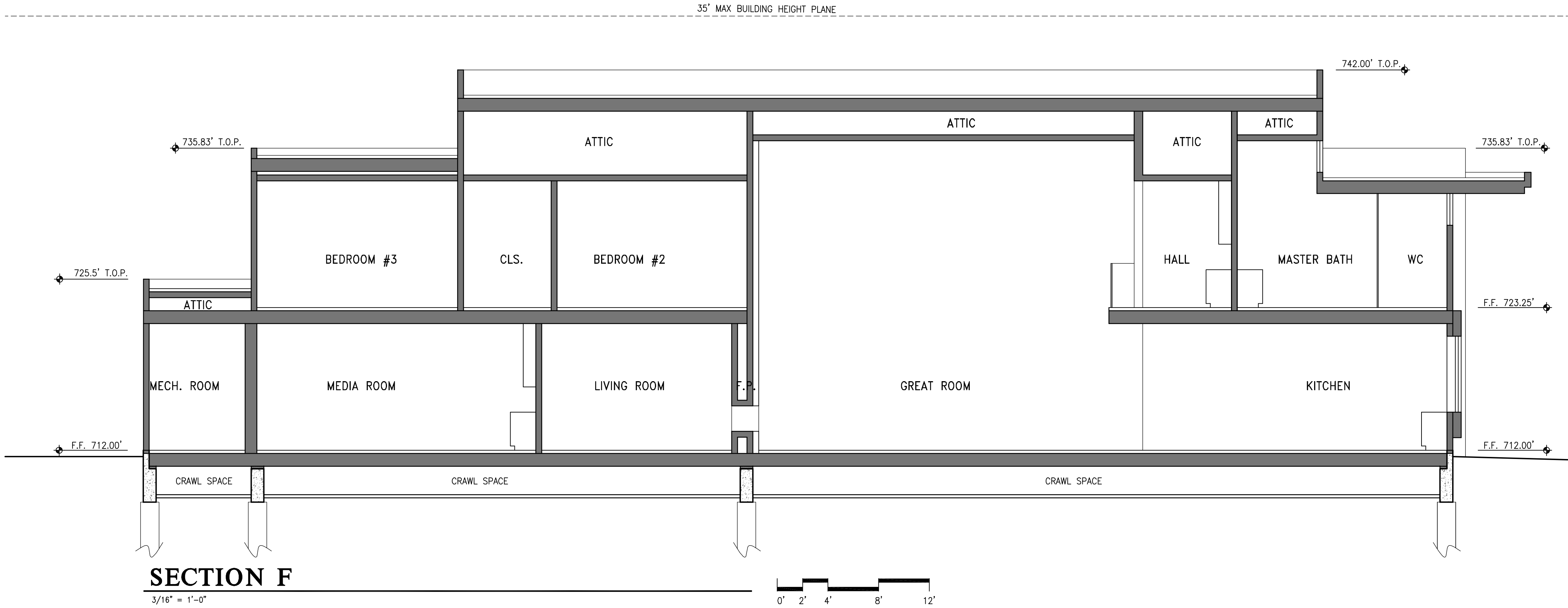
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SECTIONS

Date/Revisions:
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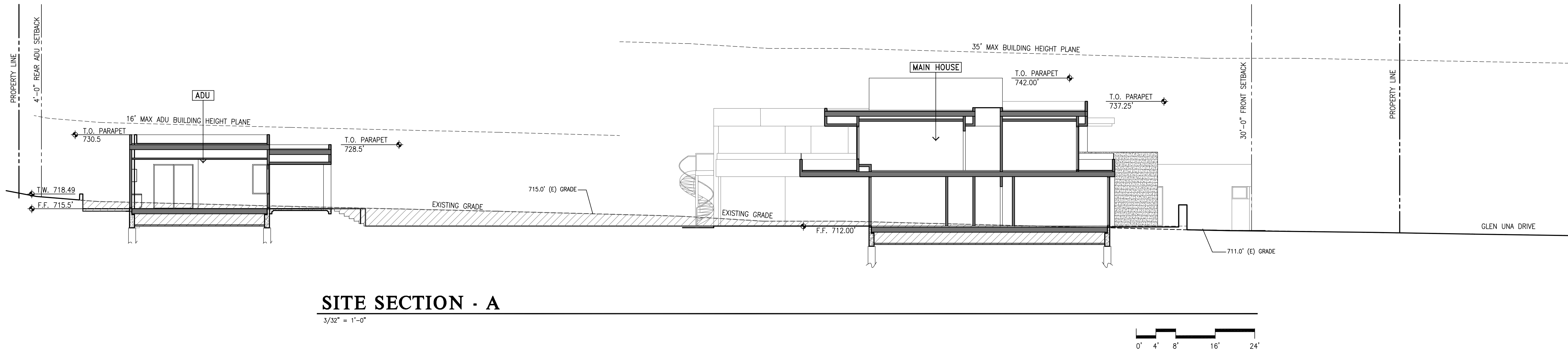
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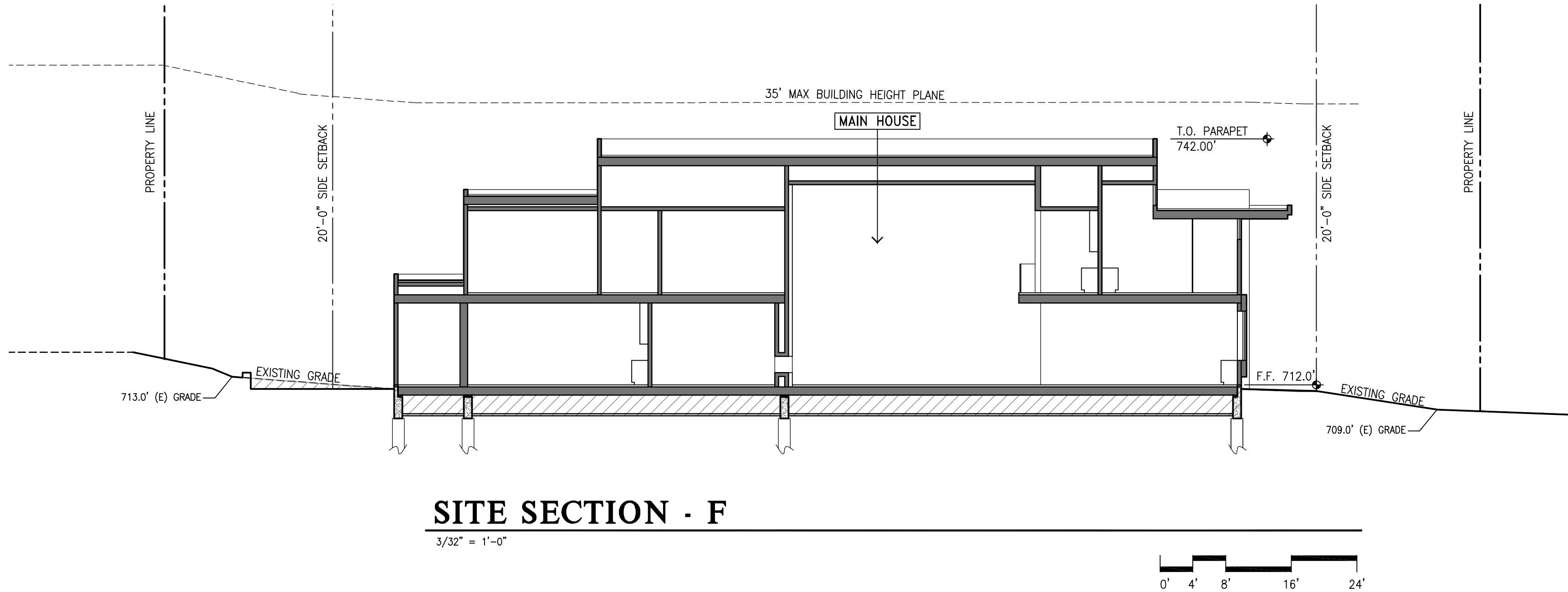
KEY PLAN

N.T.S.



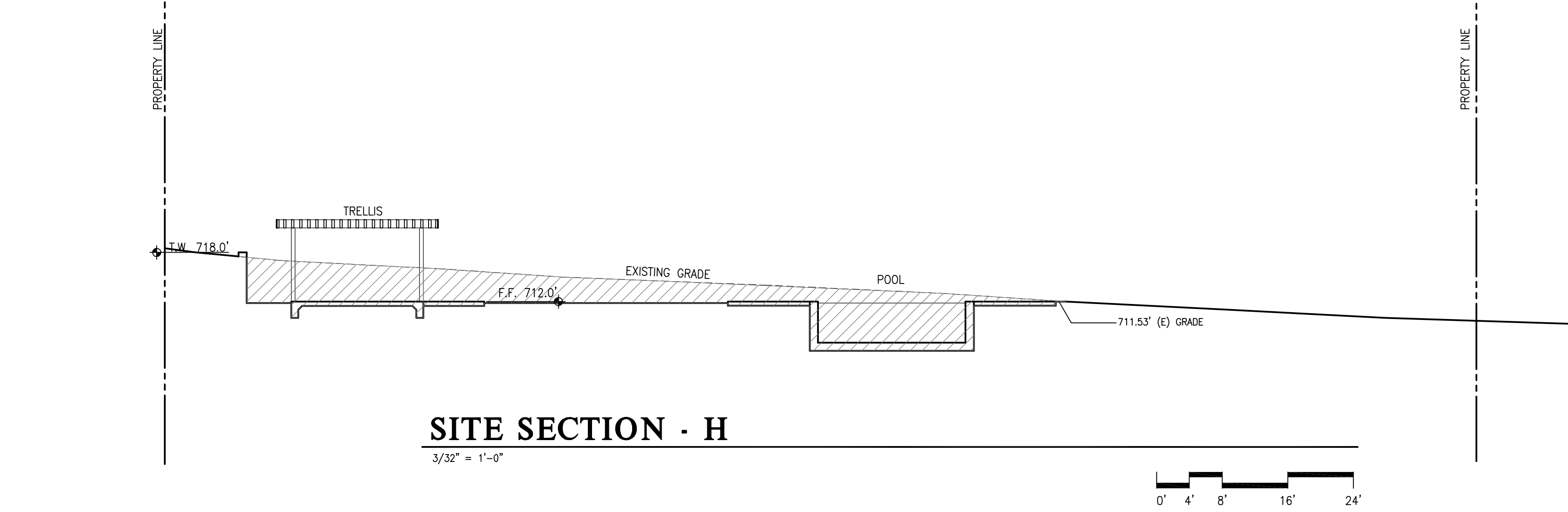
SITE SECTION - A

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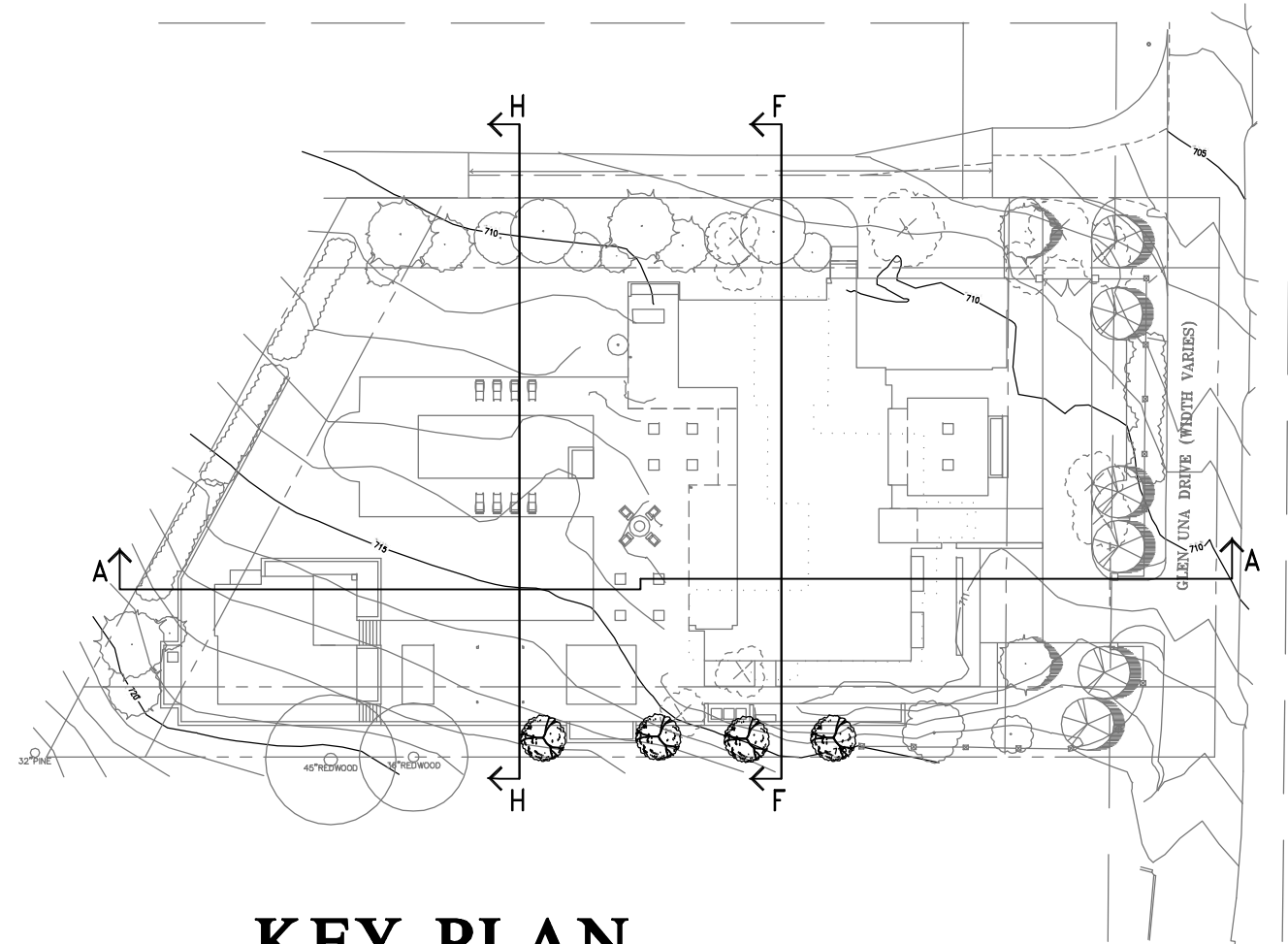
SITE SECTION - F

3/32" = 1'-0"



SITE SECTION - H

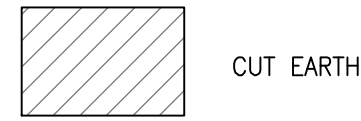
3/32" = 1'-0"



KEY PLAN

N.T.S.

LEGEND



CUT EARTH

Project No: 22110

RESIDENCE FOR:
SINGH 2019 LIVING TRUST

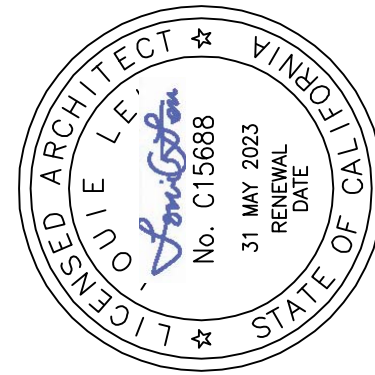
15621 GLEN UNA DRIVE, LOS GATOS, CA 95030
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Date/Revisions:
04-27-22 PLANNING RESUBMITAL

Sheet No:

A - 3.4

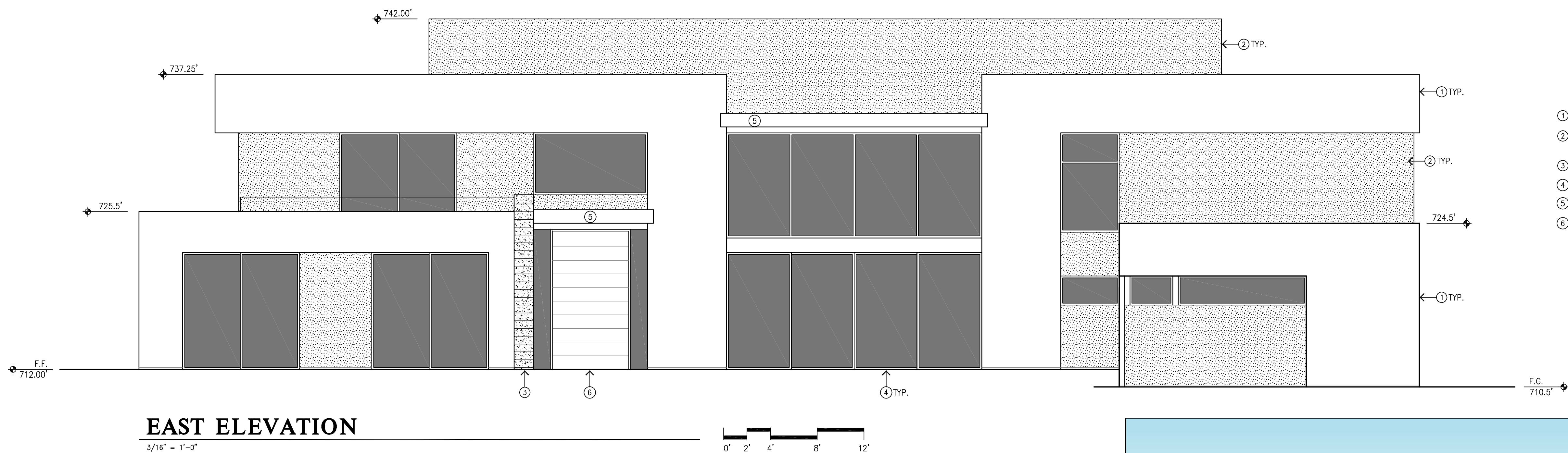
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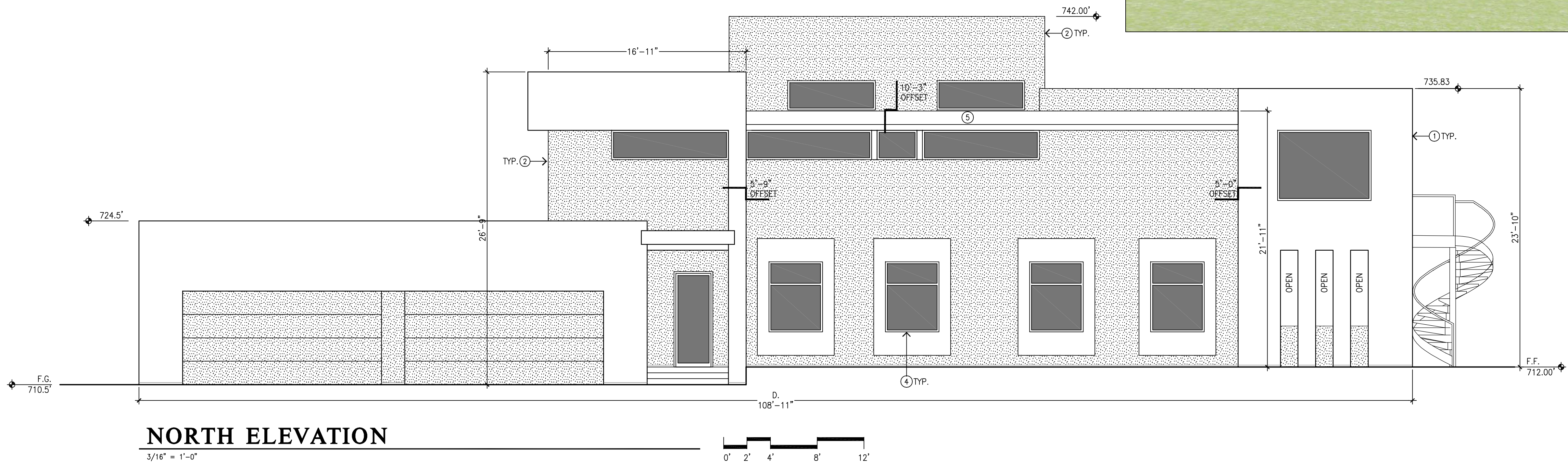
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EAST ELEVATION

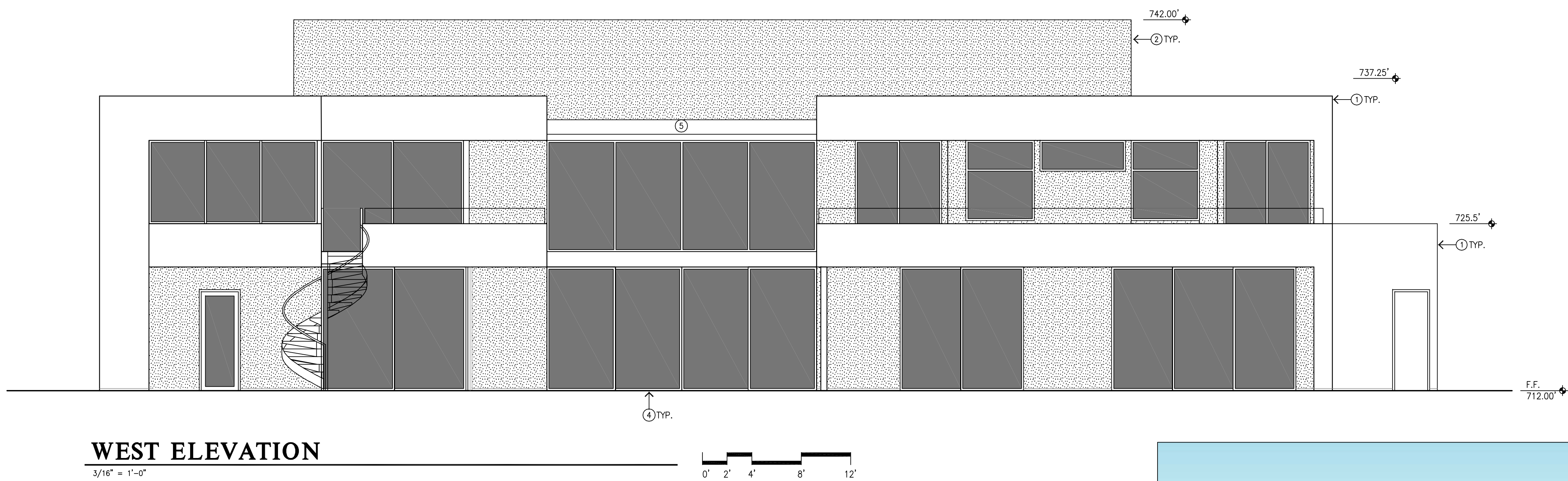
3/16" = 1'-0"



NORTH ELEVATION

3/16" = 1'-0"





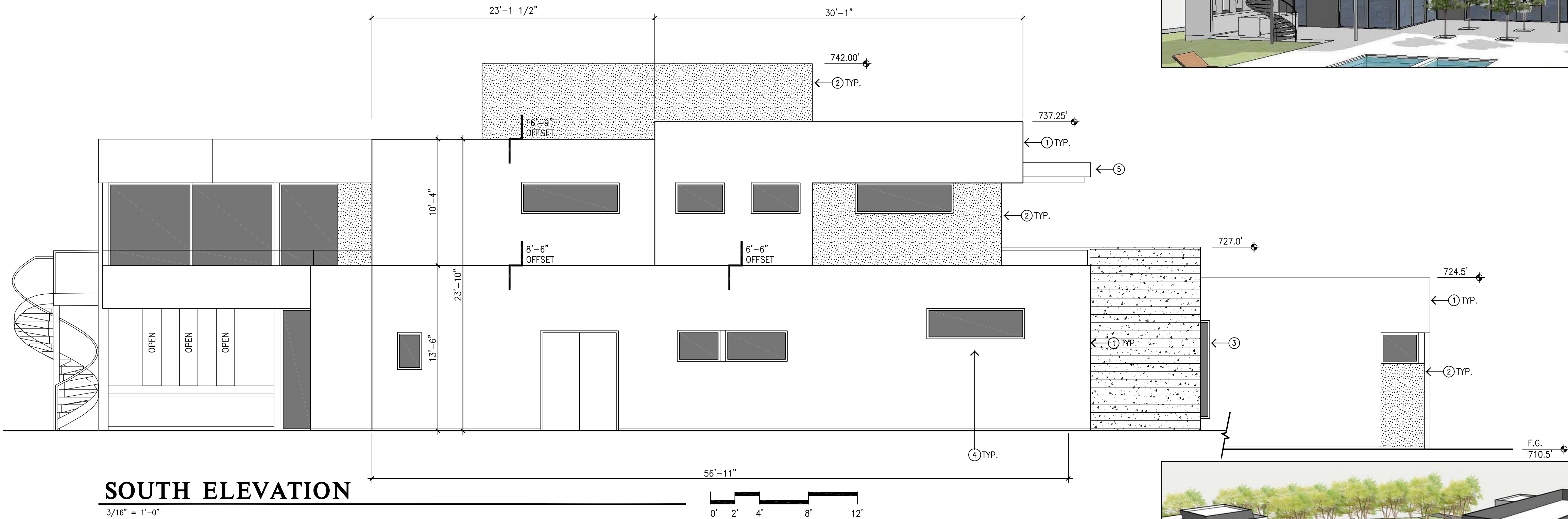
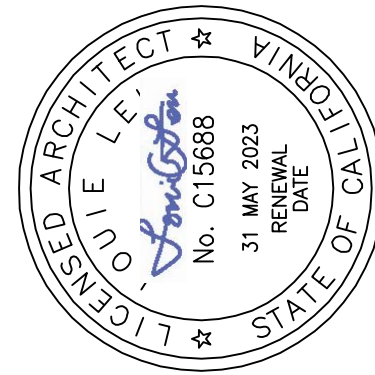
WEST ELEVATION

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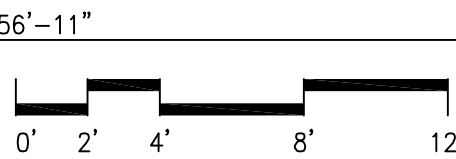
EXTERIOR MATERIALS

- ① CEMENT PLASTER, COLOR ICI #617, LRV 44
- ② RAINSCREEN PANEL ASSEMBLY, WESTERN SPECIALTY FABRICATIONS, NORDIC RAW, COLOR: BLACK, LRV < 10
- ③ BOARD FORMED CONCRETE WALL W/INTEGRAL COLOR TBD., LRV < 30.
- ④ METAL WINDOWS & DOORS, COLOR CLEAR ANODIZED ALUMINUM
- ⑤ SHEET METAL FASCIA, COLOR TO MATCH WINDOW FRAMES.
- ⑥ MAIN ENTRY DOOR - METAL PIVOT DOOR



SOUTH ELEVATION

3/16" = 1'-0"



Project No: 22110

RESIDENCE FOR:
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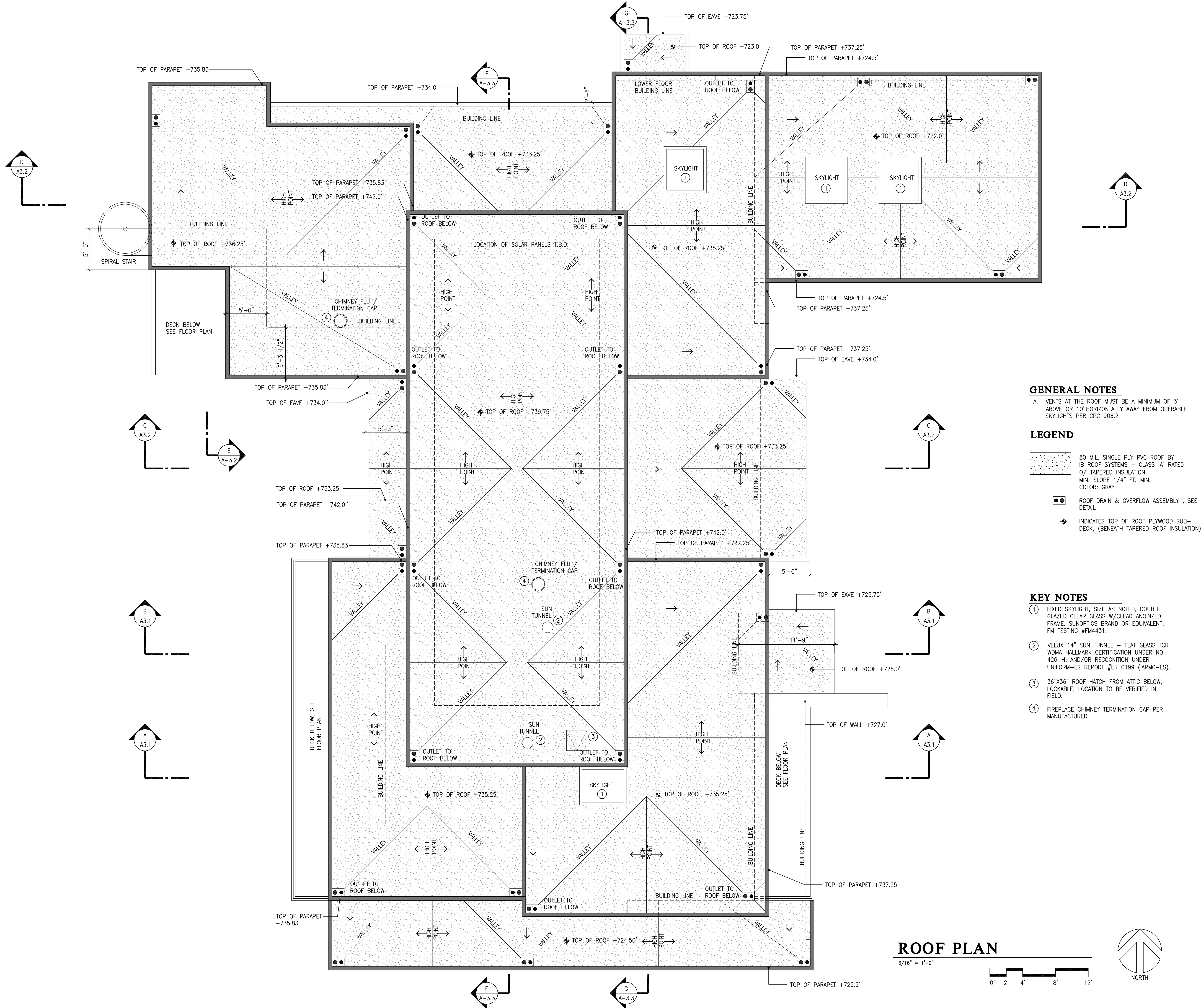
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(COUNTY OF SANTA CLARA JURISDICTION)

ELEVATIONS

Date/Revisions:
04-27-22 PLANNING RESUBMITAL

Sheet No:

A - 4.2



GENERAL NOTES

A. VENTS AT THE ROOF MUST BE A MINIMUM OF 3' ABOVE OR 10' HORIZONTALLY AWAY FROM OPERABLE SKYLIGHTS PER CPC 906.2

LEGEND

80 MIL. SINGLE PLY PVC ROOF BY IB ROOF SYSTEMS - CLASS 'A' RATED O/ TAPERED INSULATION MIN. SLOPE 1/4" FT. MIN. COLOR: GRAY

ROOF DRAIN & OVERFLOW ASSEMBLY, SEE DETAIL

INDICATES TOP OF ROOF PLYWOOD SUB-DECK, (BENEATH TAPERED ROOF INSULATION)

- KEY NOTES**
1. FIXED SKYLIGHT. SIZE AS NOTED, DOUBLE GLAZED CLEAR GLASS W/CLEAR ANODIZED FRAME. SUNOPTICS BRAND OR EQUIVALENT, FM TESTING #FM4431.
 2. VELUX 14" SUN TUNNEL - FLAT GLASS TCR WDMA HALLMARK CERTIFICATION UNDER NO. 426-H, AND/OR RECOGNITION UNDER UNIFORM-ES REPORT #ER 0199 (APM0-ES).
 3. 36"x36" ROOF HATCH FROM ATTIC BELOW, LOCKABLE, LOCATION TO BE VERIFIED IN FIELD.
 4. FIREPLACE CHIMNEY TERMINATION CAP PER MANUFACTURER

RESIDENCE FOR:
SINGH 2019 LIVING TRUST
15621 GLEN UNA DRIVE, LOS GATOS, CA 95030
(COUNTY OF SANTA CLARA JURISDICTION)

Project No: 22110

Roof Plan

Scale: 3/16" = 1'-0"

DATE/REVISIONS:
04-27-22 PLANNING RESUBMITAL

SHEET NO:
A - 5.1

LOUIE LEU ARCHITECT INC.
31 MAY 2023
No. C15688
RENEWAL DATE

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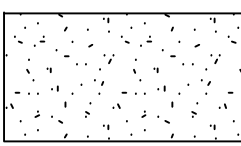
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GENERAL NOTES

A. VENTS AT THE ROOF MUST BE A MINIMUM OF 3' ABOVE OR 10' HORIZONTALLY AWAY FROM OPERABLE SKYLIGHTS PER CPC 906.2

LEGEND



80 MIL. SINGLE PLY PVC ROOF BY IB ROOF SYSTEMS - CLASS "A" RATED O/ TAPERED INSULATION MIN. SLOPE 1/4" FT. MIN. COLOR: GRAY



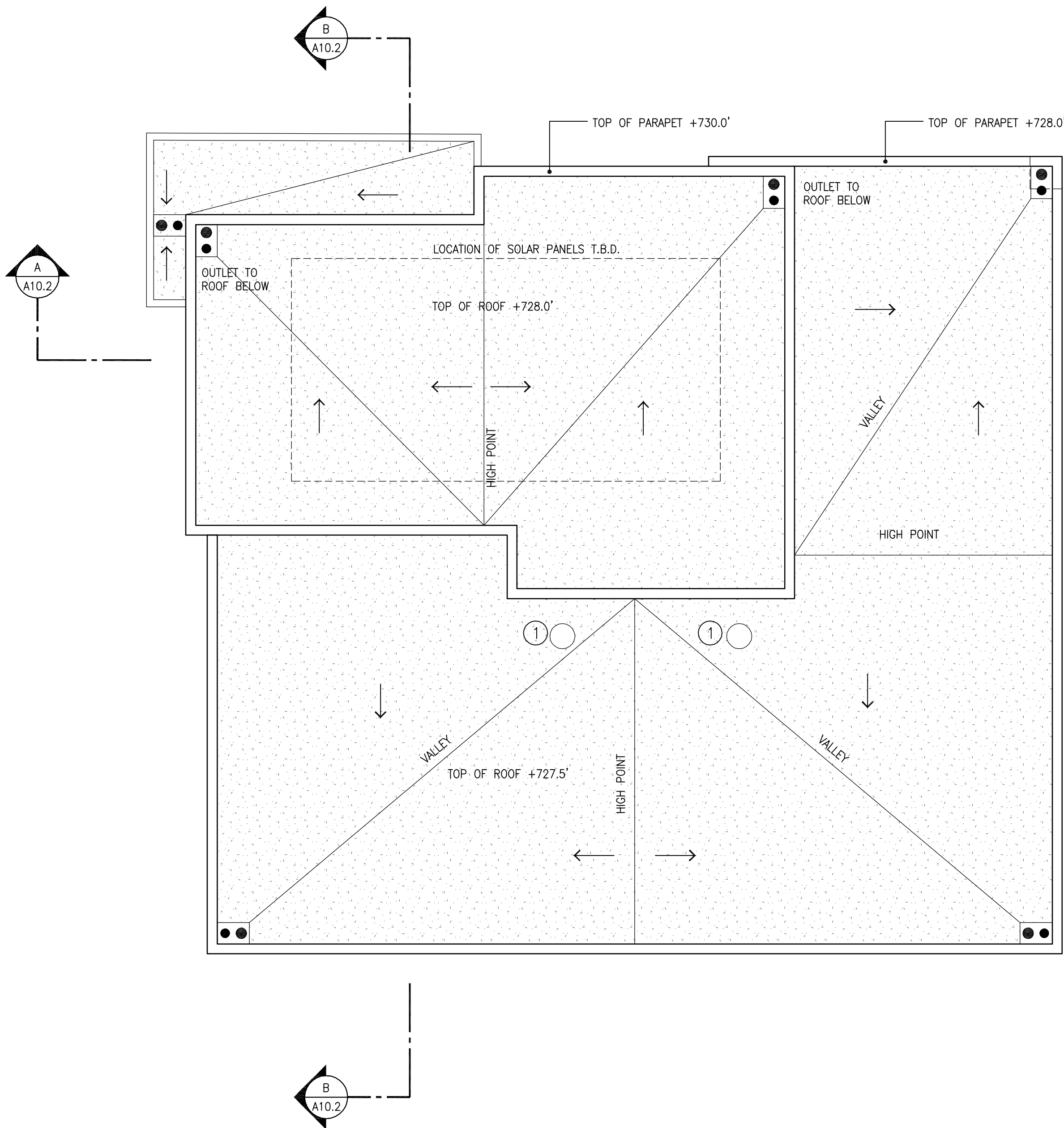
ROOF DRAIN & OVERFLOW ASSEMBLY, SEE DETAIL



INDICATES TOP OF ROOF PLYWOOD SUB-DECK, (BENEATH TAPERED ROOF INSULATION)

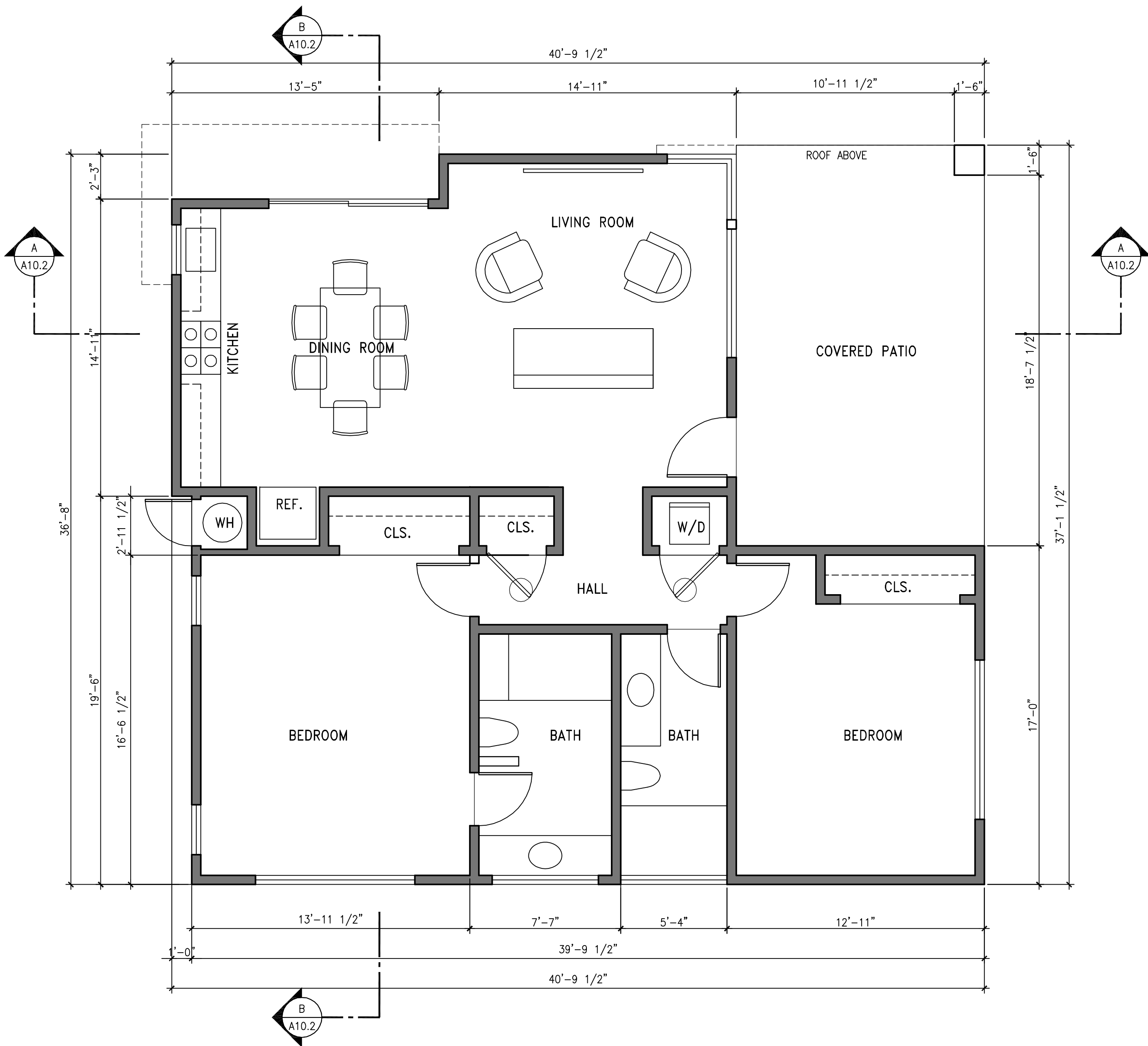
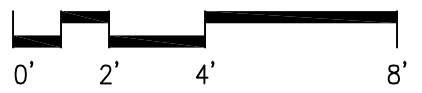
KEY NOTES

1 VELUX 14" SUN TUNNEL - FLAT GLASS TCR WDMA HALLMARK CERTIFICATION UNDER NO. 426-H, AND/OR RECOGNITION UNDER UNIFORM-ES REPORT #ER 0199 (APMO-ES).



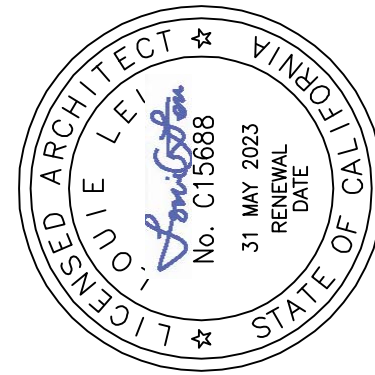
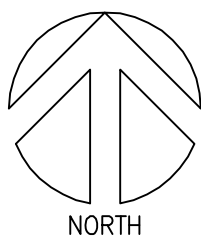
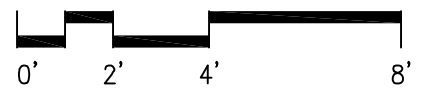
ROOF PLAN

1/4" = 1'-0"



FLOOR PLAN

1/4" = 1'-0"



LOUIE LEU ARCHITECT INC.

Project No: 22110

RESIDENCE FOR:
SINGH 2019 LIVING TRUST

15621 GLEN UNA DRIVE, LOS GATOS, CA 95030
(COUNTY OF SANTA CLARA JURISDICTION)

Date/Revisions:
04-27-22 PLANNING RESUBMITAL

Sheet No:

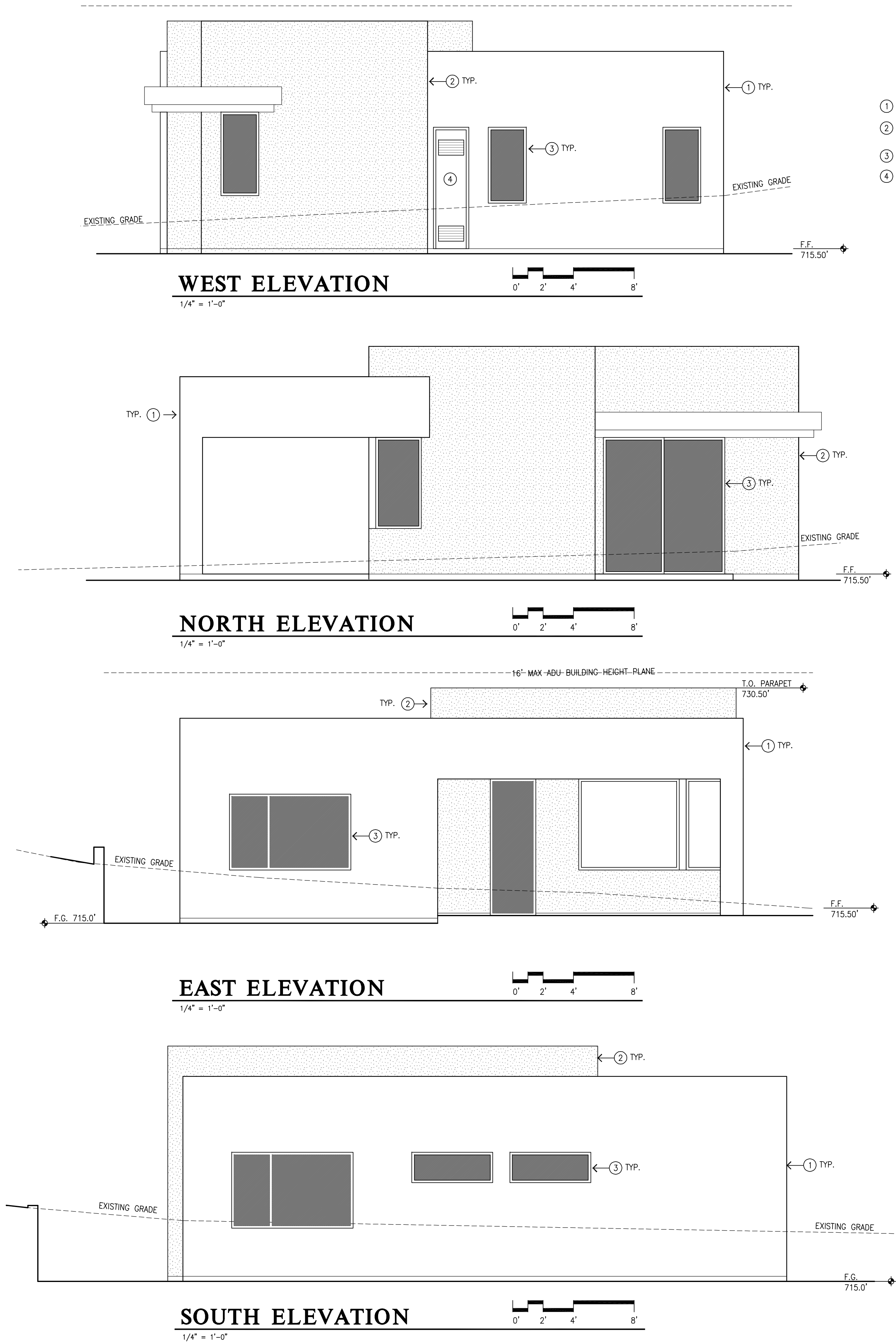
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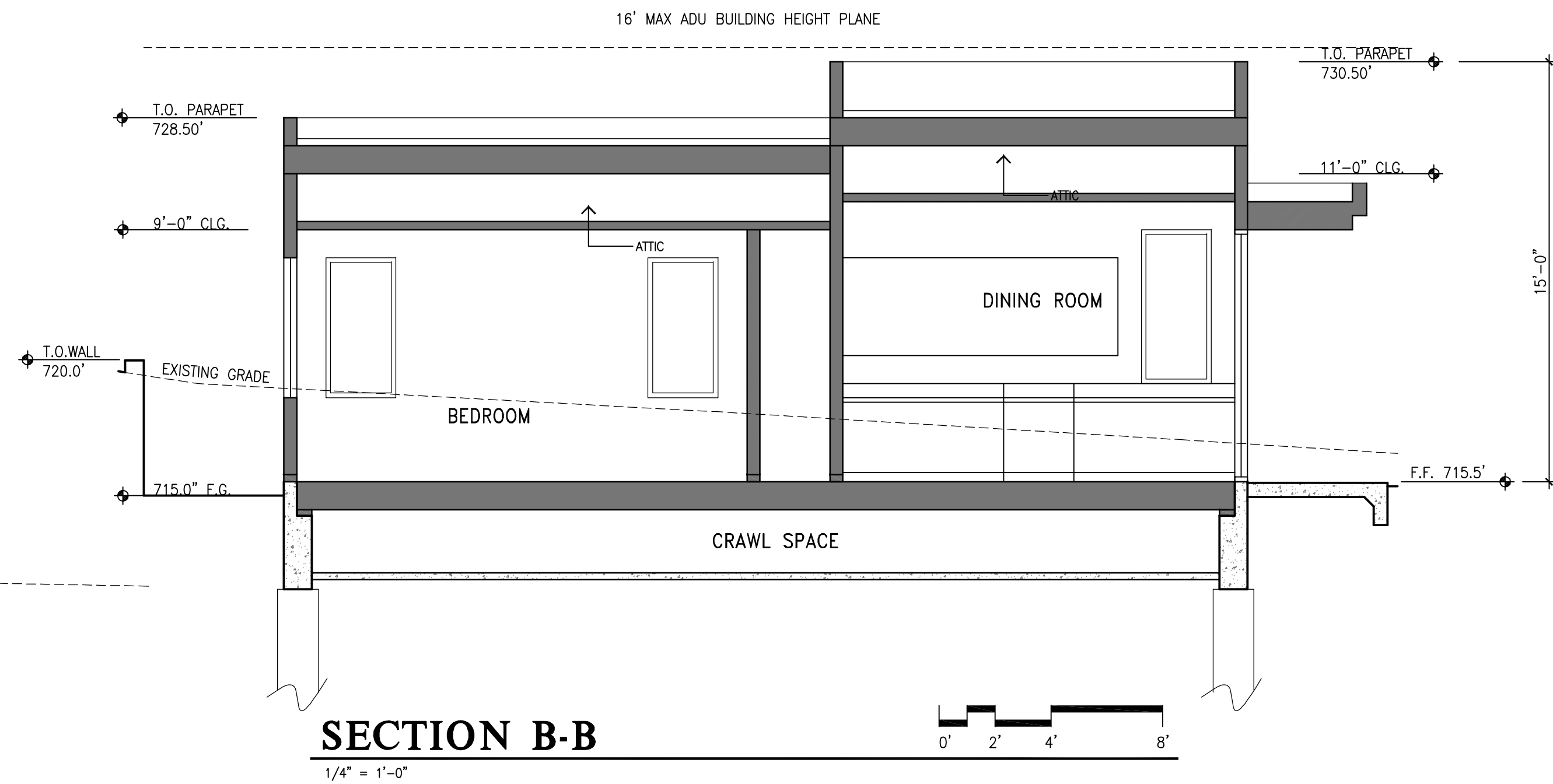
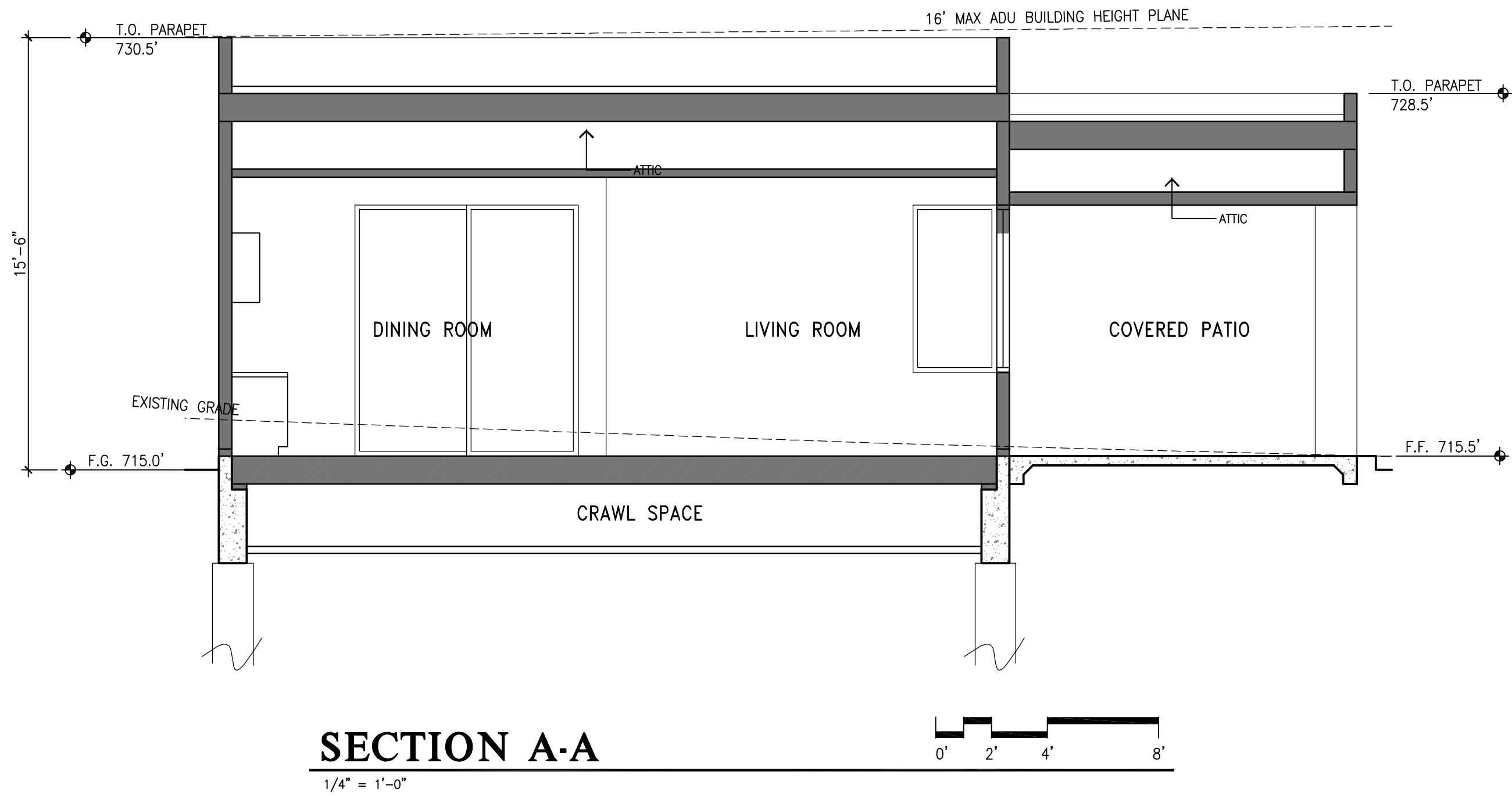
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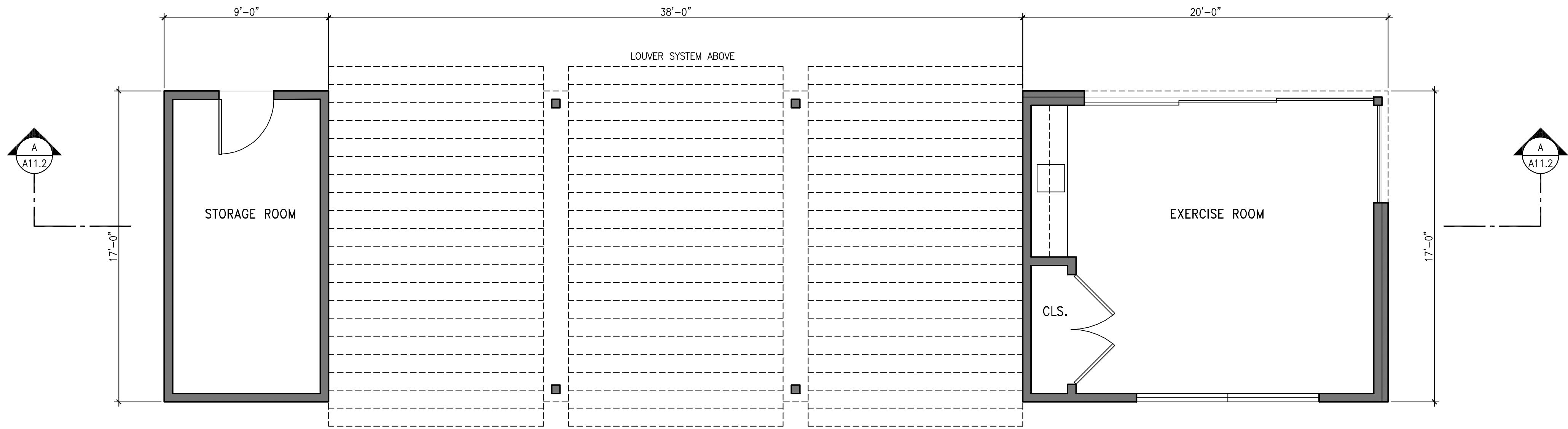
Scale: 1/4" = 1'-0"

A.D.U. FLOOR & ROOF PLANS



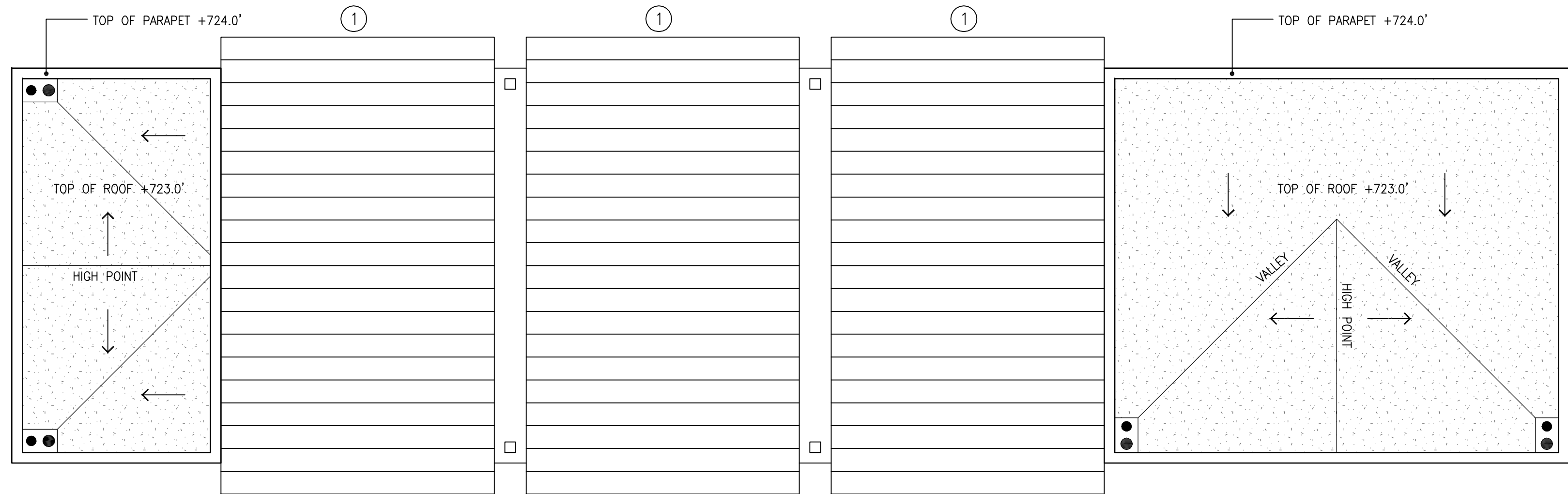
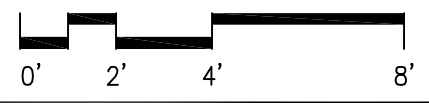
- EXTERIOR MATERIALS**
- ① CEMENT PLASTER, COLOR T.B.D.
 - ② RAINSCREEN PANEL ASSEMBLY, WESTERN SPECIALTY FABRICATIONS, NORDIC RAW, COLOR: BLACK
 - ③ METAL WINDOWS & DOORS, COLOR CLEAR ANODIZED
 - ④ 24" WIDE LOUVERED DOOR





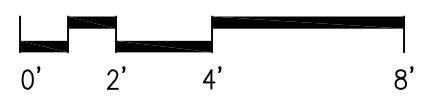
FLOOR PLAN

1/4" = 1'-0"



ROOF PLAN

1/4" = 1'-0"



GENERAL NOTES

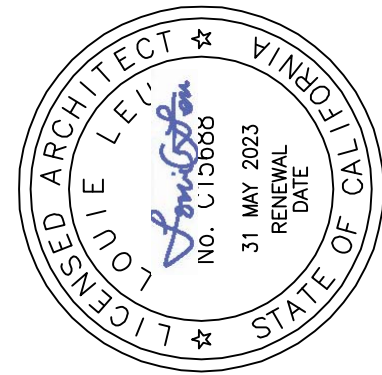
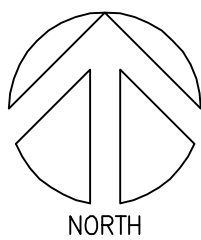
- A. VENTS AT THE ROOF MUST BE A MINIMUM OF 3' ABOVE OR 10' HORIZONTALLY AWAY FROM OPERABLE SKYLIGHTS PER CPC 906.2

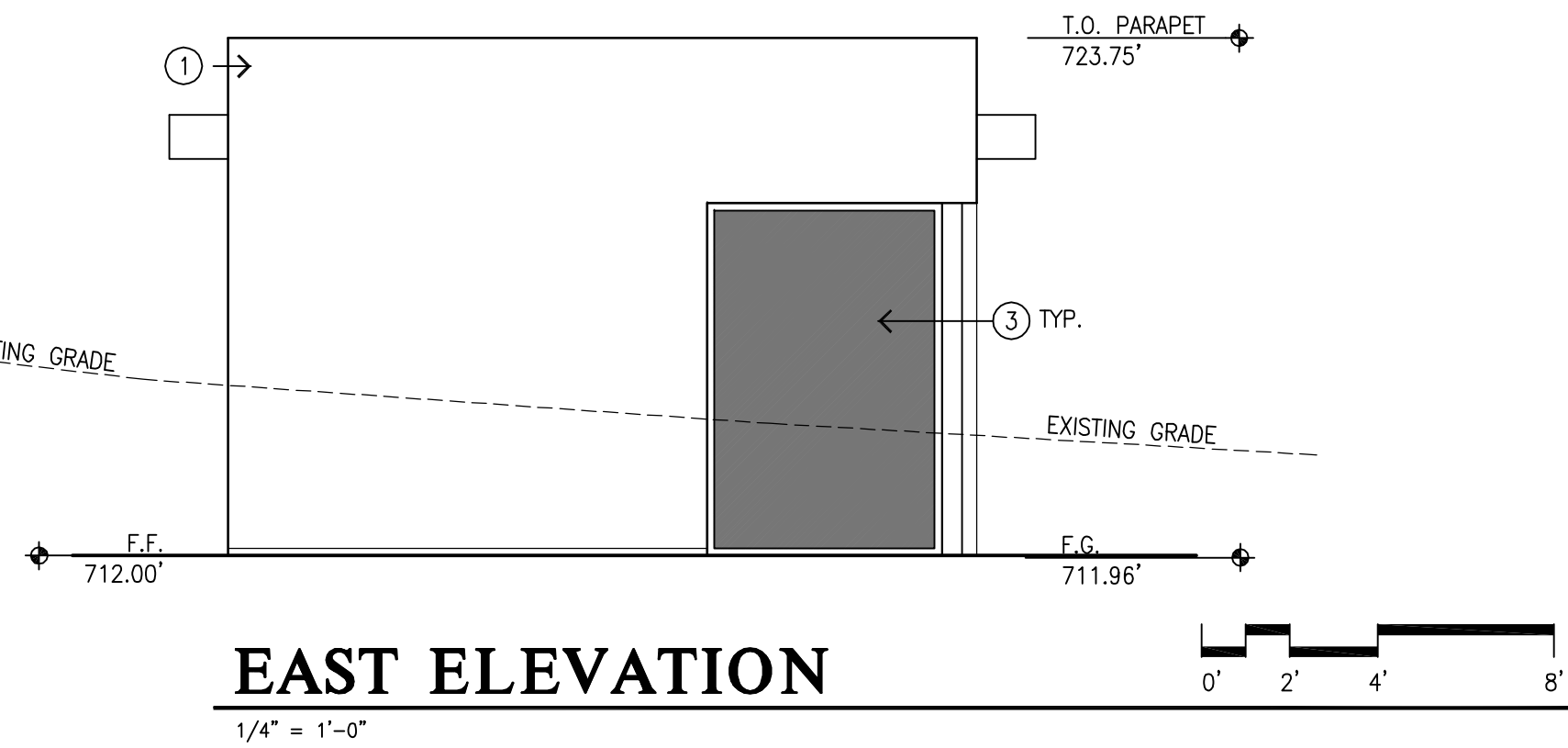
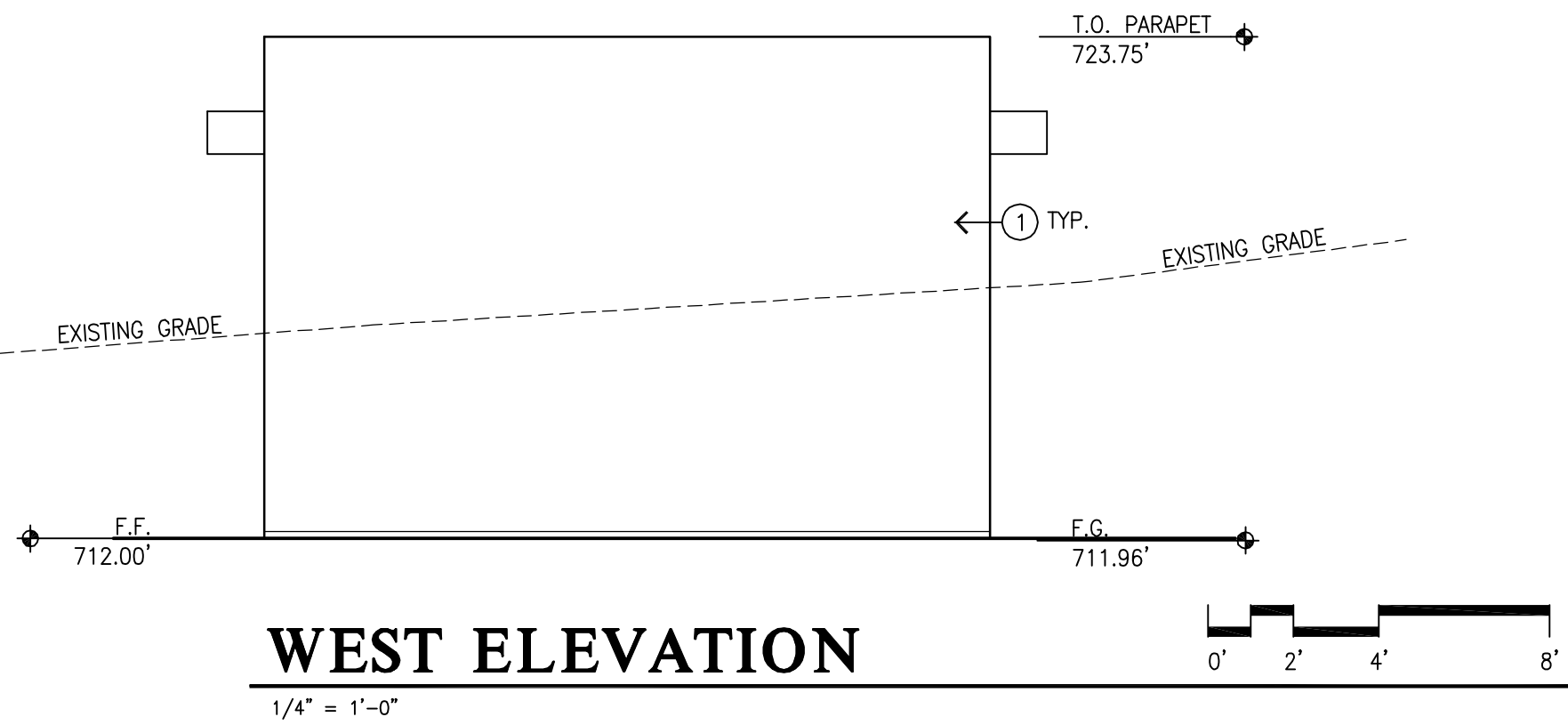
LEGEND

- 80 MIL. SINGLE PLY PVC ROOF BY IB ROOF SYSTEMS - CLASS 'A' RATED O/ TAPERED INSULATION MIN. SLOPE 1/4" FT. MIN. COLOR: GRAY
- ROOF DRAIN & OVERFLOW ASSEMBLY, SEE DETAIL
- INDICATES TOP OF ROOF PLYWOOD SUB-DECK, (BENEATH TAPERED ROOF INSULATION)

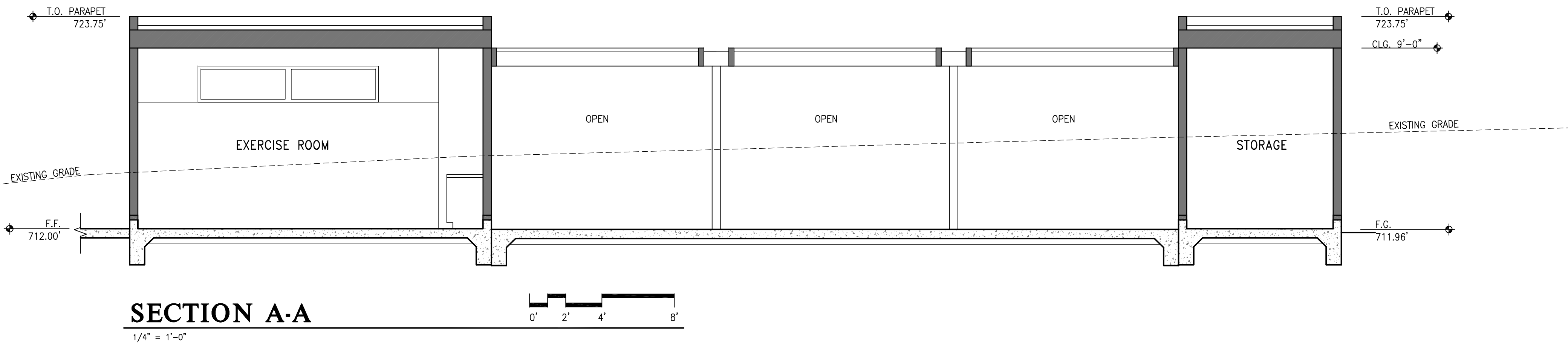
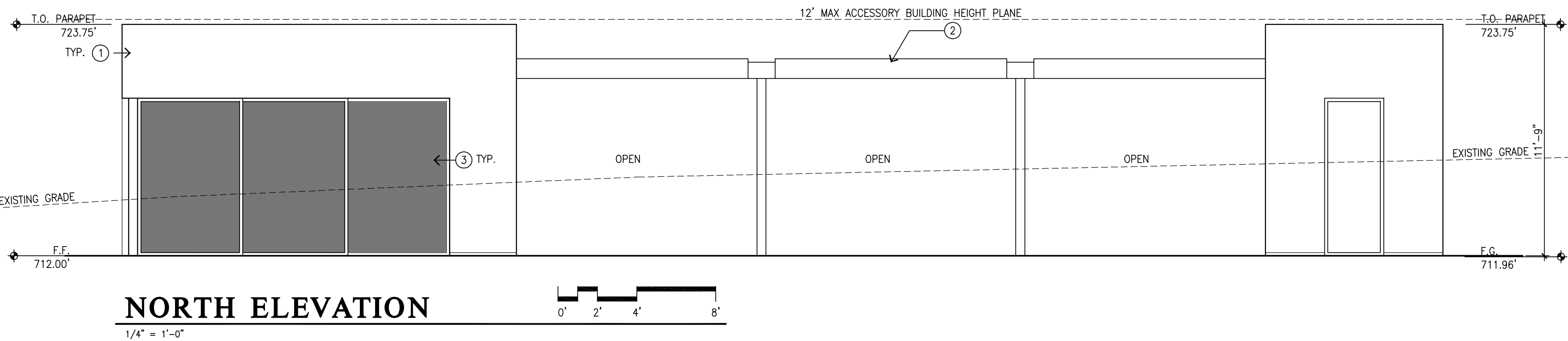
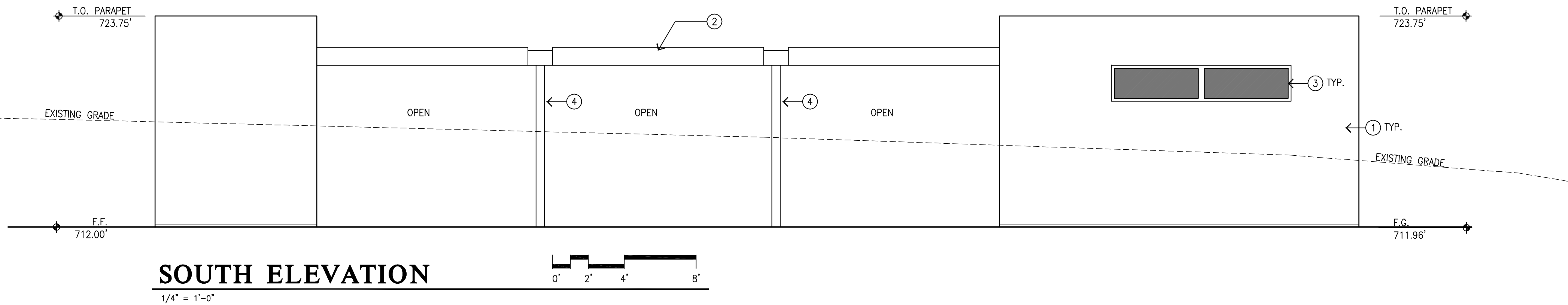
KEY NOTES

- 1 AUTOMATIC LOUVER SYSTEM- MANUFACTURER --"VERCOLA" WITH SINGLE CONTROL AND REMOTE, RAIN SENSOR ACTIVATED





- EXTERIOR MATERIALS**
- ① CEMENT PLASTER ASSEMBLY, COLOR T.B.D.
 - ② AUTOMATIC LOUVER SYSTEM- MANUFACTURER -"VERGOLA" WITH SINGLE CONTROL AND REMOTE, RAIN SENSOR ACTIVATED
 - ③ METAL WINDOWS & DOORS, COLOR CLEAR ANODIZED
 - ④ STEEL POSTS



DEFENSIBLE SPACE ZONES

COMPLY WITH AB 38 FOR DEFENSIBLE SPACE.

ZONES 1 AND 2 CURRENTLY MAKE UP THE 100 FEET OF DEFENSIBLE SPACE REQUIRED BY LAW. ASSEMBLY BILL 3074, PASSED INTO LAW IN 2020, REQUIRES A THIRD ZONE FOR DEFENSIBLE SPACE. THIS LAW REQUIRES THE BOARD OF FORESTRY AND FIRE PROTECTION TO DEVELOP THE REGULATION FOR A NEW EMBER-RESISTANT ZONE (ZONE 0) WITHIN 0 TO 5 FEET OF THE HOME BY JANUARY 1, 2023. THE INTENSITY OF WILDFIRE FUEL MANAGEMENT VARIES WITHIN THE 100-FOOT PERIMETER OF THE HOME, WITH MORE INTENSE FUELS REDUCTION OCCURRING CLOSER TO YOUR HOME. START AT THE HOME AND WORK YOUR WAY OUT TO 100 FEET OR TO YOUR PROPERTY LINE, WHICHEVER IS CLOSER.

ZONE 1 - LEAN, CLEAN AND GREEN ZONE

ZONE 1 EXTENDS 30 FEET FROM BUILDINGS, STRUCTURES, DECKS, ETC. OR TO YOUR PROPERTY LINE, WHICHEVER IS CLOSER.

1. REMOVE ALL DEAD PLANTS, GRASS AND WEEDS (VEGETATION).
2. REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES FROM YOUR YARD, ROOF AND RAIN GUTTERS.
3. REMOVE BRANCHES THAT HANG OVER YOUR ROOF AND KEEP DEAD BRANCHES 10 FEET AWAY FROM YOUR CHIMNEY.
4. TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES.
5. RELOCATE WOOD PILES TO ZONE 2.
6. REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS.
7. REMOVE VEGETATION AND ITEMS THAT COULD CATCH FIRE FROM AROUND AND UNDER DECKS, BALCONIES AND STAIRS.
8. CREATE A SEPARATION BETWEEN TREES, SHRUBS AND ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.

ZONE 2 - REDUCE FUEL ZONE

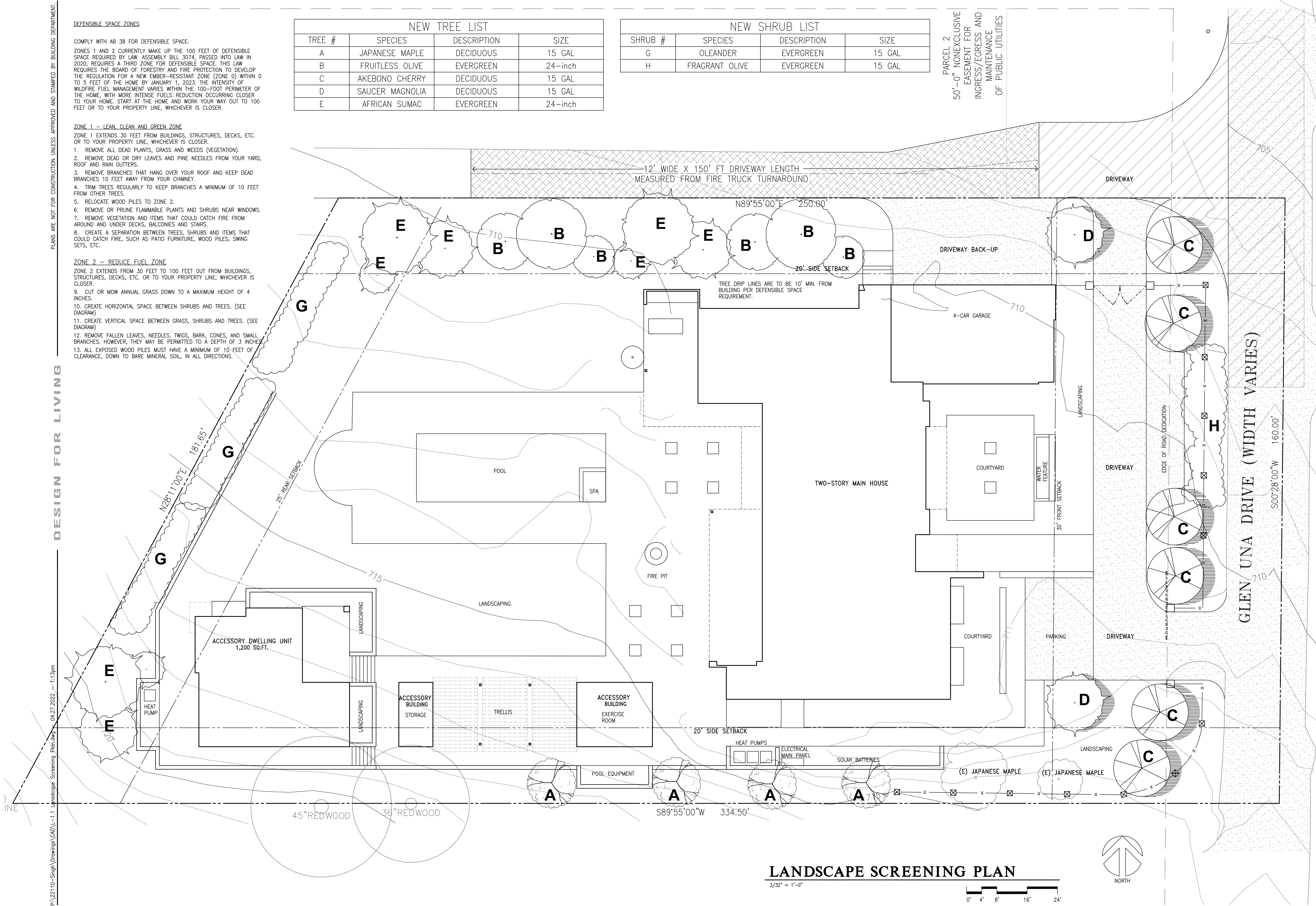
ZONE 2 EXTENDS FROM 30 FEET TO 100 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS, ETC. OR TO YOUR PROPERTY LINE, WHICHEVER IS CLOSER.

9. CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
10. CREATE HORIZONTAL SPACE BETWEEN SHRUBS AND TREES. (SEE DIAGRAM)
11. CREATE VERTICAL SPACE BETWEEN GRASS, SHRUBS AND TREES. (SEE DIAGRAM)
12. REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES, AND SMALL BRANCHES. HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF 3 INCHES.
13. ALL EXPOSED WOOD PILES MUST HAVE A MINIMUM OF 10 FEET OF CLEARANCE, DOWN TO BARE MINERAL SOIL, IN ALL DIRECTIONS.

NEW TREE LIST			
TREE #	SPECIES	DESCRIPTION	SIZE
A	JAPANESE MAPLE	DECIDUOUS	15 GAL
B	FRUITLESS OLIVE	EVERGREEN	24-inch
C	AKEBONO CHERRY	DECIDUOUS	15 GAL
D	SAUCER MAGNOLIA	DECIDUOUS	15 GAL
E	AFRICAN SUMAC	EVERGREEN	24-inch

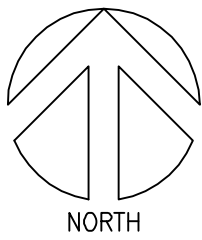
NEW SHRUB LIST			
SHRUB #	SPECIES	DESCRIPTION	SIZE
G	OLEANDER	EVERGREEN	15 GAL
H	FRAGRANT OLIVE	EVERGREEN	15 GAL

PARCEL 2
50'-0" NONEXCLUSIVE
EASEMENT FOR
INGRESS/EGRESS AND
MAINTENANCE
OF PUBLIC UTILITIES



LANDSCAPE SCREENING PLAN

3/32" = 1'-0"



Project No: 22110

RESIDENCE FOR:
SINGH 2019 LIVING TRUST

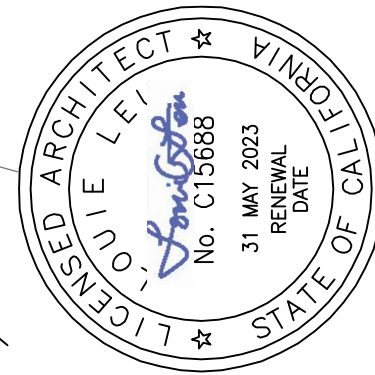
15621 GLEN UNA DRIVE, LOS GATOS, CA 95030
(COUNTY OF SANTA CLARA JURISDICTION)

Date/Revisions:
04-27-22 PLANNING RESUBMITAL

Sheet No:

L - 1.1

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LOUIE LEU ARCHITECT INC.

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SIGNATURE DATE: 04-27-22

Scale: 3/32" = 1'-0"

CONCEPT LANDSCAPE SCREENING PLAN

General Construction Specifications

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOLS AND/OR GEOTECHNICAL REPORT PREPARED BY _____ AND _____.
2. THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS, 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER, THE PERFORMANCE AND COMPLETION OF ALL WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
4. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR ORDINANCES OF DEVELOPER SHALL BE AT DEVELOPER'S EXPENSE.
5. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHEN NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY ENGINEER.
6. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
7. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED. AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
8. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
9. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTORS.
10. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. THE COUNTY CORONER DISTRICT ATTORNEY SHALL BE NOTIFIED IMMEDIATELY.
11. AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6-18).
12. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
13. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

1. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF THE CONTRACTOR. LATERAL STAKES SET FOR CURBS AND GUTTERS SHALL NOT EXCEED 2 1/2 FEET FROM BACK OF CURB.
2. ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.
3. LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR LAND SURVEYOR TO ESTABLISH OR RE-ESTABLISH THE PROJECT BOUNDARY AND SHALL BE INSPECTED BY THE COUNTY INSPECTOR PRIOR TO THE BEGINNING OF THE WORK.
4. PROPERTY STAKES SHALL BE SET IN THE FIELD BY THE PROJECT ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR PRIOR TO THE COMMENCEMENT OF GRADING.

1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
2. REQUIRED INSPECTION TIMES FOR THE PROJECT ARE:
 - a. GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
 - b. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR CONFORMANCE WITH PLANS AND SPECIFICATIONS. CONTRACTOR SHALL HAVE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-6865 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
3. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR INSPECTION TO THE COUNTY INSPECTION UNIT. REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM.
4. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER AND LAND SURVEYOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.

1. EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS:

2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MOVE OR RELOCATE UTILITY POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION

1. CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.
2. ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTORS RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR INFORMATION ONLY.
3. ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL OR SUBGRADE STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONCERNED INDICATES BY LETTER THAT IT WILL BORE, UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY, GAS AND WATER MAINS SHALL BE INSTALLED OUTSIDE THE PAVED AREAS.
4. TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS. THE STRUCTURAL SECTION FOR TRENCH REPLACEMENT SHALL BE USED AND NOT THE FINISH SECTION. THE SAND MATERIAL SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95% AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH RESTORATION FOR HIGHER TYPE PAVEMENTS SHALL BE MADE IN KIND OR AS APPROVED BY THE COUNTY.
5. TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90% THE REQUIREMENT FOR SELECT FILL MATERIAL MAY BE MAINTAINED IF THE NATURAL SOIL IS SUITABLE FOR THE TRENCH BACKFILL. UNTIL THE COMPACTION REQUIREMENTS WILL NOT BE THEREBY WAIVED.
6. BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS SPECIFIED IN THE STANDARD UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

1. REINFORCED CONCRETE AND CONCRETE MASONRY UNIT RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR AND ENGINEER OF RECORD PRIOR TO POURING THE FOUNDATION AND FORMING THE WALL.
2. SEGMENTAL BLOCK RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR.

1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE. EXISTING FILL SURFACES TO BE PLACED ON NATURAL GROUND, IS SHALL BE STOCKPILED ON ALL VEGETATION TO WHICH IT IS EXPOSED. BENEATH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE COMPACTED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 3:1, THE EXISTING FILL SHALL BE PLACED ON EXISTING FILL, WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL THE EXISTING FILL SHALL BE REMOVED UNTIL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IS EXPOSED. THEN THE NEW FILL MATERIAL SHALL BE PLACED AS PER THESE CONDITIONS. EXISTING FILL NOT EXCEEDING 6" UNCOMPACTED THICKNESS, BEFORE COMPACTION BEGINS, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT COMPACTION BY EITHER 1) GRADING THE FILL TO A FLAT FOOT OR 2) MOISTENING THE FILL WITH WATER TO 10% DRY. EACH LIFT SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE.
2. EXISTING MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE.
3. SURPLUS EARTH FILL MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREA(S) DELINEATED ON THE PLAN.
4. EXISTING OR NEW GRASS SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
5. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
6. THE SLOPE OF THE FILL SHALL BE 1 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.
EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.
NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%
AGGREGATE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER PRIOR TO GRADING.
THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANITATION DISTRICT GRADING OFFICIAL.
TOTAL DISTURBED AREA FOR THE PROJECT _____ SF.
42,800

1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR ADJACENT TO THE DEVELOPMENT, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING, CONSISTENT WITH THE COUNTY INTEGRATED LANDSCAPE GUIDELINES, AND INCLUDE THE FOLLOWING:
 - A. FENCING SHOULD BE PLACED ON THE OUTSIDE EDGE OF THE DRIPLINE OF THE TREE OR GROVE OF TREES.
 - B. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION. FENCING SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION.
 - C. FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES.
 - D. SIGNING STATING, "NO ENTRY" SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING OFFICE (408) 299-5770. COUNTY OF SANTA CLARA TREE PROTECTION MEASURES MAY BE FOUND AT <http://www.sccplanning.gov>. ALL TREES PLACED ON THE TREE PROTECTIVE FENCING SHALL BE REMOVED AT FINAL OCCUPANCY.
2. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACED AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING DEPARTMENT.
3. SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

1. DRIVEWAY LOCATIONS SHALL BE AS SHOWN ON THE IMPROVEMENT PLANS WITH CENTERLINE STATIONING. THE MINIMUM CONCRETE THICKNESS SHALL BE 6 INCHES THROUGHOUT (WITH A MAXIMUM APPROACH SLOPE OF 1 1/4 INCHES PER FOOT).
2. ALL DRIVEWAY OR COMMON ACCESS ROAD SECTIONS IN EXCESS OF 15 LONGITUDINAL SLOPE MUST BE PAVED WITH A MINIMUM 2-INCH ASPHALT LIFT OR FULL DEPTH CONCRETE LIFT PRIOR TO ANY COMBUSTIBLE FRAMING.
3. ALL DRIVEWAYS AND COMMON ACCESS ROADS SHALL BE CONSIDERED AS A PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.
4. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THE MAP SHALL BE THE RESPONSIBILITY FOR ROAD MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO THE PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR MAINTENANCE INTO THE COUNTY ROAD RIGHT-OF-WAY.
5. ALL WORK IN THE COUNTY ROAD RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT (E.G. CABLE, ELECTRICAL, ETC.). WORK IN THE COUNTY ROAD RIGHT-OF-WAY APPROVES EROSION CONTROL, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ETC..

1. PACIFIC GAS & ELECTRIC ELECTROLIER SERVICE FEE SHALL BE PAID BY THE DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE.

1. THE SANITARY SEWER AND WATER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION OF SANITARY SEWERS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTION INVOLVED. INSPECTION OF SANITARY SEWER WORK SHALL BE DONE BY SAID JURISDICTION.

1. CONCRETE USED FOR STRUCTURAL PURPOSES SHALL BE CLASS "A" (6 SACK PER CUBIC YARD) AS SPECIFIED IN THE STATE STANDARD SPECIFICATIONS. CONCRETE PLACED MUST DEVELOP A MINIMUM STRENGTH FACTOR OF 2800 PSI IN A SEVEN-DAY PERIOD. THE CONCRETE MIX DESIGN SHALL BE UNDER THE CONTINUAL CONTROL OF THE COUNTY INSPECTOR.

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR LOADS OF MATERIALS TO AND FROM THE CONSTRUCTION SITE.
3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
4. SWEEEPING SHALL BE PROVIDED BY (WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. SWEEEPING SHALL BE PROVIDED BY (WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ON ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL BE EQUIPPED WITH A MAXIMUM IDLE TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2445 OF CALIFORNIA CODE OF REGULATIONS (CCRR)). ENGINES SHALL BE SHUT OFF IF IDLE FOR MORE THAN 30 MINUTES OR LONGER DURING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
7. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
8. CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE IN PROPER OPERATING CONDITION.
9. POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE PROJECT AND THE PROJECT NUMBER AND THE PROJECT LOCATION. THE SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.

1. THE LANDOWNER / CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE AND FLAG OR OTHERWISE IDENTIFY WITH PAINT OR OTHER MARKINGS ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED MONUMENTS THAT ARE DISCOVERED THAT ARE WITHIN 50 FEET OF THE CONSTRUCTION ACTIVITY.
3. THE LANDOWNER, CONTRACTOR AND/OR ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING MONUMENT, CORNER STAKE, OR ANY OTHER PERMANENT SURVEYED MONUMENT SHALL CAUSE TO HAVE A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, AUTHORIZED TO PRACTICE SURVEYING, ENSURE THAT A CORNER RECORD AND/OR RECORD OF SURVEY ARE FILED WITH THE COUNTY SURVEYOR. OTHER THAN THE CORNER RECORD, THE SURVEYOR SHALL RESET PERMANENT MONUMENT(S) IN THE SURFACE OF THE NEW CONSTRUCTION OR SET A WITNESS MONUMENT(S) TO PERPETUATE THE LOCATION IF ANY PERMANENT MONUMENT COULD BE DESTROYED, DAMAGED, COVERED, DISTURBED, OR OTHERWISE OBLITERATED. THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL FILE A CORNER RECORD OR RECORD OF SURVEY WITH THE COUNTY SURVEYOR FOR THE PERMANENCE OF THE PROJECT BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.

1. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT AND HE OR HIS SUCCESSOR SHALL MAINTAIN THEM AS REQUIRED BY THE CITY OF CHICAGO'S CONTINUED MAINTENANCE OF THESE FACILITIES IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY, CONSISTENT WITH NPDES PERMIT CAGS612008 / ORDER NO. R2-2009-0047 AND NPDES DISCHARGE NUMBER 0000000000.
2. DROP INLETS SHALL BE COUNTY STANDARD TYPE 5 UNLESS OTHERWISE NOTED ON THE PLANS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF DROP INLETS, WHERE STREET PROFILE GRADE EXCEEDS 1% PER FEET, TO BE LOCATED AT 500' ALONG CURB LINE TO ACCEPT WATER, OR AS SHOWN ON THE PLANS.
3. WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE FOR GRADING THE SHOULDER PATCH TO DRAIN TO AN EXISTING SWALE OR TO AN OPEN DRAIN FOR SLOPE FLAT.
4. UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES, CHANNELS, ETC., AND MAINTAIN SUCH IMPROVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (___ WERE) (___ WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (^). THERE (___WERE) (___ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL Δ.

DATE _____ SIGNATURE _____

THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTER CONSTRUCTION.

1. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION AND RELEASE OF THE BOND.



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 THE PROTECTION ACTIVITY THROUGHOUT THE CONSTRUCTION PERIOD. MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 4 INCHES THICK 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. FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. 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 DEPARTMENT" SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

C-1.0	TITLE SHEET
C-1.1	OVERALL SITE PLAN
C-2.0	GRADING & DRAINAGE PLAN
C-2.1	GRADING & DRAINAGE PLAN
ER-1	EROSION CONTROL PLAN
BMP-1	BEST MANAGEMENT PRACTICES
BMP-2	BEST MANAGEMENT PRACTICES
HYD-1	IMPERVIOUS SURFACE EXHIBIT
HYD-2	PROPOSED DRAINAGE EXHIBIT
SU-1	TOPOGRAPHIC SURVEY



CIVIL ENGINEERS • LAND SURVEYORS

BAY AREA REGION	SACRAMENTO REGION
2495 INDUSTRIAL PKWY WEST	3017 DOUGLAS BLVD, # 300
HAYWARD, CALIFORNIA 94545	ROSEVILLE, CA 95661
(P) (510) 887-4086	(P) (916) 966-1338
(F) (510) 887-3019	(F) (916) 797-7363
WWW.LEABRAZE.COM	

DATE: 11/22/21
B#: 2212009

Revision 1	Date	APN	Sheet
Revision 2	Date	510-26-076	01
Revision 3	Date	Co. File	of
			09

REVISÉ 10/27/2015

APPLICANT: SINGH

ROAD: GLEN UNA DRIVE COUNTY FILE NO.:

DATE _____

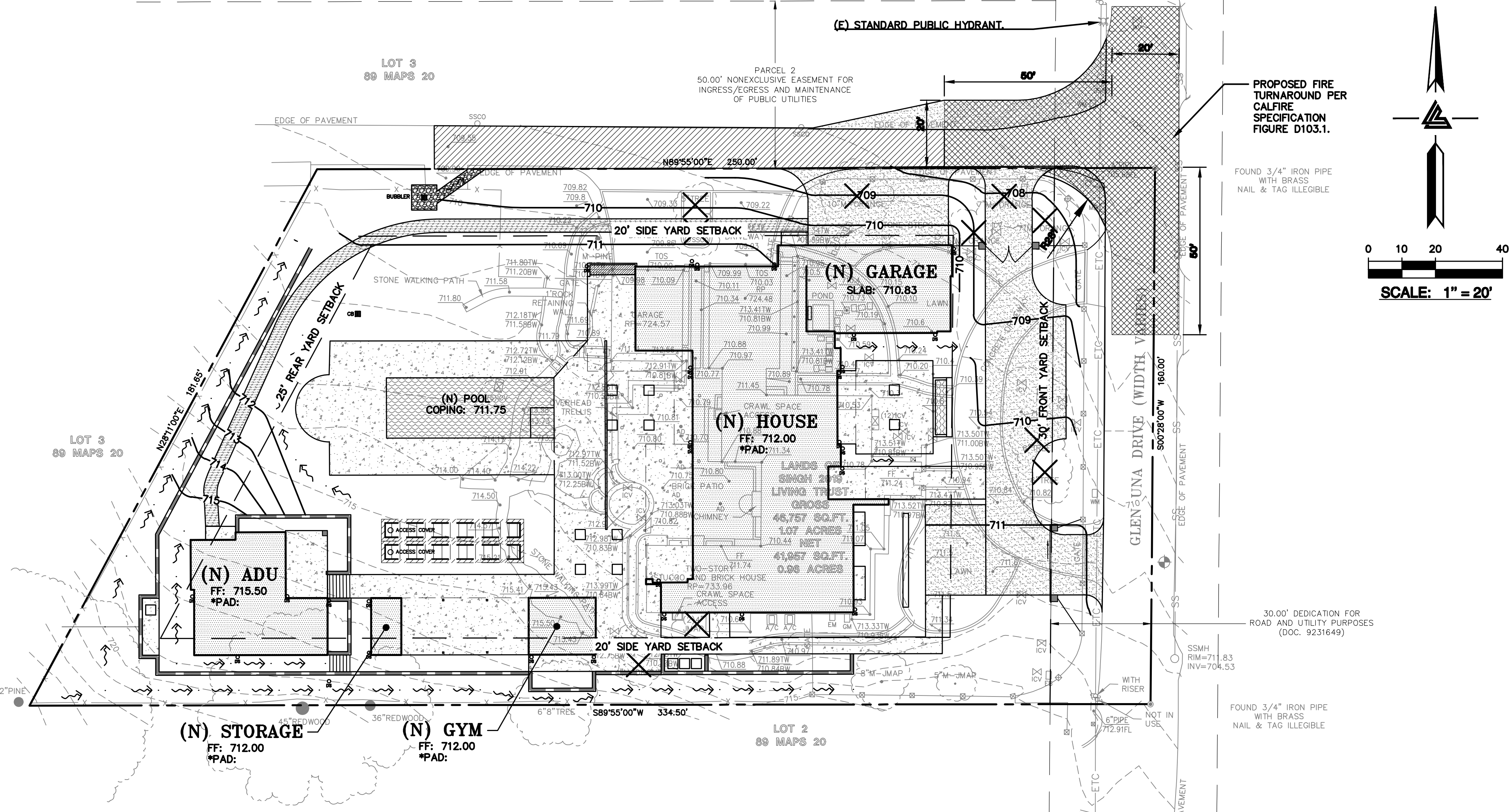
R.C.E. NO. _____ EXPIRATION DATE _____

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	STORM DRAIN PRESSURE LINE
---	---	SANITARY SEWER PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED
---	---	TREE PROTECTION FENCING

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
C	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	R	PROPERTY LINE
CONST	CONSTRUCT or -TION	PP	POWER POLE
CONC COR	CONCRETE CORNER	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
D	DIAMETER	R	RADIUS
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
EA	EACH	RW	RAINWATER
EC	END OF CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	S	SLOPE
EL	ELEVATIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SAN	SANITARY
EQ	EQUIPMENT	SD	STORM DRAIN
EW	EACH WAY	SDMH	STORM DRAIN MANHOLE
(E)	EXISTING	SHT	SHEET
FC	FACE OF CURB	S.L.D.	SEE LANDSCAPE DRAWINGS
FF	FINISHED FLOOR	SPEC	SPECIFICATION
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	ST.	STREET
GA	GAGE OR GAUGE	STA	STATION
GB	GRADE BREAK	STD	STANDARD
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	STRUC	STRUCTURAL
HORIZ	HORIZONTAL	T	TELEPHONE
HI PT	HIGH POINT	TC	TOP OF CURB
H&T	HUB & TACK	TOW	TOP OF WALL
ID	INSIDE DIAMETER	TEMP	TEMPORARY
INV	INVERT ELEVATION	TP	TOP OF PAVEMENT
JB	JUNCTION BOX	TW/FG	TOP OF WALL/FINISH GRADE
JT	JOINT TRENCH	TYP	TYPICAL
JP	JOINT UTILITY POLE	VC	VERTICAL CURVE
L	LENGTH	VCP	VITRIFIED CLAY PIPE
LNDG	LANDING	VERT	VERTICAL
		W/	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC



NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 46,757± SQUARE FEET / 1.07± ACRES

EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO. FSBC-2062004769-DT, DATED NOVEMBER 24, 2020.

RETAINING WALL NOTES

- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL. NOT ACTUAL TOP OF WALL. MATERIAL, BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL. NOT INCLUDING FILL FOUNDATION GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
- DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
- ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
- SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.

BENCHMARK

CITY OF LOS GATOS BENCHMARK "RM27" "C" IN THE WORD CASTING ON C.B. WEST SIDE OF QUITO ROAD SOUTH OF MONTEWOOD DRIVE. ELEVATION = 444.22' (NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 710.46' (NAVD 88 DATUM)

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

FEMA FLOOD NOTE

FLOOD ZONE: D

100-YEAR BASE FLOOD ELEVATION (BFE) NOT DEFINED PER CURRENT FLOOD INSURANCE RATE MAP (FIRM)

FEMA FLOOD INSURANCE RATE MAP NO.: 06087C0110E EFFECTIVE DATE: MAY 16, 2012

OWNER'S INFORMATION

OWNER: SINGH 2019 LIVING TRUST 15621 GLEN UNA DRIVE LOS GATOS, CA 95030

APN: 510-26-076

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

- TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC. ENTITLED: "TOPOGRAPHIC SURVEY" 15621 GLEN UNA DRIVE LOS GATOS, CA DATED: 05-06-21 JOB#: 2210573
- SITE PLAN BY LOUIE LEU ARCHITECT ENTITLED: "SINGH 2019 LIVING TRUST" 15621 GLEN UNA DRIVE LOS GATOS, CA DATED: 05-06-21 JOB#: 22110
- SOIL REPORT BY WAYNE TING ASSOCIATES ENTITLED: "GEOTECHNICAL INVESTIGATION" 15621 GLEN UNA DRIVE LOS GATOS, CA DATED: 11/24/21 JOB#: 5946

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

REVISIONS

NO.	REVISIONS	BY
1	ISSUED FOR PERMIT	JH

JOB NO: 2212009

DATE: 11-22-21

SCALE: 1" = 20'

DESIGN BY: TB

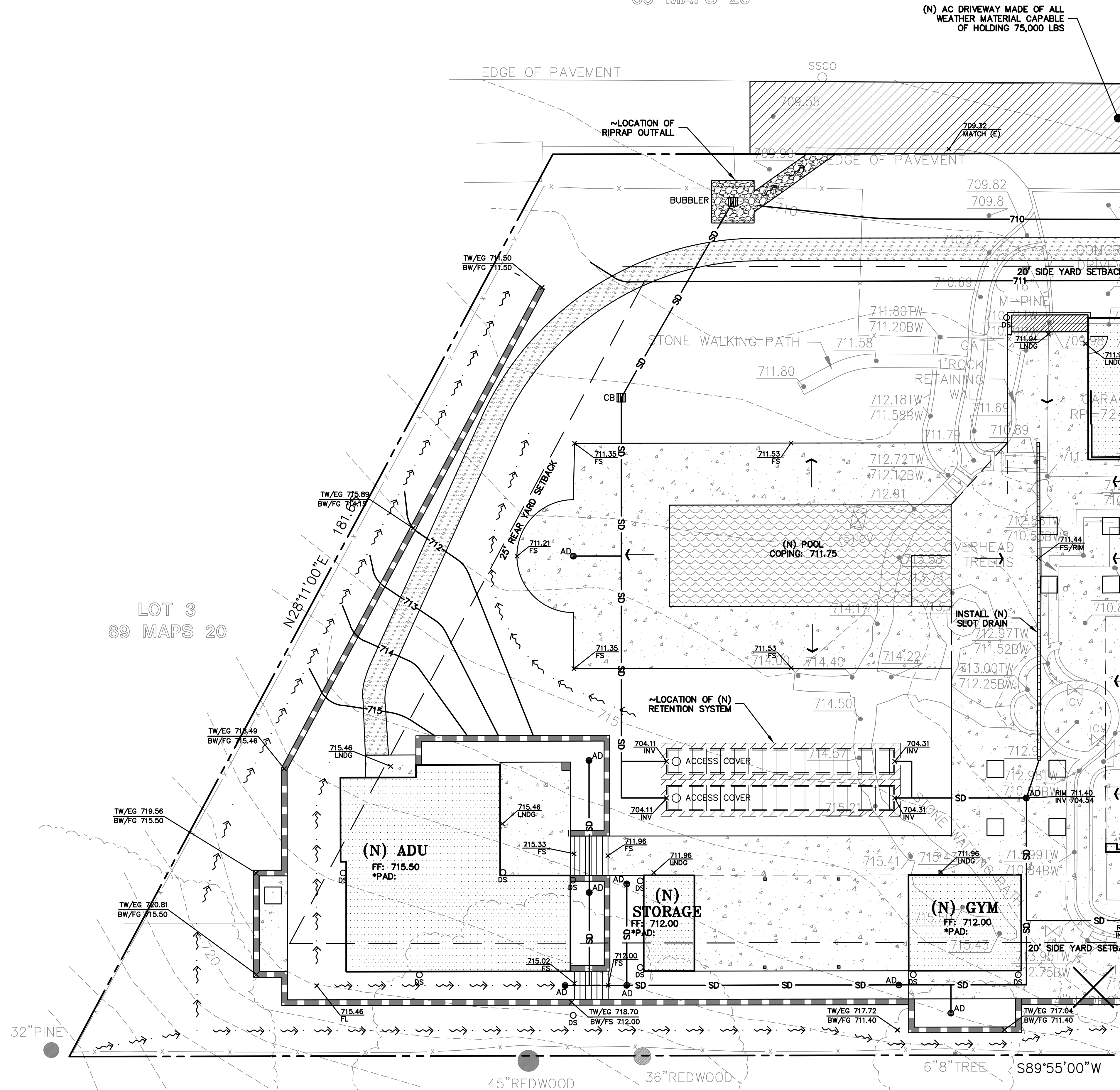
CHECKED BY: JH

SHEET NO:

C-1.1

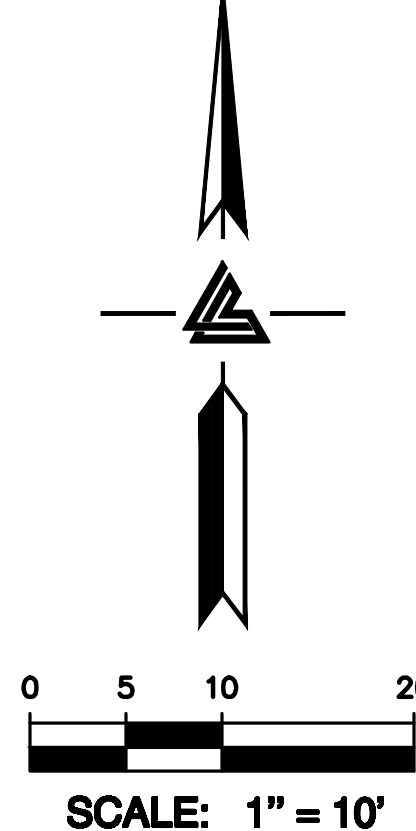
02 OF 09 SHEETS

LOT 3
89 MAPS 20



NOTE:
FOR CONSTRUCTION STAKING
SCHEDULING OR QUOTATIONS
PLEASE CONTACT ALEX ABAYA
AT LEA & BRAZE ENGINEERING
(510)887-4086 EXT 116.
aabaya@leabraz.com

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS
REQUIRED. REFER TO
STRUCTURAL PLANS
FOR SLAB SECTION OR
CRAWL SPACE DEPTH
TO ESTABLISH PAD
LEVEL.



FLATWORK

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP

PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.

(N) AC DRIVEWAY MADE OF ALL WEATHER MATERIAL CAPABLE OF HILDING 75,000 POUNDS.

GRIND AC TO TIE (N) AC INTO (E) AC PAVING.

(N) CONCRETE PATIOS/WALKWAYS.

STORM DRAIN

INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.

CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL.

CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE. SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLANS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, DO NOT CONNECT TO SUBDRAIN LINES.

DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL X ON SHEET C-X.

INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS (NDS PART 906 PB).

INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE).

INSTALL (N) 'CHRISTY V-24" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL.

INSTALL (N) 'CHRISTY V-24" SILT BASIN WITH GRAVEL BOTTOM

(N) SLOT DRAINS SHALL BE ZURN Z888-6 OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE. USE 6" PVC (SDR-35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS).

INSTALL (N) RETENTION SYSTEM.

UTILITIES

INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.

CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

DEMOLITION

DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.

REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

PROVIDE TREE PROTECTION AROUND TREES TO REMAIN.



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 16000 RIVIERA DRIVE, SUITE 100, DUBLIN, CALIFORNIA 94568
SAN JOSE: (510) 887-4086
WWW.LEABRAZE.COM

SINGH 2019 LIVING TRUST
15621 GLEN UNA DRIVE
LOS GATOS, CALIFORNIA
APN: 510-28-076
UNINCORPORATED SANTA CLARA COUNTY

**GRADING &
DRAINAGE PLAN**

REVISIONS	BY
JOB NO:	2212009
DATE:	11-22-21
SCALE:	1" = 10'
DESIGN BY:	TB
CHECKED BY:	JH
SHEET NO:	

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. MEASURES TO STABILIZE THE SITE OR ANY OTHER AREA CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION'S BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & ASSOCIATES ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

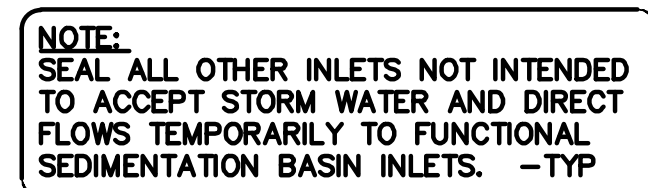
1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ON-SITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ON-SITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARP AULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

24. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15TH. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY ADDRESS OR TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. ALL HYDROSEEDING MUST BE USED OR NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. REPRESENTATIVE OF ALEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURERS SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



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REGIONAL OFFICES:
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DUBLIN
SAN JOSE

SINGH 2019 LIVING TRUST
15621 GLEN UNA DRIVE
LOS GATOS, CALIFORNIA
APN: 510-26-07

EROSION CONTROL PLAN

	—
	—
	—
	—
	—

REVISIONS	BY
-----------	----

3 NO: 2212009

TE: 11-22-2

SCALE: $1'' = 20'$

SIGN BY: TB

HECKED BY: JH

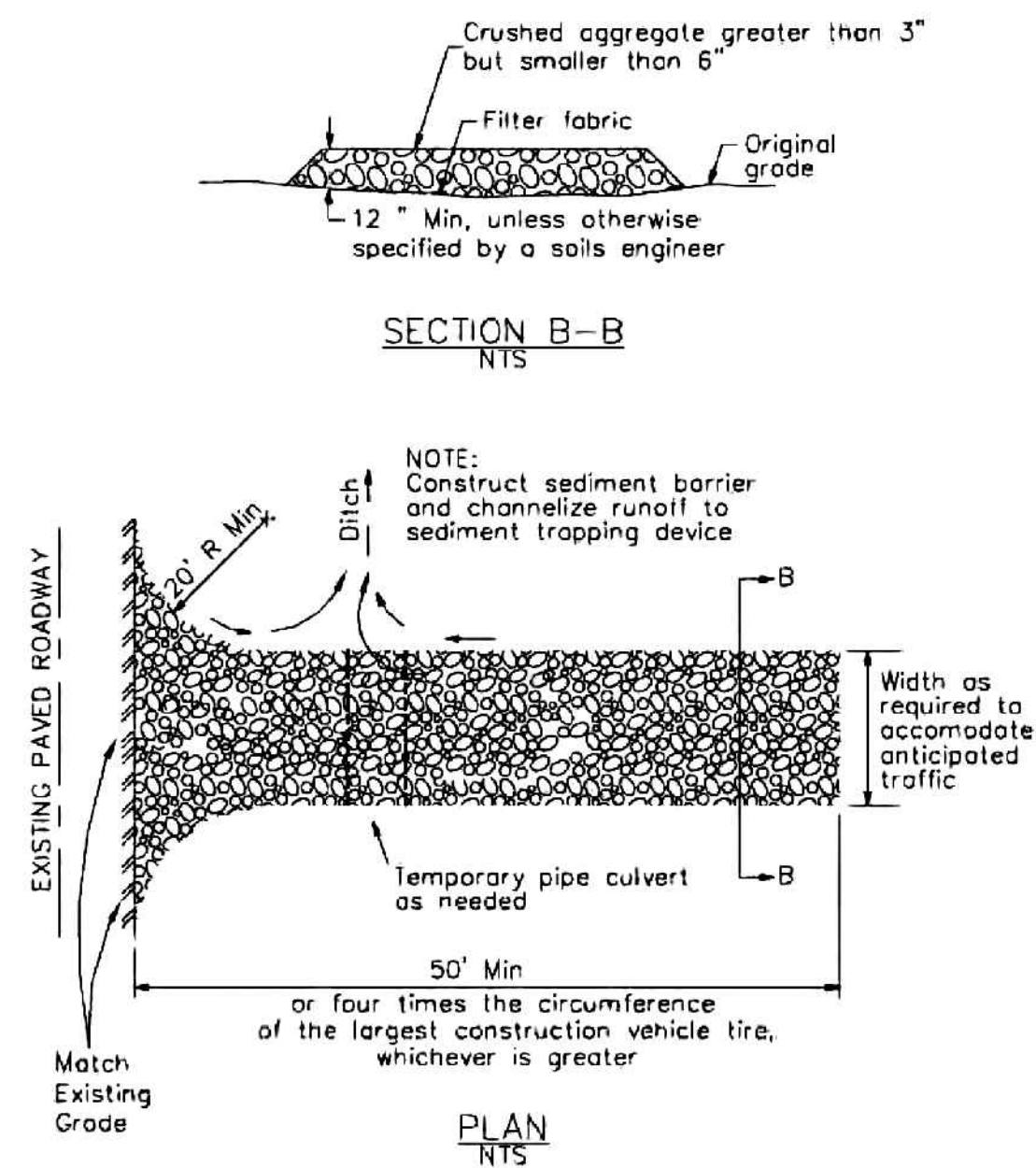
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ER-1

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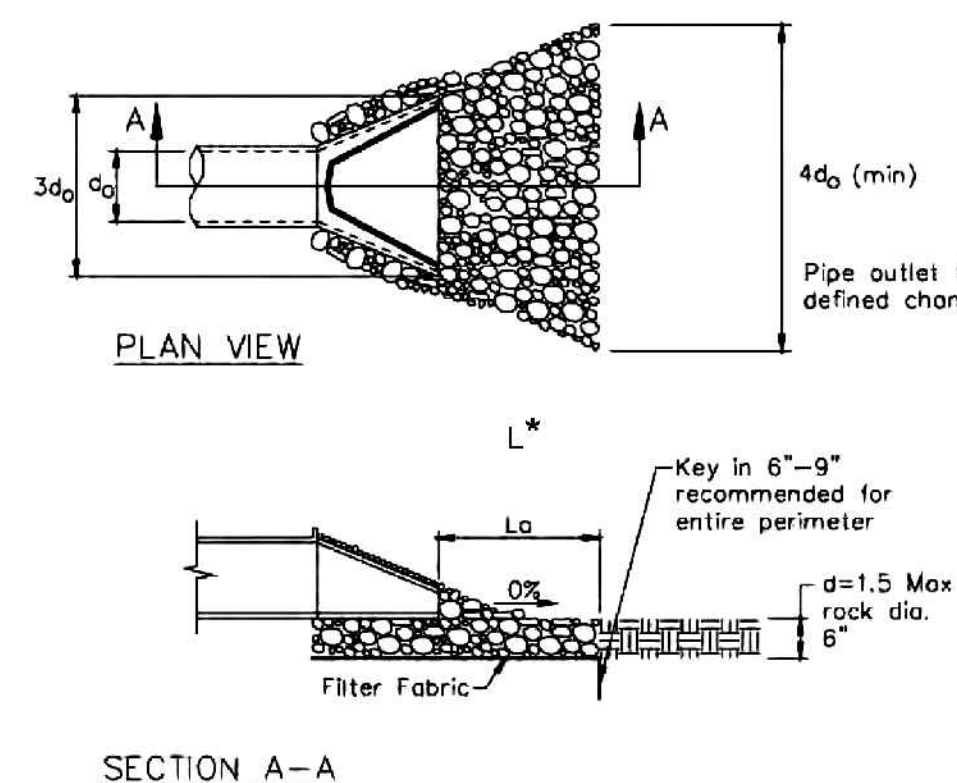
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



4 Velocity Dissipation Devices

CASQA Detail EC-10

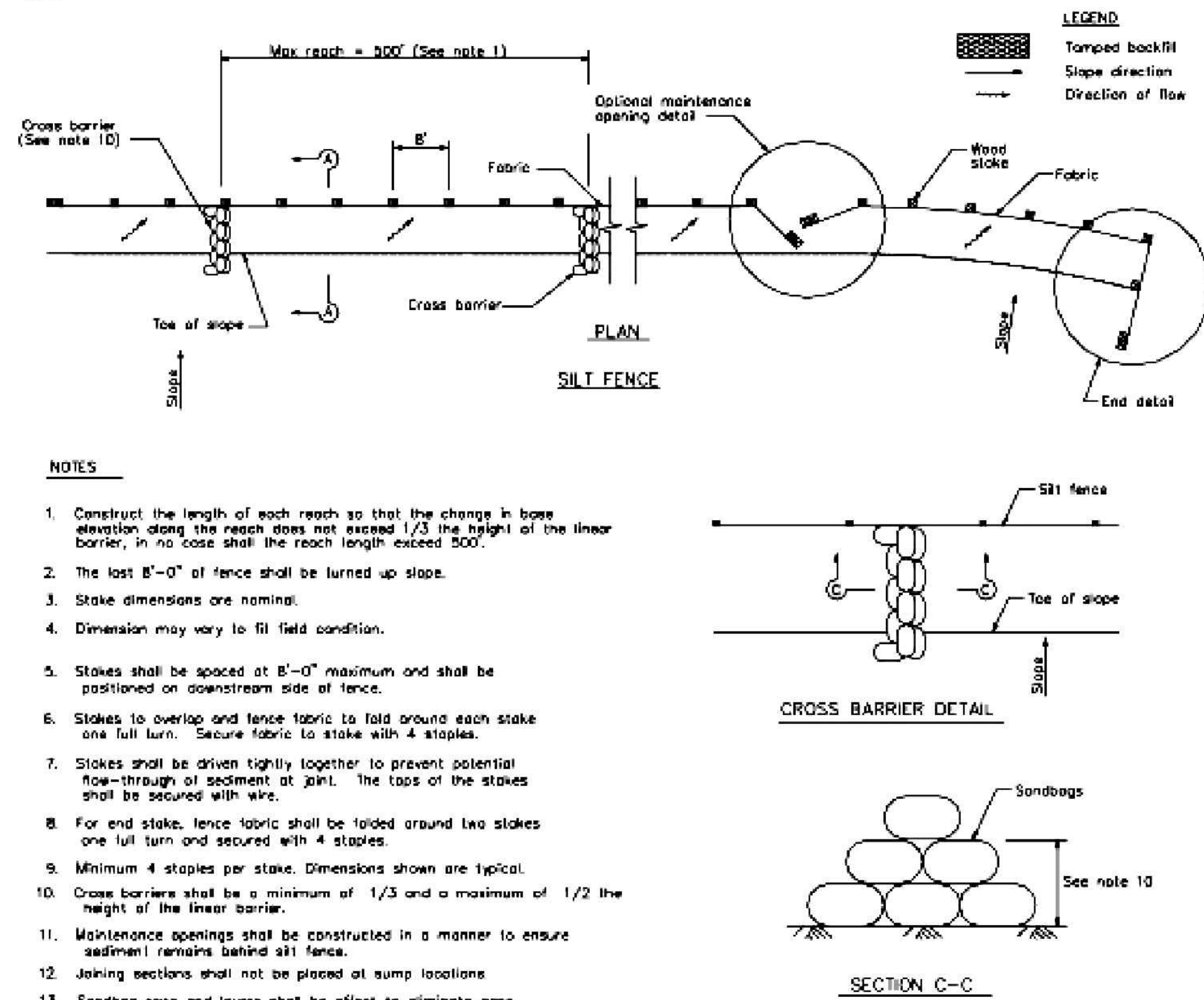


* Length per ABAG Design Standards

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

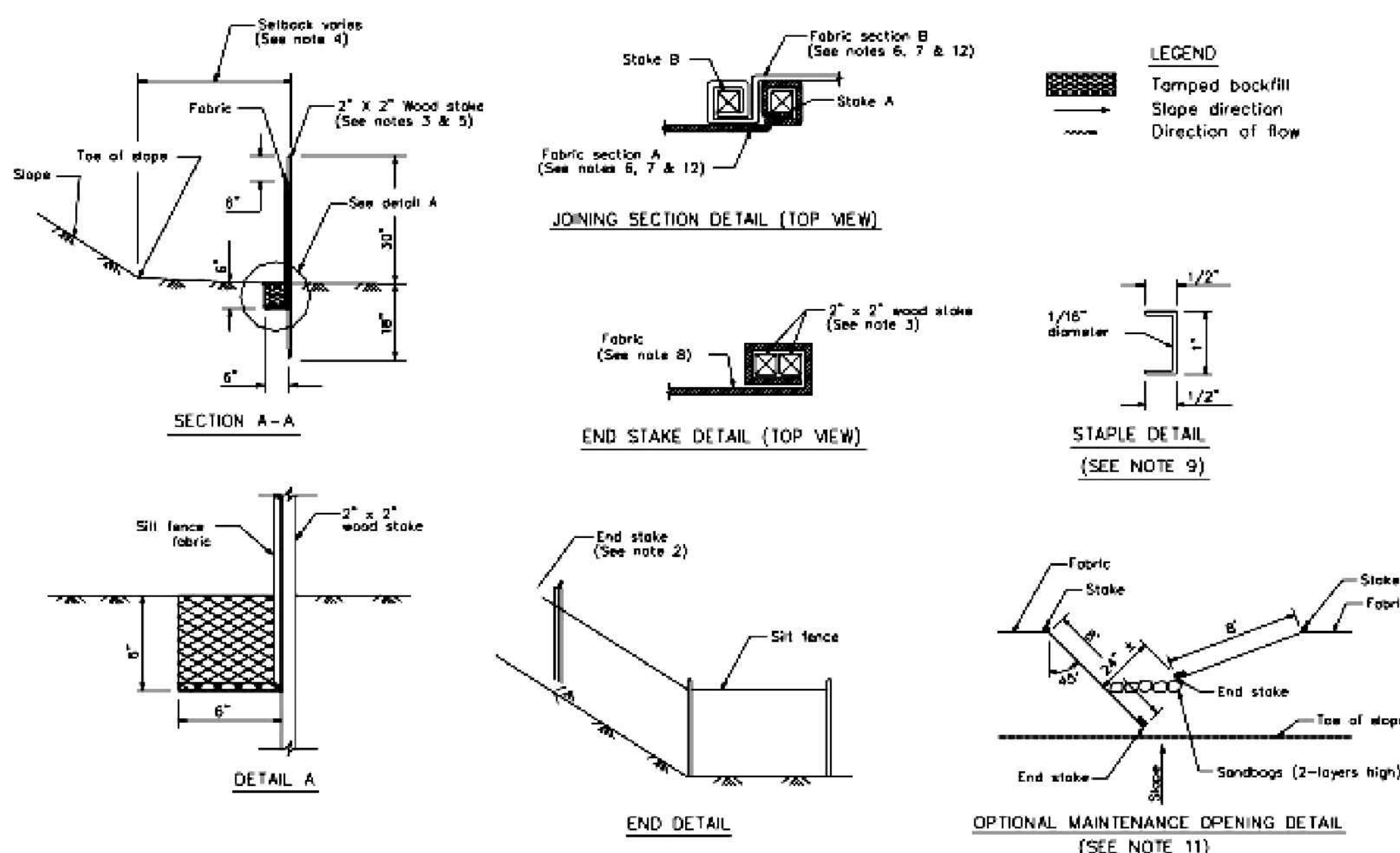
Silt Fence

CASQA Detail SE-1



Silt Fence

CASQA Detail SE-1



STANDARD BEST MANAGEMENT PRACTICE NOTES

- Solid and Demolition Waste Management:** Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
- Hazardous Waste Management:** Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
- Spill Prevention and Control:** Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
- Vehicle and Construction Equipment Service and Storage:** An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
- Material Delivery, Handling and Storage:** In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
- Handling and Disposal of Concrete and Cement:** When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can be hardened for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
- Pavement Construction Management:** Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
- Contaminated Soil and Water Management:** Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
- Sanitary/Septic Water Management:** Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
- Inspection & Maintenance:** Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

- Sediment Control Management:**
 - Tracking Prevention & Clean Up:** Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.
 - Storm Drain Inlet and Catch Basin Inlet Protection:** All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.
 - Storm Water Runoff:** No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.
 - Dust Control:** The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.
 - Stockpiling:** Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures (tarps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
- Erosion Control:** During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
- Inspection & Maintenance:** Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.
- Project Completion:** Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
- It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
- Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Project Information



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LOS GATOS, CALIFORNIA
APN: 510-28-076
UNINCORPORATED SANTA CLARA COUNTY

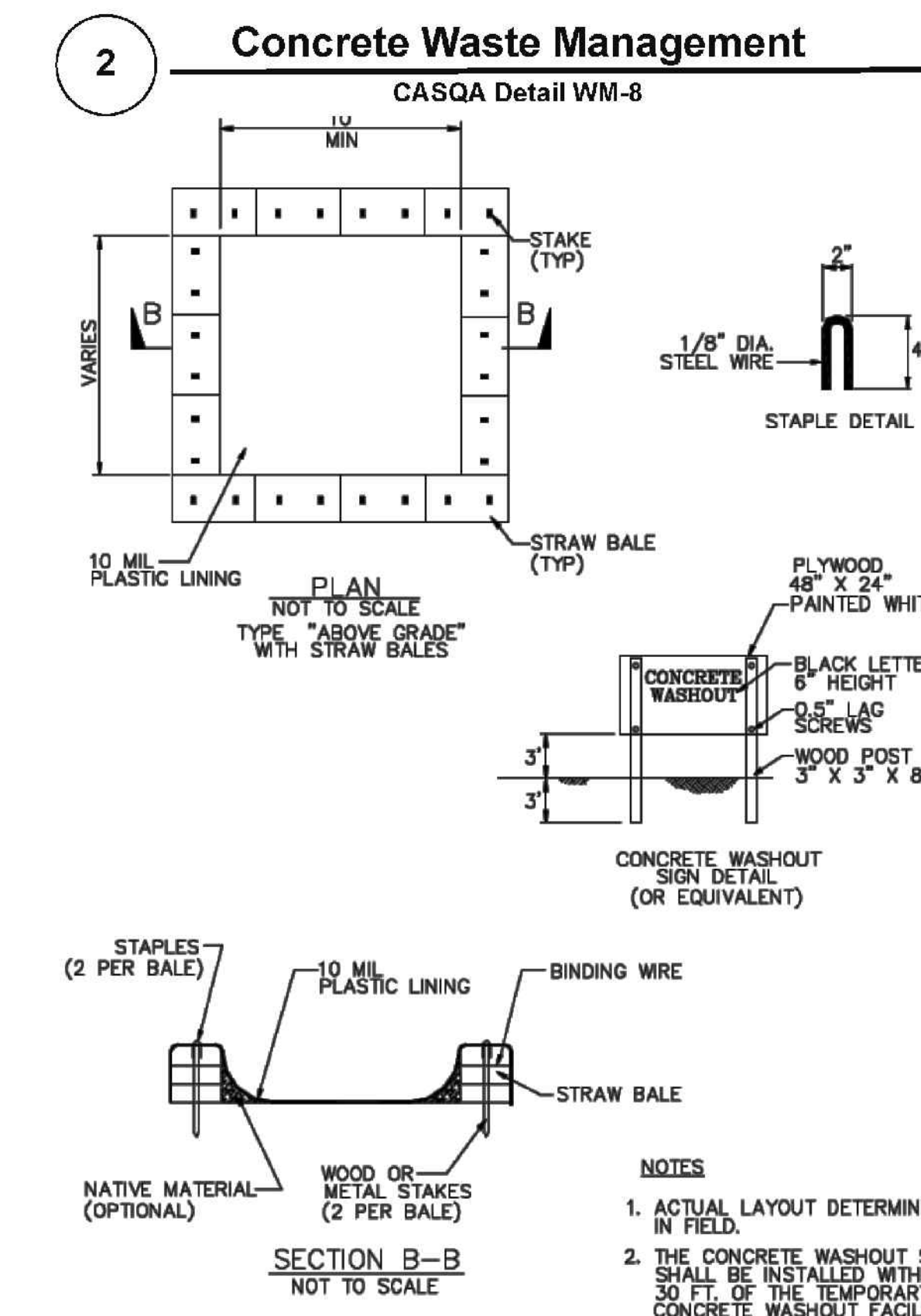
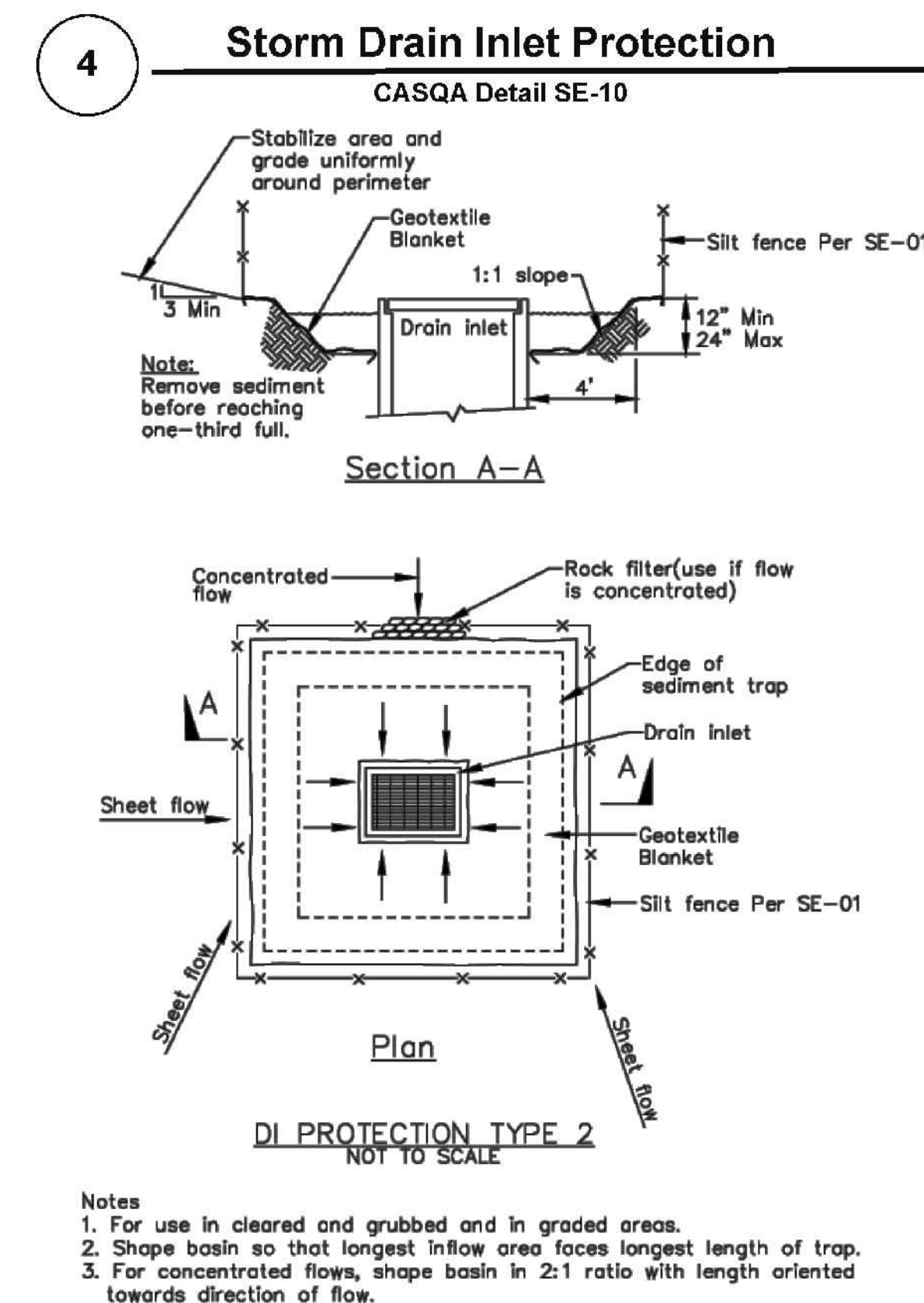
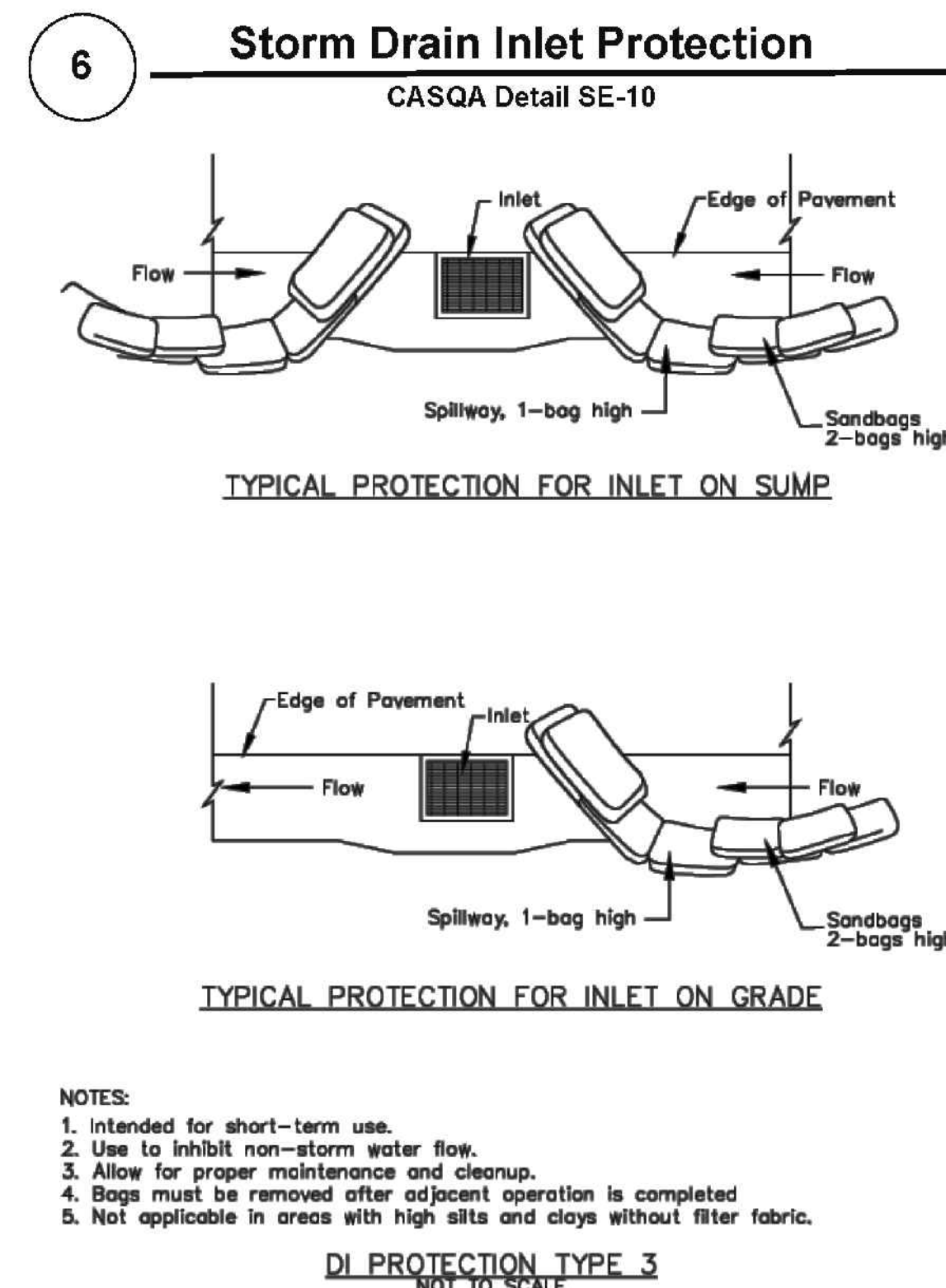
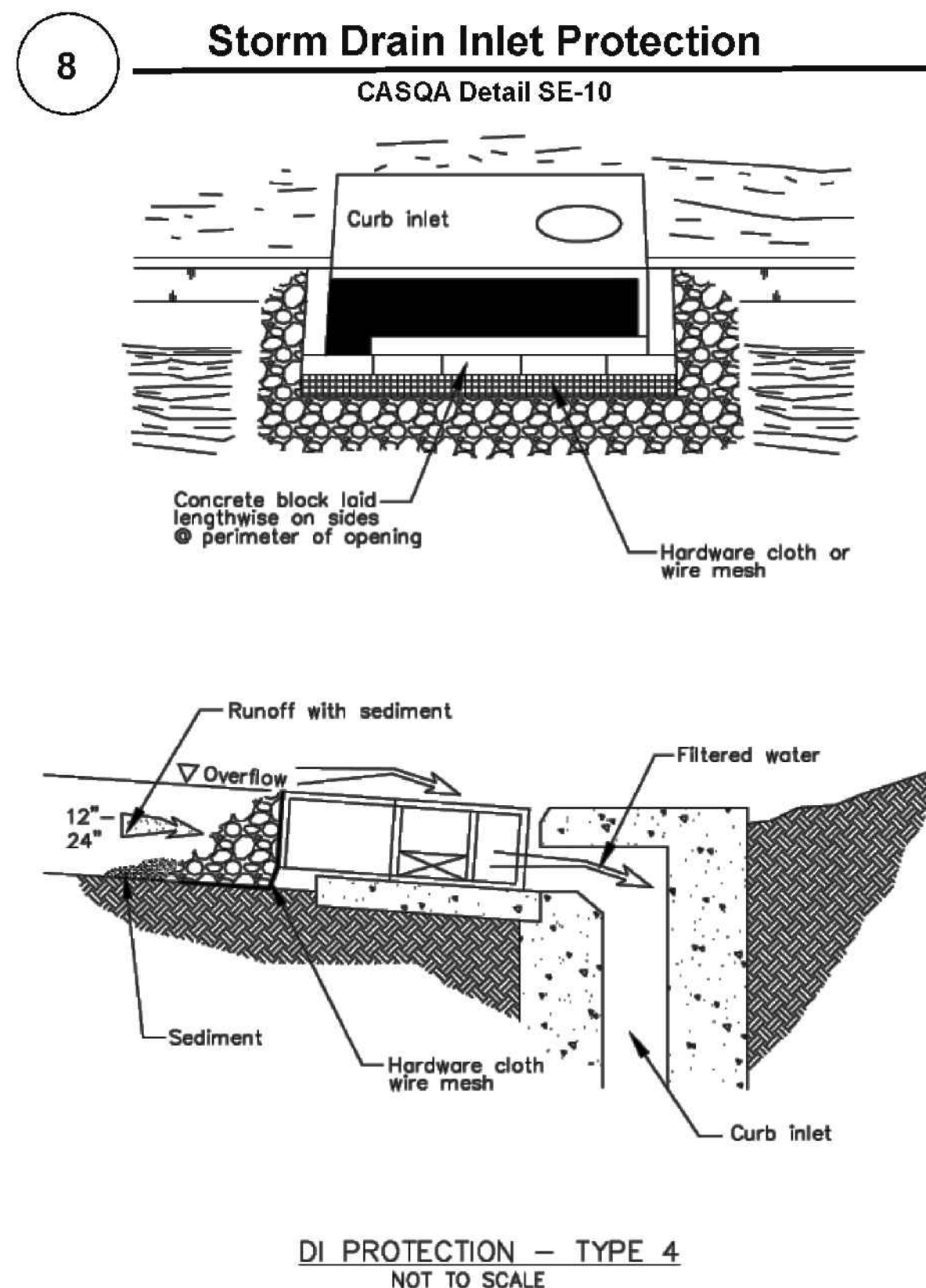
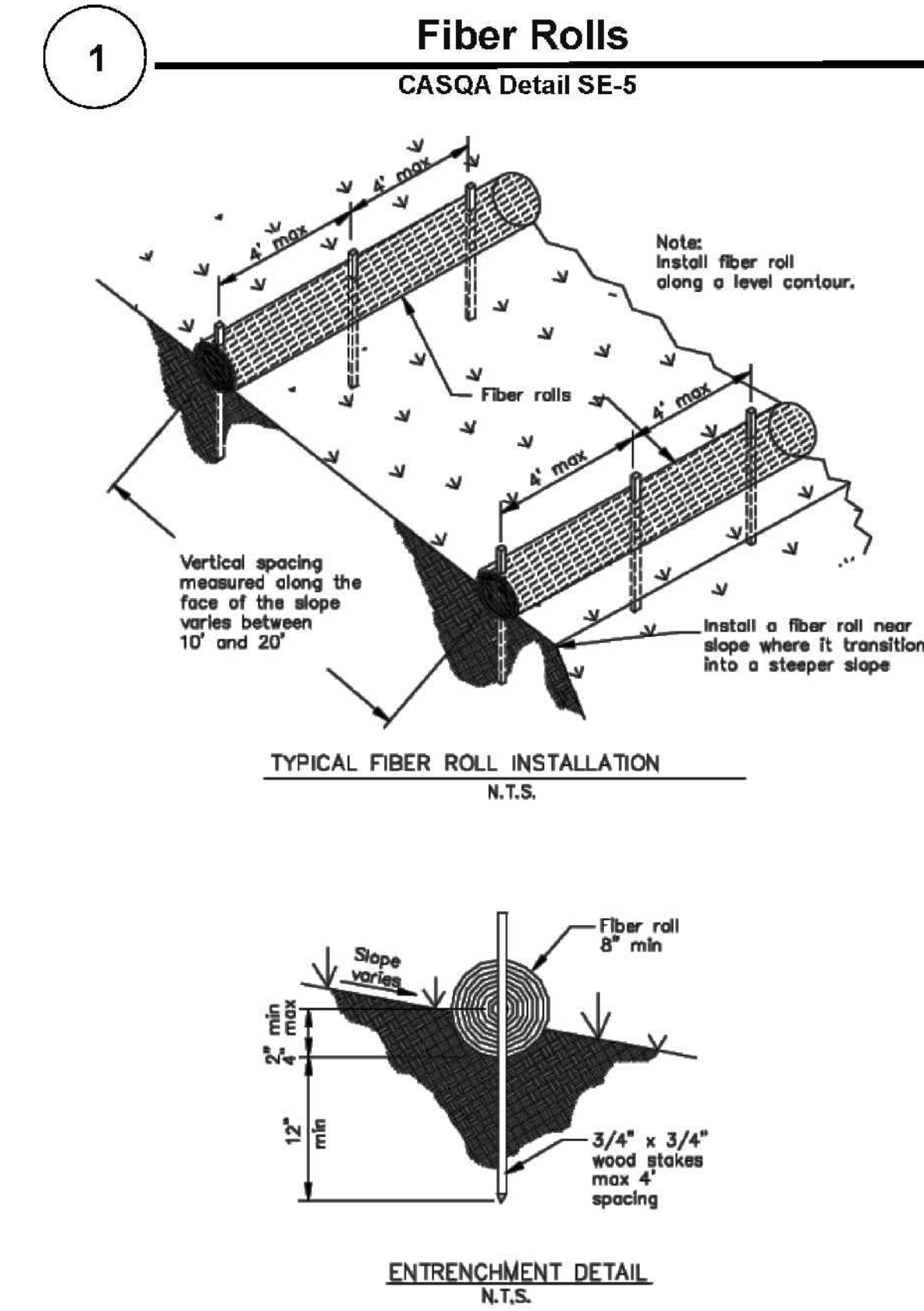
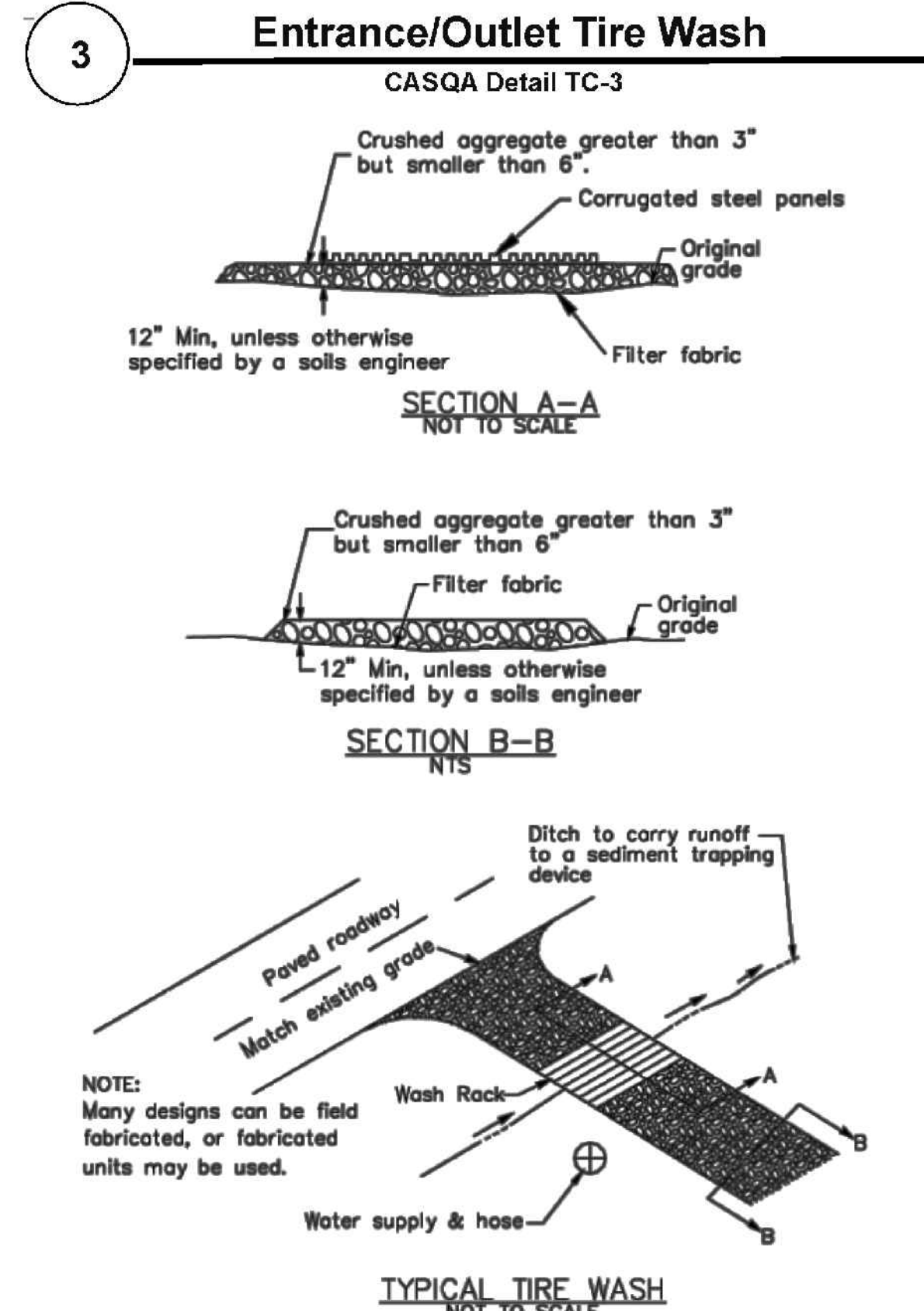
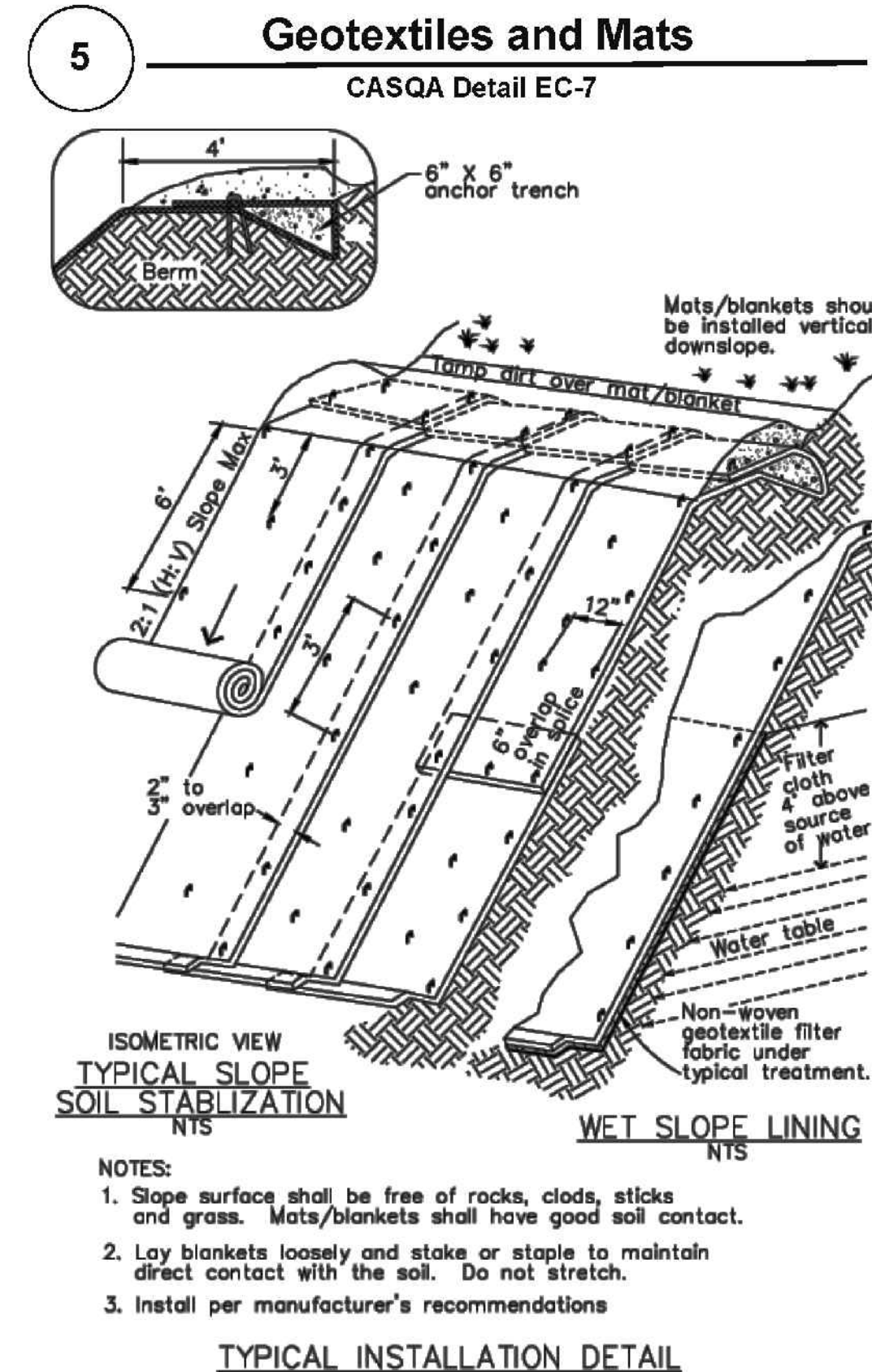
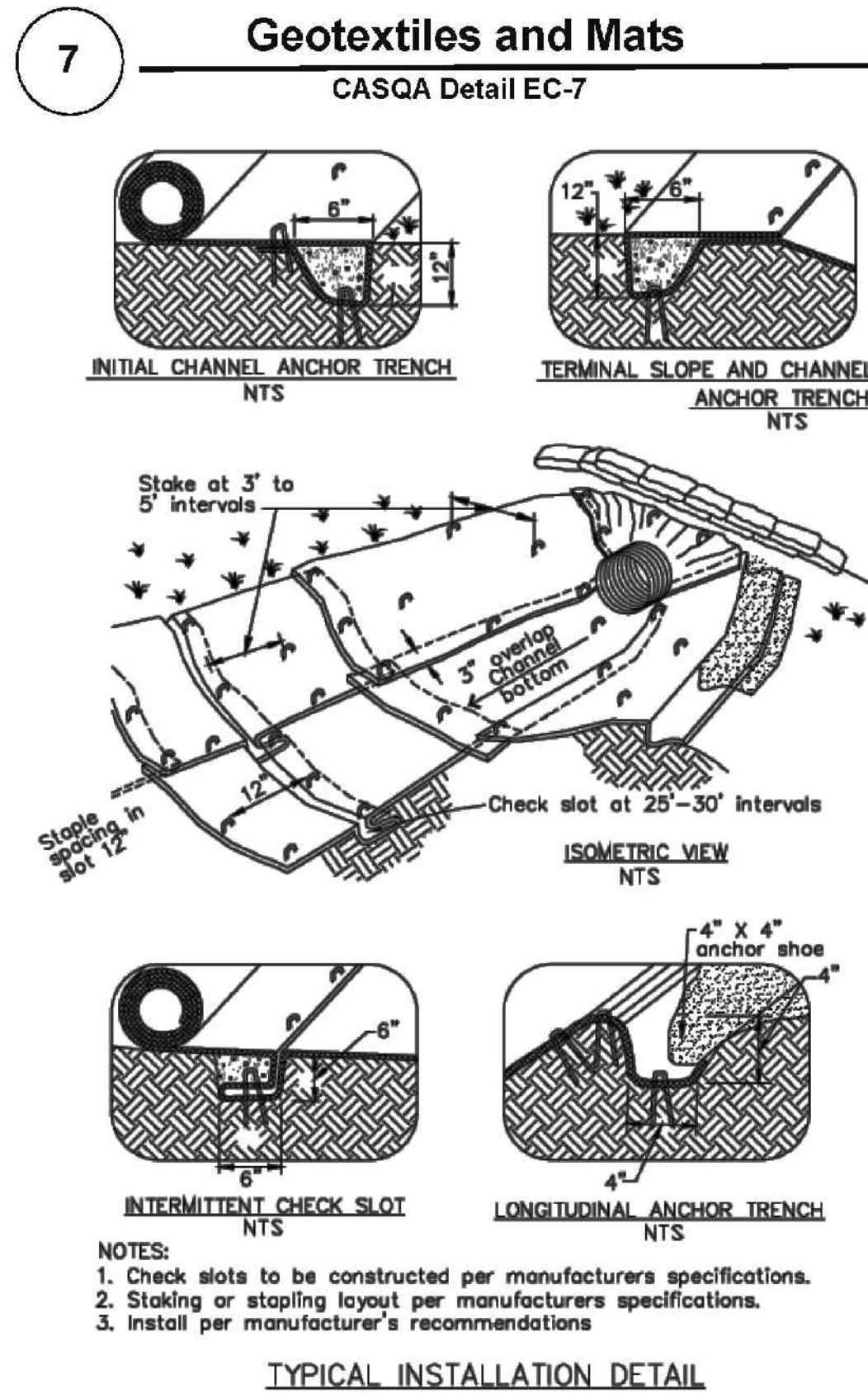
BEST MANAGEMENT
PRACTICES

REVISIONS	BY
JOB NO: 2212009	
DATE: 11-22-21	
SCALE: NO SCALE	
DESIGN BY: TB	
CHECKED BY: JH	
SHEET NO:	
BMP-1	
06 OF 09 SHEETS	

Best Management Practices and Erosion Control Details Sheet 1
County of Santa Clara



BMP-1



Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

Best Management Practices and Erosion Control Details Sheet 2

County of Santa Clara



BMP-2

Project Information



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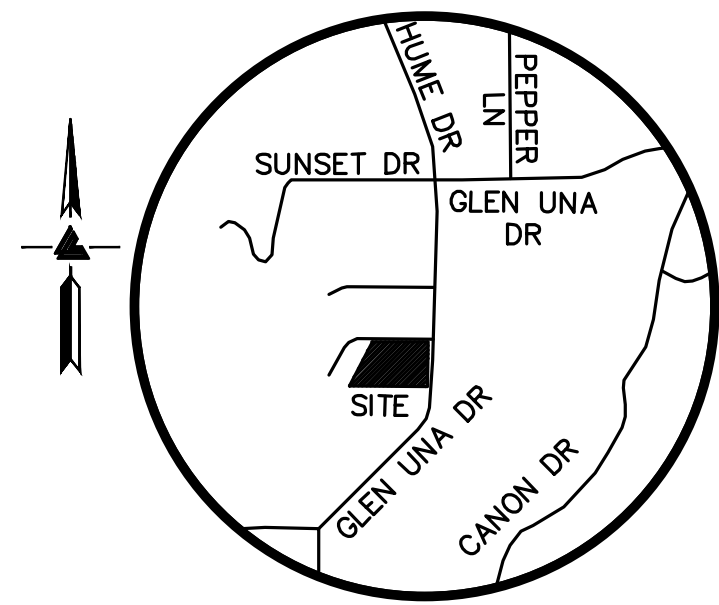
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15621 GLEN UNA DRIVE
LOS GATOS, CALIFORNIA
UNINCORPORATED SANTA CLARA COUNTY
APN: 510-26-076

BEST MANAGEMENT
PRACTICES

REVISIONS	BY

JOB NO: 2212009
DATE: 11-22-21
SCALE: NO SCALE
DESIGN BY: TB
CHECKED BY: JH
SHEET NO:

BMP-2
07 OF 09 SHEETS



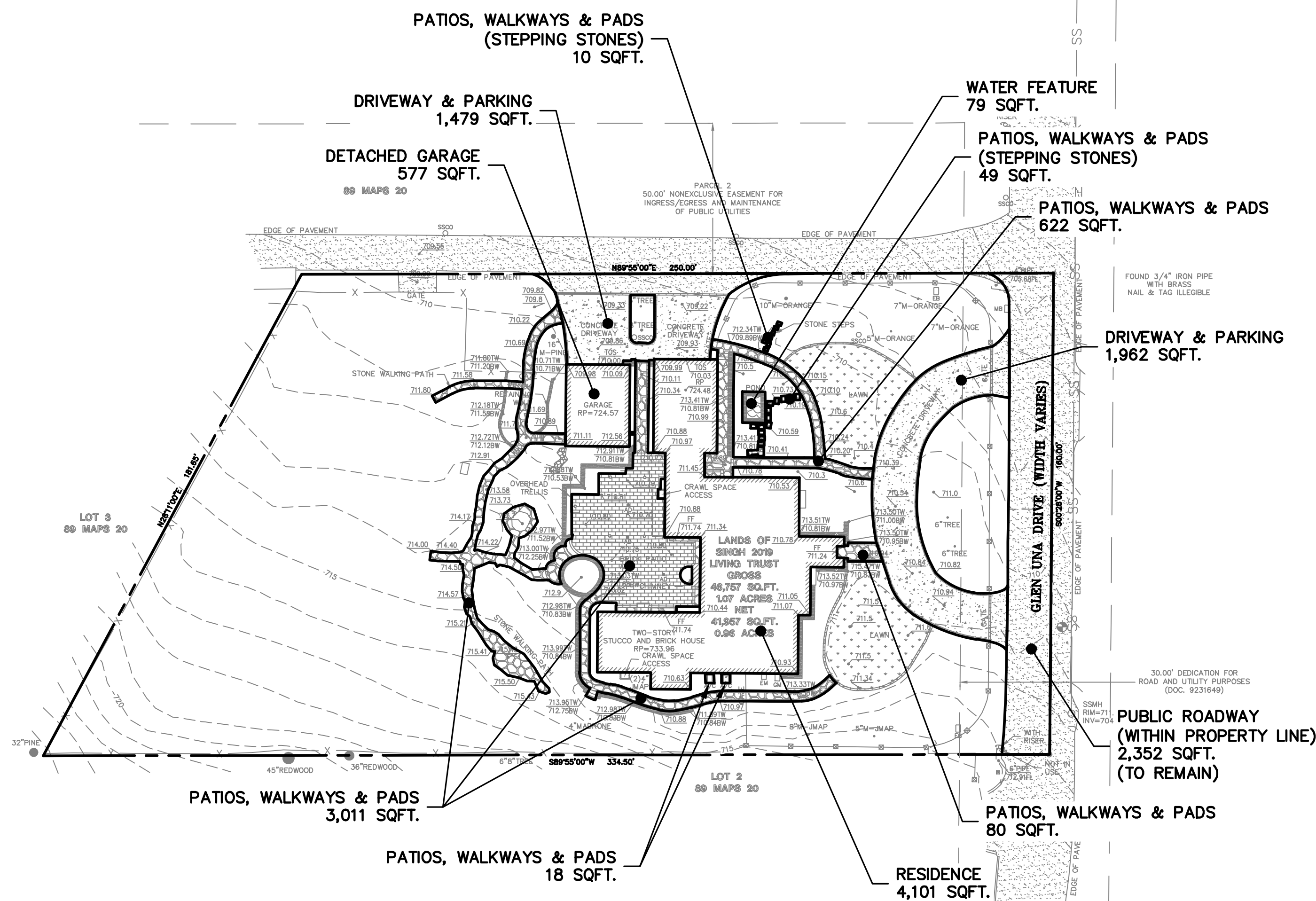
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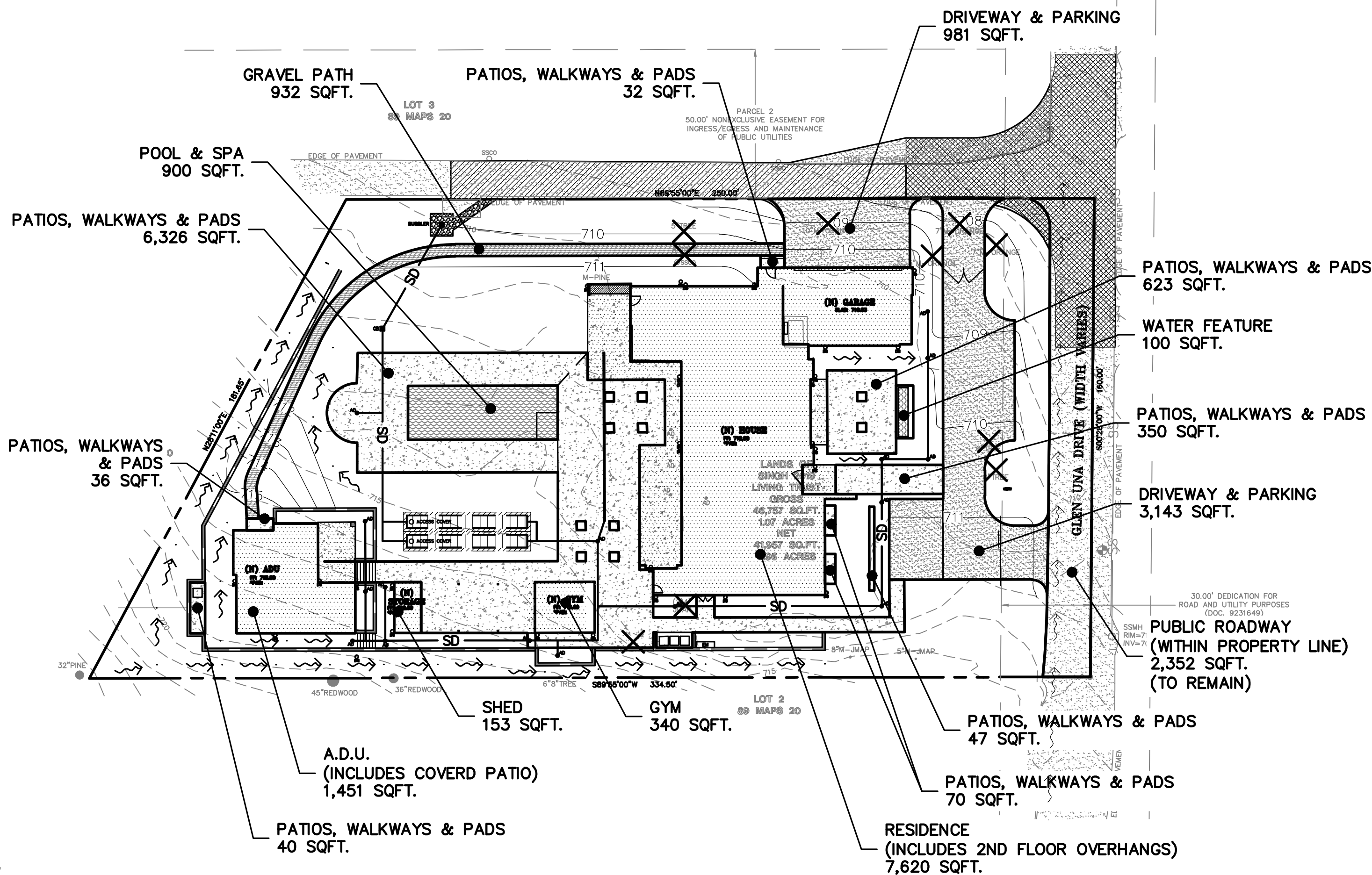
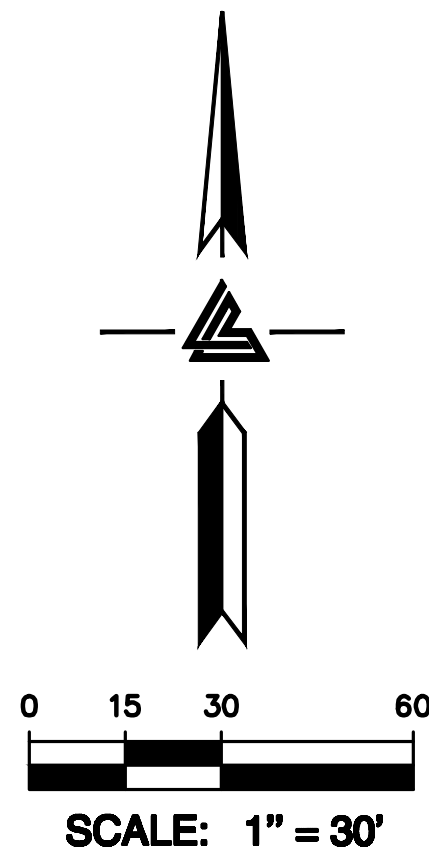
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APN: 510-26-076
UNINCORPORATED SANTA CLARA COUNTY

IMPERVIOUS SURFACE
EXHIBIT



EXISTING



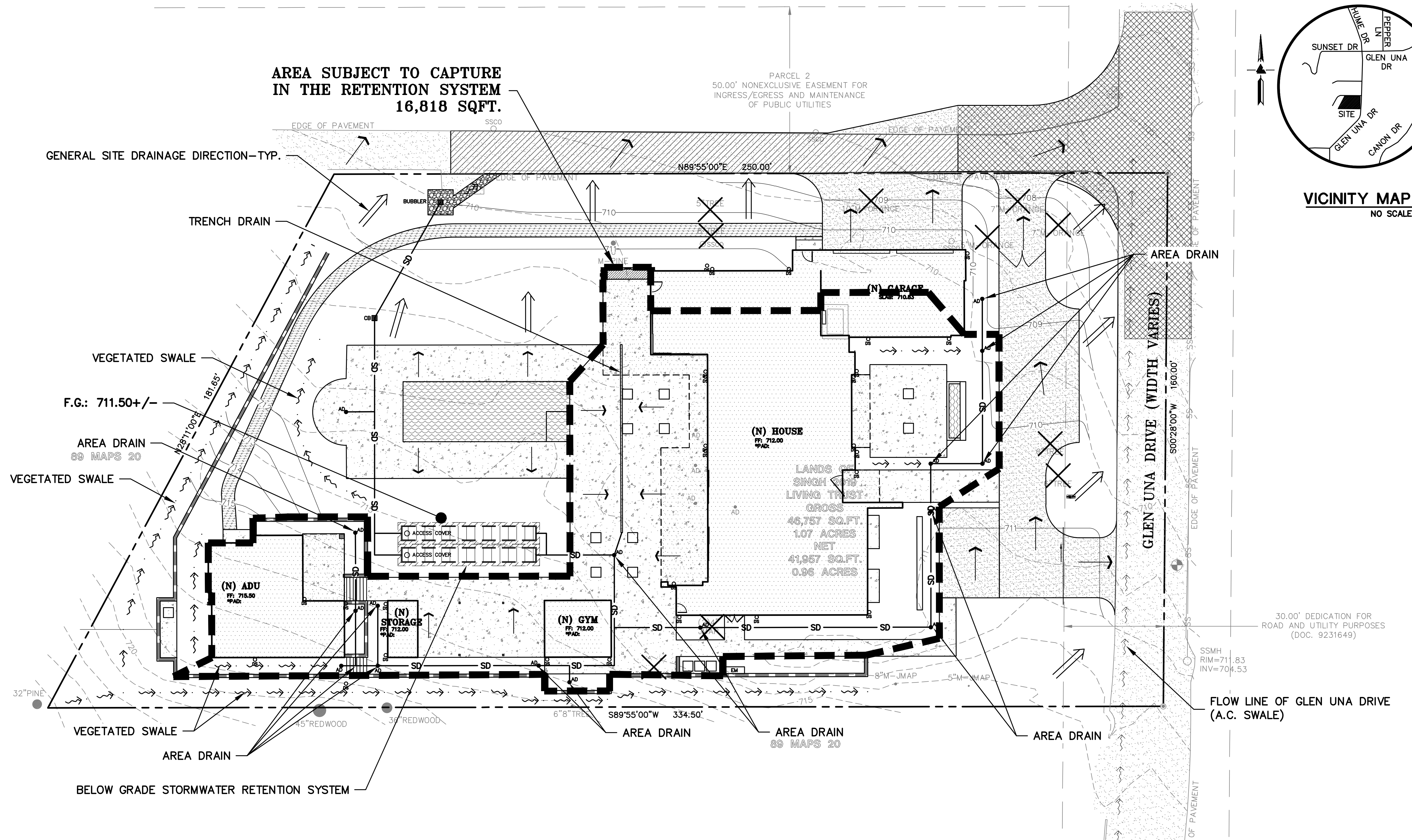
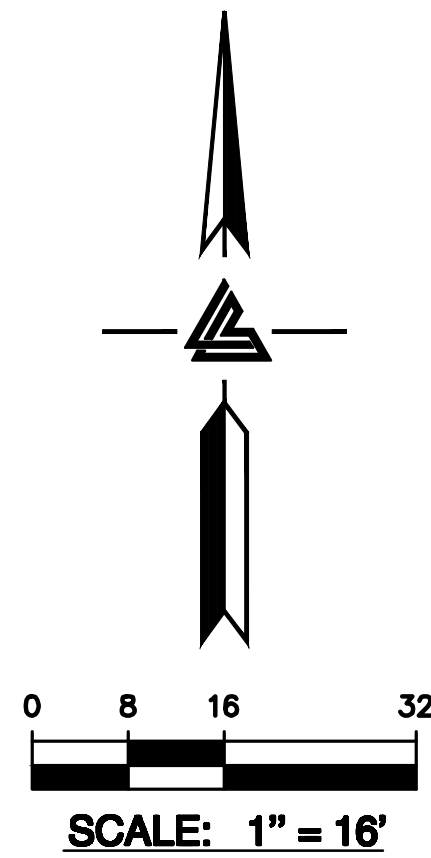
PROPOSED

DEVELOPMENT INFORMATION

TOTAL SITE AREA	46,757 SQUARE FEET (1.073 ACRE)			
TOTAL DISTURBED AREA	42,800 SQUARE FEET (0.983 ACRE)			
IMPERVIOUS AREA	EXISTING TOTAL S.F.	REMOVED TOTAL S.F.	NEW TOTAL S.F.	PROPOSED TOTAL S.F.
RESIDENCE	4,101	4,101	7,620	7,620
DETACHED GARAGE	577	577	0	0
A.D.U.	0	0	1,451	1,451
GYM	0	0	340	340
SHED	0	0	153	153
PUBLIC ROADWAY	2,352	0	0	2,352
DRIVEWAY & PARKING	3,441	3,441	4,124	4,124
PATIOS, WALKWAYS & PADS	3,790	3,790	7,588	7,588
POOL & SPA	0	0	900	900
WATER FEATURE	79	79	100	100
TOTAL IMPERVIOUS AREA	14,340	11,988	22,276	24,628
NET CHANGE IN IMPERVIOUS AREA	+ 10,288 SQUARE FEET (NET INCREASE)			
PERVIOUS PAVING				
GRAVEL PATH	0	0	932	932
TOTAL PERVIOUS PAVING	0	0	932	932
NET CHANGE IN PERVIOUS PAVING	+ 932 SQUARE FEET (NET INCREASE)			
TOTAL DEVELOPED AREA	14,340	11,988	23,208	25,560
NET CHANGE IN DEVELOPED AREA	+ 11,220 SQUARE FEET (NET INCREASE)			
FLOOR AREA	REFER TO THE ARCHITECTURAL PLANS FOR PROPOSED FLOOR AREA CALCULATIONS			

REVISIONS	BY

JOB NO: 2212009
DATE: 11-22-21
SCALE: 1"=30'
DESIGN BY: TB
CHECKED BY: JH
SHEET NO:



DEVELOPMENT INFORMATION

TOTAL SITE AREA				
46,757 SQUARE FEET (1.073 ACRE)				
TOTAL DISTURBED AREA				
42,800 SQUARE FEET (0.983 ACRE)				
IMPERVIOUS AREA	EXISTING TOTAL S.F.	REMOVED TOTAL S.F.	NEW TOTAL S.F.	PROPOSED TOTAL S.F.
RESIDENCE	4,101	4,101	7,620	7,620
DETACHED GARAGE	577	577	0	0
A.D.U.	0	0	1,451	1,451
GYM	0	0	340	340
SHED	0	0	153	153
PUBLIC ROADWAY	2,352	0	0	2,352
DRIVEWAY & PARKING	3,441	3,441	4,124	4,124
PATIOS, WALKWAYS & PADS	3,790	3,790	7,588	7,588
POOL & SPA	0	0	900	900
WATER FEATURE	79	79	100	100
TOTAL IMPERVIOUS AREA	14,340	11,988	22,276	24,628
NET CHANGE IN IMPERVIOUS AREA + 10,288 SQUARE FEET (NET INCREASE)				
PERVIOUS PAVING				
GRAVEL PATH	0	0	932	932
TOTAL PERVIOUS PAVING	0	0	932	932
NET CHANGE IN PERVIOUS PAVING + 932 SQUARE FEET (NET INCREASE)				
TOTAL DEVELOPED AREA	14,340	11,988	23,208	25,560
NET CHANGE IN DEVELOPED AREA + 11,220 SQUARE FEET (NET INCREASE)				
FLOOR AREA	REFER TO THE ARCHITECTURAL PLANS FOR PROPOSED FLOOR AREA CALCULATIONS			

RETENTION SYSTEM INFORMATION

TOTAL SITE AREA			
46,757 SQUARE FEET (1.073 ACRE)			
AREA SUBJECT TO CAPTURE			
16,818 SQUARE FEET (0.386 ACRE)			
IMPERVIOUS AREA	PROPOSED TOTAL S.F.	CAPTURED TOTAL S.F.	UN-CAPTURED TOTAL S.F.
RESIDENCE	7,620	6,324	1,296
DETACHED GARAGE	0	0	0
A.D.U.	1,451	1,451	0
GYM	340	340	0
SHED	153	153	0
PUBLIC ROADWAY	2,352	0	2,352
DRIVEWAY & PARKING	4,124	0	4,124
PATIOS, WALKWAYS & PADS	7,588	5,221	2,367
POOL & SPA	900	900	0
WATER FEATURE	100	100	0
TOTAL IMPERVIOUS AREA	24,628	13,589	11,039
PERVIOUS PAVING			
GRAVEL PATH	932	0	932
TOTAL PERVIOUS PAVING	932	0	932
TOTAL DEVELOPED AREA	25,560	13,589	11,971
LANDSCAPE AREA	21,197	3,229	17,968
TOTAL PERVIOUS AREA	22,129	3,229	18,900



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LOS GATOS, CALIFORNIA
APN: 510-28-076
UNINCORPORATED SANTA CLARA COUNTY

PROPOSED DRAINAGE
EXHIBIT

REVISIONS	BY
JOB NO:	2212009
DATE:	11-22-21
SCALE:	1"=16'
DESIGN BY:	TB
CHECKED BY:	JH
SHEET NO:	

HYD-2

LEGEND AND NOTES

---	BOUNDARY LINE
---	BUILDING OVERHANG LINE
---	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
---	EASEMENT
-x-	FENCE LINE
---	FLOW LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
□A/C	AIR CONDITIONING UNIT
•AD	AREA DRAIN
⊕	BENCHMARK
BW	BOTTOM RETAINING WALL
□EB	ELECTRICAL BOX
□EM	ELECTRICAL METER
FF	FINISH FLOOR
⊗	FIRE HYDRANT
FL	FLOW LINE
□GM	GAS METER
INV	INVERT
⊗ICV	IRRIGATION CONTROL VALVE
JMAP	JAPANESE MAPLE
⊕	JOINT POLE
□MB	MAILBOX
M-	MULTI-TRUNK TREE
⊗	PILLAR, OR SIMILAR
RP	ROOF PEAK
○SSCO	SANITARY SEWER CLEAN-OUT
○SSMH	SANITARY SEWER MAINTENANCE HOLE
TC	STREET SIGN
TW	TOP OF CURB
TOS	TOP OF RETAINING WALL
TOS	TOP OF SLAB
□WM	WATER METER
⊗WV	WATER VALVE
XXX.XX	SPOTGRADE

ASPHALT
BRICK
CONCRETE
LAWN
RIVER ROCK
STONE

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 46,757± SQUARE FEET / 1.07± ACRES

EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO. FSBC-2062004769-DT, DATED NOVEMBER 24, 2020.

BENCHMARK

CITY OF LOS GATOS BENCHMARK "RM27" "C" IN THE WORD CASTING ON C.B. WEST SIDE OF QUITO ROAD SOUTH OF MONTEWOLD DRIVE. ELEVATION = 444.22' (NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 710.46' (NAVD 88 DATUM)

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

TREE NOTE

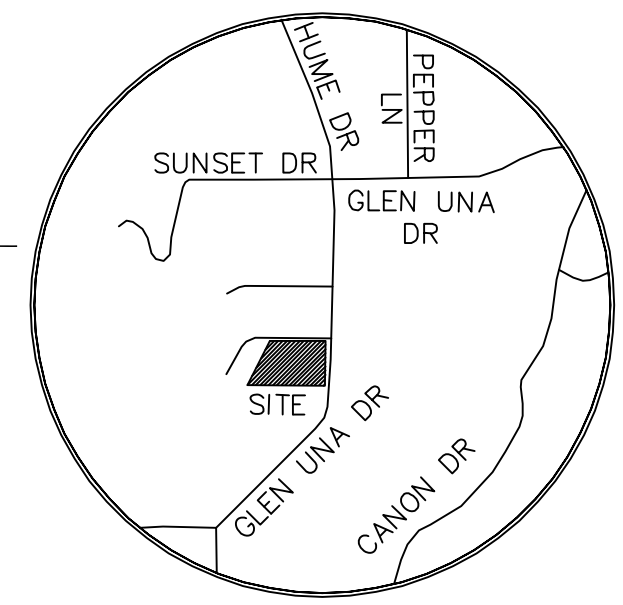
TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

FEMA FLOOD NOTE

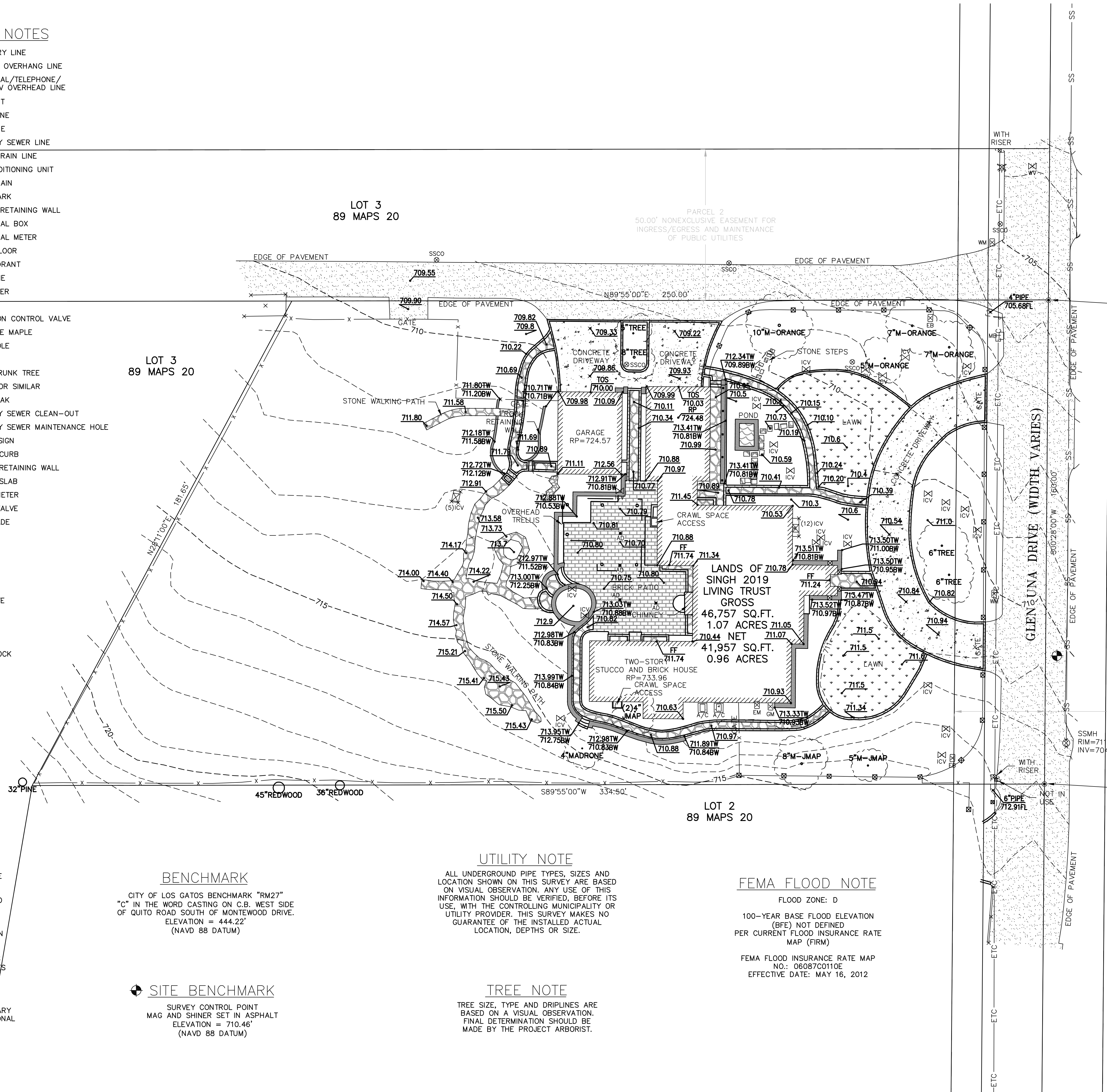
FLOOD ZONE: D

100-YEAR BASE FLOOD ELEVATION (BFE) NOT DEFINED PER CURRENT FLOOD INSURANCE RATE MAP (FIRM)

FEMA FLOOD INSURANCE RATE MAP NO.: 06087C0110E EFFECTIVE DATE: MAY 16, 2012



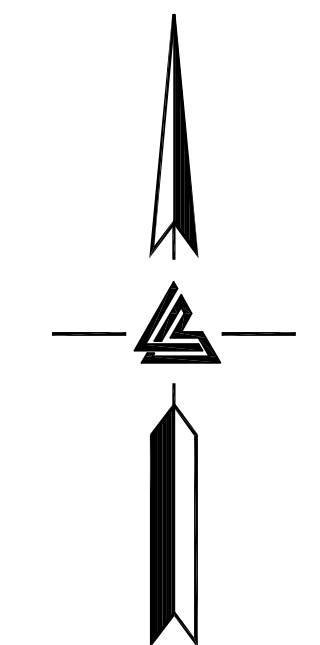
VICINITY MAP
NO SCALE



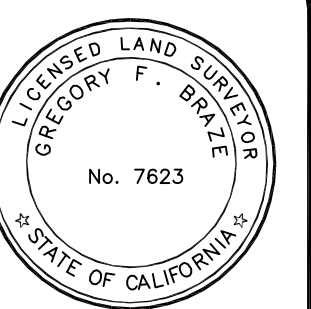
FOUND 3/4" IRON PIPE WITH BRASS NAIL & TAG ILLEGIBLE

30.00' DEDICATION FOR ROAD AND UTILITY PURPOSES (DOC. 9231649)

FOUND 3/4" IRON PIPE WITH BRASS NAIL & TAG ILLEGIBLE



0 8 16 32
SCALE: 1" = 16'



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15621 GLEN UNA DRIVE
LOS GATOS
CALIFORNIA

TOPOGRAPHIC SURVEY

-	-
-	-
-	-
-	-
-	-
REVISIONS	BY
JOB NO:	2210573
DATE:	5-6-21
SCALE:	1"=16'
FIELD BY:	DR
DRAWN BY:	ZB
SHEET NO:	

SU1

1 OF 1 SHEETS