

PROJECT DATA:

ASSESSOR'S PARCEL NUMBER: 510-07-011
PROJECT TYPE: NEW GARAGE
PROJECT LOCATION: 15911 WEST ROAD
LOS GATOS, CA 95030
YEAR BUILT: 1926
PLANNING CODE: RHS-d1 URBAN HILLSIDE RESIDENTIAL
ZONING:
SETBACKS: FRONT: 30 FT
SIDE: 8 FT CH 4.20.110,C , 1
REAR: 25 FT
HEIGHT: MAX 12 FT
(GRADE AT ENTRY TO AVG ROOF HEIGHT) PROPOSED 11 FT - 11 INCHES
PARKING: TWO PARKING SPACES: 8.5 FT X 18 FT
ONE OF WHICH SHALL BE COVERED
BUILDING CODE: MAIN RESIDENCE GARAGE
OCCUPANCY GROUP: R3 U
CONSTRUCTION TYPE: V-B V-B
NUMBER OF STORIES: TWO ONE
FIRE PROTECTION: N/A N/A

HAZARD ZONES
FLOOD ZONE: D
WILDLAND URBAN INTERFACE FIRE AREA: IN VERY HIGH
COUNTY FAULT RUPTURE HAZARD ZONE: IN
STATE LANDSLIDE HAZARD ZONE: IN
STATE SEISMIC HAZARD ZONE: IN

PARCEL IS LOCATED IN THE STATE RESPONSE AREA.
THE RESPONDING AGENCY IS CAL FIRE.
PARCEL MUST COMPLY WITH SRA FIRE SAFE REGULATIONS-PRC 4290.

CODE EDITIONS:

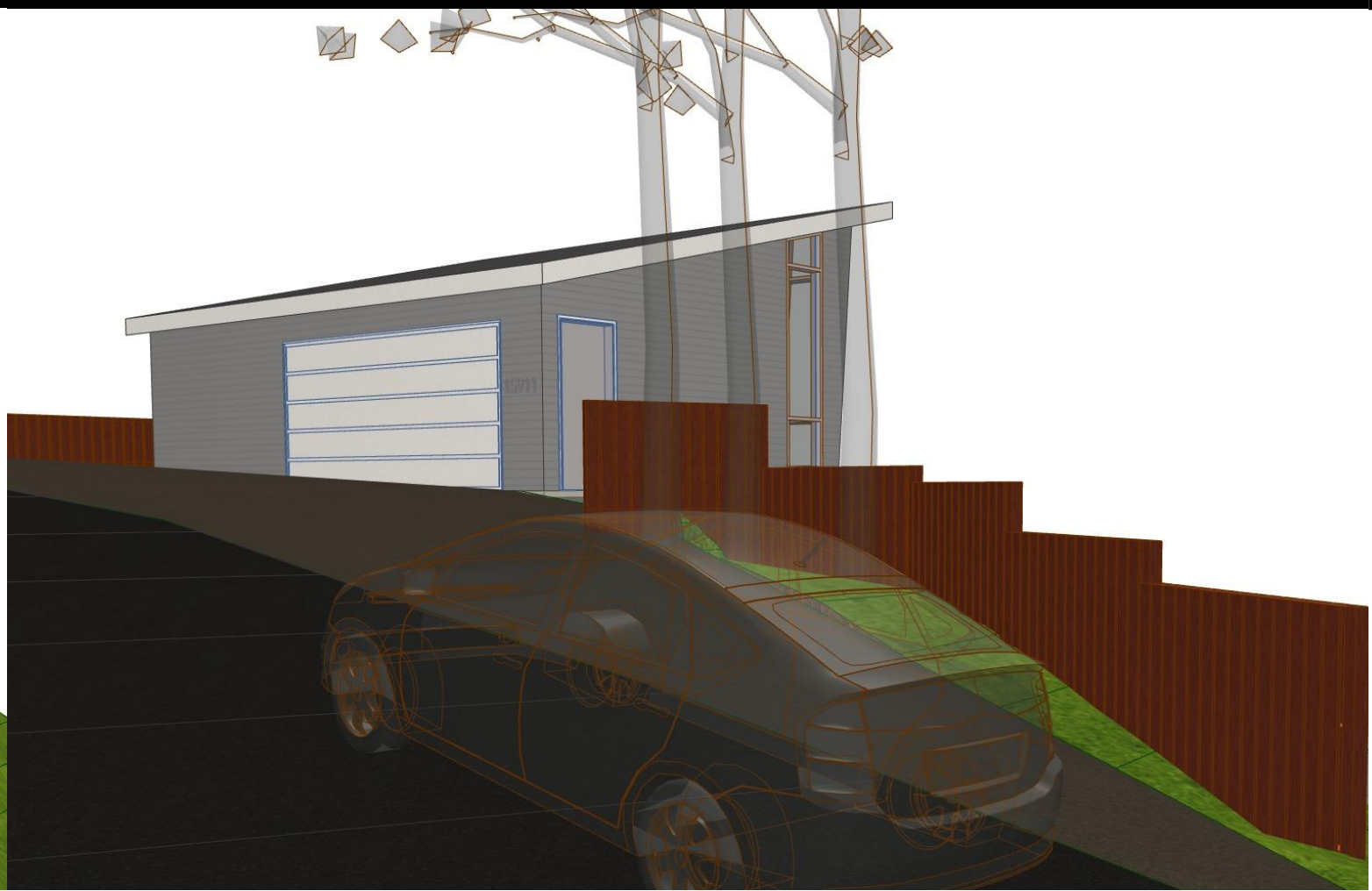
A. CALIFORNIA RESIDENTIAL 2019 EDITION
B. CALIFORNIA BUILDING 2019 EDITION
C. CALIFORNIA MECHANICAL 2019 EDITION
D. CALIFORNIA PLUMBING 2019 EDITION
E. CALIFORNIA ELECTRICAL 2019 EDITION
F. CALIFORNIA ENERGY 2019 EDITION
G. CALIFORNIA FIRE 2019 EDITION
H. CALIFORNIA GREEN BUILDING STANDARDS 2019 EDITION
I. ANY OTHER APPLICABLE LOCAL & STATE LAWS & REGULATIONS

SCOPE OF WORK:

CONSTRUCT A NEW 600 SF GARAGE w/ WORKSHOP & STORAGE SPACE.
NON-HABITABLE USE.



AERIAL VIEW



VIEW FROM ROAD

AREA CALCULATIONS:

GROSS FLOOR AREAS (SF)	EXISTING	DELTA	SUM
(E) MAIN RESIDENCE: (738 SF UPPER + 347 SF LOWER)	1,085	0	1,085
(E) SHED:	124	- 124	0
(N) GARAGE:	0	+ 600	600
SUM:			1,685

LOT AREA
NET LOT AREA 7,017 SF
GROSS LOT AREA 10,914 SF

REAR YARD AREA
ALLOWABLE REAR YARD COVERAGE 603 SF
(30% REAR YARD)

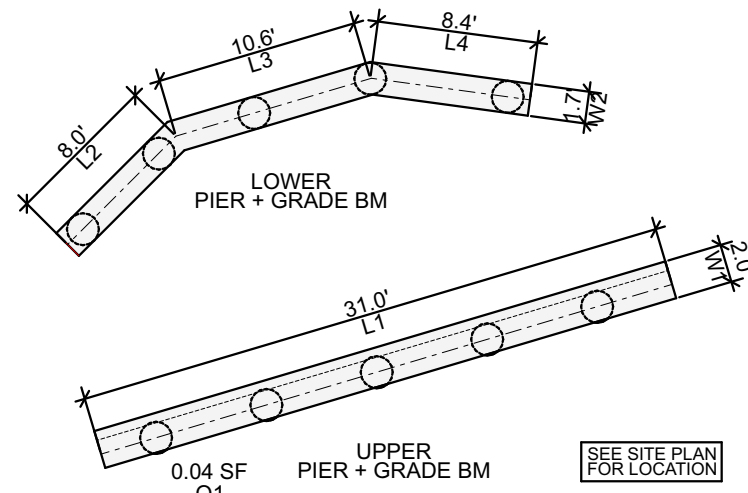
PROPOSED REAR YARD COVERAGE 436 SF

SHEET NOTES

- (E) CMU RETAINING WALL
- (E) TIEBACK CMU WALL
- (E) TIEBACK P.T. WOOD WALL
- WHERE (N) DRIVEWAY MEETS (N) GARAGE DOOR GRADE CHANGES FROM (E) PARKING PAD (+115.1') TO (N) GARAGE PAD (+116.1')
- (E) CONCRETE PAD
- THE EXISTING SINGLE-FAMILY RESIDENCE IS NOT EQUIPPED WITH FIRE SPRINKLERS.
- (N) DRIVEWAY FOR THE GARAGE UNDER ENCROACHMENT PERMIT ENC20-0959
- 1-HR FIRE RESISTANCE RATING AT THIS WALL.

LEGEND

- E (E) ELECTRIC METER
G (E) GAS METER
W (E) WATER VALVE



PIER + GRADE BEAM AREA

SCALE: 1" = 10'

CALCULATIONS:

UPPER PIER + GRADE BEAM AREA
AREA = (L1 x W1) + (O1 x 5)
(31' x 2') + (.04 x 5)
62 SF + (.2 SF) = 62.2 SF

LOWER PIER + GRADE BEAM AREA
AREA = (L2 + L3 + L4) x W2
(8.0' + 10.6' + 8.4') x 1.7'
27' x 1.7' = 45.9 SF

PIER + GRADE BEAM AREA 108.1 SF

DRAWING LIST:

ARCHITECTURAL DRAWINGS
A-0 COVER SHEET, PROJECT DATA, PROPOSED SITE PLAN
A-1 PROPOSED GARAGE PLAN, RCP w/ ELECTRICAL & LIGHTING LAYOUT
A-2 EXISTING PLAN, DEMOLITION PLAN
A-3 ELEVATIONS

CIVIL DRAWINGS
TS-1 BOUNDARY & TOPOGRAPHIC MAP
C1 GRADING AND DRAINAGE PLAN
C2 EARTHWORK QUANTITIES

PROJECT CONTACT:

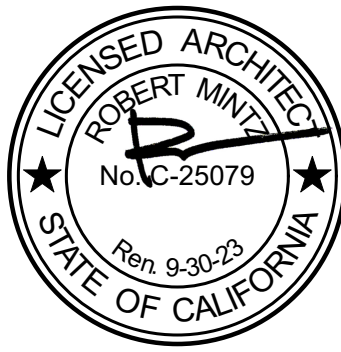
OWNER: RANDALL MEYER
15911 WEST ROAD
LOS GATOS, CA 95030
DESIGNER: VALLEY HOME BUILDERS
3466 EDWARD AVENUE
SANTA CLARA, CA 95054
T: (408) 248-8000
SURVEYOR & CIVIL ENGINEER: OSUNA ENGINEERING INC.
117 BERNAL ROAD #70-336
SAN JOSE, CA 95119
T: (408) 772-4381

VICINITY MAP:



DESIGN
BUILD
REMODEL

3466 EDWARD AVENUE
SANTA CLARA, CA 95054
PHONE: (408) 248-8000
FAX: (408) 625-7652
VALLEYHOMEBUILDERS.COM



MEYER
RESIDENCE

NEW GARAGE

15911 WEST ROAD
LOS GATOS, CA 95030

MARK	DATE	DESCRIPTION
	01/10/22	SPECIAL PERMIT APPLICATION

PROJECT NO: #PIn
DATE: 01/10/22
DRAWN BY: #CAD Technician
COPYRIGHT Full Name

SHEET TITLE

PROJECT DATA,
PROPOSED SITE
& ROOF PLAN

A-1

/Users/robertmintz/Documents/5_VHB Projects/43b_meyer current current ii/1_pln folder/pln 22/current/resubmittal ri.pln



EAST

NORTH

WEST

SOUTH

PROPOSED ELEVATIONS

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

EXTERIOR MATERIAL LIST

- 1 ANODIZED ALUMINUM FRAMED WINDOW w/ TEMPERED GLAZING. TYPICAL U.O.N.
- 2 1x CEDAR AT UNDERSIDE OF ROOF EAVES & OVERHANGS. TYPICAL.
- 3 CONCRETE COLUMN
- 4 CONCRETE TIE-BEAM
- 5 CONCRETE SLAB
- 6 CLASS 'A' ASPHALT SHINGLE ROOF.

- 7 OVERHEAD ANODIZED ALUMINUM GARAGE DOOR
- 8 20 MINUTE FIRE RATED DOOR w/ANODIZED ALUMINUM FINISH.
- 9 2x WOOD FASCIA. PAINTED
- 10 2x WOOD FASCIA WITH G.S.M. GUTTER + DOWNSPOUT. PAINTED
- 11 PAINTED STEEL GUARDRAILS +42" HIGH w/CABLE RAILS + HDW CAP.
- 12 JAMES HARDIE 1x8 ARTISAN SMOOTH FINISH FIBER CEMENT 5/8" LAP SIDING. PAINT. COLOR LIGHT REFLECTIVITY VALUE SHALL NOT EXCEED 45%.

- 13 WD. FENCE. MATCHEXISITNG
- 14 45 MINUTE FIRE PROTECTION RATED WINDOW ASSEMBLY w/OH-45 FIRE RATED GLAZING MARKINGS AT THIS WINDOW. WINDOW AREA (31.7 SF) = 14.8% OF WALL AREA (214.35 SF)
- 15 EXTERIOR LIGHT FIXTURE
- 16 MITERED CORNER AT NON-TILTED WALL. TYP.
- 17 1x HARDIE-TRIM AT TILTED WALL END. TYP.



DESIGN
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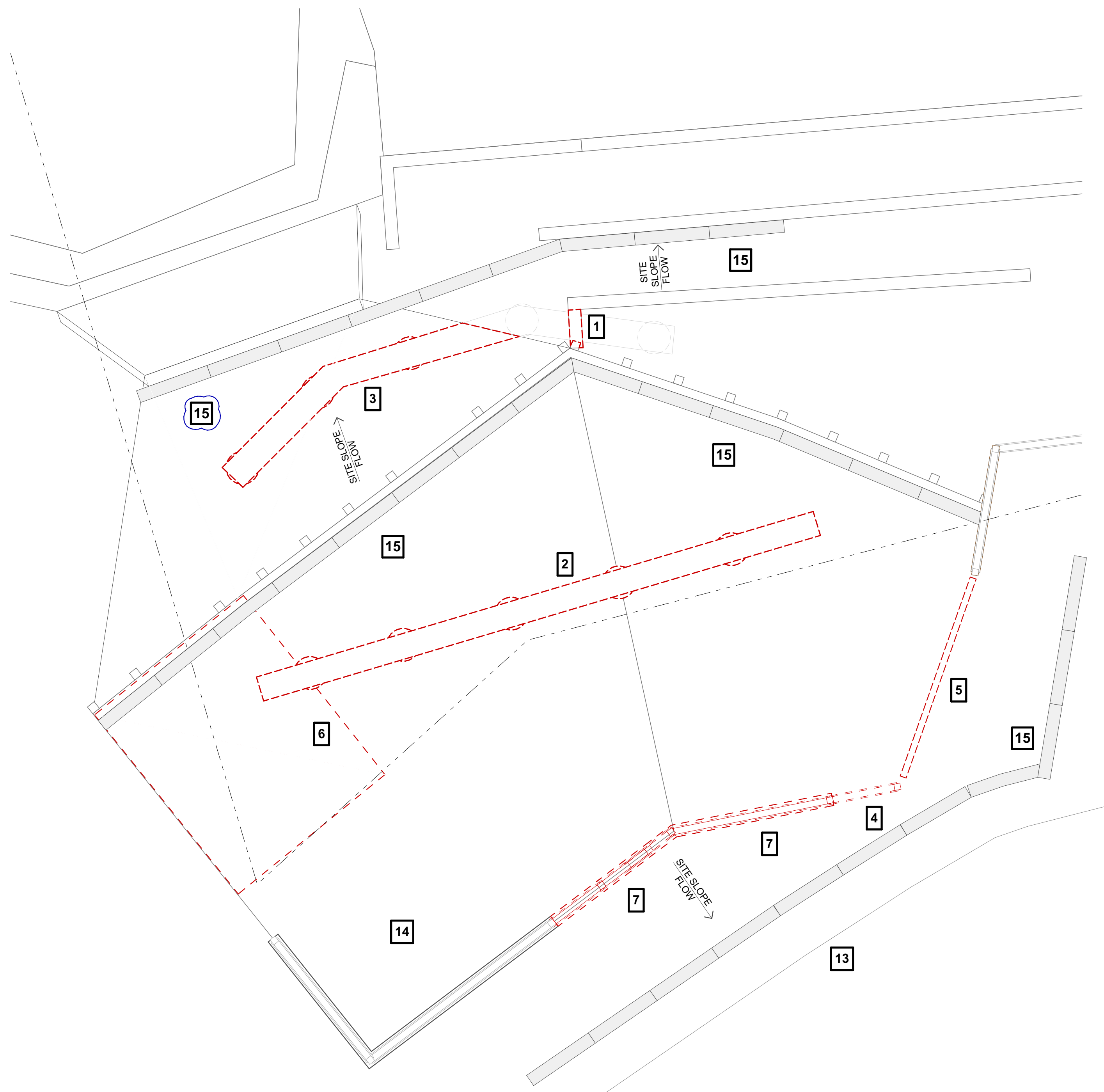
PROJECT NO: #Pin
DATE: 01/10/22
DRAWN BY: #CAD Technician
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SHEET TITLE

EXTERIOR
ELEVATIONS

A-2

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DEMOLITION SHEET NOTES

- 1 REMOVE PORTION OF CMU RETAINING WALL SHOWN DASHED
- 2 SAWCUT & REMOVE PORTION OF PARKING PAD SHOWN DASHED
- 3 SAWCUT & REMOVE PORTION OF CONCRETE DRAINAGE APRON SHOWN DASHED
- 4 REMOVE FENCE SHOWN DASHED
- 5 REMOVE AUTOGATE
- 6 REMOVE SHED
- 7 REMOVE PORTION OF CMU WALL SHOWN DASHED

LEGEND

----- ITEM TO REMOVE SHOWN RED & DASHED

EROSION CONTROL GENERAL NOTES

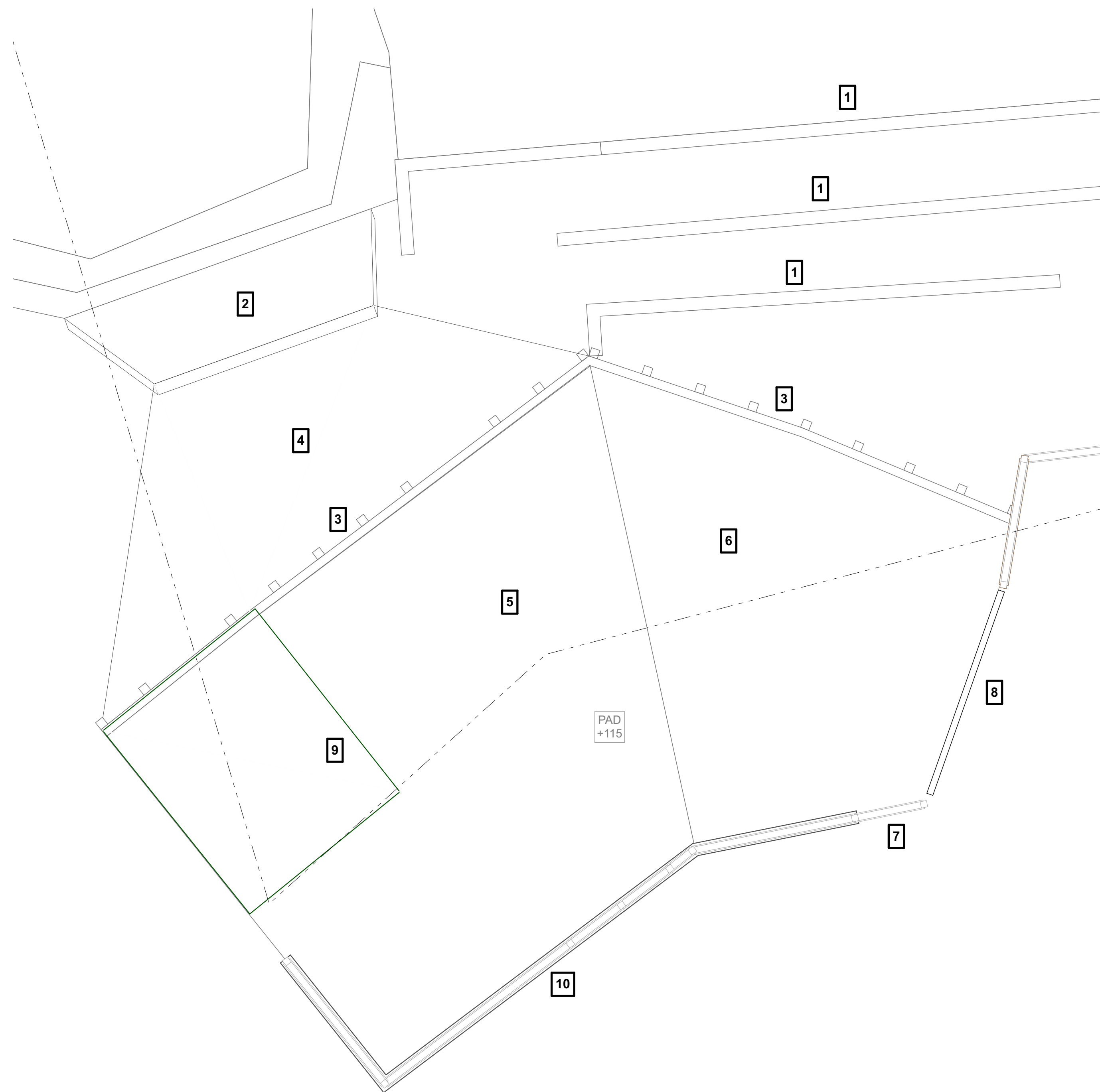
- 8 ALL EROSION CONTROL MEASURES SHALL BE ONSITE AND READILY ACCESSIBLE PRIOR TO THE START OF CONSTRUCTION.
- 9 SWEEP OR SCRAPE UP SOILS TRACKED ONTO THE ROAD AT THE END OF EACH DAY. DO NOT HOSE INTO THE STREET, GUTTER, OR STORM DRAIN.
- 10 REVEGETATE DISTURBED AREAS. EXPOSED BARE DIRT SHALL BE COVERED WITH MULCH, JUT NETTING OR OTHER EROSION CONTROL BLANKET.
- 11 REFER TO SHT. C-5 FOR ADDITIONAL INFORMATION.
- 12 THE SITE SHALL BE MONITORED BY THE CONTRACTOR AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.

EROSION CONTROL SHEET NOTES

- 13 EDGE OF PAVEMENT.
- 14 MATERIAL STORAGE.
- 15 LOCATION OF STRAW ROLLS TO CONTROL EROSION. REF DET 1 / C-4.2.

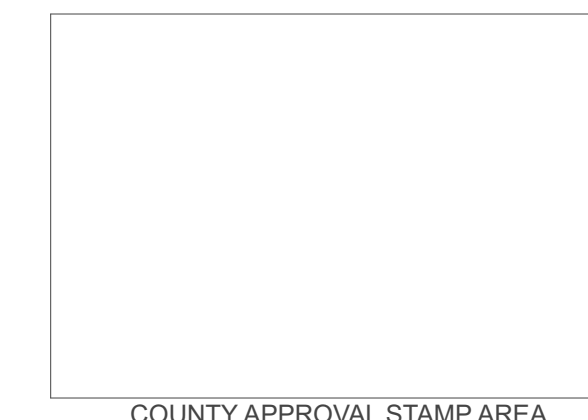
DEMOLITION & EROSION CONTROL PLAN

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



EXISTING PLAN SHEET NOTES

- 1 (E) CMU RETAINING WALL
- 2 (E) TIEBACK CMU WALL
- 3 (E) TIEBACK P.T. WOOD WALL
- 4 (E) CONCRETE DRAINAGE APRON
- 5 (E) CONCRETE PARKING PAD
- 6 (E) ASPHALT PARKING PAD
- 7 (E) FENCE
- 8 (E) AUTOGATE
- 9 (E) SHED
- 10 (E) CMU WALL



EXISTING PLAN

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



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15911 WEST ROAD
LOS GATOS, CA 95030

	01/10/22	SPECIAL PERMIT APPLICATION
MARK	DATE	DESCRIPTION

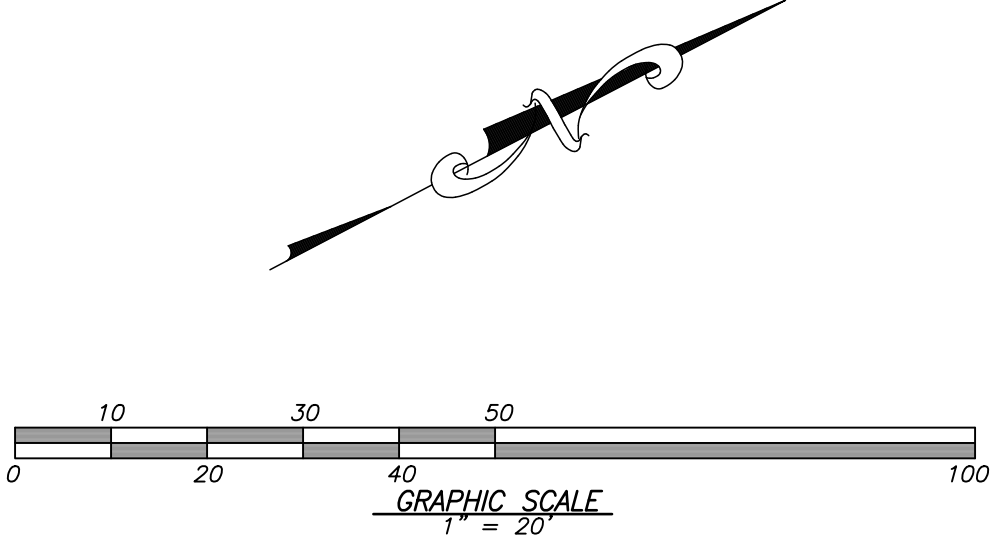
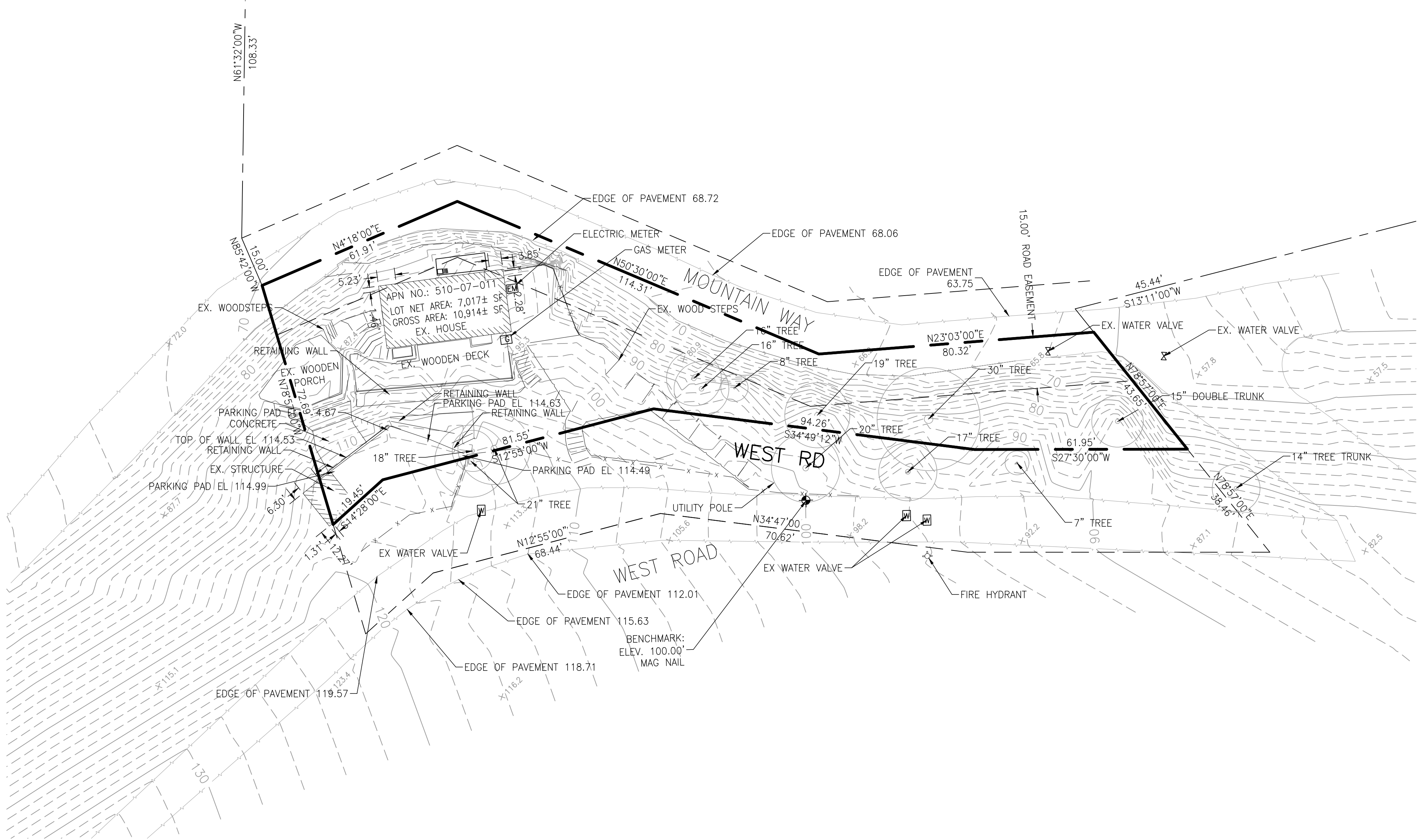
PROJECT NO: #PIn
DATE: 01/10/22
DRAWN BY: #CAD Technician
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SHEET TITLE

EXISTING PLAN
DEMOLITION &
EROSION
CONTROL PLAN

A-4

LEGEND	
---	EXISTING CONTOUR LINE
---	NATURAL GRADE CONTOUR LINE
●	FOUND CITY MONUMENT BOX, OR AS NOTED
---	BOUNDARY OF PROPERTY SURVEYED
()	RECORD INFORMATION
---	CENTERLINE
△	CURB INLET
---	CURB LINE
---	DRIVEWAY APRON
○	ELECTROLIER
---	FENCE
⋈	FIRE HYDRANT
■	FLAT GRATE INLET
---	OVERHEAD POWER LINE
---	OVERHEAD TELEPHONE LINE
---	SANITARY SEWER LINE
○	SANITARY SEWER MANHOLE
⊙	SANITARY SEWER CLEANOUT
—	SIGN
---	STORM DRAIN LINE
⊙	STORM DRAIN MANHOLE
□	UTILITY BOX
○	UTILITY POLE
---	WATER LINE
⊗	WATER METER
⊗	WATER VALVE
⊗	ELECTRIC METER
⊗	WATER HEATER
⊗	GAS



REFERENCES:
R1 TRACT NO. 2543 115-M-46&47

BENCH MARK
DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE SOUTHERLY EASTERLY CORNER OF LOT AS SHOWN: ELEV.: 100.00'

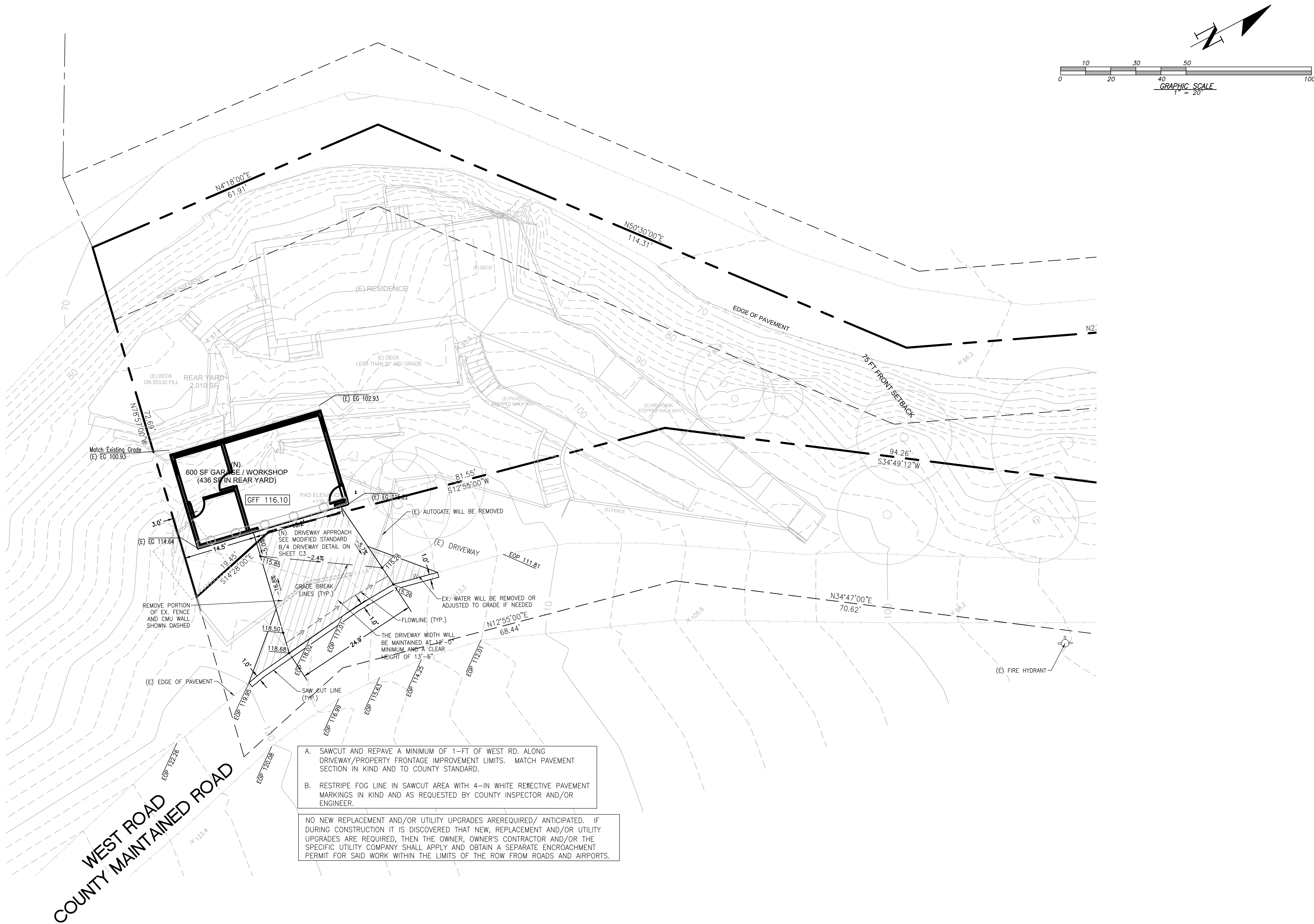
ABBREVIATIONS	
APN	ASSESSOR'S PARCEL NUMBER
BM	BENCH MARK
CATV	CABLE TELEVISION OVERHEAD
D	CURVE DELTA
DRWY	DRIVEWAY
DS	DOWNSPOUT
FL	FLOW LINE ELEVATION
IP	IRON PIPE
L	CURVE LENGTH
R#	REFERENCE DOCUMENT
M-M	MONUMENT TO MONUMENT
O.H. PWR	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
PCL	PARCEL
P.M.	PARCEL MAP
PTN	PORTION
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
PUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT

- NOTES:**
- DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 - THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
 - TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
 - THIS MAPS REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY.
 - UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
 - BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
 - FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
 - A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY OSUNA ENGINEERING, INC. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.



PRELIMINARY BOUNDARY AND TOPOGRAPHIC MAP LANDS OF MEYER 15911 WEST ROAD LOS GATOS, CALIFORNIA		JOB NO. 1653	
SHEET 1		OF 1	
SUPERVISED BY <i>P. Oscar Davis</i>		PROFESSIONAL LAND SURVEYOR NO. 8921	
EXPIRES 3/30/25			
REVISIONS		DATE	
5-07-20			
AS SHOWN			
DRAWN BY O.OSUNA			
CHECKED BY O.O.			

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.



- A. SAWCUT AND REPAVE A MINIMUM OF 1'-FT OF WEST RD. ALONG DRIVEWAY/PROPERTY FRONTAGE IMPROVEMENT LIMITS. MATCH PAVEMENT SECTION IN KIND AND TO COUNTY STANDARD.
- B. RESTRIPE FOG LINE IN SAWCUT AREA WITH 4-IN WHITE RECTECTIVE PAVEMENT MARKINGS IN KIND AND AS REQUESTED BY COUNTY INSPECTOR AND/OR ENGINEER.

NO NEW REPLACEMENT AND/OR UTILITY UPGRADES ARE REQUIRED/ ANTICIPATED. IF DURING CONSTRUCTION IT IS DISCOVERED THAT NEW, REPLACEMENT AND/OR UTILITY UPGRADES ARE REQUIRED, THEN THE OWNER, OWNER'S CONTRACTOR AND/OR THE SPECIFIC UTILITY COMPANY SHALL APPLY AND OBTAIN A SEPARATE ENCROACHMENT PERMIT FOR SAID WORK WITHIN THE LIMITS OF THE ROW FROM ROADS AND AIRPORTS.

REVISIONS		DATE	CITY	BY

REGISTERED PROFESSIONAL ENGINEER
PORFIRIO OSCAR OSUNA
No. 70829
Exp. 6-30-23
CIVIL
STATE OF CALIFORNIA

02-25-2021
P. Oscar Osuna
PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-23

OSUNA
ENGINEERING INC.
Planning | Surveying | Civil Engineering

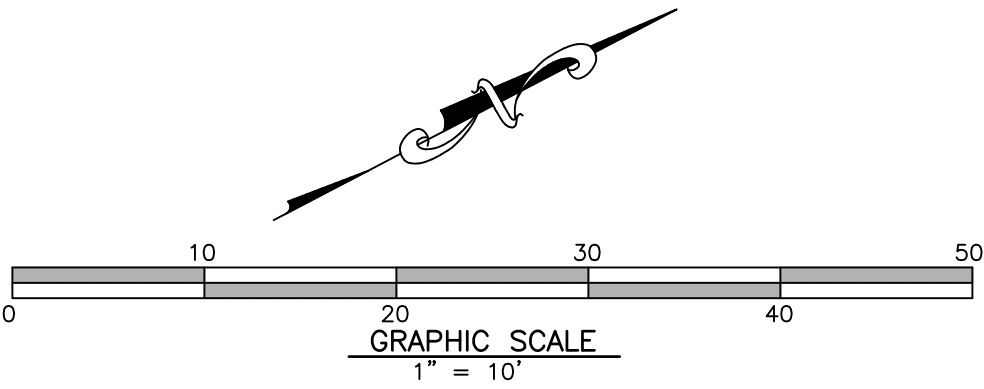
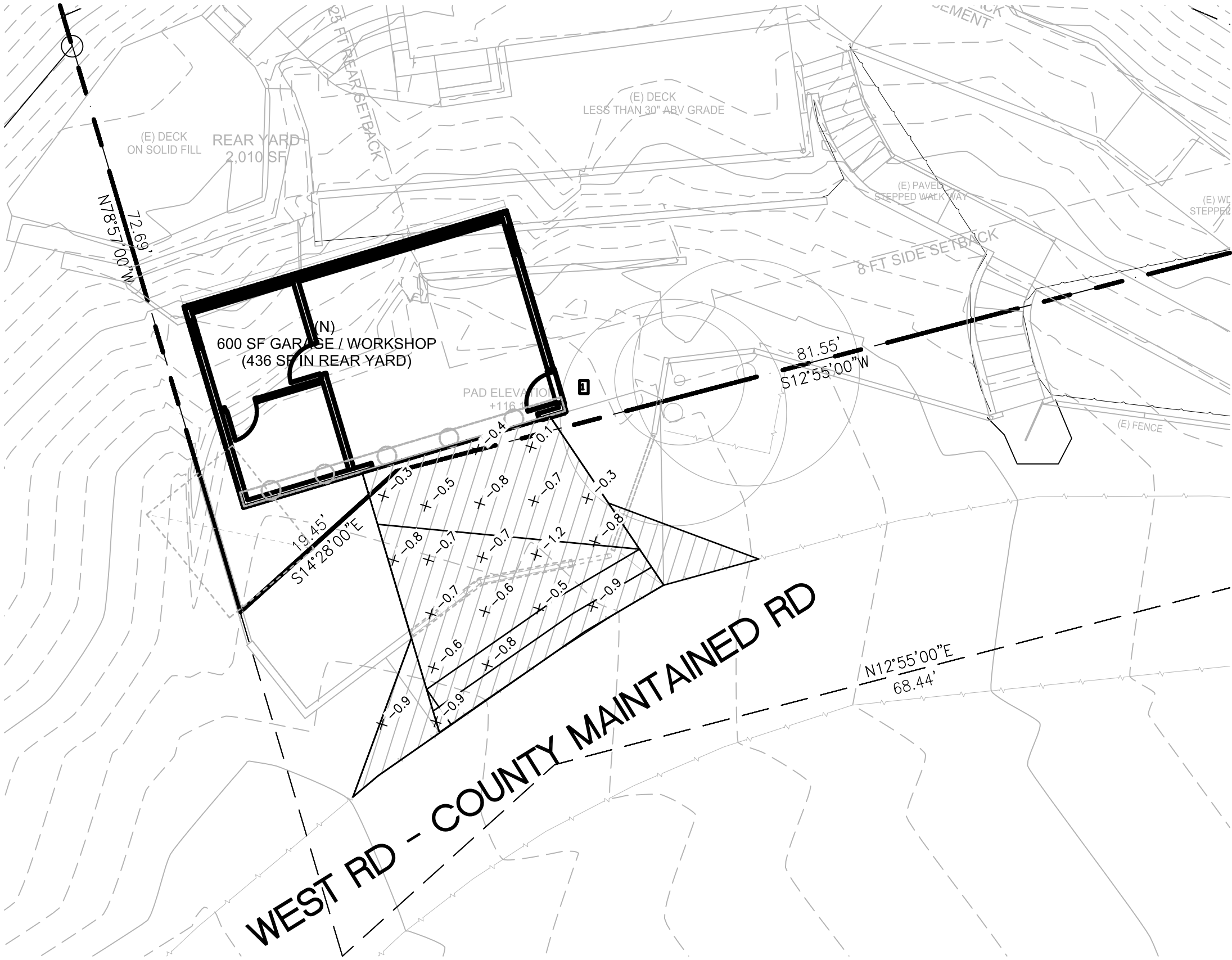
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
117 BERNAL RD. STE. 70-336
SAN JOSE, CA 95119
TEL. (408) 772-4381
info@osunaeengineering.com

GRADING & DRAINAGE PLAN
PRELIMINARY GRADING PLAN
15911 WEST RD

LOS GATOS, CALIFORNIA
Project No.: 1653 | Design: JLO/TJM | Check: D.O. | Date: 2/26/2021

SHEET
C1
OF 8 SHEETS

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.



EARTHWORK QUANTITIES								
DESCRIPTION		EARTHWORK QUANTITIES ALL			EARTHWORK QUANTITIES EXCLUDING EXEMPT		MAXIMUM DEPTHS	
		CUT (-)	FILL (+)	EXEMPT?	CUT (-)	FILL (+)	CUT (-)	FILL (+)
		CY	CY	YES/NO	CY	CY	FT	FT
BUILDING EXEMPT	GARAGE PAD	0	0	YES	---	---	0.0	0.0
SITE WORK	DRIVEWAY APPROACH	12	0	NO	12	0	-1.2	0.0
TOTALS:		12	0		12	0	< EXEMPT TOTALS	
TOTAL NET IMPORT: IMPORT (+) / EXPORT (-)		-12		CUBIC YARDS (IN-PLACE)	-12		CUBIC YARDS (IN-PLACE)	

2/25/2021

EARTHWORK 2-25-21.html

OSUNA ENGINEERING INC

6920 SANTA TERSA BLVD

Suite #206

SAN JOSE, CA 01234

Surface Report

Project Name: \nas\NAS\OE TEAM\PROJECTS\Job 1653- 15911 West Rd Los Gatos, CA- Robert Mintz\Drawings\1653 Earthwork-Cut & Fill.dwg

Report Date: 2/25/2021 2:05:14 PM

Client: Client

Company

Project

Description:

Prepared by:

Preparer

Linear Units: foot	Area Units: squareFoot	Volume Units: cubicYard
--------------------	------------------------	-------------------------

Surface: 1653 Driveway VOL

Description: Description

Area 2D: 499.021
Elevation Max: 0.309
Number of Points: 81

Area 3D: 503.298
Elevation Min: -1.469
Number of Triangles: 129

Volume Surface: 1653 Driveway VOL

Description: Description

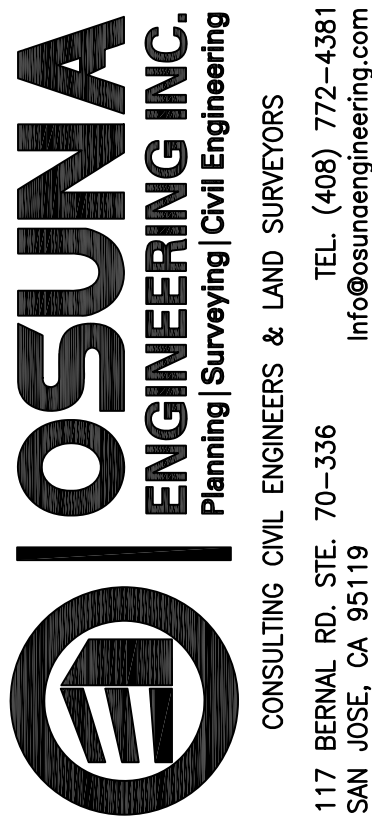
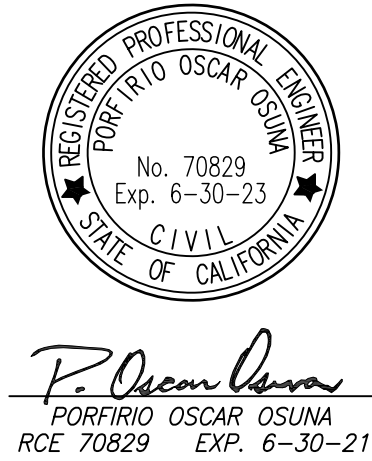
Volume Cut: 12.268
Compare Surface: 1653 FG
Base Surface: 1653 EX SURF

Volume Fill: 0.098

Volume Total: -12.169

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1/1



GRADING & DRAINAGE PLAN
PRELIMINARY GRADING PLAN
15911 WEST RD
LOS GATOS, CALIFORNIA
Project No.: 1653
Design: J.O./T.M.
Check: J.O.
Date: 2/26/21

SHEET
C2
OF 8 SHEETS