

19471 MOUNTAIN WAY

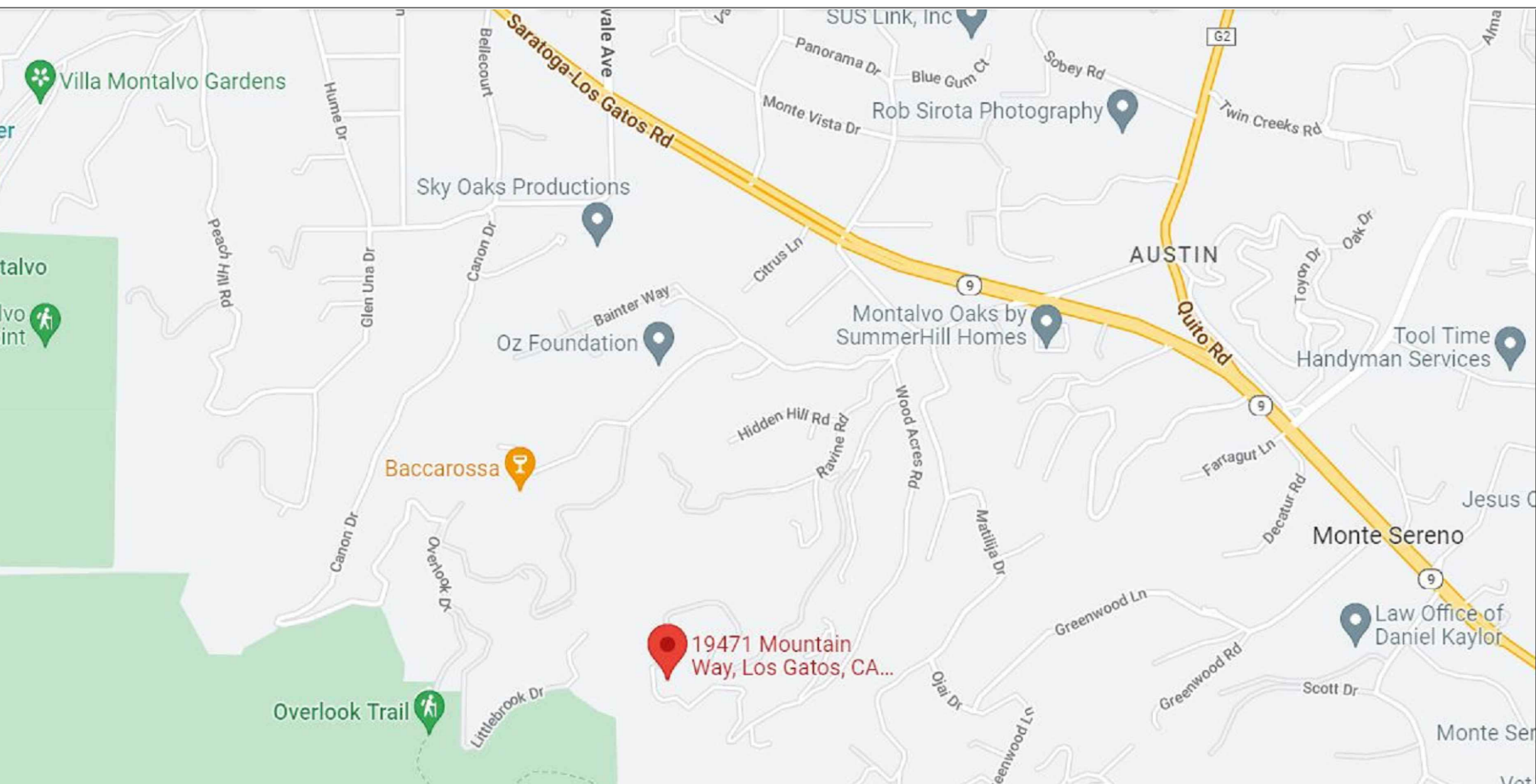

LOS GATOS, CA 95030



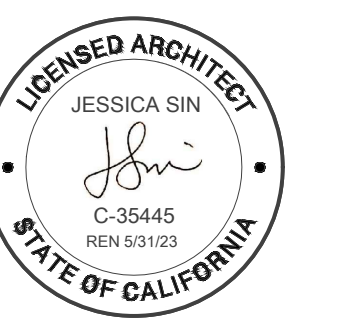
ARCHITECTURE + INTERIORS

19471 MOUNTAIN WAY

LOS GATOS, CA 95030

GENERAL NOTES	PROJECT SUMMARY	PROJECT TEAM	DRAWING SHEET INDEX
<p>1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE PROJECT. NEITHER THE OWNER NOR THE ARCHITECT IS RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW PROPER SAFETY PROCEDURES.</p> <p>2. ALL CODES HAVING JURISDICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DOCUMENT AND THE CODE, THE CODE SHALL PREVAIL. ANY CONFLICT OR DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.</p> <p>3. ALL WORK, TO BE ACCEPTABLE, MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND MUST BE OF A QUALITY EQUAL OR BETTER THAN THE STANDARD OF THE TRADE. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE.</p> <p>4. CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND APPARATUS FREE FROM INJURY OR DAMAGE.</p> <p>5. CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT, EXAMINE FOR HIMSELF/HERSELF THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT. SUBMISSION OF A BID FOR CONSTRUCTION SHALL BE CONSIDERED EVIDENCE OF SUCH EXAMINATION BY THE CONTRACTOR.</p> <p>6. BEFORE ORDERING MATERIAL OR COMMENCING WORK WHICH IS DEPENDENT FOR THE PROPER SIZE AND INSTALLATION UPON COORDINATION WITH CONDITIONS IN THE BUILDING, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS. ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR ADJUSTMENTS BEFORE ANY WORK BEGINS OR MATERIALS ARE PURCHASED.</p> <p>7. MATERIALS, PRODUCTS AND EQUIPMENT SHALL ALL BE NEW, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.</p> <p>8. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL DEBRIS IN A LOCATION OF THE PROPERTY APPROVED BY THE OWNER AND SHALL REMOVE SAME IN A TIMELY MANNER DURING THE COURSE OF WORK.</p> <p>9. CONTRACTOR SHALL REMOVE FROM SITE ALL EXISTING CONSTRUCTION AND IMPROVEMENTS NECESSARY FOR COMPLETION OF THE PROJECT, PROTECTION FROM DAMAGE OR INJURY ALL EXISTING TREES, LANDSCAPING AND IMPROVEMENTS INDICATED BY THE DRAWINGS.</p> <p>10. EXCAVATE ALL FOOTING AS NECESSARY, INDICATED ON THE DRAWING TO REACH SOLID, UNDISTURBED SOIL. BOTTOMS OF EXCAVATIONS SHALL BE LEVEL, CLEAN AND DRY AND AT THE ELEVATIONS INDICATED ON THE STRUCTURAL DRAWINGS.</p> <p>11. PROVIDE FINISH GRADES TO DRAIN AWAY FROM THE FOUNDATIONS ON ALL SIDE OF THE BUILDING. IF THERE ARE EXTERIORS IMPROVEMENTS.</p> <p>12. CONTRACTOR TO PRECISELY LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION.</p> <p>13. SEE STRUCTURAL DRAWINGS FOR REQUIRED SPECIAL INSPECTIONS.</p>	<p>APN#: 510-53-022</p> <p>ZONING: HS-D1 "HILLSIDES"</p> <p>CONSTRUCTION TYPE: V-B</p> <p>LOT SIZE:</p> <p>±4.11 ACRES GROSS ±3.12 ACRES NET</p> <p>MAX HEIGHT: 35'-0" / 3 STORIES</p> <p>FIRE SPRINKLES: YES</p> <p>FIRE RESPONSIBILITY AREA: SRA (100%)</p> <p>FIRE PROTECTION DISTRICT: SANTA CLARA COUNTY CENTRAL FIRE</p> <p>PROVIDER OF WATER SOURCE: SAN JOSE WATER SERVICE</p> <p>SETBACKS:</p> <p>FRONT: 30'-0" SIDE: 30'-0" REAR: 30'-0"</p> <p>PARKING: 2 SPACES REQUIRED</p> <p>MAX. FLOOR AREA ALLOWANCE: NONE</p> <p>EXISTING FLOOR AREA:</p> <p>(E)HOUSE: ± 1,142 SF</p> <p>TOTAL EXISTING FLOOR AREA: ±1,142 SF*</p> <p>PROPOSED FLOOR AREA:</p> <p>(E) HOUSE ± 1,142 SF</p> <p>UPPER FLOOR ADDITION: ± 741 SF</p> <p>(N) LOWER FLOOR ADDITION: ± 1,462 SF</p> <p>(N) DETACHED GARAGE: ± 734 SF</p> <p>TOTAL PROPOSED FLOOR AREA: ± 4,079 SF</p> <p>MAX. LOT COVERAGE: NONE</p> <p>EXISTING LOT COVERAGE:</p> <p>(E) HOUSE ± 1,142 SF</p> <p>(E) PORCH: ± 109 SF</p> <p>(E) DECK: ± 284 SF</p> <p>(E) WORKSHOP: ± 583 SF</p> <p>TOTAL (E) LOT COVERAGE : ± 2,118 SF</p> <p>PROPOSED LOT COVERAGE:</p> <p>(E) HOUSE ± 1,142 SF</p> <p>UPPER FLOOR ADDITION: ± 741 SF</p> <p>(E) PORCH ± 42 SF</p> <p>(N) PORCH ± 50 SF</p> <p>(N) DECK ± 638 SF</p> <p>(E) WORKSHOP: ± 583 SF</p> <p>(N) DETACHED GARAGE: ± 734 SF</p> <p>TOTAL PROPOSED LOT COVERAGE : ± 3,930 SF</p>	<p>ARCHITECT:</p> <p>JESSICA SIN JSD ARCHITECTURE + INTERIORS 1162 EBENER STREET REDWOOD CITY CA 94061 JSIN@JESSICASINDESIGNS.COM 650-206-4608</p> <p>CIVIL:</p> <p>LC ENGINEERING 508 SANTA CLARA STREET SAN JOSE CA 95112 (408) 806-7187</p> <p>SURVEYOR:</p> <p>LC ENGINEERING 508 SANTA CLARA STREET SAN JOSE CA 95112 (408) 806-7187</p> <p>GEOTECHNICAL:</p> <p>DAVID F. HOEXTER SILICON VALLEY SOIL ENGINEERING 1916 O'TOOLE WAY SAN JOSE CA 95131 408-324-1400</p> <p>APPLICABLE CODES</p> <p>2022 CALIFORNIA BUILDING CODE</p> <p>2022 CALIFORNIA RESIDENTIAL CODE</p> <p>2022 CALIFORNIA MECHANICAL CODE</p> <p>2022 CALIFORNIA PLUMBING CODE</p> <p>2022 CALIFORNIA ELECTRICAL CODE</p> <p>2022 CALIFORNIA GREEN BUILDING CODE (CALGREEN)</p> <p>2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)</p> <p>2022 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS</p> <p>PROJECT DESCRIPTION</p> <p>THIS PROJECT INCLUDES A FIRST AND SECOND STORY ADDITION TO AN EXISTING ONE-STORY RESIDENCE. THE PROJECT ALSO INVOLVES A NEW DETACHED GARAGE, INTERIOR REMODELING AND RECONFIGURATION OF THE EXISTING ROOMS.</p> <p>FIRE SPRINKLES WILL BE INSTALLED UNDER A SEPARATED DEFERRED FIRE PERMIT, APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.</p> <p>VICINITY MAP</p> 	<p>ARCHITECTURAL:</p> <p>A0.0 COVER SHEET</p> <p>A0.1 PROPOSED EXTERIOR VIEWS</p> <p>A1.0 EXISTING SITE PLAN 1</p> <p>A1.1 EXISTING SITE PLAN 2</p> <p>A1.2 PROPOSED SITE PLAN 1</p> <p>A1.3 PROPOSED SITE PLAN 2</p> <p>A1.4 PROPOSED ROOF PLAN</p> <p>A1.5 PROPOSED GARAGE ROOF PLAN</p> <p>A1.6 UPPER FLOOR AREA AND DIAGRAM CALCULATION</p> <p>A1.7 LOWER FLOOR AREA AND DIAGRAM CALCULATION</p> <p>A1.8 GARAGE FLOOR AREA AND DIAGRAM CALCULATION</p> <p>A2.0 EXISTING FLOOR PLAN</p> <p>A2.1 PROPOSED UPPER FLOOR PLAN</p> <p>A2.2 PROPOSED LOWER FLOOR PLAN</p> <p>A2.3 PROPOSED GARAGE FLOOR PLAN AND ELEVATIONS</p> <p>A3.0 EXISTING ELEVATION 1</p> <p>A3.1 EXISTING ELEVATION 2</p> <p>A3.2 PROPOSED ELEVATION 1</p> <p>A3.3 PROPOSED ELEVATION 2</p> <p>A3.4 SECTIONS</p> <p>A4.0 BMP</p> <p>SURVEY:</p> <p>SU-1 TOPOGRAPHIC AND BOUNDARY SURVEY</p> <p>CIVIL:</p> <p>C1 TITLE SHEET</p> <p>C2 DEMOLITION PLAN</p> <p>C3 OVERALL SITE PLAN</p> <p>C4 DRIVEWAY GRADING AND DRAINAGE PLAN</p> <p>C5 DRIVEWAY PROFILE AND SECTIONS</p> <p>C6 GARAGE AND HOUSE GRADING & DRAINAGE PLAN</p> <p>C7 BUILDING CROSS SECTIONS</p> <p>C8 EROSION CONTROL PLAN</p> <p>C9 EROSION CONTROL DETAIL (BMP-1)</p> <p>C10 EROSION CONTROL DETAIL (BMP-2)</p> <p>RENDERING OF PROPOSED FRONT ELEVATION</p> 

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COVER SHEET



ARCHITECTURE + INTERIORS



1 PROPOSED FRONT VIEW
NOT TO SCALE

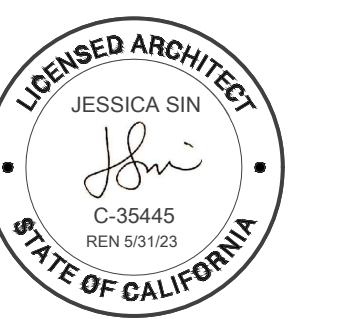


2 PROPOSED REAR VIEW
NOT TO SCALE

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A0.1

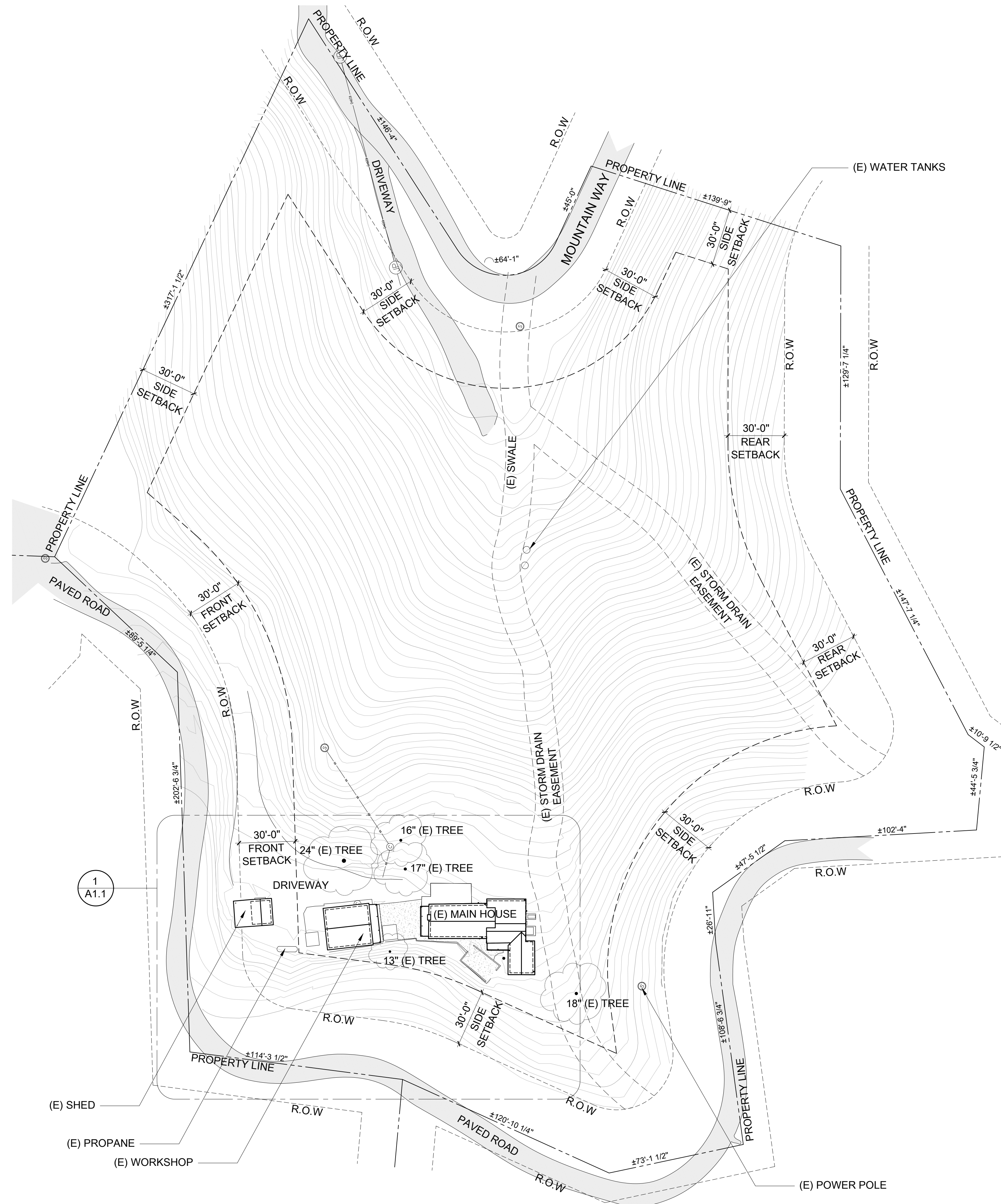
PROPOSED
EXTERIOR VIEWS



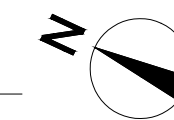
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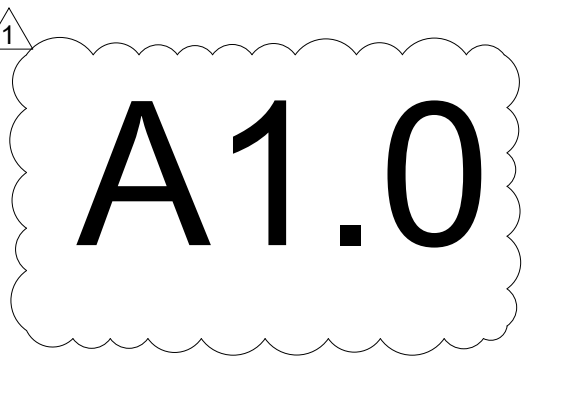
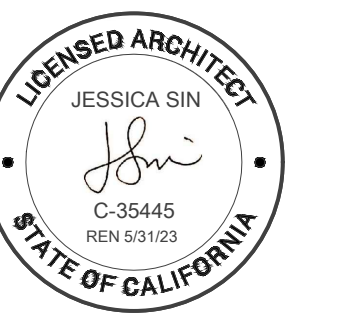
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1 EXISTING SITE PLAN
 SCALE: 1/32" = 1'-0"



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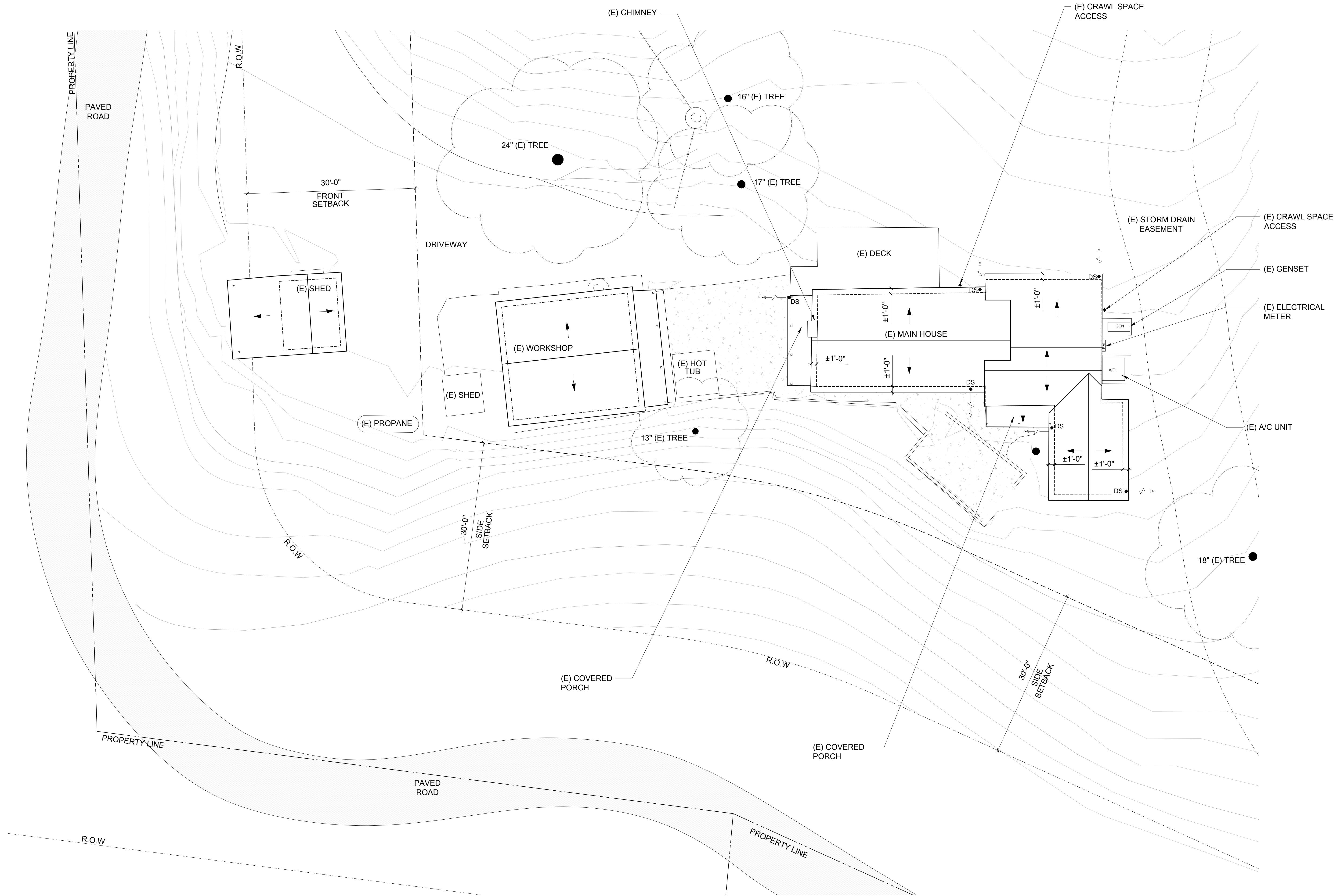




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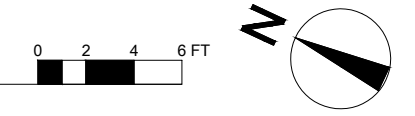
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A1.1

EXISTING SITE PLAN 2

1 EXISTING SITE PLAN BUILDING CLOSE-UP
SCALE: 1/8" = 1'-0"

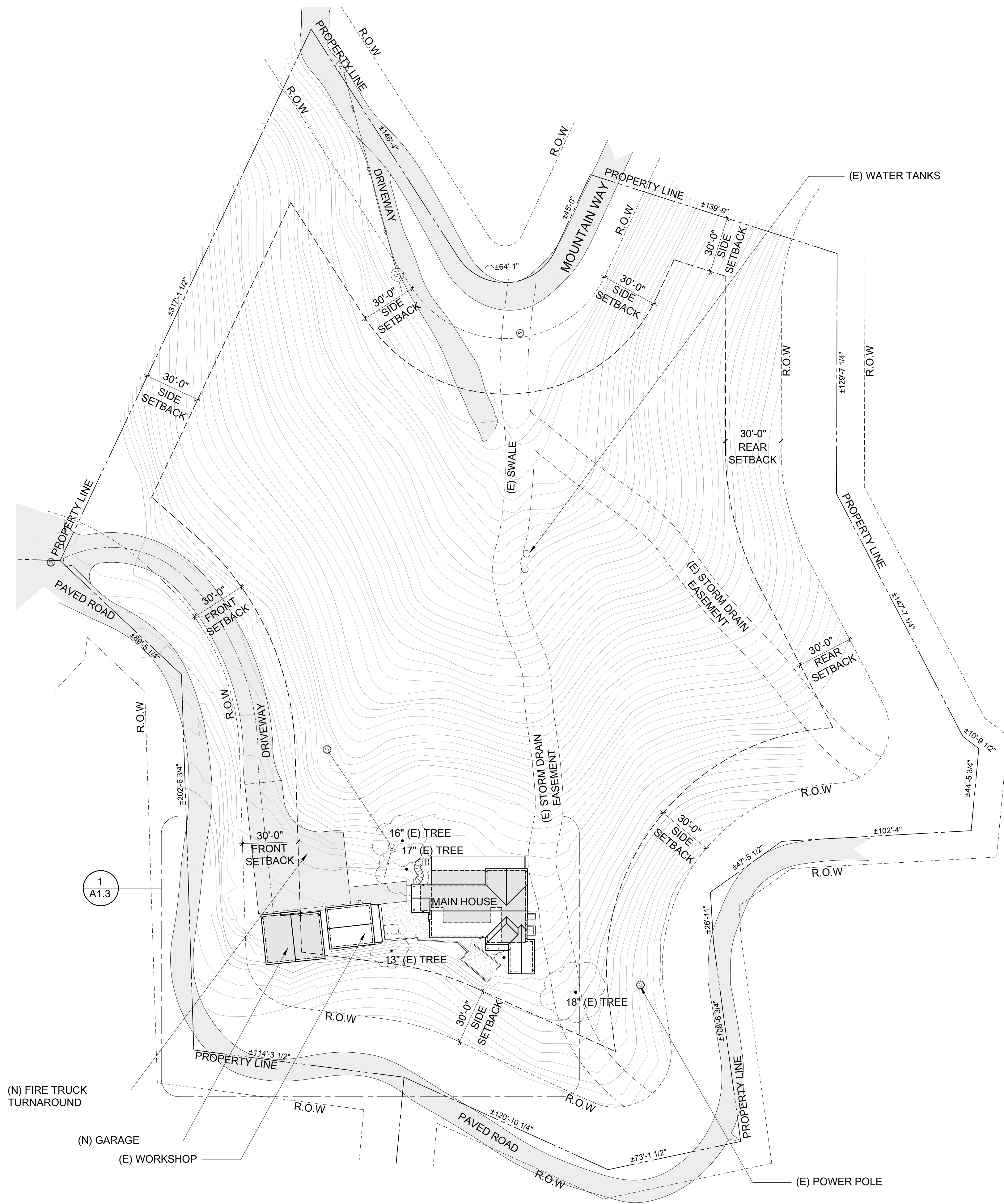




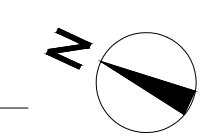
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1 PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"



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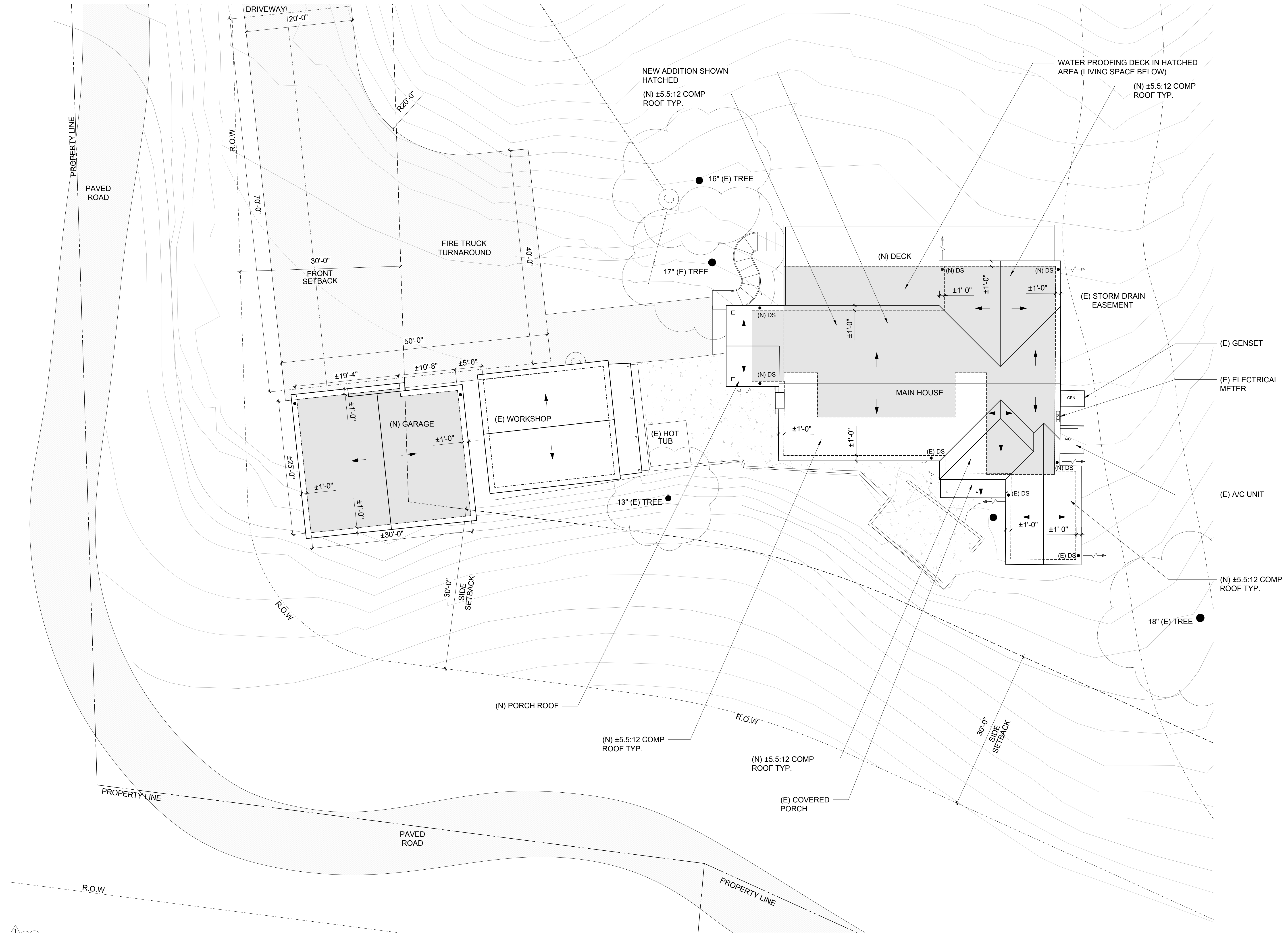
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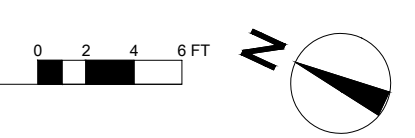
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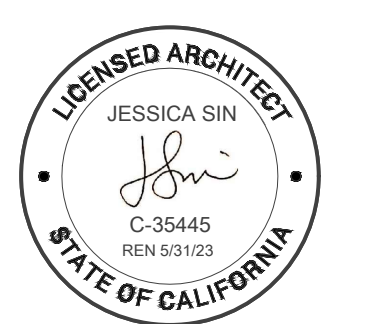
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1 PROPOSED SITE PLAN BUILDING CLOSE-UP
 SCALE: 1/8" = 1'-0"



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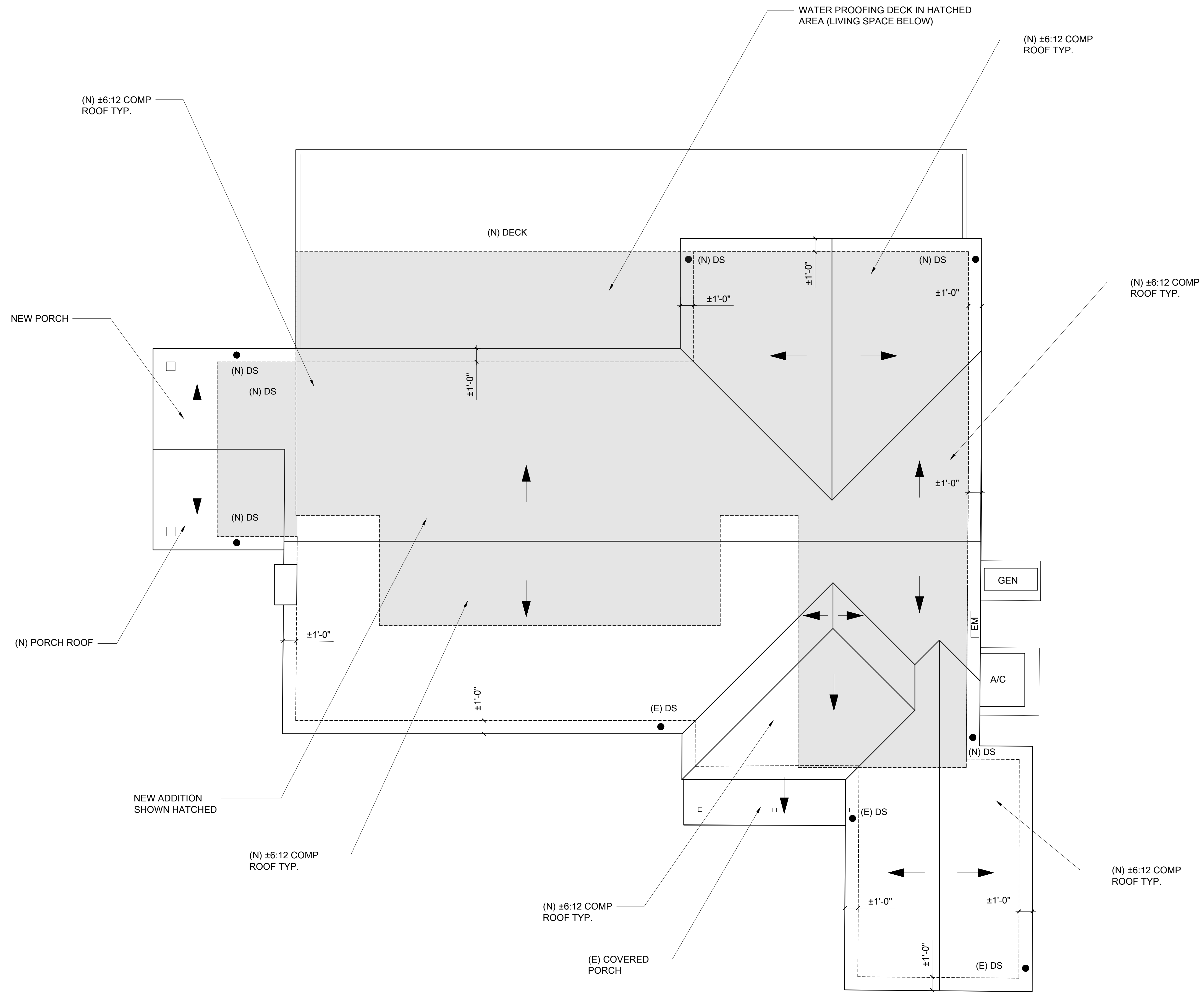
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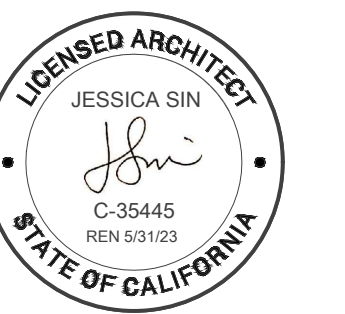
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1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

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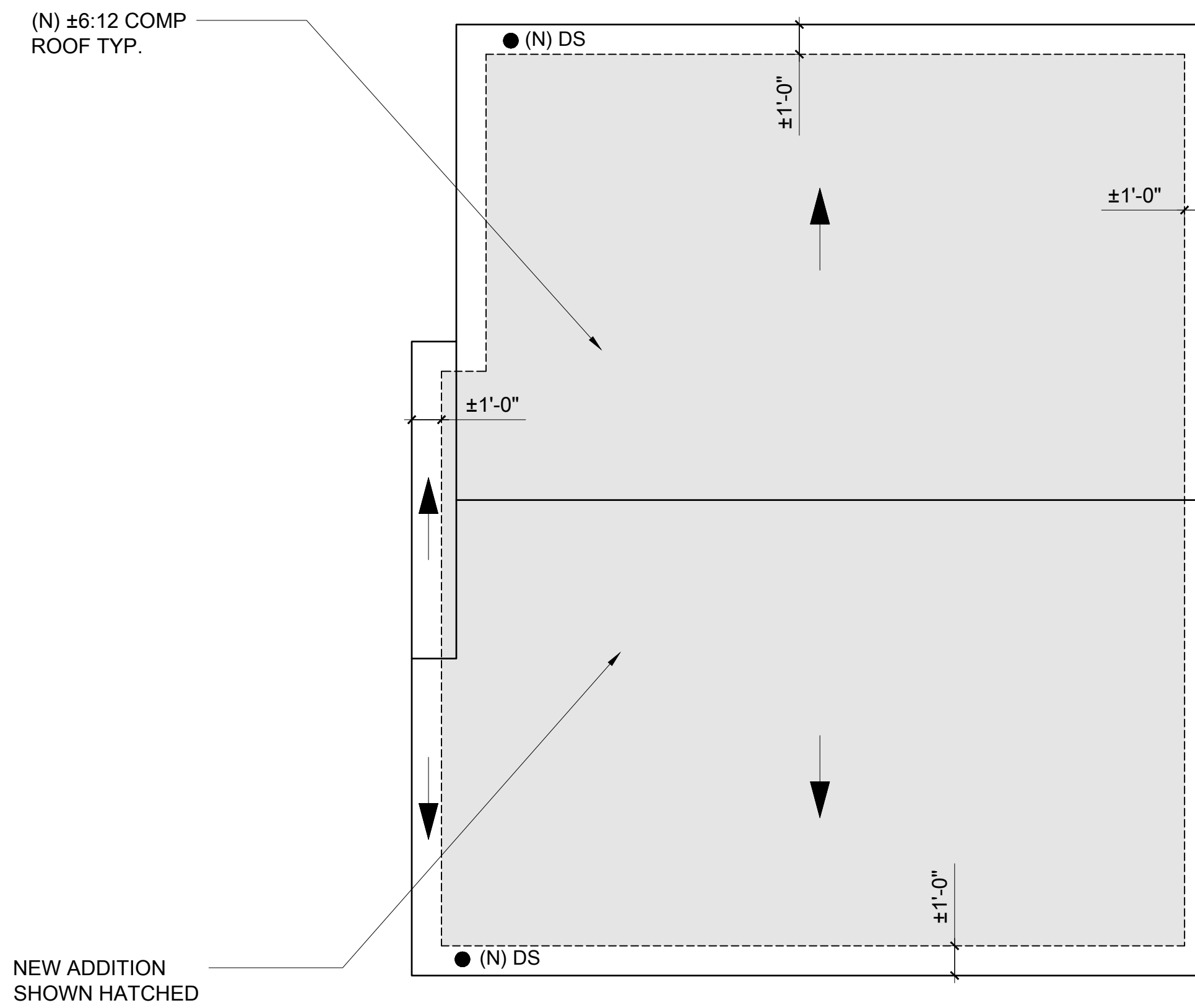
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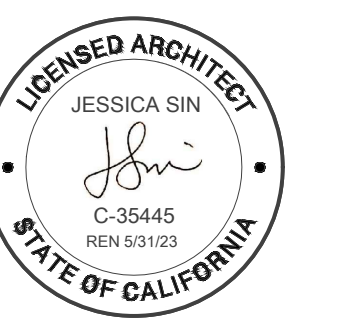
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1 PROPOSED GARAGE ROOF PLAN
 SCALE: 1/4" = 1'-0"



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A1.5



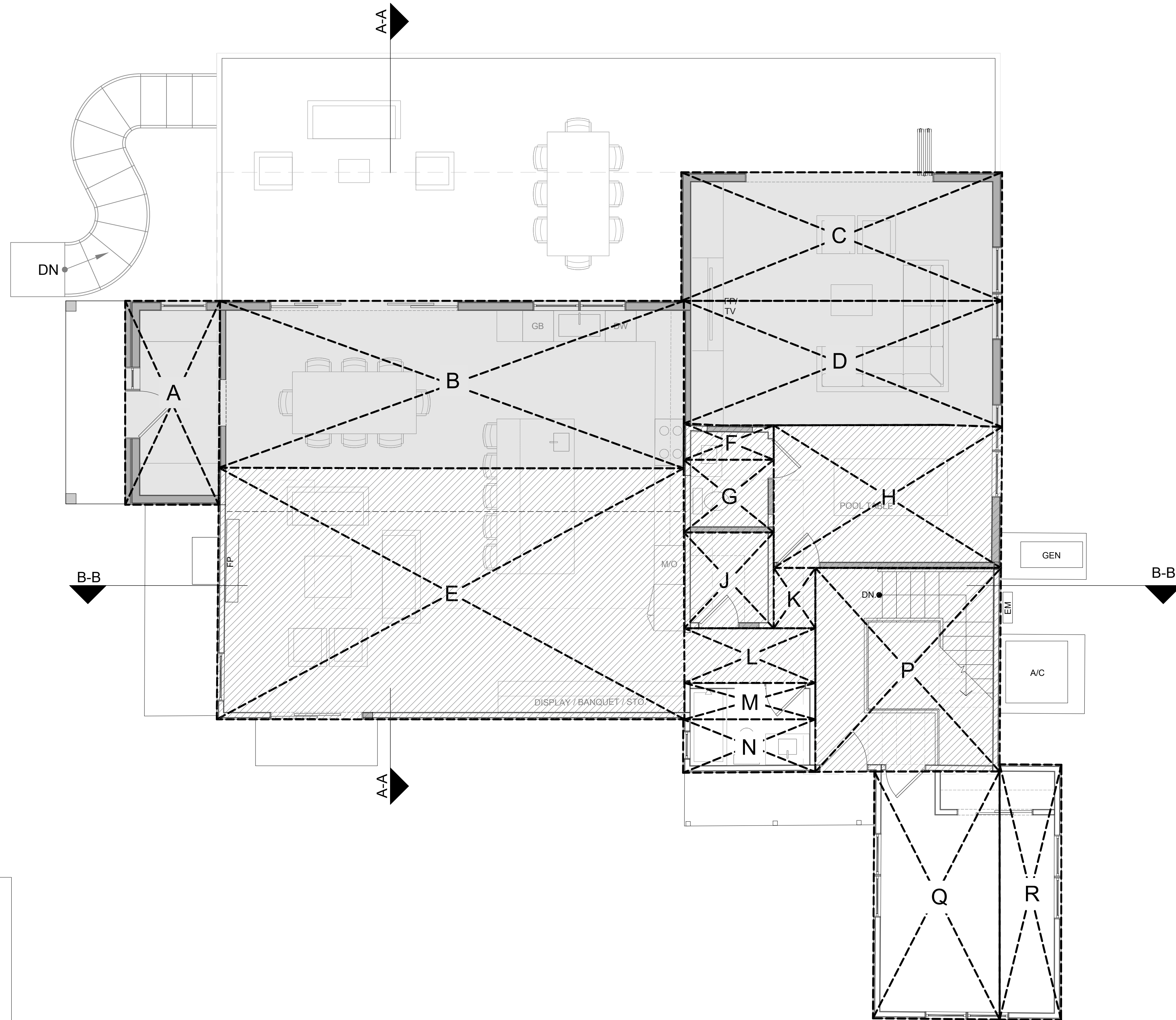
ARCHITECTURE + INTERIORS

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FLOOR AREA CALCULATION	
AREA	SF
A	80.05SF
B	323.92SF
C	172.01SF
D	165.01SF
E	488.38SF
F	13.03SF
G	27.24SF
H	135.45SF
J	35.80SF
K	10.48SF
L	29.91SF
M	19.87SF
N	29.21SF
P	157.03SF
Q	129.94SF
R	65.57SF
S	137.47SF
T	247.98SF
U	186.42SF
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W	19.64SF
X	190.22SF
Y	104.54SF
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AA	104.34SF
BB	93.59SF
CC	71.21SF
DD	119.82SF
EE	250.67SF
FF	483.33SF
(E) HOUSE	1,142SF
ADDITION UPPER FLOOR	741SF
ADDITION LOWER FLOOR	1,462SF
NEW GARAGE	734SF
ALTERATION (E) HOUSE	897SF

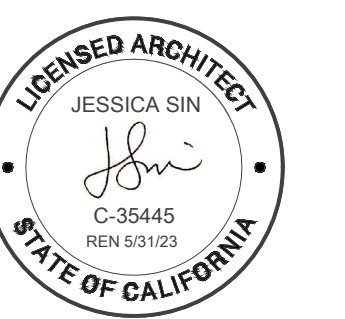
EXISTING FLOOR AREA:	
(E) HOUSE	
$E + F + G + H + J + K + L + M + N + P + Q + R =$	$\pm 1,142$ SF
TOTAL (E) FLOOR AREA =	$\pm 1,142$ SF
PROPOSED FLOOR AREA:	
ADDITION UPPER FLOOR	
$A + B + C + D =$	± 741 SF
ADDITION LOWER FLOOR	
$S + T + U + V + W + X + Y + Z + AA + BB + CC + DD =$	$\pm 1,462$ SF
NEW GARAGE	
$EE + FF =$	± 734 SF
ALTERATION (E) HOUSE	
$E + F + G + H + J + K + L + P =$	± 897 SF
ADDITION + ALTERATION =	$\pm 3,834$ SF



1 UPPER FLOOR AREA AND DIAGRAM CALCULATION
SCALE: 1/4" = 1'-0"



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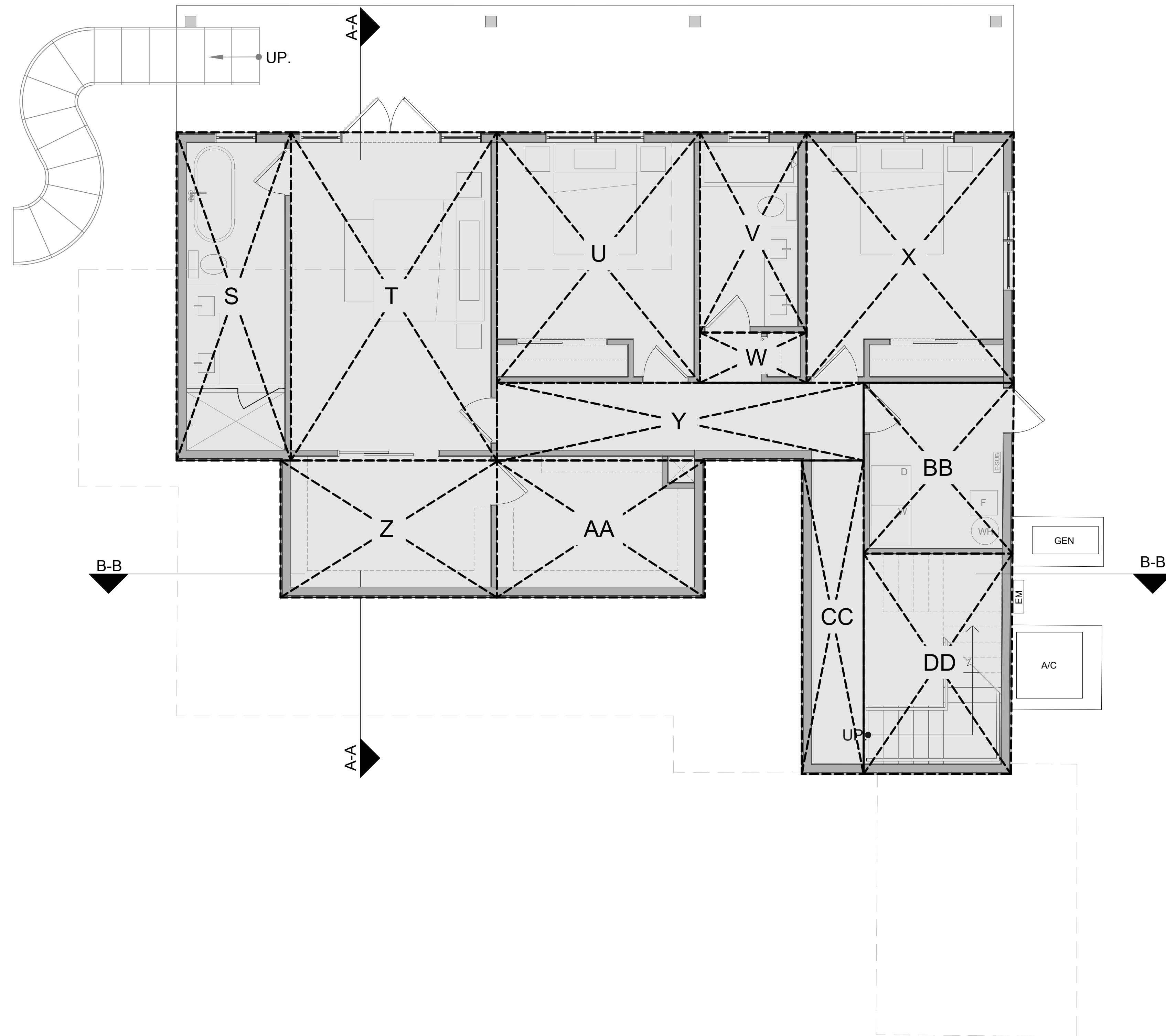
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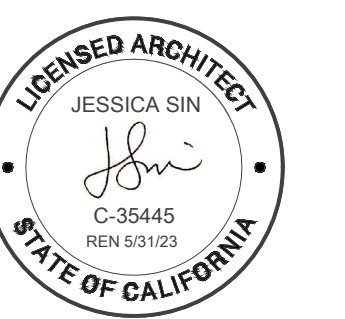
EXISTING FLOOR AREA:	
(E) HOUSE	E + F + G + H + J + K + L + M + N + P + Q + R = ±1,142 SF
TOTAL (E) FLOOR AREA =	±1,142 SF
PROPOSED FLOOR AREA:	
ADDITION UPPER FLOOR	A + B + C + D = ±741 SF
ADDITION LOWER FLOOR	S + T + U + V + W + X + Y + Z + AA + BB + CC + DD = ±1,462 SF
NEW GARAGE	EE + FF = ±734 SF
ALTERATION (E) HOUSE	E + F + G + H + J + K + L + P = ±897 SF
ADDITION + ALTERATION =	±3,834 SF



1 LOWER FLOOR AREA AND DIAGRAM CALCULATION
SCALE: 1/4" = 1'-0"



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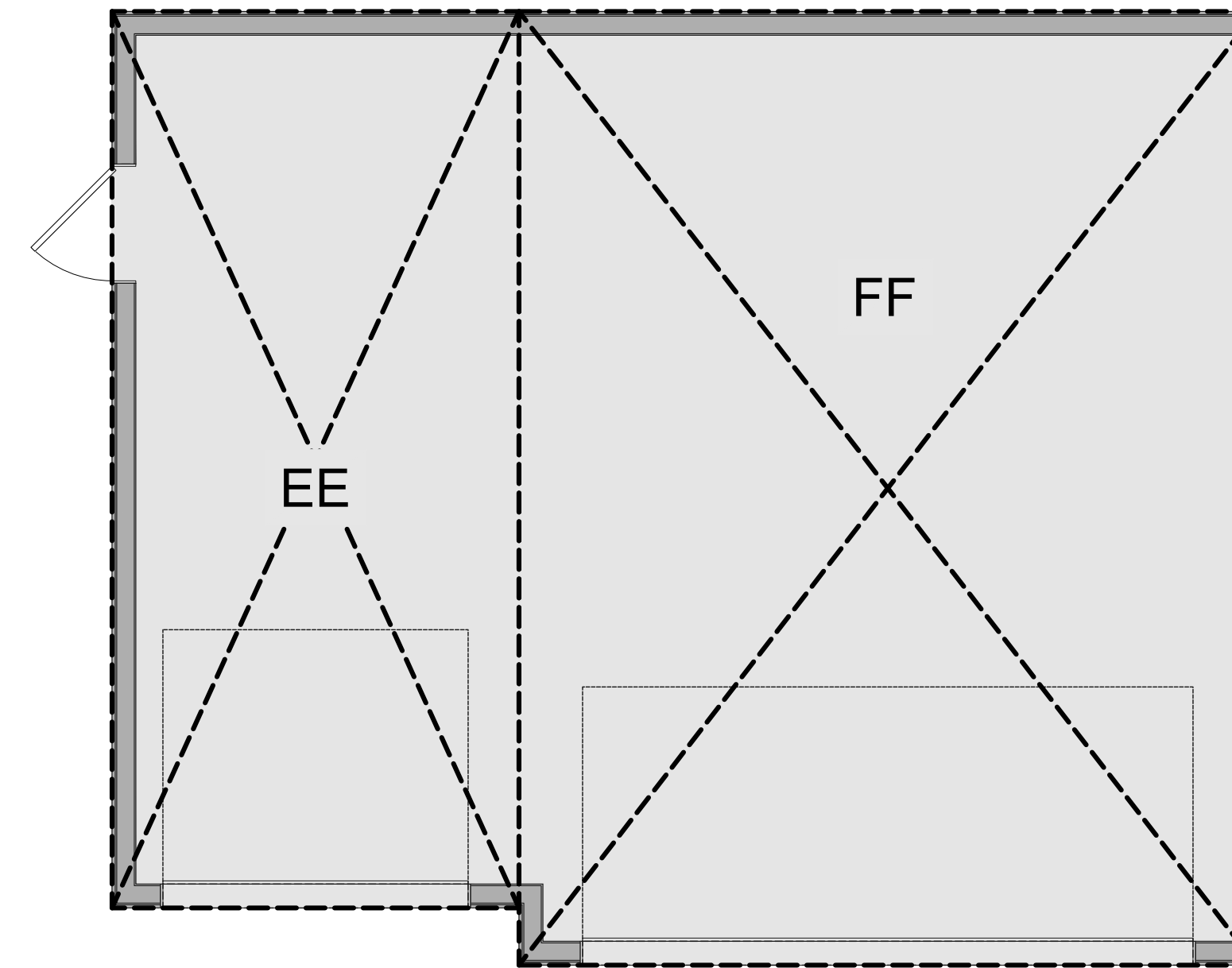
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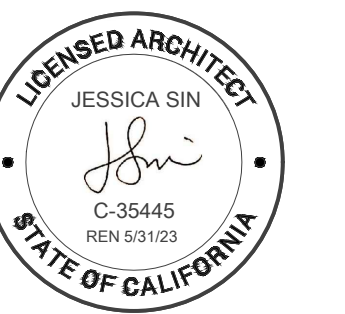
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EXISTING FLOOR AREA:	
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TOTAL (E) FLOOR AREA =	$\pm 1,142$ SF
PROPOSED FLOOR AREA:	
ADDITION UPPER FLOOR	
$A + B + C + D =$	± 741 SF
ADDITION LOWER FLOOR	
$S + T + U + V + W + X + Y + Z + AA + BB + CC + DD =$	$\pm 1,462$ SF
NEW GARAGE	
$EE + FF =$	± 734 SF
ALTERATION (E) HOUSE	
$E + F + G + H + J + K + L + P =$	± 897 SF
ADDITION + ALTERATION =	$\pm 3,834$ SF



1 GARAGE FLOOR AREA AND DIAGRAM CALCULATION
 SCALE: 1/4" = 1'-0"

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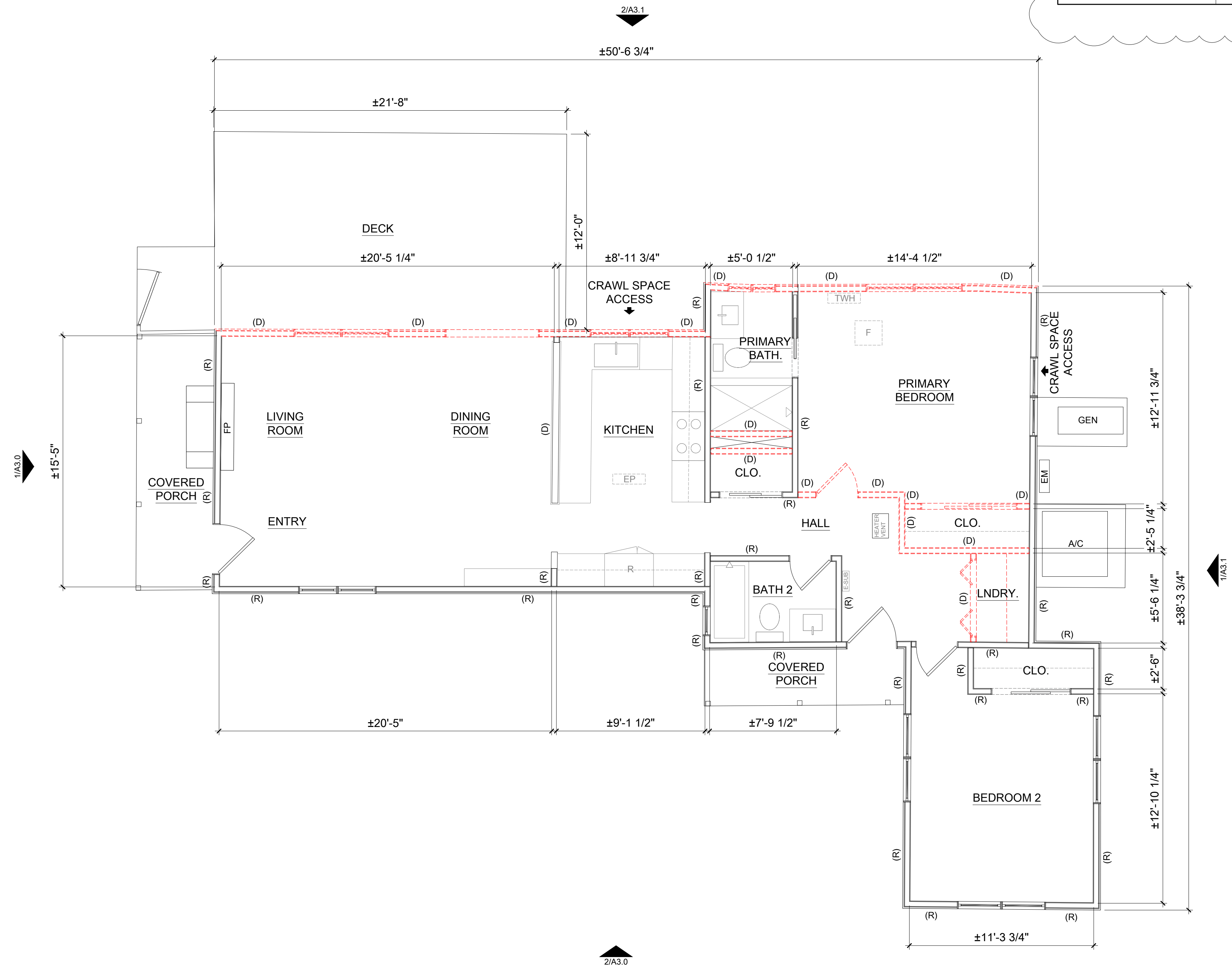


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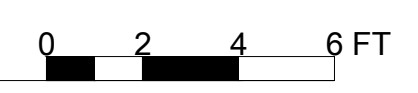


ARCHITECTURE + INTERIORS

SANTA CLARA COUNTY REBUILD THRESHOLD			
TOTAL LINEAL FOOTAGE OF ALL EXISTING LEGALLY ESTABLISHED EXTERIOR AND INTERIOR WALLS (E)	TOTAL LINEAL FOOTAGE OF ALL WALLS PROPOSED TO BE DEMOLISHED (D)	TOTAL LINEAL FOOTAGE OF WALLS TO REMAIN (R)	% DEMOLISHED = D/E (IF THIS IS OVER 50%, THEN PROJECT WILL BE CLASSIFIED AS A "REBUILD")
299	87	212	29%



1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



GENERAL NOTES

- A. ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
- ← → FINISH DIMENSIONS NOTED w/ ARROWS
- ⊥ ⊥ FACE OF STUD DIMENSIONS

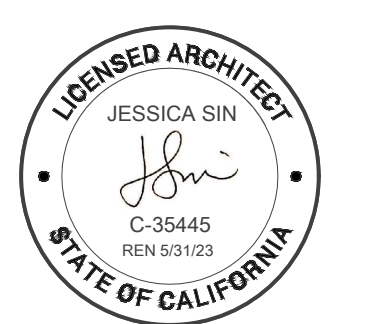
WALL KEY

- — — — — EXISTING WALL TO REMAIN
- - - - - EXISTING WALL TO BE DEMOLISHED

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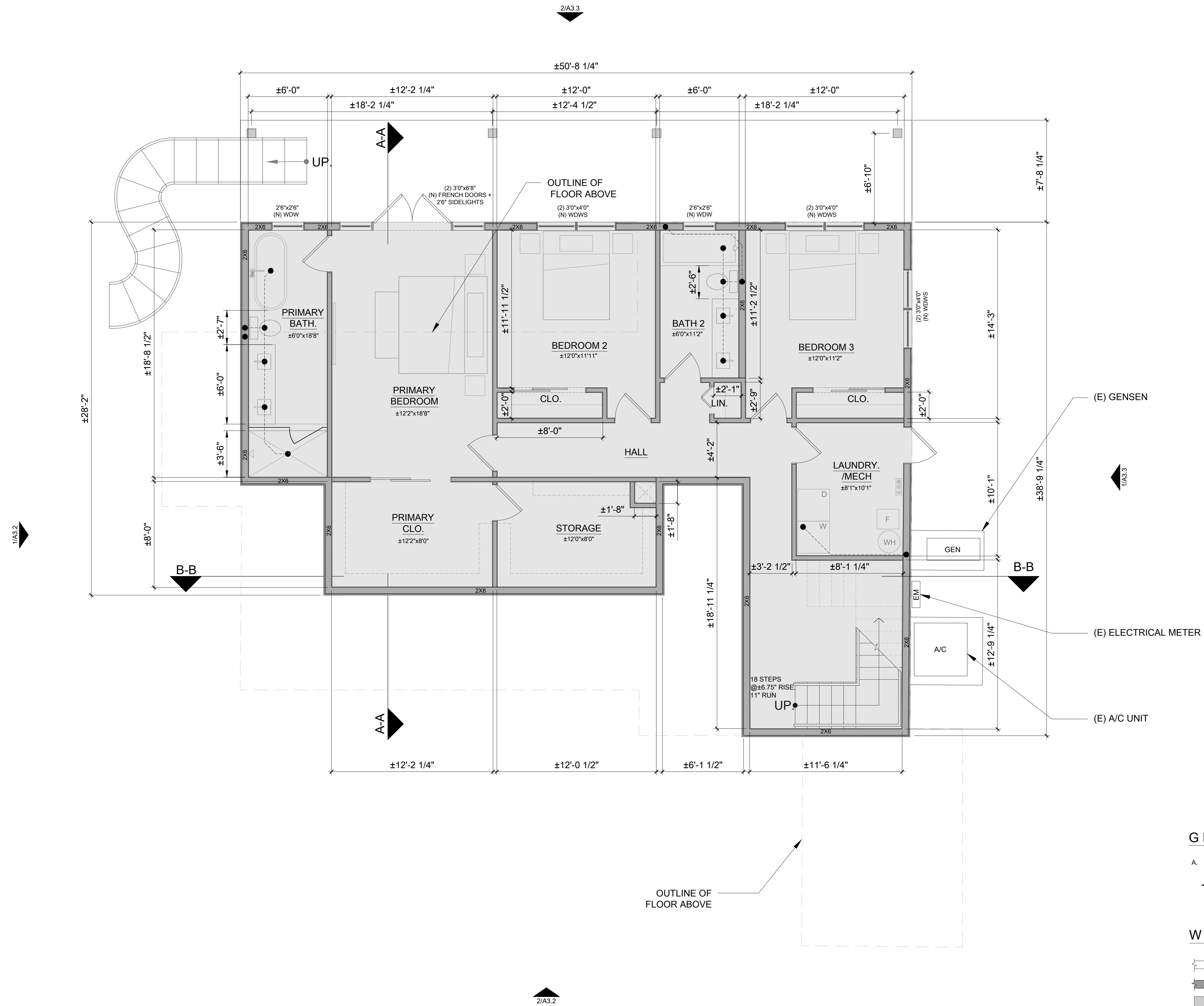
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A2.0

EXISTING FLOOR PLAN



1 PROPOSED LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



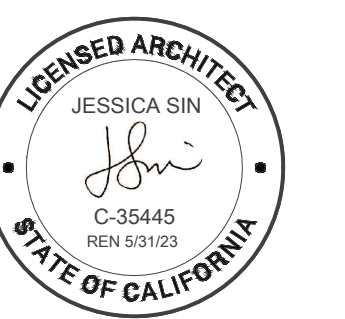
GENERAL NOTES

- A. ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
- FINISH DIMENSIONS NOTED w/ ARROWS
- FACE OF STUD DIMENSIONS

WALL KEY

- EXISTING WALL TO REMAIN
- NEW WALLS
- NEW ADDITION SHOWN SHADED

APR 17, 2023 PLANNING RE-SUBMITTAL
FEB 10, 2023 PLANNING SUBMITTAL



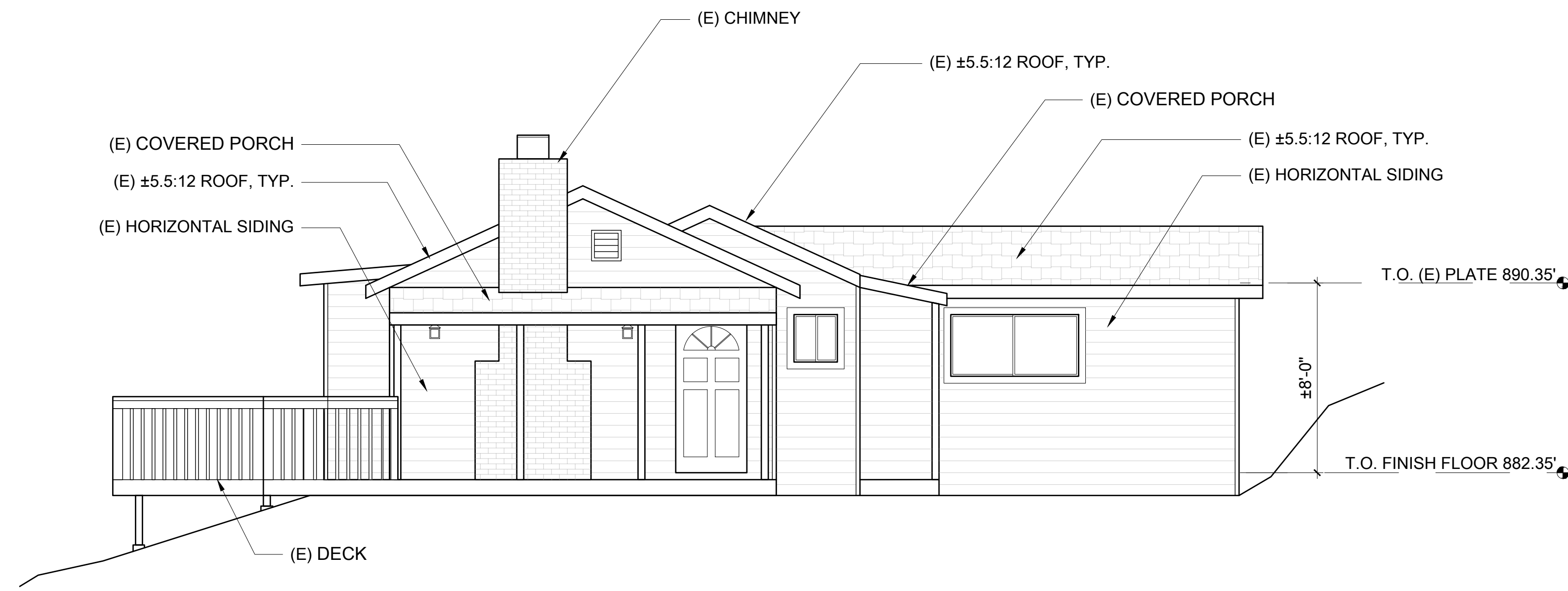
A2.2



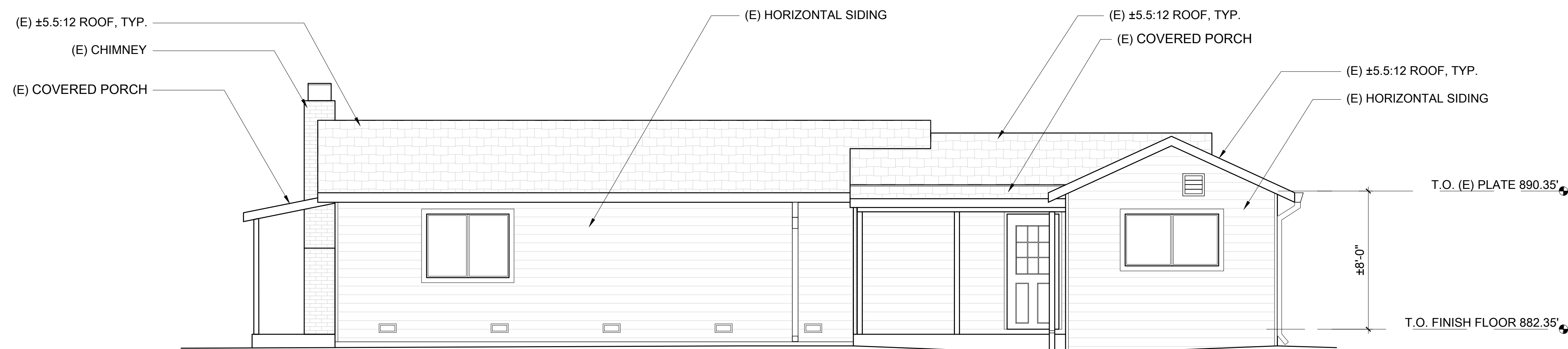
ARCHITECTURE + INTERIORS

19471 MOUNTAIN WAY

LOS GATOS, CA 95030



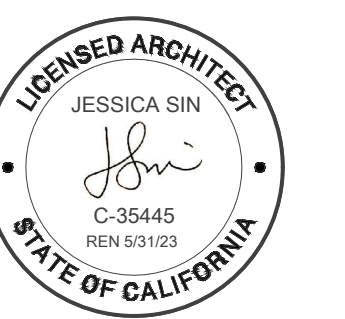
1 EXISTING NORTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



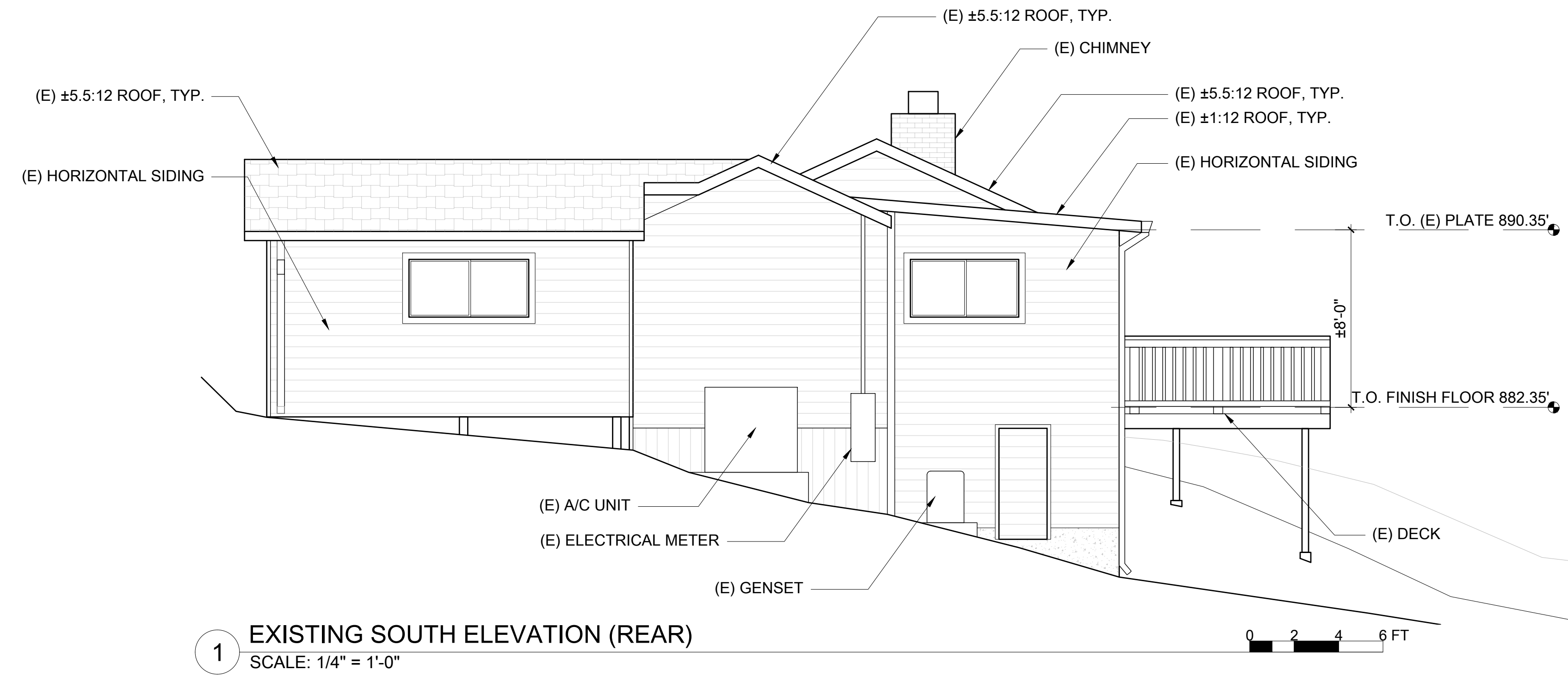
2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



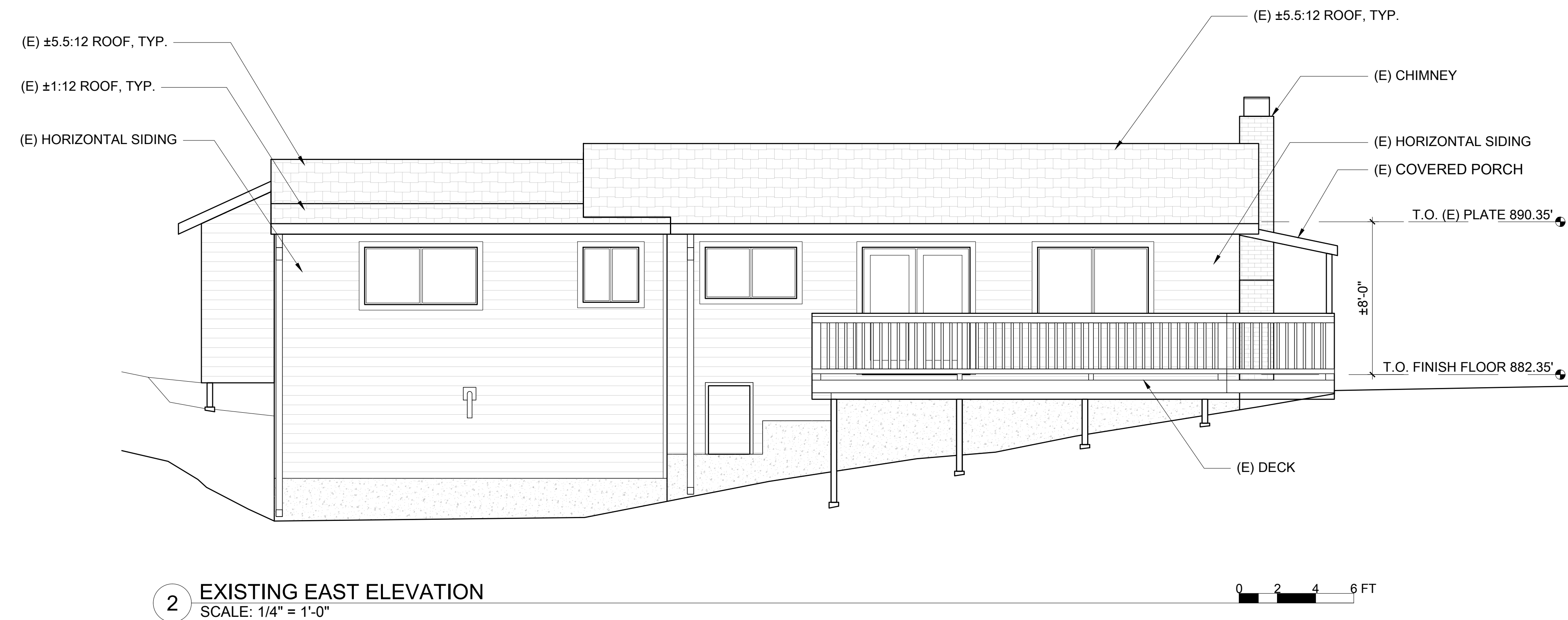
APR 17, 2023 PLANNING RE-SUBMITTAL
FEB 10, 2023 PLANNING SUBMITTAL



A3.0



1 EXISTING SOUTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

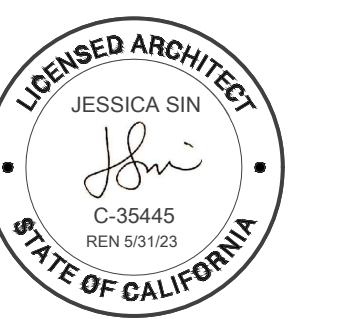


2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

19471 MOUNTAIN WAY

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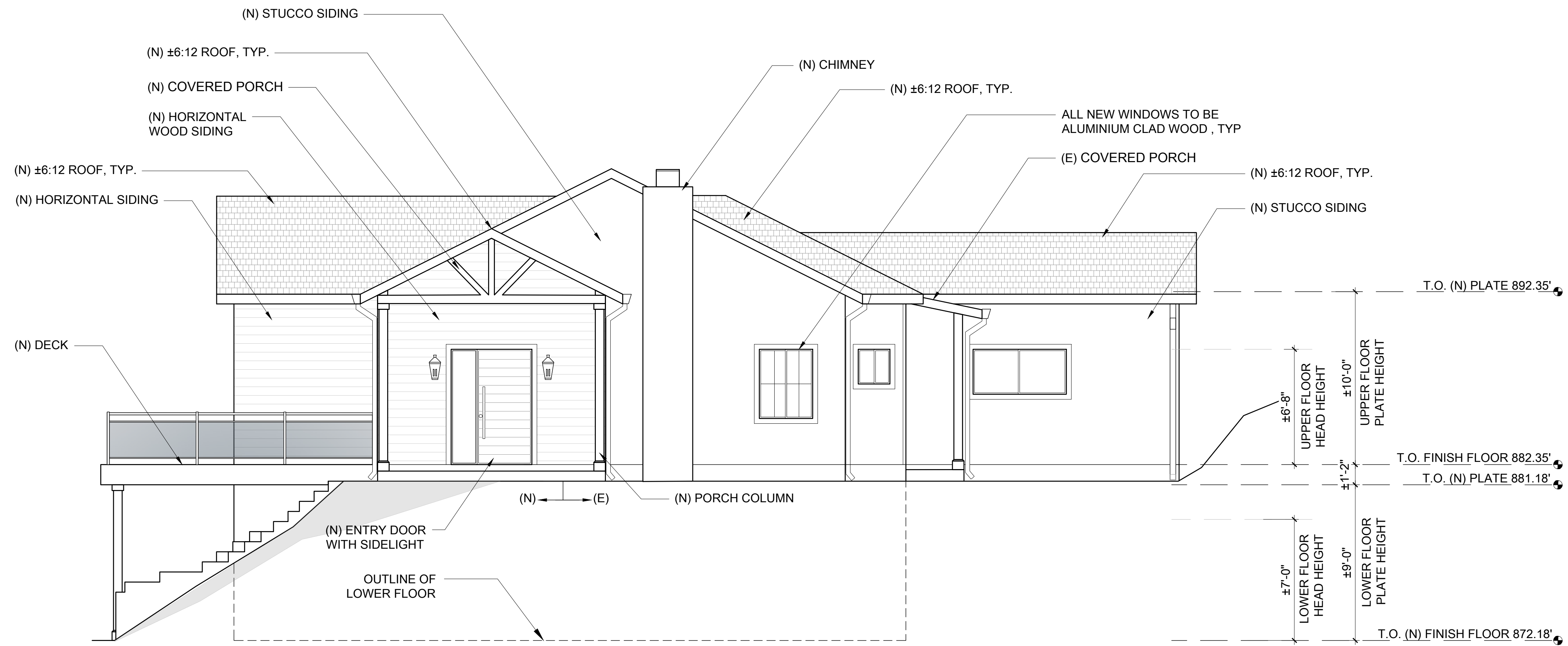
A3.1



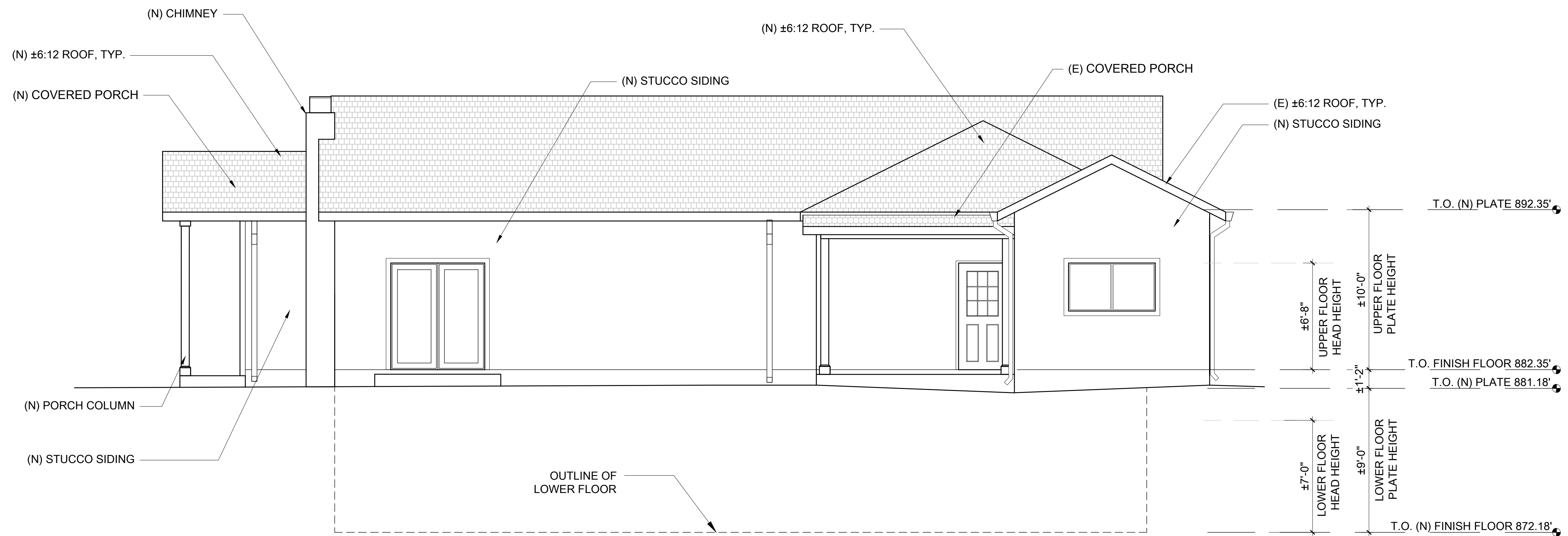
ARCHITECTURE + INTERIORS

19471 MOUNTAIN WAY

LOS GATOS, CA 95030



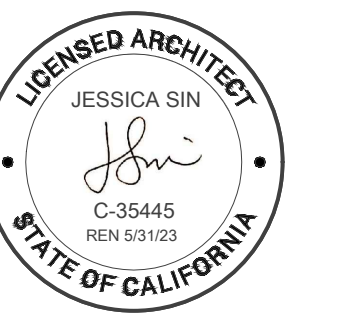
1 PROPOSED NORTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



APR 17, 2023 PLANNING RE-SUBMITTAL
FEB 10, 2023 PLANNING SUBMITTAL



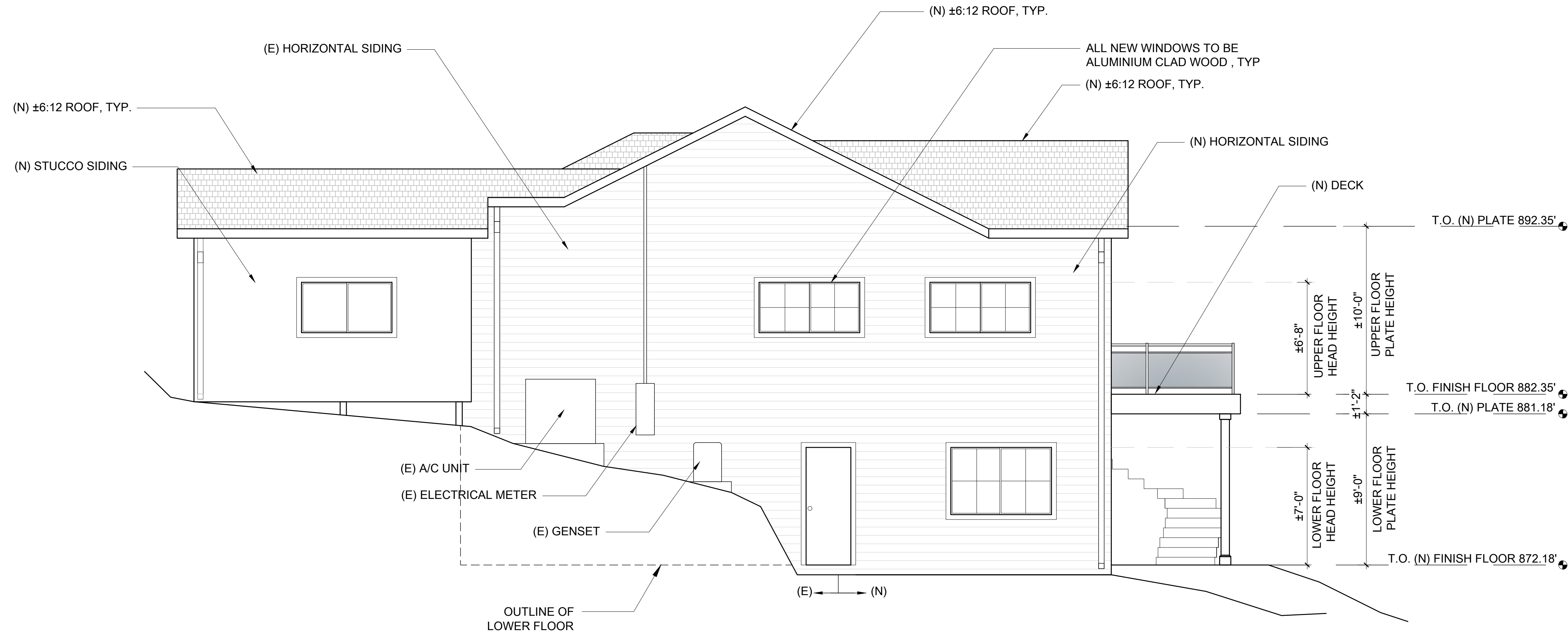
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ARCHITECTURE + INTERIORS

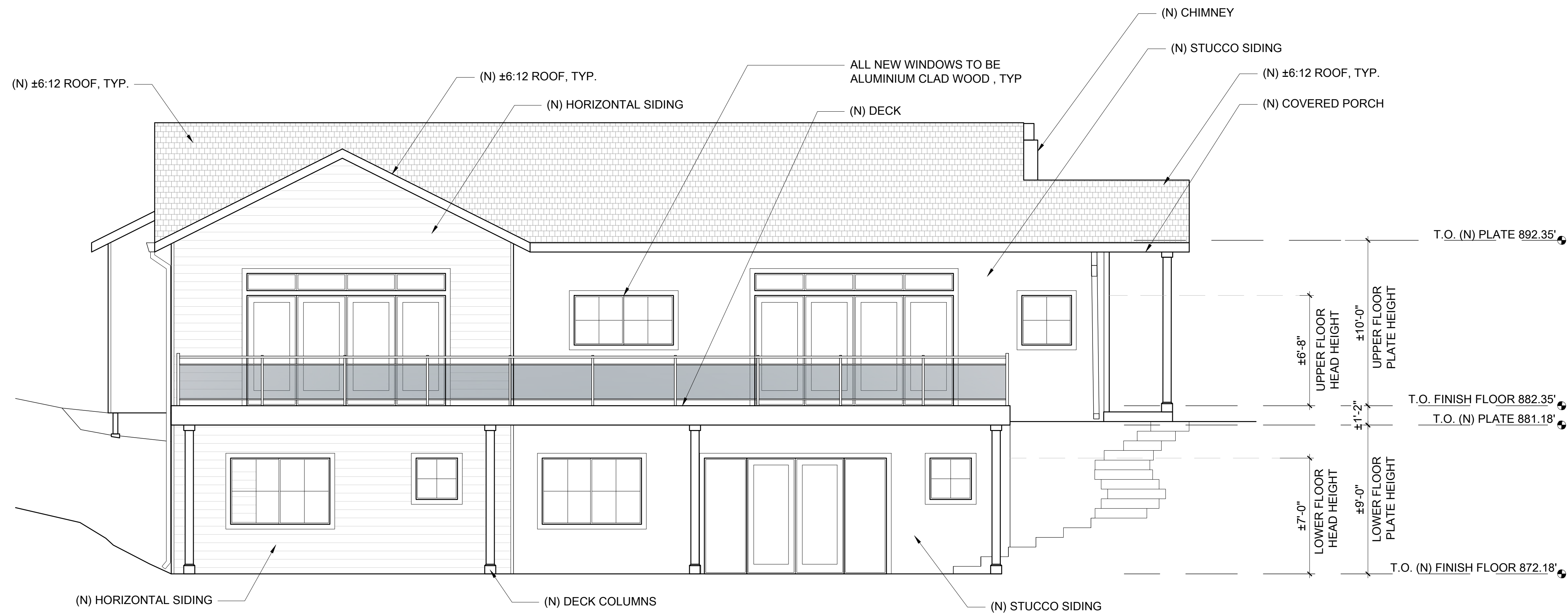
19471 MOUNTAIN WAY

LOS GATOS, CA 95030



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

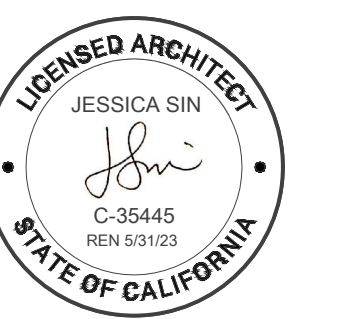
0 2 4 6 FT



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

0 2 4 6 FT

APR 17, 2023 PLANNING RE-SUBMITTAL
FEB 10, 2023 PLANNING SUBMITTAL



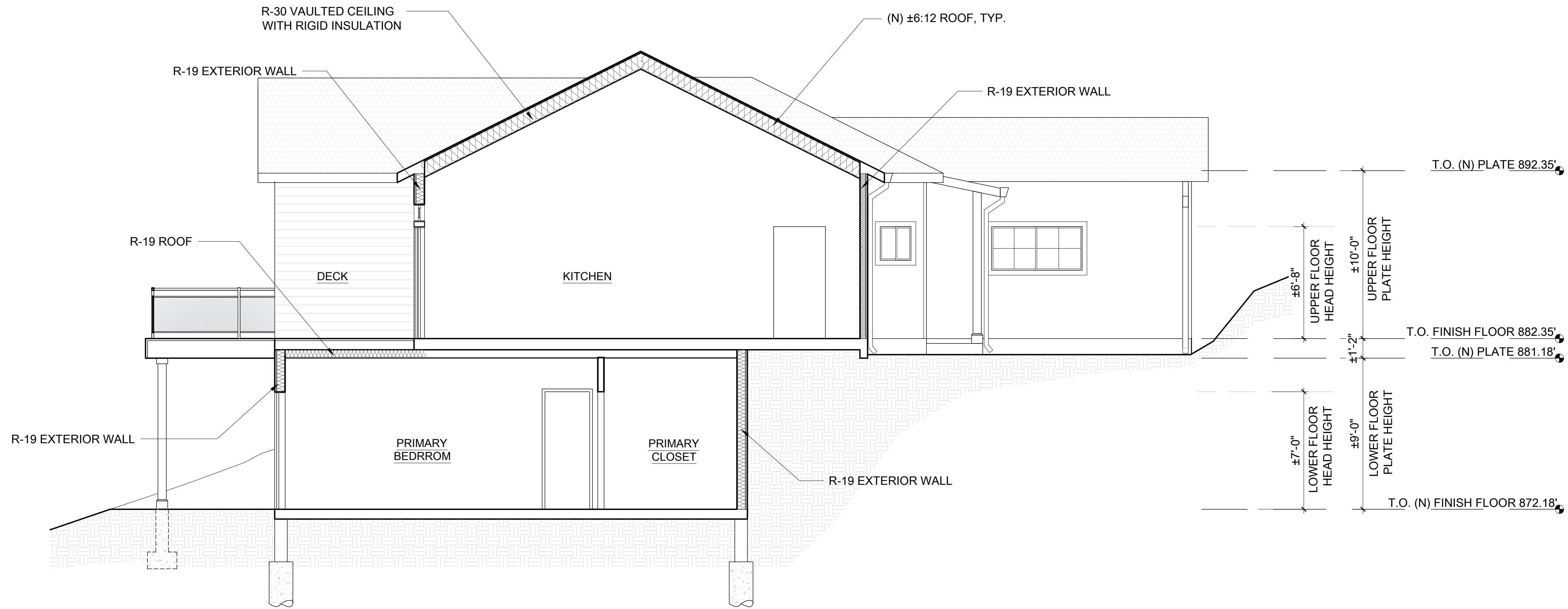
A3.3



ARCHITECTURE + INTERIORS

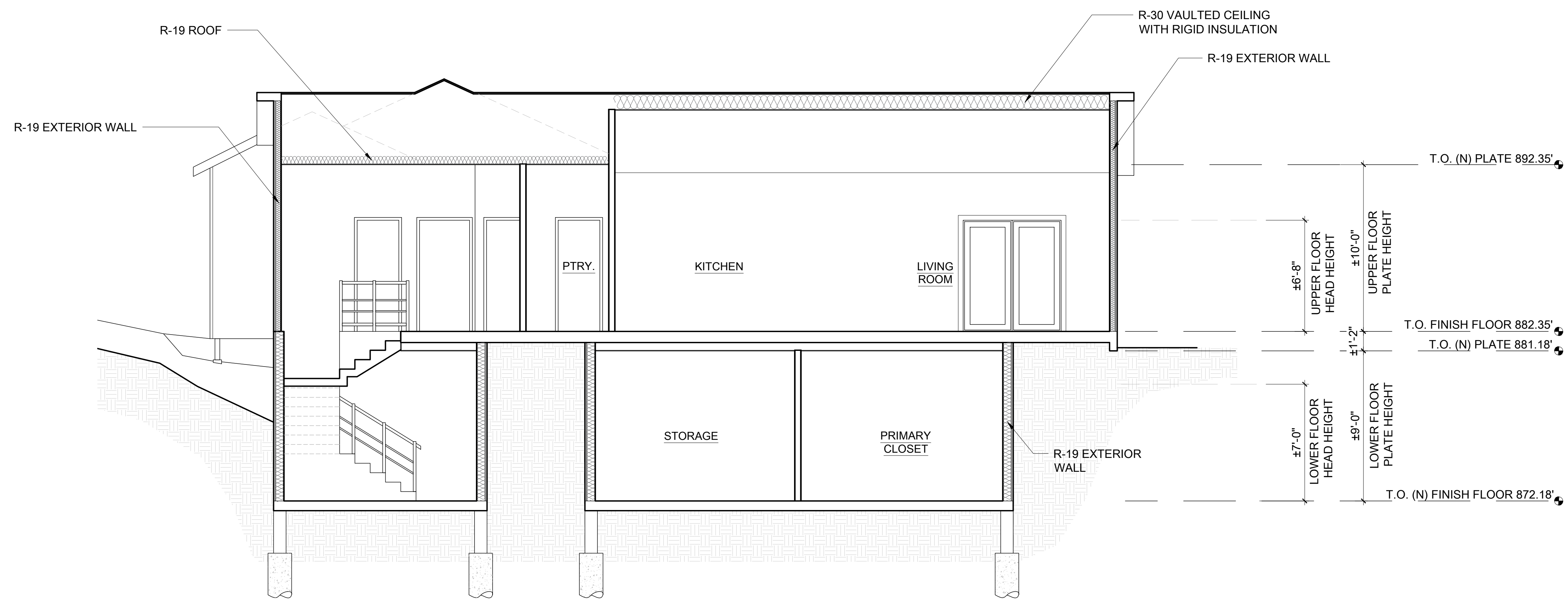
19471 MOUNTAIN WAY

LOS GATOS, CA 95030



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

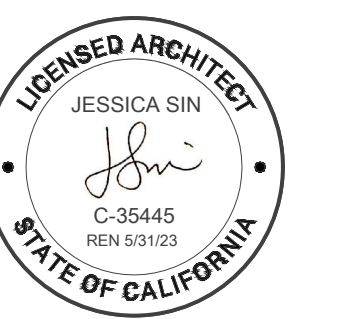
0 2 4 6 FT



2 SECTION B-B
SCALE: 1/4" = 1'-0"

0 2 4 6 FT

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A3.4

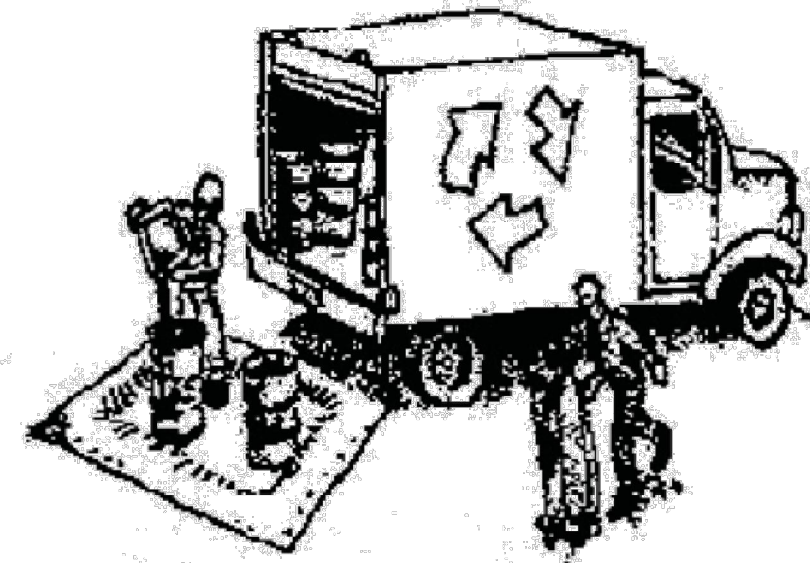


SAN MATEO COUNTYWIDE
**Water Pollution
 Prevention Program**
 Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



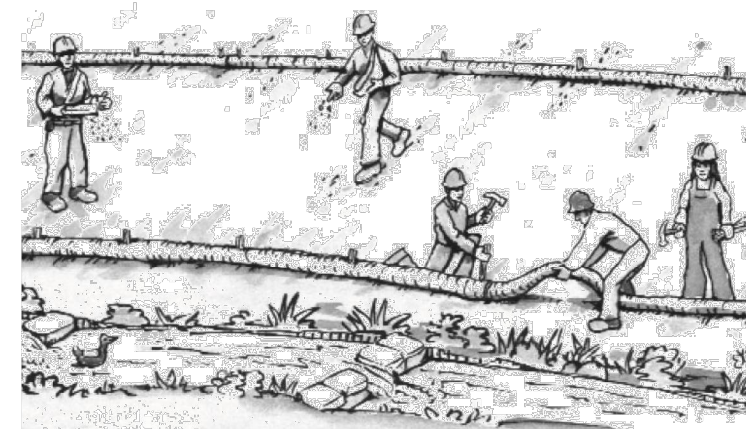
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

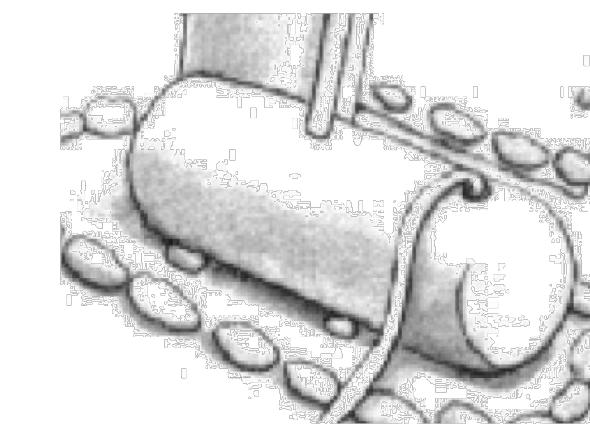
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



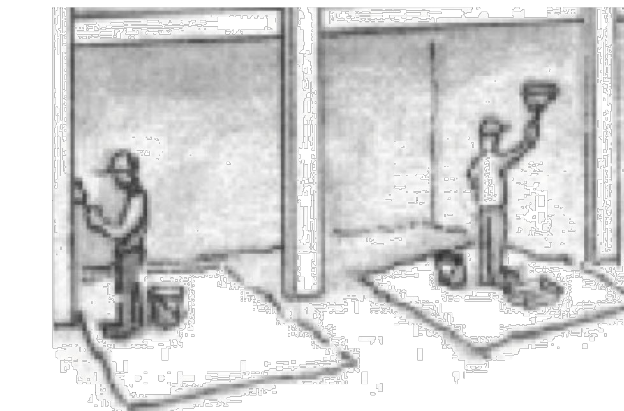
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials



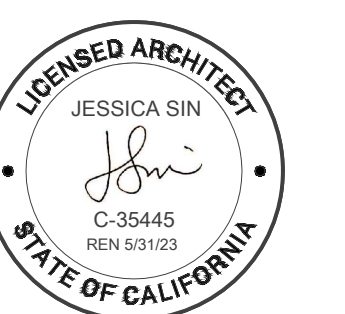
- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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

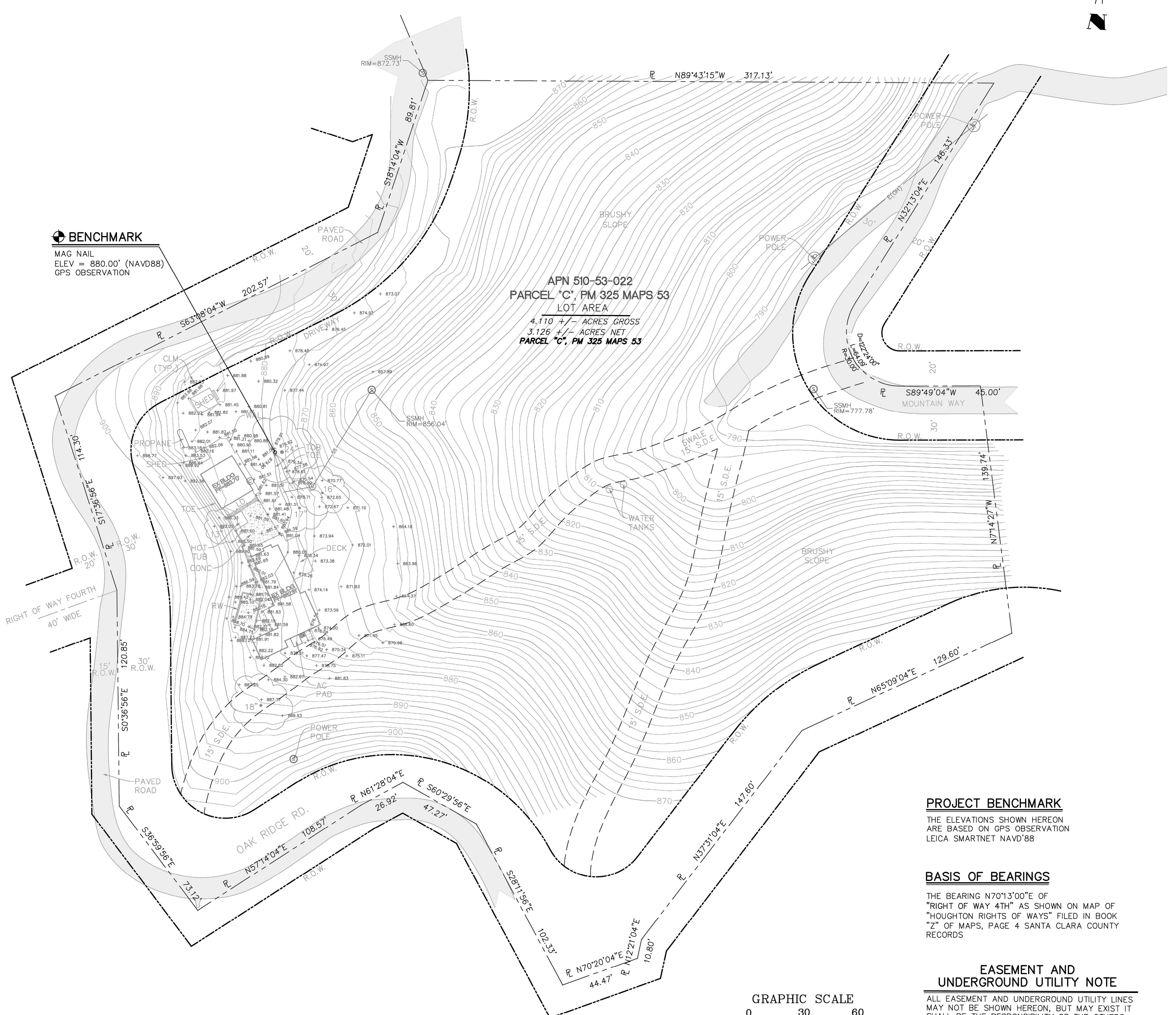
19471 MOUNTAIN WAY

LOS GATOS, CA 95030

APR 17, 2023 PLANNING RE-SUBMITTAL
 FEB 10, 2023 PLANNING SUBMITTAL



A4.0



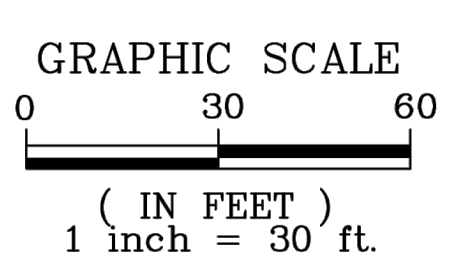
BENCHMARK
MAG NAIL
ELEV = 880.00' (NAVD88)
GPS OBSERVATION

APN 510-53-022
PARCEL "C", PM 325 MAPS 53
LOT AREA
4.110 +/- ACRES GROSS
3.126 +/- ACRES NET
PARCEL "C", PM 325 MAPS 53

PROJECT BENCHMARK
THE ELEVATIONS SHOWN HEREON
ARE BASED ON GPS OBSERVATION
LEICA SMARTNET NAVD'88

BASIS OF BEARINGS
THE BEARING N70°13'00"E OF
"RIGHT OF WAY 4TH" AS SHOWN ON MAP OF
"HOUGHTON RIGHTS OF WAYS" FILED IN BOOK
"Z" OF MAPS, PAGE 4 SANTA CLARA COUNTY
RECORDS

EASEMENT AND UNDERGROUND UTILITY NOTE
ALL EASEMENT AND UNDERGROUND UTILITY LINES
MAY NOT BE SHOWN HEREON, BUT MAY EXIST IT
SHALL BE THE RESPONSIBILITY OF THE OTHERS
DETERMINE THE SIZE, DEPTH, LOCATION THEREOF
ANY EASEMENTS THAT ARE SHOWN ARE AS PER
ARE PER PARCEL MAP BOOK 325 MAPS, PAGE 53
CALL 811 BEFORE YOU DIG



LEGEND & ABBREVIATIONS

	BENCHMARK	AC	ASPHALT CONCRETE
	BORDER LINE	AD	AREA DRAIN
	BOUNDARY	BD	BRASS DISC
	BUILDING OUTLINE	BLDG	BUILDING
	CATCH BASIN	BOL	BOLLARD
	CENTERLINE	BP	BICYCLE PARKING
	PAVED	BRC	BACK OF ROLLED CURB
	BRICK	BSL	BUILDING SETBACK LINE
	CONCRETE	BWK	BACK OF WALK
	EXISTING CONTOUR	BWV	BACKFLOW WATER VALVE
	EASEMENT LINE	CB	CATCH BASIN
	ELECTRICAL METER	CG	CURB & GUTTER
	EXISTING ELEVATION	CL	CENTERLINE
	EXISTING CHAIN LINK FENCE	CLF	CHAIN LINK FENCE
	EXISTING WOOD FENCE	CLM	COLUMN
	EXISTING TREE AND DIAMETER	CLST	CLOSET
	FLOW LINE	CONC	CONCRETE
	GAS METER	COR	CORNER
	GUY POLE	DWY	DRIVEWAY
	GUY WIRE ANCHOR	EA	EASEMENT
	EXISTING HYDRANT	EC	EDGE OF CONCRETE
	JOINT POLE	ELEV	ELEVATION
	LIGHT POST	EM	ELECTRIC METER
	MANHOLE	E(OH)	ELECTRIC OVERHEAD
	STREET MONUMENT	E(UG)	ELECTRIC UNDERGROUND
	PROPERTY CORNER MONUMENT	EP	EDGE OF PAVEMENT
	MONUMENT LINE	EX	EXISTING
	PARCEL LINE / RIGHT OF WAY	EX	EXISTING
	PGE BOX	FF	FINISH ELEVATION OF SUBFLOOR
	PVC PIPE AND DIAMETER	FG	GROUND FINISH GRADE
	SANITARY SEWER CLEAN OUT	FH	FIRE HYDRANT
	SANITARY SEWER MANHOLE	FL	FLOW LINE
	SANITARY SEWER STORM DRAIN	G	GAS LINE
	SETBACK LINE	GAR	GARAGE SLAB ELEVATION
	STREET SIGN	GM	GAS METER
	TREE STUMP AND DIAMETER	HC	HANDICAPPED
	UTILITY: EXISTING	INV	INVERT
	WATER METER	IEE	INGRESS AND EGRESS EASEMENT
	WATER VALVE	IP	IRON PIPE
	BOLLARD	IRR	IRRIGATION
	AREA DRAIN	LD	LANDING
	MAIL BOX	LIP	LIP OF GUTTER
	STUMP	LS	LANDSCAPED AREA
		MH	MANHOLE
		MON	MONUMENT
		PLTR	PLANTER
		PGE	PACIFIC GAS AND ELECTRIC
		PP	POWER POLE
		PRUE	PRIVATE SERVICES AND UTILITY EASEMENT
		PSDE	PRIVATE STORM DRAINAGE EASEMENT
		PSE	PUBLIC SERVICE EASEMENT
		PSSE	PRIVATE SANITARY SEWER EASEMENT
		PUE	PUBLIC UTILITY EASEMENT
		PVAE	PRIVATE VEHICLE ACCESS EASEMENT
		PVMT	PAVEMENT
		RC	ROLLED CURB
		RW	RETAINING WALL
		R/W	RIGHT OF WAY
		SDE	STORM DRAIN EASEMENT
		SSCO	SANITARY SEWER CLEANOUT
		SSE	SANITARY SEWER EASEMENT
		SSMH	SANITARY SEWER MANHOLE / LATERAL
		STLT	STREET LIGHTING BOX
		SW	SIDEWALK
		TEL	TELEPHONE BOX
		TSB	TRAFFIC SIGNAL BOX
		TSP	TRAFFIC SIGNAL POLE
		TW	TOP OF WALL
		TYP	TYPICAL
		UB	UTILITY BOX
		WCE	WIRE CLEARANCE EASEMENT
		WF	WOOD FENCE
		WLE	WATER LINE EASEMENT
		WLK	WALKWAY
		WV	WATER VALVE

NOTES

- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
- NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
- TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.

SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION.
Woon Chui
H. W. CHUI
RCE NO. 32912 EXP.06-30-2024



DRAWING NO.	BOUNDARY MAP AND TOPOGRAPHIC SURVEY		PROJECT NO.
	19471 MOUNTAIN WY		
SHEET NO.	APN 510-53-022		CONTRACT NO.
	Santa Clara		
FILE NO.	1 of 1	DATE	08/19/2022
DESIGNED	DATE	DRAWN	DATE
CHECKED	DATE	BY	DATE
APPD	DATE	BY	DATE
REVISIONS	NO.	DATE	DESCRIPTION

ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7187

BOUNDARY MAP AND TOPOGRAPHIC SURVEY
19471 MOUNTAIN WY
APN 510-53-022
Santa Clara
California