

19471 MOUNTAIN WAY

LOS GATOS, CA 95030



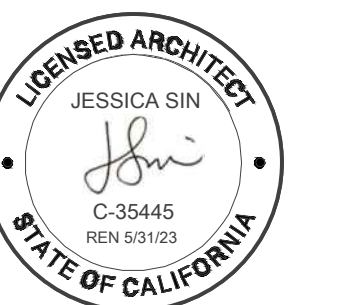
ARCHITECTURE + INTERIORS

19471 MOUNTAIN WAY

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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 ZONING: HS-D1 "HILLSIDES" CONSTRUCTION TYPE: V-B LOT SIZE: ±4.11 ACRES GROSS ±3.12 ACRES NET MAX HEIGHT: 35'-0" / 3 STORIES FIRE SPRINKLES: YES FIRE RESPONSIBILITY AREA: SRA (100%) FIRE PROTECTION DISTRICT: SANTA CLARA COUNTY CENTRAL FIRE PROVIDER OF WATER SOURCE: SAN JOSE WATER SERVICE SETBACKS: FRONT: 30'-0" SIDE: 30'-0" REAR: 30'-0" PARKING: 2 SPACES REQUIRED MAX. FLOOR AREA ALLOWANCE: NONE EXISTING FLOOR AREA: (E)HOUSE: ± 1,142 SF TOTAL EXISTING FLOOR AREA: ±1,142 SF* PROPOSED FLOOR AREA: (E) HOUSE ± 1,142 SF FIRST FLOOR ADDITION: ± 741 SF (N) SECOND FLOOR ADDITION: ± 1,226 SF (N) LOWER FLOOR ADDITION: ± 189 SF (N) DETACHED GARAGE: ± 600 SF (N) ADU GARAGE: ± 387 SF (N) ADU ± 1,202 SF TOTAL PROPOSED FLOOR AREA: ± 5,487 SF MAX. LOT COVERAGE: NONE EXISTING LOT COVERAGE: (E) HOUSE ± 1,142 SF (E) PORCH: ± 109 SF (E) DECK: ± 284 SF (E) WORKSHOP: ± 583 SF TOTAL (E) LOT COVERAGE : ± 2,118 SF PROPOSED LOT COVERAGE: (E) HOUSE ± 1,142 SF FIRST FLOOR ADDITION: ± 741 SF (E) PORCH ± 42 SF (N) PORCH ± 50 SF (N) DECK ± 638 SF (E) WORKSHOP: ± 583 SF (N) DETACHED GARAGE: ± 600 SF (N) ADU GARAGE ± 387 SF (N) ADU ± 1,202 SF TOTAL PROPOSED LOT COVERAGE : ± 5,385 SF</p>	<p>ARCHITECT: JESSICA SIN JSD ARCHITECTURE + INTERIORS 1162 EBENER STREET REDWOOD CITY CA 94061 JSIN@JESSICASINDESIGNS.COM 650-206-4608</p> <p>CIVIL: LC ENGINEERING 508 SANTA CLARA STREET SAN JOSE CA 95112 (408) 806-7187</p> <p>SURVEYOR: LC ENGINEERING 508 SANTA CLARA STREET SAN JOSE CA 95112 (408) 806-7187</p> <p>GEOTECHNICAL: 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 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA GREEN BUILDING CODE (CALGREEN) 2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS) 2022 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS</p> <p>PROJECT DESCRIPTION</p> <p>THIS PROJECT INCLUDES A FIRST, SECOND AND LOWER STORY ADDITION TO AN EXISTING ONE-STORY RESIDENCE, INTERIOR REMODELING AND RECONFIGURATION OF THE EXISTING ROOMS. THE PROJECT ALSO INCLUDES A NEW DETACHED GARAGE AND NEW ADU</p> <p>FIRE SPRINKLES FOR THE MAIN HOUSE AND GARAGE WILL BE INSTALLED UNDER A SEPARATED DEFERRED FIRE PERMIT, APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.</p> <p>VICINITY MAP</p>	<p>ARCHITECTURAL: A0.0 COVER SHEET A0.1 PROPOSED EXTERIOR VIEWS A1.0 EXISTING SITE PLAN 1 A1.1 EXISTING SITE PLAN 2 A1.2 PROPOSED SITE PLAN 1 A1.3 PROPOSED SITE PLAN 2 A1.4 PROPOSED ROOF PLAN A1.5 PROPOSED GARAGE AND ADU ROOF PLAN A1.6 FIRST FLOOR AREA AND DIAGRAM CALCULATION A1.7 SECOND FLOOR AREA AND DIAGRAM CALCULATION A1.8 GARAGE AND ADU FLOOR AREA AND DIAGRAM CALCULATION A2.0 EXISTING FLOOR PLAN A2.1 PROPOSED FIRST FLOOR PLAN A2.2 PROPOSED SECOND FLOOR PLAN A2.3 PROPOSED LOWER FLOOR PLAN A2.4 PROPOSED GARAGE FLOOR PLAN AND ELEVATIONS A2.5 PROPOSED ADU FLOOR PLAN A3.0 EXISTING ELEVATION 1 A3.1 EXISTING ELEVATION 2 A3.2 PROPOSED ELEVATION 1 A3.3 PROPOSED ELEVATION 2 A3.4 PROPOSED ADU ELEVATIONS 1 A3.5 PROPOSED ADU ELEVATIONS 2 A3.6 SECTIONS A4.0 BMP</p> <p>SURVEY: SU-1 TOPOGRAPHIC AND BOUNDARY SURVEY</p> <p>CIVIL: C1 TITLE SHEET C2 DEMOLITION PLAN C3 OVERALL SITE PLAN C4 DRIVEWAY GRADING AND DRAINAGE PLAN C5 DRIVEWAY PROFILE AND SECTIONS C6 GARAGE AND HOUSE GRADING & DRAINAGE PLAN C7 ADU GRADING & DRAINAGE PLAN C8 BUILDING CROSS SECTIONS C9 BUILDING CROSS SECTIONS C10 EROSION CONTROL PLAN C11 EROSION CONTROL DETAIL (BMP-1) C10 EROSION CONTROL DETAIL (BMP-2)</p> <p>RENDERING OF PROPOSED FRONT ELEVATION</p>

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△ A0.0

COVER SHEET



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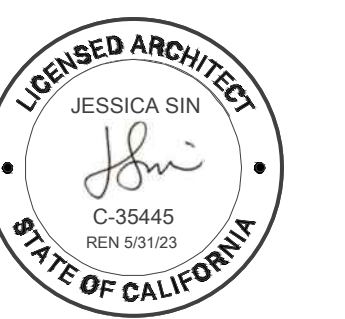


1 PROPOSED FRONT VIEW
NOT TO SCALE



2 PROPOSED REAR VIEW
NOT TO SCALE

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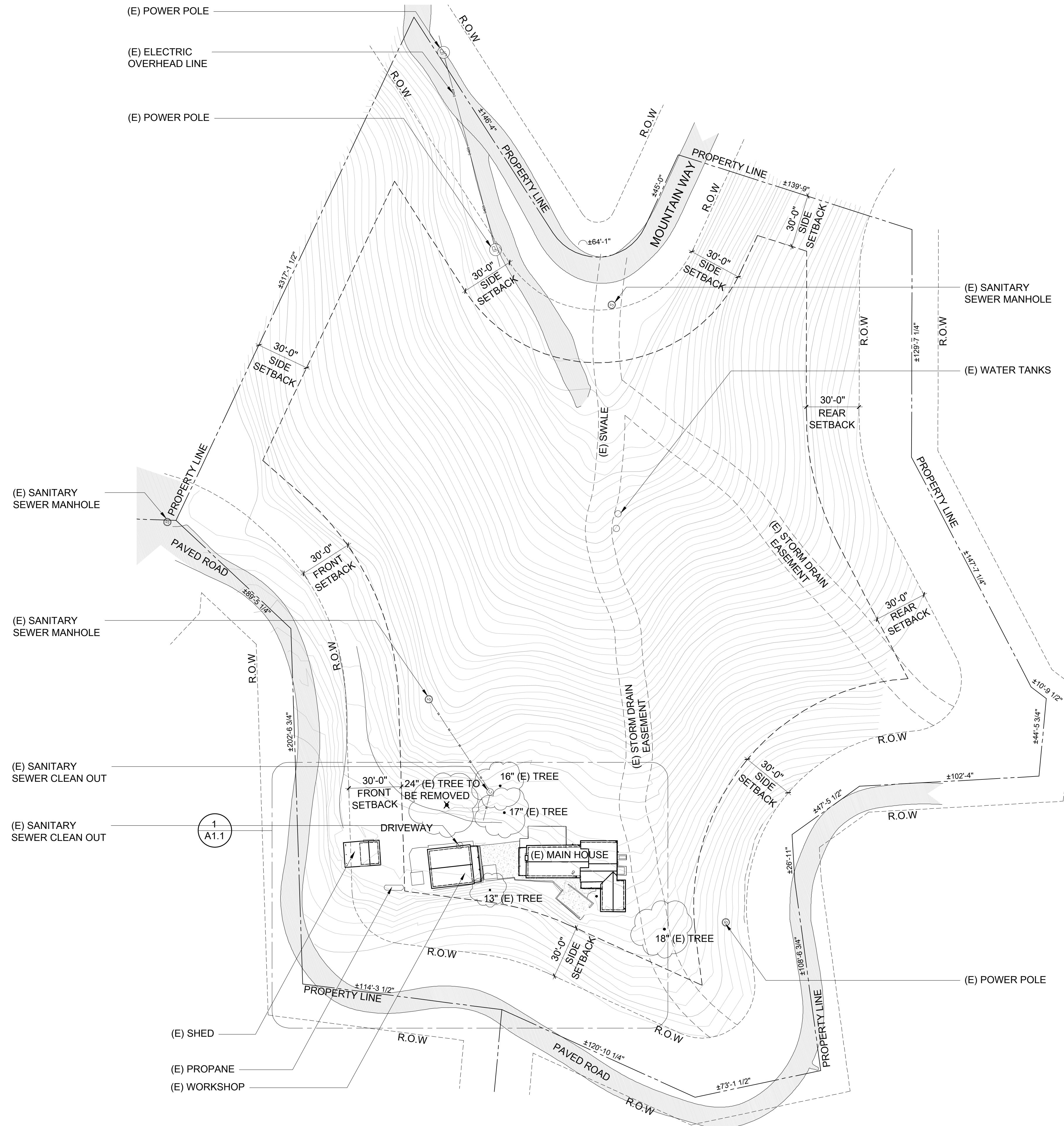
PROPOSED
EXTERIOR VIEWS



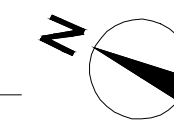
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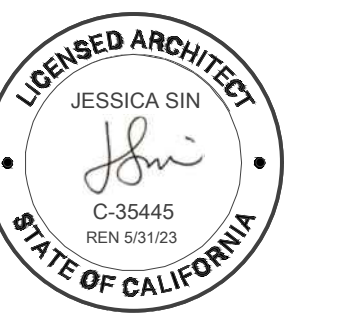
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1 EXISTING SITE PLAN
SCALE: 1/32" = 1'-0"



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2/1
A1.0

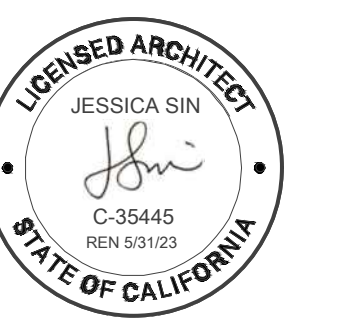


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EXISTING SITE PLAN 2



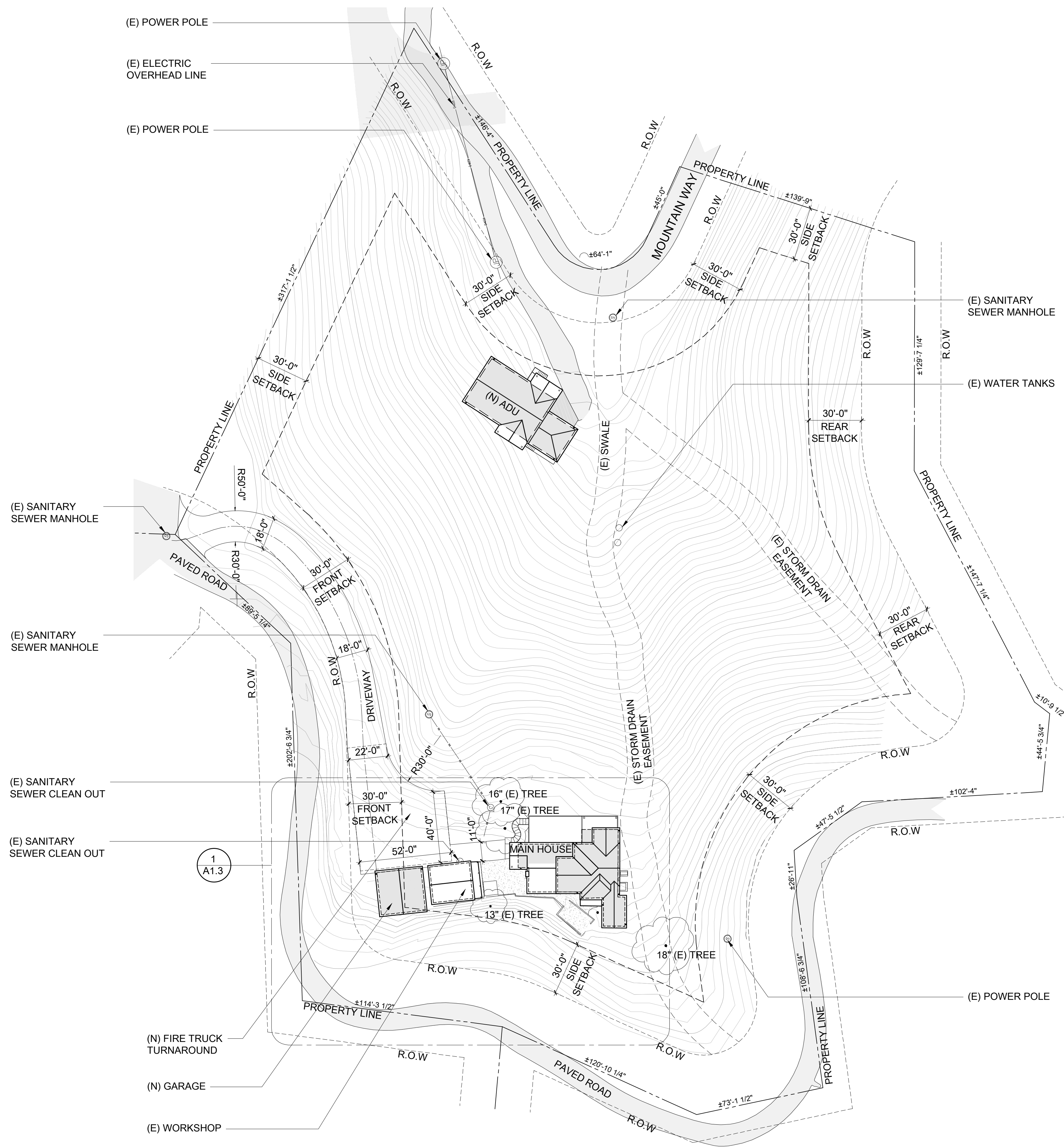
1 EXISTING SITE PLAN BUILDING CLOSE-UP
SCALE: 1/8" = 1'-0"



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ACCESS ROADS AND DRIVEWAY NOTES:

DRIVEWAY TO BE MADE OF AN "ALL WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS, PER CFC SECTION D102 AND CFMO-A1 SECTION II.G

MAXIMUM GRADE SHALL NOT EXCEED 15% (6.75 DEGREES). ON GRADES UP TO 15%, THE SURFACE SHALL PROVIDE ALL-WEATHER DRIVING CAPABILITY, INCLUDING SUFFICIENT DRAINAGE AND SURFACE COURSE CONSISTENT WITH GOOD ENGINEERING PRACTICES. THE FIRE MARSHAL'S OFFICE MAY PERMIT GRADES UP TO A MAXIMUM OF 20% WITH MITIGATION TO PREVENT SLIPPAGE AND SCRAPING. GRADES IN EXCESS OF 15% SHALL BE ENGINEERED ASPHALT, CONCRETE, OR ANOTHER SURFACE MEETING LDE-SD-5 SINGLE LOT DRIVEWAY. IN NO CASE SHALL EACH PORTION EXCEEDING 15% GRADIENT BE LONGER THAN 300 FEET IN LENGTH. THERE IS TO BE A MINIMUM OF 100 FEET DRIVEWAY LENGTH OF 15% OR LESS GRADIENT BETWEEN EACH 300-FOOT SECTION. PER CFMO-A1 SECTION II.C

NOTE:

PLEASE NOTE THAT JSD DID NOT HAVE THE OPPORTUNITY TO FULLY COORDINATE ALL ARCHITECTURAL PLAN CHECK COMMENTS BEFORE THE PLANNING PERMIT EXPIRATION DEADLINE ON JUNE 2ND, 2024.

OUTSTANDING ARCHITECTURAL PLAN CHECK COMMENTS ARE BEING COORDINATED AND WORKED ON, AND WILL BE ADDRESSED IN THE NEXT ROUND OF PLAN CHECK COMMENTS. ALSO, THE SCOPE OF WORK HAS CHANGED SINCE RECEIVING THE PLAN CHECK COMMENTS. THIS INCLUDES CHANGES TO THE DESIGN OF THE MAIN HOUSE AND A DETACHED ADU PER THE HOMEOWNERS' REQUEST.

AGAIN, JSD HAS NOT HAD THE OPPORTUNITY TO FULLY COORDINATE AND UPDATE THE DRAWINGS WITH THESE CHANGES AND WILL DO SO IN THE NEXT ROUND OF PLAN CHECK COMMENTS.

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

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A1.2

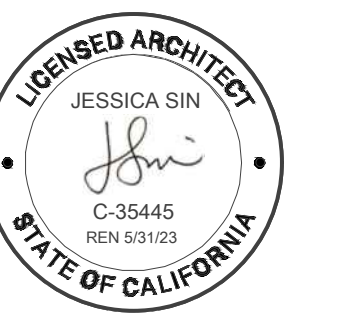


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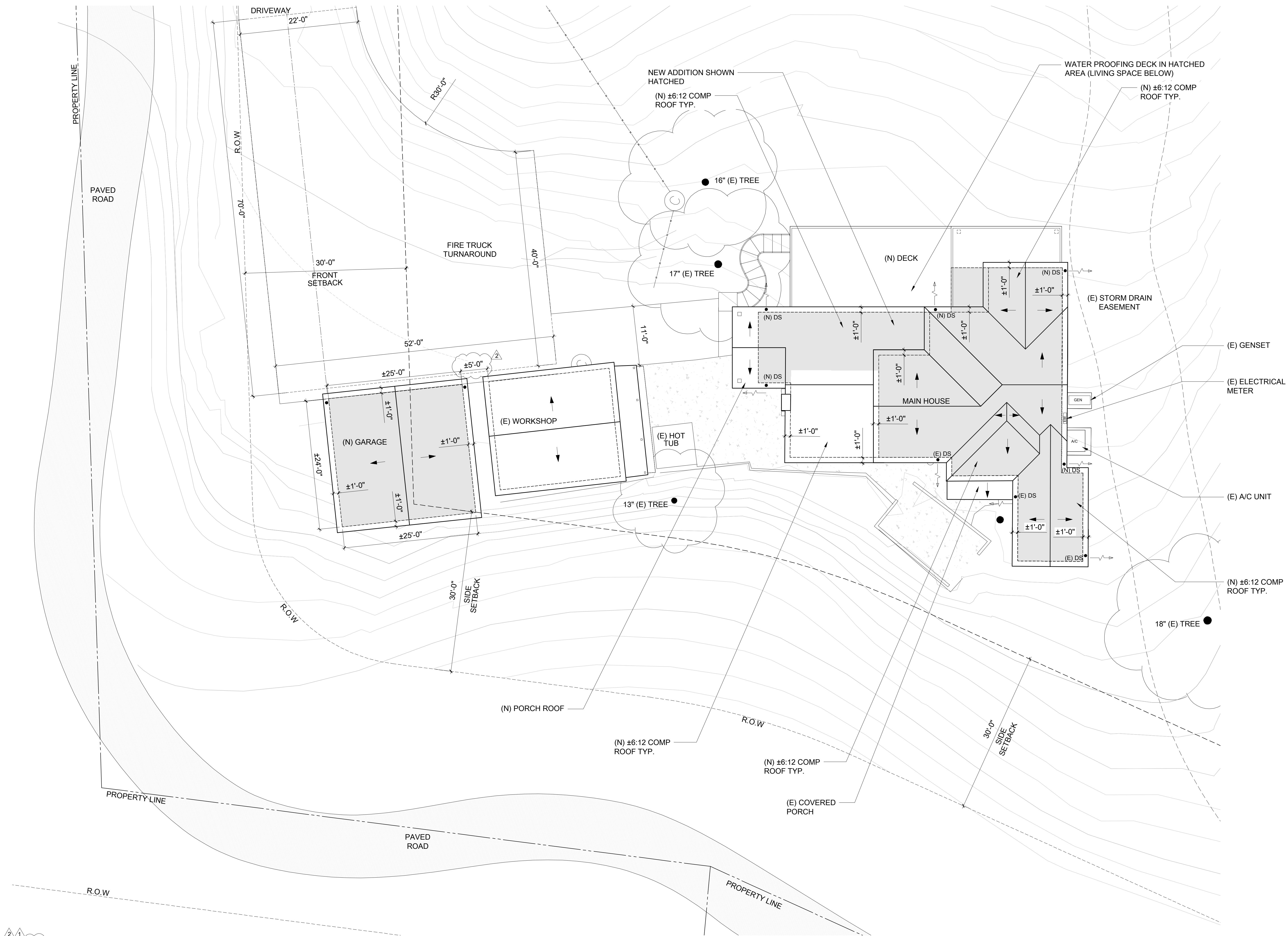
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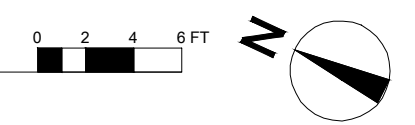


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PROPOSED SITE PLAN 2



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

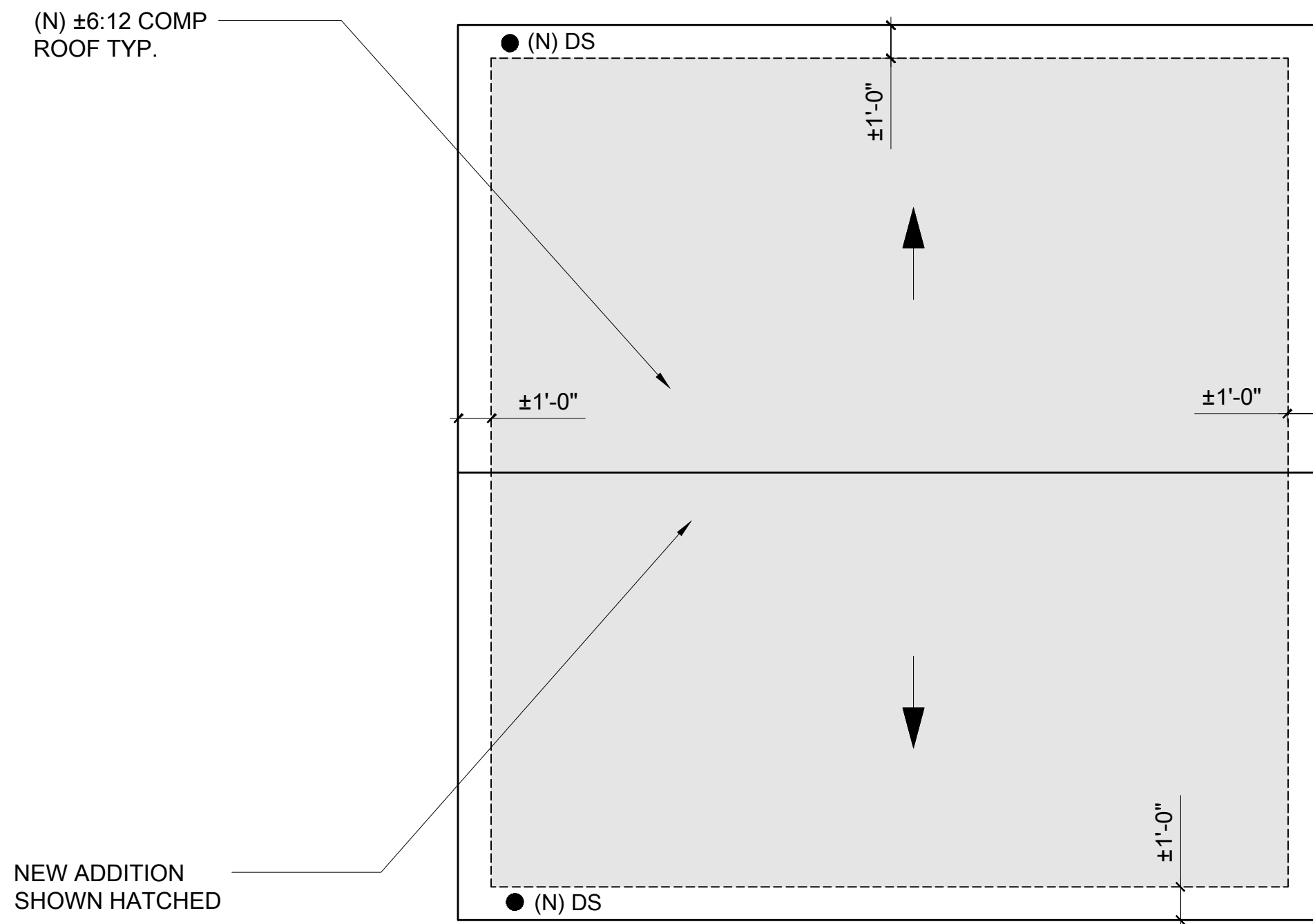




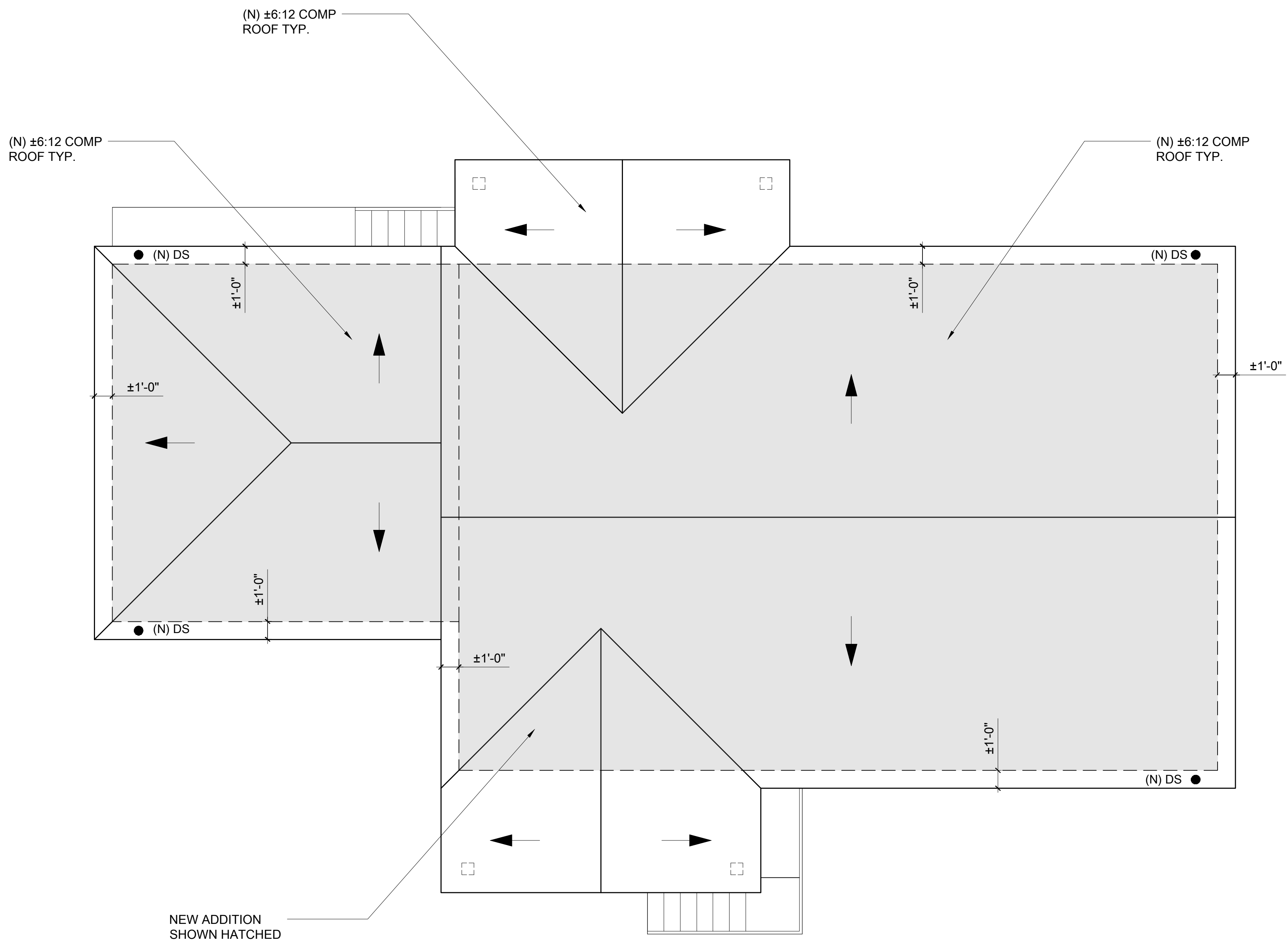
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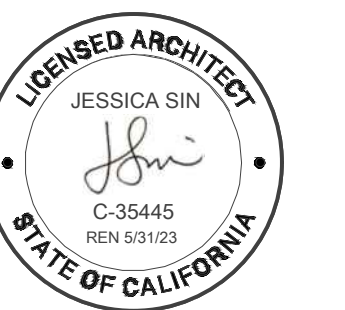
1 PROPOSED GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



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



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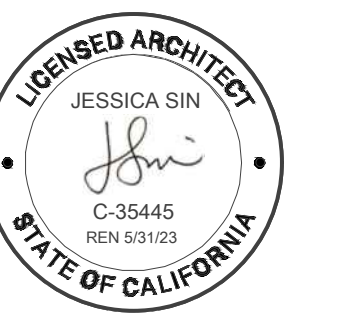


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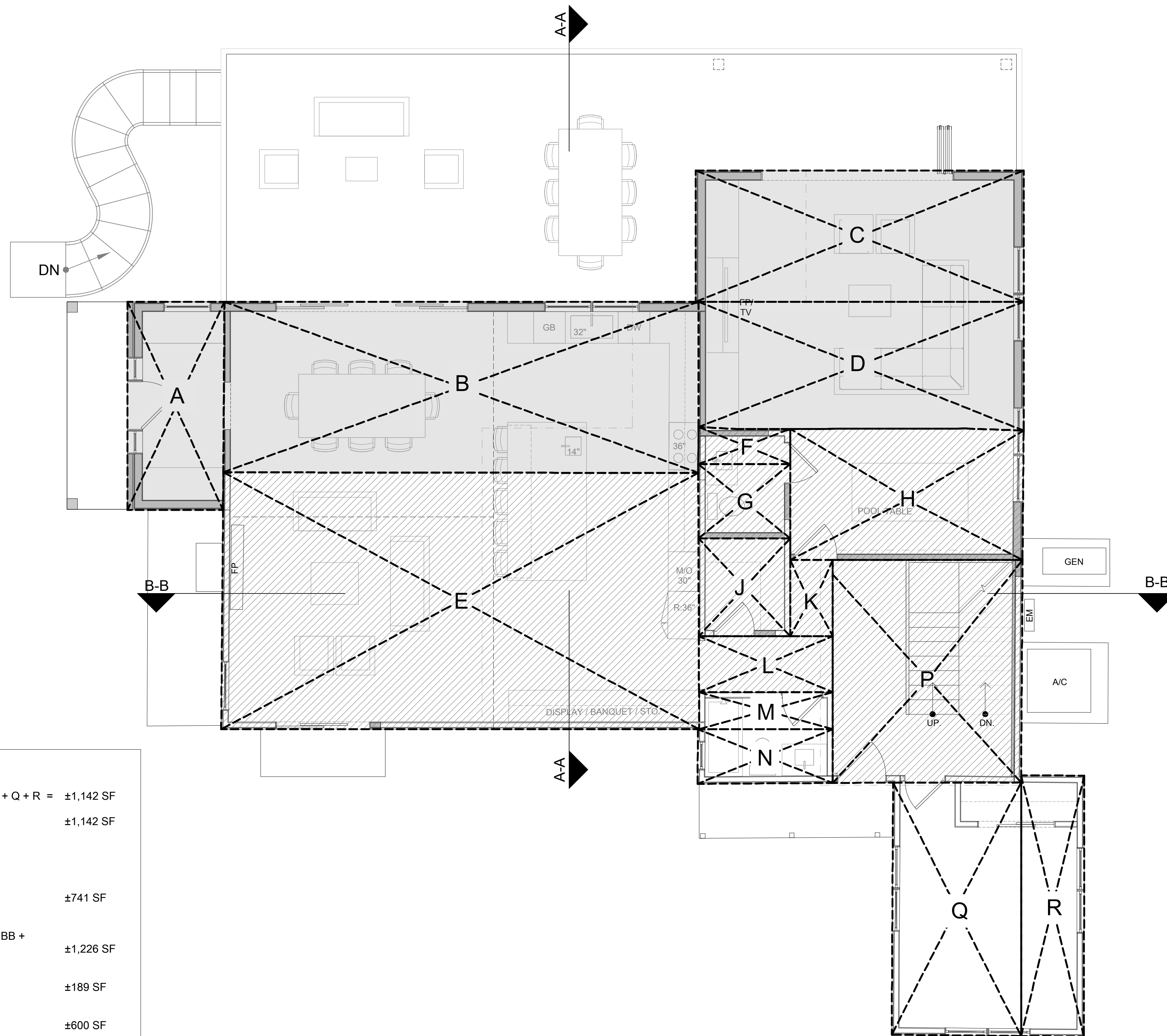


A1.6

UPPER FLOOR AREA AND DIAGRAM CALCULATION

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	121.89SF
J	35.80SF
K	12.96SF
L	29.91SF
M	19.87SF
N	29.21SF
P	168.11SF
Q	129.94SF
R	65.57SF
S	213.04SF
T	39.83SF
U	107.51SF
V	121.22SF
W	166.86SF
X	42.80SF
Y	94.99SF
Z	35.82SF
AA	54.83SF
BB	39.46SF
CC	109.42SF
DD	200.59SF
EE	189.17SF
FF	600.00SF
GG	387.50SF
HH	299.13SF
JJ	69.74SF
KK	69.75SF
LL	173.83SF
MM	83.89SF
NN	42.42SF
PP	168.30SF
QQ	159.20SF
RR	135.55SF
(E) HOUSE	1,142SF
ADDITION FIRST FLOOR	741SF
ADDITION SECOND FLOOR	1,226SF
ADDITION LOWER FLOOR	189SF
NEW GARAGE	600SF
NEW ADU GARAGE	387SF
NEW ADU	1,202SF
ALTERATION (E) HOUSE	897SF

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 FIRST FLOOR	
A + B + C + D =	±741 SF
ADDITION SECOND FLOOR	
S + T + U + V + W + X + Y + Z + AA + BB + CC + DD =	±1,226 SF
ADDITION LOWER FLOOR	
EE =	±189 SF
NEW GARAGE	
FF =	±600 SF
NEW ADU GARAGE	
GG =	±387 SF
NEW ADU	
HH + JJ + KK + LL + MM + NN + PP + QQ + RR =	±1,202 SF
ALTERATION (E) HOUSE	
E + F + G + H + J + K + L + P =	±897 SF
ADDITION + ALTERATION =	±5,242 SF



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



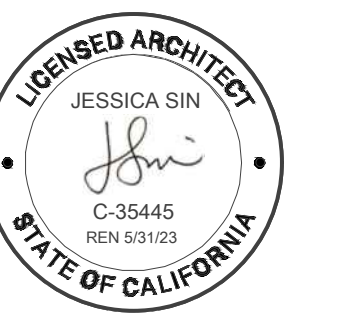


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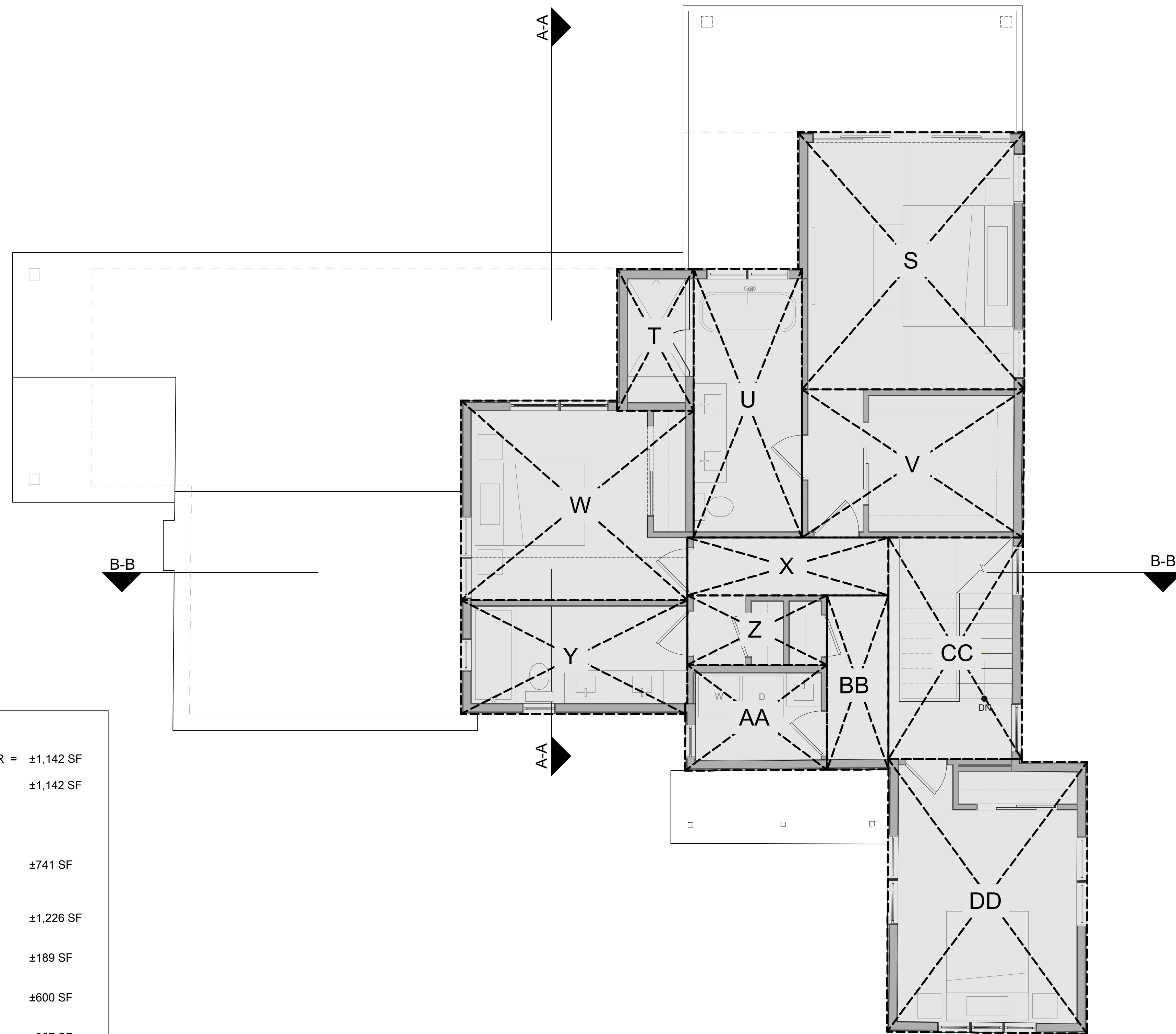


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LOWER FLOOR AREA AND DIAGRAM CALCULATION

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	121.89SF
J	35.80SF
K	12.96SF
L	29.91SF
M	19.87SF
N	29.21SF
P	168.11SF
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CC	109.42SF
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EE	189.17SF
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HH	299.13SF
JJ	69.74SF
KK	69.75SF
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MM	83.89SF
NN	42.42SF
PP	168.30SF
QQ	159.20SF
RR	135.55SF
<hr/>	
(E) HOUSE	1,142SF
ADDITION FIRST FLOOR	741SF
ADDITION SECOND FLOOR	1,226SF
ADDITION LOWER FLOOR	189SF
NEW GARAGE	600SF
NEW ADU GARAGE	387SF
NEW ADU	1,202SF
ALTERATION (E) HOUSE	897SF

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 FIRST FLOOR	
A + B + C + D =	±741 SF
ADDITION SECOND FLOOR	
S + T + U + V + W + X + Y + Z + AA + BB + CC + DD =	±1,226 SF
ADDITION LOWER FLOOR	
EE =	±189 SF
NEW GARAGE	
FF =	±600 SF
NEW ADU GARAGE	
GG =	±387 SF
NEW ADU	
HH + JJ + KK + LL + MM + NN + PP + QQ + RR =	±1,202 SF
ALTERATION (E) HOUSE	
E + F + G + H + J + K + L + P =	±897 SF
ADDITION + ALTERATION =	±5,242 SF



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

0 2 4 6 FT



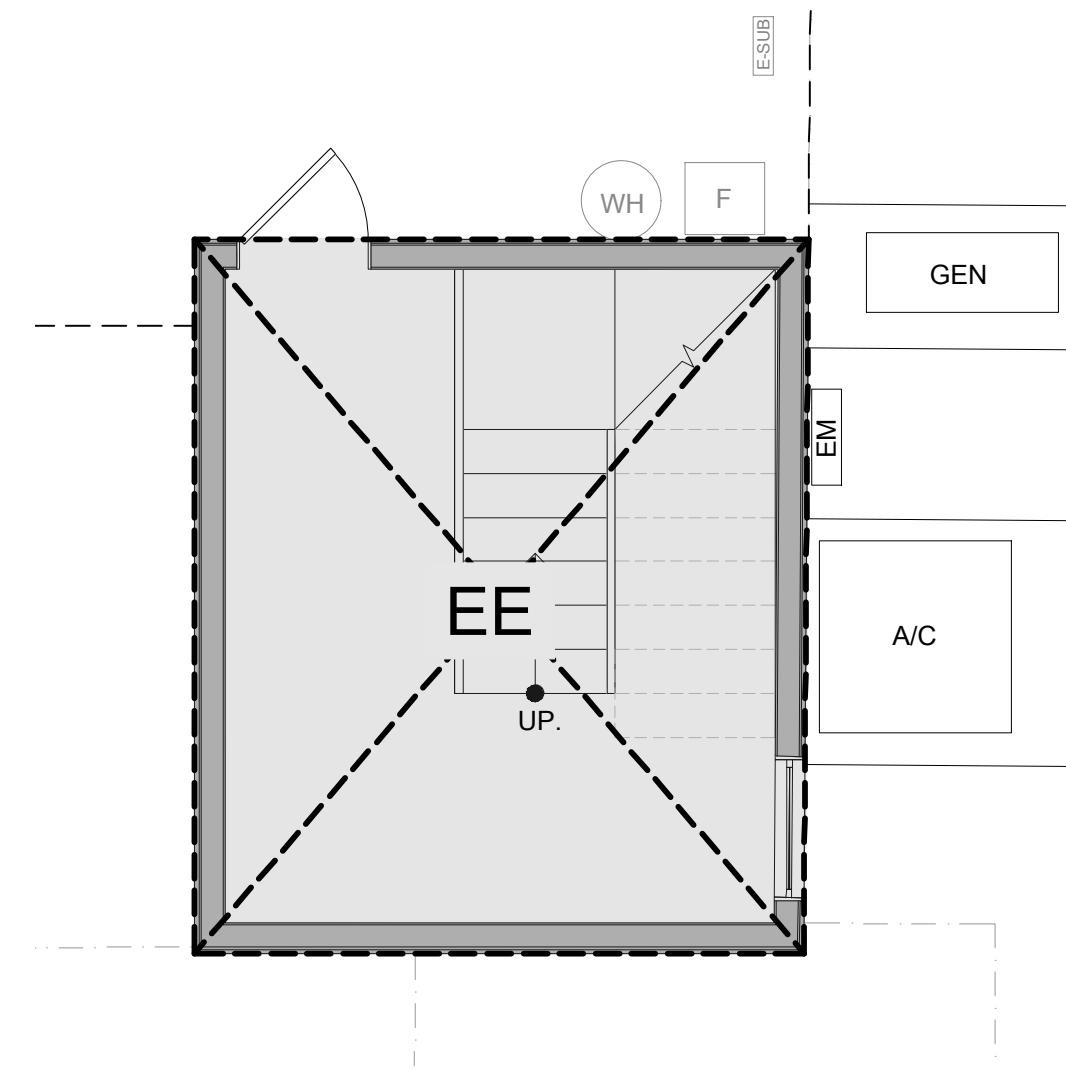
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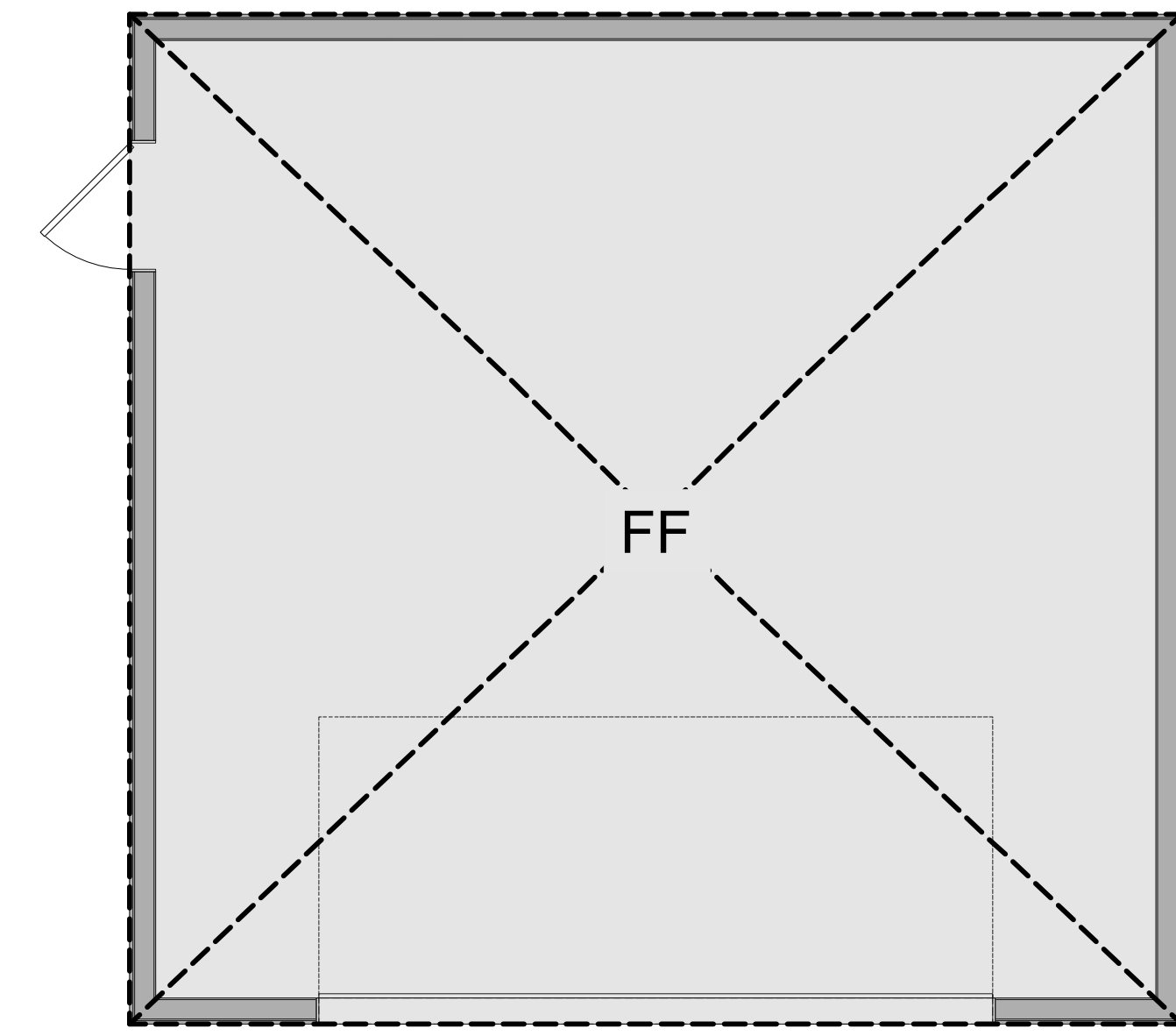
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FLOOR AREA CALCULATION	
AREA	SF
A	80.05SF
B	323.92SF
C	172.01SF
D	165.01SF
E	488.38SF
F	13.03SF
G	27.24SF
H	121.89SF
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KK	69.75SF
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PP	168.30SF
QQ	159.20SF
RR	135.55SF
(E) HOUSE 1,142SF	
ADDITION FIRST FLOOR	741SF
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ADDITION LOWER FLOOR	189SF
NEW GARAGE	600SF
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NEW ADU	1,202SF
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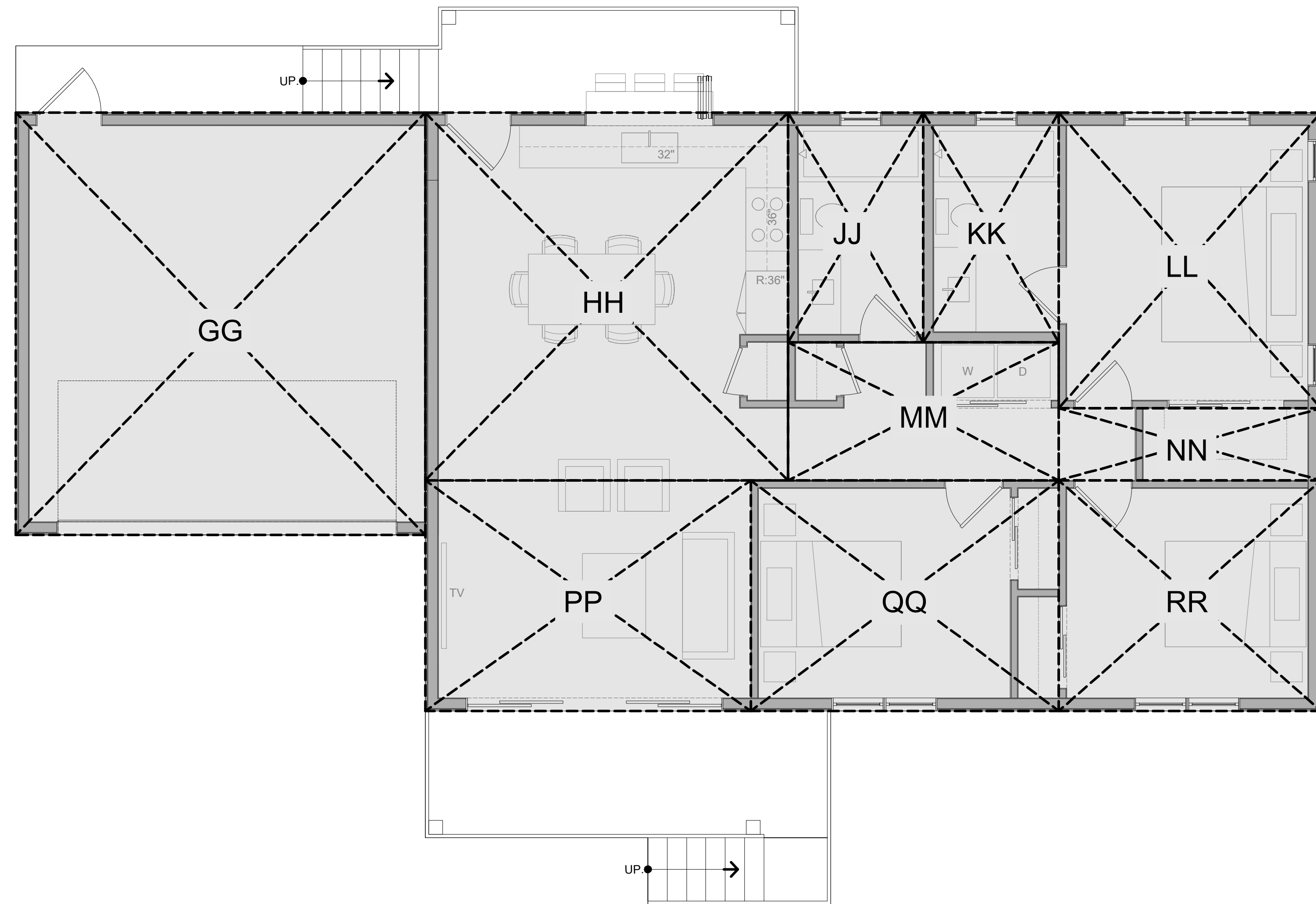
EXISTING FLOOR AREA:	
(E) HOUSE	E + F + G + H + J + K + L + M + N + P + Q + R = ±1,142 SF
TOTAL (E) FLOOR AREA =	±1,142 SF
PROPOSED FLOOR AREA:	
ADDITION FIRST FLOOR	A + B + C + D = ±741 SF
ADDITION SECOND FLOOR	S + T + U + V + W + X + Y + Z + AA + BB + CC + DD = ±1,226 SF
ADDITION LOWER FLOOR	EE = ±189 SF
NEW GARAGE	FF = ±600 SF
NEW ADU GARAGE	GG = ±387 SF
NEW ADU	HH + JJ + KK + LL + MM + NN + PP + QQ + RR = ±1,202 SF
ALTERATION (E) HOUSE	E + F + G + H + J + K + L + P = ±897 SF
ADDITION + ALTERATION =	±5,242 SF



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

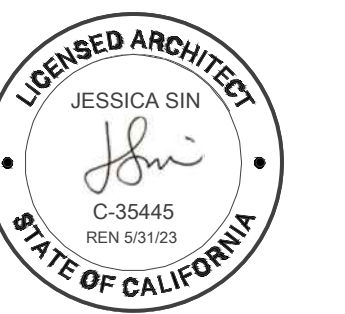


2 GARAGE FLOOR AREA DIAGRAM
SCALE: 1/4" = 1'-0"



3 ADU FLOOR AREA DIAGRAM
SCALE: 1/4" = 1'-0"

△ JUN 26, 2024 PLANNING RE-SUBMITTAL
 △ APR 17, 2023 PLANNING RE-SUBMITTAL
 FEB 10, 2023 PLANNING SUBMITTAL

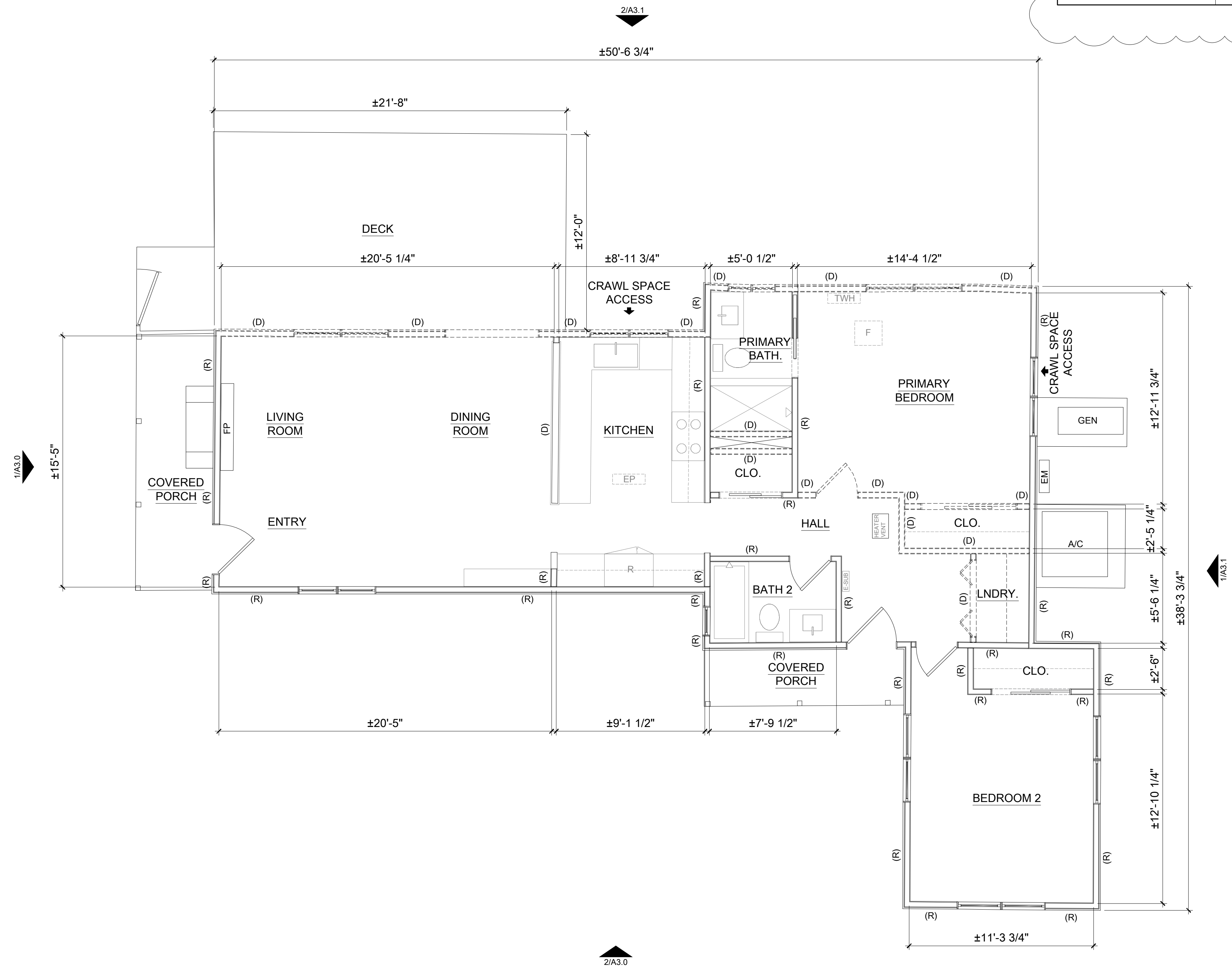


A1.8



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

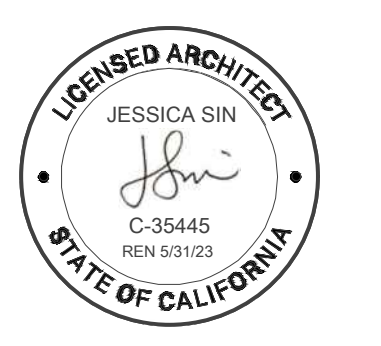
WALL KEY

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

19471 MOUNTAIN WAY

LOS GATOS, CA 95030

2 JUN 26, 2024 PLANNING RE-SUBMITTAL
1 APR 17, 2023 PLANNING RE-SUBMITTAL
FEB 10, 2023 PLANNING SUBMITTAL



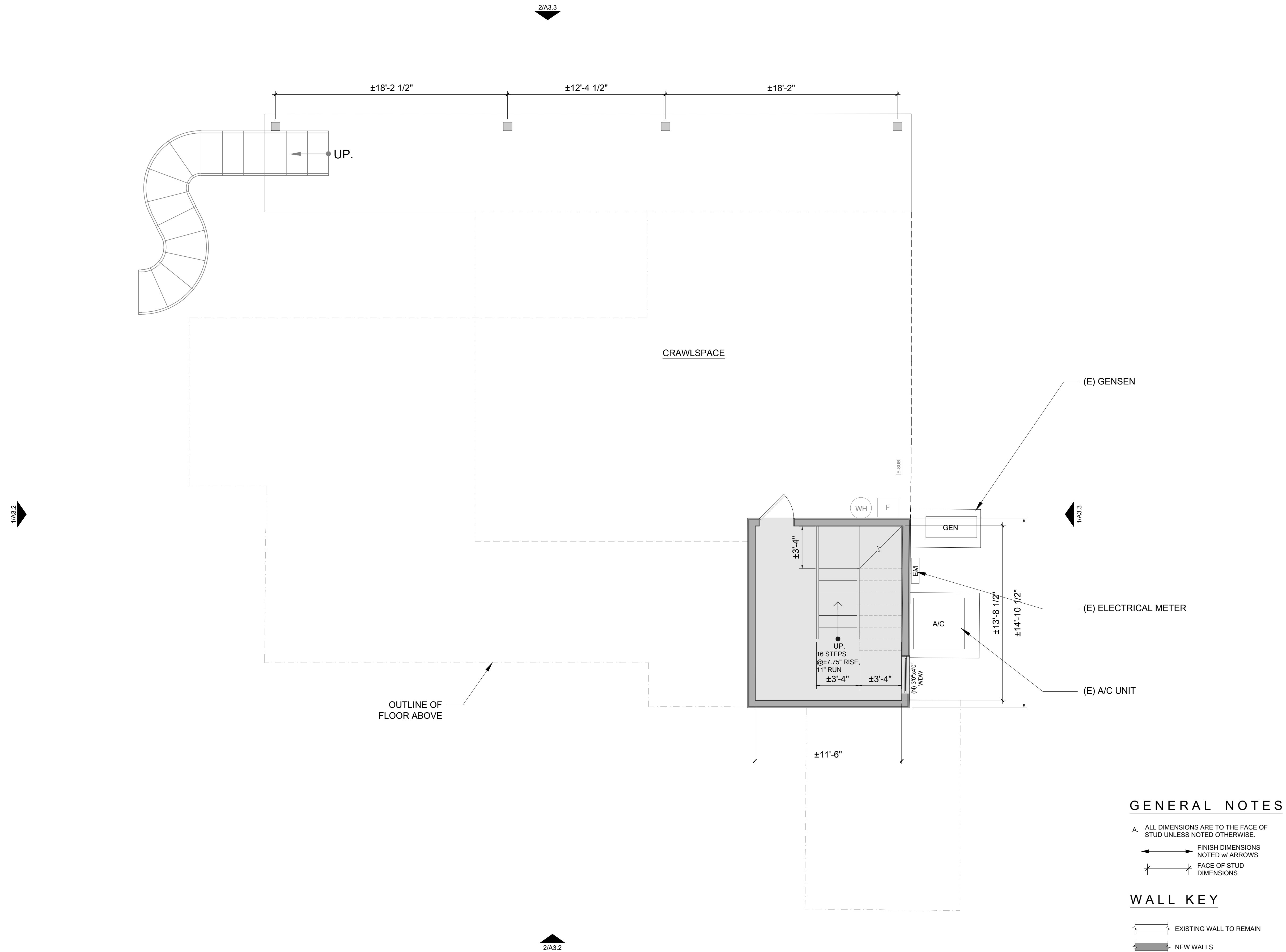
A2.0



ARCHITECTURE + INTERIORS

19471 MOUNTAIN WAY

LOS GATOS, CA 95030



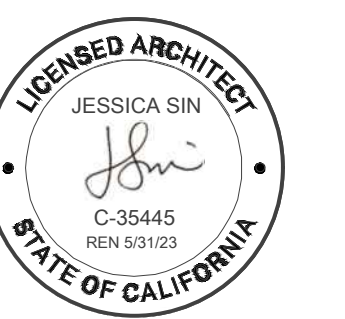
GENERAL NOTES

- 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

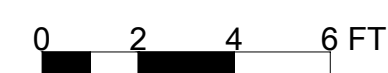
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 △ APR 17, 2023 PLANNING RE-SUBMITTAL
 FEB 10, 2023 PLANNING SUBMITTAL

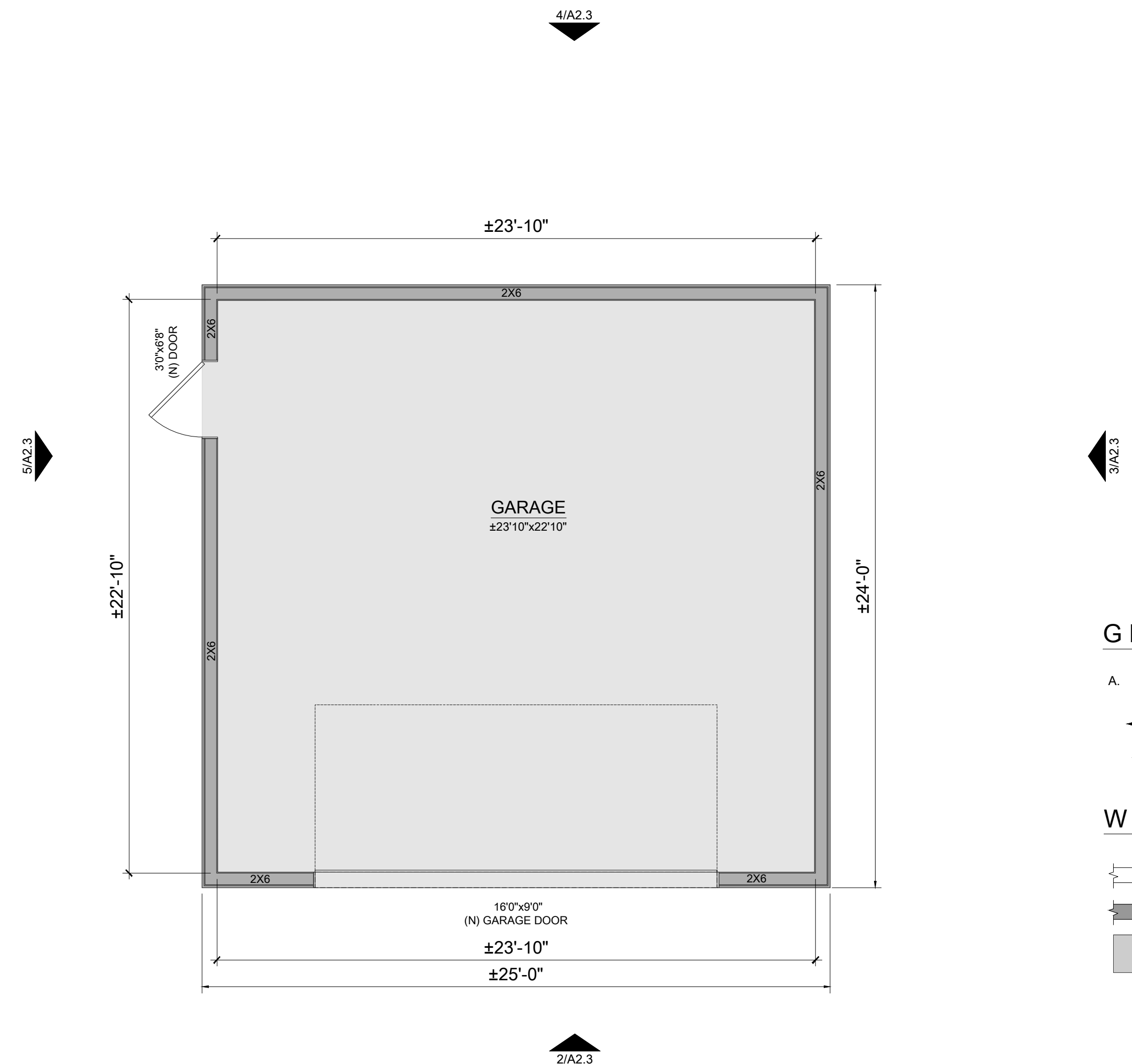


A2.3

PROPOSED LOWER FLOOR PLAN

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





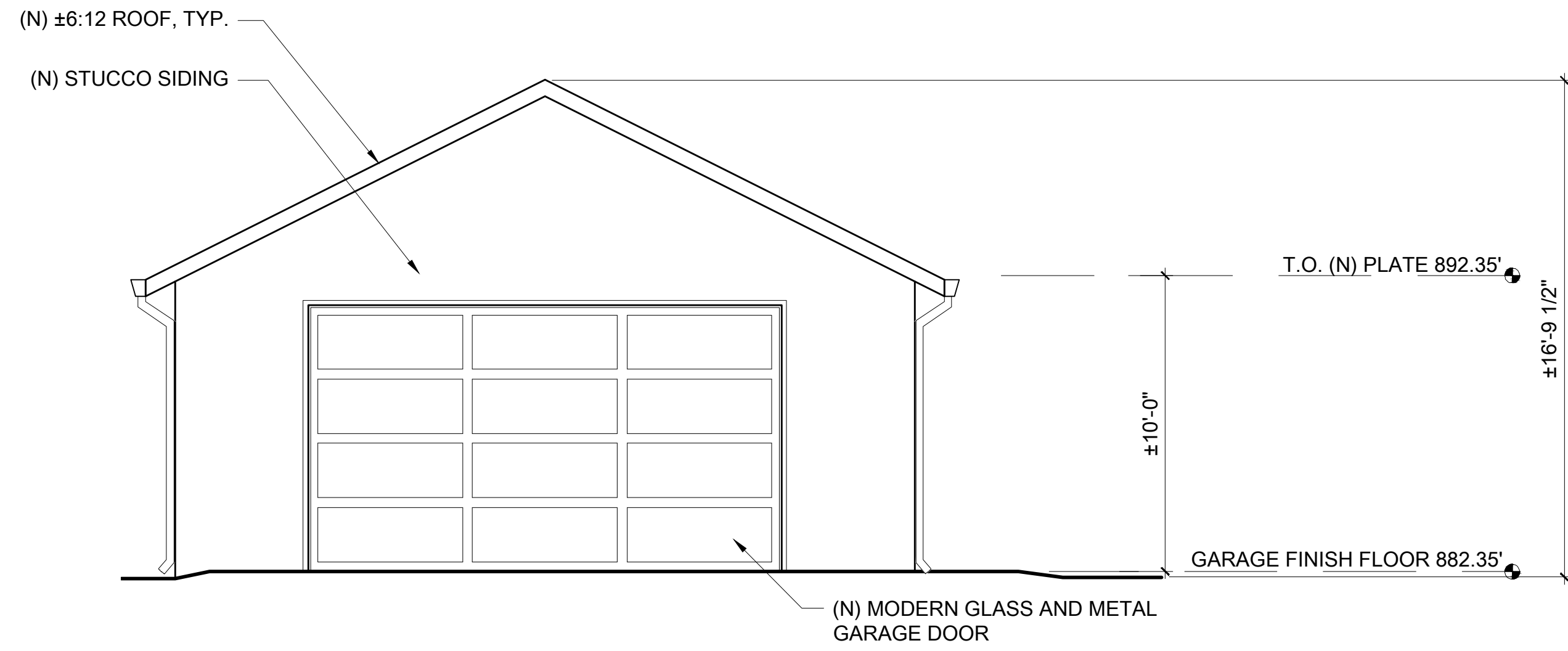
1 PROPOSED GARAGE FLOOR PLAN
 SCALE: 1/4" = 1'-0"

GENERAL NOTES

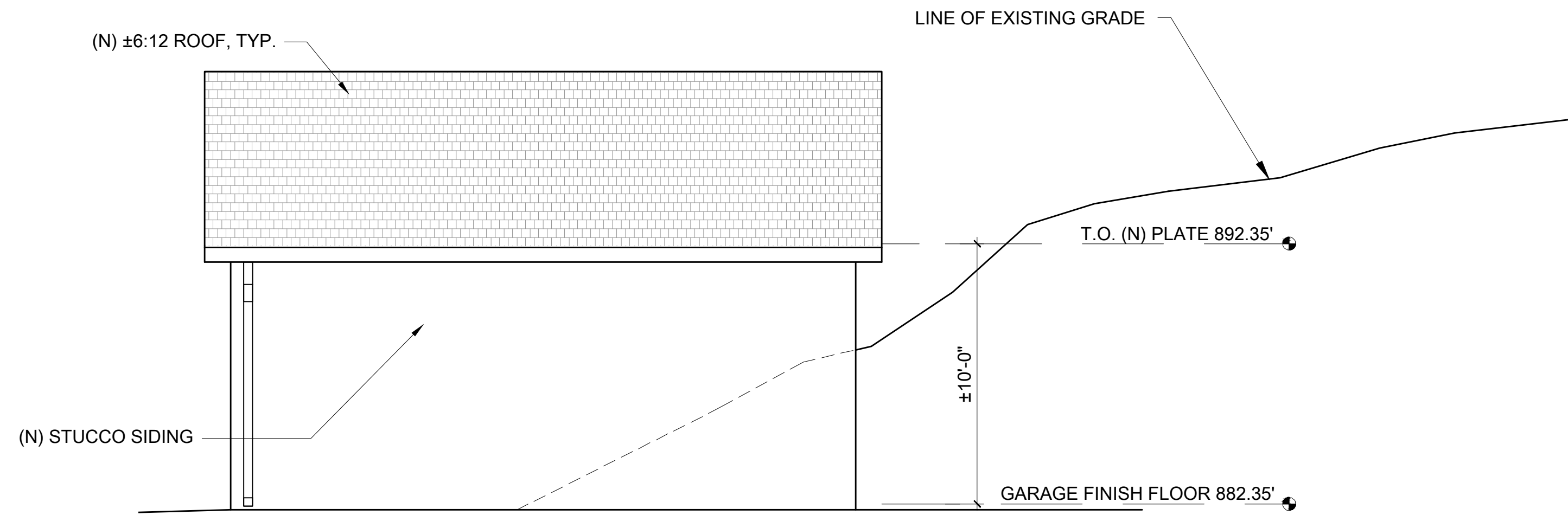
- A. ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
- FINISH DIMENSIONS NOTED w/ ARROWS
- ↔ FACE OF STUD DIMENSIONS

WALL KEY

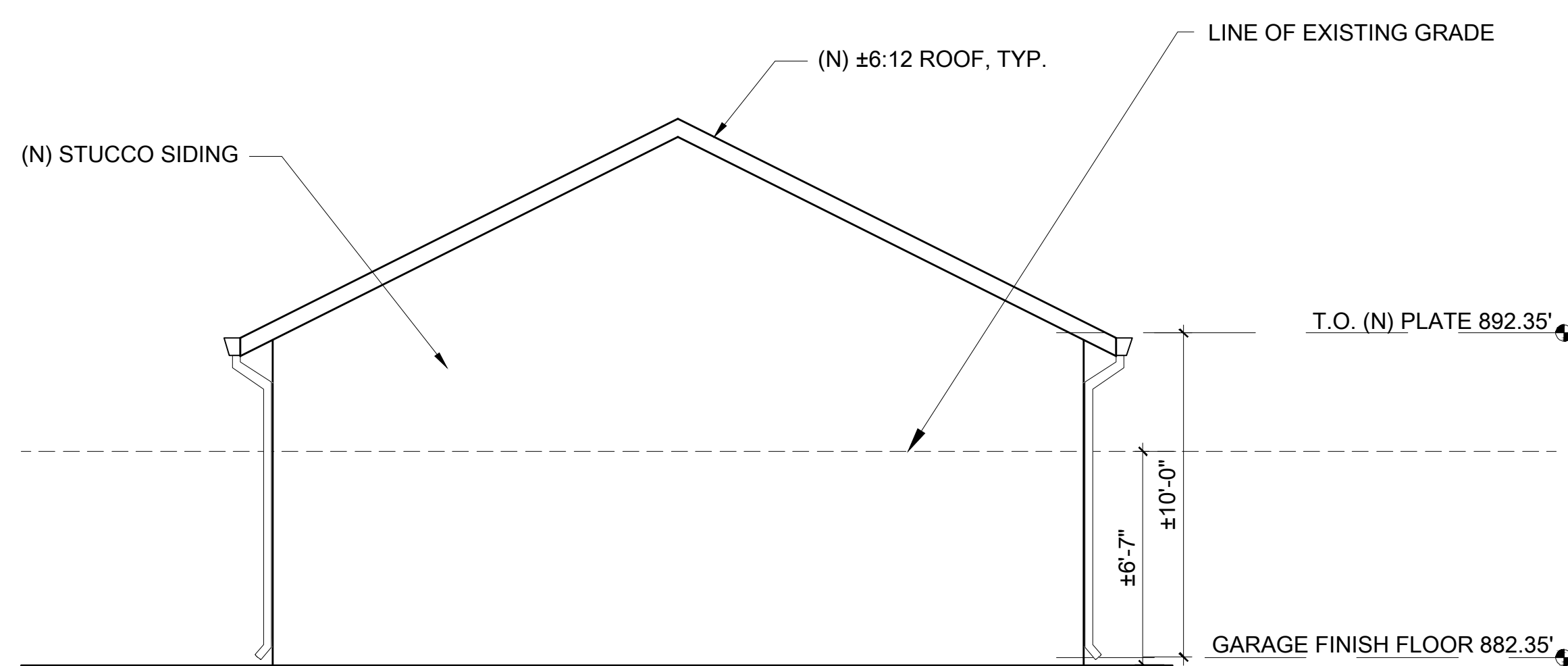
- ▭ EXISTING WALL TO REMAIN
- ▭ NEW WALLS
- ▭ NEW ADDITION SHOWN SHADED



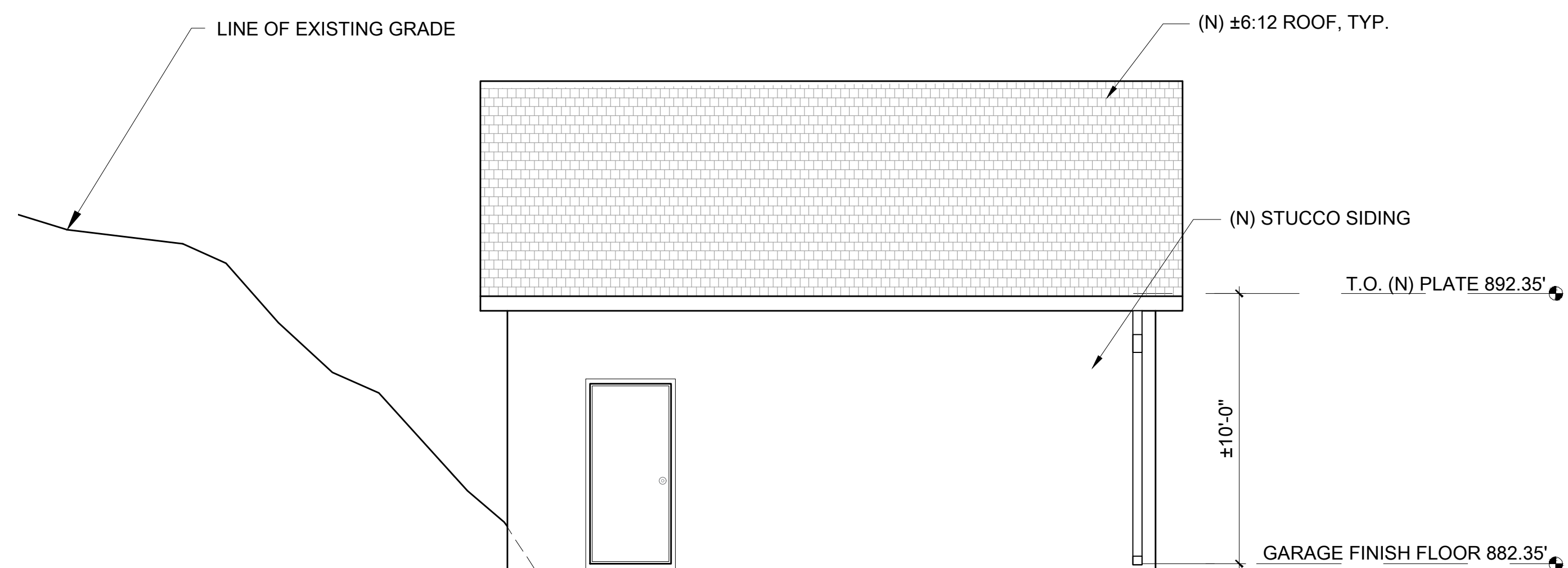
2 PROPOSED EAST ELEVATION (FRONT)
 SCALE: 1/4" = 1'-0"



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



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



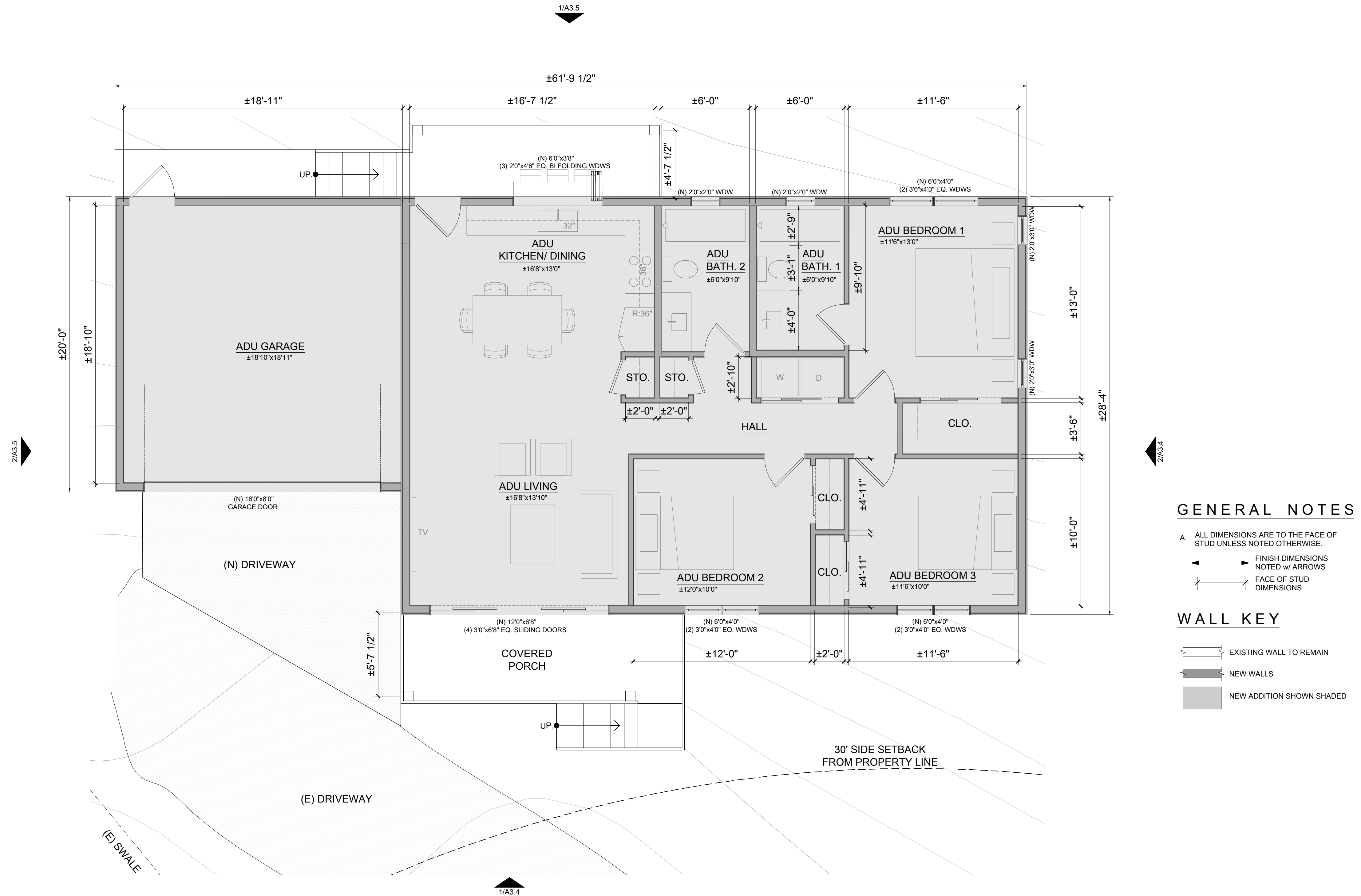
5 PROPOSED SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



ARCHITECTURE + INTERIORS

19471 MOUNTAIN WAY

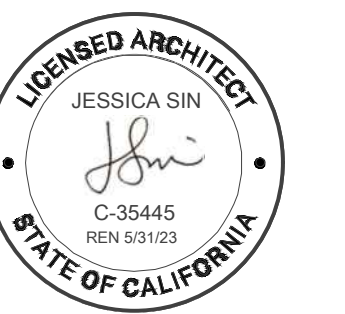
LOS GATOS, CA 95030



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



- 2 JUN 26, 2024 PLANNING RE-SUBMITTAL
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- FEB 10, 2023 PLANNING SUBMITTAL



A2.5

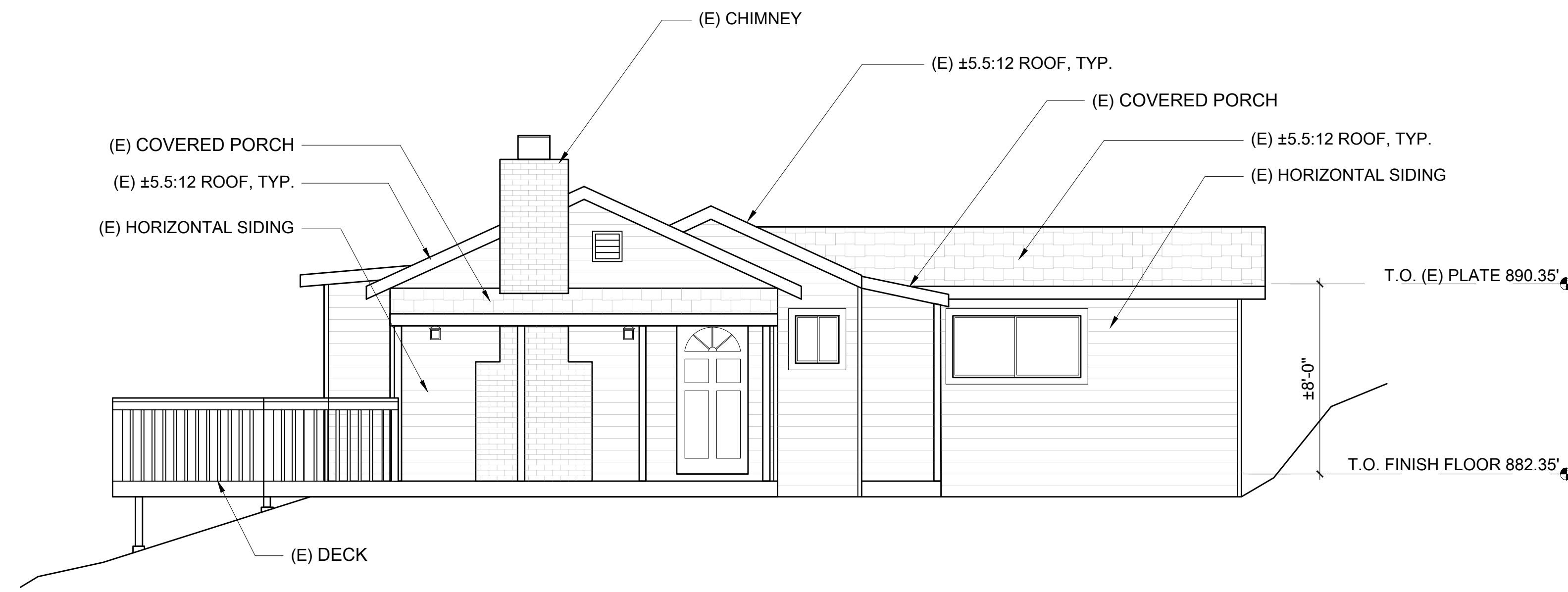
PROPOSED ADU
FLOOR PLAN



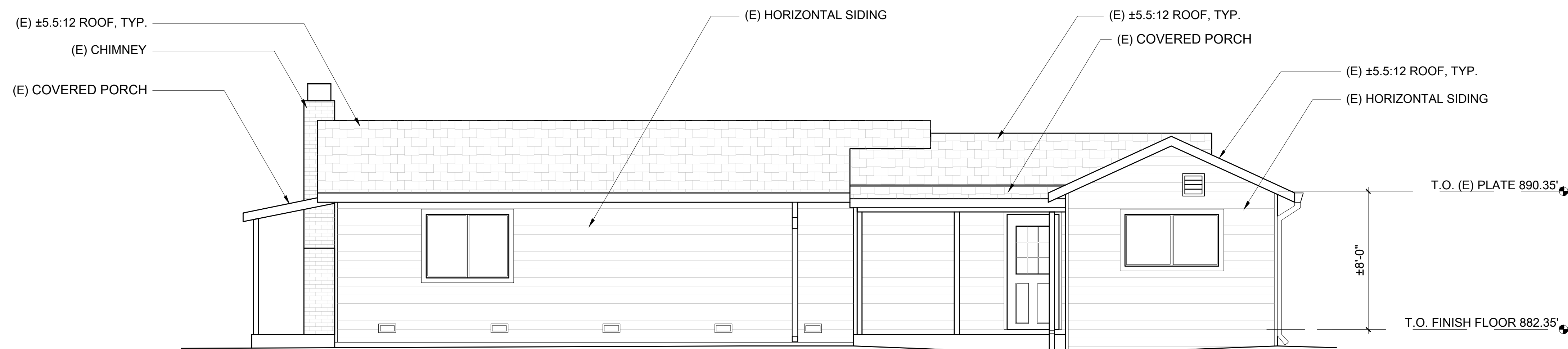
ARCHITECTURE + INTERIORS

19471 MOUNTAIN WAY

LOS GATOS, CA 95030



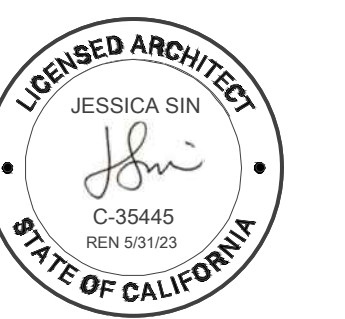
1 EXISTING NORTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



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



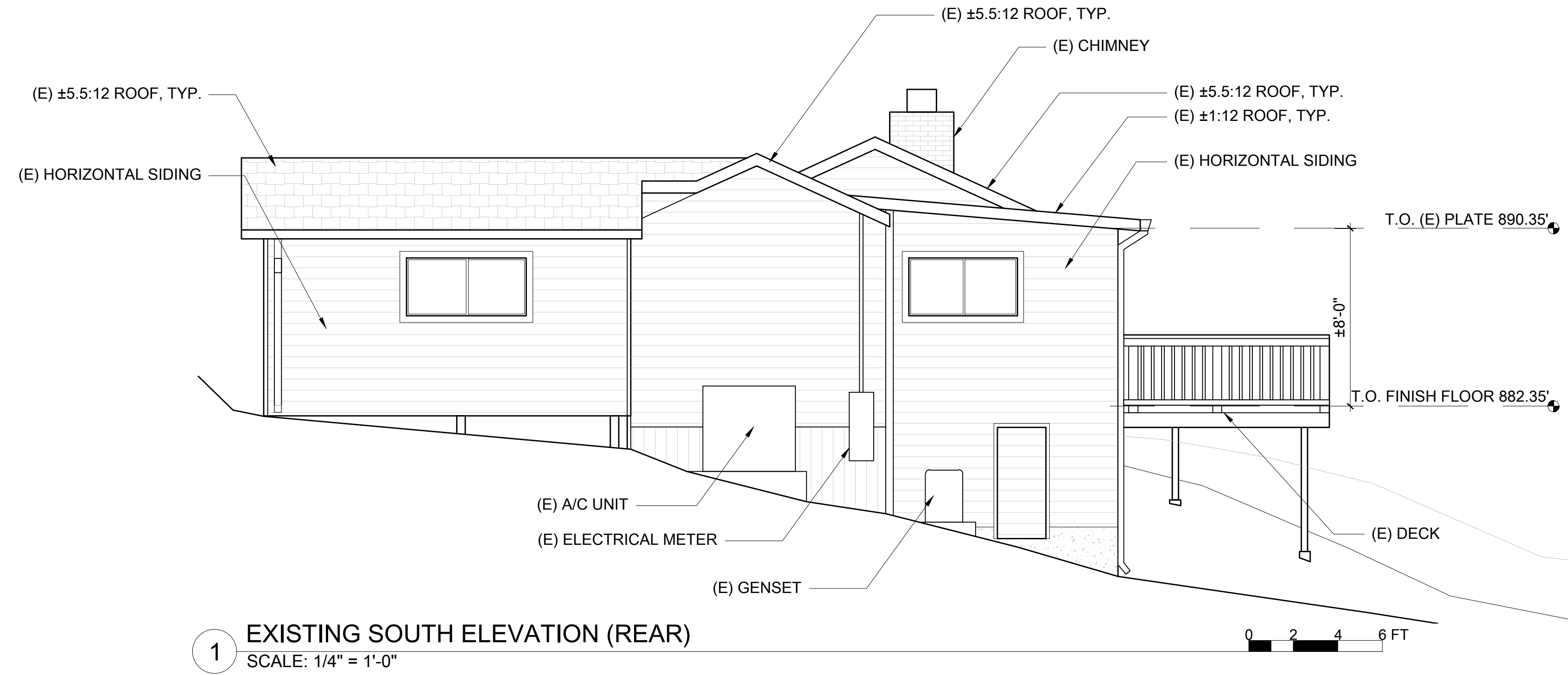
△ JUN 26, 2024 PLANNING RE-SUBMITTAL
△ APR 17, 2023 PLANNING RE-SUBMITTAL
FEB 10, 2023 PLANNING SUBMITTAL



A3.0



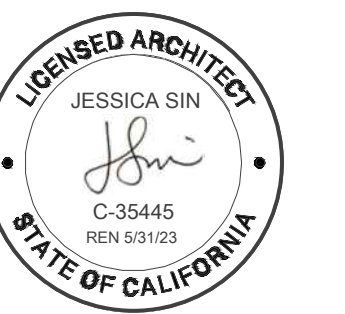
ARCHITECTURE + INTERIORS



19471 MOUNTAIN WAY

LOS GATOS, CA 95030

△ JUN 26, 2024 PLANNING RE-SUBMITTAL
 △ APR 17, 2023 PLANNING RE-SUBMITTAL
 FEB 10, 2023 PLANNING SUBMITTAL



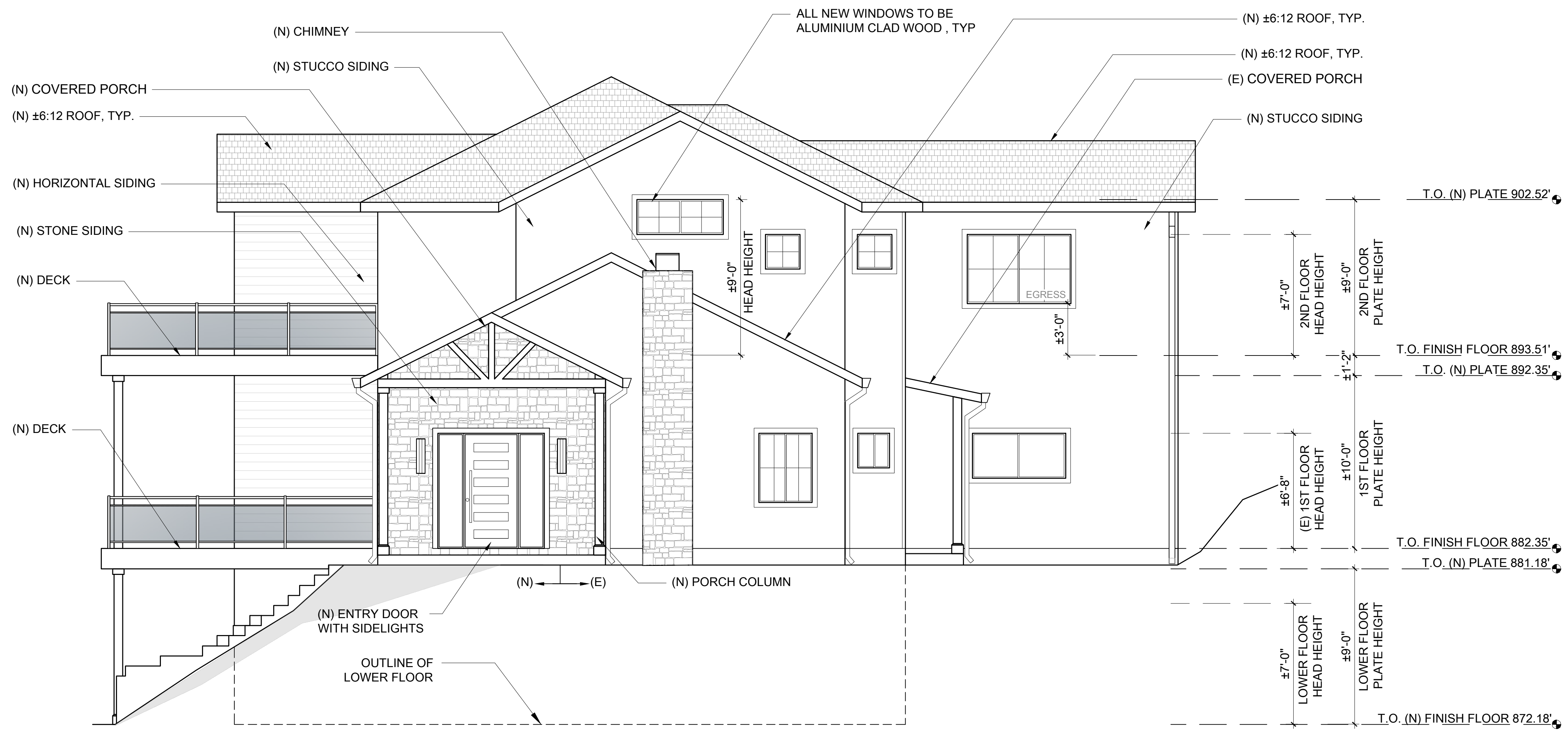
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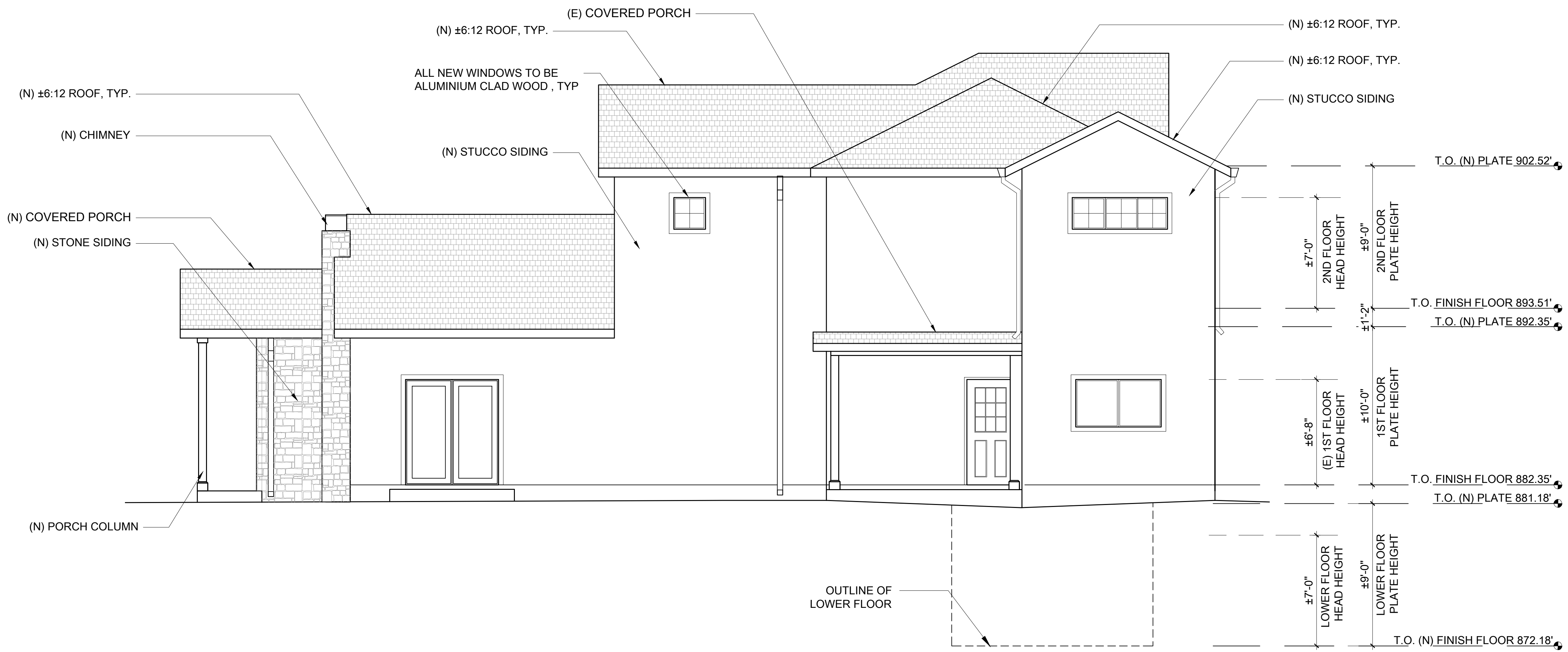
ARCHITECTURE + INTERIORS

19471 MOUNTAIN WAY

LOS GATOS, CA 95030

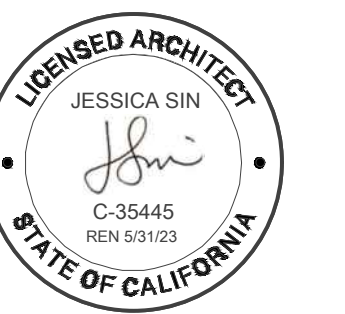


1 PROPOSED NORTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



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

2 JUN 26, 2024 PLANNING RE-SUBMITTAL
1 APR 17, 2023 PLANNING RE-SUBMITTAL
FEB 10, 2023 PLANNING SUBMITTAL



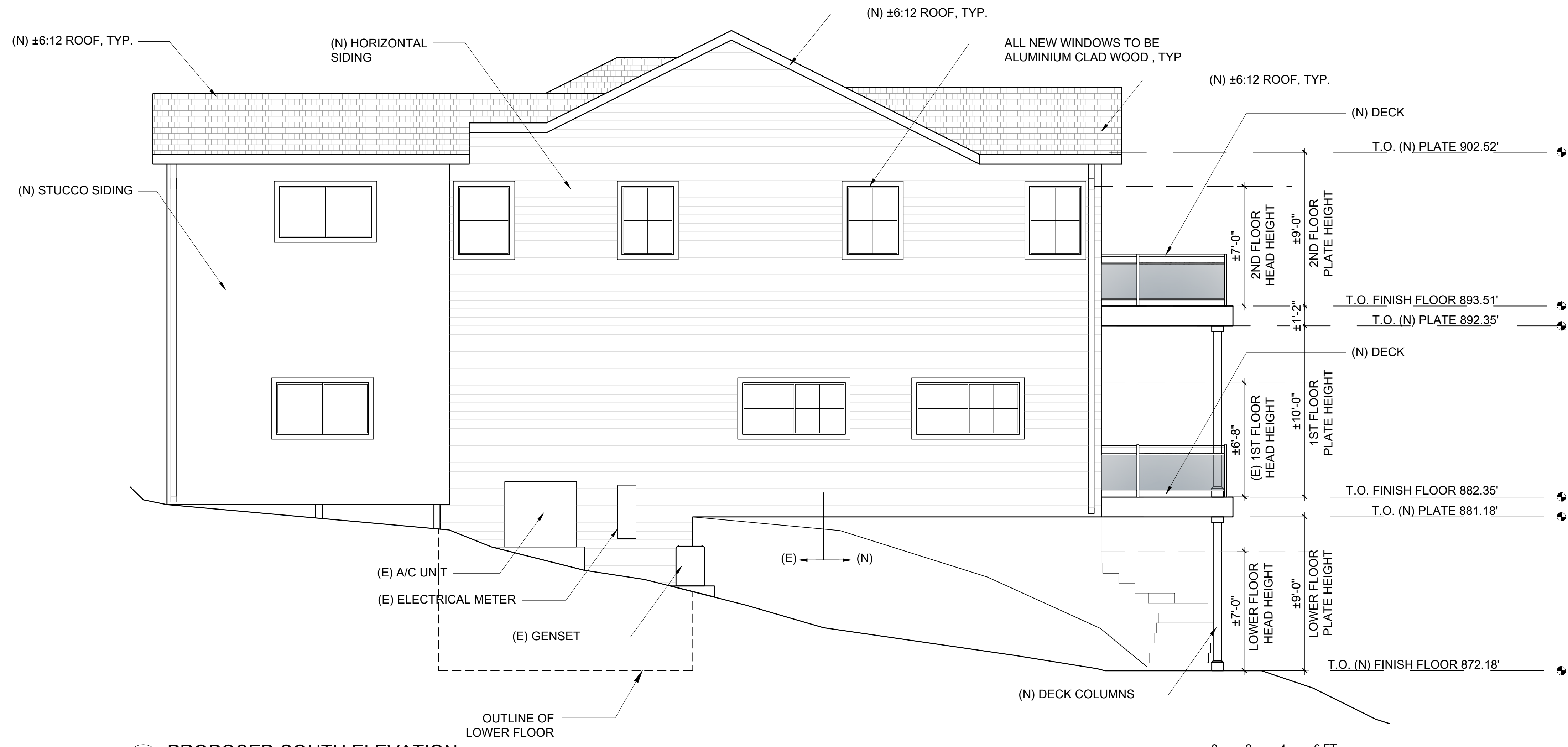
A3.2



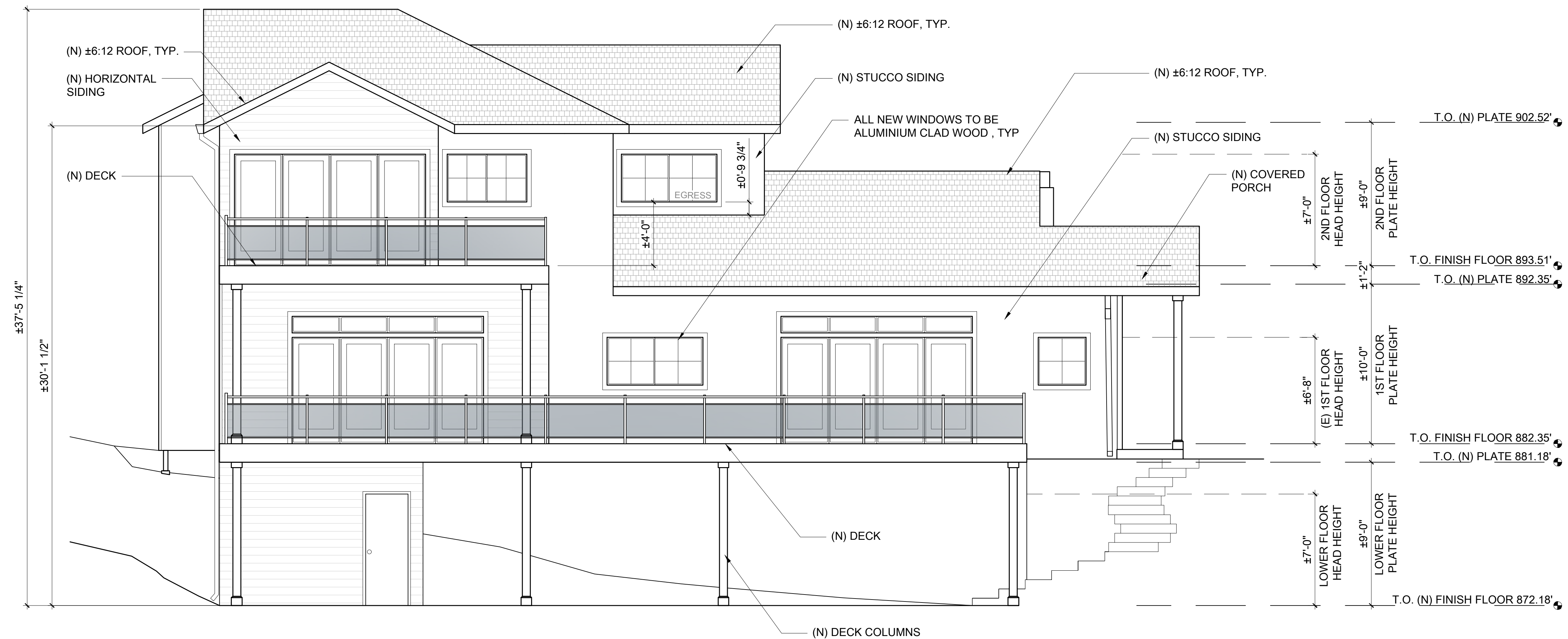
ARCHITECTURE + INTERIORS

19471 MOUNTAIN WAY

LOS GATOS, CA 95030

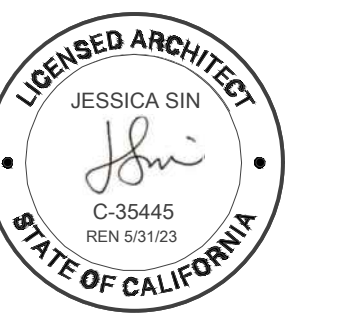


1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

2 JUN 26, 2024 PLANNING RE-SUBMITTAL
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FEB 10, 2023 PLANNING SUBMITTAL



A3.3

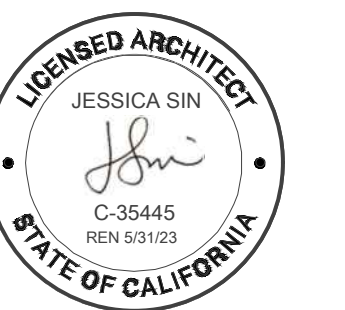


ARCHITECTURE + INTERIORS

19471 MOUNTAIN WAY

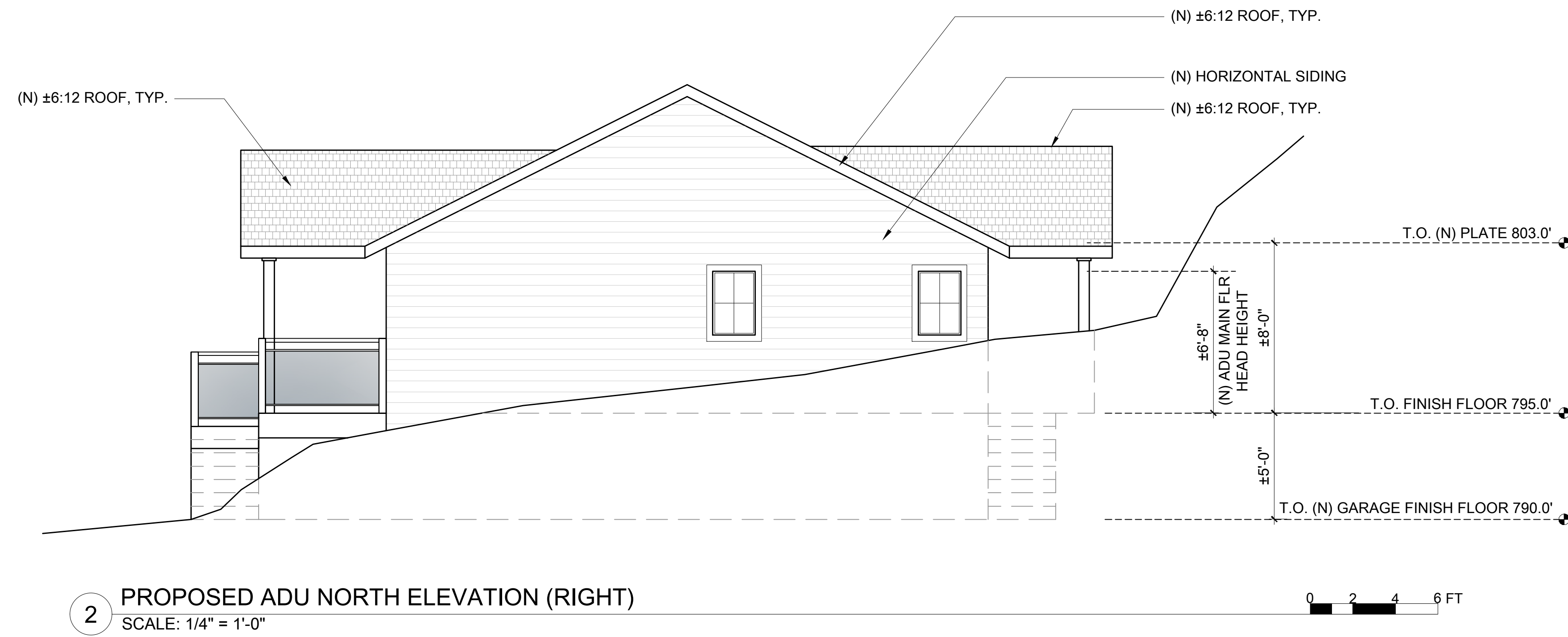
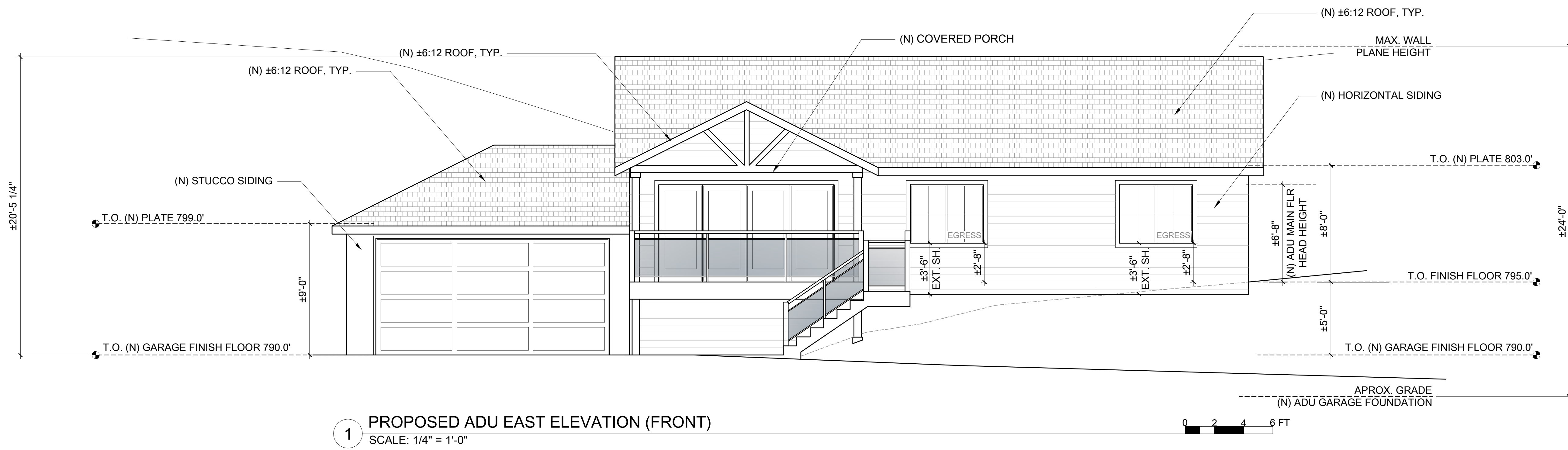
LOS GATOS, CA 95030

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



A3.4

PROPOSED ADU
ELEVATIONS 1



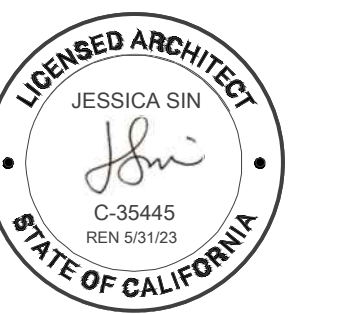


ARCHITECTURE + INTERIORS

19471 MOUNTAIN WAY

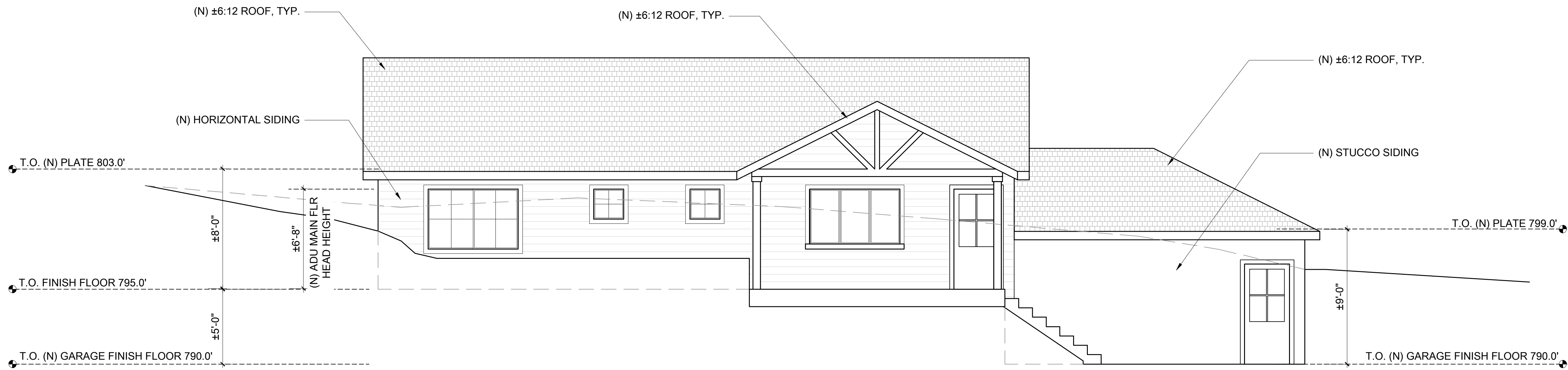
LOS GATOS, CA 95030

JUN 26, 2024 PLANNING RE-SUBMITTAL
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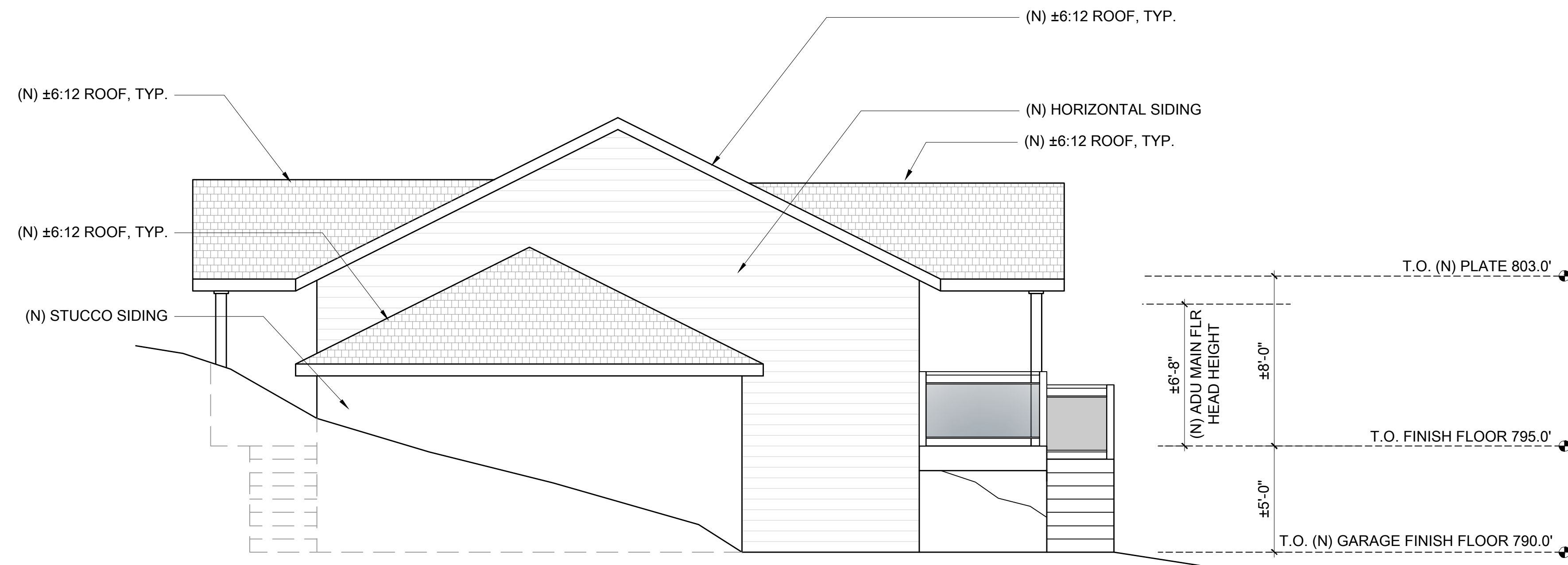


A3.5

PROPOSED ADU
ELEVATIONS 2



1 PROPOSED ADU WEST ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



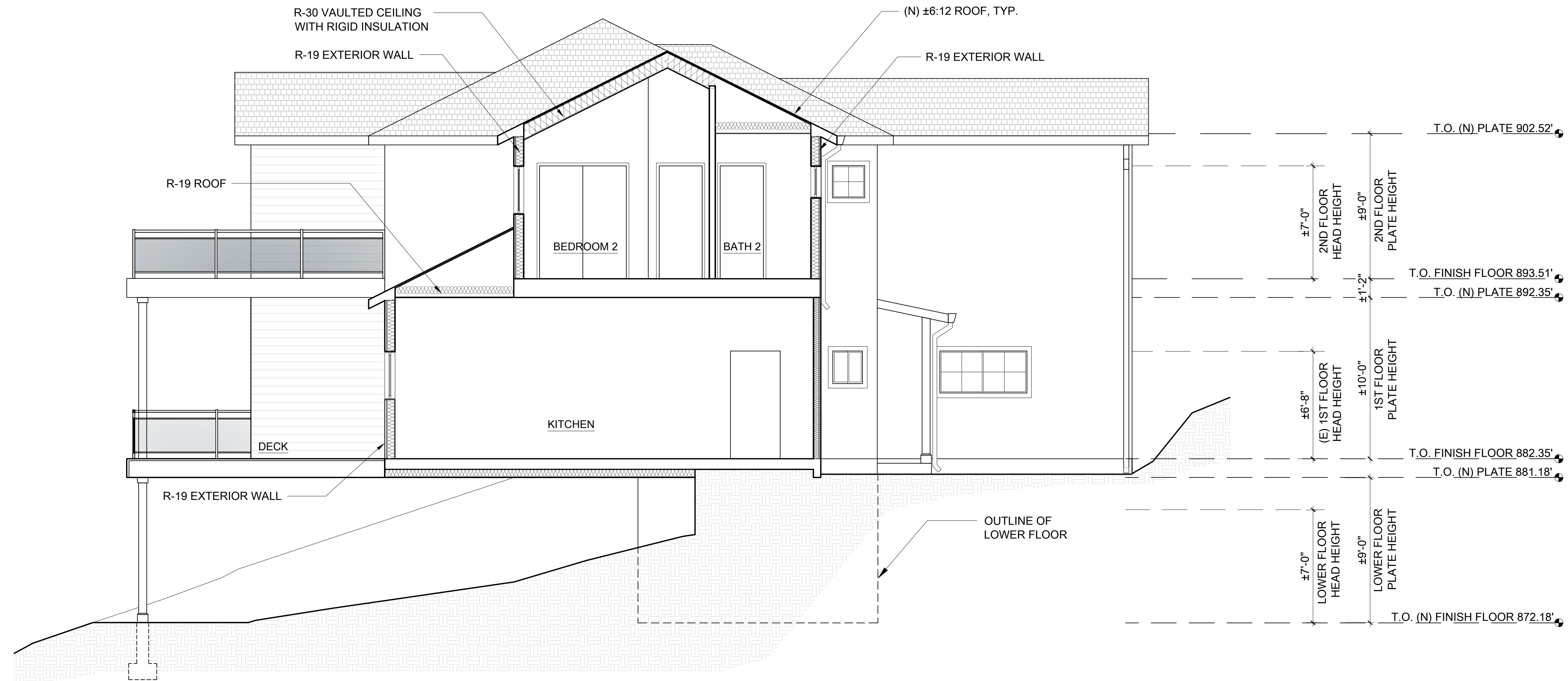
2 PROPOSED ADU SOUTH ELEVATION (LEFT)
SCALE: 1/4" = 1'-0"



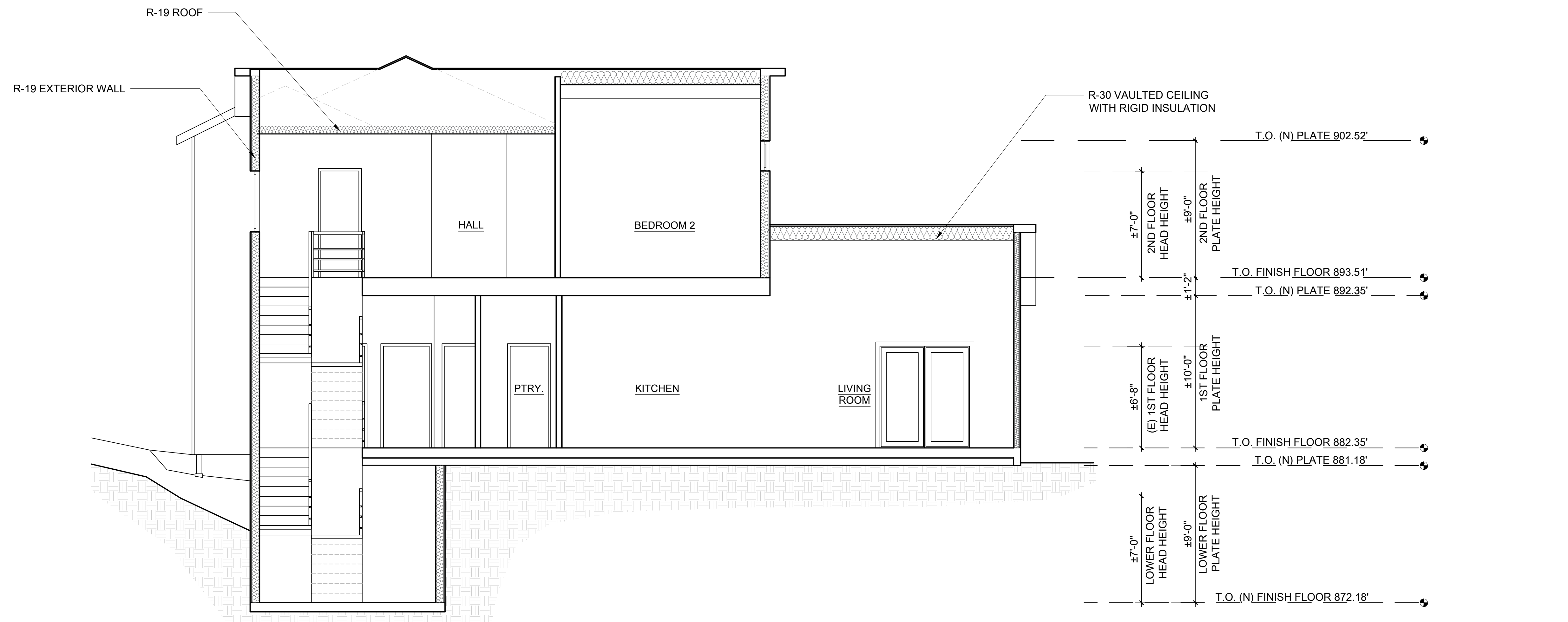
ARCHITECTURE + INTERIORS

19471 MOUNTAIN WAY

LOS GATOS, CA 95030






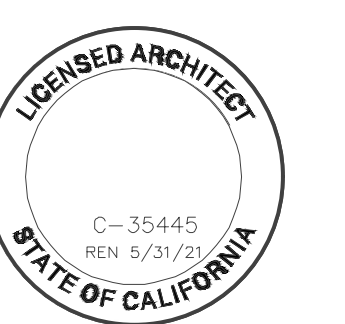
1 SECTION A-A
SCALE: 1/4" = 1'-0"



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



 JUN 26, 2024 PLANNING RE-SUBMITTAL
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A3.6

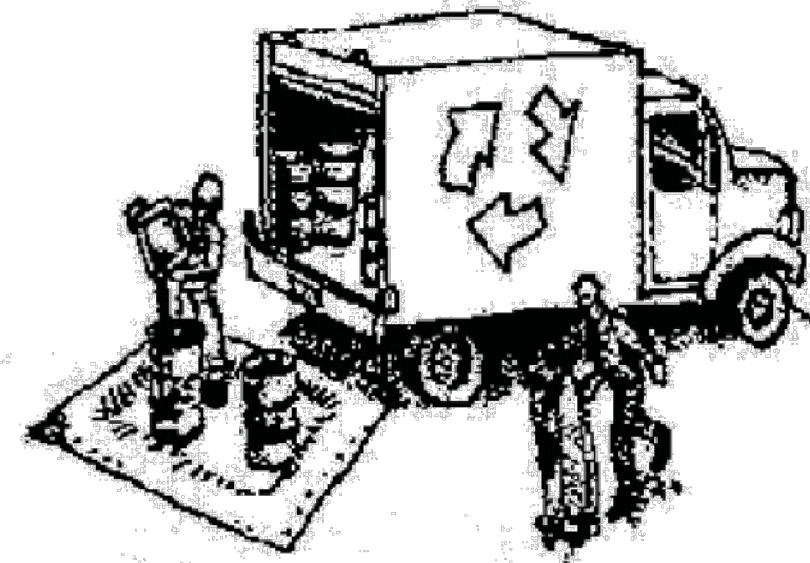


SAN MATEO COUNTYWIDE
**Water Pollution
 Prevention Program**
 Clean Water. Healthy Community.

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



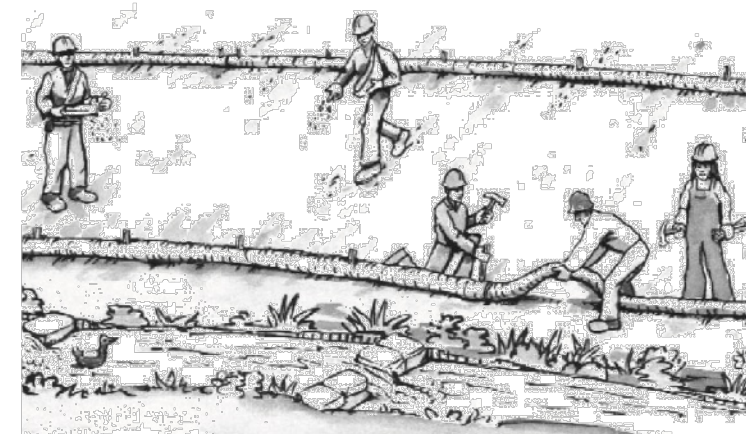
Maintenance and Parking

- 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

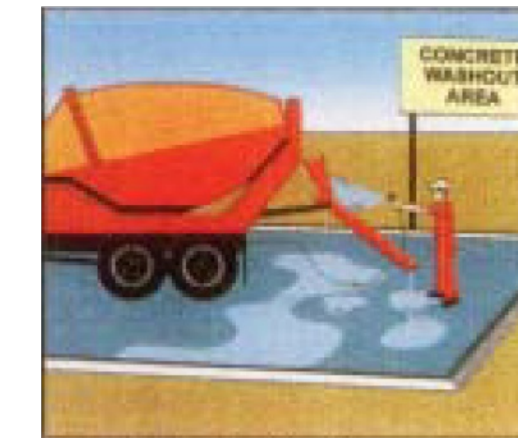


- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.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

Sawcutting & Asphalt/Concrete Removal

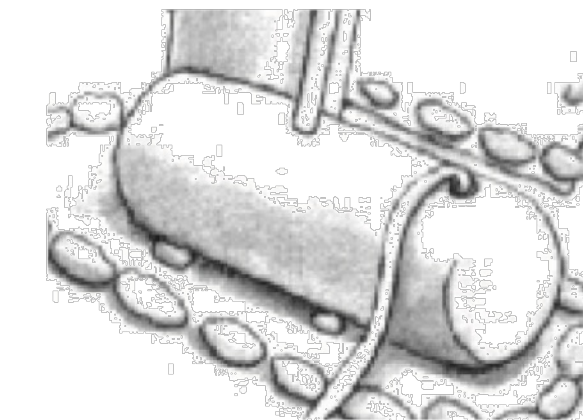
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end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

Concrete, Grout & Mortar Application



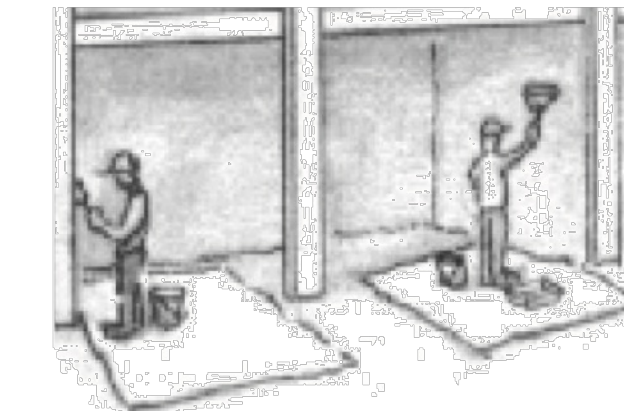
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden 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



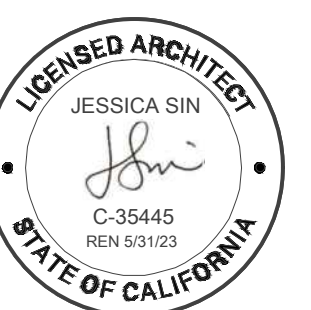
- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 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

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A4.0

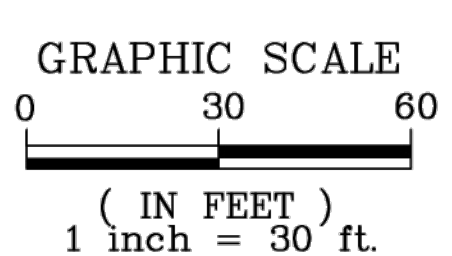
BENCHMARK
MAG NAIL
ELEV = 880.00' (NAVD88)
GPS OBSERVATION

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
TO 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 STORMDRAIN	G	GAS LINE
	SETBACK LINE	GAR	GARAGE SLAB ELEVATION
	STREET SIGN	GD	GROUND
	TREE STUMP AND DIAMETER	GM	GAS METER
	UTILITY: EXISTING	HC	HANDICAPPED
	WATER METER	INV	INVERT
	WATER VALVE	IEE	INGRESS AND EGRESS EASEMENT
	BOLLARD	IP	IRON PIPE
	AREA DRAIN	IRR	IRRIGATION
	MAIL BOX	LD	LANDING
	STUMP	LIP	LIP OF GUTTER
		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



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

Santa Clara
California

DESIGNED	DATE	08/19/2022
DRAWN	DATE	08/19/2022
CHECKED	DATE	08/19/2022
BY	DATE	
APP'D	DATE	
REVISIONS	NO.	

ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95121
Phone: (408) 806-7187

DRAWING NO. 1 of 1
FILE NO.

COUNTY OF SANTA CLARA

GENERAL CONSTRUCTION SPECIFICATIONS

GENERAL CONDITIONS

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED _____ AND DATED _____

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 MUST BE TO THE SATISFACTION OF THE COUNTY.

- 2. 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.
3. 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 CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
6. 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 UNLESS 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.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. 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 ARRESTERS.
9. 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. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION 86-18).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

- 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 CONTRACTORS. LATERAL OFFSET OF 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. PROPERTY 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. PROPER CONSTRUCTION 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.

CONSTRUCTION INSPECTION

- 1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
2. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
3. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-6868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
4. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE. SAID REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM.
5. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR COMMENCEMENT OF THE BUILDING FOUNDATION.

SITE PREPARATION (CLEARING AND GRUBBING)

- 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:
A) TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE)
B) FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MOVE OR RELOCATE
2. UTILITY POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION.

UTILITY LOCATION, TRENCHING & BACKFILL

- 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 GENERAL INFORMATION ONLY.
3. ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL OR SURFACE STRUCTURES. SURFACING MAY BE DONE IF THE UTILITY COMPANY 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 CONSIST OF NOT LESS THAN 12 INCHES OF APPROVED AGGREGATE BASE 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 DIRECTED 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 MATERIAL MAY BE WAIVED BY COUNTY IF THE NATIVE SOIL IS SUITABLE FOR USE AS TRENCH BACKFILL BUT THE COMPACTION REQUIREMENTS WILL NOT BE THEREBY WAIVED.
6. BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

RETAINING WALLS

- 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.

GRADING

- 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. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IS SHALL BE STRIPPED OF ALL VEGETATION. TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCHED AND THE FILL KEYED IN TO ACHIEVE STABILITY. 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 CONSTRUCTION NOTES. FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 6" IN UNCOMPACTED THICKNESS. BEFORE COMPACTION BEGINS, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT PROPER COMPACTION BY EITHER 1) AERATING THE FILL IF IT IS TOO WET OR 2) MOISTENING THE FILL WITH WATER IF IT IS TOO DRY. EACH LIFT SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE.
2. EXCESS CUT 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. NO ORGANIC MATERIAL 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. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

Table with 4 columns: IMPROVEMENT, EARTHWORK QUANTITY (CUBIC YARD) CUT, FILL, MAXIMUM DEPTH (FEET) CUT, FILL. Rows include RESIDENCE, ACCESSORY STRUCTURE, POOL, DRIVEWAY & WALKWAY, LANDSCAPE & DETENTION, WATER TANK CONC PAD, TOTAL, TOTAL EARTHWORK, EXPORT QUANTITY, IMPORT QUANTITY.

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.

EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.

- 7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%
10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
12. 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.
13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
14. TOTAL DISTURBED AREA FOR THE PROJECT 14,480 SF.
15. WDD NO. _____
16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TREE PROTECTION

- 1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFACES WITH THE LIMITS OF GRADING FOR ALL PROPOSED DEVELOPMENT ON SITE, 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 ALONG THE OUTSIDE EDGE OF THE DRIPLINE OF THE TREE OR GROVE OF TREES.
B. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND 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. SIGNAGE STATING, "WARNING- THIS FENCING 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." SHALL BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL 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 INSPECTOR.
3. SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

ACCESS ROAD AND DRIVEWAY

- 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. THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.
4. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THE PLAN WILL NOT BE ELIGIBLE FOR COUNTY 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 ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
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 - I.E. CABLE, ELECTRICAL, GAS, SEWER, WATER, RETAINING WALLS, DRIVEWAY APPROACHES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ETC..

STREET LIGHTING

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

SANITARY SEWER

- 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.

PORTLAND CEMENT CONCRETE

- 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.

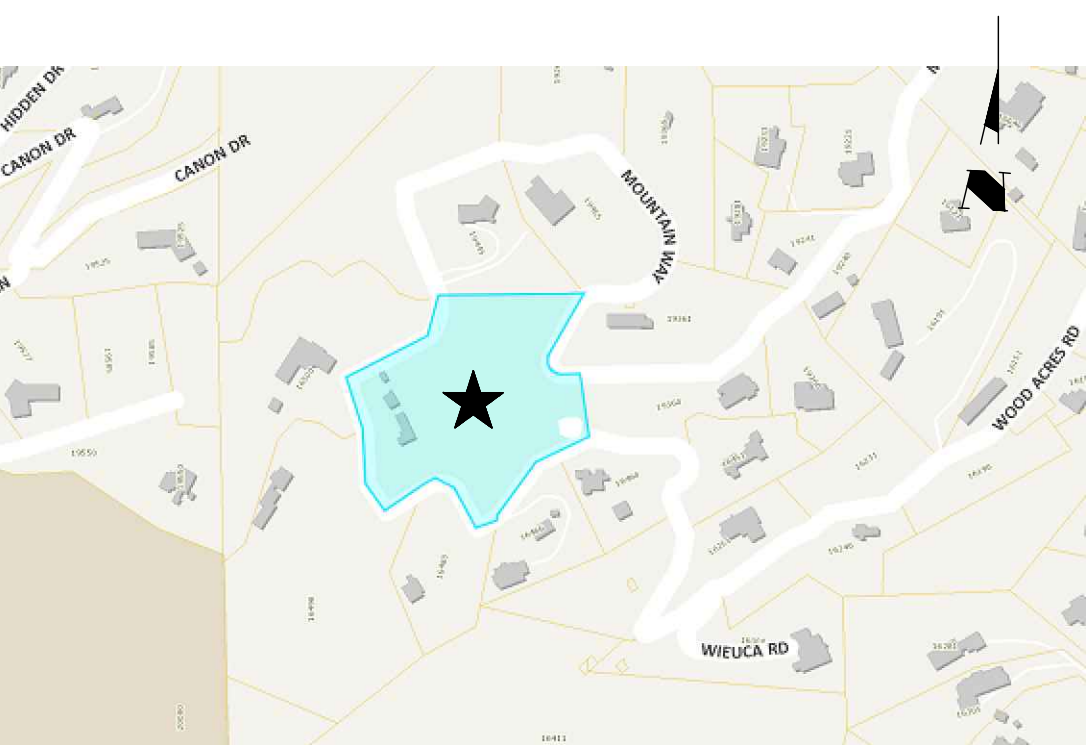
AIR QUALITY, LANDSCAPING AND EROSION CONTROL

- 1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
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. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING 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. ALL 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 RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
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 FOLLOWING REQUIREMENTS: OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.
A. 15 MILES PER HOUR (MPH) SPEED LIMIT
B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS: NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAINT HOTLINE OF 1-800-334-6367.
10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
11. ALL EXPOSED DISTURBED AREAS SHALL BE SEED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDB.
13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP, ENERGY DISSIPATORS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
16. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.
17. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY, STORM SEWER WATERWAYS, ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING;
A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
B. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
C. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
18. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.
19. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY. FAILURE TO INSTALL SITE SITE AND SITUATIONALLY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

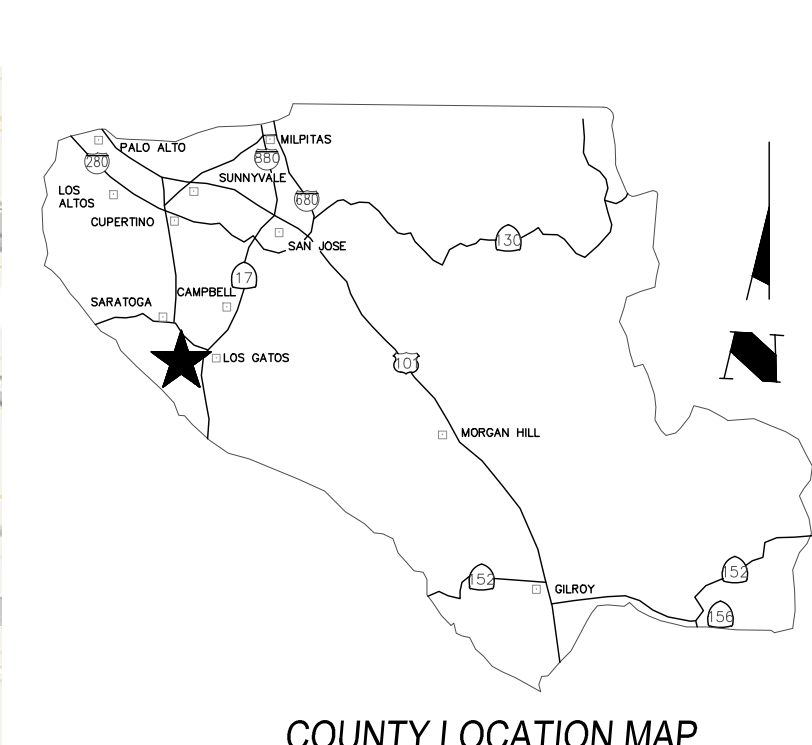
SCOPE OF WORK

- 1. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLAN. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION CONTROL PLANS TO PREVENT ILLICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION.
2. GRADE DRIVEWAY, TURNAROUND, GARAGE, HOUSE SITE.
3. INSTALL DRAINAGE FACILITIES
4. PAVED DRIVEWAY & TURNAROUND.
5. SEED ALL DISTURBED AREAS

COUNTY OF SANTA CLARA
LAND DEVELOPMENT ENGINEERING & SURVEYING
GRADING / DRAINAGE PERMIT NO. _____
ISSUED BY: _____ DATE: _____



VICINITY MAP
NTS



COUNTY LOCATION MAP
NTS

SURVEY MONUMENT PRESERVATION

- 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'S OFFICE PRIOR TO DISTURBING SAID MONUMENTS AND 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 COUNTY SURVEYOR PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.

STORM DRAINAGE AND STORMWATER MANAGEMENT

- 1. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND 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 CAS612008 / ORDER NO. R2-2009-0047 AND NPDES PERMIT CAS000004 / ORDER NO. 2013-0001-DWQ.
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 6% DROP INLETS SHALL BE SET AT 500 ANGLE CURB LINE TO ACCEPT WATER OR AS SHOWN ON THE PLANS.
3. WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE FOR GRADING THE OUTLET DITCH TO DRAIN TO AN EXISTING SWALE OR TO AN OPEN AREA FOR SHEET FLOW.
4. UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES.
5. THE COUNTY SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

AS-BUILT PLANS STATEMENT

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 _____

NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPY OF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTER CONSTRUCTION.

GEOTECHNICAL ENGINEER OBSERVATION

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.

PROJECT NOTE

ALL GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING EARTHWORK, BASEMENT AND SWIMMING POOL EXCAVATION, EXCAVATION OF DRILLED PIER AND SPREAD FOOTING FOUNDATIONS, PREPARATION OF SUBGRADE AND PLACEMENT OF NON-EXPANSIVE FILL BENEATH SLABS-ON-GRADE AND FLEXIBLE HARDSCAPES, RETAINING WALL BACKFILL, AND INSTALLATION OF SURFACE AND SUBSURFACE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS BY GEOTECHNICAL ENGINEER. CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST 48 HOURS ADVANCE OF ANY GEOTECHNICAL OPERATIONS. THE GEOTECHNICAL ENGINEER SHOULD BE PRESENT TO OBSERVE AND/OR TEST AS NECESSARY THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

SHEET INDEX:

Table with 2 columns: SHEET, TITLE. Rows include SHEET C1: TITLE SHEET, SHEET C2: DEMOLITION PLAN, SHEET C3: OVERALL SITE PLAN, SHEET C4: DRIVEWAY PLAN, SHEET C5: DRIVEWAY PROFILE & SECTIONS, SHEET C6: HOUSE, GARAGE GRADING & DRAINAGE PLAN, SHEET C7: ADU GRADING & DRAINAGE PLAN, SHEET C8: BUILDING CROSS SECTIONS, SHEET C9: BUILDING CROSS SECTIONS, SHEET C10: EROSION CONTROL PLAN, SHEET C11: EROSION CONTROL DETAILS (BMP-1), SHEET C12: EROSION CONTROL DETAILS (BMP-2)

NOTICE TO CONTRACTORS

CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 24 HOURS OF THE LOCATION OF UNDERGROUND UTILITIES.

ENGINEER'S STATEMENT

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED FILE(S) NO. _____

DATE _____ SIGNATURE _____ R.C.E. NO. _____

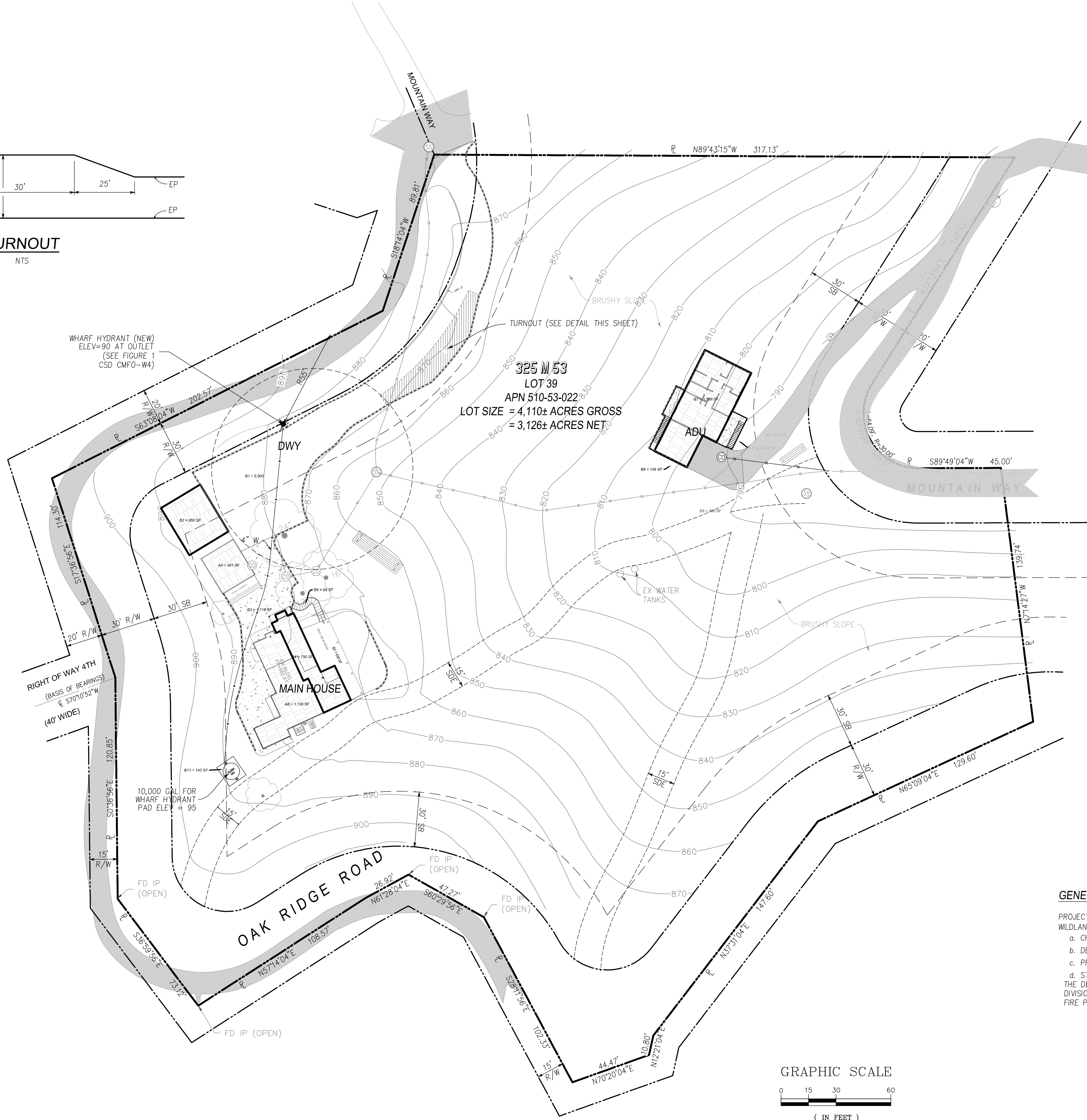
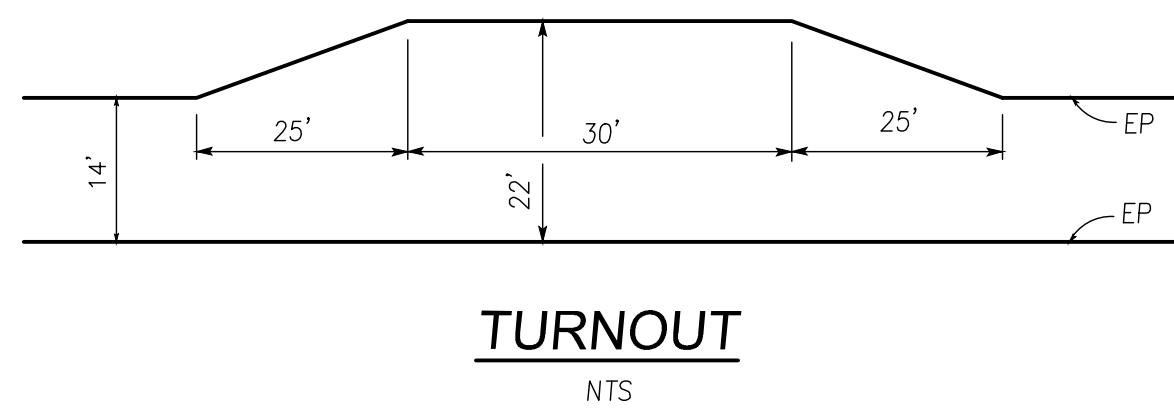
COUNTY ENGINEER'S NOTE

ISSUANCE OF A PERMIT AUTHORIZING CONSTRUCTION DOES NOT RELEASE THE DEVELOPER, PERMITEE, OR ENGINEER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS CONTAINED IN THE PLANS. IF, DURING THE COURSE OF CONSTRUCTION, THE PUBLIC INTEREST REQUIRES A MODIFICATION OF (OR A DEPARTURE FROM) THE SPECIFICATIONS OR THE PLANS, THE COUNTY SHALL HAVE THE AUTHORITY TO REQUIRE THE SUSPENSION OF WORK AND THE NECESSARY MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

DATE _____ DARRELL K.H. WONG

63958 09/30/24
R.C.E. NO. EXPIRATION DATE

Professional Engineer Seal for Adam Crawford, No. 47518, State of California. Title Sheet information: 19471 MOUNTAIN WAY, APN 510-53-022, SHEET C1, FILE #. Includes fields for Designated, Checked, and Date.

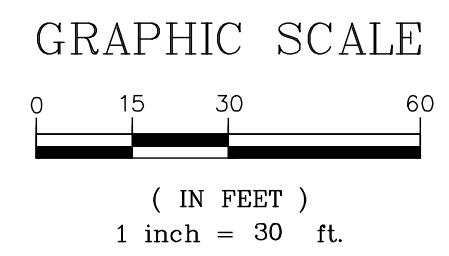


POST-DEVELOPMENT			
ITEM#	DESCRIPTION		IMPERVIOUS
A4	EXBLDG & LANDING	REMAIN	491 SF
A8	EXBLDG	REMAIN	1,150 SF
A9	EX DWY	REMAIN	817 SF
B1	DWY	NEW	5,900 SF
B2	GARAGE	NEW	950 SF
B3	WLK	NEW	1,718 SF
B4	BLD ADDITION	NEW	1,102 SF
B5	DECK	NEW	390 SF
B6	STAIRWAY	NEW	69 SF
B7	ADU	NEW	1,589 SF
B8	STAIRWAY	NEW	148 SF
B9	DWY	NEW	308 SF
B10	PORCH & STEPS	NEW	143 SF
TOTAL			14,775 SF

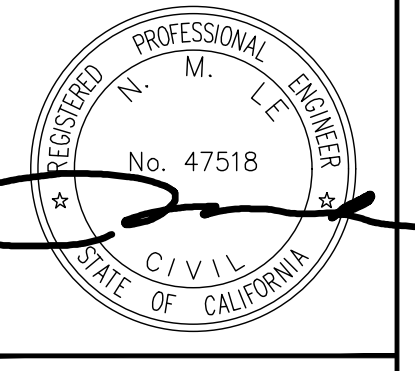
GENERAL NOTE

PROJECT IS LOCATED WITHIN THE STATE RESPONSE AREA (SRA) AND THE WILDLAND URBAN INTERFACE (WUI).

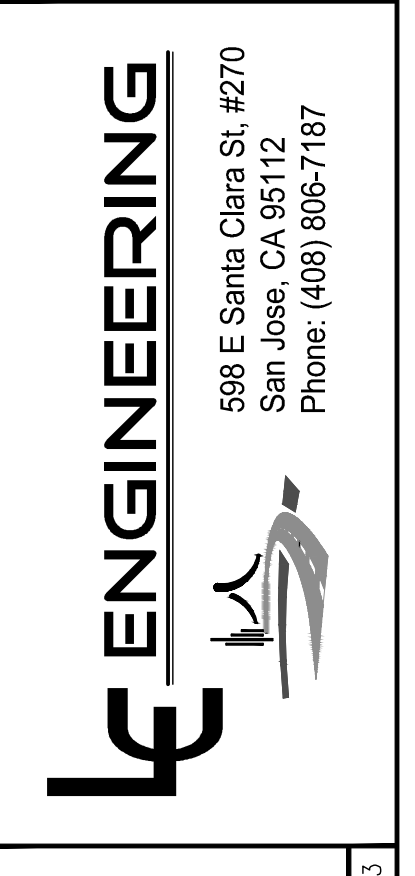
- CHAPTER 7A OF THE CBC TO BE MET AT BUILDING PERMIT SUBMITTAL.
- DEFENSIBLE SPACE TO BE MAINTAINED AT ALL TIMES.
- PRC-4290 COMPLIANCE WILL BE REVIEWED BY CAL FIRE.
- STRUCTURES CONSTRUCTED IN THE SRA ARE REQUIRED TO COMPLY WITH THE DEFENSIBLE SPACE REGULATIONS IN TITLE 14, NATURAL RESOURCES DIVISION 1.5, DEPARTMENT OF FORESTRY AND FIRE PROTECTION CHAPTER 7, FIRE PROTECTION SUBCHAPTER 3, FIRE HAZARD



NO.	DATE	BY	REVISIONS



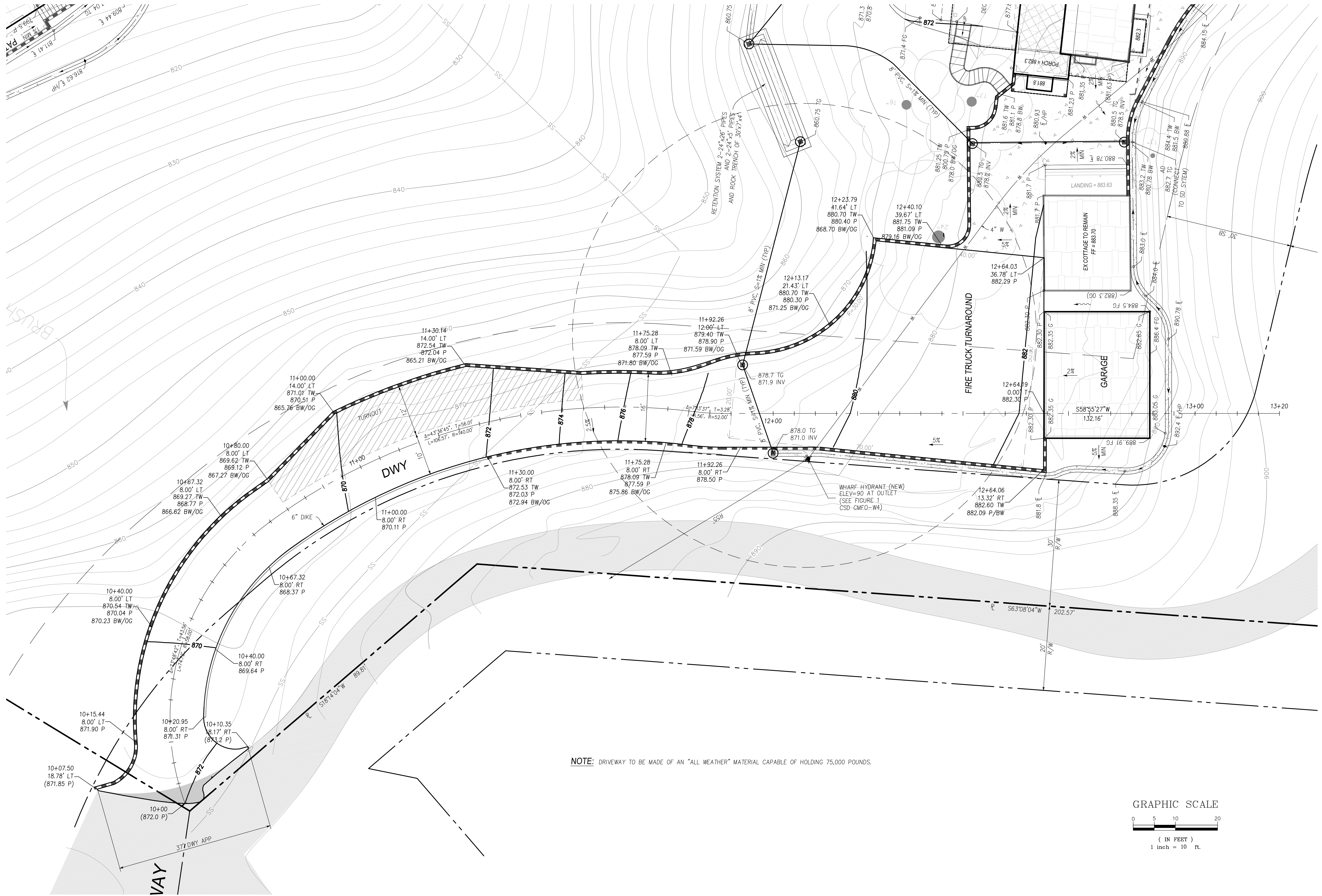
ADAM CRAWFORD
 19471 MOUNTAIN WAY, LOS GATOS
 BUDDSDRILLING@GMAIL.COM
 Tel: (408) 425-2588



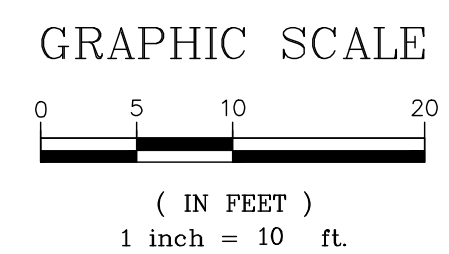
OVERALL SITE PLAN
 19471 MOUNTAIN WAY
 APN 510-53-022

Project No.: LOS GATOS
 Design: PT
 Checked: NL
 Date: 07/23/23
 CALIFORNIA

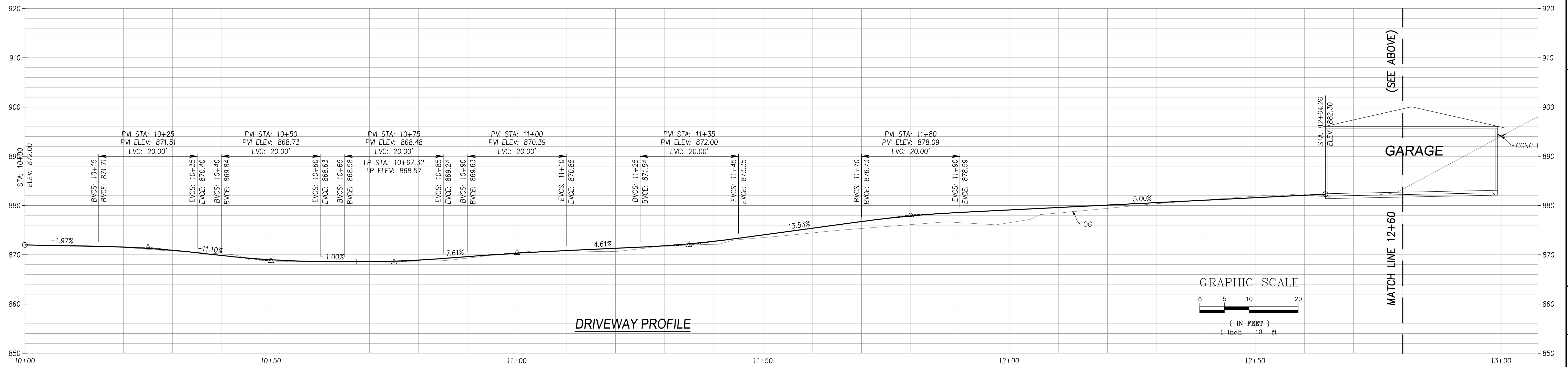
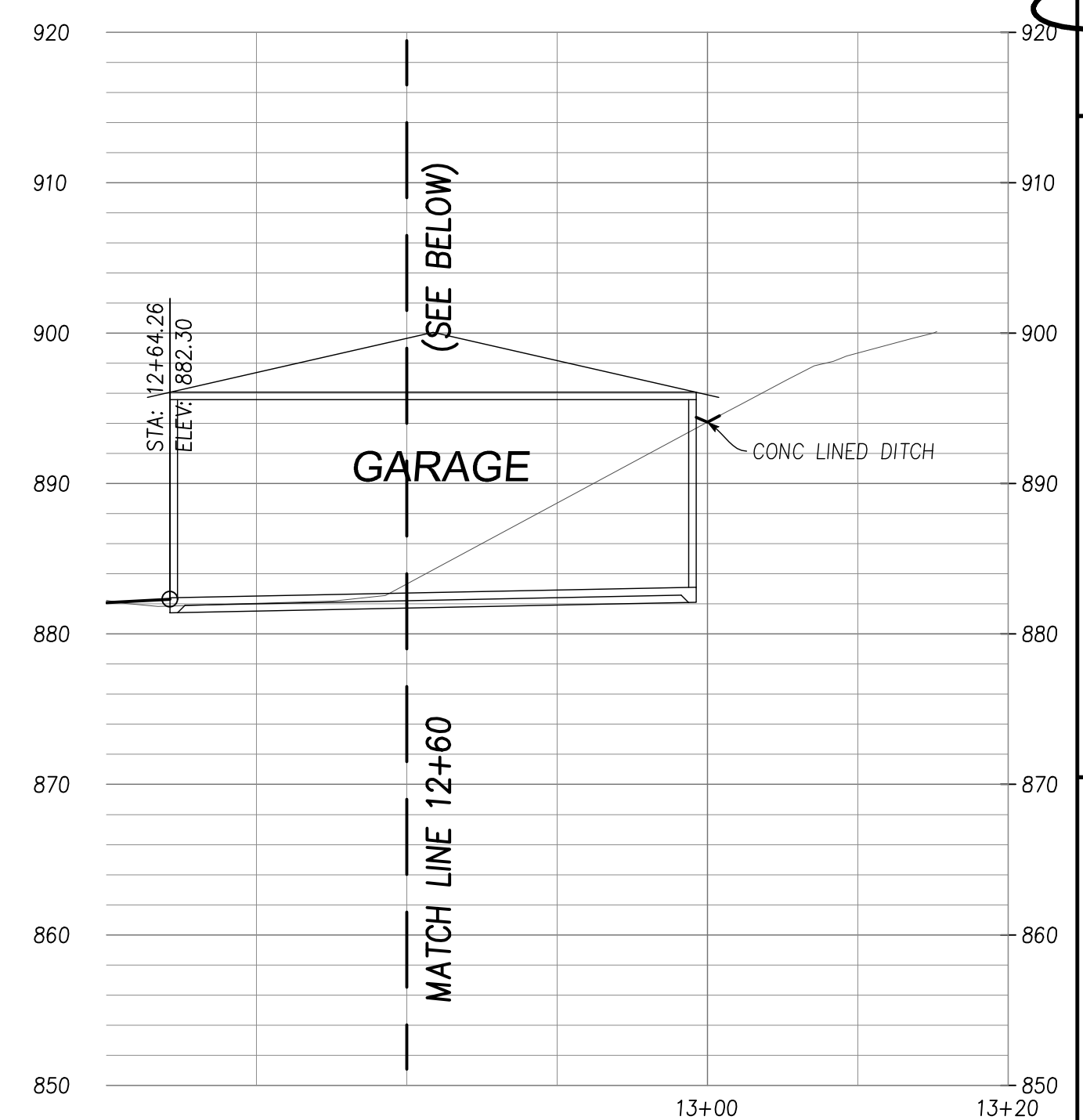
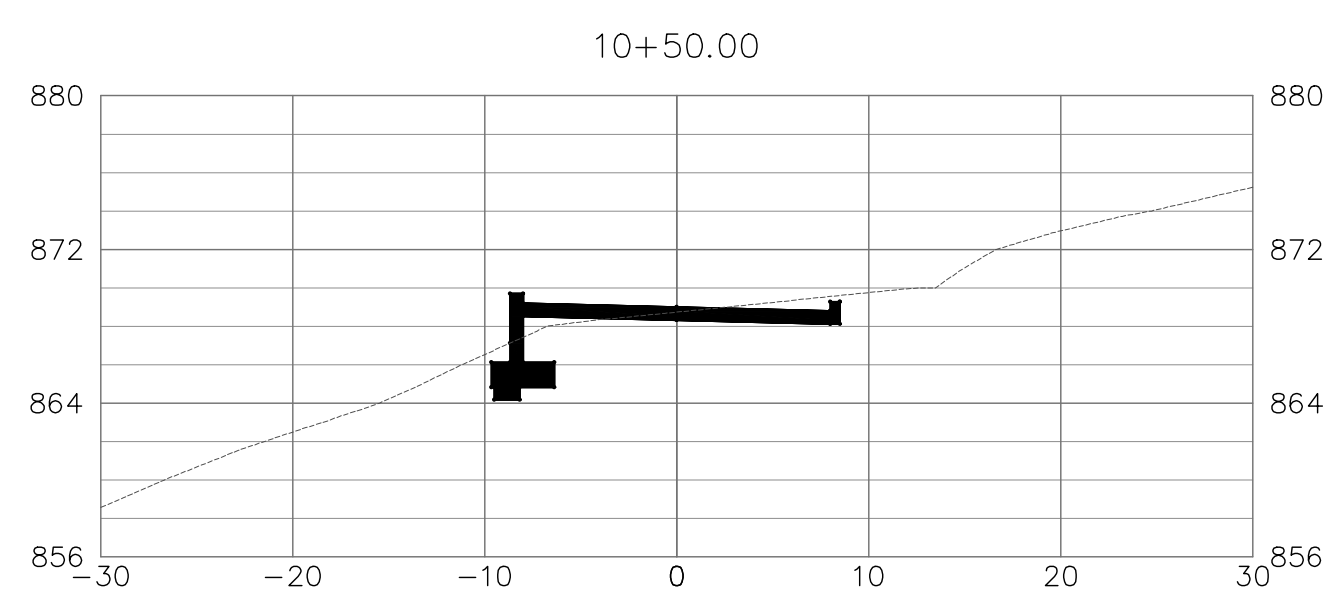
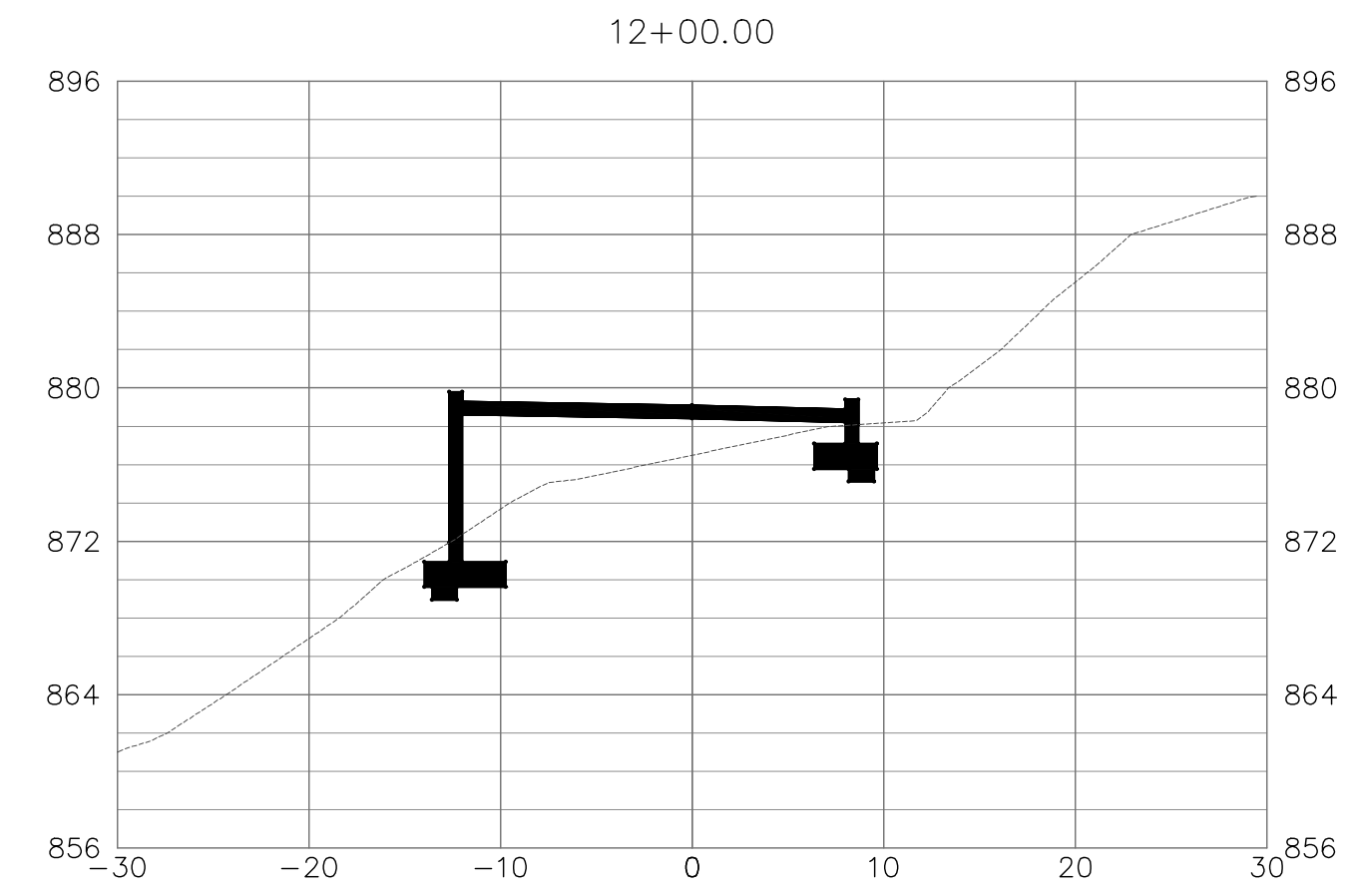
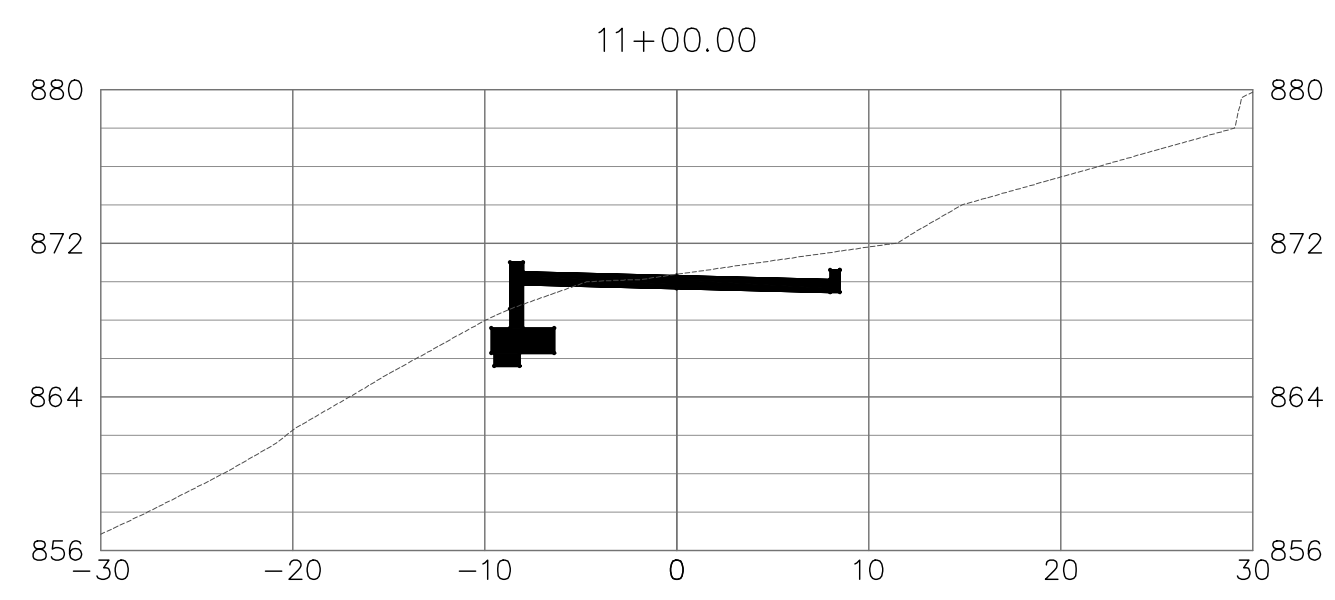
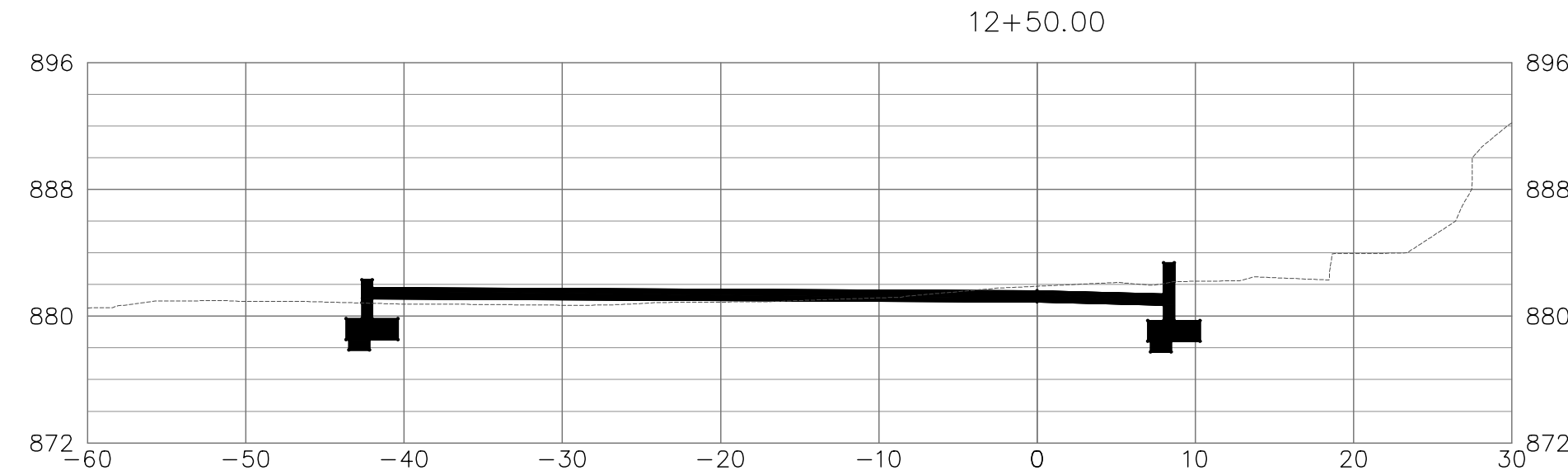
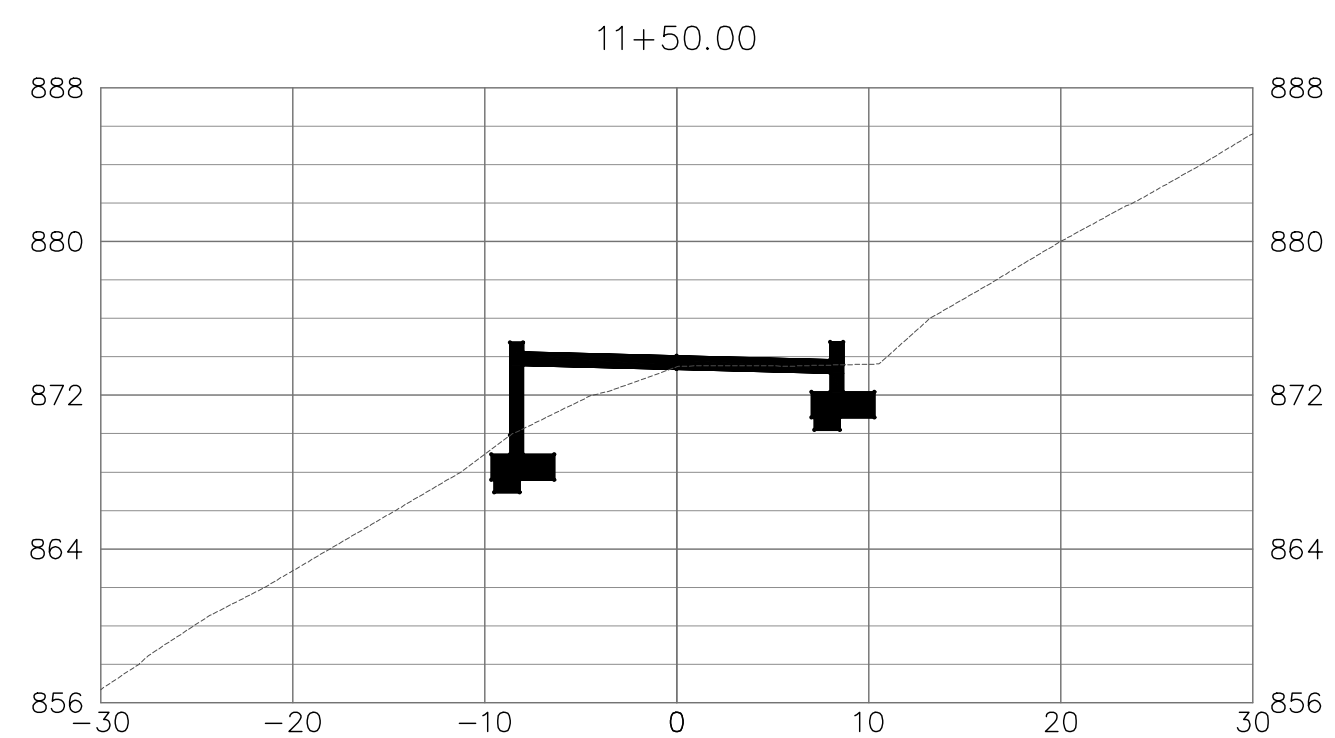
SHEET
C3
 FILE #



NOTE: DRIVEWAY TO BE MADE OF AN "ALL WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS.



<p>DRIVEWAY GRADING & DRAINAGE PLAN 19471 MOUNTAIN WAY APN 510-53-022</p>	<p>LOS GATOS Project No.: Designed: PT Checked: NL Date: 07/23/23</p>												
<p>ADAM CRAWFORD 19471 MOUNTAIN WAY, LOS GATOS BUDDS@DRILLING@GMAIL.COM Tel: (408) 425-2588</p>													
<p>ENGINEERING</p> <p>588 E Santa Clara St., #270 San Jose, CA 95112 Phone: (408) 806-7187</p>													
<p>SHEET C4</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY									
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<p>FILE #</p>													

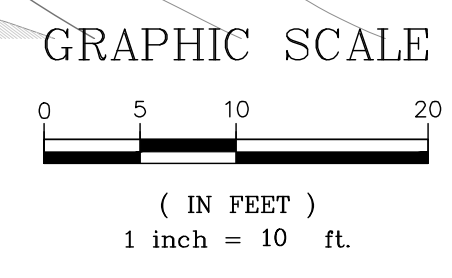
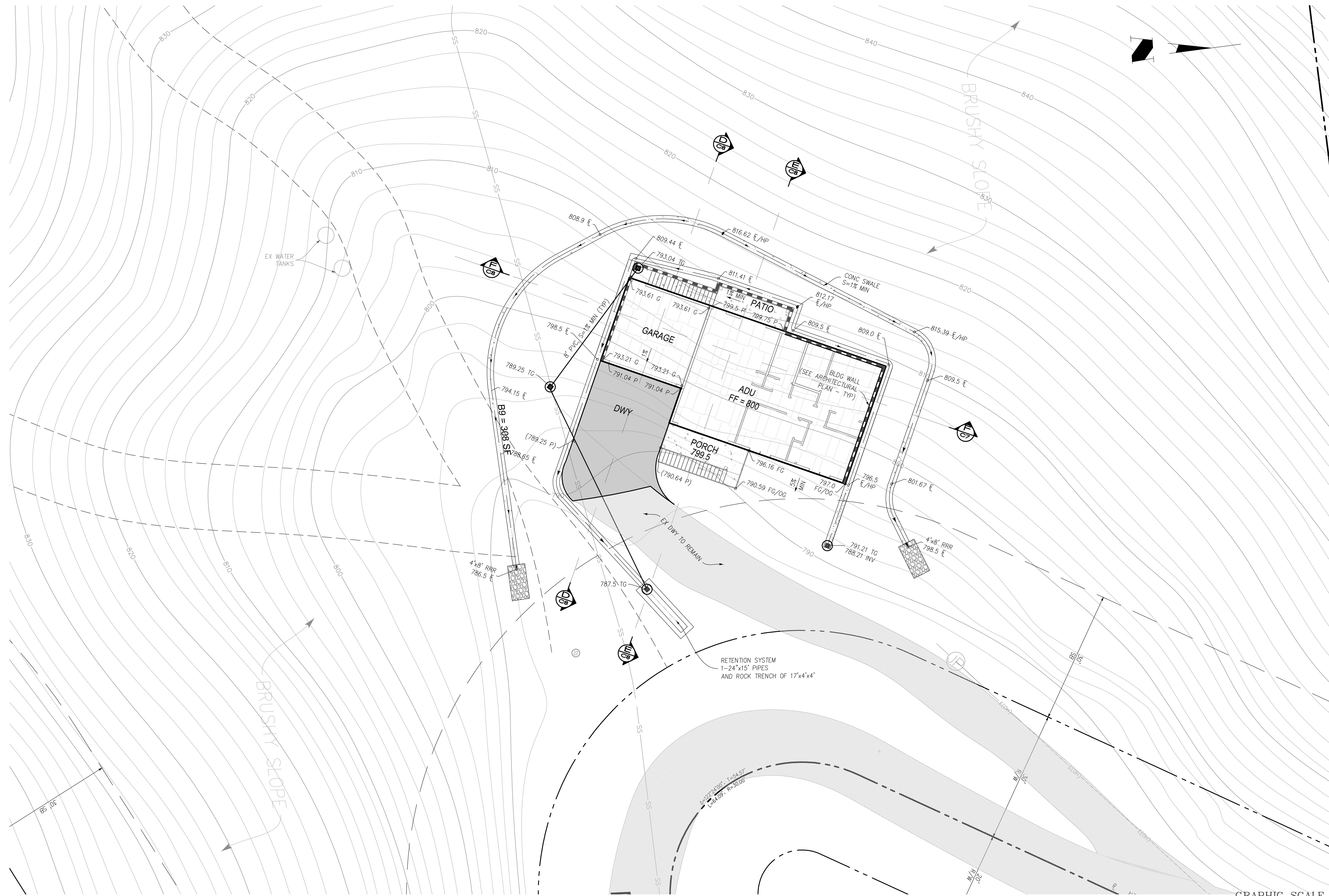


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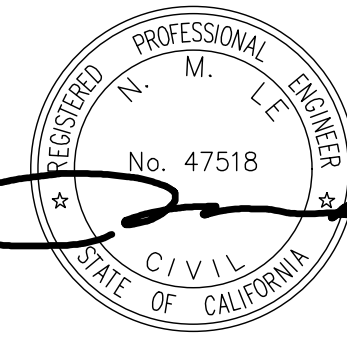
ADAM CRAWFORD
 19471 MOUNTAIN WAY, LOS GATOS
 BUDDSDRILLING@GMAIL.COM
 Tel: (408) 425-2588

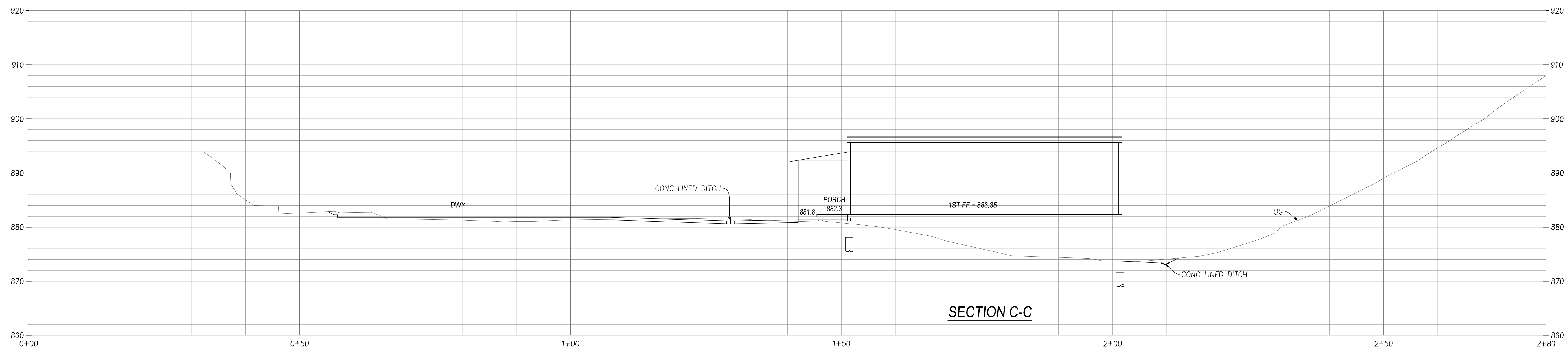
ENGINEERING
 588 E Santa Clara St, #270
 San Jose, CA 95112
 Phone: (408) 806-7187

DRIVEWAY PROFILE & SECTIONS	CALIFORNIA Date: 07/23/23
19471 MOUNTAIN WAY	Project No.:
APN 510-53-022	Designed: PT
	Checked: NL
SHEET	
C6	
FILE #	

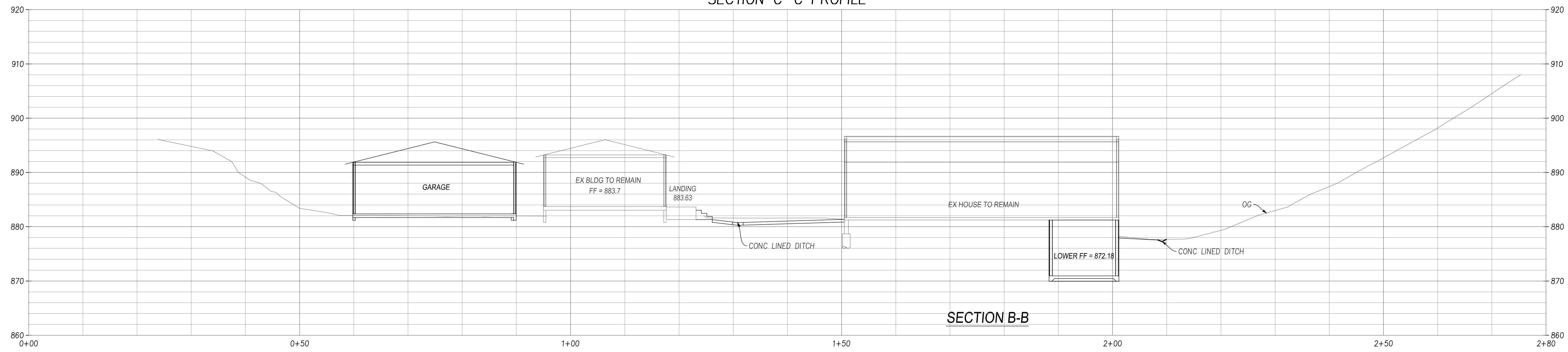


ADU GRADING & DRAINAGE PLAN 19471 MOUNTAIN WAY APN 510-53-022		CALIFORNIA LOS GATOS Project No.:
ADAM CRAWFORD 19471 MOUNTAIN WAY, LOS GATOS BUDDSDRILLING@GMAIL.COM Tel: (408) 425-2588		Date: 07/23/23 Checked: NL Designed: PT
ENGINEERING 588 E Santa Clara St, #270 San Jose, CA 95112 Phone: (408) 806-7187		SHEET C7
FILE #		REVISIONS BY DATE

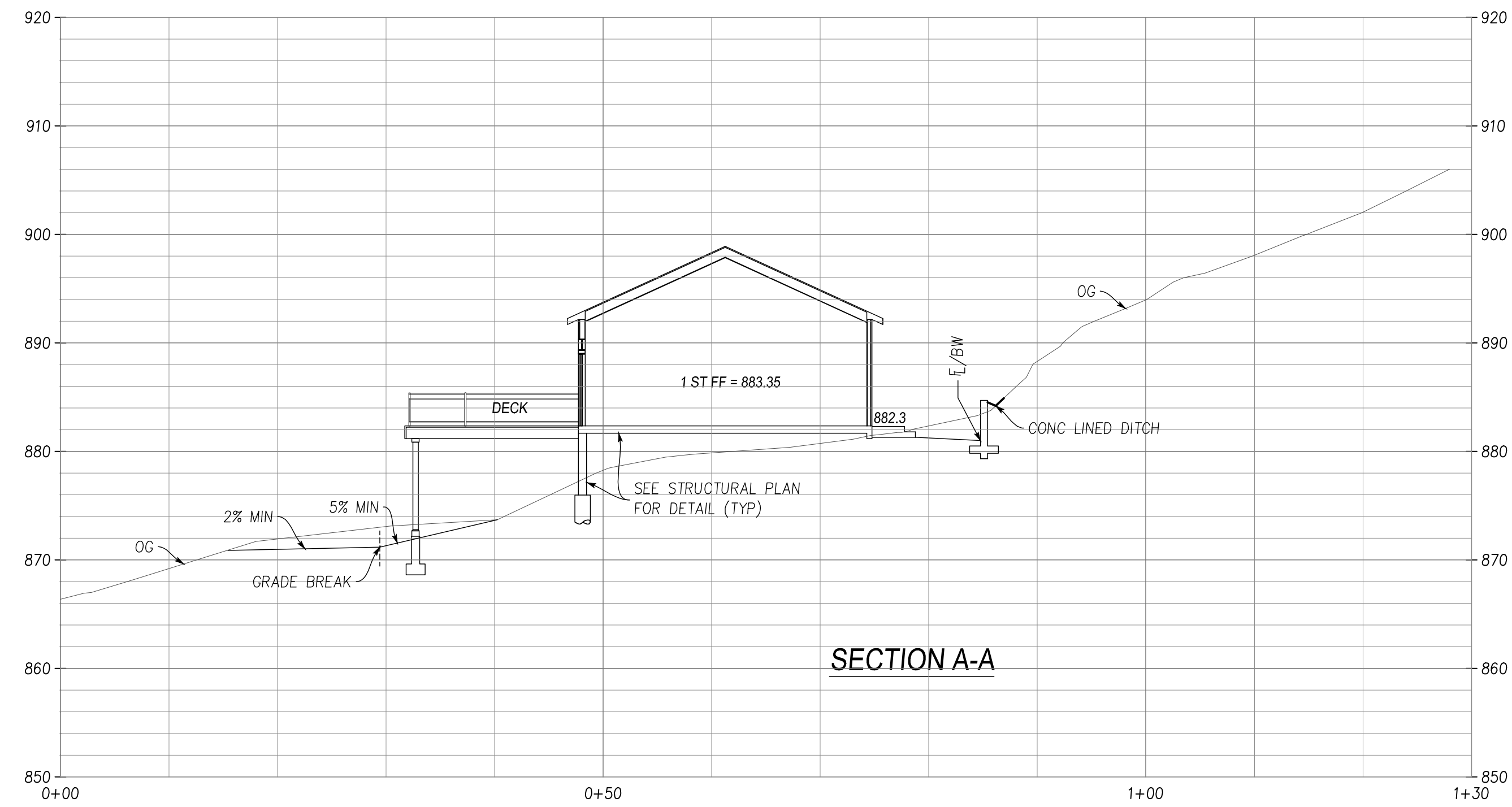




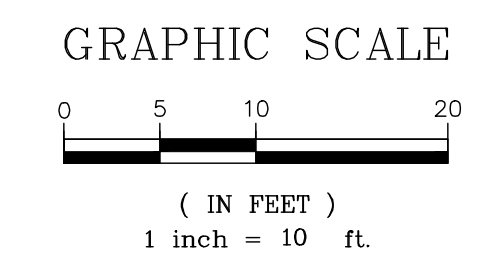
SECTION C-C PROFILE



SECTION B-B PROFILE



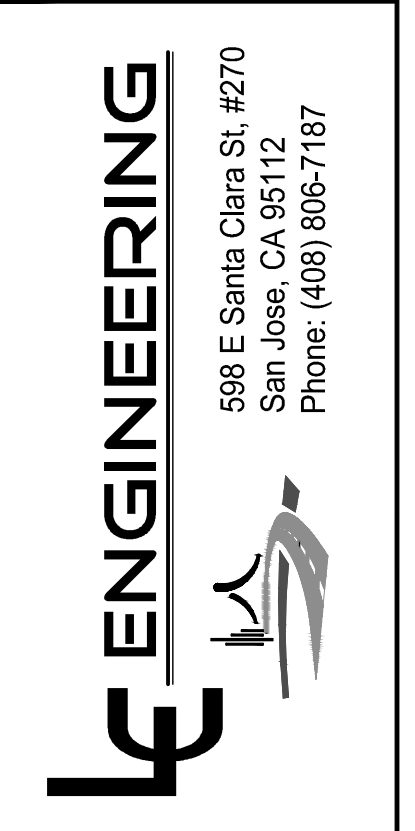
SECTION A-A PROFILE



NO.	REVISIONS	BY	DATE



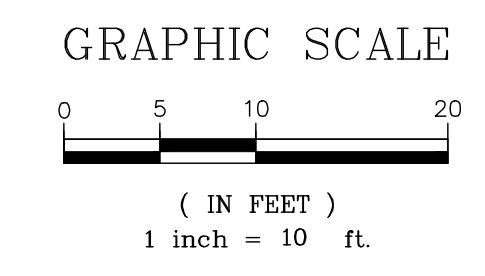
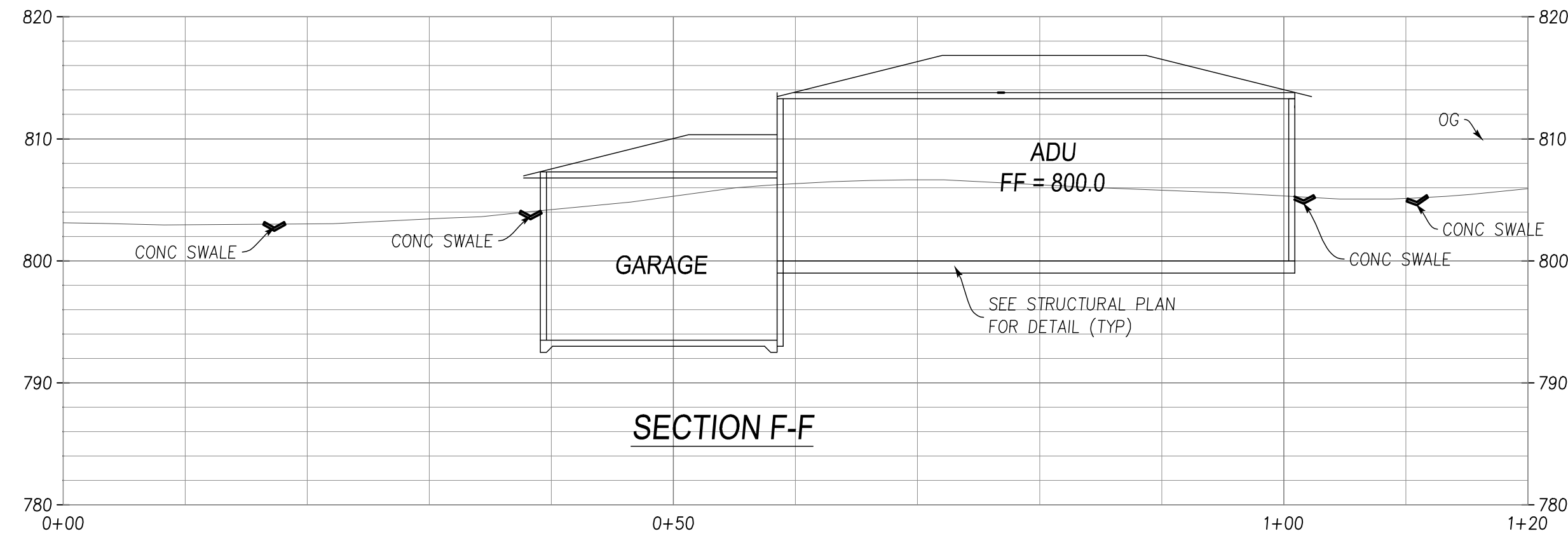
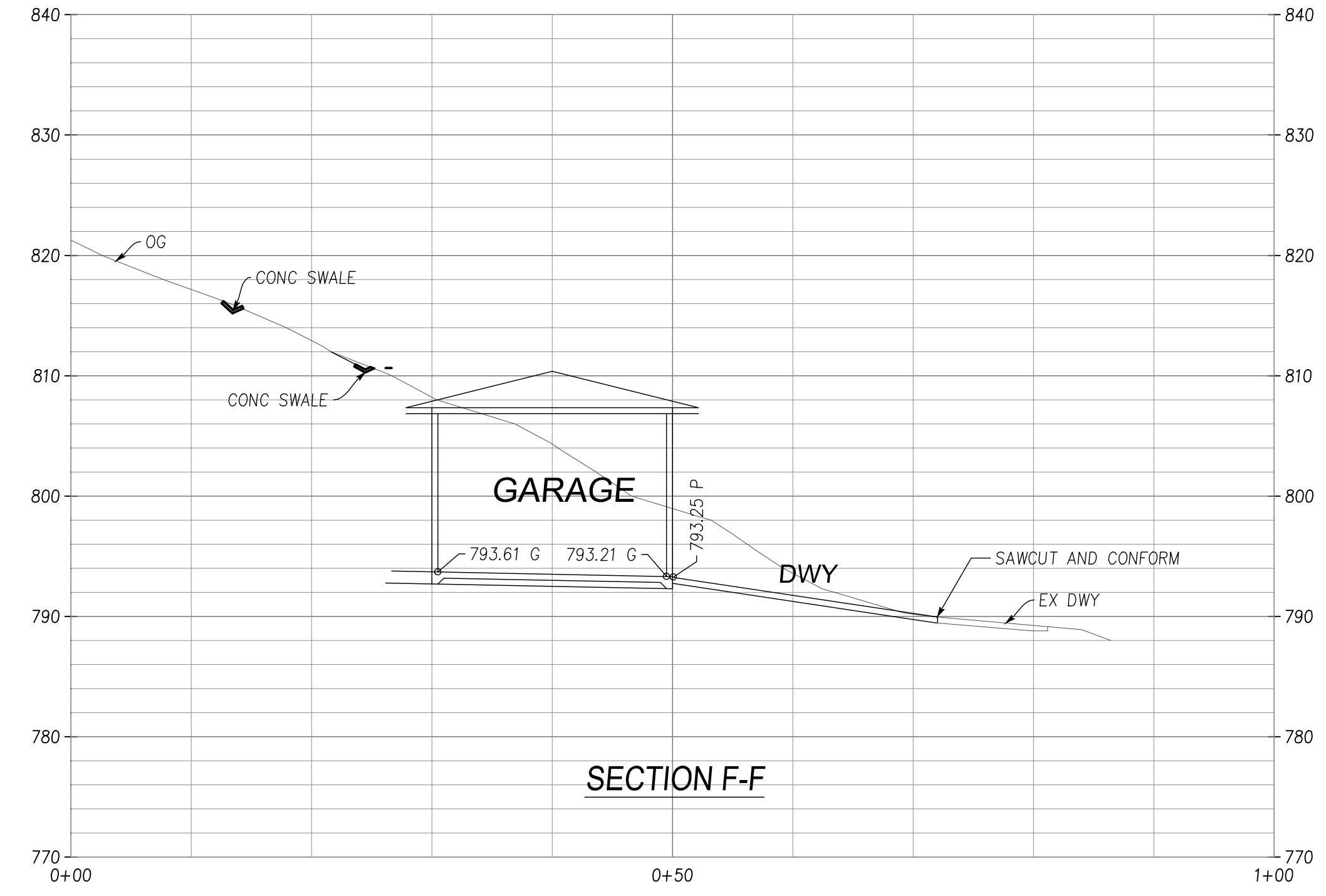
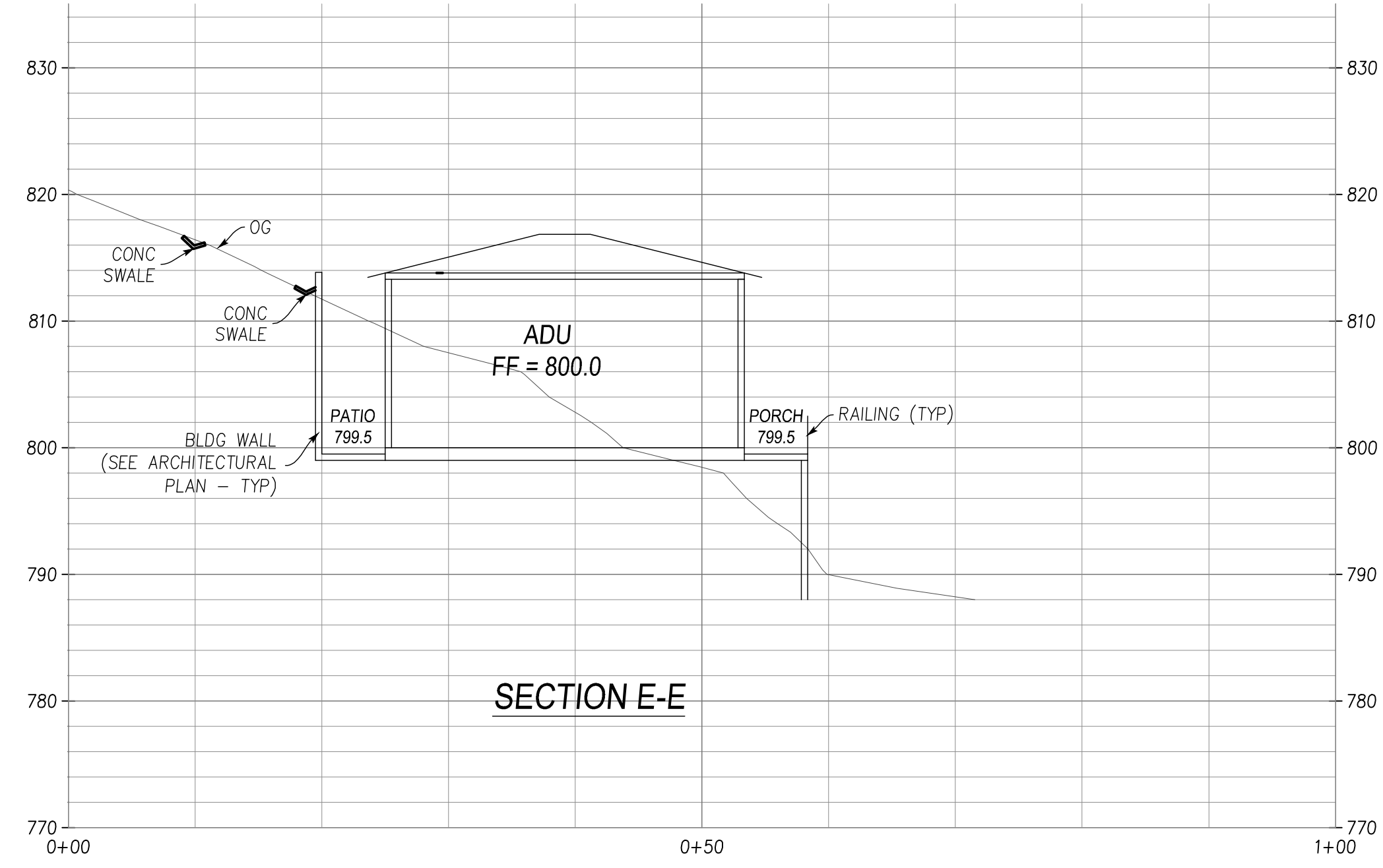
ADAM CRAWFORD
 19471 MOUNTAIN WAY, LOS GATOS
 BUDDRILLING@GMAIL.COM
 Tel: (408) 425-2588



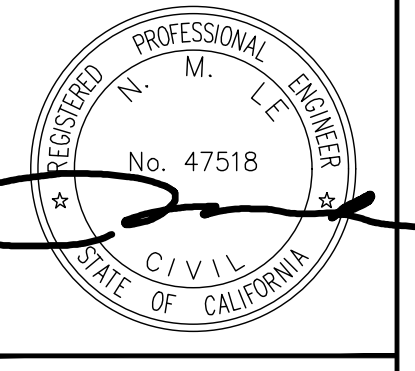
BUILDING CROSS SECTIONS
 19471 MOUNTAIN WAY
 APN 510-53-022
 LOS GATOS, CALIFORNIA
 Project No.:
 Designed: PT
 Checked: NL
 Date: 07/23/23

SHEET
C8

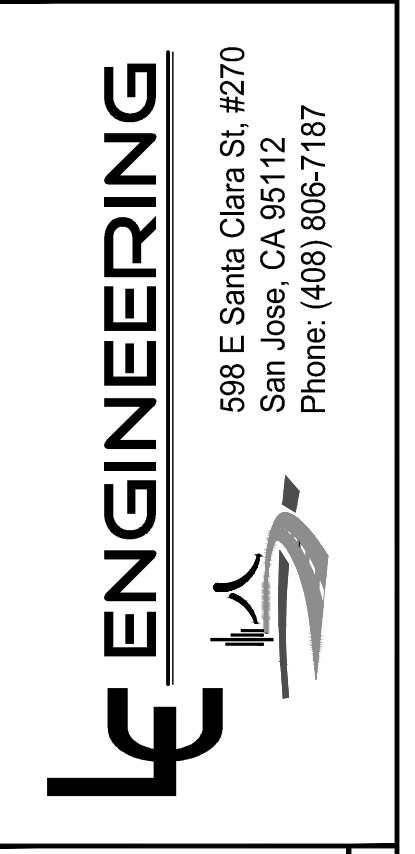
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NO.	DATE	BY	REVISIONS



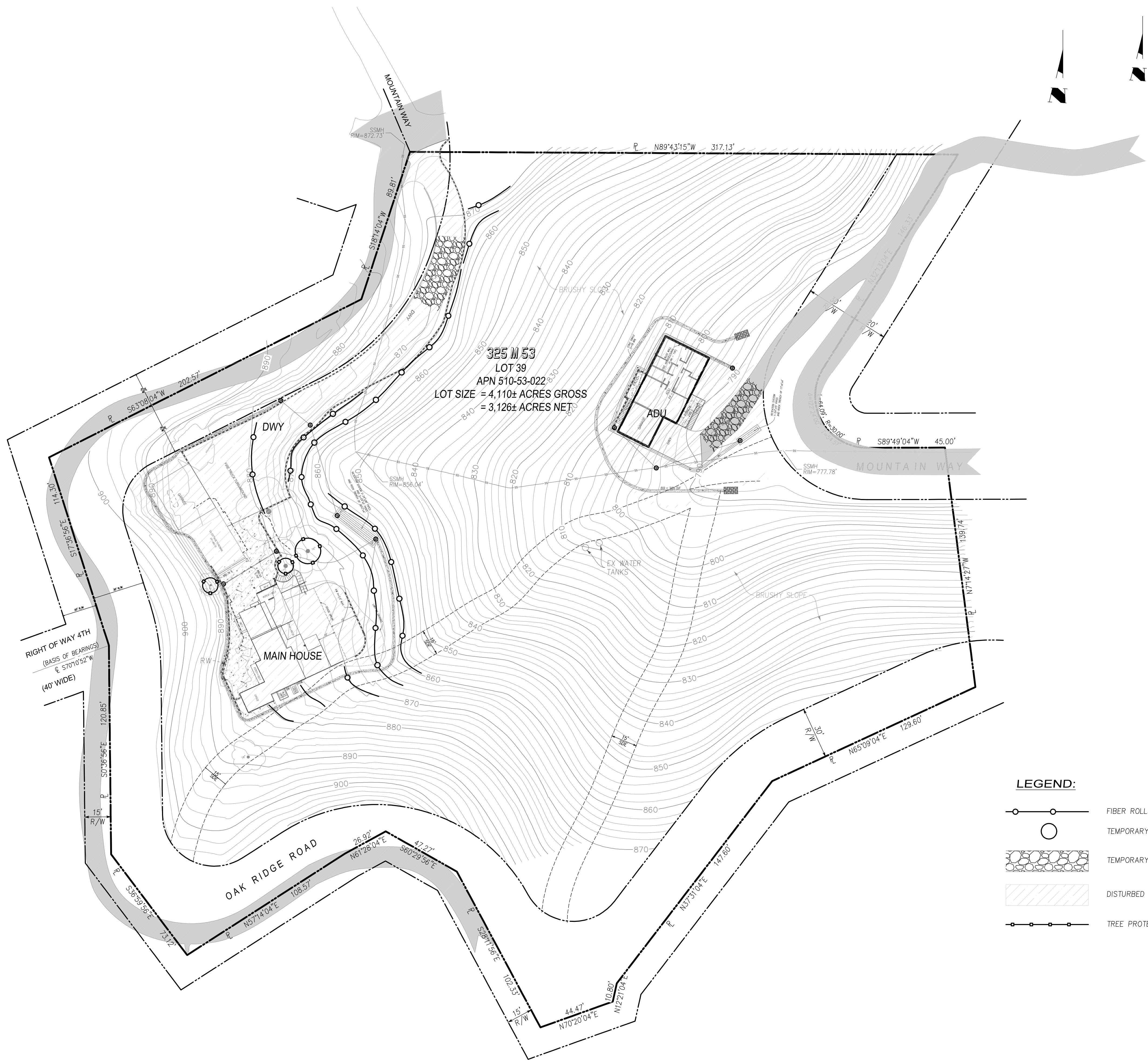
ADAM CRAWFORD
19471 MOUNTAIN WAY, LOS GATOS
BUDDS DRILLING@GMAIL.COM
Tel: (408) 425-2588



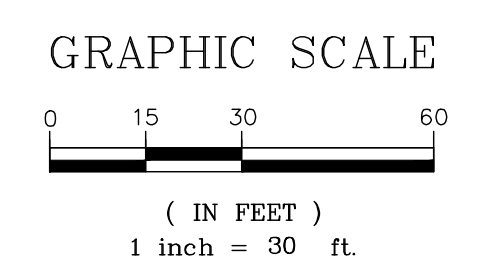
BUILDING CROSS SECTIONS
19471 MOUNTAIN WAY
APN 510-53-022

LOS GATOS CALIFORNIA
Project No.:
Designed: PT
Checked: NL
Date: 07/23/23

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C9
FILE #
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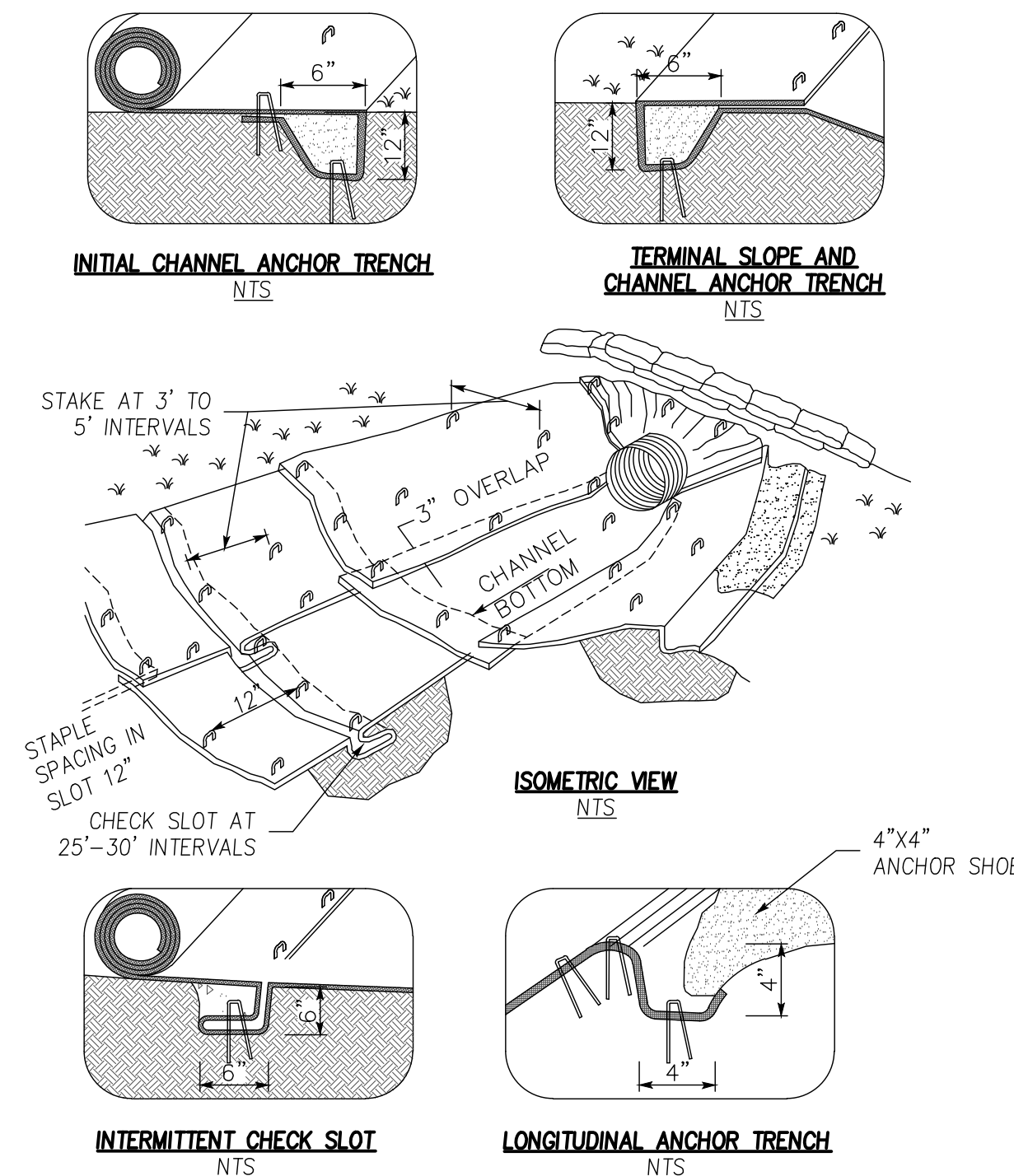


- LEGEND:**
- FIBER ROLLS
 - TEMPORARY DRAINAGE INLET PROTECTION
 - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIST
 - DISTURBED AREA = 18,512 SF
 - TREE PROTECTION FENCE



<p>EROSION CONTROL PLAN 19471 MOUNTAIN WAY APN 510-53-022</p>	<p>LOS GATOS Project No.: Designed: PT Checked: NL Date: 07/23/23</p>																		
<p>SHEET C10</p>	<p>CALIFORNIA Date: 07/23/23</p>																		
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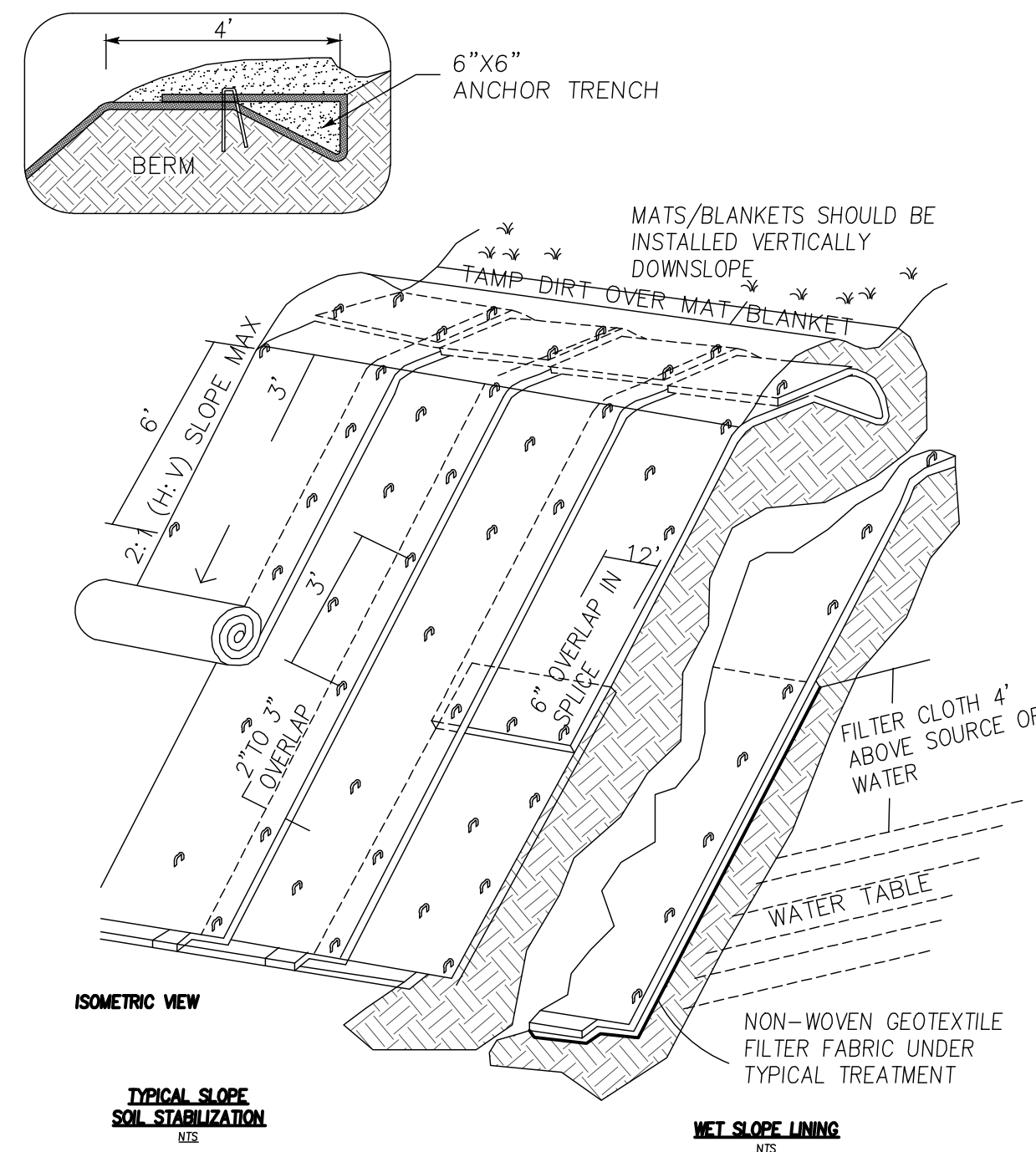
7 GEOTEXTILES AND MATS
CASQA DETAIL EC-7



- NOTES:
1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURERS SPECIFICATIONS.
2. STAKING OR STAPLING LAYOUT PER MANUFACTURERS SPECIFICATIONS.
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

TYPICAL INSTALLATION DETAIL

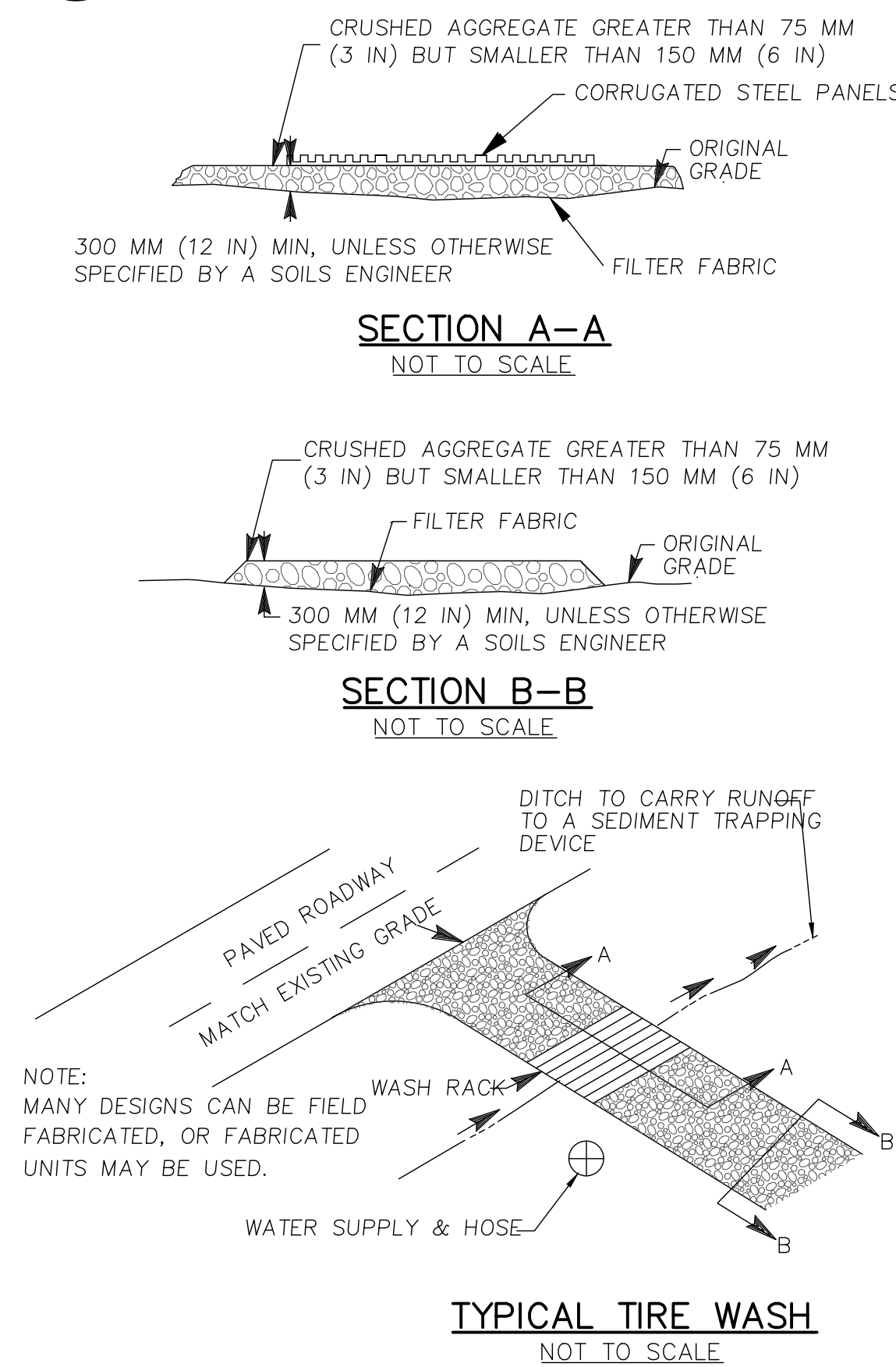
5 GEOTEXTILES AND MATS
CASQA DETAIL EC-7



- NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

TYPICAL INSTALLATION DETAIL

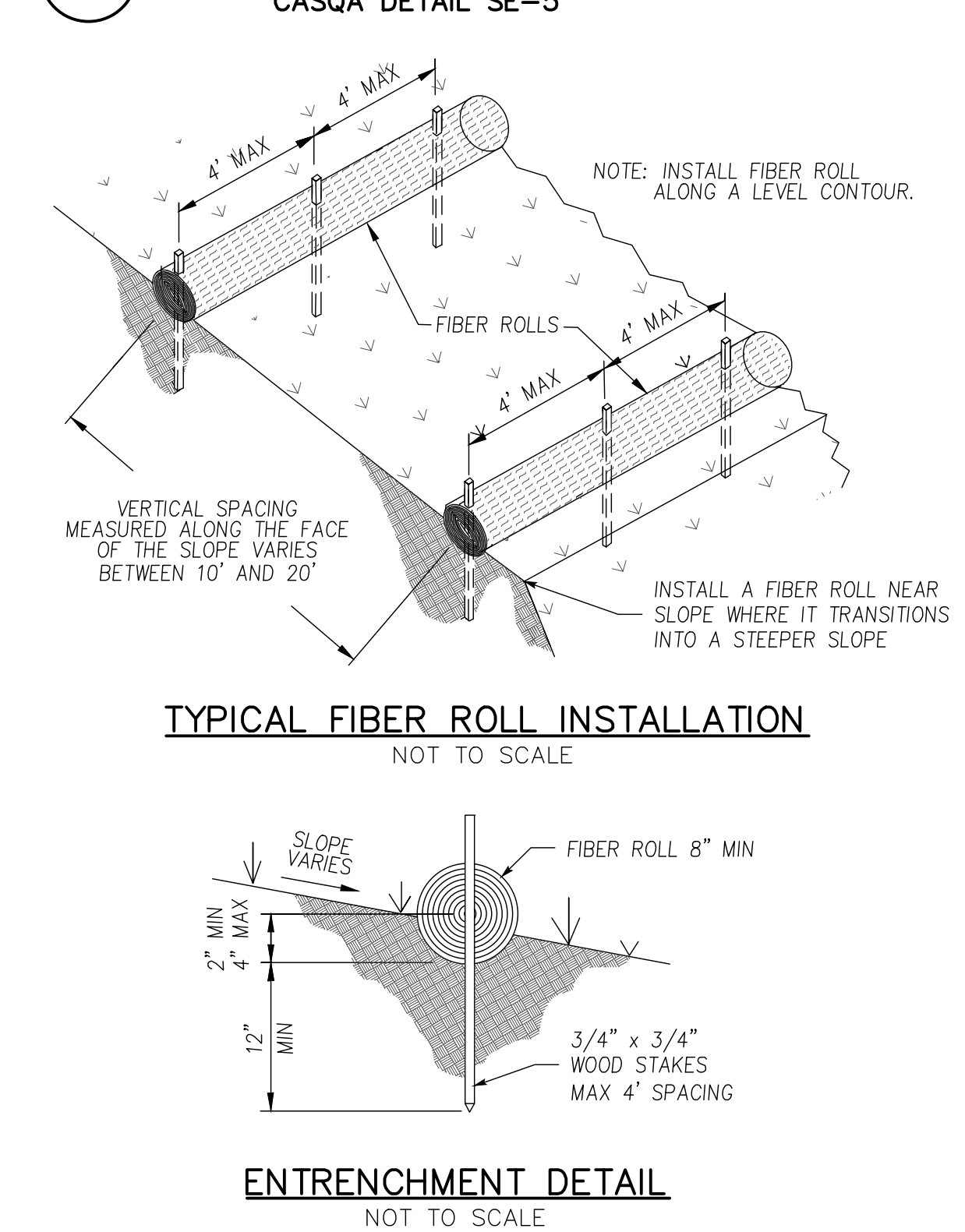
3 ENTRANCE/OUTLET TIRE WASH
CASQA DETAIL TC-3



- NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED.

TYPICAL TIRE WASH
NOT TO SCALE

1 FIBER ROLLS
CASQA DETAIL SE-5



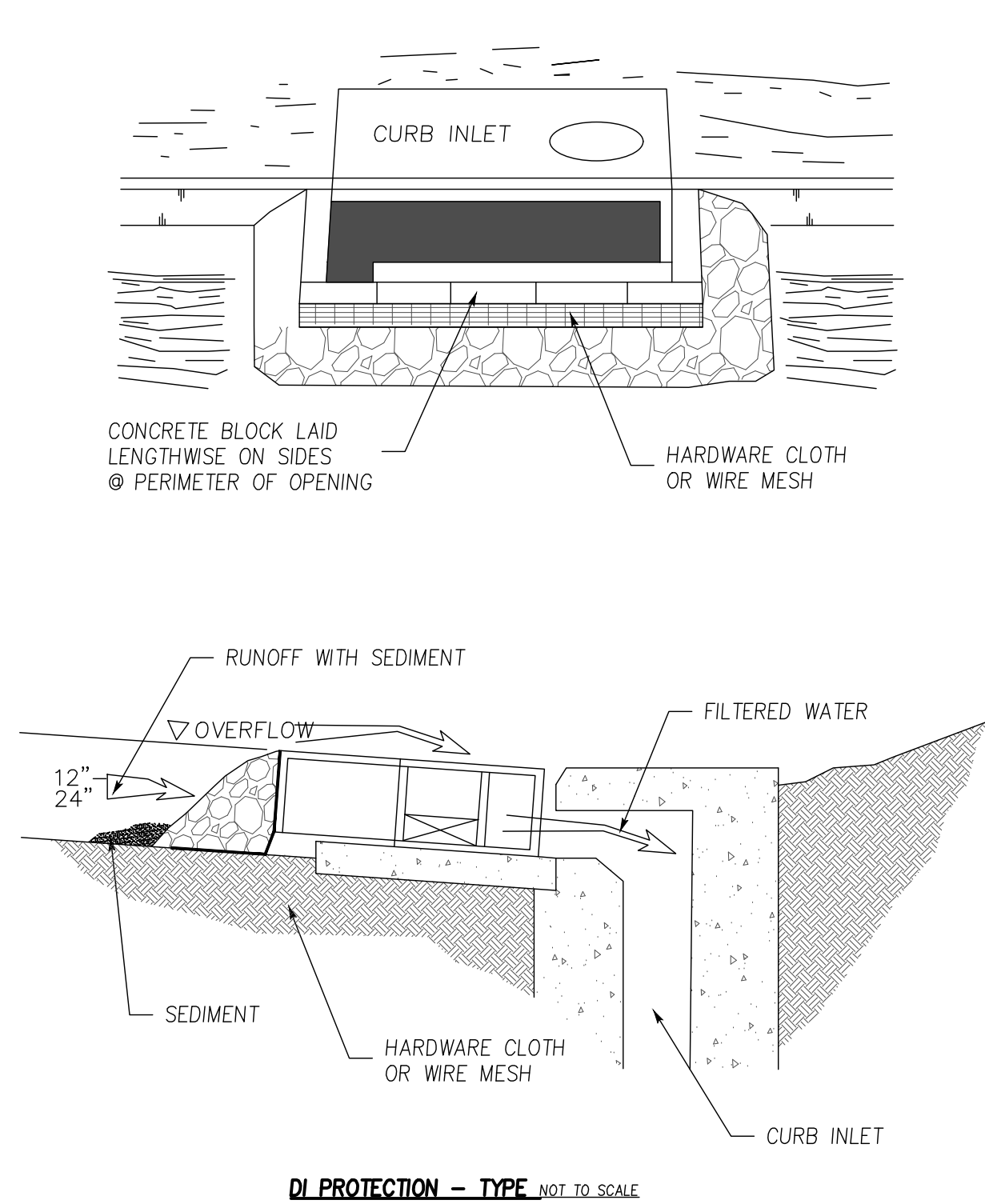
- NOTE: INSTALL FIBER ROLL ALONG A LEVEL CONTOUR.
- INSTALL A FIBER ROLL NEAR SLOPE WHERE IT TRANSITIONS INTO A STEEPER SLOPE

TYPICAL FIBER ROLL INSTALLATION
NOT TO SCALE

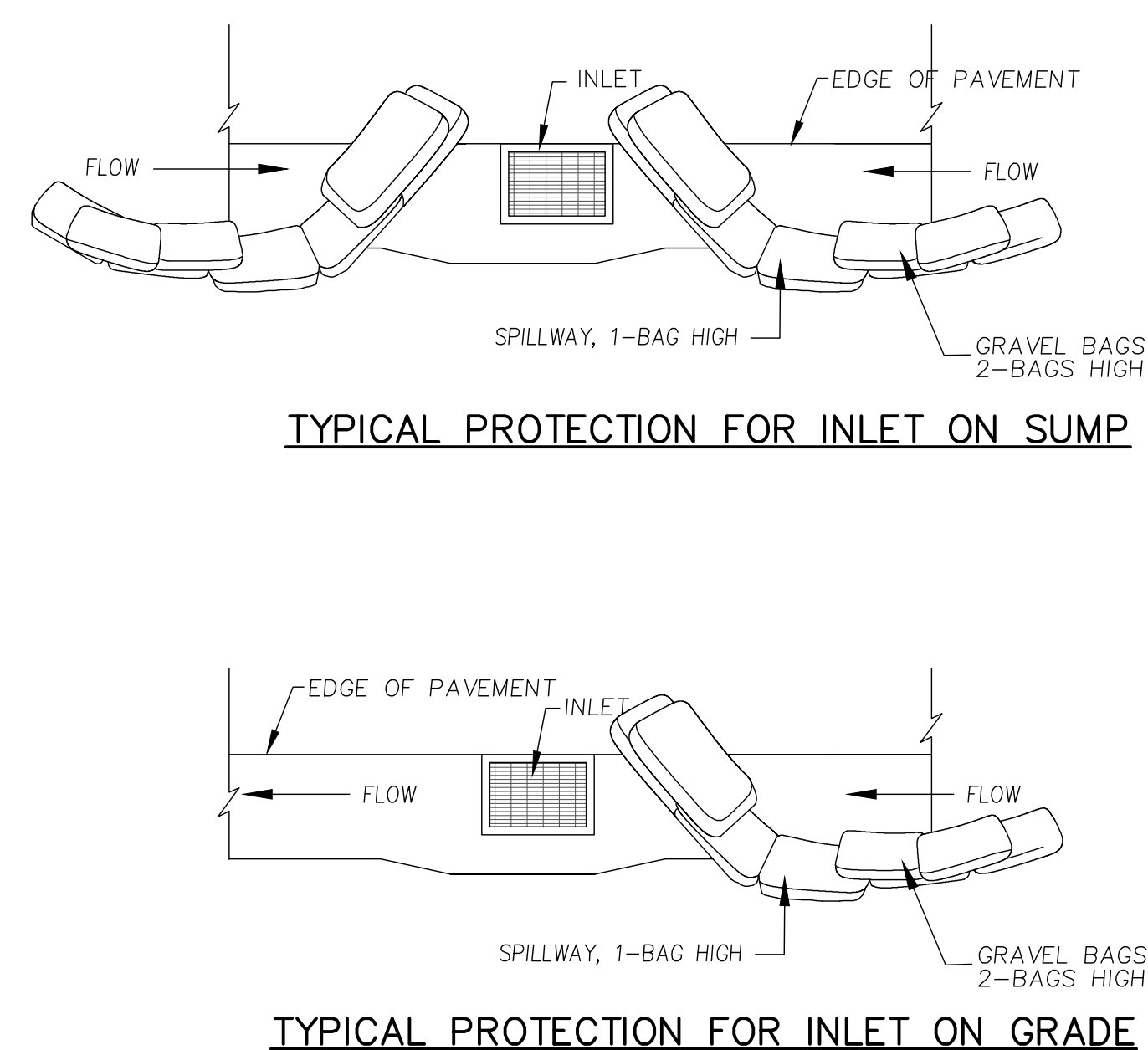
- NOTE: MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED.

ENTRENCHMENT DETAIL
NOT TO SCALE

8 STORM DRAIN INLET PROTECTION
CASQA DETAIL SE-10

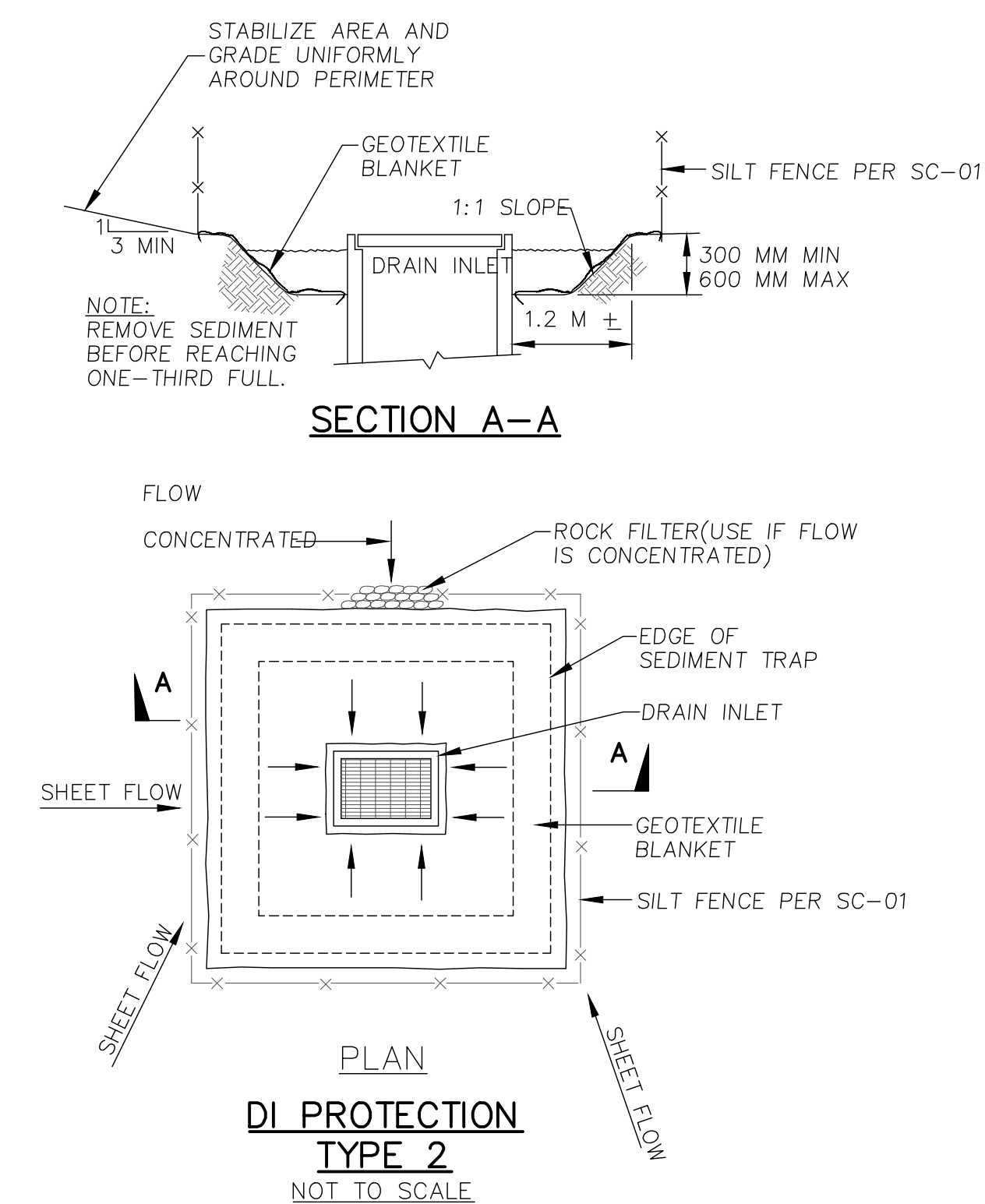


6 STORM DRAIN INLET PROTECTION
CASQA DETAIL SE-10



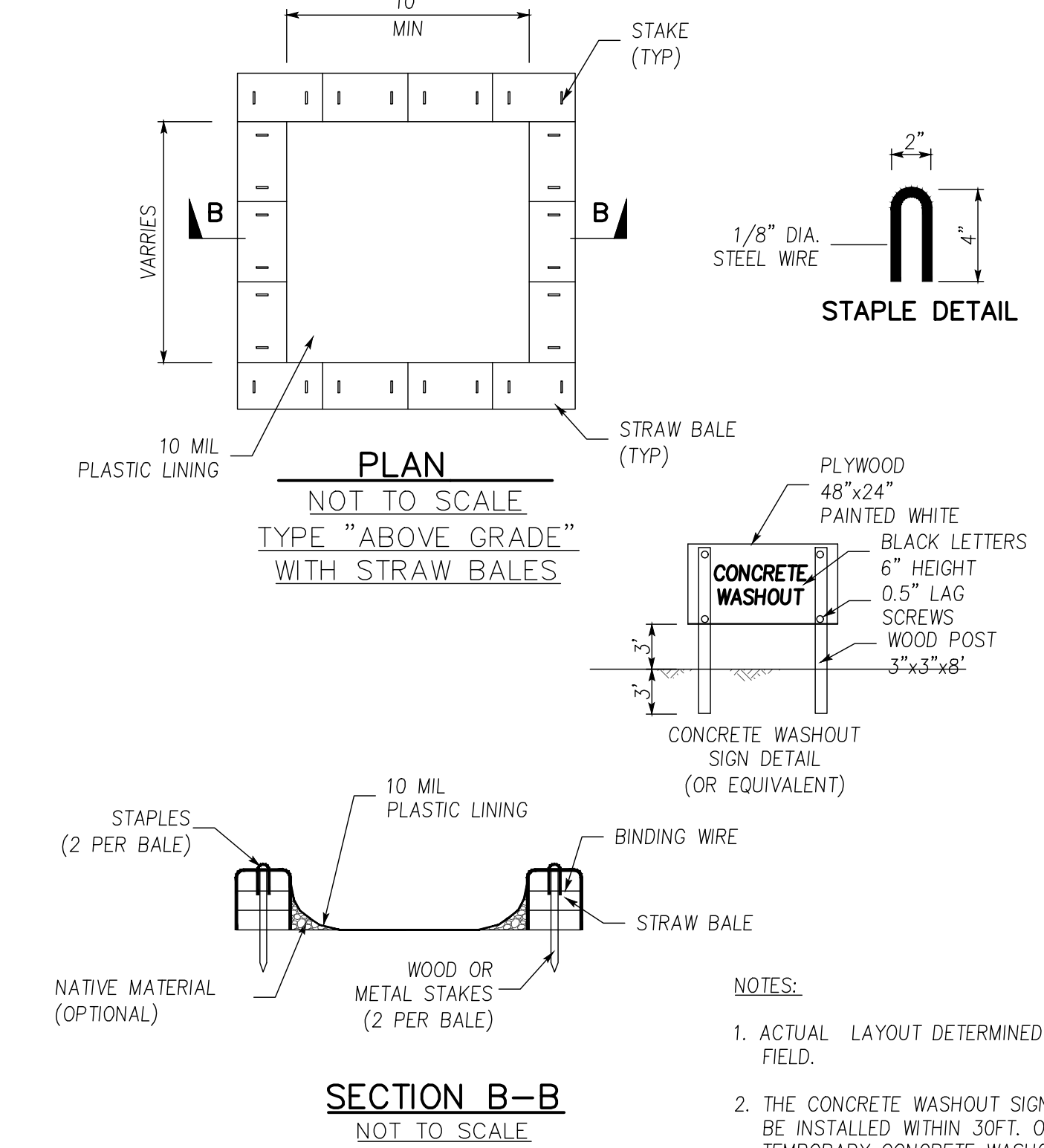
- NOTES:
1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

4 STORM DRAIN INLET PROTECTION
CASQA DETAIL SE-10



- NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS.
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP.
3. FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

2 CONCRETE WASTE MANAGEMENT
CASQA DETAIL WM-8



- NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

REVISIONS	BY	DATE

REGISTERED PROFESSIONAL ENGINEER
No. 47518
STATE OF CALIFORNIA
CIVIL

ADAM CRAWFORD
19471 MOUNTAIN WAY, LOS GATOS
BUDDS@DRILLING@GMAIL.COM
Tel: (408) 425-2588

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

EROSION CONTROL DETAIL (BMP-2)
19471 MOUNTAIN WAY
APN 510-53-022

LOS GATOS CALIFORNIA
Project No.:
Designed: PT
Checked: NL
Date: 07/23/23

SHEET
C12
FILE #

Best Management Practices and Erosion Control Details Sheet 2
County of Santa Clara