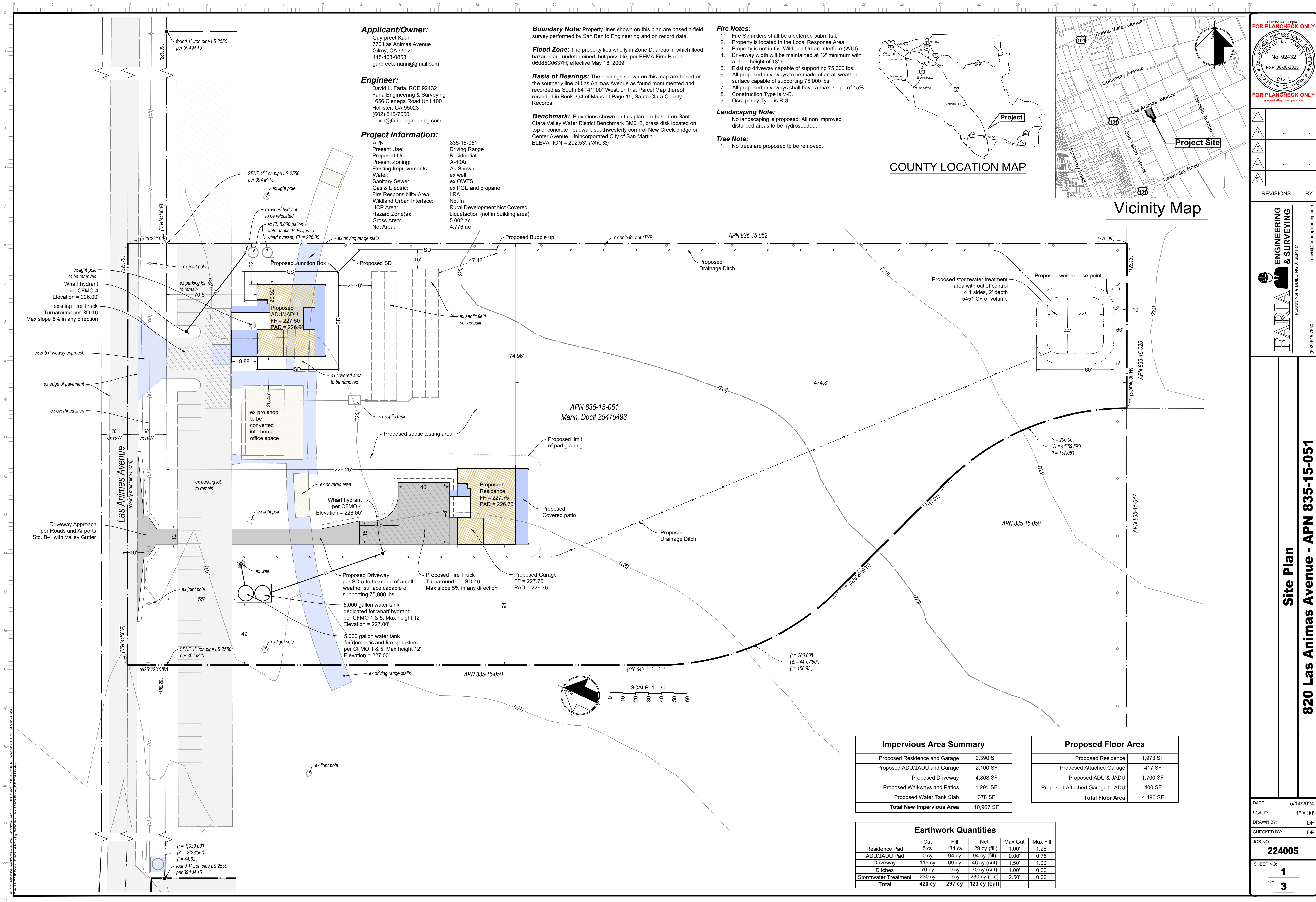
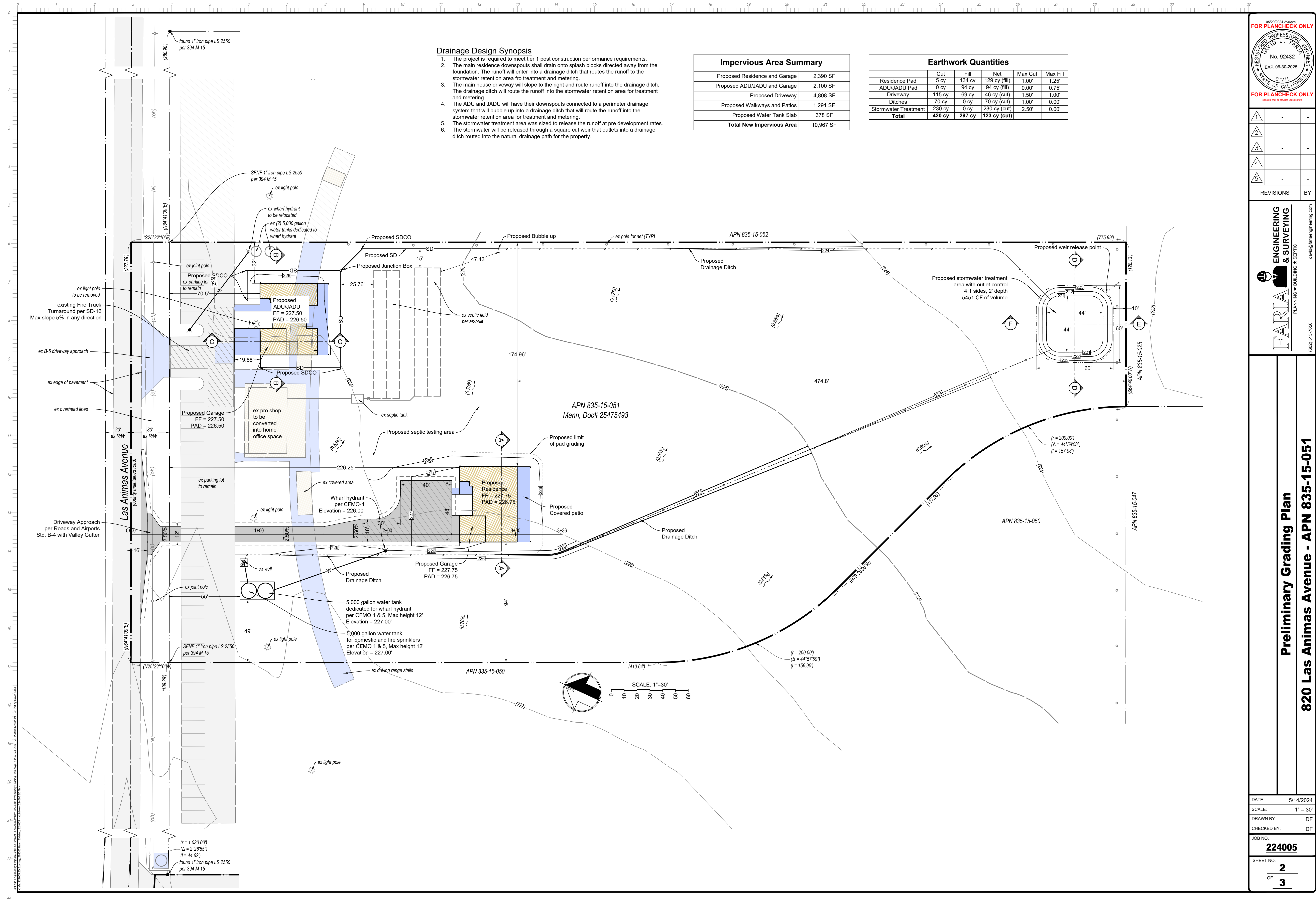






Drainage Design Synopsis

- The project is required to meet tier 1 post construction performance requirements.
- The main residence downspouts shall drain onto splash blocks directed away from the foundation. The runoff will enter into a drainage ditch that routes the runoff to the stormwater retention area for treatment and metering.
- The main house driveway will slope to the right and route runoff into the drainage ditch. The drainage ditch will route the runoff into the stormwater retention area for treatment and metering.
- The ADU and JADU will have their downspouts connected to a perimeter drainage system that will bubble up into a drainage ditch that will route the runoff into the stormwater retention area for treatment and metering.
- The stormwater treatment area was sized to release the runoff at pre development rates.
- The stormwater will be released through a square cut weir that outlets into a drainage ditch routed into the natural drainage path for the property.

Impervious Area Summary

Proposed Residence and Garage	2,390 SF
Proposed ADU/JADU and Garage	2,100 SF
Proposed Driveway	4,808 SF
Proposed Walkways and Patios	1,291 SF
Proposed Water Tank Slab	378 SF
Total New Impervious Area	10,967 SF

Earthwork Quantities

	Cut	Fill	Net	Max Cut	Max Fill
Residence Pad	5 cy	134 cy	129 cy (fill)	1.00'	1.25'
ADU/JADU Pad	0 cy	94 cy	94 cy (fill)	0.00'	0.75'
Driveway	115 cy	69 cy	46 cy (cut)	1.50'	1.00'
Ditches	70 cy	0 cy	70 cy (cut)	1.00'	0.00'
Stormwater Treatment	230 cy	0 cy	230 cy (cut)	2.50'	0.00'
Total	420 cy	297 cy	123 cy (cut)		

06/26/2024 2:26pm
FOR PLANCHHECK ONLY
REGISTERED PROFESSIONAL ENGINEER
DAVID L. FARIA
No. 92432
EXP. 06-30-2025
CIVIL
STATE OF CALIFORNIA
FOR PLANCHHECK ONLY
signature and seal are required for approval

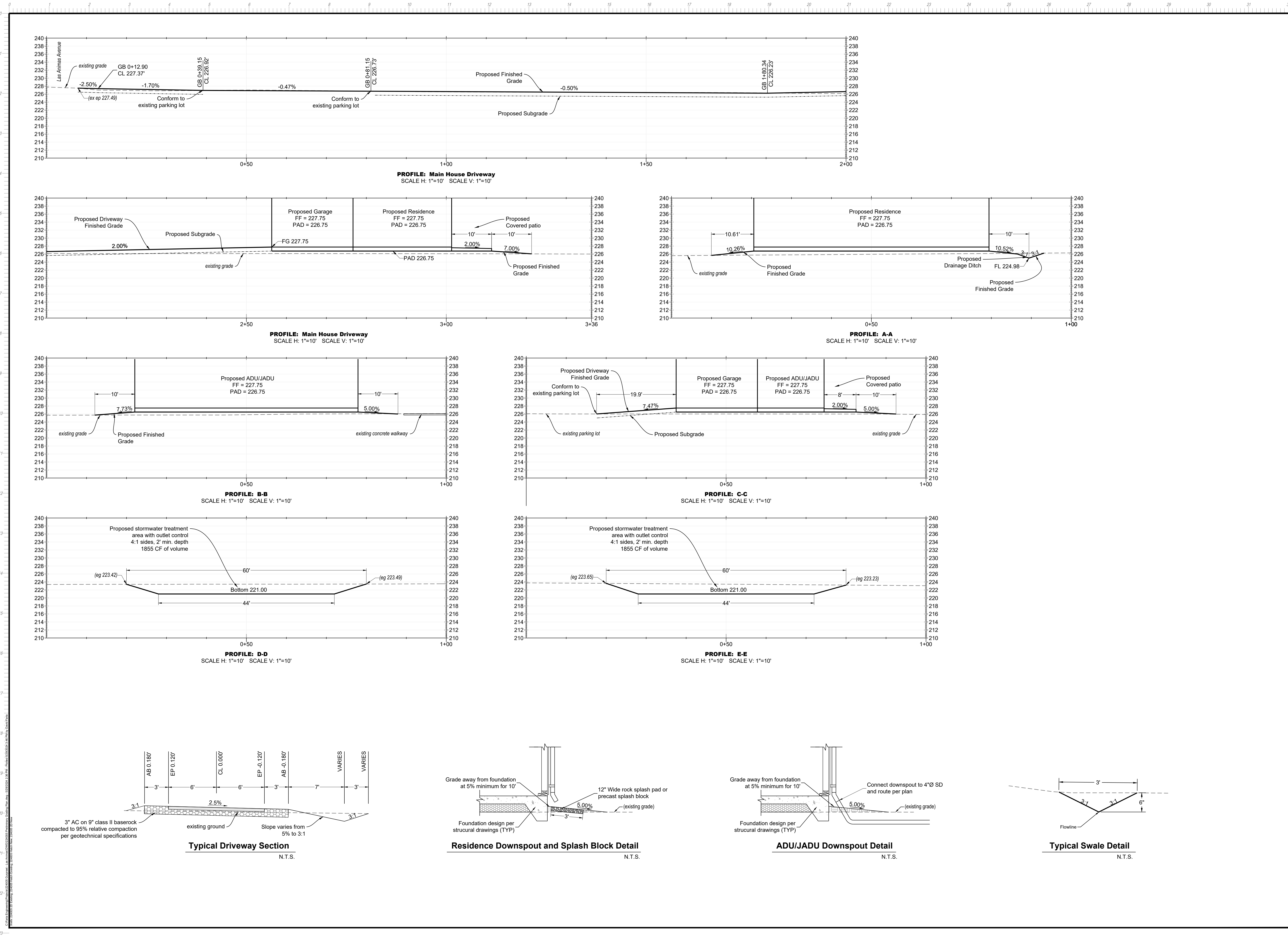
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REVISIONS	BY

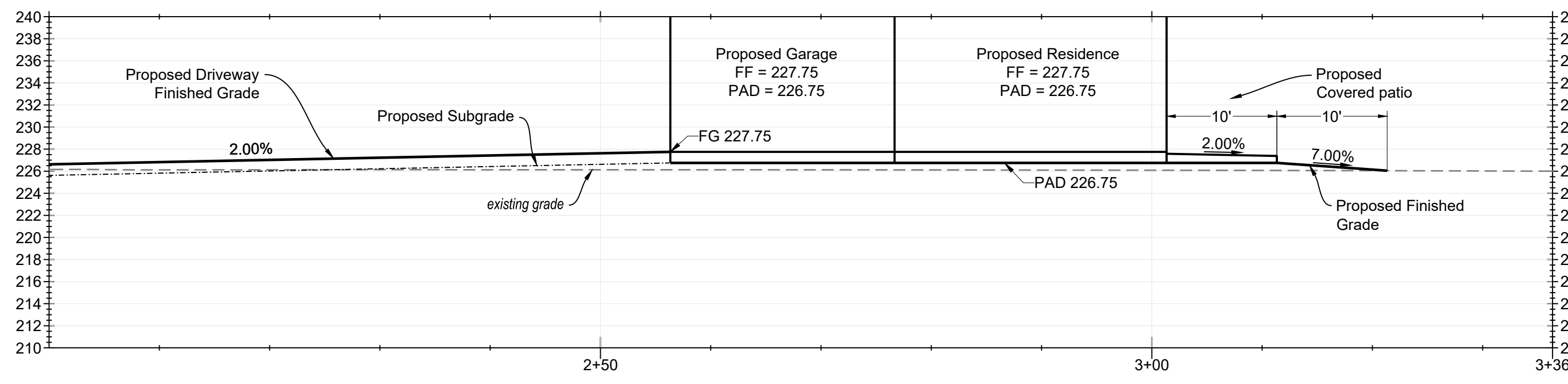
FARIA ENGINEERING & SURVEYING
PLANNING • BUILDING • SEPTIC
dave@fariaengineering.com
(607) 515-1600

Preliminary Grading Plan
820 Las Animas Avenue - APN 835-15-051

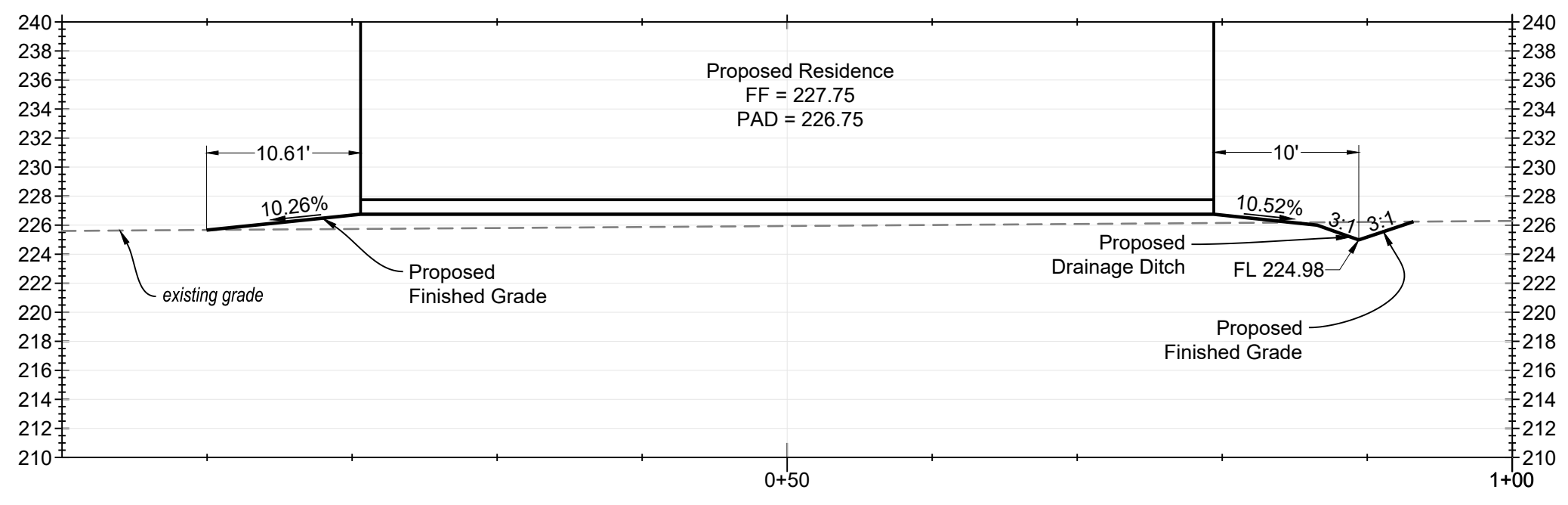
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CHECKED BY:	DF
JOB NO.	224005
SHEET NO.	2
OF	3



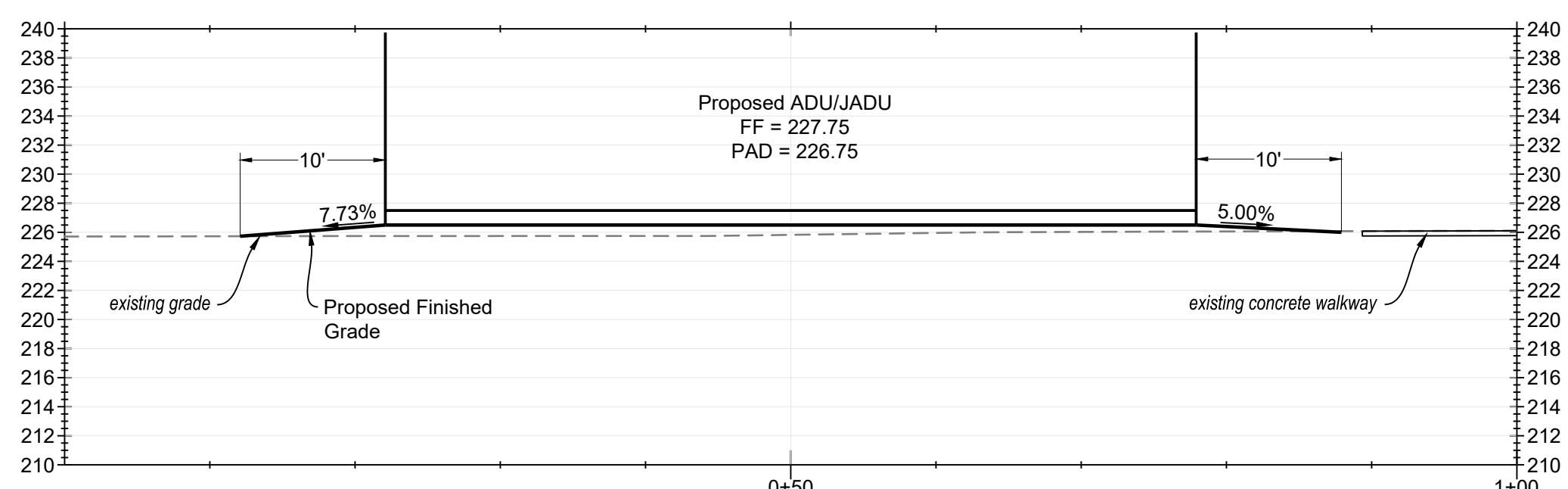
PROFILE: Main House Driveway
SCALE H: 1"=10' SCALE V: 1"=10'



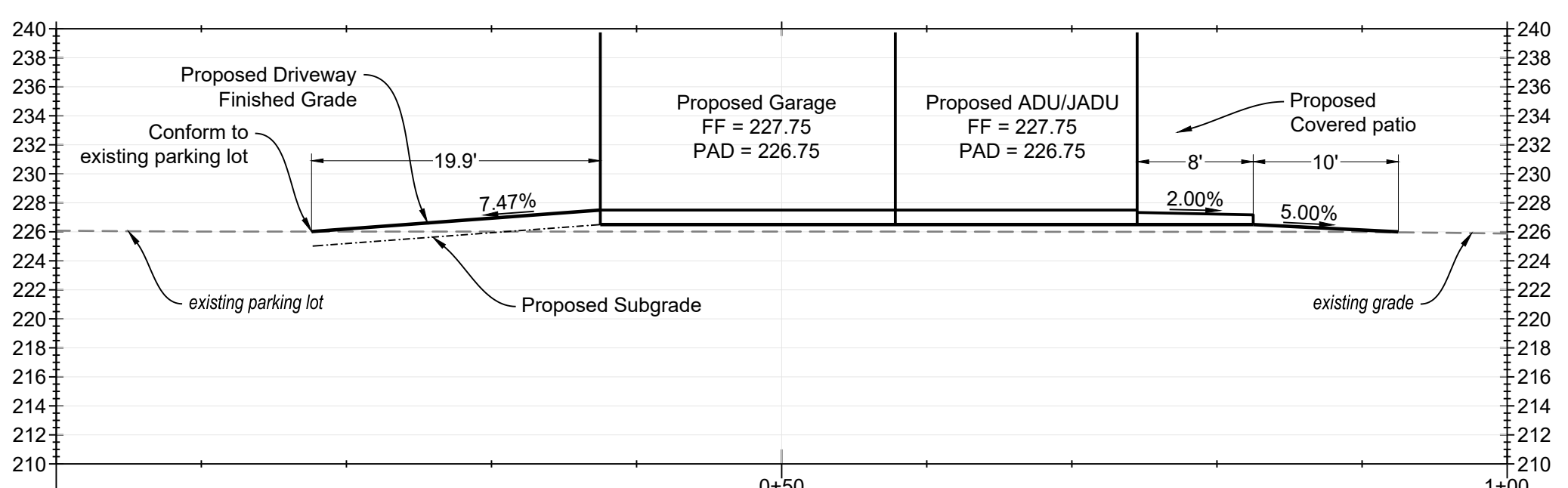
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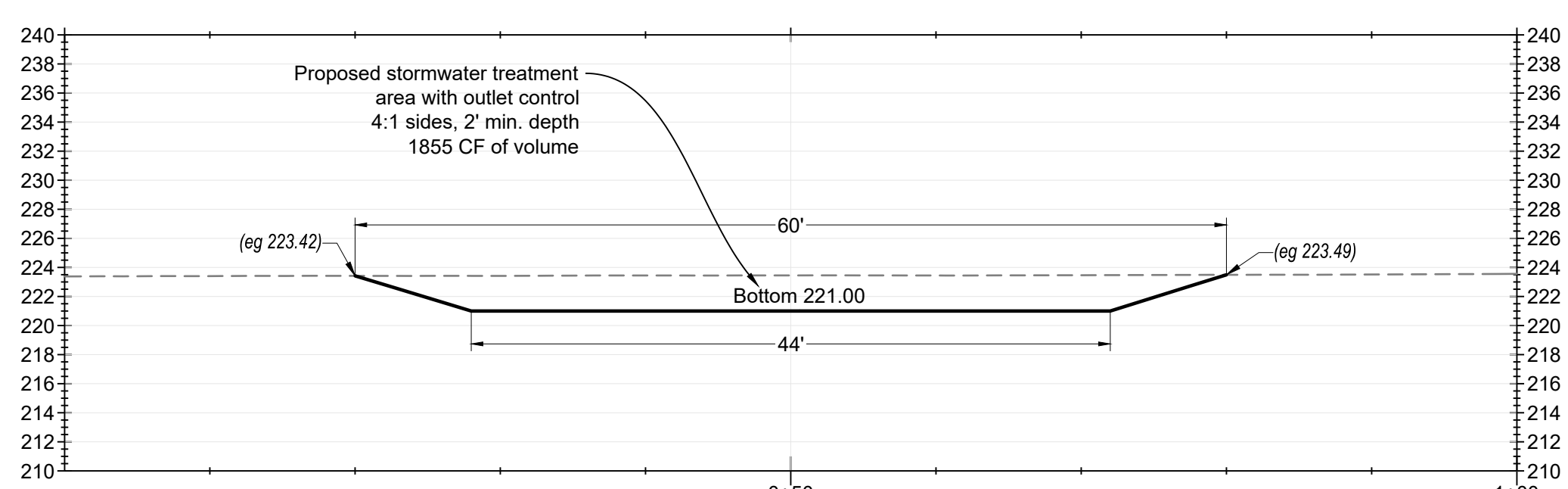
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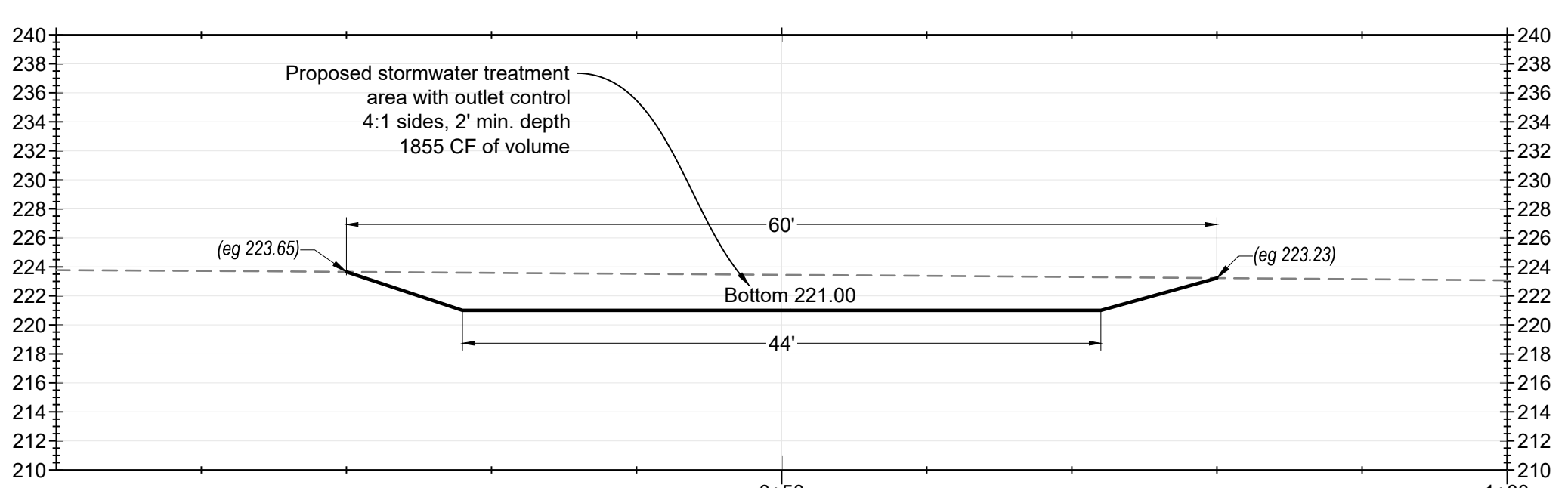
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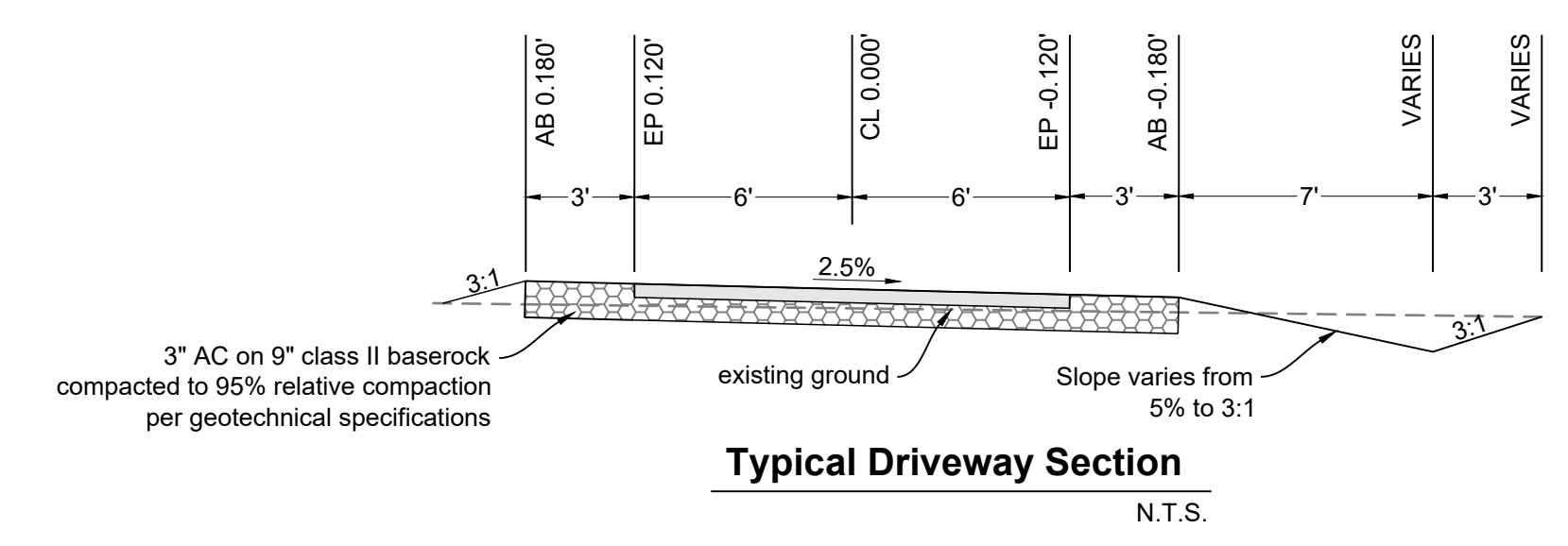
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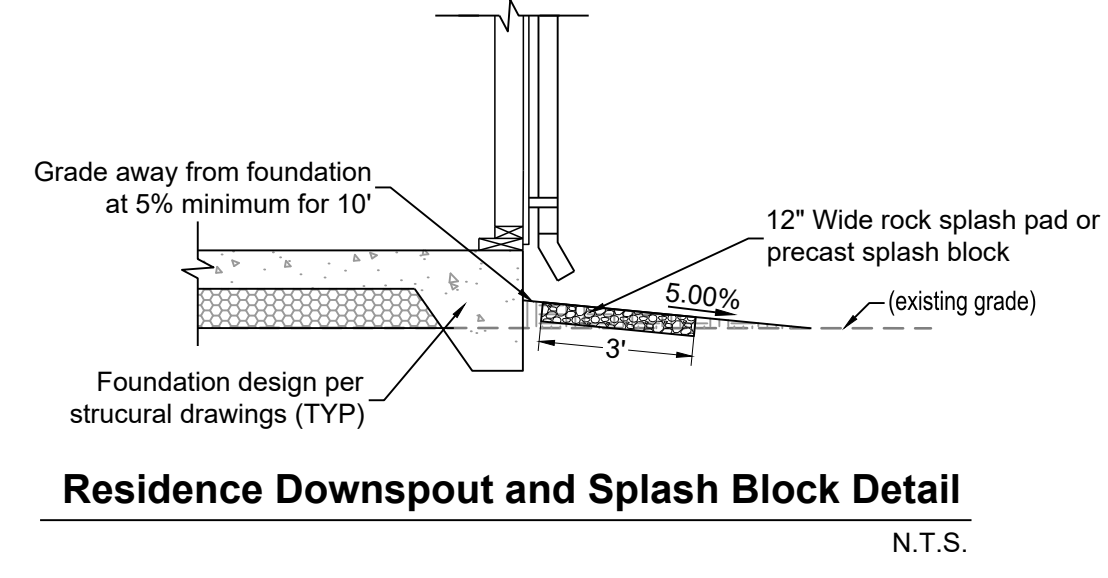
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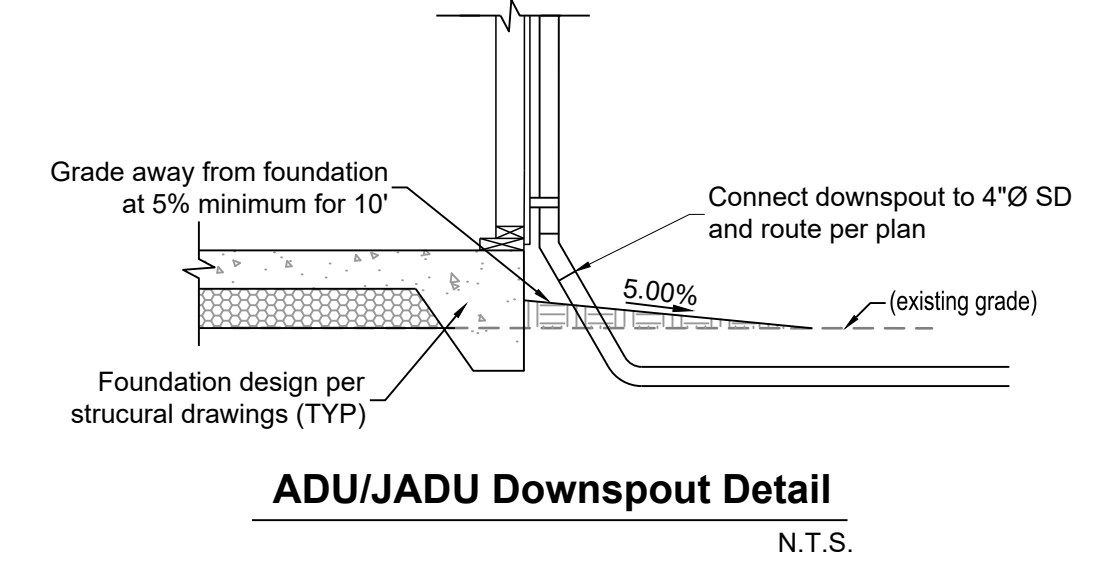
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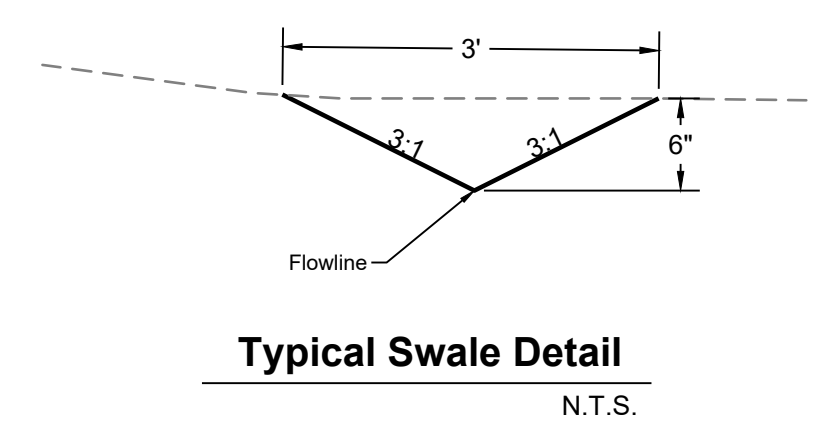
Typical Driveway Section
N.T.S.



Residence Downspout and Splash Block Detail
N.T.S.



ADU/JADU Downspout Detail
N.T.S.



Typical Swale Detail
N.T.S.

06/26/2024 2:26pm
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REGISTERED PROFESSIONAL ENGINEER
DAVID L. FARIA
No. 92432
EXP. 06-30-2025
CIVIL
STATE OF CALIFORNIA
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signature and seal are required for approval

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REVISIONS	BY

FARIA ENGINEERING & SURVEYING
PLANNING • BUILDING • SEPTIC
dave@fariaengineering.com
660.515.1600

Profiles, Sections, & Details
820 Las Animas Avenue - APN 835-15-051

DATE:	5/14/2024
SCALE:	1" = 30'
DRAWN BY:	DF
CHECKED BY:	DF
JOB NO.	224005
SHEET NO:	3
OF	3



MAIN DWELLING FLOOR PLAN

MAIN DWELLING LIVING: 1,990 S.F.
GARAGE: 399 S.F.
STOOPT: 83 S.F.
REAR PATIO: 471 S.F.

STAMP SPACE

Alex Valles

REVISIONS	
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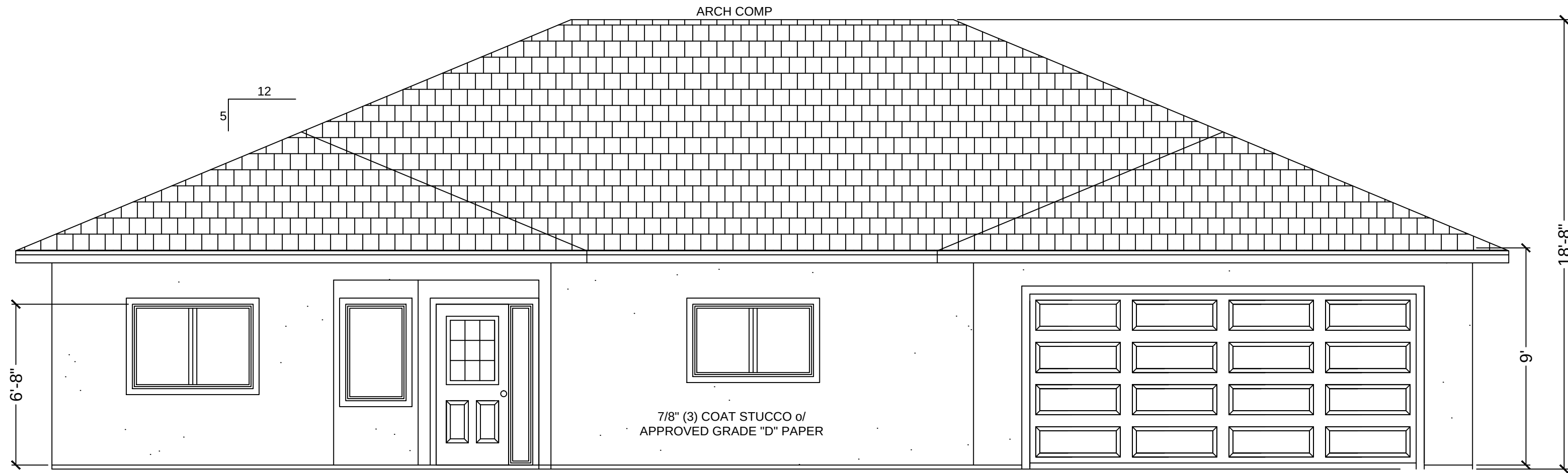


SOUTH BAY DESIGN
DBA
ALEX VALLES
PRINCIPAL/OWNER
P.O. BOX 27
HOLLISTER, CA 95024
831.207.9677
sbdesign27@yahoo.com

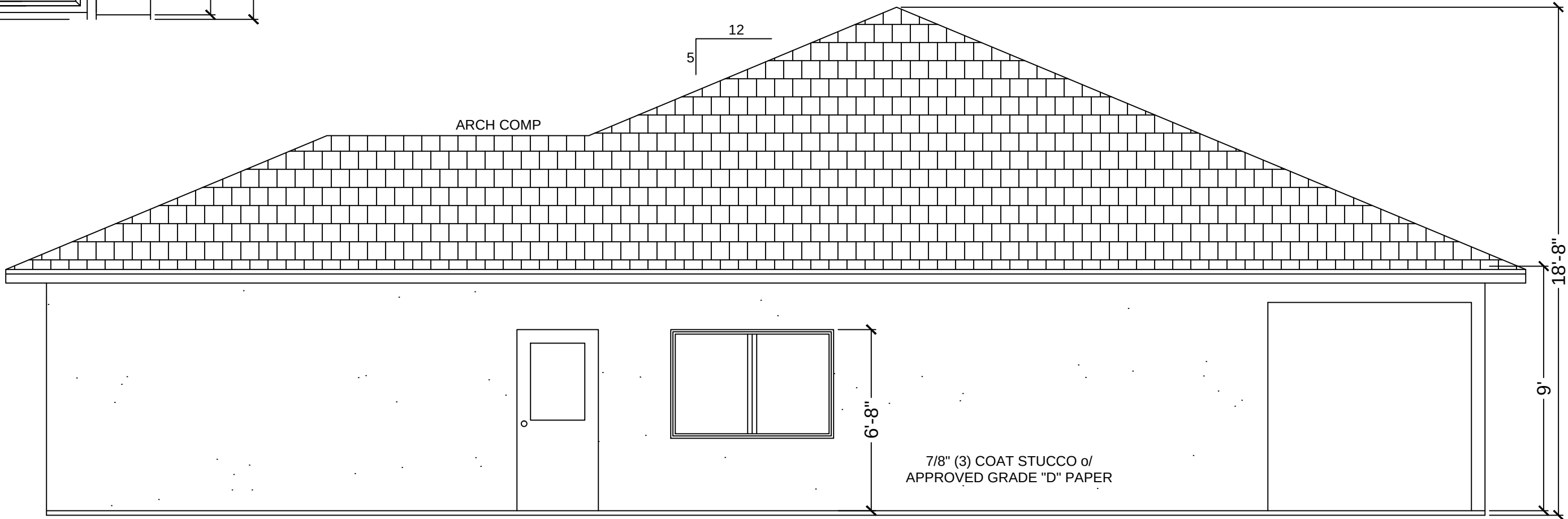
MAIN DWELLING
GURPREET SANGHA
820 LAS ANIMAS AVE.
GILROY, CA 95020

MAIN DWELLING
FLOOR PLAN

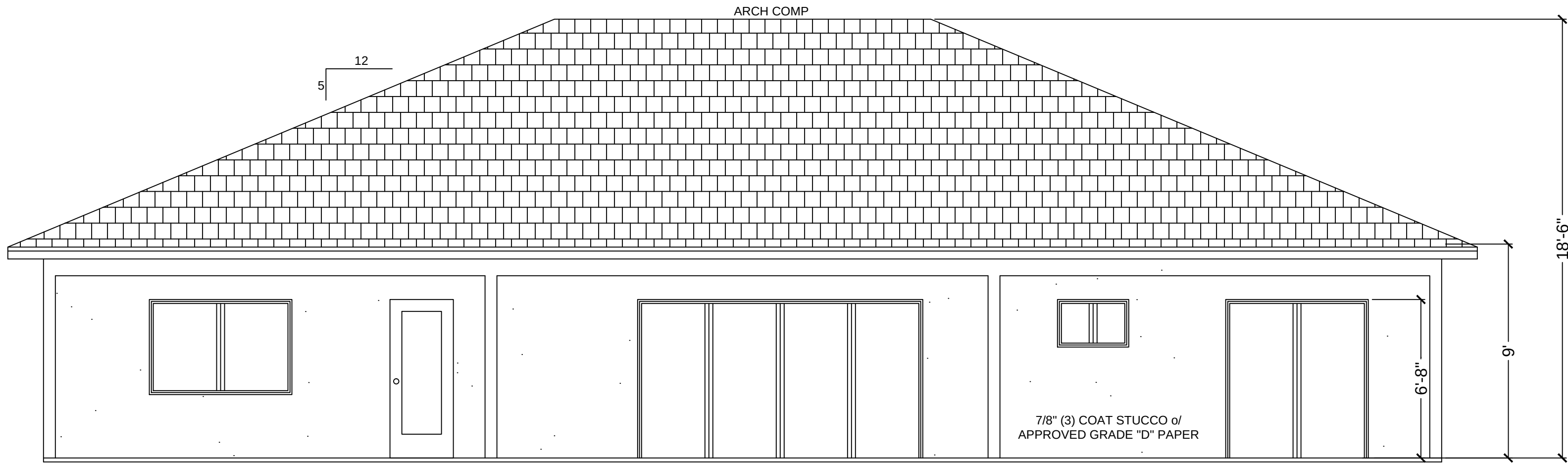
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SHEET
A2.1



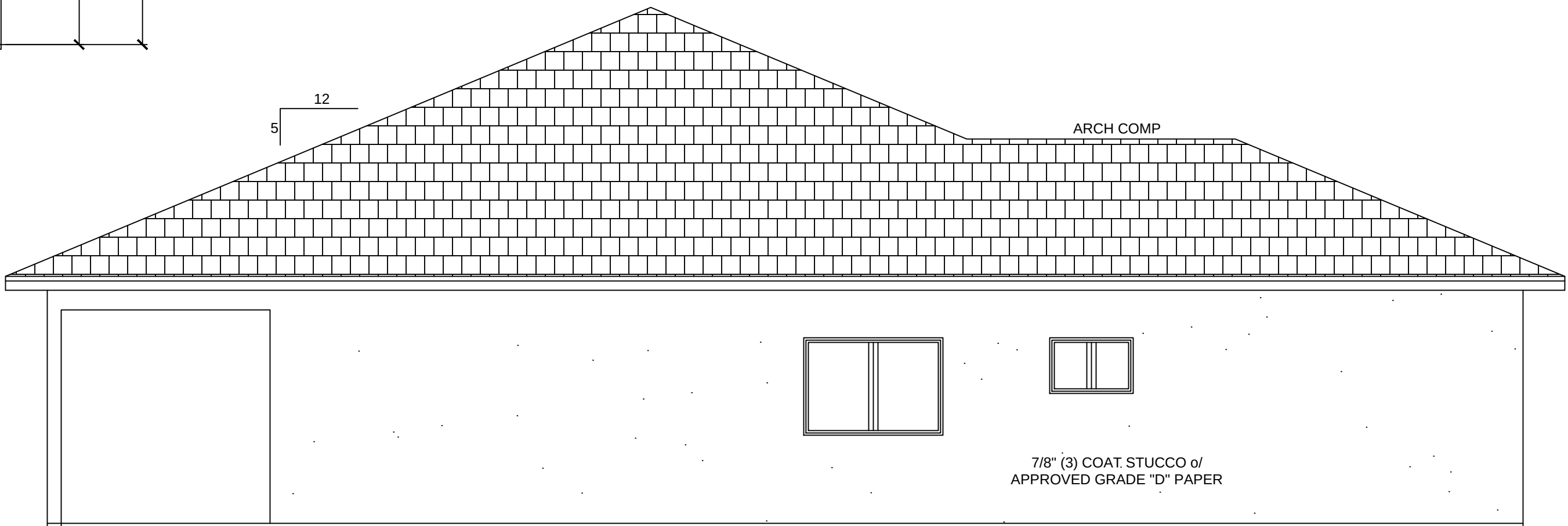
FRONT VIEW



RIGHT VIEW



REAR VIEW



LEFT VIEW

STAMP SPACE

REVISIONS	
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SOUTH BAY
DESIGN

SOUTH BAY
DESIGN

DBA

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sbdesign27@yahoo.com

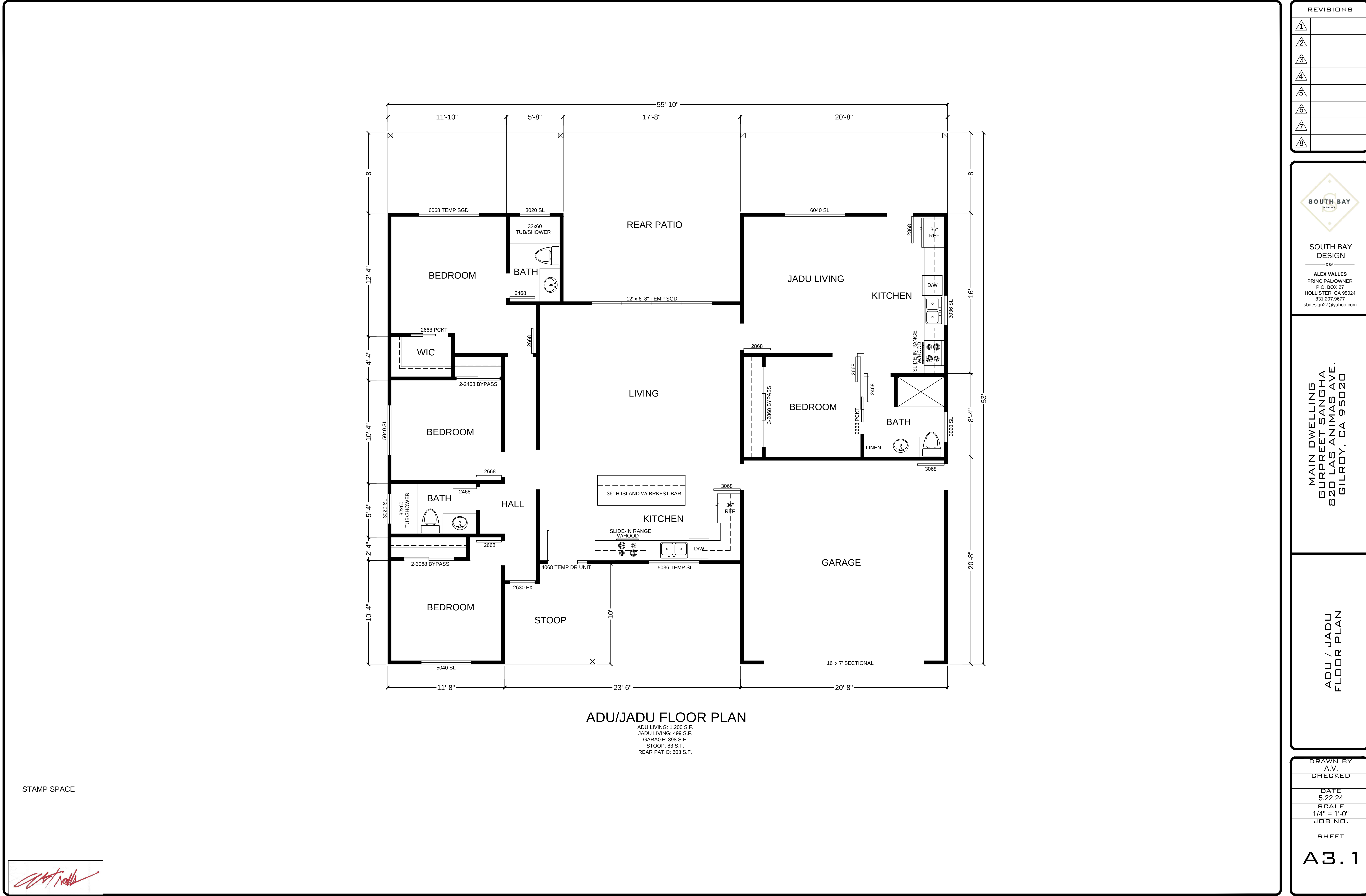
MAIN DWELLING
GURPREET SANGHA
820 LAS ANIMAS AVE.
GILROY, CA 95020

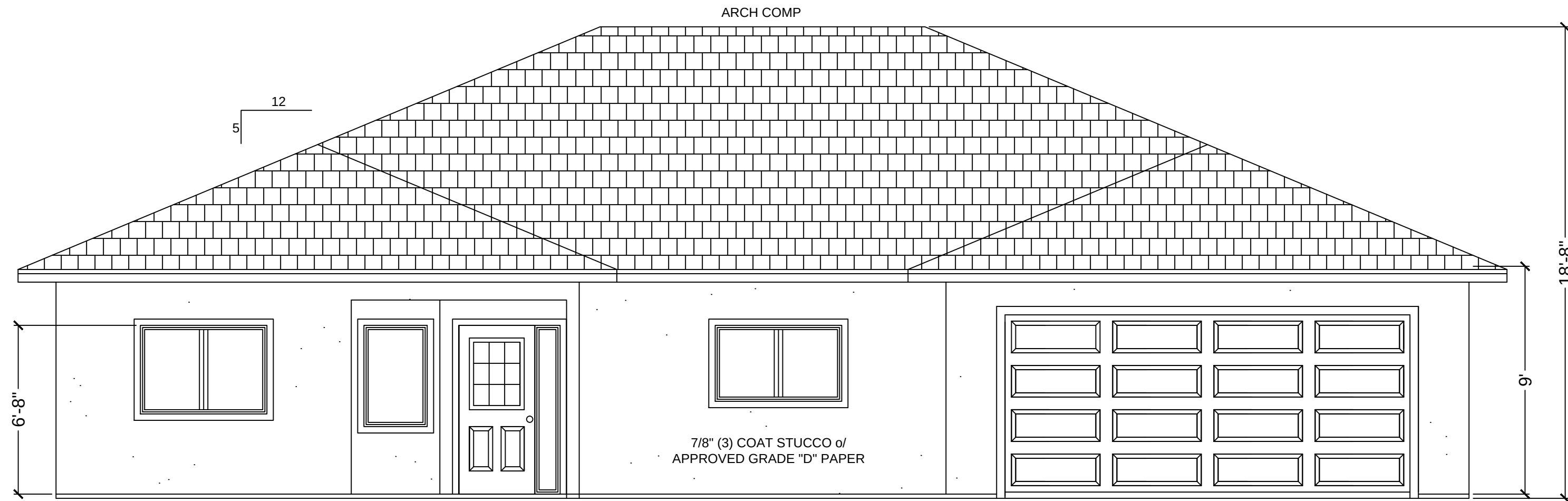
MAIN DWELLING
ELEVATIONS

DRAWN BY
A.V.
CHECKED

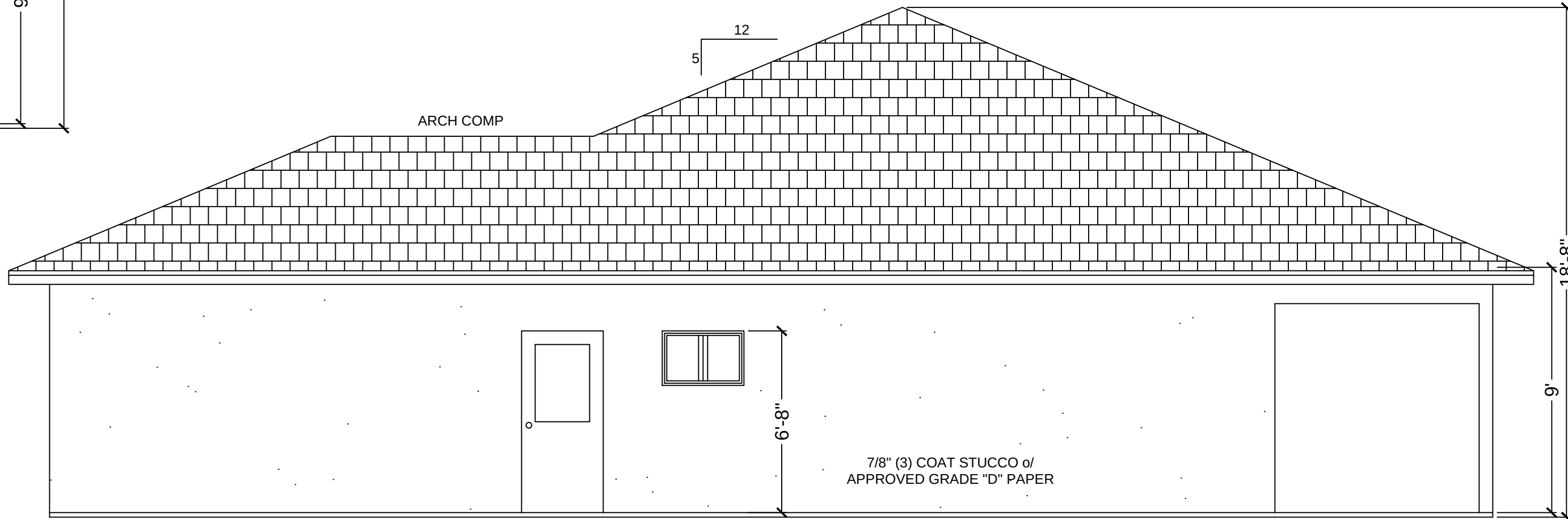
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JOB NO.

SHEET
A2.2

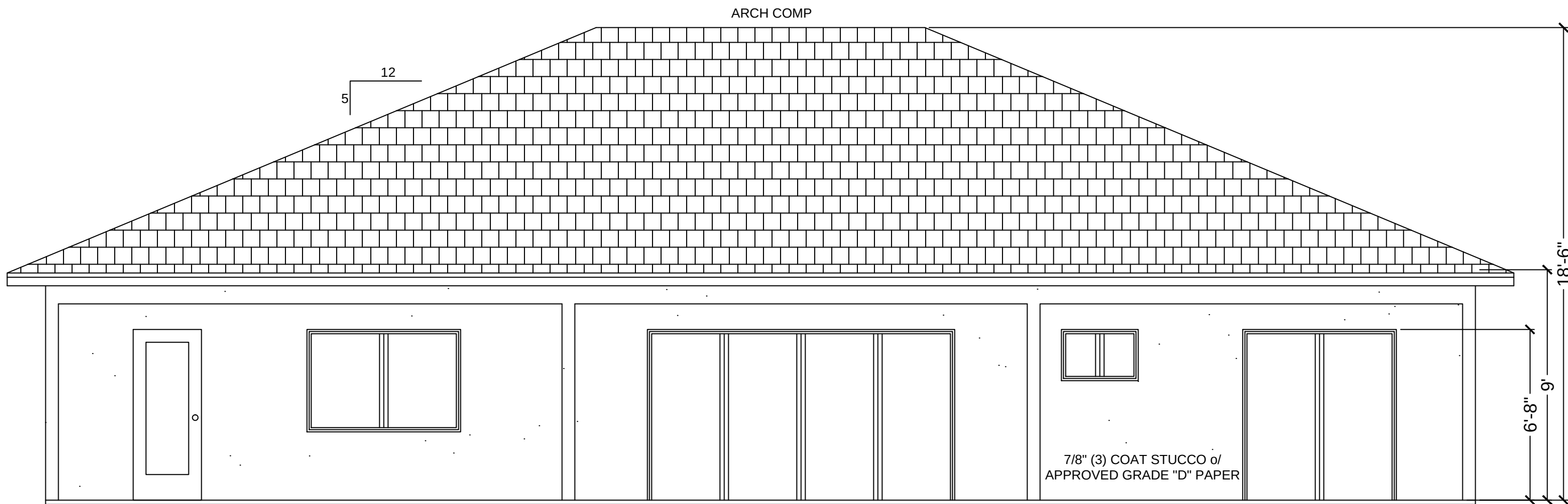




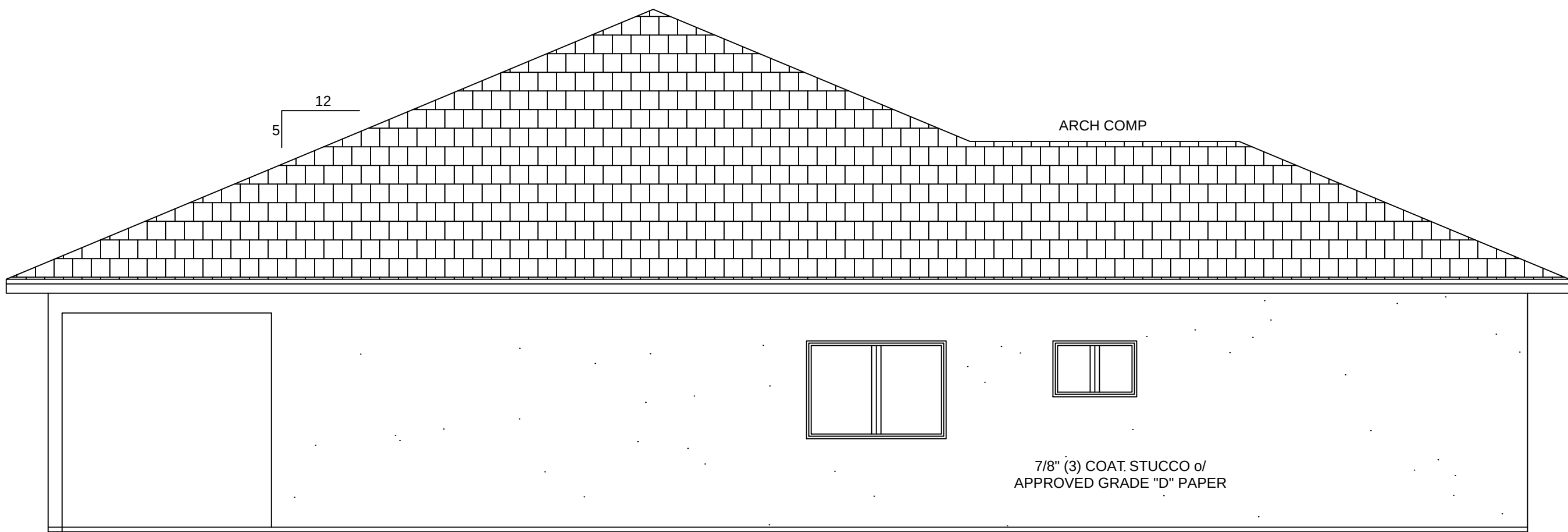
FRONT VIEW



RIGHT VIEW



REAR VIEW



LEFT VIEW

STAMP SPACE

Alex Valles

REVISIONS	
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**SOUTH BAY
DESIGN**

SOUTH BAY
DESIGN

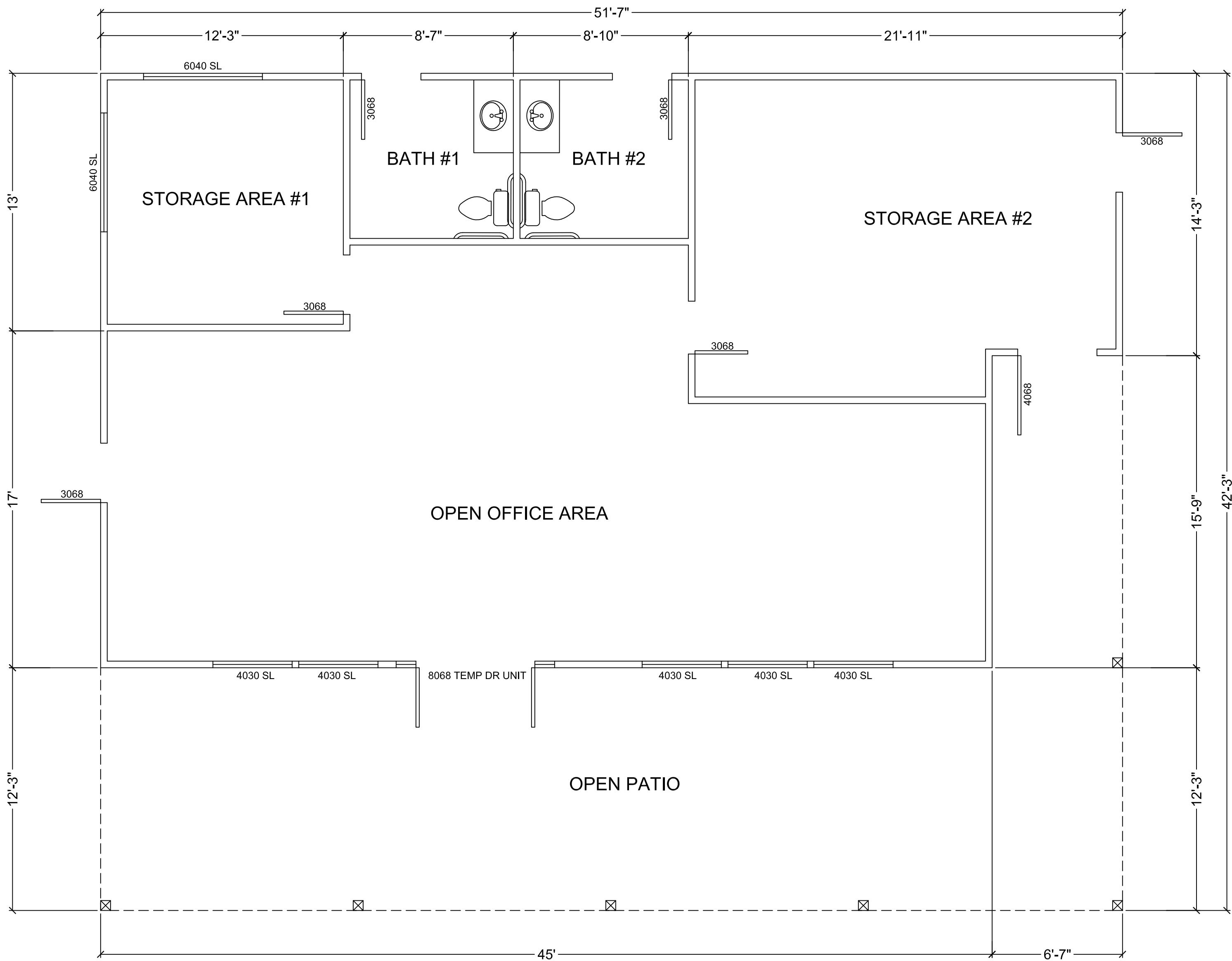
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MAIN DWELLING
GURPREET SANGHA
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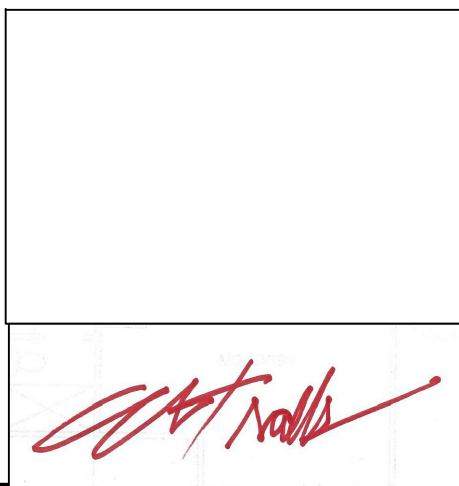
ADU / JADU
ELEVATIONS

DRAWN BY A.V.
CHECKED
DATE 5.22.24
SCALE 1/4" = 1'-0"
JOB NO.
SHEET
A3.2



EXISTING OFFICE BUILDING 1,444 S.F.
EXISTING OPEN PATIO AREA: 736 S.F.

STAMP SPACE



PROPOSED HOME OFFICE BUILDING
EXISTING OFFICE BUILDING 1,444 S.F.
EXISTING OPEN PATIO AREA: 736 S.F.

** EXISTING OFFICE BUILDING S.F. TO BE CHANGED IN USE TO HOME OFFICE

ELECTRICAL/PLUMBING

- DUPLEX RECEPTACLE (all outlets AFCI unless noted as GFCI)
- RECESSED FIXTURE
- OUTDOOR LIGHTING FIXTURE
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- SWITCH
- EXHAUST FAN ENERGY STAR RATED
- NEW 200 AMP PANEL UPGRADE FROM 100 AMP
- GROUND FAULT INTERRUPTOR
- WATER PROOF BUBBLE COVER FOR OUTDOOR RECEPTACLES

REVISIONS

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SOUTH BAY
DESIGN

ALEX VALLES
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REMODEL DETACHED HOME OFFICE
GURPREET SANGHA
820 LAS ANIMAS AVE.
GILROY, CA 95020

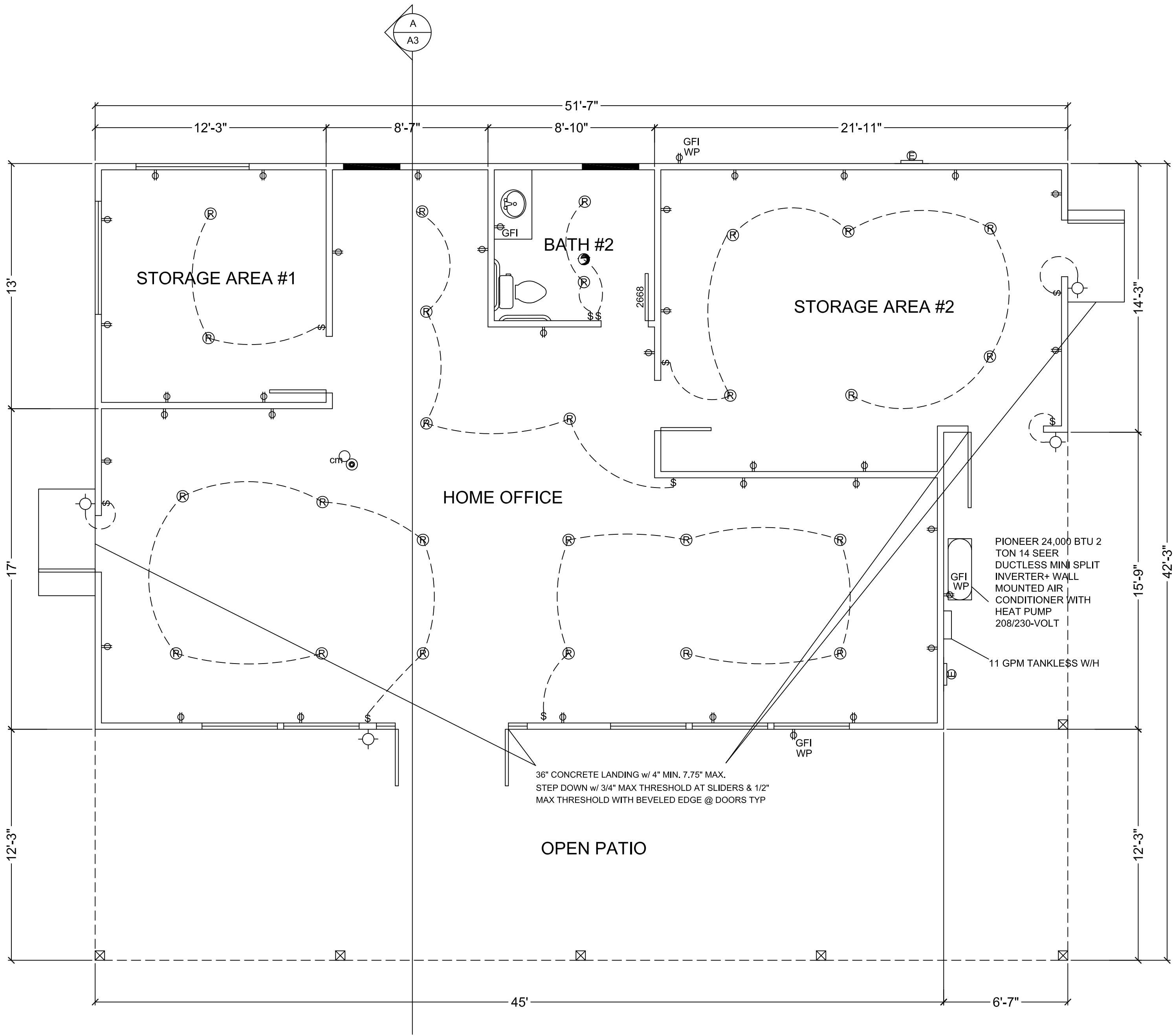
EXISTING HOME
OFFICE PLAN

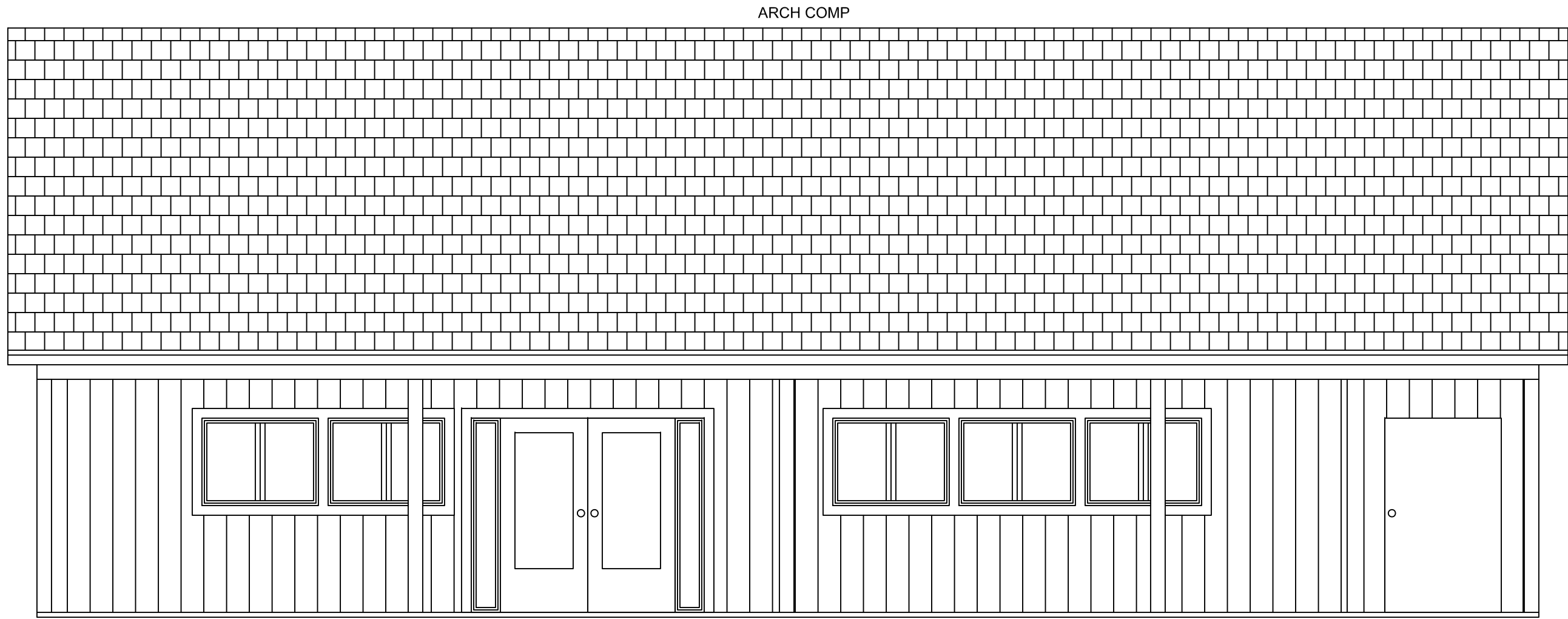
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A.V.
CHECKED

DATE
8.23.23
SCALE
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JOB NO.

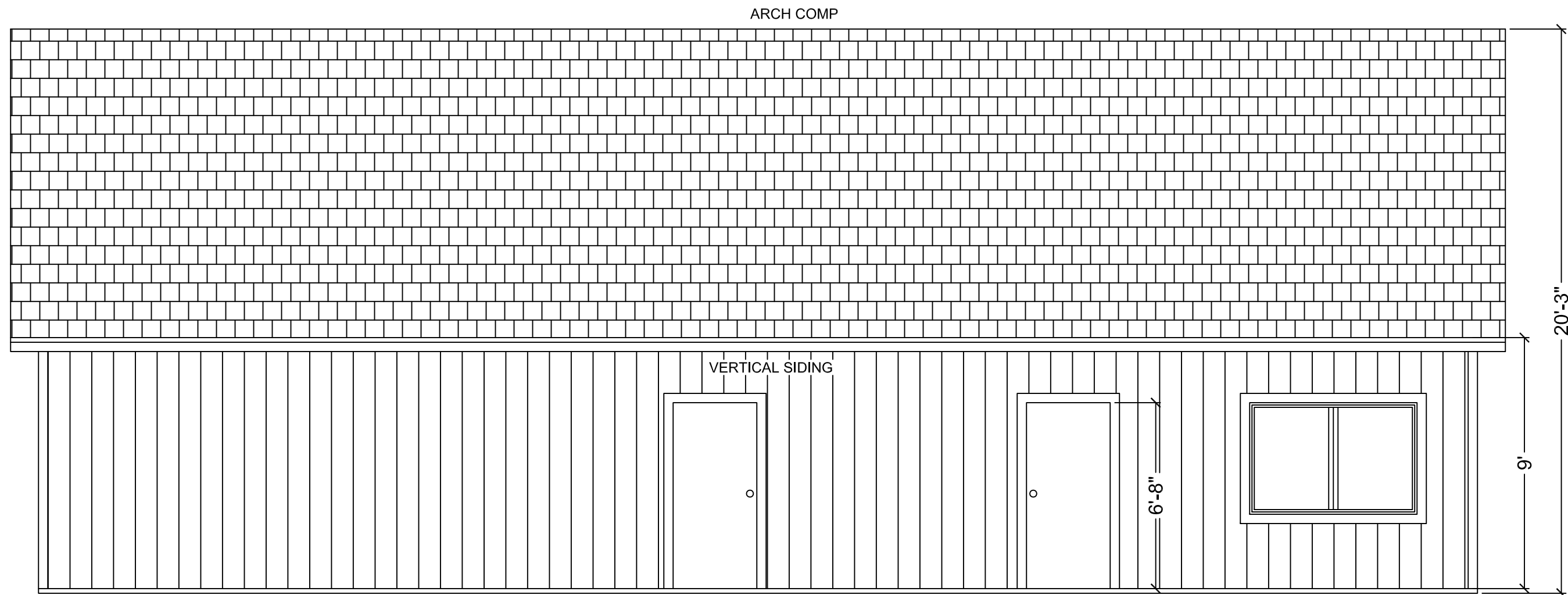
SHEET

A2

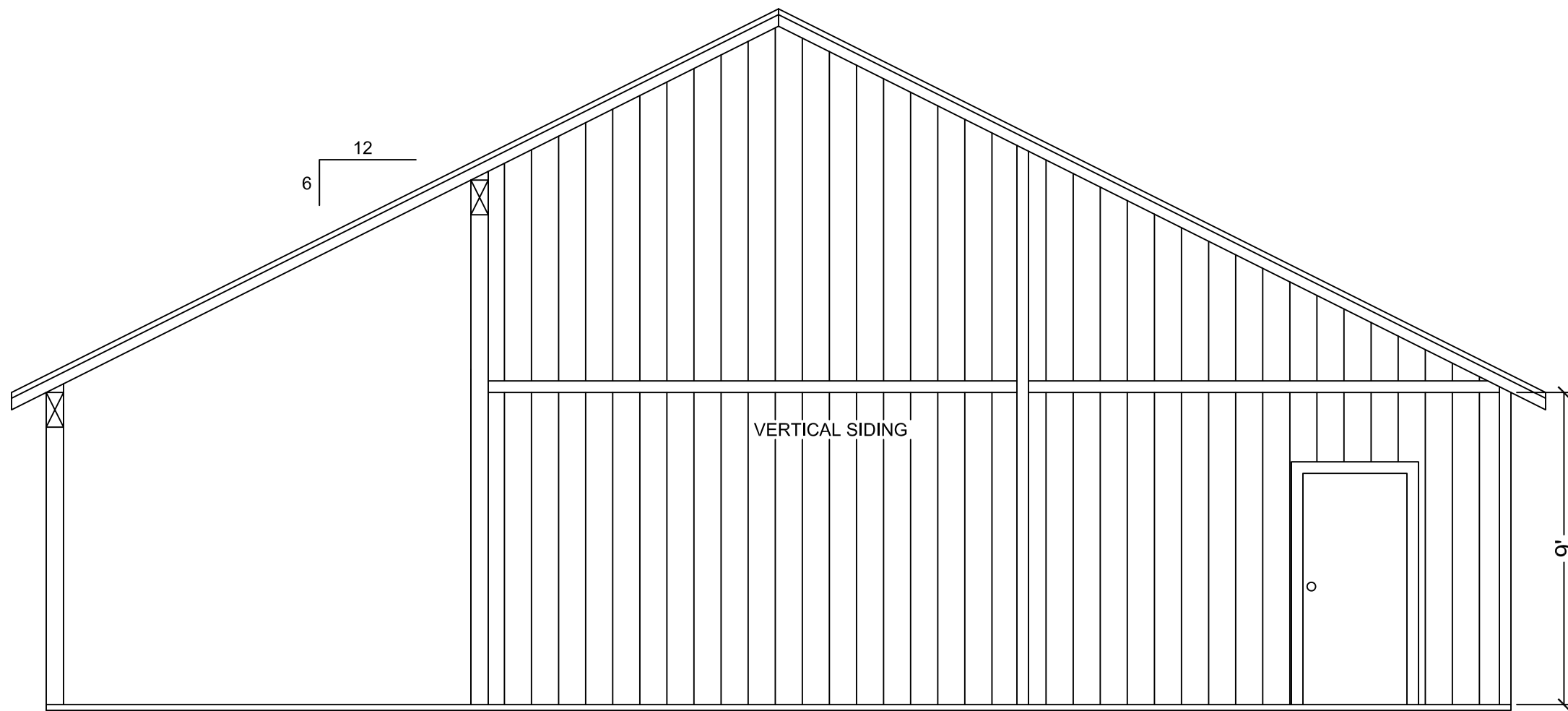




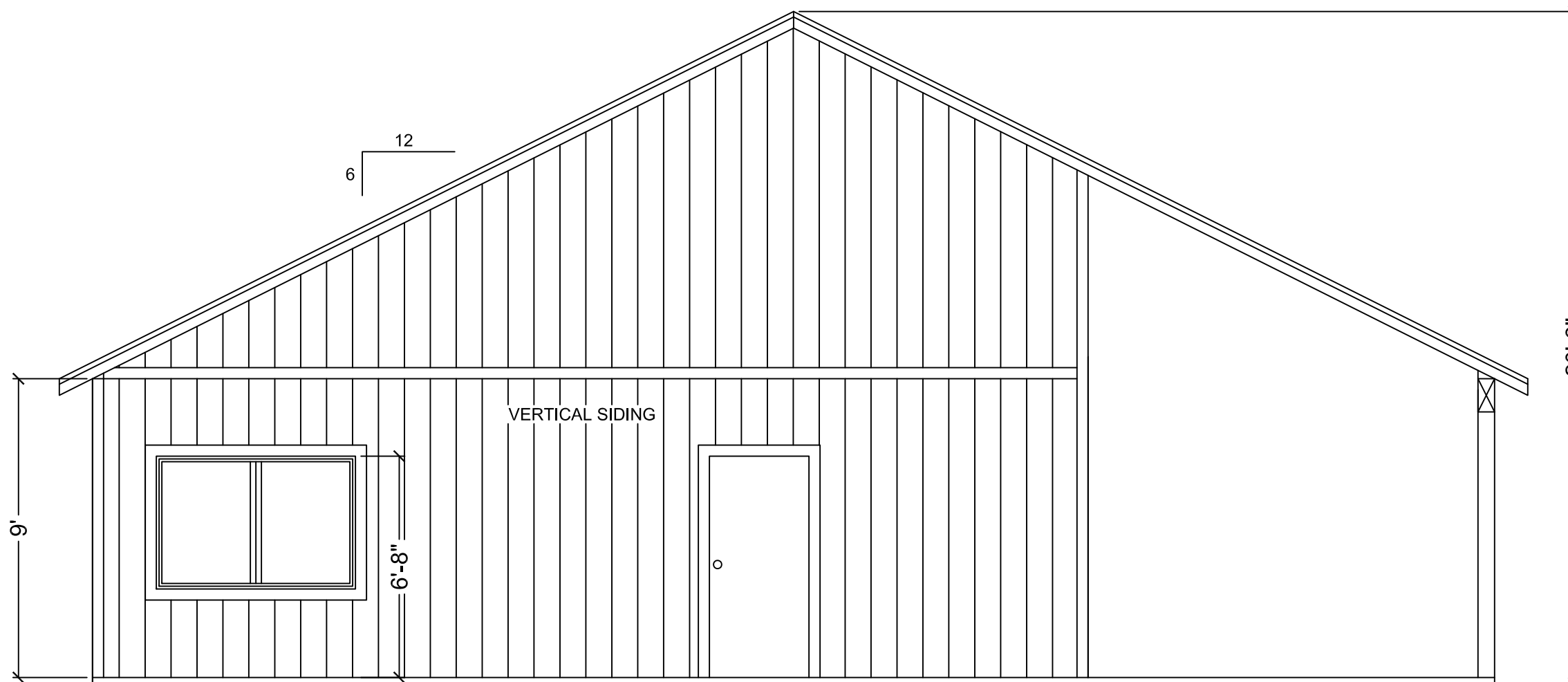
EXISTING REAR ELEVATION



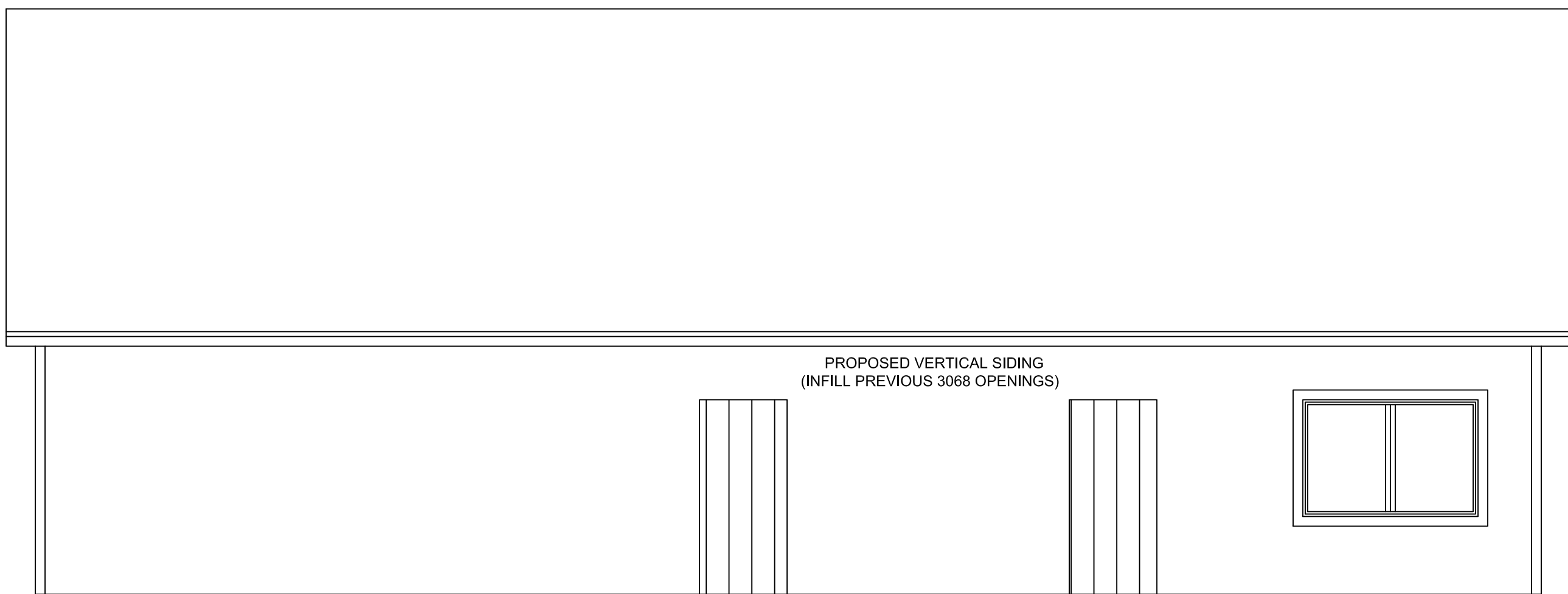
EXISTING FRONT ELEVATION



EXISTING LEFT ELEVATION



EXISTING RIGHT ELEVATION



PROPOSED FRONT ELEVATION

ATTIC VENT CALCS
1,444 SQ. FT. $\times$ 0.65 = 940.6
9.62 x 144 = 1,387 SQ INCHES OF NET FREE VENTILATION AREA
PROVIDE A TOTAL OF (26) 3.5"x22"
WUI APPROVED SCREENED EAVE VENTS w/ 54 SQ FT NFVA
(provides 2 vents added for attic fan)
(maximum of every second rafter/truss bay)
net free area of proposed vents shall be used
adjust calculations as necessary if another wui approved vent is used
provide min 1" airspace @ roof eave vents

STAMP SPACE

[Signature]

REVISIONS	
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SOUTH BAY DESIGN

SOUTH BAY DESIGN
— DBA —
ALEX VALLES
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REMODEL DETACHED HOME OFFICE
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GILROY, CA 95020

EXISTING / PROPOSED
ELEVATIONS

DRAWN BY
A.V.
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SHEET
A3