

Applicant/Owner:
Gurpreet Kaur
770 Las Animas Avenue
Gilroy, CA 95020
415-463-0858
gurpreeti.mann@gmail.com

Engineer:
David L. Faria, RCE 92432
Faria Engineering & Surveying
1656 Cienega Road Unit 100
Hollister, CA 95023
(602) 515-7650
david@fariaengineering.com

Project Information:

APN
Present Use:
Proposed Use:
Present Zoning:
Existing Improvements:
Water:
Sanitary Sewer:
Gas & Electric:
Fire Responsibility Area:
Wildland Urban Interface:
HCP Area:
Hazard Zone(s):
Gross Area:
Net Area:

835-15-051
Driving Range
Residential
A-40Ac
As Shown
ex well
ex OWTS
ex PGE and propane
LRA
Not in
Rural Development Not Covered
Liquefaction (not in building area)
5.002 ac
4.776 ac

Boundary Note: Property lines shown on this plan are based a field survey performed by San Benito Engineering and on record data.

Flood Zone: The property lies wholly in Zone D, areas in which flood hazards are undetermined, but possible, per FEMA Firm Panel 06085C0637H, effective May 18, 2009.

Basis of Bearings: The bearings shown on this map are based on the southerly line of Las Animas Avenue as found monumented and recorded as South 64° 41' 00" West, on that Parcel Map thereof recorded in Book 394 of Maps at Page 15, Santa Clara County Records.

Benchmark: Elevations shown on this plan are based on Santa Clara Valley Water District Benchmark BM016, brass disk located on top of concrete headwall, southwesterly corner of New Creek bridge on Center Avenue. Unincorporated City of San Martin. ELEVATION = 292.53'. (NAVD88)

Fire Notes:

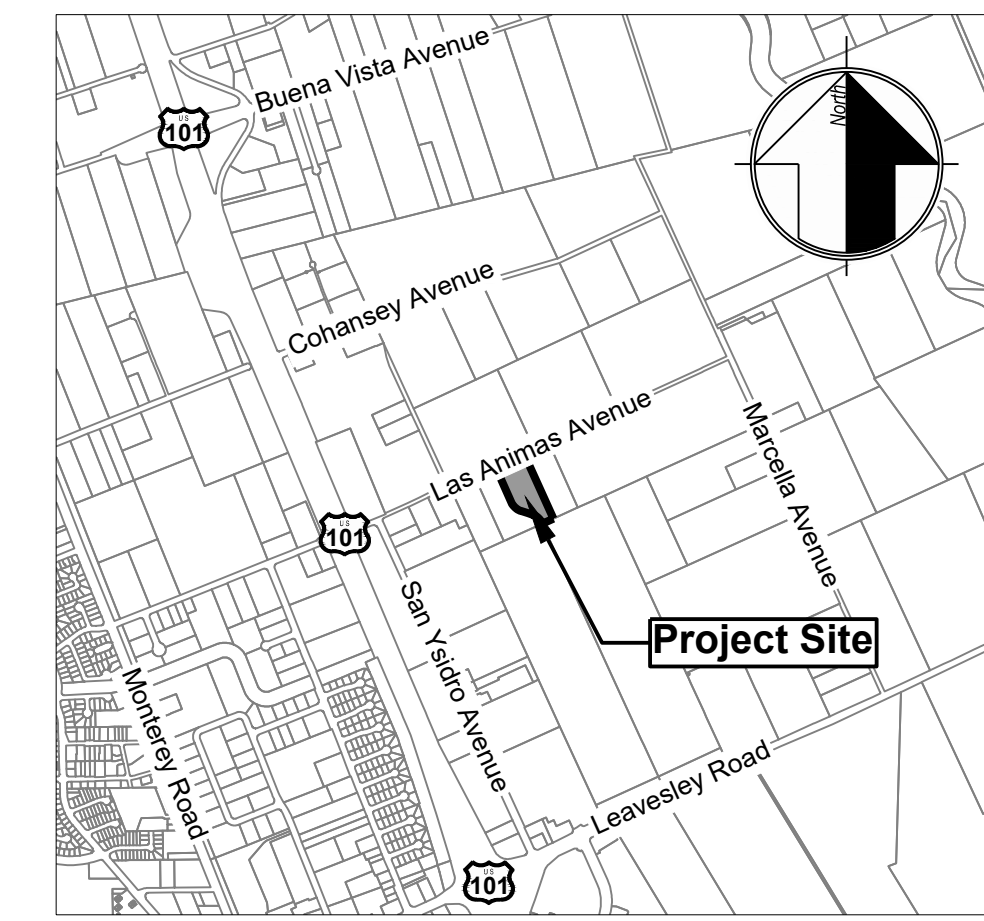
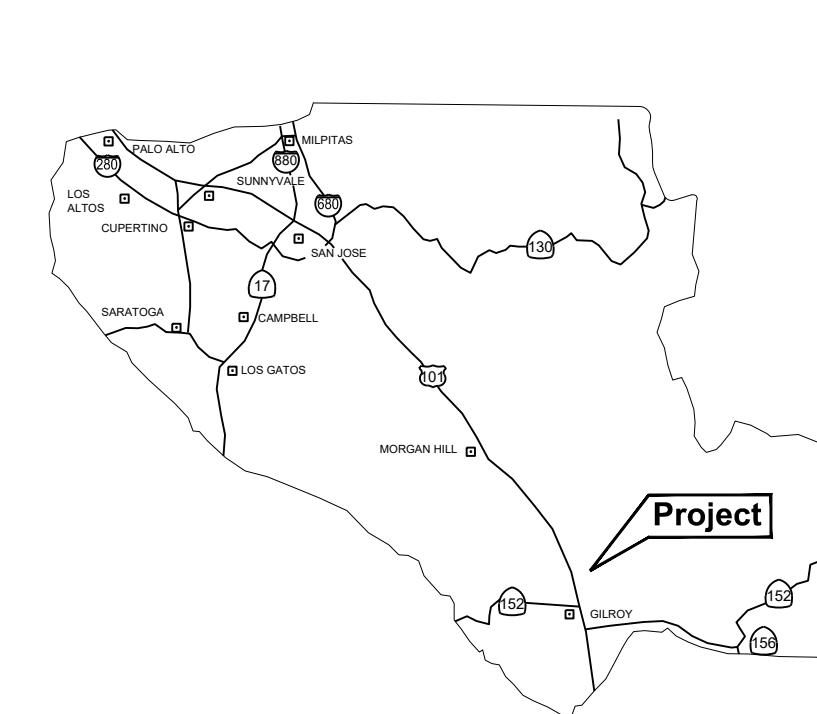
1. Fire Sprinklers shall be a deferred submittal.
2. Property is located in the Local Response Area.
3. Property is not in the Wildland Urban Interface (WUI).
4. Driveway width will be maintained at 12' minimum with a clear height of 13' 6".
5. Existing driveway capable of supporting 75,000 lbs.
6. All proposed driveways to be made of an all weather surface capable of supporting 75,000 lbs.
7. All proposed driveways shall have a max. slope of 15%.
8. Construction Type is V-B.
9. Occupancy Type is R-3.

Landscaping Note:

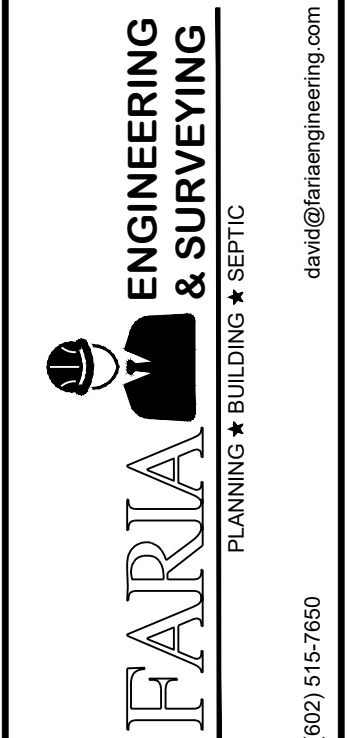
1. No landscaping is proposed. All non improved disturbed areas to be hydroseeded.

Tree Note:

1. No trees are proposed to be removed.

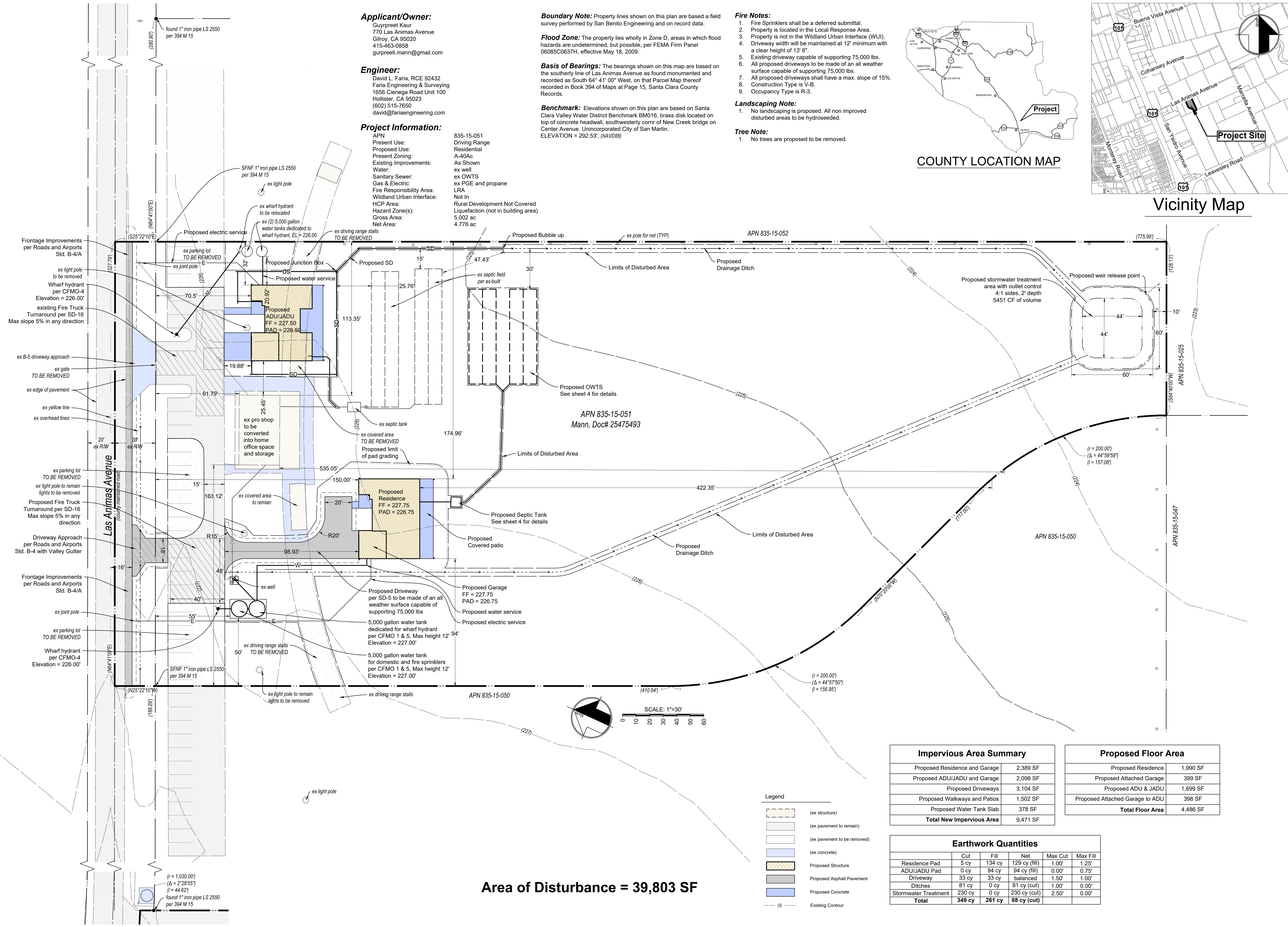


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Site Plan
820 Las Animas Avenue - APN 835-15-051

DATE: 9/26/2024
SCALE: 1" = 30'
DRAWN BY: DF
CHECKED BY: DF
JOB NO. **224005**
SHEET NO. **1**
OF **4**



Area of Disturbance = 39,803 SF

Impervious Area Summary

Proposed Residence and Garage	2,389 SF
Proposed ADU/JADU and Garage	2,098 SF
Proposed Driveways	3,104 SF
Proposed Walkways and Patios	1,502 SF
Proposed Water Tank Slab	378 SF
Total New Impervious Area	9,471 SF

Proposed Floor Area

Proposed Residence	1,990 SF
Proposed Attached Garage	399 SF
Proposed ADU & JADU	1,699 SF
Proposed Attached Garage to ADU	398 SF
Total Floor Area	4,486 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	33 cy	33 cy	balanced	1.50'	1.00'
Ditches	81 cy	0 cy	81 cy (cut)	1.00'	0.00'
Stormwater Treatment	230 cy	0 cy	230 cy (cut)	2.50'	0.00'
Total	349 cy	261 cy	88 cy (cut)		

- Legend**
- (ex structure)
 - (ex pavement to remain)
 - (ex pavement to be removed)
 - (ex concrete)
 - Proposed Structure
 - Proposed Asphalt Pavement
 - Proposed Concrete
 - (0) Existing Contour

Drainage Design Synopsis

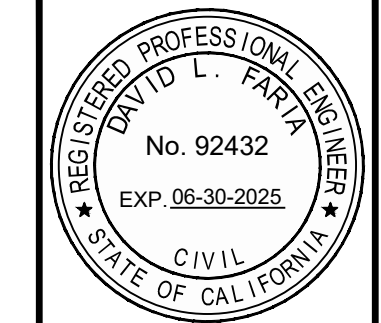
1. The project is required to meet tier 1 post construction performance requirements.
2. The main residence downspouts shall drain onto splash blocks directed away from the foundation. The runoff will enter into a drainage ditch that routes the runoff to the stormwater retention area for treatment and metering.
3. 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.
4. 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.
5. The stormwater treatment area was sized to release the runoff at pre development rates.
6. 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.

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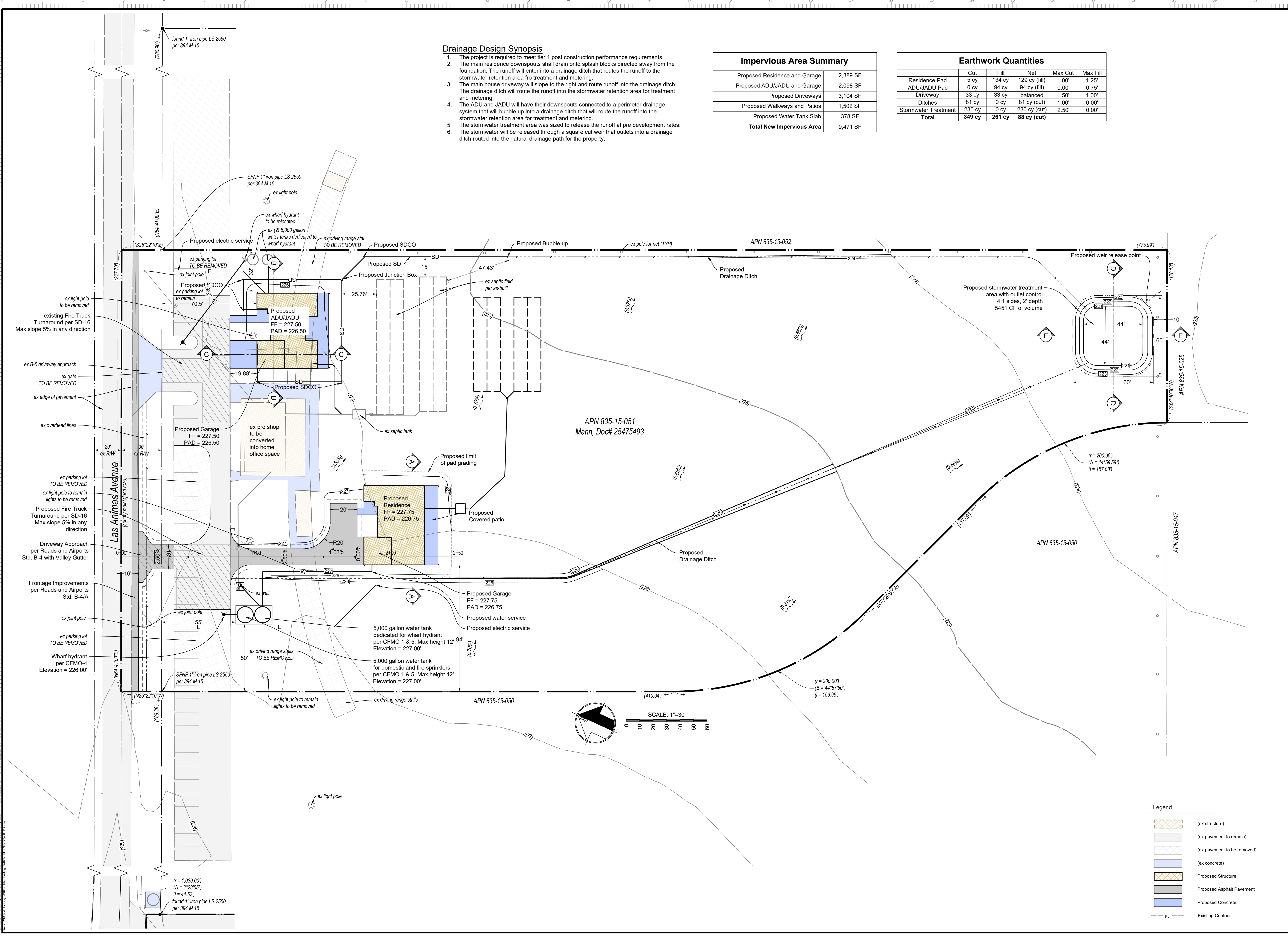


NO.	REVISIONS	BY
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FARIA ENGINEERING & SURVEYING
 PLANNING * BUILDING * SEPTIC
 10620 515-1650
 dave@fariaing.com

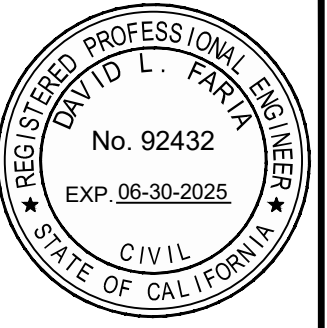
Preliminary Grading Plan
820 Las Animas Avenue - APN 835-15-051

DATE: 9/26/2024
 SCALE: 1" = 30'
 DRAWN BY: DF
 CHECKED BY: DF
 JOB NO. **224005**
 SHEET NO. **2**
 OF **4**



Legend

	(ex structure)
	(ex pavement to remain)
	(ex pavement to be removed)
	(ex concrete)
	Proposed Structure
	Proposed Asphalt Pavement
	Proposed Concrete
	Existing Contour



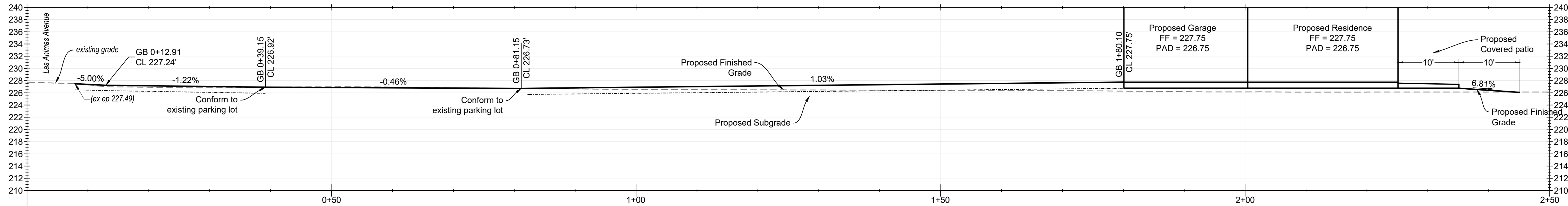
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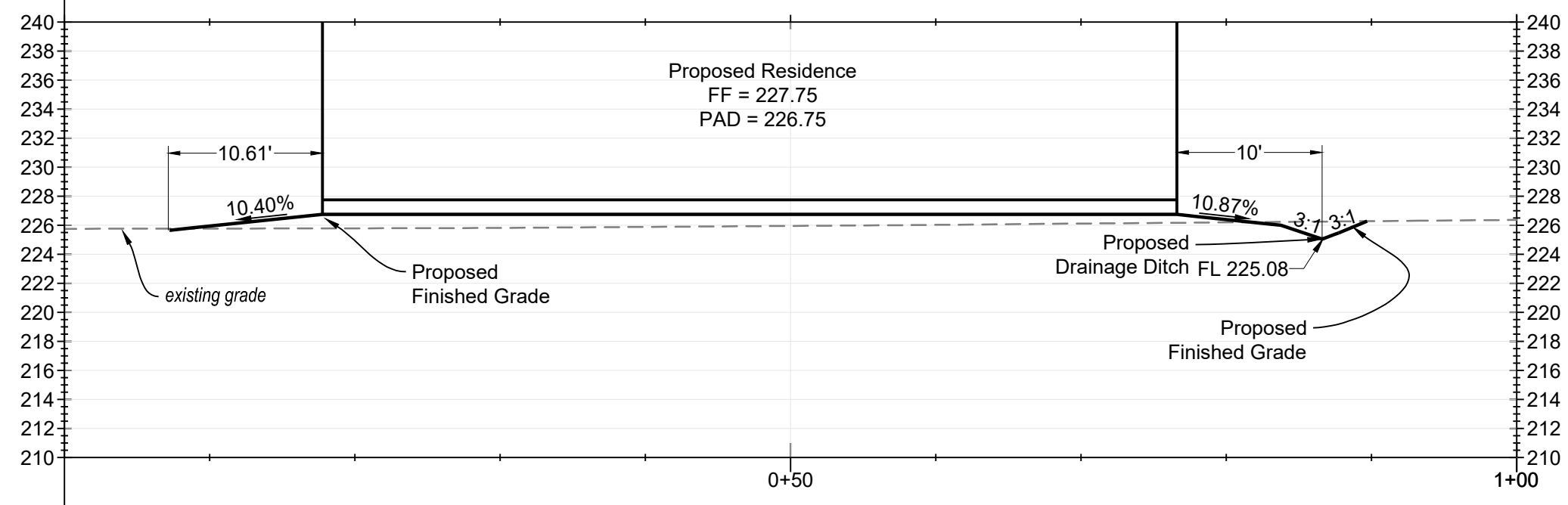
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 (607) 515-1650
 dlf@fariaengineering.com

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

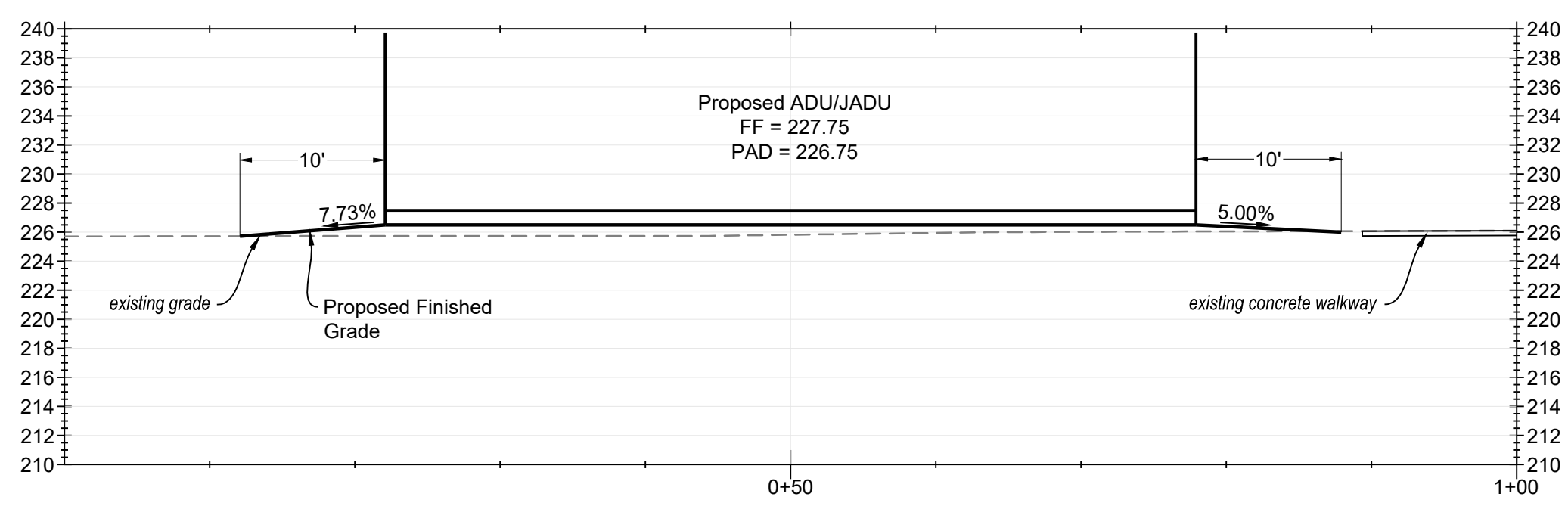
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 CHECKED BY: DF
 JOB NO. **224005**
 SHEET NO. **3**
 OF **4**



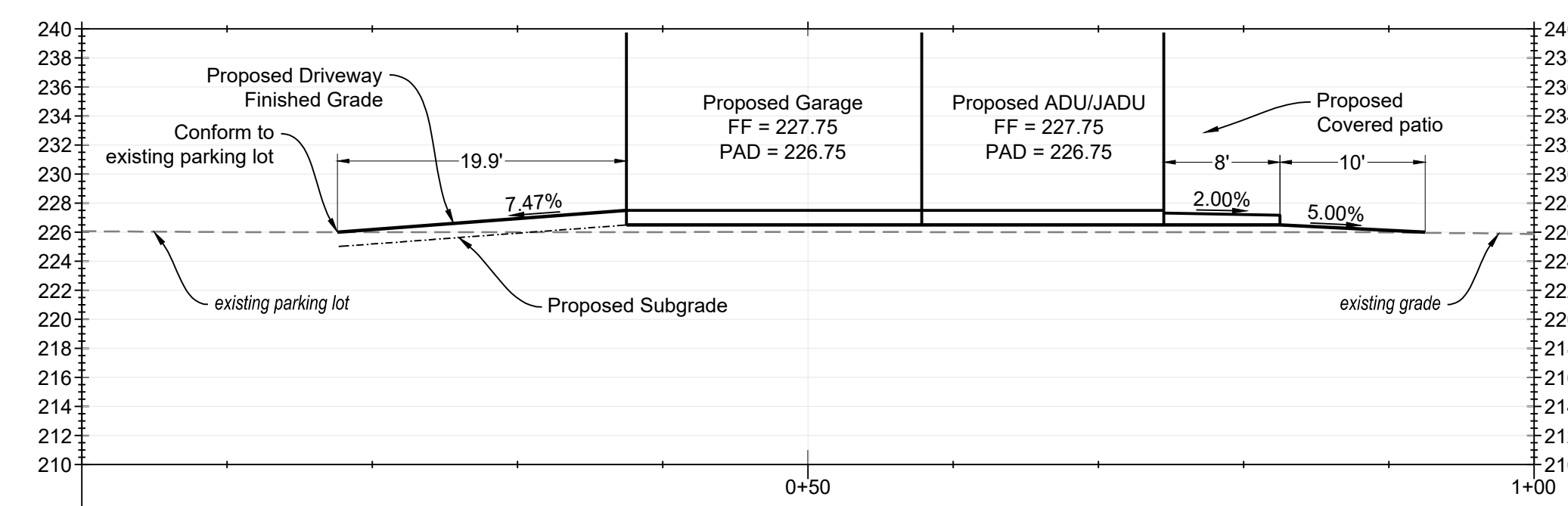
PROFILE: Main House Driveway
 SCALE H: 1"=10' SCALE V: 1"=10'



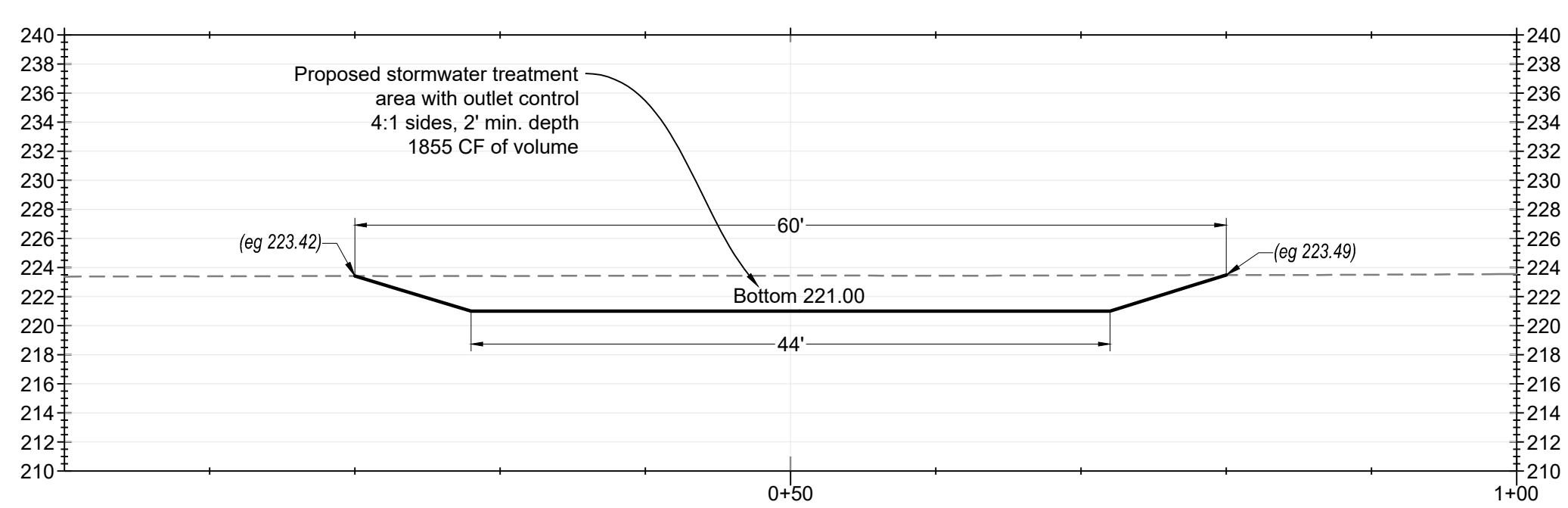
PROFILE: A-A
 SCALE H: 1"=10' SCALE V: 1"=10'



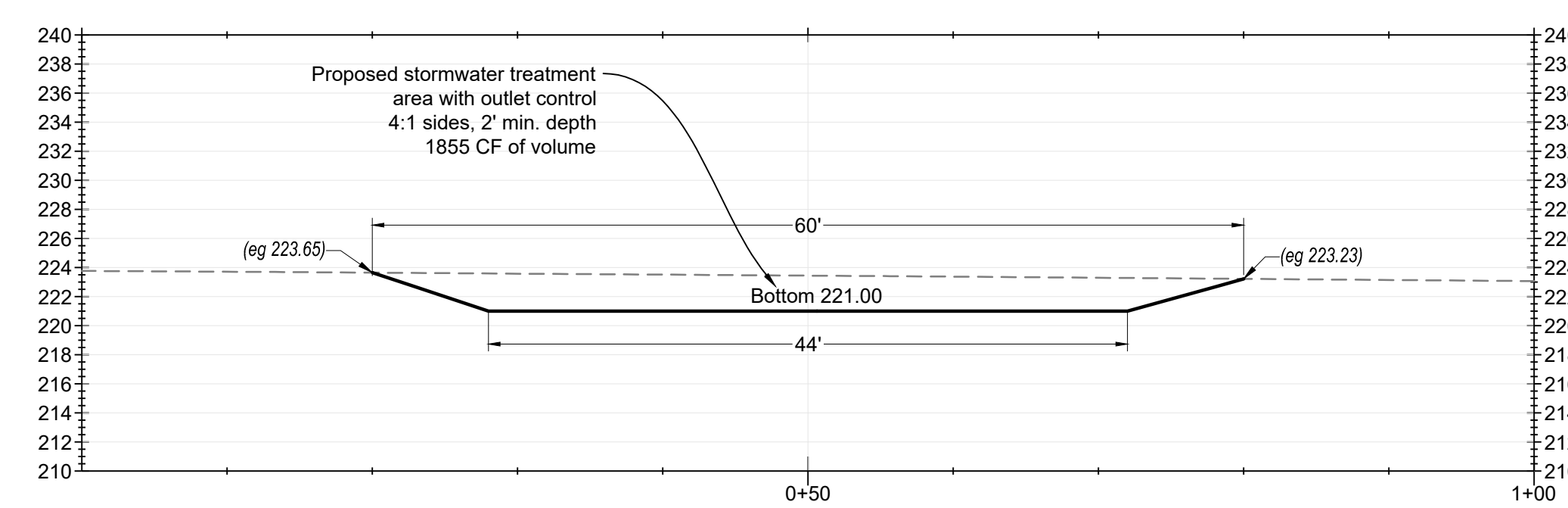
PROFILE: B-B
 SCALE H: 1"=10' SCALE V: 1"=10'



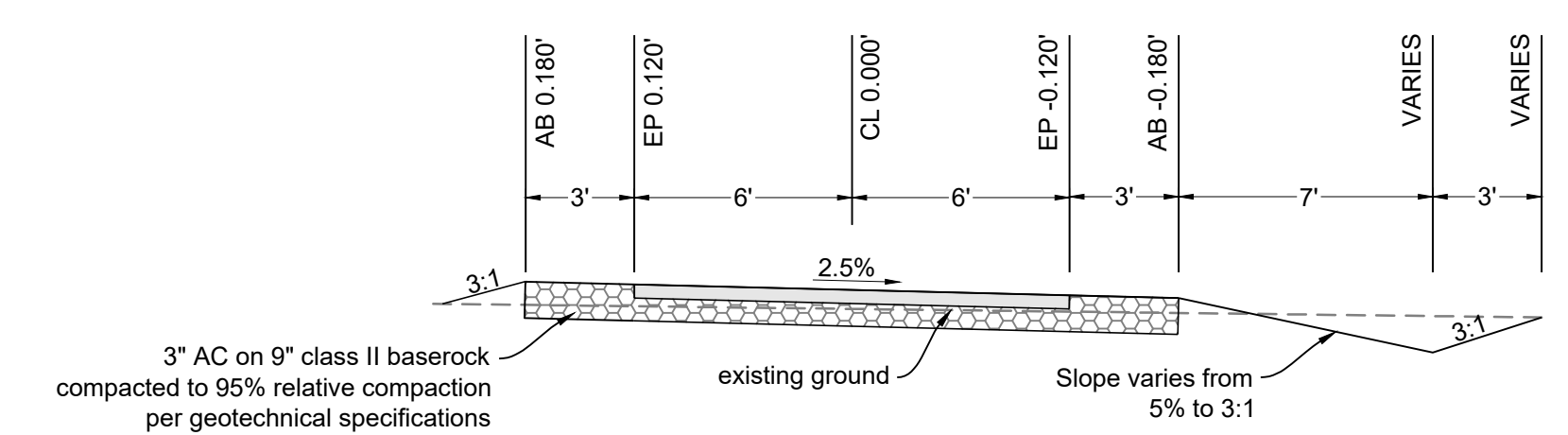
PROFILE: C-C
 SCALE H: 1"=10' SCALE V: 1"=10'



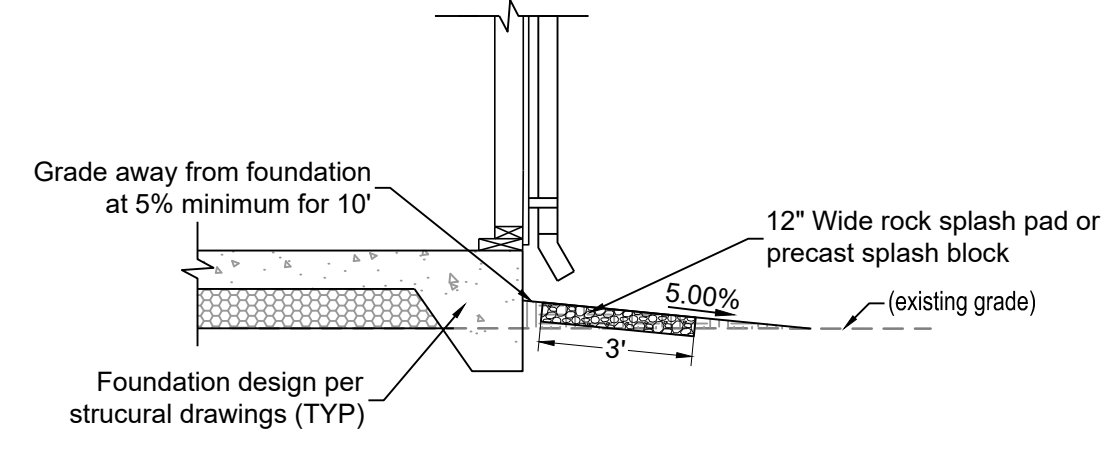
PROFILE: D-D
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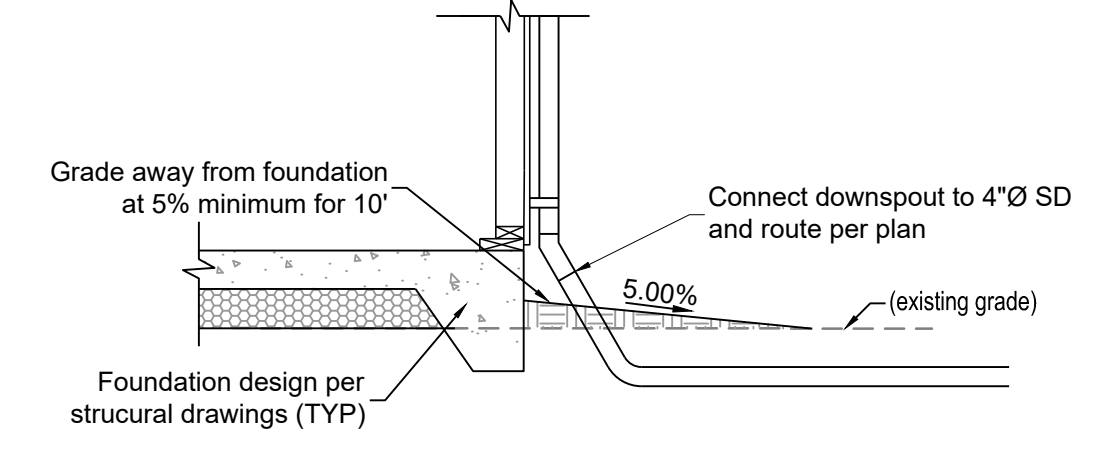
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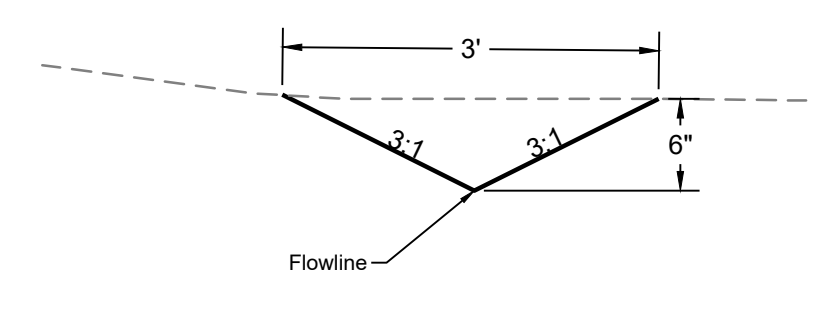
Typical Driveway Section
 N.T.S.



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



ADU/JADU Downspout Detail
 N.T.S.



Typical Swale Detail
 N.T.S.



MAIN DWELLING FLOOR PLAN

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

STAMP SPACE

Alex Valles

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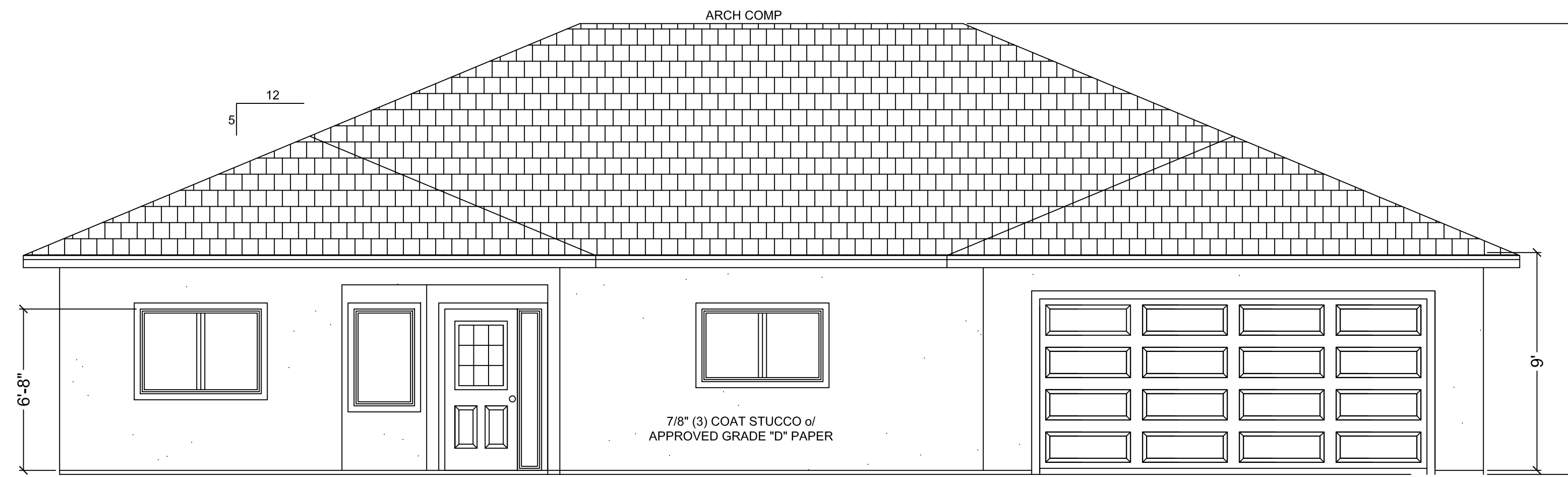
SOUTH BAY DESIGN
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 DBA
 ALEX VALLES
 PRINCIPAL/OWNER
 P.O. BOX 27
 HOLLISTER, CA 95024
 831.207.9677
 sbdesign27@yahoo.com

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

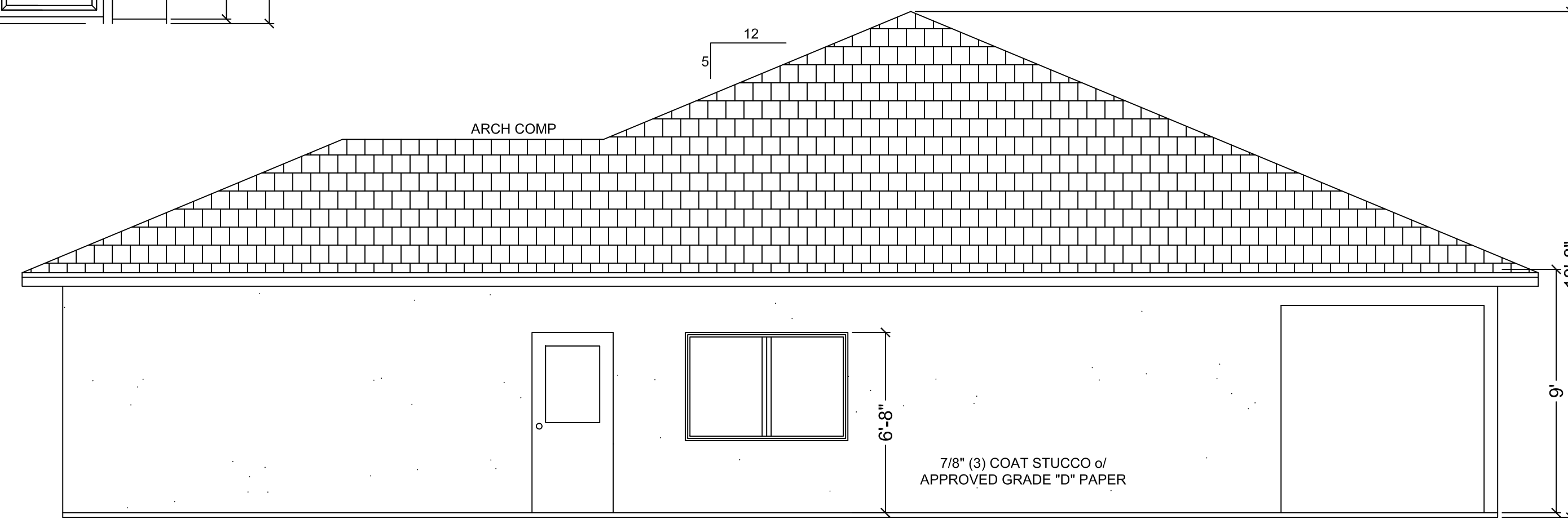
MAIN DWELLING
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DRAWN BY
 A.V.
 CHECKED
 DATE
 5.22.24
 SCALE
 1/4" = 1'-0"
 JOB NO.

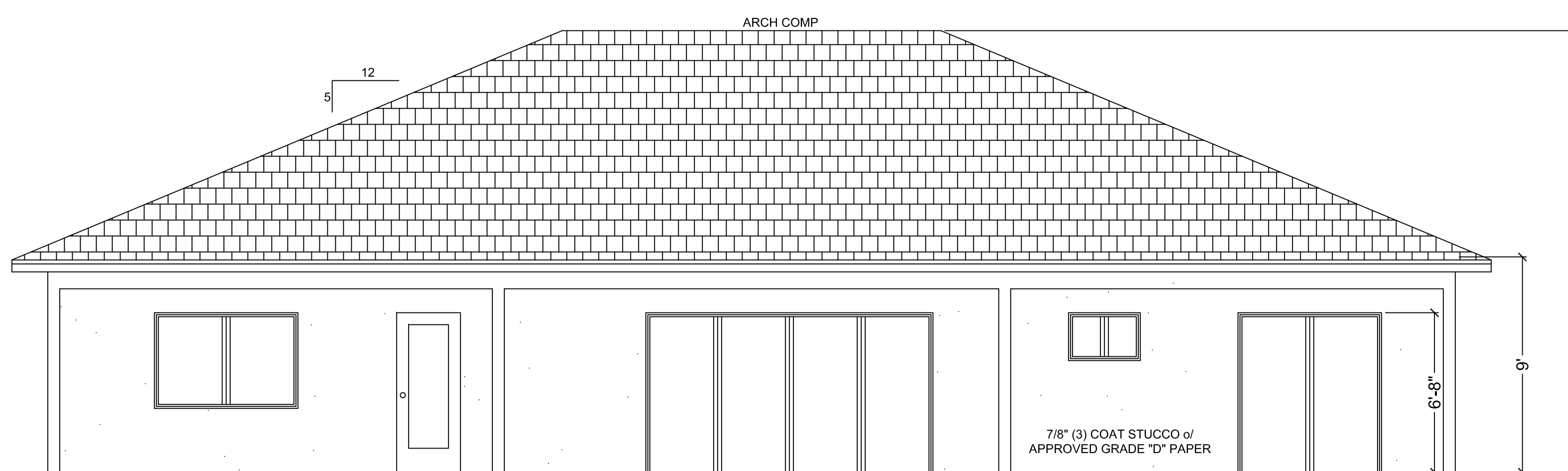
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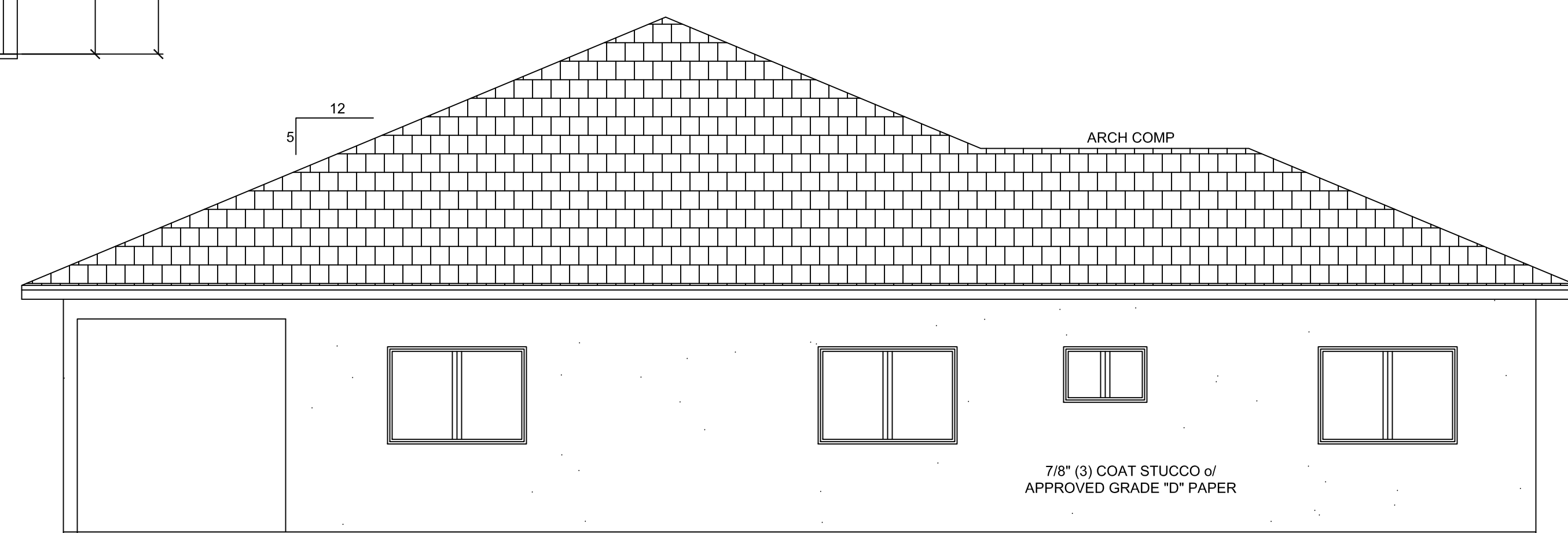
FRONT VIEW



RIGHT VIEW



REAR VIEW



LEFT VIEW

STAMP SPACE

Alex Valles

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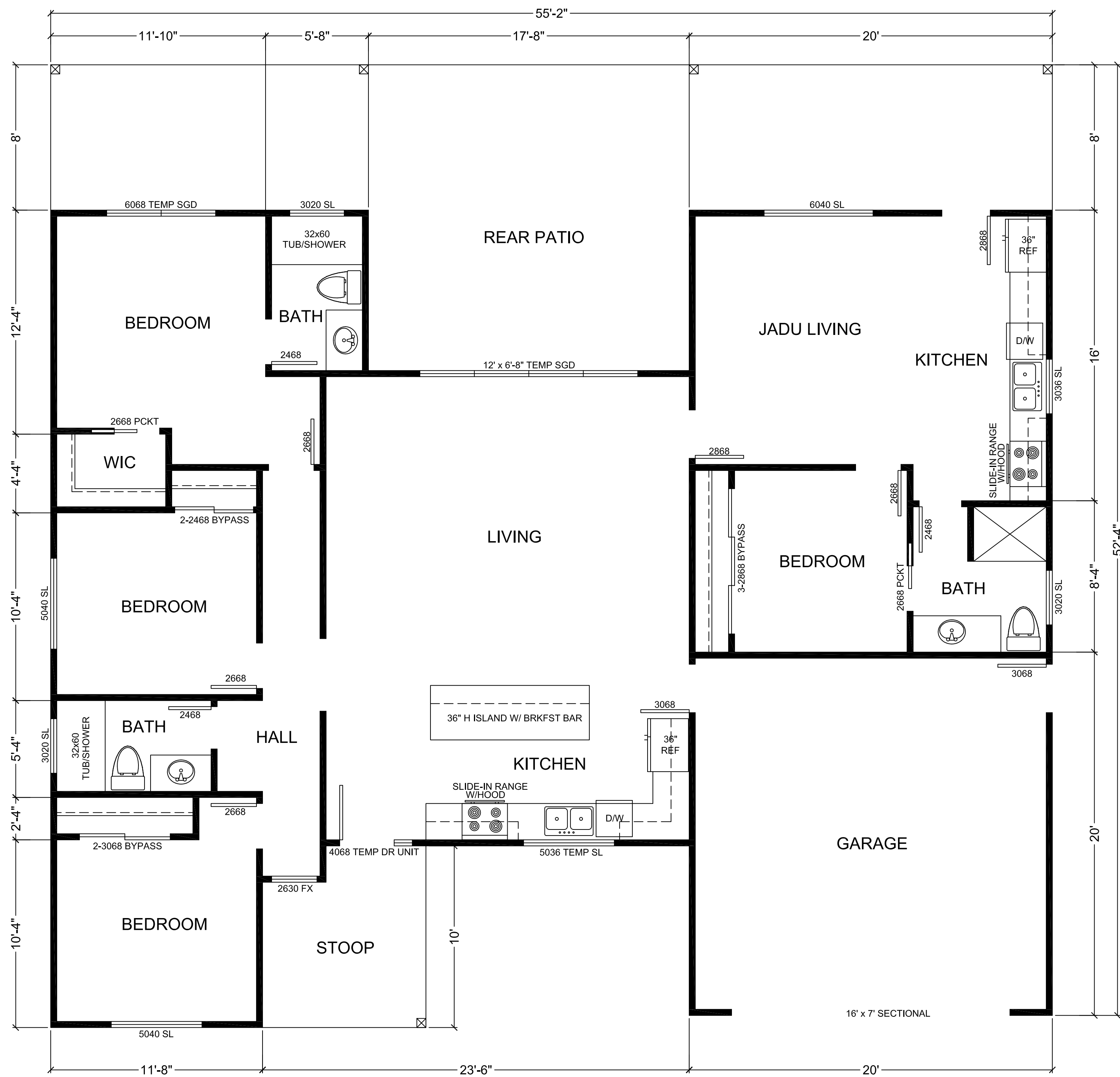
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MAIN DWELLING
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MAIN DWELLING
 ELEVATIONS

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 5.22.24
 SCALE
 1/4" = 1'-0"
 JOB NO.

SHEET
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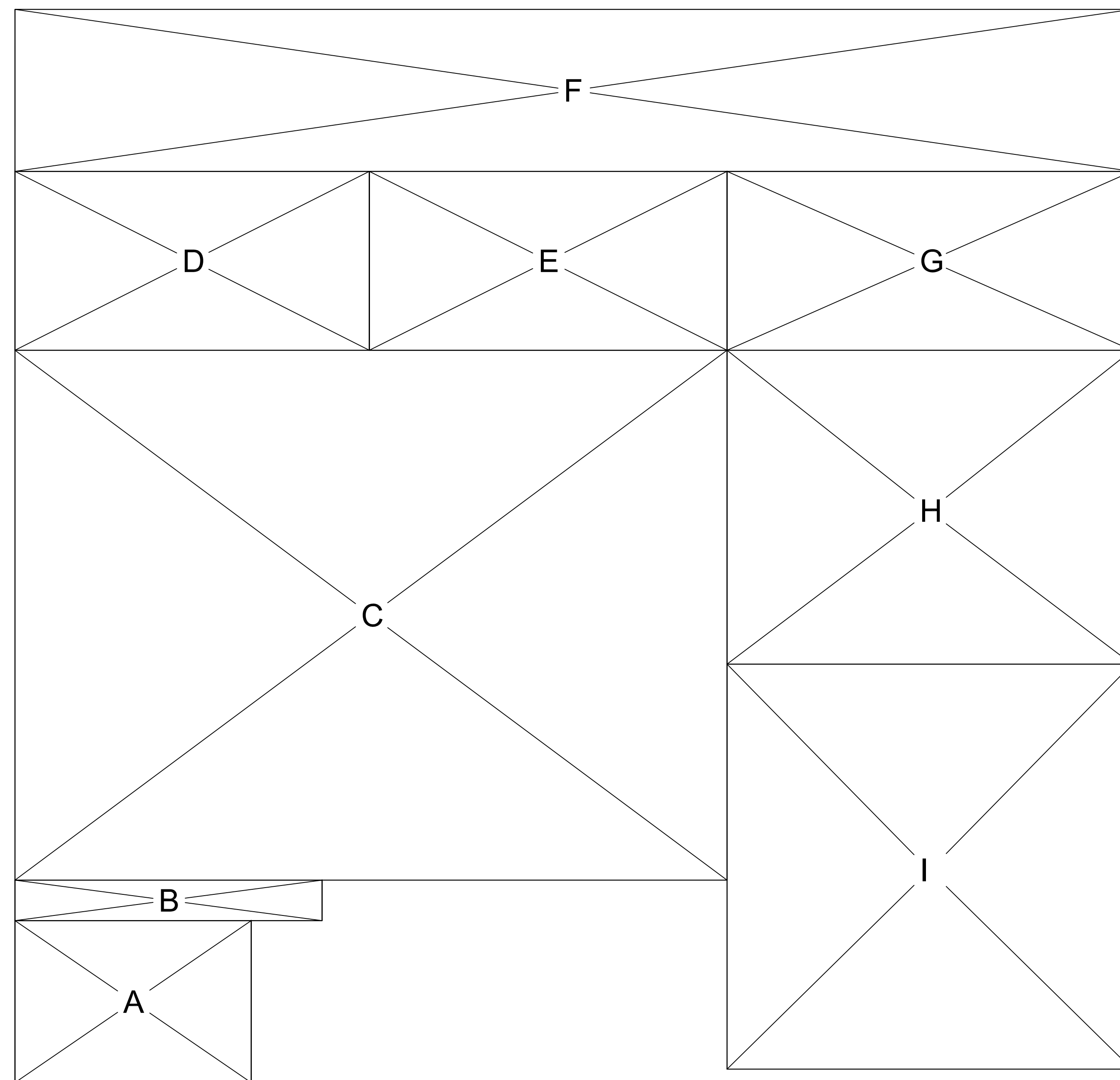
ADU/JADU FLOOR PLAN

ADU LIVING: 1,200 S.F.
 JADU LIVING: 499 S.F.
 GARAGE: 398 S.F.
 STOOB: 83 S.F.
 REAR PATIO: 603 S.F.

STAMP SPACE

[Handwritten Signature]

POLYGON/AREA DESIGNATION	DIMENSIONS	AREA
A	11'-8" x 8'	93 S.F.
B	15'-2" x 2'	30 S.F.
C	35'-2" x 26'-2"	920 S.F.
D	17'-6" x 8'-10"	155 S.F.
E	17'-8" x 8'-10"	156 S.F.
F	55'-2" x 8'	441 S.F.
G	20' x 8'-10"	177 S.F.
H	20' x 15'-6"	310 S.F.
I	20' x 20'	400 S.F.



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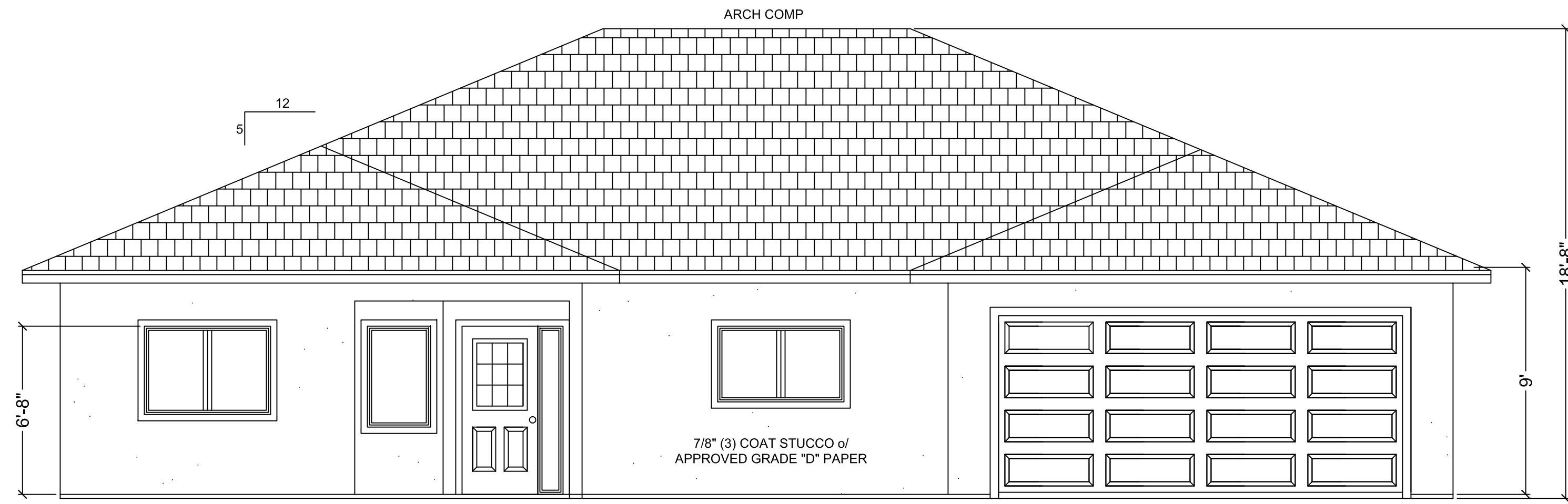
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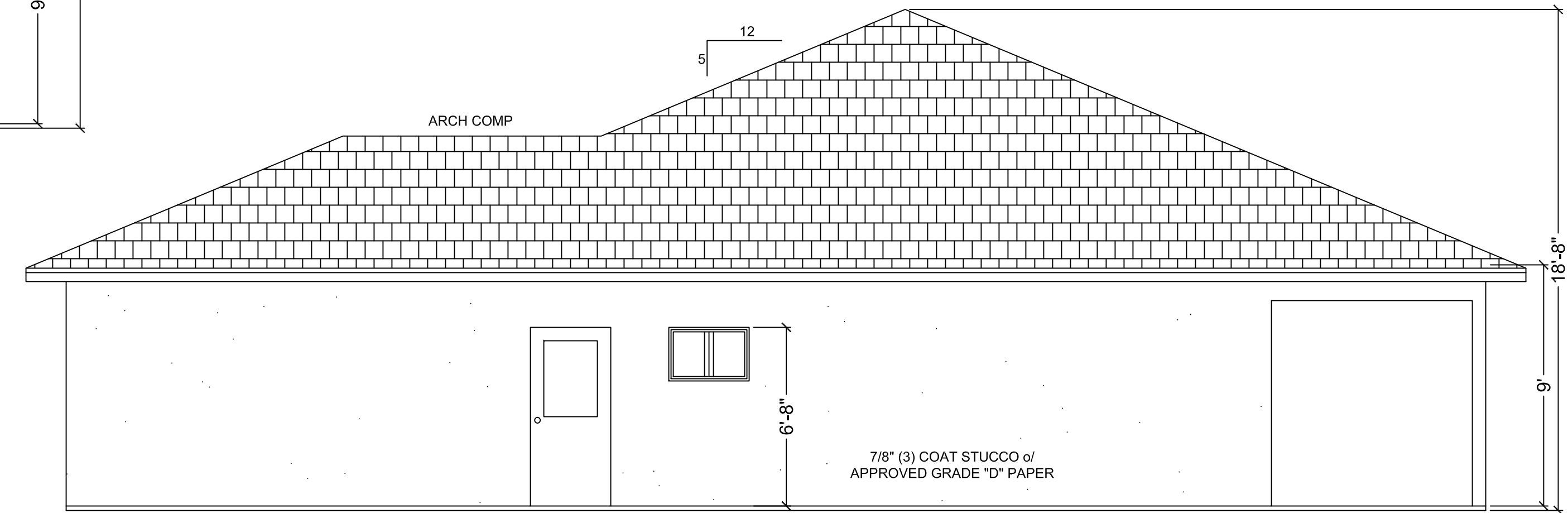
ADU/JADU
 GURPREET SANGHA
 820 LAS ANIMAS AVE.
 GILROY, CA 95020

ADU / JADU
 FLOOR PLAN

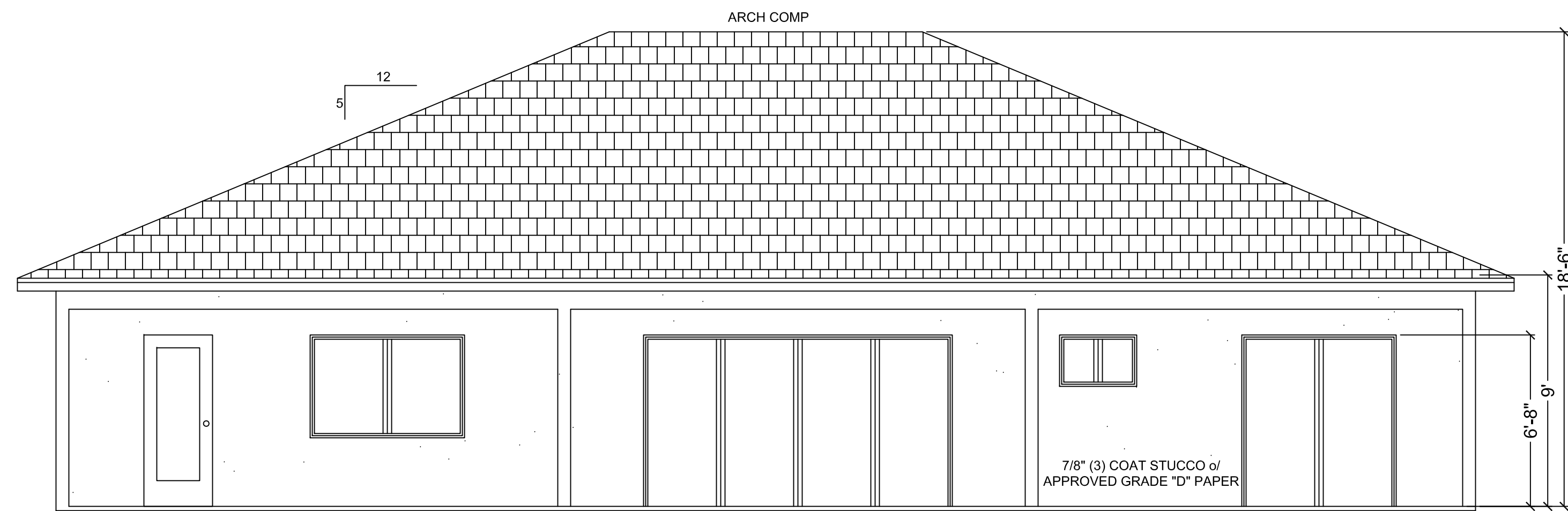
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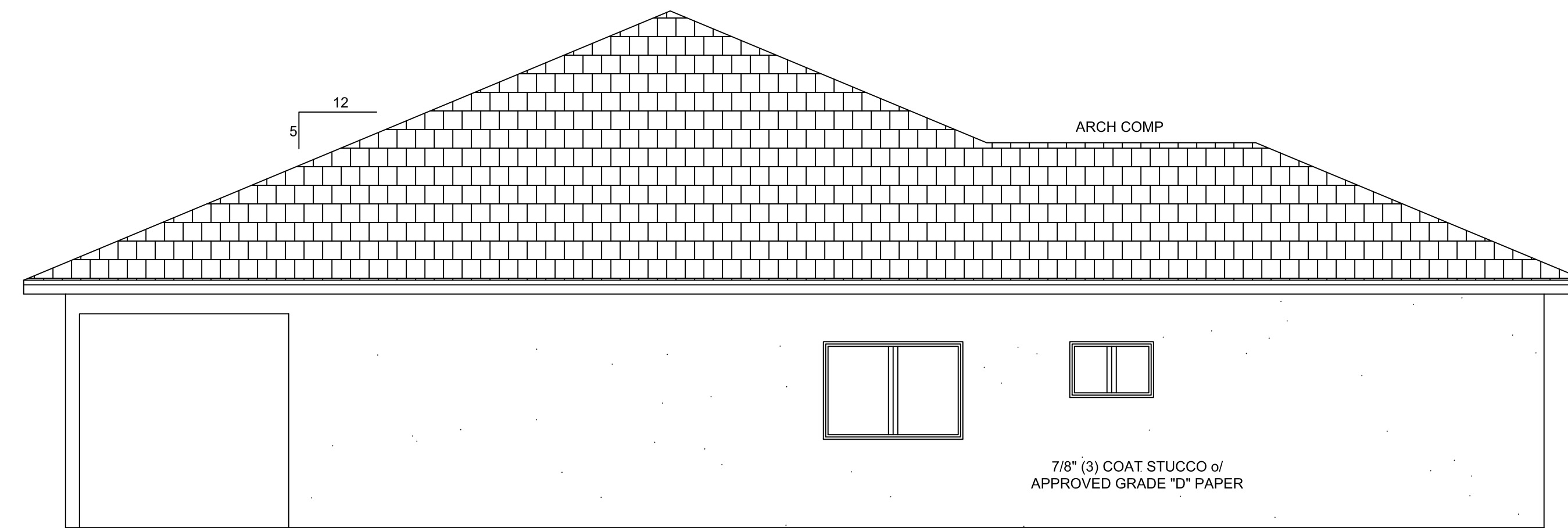
FRONT VIEW



RIGHT VIEW



REAR VIEW



LEFT VIEW

STAMP SPACE

Alex Valles

REVISIONS

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ADU/JADU
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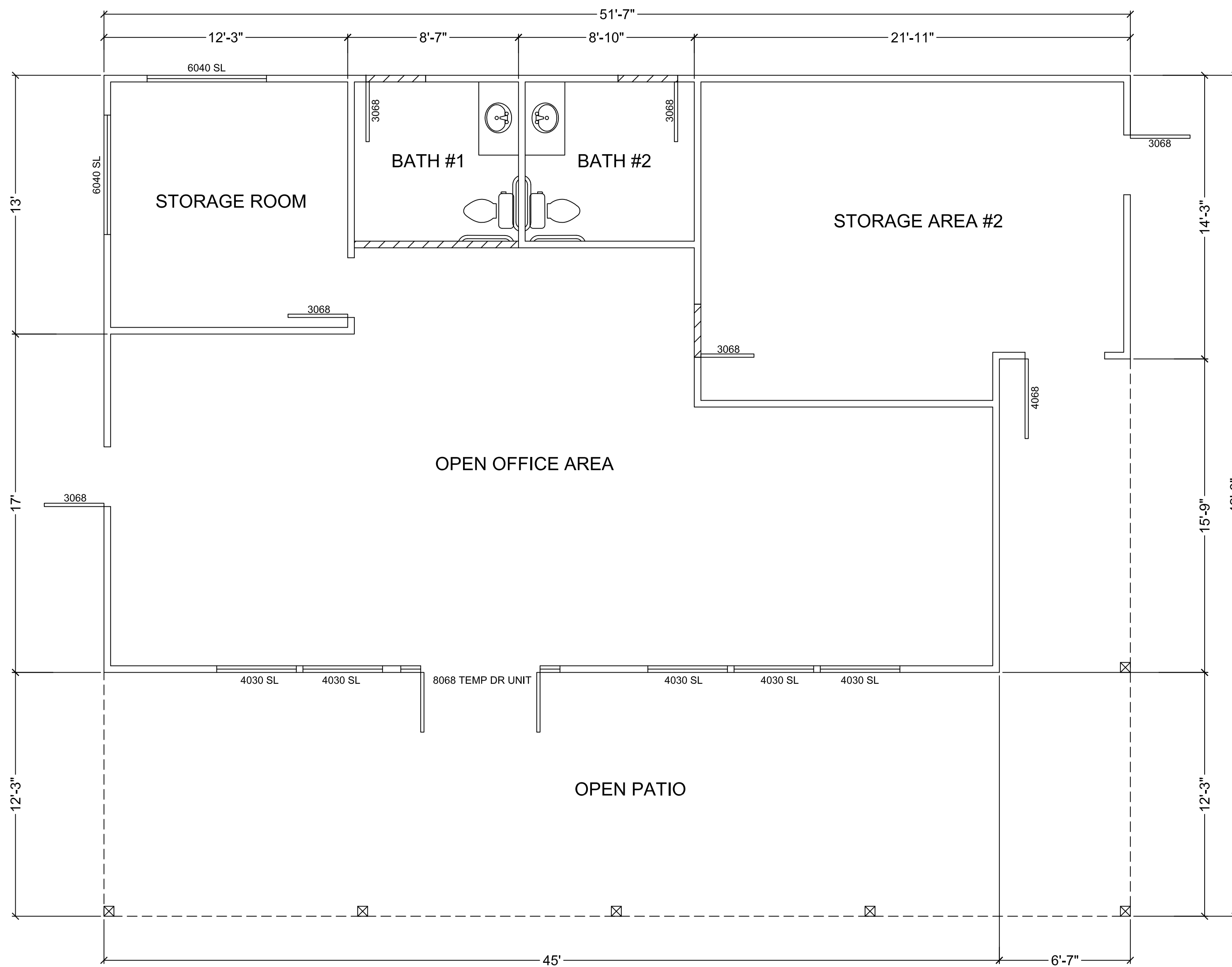
ADU / JADU
 ELEVATIONS

DRAWN BY
 A.V.
 CHECKED

DATE
 5.22.24
 SCALE
 1/4" = 1'-0"
 JOB NO.

SHEET

A3.2



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

WALL LEGEND

(E) EXISTING WALL TO REMAIN -	
(E) WALL TO BE DEMO'D -	

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

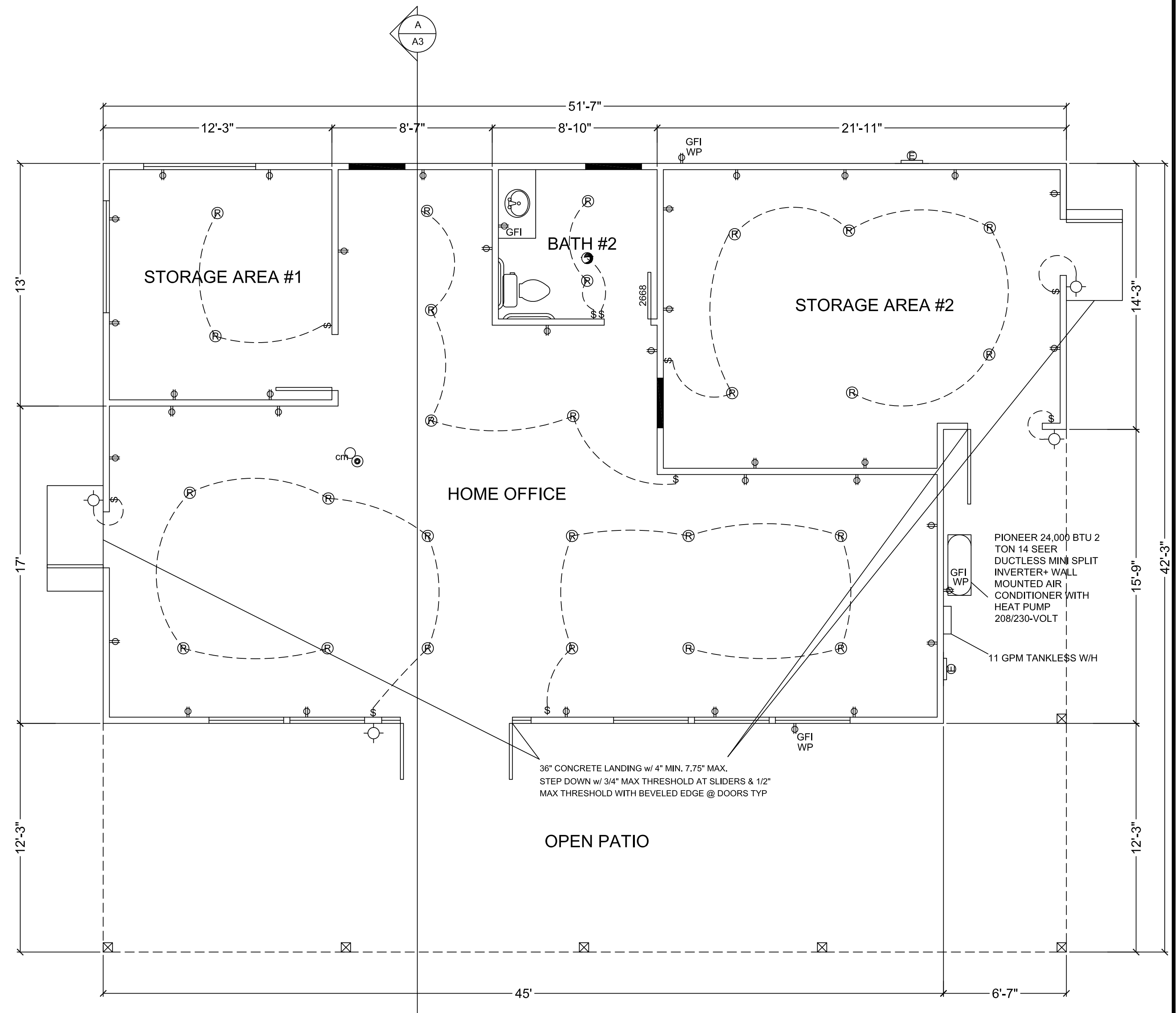
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REMODEL DETACHED HOME OFFICE
 GURPREET SANGHA
 820 LAS ANIMAS AVE.
 GILROY, CA 95020

EXISTING HOME OFFICE PLAN



PROPOSED HOME OFFICE BUILDING

EXISTING OFFICE BUILDING 1,105 S.F.
 EXISTING OPEN PATIO AREA: 736 S.F.
 OUTDOOR ACCESS STORAGE AREA #2: 339 S.F.
 ** EXISTING OFFICE BUILDING S.F. TO BE CHANGED IN USE TO HOME OFFICE

WALL LEGEND

(E) EXISTING WALL TO REMAIN -	
(P) PROPOSED 2x WALL @ 16" O.C. -	

STAMP SPACE

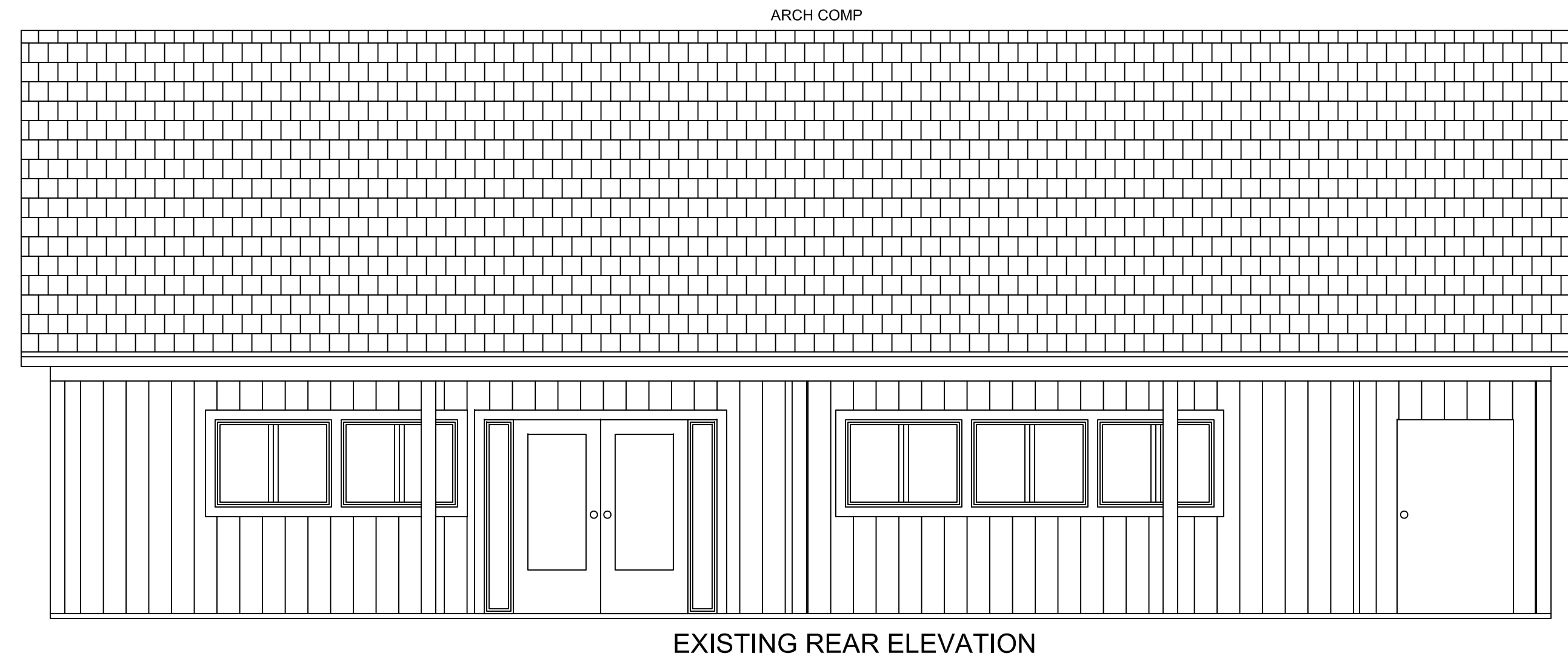
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A.V.
CHECKED

DATE
8.23.23

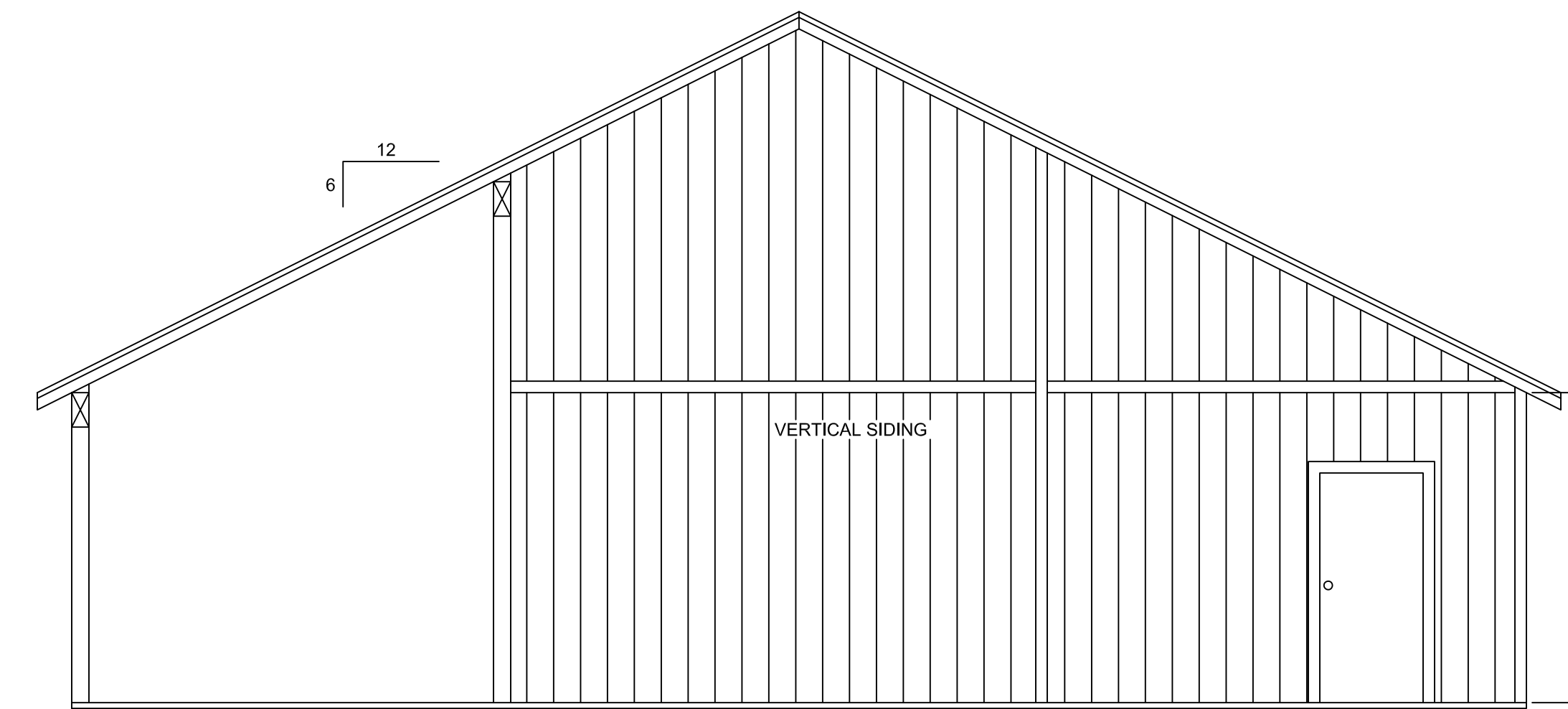
SCALE
1/4" = 1'-0"

JOB NO.

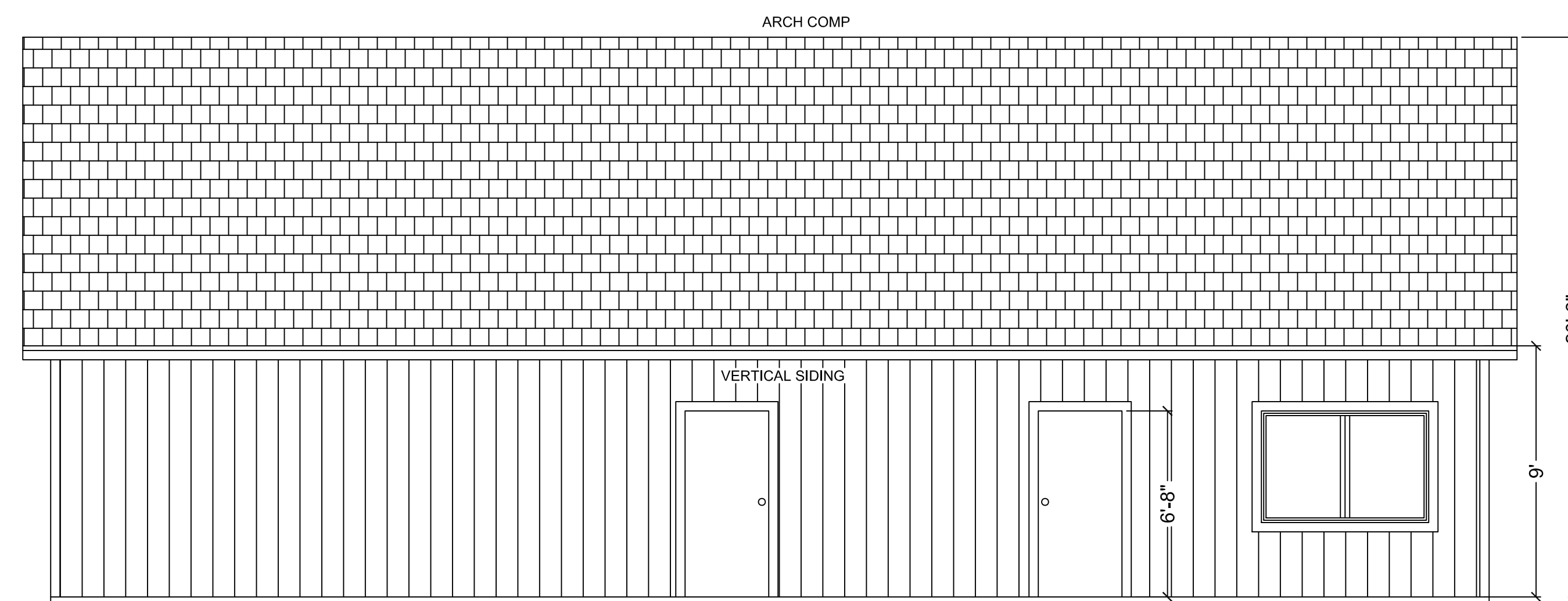
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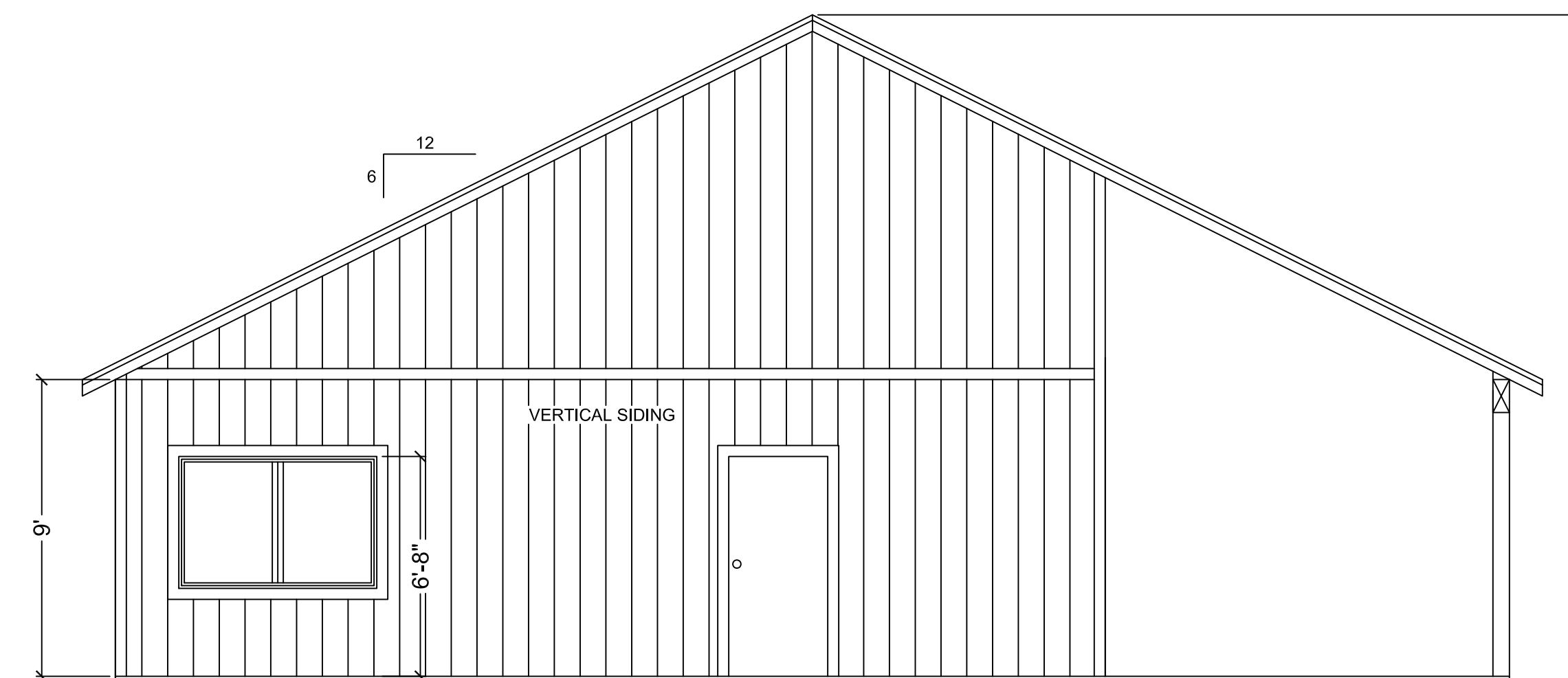
EXISTING REAR ELEVATION



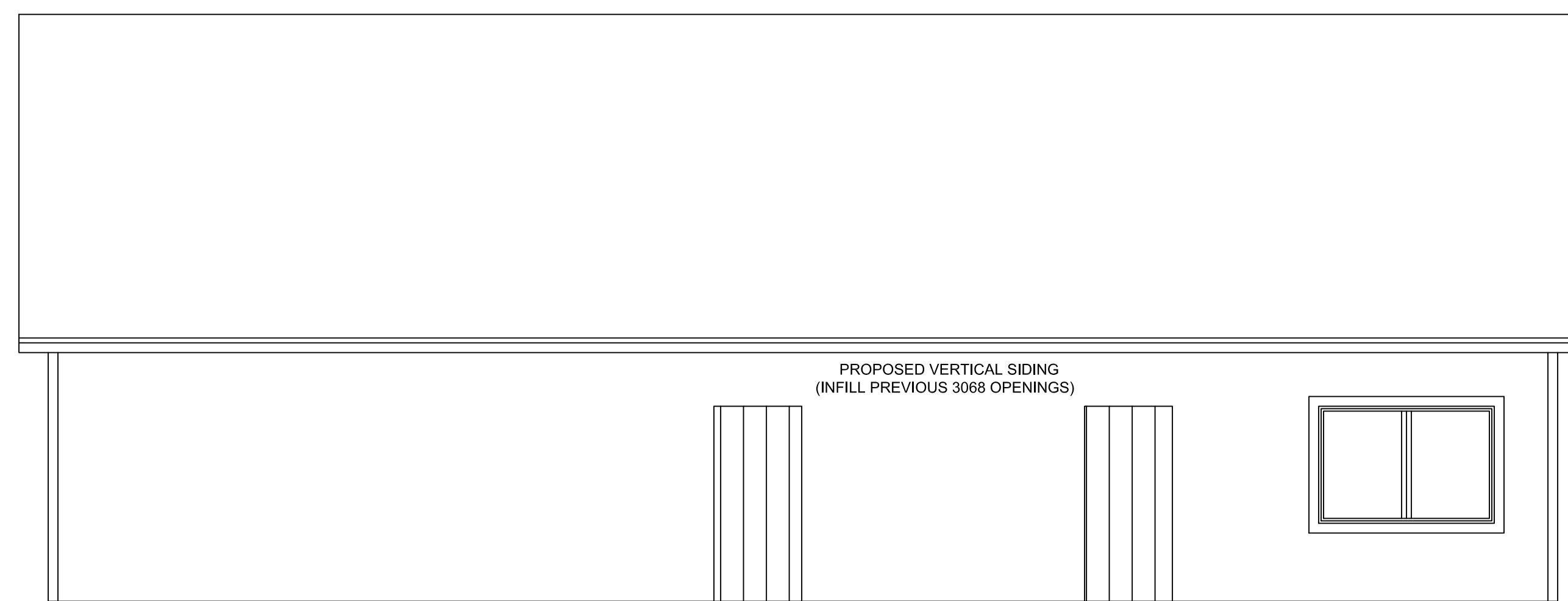
EXISTING LEFT ELEVATION



EXISTING FRONT ELEVATION



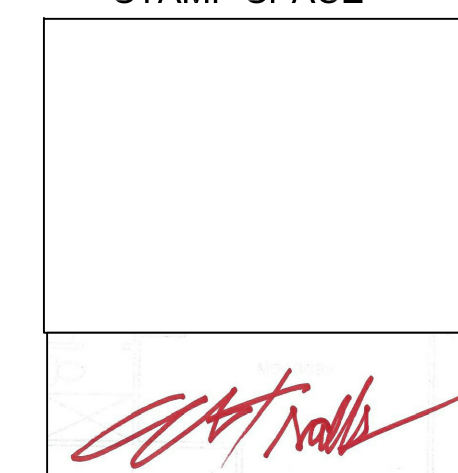
EXISTING RIGHT ELEVATION




PROPOSED FRONT ELEVATION

ATTIC VENT CALCS
 1,444 SQ. FT. / 150 = 9.62
 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/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



REVISIONS	
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 — DBA —
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REMODEL DETACHED HOME OFFICE
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EXISTING / PROPOSED
 ELEVATIONS

DRAWN BY	A.V.
CHECKED	
DATE	8.23.23
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	A4.2