A. CHAUBE RESIDENCE

14300 LORA DR.
LOS GATOS, CA 95032

GENERAL NOTES

1. ALL CONSTRUCTION WORK AND ITS FINISHED PRODUCT SHALL COMPLY WITH STATE CODES, CITY ORDINANCES,
2. THE ISSUANCE OF A BUILDING PERMIT SHALL NOT NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DOCUMENTS, NO GUARANTEE OF CONSTRUCTION QUALITY IS IMPLIED OR INTENDED BY THIS ARCHITECTURAL DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
3. BUILDER SET DEFINITION : THESE PLANS ARE A "BUILDER SET", IT CONTAINS INFORMATION FOR BUILDING PERMIT AND GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR ARE FULLY SPECIFIED. THIS HAVE BEEN PRODUCED FOR THE USE OF A KNOWLEDGEABLE AND EXPERIENCED CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY, SELECT, SOLVE, AND INSTALL ALL MATERIALS & EQUIPMENT CORRECTLY.
4. BY EXECUTING CONTRACTS, PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL, CONTRACTOR REPRESENT THAT THEY HAVE :
   4.1. VERIFIED EXISTING JOB SITE CONDITIONS AND SURROUNDINGS, LOCATIONS OF ALL UTILITY LINES, CONDUITS, SURFACE OR SUBSURFACE STRUCTURES, ETC. AND OF ANY NATURE THAT MAY BE AFFECTED BY THE WORK AND MADE DUE ALLOWANCES FOR DIFFICULTIES.
   4.2. CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS WHICH SUPERCEDES SCALE OF DRAWINGS.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR OWNER OF ANY CONFLICTS, INCONSISTENCIES THEY DISCOVER WITHIN THE DRAWINGS OR EXISTING FIELD CONDITION PRIOR TO CONTINUE THE WORK IN THE AFFECTED AREA. IF THE AFFECTED AREA WORK IS CONTINUED WITHOUT ARCHITECT/ENGINEER CLARIFICATION, INSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY CHANGES, DEFECT,
6. THE CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT AND HIS/HER CONSULTANTS FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUB-SEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT AND ITS ASSOCIATES CONSULTANT.
7. CONTRACTOR SHALL ACCEPT AND MAINTAIN THE EXISTING SITE, SURROUNDING,CONDITION. AND PROTECT NEW AND EXISTING WORK, EQUIPMENT, MATERIALS, DAMAGES CAUSED BY CONTRACTOR NEGLECTNESS, SHALL BE REPAIRED, REPLACE AS GOOD CONDITON AS BEFORE, AT THE EXPENSE OF THE CONTRACTOR.
8. DEMOLITION SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGING TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES, ALL DEMOLISHED/REMOVED ITEMS SHALL BE DISPOSED OFF BY THE CONTRACTOR PER CITY OF FREMONT CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE, AND VERIFY WITH THE OWNER ON ITEMS TO BE SAVED AND STORED, ALL REMOVED ITEMS TO BE SAVED FOR REUSE SHALL BE HANDLED WITH CARE.

PROJECT DATA

A.P.N. NO.	:	
ZONING	:	R-1-8
OCCUPANCY GROUP	:	R3 - U
TYPE OF CONSTRUCTION	:	V-B sprinklered
LOT AREA	:	19,853 S.F.

MAX.ALLOWABLE LOT COVERAGE=40%x19,853=7,941 S.F.

LOT COVERAGE :
(N) HOUSE = 2,584 S.F.
(N) GARAGE = 521 S.F.
(E) GARAGE = 406 S.F.
(E) HOUSE = 1,187 S.F. +
TOTAL = 4,698 S.F. < 7,941 S.F. ->> **OK**

MAXIMUM ALLOWABLE HABITABLE AREA :
MAX AREA = 4,590 S.F.

HABITABLE AREA :
(N) HOUSE 1st FLOOR = 2,584 S.F.
2nd FLOOR = 1,758 S.F. +
TOTAL = 4,342 S.F. < 4,590 S.F. ->> **OK**

MAXIMUM DETACHED ACCESSORY BUILDING AREA:
15% x 19,853 = 2,978 S.F.

DETACHED ACCESSORY BUILDING AREA:
521 S.F. (N) GARAGE + 406 S.F. (E) GARAGE = 927 S.F.
927 S.F. < 2,978 S.F. ->> **OK**

2

SET BACK	ALLOWED	PROPOSED
FRONT	25'	154'-7" (E) 29'-7"
RIGHT SIDE	8'	8'
LEFT SIDE	8'	12'
REAR	25'	55'-2"

AFES SPRINKLER PROVIDED : NFPA 13D SYSTEM

SCOPE OF WORK :
THIS PROJECT IS TO BUILD NEW 2 STORY SINGLE FAMILY RESIDENCE.

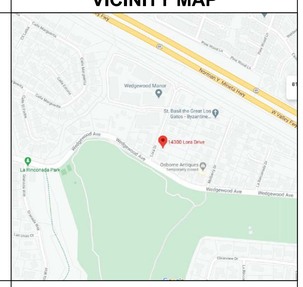
PROJECT CONSULTANT

CIVIL ENGINEER :
SURVEYOR
LC ENGINEERING
T 408.806.7187

GRADING & DRAINAGE
PAUL LEUNG P.E.
408.370.8615
MILPITAS, CA

PROJECT DESIGNER-CONTACT PERSON
KRISLANI MULIA
T/F 510.252.1212
3484 MISSION VIEW DR.
FREMONT, CA 94538

VICINITY MAP



SHEET INDEX

A 1 TITLE SHEET
A 2 1st FLOOR PLAN
A 3 2nd FLOOR PLAN
A 4 ELEVATIONS
A 5 ELEVATIONS
A 6 ELEVATIONS
A 7 SECTIONS & ROOF PLAN
A 8 GARAGE PLAN, ROOF PLAN, ELEVATIONS
A 9 STREET SCAPE AND SITE PLAN
A 10 PERSPECTIVE
A 11 SHADOW STUDY
A 12 MATERIAL BOARD
A 13 SITE LIGHTING

C 1 GRADING & DRAINAGE
C 2 EROSION CONTROL
C 3 BAY CLEAN MANAGEMENT

T TOPO SURVEY

APPLIED CODES

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA FIRE CODE
RESIDENTIAL BUILDINGS 6-STORIES OR LESS IN HEIGHT-MANDATORY TIER I MEASURES

TOWN of LOS GATOS BUILDING ORDINANCE

All construction activities shall be limited to the following hours:
Monday through Friday : 7 AM to 7 PM
Saturday : 9 AM to 6 PM
Sundays & Holidays : No construction activities allowed

THE PROPOSED FIRE SPRINKLERS WILL BE A DEFERRED SUBMITTAL

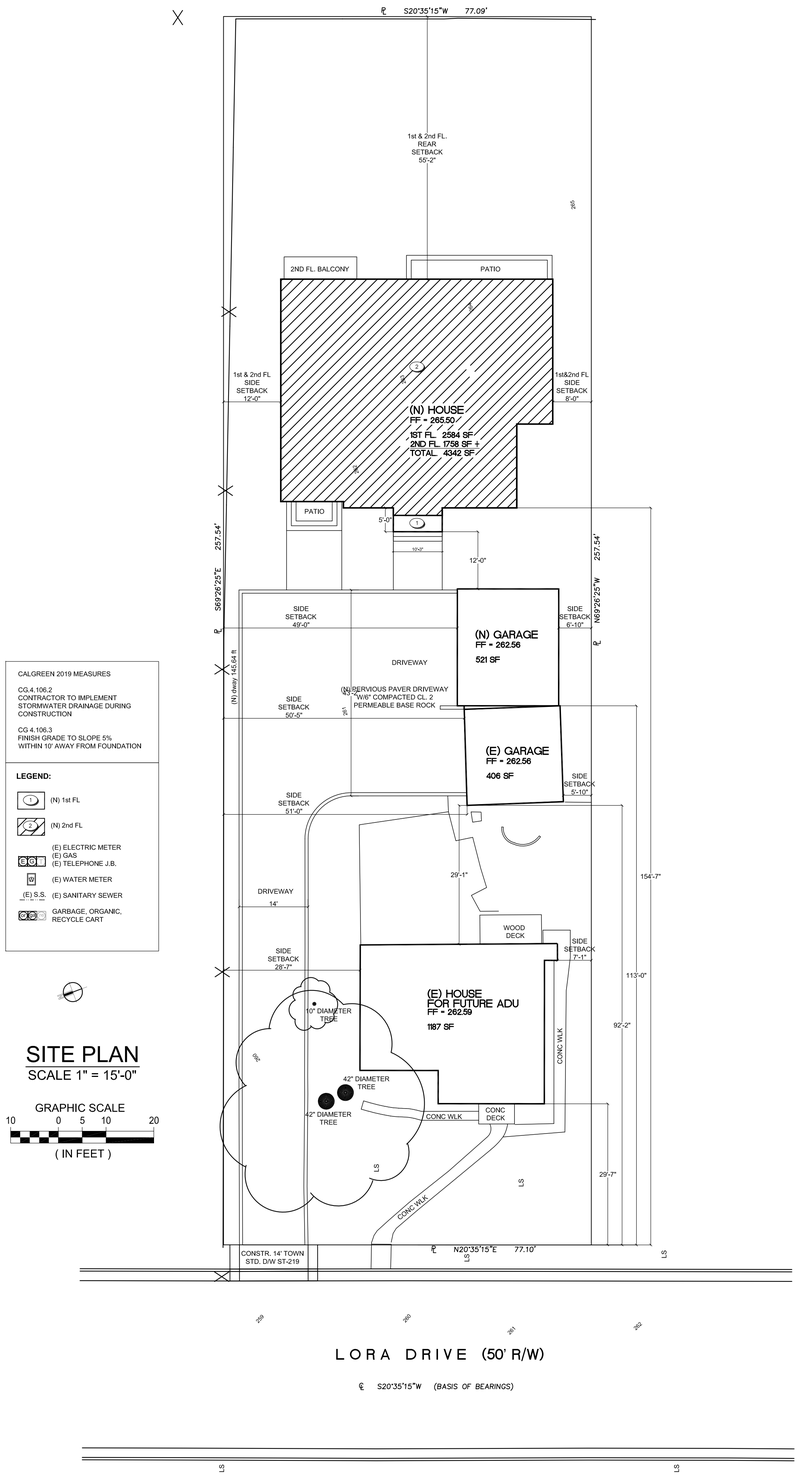
CALGREEN 2019 MEASURES

CG.4.106.2
CONTRACTOR TO IMPLEMENT STORMWATER DRAINAGE DURING CONSTRUCTION

CG 4.106.3
FINISH GRADE TO SLOPE 5% WITHIN 10' AWAY FROM FOUNDATION

LEGEND:

(N) 1st FL
(N) 2nd FL
(E) ELECTRIC METER
(E) GAS
(E) TELEPHONE J.B.
(E) WATER METER
(E) S.S. (E) SANITARY SEWER
GARBAGE, ORGANIC, RECYCLE CART



SITE PLAN

SCALE 1" = 15'-0"

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)

owner
Amrito & Sonali

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14300 LORA DR.
LOS GATOS, CA 95032

PROJECT
NEW BUILD

SHEET TITLE
COVER SHEET

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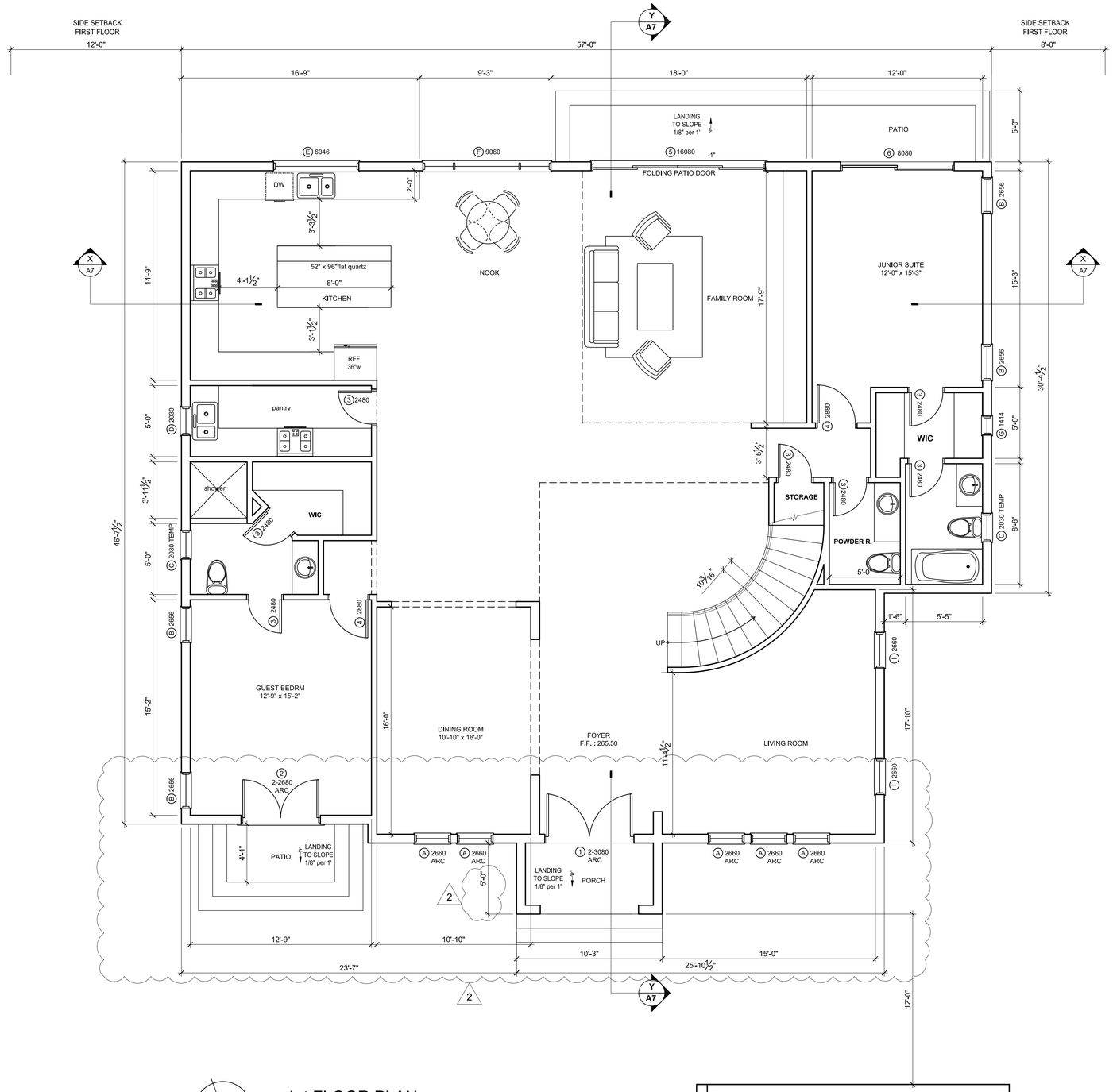
Krislani Mulia

REVISION
1
2 2Cres 10-06-20
3
4

DATE	08.18.20
DRAWN BY	KM
SCALE	AS SHOWN
SHEET	

A-1



SANTA CLARA COUNTY FIRE DEPARTMENT NOTES:

1. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY

2. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND

3. WHERE REQUIRED BY THE THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSES.

4. ADDRESS NUMBERS SHALL BE IN ARABIC NUMBERS OR ALPHABETICAL LETTERS . NUMBERS SHALL BE A MINIMUM OF 4" (101.6) HIGH WITH A MINIMUM STROKE WIDTH OH 0.5 INCH (12.7 MM)

5. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CAN NOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

6. ADDRESS NUMBER SHALL BE MAINTAINED

CONSTRUCTION SITE FIRE SAFETY

ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7

1st FLOOR PLAN

SCALE 1/4"= 1'

owner

Amrito & Sonali

A. CHAUBE RESIDENCE
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PROJECT

NEW BUILD

SHEET TITLE

1st FLOOR PLAN

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Krislani Mehta

REVISION

1

2 2Cres 10-06-20

3

4

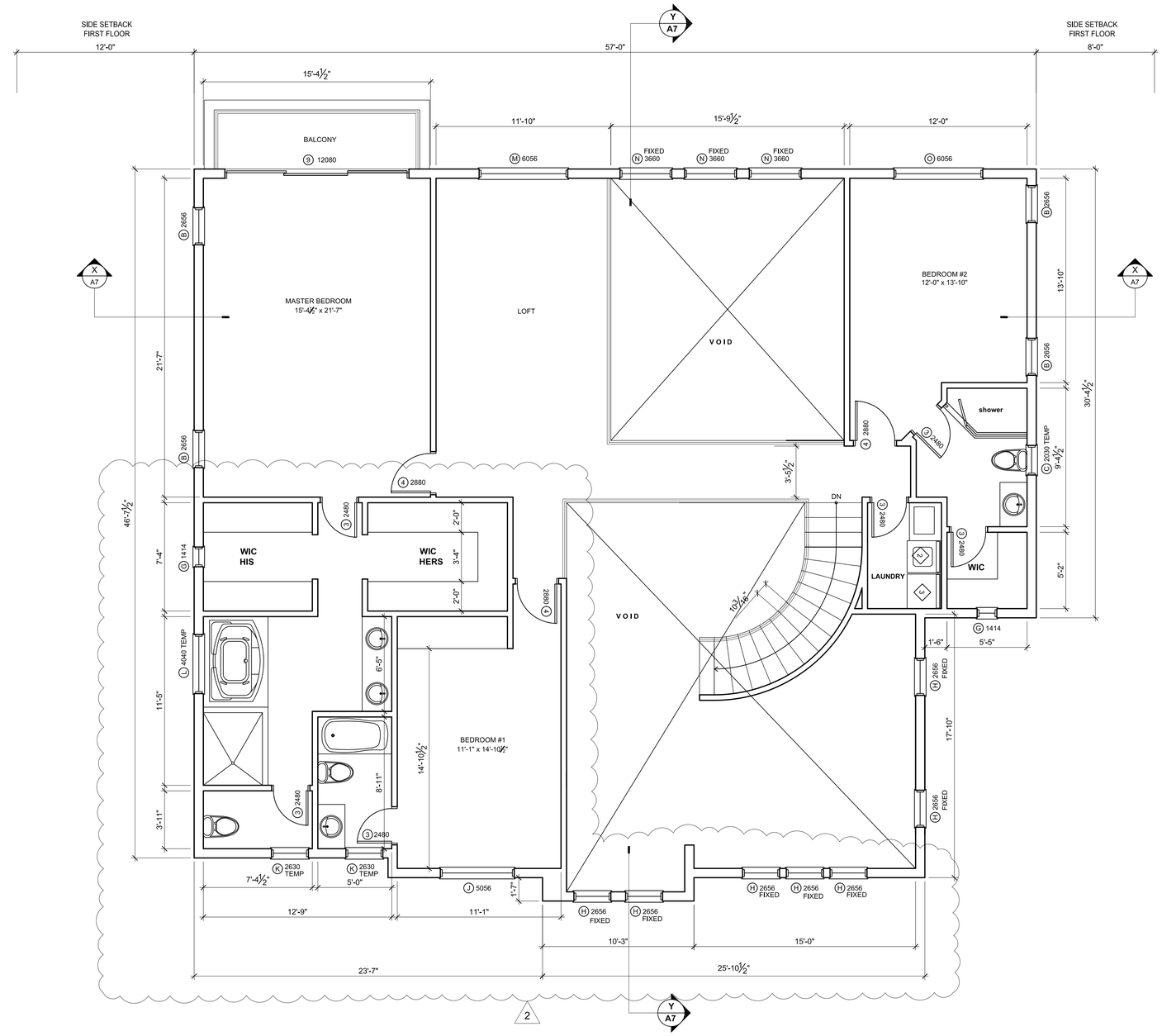
DATE	08.05.20
DRAWN BY	KM
SCALE	AS SHOWN
SHEET	

A-2

DOOR & WINDOW SCHEDULE							
DOOR CALL-OUT, 2 RAISED PANEL, HOLLOW CORE DR U.N.O				WINDOW CALL-OUT, U FACTOR MAX 0.31, SHGC 0.37			
DOOR HEADER AT 8'-0" A.F.F., U.N.O.				WINDOW HEADER AT 8'-0" ABOVE F.F, U.N.O.			
1	2-3080 HINGED ARC TOP *	1 EA	MAIN ENTRANCE	A	2660 SH ARC TOP	5 EA	LIVING RM, DINING RM
2	2-2680 HINGED ARC TOP *	1 EA	GUEST BEDROOM	B	2656 SH	8 EA	GUEST RM, JUNIOR SUITE, BEDRM #2, MASTER BEDRM
3	2480 HINGED	12	JUNIOR SUITE, BATHRM #1 MASTER BATHRM POWDER, STORAGE, PANTRY, W/C, LAUNDRY	C	2030 TEMPERED	3 EA	BATHROOMS
				D	2030 SH	1 EA	PANTRY
4	2880 HINGED	5	BEDROOMS #1,2, JUNIOR SUITE	E	6046 SLD XO	1 EA	KITCHEN
5	16080 SLIDING DOOR	1	FAMILY ROOM	F	9060 FIXED SH	1 EA	BREAKFAST NOOK
6	8080 SLIDING DOOR	1	JUNIOR SUITE	G	1414 FIX	3 EA	WALKING CLOSET
7	20080 OVERHEAD DOOR	1 EA	GARAGE	H	2656 FIXED	8 EA	VOID LIVING RM
8	11080 OVERHEAD DOOR	1 EA	GARAGE	I	2660 SH	2 EA	LIVING RM
9	12080 SLIDING DOOR	1 EA	MASTER BEDROOM	J	5056 SLD XO	1 EA	BEDROOM #1
*	THRESHOLD AT ALL DOORWAYS SHALL BE 3/4", 7- 3/4" MAX.			K	2630 TEMPERED	2 EA	MASTER BATHRM, BATHRM #1
				L	4040 TEMPERED	1 EA	MASTER BATHRM
				M	6056 SLD XO	2 EA	LOFT & BEDROOM #2
				N	3660 FIXED	3 PCS	2ND FLOOR VOID
				O	3030 SH	3 EA	GARAGE

LEGEND & NOTES :

- NEW WALL
- 1 HR FIRE RESISTIVE WALL, 5/8" TYPE"X" GYP. BD. GARAGE A SIDE
- 1 2020 DOOR-WINDOW CALL OUT
- 2nd FLOOR LINE
- TWH TANKLESS WATER HEATER
- 1 ONE HOUR ASSEMBLY, 5/8" TYPE "X" GYP. BD. SHALL BE APPLIED TO ALL WALLS AND SOFFITS UNDER USABLE SPACE OF STAIRWAY



2nd FLOOR PLAN

SCALE 1/4"= 1'

owner

Amrito & Sonali

A. CHAUBE RESIDENCE
14300 LORA DR.
LOS GATOS, CA 95032

PROJECT

NEW BUILD

SHEET TITLE

2nd FLOOR PLAN

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Krishani Mishra

REVISION

1

2 2Cres 10-06-20

3

4

DATE	08.05.20
DRAWN BY	KM
SCALE	AS SHOWN
SHEET	A-3

FRONT ELEVATION

SCALE 1/4"= 1'

REAR ELEVATION

SCALE 1/4"= 1'

owner

Amrito & Sonali

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14300 LORA DR.
LOS GATOS, CA 95032

PROJECT

NEW BUILD

SHEET TITLE

ELEVATIONS

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2 2Cres 10-06-20

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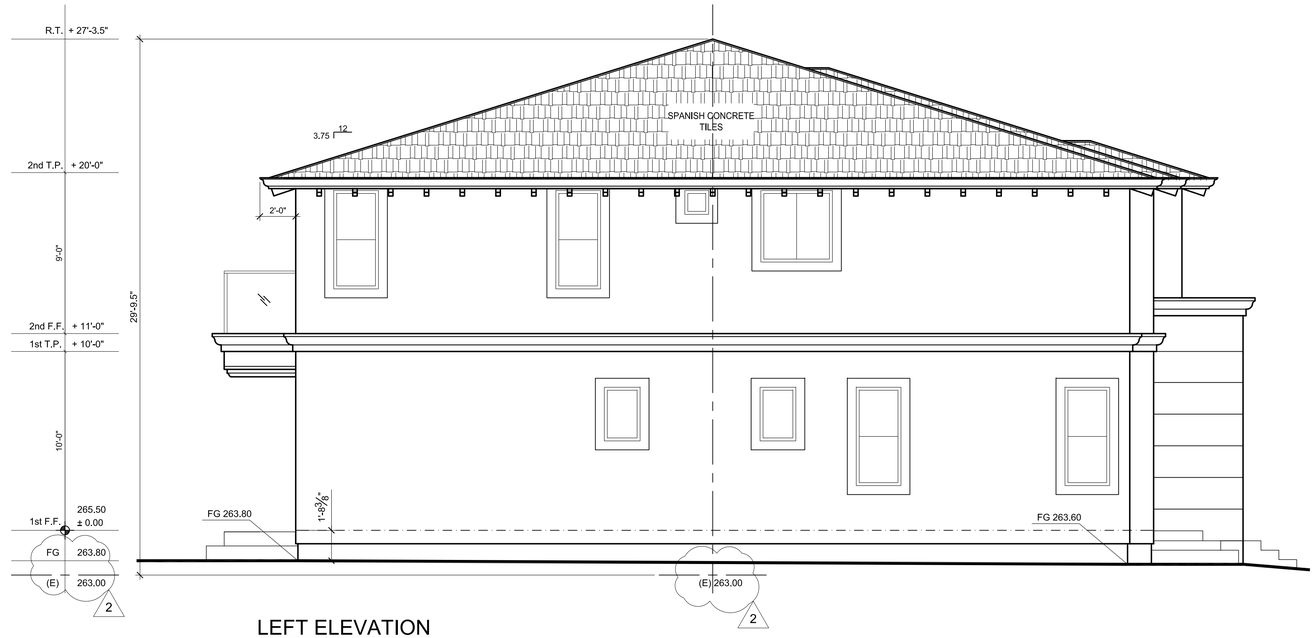
SCALE	AS SHOWN

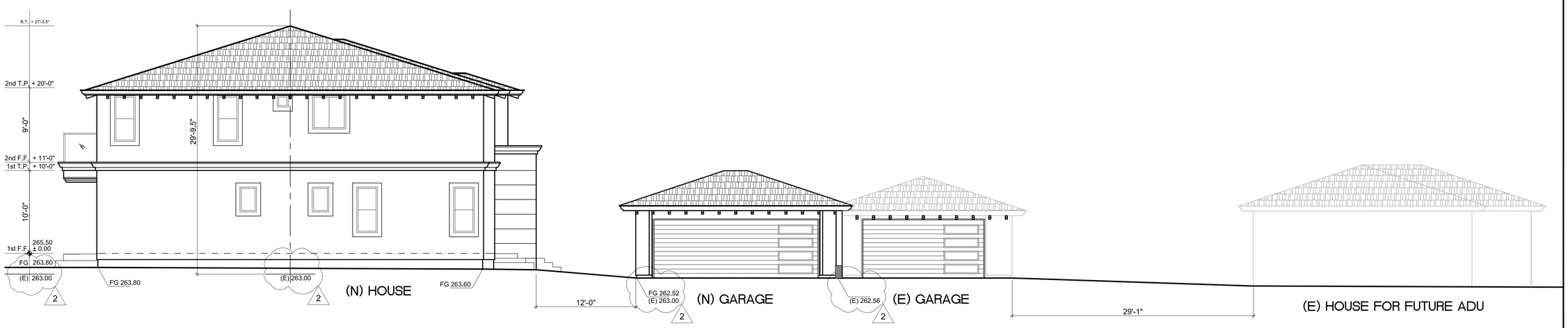
SHEET

A-4



LEFT ELEVATION

SCALE 1/4"= 1'



LEFT ELEVATION WITH EXISTING STRUCTURE

SCALE 1"= 6'

owner

Amrito & Sonali

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14300 LORA DR.
LOS GATOS, CA 95032

PROJECT

NEW BUILD

SHEET TITLE

ELEVATIONS

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Krislani Mukia

REVISION

1

2 2Cres 10-06-20

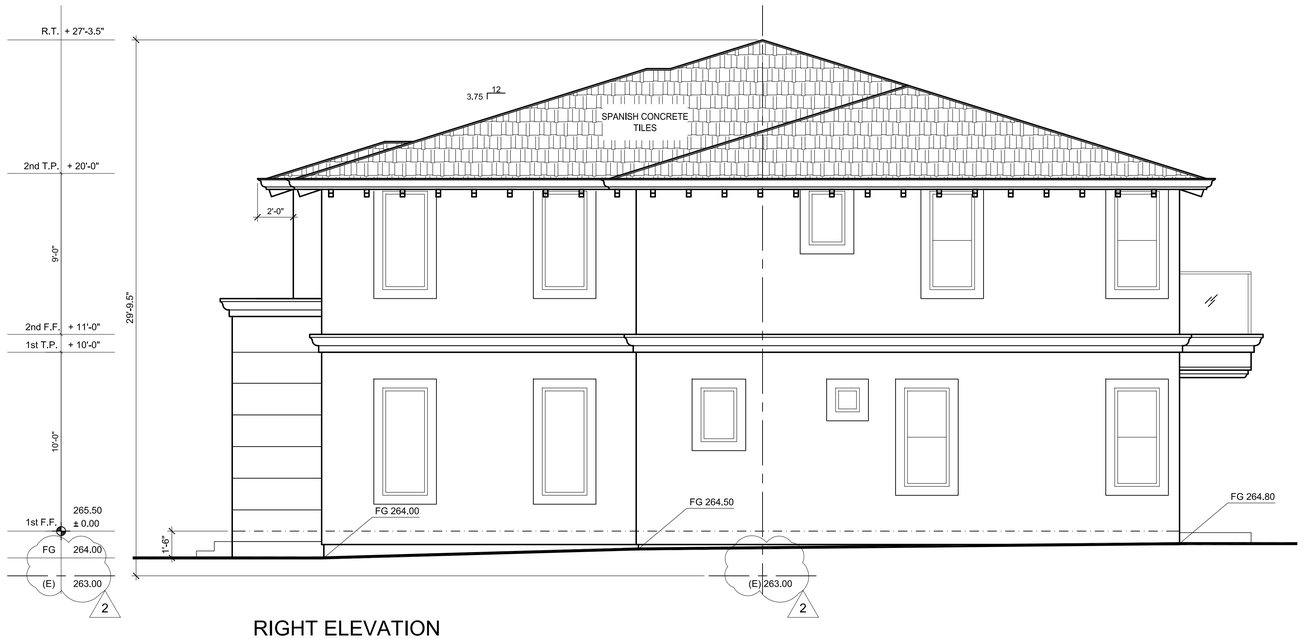
3

4

DATE	08.05.20
DRAWN BY	KM
SCALE	AS SHOWN

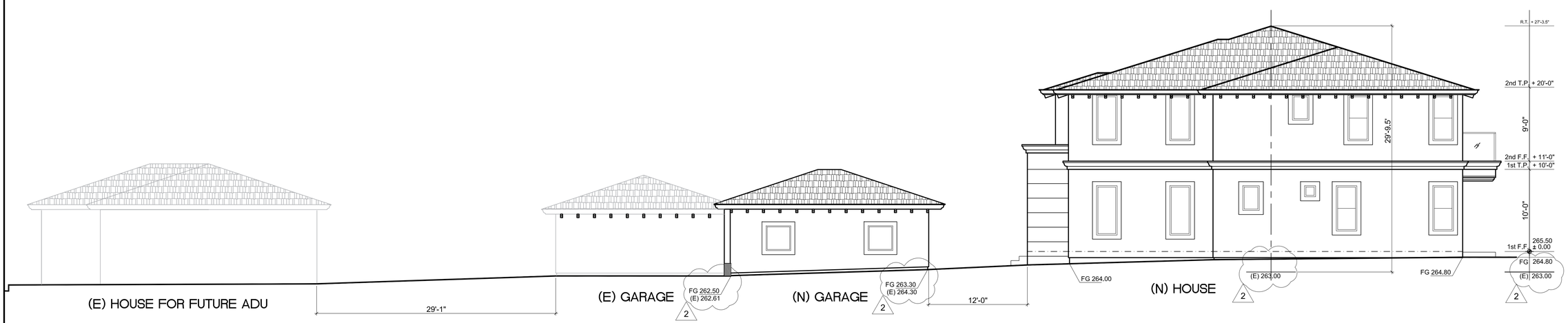
SHEET

A-5



RIGHT ELEVATION

SCALE 1/4"= 1'



RIGHT ELEVATION WITH EXISTING STRUCTURE

SCALE 1"= 6'

owner

Amrito & Sonali

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14300 LORA DR.
LOS GATOS, CA 95032

PROJECT

NEW BUILD

SHEET TITLE

ELEVATIONS

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Krislani Mulia

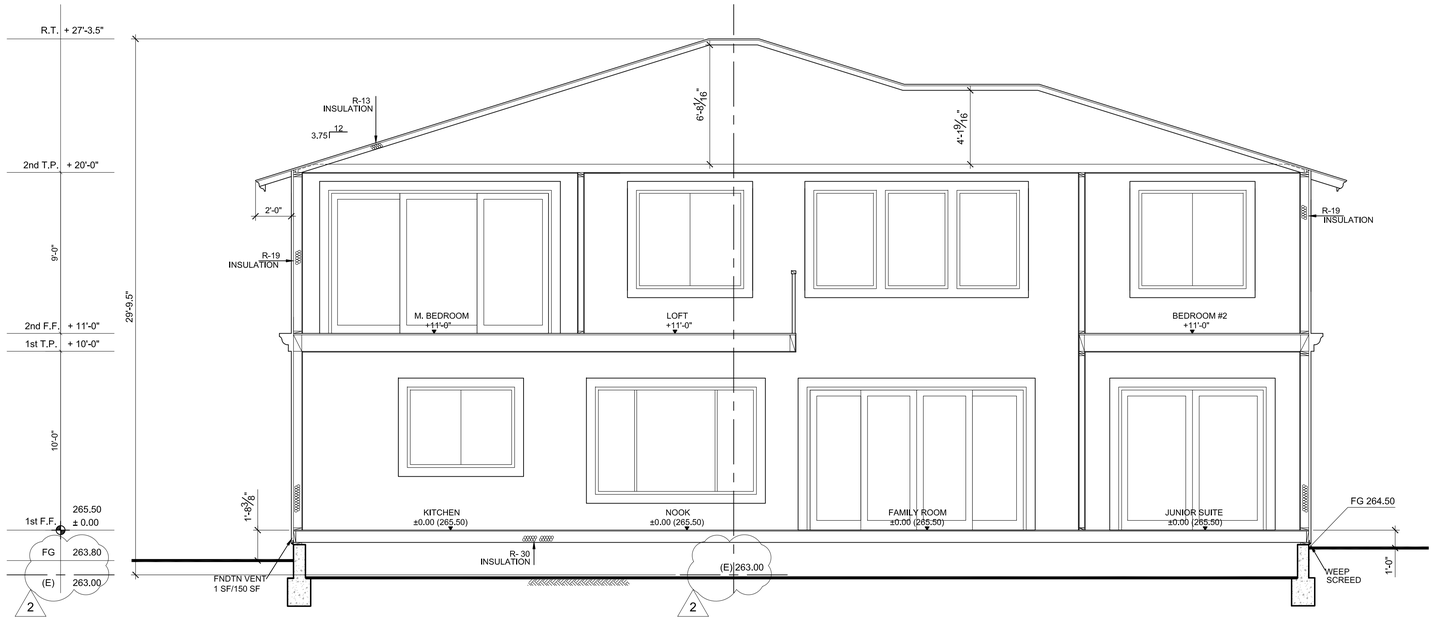
REVISION

1
2 2Cres 10-06-20
3
4

DATE	08.05.20
DRAWN BY	KM
SCALE	AS SHOWN

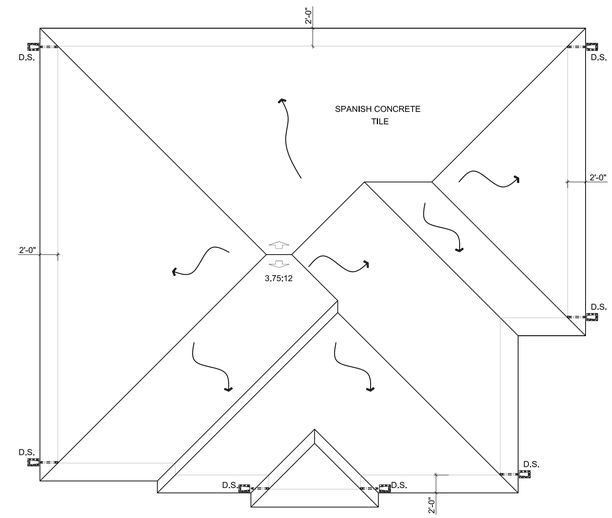
SHEET

A-6



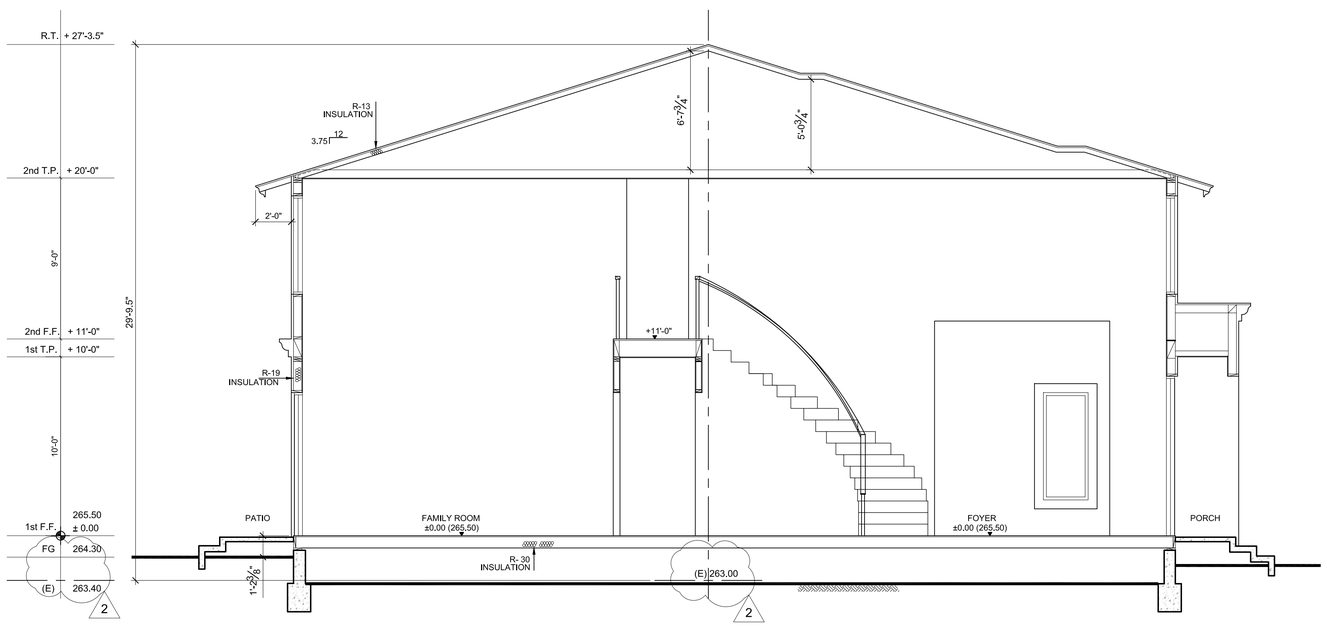
SECTION X-X

SCALE 1/4"= 1'



ROOF PLAN

SCALE 1/8" = 1'-0"



SECTION Y-Y

SCALE 1/4"= 1'

D.S. DOWN SPOUT

SPLASH BLOCK & COBBLESTONES TYP. FOR ALL DOWN SPOUTS TO REDUCE VELOCITY OF ROOF WATERS TO PREVENT EROSION LANDSCAPE AREAS.

RAINWATER LEADERS FROM ROOF GUTTERS SHALL NOT BE PIPED DIRECTLY TO THE STORM DRAIN. THEY SHALL BE CONNECTED TO AN EARTHEN SWALE AND AREA DRAIN(S) CONNECTED TO THE STORM DRAIN SYSTEM, OR A COMPARABLE METHOD TO EFFECTIVELY REDUCE THE ENTRY OF POLLUTANTS INTO STORM WATER RUNOFF

owner

Amrito & Sonali

A. CHAUBE RESIDENCE
14300 LORA DR.
LOS GATOS, CA 95032

PROJECT

NEW BUILD

SHEET TITLE

SECTIONS & ROOF PLAN

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Krislani Mehta

REVISION

1

2 2Cres 10-06-20

3

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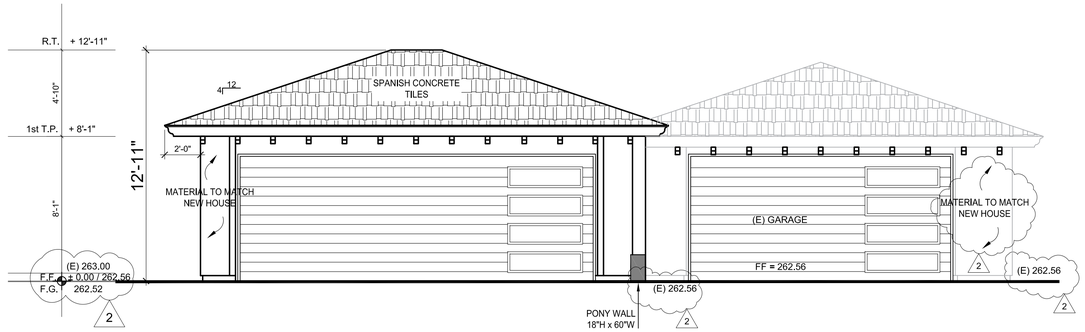
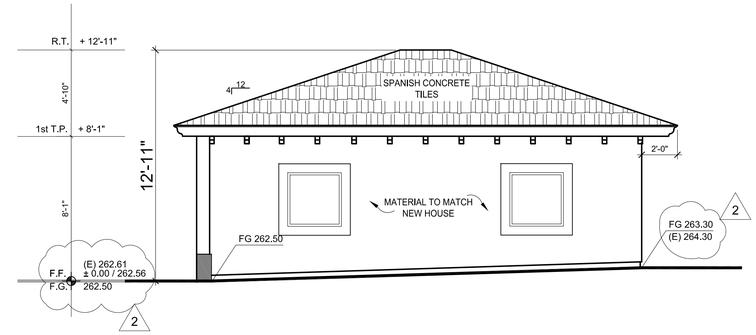
SHEET

A-7



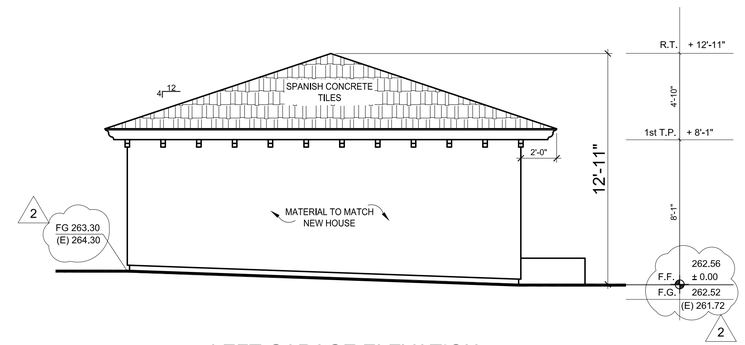
FRONT GARAGE ELEVATION

SCALE 1/4"= 1'



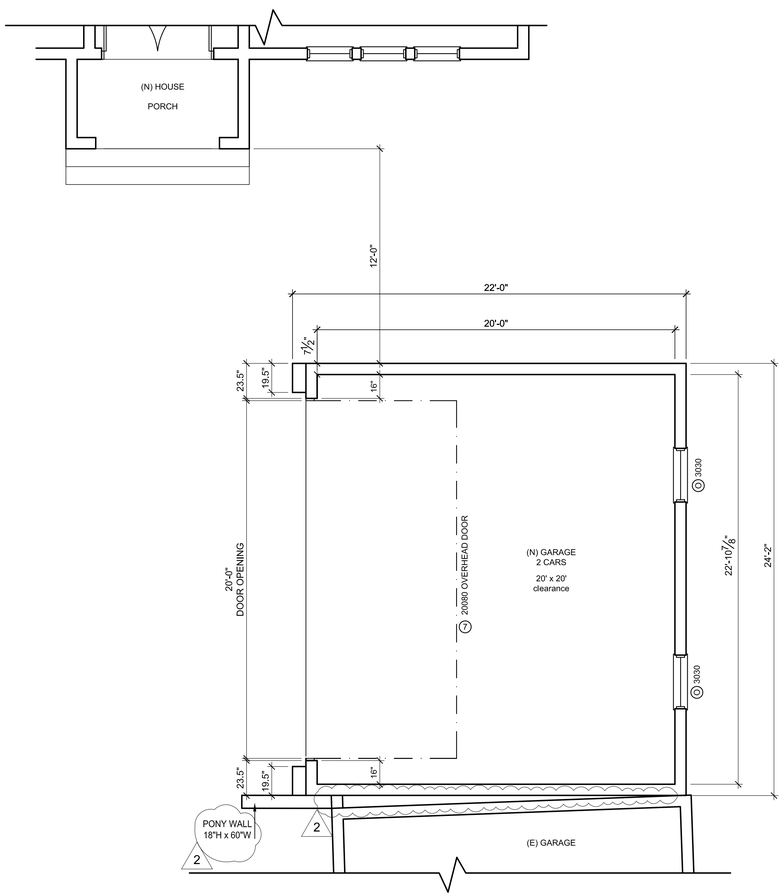
REAR GARAGE ELEVATION

SCALE 1/4"= 1'



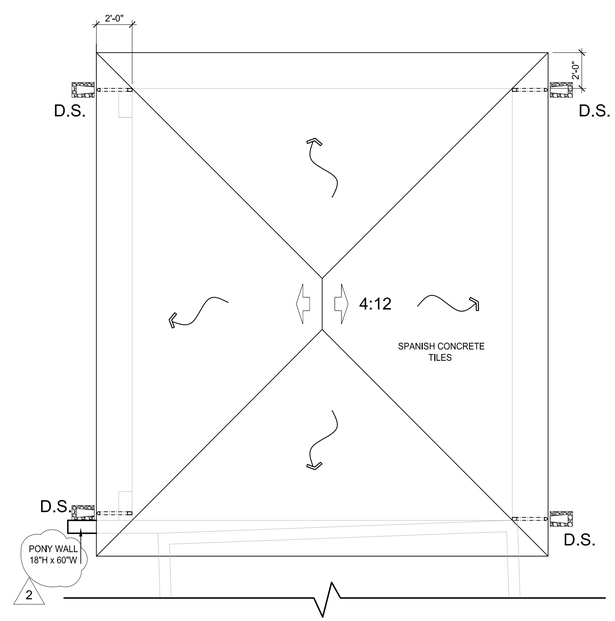
LEFT GARAGE ELEVATION

SCALE 1/4"= 1'



GARAGE FLOOR PLAN

SCALE 1/4"= 1'



ROOF PLAN

SCALE 1/4"= 1'

owner

Amrito & Sonali

A. CHAUBE RESIDENCE
14300 LORA DR.
LOS GATOS, CA 95032

PROJECT

NEW BUILD

SHEET TITLE

GARAGE PLAN, ROOF PLAN, & ELEVATIONS

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Krishani Mishra

REVISION

1

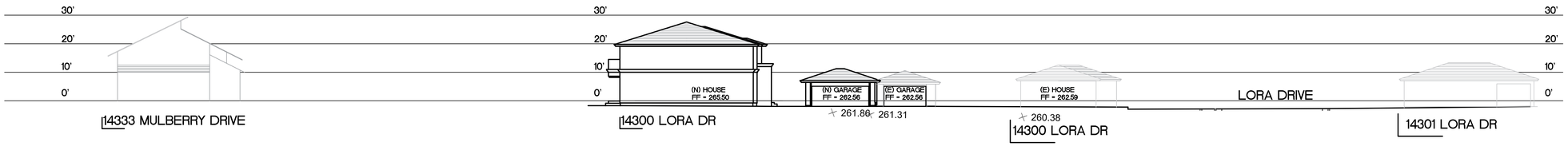
2 2Cres 10-06-20

3

4

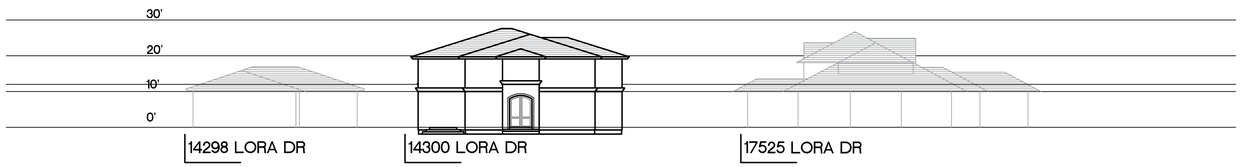
DATE	08.05.20
DRAWN BY	KM
SCALE	AS SHOWN
SHEET	

A-8



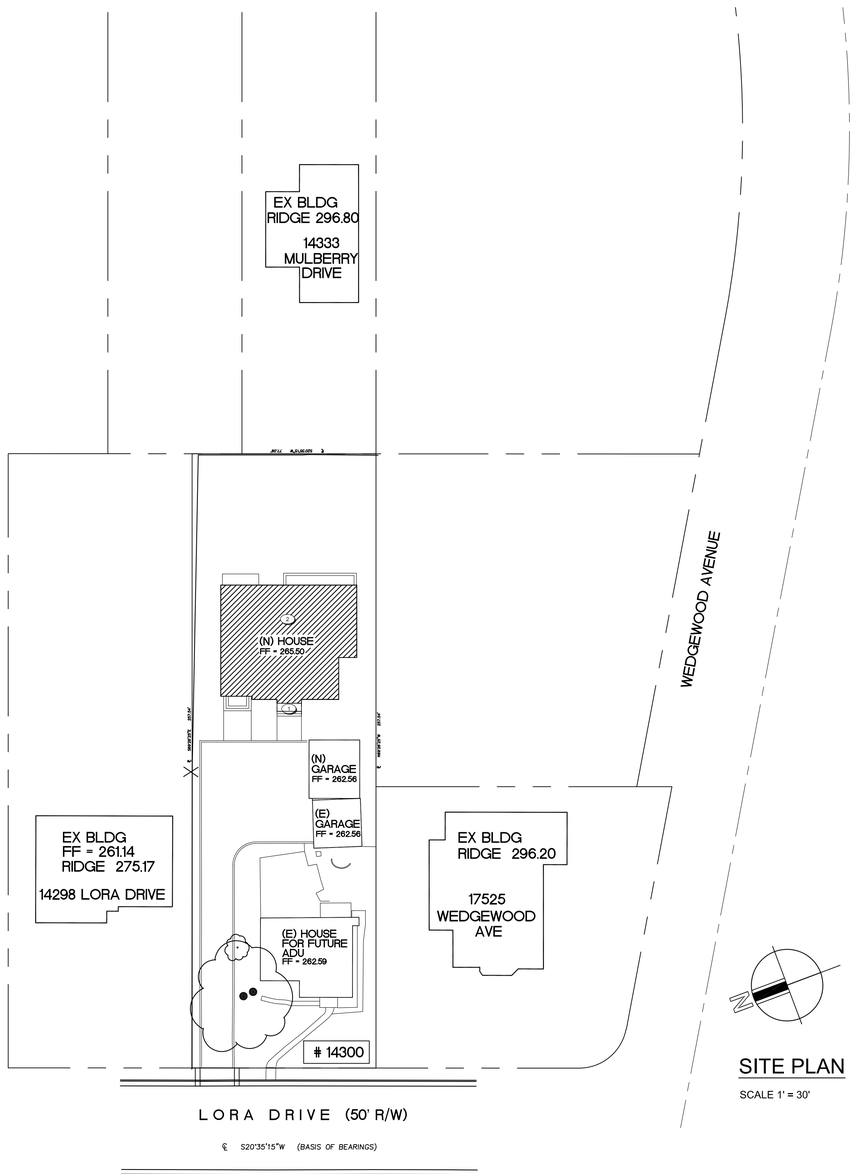
STREET SCAPE

SCALE 1" = 20'



STREET SCAPE

SCALE 1" = 20'



SITE PLAN

SCALE 1" = 30'

owner

Amrito & Sonali

A. CHAUBE RESIDENCE

14300 LORA DR.

LOS GATOS, CA 95032

PROJECT

NEW BUILD

SHEET TITLE

STREETSCAPE & N'BORHOOD SITE PLAN

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REVISION

1

2 2Cres 10-06-20

3

4

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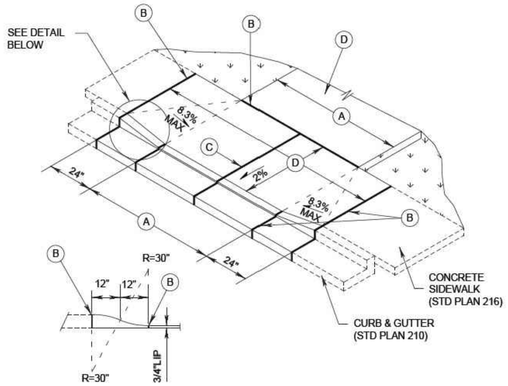
SCALE	AS SHOWN
SHEET	

A-9



CURB TRANSITION DETAIL

(A) EQUALS WIDTH OF DRIVEWAY AT PROPERTY LINE. MINIMUM WIDTH = 14'.

(B) 1/2" WIDE FULL DEPTH EXPANSION JOINT.

(C) FULL DEPTH EXPANSION JOINT IF (A) IS 15' OR GREATER.

(D) DRIVEWAY TO BE SURFACED WITH ASPHALT OR CONCRETE.

(E) DRIVEWAY CONCRETE SHALL BE A MIN. OF 6" THICK FOR RESIDENTIAL AND 8" THICK FOR COMMERCIAL AND IS TO BE PLACED ON A MINIMUM OF 6" CLASS II AGGREGATE BASE 95% MAXIMUM COMPACTION ASTM D1557, OVER COMPACTED SUBGRADE.

(F) ALL CONCRETE SHALL BE CLASS A, PER CALTRANS SPECS, WITH 1 LB. (MIN.) LAMP BLACK PER CUBIC YARD.

(G) ALL WORK SHALL COMFORM TO CURRENT ADA REQUIREMENTS.

NOT TO SCALE

APPROVED BY	DATE		CONCRETE DRIVEWAY WITHOUT PLANTER	STD. PLAN NO.
TOWN ENGINEER	NOVEMBER 2010	TOWN OF LOS GATOS		ST-219

STANDARD DRIVEWAY

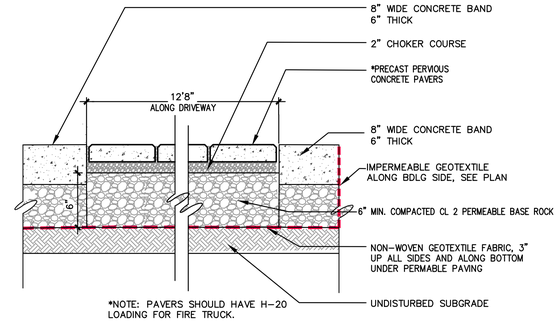
NO SCALE

GENERAL NOTES

1. ALL PUBLIC IMPROVEMENTS SHALL BE MADE ACCORDING TO THE LATEST ADOPTED TOWN STANDARD PLANS, STANDARD SPECIFICATIONS AND ENGINEERING DESIGN STANDARDS. ALL WORK SHALL CONFORM TO THE APPLICABLE TOWN ORDINANCES. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB-RELATED MUD, SILT, CONCRETE, DIRT, AND OTHER CONSTRUCTION DEBRIS AT THE END OF THE DAY, DIRT AND DEBRIS SHALL NOT BE WASHED INTO STORM DRAINAGE FACILITIES. THE STORING OF GOODS AND MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS AN ENCROACHMENT PERMIT IS ISSUED BY THE ENGINEERING DIVISION OF THE PARKS AND PUBLIC WORKS DEPARTMENT. THE OWNER, APPLICANT AND/OR DEVELOPER'S REPRESENTATIVE IN CHARGE SHALL BE AT THE JOB SITE DURING ALL WORKING HOURS. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP WORK ORDERS AND THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE OWNER, APPLICANT AND/OR DEVELOPER'S EXPENSE.

LEGEND

- PERVIOUS PAVERS
- DOWNSPOUT W/SPLAH BLOCK
- GRASSY SWALE
- JOINT TRENCH
- CUT



*NOTE: PAVERS SHOULD HAVE H-20 LOADING FOR FIRE TRUCK.

PERVIOUS PAVERS SECTION DETAIL

NO SCALE

GROSS SITE AREA	19,854 S.F. (0.456 AC.)	
TOTAL DISTURBED AREA	12,346 S.F. (0.283 AC.)	
AVERAGE LOT SLOPE	2.8%	

IMPERVIOUS AREAS	EXISTING (S.F.)	REMOVED (S.F.)	NEW (S.F.)
HOUSE & GARAGE	1603	0	3155
DRIVEWAY BORDER	1490	1490	241
PATIOS, WALKS & PADS	308	0	273
TOTAL IMPERVIOUS AREA	3401	1490	3669
NET CHANGE IN IMPERVIOUS AREA	2179 S.F.		

NOTE:
MOST OF THE SITE DRAINAGE WILL BE DIRECTED TO THE PERVIOUS DRIVEWAY AND LANSCAPE AREAS AND WILL INFILTRATED INTO THE GROUND.

EARTHWORK QUANTITIES	CUT (C.Y.)	FILL (C.Y.)
SITE & BUILDING	59	0
DRIVEWAY	117	0
TOTAL	176	0
EXPORT	176	

NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.

GRADING NOTES

1. ALL GRADING SHALL ADHERE TO THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
4. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEPT PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
6. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
7. FLUSHING OF STREET TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEPT.
8. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
9. EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.

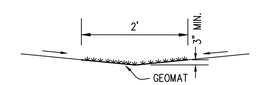
NORTH

0 10 20 30

SCALE 1" = 10'

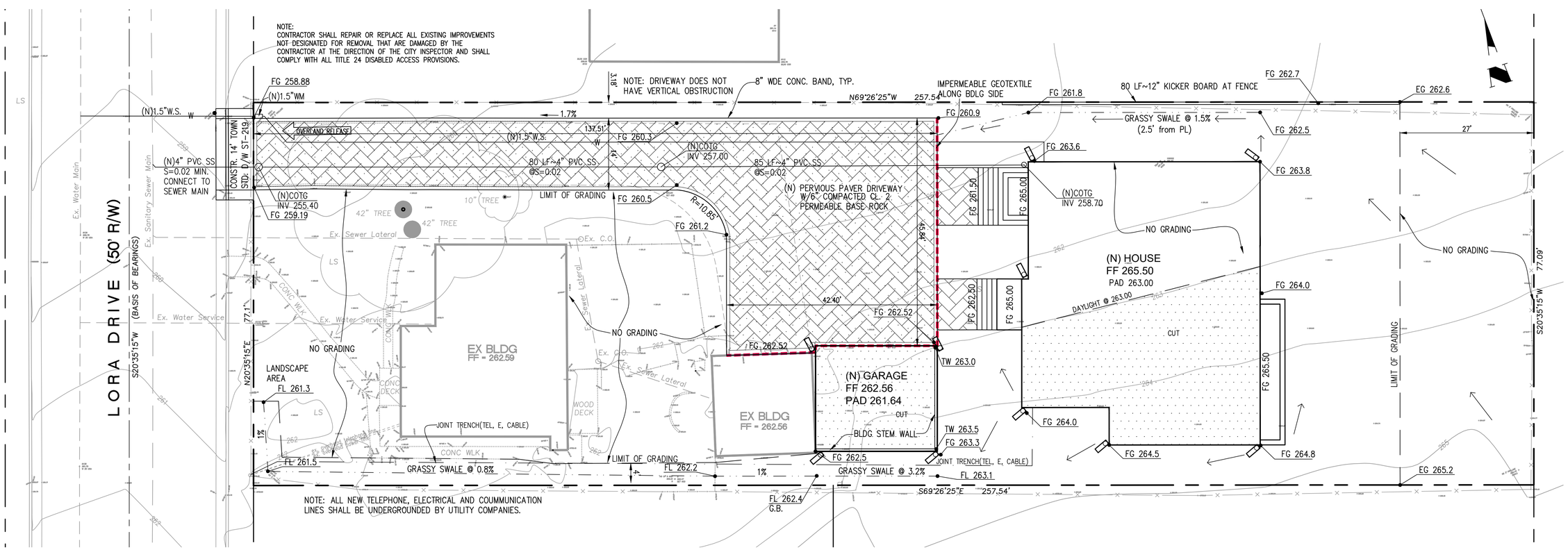
ABBREVIATIONS

FF	FINISH FLOOR
FG	FINISH GRADE
EG	EXIST GRADE
FL	FLOW LINE
COTO	CLEANOUT TO GRADE
INV	INVERT
(N)	NEW



GRASSY SWALE

NO SCALE



SEALED PROFESSIONAL ENGINEER
CIVIL
No. 34999
EXP. 9-30-21
STATE OF CALIFORNIA

A. CHAUBE Residence

14300 LORA DRIVE
Los Gatos, CA 95032

owner
Amrito Sonali

PROJECT
NEW BUILD

SHEET TITLE
GRADING & UTILITY PLAN

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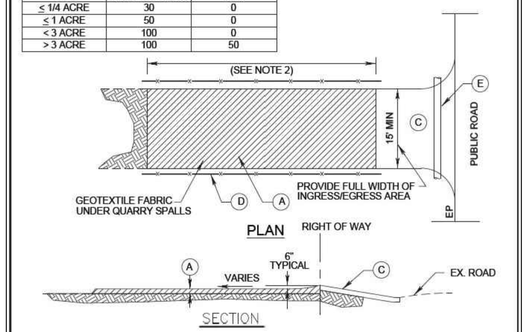
PROJECT SIZE	LENGTH OF	
	CRUSHED ROCK	ATB
≤ 1/4 ACRE	30	0
≤ 1 ACRE	50	0
< 3 ACRE	100	0
> 3 ACRE	100	50



Ⓐ 4" CRUSHED ROCK WITH GEOTEXTILE MATERIAL UNDERNEATH.

Ⓑ THE MINIMUM LENGTH SHALL BE LENGTHENED AS NECESSARY TO ENSURE MATERIAL IS NOT TRACKED INTO THE PUBLIC RIGHT-OF-WAY. ALTERNATE CONSTRUCTION ENTRANCES WILL BE ALLOWED WITH APPROVAL OF THE CITY ENGINEER ON A CASE BY CASE BASIS, WHERE PHYSICAL SITE CONDITIONS AND SIZE DICTATE

Ⓒ ATB DRIVEWAY RAMP, OR SITE ACCESS ROAD 20' WIDE MIN. SEE TABLE ABOVE FOR REQUIRED LENGTH.

Ⓓ INSTALL ORANGE BARRIER FENCE TO DIRECT TRAFFIC ONTO CONSTRUCTION ENTRANCE

Ⓔ INSTALL 12" MIN. DIA. CULVERT IF A ROADSIDE DITCH IS PRESENT.

NOTES:

1 SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

2 MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

3 WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS USED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

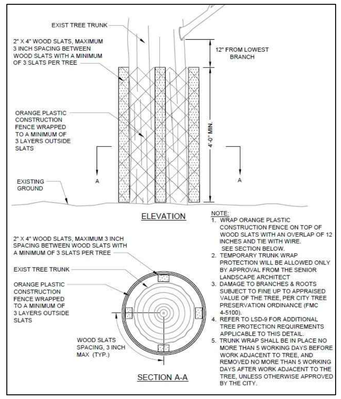
4 PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

NOT TO SCALE

APPROVED BY	DATE		STABILIZED CONSTRUCTION ENTRANCE	STD. PLAN NO.
	NOVEMBER 2010	TOWN OF LOS GATOS		ST-250
TOWN ENGINEER				

CONSTRUCTION ENTRANCE

NO SCALE



TREE TRUNK WRAP PROTECTION

NO SCALE

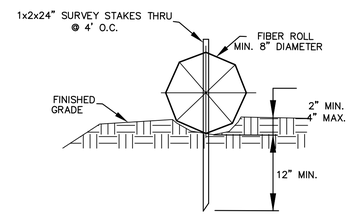
NOTE:
THE CONSTRUCTION BMPS SHOWN ON THE PLAN ARE MINIMUM REQUIREMENTS. THE CITY ENGINEER OR STORMWATER INSPECTOR IS AUTHORIZED TO REQUIRE ADDITIONAL BMPS TO PREVENET NON-STORMWATER DISCHARGES.

LEGEND

FIBER ROLL/SILT FENCE

CONSTRUCTION ENTRANCE

TREE PROTECTION FENCE



STRAW WATTLES/FIBER ROLL

NO SCALE

STANDARD EROSION CONTROL MEASURES NOTES:

1. IT IS THE SOLE RESPONSIBILITY OF THE DEVELOPER FOR THE IMPLEMENTATION OF THE EROSION CONTROL MEASURES SUBJECT TO INSPECTION AND APPROVAL OF THE TOWN OF LOS GATOS.

2. DUST SHALL BE CONTROLLED AT ALL TIMES. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAW CUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS THAT COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS THAT ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.

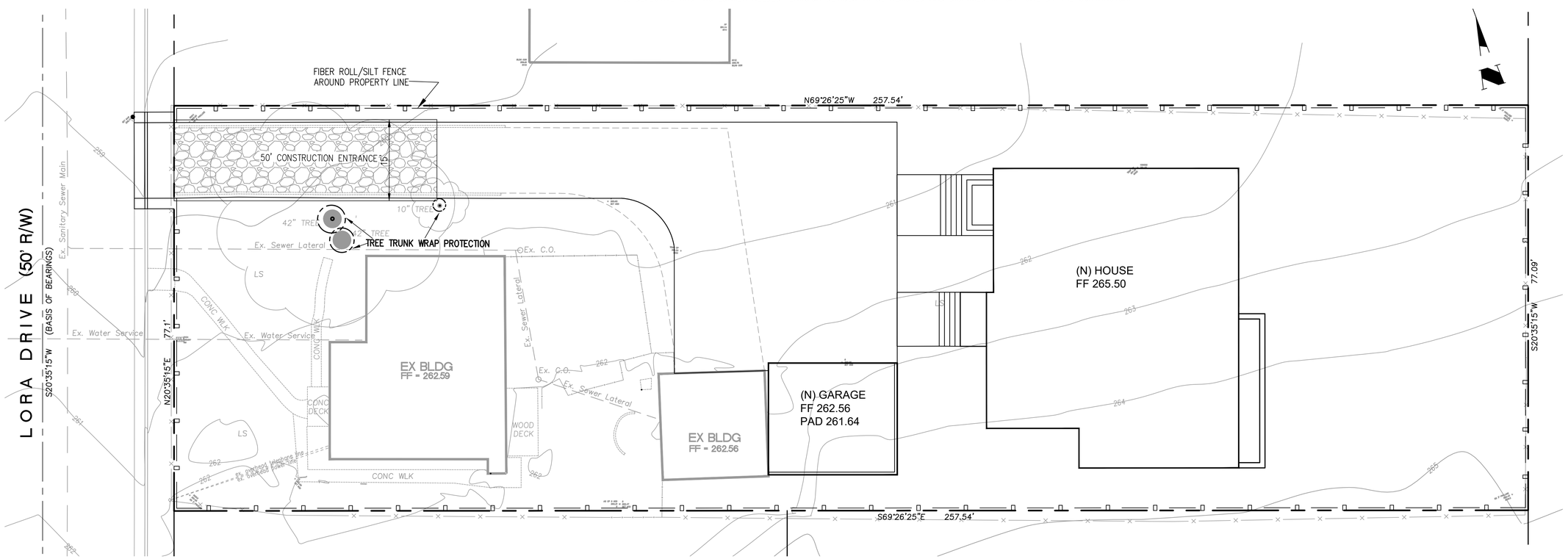
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON PLAN.

4. CONTRACTOR SHALL PROVIDE A CONCRETE WASHOUT STATION OR OTHER ACCEPTED DEVICE (PER CASQA BMP MANUAL). AT NO TIME SHALL CONCRETE WASTE BE WASHED OUT INTO CITY STORM DRAIN VIA CURB AND GUTTER, OR ONTO EXPOSED AND/OR VEGETATED SOIL.

5. CONTRACTOR SHALL PERFORM REGULAR AND FINAL CLEANUP OF THE JOB SITE TO THE SATISFACTION OF THE CITY INSPECTOR. ALL DEFECTIVE AND "NO LONGER NEEDED" EROSION DEVICES TO BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

EROSION CONTROL NOTES

1. *PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES.*
2. *A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO THE INCEPTION OF ANY WORK ON-SITE, AND SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ALL LANDSCAPING.*
3. *STRAW ROLL(S) SHALL BE INSTALLED PRIOR TO THE INCEPTION OF ANY WORK ON-SITE, AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED.*
4. *DRY SWEEPING METHODS SHALL BE USED TO REMOVE ANY DEBRIS AND/ OR SOIL TRACKED ON TO PUBLIC STREET. DRY SWEEPING SHALL BE DONE AT THE END OF EACH WORK DAY.*
5. *THE CONTRACTOR SHALL FOLLOW AND USE BEST MANAGEMENT PRACTICES (BMP) FOR DISCHARGE INTO THE CITY'S STORM WATER SYSTEM DURING SITE STRIPPING, HAULING, EARTH MOVING ACTIVITIES, HEAVY EQUIPMENT OPERATIONS, GENERAL CONSTRUCTION AND SITE SUPERVISION, PAINTING, APPLICATIONS AND USE OF SOLVENTS AND ADHESIVES, LANDSCAPING AND GARDENING.*
6. *STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.*
7. *ONCE THE PROPOSED ON-SITE DRAINAGE INLETS HAVE BEEN INSTALLED, THE CONTRACTOR SHALL PROTECT ANY BARE SOIL FROM ENTERING THE INLETS BY INSTALLING FILTER FABRIC UNDER THE INLET GRATES. THE FILTER FABRIC SHALL REMAIN UNTIL NATURAL GROUND COVER IS ESTABLISHED.*
8. A WATER HOSE SHALL BE PROVIDED ON SITE FOR DUST CONTROL.
9. *IF EROSION DEVELOPS IN A TEMPORARY EROSION PROTECTED AREA OR ANY ESTABLISHED VEGETATED AREA, THE CONTRACTOR SHALL IMMEDIATELY ALLEVIATE AND REMEDY THE PROBLEM AND TAKE PREVENTATIVE MEASURES TO MINIMIZE THE POSSIBILITY OF ITS RE-OCCURRENCE AND ALSO TO PREVENT THE RESULTING FLOW OF SOILS OR WATER WITH SUSPENDED SOILS FROM GETTING INTO THE CITY'S DRAINAGE SYSTEM OR ANY NATURAL DRAINAGE CHANNEL OR DITCH.*
10. *ALL DISTURBED SOIL SHALL BE "MATTED" AND SEEDED WITHIN TWO (2) WEEKS OF "FINAL DISTURBANCE".*
11. *CONTRACTOR SHALL RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTRAOL PLAN. CONTRACTOR CONTACT INFORMATION WILL BE PROVIDED ONCE CONTRACTOR IS SELECTED.*



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