FOLLMAR RESIDENCE

VICINITY MAP

NO SCALE

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS HERE ON. IN ADDITION ALL WORK SHALL ALSO COMPLY WITH TITLE 24 AND 2020 CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA ENERGY CODE AS THEY MAY APPLY.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE TOWN OF LOS GATOS AND BUILDING INSPECTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
4. IN THE EVENT THAT THE CONTRACTOR FINDS A CONFLICT OR A DEFICIENCY IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, THE OWNER, AND OR THE OWNER'S REPRESENTATIVE(S) IMMEDIATELY.
5. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ARCHITECT PRIOR TO THEIR CONSTRUCTION, AND SHALL BE ACCURATELY SHOWN ON DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ARCHITECT OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.
6. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING TOPOGRAPHY SHOWN, NOR THE ACCURACY OF THE DELINEATION OF SAID UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTORS EXPENSE.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
8. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE SHERIFF, FIRE DEPARTMENT, AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT-OF-WAY.
9. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND OR THE ARCHITECT AT THE CONTRACTOR'S EXPENSE WHETHER SHOWN ON THE PLANS OR NOT, EVEN IF DAMAGE OR DISPLACEMENT WAS NOT CAUSED BY ACTUAL WORK PERFORMED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL MANHOLES, VALVE AND MONUMENT COVERS WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.
11. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT AND SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER AND THE ARCHITECT FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
    A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
    B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
    C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
    D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

PROJECT DATA

PROJECT ADDRESS :	17150 BUENA VISTA AVENUE LOS GATOS, CA.
A.P.N.:	424-30-011
ZONING:	R-1-20 PLUS LOTS EXCEEDING 30,000 SQ. FT. ARE SUBJECT TO HILLSIDE RESIDENTIAL FOR F. A. R.
CONSTRUCTION TYPE:	V-B SPRINKLERED
BUILDING OCCUPANCY GROUP:	R-3/U
OCCUPANCY GROUP:	II
LOT SIZE:	40,422 OR 0.93 ACRES
EXISTING RESIDENCE TO BE REMOVED:	2,450 SQ, FT PLUS GARAGE AND OUT STRUCTURES.
PROPOSED FLOOR AREA, INCLUDING COVERED PORCHES:	4, 080.00 SQ. FT. SEE AREA TABULATION SHEET.
ALLOWABLE FLOOR AREA PER HILLSIDE DEV. 29.5% BASED ON 60% REDUCTION:	4,400 SQ. FT. + 400 FOR GARAGE
FULL BASEMENT INCLUDING GARAGE:	1761.00 (INCLUDES GARAGE) 400 FT. GARAGE CREDIT NOT EMPLEMENTED

SEE SHEET C-1 FOR ALL IMPERVIOUS COVERAGES AND BREAKDOWNS PROVIDED BY NNR ENGINEERING

STUDIO GILGARY
Gil Garcia: (408) 309-4468 Gary Mignano: (408) 726-1203
ARTISTRY IN ARCHITECTURE

SHEET INDEX

CIVIL ENGINEERING

C-1 COVER SHEET
C-2 GRADING AND DRAINAGE
C-3 MISC. DETAILS
C-4 CROSS SECTIONS
C-5 EROSION CONTROL CONSTRUCTION MANAGEMENT PLAN
POLLUTION PROVENTION PLAN

ARCHITECTURAL

A1 COVER SHEET PROJECT DATA, GENERAL NOTES AND SHEET INDEX.
A2 ARCHITECTURAL SITE PLAN AND NEIGHBORHOOD COMPATIBILITY PHOTOS.
A-3 MAIN LEVEL FLOOR PLANS
A-4 BASEMENT FLOOR PLANS
A-5 EXTERIOR ELEVATIONS
A-6 EXTERIOR ELEVATIONS AND AREA TABULATIONS
A-7 ROOF PLAN
A-8 PROFILE SECTIONS
A-9 GREEN POINT CHECKLIST

NEW CUSTOM RESIDENCE FOR:
KEN AND DEBBIE FOLLMAR
17150 BUENA VISTA AVENUE
LOS GATOS, CA.
APN. 424-30-011

SHEET TITLE

DRAWN EPM
CHECKED
SCALE N/A
DATE JUNE 2020
JOB FOLLMAR2
SHEET NO. A1

STANDARD GRADING NOTES

1. ALL WORK SHALL CONFORM TO CHAPTER 12 OF THE TOWN OF LOS GATOS GRADING ORDINANCE, THE ADOPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS SPECIFIED OTHERWISE ON THESE PLANS AND DETAILS.

2. NO WORK MAY BE STARTED ON–SITE WITHOUT AN APPROVED GRADING PLAN AND A GRADING PERMIT ISSUED BY THE TOWN OF LOS GATOS, PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030

3. A PRE–JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE DEPARTMENT OF PARKS AND PUBLIC WORKS PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT 408.399.5771 AT LEAST 48 HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE:
   A. A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
   B. ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB–CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.

4. APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

5. APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING, EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.

6. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO BE DISPOSED OF AT APPROVED LOCATION(S).

7. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1–800–227–2600 A MINIMUM OF 48 HOURS BUT NOT MORE THAN 14 DAYS PRIOR TO COMMENCING ALL WORK.

8. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.

9. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.

10. THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.

11. HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING, FOR THE FOLLOWING ITEMS:
   A. RETAINING WALL––TOP OF WALL ELEVATIONS AND LOCATIONS (ALL WALLS TO BE PERMITTED SEPARATELY AND APPLIED FOR AT THE TOWN OF LOS GATOS BUILDING DEPARTMENT).
   B. TOE AND TOP OF CUT AND FILL SLOPES

12. THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHOULD BE DOCUMENTED IN AN "AS–BUILT" LETTER/REPORT PREPARED BY THE APPLICANTS' SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.

13. ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVE–ABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE WEEK IN ADVANCE OF CLOSURE AND NO CLOSURE SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC OR PRIVATE RIGHT–OF–WAY.

16 THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND/PROTECTION TO THE PUBLIC AT ALL TIMES.

17. OWNER/APPLICANT: _____PHONE: _____

18. GENERAL CONTRACTOR (IF AVAILABLE): _____PHONE: _____

19. GRADING CONTRACTOR (IF AVAILABLE): _____PHONE: _____

20. A. CUT: ___2,152___CY EXPORT: __2,029__
    B. FILL: ___123___CY IMPORT: ___0___

21. WATER SHALL BE AVAILABLE ON THE SITE AT ALL TIMES DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL.

22. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHALL BE REQUIRED. TREE REMOVAL PERMITS ARE REQUIRED PRIOR TO THE APPROVAL OF ALL PLANS.

23 A TOWN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT–OF–WAY. A STATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN STATE RIGHT–OF–WAY (IF APPLICABLE). THE PERMITTEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES.

24. NO CROSS LOT DRAINAGE WILL BE PERMITTED WITHOUT SATISFACTORY STORM WATER ACCEPTANCE DEED/FACILITIES. ALL DRAINAGE SHALL BE DIRECTED TO THE STREET OR OTHER ACCEPTABLE DRAINAGE FACILITY VIA A NON–EROSIVE METHOD AS APPROVED BY THE TOWN ENGINEER.

25. IT IS THE RESPONSIBILITY OF CONTRACTOR AND/OR OWNER TO MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT–OF–WAY IS CLEANED UP ON A DAILY BASIS. MUD, SILT, CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE TOWN'S STORM DRAINS.

26. GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT–OF–WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT–OF–WAY ACCORDING TO THIS CONDITION MAY RESULT IN THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENSE.

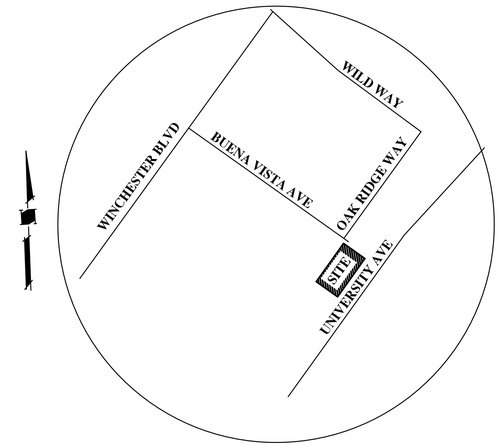
27. GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN AND/OR STORM WATER POLLUTION PREVENTION PLAN, THE TOWN OF LOS GATOS STORM WATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANY OTHER PERMITS/REQUIREMENTS ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. PLANS (INCLUDING ALL UPDATES) SHALL BE ONSITE AT ALL TIMES. NO DIRECT STORM WATER DISCHARGES FROM DEVELOPMENT WILL BE ALLOWED ONTO TOWN STREETS OR ONTO THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHODS. MAINTENANCE OF PRIVATE STORM WATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED AND ADEQUATELY OPERATING STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHOD SHALL BE CONSIDERED A VIOLATION OF THE ABOVE REFERENCED PERMIT AND THE TOWN OF LOS GATOS STORMWATER ORDINANCE.

UTILITY NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. CONNECT SANITARY SEWER AND WATER LINE TO EXISTING STREET SERVICES.
3. CONNECT GAS AND ELECTRIC LINES TO EXISTING GAS AND POWER SERVICES, PER PG&E STANDARDS.
4. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
5. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
6. USE A COMBINATION OF BATTERY OPERATED/GENERATOR AND POWER OPERATED SUMP PUMPS TO ASSURE THEIR OPERATION IN CASE OF POWER FAILURE.

GENERAL NOTES:

1. EXCAVATION CUTS EXCEEDING 5 FEET TYPICALLY REQUIRE A DOSH PERMIT. ALL EXCAVATIONS MUST CONFORM TO APPLICABLE OSHA AND CAL–OSHA REQUIREMENTS. CONTACT CALIFORNIA DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH (DOSH) FOR INFORMATION ABOUT REQUIRED PERMITS. DOSH'S LOCAL OFFICE: (510) 794–2521.
2. PRIOR TO REQUESTING A FOUNDATION INSPECTIONS BY THE CITY, THE GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL INVESTIGATION SHALL PROVIDE A FIELD REPORT (IN WRITING) WHICH SHALL STATE THE FOLLOWING:
   a. THE BUILDING PAD WAS PREPARED AND COMPACTED IN ACCORDANCE WITH THE SOIL REPORT AND SPECIFICATIONS.
   b. THE FOUNDATION AND/OR PIER EXCAVATION, DEPTH AND BACKFILL MATERIALS, AND DRAINAGE (IF APPLICABLE) SUBSTANTIALLY CONFORM TO THE SOIL REPORT AND APPROVED PLANS.
3. PRIOR TO FINAL INSPECTION FOR ANY BUILDING OR STRUCTURE, THE GEOTECHNICAL ENGINEER OR CIVIL ENGINEER WHO PREPARED THE SOIL INVESTIGATION SHALL ISSUE A FINAL REPORT STATING THE COMPLETED PAD, FOUNDATION, FINISH GRADING, AND ASSOCIATED SITE WORK SUBSTANTIALLY CONFORM TO THE APPROVED PLANS, SPECIFICATIONS, AND INVESTIGATION.



VICINITY MAP

DESCRIPTION / LEGEND

DESCRIPTION	LEGEND
PROPERTY LINE	
CENTERLINE	
SANITARY SEWER	SS
STORM DRAIN LINE	SD
ELECTRICAL LINE	E
JOINT TRENCH	JT
GAS LINE	GAS
DRAINAGE FLOW	
REMOVE TREE	
OVERLAND RELEASE	OR

ABBREVIATION

AD	AREA DRAIN
CO	CLEAN–OUT
(E)	EXISTING
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SLAB
INV	INVERT
(N)	NEW
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SD	STORM DRAIN

IMPERVIOUS COVERAGE (S.F.)

	EXISTING	REPLACED	NEW
BUILDINGS	2,395	273	4,111
DRIVEWAY/WALKS	1,820	626	2,128
TOTAL	4,215	899	6,239

TOTAL NEW & REPLACED IMPERVIOUS AREA=7,138 S.F.

SHEET INDEX

COVER SHEET	C–1
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MISC. DETAILS	C–3
CROSS SECTIONS AND MISC. DETAILS	C–4
EROSION CONTROL/CONSTRUCTION MANAGEMENT PLAN	C–5
"BLUEPRINT FOR A CLEAN BAY" SHEET	C–6

BENCHMARK

TOWN OF LOS GATOS
BM NO. LG20
LOCATED 270'± NORTH OF VASONA OAKS DRIVE ON UNIVERSITY AVENUE. ELEVATION=325.68'(NGVD29)

1–800–227–2600 CALL BEFORE YOU DIG. USA UNDERGROUND SERVICE ALERT 1–800–227–2600

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800–227–2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDER–GROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.

THE PROJECT GEOTECHNICAL REPORT PREPARED BY:

EARTH WORK NOTE:

THE CONTRACTOR SHALL STRICLY ADHERE TO THE SOILS ENGINEER'S RECOMMENDATIONS ON STRIPPING AND SITE PREPARATION FOR ALL PERTINENT GRADING, PAVING AND TRENCH BACKFILL ON THIS SITE.

NOTE:

THE QUANTITIES ARE SHOWN FOR THE PURPOSE OF GRADING PERMIT APPROVAL FROM THE TOWN OF LOS GATOS PUBLIC WORKS AND ARE NOT TO BE USED FOR PAYMENT TO THE CONTRACTOR . CONTRACTOR SHALL ESTABLISH HIS OWN QUANTITIES.

APPROXIMATE GRADING QUANTITIES (CU. YDS.)

LOCATION	CUT	DEPTH	FILL	DEPTH	
BASEMENT, DRIVEWAY, HOUSE	1,897	9'	3.5	1'	
SITE	255	4'	119	1'	
TOTAL	2,152		123		

REGISTERED PROFESSIONAL ENGINEER NADIM N. RAFFOUL No. 56027 Exp. 12/31/20 CIVIL STATE OF CALIFORNIA

NNR ENGINEERING SERVICES CO.
CIVIL ENGINEERS
535 WESTRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7383

17150 BUENA VISTA AVENUE
LOS GATOS, CA.
APN 424–30–011
SAN CLARA COUNTY CALIFORNIA

COVER SHEET

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:
DATE: 6-22-2020
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO:
C-1
OF 6 SHEETS

GRADING AND DRAINAGE CONSTRUCTION NOTES:

1. DIRECT ROOF DOWNSPOUT LEADERS TO APPROVED SPLASH BLOCKS (2' LENGTH MIN.). DIRECT AWAY FROM BUILDING FOR POSITIVE FLOW, & TOWARDS PERVIOUS AREA OF THE SITE –TYP. (SEE DETAIL)
2. DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS AND SLOPE 5% FOR AT LEAST 10 FEET, FOR NON–PAVED (DIRT & LANDSCAPE) AREAS.
3. SANITARY SEWER FORCE MAIN.
4. (N) WATER METER/SERVICE LINE (DESIGN BY OTHERS).
5. APPROXIMATE LOCATION OF JOINT TRENCH TRENCH INCLUDES: ALL GAS/ELECTRIC LINES, COMMUNICATIONS LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND.
6. GRASSY SWALE @ S=0.7%.
7. 6" PVC (SDR–35) @ S=1.0% MIN.
8. (N) INFILTRATION DEVICE (CHRISTY V–24) WITHOUT BOTTOM.
9. INSTALL 4"ø SCHEDULE 40 PVC PERFORATED BACKDRAINS & UNDERSLAB DRAINS (W/ HOLES DOWN)– SLOPE 1% MIN. TO SUMP AT OUTSIDE OF CELLARS. DO NOT CONNECT LIGHTWELL DRAINS OR DOWNSPOUTS TO BACKDRAINS OR UNDERSLAB DRAINS–SEE SOIL REPORT. DO NOT INTERCONNECT SUBDRAINS & LIGHTWELL DRAINS.
10. BASEMENT WALL– SEE STRUCTURAL PLANS.
11. STORM DRAIN CLEANOUT.
12. 4" PVC (SDR–35) @ S=1% MIN.
13. (1)~ 2" PVC PUMP OUTLET (PRESSURIZED) MIN. 6" GROUND COVER ON TOP OF PIPE PROVIDE 3" STEEL PIPE PROTECTIVE SLEEVE UNDER PAVED AREAS
14. U–32 CHRISTY BOX. INSTALL 2" SUMP PUMP W/PIPING TO INFILTRATION DEVICE. PROVIDE BACKFLOW PREVENTION DEVICE ON DISCHARGE LINE. BACKUP POWER IS RECOMMENDED. DO NOT INTERCONNECT SUBDRAINS & LIGHTWELL DRAINS.
15. PRECAST CONCRETE MANHOLE OR EQUAL WITH COVER PROVIDE DEDICATED SUB DRAINAGE SUMP WITH PUMP. PUMP TO DISCHARGE AT INFILTRATION DEVICE. PROVIDE BACKFLOW PREVENTION DEVICE ON DISCHARGE LINE. BACKUP POWER IS RECOMMENDED.
16. INSTALL (N) SEWER CLEANOUT PER WVSD STANDARD.
17. TREE PROTECTION FENCING.
18. REMOVE EXISTING DRIVEWAY AND CONSTRUCT (N) CONC DRIVEWAY PER TOWN STANDARD DETAIL.
19. 4" PVC (SDR–35) @ S=0.5% MIN. FOR LIGHTWELL DRAINAGE.
20. 4" PERFORATED SUBDRAINS TO DEWATER POROUS ROCK LAYER UNDER PAVERS.
21. SANITARY SEWER DISCHARGE PUMP
22. (N) ON–SITE DETENTION SYSTEM (2) 24"–6'X10' HDPE PIPE LAID FLAT AND CAPPED AT THE END. CONNECT EACH PIPE WITH 24"X12" REDUCER. USE 3" PVC OUTGOING PIPE SLOPED AT 0.5%.
23. SEE PAVEMENT APPROACH DETAIL ON SHEET C–3.
24. 4" SDR–26 SS. LAT. @ 2% MIN.
25. INSTALL 2" BACKFLOW PREVENTER

DRAINAGE NOTE

1. CB RIM 392.8± INV 391.8±
2. AD RIM 392.0± INV 391.0± SW INV 390.0± S
3. AD RIM 388.1± INV 386.7±
4. AD RIM 392.3± INV 388.0±
5. AD RIM 388.17± INV 387.17±
6. AD RIM 393.0± INV 392.0±
7. CB RIM 392.8± INV 390.50± IN INV 389.50± OUT
8. NOT USED
9. AD RIM 396.7± INV 393.0±
10. AD RIM 396.7± INV 393.7±
11. AD RIM 397.1± INV 393.2±
12. CB RIM 397.1± INV 393.1±
13. AD RIM 397.5± INV 392.5±
14. CB RIM 394.8± INV 393.8±
15. CB RIM 393.6± INV 392.0±
16. CB RIM 392.8± INV 391.70± IN INV 391.20± IN 2" PRESSURIZED INV 390.70± OUT
17. AD RIM 395.0± INV 391.7±
18. AD RIM 393.5± INV 392.5±
1A. AD RIM 386.8± INV 385.3±
1B. CB RIM 386.7± INV 385.2±
1C. AD RIM 386.6± INV 385.0±

LEGEND:

- AREA DRAIN (CHRISTY BOX V–1) OR EQUAL
- CATCH BASIN (CHRISTY BOX V–24) OR EQUAL

GENERAL NOTES:

"UNDER NO CIRCUMSTANCE SHALL DRAINAGE RESULTING FROM THIS PROJECT, DURING OR POST CONSTRUCTION, DIRECTLY SHEET FLOW ACROSS AN ADJOINING PROPERTY. RUNOFF SHALL BE CONTAINED ON–SITE UP TO THE 10–YEAR STORM. "

LIGHTWELL/DRIVEWAY SHOULD HAVE ITS OWN ALARM WITH A DUAL FLOAT ALARM SYSTEM TIED TO THE HOME ALARM.

SEE SEPARATE PLAN (PREPARED BY OTHERS) FOR SEWER GRINDER LOCATION AND DESIGN.

ALL PUMPS AND WIRES, ETC. TO BE DESIGNED BY OTHERS.

RETAINING WALL SPOT GRADES

- A TW 398.4± / BW 393.2±
- B TW 393.2± / BW 388.2±
- C TW 392.0± / BW 388.2±
- D TW 392.5± / BW 389.7±
- E TW 390.6± / BW 394.0±
- F TW 393.2± / BW 388.0±
- G TW 397.0± / BW 394.6±
- H TW 393.7± / BW 395.0±
- I TW 391.6± / BW 388.9±
- J TW 392.5± / BW 390.6±
- K TW 394.5± / BW 393.3±
- L TW 394.5± / BW 393.7±
- M TW 396.9± / BW 396.6±
- N TW 395.5± / BW 394.0±

LIGHT WELL SUMP PUMP

$\frac{1}{3}$ H.P. SUBMERSIBLE SUMP PUMP "ZOELLER 151" OR APPROVED EQUAL WITH CHECK VALVE ON DISCHARGE LINE. PUMP SHALL ACTIVATE SHOULD WATER REACH LEVEL 2" BELOW RIM OF SUMP. PROVIDE BATTERY OR GENERATOR BACK UP IN CASE OF A POWER FAILURE. PUMP SHALL BE HARD WIRED TO PANEL PER APPLICABLE LOCAL/NATIONAL CODES. LOCATION PER ELECTRICIAN.

STORM DRAIN SUMP PUMP

$\frac{1}{2}$ H.P. SUBMERSIBLE SUMP PUMP "ZOELLER N53" OR APPROVED EQUAL WITH CHECK VALVE ON DISCHARGE LINE. PUMP SHALL ACTIVATE SHOULD WATER REACH LEVEL 2" BELOW RIM OF SUMP. PROVIDE BATTERY OR GENERATOR BACK UP IN CASE OF A POWER FAILURE. PUMP SHALL BE HARD WIRED TO PANEL PER APPLICABLE LOCAL/NATIONAL CODES. LOCATION PER ELECTRICIAN.

REGISTERED PROFESSIONAL ENGINEER NADIM N. RAFFOUL No. 56027 Exp. 12/31/20 CIVIL STATE OF CALIFORNIA

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LOS GATOS, CA.
APN 424-30-011
SAN CLARA COUNTY CALIFORNIA

GRADING AND DRAINAGE PLAN

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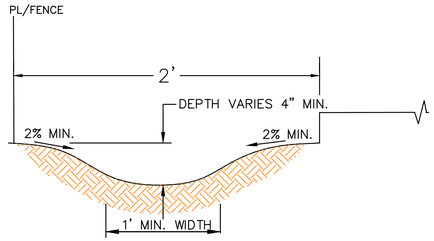
REVISIONS	BY

JOB NO:
DATE: 6-22-2020
SCALE: 1" =16'
DRAWN BY: NR
SHEET NO: C-2
OF 6 SHEETS

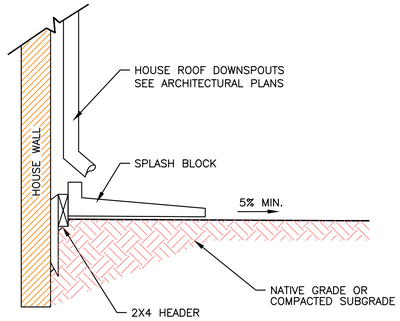


NOTES:

1. LONGITUDINAL SLOPE = 2% MIN.
2. SEE LANDSCAPE PLANS FOR SURFACING

EARTH SWALE DETAIL

N.T.S.



ROOF DOWNSPOUT/SPLASH BLOCK

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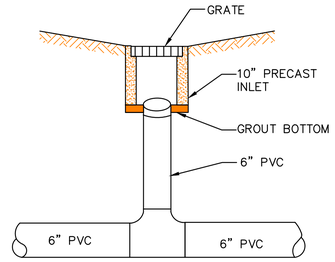
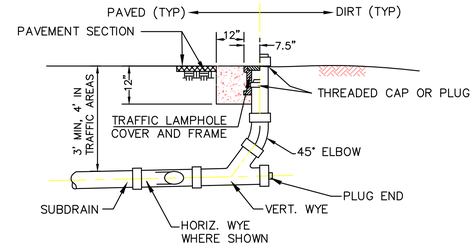


AREA DRAIN DETAIL

N.T.S.



STORMDRAIN CLEANOUT DETAIL

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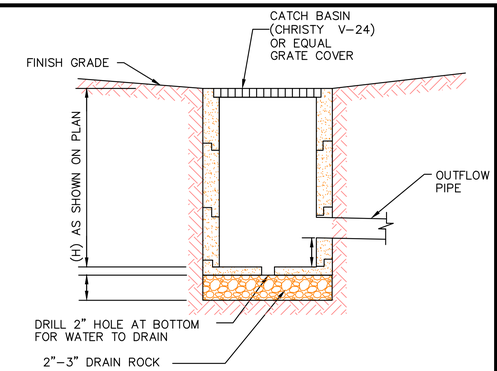
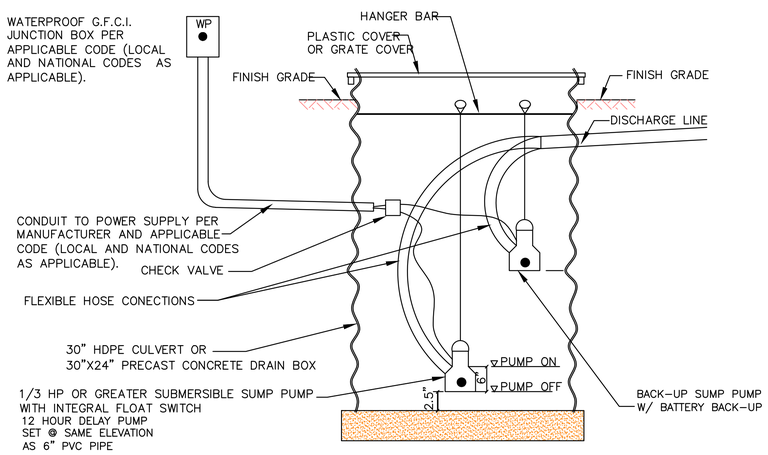


CATCH BASIN DETAIL

N.T.S.

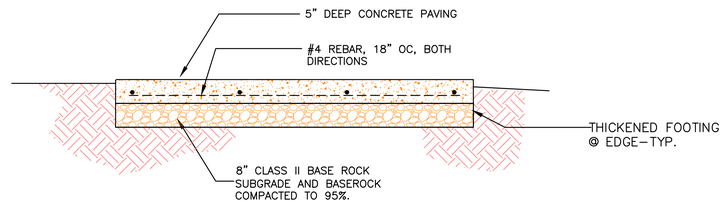
MAINTENANCE NOTES

1. OWNER IS RESPONSIBLE FOR MAINTAINING ALL INLETS, RETENTION SYSTEM AND INFILTRATION DEVICE FROM TRASH, DEBRIS & SEDIMENTS.
2. THE REGULAR CLEARING OF SILT AND DEBRIS IS ESPECIALLY IMPORTANT PRIOR TO EACH RAINY SEASON.



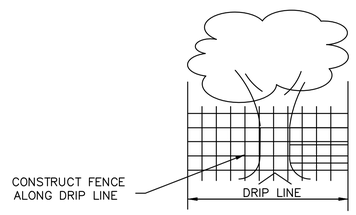
SUMP WITH PUMP

N.T.S.



CONCRETE DRIVEWAY-TYPICAL SECTION

N.T.S.

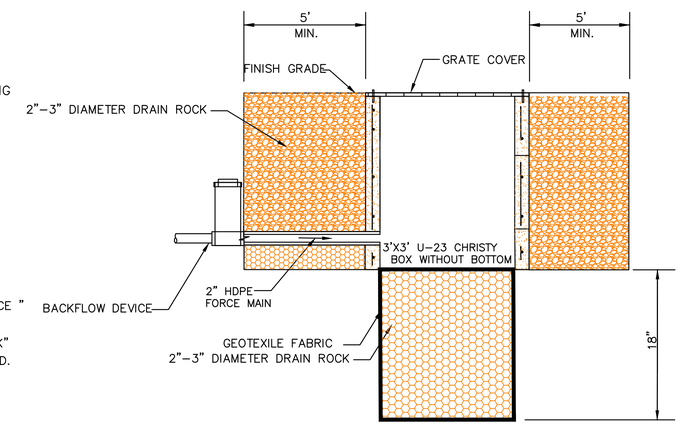


1. THE DEVELOPER SHALL INSTALL "THE PROTECTION DEVICE " PRIOR TO THE START OF GRADING OR CLEARING WORK.
2. THE CITY RESERVED THE RIGHT TO ISSUE A "STOP WORK" NOTICE IF THE " PROTECTIVE DEVICE " IS NOT INSTALLED.
3. ROLLED CHAIN LINK FENCE ON DRIVEN POST.
4. PLACE WOOD CHIP AROUND TREE AND ALONG DRIP LINE

TREE PROTECTION DETAIL

NOTES:

N.T.S.

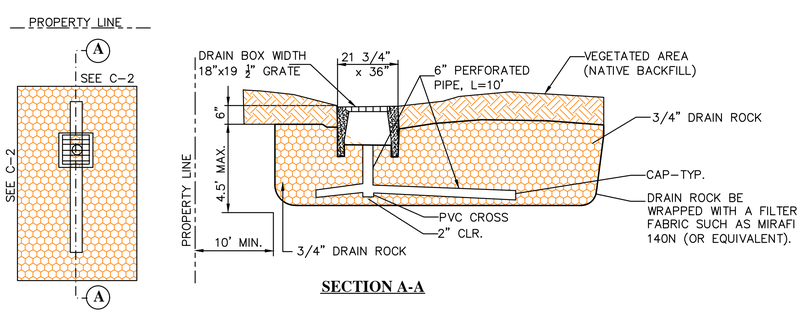


INFILTRATION DEVICE

N.T.S.

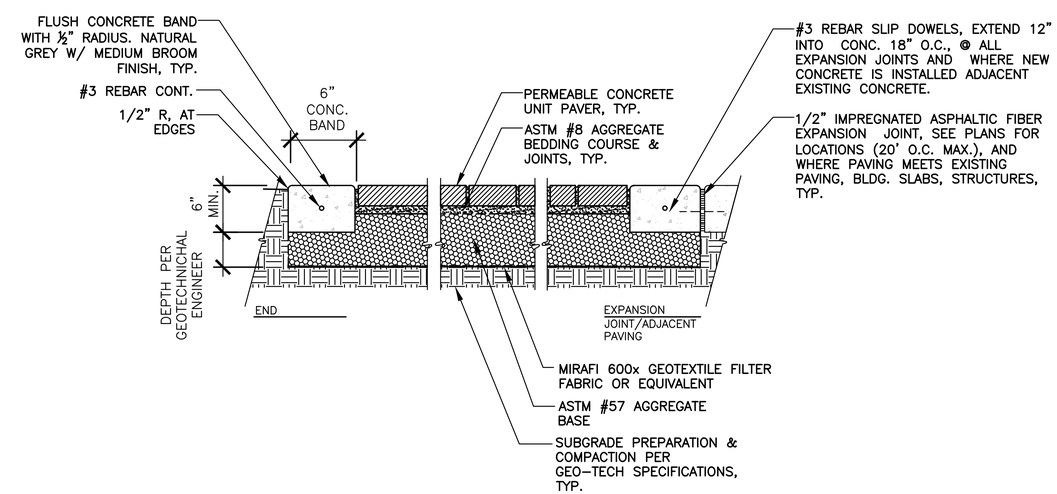
MAINTENANCE NOTES

1. OWNER IS RESPONSIBLE FOR MAINTAINING ALL INLETS, RETENTION SYSTEM AND INFILTRATION DEVICE FROM TRASH, DEBRIS & SEDIMENTS.
2. THE REGULAR CLEARING OF SILT AND DEBRIS IS ESPECIALLY IMPORTANT PRIOR TO EACH RAINY SEASON.



GRAVEL BASIN DETAIL

N.T.S.



PERMEABLE CONCRETE PAVERS-PEDESTRIAN

N.T.S.

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SAN CLARA COUNTY CALIFORNIA

MISC. DETAILS

REVISIONS	BY
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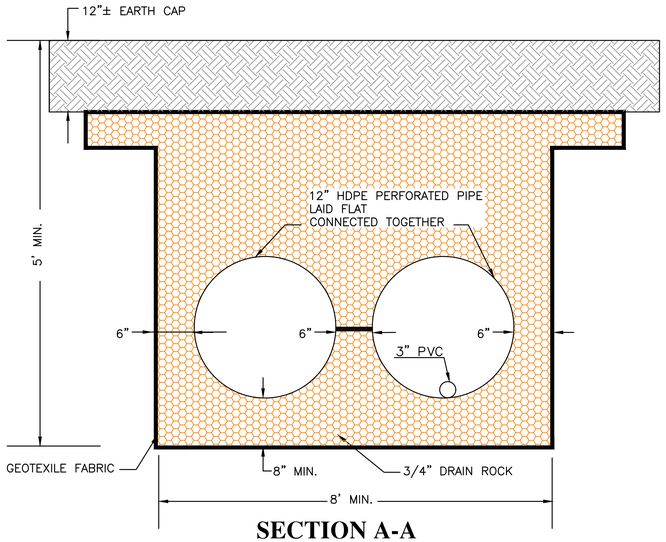
JOB NO:
DATE: 6-22-2020
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO:
C-3
OF 6 SHEETS



SECTION A-A

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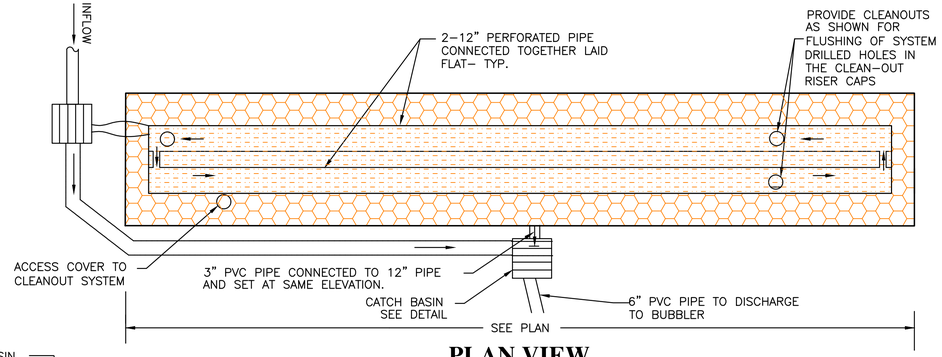
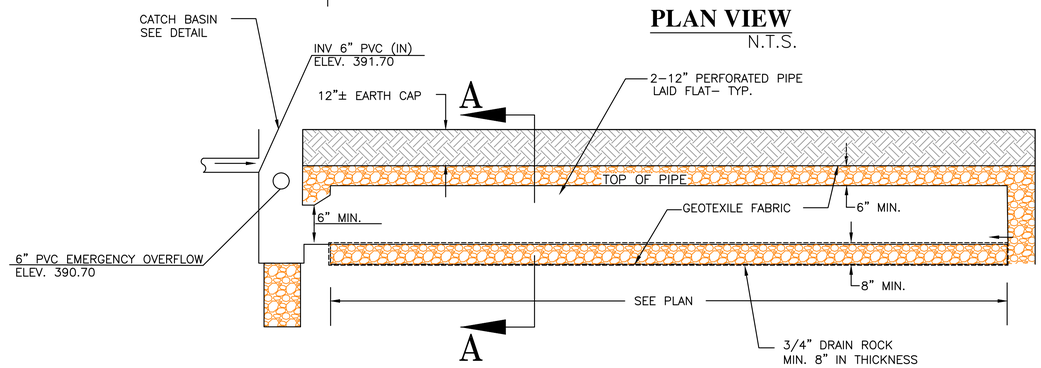


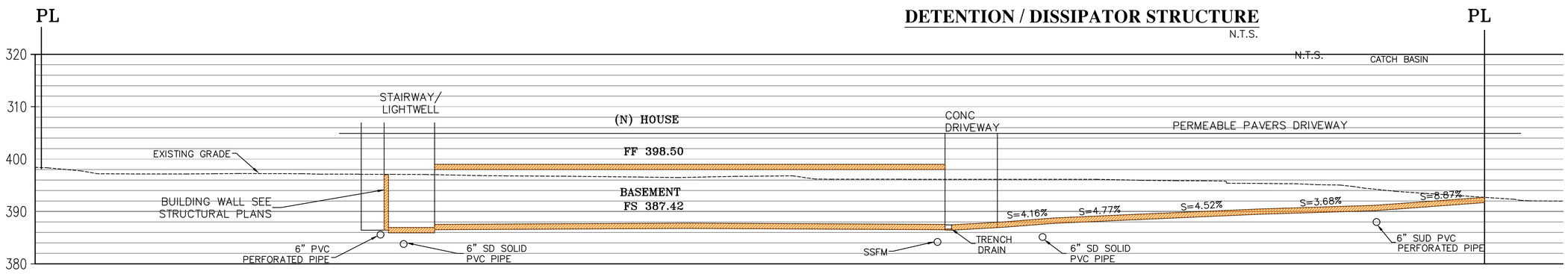
PLAN VIEW

N.T.S.



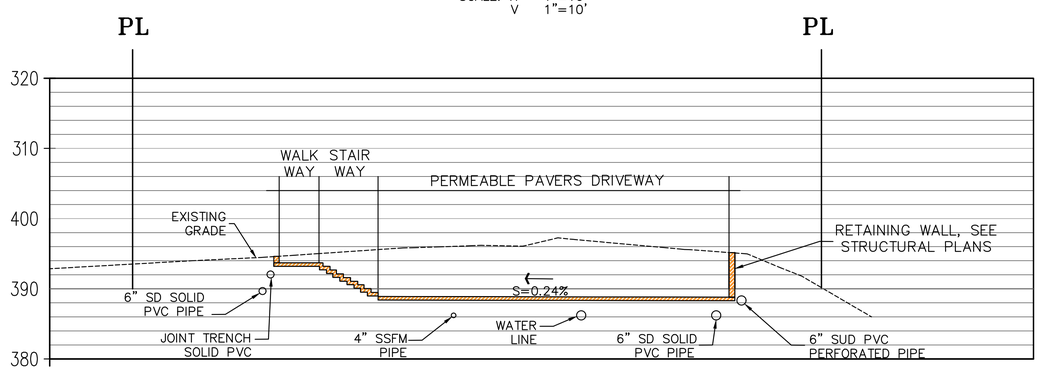
DETENTION / DISSIPATOR STRUCTURE

N.T.S.



SECTION A-A

SCALE: H 1"=10'
V 1"=10'



SECTION B-B

SCALE: H 1"=10'
V 1"=10'

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SAN CLARA COUNTY CALIFORNIA
APN 424-30-011

CROSS SECTION
AND DETAILS

REVISIONS	BY
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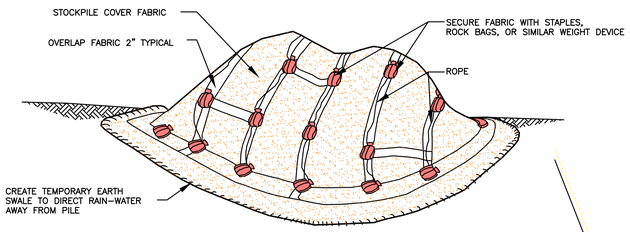
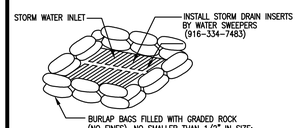
JOB NO:
DATE: 6-22-2020
SCALE: AS SHOWN
DRAWN BY: NR
SHEET NO:
C-4
OF 6 SHEETS



TEMPORARY COVER ON STOCK PILE

NTS

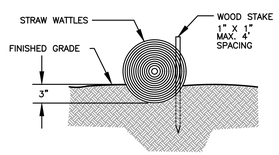


NOTES:

1. THICKNESS OF FILLED BAGS WHEN LAID SHALL NOT EXCEED 4".
2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS.
3. REMOVE ACCUMULATED SILT, AND DEBRIS BEFORE IT EXCEEDS 2" THICK ON THE SIDES
4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

BURLAP SACK DRAIN INLET (D.I.) SEDIMENT FILTER DETAIL

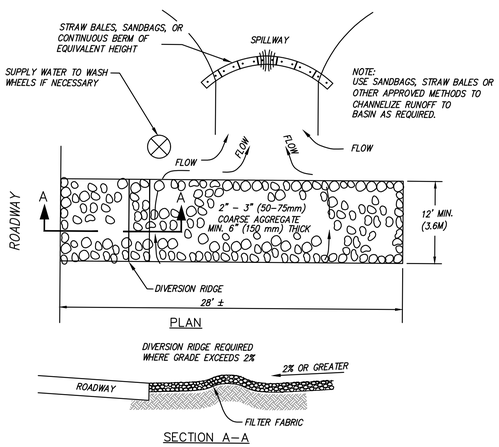
NTS



ENTRENCHMENT DETAIL IN FLAT AREA

STRAW WATTLES

NTS



STABILIZED CONSTRUCTION ENTRANCE

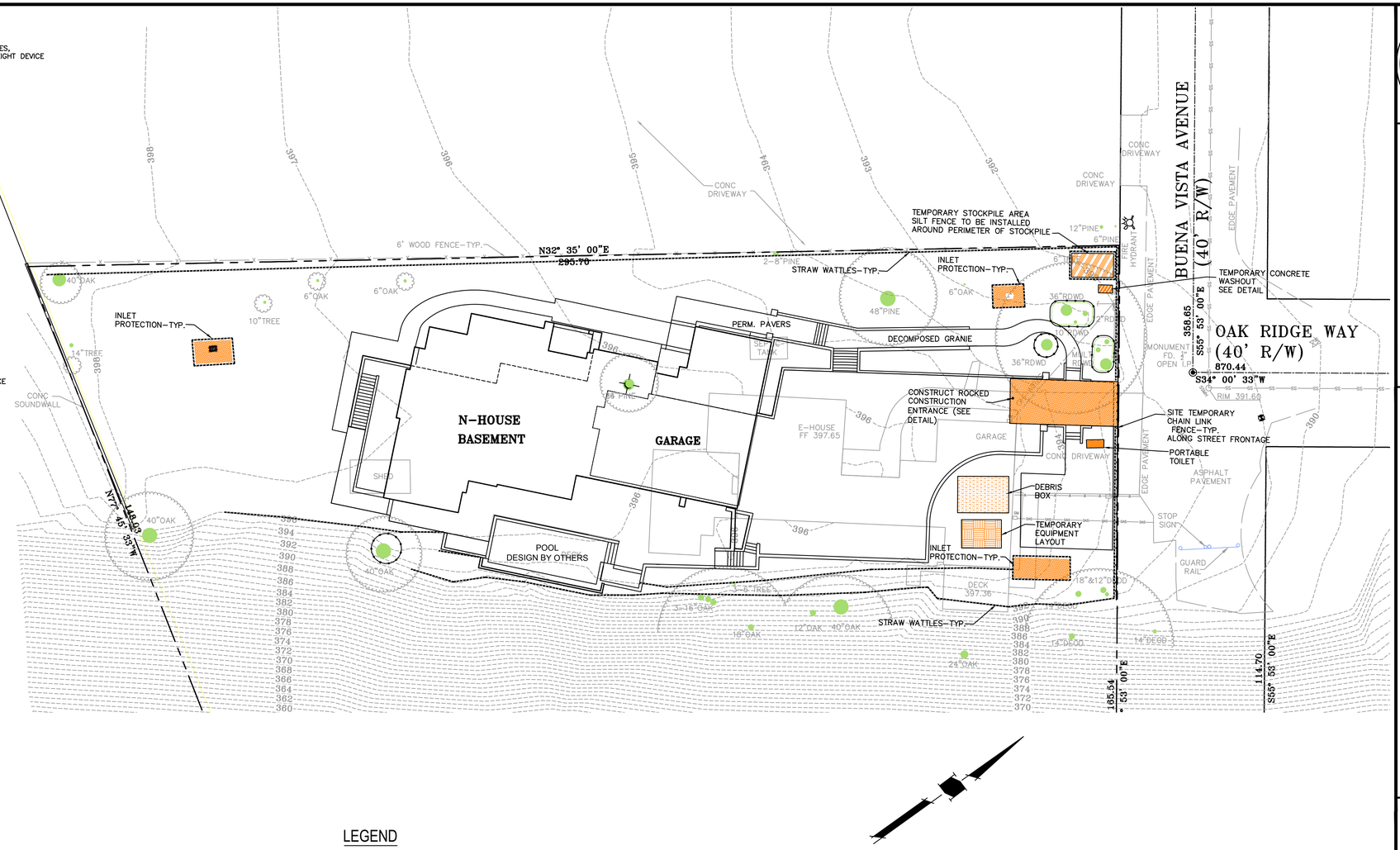
NTS

STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. *THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.*
2. *WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.*
3. *WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.*

SEQUENCE OF CONSTRUCTION

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. CONSTRUCT AND MAITAIN TEMPORARY CHAIN LINK FENCE AT THE SITE PERIMETER.
3. CONSTRUCT FIBER ROLLS ON THE SITE PERIMETER.
4. PROVIDE WATER ON SITE FOR DUST CONTROL DURING ALL GRADING OPERATIONS.
5. CLEAR AND GRUB THE SITE.
6. BEGIN GRADING THE SITE.
7. INSTALL CHECK DAMS, SEDIMENT TRAPS AND BASINS, TEMPORARY SWALES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).



LEGEND

STRAW WATTLES

NOTES:

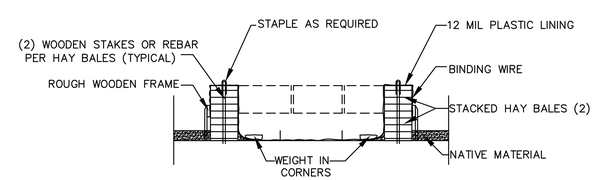
1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.

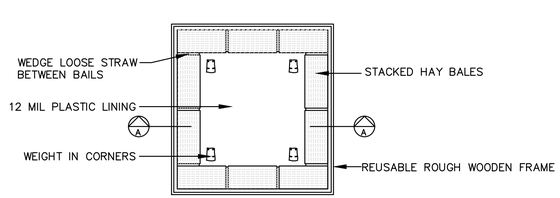
MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:

A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
F. RILLS AND GULLIES MUST BE REPAIRED.

2. SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.





TEMPORARY CONCRETE WASHOUT FACILITY (ABOVE GRADE)

NTS

NPDES NOTES

1. Sediment from areas disturbed by construction shall be retained on site using structural controls as required by the statewide General Construction Stormwater Permit.
2. Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind as required by the statewide General Construction Stormwater Permit.
3. Appropriate BMPs for construction-related materials, wastes, spill or resides shall be Implemented to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff as required by the statewide General Construction Stormwater Permit.
4. Runoff from equipment and vehicle washing shall be contained at construction sites and must not be discharged to receiving waters or to the local storm drain system.
5. All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
6. At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
7. Construction sites shall be maintained in such a condition that a storm does not carry Wastes or pollutants off the site. Discharges of material other than stormwater (nonstormwater discharges) are prohibited except as authorized by an individual NPDES permit or the statewide General Construction Stormwater Permit. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, solvents, detergents, glues, lime, pesticides, herbicides, fertilizers, wood preservatives and asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; concrete and related cutting or curing residues; floatable wastes; wastes from engine/equipment steam cleaning or chemical degreasing; wastes from street cleaning; and superchlorinated potable water from line flushing and testing. During construction, disposal of such materials should occur in a specified and controlled temporary area on-site physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
8. Discharging contaminated groundwater produced by dewatering groundwater that has infiltrated into the construction site is prohibited. Discharging of contaminated soils via surface erosion is also prohibited. Discharging non-contaminated groundwater produced by dewatering activities requires a National Pollutant Discharge Elimination System (NPDES) permit from the respective State Regional Water Quality Control Board

Last updated: 8/18/2011

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APN 424-30-011

EROSION CONTROL/ CONSTRUCTION MANAGEMENT PLAN

REVISIONS	BY
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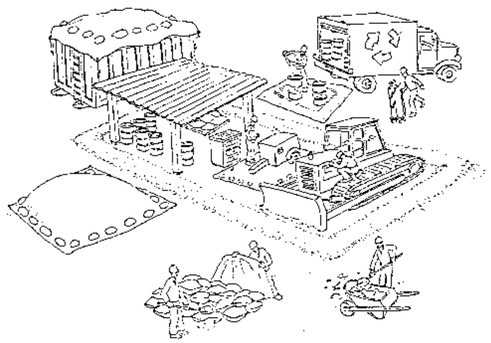
JOB NO:
DATE: 6-22-2020
SCALE: 1" =16'
DRAWN BY: NR
SHEET NO:
C-5
OF 6 SHEETS

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✔ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✔ Use (but don't overuse) reclaimed water for dust control as needed.
- ✔ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✔ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✔ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✔ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✔ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✔ 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.
- ✔ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✔ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✔ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✔ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✔ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✔ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✔ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✔ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✔ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✔ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.

- ✔ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✔ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✔ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✔ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✔ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

- ✔ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✔ Be sure to call your city's storm drain inspector 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 city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

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

Paving/asphalt work

- ✔ Do not pave during wet weather or when rain is forecast.
- ✔ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✔ Place drip pans or absorbent material under paving equipment when not in use.
- ✔ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✔ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✔ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

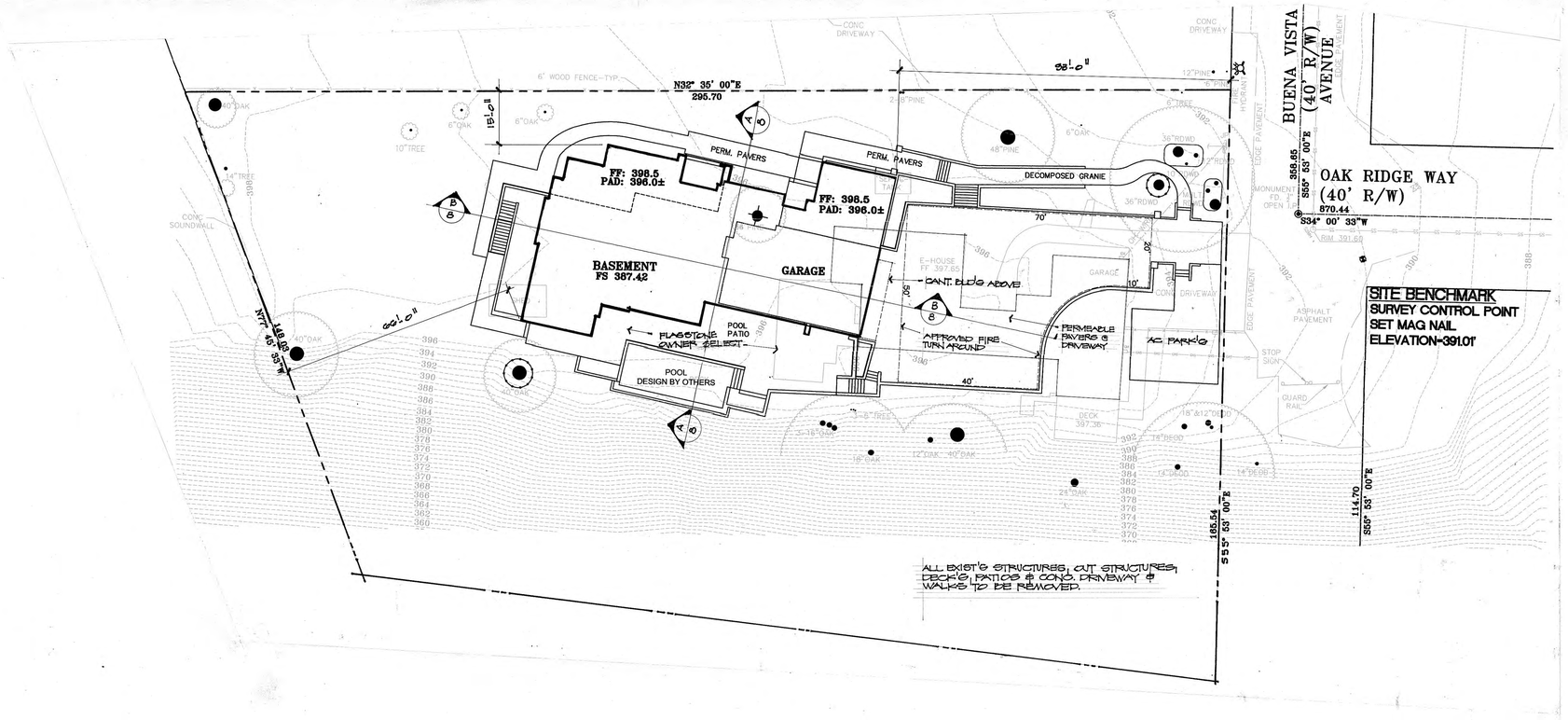
- ✔ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✔ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- ✔ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✔ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

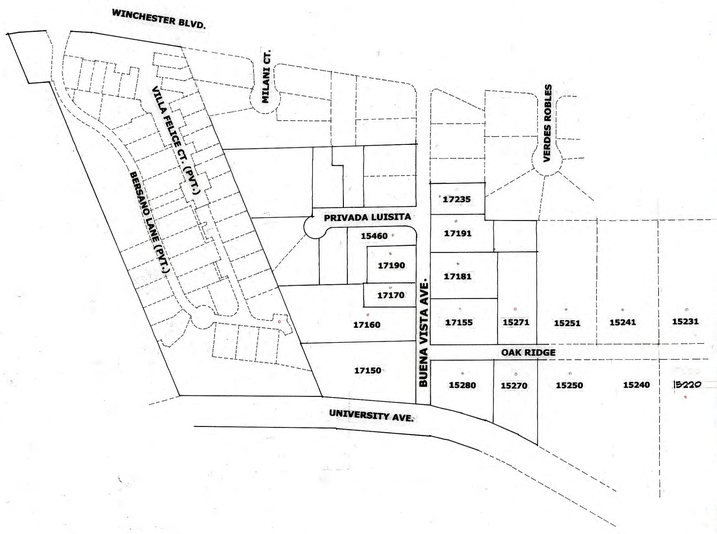
Painting

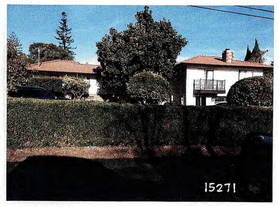
- ✔ Never rinse paint brushes or materials in a gutter or street!
- ✔ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✔ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✔ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

B A S M A A Bay Area Stormwater Management Agencies Association
Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

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





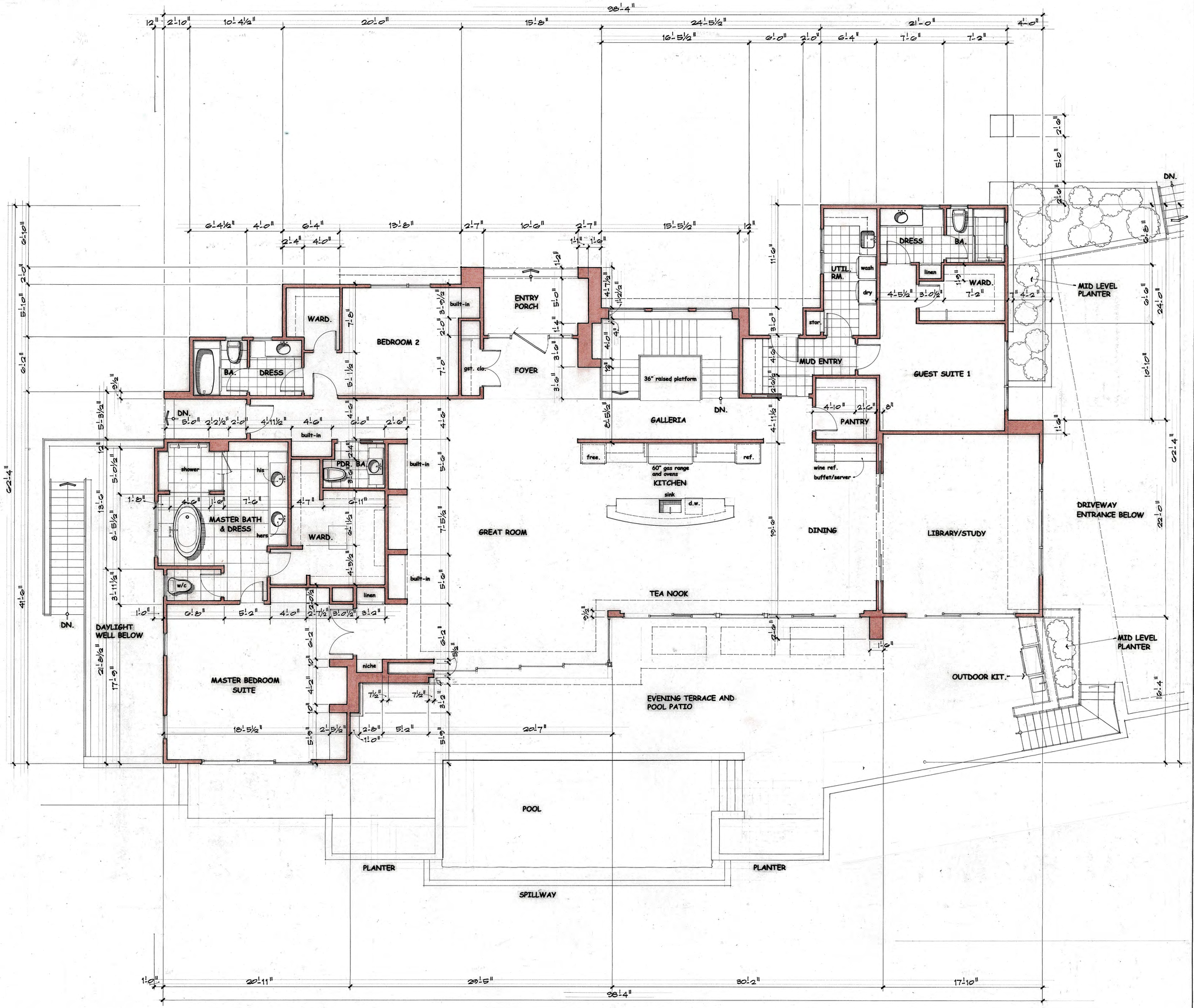


STUDIO
GILGARY
Gil Garcia: (408) 309-4468
Gary Migannot: (408) 726-1203
ARTISTRY IN ARCHITECTURE

NEW CUSTOM RESIDENCE FOR:
KEN AND DEBBIE FOLLMAR
17150 BUENA VISTA AVENUE
LOS GATOS, CA.
APN. 424-30-011

SHEET TITLE
SITE PLAN

DRAWN GPM
CHECKED
SCALE 1/16"=1'-0"
DATE JUNE 2020
JOB FOLLMAR2
SHEET NO.
A2



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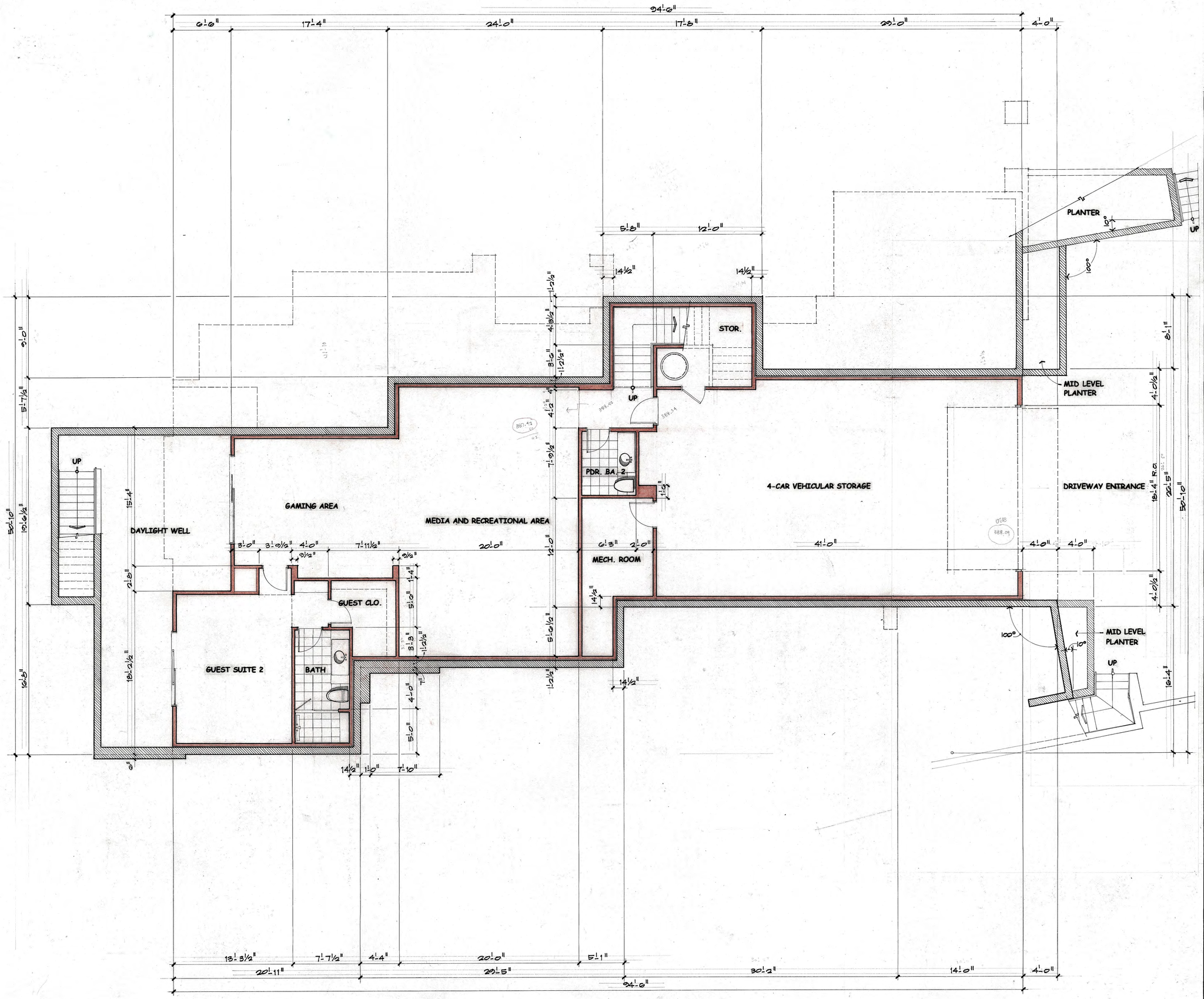
LOS GATOS, CA.
APN. 424-30-011

SHEET TITLE

MAIN LEVEL FLOOR PLAN

DRAWN	EPM
CHECKED	
SCALE	1/4" = 1'-0"
DATE	JUNE 2020
JOB	FOLLMAR 2
SHEET NO.	A3



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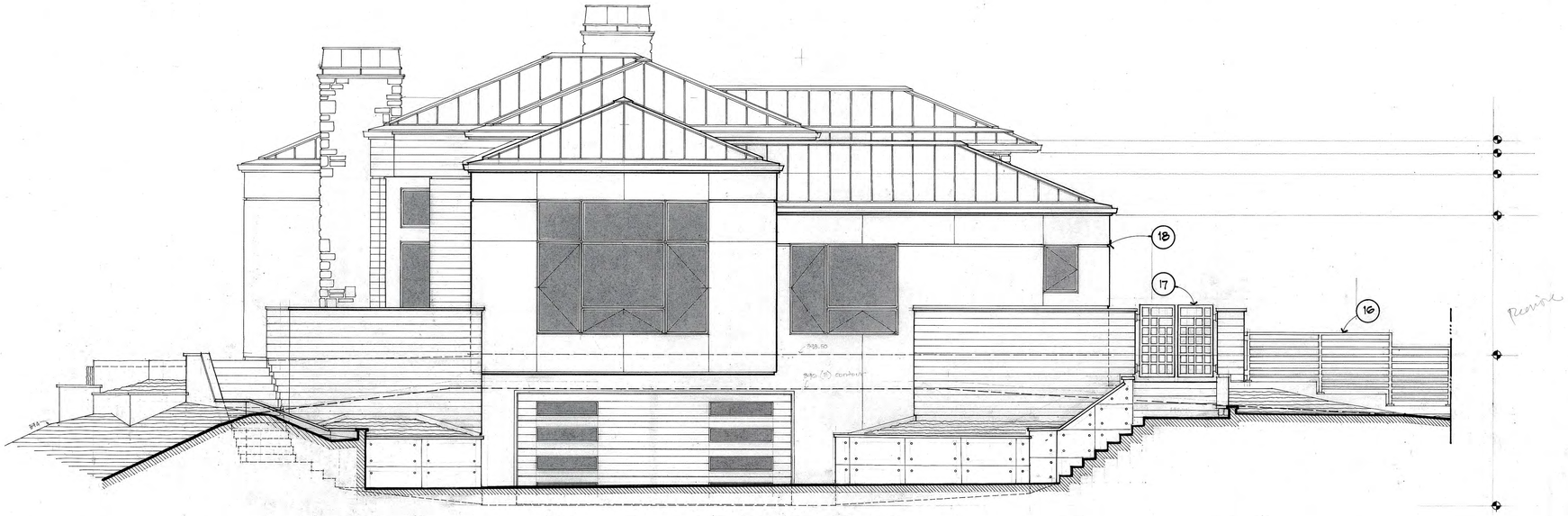
ARTISTRY IN ARCHITECTURE

NEW CUSTOM RESIDENCE FOR:
KEN AND DEBBIE FOLLMAR
17150 BUENA VISTA AVENUE
LOS GATOS, CA.
APN. 424-30-011

SHEET TITLE
BASEMENT LEVEL FLOOR PLAN

DRAWN	EPM
CHECKED	
SCALE	1/4" = 1'-0"
DATE	JUNE 2020
JOB	FOLLMAR 2

SHEET NO.
A4

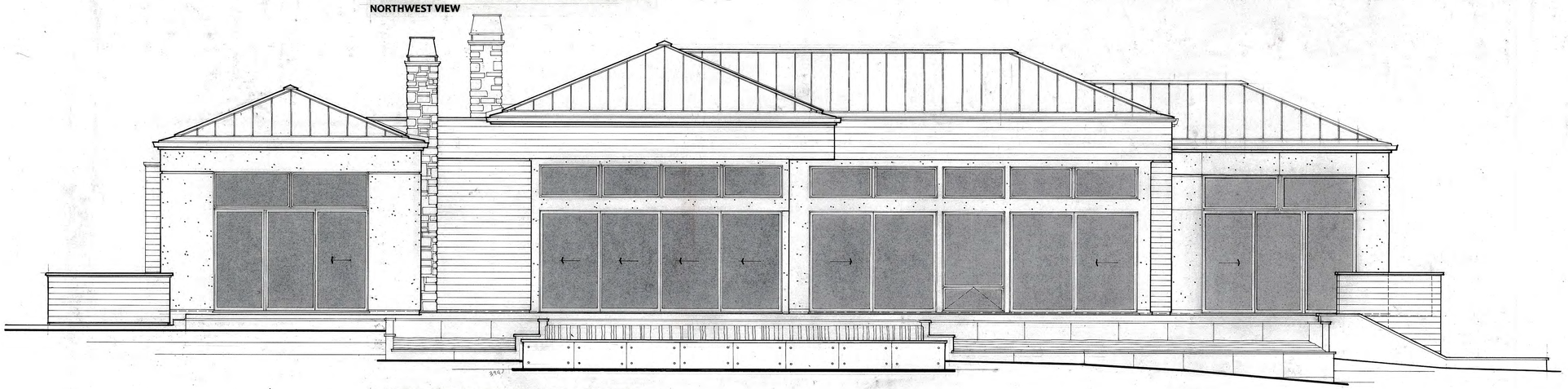


STREET ELEVATION

NORTHEAST VIEW

RIGHT SIDE ELEVATION MAIN ENTRY

NORTHWEST VIEW



LEFT SIDE ELEVATION POOL PATIO

SOUTHEAST VIEW

STUDIO GILGARY

Gil Garcia: (408) 309-4468 Gary Mignano: (408) 726-1203

ARTISTRY IN ARCHITECTURE

KEYNOTES

1. 7/8" 3-COAT SMOOTH PLASTER WALL FINISH OVER MIN. TWO LAYER GRADE 'D' BUILDING PAPER WITH WIRE LATH
2. VERTICLE GRAIN, CLEAR HEART, BUTT JOINT CEDAR SIDING OVER TYVEK BUILDING WRAP.
3. STANDING SEAM METAL ROOFING WITH 5" BOXED FASCIA GUTTER WITH 2" X 3" DOWNSPOUT TO PERIMETER DRAIN SYSTEM.
4. LEDGESTONE DRYSTACK VENEER STONE WHERE SHOWN
5. KOLBE & KOLBE VISTALUX EXTRUDED ALUMINUM THIN PROFILE WINDOWS.
6. EXFINITY EDGE POOL BY OTHERS DEFERRED ITEM UNDER SEPARATE PERMIT.
7. 2 X 8" FULL FASCIA BANDING BEHIND ALL GUTTERS.
8. 42" TUBE STEEL GUARDRAILING WITH RAILS A MAX. 4" O.C.
9. METAL CAP FLASHING WHERE NOTED POWDER COAT TO MATCH GUTTER & METAL ROOF.
10. CUSTOM VERITICAL GRAIN, CLEAR HEART CEDAR, GARAGE DOOR WITH CLEAR SEALER FINISH.
11. MID LEVEL PLANTERS
12. FREE STANDING RETAINING WALLS. ALL WALLS TO BE FACED IN PLASTER FINISH TO MATCH HOUSE, U.N.O.
13. POURED IN PLACE CONCRETE STAIRS TO SUITE GRADE ELEVATIONS, WITH MAX. 7 ½" RISE AND MIN. 10" TREAD.
14. MULTI PANEL RETRACTABLE TEMP. GLASS DOORS BY "LA CANTINA" DOORS.
15. SHEET METAL SHROUD PER FIREPLACE MANUFACTURES 'UL' RATING.
16. OPEN SPACEFRAMED IRON FENCE MATCH COLOR TO WINDOW COLOR.
17. OPEN SPACEFRAMED ENTRY GATES, MATCH COLOR TO FENCE.
18. 1" METAL 'FRY' REGLET, WHERE SHOWN.
19. STUCCO METAL CONTROL JOINT.
20. SLOPED FINISH GRADE

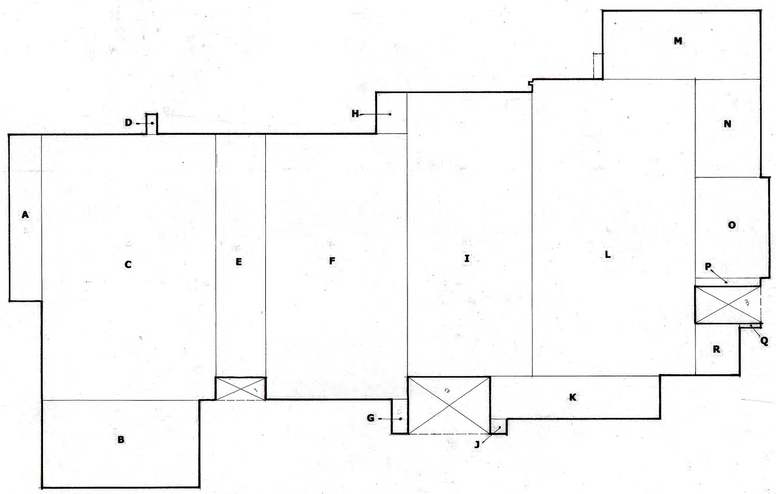
NEW CUSTOM RESIDENCE FOR:
KEN AND DEBBIE FOLLMAR
17150 BUENA VISTA AVENUE
LOS GATOS, CA.
APN. 424-30-011

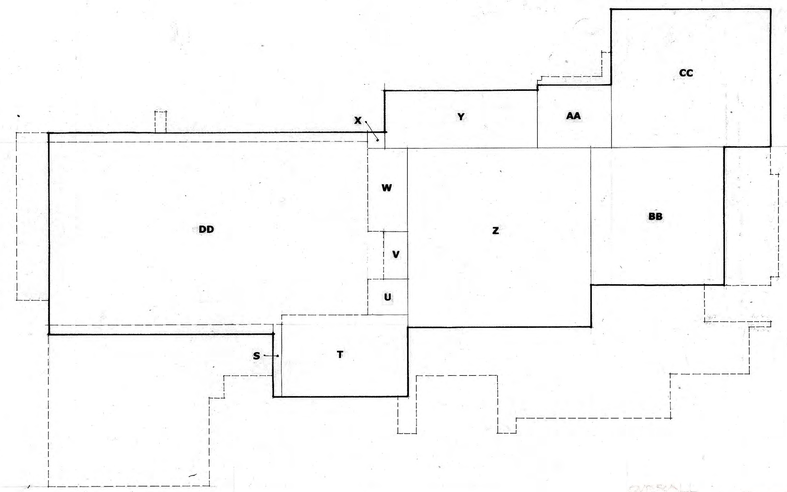
SHEET TITLE

EXTERIOR ELEVATIONS

DRAWN	epm
CHECKED	
SCALE	1/4" = 1'-0"
DATE	JUNE 2020
JOB	FOLLMAR 2
SHEET NO.	A5

REAR ELEVATION
SOUTHWEST VIEW





GROUND LEVEL

A. 4.00 X 22.00 =	88.00 SQ. FT.
B. 21.00 X 11.50 =	241.50 SQ. FT.
C. 1.50 X 2.50 =	3.75 SQ. FT.
D. 23.00 X 34.50 =	793.50 SQ.FT.
E. 6.00 X 31.50 =	189.00 SQ. FT.
F. 18.00 X 34.50 =	621.00 SQ. FT
G. 2.58 X 4.58 =	11.45 SQ. FT.
H. 4.00 X 5.33 =	21.32 SQ. FT.
I. 16.58 X 37.00 =	613.46 SQ. FT.
J. 2.50 X 2.00 =	5.00 SQ. FT.
K. 22.50 X 5.75 =	129.38 SQ. FT.
L. 21.00 X 38.33 =	804. 93 SQ. FT.
M. 20 91 X 8.91 =	186. 30 SQ. FT.
N. 8.50 X 12.67 =	107.69
O. 8.41 X 9.50 =	79.89 SQ. FT.
P. 1.00 X 8.50 =	8.50 SQ. FT.
Q. .79 X 2.83 =	2.23 SQ. FT.
R. 6.33 X 6.17 =	39.00 SQ.FT.
MAIN LEVEL HABITABLE	3,945.90 SQ. FT.
COVERED PORCHES DENOTED BY "X"	133.69 SQ. FT.
PROPOSED MAIN LEVEL FOOTAGE	4,079.59 SQ. FT.
ALLOWABLE FOOTAGE	4,400.00 SQ. FT.

BASEMENT LEVEL

S. 1.00 X 9.33 =	9.33 SQ. FT.
T. 16.50 X 10.67 =	176.05
U. 5.33 X 4.67 =	24.89 SQ. FT.
V. 3.00 X 6.00 =	18.00 SQ. FT.
W. 5.33 X 10.83 =	57.72 SQ. FT.
X. 2.00 X 2.00 =	4.00 SQ. FT.
Y. 20.00 X 7.50 =	150.00 SQ. FT.
Z. 24.00 X 23.00 =	552.00 SQ. FT.
AA.9.91 X 8.00 =	79.28 SQ. FT.
BB.17.41 X 18.00 =	313.38 SQ. FT.
CC.20.91 X 18.00 =	376.38 SQ. FT.
TOTAL BASEMENT	1,751.03 SQ. FT.
TOTAL HABITABLE SQ. FT.	5,830.62 SQ. FT.
DD. GARAGE BASEMENT	1,078.00 SQ, FT.

STUDIO GILGARY
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ARTISTRY IN ARCHITECTURE

KEYNOTES

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2. VERTICLE GRAIN, CLEAR HEART, BUTT JOINT CEDAR SIDING OVER TYVEK BUILDING WRAP.
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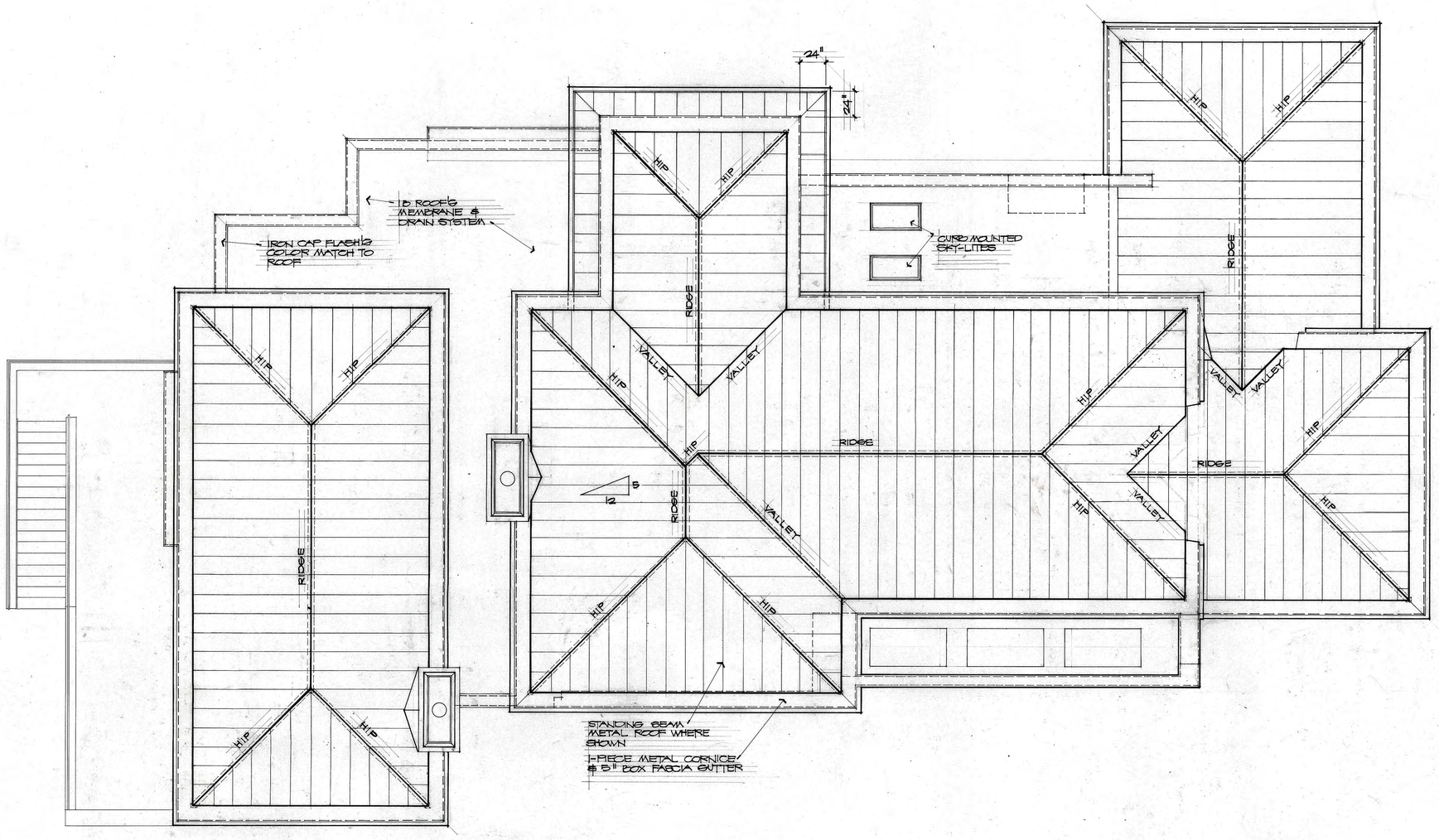
NEW CUSTOM RESIDENCE FOR:
KEN AND DEBBIE FOLLMAR
17150 BUENA VISTA AVENUE
LOS GATOS, CA.
APN. 424-30-011

SHEET TITLE
EXTERIOR ELEVATION

AREA TABULATIONS

DRAWN	EPA
CHECKED	
SCALE	1/4"=1'-0" ELEV. 1/8"=1'-0" AREA
DATE	JUNE 2020
JOB	FOLLMAR 2

SHEET NO.
A6



STUDIO
GILGARY
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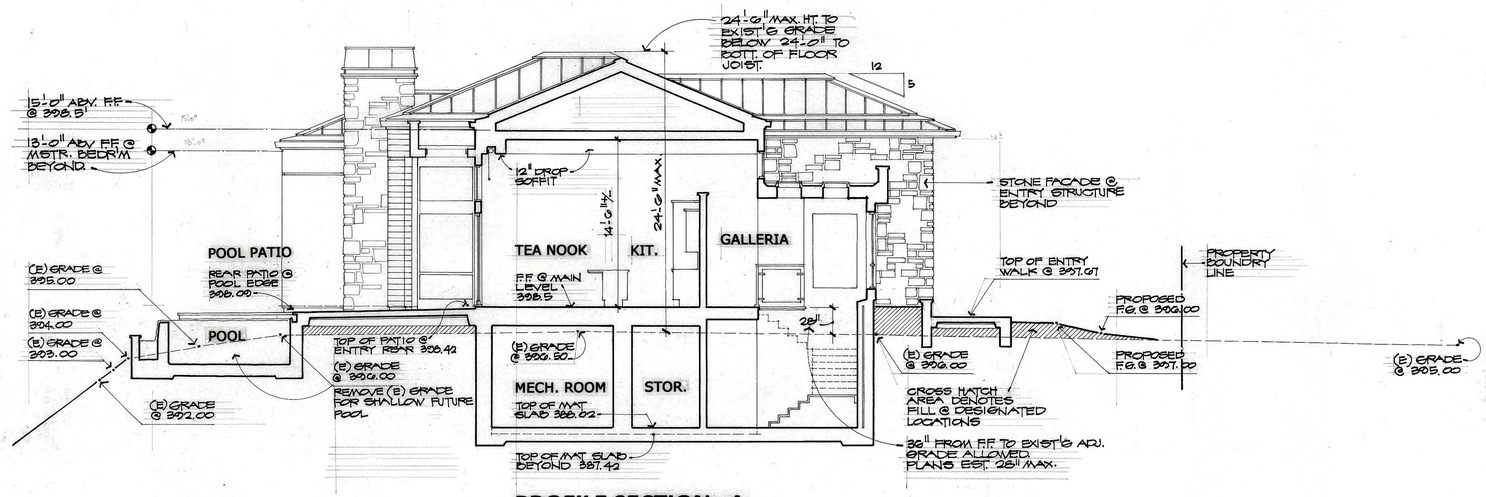
ARTISTRY IN ARCHITECTURE

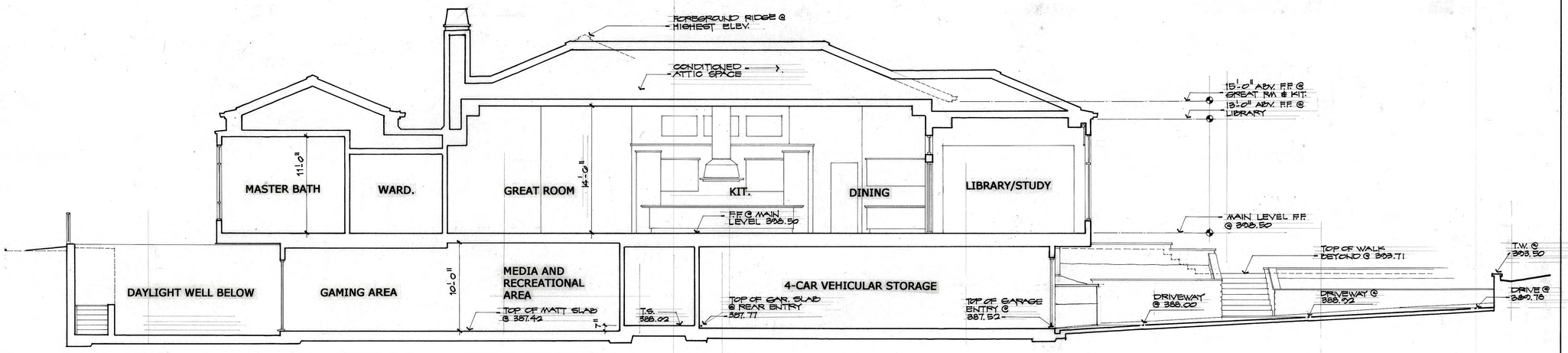
NEW CUSTOM RESIDENCE FOR:
KEN AND DEBBIE FOLLMAR
17150 BUENA VISTA AVENUE
LOS GATOS, CA.
APN. 424-30-011

SHEET TITLE
ROOF PLAN

DRAWN	EPM
CHECKED	
SCALE	1/4" = 1'-0"
DATE	JUNE 2020
JOB	FOLLMAR 2
SHEET NO.	A7



PROFILE SECTION A



PROFILE SECTION B

STUDIO GILGARY

Gil Garcia: (408) 309-4468 Gary Mignano: (408) 726-1283

ARTISTRY IN ARCHITECTURE

NEW CUSTOM RESIDENCE FOR:
KEN AND DEBBIE FOLLMAR
17150 BUENA VISTA AVENUE
LOS GATOS, CA.
APN. 424-30-011

SHEET TITLE
PROFILE SECTIONS

DRAWN	EPM
CHECKED	
SCALE	3/16" = 1'-0"
DATE	JUNE 2020
JOB	FOLLMAR 2

SHEET NO.
A8

Single Family GreenPoint Checklist

date: 2·12·20

Build It Green
Smart Solutions from the Ground

The GreenPoint Checklist is based on the various green features incorporated into the home and is the basis for the GreenPoint Rated program. A home can be considered green if it fulfills the prerequisites, earns at least 50 points, and meets the minimum points per category: Energy (30), Indoor Air Quality/ Health (5), Resources (6), and Water (9). Please contact Build It Green for a list of qualified GreenPoint Raters if you are interested in pursuing third-party verification.

The green building practices listed below are described in the New Home Construction Green Building Guidelines, available at www.builditgreen.org.

86	63	9	13	1

Follmar Residence

		Points Achieved	Community	Energy	IAQ/Health
A. SITE			Points Available Per		
	1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees				
☑	a. Protect Topsoil from Erosion and Reuse after Construction	2	1		
	b. Limit and Delineate Construction Footprint for Maximum Protection	0			
	2. Deconstruct Instead of Demolishing Existing Buildings On Site	0			
	3. Recycle Job Site Construction Waste (Including Green Waste)				
☑	a. *Minimum 50% Waste Diversion by Weight (Recycling or Reuse) - Required*	0			
	b. Minimum 65% Diversion by Weight (Recycling or Reuse)	0			
	c. Minimum 80% Diversion by Weight (Recycling or Reuse)	0			
	4. Use Recycled Content Aggregate (Minimum 25%)				
	a. Walkway and Driveway	0			
	b. Roadway Base	0			
	Total Points Available in Site = 12	2			
B. FOUNDATION			Points Available Per		
	1. Replace Portland Cement in Concrete with Recycled Flyash or Slag				
	a. Minimum 30% Flyash or Slag	0			
	b. Minimum 25% Flyash or Slag	0			
	2. Use Frost-Protected Shallow Foundation in Cold Areas (C.E.C. Climate Zone 16)	0			
	3. Use Radon Resistant Construction (In All Risk Locations Only)	0			1
	4. Design and Build Structural Pest Controls				
☑	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers	1			
☑	b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	1			
	Total Points Available in Foundation = 8	2			
C. LANDSCAPING			Points Available Per		
	1. Construct Resource-Efficient Landscapes				
	a. No Invasive Species Listed by Cal-IPC Are Planted	0			
	b. No Plant Species Will Require Hedging	0			
☑	c. 75% of Plants Are Drought-tolerant California Natives, Mediterranean, or Other Appropriate Species	3			
☑	**2. Use Fire-Safe Landscaping Techniques**	1	1		
	3. Minimize Turf Areas in Landscape Installed by Builder				
	a. All Turf Will Have a Water Requirement Less than or Equal to Tall Fescue (o0.8 plant factor)	0			
	b. Turf Shall Not Be Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide	0			
	c. Turf Is <33% of Landscaped Area (total 2 points)	0			
	d. Turf Is <15% of Landscaped Area (total 4 points)	0			
☑	**4. Plant Shade Trees**	3			
☑	**5. Group Plants by Water Needs (Hydrozoning)**	0			
	6. Install High-Efficiency Irrigation Systems				
	a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers	0			
	b. System Has Smart Controllers	0			
	7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil	0			
	8. Mulch All Planting Beds to the Greater of 3 Inches or Local Water Ordinance Requirement	0			
	9. Use 50% Salvaged or Recycled-Content Materials for 50% of Non-Plant Landscape Elements	0			
☑	**10. Reduce Light Pollution by Shielding Fixtures and/or Directing Light Downward**	1	1		
	Total Points Available in Landscaping = 21	8			
D. STRUCTURAL FRAME & BUILDING ENVELOPE			Points Available Per		
	1. Apply Optimal Value Engineering				
	a. Place Rafters and Studs at 24-Inch On Center Framing	0			
	b. Size Door and Window Headers for Load	0			
	c. Use Only Jack and Cripple Studs Required for Load	0			
	2. Use Engineered Lumber				
	a. Beams and Headers	0			
	b. Installed Engineered Headers	0		1	
☑	c. Wood I-Joists or Web Trusses for Floors	1			
	d. Wood I-Joists for Roof Rafters	0			
	e. Engineered or Finger-Jointed Studs for Vertical Applications	0			
	f. Oriented Strand Board for Subfloor	0			
☑	g. Oriented Strand Board for Wall and Roof Sheathing	1			
	3. Use FSC-Certified Wood				
	a. Dimensional Lumber, Studs and Timber: Minimum 40%	2			
☑	b. Dimensional Lumber, Studs and Timber: Minimum 70%	2			
	c. Panel Products: Minimum 40%	0			
	d. Panel Products: Minimum 70%	0			
	4. Use Solid Wall Systems (Includes SIPs, ICFs, & Any Non-Stick Frame Assembly)				
	a. Floors	0		2	
	b. Walls	0		2	
	c. Roofs	0		2	

© 2007 Build It Green

Follmar Residence

		Points Achieved	Community	Energy	IAQ/Health
	5. Reduce Pollution Entering the Home from the Garage				
	a. Tightly Seal the Air Barrier between Garage and Living Area	0		1	
	b. Install Garage Exhaust Fan Off Build a Detached Garage	0		1	
	6. Design Energy Heels on Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)	0		1	
	7. Design Roof Trusses to Accommodate Ductwork	0		1	
	8. Use Recycled-Content Steel Studs for 80% of Interior Wall Framing	0			
	9. Thermal Mass Walls: 50-Inch Drywall on All Interior Walls or Walls Weighing more than 40 lb/sq.ft.	0		1	
	10. Install Overhangs and Gutters				
	a. Minimum 16-inch Overhangs and Gutters	0			
	b. Minimum 24-inch Overhangs and Gutters	0		1	
	Total Points Available in Structural Building Frame and Envelope = 30	6			
E. EXTERIOR FINISH			Points Available Per		
	1. Use Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking	0			
	2. Install a Rain Screen Wall System	0			
☑	**3. Use Durable and Noncombustible Siding Materials**	2			
☑	**4. Select Durable and Noncombustible Roofing Materials**	2			
	Total Points Available in Exterior Finish = 7	3			
F. INSULATION			Points Available Per		
	1. Install Insulation with 75% Recycled Content				
	a. Walls and/or Floors	0			
	b. Ceilings	0			
	2. Install Insulation that is Low-Emitting (Certified Section 01350)				
	a. Walls and/or Floors	0		1	
	b. Ceilings	0		1	
	3. Inspect Quality of Insulation Installation before Applying Drywall	0		1	
	Total Points Available in Insulation = 9	0			
G. PLUMBING			Points Available Per		
	1. Distribute Domestic Hot Water Efficiently (Maximum 7 Points)				
	a. Insulate Hot Water Pipes from Water Heater to Kitchen	2		1	
☑	b. Insulate All Hot Water Pipes	2		1	
	c. Use Engineered Parallel Piping	0			
	d. Use Engineered Parallel Piping with Demand Controlled Circulation Loop	0			
	e. Use Structured Plumbing with Demand Controlled Circulation Loop	0		1	
	f. Use Central Core Plumbing	0		1	
	2. Install Only High Efficiency Toilets (Dual-Flush or .01.28 gpf)	0			
	Total Points Available in Plumbing = Total 12	4			
H. HEATING, VENTILATION & AIR CONDITIONING			Points Available Per		
	1. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations	0		4	
	2. Install Sealed Combustion Units				
	a. Furnaces	0		2	
	b. Water Heaters	0		2	
	3. Install Zoned, Hydronic Radiant Heating with Slab Edge Insulation	0		1	1
☑	**4. Install High Efficiency Air Conditioning with Environmentally Responsible Refrigerants**	1	1		
	5. Design and Install Effective Ductwork				
	a. Install HVAC Unit and Ductwork within Conditioned Space	0		3	
	b. Use Duct Mastic on All Duct Joints and Seams	0		1	
	c. Install Ductwork under Attic Insulation (Buried Ducts)	0		1	
☑	d. Pressure Balance the Ductwork System	1		1	
	e. Protect Ducts during Construction and Clean All Ducts before Occupancy	0		1	
	6. Install High Efficiency HVAC Filter (MERV 6+)	0		1	
☑	**7. Don't Install Fireplace or Install Sealed Gas Fireplaces with Efficiency Rating Not Less Than 80% using CSA Standards**	1		1	
	8. Install Effective Exhaust Systems in Bathrooms and Kitchens				
	a. Install ENERGY STAR Bathroom Fans Vented to the Outside	0		1	
☑	b. All Bathroom Fans Are on Timer or Humidistat	1		1	
☑	c. Install Kitchen Range Hood Vented to the Outside	1		1	
	9. Install Mechanical Ventilation System for Cooling (Maximum 4 Points)				
	a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms	0	1		
	b. Install Whole House Fan with Variable Speeds	0	1		
	c. Automatically Controlled Integrated System	0	2		
	d. Automatically Controlled Integrated System with Variable Speed Control	0	3		
	10. Install Mechanical Fresh Air Ventilation System (Maximum 3 Points)				
	a. Any Whole-House Ventilation System That Meets ASHRAE 62.2	0		2	
	b. Install Air-to-Air Heat Exchanger that meets ASHRAE 62.2	0	1	2	
	11. Install Carbon Monoxide Alarm(s)	0		1	
	Total Points Available in Heating, Ventilation and Air Conditioning = 30	5			
I. RENEWABLE ENERGY			Points Available Per		
☑	**1. Pre-Plumb for Solar Hot Water Heating**	0		4	
☑	**2. Install Solar Water Heating System**	10		10	
	3. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft.² of South-Facing Roof	0		2	
	4. Install Photovoltaic (PV) Panels				
	a. 30% of electric needs CR 1.2 kW (total 6 points)	6	6		
	b. 50% of electric needs CR 2.4kW (total 12 points)	6	6		
	c. 90% of electric need CR 3.6 kW (total 18 points)	6	6		
	Total Available Points in Renewable Energy = 39	28			

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Follmar Residence

		Points Achieved	Community	Energy	IAQ/Health
J. BUILDING PERFORMANCE			Points Available Per		
	1. Diagnostic Evaluations				
	a. House Passes Blower Door Test	0	1		
	b. House Passes Combustion Safety Backdraft Test	0			1
10%	**2. Design and Build High Performance Homes - 15 above Title 24 - minimum 10% - *Required***	20		≥30	
	3. House Obtains ENERGY STAR with Indoor Air Package Certification - *Pilot Measure (Total 45 points; read comment)*	0			5
	Total Available Points in Building Performance = 30	30			
K. FINISHES			Points Available Per		
☑	**1. Design Entryways to Reduce Tracked in Contaminants**	1		1	
	2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)				
	a. Low-VOC Interior Wall/Ceiling Paints (<50 g/l VOCs [Flat] and <150 g/l VOCs [Non-Flat])	0			1
	b. Zero-VOC Interior Wall/Ceiling Paints (<5 g/l VOCs [Flat])	0			3
☑	**3. Use Low-VOC, Water-Based Wood Finishes (<250 g/l VOCs)**	0			2
☑	**4. Use Low-VOC Caulk and Construction Adhesives (<50 g/l VOCs) for All Adhesives**	0			2
	5. Use Recycled-Content Paint	0			
	6. Use Environmentally Preferable Materials for Interior Finish: A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed				
	a. Cabinets (50% Minimum)	0			
	b. Interior Trim (50% Minimum)	0			
	c. Shelving (50% Minimum)	0			
	d. Doors (50% Minimum)	0			
	e. Countertops (50% Minimum)	0			
	7. Reduce Formaldehyde in Interior Finish (CA Section 01350)				
	a. Subfloor & Stair Treads (50% Minimum)	0		1	
	b. Cabinets & Countertops (50% Minimum)	0		1	
	c. Interior Trim (50% Minimum)	0		1	
	d. Shelving (50% Minimum)	0		1	
	8. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb	0			3
	Total Available Points in Finishes = 21	3			
L. FLOORING			Points Available Per		
	1. Use Environmentally Preferable Flooring: A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete. ***Flooring Adhesives Must Have <50 g/l VOCs.***				
	a. Minimum 15% of Floor Area	0			
	b. Minimum 30% of Floor Area	0			
	c. Minimum 50% of Floor Area	0			
	d. Minimum 75% of Floor Area	0			
	2. Thermal Mass Floors: Floor Covering Other than Carpet on 50% or More of Concrete Floors	0		1	
☑	**3. Flooring Meets Section 01350 or CRI Green Label Plus Requirements (50% Minimum)**	2			2
	Total Available Points in Flooring = 7	2			
M. APPLIANCES AND LIGHTING			Points Available Per		
	1. Install Water and Energy Efficient Dishwasher				
☑	a. ENERGY STAR (total 1 point)	1		1	
☑	b. Dishwasher Uses No More than 6.5 Gallons/Cycle (total 2 points)	0			
	2. Install ENERGY STAR Clothes Washing Machine with Water Factor of 6 or Less				
	a. Meets Energy Star and CEE Tier 2 requirements (modified energy factor 2.0, Water Factor 6.0) (total 3 points)	0		1	
	b. Meets Energy Star and CEE Tier 3 requirements (modified energy factor 2.2, Water Factor 4.5 or less) (total 5 points)	0			
	3. Install ENERGY STAR Refrigerator				
	a. ENERGY STAR Qualified 4 < 29 Cubic Feet Capacity	0		1	
	b. ENERGY STAR Qualified 4 > 29 Cubic Feet Capacity	0		1	
	4. Install Built-In Recycling Center	0			
	a. Built-In Recycling Center	2			
	b. Built-In Composting Center	0			
	Total Available Points in Appliances and Lighting = 12	3			
N. OTHER			Points Available Per		
	1. Incorporate GreenPoint Rated Checklist in Blueprints - *Required*	0			
☑	**2. Develop Homeowner Manual of Green Features/Benefits**	3		1	1
	3. Community Design Measures & Local Priorities: See the Community Planning & Design section in Chapter 4 of the New Home Guidelines for measures. Maximum of 20 points for suggested measures. Local requirements may also be listed here.				
	Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0
	Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0
	Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0
	Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0
	4. Innovation: List innovative measures that meet the green building objectives of the Guidelines. Enter up to a maximum combined total of 20 pts. See Innovation Checklist for suggested measures, using the link to the right.		Build It Green Checklist Guidelines		
	Innovation in **Community**: Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0
	Innovation in **Energy**: Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0
	Innovation in **IAQ/Health**: Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0
	Innovation in **Resources**: Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0
	Innovation in **Water**: Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0
	Total Available Points in Other = 43	3			

Follmar Residence

Summary

	Points Achieved	Community	Energy	IAQ/Health
Total Available Points in Specific Categories		4+	96+	42+
Minimum Points Required in Specific Categories		0	30	5
Total Points Achieved	99	4	63	9

STUDIO
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ARTISTRY IN ARCHITECTURE

NEW CUSTOM RESIDENCE FOR:
KEN AND DEBBIE FOLLMAR
17150 BUENA VISTA AVENUE
LOS GATOS, CA.
APN. 424-30-011

SHEET TITLE

DRAWN: GPM
CHECKED:
SCALE: N/A
DATE: JUNE 2020
JOB: FOLLMAR 2
SHEET NO.
A9