







P.O. Box 597, Aptos, CA 95001  
(831) 662-8800

221 ALMENDRA AVENUE  
NEW GARAGE AND ADU  
LOS GATOS, CA. 95032

PROPOSED LOWER FLOOR PLAN

REVISION:

DATE: 7-2-20

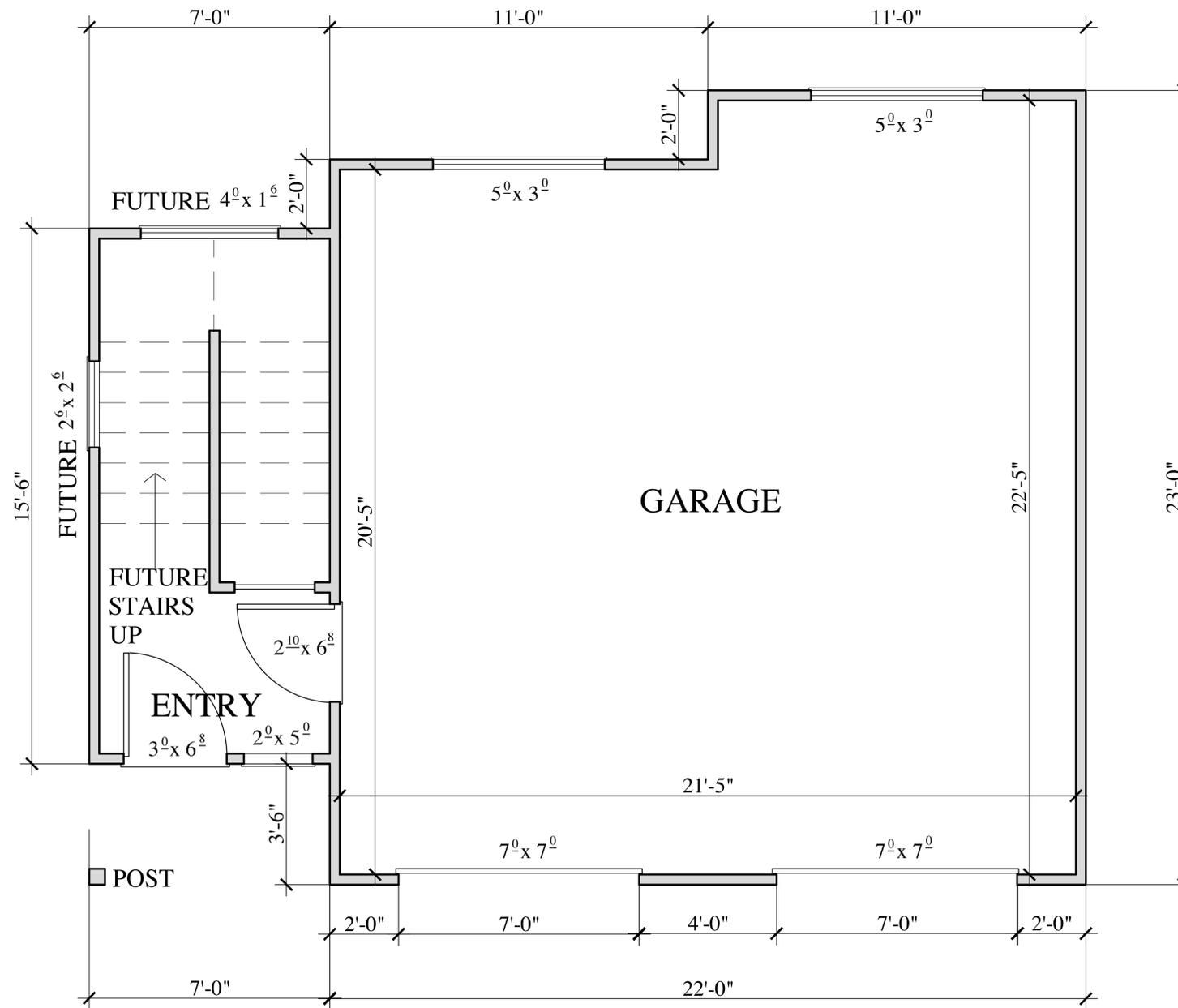


SCALE: 1/2"=1'-0"

SHEET NO.

A-3

OF 8 SHEETS



ENTRY (FUTURE ADU HEATED SPACE): 108 SF  
GARAGE: 484 SF

TOTAL AREA TO BE BUILT : 592 SF



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FUTURE ADU UPPER FLOOR PLAN

REVISION:

DATE: 7-2-20

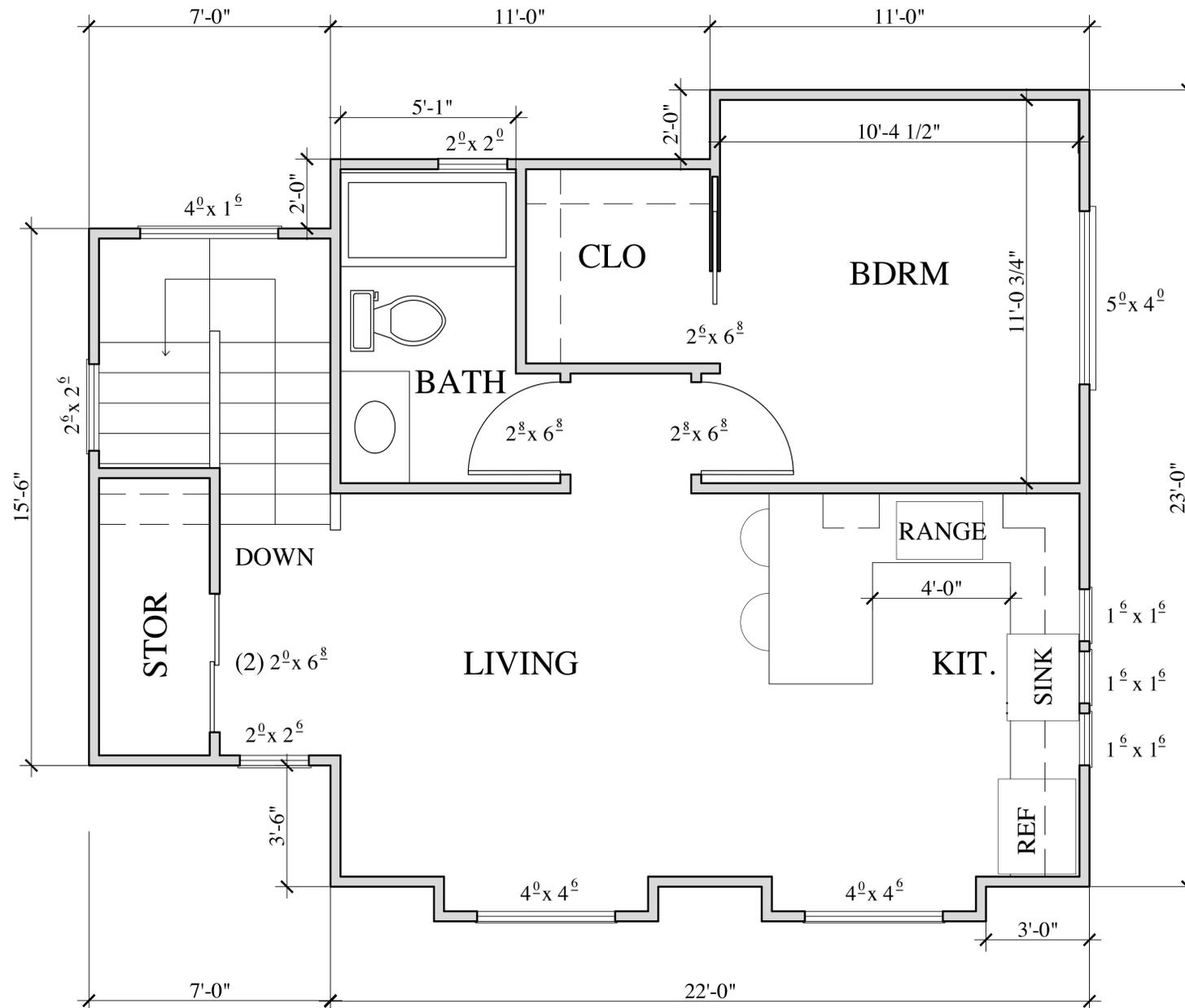


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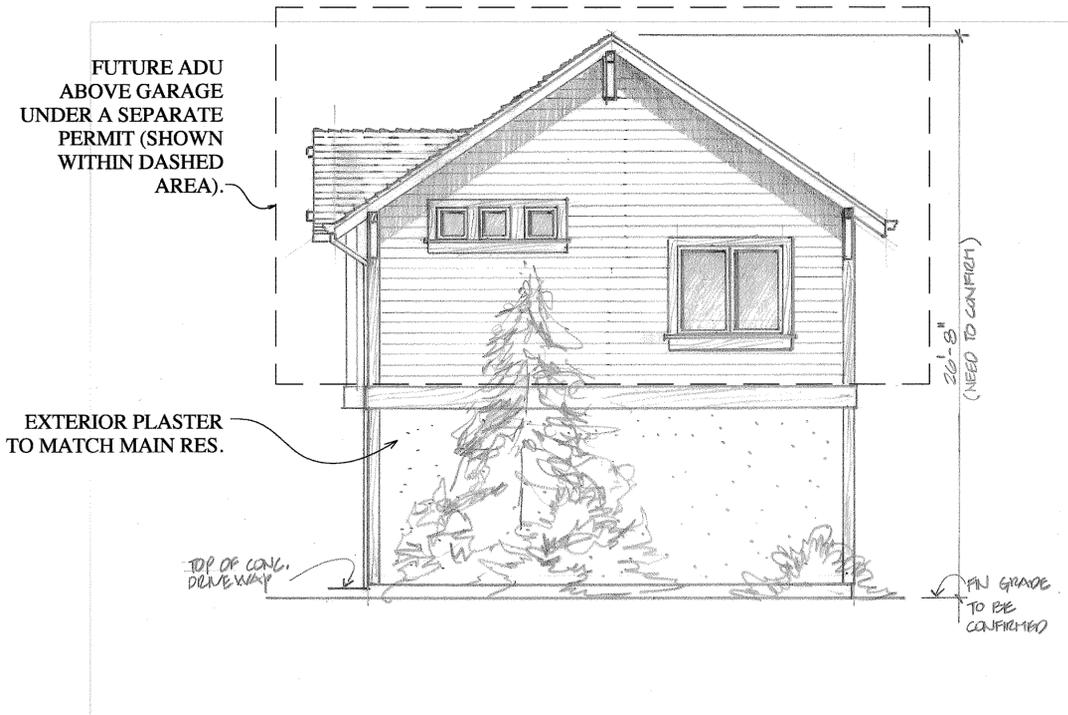
SHEET NO.

**A-4**

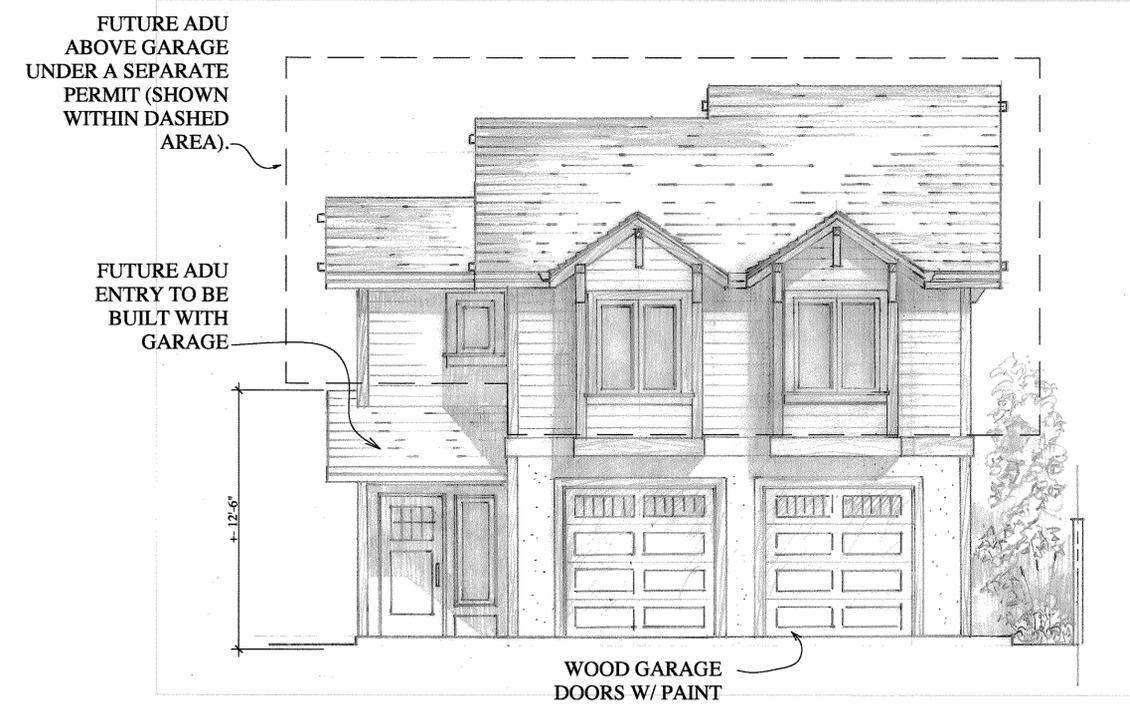
OF 8 SHEETS



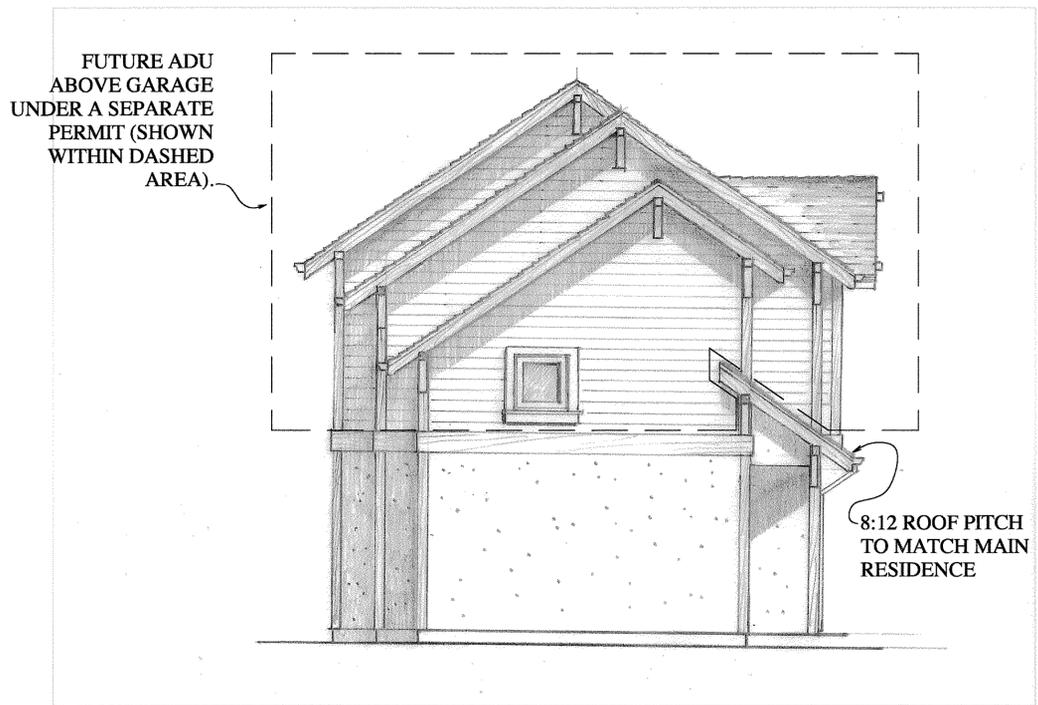
552 SF THIS LEVEL



4 1/4"=1'-0" WEST ELEVATION



3 1/4"=1'-0" NORTH ELEVATION



1 1/4"=1'-0" EAST ELEVATION



2 1/4"=1'-0" SOUTH ELEVATION



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FUTURE ADU ROOF PLAN

REVISION:

DATE: 7-2-20

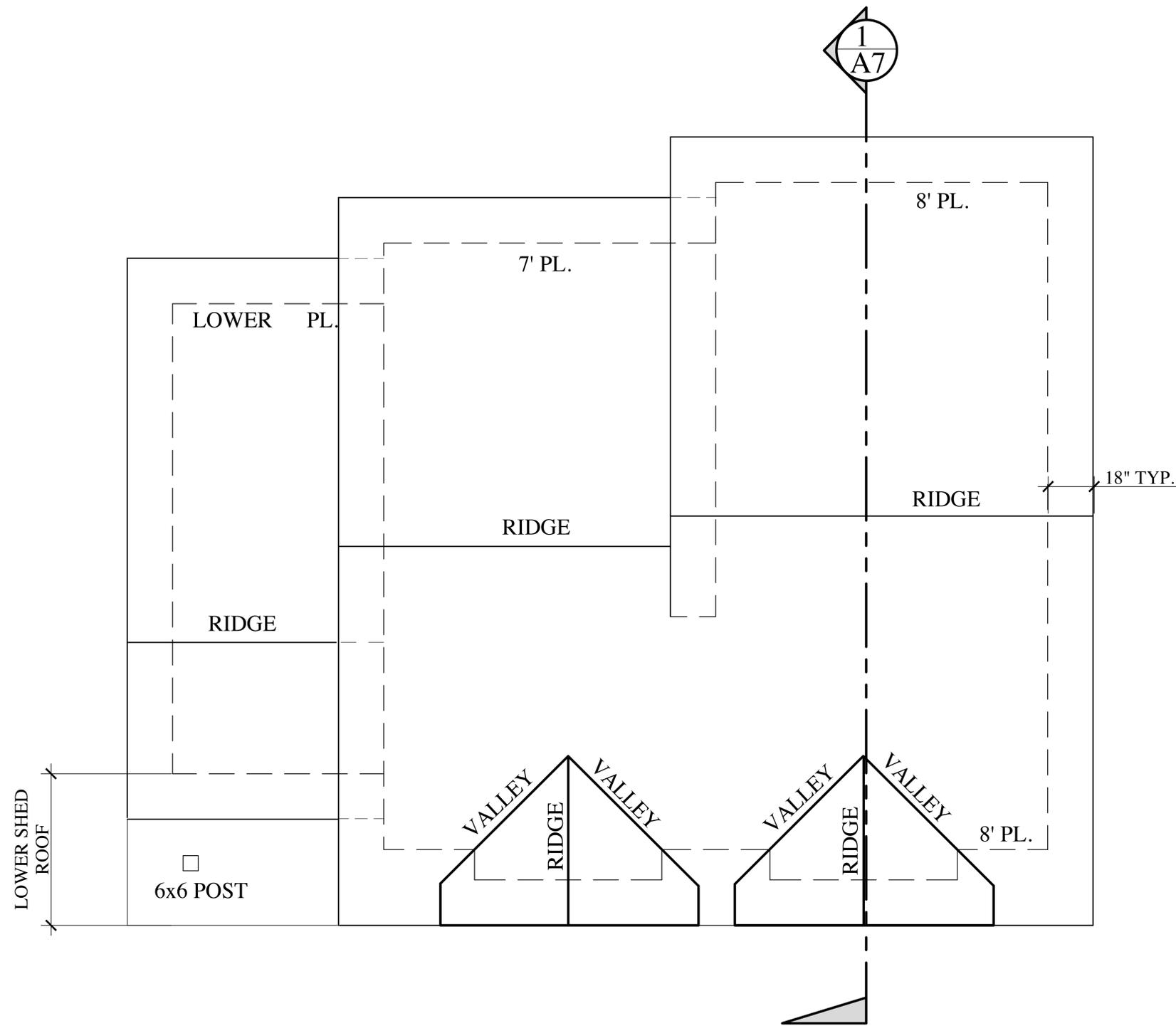


SCALE: 1/2"=1'-0"

SHEET NO.

**A-6**

OF 8 SHEETS





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221 ALMENDRA AVENUE  
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SCHEMATIC SECTION

REVISION:

DATE: 7-2-20

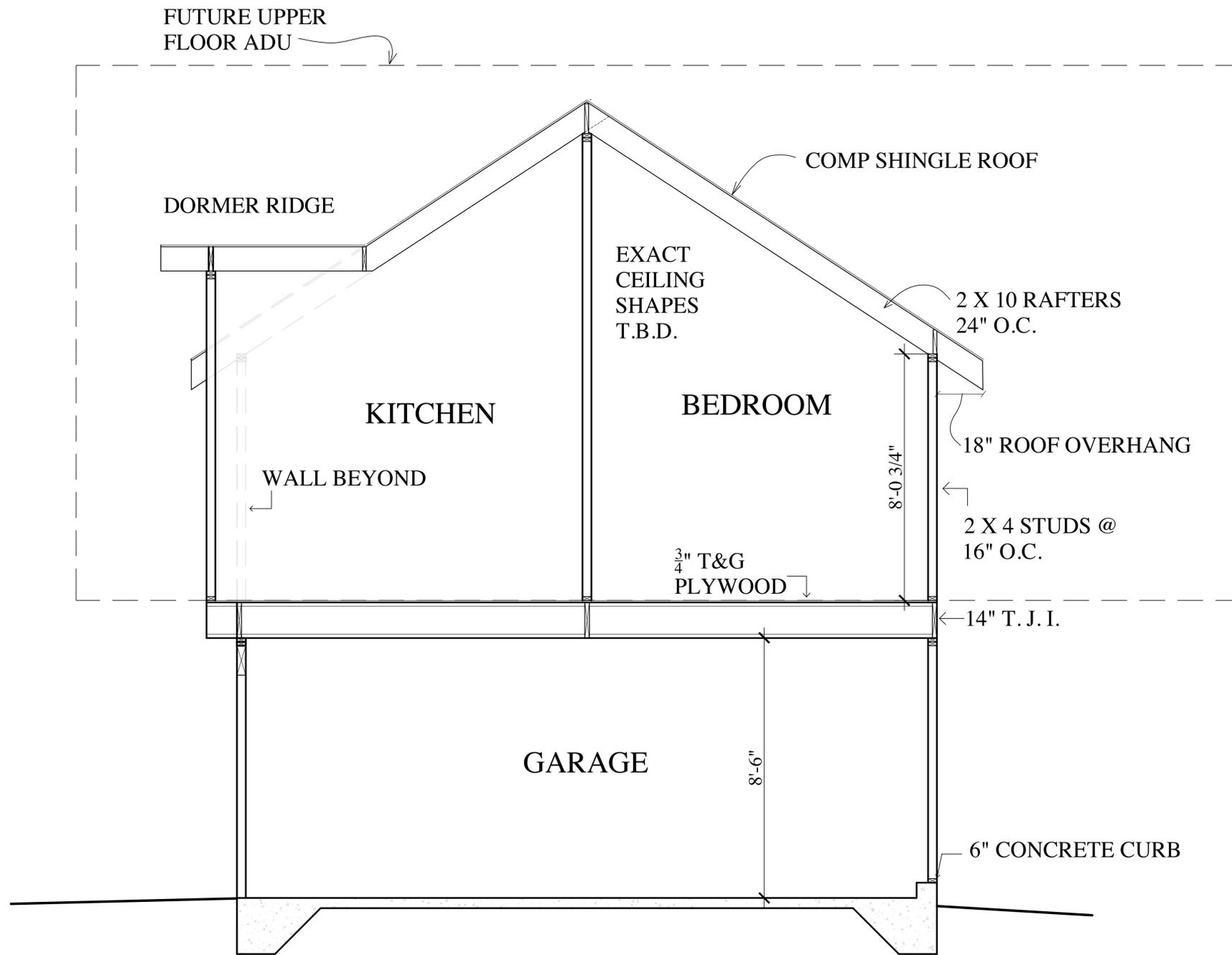


SCALE: 1/2"=1'-0"

SHEET NO.

**A-7**

OF 8 SHEETS



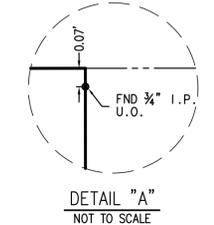
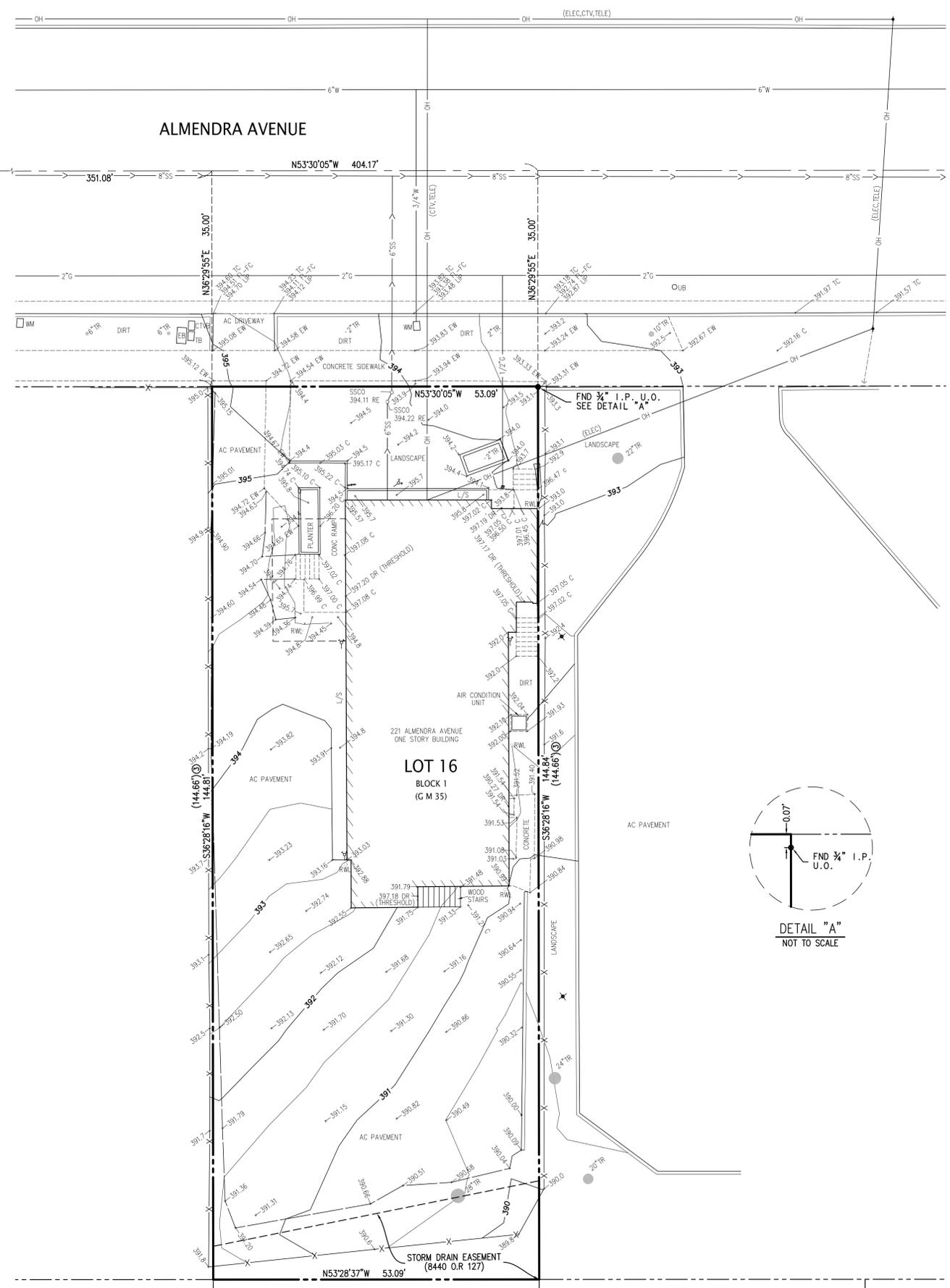
FND 3.5" BRASS DISK TOWN OF LOS GATOS SURVEY CONTROL MONUMENT LG32 IN MON BOX

0.49' 252.25' S36°28'16"W 35.00'

(BASIS OF BEARINGS) S36°28'16"W 395.57' (44.66') S36°28'16"W 360.67' (44.66')

FND 2-1/2" BRASS DISK W/ PUNCH STAMPED "LS 6256" IN MON BOX

5.00' 5.00' S53°27'06"E 1.82'



### NOTES

- THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY ORANGE COAST TITLE COMPANY DATED AS OF MARCH 27, 2019, ORDER NUMBER 520-2000355-60, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC BY DEVCON CONSTRUCTION ON APRIL 1, 2019. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- BENCHMARK: TOWN OF LOS GATOS BM LG32; BRASS DISK STAMPED "LG32" IN MONUMENT BOX AT THE INTERSECTION OF SARATOGA-LOS GATOS ROAD AND TAIT AVENUE. ELEVATION: 403.769 FEET (DATUM NAVD 88)
- A.P.N.: 510-14-044
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0376H FOR COMMUNITY NUMBER 060343 (CITY OF TOWN OF LOS GATOS), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "X". ACCORDING TO FEMA THE DEFINITION OF ZONE "X" IS:  
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS OF PROTECTED LEVEES FROM 1% ANNUAL CHANCE FLOOD.  
INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE ON MARCH 28, 2019.
- BASIS OF SURVEY: THE BEARING OF SOUTH 36°28'16" WEST TAKEN ON THE CENTERLINE OF TAIT AVENUE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON MAY 31, 2017 IN BOOK 904 OF MAPS AT PAGES 26-29, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
- CORNER DEVELOPER NOTE: THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

### LEGEND

- BUILDING LINE
- CENTERLINE
- CONCRETE/BLOCK/RETAINING WALL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONTOUR LINE
- OBSCURED CONTOUR LINE
- DRIVEWAY
- EDGE OF PAVEMENT
- FENCE LINE
- GAS LINE-VALVE & METER
- LOT LINE
- MONUMENT/MONUMENT LINE
- OVERHEAD POWER LINE
- PROPERTY LINE
- SANITARY SEWER-MANHOLE & CLEANOUT
- SIDEWALK
- SPOT ELEVATION
- WATER LINE & VALVE
- BACKFLOW PREVENTION DEVICE
- ELECTROLINER
- GUY ANCHOR
- GAS METER
- HOSEBIB
- POWER POLE/JOINT POLE
- TRAFFIC SIGN
- TREE
- UTILITY BOX
- WATER VALVE

### ABBREVIATIONS

- AC ASPHALTIC CONCRETE
- C CONCRETE
- CONC CONCRETE
- CTVB CABLE TELEVISION BOX
- DR DOOR
- EB ELECTRIC BOX
- EP EDGE OF PAVEMENT
- EW EDGE OF WALK
- FC FACE OF CURB
- FL FLOW LINE
- FND FOUND
- IP IRON PIPE
- L/S LANDSCAPE
- LIP LIP OF GUTTER
- O.R. OFFICIAL RECORD
- RWL RAIN WATER LEADER
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- TB TELEPHONE BOX
- TC TOP OF CURB
- UB UTILITY BOX
- U.O. UNKNOWN ORIGIN
- WM WATER METER

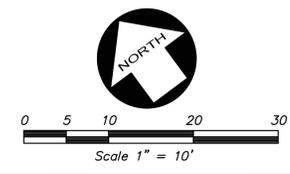
### REFERENCES

- ① RECORD OF SURVEY (904 M 26-29)
- ② RECORD OF SURVEY (319 M 55)
- ③ MASSOL SUBDIVISION (G M 35)

4-25-2019 DATE

J. R. Vigil

PREPARED BY OR UNDER THE SUPERVISION OF JIMMY R. VIGIL, L.S. 6256



BY		REVISION		NO.		REVISION		NO.	

**KIER+WRIGHT**

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**TOPOGRAPHIC & BOUNDARY SURVEY**

OF

**221 ALMENDRA AVENUE**

FOR

**FRANKS & BRENKWITZ, LLP**

LOS GATOS CALIFORNIA

DATE	APRIL, 2019
SCALE	1" = 10'
SURVEYOR	JRV
DRAWN BY	JF
JOB NO.	A19026
SHEET	1
OF	1 SHEETS