

GENERAL NOTES:

1. WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE LATEST VERSION AND EDITION, CALIFORNIA PLUMBING CODE LATEST VERSION AND EDITION, AND TOWN OF LOS GATOS STANDARD DETAILS AND SPECIFICATIONS.
2. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECH REPORT.
3. EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY PROVIDED BY OTHERS.
4. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
5. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
6. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
7. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
8. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
9. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
10. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
11. THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
12. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
13. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
14. ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPAKTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
15. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
16. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
17. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
18. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
19. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
20. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION.
21. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
22. ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
23. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
24. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
25. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

LEGEND:

PROPOSED	
SS	CLEANOUT
W	SANITARY SEWER PIPE
SD	WATER METER BOX. TO BE CONSTRUCTED BY UTILITY COMPANY.
E	CONCRETE
—	ASPHALT
— — — — —	SAWCUT LINE
W	DOMESTIC WATER LINE
SD	STORM DRAIN LINE
E	ELECTRICAL LINE
— — — — —	PROPERTY LINE
— — — — —	LIMIT LINE OF WORK
↗	EXISTING SURFACE FLOW DIRECTION
↗	PROPOSED SURFACE FLOW DIRECTION
27%	SLOPE AND DIRECTION
○	SANITARY SEWER CLEANOUT
□	METER BOX. TYPICALLY INSTALLED BY UTILITY COMPANY.

ABBREVIATIONS:

BW	BACK OF WALK
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FM	FORCE MAIN
FS	FINISHED SURFACE
HDPE	HIGH DENSITY POLY ETHYLENE
INV	INVERT
PL	PROPERTY LINE
SDR	STANDARD DIMENSION RATIO
SD	STORM DRAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
TC	TOP OF CURB
W	WATER

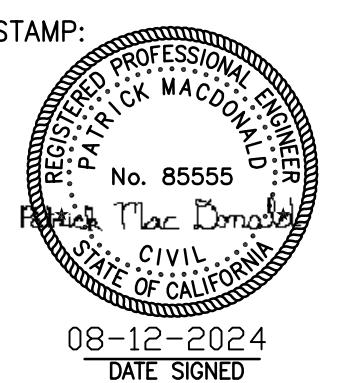
SHEET INDEX:**CIVIL DRAWINGS**

C0.1	CIVIL COVER PLAN
C0.2	EROSION CONTROL AND DEMOLITION PLAN
C0.3	POLLUTION PREVENTION PLAN
C1.0	GRADING AND DRAINAGE PLAN
C2.0	UTILITY PLAN

**YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032**

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ALAMEDA, CALIFORNIA 94501
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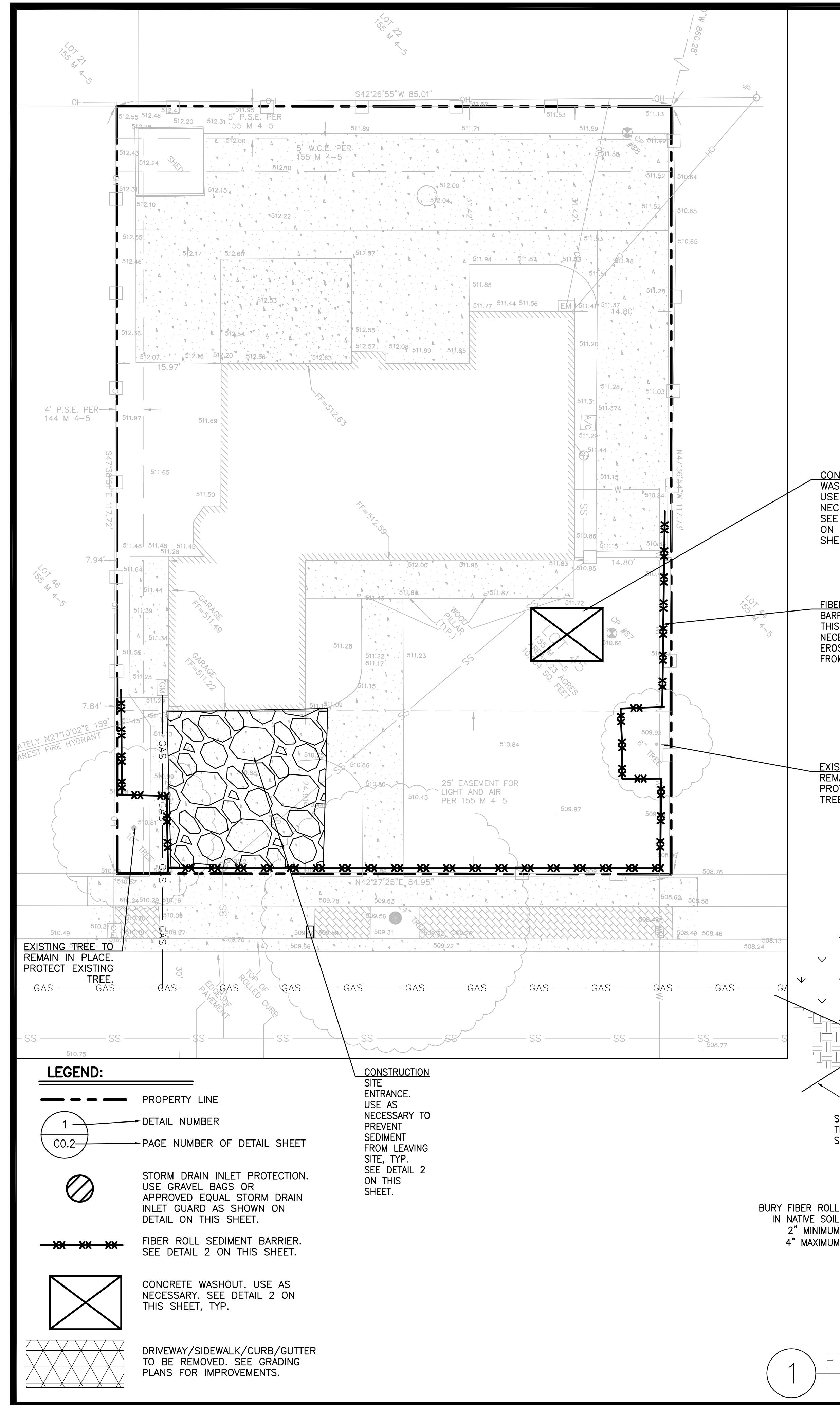


REVISIONS

DATE

SHEET TITLE
CIVIL COVER PLAN

SHEET NUMBER
C0.1

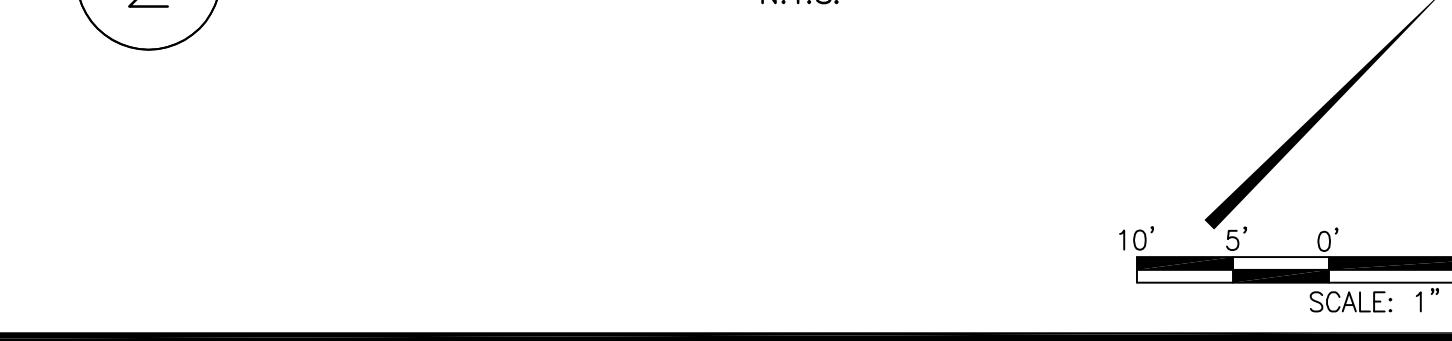
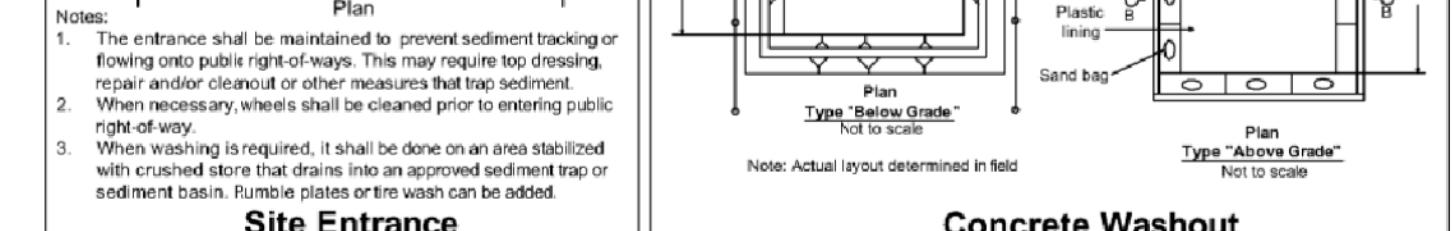
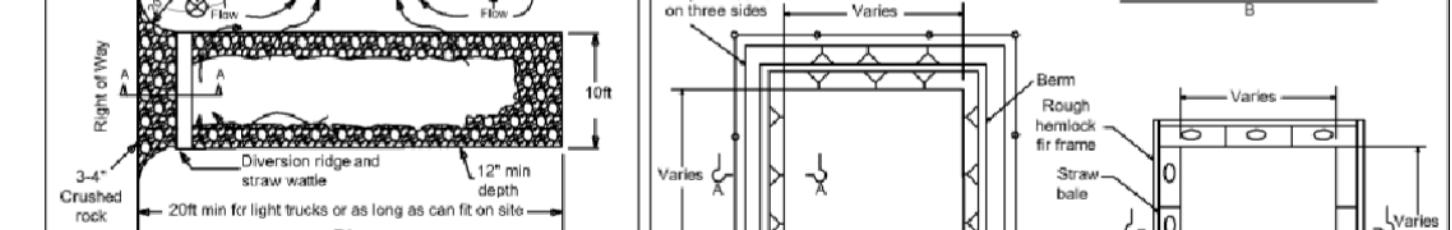
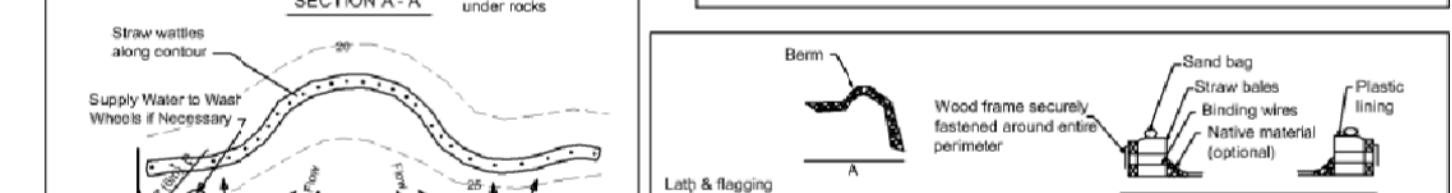
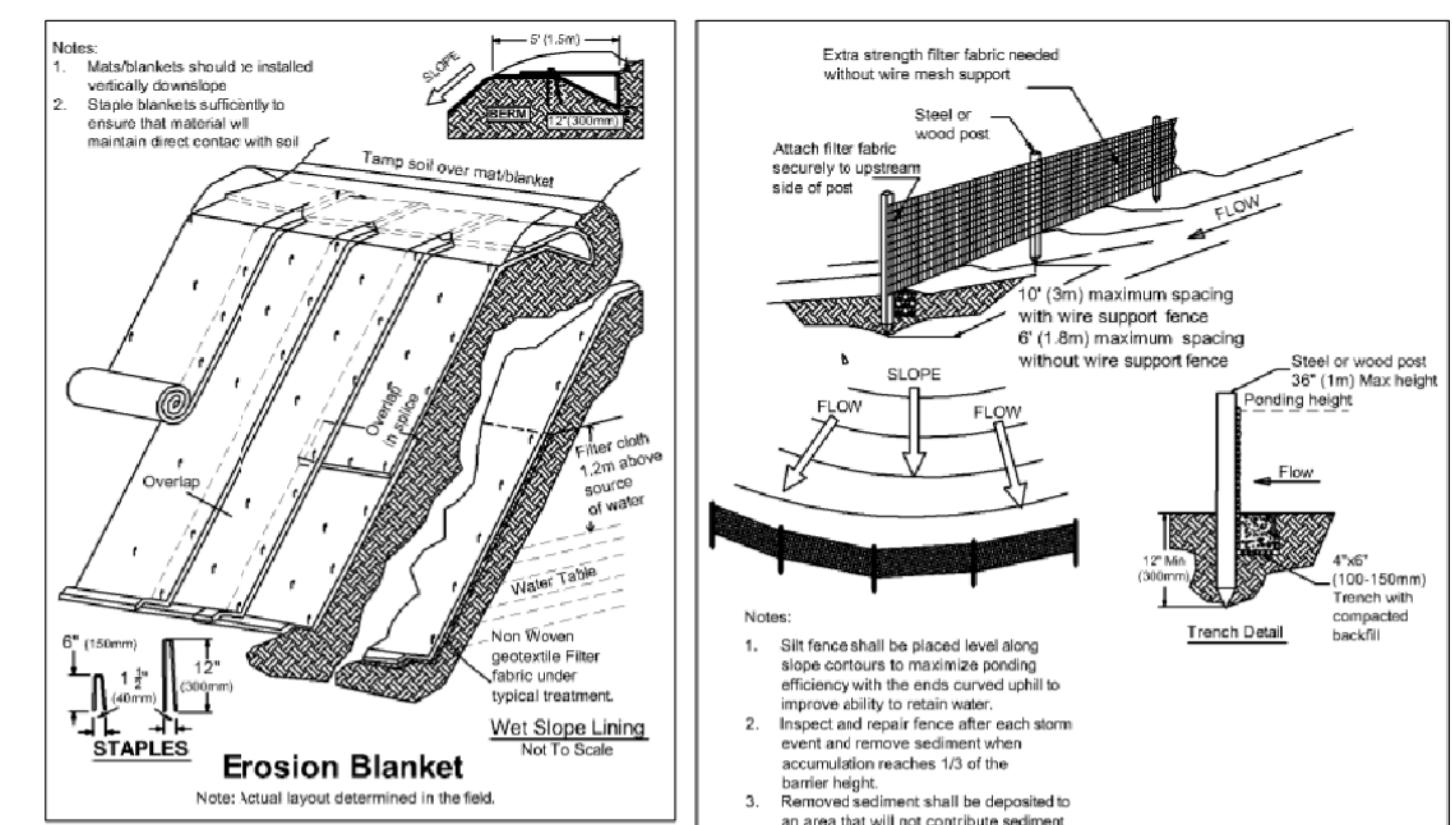


EROSION CONTROL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT STORM RUNOFF FROM LEAVING THE SITE. SEDIMENT ROLLS AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO PREVENT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS, BUT IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SITE AND PREVENT SEDIMENT FROM LEAVING THE SITE.
2. THE RAINY SEASON IS DECLARED BY THE STATE WATER RESOURCES CONTROL BOARD (SWRCB). ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES AND ACTIONS MAY BE NECESSARY DURING THE RAINY SEASON. THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING SUCH MEASURES REQUIRED PER THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).
3. THIS PLAN IS TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED, AS AND WHEN, DIRECTED AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
4. CONTRACTOR IS RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
5. EXCEPT WHEN DIRECTED OTHERWISE, ALL DEVICES SHOWN TO BE IN PLACE AT THE END OF EACH WORKING DAY, WHEN RAIN IS FORECASTED, AND MAINTAINED.
6. TAKE REASONABLE CARE WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. IF DIRT, MATERIALS, OR SEDIMENT BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, THEN THE DIRT, MATERIALS, OR SEDIMENT SHOULD IMMEDIATELY BE CLEANED UP.
7. DURING THE RAINY SEASON, KEEP ALL PAVED AREAS CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE CITY INSPECTOR.
8. CONTRACTOR PROVIDES DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
9. FILLED FILTER BAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECASTED, OR WHEN THE CITY OR INSPECTOR SO DIRECTS.
10. CONTRACTOR PROVIDES WATER ONSITE AND USE IT FOR DUST CONTROL DURING CONSTRUCTION.
11. CONTRACTOR MAINTAINS STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY INSPECTOR.
12. INSTALL INLET PROTECTION AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
13. BEST MANAGEMENT PRACTICES (BMPS) SHOWN ARE OUTLINED IN, BUT NOT LIMITED TO, THE CONSTRUCTION BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA), 2009, OR THE LATEST REVISED EDITION, AND APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS).
14. MAINTENANCE IS TO BE PERFORMED PER THE CASQA BMP HANDBOOK AND AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION BY THE END OF EACH WORKING DAY.
 - B. INSPECT SEDIMENT TRAPS, BERMS, AND SWALES PERIODICALLY AND AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - C. REMOVE SEDIMENT AND RESTORE SEDIMENT BARRIER TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF HALF THE SEDIMENT BARRIER HEIGHT.
 - D. DEPOSIT SEDIMENT THAT HAS BEEN REMOVED FROM BARRIER SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
17. CLEAN OUT INLET PROTECTION WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FILLED FILTER BAG.
18. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SEDIMENT, DUST, AND JOB SITE MATERIALS TO PREVENT THESE MATERIALS FROM LEAVING THE SITE.
19. IF VEHICLES ARE USED DURING CONSTRUCTION TO ACCESS THE PROJECT SITE, THEN THE CONTRACTOR SHALL USE DRAIN ROCK AS A GRAVEL ROADWAY/DRIVEWAY FOR THE VEHICLES TO ACCESS THE SITE. THE GRAVEL DRIVEWAY/ROADWAY SHALL HAVE 8" MINIMUM THICKNESS AND BE WIDE ENOUGH FOR VEHICLES TO ACCESS AND LEAVE THE SITE. CONSTRUCTION ROADWAY/DRIVEWAY SHALL BE APPROVED BY THE CITY'S CONSTRUCTION INSPECTOR OR ENGINEER. THE VEHICULAR ROADWAY/DRIVEWAY SHALL BE ACCCOMPANIED WITH A VEHICULAR WASHING STATION. ALL VEHICLES SHALL WASH TIRES AND UNDERSIDE OF VEHICLES AS APPROPRIATE WHEN LEAVING THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY.

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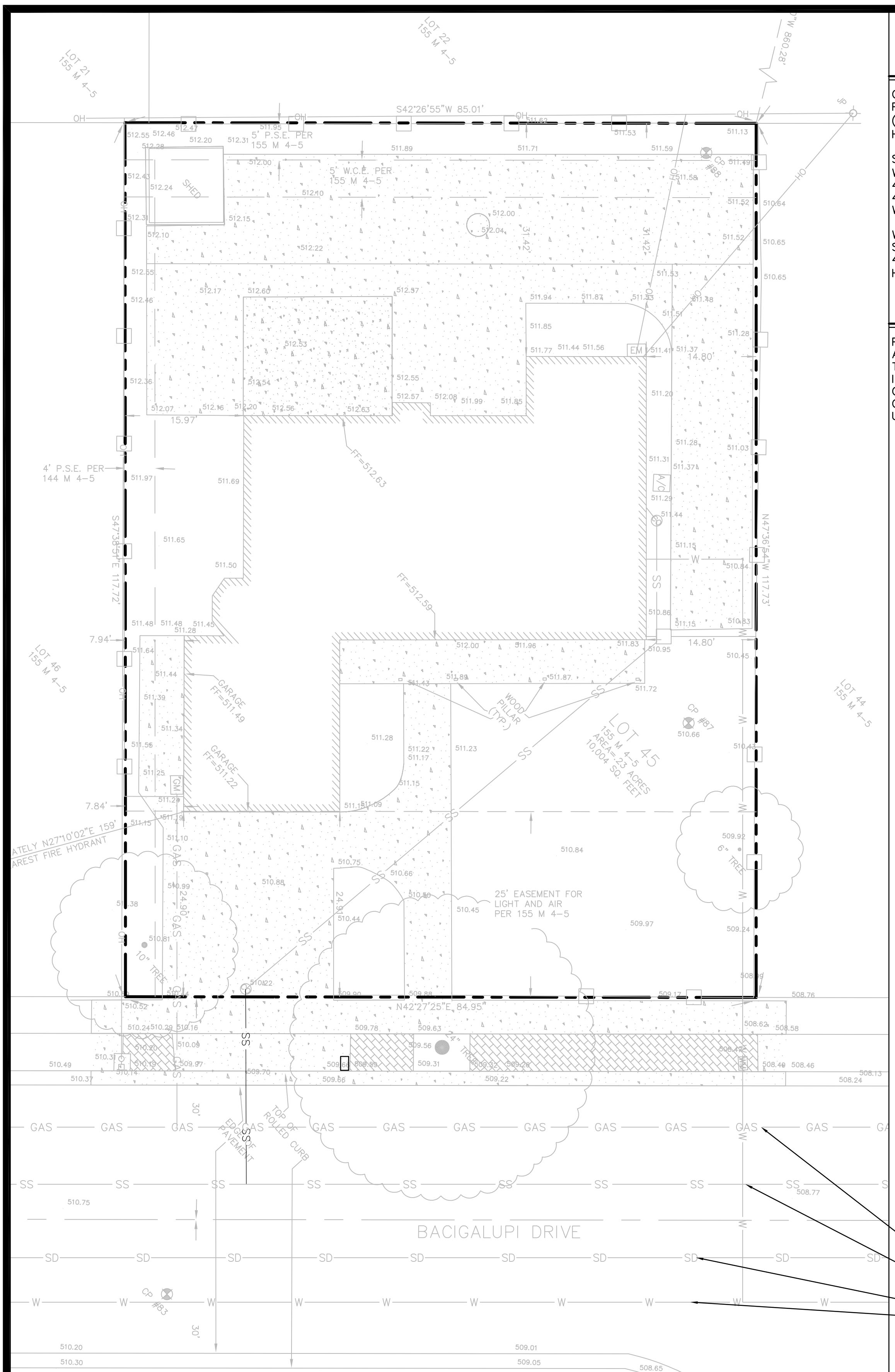
REVISES



SHEET TITLE

EROSION CONTROL PLAN

SHEET NUMBER
C0.2



EXISTING CONDITION UTILITY PLAN

UTILITY NOTES:

1. UTILITY PIPES AND STRUCTURES SHALL BE INSTALLED AT LEAST FIVE FEET FROM THE EDGE OF EXISTING OR PROPOSED TREE BASINS.
2. SEWER PIPE SHALL BE HDPE SDR 21 OR APPROVED EQUAL.
3. UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE TRENCH DETAILS AND NOTES SHOWN ON THE DETAILS SHEET .
4. SEE GRADING PLAN FOR STORM DRAINAGE DESIGN.
5. UTILITY CROSSINGS SHOULD HAVE AT LEAST ONE FOOT OF VERTICAL SEPARATION IN BETWEEN THE CROSSING UTILITIES.

LEGEND:

— E — ELECTRICAL SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS.

— W — WATER PIPE. BLDG TO CONNECT TO EXISTING WATER LINE.

— SS — 4" SEWER PIPE. BLDG TO CONNECT TO EXISTING WATER LINE.

● SANITARY SEWER CLEANOUT

□ METER BOX. TYPICALLY INSTALLED BY UTILITY COMPANIES.

UTILITY AGENCIES:

GAS & ELECTRIC SERVICES
PACIFIC GAS & ELECTRIC
(800) 743-5000
HTTP://PGE.COM/

SANITARY SEWER SERVICES
WEST VALLEY SANITATION DISTRICT (WVSD)
408-378-2407 BUSINESS HOURS
408-299-2507 AFTER HOURS
WWW.WESTVALLEYSAN.ORG

WATER COMPANY
SAN JOSE WATER COMPANY
408-279-7900
[HTTP://WWW.SJWATER.COM/](http://WWW.SJWATER.COM/)

UTILITY UNDERGROUND NOTE:

PER THE TOWN'S UNDERGROUNDING REQUIREMENTS,
ALL NEW, RELOCATED, OR
TEMPORARILY REMOVED UTILITY SERVICES,
INCLUDING TELEPHONE, ELECTRIC POWER AND ALL
OTHER
COMMUNICATIONS LINES SHALL BE INSTALLED
UNDERGROUND.

CONTRACTOR
VERIFY LOCAT
OF EXISTING UTILIT

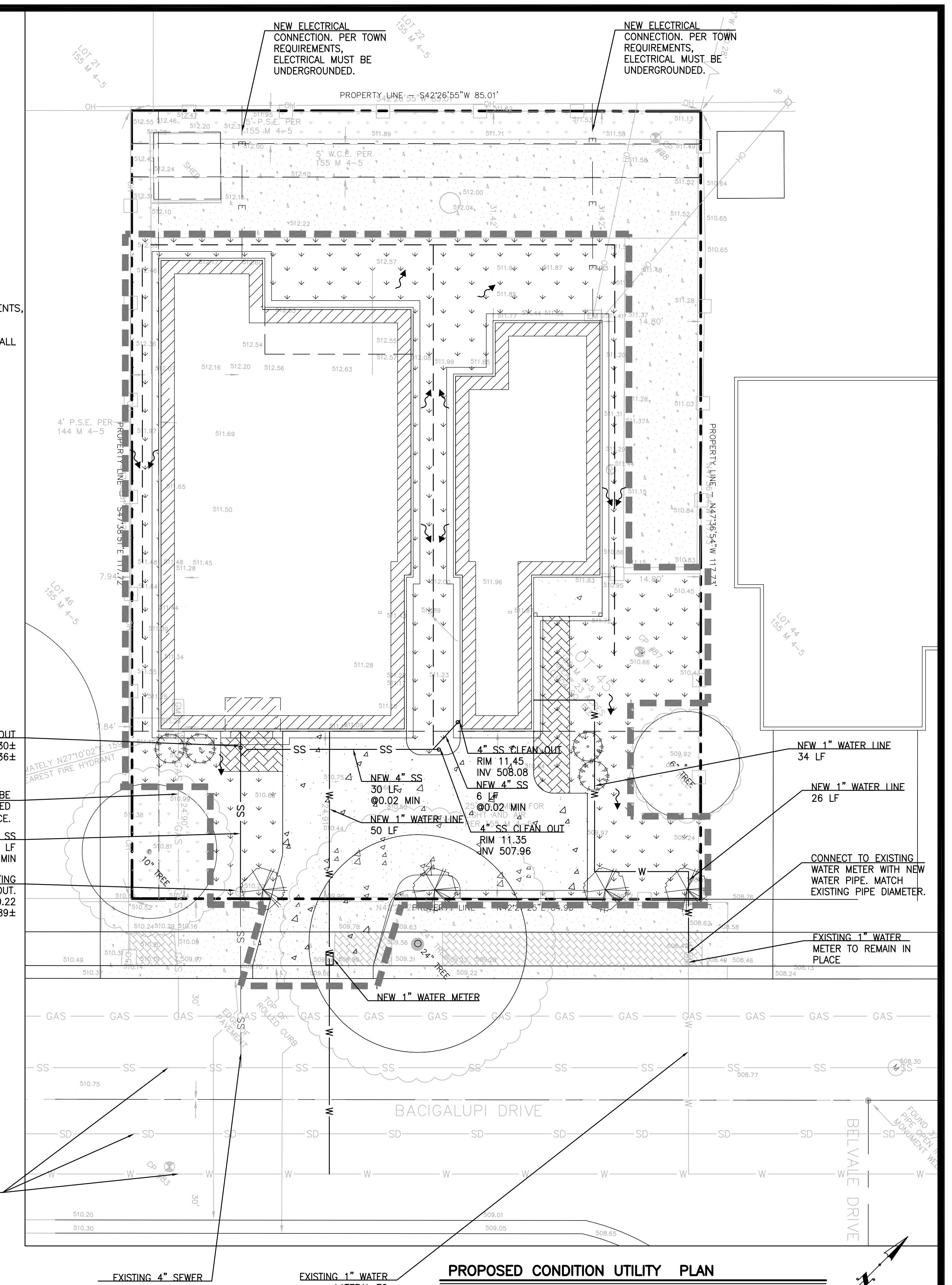
SURVEY ONLY PICKED
SURFACE FEATUR
UNDERGROUND UTI
LOCATIONS
APPROXIM

PROPOSED CONDITION UTILITY PLAN

EXISTING_1
LATER
REMAIN IN

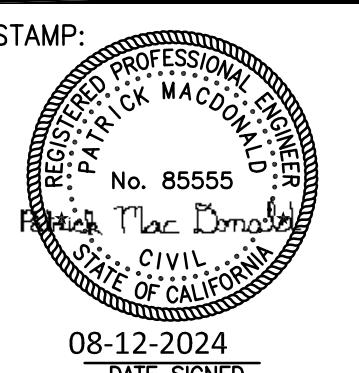
ABBREVIATIONS:

EG	EXISTING GROUND
EX	EXISTING
HDPE	HIGH DENSITY POLY ETHYLENE
INV	INVERT
PL	PROPERTY LINE
SDR	STANDARD DIMENSION RATION
SSCO	SANITARY SEWER CLEAN OUT



REVISIONS

100

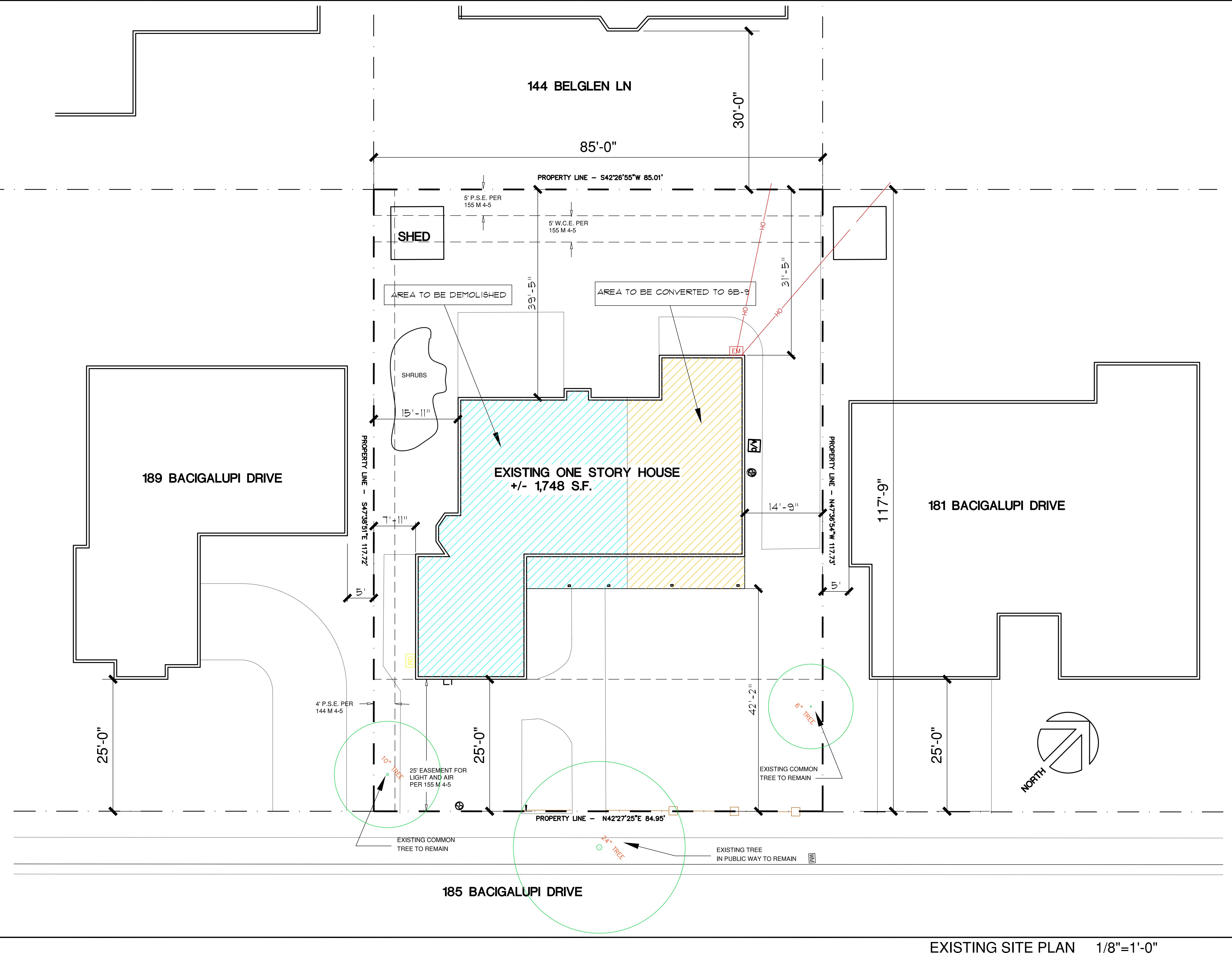


A circular notary seal for the State of California. The outer ring contains the text "NOTARY PUBLIC" at the top and "STATE OF CALIFORNIA" at the bottom, separated by a small star. The inner circle contains the date "08-12-2024" and the line "DATE SIGNED" below it.

SHEET TITLE

UTILITY PLAN

SHEET NUMBER
C2.0



**YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 950**

SITE PLAN

REVISIONS	BY
LANNING -23-2024	△2
 BASSAL <i>architecture</i> 16.435.0605 08.674.2077	

DATE:	6-30-2024
SCALE:	1/8" = 1'-0"
DRAWN BY:	CB
JOB NO.:	
SHEET NO.:	
A1.1	
OF	SHEETS

WINDOWS SCHEDULE

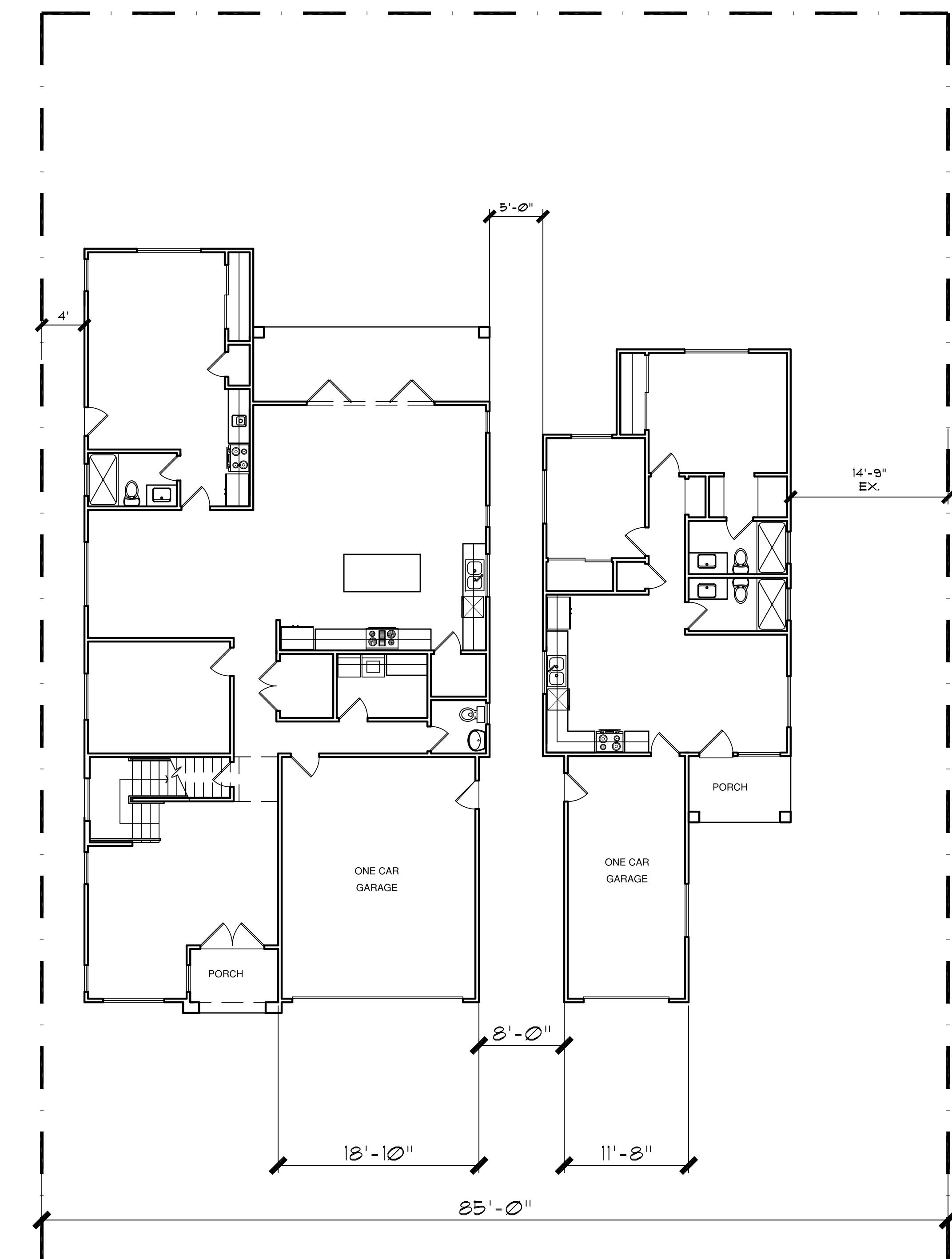
UNIT - 2

Window No.	Size	Operation	Frame	Glazing	Remarks	Window No.	Size	Operation	Frame	Glazing	Remarks
①	2'-6" x 6'-6"	SINGLE-HUNG	VINYL	DBL. PANE		②	4'-0" x 6'-0"	SLIDING	VINYL	DBL. PANE	
③	6'-0" x 6'-6"	SLIDER	VINYL	DBL. PANE		④	5'-0" x 5'-0"	SLIDING	VINYL	DBL. PANE	
⑤	2'-6" x 6'-6"	SINGLE-HUNG	VINYL	DBL. PANE		⑥	4'-0" x 5'-0"	SLIDER	VINYL	DBL. PANE	
⑦	4'-0" x 4'-0"	FIXED	VINYL	DBL. PANE		⑧	6'-0" x 5'-6"	SLIDER	VINYL	DBL. PANE	GLASS DOORS SYSTEM TEMPERED
⑨	5'-0" x 5'-6"	SLIDER	VINYL	DBL. PANE		⑩	3'-0" x 2'-0"	SLIDER	VINYL	DBL. PANE	TEMPERED IN BATHROOMS
⑪	6'-0" x 5'-6"	SLIDER	VINYL	DBL. PANE	TEMPERED IN BATHROOMS	⑫	6'-0" x 2'-0"	SLIDER	VINYL	DBL. PANE	TEMPERED IN BATHROOMS
⑬	3'-0" x 2'-0"	SLIDER	VINYL	DBL. PANE		⑭	12'-0" x 8'-0"	FOLDING	VINYL	DBL. PANE	
⑮	3'-0" x 5'-6"	SINGLE-HUNG	VINYL	DBL. PANE	GLASS DOORS SYSTEM TEMPERED	⑯	2'-6" x 6'-6"	SINGLE-HUNG	VINYL	DBL. PANE	GLASS DOORS SYSTEM TEMPERED
⑰	2'-6" x 6'-6"	SINGLE-HUNG	VINYL	DBL. PANE		⑱	4'-0" x 5'-0"	SLIDER	VINYL	DBL. PANE	
⑲	4'-0" x 3'-0"	SLIDER	VINYL	DBL. PANE		⑳	2'-0" x 2'-0"	SLIDER	VINYL	DBL. PANE	
㉑	5'-0" x 5'-0"	SLIDER	VINYL	DBL. PANE		㉒	6'-0" x 4'-6"	SLIDER	VINYL	DBL. PANE	
㉓	6'-0" x 4'-6"	SLIDER	VINYL	DBL. PANE		㉔	6'-0" x 4'-6"	SLIDER	VINYL	DBL. PANE	
㉕	6'-0" x 4'-6"	SLIDER	VINYL	DBL. PANE		㉖	4'-0" x 4'-0"	FIXED	VINYL	DBL. PANE	
㉗	4'-0" x 4'-0"	SLIDER	VINYL	DBL. PANE	TEMPERED	㉘	3'-0" x 2'-0"	SLIDER	VINYL	DBL. PANE	
㉙	3'-0" x 2'-0"	SLIDER	VINYL	DBL. PANE	TEMPERED	㉚	6'-0" x 4'-6"	SLIDER	VINYL	DBL. PANE	
㉛	6'-0" x 3'-0"	SINGLE-HUNG	VINYL	DBL. PANE		㉛	2'-0" x 3'-0"	SINGLE-HUNG	VINYL	DBL. PANE	
㉜	4'-0" x 4'-0"	SLIDER	VINYL	DBL. PANE	TEMPERED	㉝	3'-0" x 4'-0"	SLIDER	VINYL	DBL. PANE	TEMPERED
㉞	3'-0" x 4'-0"	SLIDER	VINYL	DBL. PANE		㉞	8'-0" x 4'-6"	SLIDER	VINYL	DBL. PANE	
㉟	8'-0" x 4'-6"	SLIDER	VINYL	DBL. PANE		㉟	2'-0" x 4'-6"	SINGLE-HUNG	VINYL	DBL. PANE	
㉟	2'-0" x 4'-6"	SINGLE-HUNG	VINYL	DBL. PANE		㉟	2'-0" x 4'-6"	SINGLE-HUNG	VINYL	DBL. PANE	
㉟	6'-0" x 4'-6"	SLIDER	VINYL	DBL. PANE		㉟	3'-0" x 2'-0"	SLIDER	VINYL	DBL. PANE	TEMPERED
㉟	3'-0" x 2'-0"	SLIDER	VINYL	DBL. PANE	TEMPERED						

ALL EXTERIOR WINDOWS MUST HAVE THE EXTERIOR PANE TEMPERED, HAVE NOT LESS THAN A 20-MINUTE FIRE-RESISTANCE RATING, OR BE TESTED TO SFM STANDARD 12-7A-2. (R337.8.2.)

PROVIDE WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090 OR WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH R312.2. (R312.2.1)

FENESTRATION, INCLUDING SKYLIGHT PRODUCTS, MUST HAVE A MAXIMUM U-FACTOR OF 0.58. (CENC 1500(Q))



DATE: 6-30-2024
SCALE: 1/8" = 1'-0"
DRAWN: CB
JOB NO:
SHEET NO. OF SHEETS
A1.3

YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

GARAGES WIDTH CALCULATION
WINDOWS SCHEDULE

REVISIONS
PLANNING
8-23-2024
BY

CB
BASSAL
Architecture
916.435.0605
408.674.2077

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CB
BASSAL
Architecture
916.435.0605
408.674.9077

TOWN OF LOS GATOS
SB 9 ORDINANCE 2359

YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

DATE: 3-25-2024
SCALE: -
DRAWN CB
JOB NO
SHEET NO. A1.4
OF SHEETS

ORDINANCE 2359
AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS
AMENDING CHAPTER 29, "ZONING REGULATIONS," OF THE TOWN CODE
REGARDING SENATE BILL (SB) 9 FOR MODIFIED DESIGN REVIEW STANDARDS
AND OTHER CLARIFYING REVISIONS

TOWN CODE AMENDMENT APPLICATION A-24-003

PROPERTY LOCATION: TOWN WIDE
APPLICANT: TOWN OF LOS GATOS

WHEREAS, the Town of Los Gatos (Town) has adopted a General Plan to ensure a well-planned and safe community; and

WHEREAS, protection of public health, safety, and welfare is fully articulated in the General Plan; and

WHEREAS, State law requires that the Town's Zoning Code conform with the General Plan's goals and policies; and

WHEREAS, the Planning Commission at its meeting on April 10, 2024, reviewed the proposed amendments to the Town Code regarding SB 9 second-story step-back requirements and other clarifying revisions as recommended by the Town Council with the intent to expedite the review of proposed amendments to the Town Code.

WHEREAS, this matter was regularly noticed in conformance with State and Town law and came before the Town Council for public hearing on May 7, 2024; and

WHEREAS, on May 7, 2024, the Town Council accepted the report of the Planning Commission's recommendation of approval for the proposed amendments to the Town Code regarding SB 9, held a public hearing, and voted to introduce the Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Los Gatos as follows:

SECTION I. Section 29.10.600, "Purpose and Applicability," of Division 10, "Two-Unit Housing Development and Urban Lot Splits," of Chapter 29, "Zoning Regulations," is amended to read as follows:

The Town Council finds and determines that this Division is applicable only to voluntary applications for two-unit housing developments and urban lot splits consistent with Senate Bill (SB) 9. Owners of real property or their representatives may continue to exercise rights for

Ordinance 2359

May 21, 2024

1

SECTION II. Section 29.10.610, "Definitions," of Division 10, "Two-Unit Housing Development and Urban Lot Splits," of Chapter 29, "Zoning Regulations," is amended to read as follows:

In addition to definitions contained in Chapter 24 (Subdivision Regulations) and Chapter 29 (Zoning Regulations), the following definitions apply for purposes of this Division. Where a conflict may exist, the definitions in this Division shall apply.

WHEREAS, on November 15, 2022, Town Council adopted Ordinance 2334 to regulate projects under SB 9; and

WHEREAS, at the February 13, 2024, Strategic Priorities meeting, Town Council voted to include a request for a modification to the second-story step-back requirement for SB 9 units (Section 29.10.630.2(e) of Ordinance 2334) within the Town's upcoming Strategic Priorities for ordinance amendments; and

WHEREAS, the Planning Commission at its meeting on April 10, 2024, reviewed the proposed amendments to the Town Code regarding SB 9 second-story step-back requirements and other clarifying revisions as recommended by the Town Council with the intent to expedite the review of proposed amendments to the Town Code.

WHEREAS, this matter was regularly noticed in conformance with State and Town law and came before the Town Council for public hearing on May 7, 2024; and

WHEREAS, on May 7, 2024, the Town Council accepted the report of the Planning Commission's recommendation of approval for the proposed amendments to the Town Code regarding SB 9, held a public hearing, and voted to introduce the Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Los Gatos as follows:

The Town Council finds and determines that this Division is applicable only to voluntary applications for two-unit housing developments and urban lot splits consistent with Senate Bill (SB) 9. Owners of real property or their representatives may continue to exercise rights for

Ordinance 2359

May 21, 2024

1

SECTION III. Section 29.10.620, "Eligibility," of Division 10, "Two-Unit Housing Development and Urban Lot Splits," of Chapter 29, "Zoning Regulations," is amended to read as follows:

An urban lot split may be eligible for zoning if it is:

1. A building footprint of no more than 100 feet of contiguous street frontage or more than one existing driveway. Any new driveway shall satisfy the following requirements:

a. Building Height: Maximum building height shall be specified by the applicable zoning district for the main structure. Buildings located within the required side or rear setbacks of the applicable zoning district and those located in the front yard shall be subject to the applicable building height;

b. New Driveway: Each parcel shall include no more than a single driveway leading to the parcel having more than 100 feet of contiguous street frontage or more than one existing driveway. Any new driveway shall satisfy the following requirements:

c. Existing Driveway: A parcel that is not located within a single-family residential zone subject to inundation by the 1 percent annual chance flood (100-year flood) on the official maps published by the Federal Emergency Management Agency unless a Letter of Map Revision prepared by the Federal Emergency Management Agency has

Ordinance 2359

May 21, 2024

1

SECTION IV. Section 29.10.630, "Requirements," of Division 10, "Two-Unit Housing Development and Urban Lot Splits," of Chapter 29, "Zoning Regulations," is amended to read as follows:

Two-unit housing developments must comply with the following objective zoning standards, design review standards, and general requirements and restrictions:

(1) **Zoning Standards.** The following objective zoning standards supersede any other standards to the contrary that may be provided elsewhere in the Zoning Code, as they pertain to a two-unit housing development under Government Code Section 65852.21. Two-unit housing developments shall be constructed only in accordance with the following objective zoning standards, except as provided by subsection (4), "Exception":

a. Building Height: Maximum building height shall be specified by the applicable zoning district for the main structure. Buildings located within the required side or rear setbacks of the applicable zoning district and those located in the front yard shall be subject to the applicable building height;

b. New Driveway: Each parcel shall include no more than a single driveway leading to the parcel having more than 100 feet of contiguous street frontage or more than one existing driveway. Any new driveway shall satisfy the following requirements:

c. Existing Driveway: A parcel that is not located within a single-family residential zone subject to inundation by the 1 percent annual chance flood (100-year flood) on the official maps published by the Federal Emergency Management Agency unless a Letter of Map Revision prepared by the Federal Emergency Management Agency has

Ordinance 2359

May 21, 2024

1

SECTION V. Section 29.10.640, "Application Process for Two-Unit Housing Development and Urban Lot Splits," of Chapter 29, "Zoning Regulations," is amended to read as follows:

The amendments to the Town Code are consistent with the General Plan as SB 9 is a state law; and

SECTION VI. Publication.

In accordance with Section 69392 of the Government Code of the State of California, this Ordinance takes effect 30 days from the date of its passage. The Town Council hereby directs the Town Clerk to cause this Ordinance or a summary thereof to be published or posted in accordance with Section 69393 of the Government Code of the State of California.

SECTION VII. Consistency with General Plan.

The amendments to the Town Code are consistent with the General Plan as SB 9 is a state law; and

SECTION VIII. Severability.

In the event that a court of competent jurisdiction holds any Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance unconstitutional, preempted, or otherwise invalid, the invalid provision shall be severed from this Section and shall not affect the validity of the remaining provisions of this Section. The Town hereby declares that it shall have adopted each Section, subsection, paragraph, sentence, clause, or phrase in this Section irrespective of the fact that any one or more subsections, sections, paragraphs, sentences, clauses or phrases in this Section might be declared unconstitutional, preempted, or otherwise invalid.

Ordinance 2359

May 21, 2024

1

SECTION IX. CEQA.

Adopting this Ordinance is not a project subject to CEQA because it can be seen with certainty that it will not impact the environment (CEQA Guidelines Section 15178). Accordingly, in accordance with Government Code Section 66411.7(e) and 66452.21(g), Senate Bill 9 Ordinances are not a project subject to the California Environmental Quality Act.

SECTION X. Consistency with General Plan.

The amendments to the Town Code are consistent with the General Plan as SB 9 is a state law; and

SECTION XI. Publication.

In accordance with Section 69392 of the Government Code of the State of California, this Ordinance takes effect 30 days from the date of its passage. The Town Council hereby directs the Town Clerk to cause this Ordinance or a summary thereof to be published or posted in accordance with Section 69393 of the Government Code of the State of California.

SECTION XII. Effective Date.

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the 7th day of May 2024, and adopted by the Town Council of the Town of Los Gatos at its regular meeting on the 21st day of May 2024, by the following vote:

COUNCIL MEMBERS:

AYNS: Maria Ristow, Rob Rennie, Rob Moore, Matthew Hudes, Mayor Mary Badame

NAYS: None

ABSTAIN: None

SIGNED:

Mayor Mary Badame

MAILED TO: THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA
DATE: 05/22/2024

ATTEST:

TOWN CLERK: THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA
DATE: 05/22/2024

Ordinance 2359

May 21, 2024

1

SECTION XIII. Severability.

In the event that a court of competent jurisdiction holds any Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance unconstitutional, preempted, or otherwise invalid, the invalid provision shall be severed from this Section and shall not affect the validity of the remaining provisions of this Section. The Town hereby declares that it shall have adopted each Section, subsection, paragraph, sentence, clause, or phrase in this Section irrespective of the fact that any one or more subsections, sections, paragraphs, sentences, clauses or phrases in this Section might be declared unconstitutional, preempted, or otherwise invalid.

Ordinance 2359

May 21, 2024

1

SECTION XIV. Subdivision Standards.

Adopting this Ordinance is not a project subject to CEQA because it can be seen with certainty that it will not impact the environment (CEQA Guidelines Section 15178). Accordingly, in accordance with Government Code Section 66411.7(e) and 66452.21(g), Senate Bill 9 Ordinances are not a project subject to the California Environmental Quality Act.

SECTION XV. Consistency with General Plan.

The amendments to the Town Code are consistent with the General Plan as SB 9 is a state law; and

SECTION XVI. Publication.

In accordance with Section 69392 of the Government Code of the State of California, this Ordinance takes effect 30 days from the date of its passage. The Town Council hereby directs the Town Clerk to cause this Ordinance or a summary thereof to be published or posted in accordance with Section 69393 of the Government Code of the State of California.

SECTION XVII. Effective Date.

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the 7th day of May 2024, and adopted by the Town Council of the Town of Los Gatos at its regular meeting on the 21st day of May 2024, by the following vote:

COUNCIL MEMBERS:

AYNS: Maria Ristow, Rob Rennie, Rob Moore, Matthew Hudes, Mayor Mary Badame

NAYS: None

ABSTAIN: None

SIGNED:

Mayor Mary Badame

MAILED TO: THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA
DATE: 05/22/2024

ATTEST:

TOWN CLERK: THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA
DATE: 05/22/2024

Ordinance 2359

May 21, 2024

1

SECTION XVIII. Subdivision Standards.

Adopting this Ordinance is not a project subject to CEQA because it can be seen with certainty that it will not impact the environment (CEQA Guidelines Section 15178). Accordingly, in accordance with Government Code Section 66411.7(e) and 66452.21(g), Senate Bill 9 Ordinances are not a project subject to the California Environmental Quality Act.

SECTION XIX. Consistency with General Plan.

The amendments to the Town Code are consistent with the General Plan as SB 9 is a state law; and

SECTION XX. Publication.

In accordance with Section 69392 of the Government Code of the State of California, this Ordinance takes effect 30 days from the date of its passage. The Town Council hereby directs the Town Clerk to cause this Ordinance or a summary thereof to be published or posted in accordance with Section 69393 of the Government Code of the State of California.

SECTION XXI. Effective Date.

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the 7th day of May 2024, and adopted by the Town Council of the Town of Los Gatos at its regular meeting on the 21st day of May 2024, by the following vote:

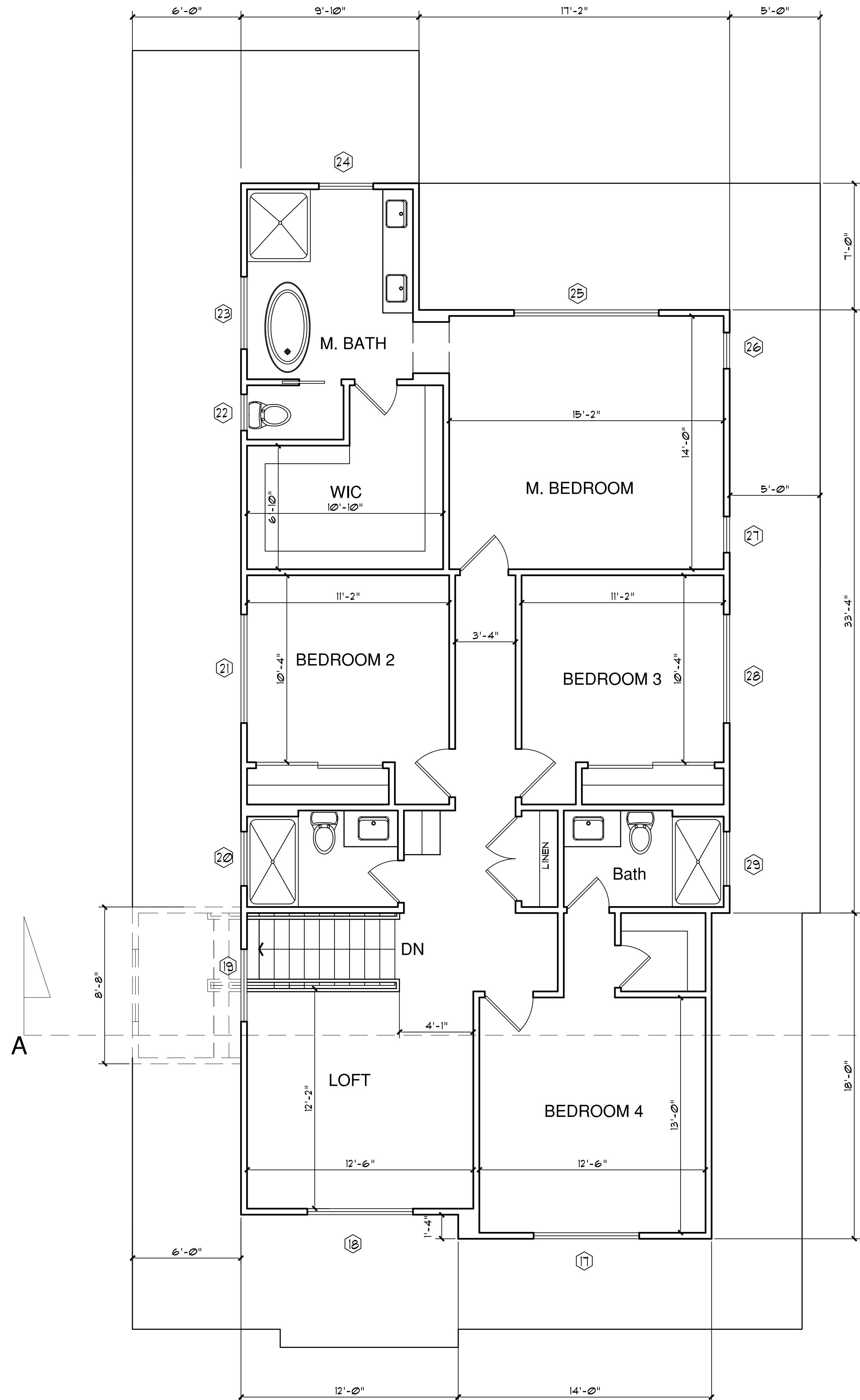
COUNCIL MEMBERS:

AYNS: Maria Ristow, Rob Rennie, Rob Moore, Matthew Hudes, Mayor Mary Badame

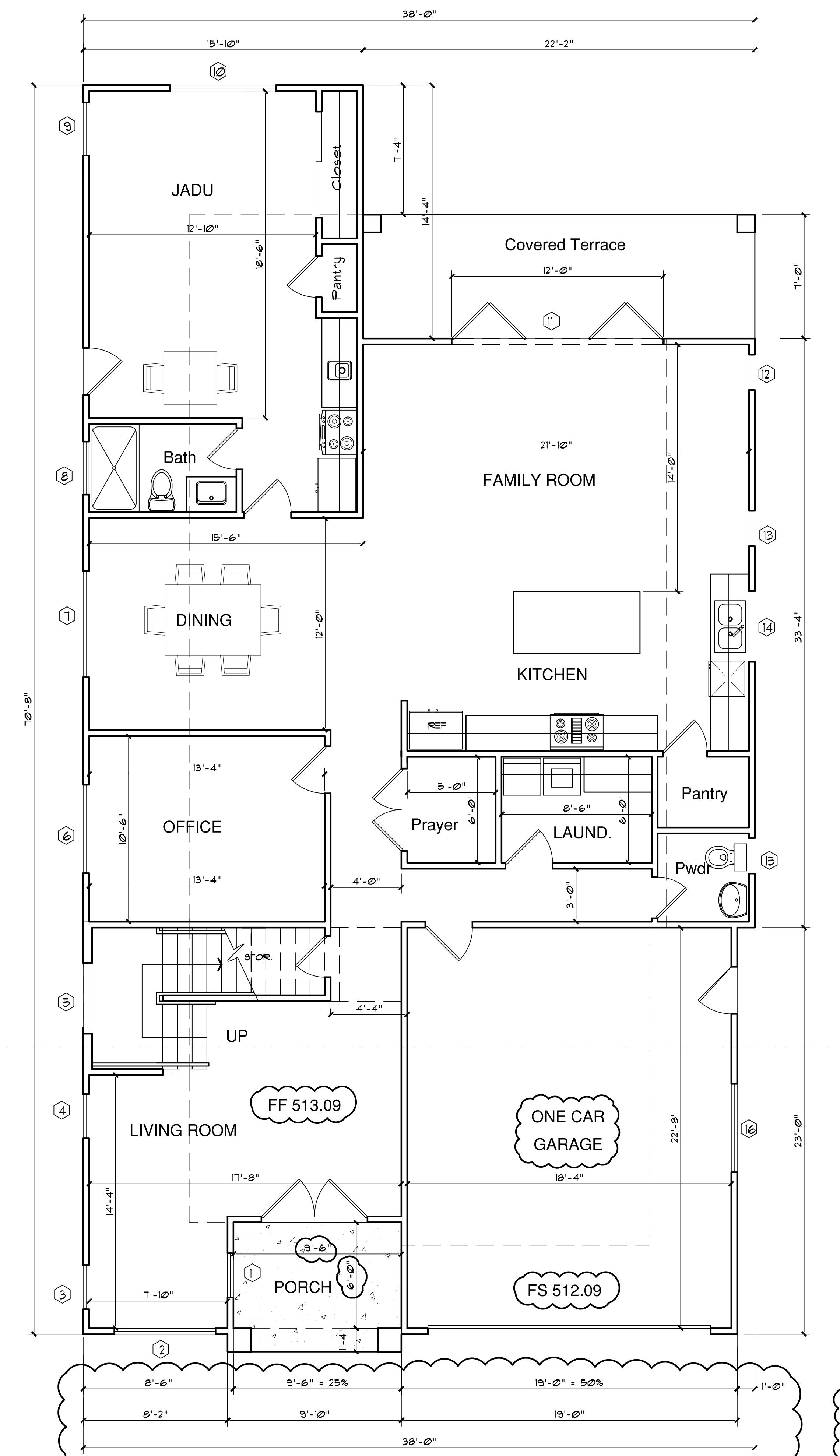
NAYS: None

ABSTAIN: None

SIGNED:



SECTION
SEE A3.3



SEE WINDOWS SCHEDULE SHEET A1.3

TOTAL HOUSE WIDTH = 38'-0"
GARAGE WIDTH = 19'-0" = 50%
PORCH WIDTH = 9'-6" = 25%

A2.1

YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

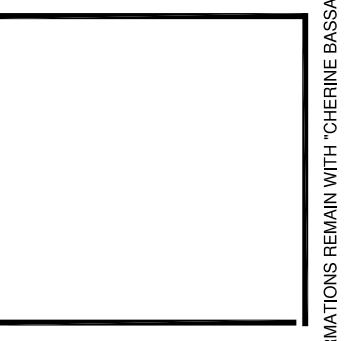
DATE: 6-30-2024
SCALE: 1/4" = 1'-0"
DRAWN: CB
JOB NO:
SHEET NO:
OF SHEETS

REVISIONS
PLANNING
6-23-2024
BY

CB
BASSAL
Architecture
916.435.0605
408.674.2077

REVISIONS	BY
PLANNING	
8-23-2024	

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BASSAL
Architecture
916.435.0605
408.674.2077



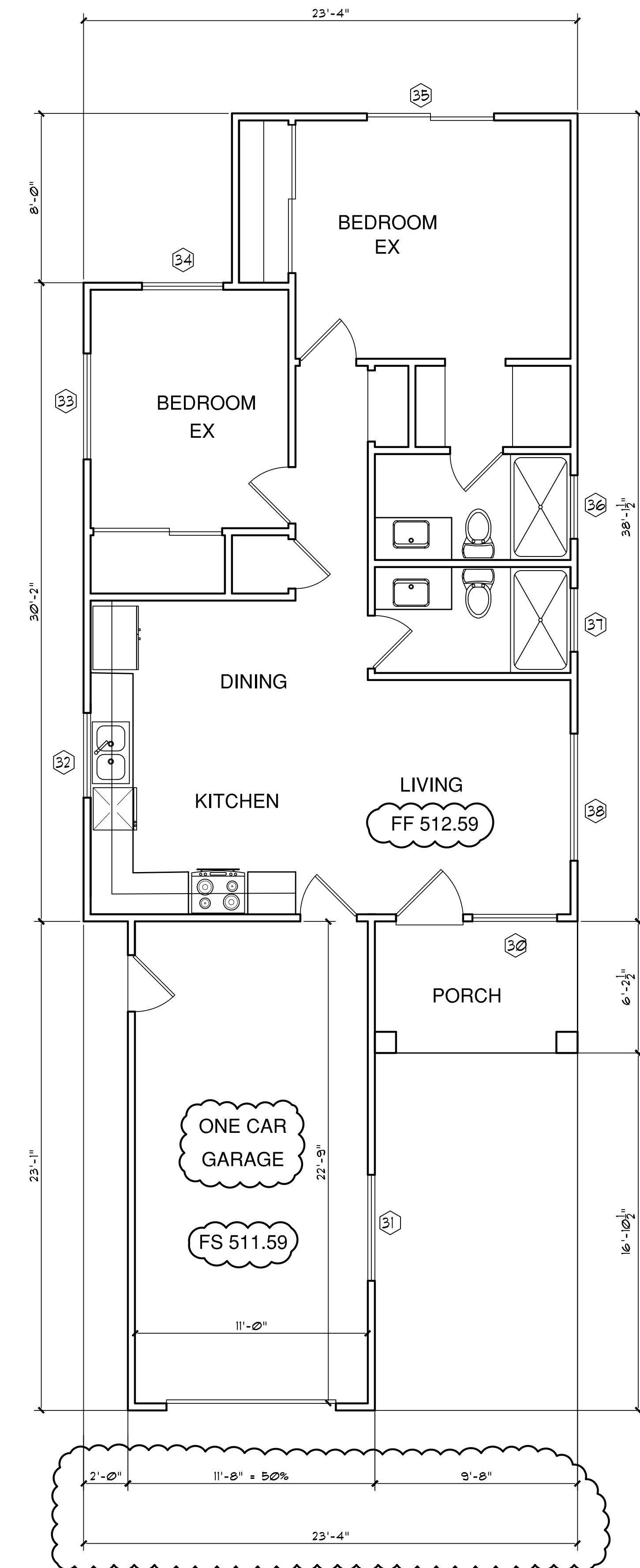
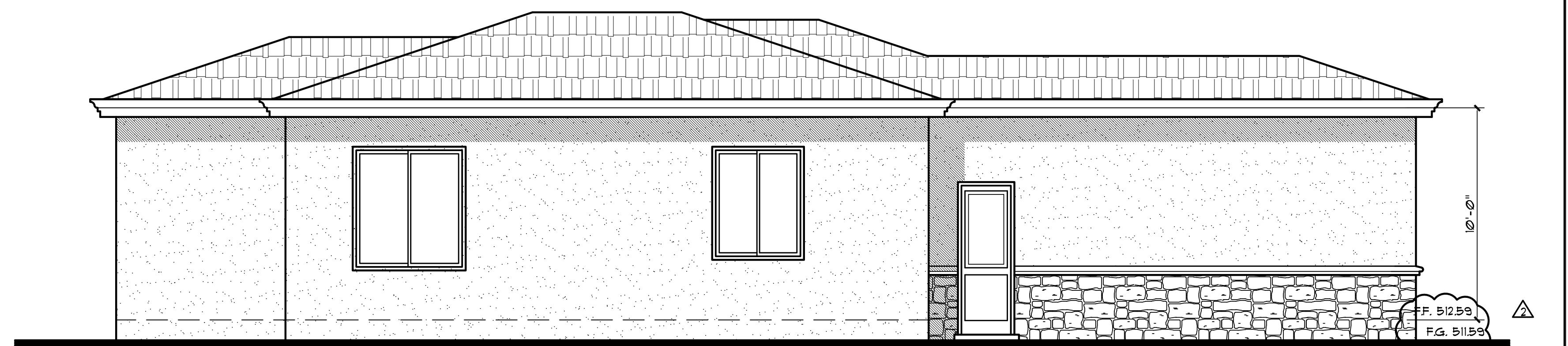
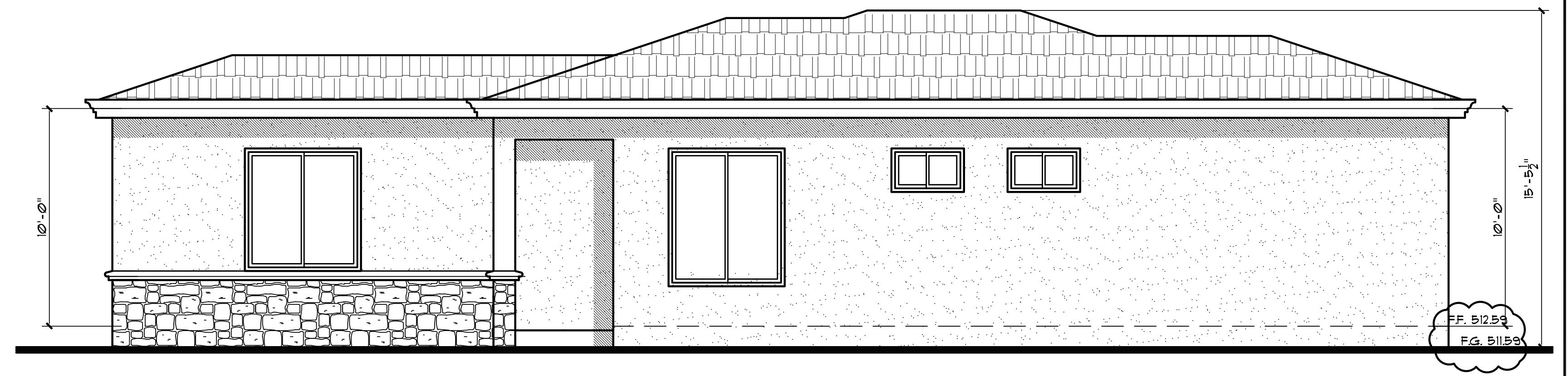
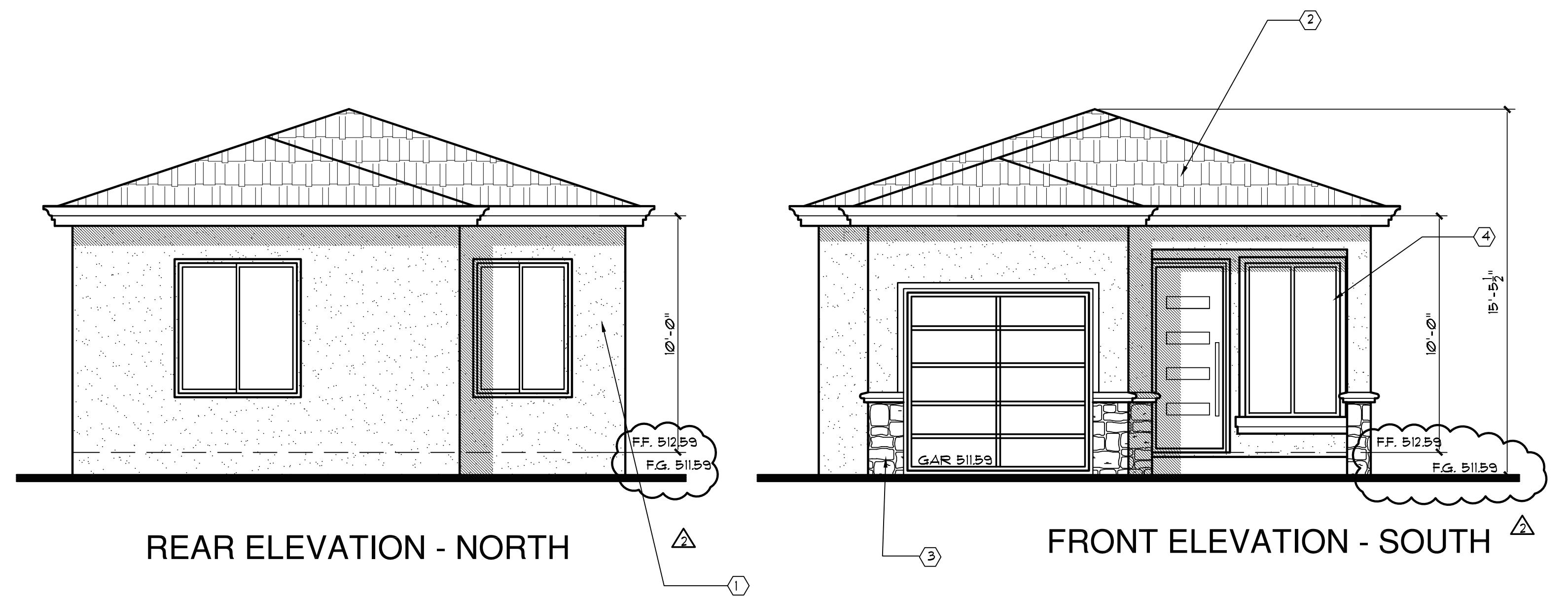
UNIT 1 - FLOOR PLAN ELEVATIONS

YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

DATE: 6-30-2024
SCALE: 1/4" = 1'-0"
DRAWN: CB
JOB NO:
SHEET NO.
A2.2
OF SHEETS

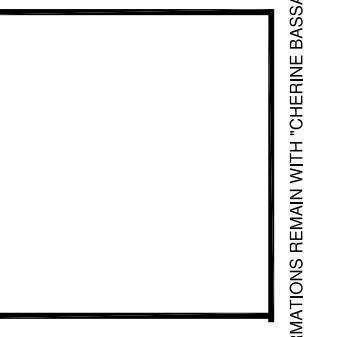
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EXTERIOR FINISHES:	
①	7/8" 3-COAT STUCCO FINISH OVER METAL LATH & 2 LAYERS OF GRADE "D" BUILDING PAPER - BUILDING COLOR: SWISS COFFEE KM23 KELLY MOORE
②	COMPOSITION SHINGLES & TYPE 30 FELT UNDERLayment INSTALLED PER MANUF. ICC RATED CLASS A ROOFING MINIMUM ICC NUMBER ESR-2053 - CERTAINEED LLC ASPHALT SHINGLE GRAY CRRC ID: 0668-0055
③	CULTURED STONE FINISH & 2 LAYERS GRADE "D" BUILDING PAPER & METAL LATH & SCRATCH COAT. GRAY COBBLEFIELD OR SIMILAR
④	VINYL EXTRIOR WINDOWS DARK BRONZE FINISH



REVISIONS	BY
PLANNING	△
8-23-2024	

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BASSAL
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916.435.0605
408.674.2077

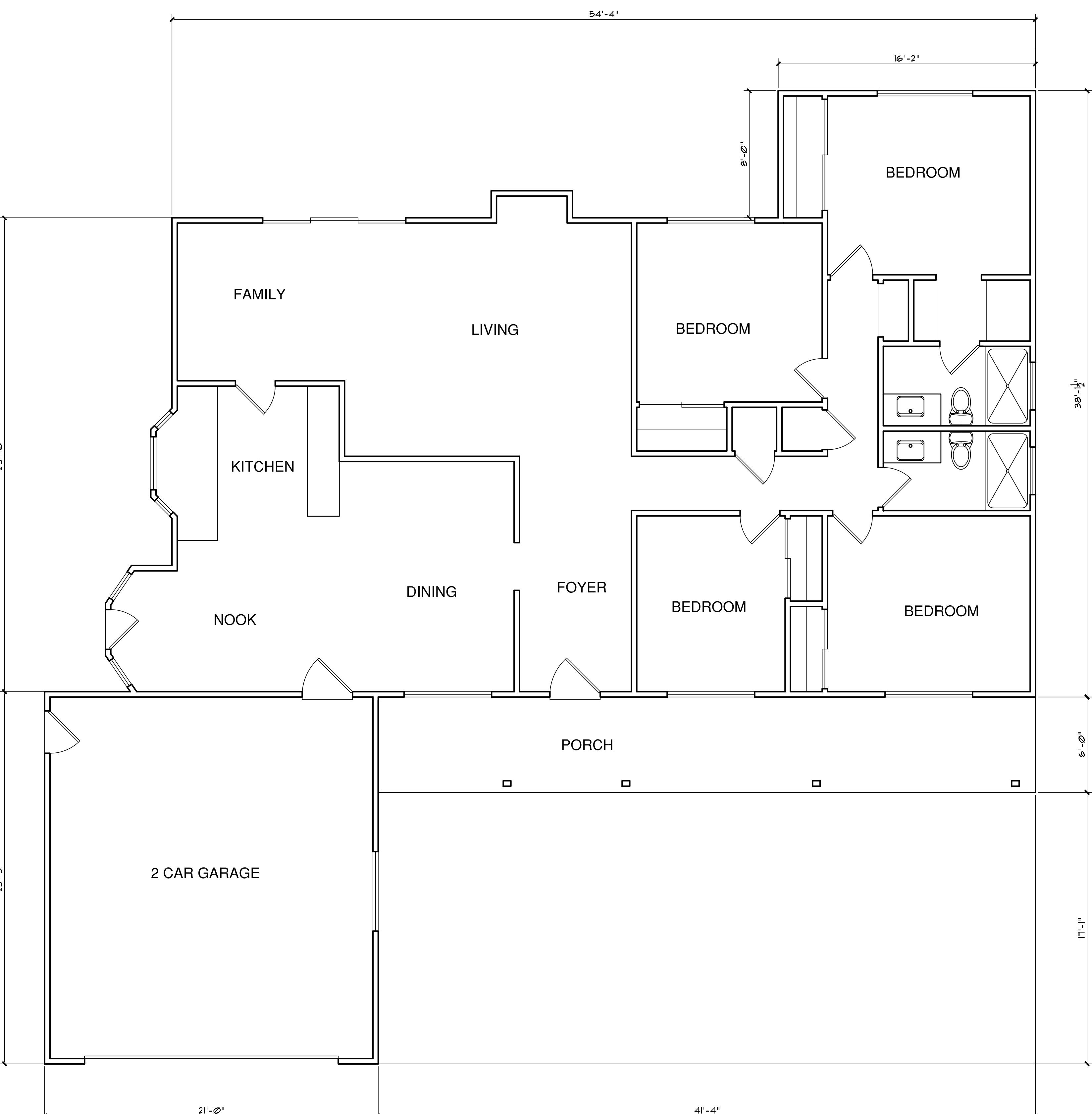


**EXISTING
FLOOR PLAN**

YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

DATE:	6-30-2024
SCALE:	1/4" = 1'-0"
DRAWN:	CB
JOB NO:	
SHEET NO.	

A2.3



SEE SHEET A2.4 FOR DEMOLITION LEGEND

**EXISTING FLOOR PLAN
1,748 S.F.**

EXISTING FLOOR PLAN

1/4" = 1'-0"

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PLANNING	
8-23-2024	

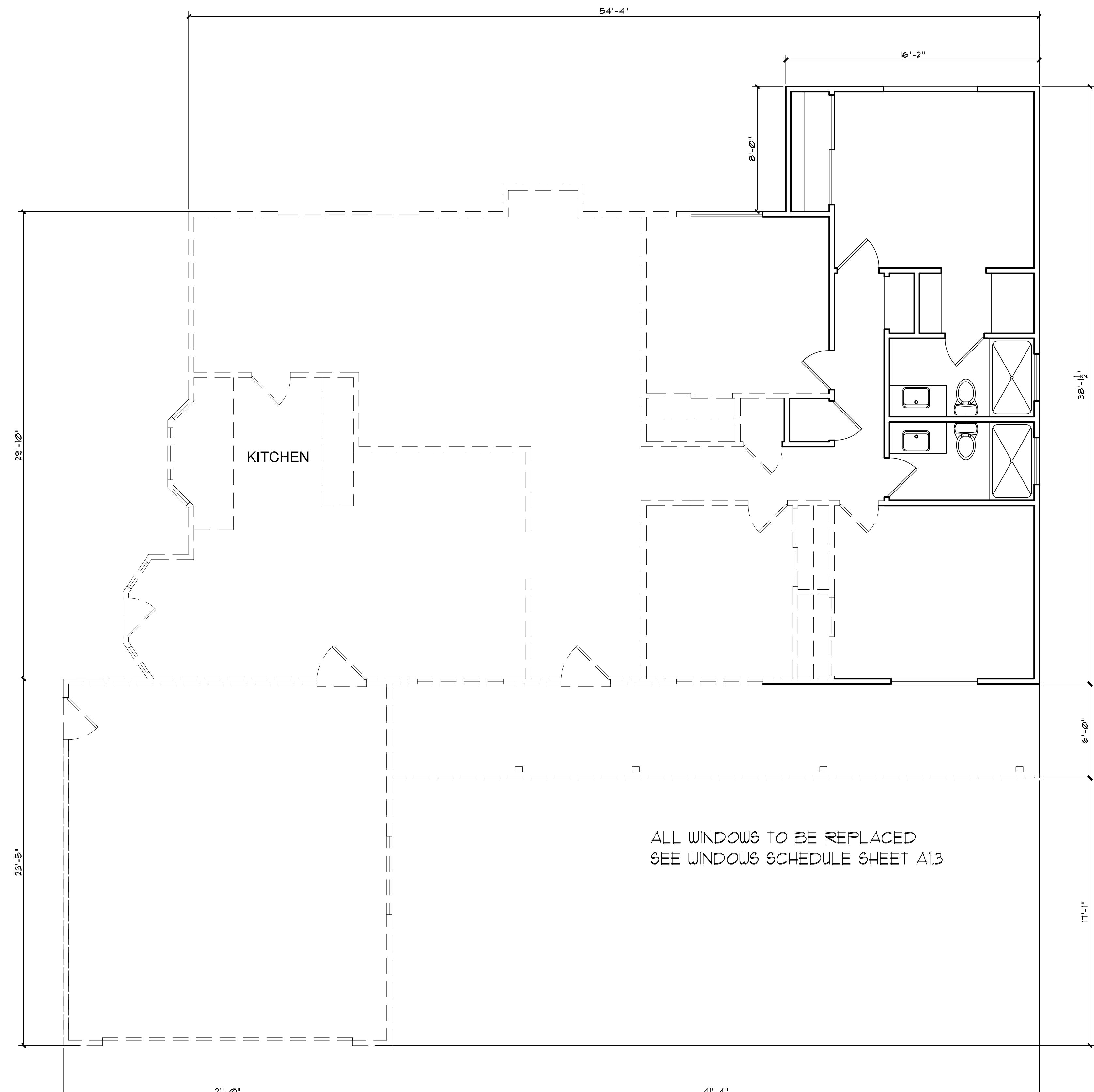
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Architecture
916.435.0605
408.674.2077

**DEMOLITION
FLOOR PLANS**

YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

DATE: 6-30-2024
SCALE: 1/4" = 1'-0"
DRAWN: CB
JOB NO:
SHEET NO.
A2.4
OF SHEETS

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INDICATES EXISTING WALLS TO REMAIN

INDICATES EXISTING WALLS TO BE DEMOLISHED

REVISIONS	BY
PLANNING	
-23-2024	 2

The logo for CB Bassal Architecture is a vertical composition. At the top is a large, bold, black 'CB' monogram. Below it is the word 'BASSAL' in a black, sans-serif font. Underneath 'BASSAL' is the word 'architecture' in a larger, bold, black, italicized sans-serif font. At the bottom are two phone numbers: '6.435.0605' and '08.674.2077', both in a large, bold, black, sans-serif font.

UNIT 2

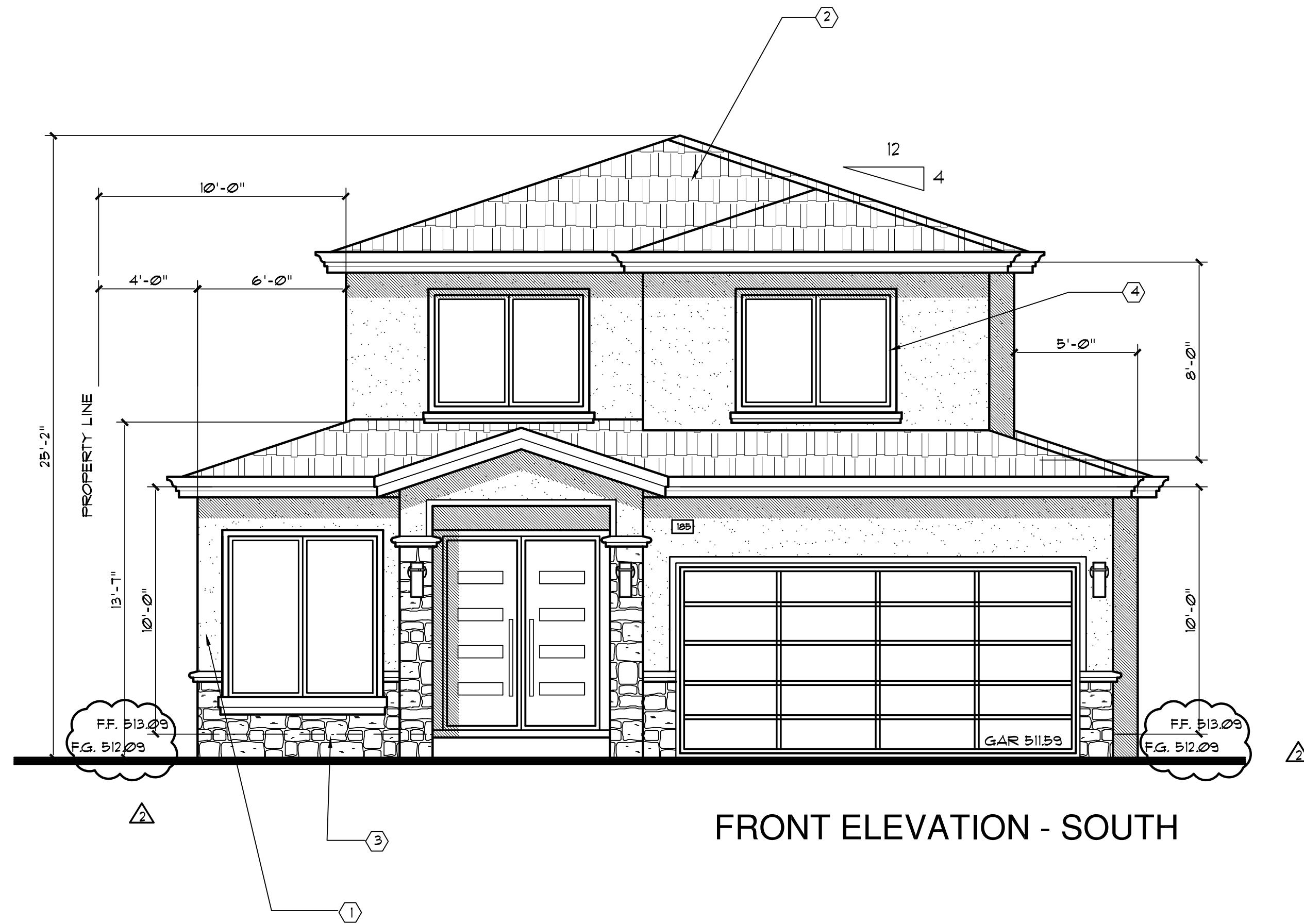
EXTERIOR ELEVATIONS

YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

DATE:	6-30-2024
SCALE:	1/4" = 1'-0"
DRAWN BY:	CB
JOB NO.:	
SHEET NO.:	
A3.1	
OF	SHEETS

EXTERIOR FINISHES:

- ① 1/8" 3-COAT STUCCO FINISH OVER
METAL LATH O/ 2- LAYERS OF
GRADE "D" BUILDING PAPER.
 - BUILDING COLOR: SWISS COFFEE KM23
KELLY MOORE
 - ACCENT COLOR: WINTER SOLSTICE KM5812
KELLY MOORE
- ② COMPOSITION SHINGLES O/ TYPE
30# FELT UNDERLayment INSTALLED
PER MANUF. ICC RATED CLASS A ROOFING
MINIMUM ICC NUMBER ESR-2053
 - CERTAINTEED LLC ASPHALT SHINGLE
GRAY CRRC ID: 0668-0055
- ③ CULTURED STONE FINISH
O/ 2 LAYERS GRADE "D" BUILDING
PAPER O/ METAL LATH & SCRATCH COAT.
GRAY COBBLEFIELD OR SIMILAR
- ④ VINYL EXTRIOR WINDOWS
DARK BRONZE FINISH



FRONT ELEVATION - SOUTH



LEFT SIDE ELEVATION - WEST

REVISIONS	BY
PLANNING	△
8-23-2024	

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BASSAL
Architecture
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UNIT 2
EXTERIOR ELEVATIONS

YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

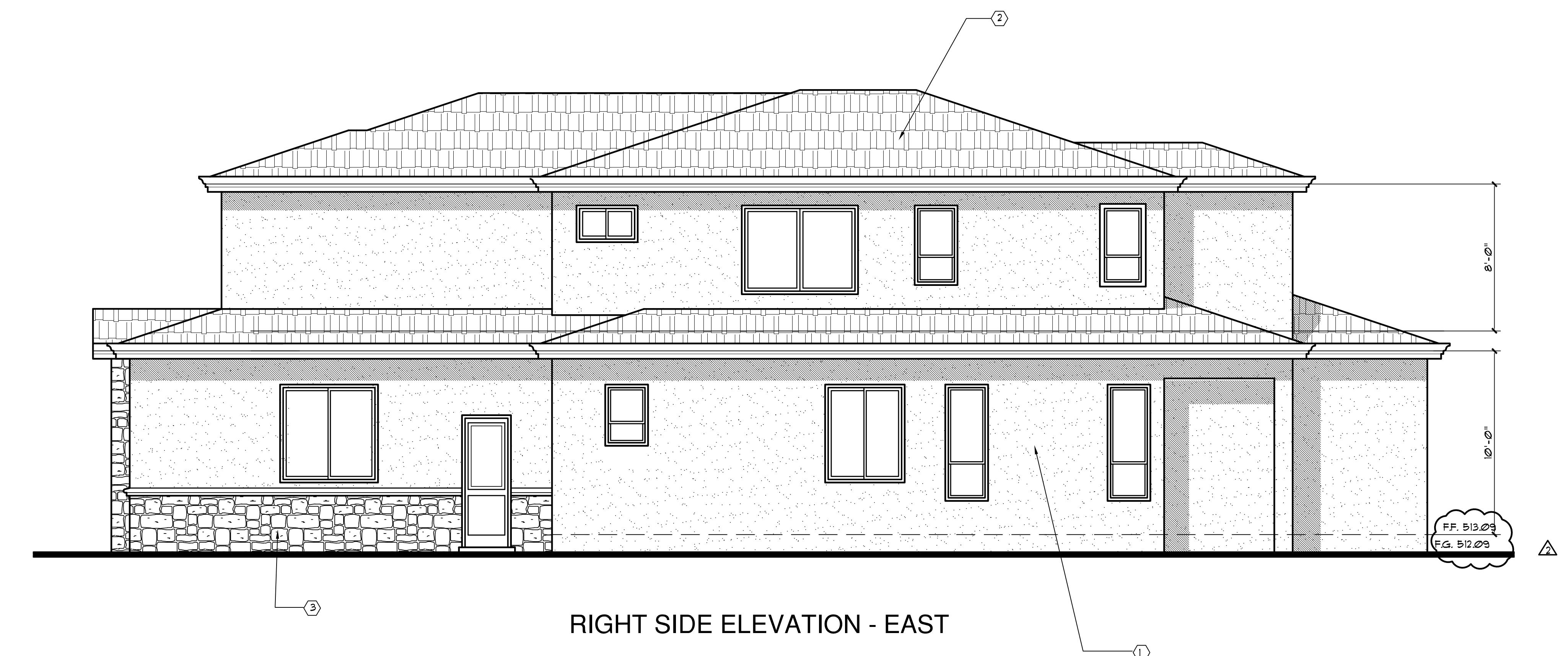
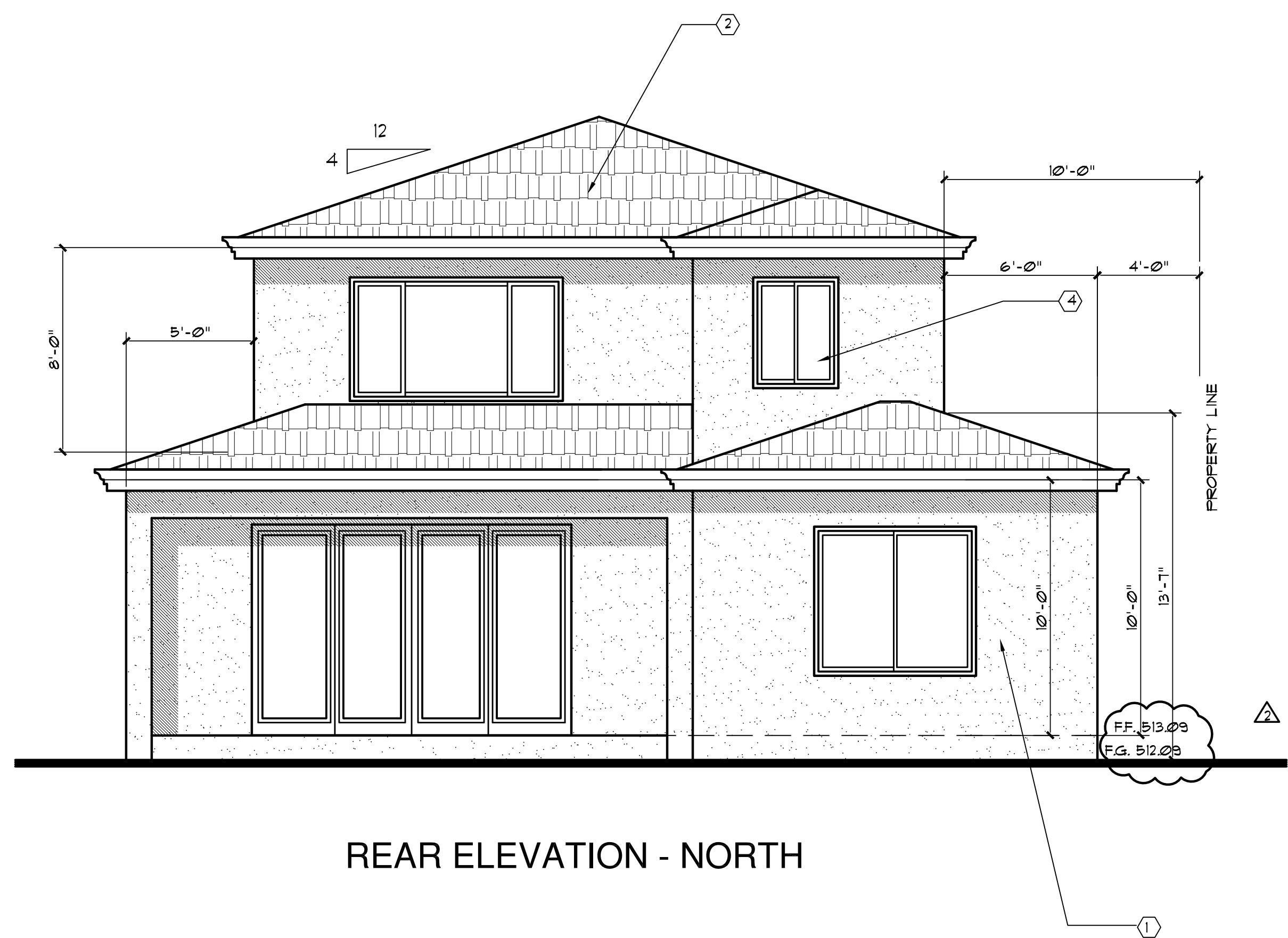
DATE:	6-30-2024
SCALE:	1/4" = 1'-0"
DRAWN	CB
JOB NO	
SHEET NO.	

A3.2

OF SHEETS

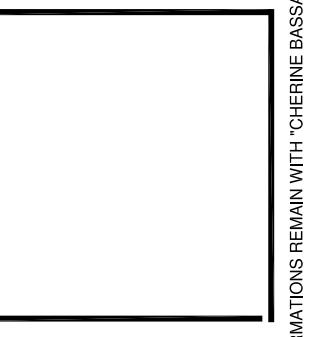
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EXTERIOR FINISHES:
① 1/8" 3-COAT STUCCO FINISH OVER METAL LATH & 2 LAYERS OF GRADE "D" BUILDING PAPER - BUILDING COLOR: SWISS COFFEE KM23 KELLY MOORE - ACCENT COLOR: WINTER SOLSTICE KM5812 KELLY MOORE
② COMPOSITION SHINGLES OR TYPE 30# FELT UNDERLAYMENT INSTALLED PER MANUF. ICC RATED CLASS A ROOFING MINIMUM ICC NUMBER ESR-2053 - CERTAINTEED LLC ASPHALT SHINGLE GRAY CRCC ID: 0068-0055
③ CULTURED STONE FINISH OR 2 LAYERS GRADE "D" BUILDING PAPER OR METAL LATH & SCRATCH COAT. GRAY COBBLEFIELD OR SIMILAR
④ VINYL EXTERIOR WINDOWS DARK BRONZE FINISH



REVISIONS	BY
PLANNING	
8-23-2024	

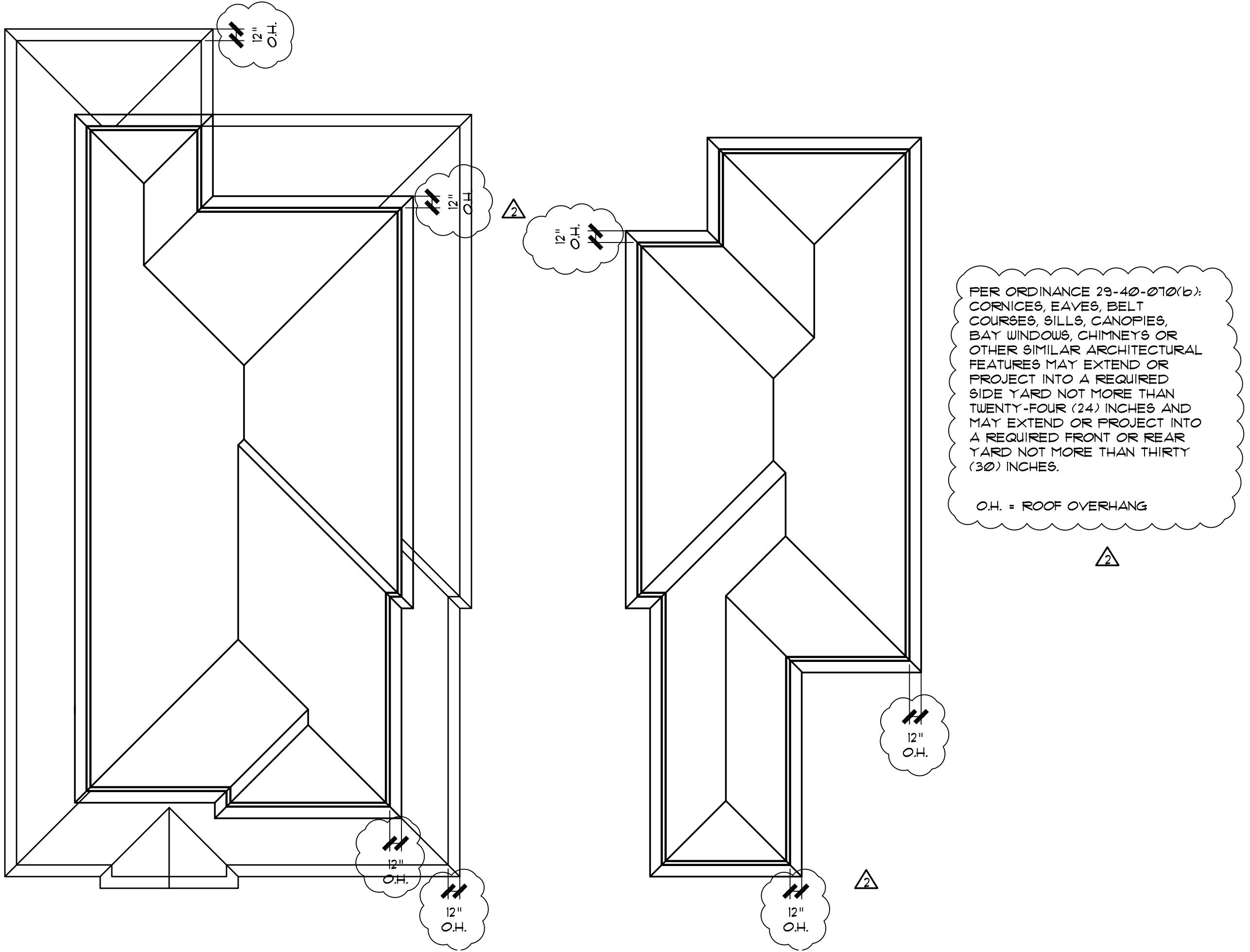
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408.674.2077



ROOF PLANS
STREET VIEW
SECTION

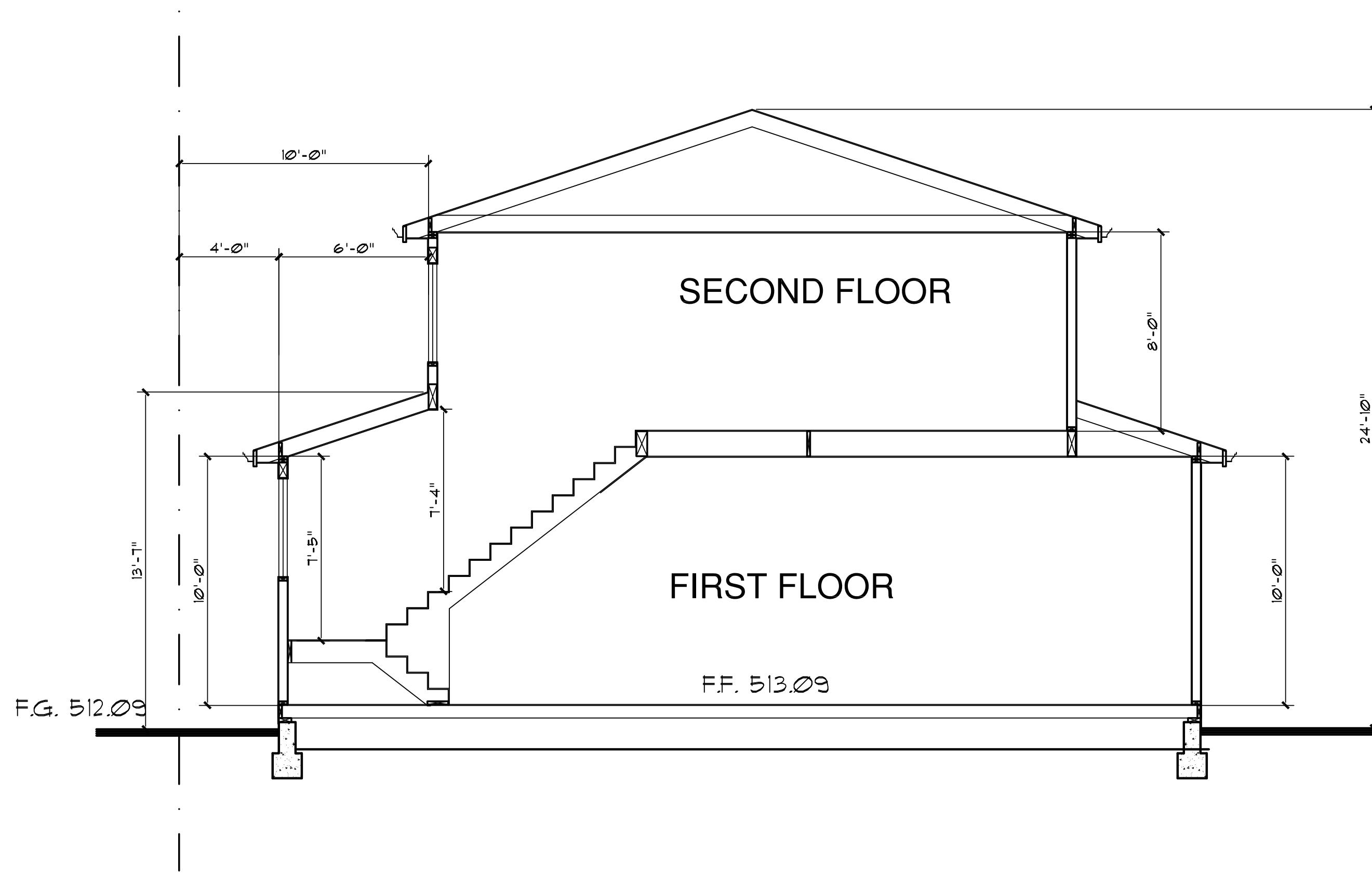
YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

DATE:	6-30-2024
SCALE:	noted
DRAWN	CB
JOB NO	
SHEET NO.	
A3.3	
OF	Sheets



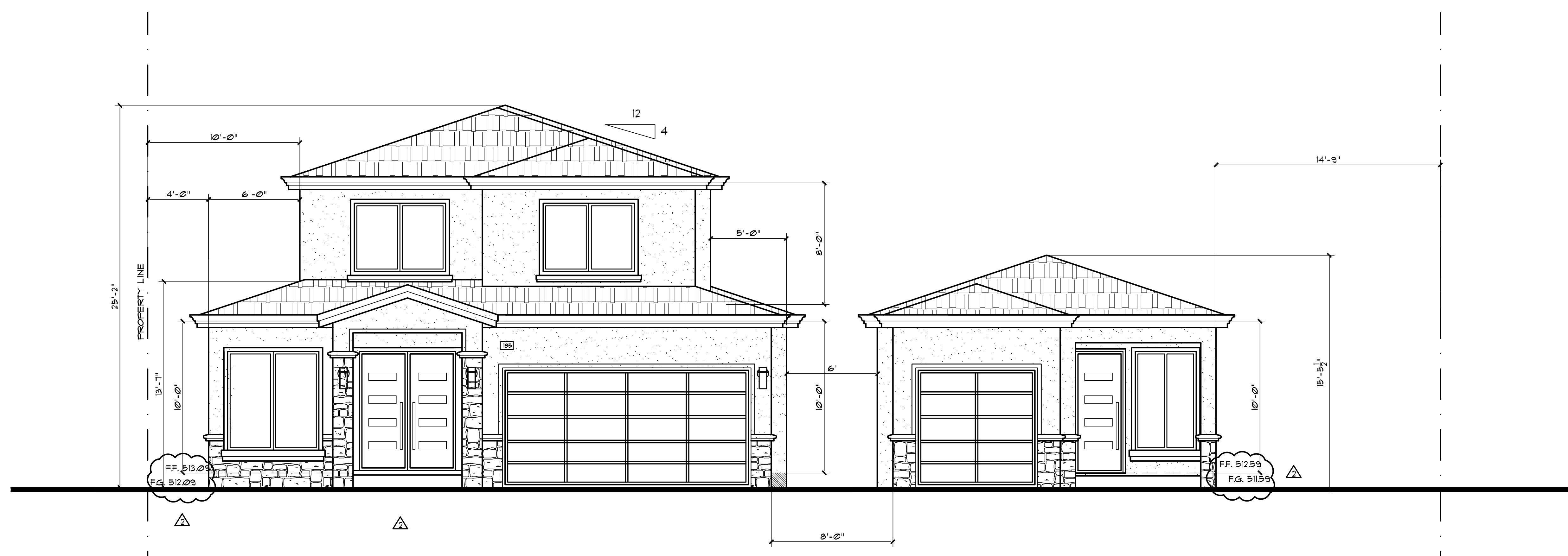
ROOF PLANS

1/8"=1'-0"



SECTION A-A

1/4"=1'-0"



UNIT 2

UNIT 1

FRONT ELEVATION - SOUTH

STREET VIEW

1/4"=1'-0"

REVISIONS	BY
PLANNING	△
8-23-2024	

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BASSAL
Architecture
916.435.0605
408.674.2077

PRELIMINARY LANDSCAPE PLAN

YANG RESIDENCE
185 BACIGALUPI DR.
LOS GATOS, CA 95032

DATE:	6-30-2024
SCALE:	1/8" = 1'-0"
DRAWN	CB
JOB NO	
SHEET NO.	L1
OF	1
SHETS	

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144 BELGLEN LN

PLANT LEGEND

SYM.	SIZE	BOTANICAL NAME	COMMON NAME	NOTES
TREES				
		EXISTING TREES TO REMAIN		
	24"	MYRICA CALIFORNICA	COMMON MYRTLE	24 INCHES BOX SIZE
	5 GA.	PITTOSPORUM TENUIFOLIUM	N.C.N.	
GROUND COVERS				
		REDWOOD BARKS PERMEABLE		

NOTES:

1. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2)
2. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/10 FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
3. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION.
4. REFER TO CIVIL ENGINEER'S PLANS FOR OVERALL SITE GRADING AND DRAINAGE.
5. SOD LAWN SHALL BE DWARF FESCUE BLEND.
6. PROVIDE 3" OF MEDIUM BARK THROUGHOUT SITE
7. PROVIDE WATER-EFFICIENT LANDSCAPE
8. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 1-800-227-2600
9. LANDSCAPE TO COMPLY WITH WATER-EFFICIENT
10. LANDSCAPE ORDINANCE "WELO" IF NEEDED

FRONT YARD = 2,120 SF.
Hardscape Driveway Area: 1,000 SF.
Softscape Permeable Area: 1,000 SF.
Landscaped Trees Area: 350 SF. (LESS THAN 500 SF. NO WELO REQUIRED)

