



La Terra 4




VICINITY MAP	PROJECT DIRECTORY	PROJECT DATA	SHEET INDEX																								
<p><b>VICINITY MAP</b></p>	<p><b>PROJECT DIRECTORY</b></p> <p><b>ARCHITECT:</b> KOHLSAAT &amp; ASSOCIATES 51 UNIVERSITY AVENUE, SUITE L LOS GATOS, CA 95030 TEL: (408) 395-2555</p> <p><b>CIVIL ENGINEER:</b> HANNA-BRUNETTI 7651 EIGLEBERRY STREET GILROY, CA 95020 TEL: (408) 842-2173</p> <p><b>LANDSCAPE ARCHITECT:</b> STRIGHAM DESIGN 5509 SE BUSH STREET PORTLAND, OR 97206 TEL: (408) 886-4084</p> <p><b>GEOLOGIST:</b> C2 EARTH 780 CAMDEN AVENUE, SUITE A CAMPBELL, CA 95008 TEL: (408) 866-5436</p> <p><b>NOTES</b></p> <p>A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE CALIFORNIA ENERGY CODE PERFORMANCE OR PRESCRIPTIVE STANDARDS. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALIZED PRIOR TO THE ISSUANCE CERTIFICATE OF OCCUPANCY.</p> <p><b>SCOPE OF WORK</b></p> <p>CONSTRUCTION OF A NEW 5,006 SF. SINGLE FAMILY RESIDENCE WHICH INCLUDES 5 BEDROOMS, 5 BATHROOMS, (3) 1/2 BATHROOMS, AND A 4-CAR GARAGE. OTHER AMENITIES INCLUDE A GAME ROOM, OFFICE, GYM, WINE CELLAR, OUTDOOR BBQ, VERANDA, AND COVERED LOGGIA. THIS IS A VISIBLE SITE AND THE 18'-0" HEIGHT LIMIT HAS BEEN APPLIED TO THIS PROJECT. 12 TREE ARE PROPOSED FOR REMOVAL.</p>	<p><b>PROJECT ADDRESS:</b> 230 LA TERRA CT. LOS GATOS, CA 95030</p> <p><b>OWNER:</b> GREENRIDGE TERRACE, LLC 550 W. B STREET, 4TH FLOOR SAN DIEGO, CA 92101</p> <p><b>APN#:</b> 527-12-006 HR-2 1/2: PD</p> <p><b>ZONING:</b> R-3 V-B / SPRINKLERED</p> <p><b>OCCUPANCY GROUP:</b> CONSTRUCTION TYPE:</p> <p><b>GROSS SITE AREA:</b> 198,148 SF. / 4.55 AC</p> <p><b>EASEMENT AREA:</b> (INGRESS/EGRESS &amp; OPEN SPACE) 39,640 SF. / .91 AC</p> <p><b>NET SITE AREA:</b> 158,558 SF. / 3.64 AC</p> <p><b>AVERAGE SLOPE:</b> 33.4% (REDUCE AREA BY 59%)</p> <p><b>NET SITE AREA REDUCTION:</b> 158,558 SF X 0.41 = 65,009 SF</p> <p><b>ALLOWABLE F.A.R. - RESIDENCE:</b> 6,000 SF (400 SF GARAGE ALLOWANCE)</p> <p><b>TREES REMOVED:</b> 12</p> <p><b>FLOOR AREAS:</b></p> <table> <tr> <td>MAIN FLOOR</td> <td>3,202 SF</td> </tr> <tr> <td>LOWER FLOOR</td> <td>1,145 SF</td> </tr> <tr> <td>GARAGE (LESS 400 SF)</td> <td>610 SF (1,010 SF)</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>5,006 SF</b></td> </tr> <tr> <td><b>BASMENT</b></td> <td><b>2,281 SF</b></td> </tr> </table> <p><b>SITE AREAS:</b></p> <table> <tr> <td>RESIDENCE FOOTPRINT</td> <td>4,789 SF</td> </tr> <tr> <td>COVERED PORCH &amp; PATIOS</td> <td>566 SF</td> </tr> <tr> <td><b>TOTAL BUILDING COVERAGE</b></td> <td><b>5,355 SF</b></td> </tr> <tr> <td>PATIOS &amp; PATHS</td> <td>1,523 SF</td> </tr> <tr> <td>POOL SPA</td> <td>52 SF</td> </tr> <tr> <td>DRIVeway</td> <td>1,468 SF</td> </tr> <tr> <td><b>TOTAL SITE COVERAGE</b></td> <td><b>8,107 SF</b></td> </tr> </table>	MAIN FLOOR	3,202 SF	LOWER FLOOR	1,145 SF	GARAGE (LESS 400 SF)	610 SF (1,010 SF)	<b>TOTAL</b>	<b>5,006 SF</b>	<b>BASMENT</b>	<b>2,281 SF</b>	RESIDENCE FOOTPRINT	4,789 SF	COVERED PORCH & PATIOS	566 SF	<b>TOTAL BUILDING COVERAGE</b>	<b>5,355 SF</b>	PATIOS & PATHS	1,523 SF	POOL SPA	52 SF	DRIVeway	1,468 SF	<b>TOTAL SITE COVERAGE</b>	<b>8,107 SF</b>	<p><b>A-1</b> COVER SHEET  <b>A-2</b> SITE PLAN  <b>1</b> CIVIL COVER SHEET  <b>2</b> CONSTRUCTION BEST MANAGEMENT PRACTICES  <b>3</b> CIVIL SITE PLAN  <b>4</b> GRADING &amp; DRAINAGE PLAN  <b>5</b> CIVIL SECTIONS &amp; DETAILS  <b>6</b> CIVIL DETAILS  <b>7</b> FIRE AMMR  <b>8</b> EROSION CONTROL &amp; CONSTRUCTION MANAGEMENT PLAN  <b>L-1</b> LANDSCAPE PLAN  <b>L-2</b> LANDSCAPE NOTES &amp; DETAILS  <b>A-3</b> PROPOSED MAIN FLOOR PLAN  <b>A-4</b> PROPOSED LOWER FLOOR PLAN  <b>A-5</b> PROPOSED ROOF PLAN  <b>A-6</b> FRONT &amp; FRONT-RIGHT ELEVATIONS  <b>A-7</b> LEFT &amp; REAR-LEFT ELEVATIONS  <b>A-8</b> REAR &amp; RIGHT ELEVATIONS  <b>A-9</b> CROSS SECTIONS  <b>A-10</b> CROSS SECTIONS  <b>A-11</b> SHADOW STUDIES</p>
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NOTE:  
The Contractor shall verify all dimensions, elevations and conditions, prior to starting any field work.  
Any deviation called by field conditions, or any condition different from those indicated on the plans shall be brought to the Architect's attention prior to installation.

**KOHLSAAT  
& ASSOCIATES**  
51 UNIVERSITY AVE. L • LOS GATOS, CA • 95030 • (408) 395-2555

A NEW RESIDENCE AT:  
**LA TERRA - 4**  
230 LA TERRA COURT LOS GATOS, CA

REVISIONS  
SCALE: AS SHOWN  
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**A-1**



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# KOHLSAAT & ASSOCIATES

A NEW RESIDENCE AT:  
LA TERRA - 4  
230 LA TERRA COURT      LOS GATOS, CA

# GRADING AND DRAINAGE PLANS - LOT 4

230 LA TERRA COURT, LOS GATOS, CA 95032  
ARCHITECTURAL AND SITE APPLICATION NO. S-xx-xxx  
ASSESSORS PARCEL NO. 527-12-006

## TOWN OF LOS GATOS STANDARD GRADING NOTES

1. ALL WORK SHALL CONFORM TO CHAPTER 12 OF THE CODE OF THE TOWN OF LOS GATOS, 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, PARKS AND 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 PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT (408) 399-5771 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR ON SITE WORK. THIS MEETING SHOULD INCLUDE:

- a. A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE CONDITIONS, 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 CONDITIONS OF APPROVED PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE THE MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH 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 NOT BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY, LOCATE, OR PROTECT UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 A MINIMUM OF FORTY-EIGHT (48) HOURS BUT NOT MORE THAN FOURTEEN (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 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 DIVISION).
- b. TOE AND TOP OF CUT AND FILL SLOPES.

12. PRIOR TO ISSUANCE OF ANY PERMIT, THE APPLICANT'S SOILS ENGINEER SHALL REVIEW THE FINAL GRADING AND DRAINAGE PLANS TO ENSURE THAT DESIGNS FOR FOUNDATIONS, RETAINING WALLS, SITE GRADING, AND SITE DRAINAGE ARE IN ACCORDANCE WITH THEIR RECOMMENDATIONS AND THE PEER REVIEW COMMENTS. THE APPLICANT'S SOILS ENGINEER'S APPROVAL SHALL THEN BE CONVEYED TO THE TOWN EITHER BY LETTER OR BY SIGNING THE PLANS.

13. APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) FOR CONSTRUCTION-RELATED STORMWATER WASTES SHALL BE REQUESTED AND IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJACENT PROPERTY BY WIND OR RUNOFF AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.

14. 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.

15. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES (BMPs) AND GOOD HOUSEKEEPING REQUIREMENTS FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.

16. 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.

17. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTE OR POLLUTANTS OFF OF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINT, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUE, LIMING PESTICIDES, FERROZINC, WOOD PRESERVATIVES AND STAIN REMOVERS; PAINT TUBES OR STICK ON ALIGNMENT FLUIDS; DYES; 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 DESIGNATED AREA ON SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

18. 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.

19. OWNER/APPLICANT: GREENRIDGE TERRACE, LLC PHONE: (609) 828-0751

20. GENERAL CONTRACTOR: MAXICON PHONE: 408 395-6846

21. GRADING CONTRACTOR: MAXICON PHONE: 408 395-6846

22. CUT: 1,429 CY EXPORT: 1,060 CY FIL: 369 CY IMPORT: 0 CY

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. HE AGREES THAT HE WILL NOT BE HELD LIABLE OR RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OF ANY OF THE NEIGHBORS AND THE ENGINEER AND/OR THE TOWN OF LOS GATOS, AND THAT THE ENGINEER AND/OR THE TOWN OF LOS GATOS WILL NOT BE HELD LIABLE OR RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OF ANY OF THE NEIGHBORS AND THE ENGINEER AND/OR THE TOWN OF LOS GATOS.

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 STORMWATER 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 THE CONDITION MAY RESULT IN PENALTIES AND/OR 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 (SWPPP). THE TOWN OF LOS GATOS STORM WATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND OTHER APPROVED STORMWATER PLANS ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, PLANS (INCLUDING ALL UPDATES) SHALL BE ON-SITE AT ALL TIMES. NO DIRECT STORMWATER DISCHARGES FROM THE DEVELOPMENT WILL BE ALLOWED ONTO TOWN STREETS OR INTO THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORMWATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHODS. MAINTENANCE OF PRIVATE STORMWATER POLLUTION PREVENTION DEVICES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE DEVICE OR OF THE CONTRACTOR WHO TREATMENT BY AN APPROVED AND ADEQUATELY OPERATING STORMWATER 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.

28. DESCRIPTION: SET BRASS DIS IN MONUMENT WELL STAMPED "LG28", AT 0.4 MILES SOUTH OF BLOSSOM HILL ROAD ON FRANCIS OAKS WAY. NOTE: THIS MAP WAS PREPARED USING COMPUTER ASSISTED PHOTOGAMMATIC METHODS BY HW GEOSPATIAL, INC., IN OAKLAND, CALIFORNIA, IN AREAS OF DENSE VEGETATION. ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. THE GRID IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III, NAD 1983. ELEVATIONS ARE BASED ON NGVD 1929. CONTROL SURVEY PERFORMED BY SILICON VALLEY LAND SURVEYING, INC., SAN JOSE, CA.

29. BENCHMARK INFORMATION:  
BENCHMARK ID: LC28  
BENCHMARK ELEVATION: 617.51 FEET  
ORGANIZATION: TOWN OF LOS GATOS

30. DESCRIPTION: SET BRASS DIS IN MONUMENT WELL STAMPED "LG28", AT 0.4 MILES SOUTH OF BLOSSOM HILL ROAD ON FRANCIS OAKS WAY. NOTE: THIS MAP WAS PREPARED USING COMPUTER ASSISTED PHOTOGAMMATIC METHODS BY HW GEOSPATIAL, INC., IN OAKLAND, CALIFORNIA, IN AREAS OF DENSE VEGETATION. ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. THE GRID IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III, NAD 1983. ELEVATIONS ARE BASED ON NGVD 1929. CONTROL SURVEY PERFORMED BY SILICON VALLEY LAND SURVEYING, INC., SAN JOSE, CA.

31. ZONE X  
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 PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

32. FLOODZONE STATEMENT:  
COMMUNITY PANEL NUMBER: 06085C0381H  
MAP REVISED: MAY 18, 2009  
PROJECT IS LOCATED IN ZONE X

33. REFERENCE REPORT: POC: D4092C-03R1; SERIAL NO. 21051  
DATED DECEMBER 6, 2024, SHALL BE THOROUGHLY COMPLIED WITH. BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDITIONS/AMENDMENTS ARE HEREBY APPENDED AND MADE A PART OF THIS GRADING PLAN.

34. DURING CONSTRUCTION, ALL EXCAVATIONS AND GRADING SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING ANY GRADING. THE ENGINEER SHALL BE ON-SITE TO VERIFY THAT THE ACTUAL CONDITIONS ARE AS ANTICIPATED IN THE DESIGN-LEVEL GEOTECHNICAL REPORT AND/OR PROVIDE APPROPRIATE CHANGES TO THE REPORT RECOMMENDATIONS, AS NECESSARY. ALL UNNOTERED AND/OR UNAPPROVED GRADING SHALL BE REMOVED AND REPLACED UNDER SOILS ENGINEER OBSERVANCE (THE TOWN INSPECTOR SHALL BE MADE AWARE OF ANY REQUIRED CHANGES PRIOR TO WORK BEING PERFORMED).

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

36. ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE DRIVABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE (1) 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.

37. 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.

38. OWNER/APPLICANT: GREENRIDGE TERRACE, LLC PHONE: (609) 828-0751

39. GENERAL CONTRACTOR: MAXICON PHONE: 408 395-6846

40. GRADING CONTRACTOR: MAXICON PHONE: 408 395-6846

41. CUT: 1,429 CY EXPORT: 1,060 CY FIL: 369 CY IMPORT: 0 CY

## GENERAL NOTES

1. PROPERTY ADDRESS: 230 LA TERRA COURT

2. PROPERTY OWNER: GREENRIDGE TERRACE, LLC

3. ASSESSORS PARCEL NUMBER: 527-12-006

4. EXISTING USE: VACANT

5. EXISTING ZONING: HR-2 1/2 PD

6. PROPOSED USE: VACANT

7. SITE AREA: 198,198 sq. ft. / 4.55 acres

8. APPLICANT/DEVELOPER:

9. CONSULTANTS:

10. WATER SUPPLY: SAN JOSE WATER COMPANY

## 11. SANITARY SEWER DISPOSAL: WEST VALLEY SANITATION DISTRICT

## 12. GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY

## 13. TELEPHONE: FRONTIER

## 14. CABLE: COMCAST

## 15. STORM DRAIN: TOWN OF LOS GATOS

## 16. FIRE PROTECTION: SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT

## 17. DATUM:

18. BASIS OF BEARINGS.  
THE BEARINGS AND DISTANCES ARE BASED ON THE MAP RECORDED AS "REVISION TO ACREFAGE" TRACT NO. 4432-A: PUERTA DEL MONTE - UNIT NO. QNF" IN BOOK 311 OF MAPS, PAGES 45 AND 46 ON NOVEMBER 9TH, 1972. RECORDS OF SANTA CLARA COUNTY.

## 19. BENCHMARK INFORMATION:

## 20. FLOODZONE STATEMENT:

## 21. ZONE X

22. SLOPE DENSITY CALCULATION:  
S =  $\frac{0.0023 (l \times L)}{A}$

23. TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS:  
a. TOTAL SITE AREA: 108,900 ft<sup>2</sup> b. Total Land Area Disturbed During Construction: 23,963 ft<sup>2</sup> (including clearing, grading, stockpiling, or excavating)

Project Totals	Total Existing (Pre-project) Area (ft <sup>2</sup> )	Existing Area Retained <sup>1</sup> (ft <sup>2</sup> )	Existing Area Replaced <sup>1</sup> (ft <sup>2</sup> )	New Area Created <sup>1</sup> (ft <sup>2</sup> )	Total Post-Project Area (ft <sup>2</sup> )
Impervious Area (IA)					
c. Total on-site IA	0	0	0	9,107	9,107
d. Total off-site IA <sup>3</sup>	0	0	0	0	0
e. Total project IA	0	0	0	9,107	9,107
f. Total new and replaced IA				9,107	
Previous Area (PA) <sup>4</sup>					
g. Total on-site PA	0				99,793
h. Total off-site PA <sup>3</sup>	0				0
i. Total project PA	0				99,793
j. Total Project Area (2.e.+2.i.)	0				108,900
k. Percent Replacement of IA in Redevelopment Projects: (Existing on-site IA Replaced : Existing Total on-site IA) x 100% <sup>4</sup> 8.4 %					

<sup>4</sup> Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations

## TABLE OF PROPOSED EARTHWORK QUANTITIES - LOT 4

AREA DESCRIPTION	CUT (CY)	MAX CUT HEIGHT (LF)	FILL (CY)	MAX FIL. DEPTH (LF)	IMPORT/EXPORT (CY)
MAIN HOUSE PAD	±116	±4.8	±352	±7.9	±236 imp.
ADU HOUSE PAD	±118	±7	0	0	±118ex
DRIVEWAY	±206	±5.6	0	0	±206ex
STREET PARKING	±57	±2.6	0	0	±57ex
YARD	±812	±6.7	±17	±2.7	±795ex
POOL	±90	±11	0	0	±90ex
TOTAL	±1,429		±309		±1,000ex

## Slope Density Calculation

S = slope density  
l = the contour interval in feet = 2 ft  
L = the sum length of contour lines in feet = 33,033  
A = the area in acres = 4.55

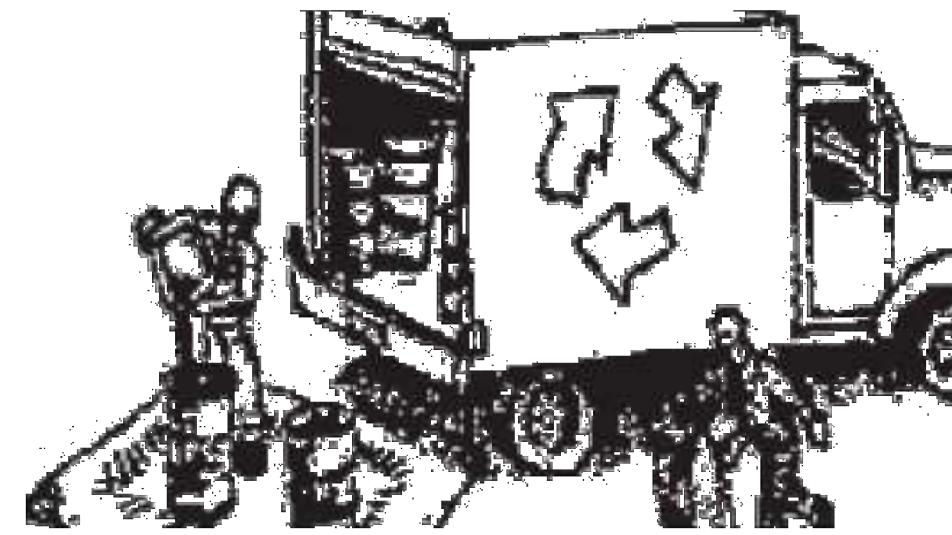
## Abbreviations

||
||
||

# Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

## Materials, Waste, and Sediment Management



### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

### Non-Hazardous Materials and Dust Control

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- Use captured water from other activities (e.g., testing fire lines) for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

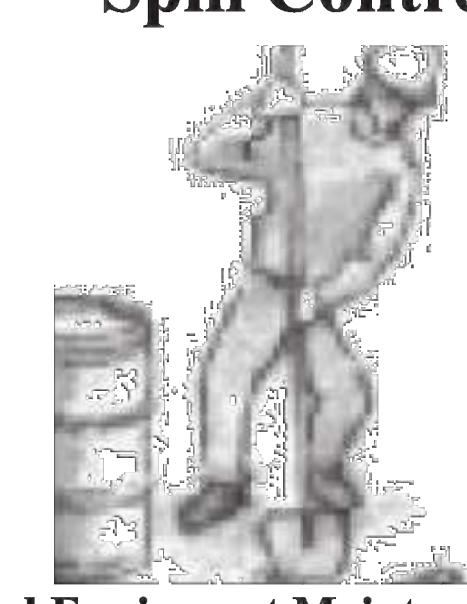
### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

### Waste Management

- Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

## Equipment Management & Spill Control



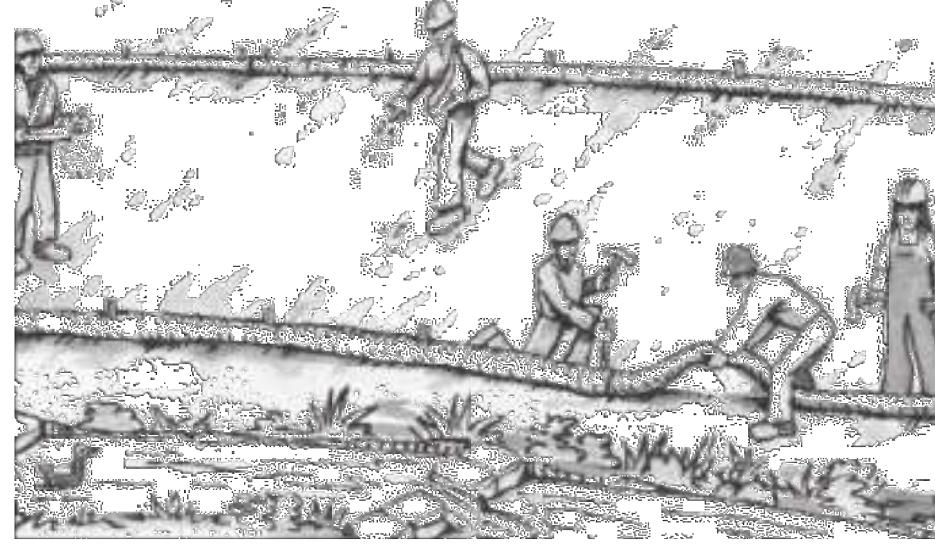
### Vehicle and Equipment Maintenance

- Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

### Spill Prevention and Control

- Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

## Earthmoving



### Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.
- Ensure all subcontractors working onsite are implementing appropriate BMPs.

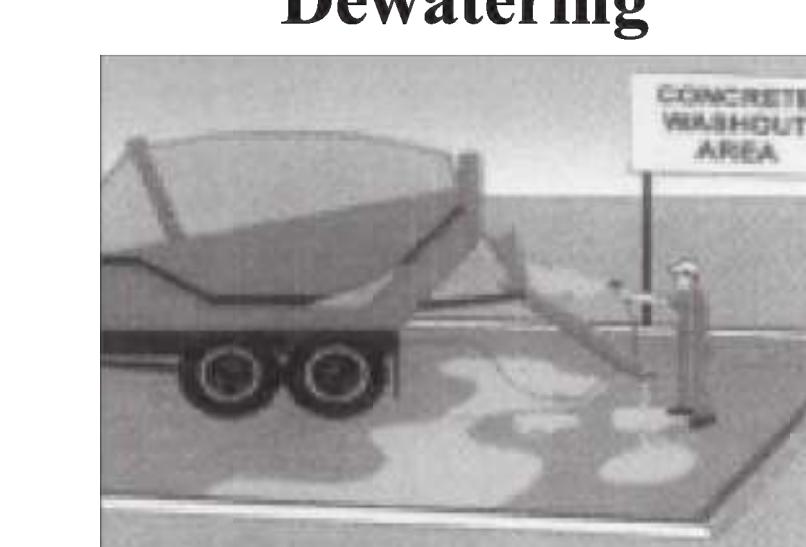
### Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the [Regional Water Quality Control Board](#) and the local agency:
  - 1) Unusual soil conditions, discoloration, or odor.
  - 2) Abandoned underground tanks.
  - 3) Abandoned wells.
  - 4) Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

### Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- Store materials onsite, not in the street.

## Concrete Management & Dewatering



### Concrete Management

- Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

### Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- Divert water originating from offsite away from all onsite disturbed areas.
- When dewatering, notify and obtain approval from the local municipality 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 or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- For additional information, refer to the CASQA's Sheet NS-2 "Dewatering Operations."

## Paving/Asphalt Work



### Paving

- Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- When construction is complete, remove all covers from storm drain inlets and manholes.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

### Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- When making saw cuts, use as little water as possible.
- Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.



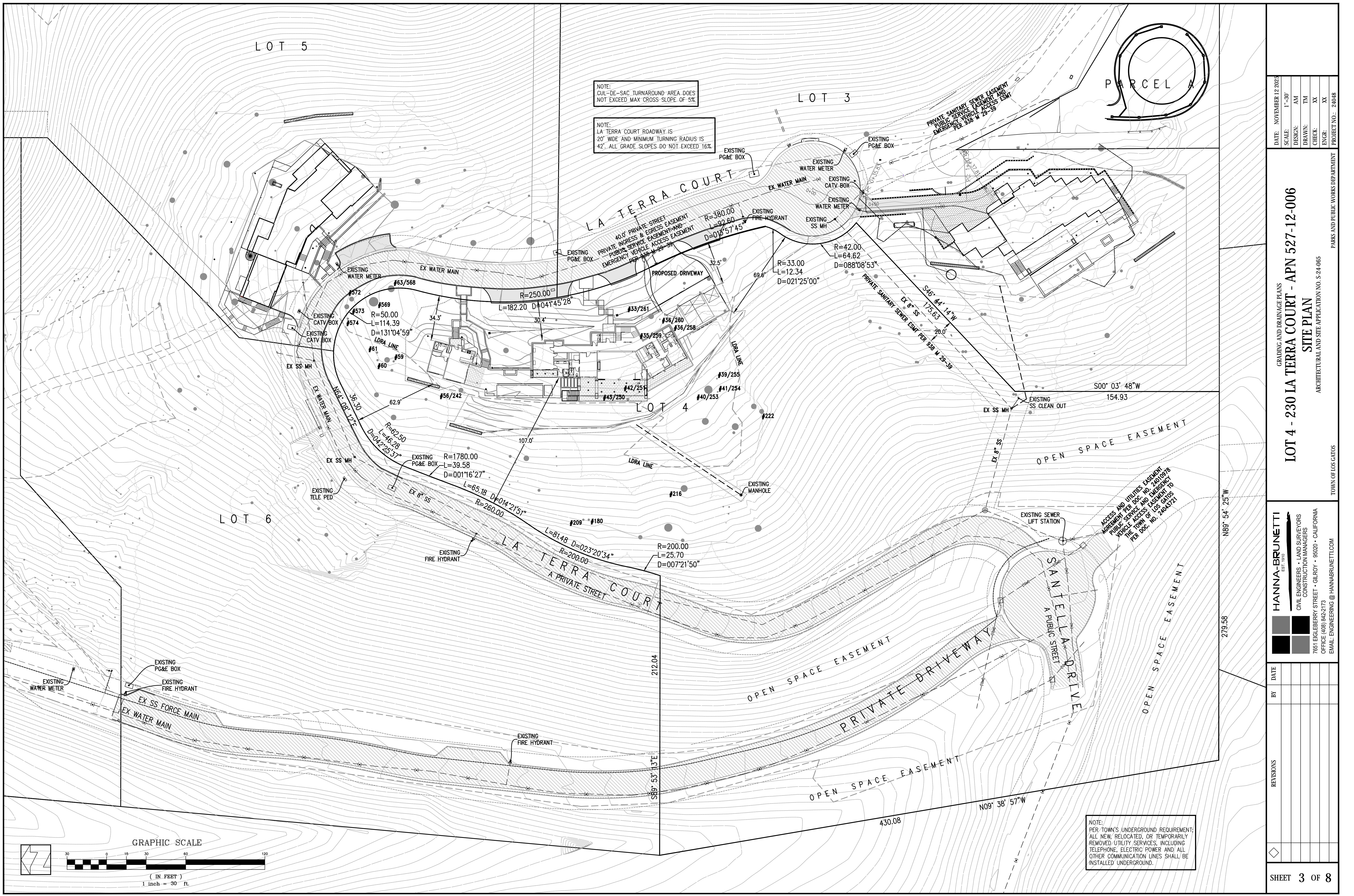
## Copper Architectural Features

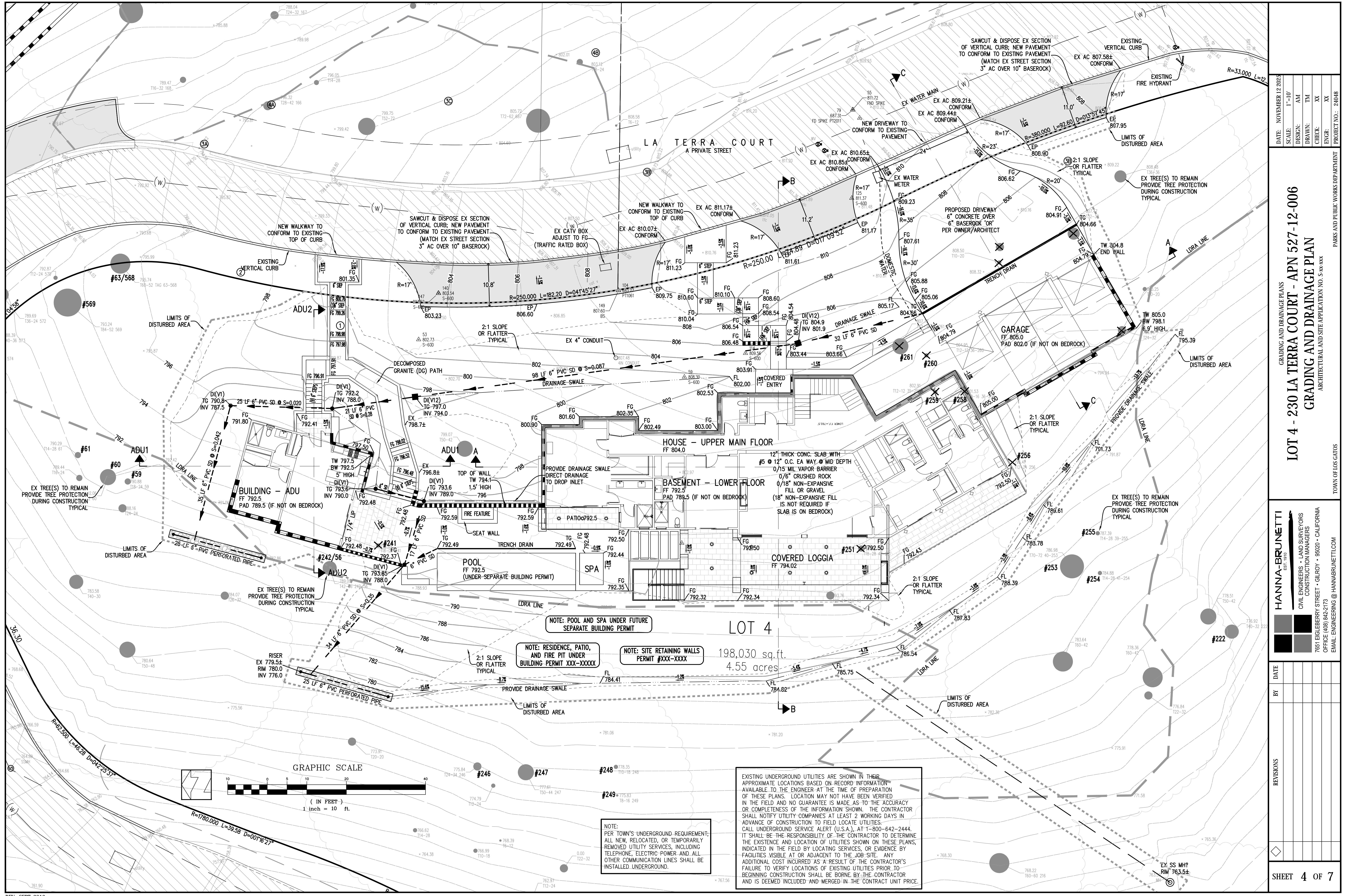
Discharges to storm drains generated by installing, cleaning, treating or washing copper architectural features, is a violation of the municipal stormwater ordinance and may be subject to a fine. These BMPs must be implemented to prevent prohibited discharges to storm drains: During Installation

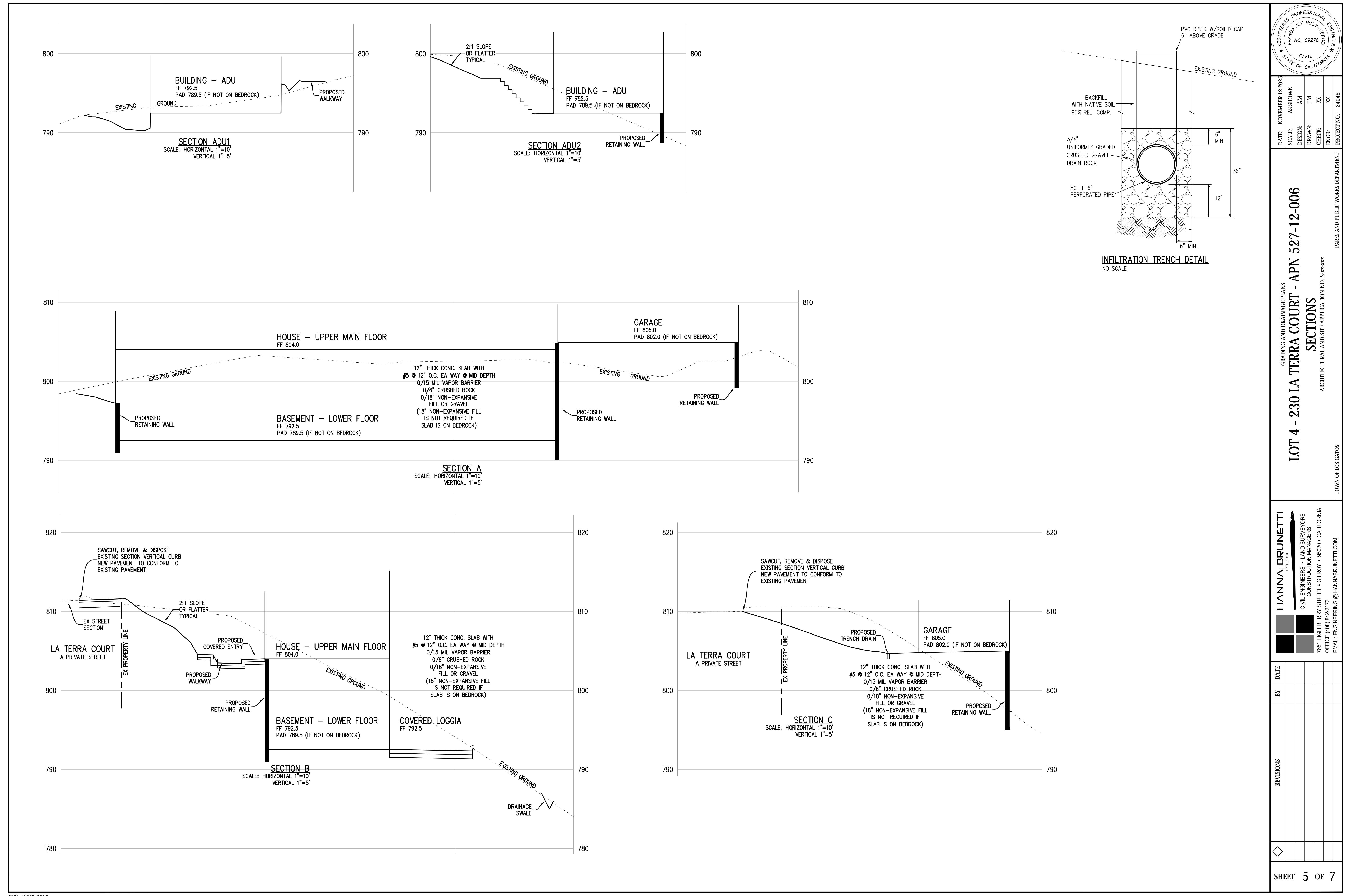
- If possible, purchase copper materials that have been pre-patinated at the factory.
- If patination done on site, implement one or more of the following BMPs:
  1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  2. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  3. Collect the rinse water in a tank and haul off-site for proper disposal.
- Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

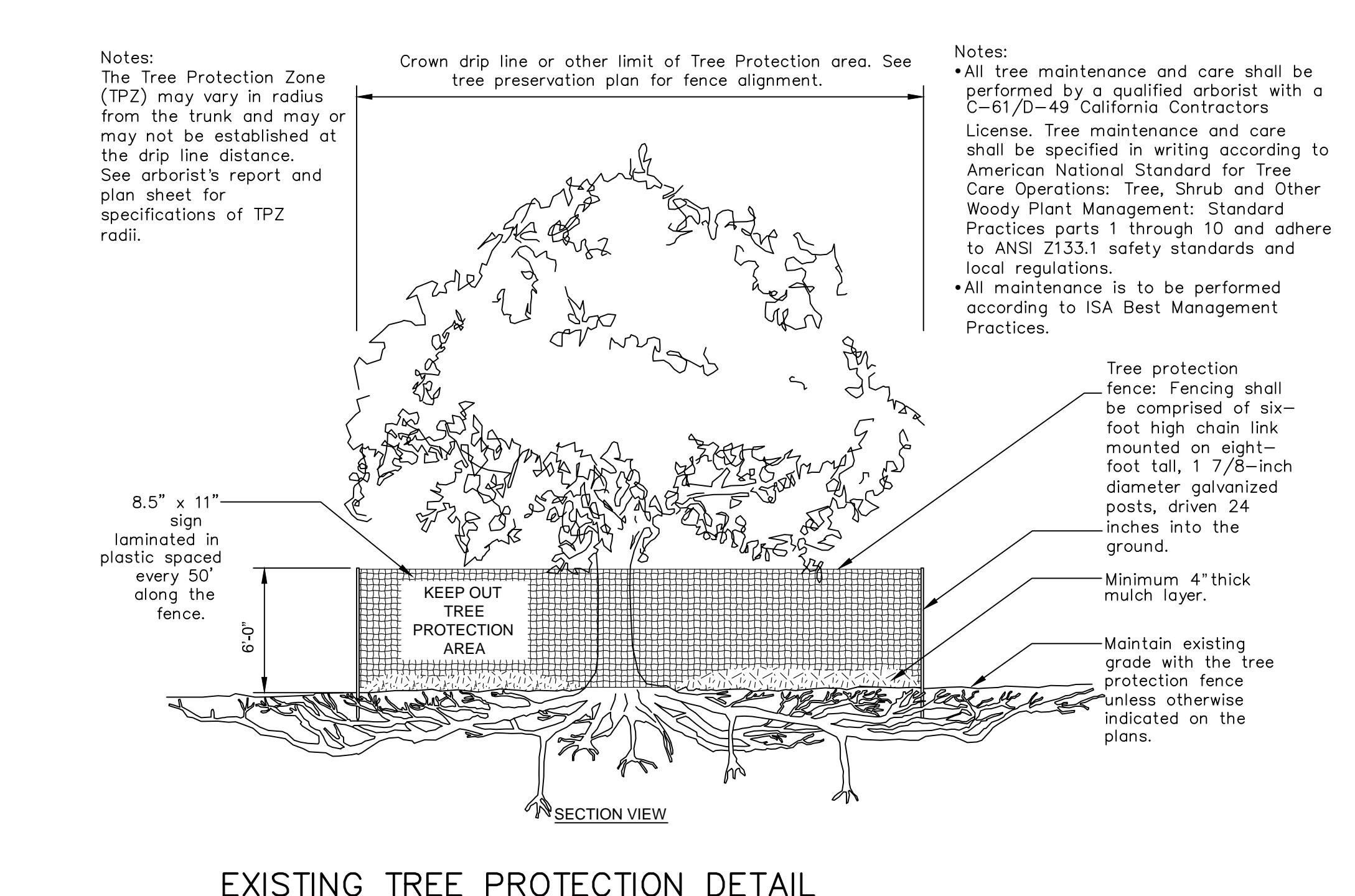
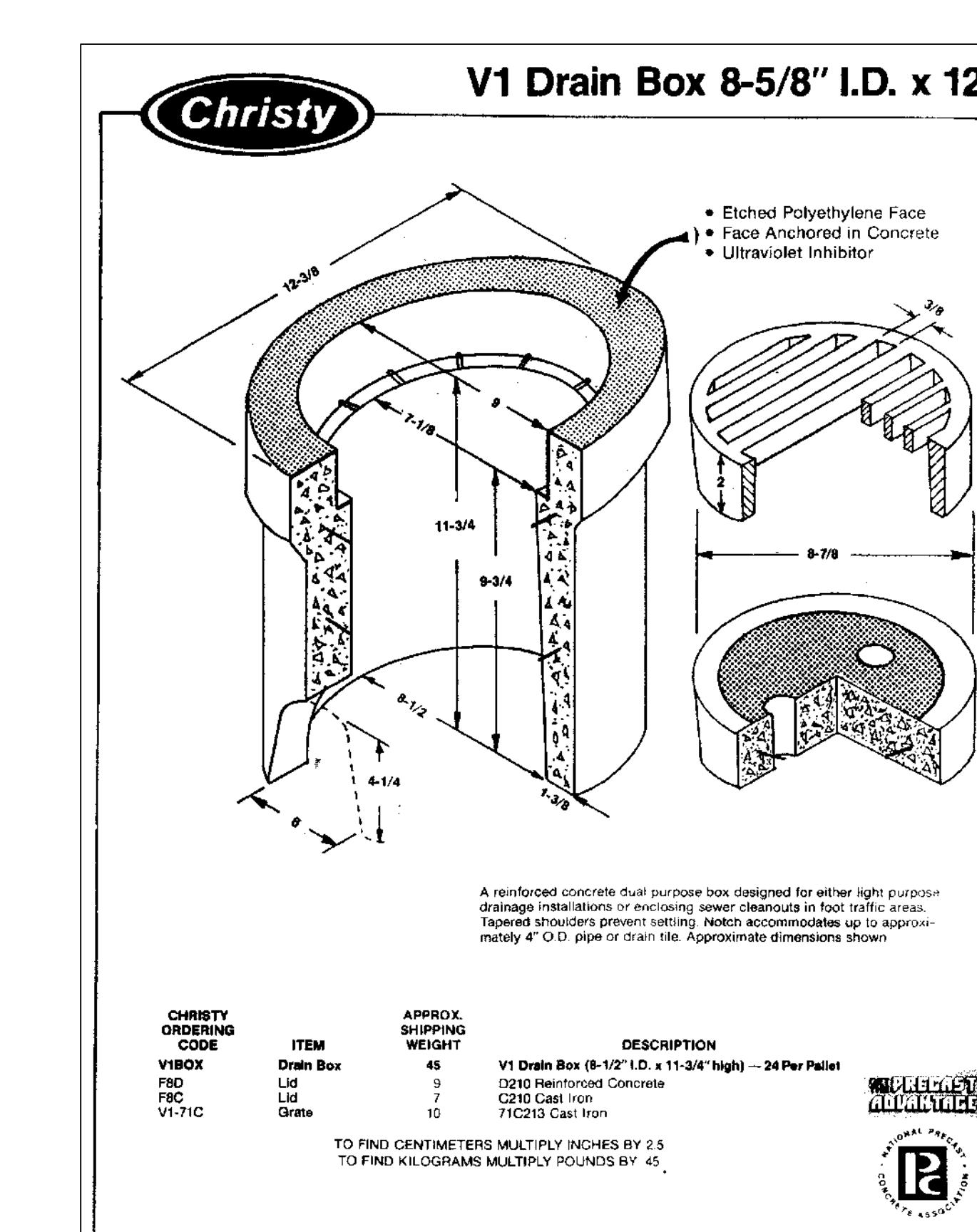
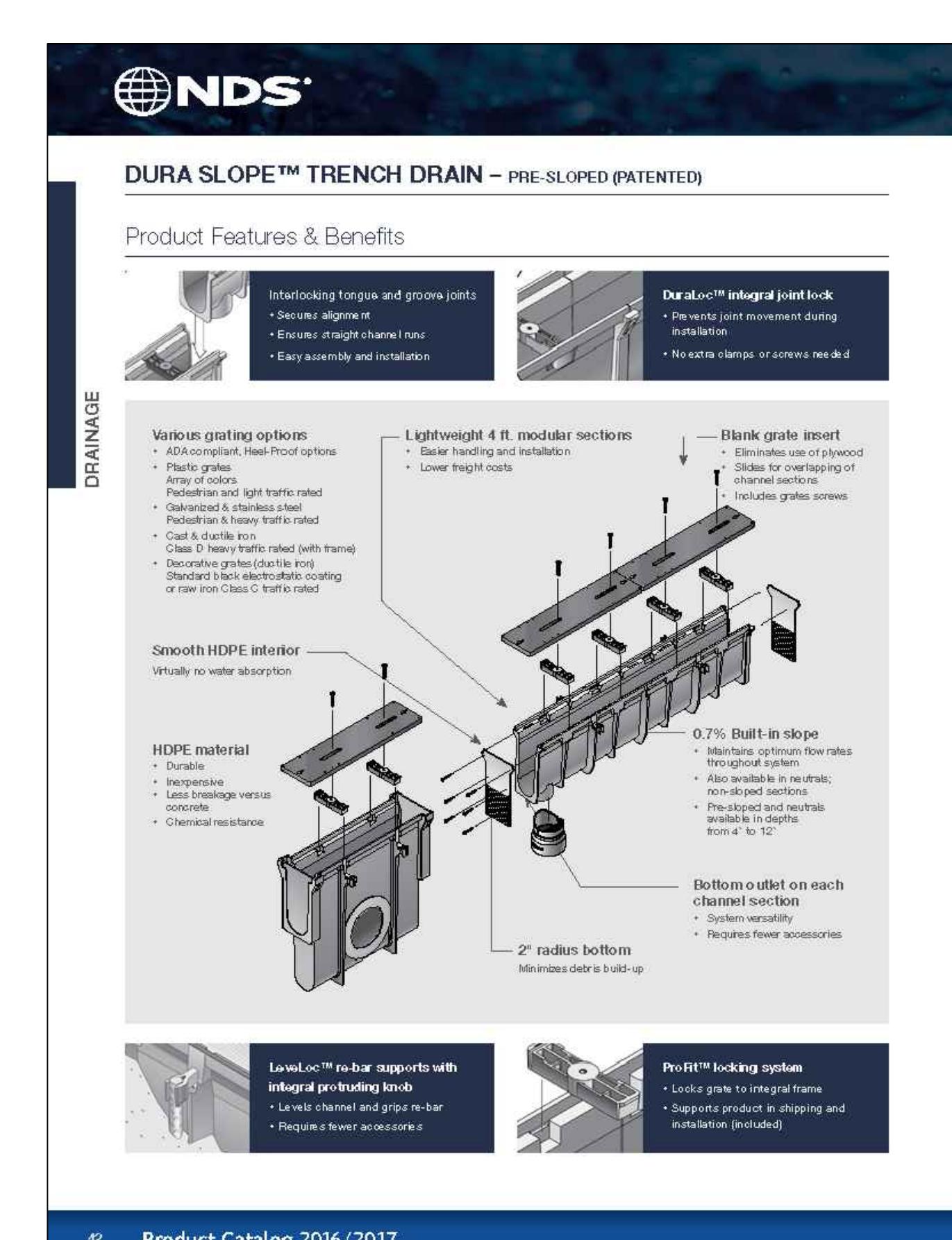
During Maintenance such as, power washing roof, re-patination, or re-application of impervious coating:

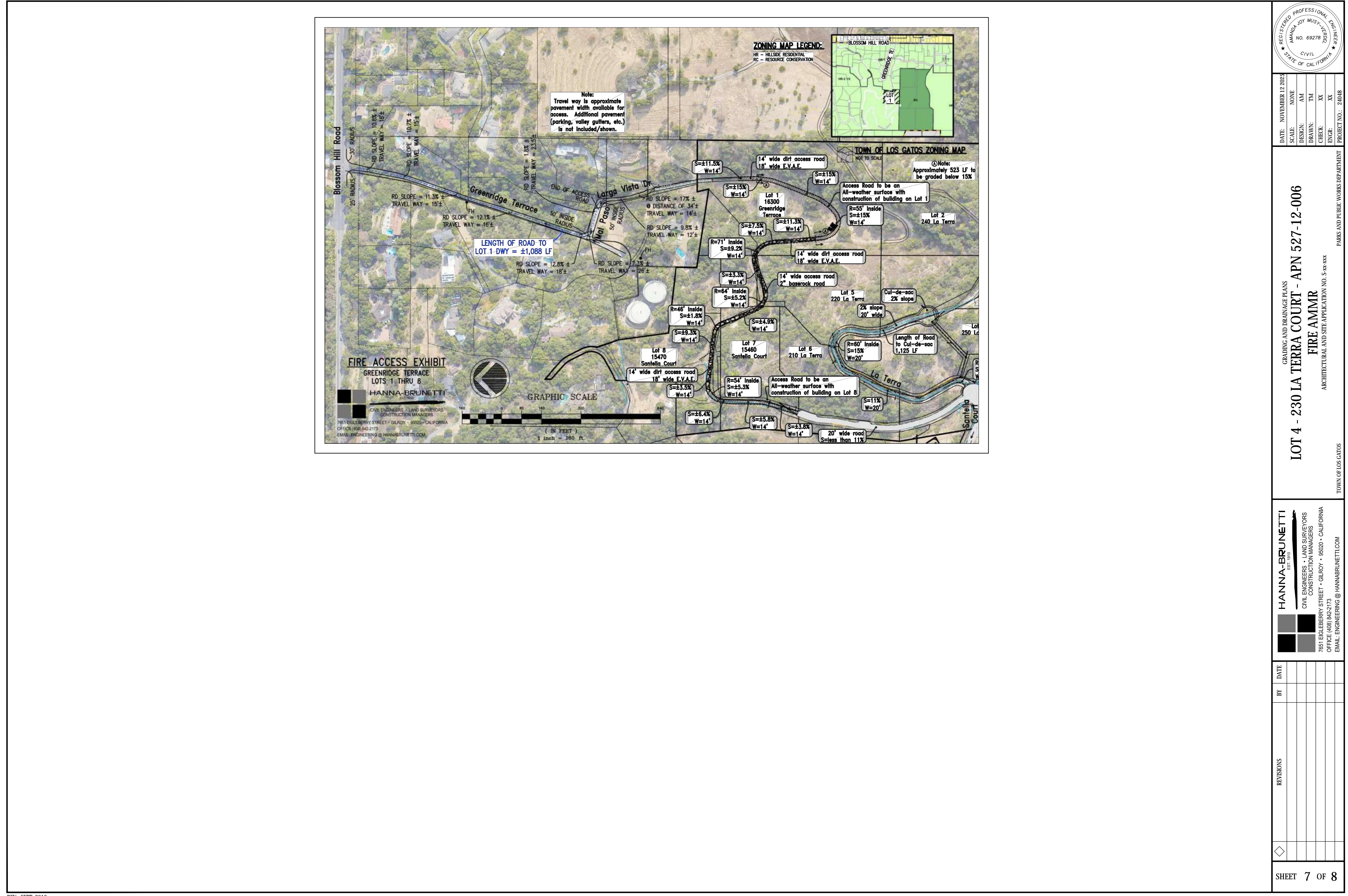
- Block storm drain inlets as needed to prevent runoff from entering storm drains.
- Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

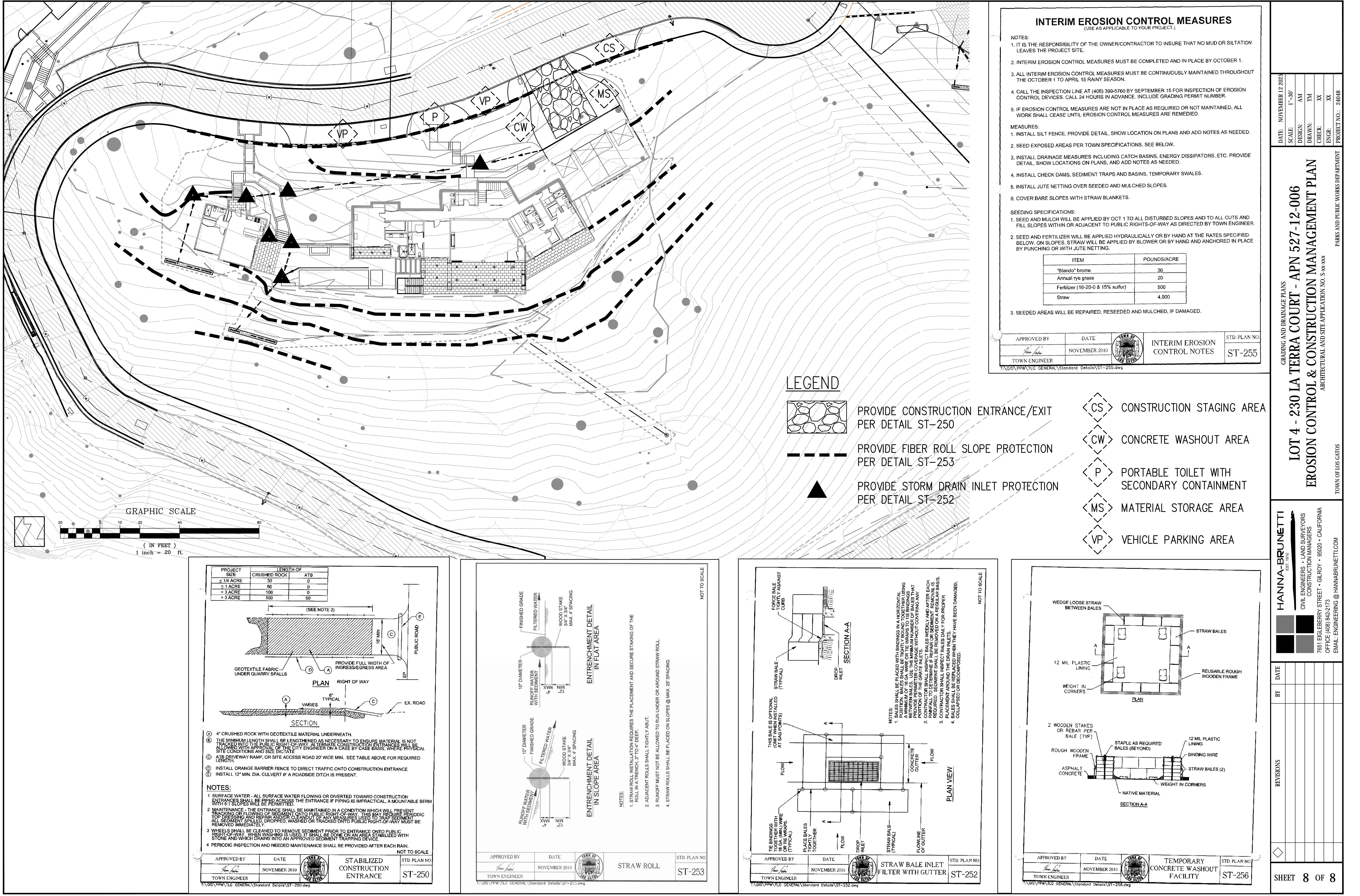


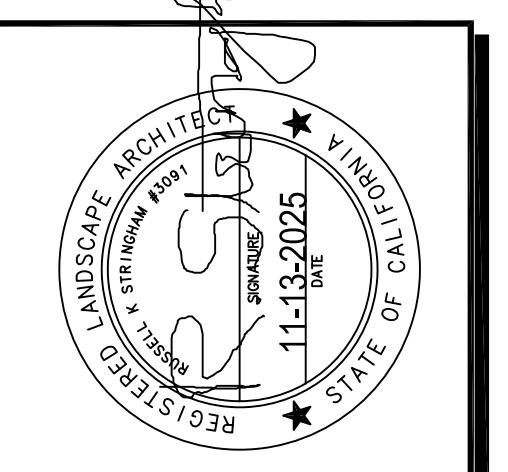




GRAVING AND DRAINAGE PLANS DETAILS		LOT 4 - 230 LA TERRA COURT - APN 527-12-006													
ARCHITECTURAL AND SITE APPLICATION NO. 5-xxx TOWN OF LOS GATOS		PARKS AND PUBLIC WORKS DEPARTMENT													
REVISIONS	BY	DATE	HANNA-BRUNETTI EST. 1914 CIVIL ENGINEERS, LAND SURVEYORS CONSTRUCTION MANAGERS 765 EAGLEBERRY STREET • GILROY • 95020 • CALIFORNIA OFFICE (408) 842-2773 EMAIL: ENGINEERING@HANNA-BRUNETTI.COM												
1		DATE: NOVEMBER 12 2013	REGISTRATION NO. 69278 STATE OF CALIFORNIA CIVIL PROFESSIONAL ENGINEER AMANDA JOY MUSTEL * 70891 * 9/2013												
SCALE:	AS DRAWN	DESIGN:													
DRAWN:	TM	CHECK:	XX												
ENGR:	XX	PROJECT NO.:	24048												
 <p><b>EXISTING TREE PROTECTION DETAIL</b></p> <p>Notes: The Tree Protection Zone (TPZ) may vary in radius from the trunk and may or may not be established at the drip line distance. See arborist's report and plan sheet for specifications of TPZ radii.</p> <p>Crown drip line or other limit of Tree Protection area. See tree preservation plan for fence alignment.</p> <p>Notes: All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American Society of Standard Tree Care Operations: Tree, Shrub and Other Woody Plant Management: Standard Practices parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations.</p> <p>All maintenance is to be performed according to ISA Best Management Practices.</p> <p>Tree protection fencing shall be comprised of six-foot high chain link mounted on eight-foot tall, 1 7/8-inch diameter, galvanized posts, driven 24 inches into the ground.</p> <p>Minimum 4" thick mulch layer.</p> <p>Maintain existing grade with the tree protection fence unless otherwise indicated on the plans.</p>		 <p><b>V12 Drain Box 8-5/8" I.D. x 12"</b></p> <p>WELDED GRATE No. V12-71W 34 lbs. 15" 15" 1/2" 20" 20" 12" 12" Typical</p> <p>DRAIN BOX No. V12BOX 177 lbs. 20" 20" 12" 12" Typical</p> <p>Welded steel bar grate is ADA approved.</p> <p>A high density reinforced concrete box with cast galvanized frame, specifically engineered for heavy traffic areas. Approximate dimensions and weight shown.</p> <p>Ordering Code Item Approx. Shipping Weight Description</p> <table border="1"> <tr> <td>V12BOX</td><td>BOX</td><td>177</td><td>V12 Drain Box (12" x 12") H/20 Loading, bolt down Interchangeable with Brooks #1212 Box - 12 per pallet</td></tr> <tr> <td>V12-71W</td><td>GRATE</td><td>34</td><td>Welded, steel cross bars, H/20 loading, galvanized</td></tr> <tr> <td>V12X12</td><td>EXTENSION</td><td>120</td><td>12" Reinforced concrete - 12 per pallet</td></tr> </table> <p>Oldcastle Precast® Enclosure Solutions MADE IN U.S.A. 1-800-444-8804 www.oldcasteprecast.com</p> <p><b>V12 DRAIN BOX</b> REV. NAME: V12-50 ISSUE DATE: January, 2009 www.oldcasteprecast.com</p> <p><b>V12 DRAIN BOX</b> 12" x 12" Christy</p>		V12BOX	BOX	177	V12 Drain Box (12" x 12") H/20 Loading, bolt down Interchangeable with Brooks #1212 Box - 12 per pallet	V12-71W	GRATE	34	Welded, steel cross bars, H/20 loading, galvanized	V12X12	EXTENSION	120	12" Reinforced concrete - 12 per pallet
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V12X12	EXTENSION	120	12" Reinforced concrete - 12 per pallet												
 <p><b>DURA SLOPE™ TRENCH DRAIN - PRE-SLOPED (PATENTED)</b></p> <p>Product Features &amp; Benefits</p> <ul style="list-style-type: none"> <li>Interlocking tongue and groove joints <ul style="list-style-type: none"> <li>Secure alignment</li> <li>Efficient drainage</li> <li>Easy assembly and installation</li> </ul> </li> <li>DuraLoc™ integral joint lock <ul style="list-style-type: none"> <li>Prevents joint movement during installation</li> <li>No extra clamps or screws needed</li> </ul> </li> <li>Lightweight 4 ft. modular sections <ul style="list-style-type: none"> <li>Base framing and installation</li> <li>Includes 4 ft. long base</li> </ul> </li> <li>Blank grate insert <ul style="list-style-type: none"> <li>Eliminates use of plywood</li> <li>Includes 4 ft. long base</li> <li>Includes 4 ft. long base</li> <li>Includes grates, screws</li> </ul> </li> <li>Smooth HDPE interior <ul style="list-style-type: none"> <li>Virtually no water absorption</li> <li>Non-porous</li> <li>Less breaking versus concrete</li> <li>Chemical resistance</li> </ul> </li> <li>HDPE material <ul style="list-style-type: none"> <li>Smooth interior</li> <li>Non-porous</li> <li>Less breaking versus concrete</li> <li>Chemical resistance</li> </ul> </li> <li>0.7% Built-in slope <ul style="list-style-type: none"> <li>Maintains optimum flow rates</li> <li>Also available in neutral, non-sloped sections</li> <li>Flow rates available in details</li> </ul> </li> <li>Bottom o-rings on each channel section <ul style="list-style-type: none"> <li>System integrity</li> <li>Requires fewer accessories</li> </ul> </li> <li>2" radius bottom <ul style="list-style-type: none"> <li>Minimizes slope &amp; built-up</li> </ul> </li> <li>LevelLoc™ re-bar supports with integral pre-drilling tools <ul style="list-style-type: none"> <li>Reinforced concrete</li> <li>Requires fewer accessories</li> </ul> </li> <li>ProFit™ locking system <ul style="list-style-type: none"> <li>Locate plate to integrate frame</li> <li>Includes HDPE base, pre-drilling and installation (included)</li> </ul> </li> </ul>															
REV. 12/10/2013		SHEET 6 OF 7													
HB JOB NO. 24048															







LA TERRA - LOT 4

230 LA TERRA COURT  
LOS GATOS, CA

LANDSCAPE/ PLANTING PLAN

## PLANTING LEGEND

KEY	TREES	WUCOLS Region 1
QUE DOU	Cercis douglasii	Blue Oak
CER OCC	Cercis occidentalis	Western redbud
KEY	SHRUBS	
ARC HOO	Arctostaphylos hooker	Huckleberry Manzanita
CEA CON	Ceanothus 'Conchita'	Conchita wild lilac
FIRE LIL	Chamaebatisia 'Fire' Taylor'	Fireman's妻妻
MUR RIG	Muhlenbergia rigens	Desert grass
SAL CEL	Salvia 'Celestial Blue'	Celestial Blue sage
SAL SPH	Salvia spathacea	Hummingbird sage
ACH MIL	Achillea millefolium	Yarrow
ACH MIL	Achillea millefolium 'Island pink'	Common Yarrow (yellow)
FRA CAL	Frangula californica	Coffeeweed
KEY	GROUND COVERS	
ACH HIG	Aegleum millefolium 'High Sierra dwarf'	High Sierra Dwarf Yarrow
ARO GLO	Aegleum millefolium 'Glo'	Medium Yarrow
CEA GLO	Ceanothus glaucus var. glaucus 'Anchor Bay'	Anchor Bay mountain lilac
CAL FES	Festuca californica	California fescue
FES GLA	Festuca glauca	Blue fescue
SCA WON	Scavoia 'wonderful'	Scavoia

ALL PLANTS AND TREES ARE FROM APPENDIX "A"

## PLANTING NOTES

REFER TO CIVIL SHEETS FOR SITE GRADING AND DRAINAGE. THE EXACT LOCATIONS OF PROPOSED TREES AND LARGE SHRUBS SHALL BE COORDINATED WITH ALL UNDERGROUND UTILITIES.

THE PLANTING PLAN IS DIAGRAMMATIC ONLY. THE EXACT LOCATION OF PLANT MATERIAL SHALL BE DETERMINED IN THE FIELD.

THE CONTRACTOR SHALL VERIFY THAT THE SOIL TO BE PLANTED IS NATIVE, AND FREE FROM ANY FOREIGN MATERIALS OR SUBSTANCES.

TILL ALL NEW PLANTING AREAS TO A DEPTH OF 8", AND REMOVE ALL WEEDS, STICKS, STONES OVER 1/2" DIAMETER, AND ANY OTHER MATERIAL WHICH WOULD BE HARMFUL TO PLANT GROWTH.

INCORPORATE 4" OF COMPOST PER 1000 sf. 6" INTO NATIVE SOIL, UNLESS OTHERWISE DIRECTED BY THE SITE SPECIFIC SOIL FERTILITY ANALYSIS.

ALL PLANT MATERIAL SHALL RECEIVE "AGRFORM" FERTILIZER TABLETS AT THE TIME OF PLANTING, INSERTED IN THE BACKFILL MIX AT HALF THE DEPTH OF THE ROOTBALL. TABLET QUANTITIES AND SIZE AS INDICATED ON THE PLANTING DETAILS.

AFTER FINE GRADING, AND PLANTING, (PRIOR TO TOP DRESSING WITH MULCH) A PRE-EMERGENT HERBICIDE SHALL BE APPLIED AT A RATE AND METHOD RECOMMENDED BY THE PRODUCT MANUFACTURER, SPREAD AS A TOP DRESSING. A 3" LAYER OF MULCH SHALL BE APPLIED OVER THE PLANTING AREA, AND OVER THE ENTIRE PLANTING AREAS FOR ADDITIONAL WEED CONTROL, AND WATER RETENTION.

ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNERS OR THE LANDSCAPE ARCHITECT.

ALL PLANTING DETAILS SHALL BE CLOSELY FOLLOWED, AND ALL LOCAL GOVERNING CODES SHALL BE MET.

ALL PLANT MATERIALS SHALL BE IN A HEALTHY, VIGOROUS, AND DISEASE FREE CONDITION. THE PLANT SIZE SHALL BE PROPORTIONAL TO THE CONTAINER SIZE SPECIFIED. PLANTS NOT MEETING THESE REQUIREMENTS WILL BE REFUSED, EVEN IF PLANTED.

REFER TO ARBORIST REPORT FOR ALL EXISTING TREES, REMOVAL AND PROTECTION PLANTINGS SELECTED ARE DEER RESISTANT. NO PLANTS ARE DEER PROOF. MEASURES MAY NEED TO BE TAKEN TO PROTECT NEW PLANTINGS.

REFERENCE ARBORIST REPORT BY RICHARD GESSNER-MONARCH CONSULTING LLC. NO PLANTINGS OR IRRIGATION TRENCHING SHALL BE WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.

ALL PLANTS AND TREES HAVE BEEN SPACED AND LOCATED TO PROVIDE HORIZONTAL AND VERTICAL SPACING FOR FIRE PREVENTION.

DEFENSIBLE SPACE ZONE 1 (5' FROM THE HOUSE) SHALL BE ORNAMENTAL GRAVEL. LIN CREEK COBBLES 2"-4" FROM LYNGSO-SAN CARLOS OR EQUAL.

## GENERAL NOTES

THE LANDSCAPE DESIGN FOR THIS PROJECT COMBINES BOTH DROUGHT TOLERANT PLANTINGS, AND A HIGHLY EFFICIENT DRIP IRRIGATION SYSTEM TO COMPLY WITH THE LOCAL WATER ORDINANCE, AND PROVIDE A LANDSCAPE THAT IS WATER WISE, SUSTAINABLE, AND LOW MAINTENANCE.

ALL OF THE PLANTINGS PROPOSED ARE DROUGHT TOLERANT WITH A MAJORITY HAVING THE WUCOLS CLASSIFICATION OF LOW WATER USE. THE SPACING OF THE PLANT MATERIALS ALLOW THE PLANTS TO MATURE TO THEIR ULTIMATE SIZE WITHOUT THE NEED FOR SHEARING, HEADING BACK, AND EXCESSIVE OFFHAULING OF CUTTINGS. THE SPACING OF THE PLANT MATERIALS ALSO ALLOW SOME NEGATIVE SPACE WHICH WILL PROVIDE A NON-OVER PLANTED LOOK, AND VISUAL INTEREST. ALL AREAS NOT PLANTED WILL HAVE A 2" MINIMUM LAYER OF MULCH FOR WEED PREVENTION, SOIL STABILIZATION, AND WATER RETENTION.

THE IRRIGATION SYSTEM IS ROBUST, TIME PROVEN, AND IS ALL Drip IRRIGATED. THE IRRIGATION SYSTEM USES A CONTROLLER THAT HAS THE CAPABILITY OF BEING WEATHER BASED, RECEIVING DAILY WEATHER INPUT TO ADJUST THE IRRIGATION SCHEDULE BASED ON REAL TIME WEATHER INPUT. THIS WILL ELIMINATE WATERING DURING TIME OF HIGH HUMIDITY, RAIN, OR HIGH SOIL SATURATION. THE IRRIGATION SYSTEM WILL BE ALL HARD PIPE UNDERGROUND, WITH THREADED RISERS, AND A THREADED DISTRIBUTION HEAD, WITH NO POLY PIPE OR BARBED CONNECTIONS. Y-STRAINERS WILL BE USED AT EACH VALVE.

ANY CHANGES TO THE CITY APPROVED PERMIT SET WILL REQUIRE PLANNING APPROVAL PRIOR TO ANY CONSTRUCTION.

A SOILS MANAGEMENT REPORT MUST BE OBTAINED BY A SOILS LAB SPECIALIZING IN WELO SOILS REPORTS. THE RECOMMENDATIONS REGARDING SOIL AMENDMENTS MUST BE IMPLEMENTED AT THE TIME OF SOIL PREP, PRIOR TO ANY PLANTING OR IRRIGATION WORK.

A WATER AUDIT WILL BE REQUIRED AFTER THE IRRIGATION SYSTEM IS INSTALLED. THIS IS TO BE DONE BY A LICENSED WATER AUDITOR AND NOT THE DESIGNER OF THE IRRIGATION SYSTEM.

PRIOR TO FINAL OCCUPANCY, A CERTIFICATE OF COMPLETION SHALL BE SUBMITTED TO THE TOWN OF LOS GATOS. THIS SHALL INCLUDE:

- IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
- IRRIGATION AUDIT REPORT, PREPARED BY A THIRD PARTY.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING THE HYDROZONES, WHICH SHALL BE KEPT WITH THE CONTROLLER.

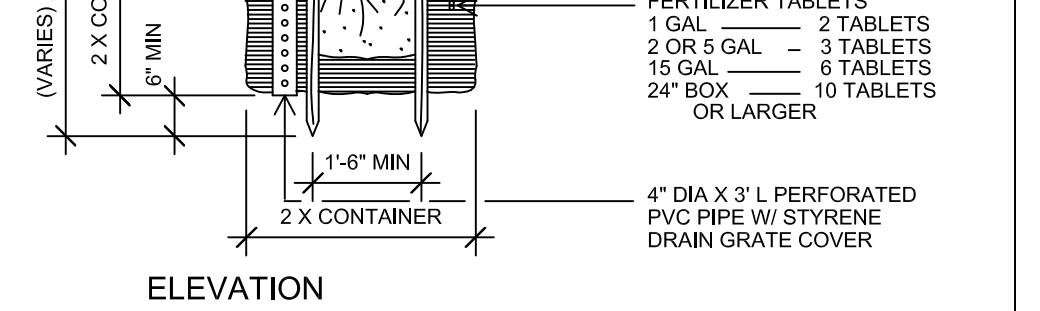
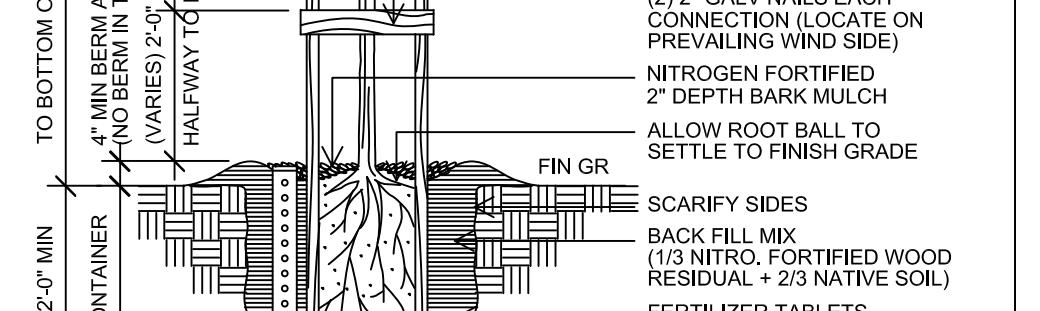
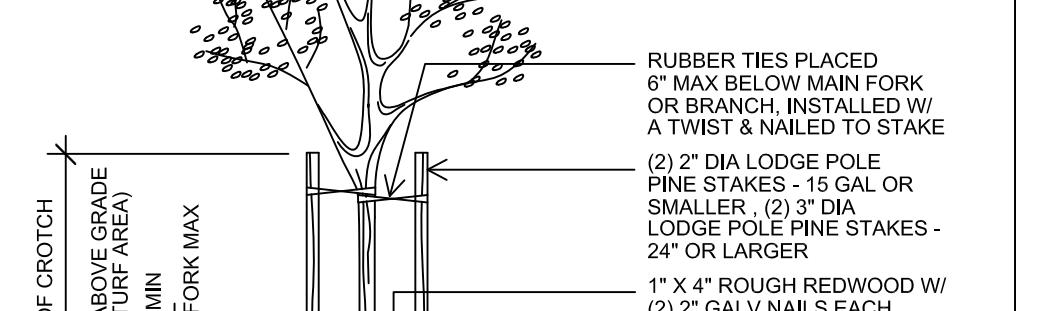
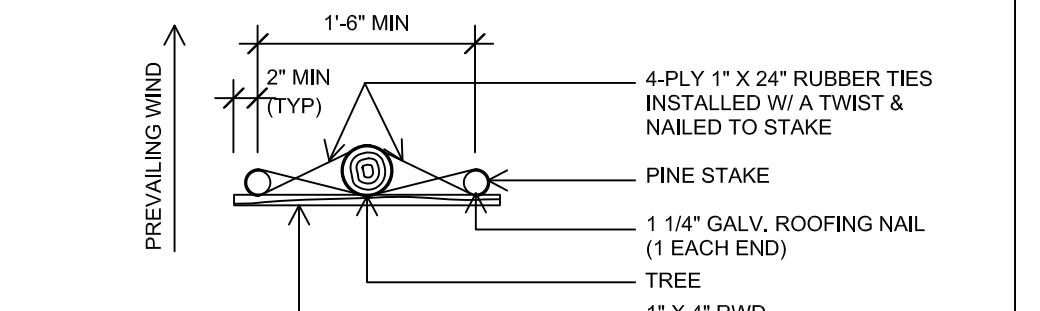
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

 11-13-2025  
RUSSELL STRINGHAM CA LA #3091

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package

## SHEET INDEX

L-1 COVER SHEET / NOTES / DETAILS  
L-2 PLANTING PLAN  
L-3 IRRIGATION PLAN-PENDING  
L-4 WELO / WATER USE CALCS / DETAILS-PENDING

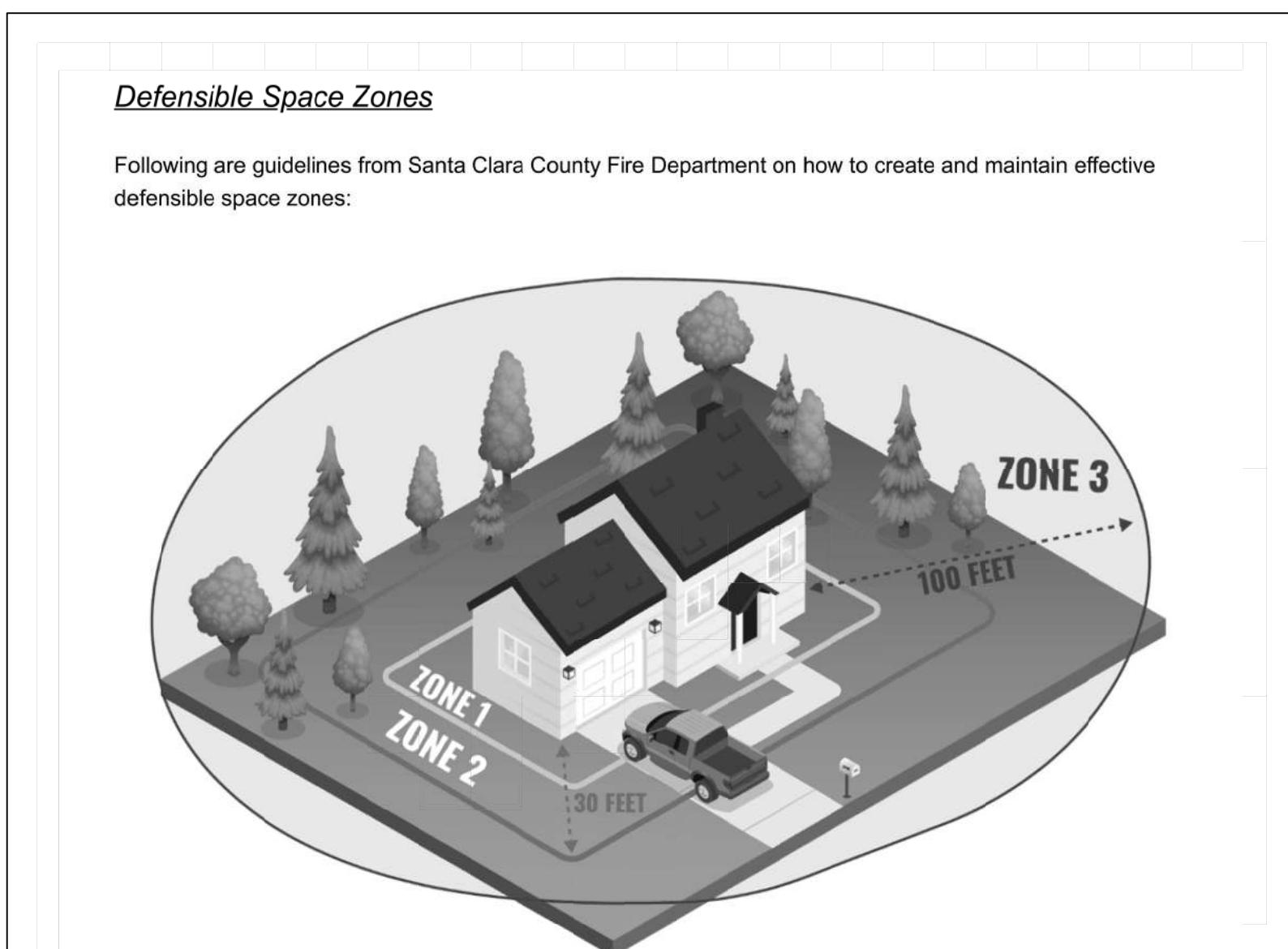


L-1

## DEFENSIBLE SPACE NOTES

GUIDELINES BELOW SHALL BE FOLLOWED FOR ALL NEW PLANTINGS

ZONE 1 CHANGED FROM 5' TO 10'  
NO WOOD FENCES ALLOWED



### Defensible Space Zones

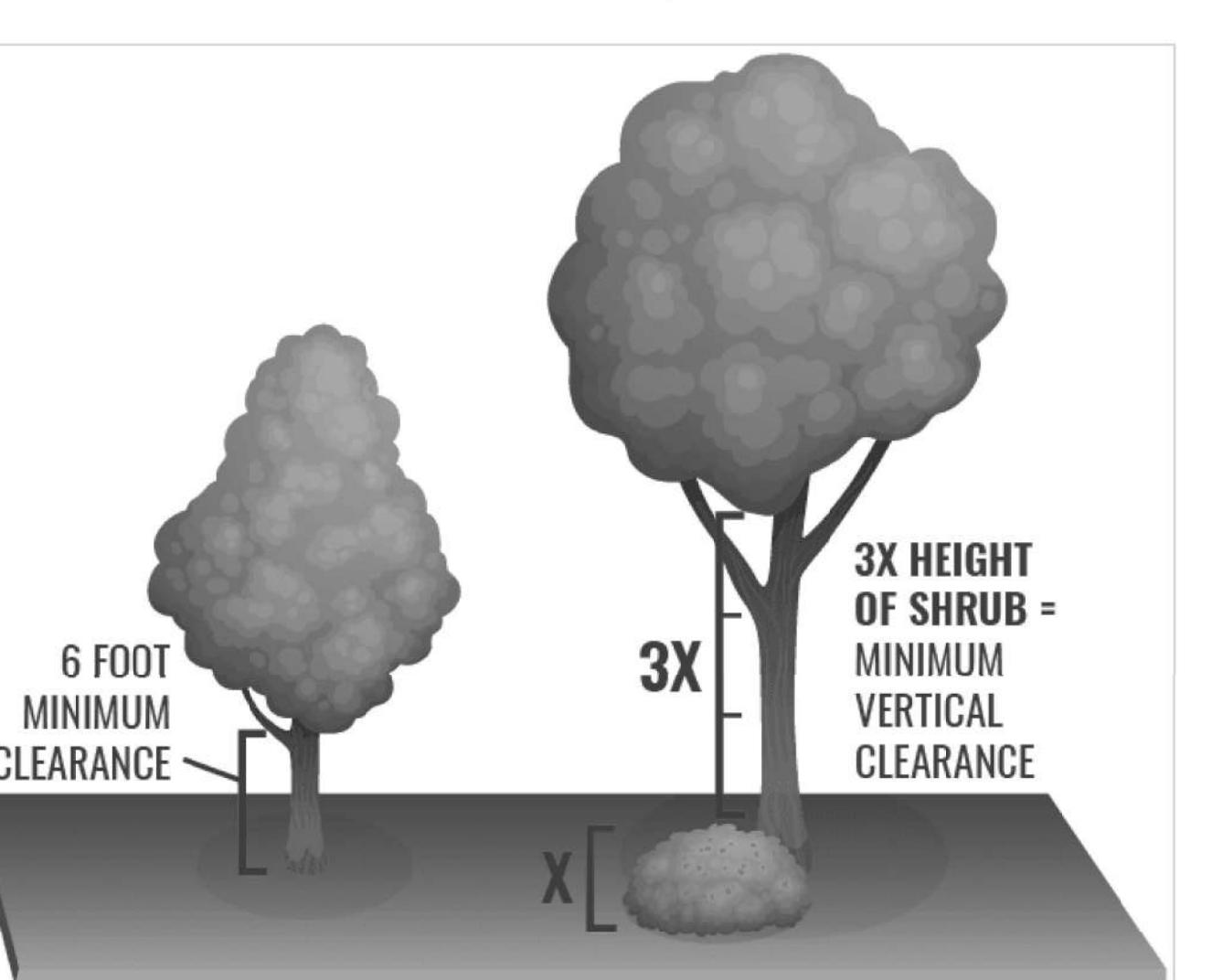
Following are guidelines from Santa Clara County Fire Department on how to create and maintain effective defensible space zones:

#### Zone 3, extends 100 feet out: The Reduced Fuel Zone

- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.
- Create horizontal spacing between shrubs and trees. (See diagram below)
- Create vertical spacing between grass, shrubs and trees. (See diagram below)
- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.
- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops.
- Trees 60 to 100 feet from the home should have at least 6 feet between the canopy tops.

#### Plant and Tree Spacing

For vertical spacing remove all tree branches at least 6 feet from the ground. If there is a shrub near the tree, the branch clearance needs to be 3 times the height of the shrub. Example: A 5-foot shrub is growing near a tree.  $3 \times 5 = 15$  feet of clearance needed between the top of the shrub and the lowest tree branch.



#### Zone 1, extends 0 to 5 feet out: The Noncombustible Zone

- Remove all plants and vegetation, especially those touching your home.
- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to block embers.
- Repair or replace damaged or loose window screens and any broken windows.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.
- Mandated for new construction

#### Zone 2, extends 30 feet out: The Clean and Green Zone

- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.

# StringhamDesign

## Landscape architecture

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[www.StringhamDesign.com](http://www.StringhamDesign.com)

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LA TERRA - LOT 4

230 LA JERA COURT  
LOS GATOS, CA

PIANTING PI AN

# LA TÉ

230 LA JERA COURT  
LOS GATOS, CA

PIANTING PI AN

## JOB NUMBER

DATE 11-13-2025

DRAWN BY  
RKS/MR

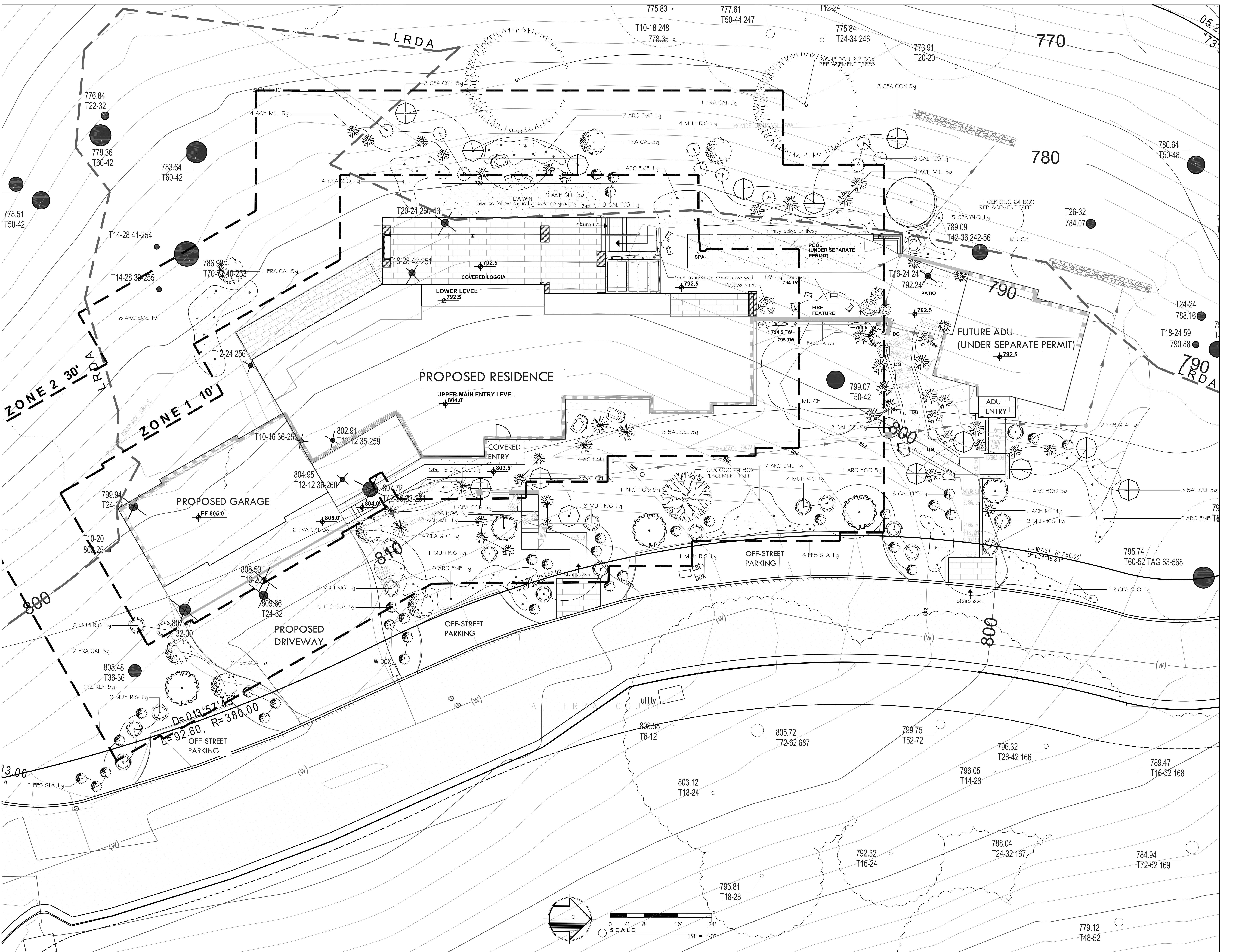
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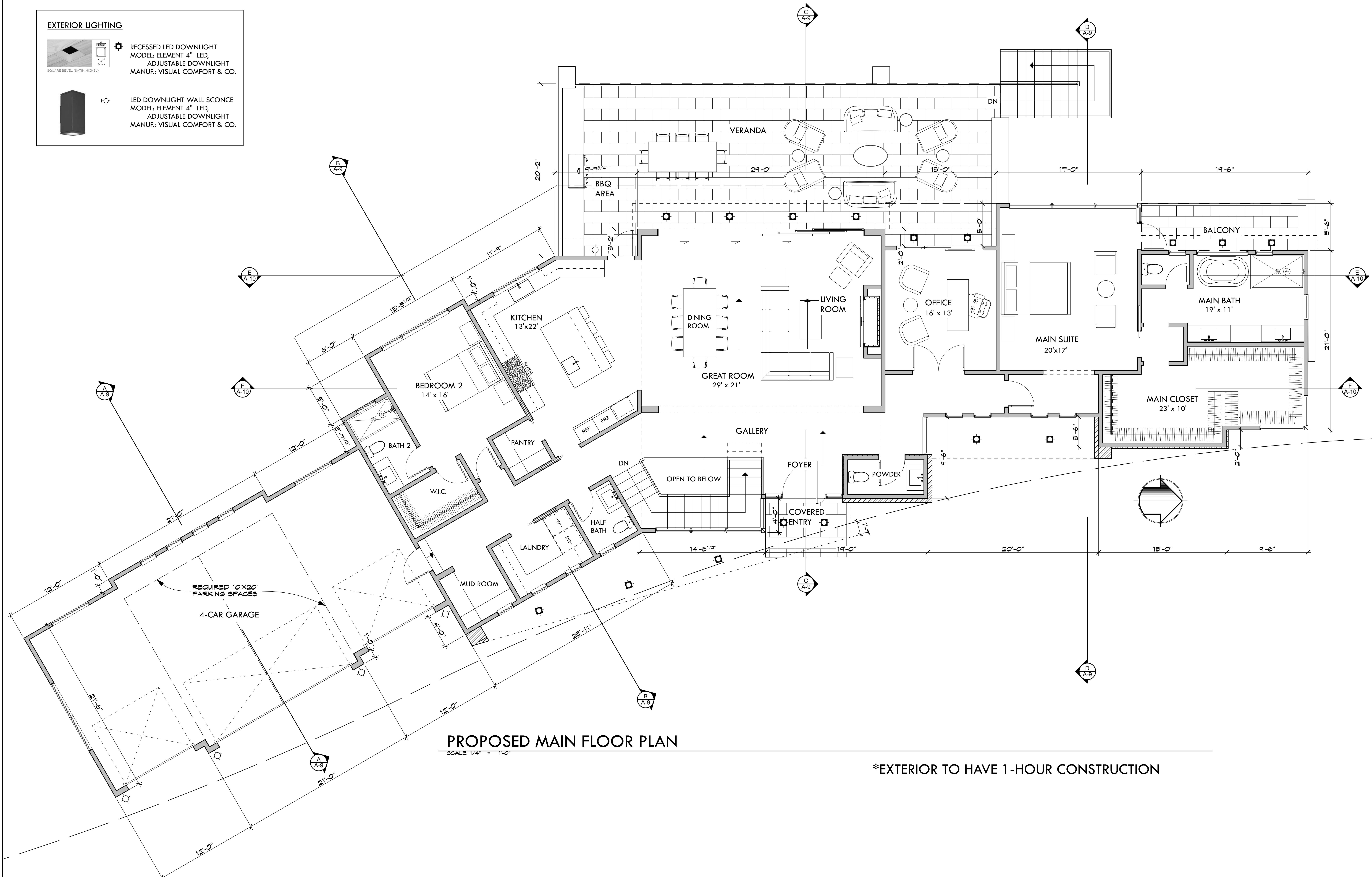
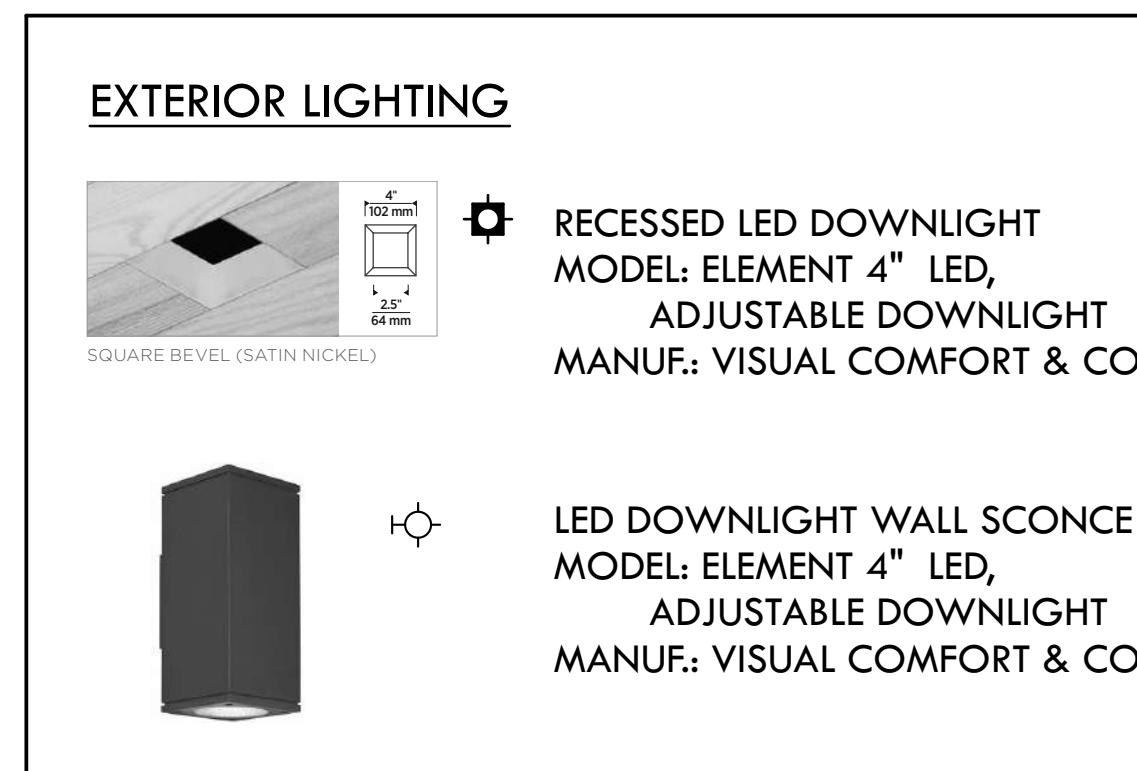
# SHEET

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11

LZ



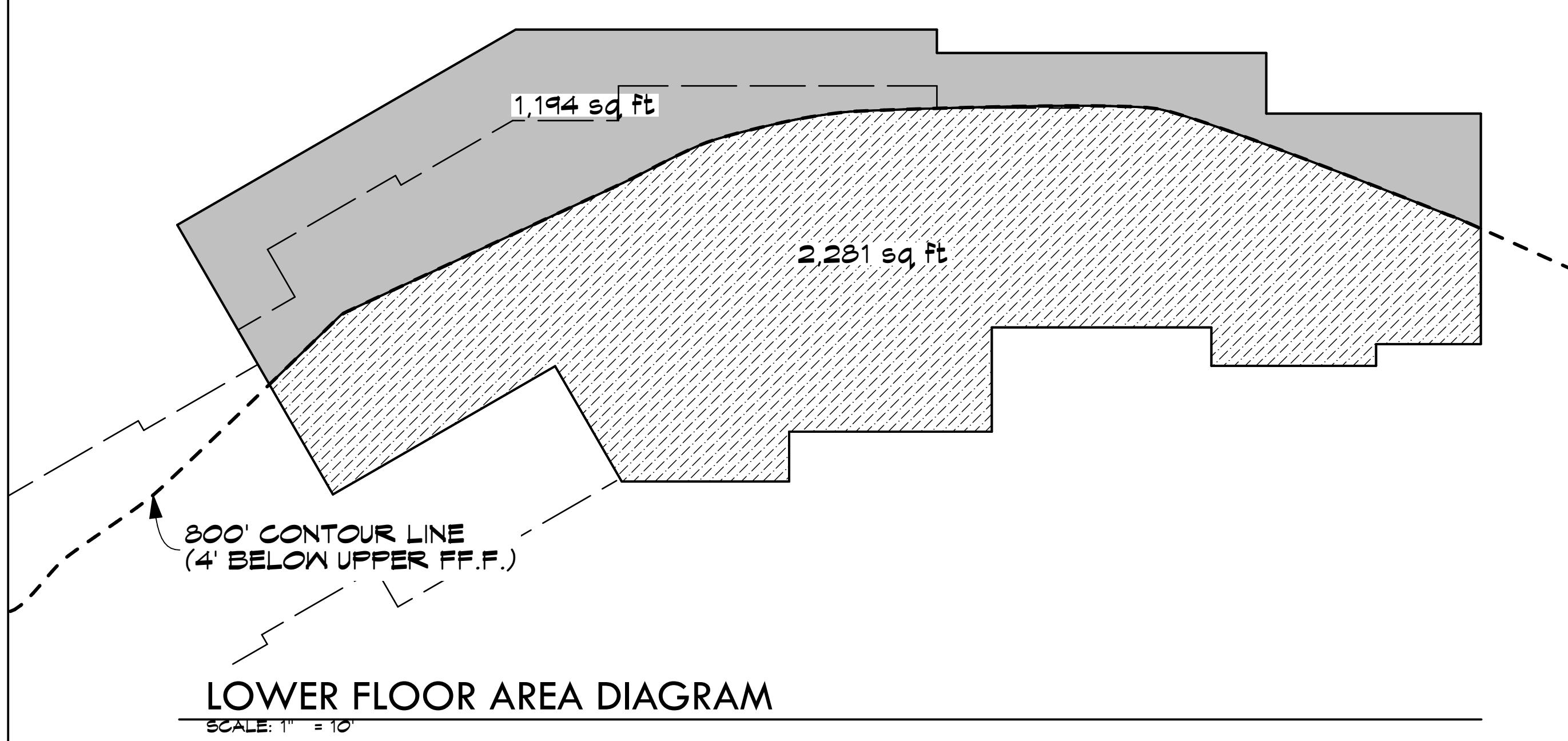


NOTE:  
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**KOHLSAAT  
& ASSOCIATES**  
51 UNIVERSITY AVE. 1<sup>st</sup> FLOOR • LOS GATOS, CA • 95030 • (408) 395-2555

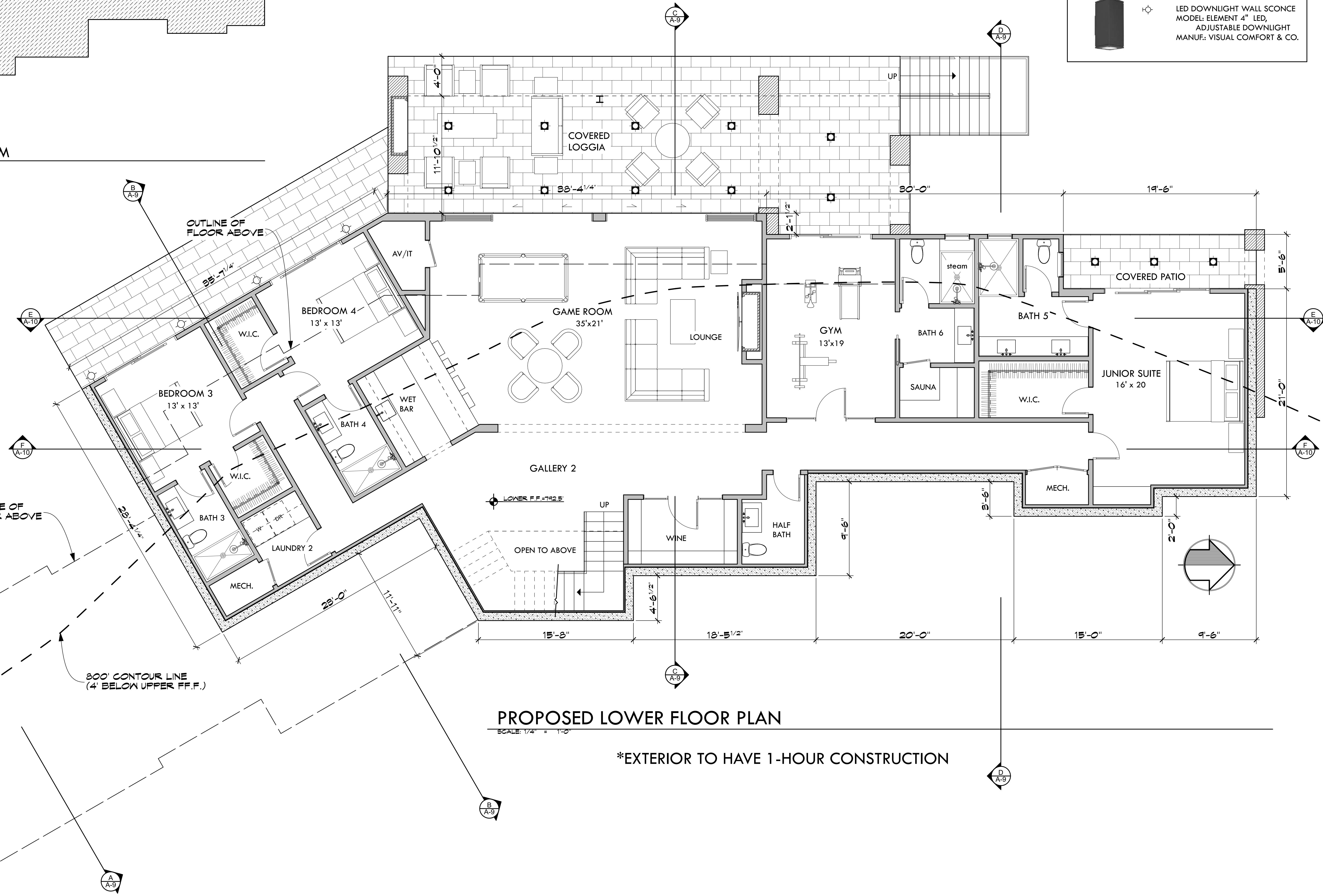
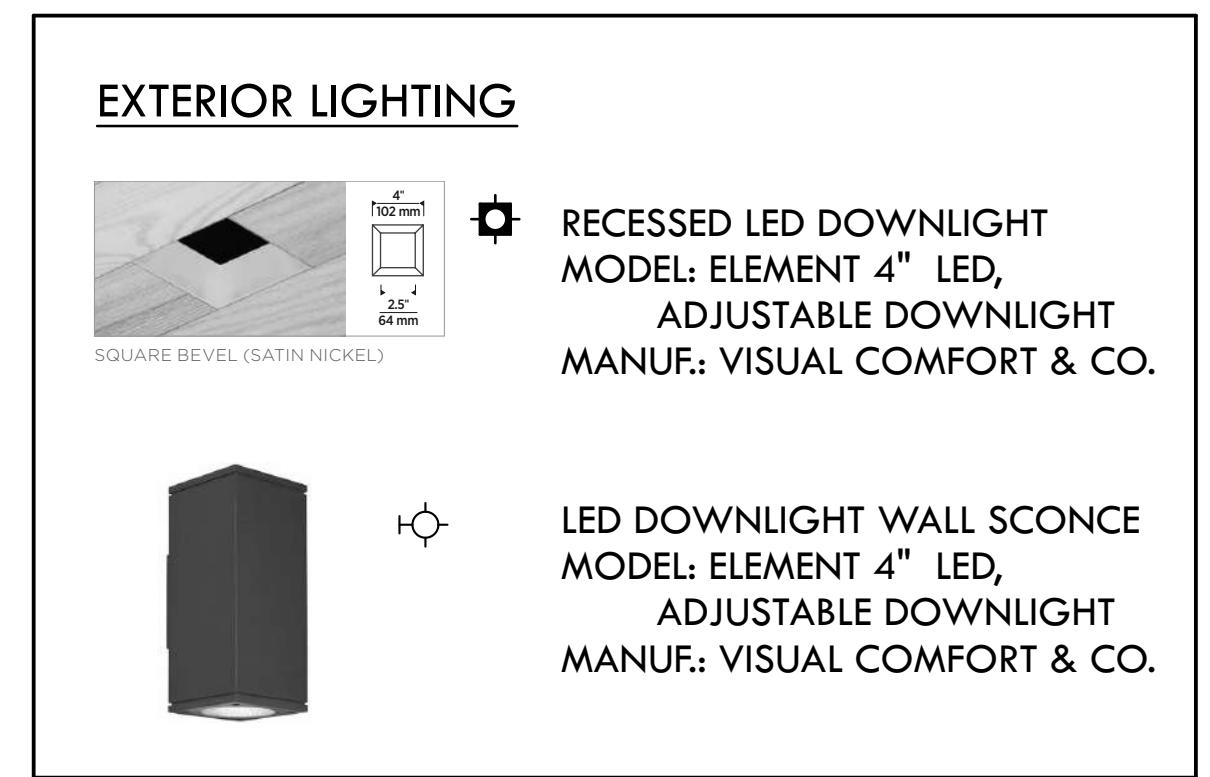
A NEW RESIDENCE AT:  
**LA TERRA - 4**  
230 LA TERRA COURT LOS GATOS, CA

REVISIONS	DATE: 11/19/25
SCALE: AS SHOWN	SHEET
A-3	



# LOWER FLOOR AREA DIAGRAM

SCALE: 1" = 10'



# PROPOSED LOWER FLOOR PLAN

## **\*EXTERIOR TO HAVE 1-HOUR CONSTRUCTION**

**NOTE:**

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- Any deviation called by field conditions or any conditions different from those indicated on the plans shall be brought to the Architect's attention prior to installation.

# KOHLSAAT & ASSOCIATES

## A NEW RESIDENCE AT:

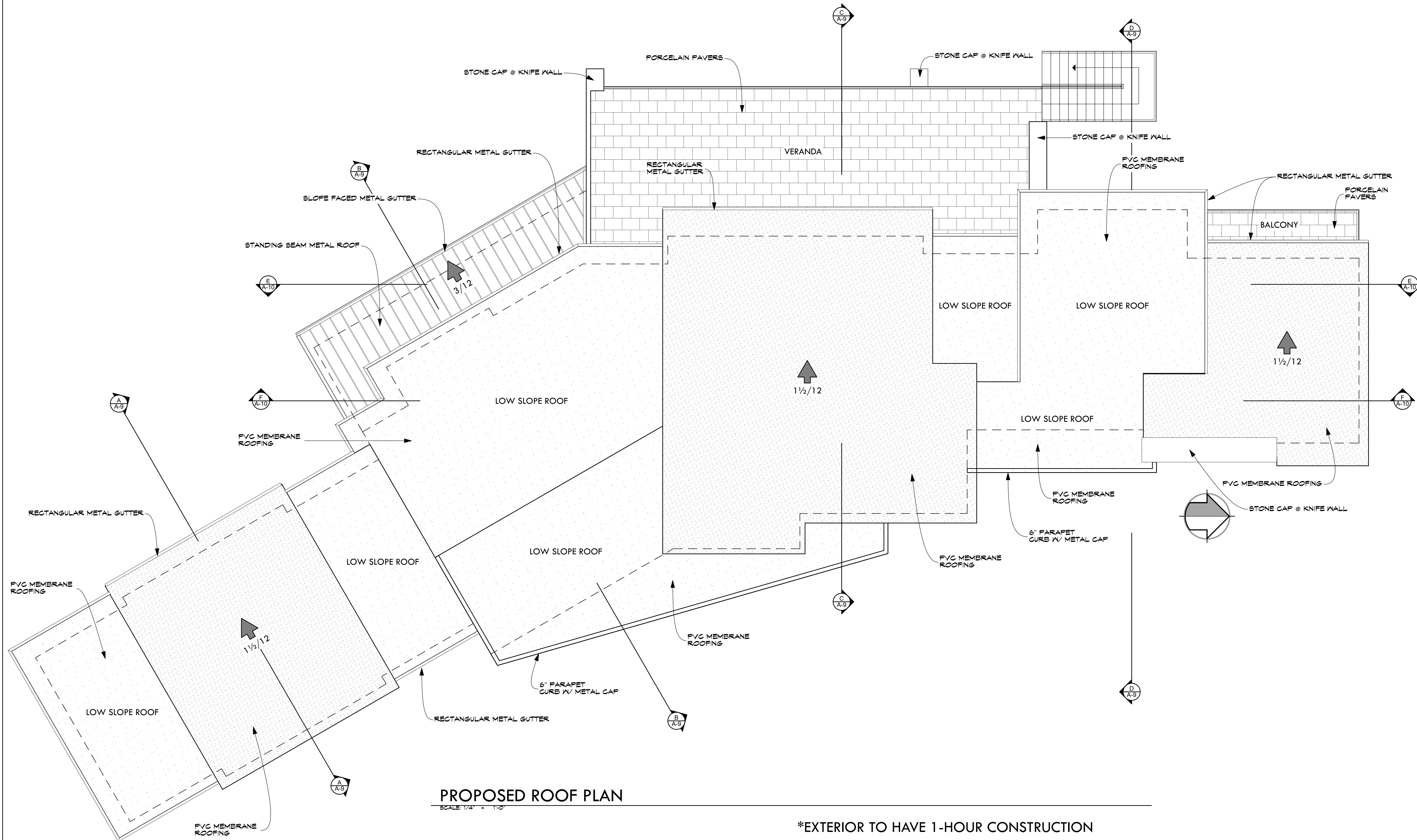
A NEW RESIDENCE AT

# LA TERRA - 4

LA TERRA COURT LOS GATOS, CA

# PROPOSED LOWER FLOOR PLAN

A-4



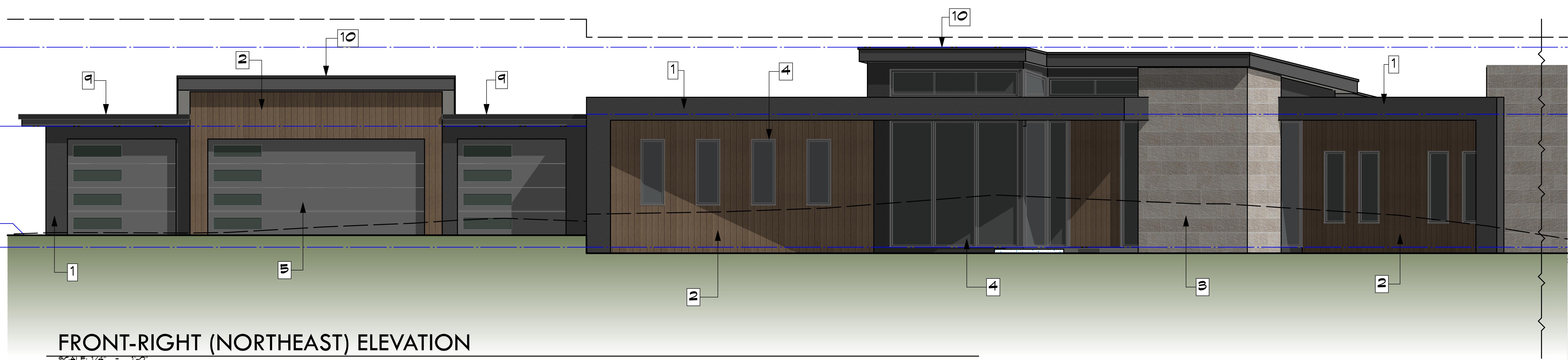
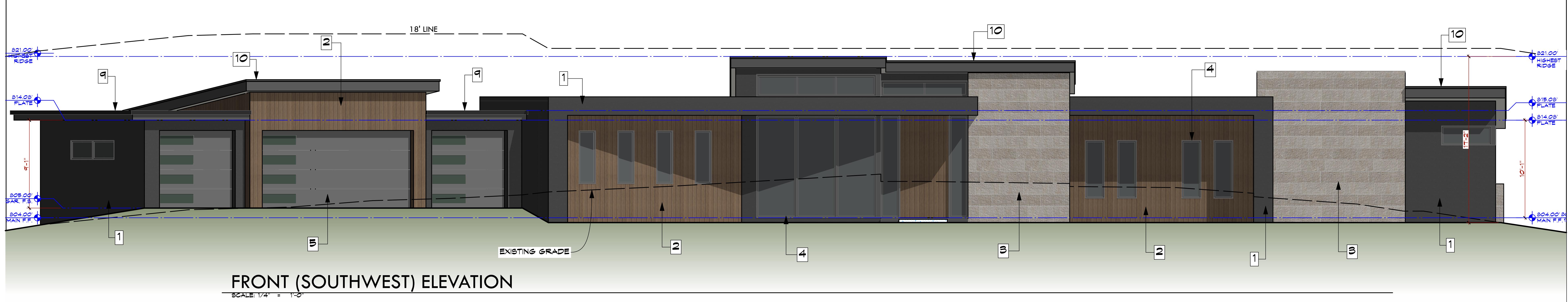
NOTE:  
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 • Any deviation called by field conditions, or any condition different from those indicated on the plans shall be brought to the Architect's attention prior to installation.

**KOHLSAAT  
& ASSOCIATES**  
 51 UNIVERSITY AVE. • LOS GATOS, CA • 95030 • (408) 395-2555

A NEW RESIDENCE AT:  
**LA TERRA - 4**  
 230 LA TERRA COURT LOS GATOS, CA

REVISIONS	DATE: 11/19/25
	SCALE: AS SHOWN
	SHEET
	A-5

PROPOSED  
ROOF PLAN



#### ELEVATION NOTES / MATERIALS



1 INTEGRAL COLOR, SMOOTH STUCCO FINISH



4 FLEETWOOD ALUMINUM FRAMED WINDOWS



2 VERTICAL WOOD-LIKE COMPOSITE SIDING



8 STANDING SEAM METAL ROOF

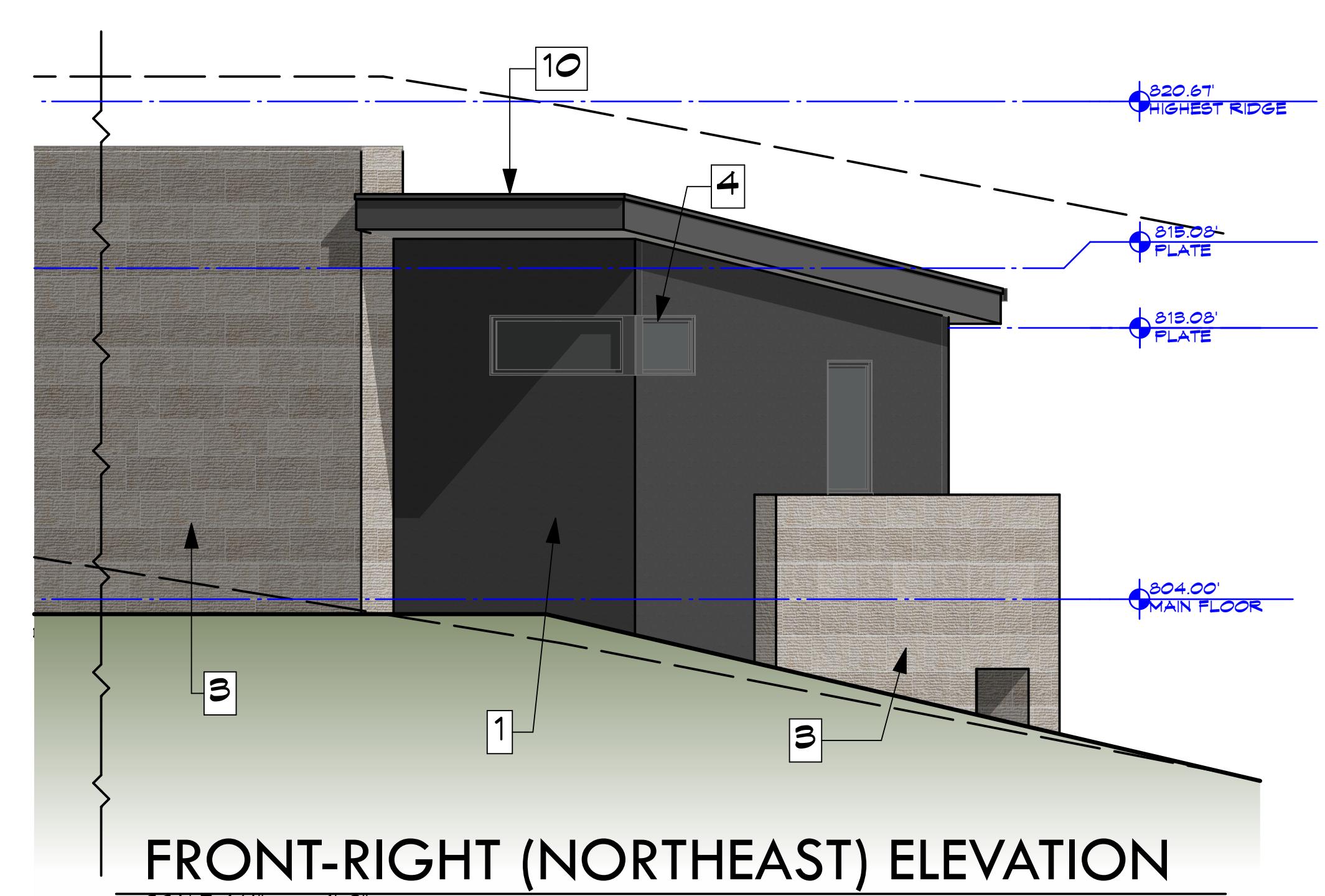


3 GROOVED LIMESTONE, LARGE FORMAT TILES



10 PVC MEMBRANE ROOFING

\*EXTERIOR TO HAVE 1-HOUR CONSTRUCTION



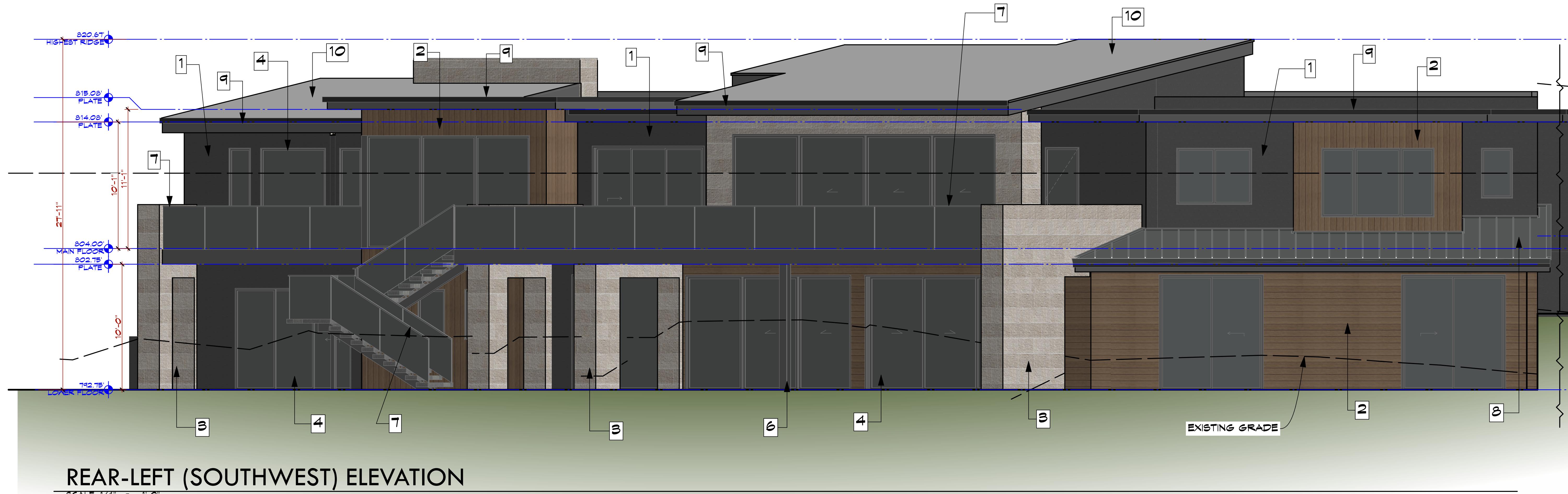
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& ASSOCIATES**  
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A NEW RESIDENCE AT:  
**LA TERRA - 4**  
230 LA TERRA COURT LOS GATOS, CA

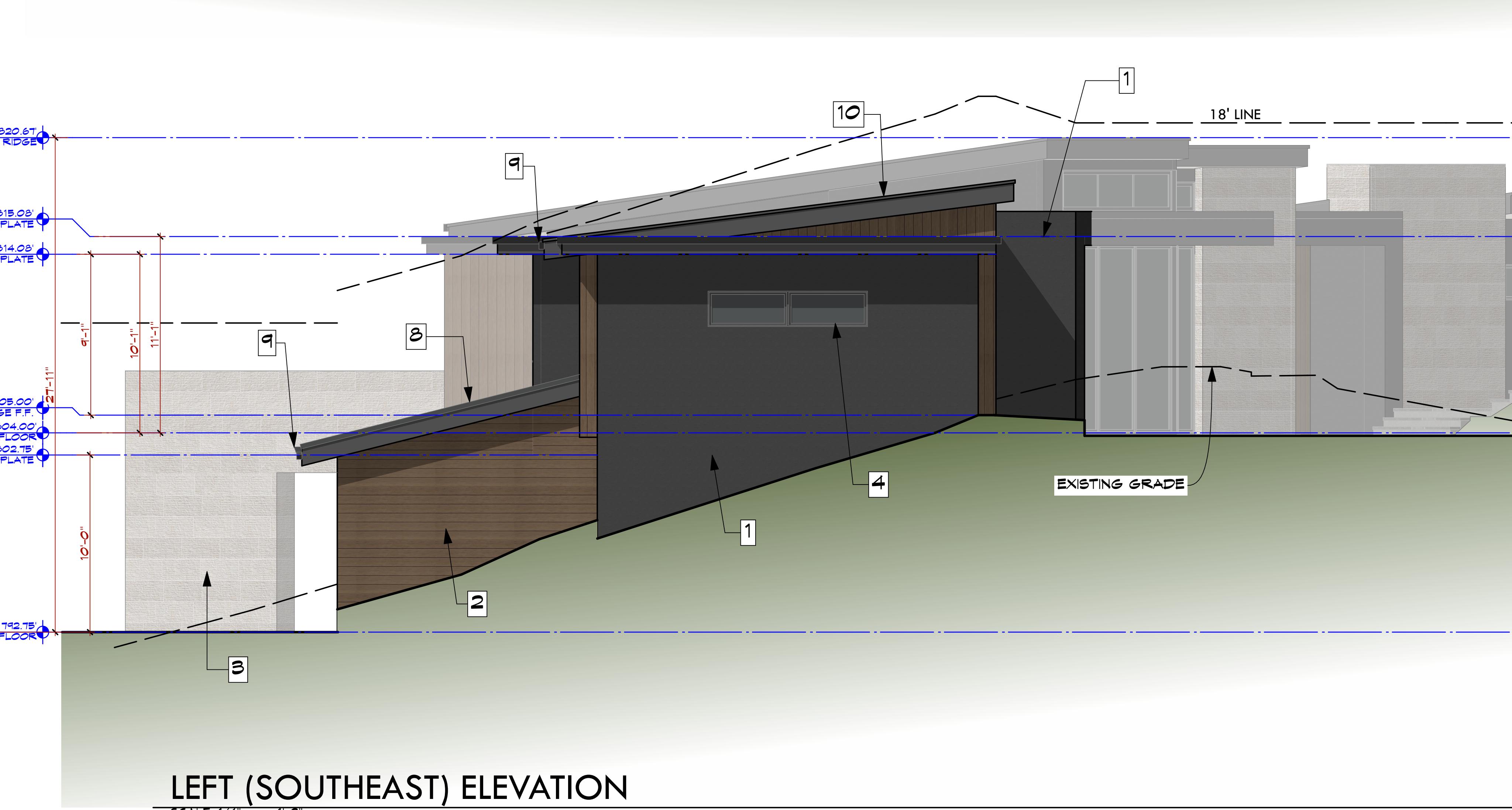
REVISIONS	DATE: 11/19/25
SCALE: AS SHOWN	SHEET

**A-6**



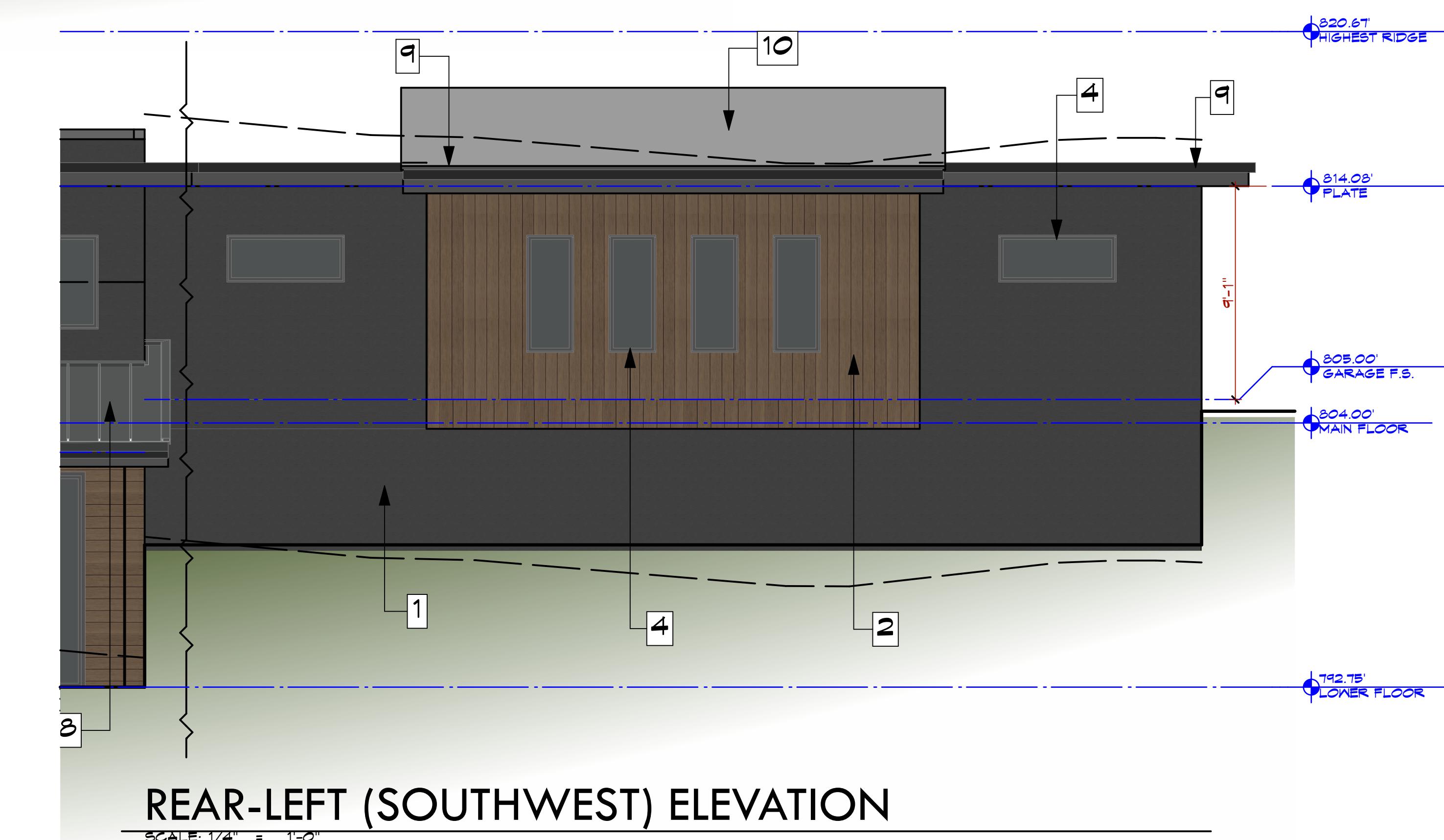
REAR-LEFT (SOUTHWEST) ELEVATION

SCALE: 1/4" = 1'-0"



LEFT (SOUTHEAST) ELEVATION

SCALE: 1/4" = 1'-0"

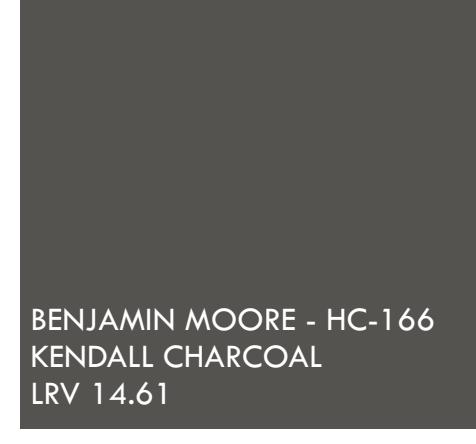
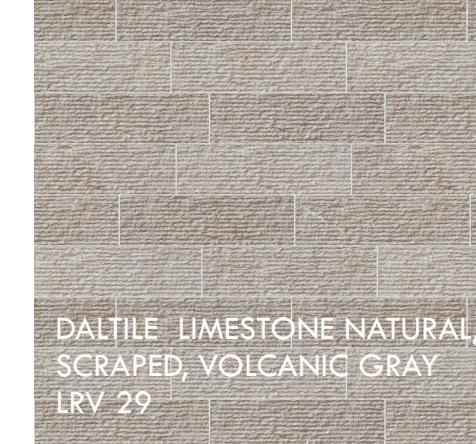
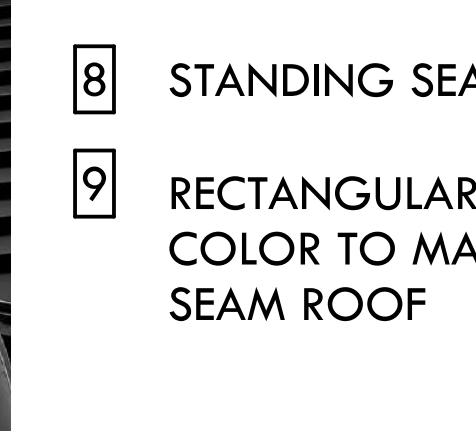


REAR-LEFT (SOUTHWEST) ELEVATION

SCALE: 1/4" = 1'-0"

\*EXTERIOR TO HAVE 1-HOUR CONSTRUCTION

ELEVATION NOTES / MATERIALS

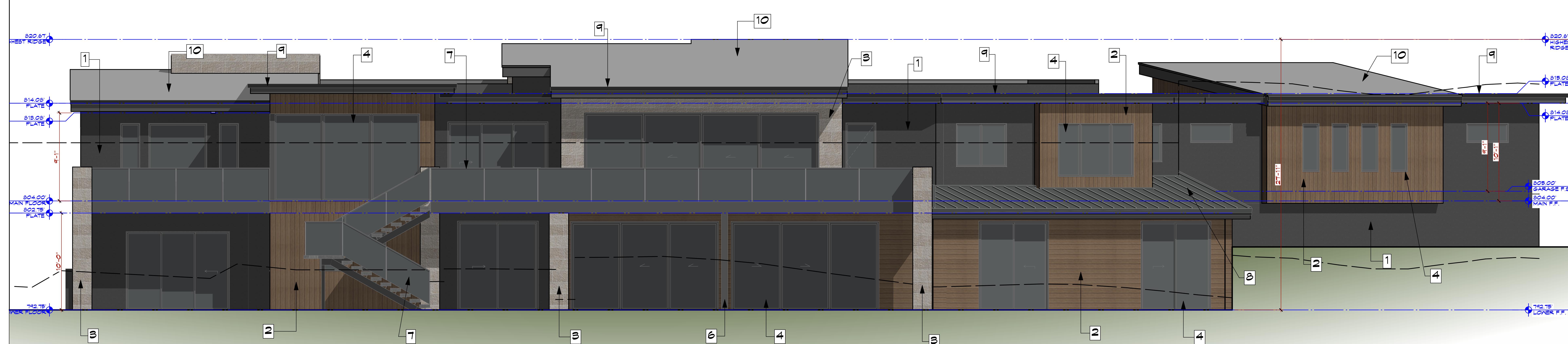
 1 INTEGRAL COLOR, SMOOTH STUCCO FINISH <small>BENJAMIN MOORE - HC-166 KENDALL CHARCOAL LRV 14.61</small>	 2 VERTICAL WOOD-LIKE COMPOSITE SIDING <small>TRESPA PURA - AGED ASH LRV 18</small>	 3 GROOVED LIMESTONE, LARGE FORMAT TILES <small>DALTILE LIMESTONE NATURAL, SCRAPE, VOLCANIC GRAY LRV 29</small>	 4 FLEETWOOD ALUMINUM FRAMED WINDOWS <small>FLEETWOOD - ANODIZED BLACK LRV 5</small>	 5 ALUMINUM FRAMED CONTEMPORARY GARAGE DOOR W/ LITES <small>PAC CLAD - IRON ORE LRV 10</small>	 6 EXPOSED WIDE FLANGE STEEL COLUMNS <small>PAC CLAD - IRON ORE LRV 10</small>	 7 HORIZONTAL METAL HANDRAIL & GLASS GUARD <small>PAC CLAD - IRON ORE LRV 10</small>	 8 STANDING SEAM METAL ROOF <small>PAC CLAD - IRON ORE LRV 10</small>	 9 RECTANGULAR METAL GUTTER, COLOR TO MATCH STANDING SEAM ROOF <small>PAC CLAD - IRON ORE LRV 10</small>	 10 PVC MEMBRANE ROOFING <small>PAC CLAD - IRON ORE LRV 10</small>
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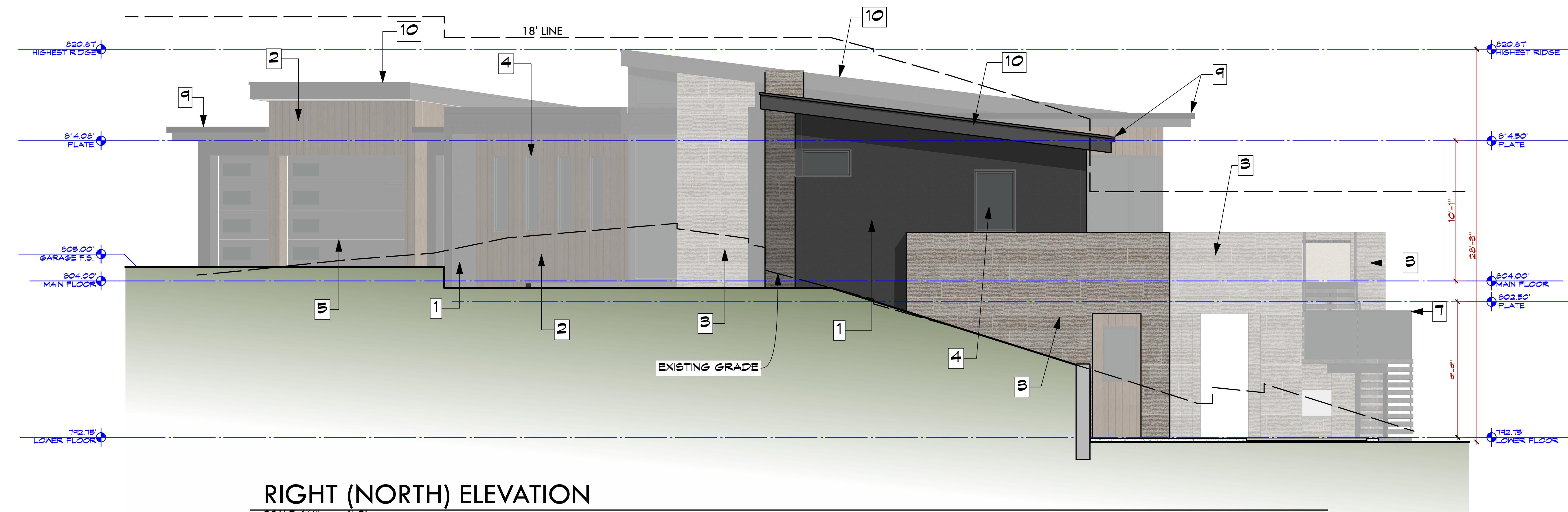
A NEW RESIDENCE AT:  
LA TERRA - 4  
230 LA TERRA COURT LOS GATOS, CA

REVISIONS	DATE: 11/19/25
LEFT & REAR-LEFT ELEVATIONS	SCALE: AS SHOWN
	SHEET
	A-7



REAR (WEST) ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"

\*EXTERIOR TO HAVE 1-HOUR CONSTRUCTION

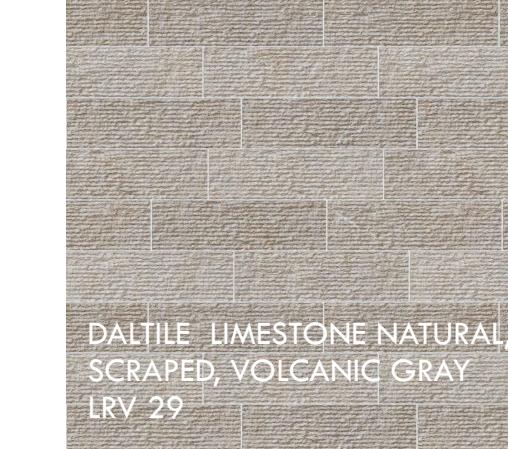
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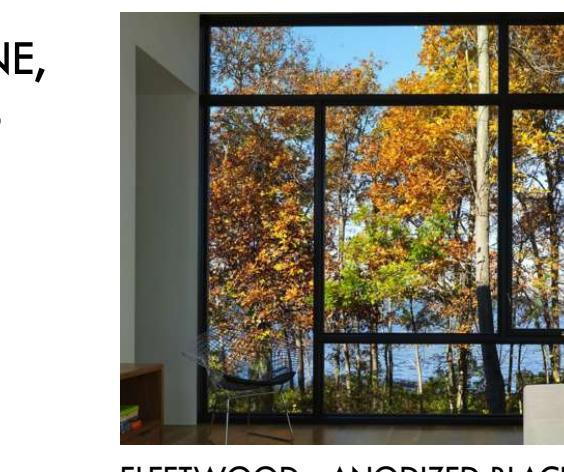
BENJAMIN MOORE - HC-166  
KENDALL CHARCOAL  
LRV 14.61



2 VERTICAL WOOD-LIKE  
COMPOSITE SIDING



3 GROOVED LIMESTONE,  
LARGE FORMAT TILES



4 FLEETWOOD ALUMINUM  
FRAMED WINDOWS  
5 ALUMINUM FRAMED  
CONTEMPORARY GARAGE  
DOOR W/ LITES



6 EXPOSED WIDE FLANGE  
STEEL COLUMNS  
7 HORIZONTAL METAL  
HANDRAIL & GLASS GUARD  
8 STANDING SEAM METAL ROOF  
9 RECTANGULAR METAL GUTTER,  
COLOR TO MATCH STANDING  
SEAM ROOF



10 PVC MEMBRANE  
ROOFING

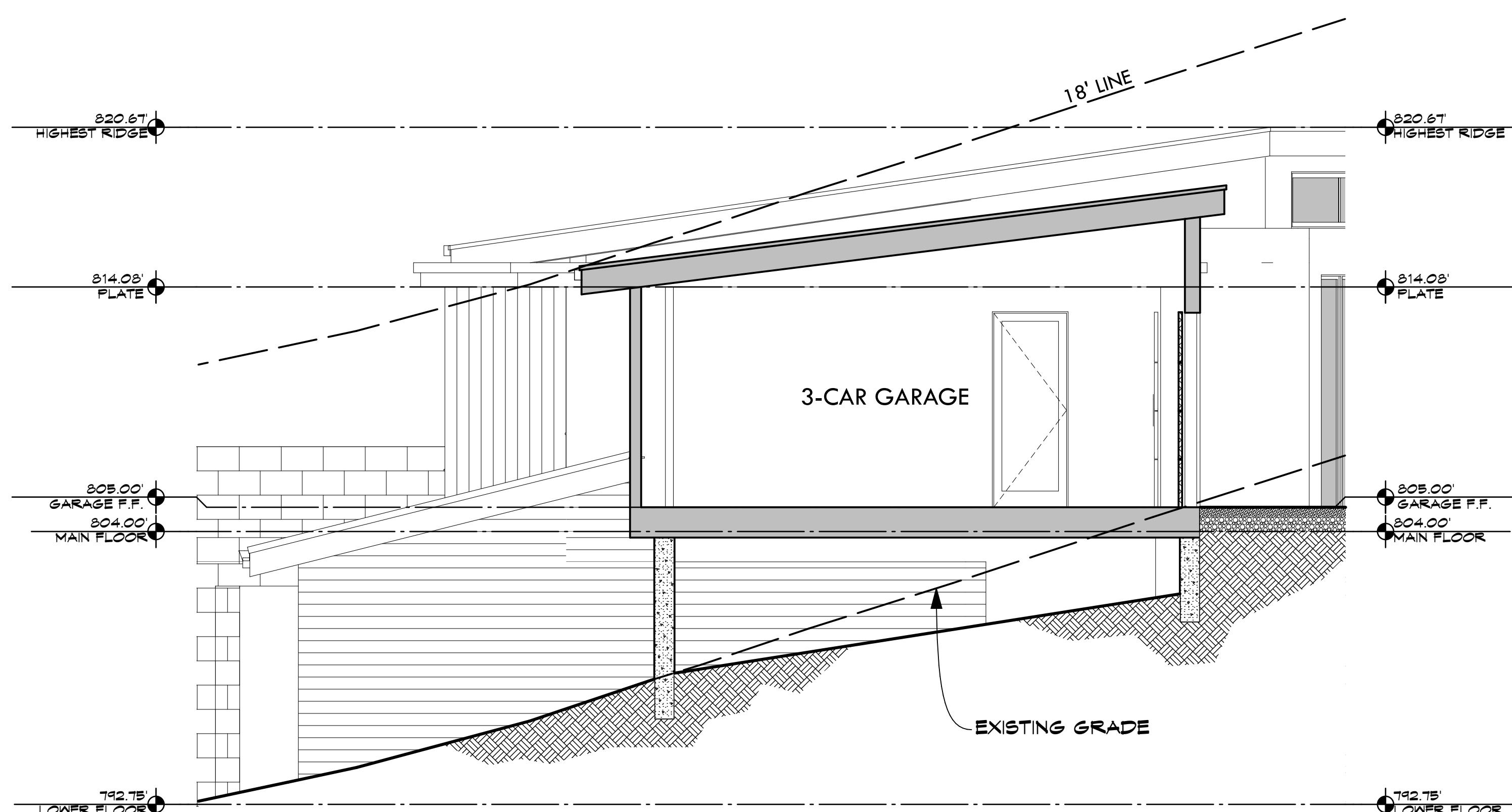
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A NEW RESIDENCE AT:  
LA TERRA - 4  
230 LA TERRA COURT LOS GATOS, CA

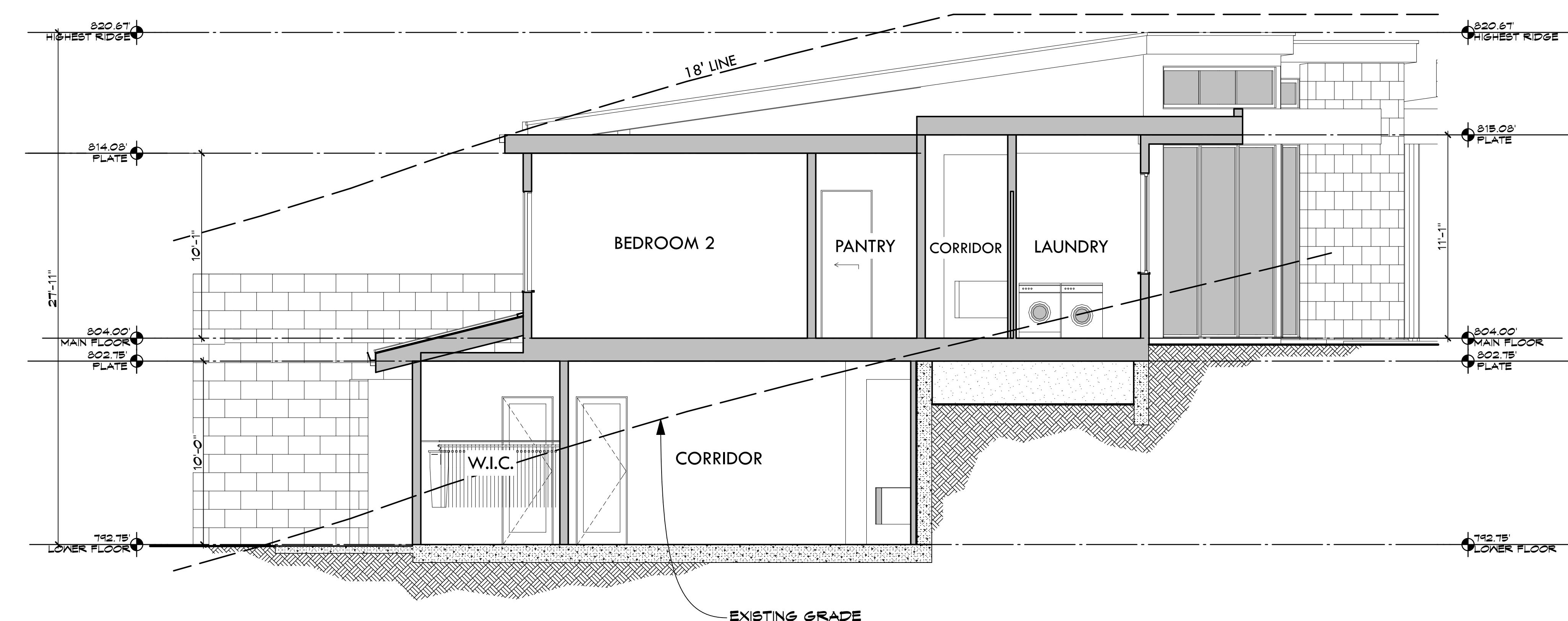
REVISIONS  
REAR &  
RIGHT  
ELEVATIONS  
A-8

DATE: 11/19/25  
SCALE: AS SHOWN  
SHEET  
A-8



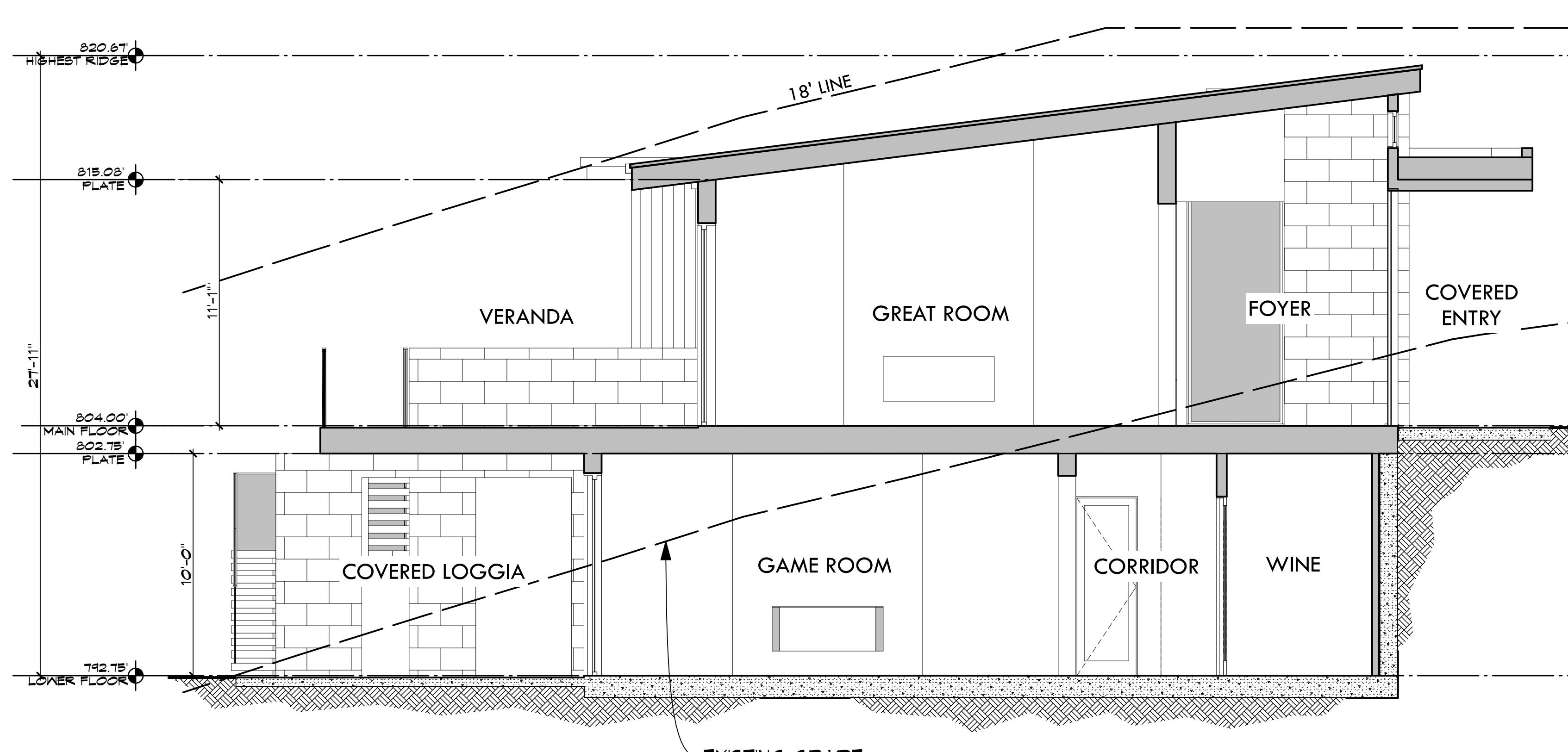
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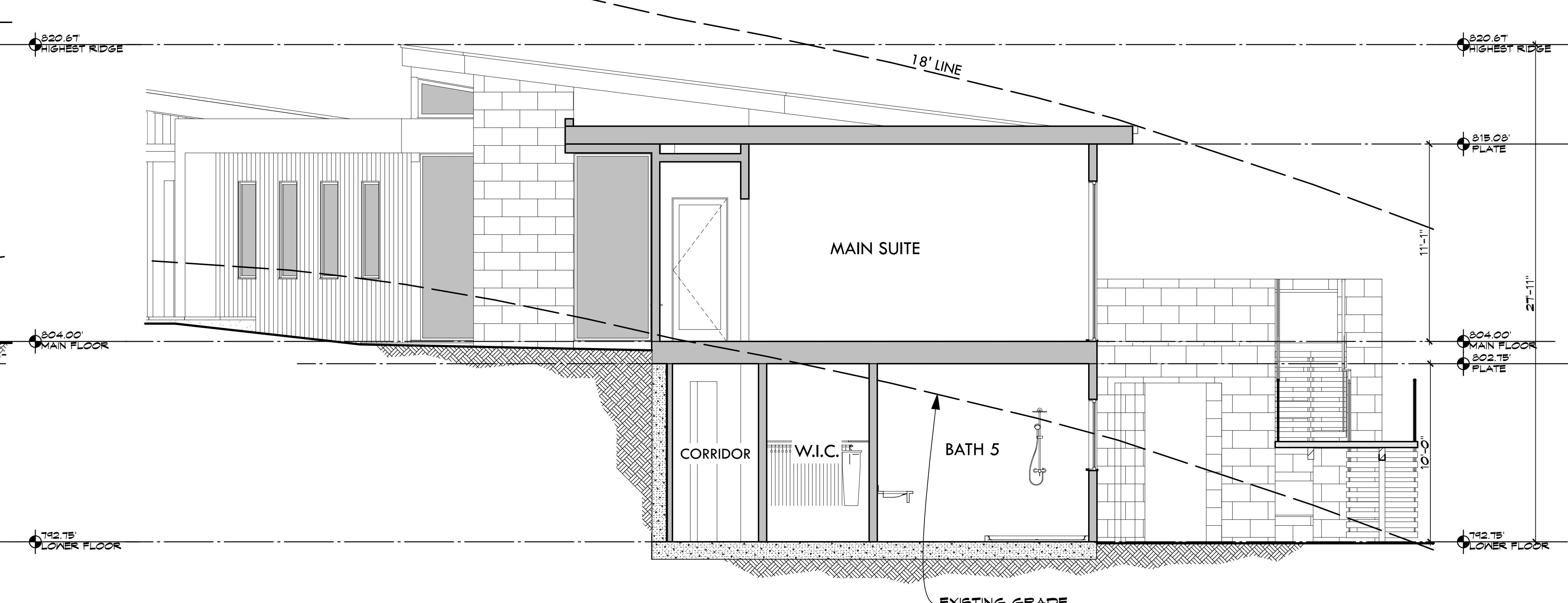
## SECTION B-B

~~SCALE: 1/4"~~



# SECTION C-C

SCALE: 1/4" =



## SECTION D-D

— SCALE: 1/4"

**NOTE:**

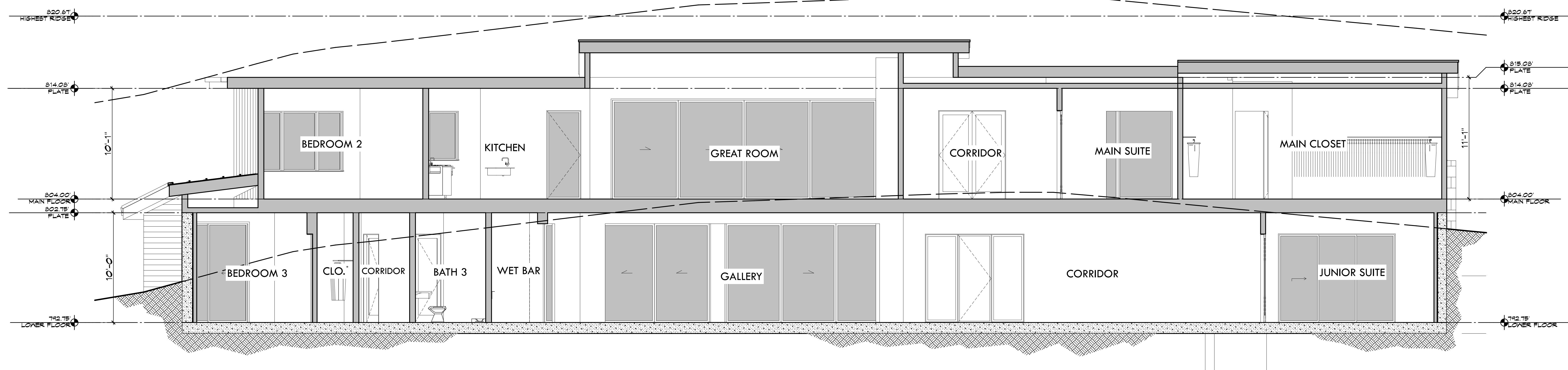
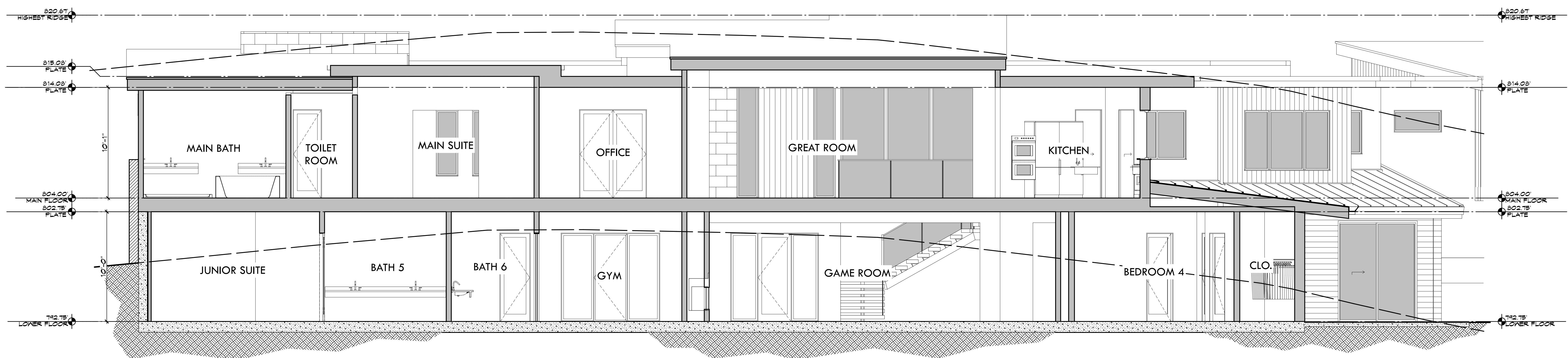
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# KOHLSAAT & ASSOCIATES

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A NEW RESIDENCE AT:  
**LA TERRA - 4**  
30 LA TERRA COURT    LOS GATOS, CA

# CROSS SECTIONS



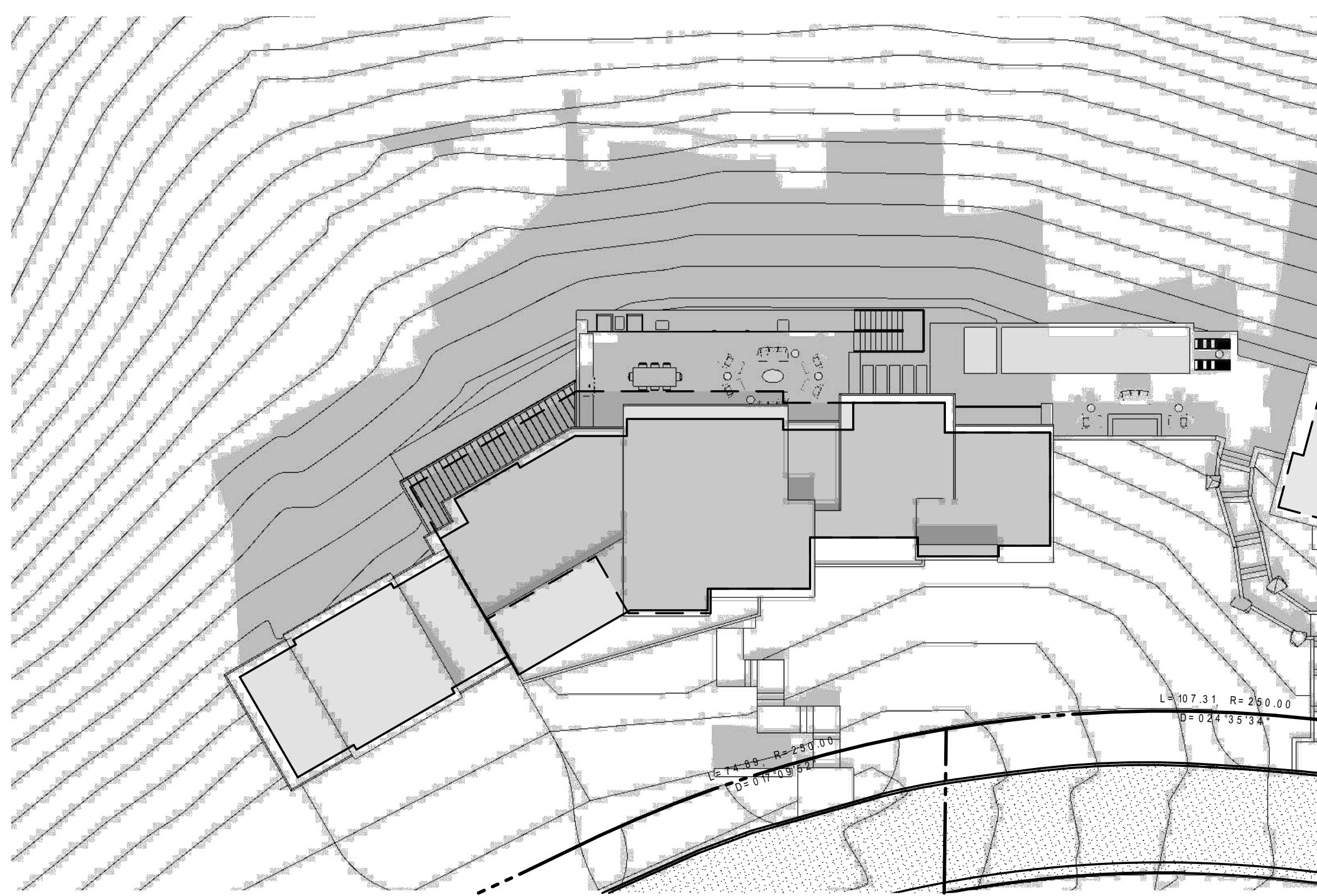
NOTE:  
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**KOHLSAAT**  
& ASSOCIATES

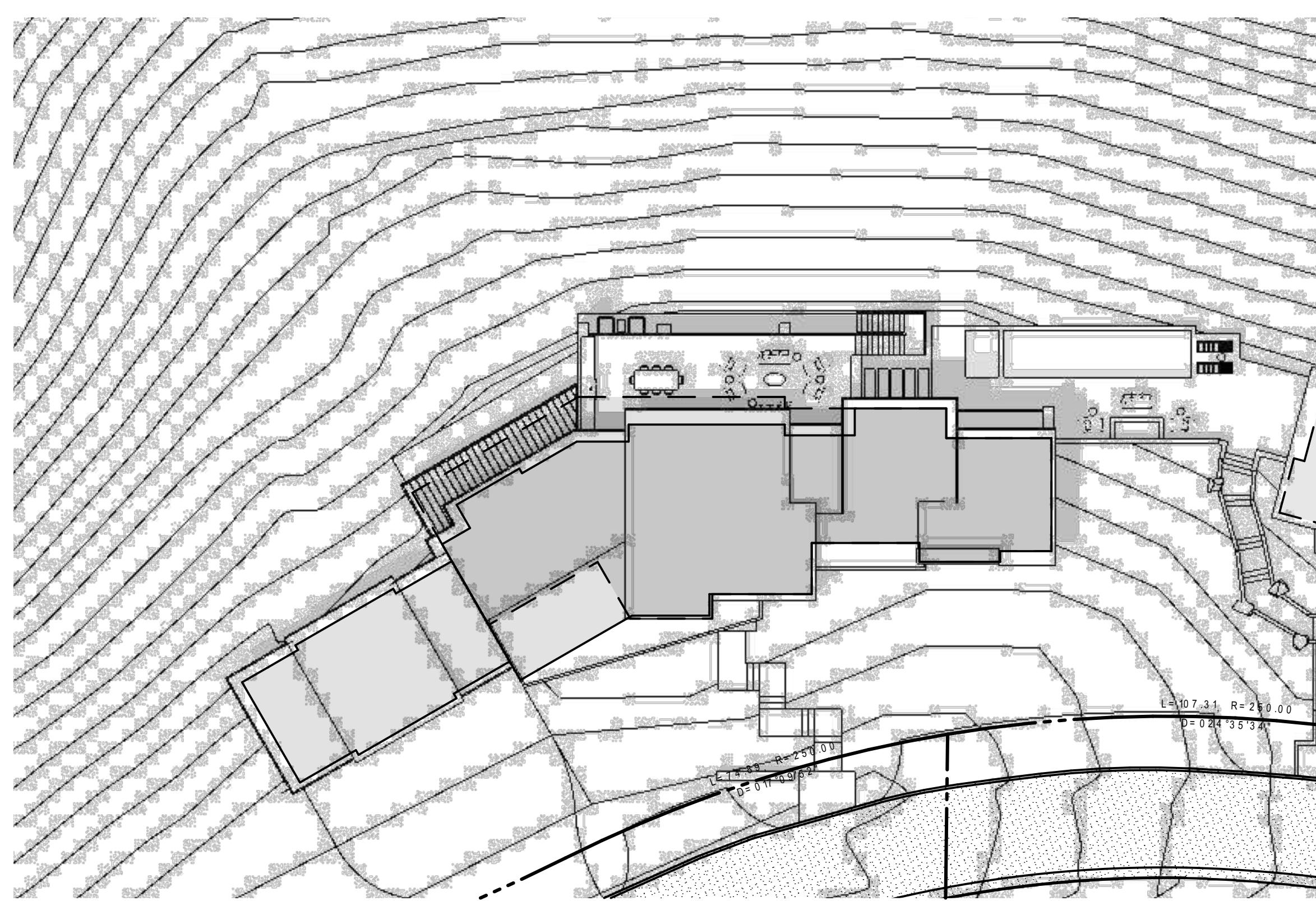
51 UNIVERSITY AVE. L-1 • LOS GATOS, CA • 95030 • (408) 395-2555

A NEW RESIDENCE AT:  
**LA TERRA - 4**  
230 LA TERRA COURT LOS GATOS, CA

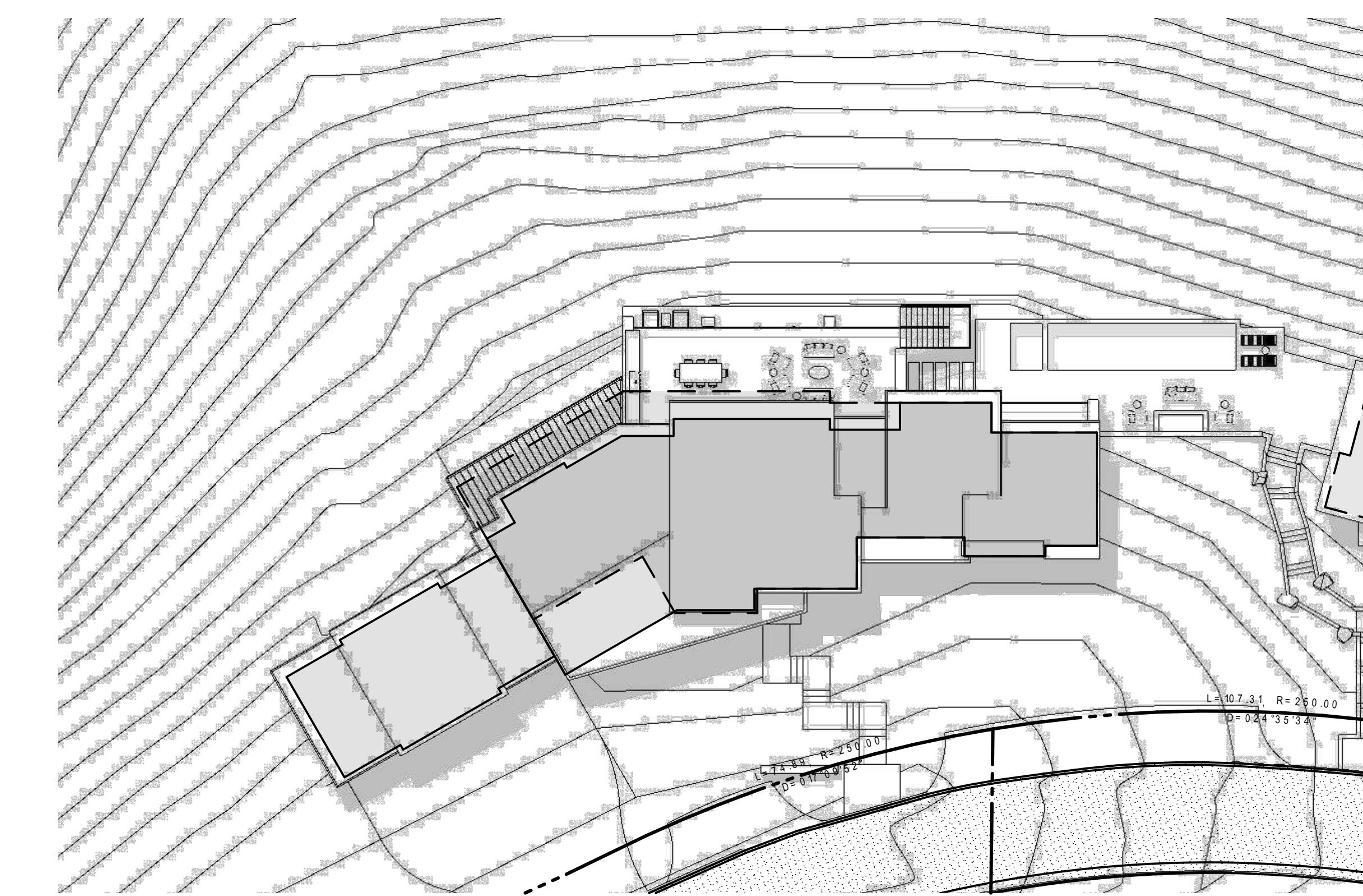
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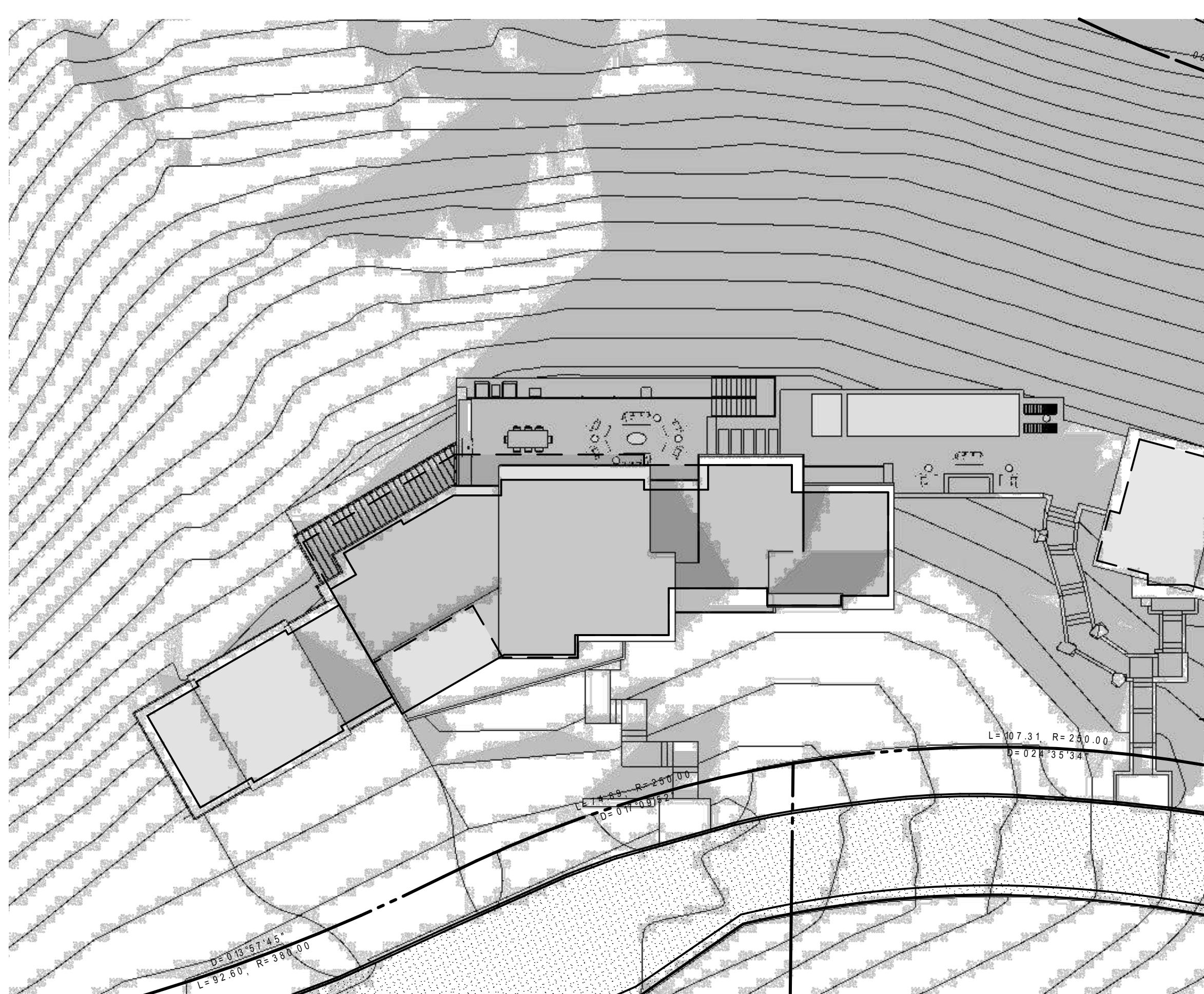
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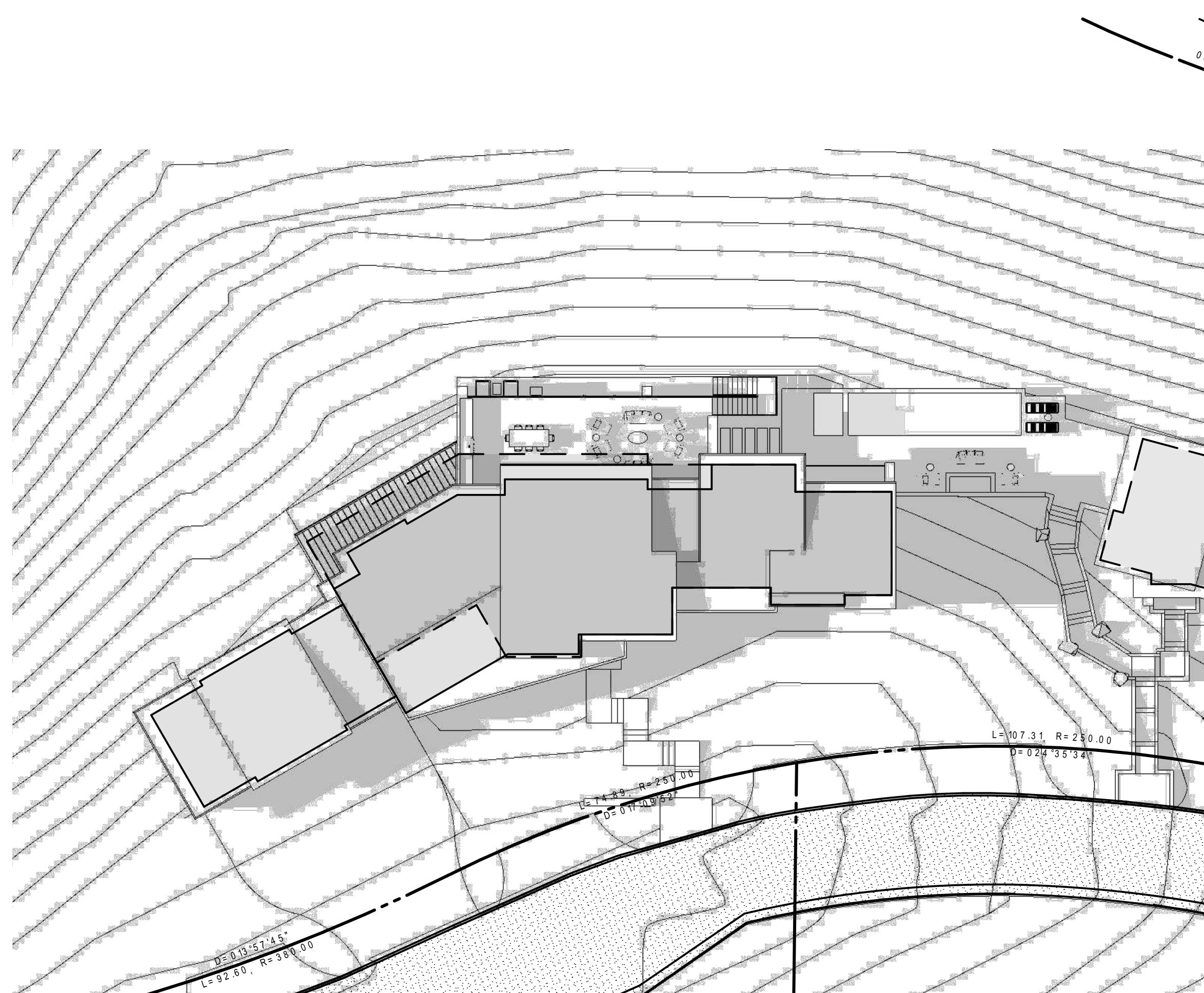
June 21-12pm



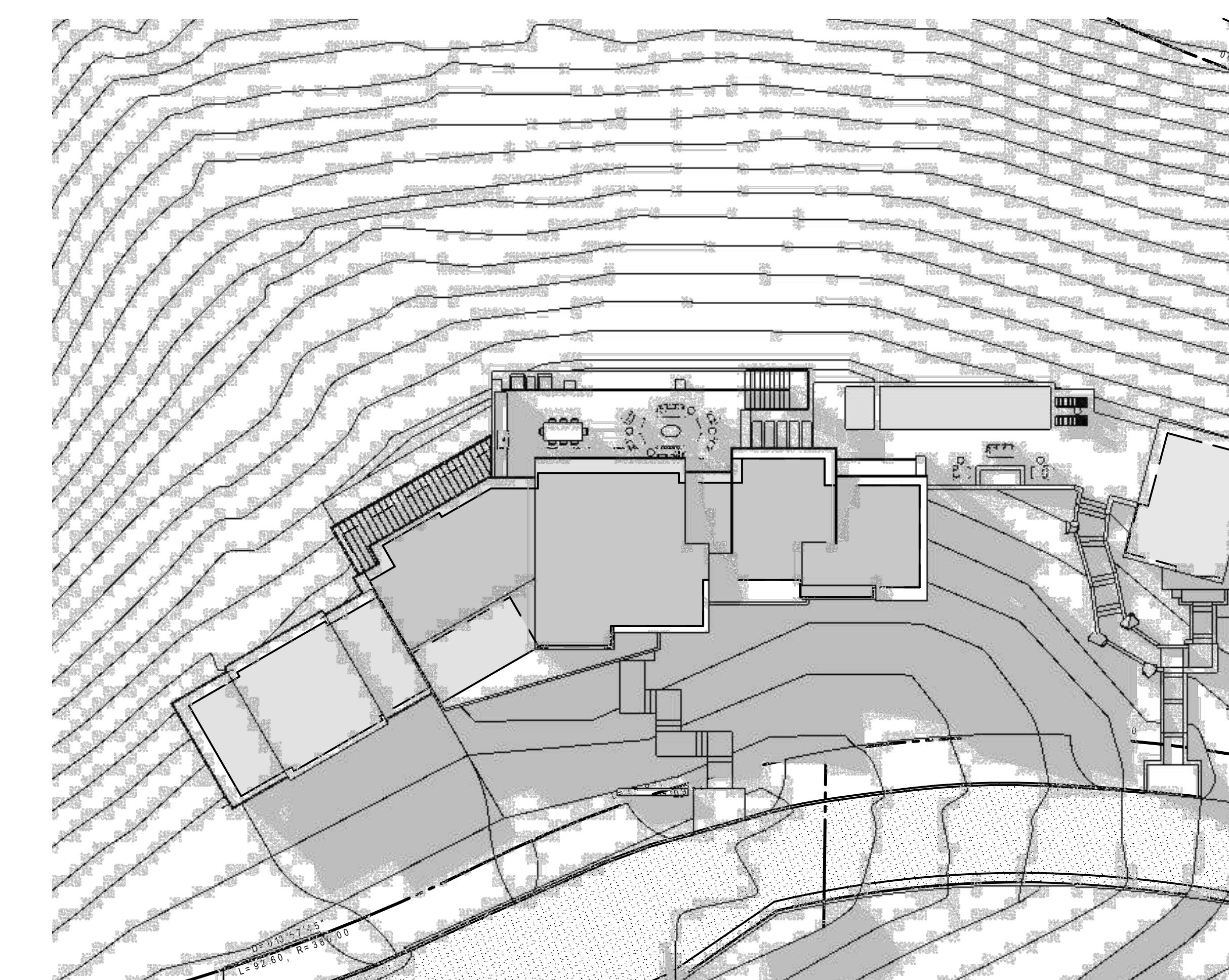
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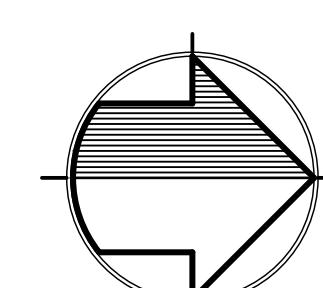
Dec 21-9am



Dec 21-12pm



Dec 21-3pm



## SHADOW STUDIES

1" = 20'-0"

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& ASSOCIATES  
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A NEW RESIDENCE AT:  
**LA TERRA - 4**  
230 LA TERRA COURT LOS GATOS, CA

REVISIONS	DATE: 11/19/25
SHADOW STUDIES	SCALE: AS SHOWN
A-11	