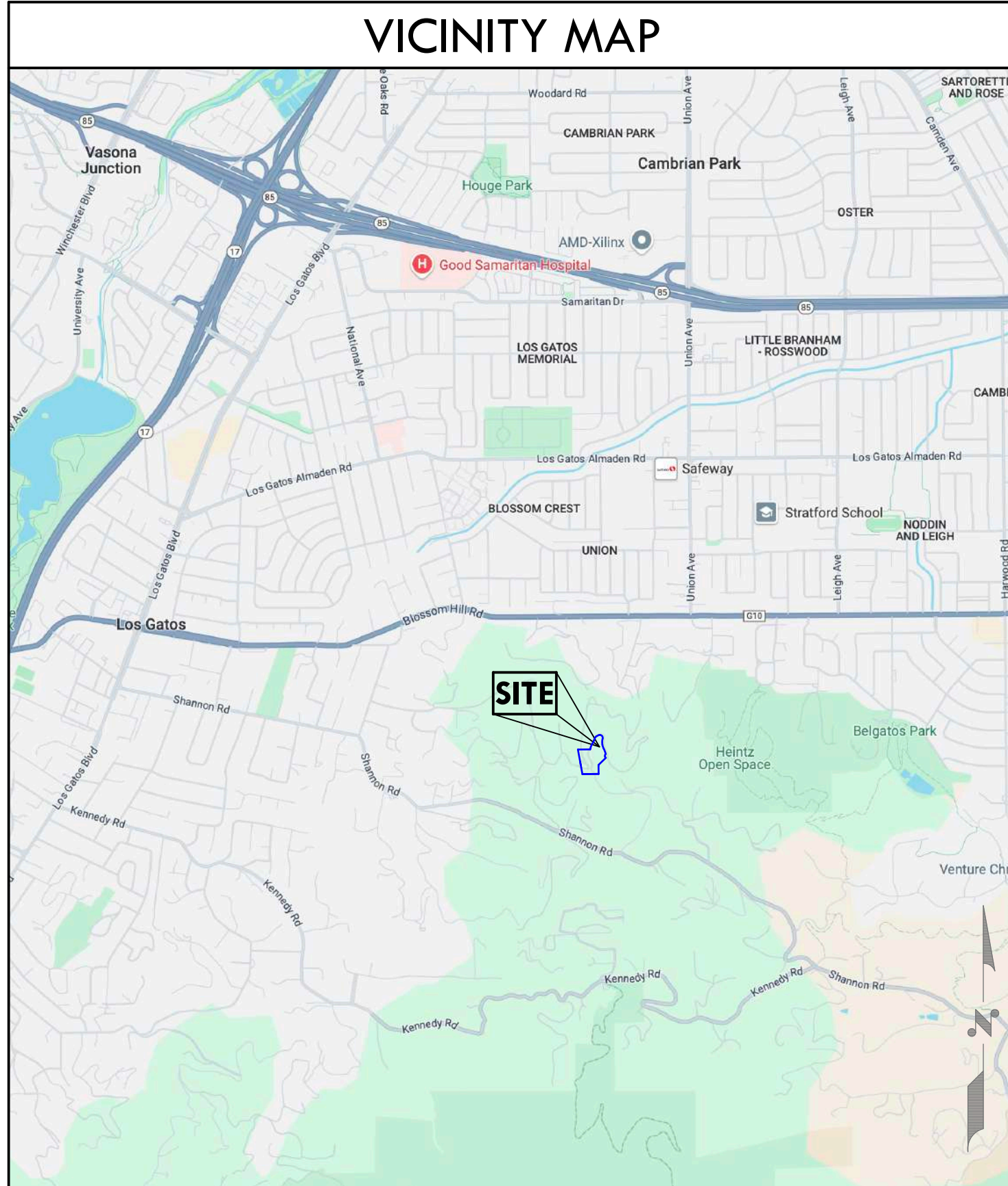




La Terra 4



VICINITY MAP	PROJECT DIRECTORY	PROJECT DATA	SHEET INDEX																								
	<p><b>ARCHITECT:</b> KOHLSAAT &amp; ASSOCIATES 51 UNIVERSITY AVENUE, SUITE L LOS GATOS, CA 95030 TEL: (408) 395-2555</p> <p><b>LANDSCAPE ARCHITECT:</b> STRINGHAM DESIGN 5509 SE BUSH STREET PORTLAND, OR 97206 TEL: (408) 866-4039</p> <p><b>CIVIL ENGINEER:</b> HANNA-BRUNETTI 7651 EIGLEBERRY STREET GILROY, CA 95020 TEL: (408) 842-2173</p> <p><b>GEOLOGIST:</b> 750 CAMDEN AVENUE, SUITE A CAMPBELL, CA 95008 TEL: (408) 866-5436</p>	<p><b>PROJECT ADDRESS:</b> 230 LA TERRA CT. LOS GATOS, CA 95030</p> <p><b>OWNER:</b> GREENRIDGE TERRACE, LLC 550 N. B STREET, 4TH FLOOR SAN DIEGO, CA 92101</p> <p><b>APN#:</b> 527-12-006 <b>ZONING:</b> HR-2 1/2: PD</p> <p><b>OCCUPANCY GROUP:</b> R-3 <b>CONSTRUCTION TYPE:</b> V-B / SPRINKLERED</p> <p><b>GROSS SITE AREA:</b> 193,193 S.F. / 4.55 AC</p> <p><b>BASEMENT AREA:</b> (INGRESS/EGRESS &amp; OPEN SPACE) 39,640 S.F. / .91 AC</p> <p><b>NET SITE AREA:</b> 153,553 S.F. / 3.64 AC</p> <p><b>AVERAGE SLOPE:</b> 33.4% (REDUCE AREA BY 59%)</p> <p><b>NET SITE AREA REDUCTION:</b> 153,553 SF X 0.41 = 63,009 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> <hr/> <table><tr><th>FLOOR AREAS:</th><th>PROPOSED</th></tr><tr><td>MAIN FLOOR</td><td>3,202 SF</td></tr><tr><td>LOWER FLOOR</td><td>1,194 SF</td></tr><tr><td>GARAGE (LESS 400 SF)</td><td>610 SF (1,010 SF)</td></tr><tr><td>TOTAL</td><td>5,006 SF</td></tr><tr><td>BASEMENT</td><td>2,281 SF</td></tr></table> <hr/> <p><b>SITE AREAS:</b></p> <table><tr><td>RESIDENCE FOOTPRINT</td><td>4,754 SF</td></tr><tr><td>COVERED PORCH &amp; PATIOS</td><td>469 SF</td></tr><tr><td>TOTAL BUILDING COVERAGE</td><td>5,723 SF</td></tr></table> <p><b>PATIOS &amp; PATHS:</b></p> <table><tr><td>POOL &amp; SPA</td><td>1,530 SF</td></tr><tr><td>DRIVEWAY</td><td>320 SF</td></tr><tr><td>TOTAL SITE COVERAGE</td><td>4,107 SF</td></tr></table>	FLOOR AREAS:	PROPOSED	MAIN FLOOR	3,202 SF	LOWER FLOOR	1,194 SF	GARAGE (LESS 400 SF)	610 SF (1,010 SF)	TOTAL	5,006 SF	BASEMENT	2,281 SF	RESIDENCE FOOTPRINT	4,754 SF	COVERED PORCH & PATIOS	469 SF	TOTAL BUILDING COVERAGE	5,723 SF	POOL & SPA	1,530 SF	DRIVEWAY	320 SF	TOTAL SITE COVERAGE	4,107 SF	<p>A-1 COVER SHEET</p> <p>A-2 SITE PLAN</p> <p>1 CIVIL COVER SHEET</p> <p>2 CONSTRUCTION BEST MANAGEMENT PRACTICES</p> <p>3 CIVIL SITE PLAN</p> <p>4 GRADING &amp; DRAINAGE PLAN</p> <p>5 CIVIL SECTIONS &amp; DETAILS</p> <p>6 CIVIL DETAILS</p> <p>7 FIRE AMMR</p> <p>8 EROSION CONTROL &amp; CONSTRUCTION MANAGEMENT PLAN</p> <p>L-1 LANDSCAPE PLAN</p> <p>L-2 LANDSCAPE NOTES &amp; DETAILS</p> <p>A-3 PROPOSED MAIN FLOOR PLAN</p> <p>A-4 PROPOSED LOWER FLOOR PLAN</p> <p>A-5 PROPOSED ROOF PLAN</p> <p>A-6 FRONT &amp; FRONT-RIGHT ELEVATIONS</p> <p>A-7 LEFT &amp; REAR-LEFT ELEVATIONS</p> <p>A-8 REAR &amp; RIGHT ELEVATIONS</p> <p>A-9 CROSS SECTIONS</p> <p>A-10 CROSS SECTIONS</p> <p>A-11 SHADOW STUDIES</p>
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	<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 FINALED PRIOR TO THE ISSUANCE CERTIFICATE OF OCCUPANCY.</p>																										
	<p><b>SCOPE OF WORK</b></p> <p>CONSTRUCTION OF A NEW 5,006 S.F. 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, NINE 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>																										

NOTE  
\*The Contractor shall verify all dimensions, elevations and conditions, prior to starting any field work.  
\*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.

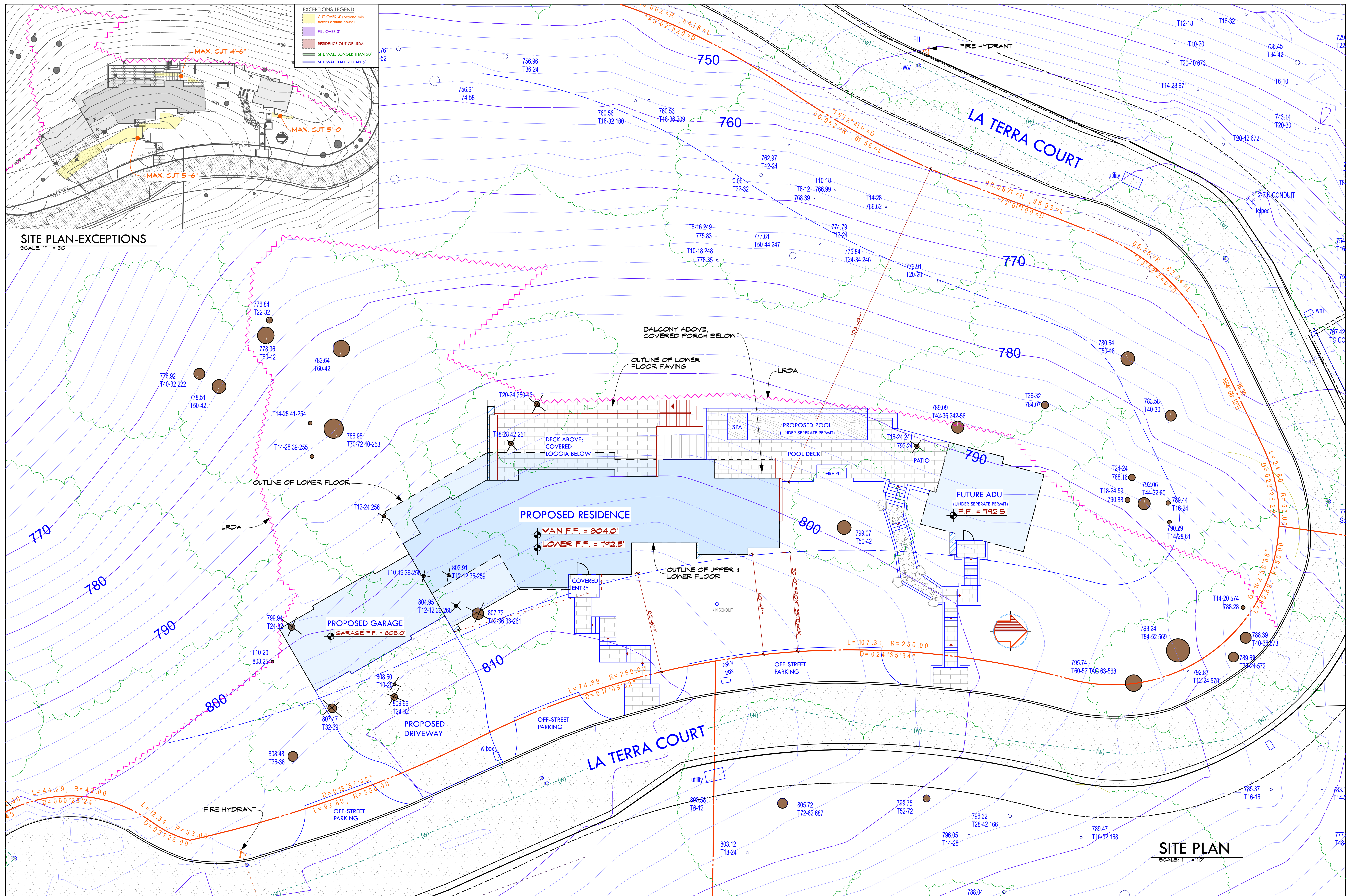
**KOHLSAAT & ASSOCIATES**  
51 UNIVERSITY AVE., "L" • LOS GATOS, CA • 95030 • (408) 395-2555

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

COVER SHEET

REVISIONS	DATE: 11/13/25
	SCALE: AS SHOWN
	SHEET
	<b>A-1</b>





**NOTE:**

- The Contractor shall verify all dimensions, elevations and conditions, prior to starting any field work.
- 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.



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

## SITE PLAN

REVISIONS		DATE: 11/19/25
		SCALE: AS SHOWN
		SHEET
		A-2



CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ALL SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING FULL LIABILITY ARISING FROM THE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

TOWN OF LOS GATOS STANDARD GRADING NOTES

- 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.
- 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.
- 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 ONSITE WORK. THIS MEETING SHOULD INCLUDE:
  - A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS.
  - 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.
- APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
- 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.
- 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).
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 A MINIMUM OF FORTY-EIGHT (48) HOURS BUT NOT MORE THAN FOURTEEN (14) DAYS PRIOR TO COMMENCING ALL WORK.
- 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.
- 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.
- THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING, FOR THE FOLLOWING ITEMS:
  - 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).
  - TOE AND TOP OF CUT AND FILL SLOPES.
- 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.  
SOILS ENGINEER: C2 EARTH, INC.  
REFERENCE REPORT: DOC. ID 2-6092C-03R1; SERIAL NO. 21051  
DATED: DECEMBER 6, 2024. SHALL BE THOROUGHLY COMPLIED WITH, BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/  
LETTERS ARE HEREBY APPENDED AND MADE A PART OF THIS GRADING PLAN.
- 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 UNOBSERVED 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).
- THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHOULD BE DOCUMENTED BY THE APPLICANT'S LETTERS, REFERRED TO BY THE APPLICANT'S SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
- 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.
- 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.
- OWNER/APPLICANT: GREENRIDGE TERRACE, LLC      PHONE: (609) 828-0751
- GENERAL CONTRACTOR: MAXICON      PHONE: 408-395-6846
- GRADING CONTRACTOR: MAXICON      PHONE: 408-395-6846
- CUT: 1,429 CY      EXPORT: 1,060 CY  
FILL: 369 CY      IMPORT: 0 CY

- WATER SHALL BE AVAILABLE ON THE SITE AT ALL TIMES DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL.
- 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.
- 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.
- 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.
- 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.
- GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN PENALTIES AND/OR THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENSE.
- 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) AND ANY OTHER PERMITS/REQUIREMENTS 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 STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHODS. MAINTENANCE OF PRIVATE STORMWATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT 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.

TOWN OF LOS GATOS NPDES NOTES

- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
- APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILL, OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
- 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.
- ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES (BMPs) AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- 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.
- 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 PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR DRILLING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPERCHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

GENERAL NOTES

- PROPERTY ADDRESS: 230 LA TERRA COURT
- PROPERTY OWNER: GREENRIDGE TERRACE, LLC
- ASSESSORS PARCEL NUMBER: 527-12-006
- EXISTING USE: VACANT
- EXISTING ZONING: HR-2 1/2 PD
- PROPOSED USE: VACANT
- SITE AREA: 198,198 sq. ft. / 4.55 acres
- APPLICANT/DEVELOPER:
- CONSULTANTS:
- SANITARY SEWER DISPOSAL: WEST VALLEY SANITATION DISTRICT
- GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
- TELEPHONE: FRONTIER
- CABLE: COMCAST
- STORM DRAIN: TOWN OF LOS GATOS
- FIRE PROTECTION: SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT
- DATUM:
- BASIS OF BEARINGS:  
THE BEARINGS AND DISTANCES ARE BASED ON THE MAP RECORDED AS "REVISION TO ACREAGE" TRACT NO. 4432-A; PUERTA DEL MONTE - UNIT NO. ONE"; IN BOOK 311 OF MAPS, PAGES 45 AND 46 ON NOVEMBER 9TH, 1972. RECORDS OF SANTA CLARA COUNTY.
- BENCHMARK INFORMATION:  
BENCHMARK ID: LG28  
BENCHMARK ELEVATION: 617.51 FEET  
ORGANIZATION: TOWN OF LOS GATOS

DESCRIPTION: SET BACKS DISK 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, PHOTOGRAMMETRIC METHODS BY HIW 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.

FLOODZONE STATEMENT:

COMMUNITY PANEL NUMBER: 06085C0381H

MAP REVISED: MAY 18, 2009

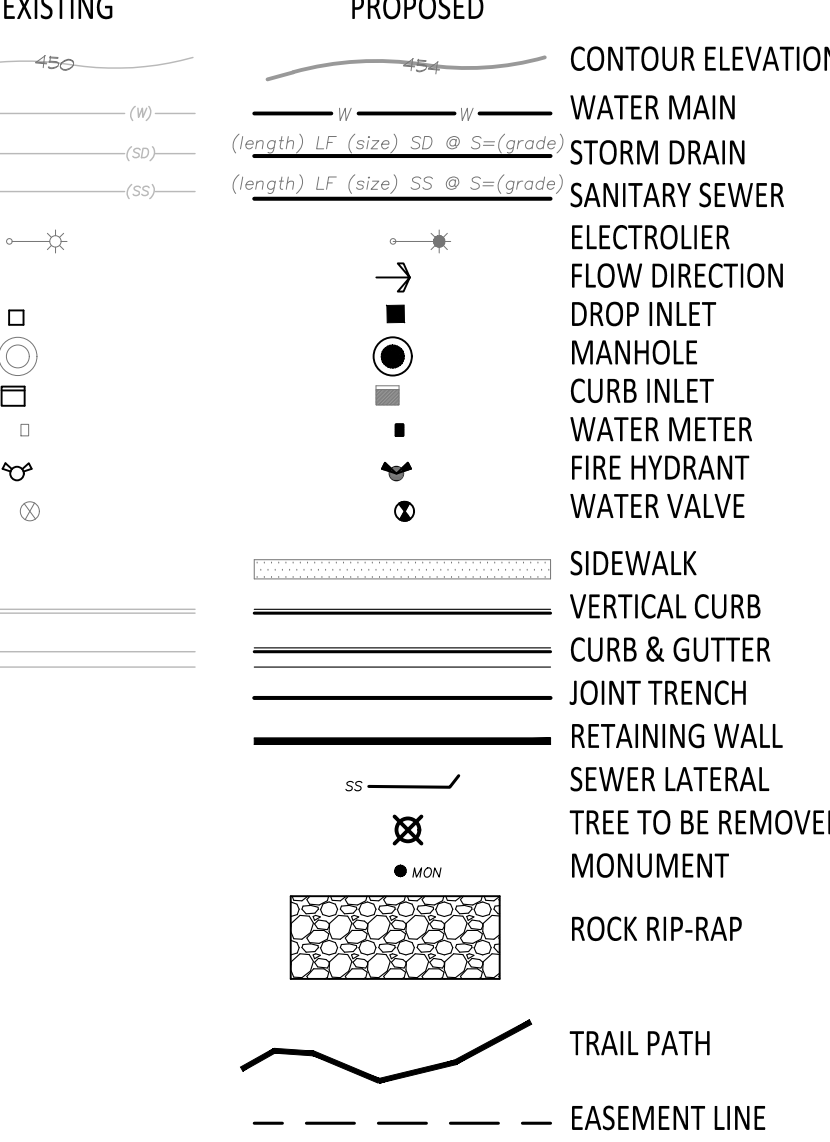
PROJECT IS LOCATED IN ZONE X

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.

LEGEND

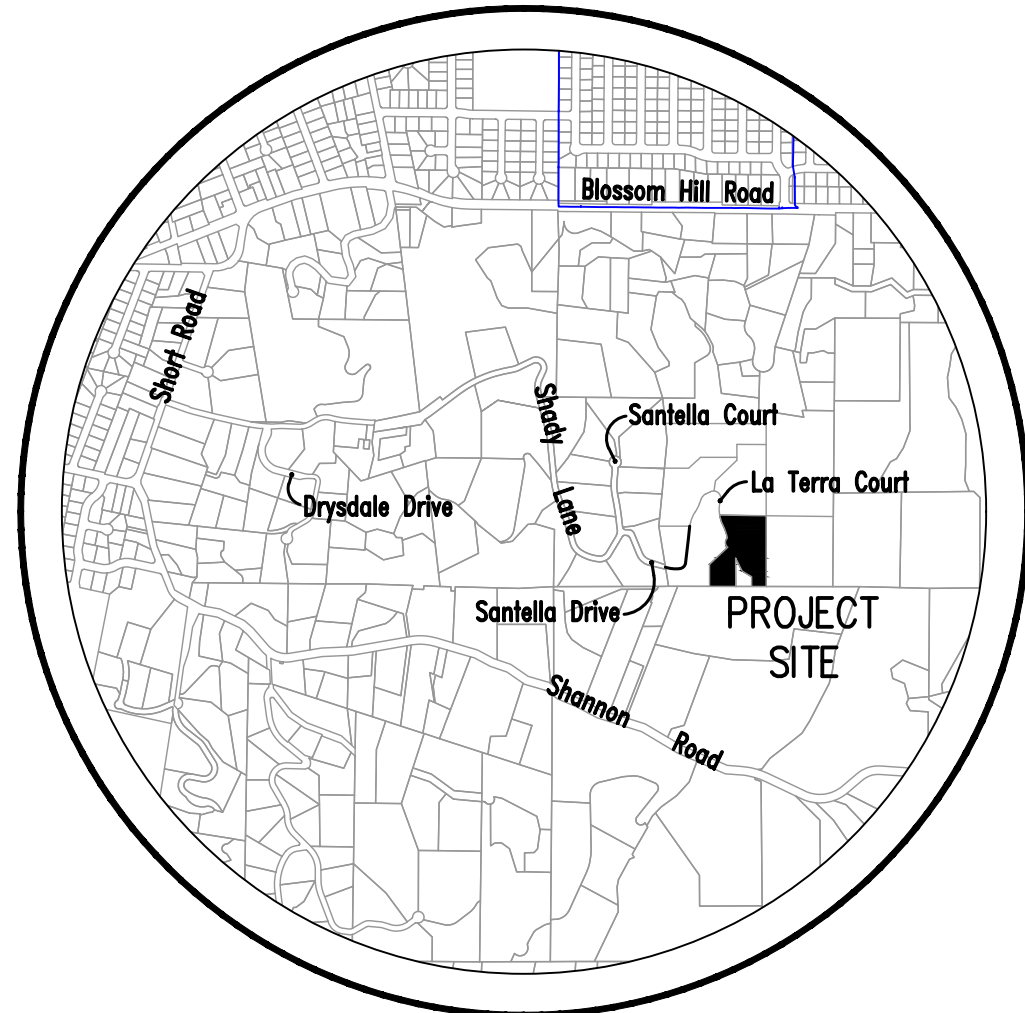


Slope Density Calculation

$$S_m = \frac{0.0023 (l \times L)}{A}$$

S = the 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

$$S_m = \frac{0.0023 (2 \times 33033)}{4.55} = 33.4\%$$



VICINITY MAP

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' (ft <sup>2</sup> )	Existing Area Replaced' (ft <sup>2</sup> )	New Area Created' (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>1</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		
Pervious Area (PA)					
g. Total on-site PA	0				99,793
h. Total off-site PA <sup>1</sup>	0				0
i. Total project PA	0				99,793
j. Total Project Area (2.c.+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%					8.4 %

<sup>1</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 FILL DEPTH (LF)	IMPORT/ EXPORT (CY)
MAIN HOUSE PAD	±116	±4.8	±362	±7.9	±236imp
ADU HOUSE PAD	±118	±7	0	0	±118ex
DRIVEWAY	±236	±5.6	0	0	±236ex
STREET PARKING	±57	±2.6	0	0	±57ex
YARD	±812	±6.7	±17	±2.7	±735ex
POOL	±60	±11	0	0	±60ex
TOTAL	±1,429		±369		±1,060ex

SHEET INDEX

- TOWN NOTES, PROJECT DATA, LEGEND & ABBREVIATIONS
- BLUEPRINT TO A CLEAN BAY
- SITE PLAN
- PRELIMINARY GRADING & DRAINAGE PLAN
- SECTIONS
- DETAILS
- FIRE AMMR
- EROSION CONTROL & CONSTRUCTION MANAGEMENT PLAN

ABBREVIATIONS

AB	AGGREGATE BASE	G	GAS	RCP	REINFORCED CONCRETE PIPE
AC	ASPHALT CONCRETE	GA	GAUGE	RM	RIM ELEVATION
AD	AREA DRAIN	GB	GRADE BREAK	R/W	RIGHT-OF-WAY
ARV	AIR RELEASE VALVE	GM	GAS SERVICE	(S)	SOUTH
BC	BACK OF CURB	GS	GAS METER	S	SLOPE
BFP	BACKFLOW PREVENTER	HDPE	HIGH-DENSITY POLYETHYLENE	SCCD	SANTA CLARA COUNTY
BW	BOTTOM OF WALL	HP	HIGH POINT	SCFD	SANTA CLARA COUNTY FIRE DEPARTMENT
CAV	CABLE TELEVISION	IE	INGRESS/EGRESS EASEMENT	SD	STORM DRAIN
CB	CATCH BASIN	IN	INCH	SDCO	STORM DRAIN CLEANOUT
CF	CUBIC FEET PER SECOND	INV	INVERT ELEVATION	SDE	STORM DRAIN EASEMENT
C/L	CENTERLINE	IAT	LATERAL	SDMH	STORM DRAIN MANHOLE
CM	CORRUGATED METAL PIPE	LG	LIP OF GUTTER	SDR	STANDARD DIMENSION RATIO
CO	CLEANOUT	LP	LOW POINT	SF	SQUARE FEET
CY	CUBIC YARD	MAX	MAXIMUM	SIWC	SAN JOSE WATER COMPANY
DCVA	DOUBLE CHECK VALVE ASSEMBLY	MH	MANHOLE	SS	SANITARY SEWER
DI	DROP INLET	MIN	MINIMUM	SSCO	SANITARY SEWER CLEANOUT
DIA	DIAMETER	O.D.	OUTSIDE DIAMETER	SSE	SANITARY SEWER EASEMENT
DIP	DUCTILE IRON PIPE	(N)	NORTH	SSMH	SANITARY SEWER MANHOLE
DWY	DRIVEWAY	N.T.S.	NOT TO SCALE	STD	STANDARD
(E)	EAST	O.C.	ON CENTER	S/W	SIDEWALK
EG	EXISTING GRADE	OD	OUTSIDE DIAMETER	TC	TOP OF CURB
ELEC	ELECTRICAL	PAD	PAD ELEVATION	TEL	TELEPHONE
EP	EDGE OF PATH	PCC	PORTLAND CEMENT CONCRETE	TLG	TOWN OF LOS GATOS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PERF	PERFORATED	TW	TOP OF WALL
EX	EXISTING	PG&E	PACIFIC GAS & ELECTRIC COMPANY	TYP	TYPICAL
FC	FACE OF CURB	PIE	PRIVATE INGRESS/EGRESS EASEMENT	VCP	VERTIFIED CLAY PIPE
FDC	FIRE DEPARTMENT CONNECTION	PL	PROPERTY LINE	(W)	WEST
FF	FINISHED FLOOR ELEVATION	PR	PROPOSED	W	WATER
FG	FINISHED GRADE	PSDE	PRIVATE STORM DRAIN EASEMENT	WM	WATER METER
FH	FIRE HYDRANT	PSSE	PUBLIC SERVICE EASEMENT	WS	WATER SERVICE
FL	FLOW LINE	PSSE	PRIVATE SANITARY SEWER EASEMENT	WV	WATER VALVE
FM	FORCED MAIN	PUE	PUBLIC UTILITY EASEMENT	WVSD	WEST VALLEY SANITATION DISTRICT
FS	FIRE SERVICE	PVC	POLYVINYL CHLORIDE	XING	CROSSING
FT	FEET	R	RADIUS		

DATE:	NOVEMBER 12, 2024
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CHECK:	XX
ENGR:	XX

GRADING AND DRAINAGE PLANS

LOT 4 - 230 LA TERRA COURT - APN 527-12-006

TOWN NOTES, PROJECT DATA, LEGEND & ABBREVIATIONS

ARCHITECTURAL AND SITE APPLICATION NO. 5-24-065

PARKS AND PUBLIC WORKS DEPARTMENT

TOWN OF LOS GATOS

HANNA-BRUNETTI  
EST. 1915

CIVIL ENGINEERS • LAND SURVEYORS  
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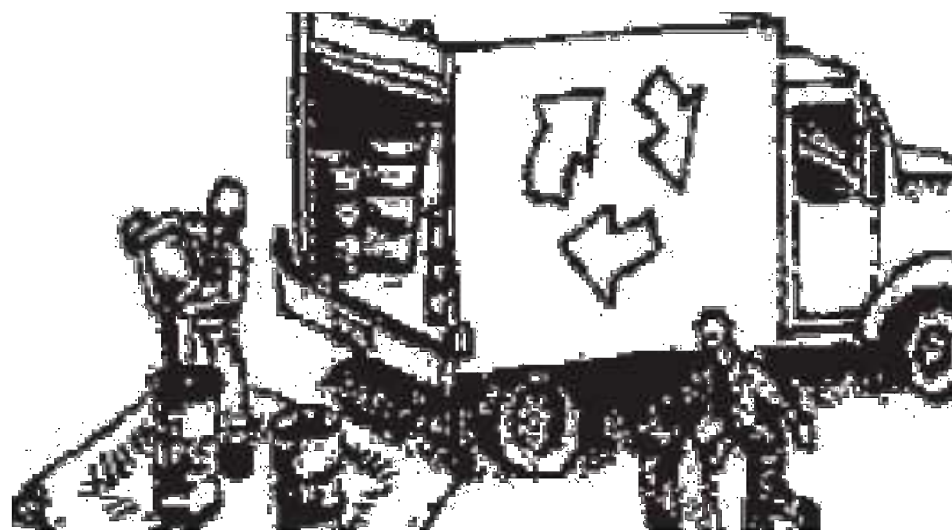
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# Construction Best Management Practices (BMPs)

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.

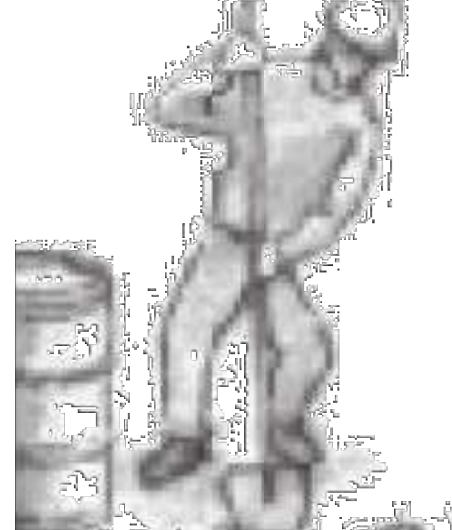
### Hazardous Materials

- ❑ 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



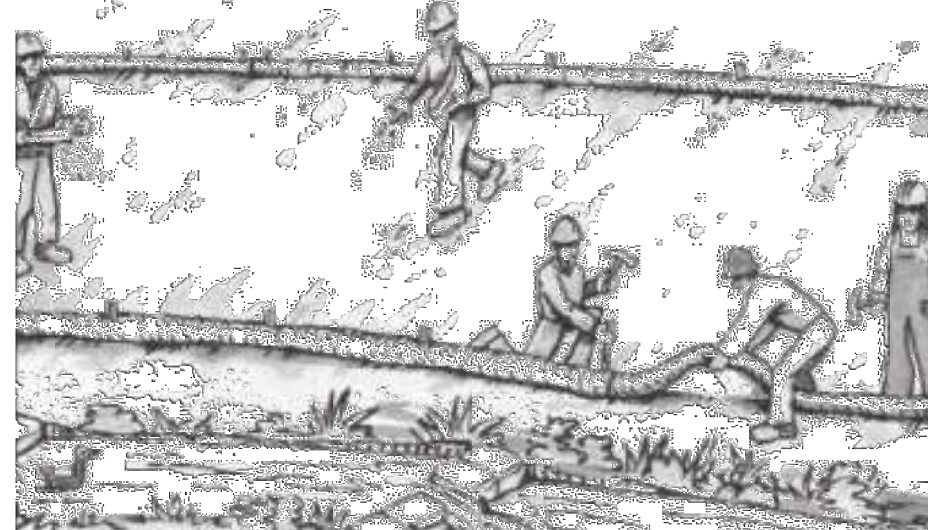
### Vehicle and Equipment Maintenance

- ❑ 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.

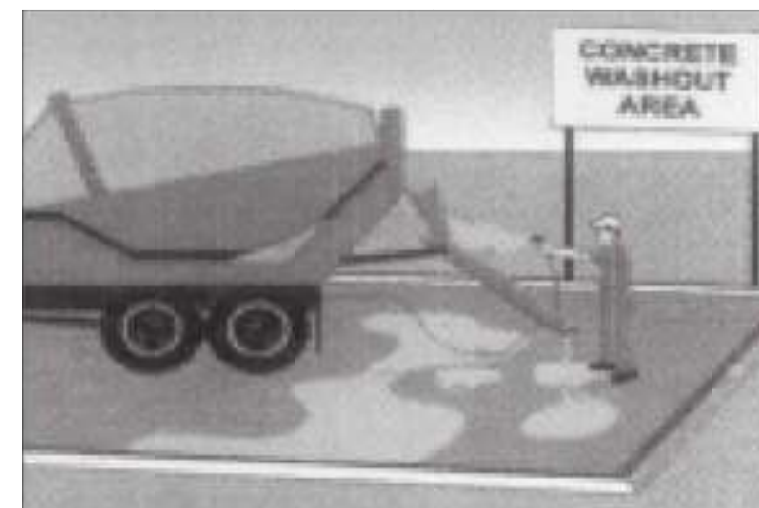
### Contaminated Soils

- ❑ 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.

## Painting & Paint Removal



### Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paintcontainers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead-based paint removal requires a state-certified contractor.

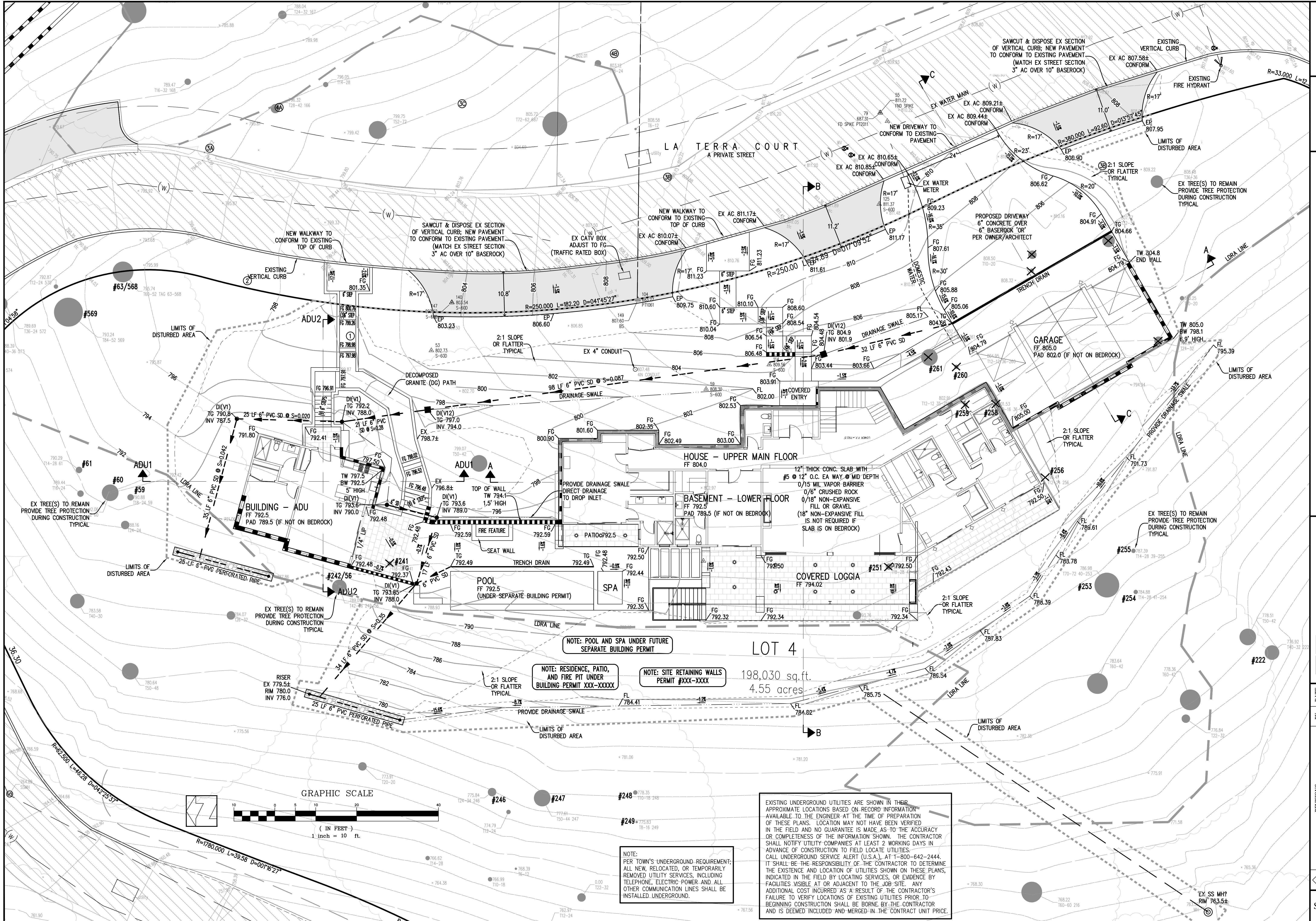


Storm drain polluters may be liable for fines of up to \$10,000 per day!



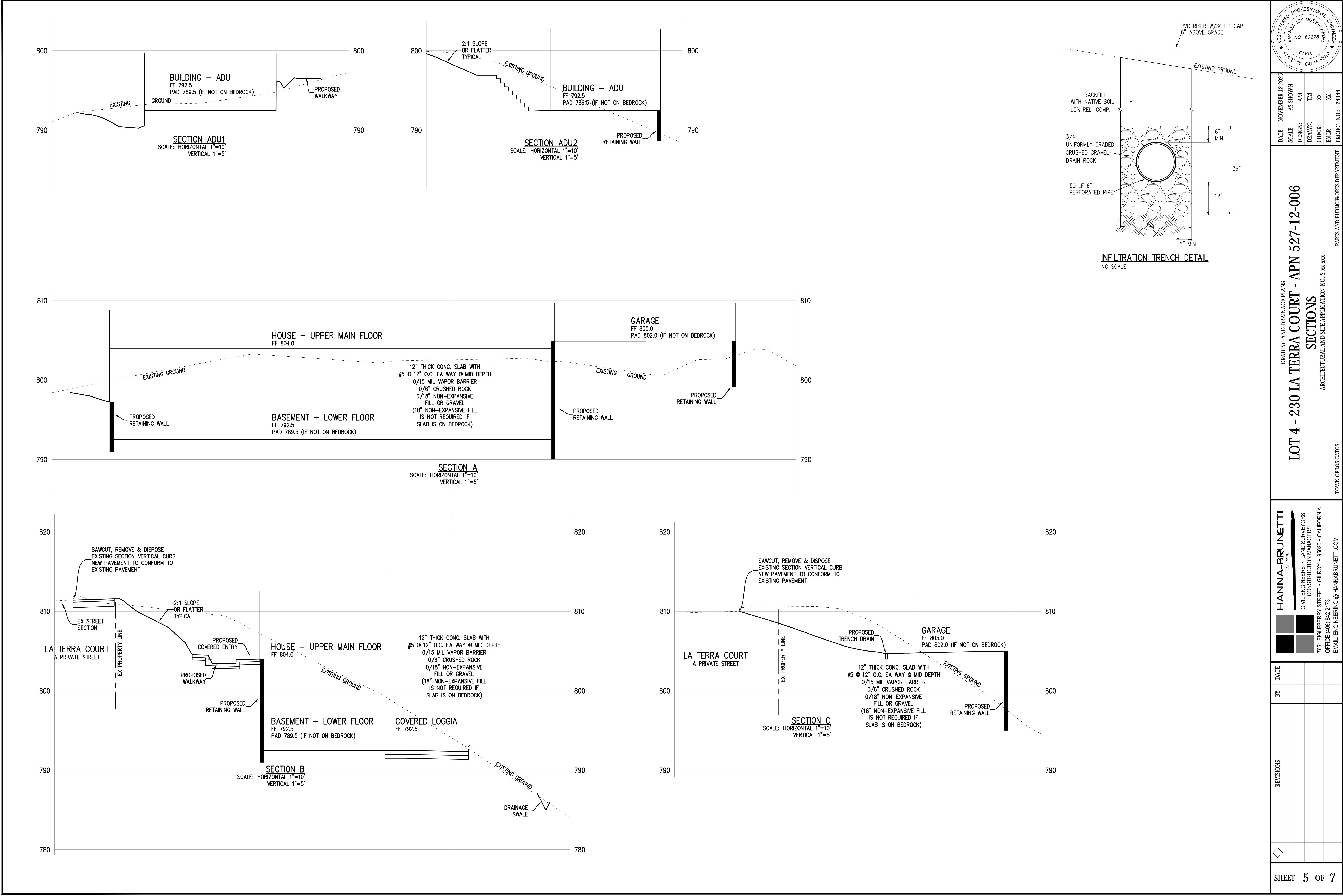




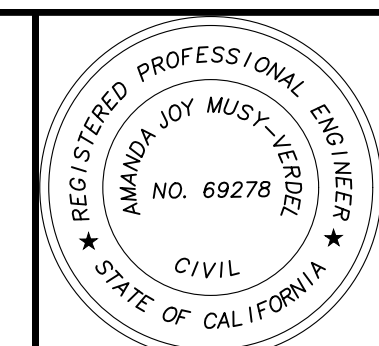
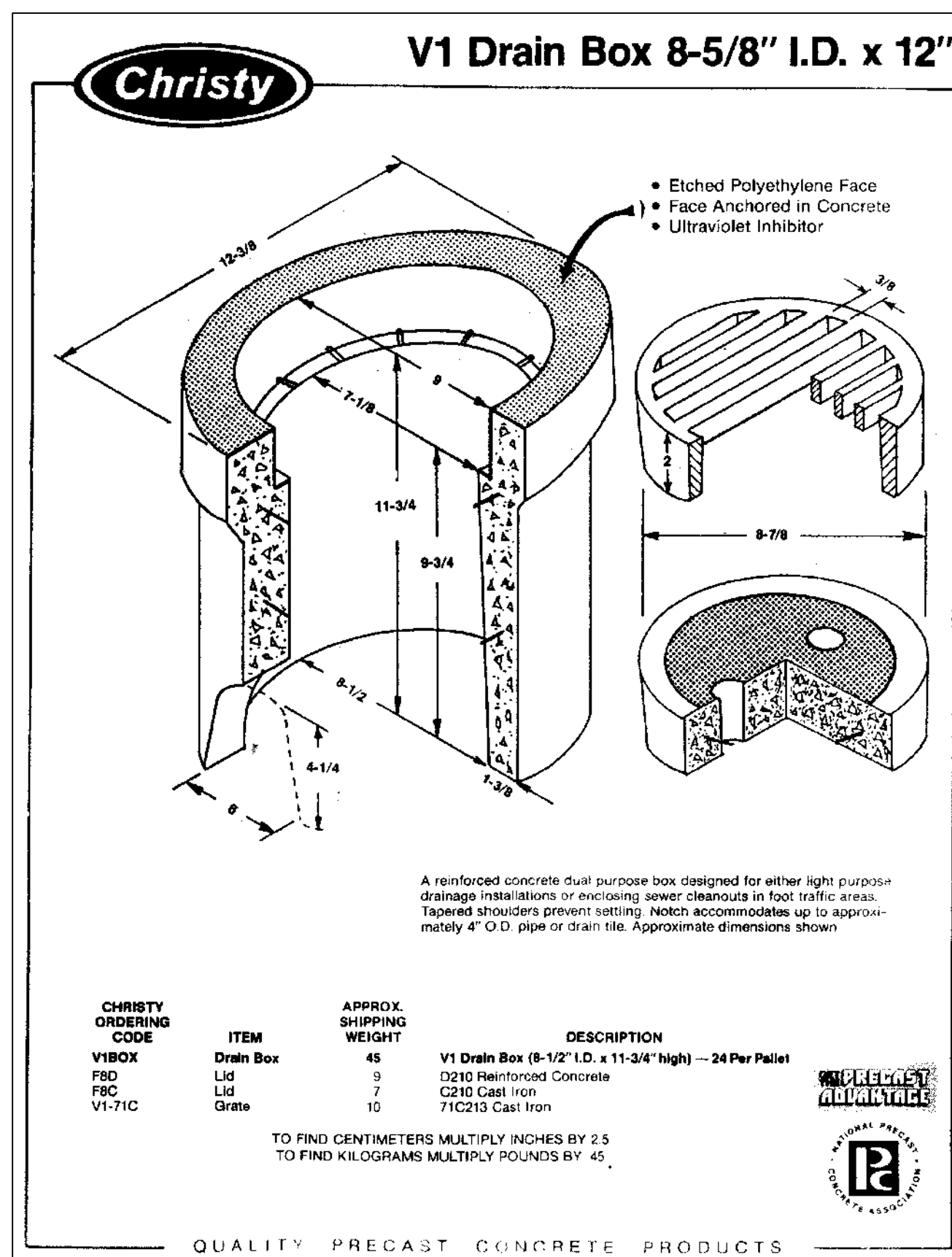


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GRADING AND DRAINAGE PLANS												PARKS AND PUBLIC WORKS DEPARTMENT	
LOT 4 - 230 LA TERRA COURT - APN 527-12-006													
ARCHITECTURAL AND SITE APPLICATION NO. S-XXXX													
HANNA-BRUNETTI													
CIVIL ENGINEERS - LAND SURVEYORS													
CONSTRUCTION MANAGERS													
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OFFICE (408) 842-7173													
EMAIL: ENGINEERS@HANNA-BRUNETTI.COM													
BY		DATE		REVISIONS		SHEET 4 OF 7							









GATOS  
 ARCHITECTURAL AND SITE APPLICATION NO. 5-xx-xxx  
 GRADING AND DRAINAGE PLANS  
**LOT 4 - 230 LA TERRA COURT - APN 527-12-006**  
**DETAILS**  
 PARKS AND PUBLIC WORKS DEPARTMENT  
 GATOS

**HANNA-BRUNETTI**  
EST. 1910

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SHEET 6 OF 7





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GRADING AND DRAINAGE PLANS  
**LOT 4 - 230 LA TERRA COURT - APN 527-12-006**  
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TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT

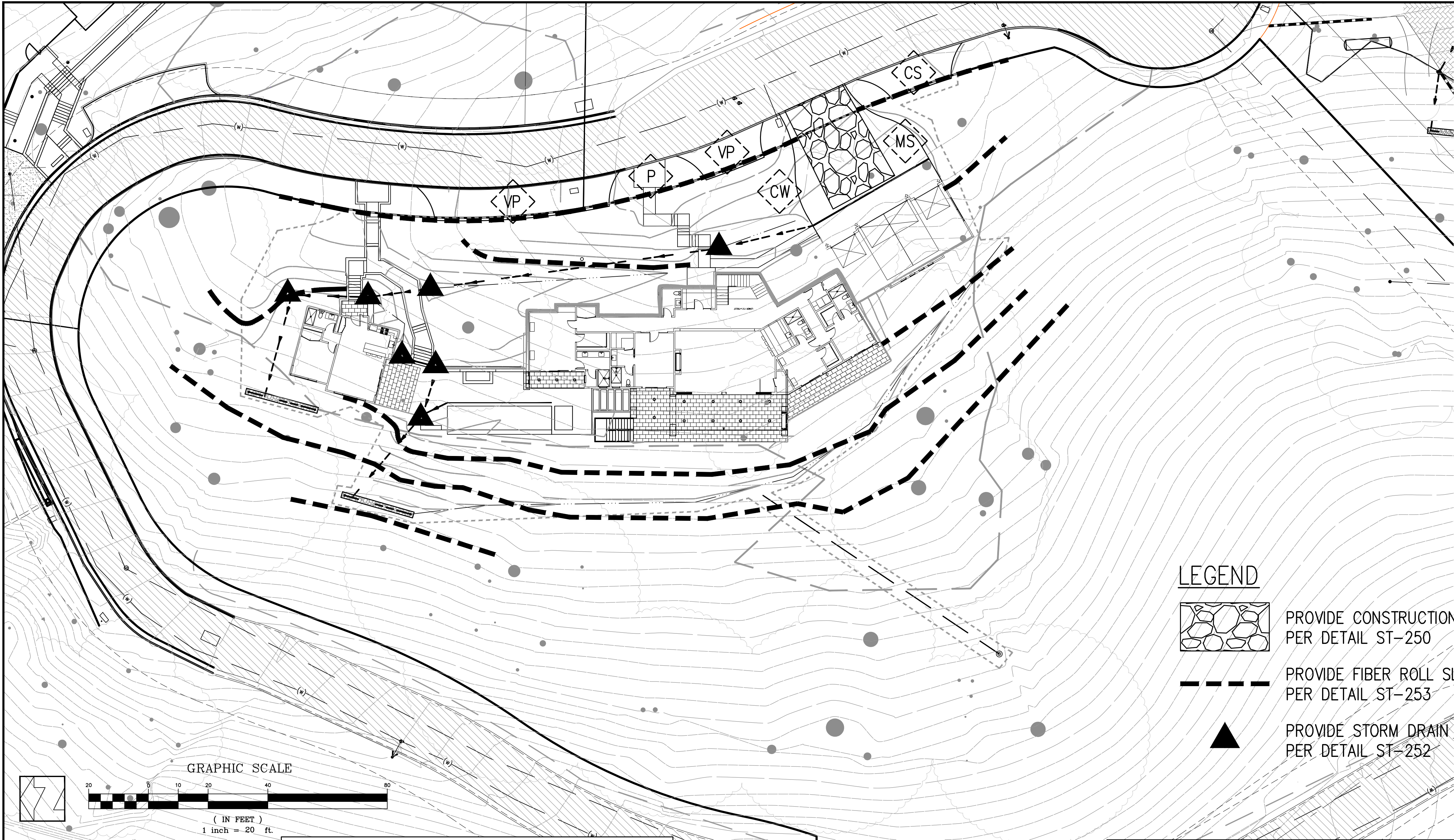
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### INTERIM EROSION CONTROL MEASURES

(USE AS APPLICABLE TO YOUR PROJECT.)

- NOTES:
- IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO INSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
  - INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
  - ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
  - CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
  - IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

- MEASURES:
- INSTALL SILT FENCE. PROVIDE DETAIL, SHOW LOCATION ON PLANS AND ADD NOTES AS NEEDED.
  - SEED EXPOSED AREAS PER TOWN SPECIFICATIONS. SEE BELOW.
  - INSTALL DRAINAGE MEASURES INCLUDING CATCH BASINS, ENERGY DISSIPATORS, ETC. PROVIDE DETAIL, SHOW LOCATIONS ON PLANS, AND ADD NOTES AS NEEDED.
  - INSTALL CHECK DAMS, SEDIMENT TRAPS AND BASINS, TEMPORARY SWALES.
  - INSTALL JUTE NETTING OVER SEEDING AND MULCHED SLOPES.
  - COVER BARE SLOPES WITH STRAW BLANKETS.

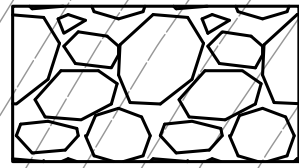
- SEEDING SPECIFICATIONS:
- SEED AND MULCH WILL BE APPLIED BY OCT 1 TO ALL DISTURBED SLOPES AND TO ALL CUTS AND FILL SLOPES WITHIN OR ADJACENT TO PUBLIC RIGHTS-OF-WAY AS DIRECTED BY TOWN ENGINEER.
  - SEED AND FERTILIZER WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW. ON SLOPES, STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING OR WITH JUTE NETTING.

ITEM	POUNDS/ACRE
"Blando" bromo	30
Annual rye grass	20
Fertilizer (16-20-0 & 15% sulfur)	500
Straw	4,000

- SEEDING AREAS WILL BE REPAIRED, RESEEDING AND MULCHED, IF DAMAGED.

APPROVED BY	DATE	INTERIM EROSION CONTROL NOTES	STD. PLAN NO.
TOWN ENGINEER	NOVEMBER 2010	ST-255	

### LEGEND



PROVIDE CONSTRUCTION ENTRANCE/EXIT PER DETAIL ST-250

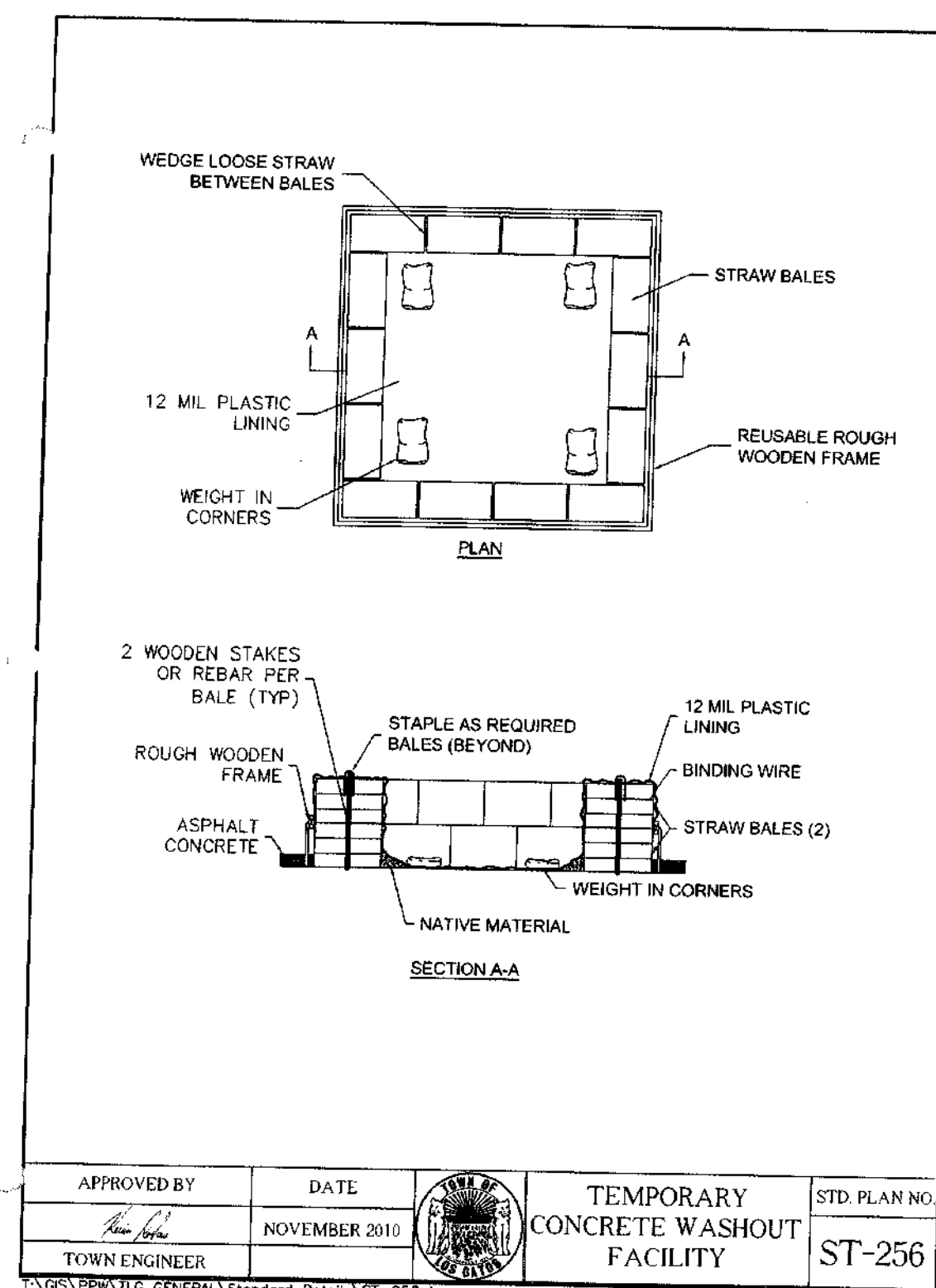
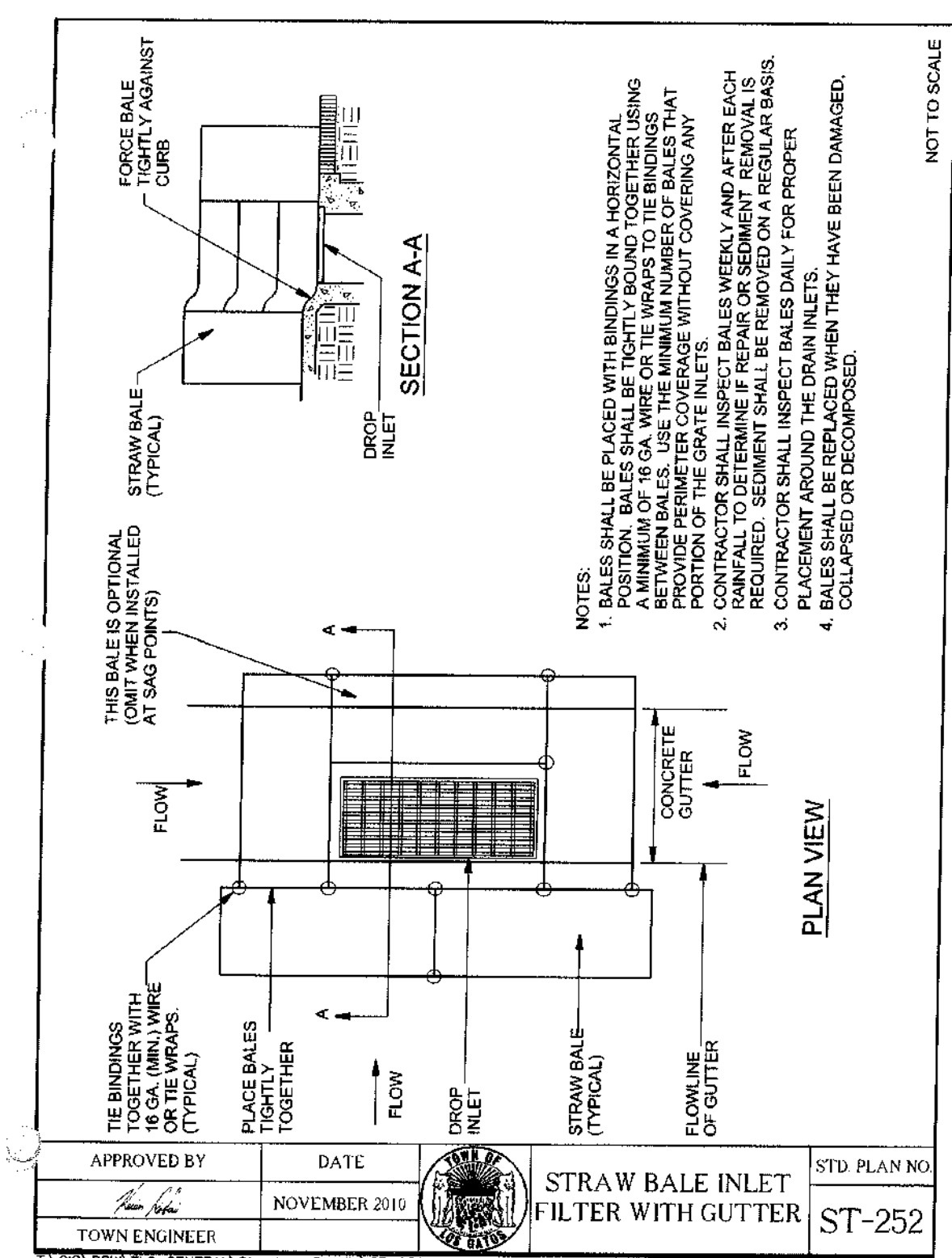
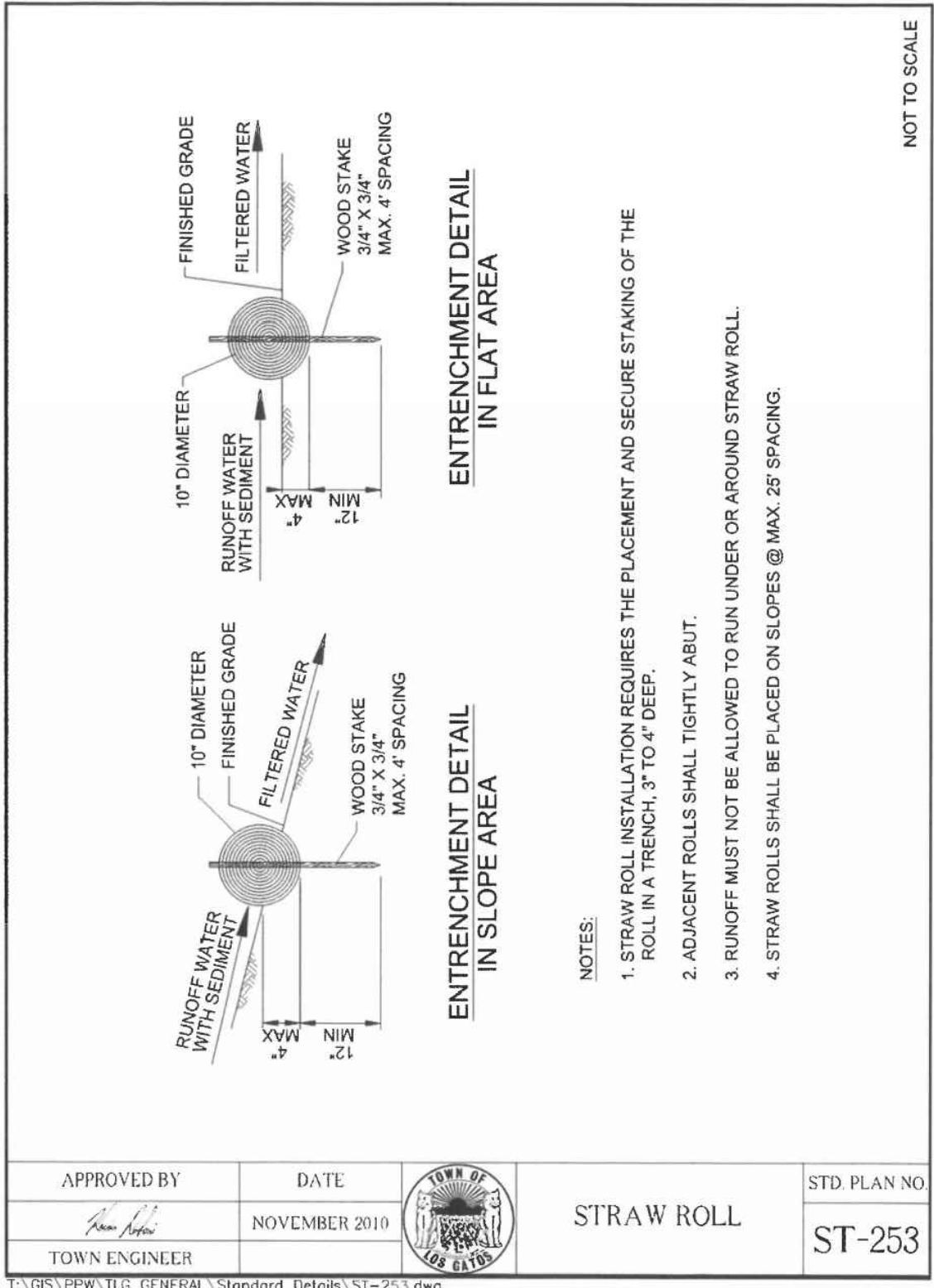
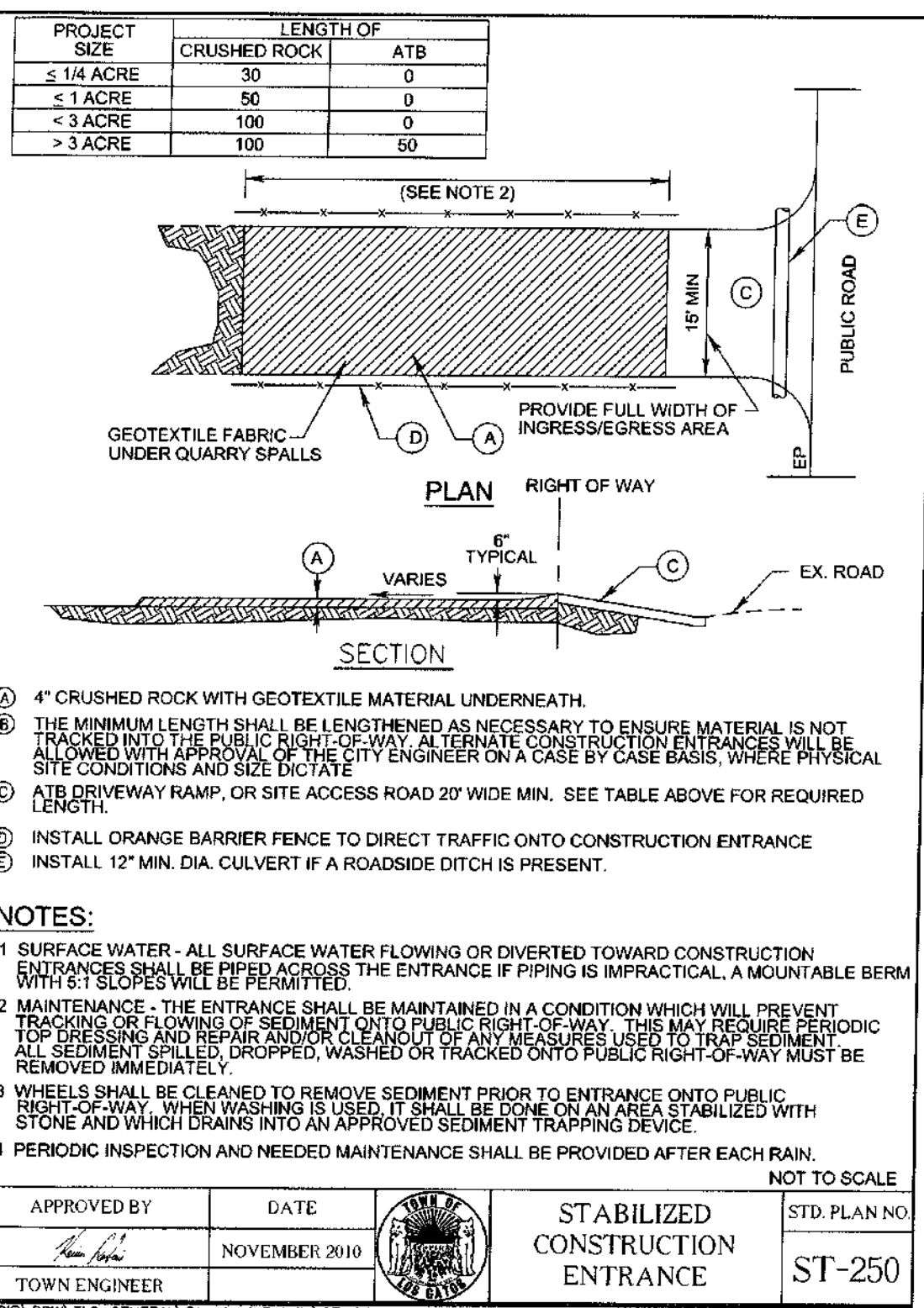


PROVIDE FIBER ROLL SLOPE PROTECTION PER DETAIL ST-253



PROVIDE STORM DRAIN INLET PROTECTION PER DETAIL ST-252

- CS CONSTRUCTION STAGING AREA
- CW CONCRETE WASHOUT AREA
- P PORTABLE TOILET WITH SECONDARY CONTAINMENT
- MS MATERIAL STORAGE AREA
- VP VEHICLE PARKING AREA



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GRADING AND DRAINAGE PLANS  
**LOT 4 - 230 LA TERRA COURT - APN 527-12-006**  
EROSION CONTROL & CONSTRUCTION MANAGEMENT PLAN  
ARCHITECTURAL AND SITE APPLICATION NO. S-XX-XXX  
TOWN OF LOS GATOS  
PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI  
EST. 1985  
CIVIL ENGINEERS - LAND SURVEYORS  
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DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_  
SHEET 8 OF 8



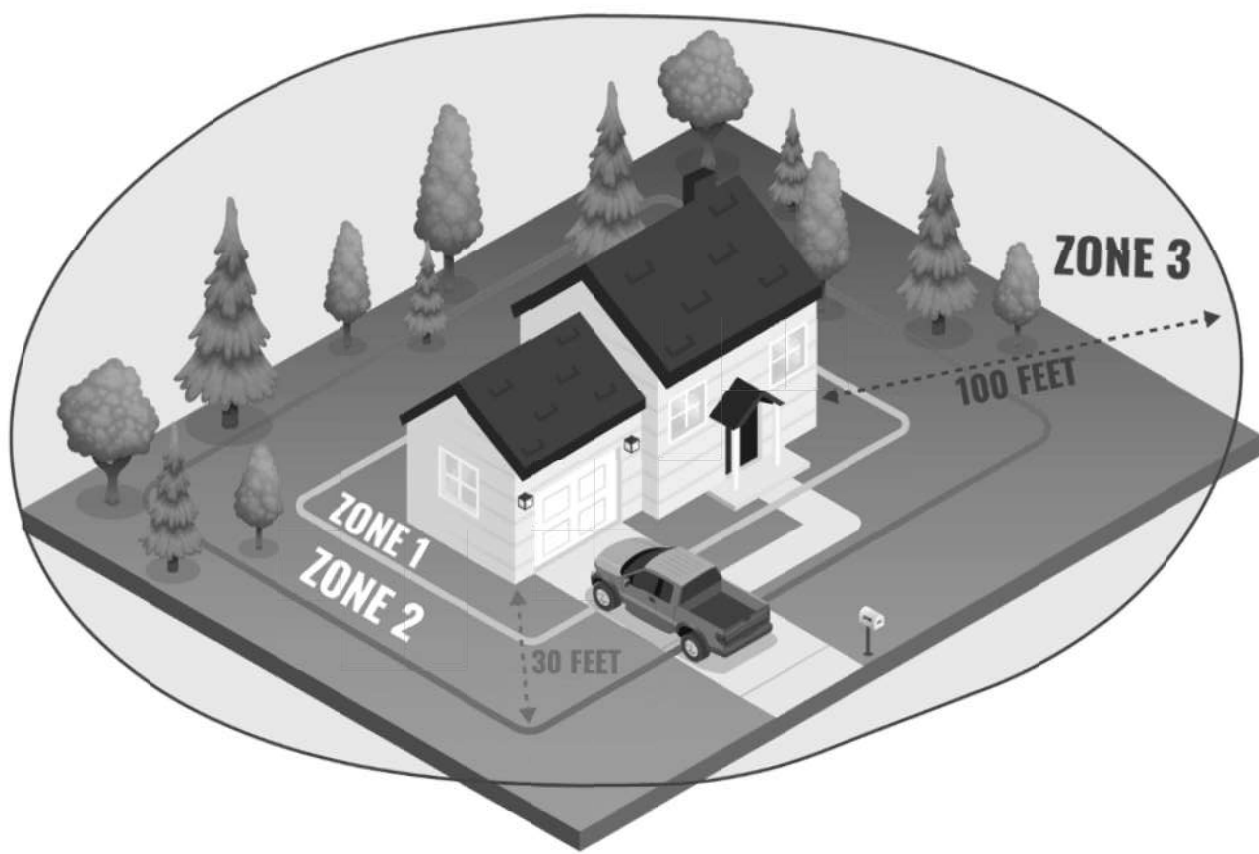
DEFENSIBLE SPACE NOTES

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 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.

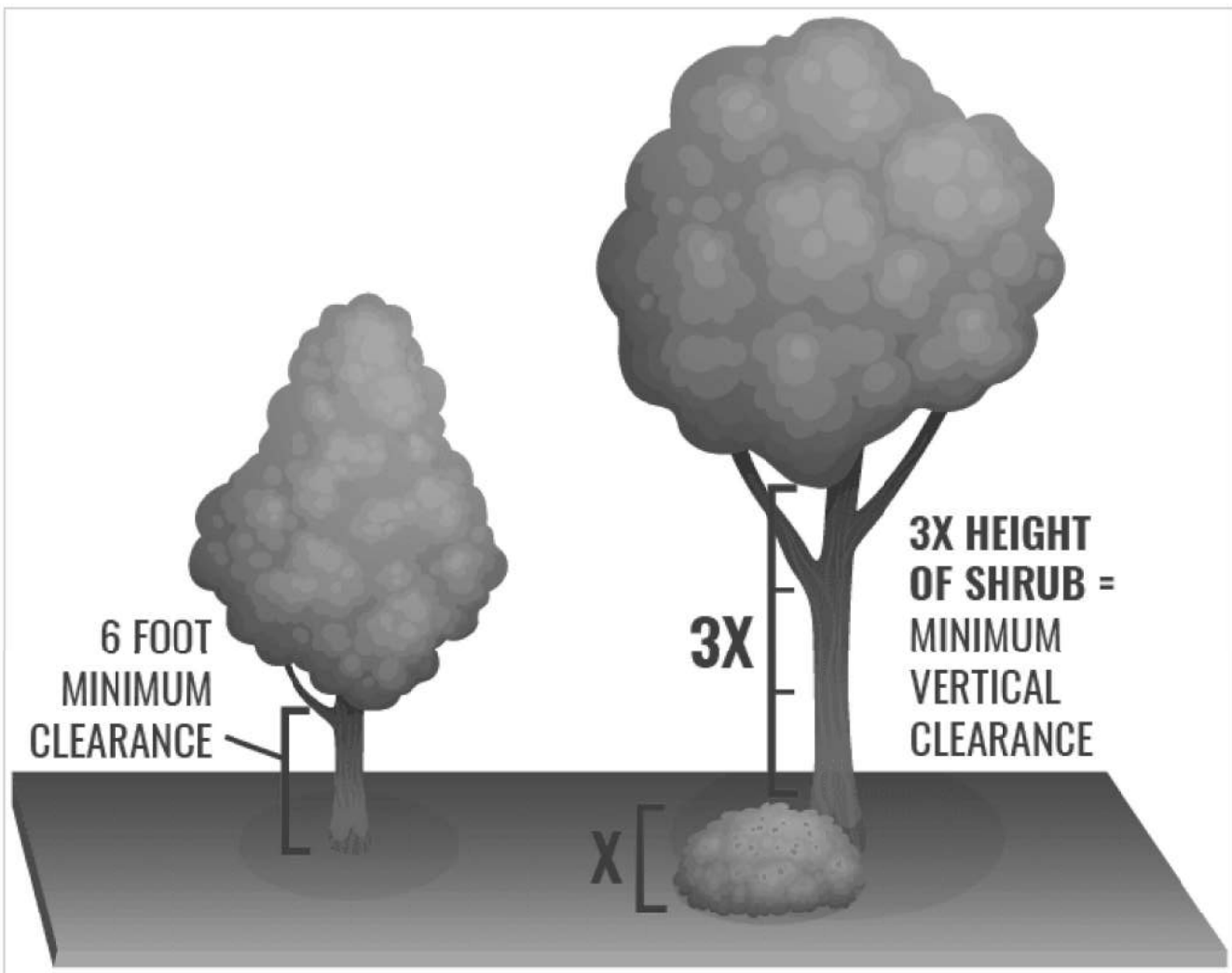
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

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

- 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. 3x5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.



PLANTING LEGEND

KEY	TREES	COMMON NAME	WUCOLS Region 1
QUE DOU	Quercus douglasii	Blue Oak	LOW
CEB OCS	Cercis occidentalis	Western redbud	LOW
KEY	SHRUBS		
ARC HOO	Arctostaphylos hookeri	Hookers Manzanita	LOW
CEA CON	Ceanothus 'concha'	Concha wild lilac	LOW
FRE TEN	Fremontodendron 'Ken Taylor'	Ken Taylor flameleaf bush	LOW
MUH RIG	Muhlenbergia rigens	Deer grass	LOW
SAL CBL	Salvia 'Celestial Blue'	Celestial Blue sage	LOW
SAL SPA	Salvia splendens	Hummingbird sage	LOW
ACH MIL	Achillea millefolium 'Island Pink'	Island pink yarrow	LOW
ACH MIL	Achillea millefolium	Common Yarrow (yellow)	LOW
FRU CAL	Franseria californica	Coffesberry	LOW
KEY	GROUND COVERS		
ACH RIG	Achillea millefolium 'High Sierra Dwarf'	High Sierra Dwarf Yarrow	LOW
ARC EME	Arctostaphylos 'Emerald Carpet'	Manzanita	LOW
CEA GLO	Ceanothus glauca var. glauca 'Anchor Bay'	Anchor Bay mountain lilac	LOW
CAL FES	Festuca californica	California fescue	LOW
FES OLA	Festuca ovina	Blue fescue	LOW
SCA WON	Scabiosa 'Wonderful'	Scabiosa	LOW

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 "AGRIFORM" 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 NITROGEN FORTIFIED BARK (LARGE/BLACK-NON COMBUSTABLE) IN ALL PLANTING AREAS FOR ADDITIONAL WEEK 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 RESISTENT. 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 LYNCSO-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 SHEERING, 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.

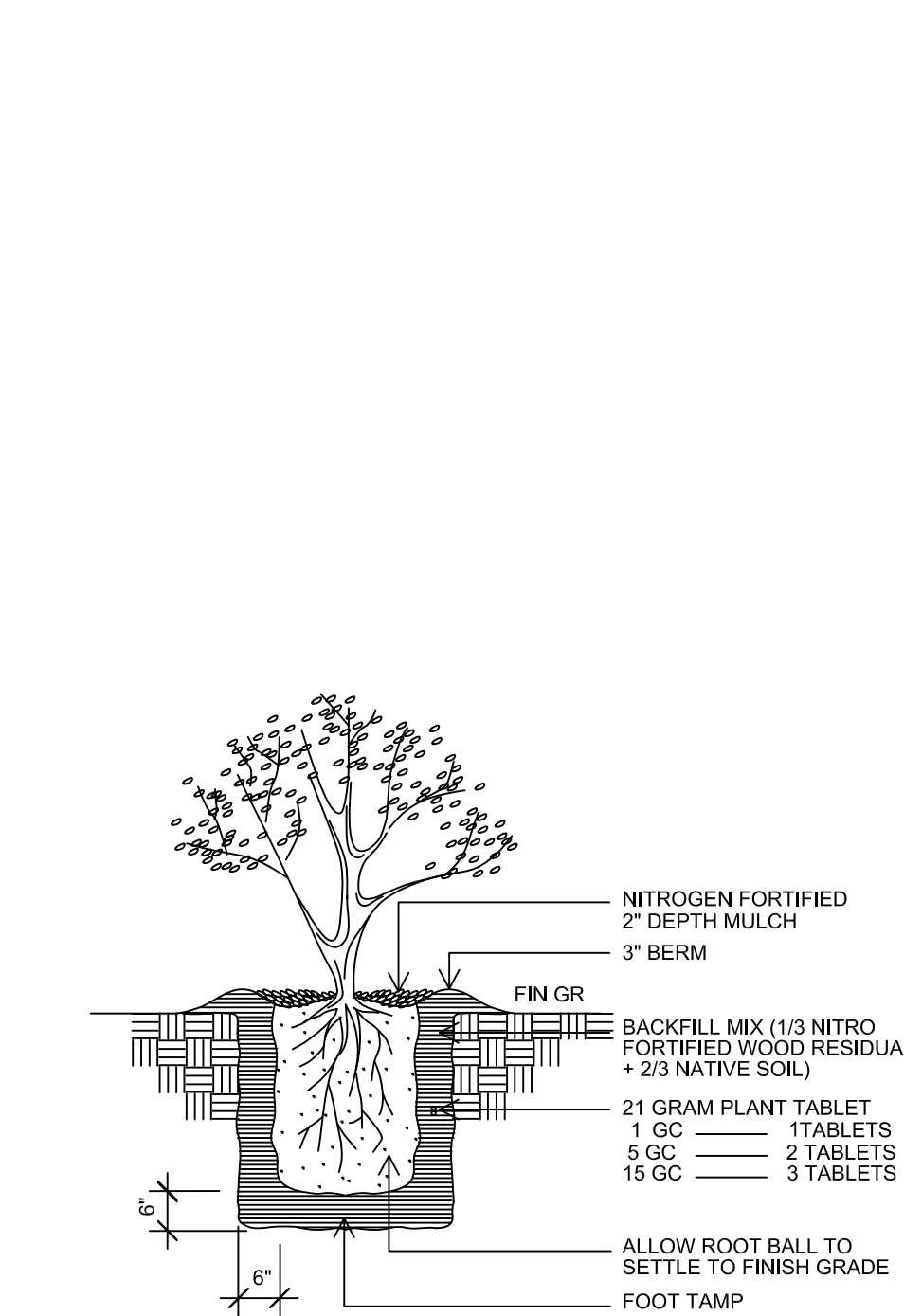
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

*R. Stringham* 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

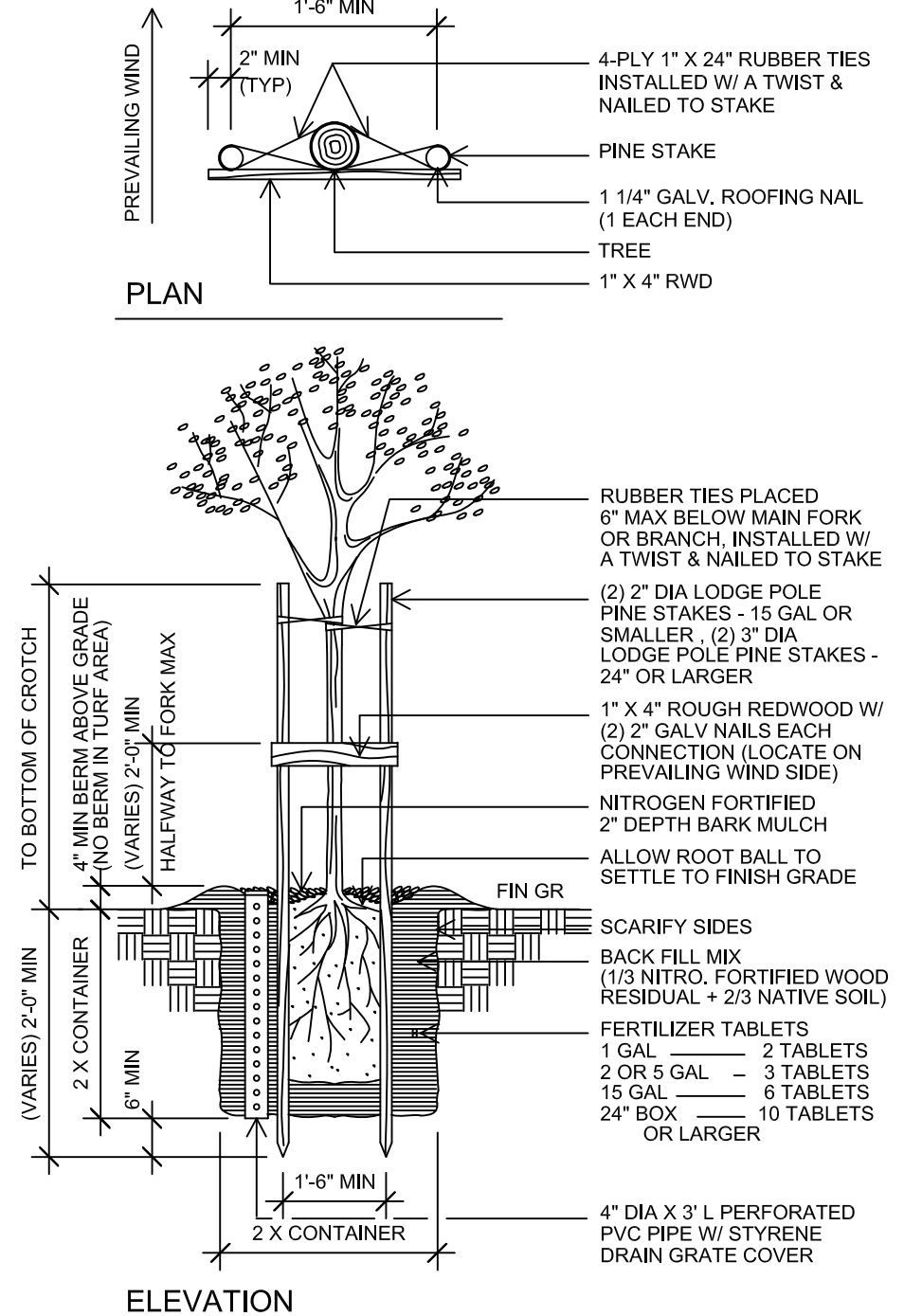
SHEET INDEX

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



SHRUB PLANTING

N.T.S.



TREE PLANTING

N.T.S.

L A T E R R A - L O T 4  
230 LA TERRA COURT  
LOS GATOS, CA  
LANDSCAPE/ PLANTING PLAN

REVISION	REVISION DATE

JOB NUMBER

DATE 11-13-2025

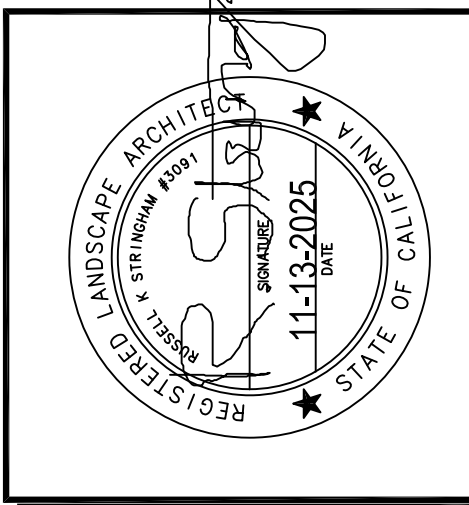
DRAWN BY  
RKS/MR

SCALE  
1/8" = 1'-0"

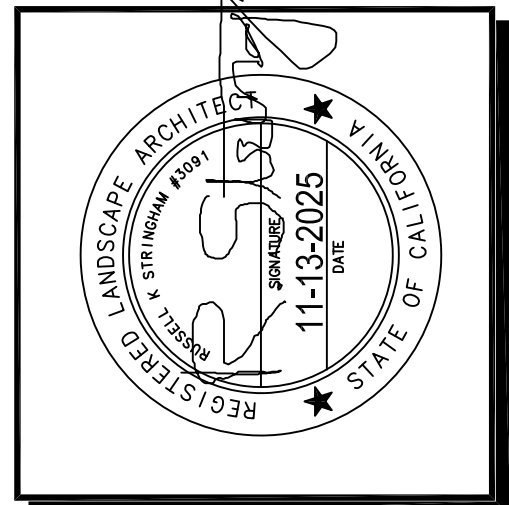
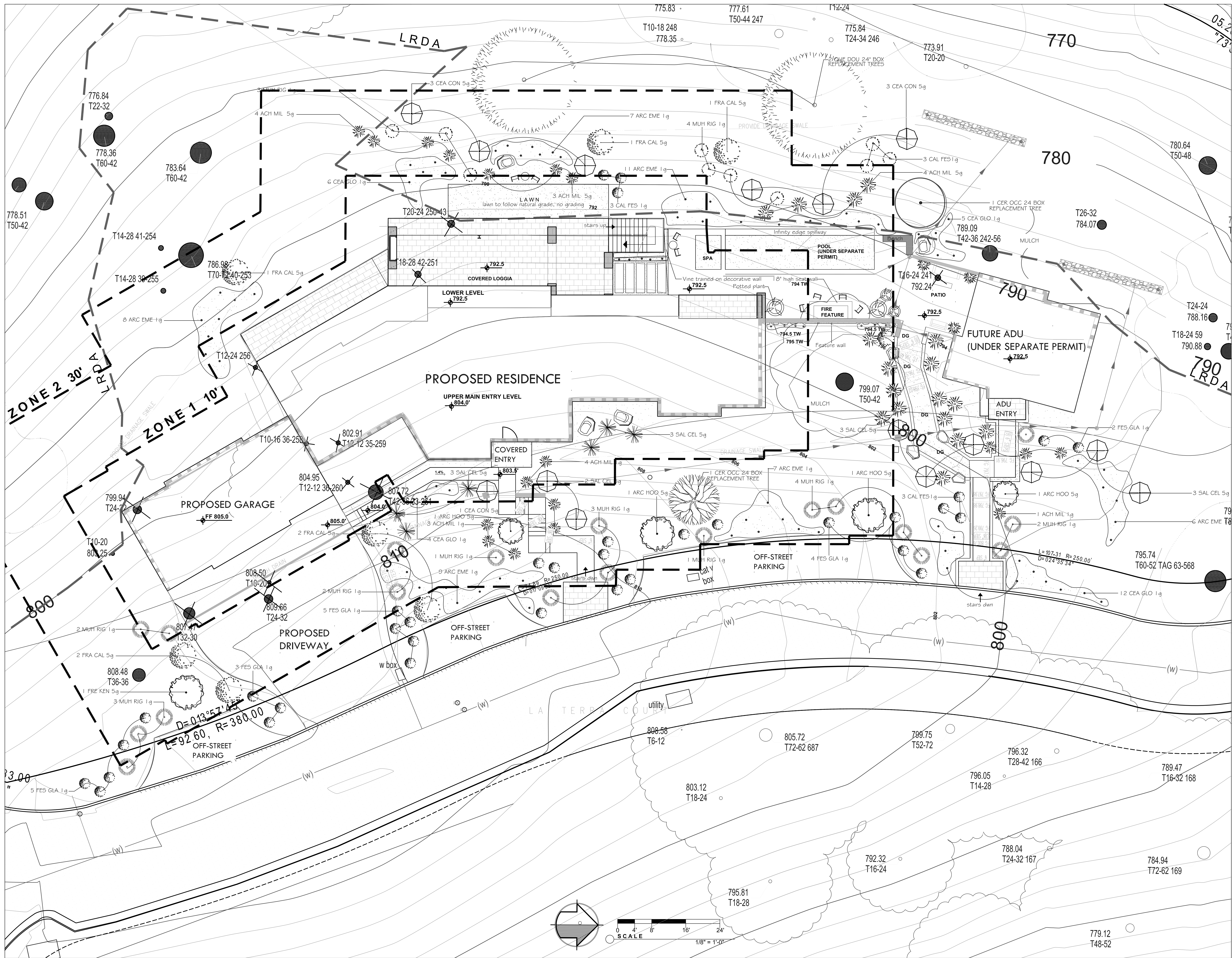
SHEET

L-1

StringhamDesign  
landscape architecture  
RUSSELL STRINGHAM  
5509 SE BUSH ST. PORTLAND, OR 97206  
PHONE 408-866-4089  
CA LIC. # 3091  
www.StringhamDesign.com  
StringhamDesign@gmail.com







REVISION	REVISION DATE

JOB NUMBER

DATE 11-13-2025

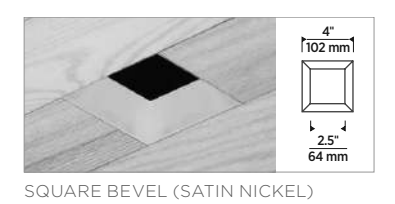
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RKS/MR

SCALE  
1/8" = 1'-0"

SHEET



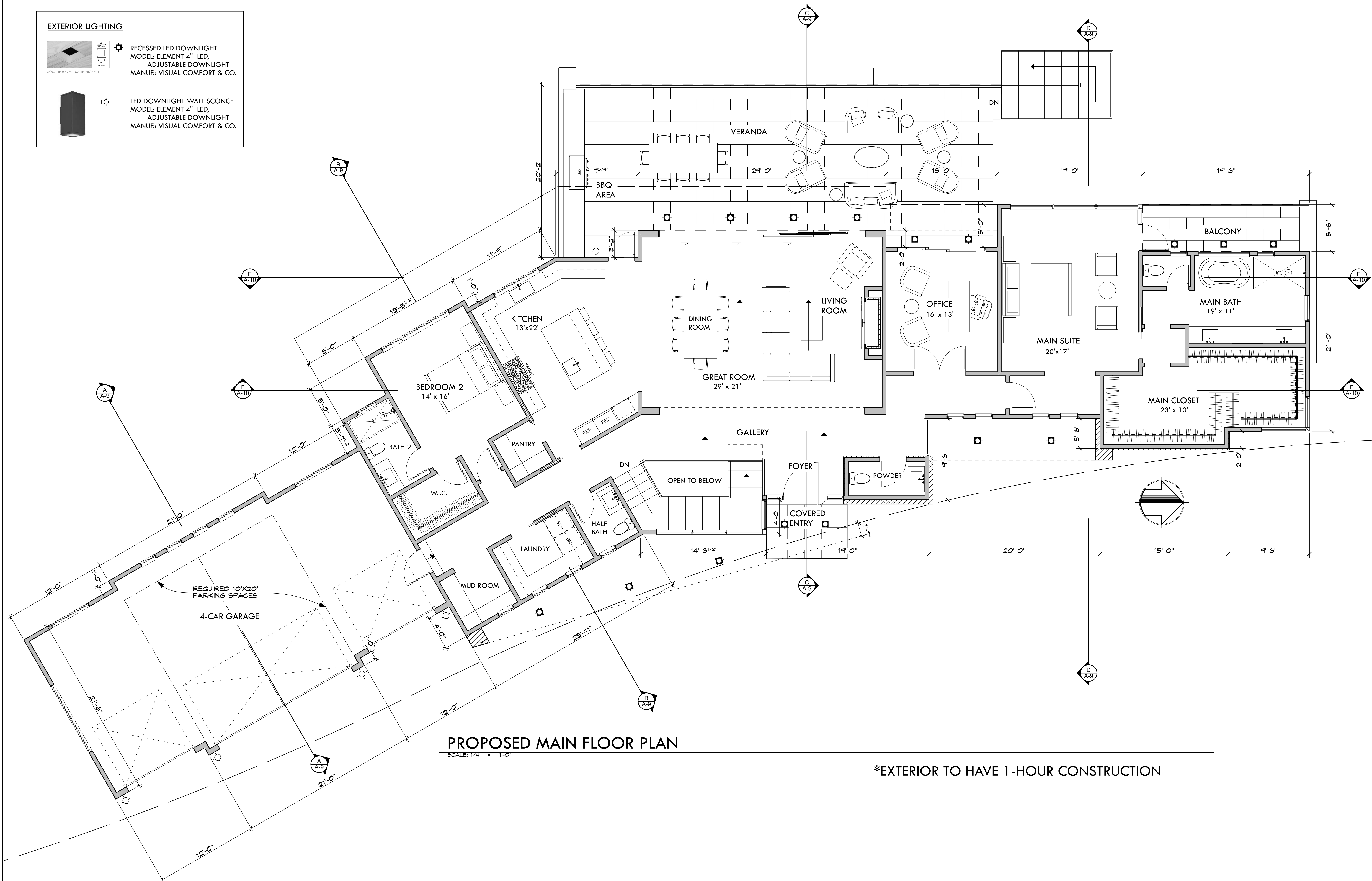
# EXTERIOR LIGHTING



RECESSED LED DOWNLIGHT  
MODEL: ELEMENT 4" LED,  
ADJUSTABLE DOWNLIGHT  
MANUF.: VISUAL COMFORT & CO.



LED DOWNLIGHT WALL SCONCE  
MODEL: ELEMENT 4" LED,  
ADJUSTABLE DOWNLIGHT  
MANUF.: VISUAL COMFORT & CO.



## PROPOSED MAIN FLOOR PLAN

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

\*EXTERIOR TO HAVE 1-HOUR CONSTRUCTION

NOTE  
\*The Contractor shall verify all dimensions, elevations and conditions, prior to starting any field work.  
\*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.

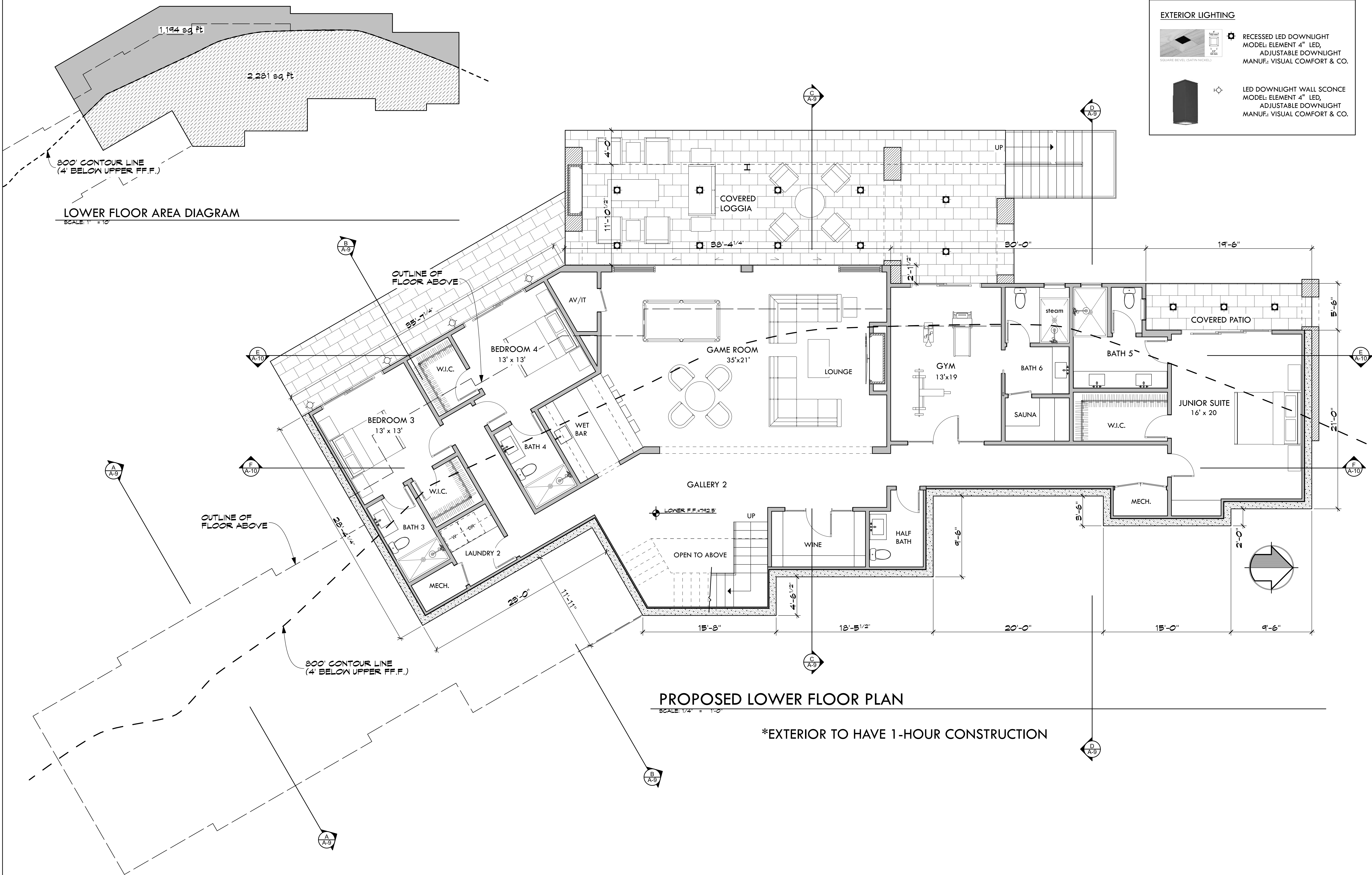
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**LA TERRA - 4**  
230 LA TERRA COURT LOS GATOS, CA

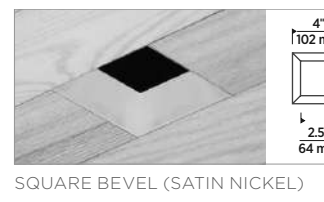
PROPOSED  
MAIN FLOOR  
PLAN

REVISIONS	DATE: 11/13/25
	SCALE: AS SHOWN
	SHEET
	<b>A-3</b>






**EXTERIOR LIGHTING**



RECESSED LED DOWNLIGHT  
MODEL: ELEMENT 4" LED,  
ADJUSTABLE DOWNLIGHT  
MANUF: VISUAL COMFORT & CO.



LED DOWNLIGHT WALL SCONCE  
MODEL: ELEMENT 4" LED,  
ADJUSTABLE DOWNLIGHT  
MANUF: VISUAL COMFORT & CO.

**PROPOSED LOWER FLOOR PLAN**

\*EXTERIOR TO HAVE 1-HOUR CONSTRUCTION

NOTE  
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& ASSOCIATES**

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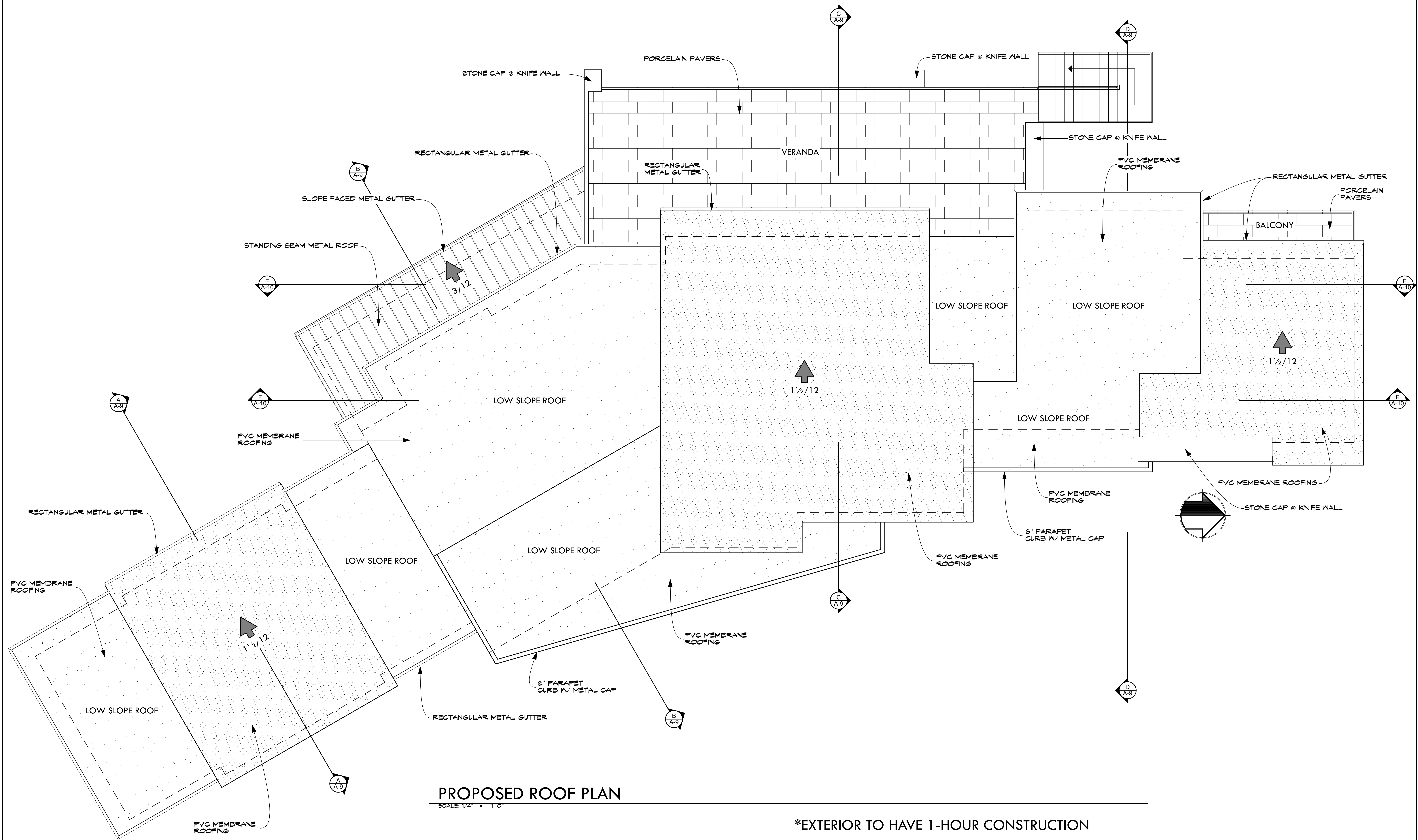
**LA TERRA - 4**

230 LA TERRA COURT LOS GATOS, CA

**PROPOSED  
LOWER  
FLOOR PLAN**

REVISIONS		DATE: 11/13/25
		SCALE: AS SHOWN
		SHEET
		<b>A-4</b>





# PROPOSED ROOF PLAN

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

\*EXTERIOR TO HAVE 1-HOUR CONSTRUCTION

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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.

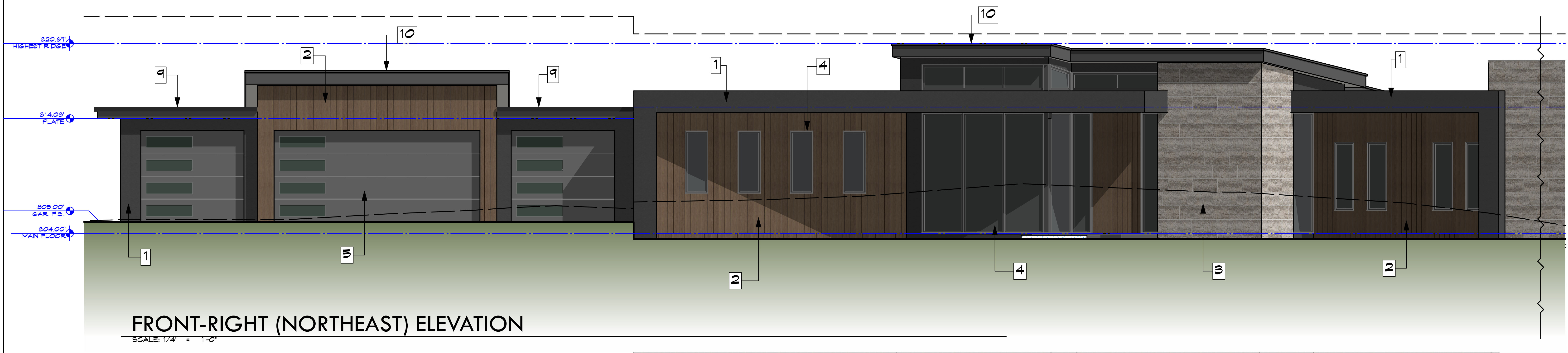
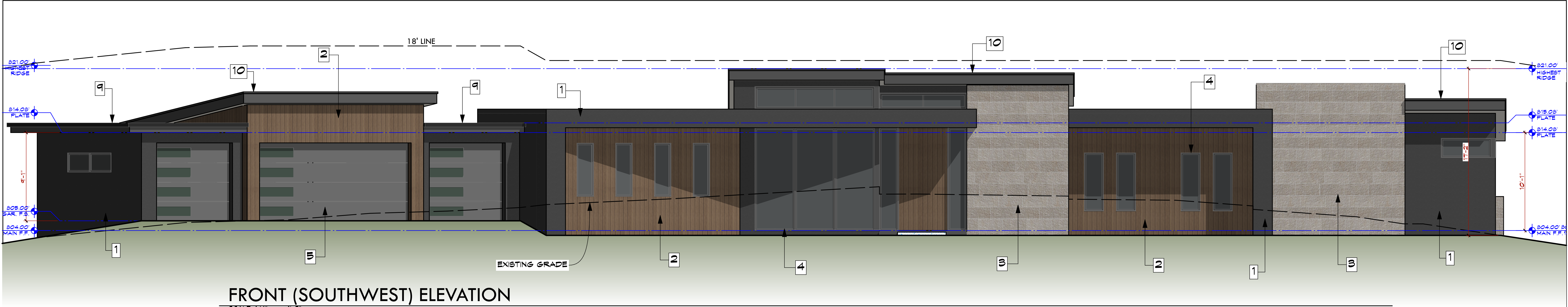
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 230 LA TERRA COURT LOS GATOS, CA

PROPOSED  
 ROOF PLAN

REVISIONS	DATE: 11/13/25
	SCALE: AS SHOWN
	SHEET
	<b>A-5</b>





ELEVATION NOTES / MATERIALS



1 INTEGRAL COLOR, SMOOTH STUCCO FINISH



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

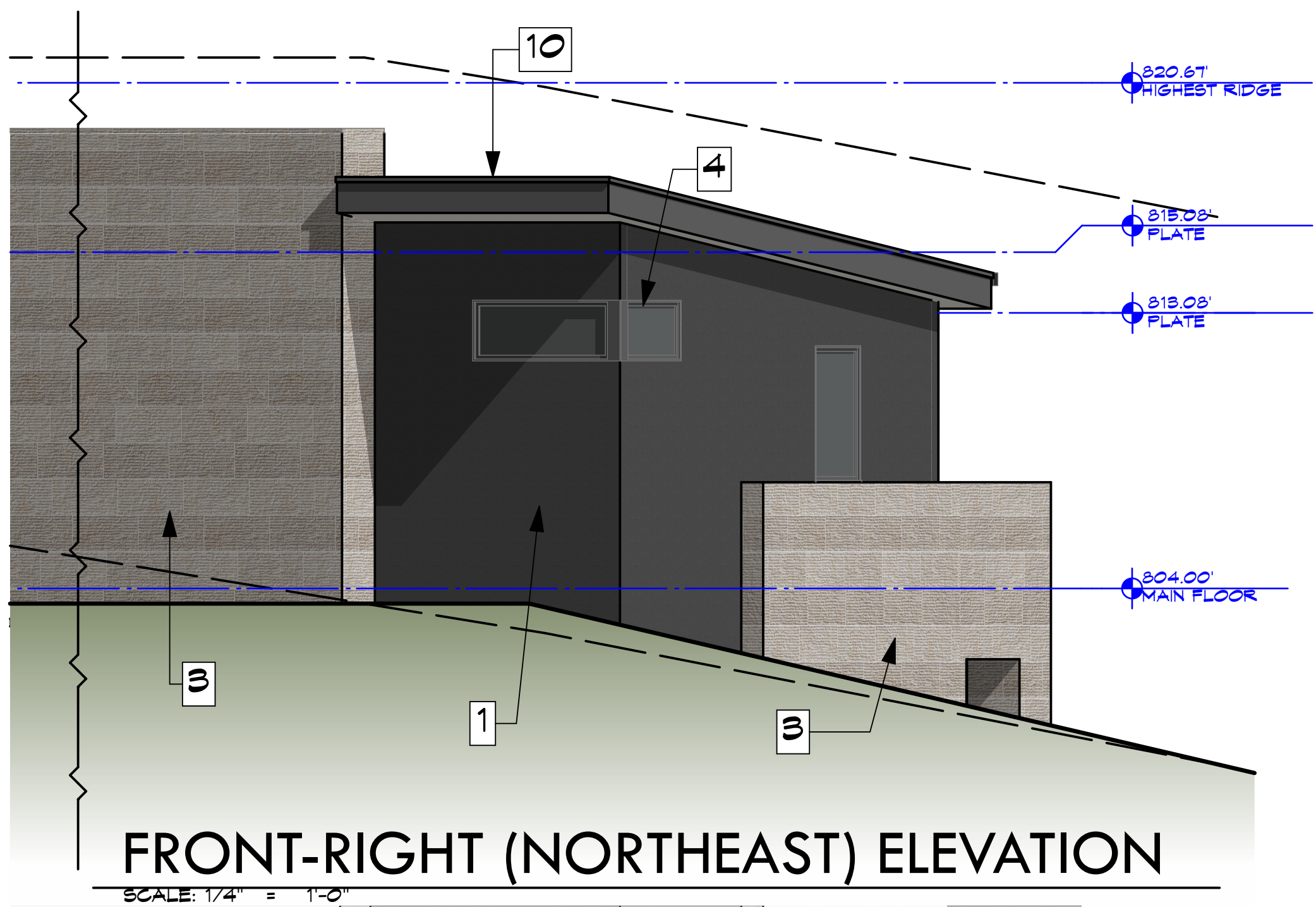


- 8 STANDING SEAM METAL ROOF  
9 RECTANGULAR METAL GUTTER, COLOR TO MATCH STANDING SEAM ROOF



- 10 PVC MEMBRANE ROOFING

\*EXTERIOR TO HAVE 1-HOUR CONSTRUCTION



NOTE  
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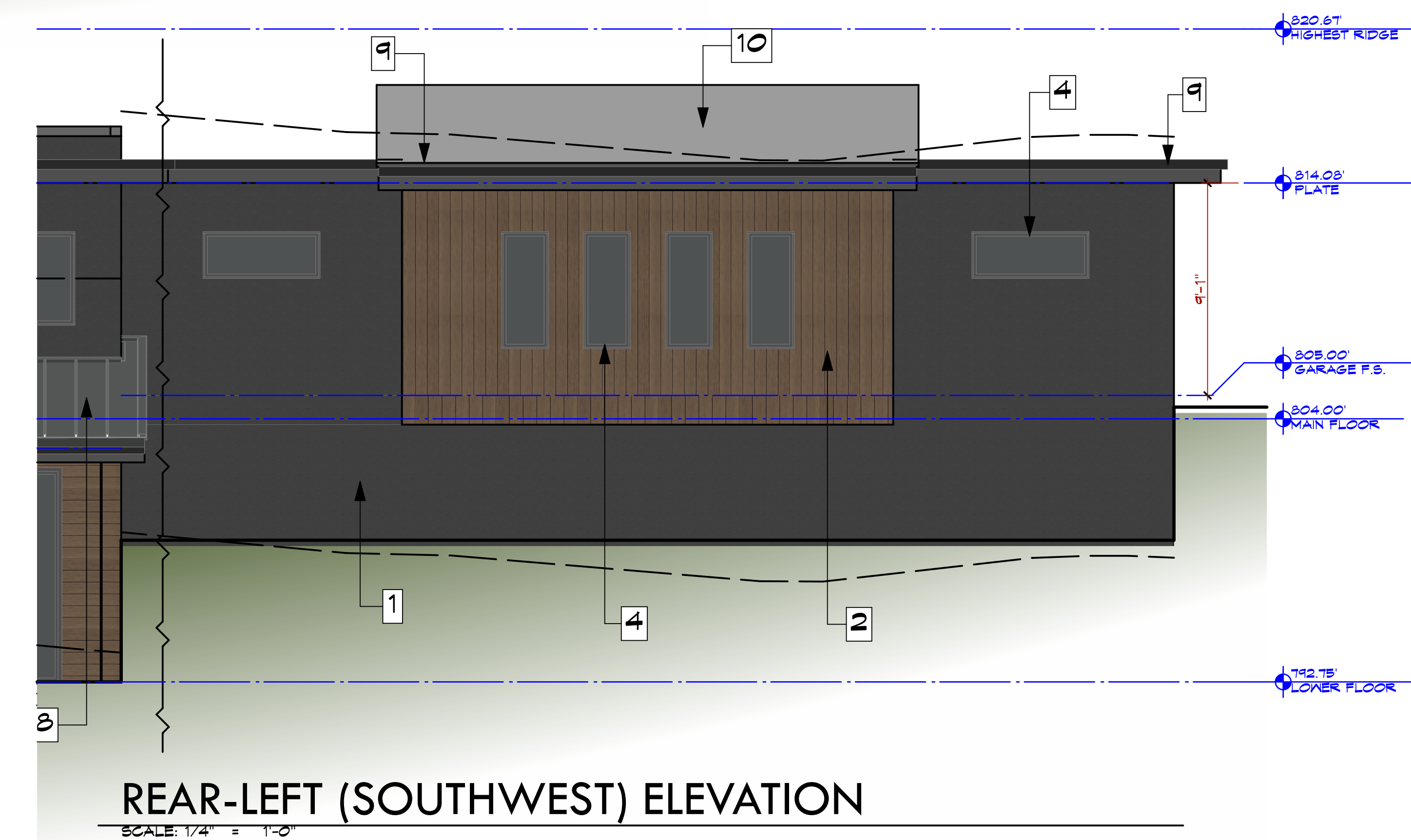
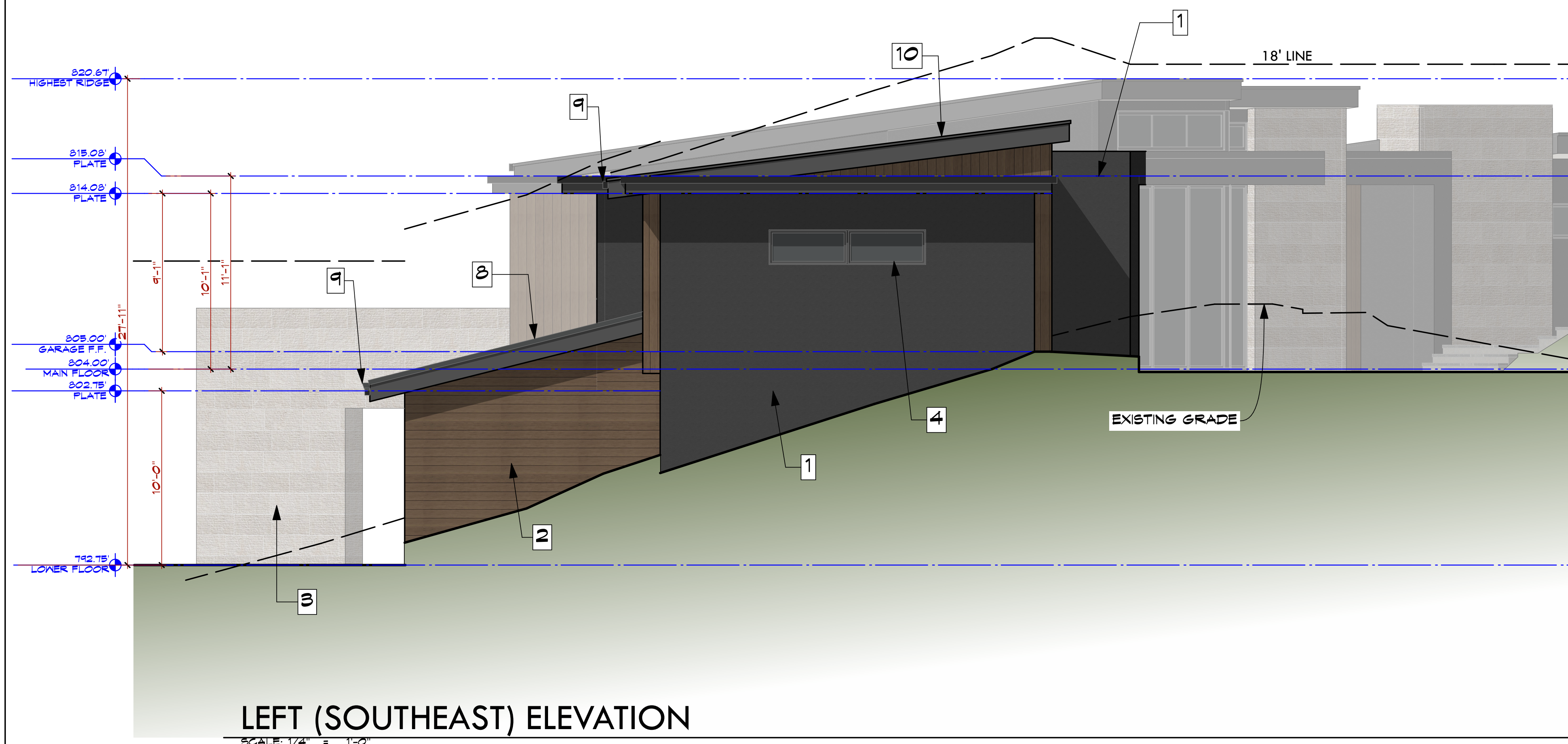
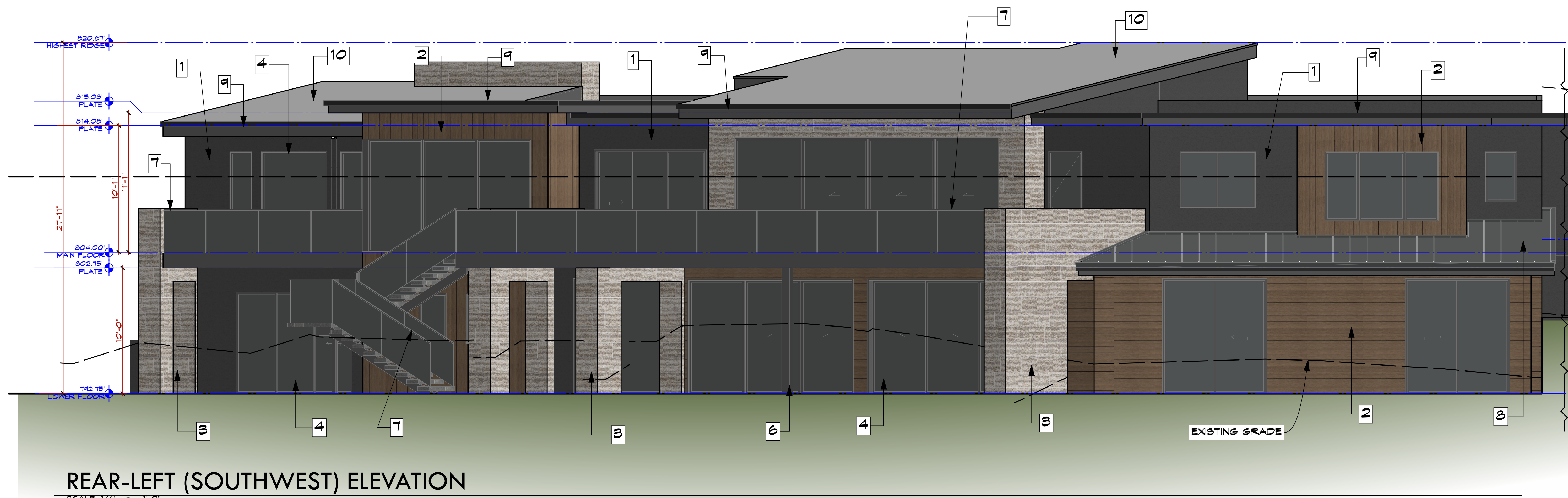
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**LA TERRA - 4**  
230 LA TERRA COURT LOS GATOS, CA

FRONT &  
FRONT-RIGHT  
ELEVATIONS

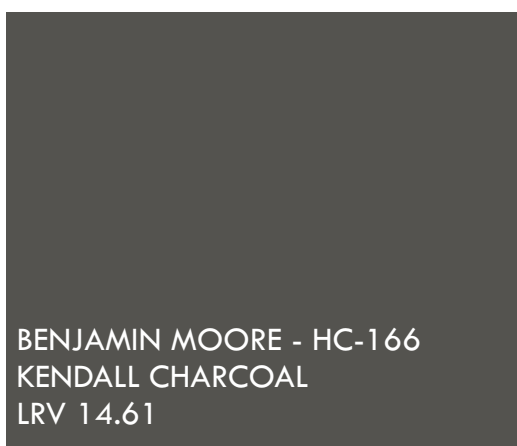
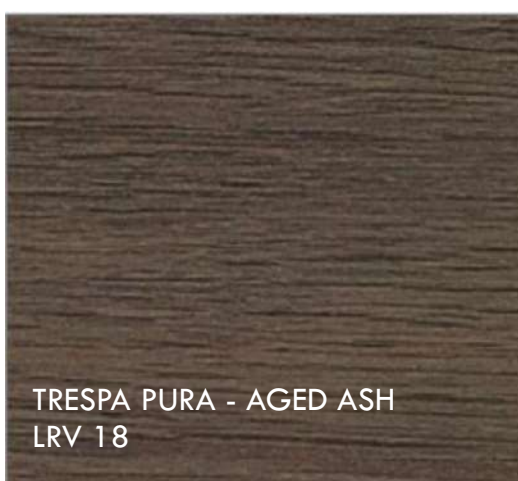




REVISIONS	DATE: 11/13/25
	SCALE: AS SHOWN
	SHEET
	<b>A-6</b>





\*EXTERIOR TO HAVE 1-HOUR CONSTRUCTION

#### ELEVATION NOTES / MATERIALS

 BENJAMIN MOORE - HC-166 KENDALL CHARCOAL LRV 14.61	1 INTEGRAL COLOR, SMOOTH STUCCO FINISH	 TRESPA PURA - AGED ASH LRV 18	2 VERTICAL WOOD-LIKE COMPOSITE SIDING	 DALTILE LIMESTONE NATURAL, SCRAPED, VOLCANIC GRAY LRV 29	3 GROOVED LIMESTONE, LARGE FORMAT TILES	 FLEETWOOD - ANODIZED BLACK LRV 5	4 FLEETWOOD ALUMINUM FRAMED WINDOWS	 PAC CLAD - IRON ORE LRV 10	5 ALUMINUM FRAMED CONTEMPORARY GARAGE DOOR W/ LITES	 IB ROOFING - GRAY LRV 18.1	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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LEFT & REAR-  
LEFT  
ELEVATIONS

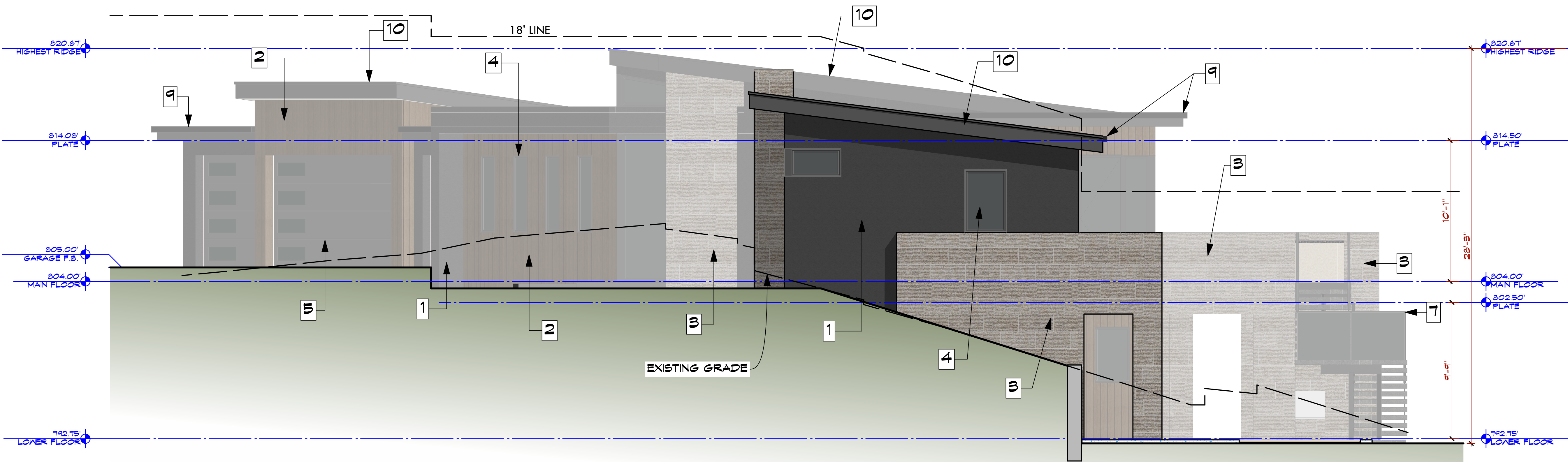
REVISIONS	DATE: 11/13/25
	SCALE: AS SHOWN
	SHEET
	<b>A-7</b>





REAR (WEST) ELEVATION

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

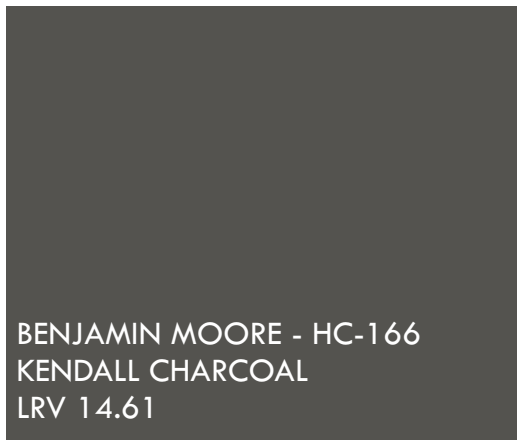


RIGHT (NORTH) ELEVATION

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

\*EXTERIOR TO HAVE 1-HOUR CONSTRUCTION

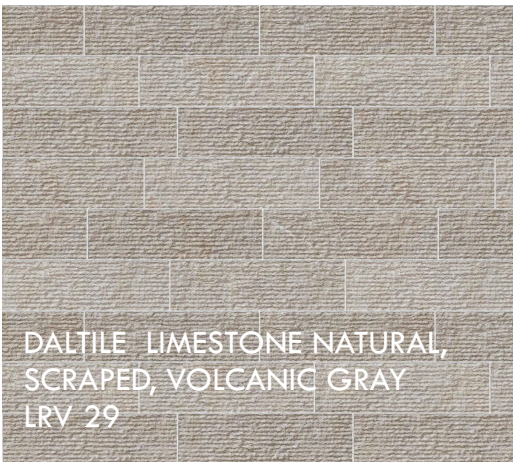
ELEVATION NOTES / MATERIALS



1 INTEGRAL COLOR, SMOOTH STUCCO FINISH



2 VERTICAL WOOD-LIKE COMPOSITE SIDING



3 GROOVED LIMESTONE, LARGE FORMAT TILES



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9 RECTANGULAR METAL GUTTER, COLOR TO MATCH STANDING SEAM ROOF



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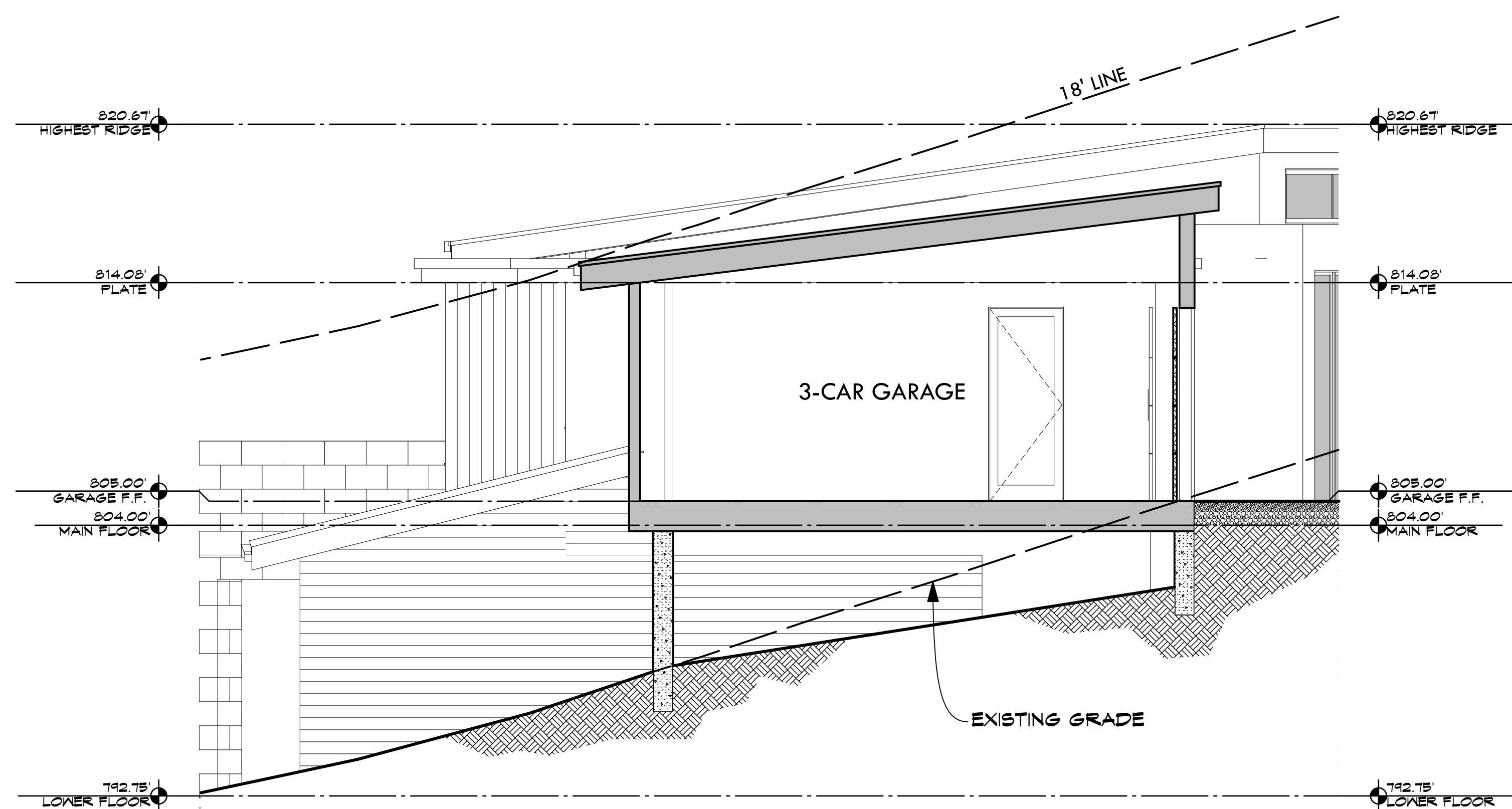
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REAR & RIGHT ELEVATIONS

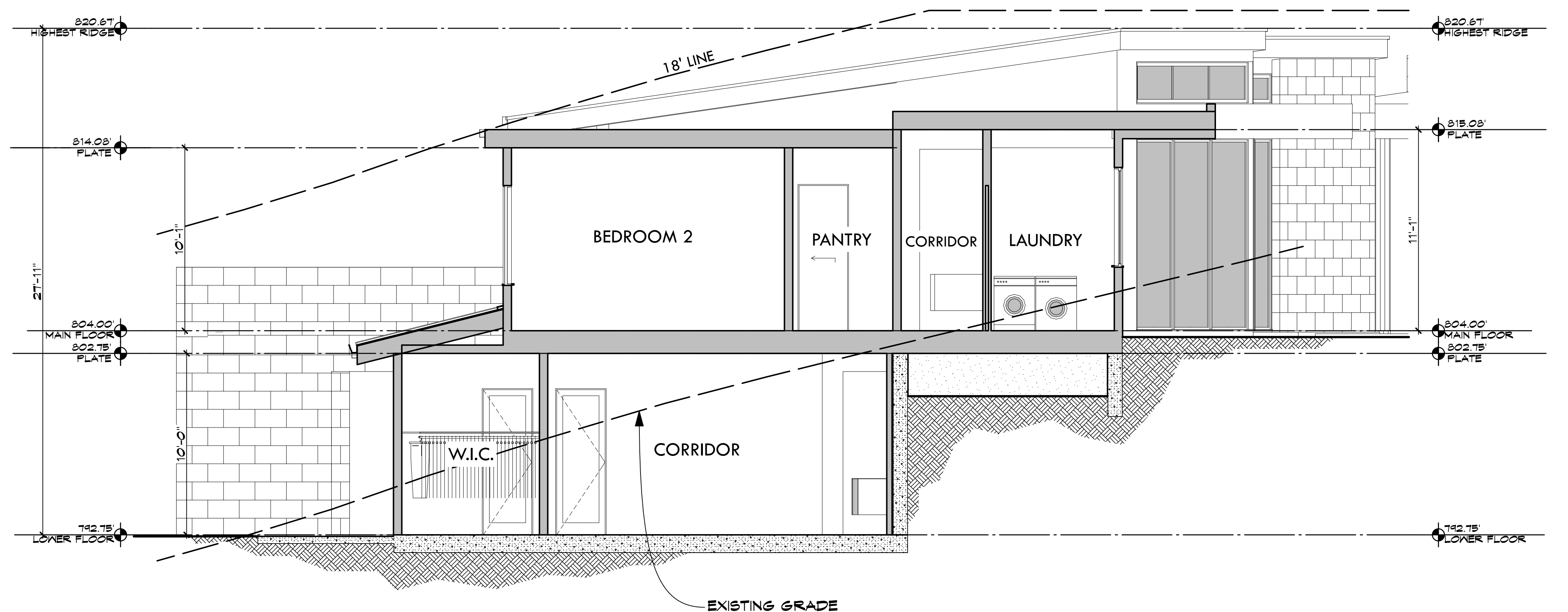
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	SHEET
	<b>A-8</b>





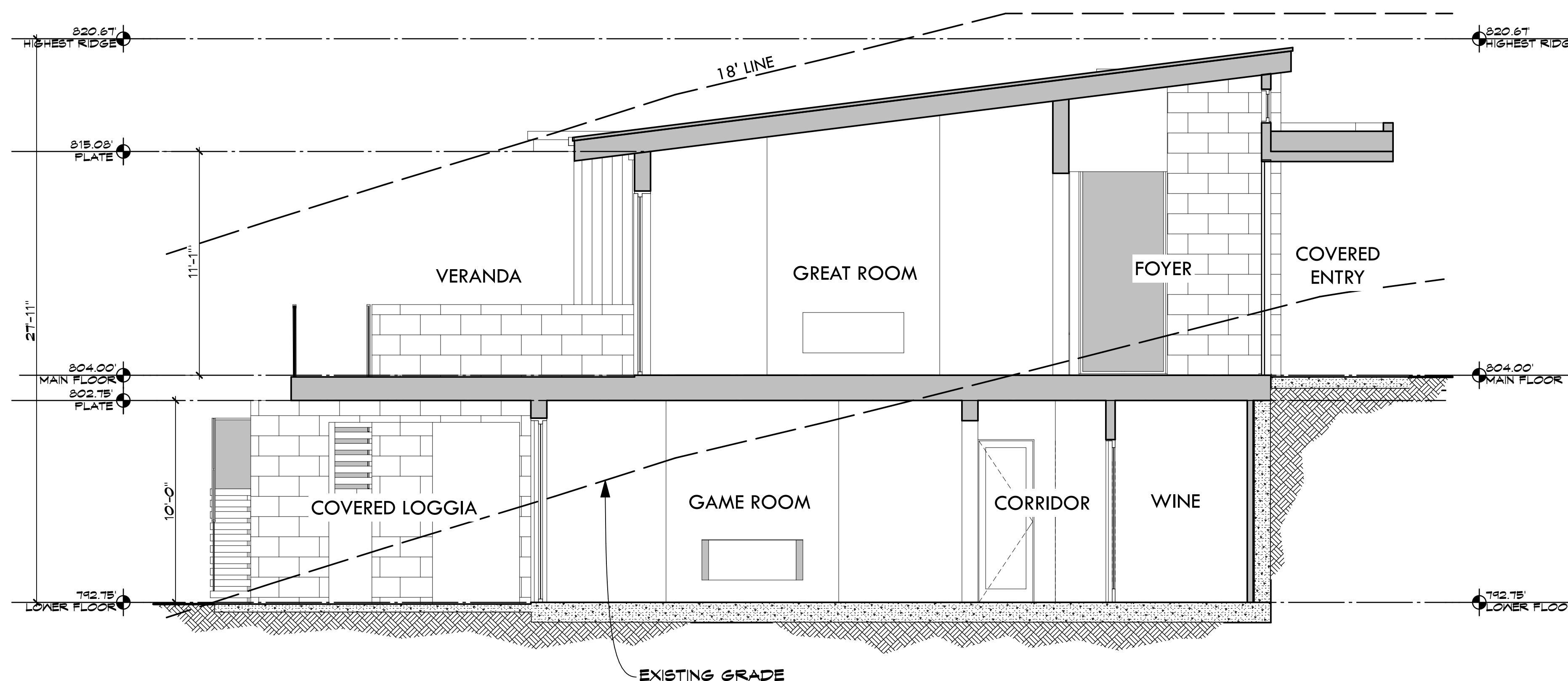
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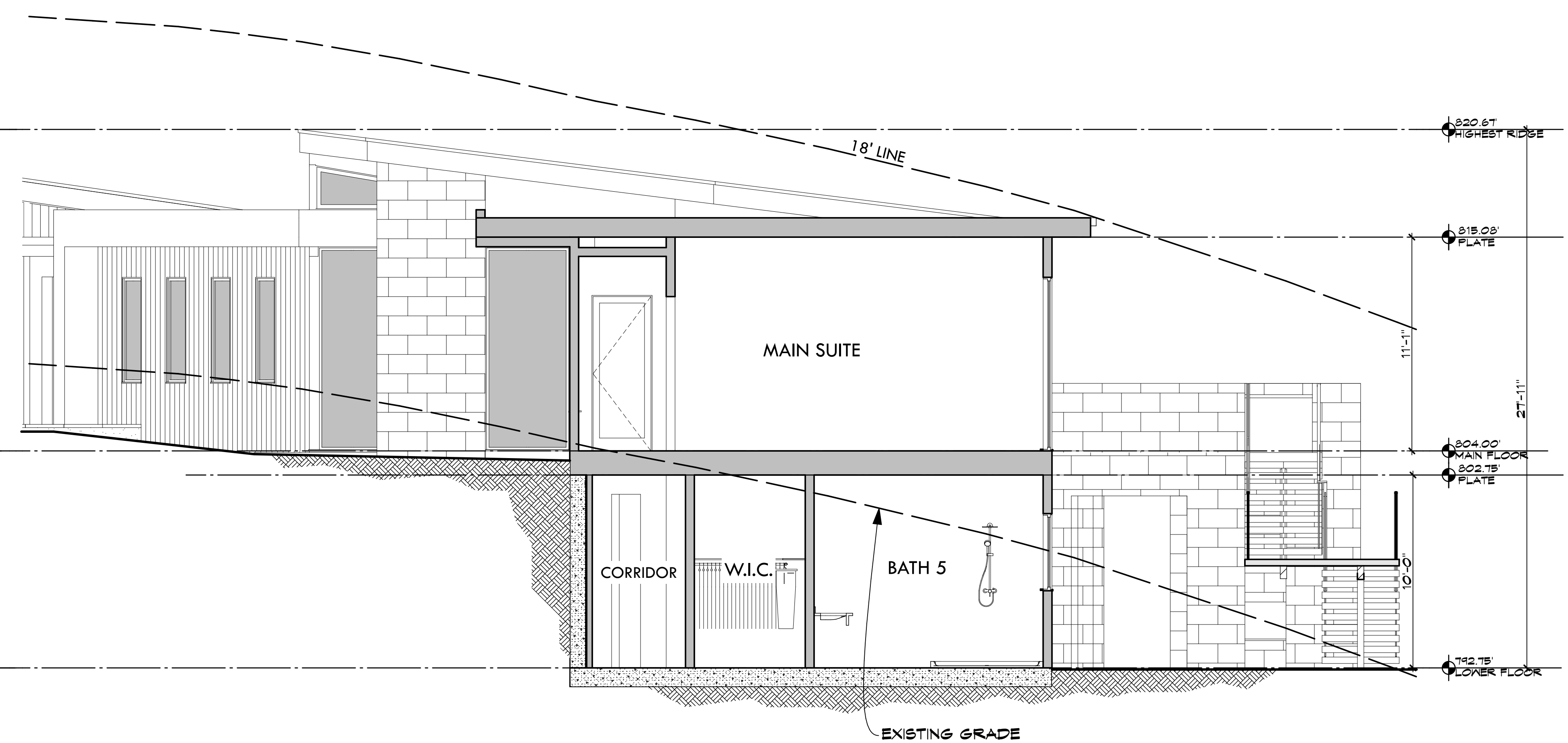
SECTION B-B

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



SECTION C-C

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



SECTION D-D

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

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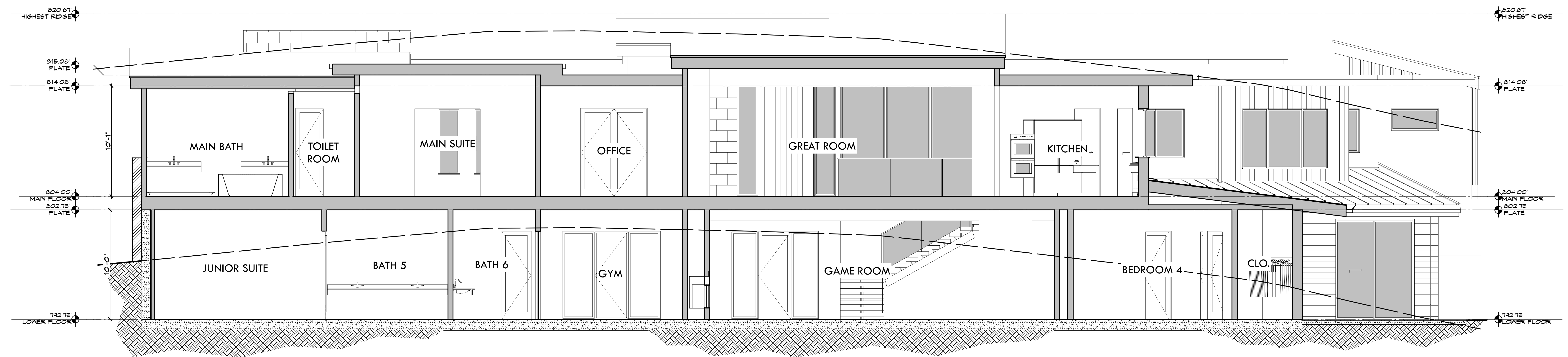
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CROSS SECTIONS

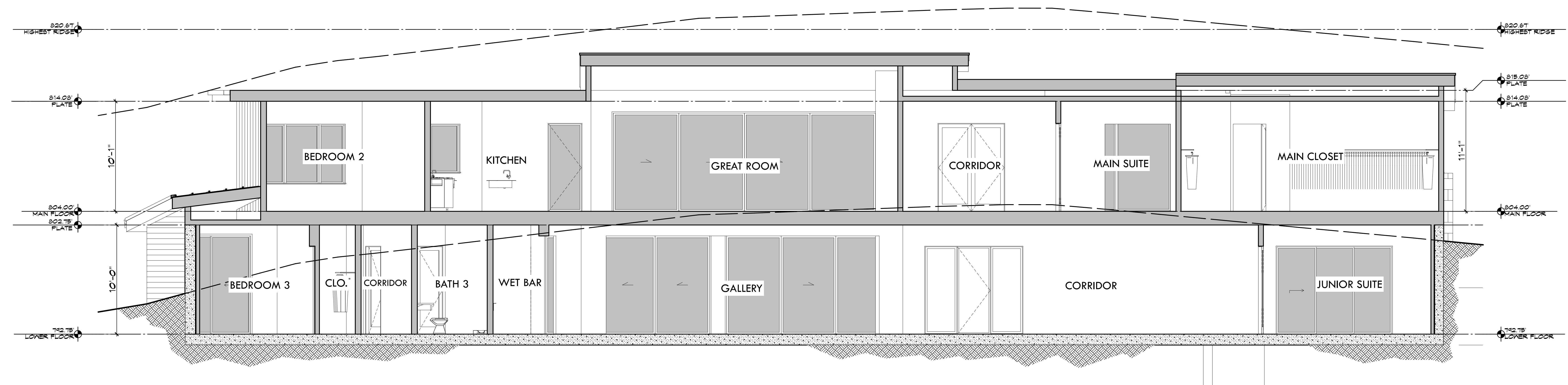
REVISIONS	DATE: 11/13/25
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	SHEET
	<b>A-9</b>





SECTION E-E

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



SECTION F-F

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

NOTE  
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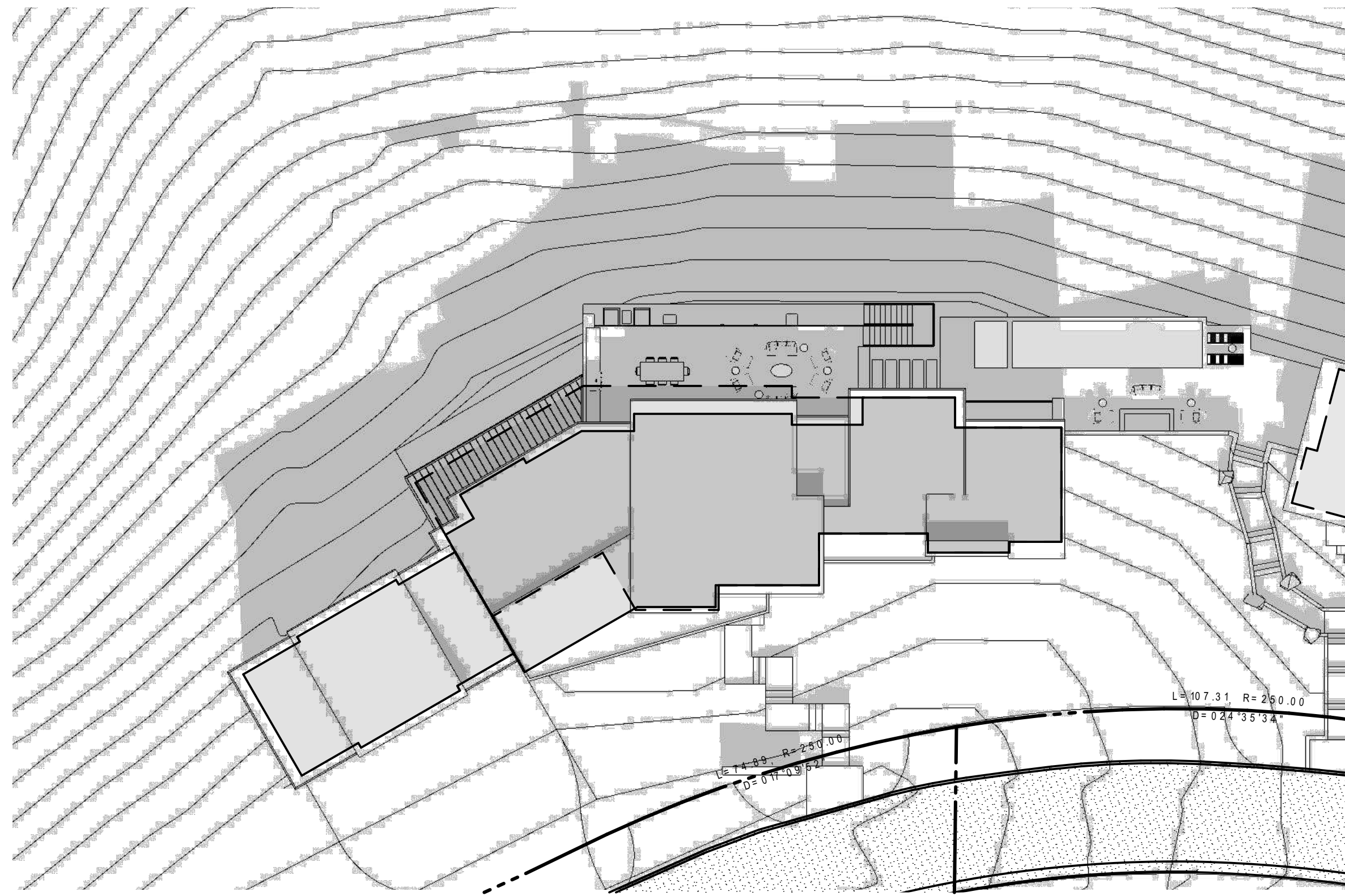
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**LA TERRA - 4**  
 230 LA TERRA COURT LOS GATOS, CA

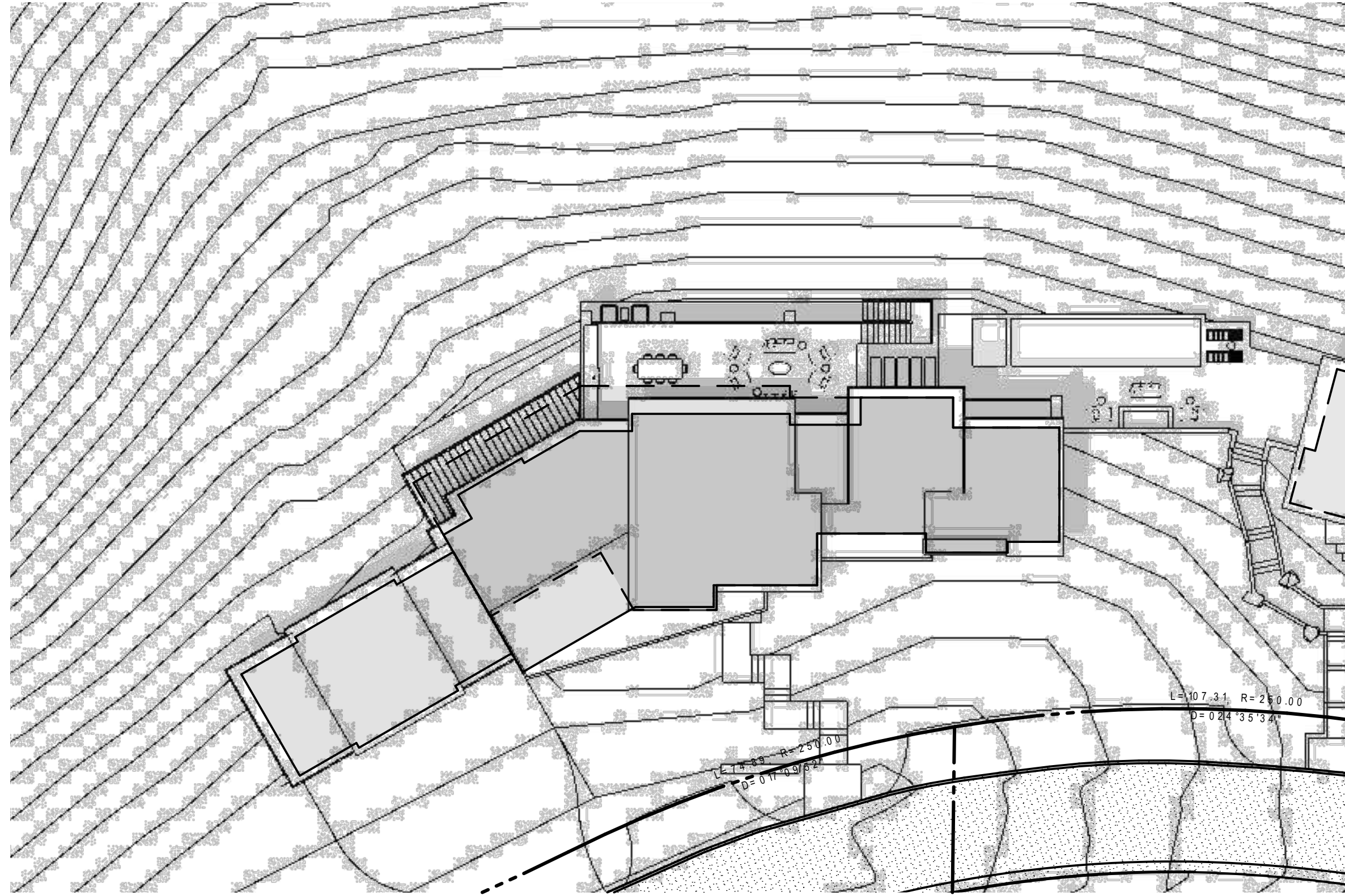
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REVISIONS	DATE: 11/13/25
	SCALE: AS SHOWN
	SHEET
	<b>A-10</b>

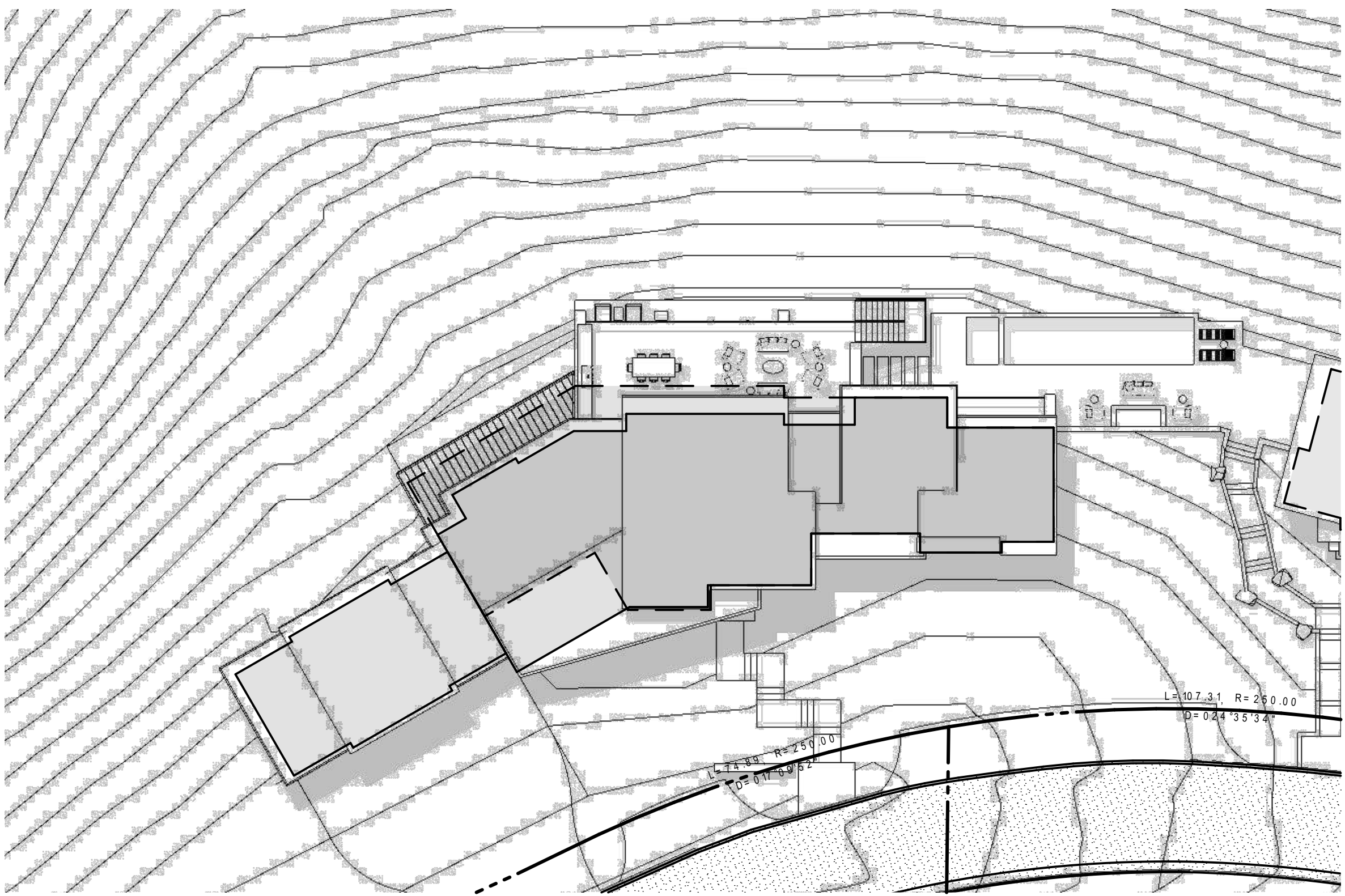




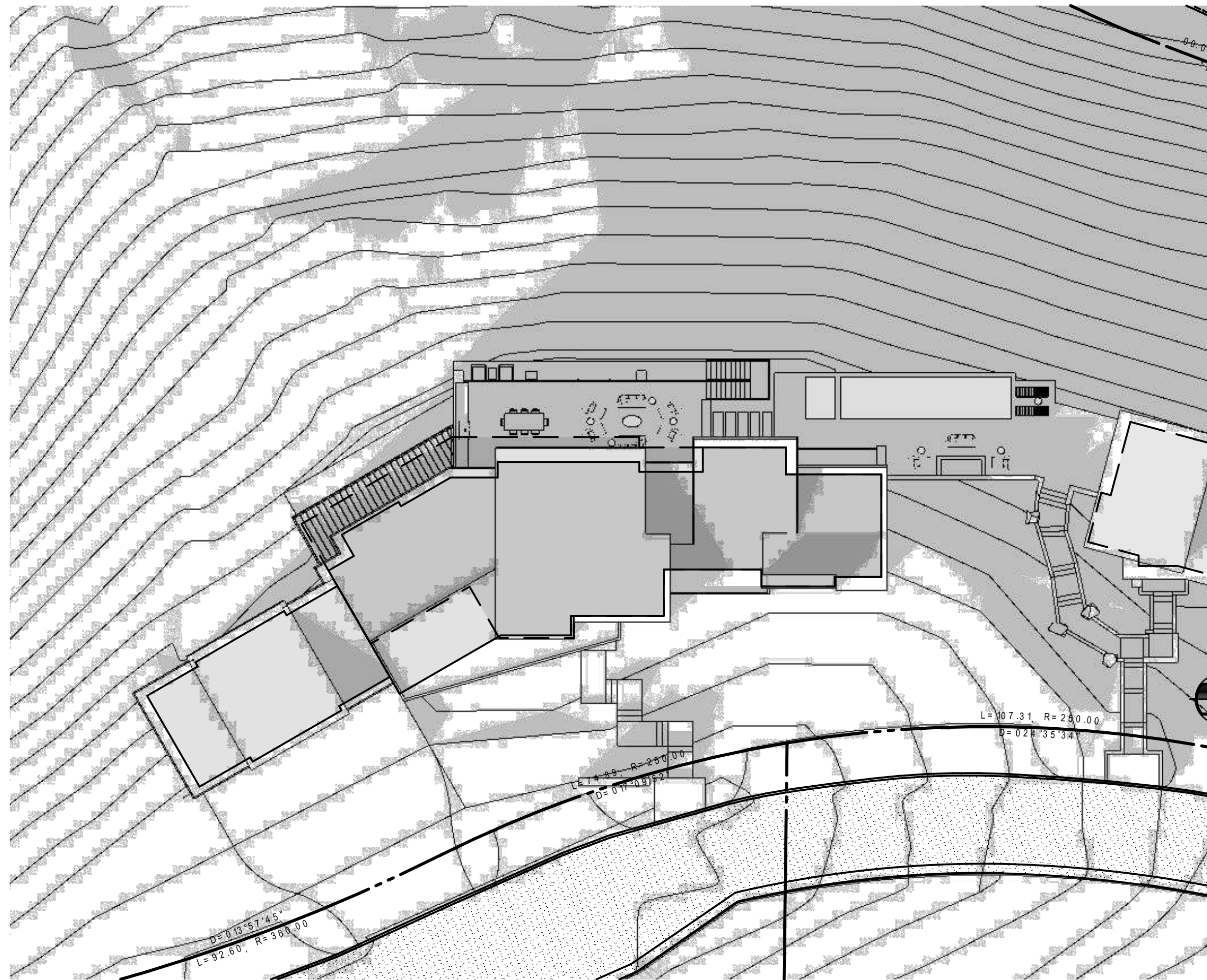
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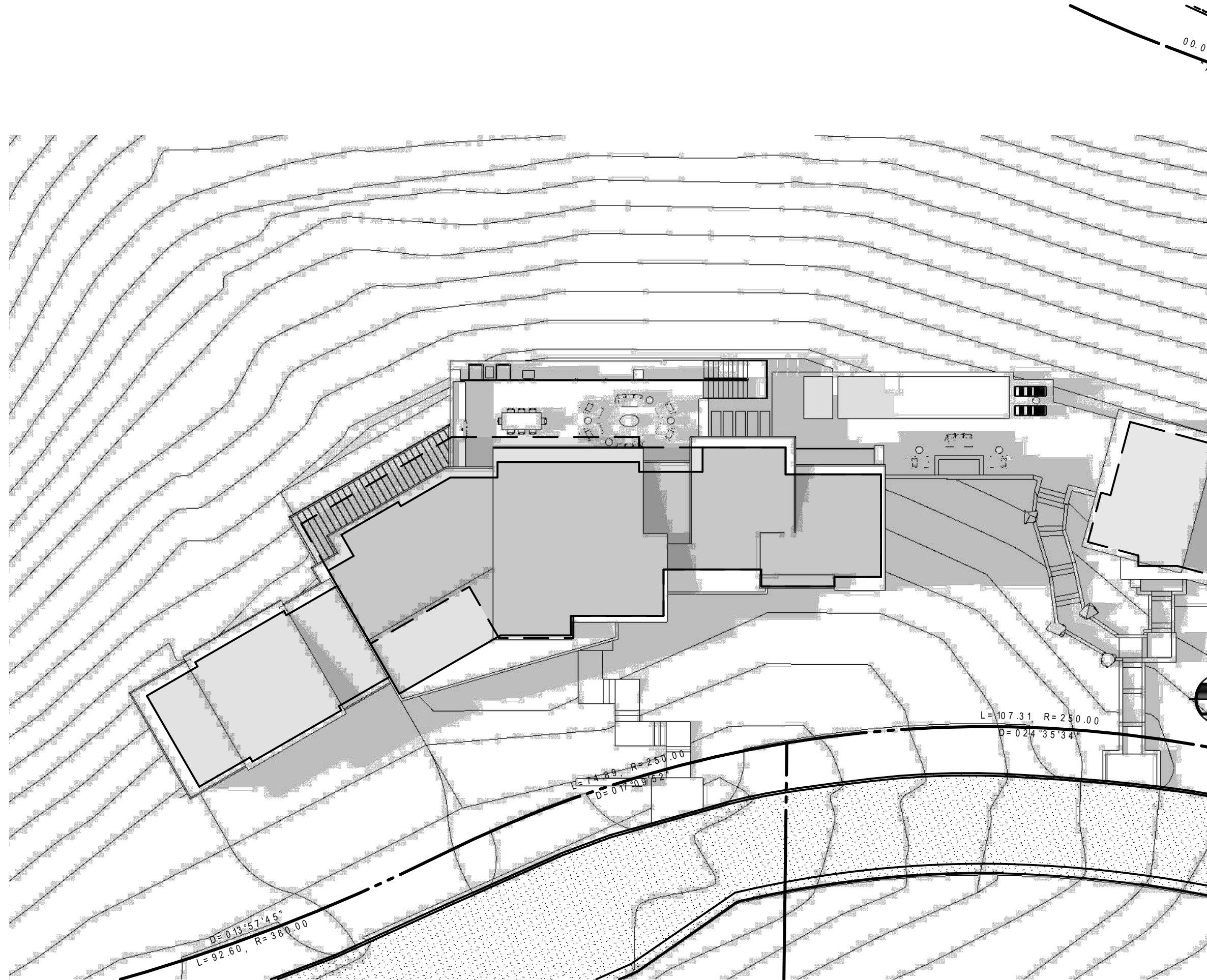
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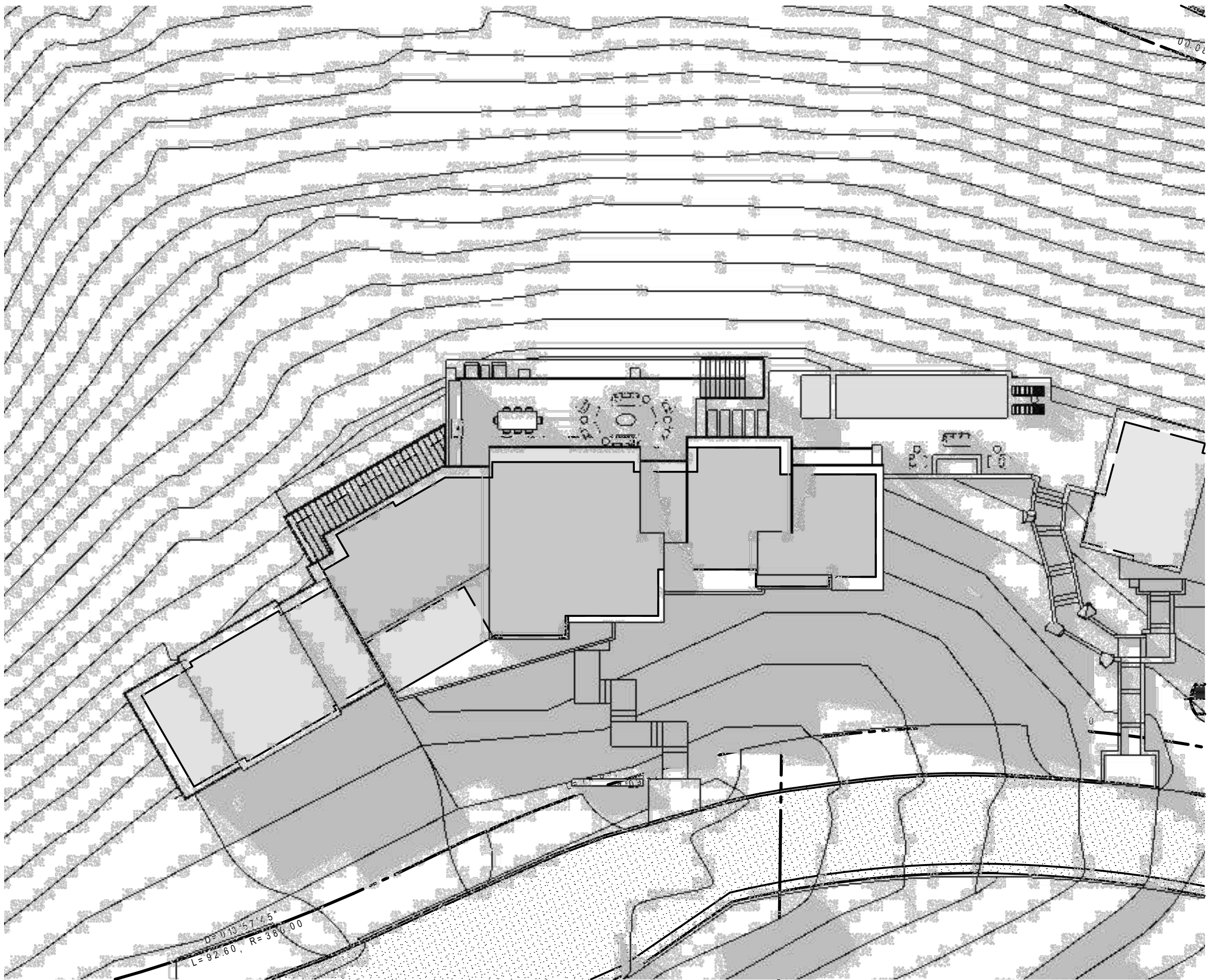
June 21-3pm



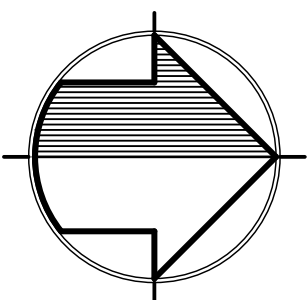
Dec 21-9am



Dec 21-12pm



Dec 21-3pm



# SHADOW STUDIES

1" = 20'-0"

NOTE  
•The Contractor shall verify all dimensions, elevations and conditions, prior to starting any field work.  
•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**  
51 UNIVERSITY AVE. • LOS GATOS, CA • 95030 • (408) 395-2555

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

SHADOW  
STUDIES

REVISIONS	DATE: 11/13/25
	SCALE: AS SHOWN
	SHEET
	<b>A-11</b>