

MATERIAL BOARD



SPECIAL INSPECTION NOTES

FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed Civil Engineer or Land Surveyor shall be submitted to the project Building Inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the soils report and that the building pad elevation and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed Surveyor or registered Civil Engineer for the following items:
 a. Building pad elevation
 b. Finish floor elevation
 c. Foundation corner locations
 d. Retaining walls

PRIOR TO FINAL INSPECTION: Prove a letter from California Licensed Architect or Landscape Architect certifying the landscaping and vegetation clearance requirements have been completed per the California Public Resources Code 4291 and Government Code Section 51182.

PROVIDE DEFENSIBLE SPACE / FIRE BREAK LANDSCAPING PLAN: Prepared by California Licensed Architect or Landscape Architect in conformance with California Public Resources Code 4291 and Government Code Section 51182.

GENERAL NOTES

- All material and workmanship shall conform with requirements to the 2013 CRC, 2013 CBC, 2013 CEC, and 2013 CMC.
- Notes and details on drawings shall take precedence over these General Notes.
- Dimensions as indicated are the dimensions to be used. Do not scale the drawings.
- No changes are to be made on the plans without the knowledge of the Engineer whose signature appears herein.
- The design adequacy and safety of the erection, bracing, shoring, and the temporary supports is the sole responsibility of the Contractor.
- The General Contractor shall insure that there is a full time, qualified Superintendent at the job site at all times.
- Provide special inspection for all times as required by IBC and Local Code authority.

PROJECT DATA

A.P.N. 529-37-033
ZONING = HR-2 1/2
FLOOD ZONE = NONE
HISTORIC ZONE = NONE
OCCUPANCY = R3 SINGLE FAMILY DWELLING
CONSTRUCTION TYPE = V-B

REQUIRED PARKING: 2 COVERED GARAGE SPACES

	ALLOWED	PROPOSED
SETBACKS:		
FRONT SETBACK:	30'-0"	>30'-0"
RIGHT SIDE SETBACK:	20'-0"	>20'-0"
LEFT SIDE SETBACK:	20'-0"	>20'-0"
REAR SETBACK:	25'-0"	>25'-0"
CREEK SETBACK:	15'-0"	>20'-0"+++

BUILDING HEIGHT: 25'-0"/35'-0" Low to High 34'-0"/Low to High
 (BUILDING HEIGHT DERIVED FROM AVERAGE GRADE ELEVATION ALONG BUILDING EDGE AND RIDGE ELEVATION)

GROSS LOT AREA = 1.04 ACRES = 45,302 SF
AVERAGE SLOPE = 28.76%
NET LOT AREA / LOT AREA REDUCTION:
 (100% - (30% / (3 X 8.76)) X 45,240 = 19,779 SF
GROSS FLOOR AREA PER HD STANDARDS / FAR:
 ALLOWABLE FLOOR AREA = 4,700 SF
 GARAGE ALLOWANCE = 400 SF
 MAXIMUM ALLOWED TOTAL = 5,100 SF

MAIN LEVEL:	2,379 SF
UPPER LEVEL:	1,652 SF
TOTAL HABITABLE HOUSE:	4,031 SF
GARAGE:	617 - 400 = 217 SF
TOTAL:	4,248 SF

SITE COVERAGE:	
BUILDING FOOTPRINT:	2,372 SF
CANTILEVERED BUILDING:	404 SF
DECKS / PATIOS:	429 SF
DRIVEWAY:	3,583 SF

HOA/CCR: NONE

WELO REQUIREMENTS: NOT APPLICABLE, UNDER 500 SF OF IRRIGATED TURF AND NO PROPOSED POOL OR FOUNTAIN ON SITE.

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PROJECT INFO.

Owner:
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Designer:
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CODES USED

The following codes are currently in effect:
 2013 California Building Code
 2013 California Residential Code
 2013 California Plumbing Code
 2013 California Mechanical Code
 2013 California Electrical Code
 2013 California Existing Building Code
 2013 California Energy Code
 2013 California Fire Code
 2013 California Green Building Standards Code

PROJECT DESCRIPTION

The proposed project is to construct a single family home in an HR-2 1/2 zone. The site is on a private road off Highland Ave. Surrounding parcels range in size from approx. 1/4 acre to 3 acres. Homes in this area typically range in size from approx. 1,300 sq. ft. to 5,500 sq. ft.

While the project differs from the previously approved home for this site, the location of the home will remain the same and the footprint will remain almost identical to the past approved home. Unlike the previous approval, this design will fully comply with the maximum height for retaining walls encouraged by the HDS-G guidelines.

Tree removal will follow the previously completed arborist report and new landscaping will be comprised entirely of almost all native species.

The style of the home is best described as contemporary with some rustic elements. It was designed with a stepped foundation; keeping a low profile while running parallel to the contours of the existing hillside.

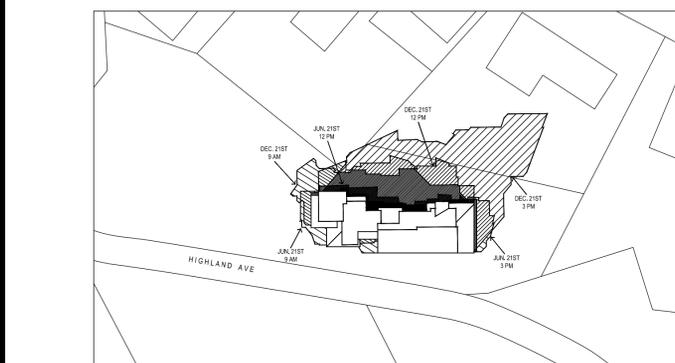
Low pitched shed roofs will be used to minimize aesthetic impacts. Exterior materials include a dark taupe color integral stucco which falls below the LRV value of 30. Keeping further with the design style, horizontal wood siding would be incorporated on some areas. The roofing material would be a dark brown standing seam metal.

The residence has been designed to accommodate passive and active sustainability measures by being sensitive to solar exposure on certain facades, materials selections and LOW-E glazing.

The home has been designed to accommodate Hillside Design Guidelines: placement of the building is as parallel to grade as possible, thereby minimizing grading and existing slopes. The foundation and blueprint also stack back for similar reasons. Materials are earth tone in colors and meet or exceed LRV requirements to blend with the natural environment. Shed roofs and shifts in massing are used to lessen the overall bulk and mass.

The home is not a three story home, rather a split level setup to accommodate the hillside grade differences, specifically at the garage area. At no point are 2 stories of habitable space stacked over the garage at the lowest level. This staggered effect helps to minimize grading at the hillside for both the home itself and the driveway access.

SHADOW STUDY N.T.S.

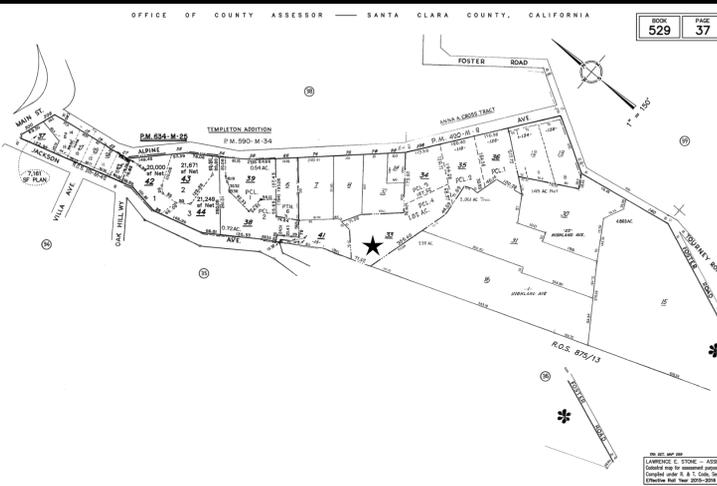


BUILDING MATERIALS

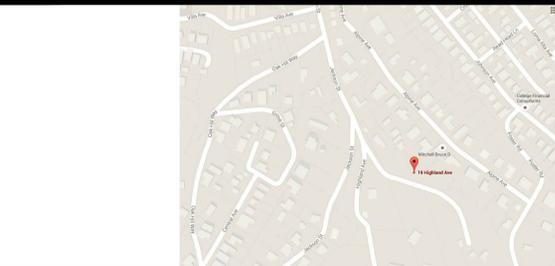
- ROOFING:** Standing seam metal
- GUTTERS AND DOWNSPOUTS:** Galvanized metal (square shape)
- EXTERIOR LIGHTS:** Downward / downward dark sky
- EXTERIOR FINISH:** Stucco and wood siding
- ENTRY DOOR:** (Selection by Owner)
- GARAGE DOOR:** Carriage House (San Mateo Series)

ROOF SOFFITS: Stucco
ROOF/ FOUNDATION VENTS: "Banguard Vents" under eave/soffit vents, ridge vents, and foundation vents

PARCEL MAP



LOCATION MAP



SANTA CLARA COUNTY FIRE NOTES

- This project is located within the designated Wildland-Urban Interface fire area. The building constructions shall comply with the provisions of California Building Code (CBC) Chapter 7A. Vegetation clearance shall be in compliance with CBC Section 701A.3.2.4.
- An automatic residential fire sprinkler system shall be installed type 13D. Section R313.2 as adopted and amended by LGTC.
- Potable water supplies shall be protected from contamination caused by fire protection water supplies. The owner and any contractors / subcontractors shall contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. 2013 CFC Section 903.3.5 and Health and Safety Code 13114.7.
- Approved house numbers shall be placed in such a position to be plainly visible and legible from the street fronting the property. Numbers shall be 6" tall and in contrast with their background. CFC Section 505.
- Construction site shall comply with all applicable provisions of the CFC Chapter 14, including Fire Department Standard Detail and Specification S1-7.



DEVELOPMENTAL REVIEW COMMENTS

Review of a proposed new 5,093 square-foot split-level single-family residence with attached garage at street level. The house presents as a 3-story at street level-however, only two-levels comprise actual occupied floors.

Comment #1: Review of this Developmental proposal is limited to acceptability of site access and water supply as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work the applicant shall make application to, and receive from, the Building Department all applicable construction permits.

Comment #2: Wildland-Urban Interface: This project is located within the designated Wildland-Urban Interface Fire Area. The building construction shall comply with the provisions of California Building Code (CBC) Chapter 7A. Note that vegetation clearance shall be in compliance with CBC Section 701A.3.2.4 prior to project final approval. Check with the Planning Department for related landscape plan requirements.

Comment #3: Fire Sprinklers Required: An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. **Exception:** A one-time addition to an existing building that does not total more than 1,000 square feet of building area. **NOTE:** The owner(s), occupant(s) and any contractor (s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CRC Sec. 313.2 as adopted and amended by LGTC

CITY	PLANS	SPECS	NEW	IRMS	AS	OCCUPANCY	CONSTR. TYPE	Applicant/Name	DATE	PAGE
LGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SFR	V-B	Ed Pearson	02/02/2016	1 of 2
SECTION/NO.	AREA	LOAD	PROJECT DESCRIPTION		PROJECT TYPE OR SYSTEM					
2 stry -	5093 sf		Residential Development		Design Review					
NAME OF PROJECT		LOCATION								
SFR		19 Highland Ave Los Gatos								
TABULAR FIRE FLOW		2000	REDUCTION FOR FIRE SPRINKLERS	50%	REQUIRED FIRE FLOW @ 30 PSI	1500	BY	Harding, Doug		
Organized as the Santa Clara County Central Fire Protection District										
Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga										



DEVELOPMENTAL REVIEW COMMENTS

Comment #4: Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2010 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

Comment #5: Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1

Comment #6: Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33

Plans not approved. To prevent plan review and inspection delays, the above noted Developmental Review Conditions shall be addressed as "notes" on all pending and future plan submittals and any referenced diagrams to be reproduced onto the future plan submittal.

CITY	PLANS	SPECS	NEW	IRMS	AS	OCCUPANCY	CONSTR. TYPE	Applicant/Name	DATE	PAGE
LGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SFR	V-B	Ed Pearson	02/02/2016	2 of 2
SECTION/NO.	AREA	LOAD	PROJECT DESCRIPTION		PROJECT TYPE OR SYSTEM					
2 stry -	5093 sf		Residential Development		Design Review					
NAME OF PROJECT		LOCATION								
SFR		19 Highland Ave Los Gatos								
TABULAR FIRE FLOW		2000	REDUCTION FOR FIRE SPRINKLERS	50%	REQUIRED FIRE FLOW @ 30 PSI	1500	BY	Harding, Doug		
Organized as the Santa Clara County Central Fire Protection District										
Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga										



INTERIORS
 REMODELS +
 ADDITIONS
 NEW CONSTRUCTION

1585 THE ALAMEDA
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 SAN JOSE
 CALIFORNIA
 95126

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 F 253.399.1125

PEARSON
 19 HIGHLAND AVE.
 LOS GATOS
 CALIFORNIA
 95030

A.P.N. 529-37-033

- 1 DECEMBER 2015 - PLAN CHECK COMMENTS
- 22 JANUARY 2016 - PLAN CHECK COMMENTS
- 10 FEBRUARY 2016 - PLAN CHECK COMMENTS
- 3 MARCH 2016 - PLAN CHECK COMMENTS
- 29 MARCH 2016
- 7 MAY 2016
- 11 JULY 2016 - PLANNING COMMISSION COMMENTS
- 26 OCT 2016 - PLANNING COMMISSION RESUBMITTAL

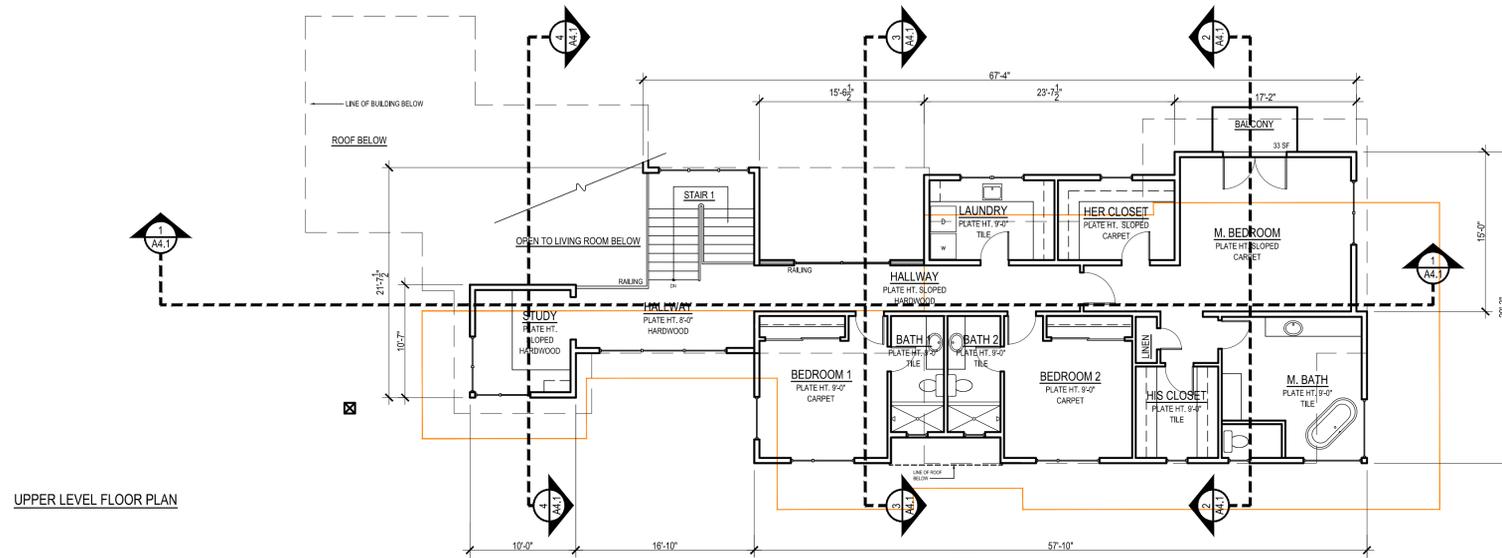
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COVER SHEET

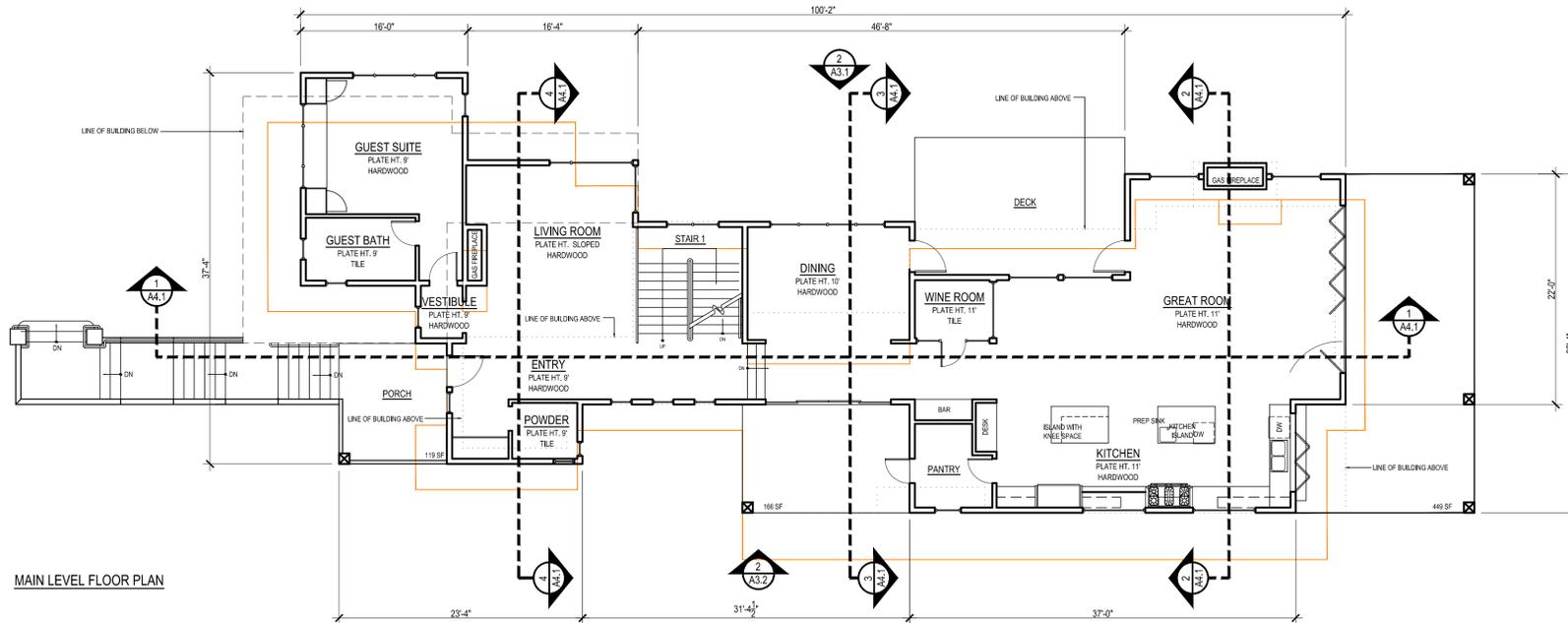
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GENERAL NOTES:

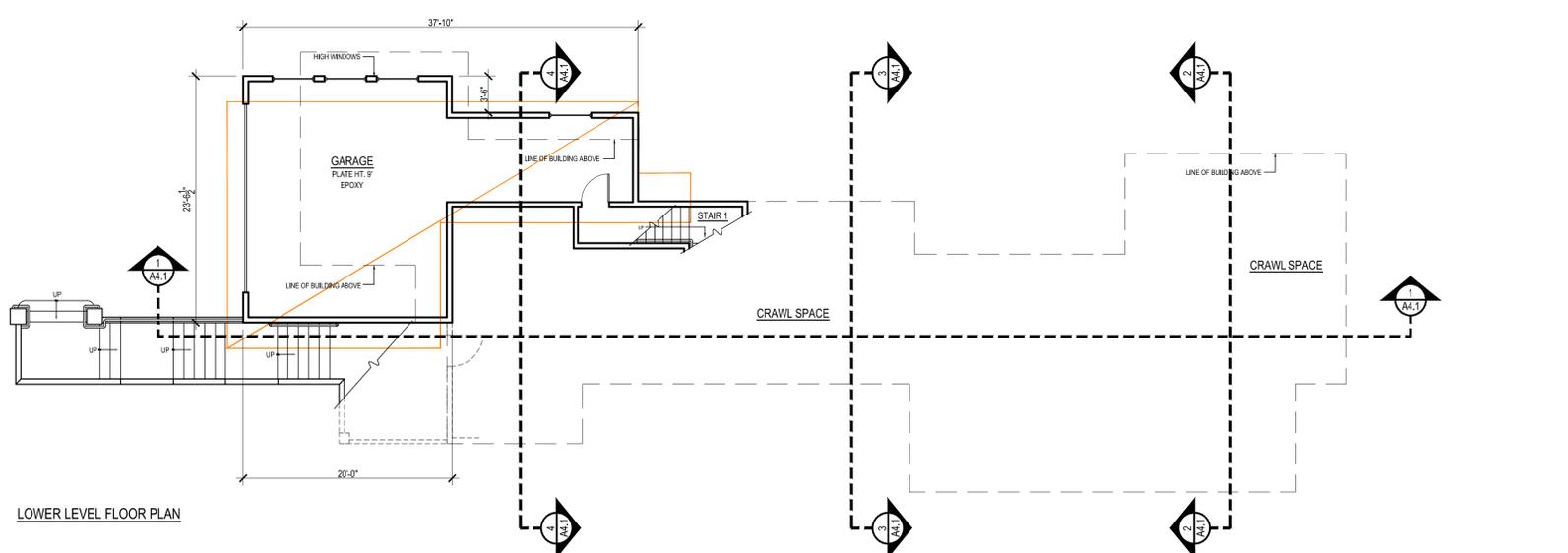
- THE LANDING SHALL NOT BE MORE THAN 7.34" LOWER THAN THE FLOOR LEVEL AT DOORS SWINGING AWAY FROM THE LANDING AND NOT MORE THAN 1.12" AT DOORS SWINGING OVER THE LANDINGS.
- FOR SHOWERS AND TUB/SHOWER WALLS A SMOOTH, HARD, NONABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. CEMENT FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. PLEASE NOTE: WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOUR BARRIER IN SHOWER OR BATHTUB COMPARTMENTS. CRC SECTIONS R307.2 AND R702.3.8
- ALL SHOWER ENCLOSURES TO BE TEMPERED GLASS WITH MIN. 2" TEMPERED DOOR TO SWING OUT OF THE SHOWER STALL.
- FOR ISLAND SINKS AND SIMILAR EQUIPMENT SHALL BE ROUGHED IN ABOVE THE FLOOR AND SHALL BE PERMITTED TO BE IDENTIFIED BY EXTENDING THE VENT AS HIGH AS POSSIBLE, BUT NOT LESS THAN THE DRAIN BOARD AND THEN RETURNING IT DOWNWARD AND CONNECTING IT TO THE HORIZONTAL SINK DRAIN IMMEDIATELY DOWNSTREAM FROM THE VERTICAL FIXTURE DRAIN. THE RETURN VENT SHALL BE CONNECTED TO THE HORIZONTAL DRAIN THROUGH A WYE BRANCH FITTING AND SHALL IN ADDITION BE PROVIDED WITH A FOOT VENT TAKEN OFF THE VERTICAL FIXTURE VENT BY MEANS OF A WYE BRANCH IMMEDIATELY BELOW THE FLOOR AND EXTENDING TO THE NEAREST PARTITION AND THEN THROUGH THE ROOF TO THE OPEN AIR. THIS SHALL BE PERMITTED TO BE CONNECTED TO OTHER VENTS AT A POINT NOT LESS THAN 6 INCHES (152 MM) ABOVE THE FLOOD-LEVEL RIM OF THE FIXTURES SERVED. DRAINAGE FITTINGS SHALL BE SET ON THE VENT BELOW THE FLOOR LEVEL, AND A SLOPE OF NOT LESS THAN 1/4 INCH PER FOOT. CPC SECTION 909
- FIREPLACE SURROUND TO BE NON-COMBUSTIBLE MATERIAL AT LEAST 1" AROUND OPENING @ TOP + SIDES, AND PROTRUDING AT LEAST 2" OUT FROM WALL OR PER MANUFACTURER SPECIFICATIONS.
- GAS FIREPLACE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND LISTING.
- WINDOW GLAZING FOR ALL NEW WINDOWS TO BE MAX. (0.29) U-FACTOR AND (0.29) S.H.G.C. PER TITLE 24 REPORT
- WINDOW GLAZING FOR ALL NEW WINDOWS TO BE TEMPERED GLASS OR 20 MIN. FIRE RATED ASSEMBLY, UNLESS NOTED OTHERWISE.
- A PERMANENT LABEL PER SECTION R306.1 SHALL IDENTIFY EACH LIGHT OF SAFETY GLAZING.
- ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPERABLE AREA OF 5.7 S.F., THE MINIMUM NET CLEAR OPERABLE WIDTH SHALL BE 20". THE MINIMUM NET CLEAR OPERABLE HEIGHT SHALL BE 24". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR PER CRC R310.
- EXTERIOR DOORS SHALL BE 20 MIN. ASSEMBLIES, SOLID CORE WITH 1-3/8" THICK STILES AND RAILS & 1-1/4" INTERIOR PANEL THICKNESS OR OF NON-COMBUSTIBLE CONSTRUCTION AS PER CRC R327.8.3.
- R327.8.4 TESTED FIRE RATED MATERIALS AND ASSEMBLIES SHALL BE LABELED.
- AT FINAL INSPECTION, A MANUAL, COMPACT DIC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH CGSBC SECTION 4.410.1 SHALL BE PLACED IN THE BUILDING.
- R311.7.5 STAIRWAY - MAX. RISE "7.34", MIN. RUN "10"
- R311.7.5.2.1 WINDING STAIRS - MIN. TREAD DEPTH "10"
- R311.7.7 HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD, NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38" HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT, HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAIL ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAILS. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/2" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/2" WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/2". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.31". EXTERIOR WOOD/PLASTIC COMPOSITE HANDRAILS SHALL COMPLY WITH THE PROVISIONS OF SECTION R317.4.
- 1012.4 HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.
EXCEPTIONS:
-HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A TURN OR LANDING.
-WITHIN A DWELLING UNIT, THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL IS ALLOWED OVER THE LOWEST TREAD.
- 1012.5 HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- 1012.6 HANDRAILS WITHIN DWELLING UNITS NEED EXTEND ONLY FROM THE TOP RISER TO THE BOTTOM RISER.
- 1012.7 CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MIN. 1 1/2". ADJACENT SURFACES SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
- ENCLOSED USEABLE SPACES UNDER STAIRWAYS SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (12.7 MM) GYPSUM BOARD, CBC 1009
- 1013.2 REQUIRED GUARDRAILS SHALL BE NOT LESS THAN 42" HIGH, MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACES. ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.
EXCEPTIONS:
-GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
-WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL BE MIN. 34" AND MAX. 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
- 1013.3 REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.
- DOCUMENTATION SHALL BE PROVIDED, PRIOR TO FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION, CGSBC SECTION 4.408.2.1
- R302.5.1 OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEY COMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20 MINUTE FIRE RATED DOORS. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING EXCEPT WHERE THE RESIDENCE AND THE PRIVATE GARAGE ARE ENCLOSED USEABLE SPACES UNDER STAIRWAYS SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (12.7 MM) GYPSUM BOARD, CBC 1009.6.3
- AT FURNACE LOCATION PROVIDE CONTINUOUS FLOORING 24 IN. IN WIDTH ON THREE SIDES OF THE EQUIPMENT AND 30 IN. ON THE CONTROL SIDE TO SERVICE REQD. CONTROLS AND VALVES (SEE CHART ON SHEET WFE-1).
- PROVIDE TWO LAYERS OF BUILDING PAPER GRADE 'D' WHEN STUCCO IS APPLIED OVER WOOD BASE SHEATHING PER CBC 2506.4, AND PROVIDE WEEP SCREED AT FOUNDATION/TIE LINE ON ALL STUCCO WALLS A MIN. 2" ABOVE PAVED AREAS PER CBC 2506.5.
- 4.088.1 RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.
- MINIMUM REQUIREMENTS PER TITLE 24 COMPLIANCE:
-INSULATE ROOF IN ADDITION TO AT LEAST R-30.
-INSULATE ALL EXTERIOR WALLS IN ADDITION TO AT LEAST R-19.
-INSULATE ALL EXTERIOR RAISED FLOORS IN ADDITION TO AT LEAST R-19.
-ALL NEW WINDOWS TO BE DOUBLE-GLAZED WITH NON-METAL FRAMES.
-FURNACE TO HAVE A MINIMUM AFUE RATING OF 90%.
- FOUNDATION VENT CALC.
OPENINGS FOR UNDER-FLOOR VENTILATION, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET (0.67 M2 FOR EACH 100 M2) OF CRAWL-SPACE AREA. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH, PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH (6 MM), CBC 1203.3.1
- OPENINGS FOR UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1% SQUARE FEET (0.15 M2) FOR EACH 25 LINEAR FEET (7620 LINEAR MM) OF EXTERIOR WALL. THEY SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS NOT LESS THAN 1/8 INCH (6.4 MM) NOR MORE THAN 1/4 INCH (13 MM) IN ANY DIMENSION, CBC 1203.3.1.1 (SPC8)
1/2" x 2.294 SF = 15.4 SF / 42 SF = 37 VENTS
- R302.11 IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED THE FOLLOWING LOCATIONS:
-IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROIS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
-VERTICALLY AT THE CEILING AND FLOOR LEVELS.
-HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
-AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES.
-IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
-AT OPENINGS AROUND VENTILATION, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
R302.3.4.1 - RODENT PROOFING
-FOR SLAB ON GRADE, SEAL ALL HOLES IN SILL PLATE WITH CONCRETE MASONRY OR CEMENT MORTAR.
-FOR PER FOOTING FOUNDATIONS: APPENDIX F 2013 CBC
-UP TO 12" ABOVE GRADE: AN APRON 24" BELOW AND 8" ABOVE GRADE FOR THE ENTIRE PERIMETER OF THE BUILDING MADE OF NONDECAVABLE RODENT PROOFING MATRIAL OR 4" THICK CONCRETE.
-ABOVE 12" - INSTALLING 24 GA. METAL COLLARS ON SUPPORT POSTS AT CONCRETE PIERS OR ENCASEING POSTS WITH MATERIALS SIMILAR TO THE "UNDER 12" OPTION.
- R505.3 BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN MOISTURE CONTENT EXCEEDS 19 PERCENT.



UPPER LEVEL FLOOR PLAN



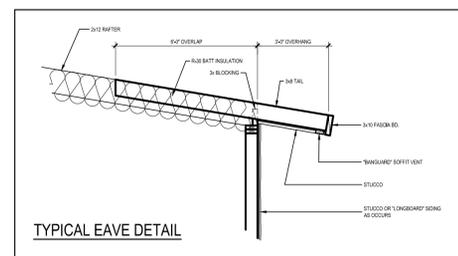
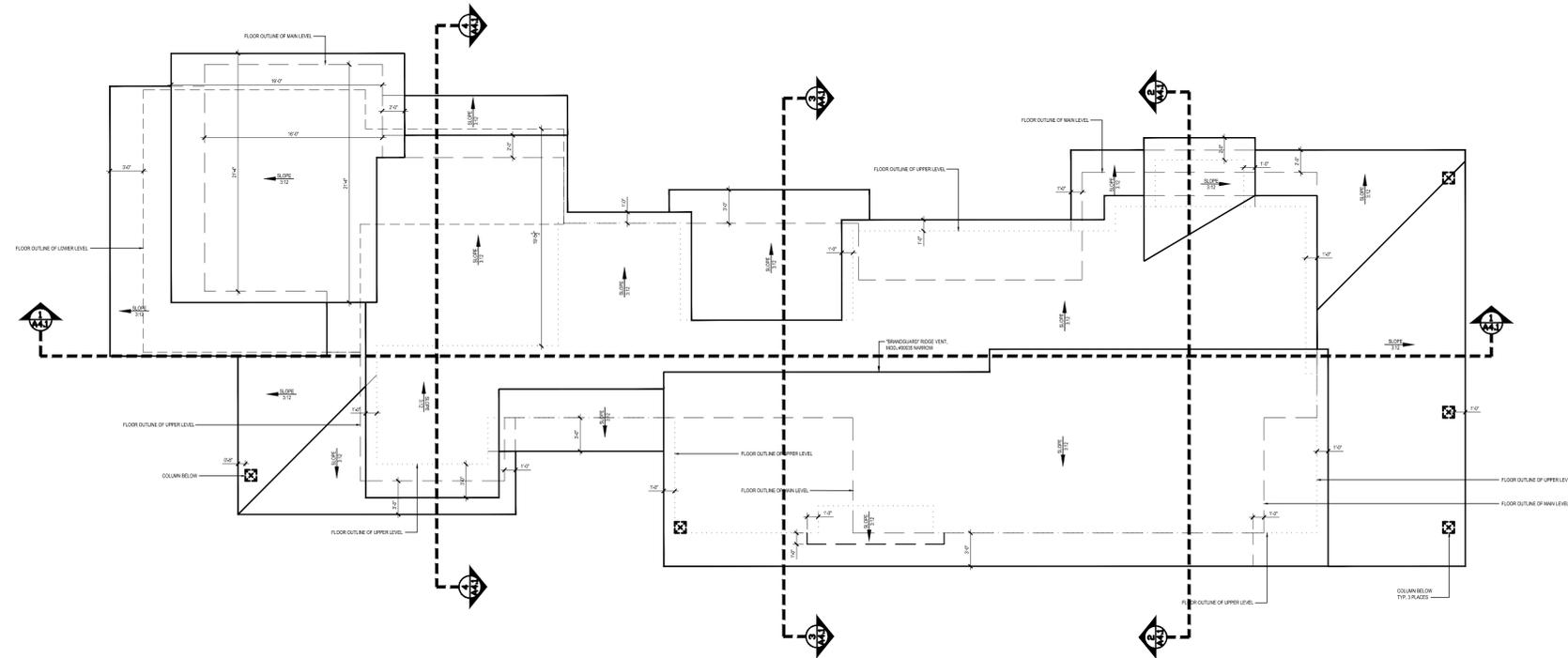
MAIN LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN



NORTH



- ROOF PLAN NOTES:**
- ROOFING MATERIAL TO BE CLASS "A" - STANDING SEAM METAL
 - EAVES / RAKES MATERIAL: "LONGBOARD" NON-COMBUSTIBLE ALUMINUM
 - TYPICAL ROOF OVERHANG @ RAKE : 12 INCHES, U.N.O
 - TYPICAL ROOF OVERHANG @ EAVES: 36 INCHES, U.N.O
 - CONTRACTOR TO PROVIDE & INSTALL REQ'D NET FREE ATTIC VENTILATION
- UPPER LEVEL ATTIC AREA:
1,786 SF / 150 = 11.9 OR 12 SF
MIN. REQUIRED: 1,728 SQ. INCHES
QTY. (1) RECT. VENT PER STUD BAY = 22 SQ. INCHES
1,728 / 22 = 79 BAYS
- MAIN LEVEL ATTIC AREA:
2,571 SF / 150 = 17.14 OR 18 SF
MIN. REQUIRED: 2,592 SQ. INCHES
QTY. (1) RECT. VENT PER STUD BAY = 22 SQ. INCHES
2,592 / 22 = 118 BAYS
- LOWER LEVEL (GARAGE) ATTIC AREA:
720 SF / 150 = 4.8 OR 5 SF
MIN. REQUIRED: 720 SQ. INCHES
QTY. (1) RECT. VENT PER STUD BAY = 22 SQ. INCHES
720 / 22 = 33 BAYS
- COVERED PORCH / VERANDA ATTIC AREA:
335 SF / 150 = 2.23 OR 3 SF
MIN. REQUIRED: 432 SQ. INCHES
QTY. (1) RECT. VENT PER STUD BAY = 22 SQ. INCHES
432 / 22 = 20 BAYS
- PREFAB GSM UNDER EAVE VENTS ("BRANDGUARD" 22"x 3.5", MOD. # UE2011-FFS) TO BE EVENLY DISTRIBUTED
 - ALL VENT OPENING TO BE COVERED WITH 1/8-INCH (MIN.) 1/4-INCH (MAX.) CORROSION RESISTANT METAL SCREENING
 - ALL FLASHING TO BE 22 GAUGE W/MIN. 10-INCH LAP W / ALL SEAMS SOLDERED TO BE WEATHERPROOF AND PAINTED TO MATCH ROOFING MATERIAL
 - WHEN POSSIBLE LOCATE ALL PLUMBING, HVAC VENTS, ETC. AT REAR ROOF SIDE (OPPOSITE ENTRY)
 - ALL DOWNSPOUTS SHALL BE DIRECTED TO LANDSCAPED AREAS, MINIMIZE DIRECTLY CONNECTED IMPERVIOUS AREAS, ETC.
 - ON SLOPES 4:12 OR GREATER PROVIDE 1 LAYER OF FELT 15# UNDER ROOFING OR ON SLOPES LESS THAN 4:12 PROVIDE 2 LAYERS OF FELT 15# UNDER ROOFING AS REQUIRED BY SECTION CRC R905.2.7.



PEARSON
19 HIGHLAND AVE.
LOS GATOS
CALIFORNIA
95030

A.P.N. 529-37-033

- 1 DECEMBER 2015 - PLAN CHECK COMMENTS
- 22 JANUARY 2016 - PLAN CHECK COMMENTS
- 10 FEBRUARY 2016 - PLAN CHECK COMMENTS
- 3 MARCH 2016 - PLAN CHECK COMMENTS
- 29 MARCH 2016
- 7 MAY 2016
- 11 JULY 2016 - PLANNING COMMISSION COMMENTS
- 26 OCT 2016 - PLANNING COMMISSION RESUBMITTAL

SCALE: 1/8" = 1'

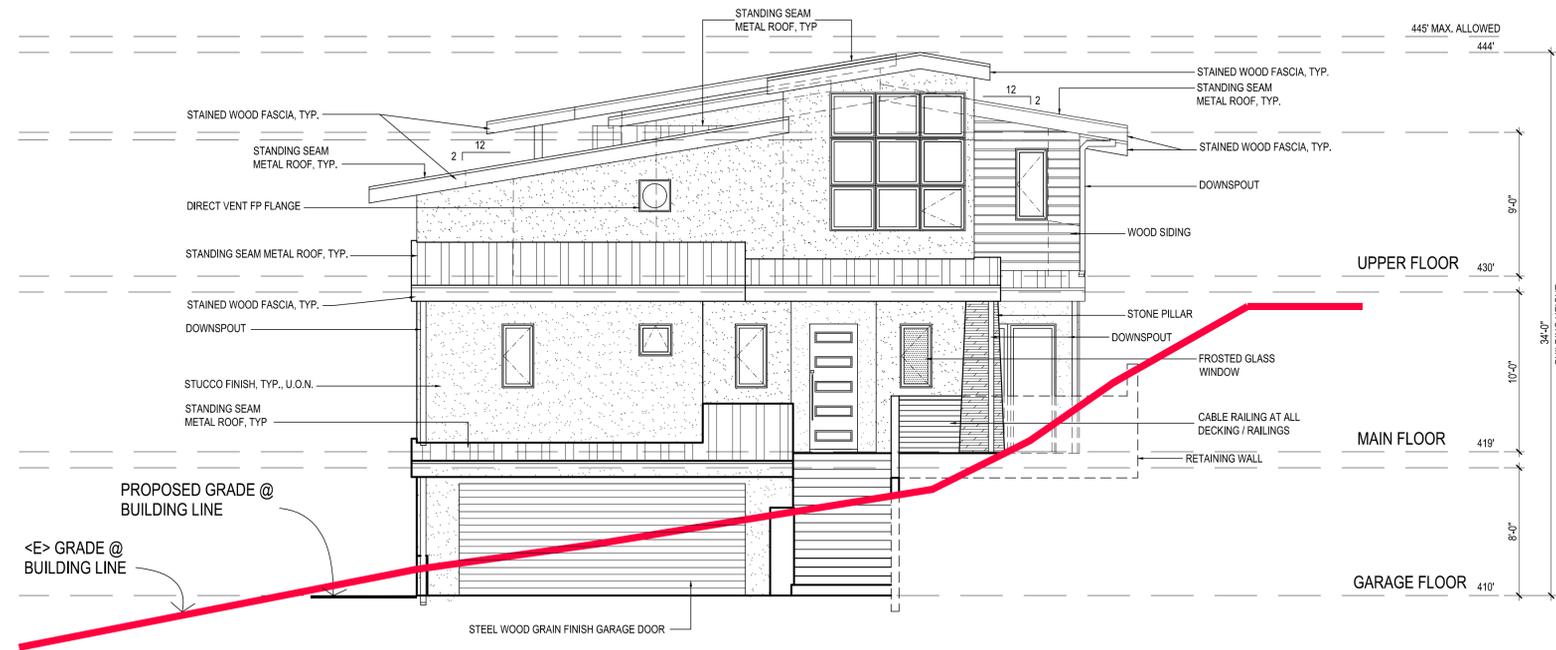
PROPOSED ROOF PLAN



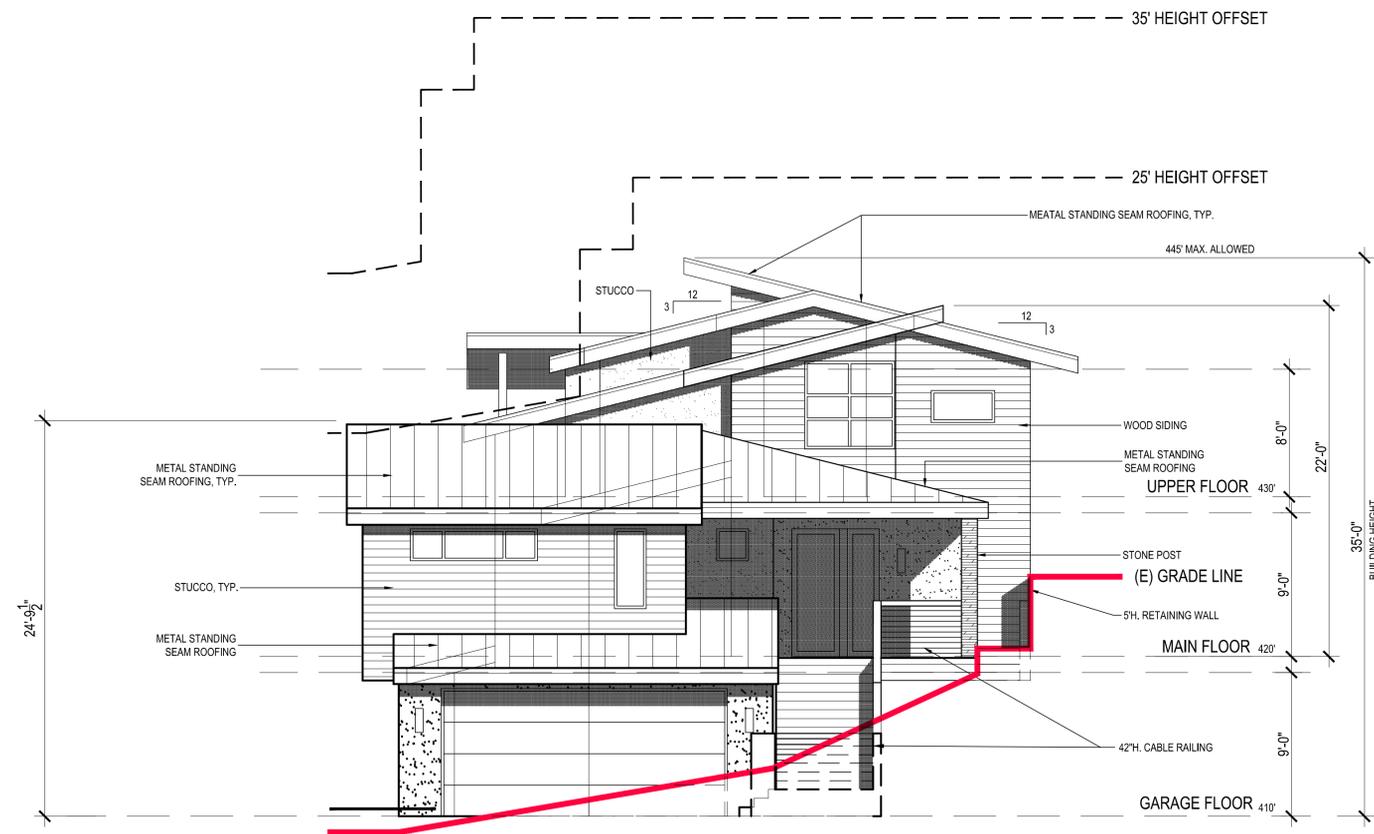
INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

1585 THE ALAMEDA
SUITE 200
SAN JOSE
CALIFORNIA
95126

T 408.292.3252
F 253.399.1125



1- FRONT (EAST) ELEVATION - 29 JULY 2016



1- FRONT (EAST) ELEVATION

PEARSON
19 HIGHLAND AVE.
LOS GATOS
CALIFORNIA
95030

A.P.N. 529-37-033

1 DECEMBER 2015 - PLAN
CHECK COMMENTS
22 JANUARY 2016 - PLAN
CHECK COMMENTS
10 FEBRUARY 2016 - PLAN
CHECK COMMENTS
3 MARCH 2016 - PLAN
CHECK COMMENTS
29 MARCH 2016
7 MAY 2016
11 JULY 2016 - PLANNING
COMMISSION COMMENTS
26 OCT 2016 - PLANNING
COMMISSION RESUBMITTAL

SCALE 3/16" = 1'

PREVIOUS + PROPOSED
FRONT (EAST)
EXTERIOR ELEVATIONS

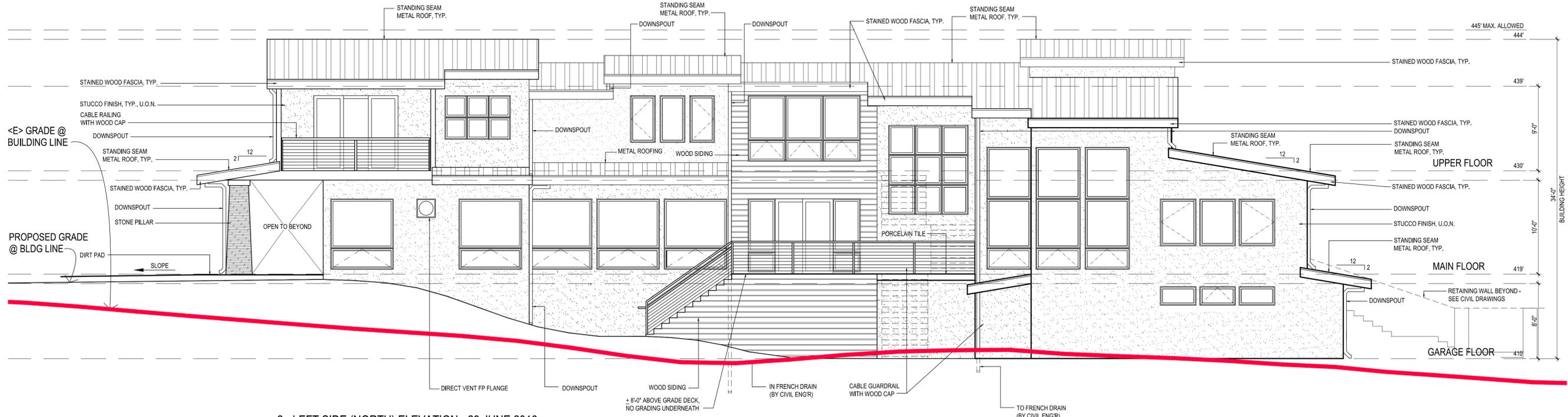
A3.1



INTERIORS
REMDELS +
ADDITIONS
NEW CONSTRUCTION

1585 THE ALAMEDA
SUITE 200
SAN JOSE
CALIFORNIA
95126

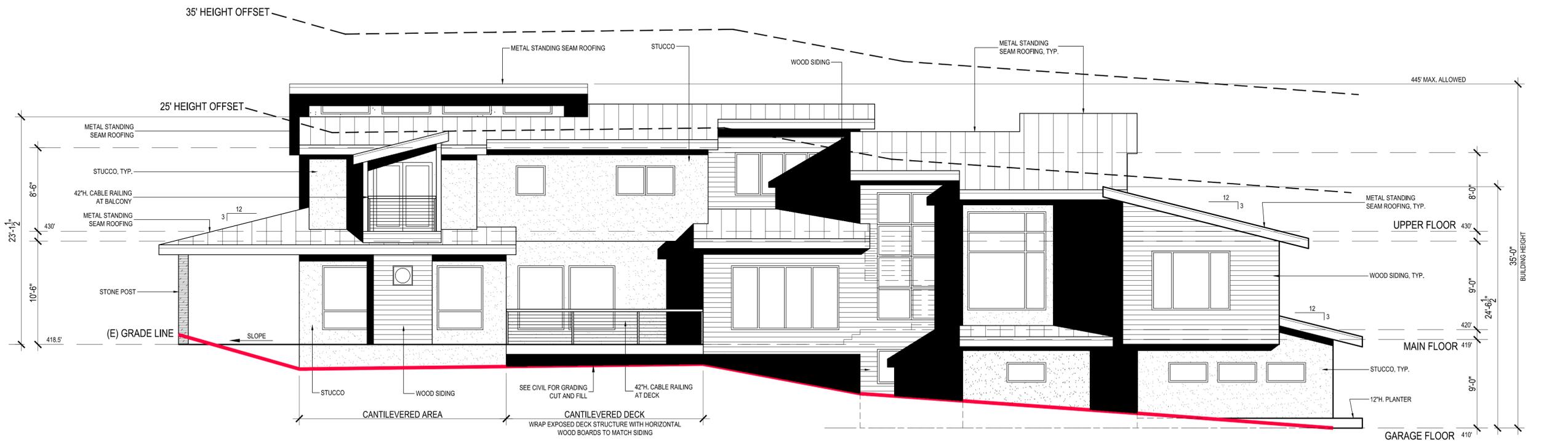
T 408.292.3252
F 253.399.1125



2 - LEFT SIDE (NORTH) ELEVATION - 29 JUNE 2016

PEARSON
19 HIGHLAND AVE.
LOS GATOS
CALIFORNIA
95030

A.P.N. 529-37-033



2 - LEFT SIDE (NORTH) ELEVATION

- 1 DECEMBER 2015 - PLAN CHECK COMMENTS
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- 29 MARCH 2016
- 7 MAY 2016
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SCALE 3/16" = 1'

PREVIOUS + PROPOSED
LEFT (SOUTH)
EXTERIOR ELEVATIONS

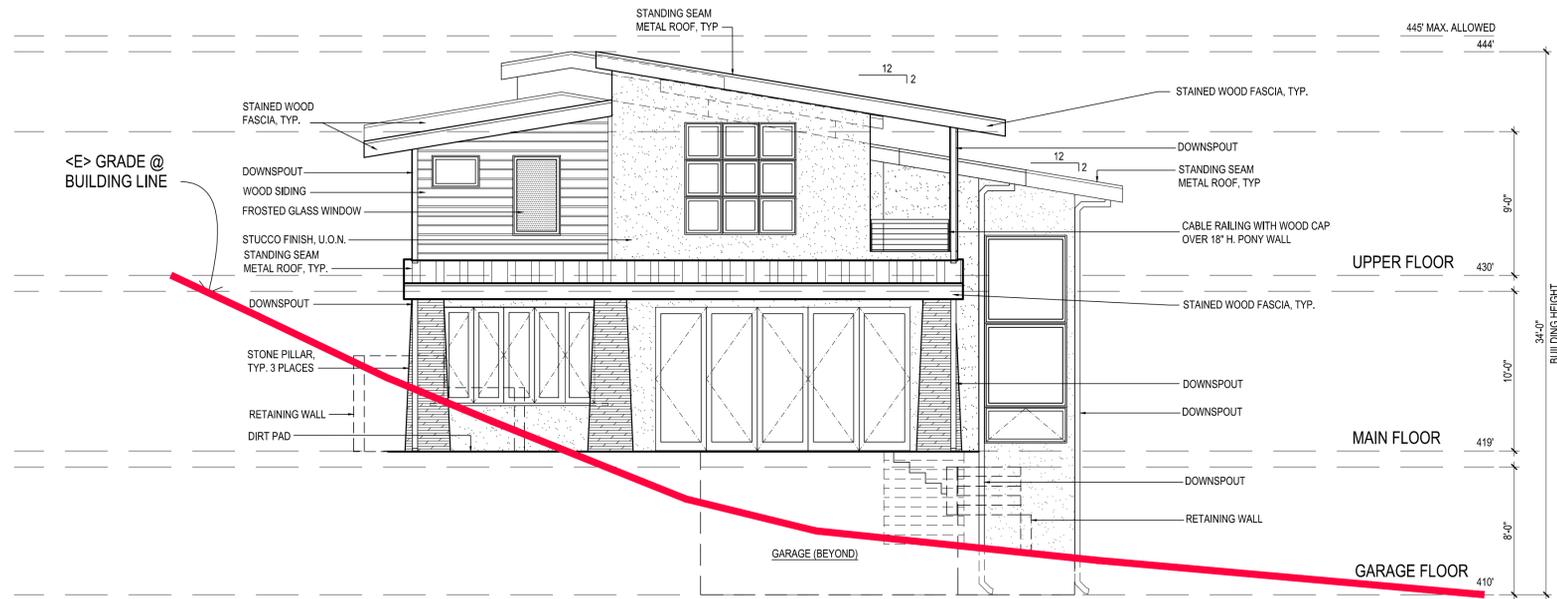
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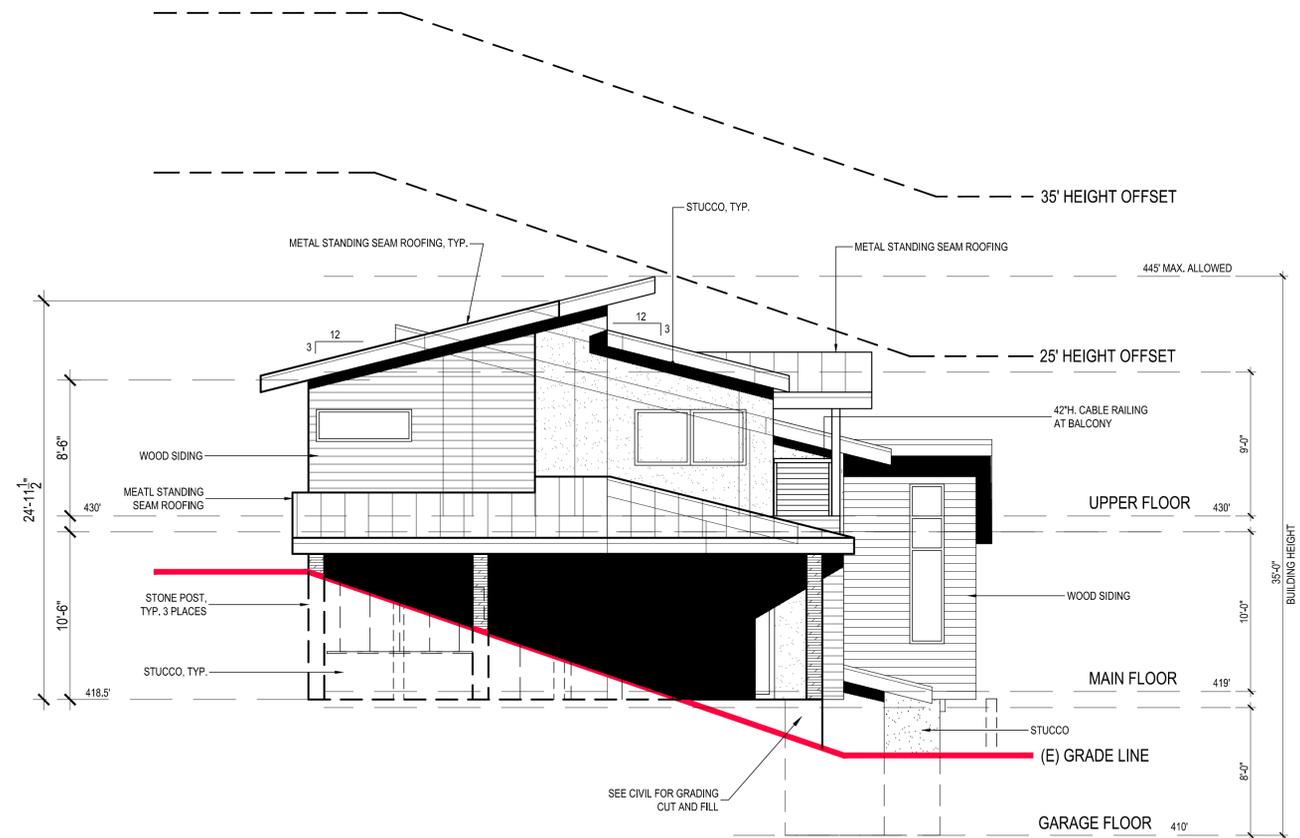
INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

1585 THE ALAMEDA
SUITE 200
SAN JOSE
CALIFORNIA
95126

T 408.292.3252
F 253.399.1125



3 - REAR (WEST) ELEVATION - 29 JUNE 2016



3 - REAR (WEST) ELEVATION

PEARSON
19 HIGHLAND AVE.
LOS GATOS
CALIFORNIA
95030

A.P.N. 529-37-033

- 1 DECEMBER 2015 - PLAN CHECK COMMENTS
- 22 JANUARY 2016 - PLAN CHECK COMMENTS
- 10 FEBRUARY 2016 - PLAN CHECK COMMENTS
- 3 MARCH 2016 - PLAN CHECK COMMENTS
- 29 MARCH 2016
- 7 MAY 2016
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- 26 OCT 2016 - PLANNING COMMISSION RESUBMITTAL

SCALE 3/16" = 1'

PREVIOUS + PROPOSED
REAR (WEST)
EXTERIOR ELEVATIONS

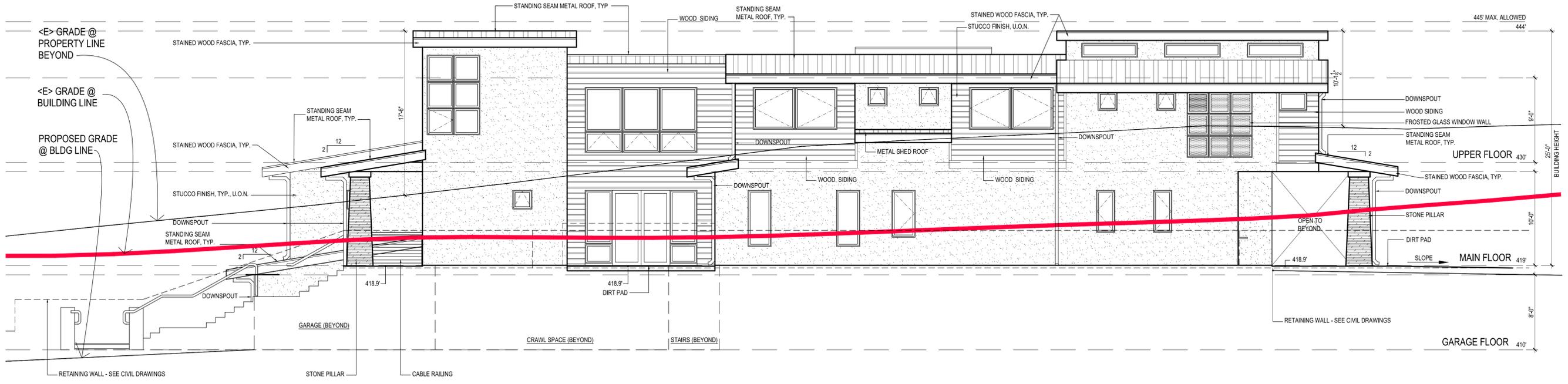
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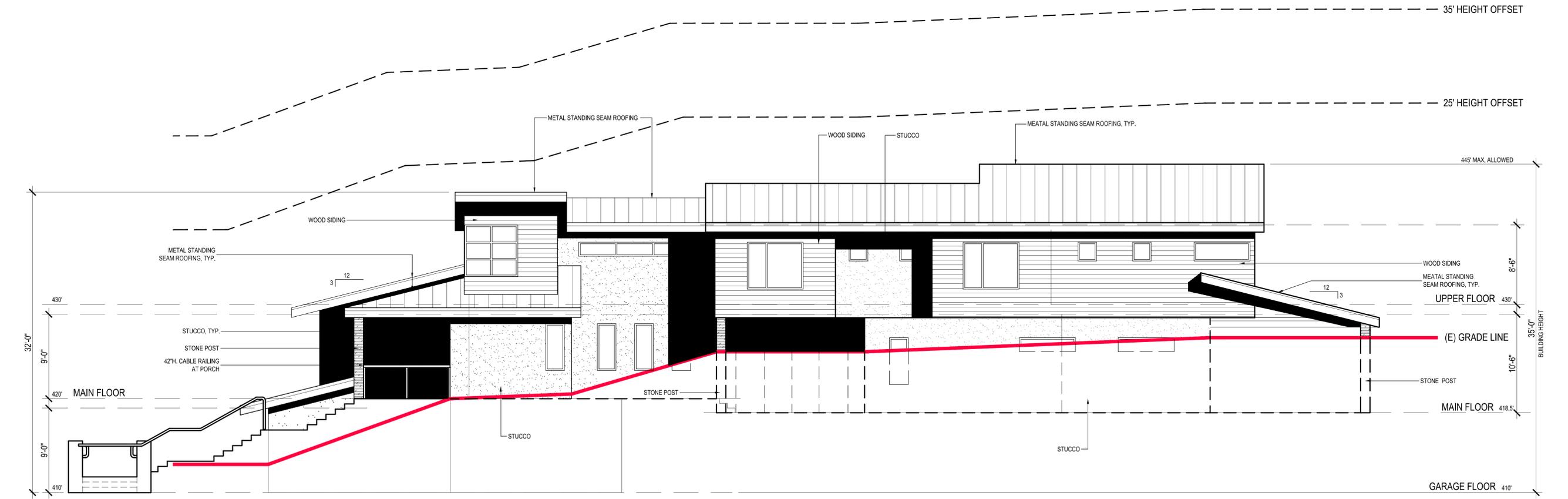
INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

1585 THE ALAMEDA
SUITE 200
SAN JOSE
CALIFORNIA
95126

T 408.292.3252
F 253.399.1125



4 - RIGHT SIDE (SOUTH) ELEVATION - 29 JUNE 2016



4 - RIGHT SIDE (SOUTH) ELEVATION

PEARSON
19 HIGHLAND AVE.
LOS GATOS
CALIFORNIA
95030

A.P.N. 529-37-033

- 1 DECEMBER 2015 - PLAN CHECK COMMENTS
- 22 JANUARY 2016 - PLAN CHECK COMMENTS
- 10 FEBRUARY 2016 - PLAN CHECK COMMENTS
- 3 MARCH 2016 - PLAN CHECK COMMENTS
- 29 MARCH 2016 - PLAN CHECK COMMENTS
- 7 MAY 2016
- 11 JULY 2016 - PLANNING COMMISSION COMMENTS
- 26 OCT 2016 - PLANNING COMMISSION RESUBMITTAL

SCALE 3/16" : 1'

PREVIOUS + PROPOSED
RIGHT (NORTH)
EXTERIOR ELEVATIONS

A3.4



INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

1585 THE ALAMEDA
SUITE 200
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95126

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PEARSON
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- 29 MARCH 2016
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- 11 JULY 2016 - PLANNING COMMISSION COMMENTS
- 26 OCT 2016 - PLANNING COMMISSION RESUBMITTAL

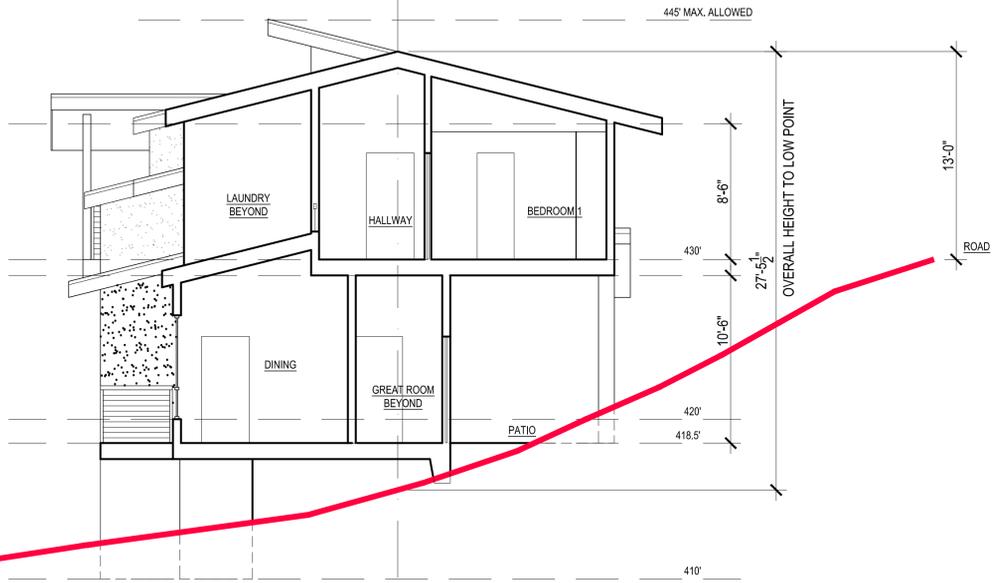
SCALE 3/16" = 1'

SECTIONS

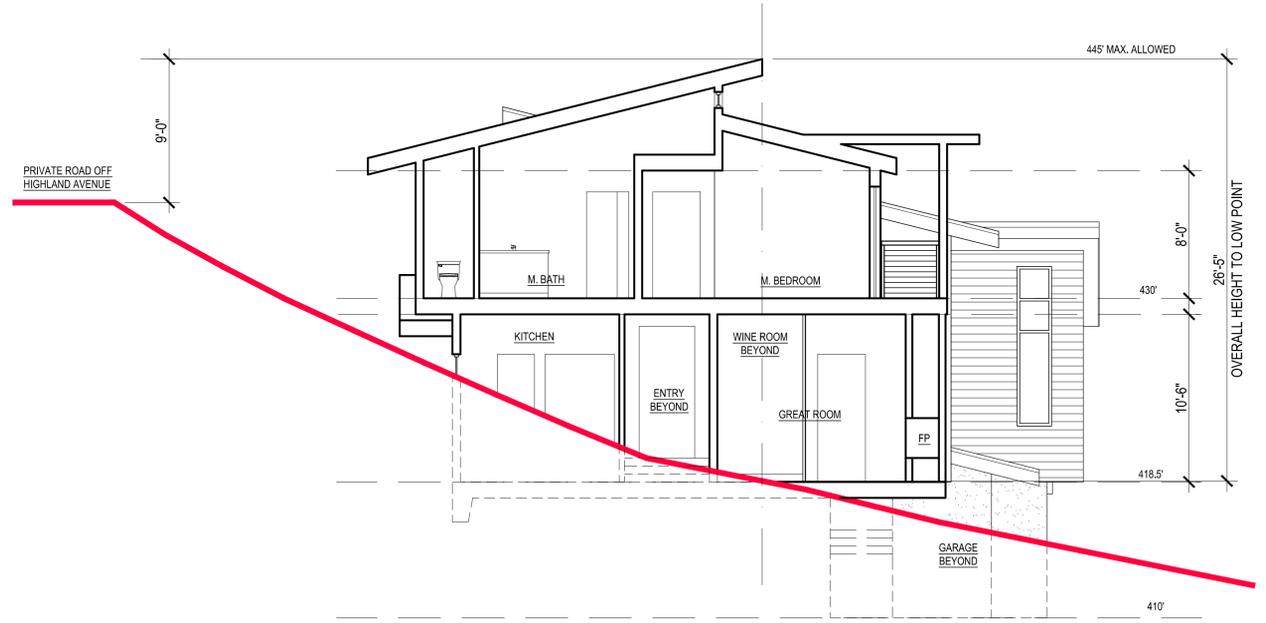
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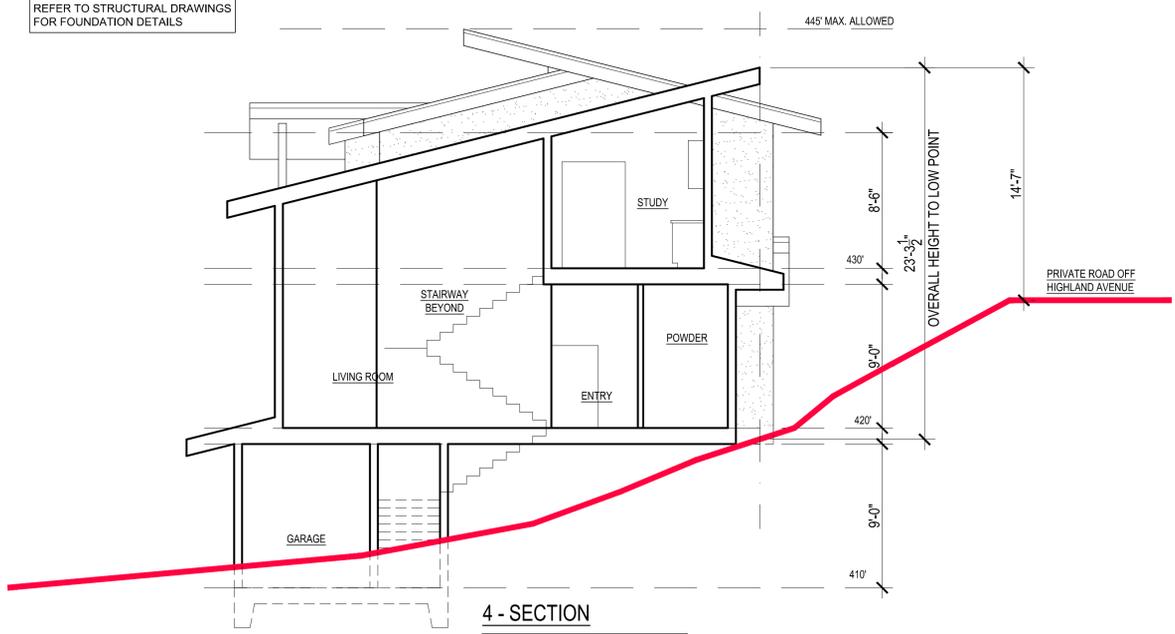
1- SECTION
REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS



3- SECTION
REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS



2- SECTION
REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS



4- SECTION
REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS



VICINITY MAP
N.T.S.

PLANS FOR THE GRADING PERMIT

NEW SINGLE FAMILY RESIDENCE

LANDS OF PEARSON
19 HIGHLAND AVENUE, LOS GATOS, CALIFORNIA
A.P.N. 529-37-033

SHEET NO.	SHEET INDEX DESCRIPTION
G1	TITLE SHEET
G2	SITE PLAN
G3	UTILITY PLAN
G4	GRADING & DRAINAGE PLAN
G5	TREE INVENTORY PLAN
G6	SECTIONS AND DETAILS
G7	EROSION CONTROL PLAN
G8	CONDITIONS OF APPROVAL (PENDING)

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	BUILDING LINE
	TOP OF EX. CREEK BANK
	DAYLIGHT CUT LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	NEW CONTOUR
	RETAINING WALL (EXTERIOR)
	WATER LINE
	GAS LINE
	TELEPHONE/ELECTRICITY LINE



TREE TO BE REMOVED
(PER ARBORIST REPORT, MAY 10, 2016)
TREE TO REMAIN

GENERAL NOTES

OWNERS: ED PEARSON
239 THURSTON ST.
LOS GATOS, CA 95030

DEVELOPER: ED PEARSON
(SAME AS OWNER)

ENGINEER: PEOPLES ASSOCIATES
(SEE TITLE BLOCK)

PROPERTY ADDRESS: 19 HIGHLAND AVENUE
LOS GATOS, CA 95030

EXISTING ZONING: HR-2 1/2
PROPOSED ZONING: HR-2 1/2
NET ACREAGE: 1.04 Ac.
EXISTING USE: VACANT LOT
PROPOSED USE: SINGLE FAMILY RESIDENCE

STORM: EXISTING NATURAL DRAINAGE PATTERNS
EXISTING SWALES AND CULVERTS

SANITARY: WEST VALLEY SANITATION DISTRICT
EXISTING IN HIGHLAND AVENUE

WATER: SAN JOSE WATER CO.
EXISTING IN HIGHLAND AVENUE

GAS: P.G.&E.
EXISTING IN HIGHLAND AVENUE

ELECTRIC: P.G.&E.
EXISTING IN HIGHLAND AVENUE

TELEPHONE: AT&T
EXISTING IN HIGHLAND AVENUE

CABLE TV: COMCAST
EXISTING IN HIGHLAND AVENUE

A.P.N. 529-37-033

ABBREVIATIONS

A.D.	= Area Drain
AC. or A.C.	= Asphalt Concrete
B.S.L.	= Building Setback Line
B.W.	= Bottom of Wall
C.B.	= Catch Basin
C.O.	= Clean Out
CL	= Centerline
Conc.	= Concrete
Div. V.	= Diversion Valve
D.W.	= Driveway
E.P.	= Edge of Pavement
Ex. or Exist.	= Existing
F.F.	= Finish Floor
F.H.	= Fire Hydrant
F.L.	= Flow Line
Fnd.	= Found
IP.	= Iron Pipe
L.F.	= Linear Feet
L.L.	= Leach Line
Max.	= Maximum
Min.	= Minimum
Mon.	= Monument
N.T.S.	= Not To Scale
NAT.	= Natural
Pav.	= Pavement
PL or Prop.	= Property Line
P.W.L.E.	= Private Water Line Easement
R.W.	= Right-of-Way
Ret.	= Retaining
S.T.	= Septic Tank
T.L.	= Tight Line
T.W.	= Top of Wall
Typ.	= Typical
W.	= Water
W.M.	= Water Meter

PARKING NOTES:

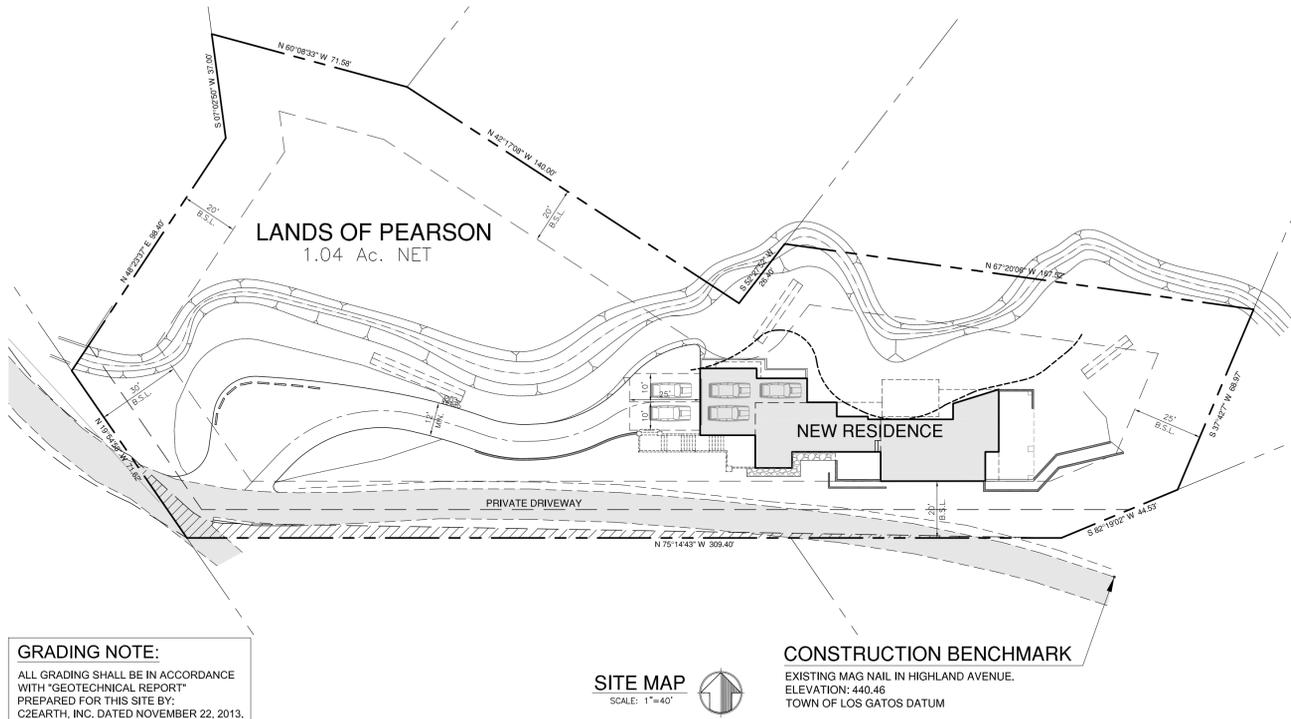
IN GARAGE	3
ON DRIVEWAY in front of garage	2
OFF STREET	1

BUILDING SETBACKS

FRONT	30'
SIDE	20'
REAR	25'

BENCHMARK

TOWN OF LOS GATOS LG38
BRASS DISK IN MON. WELL
(CENTRAL AVE & OAK HILL WAY)
ELEVATION: 556.86



GRADING NOTE:

ALL GRADING SHALL BE IN ACCORDANCE
WITH "GEOTECHNICAL REPORT"
PREPARED FOR THIS SITE BY:
C2EARTH, INC. DATED NOVEMBER 22, 2013.



CONSTRUCTION BENCHMARK

EXISTING MAG NAIL IN HIGHLAND AVENUE.
ELEVATION: 440.46
TOWN OF LOS GATOS DATUM

TOWN OF LOS GATOS STANDARD GRADING NOTES

- All work shall conform to Chapter 12 of the Town of Los Gatos Grading Ordinance, the adopted California Building Code and the latest edition of the Standard Specifications for Public Works Construction except as specified otherwise on these plans and details.
- No work may be started on-site without an approved Grading Plan and a Grading Permit issued by the Town of Los Gatos, Public Works Department located at 41 Miles Avenue, Los Gatos, CA 95030
- A Pre-Job meeting shall be held with the Town Engineering Inspector from the Department of Parks and Public Works prior to any work being done. The Contractor shall call the Inspections Line at 408.399.5771 at least 48 hours prior to any grading or onsite work. This meeting should include:
 - A 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 48 hours but not more than 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 Department).
 - 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
C2EARTH, INC.
Reference Report No. 13050C-01R1 dated NOV. 22, 2013
Letter No. _____ dated _____, 20____, 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 48 hours before beginning any grading. The engineer shall be onsite 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 observation (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 in an "as-built" letter/report prepared by the applicants' soils engineer and submitted for the Town's review and acceptance before final release of any occupancy permit is granted.
- All private and public streets accessing Project Site shall be kept open and in a safe, drive-able condition throughout construction. If temporary closure is needed, then formal written notice to the adjacent neighbors and the Town of Los Gatos Public Works Department shall be provided at least one week in advance of closure and no closure shall be granted without the express written approval of the Town. No material or equipment shall be stored in the public or private right-of-way.
- 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: ED PEARSON Phone: (408) 205-7305
- General Contractor (if available): PEARSON CONSTRUCTION Phone: (408) 205-7305
- Grading Contractor (if available): _____ Phone: _____
- | | | | |
|----------|-----|------------|---|
| a. Cut: | 439 | CY Export: | 0 |
| b. Fill: | 429 | CY Import: | 0 |
- 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 storm water acceptance deed/facilities. All drainage shall be directed to the street or

other acceptable drainage facility via a non-erosive method as approved by the Town Engineer.

- 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 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, the Town of Los Gatos Storm Water Quality Management Program, National Pollutant Discharge Elimination System (NPDES) and any other permits/requirements issued by the State of California Regional Water Quality Control Board. Plans (including all updates) shall be onsite at all times. No direct storm water discharges from development will be allowed onto Town streets or onto the public storm drain system without treatment by an approved storm water pollution prevention device or other approved methods. Maintenance of private storm water pollution prevention devices shall be the sole responsibility of the owner. Discharges or connection without treatment by an approved and adequately operating storm water pollution prevention device or other approved method shall be considered a violation of the above referenced permit and the Town of Los Gatos Stormwater Ordinance.

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 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 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 Wastes or pollutants off the site. Discharges of material other than stormwater (nonstormwater discharges) are prohibited except as authorized by an individual NPDES permit or the statewide General Construction Stormwater Permit. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, solvents, detergents, glues, lime, pesticides, herbicides, fertilizers, wood preservatives and asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; concrete and related cutting or curing residues; floatable wastes; wastes from engine/equipment steam cleaning or chemical degreasing; wastes from street cleaning; and superchlorinated potable water from line flushing and testing. During construction, disposal of such materials should occur in a specified and controlled temporary area on-site physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- 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



REV.	DATE	DESCRIPTION
0	11.15	RELEASED TO CLIENT & TOWN
1	01.16	REVISED PER TOWN COMMENTS
2	05.16	REVISED PER ARBORIST REPORT
3	07.16	REVISED PER PLANNING COMMISSION COMMENTS

DESIGNED BY:	V.S.
DRAWN BY:	R.S.C.
CHECKED BY:	V.S.
SCALE:	AS SHOWN

REGISTRATION EXPIRES MARCH 31, 2017

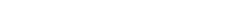
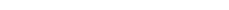
PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
1996 Torrey Court
408-957-9220
Milpitas, CA 95035
Fax 408-957-9221

APPROVED BY:

TITLE SHEET
LANDS OF PEARSON
19 HIGHLAND AVENUE
LOS GATOS, CALIFORNIA

SHEET NUMBER
G1
OF 8 SHEETS
DRAWING NO.
15027-G1

LEGEND

-  PROPERTY LINE
-  ADJACENT PROPERTY LINE
-  CENTERLINE
-  RIGHT-OF-WAY LINE
-  BUILDING SETBACK LINE
-  EASEMENT LINE
-  BUILDING LINE
-  TOP OF EX. CREEK BANK
-  DAYLIGHT CUT LINE
-  MAJOR CONTOUR
-  MINOR CONTOUR
-  NEW CONTOUR
-  RETAINING WALL (EXTERIOR)
-  WATER LINE
-  GAS LINE
-  TELEPHONE/ELECTRICITY LINE

TREE TO BE REMOVED
(PER ARBORIST REPORT, JULY 10, 2016)
TREE TO REMAIN

GENERAL NOTES

1. TOPOGRAPHY WAS PERFORMED IN OCTOBER 2015 & JUNE 2016.
2. THIS TOPOGRAPHIC MAP REPRESENTS SURFACE FEATURES ONLY.
3. CONTOUR INTERVAL IS 2-FEET.
4. BENCHMARK IS TOWN OF LOS GATOS DATUM.
5. PROPERTY LINES SHOWN ARE RECORD DATA.
6. TREE REMOVAL PER APPROVED ARBORIST PLAN, SEE NOTE BELOW.
7. ALL GRADING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY C2Earth, Inc.
8. THE DRIVEWAY SHALL BE 12' WIDE MIN.
9. THE LONGITUDINAL PROFILE OF THE DRIVEWAY SHALL FOLLOW THE EXISTING TERRAIN TO MINIMIZE GRADING.
10. MAINTAIN NATURAL DRAINAGE PATTERN AND EXISTING SHEET-FLOW INTO EXISTING SWALES.
11. ALL DOWNSPOUTS SHALL HAVE A SPLASH BOX AND DIVERT WATER AWAY FROM BUILDING INTO LANDSCAPED AREA.

AVERAGE SLOPE

FORMULA
$$S = \frac{0.0023 \times l \times l}{A}$$

OVERALL SITE
$$S = \frac{0.0023 \times 2 \times 6,497}{1.04}$$

S = 28.74%

IMPERVIOUS COVERAGE

LOCATION	SQUARE FEET
HOUSE, GARAGE & PORCH (ROOF)	3,620
EXTERIOR WALLS	126
TOTAL	3,746

PERVIOUS COVERAGE

LOCATION	SQUARE FEET
DRIVEWAY & FIRETRUCK TURNAROUND	3,538
WALKWAY & STAIRWAYS	184
TOTAL	3,722

BENCHMARK

TOWN OF LOS GATOS LG38
BRASS DISK IN MON. WELL
(CENTRAL AVE & OAK HILL WAY)
ELEVATION: 556.86

CONSTRUCTION BENCHMARK

EXISTING MAG NAIL IN HIGHLAND AVENUE.
ELEVATION: 440.46
TOWN OF LOS GATOS DATUM

GRADING NOTE:

ALL GRADING SHALL BE IN ACCORDANCE WITH "GEOTECHNICAL REPORT" PREPARED FOR THIS SITE BY: C2EARTH, INC. DATED NOVEMBER 22, 2013.

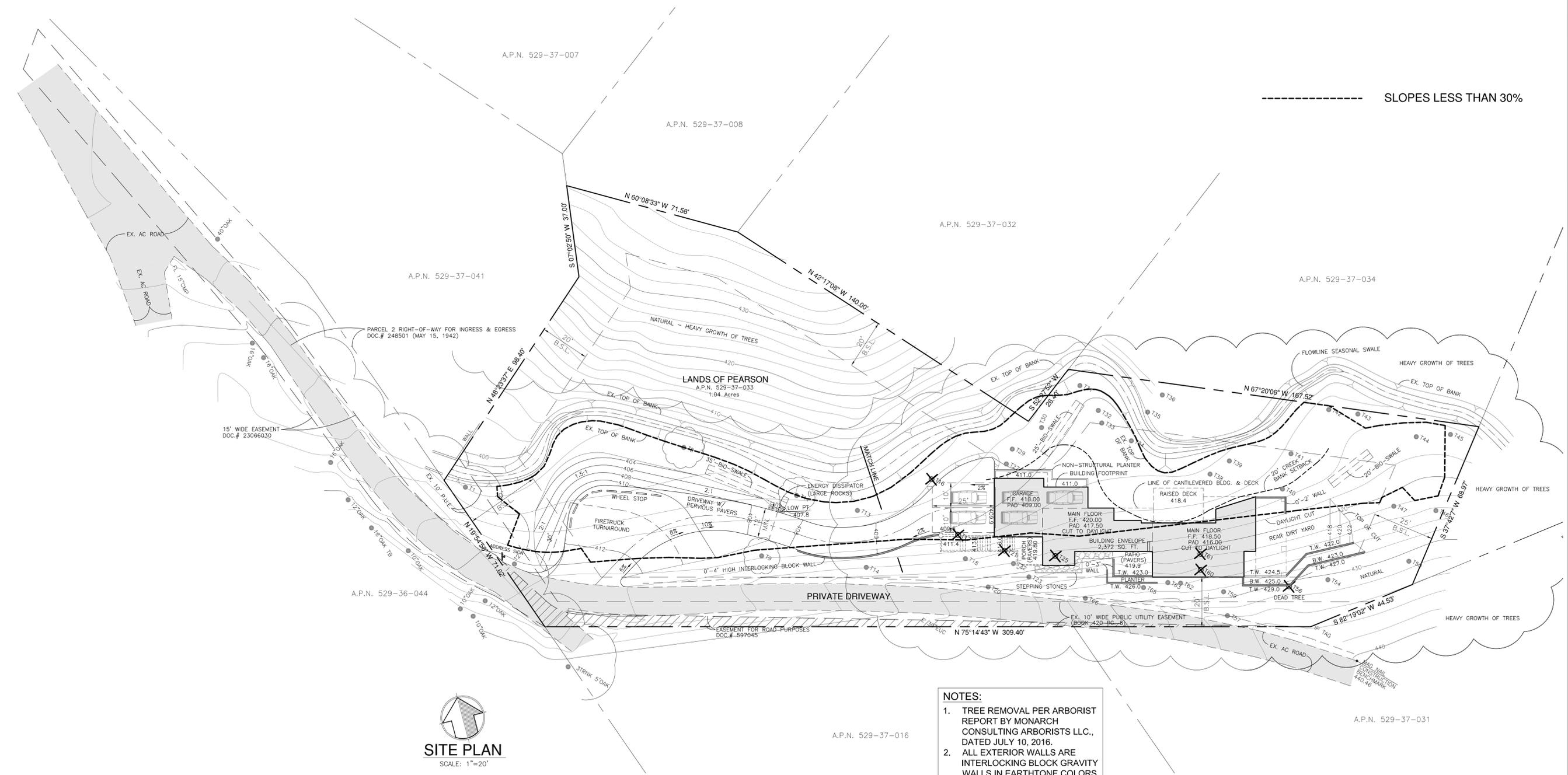
LAND USE TABLE

LOCATION	ACRES	SQUARE FEET	COVERAGE %
SITE AREA (Gross & Net)	1.040	45,302	100.00
HOUSE (Coverage)	0.054	2,372	5.24
STAIRWAYS	0.005	206	0.45
ENTRY PORCH	0.002	100	0.22
SIDE PATIO	0.004	165	0.36
REAR YARD & LANAI	0.017	750	1.66
DRIVEWAY & FIRETRUCK TURNAROUND	0.081	3,538	7.81
LANDSCAPE AREA	0.069	3,000	6.62
NATURAL	0.808	35,171	77.64

GRADING QUANTITIES

LOCATION	CUT (In Cubic Yards)	FILL (In Cubic Yards)
HOUSE TO PADS (416.0 & 417.5)	163	0
GARAGE TO PAD (409.0)	60	0
DRIVEWAY & FIRETRUCK TURNAROUND	55	429
REAR YARD	148	0
PATIO	13	0
TOTAL	439	429

----- SLOPES LESS THAN 30%



NOTES:

1. TREE REMOVAL PER ARBORIST REPORT BY MONARCH CONSULTING ARBORISTS LLC., DATED JULY 10, 2016.
2. ALL EXTERIOR WALLS ARE INTERLOCKING BLOCK GRAVITY WALLS IN EARTHTONE COLORS

SITE PLAN
SCALE: 1"=20'



REV.	DATE	DESCRIPTION
0	11.15	RELEASED TO CLIENT & TOWN
1	01.16	REVISED PER TOWN COMMENTS
2	05.16	REVISED PER ARBORIST REPORT
3	07.16	REVISED PER PLANNING COMMISSION COMMENTS

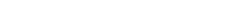
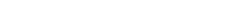
DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN
DATE: 11-30-15
REGISTRATION EXPIRES: MARCH 31, 2017

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
1986 Torrey Court
Milpitas, CA 95035
408-957-9220
Fax: 408-957-9221
REG. NO. 29,588

SITE PLAN
LANDS OF PEARSON
19 HIGHLAND AVENUE
LOS GATOS, CALIFORNIA

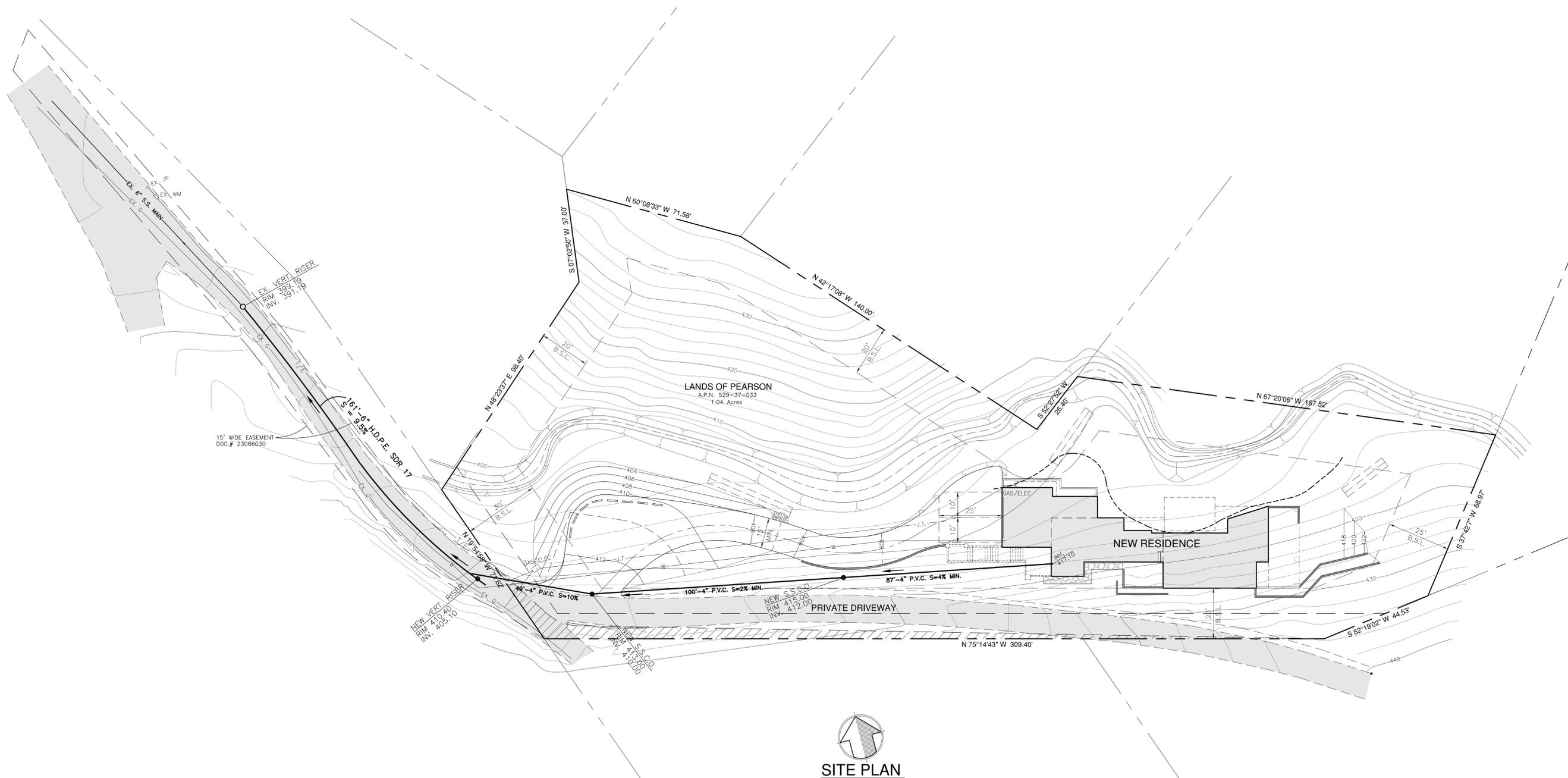
SHEET NUMBER
G2
OF 8 SHEETS
DRAWING NO.
15027-G2

LEGEND

-  PROPERTY LINE
-  ADJACENT PROPERTY LINE
-  CENTERLINE
-  RIGHT-OF-WAY LINE
-  BUILDING SETBACK LINE
-  EASEMENT LINE
-  BUILDING LINE
-  TOP OF EX. CREEK BANK
-  DAYLIGHT CUT LINE
-  MAJOR CONTOUR
-  MINOR CONTOUR
-  NEW CONTOUR
-  RETAINING WALL (EXTERIOR)
-  WATER LINE
-  GAS LINE
-  TELEPHONE/ELECTRICITY LINE



TREE TO BE REMOVED
(PER ARBORIST REPORT, JULY 10, 2016)
TREE TO REMAIN



SITE PLAN
SCALE: 1"=20'

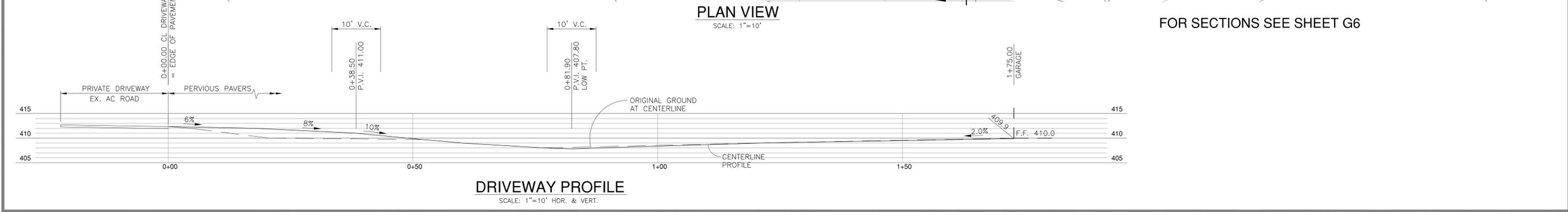
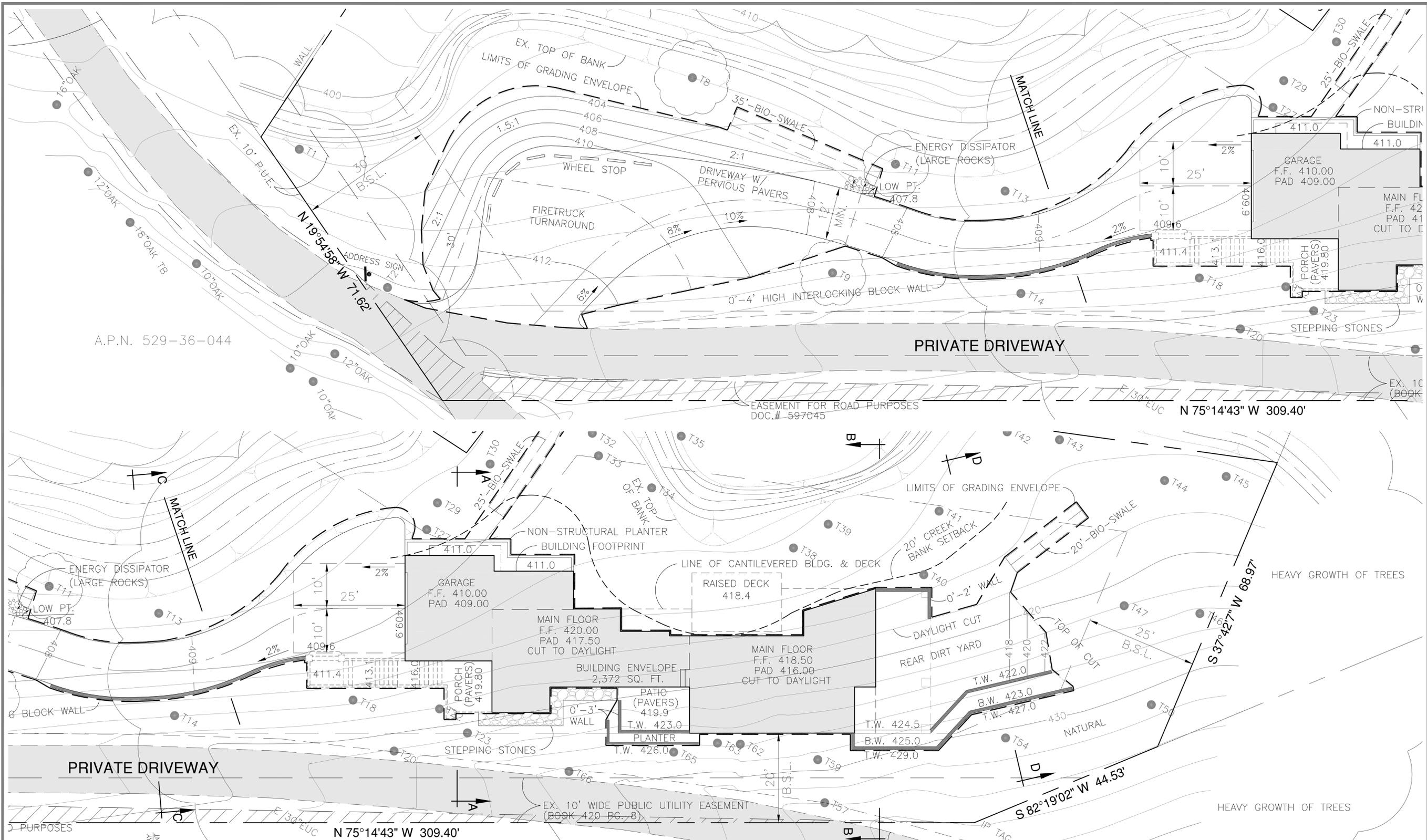


REV.	DATE	REVISION DESCRIPTION
0	11.15	RELEASED TO CLIENT & TOWN
1	01.16	REVISED PER TOWN COMMENTS
2	05.16	REVISED PER ARBORIST REPORT
3	07.16	REVISED PER PLANNING COMMISSION COMMENTS

DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN
DATE: 11-30-15

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
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Milpitas, CA 95035
408-957-9220
Fax 408-957-9221
REGISTRATION EXPIRES MARCH 31, 2017

UTILITY PLAN
LANDS OF PEARSON
19 HIGHLAND AVENUE
LOS GATOS, CALIFORNIA



REV.	DATE	REVISION DESCRIPTION
0	11.15	RELEASED TO CLIENT & TOWN
1	05.16	REVISED PER TOWN COMMENTS
2	05.16	REVISED PER ARBORIST REPORT
3	07.16	REVISED PER PLANNING COMMISSION COMMENTS

DESIGNED BY: V.S.
 DRAWN BY: R.S.C.
 CHECKED BY: V.S.
 SCALE: AS SHOWN
 REGISTRATION EXPIRES MARCH 31, 2027

PEOPLES ASSOCIATES
 STRUCTURAL ENGINEERS
 1996 Torob Court
 Milpitas, CA 95035
 408-957-9220

APPROVED BY: V.S.

GRADING & DRAINAGE PLAN
 LANDS OF PEARSON
 19 HIGHLAND AVENUE
 LOS GATOS, CALIFORNIA

SHEET NUMBER
G4
 OF 8 SHEETS
 DRAWING NO.
 15027-G4

FOR SECTIONS SEE SHEET G6

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	BUILDING LINE
	TOP OF EX. CREEK BANK
	DAYLIGHT CUT LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	NEW CONTOUR
	RETAINING WALL (EXTERIOR)
	WATER LINE
	GAS LINE
	TELEPHONE/ELECTRICITY LINE

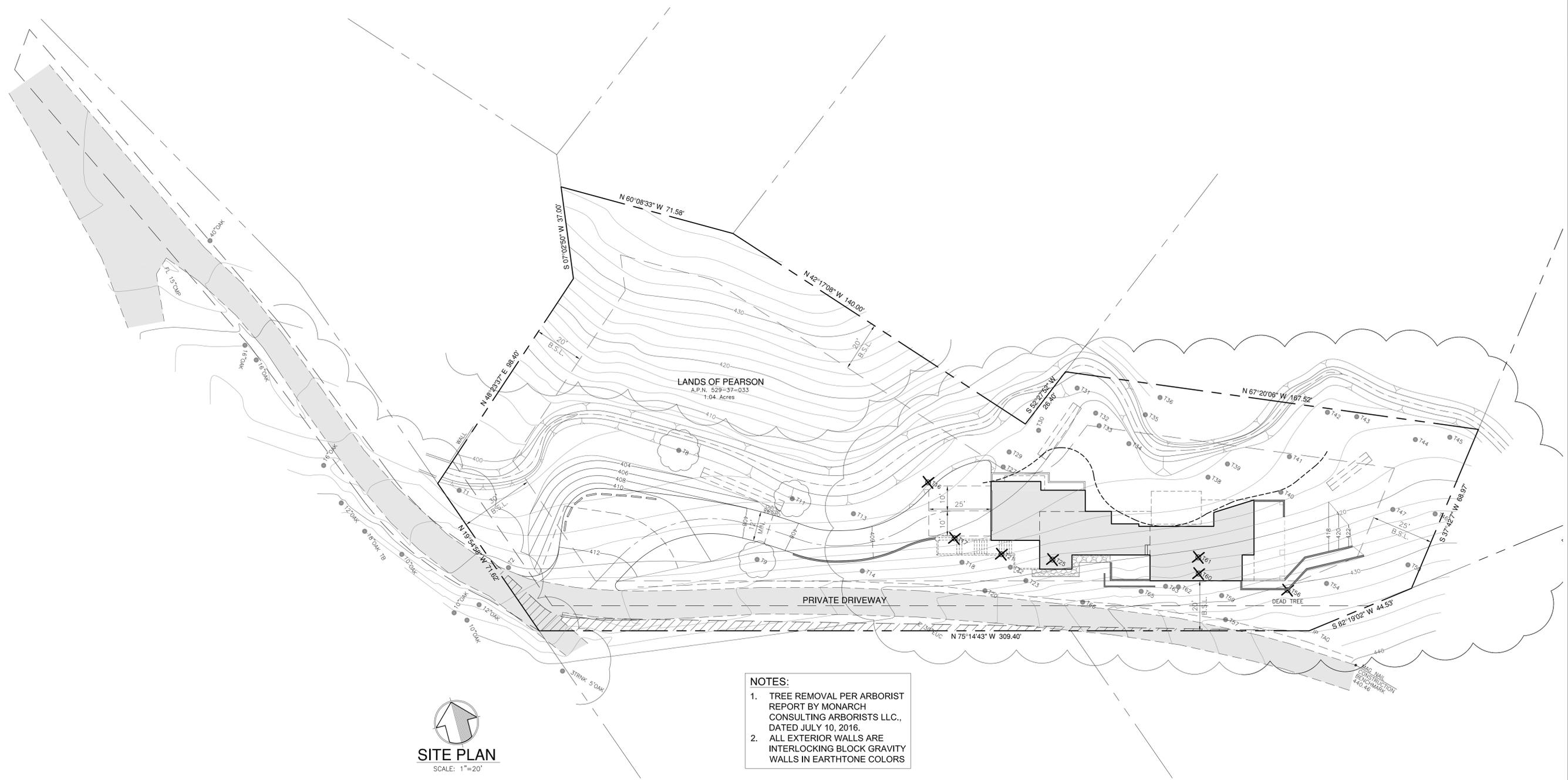


TREE TO BE REMOVED
(PER ARBORIST REPORT, JULY 10, 2016)
TREE TO REMAIN

BENCHMARK
TOWN OF LOS GATOS LG38
BRASS DISK IN MON. WELL
(CENTRAL AVE & OAK HILL WAY)
ELEVATION: 556.86

CONSTRUCTION BENCHMARK
EXISTING MAG NAIL IN HIGHLAND AVENUE.
ELEVATION: 440.46
TOWN OF LOS GATOS DATUM

GRADING NOTE:
ALL GRADING SHALL BE IN ACCORDANCE
WITH "GEOTECHNICAL REPORT"
PREPARED FOR THIS SITE BY:
C2EARTH, INC. DATED NOVEMBER 22, 2013.



NOTES:
1. TREE REMOVAL PER ARBORIST REPORT BY MONARCH CONSULTING ARBORISTS LLC., DATED JULY 10, 2016.
2. ALL EXTERIOR WALLS ARE INTERLOCKING BLOCK GRAVITY WALLS IN EARTHTONE COLORS

SITE PLAN
SCALE: 1"=20'



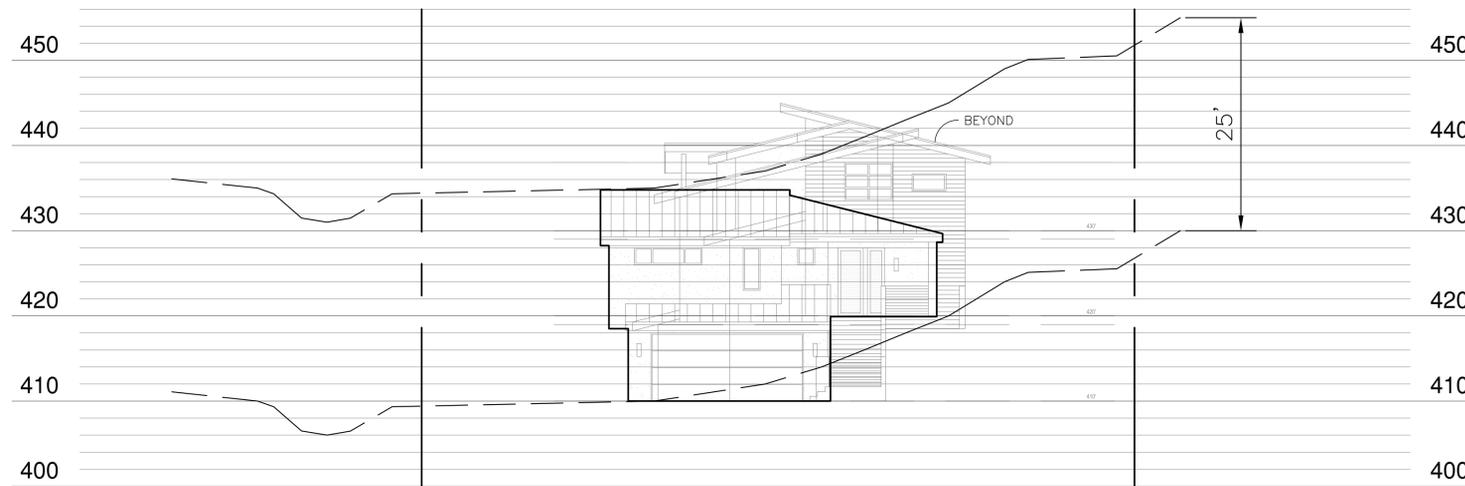
REV.	DATE	REVISION DESCRIPTION
0	11.15	RELEASED TO CLIENT & TOWN
1	01.16	REVISED PER TOWN COMMENTS
2	05.16	REVISED PER ARBORIST REPORT
3	07.16	REVISED PER PLANNING COMMISSION COMMENTS

DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN

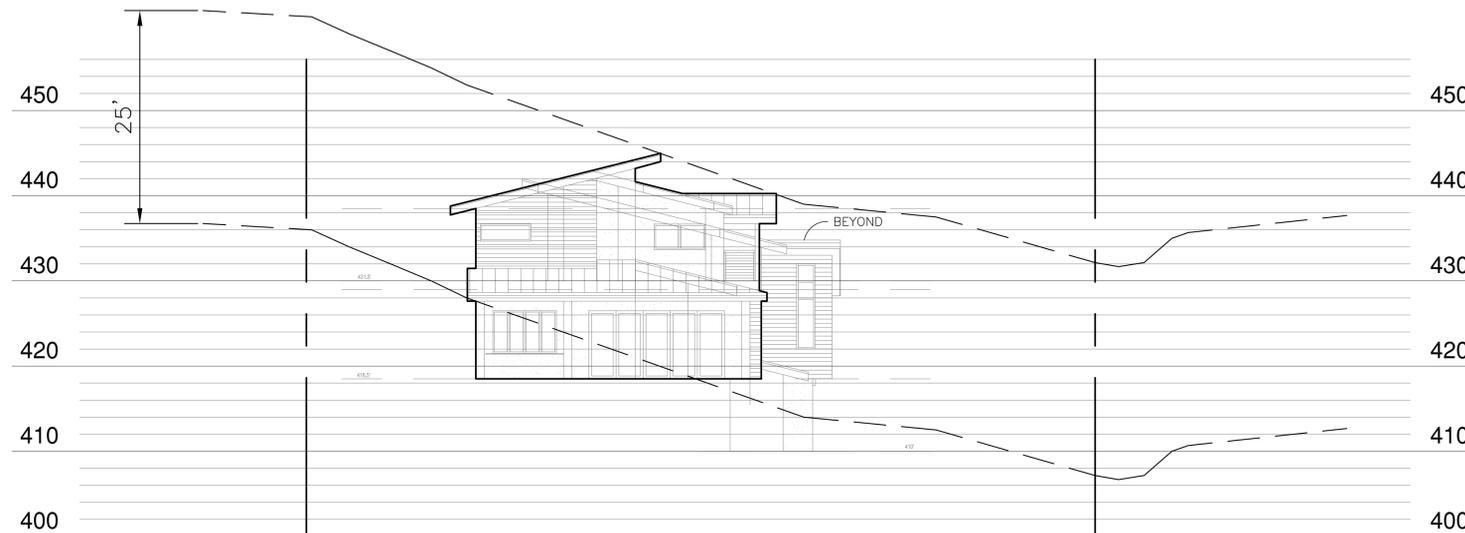
PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
1996 Torob Court
Milpitas, CA 95035
408-957-9220
Fax 408-957-9221
REGISTRATION EXPIRES MARCH 31, 2017

TREE INVENTORY PLAN
LANDS OF PEARSON
19 HIGHLAND AVENUE
LOS GATOS, CALIFORNIA

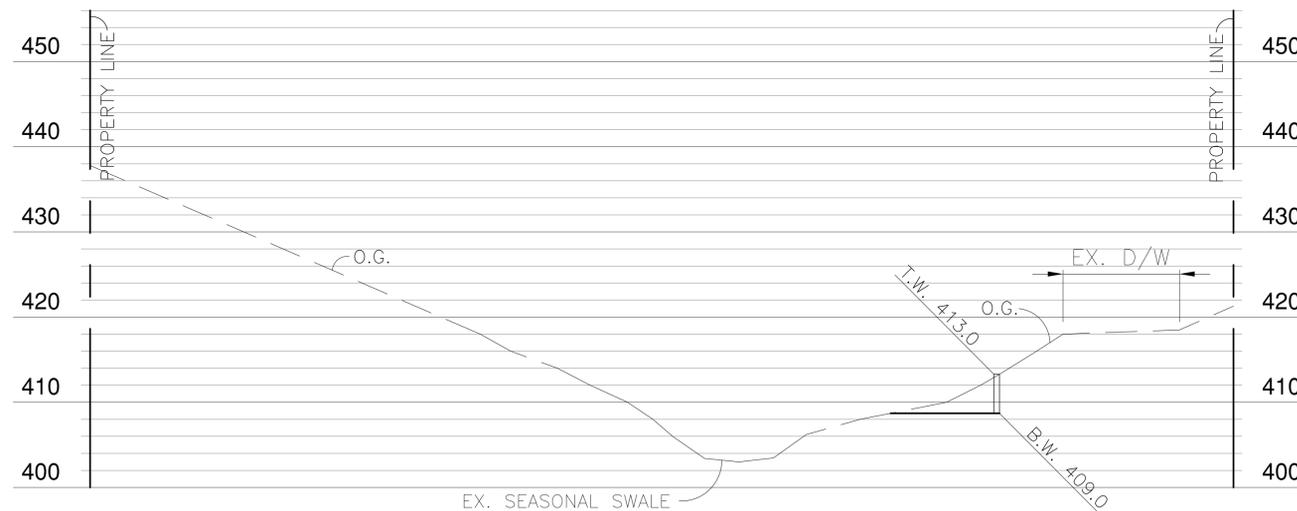
SHEET NUMBER
G5
OF 8 SHEETS
DRAWING NO.
15027-G5



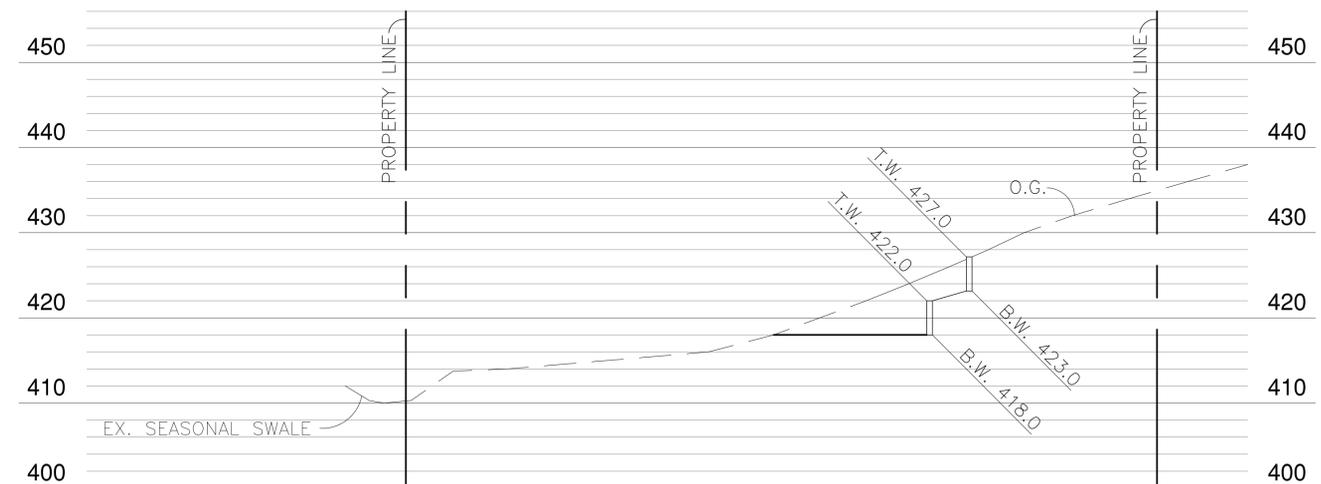
SECTION A-A
SCALE: 1"=10' HOR. & VERT.



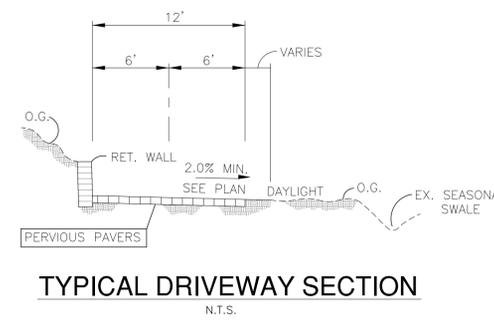
SECTION B-B
SCALE: 1"=10' HOR. & VERT.



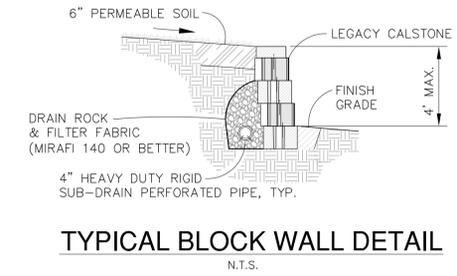
SECTION C-C
SCALE: 1"=10' HOR. & VERT.



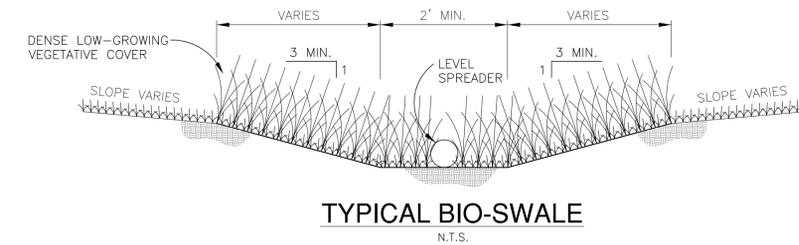
SECTION D-D
SCALE: 1"=10' HOR. & VERT.



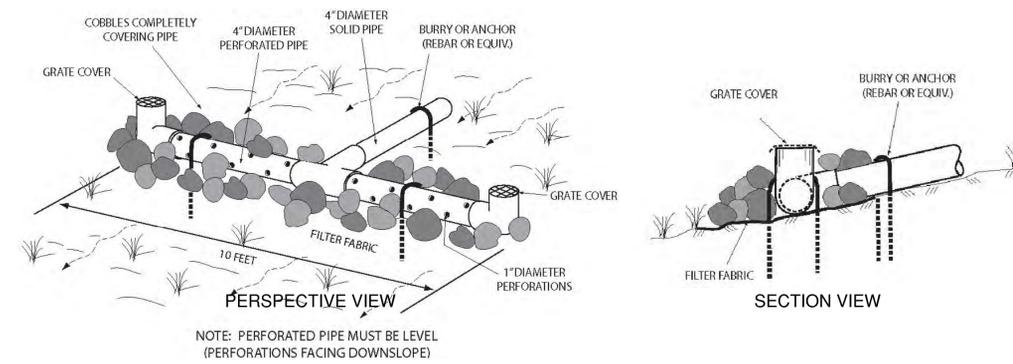
TYPICAL DRIVEWAY SECTION
N.T.S.



TYPICAL BLOCK WALL DETAIL
N.T.S.



TYPICAL BIO-SWALE
N.T.S.



LEVEL SPREADER
N.T.S.



REV.	DATE	REVISION DESCRIPTION
3	07/16	REVISED PER PLANNING COMMISSION COMMENTS
2	05/16	REVISED PER ARBORIST REPORT
1	01/16	REVISED PER TOWN COMMENTS
0	11/15	RELEASED TO CLIENT & TOWN

DESIGNED BY: V.S.
 DRAWN BY: R.S.C.
 CHECKED BY: V.S.
 SCALE: AS SHOWN
 REGISTRATION EXPIRES MARCH 31, 2017

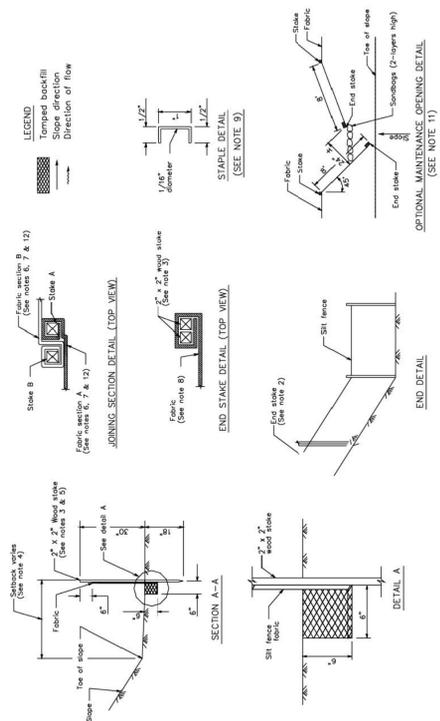
PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
 1996 Torob Court
 Milpitas, CA 95035
 408-957-9220
 Fax 408-957-9221

DETAILS & SECTIONS
 LANDS OF PEARSON
 19 HIGHLAND AVENUE
 LOS GATOS, CALIFORNIA

SHEET NUMBER
G6
 OF 8 SHEETS
 DRAWING NO.
 15027-G6

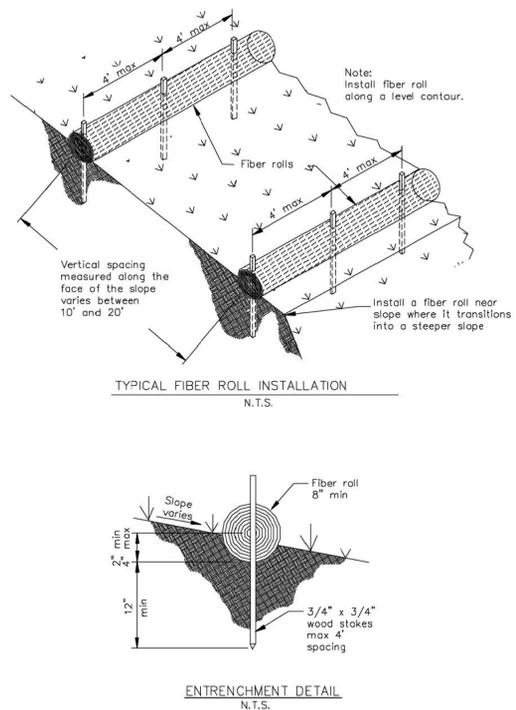
SE-1

Silt Fence



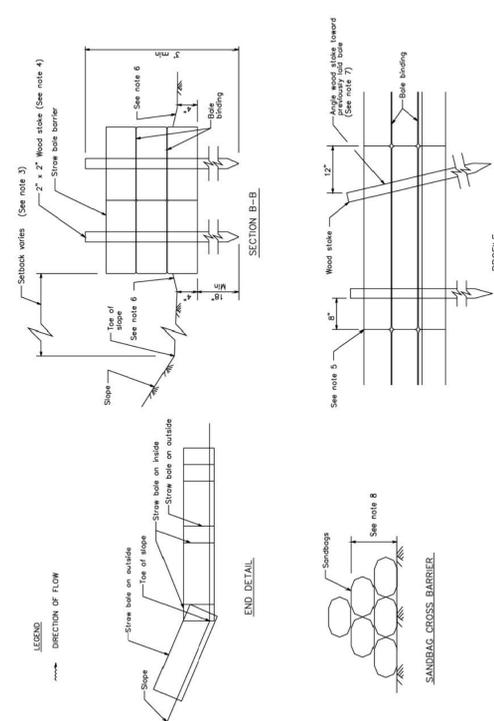
SE-5

Fiber Rolls



SE-9

Straw Bale Barrier



EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL CONFORM WITH ABAG STANDARDS OR TOWN OF LOS GATOS STANDARDS.
2. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON.
3. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
4. ALL CUT AND FILL SLOPES SHALL BE PROTECTED BY SEEDING AND COVERED WITH STRAW MULCH.
5. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY THE SOILS ENGINEER IN FIELD.
6. CONTRACTOR SHALL PREVENT ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY PAVED ROAD.

EROSION PROTECTION MEASURES:

1. INSTALL SEDIMENT ROLLS (FIBER ROLLS), OR SILT FENCE, OR STRAW BALE DIKES WHERE SHOWN.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
3. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO INSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.

SPECIAL NOTE:

GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE TOWN OF LOS GATOS.

SEEDING NOTES:

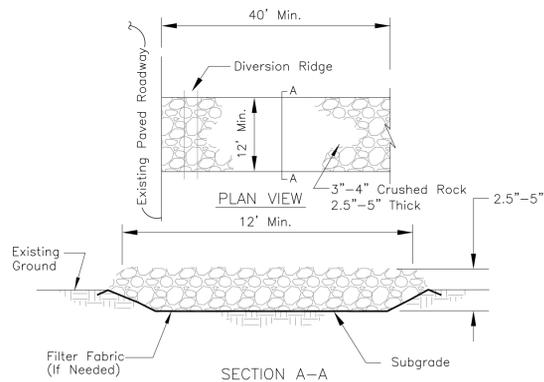
1. SEED AND MULCH WILL BE APPLIED BY OCTOBER 15 TO ALL DISTURBED SLOPES STEEPER THAN 5% AND HIGHER THAN 3 FEET, AND TO ALL CUT AND FILL SLOPES WITHIN OR ADJACENT TO EXISTING ROAD AS DIRECTED BY THE TOWN INSPECTOR.
2. SEED AND FERTILIZER WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW. ON SLOPES, STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING
3. SEEDED AREAS WILL BE REPAIRED, RESEEDED AND MULCHED IF DAMAGED

ITEM	POUNDS PER ACRE
"BLANDO" BROME	30
ANNUAL RYE GRASS	20
FERTILIZER (16-20-0 & 1% SULFUR)	500
STRAW MULCH	4,000

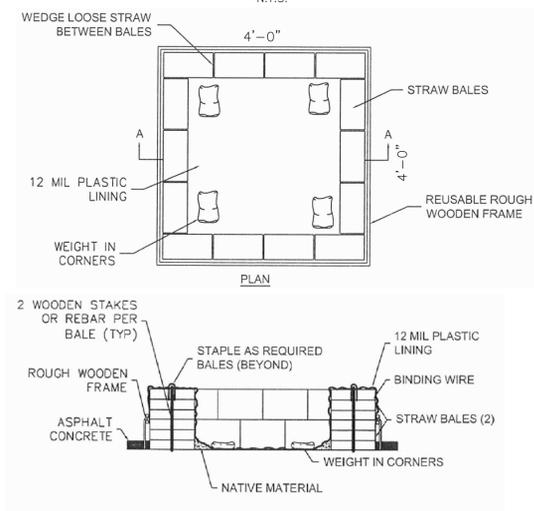
CALIFORNIA STORMWATER BMP HANDBOOK
 JANUARY 2003

CALIFORNIA STORMWATER BMP HANDBOOK
 JANUARY 2003

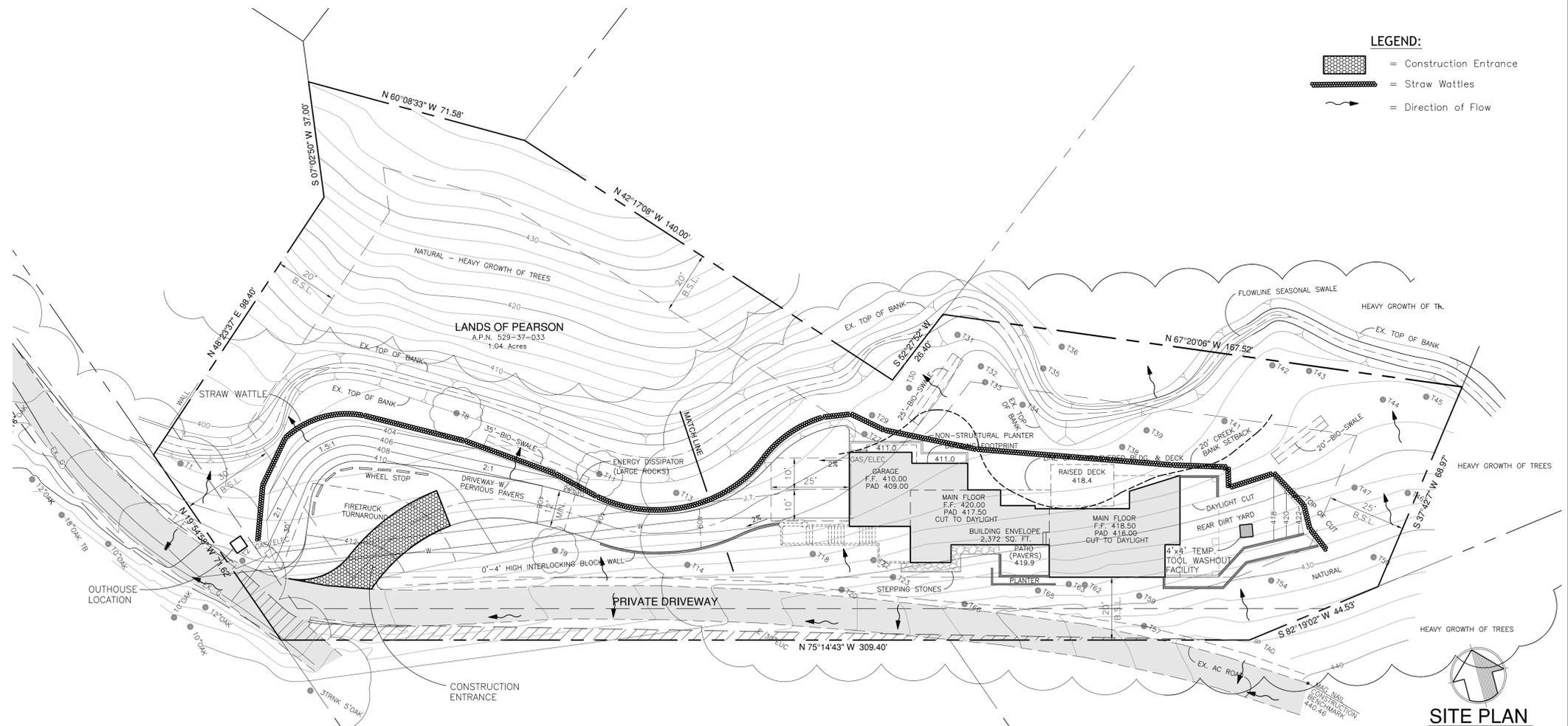
CALIFORNIA STORMWATER BMP HANDBOOK
 JANUARY 2003



Temporary Gravel Construction Entrance/Exit



TEMPORARY WASHOUT FACILITY



SITE PLAN
 SCALE: 1"=20'



DESIGNED BY:	DRAWN BY:	CHECKED BY:	SCALE:	DATE:	REVISION DESCRIPTION:
V.S.	R.S.C.	V.S.	AS SHOWN	11-30-15	

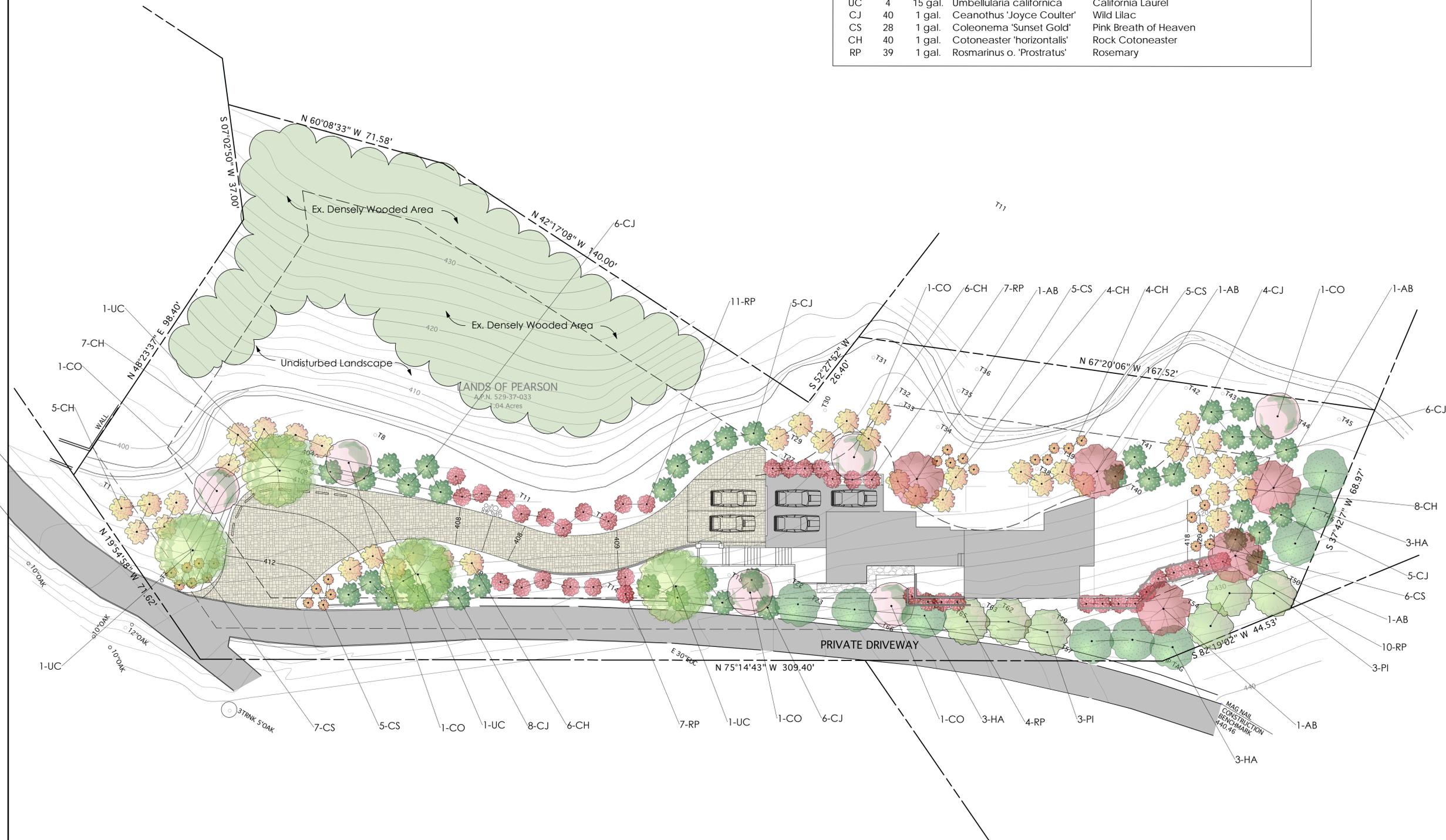
PEOPLES ASSOCIATES
 STRUCTURAL ENGINEERS
 1986 Torob Court
 Milpitas, CA 95035
 408-957-9220
 FAX 408-957-9221

EROSION CONTROL PLAN
 LANDS OF PEARSON
 19 HIGHLAND AVENUE
 LOS GATOS, CALIFORNIA



Plant List

ID	Qty.	Size	Latin Name	Common Name	Notes
AB	5	24" box	Acer p. 'Bloodgood'	Japanese Maple	
CO	6	24" box	Cercis occidentalis	Western Redbud	
HA	9	15 gal.	Heteromeles arbutifolia	Toyon	
PI	6	15 gal.	Prunus i. lyonii	Catalina Cherry	
UC	4	15 gal.	Umbellularia californica	California Laurel	
CJ	40	1 gal.	Ceanothus 'Joyce Coulter'	Wild Lilac	
CS	28	1 gal.	Coleonema 'Sunset Gold'	Pink Breath of Heaven	
CH	40	1 gal.	Cotoneaster 'horizontalis'	Rock Cotoneaster	
RP	39	1 gal.	Rosmarinus o. 'Prostratus'	Rosemary	



No.	Date	Appr	Revision Notes

Landscape Plan	
Pearson Residence 19 Highland Ave. Los Gatos, CA 95030	

No.	Date	Issue Notes

Design Firm	Ecotone Landscape P.O. Box 320201 Los Gatos, CA 95032 408 357 0354
Consultant	
Project Title	Pearson Residence 19 Highland Ave. Los Gatos, CA 95030
Drawing Title	Landscape Plan
Project Manager	Project ID
Drawn By	Scale 1/16" = 1'-0"
Reviewed By	Drawing No. L1
Date 7/10/16	of 1
CAD File Name	

Landscape Plan L1

Scale: 1/16" = 1'-0"