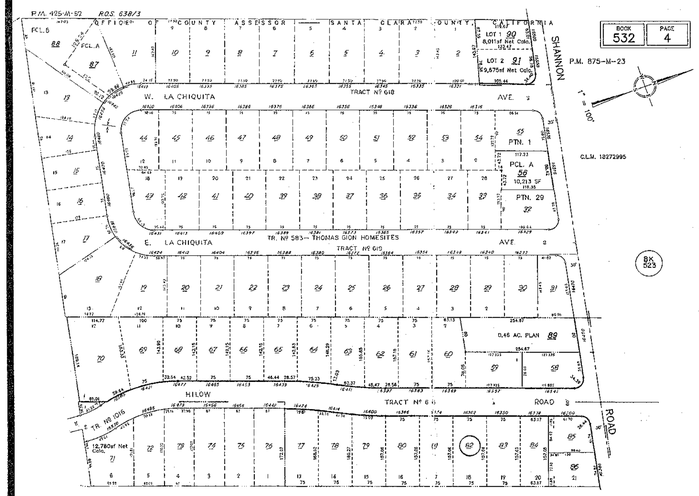
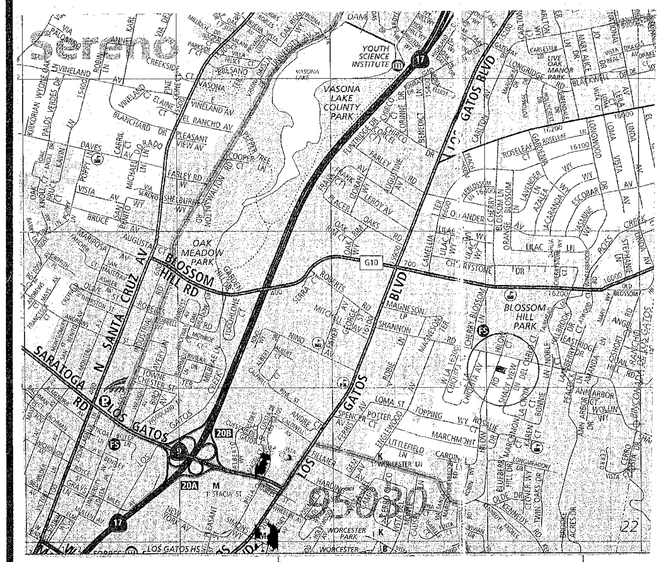


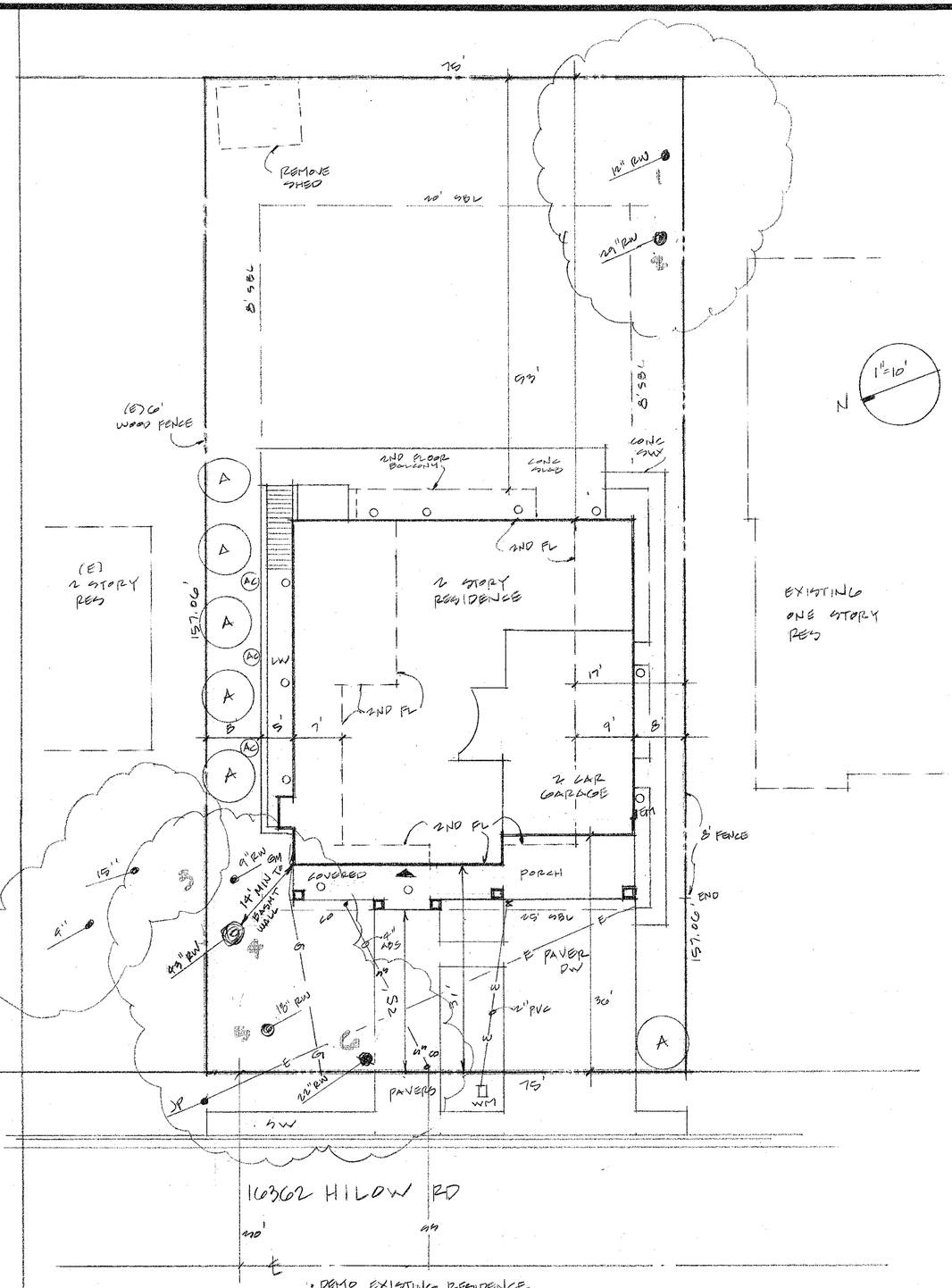


(6) TREES

1 12" REDWOOD GOOD SAVE
2 29"
3 9"
4 43"
5 18"
6 22"

LOT AREA 11779
FIRST FLOOR 2157
SECOND FLOOR 1322
TOTAL (0.295) 3479 < 3483 MAX
GARAGE (0.080) 793 < 954 MAX
CELLAR (0.135) 1600
TOTAL HEATED 5081
SEE FLOOR AREA CALCS @ A2
COVERAGE 3540/11779 = 0.300
4 CAR PARKING, 1 DU

16362 Hilow Road - PROJECT DATA			
	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
Scope of Work		Requesting approval to demolish an existing single-family residence and to construct a new single-family residence	-
Property Owner			
Site Address	16362 Hilow Road	same	
APN	532-04-082	same	
Average Lot Slope			
Zoning district	R-1:8	same	
Land use	Single Family Residence	single family residence	-
General Plan Designation	low density residential	same	-
Lot size (sq. ft.)	11,779	11,779	8,000 sq. ft. minimum
Building floor area:			
$ first floor		2157	-
$ second floor		1322	-
$ cellar		1600	-
$ garage		793	-
Setbacks (ft.):			
$ front		25'	25 feet minimum
$ rear			20 feet minimum
$ side		8'	8 feet minimum
$ side		8'	8 feet minimum
Maximum height (ft.)		26'	30 feet maximum
Building coverage (%)		30%	40% maximum
Floor Area Ratio (%)			
$ house		(0.295) 3479	3483 sq. ft. maximum
$ garage		(0.080) 793	954 sq. ft. maximum
Parking		4	two spaces minimum
Tree Removals			canopy replacement
Sewer or septic			-



(A) PODOCARPUS TREE 15 GAL

○ DOWNLIGHTS, EXTERIOR. LIGHT DOES NOT CROSS PL

- DEMO EXISTING RESIDENCE
- SEE EXISTING TOPO A7
- UNDERGROUND UTILITIES
- HAND DIG BASEMENT CORNER + POST FTG NEAR TREE #4. EXCAVATION FOR BASEMENT NO CLOSER THAN 12' TO SIDE OF TRUNK OF TREE #4
- TREE #5 + #6 ARE APPROVED FOR REMOVAL

SITE PLAN

REVISIONS	BY
3.2.16	
3.16.16	
5.19.16	
5.17.16	
8.26.16	
7.1.16	
9.26.16	

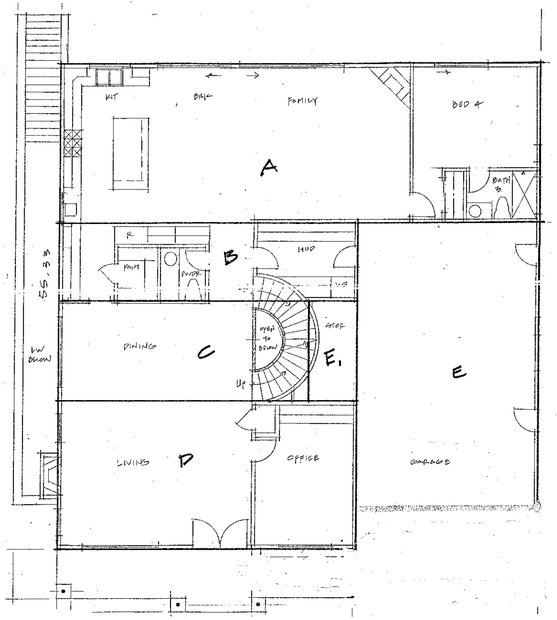
Daryl Fazekas
Architecture, Structural, Energy
15621 Loma Vista Ave.
Los Gatos, CA 95032
DarylFazekas@gmail.com
408 395 9400

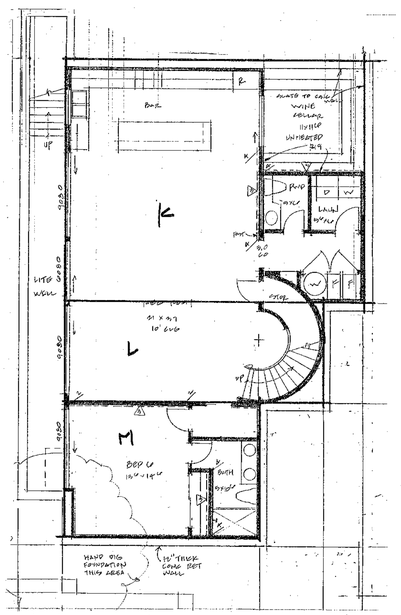
DALALIAN RESIDENCE
16362 HILOW RD
LOS GATOS

SITE PLAN

DRAWN	
CHECKED	
DATE	2.1.16
SCALE	1"=10'
JOB NO.	HILOW
SHEET	A1
OF	SHEETS

CTJ VALUELINE (800) 262-1300





HILOW

A	18.66 x 54	1008	
B	33.33 x 9	300	
C	11.33x 27	305	
D	16.33x 33.33	544	2157
E	20.66x 32	661	
E1	11.33x 6.33	72	733 < 954 = OK
F	28.33x 24.33	689	
G	5.5x 6	33	
H	14x17.33	243	
I	23x 14	322	
J	3x 11.66	35	1322
			3479 < 3483

FAR AREA = 11779

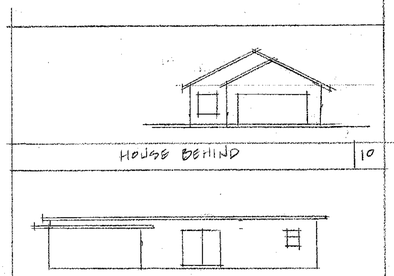
.35 - (11.779 - 5)x.2/25 = .054 - .35 = .295768 x 11779 = 3483

.10 - (6.779) x .07/25 = .018 - .10 = .081 x 11779 = 954

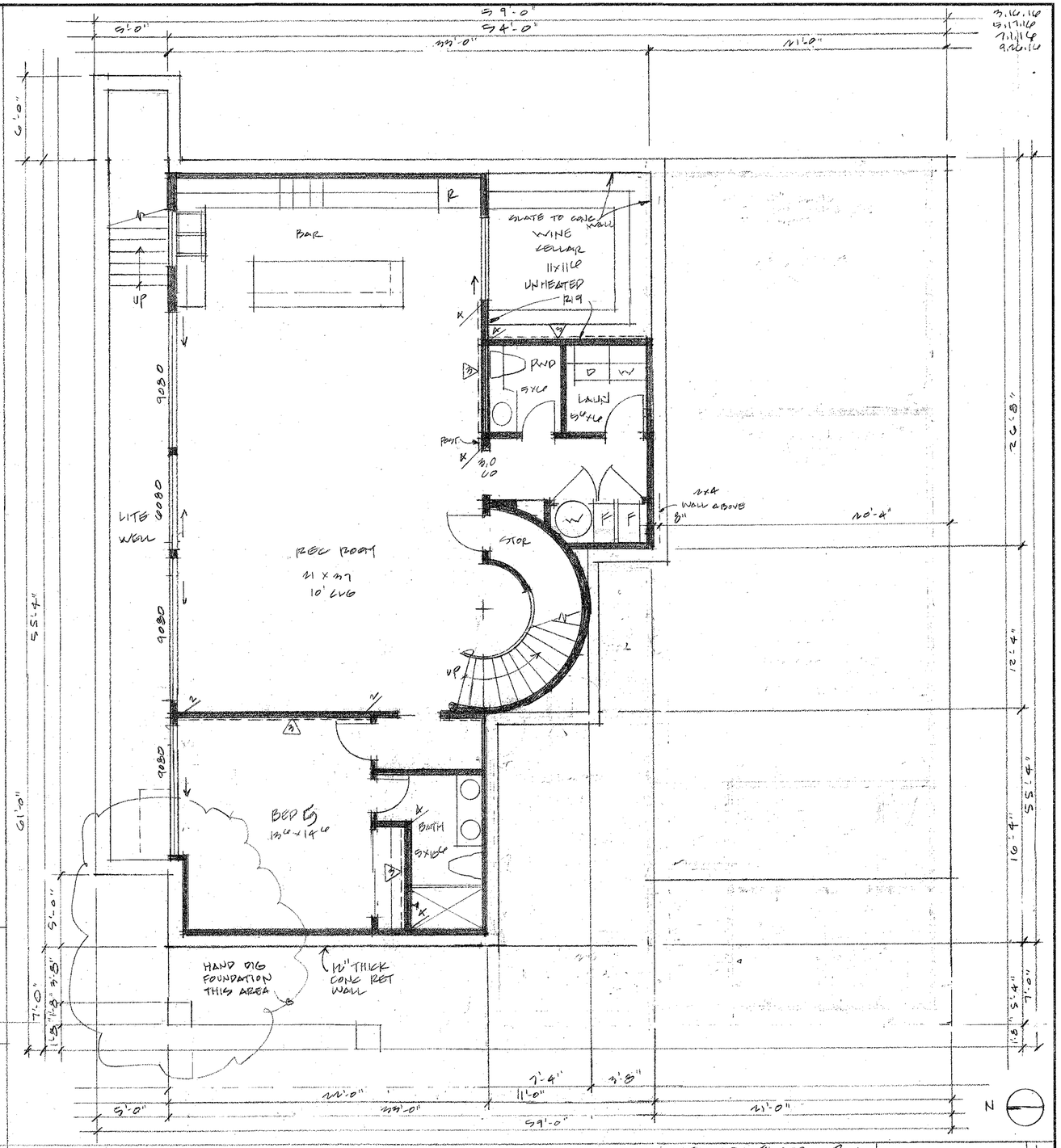
CELLAR

K	26.66x33	880	
L	12.33x 29.33	361	
M	22x 16.33	359	1600

TOTAL HEATED = 2157 + 1322 + 1600 = 5089 #


HOUSE BEHIND 10

HOUSE ACROSS STREET 11



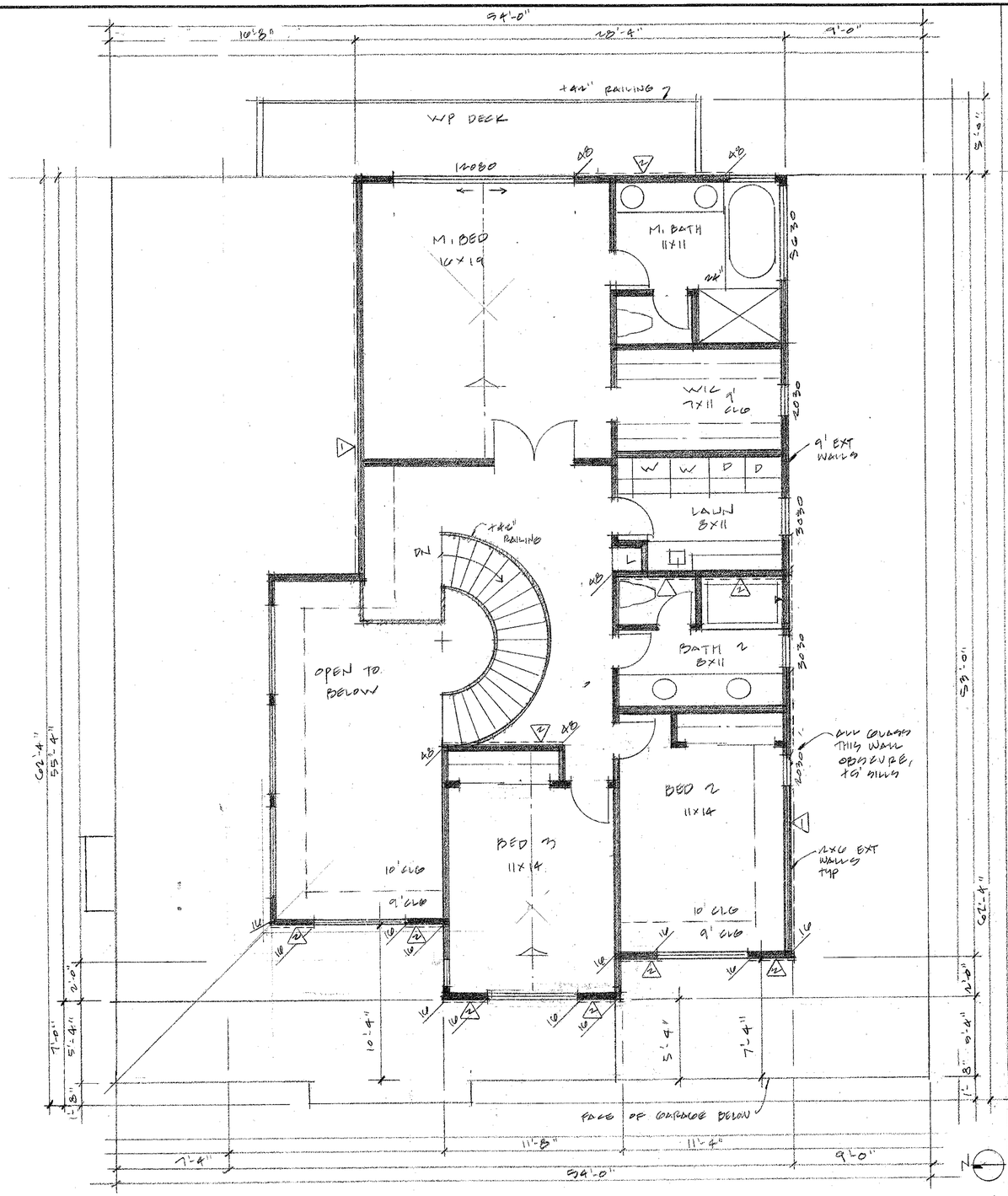
CELLAR FLOOR PLAN 1

CRAFTSMAN VICTORIAN CRAFTSMAN RANCH STREET SCAPE 1"=16' 6

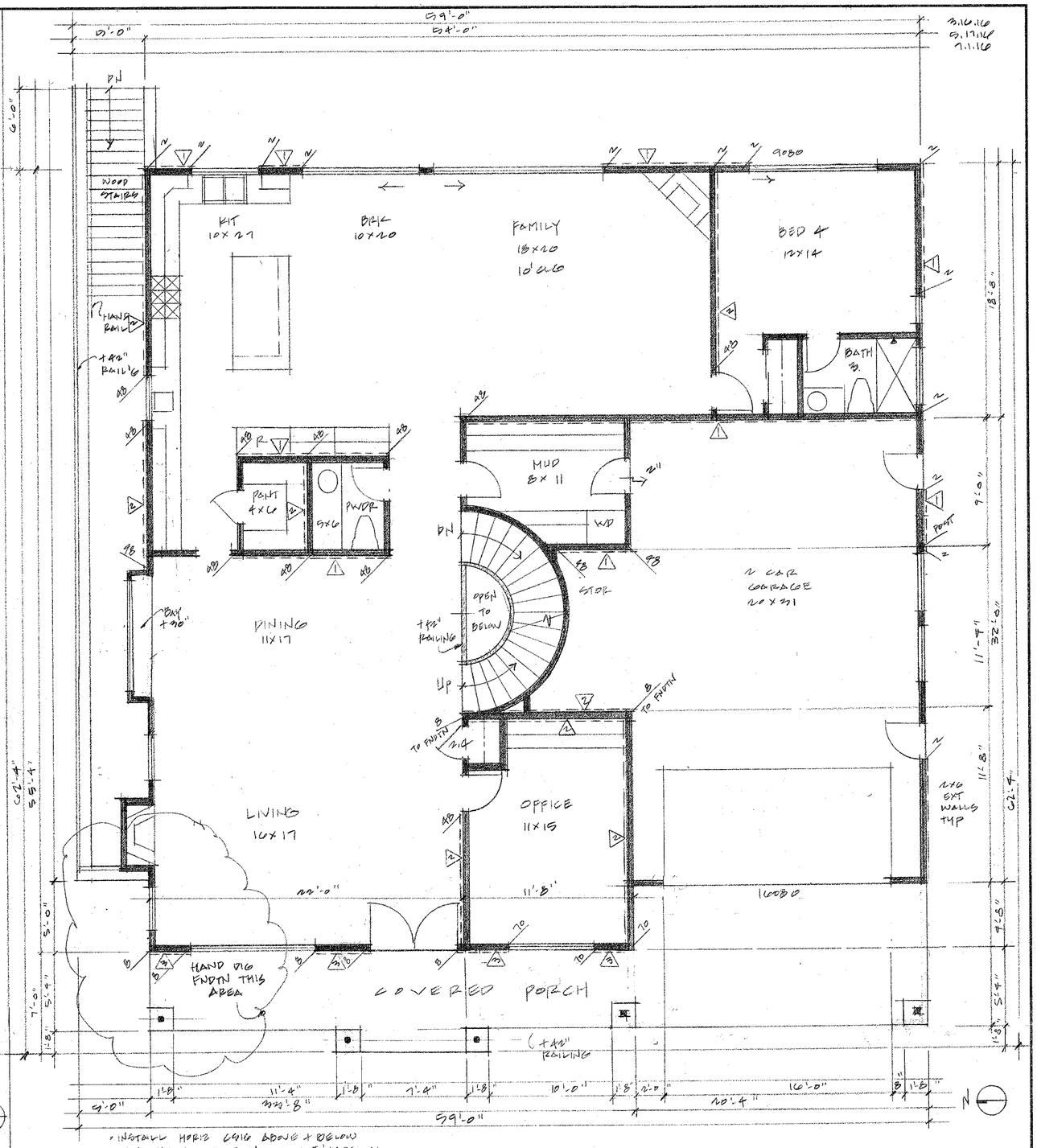
Daryl Fazekas
Architect
15621 Loma Vista Ave
Los Gatos CA 95032
408.395.9400
DarylFazekas@Gmail.com

JALALIAN RESIDENCE		
SCALE: 1/4"	APPROVED BY:	DRAWN BY
DATE: 1.27.16		REVISED
CELLAR FLOOR PLAN, AREAS		
16362 HILOW RD		DRAWING NUMBER A2

HILOW



SECOND FLOOR PLAN 2



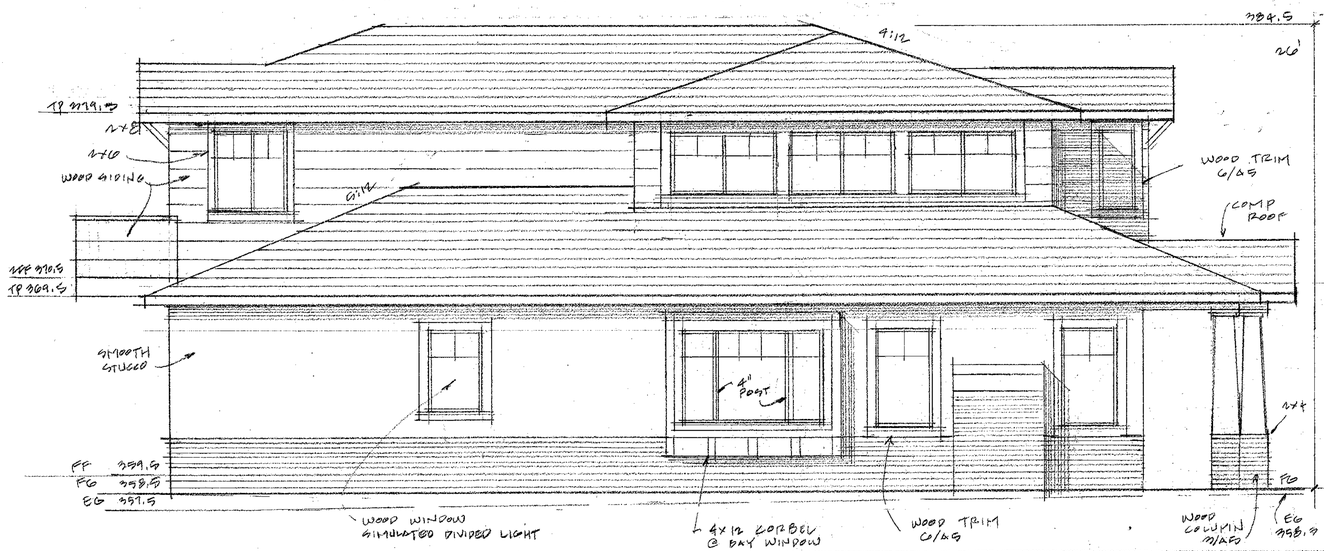
* INSTALL HORIZ LAYG ABOVE + BELOW WINDOWS @ SHEAR WALLS < 5' WIDE, FULL WALL

FIRST FLOOR PLAN 1

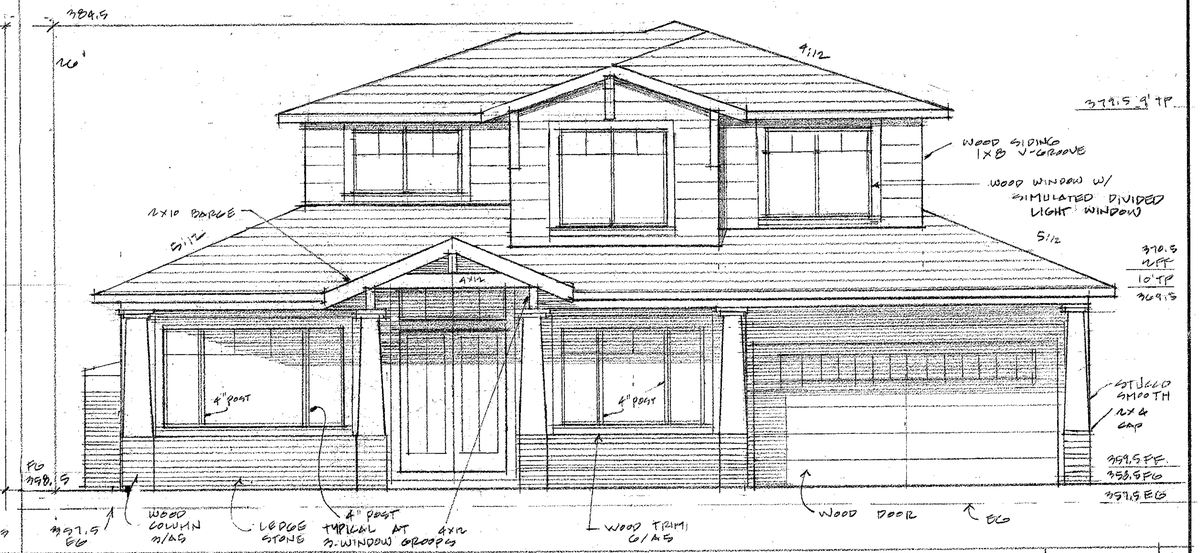
Daryl Fazekas
Architect
15621 Loma Vista Ave
Los Gatos CA 95032
408.395.9400
DarylFazekas@Gmail.com

JALALIAN RESIDENCE		
SCALE: 1/4"	APPROVED BY:	DRAWN BY
DATE: 1.27.16		REVISED
FLOOR PLANS		
16862 HILOW RD		DRAWING NUMBER A3

3.16.16
5.17.16
7.11.16
9.26.16

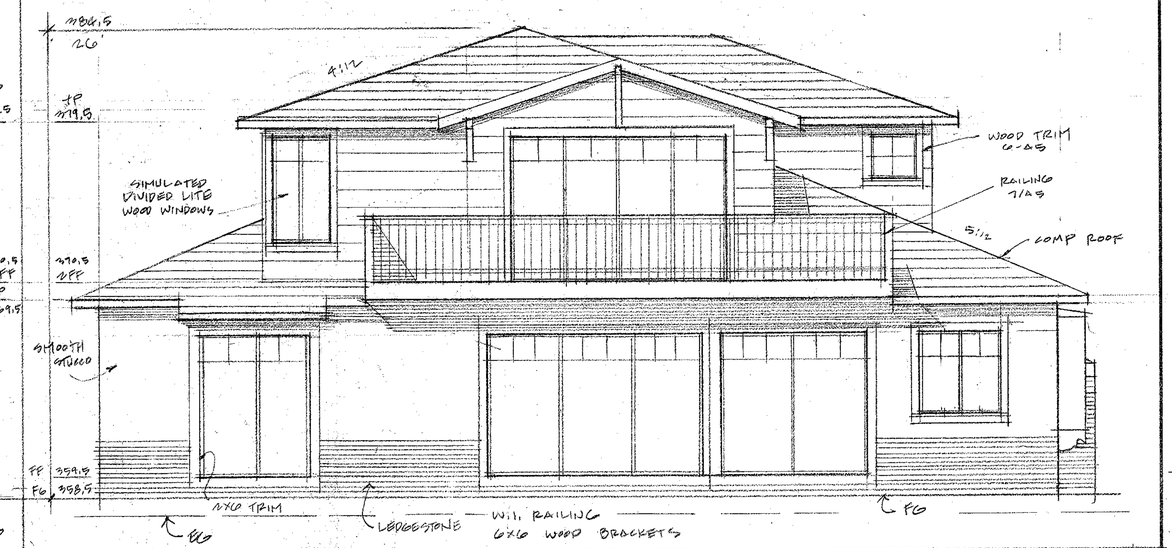


LEFT ELEVATION 2



FRONT ELEVATION 1

RIGHT ELEVATION



REAR ELEVATION

Simulated Divided Lite Window

Daryl Fazekas
Architect
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Los Gatos CA 95032
408.395.9400
DarylFazekas@Gmail.com

JALALIAN		
SCALE: 1/4" 1/16"	APPROVED BY:	DRAWN BY
DATE: 2.1.16		REVISED
ELEVATIONS		
16062 HILLOW RD		DRAWING NUMBER A4

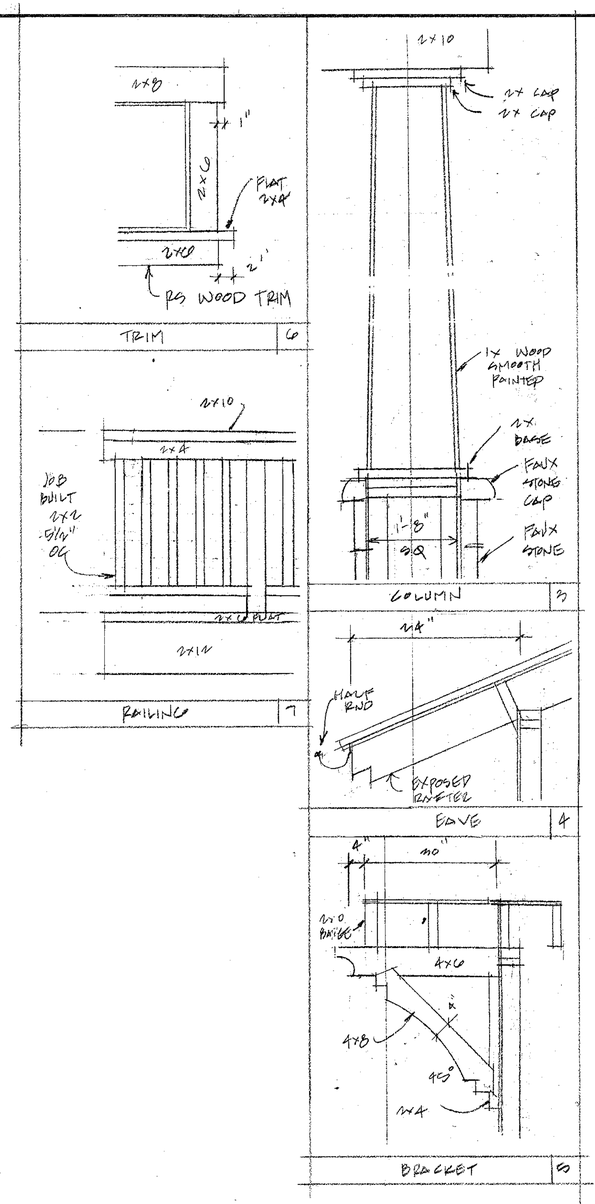
GENERAL COMMENTS:

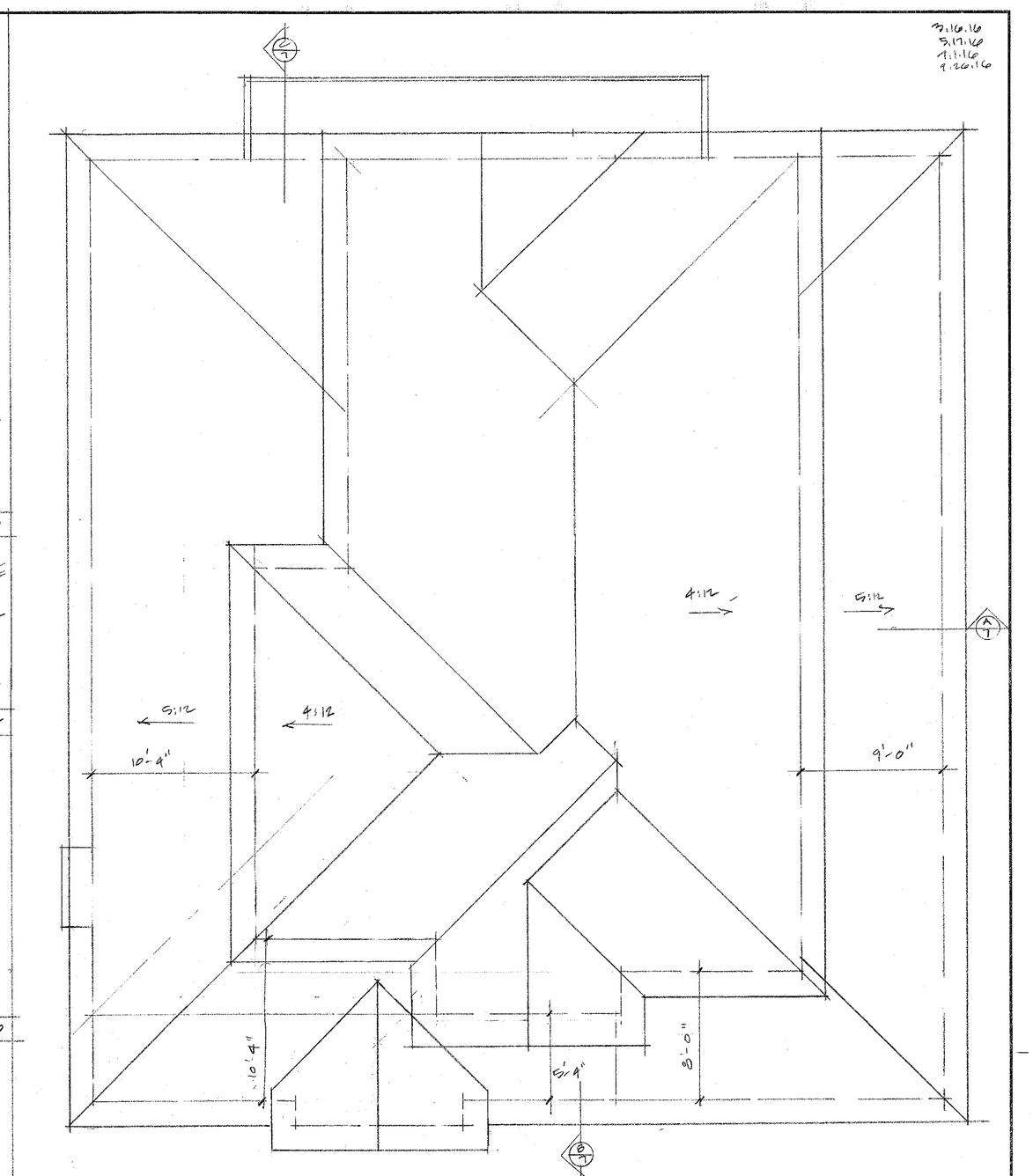
1. Architectural Consultant review is required. Please submit a PDF copy of plans to spineda@losgatosca.gov and provide a deposit of $2,200. You will receive copies of the consultant architects comments once they are available.
2. Arborist Consultant review is required. Please submit a PDF copy of plans to spineda@losgatosca.gov and provide a deposit of $2,200. You will receive copies of the consulting arborist comments once they are available.
3. Height poles shall be installed prior to advertising for public hearing (policy is enclosed).
4. Pursuant to the adopted fee schedule, in the event additional processing services by the Town are required due to changes, modifications, additions, errors, omissions, or discrepancies caused by the applicant of his/her agents or representatives, the applicant shall pay an additional fee as determined by the Director of Community Development to cover the actual cost.
5. Pursuant to the adopted fee schedule, if the requested information from any of the Tech Review Staff is not submitted within 180 days of this meeting, the applicant will be required to pay a fee of 10% of the current application fee at the time the requested information is submitted. Any resubmittal after one year will be processed as a new application, subject to new fees.
6. Pursuant to the adopted fee schedule, if after three meetings, any additional review is required by the Technical Review Committee and/or DRC, there will be an additional fee based on time and material cost.

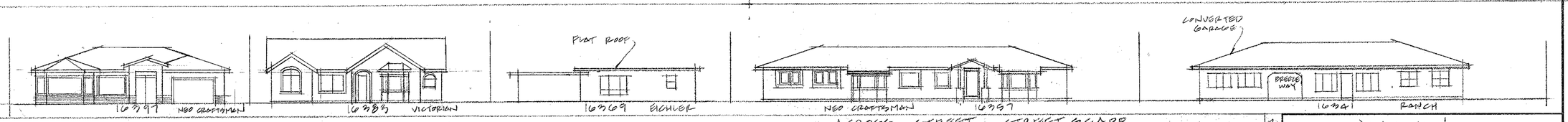
DRAFT CONDITIONS:

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval listed below and in substantial compliance with the plans approved and noted as received by the Town on _____, 2015. Any changes or modifications to the approved plans shall be approved by the Community Development Director, the Development Review Committee, the Planning Commission, or *Town Council*, depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security. The lighting plan shall be reviewed during building plan check.
4. GENERAL. All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
5. TREE REMOVAL PERMIT. A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
6. ARBORIST REQUIREMENTS. The developer shall implement, at their cost, all recommendations made by _____, identified in the Arborist's report, dated as received _____, 2015, on file in the Community Development Department. A Compliance Memorandum shall be prepared by the applicant and submitted with the building permit application detailing how the recommendations have or will be addressed. These recommendations must be incorporated in the building permit plans, and completed prior to issuance of a building permit where applicable.
7. TREE FENCING. Protective tree fencing shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection fencing plan with the construction plans prior to the issuance of building plans.
8. EXTERIOR COLOR: The exterior colors of the house shall not exceed a light reflectivity value of 30 and shall blend with the natural vegetation.
9. DEED RESTRICTION: Prior to the issuance of a building permit, a deed restriction shall be recorded by the applicant with the Santa Clara County Recorder's Office that requires all exterior colors to be maintained in conformance with the Town's Hillside Development Standards and Guidelines.
10. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend,

R:\DEV-SUSE\16362 HILOW ROAD\TECH REVIEW #1 HILOW.DOCX







ACROSS STREET, STREET SCAPE 2

Daryl Fazekas, Architect
15621 Loma Vista Ave
Los Gatos CA 95032
408 395 9400
DarylFazekas@Gmail.com

JALALIAN

SCALE: 1/4"	APPROVED BY:	DRAWN BY
DATE: 2.1.16		REVISED

ROOF PLAN

16362 HILOW RD

DRAWING NUMBER A5

FIRE DEPARTMENT
SANTA CLARA COUNTY
14700 Winchester Blvd., Los Gatos, CA 95032-1818
(408) 378-4010 • (408) 378-9342 (fax) • www.scfd.org

PLAN REVIEW No. 16 0378
BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

Comment #4: **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33

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

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	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LGA	☒	☐	☒	☐	☐	SFR	V-B	Vau - Jalalian	02/11/2016	2 OF 2

SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION	PROJECT TYPE OR SYSTEM
2 stry +	7440 sf		Residential Development	New Structure

NAME OF PROJECT	LOCATION
SFR -	16362 Hilow Rd Los Gatos

TABULAR FIRE FLOW	REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI	BY
2250	50%	1500	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

FIRE DEPARTMENT
SANTA CLARA COUNTY
14700 Winchester Blvd., Los Gatos, CA 95032-1818
(408) 378-4010 • (408) 378-9342 (fax) • www.scfd.org

PLAN REVIEW No. 16 0378
BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

Revised of a proposed new 7,740 square-foot two-story single-family residence with basement and attached garage.

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: **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

Comment #3: **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

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LGA	☒	☐	☒	☐	☐	SFR	V-B	Vau - Jalalian	02/11/2016	1 OF 2

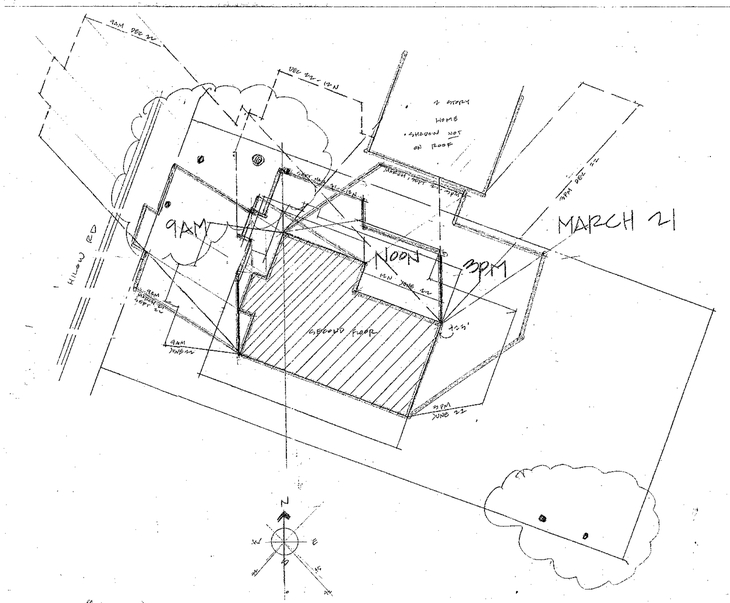
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION	PROJECT TYPE OR SYSTEM
2 stry +	7440 sf		Residential Development	New Structure

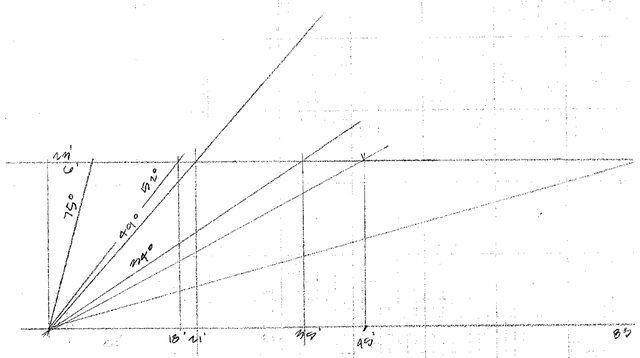
NAME OF PROJECT	LOCATION
SFR -	16362 Hilow Rd Los Gatos

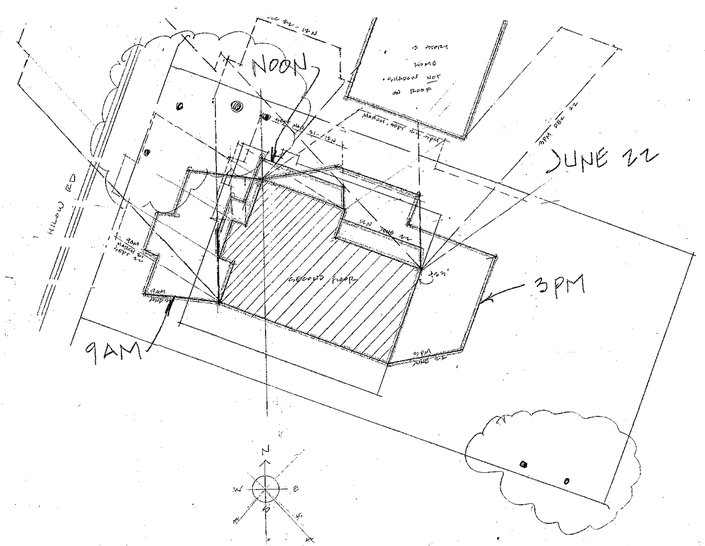
TABULAR FIRE FLOW	REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI	BY
2250	50%	1500	Harding, Doug

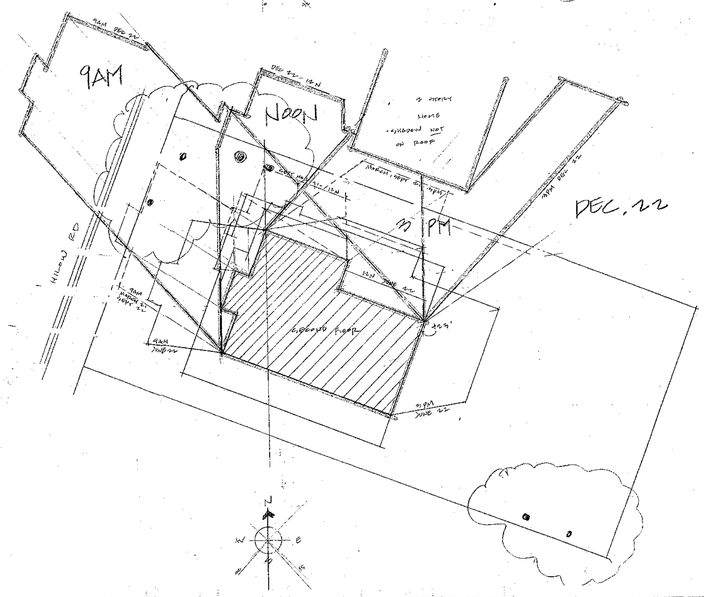
Organized as the Santa Clara County Central Fire Protection District

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga

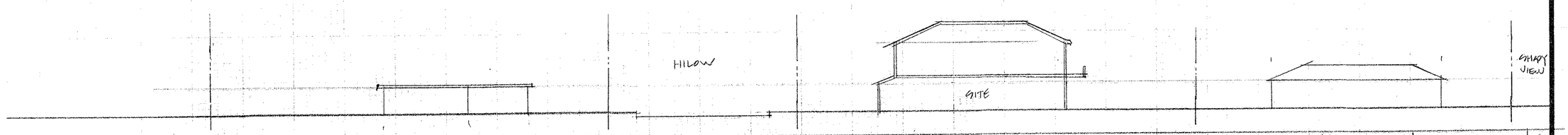








SHADOW STUDY 1"=10'



SITE SECTION

REVISIONS	BY
3.16.16	
3.17.16	
7.1.16	
9.26.16	

Daryl Fazekas
Architecture, Structural, Energy
15621 Loma Vista Ave.
Los Gatos, CA 95032
DarylFazekas@gmail.com
408 395 9400

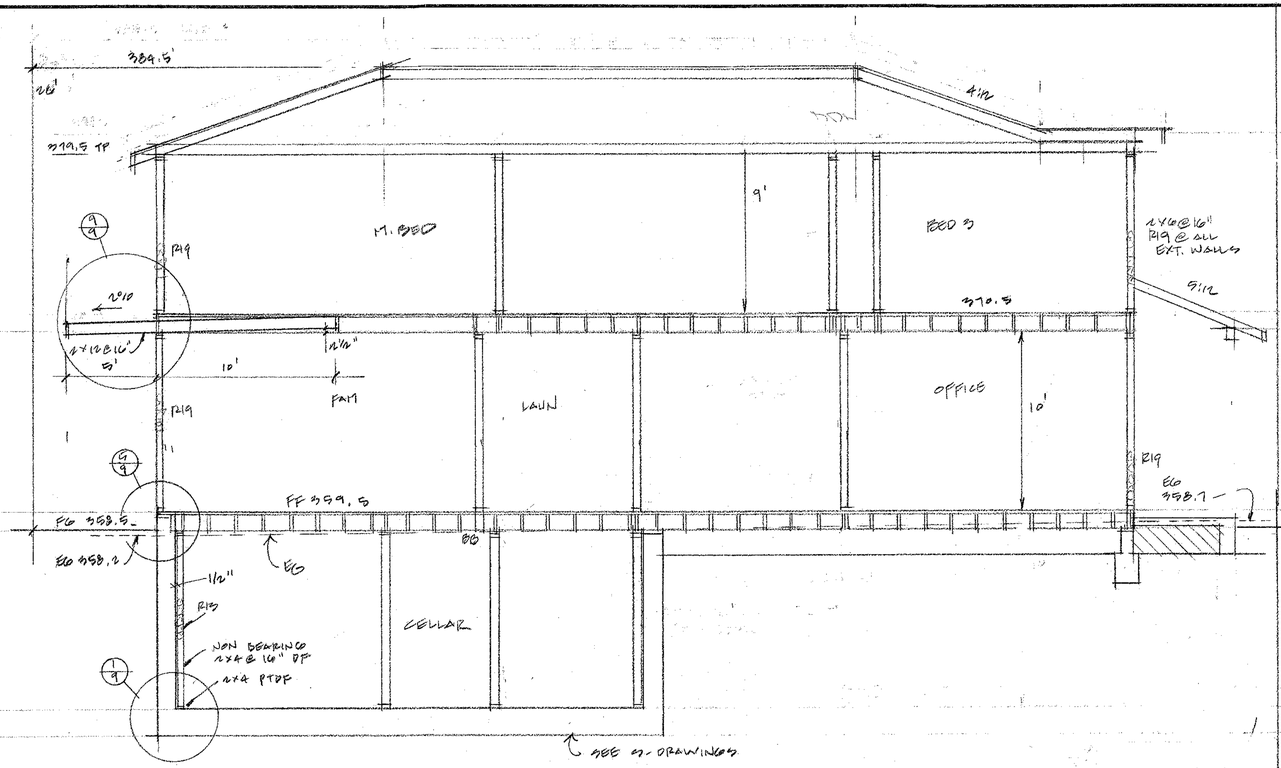
JALALIAN RESIDENCE

SHADOW STUDY

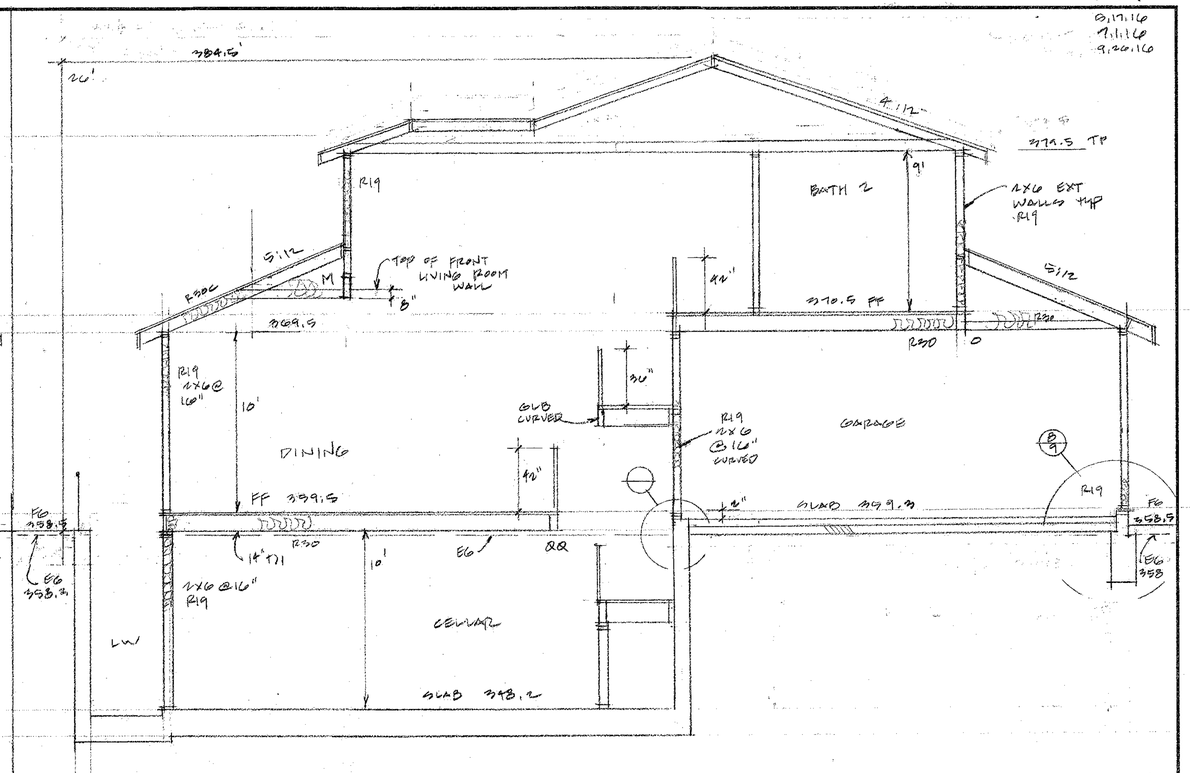
DRAWN	
CHECKED	
DATE	2.1.16
SCALE	1"=10'
JOB NO.	HILOW
SHEET	A6
OF	SHEETS

C.T.A.WALKLINE (800) 263-1300

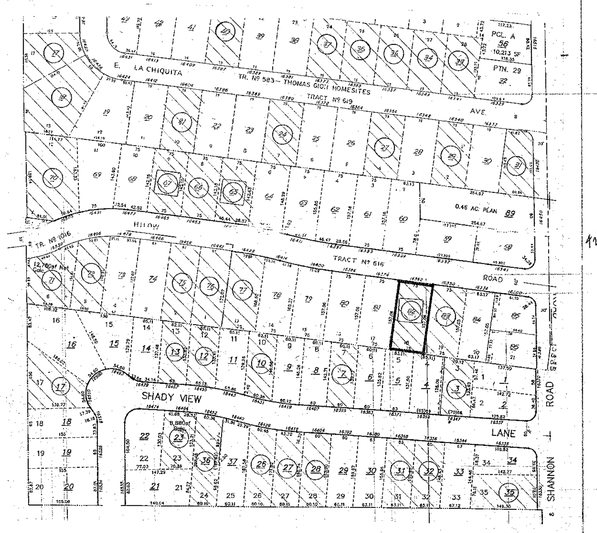
3.16.16
3.17.16
7.11.16
9.20.16



SECTION B



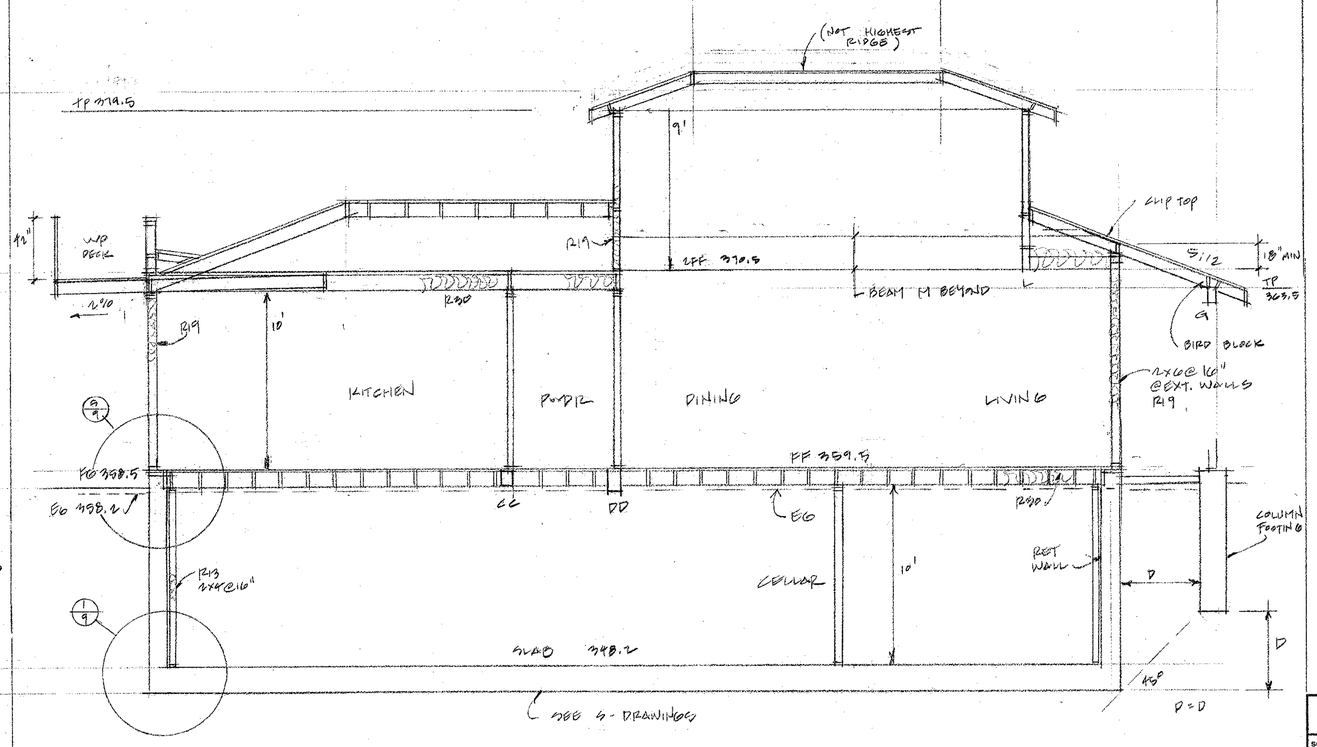
SECTION A



TWO STORY HOUSE 338/993 = 41%

CELLAR

2 STORY HOMES



SECTION C

Daryl Fazekas
Architecture, Structural, Energy
15621 Loma Vista Ave.
Los Gatos, CA 95032
DarylFazekas@gmail.com
408 395 9400

JALALIAN RESIDENCE

SCALE:	APPROVED BY:	DRAWN BY
DATE:		REVISED

SECTIONS

DRAWING NUMBER A7

GRADING AND DRAINAGE PLANS

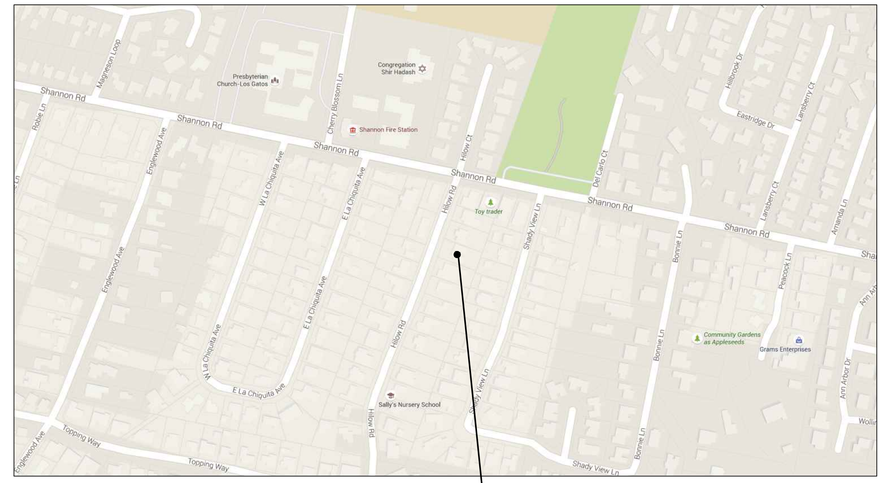
ONE NEW SINGLE FAMILY HOME

16362 HILOW RD., LOS GATOS, CA

APN: 532-04-082

ABBREVIATIONS

	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE	LIP	LIP OF GUTTER
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	MON	MONUMENT
BC	BACK OF CURB	(N)	NEW
BFL	BACKFLOW PREVENTOR	OG	ORIGINAL GROUND
BW	BOTTOM OF WALL	PB	PULL BOX
C&G	CURB AND GUTTER	PGEV	PG&E VAULT
℄,C/L	CENTERLINE	®,P/L	PROPERTY LINE
CLSW	CENTERLINE SWALE	PP	POWER POLE
CO	CLEANOUT	PPP	PLASTIC PERFORATED PIPE
CP	CONTROL POINT	PSE	PUBLIC SERVICE EASEMENT
DWY	DRIVEWAY	PVC	POLYVINYL CHLORIDE
DI	DROP INLET	R/W	RIGHT OF WAY
DTL	DETAIL	RCP	REINFORCED CONCRETE PIPE
ELCT	ELECTRIC	SD	STORM DRAIN
EP	EDGE OF PAVEMENT ELEVATION	SDMH	STORM DRAIN MANHOLE
EUC	EUCALYPTUS TREE	STD	STANDARD
(E),EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR	SSMH	SANITARY SEWER MANHOLE
FG	FINISH GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOWLINE	TF	TOP OF FOUNDATION
FNC	FENCE	TG	TOP OF GRATE
FOC	FACE OF CURB	TOS	TOP OF SLAB
GB	GRADE BREAK	TP	TOP OF PAVEMENT
GUY	GUY WIRE	TW	TOP OF WALL
HP	HIGH POINT	(TYP)	TYPICAL
DIP	DUCTILE IRON PIPE	VCP	VITRIFIED CLAY PIPE
INV	INVERT	WL	WHITE LINE STRIPE
JP	JOINT POLE	WLK	WALKWAY
JB	JUNCTION BOX (UTILITY)	WM	WATER METER
		WV	WATER VALVE



PROJECT SITE

LOCATION MAP
N.T.S.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
F	F	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUD	SUD	SUBDRAIN PIPE (PERFORATED)
OH e,T,TV	OH e,T,TV	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		ELECTROLIER
WM	WM	WATER METER
		TREE WITH TRUNK
x x	x x	6' WOODEN FENCE
x 102.23	102.23	SPOT ELEVATION
		TREE PROTECTION FENCE 5' TALL CHAIN LINK
		SWALE
		DIRECTION OF FLOW IN PIPE
		AREA DRAIN/ INLET
		OVERLAND RELEASE PATH
		GRADING DIRECTION
		(E) TREE TO BE REMOVE
		DOWN-SPOUT
		POP-UP EMITTER

SHEET INDEX:

C-1 COVER SHEET/ NOTES
C-2 GRADING AND DRAINAGE PLAN
C-3 DETAILS/ CROSS SECTIONS

BASIS OF BEARINGS:

THE BEARING N 19°40'05" E OF THE CENTERLINE OF HILOW RD. AS SHOWN UPON CERTAIN TRACT NO. 616, RECORDED IN BOOK 26 OF MAPS, AT PAGES 8 AND 9, WAS TAKEN AS BASIS OF BEARINGS FOR ALL BEARINGS SHOWN HEREON.

REFERENCED TOWN OF LOS GATOS BENCHMARK:

B.M. # LG39 EL.: 360.23' (NAVD 88)

NOTE:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

EARTHWORK TABLE

LOCATION	AREA OF GRADING	AVERAGE FINISH GRADE	AVERAGE (E) GRADE	AVERAGE FILL DEPTH	FILL (CY)	CUT (CY)
GARAGE	861	358.3	358.0	0.32	10	0
BASEMENT PAD	2,164	345.5	358.3	-12.83	0	1028
BASEMENT LIGHT WELL	334	347.3	358.2	-10.91	0	135
SUB TOTAL, BUILDING					**10**	**1163**
DRIVEWAY	551	358.2	357.7	0.47	10	0
PATIO	139	358.9	358.8	0.10	1	0
SITE	828	358.8	358.6	0.15	5	0
SUB TOTAL, SITE					**15**	**0**
TOTAL (EXPORT) 875 CY					**25**	**1163**

NOTE:

1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

IMPERVIOUS AREA:

ON-SITE IMPERVIOUS AREAS:		
PRE-DEVELOPMENT:		
DESCRIPTION	**AREA**	
BUILDING	1,976	SQ.FT
DRIVEWAY	2,034	SQ.FT
PATIO	158	SQ.FT
WALKWAY	356	SQ.FT
SHED	189	SQ.FT
OTHER	0	SQ.FT
TOTAL	4,713	
POST-DEVELOPMENT:		
DESCRIPTION	**AREA**	
BUILDING	3,359	SQ.FT
DRIVEWAY	551	SQ.FT
PATIO	139	SQ.FT
WALKWAY	262	SQ.FT
SHED	0	SQ.FT
OTHER	0	SQ.FT
TOTAL	4,311	
TOTAL CHANGE	-402	

DRAINAGE NOTES

1. Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
2. On site storm drain lines shall consist of solid PVC-SDR35 minimum or better.
3. Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDER-GROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.

1-800-227-2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT 1-800-227-2600

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OWNER:

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GRADING AND DRAINAGE PLANS
ONE NEW SINGLE FAMILY HOME
16362 HILOW RD., LOS GATOS, CA
APN: 532-04-082

COVER SHEET

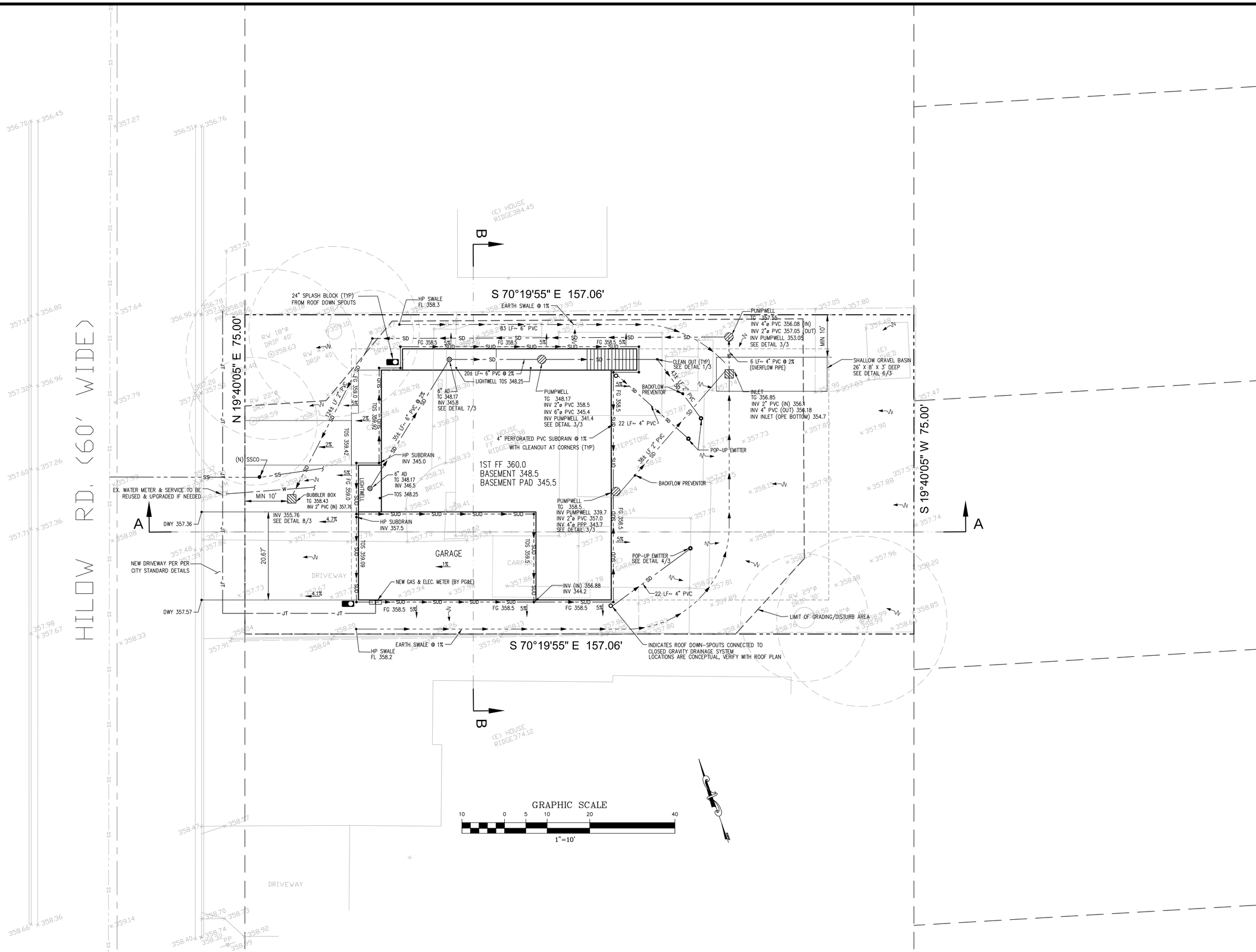
Revisions:

REGISTERED PROFESSIONAL ENGINEER SAEID RAZAVI No. C52724 CIVIL STATE OF CALIFORNIA

Date: 9/23/2016
Scale: NTS
Prepared by: S.P.
Checked by: S.R.
Job #: 215132

Sheet: 1 OF 3

C-1



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GRADING AND DRAINAGE PLANS
ONE NEW SINGLE FAMILY HOME
16362 HILOW RD., LOS GATOS, CA
APN: 532-04-082

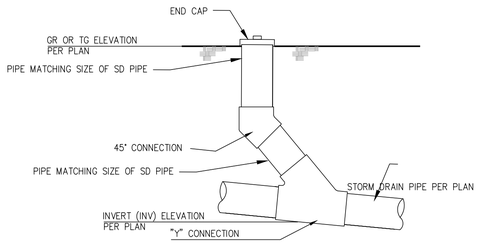
GRADING AND DRAINAGE PLAN

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Date: 9/23/2016
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 215132

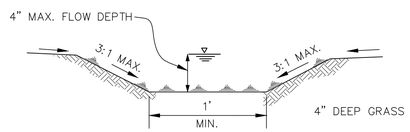
Sheet: 2 OF 3
C-2



ELEVATION VIEW

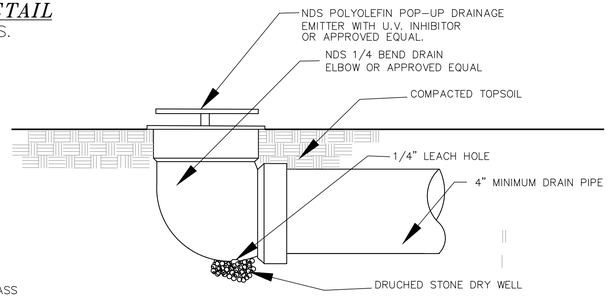
1 STORM DRAIN CLEANOUT DETAIL

N.T.S.



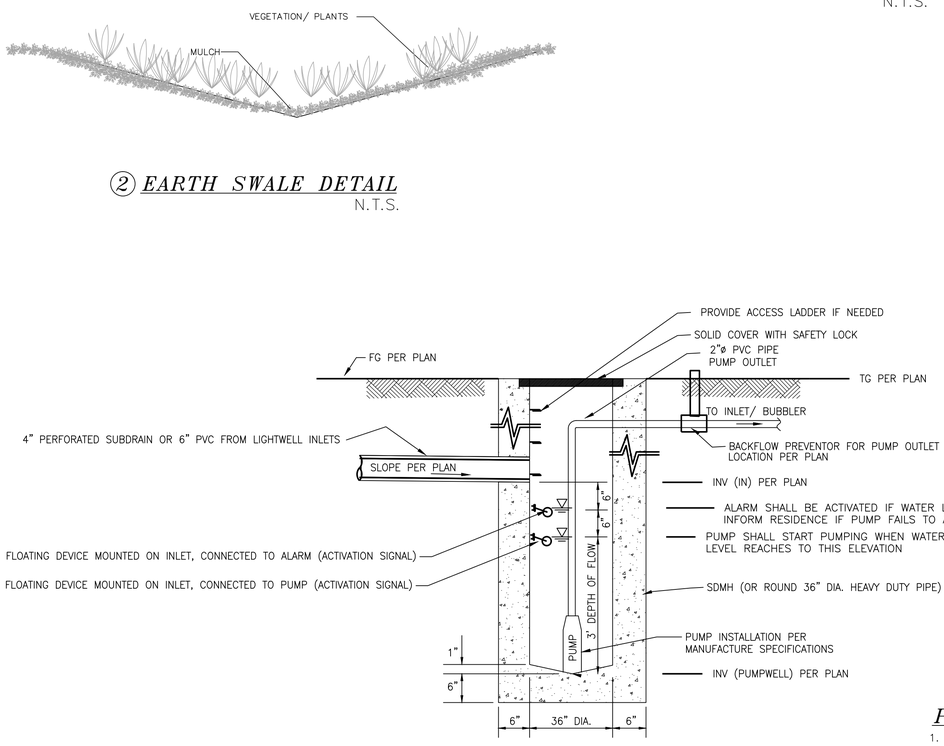
2 EARTH SWALE DETAIL

N.T.S.



4 POP-UP DRAINAGE EMITTER

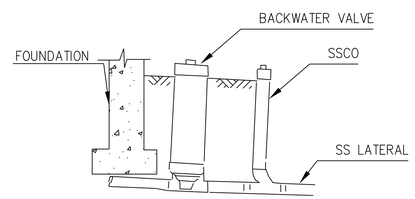
N.T.S.



ELEVATION VIEW

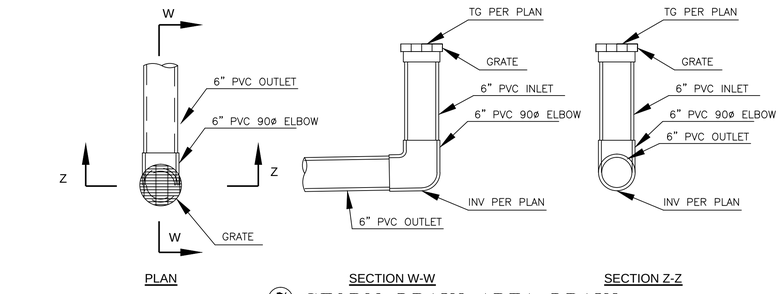
3 PUMPWELL DETAIL FOR BASEMENT SUBDRAIN/ LIGHTWELL INLETS

N.T.S.



5 SANITARY SEWER BACKFLOW PREVENTOR DETAIL

N.T.S.

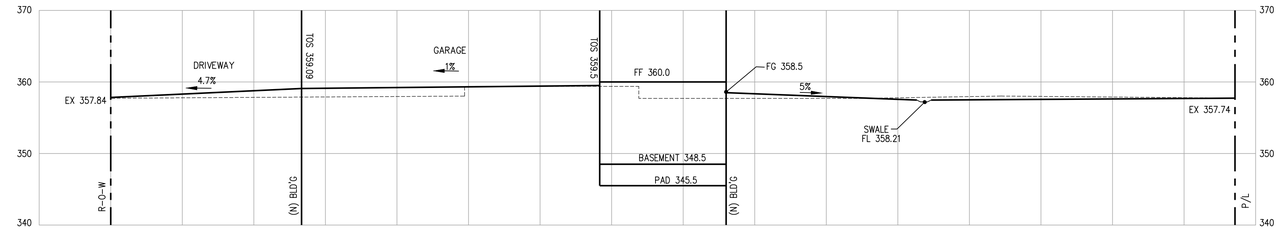


7 STORM DRAIN AREA DRAIN

N.T.S

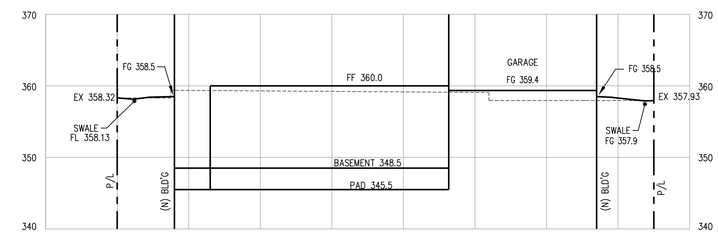
PUMP NOTES:

1. HARD WIRE THE PUMPS TO PREVENT ANY UNPLUGGING.
2. PUMPS TO BE CONNECTED TO BACKUP GENERATORS OR BATTERIES TO PREVENT FLOODING IN CASE OF BLACKOUT.
3. PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
4. PROVIDE RESERVE PUMP FOR EACH PUMP WELL.
5. PROVIDE FLOATING DEVICE, CONNECTED TO SOUND/ LIGHT ALARM, TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMPWELL.
6. PROVIDE TWO SEPARATE SYSTEM AND PUMP WELLS FOR: a) SUBDRAIN AND b) LIGHTWELL AREA DRAINS.



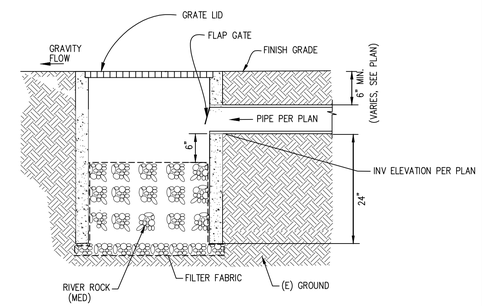
SECTION A-A

SCALE H/V: 1"=10'



SECTION B-B

SCALE H/V: 1"=10'

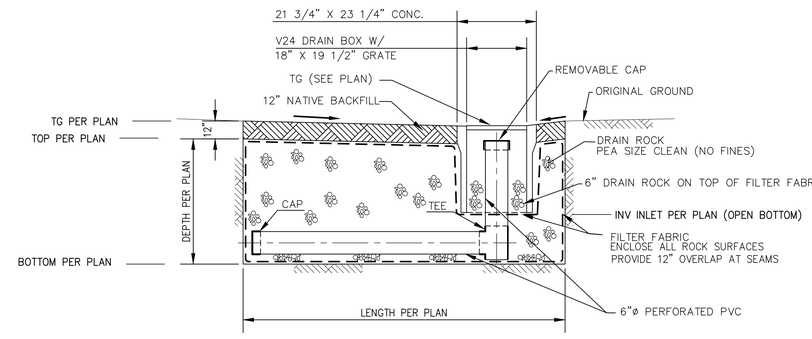


NOTES:

1. 1. RIGID PLASTIC, A.C., C.I., OR STEEL PIPE ALLOWED TO BOX FROM PUMP.
2. BOX SHALL BE SET WITH ADJACENT GRADES SLOPING AWAY TO PREVENT RAINWATER & LANDSCAPE WATER FROM ENTERING.
3. BOX SHALL BE SET IN LANDSCAPE AREA TO FACILITATE PERCOLATION.
4. BOX SHALL NOT HAVE CONCRETE BOTTOM TO FACILITATE PERCOLATION.
5. BOX MUST BE LOCATED AT LEAST 10 FEET FROM BACK OF SIDEWALK AND 3 FEET MIN. AWAY FROM SIDE AND REAR PROPERTY LINES, APPROX. LOCATED IN SWALE, VEGETATED OR RETENTION AREA.

8 BUBBLER BOX DETAIL

N.T.S



6 DETENTION BASIN

N.T.S.

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