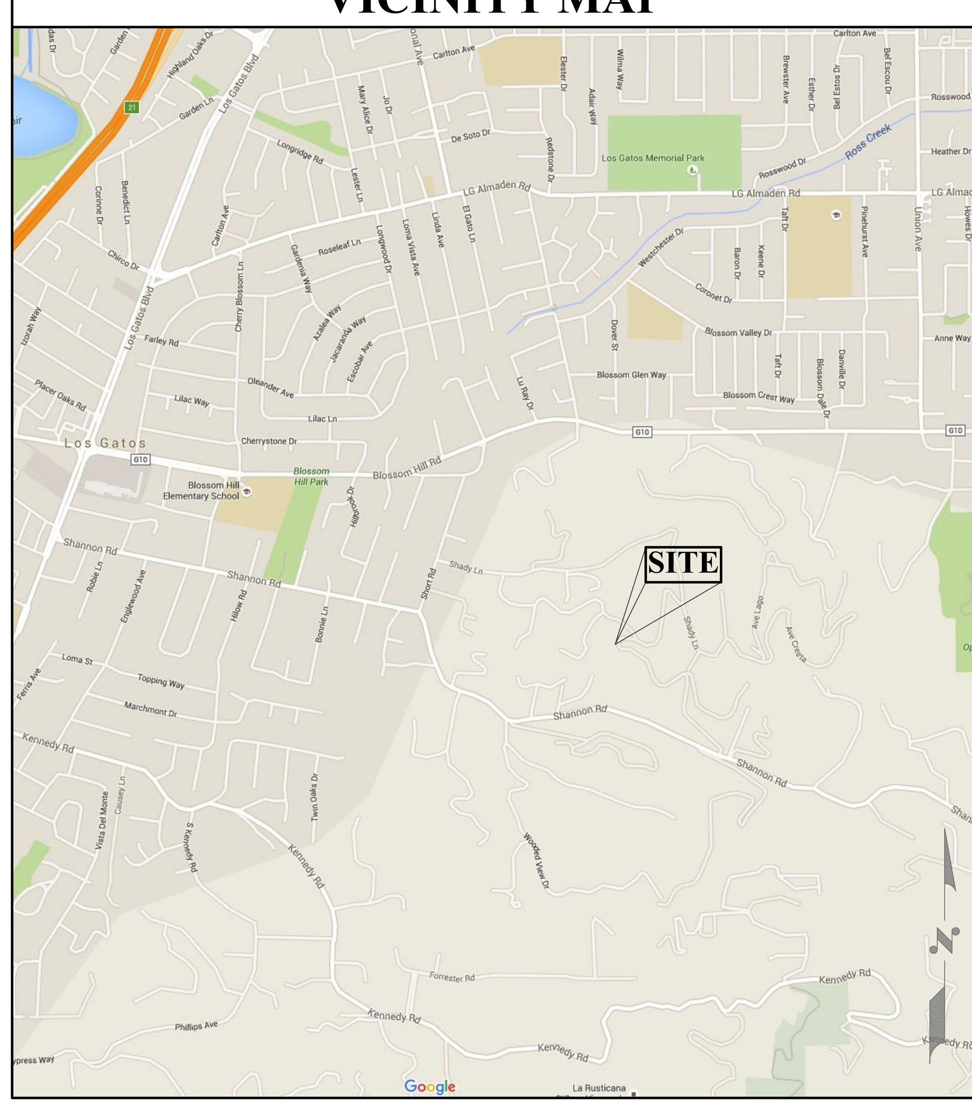
15680 Gum Tree Lane

VICINITY MAP



PROJECT DIRECTORY

ARCHITECT:
KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVENUE, SUITE L
LOS GATOS, CA 95030
TEL: (408) 395-2555

SURVEYOR:
BOWMAN & WILLIAMS,
CONSULTING CIVIL ENGINEERS
1011 CEDAR STREET
SANTA CRUZ, CA 95060
TEL: (831) 426-3560

CIVIL ENGINEER:
HANNA-BRUNETTI
7651 EIGLEBERRY STREET
GILROY, CA 95020
TEL: (408) 842-2173

LANDSCAPE ARCHITECT:
DAVID R. FOX & COMPANY
50 UNIVERSITY AVENUE, STE142
LOS GATOS, CA 95030
TEL: (408) 761-0212

NOTES

- WILDLAND-URBAN INTERFACE: THIS PROJECT IS LOCATED WITHIN THE DESIGNATED WILDLAND URBAN INTERFACE AREA. THE BUILDING CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF SECTION R327 OF THE CALIFORNIA RESIDENTIAL CODE OR THE CALIFORNIA BUILDING CODE (CBC) CHPATER 7A, AS APPLICABLE. NOTE THAT VEGETATION CLEARANCE SHALL BE IN COMPLIANCE WITH THE CBC SECTION 701A.3.2.4 PRIOR TO PROJECT FINAL APPROVAL. CHECK WITH THE PLANNING DEPARTMENT FOR RELATED LANDSCAPE PLAN REQUIREMENTS.
- AUTOMATIC RESIDENTIAL FIRE SPRINKLERS SHALL BE INSTALLED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, AND COMPLETES PERMIT APPLICATION AND APPROPRIATE FEES TO THE SANTA CLARA COUNTY FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. NOTE: THE OWNER(S), OCCUPANTS 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. NOTE: COVERED PORCHES, PATIOS, BALCONIES, AND ATTIC SPACES MAY REQUIRE FIRE SPRINKLER COVERAGE.
- 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 THE 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 CONSTRUCTION WILL NOT BE GRANTED BY THE SANTA CLARA COUNTY FIRE DEPARTMENT UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THE PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S).
- TIMING OF REQUIRED WATER SUPPLY AND ACCESS INSTALLATIONS: INSTALLATIONS OF REQUIRED FIRE SERVICE(S) AND FIRE HYDRANT(S) SHALL BE TESED AND ACCEPTED BY THE FIRE DEPARTMENT, PRIOR TO THE START OF FRAMING OR DELIVERY OF BULK COMBUSTIBLE MATERIALS. BUILDING PERMIT ISSUANCE MAY BE WITHHELD UNTIL REQUIRED INSTALLATIONS ARE COMPLETED, TESTED, AND ACCEPTED.
- CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAILS AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT.

PROJECT DATA

PROJECT ADDRESS:	15680 GUM TREE LANE LOS GATOS, CA 95032
OWNER:	S & S DEVELOPMENT LLC 481 N. SANTA CRUZ AVE, SUITE 310 LOS GATOS, CA 95030 (408) 421-4777
APN:	527-09-006
ZONING:	HR-2½
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	V-B
GROSS SITE AREA:	125,006 SF (2.87 AC)
NET SITE AREA:	104,105 SF (2.39 AC)
AVERAGE SLOPE:	27.5%
ALLOWABLE FLOOR AREA:	6,000 SF (+ 400 SF GARAGE ALLOWANCE)

PROPOSED FLOOR AREAS:

MAIN FLOOR	5,515 SF	MAIN FLOOR	5,515 SF
SECOND FLOOR	138 SF	SECOND FLOOR	138 SF
GARAGE (LESS 400 SF)	345 SF	CELLAR FLOOR	2,505 SF
TOTAL FLOOR AREA	5,998 SF	TOTAL LIVING AREA	8,158 SF

OTHER FLOOR AREAS:

ROOF DECK 646 SF

SITE AREAS:	PROPOSED	EXISTING
RESIDENCE	5,515 SF	0 SF
COVERED PORCH	591 SF	0 SF
LIGHTWELLS	329 SF	0 SF
POOL & SPA	902 SF	0 SF
TOTAL BUILDING COVERAGE	7,337 SF = 7.1%	0 SF
DRIVEWAY	3,511 SF	8,532 SF
BALCONY	105 SF	0 SF
BOCCE COURT	328 SF	0 SF
TOTAL IMPERVIOUS COVERAGE	11,278 SF = 10.8%	8,532 SF = 8.2%
PERMEABLE POOL DECK & PATIOS	2,751 SF	0 SF

SHEET INDEX

A-1	COVER SHEET
A-2	NEIGHBORHOOD CONTEXT PLAN
A-3	SITE PLAN
1	CIVIL COVER SHEET
2	OVERALL SITE PLAN
3	GRADING & DRAINAGE PLAN
4	SECTIONS & DETAILS
5	SECTIONS
6	EROSION CONTROL PLAN
L1.0	PRELIMINARY LANDSCAPE PLAN
L2.0	SITE PLAN & TREE PROTECTION
L3.0	PLANTING PLAN
L3.1	PLANTING LEGEND
A-4	MAIN FLOOR PLAN
A-5	LOWER FLOOR PLAN
A-6	SECOND FLOOR PLAN
A-7	ROOF PLAN
A-8	FRONT & LEFT ELEVATIONS
A-9	REAR & RIGHT ELEVATIONS
A-10	CROSS SECTIONS
A-11	CROSS SECTIONS
A-12	COMPARISON EXHIBITS

SCOPE OF WORK

A NEW 5,613 SF SINGLE FAMILY RESIDENCE WHICH INCLUDES A 3-CAR GARAGE, 5 BEDROOMS, 6 BATHS, 2 HALF BATHS, AN OFFICE, EXERCISE ROOM, GAMES ROOM WITH WET BAR, A WINE CELLAR, AND A SECOND FLOOR CROW'S NEST WHICH OPENS TO A ROOF TOP DECK INCLUDES A 3-CAR GARAGE. SEVEN TREES ARE PROPOSED TO BE REMOVED.

REVISIONS	
A.	08/29/16
B.	10/06/16

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

LICENSED ARCHITECT • GARY BRUCE KOHLSAAT • NO. C 19245 • REN. 2-28-17 • STATE OF CALIFORNIA

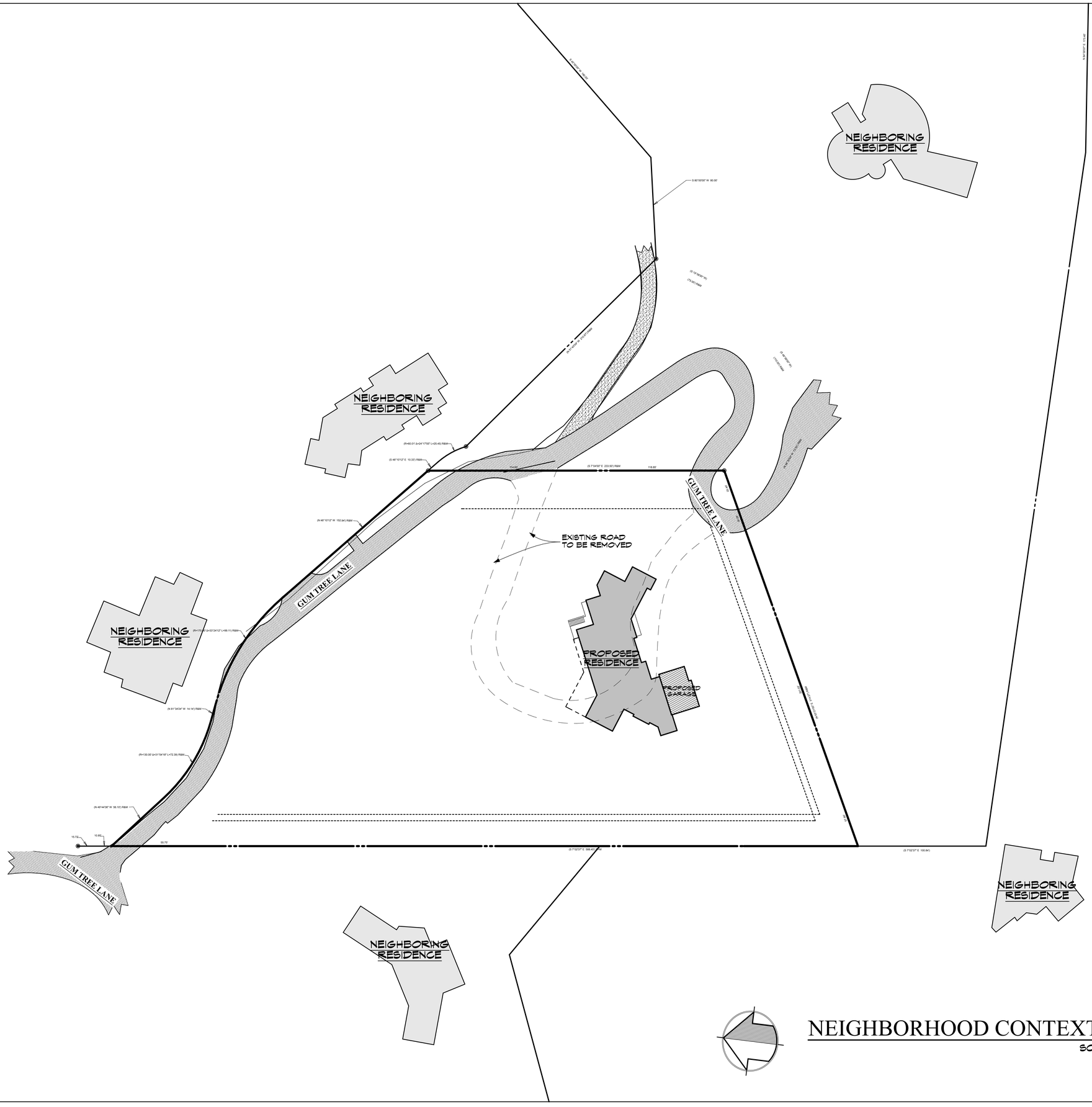
A NEW RESIDENCE AT:
15680 GUM TREE LANE
LOS GATOS, CA 95032

NOTE:
•The Contractor shall verify all dimensions, elevations and conditions, prior to starting any field work.
•Any deviation called by field conditions, or any conditions different from those indicated on the plans shall be brought to the Architect's attention prior to installation.

DATE: 06/20/16

SCALE: AS SHOWN

SHEET
A-1
1 OF -



NEIGHBORHOOD CONTEXT PLAN

SCALE: 1" = 30'

REVISIONS	
A.	08/29/16
B.	10/06/16

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

LICENSED ARCHITECT
GARY BRUCE KOHLSAAT
NO. C-19245
REN. 2-28-17
STATE OF CALIFORNIA

A NEW RESIDENCE AT:

15680 GUM TREE LANE

LOS GATOS, CA 95032

NOTE:
•The Contractor shall verify all dimensions, elevations and conditions prior to starting any field work.
•Any deviation called by field conditions, or any conditions different from those indicated on the plans shall be brought to the Architect's attention prior to installation.

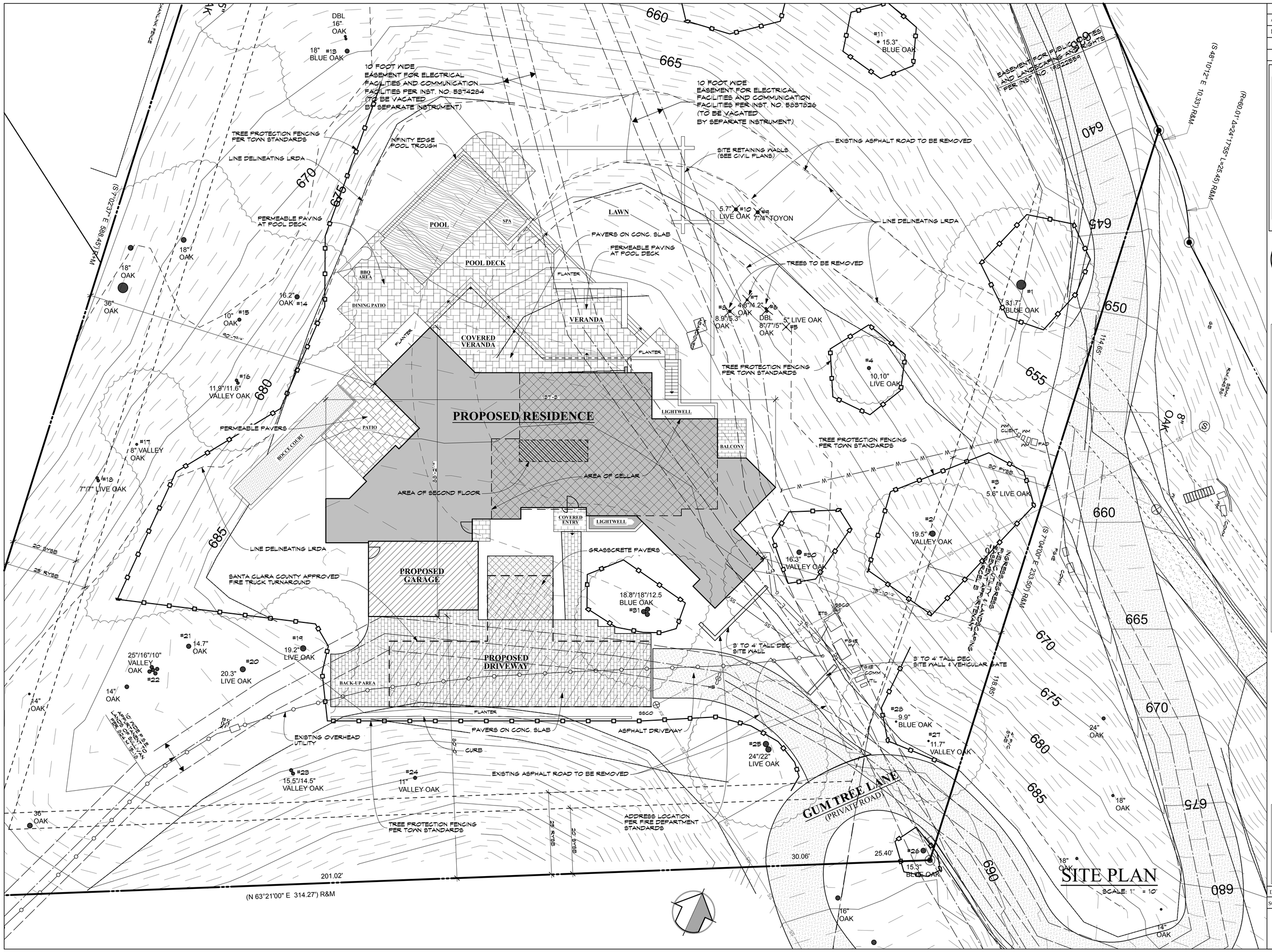
DATE: 06/20/16

SCALE: AS SHOWN

SHEET

A-2

2 OF -



REVISIONS	
A.	08/29/16
B.	10/06/16

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

LEWIS R. KOHLSAAT, ARCHITECT
NO. C 18245
REG. 2-28-97
STATE OF CALIFORNIA

A NEW RESIDENCE AT:

15680 GUM TREE LANE

LOS GATOS, CA 95032

NOTE:
Contractor shall verify all dimensions, elevations and conditions prior to starting work.
Any deviation called for, field conditions or discrepancies shall be reported to the Architect prior to proceeding with work.
Do not scale drawings.

DATE: 06/20/16

SCALE: AS SHOWN

SHEET
A-3
3 OF -

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Grading & Drainage Plans

for

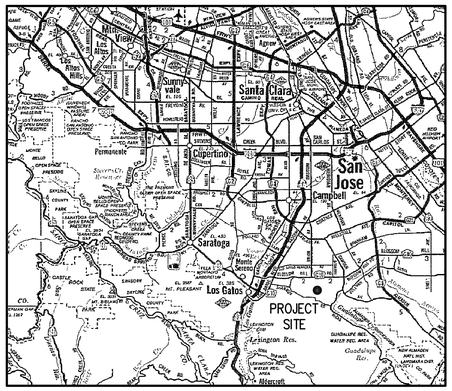
15680 Gum Tree Lane

apn 527-09-006

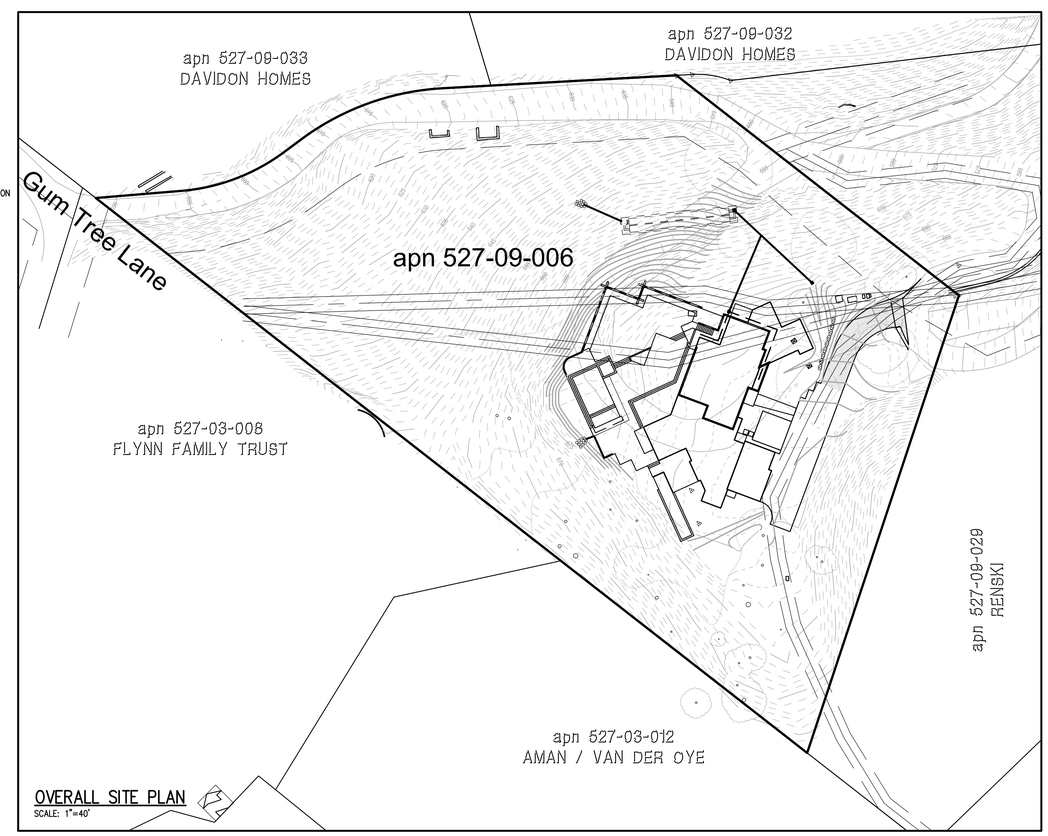
in the

Town of Los Gatos

Santa Clara County, California



VICINITY MAP
NO SCALE



OVERALL SITE PLAN
SCALE: 1"=40'

ABBREVIATIONS

AC	ASPHALT CONCRETE	(E)	EXISTING	P.U.E.	PUBLIC UTILITY EASEMENT
AB	AGGREGATE BASE	EX.	EXISTING	PVI	POINT OF VERTICAL INTERSECTION
AD	AREA DRAIN	FF	FINISH FLOOR	PVC	POLYVINYL CHLORIDE PIPE
AGG	AGGREGATE	FG	FINISH GRADE	R	RADIUS
BC	BEGINNING OF CURVE	FH	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE
BLDG	BUILDING	FL	FLOWLINE	R/W	RIGHT OF WAY
BOC	BACK OF CURB	FOC	FACE OF CURB	RWL	RAINWATER LEADER
BO	BLOW OFF	G	GAS LINE	S	SLOPE
BOW	BACK OF WALK	GM	GAS METER	SD	STORM DRAIN PIPE
BW	BOTTOM OF WALL	GB	GRADE BREAK	SS	SANITARY SEWER PIPE
BWF	BARBWIRE FENCE	GUY	GUY WIRE FOR POLE	STM	STORM DRAIN MANHOLE
CATV	CABLE TELEVISION	GV	GATE VALVE	SS MH	SANITARY SEWER MANHOLE
CB	CATCH BASIN	HDPE	HIGH DENSITY POLYETHYLENE	SP	SERVICE POLE
C&G	CURB & GUTTER	HMA	HOT MIX ASPHALT	STD	STANDARD
CI	CURB INLET	HP	HIGH POINT	SQ	SQUARE
CL	CENTERLINE	INV	INVERT OF PIPE	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	IP	IRON PIPE	T	TELEPHONE LINE
CMU	CONCRETE MASONRY UNIT	JP	JOINT POLE	TBM	TEMPORARY BENCHMARK
CO	CLEAN OUT	JT	JOINT TRENCH	TC	TOP OF CURB
CONC	CONCRETE	LF	LINEAR FEET	TFC	TOP FACE OF CURB
CONST	CONSTRUCTION	LP	LOW POINT	TG	TOP OF GRATE
DDCV	DOUBLE DETECTOR CHECK VALVE ASSEMBLY	MAX	MAXIMUM	TOB	TOP OF BANK
		MIN	MINIMUM	TOE	TOE OF BANK
DI	DROP INLET	N.I.C.	NOT IN CONTRACT	TW	TOP OF WALL
DIP	DUCTILE IRON PIPE	(N)	NEW	TYP	TYPICAL
DWY	DRIVEWAY	OHU	OVERHEAD UTILITY	W	WATER LINE
E	ELECTRIC LINE	PB	PULL BOX	WM	WATER METER
EC	END OF CURVE	PCC	PORTLAND CONCRETE CEMENT	WV	WATER VALVE
EG	EXISTING GRADE	PL	PROPERTY LINE		
ELEV	ELEVATION	PRC	POINT REVERSE CURVE		
EP	EDGE OF PAVEMENT	P.S.E.	PUBLIC SERVICE EASEMENT		
ER	END OF RETURN	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT		
ESMT	EASEMENT	P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT		

LEGEND

EXISTING	PROPOSED	
480	454	CONTOUR ELEVATION
(W)	W	WATER MAIN
(SD)	(length) LF (size) SD @ S=(grade)	STORM DRAIN
(SS)	(length) LF (size) SS @ S=(grade)	SANITARY SEWER
tc 236.56	TC 236.65	TOP OF CURB ELEVATION
inv 169.63	INV 457.35	PIPE INVERT ELEVATION
pcc 259.56	PCC 257.65	PORTLAND CONCRETE ELEVATION
fl 158.95	FL 125.48	FLOWLINE ELEVATION
ac 365.75	AC 359.45	ASPHALT CONCRETE ELEVATION
tg 365.75	TG 359.45	TOP OF GRATE ELEVATION
tw 365.75	TW 359.45	TOP OF WALL ELEVATION
bw 395.65	BW 458.25	BOTTOM OF WALL ELEVATION
		ELECTROLIER
		FLOW DIRECTION
		DROP INLET
		MANHOLE
		CURB INLET
		WATER METER
		FIRE HYDRANT
		WATER VALVE
		SIDEWALK
		VERTICAL CURB
		CURB & GUTTER
		JOINT TRENCH
		RETAINING WALL
	SS	SEWER LATERAL
		TREE TO BE REMOVED
	MON	MONUMENT
		ROCK RIP-RAP

CONTRACTOR TO VERIFY:

CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION OF BUILDING PAD, STRUCTURAL SECTION OF FOUNDATION TO DETERMINE BUILDING PAD ELEVATION.
A 12 INCH SECTION WAS USED ON PLANS FOR CONCEPTUAL PURPOSES ONLY.
SEE SOILS REPORT TO DETERMINE STRUCTURAL SECTION FOR BUILDING.

NOTE:

WHERE THE FIRM OF HANNA & BRUNETTI DOES NOT PROVIDE CONSTRUCTION STAKES, SAID FIRM WILL ASSUME NO RESPONSIBILITY WHATSOEVER FOR IMPROVEMENTS CONSTRUCTED THEREFROM.

NOTE TO CONTRACTOR

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

EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES.
CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 1-800-642-2444.
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF UTILITIES SHOWN ON THESE PLANS, INDICATED IN THE FIELD BY LOCATING SERVICES, OR EVIDENCE BY FACILITIES VISIBLE AT OR ADJACENT TO THE JOB SITE. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND IS DEEMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.

Slope Density of Proposed Developed Area

$$S = \frac{0.0023\ (I \times L)}{A}$$

S = the slope density
I = the contour interval in feet = 1 ft
L = the sum length of contour lines in feet = 34,269
A = the area in acres = 2.87

$$S = \frac{0.0023\ (1 \times 34269)}{2.87} = 27.5\%$$

DATE: _____ 16
HANNA – BRUNETTI

AMANDA JOY MUSY-VERDEL
RCE 69278
EXPIRES 6-30-18

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

BASIS OF BEARINGS

THESE PLANS ARE BASED ON THE 'RECORD OF SURVEY' RECORDED IN APRIL 10th, 2008 IN BOOK 824 OF MAPS, PAGES 15-18; SANTA CLARA COUNTY RECORDS.

FLOODZONE STATEMENT

COMMUNITY PANEL NUMBER: 06085C0381H
MAP REVISED: MAY 18, 2009

PROJECT IS LOCATED IN ZONE X

ZONE X
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER	527-09-006
PROJECT AREA (GROSS)	125,006 SF/2.87 ACRES
PROJECT AREA (NET)	104,105 SF/2.39 ACRES
ZONING	HR-2 1/2
OCCUPANCY GROUP	R-3

SITE AREAS

	PROPOSED	EXISTING
RESIDENCE	5,515 SF	0 SF
COVERED PORCH	591 SF	0 SF
LIGHTWELLS	329 SF	0 SF
POOL AND SPA	902 SF	0 SF
TOTAL BUILDING COVERAGE	7,337 SF / 7.1%	0 SF
DRIVEWAY (ASPHALT)	3,511 SF	8,532 SF
PATIOS AND CONCRETE PATHS	105 SF	0 SF
BOCCE COURT	328 SF	0 SF
TOTAL IMPERVIOUS COVERAGE	11,278 SF / 10.8%	8,532 SF / 8.2%
PERMEABLE DRIVEWAY & FRONT WALK	2,751 SF	0 SF

OWNER

STEVE MASSEI
S&S ESTATE DEVELOPMENT, LLC
481 N. SANTA CRUZ AVENUE, SUITE 310
LOS GATOS, CA 95030

CIVIL ENGINEER

HANNA & BRUNETTI
7651 EIGLEBERRY STREET
GILROY, CA 95020

OFFICE: 408 842-2173
FAX: 408 842-3662
EMAIL: ENGINEERING@HANNABRUNETTI.COM

SHEET INDEX

1 COVER SHEET
2 OVERALL SITE PLAN
3 GRADING AND DRAINAGE PLAN
4 SECTIONS AND DETAILS
5 SECTIONS
6 EROSION CONTROL PLAN

Grading & Drainage Plans
15680 Gum Tree Lane - apn 527-09-006
TOWN OF LOS GATOS
NOVEMBER 2016
SANTA CLARA COUNTY
CALIFORNIA

REFERENCES

DATE: NOVEMBER 2016
HORIZ. SCALE: NONE
VERT. SCALE: NONE
DESIGNED BY: AM.
CHECKED BY: ____
DRAWN BY: T.M.

HANNA-BRUNETTI
CIVIL ENGINEERS - LAND SURVEYORS
CONSTRUCTION MANAGERS

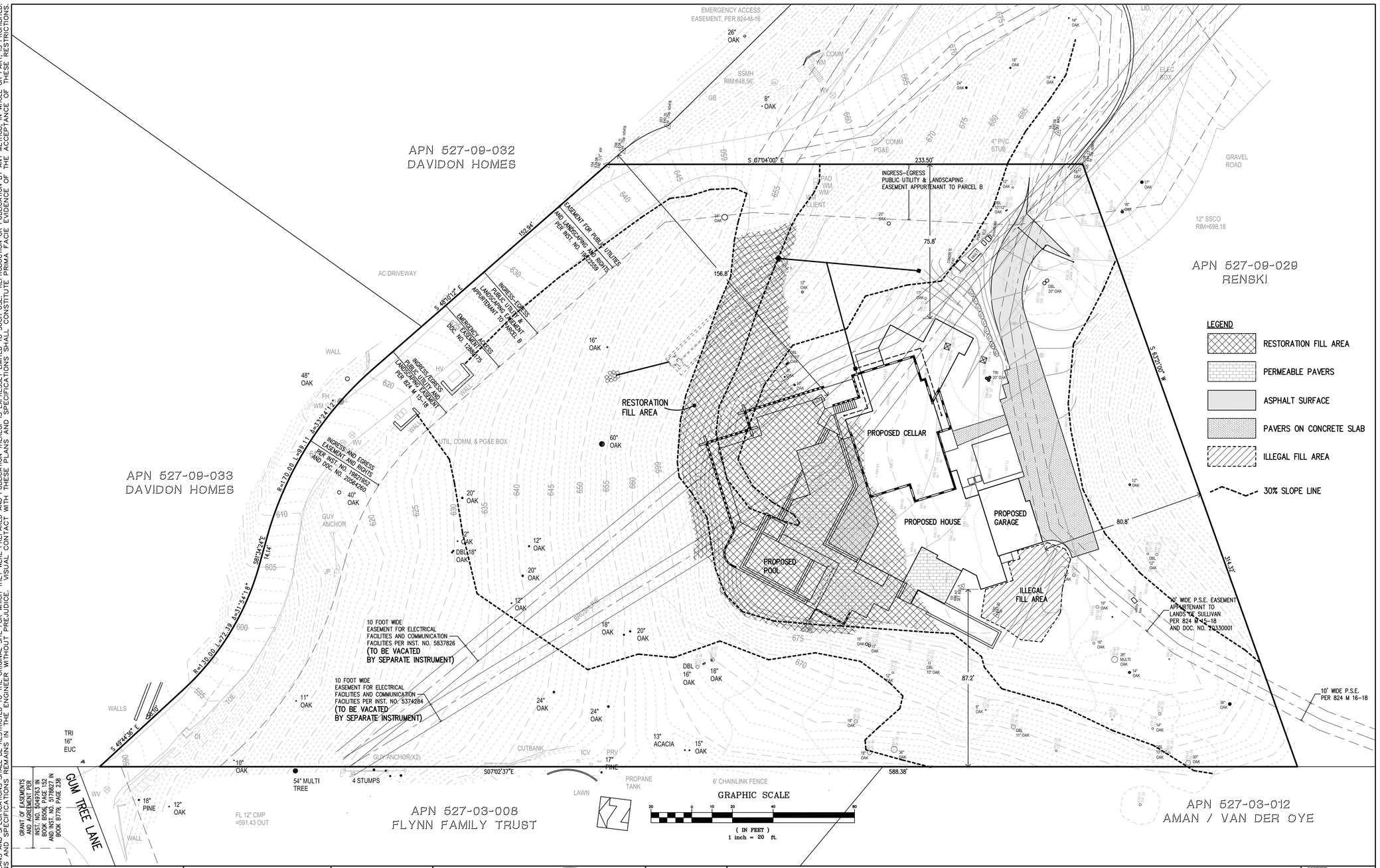
REVISIONS:

DATE	DESCRIPTION	BY:

SHEET 1 OF 6

JOB NO. 16038

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



LEGEND

- RESTORATION FILL AREA
- PERMEABLE PAVERS
- ASPHALT SURFACE
- PAVERS ON CONCRETE SLAB
- ILLEGAL FILL AREA
- 30% SLOPE LINE

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS · LAND SURVEYORS
CONSTRUCTION MANAGERS

DATE: NOVEMBER 2016
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: AM.
CHECKED BY:
DRAWN BY: T.M.

date: _____16
Hanna – Brunetti

Amanda Joy Musy–Verdel
R.C.E. # 69,278
expires: 6/30/18

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

REFERENCES

Overall Site Plan

15680 Gum Tree Lane - apn 527-09-006

CITY OF LOS GATOS
NOVEMBER 2016

SANTA CLARA COUNTY
CALIFORNIA

SHEET 2 OF 6

JOB NO. 16038

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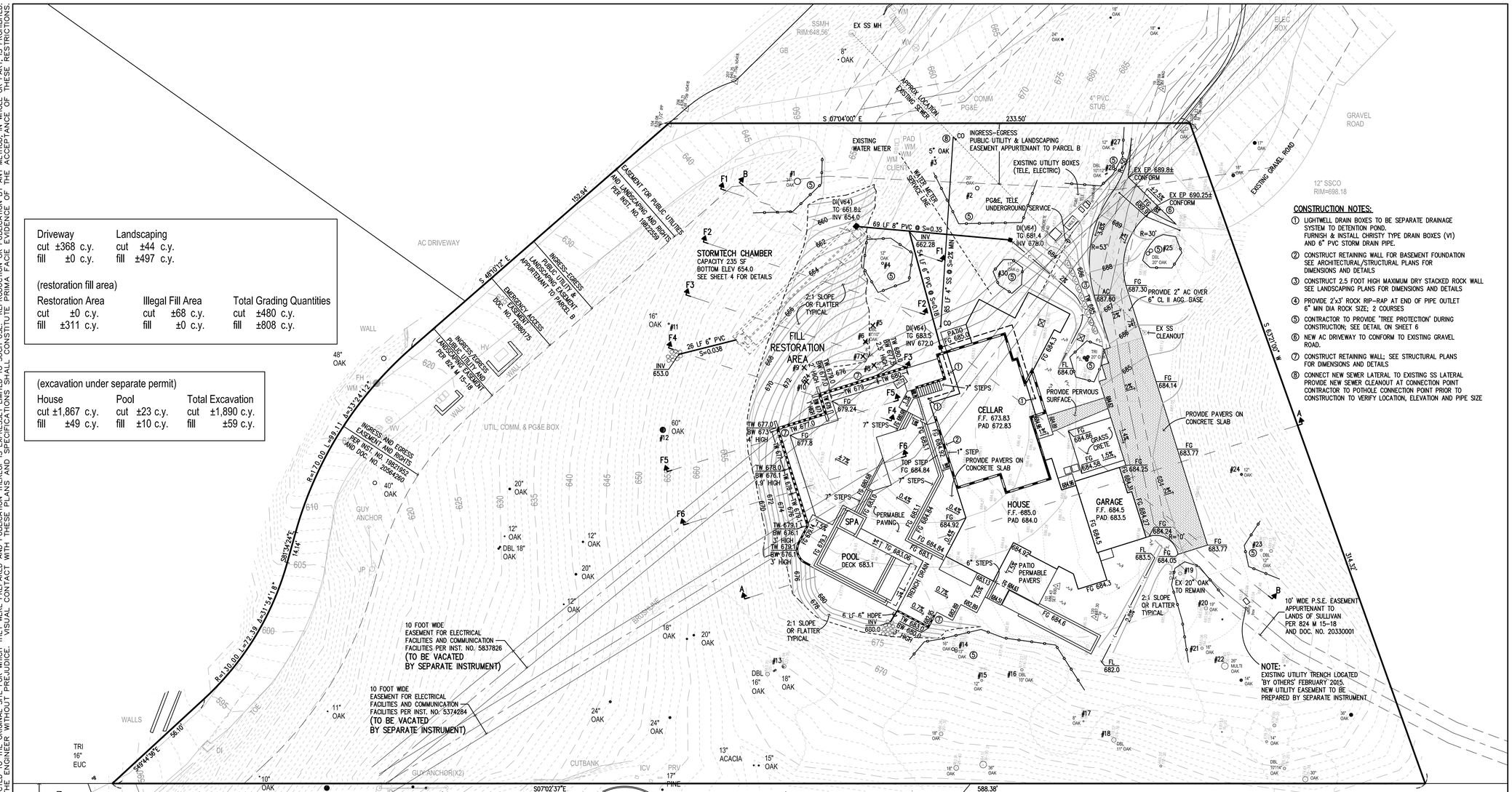

Driveway		Landscaping	
cut	±368 c.y.	cut	±44 c.y.
fill	±0 c.y.	fill	±497 c.y.

(restoration fill area)

Restoration Area		Illegal Fill Area		Total Grading Quantities	
cut	±0 c.y.	cut	±68 c.y.	cut	±480 c.y.
fill	±311 c.y.	fill	±0 c.y.	fill	±808 c.y.

(excavation under separate permit)

House		Pool		Total Excavation	
cut	±1,867 c.y.	cut	±23 c.y.	cut	±1,890 c.y.
fill	±49 c.y.	fill	±10 c.y.	fill	±59 c.y.

CONSTRUCTION NOTES:

1. LIGHTWELL DRAIN BOXES TO BE SEPARATE DRAINAGE SYSTEM TO DETENTION POND. FURNISH & INSTALL CHRISTY TYPE DRAIN BOXES (V1) AND 6" PVC STORM DRAIN PIPE.
2. CONSTRUCT RETAINING WALL FOR BASEMENT FOUNDATION SEE ARCHITECTURAL/STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS
3. CONSTRUCT 2.5 FOOT HIGH MAXIMUM DRY STACKED ROCK WALL SEE LANDSCAPING PLANS FOR DIMENSIONS AND DETAILS
4. PROVIDE 2'x3' ROCK RIP-RAP AT END OF PIPE OUTLET 6" MIN DIA ROCK SIZE; 2 COURSES
5. CONTRACTOR TO PROVIDE "TREE PROTECTION" DURING CONSTRUCTION; SEE DETAIL ON SHEET 6
6. NEW AC DRIVEWAY TO CONFORM TO EXISTING GRAVEL ROAD.
7. CONSTRUCT RETAINING WALL; SEE STRUCTURAL PLANS FOR DIMENSIONS AND DETAILS
8. CONNECT NEW SEWER LATERAL TO EXISTING SS LATERAL PROVIDE NEW SEWER CLEANOUT AT CONNECTION POINT CONTRACTOR TO POTHOLE CONNECTION POINT PRIOR TO CONSTRUCTION TO VERIFY LOCATION, ELEVATION AND PIPE SIZE

NOTE:
EXISTING UTILITY TRENCH LOGATED 'BY OTHERS' FEBRUARY 2015. NEW UTILITY EASEMENT TO BE PREPARED BY SEPARATE INSTRUMENT.

NOTE:

1. A SOIL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND RETAINING WALL FOUNDATION PHASE OF CONSTRUCTION PER SOIL REPORT RECOMMENDATIONS AND THAT INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS · LAND SURVEYORS
CONSTRUCTION MANAGERS

DATE: NOVEMBER 2016
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY:
DRAWN BY: T.M.

date: _____16
Hanna – Brunetti

Amanda Joy Musy-Verdel
R.C.E. # 69278
expires: 6/30/18

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

REFERENCES

Grading & Drainage Plan

15680 Gum Tree Lane - apn 527-09-006

CITY OF LOS GATOS
NOVEMBER 2016

SANTA CLARA COUNTY
CALIFORNIA

SHEET 3 OF 6

JOB NO. 16038

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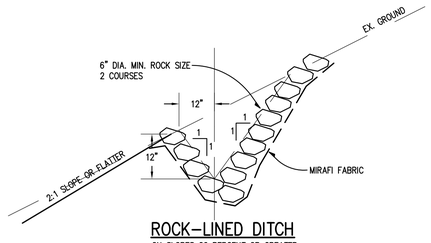
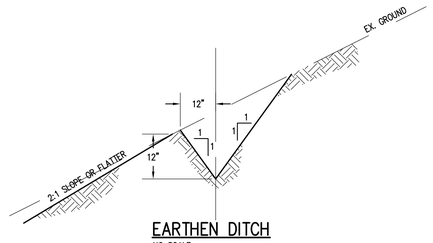


ROCK-LINED DITCH

ON SLOPES 20 PERCENT OR GREATER
NO SCALE



EARTHEN DITCH

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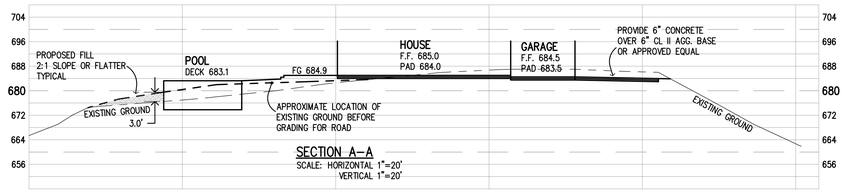
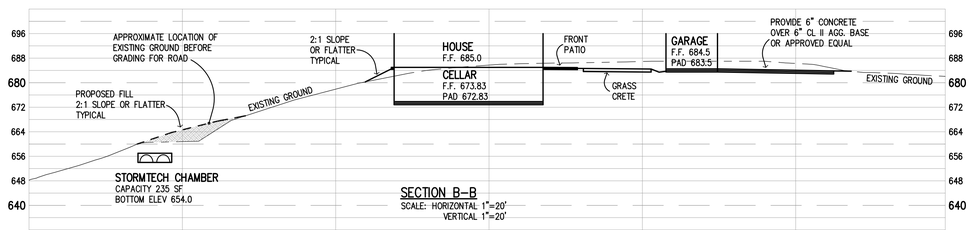


SECTION A–A

SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'



SECTION B–B

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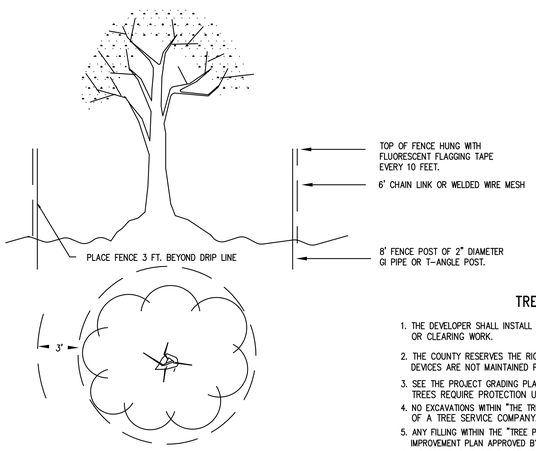
VERTICAL 1"=20'



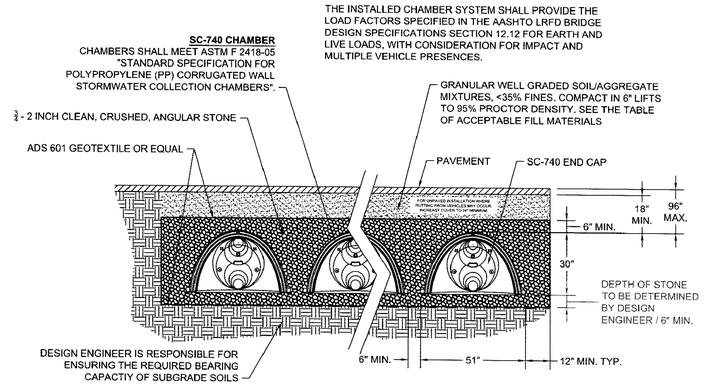
TYPICAL TREE PROTECTION DETAIL

TREE PROTECTION NOTES

1. THE DEVELOPER SHALL INSTALL THE "TREE PROTECTION" DEVICES PRIOR TO THE START OF GRADING OR CLEARING WORK.
2. THE COUNTY RESERVES THE RIGHT TO ISSUE A "STOP WORK" NOTICE IF THE "TREE PROTECTION" DEVICES ARE NOT MAINTAINED PROPERLY.
3. SEE THE PROJECT GRADING PLAN FOR SPECIFIC TREES THAT REQUIRE PROTECTION. ALL SPECIMEN TREES REQUIRE PROTECTION UNLESS OTHERWISE NOTED.
4. NO EXCAVATIONS WITHIN "THE TREE PROTECTION AREA" ARE ALLOWED UNLESS UNDER THE SUPERVISION OF A TREE SERVICE COMPANY.
5. ANY FILLING WITHIN THE "TREE PROTECTION AREA" SHALL BE DONE IN ACCORDANCE WITH A DETAILED IMPROVEMENT PLAN APPROVED BY THE COUNTY.
6. NO TRIMMING, CUTTING NOR PRUNING OF DESIGNATED TREES CAN OCCUR WITHOUT A REGISTERED TREE SERVICE COMPANY.
7. APPROVED WOOD CONSTRUCTION IS AN ACCEPTABLE SUBSTITUTE FOR THE CHAIN LINK FENCING.

THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS, WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.

SC-740 CHAMBER
CHAMBERS SHALL MEET ASTM F 2418-05 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".



THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS

REVISIONS

StormTech — Detention • Retention • Recharge — Subsurface Stormwater Management

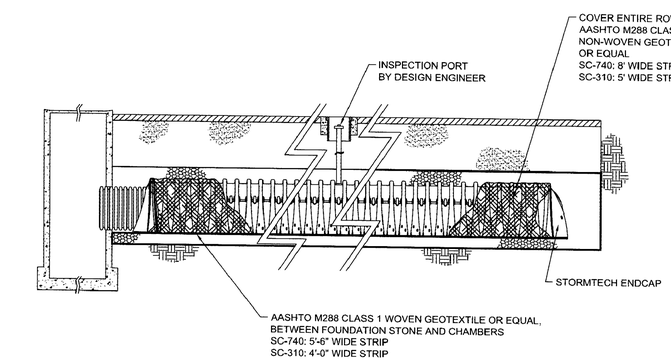
20 Beaver Road, Suite 104
Wethersfield, CT 06109
Phone: 888-892-2694
Fax: 866-328-8401
www.stormtech.com

SC-740 CROSS SECTION

SCALE:	NTS	SHEET	OF
DATE:	11-7-07	NOTE: CHAMBER SYSTEM DESIGN MUST BE IN ACCORDANCE WITH STORMTECH DESIGN MANUAL	
DRAWN BY:	JLB		
CHECKED:			

STORMTECH LLC STANDARD DETAIL DISCLAIMER

STORMTECH STANDARD DETAILS, DRAWINGS & RECOMMENDATIONS FOR INSTALLATION AND/OR SUBGRADE DIMENSIONS OF STORMTECH INDUCTS, STORMTECH DC AND/OR 30 NOT SUPERSEDE ANY STATE OR LOCAL REGULATORY SPECIFICATIONS. IT IS THE RESPONSIBILITY OF THE LICENSED ENGINEER TO ENSURE COMPLIANCE WITH ALL REGULATORY SPECIFICATIONS. STORMTECH DOES NOT AUTHORIZE, AND IS NOT RESPONSIBLE FOR ANY ALTERATIONS BY OTHERS TO STORMTECH STANDARD DETAILS.



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ISOLATOR ROW PROFILE VIEW

SCALE:	NTS	SHEET	OF
DATE:	11-7-07	NOTE: CHAMBER SYSTEM DESIGN MUST BE IN ACCORDANCE WITH STORMTECH DESIGN MANUAL	
DRAWN BY:	JLB		
CHECKED:			

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REGISTERED PROFESSIONAL ENGINEER
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NO. 69278
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

REFERENCES

Sections and Details

15680 Gum Tree Lane - apn 527-09-006

CITY OF LOS GATOS
NOVEMBER 2016

SANTA CLARA COUNTY
CALIFORNIA

SHEET 4 OF 6

JOB NO. 16038

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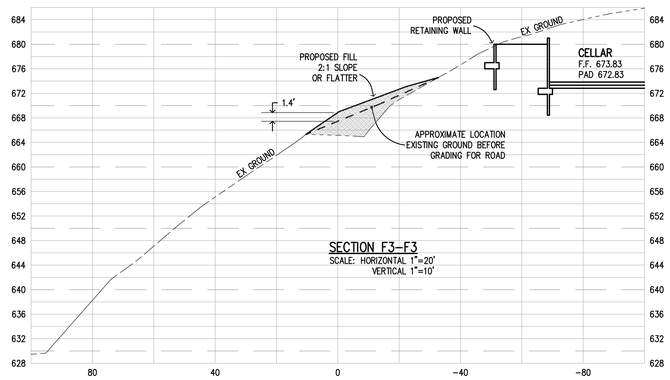

SECTION F3–F3
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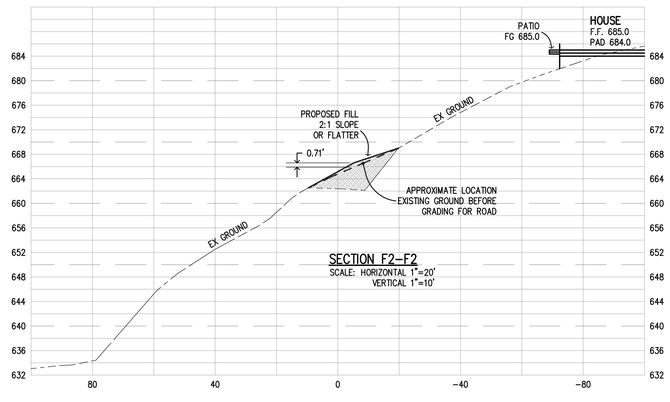
VERTICAL 1"=10'



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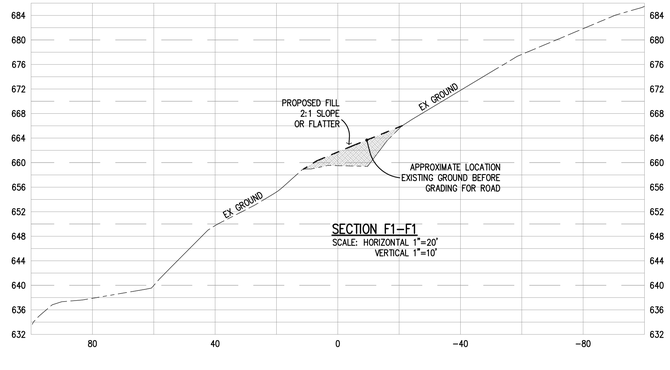
VERTICAL 1"=10'



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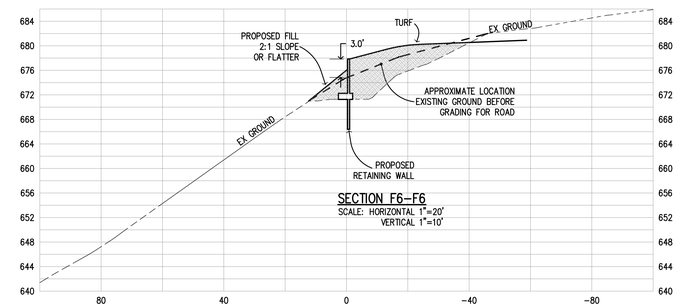

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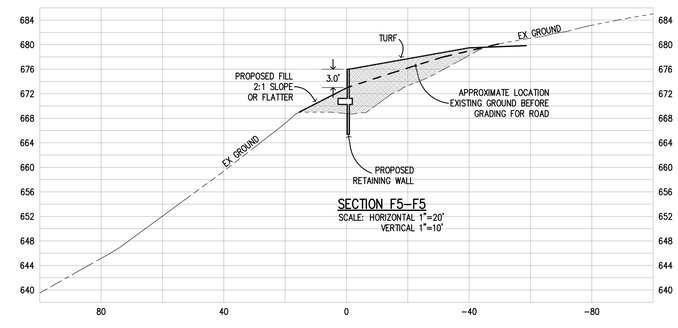
VERTICAL 1"=10'



SECTION F5–F5
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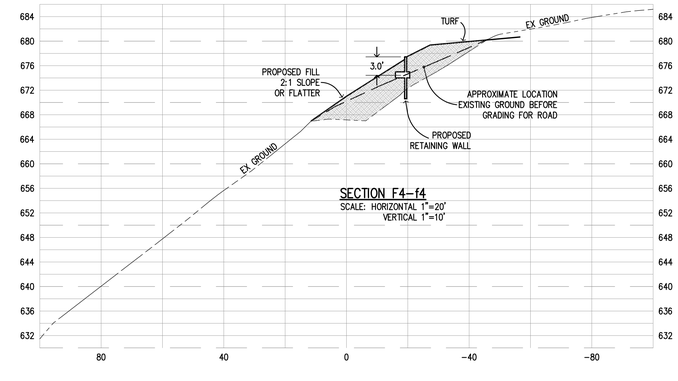
VERTICAL 1"=10'



SECTION F4–f4
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=10'

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EST. 1910
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REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

REFERENCES

Sections

15680 Gum Tree Lane - apn 527-09-006

CITY OF LOS GATOS
NOVEMBER 2016

SANTA CLARA COUNTY
CALIFORNIA

SHEET 5 OF 6

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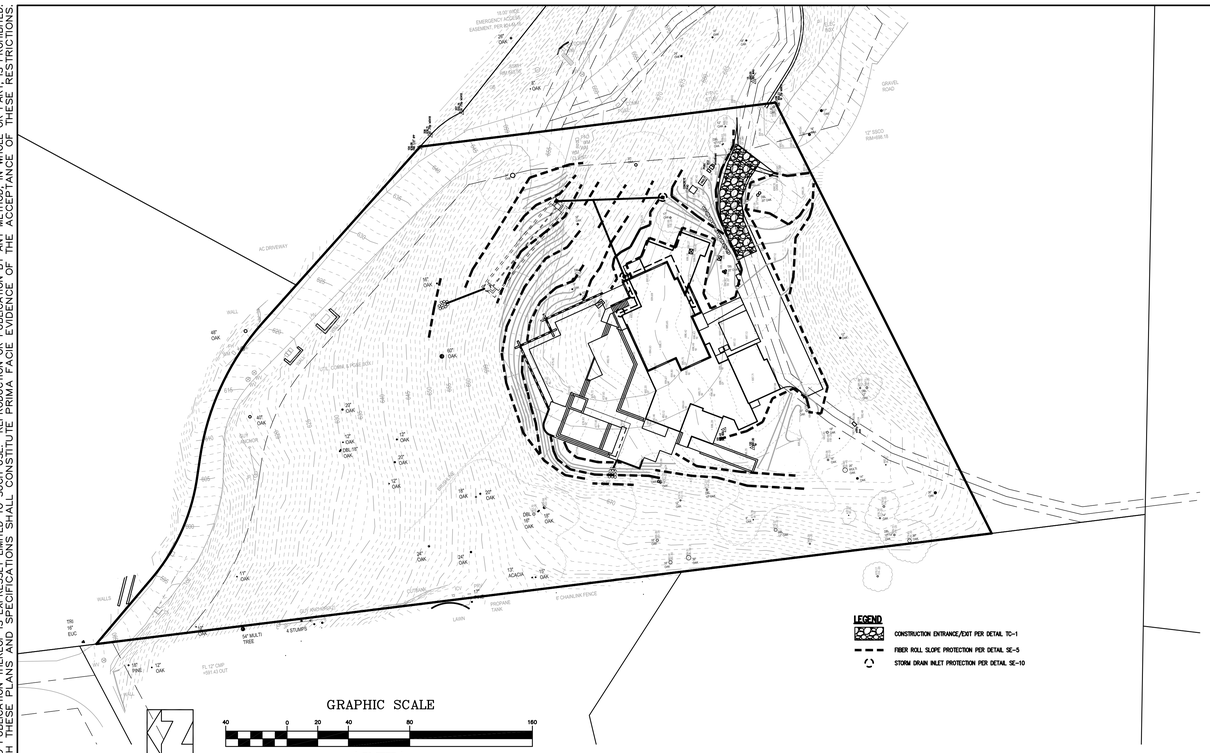
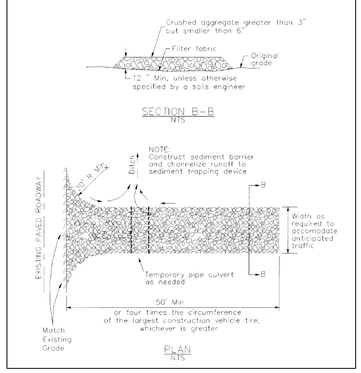
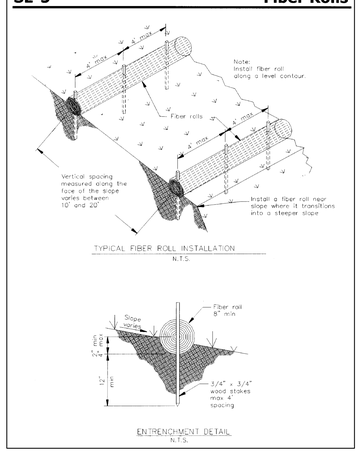


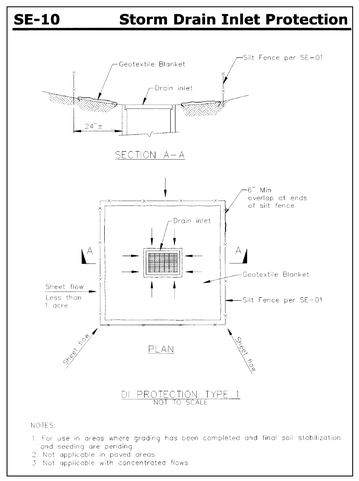
Stabilized Construction Entrance/Exit TC-1



SE-5 Fiber Rolls



SE-10 Storm Drain Inlet Protection



EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.

2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.

3. A FIBER ROLL BARRIER PER "DETAIL SE-5" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.

4. ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.

5. THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE CITY.

6. PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE CITY.

7. ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE CITY INSPECTOR. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL COUNTY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO CITY INSPECTOR'S APPROVAL.

8. ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.

9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY DURING THE RAINY SEASON. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.

10. IT IS THE RESPOSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPOSIBILE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.

11. ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.

12. INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRATOR SHALL MAINATIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM.
IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE CITY INSPECTOR.

13. F THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

HYDROSEED TABLE

ITEM	LBS/ACRE
COMMON BARLEY	45
ANNUAL RYEGRASS	45
CRIMSON CLOVER	10
FERTILIZER 7-2-3	400
FIBER MULCH	2000
TACKIFIER	100

14. ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE CITY BUILDING OFFICIAL.

15. PROVIDE SHRUBS AND/OR TREES REQUIRED ON SLOPES GREATER THAN 15 FEET IN VERTICAL HEIGHT.

16. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMP'S) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMP'S SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD AND EXPRESSWAY FACILITIES:

A) REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.

B) PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.

C) PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY

17. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE CITY MAINTAINED ROAD RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.

REVISIONS:

DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
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CIVIL ENGINEERS - LAND SURVEYORS
CONSTRUCTION MANAGERS

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EXP. 6-30-18
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STATE OF CALIFORNIA

REFERENCES

CITY OF LOS GATOS
NOVEMBER 2016

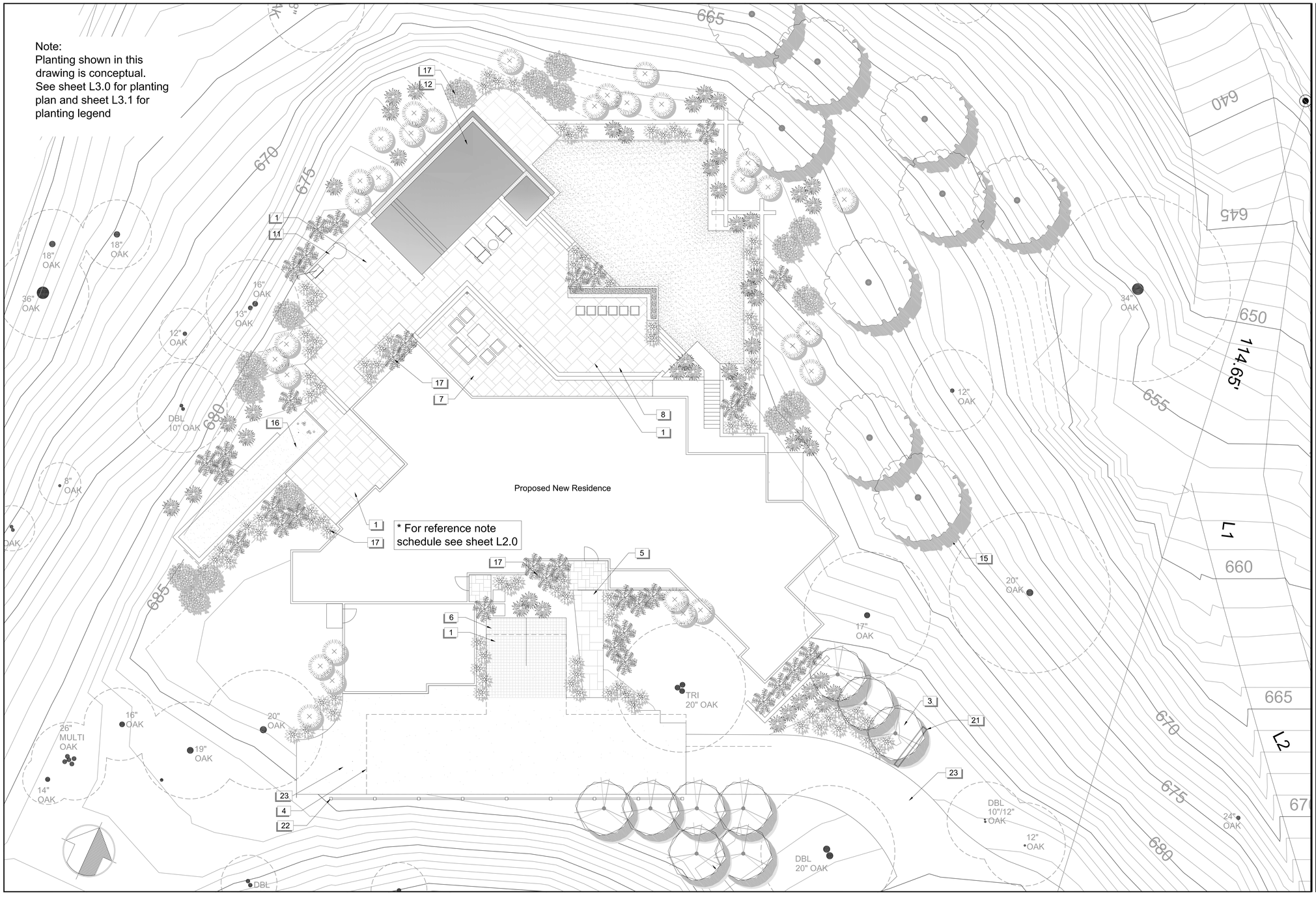
Erosion Control Plan

15680 Gum Tree Lane - apn 527-09-006

SANTA CLARA COUNTY
CALIFORNIA

SHEET 6 OF 6

JOB NO. 16038



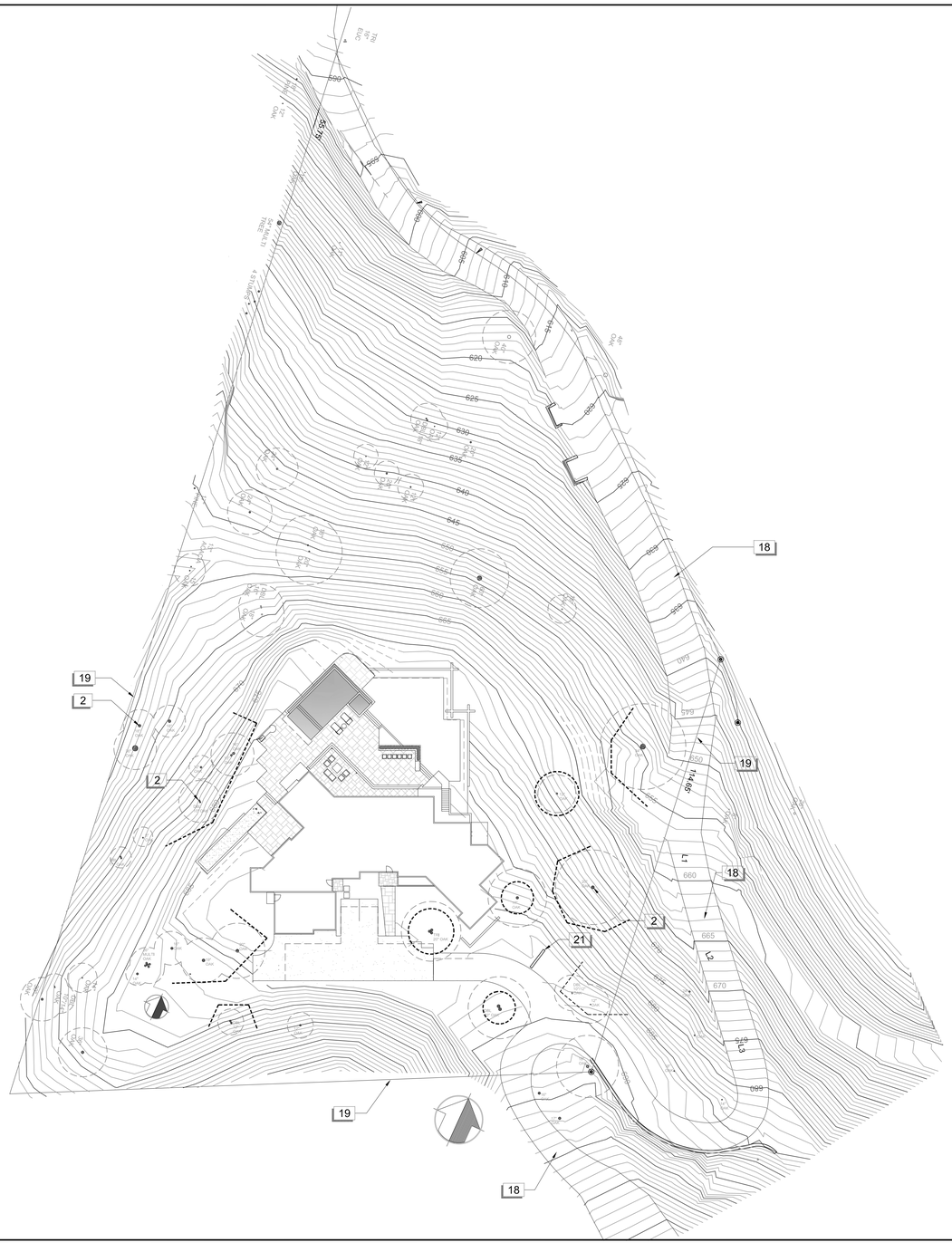
REVISIONS	BY

David R. Fox & Company - Landscape Architecture
50 university ave - ste. b142, los gatos, california 95030
408-761-0212 phone
david@fouta.net

Preliminary Landscape Plan

New Residence
15680 Gum Tree Lane
Los Gatos
California

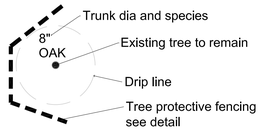
Date 6-12-16
Scale 1"=10'-0"
Drawn DRF
Job Gum Tree
Sheet L1.0
Of - Sheets

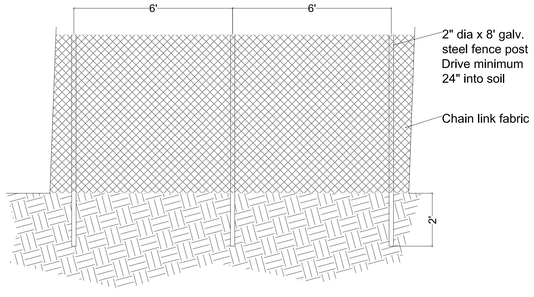


REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Permeable paving
2	Existing trees to remain
3	New small ornamental tree
4	Fire truck turnaround
5	Entry walk
6	GrassPave parking for two cars.
7	Upper covered terrace
8	Lower terrace
9	Fire pit and seating
11	BBQ and counter
12	Infinity edge pool and spa
13	Turf area
14	Retaining wall
15	Proposed location for replacement trees
16	Bocce court
17	Low water shrub and grass plantings
18	Existing entry drive from Gum Tree Lane
19	Property line (typ.)
20	Tree protective fencing, see detail this sheet
21	Entry column. This column is set back 25' from the end of the entry drive
22	Guardrail along edge of drive
23	Driveway paving. See architects site plan

Note: For other reference notes see sheet L1.0





00 TREE PROTECTIVE FENCING
NTS

REVISIONS	BY

David R. Fox & Company/Landscape Architecture
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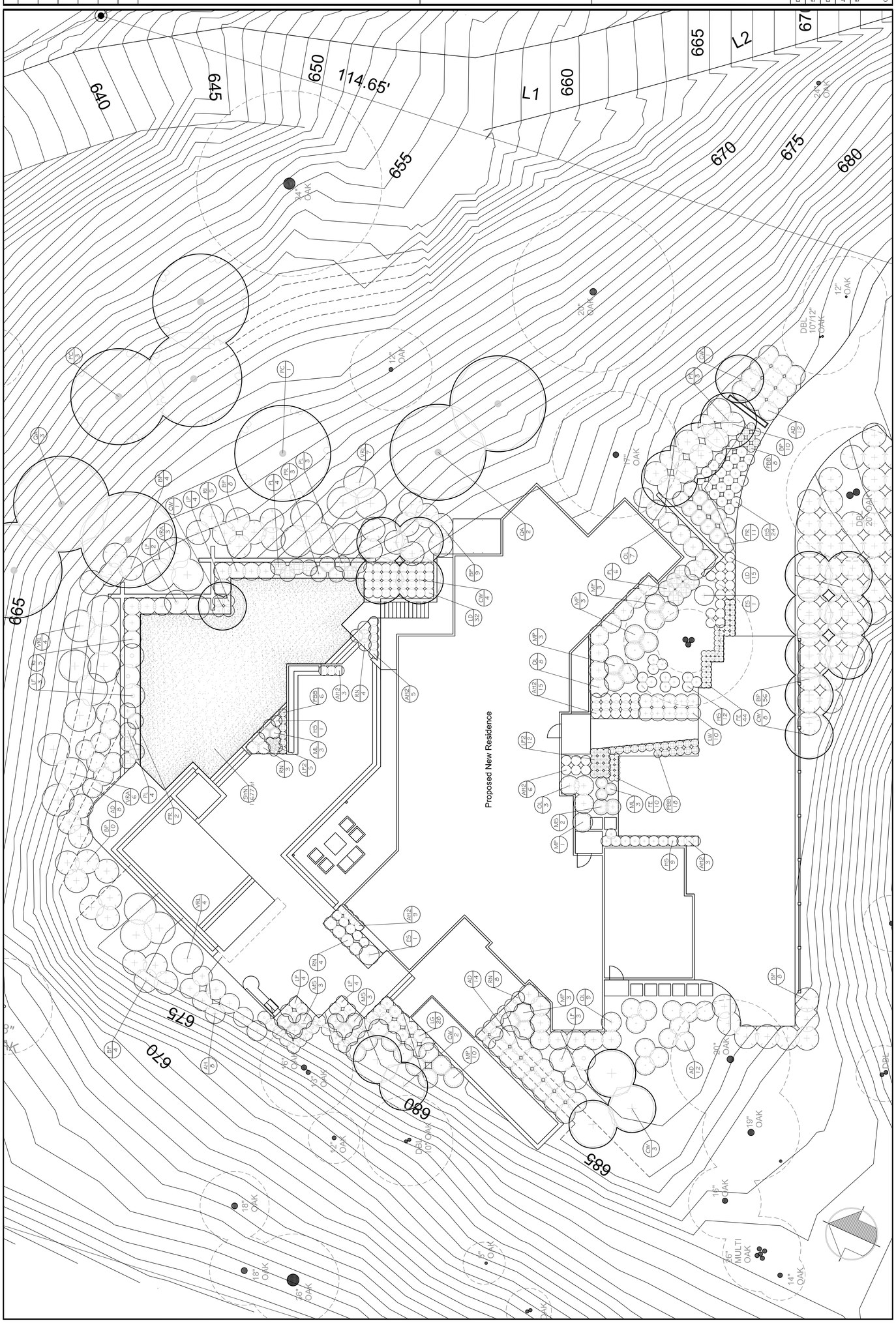
408-761-4212 phone
davidf@cwdsl.net

Site Plan and
Tree Protection

New Residence
15680 Gum Tree Lane
Los Gatos California

Date 6-12-16
Scale 1"=30'-0"
Drawn DRF
Job Gum Tree
Sheet
L2.0
Of . Sheets



REVISIONS	BY

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Preliminary
Landscape Plan

New Residence
15680 Gum Tree Lane
Los Gatos California

Date 10-6-16
Scale 1"=10'-0"
Drawn DRF
Job Gum Tree
Sheet L3.0
Of - Sheets

PLANT_SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	CW	Cercis occidentalis / Western Redbud Multi-trunk	15 gal	19
	PC	Platanus x acerifolia 'Columbia' / London Plane Tree	15 gal	4
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum	15 gal	3
	QA	Quercus agrifolia / Coast Live Oak	36"box	5

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	AH2	Anigozanthos x 'Big Red' / Big Red Kangaroo Paw	1 gal	41
	AH	Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita	1 gal	8
	AD	Arctostaphylos x 'John Dourley' / John Dourley Manzanita	1 gal	46
	BP	Baccharis pilularis 'Pigeon Point' / Coyote Brush	1 gal	109
	ES	Echium candicans 'Select Blue' / Pride of Madeira	1 gal	2
	FE	Festuca glauca 'Elijah Blue' / Blue Fescue	1 gal	54
	HS	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	1 gal	46
	LP	Lantana montevidensis / Trailing Lantana	1 gal	12
	LW	Lantana montevidensis 'White/Blue mix' / Trailing Lantana	1 gal	10
	LG	Lavandula x intermedia 'Grosso' / Grosso Lavender	1 gal	28
	LP2	Limonium perezii / Statice	1 gal	17
	LD	Lithodora diffusa 'Grace Ward' / Grace Ward Lithodora	1 gal	47
	LF	Loropetalum chinense rubrum 'Razzleberri' / Purple Fringe Flower	1 gal	8
	MS	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	1 gal	8
	ML	Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass	1 gal	6
	MP	Miscanthus sinensis 'Purpurescens' / Flame Eulalia Grass	1 gal	23
	OL	Olea europaea 'Little Ollie' / Little Ollie Olive	5 gal	27
	PR	Pennisetum rubrum / Red Fountain Grass	1 gal	16
	PL	Perovskia atriplicifolia 'Lacey Blue' / Russian Sage	1 gal	17
	PBB	Phormium 'Bronze Baby' / Bronze Baby Flax	1 gal	32
	VRA	Rosa banksiae 'Alba' / Lady Banksia Rose	5 gal	9
	VRL	Rosa banksiae 'Lutea' / Banksia Rose	5 gal	15
	RI	Rosa floribunda 'Iceberg' / Iceberg Rose	5 gal	10
	RN	Rosa x 'Noaschnee' / White Groundcover Rose	1 gal	19

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	SYN	Synthetic turf / Synthetic turf	SynTurf		1,677 sf

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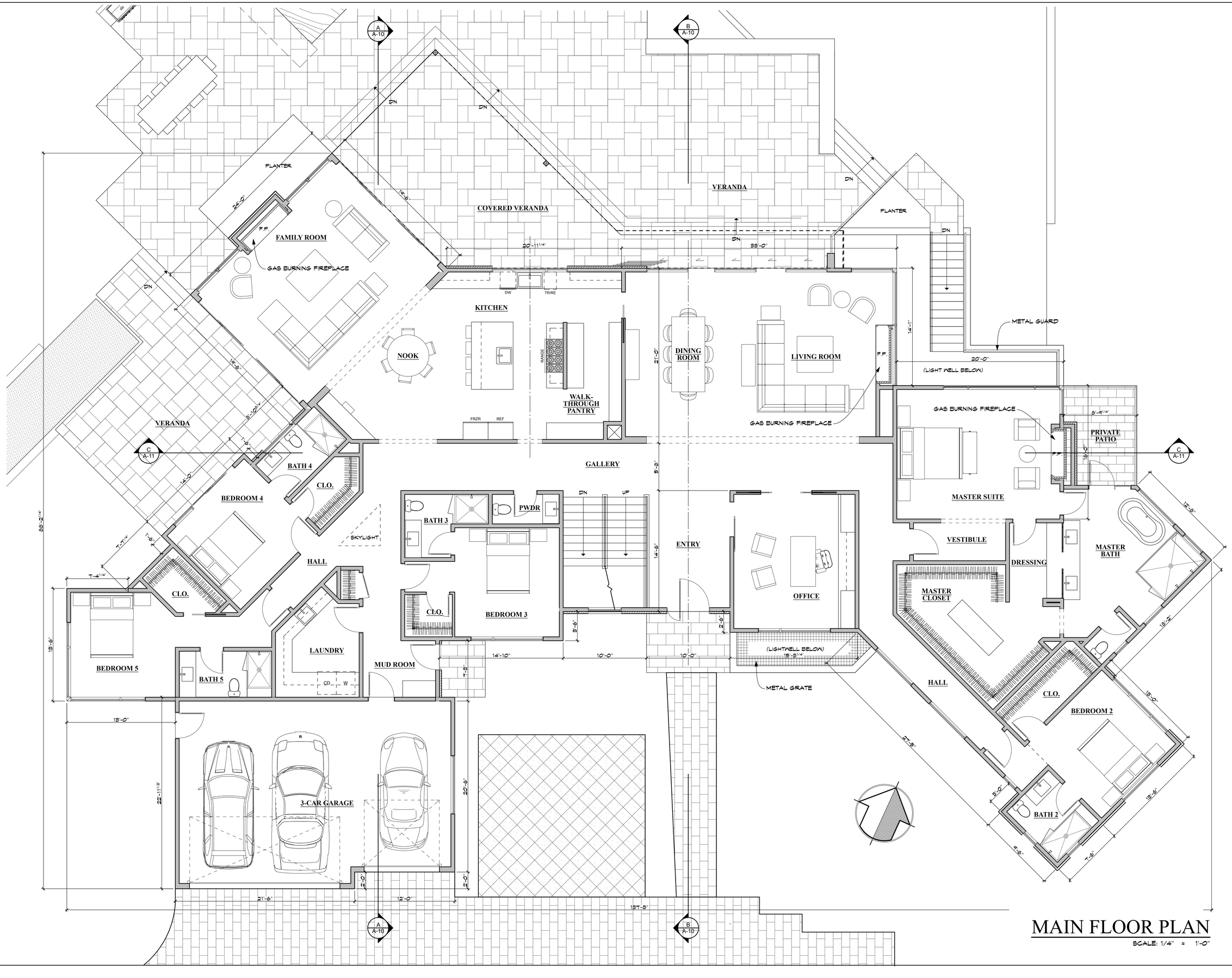
davidf@fosla.net

Planting Legend

New Residence
15680 Gum Tree Lane
Los Gatos California

Date 10-6-16
Scale NTS
Drawn DRF
Job Gum Tree
Sheet L3.1
Of . Sheets



MAIN FLOOR PLAN

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

REVISIONS	
A.	08/29/16
B.	10/06/16

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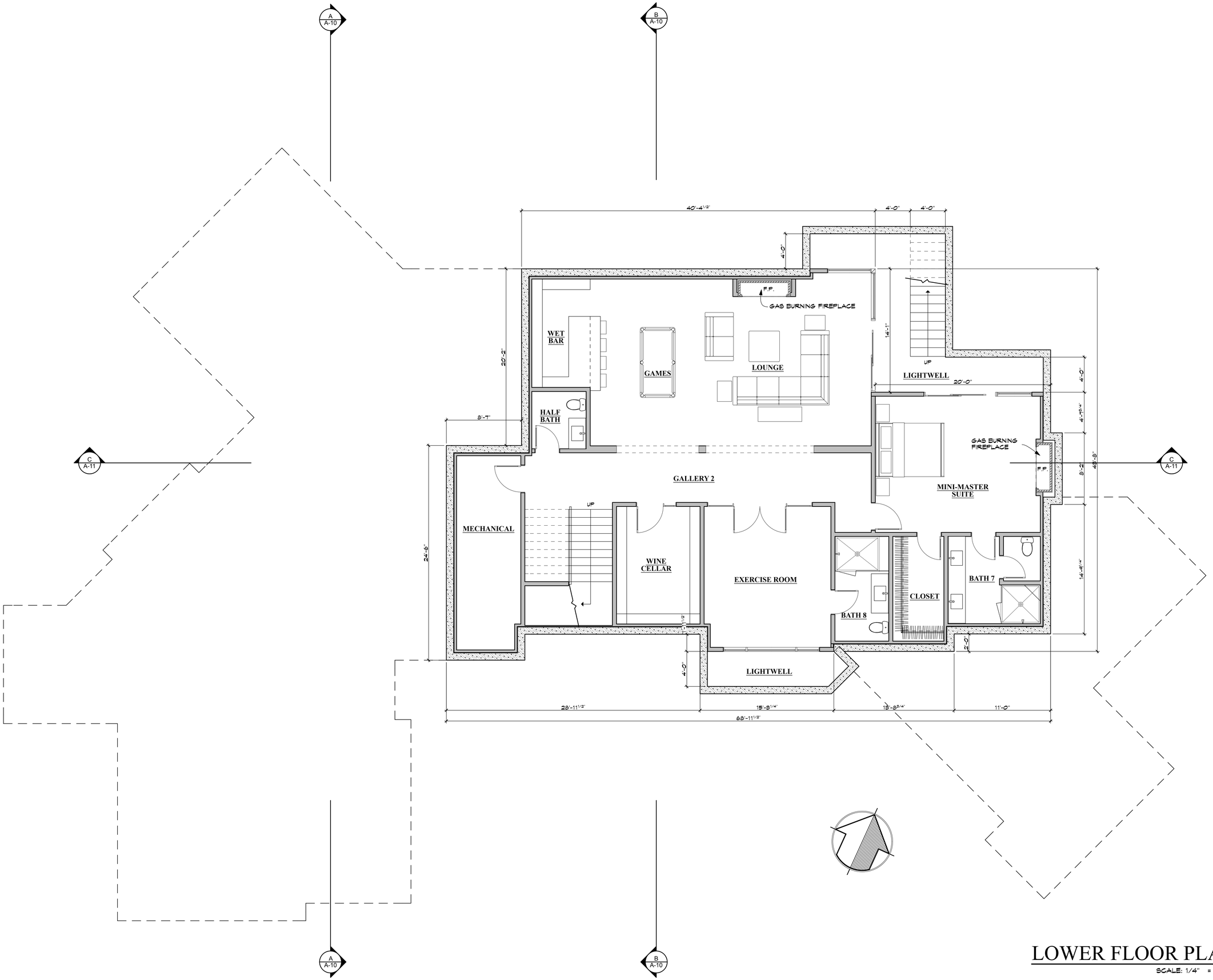
A NEW RESIDENCE AT:
15680 GUM TREE LANE
LOS GATOS, CA 95032

NOTE:
• The Contractor shall verify all dimensions, elevations and conditions prior to starting any field work.
• Any deviation called by field conditions, or any conditions different from those indicated on the plans shall be brought to the Architect's attention prior to installation.

DATE: 06/20/16
SCALE: AS SHOWN
SHEET
A-4
14 OF -



LOWER FLOOR PLAN

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

REVISIONS	
A.	08/29/16
B.	10/06/16

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LICENSED ARCHITECT
GARY BRUCE KOHLSAAT
NO. C 19245
REN. 2-28-17
STATE OF CALIFORNIA

A NEW RESIDENCE AT:
15680 GUM TREE LANE
LOS GATOS, CA 95032

NOTE:
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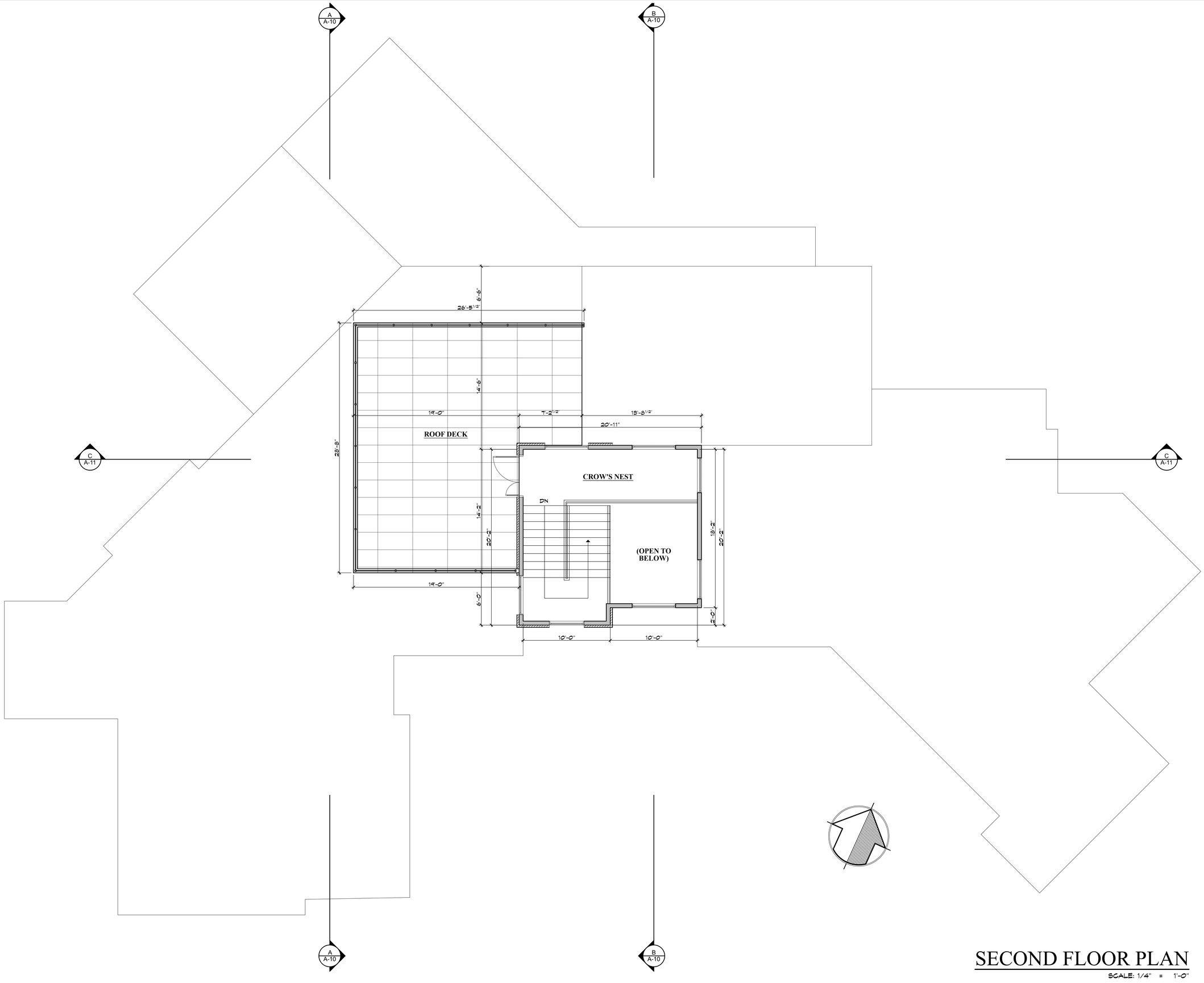
DATE: 06/20/16
SCALE: AS SHOWN
SHEET
A-5
15 OF -



SECOND FLOOR PLAN

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

REVISIONS	
A.	08/29/16
B.	10/06/16

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STATE OF CALIFORNIA

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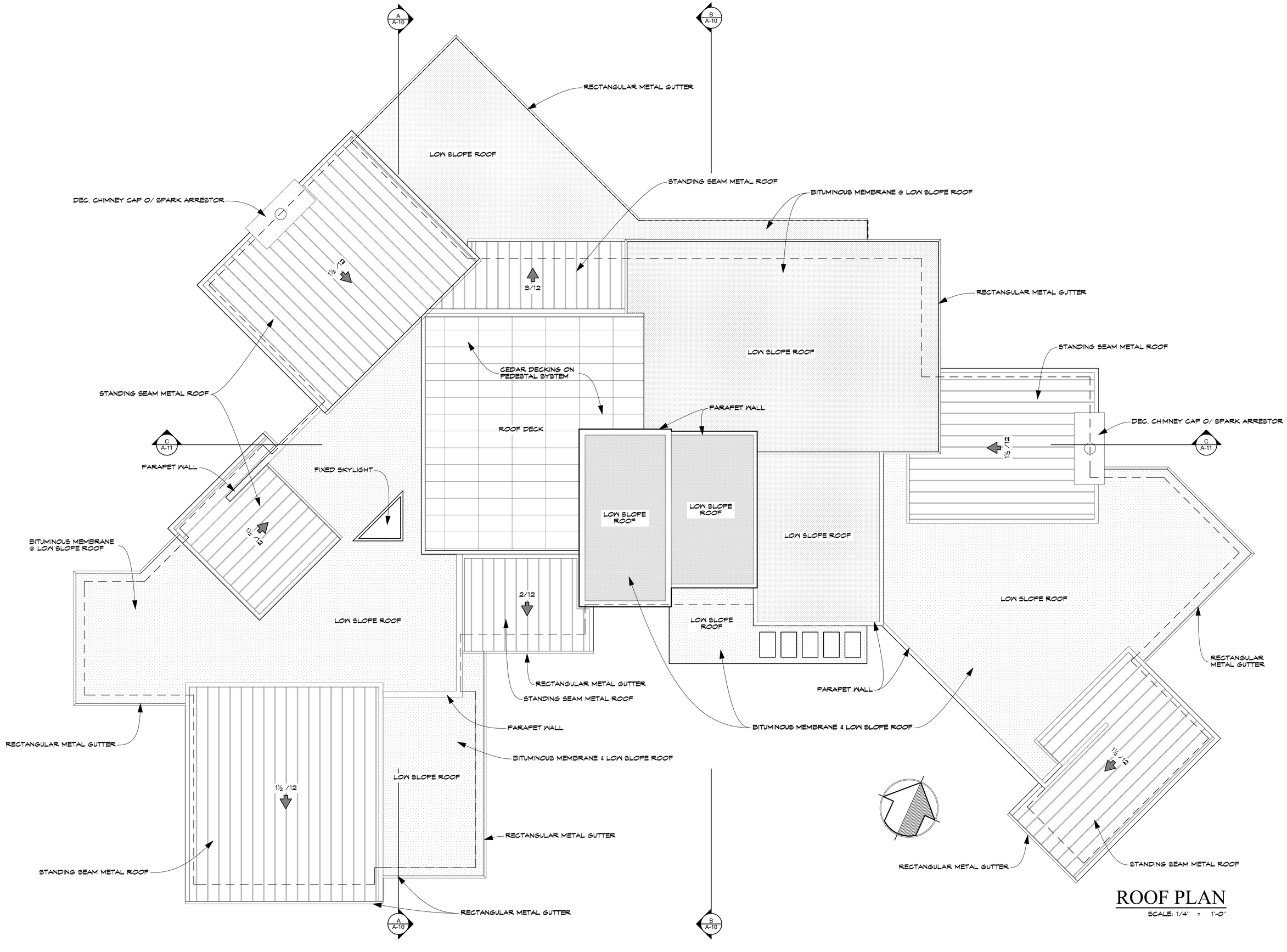
DATE: 06/20/16

SCALE: AS SHOWN

SHEET

A-6

16 OF -



ROOF PLAN

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

REVISIONS	
A.	08/29/16
B.	10/06/16

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REN. 2-28-17
STATE OF CALIFORNIA

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LOS GATOS, CA 95032

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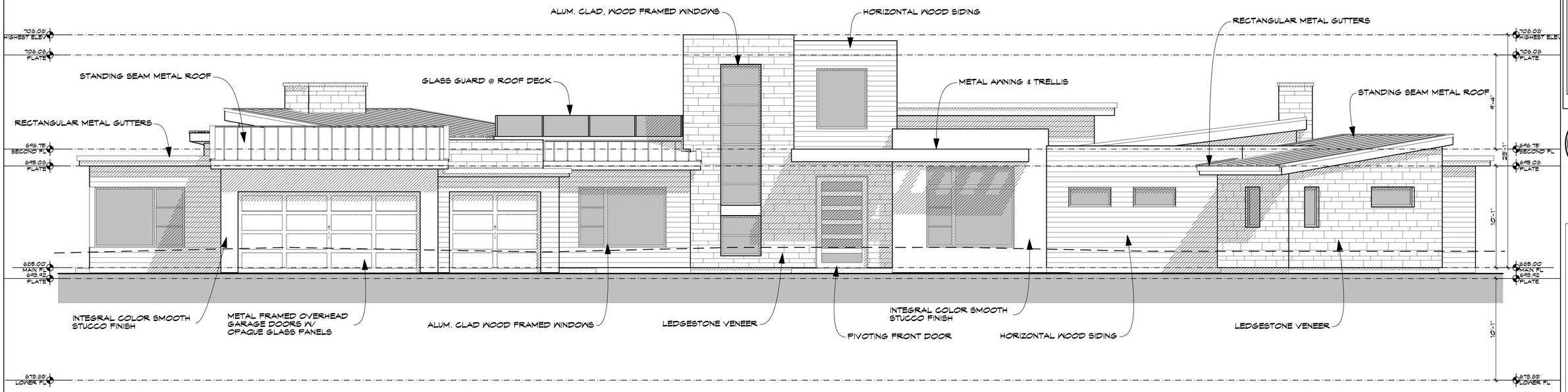
DATE: 06/20/16

SCALE: AS SHOWN

SHEET

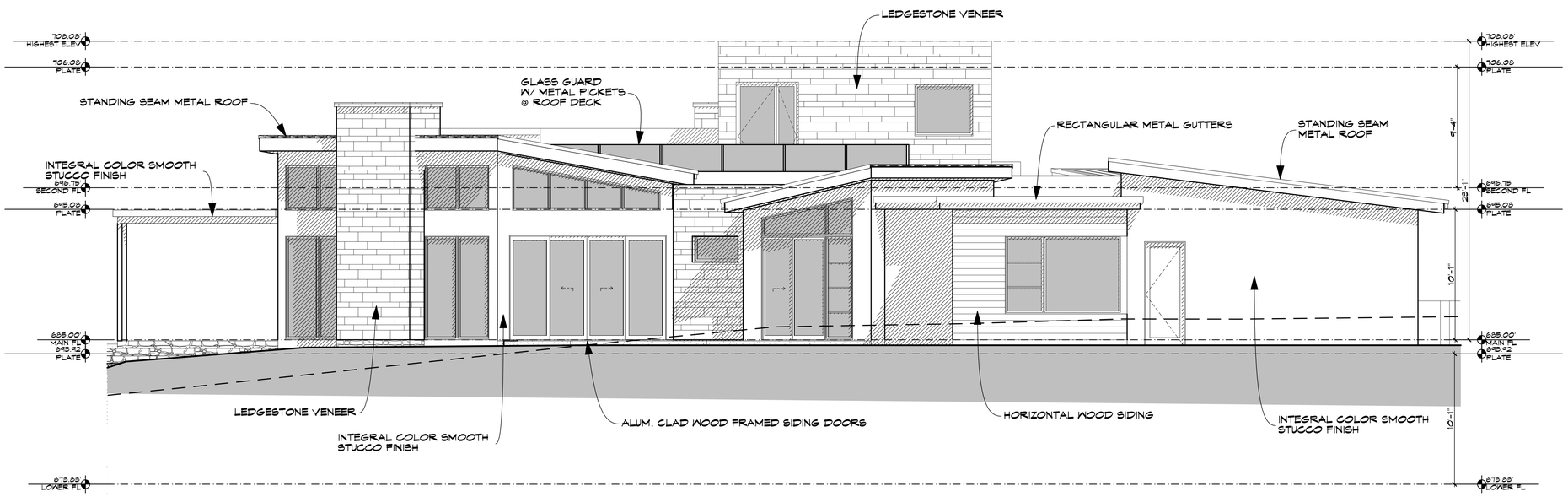
A-7

17 OF -



FRONT ELEVATION

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



LEFT ELEVATION

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

REVISIONS	
A.	08/29/16
B.	10/06/16

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LICENSED ARCHITECT
GARY BRUCE KOHLSAAT
NO. C 18245
REG. 2-28-97
STATE OF CALIFORNIA

A NEW RESIDENCE AT:

15680 GUM TREE LANE

LOS GATOS, CA 95032

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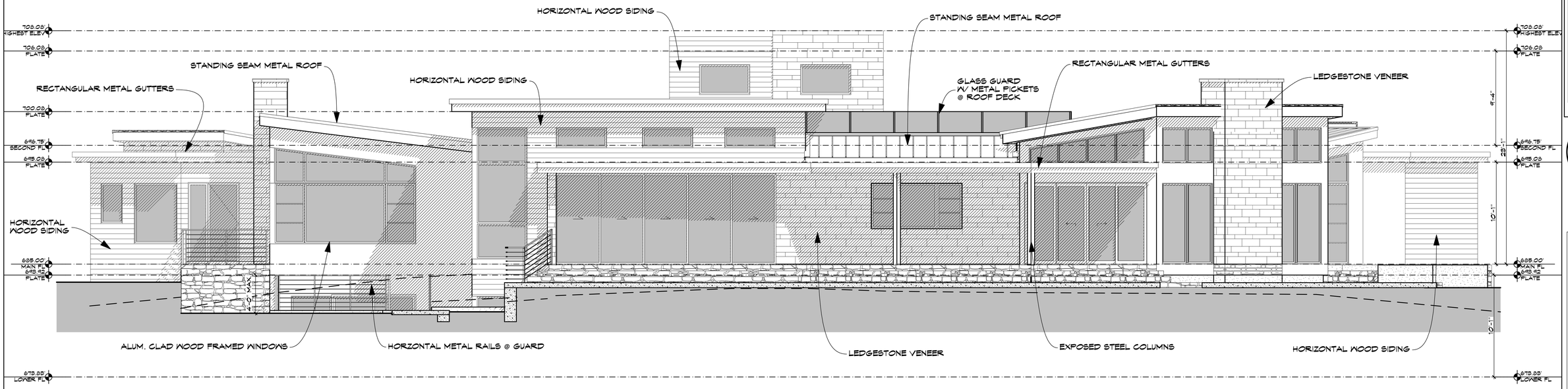
DATE: 06/20/16

SCALE: AS SHOWN

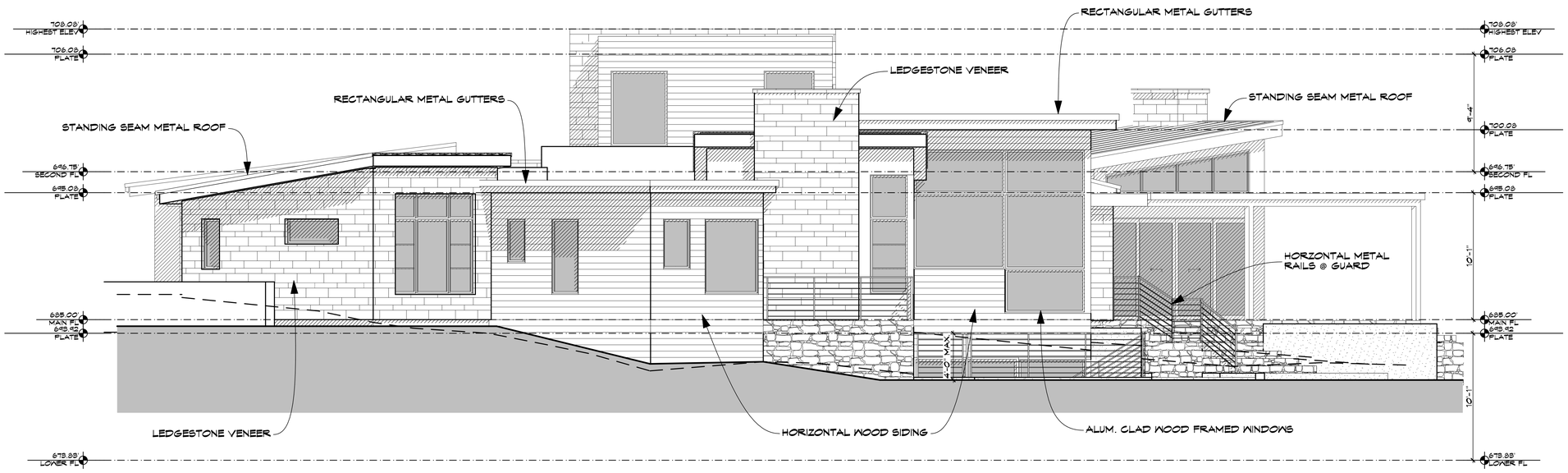
SHEET

A-8



REAR ELEVATION

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



RIGHT ELEVATION

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

REVISIONS	
A.	08/29/16
B.	10/06/16

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LICENSED ARCHITECT
GARY BRUCE KOHLSAAT
NO. C 18245
REG. EXP. 12-31-17
STATE OF CALIFORNIA

A NEW RESIDENCE AT:

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LOS GATOS, CA 95032

NOTE:
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Any deviation called by field conditions, or any omissions or errors found in the plans, specifications or other contract documents to the architect's attention prior to bidding.

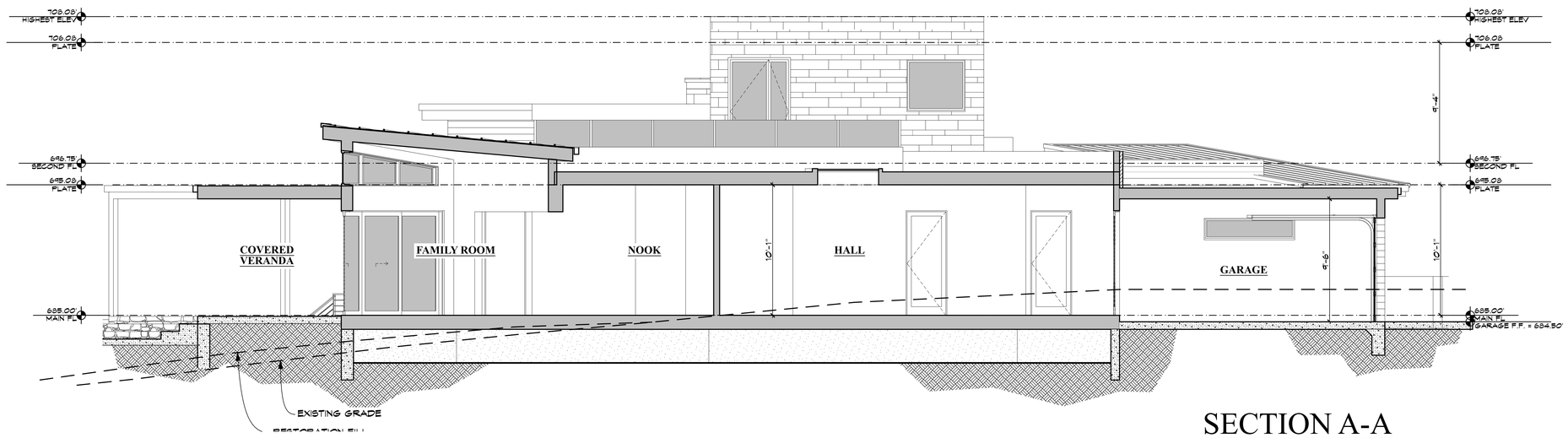
DATE: 06/20/16

SCALE: AS SHOWN

SHEET

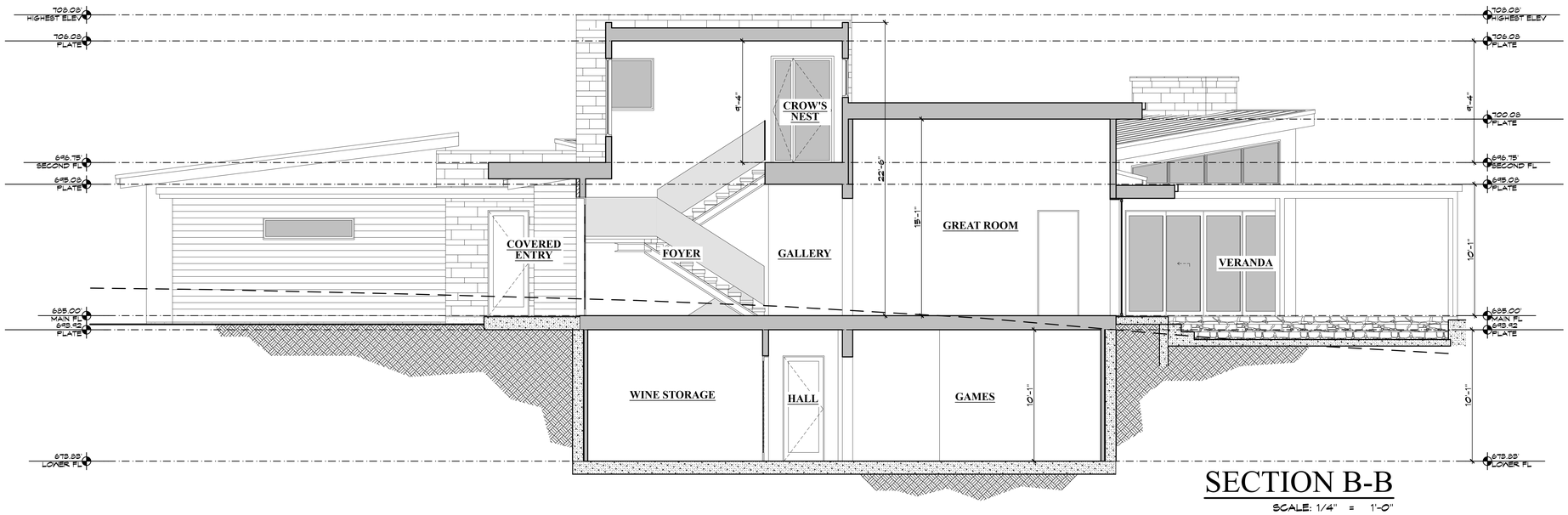
A-9

19 OF -



SECTION A-A

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



SECTION B-B

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

REVISIONS	
A.	08/29/16
B.	10/06/16

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LICENSED ARCHITECT GARY BRUCE KOHLSAAT NO. C 19245 REN. 2-28-17 STATE OF CALIFORNIA

A NEW RESIDENCE AT:

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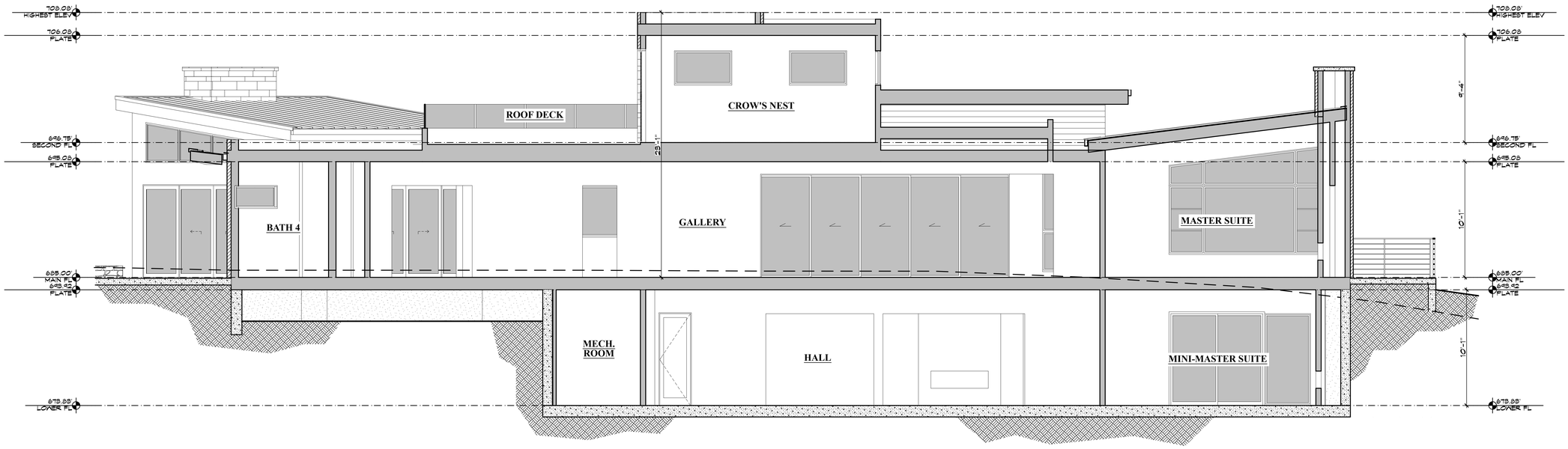
DATE: 06/20/16

SCALE: AS SHOWN

SHEET

A-10

20 OF -



SECTION C-C

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

REVISIONS	
A.	08/29/16
B.	10/06/16

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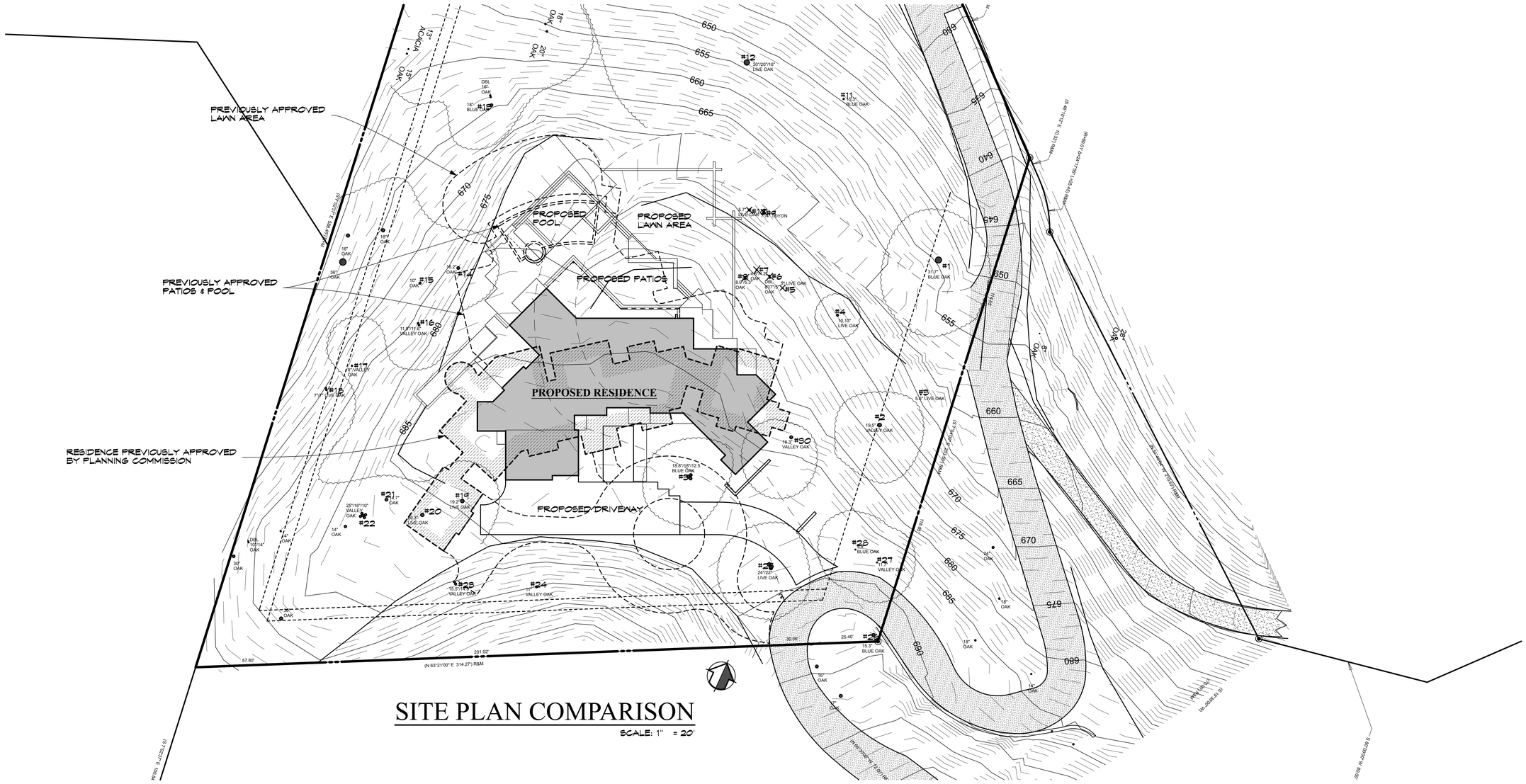
DATE: 06/20/16

SCALE: AS SHOWN

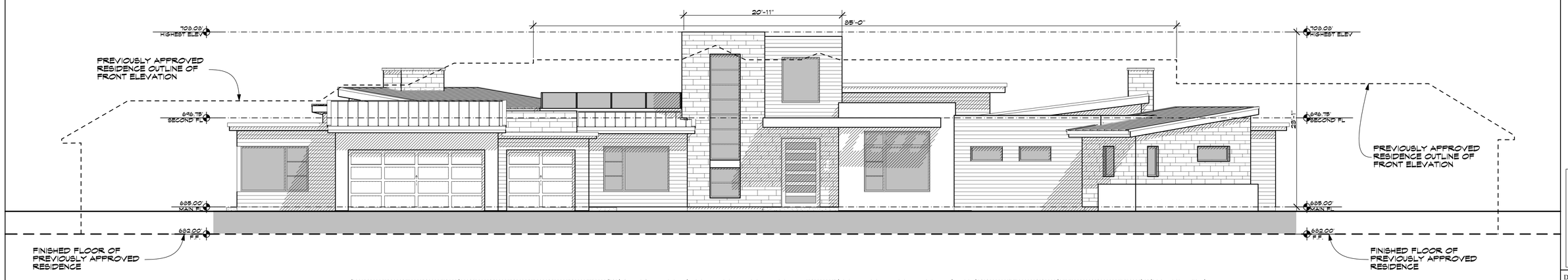
SHEET
A-11

21 OF -



SITE PLAN COMPARISON

SCALE: 1" = 20'



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS	
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B.	10/06/16

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DATE: 06/20/16

SCALE: AS SHOWN

SHEET

A-12

22 OF -