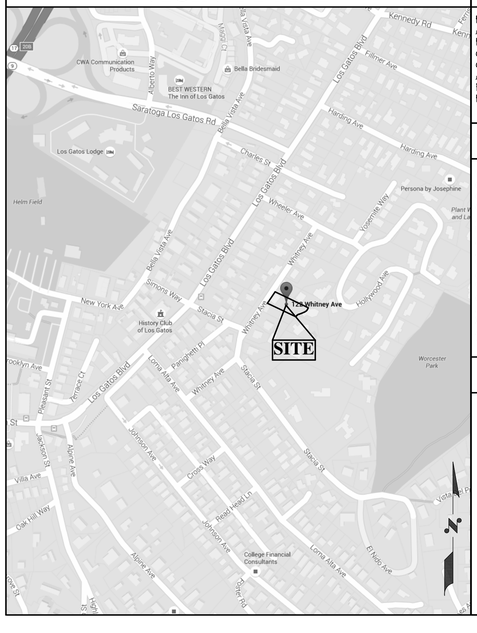
The Schaevitz Residence

VICINITY MAP



NOTES

REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF THE 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 THE ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.

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 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 CONSTRUCTION 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.

CODE COMPLIANCE

The Current Codes adopted, as amended by the Town of Los Gatos effective January 1, 2014, are 2013 California Building Code:

Part 1 California Administrative Code
Part 2 California Building Code, Volumes 1 & 2
Part 2.5 California Residential Code (NEW)
Part 3 California Electrical Code
Part 4 California Mechanical Code
Part 5 California Plumbing Code
Part 6 California Energy Code
Part 8 California Historical Building Code
Part 9 California Fire Code
Part 11 California Green Building Standards Code - CALGreen
Part 12 California Referenced Standards Code
2009 International Code for Property Maintenance
2009 International Existing Building Code, Chapters 9, 14 and Appendices A1, A2, A3, A4 & A5

PROJECT DIRECTORY

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

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

GEOTECHNICAL ENGINEER:
UPP GEOTECHNOLOGY
750 CAMDEN AVE., STE. A
CAMPBELL, CA 95008
TEL: (408) 866-5436

AUTOMATIC FIRE SPRINKLER SYSTEM

AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED

AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED FOR THE RESIDENCE AND GARAGE, HYDRAULICALLY DESIGNED PER NFPA STANDARD #13D. A STATE OF CALIFORNIA (C-16) LICENSED FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THE FIRE DEPARTMENT FOR APPROVAL, PRIOR TO BEGINNING THEIR WORK.

WILDLAND-URBAN INTERFACE

THIS PROJECT IS WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA. THE BUILDING CONSTRUCTION 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 PRIOR TO PROJECT FINAL APPROVAL

CONSTRUCTION SITE FIRE SAFETY

ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFCCHAPTER 33 AND THE STANDARD DETAIL AND SPECIFICATION SI-7.

PROJECT DATA

PROJECT ADDRESS:	122 WHITNEY AVENUE LOS GATOS, CA
OWNER:	SAM & LAURA SCHAEVITZ 122 WHITNEY AVENUE LOS GATOS, CA (-) -
APN#:	532-37-023
ZONING:	R-1:10
OCCUPANCY GROUP:	R-3/U
CONSTRUCTION TYPE:	V-B
GROSS & ADJUSTED SITE AREA:	14,770 SF/5,908 SF
AVERAGE SLOPE:	42.4%
RESIDENCE F.A.R.	0.349
ALLOWABLE RES. AREA:	2,025 SF
GARAGE F.A.R.	0.0975
ALLOWABLE GARAGE AREA:	576 SF

PROPOSED FLOOR AREAS:	
UPPER FLOOR	1,176 SF
MIDDLE & ENTRY FLOOR	798 SF
GARAGE ENTRY	46 SF
TOTAL AREA =	2,020 SF
GARAGE	576 SF
OTHER FLOOR AREAS:	
CELLAR	1,195 SF

EXISTING STRUCTURES TO BE REMOVED:	
EXISTING RESIDENCE:	
LIVING AREA	1,900 SF
GARAGE	400 SF
TOTAL AREA =	2,300 SF

STRUCTURAL COVERAGE:	EXISTING	PROPOSED
RESIDENCE & GARAGE	2,300 SF	2,466 SF
ENTRY PORCH	N/A	130 SF
TOTAL BUILDING COVERAGE	2,300 SF	2,596 SF
TOTAL STRUCTURAL COVERAGE	2,300 SF	2,596 SF

ALLOWABLE STRUCTURAL COVERAGE AREA = 40% X 14,770 SF = 5,908 SF
PROPOSED STRUCTURAL COVERAGE AREA = 2,596 SF/14,770 SF = 17.58%

SHEET INDEX

A-1	COVER SHEET
C-1	PRELIMINARY GRADING AND DRAINAGE PLANS
C-2	EXISTING TOPOGRAPHY AND DEMOLITION PLAN
C-3	PRELIMINARY GRADING AND DRAINAGE PLAN
A-2	SITE PLAN
A-3	GROUND & CELLAR FLOOR PLAN
A-4	UPPER & MIDDLE FLOOR PLAN
A-5	FRONT & LEFT ELEVATIONS
A-6	REAR & RIGHT ELEVATIONS
A-7	SECTIONS
A-8	SECTIONS
A-9	ROOF PLAN
A-10	SHADOW STUDY
A-11	STREETSCAPES
L-1	LANDSCAPE PLAN

REVISIONS

	8/27/16

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

LICENSED ARCHITECT
GARY BRUCE KOHLSAAT
NO. C 19245
REG. ARCHITECT
STATE OF CALIFORNIA

A NEW RESIDENCE:
THE SCHAEVITZ RESIDENCE
122 WHITNEY AVENUE LOS GATOS, CA

COVER SHEET

NOTE:
• The Contractor shall verify all dimensions, and existing conditions prior to starting any field work.
• Any deviation called by field conditions, or any other reason, shall be approved and included on the plans and be brought to the Architect's attention prior to deviation.

DATE: 4/1/16

SCALE: AS SHOWN

SHEET
A-1
1 OF -

HE 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.
HE 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.

Preliminary Grading & Drainage Plans

for

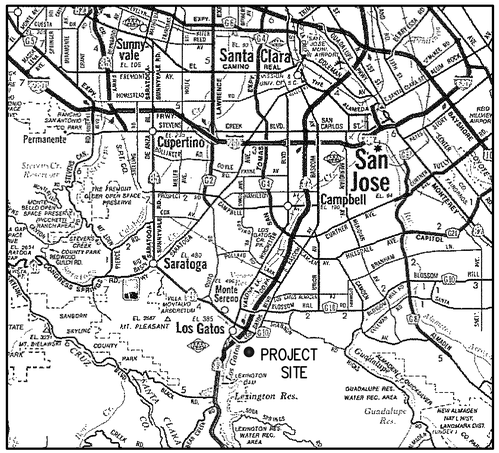
122 Whitney Avenue

apn 532-37-023

in the

Town of Los Gatos

Santa Clara County, California



VICINITY MAP
NO SCALE

TOWN OF LOS GATOS STANDARD GRADING NOTES

1. 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.

2. 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

3. 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. A discussion of the project conditions of approval, working hours, site maintenance and other construction matters;
   b. Acknowledgement in writing that Contractor and Applicant have read and understand the project conditions of approval, and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction.

4. Approval of plans does not release the developer of the responsibility for the correction of mistakes, errors, or omissions contained therein. If, during the course of construction of the improvements, public interest and safety requires a modification or departure from the Town Specifications or 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.

5. Approval of this plan applies only to the grading, excavation, placement, and compaction of natural earth materials. This approval does not confer any rights of entry to either public property or the private property of others and does not constitute approval of any other improvements.

6. Excavated material shall be placed in the fill areas designated or shall be hauled away from the site to be disposed of at approved location(s).

7. It shall 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.

8. All grading shall be performed in such a manner as to comply with the standards established by the Air Quality Management District for airborne particulates.

9. The Contractor shall comply with all local, state and federal laws, codes, rules and regulations governing the work identified on these plans. These shall include, without limitation, safety and health rules and regulations established by or pursuant to the Occupational Safety and Health Act or any other applicable public authority.

10. The General Contractor shall provide qualified supervision on the job site at all times during construction.

11. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items:
    a. Retaining wall–top of wall elevations and locations (all walls to be permitted separately and applied for at the Town of Los Gatos Building Department).
    b. Toe and top of cut and fill slopes

12. Prior to issuance of any permit, the applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in accordance with their recommendations and the peer review comments. The applicant's soils engineer's approval shall then be conveyed to the Town either by letter or by signing the plans.

    Soils Engineer

    _____

    Reference Report No. _____, dated _____, 20 _____

    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.

13. 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 observance (the Town Inspector shall be made aware of any required changes prior to work being performed).

14. 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.

15. 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.

16. 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.

17. Owner/Applicant: _____ Phone: _____

18. General Contractor (If available): _____ Phone: _____

19. Grading Contractor (If available): _____ Phone: _____

20.

	House	Cellar	Driveway	Yard
a. Cut: 615± CY Export: 612±	cut 188± c.y.	cut 256± c.y.	cut 67± c.y.	cut 104± c.y.
b. Fill: 3± CY Import: ____	fill 1± c.y.	fill 0± c.y.	fill 0± c.y.	fill 2± c.y.

21. Water shall be available on the site at all times during grading operations to properly maintain dust control.

22. This plan does not approve the removal of trees. Appropriate tree removal permits and methods of tree preservation shall be required. Tree Removal Permits are required prior to the approval of all plans.

23. A Town Encroachment Permit is required for any work within the public right-of-way. A State Encroachment Permit is required for any work within State right-of-way (if applicable). The Permittee and/or Contractor shall be responsible coordinating inspection performed by other governmental agencies.

24. No cross lot drainage will be permitted without satisfactory 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.

25. It is the responsibility of contractor and/or owner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.

26. Good housekeeping practices shall be observed at all times during the course of construction. Superintendence of construction shall be diligently performed by a person or persons authorized to do so at all times during working hours. The storing of goods and/or materials on the sidewalk and/or the street will not be allowed unless a special permit is issued by the Engineering Division. The adjacent public right-of-way shall be kept clear of all job related dirt and debris at the end of the day. Failure to maintain the public right-of-way according to this condition may result in the Town performing the required maintenance at the developer's expense.

27. Grading shall be undertaken in accordance with conditions and requirements of the project Storm Water Pollution Control Plan and/or Storm Water Pollution Prevention Plan, 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.

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER	532–37–023
PROJECT AREA	15,000 SQ. FT.

NPDES NOTES

1. Sediment from areas disturbed by construction shall be retained on site using structural controls as required by the statewide General Construction Stormwater Permit.

2. 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.

3. Appropriate BMPs for construction-related materials, wastes, spill or resides 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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

Last updated: 8/18/2011

LEGEND

EXISTING	PROPOSED	
450	454	CONTOUR ELEVATION
(W)	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

ABBREVIATIONS

AC	ASPHALT CONCRETE	FH	FIRE HYDRANT	SP	SERVICE POLE
AB	AGGREGATE BASE	FL	FLOWLINE	STD	STANDARD
AD	AREA DRAIN	G	GAS LINE	SW	SIDEWALK
BC	BEGINNING OF CURVE	GM	GAS METER	T	TELEPHONE LINE
BLDG	BUILDING	GB	GRADE BREAK	TBM	TEMPORARY BENCHMARK
BOC	BACK OF CURB	GUY	GUY WIRE FOR POLE	TC	TOP OF CURB
BO	BLOW OFF	GV	GATE VALVE	TOB	TOP OF BANK
BWF	BARBWIRE FENCE	HP	HIGH POINT	TOE	TOE OF BANK
CATV	CABLE TELEVISION	INV	INVERT OF PIPE	TYP	TYPICAL
CB	CATCH BASIN	IP	IRON PIPE	W	WATER LINE
CI	CURB INLET	JP	JOINT POLE	WM	WATER METER
CL	CENTERLINE	JT	JOINT TRENCH	WV	WATER VALVE
CMP	CORRUGATED METAL PIPE	LP	LOW POINT		
CO	CLEAN OUT	MAX	MAXIMUM		
CONC	CONCRETE	MIN	MINIMUM		
DB	DRAIN BOX	N.I.C.	NOT IN CONTRACT		
DI	DROP INLET	OHU	OVERHEAD UTILITY		
DIP	DUCTILE IRON PIPE	PB	PULL BOX		
DWY	DRIVEWAY	PL	PROPERTY LINE		
E	ELECTRIC LINE	P.S.E.	PUBLIC SERVICE EASEMENT		
EC	END OF CURVE	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT		
EG	EXISTING GRADE	PVI	POINT OF VERTICAL INTERSECTION		
ELEV	ELEVATION	RCP	REINFORCED CONCRETE PIPE		
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY		
ER	END OF RETURN	SD	STORM DRAIN PIPE		
(E)	EXISTING	SS	SANITARY SEWER PIPE		
FF	FINISH FLOOR	STM	STORM DRAIN MANHOLE		
FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE		

ELEVATION DATUM

ELEVATIONS WERE BASED ON THE TOWN OF LOS GATOS BENCHMARK #42, BRASS DISK AT THE INTERSECTION OF VISTA DEL MONTE AND VISTA DEL MAR.

EL = 443.31 (NGVD 29)

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CENTERLINE OF WHITNEY AVENUE AS SHOWN ON THAT CERTIAIN PARCEL MAP FILED IN BOOK H OF MAPS, PAGE 45, SANTA CLARA COUNTY RECORDS.

SOUTH 35°27'30" WEST

FLOODZONE STATEMENT

COMMUNITY PANEL NUMBER: 06085C0376H
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.

OWNER

SAM AND LAURA SCHAEVITZ
122 WHITNEY AVENUE
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 EXISTING SITE
3 PRELIMINARY GRADING & DRAINAGE PLAN

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

Grading & Drainage Plans
122 Whitney Avenue - apn 532-37-023
TOWN OF LOS GATOS
SANTA CLARA COUNTY
CALIFORNIA
JUNE 2016

REFERENCES

DATE: JUNE 2016
HORIZ. SCALE: NONE
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY:
DRAWN BY:

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

REVISIONS:

DATE	DESCRIPTION	BY:

SHEET 1 OF 3

JOB NO. 15057

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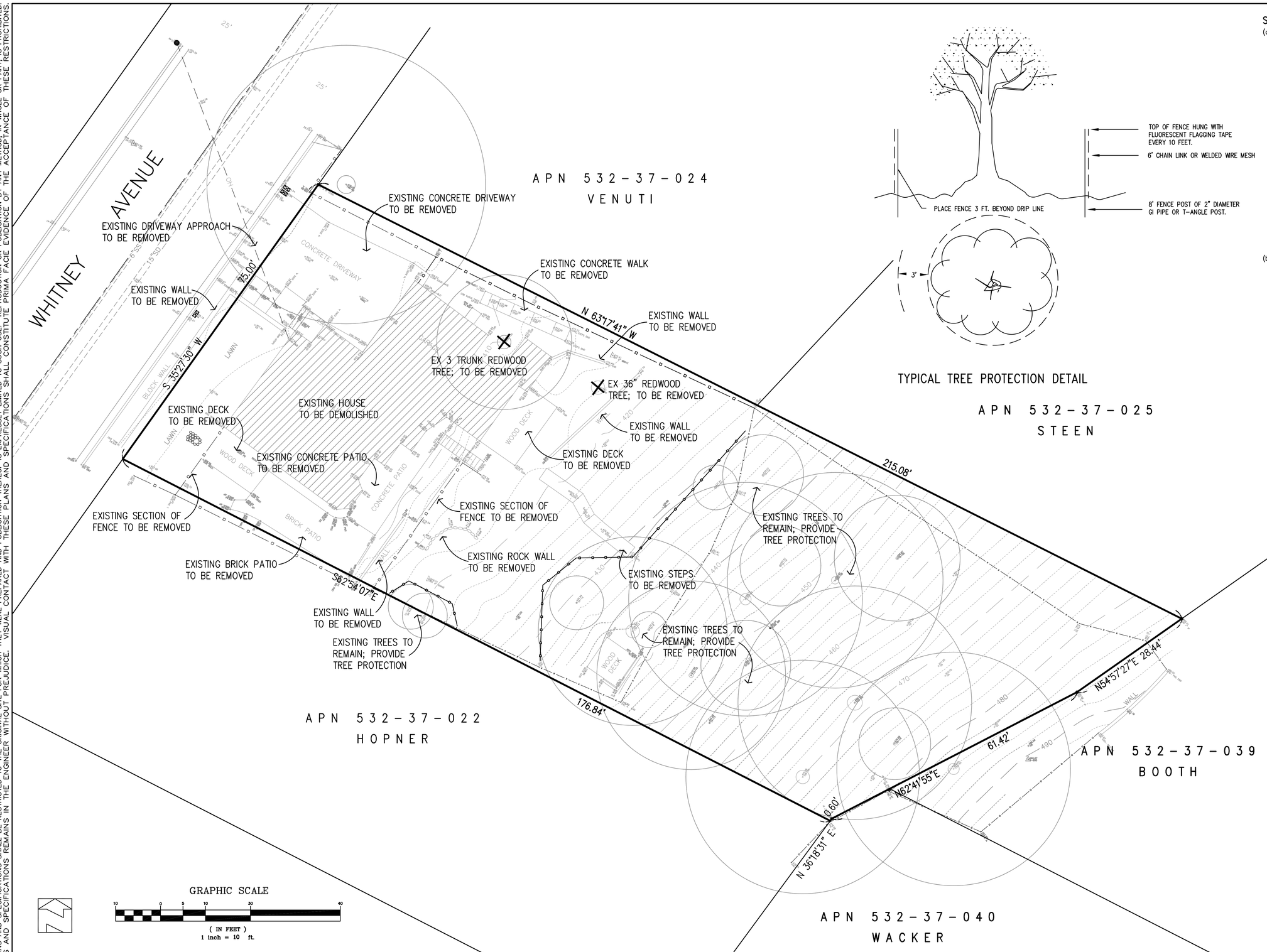


TYPICAL TREE PROTECTION DETAIL

APN 532-37-025
STEEN

Sec. 29.10.1005. Protection of trees during construction.

(a) Protective tree fencing shall specify the following:

(1) Size and materials. Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than 10-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.

(2) Area type to be fenced. Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with 2-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.

(3) Duration of Type I, II, III fencing. Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.

(4) Warning sign. Each tree fence shall have prominently displayed an 8.5 x 11-inch sign stating: "Warning – Tree Protection Zone – this fence shall not be removed and is subject to penalty according to Town Code 29.10.1025".

(b) All persons, shall comply with the following precautions:

(1) Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.

(2) Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.

(3) Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.

(4) Prohibit the attachment of wires, signs or ropes to any protected tree.

(5) Design utility services and irrigation lines to be located outside of the dripline when feasible.

(6) Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.

(7) The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

GRAPHIC SCALE

10 0 5 10 30 40

(IN FEET)
1 inch = 10 ft.

REVISIONS:		
DATE	DESCRIPTION	BY:

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

DATE: JUNE 2016
HORIZ. SCALE: 1"=10'
VERT. SCALE: NONE
DESIGNED BY: AM.
CHECKED BY:
DRAWN BY: T.M.

REFERENCES

Existing Topography and Demolition Plan

122 Whitney Avenue - apn 532-37-023

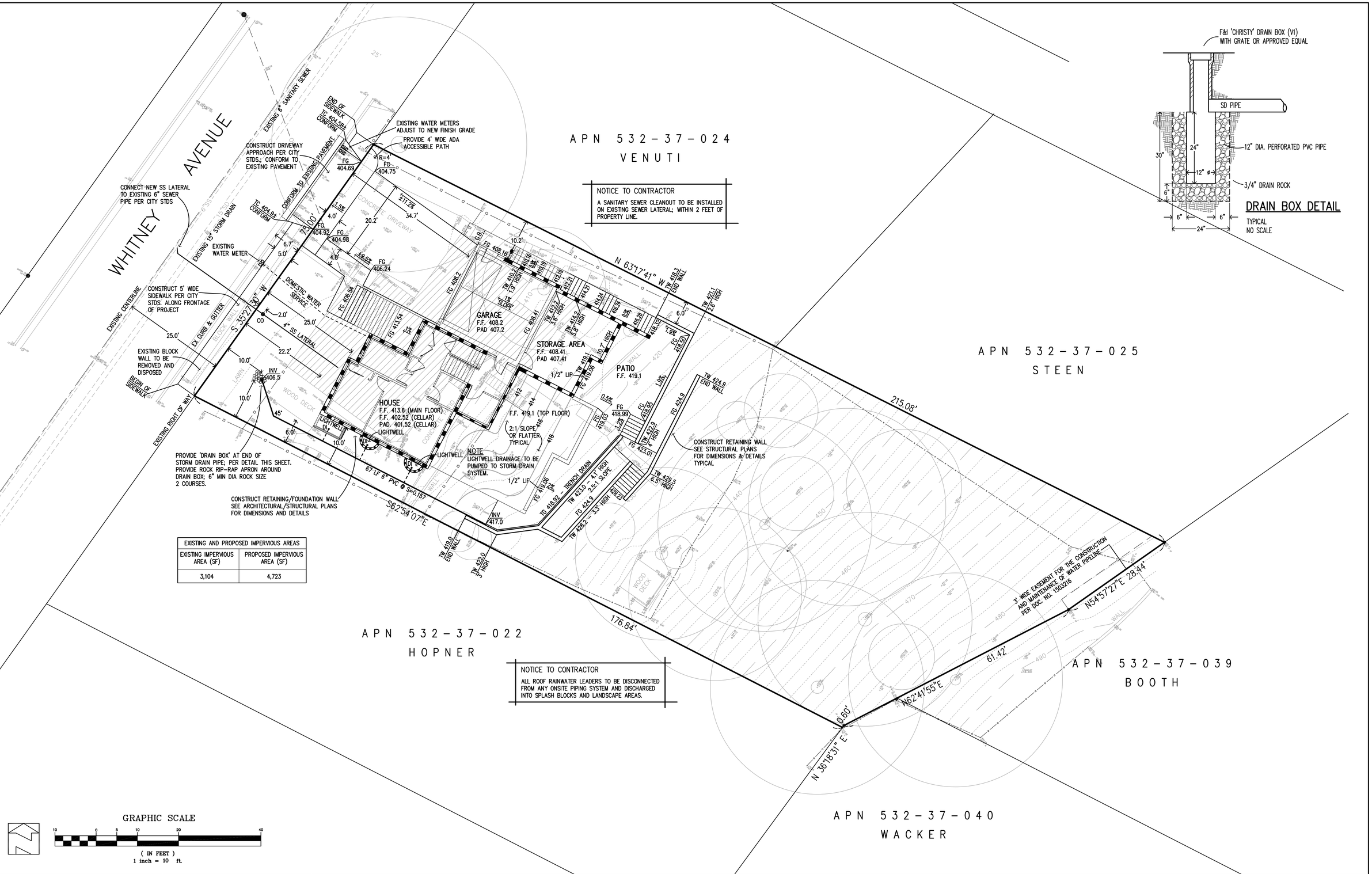
TOWN OF LOS GATOS
JUNE 2016

SANTA CLARA COUNTY
CALIFORNIA

SHEET 2 OF 3

JOB NO. 15057

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.



DRAIN BOX DETAIL

TYPICAL
NO SCALE

EXISTING AND PROPOSED IMPERVIOUS AREAS	
EXISTING IMPERVIOUS AREA (SF)	PROPOSED IMPERVIOUS AREA (SF)
3,104	4,723

REVISIONS:

DATE	DESCRIPTION	BY:

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

DATE: JUNE 2016
HORIZ. SCALE: 1"=10'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY:
DRAWN BY: T.M.

REFERENCES

Preliminary Grading & Drainage Plan

122 Whitney Avenue - apn 532-37-023

TOWN OF LOS GATOS
JUNE 2016

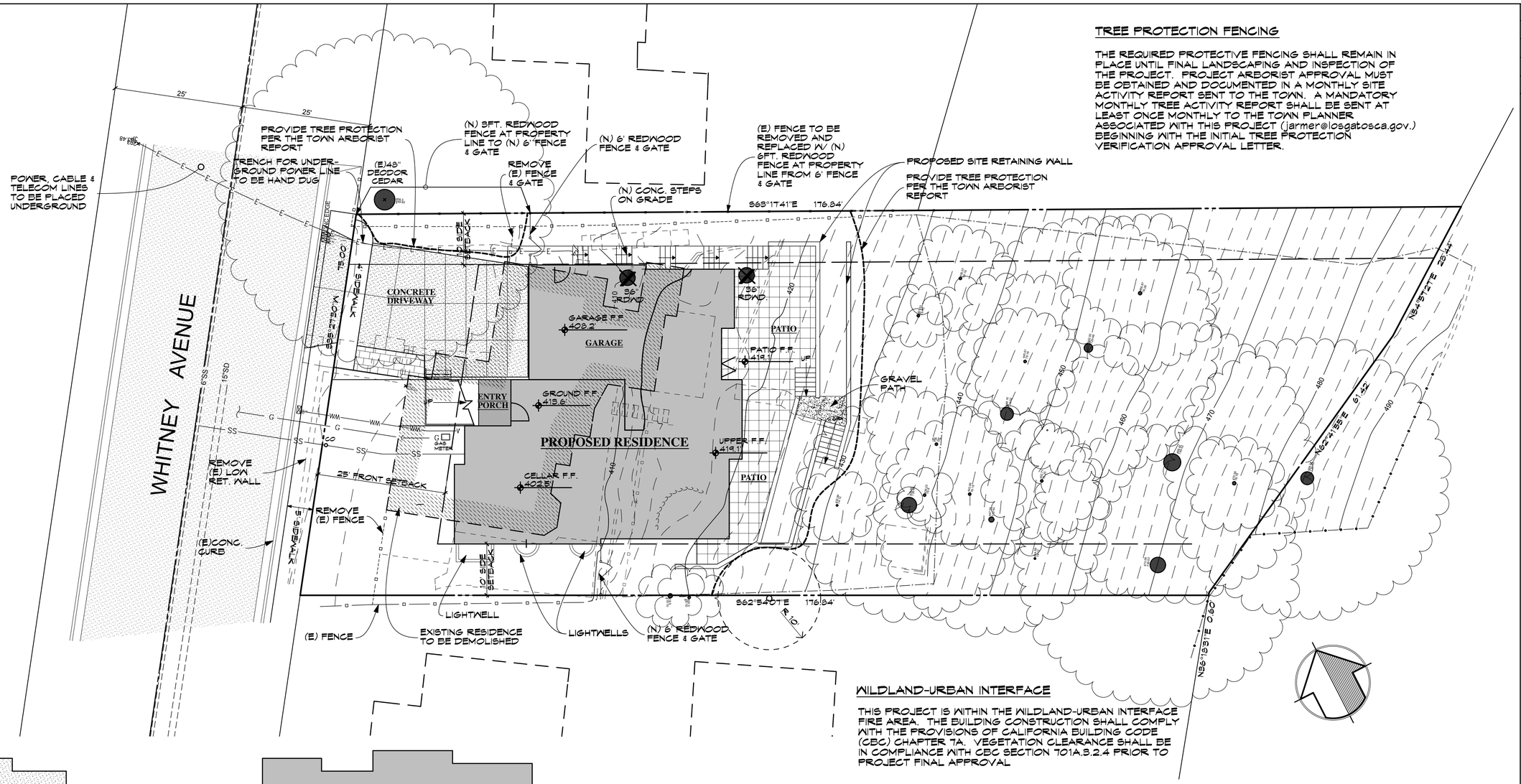
SANTA CLARA COUNTY
CALIFORNIA

SHEET 3 OF 3

JOB NO. 15057

TREE PROTECTION FENCING

THE REQUIRED PROTECTIVE FENCING SHALL REMAIN IN PLACE UNTIL FINAL LANDSCAPING AND INSPECTION OF THE PROJECT. PROJECT ARBORIST APPROVAL MUST BE OBTAINED AND DOCUMENTED IN A MONTHLY SITE ACTIVITY REPORT SENT TO THE TOWN. A MANDATORY MONTHLY TREE ACTIVITY REPORT SHALL BE SENT AT LEAST ONCE MONTHLY TO THE TOWN PLANNER ASSOCIATED WITH THIS PROJECT (jarmer@losgatosca.gov.) BEGINNING WITH THE INITIAL TREE PROTECTION VERIFICATION APPROVAL LETTER.

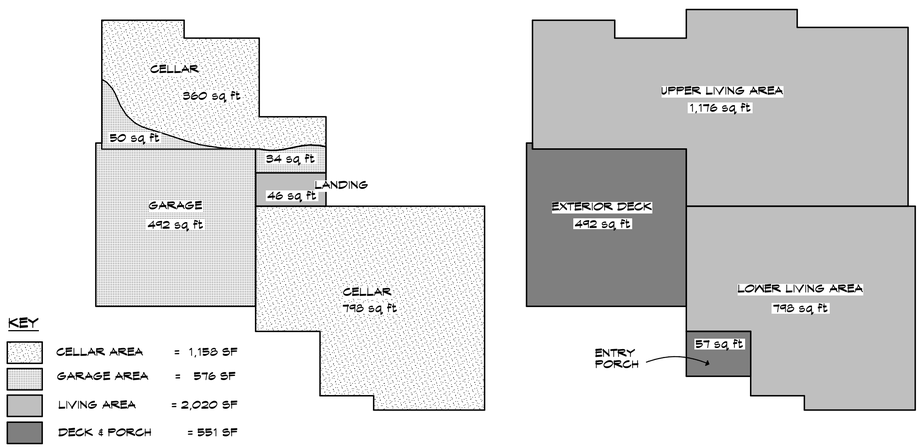


WILDLAND-URBAN INTERFACE

THIS PROJECT IS WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA. THE BUILDING CONSTRUCTION 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 PRIOR TO PROJECT FINAL APPROVAL

SITE PLAN

SCALE: 1" = 10'



KEY

CELLAR AREA	= 1,158 SF
GARAGE AREA	= 576 SF
LIVING AREA	= 2,020 SF
DECK & PORCH	= 551 SF

GARAGE & CELLAR FLOOR AREAS

UPPER & LOWER LIVING FLOOR AREAS

*ALL AREAS SHOWN ARE COMPUTER GENERATED

FLOOR AREA DIAGRAM

SCALE: 1" = 10'

REVISIONS

4/6/16

8/27/16

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

A NEW RESIDENCE:

THE SCHAEVITZ RESIDENCE

122 WHITNEY AVENUE LOS GATOS, CA

SITE PLAN

NOTE:
• The Contractor shall verify all dimensions, elevations and conditions prior to starting any field work.
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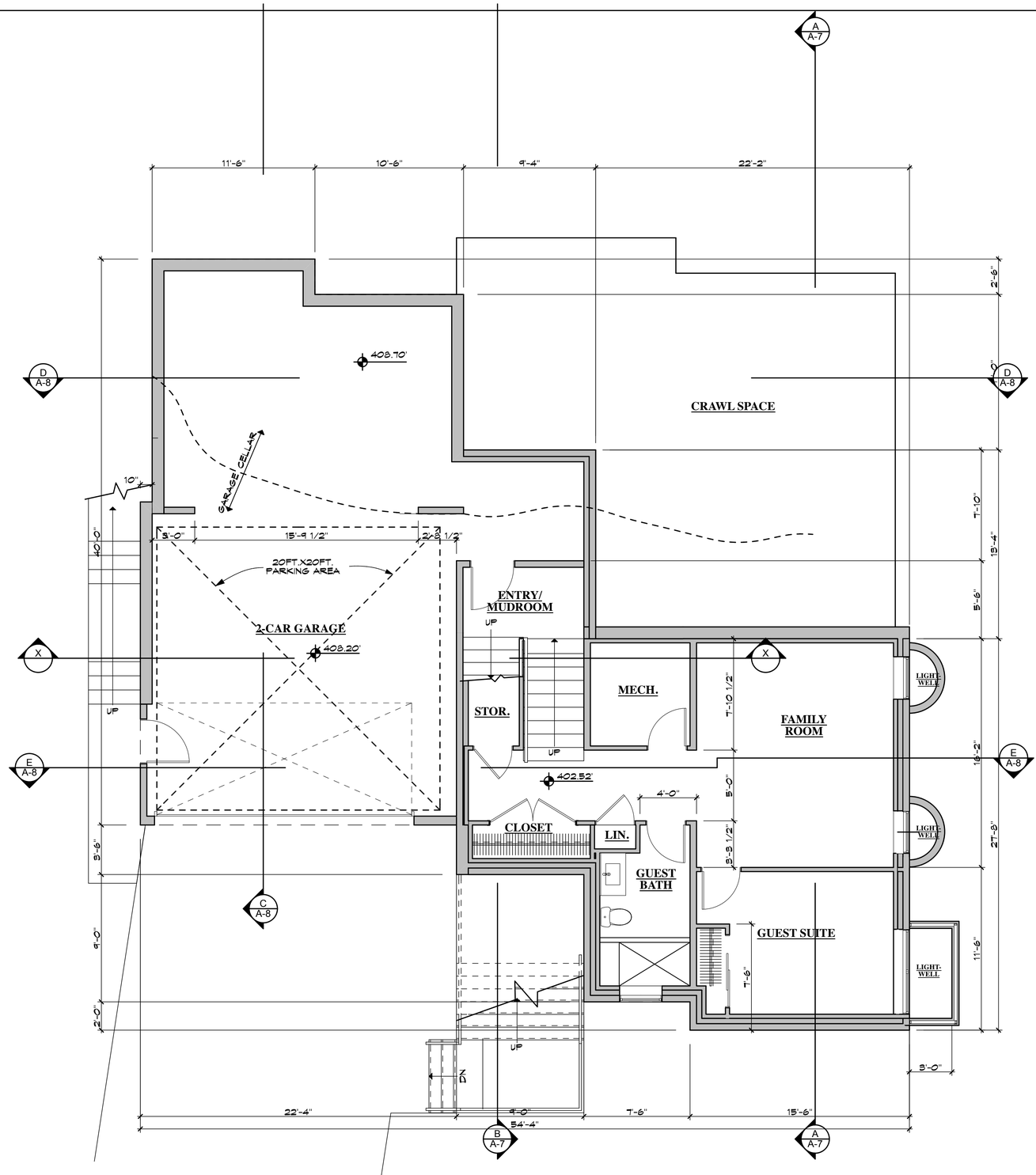
DATE: 4/1/16

SCALE: AS SHOWN

SHEET

A-2

5 OF -



GROUND & CELLAR FLOOR PLAN

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

REVISIONS

4/6/16

8/27/16

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GROUND & CELLAR FLOOR PLAN

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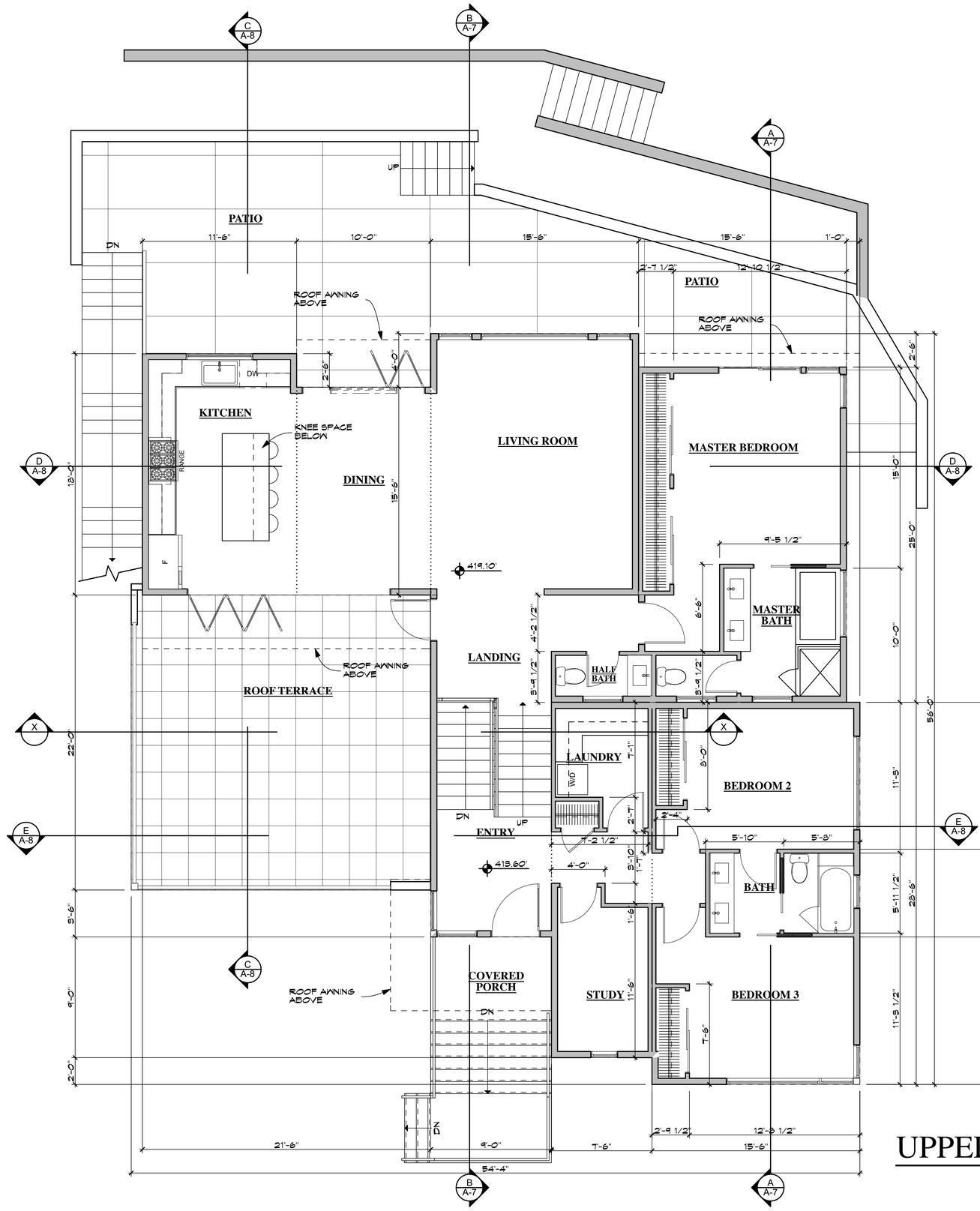
DATE: 4/1/16

SCALE: AS SHOWN

SHEET

A-3

6 OF -



UPPER & MIDDLE FLOOR PLAN

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

REVISIONS
4/6/16
8/27/16

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

A NEW RESIDENCE:
THE SCHAEVITZ RESIDENCE
122 WHITNEY AVENUE LOS GATOS, CA

UPPER & MIDDLE FLOOR PLAN

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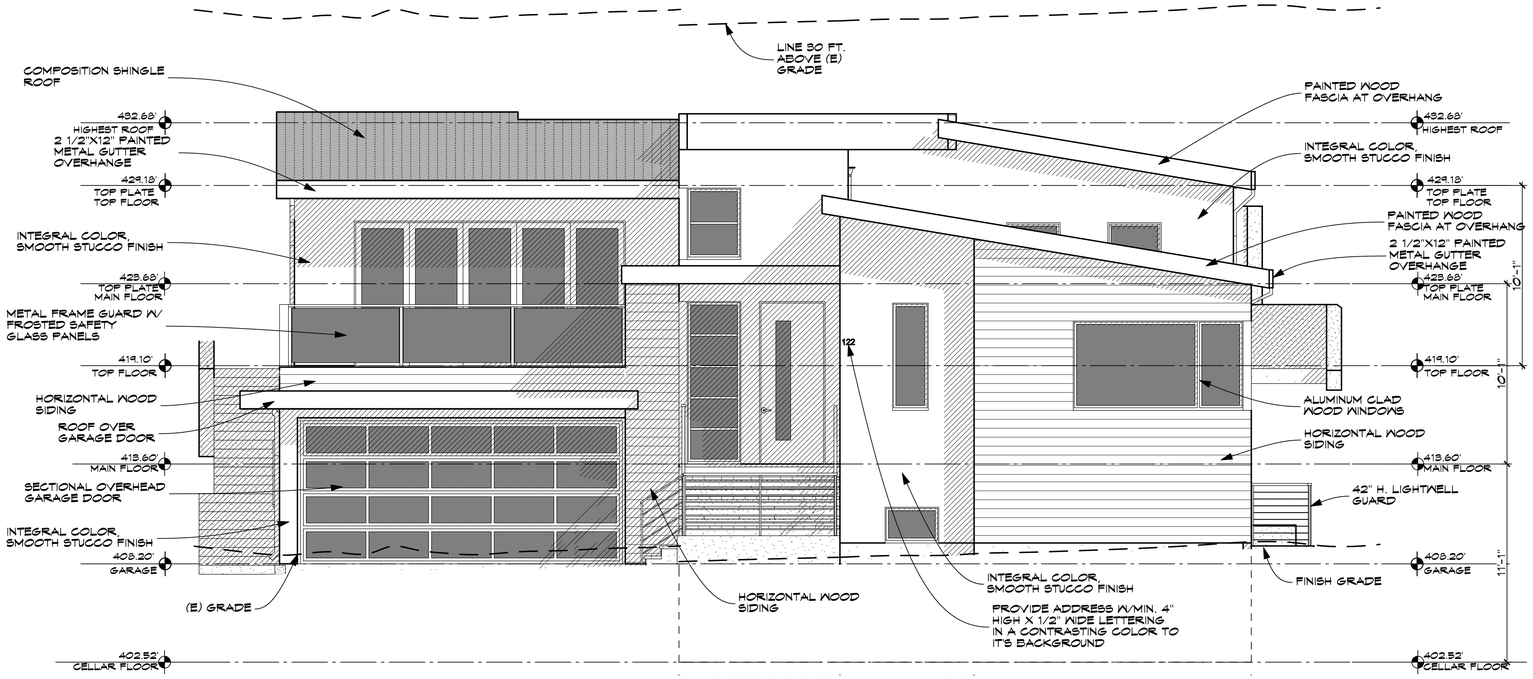
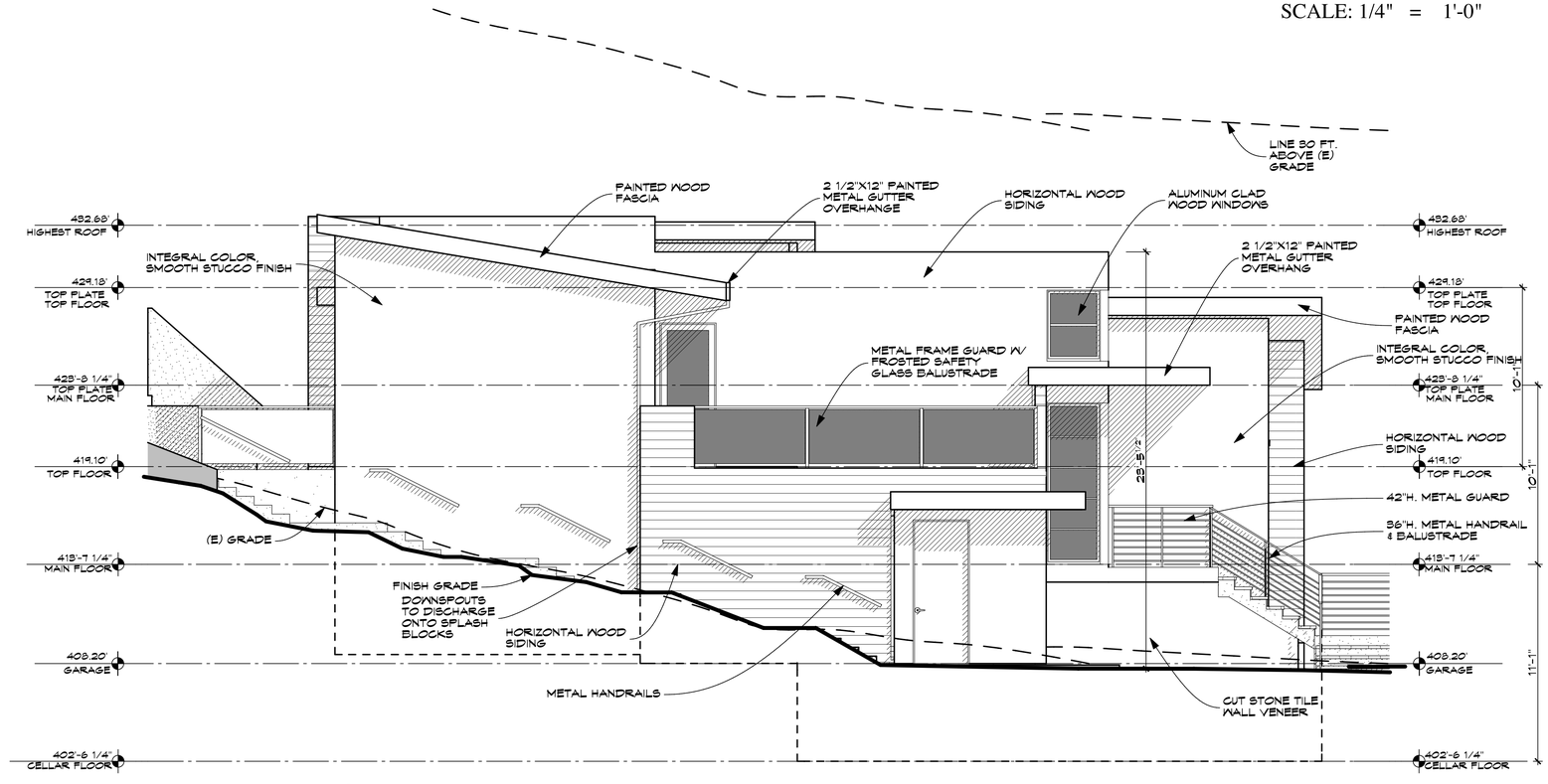
DATE: 4/1/16
SCALE: AS SHOWN
SHEET
A-4
7 OF -



FRONT ELEVATION

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



LEFT ELEVATION

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

REVISIONS
4/6/16
8/27/16

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

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THE SCHAEVITZ RESIDENCE
122 WHITNEY AVENUE LOS GATOS, CA

FRONT & LEFT ELEVATIONS

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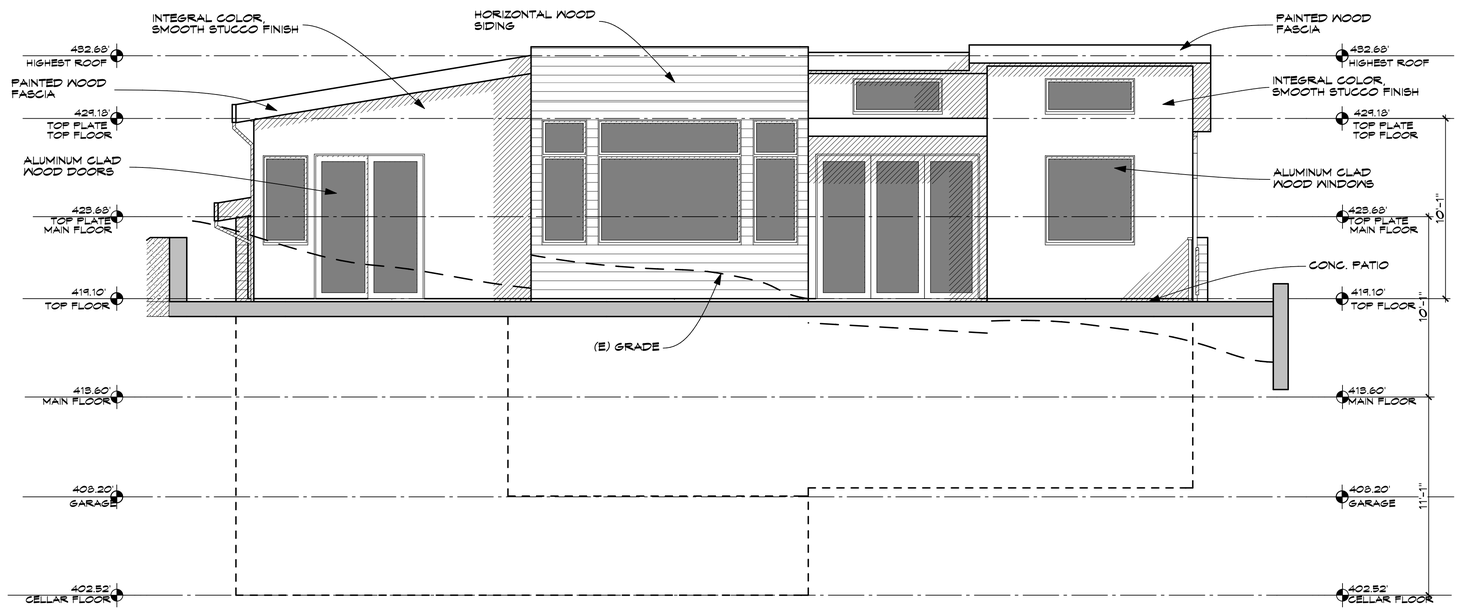
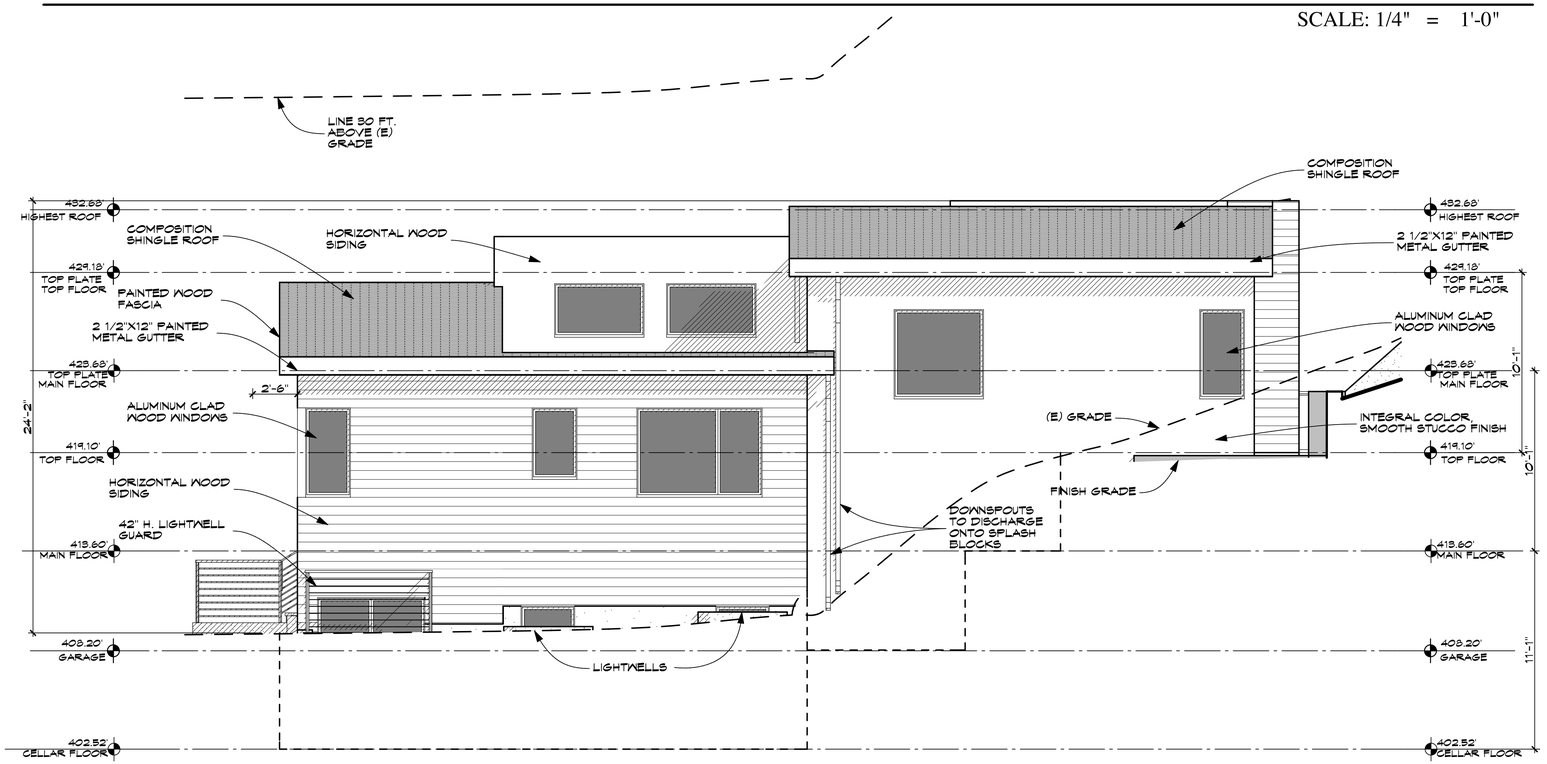
DATE: 4/1/16
SCALE: AS SHOWN
SHEET
A-5
8 OF -



REAR ELEVATION

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



RIGHT ELEVATION

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

REVISIONS

4/6/16

8/27/16

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A NEW RESIDENCE:

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REAR & RIGHT ELEVATIONS

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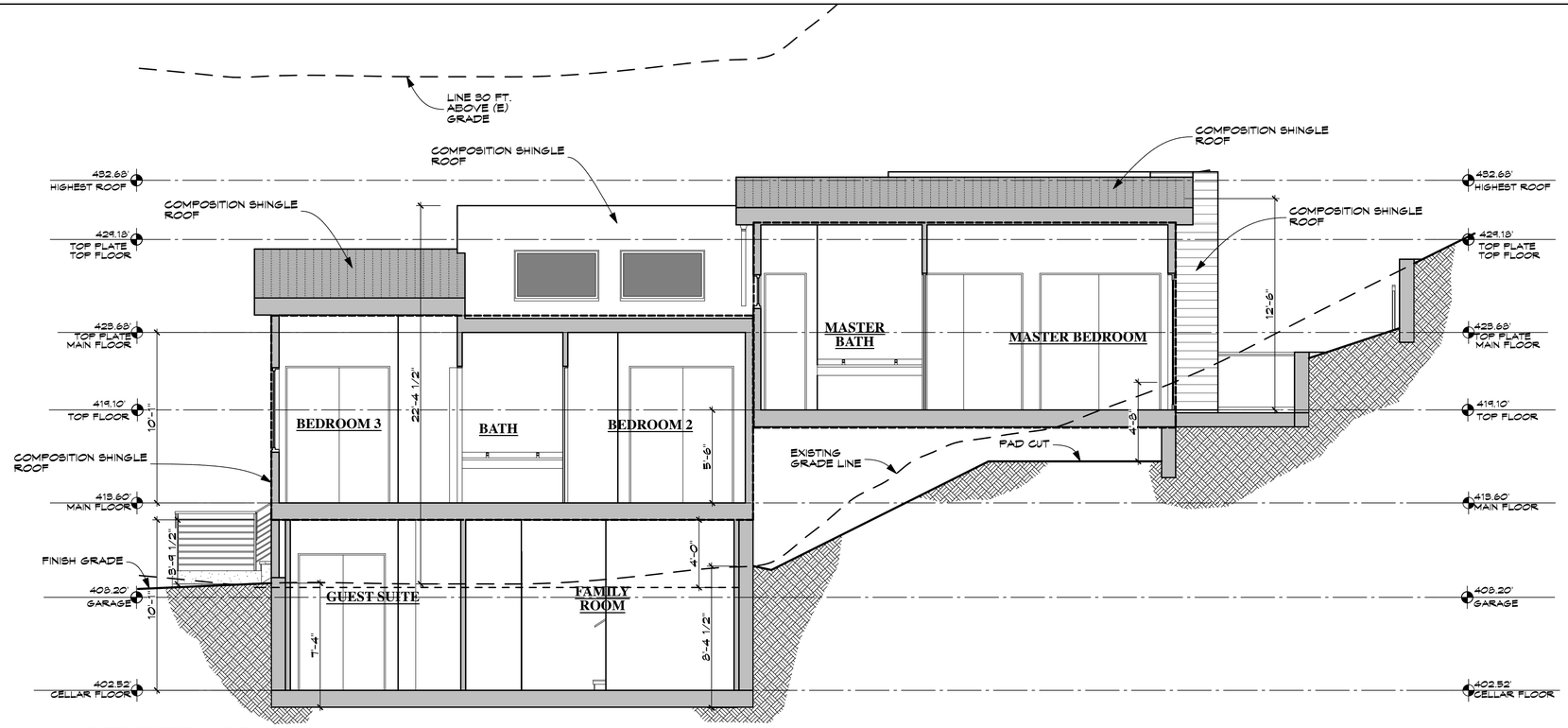
DATE: 4/1/16

SCALE: AS SHOWN

SHEET

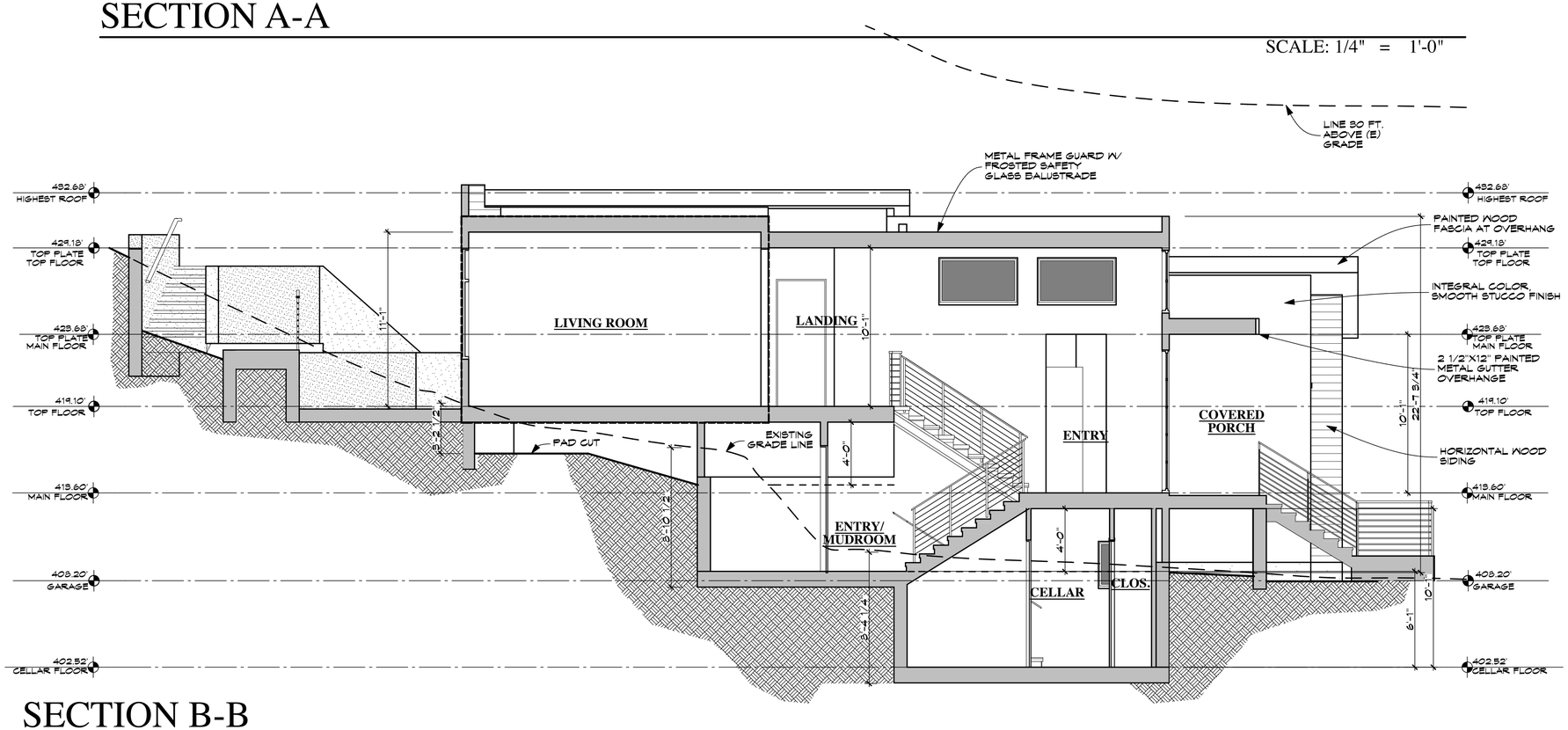
A-6

9 OF -



SECTION A-A

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



SECTION B-B

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

REVISIONS

4/6/16

8/27/16

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

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SECTIONS

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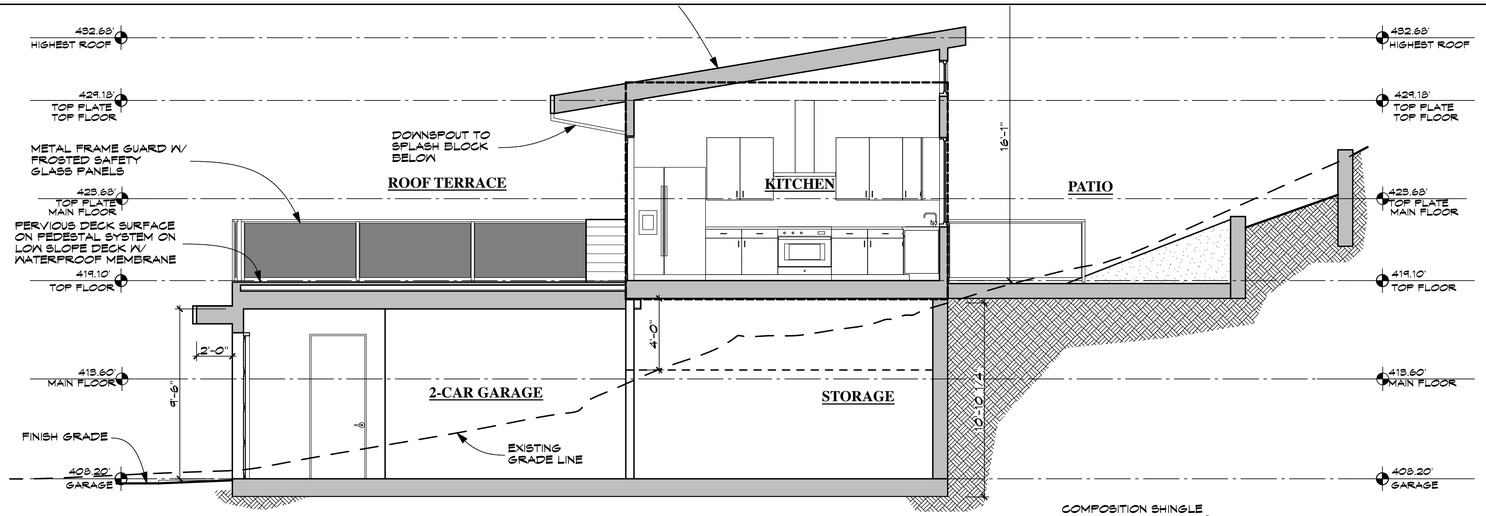
DATE: 4/1/16

SCALE: AS SHOWN

SHEET

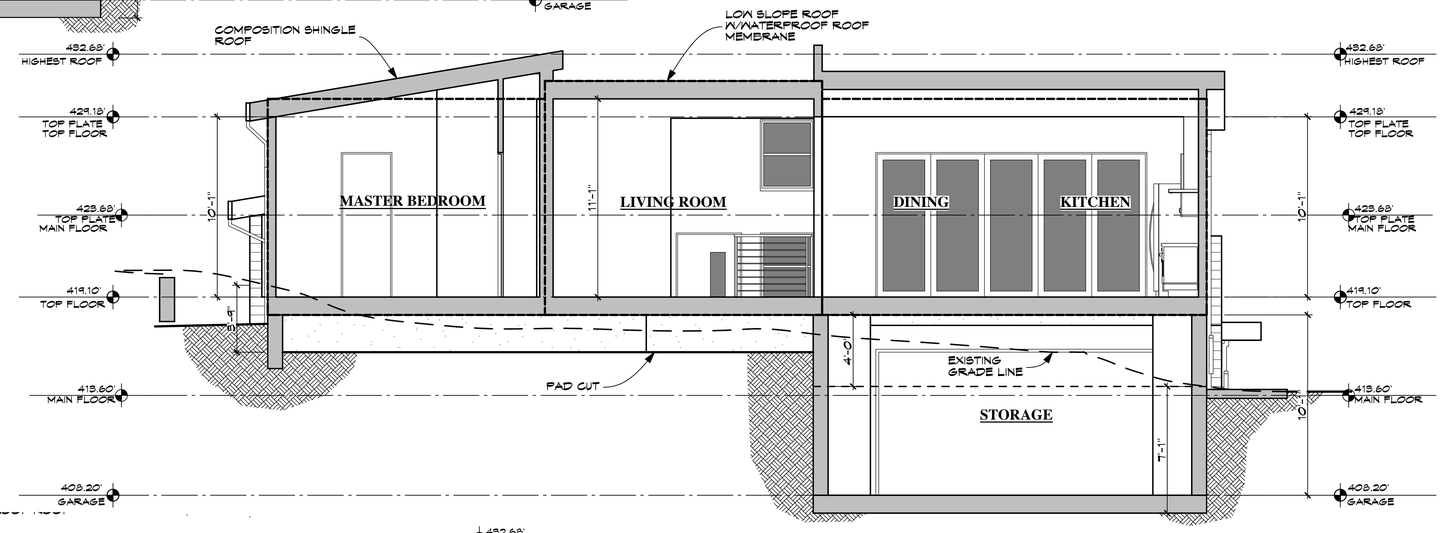
A-7

10 OF -



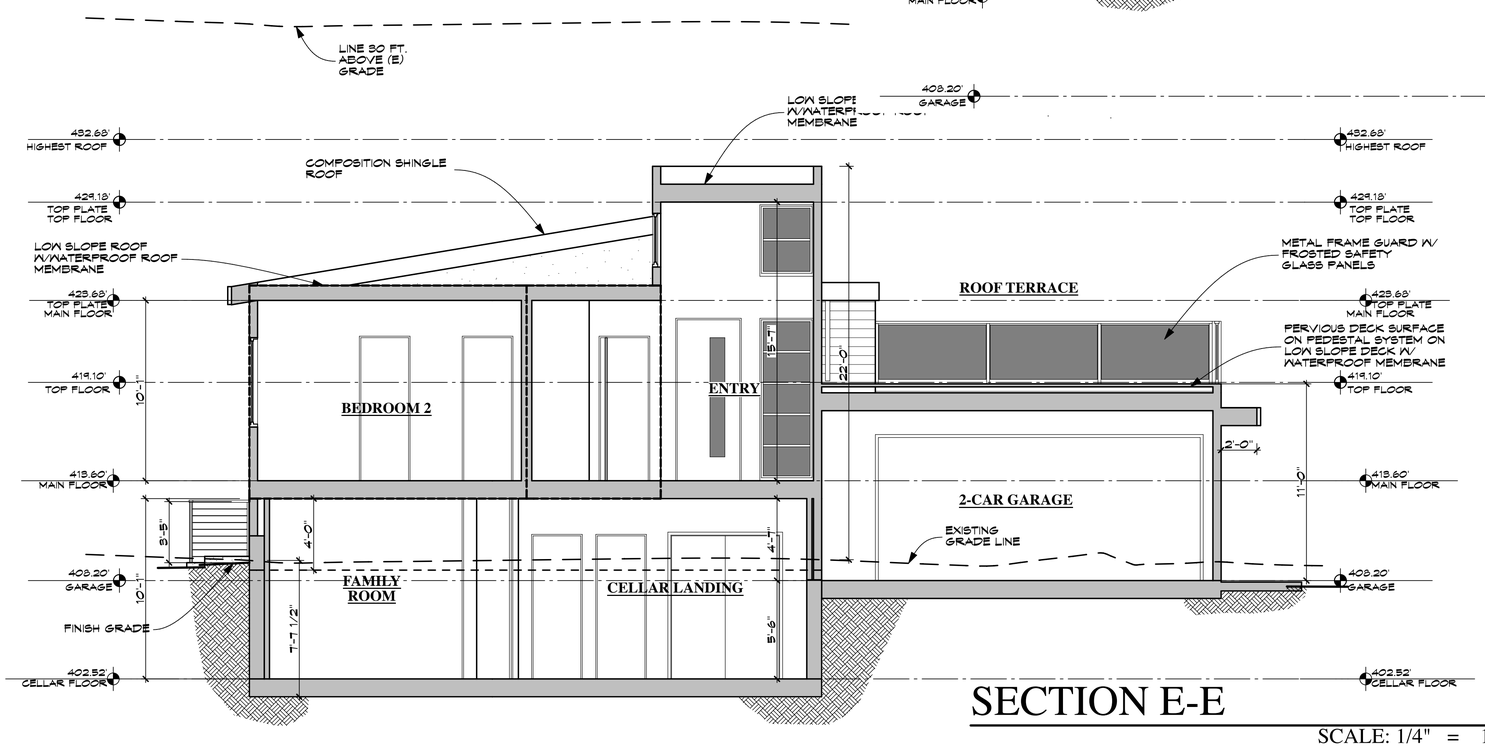
SECTION C-C

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



SECTION D-D

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



SECTION E-E

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

REVISIONS

	4/6/16
	8/27/16

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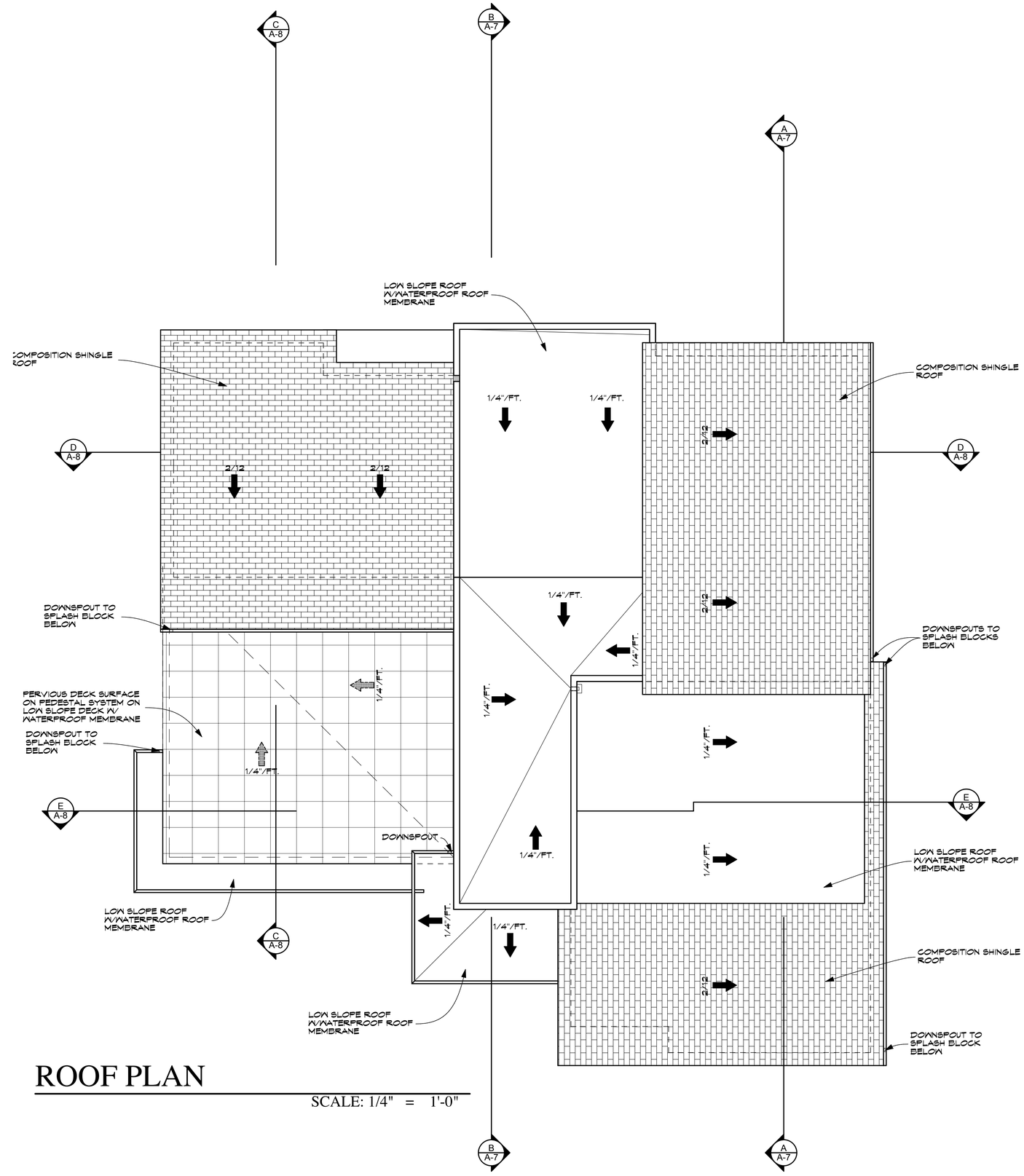
DATE: 4/1/16

SCALE: AS SHOWN

SHEET

A-8

11 OF -



ROOF PLAN

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

REVISIONS
4/6/16
8/27/16

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ROOF PLAN

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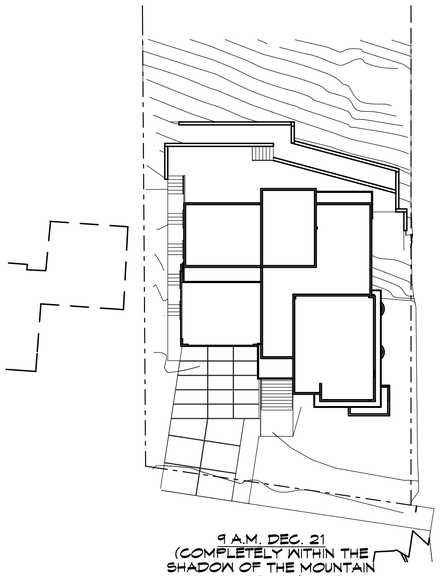
DATE: 4/1/16

SCALE: AS SHOWN

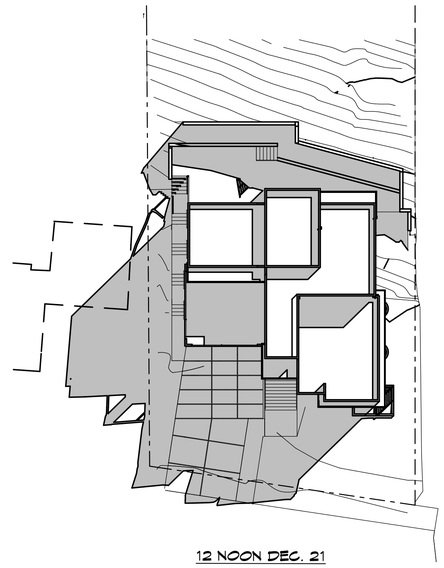
SHEET

A-9

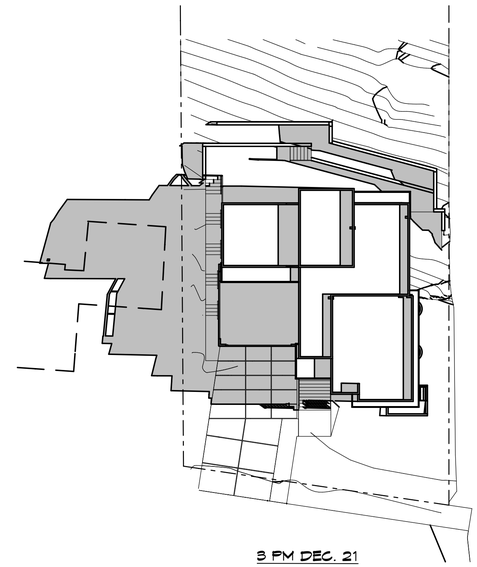
12 OF -



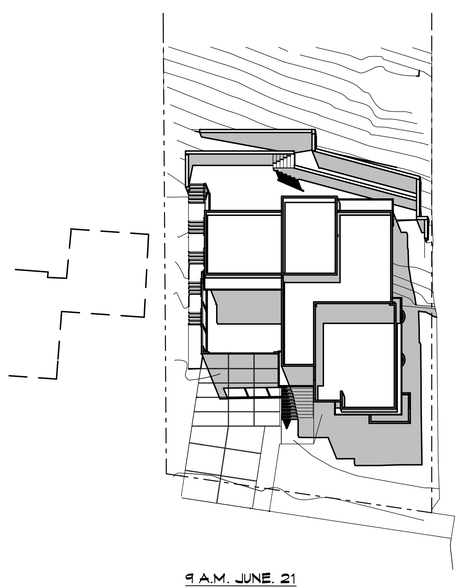
9 A.M. DEC. 21
(COMPLETELY WITHIN THE SHADOW OF THE MOUNTAIN BEHIND)



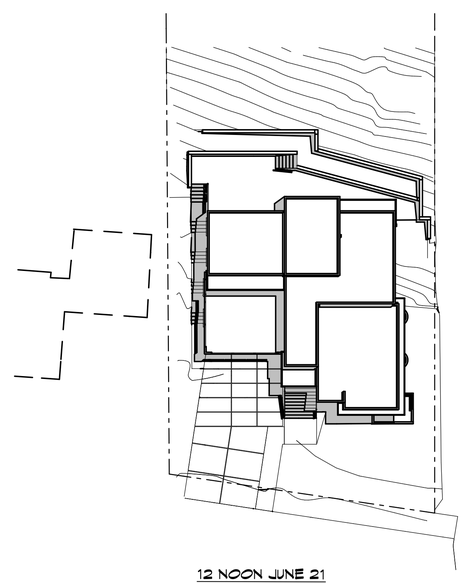
12 NOON DEC. 21



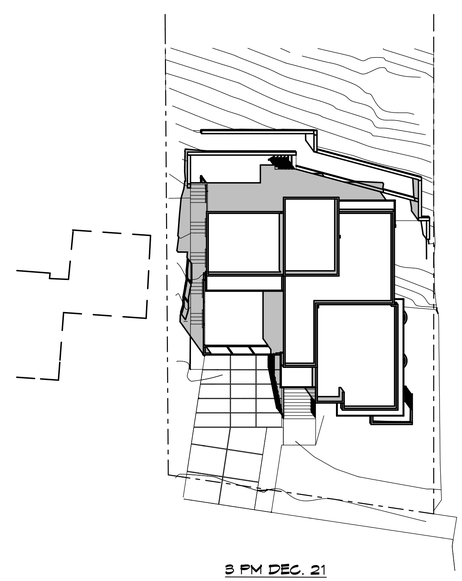
3 PM DEC. 21



9 A.M. JUNE. 21



12 NOON JUNE 21



3 PM DEC. 21

SHADOW STUDY

SCALE: 1" = 20'

REVISIONS
4/6/16
8/27/16

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

A NEW RESIDENCE:
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SHADOW STUDY

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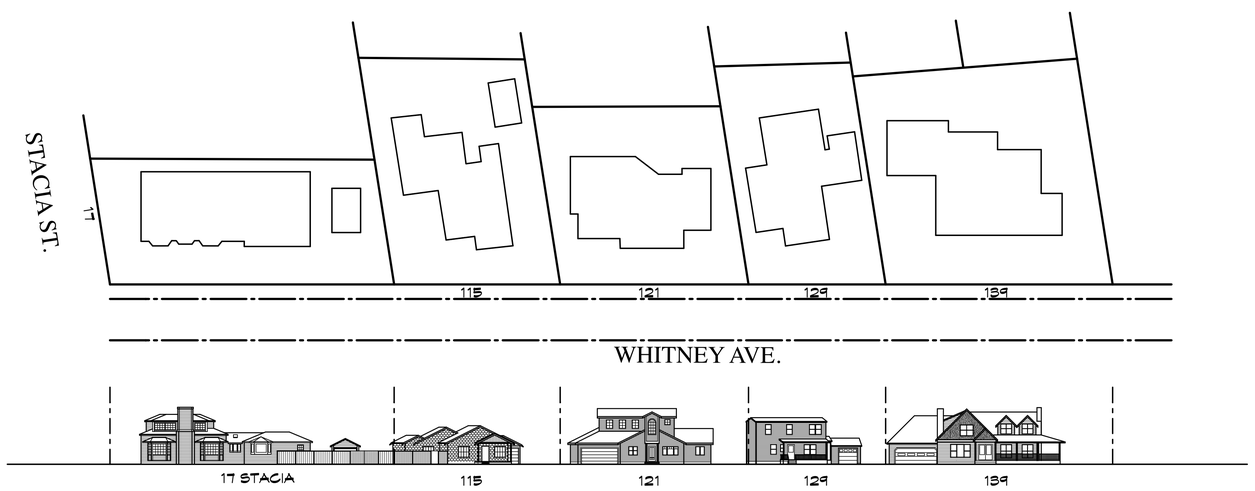
DATE: 4/1/16
SCALE: AS SHOWN
SHEET
A-10
13 OF -



STREET SCAPES

SCALE: 1/32" = 1'-0"

REVISIONS

	4/6/16
	8/27/16

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LOS GATOS, CA

STREETSCAPES

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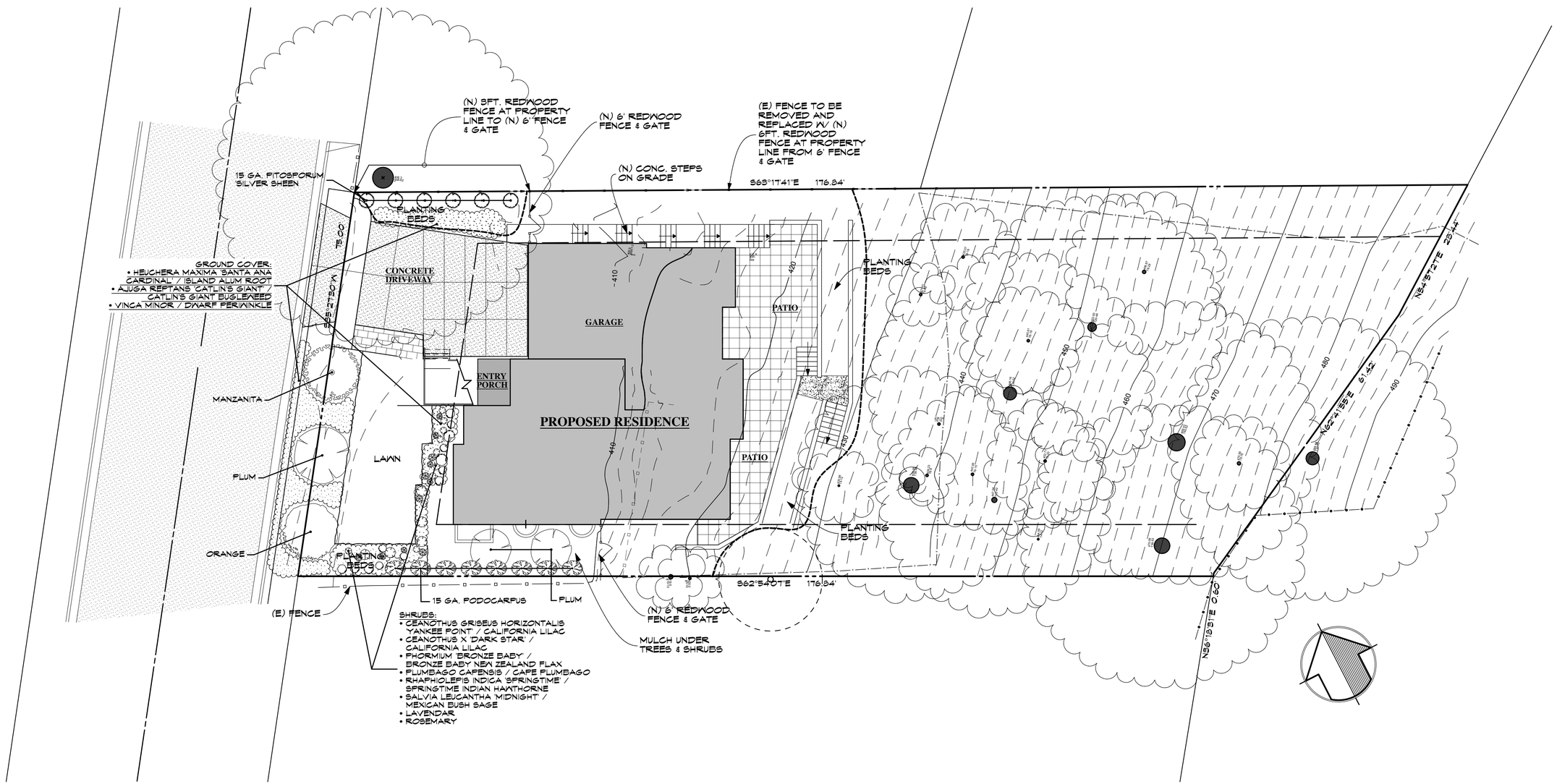
DATE: 4/1/16

SCALE: AS SHOWN

SHEET
A-11
14 OF -



LANDSCAPE PLAN

SCALE: 1" = 10'

REVISIONS
4/6/16
8/27/16

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LOS GATOS, CA

LANDSCAPE PLAN

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DATE: 4/1/16
SCALE: AS SHOWN
SHEET
L-1
15 OF -