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OWNER	
16443 MOZART WAY	JOHN MILLER
LOS GATOS, CA 95032	john@djmcapital.com
BUILDER	
GBM GENERAL CONTRACTOR	GREG MUSSALLEM
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ARCHITECT	
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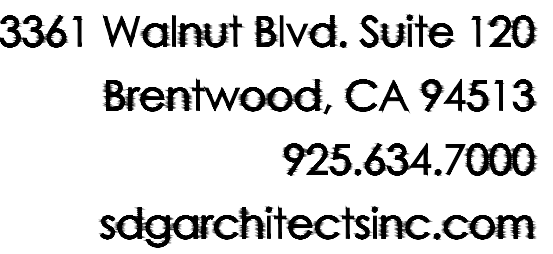
- I. A.) THE CONTRACTOR SHALL VERIFY ALL CONDITIONS ON SITE INCLUDING GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUBSTRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT ARCHITECT.
- B.) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE SITE AND PLANS OF THIS WORK. CONTRACTOR SHALL CLARIFY WITH THE ARCHITECT AND OWNER ALL POINTS OF MISUNDERSTANDING PRIOR TO SUBMITTING A BID. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AS DESCRIBED AND SHOWN.
2. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF CODES ADOPTED BY LOCAL GOVERNING AGENCIES. THESE SHALL INCLUDE (BUT NOT LIMITED TO) THE APPLICABLE CODES, LAWS, AND REGULATIONS LISTED UNDER "CODE INFORMATION" ON THIS SHEET, AS WELL AS ALL HEALTH AND SAFETY CODES AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES.
3. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT.
4. THE ARCHITECT SHALL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY, SECURITY, QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
5. ALL ROOF DRAINAGE SHALL BE PIPED TO DRAIN AWAY FROM STRUCTURE.
6. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO BUILDING
7. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING, SEE CIVIL AND LANDSCAPE PLANS.
8. WHERE DISCREPANCIES BETWEEN SOILS REPORT AND ARCHITECT'S DRAWINGS OCCUR, CONTACT ARCHITECT.
9. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED AS NOTED ON ELECTRICAL NOTE NUMBER 8 ON SHEET 61 AND LOCAL ORDINANCES.
10. PLUMBING FIXTURES AND FITTINGS SHALL MEET THE FOLLOWING CRITERIA CONCERNING WATER USAGE:
 - A.) WATER CLOSETS: MAXIMUM 1.28 GALLONS PER FLUSH
 - B.) SHOWER HEADS: MAXIMUM FLOW RATE - 1.8 GALLONS/MINUTE AT 80 P.S.I.
 - C.) FAUCETS: MAXIMUM FLOW RATE - KITCHEN FAUCETS 1.8 GALLONS/MINUTE AT 60. P.S.I.
- LAVATORY FAUCETS 1.2 GALLONS/MINUTE AT 60 PSI.
11. ALL EXTERIOR HOSE BIBBS SHALL HAVE NON-REMOVABLE BACK FLOW PREVENTION DEVICES PER C.F.C. 603.

DESCRIPTION OF USE:	SINGLE FAMILY DETACHED			
OCCUPANCY:	R-3			
NO. OF STORIES:	ONE-STORY			
TYPE OF CONSTRUCTION:	V-B			
SPRINKLERS:	NO			
FLOOR AREA:	SEE BELOW			
HEIGHT:	REFER TO ELEVATIONS			
ZONE:	R-1:B			
GENERAL PLAN:	LOW DENSITY RESIDENTIAL			
LOT AREA:	27,269 SQ. FT.			

APPLICABLE CODES, LAWS AND REGULATIONS
2022 CALIFORNIA BUILDING CODE (C.B.C.) 2022 CALIFORNIA RESIDENTIAL CODE (C.R.C.) 2022 CALIFORNIA MECHANICAL CODE (C.M.C.) 2022 CALIFORNIA PLUMBING CODE (C.P.C.) 2022 CALIFORNIA ELECTRICAL CODE (C.E.C.) 2022 CALIFORNIA FIRE CODE (C.F.C.) 2022 CALIFORNIA ENERGY CODE (C.En.C.) 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE)
AND ANY OTHER APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
PLANS MUST COMPLY WITH CITY OF LOS GATOS SECURITY ORDINANCE

<h2>AREA SUMMARY</h2> <p>NOTE: SQUARE FOOTAGE CALCULATION PER SDG STANDARD METHOD OF CALCULATION</p>				
	CONDITIONED FLR. AREA ELEV. 'A'	GARAGE	PORCH @ ELEV. 'A'	DECKS/ TERRACES
UNIT 1 (EXISTING BUILDING)	3,024 SQ. FT.	568 SQ. FT.	662 SQ. FT.	714 SQ. FT.
UNIT 2 (PROPOSED BUILDING)	886 SQ. FT.	-	44 SQ. FT.	-
TOTAL	3,915 SQ. FT.	568 SQ. FT.	711 SQ. FT.	714 SQ. FT.

SHEET TITLE	SHEET NUMBER
<u>ARCHITECTURAL</u>	
<u>GENERAL</u>	
TITLE SHEET	TS
SITE PLAN	AS1
<u>UNIT 2</u>	
UNIT 2 - FLOOR & ROOF PLANS	I-1A
UNIT 2 - EXTERIOR ELEVATIONS & SECTION	I-1B
<u>CIVIL</u>	
CIVIL SITE PLAN	I OF I



PROPOSED SINGLE FAMILY DETACHED UNIT ON AN EXISTING PROPERTY (LABELED AS UNIT 2).

THERE IS AN EXISTING SINGLE FAMILY HOME AND DETACHED GARAGE ON THE PROPERTY (LABELED AS UNIT 1) THAT WILL BE UNTOUCHED DURING THIS PROJECT.

REVISIONS

SET DATE			10/23/2025		
ISSUE DATE			10/23/2025		
SCALE			AS NOTED		
DRAWN			ADE		
JOB			500.244		
PM	AST	QC	AST	OL	ADE

GENERAL - SHEET

TS

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MILLER
RESIDENCE
LOS GATOS, CA

FLR. PLAN GENERAL NOTES

- GLAZING NOTES
3050 FX ← OPERATION
HEIGHT (FT-IN") 1.e. 5'-0"
WIDTH (FT-IN") 1.e. 3'-0"
- OPERATION ABBREVIATIONS
FX = FIXED CS = CASEMENT
SH = SINGLE HUNG AM = AWNING
SL = SLIDER HP = HOPPER
DH = DOUBLE HUNG XOX = XOX SLIDER
1. ALL GLAZING IS DUAL PANE INSULATING GLASS.
2. WINDOWS MARKED WITH A (E) SHALL BE VERIFIED TO MEET EGRESS BY THE MANUFACTURER.
3. GLAZING MARKED WITH A (T) SHALL BE 3/16" THICK TEMPERED SAFETY GLASS.
4. HEADER HEIGHT:
1st FLOOR = 8'-0" U.O.N.

- DOOR NOTES
3050 SC ← OPERATION OR TYPE
HEIGHT (FT-IN") 1.e. 8'-0"
WIDTH (FT-IN") 1.e. 3'-0"
- OPERATION OR TYPE ABBREVIATIONS
SC = SOLID CORE HM = HOLLOW METAL
FR = FRENCH PR = PAIR
SSD = SLIDING GLASS DOOR
1. ALL DOORS ARE HOLLOW CORE, U.O.N.
2. DOOR SIZE INDICATED IS THE ROUGH OPENING - VERIFY ROUGH OPENING REQUIREMENTS W/ DOOR MFR.
3. DOORS THAT APPEAR TO BE CENTERED ARE INTENDED TO BE CENTERED, U.O.N.
4. MINIMUM DOOR JAMB IS 4" FROM ADJACENT ROUGH FRAMING TO ROUGH OPENING, U.O.N.
5. WHEN DOORS ARE LOCATED, THEY ARE LOCATED FROM THE ADJACENT ROUGH FRAMING TO THE CENTERLINE OF THE ROUGH OPENING, U.O.N.
6. ALL DOOR GLAZING IS DUAL PANE INSULATING GLASS.

WALLS LEGEND

- 2x4 MD. STUD WALL
2x6 MD. STUD WALL
2x8 MD. STUD WALL
2x MD. STUD PARTIAL HEIGHT WALL, HEIGHT PER PLAN
SOFFIT OR FURRED CEILING
POT SHELF

SQUARE FOOTAGES

TOTAL LIVING 886 SQ. FT.
PORCH 49 SQ. FT.

NOTES

1. NEW UNITS SHALL BE DESIGNED AS INDIVIDUAL UNITS, WITH SEPARATE GAS, ELECTRIC, AND WATER UTILITY CONNECTIONS DIRECTLY BETWEEN EACH DWELLING UNIT AND THE UTILITY.
2. ALL EXTERIOR LIGHTINGS WILL BE DOWNWARD DIRECTED WITH BUILDS SHIELDED FROM THE NEIGHBOR'S VIEW (TOWN CODE 24.10.09015)

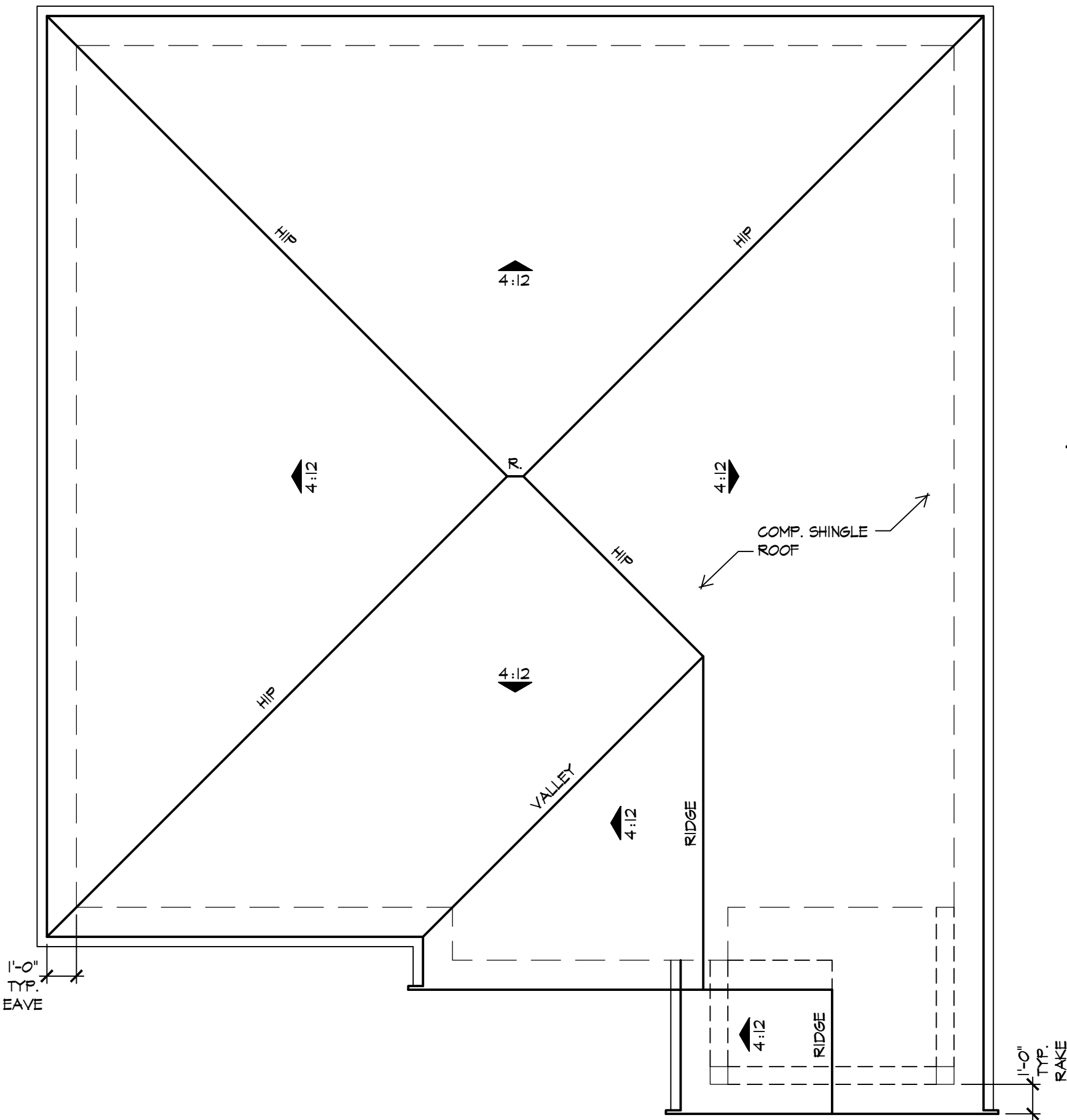
UNIT 2 - FLOOR & ROOF PLANS

REVISIONS

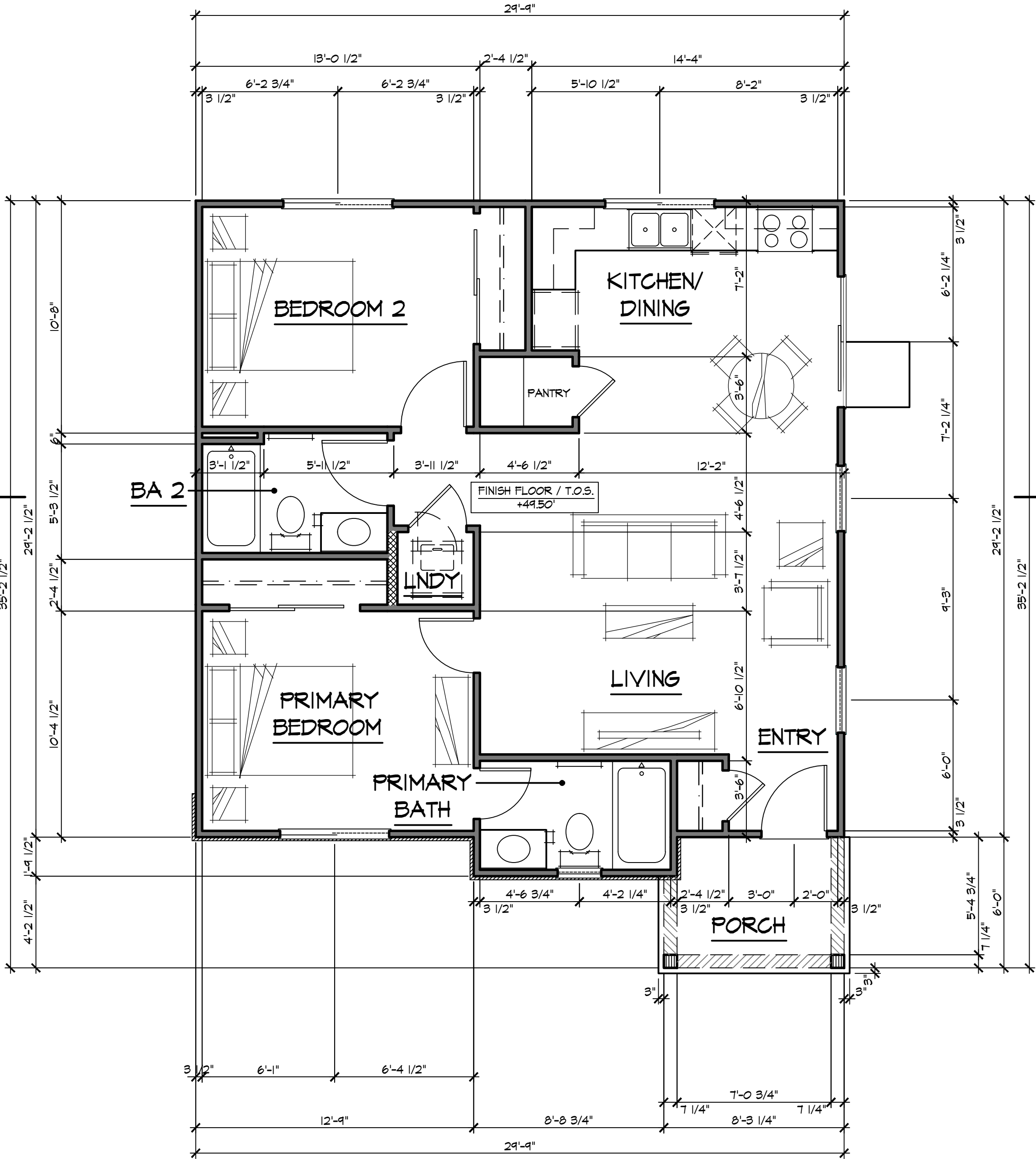
SET DATE	10/23/2025		
ISSUE DATE	10/23/2025		
SCALE	AS NOTED		
DRAWN	ADE		
JOB	500.294		
PM	AST	GC	AST
		OL	ADE

UNIT 2 - SHEET

1-1A



UNIT 2
ROOF PLAN
SCALE: 1/4" = 1'-0"



UNIT 2
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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MILLER
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FIREBLOCKING NOTES

PROVIDE FIREBLOCKING PER C.R.C. SECTION R302.11 AT THE FOLLOWING COMBUSTIBLE CONSTRUCTION LOCATIONS:

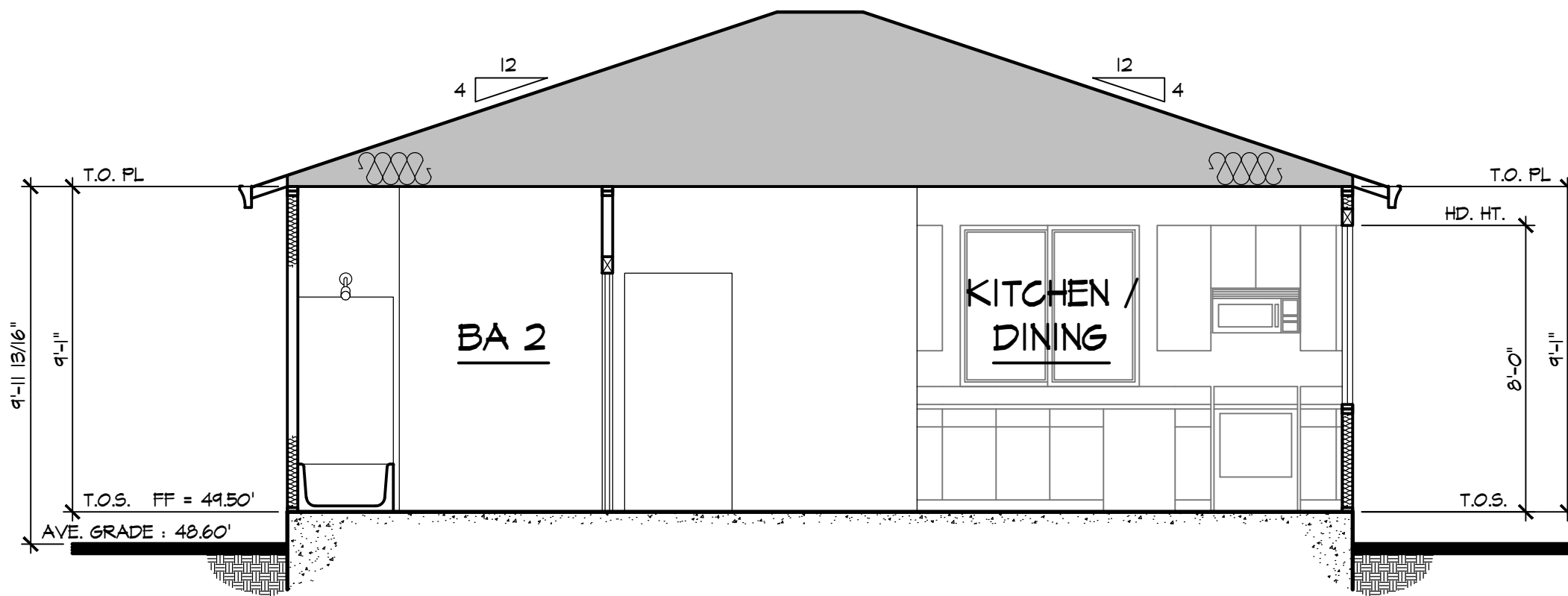
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS, OR STAGGERED STUDS PER C.R.C. SECTION R302.11 AS FOLLOWS:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, AND COVE CEILING, PER C.R.C. SECTION R302.11.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
- WITHIN CONCEALED SPACES OF EXTERIOR WALL COVERINGS AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION AS SPECIFIED IN C.B.C. SECTION 1405.1.3 OR WHERE ERECTED WITH COMBUSTIBLE FRAMES. FIREBLOCKING SHALL BE INSTALLED AT MAXIMUM INTERVALS OF 20 FEET IN EITHER DIMENSION SO THAT THERE WILL BE NO CONCEALED SPACE EXCEEDING 100 SQUARE FEET BETWEEN FIREBLOCKING. WHERE WOOD FURRING STRIPS ARE USED, THEY SHALL BE OF APPROVED WOOD OF NATURAL DECAY RESISTANCE OR PRESERVATIVE TREATED WOOD. IF NONCONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH NOT LESS THAN 4 INCHES OF SEPARATION BETWEEN SECTIONS. PER C.B.C. SECTION 710.2.6

EXCEPTIONS:

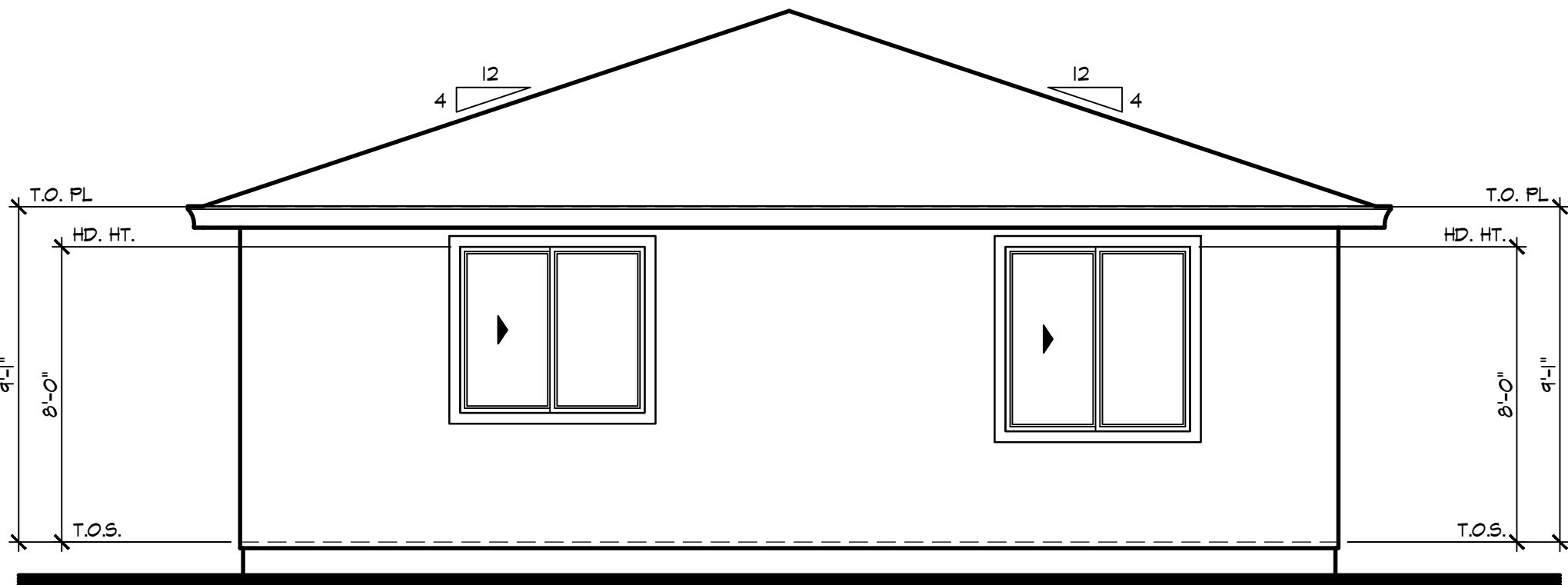
- FIREBLOCKING OF CORNICES IS NOT REQUIRED IN SINGLE FAMILY DWELLINGS. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED ONLY AT THE LINE OF DWELLING UNIT SEPARATION
- FIREBLOCKING SHALL NOT BE REQUIRED WHERE THE EXTERIOR WALL COVERING IS INSTALLED ON NONCOMBUSTIBLE FRAMING AND THE FACE OF THE EXTERIOR WALL COVERING EXPOSED TO THE CONCEALED SPACE IS COVERED BY ONE OF THE FOLLOWING MATERIALS:
 - ALUMINUM HAVING A MINIMUM THICKNESS OF 0.019 INCH.
 - CORROSION-RESISTANT STEEL HAVING A BASE METAL THICKNESS NOT LESS THAN 0.016 INCH AT ANY POINT
 - OTHER APPROVED NONCOMBUSTIBLE MATERIALS
- FIREBLOCKING SHALL NOT BE REQUIRED WHERE THE EXTERIOR WALL COVERING HAS BEEN TESTED IN ACCORDANCE WITH, AND COMPLIES WITH THE ACCEPTANCE CRITERIA OF, NFPA285. THE EXTERIOR WALL COVERING SHALL BE INSTALLED AS TESTED IN ACCORDANCE WITH NFPA 285

SECTION NOTES

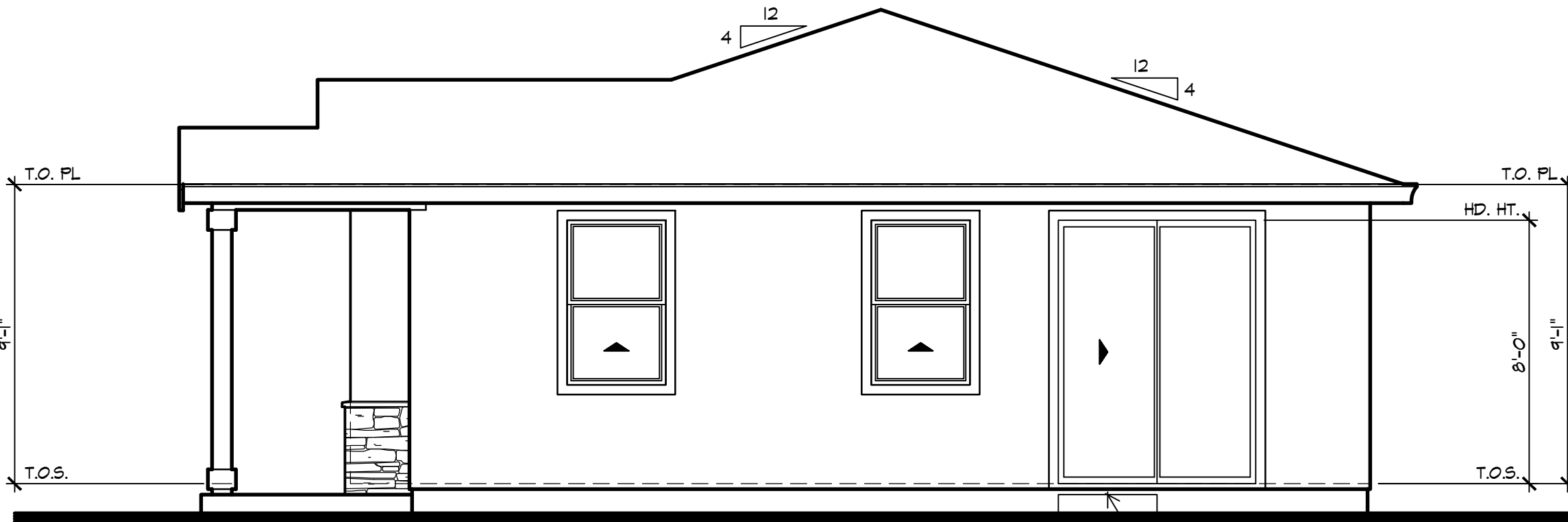
- PROVIDE MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES.



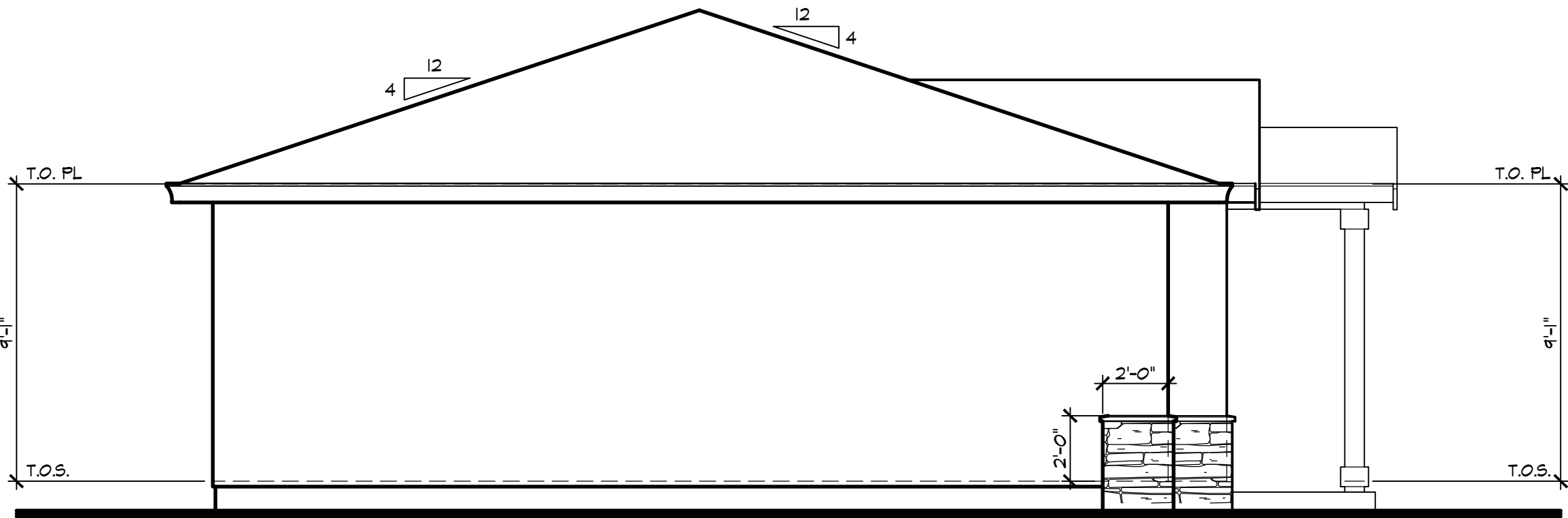
UNIT 2
SECTION 'A'
SCALE: 1/4" = 1'-0"



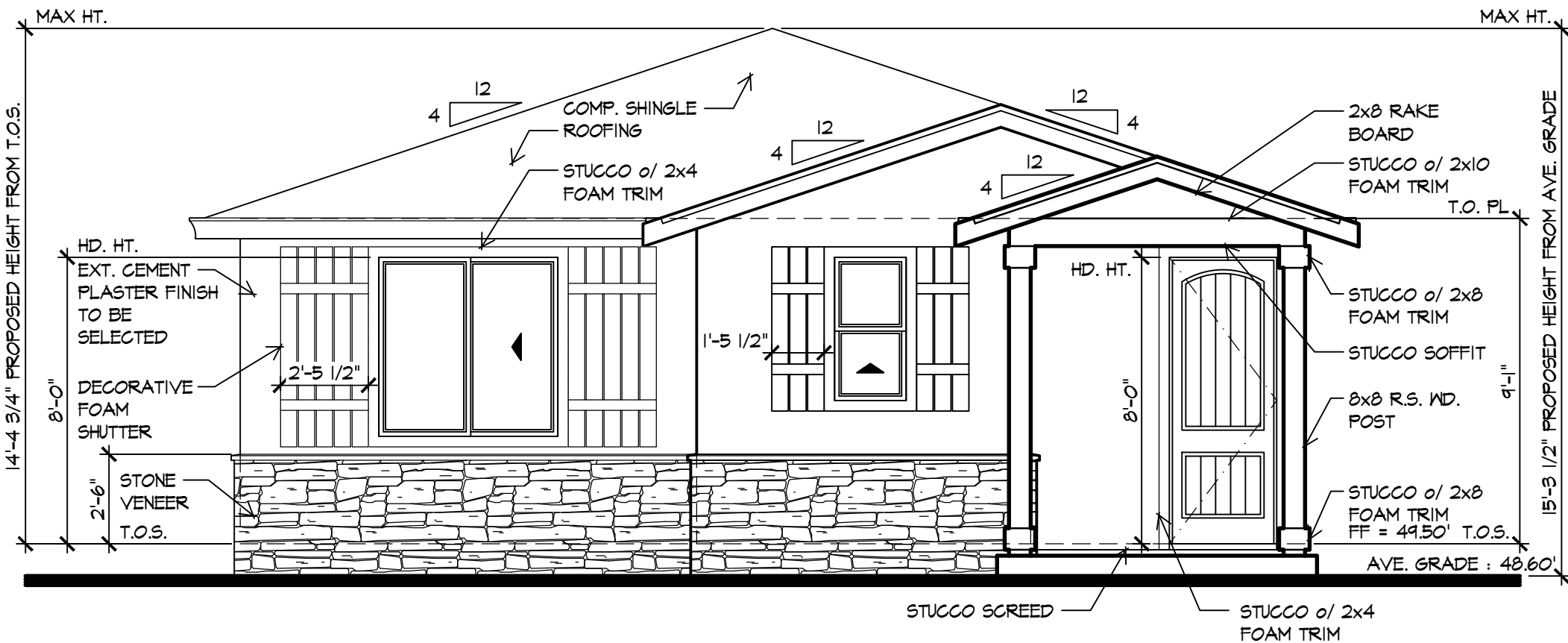
UNIT 2
REAR ELEVATION (NORTH EAST)
SCALE: 1/4" = 1'-0"



UNIT 2
RIGHT ELEVATION (SOUTH EAST)
SCALE: 1/4" = 1'-0"



UNIT 2
LEFT ELEVATION (NORTH WEST)
SCALE: 1/4" = 1'-0"



UNIT 2
FRONT ELEVATION (SOUTH WEST)
SCALE: 1/4" = 1'-0"

UNIT 2 - EXTERIOR
ELEVATIONS &
SECTION

REVISIONS

SET DATE	10/23/2025
ISSUE DATE	10/23/2025
SCALE	AS NOTED
DRAWN	ADE
JOB	500.294
PM	AST
GC	AST
OL	ADE

UNIT 2 - SHEET

1-1B

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NOTES

- CONTRACTOR SHALL CONTACT "U.S.A." AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800) 642-2444.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
- TOPOGRAPHIC SURVEY MAP BY L. WADE HAMMOND, JOB NO. 2372
- BASIS OF BEARINGS:
MOZART AVE. TAKEN AS N 58°30'00" W PER 692 M 56,57
- BENCHMARK: SET CUT SQUARE AS SHOWN EL=50.00 (ASSUMED)
- LOT AREA = 27,269 SQ. FT.
- NEW UNITS SHALL BE DESIGNED AS INDIVIDUAL UNITS, WITH SEPARATE GAS, ELECTRIC, AND WATER UTILITY CONNECTIONS DIRECTLY BETWEEN EACH DWELLING UNIT AND THE UTILITY.
- THE PROPERTY OWNER TAKES RESPONSIBILITY FOR ANY DAMAGES THAT MAY OCCUR TO ANY PROTECTED TREE AS DEFINED IN TOWN CODE CHAPTER 29 (ZONING REGULATIONS) AND AGREES TO INDEMNIFY AND HOLD THE TOWN HARMLESS PURSUANT TO TOWN CODE SECTION 1.10.11.
- NO TREES ARE PROPOSED FOR REMOVAL.
- THE FINAL LANDSCAPE PLAN SHALL MEET THE TOWN OF LOS GATOS WATER CONSERVATION ORDINANCE OR THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE, WHICHEVER IS MORE RESTRICTIVE. WHEN WORKING LANDSCAPE AND IRRIGATION PLANS ARE SUBMITTED FOR REVIEW, A REVIEW FEE BASED ON THE CURRENT FEE SCHEDULE ADOPTED BY THE TOWN COUNCIL IS REQUIRED.
- THE DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE TOWN'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT AS IMPLEMENTED BY CHAPTER 22 OF THE TOWN CODE.
- DOWN SPOUTS SHOULD BE DIRECTED TO APPROVED SPLASH BLOCKS (MINIMUM 2 FEET LONG) THAT DEFLECT WATER AWAY FROM BUILDINGS.
- ROOF AND SITE DRAINAGE SHALL BE DIRECTED TO PERVIOUS AREAS OF SITE.

ENGINEER:
MISSION ENGINEERS, INC.
2355 DE LA CRUZ BLVD.
SANTA CLARA, CA 95050
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(408) 727-8285 (FAX)

DANIEL NUNES, PE
R.C.E. 76449-EXPIRES 12-31-26
L.S. 9212-EXPIRES 9-30-25
daniel@missionengineersinc.com

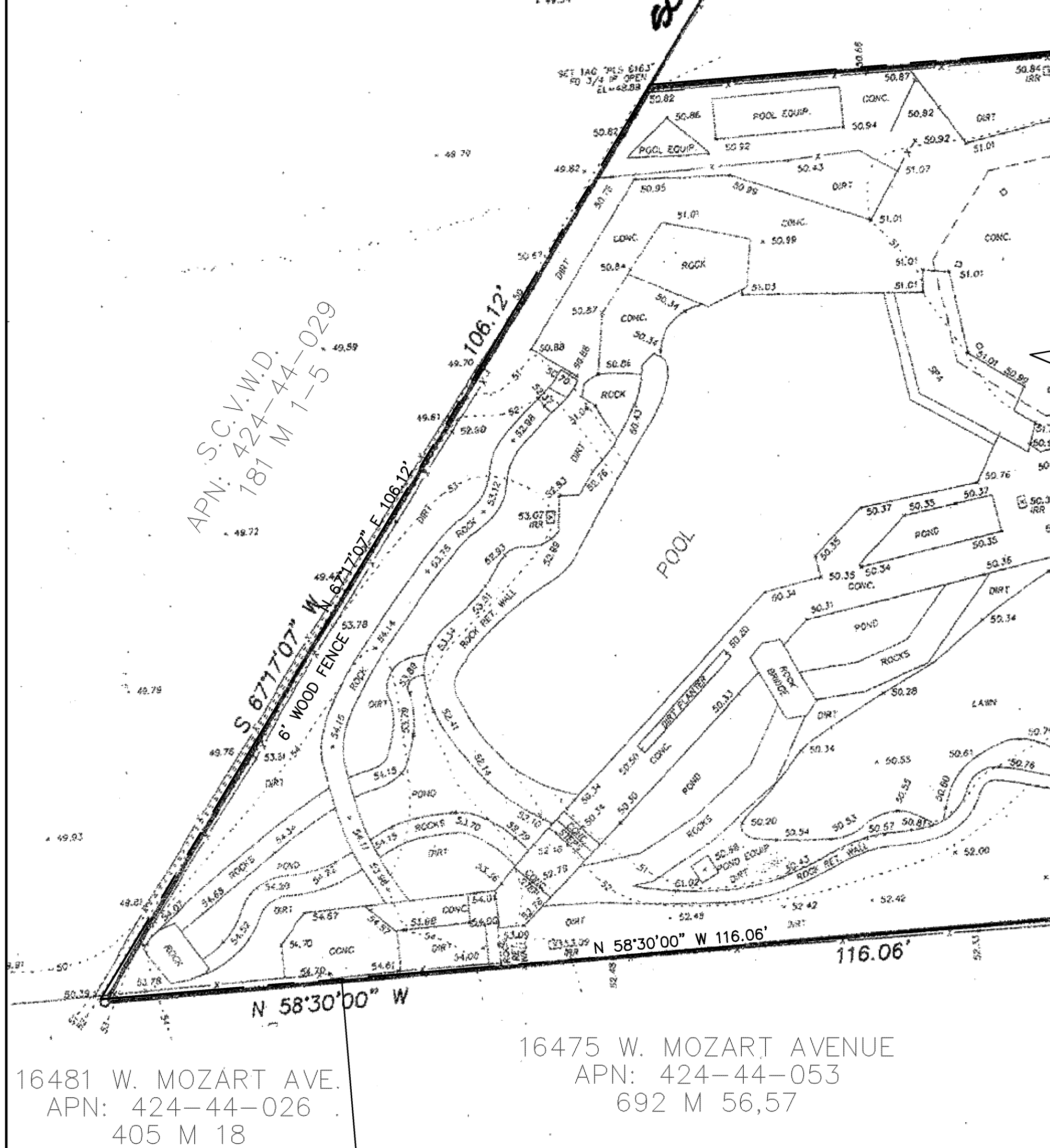
OWNER:
PROPERTY OWNER/APPLICANT: JOHN MILLER
16443 MOZART WAY
LOS GATOS, CA 95032

16451 W. MOZART AVENUE
APN: 424-44-016
273 M 12

TABLE OF PROPOSED EARTHWORK QUANTITIES				
AREA DESCRIPTION	CUT (CY)	MAX CUT HEIGHT (SF)	FILL (CY)	MAX FILL DEPTH (SF)
HOUSE FOOTPRINT	—	—	—	—
DETACHED GARAGE	—	—	—	—
ACCESSORY DWELLING UNIT	3	0.6	10	0.9
DRIVEWAY / ACCESS	—	—	—	—
LANDSCAPE / OUTDOOR	7	0.2	0	0
TOTAL	10		10	0

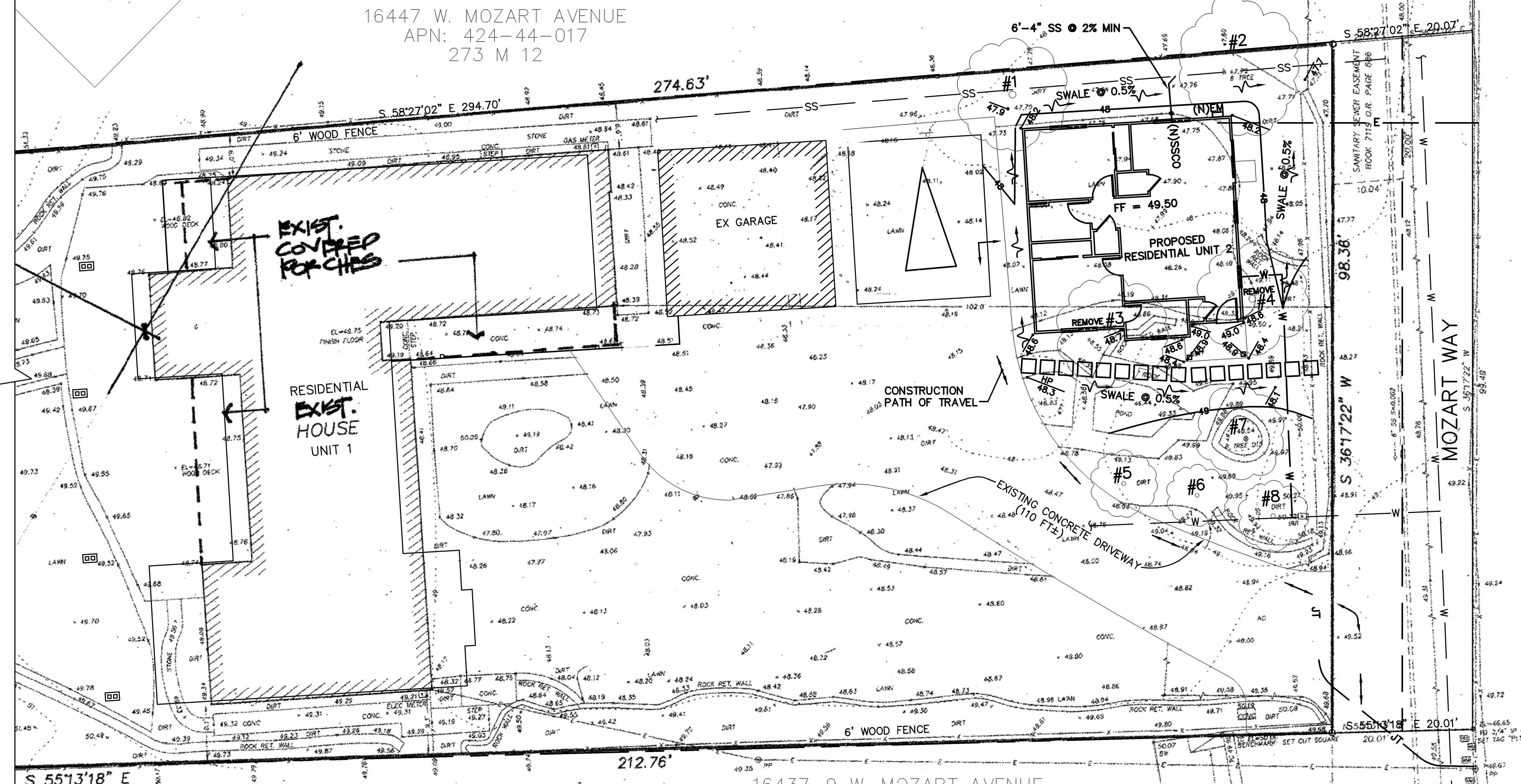
NOTE:
EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

SCALE: 1"=10'



TREE DATA TABLE

TREE #	SIZE	TYPE	ELEVATION @ BASE
1	6"	RED MAPLE	47.9±
2	8"	DEODAR CEDAR	47.7±
3	4"	SCOTS PINE	48.6±
4	4"	CREPE MYRTLE	49.2±
5	4"	STRAWBERRY TREE	49.0±
6	6"	JAPANESE BLACK PINE	49.8±
7	6"	MONTEREY PINE	48.6±
8	6"	LIQUID AMBER	50.3±



ASSESSORS PARCEL NO.: 424-44-018
EXISTING USE: SINGLE-FAMILY RESIDENTIAL
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
EXISTING ZONING: LOW DENSITY RESIDENTIAL (R-1:8)
EXISTING PARCELS: 1
PROPOSED LOTS: 1

GAS SUPPLY: PACIFIC GAS & ELECTRIC CO.
ELECTRIC SUPPLY: PACIFIC GAS & ELECTRIC CO.
WATER SUPPLY: SAN JOSE WATER COMPANY
SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
STORM DRAINAGE: TOWN OF LOS GATOS
TELEPHONE: FRONTIER COMMUNICATIONS

FLOOD ZONE: ZONE X, PANEL NO. 0603430239H,
DATED: 5/18/2009
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.

16437-9 W. MOZART AVENUE
APN: 424-44-020
TRACT 6242
421 M 8,9

16435 W. MOZART AVENUE
APN: 424-44-021
TRACT 6242
421 M 8,9

DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-26 L.S. 9212-EXPIRES 09-30-25

PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAKING

MISSION ENGINEERS, INC.

RESPONSIVE, RELIABLE RESULTS SINCE 1953

2355 De La Cruz Blvd. Santa Clara, California 95050
Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: mission@missionengineersinc.com

SB9 - TWO UNIT HOUSING DEVELOPMENT WITHOUT URBAN LOT SPLIT (TUD24-010)

GRADING & DRAINAGE PLAN
16443 MOZART WAY (APN: 424-44-018)
IN THE CITY OF LOS GATOS, CALIFORNIA

REVISIONS

DATE	BY	DESCRIPTION	CH'KD

SCALE: 1"=10'
DATE: 10/13/2025
DWN: SS ME30
CHKD:
JOB NO. 24064
DWG NO. L15302

SHEET

1

OF 1 SHEET